

Tract 1
All of Lot 2, Lee's Summit Town Centre, Lot 1 & Lot 2, a subdivision in the City of Lee's Summit,
Jackson County, Missouri.

Tracts 1-4 contains 985,741.48 sq. ft. or 22.63 acres, more or less.

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

THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED
ZONE (X), AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP
COMMUNITY PANEL NO. 29095C0430G EFFECTIVE DATE: JANUARY 20, 2017.

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

EVERGY – 698-1196
MISSOURI GAS ENERGY – 756-5261
SOUTHWESTERN BELL TELEPHONE – 761-5011
COMCAST CABLE – 795-1100
WILLIAMS PIPELINE – 422-6300
CITY OF LEE'S SUMMIT PUBLIC WORKS – 969-1800
CITY OF LEE'S SUMMIT DEVELOPMENT ENGINEERING INSPECTION AT 816.969.1200
CITY OF LEE'S SUMMIT WATER UTILITIES – 969-1900
MISSOURI ONE CALL (DIG IT) – 1-800-344-7483

- 1 - ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 8813.
- 2 - ALL REQUIRED EASEMENTS WITHIN THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR ON THE FINAL PLAT.
- 3 - ANY REQUIRED EASEMENT LOCATED OUTSIDE OF THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR BY SEPARATE INSTRUMENT PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- 4 - THE CONTRACTOR SHALL NOTIFY THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A MEETING WITH THE CITY ENGINEER CONCERNING THE PROJECT PRIOR TO ANY LAND DISTURBANCE WORK AT (616) 966-1200.
- 5 - THE CONTRACTOR SHALL CONTACT THE CITY ENGINEER CONCERNING ANY CONFLICT WITH THE IMPROVEMENTS PROPOSED BY THESE PLANS AND SITE CONDITIONS.
- 6 - THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND OBTAIN THE APPROPRIATE BLASTING PERMITS FOR A REQUIRED BLASTING, IF BLASTING IS ALLOWED. ALL BLASTING SHALL CONFORM TO STATE REGULATIONS AND LOCAL ORDINANCES.

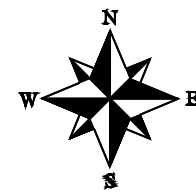
ALL CONSTRUCTION SHALL FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813. WHERE DISCREPANCIES EXIST BETWEEN THESE PLANS AND THE DESIGN AND CONSTRUCTION MANUAL, THE DESIGN AND CONSTRUCTION MANUAL SHALL PREVAIL.

DEVELOPER:
DAVID GEVERS
INDEPENDENCE SAFETY STORAGE NORTH II LLC
1120 NW EAGLE RIDGE BLVD STE A
GRAIN VALLEY, MO 64029
Phone:

The site plan for Lee's Summit Town Center shows a large rectangular area divided into several sections. At the top, there are three large rectangular areas labeled 'TRACT 3', 'Lot 4', and 'TRACT 4'. Below these, there is a large area labeled 'Tract A'. To the left of 'Tract A', there are three smaller rectangular areas labeled 'Lot 1A, Lee's Summit Town Center, Lots 1A-1C and Tract A', 'Lot 1B, Lee's Summit Town Center, Lots 1B-1C and Tract A', and 'Lot 1C, Lee's Summit Town Center, Lots 1A-1C and Tract A'. The plan also shows various parking areas, roads, and utility lines. The plan is oriented with North at the top.

SCALE" 1"=200

ITEM AND DESCRIPTION	UNIT	ESTIMATED QUANTITY
ASPHALT PAVING	S.Y.	25,312.00
CONCRETE PAVING	S.Y.	5,582.00
PUBLIC SIDEWALK	S.F.	1,330.00
PRIVATE SIDEWALK	S.F.	760.00
GEOGRID	S.Y.	28,152.00
MoDOT Type 5 Base	S.Y.	28,152.00
KCMMB ENTRANCE	UNIT	3
CURBING	FT	7,874.00
ADA SIDEWALK RAMP	UNIT	6
SANITARY 8" PVC SDR 26 Service Line	FT	197.41
TRACER WIRE AND EQUIPMENT	FT	197.41
CLEARING, GRADING & GRUBBING	LS	1
SILT FENCE	FT	10,800.00
INLET PROTECTION	UNIT	29.00
SEEDING / MULCHING/ FERTILIZING	AC	10.27
CONST. ENTRANCE	UNIT	3
STORM		
36" HDPE	FT	527.44
30" HDPE	FT	338.67
24" HDPE	FT	546.37
18" HDPE	FT	628.86
15" HDPE	FT	1,066.48
5' x 4' STORM CURB INLET	EA	20.00
15" HDPE END SECTION / TOE WALL	LS	1
36" HDPE END SECTION / TOE WALL	LS	2.00
4' x 4' STORM FIELD INLET	EA	1
SANITARY		
8" PVC SDR 26 Service Line	LF	197.41
CONNECTION TO EXISTING SANITARY SEWER	LS	1.00
TRACER WIRE AND EQUIPMENT	L.F.	197.41
WATER		
2" Type K Soft Copper Water Service Line	FT	93.00
8" C900 PVC CLASS 200	FT	1,654.00
BACKFLOW VALVE	UNIT	2



- C.001 ~ COVER SHEET
- C.050A ~ ESC PHASE 1 - PRE CLEARING PLAN
- C.050B ~ ESC PHASE 1 - PRE CLEARING PLAN
- C.050C ~ ESC PHASE 1 - PRE CLEARING PLAN
- C.051A ~ ESC PHASE 2 - INACTIVE AREA STABILIZATION PLAN
- C.051B ~ ESC PHASE 2 - INACTIVE AREA STABILIZATION PLAN
- C.051C ~ ESC PHASE 2 - INACTIVE AREA STABILIZATION PLAN
- C.051D ~ ESC PHASE 2 - INACTIVE AREA STABILIZATION NOTES
- C.052A ~ ESC PHASE 3 - FINAL RESTORATION PLAN
- C.052B ~ ESC PHASE 3 - FINAL RESTORATION PLAN
- C.052C ~ ESC PHASE 3 - FINAL RESTORATION PLAN
- C.053 ~ ESC - STANDARD DETAILS
- C.100 ~ OVERALL SITE PLAN
- C.101 ~ SITE PLAN
- C.102 ~ SITE PLAN
- C.103 ~ SITE PLAN
- C.104 ~ DIMENSION PLAN
- C.105 ~ DIMENSION PLAN
- C.106 ~ DIMENSION PLAN
- C.200 ~ GRADING PLAN
- C.201A ~ SPOT ELEVATIONS
- C.201B ~ SPOT ELEVATIONS
- C.201C ~ SPOT ELEVATIONS
- C.300 ~ STORM SEWER GENERAL LAYOUT
- C.301 ~ STORM SEWER PLAN AND PROFILE
- C.302 ~ STORM SEWER PLAN AND PROFILE
- C.303 ~ STORM SEWER PLAN AND PROFILE
- C.304 ~ STORM SEWER PLAN AND PROFILE
- C.305 ~ DETENTION BASIN PLAN
- C.400 ~ SANITARY SERVICE PLAN
- C.500 ~ WATER SERVICE PLAN
- C.600 ~ STANDARD DETAILS
- C.601 ~ STANDARD DETAILS
- C.602 ~ STANDARD DETAILS
- L.100 ~ LANDSCAPE PLAN
- L.101 ~ LANDSCAPE PLAN DETAILS

Total Area	22.36 acres (974,012.03 sq. ft.)
Site	
Site Area	22.36 Acres
Building	250,000 sq. ft.
Parking	266,870 sq. ft.
Sidewalk	9,895 sq. ft.
Impervious Area	526,755 sq. ft (54.08% of Site)
Floor-Area-Ratio	25.67%

Parking:
Provided
 204 Standard (2 ADA Accessible)
 77 Semi-Tractor Trailer

Parking:
250 Required
-- Standard (-- ADA Accessible)
-- Semi-Tractor Trailer

Sanitary Sewer Improvements
-The site will connect to the existing sanitary sewer on the south side of the property on Lot 1A.

Water Main Improvements
-The site will utilize the existing water on the east side of NE Town Centre Blvd. and the west side of NE Independence Ave.

Storm Sewer
-Enclosed pipe systems and inlets will collect and convey the onsite storm
water runoff and direct it
toward the existing public storm sewer system.

Storm Water Detention
-Storm Detention is on southeast side of property.

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

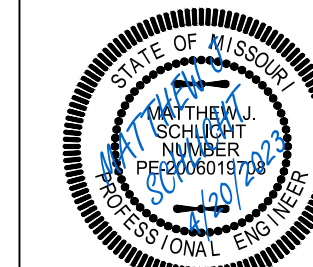
I HEREBY CERTIFY THAT THIS PROJECT HAS BEEN DESIGNED AND THESE PLANS PREPARED IN ACCORDANCE WITH THE CURRENT DESIGN CRITERIA OF THE CITY OF LEE'S SUMMIT, MISSOURI AND THE STATE OF MISSOURI. I FURTHER CERTIFY THAT THESE PLANS WERE DESIGNED IN ACCORDANCE TO AASHTO STANDARDS.

Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Town Centre Logistics Lot 4 & Tract A
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project: TOWN CENTER,
LSMO
Issue Date: February 24, 2023

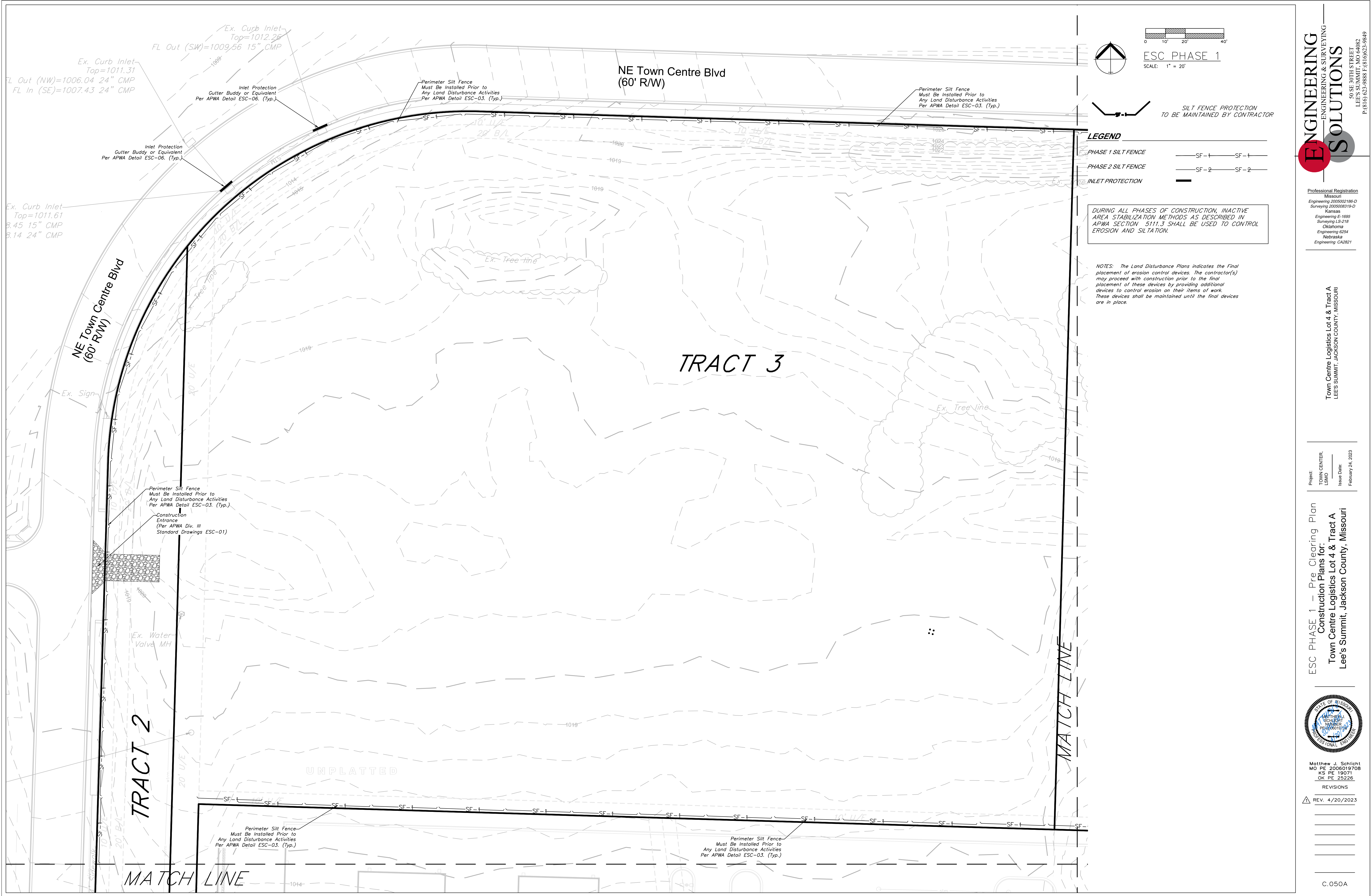
PRELIMINARY DEVELOPMENT PLAN
Construction Plans for:
Town Centre Logistics Lot 4 & Tract A
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 200601970
KS PE 19071
OK PE 25226

