

STORM SEWER IMPROVEMENTS AND MASS GRADING FOR PARAGON STAR DEVELOPMENT

Sections 33 & 34-Township 48-Range 32
City of Lee's Summit
Jackson County, Missouri

SUMMARY OF QUANTITIES

No.	DESCRIPTION	UNIT	QUANTITY
1	Mobilization	LS	1
2	Fill	Ac.	N/A
3	Fill (Unadjusted) △	C.Y.	459,133*
4	Cut (Unadjusted)	C.Y.	72,314
5	Sediment Fence	L.F.	5,895
6	Rock Check Dam	EA.	7
7	Straw Wattle	L.F.	2,713
8	Erosion Control Blanket (SC150)	S.Y.	15,691
9	Temporary Construction Entrance	EA.	3
10	5'x4' Curb Inlet	EA.	2
11	7'x4' Curb Inlet	EA.	1
12	8'x4' Curb Inlet	EA.	1
13	9'x4' Curb Inlet	EA.	1
14	7'x4' Junction Box	EA.	1
15	8'x4' Junction Box	EA.	1
16	30" RCP	L.F.	119.24
17	42" RCP	L.F.	102.95
18	48" RCP	L.F.	117.11
19	60" RCP	L.F.	212.54
20	72" RCP	L.F.	204.00
21	8'x8'x166' RCB	Ea.	1
22	30" RCP End Section w/ Conc. Toewall	Ea.	1
23	30" RCP Headwall w/ Conc. Toewall and Flapgate	Ea.	1
24	48" RCP End Section w/ Conc. Toewall	Ea.	1
25	60" RCP End Section w/ Conc. Toewall	Ea.	1
26	60" RCP Headwall w/ Conc. Toewall and Flapgate	Ea.	1
27	72" RCP End Section w/ Conc. Toewall	Ea.	2
28	Caged Reinforced Concrete Encasement	L.F.	110
29	Adjust Existing Sanitary Sewer Manhole	Ea.	5
30	Riprap (D50=12")	S.Y.	284
31	Riprap (Structure 300)	S.Y.	83
32	Riprap (Structure 500)	S.Y.	90
33	Seeding (Temporary)	LS	1
34	Seeding (Permanent)	Ac.	8.2
35	Retaining Wall	S.F.	1,225
36	12'x12'x134' RCB	Ea.	1

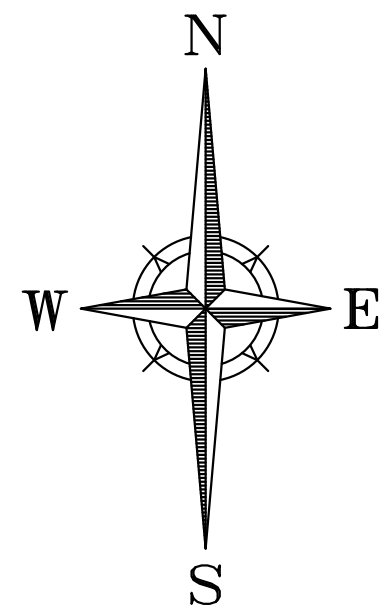
*Base Earthwork: 459,133 CY Fill, 72,314 CY Cut
Topsoil Removed by Clearing Plan: 46,500 CY Fill
Total Fill Required: 340,319 CY

△

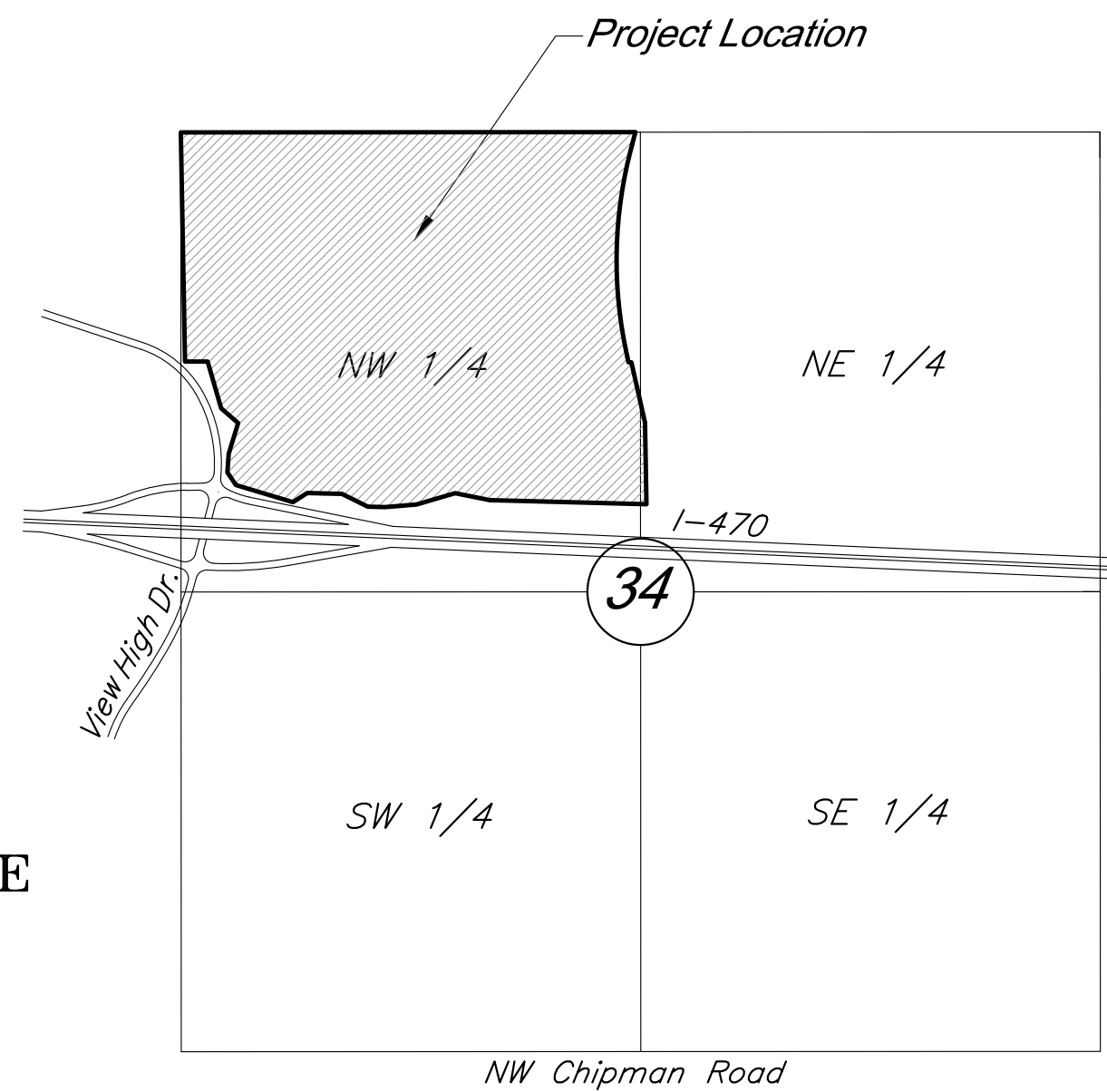
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Scale: 1"=1000'



VICINITY MAP

Section 33 & 34-T48N-R32W

INDEX OF SHEETS

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UTILITY CONTACTS

Sanitary Sewers	Mr. Jeff Thorn, PE City of Lee's Summit Water Utilities 1200 SE Hamblen Road Lee's Summit, MO 64063 (816) 969-1922 email: jeff.thorn@cityofLS.net	Gas	Mr. Donnie Richards Missouri Gas Energy 7500 E 35th Terrace Kansas City, MO 64129 (816) 472-9464 Fax (816) 472-3488 email: donnie.richards@sug.com
	Mr. Jeff Shook Little Blue Valley Sewer District 21101 East 78 Highway Independence, MO 64057 (816) 285-1522 email: jshook@lbvsd.net	Cable Television	Mr. Greg Thomas Time Warner Cable 8221 W. 119th Street Overland Park, KS 66213 (913) 643-1950 email: greg.thomas@twcable.com
	Kansas City, MO Public Works Department (816) 513-2600	Telephone	Ms. Glenda Charles AT&T 1425 Oak Street Kansas City, MO 64106 (816) 365-1669 Fax (816) 275-1109 email: gc6954@att.com
Water	Mr. Jeff Thorn, PE City of Lee's Summit Water Utilities 1200 SE Hamblen Road Lee's Summit, MO 64063 (816) 969-1922 email: jeff.thorn@cityofLS.net	Electric Service	Mr. Nathan Michael Kansas City Power & Light P.O. Box 418679 Kansas City, MO 64141 (816) 220-5210 Fax (816) 245-3623 email: Nathan.Michael@kcpl.com
Missouri One Call System	1-800-344-7483 (DIG-RITE)		

PROJECT BENCHMARK:

BM #11 - Chiseled "L" on top
Northeast corner of concrete guardrail
at the Northeast corner of I470 bridge
spanning View High Drive.
EL=833.80

DEVELOPED AND OWNED BY:
PARAGON STAR LLC
801 NORTHWEST COMMERCE CENTER
LEE'S SUMMIT, MISSOURI 64086
PHONE: (816) 802-6801
CONTACT: Mr. Flip Short
EMAIL: fshort@legacytouch.com

PREPARED & SUBMITTED BY:
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9801 RENNER BOULEVARD
LENEXA, KANSAS 66219
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FAX: 913-577-8312
CONTACT: BRAD BURTON P.E.
EMAIL: BBURTON@GBATEAM.COM

PROJECT ENGINEER:

DATE:

APPROVED:

CITY ENGINEER:

DATE:

These drawings conform to
construction records and post
construction survey information.

Record Drawings
3/16/23

GBA
architects
engineers

9801 Renner Boulevard
Lenexa, Kansas 66219
913.492.0400
www.gbateam.com

North slope grading revisions	12/1/20
△ City Comments	3/10/20
Temporary River Crossing Repair	4/15/19
Temporary River Crossing Repair	4/11/19
Structure 700 removed from floodway	4/9/19
RFI 1	4/4/19
	11/29/18
Removed Floodway Grading	10/10/18
City Comments	9/14/18
City Comments	8/28/18
City Comments	8/7/18
Revised Field Elevations	5/15/18
	1/10/17

Architect 00212, Professional Engineer 000133, Professional Land Surveyor 000059
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Thursday, March 16, 2023, 10:44am -- Copyright 2023, George Butler Associates, Inc.
Layout: 2 General Notes
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EROSION AND SEDIMENT CONTROL NOTES

The layout of erosion control best management practices (BMPs) shown on the engineering plans is intended to control erosion and minimize, if not eliminate, the transport of sediment from the disturbed areas. The Contractor shall be responsible for the evaluation of existing surface drainage patterns and for making adjustments to the BMP locations to best control erosion and minimize, if not eliminate, the transport of sediment from the disturbed areas. The following are measures to achieve the control of erosion and sediment.

1. Stabilization Practices – Stabilization practices are very effective at preventing erosion by shielding the soil surface from the impact of rain, slowing the velocity of runoff, holding soils in place, and increasing infiltration of runoff and allowing the soil to absorb more rainfall.

- a. Temporary Seeding Stabilization – During acceptable growing periods (see Table 1 below); temporary seeding of annual vegetation with a straw mulch cover shall be used as a temporary cover until permanent vegetation is established. If there is a possibility that a vegetative cover will be required to control erosion for more than 1 year, then consider the addition of a perennial/permanent grass species as part of a seeding mixture.

Table 1. Temporary Seeding Dates and Minimum Application Rates

Seeding Dates	Temporary Seed Species	Minimum Application Rates (pure live seed lbs. per acre)	Straw Mulch (tons per acre)
Jan. 1 – Jan. 31	None	Not Applicable	2.5
Feb. 1 – May 31	Annual Ryegrass	120	1.5
June 1 – Aug. 4	None	Not Applicable	2.5
Aug. 15 – Nov. 15	Cereal/Winter Rye	120	1.5
Nov. 16 – Dec. 31	None	Not Applicable	2.5

Seedbed Preparation – For broadcast seeding or drilling, loosen soil to depth of 3 inches. For no till drilling, loosen soil if it is compacted. Loosen compacted, hard or crusted soil surfaces with a disk, ripper, chisel, harrow or other tillage equipment. Avoid preparing the seedbed under excessively wet conditions. For establishment and long-term growth, apply a complete fertilizer at rates recommended by soil tests or as specified in plans and specifications. If soil pH is less than 6.0, apply lime according to soil tests. Incorporate necessary lime and fertilizer to a depth of 3 to 6 inches of soil.

Installation – For the best results use certified seed. Apply seed uniformly using a cyclone seeder, drop-type spreader, drill, cultipacker seeder or hydroseeder. When using a drill seeder, plant rye or other grains about 1 inch deep and plant grasses no more than ½ inch. A vegetative straw mulch cover shall be applied over the seed mixture to help germinate and establish plant cover, control weeds, and protect seed mixture against temperature extremes. Follow straw mulch preparation and application procedures described herein.

- b. Temporary Mulch Stabilization – During non-growing periods, a straw mulch cover shall be applied in unseeded areas to protect against erosion until temporary or permanent vegetation is established.

Site Preparation – Divert runoff water from areas above the site that will be mulched. Remove stumps, roots and other debris from the construction area. Grade area as needed to permit the use of equipment for seeding, mulching and maintenance. Shape area so that it is relatively smooth.

Application – Spread straw mulch uniformly over the area with a power blower, hydroseeder, or by hand. No more than 25% of the ground surface should be visible after spreading. Apply straw mulch at a rate of 1.5 tons per acre as a seed cover or 2.5 tons per acre as a stand alone cover. The straw should be dry, unchopped, unweathered; free of weed seeds and rot. In areas of steep slopes or high winds, or in critical areas such as swales, mulching may need to be secured to the ground with a binder, netting, or tacking.

- c. Permanent Seeding Stabilization – All disturbed areas shall be permanently seeded with a cool season grass mixture as specified in the Standards and Specifications of the City of Lee's Summit, Missouri..

Seedbed Preparation – loosen soil to depth of 3 inches. For no till drilling, loosen soil if it is compacted. Loosen compacted, hard or crusted soil surfaces with a disk, ripper, chisel, harrow or other tillage equipment. Avoid preparing the seedbed under excessively wet conditions. For establishment and long-term growth, apply a complete fertilizer at rates recommended by soil tests or as specified in plans and specifications. If soil pH is less than 6.0, apply lime according to soil tests. Incorporate necessary lime and fertilizer to a depth of 3 to 6 inches of soil.

Installation – For the best results use certified seed. Apply seed uniformly using a hydroseeder. A vegetative straw mulch cover shall be applied over the seed mixture to help germinate and establish plant cover, control weeds, and protect seed mixture against temperature extremes. Follow straw mulch preparation and application procedures described in the Standards and Specifications of the City of Lee's Summit, Missouri.

2. Structural Practices

- a. Silt Fence – A temporary sediment barrier consisting of a geotextile fabric shall be installed as shown on the attached engineering plans and details. Silt fencing shall be installed to maintain sediment onsite.

Minimum Requirements:

Location – Fence should be built on a nearly level grade and at least 10 feet from the toe of the slope to provide a broad shallow sediment pool. Install on the contour, where fence can intercept runoff as a sheet flow; not located crossing channels, waterways or other concentrated flow paths; not attached to existing trees.

Spacing of Support Posts – 10 feet maximum for fence supported by wire; 6 feet maximum for high strength fabric without supportive wire backing. Support posts should be driven into the ground a minimum of 10 inches deep.

Trench – Bottom 1 foot of fence must be buried minimum of 4 inches deep.

- b. Inlet Protection – When installation of the storm drainage system is complete, gravel curb inlet sediment traps will be placed at the drainage system inlets. Construction shall be in accordance with attached engineering plans and details.
- c. Stockpiles – The toe of stockpiles shall be placed a minimum of 10 feet from erosion control measures. If stockpiles are to remain for more than 14 days, they shall be temporarily stabilized with vegetative mulch and temporary seeding.

3. Maintenance – The contractor shall repair all erosion control measures or re-seed areas that are disturbed or damaged as a result of weather or other situations, within 2 days after the occurrence. This will include all areas bare of vegetation.

EROSION CONTROL GENERAL NOTES

1. The Contractor is responsible for erosion control during construction and until the Owner and City accepts the work as complete. The erosion control measures shown on this plan are a typical minimum installation. The Contractor shall be responsible for adjusting or adding to these measures as necessary during the phasing of the construction to assure adequate control.
2. Clearing and grubbing within 50' of a defined drainage course should be avoided when possible. Where changes to a defined drainage course occur, work should be delayed until all materials and equipment necessary to protect and complete the drainage change are on site. Changes shall be completed as quickly as possible once the work has been initiated. The area impacted by the construction activities shall be revegetated or protected from erosion as soon as possible, areas within 50' of a defined drainage ways should be recontoured as needed or otherwise protected within five (5) working days after grading has ceased.

3. Where soil disturbing activities cease in an area for more than 14 days, the disturbed areas shall be protected from erosion by stabilizing the area with mulch or other similarly effective erosion control measures. If the slope of the area is greater than 3:1 or if the slope is greater than 3% and greater than 150 feet in length, then the disturbed areas shall be protected from erosion by stabilizing the area with mulch or other similarly effective erosion control measures if activities cease for more than seven (7) days.

4. Existing vegetation shall be preserved to the extent and where practical. In no case shall disturbed areas remain without vegetative ground cover for a period in excess of 60 days.

5. Additional site management practices which shall be adhered to during the construction process shall include:

–Solid and hazardous waste management including providing trash containers and regular site clean up for proper disposal of solid waste such as building and construction material, product/material shipping waste, food containers and cups, and providing containers for the proper disposal of waste paints solvents, and cleaning compounds.

–Provisions of portable toilets for proper disposal of sanitary sewage.

–Storage of construction materials away from drainage courses and low areas.

–Installation of containment berms and use of drip pans at petroleum product and liquid storage tanks and containers.

6. All disturbed areas shall be seeded, fertilized and mulched, or sodded, in accordance with the Standards and Specifications adopted by the City of Lee's Summit, Missouri and good engineering

practices. This shall be completed within fourteen (14) days after completing the work, in any area. If this is outside of the seeding period, silt barriers or other similarly effective measures shall be provided until such time that the areas can be seeded.

7. All erosion control measures, temporary or permanent, require maintenance to preserve their effectiveness. All erosion control devices shall be inspected immediately after each heavy rainstorm and at least daily during prolonged rainfall. Any required repairs should be made immediately. All costs associated with the repair work including related incidentals will be the contractor's responsibility and shall be included in the Contractor's bid for the proposed work. Only after the project is complete and accepted can the erosion control be removed.

8. 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 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 seed shall not exceed one percent by weight of mix.

9. During the dates Dec. 15 through May 30 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 the specified quantity
Fertilizer – 75% of the specified quantity
Seed – 50% of the specified quantity
Mulch – 100% of the specified quantity

10. Mulch shall be Vegetative type, cereal straw form 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. Apply straw mulch at a rate of 1.5 tons per acre as a seed cover or 2.5 tons per acre as a stand alone cover. 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.

General Notes:

- All Construction shall conform to the City of Lee's Summit Technical Specifications in effect at the time of the City's approval date shown on the approved plans and incorporated herein by reference.
- All traffic control shall be the responsibility of the Contractor and shall be in conformance with the Manual of Uniform Traffic Control Devices (MUTCD).
- Property Corners and/or Section corners disturbed or damaged by construction activities shall be reset by a Registered Land Surveyor licensed in the state of Missouri, at the Contractor's expense.
- The Contractor shall be responsible for the restoration of the Right-of-Way and for damaged improvements such as curbs, driveways, sidewalks, street light and traffic signal junction boxes, traffic signal equipment, irrigation systems, etc. Damaged improvements shall be repaired in conformance with the latest City standards and to the City's satisfaction.
- All work shall be confined within easements and/or construction limits as shown on the plans.
- The Contractor shall, prior to the commencement of work, investigate surface and subsurface conditions to be encountered across the site and notify the Engineer if any discrepancies or changed conditions are noted.
- All trash and debris identified on site shall be properly handled and disposed of in accordance with state of Missouri regulations.
- All measurements on these plans are horizontal distances, not slope distances.
- This project will include numerous activities occurring on site including storm sewer, sanitary sewer, grading, erosion control, etc. Contractor shall coordinate his work with other contractors on site.
- Initial construction staking will be performed by GBA – Refer to Bid Documents.
- All concrete shall be KCMMB 4,000 psi.

Permitting:

- Contractor is responsible for obtaining all required permits, paying all fees, and for otherwise complying with all applicable regulations governing the work.
- No work shall be completed within the existing floodway until the CLOMR has been issued.
- No work shall be completed within the delineated wetland or regulatory stream channels until the U.S. Corps of Engineers Section 404 permit is issued. All work shall adhere to the terms and conditions of this permit.
- All work within KCMO city limits shall adhere to KCMO Site disturbance requirements.

Erosion Control:

- The Contractor is responsible for providing erosion and sediment control BMP's to prevent sediment from reaching paved areas, storm sewer systems, drainage courses, and adjacent properties. In the event the prevention measures are not effective, the contractor shall remove any debris, silt, or mud and restore the Right-Of-Way, or adjacent properties to original or better condition.
- Contractor shall ensure that all construction shall conform to the requirements of the Stormwater Pollution Prevention Plan (SWPPP) a copy of which shall be maintained and updated on site by the Contractor.
- The Contractor shall sod all disturbed areas within the Public Street Right-of-Way unless otherwise noted in the plans.
- No trees shall be damaged or removed without prior authorization from owner unless otherwise shown on this plan.

Earthwork:

- Slopes shall be constructed to a maximum slope of 3:1 (Horiz:Vert) unless specifically noted otherwise in the referenced Geotechnical reports.
- Refer to "Geotechnical Engineering Report – Paragon Star Roadways and Borrow Site" Dated December 8, 2016 – along with Addendum #1 dated 1/4/17, and "Geotechnical Engineering Report – Soccer Fields" Dated July 27, 2016 prepared by Terracon Consultants, Inc. for grading recommendations and boring logs. All earthwork shall conform to the recommendations of the Reports.
- Unless otherwise noted, all spot elevations and contours are shown to "finish" grade surface.
- All temporary slopes and excavations should conform to Occupational Safety and Health Administration (OSHA) standards for the Construction Industry (29 CFR part 1026, subpart P).
- Existing contours depicted on plans do not reflect topsoil root zone stripping completed under tree clearing scope. Existing grade will be approximately 4.5" average depth lower than shown. Refer to "Tree Clearing Plans for Paragon Star Development" for details.
- Earthwork Quantities shown on plans do not account for stripped topsoil from previously issued Tree Clearing Plans.
- Earthwork for this phase of development is intended to balance. Contractor to cut only enough fill material from the borrow source at the north end of the project as required to accomplish the fills shown on this plan set.
- All Permanent seeded shall be dressed with 12" topsoil and permanent seed. All other disturbed areas shall be seeded with the temporary seed mix.
- Shale fill shall be capped with a minimum of 24" of clay material.
- All Soccer fields shall be provided with a minimum 24" of clay above shale or 3" minus material.
- Final tolerance for graded areas shall be +/- 0.2'.
- The west borrow area at the NW portion of the site is considered the primary borrow area and shall be cut and graded to the contours shown. Cuts shown in this area must be performed to completion before utilizing the eastern borrow area for the balance of fill required on the project.
- Earthwork quantities shown on the plans assume 15% shrinkage for all fill material. The Contractor shall perform the fill to achieve the grades shown on the drawings. The determination of the actual adjustment of fill required due to shrink/swell of various materials shall be the responsibility of the Contractor.

Utility:

- All Manholes, Catch Basins, Utility Valves, Meter Pits, and other utility equipment shall be adjusted or rebuilt to grade as required.
- Prior to beginning work, the Contractor shall notify all utility companies who have facilities in the vicinity of the project area of the work to be performed.

Storm Sewer:

- All RCP shall be Class III.
- Pipe Lengths are called out from center of structure to center of structure.
- Drainage across the project site during construction shall be the Contractor's responsibility. Surface drainage shall be controlled to reduce or prevent the flow of surface water onto adjacent grounds. Contractor shall control downstream erosion and silting during construction. Flexibility is given to the Contractor to make minor grading revisions along roads or between building pads to improve drainage during construction, with prior approval of the engineer.
- Prior to ordering precast storm sewer structures, Contractor shall provide shop drawings to the Engineer for review and approval.

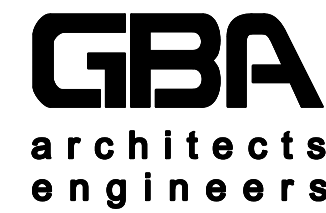
General Notes

Architect: 00212, Professional Engineer: 000133, Professional Land Surveyor: 000059
G:\12720 (Civil 3D) Production Drawings\Mass Grading\Lee's Summit\1272002020.dwg Layout: 3 General Layout -- Thursday March 16, 2023, 10:44am -- Copyright 2023, George Butler Associates, Inc.

PROJECT BENCHMARK:

BM #11 – Chiseled “L” on top
Northeast corner of concrete guardrail
at the Northeast corner of I-470 bridge
spanning View High Drive.
EL=833.80

Drawings conform to
construction records
and post construction
information.



9801 Renner Boulevard
Lenexa, Kansas 66219
913.492.0400
www.gbateam.com

DATE:	4/15/19
DESIGN BY:	CEL
DRAWN BY:	DRV
PROJECT NO.:	12720
SHEET NO.	TOTAL SHEETS
3	43

Record Drawings

Bradley D. Burton
Professional Engineer
License No. 25862

Storm Sewer Improvements and Mass Grading
Paragon Star Development
Lee's Summit, Missouri

NO.	DATE	REVISIONS	BY	APPROVED
	5/15/18	Revised Field Elevations		
	8/7/18	City Comments		
	8/28/18	City Comments		
	9/14/18	City Comments		
	10/10/18	Removed Floodway Grading		
	11/29/18			
	4/11/19	Temporary River Crossing Repair		
	4/15/19	Temporary River Crossing Repair		
	3/10/20	City Comments		
	12/1/20	North slope grading revisions		
	2/4/21	Retaining Wall Station & Offsets		
	3/24/21	Line 300 Wingwall Revision		
		Headwall Detail		

Boundary Description:

All that part of the Northwest Quarter of Section 34, Township 48 North, Range 32 West, of the 5th P.M., and all of GRAHAM COMMERCIAL CENTER, a subdivision in the in the City of Lee's Summit, Jackson County, Missouri, being more particularly described as follows:

BEGINNING at the Northwest corner of said Northwest Quarter of Section 34; thence South 86°33'45" East, along the North line of said Northwest Quarter, a distance of 2611.91 feet, to a point on the Westerly Right-of-Way line of Union Pacific Railroad, as now established; thence South 18°46'13" West, departing said North line, along said Westerly Right-of-Way line, a distance of 76.95 feet, to a point of curvature; thence Southwesterly and Southeasterly, continuing along said Westerly Right-of-Way line, along a curve to the left, having a radius of 2508.01 feet, and a central angle of 28°06'45", a distance of 1230.57 feet, to a point of tangency; thence South 09°20'32" East, continuing along said Westerly Right-of-Way line, a distance of 30.31 feet, to a point on the South line of the North half of said Northwest Quarter; thence South 86°26'21" East, continuing along said Westerly Right-of-Way line, and along said South line of the North half of the Northwest Quarter, a distance of 16.41 feet; thence South 09°20'32" East, departing said South line of the North half of the Northwest Quarter, continuing along said Westerly Right-of-Way line, a distance of 354.98 feet, to a point on the East line of said Northwest Quarter; thence South 02°29'17" West, continuing along said Westerly Right-of-Way line, and along said East line of the Northwest Quarter, a distance of 468.48 feet, to a point on the North Right-of-Way line of Interstate 470, as now established; thence North 85°05'37" West, departing said Westerly Right-of-Way line, along said North Right-of-Way line of Interstate 470, a distance of 899.87 feet; thence North 75°10'03" West, continuing along said North Right-of-Way line, a distance of 203.04 feet; thence South 77°15'22" West, continuing along said North Right-of-Way line, a distance of 228.93 feet, to a point on the East line of the Southwest Quarter of said Northwest Quarter, said point also being the Southeast corner of said GRAHAM COMMERCIAL CENTER; thence continuing South 77°15'22" West, continuing along said North Right-of-Way line, and along the South line of said subdivision, a distance of 1.94 feet; thence South 88°33'58" West, continuing along said North Right-of-Way line, and along said South line of said subdivision, a distance of 181.11 feet; thence North 85°01'31" West, continuing along said North Right-of-Way line, and said South line of said subdivision, a distance of 100.18 feet; thence North 80°06'43" West, continuing along said North Right-of-Way line, and said South line of said subdivision, a distance of 165.44 feet; thence North 85°08'16" West, continuing along said North Right-of-Way line, and said South line of said subdivision, a distance of 199.96 feet; thence South 60°28'02" West, continuing along said North Right-of-Way line, and said South line of said subdivision, a distance of 97.23 feet; thence North 69°50'05" West, continuing along said North Right-of-Way line, and said South line of said subdivision, a distance of 342.03 feet, to the Southwest corner of said subdivision; thence North 30°28'52" West, continuing along said North Right-of-Way line, and along the West line of said subdivision, a distance of 87.88 feet; thence North 07°21'08" East, continuing along said North Right-of-Way line and it's transition to the East Right-of-Way line of View High Drive, as now established, and said West line of said subdivision, a distance of 106.53 feet; thence North 20°25'39" East, departing said West line of said subdivision, continuing along said East Right-of-Way line of View High Drive, a distance of 185.39 feet; thence North 45°30'34" West, continuing along said East Right-of-Way line, a distance of 129.40 feet; thence North 12°40'32" West, continuing along said East Right-of-Way line, a distance of 278.96 feet, to a point on said South line of the North half of the Northwest Quarter; thence North 86°26'21" West, continuing along said East Right-of-Way line, and along said South line of the North half of the Northwest Quarter, a distance of 130.00 feet, to the Southwest corner of said North half of the Northwest Quarter; thence North 02°25'47" East, along the West line of said Northwest Quarter, a distance of 1316.45 feet, to the POINT OF BEGINNING, containing 5,217,462.56 square feet or 119.78 acres, more or less.

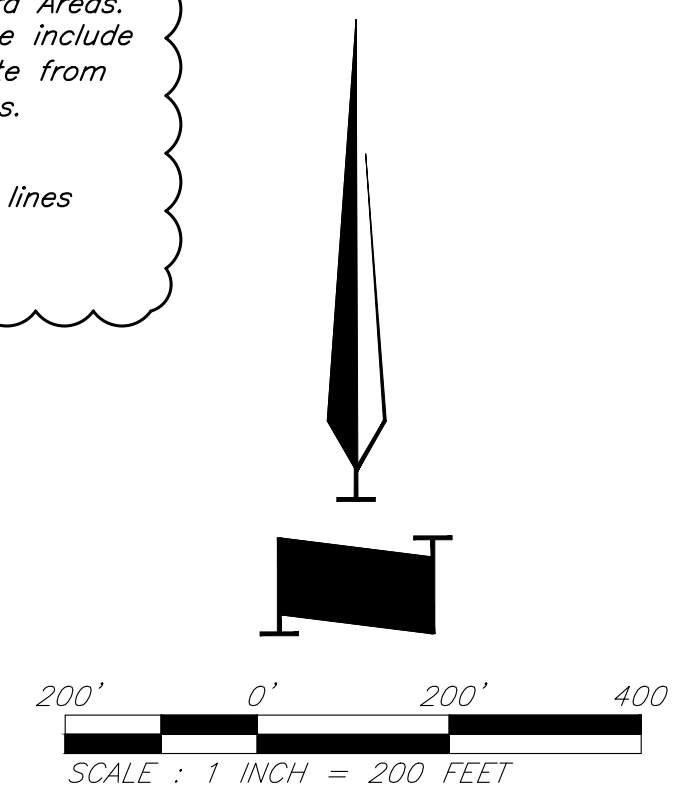
FLOODPLAIN NOTE:

According to FEMA Flood Insurance Rate Map (FIRM) Community Panel No. 29095C0404G, effective Date 1/20/17, the tract lies partially within an area designated as Special Flood Hazard Areas. Special Flood Hazard Areas defined on portions of the site include regulatory floodway, Zone AE (with depths identified on site from 810 to 811), and 0.2% Annual Chance Flood Hazard Areas.

Existing Floodway/Floodplain refers to lines established on 1/20/2017 maps, proposed Floodway/Floodplain refers to lines established by the FEMA CLOMR dated 2/14/2020, Case No. 20-70-0520R.

Total Disturbed Area:

61.10 Ac.



General Layout

PROJECT BENCHMARK:

BM #11 - Chiseled "L" on top
Northeast corner of concrete guardrail
at the Northeast corner of I470 bridge
spanning View High Drive.
EL=833.80

Legend

- Proposed Contour
Existing Contour
Proposed Spot Grade
Drainage Flow Arrow
Drainage Swale
Geotechnical Boring Location
- Grading Limits
Exist. Construction Fence for Tree Protection (to be maintained)
Exist. Sediment Fence (to be maintained)

Swale Note 1:
Q=6.85 CFS
V=1.49 FT/S
Shear Stress=0.13 PSF
Acceptable for all
forms of vegetation

Swale Note 2:
Q=5.86 CFS
V=1.07 FT/S
Shear Stress=0.07 PSF
Acceptable for all
forms of vegetation

CAUTION!

Numerous Utilities on Site.
Contractor to verify location
and elevation of all utilities
prior to commencing
construction.

Drawings conform to
construction records
and post construction
information.

Record Drawings

Bradley D. Burton
Professional Engineer
License No. 25862

GBA
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engineers

9801 Renner Boulevard
Lenexa, Kansas 66219
913.492.0400
www.gbateam.com

DATE: 4/15/19
DESIGN BY: CEL
DRAWN BY: DRV
PROJECT NO.: 12720
SHEET NO. 4
TOTAL SHEETS 43

Storm Sewer Improvements and Mass Grading
Paragon Star Development
Lee's Summit, Missouri

NO.	DATE	REVISIONS	BY	APPROVED
5/15/18		Revised Field Elevations		
8/7/18		City Comments		
8/28/18		City Comments		
9/14/18		City Comments		
10/10/18		City Comments		
11/29/18		Removed Floodway Grading		
4/11/19		Temporary River Crossing Repair		
4/15/19		Temporary River Crossing Repair		
3/10/20		City Comments		
12/1/20		North slope grading revisions		
2/4/21		Retaining Wall Station & Offsets		
3/11/21		Line 300 Wingwall Revision		
3/24/21		Headwall Detail		



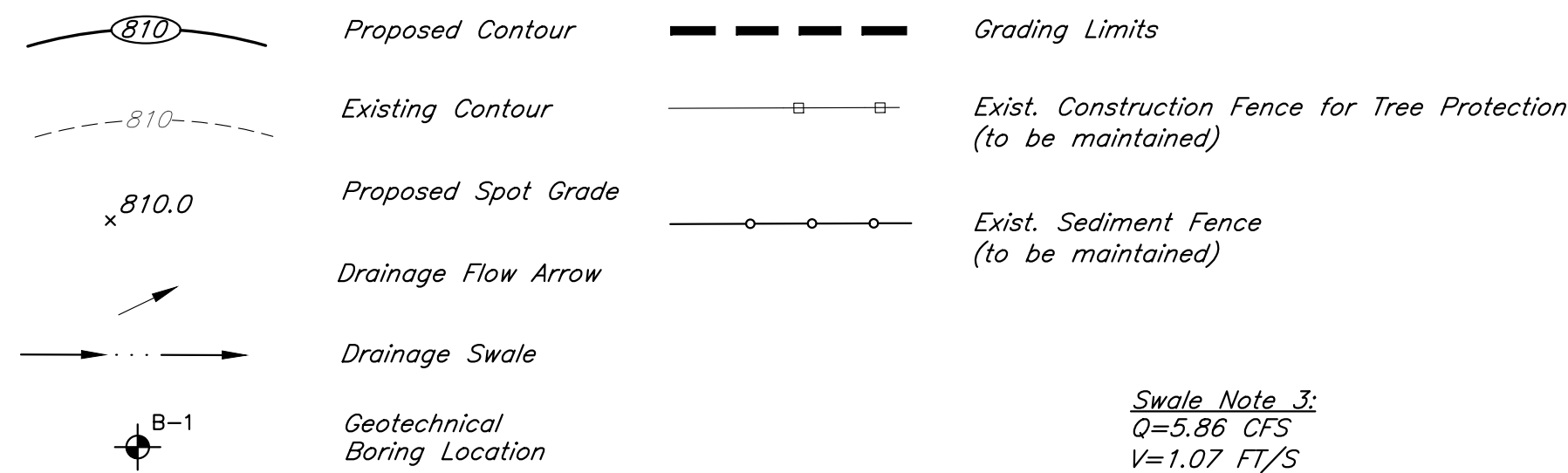
100' 0' 100' 200'
SCALE : 1" = 100 FEET

Grading Plan

PROJECT BENCHMARK:

BM #11 - Chiseled "L" on top
Northeast corner of concrete guardrail
at the Northeast corner of I470 bridge
spanning View High Drive.
EL=833.80

Legend



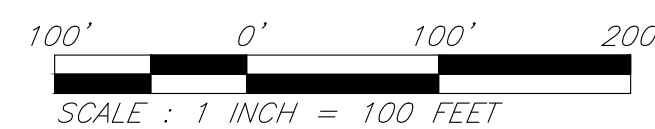
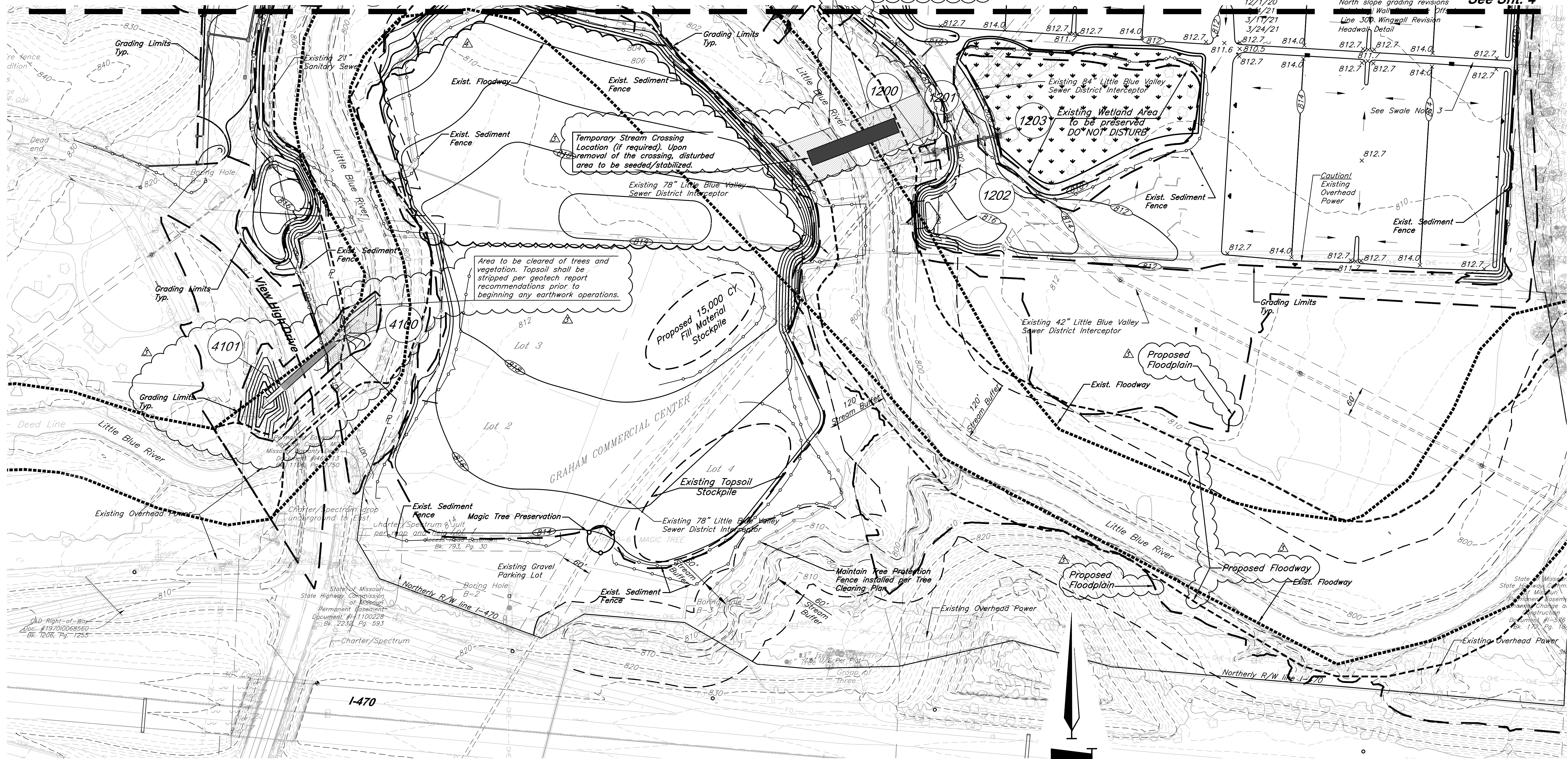
NOTE:
No fill may be placed within the
existing floodway until storm line
4100 is complete.

CAUTION!

Numerous Utilities on Site.
Contractor to verify location
and elevation of all utilities
prior to commencing
construction.

Area to be cleared of trees and
vegetation. Topsoil shall be
stripped per geotech report
recommendations prior to
beginning any earthwork operations.

Swale Note 3:
Q=5.86 CFS
V=1.07 FT/S
Shear Stress=0.07 PSF
Acceptable for all
forms of vegetation



Grading Plan

Drawings conform to
construction records
and post construction
information.

Record Drawings

Bradley D. Burton
Professional Engineer
License No. 25862

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engineers

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DATE: 4/15/19

DESIGN BY: CEL

DRAWN BY: DRV

PROJECT NO.: 12720

SHEET NO. TOTAL SHEETS

5

43

Storm Sewer Improvements and Mass Grading
Paragon Star Development
Lee's Summit, Missouri

NO.	DATE	REVISIONS	BY	APPROVED
5/15/18		Revised Field Elevations		
8/7/18		City Comments		
8/28/18		City Comments		
9/14/18		City Comments		
10/10/18		Removed Floodway Grading		
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4/11/19		Temporary River Crossing Repair		
4/15/19		City Comments		
3/10/20		North slope grading revisions		
12/1/20		Line 300 Wall Revision		
3/17/21		Line 300 Wingwall Revision		
3/24/21		Headwall Detail		

Match Line
See Sht. 4

PROJECT BENCHMARK:

BM #11 - Chiseled "L" on top
Northeast corner of concrete guardrail
at the Northeast corner of 1470 bridge
spanning View High Drive.
EL=833.80

Legend

Proposed Contour

Existing Contour

Proposed Spot Grade

Drainage Flow Arrow

Drainage Swale

Geotechnical Boring Location

Grading Limits

Exist. Construction Fence for Tree Protection (to be maintained)

Exist. Sediment Fence (to be maintained)

Drawings conform to construction records and post construction information.

Record Drawings

DATE: 4/15/19

DESIGN BY: CEL

DRAWN BY: DRV

PROJECT NO.: 12720

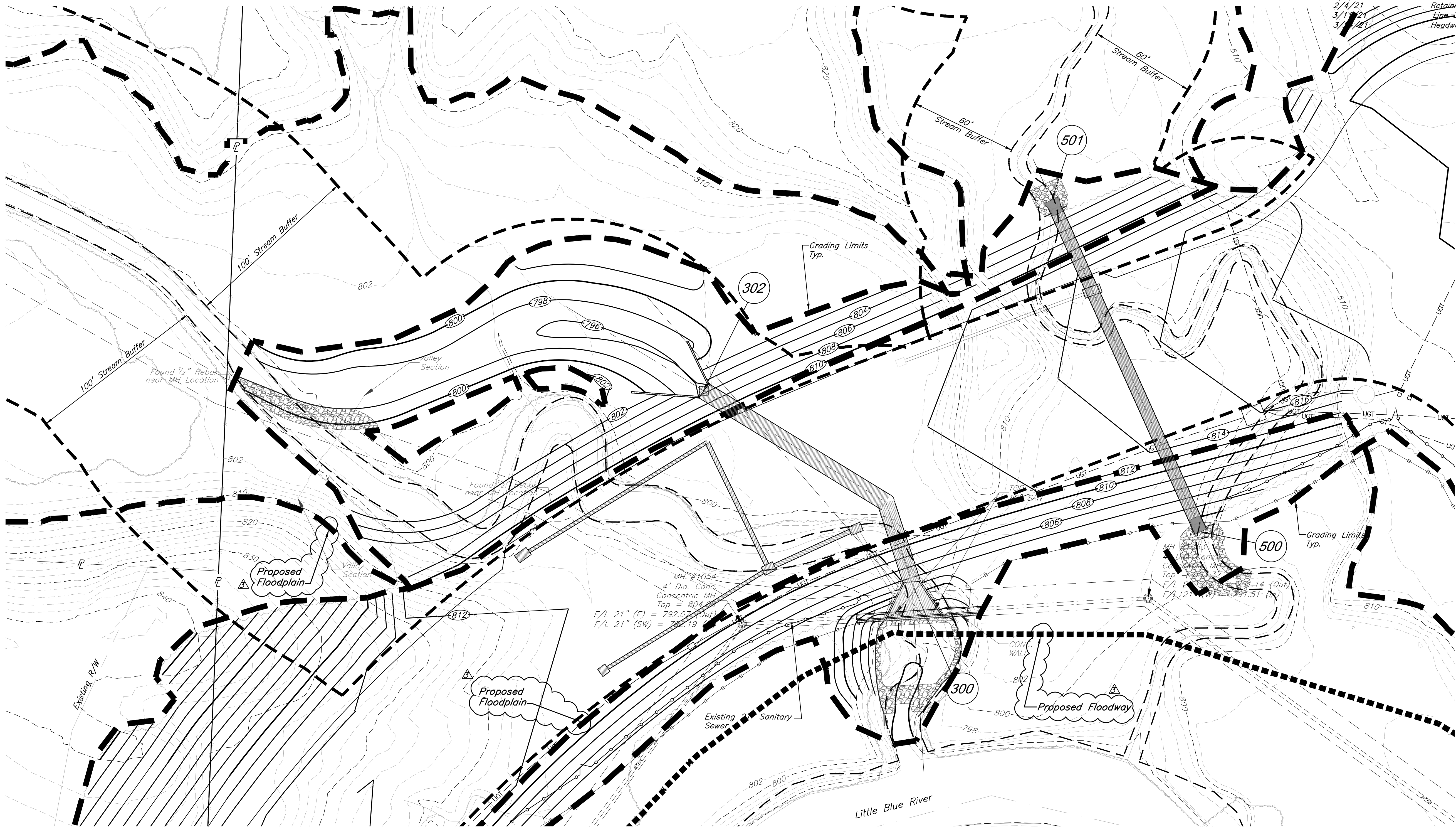
SHEET NO. 6

TOTAL SHEETS 43

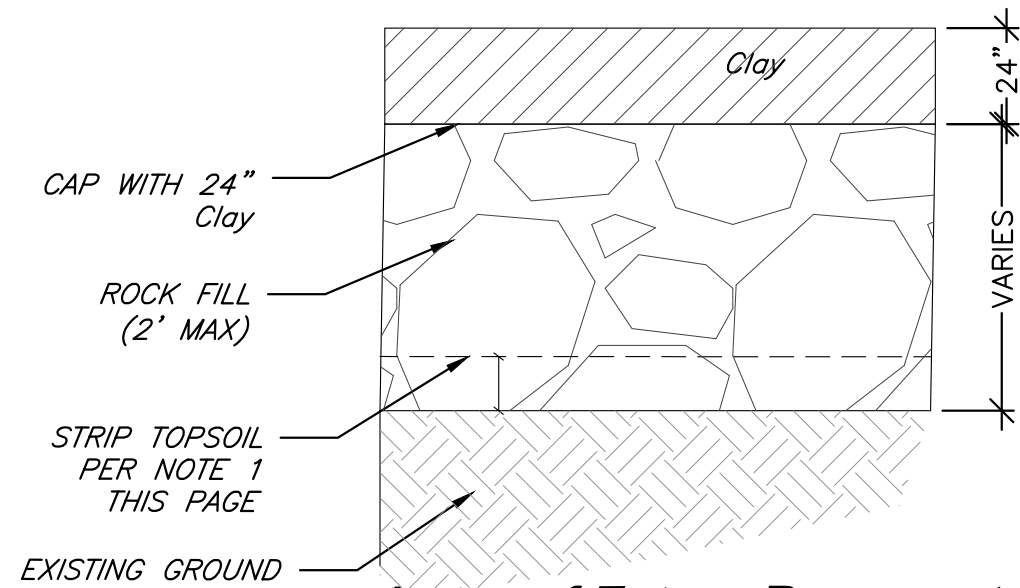
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Professional Engineer
License No. 25862

Storm Sewer Improvements and Mass Grading
Paragon Star Development
Lee's Summit, Missouri

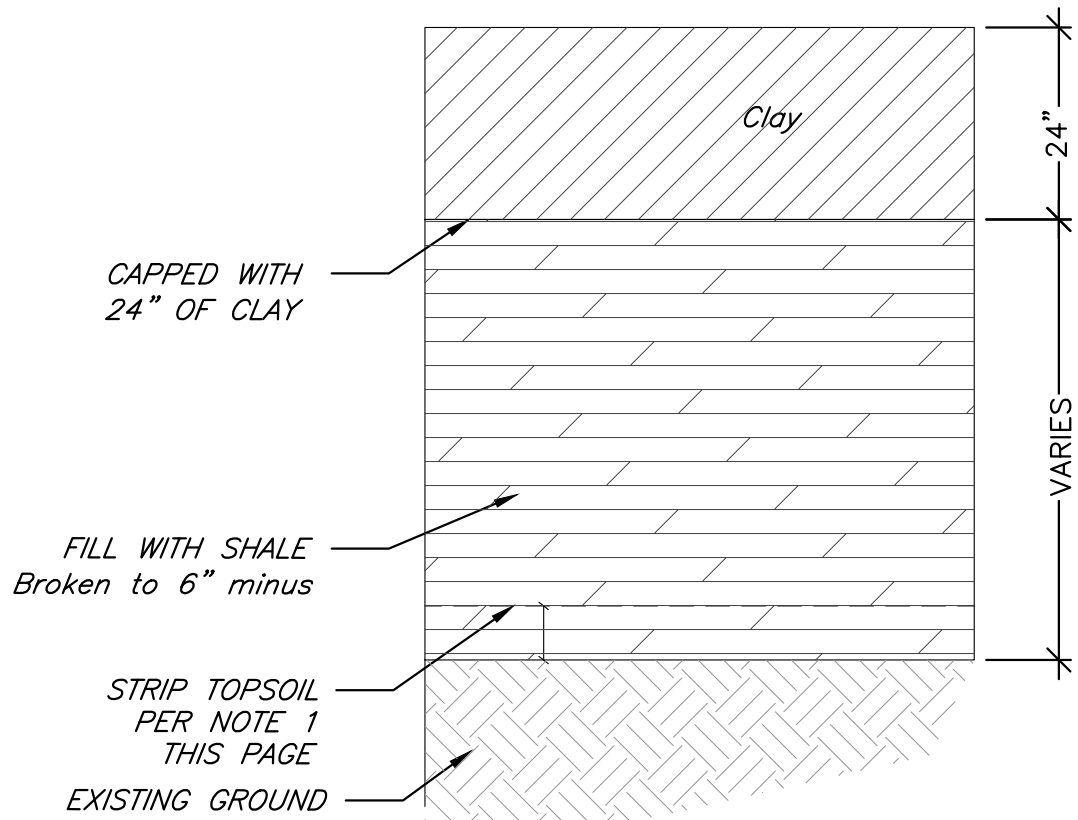
NO.	DATE	REVISIONS	BY	APPROVED
	5/15/18	Revised Field Elevations		
	8/7/18	City Comments		
	8/28/18	City Comments		
	9/14/18	City Comments		
	10/10/18	Removed Floodway Grading		
	11/29/18			
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	12/1/20	North slope grading revisions		
	2/4/21	Retaining Wall Station & Offsets		
	3/1/21	Line 300 Wingwall Revision		
	3/1/21	Headwall Detail		



