

LEE'S SUMMIT FIRE STATION NO. 4

5031 NORTHEAST LAKEWOOD WAY

LEE'S SUMMIT, MISSOURI 64064

FINAL DEVELOPMENT PLAN

CONSULTANT:



9229 WARD PKWY
KANSAS CITY, MISSOURI 64114
DERICK HOLMES
derick.holmes@glmv.com
T (816) 444-4200

PARCEL INFORMATION:

ACREAGE: 1.17

ADDRESS: 5031 NORTHEAST LAKEWOOD WAY
LEE'S SUMMIT, MO 64064

LEGAL DESCRIPTION ALL OF LOT 6-A, EXECUTIVE LAKES
CENTER LOTS 6-A AND 8-B, A SUBDIVISION
IN THE SE 1/4 OF SECTION 5- T 48 N - R 31 W,
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

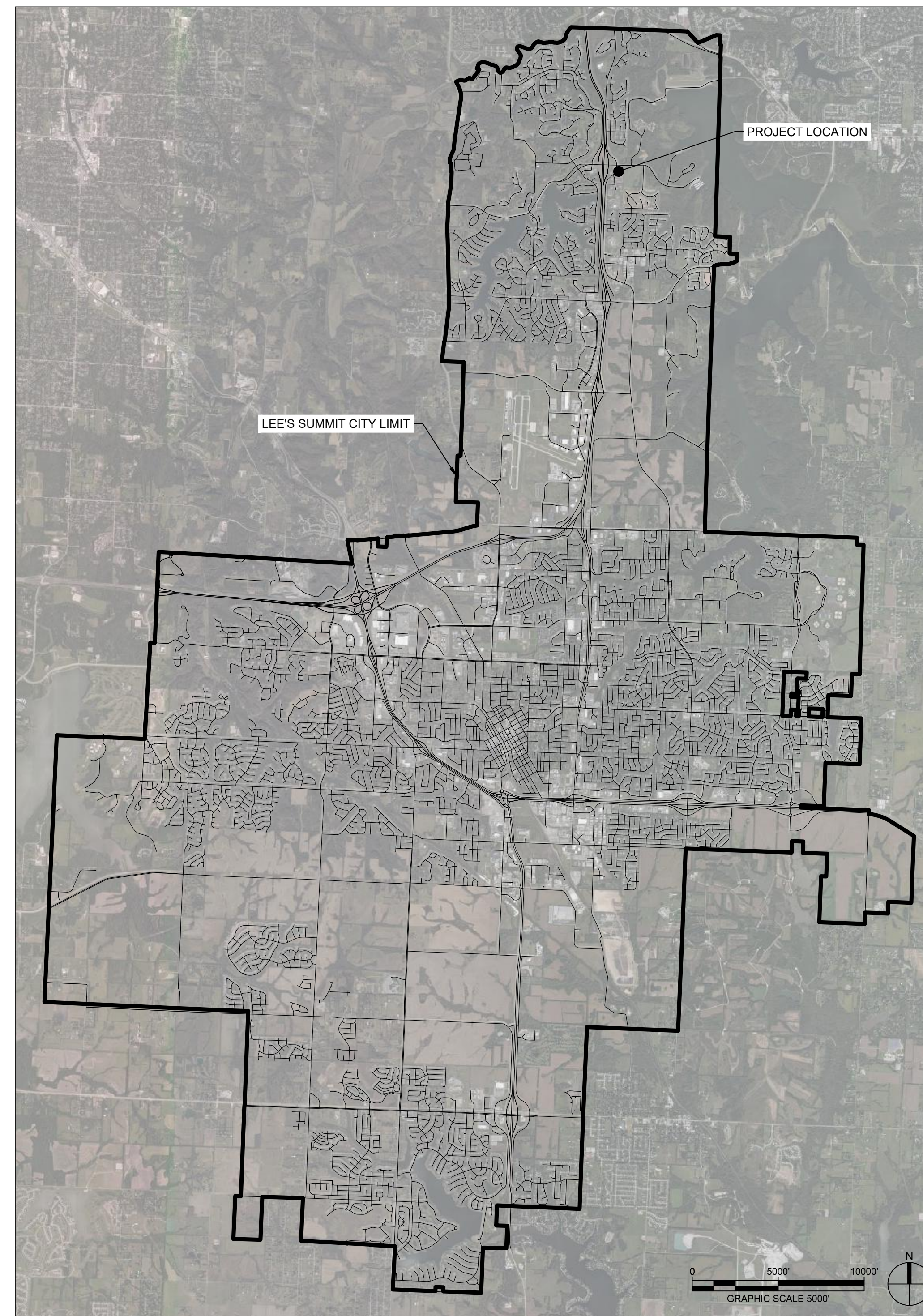
FEMA FLOODPLAIN THE SUBJECT PROPERTY IS LOCATED IN
ZONE X. AREAS DETERMINED TO BE
OUTSIDE THE 0.2% ANNUAL CHANCE
FLOODPLAIN, AS SHOWN ON FLOOD
INSURANCE RATE MAP (FIRM) 29095C0313G,
EFFECTIVE JANUARY 20, 2017.

OIL AND GAS WELLS NO EVIDENCE OF OIL OR GAS WELLS WERE
FOUND ON LOT 6-A AND THE PORTION OF
LOT 7 PROPOSED TO BE REPLATTED AS
EVIDENCED BY THE FOLLOWING SOURCES
1. ATLAS/NSPS LAND SURVEY PERFORMED
BY J&J SURVEYING LLC, DATED
DECEMBER 7, 2021.
2. MISSOURI SPATIAL DATA INFORMATION
SERVICE (FEBRUARY 20, 2022), MO 2018
STATE PERMITTED OIL AND GAS WELLS.
RETRIEVED FROM
HTTP://DATA-MSDIS.OPENDATA.ARCGIS.COM/DATASETS

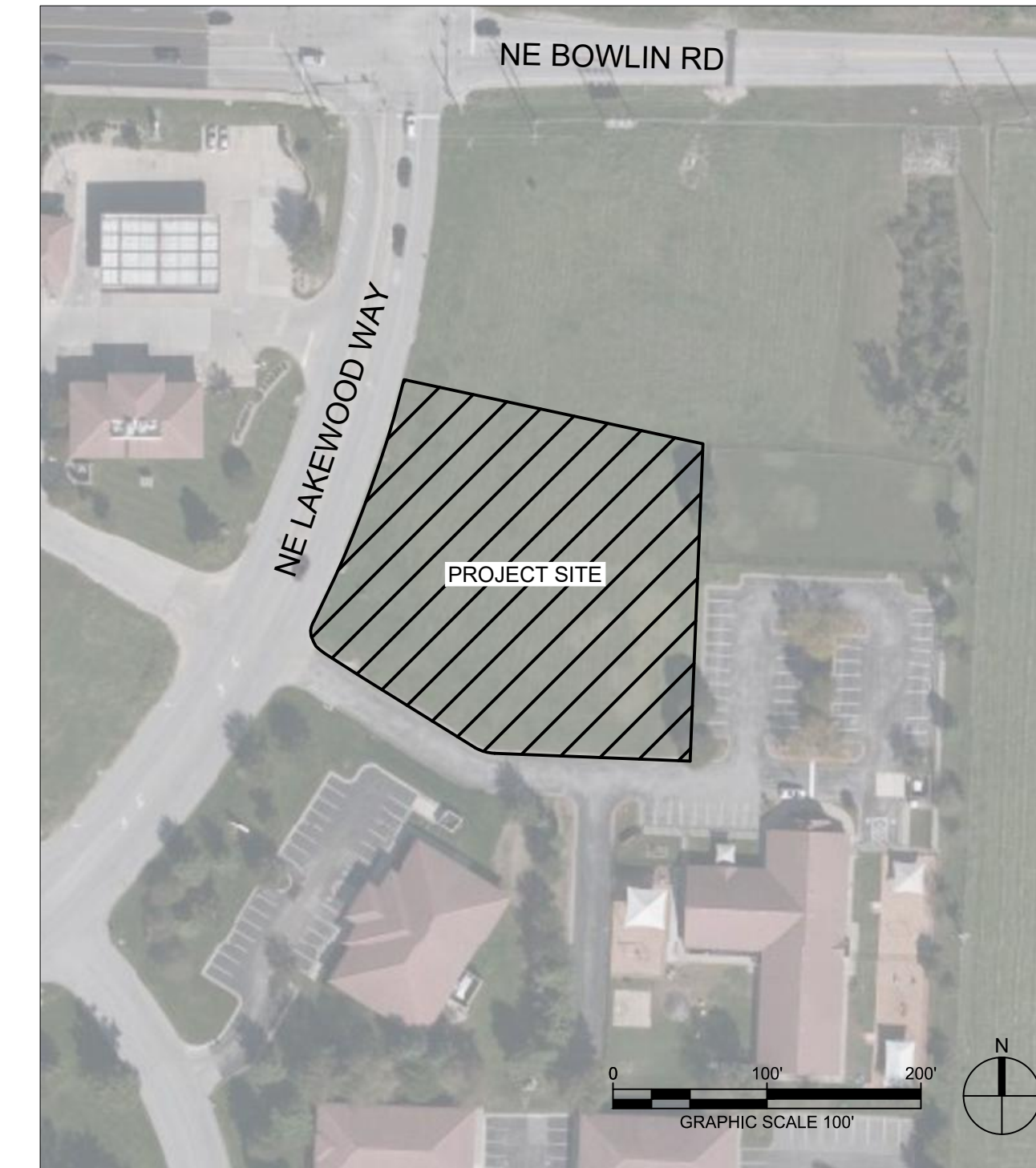
ZONING CP-2, PLANNED COMMUNITY COMMERCIAL

LAND USE SCHEDULE	
TOTAL FLOOR AREA	12,189 SF
NUMBER OF DWELLING UNITS	8
LAND AREA	1.17 ACRES
REQUIRED PARKING	DIRECTED BY FIRE CHIEF
PROPOSED PARKING	15 SPACES
IMPERVIOUS COVERAGE	32,464 SF (.75 ACRES)
FLOOR AREA RATIO (FAR)	0.24
PERMITTED LAND USE	FIRE STATION - MUNICIPAL = CONDITIONAL
DWELLING UNITS PER ACRE WITH COMMON AREA	6.84
DWELLING UNITS PER ACRE WITHOUT COMMON AREA	6.84

VICINITY MAP

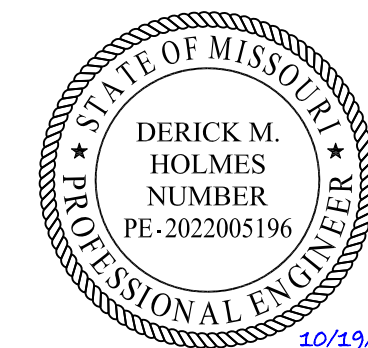


SITE LOCATION MAP



INDEX OF DRAWINGS

SHEET NO.	SHEET NAME
C-001	COVER SHEET
GS001	ALTA/NSPS LAND TITLE SURVEY
A-101	FIRST FLOOR PLAN
A-102	SECOND FLOOR PLAN
A-201	BUILDING ELEVATIONS
A-202	BUILDING ELEVATIONS
C-100	SITE PLAN
C-101	LAYOUT PLAN
C-102	DEMOLITION PLAN
C-103	EROSION CONTROL PLAN
C-104	GRADING & DRAINAGE PLAN
C-105	UTILITY PLAN
C-220	PUBLIC WATER PLAN & PROFILES
C-230	PUBLIC STORMWATER PROFILES
C-231	PRIVATE STORMWATER PROFILES
C-240	PUBLIC SANITARY SEWER PLAN & PROFILES
C-400	GRADING ENLARGEMENTS
C-500	SITE DETAILS
C-501	SITE DETAILS
C-502	SITE DETAILS
C-503	SITE DETAILS
C-510	EROSION CONTROL DETAILS
C-511	EROSION CONTROL DETAILS
C-520	WATER DETAILS
C-521	WATER DETAILS
C-530	STORMWATER DETAILS
C-531	STORMWATER DETAILS
C-532	STORMWATER DETAILS
C-540	SANITARY SEWER DETAILS
ME001	MPE SITE PLAN
ME002	SITE LIGHTING PHOTOMETRIC PLAN
L-100	LANDSCAPE SCHEDULE
L-101	LANDSCAPE PLAN



REVISIONS:		
#	Description	Date

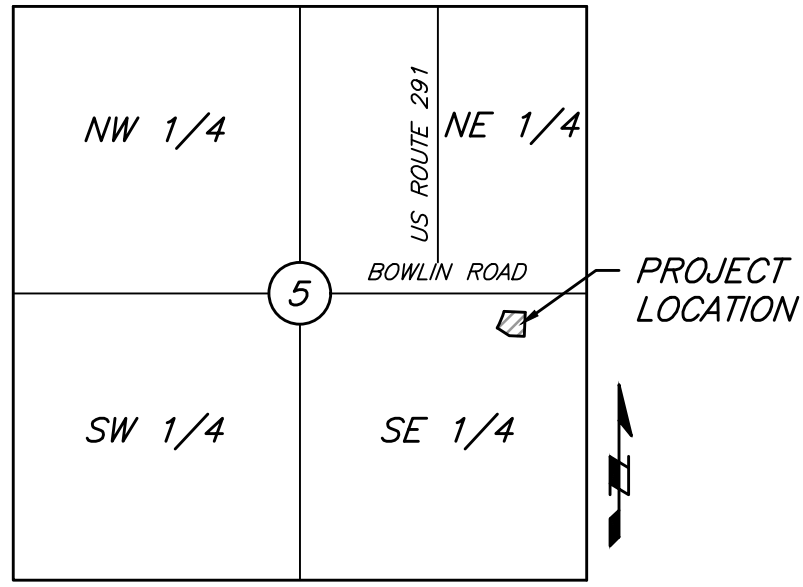
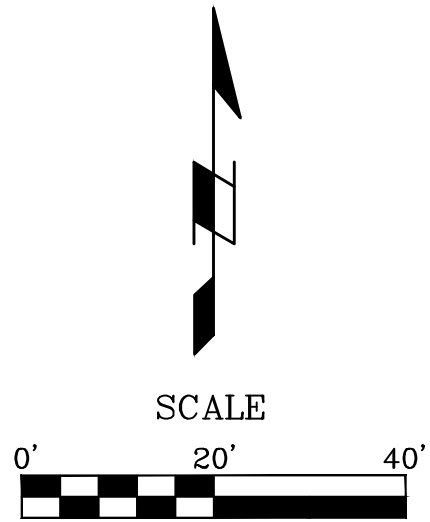
ISSUED FOR
PERMITTING

PROJECT NO: 18225R21001
DATE: 10.19.2022

COVER
SHEET

C-001

ALTA/NSPS LAND TITLE SURVEY
LOT 6-A; EXECUTIVE LAKES CENTER, LOTS 6-A and 8-B
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

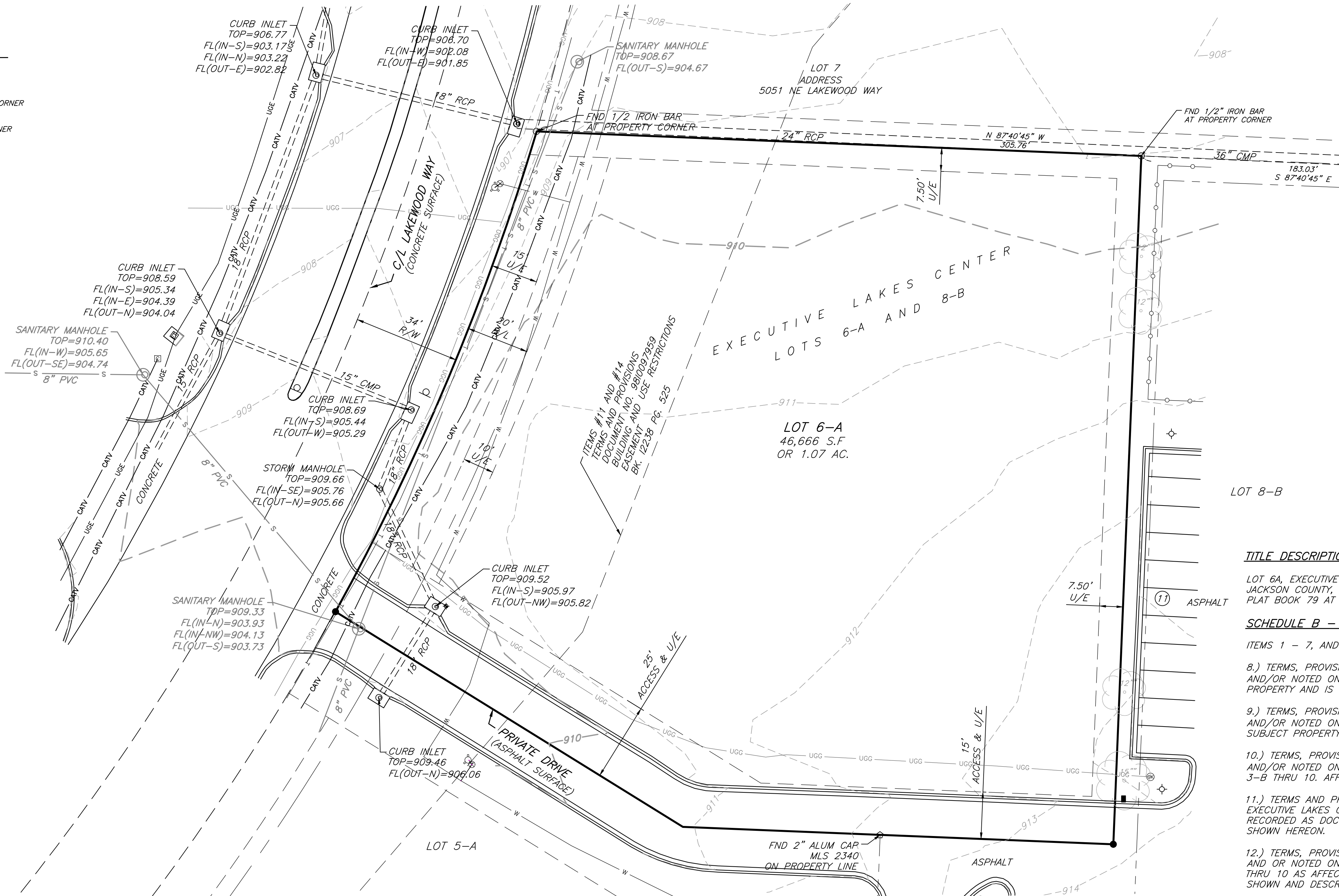


CLIENT:
GLMV
9229 Ward Parkway
Kansas City, Mo 64114

PROPERTY ADDRESS:
5031 NE Lakewood Way
Lee's Summit, Mo 64064

PROPERTY DESCRIPTION:
All of Lot 6-A, EXECUTIVE LAKES CENTER
Lots 6-A and 8-B, a subdivision in the
SE 1/4 of Section 5- T 48 N - R 31
W, Lee's Summit, Jackson County,
Missouri

LEGEND	
	- BENCHMARK
	- MONUMENT FOUND AS NOTED
	- FOUND 1/2" IRON BAR AT CORNER UNLESS OTHERWISE NOTED
	- SET 1/2" IRON BAR AT CORNER W/ J & J CAP
(P)	- PLATTED DISTANCE
(M)	- MEASURED DISTANCE
B/L	- BUILDING SETBACK LINE
U/E	- UTILITY EASEMENT
	- EXISTING TREE
	- LIGHT POLE
	- WATER METER
	- WATER VALVE
	- FIRE HYDRANT
	- ELECTRIC TRANSFORMER
	- CABLE TRANSFORMER
	- GAS PIPELINE MARKER
	- SANITARY MANHOLE
	- STORM MANHOLE
	- MAILBOX
	- SIGN AS NOTED
	- PARKING STALL
	- CHAIN LINK FENCE
S	- SANITARY SEWER LINE



TITLE DESCRIPTION:

LOT 6A, EXECUTIVE LAKES CENTER LOTS 6A AND 8B, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF; FILED IN PLAT BOOK 79 AT PAGE 65.

SCHEDULE B - PART II NOTES:

ITEMS 1 - 7, AND 17 - 20 ARE NON SURVEY RELATED ITEMS.

8.) TERMS, PROVISIONS, EASEMENTS, SET-BACK LINES AND FEATURES ALL AS SHOWN AND/OR NOTED ON THE COMMISSIONER'S PLAT OF BOWLIN ESTATE. AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE

9.) TERMS, PROVISIONS, EASEMENTS, SET-BACK LINES AND FEATURES ALL AS SHOWN AND/OR NOTED ON THE RECORDED PLAT OF EXECUTIVE LAKES CENTER. AFFECTS SUBJECT PROPERTY, NO DOCUMENT PROVIDED.

10.) TERMS, PROVISIONS, EASEMENTS, SET-BACK LINES AND FEATURES ALL AS SHOWN AND/OR NOTED ON THE RECORDED PLAT OF EXECUTIVE LAKES CENTER LOTS 3-A & 3-B THRU 10. AFFECTS SUBJECT PROPERTY.

11.) TERMS AND PROVISIONS OF ORDINANCE NO. 4703 ACCEPTING FINAL PLAT OF EXECUTIVE LAKES CENTER, LOTS 3-B & 4 THRU 10 AS SHOWN BY INSTRUMENT RECORDED AS DOCUMENT NO. 9810097959. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

12.) TERMS, PROVISIONS, EASEMENTS, SET-BACK LINES AND FEATURES ALL AS SHOWN AND OR NOTED ON THE RECORDED PLAT OF EXECUTIVE LAKES CENTER LOTS 3-B & 4 THRU 10 AS AFFECTED BY ORDINANCE NO. 4925 VACATING AN UTILITY EASEMENT AS SHOWN AND DESCRIBED THEREIN. DOES NOT AFFECT THE SUBJECT PROPERTY.

13.) THE EFFECTS, IF ANY, OF THE TERMS AND PROVISIONS OF THE UTILITY EASEMENT GRANTED TO CITY OF LEE'S SUMMIT, A MUNICIPAL CORPORATION AS SHOWN BY INSTRUMENT RECORDED AS DOCUMENT NO. 97-14003 IN 12952 AT PAGE 1654. DOES NOT AFFECT THE SUBJECT PROPERTY.

14.) BUILDING AND USE RESTRICTIONS CREATED BY THE INSTRUMENT RECORDED AS DOCUMENT NO. 198126317 IN BOOK 13177 AT PAGE 329, AND 1103647 IN BOOK 12238 AT PAGE 525. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN ON, AND AMENDED BY DOCUMENT NO. 98190271 IN BOOK 13310 AT PAGE 1665, AND AS AFFECTED BY DECLARATION OF ANNEXATION RECORDED AS DOCUMENT NO. 200010010475. DOES NOT AFFECT THE SUBJECT PROPERTY. AND AMENDED BY DOCUMENT NO. 200026140. DOES NOT AFFECT THE SUBJECT PROPERTY. A VIOLATION OF WHICH WOULD NOT CAUSE A FORFEITURE OR REVERSION OF TITLE. NOTE, THIS EXCEPTION OMTIS ANY COVENANT, CONDITION OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, UNLESS AND ONLY TO THE EXTENT THAT RESTRICTION IS NOT IN VIOLATION OF STATE OR FEDERAL LAW OR RELATES TO A HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PEOPLE.

15.) TERMS AND PROVISIONS OF DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF LEE'S SUMMIT, MISSOURI AND LAKEWOOD DEVELOPMENT, L.P. AND FOUR BAR COMPANY, G.P. FILED JANUARY 13, 1999 AS DOCUMENT NO. 9913356. AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE.

16.) TERMS AND PROVISIONS OF THE DEVELOPMENT AGREEMENT BY AND BETWEEN CITY OF LEE'S SUMMIT, MISSOURI, A MUNICIPAL CORPORATION AND LAKEWOOD DEVELOPMENT, L.P. AS SHOWN BY INSTRUMENT RECORDED AS DOCUMENT NO. 200010029662. DOES NOT AFFECT THE SUBJECT PROPERTY.

GENERAL SURVEY NOTES:

- 1.) The plat of EXECUTIVE LAKES CENTER is recorded in Plat Book 1-79 at Page 65 in the Recorder of Deeds Office in Jackson County, Missouri.
- 2.) The plat of EXECUTIVE LAKES CENTER LOTS 3-B & 4 THRU 10 is recorded in Plat Book 1-79 at Page 65 in the Recorder of Deeds Office in Jackson County, Missouri.
- 3.) Title Report No. MJ116323 dated November 24, 2020 at 8:00 AM was provided by First American Title Insurance Company.
- 4.) Bearings used on this survey are based on the Missouri State Plane coordinate system fro m GPS observation.
- 5.) The subject property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain, as shown on Flood Insurance Rate Map (FIRM) 29095C0313G, effective January 20, 2017.
- 6.) There are NO parking stalls identified on Subject Property at the time of this survey.
- 7.) Under Ground Utilities are shown as located by Missouri one call ticket No. 211930316 dated July 12, 2021
- 8.) There were no Wetland Delineations marked, at the time of survey.
- 9.) This Property is Zoned CP-2, Planned Community Commercial.
- 10.) There was no evidence of Earth moving work, building construction, or building additions observed in the process of conducting the fieldwork

SURVEY CONTROL POINTS				
Point #	Northing	Easting	Elevation	Description
2	1034478.67	2829553.65	944.23	JA-29
11	1032758.54	2830285.01	912.19	2" ALUM CAP MLS 234D
15	1032831.68	2830146.43	909.59	SQUARE CUT

BENCHMARKS:

STATION JA-29: Alum Disk Located about 5.5 miles North of Lee's Summit and between I-470 and the East outer Road of North Bound ramp #14

ELEVATION = 944.23

UTILITY NOTE:

The utilities on this survey are shown based on source information from plans and markings and were combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

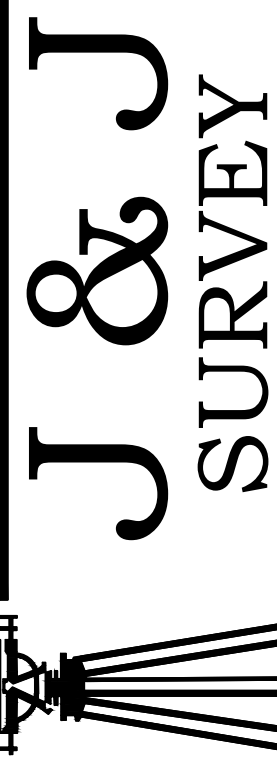
CERTIFICATION:

To: First American Title Insurance Company, and
Bahman Tehrani, D.D.S P.C., dba Lakewood Dental
Center, and Jaleh Nikfarjam, his wife.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 13 and 15 of Table A, thereof. The field work was completed on the 12th day of July, 2021.



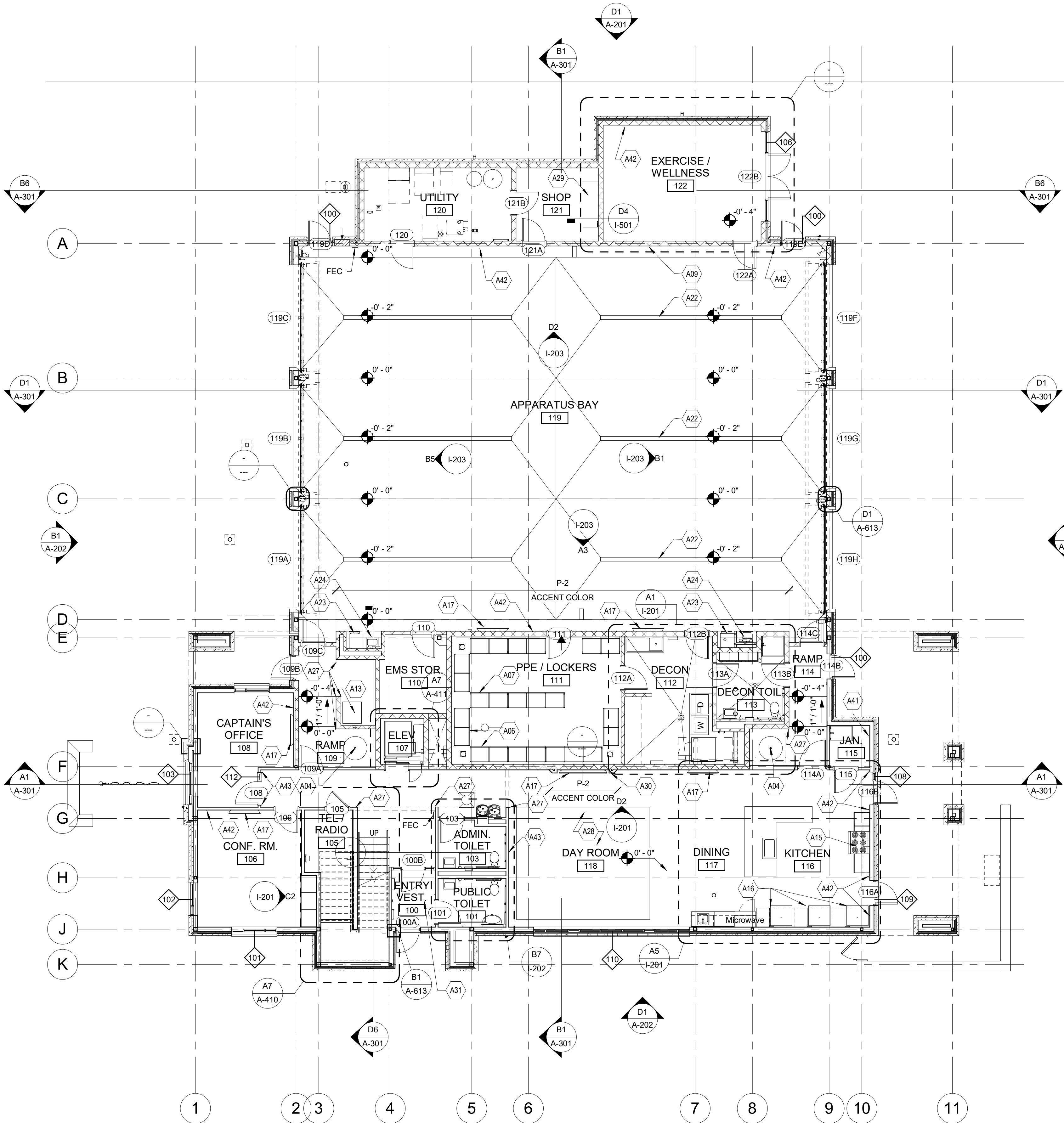
Location: S:\21\071 - Lee's Summit, Fire Stations\DRAWINGS\5031 NE LAKEWOOD WAY\21\071-12-3-21\071-ALTA 12-3-21 (C.dwg)-Dec. 07, 2021-1:26pm



6500 NW TOWER DR., SUITE 102 • PLATTE WOODS, MO 64151
PHONE (816) 941-1017 • FAX (816) 941-1018

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E
D
C
B
A



A3 FIRST FLOOR PLAN
1/8" = 1'-0"
0 4' 8' 16'

ARCH NOTES

- A. THE GENERAL CONTRACTOR SHALL COORDINATE ACCESS TO THE SITE, AND THE STORAGE OF MATERIALS AND EQUIPMENT ON SITE WITH THE OWNER.
- B. THE GENERAL CONTRACTOR SHALL REPAIR DAMAGE TO ANY ADJACENT AREAS OCCURRING DURING CONSTRUCTION.
- C. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ANY EXCESS TRASH AND OTHER MISCELLANEOUS MATERIALS FROM THE SITE DAILY.
- D. MAINTAIN EXIT PATHS FOR THE DURATION OF THE CONSTRUCTION.
- E. CONTRACTOR SHALL NOT REPRODUCE ANY PORTION OF A CONTRACT DRAWING FOR USE IN ANY PORTION OF A SUBMITTAL.
- F. ALL DIMENSIONS ARE FROM THE FACE OF STUD FRAMING, FACE OF MASONRY, FACE OF CONCRETE, OR CENTER LINE OF STRUCTURAL STEEL (U.N.O.).
- G. ALL DOORS ARE LOCATED 8 INCHES FROM THE ADJACENT PERPENDICULAR STUD WALL FRAMING AND 8 INCHES FROM THE ADJACENT PERPENDICULAR CMU WALL FRAMING TO THE HINGE SIDE OF THE DOOR OPENING (U.N.O.).
- H. COORDINATE THE LOCATION AND INSTALLATION OF ALL MECHANICAL AND ELECTRICAL DEVICES, REGISTERS, FIXTURES, ETC. PRIOR TO INSTALLATION OF FINISH MATERIAL.
- I. ALL A.D.A. ACCESSIBLE WATER CLOSETS MUST BE LOCATED 18 INCHES MINIMUM FROM THE FINISHED FACE OF THE NEAREST ADJACENT WALL TO THE CENTER LINE OF THE FIXTURE (U.N.O.).
- J. PROVIDE CONTROL JOINTS ON CONTINUOUS GYPSUM BOARD SURFACES IN EXCESS OF 30'-0", AT A MAXIMUM INCREMENT OF 30'-0" ON CENTER (U.N.O.).
- K. PROVIDE SEALANT IN FLOOR JOINTS OF EXPOSED FINISHES PER FLOOR COATING MANUFACTURER'S RECOMMENDATIONS.
- L. SEE SHEET A-601 FOR PARTITION TYPES (REFER TO ARCHITECTURAL FLOOR PLANS FOR ADDITIONAL PARTITION IDENTIFICATION).
- M. REFER TO STRUCTURAL NOTES FOR ALL CAST-IN-PLACE CONCRETE AND MASONRY CONTROL JOINTS.

FLOOR PLAN KEYNOTES

KEY	DESCRIPTION
A01	ROOFTOP ACCESS LADDER AND ACCESS HATCH
A04	SLIDING POLE UNIT (1 HR RATED)
A06	30"-WIDE, WALL-HUNG "GEAR GRID" LOCKERS
A07	30"-WIDE, FREE-STANDING "GEAR GRID" LOCKERS
A09	GEAR GRID WALL-MOUNT HOSE DRYER, OFOI
A11	HEAVY-DUTY RESIDENTIAL WASHER, OFCI
A12	HEAVY-DUTY RESIDENTIAL DRYER, OFCI
A13	ICE MACHINE, CFCI
A15	6-BURNER RANGE W/ OVEN & RESIDENTIAL HOOD W/ INTEGRAL FIRE SUPPRESSION
A16	RESIDENTIAL REFRIGERATOR, OFOI
A17	WALL-MOUNTED TV, OFOI, BLOCKING AND TV BRACKET, CFCI
A22	TRENCH DRAIN, SEE PLUMBING
A23	BOOT WASH, SEE PLUMBING
A24	HAND WASHING SINK FOR CONTAMINANT CONTROL W/ EYEWASH ATTACHMENT, SEE PLUMBING
A26	CAR WASH SYSTEM INTEGRATED INTO THIS BAY, SEE PLUMBING
A27	VINYL CORNER GUARD AT EXTERIOR CORNER - FULL WALL HEIGHT
A28	CARPET TILE, RECESSED TO BE LEVEL W/ TOP OF POLISHED CONC FLOOR
A29	WOOD WORK BENCH
A30	GYP. BD. SURROUND TO CREATE TV NICHE
A31	RECESSED SLAB AT ENTRY FOR RECESSED W.O.M.
A41	MOP AND BROOM RACK
A42	P-2 - ACCENT COLOR
A43	P-3 - ACCENT COLOR

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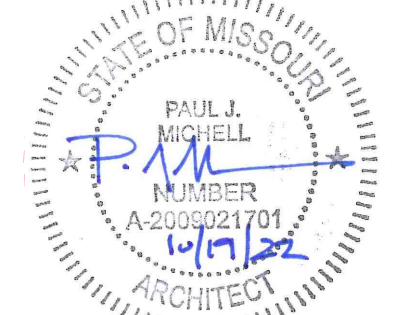
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100% CONSTRUCTION DOCUMENT DRAWINGS

REVISIONS:

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MO# A-2009021701

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DATE:	10.19.2022
DRAWN BY:	JSP
CHK'D BY:	GLW

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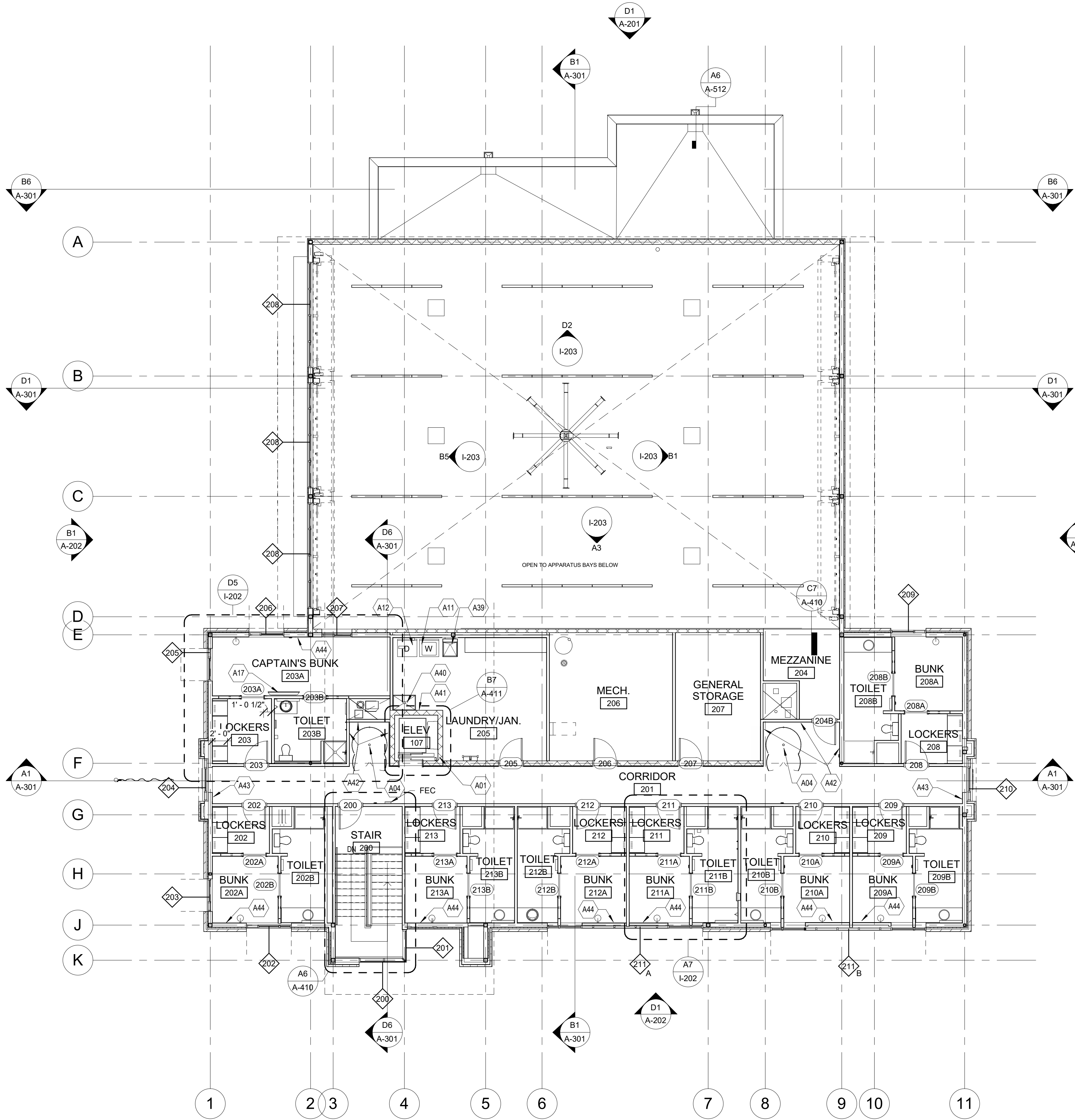
FIRST FLOOR PLAN

A-101

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FILE PATH: BM 360/18225R21001_LeeSummitFireStation_#4 and #5/LSMO FIRE STATIONS.rvt

FILE PATH: BM 360/18225R21001_LeeSummitFireStation_#4 and #5/LSMO FIRE STATIONS.rvt



ARCH NOTES

- THE GENERAL CONTRACTOR SHALL COORDINATE ACCESS TO THE SITE, AND THE STORAGE OF MATERIALS AND EQUIPMENT ON SITE WITH THE OWNER.
- THE GENERAL CONTRACTOR SHALL REPAIR DAMAGE TO ANY ADJACENT AREAS OCCURRING DURING CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ANY EXCESS TRASH AND OTHER MISCELLANEOUS MATERIALS FROM THE SITE DAILY.
- MAINTAIN EXIT PATHS FOR THE DURATION OF THE CONSTRUCTION.
- CONTRACTOR SHALL NOT REPRODUCE ANY PORTION OF A CONTRACT DRAWING FOR USE IN ANY PORTION OF A SUBMITTAL.
- ALL DIMENSIONS ARE FROM THE FACE OF STUD FRAMING, FACE OF MASONRY, FACE OF CONCRETE, OR CENTER LINE OF STRUCTURAL STEEL (U.N.O.).
- ALL DOORS ARE LOCATED 6 INCHES FROM THE ADJACENT PERPENDICULAR STUD WALL FRAMING AND 8 INCHES FROM THE ADJACENT PERPENDICULAR CMU WALL FRAMING TO THE HINGE SIDE OF THE DOOR OPENING (U.N.O.).
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FLOOR PLAN KEYNOTES.