REVISIONS

NO.	DESCRIPTION	DATE
1	REV. 4/20/2023	



ESC PHASE 1

SCALE: 1" = 20'

SILT FENCE PROTECTION
TO BE MAINTAINED BY CONTRACTOR

LEGEND

PHASE 1 SILT FENCE — SF-1 — SF-1 —

PHASE 2 SILT FENCE — SF-2 — SF-2 —

INLET PROTECTION —

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

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

ENGINEERING SOLUTIONS

ENGINEERING & SURVEYING

50 SE 30TH STREET
LEES SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-9849

Professional Registration

Missouri
Engineering 200502188-D
Surveying 200500519-D

Kansas
Engineering E-1695
Surveying LS-216

Oklahoma
Engineering 6254

Nebraska
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Project: TOWN CENTER, LSNO

Issue Date: February 24, 2023

ESC PHASE 1 – Pre Clearing Plan

Construction Plans for:

Town Centre Logistics Lot 4 & Tract A

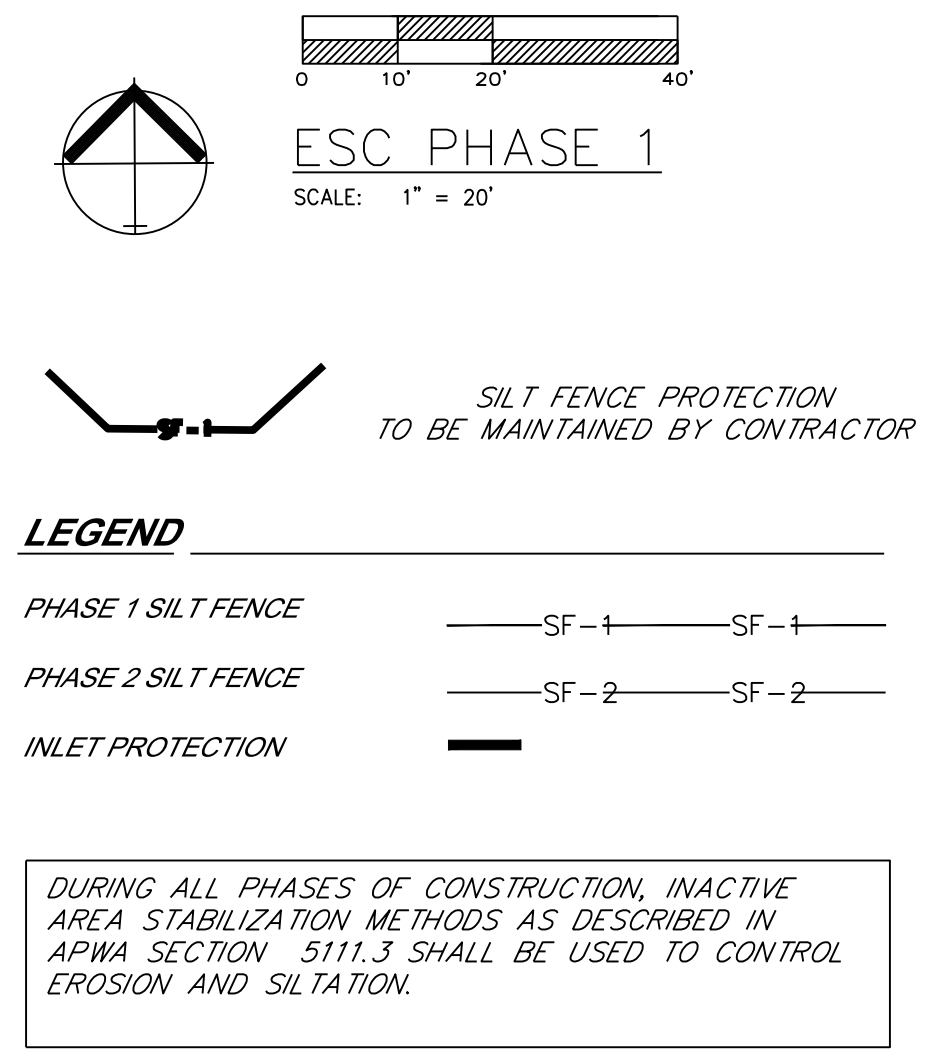
Lee's Summit, Jackson County, Missouri

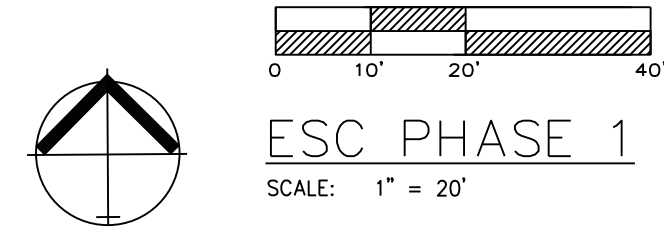
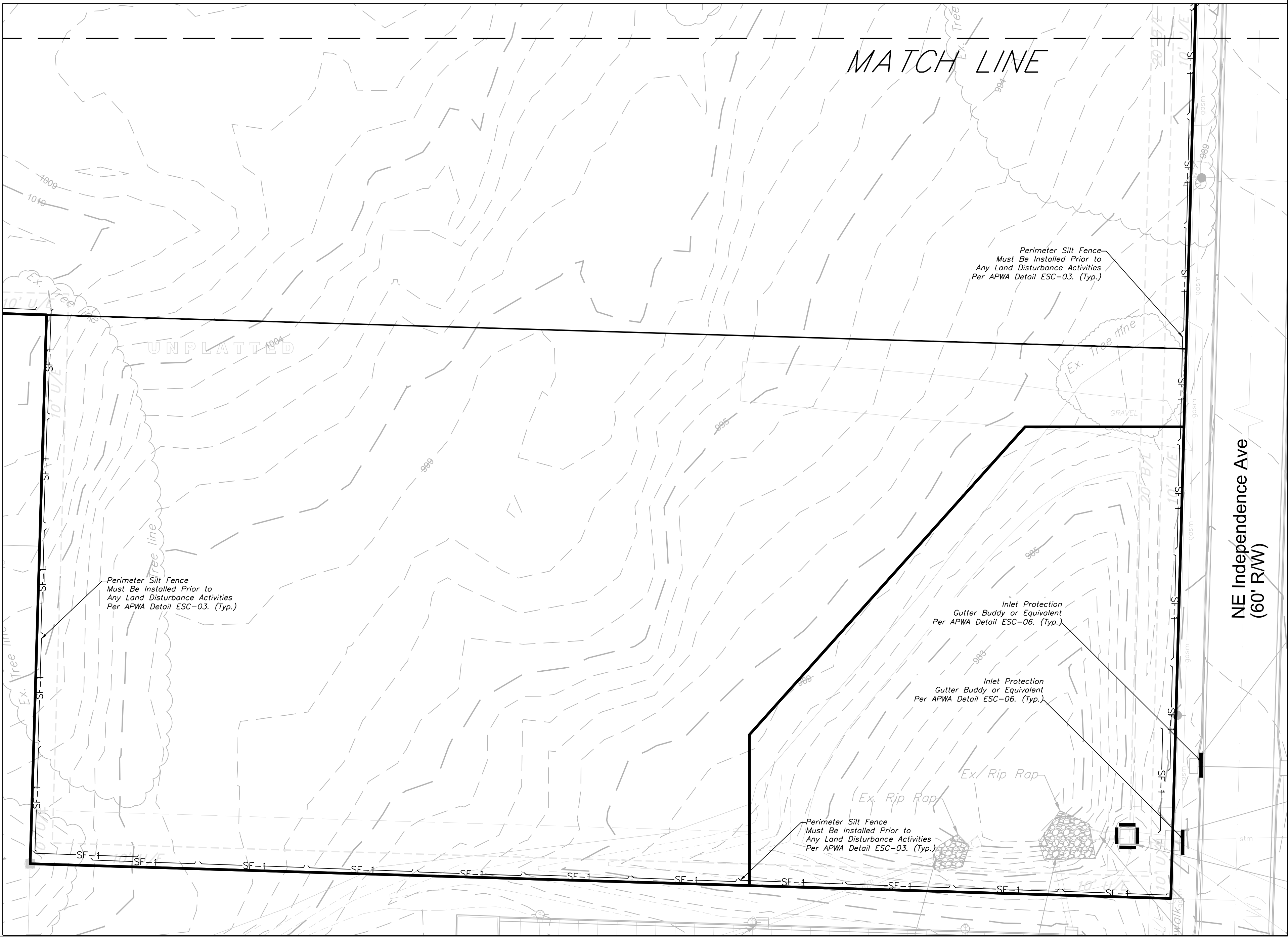
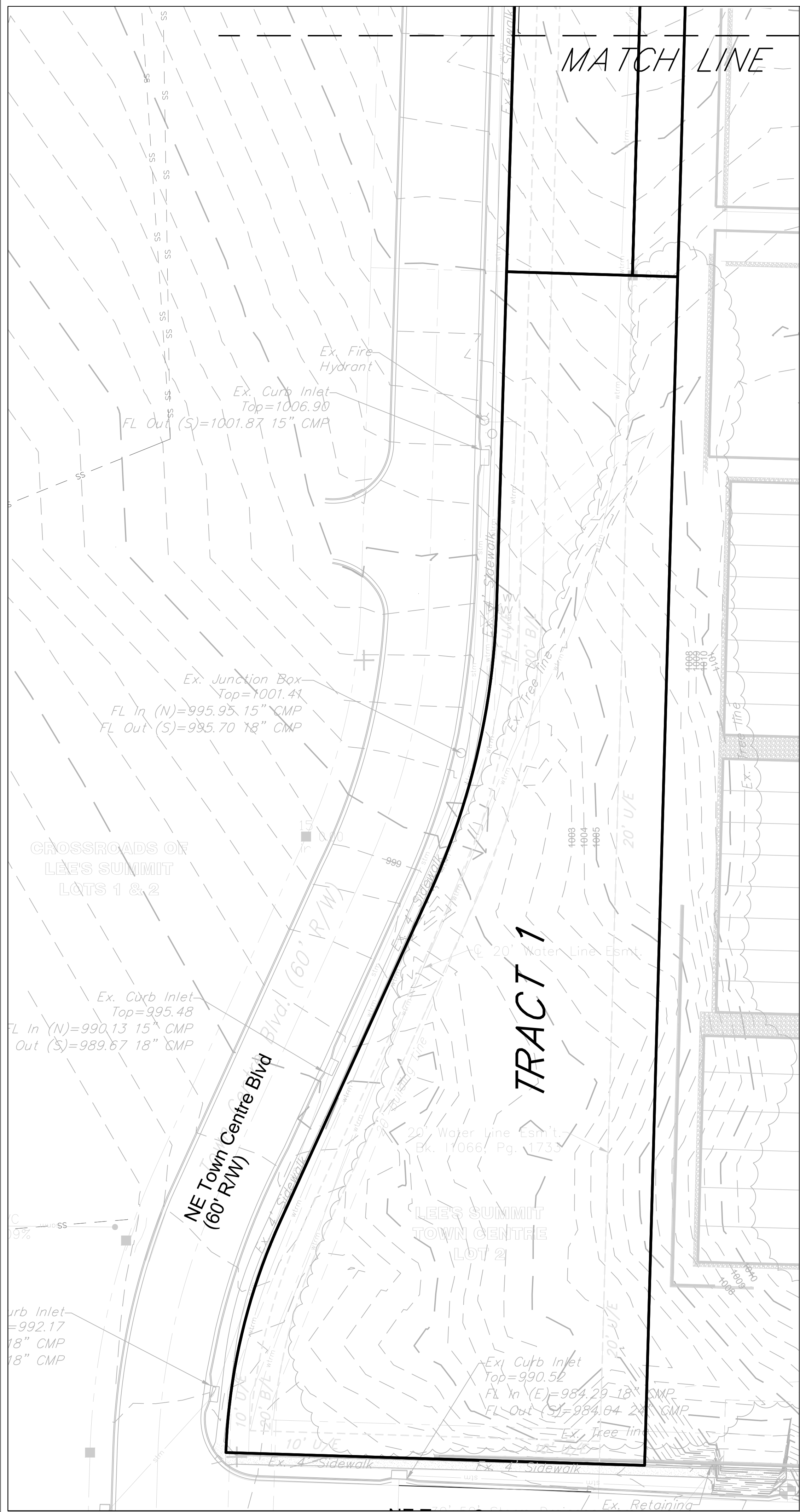
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25526

