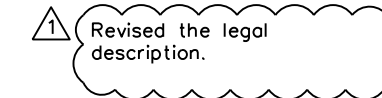


# 1306 & 1310 SW Market Utility Improvement Plan

## Section 8, Township 47 North, Range 31 West LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PROPERTY DESCRIPTION

TR-1, TR-2, REPLAT OF LOT 2, RESURVEY OF LOT 4 SIMONIN ADDITION.



ALL PAVING ON THE PARKING LOT WILL COMPLY WITH THE UNIFIED DEVELOPMENT ORDINANCE ARTICLE 8 IN TERMS OF PAVING THICKNESS AND BASE

**OIL - GAS WELLS**

ACCORDING TO EDWARD ALTON MAY JR'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.

**FLOOD INFORMATION:**

The property is located in Zone "X" areas outside the 100 year flood plain per FEMA Map 29095C0419G, dated January 20, 2017

**UTILITY COMPANIES:**

THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION AND VERIFYING THE ACTUAL LOCATION OF EACH UTILITY LINE. THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS.

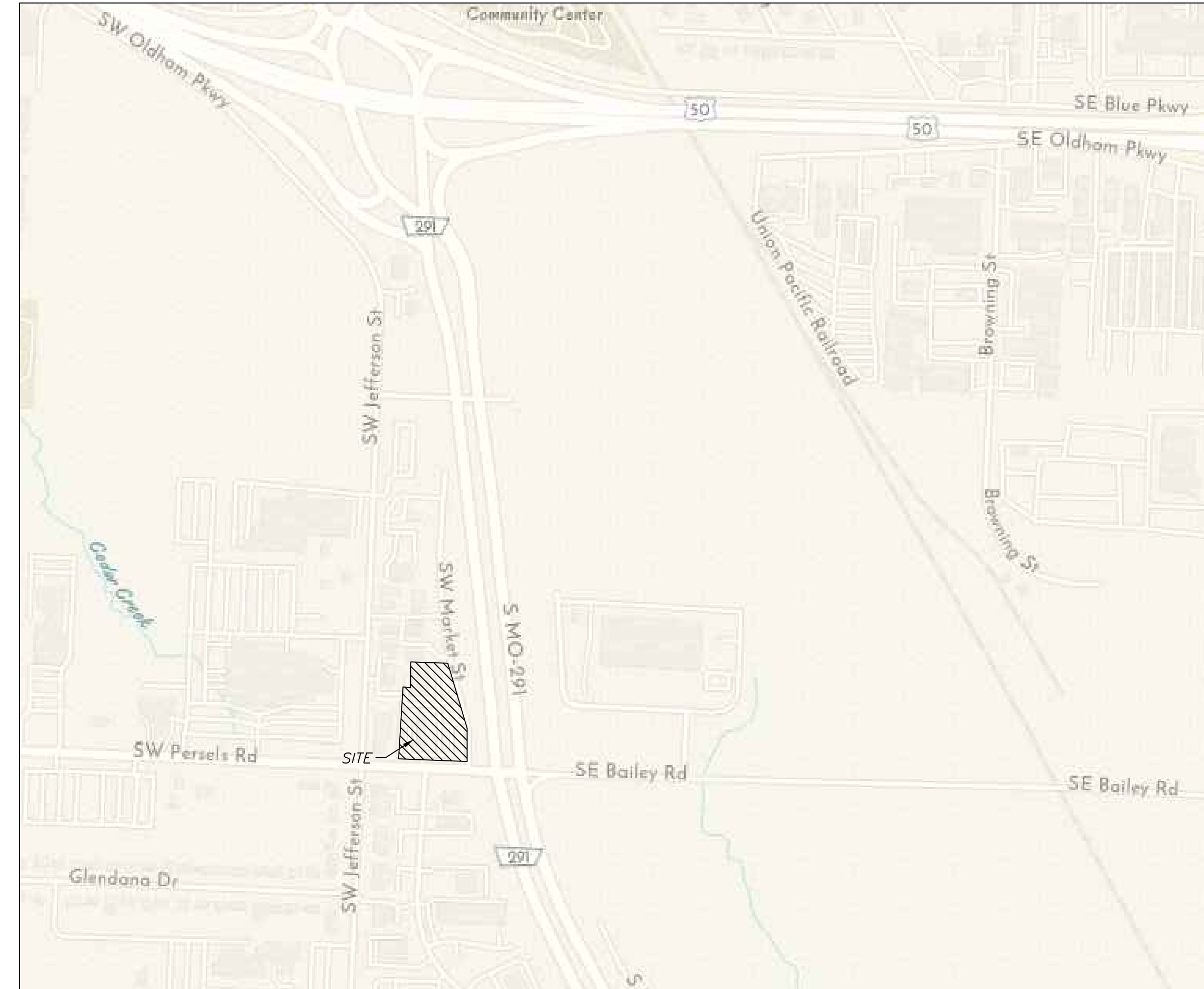
EVERGY - 298-1198  
 MISSOURI GAS ENERGY - 756-5261  
 SOUTHWESTERN BELL TELEPHONE - 761-5011  
 COMCAST CABLE - 795-1100  
 WILLIAMS PIPELINE - 422-6300  
 CITY OF LEE'S SUMMIT PUBLIC WORKS - 969-1900  
 CITY OF LEE'S SUMMIT DEVELOPMENT ENGINEERING INSPECTION AT 816.969.1200  
 CITY OF LEE'S SUMMIT WATER UTILITIES - 969-1900  
 MISSOURI ONE CALL (DIG RITE) - 1-800-344-7483

**GENERAL NOTES:**

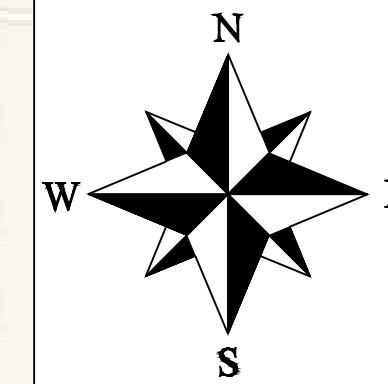
- 1 - ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
- 2 - ALL REQUIRED EASEMENTS WITHIN THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR ON THE FINAL PLAT.
- 3 - ANY REQUIRED EASEMENT LOCATED OUTSIDE OF THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR BY SEPARATE INSTRUMENT PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- 4 - THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.
- 5 - THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH THE IMPROVEMENTS PROPOSED BY THESE PLANS AND SITE CONDITIONS.
- 6 - THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND OBTAIN THE APPROPRIATE BLASTING PERMITS FOR A REQUIRED BLASTING. IF BLASTING IS ALLOWED, ALL BLASTING SHALL CONFORM TO STATE REGULATIONS AND LOCAL ORDINANCES.

**NOTE :**

ALL CONSTRUCTION SHALL FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813. WHERE DISCREPANCIES EXIST BETWEEN THESE PLANS AND THE DESIGN AND CONSTRUCTION MANUAL, THE DESIGN AND CONSTRUCTION MANUAL SHALL PREVAIL.



Vicinity Map



**DEVELOPER:**

NAME:  
 MARKET STREET INVESTORS LLC  
 7200 W 132ND ST STE 150  
 OVERLAND PARK, KS 66213  
 Phone:

**INDEX OF SHEETS:**

- C.001 - COVER SHEET
- C.050 - ESC PHASE 1, 2 & 3
- C.051 - ESC - STANDARD DETAILS
- C.100 - SITE PLAN
- C.200 - GRADING PLAN
- C.300 - STORM SEWER GENERAL LAYOUT
- C.301 - STORM SEWER PLAN AND PROFILE
- C.400 - SANITARY PLAN
- C.401 - SANITARY PLAN AND PROFILE
- C.600 - STANDARD DETAILS
- C.601 - STANDARD DETAILS

**Site Improvement Notes**

- Sanitary Sewer Improvements  
 - The site will utilize the existing sanitary sewer in SW Jefferson St.
- Water Main Improvements  
 -N/A
- Storm Sewer  
 -Enclosed pipe systems and inlets will collect and convey the onsite storm water runoff and direct it toward the existing public storm sewer system.
- Storm Water Detention  
 -N/A

**Summary of Quantities:**

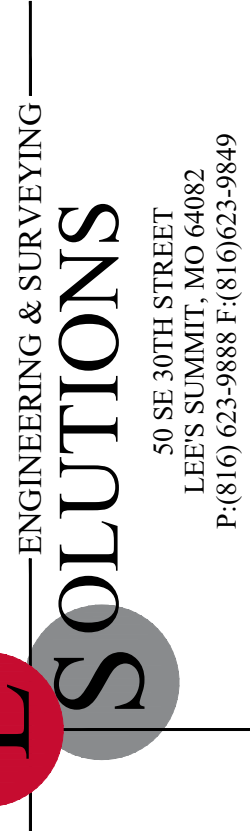
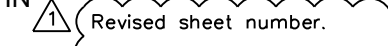
ITEM AND DESCRIPTION	UNIT	ESTIMATED QUANTITY
ASPHALT PAVING	S.Y.	28.00
CONCRETE PAVING	S.Y.	45.00
GEOGRID	S.Y.	34.00
MoDOT Type 5 Base	S.Y.	54.00
4' DIA Drop Sanitary Sewer Manhole	EA	1.00
8" PVC SDR 26	LF	133.11
CONNECTION TO EXISTING SANITARY SEWER	LS	1.00
SANITARY 6" PVC SDR 26 Service Line	FT	44.50
TEES, BENDS, WYES	LS	2.00
TRACER WIRE AND EQUIPMENT	FT	44.50
SILT FENCE	FT	25.00
INLET PROTECTION	UNIT	2.00
SEEDING / MULCHING/ FERTILIZING	AC	0.02
<b>STORM</b>		
15" HDPE	FT	103.36
5' x 4' STORM CURB INLET	EA	1.00
5' x 5' STORM FIELD INLET	EA	1.00

**LEGEND:**

- Existing Underground Power ————UGP—————UGP—————
- Existing Conc. Curb & Gutter
- Existing Wood Fence ————X—————X—————
- Existing Gas Main ————GAS—————
- Existing Water Main -X-W/M- - - - -X-W/M- - - - -
- Existing Storm Sewer -X-STM- - - - -X-STM- - - - -
- Existing Sanitary Sewer -X-SAN- - - - -X-SAN- - - - -
- Existing Underground Telephone ————UGT—————UGT—————
- Existing Overhead Power ————OHE—————
- Proposed Storm Sewer ————ST—————ST—————
- Proposed Sanitary Sewer ————SS—————SS—————
- Proposed Underground Power ————UGT—————UGT—————
- Proposed Gas Service ————gas—————
- Proposed 8" D.I.P. Water ————W—————
- Proposed Electrical Service ————UGP—————UGP—————

**ENGINEER'S CERTIFICATION:**

I HEREBY CERTIFY THAT THIS PROJECT HAS BEEN DESIGNED AND THESE PLANS PREPARED IN ACCORDANCE WITH THE CURRENT DESIGN CRITERIA OF THE CITY OF LEE'S SUMMIT, MISSOURI AND THE STATE OF MISSOURI. I FURTHER CERTIFY THAT THESE PLANS WERE DESIGNED IN ACCORDANCE TO AASHTO STANDARDS.

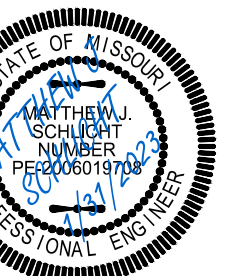


Professional Registration  
 Missouri  
 Engineering 2005002198-D  
 Surveying 200500319-D  
 Kansas  
 Engineering E-1695  
 Surveying LS-218  
 Oklahoma  
 Engineering 6254  
 Nebraska  
 Engineering CA2821

Project: 1306 & 1310 Market St  
 Lee's Summit, Jackson County, Missouri

Issue Date: January 31, 2023

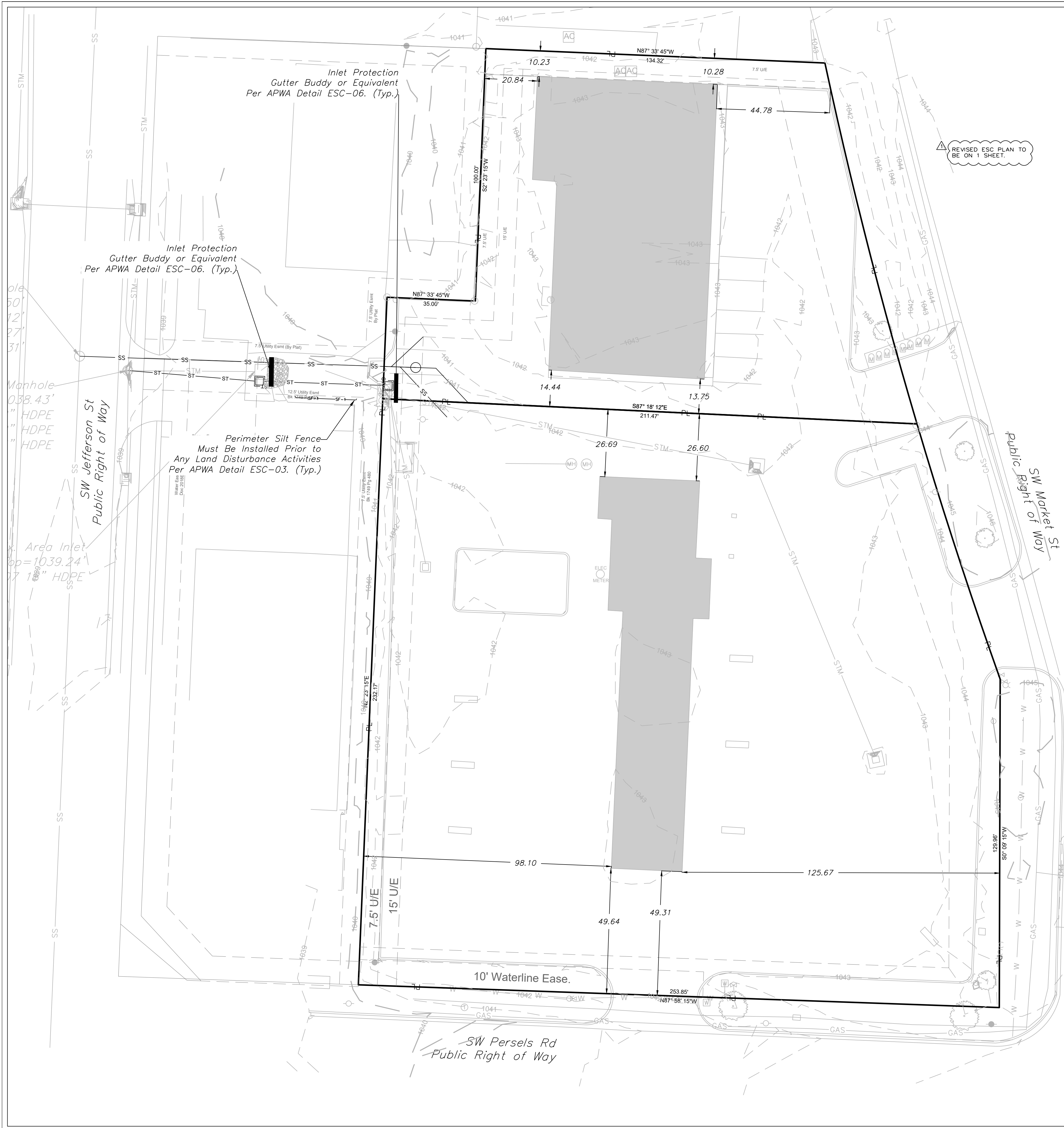
COVER SHEET  
 Construction Plans for:  
 1306 & 1310 Market St  
 Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht  
 MO PE 2006019708  
 KS PE 19071  
 OK PE 25226

REVISIONS  
 REV. 1/31/2023





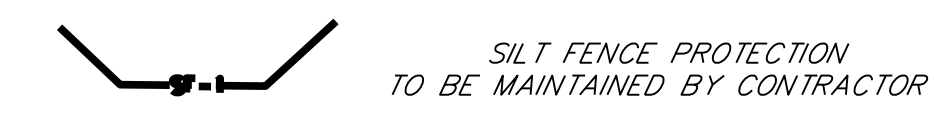
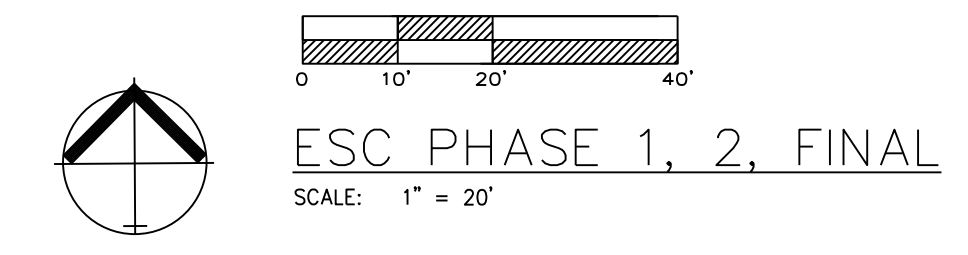
**SEED AND MULCH NOTES:**

All areas disturbed by construction activities shall be seeded and mulched. Seeding shall be done before the proposed seedbed becomes eroded, crusted over, or dried out and shall not be done when the ground is frozen, or covered with snow. The seed shall comply with the requirements of the Missouri Seed Law and the Federal Seed Act. Also, it shall contain no seed of any plant on the Federal Noxious Weed List. Other weed seeds shall not exceed one percent by weight of mix.