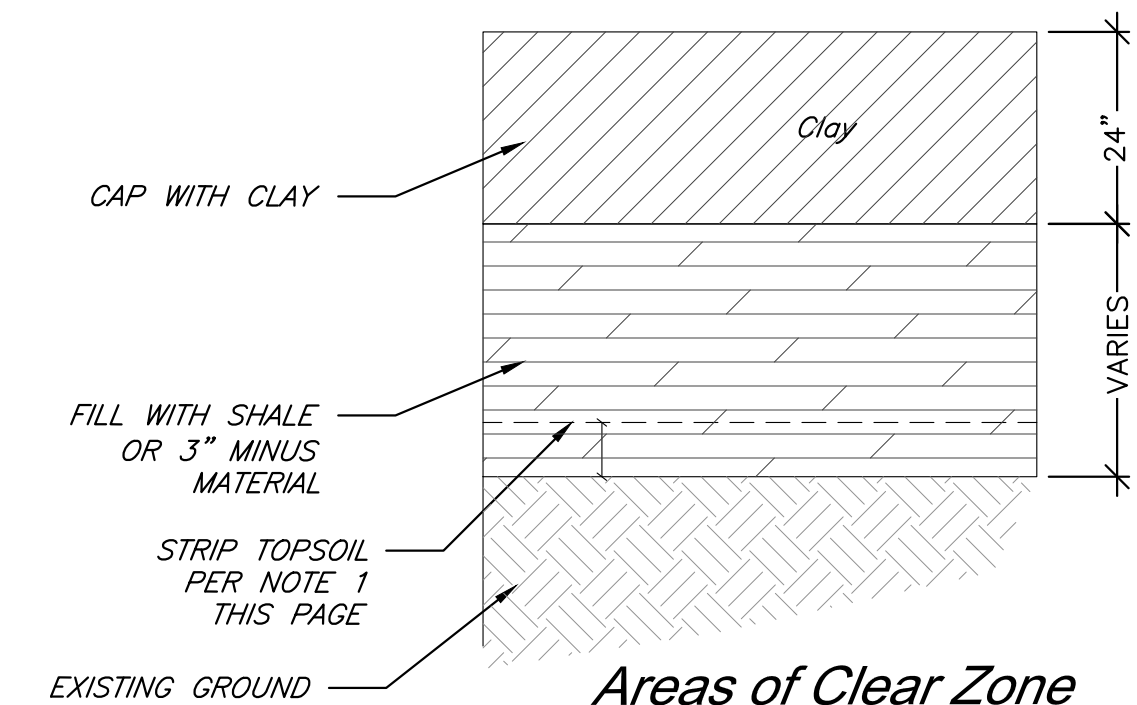
G:\12720\Civil 3D Production Drawings\Mass Grading\Lee's Summit\12720C2500.dwg Thursday, March 16, 2023, 10:42am -- Copyright 2023, George Butler Associates, Inc. Architect 00212, Professional Engineer 000133, Professional Land Surveyor 000059



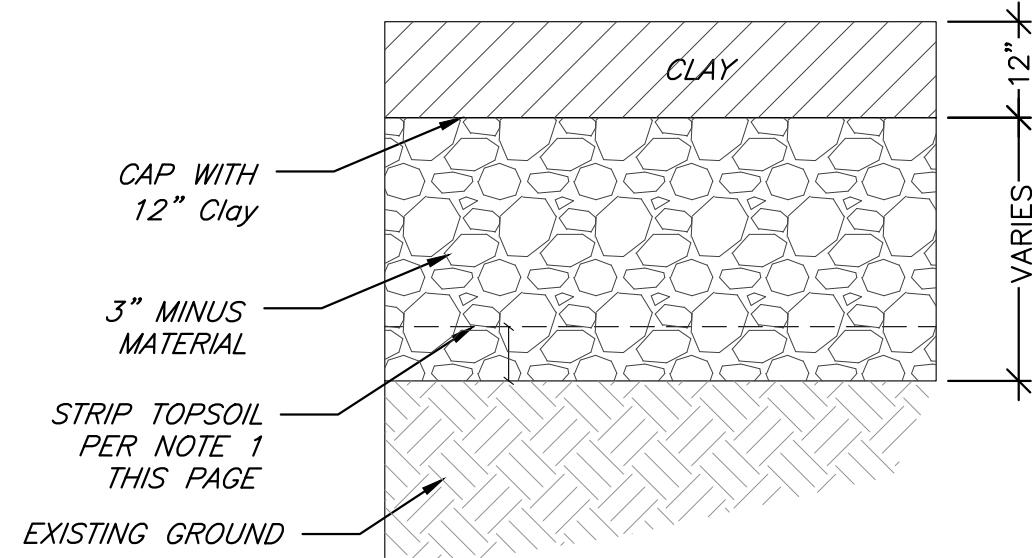
Areas of Future Pavement
Typical Rock Fill Section
Not to scale



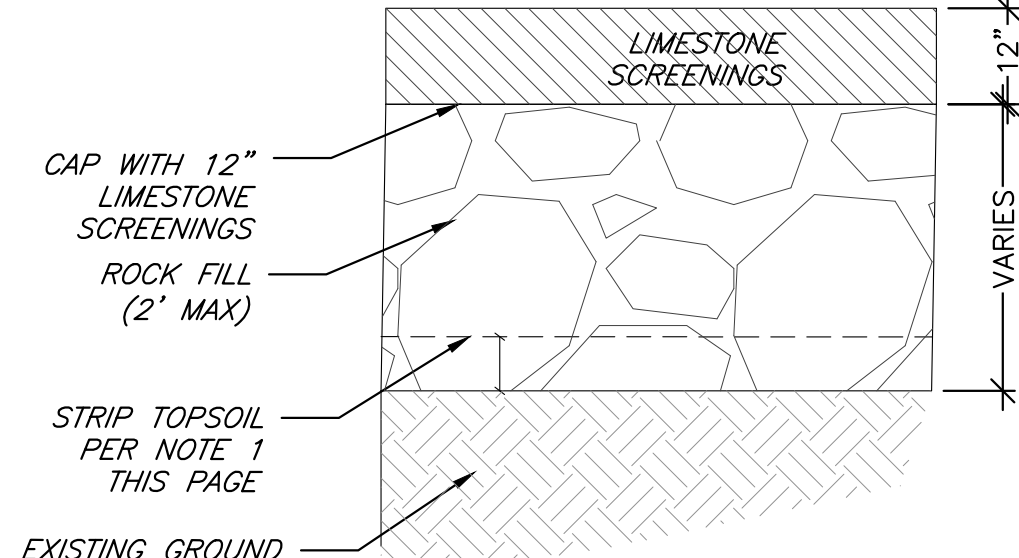
Areas of Future Pavement
Typical Shale Fill Section
Not to scale



Areas of Clear Zone
Typical Fill Section
Not to scale



Areas of Future Pavement
Typical 3" Minus Fill Section
Not to scale



Areas of Future Pavement
Typical Rock Fill Section
Not to scale

NOTE:
No fill may be placed within the existing floodway until storm line 4100 is complete.

Notes:

1. All areas shall be stripped of topsoil and proofrolled prior to any fill placement.
2. Rock fill shall contain sufficient clay and finer material to completely fill voids in rock fragments.
3. Rock fill shall contain no fragments grater then 2'.
4. Rock fill shall be capped with min 12" depth of limestone screenings. Rock fill areas outside fields may be capped with 12" depth, MODOT Type 5, or 3" minus material.
5. Depth of screenings on shall be ajusted at the edge of the fields if the depth of the trenches for the drains installed in the field exceeds 12". Clarkson and the field installer should verify.
6. Limestone screenings capping rock fill should not contain shall or clay.
7. Subgrade consisting of limestone screenings shall be graded to drain. Any areas ponding water shall be addressed immediately.
8. No construction traffic shall be allowed on subgrades constructed of limestone screenings until time of pavement or turf construction.
9. Subgrade shall be proofrolled within 48 hours prior to pavement or field construction. Subgrades to be re-evaluated is weather affects subgrades prior to construction.
10. Information shown on this sheet is based on Geotechnical reports provided by Terracon and Olsson Engineering.

Legend

- Areas of Future Pavement—Fill with Shale topped with 24" Clay, Rock Fill (2' max. capped with 12" Limestone screenings), or 3" Minus material topped with 12" Clay
- Clear Zone—Fill with Shale or 3" Minus material, top with 24" Clay
- Areas of Future Building—Fill with Clay or 3" Minus material
- Athletic of Field Area—Fill with Rock Fill (max. 2') cap with 12" Limestone Screenings

NOTE:
Fill placement shall be placed in accordance with Fill Placement Testing Plan Narrative, Dated March 24, 2020.

Drawings conform to construction records and post construction information.

Record Drawings

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engineers

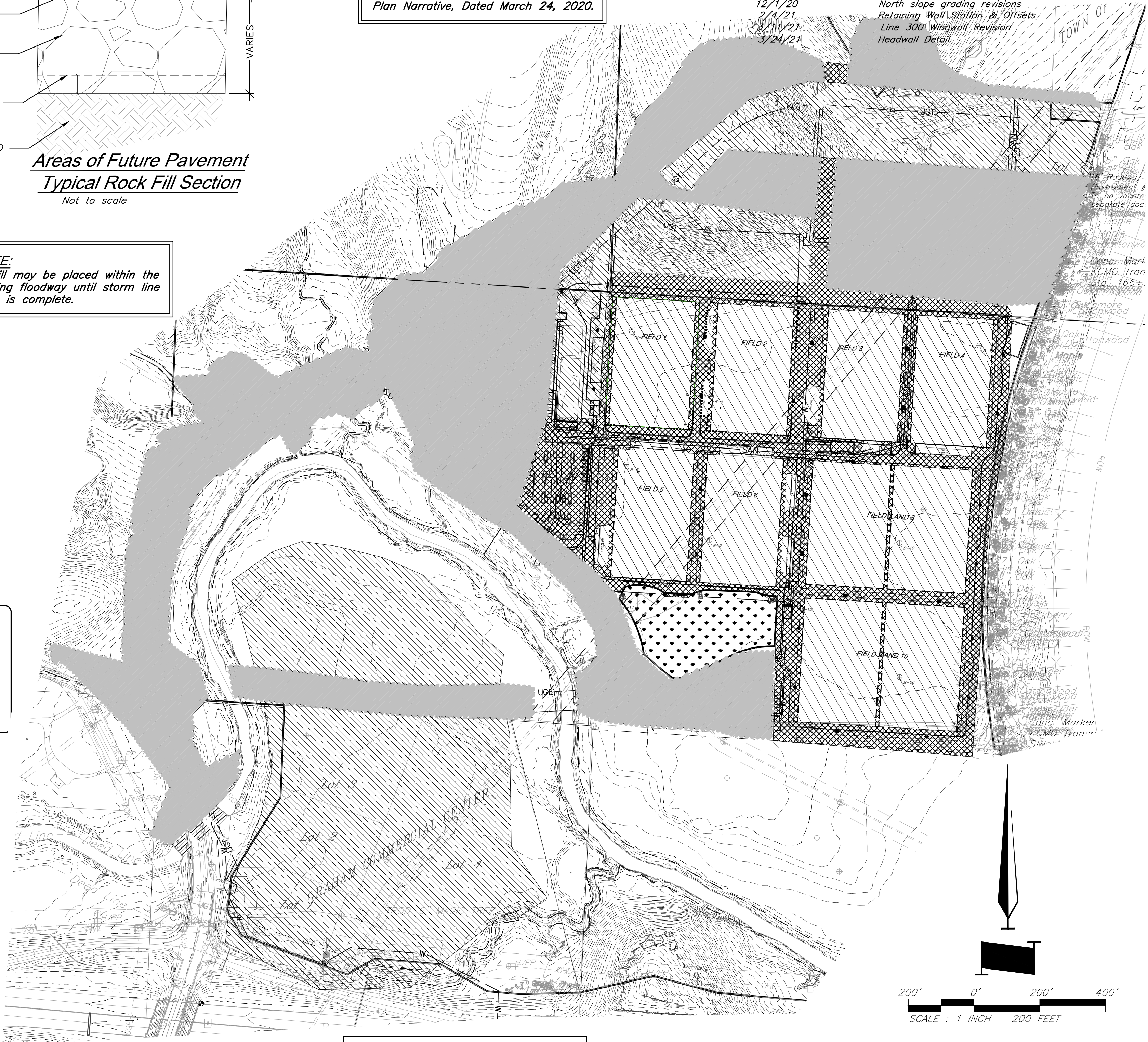
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DATE: 4/15/19
DESIGN BY: CEL
DRAWN BY: JRH
PROJECT NO.: 12720
SHEET NO. TOTAL SHEETS

7 **43**

Storm Sewer Improvements and Mass Grading
Paragon Star Development
Lee's Summit, Missouri

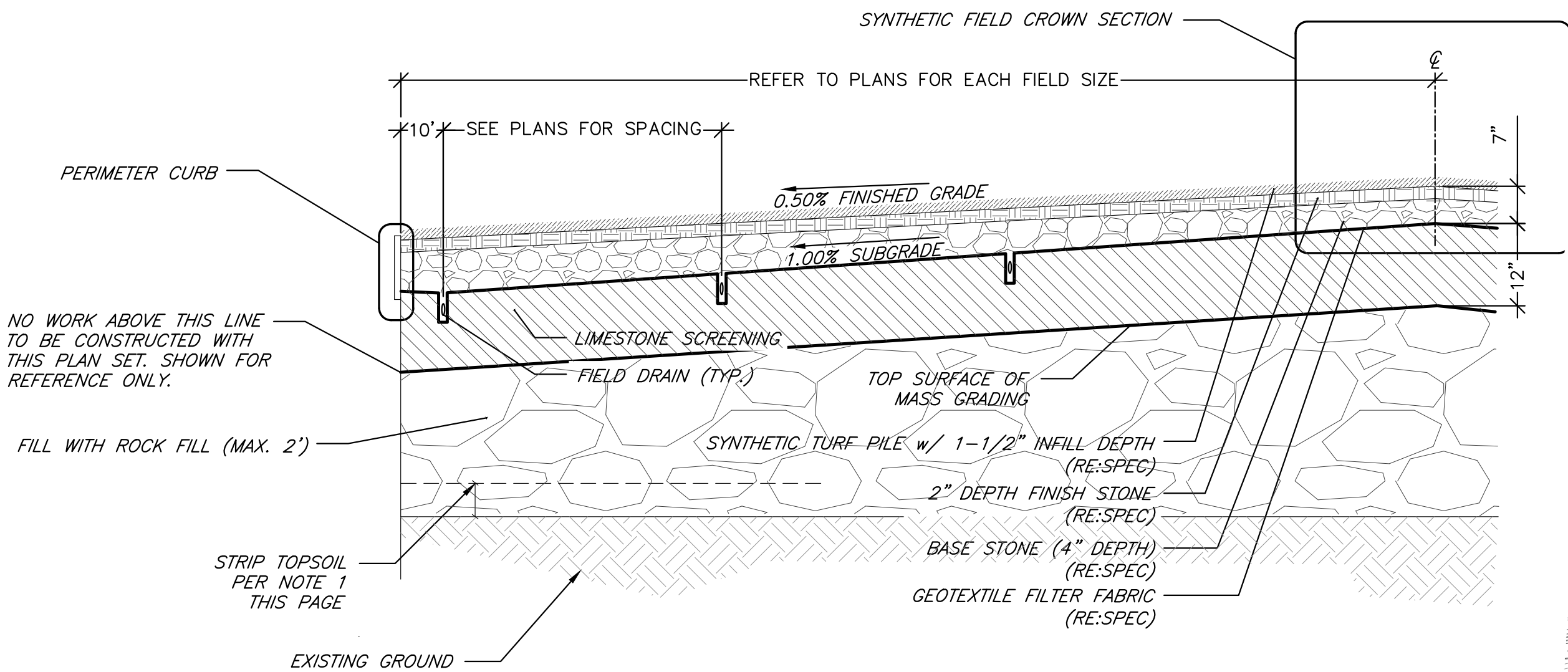
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		5/15/18	Revised Field Elevations		
		8/7/18	City Comments		
		8/28/18	City Comments		
		9/14/18	City Comments		
		10/10/18	Removed Floodway Grading		
		11/29/18			
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		3/10/20	City Comments		
		12/1/20	North slope grading revisions		
		2/4/21	Retaining Wall Station & Offsets		
		3/11/21	Line 300 Wingwall Revision		
		3/24/21	Headwall Detail		



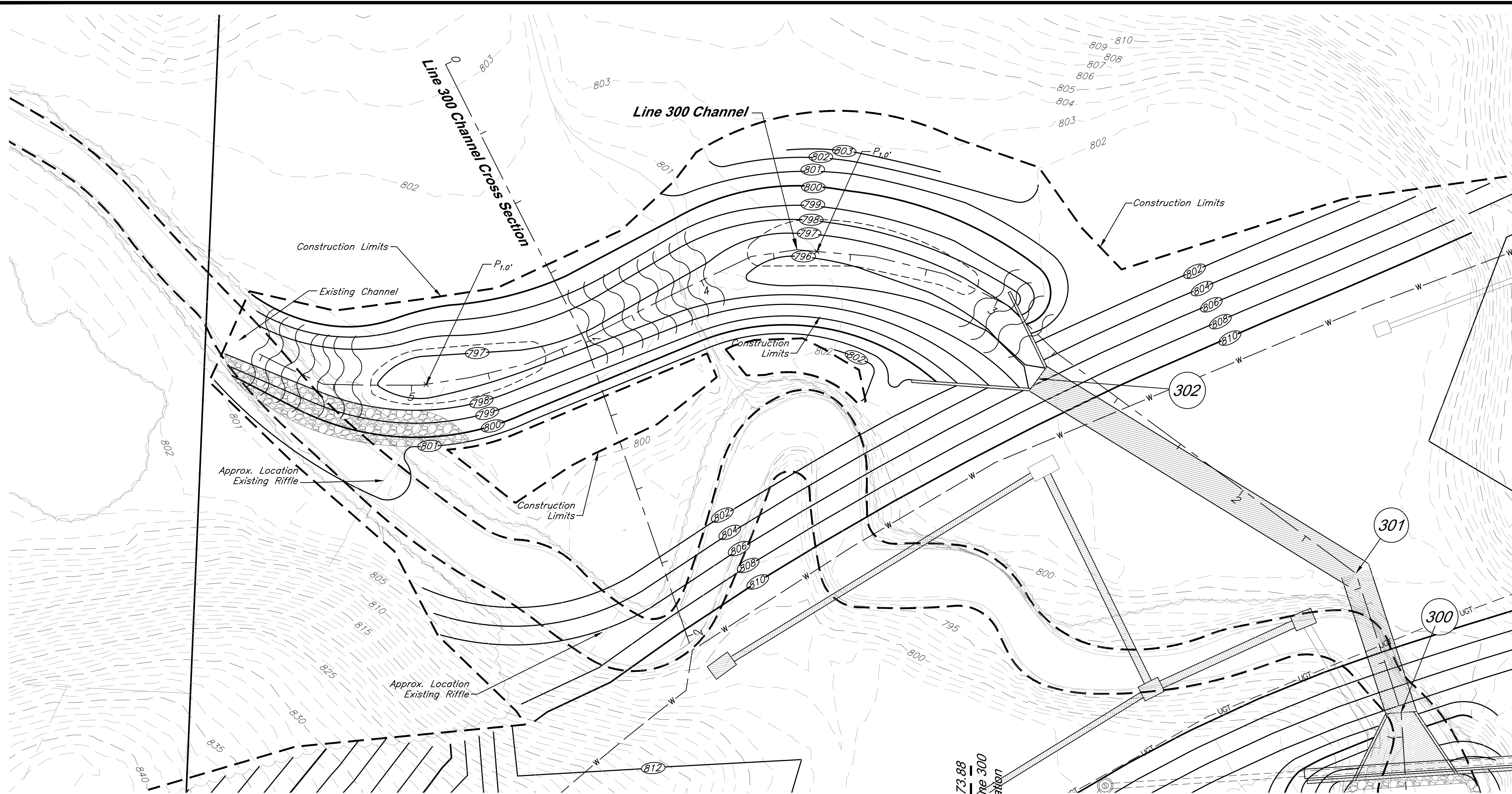
FOR INFORMATION ONLY

Typical Fill Sections

Athletic Field Area - Typical Fill Section
Not to scale



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Drawings conform to construction records and post construction information.

Record Drawings

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engineers

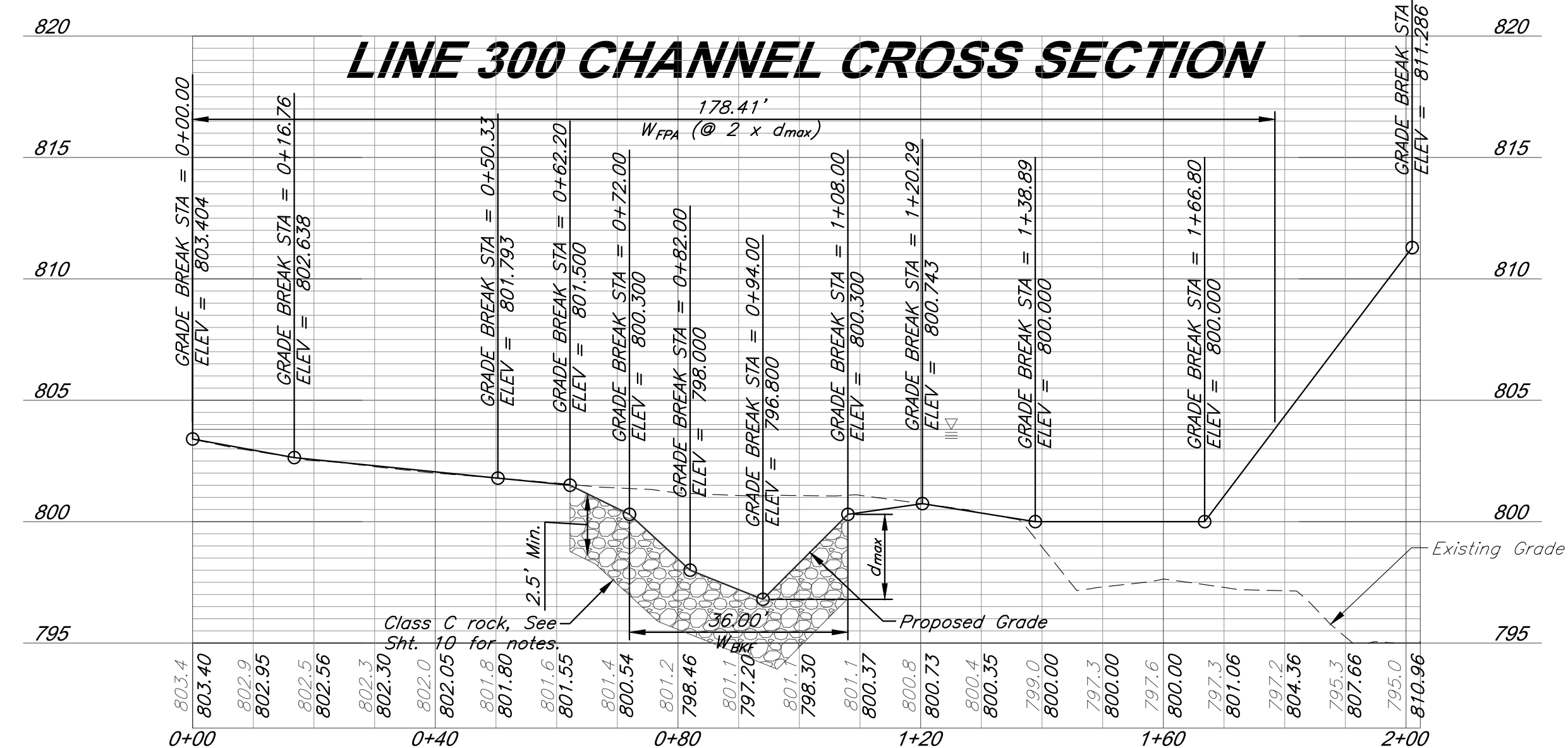
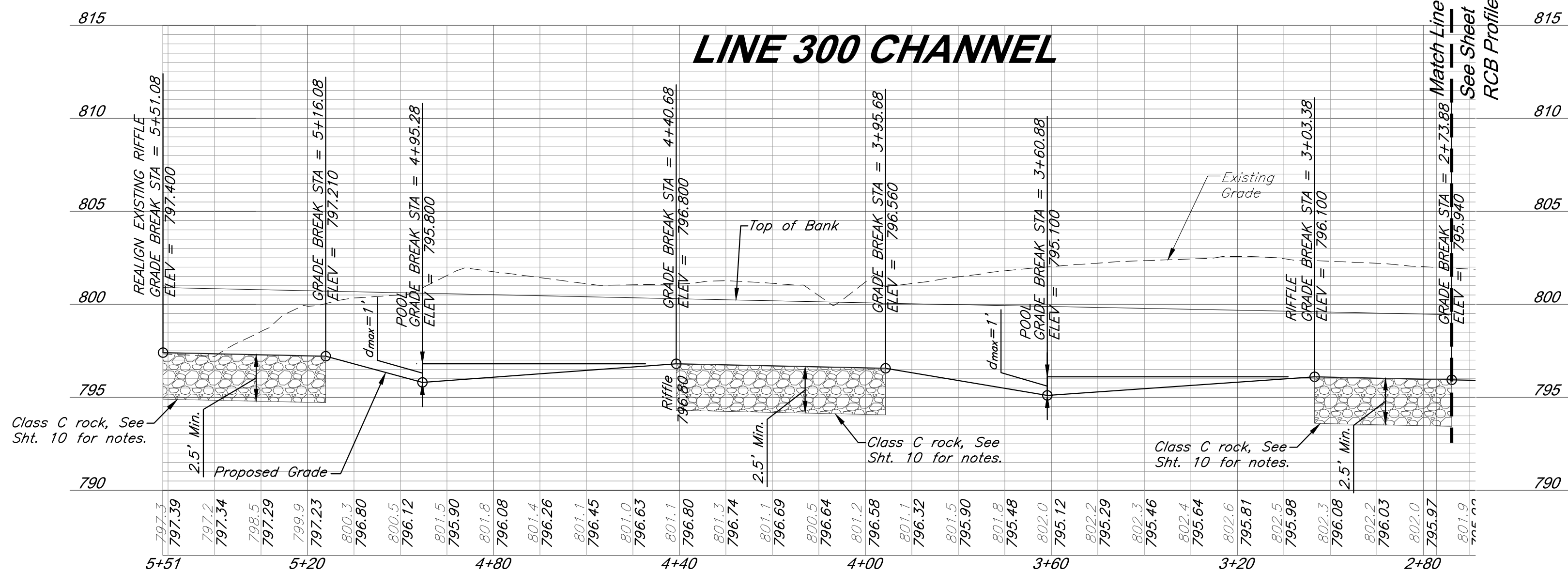
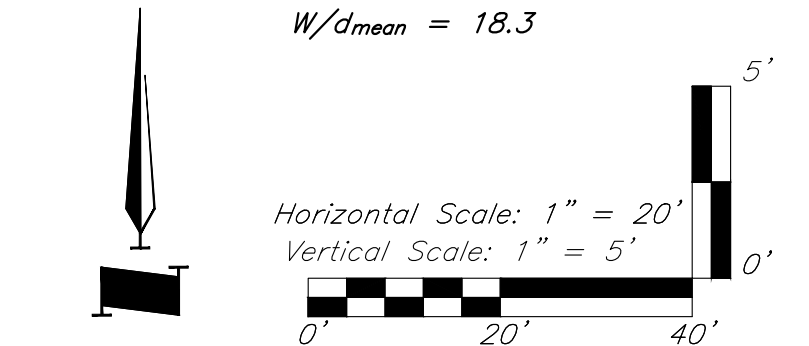
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DATE: 4/15/19
DESIGN BY: CEL
DRAWN BY: DRV
PROJECT NO.: 12720
SHEET NO.: 8
TOTAL SHEETS: 43

Bradley D. Burton Professional Engineer License No. 25862		Storm Sewer Improvements and Mass Grading Paragon Star Development Lee's Summit, Missouri	
NO.	DATE	REVISIONS	BY APPROVED
5/15/18		Revised Field Elevations	
8/7/18		City Comments	
8/28/18		City Comments	
9/14/18		City Comments	
10/10/18		Removed Floodway Grading	
11/29/18		Temporary River Crossing Repair	
4/11/19		Temporary River Crossing Repair	
4/15/19		City Comments	
3/10/20		North slope grading revisions	
12/1/20		Retaining Wall Station & Offsets	
2/4/21		Legend	
3/11/21		Wingwall Revision	
3/24/21		Headwall Detail	

- Legend
- Proposed Contour (within Floodway)
 - Proposed Contour
 - Existing Contour
 - Riffle
 - Pool
 - Construction Limits

Channel Design Parameters:
Area = 71 SF
d_{mean} (d_{max}) = 2.0' (3.5')
W_{BKF} = 36'
ER (W_{FPA}/W_{BKF}) = 5.0 (min.=2.2)
S = 0.5%
W/d_{mean} = 18.3



Line 300 Channel Grading Plan

Architect: 00212, Professional Engineer: 000133, Professional Land Surveyor: 000059
G:\12220\Civil 3D\Production Drawings\Mass Grading\Lee's Summit\1222000900.dwg Layout: 9 Utility Plan Thursday, March 16, 2023, 10:50am Copyright 2023, George Butler Associates, Inc.

- Storm Sewer General Notes:**
1. All RCP shall be class III.
 2. Storm sewer lengths are calculated from center of structure to center of structure.
 3. All pipe connections to inlets shall occur at center of structure wall unless specifically noted otherwise.
 4. All work shall conform to City of Lee's Summit, MO standards.
 5. Precast structures shall be constructed with KCMRB 4,000 psi concrete. Shop drawings shall be submitted to the Engineer for review prior to casting.
 6. All in grade inlets shall match adjacent slope.
 7. Drainage across the project site during construction shall be the Contractor's responsibility. Surface drainage shall be controlled to reduce or prevent the flow of surface water onto adjacent grounds. Contractor shall control downstream erosion and silting during construction. Flexibility is given to the Contractor to make minor grading revisions along roads or between building pads to improve drainage during construction, with prior approval of the engineer.
 8. See Sheets 10 - 12 and 17 - 19 for rip rap details and construction details.

Drawings conform to construction records and past construction information.

Record Drawings

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architects
engineers

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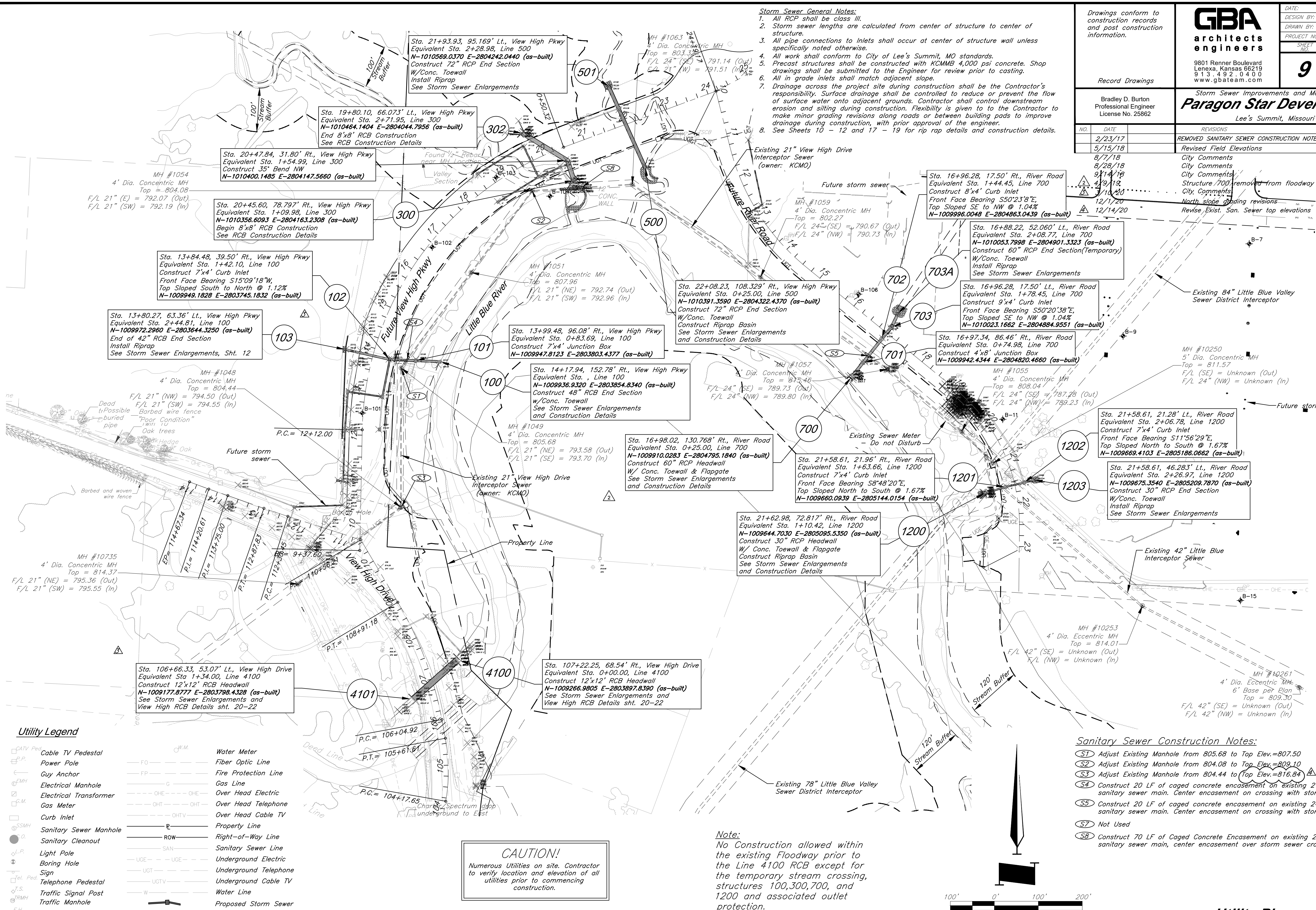
DATE: 4/15/19
DESIGN BY: CEL
DRAWN BY: DRV
PROJECT NO.: 12720
SHEET NO. 9
TOTAL SHEETS 43

Bradley D. Burton
Professional Engineer
License No. 25862

Storm Sewer Improvements and Mass Grading
Paragon Star Development
Lee's Summit, Missouri

NO.	DATE	REVISIONS	BY	APPROVED
2/23/17		REMOVED SANITARY SEWER CONSTRUCTION NOTE	DRV	CEL
5/15/18		Revised Field Elevations		

8/7/18	City Comments
8/28/18	City Comments
9/14/18	City Comments
4/9/19	Structure 700 removed from floodway
7/10/20	City Comments
12/1/20	North slope grading revisions
12/14/20	Revise Exist. San. Sewer top elevations

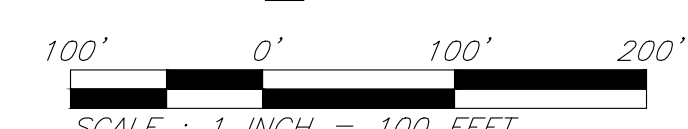


Utility Legend	
	Cable TV Pedestal
	Power Pole
	Guy Anchor
	Electrical Manhole
	Electrical Transformer
	Gas Meter
	Curb Inlet
	Sanitary Sewer Manhole
	Sanitary Cleanout
	Light Pole
	Boring Hole
	Sign
	Telephone Pedestal
	Traffic Signal Post
	Traffic Manhole
	Fire Hydrant
	Water Meter
	Fiber Optic Line
	Fire Protection Line
	Gas Line
	Over Head Electric
	Over Head Telephone
	Over Head Cable TV
	Property Line
	Right-of-Way Line
	Sanitary Sewer Line
	Underground Electric
	Underground Telephone
	Underground Cable TV
	Water Line
	Proposed Storm Sewer
	Future Storm Sewer

CAUTION!
Numerous Utilities on site. Contractor to verify location and elevation of all utilities prior to commencing construction.

Note:
No Construction allowed within the existing Floodway prior to the temporary stream crossing, structures 100,300,700, and 1200 and associated outlet protection.

- Sanitary Sewer Construction Notes:**
- (S1) Adjust Existing Manhole from 805.68 to Top Elev.=807.50
 - (S2) Adjust Existing Manhole from 804.08 to Top Elev.=809.10
 - (S3) Adjust Existing Manhole from 804.44 to Top Elev.=816.84
 - (S4) Construct 20 LF of caged concrete encasement on existing 21" sanitary sewer main. Center encasement on crossing with storm sewer.
 - (S5) Construct 20 LF of caged concrete encasement on existing 24" sanitary sewer main. Center encasement on crossing with storm sewer.
 - (S7) Not Used
 - (S8) Construct 70 LF of Caged Concrete Encasement on existing 21" PVC sanitary sewer main, center encasement over storm sewer crossing.



Utility Plan

Architect: 00212, Professional Engineer: 000133, Professional Land Surveyor: 000059
G:\12720\Civil 3D Production Drawings\Mass Grading\Lee's Summit\127200001.dwg Layout: 10 Storm Sewer Enlargements --- Thursday, March 16, 2023, 10:53am --- Copyright 2023, George Buller Associates, Inc.

Drawings conform to
construction records
and post construction
information.

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DRAWN BY: DRV
PROJECT NO.: 12720
SHEET NO. TOTAL SHEETS

10 43

Record Drawings

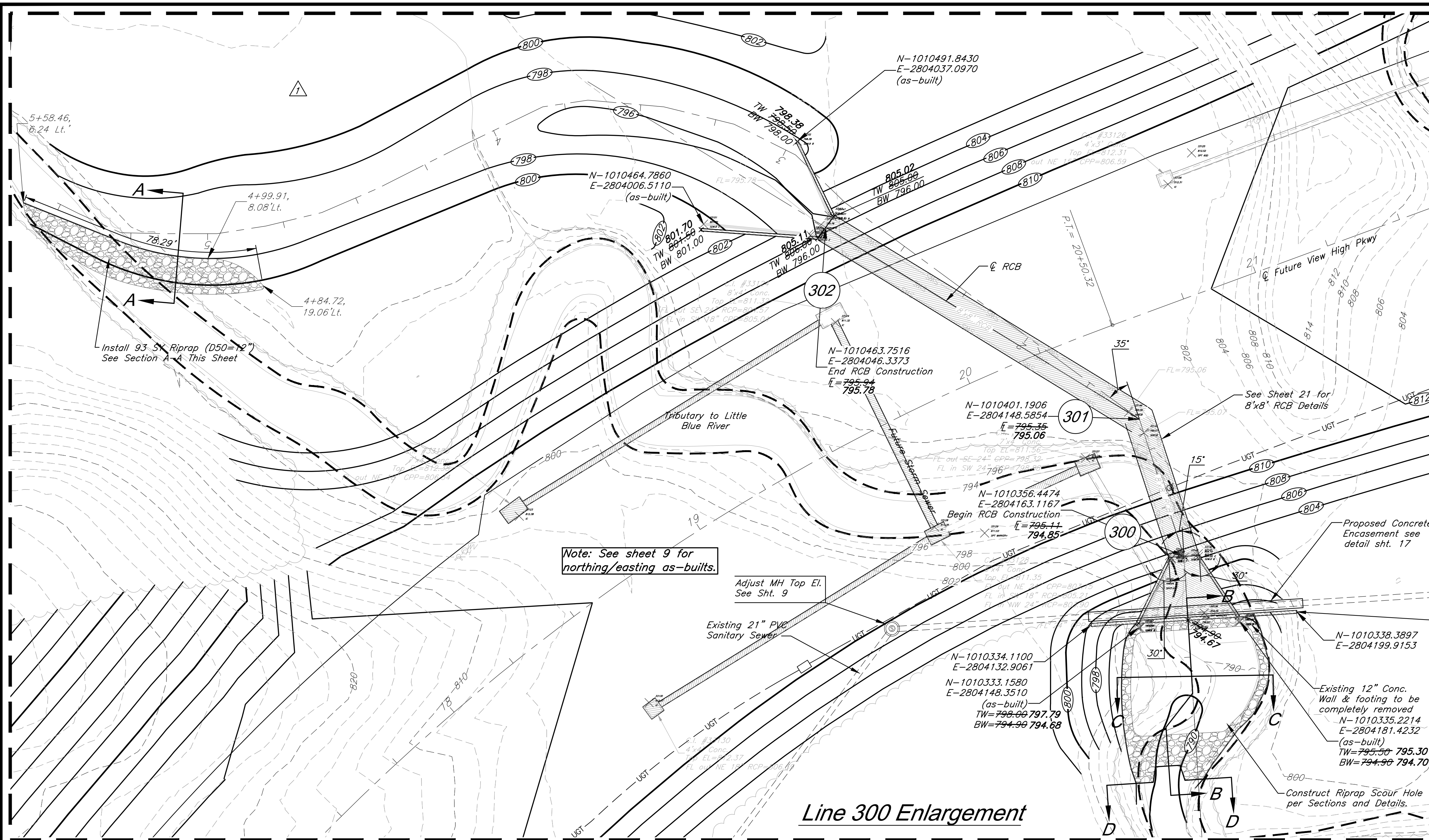
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Professional Engineer
License No. 25862

Storm Sewer Improvements and Mass Grading
Paragon Star Development
Lee's Summit, Missouri

NO.	DATE	REVISIONS	BY	APPROVED
	5/15/18	Revised Field Elevations		
	8/7/18	City Comments		
	8/28/18	City Comments		
	9/14/18	City Comments		
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	2/4/21	Line 300 Wingwall Revision		
	3/11/21	Headwall Detail		
	3/24/21			

Legend

	Cable TV Pedestal		Fire Hydrant
	Power Pole		Water Meter
	Guy Anchor		Fiber Optic Line
	Electrical Manhole		Fire Protection Line
	Electrical Transformer		Gas Line
	Gas Meter		Over Head Electric
	Curb Inlet		Over Head Telephone
	Sanitary Sewer Manhole		Over Head Cable TV
	Sanitary Cleanout		Property Line
	Light Pole		Right-of-Way Line
	Boring Hole		Sanitary Sewer Line
	Sign		Underground Electric
	Telephone Pedestal		Underground Telephone
	Traffic Signal Post		Underground Cable TV
	Traffic Manhole		Water Line
	Proposed Storm Sewer		Proposed Contours
	Future Storm Sewer		Existing Contour



Riprap Material Notes:

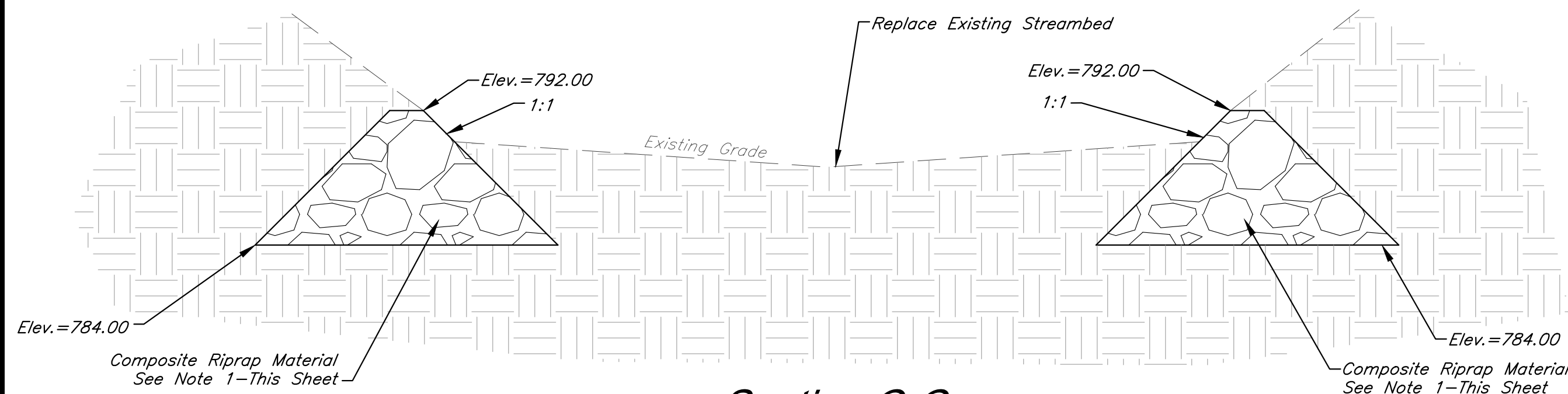
- Line 300 Composite Riprap Materials shall consist of the following properties:
75% Boulders with D50=2' and D100=3'
20% Class B Rock
5% Class C Rock
- Weir Backfill Materials shall consist of the following properties:
65% Class B Rock
35% Class C Rock

Class B Gradation

Size	Rock Spec
14"	D100
9"	D85
7"	D60
6"	D50
3"	D15
2.5"	D10

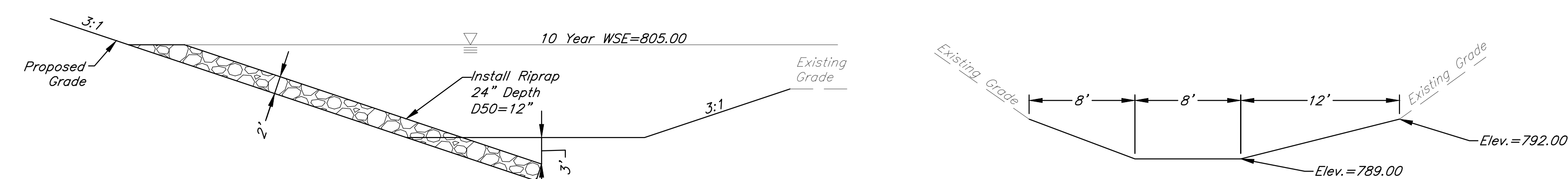
Class C Gradation

Size	Rock Spec
8"	D100
3"	D85
2"	D65
1.5"	D50
1"	D15
3/8"	D10



Section C-C

NTS

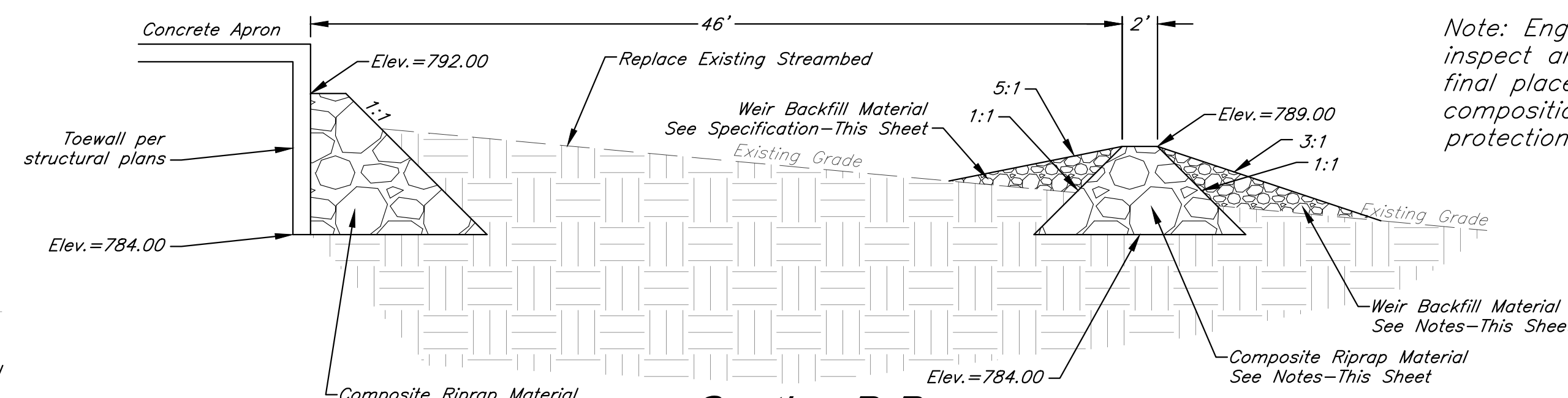


Section D-D

NTS

Section A-A Riprap Protection

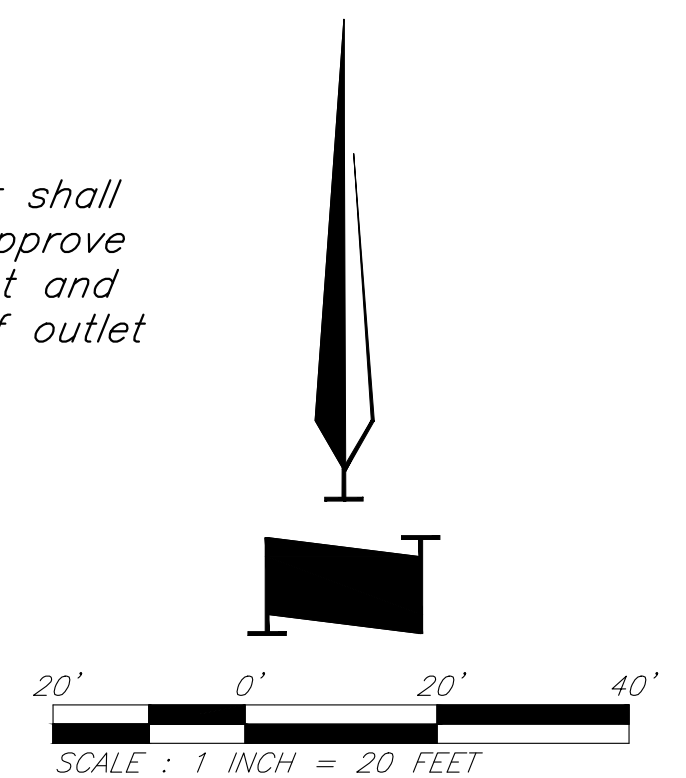
NTS



Section B-B

NTS

Note: Engineer shall
inspect and approve
final placement and
composition of outlet
protection



Storm Sewer Enlargements

Architect: 00212, Professional Engineer: 000133, Professional Land Surveyor: 000059
G:\12220\Civil_3D\Production Drawings\Mass Grading\Lee's Summit\1222000901.dwg Layout: 11 Storm Sewer Enlargements --- Thursday, March 16, 2023, 10:53am --- Copyright 2023, George Buller Associates, Inc.