REVISIONS

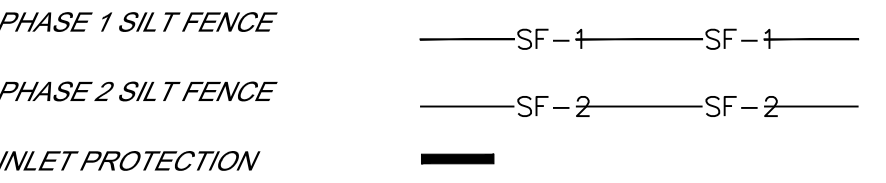
REV. 4/20/2023

C.050A





LEGEND



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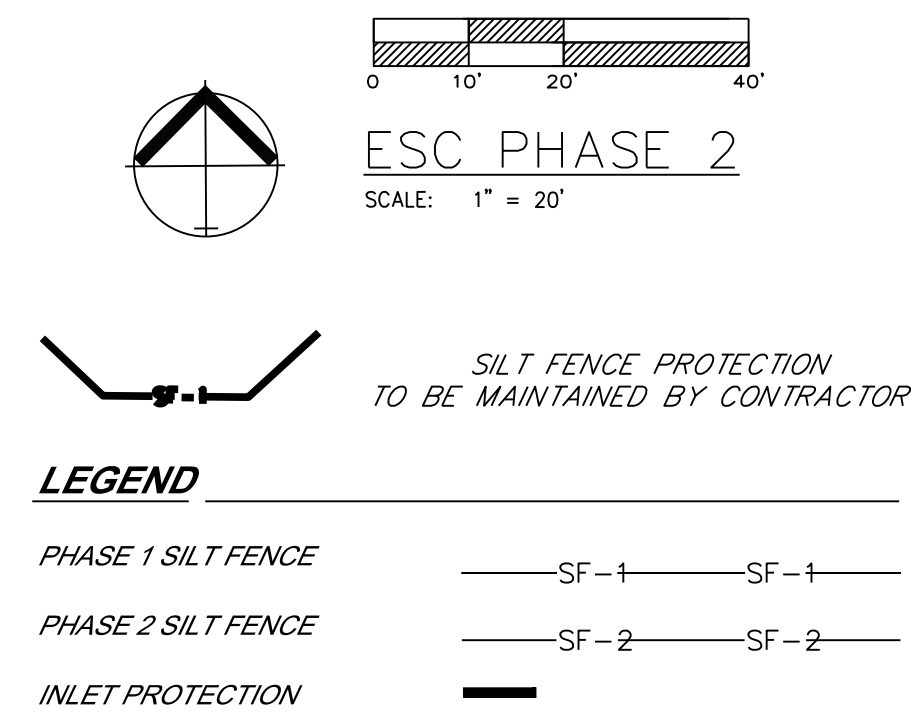
ESC PHASE 1 – Pre Clearing Plan
Construction Plans for:
Town Centre Logistics Lot 4 & Tract A
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER 000000018
PROFESSIONAL ENGINEER

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

REVISIONS
REV. 4/20/2023

C.050C



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

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ENGINEERING
—ENGINEERING & SURVEYING—
SOLUTIONS

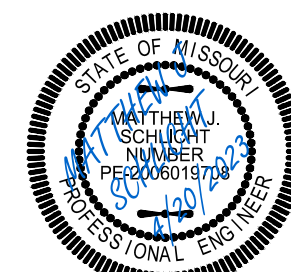
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Town Centre Logistics Lot 4 & Tract A
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project: TOWN CENTER,
LSMO _____
Issue Date: February 24, 2023

ESC PHASE 2
Inactive Area Stabilization Plan
Construction Plans for:
Town Centre Logistics Lot 4 & Tract A
Lee's Summit, Jackson County, Missouri

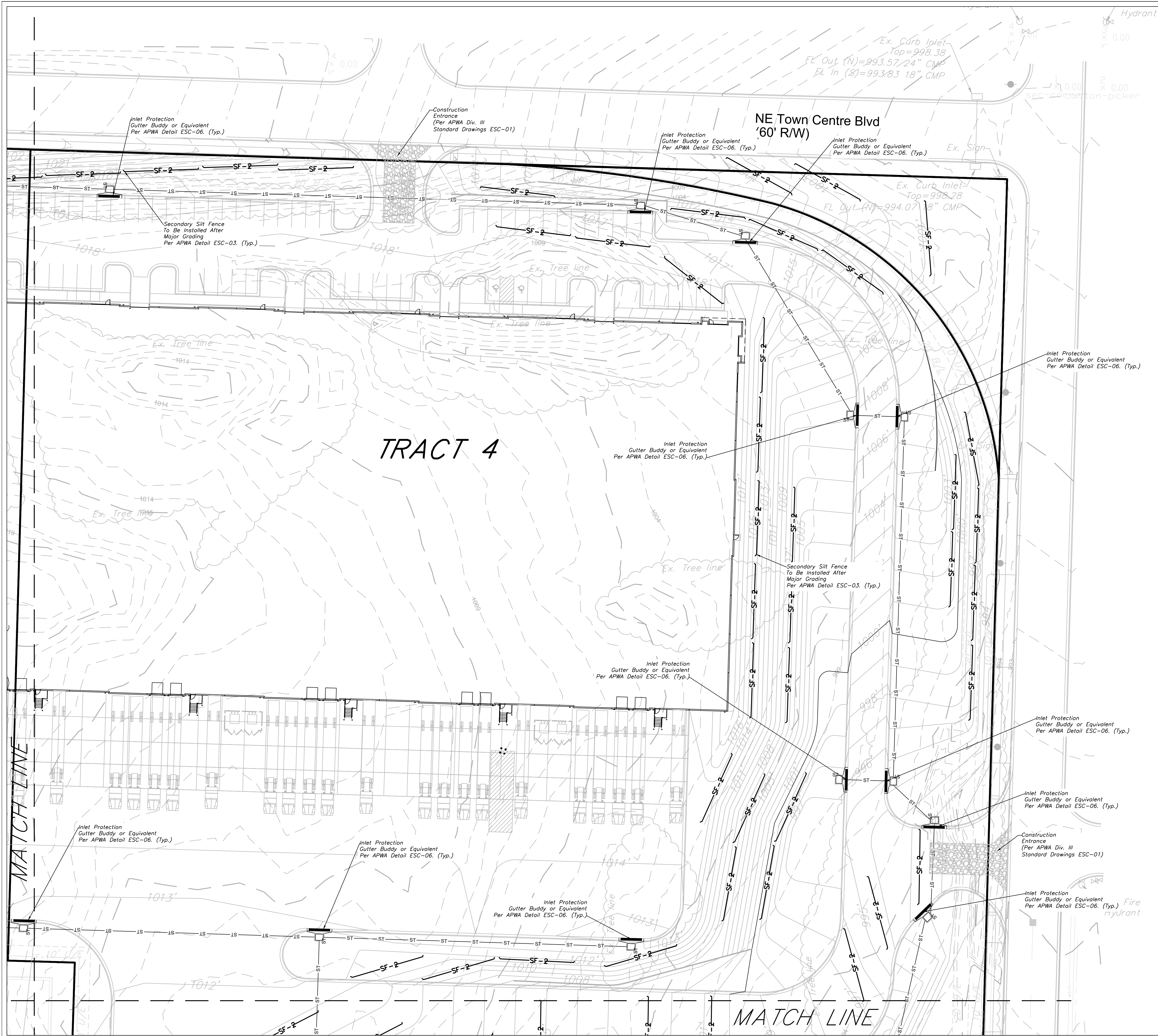


Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS

1 REV. 4/20/2023

C.051A



ESC PHASE 2
SCALE: 1" = 20'

SILT FENCE PROTECTION
TO BE MAINTAINED BY CONTRACTOR

LEGEND

PHASE 1 SILT FENCE

PHASE 2 SILT FENCE

INLET PROTECTION

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

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

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ENGINEERING & SURVEYING
SOLUTIONS

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Surveying 200500519-D
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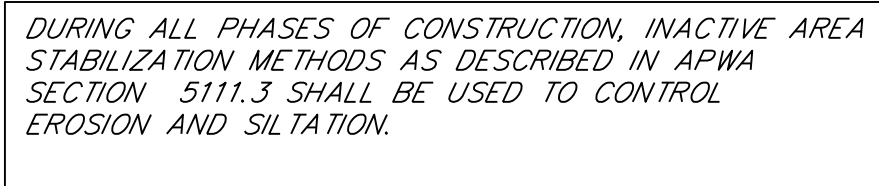
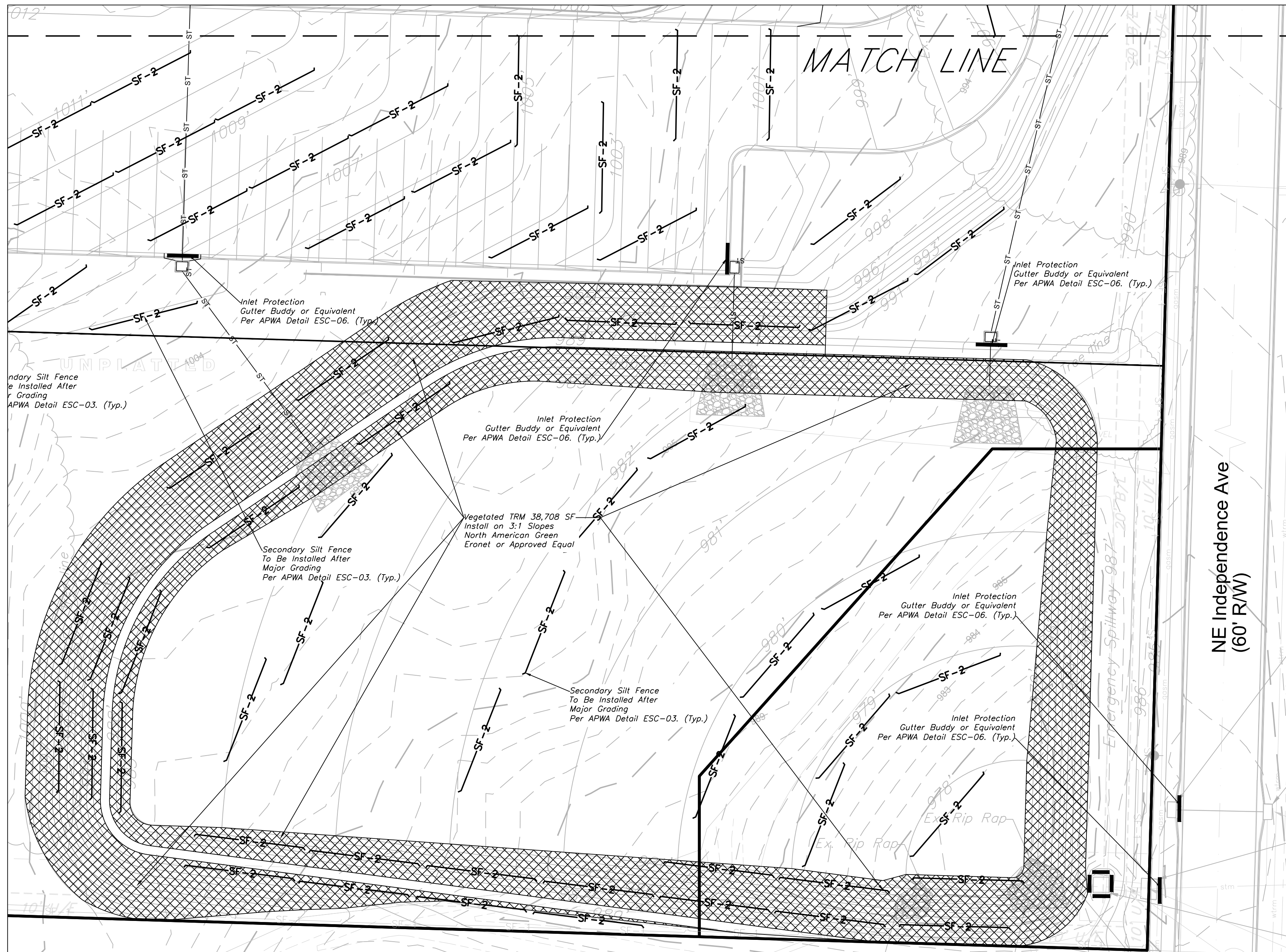
Project:
TOWN CENTER,
LSMO