**Seed and Fertilizer Rate:**  
 Mix 1 - Rye Grass / Blue Grass ----- 100 lbs. per Acre  
 Mix 2 - Tall Fescue / Blue Grass ----- 195 lbs. per Acre  
 Lime ----- 2000 lbs per Acre (50 lbs. per 1000 sq. ft.)  
 Fertilizer ----- 800 to 1200 lbs per Acre (25 lbs per 1000 sq. ft.)

During the dates December 15th through May 31, ALL lime, fertilizer, seed and mulch shall be applied to finished slopes of disturbed areas. During the months of June, July, October and November 1st through December 15th, lime, fertilizer, seed and mulch shall be applied at the following rates:  
 Lime - 100% of specified quantity  
 Fertilizer - 75% of the specified quantity  
 Seed - 50% of the specified quantity  
 Mulch - 100% of the specified quantity

Mulch shall be vegetative type, cereal straw from stalks of oats, rye, or barley, or approved equal. The straw shall be free of prohibited weed seed and relatively free of all other noxious and undesirable seed. Mulch shall be applied at the rate of 2 tons per acre, (70 to 90 lbs per 1000 sq. ft.). Mulch shall be embedded by a mulch anchoring tool or disk type roller having flat serrated disks spaced not more than 10 inches apart and cleaning scrapers shall be provided.



**LEGEND**

PHASE 1 SILT FENCE — SF-1 — SF-1

PHASE 2 SILT FENCE — SF-2 — SF-2

INLET PROTECTION —

**DURING ALL PHASES OF CONSTRUCTION, INACTIVE AREA STABILIZATION METHODS AS DESCRIBED IN APWA SECTION 5111.3 SHALL BE USED TO CONTROL EROSION AND SILTATION.**

**NOTES:** The Land Disturbance Plans indicates the Final placement of erosion control devices. The contractor(s) may proceed with construction prior to the final placement of these devices by providing additional devices to control erosion on their items of work. These devices shall be maintained until the final devices are in place.

ONCE SITE IS 90% VEGETATED ALL ESC DEVICES SHALL BE REMOVED AND ANY DISTURBED AREAS SHALL BE RESTORED

**EROSION CONTROL DESCRIPTION:**

- 1.) SILT FENCE SHALL BE PLACED AT THE PERIMETER OF THE GRADING AND AT INTERMEDIATE AREAS THROUGHOUT THE SITE AS SHOWN ON THE PLAN. INLET SEDIMENT TRAPS SHALL BE PLACED SURROUNDING ALL STORM INLETS
- 2.) INSTALL TEMPORARY CONSTRUCTION ENTRANCE AS SHOWN ON PLAN

**EROSION CONTROL PROCEDURE:**

- 1.) SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT THE PERIMETER OF THE GRADED AREAS PRIOR TO BEGINNING OF CLEARING OR DEMOLITION OPERATIONS. THE CONTRACTOR SHALL INSTALL SILT FENCE AS SHOWN ON PLANS AS GRADING PROGRESSES.

**TEMPORARY CONSTRUCTION ENTRANCE NOTES:**

- A.) INSTALLATION**
- 1.) AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC STREETS. IF POSSIBLE, LOCATE WHERE PERMANENT ROADS WILL EVENTUALLY BE CONSTRUCTED
  - 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 3H: 1V SIDE SLOPES ACROSS THE FOUNDATION APPROXIMATELY 15 FEET FROM THE EDGE OF THE PUBLIC ROAD TO DIVERT RUNOFF AWAY FROM IT.
  - 4.) INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES ALONG PUBLIC ROADS
  - 5.) PLACE STONE TO DIMENSIONS AND GRADES AS SHOWN ON PLANS. LEAVE SURFACE SMOOTH AND SLOPED FOR DRAINAGE
  - 6.) DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE
  - 7.) IF WET CONDITIONS ARE ANTICIPATED PLACE GEOTEXTILE FABRIC ON THE GRADED FOUNDATION TO IMPROVE STABILITY
- B.) TROUBLESHOOTING**
- 1.) CONSULT WITH A QUALIFIED DESIGN PROFESSIONAL IF ANY OF THE FOLLOWING OCCUR:  
 - INADEQUATE RUNOFF CONTROLS TO THE EXTENT THAT SEDIMENT WASHES ONTO PUBLIC ROADS  
 - INSTALL DIVERSION CHANNELS TO CONTROL MEASURES  
 - SMALL STONE, THIN PAD, OR ABSENCE OF GEOTEXTILE FABRIC RESULTS IN RUTS AND MUDDY CONDITIONS AS STONE IS PRESSED INTO SOIL - INCREASE STONE SIZE THICKNESS OR ADD GEOTEXTILE FABRIC  
 - PAD TOO SHORT FOR HEAVY CONSTRUCTION TRAFFIC - EXTEND PAD BEYOND THE MINIMUM 50 FOOT LENGTH AS NECESSARY
- C.) INSPECTION AND MAINTENANCE**
- 1.) INSPECT STONE PAD AND SEDIMENT DISPOSAL AREA WEEKLY AND AFTER ANY RAIN EVENT
  - 2.) RESHAPE PAD AS NEEDED FOR PROPER DRAINAGE AND RUNOFF CONTROL
  - 3.) TOP DRESS WITH CLEAN 2 AND 3 INCH STONE AS NEEDED
  - 4.) IMMEDIATELY REMOVE MUD OR SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADWAY. REPAIR ANY BROKEN ROAD PAVEMENT IMMEDIATELY
  - 5.) REMOVE ALL TEMPORARY ROAD MATERIALS FROM AREAS WHERE PERMANENT VEGETATION WILL BE ESTABLISHED

**MAINTENANCE:**

TO MAINTAIN THE EROSION AND SEDIMENT CONTROLS, THE FOLLOWING PROCEDURES WILL BE PERFORMED:  
**STABILIZATION MEASURES:** DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION WILL BE INSPECTED FOR EVIDENCE OF OR THE POTENTIAL FOR POLLUTANTS ENTERING THE DRAINAGE SYSTEM. AFTER A PORTION OF THE SITE IS FINALLY STABILIZED, INSPECTIONS WILL BE CONDUCTED AT LEAST ONCE EVERY MONTH THROUGHOUT THE LIFE OF THE PROJECT. CONTRACTOR CAN CONTACT ENGINEERING SOLUTIONS FOR COPIES OF THE INSPECTION FORM TO BE USED FOR STABILIZATION MEASURES.  
**SEDIMENT CAPTURE DEVICES:** SEDIMENT WILL BE REMOVED FROM THE UPSTREAM OR UPSLOPE SIDE OF THE FILTER FABRIC FENCES, WHEN THE DEPTH OF ACCUMULATED SEDIMENT REACHES ABOUT ONE-THIRD THE HEIGHT OF THE STRUCTURE.  
**STORM SEWER INLETS:** ANY SEDIMENT IN THE STORM SEWER INLETS WILL BE REMOVED AND DISPOSED OF PROPERLY.  
**TEMPORARY CONTROLS:** ALL TEMPORARY CONTROLS WILL BE REMOVED AFTER THE DISTURBED AREAS HAVE BEEN STABILIZED.

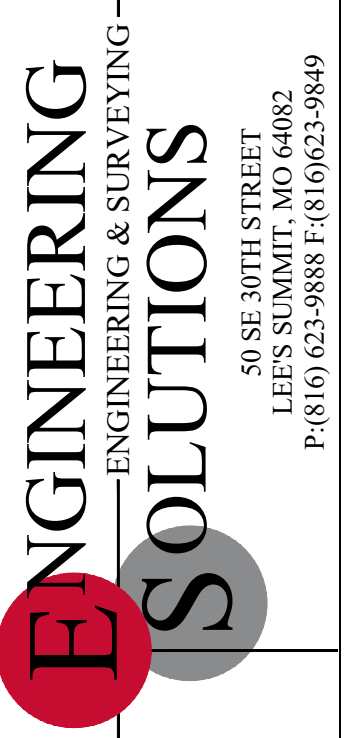
**INSPECTION PROCEDURES:**

INSPECTIONS WILL BE DONE BY THE RESPONSIBLE PERSON(S) AT LEAST ONCE EVERY WEEK AND WITHIN 24 HOURS EACH STORM EVENT PRODUCING ANY AMOUNT OF RAINFALL. AREAS THAT HAVE BEEN RESEEDED WILL BE INSPECTED REGULARLY AFTER SEED GERMINATION TO ENSURE COMPLETE COVERAGE OF EXPOSED AREAS. DISTURBED AREAS THAT HAVE NOT BEEN FINALLY STABILIZED SHALL HAVE ALL POLLUTION CONTROL MEASURES INSPECTED FOR PROPER INSTALLATION, OPERATION AND MAINTENANCE. LOCATIONS WHERE STORM WATER LEAVES THE SITE SHALL BE INSPECTED FOR EVIDENCE OF EROSION OR SEDIMENT DEPOSITION. ANY DEFICIENCIES SHALL BE NOTED IN A REPORT OF THE INSPECTION AND CORRECTED WITHIN SEVEN CALENDAR DAYS OF THE INSPECTION. THE PERMITTEE SHALL PROMPTLY NOTIFY THE SITE CONTRACTORS RESPONSIBLE FOR OPERATION AND MAINTENANCE OF POLLUTION CONTROL DEVICES OF DEFICIENCIES.

IF THE EXISTING GROUND COVER IS NATURAL GRASS, DISTURBED AREAS SHALL BE TEMPORARILY SEEDED WITH WHEAT/RYE AT A RATE OF 1.5 POUNDS PER 1000 SQUARE FEET. PERMANENT SEEDING SHALL CONSIST OF 90% IN THREE EQUAL PARTS OF THIN BLADE, TURF-TYPE, TALL FESCUE AND 10% BLUEGRASS SEED AT A RATE OF 10 POUNDS PER 1000 SQUARE FEET. BOTH TEMPORARY AND PERMANENT SEEDING SHALL BE MULCHED AND WATERED TO MAINTAIN THE PROPER MOISTURE LEVEL OF THE SOIL TO ESTABLISH GRASS. NEW GRASS SHALL BE WATERED AND MAINTAINED UNTIL IT REACHES A HEIGHT OF 3 INCHES. ANY BARE AREAS SHALL BE RESEEDED.  
 ALL EROSION CONTROL DEVICES SHALL BE REMOVED BY GENERAL CONTRACTOR AFTER SITE STABILIZATION IS COMPLETE AND APPROVED BY ENGINEER.

THE DEVELOPER WILL DESIGNATE A QUALIFIED PERSON OR PERSONS TO PERFORM THE FOLLOWING INSPECTIONS:  
**STABILIZATION MEASURES:** DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION WILL BE INSPECTED FOR EVIDENCE OF OR THE POTENTIAL FOR POLLUTANTS ENTERING THE DRAINAGE SYSTEM. AFTER A PORTION OF THE SITE IS FINALLY STABILIZED, INSPECTIONS WILL BE CONDUCTED AT LEAST ONCE EVERY MONTH THROUGHOUT THE LIFE OF THE PROJECT. CONTRACTOR CAN CONTACT ENGINEERING SOLUTIONS FOR COPIES OF THE INSPECTION FORM TO BE USED FOR STABILIZATION MEASURES.  
**STRUCTURAL CONTROLS:** FILTER FABRIC FENCES AND ALL OTHER EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN WILL BE INSPECTED REGULARLY FOR PROPER POSITIONING, ANCHORING, AND EFFECTIVENESS IN TRAPPING SEDIMENTS. SEDIMENT WILL BE REMOVED FROM THE UPSTREAM OR UPSLOPE SIDE OF THE FILTER FABRIC. CONTRACTOR CAN CONTACT ENGINEERING SOLUTIONS FOR COPIES OF THE INSPECTION FORM TO BE USED FOR STABILIZATION MEASURES.  
**DISCHARGE POINTS:** DISCHARGE POINTS OR LOCATIONS WILL BE INSPECTED TO DETERMINE WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT AMOUNTS OF POLLUTANTS FROM ENTERING RECEIVING WATERS.  
**CONSTRUCTION ENTRANCE:** LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE WILL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.

A LOG OF EACH INSPECTION SHALL BE KEPT. THE INSPECTION REPORT IS TO INCLUDE THE FOLLOWING MINIMUM INFORMATION: INSPECTOR'S NAME, DATE OF INSPECTION, OBSERVATIONS RELATIVE TO THE EFFECTIVENESS OF THE POLLUTION CONTROL DEVICES, ACTIONS TAKEN OR NECESSARY TO CORRECT DEFICIENCIES, AND LISTING OF AREAS WHERE LAND DISTURBANCE OPERATIONS HAVE PERMANENTLY OR TEMPORARILY STOPPED. THE INSPECTION REPORT SHALL BE SIGNED BY THE PERMITTEE OR BY THE PERSON PERFORMING THE INSPECTION IF DULY AUTHORIZED TO DO SO.

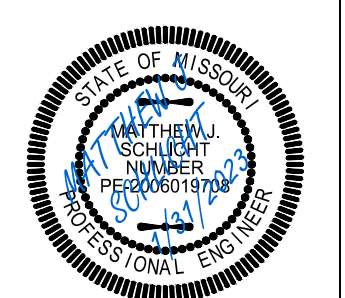


Professional Registration  
 Missouri  
 Engineering 200502188-D  
 Surveying 200500319-D  
 Kansas  
 Engineering E-1895  
 Surveying LS-218  
 Oklahoma  
 Engineering 6254  
 Nebraska  
 Engineering CA2821

Project:  
 1306 & 1310  
 MARKET ISMO  
 Issue Date:  
 January 31, 2023

1306 & 1310 Market St  
 Lee's Summit, Jackson County, Missouri

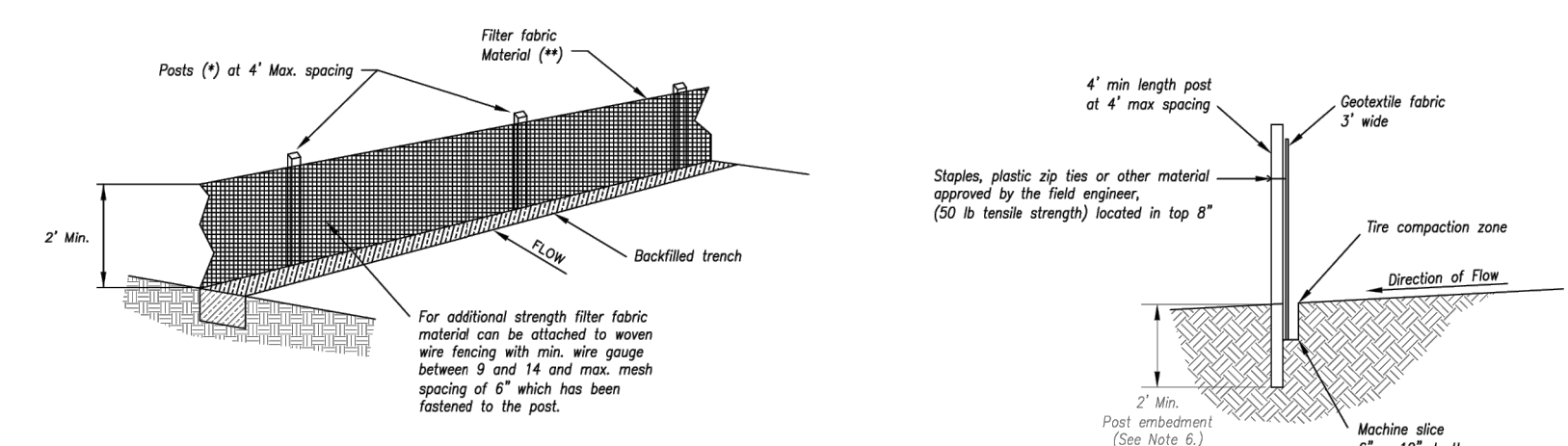
ESC PHASE 1 - Pre Clearing Plan  
 Construction Plans for:  
 1306 & 1310 Market St  
 Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht  
 MO PE 2006019708  
 KS PE 19071  
 OK PE 25226

REVISIONS  
 REV. 1/31/2023





- (\*) POSTS
- MAX. LENGTH 4'
  - HARDWOOD 1 3/4" x 1 3/4"
  - NO.2 SOUTHERN PINE 2 3/4" x 2 3/4"
  - STEEL 1.33 LB/FT

(\*\*) - Geotextile Fabric shall meet the requirements of AASHTO M288

SILT FENCE DETAILS  
Not to Scale

- Notes:
- In order to contain water, the ends of the silt fence must be turned uphill (Figure A).
  - 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).
  - Long slopes should be broken up with intermediate rows of silt fence to slow runoff velocities.
  - Attach fabric to upstream side of post.
  - Install posts a minimum of 2' into the ground.
  - Trenching will only be allowed for small or difficult installations where slicing machine cannot be reasonably used.