Drawings conform to construction records and post construction information.

Record Drawings

DATE: 4/15/19
DESIGN BY: CEL
DRAWN BY: DRV
PROJECT NO.: 12720
SHEET NO. 11
TOTAL SHEETS 43

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Storm Sewer Improvements and Mass Grading
Paragon Star Development
Lee's Summit, Missouri

Bradley D. Burton
Professional Engineer
License No. 25862

NO.		DATE	REVISIONS	BY	APPROVED
		5/15/18	Revised Field Elevations		
		8/7/18	City Comments		
		8/28/18	City Comments		
		9/14/18	City Comments		
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		3/17/21	Line 300 Wingwall Revision		
		3/24/21	Headwall Detail		
		5/17/21	Cable TV Pedestal		
		5/17/21	Power Pole		
		5/17/21	Guy Anchor		
		5/17/21	Electrical Manhole		
		5/17/21	Electrical Transformer		
		5/17/21	Gas Meter		
		5/17/21	Curb Inlet		
		5/17/21	Sanitary Sewer Manhole		
		5/17/21	Sanitary Cleanout		
		5/17/21	Light Pole		
		5/17/21	Boring Hole		
		5/17/21	Sign		
		5/17/21	Telephone Pedestal		
		5/17/21	Traffic Signal Post		
		5/17/21	Traffic Manhole		
		5/17/21	Proposed Storm Sewer		
		5/17/21	Future Storm Sewer		
		5/17/21	Fire Hydrant		
		5/17/21	Water Meter		
		5/17/21	Fiber Optic Line		
		5/17/21	Fire Protection Line		
		5/17/21	Gas Line		
		5/17/21	Over Head Electric		
		5/17/21	Over Head Telephone		
		5/17/21	Over Head Cable TV		
		5/17/21	Property Line		
		5/17/21	Right-of-Way Line		
		5/17/21	Sanitary Sewer Line		
		5/17/21	Underground Electric		
		5/17/21	Underground Telephone		
		5/17/21	Underground Cable TV		
		5/17/21	Water Line		
		5/17/21	Proposed Contours		
		5/17/21	Existing Contour		

Class A Gradation

Size	Rock Spec
20"	D100
16"	D85
13"	D65
12"	D50
5"	D15
4"	D10

0' 20' 40'

SCALE : 1 INCH = 20 FEET

Riprap Material Notes:
1. Line 500 Composite Riprap Materials shall consist of the following properties:
20% Class A Rock
60% Class B Rock
20% Class C Rock
2. See Sheet 10 for Class B and Class C Rock Gradations.

Replace Existing Streambed

Elev.=799.00

2:1

Elev.=792.10

Line 500 Composite Riprap Material
See Notes-This Sheet

Section G-G

NTS

Note: Engineer shall inspect and approve final placement and composition of outlet protection

Storm Sewer Enlargements

Line 500 Enlargement

Install 33 SY Riprap
D50=12"
Depth=24"
See Construction Details

Future View High

Future Storm Sewer

Ex. Sanitary Sewer

UGT

814 812 810 808 806 804 802

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FL in NE 60" RCP=786.47

J.B. #33166
8'x4' Conc.
Top EL=808.99
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FL in NE 60" RCP=786.47

Headwall w/ flapgate
- See detail sht. 19

Concrete Encasement
per Sheet 17

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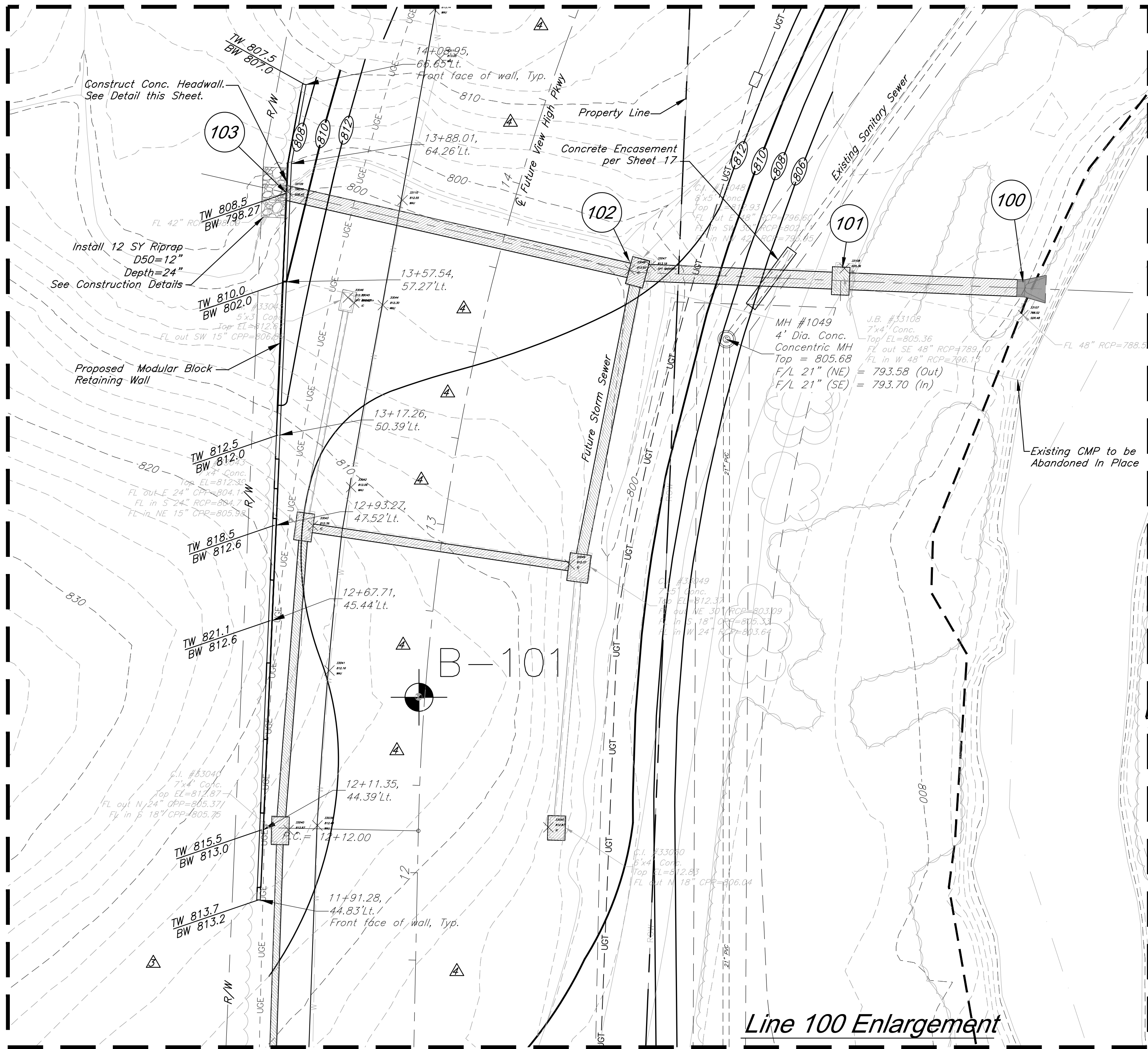
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Concrete Encasement

Architect: 00212, Professional Engineer: 000133, Professional Land Surveyor: 000059
G:\12220\Civil 3D Production Drawings\Mass Grading\Lee's Summit\1222000901.dwg Thursday, March 16, 2023, 10:55am Copyright 2023, George Buler Associates, Inc. Layout: 12 Storm Sewer Enlargements



CONCRETE HEADWALL DETAIL
NTS

Legend

Cable TV Pedestal	FO	Water Meter
Power Pole	FP	Fiber Optic Line
Guy Anchor	G	Fire Protection Line
Electrical Manhole	OHE	Gas Line
Electrical Transformer	OHT	Over Head Electric
Gas Meter	OHTV	Over Head Telephone
Curb Inlet	SAN	Over Head Cable TV
Sanitary Sewer Manhole	ROW	Property Line
Sanitary Cleanout	SAN	Sanitary Sewer Line
Light Pole	UGE	Underground Electric
Boring Hole	UGT	Underground Telephone
Sign	UGTV	Underground Cable TV
Telephone Pedestal	W	Water Line
Traffic Signal Post	800	Proposed Contours
Traffic Manhole	800	Existing Contour
Proposed Storm Sewer		
Future Storm Sewer		

Drawings conform to construction records and past construction information.

Record Drawings

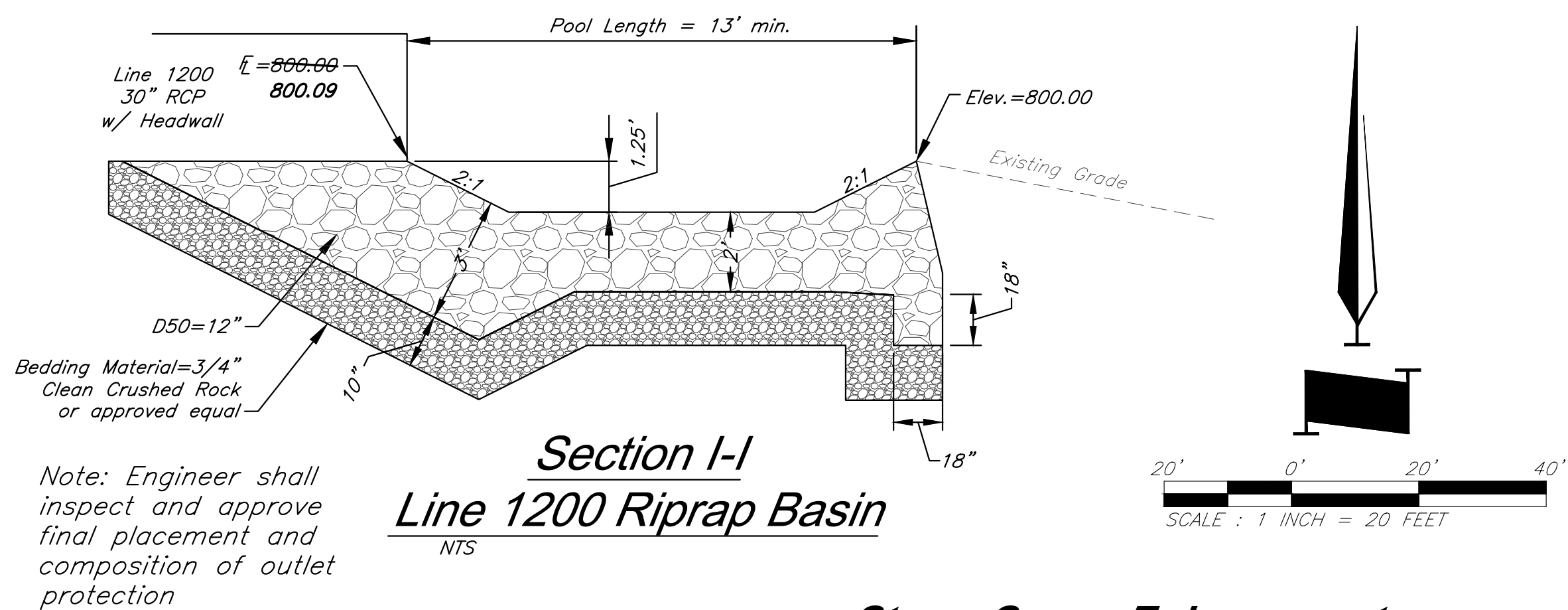
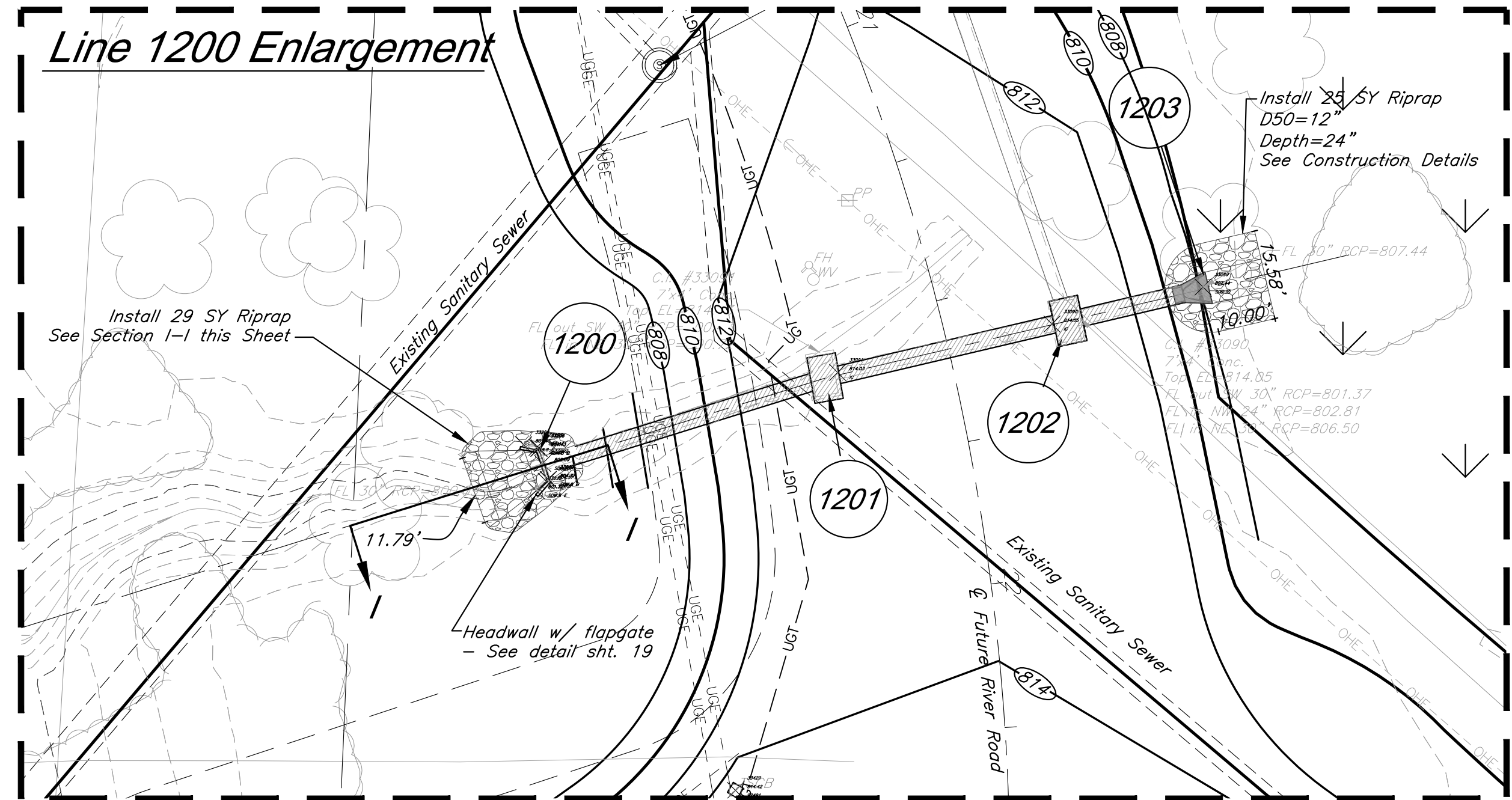
Bradley D. Burton
Professional Engineer
License No. 25862

GBA
architects
engineers
9801 Renner Boulevard
Lenexa, Kansas 66219
913.492.0400
www.gbateam.com

DATE: 4/15/19
DESIGN BY: CEL
DRAWN BY: DRV
PROJECT NO.: 12720
SHEET NO. 12
TOTAL SHEETS 43

Storm Sewer Improvements and Mass Grading
Paragon Star Development
Lee's Summit, Missouri

NO.	DATE	REVISIONS	BY	APPROVED
5/15/18		Revised Field Elevations		
8/7/18		City Comments		
8/28/18		City Comments		
9/14/18		City Comments		
10/10/18		Removed Floodway Grading		
11/29/18		Temporary River Crossing Repair		
4/11/19		Temporary River Crossing Repair		
4/15/19		City Comments		
3/10/20		City Comments		
12/1/20		North slope grading revisions		
2/4/21		Retaining Wall Station & Offsets		
3/11/21		Line 300 Wingwall Revision		
3/24/21		Headwall Detail		



Storm Sewer Enlargements

Legend

- Cable TV Pedestal
- Power Pole
- Guy Anchor
- Electrical Manhole
- Electrical Transformer
- Gas Meter
- Gas Inlet
- Sanitary Sewer Manhole
- Sanitary Cleanout
- Light Pole
- Boring Hole
- Sign
- Telephone Pedestal
- Traffic Signal Post
- Traffic Manhole
- Proposed Storm Sewer
- Future Storm Sewer

- Water Meter
- Fiber Optic Line
- Fire Protection Line
- Gas Line
- Over Head Electric
- Over Head Telephone
- Over Head Cable TV
- Property Line
- Right-of-Way Line
- Sanitary Sewer Line
- Underground Electric
- Underground Telephone
- Underground Cable TV
- Water Line
- Proposed Contours
- Existing Contour

Drawings conform to construction records and past construction information.

Record Drawings

Bradley D. Burton
Professional Engineer
License No. 25862

NO.	DATE
5/15/18	
8/7/18	
8/28/18	
9/14/18	
10/10/18	
11/29/18	
4/11/19	
4/15/19	
3/10/20	
12/1/20	
2/4/21	
3/11/21	
3/24/21	

GBA
architects
engineers

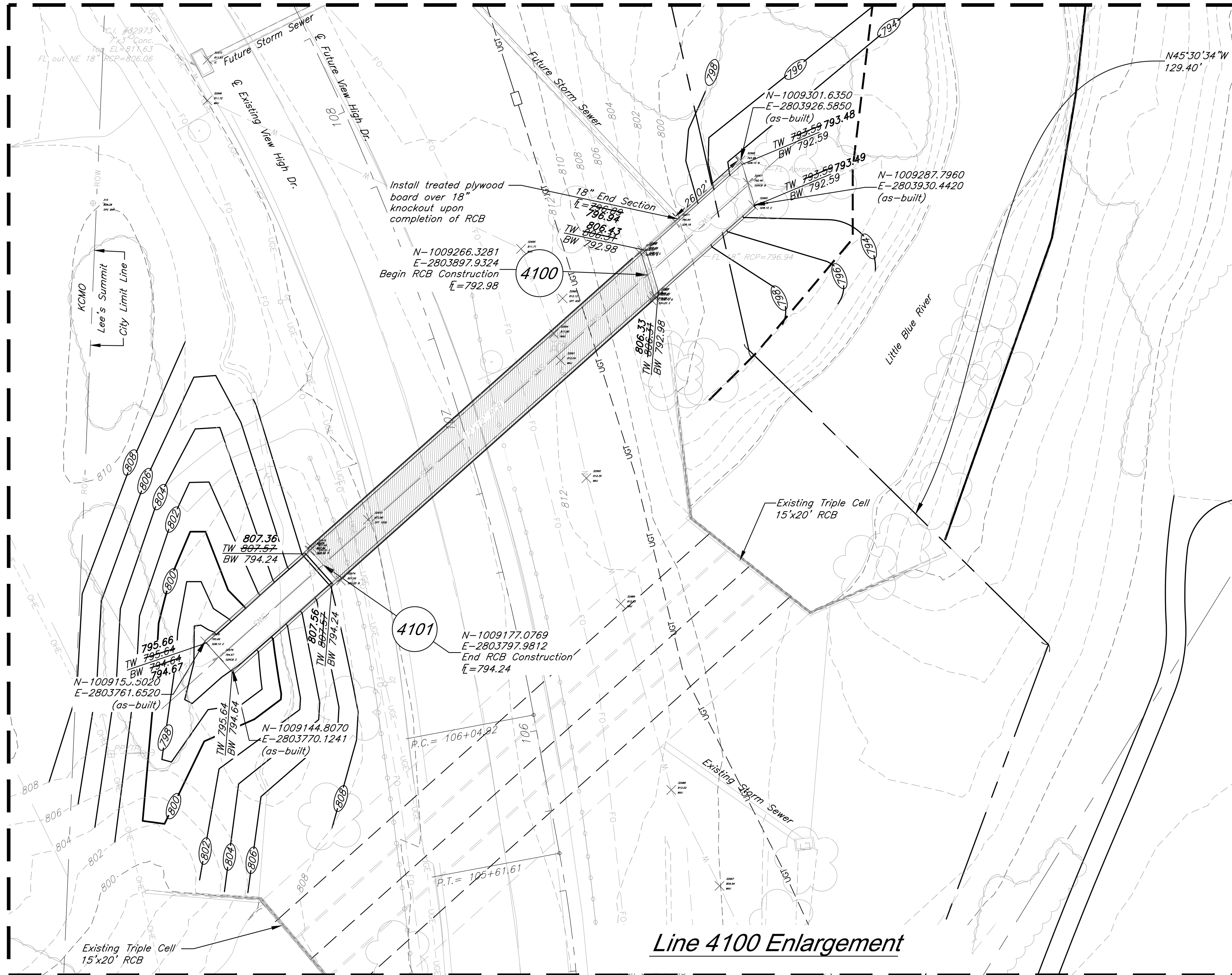
9801 Renner Boulevard
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DATE: 4/15/19
DESIGN BY: CEL
DRAWN BY: DRV
PROJECT NO.: 12720

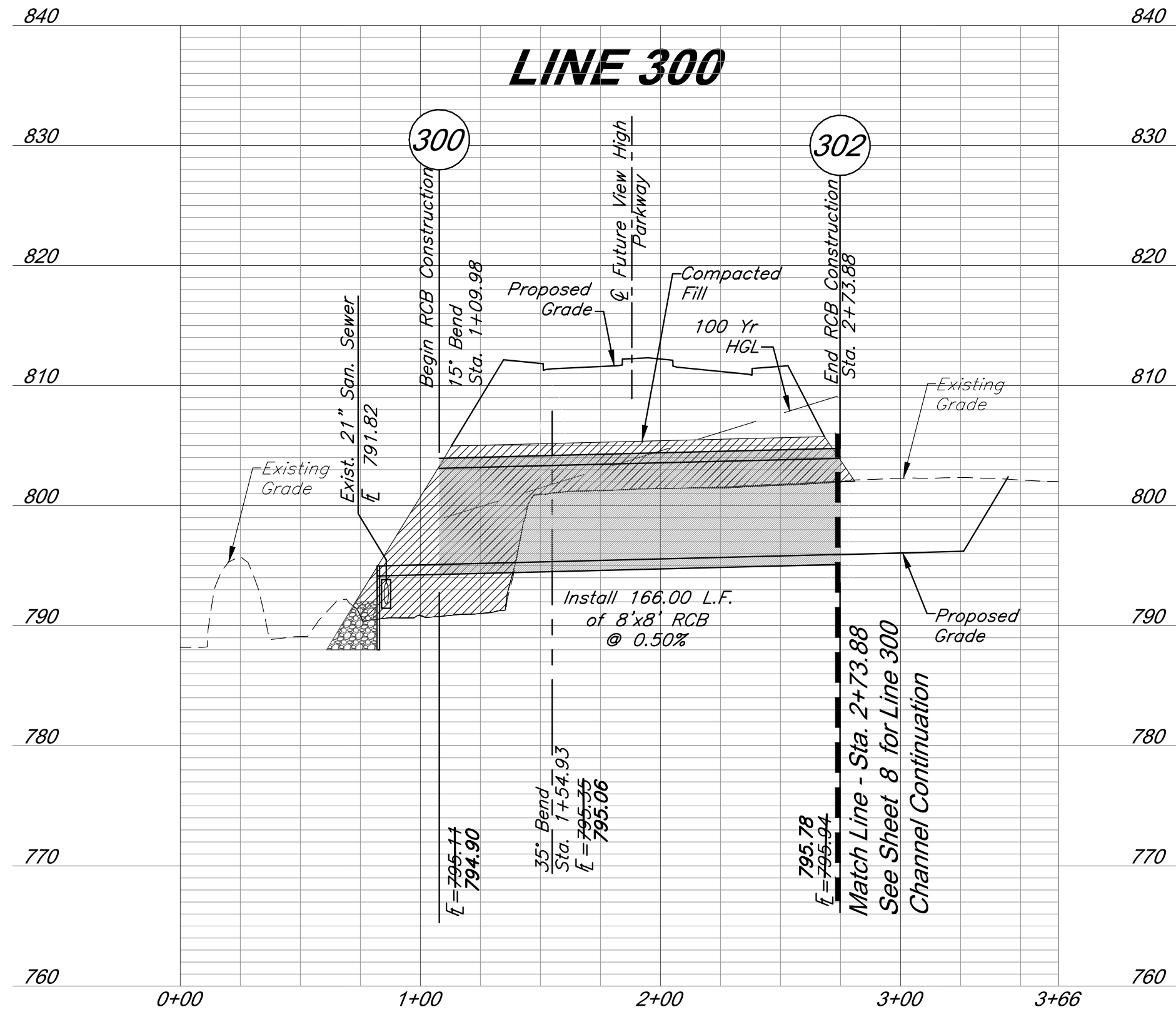
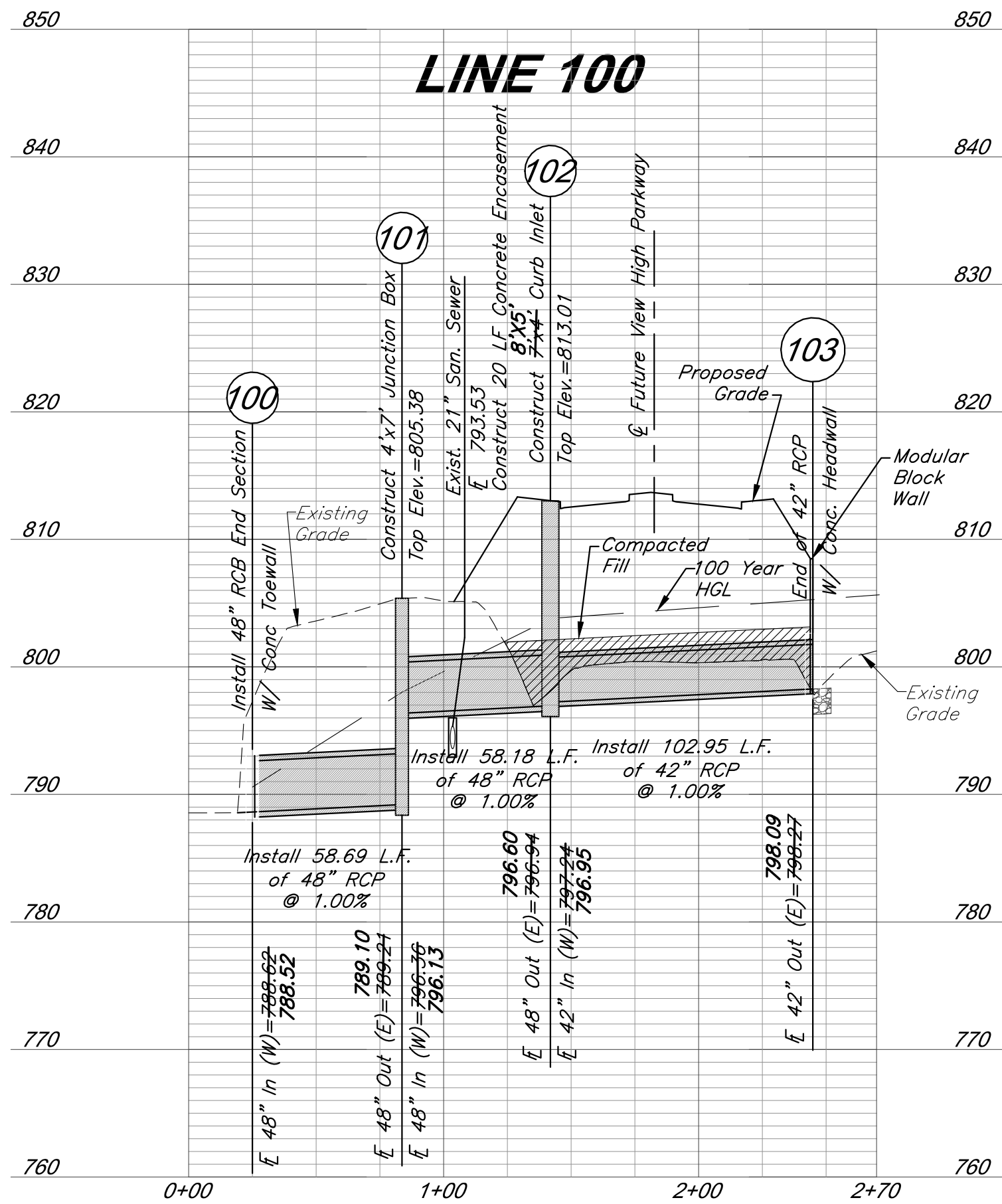
SHEET NO. 13
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Paragon Star Development
Lee's Summit, Missouri

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		City Comments		
		North slope grading revisions		
		Retaining Wall Station & Offsets		
		Line 300 Wingwall Revision		
		Headwall Detail		



Storm Sewer Enlargements



Drawings conform to construction records and post construction information.

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913.492.0400
www.gbateam.com

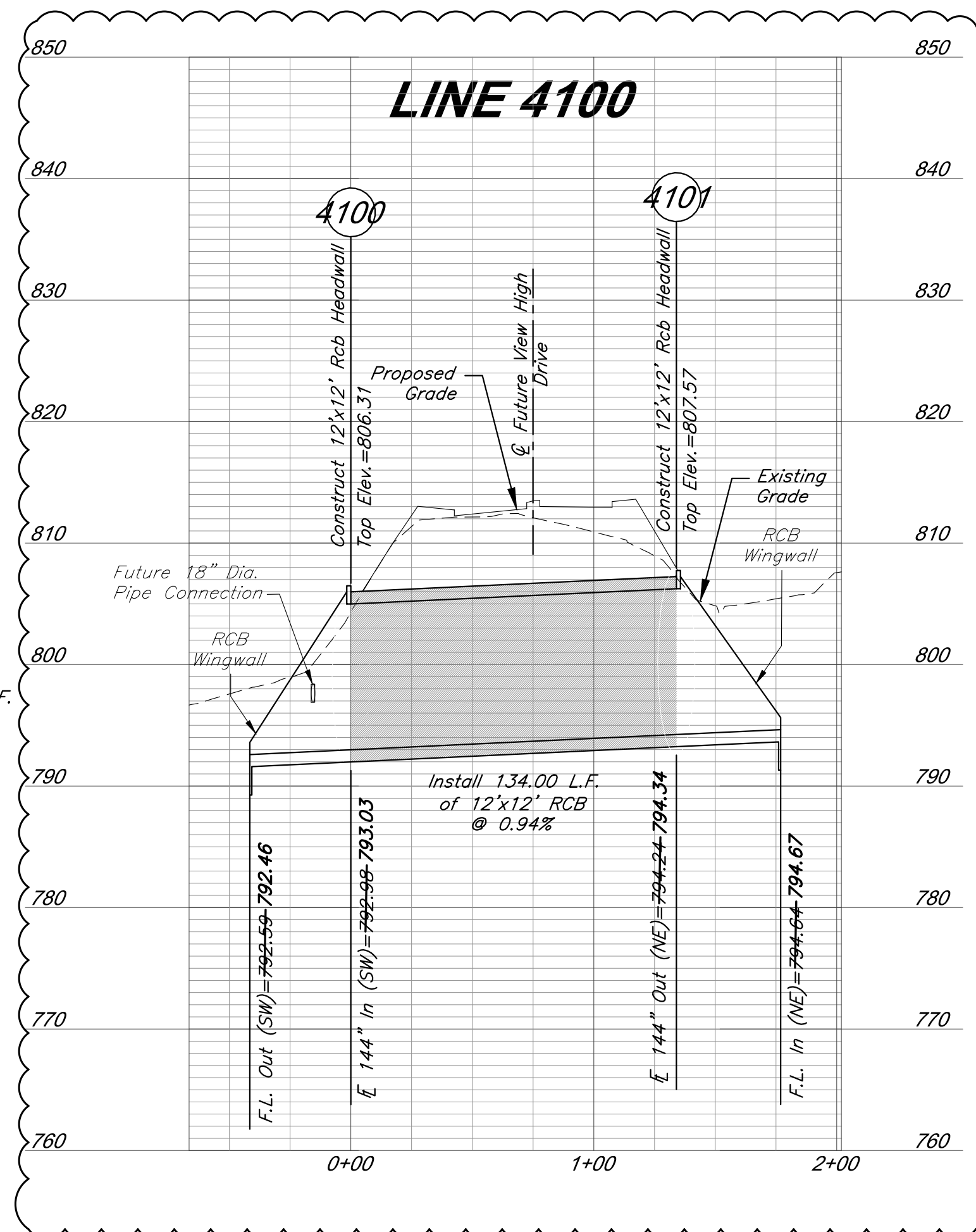
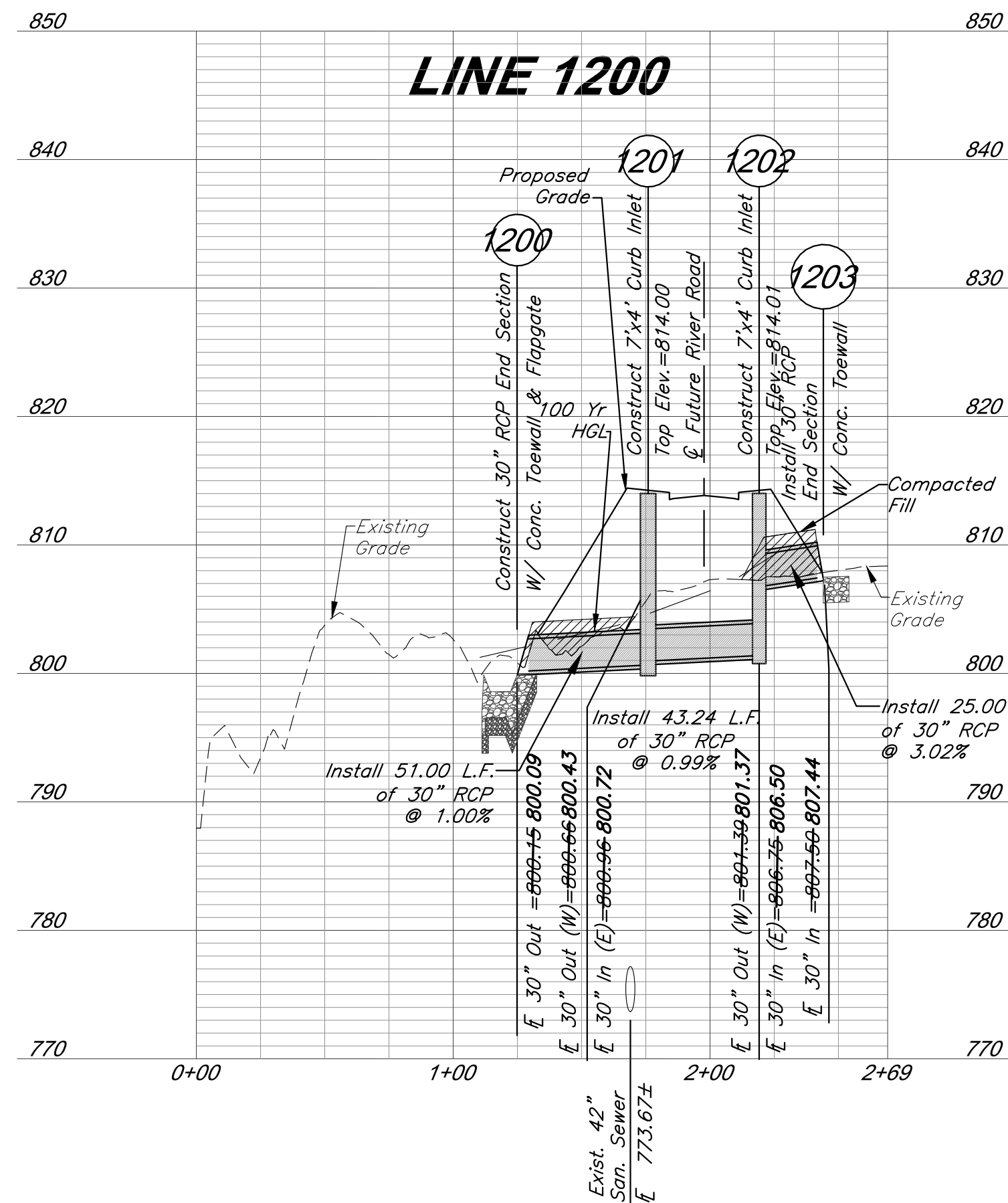
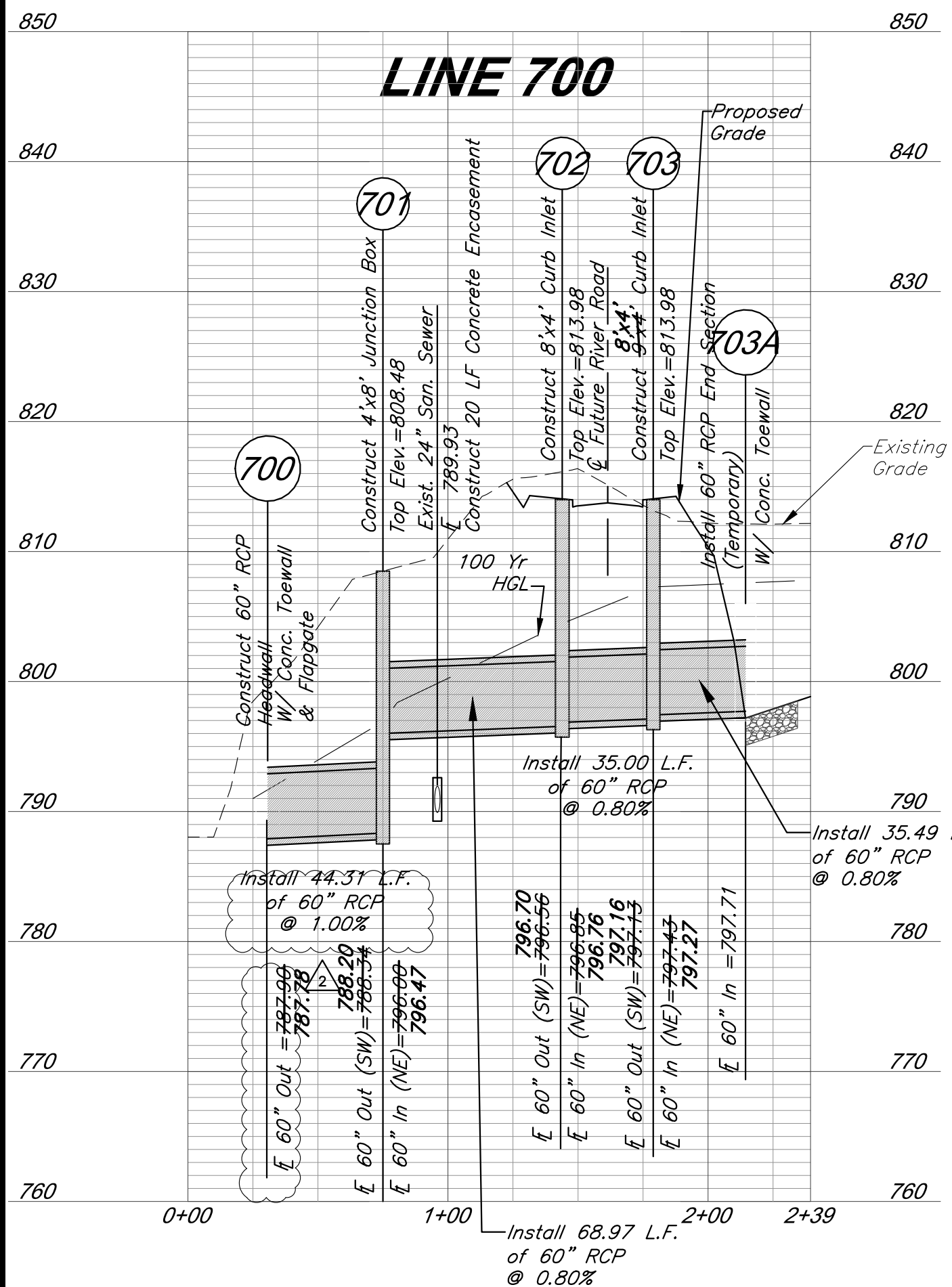
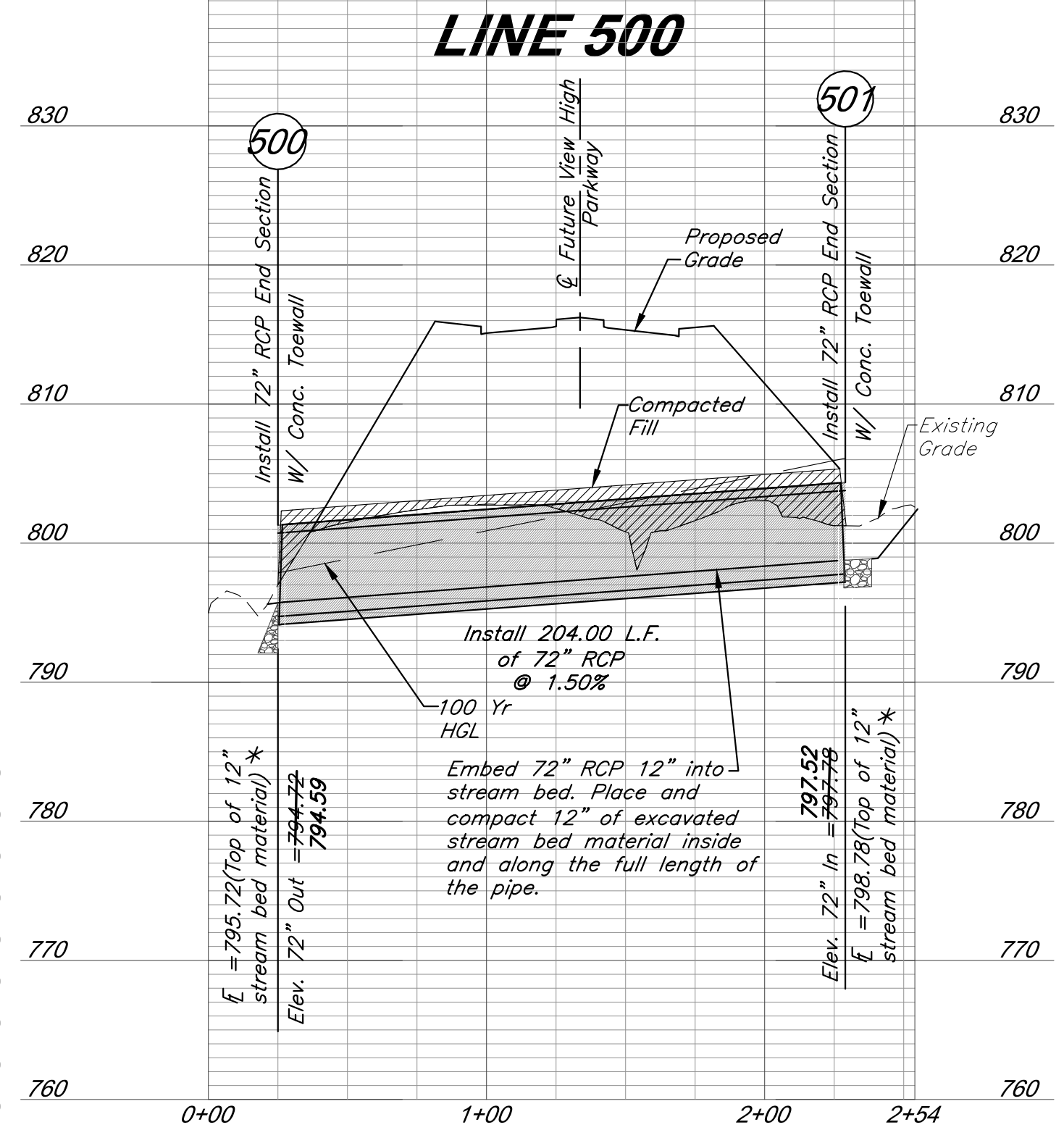
DATE: 4/15/19
DESIGN BY: CEL
DRAWN BY: DRV
PROJECT NO.: 12720
SHEET NO. 14
TOTAL SHEETS 43

Record Drawings

Bradley D. Burton
Professional Engineer
License No. 25862

Storm Sewer Improvements and Mass Grading
Paragon Star Development
Lee's Summit, Missouri

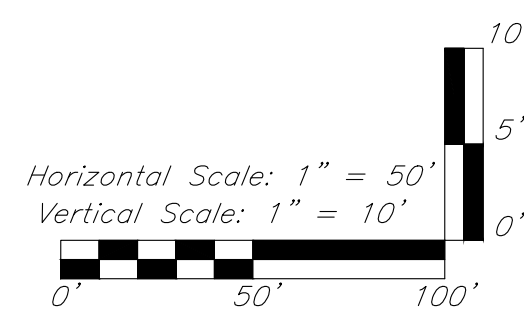
NO.	DATE	REVISIONS	BY	APPROVED
	5/15/18	Revised Field Elevations		
	8/7/18	City Comments		
	8/28/18	City Comments		
	9/14/18	City Comments		
	10/10/18	Removed Floodway Grading		
	4/9/19	Structure 700 removed from floodway		
	4/11/19	Temporary River Crossing Repair		
	4/15/19	Temporary River Crossing Repair		
	3/10/20	City Comments		
	12/1/20	North slope grading revisions		
	4/14/21	retaining wall station & inlets		
	3/11/21	Line 300 Wingwall Revision		
	3/24/21	Headwall-Detail		

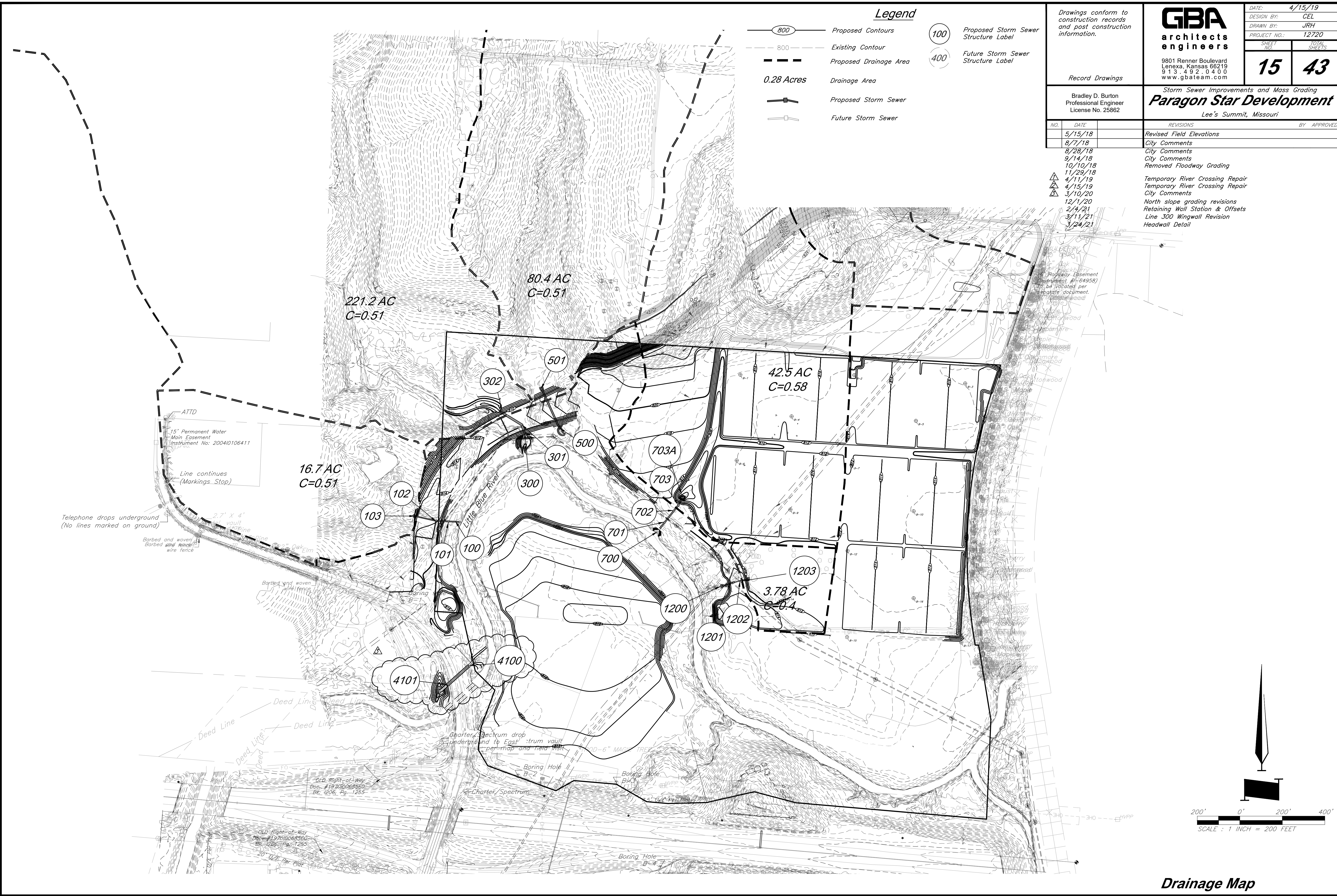


Legend

Compacted Fill to be placed prior to excavation

* See "Riprap Material Notes" on Sheet 11.





Drainage Map

Note: Shaded storm sewer lines are shown for reference only, they will be part of a future plan set. Calculations are based on future storm water system and are shown for reference only.

Drawings conform to construction records and post construction information.