Issue Date:
February 24, 2023

ESC PHASE 2
Inactive Area Stabilization Plan
Construction Plans for:
Town Centre Logistics Lot 4 & Tract A
Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
REVISIONS
REV. 4/20/2023

C.051B



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

EROSION CONTROL DESCRIPTION:

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

EROSION CONTROL PROCEDURE:

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

TEMPORARY CONSTRUCTION ENTRANCE NOTES:

- A.) INSTALLATION
- 1.) AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC STREETS. IF POSSIBLE, LOCATE WHERE PERMANENT ROADS WILL EVENTUALLY BE CONSTRUCTED
- 2.) REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE AND CROWN FOR POSITIVE DRAINAGE
- 3.) IF SLOPE TOWARDS THE PUBIC ROAD EXCEED 2%, CONSTRUCT A 6 TO 8 INCH HIGH RIDGE WITH 3H: 1V SIDE SLOPES ACROSS THE FOUNDATION APPROXIMATELY 15 FEET FROM THE EDGE OF THE PUBLIC ROAD TO DIVERT RUNOFF AWAY FROM IT.
- 4.) INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES ALONG PUBLIC ROADS
- 5.) PLACE STONE TO DIMENSIONS AND GRADES AS SHOWN ON PLANS. LEAVE SURFACE SMOOTH AND SLOPED FOR DRAINAGE
- 6.) DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE
- 7.) IF WET CONDITIONS ARE ANTICIPATED PLACE GEOTEXTILE FABRIC ON THE GRADED FOUNDATION TO IMPROVE STABILITY
- B.) TROUBLESHOOTING
- 1.) CONSULT WITH A QUALIFIED DESIGN PROFESSIONAL IF ANY OF THE FOLLOWING OCCUR:
- INADEQUATE RUNOFF CONTROLS TO THE EXTENT THAT SEDIMENT WASHES ONTO PUBLIC ROADS
 - INSTALL DIVERSIONS OR OTHER RUNOFF CONTROL MEASURES
 - SMALL STONE, THIN PAD, OR ABSENCE OF GEOTEXTILE FABRIC RESULTS IN RUTS AND MUDDY CONDITIONS AS STONE IS PRESSED INTO SOIL - INCREASE STONE SIZE THICKNESS OR ADD GEOTEXTILE FABRIC
 - PAD TOO SHORT FOR HEAVY CONSTRUCTION TRAFFIC - EXTEND PAD BEYOND THE MINIMUM 50 FOOT LENGTH AS NECESSARY
- C.) INSPECTION AND MAINTENANCE
- 1.) INSPECT STONE PAD AND SEDIMENT DISPOSAL AREA WEEKLY AND AFTER ANY RAIN EVENT
- 2.) RESHAPE PAD AS NEEDED FOR PROPER DRAINAGE AND RUNOFF CONTROL
- 3.) TOP DRESS WITH CLEAN 2 AND 3 INCH STONE AS NEEDED
- 4.) IMMEDIATELY REMOVE MUD OR SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADWAY. REPAIR ANY BROKEN ROAD PAVEMENT IMMEDIATELY
- 5.) REMOVE ALL TEMPORARY ROAD MATERIALS FROM AREAS WHERE PERMANENT VEGETATION WILL BE ESTABLISHED

MAINTENANCE:

- TO MAINTAIN THE EROSION AND SEDIMENT CONTROLS, THE FOLLOWING PROCEDURES WILL BE PERFORMED:
- SEDIMENT CAPTURE DEVICES:** SEDIMENT WILL BE REMOVED FROM THE UPSTREAM OR UPSLOPE SIDE OF THE FILTER FABRIC FENCES, WHEN THE DEPTH OF ACCUMULATED SEDIMENT REACHES ABOUT ONE-THIRD THE HEIGHT OF THE STRUCTURE.
- STORM SEWER INLETS:** ANY SEDIMENT IN THE STORM SEWER INLETS WILL BE REMOVED AND DISPOSED OF PROPERLY.
- TEMPORARY CONTROLS:** ALL TEMPORARY CONTROLS WILL BE REMOVED AFTER THE DISTURBED AREAS HAVE BEEN STABILIZED.

INSPECTION PROCEDURES:

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

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

- ALL EROSION CONTROL DEVICES SHALL BE REMOVED BY GENERAL CONTRACTOR AFTER SITE STABILIZATION IS COMPLETE AND APPROVED BY ENGINEER.

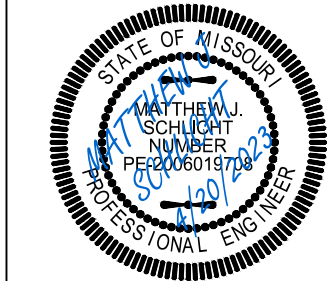
- THE DEVELOPER WILL DESIGNATE A QUALIFIED PERSON OR PERSONS TO PERFORM THE FOLLOWING INSPECTIONS:

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

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

ESC PHASE 2

Inactive Area Stabilization Notes
Construction Plans for:
Town Centre Logistics Lot 4 & Tract A
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 190071
OK PE 255226

REVISIONS
REV. 4/20/2023

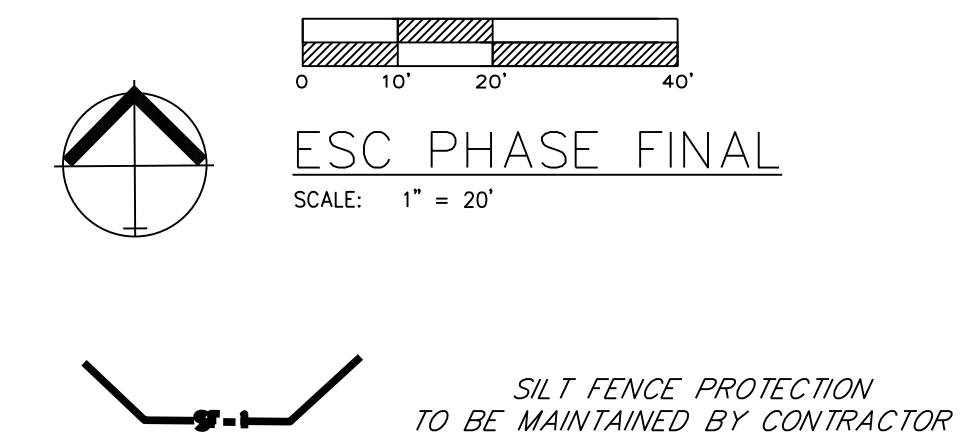
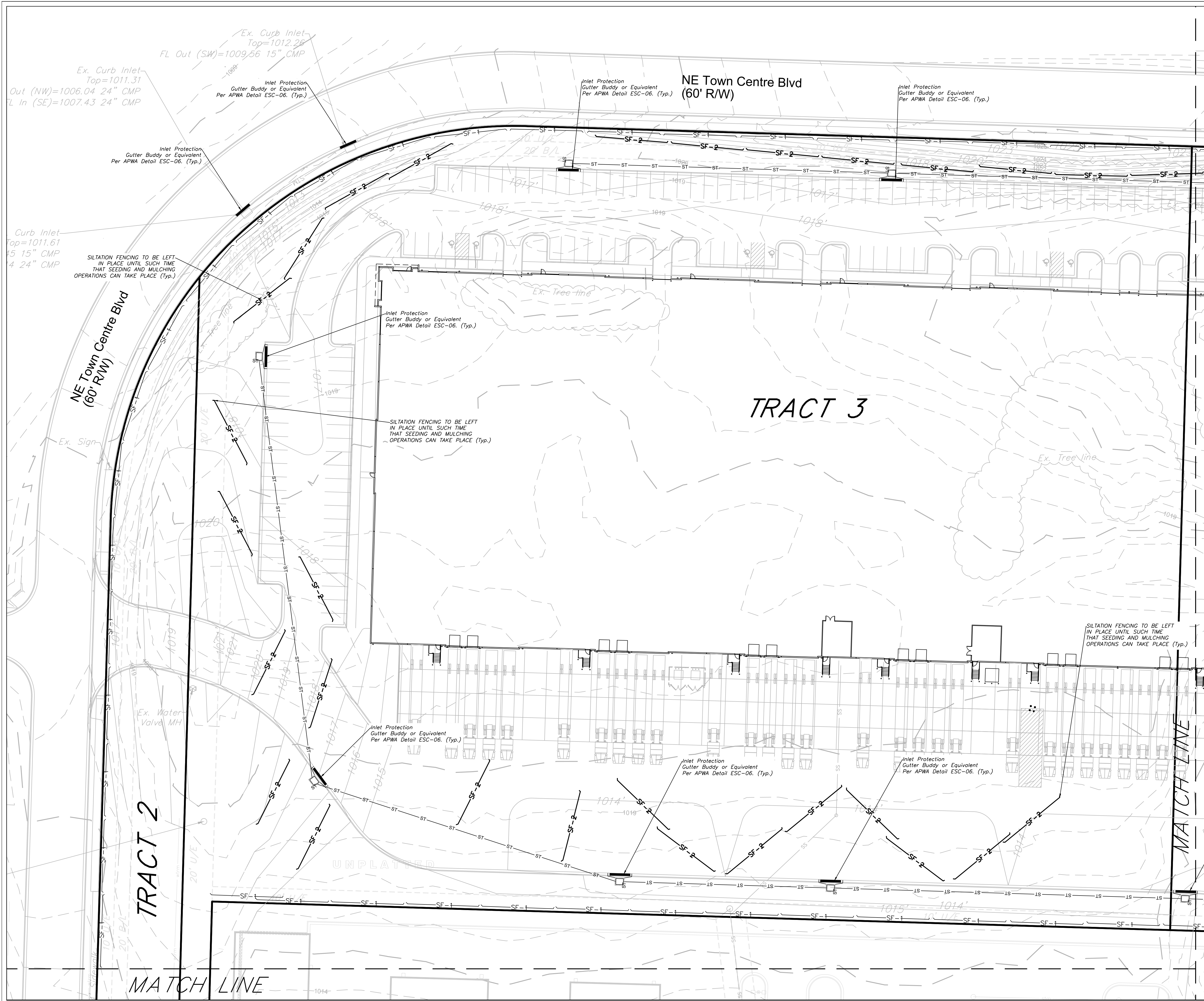
C.051D