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

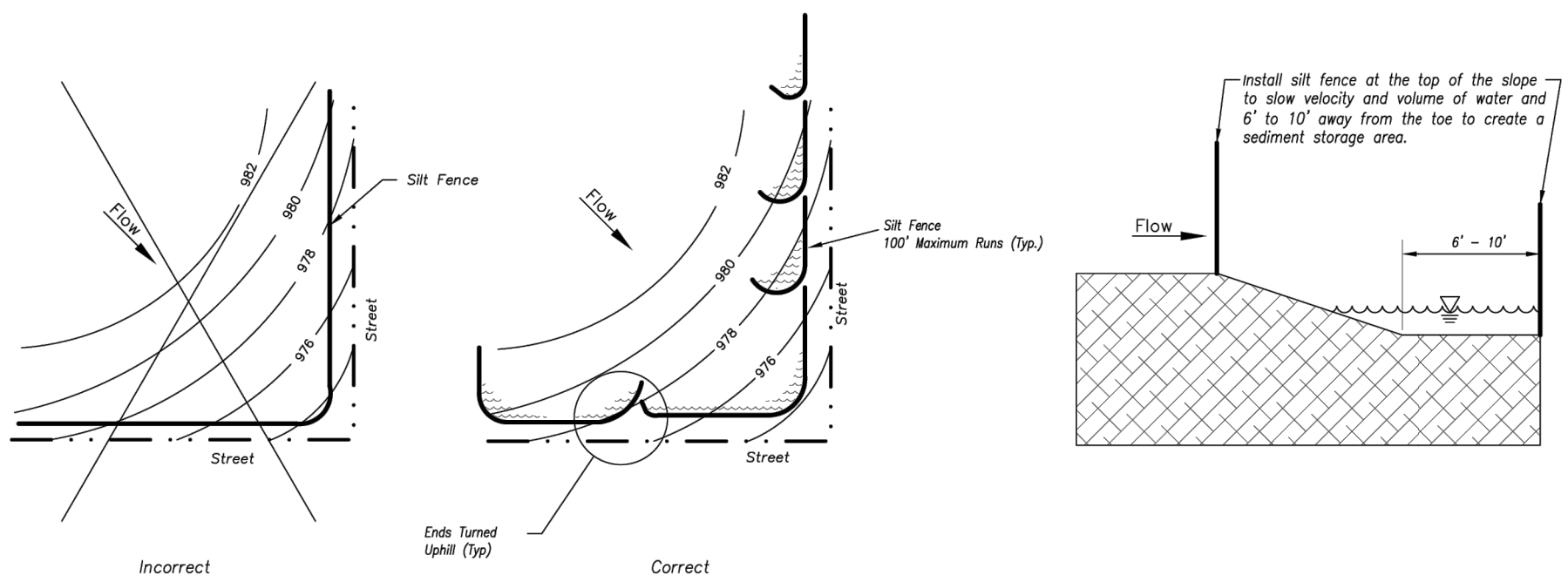
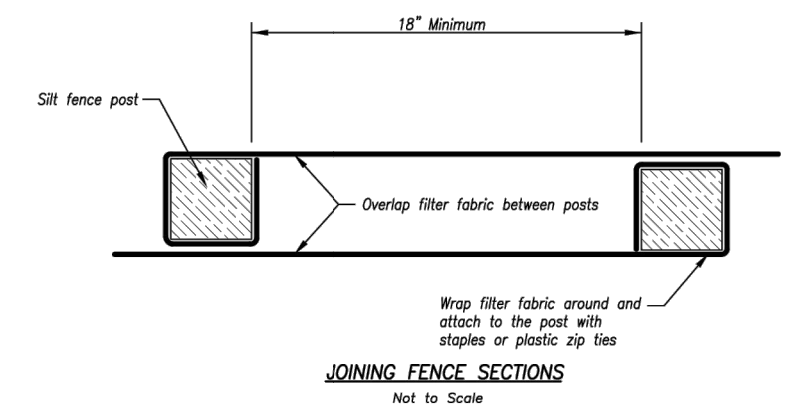


Figure A

SILT FENCE LAYOUT  
Not to Scale



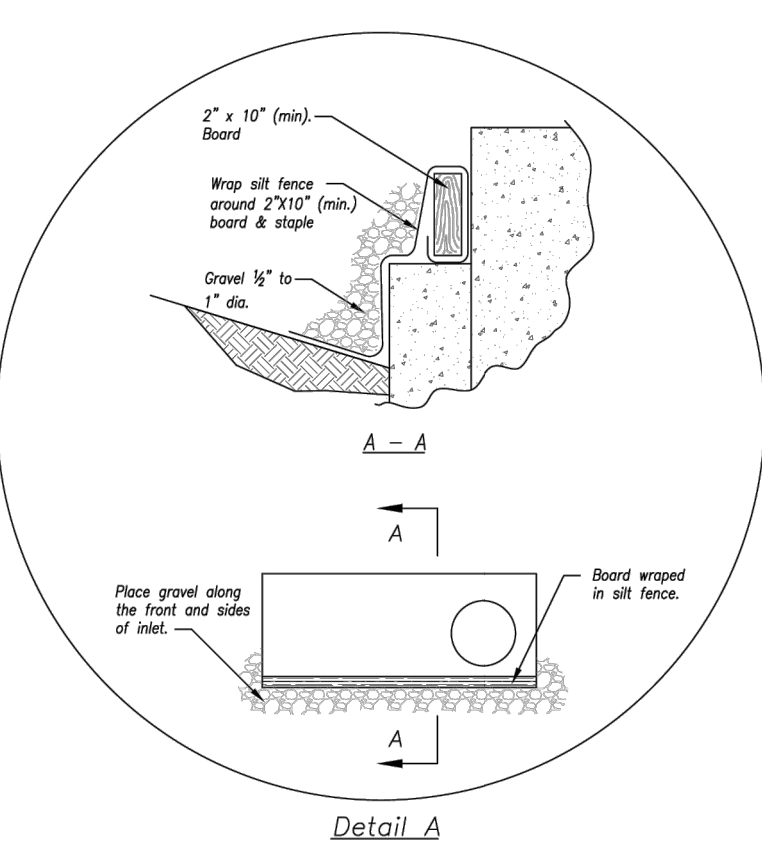
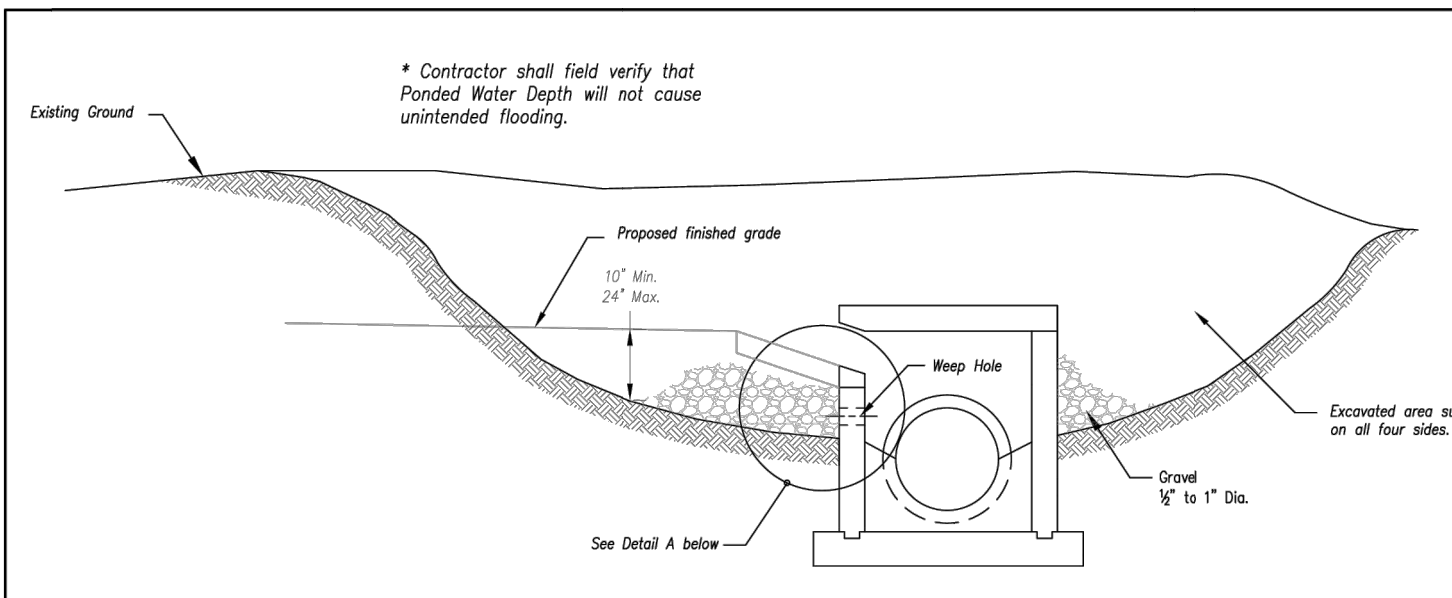
JOINING FENCE SECTIONS  
Not to Scale

AMERICAN PUBLIC WORKS ASSOCIATION

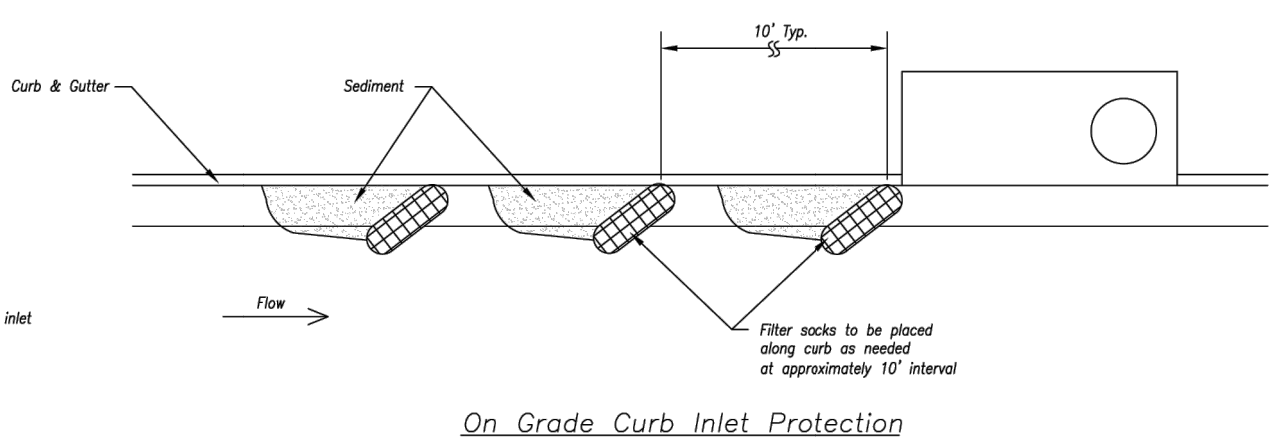
**APWA** KANSAS CITY METRO CHAPTER

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

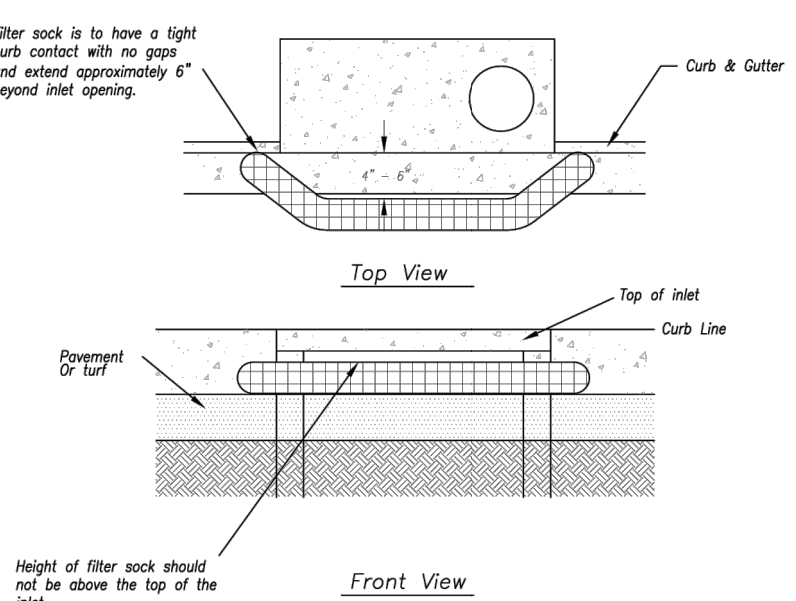
Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.



EARLY STAGE CURB INLET  
(Open Box and Prior to Pouring Curb and Inlet Throat)



On Grade Curb Inlet Protection



Sump Inlet Sediment Filter

LATE STAGE CURB INLET  
(After Pouring Curb and Inlet Throat)

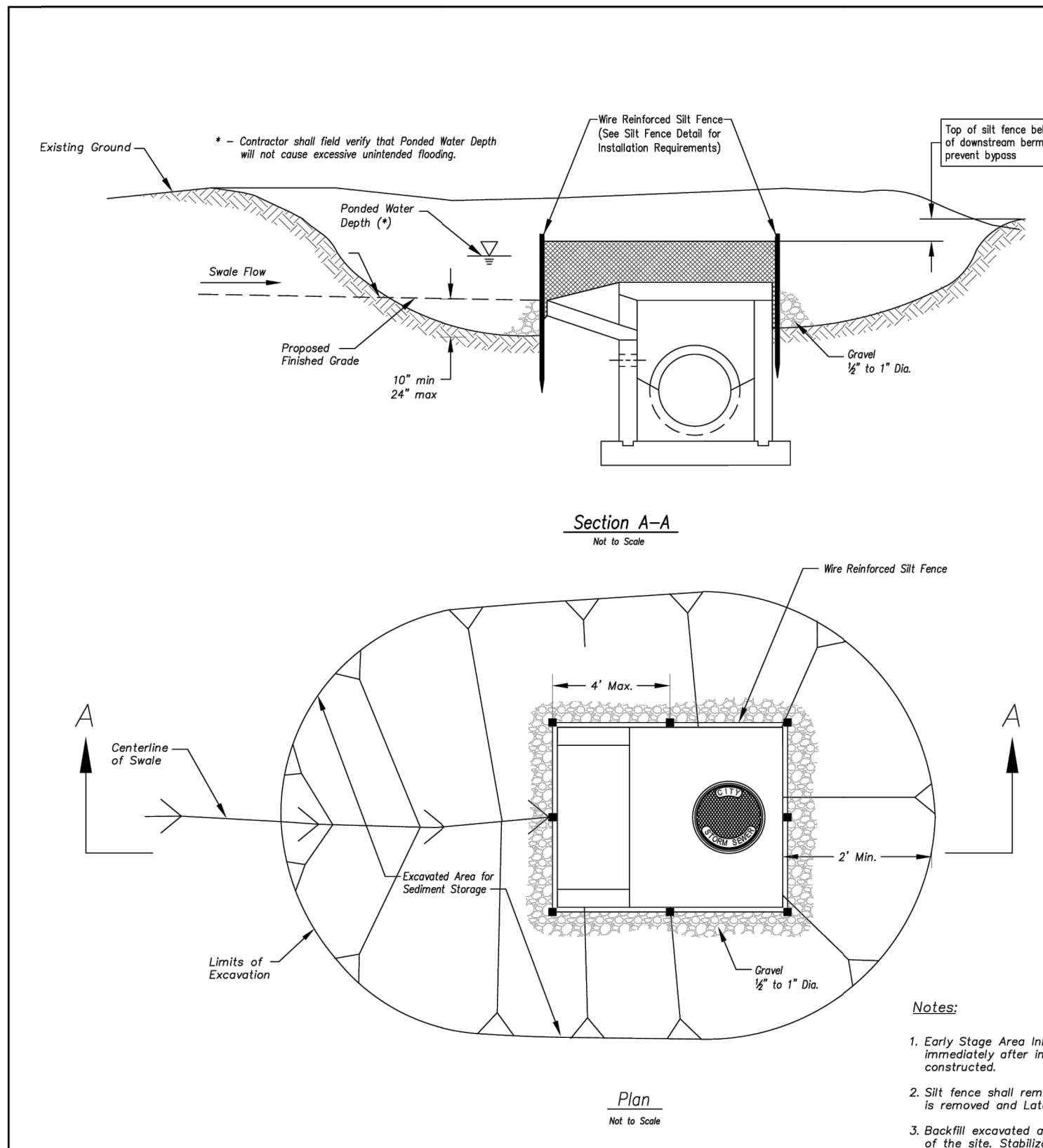
- Notes:
- Immediately following inlet construction and prior to construction of curb and inlet throat, protect inlet opening by installing 2' x 10' (min.) board wrapped in silt fence. Structures shall have excavated storage area on all four sides to allow settling of sediment (Early Stage Curb Inlet).
  - When inlet is completed and curb poured, filter socks or approved equal should be used (Late Stage Curb Inlet). Straw wattles are not approved for curb inlet use.
  - Contractor to field verify ponding water shall not create a traffic hazard.
- Maintenance:
- Remove deposited sediment from excavated storage areas when available storage has been reduced by 20%.
  - Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
  - Repair or replace as necessary to maintain function and integrity of installation.