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A40	MOP SINK
A41	MOP AND BROOM RACK
A42	P-2 - ACCENT COLOR
A43	P-3 - ACCENT COLOR
A44	P-4 - ACCENT COLOR



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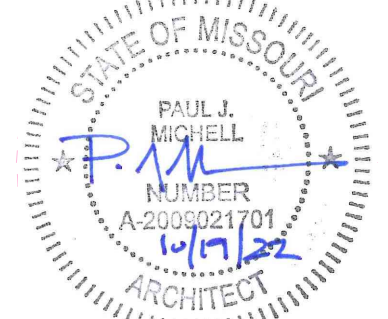
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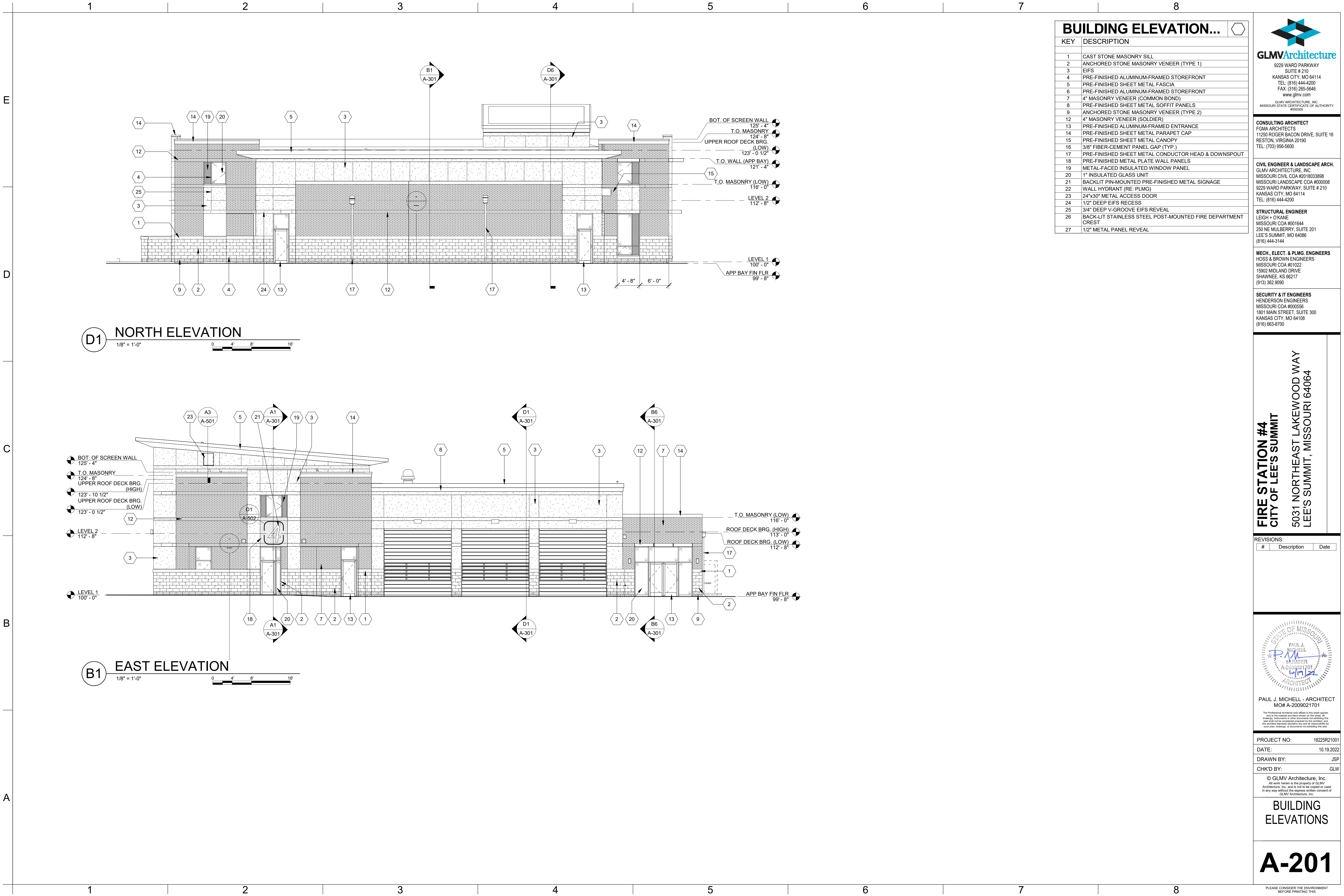
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SECOND FLOOR PLAN

A-102

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BUILDING ELEVATION...	
KEY	DESCRIPTION
1	CAST STONE MASONRY SILL
2	ANCHORED STONE MASONRY VENEER (TYPE 1)
3	EIFS
4	PRE-FINISHED ALUMINUM-FRAMED STOREFRONT
5	PRE-FINISHED SHEET METAL FASCIA
6	PRE-FINISHED ALUMINUM-FRAMED STOREFRONT
7	4" MASONRY VENEER (COMMON BOND)
8	PRE-FINISHED SHEET METAL SOFFIT PANELS
9	ANCHORED STONE MASONRY VENEER (TYPE 2)
12	4" MASONRY VENEER (SOLDIER)
13	PRE-FINISHED ALUMINUM-FRAMED ENTRANCE
14	PRE-FINISHED SHEET METAL PARAPET CAP
15	PRE-FINISHED SHEET METAL CANOPY
16	3/8" FIBER-CEMENT PANEL GAP (TYP.)
17	PRE-FINISHED SHEET METAL CONDUCTOR HEAD & DOWNSPOUT
18	PRE-FINISHED METAL PLATE WALL PANELS
19	METAL-FACED INSULATED WINDOW PANEL
20	1" INSULATED GLASS UNIT
21	BACKLIT PIN-MOUNTED PRE-FINISHED METAL SIGNAGE
22	WALL HYDRANT (RE: PLMG)
23	24"x30" METAL ACCESS DOOR
24	1/2" DEEP EIFS RECESS
25	3/4" DEEP V-GROOVE EIFS REVEAL
26	BACK-LIT STAINLESS STEEL POST-MOUNTED FIRE DEPARTMENT CREST
27	1/2" METAL PANEL REVEAL



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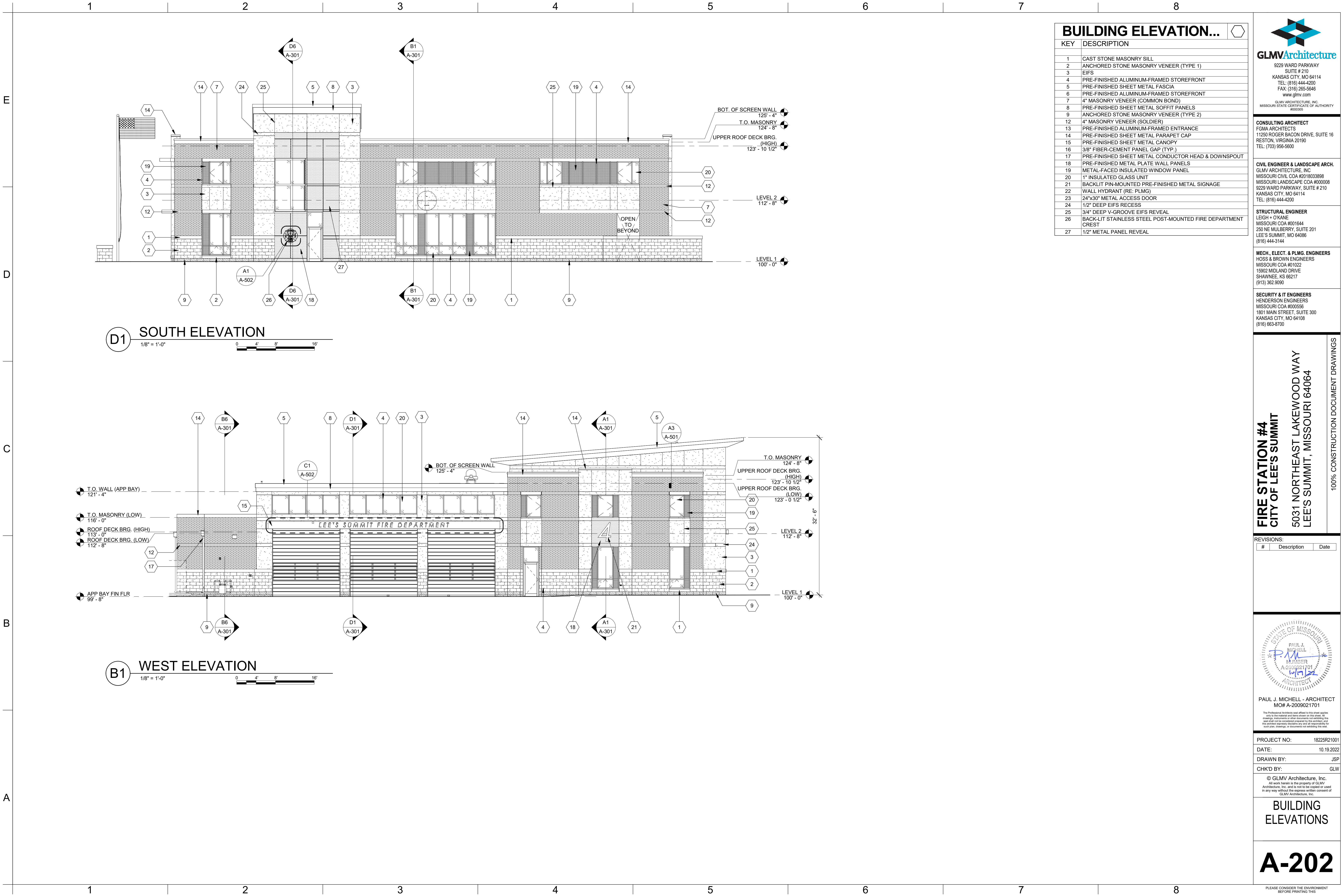
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BUILDING ELEVATIONS

A-201

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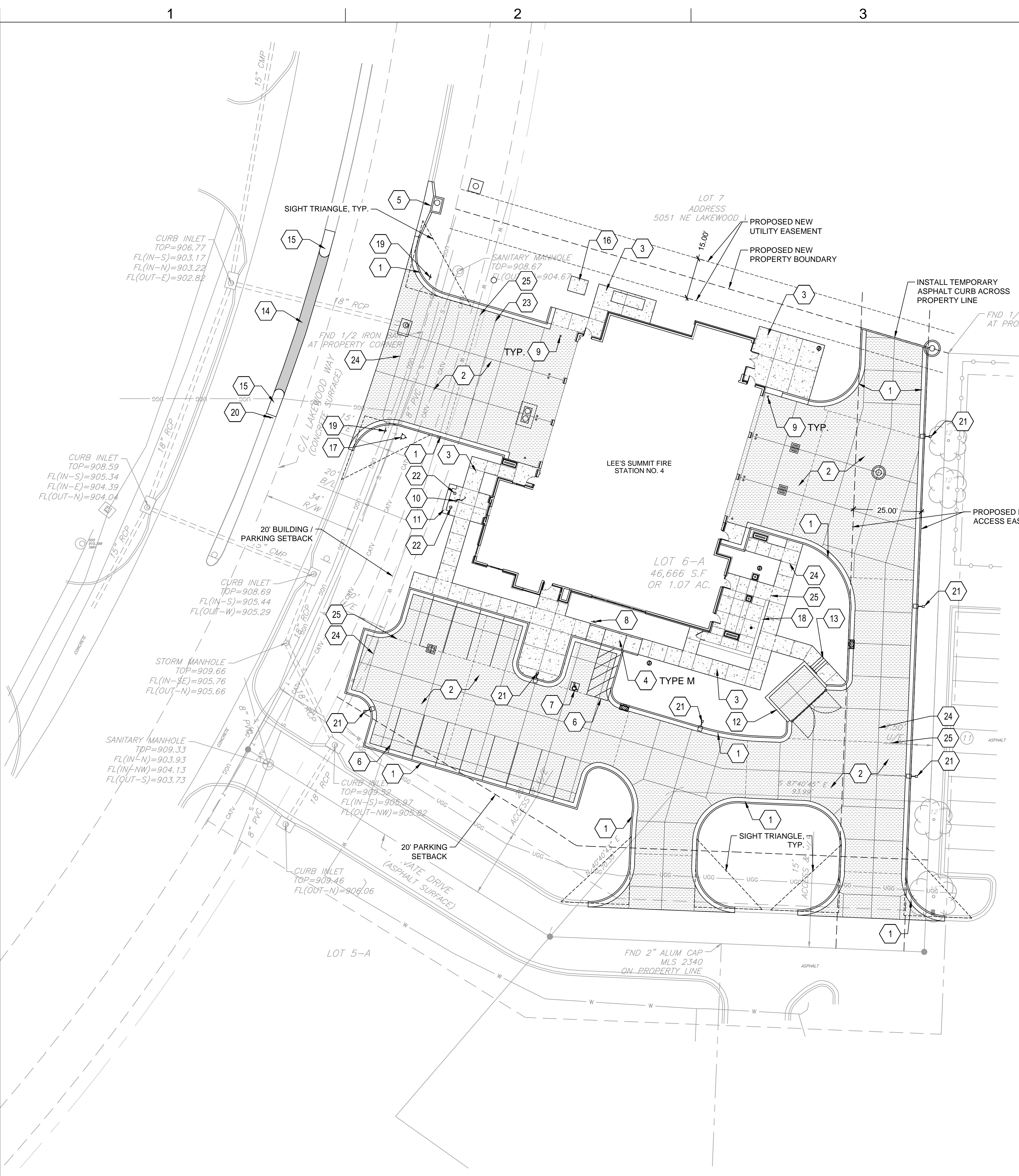


D

C

B

A



SITE NOTES

- PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS, AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- CONTRACTOR SHALL CONTACT DIG SAFE PRIOR TO ANY EXCAVATION/DIGGING.
- ALL EXISTING CONDITIONS, DIMENSIONS, AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST. PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES, NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- CONTRACTOR SHALL REPAIR ALL DISTURBED LANDSCAPING.
- REFERENCE GRADING & DRAINAGE PLAN FOR DETAILED CURB TRANSITION POINTS.

KEYNOTES

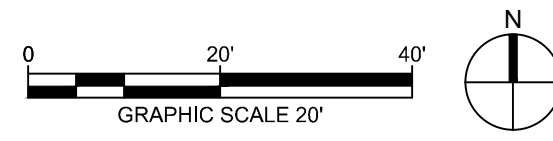
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REF: 3/C-502
- TYP. CONCRETE PAVING
REF: 1/C-500
- CONCRETE SIDEWALK PAVING
REF: 1/C-503
- ADA SIDEWALK RAMP
REF: 4/C-503
- CURB INLET
REF: C-104
- PAVEMENT STRIPING
REF: 4/C-500
- ADA PAVEMENT MARKING
REF: 5/C-500
- ADA PARKING SIGN
REF: 6/C-500
- TYP. SAFETY BOLLARD
REF: 3/C-500
- FLAG POLE
REF: 8/C-500
- MONUMENT SIGN
REF: 9/C-500
- DUMPSTER ENCLOSURE
REF: 1-6/C-501
- CONCRETE STEPS WITH RAILING
REF: 12/C-500
- ROADWAY ASPHALT PATCH
LEE'S SUMMIT STANDARD DETAIL
REF: 2/C-503
- MEDIAN TRANSITION
LEE'S SUMMIT STANDARD DETAIL
REF: 3/C-503
- TRANSFORMER CONCRETE PAD
REF: MEP
- RELOCATED FIRE HYDRANT
REF: C-220
- SCREEN WALL
REF: ARCH
- DO NOT ENTER SIGN
REF: 7/C-500
- NO LEFT/TURN SIGN
REF: 2/C-500
- TYP. AREA LIGHTING
REF: ELECTRICAL
- TYP. FLAG POLE LIGHTING
REF: ELECTRICAL
- LIMITS OF SNOW MELT SYSTEM
REF: MEP
- CONSTRUCTION JOINT
REF: 2/C-502
- ISOLATION JOINT
REF: 2/C-502

LEGEND

- TYP. CURB & GUTTER
- TYP. CONCRETE PAVING
- ASPHALT PATCH
- CONCRETE SIDEWALK

SITE PLAN

1" = 20'-0"



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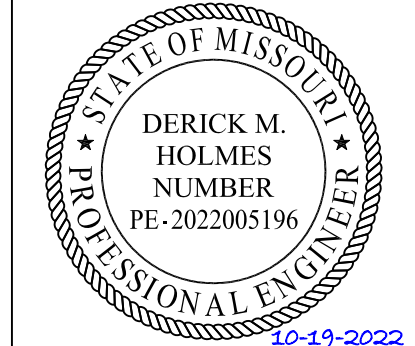
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SITE PLAN

C-100

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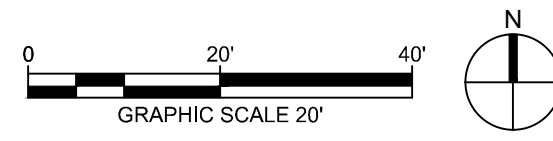
C

B

A

LAYOUT PLAN

1" = 20'-0"



LAYOUT NOTES

- ALL CURB POINTS INDICATE BACK OF CURB UNLESS OTHERWISE NOTED.
- SEE UTILITY PLAN FOR ALL UTILITY LOCATIONS AND LAYOUT.

LAYOUT TABLE			
POINT NO.	NORTHING	EASTING	DESCRIPTION
1	1032898.4666	2830193.3865	BLDG
2	1032930.4565	2830202.7537	BLDG
3	1032926.7096	2830215.5497	BLDG
4	1032983.5720	2830232.1999	BLDG
5	1032981.1366	2830240.5173	BLDG
6	1032991.0130	2830243.4111	BLDG
7	1032982.0298	2830274.0899	BLDG
8	1032987.5530	2830275.3924	BLDG
9	1032980.9960	2830297.7855	BLDG
10	1032965.6007	2830293.2776	BLDG
11	1032963.1653	2830301.5950	BLDG
12	1032915.5400	2830287.6496	BLDG
13	1032902.2241	2830283.7505	BLDG
14	1032900.6317	2830289.1889	BLDG
15	1032872.8005	2830281.0396	BLDG
16	1032887.6943	2830230.1753	BLDG
17	1032883.2157	2830228.8639	BLDG
18	1032891.1054	2830219.7122	BLDG
19	1032886.6268	2830218.4008	BLDG
20	1032889.3981	2830207.7504	BLDG
21	1032893.8767	2830209.0618	BLDG
100	1032774.0984	2830236.1407	CURB
101	1032788.0184	2830251.1687	CURB
102	1032798.6021	2830251.5850	CURB
103	1032807.1474	2830252.2480	CURB
104	1032822.7345	2830241.9193	CURB
105	1032822.9639	2830241.1359	CURB
106	1032819.9098	2830235.5527	CURB
107	1032807.9135	2830232.0400	CURB
108	1032830.9568	2830153.3443	CURB
109	1032840.0739	2830156.0140	CURB
110	1032849.3793	2830150.9238	CURB
111	1032850.6439	2830146.6052	CURB
112	1032874.6365	2830153.6305	CURB
113	1032873.3719	2830157.9492	CURB
114	1032878.4621	2830167.2546	CURB
115	1032889.4987	2830170.4863	CURB
116	1032876.5720	2830214.6326	CURB
117	1032862.6563	2830210.5579	CURB
118	1032857.0730	2830213.6120	CURB
119	1032855.1059	2830220.3299	CURB
120	1032858.1600	2830225.9131	CURB
121	1032872.0757	2830229.9879	CURB
122	1032866.4554	2830249.1819	CURB
123	1032852.5397	2830245.1072	CURB
124	1032846.9565	2830248.1613	CURB
125	1032838.3651	2830277.5021	CURB
126	1032834.9110	2830298.5431	CURB
127	1032834.5973	2830306.2742	CURB
128	1032836.9936	2830308.8735	CURB

LAYOUT TABLE			
POINT NO.	NORTHING	EASTING	DESCRIPTION
129	1032853.6174	2830328.5631	CURB
130	1032856.0141	2830331.1625	CURB
131	1032881.0650	2830332.1775	CURB
132	1032905.4284	2830315.0476	CURB
133	1032910.9977	2830296.0450	CURB
134	1032902.6403	2830293.5978	CURB
135	1032958.5666	2830317.3002	CURB
136	1032971.8943	2830335.8630	CURB
137	1032984.9734	2830336.3938	CURB
138	1032977.7330	2830361.1205	CURB
139	1032783.9463	2830353.2567	CURB
140	1032768.8692	2830367.1848	CURB
141	1032771.0685	2830313.1866	CURB
142	1032784.9680	2830328.2776	CURB
143	1032794.1568	2830328.6505	CURB
144	1032809.2328	2830314.7503	CURB
145	1032809.9316	2830297.5294	CURB
146	1032810.2684	2830292.2719	CURB
147	1032796.3937	2830276.5175	CURB
148	1032787.0774	2830276.1510	CURB
149	1032772.0204	2830290.0301	CURB
150	1032939.7241	2830149.9055	CURB
151	1032948.6137	2830167.5813	CURB
152	1032937.6942	2830204.8730	CURB
153	1033015.1953	2830173.6316	CURB
154	1032997.7133	2830183.6113	CURB
155	1032986.8644	2830220.6601	CURB
156	1032992.6225	2830222.3462	CURB
157	1032952.1542	2830121.4178	CURB
158	1032953.4743	2830117.8512	CURB
159	1033021.0271	2830139.4536	CURB
160	1033020.0818	2830143.1406	CURB
161	1033038.4377	2830179.4824	CURB
162	1033018.1107	2830174.3714	CURB
200	1032851.7697	2830299.3356	PAVE
201	1032866.2054	2830303.5626	PAVE
202	1032871.9637	2830305.2487	PAVE
203	1032907.1191	2830309.2908	PAVE
204	1032868.0874	2830318.4867	PAVE
205	1032978.4404	2830323.1196	PAVE
206	1032985.4745	2830299.0969	PAVE
207	1032986.5168	2830258.7664	PAVE
208	1032994.8341	2830261.2018	PAVE
209	1033001.0165	2830240.0884	PAVE
210	1032988.5004	2830236.4235	PAVE
300	1032839.9703	2830309.4952	WALL
301	1032849.0374	2830301.1351	WALL
302	1032862.3710	2830315.5962	WALL
303	1032853.3039	2830323.9563	WALL

LEGEND

- TYP. CURB & GUTTER
- TYP. CONCRETE PAVING
- ASPHALT PATCH
- CONCRETE SIDEWALK



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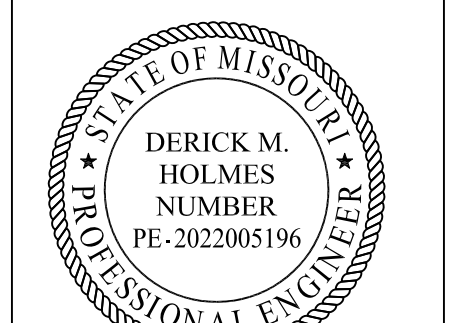
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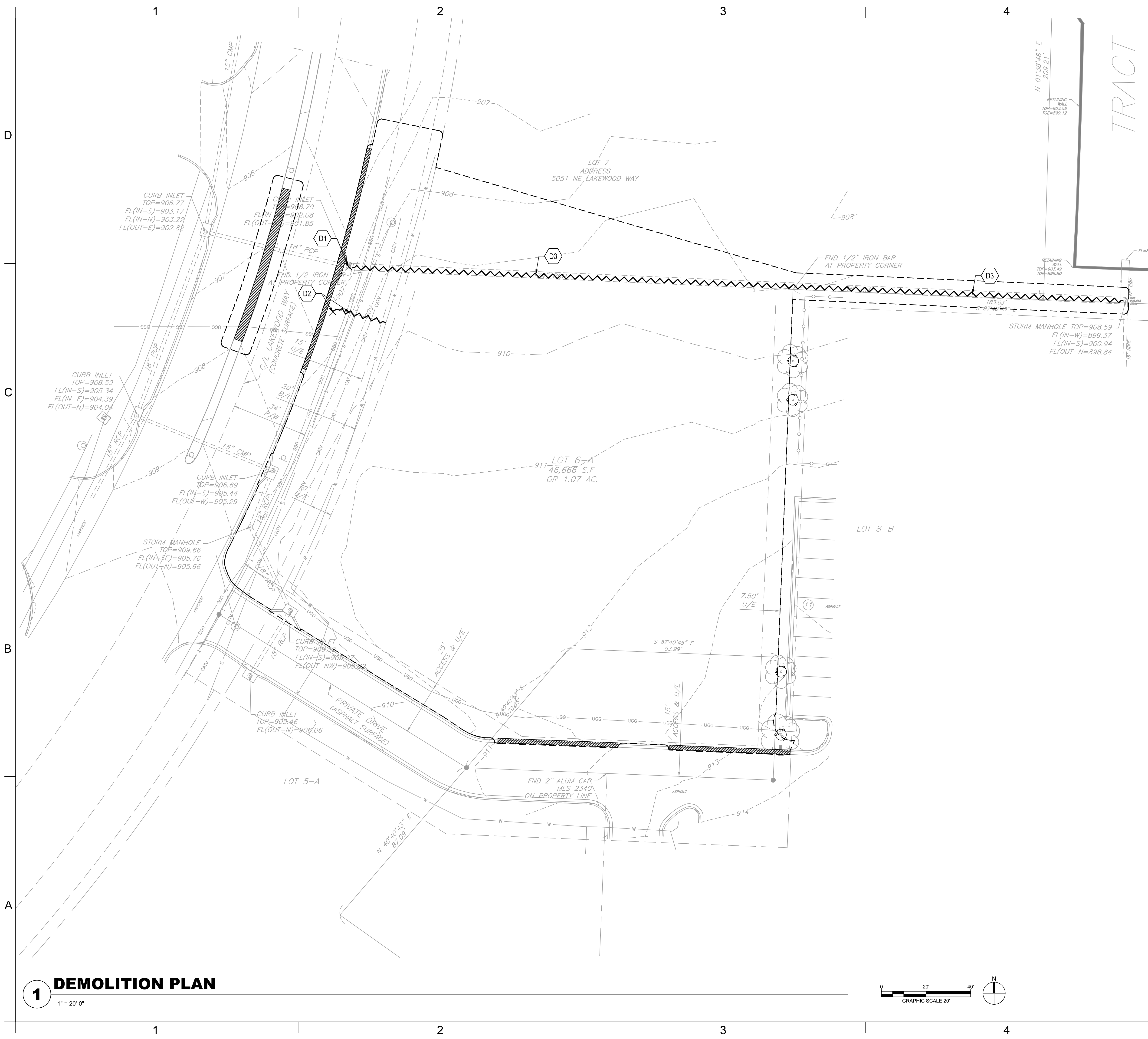
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LAYOUT PLAN

C-101

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DEMOLITION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, UNDERGROUND STORAGE TANKS, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL..
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
4. EXISTING PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING WORK TO BE PERFORMED AND REMOVAL OF ALL SERVICE LINES. CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
5. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY AS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ROAD RIGHT-OF-WAY DURING CONSTRUCTION.
6. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BMP'S) AS APPROVED BY OWNER, AUTHORITY HAVING JURISDICTION, AND CONSTRUCTION MANAGER.
7. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
8. PRIOR TO ANY DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES MUST BE INSTALLED.
9. ALL DISTURBED FEATURES SHALL BE RESTORED OR RELOCATED AS REQUIRED TO THE SATISFACTION OF THE OWNER. CONTRACTOR SHALL REPAIR/REPLACE ANY SURROUNDING FEATURES DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST AND TO THE SATISFACTION OF THE OWNER.
10. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
11. CONTRACTOR TO CLEAR SITE TO EXTENTS NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS.
12. CONTRACTOR SHALL REMOVE ALL TREES AND SHRUBS WITHIN PROPERTY BOUNDARY LIMITS NOT INDICATED AS PROTECTED OR TO REMAIN.

KEYNOTES

- D1 REMOVE CURB INLET, CONVERT TO JUNCTION BOX.
REF: C-104 - GRADING & DRAINAGE PLAN
- D2 RELOCATE FIRE HYDRANT.
REF: C-220 - PUBLIC WATER PLAN & PROFILE
- D3 REMOVE AND RELOCATE STORMWATER PIPE
REF: C-104 - GRADING & DRAINAGE PLAN

LEGEND

- [Hatched Box] PAVEMENT TO BE REMOVED
- [Circle with X] TREE TO BE PROTECTED
- [X] SITE FEATURE TO BE REMOVED
- [Dashed Line] LIMITS OF DISTURBANCE

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DERICK M. HOLMES
NUMBER
PE-2022005196
10-19-2022
DERICK HOLMES - CIVIL ENGINEER
MO# PE-2022005196

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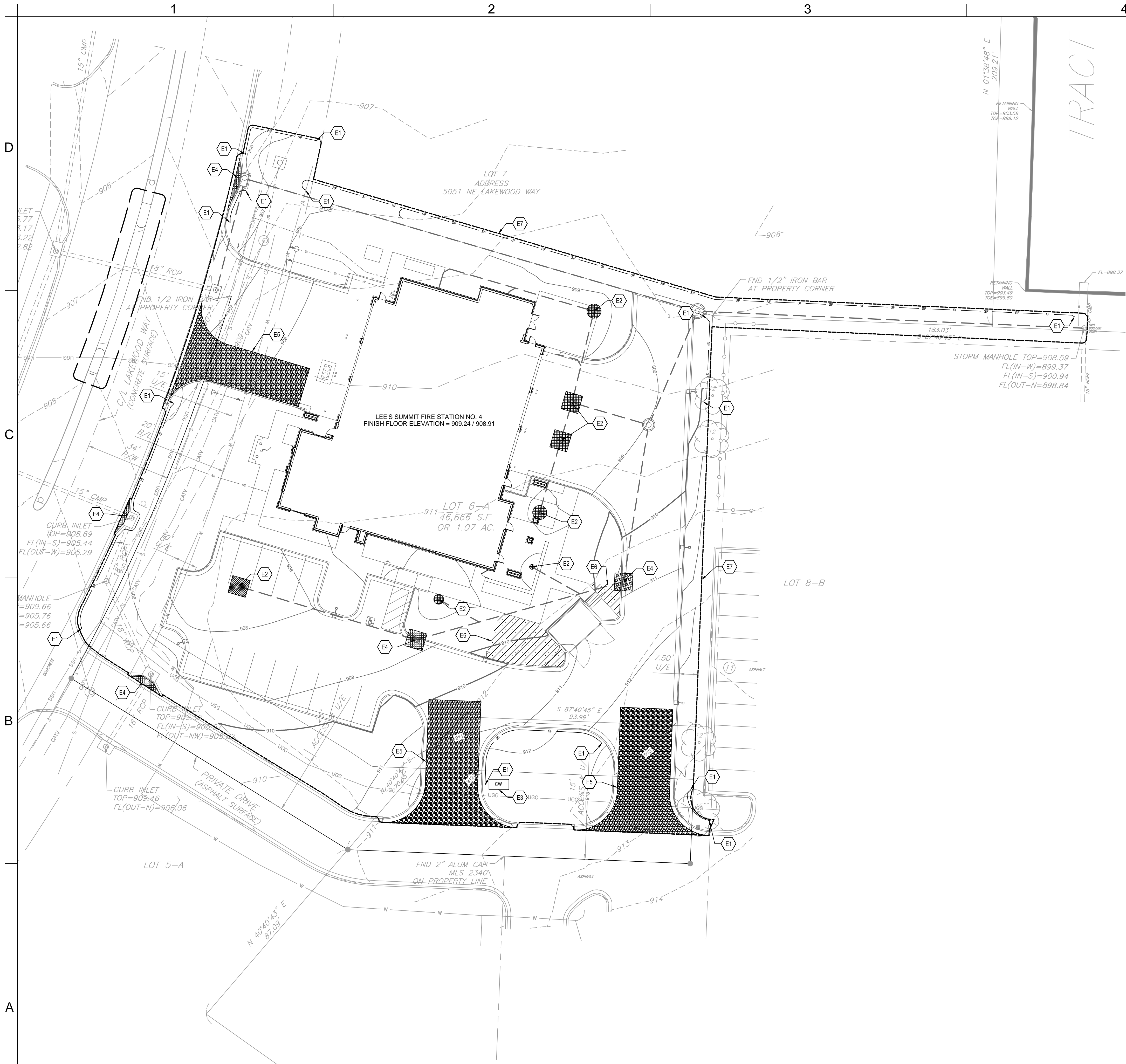
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DEMOLITION PLAN

C-102

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GENERAL EROSION AND SEDIMENT CONTROL NOTES:

- THIS SHEET OUTLINES MINIMUM STORMWATER PRACTICES TO BE FOLLOWED BY THE CONTRACTOR DURING ALL PHASES OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR WILL BE RESPONSIBLE FOR PREVENTION OF SOIL OR SEDIMENT LOSS FROM THE CONSTRUCTION SITE. THE CONTRACTOR SHALL SUBMIT A SITE-SPECIFIC SEDIMENT AND EROSION CONTROL SCHEDULE. THESE NOTES ARE TO BE USED AS A GUIDELINE ONLY. THE PROJECT IS NOT CONSIDERED COMPLETE UNTIL ALL PERMANENT EROSION AND SEDIMENT CONTROLS AND STORMWATER MANAGEMENT PRACTICES ARE IN PLACE TO THE SATISFACTION OF THE OWNER AND ENGINEER. ALL TEMPORARY PRACTICES MUST BE PROPERLY REMOVED.
- IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS PURSUANT TO THE GENERAL NPDES PERMIT FOR CONSTRUCTION STORMWATER, A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN DEVELOPED FOR THIS SITE. THE PLAN WAS DEVELOPED TO MINIMIZE THE EFFECTS OF SOIL EROSION AND RESULTING SEDIMENT LOSS. PREVENTION WILL BE PROVIDED THROUGH THE USE OF PROPER CONSTRUCTION TECHNIQUES. THESE TECHNIQUES WILL INCLUDE BOTH TEMPORARY AND PERMANENT MANAGEMENT PRACTICES. TO PREVENT EROSION AND SEDIMENT FROM LEAVING THE CONSTRUCTION SITE, THE FOLLOWING STEPS SHALL BE TAKEN DURING CONSTRUCTION:
1. PRIOR TO STARTING ANY SOIL DISTURBING ACTIVITIES, THE CONTRACTOR SHALL INSTALL PERIMETER EROSION AND SEDIMENT CONTROL MEASURES AND GRAVEL CONSTRUCTION ENTRANCES.
 2. THE RECOMMENDED SEQUENCE OF CONSTRUCTION ACTIVITIES AND OF THE INSTALLATION AND REMOVAL OF EROSION AND SEDIMENT CONTROL MEASURES IS AS FOLLOWS:
 - 2.1. INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCES
 - 2.2. INSTALL TEMPORARY PERIMETER SILT FENCE
 - 2.3. INSTALL TEMPORARY EXISTING CURB INLET PROTECTION
 - 2.4. CONSTRUCT SITE IMPROVEMENTS
 - 2.5. INSTALL PROTECTION FOR NEWLY INSTALLED CURB INLETS, AREA INLETS, AND JUNCTION BOXES
 - 2.6. INSTALL EROSION AND SEDIMENT CONTROL BLANKETS
 - 2.7. SEED, FERTILIZE, AND MULCH ALL SLOPES AND DISTURBED AREAS
 - 2.8. REMOVE TEMPORARY PRACTICES, PERIMETER CONTROLS, AND SITE CLEANUP.
 3. EROSION AND SEDIMENT CONTROL DEVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE KANSAS CITY METRO CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION. INSTALL SILT FENCE AT INDICATED LOCATIONS AND OTHER LOCATIONS AS DIRECTED BY THE ENGINEER TO CONTROL SOIL EROSION. SILT FENCE SHALL BE KEPT IN PLACE UNTIL THE PROJECT IS STABILIZED.
 4. CONSTRUCTION ENTRANCE SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS AND PAVED STREETS. THIS MAY INCLUDE PERIODIC TOP DRESSING WITH ADDITIONAL CRUSHED STONE AS CONDITIONS WARRANT. REPAIR OF ENTRANCE(S) AND CLEANING OF RIGHT-OF-WAYS AND PAVED STREETS THAT HAVE BEEN SOILED BY CONSTRUCTION ACTIVITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
 5. DURING ALL SOIL DISTURBING ACTIVITIES, THE CONTRACTOR SHALL TAKE APPROPRIATE STEPS USING ACCEPTED CONSTRUCTION METHODS TO MINIMIZE THE TIME OF EXPOSURE OF UNPROTECTED SOIL AND OTHER CONSTRUCTION MATERIALS TO RAINFALL. PARTICULAR CARE MUST BE EXERCISED WHEN DEALING WITH STOCKPILES OF TOPSOIL OR FILL MATERIALS AND WITH SOIL ON SLOPES.
 6. SOIL STOCKPILED FOR MORE THAN 7 DAYS WILL HAVE SILT FENCE PLACED ON THE DOWNHILL SIDE TO TRAP SEDIMENT.
 7. NO GROUND SHALL BE LEFT DISTURBED FOR MORE THAN 14 DAYS OF NON-ACTIVITY WITHOUT BEING TEMPORARILY MULCHED AND/OR SEEDED.
 8. EROSION CONTROLS SHALL BE INSPECTED AND MAINTAINED BY THE CONTRACTOR NOT LESS THAN WEEKLY AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR MORE. MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO SEDIMENT REMOVAL AND SILT FENCE REPAIR AND/OR REPLACEMENT.
 9. WHENEVER DIRT, ROCK, OR OTHER MATERIALS ARE EXPORTED FOR PLACEMENT IN AREAS OFF THE PRIMARY CONSTRUCTION SITE, THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THAT ALL JURISDICTIONAL AUTHORITY REQUIREMENTS ARE MET. PRIOR TO THE REMOVAL OF ANY MATERIALS FROM THE SITE THE CONTRACTOR WILL FURNISH THE ENGINEER WITH A WRITTEN AGREEMENT, SIGNED BY EACH LANDOWNER WHO WILL RECEIVE EXPORTED MATERIALS, STATING THAT THE RECEIVING SITE WILL BE PROPERLY PERMITTED, WHEN REQUIRED.
 10. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS AND EXPENSES OF PROVIDING EROSION AND SEDIMENT CONTROL MEASURES.
 11. CONTRACTOR SHALL KEEP A WRITTEN LOG OF WHEN CONSTRUCTION ACTIVITIES BEGIN, EROSION AND SEDIMENT CONTROLS ARE INSTALLED, INSPECTED, AND REPAIRED. COPIES OF LOG SHALL BE FURNISHED TO THE ENGINEER.
 12. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED UPON STABILIZATION OF DISTURBED AREAS.

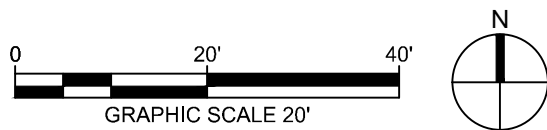
EROSION CONTROL KEYNOTES

- E1 SILT FENCE
REF: 3 / C-510
- E2 AREA INLET AND JUNCTION BOX PROTECTION
REF: 1 / C-511
- E3 CONCRETE WASHOUT
REF: 1 / C-510
- E4 CURB INLET PROTECTION
REF: 4 / C-510
- E5 CONSTRUCTION ENTRANCE
REF: 1 / C-510
- E6 TEMPORARY EROSION CONTROL BLANKET
REF: 2 / C-510
- E7 LIMITS OF DISTURBANCE

LEGEND

- LIMITS OF DISTURBANCE
- SF — SILT FENCE
- [Pattern] AREA INLET PROTECTION
- [CW] CONCRETE WASHOUT
- [Pattern] CURB INLET PROTECTION
- [Pattern] CONSTRUCTION ENTRANCE
- [Pattern] TEMPORARY EROSION CONTROL BLANKET

1 EROSION CONTROL PLAN
1" = 20'-0"



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EROSION CONTROL PLAN

C-103

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ADA NOTES

- ALL ACCESSIBLE (A.K.A. ADA) COMPONENTS AND ACCESSIBLE ROUTES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF: (A) THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. § 12101 ET SEQ. AND 42 U.S.C. § 4151 ET SEQ.); AND (B) ANY APPLICABLE LOCAL AND STATE GUIDELINES, AND ANY AND ALL AMENDMENTS TO BOTH, WHICH ARE IN EFFECT WHEN THESE PLANS WERE COMPLETED.
2. THE CONTRACTOR MUST REVIEW ALL DOCUMENTS REFERENCED IN THESE NOTES FOR ACCURACY, COMPLIANCE, AND CONSISTENCY WITH INDUSTRY GUIDELINES.
3. THE CONTRACTOR MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ACCESSIBLE (ADA) COMPONENTS AND ACCESSIBLE ROUTES FOR THE SITE. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACES, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, AND INTER-BUILDING ACCESS TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EXIT MUST COMPLY WITH THE ACCESSIBLE GUIDELINES AND REQUIREMENTS WHICH INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
 - 3.1. ACCESSIBLE PARKING SPACES: ACCESSIBLE PARKING SPACES SLOPES MUST NOT EXCEED 1:50 (2.0%) IN ANY DIRECTION.
 - 3.2. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE MUST PROVIDE A 48-INCHES MINIMUM WIDTH. UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS AND/OR HANDRAILS) MUST NOT REDUCE THIS MINIMUM WIDTH. THE SLOPE MUST NOT EXCEED 1:50 (2.0%) IN THE DIRECTION OF TRAVEL AND MUST NOT EXCEED 1:50 (2.0%) IN CROSS SLOPE. WHERE ACCESSIBLE PATH OF TRAVEL IS GRADIENT THAT IS GREATER THAN 1:50 (2.0%) ACCESSIBLE PATH MUST BE PROVIDED. ALONG THE ACCESSIBLE PATH OF TRAVEL, OPENINGS MUST NOT EXCEED 1/2-INCH IN WIDTH. VERTICAL CHANGES OF UP TO 1/2-INCH ARE PERMITTED ONLY IF THEY INCLUDE A 1/4-INCH BEVEL AT A SLOPE NOT STEEPER THAN 1:2. NO VERTICAL CHANGES OVER 1/4-INCH ARE PERMITTED.
 - 3.3. ACCESSIBLE RAMPS MUST NOT EXCEED A SLOPE OF 1:12 (8.3%) AND A RISE OF 6-INCHES. LEVEL LANDINGS MUST BE PROVIDED AT EACH END OF ACCESSIBLE RAMPS. LANDING MUST PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES, AND MUST NOT EXCEED 1:50 (2.0%) SLOPE IN ANY DIRECTION. RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS MUST HAVE A CLEAR LANDING OF A MINIMUM OF 60-INCHES BY 60-INCHES. HANDRAILS ON BOTH SIDES OF THE RAMP MUST BE PROVIDED ON AN ACCESSIBLE RAMP WITH A RISE GREATER THAN 6-INCHES.
 - 3.4. CURB FLARE RAMPS: CURB FLARE RAMPS MUST EXCEED A SLOPE OF 1:12 (8.3%). WHERE FLARED SIDES ARE PROVIDED, THEY MUST NOT EXCEED 1:10 (10%) SLOPE. LEVEL LANDING MUST BE PROVIDED AT RAMPS TOP AT A MINIMUM OF 36-INCHES LONG (48-INCHES PREFERRED). IN ALTERNATIONS, WHEN THERE IS NO LANDING AT THE TOP, FLARE SIDES SLOPES MUST NOT EXCEED A SLOPE OF 1:12 (8.3%).
 - 3.5. DOORWAY LANDINGS AREA MUST BE PROVIDED ON THE EXTERIOR SIDE OF EVERY DOOR LEADING TO AN ACCESSIBLE PATH OF TRAVEL. THIS LANDING MUST BE SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO FEWER THAN 60-INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE CLEARLY PERMITTED BY ACCESSIBLE STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICC/ANSI A117-1-2009 AND OTHER REFERENCES INCORPORATED BY CODE).
 - 3.6. WHEN THE PROPOSED CHANGES INVOLVE RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR TO ACCESSIBLE COMPONENTS FROM EXISTING DOORWAYS OR SURFACES, THE CONTRACTOR MUST VERIFY ALL EXISTING ELEVATIONS SHOWN ON THE PLAN. NOTE THAT TABLE 405.2 OF THE DEPARTMENT OF JUSTICE'S ADA STANDARDS FOR ACCESSIBLE DESIGN ALLOW FOR STEEPER RAMP SLOPES IN REPAIR OR MAINTENANCE. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD IN WRITING, IN CONFORMANCE WITH ANY AND/OR FIELD CONDITIONS THAT DIFFER IN ANY WAY OR IN ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS BEFORE COMMENCING. ANY CONSTRUCTED IMPROVEMENTS MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND THE ACCESSIBLE GUIDELINES.
 - 3.7. THE CONTRACTOR MUST NOT MODIFY ALL OF THE SLOPES OF THE CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. IF ANY NON-COMFORMANCE EXISTS OR IS OBSERVED OR DISCOVERED, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, PRIOR TO POURING CONCRETE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND/OR REPLACE NON-COMFORMING CONCRETE AND/OR PAVEMENT SURFACES.
 4. IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION TO ENSURE SAME IS CONSISTENT WITH THE LOCAL BUILDING CODE PRIOR TO COMMENCING CONSTRUCTION.

G1	(+/-) MATCH EXISTING ELEVATION. NOTIFY ENGINEER IF SIGNIFICANT DISCREPANCY EXISTS.
G2	START TRANSITION FROM FULL-DEPTH CURB
G3	FLUSH CURB
G4	4" CURB
G5	PUBLIC STORMWATER LINE. STORMWATER LINES NOT DENOTED WITH KEYNOTE G5 SHALL BE PUBLIC LINES.
G6	CONCRETE STEPS REF: 12 / C-500
G7	LIMITS OF DISTURBANCE
G8	FINISH GRADE AT DOORS SET $\frac{1}{2}"$ BELOW FINISH FLOOR ELEVATIONS TO ACCOUNT FOR THRESHOLDS
G9	ELEVATION DENOTES FINISH GRADE AT PAD EDGE AND NOT TOP OF PAD.

STORMWATER PIPE & STRUCTURE TABLE NOTES:

LENGTH OF PIPE AND SLOPE SHOWN EXCLUDE VERTICAL PORTION OF INLINE DRAIN.

** EXISTING INCOMING OR OUTGOING PIPES TO REMAIN ARE NOT SHOWN IN TABLE FOR CLARITY. CONTRACTOR TO PLUG AND GROUT EXISTING PENETRATIONS IN STRUCTURE NO LONGER REQUIRED PER CITY OF LEE'S SUMMIT STANDARDS.