9801 Renner Boulevard
Lenexa, Kansas 66219
913.492.0400
www.gbteam.com

DATE: 4/15/19

DESIGN BY: CEL

DRAWN BY: JRH

PROJECT NO.: 12720

SHEET

TOTAL

16

43

Record Drawings

Bradley D. Burton
Professional Engineer
License No. 25862

Storm Sewer Improvements and Mass Grading

Paragon Star Development

Lee's Summit, Missouri

NO.	DATE	REVISIONS	BY	APPROVED
	5/15/18	Revised Field Elevations		
	8/7/18	City Comments		

	8/28/18
	9/14/18
	10/10/18
1	11/29/18
2	4/11/19
3	4/15/19
	3/10/20
	12/1/20
	2/4/21

REVISIONS	BY	APPROVED
-----------	----	----------

Revised Field Elevations

City Comments

City Comments

City Comments
Borrowed Flood

Removed Thruway Grading

Temporary River Crossing Repair

Temporary River Crossing Repair

City Comments

North slope grading revisions

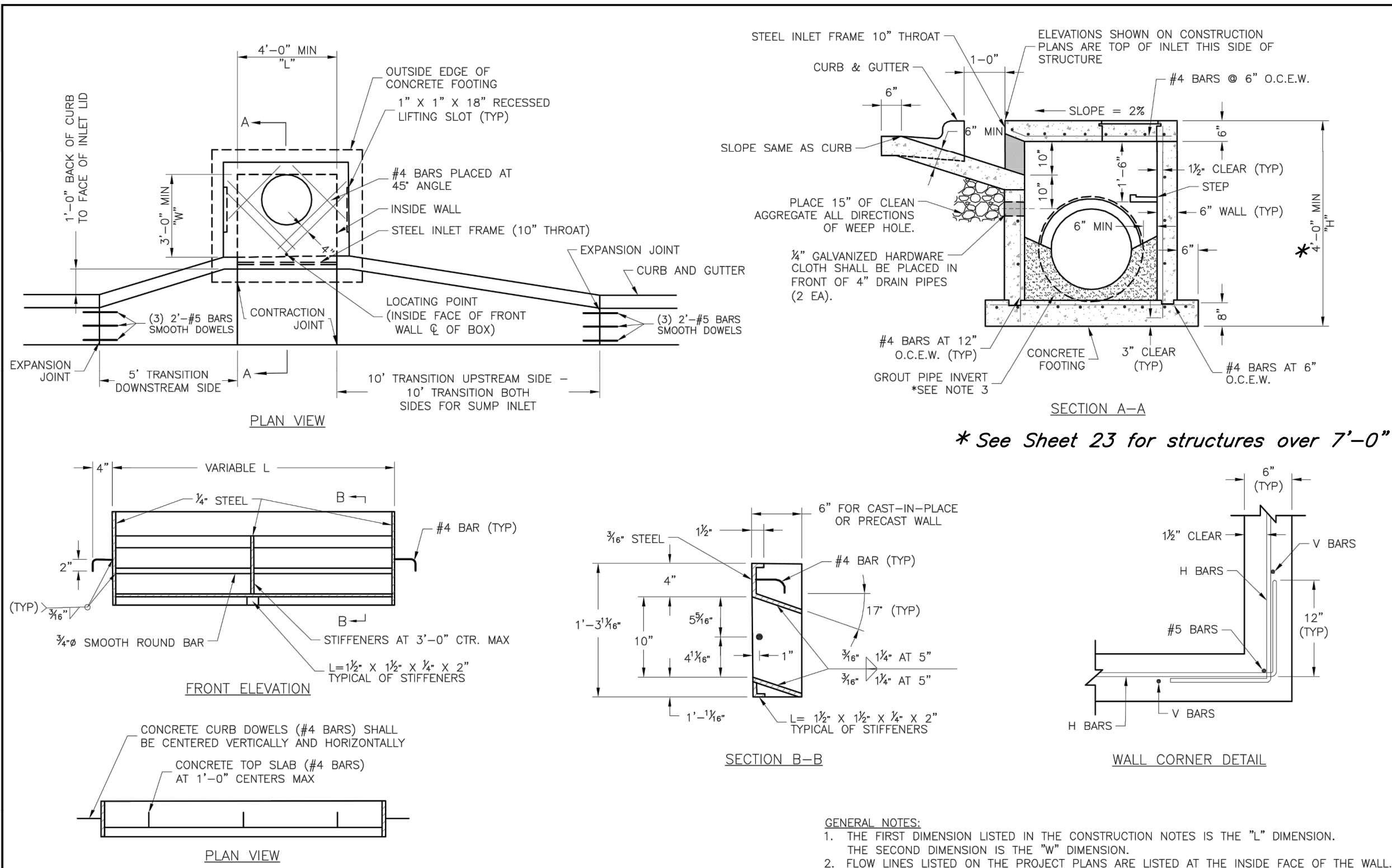
Retaining Wall Station & Offsets

U Wingwall Revision

Detail

10 Year Storm										Preliminary - Subject to Change Upon Final Design										Culverts have been designed to the 100 year Storm										Indicates Future Storm Sewer										Design Checks										
Structures		From	To	Direct Area (acre)	Line In (acre)	Total Area (acre)	C	K	Tc (min)	Flow Time (min)	Intensity (in/hr)	Design Q (cfs)	Q Inlet (cfs)	Gutter Spread (ft.)	Street Slope (ft./ft.)	Q Captured (cfs)	Q Bypass (cfs)	Description	Pipe length (in ft)	Pipe Slope Slope, %	Pipe dia (in)	Manning's n Value	Q full (cfs)	Pipe Area, sf	V full fps	Design V fps	Hw/D	outlet head, H	HW, Inlet Control, (ft)	HW, Outlet Control, (ft)	Inlet Top Elevation	upstream flowline	downstream flowline	Invert Drop (ft)	Downstream water elevation	Hydraulic Grade Elev. (Calculated)	Hydraulic Grade (allowable)	Comments												
Line 100 (100 Yr)	103	102		16.70		0.40	1.25	5.90			9.96	83.2						End Section RCP	129.01	1.00	42	0.013	100.88	9.62	10.49	11.83	1.5	3.34	803.85	798.21	N/A	798.53	797.24		794.87	803.85	813.50													
	102	101	0.26	2.40	19.36	0.46	1.25	6.08	0.07	9.99	109.0	2.880	11.427	0.011	2.18	0.697		Curb Inlet	58.18	1.00	48	0.013	144.03	12.57	11.46	12.95	1.4	2.14	802.62	790.14	813.01	796.94	796.36	0.3	788.00	802.62	811.18	Tie in from Line 200												
	101		0.00			0.67	1.25	5.00			10.32	0.0						Junction Box RCP	58.69	1.00	48	0.013	144.03	12.57	11.46	12.77	1.4	2.14	794.87	790.14	805.38	789.21	788.62	7.15	788.00	794.87	804.05													
		100			19.38	0.46	1.25	6.16	0.08	9.86	108.7																																							
Line 200	207		0.21		0.21	0.41	1.00	6.00			7.06	0.8						Flared End Section HDPE	37.02	20.00	15	0.01	37.66	1.23	30.69	7.29	0.7	0.01	834.08	823.86	834.75	833.23	825.83		823.85	834.08	834.75													
	206	206	0.26		0.41	1.00	5.00	0.08	7.35	0.8			0.752	5.375	0.075	0.587	0.165	Curb Inlet	37.02	2.00	15	0.01	37.66	1.23	30.69	7.29	0.7	0.01	834.08	823.86	834.75	833.23	825.83	2.87	823.85	834.08	830.60													
	205	205	0.43		0.41	1.00	5.00	0.42	7.35	1.4	1.5248	8.373	0.043	1.141	0.384		HDPE	185.17	3.99	15	0.01	16.82	1.23	13.71	7.29	0.7	0.22	823.85	809.00	832.43	822.96	815.57		808.78	823.85	830.60														
	204	204	0.43		0.43	1.00	5.00		7.35	1.4								Curb Inlet	81.84	2.00	18	0.01	19.36	1.77	10.96	8.67	0.7	0.17	807.86	808.78	820.70	806.76	805.12	8.81	808.62	808.78	818.87													
	204	203	0.00		0.55	1.00	5.00		7.35	0.0								Manhole	132.75	1.00	18	0.01	13.69	1.77	7.75	8.67	0.7	0.24	805.72	808.86	815.00	804.62	803.29	0.5	808.62	808.62	813.67													
	203	203	0.84		0.90	0.42	1.00	5.58	0.26	7.18	2.7							Curb Inlet	85.12	1.00	18	0.01	13.69	1.77	7.75	8.67	1.0	0.84	804.26	808.62	812.91	802.79	801.94	0.5	807.78	808.62	811.08													
	202	202	0.90		0.93	1.00	5.58	0.21	7.18	6.0			3.86	11.889	L.P.	3.861	0.000	HDPE	79.00	2.62	18	0.013	13.69	1.77	7.75	8.67	1.0	0.84	804.26	808.62	812.48	802.79	801.94	0.5	807.78	808.62	810.65													
	202	201	1.72		0.75	1.00	5.79	0.14	7.12	9.2								Curb Inlet	79.00	2.62	18	0.013	17.05	1.77	9.65	9.25	1.4	1.84	803.52	807.78	812.48	801.44	799.37	0.5	805.94	807.78	810.65													
	201		0.20	0.48		0.90	1.00	5.00		7.35	1.3	2.78	11.092	L.P.		2.784	0.000	Curb Inlet	79.00	1.88	24	0.013	31.10	3.14	9.90	9.92	1.0	1.02	800.94	805.94	812.48			0.5	805.94	810.65	Tie in from Line 3900													
			102		2.40	0.79	1.00	5.93	0.15	7.08	13.5								RCP	86.79	1.88	24	0.013	31.10	3.14	9.90	9.92	1.0	1.02	800.94	805.94		798.67	797.24		804.92		804.92	Connect to Line 100											
Line 300 (100 Yr)	302		221.20			0.40	1.25	17.10			6.94	767.3						RCB Headwall													N/A				806.03	811.00														
	301	301	0.00		221.20	0.40	1.25	17.10	0.13	6.94	767.3							RCB	118.95	0.50	8x8 RCB	0.013	767.31	49.00	24.73	15.50	1.8	4.49	810.58	813.52		795.94	795.35	0	809.03	806.03	811.00	35 degree bend South												
	300		221.20		0.40	1.25	17.25	0.05	6.91	764.7								36" Bend RCB	47.05	0.50	8x8 RCB	0.013	767.31	49.00	24.73	15.50	1.8	4.49	809.92	793.82		795.35	795.11		789.33		789.33	Tie in from Line 400												
Line 400	403		0.67		0.75	1.00	5.00		7.35	3.7	4.58	10.808	0.014	3.346	1.236			Curb Inlet	122.00	1.00	18	0.01	13.69	1.77	7.75	10.73	0.8	0.41	808.29	806.70	812.38	807.11	805.89		806.28	808.29	810.55													
	402	402	0.25		0.67	1.00	5.00	0.19	7.35	3.7	3.17	10.415	L.P.	3.166	0.000			HDPE	122.00	1.00	18	0.01	13.69	1.77	7.75	10.73	0.8	0.41	808.29	806.70	812.38	807.11	805.89	1.07	806.28	808.29	810.55													
		401		0.92	0.80	1.00	5.00	0.12	7.35	5.4			3.84	11.841	L.P.	3.838	0.000	RCP	79.00	2.96	24	0.013	39.03	3.14	12.42	10.73	0.7	0.16	806.28	800.02	811.40	804.82	802.48		799.86			Tie in From Line 3700												
	401	400	0.48	0.45	1.85	0.85	1.00	5.12	0.10	7.32	11.5							Curb Inlet	71.73	4.02	24	0.01	59.12	3.14	18.82	11.78	0.9	0.66	799.66	795.76	811.40	797.98	795.10		795.10	799.86	809.57	Connect to RCB Wall												
Line 500 (100 Yr)	501		80.40	1.04		0.40	1.25	25.00		5.71	229.7							End Section RCP	204.00	1.50	72	0.013	520.09	28.27	18.39	16.90	1.1	2.64	804.52	800.36	N/A					804.52	815.50	Tie in From Line 3800												
	500	500		81.44	0.40	1.25	25.00	0.18	5.71	233.5	0.0							End Section																	797.72															
Line 600	605		0.82		0.45	1.00	6.43		6.94	1.9	3.35	11.185	0.016	2.466	0.887			Curb Inlet			12	0.013	3.57	0.79	4.55	9.58	0.8	0.14	813.90	813.90	823.27	813.15	812.68		813.76	813.76	821.94													
	604	604	0.16		0.62	1.00	25.00	0.08	4.00	1.1								RCP	46.76	1.00	12	0.013	3.57	0.79	4.55	9.58	0.8	0.14	813.90	813.90		823.27	812.68	0.5	813.76	813.76	822.04													
	604	603	0.00		0.67	1.00	6.43		6.94	0.7	1.48	6.780	0.016	1.164	0.311			Curb Inlet			12	0.01	4.64	0.79	5.91	9.58	1.1	2.43	813.31	813.76	812.37	812.18	810.41		811.33	813.76	822.04													
	603	600	0.00		0.50	1.00	6.43	0.31	6.94	2.7								HDPE	177.25	1.00	12	0.01	4.64	0.79	5.91	9.58	1.1	2.43	813.31	813.76	818.50	812.18	810.41	0.3	811.33	811.33	817.17													
	602	602	0.00		0.50	1.00	6.43	0.27	6.94	2.7								Man Hole	177.25	1.00	12	0.01	4.64	0.79	5.91	9.58	1.1	2.16	811.24	811.33	818.50	810.11	808.55		809.17	809.17	816.93													
	602		0.42		0.67	1.00	6.43		6.94	2.0	2.26	8.946	0.010	1.764	0.499			Curb Inlet	155.82	1.00	12	0.01	4.64	0.79	5.91	9.58	1.1	2.16	811.24	811.33	818.50	810.11	808.55	0.66	809.17	809.17	816.93													
	601	601	1.20		0.56	1.00	6.43	0.06	6.94	4.6								RCP	35.39	1.95	18	0.013	14.71	1.77	8.32	9.58	0.9	0.28	809.17	806.41	818.25	807.89	807.20	0.66	806.13	806.13	816.92													
	600	0.25		0.67	1.00	6.24		6.99	1.2	1.17	5.861	0.010	0.935	0.235			Curb Inlet	117.31	5.07	18	0.01	30.83	1.77	17.45	14.67	1.0	0.98	806.13	799.73	818.25	804.70	798.75	2.5	798.75	806.13	816.92														
			17.12		0.51	1.25	18.92		6.61	72.2								HDPE			18	0.01	30.83	1.77	17.45	14.67	1.0	0.98	806.13	799.73		804.70	798.75		798.75															
Line 700 (100 Yr)	708	707		17.12		0.51	1.25	18.92	0.15	6.61	72.2							End Section HDPE	121.26	1.55	48	0.01	233.11	12.57	18.55	13.74	1.0	1.29	820.30	820.05	N/A	818.31	814.43		818.76	820.30	828.00													
	707		0.43		0.80	1.25	5.50		10.12	4.4	4.35			0.017	2.93	1.418		Curb Inlet			48	0.013	144.03	12.57	11.46	10.90	1.0	0.89	818.22	818.76	828.30	814.13	813.75	0.3	817.88	818.76	826.47													
	706	706	0.21		0.52	1.25	19.07	0.06	6.59	74.7				0.017	1.34	0.732		RCP	38.10	1.00	48	0.013	144.03	12.57	11.46	10.90	1.0	0.89	818.22	818.76	828.30	814.13	813.75	0.3	817.88	818.76	826.47													
		705		17.76		0.52	1.25	19.13	0.64	6.68	76.0							HDPE	416.22	3.15	48	0.01	332.32	12.57	26.44	10.90	1.0	3.25	817.59	817.88	817.62	813.45	800.34		814.62	817.88	826.47													
	705	704		34.72	0.88	1.25	5.92		9.95	0.0								Curb Inlet	289.40	1.00	66	0.01	437.73	23.76	18.42	11.68	1.4	5.27	807.87	814.62	817.62	800.04	797.14	0.30	809.35	814.62	816.29													
	704		2.39		0.79	1.25	8.11		9.17	0.0	0.73			0.020	0.59	0.146		HDPE	289.40	1.00	66	0.01	437.73	23.76	18.42	11.68	1.4	5.27	807.87	814.62	817.62	800.04	797.14	0.30	809.35	814.62	816.29													
	703	703	0.25		0.88	1.25	20.17																																											

Drainage Calculations

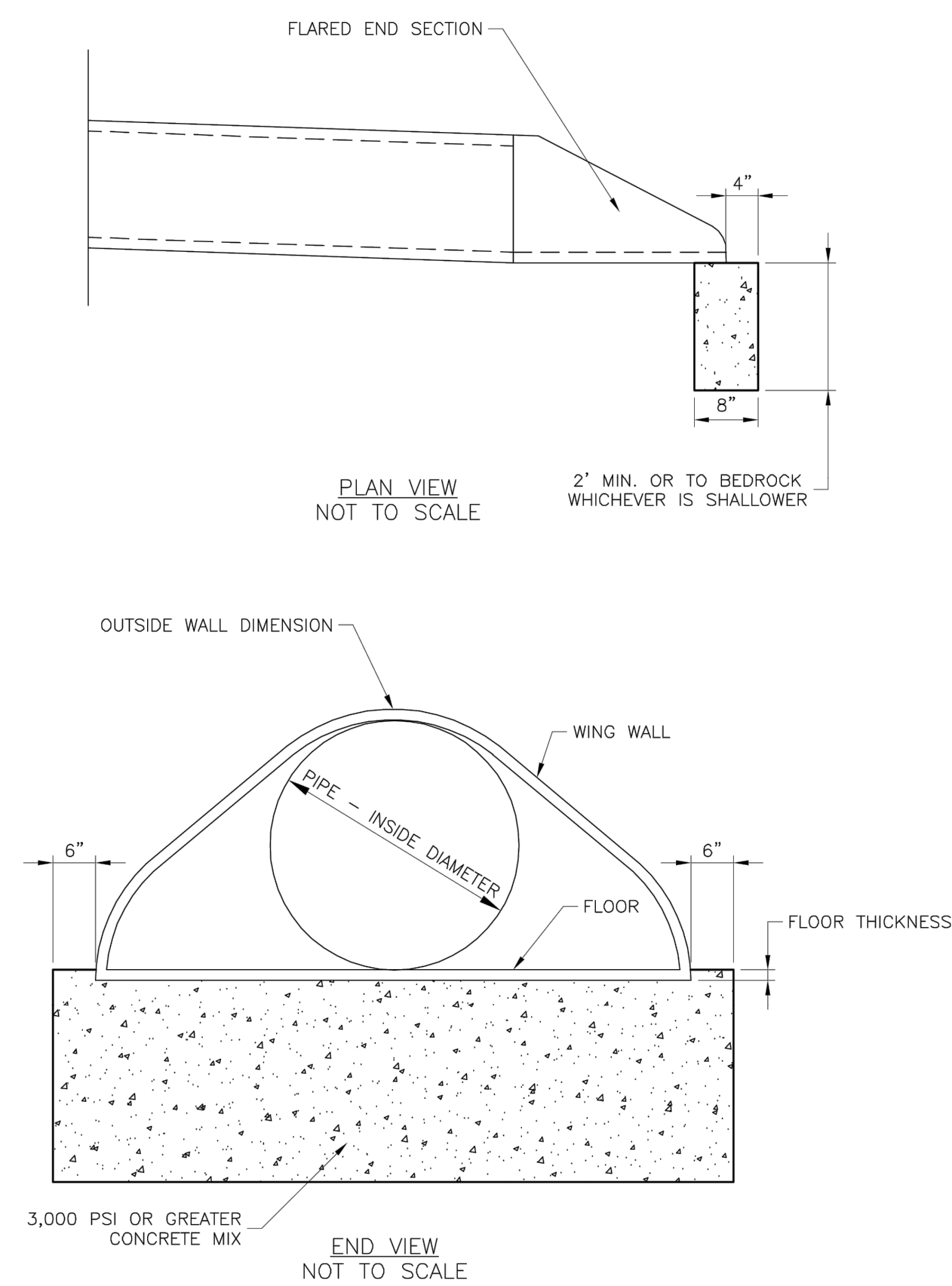


LEE'S SUMMIT
MISSOURI

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

Drawn By: MIF
Checked By: DL
Date: 04/17
Title: STM-1

STM-1



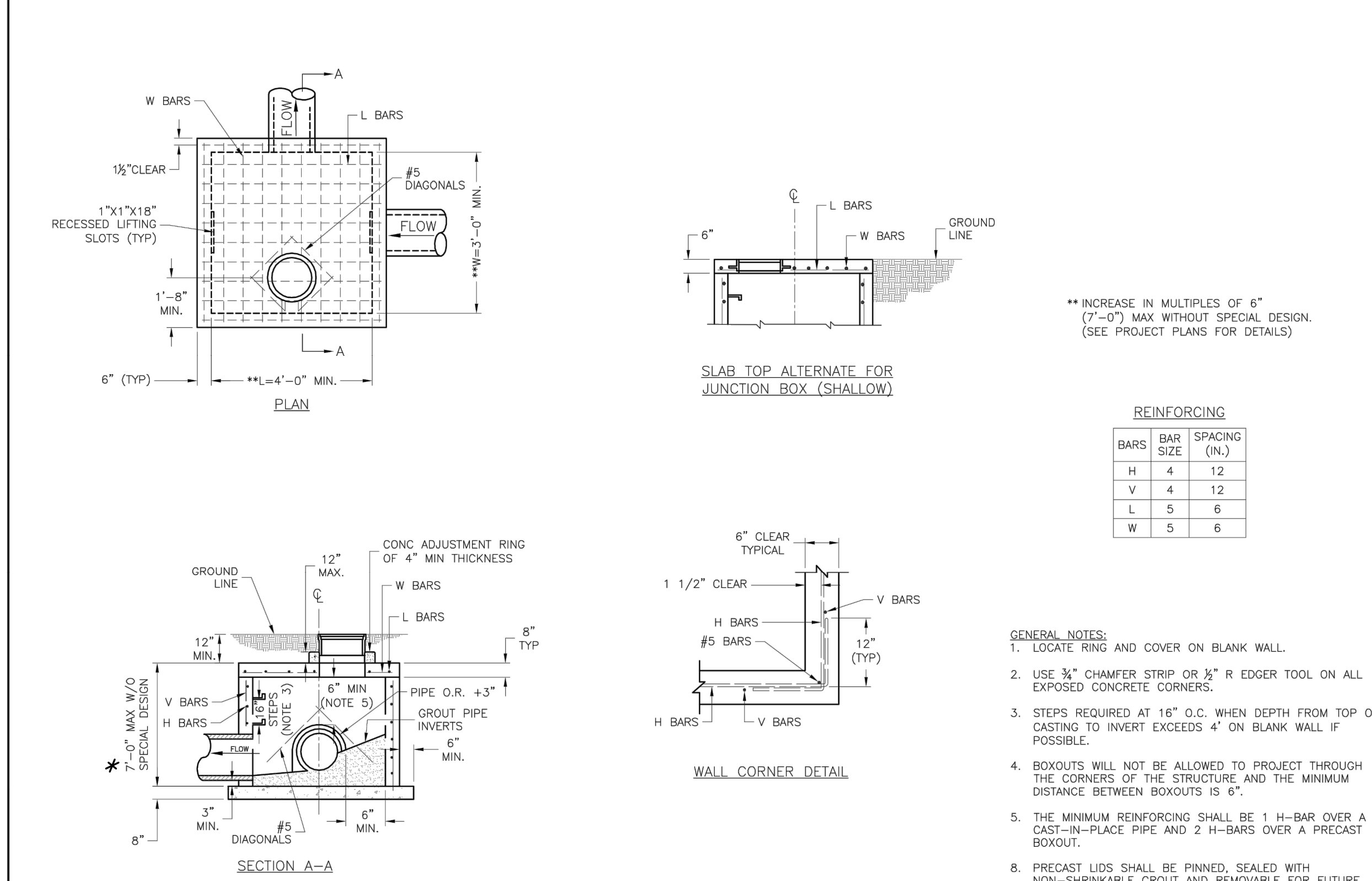
LEE'S SUMMIT
MISSOURI

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

FLARED END SECTION SUPPORT DETAIL

Date: 04/17
Drawn By: MIF
Checked By: DL
Title: STM-5

STM-5

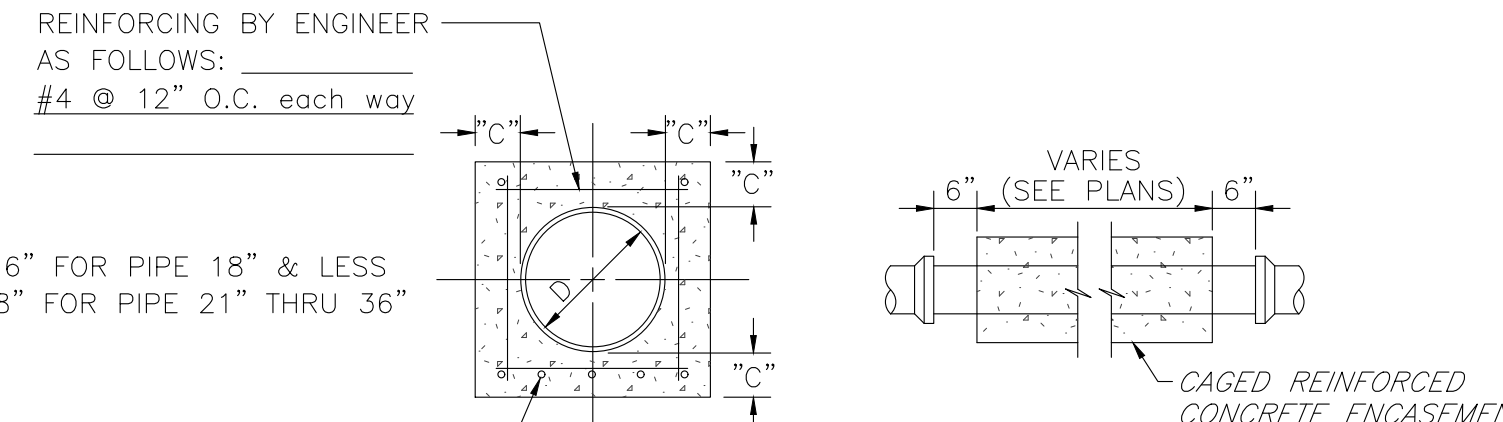


LEE'S SUMMIT
MISSOURI

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

Drawn By: MIF
Checked By: DL
Date: 04/17
Title: STM-3

STM-3



REINFORCING BY ENGINEER
AS FOLLOWS:
#5 @ 6" O.C. each way

"C" = 6" for pipe 18" & less
8" for pipe 21" thru 36"

Notes:
1. All encasements shall be centered on the crossing.
2. All concrete shall be KCMMB 4K

CAGED REINFORCED
CONCRETE ENCASEMENT

Not to Scale

Drawings conform to construction records and post construction information.

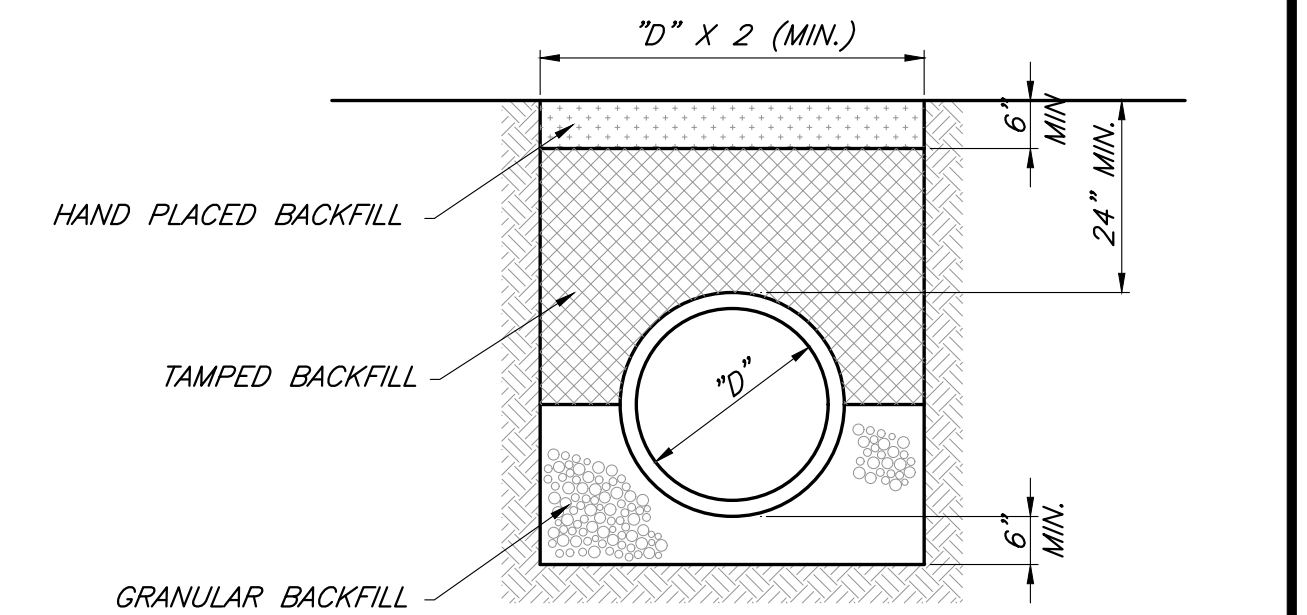
Record Drawings

Bradley D. Burton
Professional Engineer
License No. 25862

Storm Sewer Improvements and Mass Grading
Paragon Star Development
Lee's Summit, Missouri

DATE: 4/15/19
DESIGN BY: CEL
DRAWN BY: DRV
PROJECT NO.: 12720
SHEET NO. 17
TOTAL SHEETS 43

NO.	DATE	REVISIONS	BY	APPROVED
1	5/15/18	Revised Field Elevations		
2	8/7/18	City Comments		
3	8/28/18	City Comments		
4	9/14/18	City Comments		
5	10/10/18	Removed Floodway Grading		
6	3/10/20	City Comments		
7	12/1/20	North slope grading revisions		



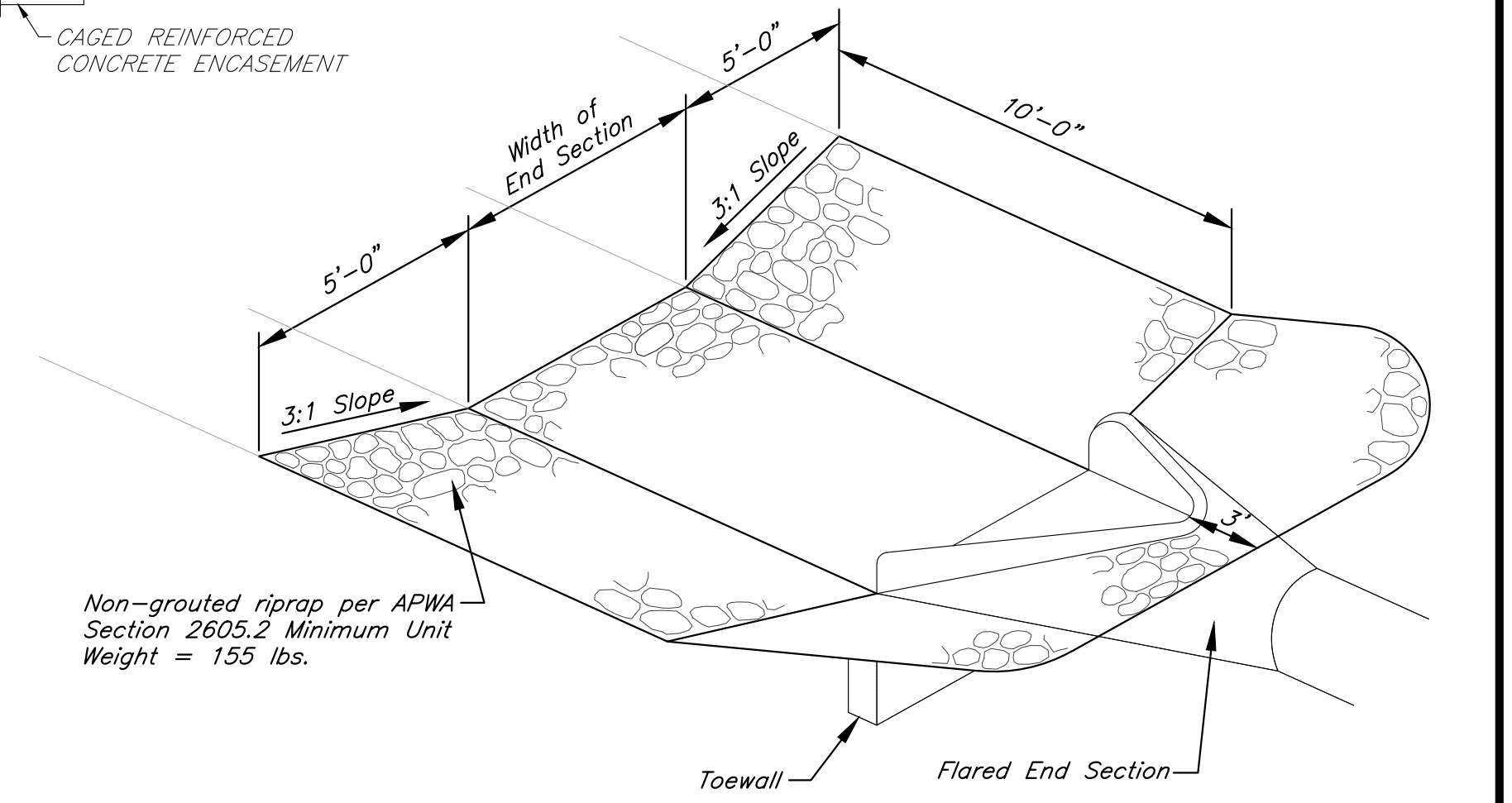
FIRST CLASS BEDDING (RCP)

NOTES:

1. GRANULAR FILL SHALL BE 1/2" CLEAN ROCK, PLACED IN 6" LIFTS AND COMPACTED BY SLICING WITH A SHOVEL.
2. TAMPED FILL SHALL BE FINELY DIVIDED, JOB EXCAVATED MATERIAL FREE OF DEBRIS, ORGANIC MATERIAL, AND STONES, COMPACTED TO TYPE AA MR-5 COMPACTION.
3. HAND PLACED FILL SHALL BE FINELY DIVIDED MATERIAL, FREE OF DEBRIS AND STONES, COMPACTED TO TYPE AA MR-5 COMPACTION.
4. ALL PIPE SHALL BE INSPECTED PRIOR TO BACKFILL. ALL PIPE COVERED PRIOR TO INSPECTION SHALL BE UNCOVERED AT THE CONTRACTORS EXPENSE.

PIPE BEDDING DETAILS

Not to Scale

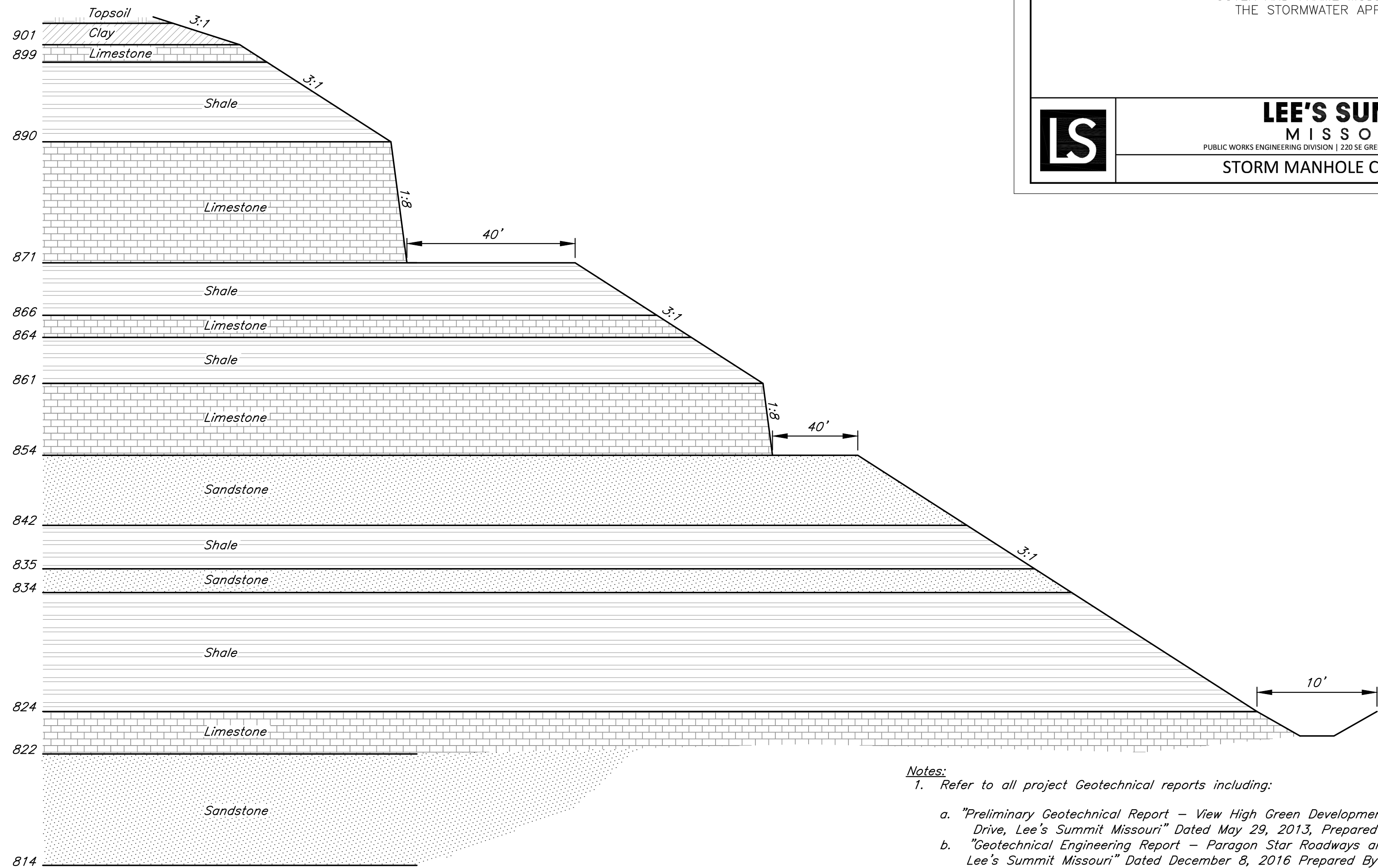
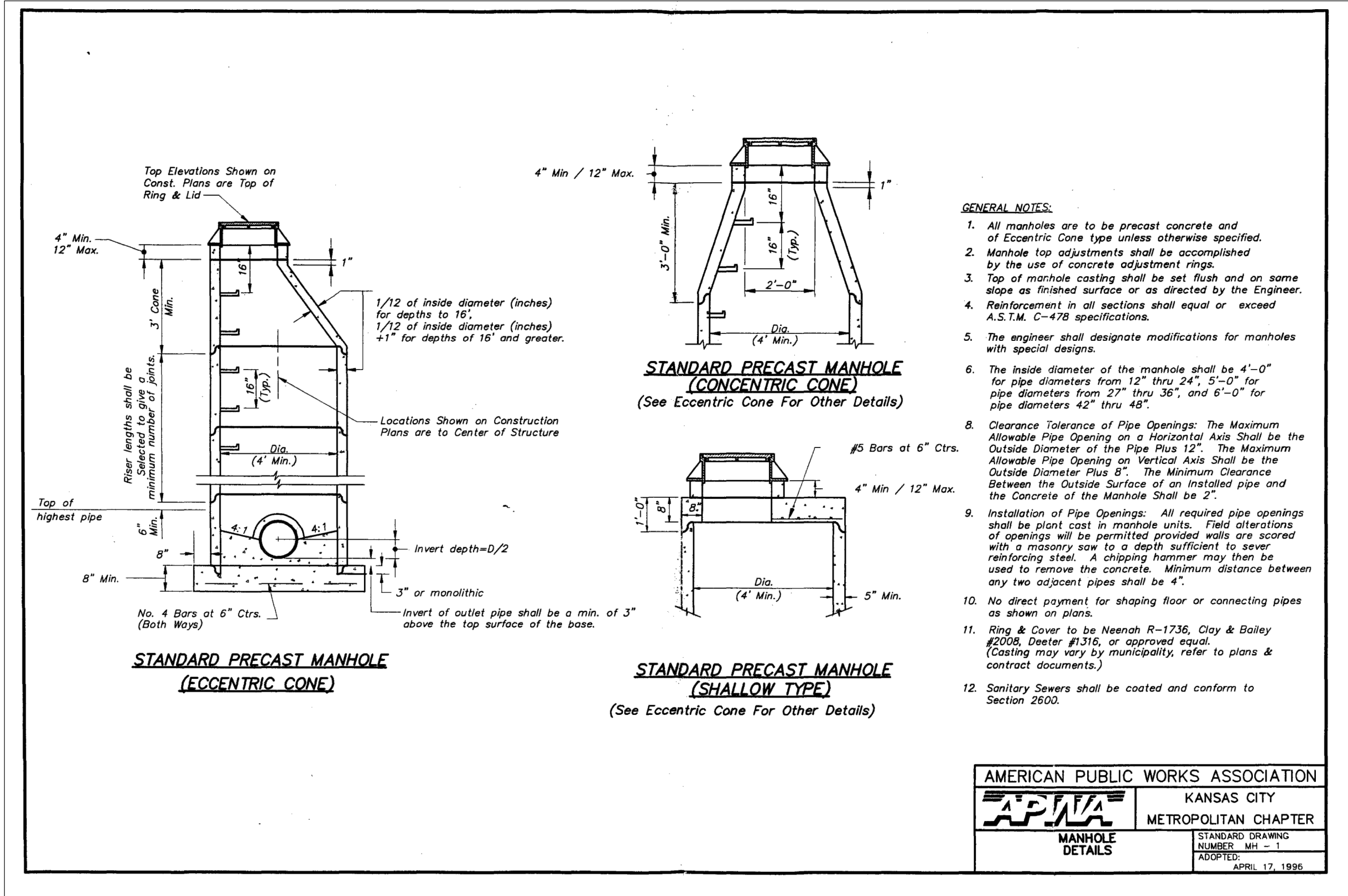


Non-grouted riprap per APWA
Section 2605.2 Minimum Unit
Weight = 155 lbs.

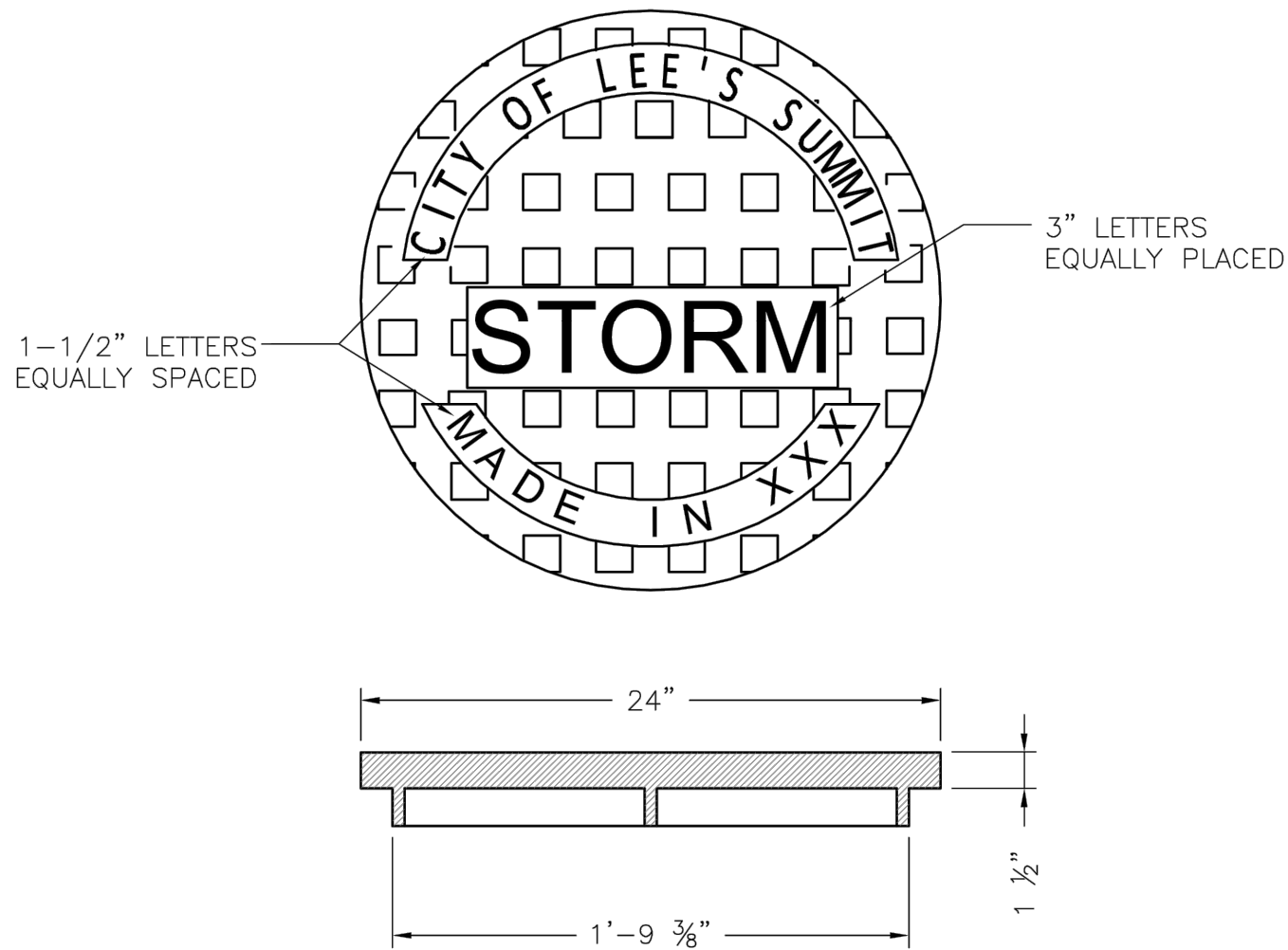
ENTRANCE EROSION PROTECTION - RIPRAP

Not to Scale

Construction Details



- Notes:**
- Refer to all project Geotechnical reports including:
 - "Preliminary Geotechnical Report - View High Green Development, I-470 & View high Drive, Lee's Summit Missouri" Dated May 29, 2013, Prepared By Terracon Consultants, Inc.
 - "Geotechnical Engineering Report - Paragon Star Roadways and Borrow Source, Lee's Summit Missouri" Dated December 8, 2016 Prepared By Terracon Consultants, Inc.
 - "Geotechnical Engineering Report Addendum #1 Paragon Star Roadways and Borrow Source - Rock Slopes" Dated January 4, 2017 Prepared By Terracon Consultants, Inc.
 - Section Based off of Boring B-109, Actual elevations of each geological strata may vary on site.
 - On-Site Geotechnical Engineer will identify limits of each strata, and resulting slope recommendations.



*COVER AND FRAME MODEL INFORMATION REFER TO THE STORMWATER APPROVED PRODUCT LIST.

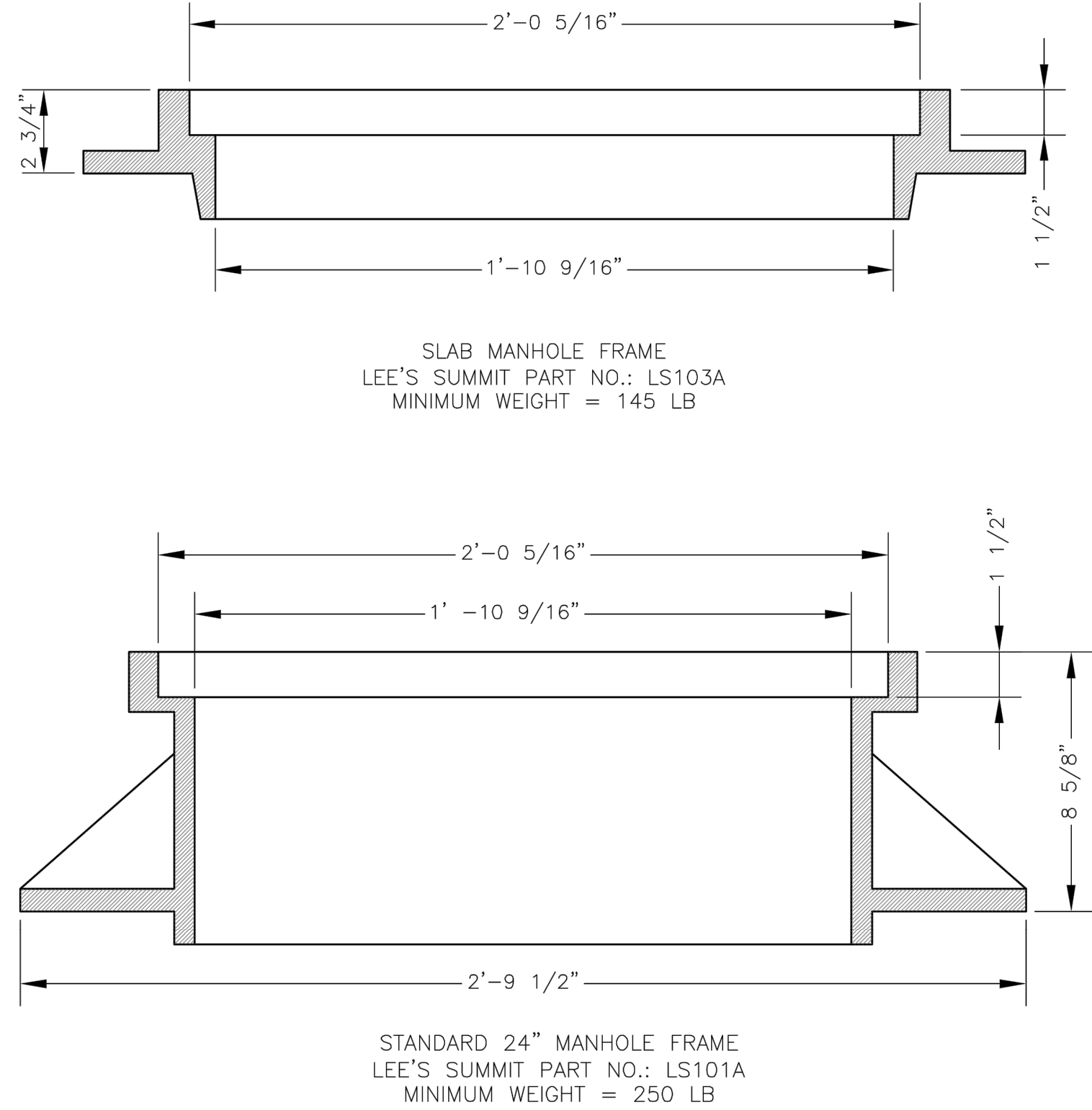
LS

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: MJF
Checked By: DL

STM-6



LS

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: MJF
Checked By: DL

STM-7

Drawings conform to construction records and past construction information.