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

AMERICAN PUBLIC WORKS ASSOCIATION

**APWA** KANSAS CITY METRO CHAPTER

STANDARD DRAWING NUMBER ESC-06 ADOPTED 10/24/2016



EARLY STAGE AREA INLET  
(All open boxes and inlets not at final grade)

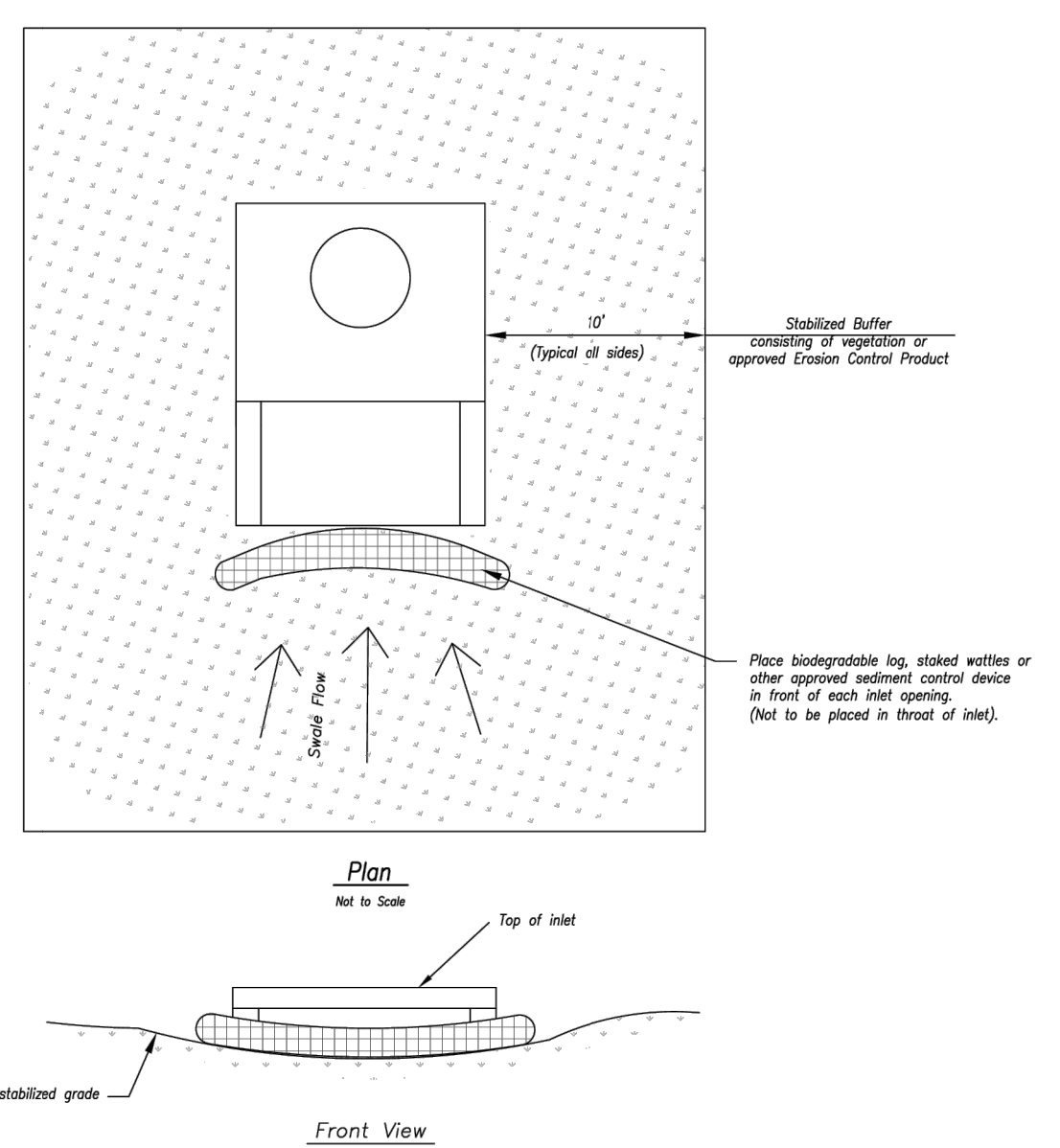
- Notes:
- Early Stage Area Inlet Sediment Barrier to be installed immediately after inlet or junction box is constructed.
  - Silt fence shall remain in place until excavated area is removed and Late Stage Area Inlet is being installed.
  - Backfill excavated area ONLY after final grading of the site. Stabilization of the site is to immediately follow.
  - Wire reinforced silt fence may be used in place of silt fence attached to wood frame.

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

AMERICAN PUBLIC WORKS ASSOCIATION

**APWA** KANSAS CITY METRO CHAPTER

STANDARD DRAWING NUMBER ESC-07 ADOPTED 10/24/2016



LATE STAGE AREA INLET  
(Area inlets at final grade and existing inlets)

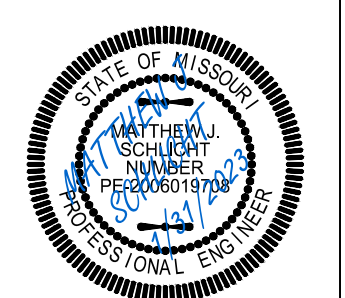
- Maintenance:
- Remove deposited sediment from excavated storage areas when available storage has been reduced by 20%.
  - Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
  - Repair or replace as necessary to maintain function and integrity of installation.

Professional Registration  
Missouri  
Engineering 200502188-D  
Surveying 200500319-D  
Kansas  
Engineering E-1695  
Surveying LS-218  
Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA2821

1306 & 1310 Market St  
Lee's Summit, Jackson County, Missouri

Project:  
1306 & 1310 MARKET L/S MO  
Issue Date:  
January 31, 2023

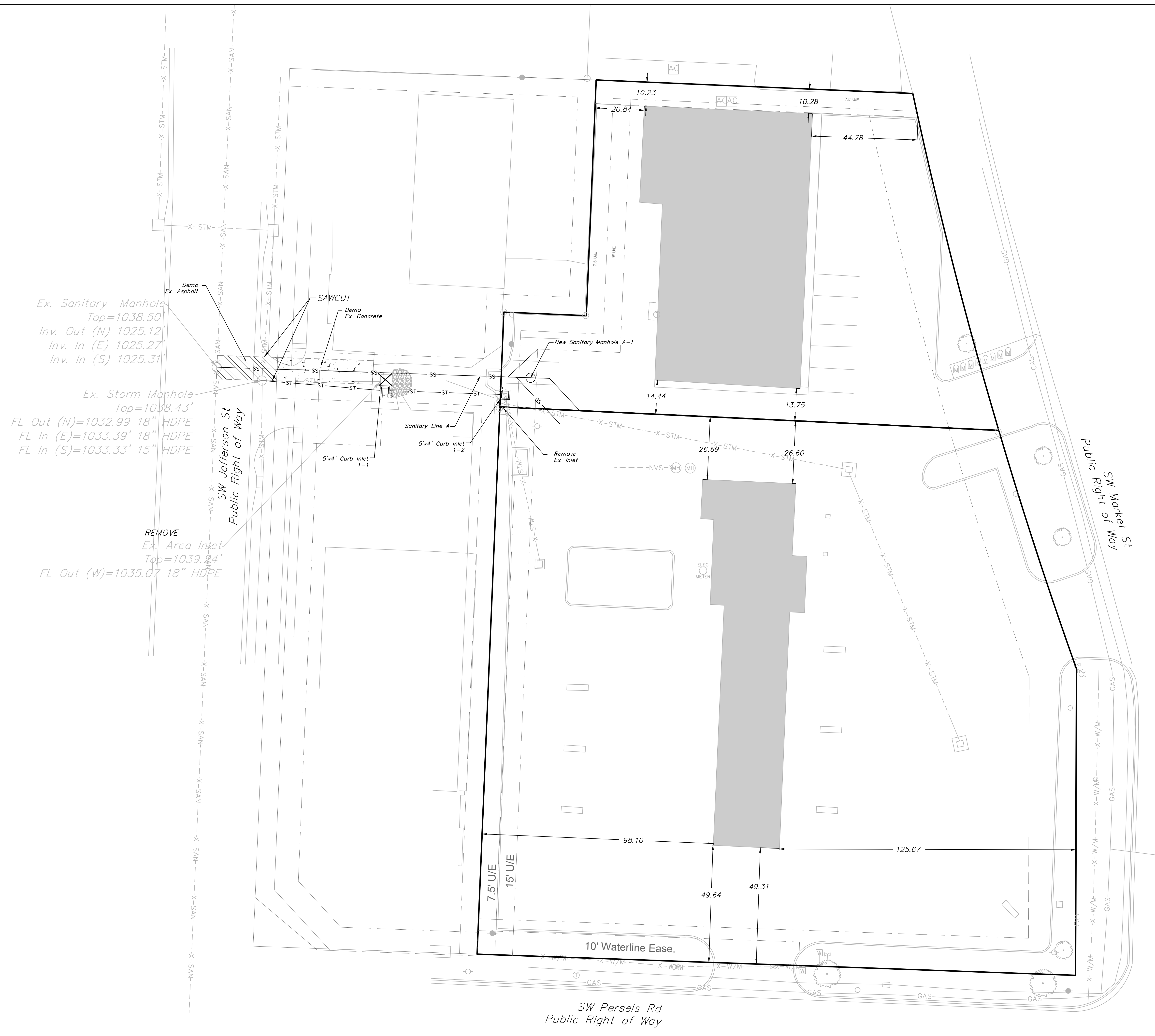
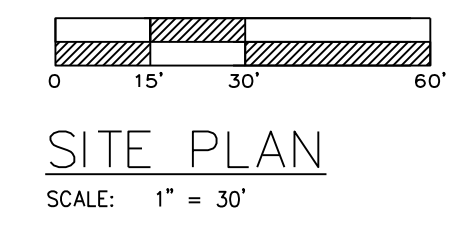
ESC - Standard Details  
Construction Plans for:  
1306 & 1310 Market St  
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht  
MO PE 2006019708  
KS PE 19071  
OK PE 25226

REVISIONS  
REV. 1/31/2023





Ex. Sanitary Manhole  
Top=1038.50'  
Inv. Out (N) 1025.12'  
Inv. In (E) 1025.27'  
Inv. In (S) 1025.31'

Ex. Storm Manhole  
Top=1038.43'  
FL Out (N)=1032.99' 18" HDPE  
FL In (E)=1033.39' 18" HDPE  
FL In (S)=1033.33' 15" HDPE

REMOVE  
Ex. Area Inlet  
Top=1039.04'  
FL Out (W)=1035.07' 18" HDPE

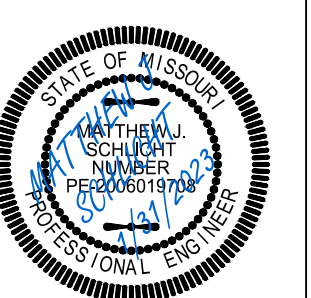


Professional Registration  
Missouri  
Engineering 200502188-D  
Surveying 200500319-D  
Kansas  
Engineering E-1895  
Surveying LS-218  
Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA2821

Project:  
1306 & 1310  
MARKET LSI MO  
Issue Date:  
January 31, 2023

1306 & 1310 Market St  
Lee's Summit, Jackson County, Missouri

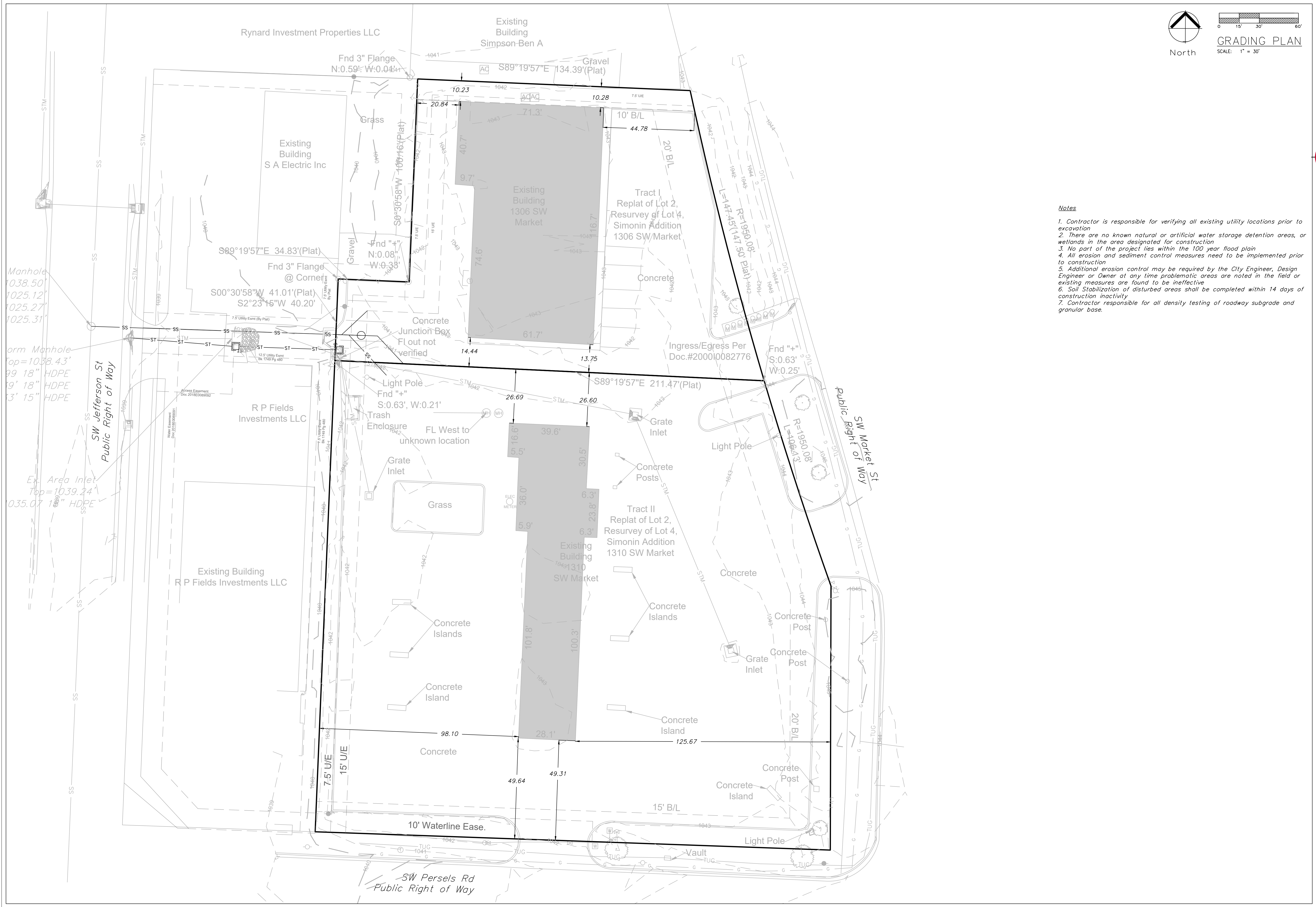
SITE PLAN  
Construction Plans for:  
1306 & 1310 Market St  
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht  
MO PE 2006019708  
KS PE 19071  
OK PE 25226

REVISIONS  
REV. 1/31/2023





North  
 GRADING PLAN  
 SCALE: 1" = 30'

**Notes**

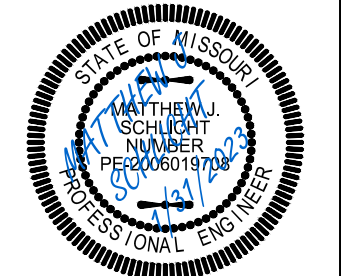
1. Contractor is responsible for verifying all existing utility locations prior to excavation
2. There are no known natural or artificial water storage detention areas, or wetlands in the area designated for construction
3. No part of the project lies within the 100 year flood plain
4. All erosion and sediment control measures need to be implemented prior to construction
5. Additional erosion control may be required by the City Engineer, Design Engineer or Owner at any time problematic areas are noted in the field or existing measures are found to be ineffective
6. Soil Stabilization of disturbed areas shall be completed within 14 days of construction inactivity
7. Contractor responsible for all density testing of roadway subgrade and granular base.