STRUCTURE NAME	GRATE / RIM ELEVATION	PIPES IN	PIPES OUT	CL NORTHING & EASTING	NOTES
1000.MH	909.53	1000-1001, 12" INV IN =900.63 1000-1007, 30" INV IN =900.33	EX MH-1000, 36" INV OUT =900.13	N: 1032977.32 E: 2830362.52	STANDARD PRECAST MANHOLE REF: 3-4 / C-530 & 3 / C-540
1001.MH	908.94	1001-1002, 12" INV IN =901.28 1001-1005, 12" INV IN =901.58	1000-1001, 12" INV OUT =901.08	N: 1032931.67 E: 2830342.87	STANDARD PRECAST MANHOLE REF: 3-4 / C-530 & 3 / C-540
1002.CI	910.75	1002-1003, 12" INV IN =902.39	1001-1002, 12" INV OUT =901.89	N: 1032868.61 E: 2830332.81	2'X3' CURB INLET REF: 1-2 / C-531 & 2 / C-532
1003.CI	908.71	1003-1004, 12" INV IN =903.74	1002-1003, 12" INV OUT =903.24	N: 1032845.41 E: 2830249.41	2'X3' CURB INLET REF: 1-2 / C-531 & 2 / C-532
1004.AI	907.39		1003-1004, 12" INV OUT =904.46	N: 1032866.83 E: 2830178.44	STANDARD DOUBLE GRATE INLET REF: 5 / C-530
1005.AI	908.15	1005-1006, 12" INV IN =903.15 1005-1009, 12" INV IN =903.25	1001-1005, 12" INV OUT =902.65	N: 1032940.69 E: 2830312.07	STANDARD DOUBLE GRATE INLET REF: 5 / C-530
1006.AI	908.15	1006-ID3, 12" INV IN =903.62	1005-1006, 12" INV OUT =903.42	N: 1032925.34 E: 2830307.57	STANDARD DOUBLE GRATE INLET REF: 5 / C-530
1007.CI	905.98	1007-1008, 24" INV IN =901.56	1000-1007, 30" INV OUT =901.26	N: 1033029.98 E: 2830180.60	STANDARD CURB INLET REF: 1, 3, & 4 / C-530
1008.JB	906.54		1007-1008, 24" INV OUT =901.85	N: 1032984.96 E: 2830168.78	CONVERT CI TO JUNCTION BOX** REF: 2-4 / C-530 & 4 / C-532
1009.AI	908.50	1009-RD, 6" INV IN =904.82	1005-1009, 12" INV OUT =904.32	N: 1032977.32 E: 2830320.93	18" DRAIN BASIN & STANDARD GRATE REF: 1, 4 / C-531 & 4 / C-532
EX MH	908.59	EX MH-1000, 36" INV IN =899.37		N: 1032970.53 E: 2830516.95	EXISTING MANHOLE**



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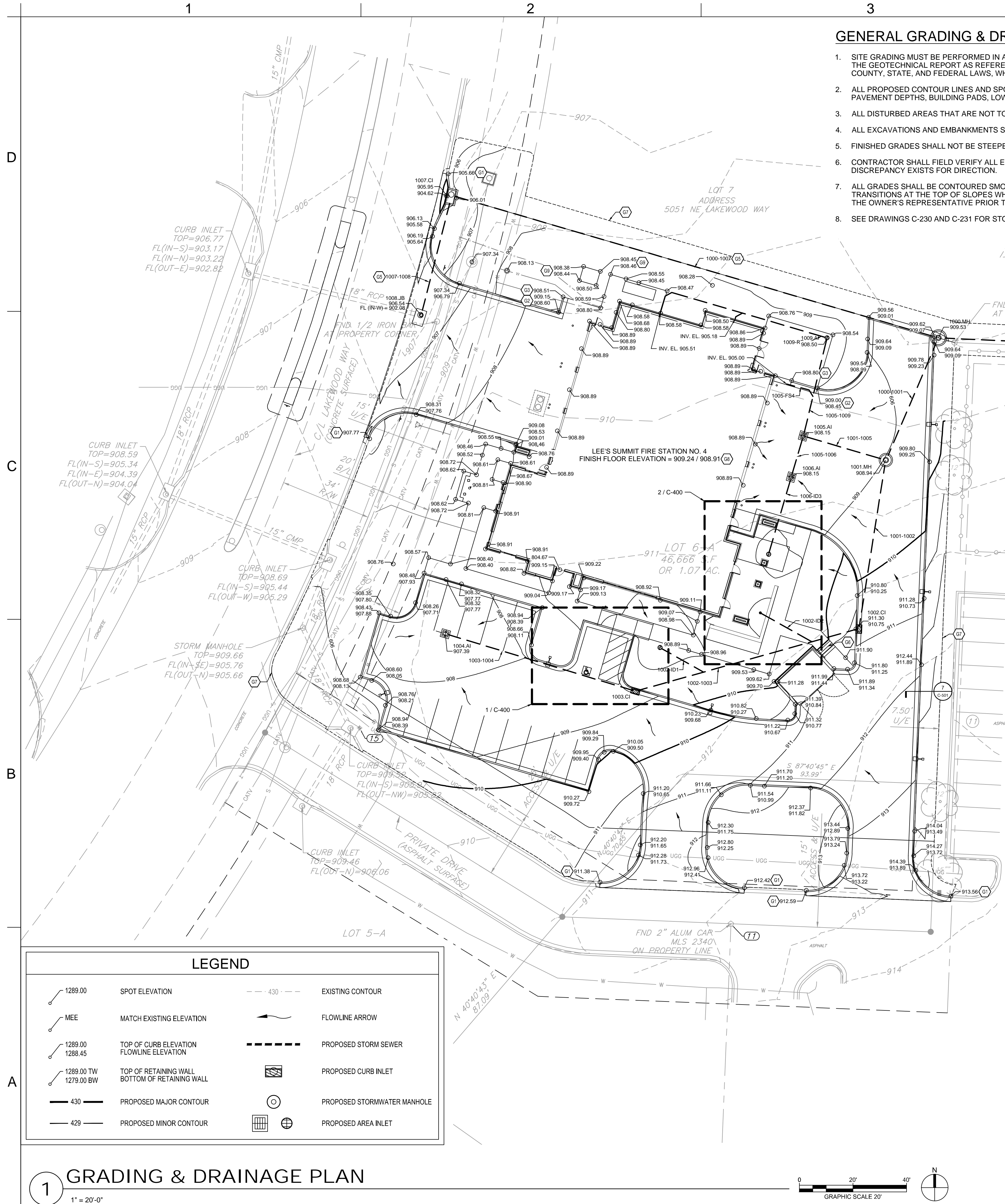
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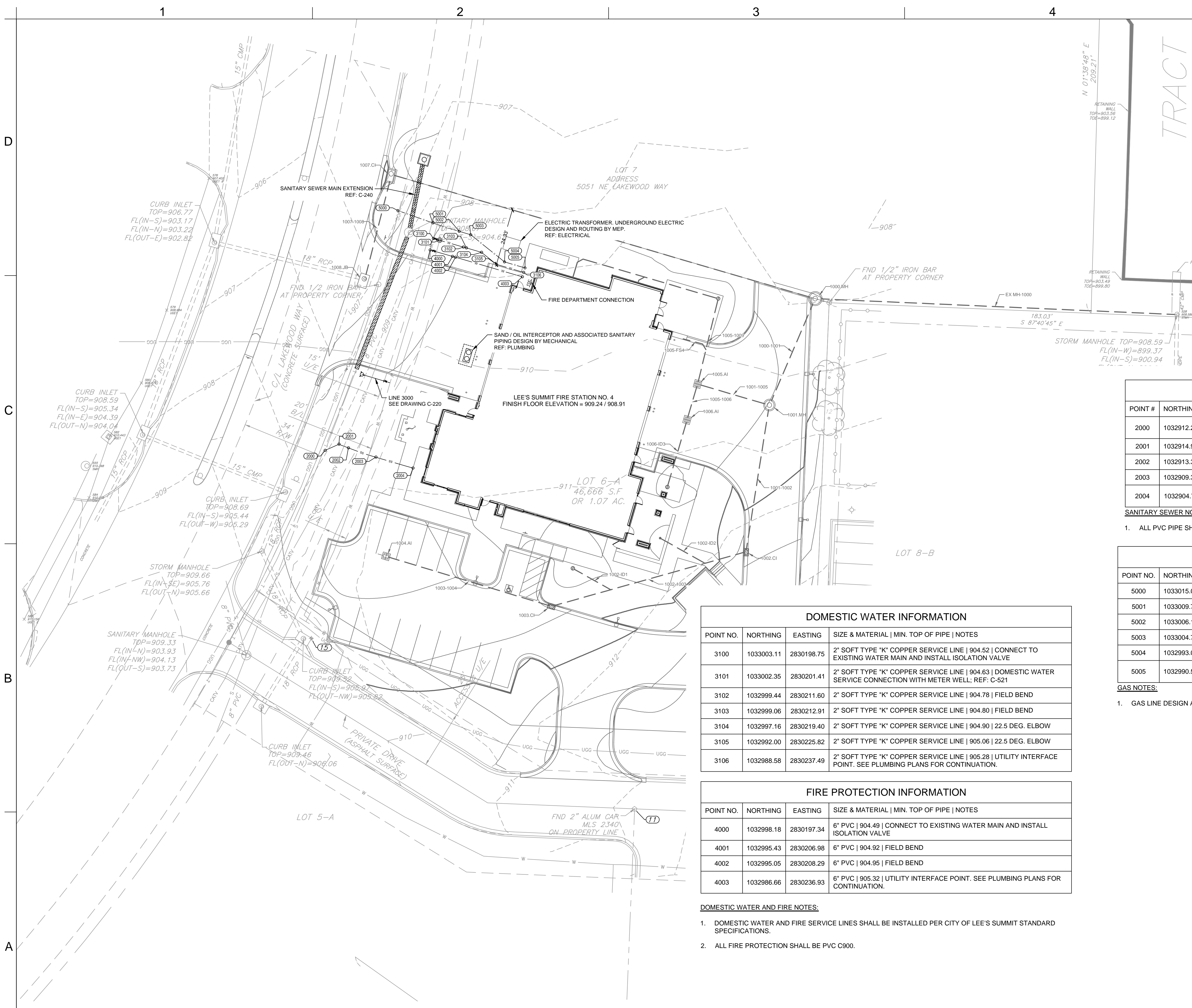
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GRADING & DRAINAGE PLAN

C-104

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GENERAL UTILITY NOTES

- UTILITY CONSTRUCTION SHALL COMPLY WITH THE STANDARD SPECIFICATIONS, CODES, AND DETAILS OF THE CITY OF LEE'S SUMMIT, MO AND UTILITY PROVIDERS.
1. INSTALLATION, BEDDING, & TESTING OF UTILITY INSTALLATIONS SHALL BE AS PER CITY OF LEE'S SUMMIT, MO STANDARD SPECIFICATIONS AND STANDARD SPECIAL PROVISIONS.
 2. THE INFORMATION SHOWN ON THESE PLANS CONCERNING THE TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES PRIOR TO ANY EXCAVATION AND FOR MAKING HIS OWN VERIFICATION AS TO TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.
 3. PROTECT ALL COMPONENTS DURING DEMOLITION / CONSTRUCTION PROCESS. MAINTAIN BMP'S THROUGHOUT THE DURATION OF CONSTRUCTION.
 4. STUB ALL CONNECTIONS TO WITHIN 5' OF THE BUILDING TO PROVIDE CONNECTION INTO THE BUILDING BY MECHANICAL PLUMBING CONTRACTOR.
 5. CONTRACTOR TO PROVIDE DETAILED AS-BUILT DRAWINGS TO OWNER, ENGINEER, AND CITY OF LEE'S SUMMIT, MO UPON COMPLETION OF ALL UTILITIES.
 8. UTILITY TRENCH BACKFILL SHALL BE PER PROJECT SPECIFICATIONS.
 9. UTILITY PIPE LENGTHS ARE PROVIDED FOR INFORMATION ONLY. CONTRACTOR TO VERIFY ACTUAL LENGTHS OF PIPE REQUIRED PRIOR TO BIDDING & INSTALLING UTILITIES.
 10. UTILITY CONTRACTOR TO COORDINATE BUILDING CONNECTION POINTS WITH PLUMBING PLAN AND BUILDING CONTRACTOR.
 11. CONTRACTOR TO ADJUST EXISTING WATER VALVES TO PROPOSED GRADE, AS REQUIRED.
 12. FIELD BEND INFORMATION IS PROVIDED FOR REFERENCE ONLY. CONTRACTOR TO FOLLOW PIPE MANUFACTURER'S RECOMMENDATIONS FOR FIELD ADJUSTMENTS OF PIPE BETWEEN FITTINGS.

SANITARY SEWER INFORMATION				
POINT #	NORTHING	EASTING	SIZE & MATERIAL SLOPE DOWNSTREAM INV. EL. NOTES	
2000	1032912.26	2830152.34	4" PVC N/A 904.29 TIE INTO EXISTING 8" SANITARY SEWER LINE; REF: C-540	
2001	1032914.92	2830158.25	4" PVC 9.43% 904.89 45 DEG ELBOW	
2002	1032913.35	2830162.33	4" PVC 1.00% 904.93 FIELD BEND	
2003	1032909.37	2830174.09	4" PVC 1.00% 905.06 FIELD BEND	
2004	1032904.71	2830190.01	4" PVC 1.00% 905.22 CLEANOUT ; UTILITY INTERFACE POINT. SEE PLUMBING PLANS FOR CONTINUATION.	

SANITARY SEWER NOTES:

1. ALL PVC PIPE SHALL BE SDR 26.

GAS INFORMATION				
POINT NO.	NORTHING	EASTING	FINISHED GRADE NOTES	
5000	1033015.08	2830183.55	906.68 CONNECTION TO EXISTING GAS SERVICE	
5001	1033009.78	2830198.53	907.74 FIELD BEND	
5002	1033006.16	2830209.84	908.15 FIELD BEND	
5003	1033004.74	2830214.77	908.22 22.5 DEG ELBOW	
5004	1032993.07	2830229.27	908.59 22.5 DEG ELBOW	
5005	1032990.50	2830238.05	908.69 UTILITY INTERFACE POINT. SEE PLUMBING PLANS FOR CONTINUATION.	

GAS NOTES:

1. GAS LINE DESIGN AND INSTALLATION PER SERVICE PROVIDER.

DOMESTIC WATER INFORMATION				
POINT NO.	NORTHING	EASTING	SIZE & MATERIAL MIN. TOP OF PIPE NOTES	
3100	1033003.11	2830198.75	2" SOFT TYPE "K" COPPER SERVICE LINE 904.52 CONNECT TO EXISTING WATER MAIN AND INSTALL ISOLATION VALVE	
3101	1033002.35	2830201.41	2" SOFT TYPE "K" COPPER SERVICE LINE 904.63 DOMESTIC WATER SERVICE CONNECTION WITH METER WELL; REF: C-521	
3102	1032999.44	2830211.60	2" SOFT TYPE "K" COPPER SERVICE LINE 904.78 FIELD BEND	
3103	1032999.06	2830212.91	2" SOFT TYPE "K" COPPER SERVICE LINE 904.80 FIELD BEND	
3104	1032997.16	2830219.40	2" SOFT TYPE "K" COPPER SERVICE LINE 904.90 22.5 DEG. ELBOW	
3105	1032992.00	2830225.82	2" SOFT TYPE "K" COPPER SERVICE LINE 905.06 22.5 DEG. ELBOW	
3106	1032988.58	2830237.49	2" SOFT TYPE "K" COPPER SERVICE LINE 905.28 UTILITY INTERFACE POINT. SEE PLUMBING PLANS FOR CONTINUATION.	

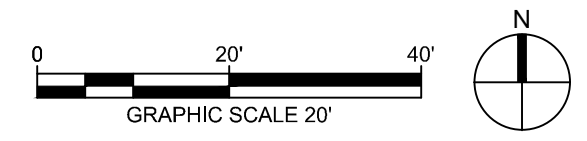
FIRE PROTECTION INFORMATION				
POINT NO.	NORTHING	EASTING	SIZE & MATERIAL MIN. TOP OF PIPE NOTES	
4000	1032998.18	2830197.34	6" PVC 904.49 CONNECT TO EXISTING WATER MAIN AND INSTALL ISOLATION VALVE	
4001	1032995.43	2830206.98	6" PVC 904.92 FIELD BEND	
4002	1032995.05	2830208.29	6" PVC 904.95 FIELD BEND	
4003	1032986.66	2830236.93	6" PVC 905.32 UTILITY INTERFACE POINT. SEE PLUMBING PLANS FOR CONTINUATION.	

DOMESTIC WATER AND FIRE NOTES:

1. DOMESTIC WATER AND FIRE SERVICE LINES SHALL BE INSTALLED PER CITY OF LEE'S SUMMIT STANDARD SPECIFICATIONS.
2. ALL FIRE PROTECTION SHALL BE PVC C900.

UTILITY LEGEND	
	G PROPOSED GAS
	SS PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED CURB INLET
	PROPOSED STORMWATER MANHOLE
	PROPOSED AREA INLET
	W PROPOSED WATER
	PROPOSED ISOLATION VALVE
	PROPOSED FIRE HYDRANT
	FDC PROPOSED FIRE DEPARTMENT CONNECTION

UTILITY PLAN



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UTILITY PLAN

C-105

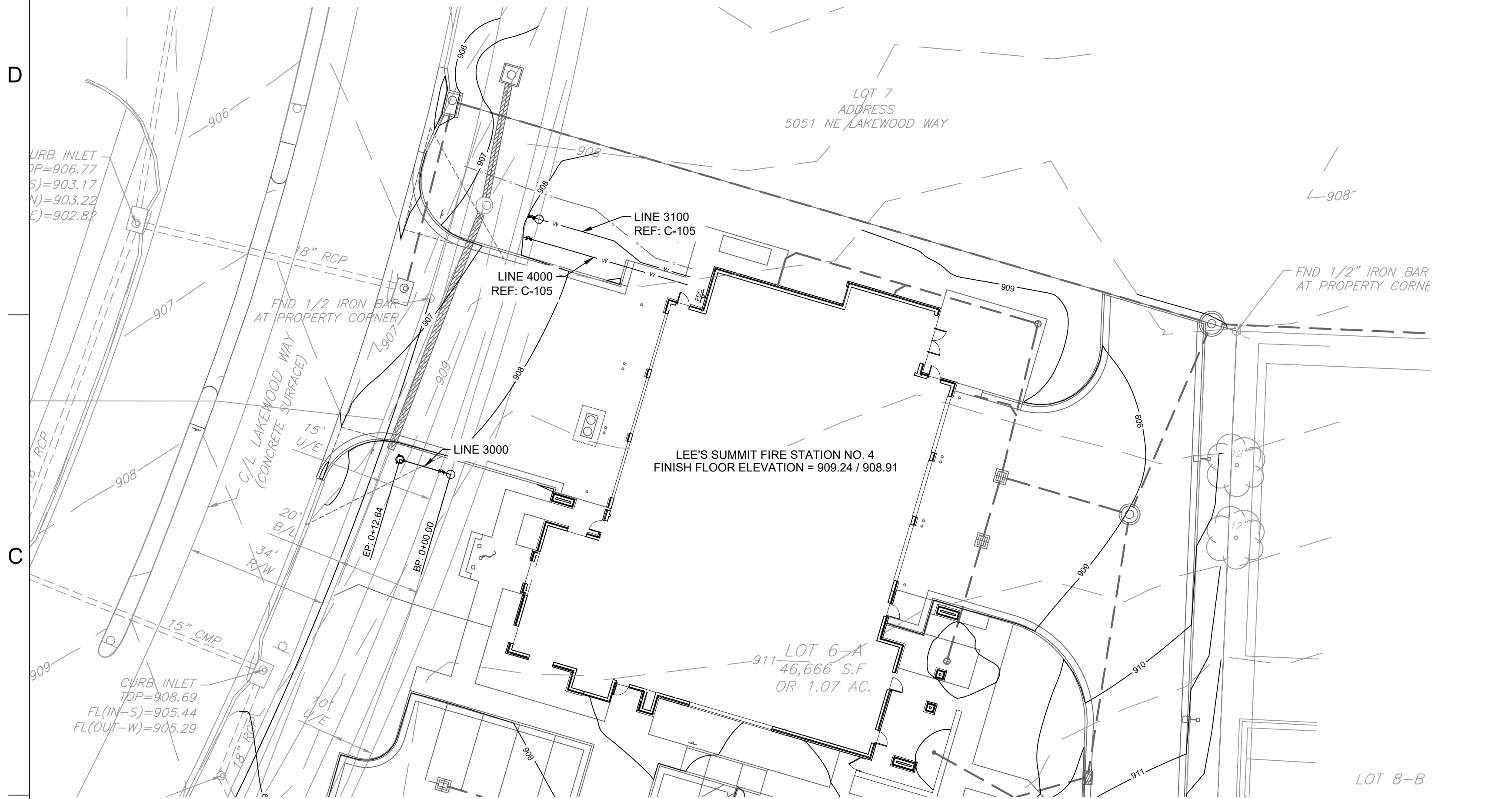
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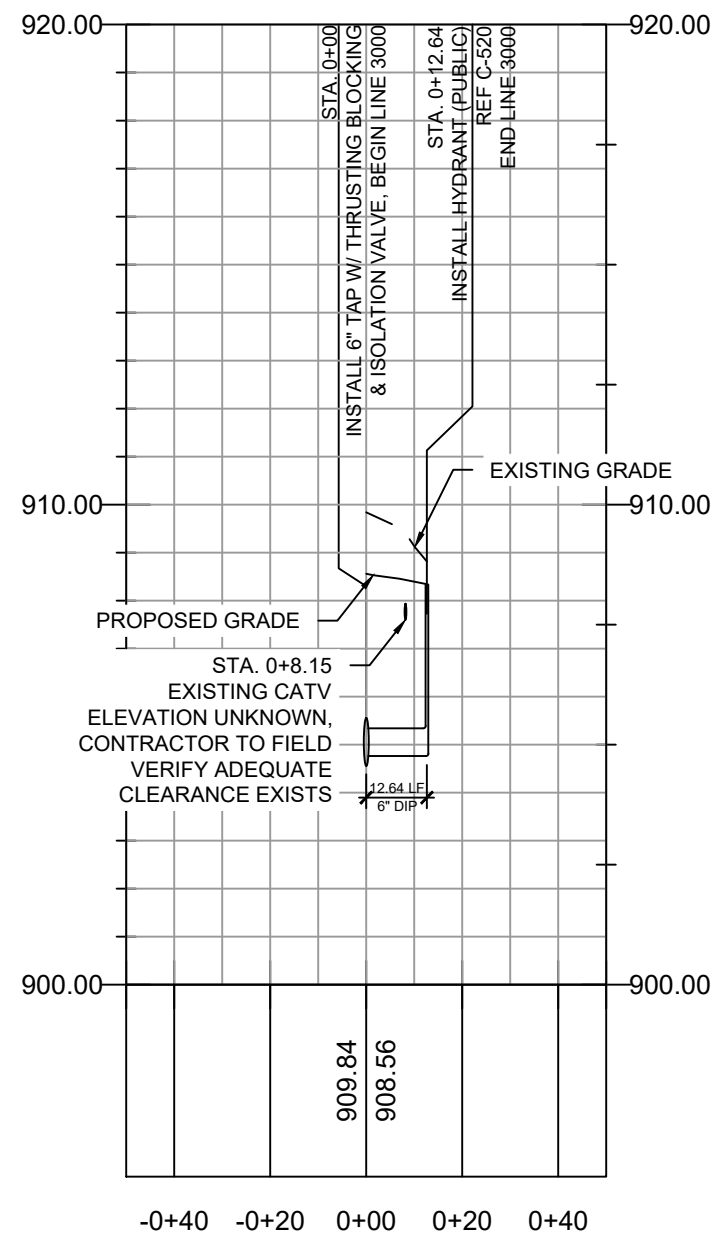
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1

FIRE PROTECTION LINE 3000 PLAN VIEW
SCALE: HORIZONTAL 1"=40'



2

FIRE PROTECTION LINE PROFILE
SCALE: HORIZONTAL 1"=40' SCALE: VERTICAL 1"=4'

GENERAL NOTES:

1. SEE DRAWING C-105 FOR GENERAL NOTES APPLICABLE TO THIS DRAWING.

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PUBLIC WATER
PLAN & PROFILE

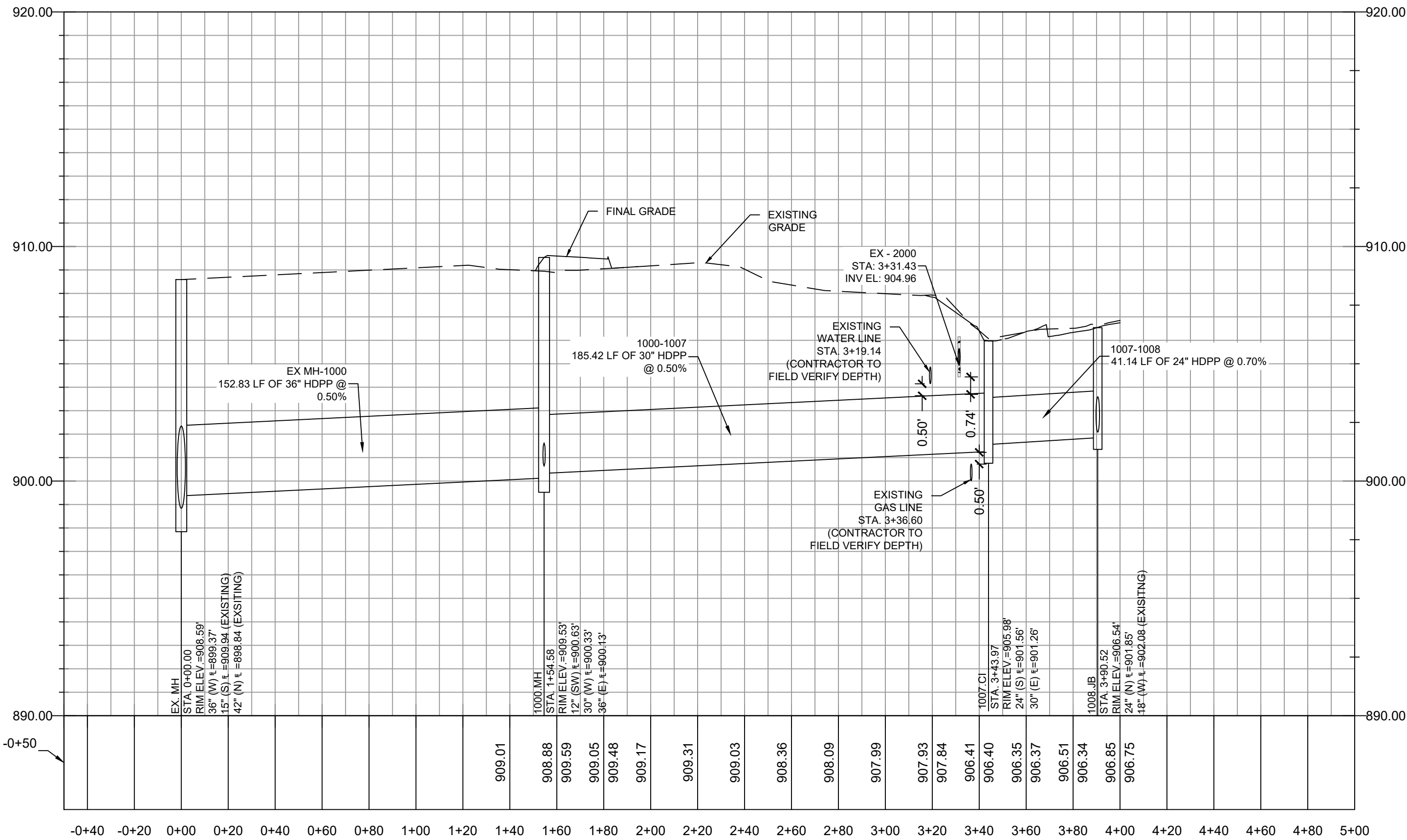
C-220

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EX MH - 1008.JB PROFILE

SCALE: HORIZONTAL 1"=40' SCALE: VERTICAL 1"=4'

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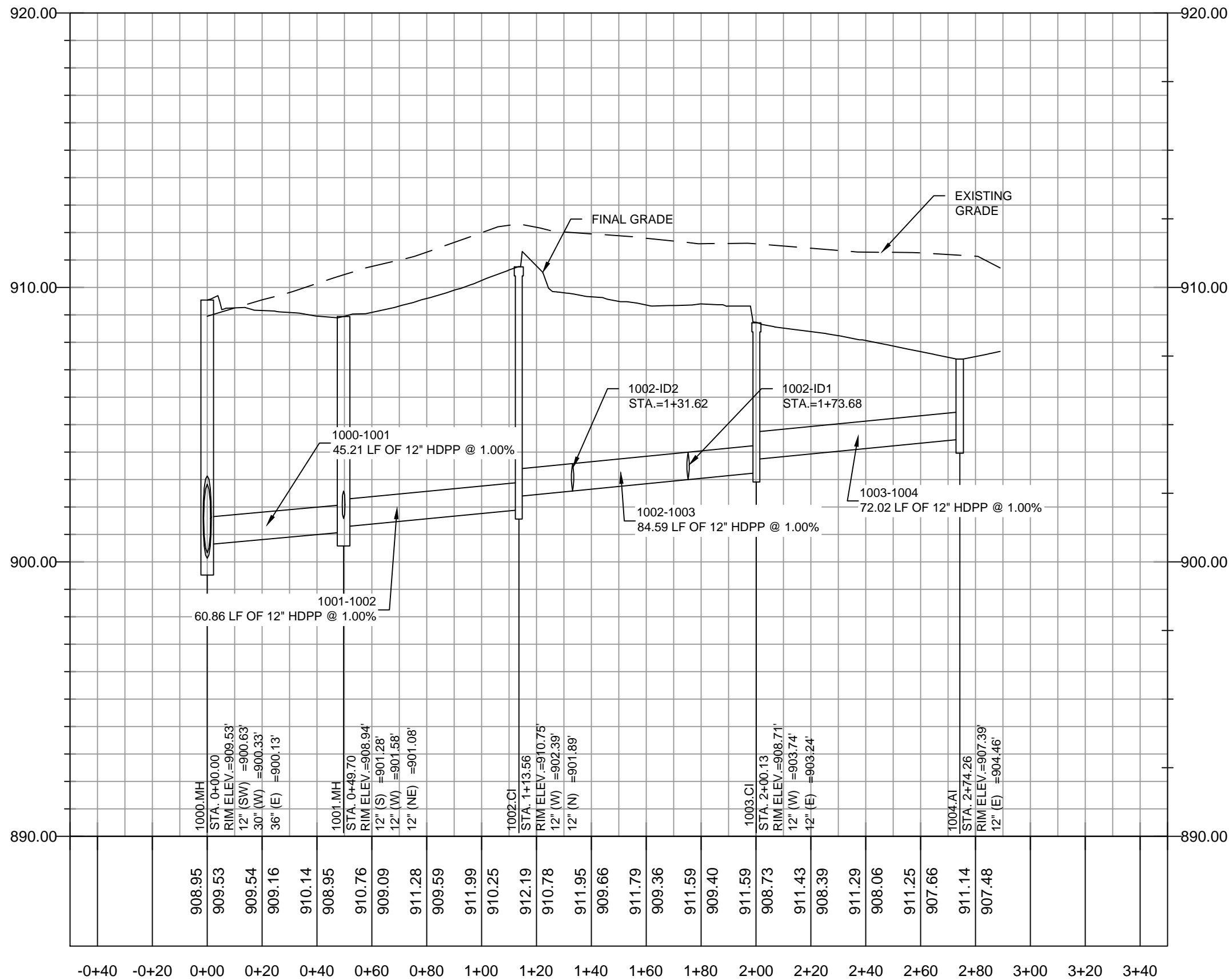
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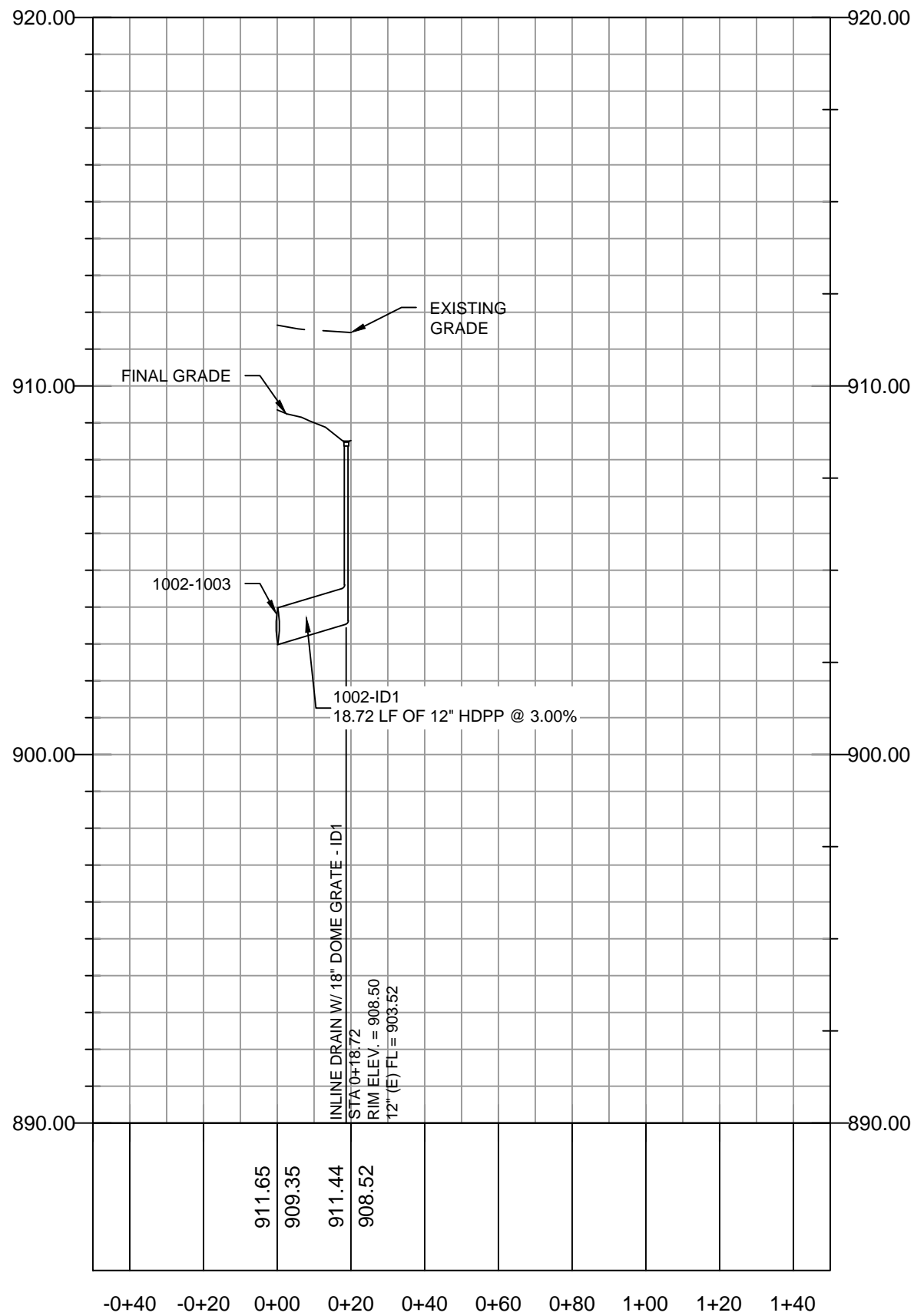
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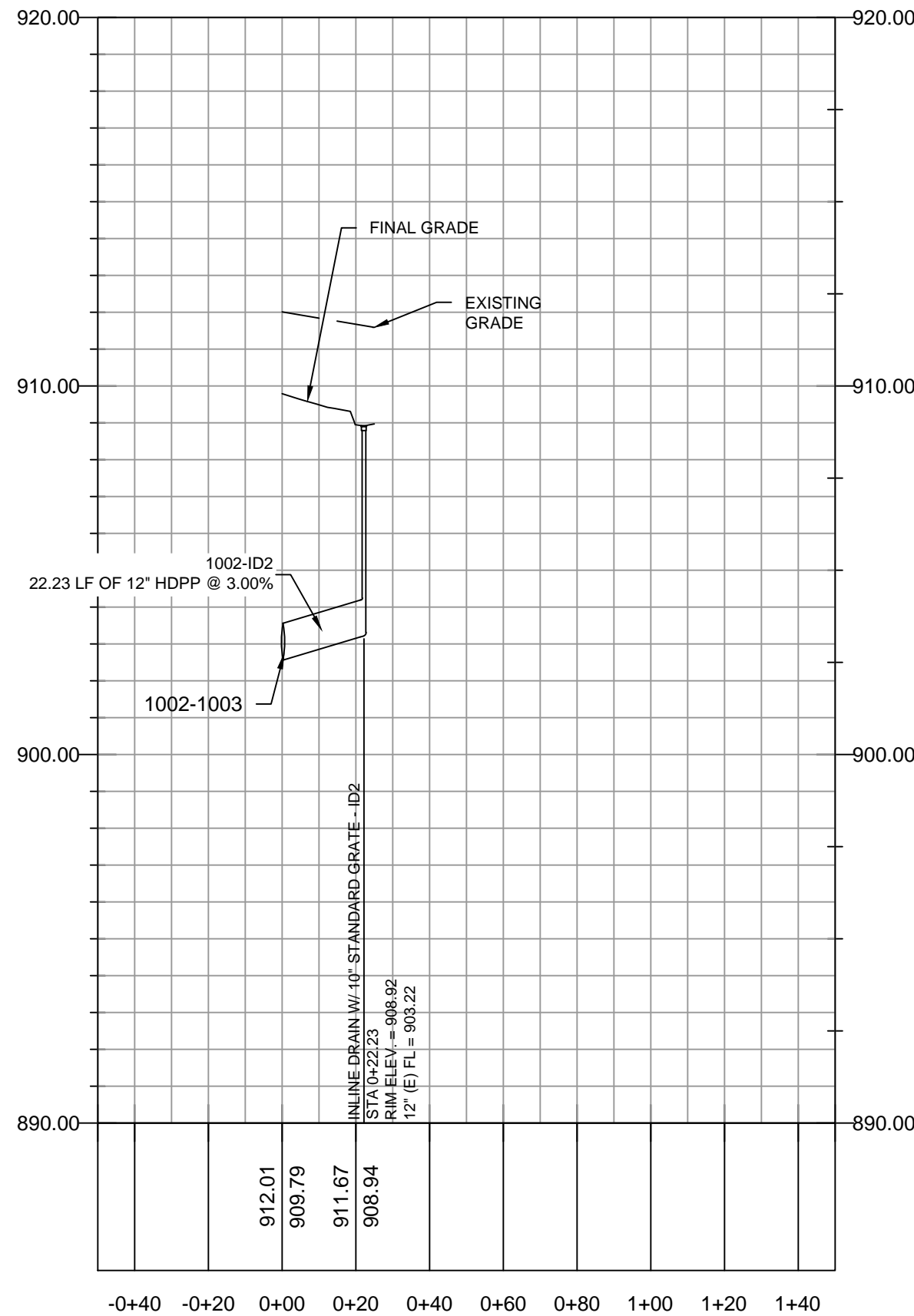
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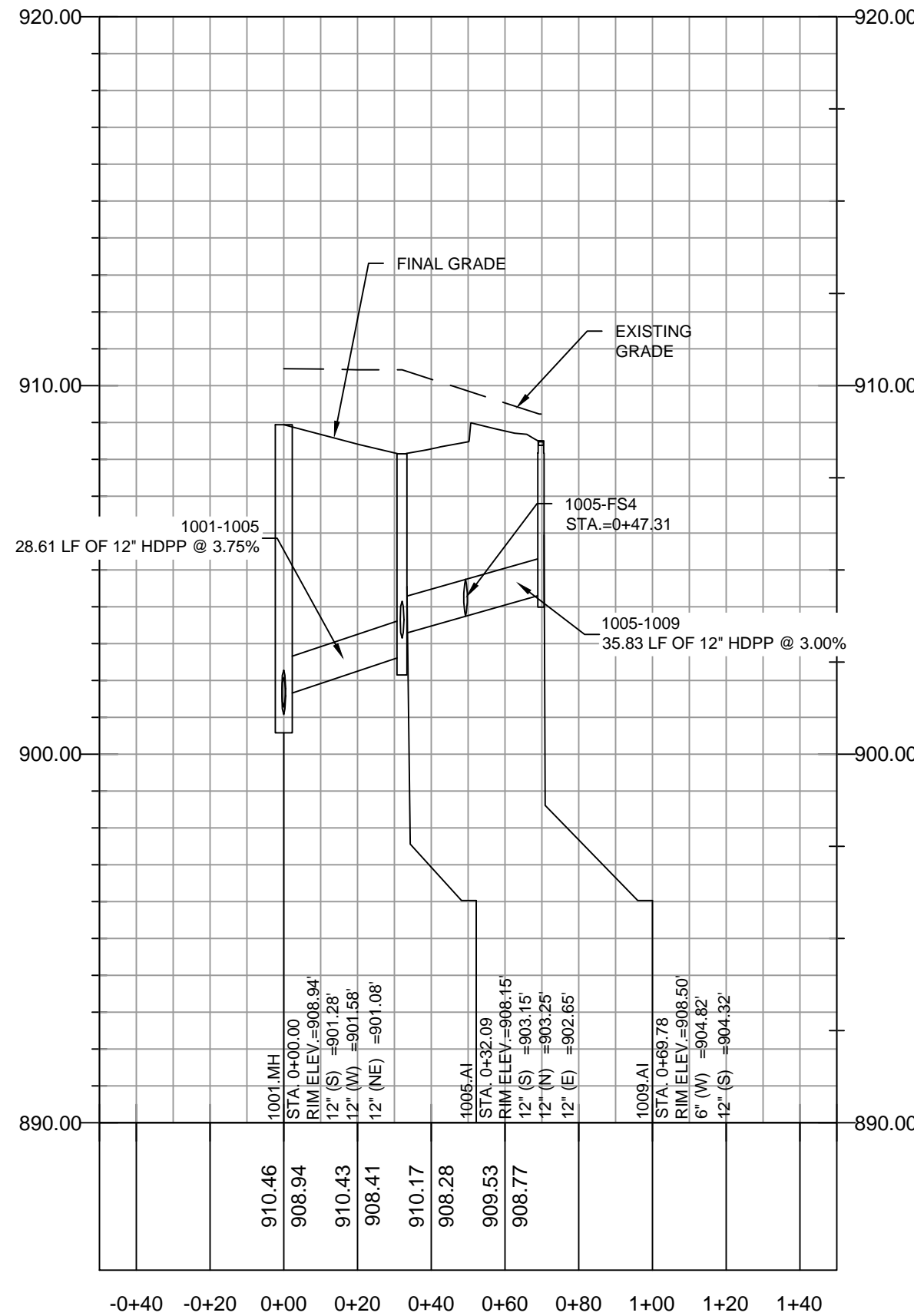
1 1000.MH - 10004.AI STORMWATER PROFILE
SCALE: HORIZONTAL 1"=40' SCALE: VERTICAL 1"=4'



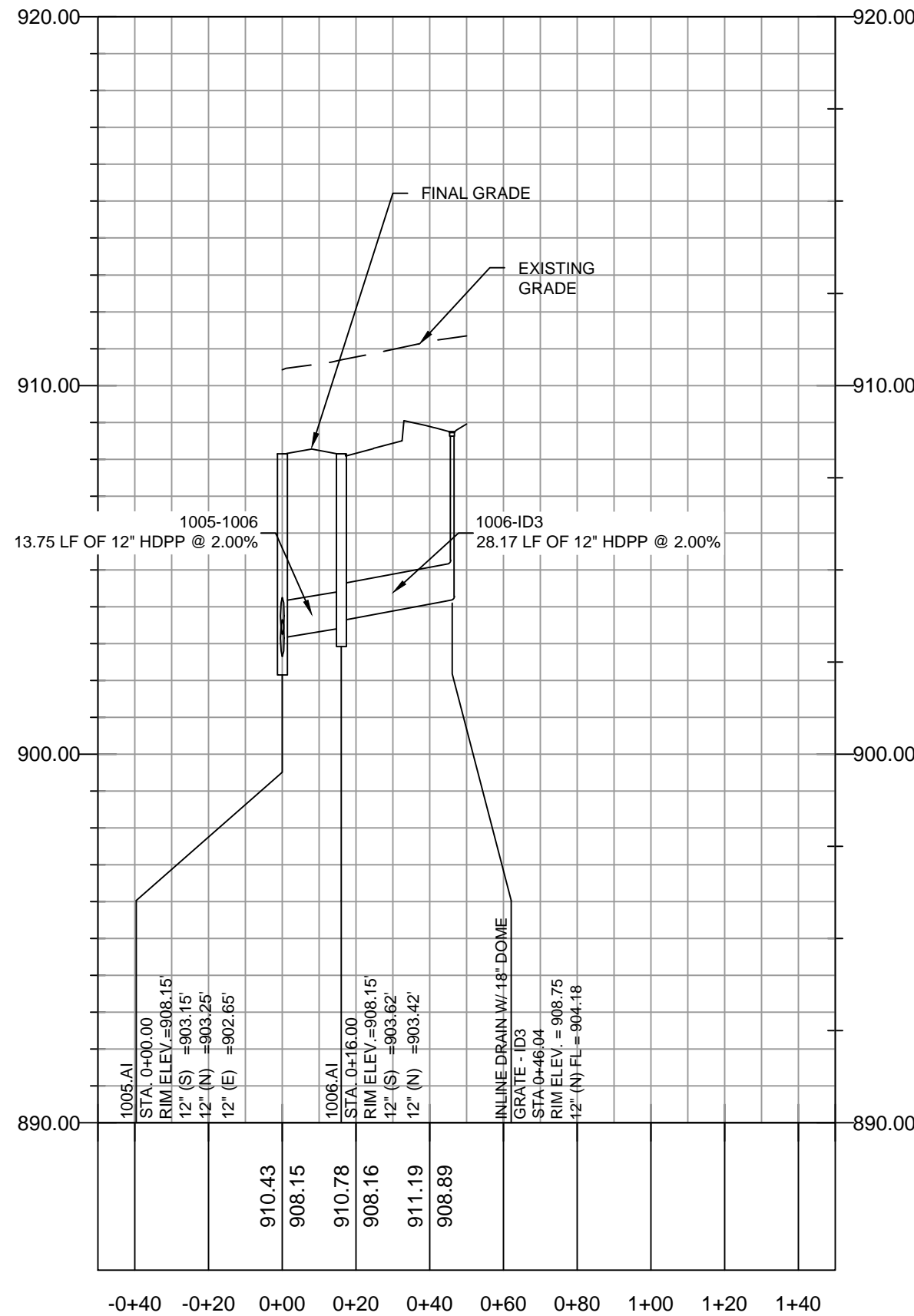
2 PIPE 1002-1003 - INLINE DRAIN 1
SCALE: HORIZONTAL 1"=40' SCALE: VERTICAL 1"=4'



3 PIPE 1002-1003 - INLINE DRAIN 2
SCALE: HORIZONTAL 1"=40' SCALE: VERTICAL 1"=4'



4 1001.MH - 1009.AI
SCALE: HORIZONTAL 1"=40' SCALE: VERTICAL 1"=4'



5 1005.AI - INLINE DRAIN 3
SCALE: HORIZONTAL 1"=40' SCALE: VERTICAL 1"=4'