Record Drawings

Bradley D. Burton
Professional Engineer
License No. 25862

NO.	DATE
5/15/18	
8/7/18	

8/28/18
9/14/18
10/10/18
3/10/20
12/1/20

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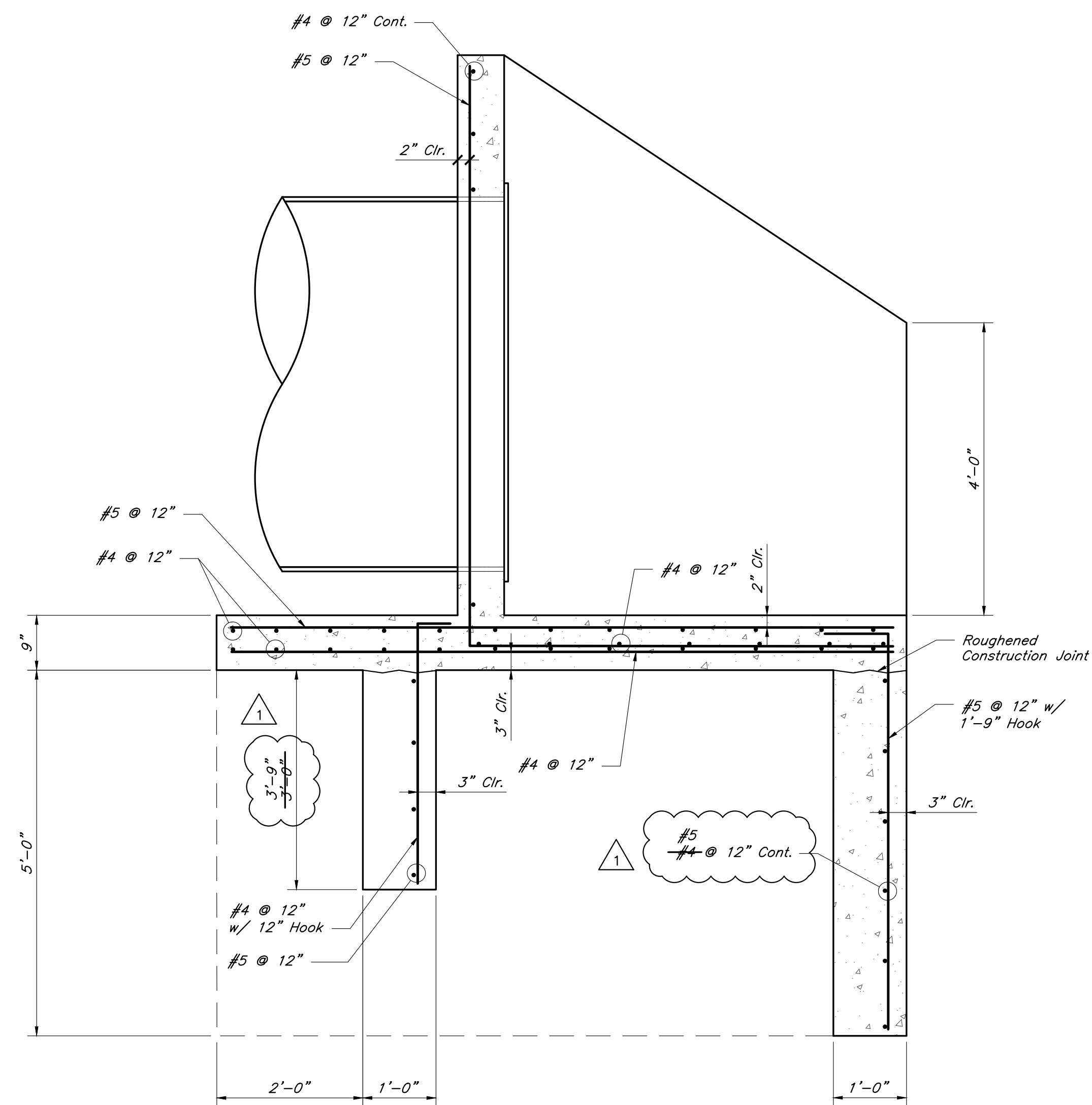
DATE: 4/15/19
DESIGN BY: CEL
DRAWN BY: DRV
PROJECT NO.: 12720

SHEET NO. 18
TOTAL SHEETS 43

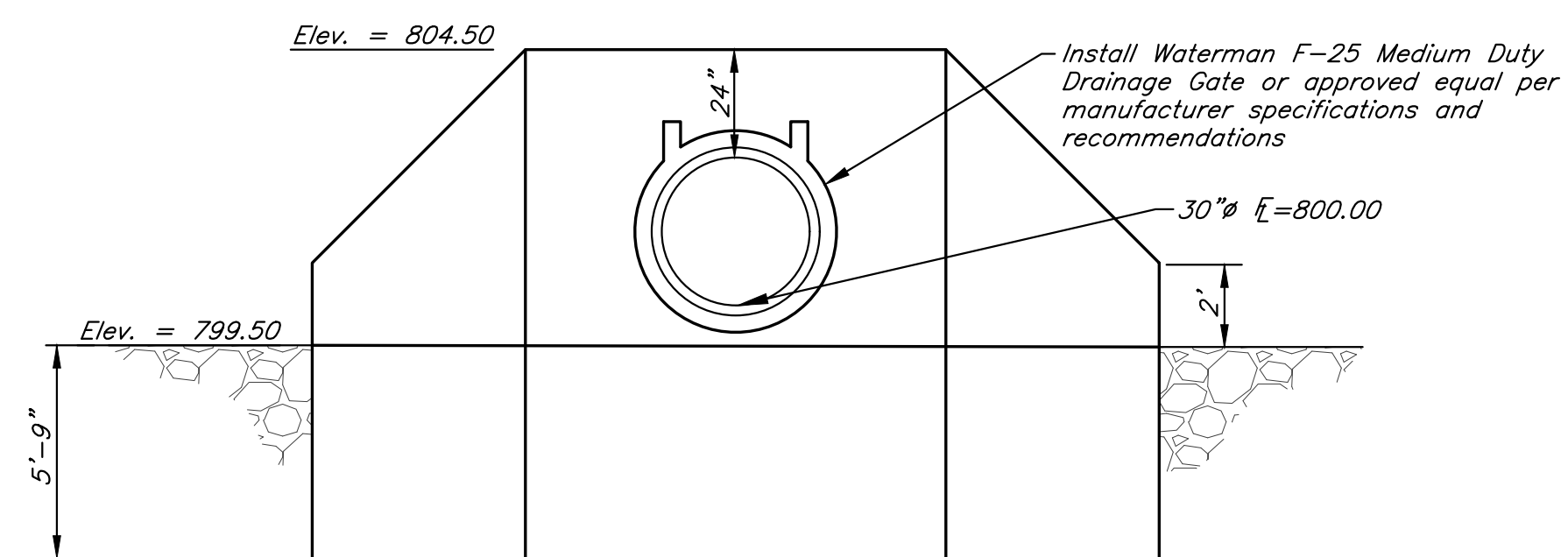
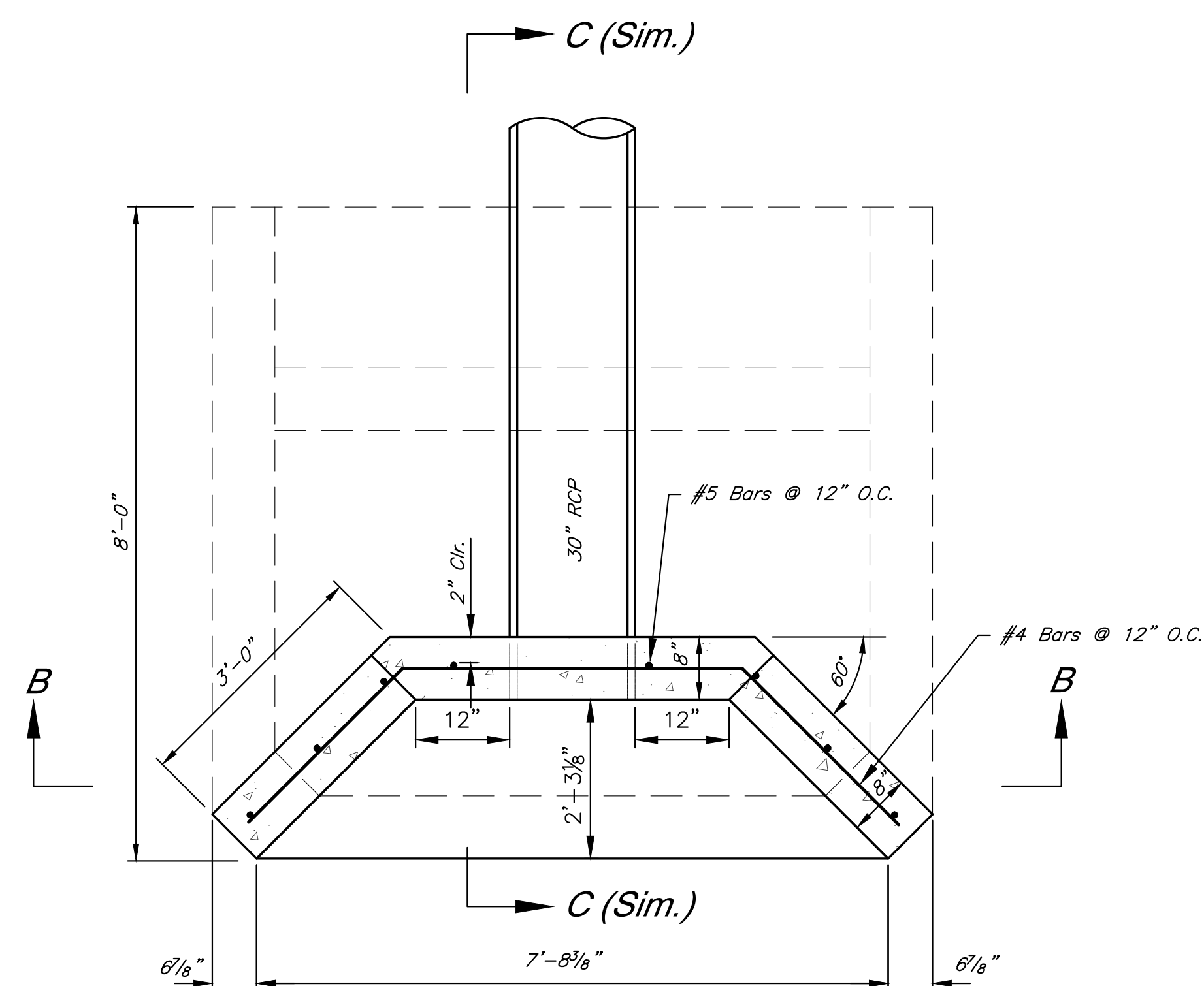
Storm Sewer Improvements and Mass Grading
Paragon Star Development
Lee's Summit, Missouri

REVISIONS	BY	APPROVED
Revised Field Elevations		
City Comments		
City Comments		
City Comments		
Removed Floodway Grading		
City Comments		
North slope grading revisions		

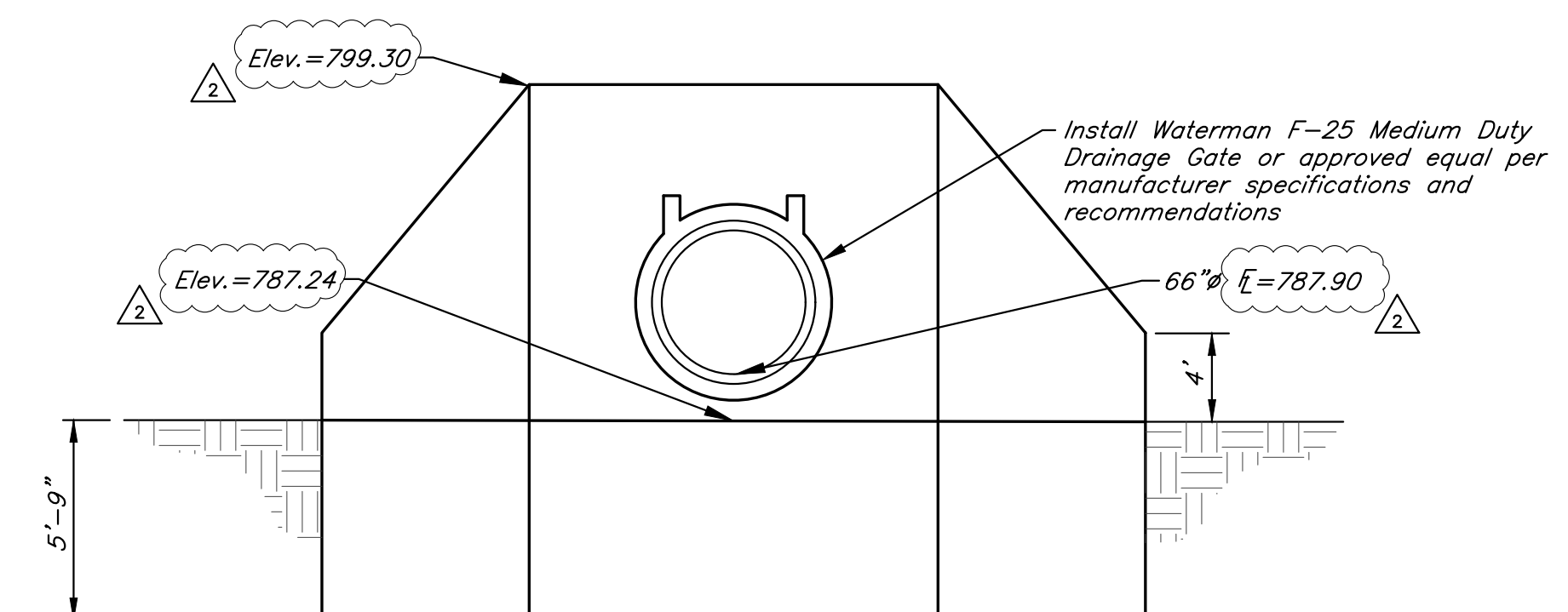
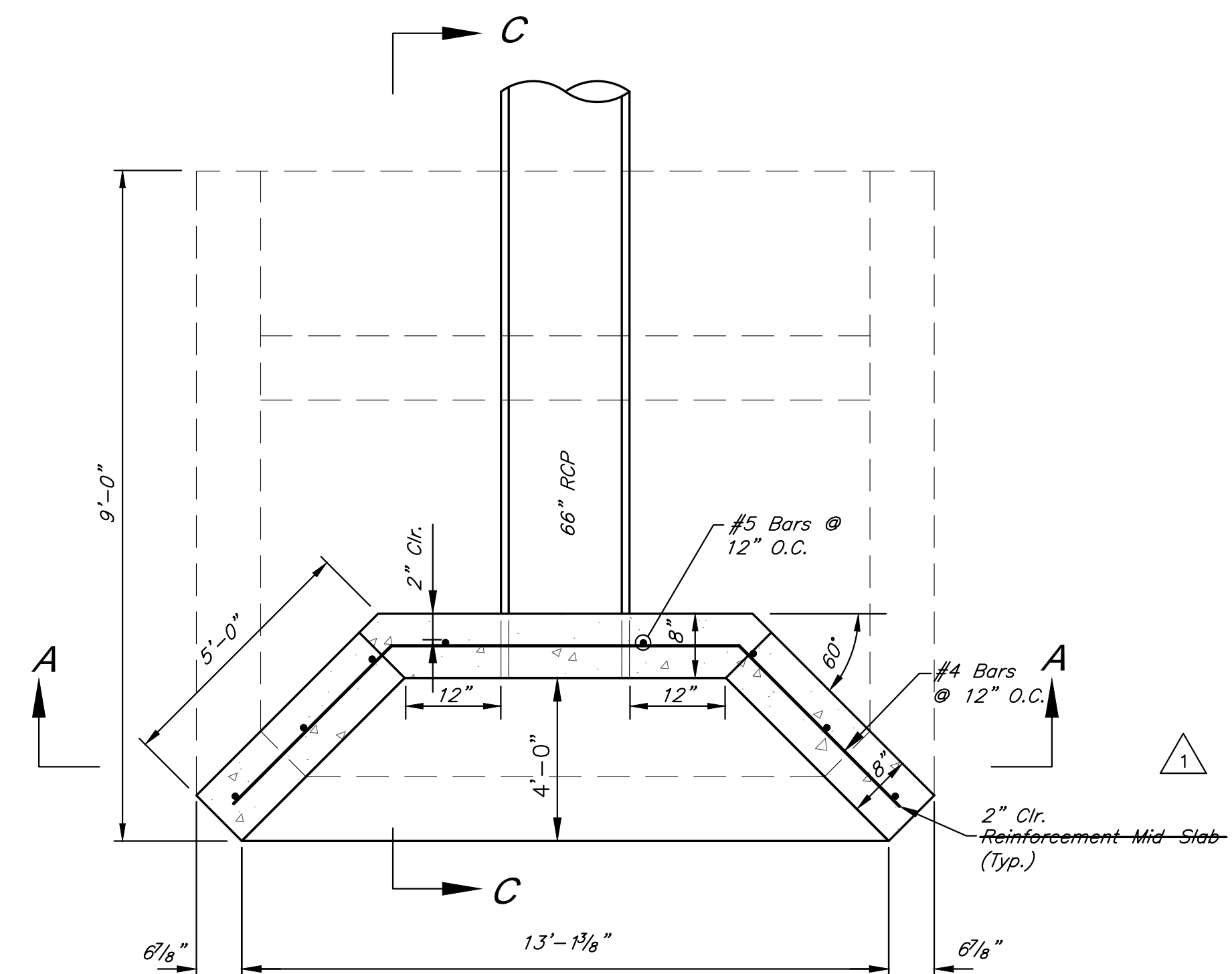
<div>Drawings conform to construction records and post construction information.</div>			<div><div>GBA</div><div>architects engineers</div></div> <div>9801 Renner Boulevard Lenexa, Kansas 66219 913.492.0400 www.gbateam.com</div>			<div>4/15/19</div> <div>DATE:</div> <div>CEL</div> <div>DESIGN BY:</div> <div>DRV</div> <div>DRAWN BY:</div> <div>12720</div> <div>PROJECT NO.:</div> <div><div>SHEET NO.</div><div>19</div></div> <div><div>TOTAL SHEETS</div><div>43</div></div>				
Record Drawings			<div>Storm Sewer Improvements and Mass Grading</div> <div>Paragon Star Development</div> <div>Lee's Summit, Missouri</div>							
Bradley D. Burton Professional Engineer License No. 25862										
<div>NO.</div> <div>△</div> <div>2/23/17</div> <div>5/15/18</div> <div>8/7/18</div> <div>8/28/18</div> <div>9/14/18</div> <div>10/10/18</div> <div>△</div> <div>4/9/19</div> <div>△</div> <div>3/10/20</div> <div>12/1/20</div>			<div>REVISIONS</div> <div>KEYWAY DEPTH AND REINFORCEMENT</div> <div>Revised Field Elevations</div> <div>City Comments</div> <div>City Comments</div> <div>City Comments</div> <div>Removed Floodway Grading</div> <div>Structure 700 removed from floodway</div> <div>City Comments</div> <div>North slope grading revisions</div>						<div>BY</div> <div>APPROVED</div> <div>RJF</div> <div>EWB</div>	



SECTION C-C - STRUCTURE 700
Not to Scale



HEADWALL DETAIL - STRUCTURE 1200
Not to Scale



HEADWALL DETAIL - STRUCTURE 700
Not to Scale

G:\12720\Civil_3D\Production Drawings\Mass Grading\Lee's Summit\12720_S000.dwg, Layout: 20 Structural General Notes, Thursday March 16, 2023, 10:58am -- Copyright 2023, George Butler Associates, Inc. Architect 00212, Professional Engineer 000133, Professional Land Surveyor 000059

GENERAL NOTES – STRUCTURAL

DESIGN SPECIFICATIONS: ACI 318R–11, AISC 14TH EDITION

GENERAL:

1. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY OBSERVED DISCREPANCIES IN DIMENSIONS, DETAILING, OR OTHER ITEMS AS SHOWN ON THE PLANS OR SPECIFIED PRIOR TO PROCEEDING WITH WORK RELATING TO SAID DISCREPANCIES.
2. THE CONTRACTOR SHALL NOT ALTER OR MODIFY WORK SHOWN ON THE STRUCTURAL DRAWINGS WITHOUT RECEIVING WRITTEN APPROVAL FROM THE ENGINEER.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING SHOP DRAWINGS REINFORCING STEEL, HANDRAILS AND POST–INSTALLED ANCHORS. SHOP DRAWINGS MUST BE REVIEWED FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND OPERATIONS OF CONSTRUCTION, AND SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE STAMPED "APPROVED" BY THE CONTRACTOR PRIOR TO SUBMITTAL. SHOP DRAWINGS SUBMITTED WITHOUT THE CONTRACTOR’S STAMPED APPROVAL WILL BE RETURNED REJECTED. ALL SHOP DRAWINGS SHALL BE REVIEWED BY THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
4. THE STRUCTURAL SYSTEMS SHOWN ON THESE DOCUMENTS HAVE BEEN DESIGNED FOR THE FINAL IN PLACE USAGE OF THE STRUCTURE BASED ON THE INTENDED OCCUPANCY AND CODE REQUIREMENTS. WHILE GENERAL CONSTRUCTABILITY HAS BEEN CONSIDERED, THE STRUCTURAL SYSTEMS HAVE NOT BEEN DESIGNED TO ACCOMMODATE SPECIFIC CONSTRUCTION MEANS AND METHODS THAT MIGHT BE UTILIZED BY THE CONTRACTOR.
5. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE, AND EXCEPT WHERE SPECIFICALLY SHOWN, DO NOT INDICATE THE METHOD OR MEANS OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, PROCEDURES, TECHNIQUES, SEQUENCE, AND SAFETY PRECAUTIONS AND PROGRAMS. THE ENGINEER WILL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSION OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. PERIODIC SITE OBSERVATION BY FIELD REPRESENTATIVES OF GBA, IF PROVIDED, IS SOLELY FOR THE PURPOSE OF DETERMINING IF THE WORK OF THE CONTRACTOR IS PROCEEDING IN GENERAL ACCORDANCE WITH THE STRUCTURAL CONTRACT DOCUMENTS. THIS LIMITED SITE OBSERVATION SHOULD NOT BE CONSTRUED AS EXHAUSTIVE OR CONTINUOUS TO CHECK THE QUALITY OR QUANTITY OF THE WORK, BUT RATHER PERIODIC IN AN EFFORT TO GUARD THE OWNER AGAINST DEFECTS OR DEFICIENCIES IN THE WORK OF THE CONTRACTOR.
7. MDT SPECIFICATIONS SHALL APPLY TO ALL ITEMS NOT SPECIFICALLY ADDRESSED IN THESE PLANS.

FOUNDATIONS:

1. FOUNDATIONS FOR THIS PROJECT HAVE BEEN DESIGNED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN A SOILS REPORT PREPARED BY TERRACON CONSULTANTS, INC. DEC. 8, 2016 (TERRACON PROJ. NO. 02165208). WALLS HAVE BEEN DESIGNED FOR AN ALLOWABLE SOIL BEARING VALUE OF 1500 PSF. THE CONTRACTOR SHALL REFER TO SOIL REPORT FOR ALL REQUIREMENTS AND RECOMMENDATIONS PERTINENT TO THIS PROJECT.

CONCRETE AND REINFORCING STEEL:

1. CONCRETE MIX DESIGNS SHALL MEET THE FOLLOWING REQUIREMENTS: (TAKEN FROM ACI 211.1)

MINIMUM COMPRESSIVE STRENGTH (psi)	MAXIMUM AGGREGATE SIZE (IN.)	MIN. CEMENT (LBS.)	MAXIMUM WATER/CEMENT RATIO	MAXIMUM SLUMP (IN.)	AIR ENTRAINMENT PERCENT (%)
4000	¾	611	.48	4	6±1

NOTE: DO NOT ADD WATER TO CONCRETE DURING DELIVERY, AT PROJECT SITE, OR DURING PLACEMENT. THE INTENT OF THESE SPECIFICATIONS IS THAT THE CONTRACTOR SUPPLY CONCRETE MIXES WITH A MINIMUM AMOUNT OF MIX WATER IN ORDER TO LIMIT PLASTIC SHRINKAGE CRACKING. IT IS EXPECTED THAT WORKABILITY FOR CONCRETE MIXES WILL REQUIRE THE ADDITION OF WATER–REDUCING AND/OR SUPER–PLASTICIZING ADMIXTURES.

2. LAP SPlice LENGTHS FOR HORIZONTAL #4 AND #5 BARS ARE 2’–0” AND 2’–6” RESPECTIVELY.
3. ALL CONCRETE IS REINFORCED UNLESS SPECIFICALLY CALLED OUT AS UN–REINFORCED. REINFORCE ALL CONCRETE NOT OTHERWISE SHOWN WITH SAME STEEL AS IN SIMILAR SECTIONS OR AREAS.
4. NO ALUMINUM ITEMS SHALL BE EMBEDDED IN ANY CONCRETE OR PLACED IN CONTACT WITH CONCRETE.
5. CAST–IN–PLACE CONCRETE CONSTRUCTION SHALL CONFORM TO THE LATEST AMERICAN CONCRETE INSTITUTE DOCUMENTS. ACI301, 305, 306, 315, 318, AND 347 UNLESS OTHERWISE NOTED IN THESE CONTRACT DOCUMENTS.
6. PRIOR TO PLACING CONCRETE IN ANY LOCATION, IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO HAVE THOROUGHLY CHECKED AND COORDINATED ALL DIMENSIONS, ELEVATIONS, OPENINGS, RECESSES, AND BLOCKOUTS SHOWN ON THE ARCHITECTURAL, STRUCTURAL AND MECHANICAL/ELECTRICAL/PLUMBING DRAWINGS. IN THE EVENT ERRORS, CONFLICTS, OR OMISSIONS EXIST, IT SHALL BE THE CONTRACTOR’S RESPONSIBILITY TO CONTACT THE ARCHITECT OR ENGINEER FOR NECESSARY CORRECTIVE ACTION.
7. REINFORCING BARS #4 AND LARGER (EXCEPT TIES AND STIRRUPS) SHALL MEET ASTM A615 WITH SUPPLEMENTARY REQUIREMENTS (S1), GRADE 60. SMALLER BARS SHALL BE GRADE 40.
8. CONCRETE COVERAGE OF REINFORCEMENT SHALL HAVE THE FOLLOWING CLEAR DISTANCES UNLESS NOTED OTHERWISE ON THE DRAWINGS:
- CAST AGAINST EARTH _____3”

FORMED CONCRETE EXPOSED
TO EARTH OR WEATHER _____2”

NOT EXPOSED TO EARTH
OR WEATHER _____1” SLABS, 1–½” BEAMS AND COLUMNS
9. EMBEDDED AND ALL REINFORCING BARS MARKED CONTINUOUS SHALL BE EMBEDDED TO DEVELOP THE FULL TENSION CAPACITY OF THE BAR. LAPS SHALL BE CLASS B TENSION LAPS UNLESS SPECIFIED OTHERWISE ON THE DRAWINGS.
10. ALL BARS ARE TO BE SUPPORTED IN FORMS AND SPACED WITH WIRE BAR SUPPORTS PER ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES" (LATEST EDITION). BARS SHALL BE SECURELY WIRED PER LATEST EDITION OF CRSI’S "RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS." ACCESSORIES FOR EXPOSED CONCRETE SHALL BE PLASTIC OR HAVE PLASTIC–TIPPED FEET.
11. CONCRETE PLACED DURING COLD WEATHER SHALL CONFORM TO THE REQUIREMENTS OF ACI 306R–88. COLD WEATHER IS DEFINED AS A PERIOD WHEN, FOR MORE THAN 3 SUCCESSIVE DAYS, THE MEAN DAILY TEMPERATURE DROPS BELOW 40°F.
12. CONCRETE PLACED DURING HOT WEATHER SHALL CONFORM TO THE REQUIREMENTS OF ACI 305R–99. HOT WEATHER IS DEFINED AS THAT COMBINATION OF AIR TEMPERATURE, RELATIVE HUMIDITY AND WIND SPEED THAT WILL CAUSE A RATE OF EVAPORATION OF 0.2 LB/SQ.FT./HR. OR MORE AS DEFINED BY FIGURE 2.1.5 OF ACI 305R–99.
13. CHAMFER ALL EXPOSED CORNERS OF CONCRETE SLABS, WALLS, BEAMS AND COLUMNS ¾”, UNLESS NOTED OTHERWISE ON DETAILS.

POST–INSTALLED ANCHORS AND REBAR:

1. POST–INSTALLED ANCHORS AND REBAR SHALL BE INSTALLED USING AN ADHESIVE UNLESS SPECIFICALLY NOTED OTHERWISE. ANCHORS SHALL CONSIST OF THE FOLLOWING ANCHOR TYPES, AS PROVIDED BY HILTI, INC.:
- a) ANCHORAGE TO CONCRETE

(1) HILTI HIT–HY 200 SAFE SET SYSTEM WITH HILTI HOLLOW DRILL BIT (TE–CD OR TE–YD)

(2) STEEL ANCHOR ELEMENT SHALL BE HILTI HAS–E THREADED ROD PER ICC ESR–3187.
- b) REBAR DOWELING INTO CONCRETE

(1) HILTI HIT–HY 200 SAFE SET SYSTEM WITH HILTI HOLLOW DRILL BIT (TE–CD OR TE–YD) AND CONTINUOUSLY DEFORMED REBAR PER ICC ESR–3187.
2. CONTACT HILTI AT (800) 879–8000 FOR PRODUCT RELATED QUESTIONS.
3. IF THE CONTRACTOR CHOOSES TO SUBMIT A SUBSTITUTION FOR APPROVAL, THEY MUST ATTACH CALCULATIONS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE JURISDICTION WHERE THE PROJECT IS LOCATED SHOWING THAT THE SUBSTITUTION IS "EQUAL". THE ICC–ES EVALUATION REPORT FOR THE "EQUAL" PRODUCT MUST ALSO BE SUBMITTED FOR REVIEW. THE CONTRACTOR SHALL NOTE THAT THE ICC–REPORT MAY INDICATE ADDITIONAL SPECIAL INSPECTION REQUIREMENTS. ANY ADDITIONAL SPECIAL INSPECTION REQUIREMENTS MUST BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER.
4. INSTALL ANCHORS PER THE MANUFACTURER INSTRUCTIONS, AS INCLUDED IN THE ANCHOR PACKAGING.
5. THE CONTRACTOR SHALL ARRANGE AN ANCHOR MANUFACTURER’S REPRESENTATIVE TO PROVIDE ONSITE INSTALLATION TRAINING FOR ALL OF THEIR ANCHORING PRODUCTS SPECIFIED. THE STRUCTURAL ENGINEER OF RECORD MUST RECEIVE DOCUMENTED CONFIRMATION THAT ALL OF THE CONTRACTOR’S PERSONNEL WHO INSTALL ANCHORS ARE TRAINED PRIOR TO THE COMMENCEMENT OF INSTALLING ANCHORS.
6. OVERHEAD ADHESIVE ANCHORS MUST BE INSTALLED USING THE HILTI PROFIL SYSTEM.
7. ANCHOR CAPACITY IS DEPENDANT UPON SPACING BETWEEN ADJACENT ANCHORS AND PROXIMITY OF ANCHORS TO EDGE OF CONCRETE. INSTALL ANCHORS IN ACCORDANCE WITH SPACING AND EDGE CLEARANCES INDICATED ON THE DRAWINGS.
8. EXISTING REINFORCING BARS IN THE CONCRETE STRUCTURE MAY CONFLICT WITH SPECIFIC ANCHOR LOCATIONS. UNLESS NOTED ON THE DRAWINGS THAT THE BARS CAN BE CUT, THE CONTRACTOR SHALL REVIEW THE EXISTING STRUCTURAL DRAWINGS AND SHALL UNDERTAKE MEASURES TO LOCATE THE POSITION OF THE EXISTING REINFORCING BARS AT THE LOCATIONS OF THE CONCRETE ANCHORS, BY HILTI FERROSCAN, GPR, X–RAY, OR OTHER MEANS.

Drawings conform to construction records and post construction information.

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DATE: 4/15/19
DESIGN BY: CEL
DRAWN BY: DRV
PROJECT NO.: 12720
SHEET NO. TOTAL SHEETS

20

43

Record Drawings

Bradley D. Burton
Professional Engineer
License No. 25862

Storm Sewer Improvements and Mass Grading
Paragon Star Development
Lee’s Summit, Missouri

NO.	DATE	REVISIONS	BY	APPROVED
	5/15/18	Revised Field Elevations		
	8/7/18	City Comments		
	8/28/18	City Comments		
	9/14/18	City Comments		
	10/10/18	Removed Floodway Grading		
	11/29/18			
△	4/11/19	Temporary River Crossing Repair		
△	4/15/19	Temporary River Crossing Repair		
△	3/10/20	City Comments		
	12/1/20	North slope grading revisions		
	2/4/21	Retaining Wall Station & Offsets		
	3/11/21	Line 300 Wingwall Revision		
	3/24/21	Headwall Detail		

C:\12720\Civil_3D\Production Drawings\Mass Grading\Lee's Summit\12720_S112.dwg, Layout: 22 RCB Details --- Thursday, March 16, 2023, 10:59am --- Copyright 2023, George Buller Associates, Inc. Architect 00212, Professional Engineer 000133, Professional Land Surveyor 000059

Drawings conform to
construction records
and post construction
information.

Record Drawings

Bradley D. Burton
Professional Engineer
License No. 25862

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DATE: 4/15/19

DESIGN BY: CEL

DRAWN BY: DRV

PROJECT NO.: 12720

SHEET
NO.

TOTAL
SHEETS

22

43

Storm Sewer Improvements and Mass Grading

Paragon Star Development

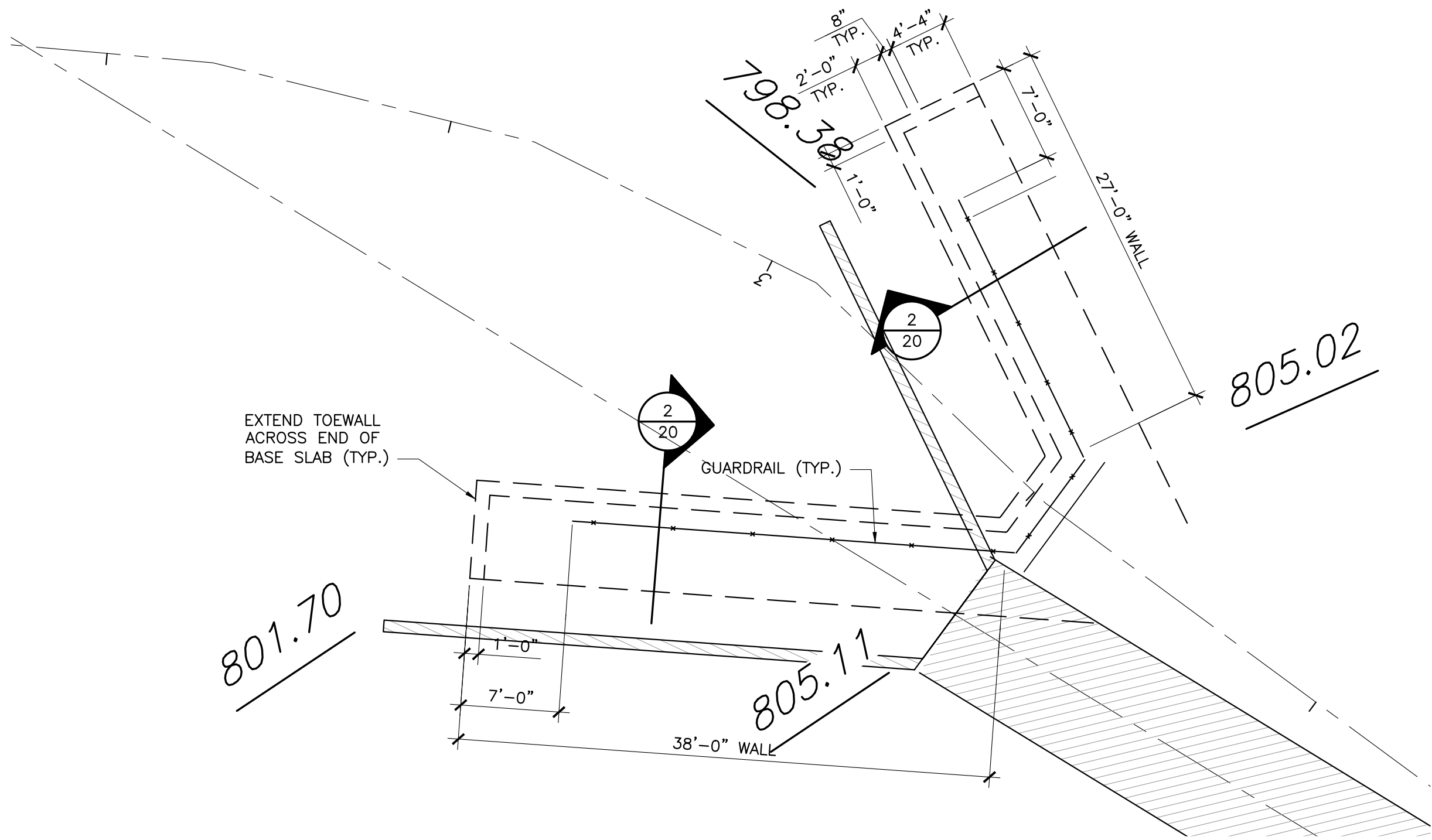
Lee's Summit, Missouri

NO.	DATE	REVISIONS	BY	APPROVED
	5/15/18	Revised Field Elevations		
	8/7/18	City Comments		

8/28/18	City Comments
9/14/18	City Comments
10/10/18	Removed Floodway Grading
11/29/18	
4/11/19	Temporary River Crossing Repair
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3/11/21	Line 300 Wingwall Revision
3/24/21	Headwall Detail

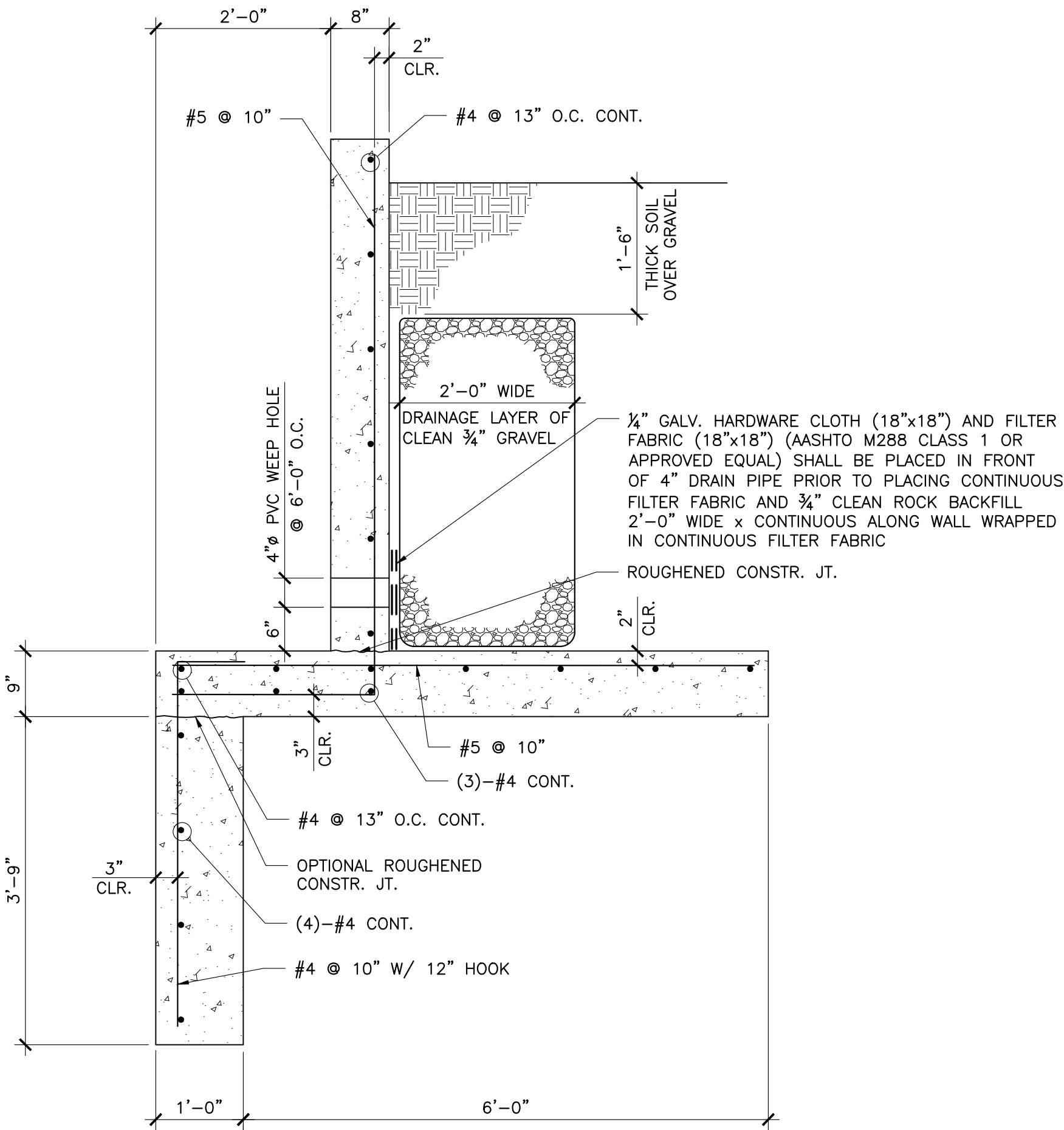
LAP LENGTH TABLE

Bar Size	Length
HORIZ. #4	24"
VERT. #4	17"



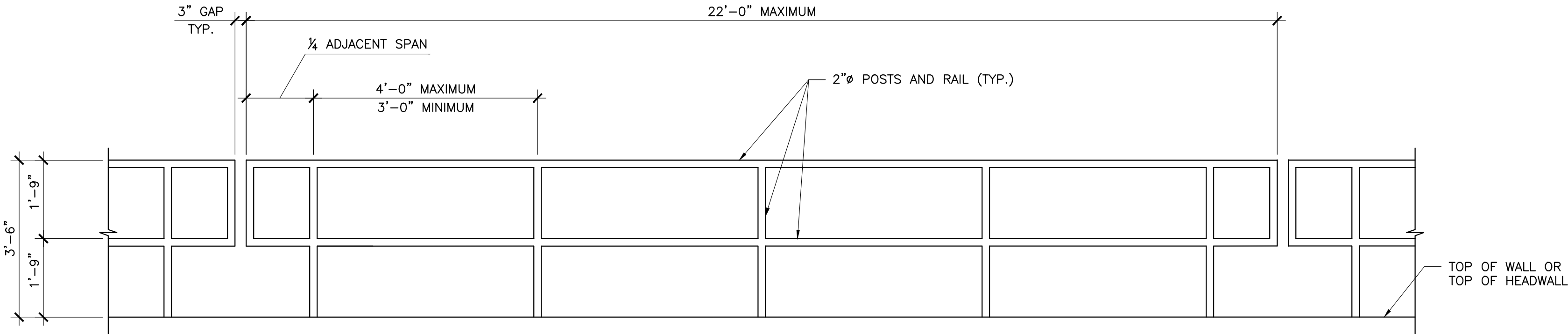
PLAN OF UPSTREAM WINGWALLS

SCALE : 1/8" = 1'-0"



SECTION

SCALE : 3/4" = 1'-0"

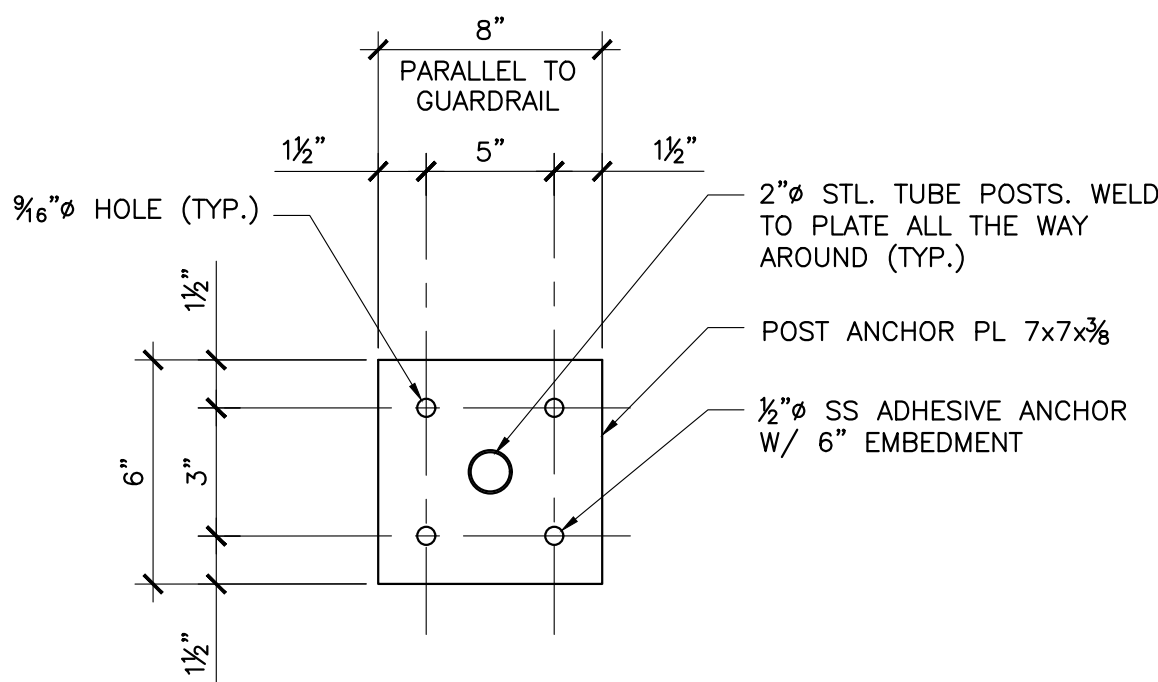


GUARDRAIL DETAIL

SCALE: N.T.S.

NOTES:

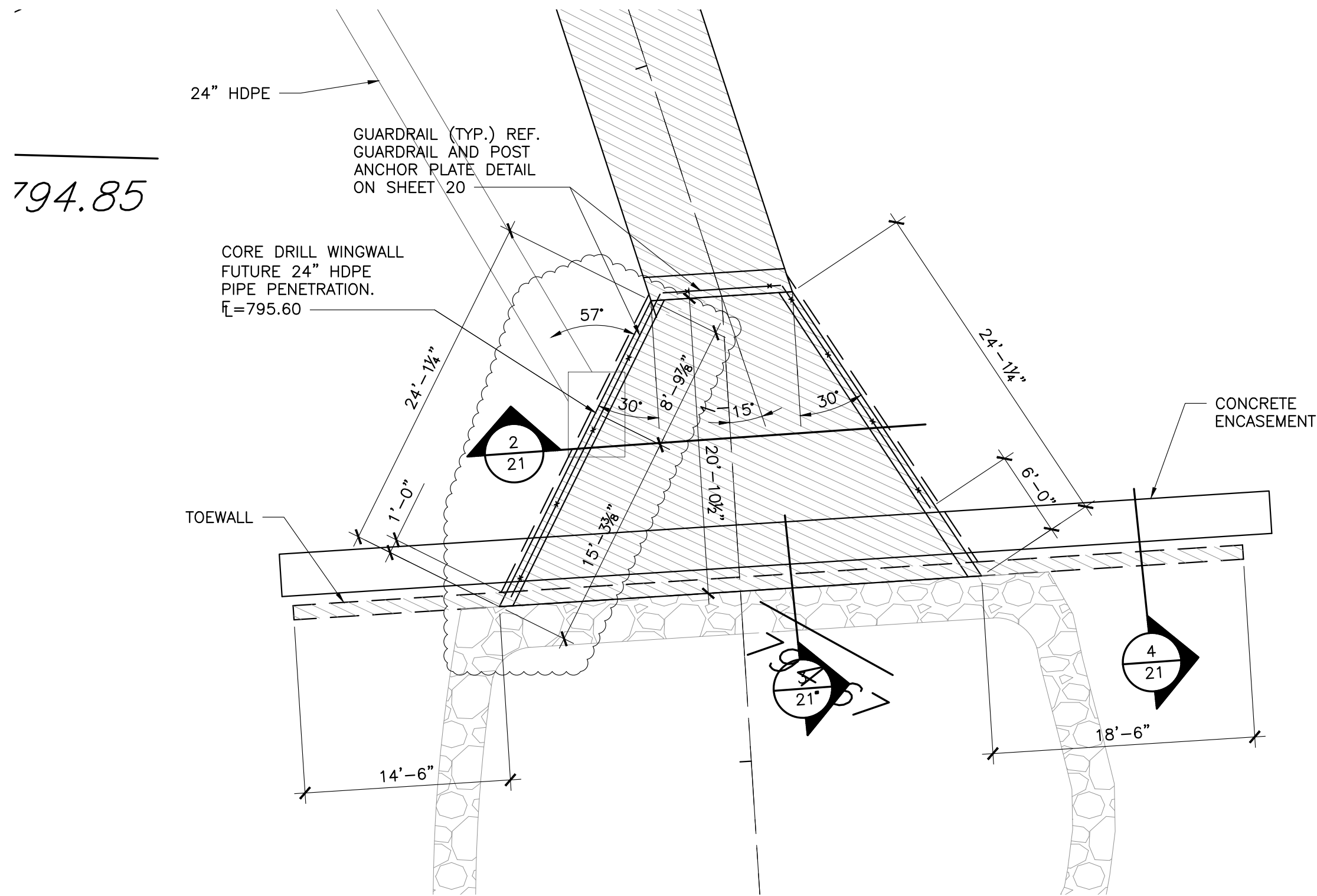
1. WINGWALLS AND HEADWALL TO BE COMPLETED BEFORE FABRICATION OF GUARDRAIL. GUARDRAIL IS TO BE INSTALLED WITH MEMBERS VERTICAL. HANDRAIL SHALL BE CONSTRUCTED IN PANELS THAT HAVE MAX. LENGTH OF 22'-0".
2. GUARDRAIL AND ANCHOR PLATES TO BE POWDER COATED BLACK.
3. ALL PIPES SHALL BE A53 GRADE B (EXTRA STRONG) AND PLATES SHALL BE A36.