Professional Registration
Missouri
Engineering 2005002198-D
Surveying 2005000519-D
Kansas
Engineering E-1695
Surveying LS-216
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Town Centre Logistics Lot 4 & Tract A
LEES SUMMIT, JACKSON COUNTY, MISSOURI

Project: TOWN CENTER, LSN MO
Issued Date: February 24, 2023

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LEES SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-9849



- LEGEND**
- PHASE 1 SILT FENCE ——— SF-1 ——— SF-1 ———
- PHASE 2 SILT FENCE ——— SF-2 ——— SF-2 ———
- INLET PROTECTION ———

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

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

SEED AND MULCH NOTES:

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

Seed and Fertilizer Rate:

Mix	Seed (lbs. per Acre)	Fertilizer (lbs. per 1000 sq. ft.)
Mix I - Rye Grass / Blue Grass	100	800
Mix II - Tall Fescue / Blue Grass	195	800

During the dates December 15th through May 31 ALL lime fertilizer, seed and mulch shall be applied to finished slopes of disturbed areas. During the months of June, July, October and November 1st through December 15th, lime fertilizer, seed and mulch shall be applied at the following rates:

Material	Rate
Lime	100% of specified quantity
Fertilizer	75% of the specified quantity
Seed	50% of the specified quantity
Mulch	100% of the specified quantity

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

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

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Surveying 200500519-D

Kansas
Engineering E-1695
Surveying LS-216

Oklahoma
Engineering 6254

Nebraska
Engineering CA2821

Project: TOWN CENTER, LSHO

Issue Date: February 24, 2023

ESC PHASE 3 - Final Restoration Plan

Construction Plans for:

Town Centre Logistics Lot 4 & Tract A

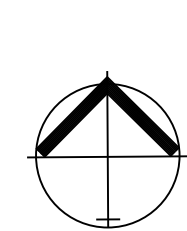
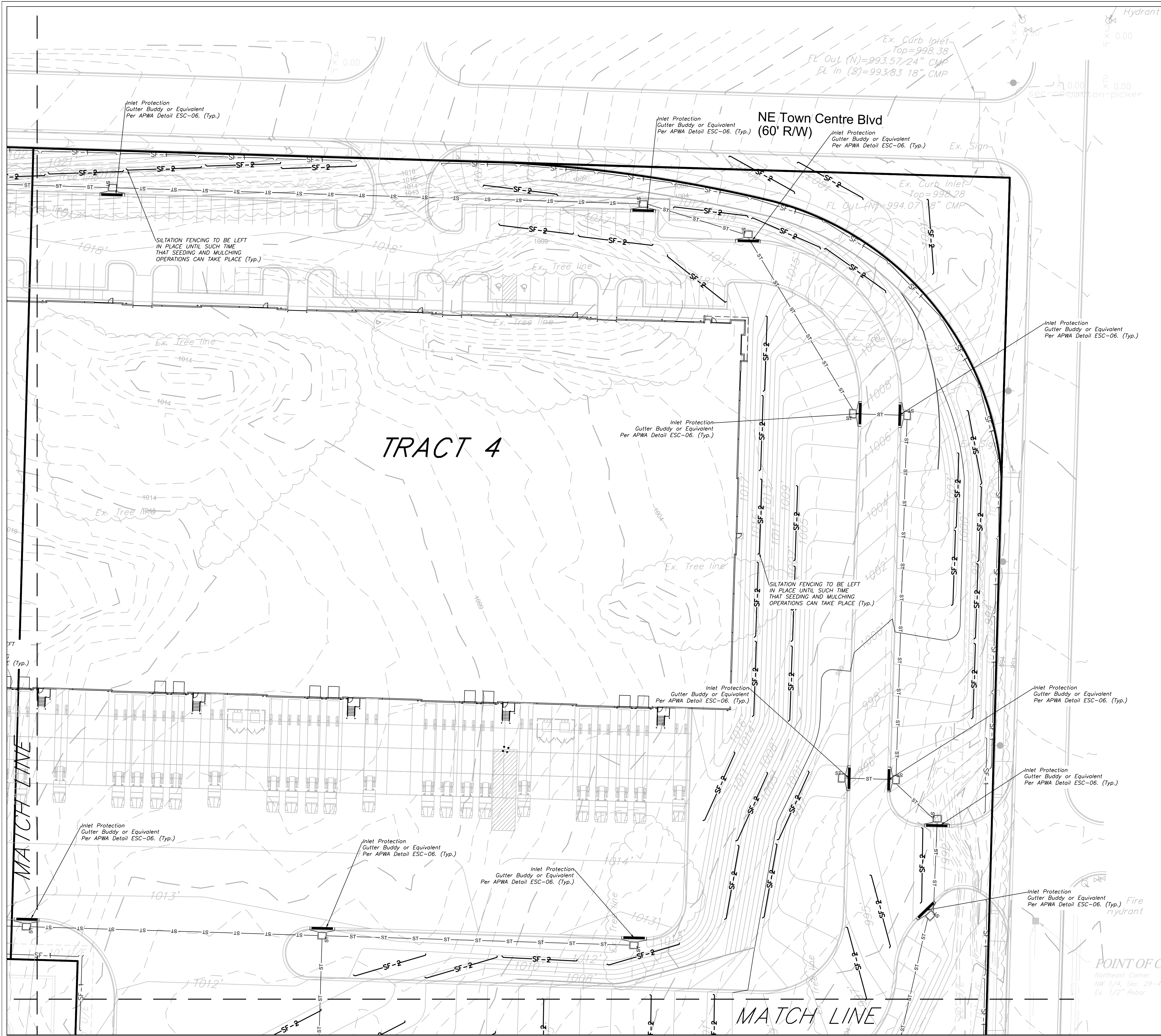
Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25526

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REV. 4/20/2023

C.052A



ESC PHASE FINAL

SCALE: 1" = 20'



SILT FENCE PROTECTION
TO BE MAINTAINED BY CONTRACTOR

LEGEND

PHASE 1 SILT FENCE

SF-1

PHASE 2 SILT FENCE

SF-2

INLET PROTECTION

IP

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

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

SEED AND MULCH NOTES:

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

Seed and Fertilizer Rate:

Mix I - Rye Grass / Blue Grass -----
100 lbs. per Acre
Mix II - Tall Fescue / Blue Grass ----- 195
lbs. per Acre
Lime -----2000

lbs per Acre (50 lbs. per 1000 sq. ft.)
Fertilizer -----800
to 1200 lbs per Acre (25 lbs per 1000 sq. ft.)

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

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

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

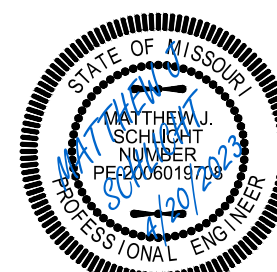


Professional Registration
Missouri
Engineering 200502188-D
Surveying 2005030519-D
Kansas
Engineering E-1695
Surveying LS-216
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Town Centre Logistics Lot 4 & Tract A
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project:
TOWN CENTER,
LSMO
Issue Date:
February 24, 2023

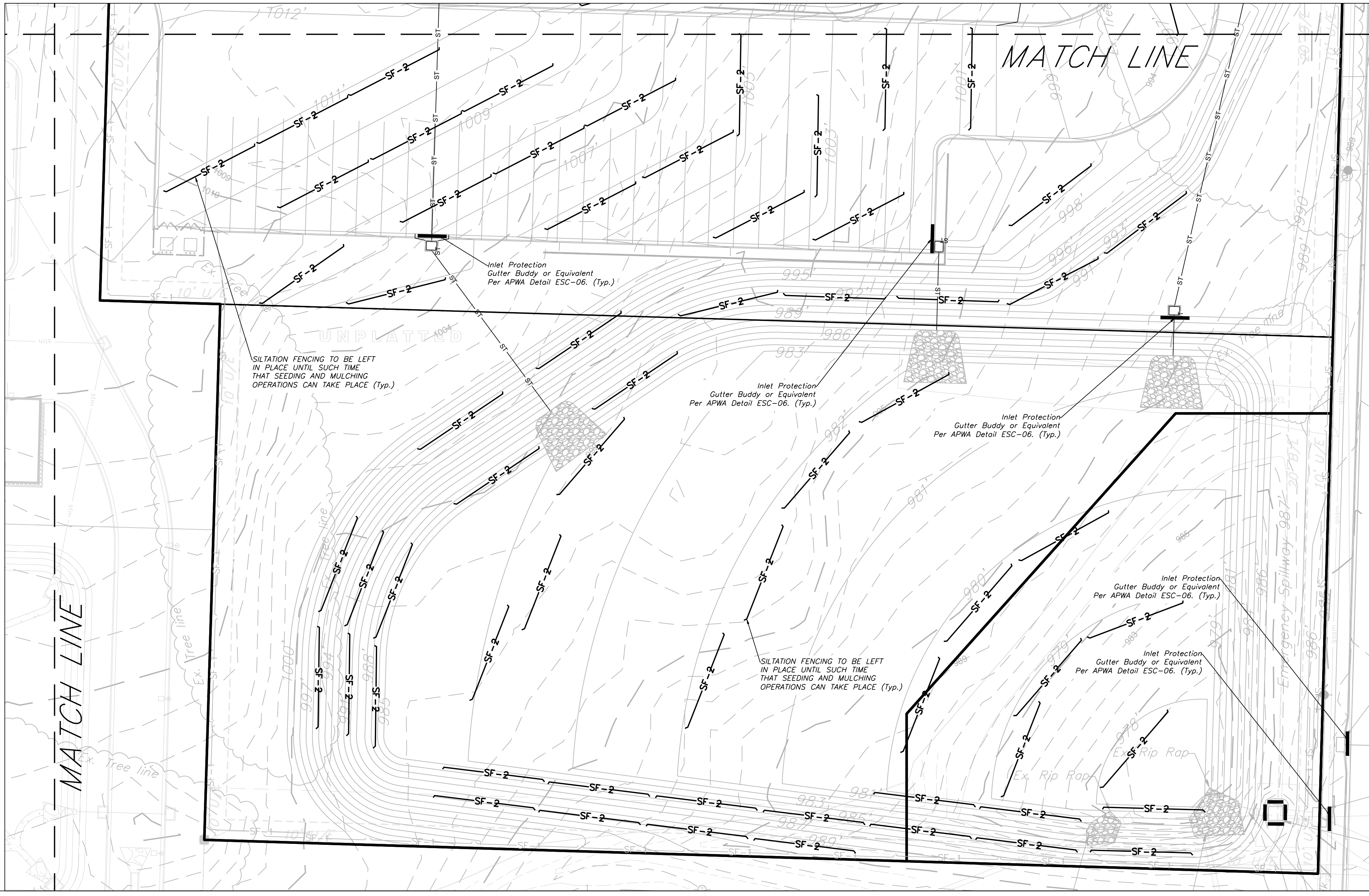
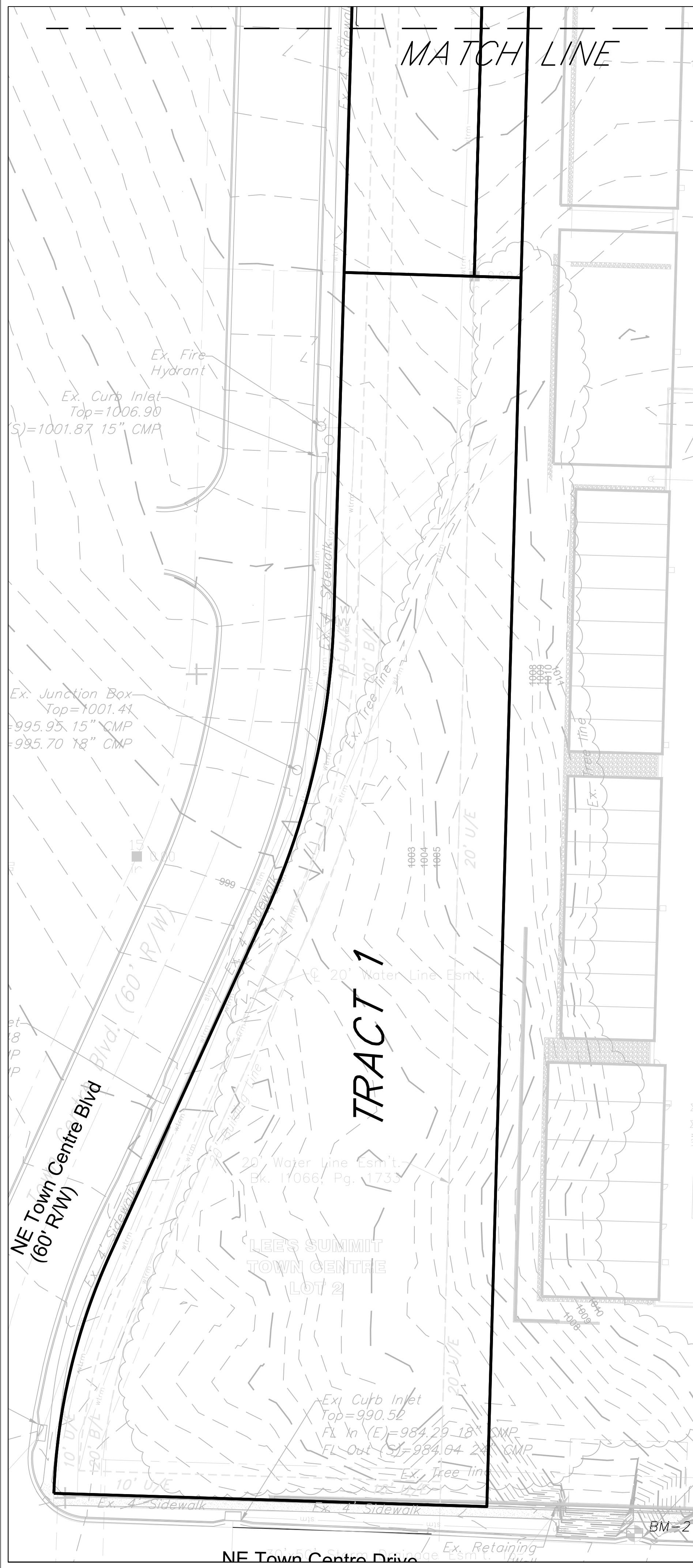
ESC PHASE 3 - Final Restoration Plan
Construction Plans for:
Town Centre Logistics Lot 4 & Tract A
Lee's Summit, Jackson County, Missouri