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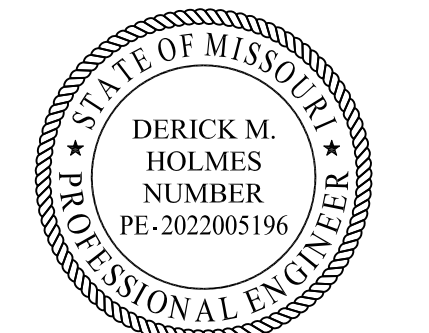
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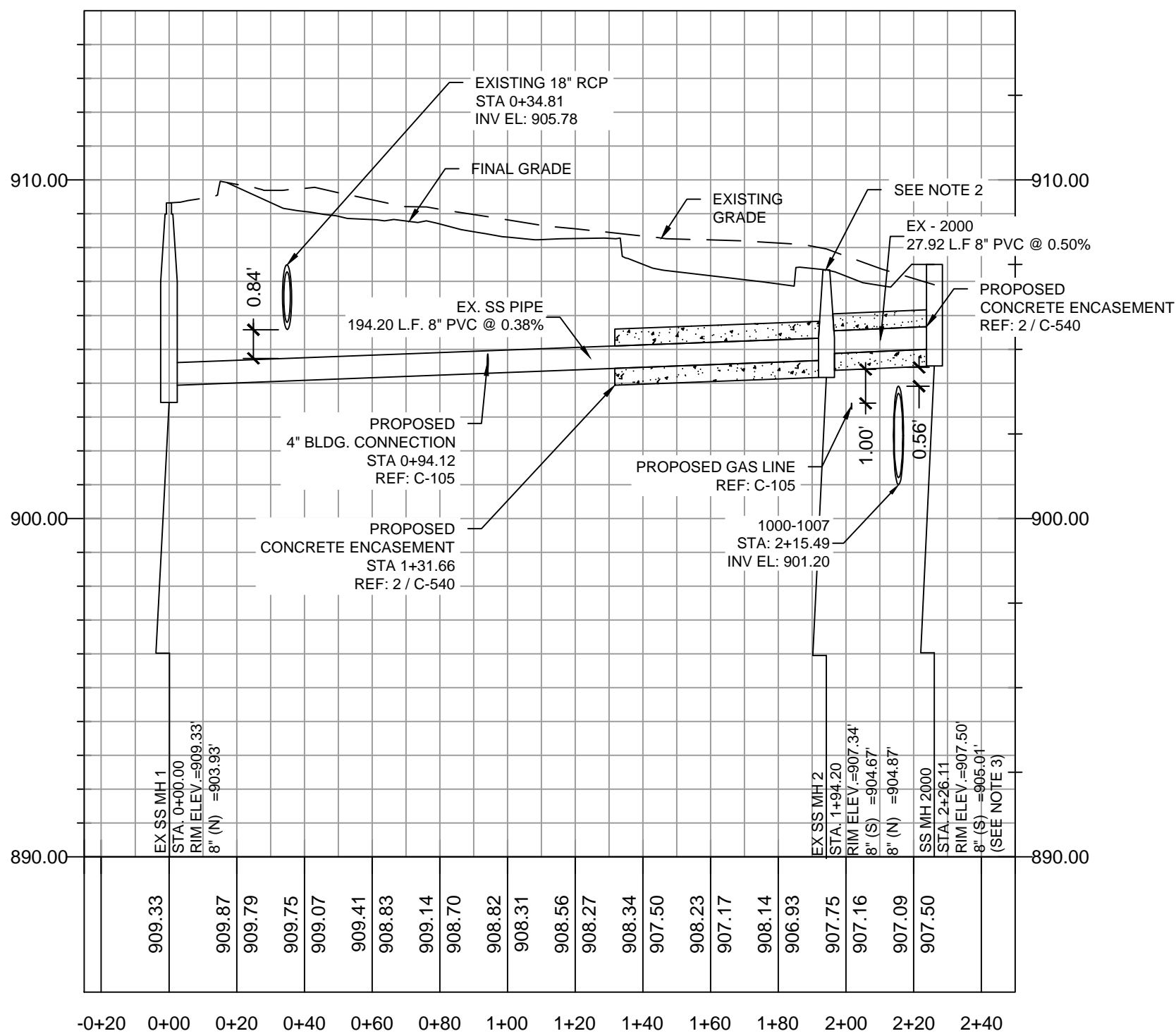
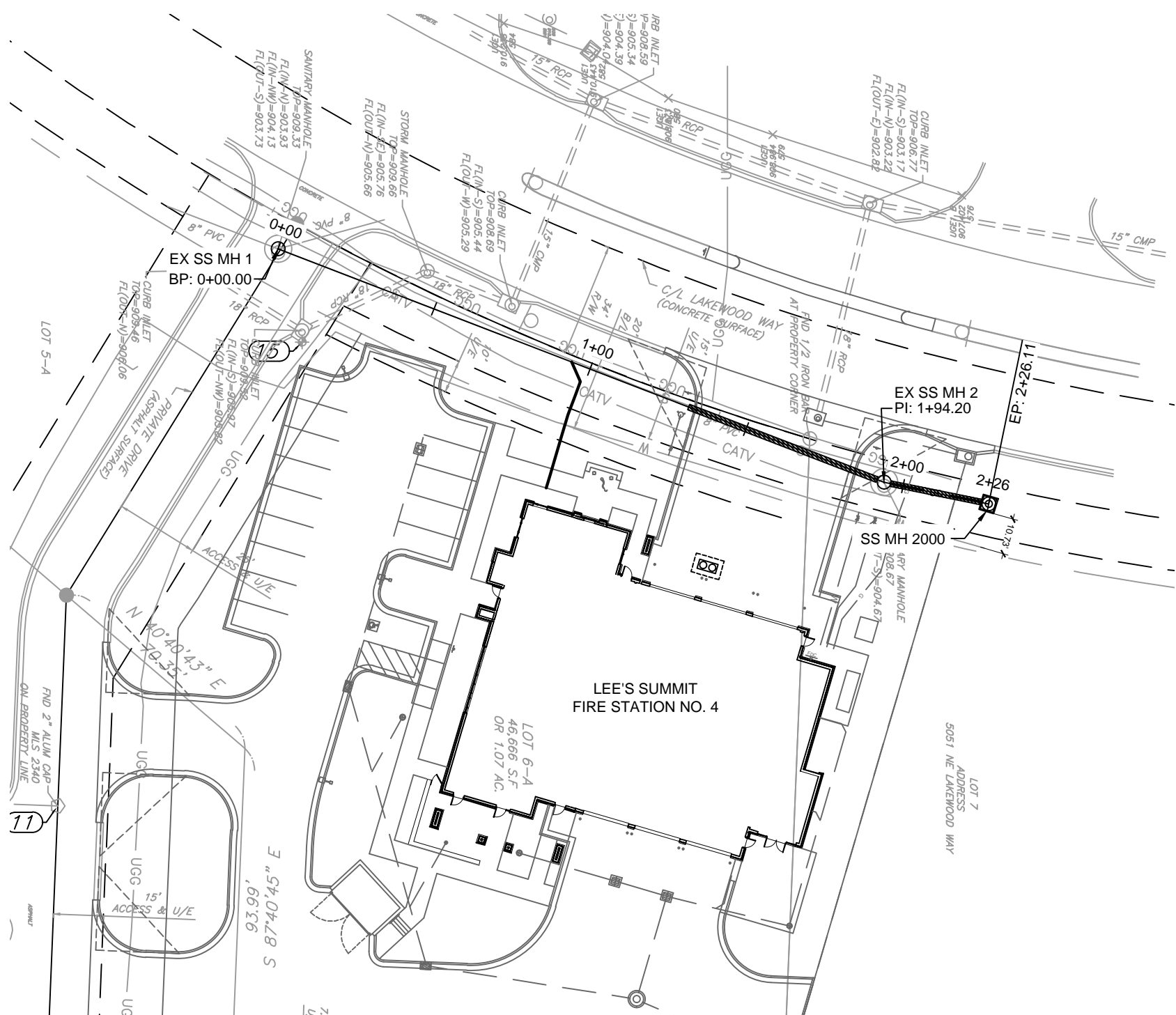
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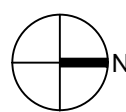
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1 SANITARY SEWER MAIN PLAN & PROFILE
SCALE: HORIZONTAL 1"= 40'
SCALE: VERTICAL 1"= 4'



GENERAL NOTES:

- SEE DRAWING C-105 FOR GENERAL NOTES APPLICABLE TO THIS DRAWING.
- ADJUST EXISTING MH RIM ELEVATION TO NEW PROPOSED GRADE.
- INSTALL STANDARD SHALLOW PRECAST MANHOLE.
REF: 4 / C-540

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CHKD BY:	DMH

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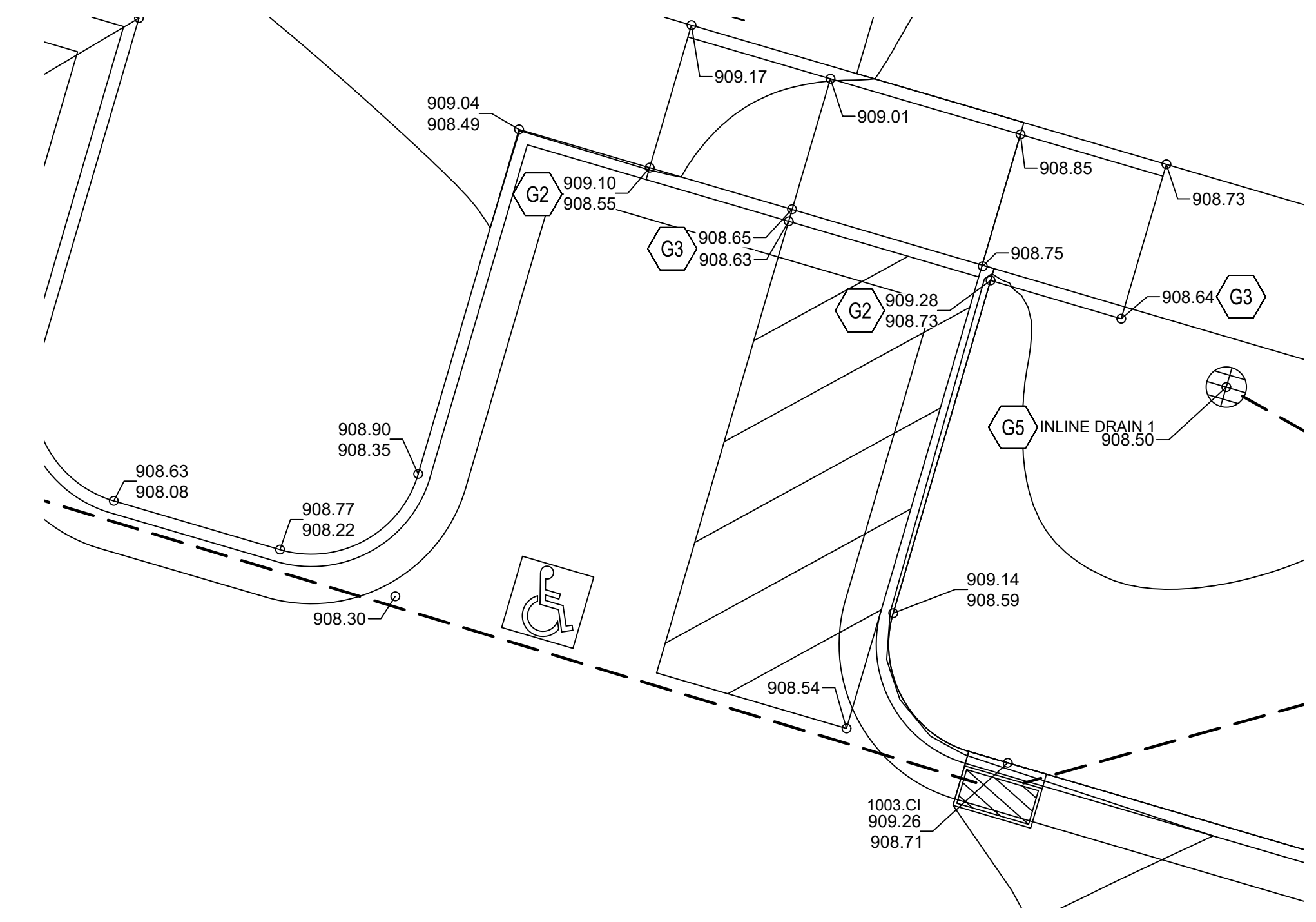
C-240

D

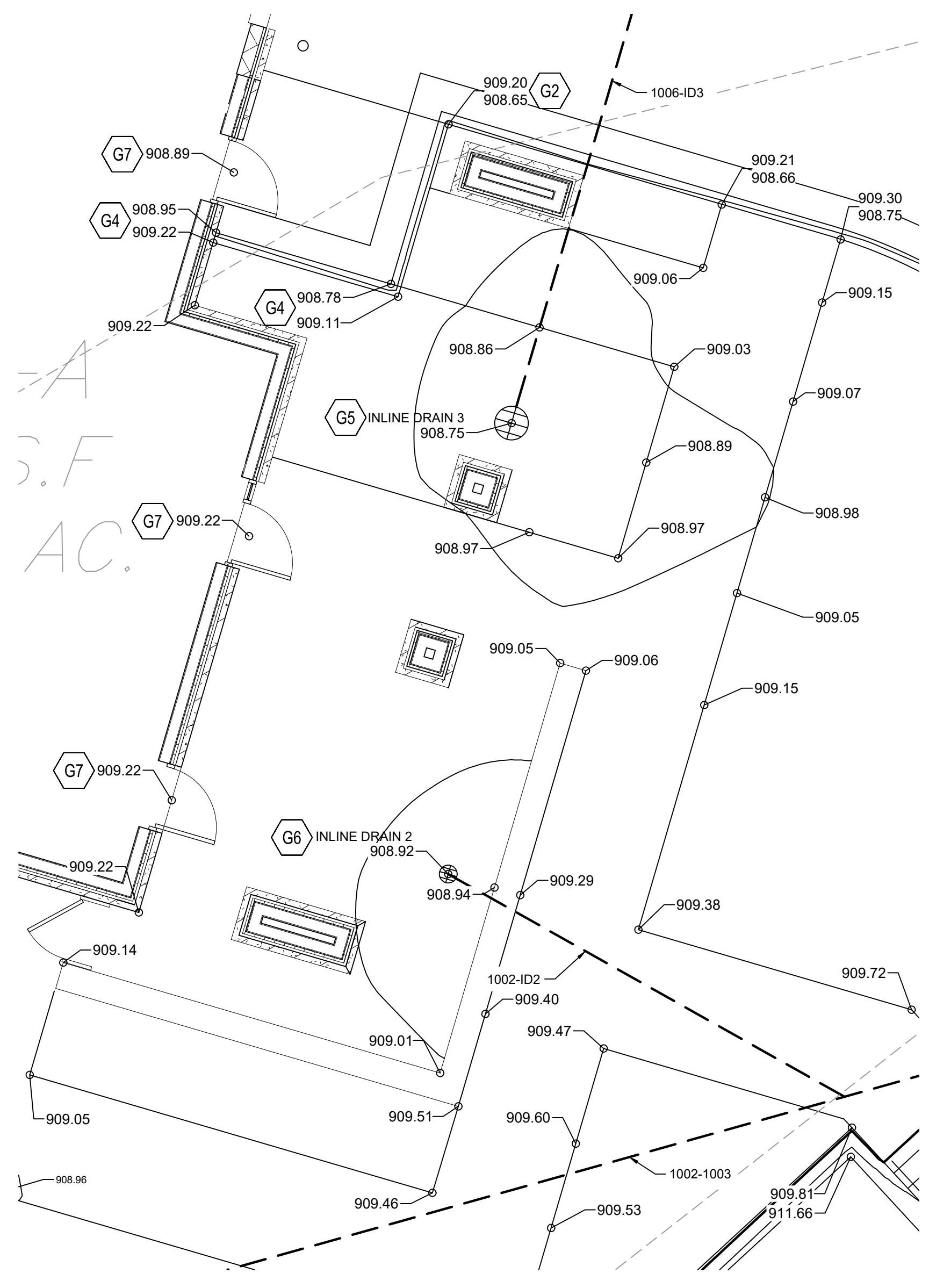
C

B

A



1 ENLARGEMENT 1
1" = 5'-0"



2 ENLARGEMENT 2
1" = 5'-0"

GENERAL GRADING & DRAINAGE NOTES:


- SEE DRAWING C-104 FOR GENERAL GRADING & DRAINAGE NOTES APPLICABLE TO THIS DRAWING.

ADA NOTES:

- SEE DRAWING C-104 FOR GENERAL ADA NOTES APPLICABLE TO THIS DRAWING.

GRADING & DRAINAGE KEYNOTES

- G1 NOT USED
- G2 START TRANSITION FROM FULL-DEPTH CURB
- G3 FLUSH CURB
- G4 4" CURB
- G5 INLINE DRAIN WITH 18" DOME GRATE.
REF: C-231 & C-532
- G6 INLINE DRAIN WITH 10" STANDARD GRATE.
REF: C-231, C-531, AND C-532
- G7 FINISH GRADE AT DOORS SET 3/4" BELOW FINISH FLOOR ELEVATIONS TO ACCOUNT FOR THRESHOLDS



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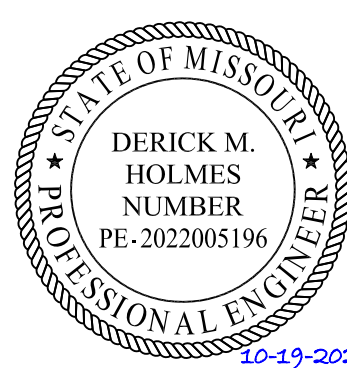
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100% CONSTRUCTION DOCUMENT DRAWINGS

REVISIONS:

#	Description	Date
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DERICK HOLMES - CIVIL ENGINEER
MO# PE-2022005196

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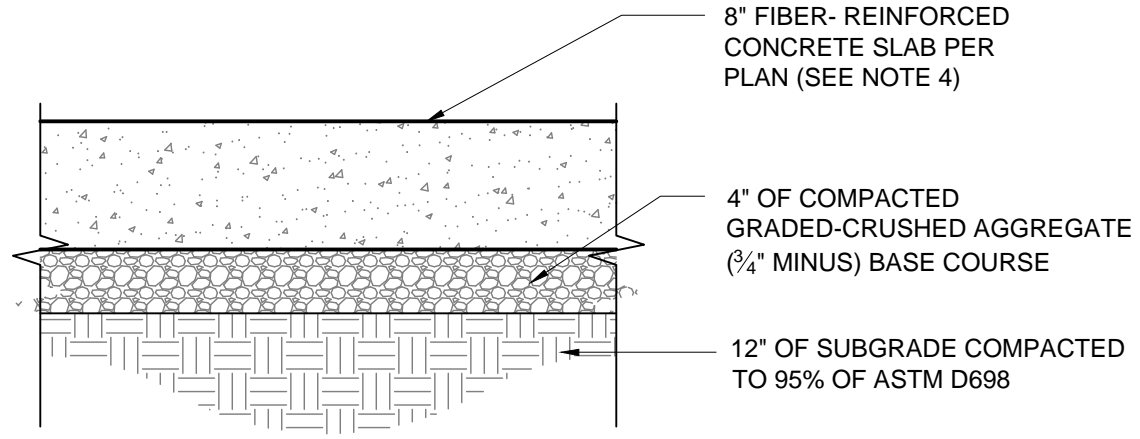
PROJECT NO:	18225R21001
DATE:	10.19.2022
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CHKD BY:	DMH

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**GRADING
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C-400

D

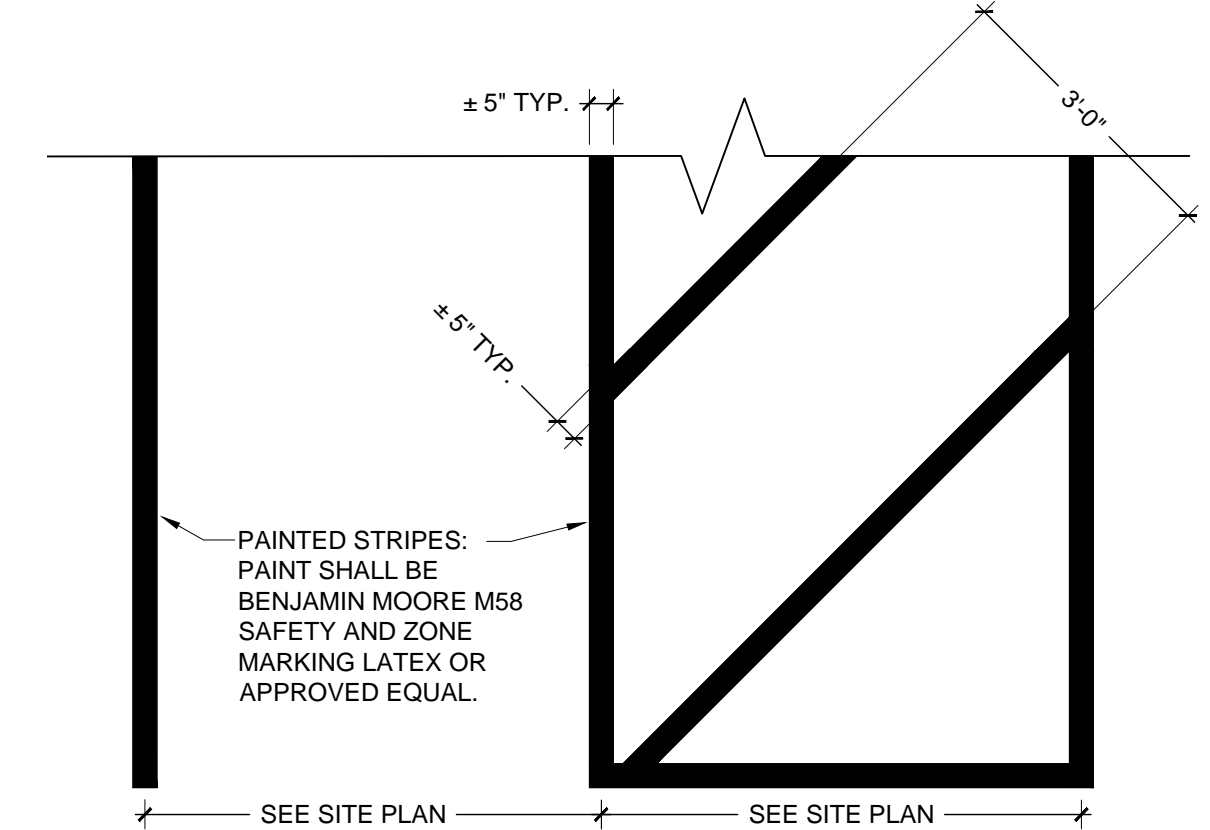


- NOTES:
1. THE GEOTECHNICAL REPORT (SPECIFICATION SECTION 003132) OUTLINES SEVERAL CONCRETE PAVING OPTIONS FOR VARIOUS SCENARIOS. ALL RECOMMENDATIONS PROVIDED BY THE GEOTECHNICAL ENGINEER ARE ACCEPTABLE HEREIN. CONTRACTOR TO FOLLOW GEOTECHNICAL REPORT DURING ALL PAVING INSTALLATIONS.
 2. KCMMB 4K CONCRETE MIX SHALL BE REQUIRED FOR ALL CONCRETE PAVING.
 3. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.
 4. SIKAFIBER 800 STEALTH. DOSAGE - 3 LBS/CY

1 TYP. CONCRETE PAVING

1" = 1'

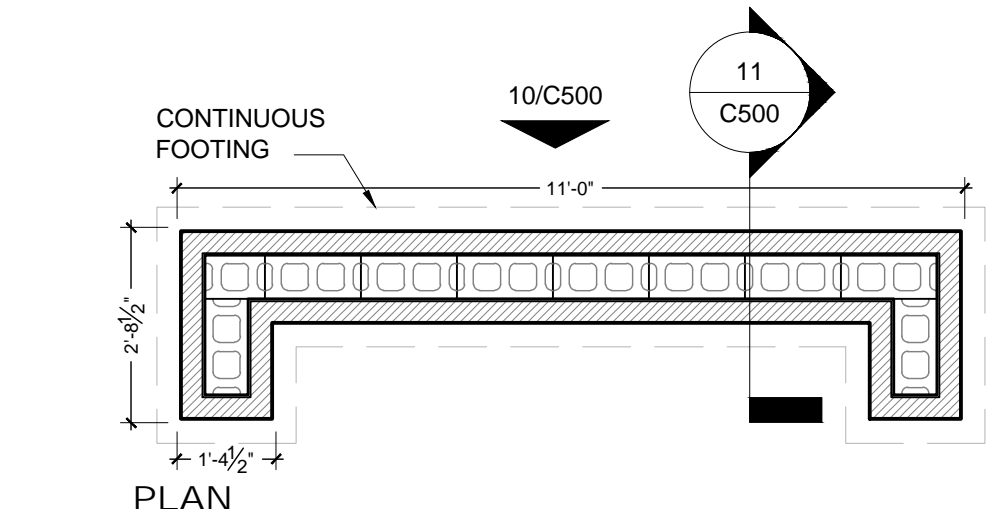
C



4 PAVEMENT STRIPING

1/2" = 1'

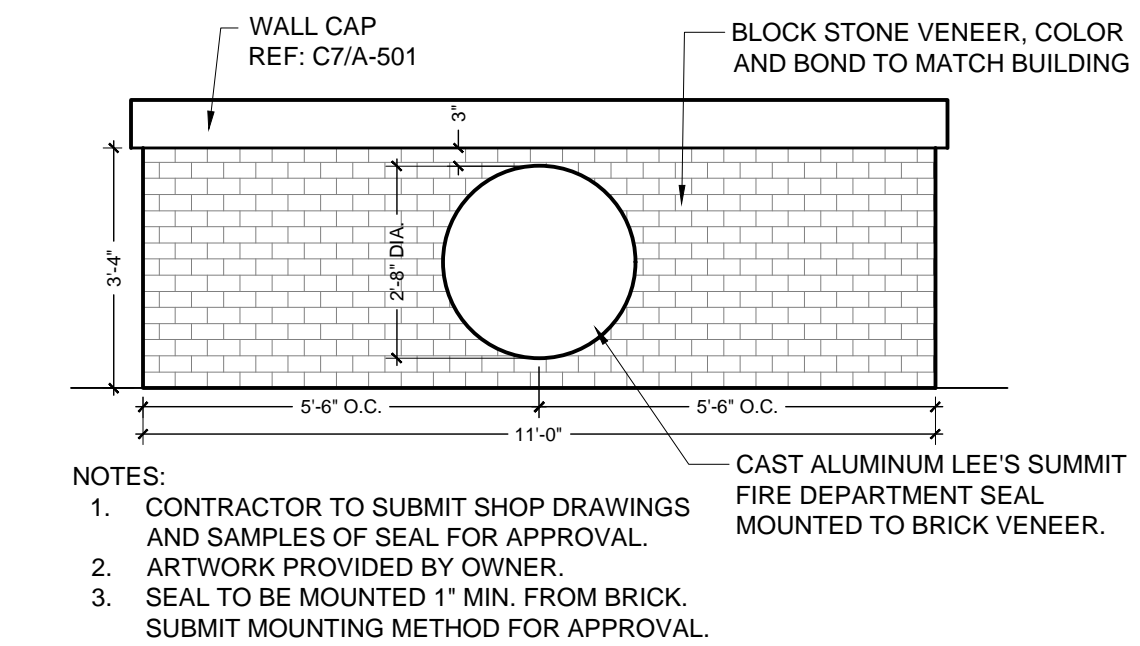
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9 MONUMENT SIGN

3/8" = 1'

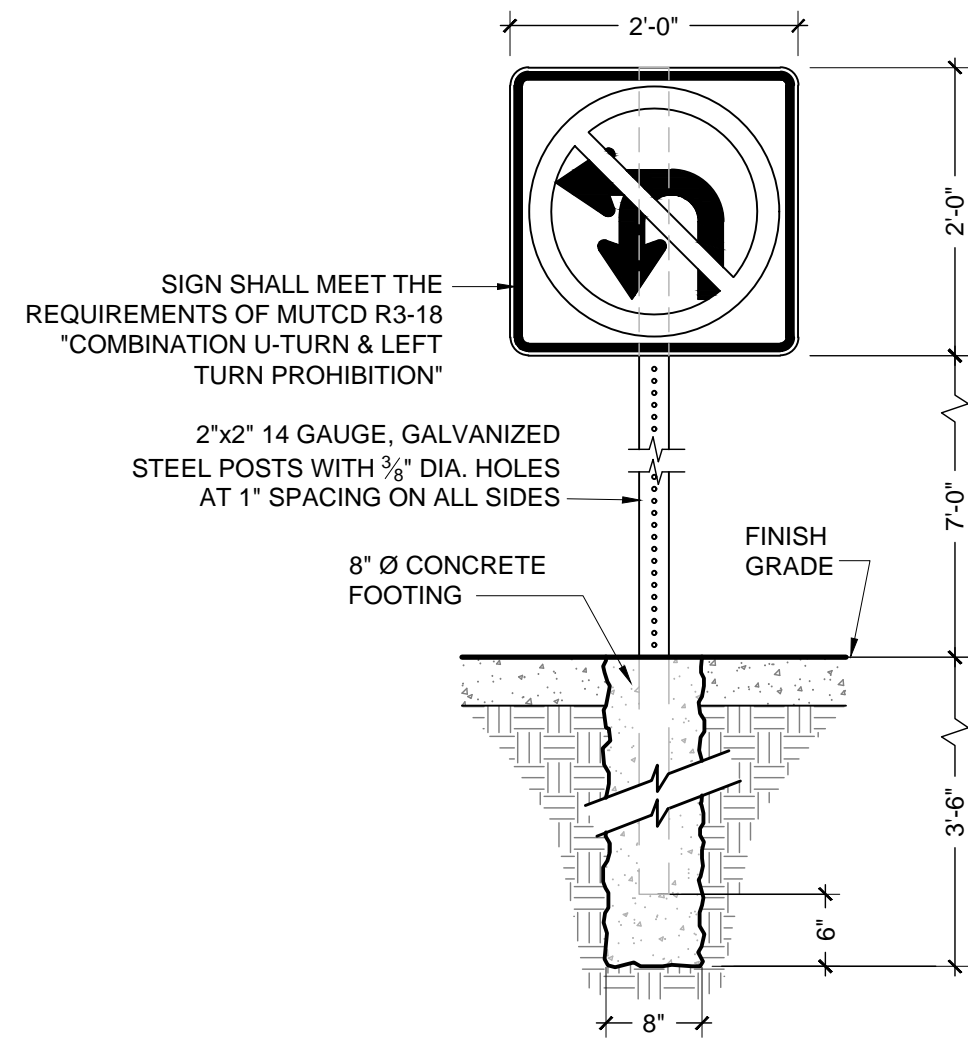
A



10 MONUMENT SIGN ELEVATION

3/8" = 1'

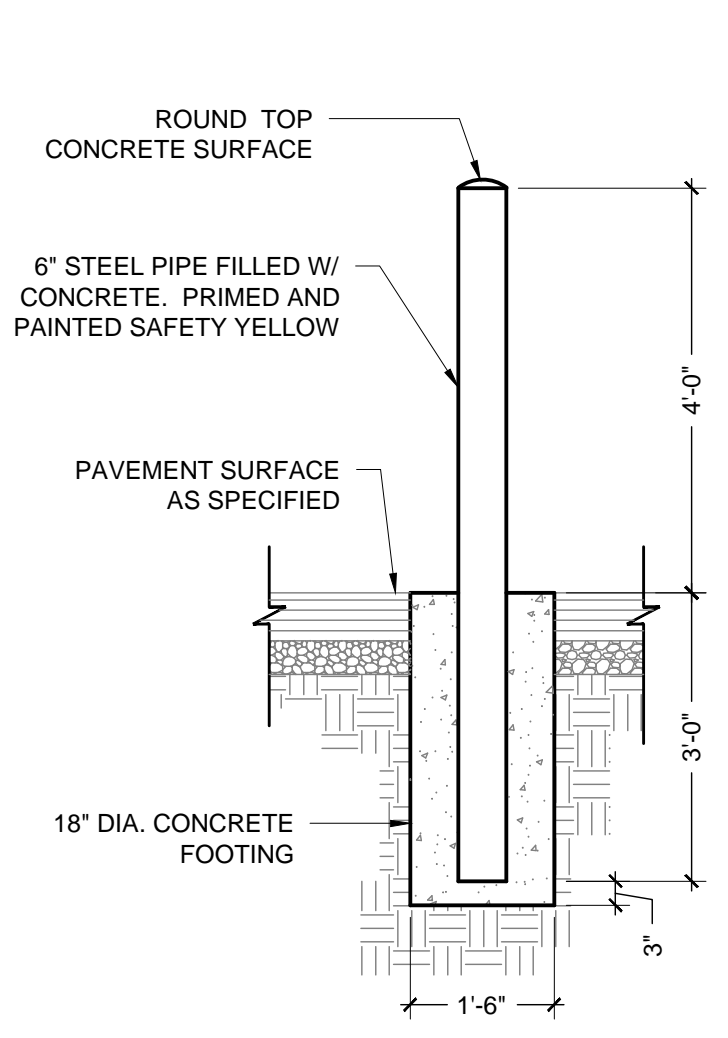
2



2 NO LEFT/U-TURN SIGN

3/4" = 1'

3



3 TYP. SAFETY BOLLARD

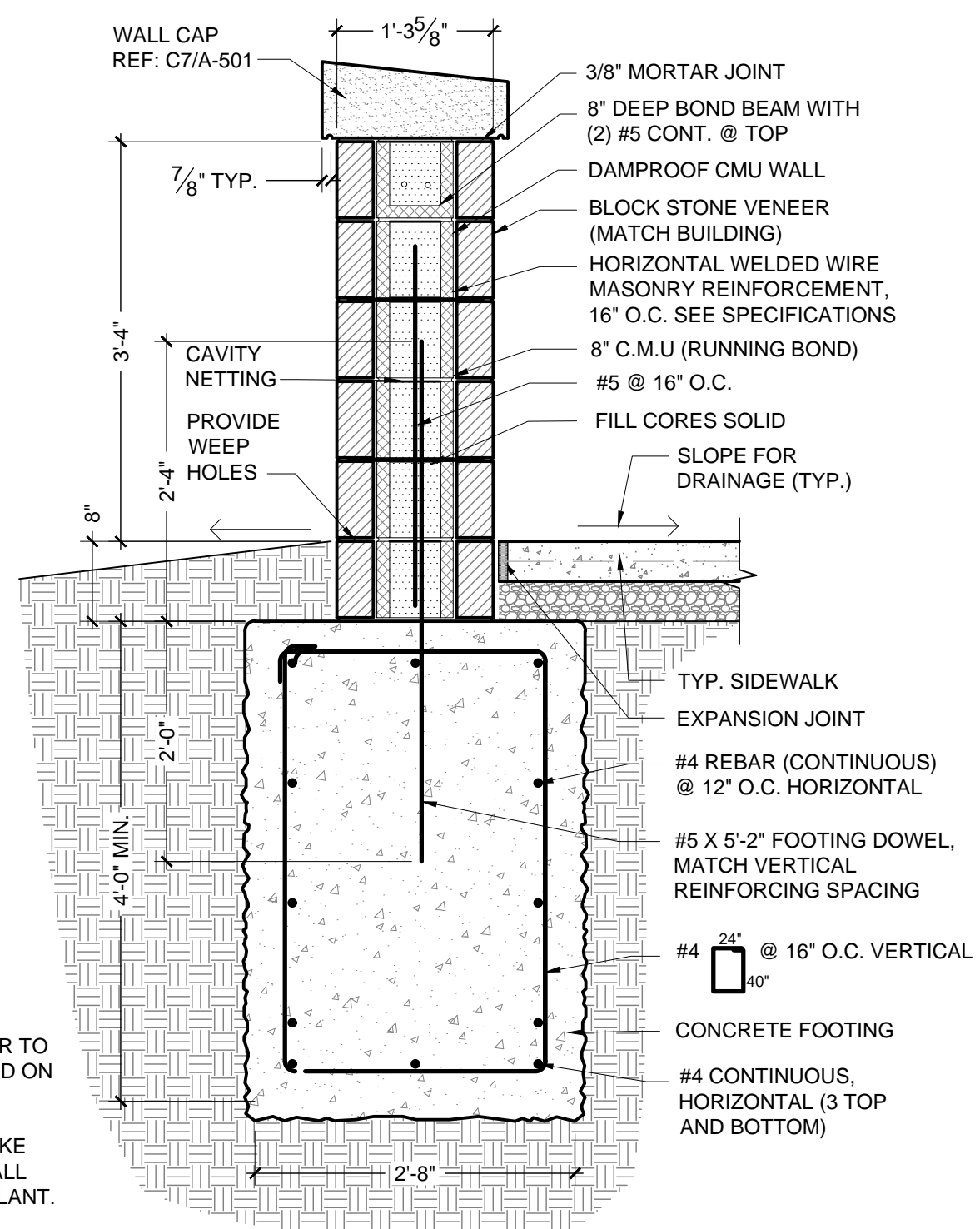
1/2" = 1'

6 ADA PARKING SIGN

3/4" = 1'

11 MONUMENT SIGN SECTION

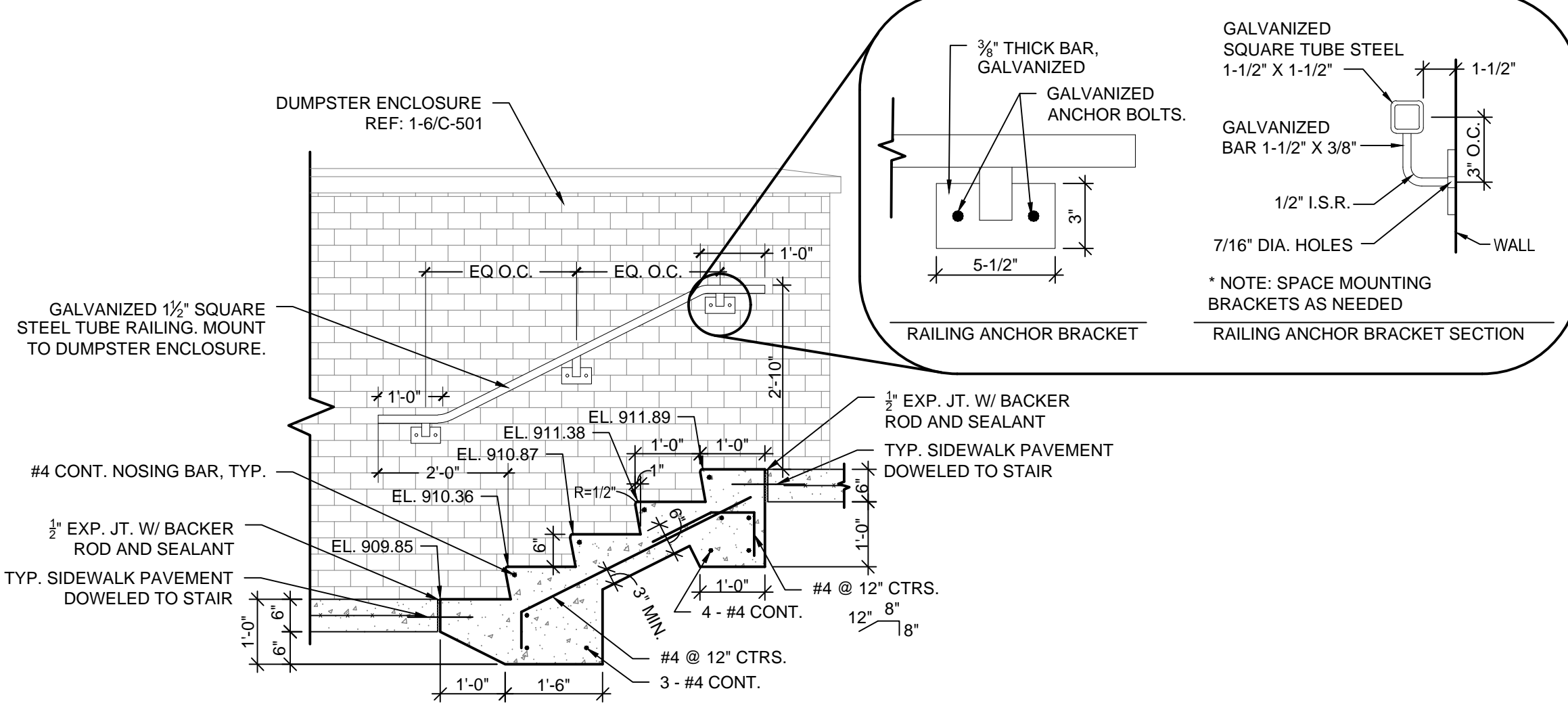
3/4" = 1'



- NOTES:
1. MATCH WALL CAP MORTAR TO THE MORTAR COLOR USED ON THE BUILDING.
 2. AT ALL JOINTS IN CAP, RAKE MORTAR BACK AND INSTALL BOND BREAKER AND SEALANT.

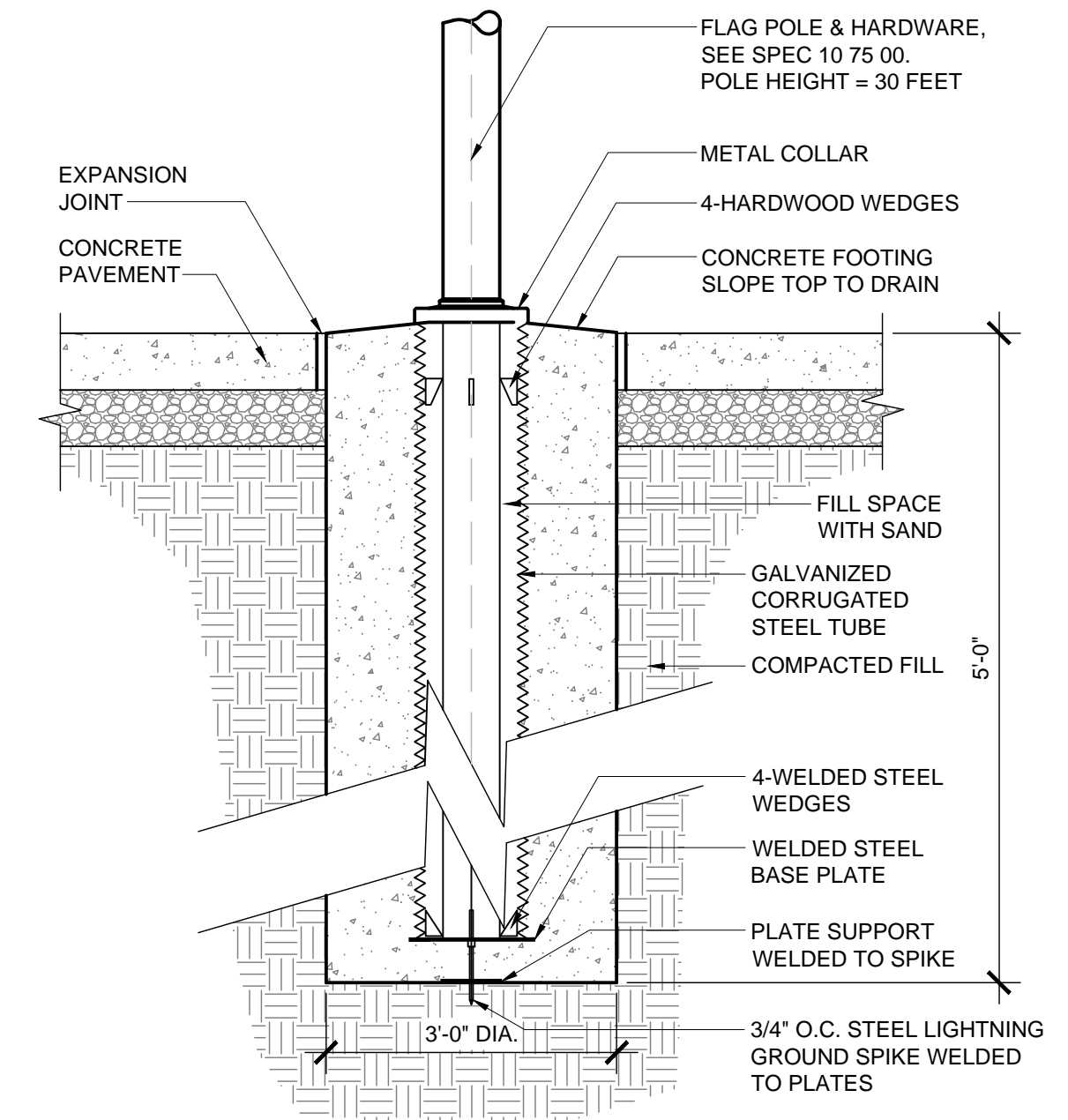
12 CONCRETE STEPS WITH RAILING

3/4" = 1'



4

5



8 FLAG POLE

1/2" = 1'