Professional Registration  
 Missouri  
 Engineering 200602188-D  
 Surveying 2005030319-D  
 Kansas  
 Engineering E-1695  
 Surveying LS-218  
 Oklahoma  
 Engineering 6254  
 Nebraska  
 Engineering CA2821

Project:  
 1306 & 1310  
 MARKET ISMO  
 Issue Date:  
 January 31, 2023

Grading Plan  
 Construction Plans for:  
 1306 & 1310 Market St  
 Lee's Summit, Jackson County, Missouri



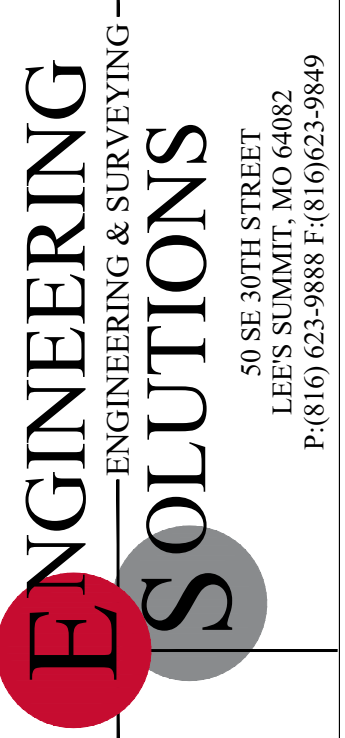
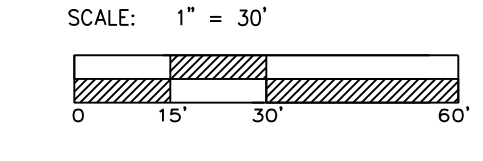
Matthew J. Schlicht  
 MO PE 2006019708  
 KS PE 19071  
 OK PE 25226

REVISIONS  
 REV. 1/31/2023





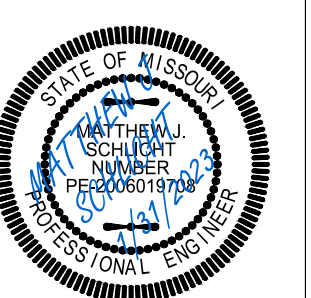
# STORM SEWER GENERAL LAYOUT



Professional Registration  
Missouri  
Engineering 2005022188-D  
Surveying 200500319-D  
Kansas  
Engineering E-1695  
Surveying LS-218  
Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA2821

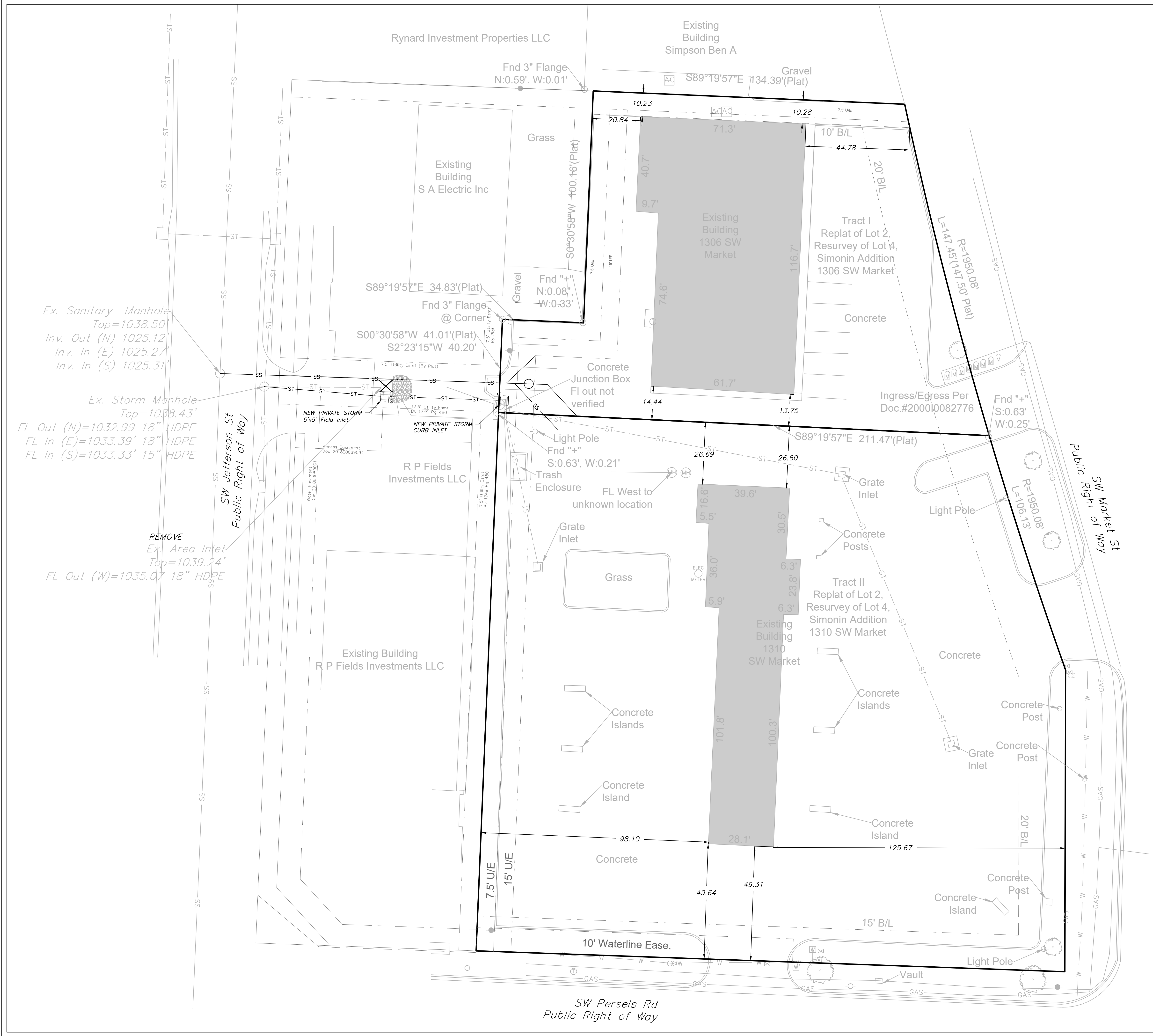
Project:  
1306 & 1310  
MARKET L/S MO  
Issue Date:  
January 31, 2023

Storm Sewer General Layout  
Construction Plans for:  
1306 & 1310 Market St  
Lee's Summit, Jackson County, Missouri



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KS PE 19071  
OK PE 25226

REVISIONS  
REV. 1/31/2023



Ex. Sanitary Manhole  
Top=1038.50'  
Inv. Out (N) 1025.12'  
Inv. In (E) 1025.27'  
Inv. In (S) 1025.31'

Ex. Storm Manhole  
Top=1038.43'  
FL Out (N)=1032.99' 18" HDPE  
FL In (E)=1033.39' 18" HDPE  
FL In (S)=1033.33' 15" HDPE

REMOVE  
Ex. Area Inlet  
Top=1039.24'  
FL Out (W)=1035.07' 18" HDPE

SW Jefferson St  
Public Right of Way

SW Market St  
Public Right of Way

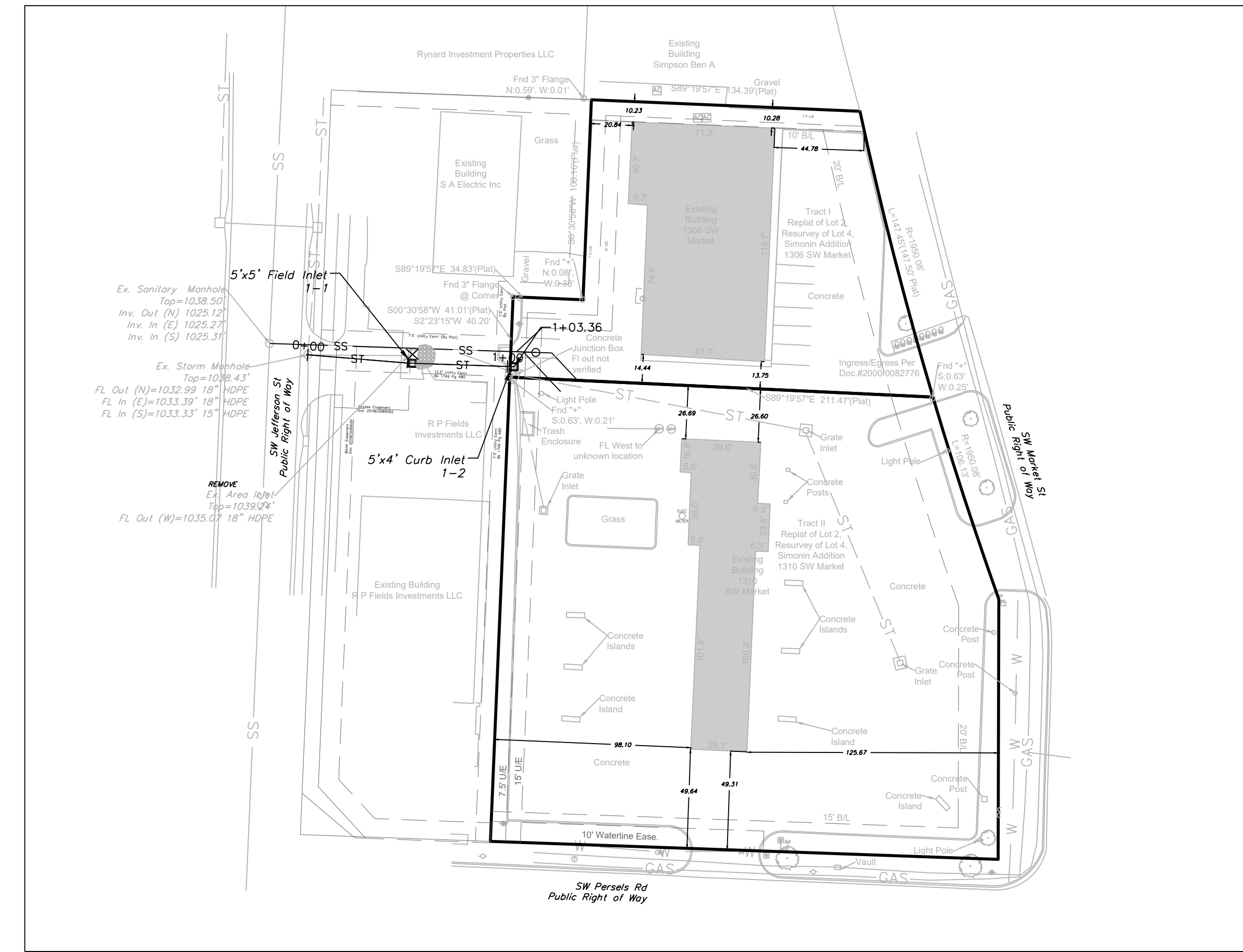
SW Persels Rd  
Public Right of Way



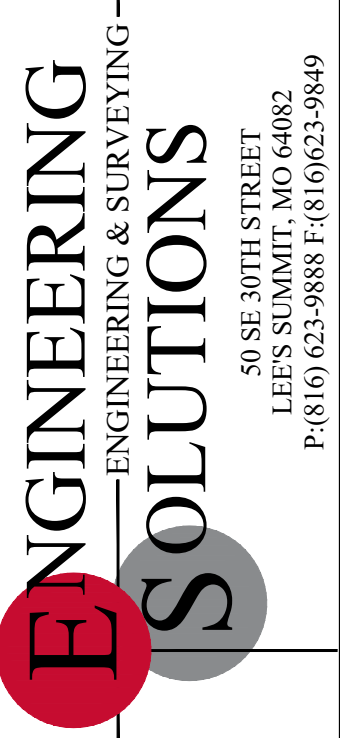
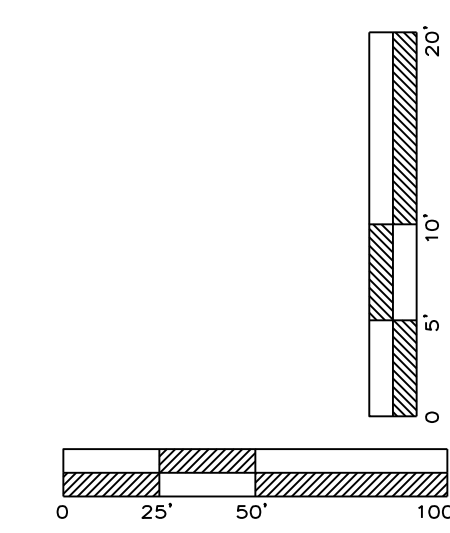
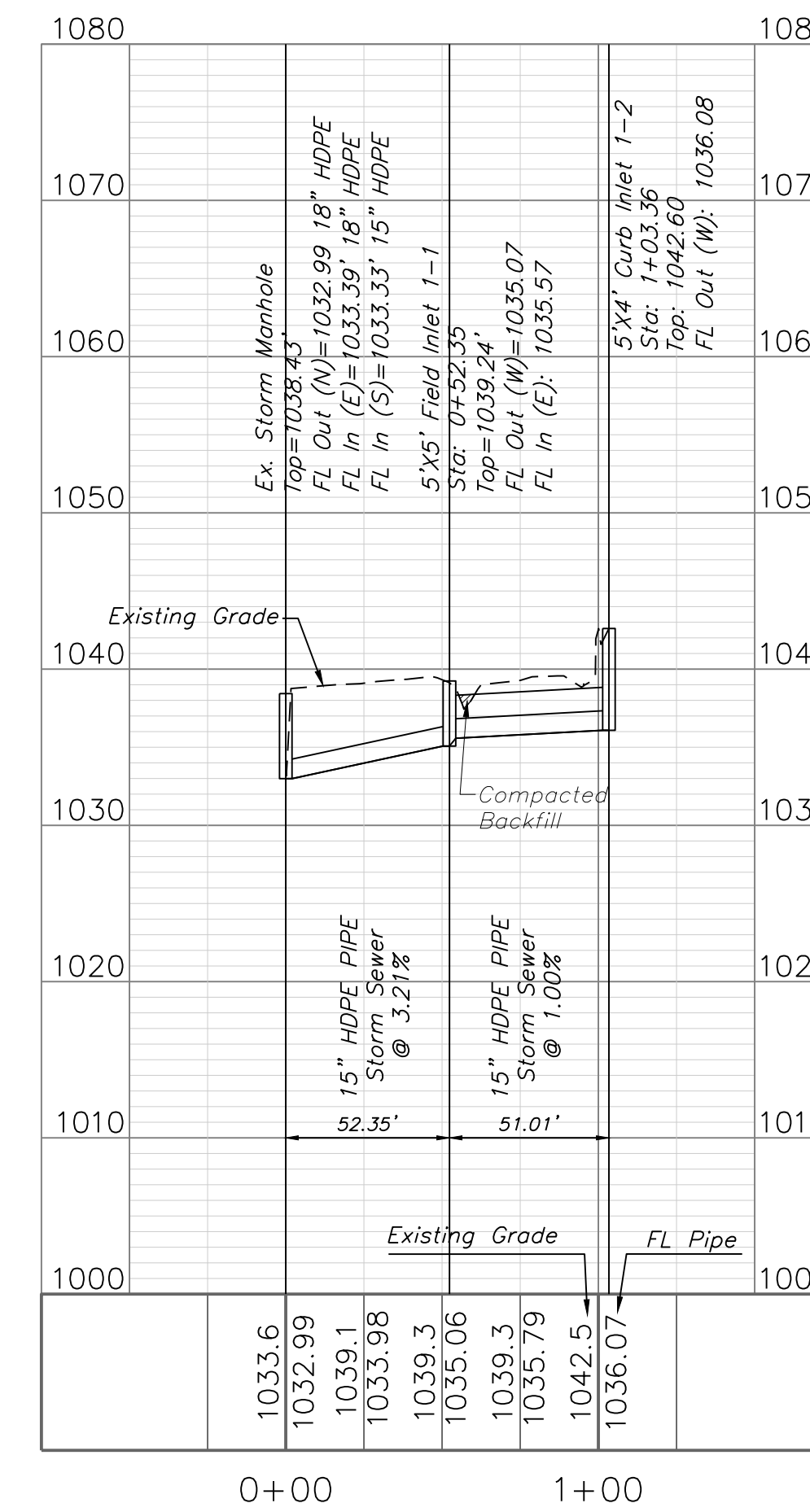