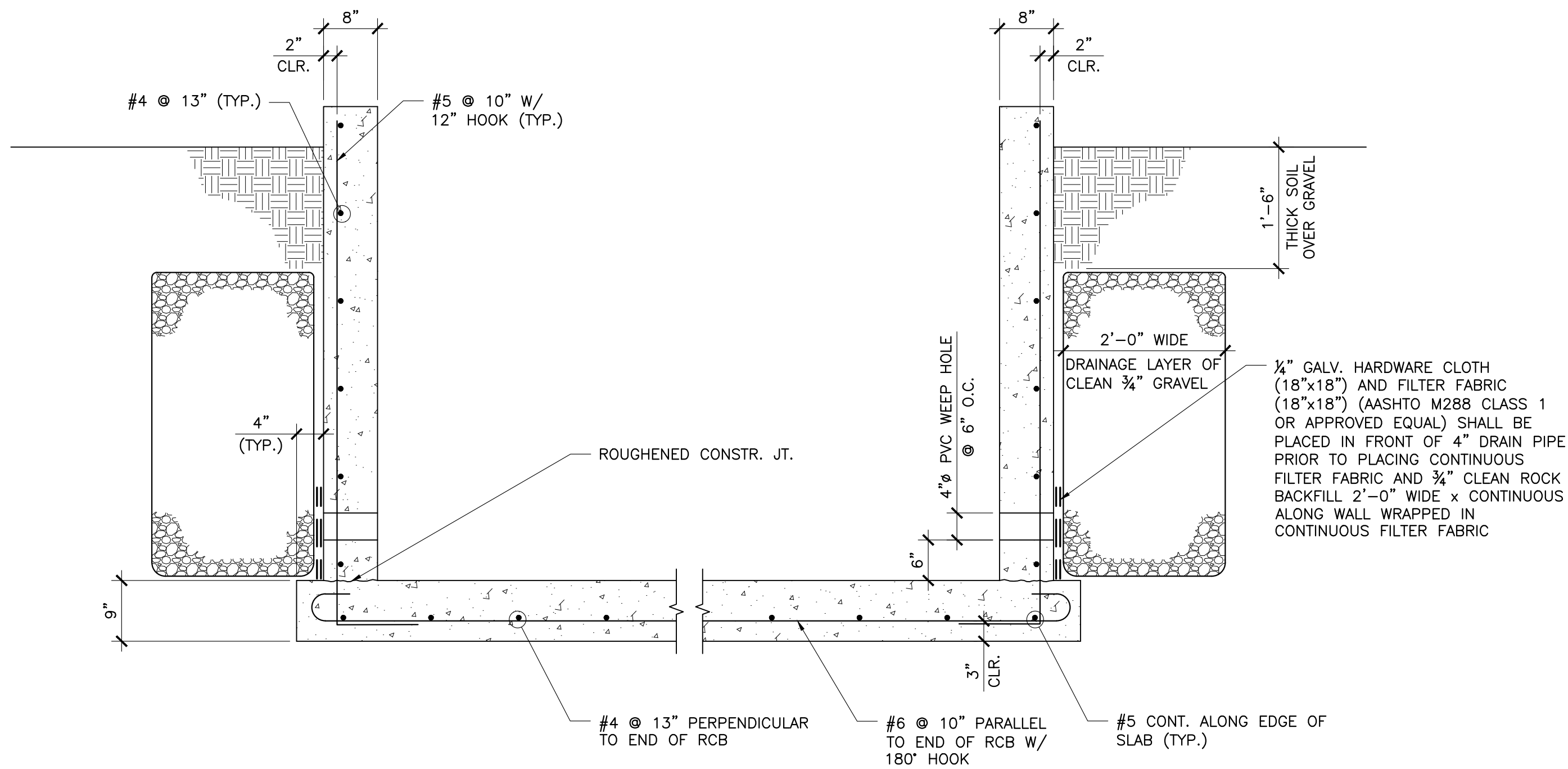
POST ANCHOR PLATE

SCALE: N.T.S.

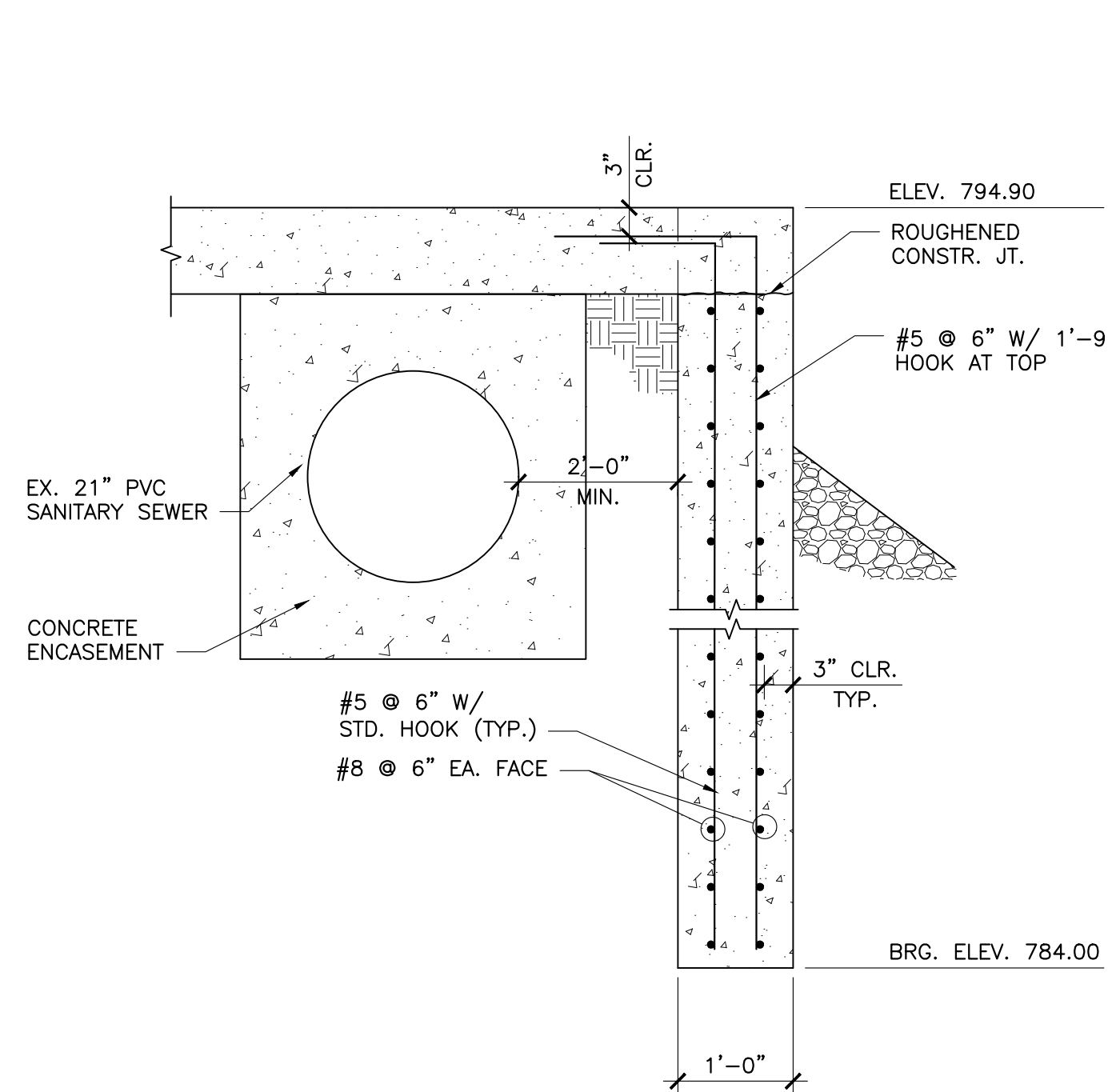
Architect 00212, Professional Engineer 000133, Professional Land Surveyor 000059
C:\12720\Civil 3D\Production Drawings\Mass Grading\Lee's Summit\12720_S113.dwg, Layout: 23 RCB Details --- Thursday, March 16, 2023, 10:59am --- Copyright 2023, George Buller Associates, Inc.



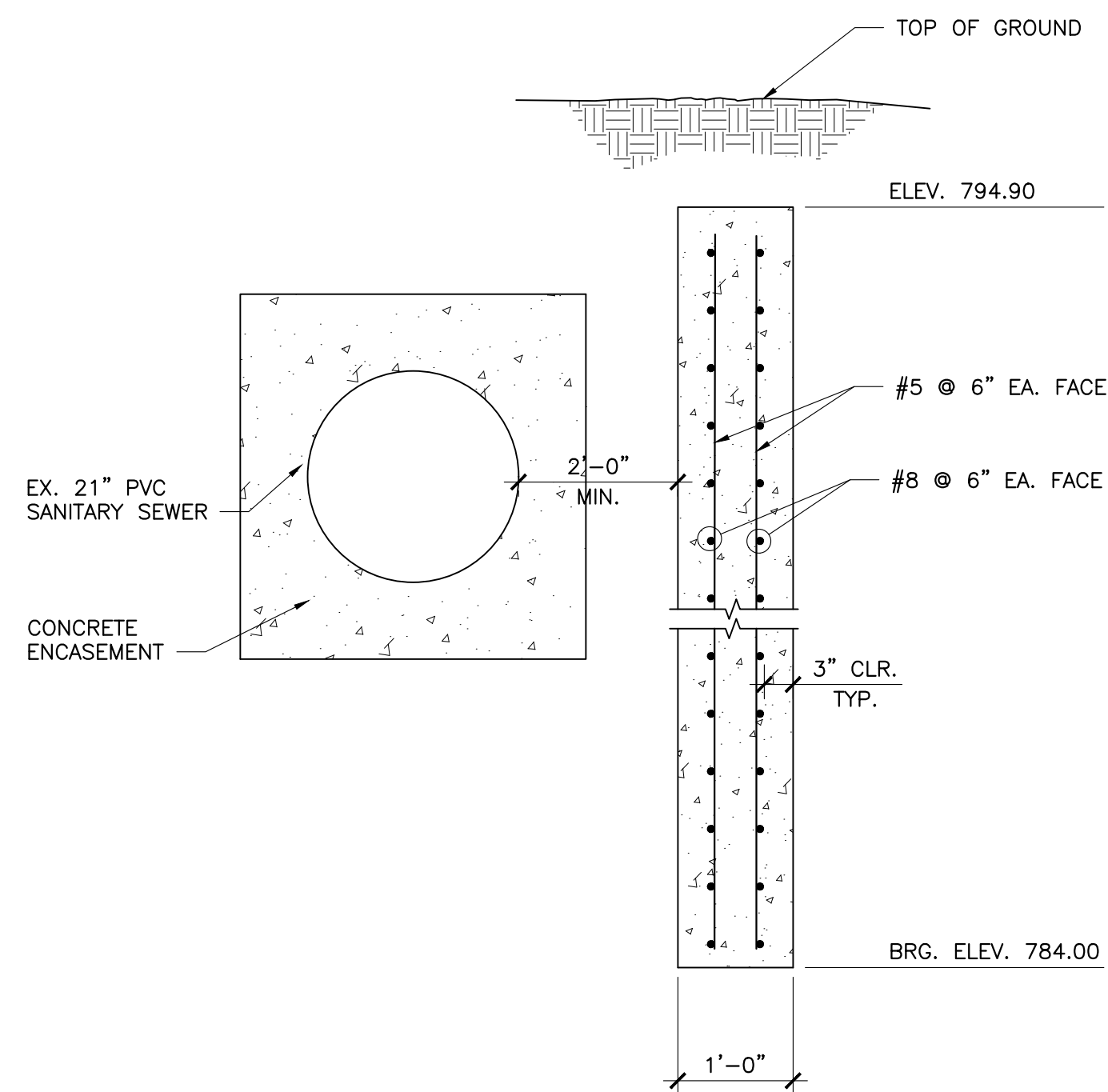
PLAN OF DOWNSTREAM WINGWALLS
SCALE : 1/8" = 1'-0"



SECTION
SCALE : 3/4" = 1'-0"



SECTION
SCALE : 3/4" = 1'-0"



SECTION
SCALE : 3/4" = 1'-0"

RCB Details

Drawings conform to construction records and post construction information.

Record Drawings

Bradley D. Burton
Professional Engineer
License No. 25862

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DATE:	4/15/19
DESIGN BY:	CEL
DRAWN BY:	DRV
PROJECT NO.:	12720
SHEET NO.	TOTAL SHEETS
23	43

Storm Sewer Improvements and Mass Grading
Paragon Star Development
Lee's Summit, Missouri

NO.	DATE	REVISIONS	BY	APPROVED
	5/15/18	Revised Field Elevations		
	8/7/18	City Comments		
	8/28/18	City Comments		
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	3/11/21	Line 300 Wingwall Revision		
	3/24/21	Headwall Detail		

Architect: 00212, Professional Engineer: 000133, Professional Land Surveyor: 000059
G:\12720\Civil 3D\Production Drawings\Mass Grading\Lee's Summit\12720C4050.dwg Thursday March 16, 2023, 11:01am -- Copyright 2023, George Butler Associates, Inc. Layout: 25 Pre-Construction

PROJECT BENCHMARK:

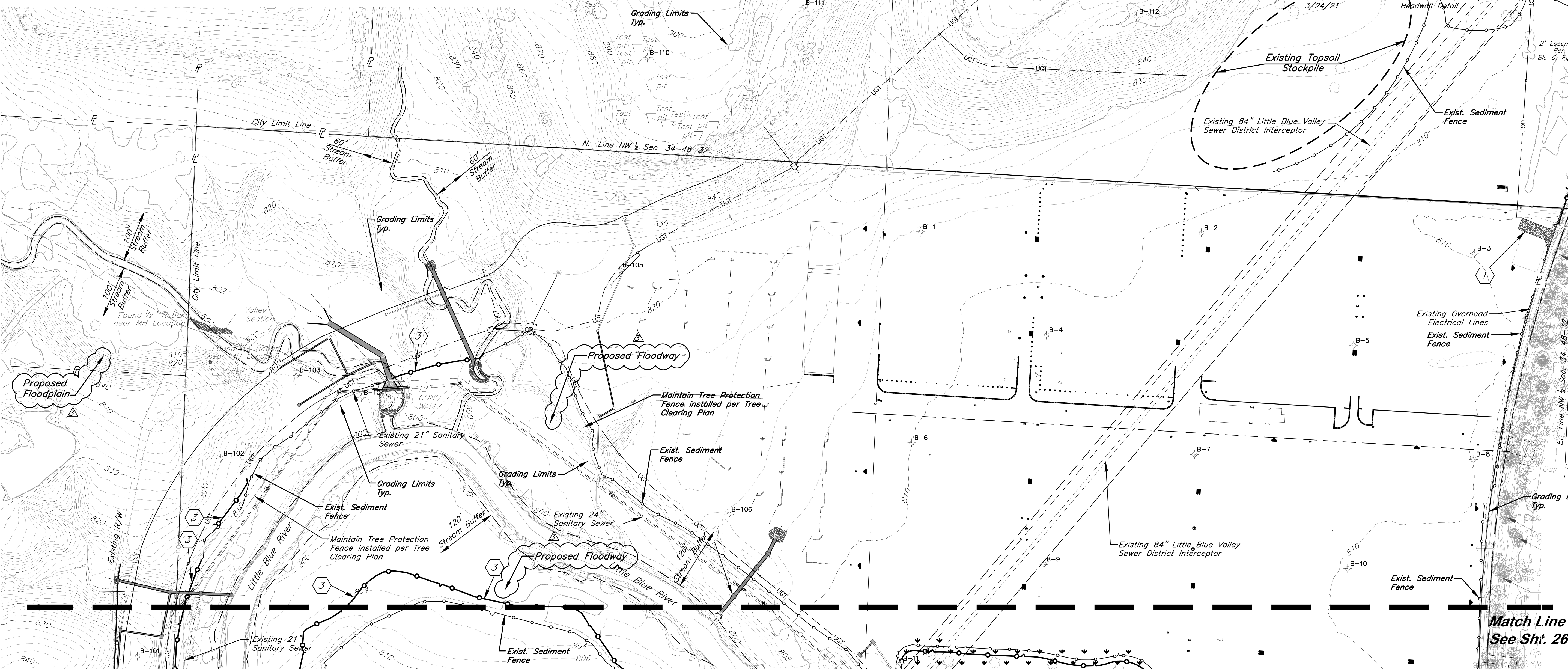
BM #11 - Chiseled "L" on top Northeast corner of concrete guardrail at the Northeast corner of I470 bridge spanning View High Drive. EL=833.80

CAUTION!

Numerous Utilities on Site. Contractor to verify location and elevation of all utilities prior to commencing construction.

Legend

- Proposed Contour
- Existing Contour
- Drainage Swale
- Geotechnical Boring Location
- Erosion Control Blanket
- BMP Plan Reference Number
- Straw Wattles
- Grading Limits
- Exist. Construction Fence for Tree Protection (to be maintained)
- Tree to be saved
- Sediment Fence
- Exist. Sediment Fence (to be maintained)
- Temporary Construction Entrance
- Rock Check Dam



EROSION & SEDIMENT CONTROL STAGING CHART (See Sheets 25 thru 30)

Project Stage	BMP Plan Ref. No.	BMP Description	May Remove after Stage	Notes
A. Prior to Mass Grading	1	Const. Entrance & Staging Area	C	
	2	Install Orange Construction Fence	C	
	3	Perimeter Silt Fence	C	
B. Mass Grading	4	Silt Fence	C	
	5	Ditch Check	C	
	6	Straw Wattles	C	Wattles to be kept on hand for perimeter control where needed.
C. Permanent Stabilization*	7	Seed & Mulch or Blanket or Sod		Erosion control blanket to be installed w/ seed. Check approved seeding dates and install temporary stabilization if out of seeding season. Install blanket according to manufacturer's instructions and stapling pattern.

* Permanent Stabilization will be considered stabilized when 100% of disturbed area is established with perennial vegetation with a density of 70%.

Drawings conform to construction records and post construction information.

Record Drawings

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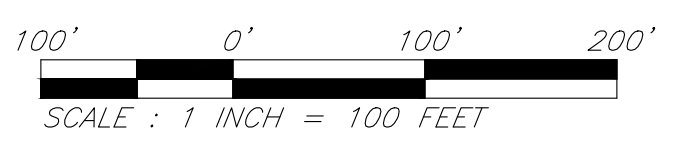
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DATE:	4/15/19
DESIGN BY:	CEL
DRAWN BY:	DRV
PROJECT NO.:	12720
SHEET NO.	TOTAL SHEETS
25	43

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Professional Engineer
License No. 25862

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Paragon Star Development
Lee's Summit, Missouri

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	3/24/21	Headwall Detail		



Pre-Construction Erosion Control-Phase 1

PROJECT BENCHMARK:

BM #11 - Chiseled "L" on top
Northeast corner of concrete guardrail
at the Northeast corner of 1470 bridge
spanning View High Drive.
EL=833.80

CAUTION!

Numerous Utilities on Site.
Contractor to verify location
and elevation of all utilities
prior to commencing
construction.

Legend

- Proposed Contour
Existing Contour
Drainage Swale
Geotechnical Boring Location
Erosion Control Blanket
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Exist. Construction Fence for Tree Protection (to be maintained)
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Rock Check Dam

Drawings conform to
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DATE: 4/15/19

DESIGN BY: CEL

DRAWN BY: DRV

PROJECT NO.: 12720

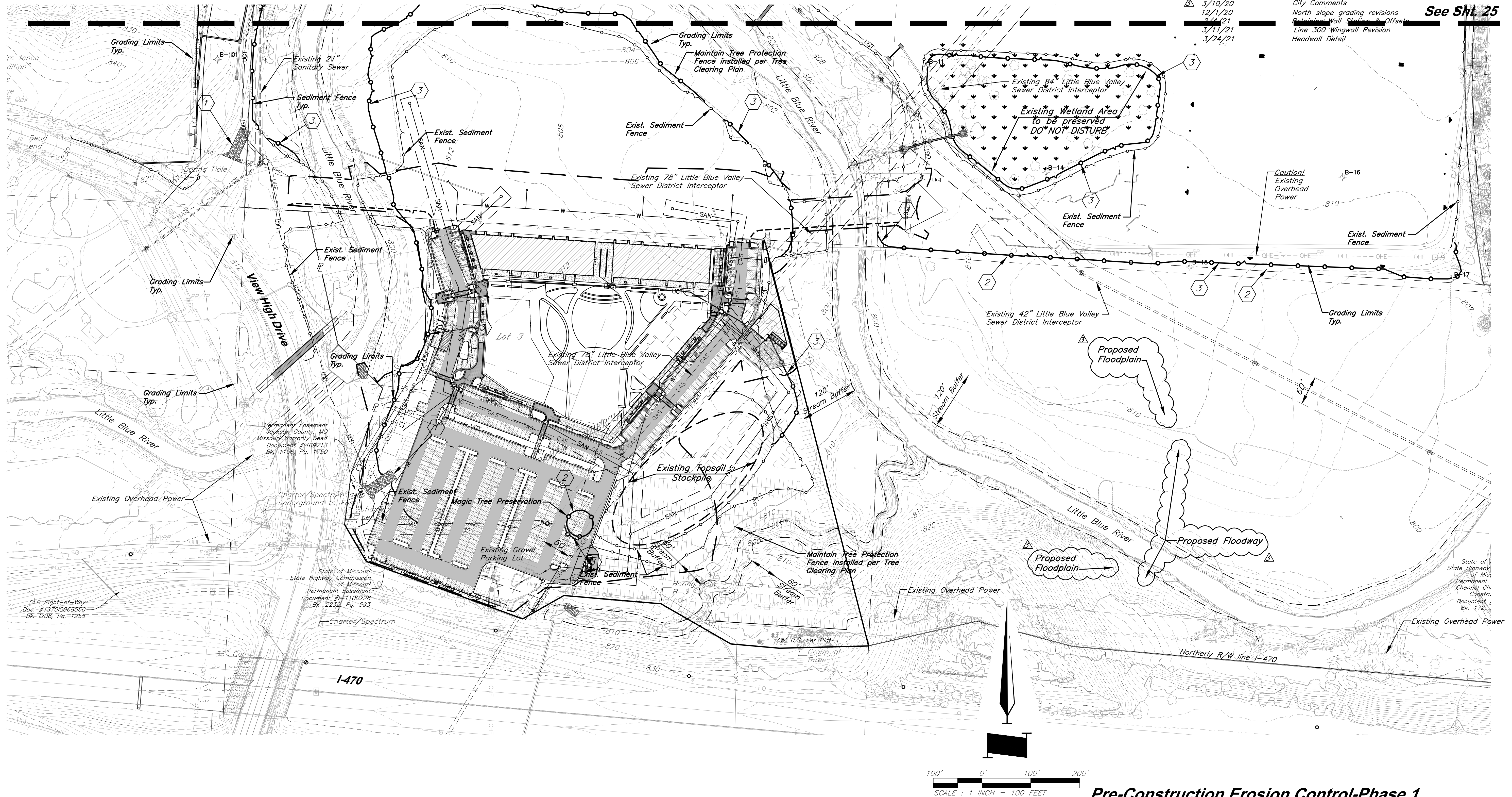
SHEET NO. TOTAL SHEETS

26 43

Storm Sewer Improvements and Mass Grading
Paragon Star Development
Lee's Summit, Missouri

NO.	DATE	REVISIONS	BY	APPROVED
5/15/18		Revised Field Elevations		
8/7/18		City Comments		
8/28/18		City Comments		
9/14/18		City Comments		
10/10/18		Removed Floodway Grading		
11/29/18		Temporary River Crossing Repair		
4/11/19		Temporary River Crossing Repair		
4/15/19		City Comments		
3/10/20		City Comments		
12/1/20		North slope grading revisions		
2/1/21		Retaining Wall Station & Offsets		
3/11/21		Line 300 Wingwall Revision		
3/24/21		Headwall Detail		

Match Line
See Sht. 25



Pre-Construction Erosion Control-Phase 1

PROJECT BENCHMARK:

BM #11 - Chiseled "L" on top
Northeast corner of concrete guardrail
at the Northeast corner of 1470 bridge
spanning View High Drive.
EL=833.80

Legend

- | | | | |
|--|------------------------------|--|---|
| | Proposed Contour | | Grading Limits |
| | Existing Contour | | Exist. Construction Fence for Tree Protection
(to be maintained) |
| | Drainage Swale | | Tree to be saved |
| | Geotechnical Boring Location | | Sediment Fence |
| | Erosion Control Blanket | | Exist. Sediment Fence
(to be maintained) |
| | BMP Plan Reference Number | | Temporary Construction Entrance |
| | Straw Wattles | | Rock Check Dam |

CAUTION!

Numerous Utilities on Site.
Contractor to verify location
and elevation of all utilities
prior to commencing
construction.

Drawings conform to
construction records
and post construction
information.

GBA
architects
engineers

9801 Renner Boulevard
Lenexa, Kansas 66219
913.492.0400
www.gbateam.com

DATE: 4/15/19

DESIGN BY: CEL

DRAWN BY: DRV

PROJECT NO.: 12720

SHEET NO. TOTAL SHEETS

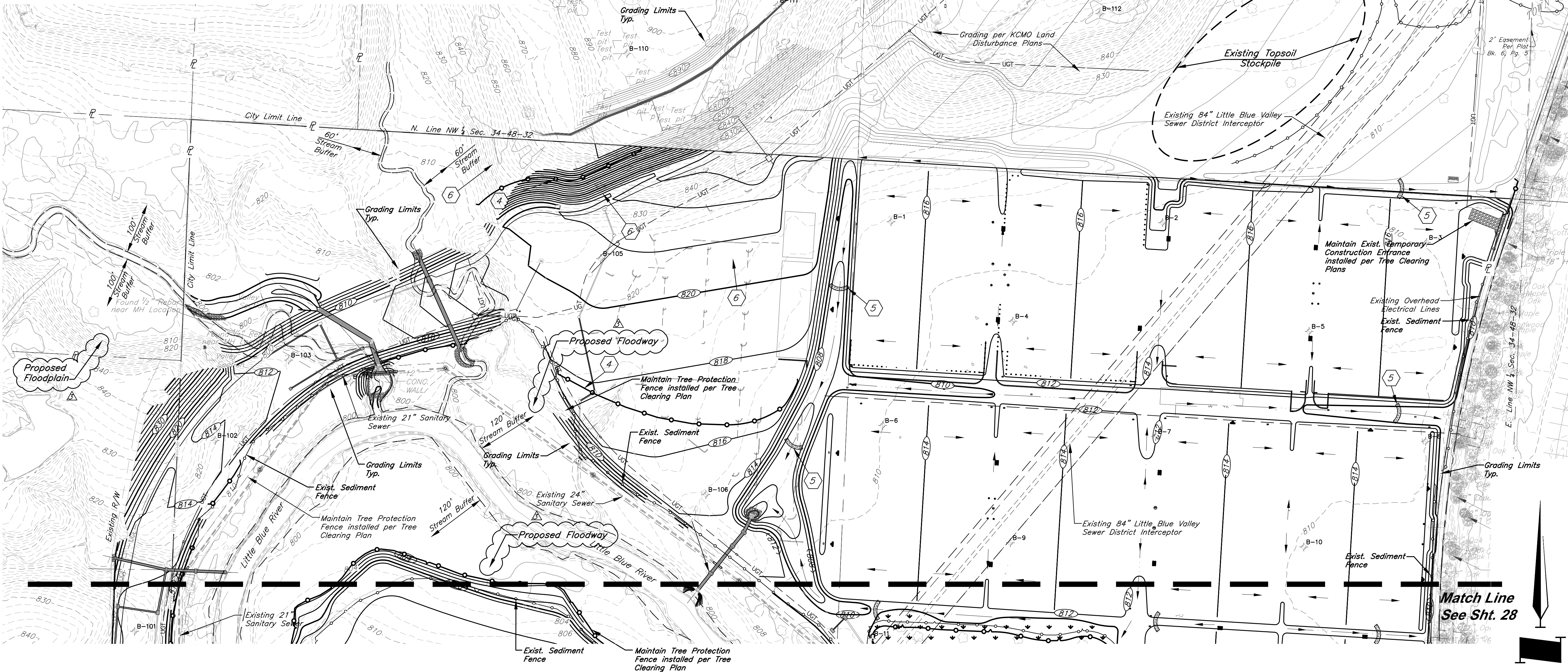
27 43

Record Drawings

Bradley D. Burton
Professional Engineer
License No. 25862

Storm Sewer Improvements and Mass Grading
Paragon Star Development
Lee's Summit, Missouri

NO.	DATE	REVISIONS	BY	APPROVED
1	5/15/18	Revised Field Elevations		
2	8/7/18	City Comments		
3	8/28/18	City Comments		
4	9/14/18	City Comments		
5	10/10/18	Removed Floodway Grading		
6	11/29/18	Temporary River Crossing Repair		
7	4/11/19	Temporary River Crossing Repair		
8	4/15/19	City Comments		
9	3/10/20	North slope grading revisions		
10	12/1/20	Retaining Wall/Station & Offsets		
11	2/4/21	Line 300 Wingwall Revision		
12	3/11/21	Headwall Detail		
13	3/24/21			



100' 0' 100' 200'
SCALE : 1" = 100 FEET

Erosion Control-Phase 2

PROJECT BENCHMARK:

BM #11 - Chiseled "L" on top
Northeast corner of concrete guardrail
at the Northeast corner of I470 bridge
spanning View High Drive.
EL=833.80

Legend

- Proposed Contour
Existing Contour
Drainage Swale
Geotechnical Boring Location
Erosion Control Blanket
BMP Plan Reference Number
Straw Wattles
Grading Limits
Exist. Construction Fence for Tree Protection (to be maintained)
Tree to be saved
Sediment Fence
Exist. Sediment Fence (to be maintained)
Temporary Construction Entrance
Rock Check Dam

CAUTION!

Numerous Utilities on Site.
Contractor to verify location
and elevation of all utilities
prior to commencing
construction.

NOTE:
No fill may be placed within the
existing floodway until storm line
4100 is complete.

Drawings conform to
construction records
and post construction
information.

Record Drawings

Bradley D. Burton
Professional Engineer
License No. 25862

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Lenexa, Kansas 66219
913.492.0400
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DATE: 4/15/19

DESIGN BY: CEL

DRAWN BY: DRV

PROJECT NO.: 12720

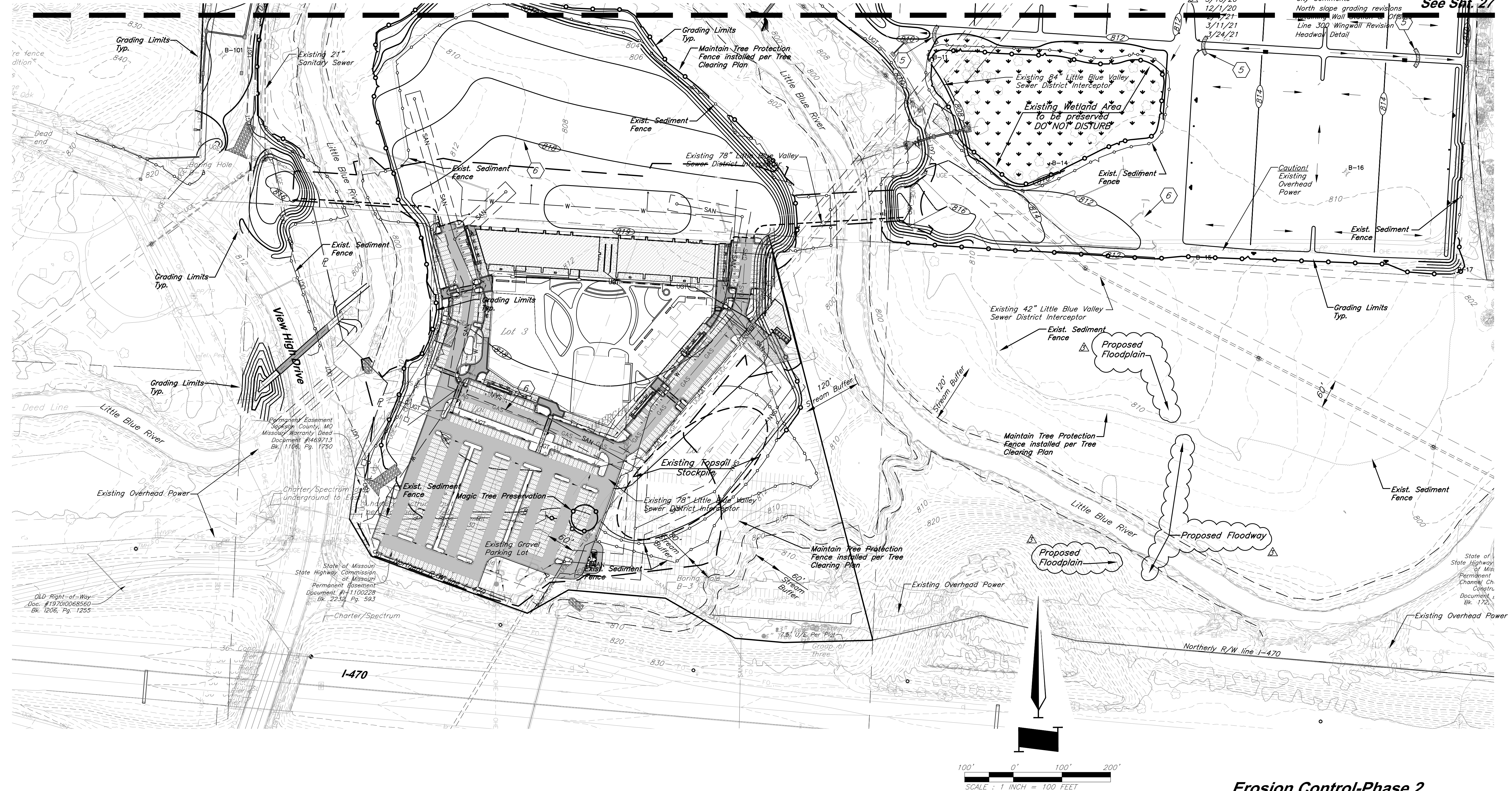
SHEET NO. TOTAL SHEETS

28 43

Storm Sewer Improvements and Mass Grading
Paragon Star Development
Lee's Summit, Missouri

NO.	DATE	REVISIONS	BY	APPROVED
5/15/18		Revised Field Elevations		
8/7/18		City Comments		
8/28/18		City Comments		
9/14/18		City Comments		
10/10/18		Removed Floodway Grading		
11/29/18		Temporary River Crossing Repair		
4/11/19		Temporary River Crossing Repair		
4/15/19		City Comments		
3/10/20		North slope grading revisions		
12/1/20		Existing Wall Section on Offset		
2/7/21		Line 300 Wingwall Revision		
3/11/21		Headwall Detail		
3/24/21				

Match Line
See Sht. 27




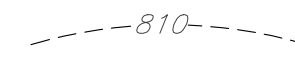
Erosion Control-Phase 2

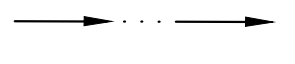
PROJECT BENCHMARK:


BM #11 - Chiseled "L" on top
Northeast corner of concrete guardrail
at the Northeast corner of I470 bridge
spanning View High Drive.
EL=833.80

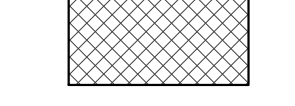
Legend

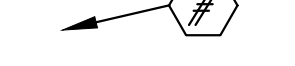
- 


Proposed Contour
- 


Existing Contour
- 

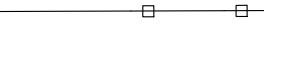
Drainage Swale
- 


Geotechnical Boring Location
- 


Erosion Control Blanket
- 


BMP Plan Reference Number
- 


Straw Wattles
- 


Grading Limits
- 

Exist. Construction Fence for Tree Protection
(to be maintained)
- 

Tree to be saved
- 

Sediment Fence
- 

Exist. Sediment Fence
(to be maintained)
- 

Temporary Construction Entrance
- 

Rock Check Dam

CAUTION!

Numerous Utilities on Site.
Contractor to verify location
and elevation of all utilities
prior to commencing
construction.

Drawings conform to
construction records
and post construction
information.

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DESIGN BY: CEL

DRAWN BY: DRV

PROJECT NO.: 12720

SHEET NO. TOTAL SHEETS

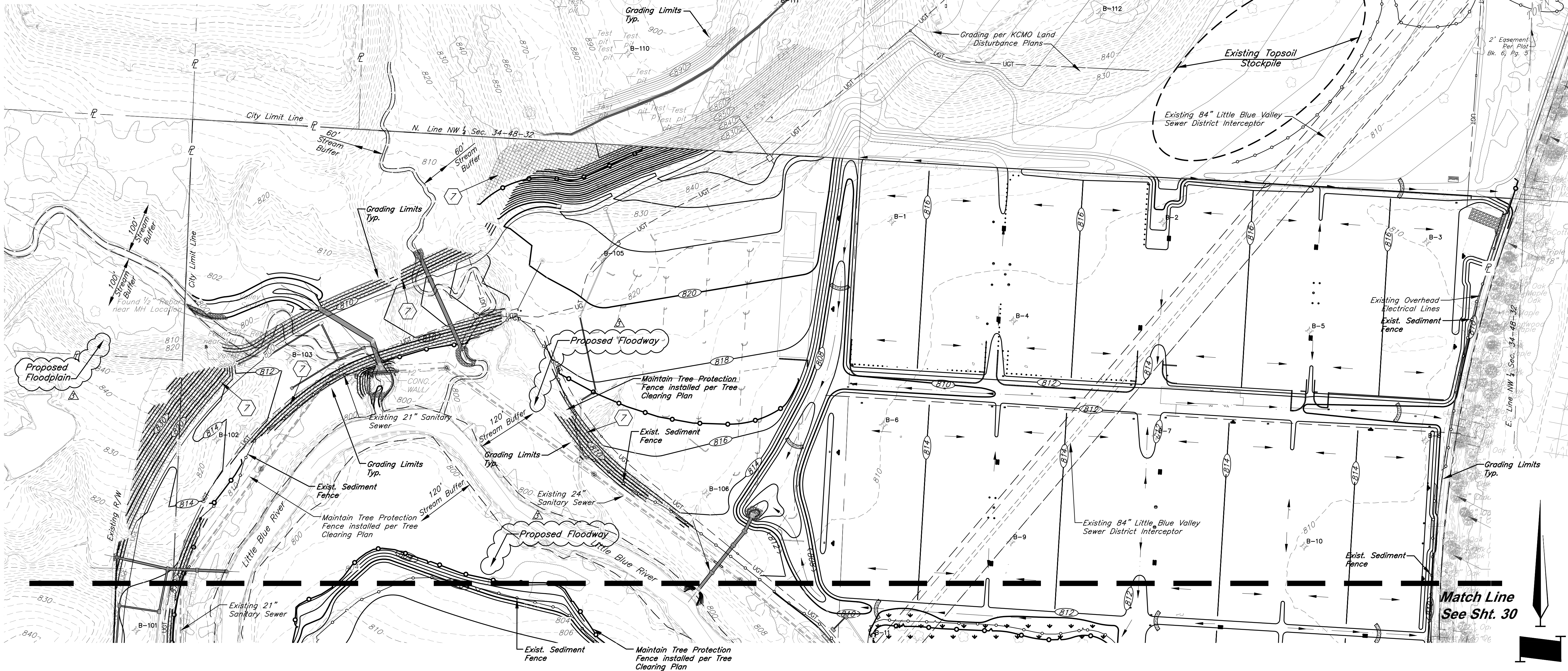
29 43

Record Drawings

Bradley D. Burton
Professional Engineer
License No. 25862

Storm Sewer Improvements and Mass Grading
Paragon Star Development
Lee's Summit, Missouri

NO.	DATE	REVISIONS	BY	APPROVED
5/15/18		Revised Field Elevations		
8/7/18		City Comments		
8/28/18		City Comments		
9/14/18		City Comments		
10/10/18		Removed Floodway Grading		
11/29/18		Temporary River Crossing Repair		
4/11/19		Temporary River Crossing Repair		
4/15/19		City Comments		
3/10/20		North slope grading revisions		
12/1/20		Retaining Wall/Station & Offsets		
2/4/21		Line 300 Wingwall Revision		
3/11/21		Headwall Detail		
3/24/21				



100' 0' 100' 200'
SCALE : 1 INCH = 100 FEET

Erosion Control-Phase 3

PROJECT BENCHMARK:

BM #11 - Chiseled "L" on top
Northeast corner of concrete guardrail
at the Northeast corner of I470 bridge
spanning View High Drive.
EL=833.80

CAUTION!

Numerous Utilities on Site.
Contractor to verify location
and elevation of all utilities
prior to commencing
construction.

Legend

- | | | | |
|--|---------------------------------|--|---|
| | Proposed Contour | | Grading Limits |
| | Existing Contour | | Exist. Construction Fence for Tree Protection
(to be maintained) |
| | Drainage Swale | | Tree to be saved |
| | Geotechnical
Boring Location | | Sediment Fence |
| | Erosion Control Blanket | | Exist. Sediment Fence
(to be maintained) |
| | BMP Plan Reference Number | | Temporary Construction Entrance |
| | Straw Wattles | | Rock Check Dam |

Drawings conform to
construction records
and post construction
information.

Record Drawings

Bradley D. Burton
Professional Engineer
License No. 25862

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Lenexa, Kansas 66219
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DATE: 4/15/19

DESIGN BY: CEL

DRAWN BY: DRV

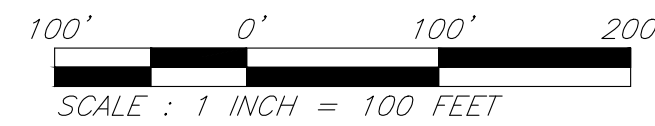
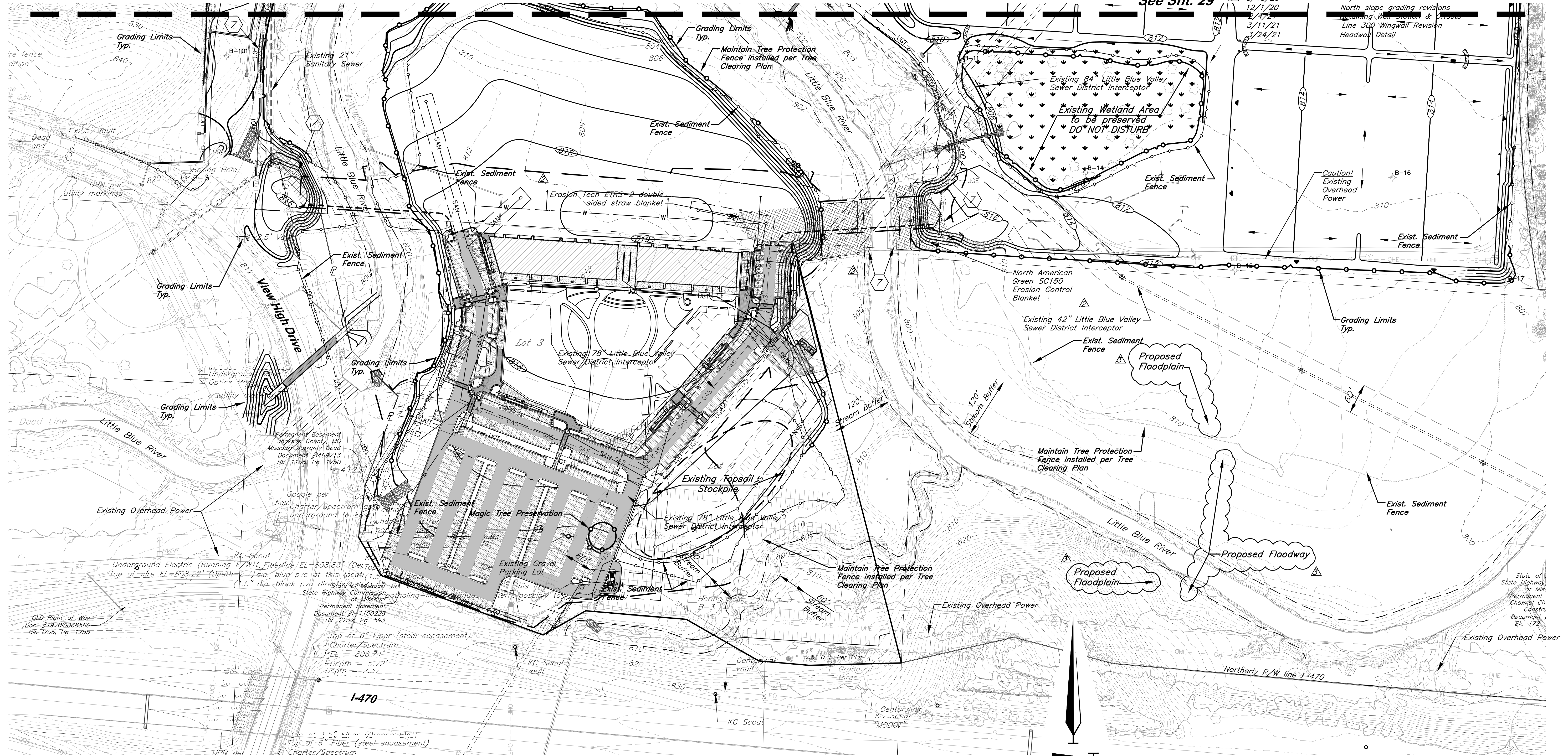
PROJECT NO.: 12720

SHEET NO. TOTAL SHEETS

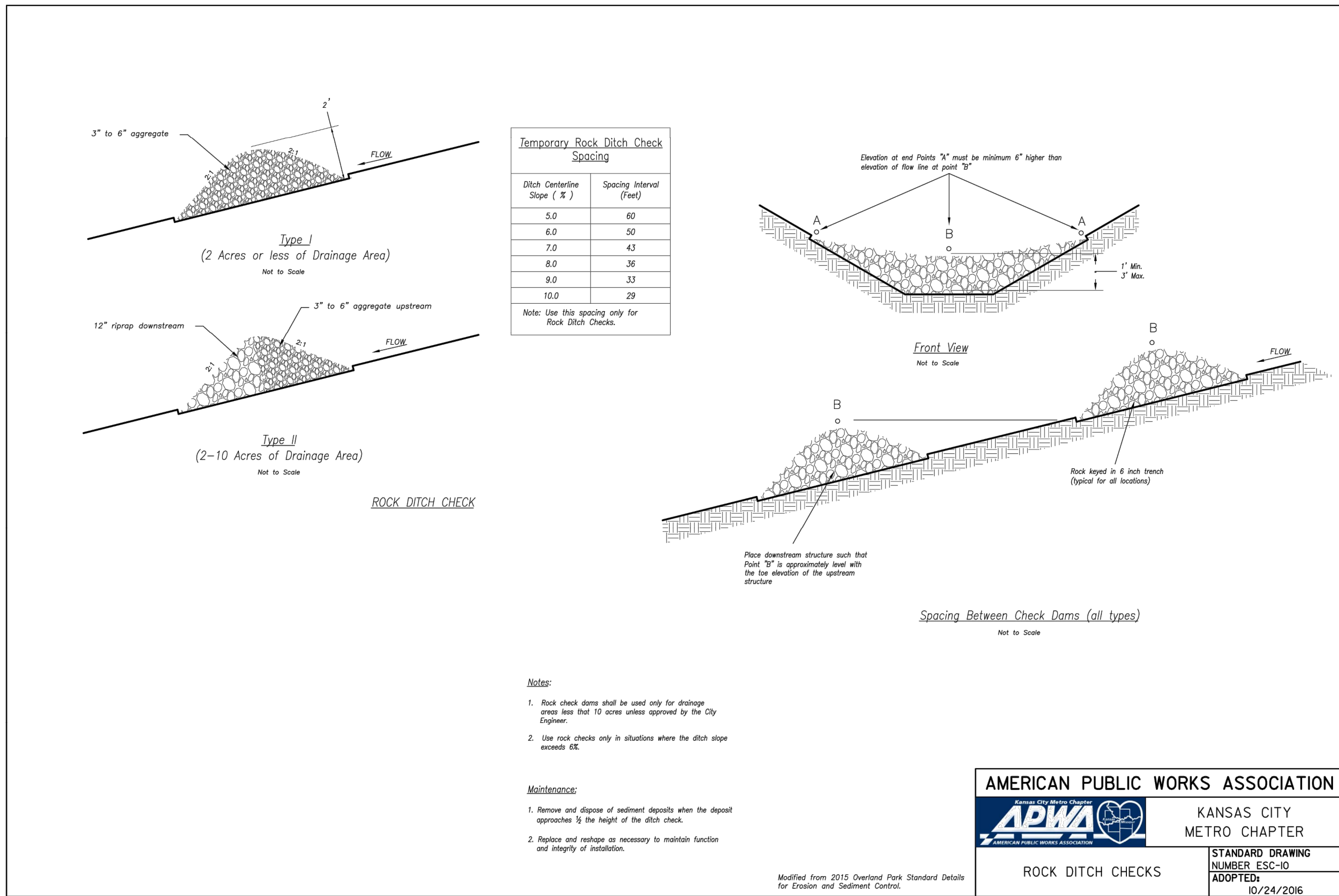
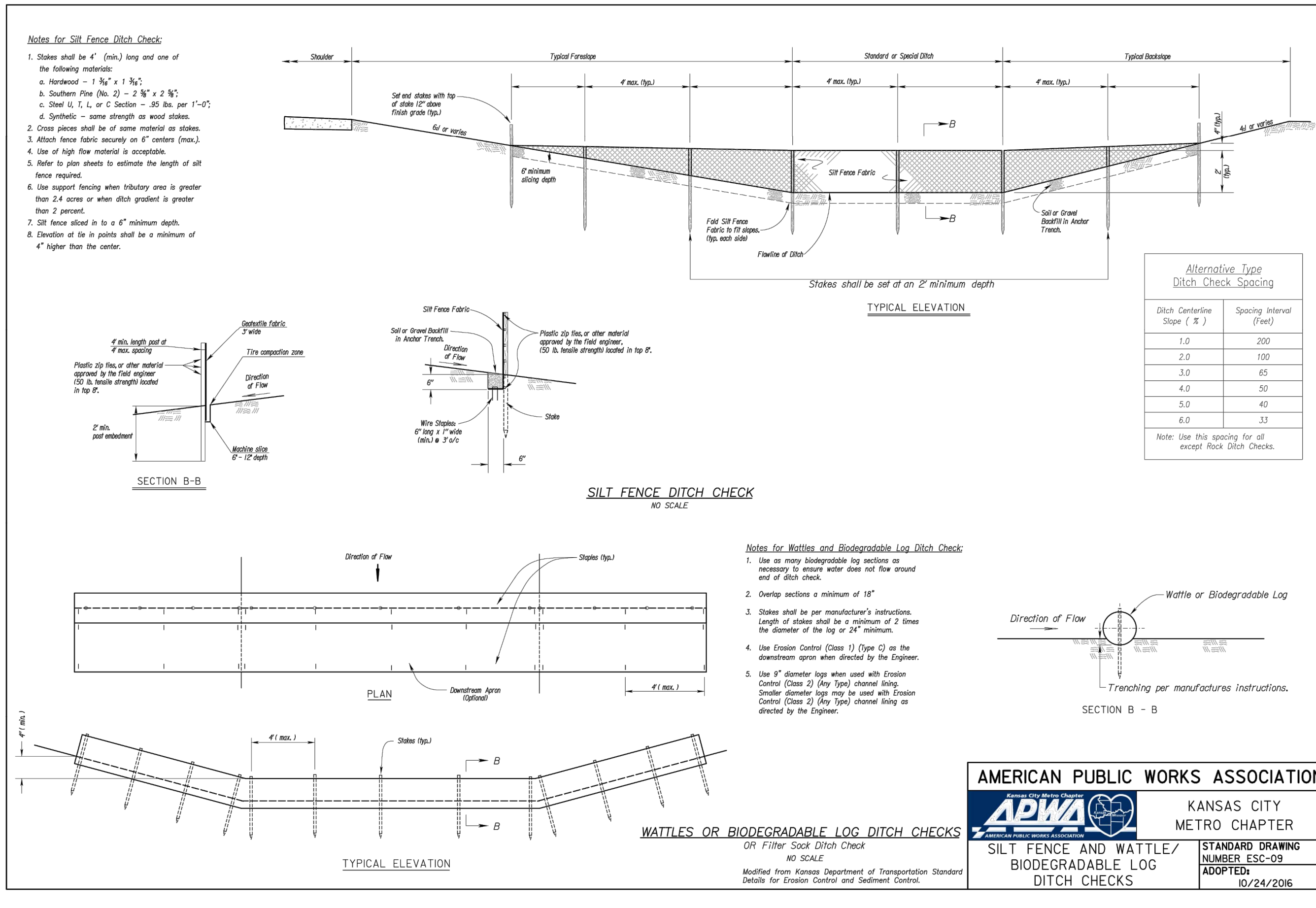
30 43

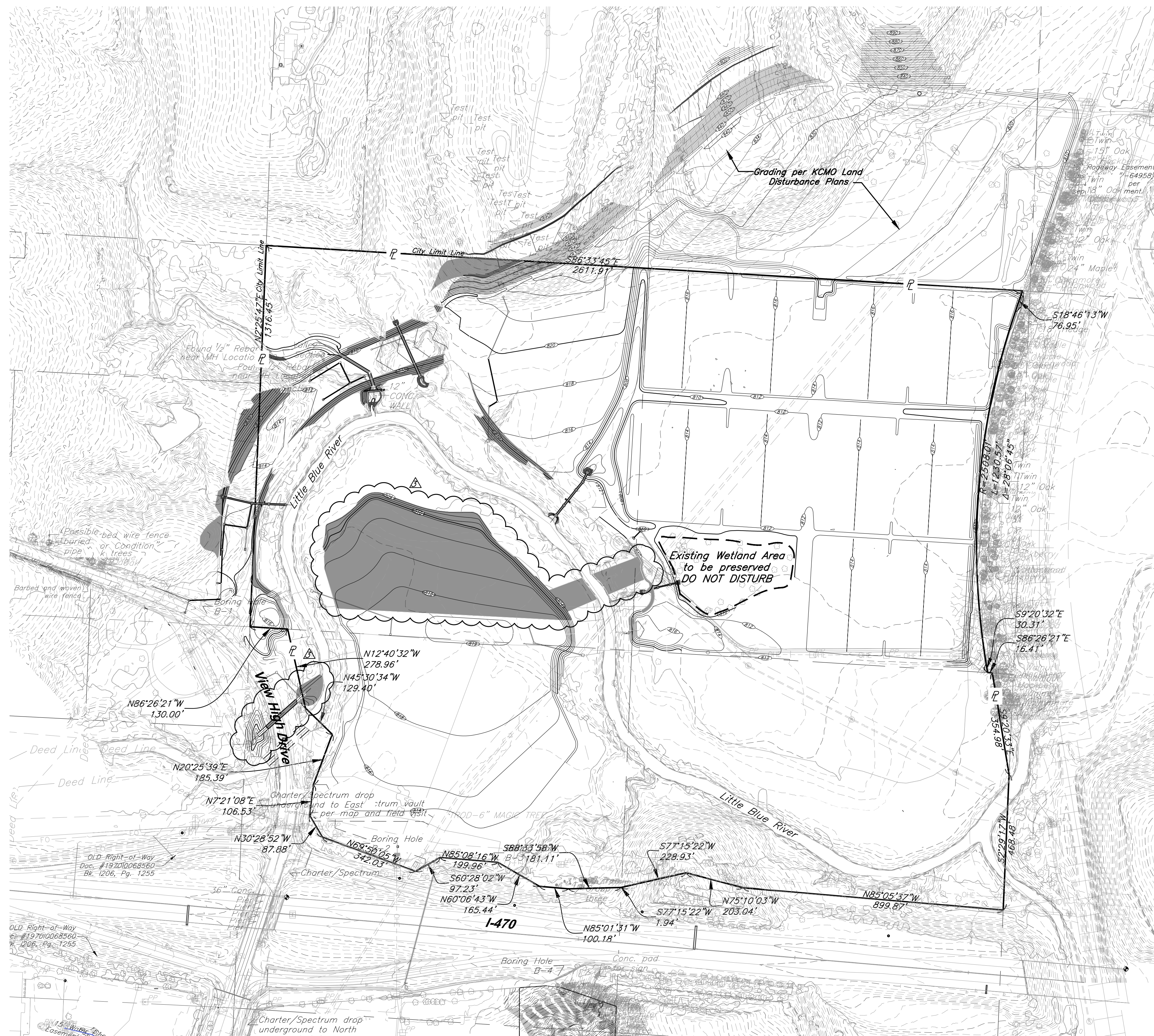
Storm Sewer Improvements and Mass Grading
Paragon Star Development
Lee's Summit, Missouri

NO.	DATE	REVISIONS	BY	APPROVED
5/15/18		Revised Field Elevations		
8/7/18		City Comments		
8/28/18		City Comments		
9/14/18		City Comments		
10/10/18		Removed Floodway Grading		
11/29/18		Temporary River Crossing Repair		
4/11/19		Temporary River Crossing Repair		
4/15/19		City Comments		
3/10/20		North slope grading revisions		
12/1/20		Restoring Wet Station & Assets		
3/11/21		Line 300 Wingwall Revision		
3/24/21		Headwall Detail		



Erosion Control-Phase 3





Drawings conform to construction records and post construction information.