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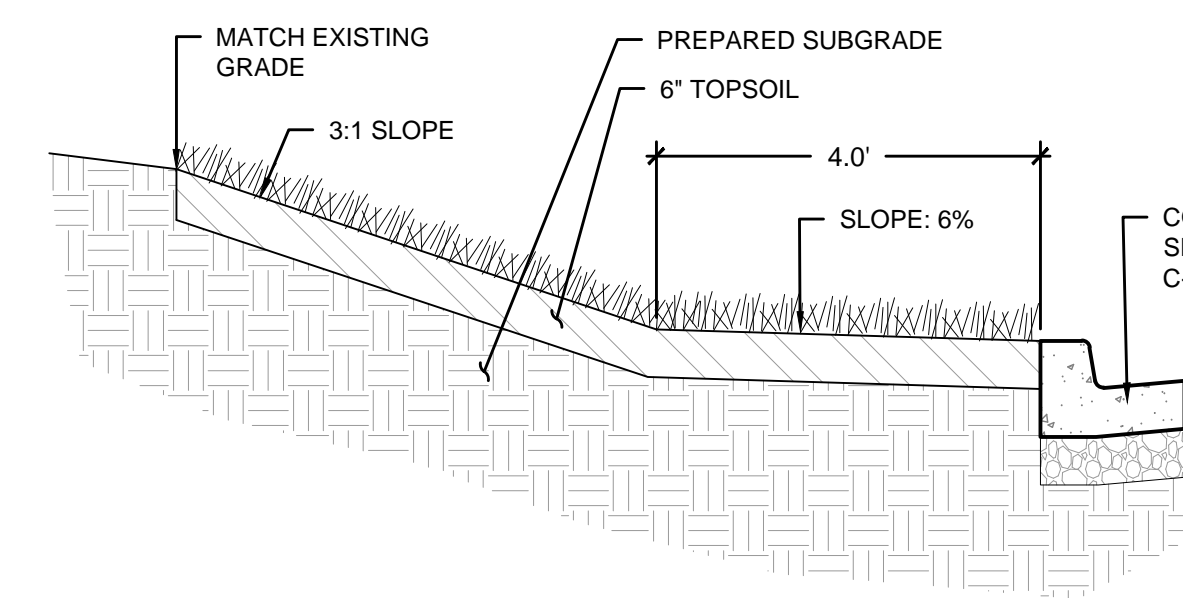
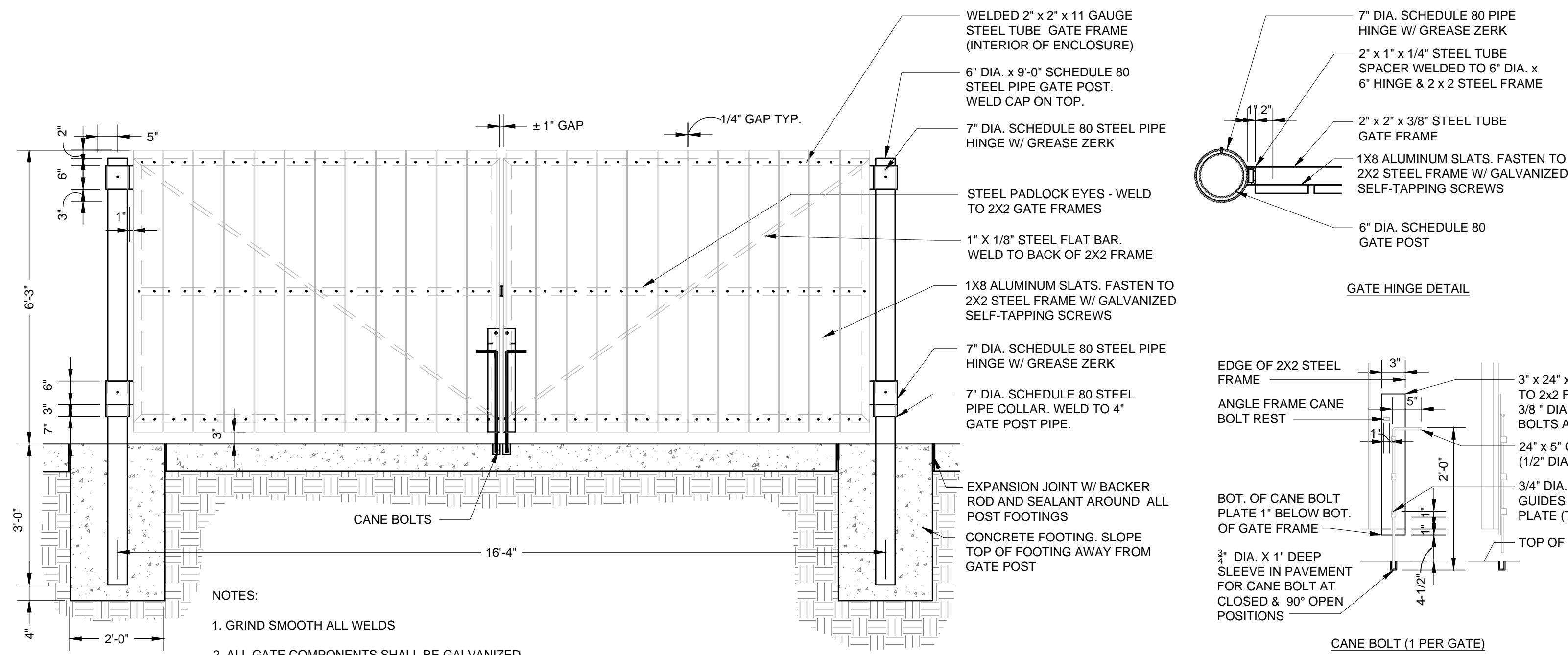
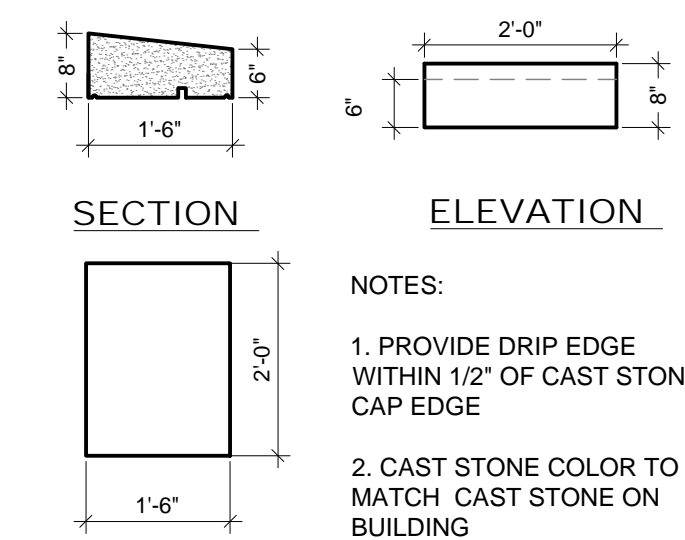
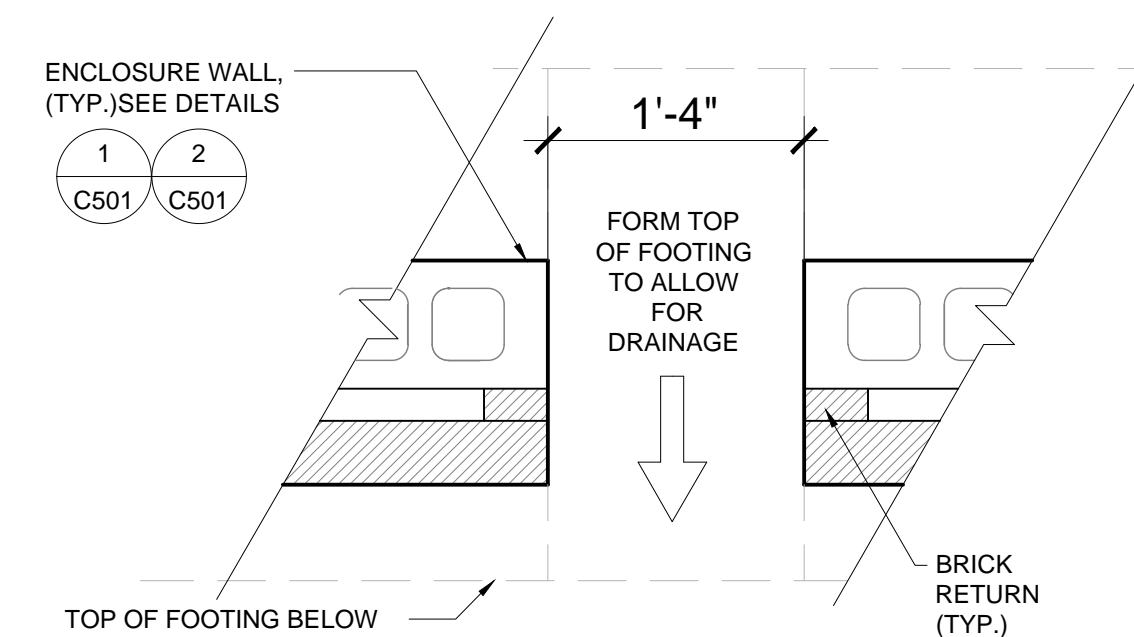
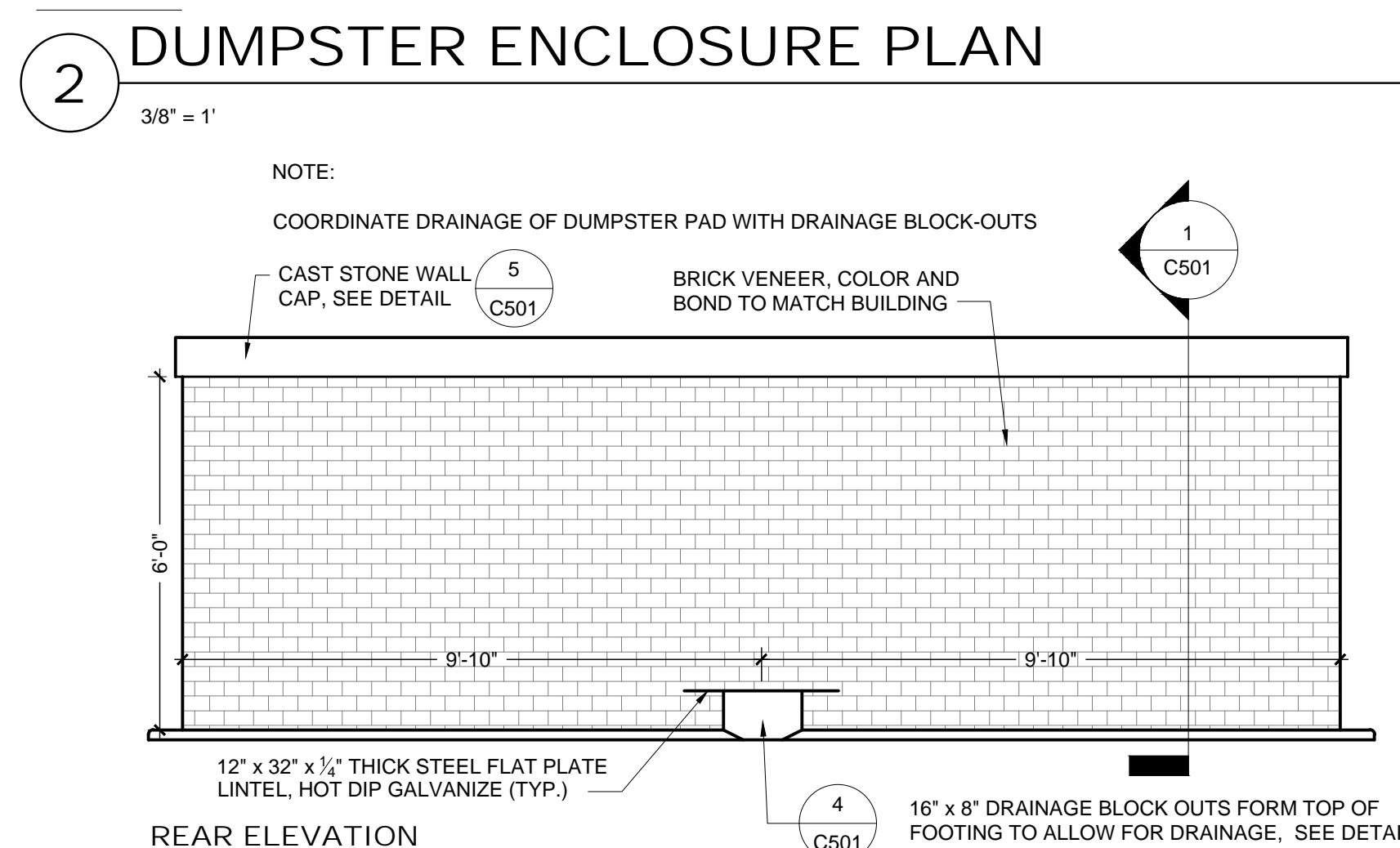
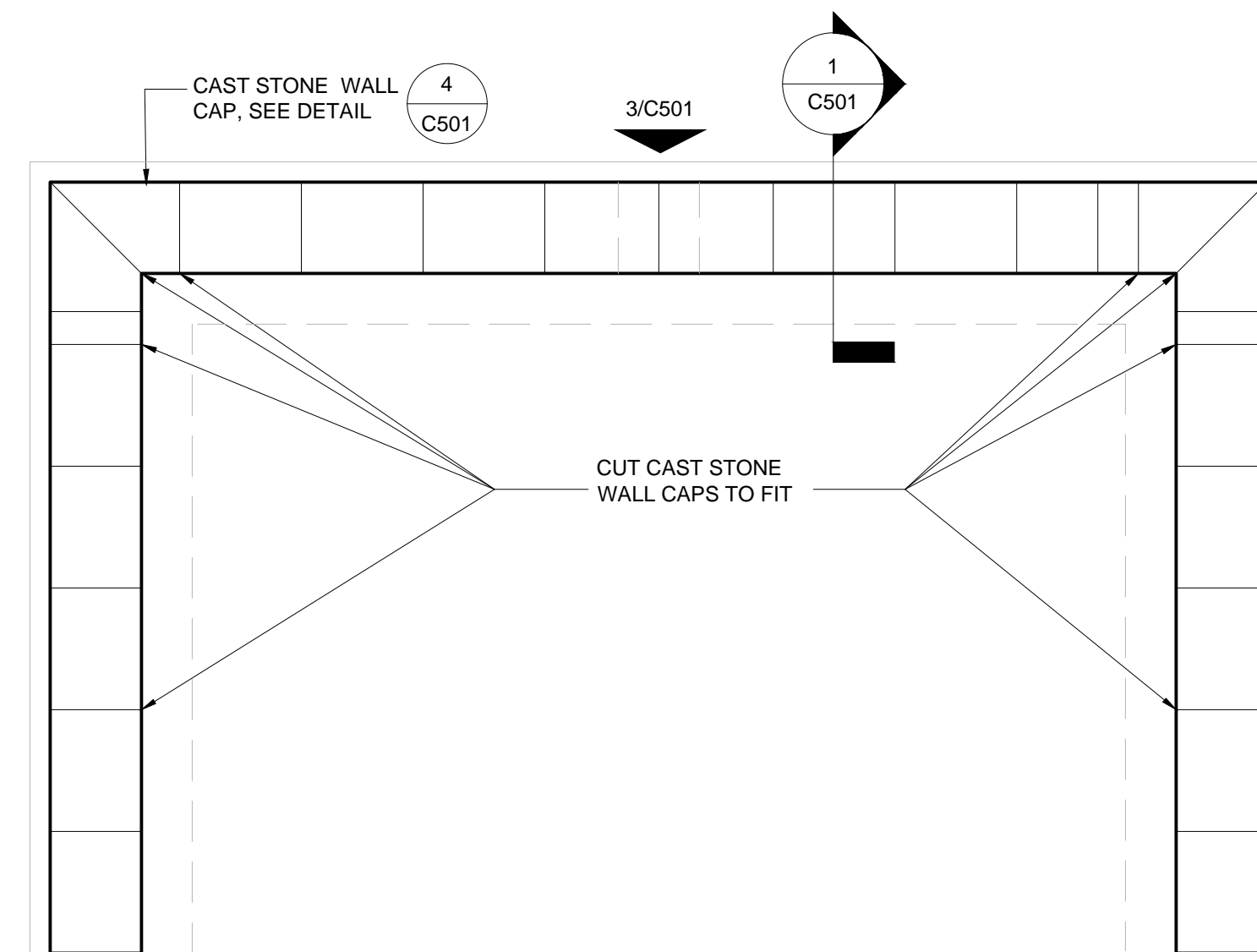
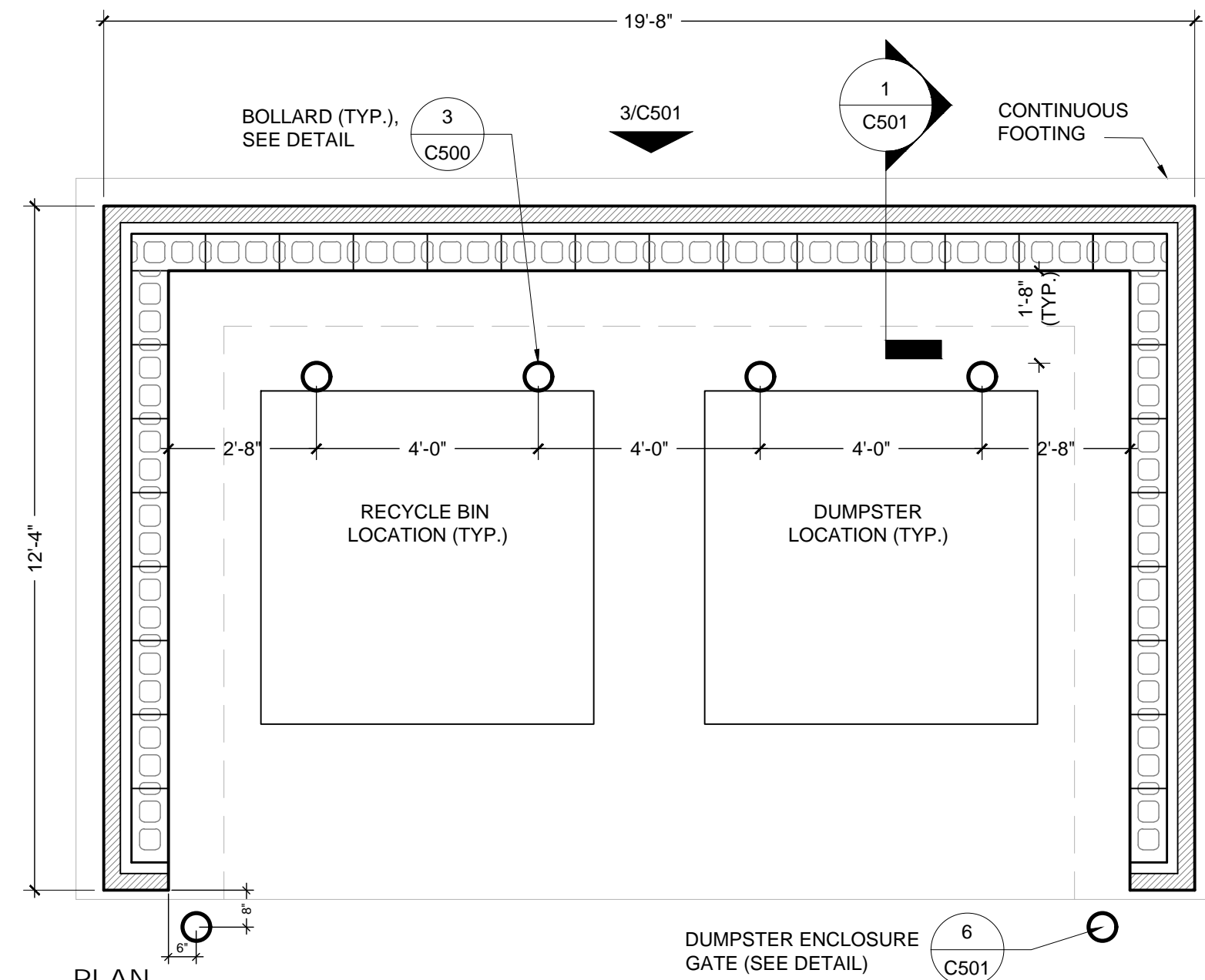
PROJECT NO: 18225R21001
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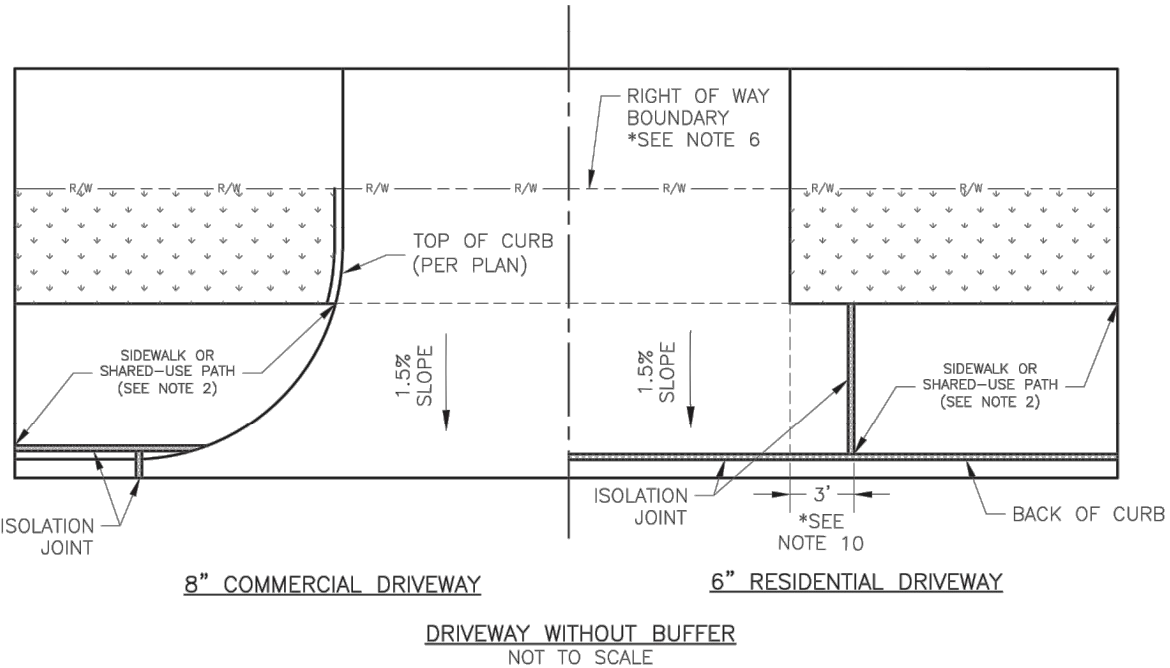
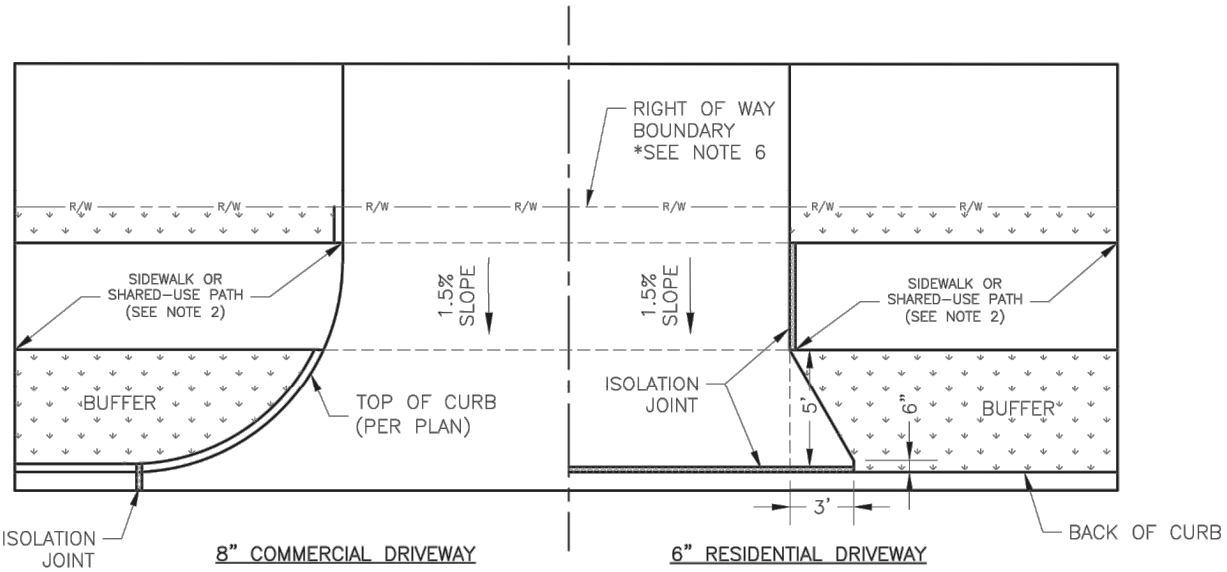
SITE DETAILS

C-500

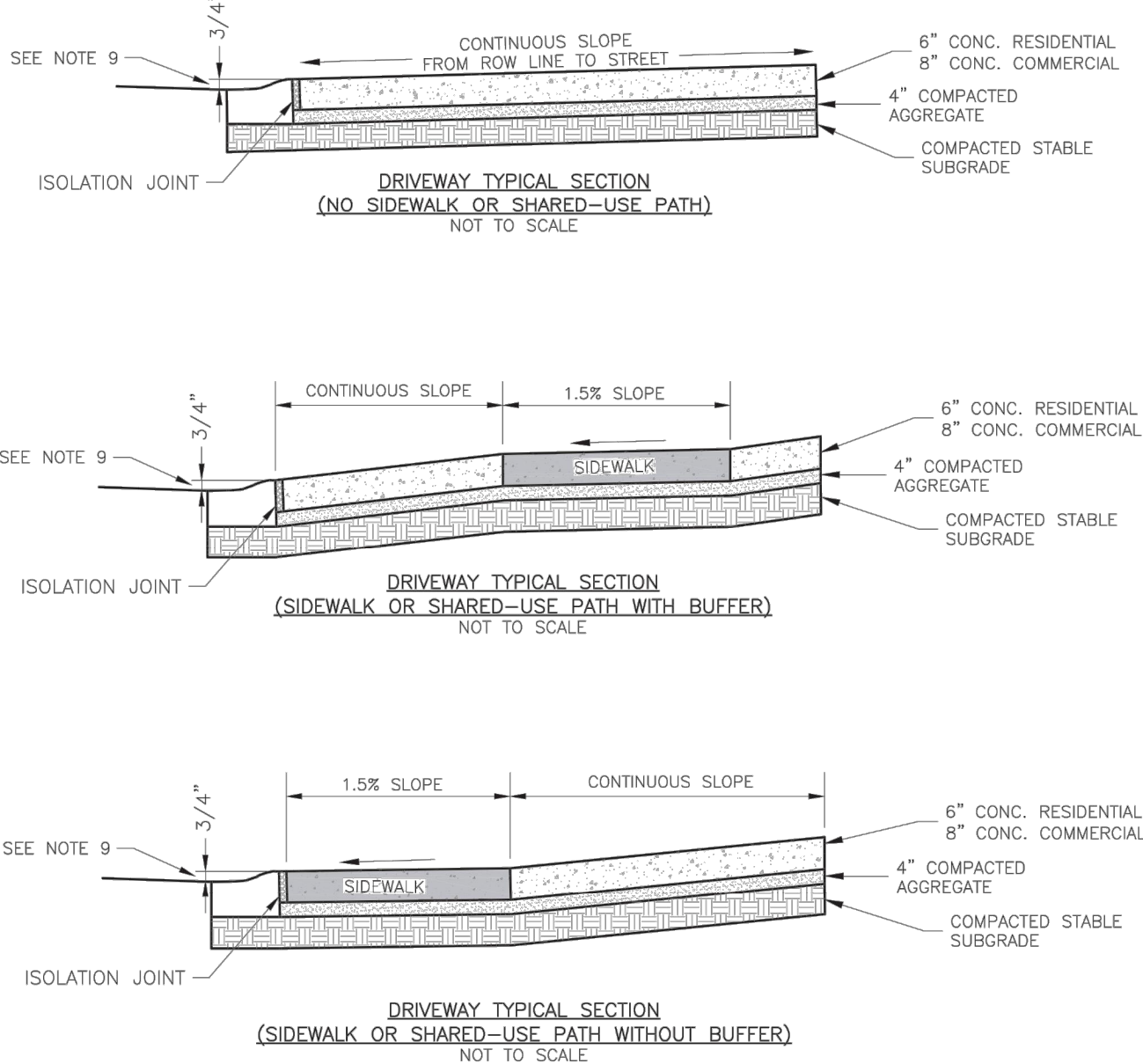
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D



- GENERAL NOTES:
- SUBGRADE SHALL BE STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
 - ALL DRIVE APPROACHES SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG) FOR SLOPE REQUIREMENTS WHEN SIDEWALK IS REQUIRED (SEE ADA RAMP RETROFIT DETAIL GEN-3B, SIDEWALK/SHARED USE PATH RAMP AT DRIVEWAY DETAIL).
 - JOINT AT BACK OF CURB LINE SHALL BE AN ISOLATION JOINT FOR RESIDENTIAL DRIVEWAYS.
 - KCMB 4K CONCRETE MIX IS REQUIRED FOR ALL CURBS.
 - COMMERCIAL DRIVEWAYS, IN THE PUBLIC RIGHT OF WAY, SHALL BE KCMB 4K CONCRETE MIX.
 - RESIDENTIAL DRIVEWAYS, IN THE PUBLIC RIGHT OF WAY, KCMB 4K CONCRETE MIX IS RECOMMENDED. OTHER CONCRETE MIXES NEED TO BE APPROVED BY CITY INSPECTOR.
 - A JOINT MUST BE INSTALLED AT THE RIGHT OF WAY BOUNDARY FOR PROPERTY DELINEATION.
 - WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.
 - 3/4" FROM TOP OF CURB TO FLOWLINE AT DRIVEWAY (TYPE CG-1 CURB ONLY). MUST MAINTAIN ORIGINAL FLOWLINE OF CURB.
 - SIDEWALK ADJOINING CURB SHALL BE 6" THICK, EXTENDING 3' FROM THE DRIVEWAY.
 - THE MAXIMUM WIDTH OF A RESIDENTIAL DRIVEWAY IS 36 FEET WITHIN THE RIGHT OF WAY.



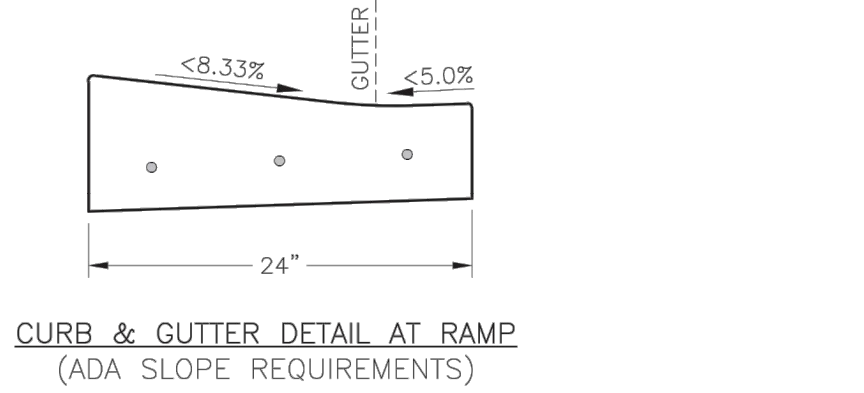
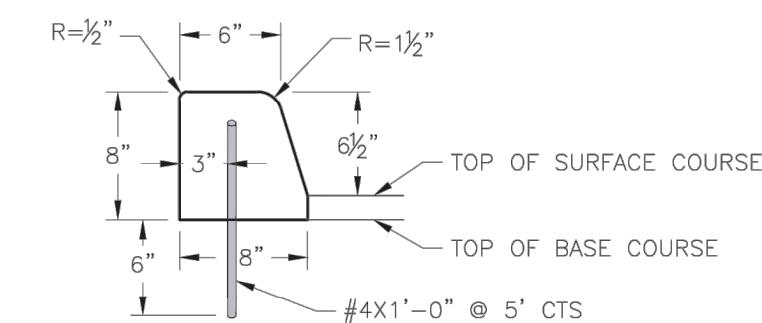
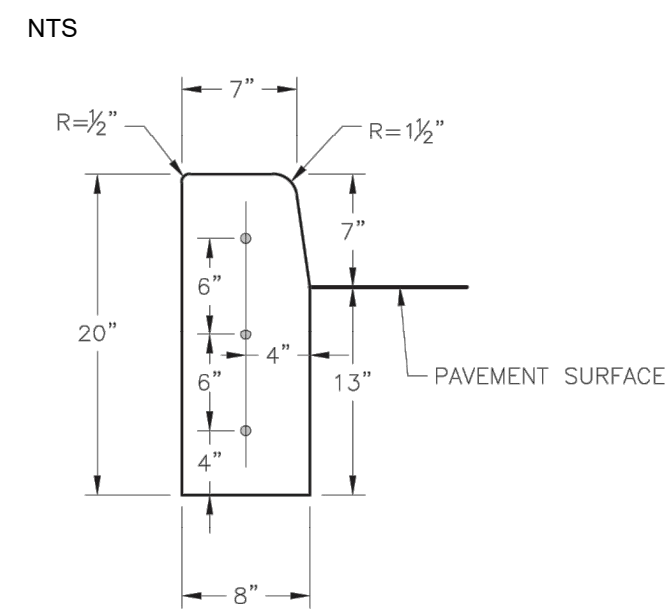
LEE'S SUMMIT MISSOURI

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
DRIVEWAY DETAIL
GEN-1

C

LEE'S SUMMIT TYPICAL DRIVEWAY

1



2

LEE'S SUMMIT TYPICAL PAVEMENT JOINTING

NTS

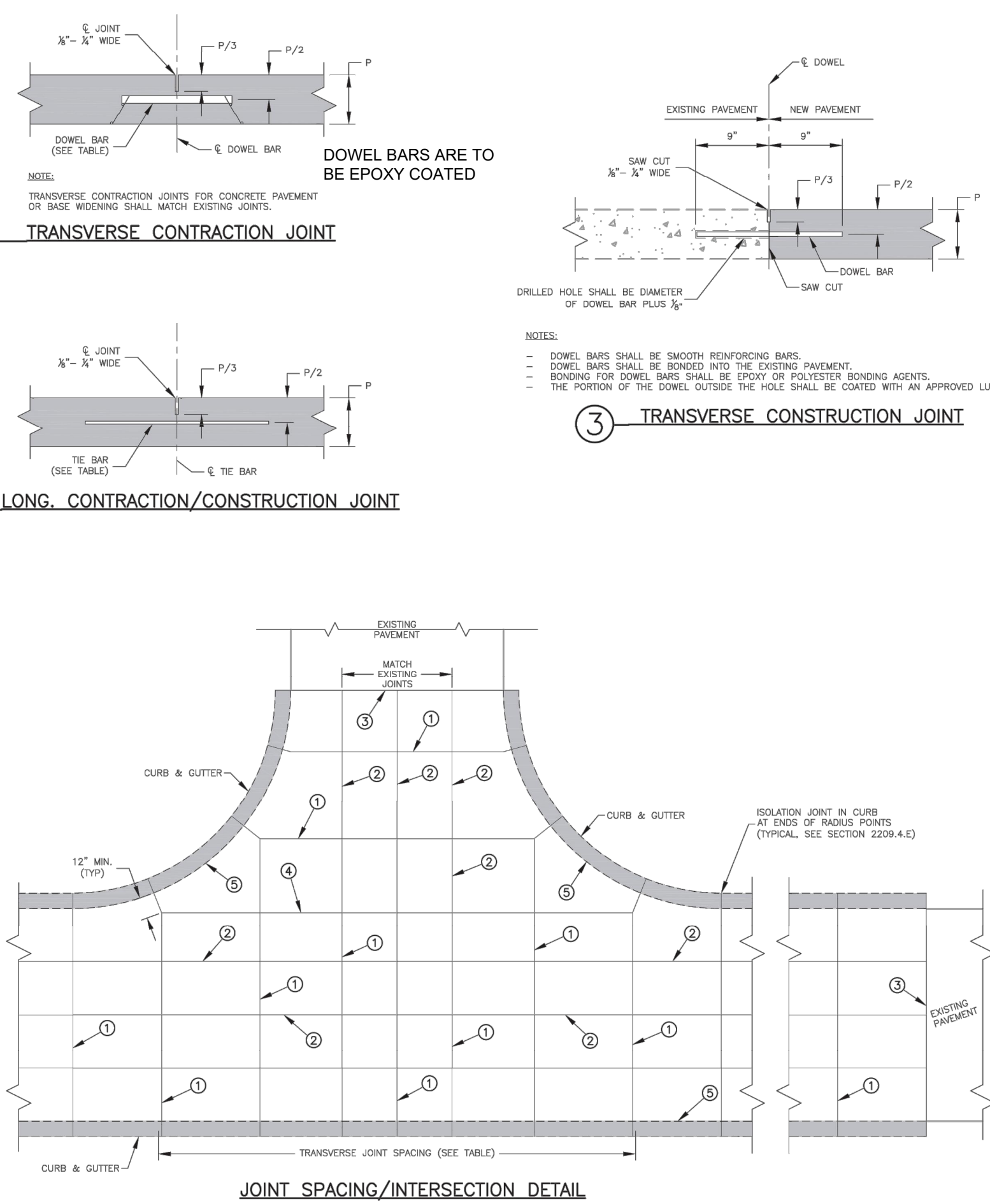
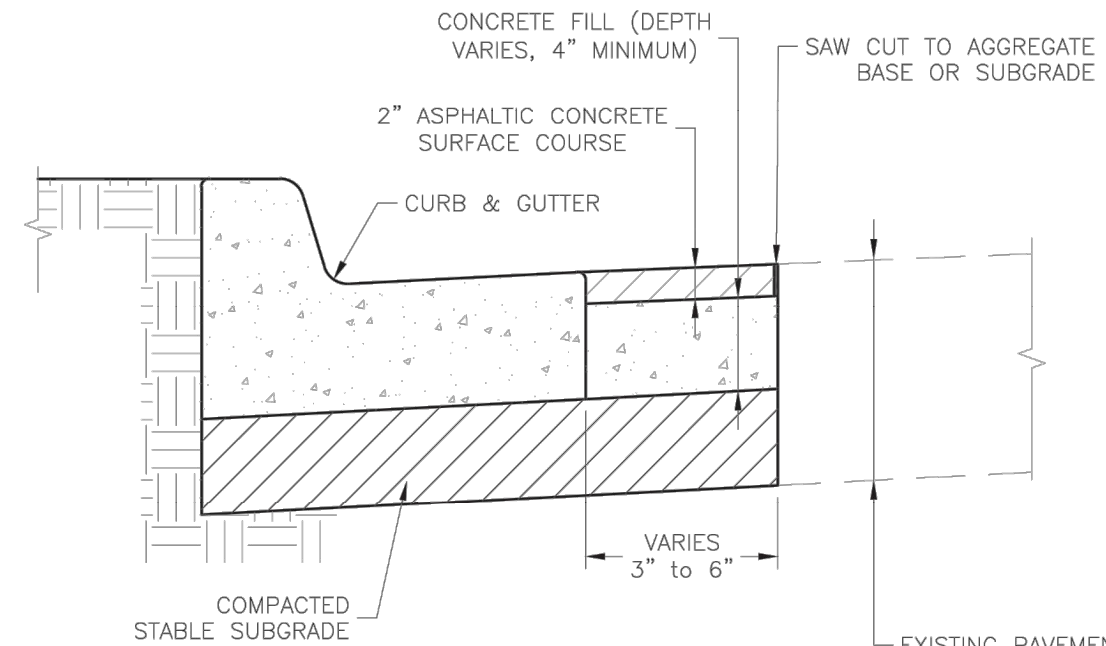
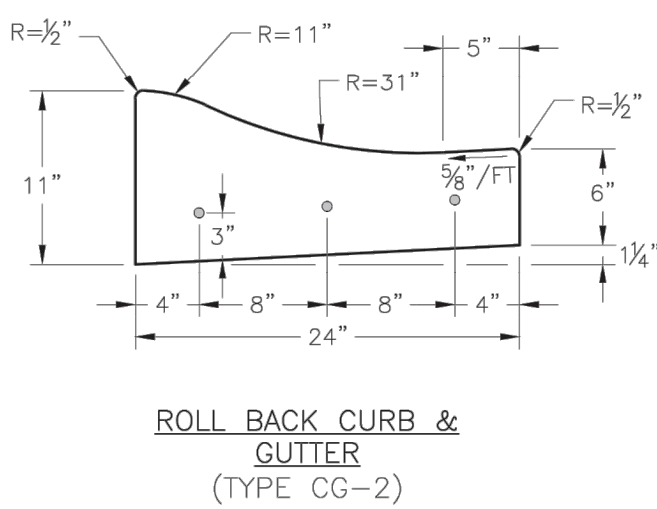
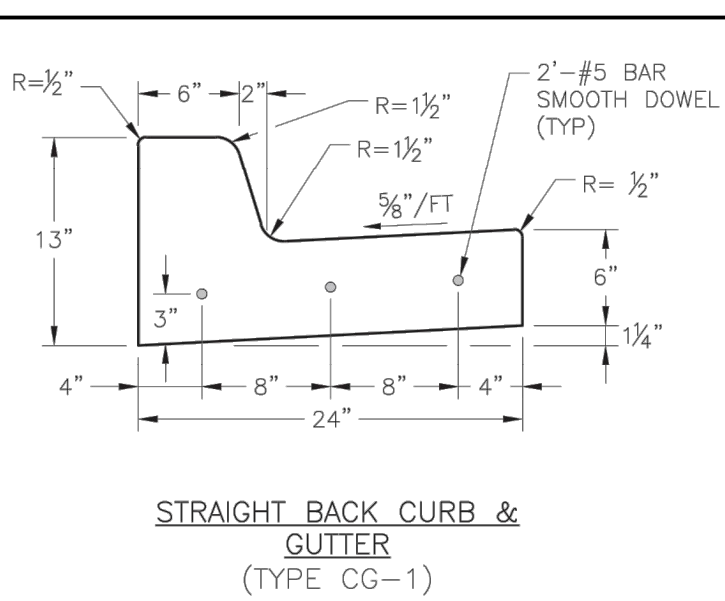


TABLE					
POOP THICKNESS (P)	DOWEL SIZE	TIE BAR SIZE	DOWEL SPACING	TIE BAR SPACING	MAX. TRANS. SPACING
6"	N/A	#5 x 30"	N/A	30" CTR.	12'
7"	1" x 18"	#5 x 30"	12" CTR.	30" CTR.	14'
8"	1 1/4" x 18"	#5 x 30"	12" CTR.	30" CTR.	15'
25"	1 3/4" x 18"	#5 x 30"	12" CTR.	30" CTR.	15'

- GENERAL NOTES:
- THE FINAL POSITION OF ALL DOWELS AND TIE BARS SHALL BE PERPENDICULAR TO THE PLANE OF THE JOINT AND PARALLEL TO THE SURFACE OF THE PAVEMENT AND PARALLEL TO EACH OTHER.
 - ALL DOWELS & TIE BARS SHALL BE EPOXY COATED.
 - DOWEL BARS SHALL BE PLACED AT 8" INTERVALS FROM LONGITUDINAL JOINTS.
 - TIE BARS SHALL BE PLACED AT 12" INTERVALS FROM TRANSVERSE JOINTS.
 - PANEL LENGTH TO WIDTH RATIO SHALL NOT EXCEED 1.5 TO 1.
 - DOWEL BARS SHALL BE PLACED AT 12" INTERVALS FROM TRANSVERSE JOINTS.
 - CONTRACTOR SHALL SUBMIT PROJECT SPECIFIC JOINTING PLAN AT LEAST TWO WEEKS BEFORE FURNISHING OPERATIONS.
 - IN ACCORDANCE WITH 2205.4.0, ALL JOINTS SHALL BE SEALED, INCLUDING CURB & GUTTER.

B

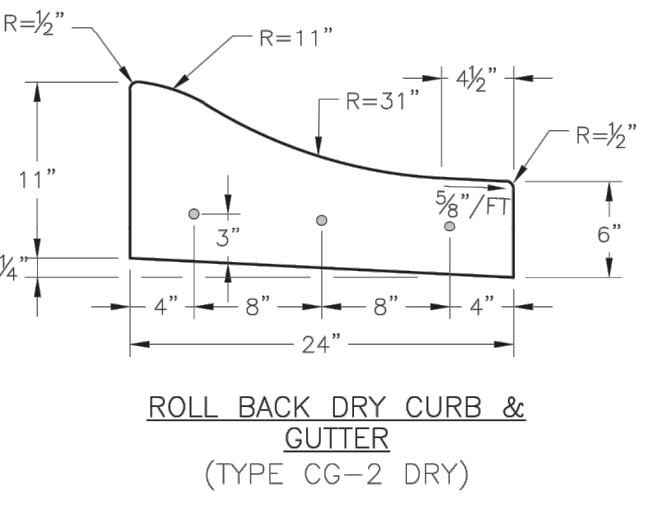
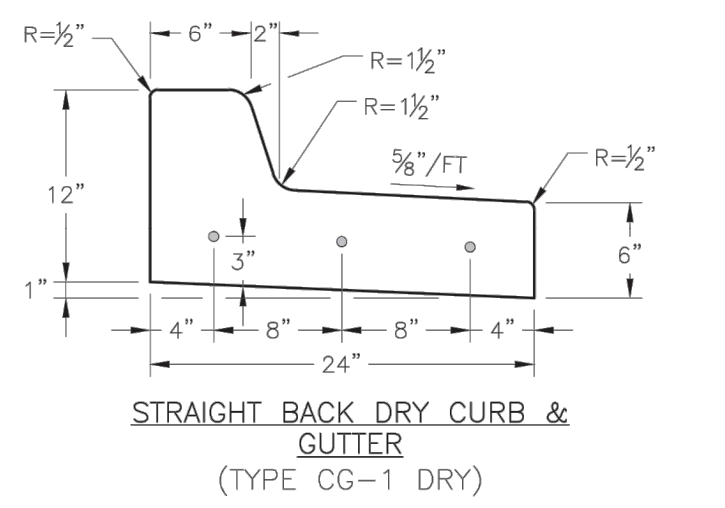


- GENERAL NOTES:
- 3/4" ISOLATION JOINTS WITH 3 (2" - #5 BAR) SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
 - 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
 - CONCRETE FILL SHALL HAVE UNIFORM AND SMOOTH FINISH.
 - KCMB 4K CONCRETE SHALL BE USED FOR ALL CURB.
 - ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2205.2.
 - CURBS FOR NEW STREETS SHALL BE BUILT ON ASPHALT OR AGGREGATE BASE AS SHOWN IN TYPICAL SECTION DETAIL.
 - WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.
 - ALL DOWELS & TIE BARS SHALL BE EPOXY COATED.