# STORM SEWER PLAN AND PROFILE

SCALE: 1" = 50'



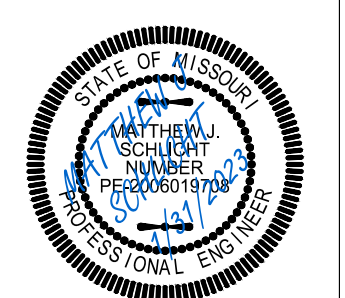
## STORM SEWER LINE 1



Professional Registration  
 Missouri  
 Engineering 200502198-D  
 Surveying 200500319-D  
 Kansas  
 Engineering E-1698  
 Surveying LS-218  
 Oklahoma  
 Engineering 6254  
 Nebraska  
 Engineering CA2821

Project:  
 1306 & 1310  
 MARKET L/SNO  
 Issue Date:  
 January 31, 2023

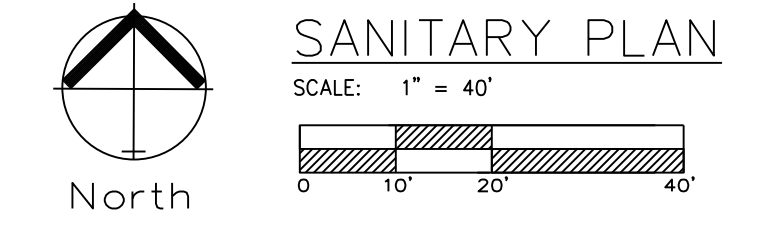
Storm Sewer Plan and Profile  
 Construction Plans for:  
 1306 & 1310 Market St  
 Lee's Summit, Jackson County, Missouri



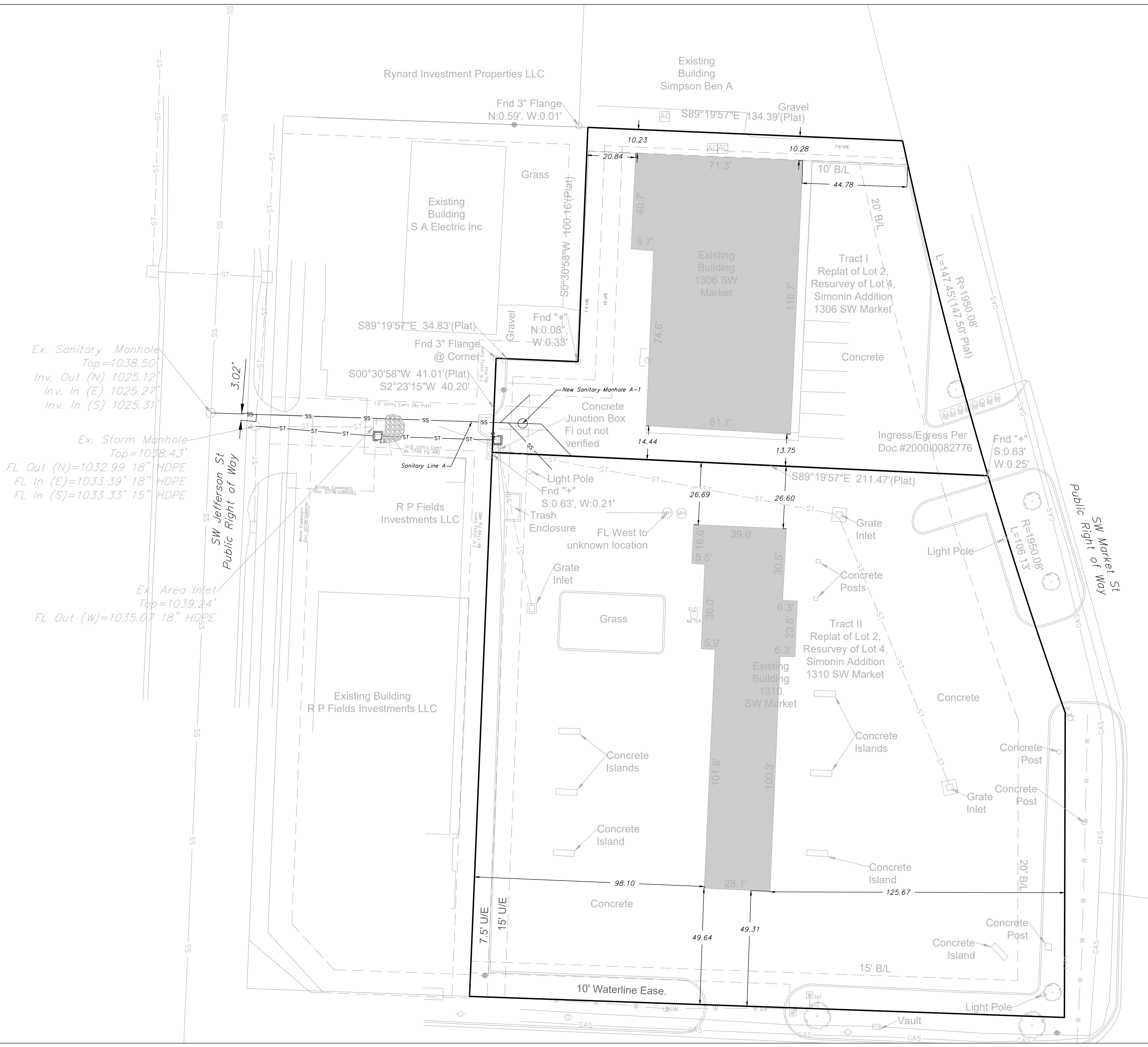
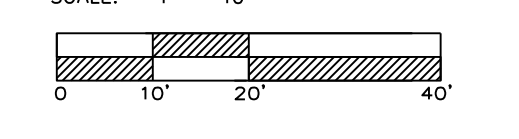
Matthew J. Schlicht  
 MO PE 2006019708  
 KS PE 19071  
 OK PE 25226

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 REV. 1/31/2023



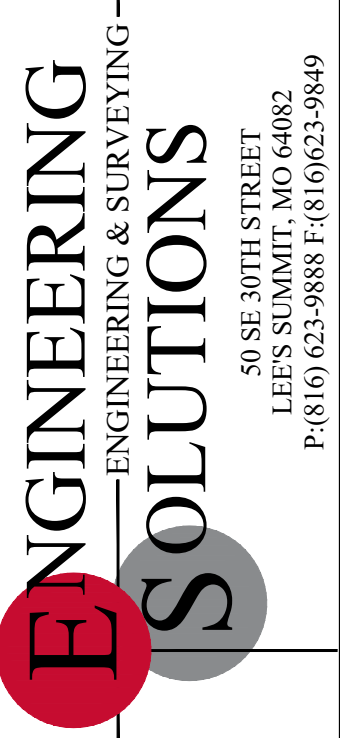
SANITARY PLAN  
SCALE: 1" = 40'



Ex. Sanitary Manhole  
Top=1038.50'  
Inv. Out (N) 1025.12'  
Inv. In (E) 1025.27'  
Inv. In (S) 1025.31'

Ex. Storm Manhole  
Top=1038.43'  
FL Out (N)=1032.99' 18" HDPE  
FL In (E)=1033.39' 18" HDPE  
FL In (S)=1033.33' 15" HDPE

Ex. Area Inlet  
Top=1039.24'  
FL Out (W)=1035.07' 18" HDPE

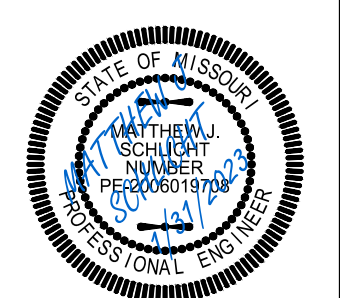


Professional Registration  
Missouri  
Engineering 200502188-D  
Surveying 200500319-D  
Kansas  
Engineering E-1695  
Surveying LS-218  
Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA2821

Project:  
1306 & 1310  
MARKET L/S/MO  
Issue Date:  
January 31, 2023

Sanitary Service Plan  
Construction Plans for:  
1306 & 1310 Market St  
Lee's Summit, Jackson County, Missouri

Sanitary Service Plan  
Construction Plans for:  
1306 & 1310 Market St  
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht  
MO PE 2006019708  
KS PE 19071  
OK PE 25226

REVISIONS  
REV. 1/31/2023

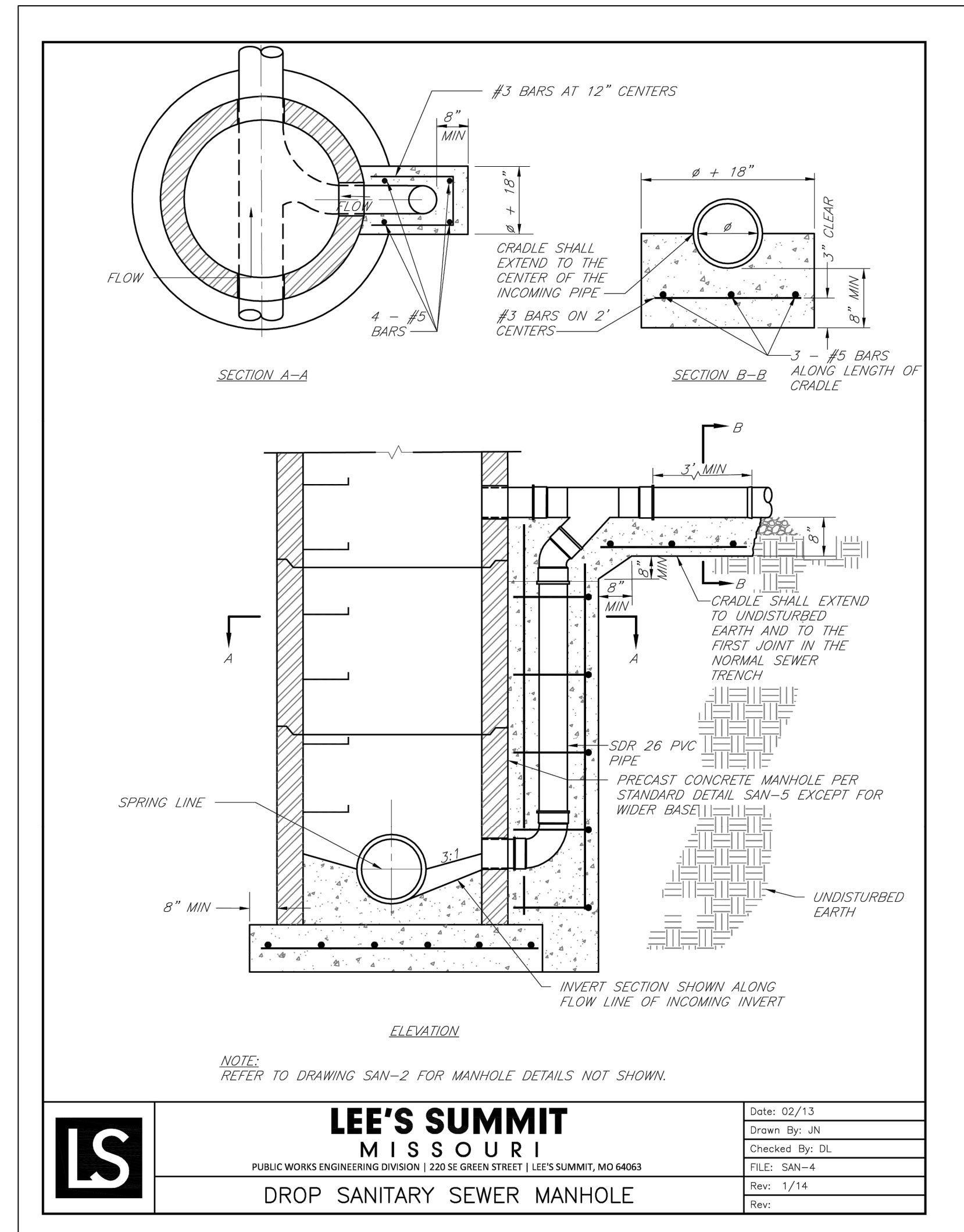
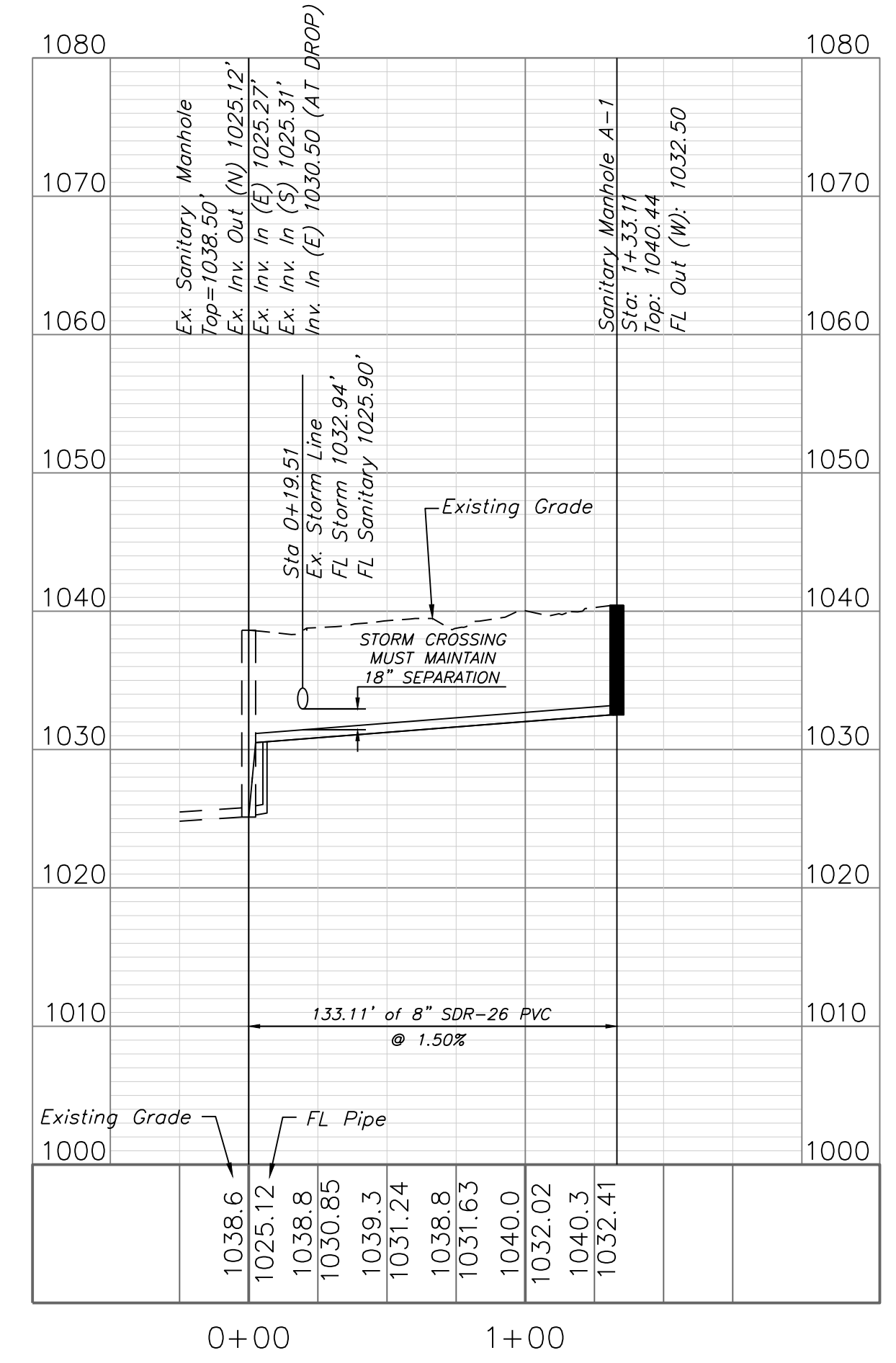




**SANITARY PLAN AND PROFILE**  
 SCALE: 1" = 30'  
 North

**SANITARY LINE A**

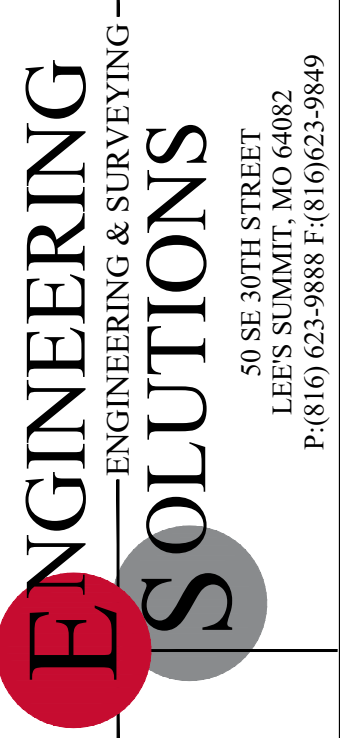
REVISD SANITARY DEPTH WITH EXTERNAL DROP.