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

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REV. 4/20/2023

C.052B



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

SEED AND MULCH NOTES:

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

Seed and Fertilizer Rate:

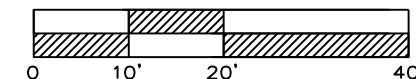
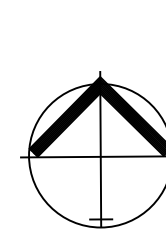
Mix I - Rye Grass / Blue Grass -----
100 lbs. per Acre
Mix II - Tall Fescue / Blue Grass ----- 195
lbs. per Acre
Lime

lbs per Acre (50 Fertilizer) lbs. per 1000 sq. ft.)

to 1200 lbs per Acre (25 lbs per 1000 sq. ft.)

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

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



ESC PHASE FINAL

SCALE: 1" = 20'



SILT FENCE PROTECTION TO BE MAINTAINED BY CONTRACTOR

LEGEND

PHASE 1 SILT FENCE --- SF-1 --- SF-1 ---
PHASE 2 SILT FENCE --- SF-2 --- SF-2 ---
INLET PROTECTION ---

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

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Surveying 200500619-D
Kansas
Engineering E-1695
Surveying LS-216
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

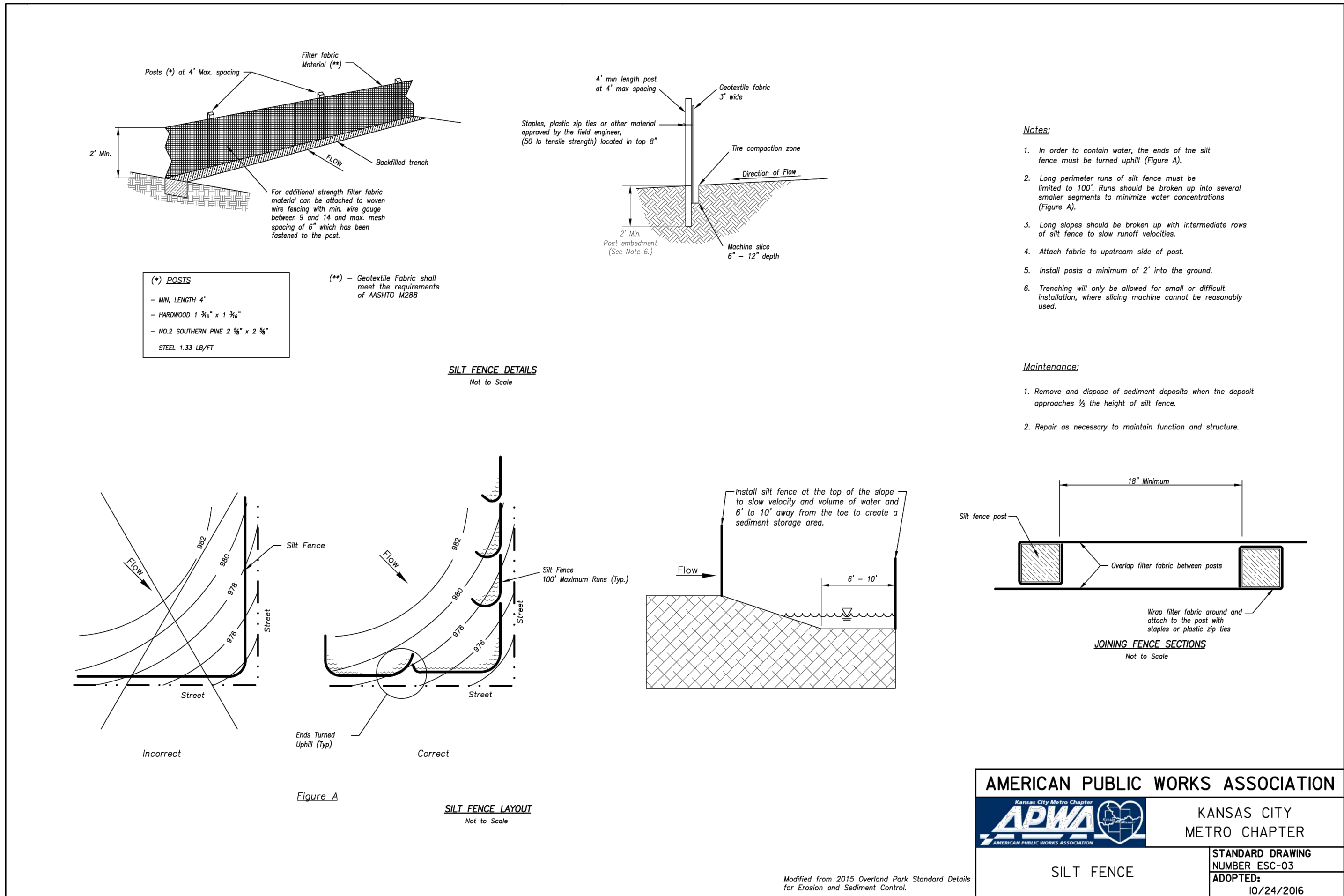
Project: TOWN CENTRE, LSHO
Issue Date: February 24, 2023

ESC PHASE 3 - Final Restoration Plan
Construction Plans for:
Town Centre Logistics Lot 4 & Tract A
Lee's Summit, Jackson County, Missouri

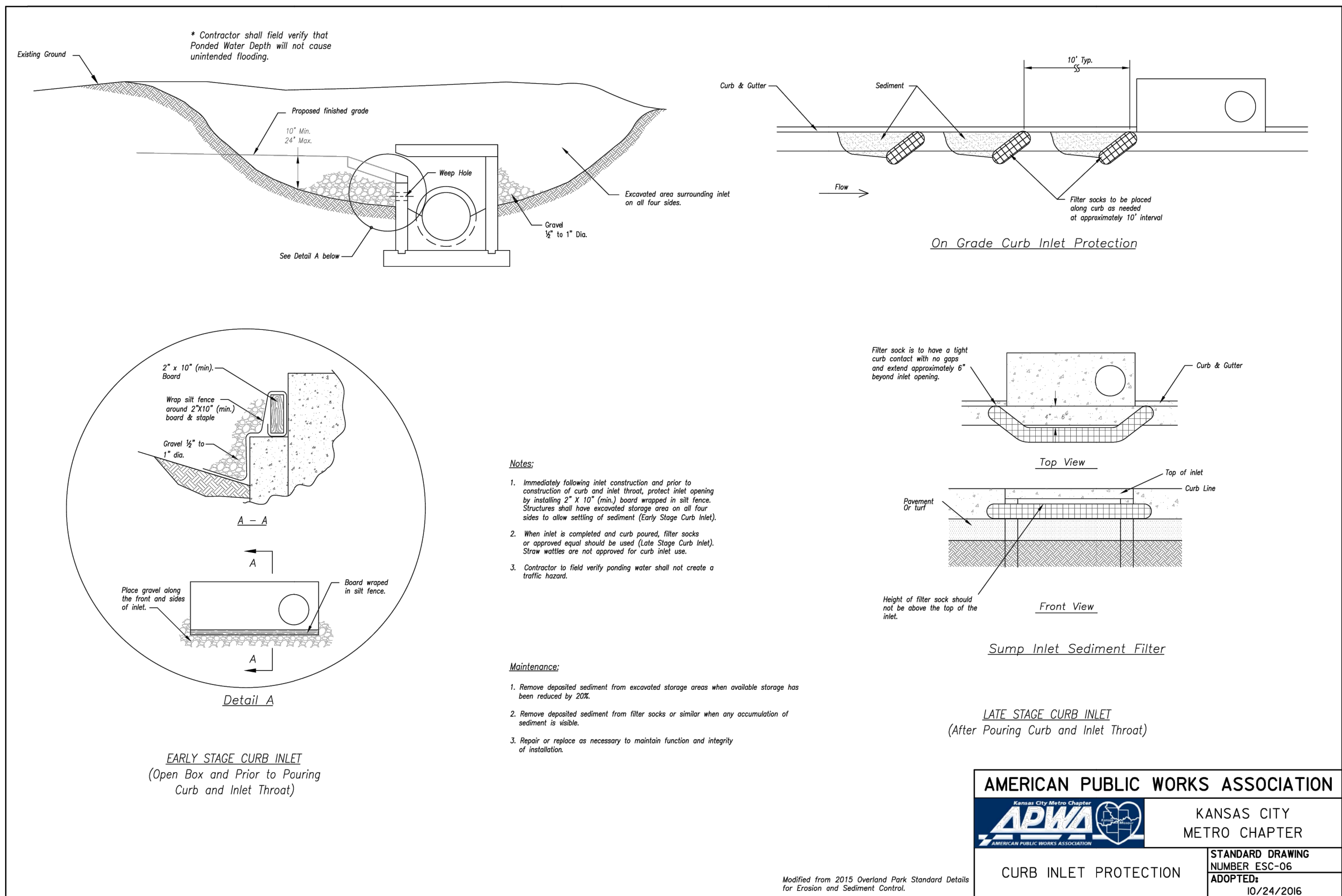
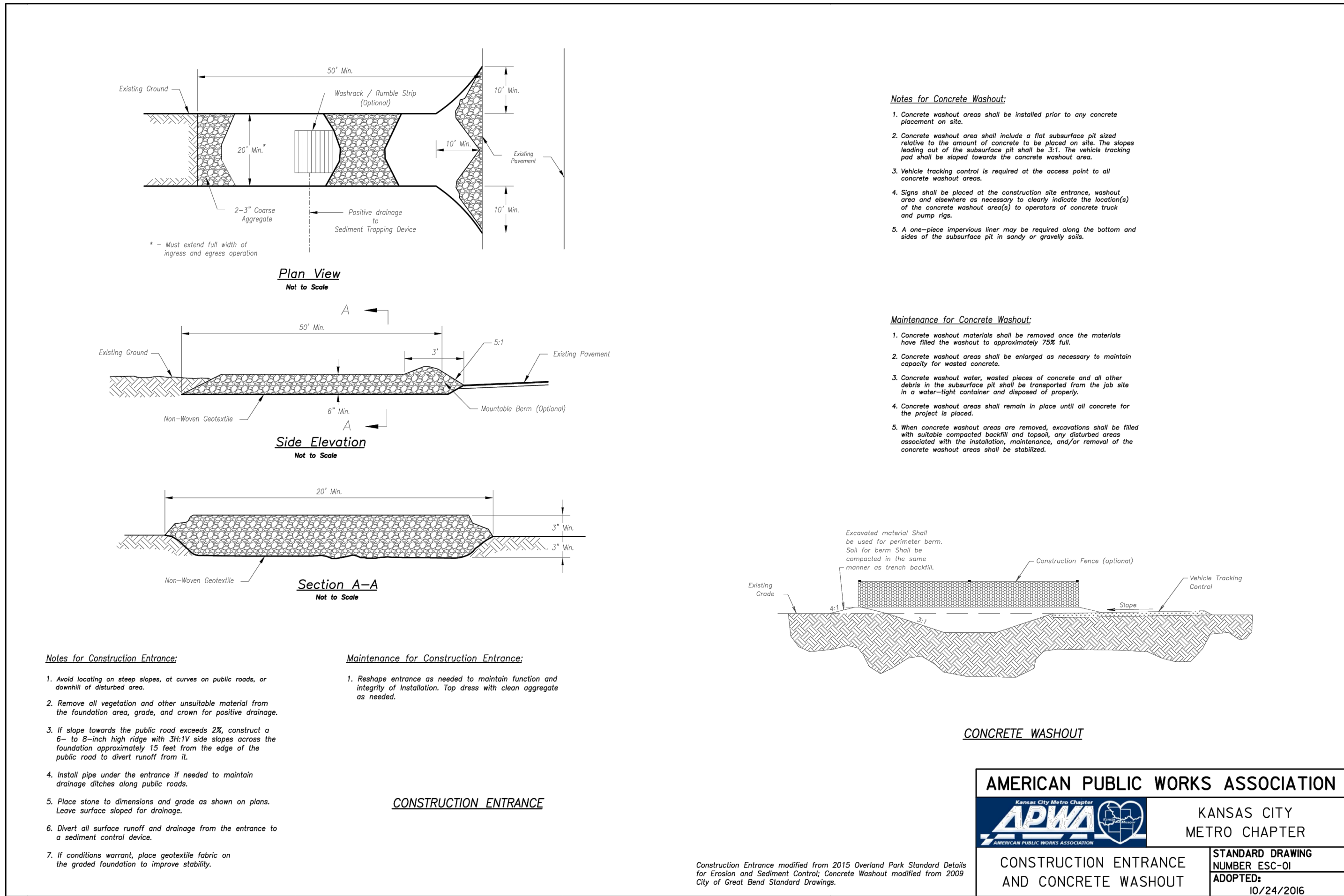
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