LEE'S SUMMIT MISSOURI

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
CURB & GUTTER DETAIL
GEN-4

A



LEE'S SUMMIT TYPICAL CURB & GUTTER

3

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DERICK HOLMES - CIVIL ENGINEER
MD# PE-2022005196

PROJECT NO: 18225R21001
DATE: 10.19.2022
DRAWN BY: KDW
CHKD BY: DMH

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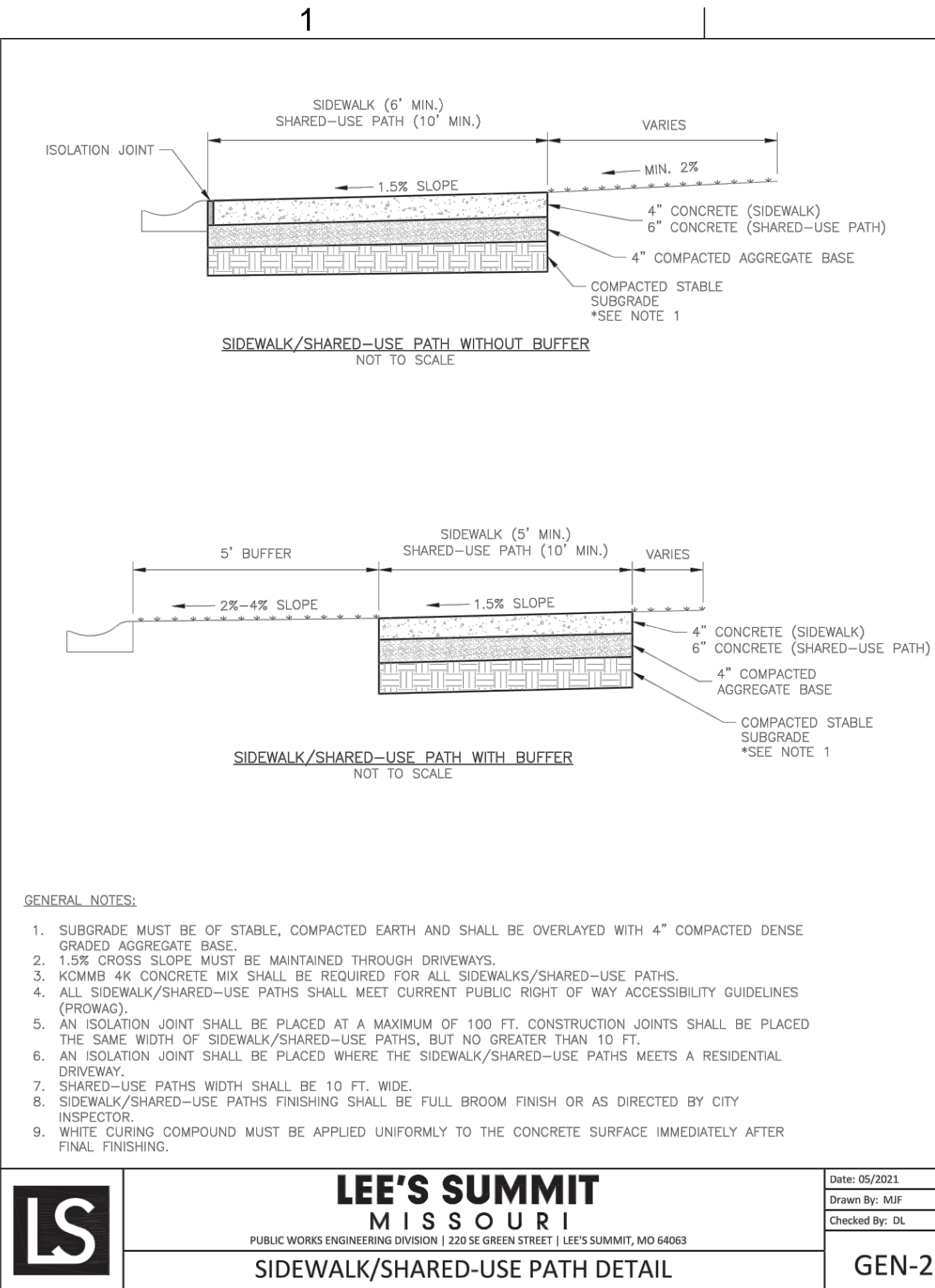
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D

C

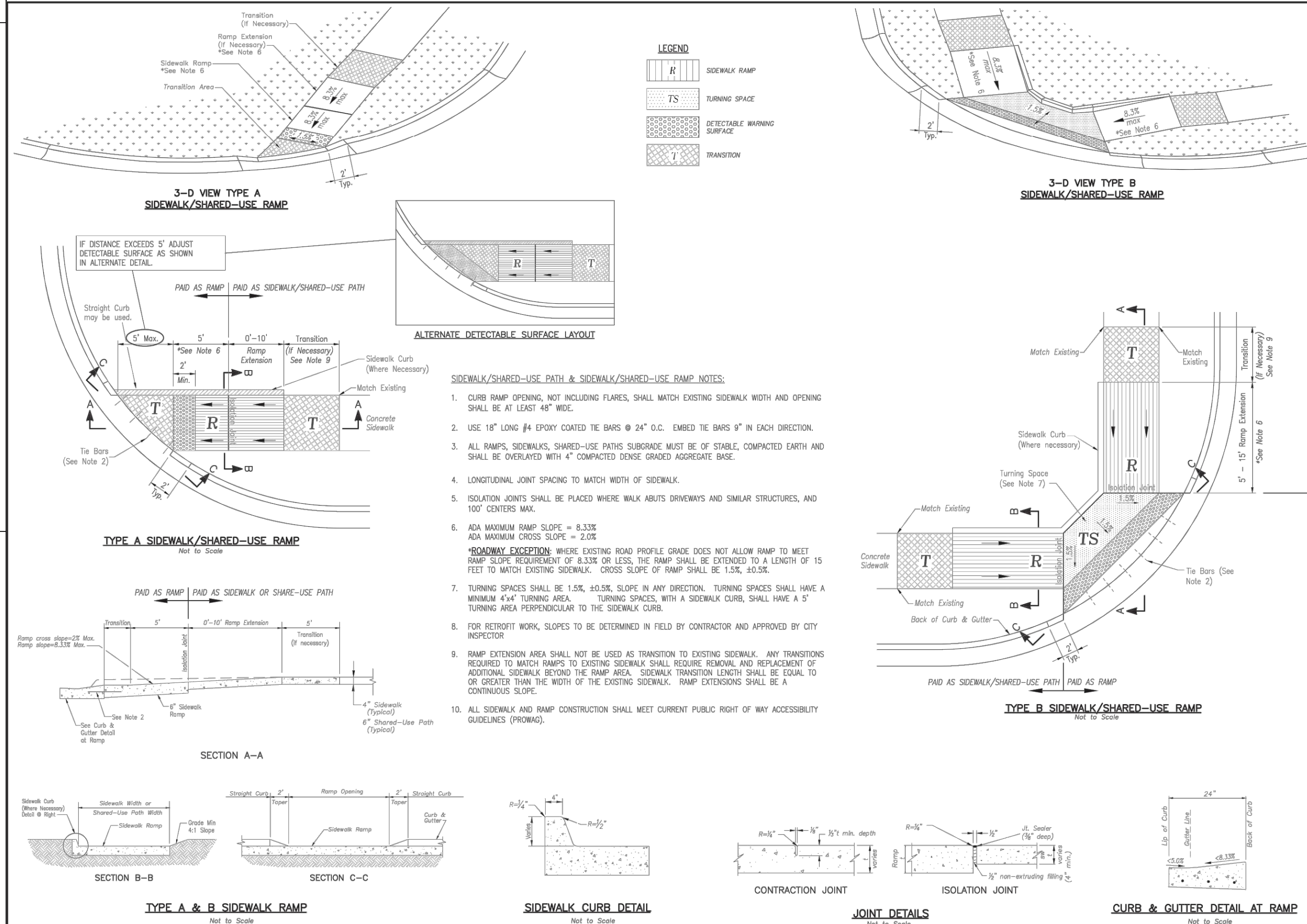


LEE'S SUMMIT TYPICAL SIDEWALK

NTS

B

A

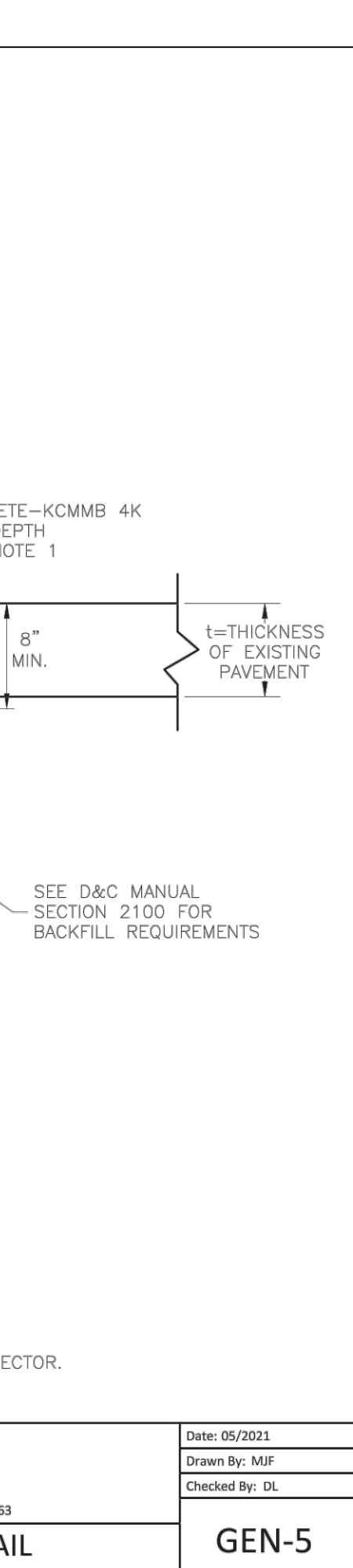


LEE'S SUMMIT TYPICAL ADA RAMP RETROFIT

NTS

C

C

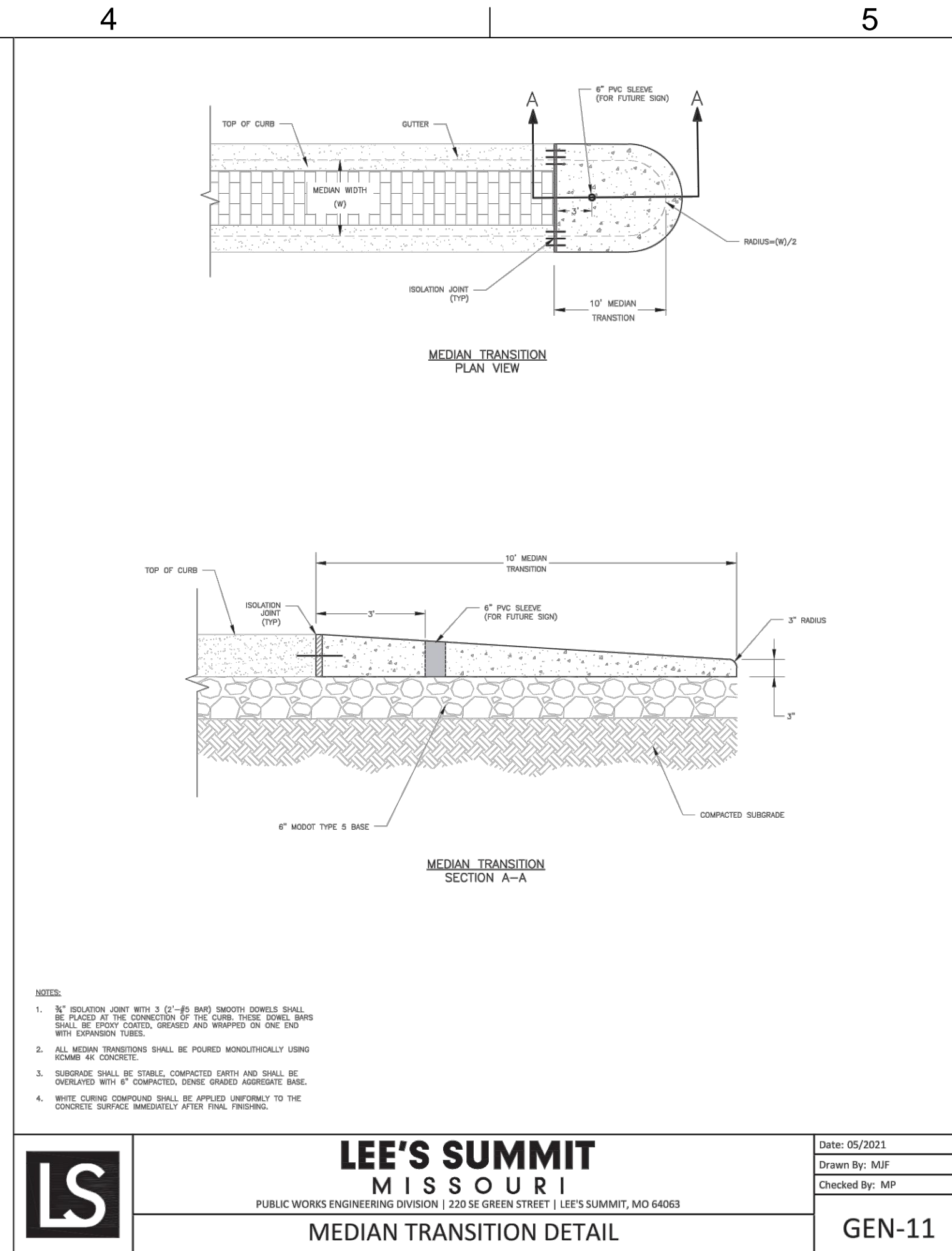


LEE'S SUMMIT TYPICAL ROADWAY PATCH

NTS

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C



LEE'S SUMMIT TYPICAL MEDIAN TRANSITION

NTS

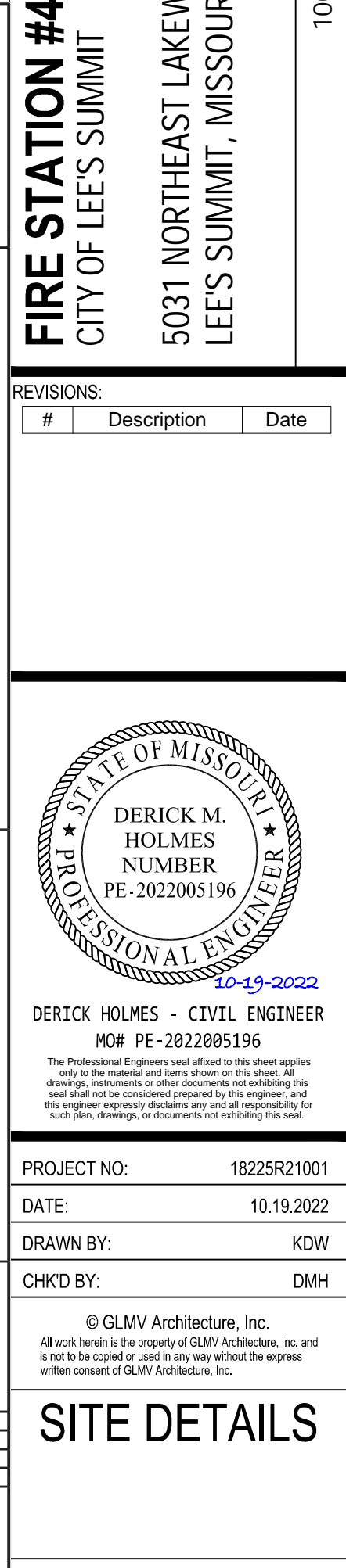
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LEE'S SUMMIT TYPICAL ADA RAMP RETROFIT

NTS



LEE'S SUMMIT TYPICAL ADA RAMP RETROFIT

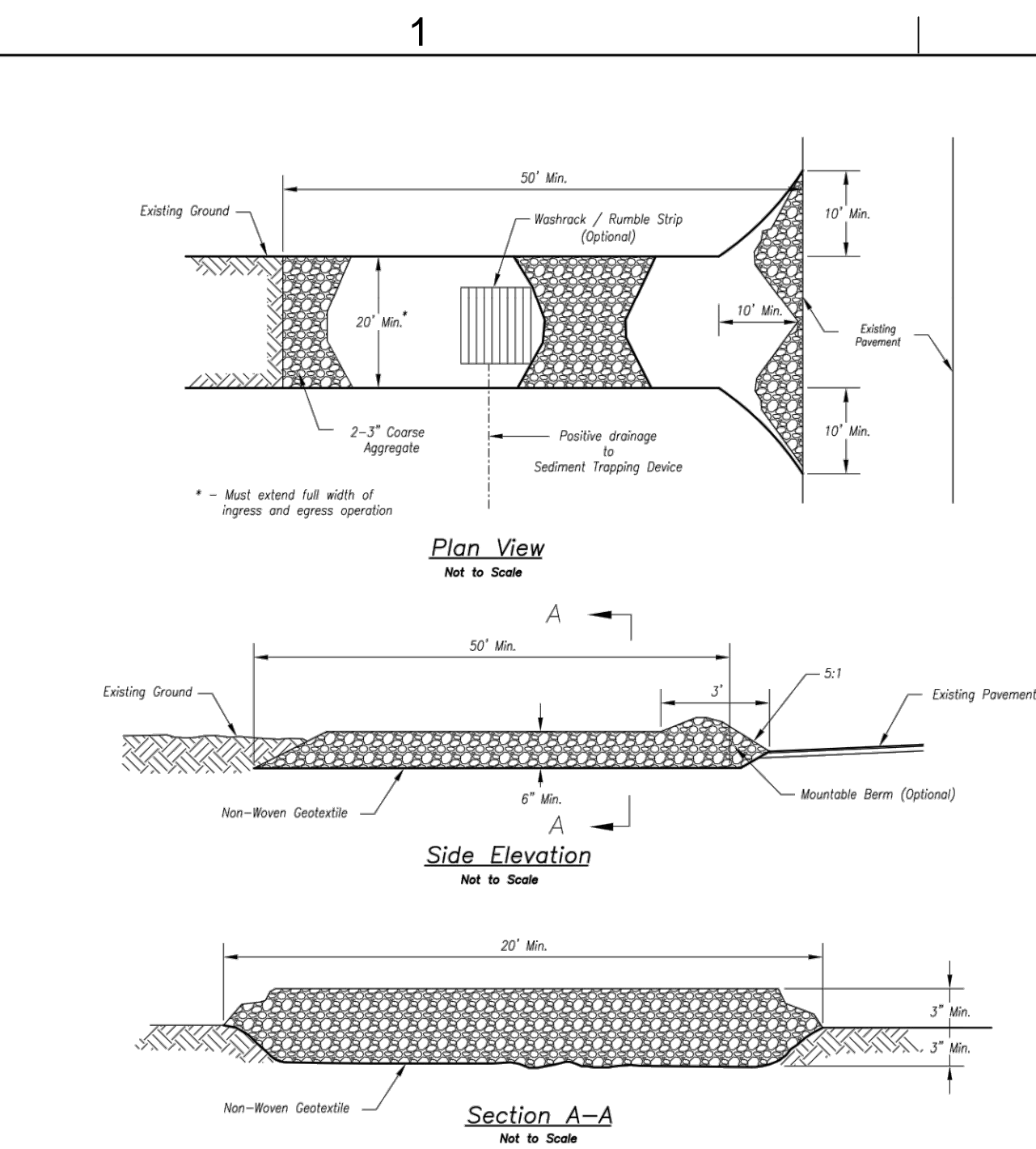
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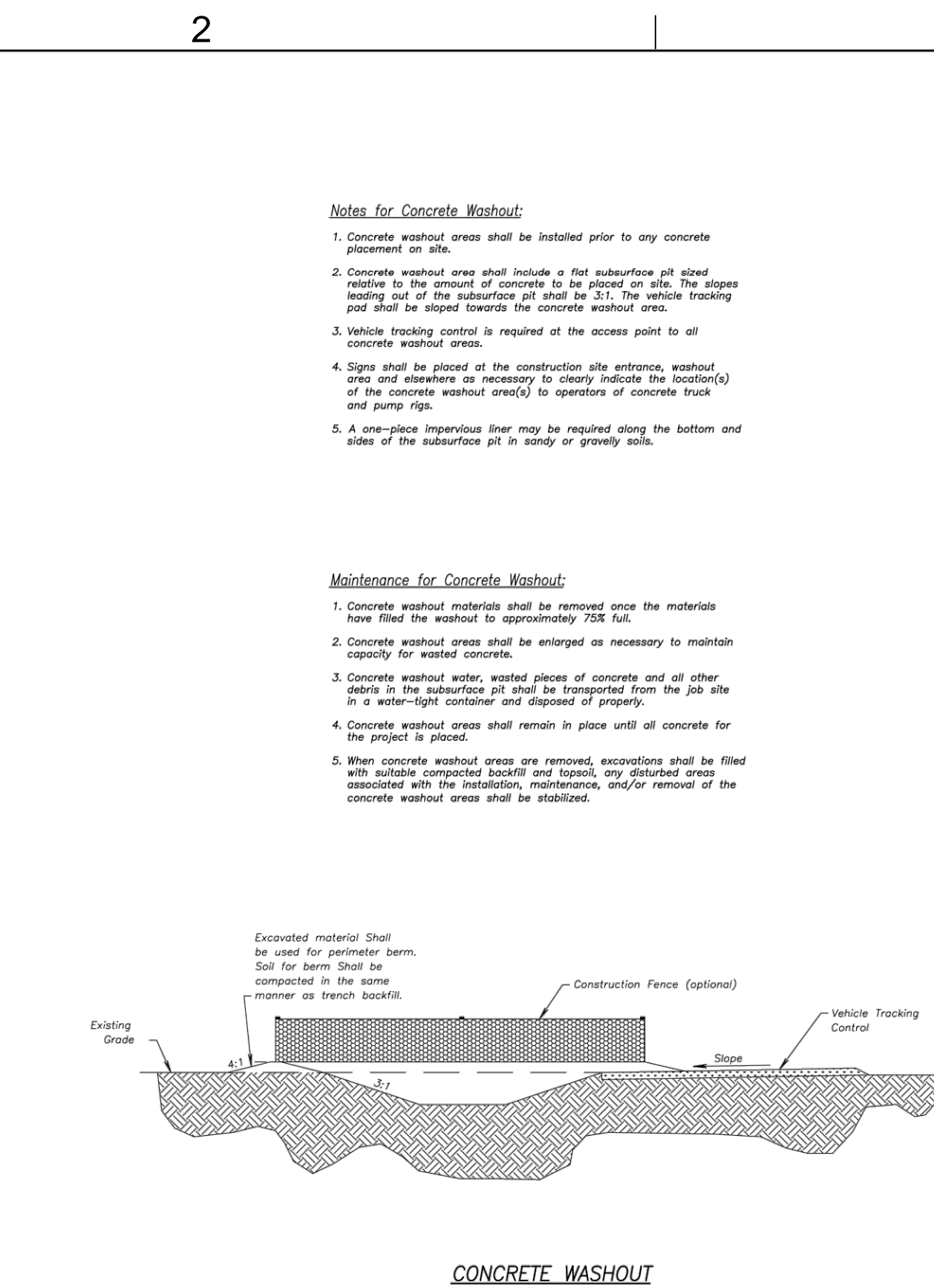
Notes for Construction Entrance:

1. Avoid locating on steep slopes, at curves on public roads, or adjacent to disturbed areas.
2. Remove all vegetation and other unsuitable material from the foundation area, grade, and crown for positive drainage.
3. If slope towards the public road exceeds 2%, construct a 6- to 8-inch high ridge with 3:1V side slopes across the foundation approximately 15 feet from the edge of the public road to divert runoff from it.
4. Install pipe under the entrance if needed to maintain drainage ditches along public roads.
5. Place stone to dimensions and grade as shown on plans. Leave surface sloped for drainage.
6. Divert all surface runoff and drainage from the entrance to a sediment control device.
7. If conditions warrant, place geotextile fabric on the graded foundation to improve stability.

Maintenance for Construction Entrance:

1. Reshape entrance as needed to maintain function and integrity of installation. Top dress with clean aggregate as needed.

CONSTRUCTION ENTRANCE



Notes for Concrete Washout:

1. Concrete washout areas shall be installed prior to any concrete placement on site.
2. Concrete washout area shall include a flat subsurface pit sloped relative to the amount of concrete to be placed on site. The slopes leading out of the subsurface pit shall be 3:1. The vehicle tracking post shall be sloped towards the concrete washout area.
3. Vehicle tracking control is required at the access point to all concrete washout areas.
4. Signs shall be placed at the construction site entrance, washout area and elsewhere as necessary to clearly indicate the location(s) of the concrete washout area(s) to operators of concrete truck and pump rigs.
5. A one-piece impervious liner may be required along the bottom and sides of the subsurface pit in sandy or gravelly soils.

Maintenance for Concrete Washout:

1. Concrete washout materials shall be removed once the materials have filled the washout to approximately 75% full.
2. Concrete washout areas shall be enlarged as necessary to maintain capacity for washed concrete.
3. Concrete washout water, washed pieces of concrete and all other debris in the subsurface pit shall be transported from the job site in a water-tight container and disposed of properly.
4. Concrete washout areas shall remain in place until all concrete for the project is placed.
5. When concrete washout areas are removed, excavations shall be filled with suitable compacted backfill and basins, any disturbed area associated with the installation, maintenance, and/or removal of the concrete washout areas shall be stabilized.

CONCRETE WASHOUT

AMERICAN PUBLIC WORKS ASSOCIATION

KANSAS CITY METRO CHAPTER

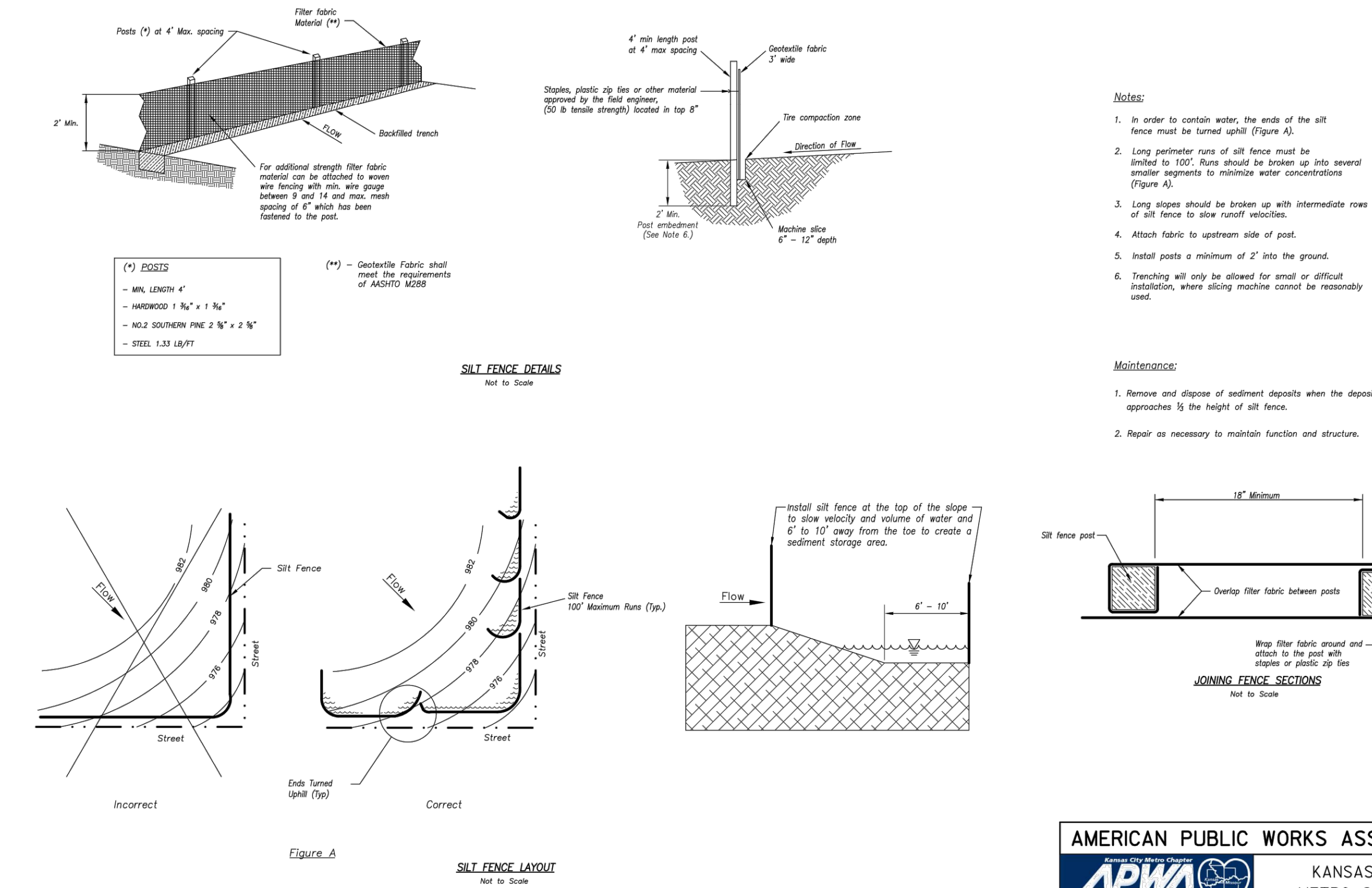
CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT

STANDARD DRAWING NUMBER ESC-01 ADOPTED: 10/24/2016

Construction Entrance modified from 2015 Overland Park Standard Details for Erosion and Sediment Control; Concrete Washout modified from 2009 City of Great Bend Standard Drawings.

1 CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT

NTS



Notes:

1. In order to contain water, the ends of the silt fence must be turned uphill (Figure A).
2. Long perimeter runs of silt fence must be limited to 100'. Runs should be broken up into several smaller segments to minimize water concentrations (Figure A).
3. Long slopes should be broken up with intermediate rows of silt fence to slow runoff velocities.
4. Attach fabric to upstream side of post.
5. Install posts a minimum of 2' into the ground.
6. Trenching will only be allowed for small or difficult installation, where slicing machine cannot be reasonably used.

Maintenance:

1. Remove and dispose of sediment deposits when the deposit approaches 1/2 the height of silt fence.
2. Repair as necessary to maintain function and structure.

AMERICAN PUBLIC WORKS ASSOCIATION

KANSAS CITY METRO CHAPTER

SILT FENCE

STANDARD DRAWING NUMBER ESC-03 ADOPTED: 10/24/2016

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

3 SILT FENCE

NTS

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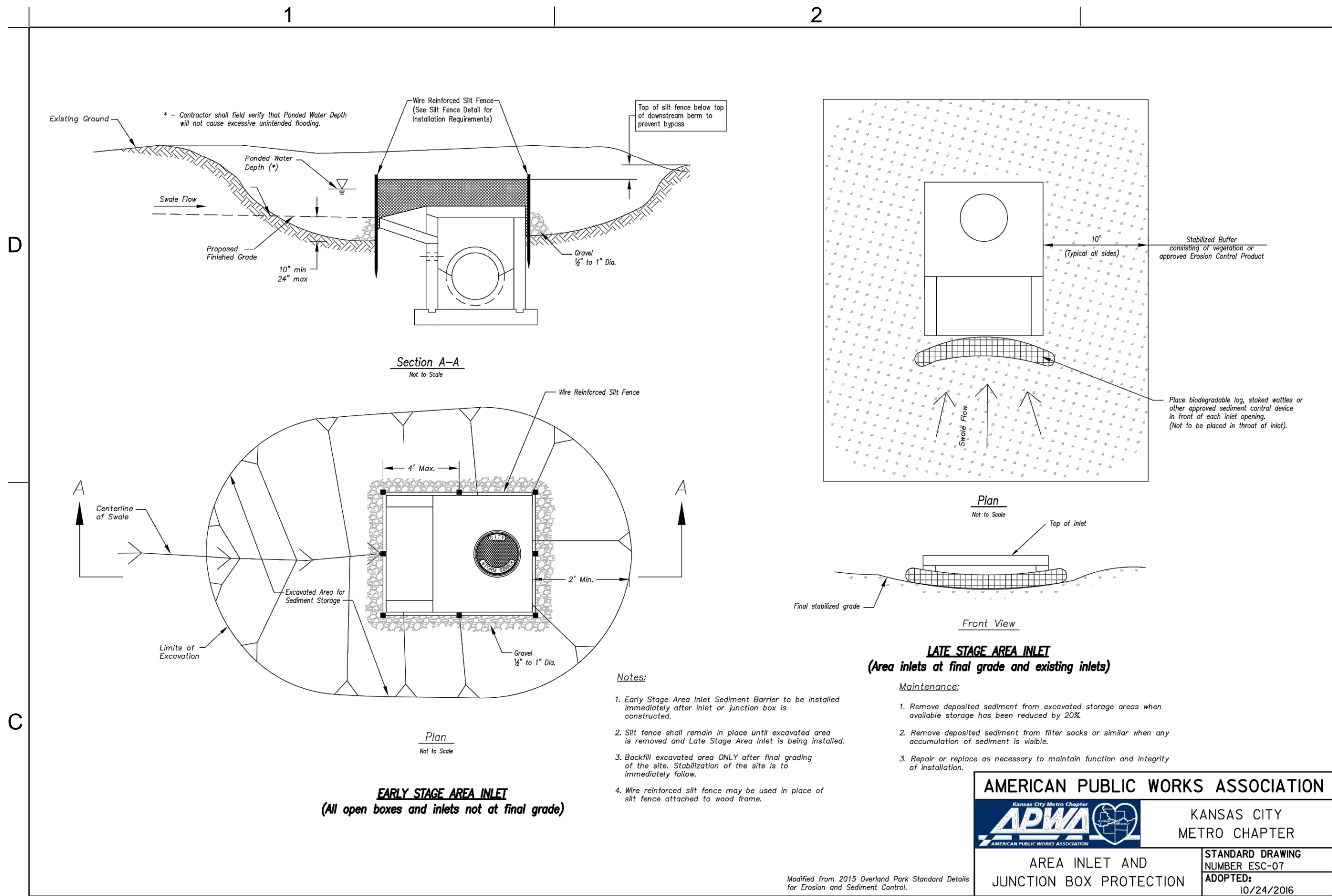
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1 AREA INLET AND JUNCTION BOX PROTECTION

NTS



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FIRE STATION #4
CITY OF LEE'S SUMMIT

5031 NORTHEAST LAKEWOOD WAY
LEE'S SUMMIT, MISSOURI 64064

100% CONSTRUCTION DOCUMENT DRAWINGS

REVISIONS:		
#	Description	Date



DERICK HOLMES - CIVIL ENGINEER
MO# PE-2022005196

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DRAWN BY:	DMH
CHKD BY:	SJB

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**EROSION
CONTROL
DETAILS**

C-511

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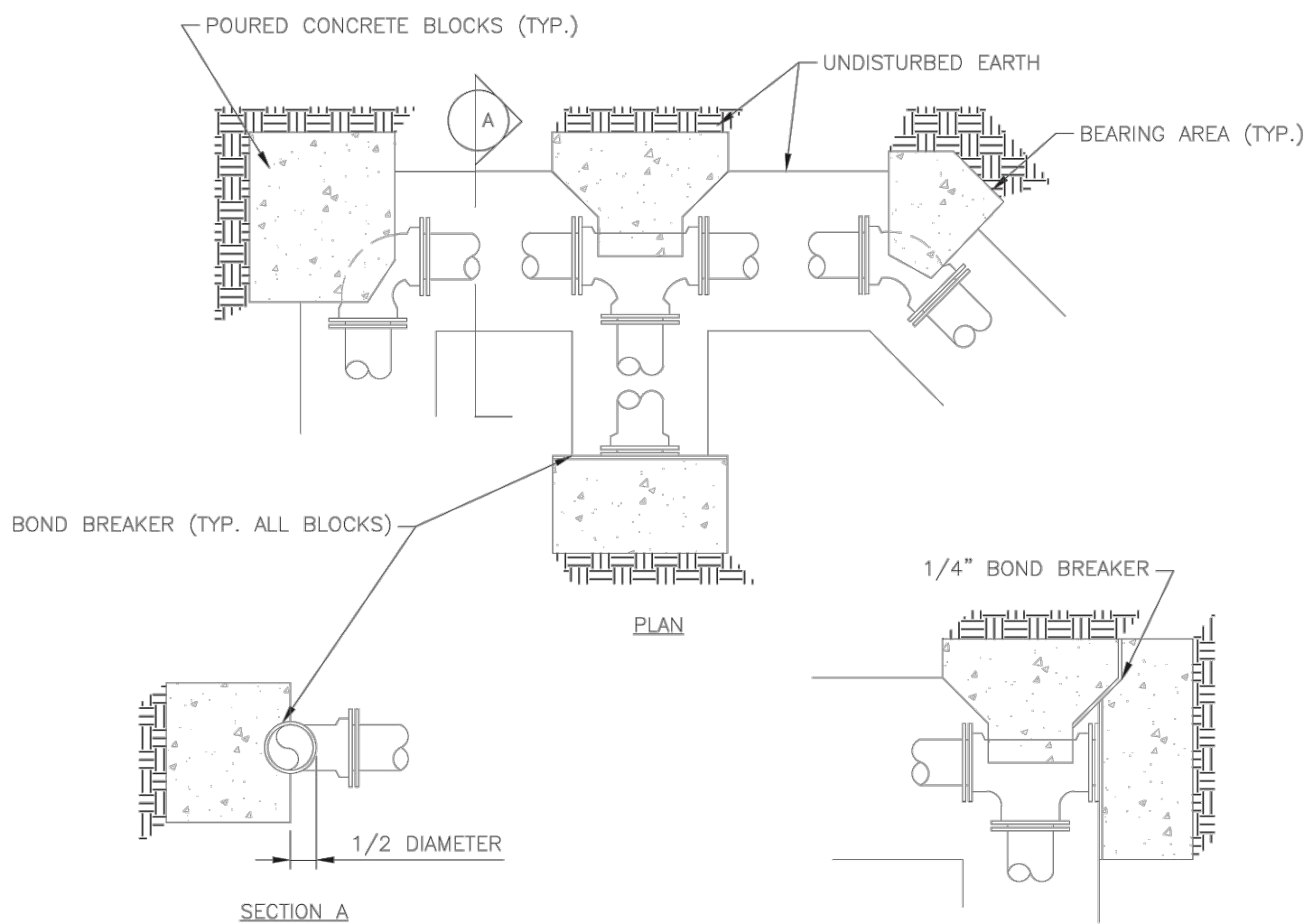
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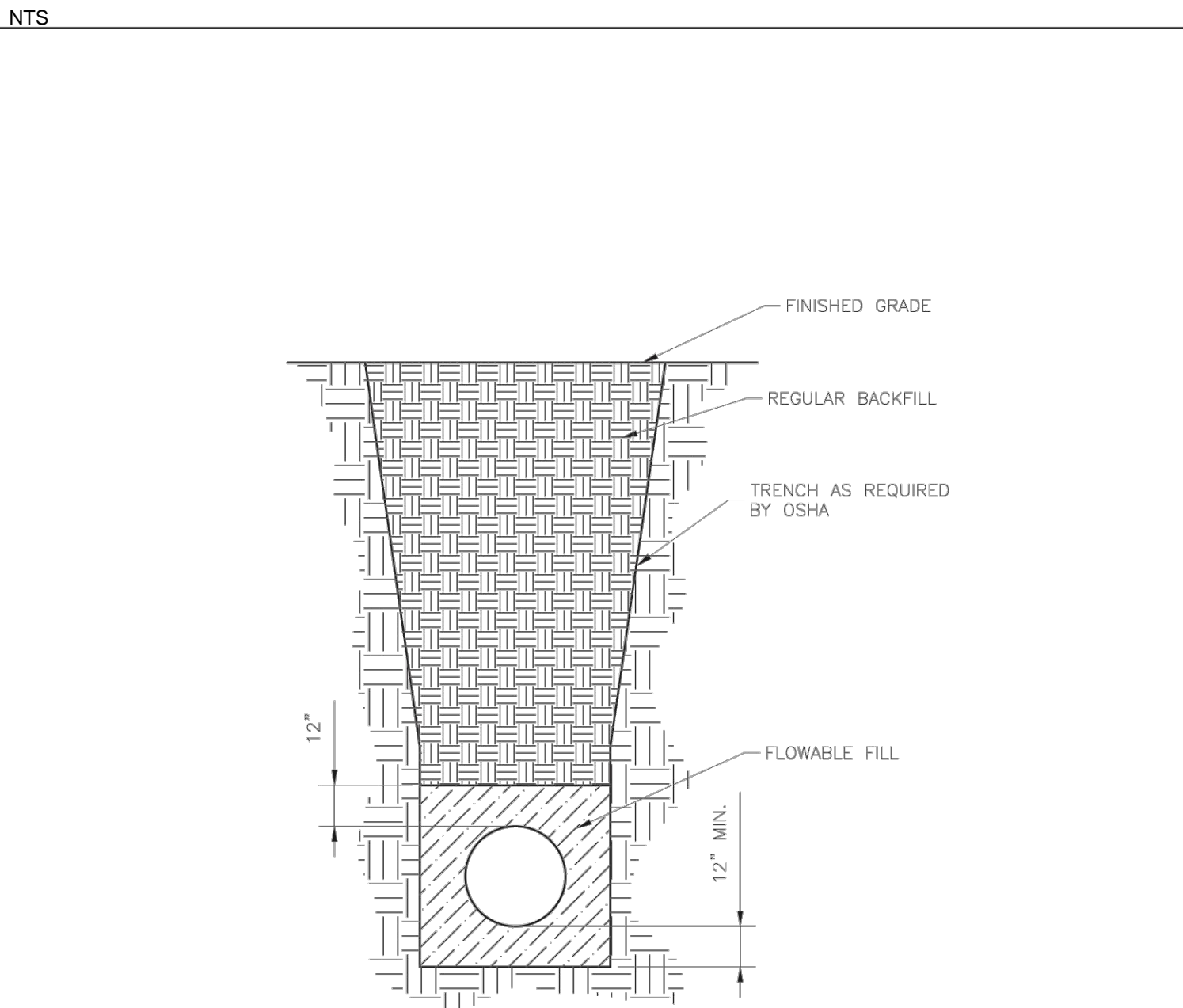
REQUIRED CONCRETE BEARING AREA (SQUARE FEET - SF)					
NOM. DIA. (INCHES)	180 TEE, PLUG	90° BEND	45° BEND	22.5° BEND	11.25° BEND
6	4.7	6.7	4.0	4.0	4.0
8	8.4	11.8	6.4	4.0	4.0
10	13.1	18.5	10.0	5.1	4.0
12	18.8	26.7	14.4	7.4	4.0
14	25.7	36.3	19.6	10.0	5.0
16	33.5	47.4	25.6	13.1	6.6
18	42.4	REST. JT.	32.5	16.5	8.3
20	REST. JT.	REST. JT.	40.1	20.4	10.3
24	REST. JT.	REST. JT.	REST. JT.	29.4	14.8



- NOTES:
1. ALL BENDS WITHOUT RESTRAINED JOINTS SHALL HAVE CONCRETE THRUST BLOCKS INSTALLED FOR RESTRAINT.
 2. MEGA LUGS MAY BE USED ONLY IN CONJUNCTION WITH CONCRETE THRUST BLOCKING.
 3. BEARING AREA MUST BE AGAINST UNDISTURBED SOIL.
 4. DO NOT COVER JOINTS OR BOLTS (WHERE APPLICABLE) WITH CONCRETE.

LS	LEE'S SUMMIT MISSOURI <small>PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063</small>	Date: 01/2016
		Drawn By: JN
		Checked By: DL
HORIZONTAL THRUST BLOCK		WAT-1

1 HORIZONTAL THRUST BLOCK



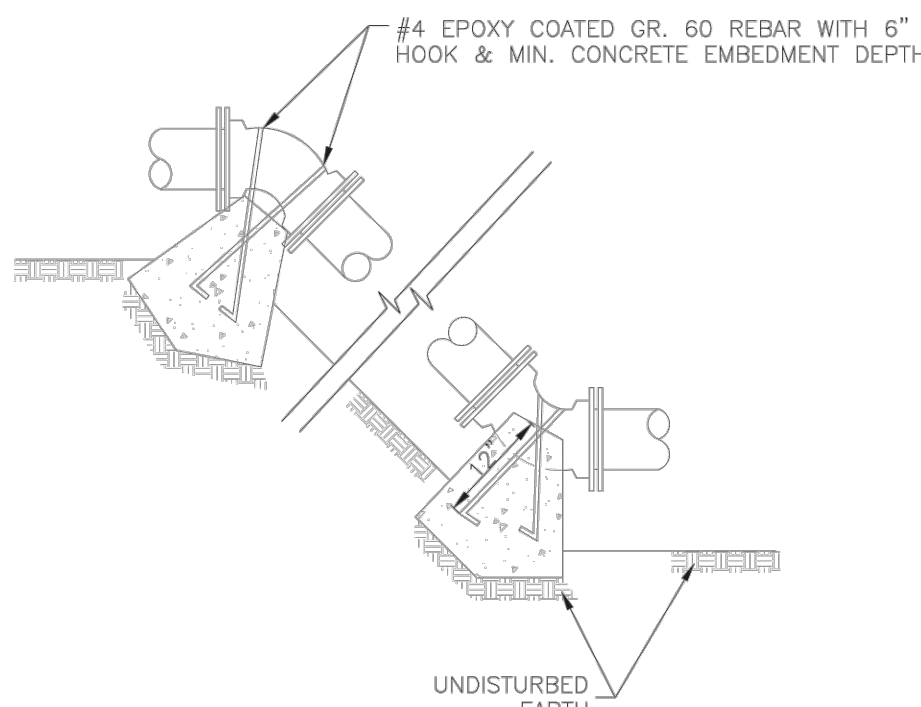
- NOTES:
1. FLOWABLE FILL SHALL MEET THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL.
 2. REGULAR BACKFILL ABOVE THE TRENCH CHECK SHALL BE FREE OF DEBRIS, ORGANIC MATTER, AND STONES > 6" IN ANY DIMENSION.
 3. TOP OF FLOWABLE BACKFILL SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE.
 4. LENGTH OF TRENCH CHECK SHALL BE A MINIMUM OF 12".

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WATER TRENCH CHECK DETAIL		WAT-6

4 WATER TRENCH CHECK DETAIL

2

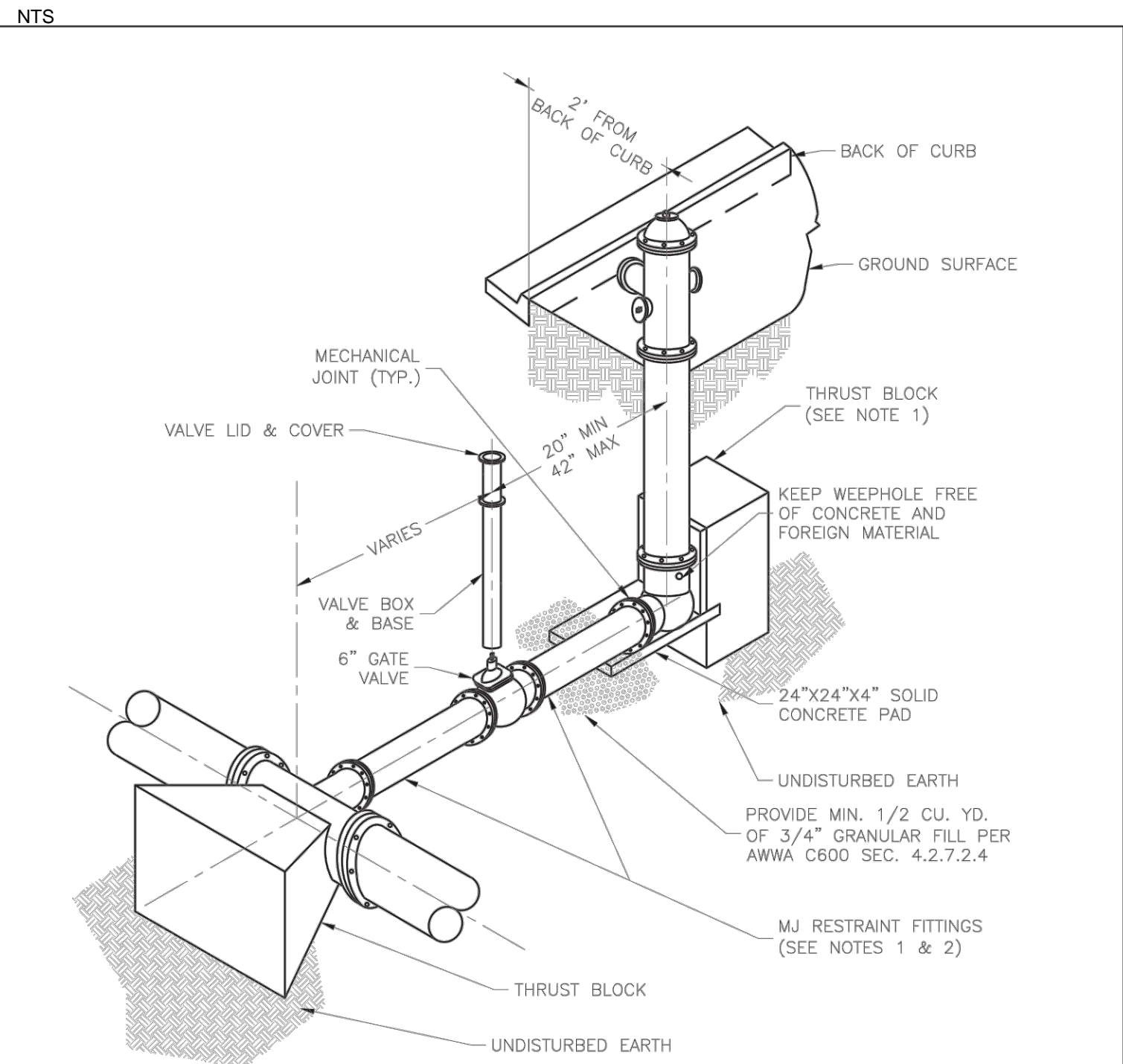
REQUIRED CONCRETE VOLUME (CUBIC FEET - CF)					
NOM. DIA. (INCHES)	180 TEE, PLUG	90° BEND	45° BEND	22.5° BEND	11.25° BEND
6	50.5	71.4	38.6	19.7	9.9
8	89.8	126.9	68.7	35.0	17.6
10	140.2	198.3	107.3	54.7	27.5
12	202.0	REST. JT.	154.6	78.8	39.6
14	REST. JT.	REST. JT.	210.4	107.3	53.9
16	REST. JT.	REST. JT.	REST. JT.	140.1	70.4
18	REST. JT.	REST. JT.	REST. JT.	177.3	89.1
20	REST. JT.	REST. JT.	REST. JT.	REST. JT.	110.0
24	REST. JT.	REST. JT.	REST. JT.	REST. JT.	158.4



- NOTES:
1. ALL BENDS WITHOUT RESTRAINED JOINTS SHALL HAVE CONCRETE THRUST BLOCKS INSTALLED FOR RESTRAINT.
 2. MEGA LUGS MAY BE USED ONLY IN CONJUNCTION WITH CONCRETE THRUST BLOCKING.
 3. BEARING AREA MUST BE AGAINST UNDISTURBED SOIL.
 4. DO NOT COVER JOINTS OR BOLTS (WHERE APPLICABLE) WITH CONCRETE.