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DATE: 4/15/19	
DESIGN BY: CEL	
DRAWN BY: DRV	
PROJECT NO.: 12720	
SHEET NO.	TOTAL SHEETS

33 | 43

Record Drawings

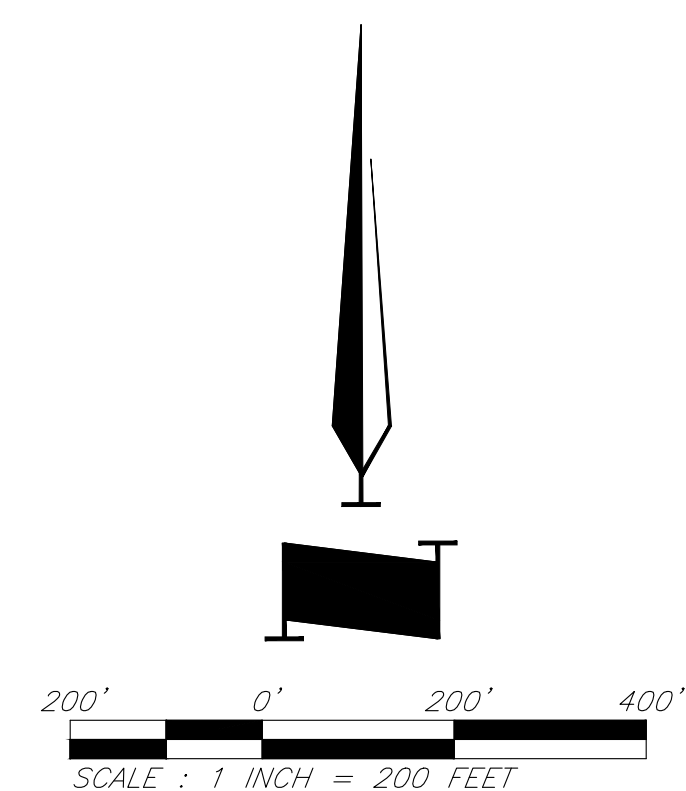
Bradley D. Burton
Professional Engineer
License No. 25862

Storm Sewer Improvements and Mass Grading
Paragon Star Development
Lee's Summit, Missouri

NO.	DATE	REVISIONS	BY	APPROVE
	5/15/18	Revised Field Elevations		
	8/7/18	City Comments		
	8/28/18	City Comments		
	9/14/18	City Comments		
	10/10/18	Removed Floodway Grading		
	11/29/18			
△	4/11/19	Temporary River Crossing Repair		
△	4/15/19	Temporary River Crossing Repair		
△	3/10/20	City Comments		
	12/1/20	North slope grading revisions		
	2/4/21	Retaining Wall Station & Offsets		
	3/11/21	Line 300 Wingwall Revision		
	3/24/21	Headwall Detail		

Denotes 12" of Topsoil with Permanent Seeding

NOTE:
All other disturbed areas to be temporary seeded.



Seeding Plan

Drawings conform to construction records and post construction information.

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DATE: 4/15/19

DESIGN BY: CEL

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PROJECT NO.: 12720

SHEET NO.

TOTAL SHEETS

3443

Record Drawings

Storm Sewer Improvements and Mass Grading

Paragon Star Development

Lee's Summit, Missouri

NO.	DATE	REVISIONS	BY	APPROVED
	5/15/18	Revised Field Elevations		
	8/7/18	City Comments		
	8/28/18	City Comments		
	9/14/18	City Comments		
	10/10/18	Removed Floodway Grading		
	11/29/18			
	4/11/19	Temporary River Crossing Repair		
	4/15/19	Temporary River Crossing Repair		
	3/10/20	City Comments		
	12/1/20	North slope grading revisions		
	2/4/21	Retaining Wall Station & Offsets		
	3/11/21	Line 300 Wingwall Revision		
	3/24/21	Headwall Detail		

Legend

Stream Buffer

Existing Floodway

Proposed Floodway

Ordinary High Water Mark

Stream Buffer

G:\12720\Civil 3D\Production Drawings\Mass Grading\Lee's Summit\1272000300.dwg Layout: 35 Typical Sections (for reference only) -- Thursday, March 16, 2023, 11:07am -- Copyright 2023, George Butler Associates, Inc. Architect 00212, Professional Engineer 000133, Professional Land Surveyor 000059

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Lenexa, Kansas 66219
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Record Drawings

DATE: 4/15/19
DESIGN BY: CEL
DRAWN BY: DRV
PROJECT NO.: 12720
SHEET NO. 35
TOTAL SHEETS 43

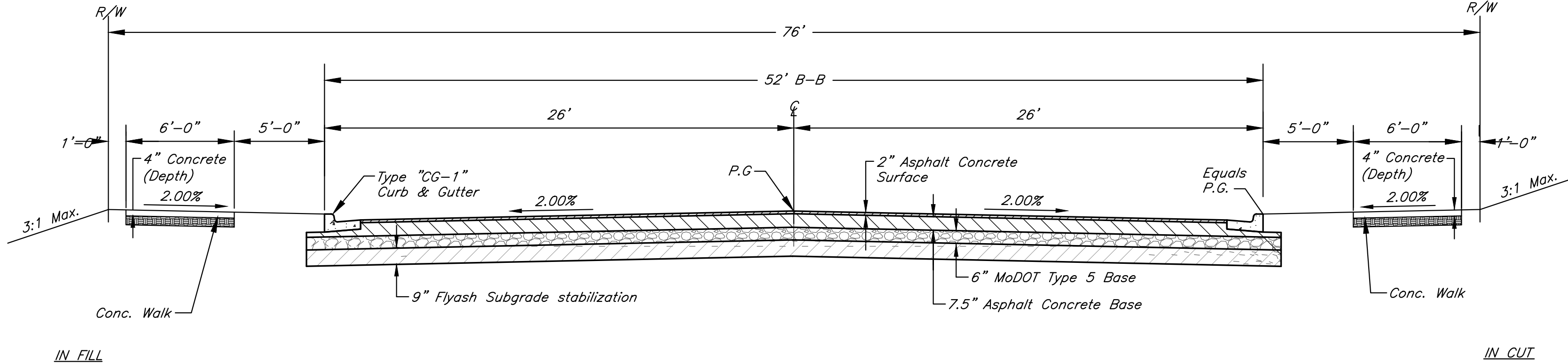
Storm Sewer Improvements and Mass Grading
Paragon Star Development
Lee's Summit, Missouri

NO. DATE

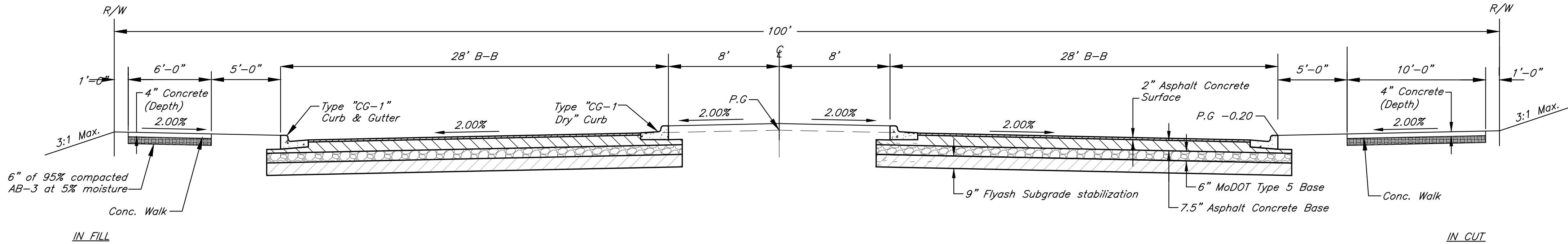
5/15/18
8/7/18
8/28/18
9/14/18
10/10/18
11/29/18
4/11/19
4/15/19
3/10/20
12/1/20
2/4/21
3/11/21
3/24/21

REVISIONS
Revised Field Elevations
City Comments
City Comments
City Comments
Removed Floodway Grading
Temporary River Crossing Repair
Temporary River Crossing Repair
City Comments
North slope grading revisions
Retaining Wall Station & Offsets
Line 300 Wingwall Revision
Headwall Detail

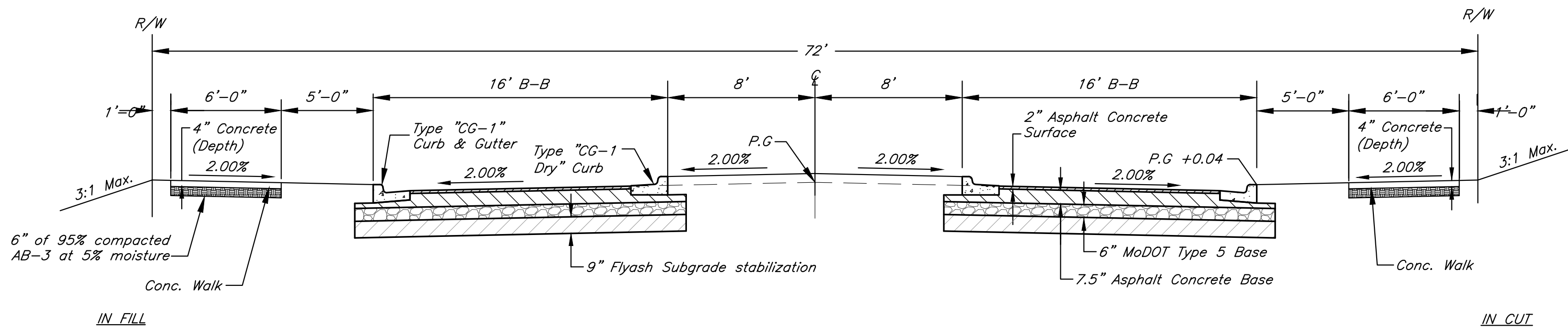
BY APPROVED



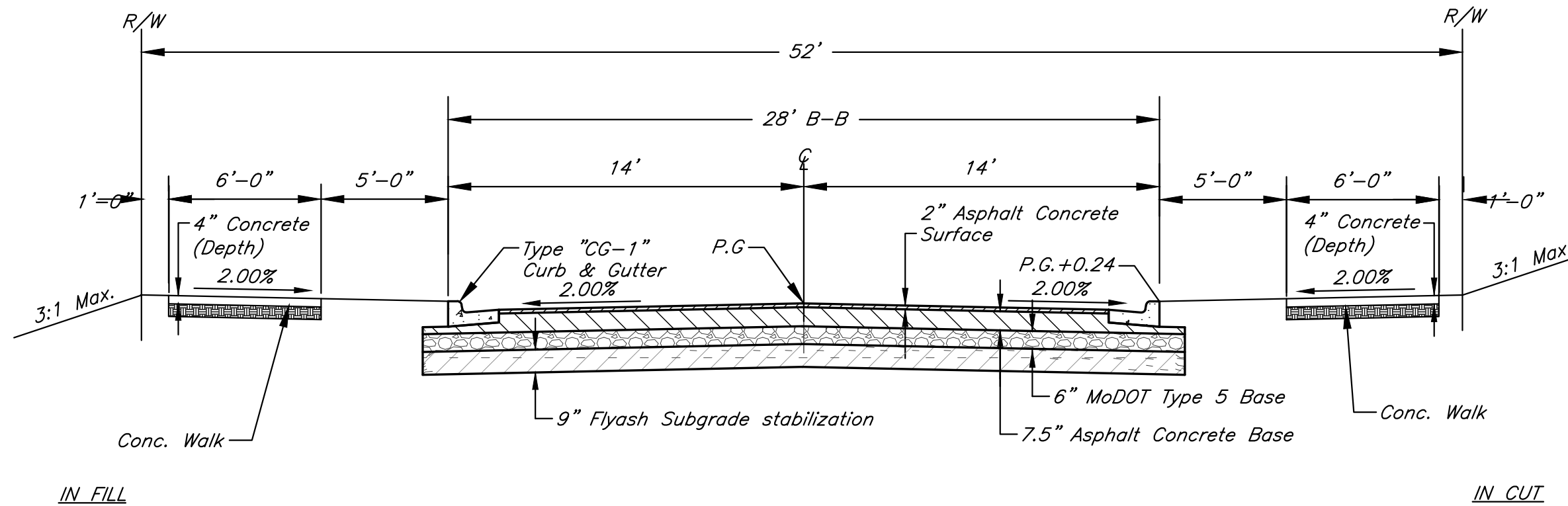
**TYPICAL SECTION
VIEW HIGH DRIVE**
Scale: 1" = 5'



**TYPICAL SECTION
VIEW HIGH PARKWAY**
Scale: 1" = 5'



**TYPICAL SECTION
PARAGON PARKWAY**
Scale: 1" = 5'



**TYPICAL SECTION
RIVER DRIVE**
Scale: 1" = 5'

NOTE:
Road Sections shall adhere to all City of
Lee's Summit, Missouri Specifications.

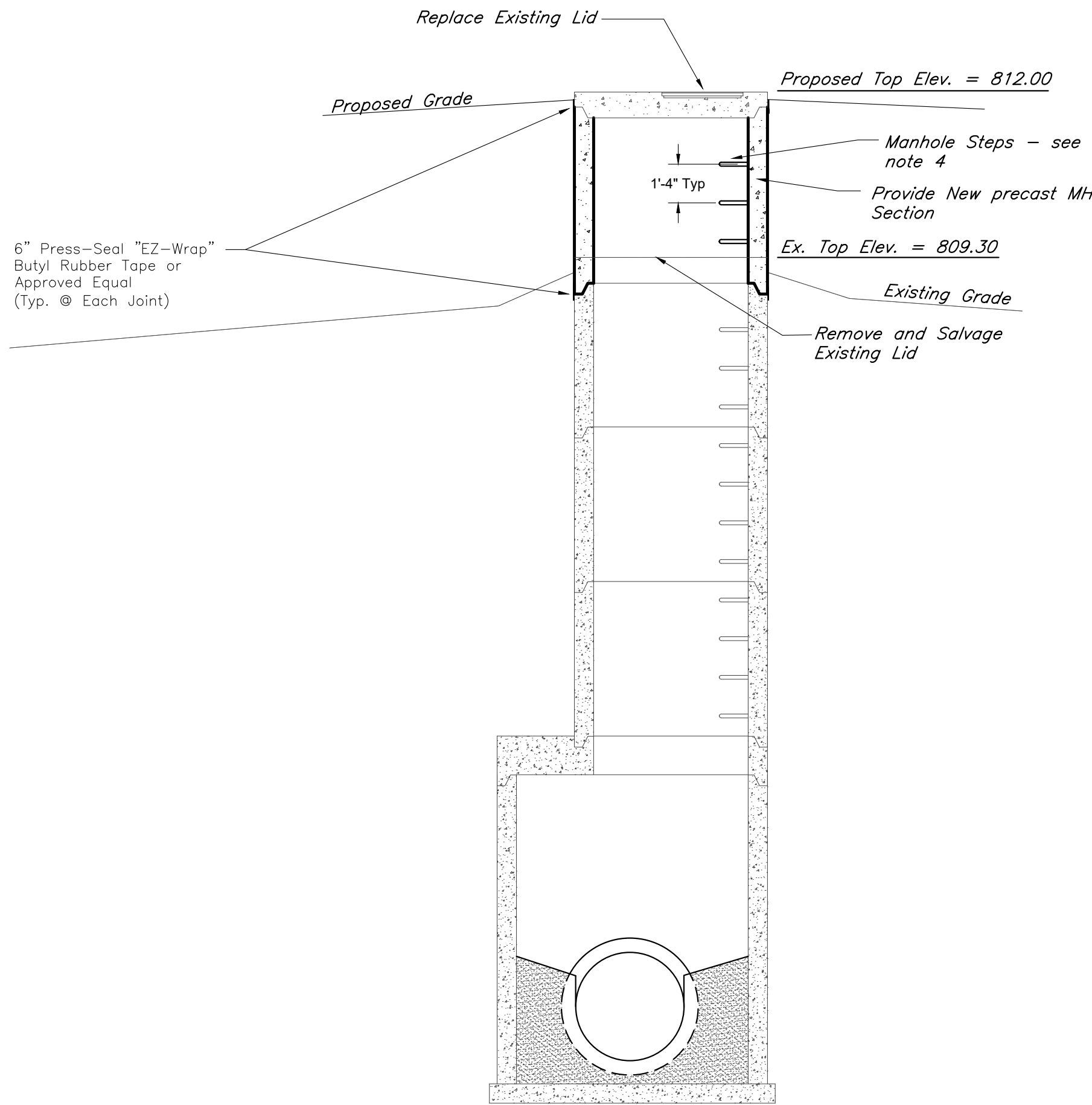
These sections provided for reference only, no street
construction is proposed with this plan set

Typical Sections (for reference only)

C:\12720\Civil_3D\Production Drawings\Mass Grading\Lee's Summit\12720_C2300.dwg Layout: 36 Sanitary Sewer Details -- Thursday, March 16, 2023, 11:07am -- Copyright 2023, George Buller Associates, Inc. Architect 00212, Professional Engineer 000133, Professional Land Surveyor 000059

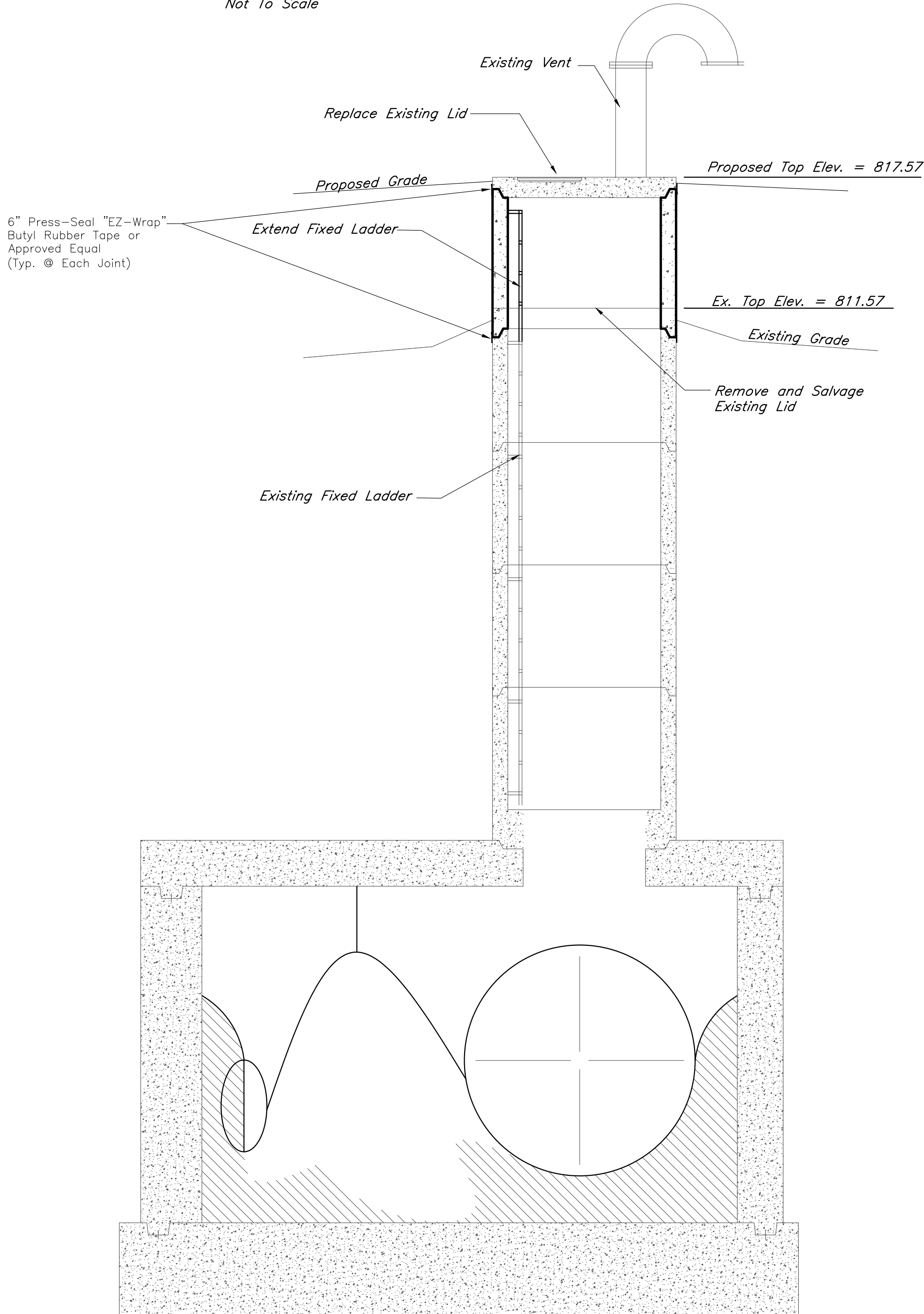
ADJUSTMENT TO EXISTING TYPE II MANHOLE (S7)

Not To Scale



ADJUSTMENT TO EXISTING JUNCTION STRUCTURE (S6)

Not To Scale



MANHOLE GENERAL NOTES:

- All manhole rings shall be set in a minimum of two (2) rows of 3/4 to 1 inch pre-formed butyl joint sealer.
- All manhole bases (pre-cast or poured-in-place) shall have No. 5 reinforcing bars placed on 6" centers both ways.
- All standard manhole rings and covers to be Deeter 1315-jcs, Neenah NF-15360009/B (frame) and NF-15360010/B (cover), or approved equal. All manhole rings and covers shown in plans to be "bolt-down" to be Clay & Bailey Manufacturing Co. No. 20140R, Neenah R-1915-F2 or approved equal. An extra payment for furnishing "bolt-down" ring and cover as shown in plans will not be made, but shall be considered as subsidiary to the item, "Standard Manhole".
- Standard manhole steps to be steel core, plastic coated steps (M.A. Ind., Inc. No. PS1- PF, PS2-PF, or approved equal).
- Maximum grade adjustment allowable is 8". Minimum allowable thickness for precast concrete grade adjustment ring is 4".
- Reinforcement in all precast sections shall equal or exceed A.S.T.M. C-478 specifications.
- Butyl material to be used at all precast sections joints. O-Rings may be used for joints below the cone section, but the cone section itself shall not have O-ring joints.
- Concrete shall be KCMMB 4K.

Drawings conform to construction records and post construction information.

Record Drawings

Bradley D. Burton
Professional Engineer
License No. 25862

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architects
engineers

9801 Renner Boulevard
Lenexa, Kansas 66219
913.492.0400
www.gbateam.com

DATE: 4/15/19

DESIGN BY: CEL

DRAWN BY: DRV

PROJECT NO.: 12720

SHEET NO.

TOTAL SHEETS

36

43

Storm Sewer Improvements and Mass Grading

Paragon Star Development

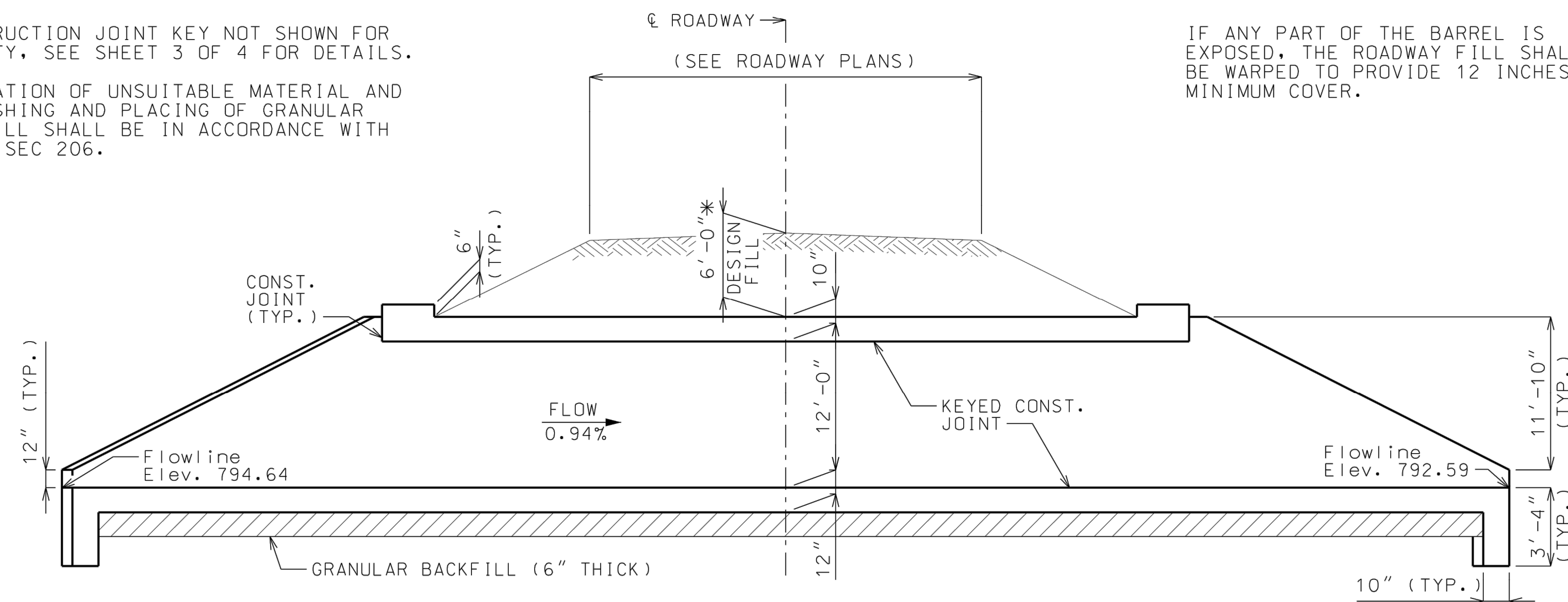
Lee's Summit, Missouri

NO.	DATE	REVISIONS	BY	APPROVED
	5/15/18	Revised Field Elevations		
	8/7/18	City Comments		
	8/28/18	City Comments		
	9/14/18	City Comments		
	10/10/18	Removed Floodway Grading		
	11/29/18			
△	4/11/19	Temporary River Crossing Repair		
△	4/15/19	Temporary River Crossing Repair		
△	3/10/20	City Comments		
	12/1/20	North slope grading revisions		
	2/4/21	Retaining Wall Station & Offsets		
	3/11/21	Line 300 Wingwall Revision		
	3/24/21	Headwall Detail		

SANITARY SEWER DETAILS

EXCAVATION OF UNSUITABLE MATERIAL AND
FURNISHING AND PLACING OF GRANULAR
BACKFILL SHALL BE IN ACCORDANCE WITH
MODOT SEC 206.

IF ANY PART OF THE BARREL IS
EXPOSED, THE ROADWAY FILL SHALL
BE WARPED TO PROVIDE 12 INCHES
MINIMUM COVER.



GENERAL ELEVATION A-A

CHANNEL BOTTOM SHALL BE GRADED FOR TRANSITION OF CHANNEL BED TO CULVERT OPENINGS.
CHANNEL BANKS SHALL BE TAPERED TO MATCH CULVERT OPENINGS.

* BOX CULVERT DESIGNED FOR 6'-0" DESIGN
FILL FOR EXISTING GRADE AND 8'-0"
DESIGN FILL FOR FINAL GRADE.



GBA
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engineer

9801 Renner Boulevard
Lenexa, Kansas 66219
913.492.0400
www.gbteam.com

DATE: 02-25-20

DESIGN BY: H

DRAWN BY: G.

PROJECT NO.: 1.

SHEET NO.	TOTAL SHEETS
--------------	-----------------

NO.	SHEET

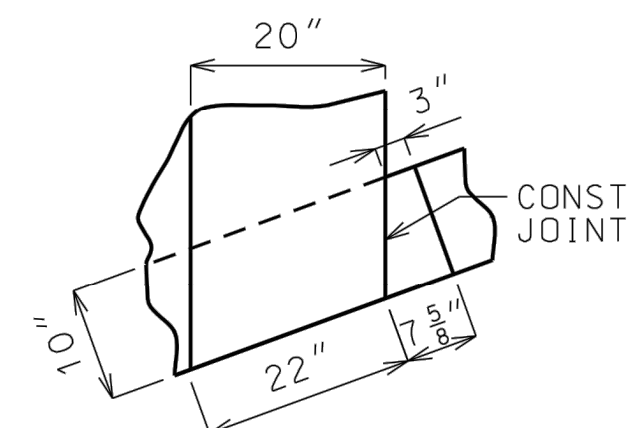
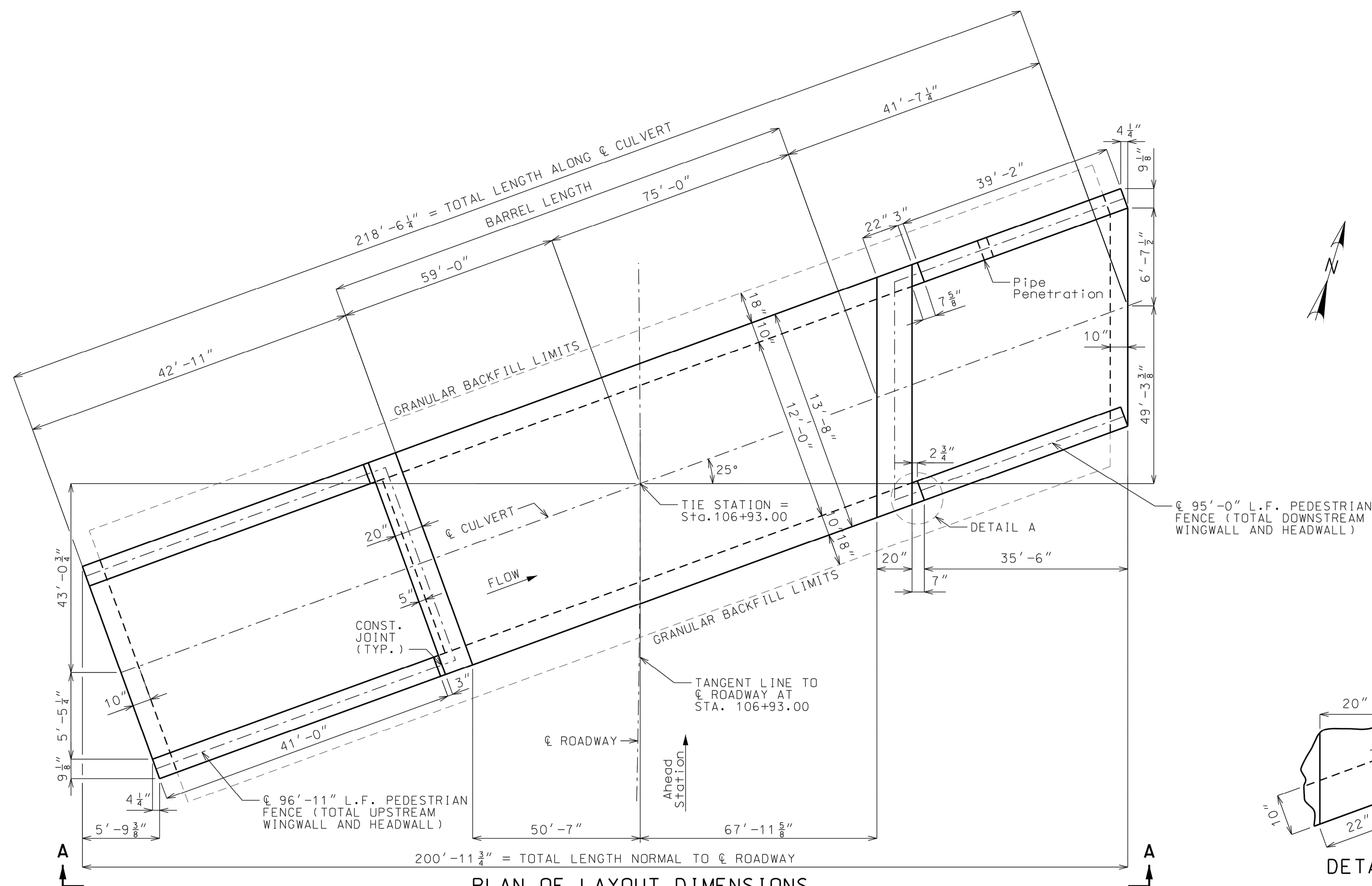
37 43

Holly A. Lehmkuhl
Professional Engineer
License No. 200932970

Storm Sewer Improvements and Mass Grading
Paragon Star Development
Lee's Summit, Missouri

NO.	DATE	REVISIONS	BY	APPROVAL
	9/2/20	City Comments		
	11/23/20	Utility Updates		

- 1 1/27/21 Revised Structure Size
- 2 2/4/21 Retaining Wall Station & Offsets
- 3 2/26/21 RFI 11
- 4 3/11/21 RFI 12
- 5 3/11/21 Revised Line 400
- 6 4/8/21 Utility Updates
- 7 5/25/21 Paver Revision
- 8 6/15/21 Grading Updates
- 9 6/24/21 Wiring Diagram Updates
- 10 9/30/21 RFI 15-Irrigation Sleeves
- 11 9/30/22 Record Drawings



DETAIL A

CONCRETE SINGLE 12'X12'
BOX CULVERT

SHEET 1 OF 4

Note: This drawing is not to scale. Follow dimensions.

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PROFESSIONAL ENGINEER

NUMBER
PE-2009032976

DATE: 02-25-20

DESIGN BY: HAL

DRAWN BY: GMH

PROJECT NO.: 12720

SHEET NO. 39

TOTAL SHEETS 43

Holly A. Lehmkuhl
Professional Engineer
License No. 200932976

Storm Sewer Improvements and Mass Grading

Paragon Star Development

Lee's Summit, Missouri

NO.	DATE	REVISIONS	BY	APPROVED
1	9/2/20	City Comments		
2	11/23/20	Utility Updates		
3	1/27/21	Revised Structure Size		
4	2/4/21	Retaining Wall Station & Offsets		
5	2/26/21	RFI 11		
6	3/11/21	RFI 12		
7	3/11/21	Revised Line 400		
8	4/8/21	Utility Updates		
9	5/25/21	Paver Revision		
10	6/15/21	Grading Updates		
11	6/24/21	Wiring Diagram Updates		
12	9/30/21	RFI 15-Irrigation Sleeves		
13	9/30/22	Record Drawings		

ADDITIONAL REINFORCING
FOR PIPE PENETRATIONS
INTO RCB WINGWALL

Note:
CUT HORIZ. & VERT. REINF. TO ALLOW FOR
PIPE OPENING.

INSTALL TREATED PLYWOOD BOARD OVER 18"
END SECTION UPON COMPLETION OF RCB
CONSTRUCTION.

✱ FIELD BEND AS NECESSARY TO MAINTAIN 1 1/2"
CLEAR.

PIPE PENETRATION LOCATION	
STATION	107+34.41
FLOWLINE	E1. 798.5
OFFSET	82.93' Rt.
PIPE SIZE	18"

GENERAL NOTES:

J5 BARS ARE #6 @ 6"

BARREL AND WINGS SECTIONS ARE
SYMMETRICAL ABOUT AND NORMAL TO
CULVERT, EXCEPT AS SHOWN.
HEADWALL SECTIONS ARE NORMAL TO
LONG DIRECTION OF HEADWALL.

DRAWING NOT TO SCALE. FOLLOW
DIMENSIONS.

MINIMUM CLEARANCE TO REINFORCING
STEEL SHALL BE 1 1/2".

SEE MODOT STANDARD PLAN 703.17
FOR REINFORCEMENT LENGTHS USING
12'X12' BOX CULVERT DIMENSIONS
WITH A DESIGN FILL OF 6'-0".

ALL MATERIAL, LABOR, EXCAVATION
AND EQUIPMENT REQUIRED TO
CONSTRUCT THE PIPE PENETRATION
SHALL BE SUBSIDIARY TO THE BID
ITEM "12'X12' CONCRETE BOX
CULVERT", LINEAR FOOT.

BARREL REINFORCEMENT
SYMMETRICAL ABOUT AND
NORMAL TO CULVERT

UPSTREAM AND DOWNSTREAM WINGS REINFORCEMENT

KEYED CONSTRUCTION JOINT

GRANULAR BACKFILL LIMITS
AND MEMBER DIMENSIONS

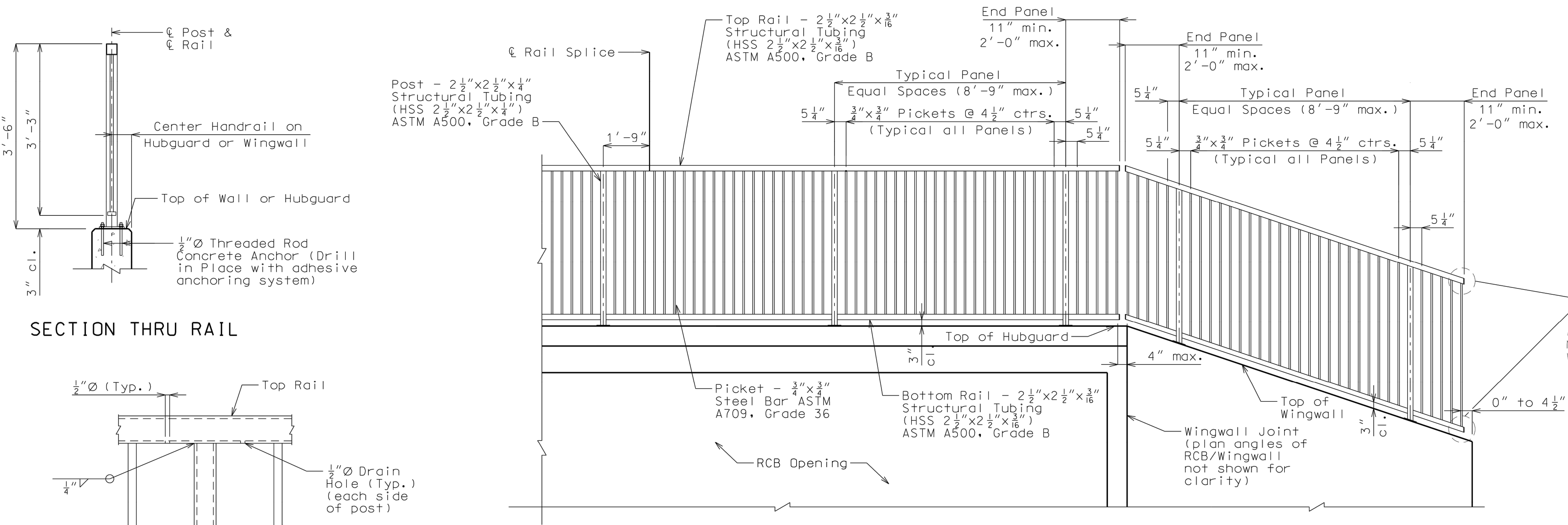
UPSTREAM HEADWALL
REINFORCEMENT

DOWNSTREAM HEADWALL
REINFORCEMENT

CONCRETE SINGLE 12'X12'
BOX CULVERT
SHEET 3 OF 4

Note: This drawing is not to scale. Follow dimensions.

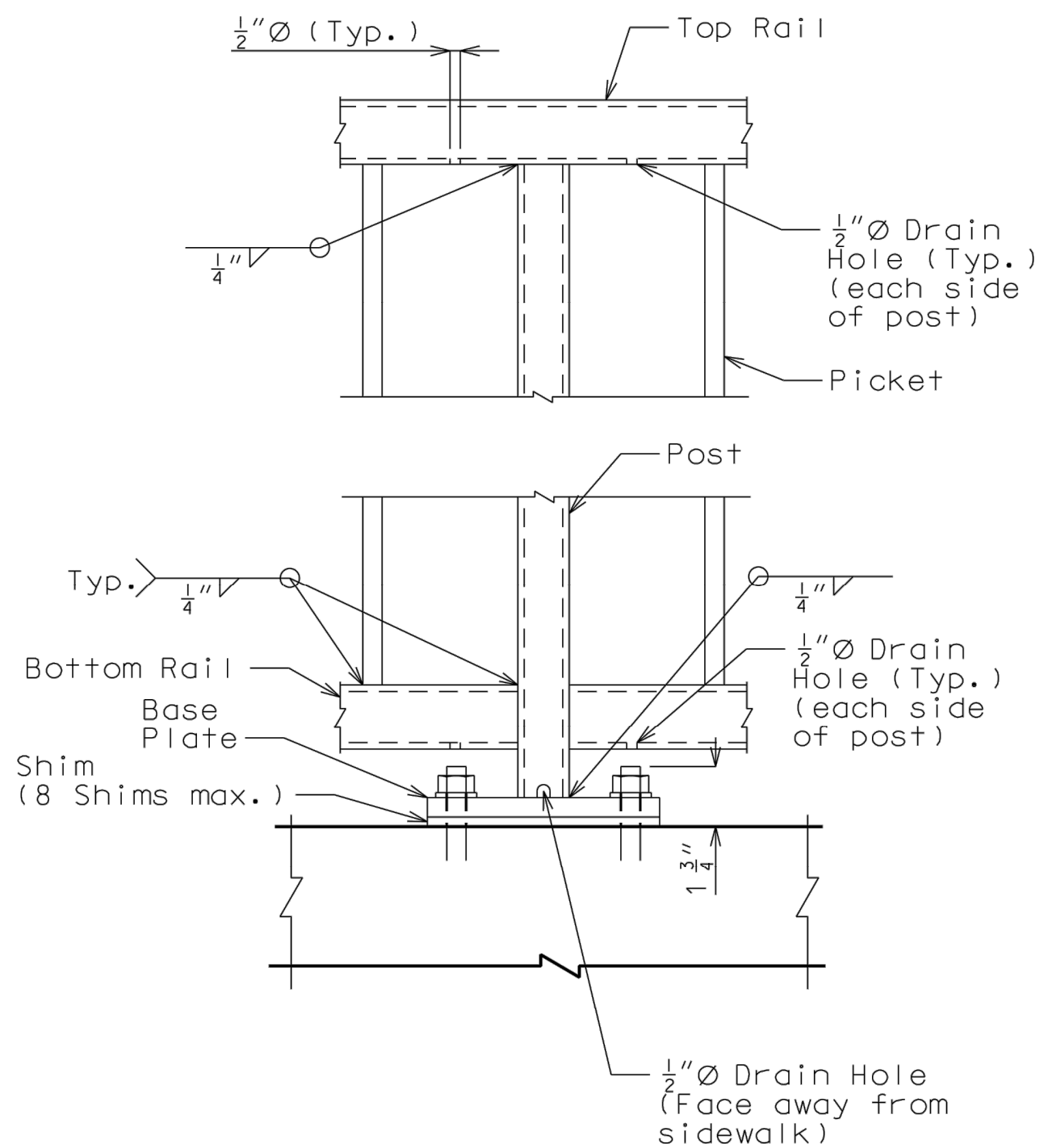
C:\12720\Civil 3D\Production Drawings\Mass Grading\Lee's Summit\12720CG900.dwg Layout: 40 RCB(4) -- Thursday, March 16, 2023, 11:08am -- Copyright 2023, George Butler Associates, Inc./Architect 00212, Professional Engineer 000133, Professional Land Surveyor 000039