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

Date: 02/13
Drawn By: JN
Checked By: DL
FILE: SAN-4
Rev: 1/14
Rev:

ADDED DETAIL.

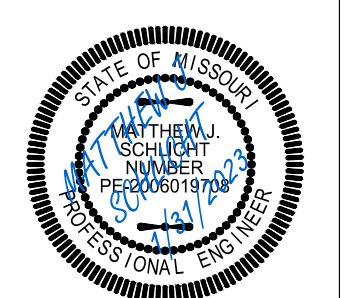


**ENGINEERING SOLUTIONS**  
 ENGINEERING & SURVEYING  
 50 SE 30TH STREET  
 LEE'S SUMMIT, MO 64082  
 P: (816) 623-9888 F: (816) 623-9849

Professional Registration  
 Missouri  
 Engineering 200602168-D  
 Surveying 200500319-D  
 Kansas  
 Engineering E-1695  
 Surveying LS-218  
 Oklahoma  
 Engineering 6254  
 Nebraska  
 Engineering CA2821

Project:  
 1306 & 1310 MARKET ISMO  
 Issue Date:  
 January 31, 2023

Sanitary Service Plan  
 Construction Plans for:  
 1306 & 1310 Market St  
 Lee's Summit, Jackson County, Missouri

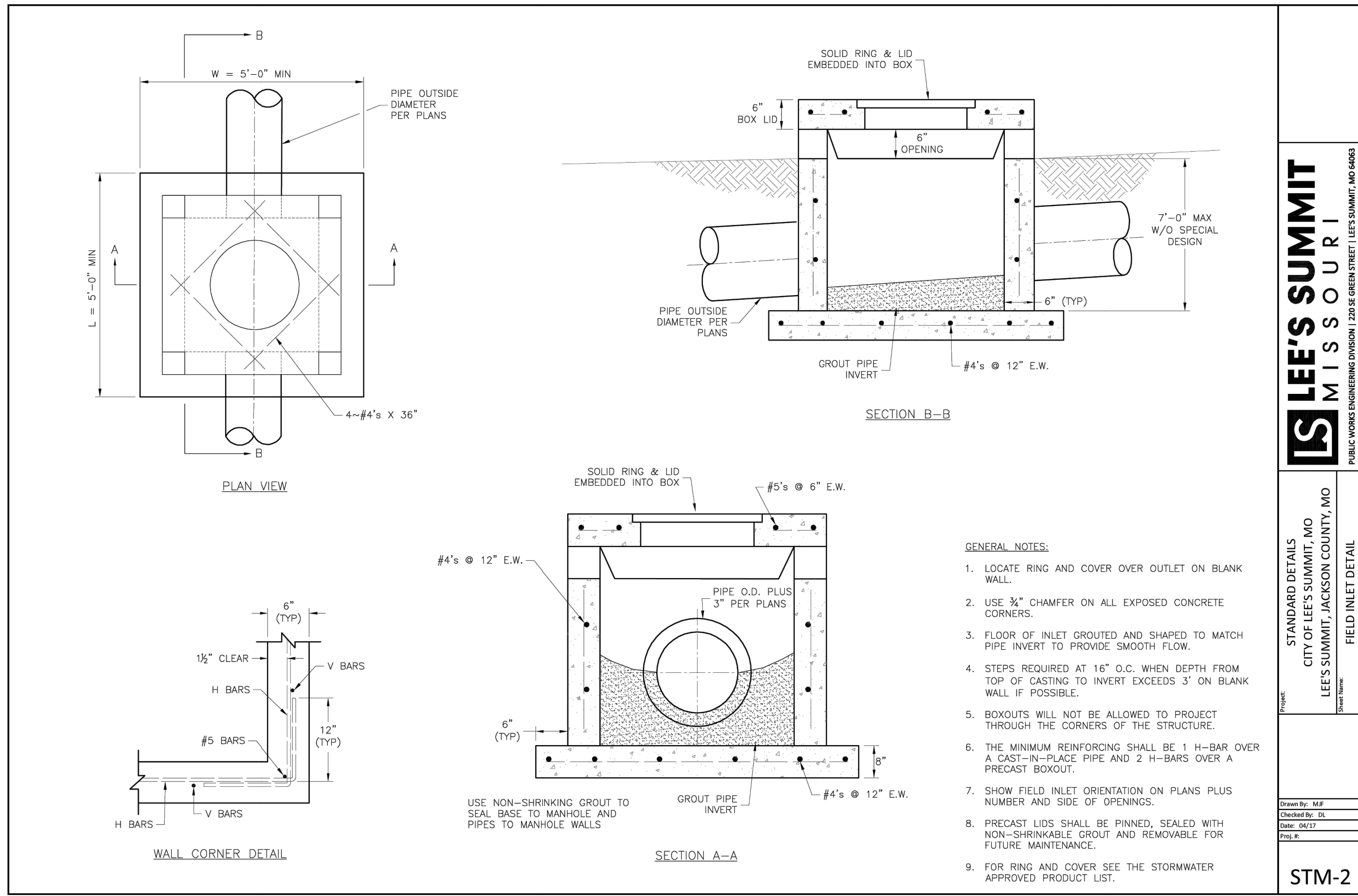


Matthew J. Schlicht  
 MO PE 2006019708  
 KS PE 19071  
 OK PE 25226

REVISIONS

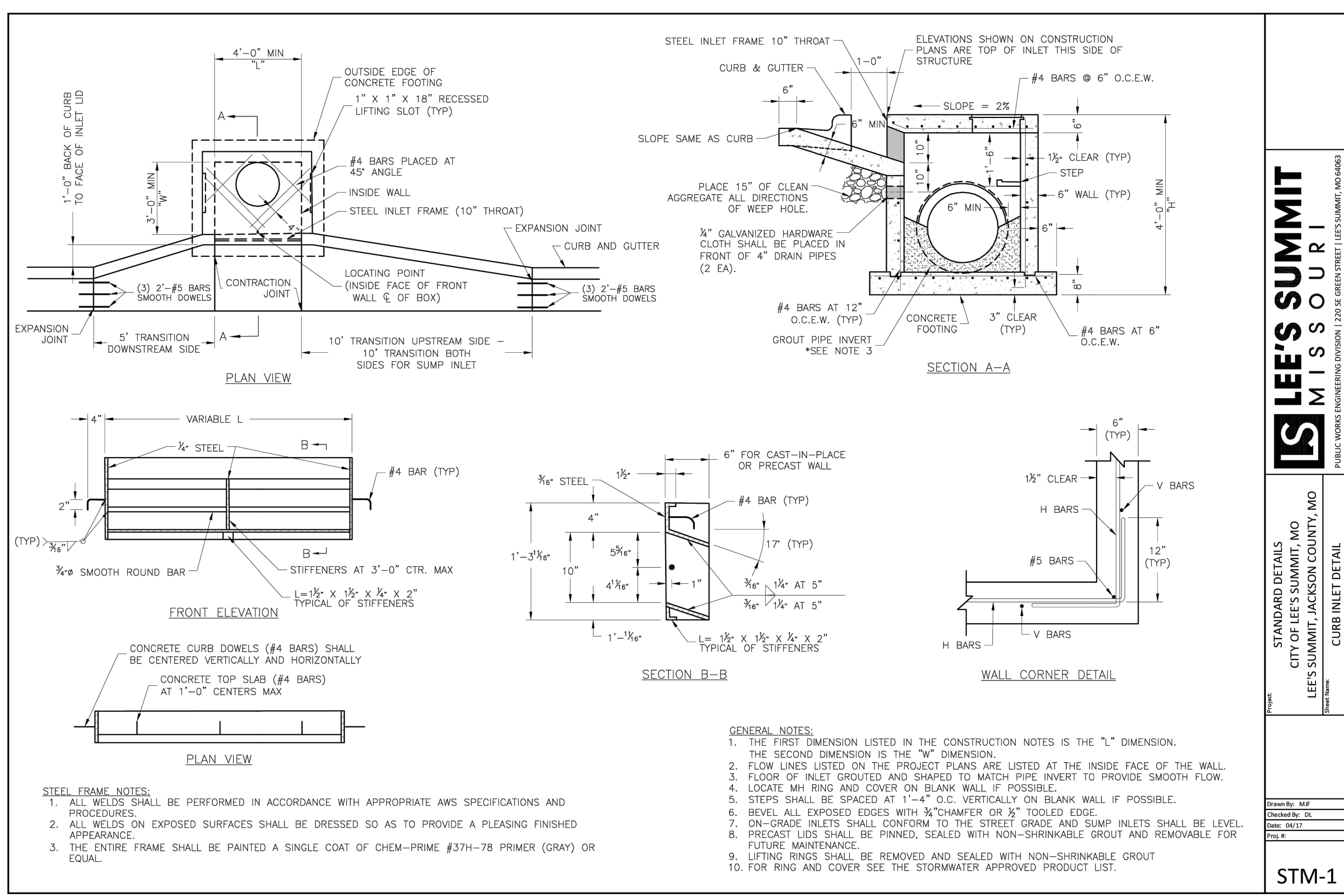
REV. 1/31/2023





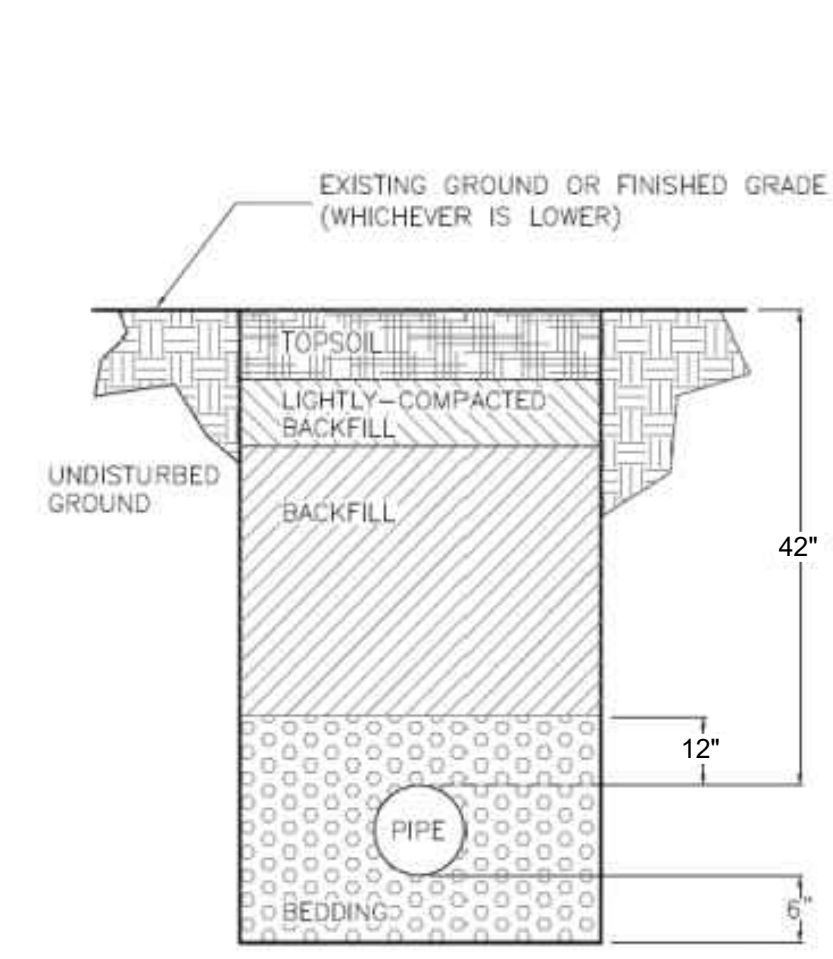
**LEE'S SUMMIT MISSOURI**  
 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STANDARD DETAILS  
 CITY OF LEE'S SUMMIT, MO  
 LEE'S SUMMIT, JACKSON COUNTY, MO  
 Project: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Drawn By: MFP  
 Checked By: DL  
 Date: 04/17  
 Drawn By: MFP  
 Checked By: DL  
**STM-2**