LS	LEE'S SUMMIT MISSOURI <small>PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063</small>	Date: WAT-2
		Drawn By: JN
		Checked By: DL
VERTICAL THRUST BLOCK		WAT-2

2 VERTICAL THRUST BLOCK

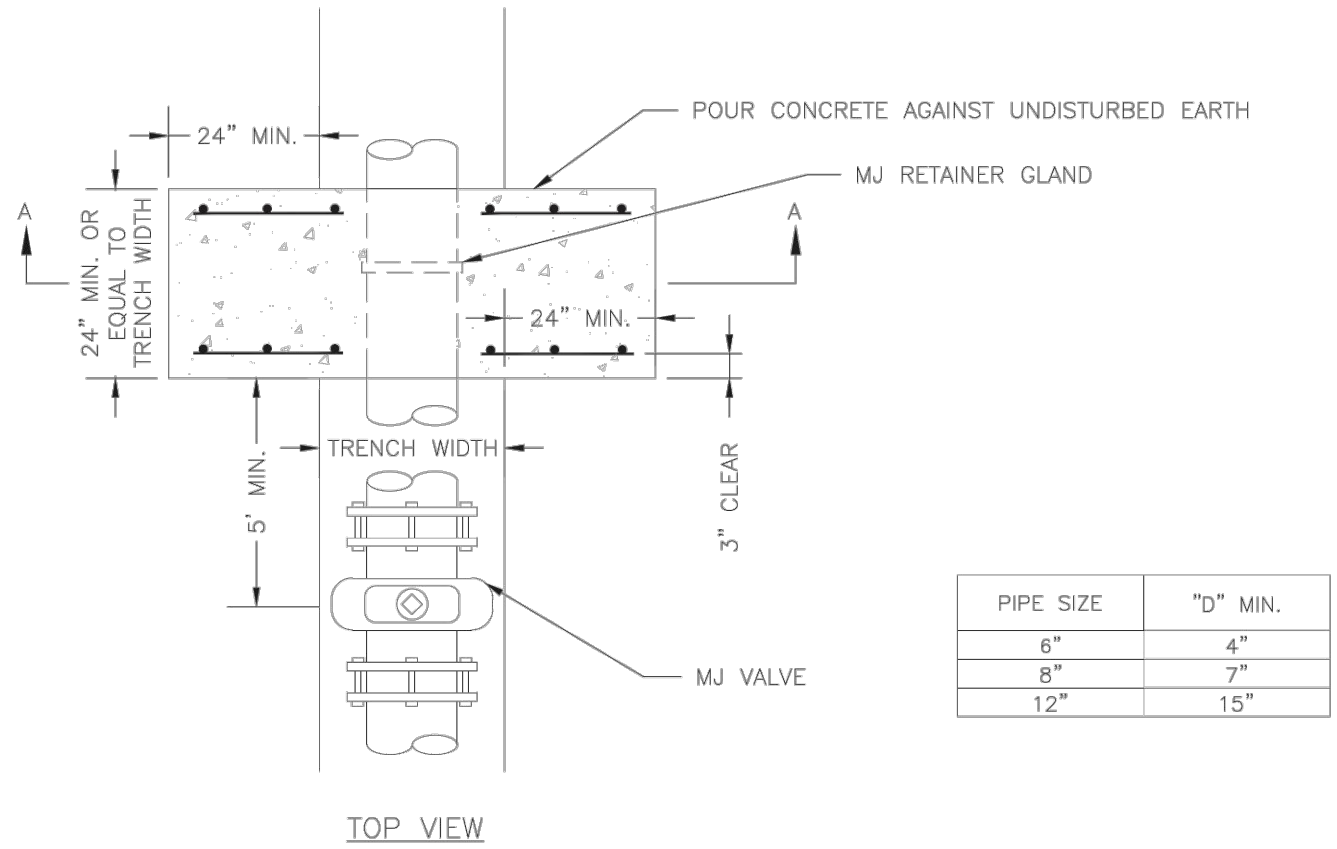


- NOTES:
1. WHEN RETAINER GLANDS ARE USED IN LIEU OF MECHANICAL JOINT (MJ) RESTRAINT FITTINGS, HORIZONTAL THRUST BLOCKS ARE REQUIRED.
 2. GATE VALVE MAY BE BOLTED DIRECTLY TO MJ RESTRAINT TEE.
 3. SEE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR FIRE HYDRANT, VALVES, VALVE BOX LID, AND COVER.
 4. BOTTOM HYDRANT FLANGE SHALL BE 2" TO 6" ABOVE FINISHED GRADE.
 5. FOR STREETS WITHOUT CURBS FIRE HYDRANTS SHALL BE PLACED WITHIN 1 FOOT OF THE R/W LINE, BUT NOT MORE THAN 10' FROM EDGE OF PAVEMENT. FIRE HYDRANT SHALL NOT BE PLACED IN BOTTOM OF DITCH.
 6. HYDRANT SHALL BE ROTATED AS DIRECTED BY INSPECTOR.

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HYDRANT - STRAIGHT SET		WAT-7

5 HYDRANT - STRAIGHT SET

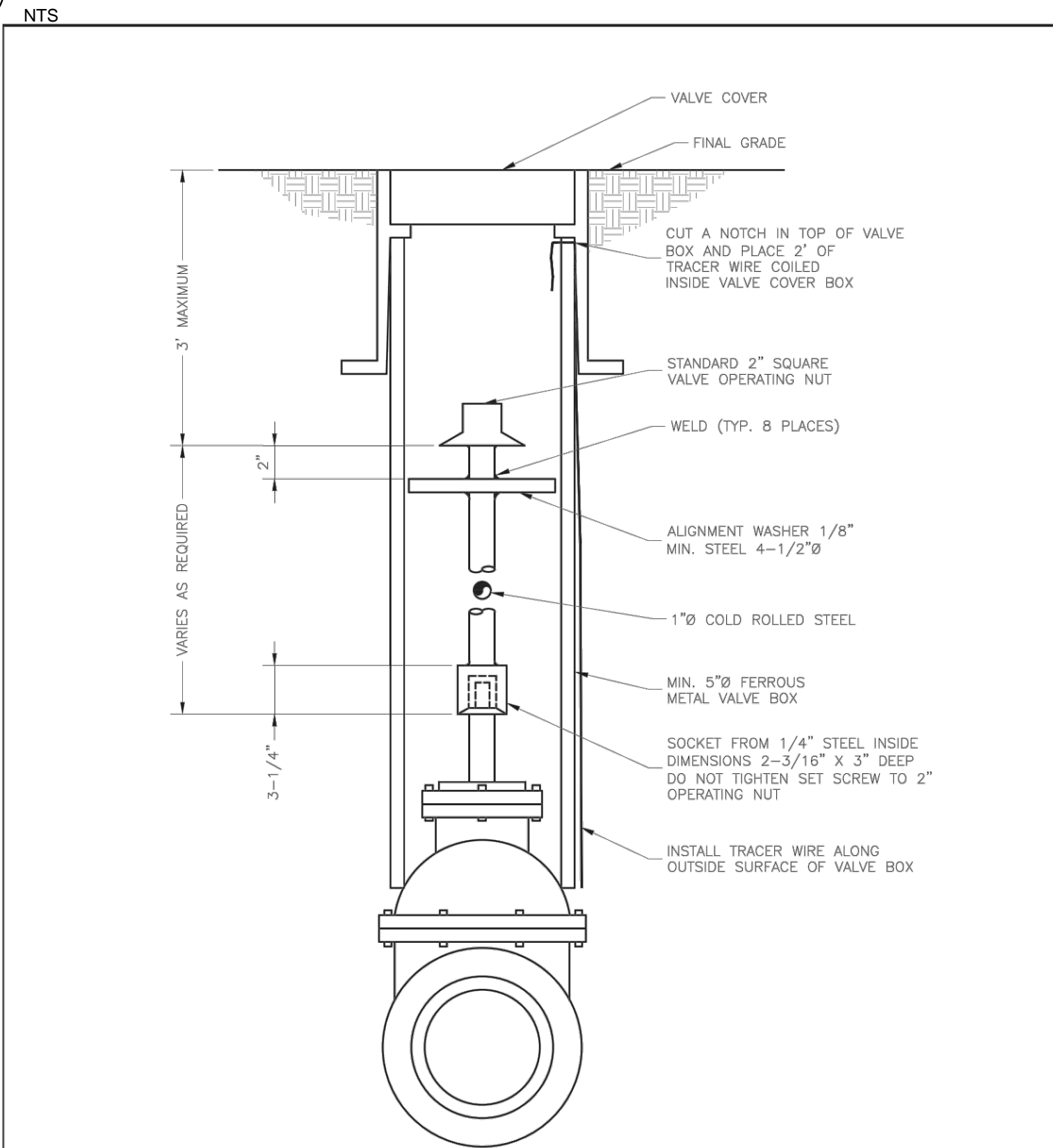
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- NOTE:
THIS DETAIL NOT TO BE USED FOR PIPE GREATER THAN 12"

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STRADDLE BLOCK		WAT-3

3 STRADDLE BLOCK



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VALVE STEM EXTENSION AND VALVE BOX		WAT-9

6 VALVE STEM EXTENSION & VALVE BOX

5

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FIRE STATION #4
CITY OF LEE'S SUMMIT

5031 NORTHEAST LAKEWOOD WAY
LEE'S SUMMIT, MISSOURI 64064

#	Description	Date
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DERICK M. HOLMES
NUMBER
PE-2022005196

10-19-2022

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MO# PE-2022005196

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CHKD BY:	SJB

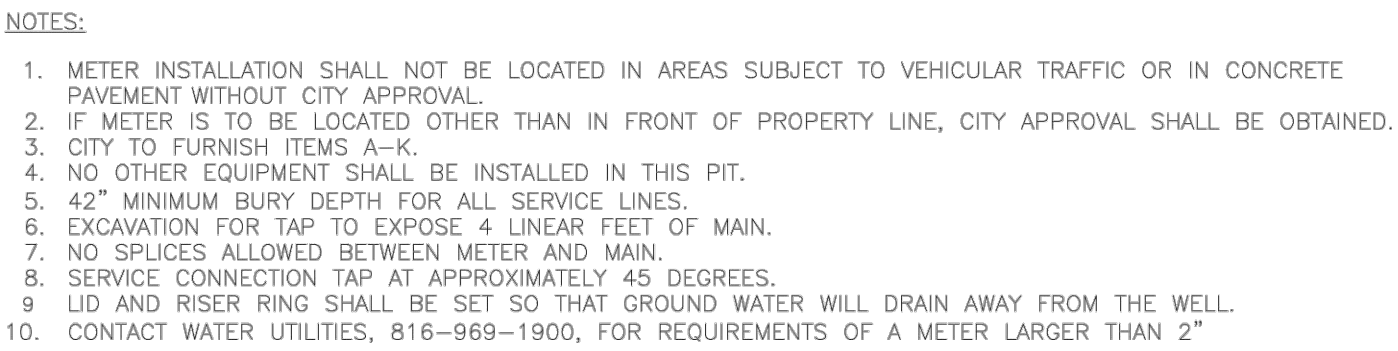
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**WATER
DETAILS**

C-520

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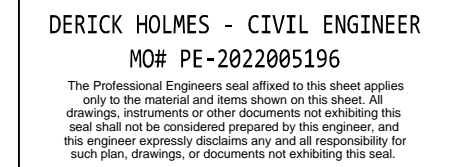
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SERVICE CONNECTION WITH METER WELL

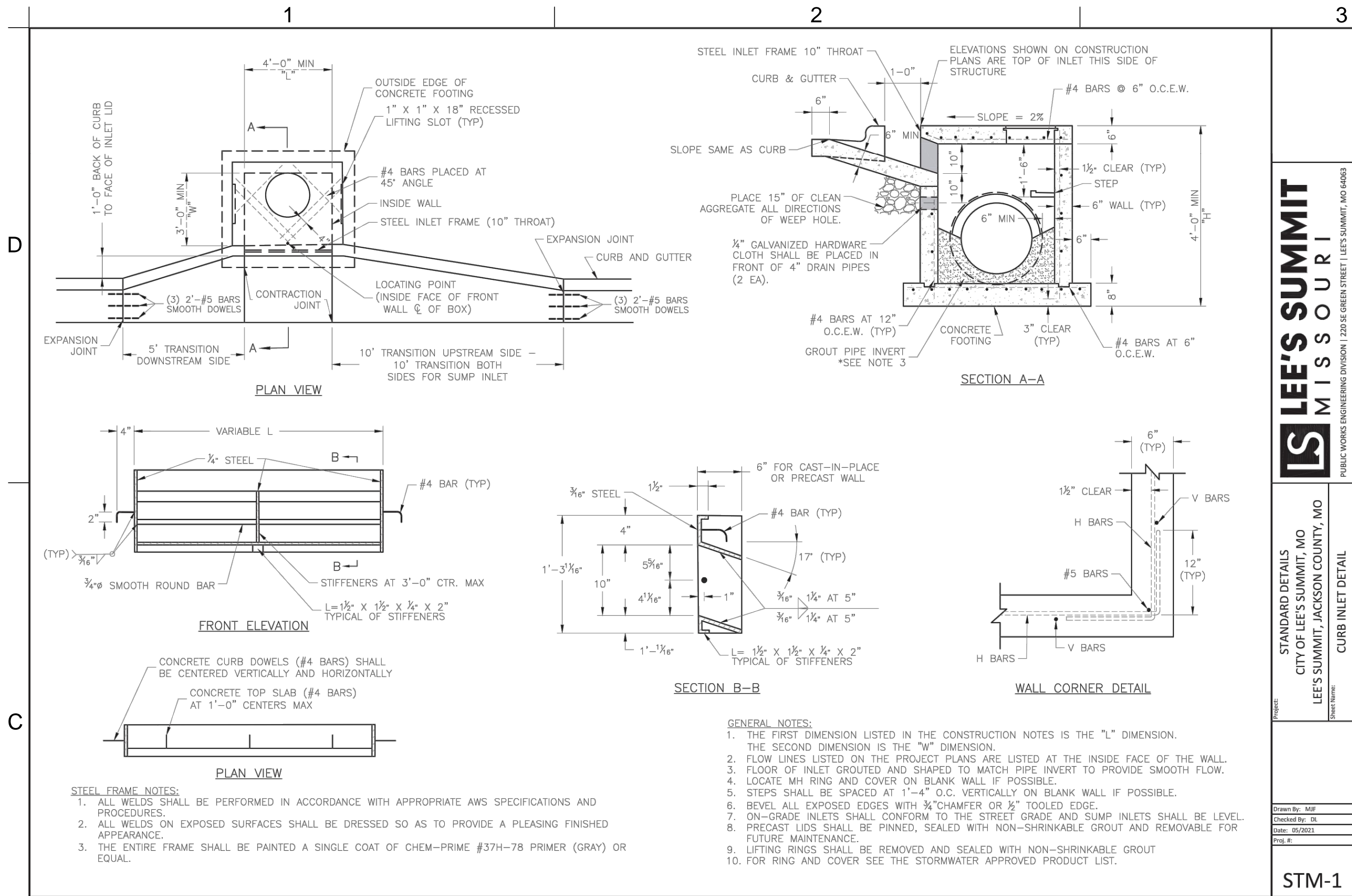
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C-521



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Section 2721

Engineered Surface Drainage Products

GENERAL

PVC surface drainage inlets shall include the drain basin type as indicated on the contract drawing and referenced within the contract specifications. The ductile iron grates for each of these fittings are to be considered an integral part of the surface drainage inlet and shall be furnished by the same manufacturer. The surface drainage inlets shall be as manufactured by Nyloplast a division of Advanced Drainage Systems, Inc., or prior approved equal.



MATERIALS

The drain basins required for this contract shall be manufactured from PVC pipe stock, utilizing a thermoforming process to reform the pipe stock to the specified configuration. The drainage pipe connection stubs shall be manufactured from PVC pipe stock and formed to provide a watertight connection with the specified pipe system. This joint tightness shall conform to ASTM D3212 for joints for drain and sewer plastic pipe using flexible elastomeric seals. The flexible elastomeric seals shall conform to ASTM F477. The pipe bell spigot shall be joined to the main body of the drain basin or catch basin. The raw material used to manufacture the pipe stock that is used to manufacture the main body and pipe stubs of the surface drainage inlets shall conform to ASTM D1784 cell class 12454.

The grates and frames furnished for all surface drainage inlets shall be ductile iron for structure sizes 8", 10", 12", 15", 18", 24", 30" and 36" and shall be made specifically for each basin so as to provide a round bottom flange that closely matches the diameter of the surface drainage inlet. Grates for drain basins shall be capable of supporting various wheel loads as specified by Nyloplast. 12" and 15" square grates will be hinged to the frame using pins. Ductile iron used in the manufacture of the castings shall conform to ASTM A536 grade 70-50-05. Grates and covers shall be provided painted black.

INSTALLATION

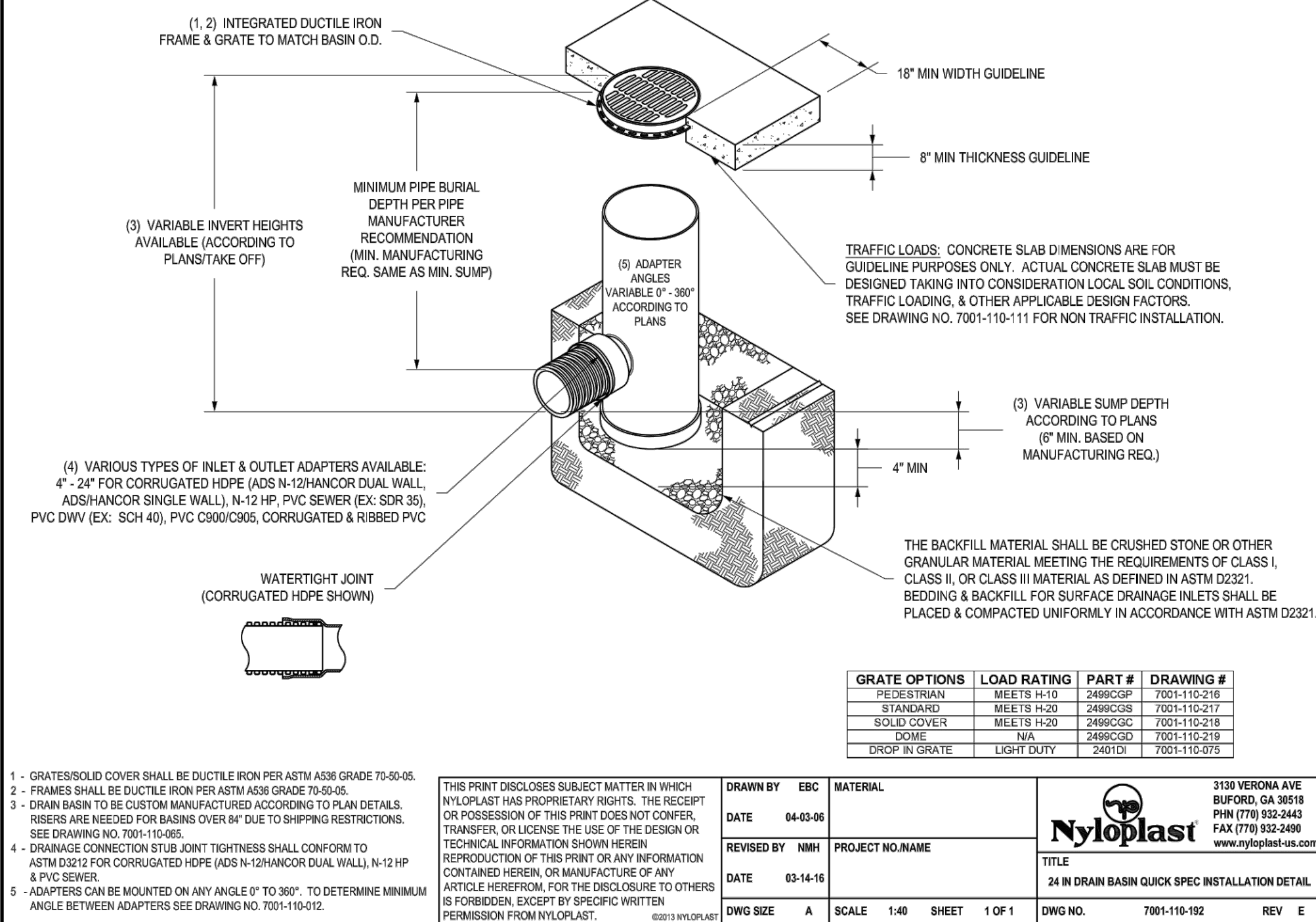
The specified PVC surface drainage inlet shall be installed using conventional flexible pipe backfill materials and procedures. The backfill material shall be crushed stone or other granular material meeting the requirements of class 1, class 2, or class 3 material as defined in ASTM D2321. Bedding and backfill for surface drainage inlets shall be well placed and compacted uniformly in accordance with ASTM D2321. The drain basin body will be cut at the time of the final grade. No brick, stone or concrete block will be required to set the grate to the final grade height. For load rated installations, a concrete slab shall be poured under and around the grate and frame. The concrete slab must be designed taking into consideration local soil conditions, traffic loading, and other applicable design factors. For other installation considerations such as migration of fines, ground water, and soft foundations refer to ASTM D2321 guidelines.

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	DATE 02-21-18	PROJECT NO. NAME	
DWG SIZE A	SCALE 1:1	SHEET 1 OF 1	TITLE 8 IN - 36 IN DRAIN BASIN SPECIFICATIONS
DWG NO. 7001-110-011	REV J		

1 8 IN - 36 IN DRAIN BASIN SPECIFICATIONS

NTS

NYLOPLAST 24" DRAIN BASIN: 2824AG _X



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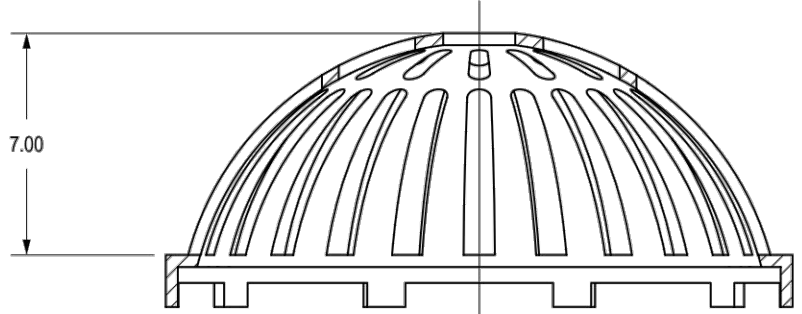
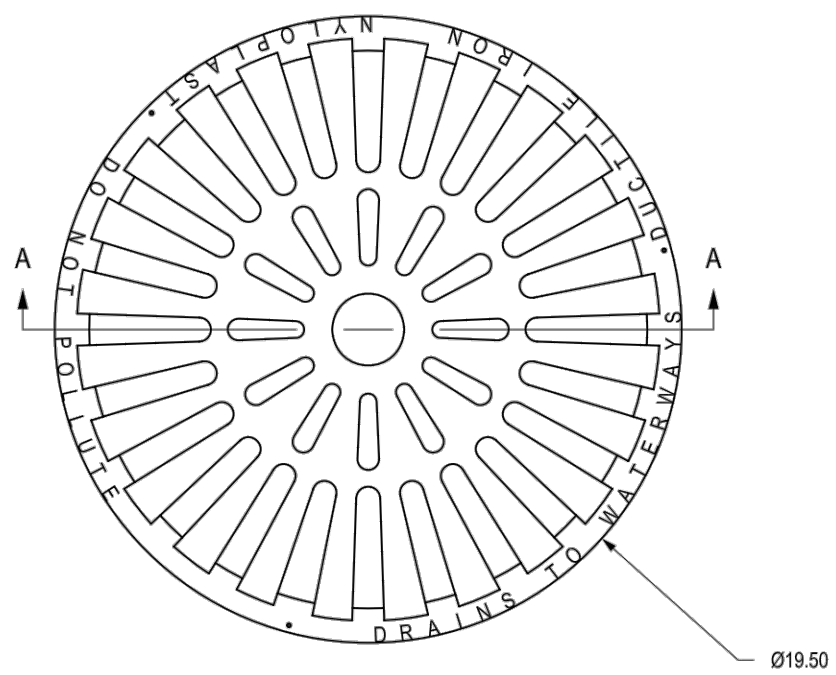
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1899CGD

APPROX. DRAIN AREA = 175.59 SQ IN
APPROX. WEIGHT = 32.00 LBS

SECTION A-A

DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOOKING DEVICE AVAILABLE UPON REQUEST

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DRAWN BY EBC DATE 3-8-06 PROJECT NO. NAME DATE 3-24-11 DWG SIZE A SCALE 1:6 SHEET 1 OF 1	MATERIAL DUCTILE IRON TITLE 18 IN DOME GRATE DWG NO. 7001-110-215 REV D
3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2460 www.nyloplast-us.com	Nyloplast

1 18" DOME GRATE

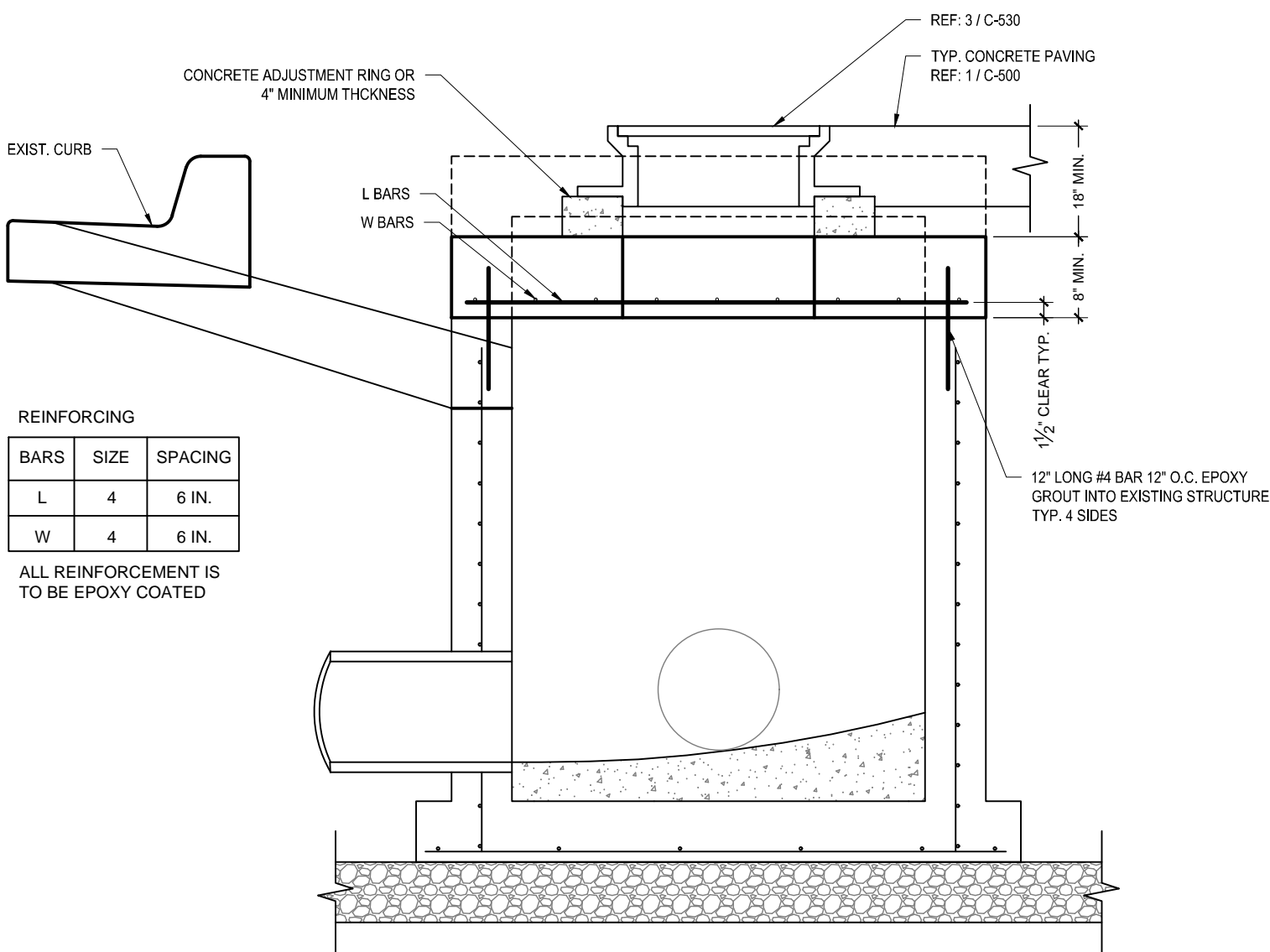
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2 2'x3' CURB INLET DIAGONAL GRATE ASSEMBLY

NTS

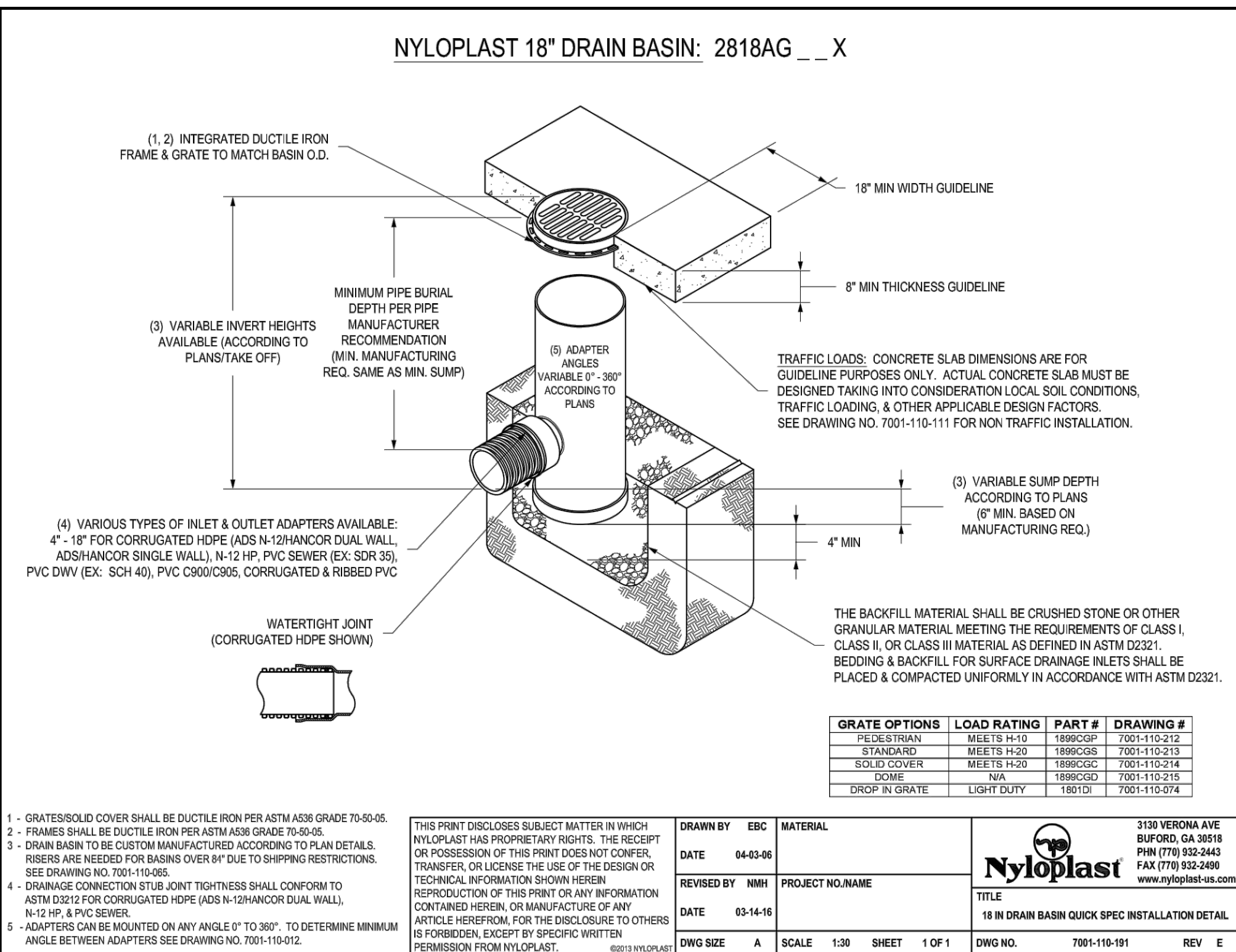
3 12" INLINE DRAIN QUICK SPEC DETAIL

NTS



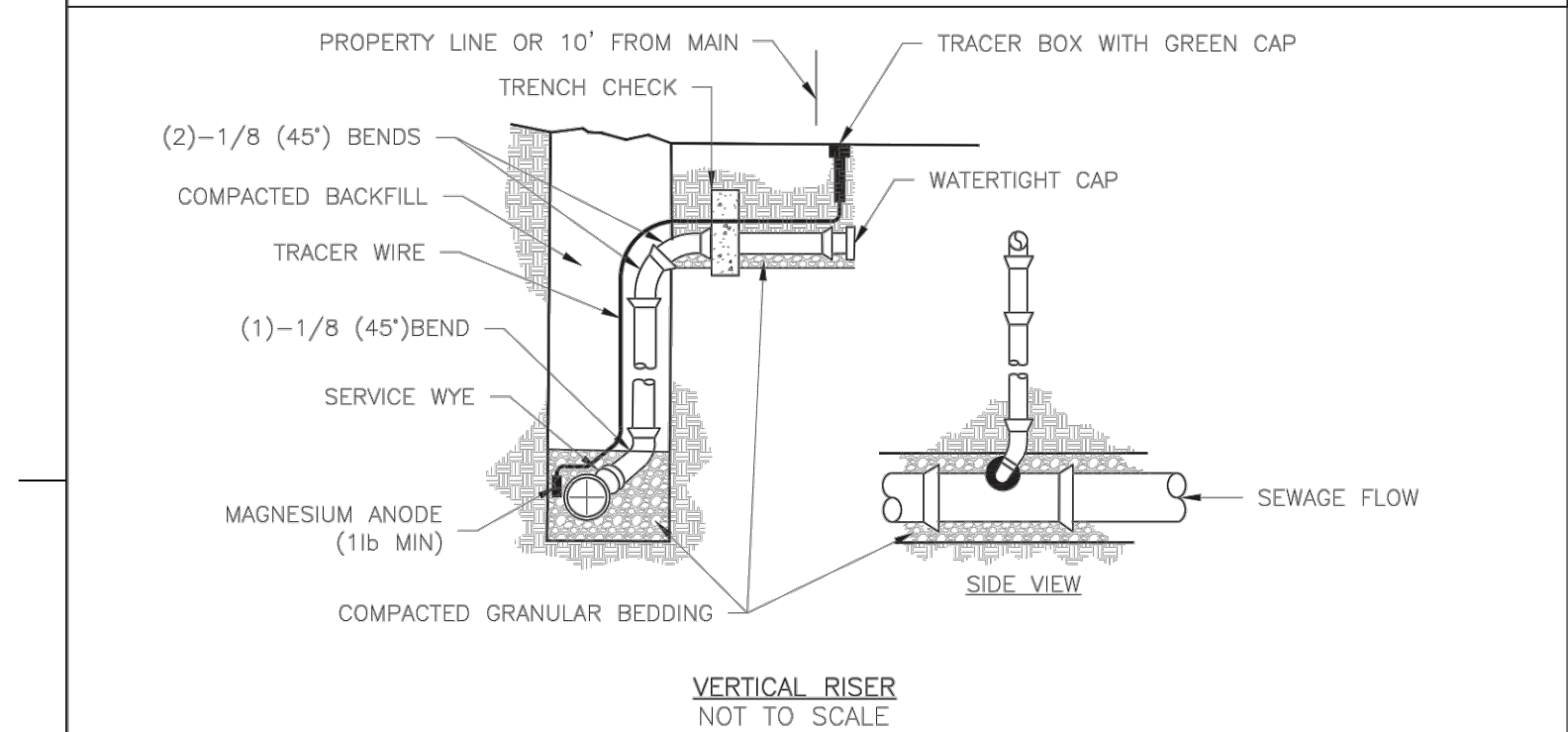
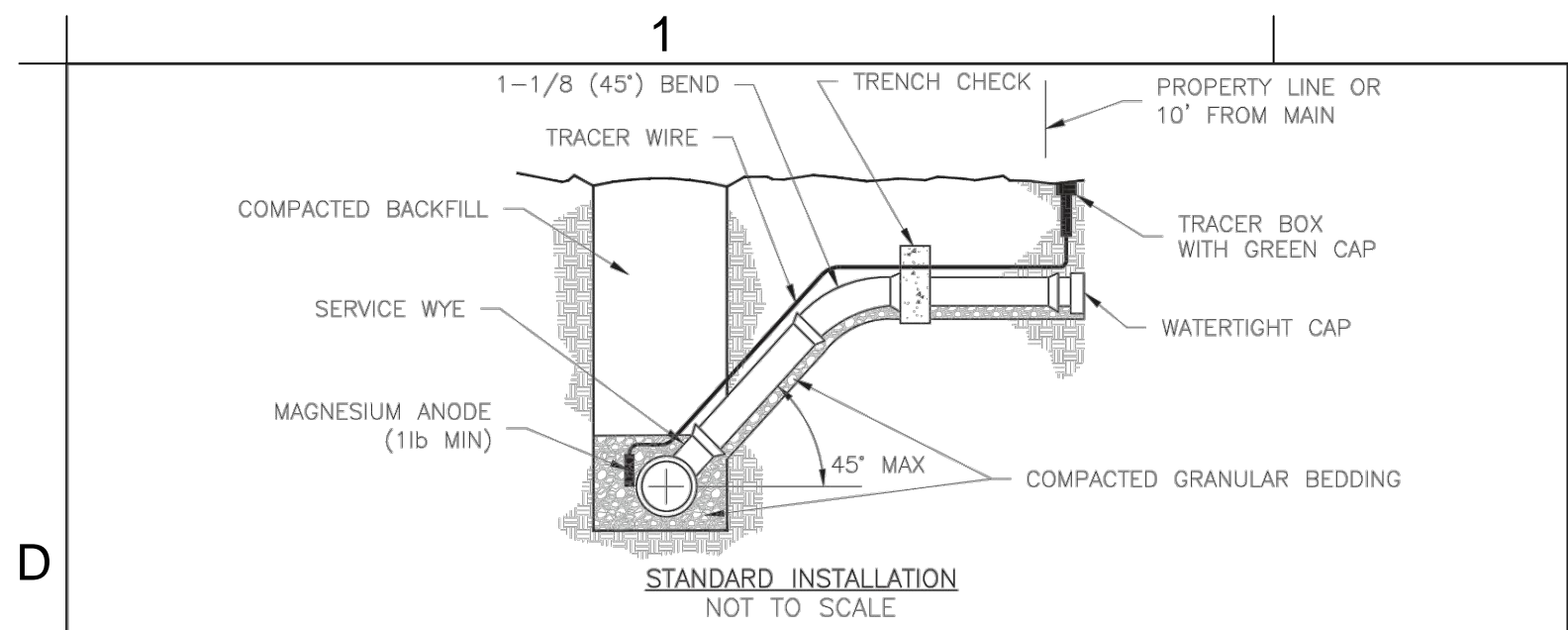
4 CURB INLET TO JUNCTION BOX

NTS



4 18 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL

NTS



- NOTES:
1. ALL SEWER STUBS SHALL BE CONSTRUCTED TO PROPERTY LINE OR 10' MINIMUM FROM THE MAIN, WHICHEVER IS GREATER. WHERE SIDEWALKS ARE PRESENT, CONTRACTOR SHALL EXTEND SERVICE LINE UNDER EXISTING SIDEWALK TO TWO FEET BEYOND.
 2. IMPERVIOUS TRENCH CHECKS SHALL BE PLACED ON BUILDING SEWER STUBS (AT LEAST 5' AWAY FROM THE SANITARY SEWER MAIN).
 3. TRENCH CHECKS ON THE BUILDING SEWER STUBS SHALL EXTEND 6" BELOW THE BOTTOM OF THE PIPE. LENGTH SHALL BE A MINIMUM OF 12". THE HEIGHT OF THE TRENCH CHECK SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE. THE WIDTH OF THE TRENCH CHECK SHALL BE THE WIDTH OF THE TRENCH.
 4. SEE SPECIFICATION SECTION 2100 FOR SEWER MAIN BEDDING AND BACKFILL.
 5. #12 GAUGE GREEN INSULATED COPPER TRACER WIRE SHALL BE INSTALLED. TRACER WIRE TERMINAL BOXES SHALL BE INSTALLED DIRECTLY ABOVE THE SEWER SERVICE OR AS DETERMINED BY THE ENGINEER.
 6. FOR SERVICES, TRACER WIRE SHALL RUN FROM THE WYE AND TERMINATE IN A FLUSH MOUNTED TRACER BOX WITH A GREEN CAST IRON LOCKABLE TOP. WIRE SHALL BE TAPED OR TIED TO THE PIPE AT 5' INTERVALS.
 7. TRACER WIRE BOX SHALL BE INSTALLED WITHIN 1.0' OF PROPERTY LINE.
 8. THE TRACER WIRE SHALL REMAIN CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. SPLICES IN THE TRACER WIRE SHOULD BE MADE WITH SPLIT BOLT CONNECTORS. WIRE NUTS SHALL NOT BE USED. A WATER-PROOF CONNECTION IS NECESSARY TO PREVENT CORROSION.

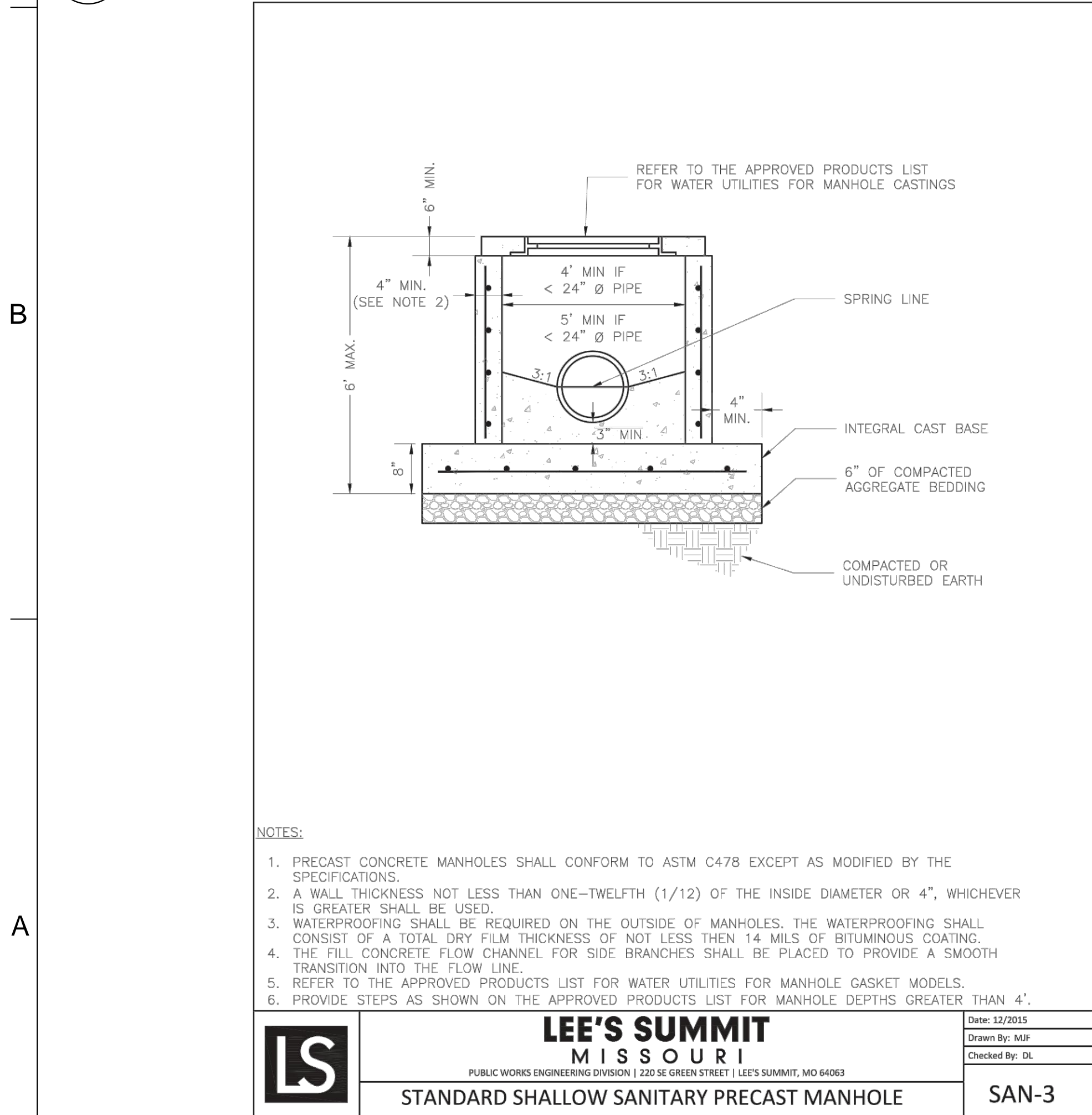
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PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

SANITARY SEWER STUB DETAIL

SAN-1

Date: 12/2015
Drawn By: MJF
Checked By: DL

1 SANITARY SEWER STUB



- NOTES:
1. PRECAST CONCRETE MANHOLES SHALL CONFORM TO ASTM C478 EXCEPT AS MODIFIED BY THE SPECIFICATIONS.
 2. A WALL THICKNESS NOT LESS THAN ONE-TWELFTH (1/12) OF THE INSIDE DIAMETER OR 4", WHICHEVER IS GREATER SHALL BE USED.
 3. WATERPROOFING SHALL BE REQUIRED ON THE OUTSIDE OF MANHOLES. THE WATERPROOFING SHALL CONSIST OF A TOTAL DRY FILM THICKNESS OF NOT LESS THAN 14 MILS OF BITUMINOUS COATING.
 4. THE FILL CONCRETE FLOW CHANNEL FOR SIDE BRANCHES SHALL BE PLACED TO PROVIDE A SMOOTH TRANSITION INTO THE FLOW LINE.
 5. REFER TO THE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR MANHOLE GASKET MODELS.
 6. PROVIDE STEPS AS SHOWN ON THE APPROVED PRODUCTS LIST FOR MANHOLE DEPTHS GREATER THAN 4'.