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REV. 4/20/2023

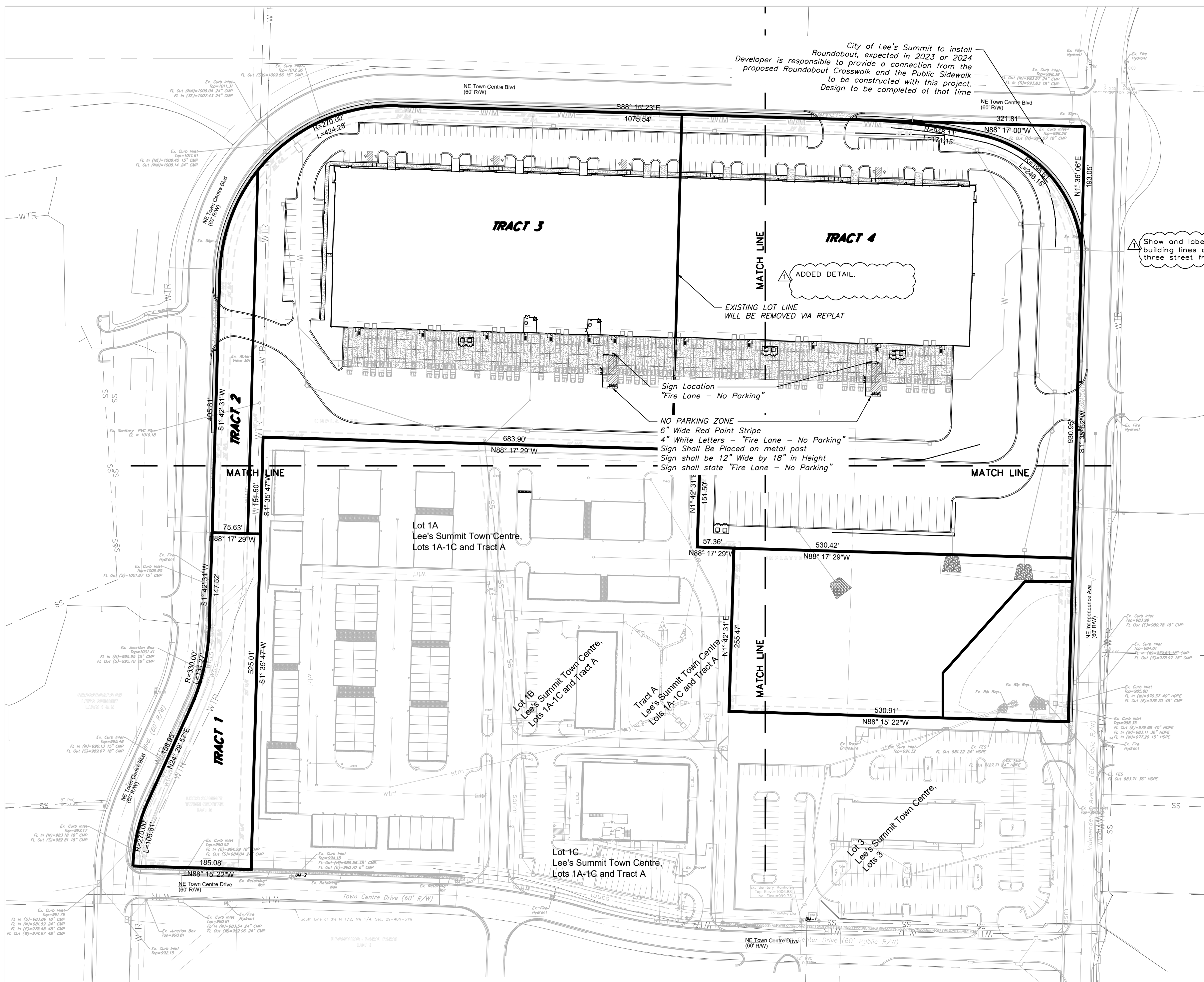
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AMERICAN PUBLIC WORKS ASSOCIATION	
	KANSAS CITY METRO CHAPTER
SILT FENCE	STANDARD DRAWING NUMBER ESC-03 ADOPTED: 10/24/2016



AMERICAN PUBLIC WORKS ASSOCIATION	
	KANSAS CITY METRO CHAPTER
CURB INLET PROTECTION	STANDARD DRAWING NUMBER ESC-06 ADOPTED: 10/24/2016



1.1 JOINTS

Coordinate joint types, descriptions, and locations with Drawings. Three types of joints and tool edgings have been consolidated in this Article for consistency rather than for strict sequence of installation.

- General: Form construction, isolation, and contraction joints and tool edgings true to line with faces perpendicular to surface plane of concrete. Construct transverse joints at right angles to centerline, unless otherwise indicated.
 - When joining existing pavement, place transverse joints to align with previously placed joints, unless otherwise indicated.
- Construction Joints: Set construction joints at site and end terminations of pavement and at locations where pavement operations are stopped for more than one-half hour unless pavement terminates at isolation joints.
 - Continue steel reinforcement across construction joints, unless otherwise indicated. Do not continue reinforcement through sides of pavement strips, unless otherwise indicated.

Retain subgraph below for load-transfer dowelled joints. Revise if precoated dowels are required.

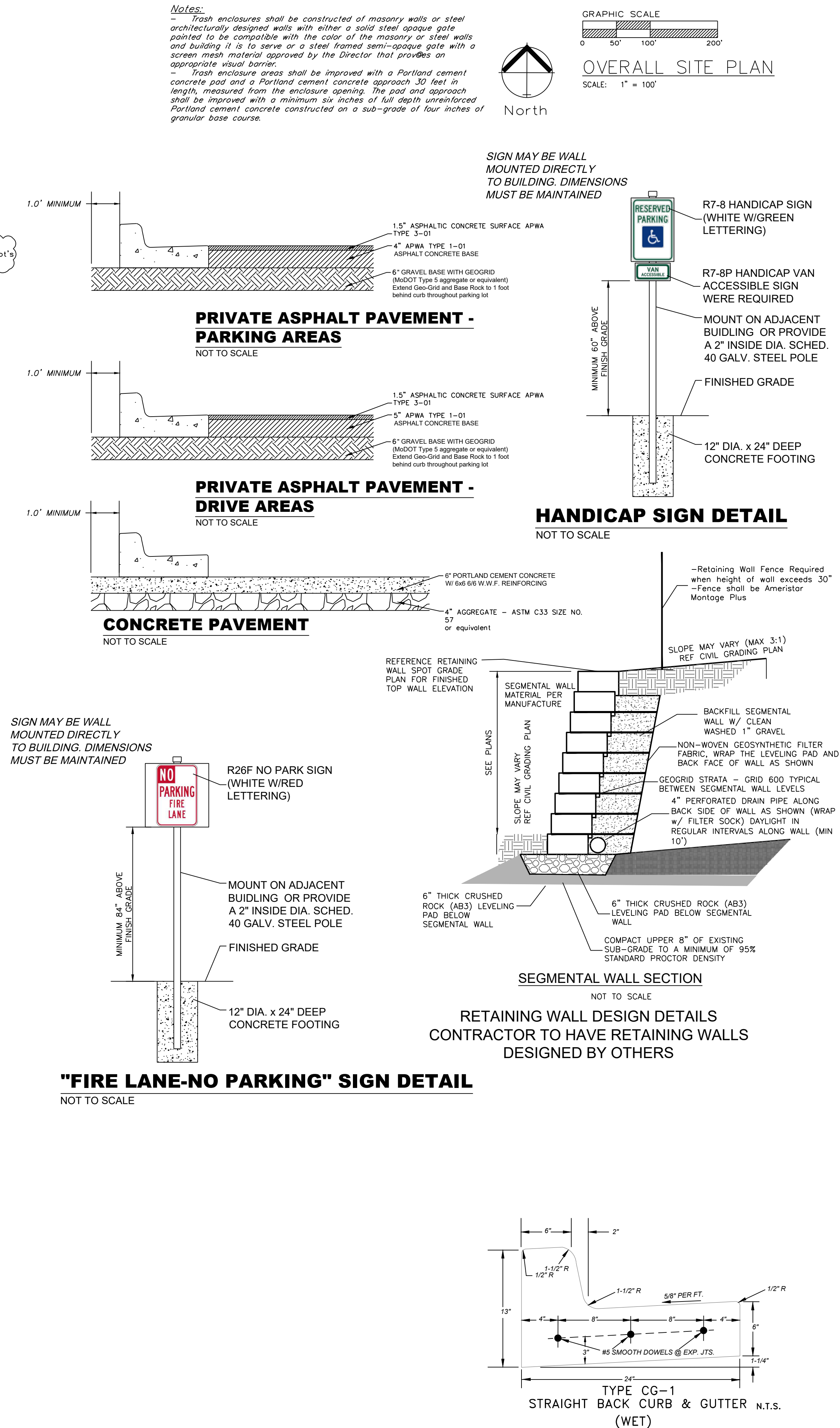
- Dowelled Joints: Install dowel bars and support assemblies at joints where indicated. Lubricate or asphalt-coat one-half of dowel length to prevent concrete bonding to one side of joint.
- Isolation Joints: Form isolation joints of preformed joint-filler strips abutting concrete curbs, catch basins, manholes, inlets, structures, walks, other fixed objects, and where indicated.