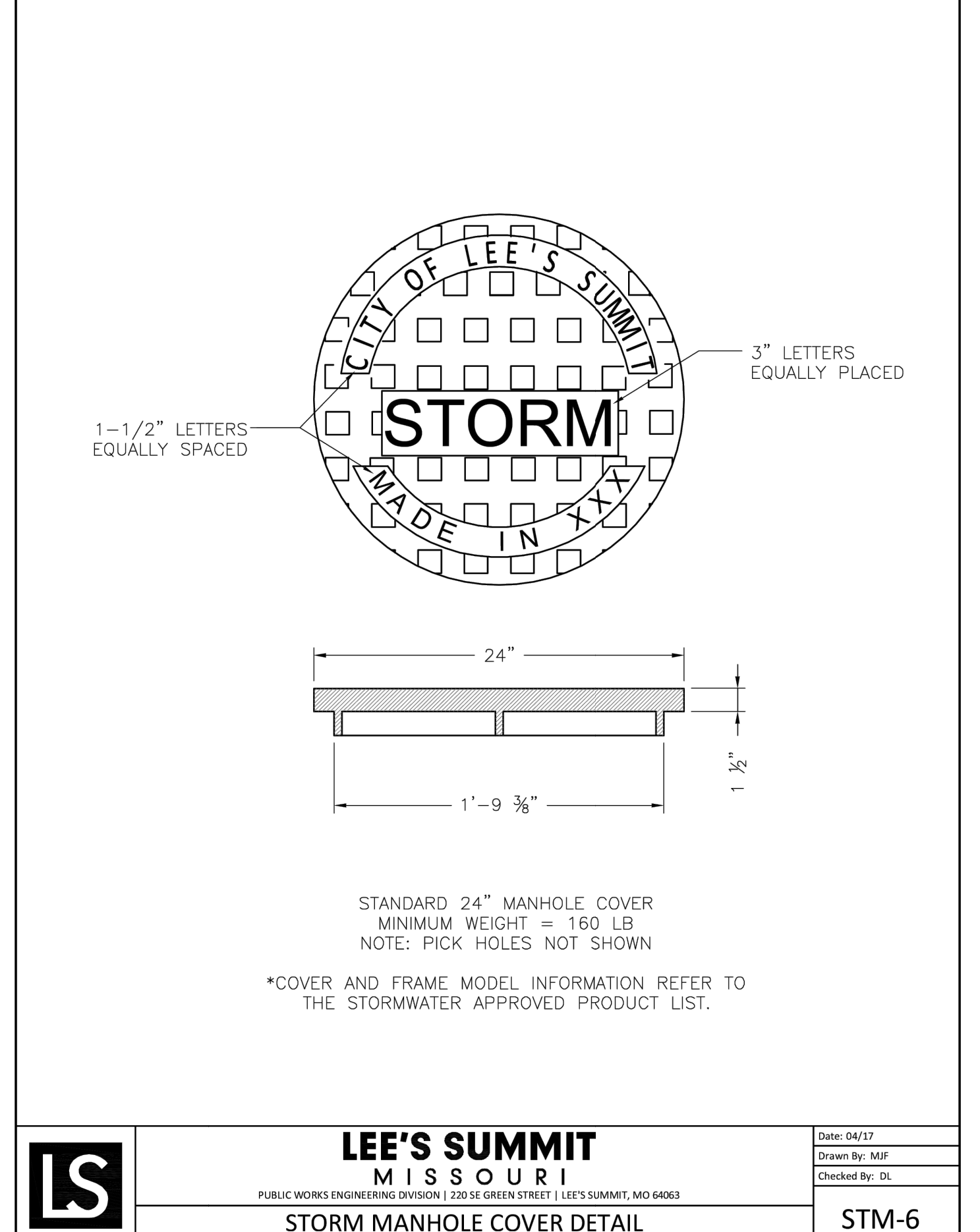


**LEE'S SUMMIT MISSOURI**  
 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

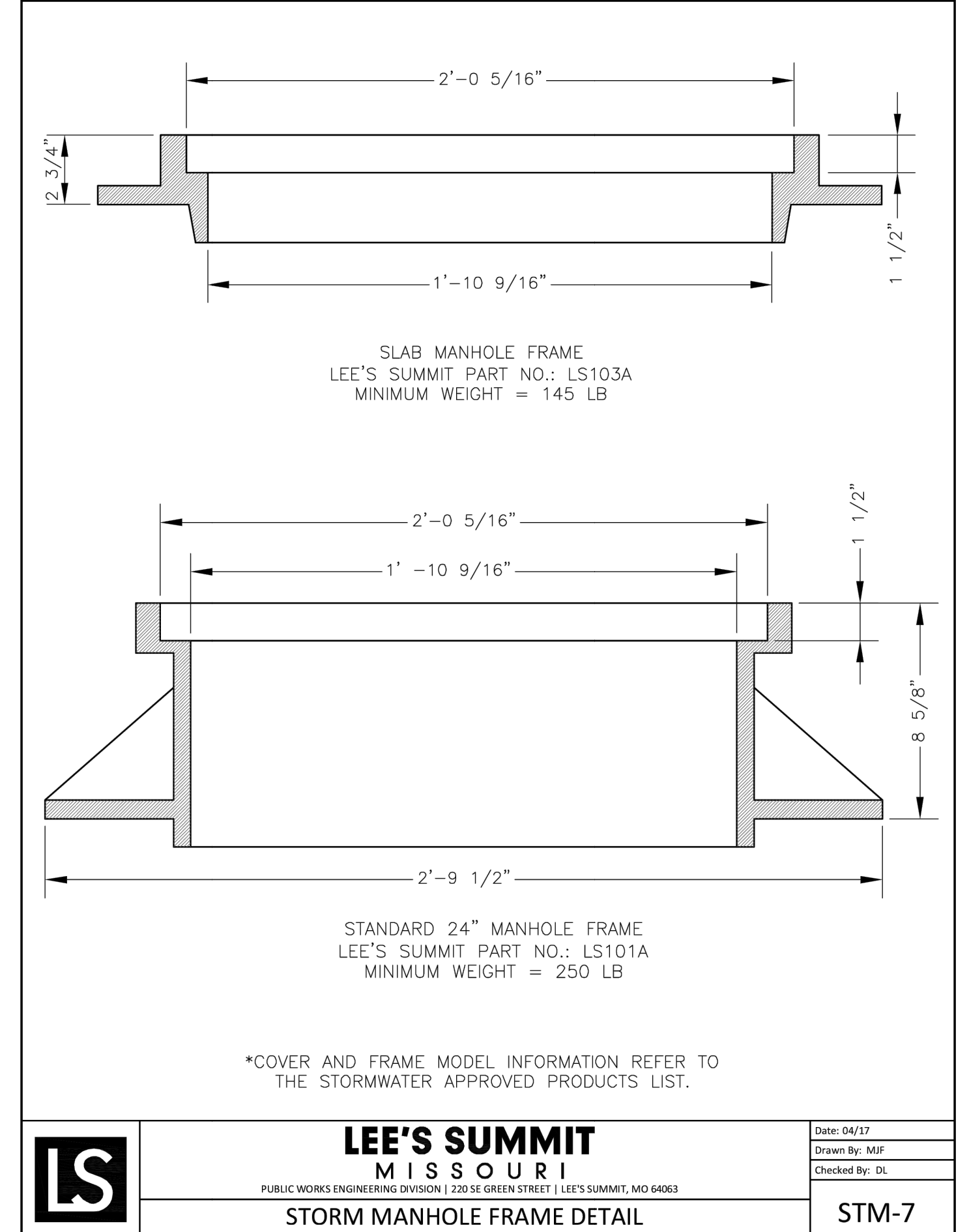
STANDARD DETAILS  
 CITY OF LEE'S SUMMIT, MO  
 LEE'S SUMMIT, JACKSON COUNTY, MO  
 Project: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Drawn By: MFP  
 Checked By: DL  
 Date: 04/17  
 Drawn By: MFP  
 Checked By: DL  
**STM-1**



**TRENCH AND BACKFILL DETAIL**  
 N.T.S.  
 ADDED DETAIL

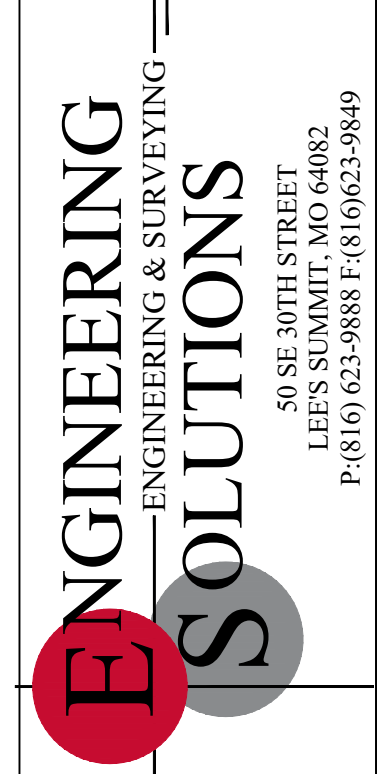


**LEE'S SUMMIT MISSOURI**  
 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063  
**STORM MANHOLE COVER DETAIL**  
 Date: 04/17  
 Drawn By: MFP  
 Checked By: DL  
**STM-6**



**LEE'S SUMMIT MISSOURI**  
 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063  
**STORM MANHOLE FRAME DETAIL**  
 Date: 04/17  
 Drawn By: MFP  
 Checked By: DL  
**STM-7**

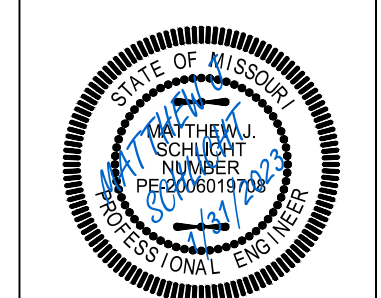
**GENERAL NOTE:**  
 1 - ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.



Professional Registration  
 Missouri  
 Engineering 200502188-D  
 Surveying 20050319-D  
 Kansas  
 Engineering E-1695  
 Surveying LS-218  
 Oklahoma  
 Engineering 6254  
 Nebraska  
 Engineering CA2821

Project: 1306 & 1310 Market St  
 Lee's Summit, Jackson County, Missouri  
 Issue Date: January 31, 2023

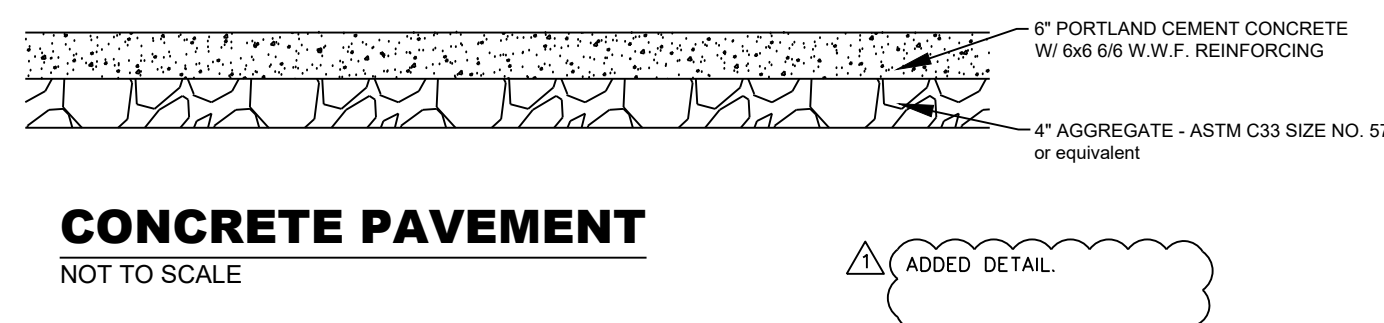
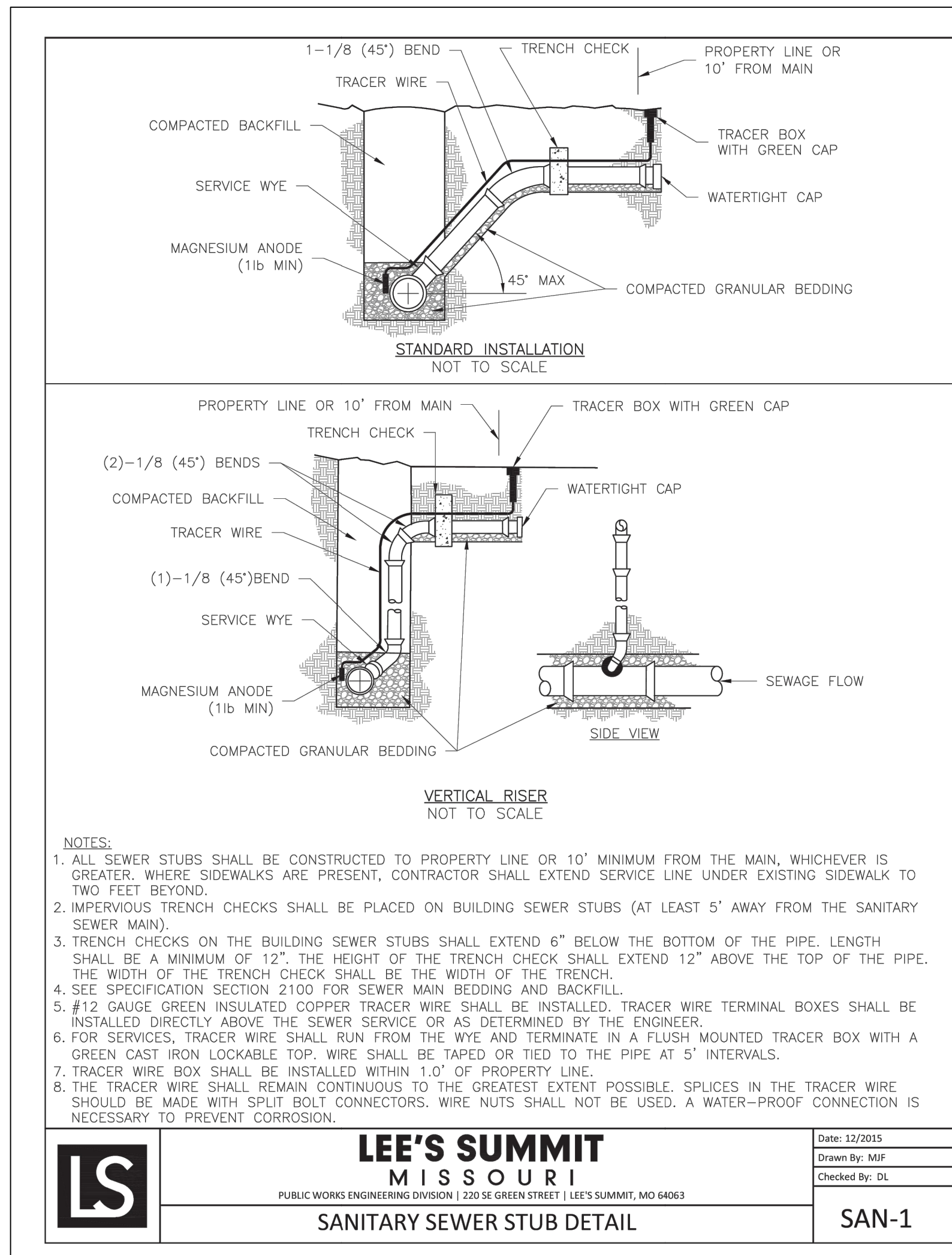
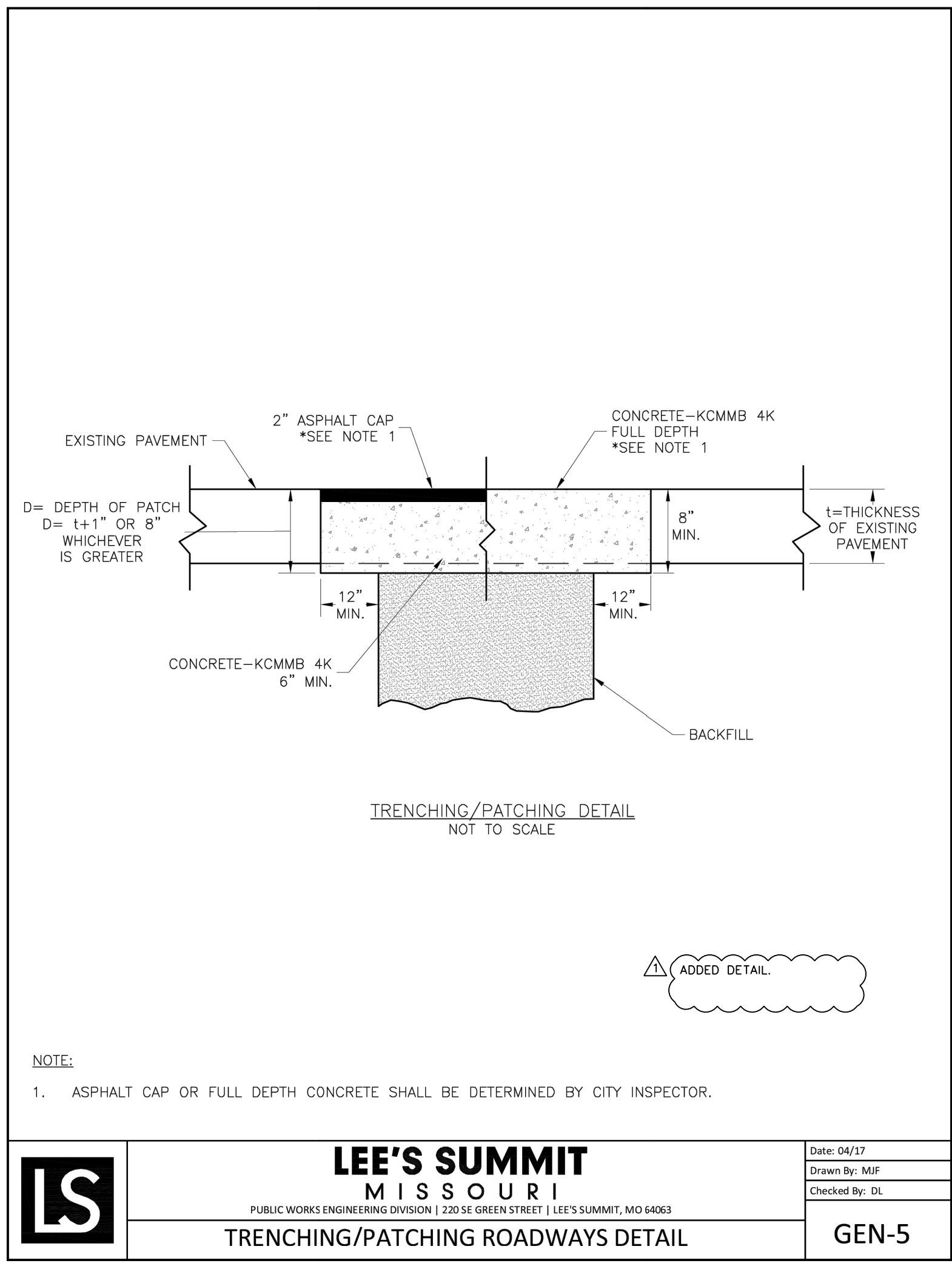
Standard Details  
 Construction Plans for:  
 1306 & 1310 Market St  
 Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht  
 MO PE 2006019708  
 KS PE 19071  
 OK PE 23226

REVISIONS  
 REV. 1/31/2023



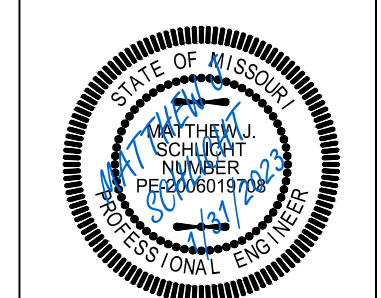


Professional Registration  
 Missouri  
 Engineering 200602188-D  
 Surveying 20050319-D  
 Kansas  
 Engineering E-1695  
 Surveying LS-218  
 Oklahoma  
 Engineering 6254  
 Nebraska  
 Engineering CA2821

1306 & 1310 Market St  
 Lee's Summit, Jackson County, Missouri

Project:  
 1306 & 1310 MARKET LSN0  
 Issue Date:  
 January 31, 2023

Standard Details  
 Construction Plans for:  
 1306 & 1310 Market St  
 Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht  
 MO PE 2006019708  
 KS PE 19071  
 OK PE 25226

REVISIONS

△	REV. 1/31/2023