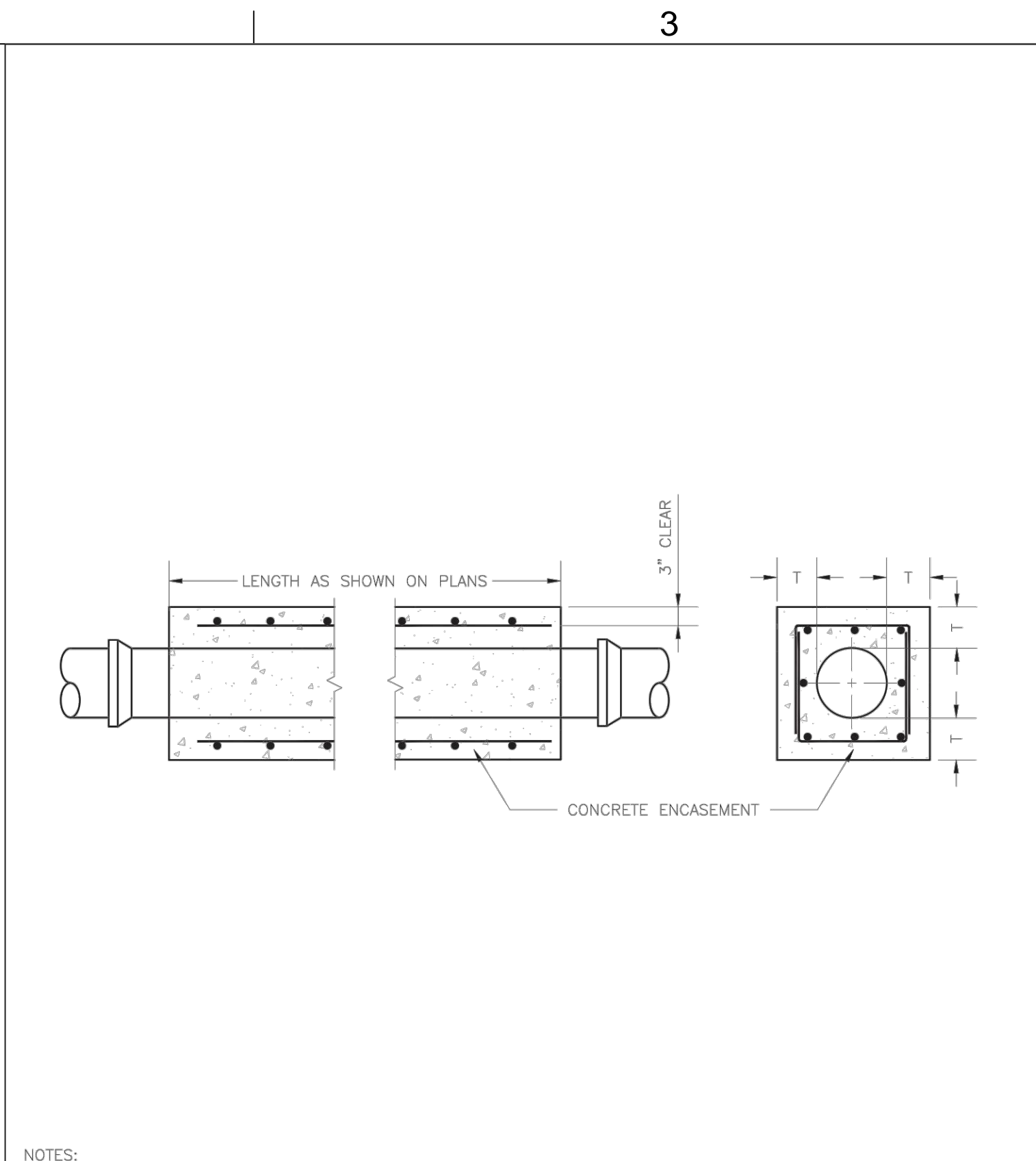
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STANDARD SHALLOW SANITARY PRECAST MANHOLE

SAN-3

Date: 12/2015
Drawn By: MJF
Checked By: DL

4 STANDARD SHALLOW SANITARY PRECAST MANHOLE



- NOTES:
1. FOR PIPES LESS THAN 15", T = 6" MIN.
 2. FOR PIPES 15" THRU 36", T = 8" MIN.
 3. INTERMEDIATE BELLS SHALL BE ENCASED.
 4. REINFORCING STEEL SHALL BE #4 @ 12" O.C. EACH WAY WITH A MINIMUM REBAR LAP OF 12".

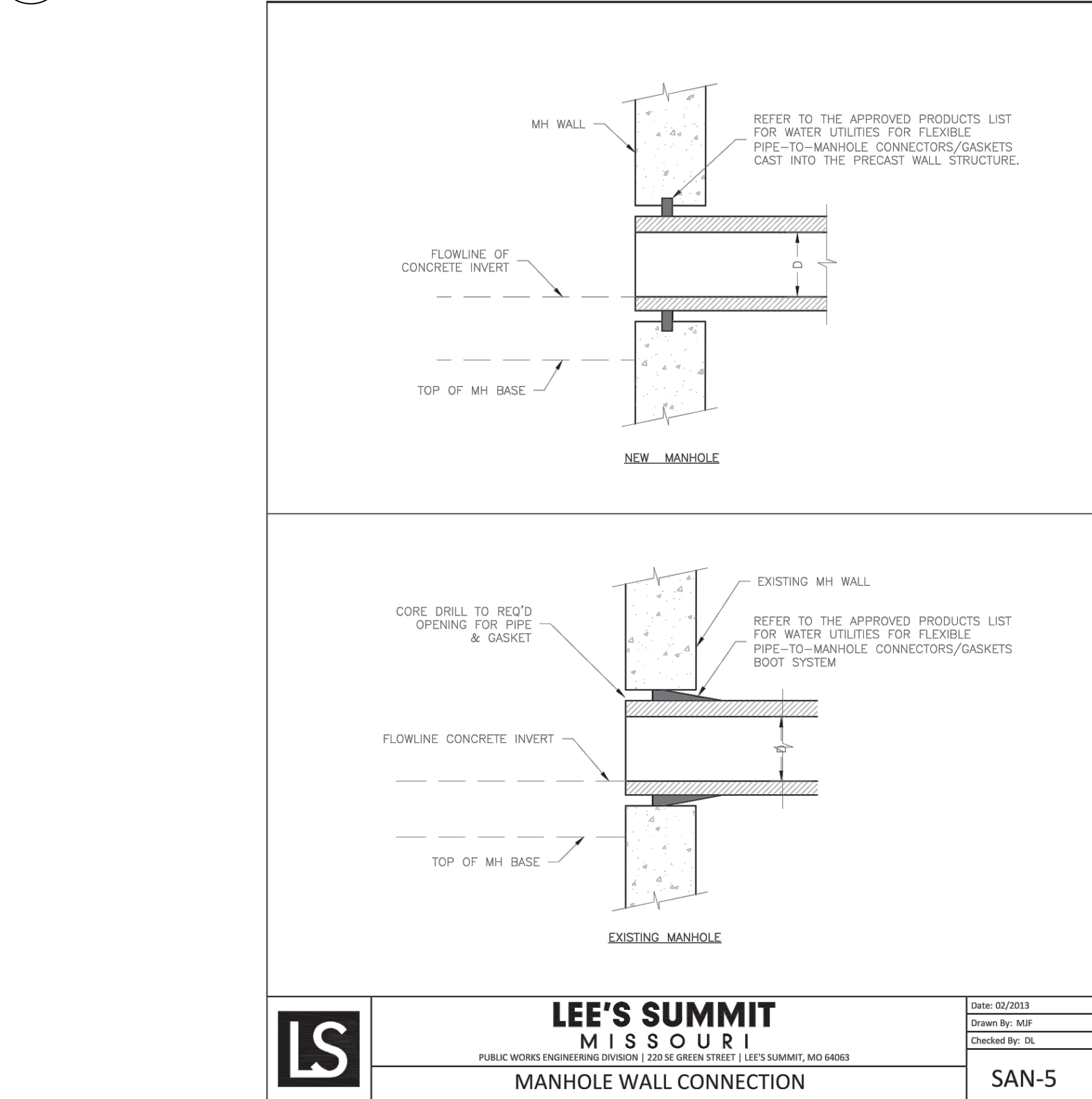
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PIPE ENCASEMENT DETAIL

SAN-7

Date: 01/2016
Drawn By: JN
Checked By: DL

2 PIPE ENCASEMENT



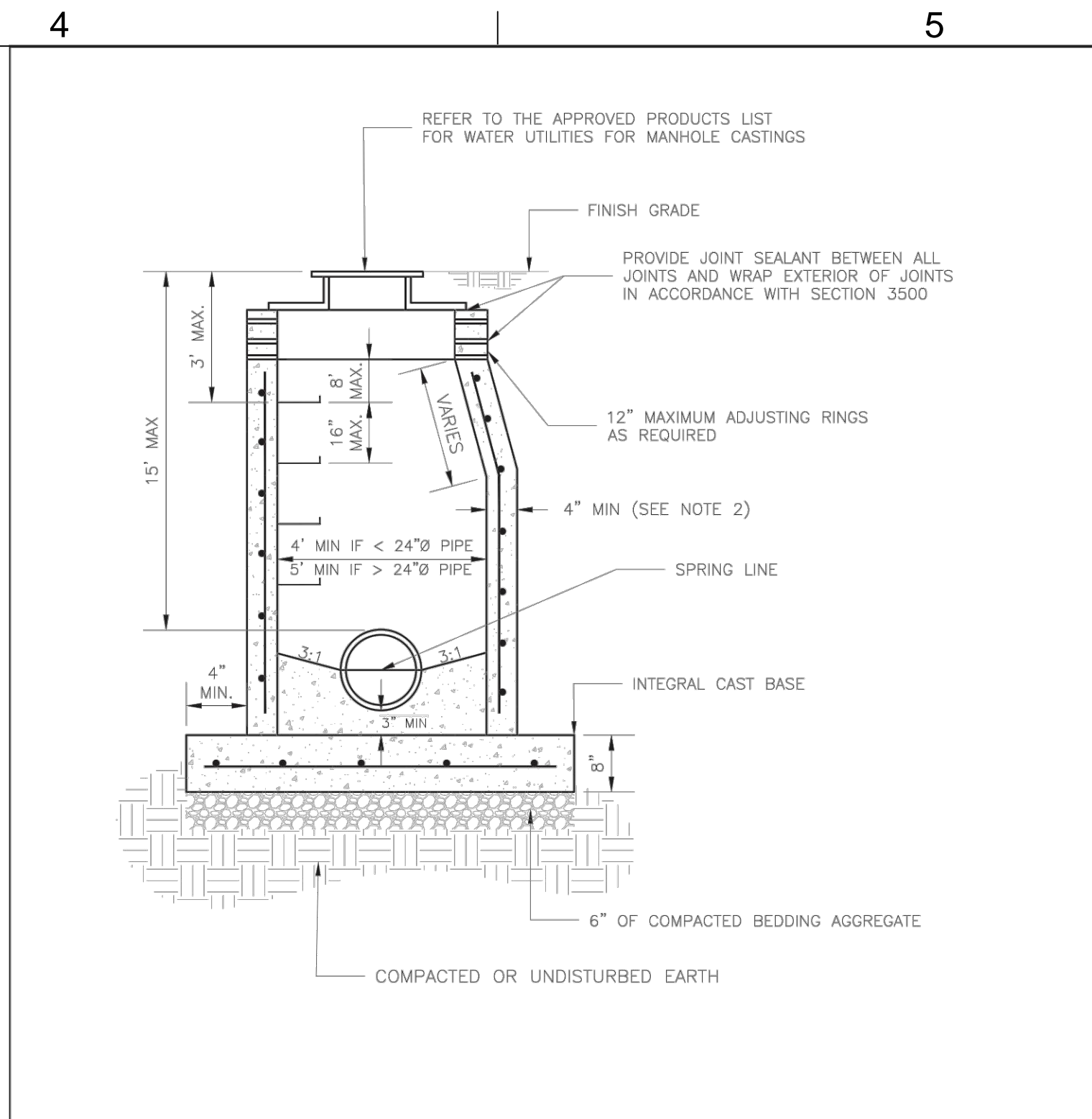
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MANHOLE WALL CONNECTION

SAN-5

Date: 02/2013
Drawn By: MJF
Checked By: DL

5 MANHOLE WALL CONNECTION



- NOTES:
1. PRECAST CONCRETE MANHOLES SHALL CONFORM TO ASTM C478 EXCEPT AS MODIFIED BY THE SPECIFICATIONS.
 2. A WALL THICKNESS NOT LESS THAN ONE-TWELFTH (1/12) OF THE INSIDE DIAMETER OR 4", WHICHEVER IS GREATER, SHALL BE USED WHEN THE MANHOLE DEPTH IS LESS THAN 15'.
 3. WATERPROOFING SHALL BE REQUIRED ON THE OUTSIDE OF MANHOLES. THE WATERPROOFING SHALL CONSIST OF A TOTAL DRY FILM THICKNESS OF NOT LESS THAN 14 MILS OF BITUMINOUS COATING.
 4. ONLY ECCENTRIC MANHOLE CONES WILL BE ALLOWED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
 5. THE FILL CONCRETE FLOW CHANNEL FOR SIDE BRANCHES SHALL BE PLACED TO PROVIDE A SMOOTH TRANSITION INTO THE FLOW LINE.
 6. REFER TO THE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR APPROVED MANHOLE GASKET MODELS.
 7. REFER TO THE APPROVED PRODUCTS LIST FOR APPROVED STEPS.

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STANDARD SANITARY PRECAST MANHOLE

SAN-2

Date: 12/2015
Drawn By: SC
Checked By: DL

3 STANDARD SANITARY PRECAST MANHOLE

100% CONSTRUCTION DOCUMENT DRAWINGS

FIRE STATION #4
CITY OF LEE'S SUMMIT
5031 NORTHEAST LAKEWOOD WAY
LEE'S SUMMIT, MISSOURI 64064

REVISIONS:

#	Description	Date
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DERICK M. HOLMES
REGISTERED PROFESSIONAL ENGINEER
PE-2022005196
10-19-2022
DERICK HOLMES - CIVIL ENGINEER
MO# PE-2022005196
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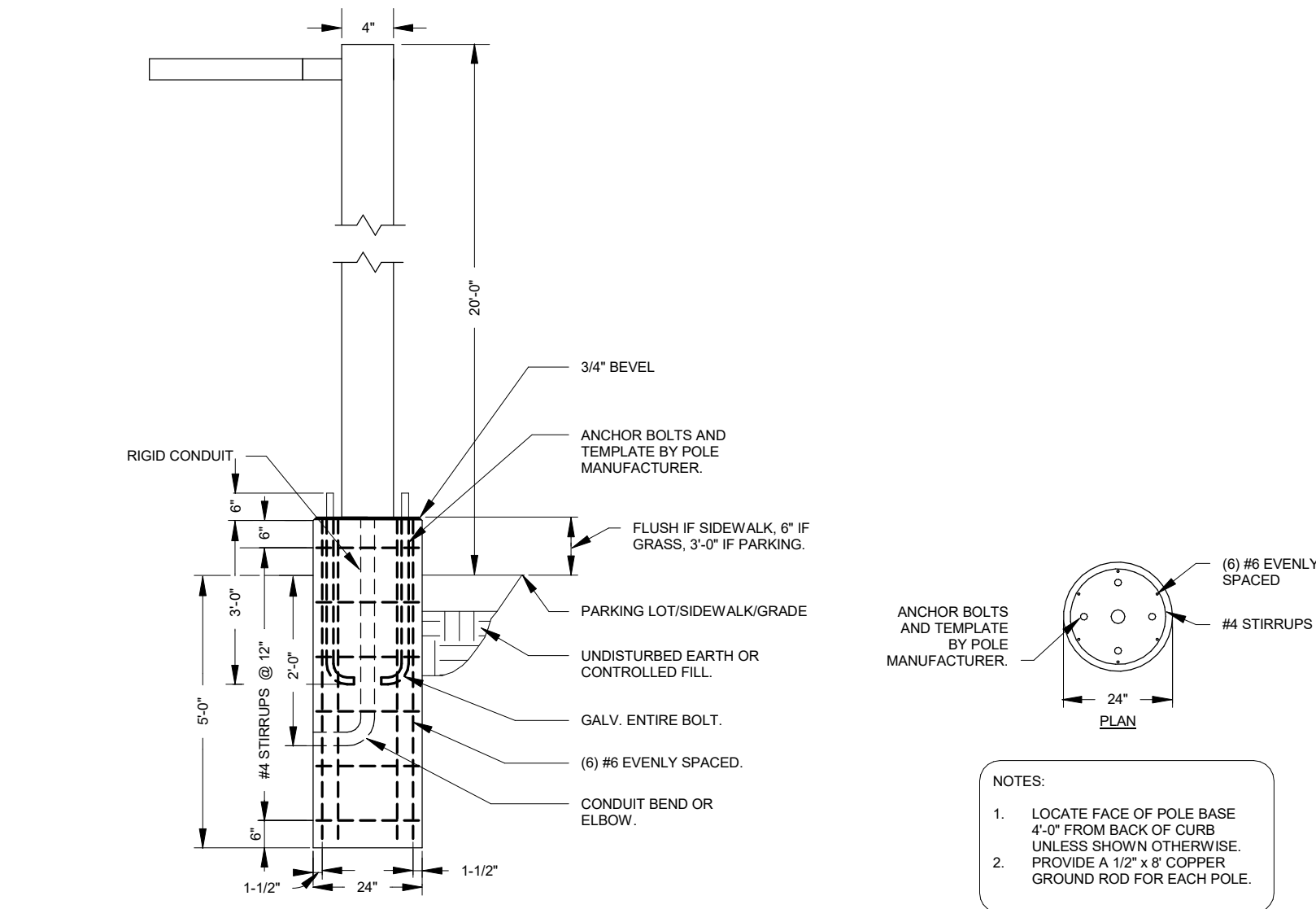
PROJECT NO: 18225R21001
DATE: 10.19.2022
DRAWN BY: DMH
CHKD BY: SJB

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SANITARY SEWER DETAILS

C-540

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PLAN NOTES:

- 1 PROVIDE 1575 SQ. FT. OF CONCRETE WITH SNOW MELT. TUBING SHALL BE INSTALLED 8" BELOW FINISHED FLOOR. COORDINATE SLAB INSULATION WITH ARCHITECT. REFER TO SPECIFICATIONS FOR ADDITIONAL INFO.
- 2 PROVIDE NDS, OR EQUAL, MODEL 3130 1/8" MIN. 14X10 VALVE BOX FOR SNOW MELT MANIFOLD.
- 3 PROVIDE 1-1/2" EMPTY CONDUIT FOR GENERATOR CONTROLS ROUTED TO ATS. ROUTE ALL CONDUITS INCLUDING BLOCK HEATER, BATTERY CHARGER, AND ELECTRICAL CONDUITS BELOW GRADE INTO MECHANICAL ROOM.



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FIRE STATION #4
CITY OF LEE'S SUMMIT
5031 NORTHEAST LAKEWOOD WAY
LEE'S SUMMIT, MISSOURI 64064

100% CONSTRUCTION DOCUMENT DRAWINGS

#	Description	Date
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NEIL BARTLEY - ENGINEER
MO# PE-2007023868

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CHK'D BY:	N

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MPE SITE PLAN

ME001

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FILE PATH: BM 380-118225R21001_LeesSummitFireStation_#4 and #5LSMO FIRE STATIONS MEP_V19.rvt

E

D

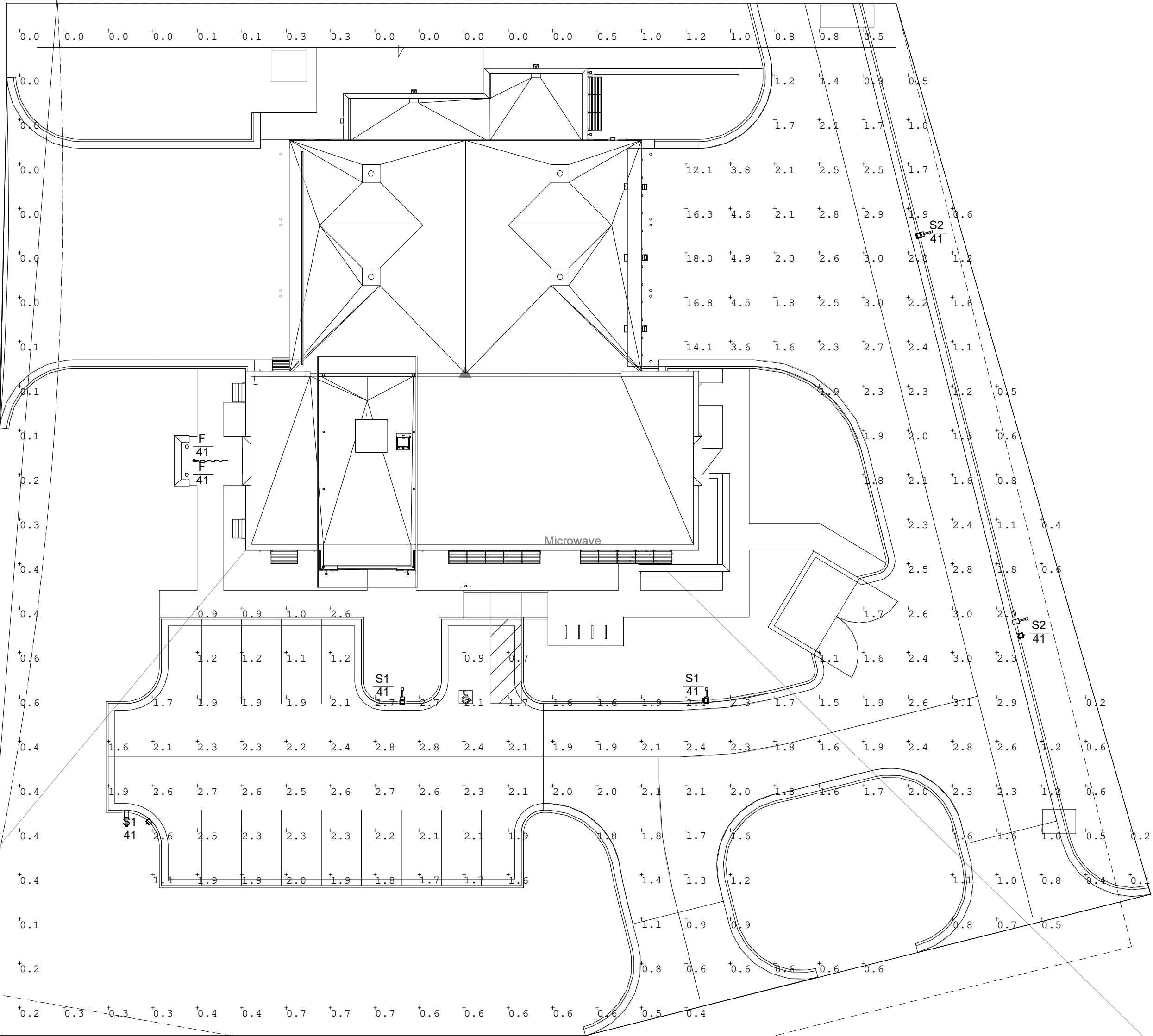
C

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A

Calculation Summary
Label
Ground_Top

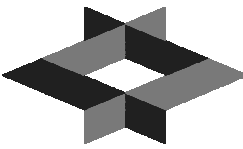
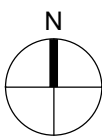
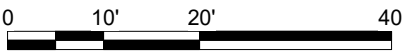
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A1

SITE LIGHTING PHOTOMETRIC PLAN

1" = 20'-0"



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NEIL BARTLEY - ENGINEER
MO# PE-2007023868

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CHK'D BY: NB

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SITE LIGHTING
PHOTOMETRIC
PLAN

ME002

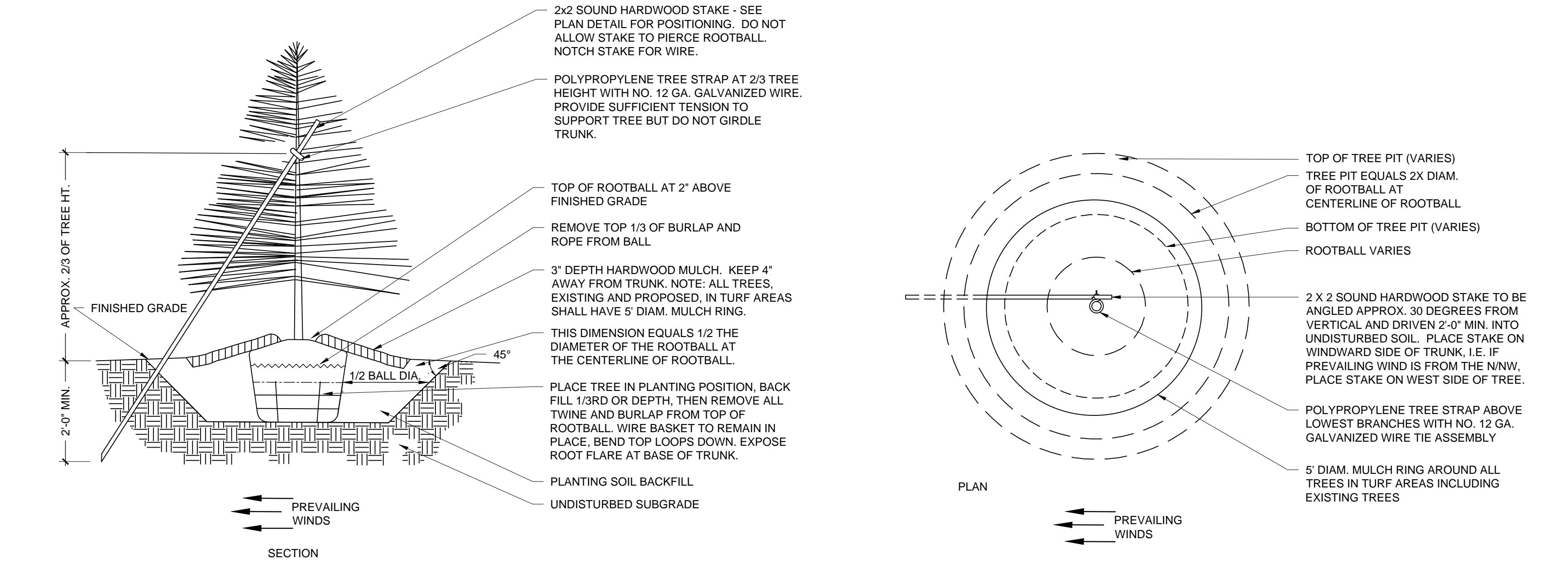
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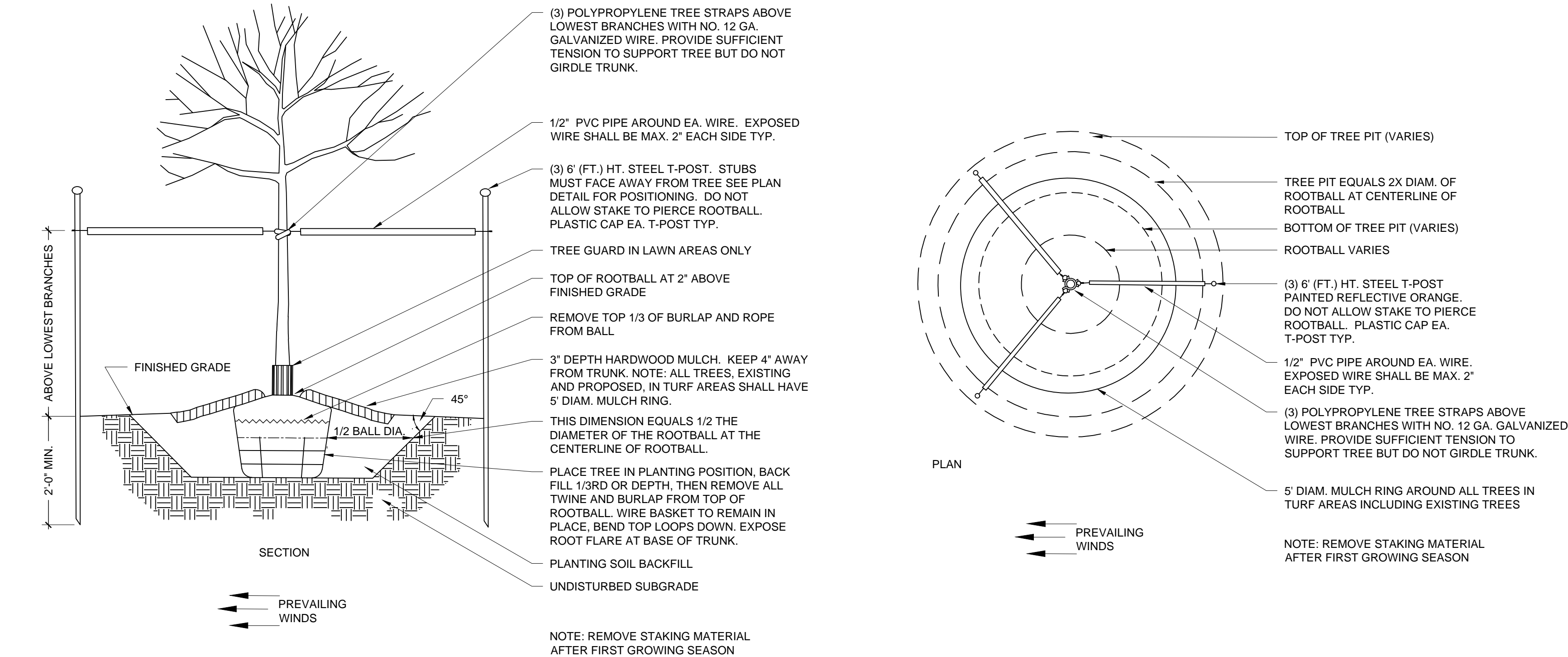
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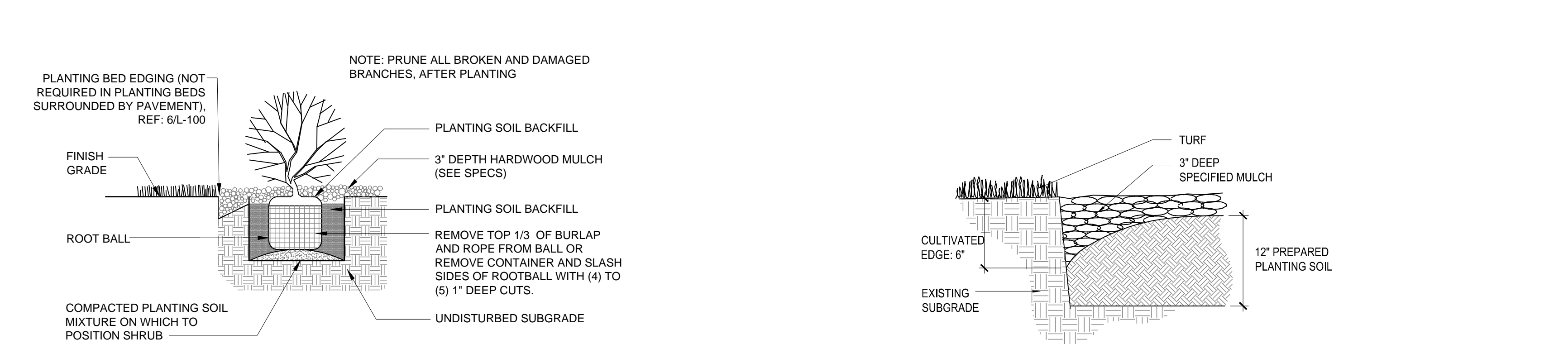
1 EVERGREEN TREE PLANTING
N.T.S.

2 EVERGREEN TREE STAKING
N.T.S.



3 DECIDUOUS TREE PLANTING
N.T.S.

4 DECIDUOUS TREE STAKING
N.T.S.



5 SHRUB PLANTING
N.T.S.

6 CULTIVATED EDGE
N.T.S.

GENERAL LANDSCAPE SITE NOTES

- PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL GIVE 48 HOURS ADVANCE NOTICE TO ALL COMPANIES/UTILITIES THAT HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE PERFORMED.
- CONTRACTOR SHALL VERIFY ALL PLANT COUNTS, QUANTITIES AND AREAS AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT PRIOR TO ORDERING OR INSTALLING MATERIALS SPECIFIED.
- SEE PLANT SCHEDULE FOR PLANT LEGEND AND QUANTITIES.
- SYMBOLS INDICATED ON THE PLAN TAKE PRIORITY OVER WRITTEN QUANTITIES AND LABELS.
- PLANTS CALLED OUT IN PLAN ARE CONSIDERED IN CLUSTERS EVEN IF NOT ATTACHED BY CONNECTING LINES. CALLOUTS HAVE TOTAL COUNTS NEEDED.
- CONTRACTOR SHALL MAINTAIN THE LANDSCAPE UNTIL SUBSTANTIAL COMPLETION. MAINTENANCE WORK SHALL CONSIST OF APPLYING WATER, WEEDING, AND FERTILIZING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DISEASE AND PEST CONTROL DURING THE MAINTENANCE PERIOD.
- CONTRACTOR TO VERIFY, WITH SOIL ANALYSIS, THE SOIL AMENDMENT NEEDED AND CONTACT THE LANDSCAPE ARCHITECT IF THERE ARE ANY INADEQUATE AMENITIES.
- PLANT MATERIAL SHALL NOT BE DELIVERED TO THE SITE NOR INSTALLED WHEN TEMPERATURES ARE ABOVE 90°F OR BELOW 40°F AT THE TIME OF PLANTING AND FORECASTED FOR A PERIOD OF 2 WEEKS AFTER INSTALLATION.
- CONTRACTOR TO PROVIDE A 1-YEAR WARRANTY ON ALL INSTALLED PLANTINGS FROM POINT OF SUBSTANTIAL COMPLETION.

PLANTING NOTES

- ALL PLANT MATERIAL SHALL BE OF EXCELLENT QUALITY, FREE OF DISEASE AND INFESTATION, AND TRUE TO TYPE, VARIETY, SIZE SPECIFIED, AND FORM PER THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1, CURRENT VERSION), PUBLISHED BY THE AMERICAN NURSERYMEN'S ASSOCIATION.
- PLANT MATERIAL SHALL BE PLANTED AND MAINTAINED TO ASNS SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY ALL LANDSCAPE MATERIAL QUANTITIES AND SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
- NO SUBSTITUTIONS FOR VARIETY OR CULTIVAR SHALL BE ACCEPTED WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT.
- ALL TREES AND SHRUBS SHALL BE LAID OUT IN A UNIFORM AND CONSISTENT PATTERN, FOLLOWING THE LANDSCAPE PLAN ACCURATELY, PAYING ATTENTION TO EVEN SPACING IN THE ROW OR COVERAGE AREA OF THE INDIVIDUAL SPECIES AND HOW IT IS BEING USED.
- ALL PLANTING BEDS ABUTTING LAWN AREAS SHALL HAVE A CULTIVATED EDGE (SEE DETAIL, THIS SHEET).
- ALL PLANTINGS SHALL BE THOROUGHLY WATERED IN WITH A GARDEN HOSE, TWICE, THE SAME DAY AS INSTALLATION TO ELIMINATE AIR POCKETS IN THE BACKFILL.
- NO PLANTINGS SHALL BE PLACED CLOSER THAN 3' FROM THE BACK OF THE CURB TO ALLOW FOR VEHICLE BUMPER OVERHANG.
- PROPOSED TREES SHALL NOT BE PLACED OVER EXISTING OR PROPOSED UTILITY SERVICE LINES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND UTILITY LOCATIONS AND HAVE THEM MARKED DURING TREE PLANTING OPERATIONS. IF UTILITY IS DAMAGED DURING PLANTING, CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE GENERAL CONTRACTOR AND OWNER OF UTILITY AND PAYING FOR REPAIR OF THE DAMAGED UTILITY.
- ALL PLANTING BEDS WILL HAVE 3-INCHES OF SHREDDED BROWN HARDWOOD MULCH UNLESS OTHERWISE SPECIFIED.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
	MA	4	Malus x 'Adirondack'	Adirondack Crabapple	B & B	2.5"
	NW	7	Nyssa sylvatica 'Wildfire'	Black Gum	B & B	2.5"
	ZM	5	Zelkova serrata 'Musashino'	Musashino Sawleaf Zelkova	B & B	2.5"
CONIFERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
	PB	2	Picea pungens 'Baby Blue'	Baby Blue Colorado Spruce	6' Ht	
	TS	18	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6' Ht	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
	Ca	17	Cornus sericea 'Artic Fire'	Artic Fire Dogwood	5 gal	48" o.c.
	Ec	10	Euonymus alatus 'Compactus'	Compact Burning Bush	5 gal	72" o.c.
	Ho	43	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	Quart	18" o.c.
	Hf	17	Hosta x 'First Frost'	First Frost Hosta	2 gal	30" o.c.
	Il	10	Itea virginica 'Little Henry' TM	Virginia Sweetspire	2 gal	36" o.c.
	Pi	6	Perovskia atriplicifolia 'Little Spire' TM	Little Spire Russian Sage	2 gal	24" o.c.
	Rr	19	Rosa x 'Knockout' TM	Rose	2 gal	48" o.c.
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
	Ck	21	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	3 gal.	36" o.c.
	Fe	28	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	1 gal.	18" o.c.
	Sp	18	Schizachyrium scoparium 'Prairie Munchkin'	Prairie Munchkin Little Bluestem	2 gal	24" o.c.
	Sh	42	Sporobolus heterolepis	Prairie Dropseed	2 gal	30" o.c.
EVERGREEN	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
	Jl	19	Juniperus chinensis 'Gold Lace'	Gold Lace Juniper	5 gal	60" o.c.
	Ja	8	Juniperus horizontalis 'Andorra'	Andorra Juniper	2 gal	48" o.c.
SOD/SEED	CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	
	Fa	17,569 sf	Festuca arundinacea 90% Fescue, 10% Bluegrass Mix	Tall Fescue	sod	

7 LANDSCAPE SCHEDULE

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CITY OF LEE'S SUMMIT

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REVISIONS:

#	Description	Date

KYLE WARD - LANDSCAPE ARCHITECT
MOR PLA-2016002020

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DATE: 10.19.2022
DRAWN BY: KDW
CHKD BY: CDW

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LANDSCAPE SCHEDULE

L-100

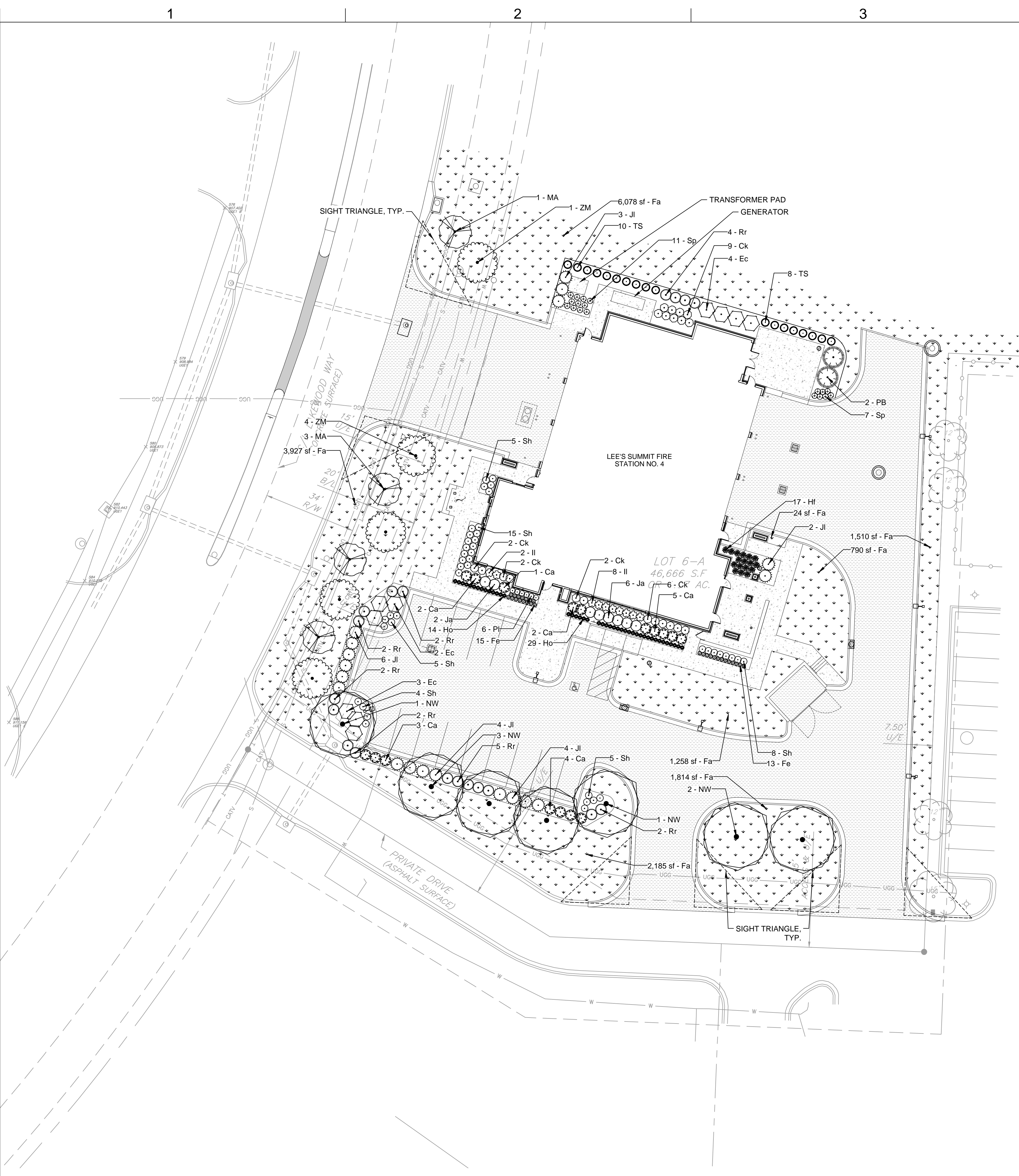
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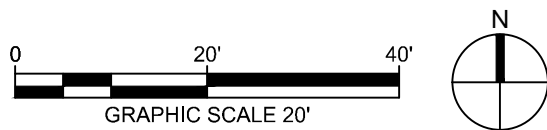


LANDSCAPE NOTES

- 1. ALL SHRUBS ADJACENT TO A SIDEWALK OR EDGE SHALL BE PLANTED 1/2 THE SPACING SPECIFIED IN THE PLANT SCHEDULE.
- 2. SEE SHEET L-100 FOR PLANT SCHEDULE AND QUANTITIES.
- 3. FINAL PLANT LOCATIONS TO BE VERIFIED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 4. ALL PLANTING BED EDGES SHALL BE A CULTIVATED EDGE. SEE DETAIL 6 ON SHEET L-100.
- 5. ALL LANDSCAPE AREAS (EXCLUDING SOD) ARE TO BE MULCHED WITH A 3" DEEP LAYER OF BROWN HARDWOOD MULCH AT THE CONCLUSION OF THE PLANTING OPERATIONS. MULCH SHALL BE DOUBLE GROUND, HARDWOOD, 1" DIAMETER IN SIZE OR SMALLER.

LANDSCAPE LEGEND

TREES	CODE	BOTANICAL NAME	COMMON NAME
	MA	Malus x 'Adirondack'	Adirondack Crabapple
	NW	Nyssa sylvatica 'Wildfire'	Black Gum
	ZM	Zelkova serrata 'Musashino'	Musashino Sawleaf Zelkova
CONIFERS	CODE	BOTANICAL NAME	COMMON NAME
	PB	Picea pungens 'Baby Blue'	Baby Blue Colorado Spruce
	TS	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	Ca	Cornus sericea 'Artic Fire'	Artic Fire Dogwood
	Ec	Euonymus alatus 'Compactus'	Compact Burning Bush
	Ho	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily
	Hf	Hosta x 'First Frost'	First Frost Hosta
	II	Itea virginica 'Little Henry' TM	Virginia Sweetspire
	PI	Perovskia atriplicifolia 'Little Spire' TM	Little Spire Russian Sage
	Rr	Rosa x 'Knockout' TM	Rose
GRASSES	CODE	BOTANICAL NAME	COMMON NAME
	Ck	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass
	Fe	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue
	Sp	Schizachyrium scoparium 'Prairie Munchkin'	Prairie Munchkin Little Bluestem
	Sh	Sporobolus heterolepis	Prairie Dropseed
EVERGREEN	CODE	BOTANICAL NAME	COMMON NAME
	JI	Juniperus chinensis 'Gold Lace'	Gold Lace Juniper
	Ja	Juniperus horizontalis 'Andorra'	Andorra Juniper
SOD/SEED	CODE	BOTANICAL NAME	COMMON NAME
	Fa	Festuca arundinacea 90% Fescue, 10% Bluegrass Mix	Tall Fescue



LANDSCAPE PLAN

1" = 20'-0"

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CHKD BY:	CDW

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LANDSCAPE PLAN

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