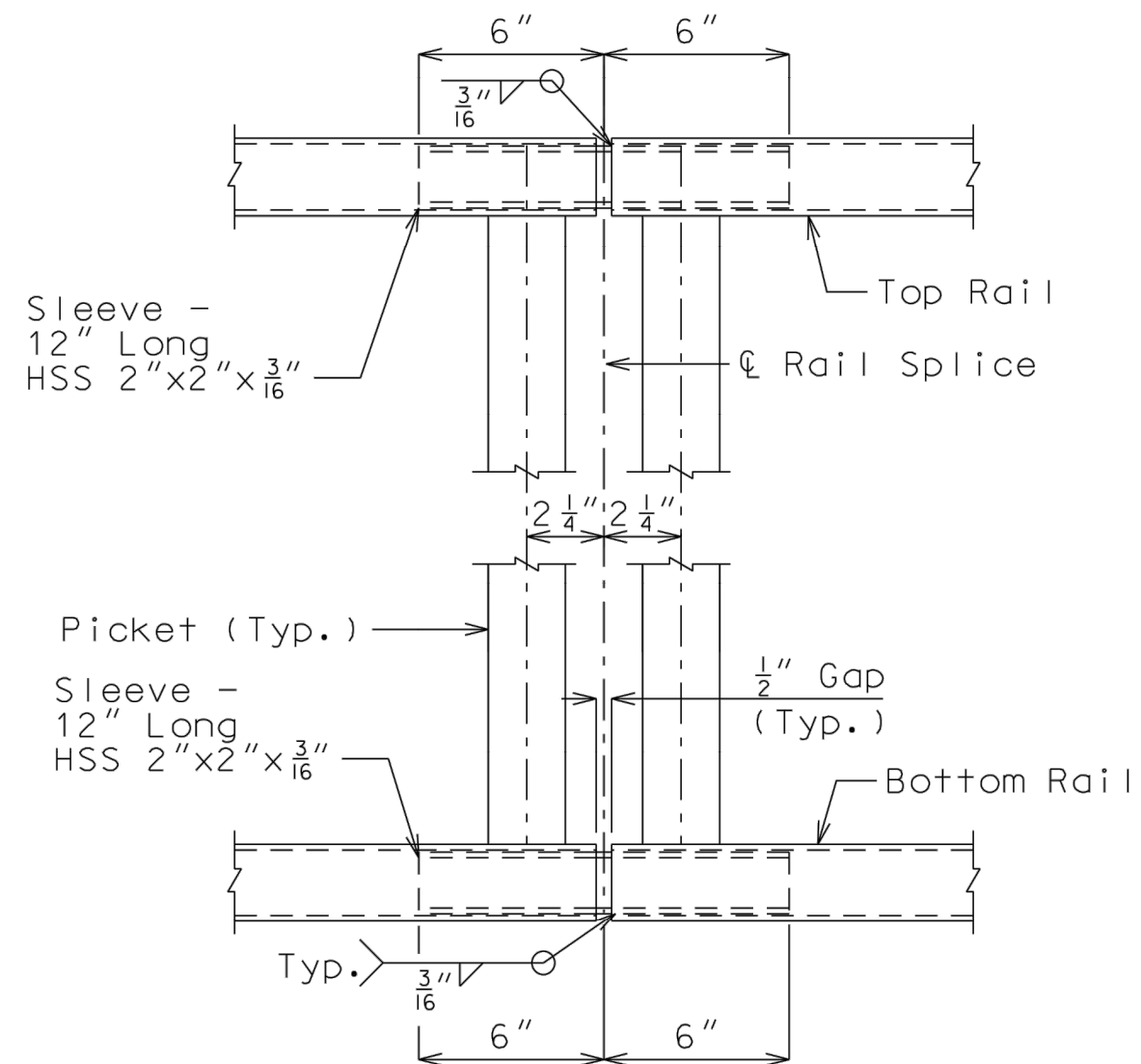
SECTION THRU RAIL

TYPICAL METAL HANDRAIL ELEVATION ON RCB HUBGUARD & WINGWALL

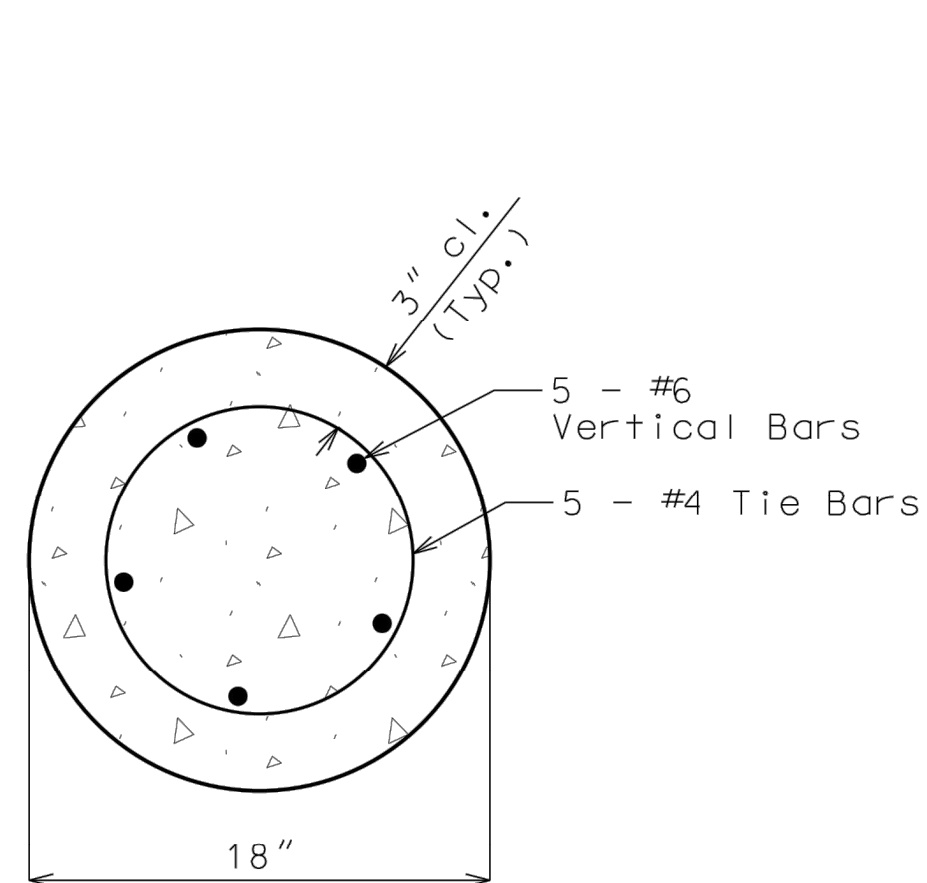
Not to Scale



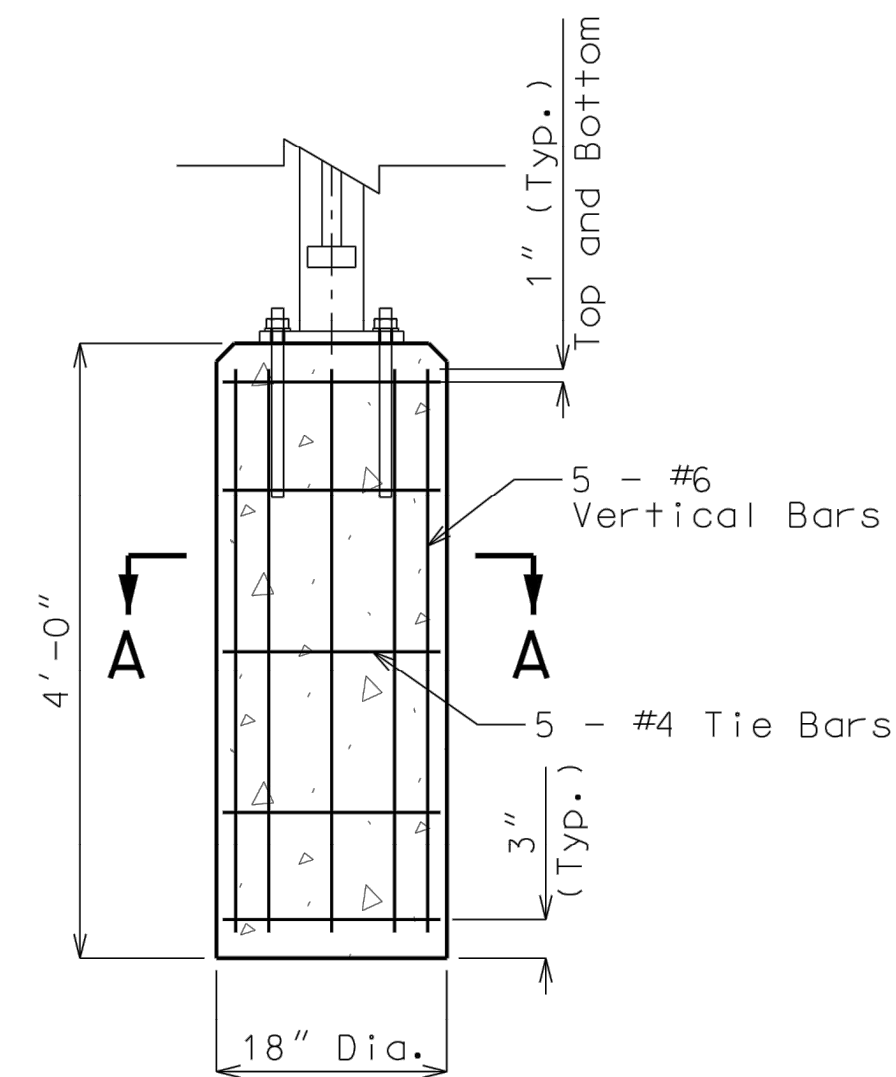
POST DETAIL



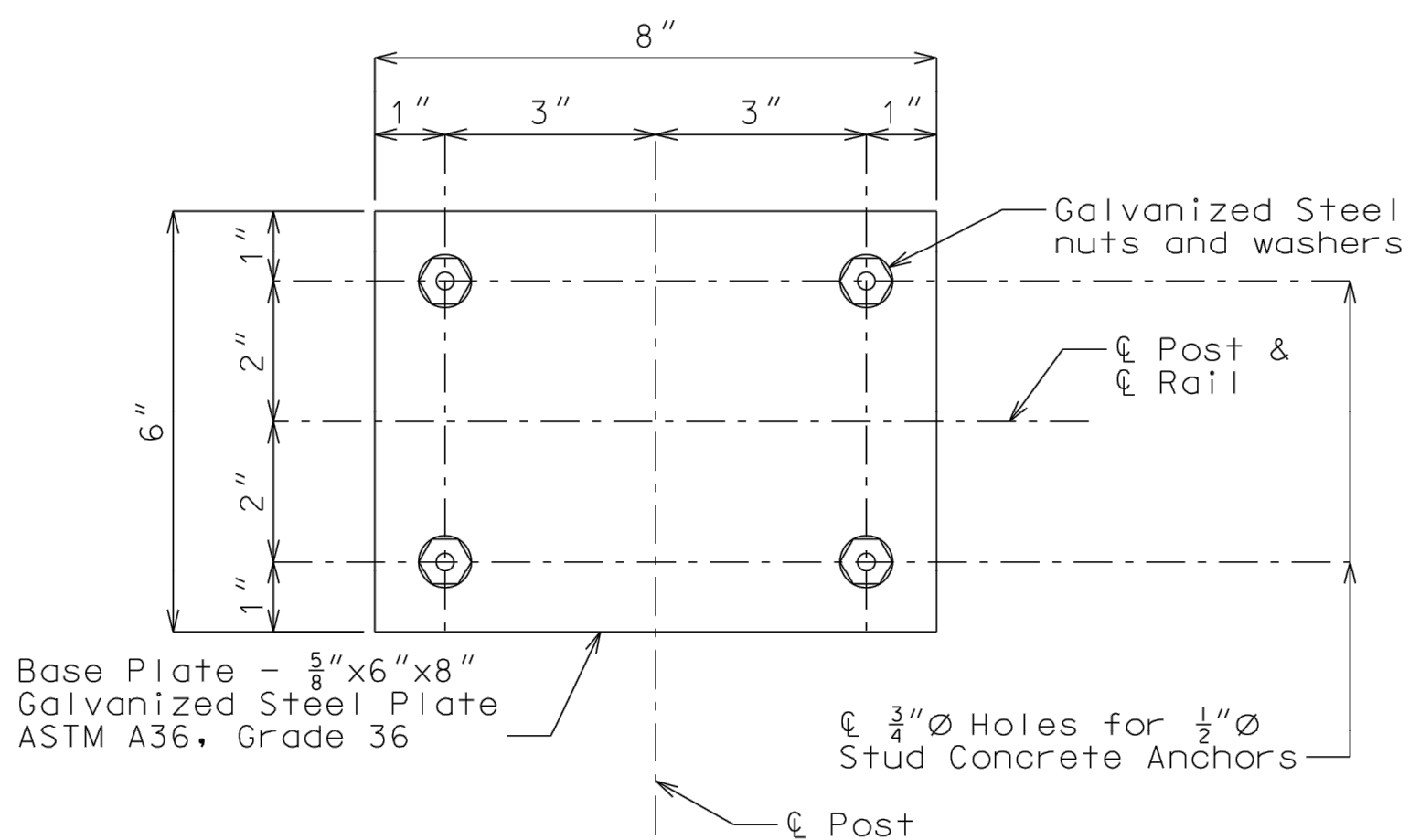
TYPICAL SPLICE DETAIL



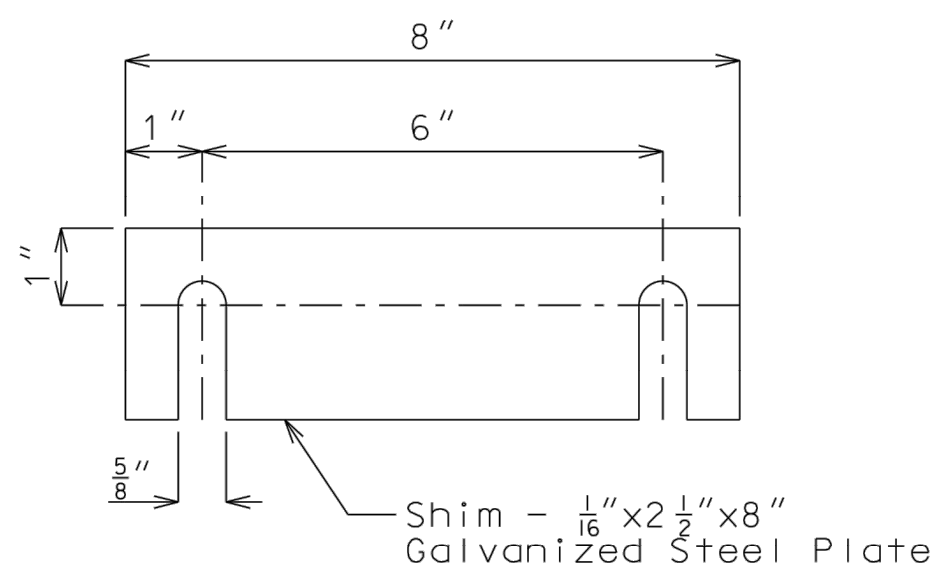
SECTION A-A



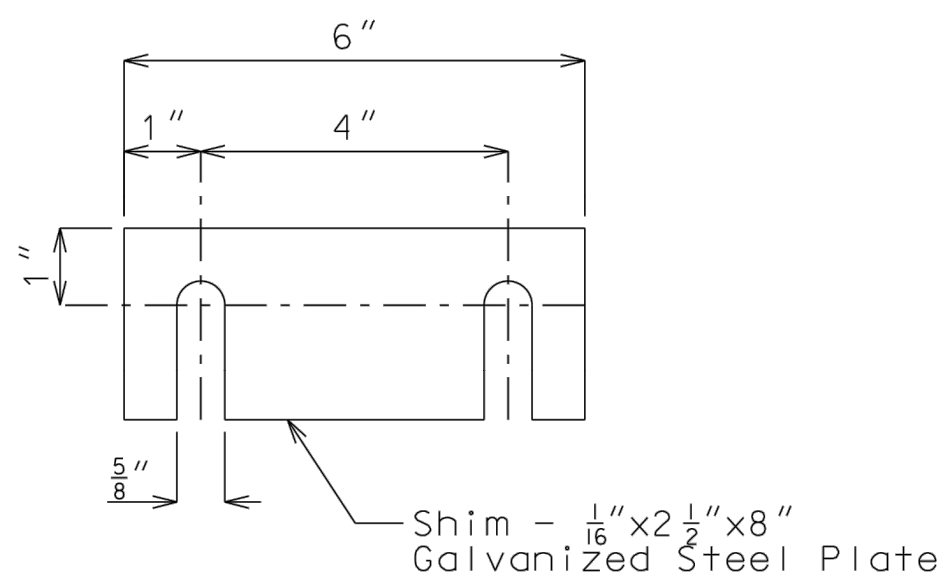
POST FOUNDATION DETAIL



BASE PLATE DETAIL



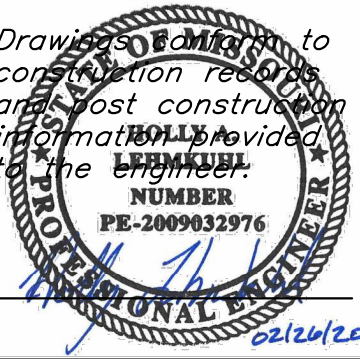
8 inch SHIM DETAIL



6 inch SHIM DETAIL

PEDESTRIAN FENCE DETAILS

Note: This drawing is not to scale. Follow dimensions.

	GBA architects engineers		DATE: 02-25-20		
	9801 Renner Boulevard Lenexa, Kansas 66219 913.492.0400 www.gbateam.com		DESIGN BY: HAL		
	Storm Sewer Improvements and Mass Grading Paragon Star Development Lee's Summit, Missouri		DRAWN BY: GMH		
	PROJECT NO.: 12720		SHEET NO. TOTAL SHEETS		
Holly A. Lehmkuhl Professional Engineer License No. 200932976		40		43	
NO. DATE CITY COMMENTS		REVISIONS		BY APPROVED	
9/2/20 11/23/20 Utility Updates					
1 1/27/21 Revised Structure Size					
2 2/4/21 Retaining Wall Stationing & Offsets					
3 2/26/21 RFI 11 1/4" Cap					
4 3/11/21 Revised Line 400					
5 4/8/21 Utility Updates					
6 5/25/21 Paper Revision					
7 6/15/21 Grading Updates					
8 6/24/21 Wiring Diagram Updates					
9 9/30/21 RFI 15-Irrigation Sleeves					
10 9/30/22 Record Drawings					

HANDRAIL NOTES:

Construction shall be per 2019 Missouri Standard Specifications for Highway Construction.

Galvanize all rail, rail splice, posts, pickets, shims and base plates after fabrication in accordance with the requirements of ASTM A123. No field galvanizing will be allowed. Handrails shall be protected from any damage to the galvanized surfaces. Handrails delivered to the job site with damaged galvanizing shall be returned to the manufacturer to be re-galvanized.

Set rails parallel to the top of the wall. Set posts and pickets vertical in both planes of the handrail. Top of handrail elevations to match at hubguard - wingwall interface. Shims may be used between concrete and base plate of steel posts (1/2" max. shim without prior City approval).

Grind smooth all top and bottom rail-to-post welded connections.

Field welding is not permitted.

The Contractor shall submit shop drawings to the Engineer for approval prior to fabrication of the handrail. Field verify as-built dimensions and elevations of hubguards or wingwalls prior to fabrication of handrail. Post spacing will be reviewed during the shop drawing review period.

Fabricate handrail in units to include a minimum of one and a maximum of three panels. The maximum length of an individual handrail unit shall be 30'-0"

Attach top rail members to at least two posts. Locate center of rail splices 1'-9" from centerline of post unless shown otherwise.

The threaded rod concrete anchors shall be galvanized and provide a minimum pullout strength of 8,000 pounds on 4,000 psi concrete. Length of embedment into concrete shall conform to manufacturer's recommendations. After the holes are drilled, remove all loose material by using a wire brush to free the dust from the side of the hole and then vacuuming to remove material and dust. Place epoxy capsule system in the hole and insert the threaded rod in accordance with the manufacturer's directions.

All tools, materials, labor and incidentals necessary to complete the work for the handrail are subsidiary to the bid item "Reinforced Concrete Box Culvert (12'x12')", lump sum.

**CONCRETE SINGLE 12'X12'
BOX CULVERT**
SHEET 4 OF 4

C:\12720\Civil_3D\Production Drawings\Mass Grading\Lee's Summit\1272075400.dwg Layout: TTC Details 1 --- Thursday, March 16, 2023, 11:08am --- Copyright 2023, George Butler Associates, Inc. Architect: 00212, Professional Engineer: 000133, Professional Land Surveyor: 000059

Traffic Control Details

Drawings conform to construction records and post construction information.

Record Drawings

Bradley D. Burton
Professional Engineer
License No. 25862

GBA
architects
engineers

9801 Renner Boulevard
Lenexa, Kansas 66219
913.492.0400
www.gbateam.com

DATE: 4/15/19
DESIGN BY: CMN
DRAWN BY: CMN
PROJECT NO.: 12720

SHEET NO. TOTAL SHEETS

42

43

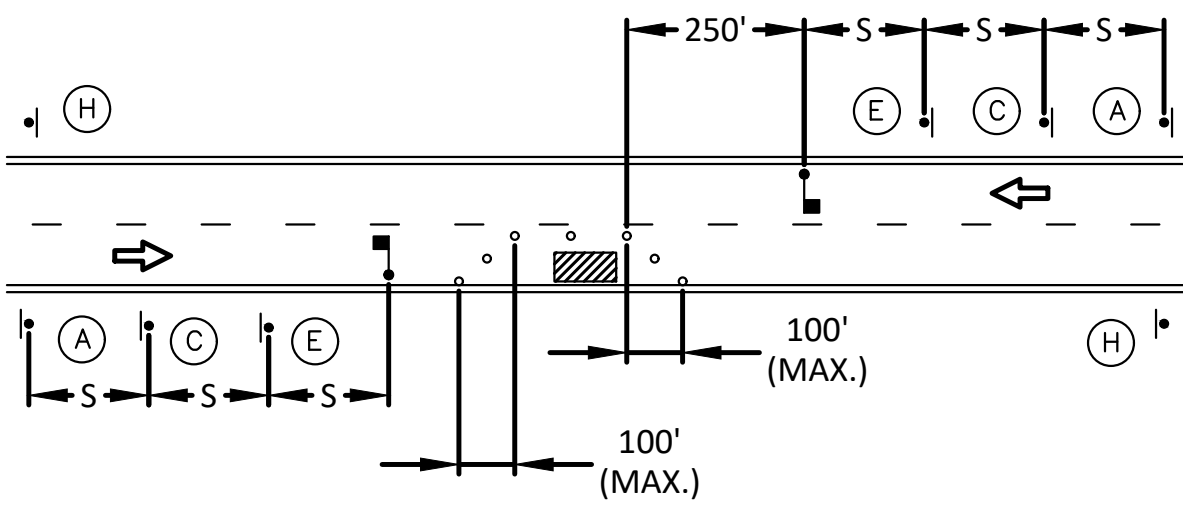
Storm Sewer Improvements and Mass Grading
Paragon Star Development
Lee's Summit, Missouri

NO.	DATE	REVISIONS	BY	APPROVED
	5/15/18	Revised Field Elevations		
	8/7/18	City Comments		

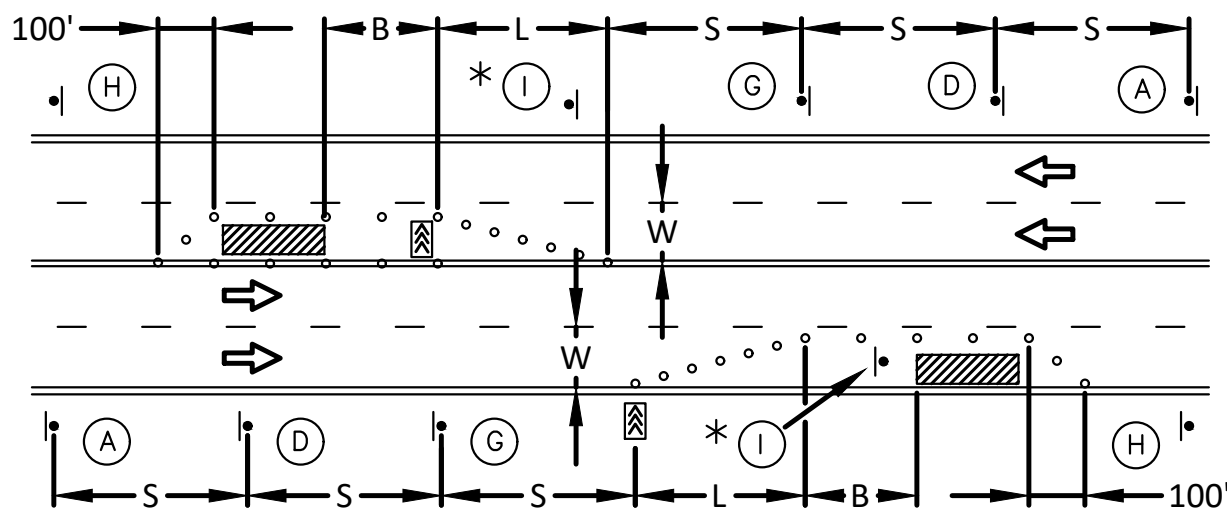
8/28/18 City Comments
9/14/18 City Comments
10/10/18 Removed Floodway Grading
11/29/18
4/11/19 Temporary River Crossing Repair
4/15/19 Temporary River Crossing Repair
3/10/20 City Comments
12/1/20 North slope grading revisions
2/4/21 Retaining Wall Station & Offsets
3/11/21 Line 300 Wingwall Revision
3/24/21 Headwall Detail

SYMBOL LEGEND

- WORK AREA
- SIGN
- BARRICADE
- DIRECTION OF TRAVEL
- CHANNELIZER
- ARROW PANEL
- FLAGGER

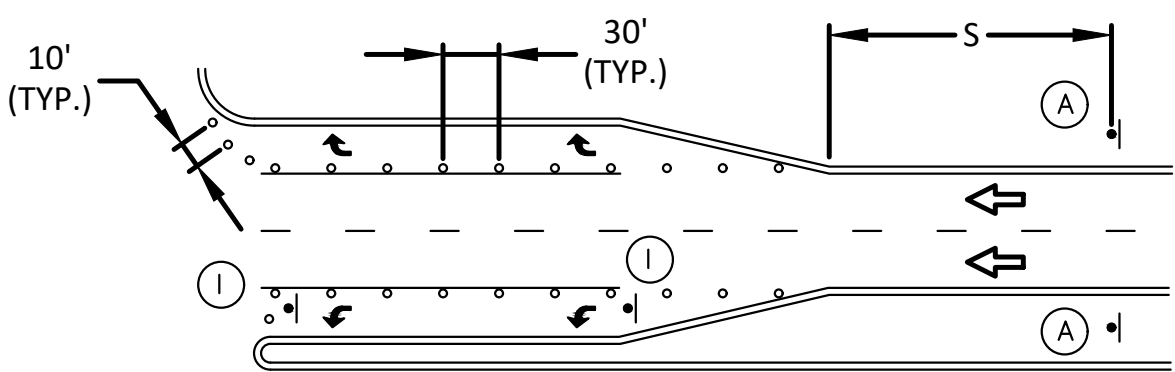


LANE CLOSURE - TWO LANE STREET



LANE CLOSURE - FOUR LANE STREET

* INSTALL SIGNS EVERY 200 FEET THROUGHOUT THE CLOSED LANE OR AS NEEDED



TURN LANE CLOSURE

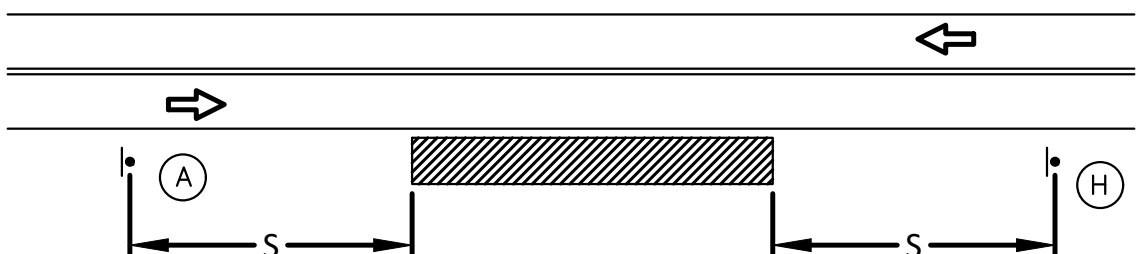
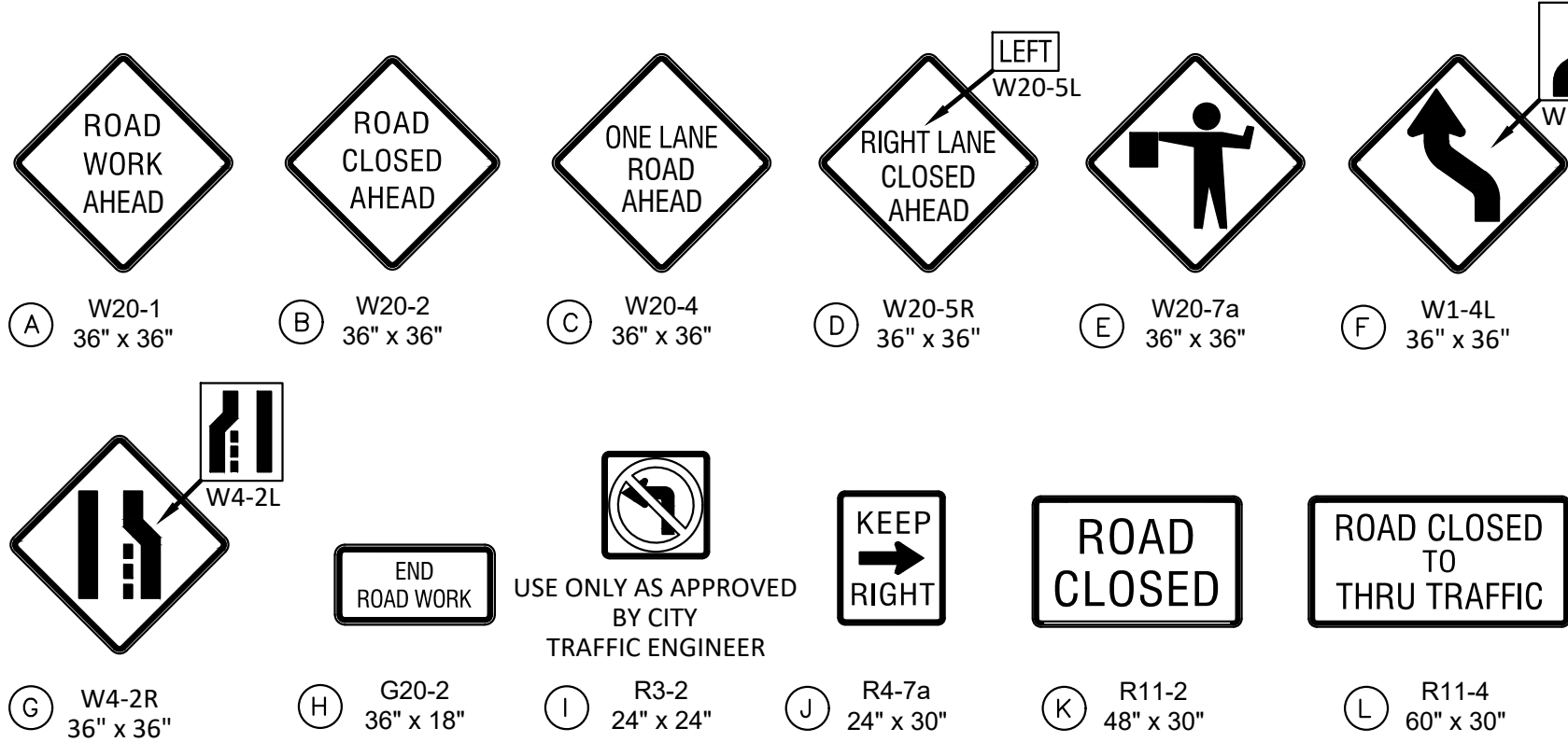
SIGN SPACING "S"	
SPEED LIMIT (MPH)	SPACING (FEET)
25	100
30-35	250
≥ 40	350

TAPER DIMENSIONS (FEET)				
SPEED LIMIT (MPH)	MINIMUM TAPER LENGTH "L", PER LANE WIDTH "W"			MINIMUM NUMBER OF CHANNELIZERS
	10	11	12	
25	105	115	125	6
30	150	165	180	7
35	205	225	245	8
40	270	295	320	9
45	450	495	540	13

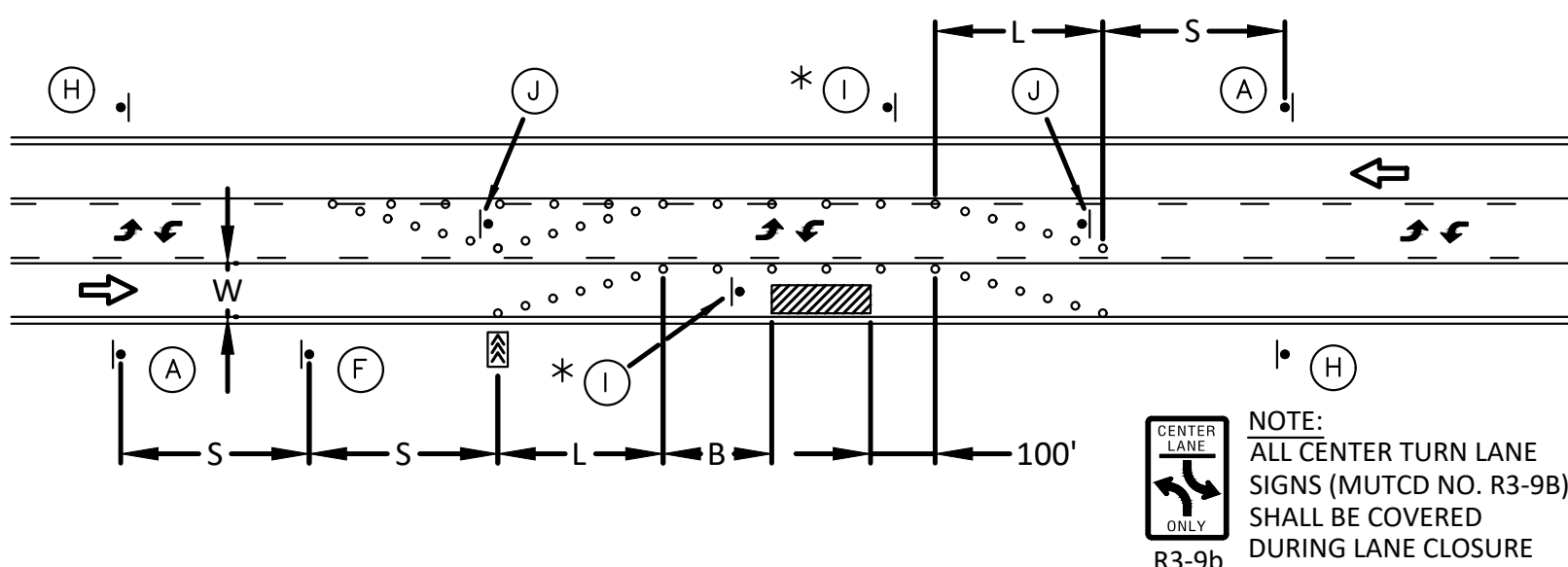
GUIDELINES FOR LENGTH OF LONGITUDINAL BUFFER SPACE "B"	
SPEED LIMIT (MPH)	LENGTH (FEET)
25	35
30	55
35	85
40	120
45	170

MAXIMUM CHANNELIZER SPACING			
SPEED LIMIT (MPH)	WITHIN TAPER (FEET)	OUTSIDE TAPER (FEET)	
25	25	50	
30	30	60	
35	35	70	
40	40	80	
45	45	90	

SIGN LEGEND

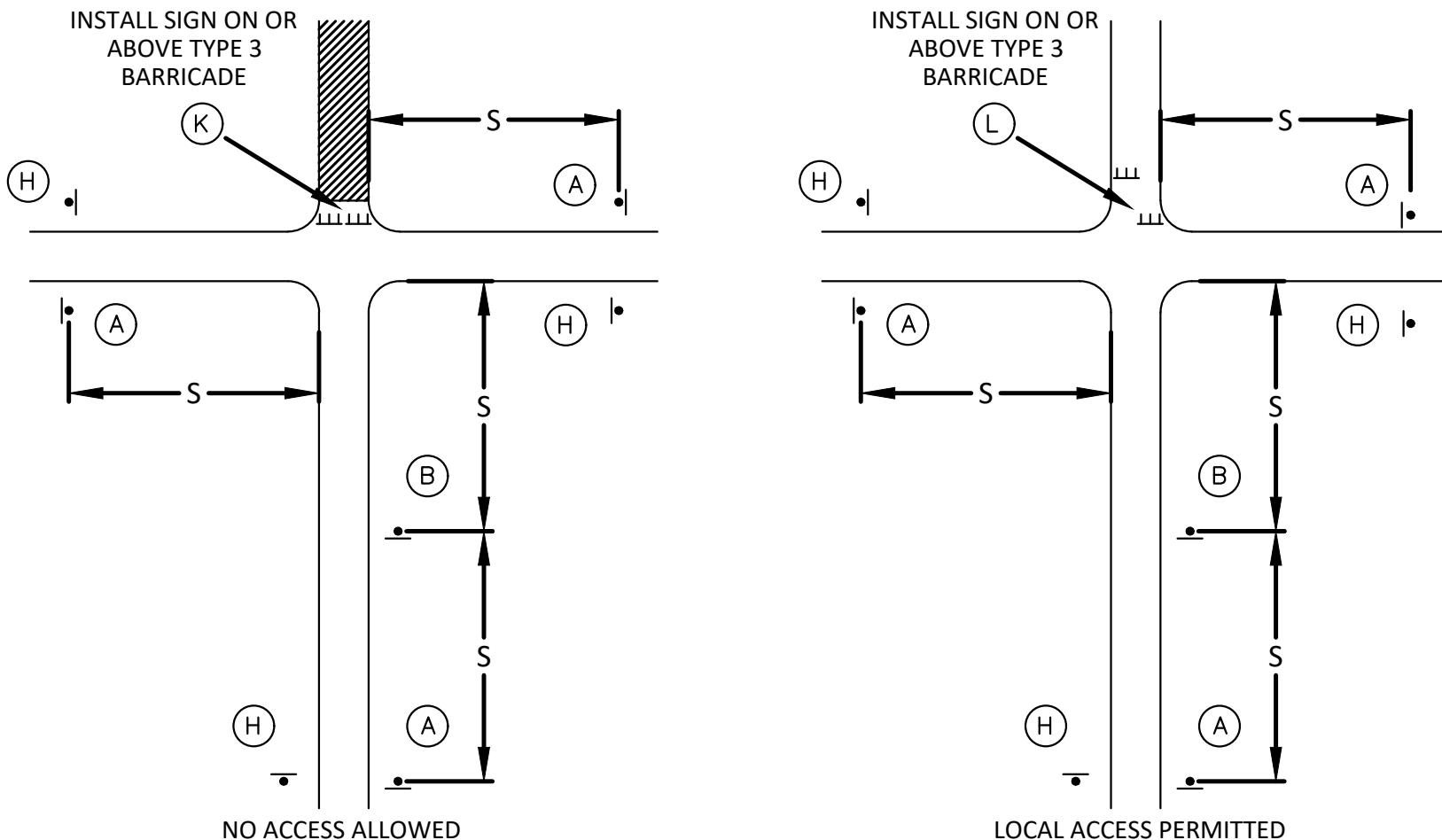


TYPICAL SIGNING FOR WORK ADJACENT TO THE STREET



LANE CLOSURE - THREE LANE STREET

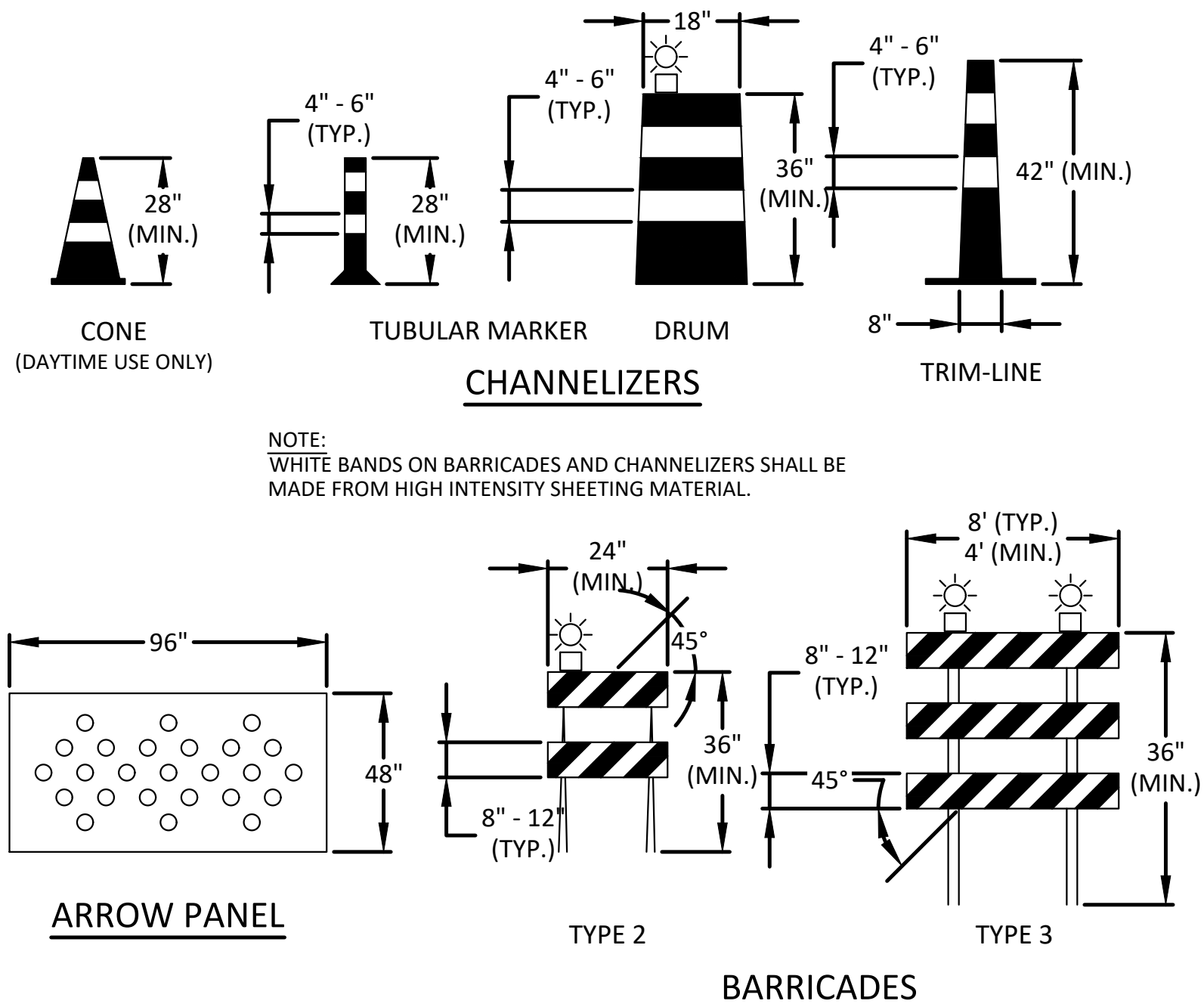
* INSTALL SIGNS EVERY 200 FEET THROUGHOUT THE CLOSED LANE OR AS NEEDED



TYPICAL STREET CLOSURE

GENERAL NOTES:

- ALL SIGNS, BARRICADES, CHANNELIZERS, MARKINGS AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL TRAFFIC CONTROL DEVICES SHALL BE STANDARD IN SIZE, SHAPE, COLOR, AND MESSAGE, IN GOOD CONDITION, AND RETRO-REFLECTORIZED. ALL SIGNS SHALL BE SECURELY MOUNTED WITH HEIGHT AND LATERAL LOCATION AS DESCRIBED IN THE MUTCD.
- WARNING LIGHTS SHALL BE USED ON BARRICADES IN PLACE AT NIGHT AND ON WARNING SIGNS WHICH ALERT DRIVERS ABOUT A CHANGE IN ALIGNMENT, TRAFFIC CONTROL, LANE CLOSURE, OR ROAD CLOSURE.
- FLAGGERS SHALL BE USED WHERE INDICATED ON THE PLANS, WHERE CONSTRUCTION VEHICLES INTERACT WITH NORMAL TRAFFIC, OR WHERE CONSTRUCTION ACTIVITIES IMPOSE A RESTRICTION ON TRAFFIC, AS DIRECTED BY THE CITY TRAFFIC ENGINEER. WHERE FLAGGERS ARE USED, ADVANCE SIGNING SHALL BE ERECTED AS SHOWN IN THE DETAILS OR AS SPECIFIED IN THE MUTCD. FLAGGERS SHALL MEET THE REQUIREMENTS IN THE MUTCD IN REGARD TO CHARACTER, TRAINING, ATTIRE, AND BEHAVIOR.
- TRIM-LINES ARE THE CITY'S PREFERRED CHANNELIZING DEVICE. CONES MAY NOT BE USED AT NIGHTTIME.
- TRAFFIC CONTROL DEVICES NOT IN USE OR NOT APPLICABLE SHALL BE EITHER COVERED OR REMOVED FROM THE WORK AREA.
- THE CONTRACTOR SHALL USE BARRICADES, STREET PLATES, OR FENCING AS NEEDED TO EFFECTIVELY SHIELD PEDESTRIAN AND VEHICULAR TRAFFIC FROM EXPOSED OBJECTS, EXCAVATIONS, AND CONSTRUCTION ACTIVITIES.
- ACCESS SHALL BE MAINTAINED TO ALL DRIVEWAYS AND SIDE STREETS UNLESS NOTED OTHERWISE ON THE PLANS.
- NO STREET SHALL BE CLOSED WITHOUT THE APPROVAL OF THE CITY TRAFFIC ENGINEER. THE CONTRACTOR SHALL NOTIFY THE CITY TRAFFIC ENGINEER AT LEAST 7 DAYS IN ADVANCE OF ANY STREET CLOSURE. IF A DETOUR ROUTE AROUND THE CLOSURE IS TO BE PROVIDED, ALL DETOUR SIGNING SHALL BE AS SHOWN ON A PLAN APPROVED BY THE CITY TRAFFIC ENGINEER.
- CONSTRUCTION VEHICLES PARKED ALONG STREETS SHALL BE LOCATED WITHIN THE WORK AREA (TRAFFIC CONTROL) OR WHERE OTHERWISE NORMALLY PERMITTED. CONSTRUCTION MATERIALS, INCLUDING TRAFFIC CONTROL AND VEHICLES SHALL NOT RESTRICT SIGHT DISTANCE FOR VEHICLES EXITING AT STREETS OR DRIVES.
- CONSTRUCTION MATERIALS SHALL BE KEPT OFF OF SIDEWALKS, CONSOLIDATED IN ONE LOCATION WITHIN CITY RIGHT-OF-WAY, AND REMOVED DAILY UNLESS OTHERWISE APPROVED BY THE INSPECTOR. DIRT, MUD, AND OTHER CONSTRUCTION DEBRIS ON STREETS AND SIDEWALKS SHALL BE REMOVED IMMEDIATELY.
- THE CONTRACTOR SHALL NOT PERFORM ANY WORK THAT WILL RESTRICT VEHICULAR TRAFFIC IN ANY WAY BETWEEN THE HOURS OF 7:00 A.M. AND 9:00 A.M. OR 4:00 P.M. AND 6:00 P.M. MONDAY THROUGH FRIDAY UNLESS OTHERWISE INDICATED IN THE SPECIFICATIONS.
- ALL TRAVEL LANES SHOULD BE AT LEAST 11 FEET WIDE UNLESS OTHERWISE AUTHORIZED BY THE CITY TRAFFIC ENGINEER. A "NARROW LANES" SIGN SHALL BE INSTALLED IN ADVANCE OF A LANE WIDTH REDUCTION TO LESS THAN 11 FEET.
- ALL EDGE DROP-OFFS OF MORE THAN 2 INCHES AND LESS THAN 4 INCHES SHOULD BE PROTECTED BY A WEDGE OR BARRIER AND ALL EDGE DROP-OFFS GREATER THAN 4 INCHES SHALL HAVE EDGE PROTECTION (SEE TRAFFIC CONTROL SPECIFICATIONS FOR EDGE TREATMENT REQUIREMENTS).
- THE "WORKERS" SYMBOLIC SIGN (MUTCD NO. W21-1A) MAY BE USED INSTEAD OF THE "ROAD WORK AHEAD" SIGN FOR WORK WITH A DURATION OF 12 HOURS OR LESS. THE "END ROAD WORK" SIGN IS NOT REQUIRED TO BE INSTALLED AFTER THE "WORKERS" SIGN.
- NO TRAFFIC SIGNAL SHALL BE ALTERED OR MODIFIED IN ANY WAY WITHOUT A PLAN APPROVED BY THE CITY TRAFFIC ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TRAFFIC CONTROL DEVICES ON AN AROUND-THE-CLOCK BASIS, WHETHER OR NOT WORK IS ACTIVELY BEING PURSUED AND ANY DEFICIENCIES NOTED SHALL BE CORRECTED IMMEDIATELY.
- THE TRAFFIC CONTROL REQUIREMENTS SHOWN ON THESE PLANS ARE MINIMUM REQUIREMENTS ONLY AND DO NOT ATTEMPT TO ADDRESS IN DEPTH THE VARIETY OF SITUATIONS THAT MAY OCCUR ONCE CONSTRUCTION HAS STARTED. IN NO WAY DO THE REQUIREMENTS SHOWN ON THESE PLANS RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY FOR SELECTING THE PROPER TRAFFIC CONTROL DEVICES AND IMPLEMENTATION PROCEDURES THAT WILL ASSURE THE SAFETY OF DRIVERS, PEDESTRIANS, AND WORKERS AT ALL TIMES.
- SHOULD THE CONTRACTOR FAIL TO ENFORCE THE TRAFFIC CONTROL PLAN OR FAIL TO CLEAN, REPLACE OR OTHERWISE MAINTAIN THE TRAFFIC CONTROL DEVICES WHEN DIRECTED TO DO SO BY THE CITY TRAFFIC ENGINEER OR REPRESENTATIVE, THE CITY MAY TAKE ONE OR MORE OF THE FOLLOWING ACTIONS:
 - EMPLOY ANOTHER AGENCY TO CORRECT DEFICIENCIES IN TRAFFIC CONTROL DEVICES AND DEDUCT THE COST FROM THE CONTRACTOR'S PAY ESTIMATE.
 - STOP THE WORK UNTIL DEFICIENCIES ARE CORRECTED.
 - SUSPEND ALL PAY ESTIMATES UNTIL DEFICIENCIES ARE CORRECTED, OR
 - PLACE THE CONTRACTOR IN DEFAULT.



LEE'S SUMMIT
M I S S O U R I

PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64083

Project: TRAFFIC STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MO
Sheet Name: TRF-1 TRAFFIC CONTROL DETAILS

Drawn By: TWS
Checked By: .
Date: 6/2016
Proj. #: .

TRF-1

Traffic Control Details

Drawings conform to construction records and post construction information.

Record Drawings

Bradley D. Burton
Professional Engineer
License No. 25862

DATE: 4/15/19

DESIGN BY: CMN

DRAWN BY: CMN

PROJECT NO.: 12720

SHEET NO.

TOTAL SHEETS

4343

Storm Sewer Improvements and Mass Grading

Paragon Star Development

Lee's Summit, Missouri

NO.

DATE

8/15/18

8/7/18

8/28/18

9/14/18

10/10/18

11/29/18

4/11/19

4/15/19

3/10/20

12/1/20

2/4/21

3/11/21

3/24/21

REVISIONS

BY

APPROVED

Revised Field Elevations

City Comments

City Comments

City Comments

Removed Floodway Grading

Temporary River Crossing Repair

Temporary River Crossing Repair

City Comments

North slope grading revisions

Retaining Wall Station & Offsets

Line 300 Wingwall Revision

Headwall Detail

DETOUR GENERAL NOTES:

- ALL SIGNS, BARRICADES, CHANNELIZERS, MARKINGS AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- DETOUR ROUTES ARE NOT REQUIRED TO BE POSTED FOR THE CLOSURE OF A LOCAL STREET.
- TRAFFIC SHALL ONLY BE DETOURED VIA ARTERIAL AND/OR COLLECTOR STREETS UNLESS OTHERWISE APPROVED BY THE CITY TRAFFIC ENGINEER.
- WHEN A DETOUR ROUTE REQUIRES VEHICLES TO MAKE A TURN AT AN INTERSECTION WITH MORE THAN ONE APPROACH LANE, DETOUR SIGNS WITH ADVANCE ARROWS WILL BE REQUIRED AT LEAST 300 FEET IN ADVANCE OF THE INTERSECTION.
- ADDITIONAL DETOUR SIGNAGE MAY BE REQUIRED BY THE CITY TRAFFIC ENGINEER.
- REQUESTS TO USE THE CITY'S PORTABLE CHANGEABLE MESSAGE SIGNS SHALL BE MADE TO THE PUBLIC WORKS OPERATIONS DIVISION AND THE CITY TRAFFIC ENGINEER AT LEAST FIVE DAYS IN ADVANCE.

The diagram illustrates traffic control for a road closure on a collector/arterial street. It shows a central section of the road closed, with detour routes on either side. Key elements include:

- Signage:** 'ROAD CLOSED' (W20-2), 'DETOUR AHEAD' (W20-3), 'DETOUR' (M4-9L, M4-9R, M4-10L), and 'END DETOUR' (M4-8a) signs are shown with their respective dimensions (e.g., 36" x 36", 30" x 24").
- Dimensions:** Distances of 500' (if applicable), 500', and 300' are indicated for sign placement. A 50' offset is shown for the detour route.
- Sign Types:** Specific sign types are noted, such as 'INSTALL SIGN ON OR ABOVE TYPE 3 BARRICADE' and 'INSTALL SIGN ON OR ABOVE TYPE 3 BARRICADE'.
- Notes:** A note 'See Note 4' is present near the detour signs.

LEE'S SUMMIT

M I S S O U R I

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

Project: TRAFFIC STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MO

Sheet Name: TRF-2 TYPICAL DETOUR DETAIL

Drawn By: TWS
Checked By: .
Date: 6/2016
Proj. #: .

TRF-2