Expansion joints are types of isolation joints. Revise spacing in first subparagraph below to suit Project or delete if not required.

- Locate expansion joints at intervals of **50 feet**, unless otherwise indicated.
- Extend joint fillers full width and depth of joint.
- Terminate joint filler not less than 1/2 inch or more than 1 inch below finished surface if joint sealant is indicated.
- Place top of joint filler flush with finished concrete surface if joint sealant is not indicated.
- Furnish joint fillers in one-piece lengths. Where more than one length is required, lace or clip joint-filler sections together.
- Protect top edge of joint filler during concrete placement with metal, plastic, or other temporary preformed cap. Remove protective cap after concrete has been placed on both sides of joint.

Edging is included in this Article for its similarity to jointing. Timing of edging after initial floating is critical.

- Edging: Tool edges of pavement, gutters, curbs, and joints in concrete after initial floating with an edging tool to a **1/4-inch** radius. Repeat tooling of edges after applying surface finishes. Eliminate tool marks on concrete surfaces.



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Professional Registration
Missouri
Engineering 2005002188-D
Surveying 2005003189-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Town Centre Logistics Lot 4 & Tract A
LEES SUMMIT, JACKSON COUNTY, MISSOURI

Project:
TOWN CENTRE,
LSMO
Issue Date:
February 24, 2023

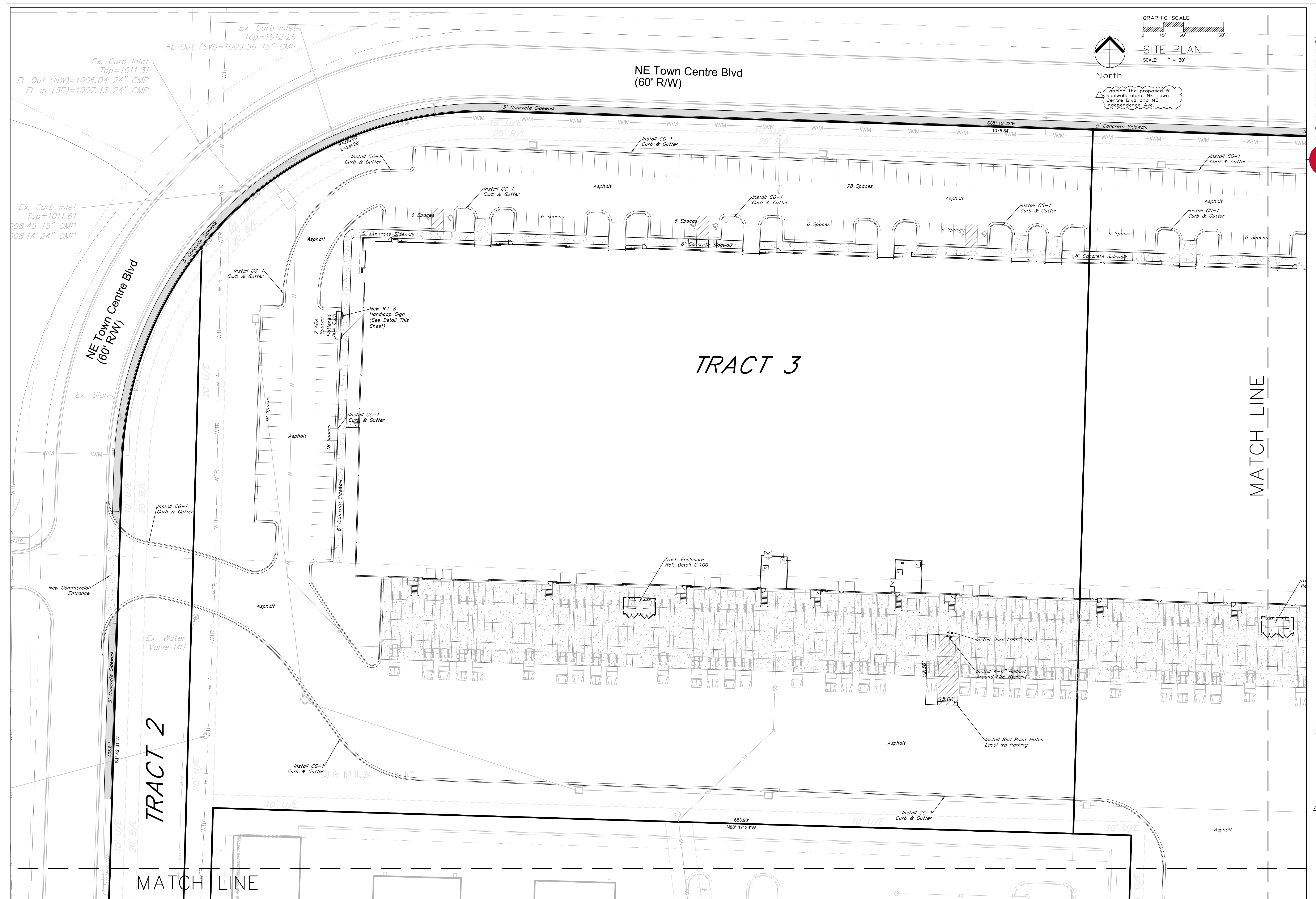
Site Plan
Construction Plans for:
Town Centre Logistics Lot 4 & Tract A
Lee's Summit, Jackson County, Missouri

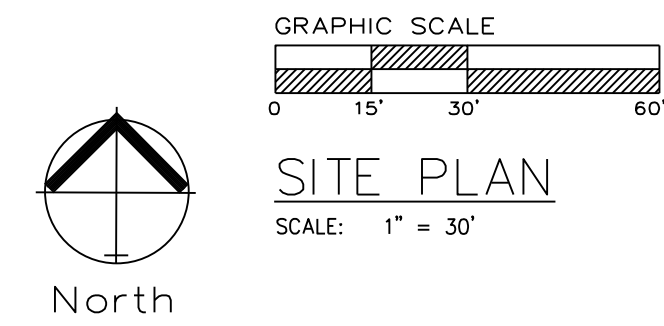
STATE OF MISSOURI
MATTHEW J. SCHLICHT
PE 2006019708
KS PE 19071
OK PE 25526
PROFESSIONAL ENGINEER

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25526

REVISIONS
REV. 4/20/2023

C.100





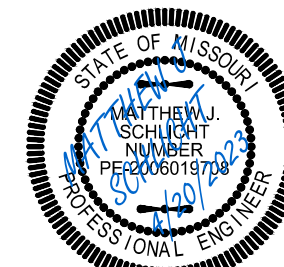
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Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
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Nebraska
Engineering CA2821

Town Centre Logistics Lot 4 & Tract A
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Project: TOWN CENTER,
LSMO
Issue Date: February 24, 2023

Site Plan
Construction Plans for:
Town Centre Logistics Lot 4 & Tract A
Lee's Summit, Jackson County, Missouri



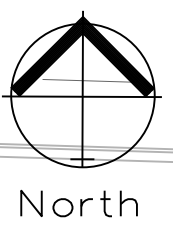
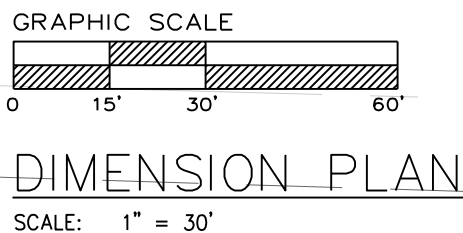
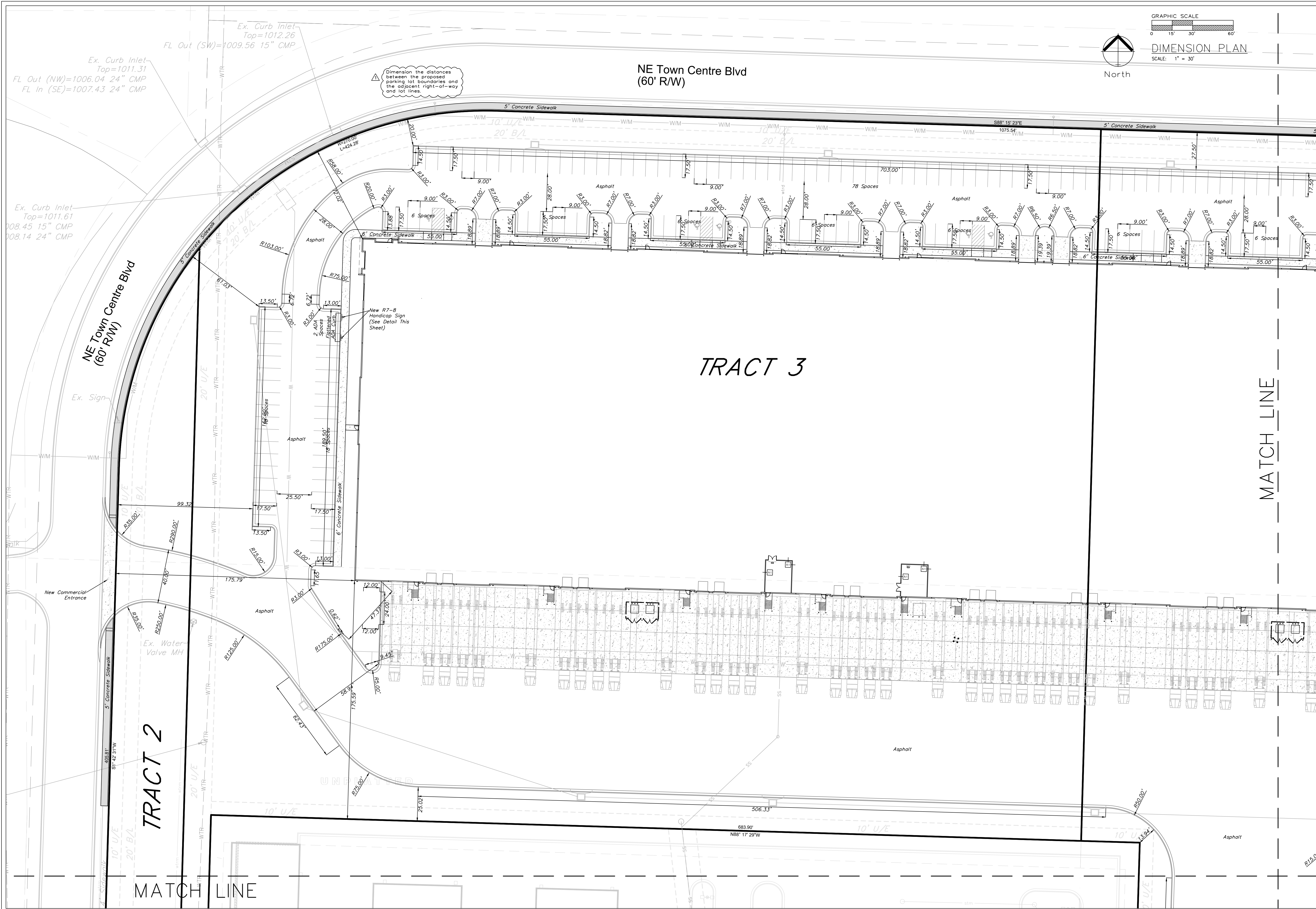
Matthew J. Schlich
MO PE 200601970
KS PE 19071
OK PE 25226

REVISIONS

NO.	DESCRIPTION	DATE
1	REV. 4/20/2023	

C.102

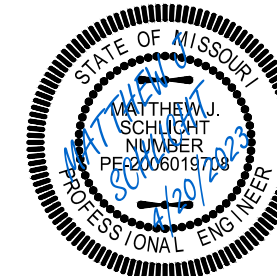




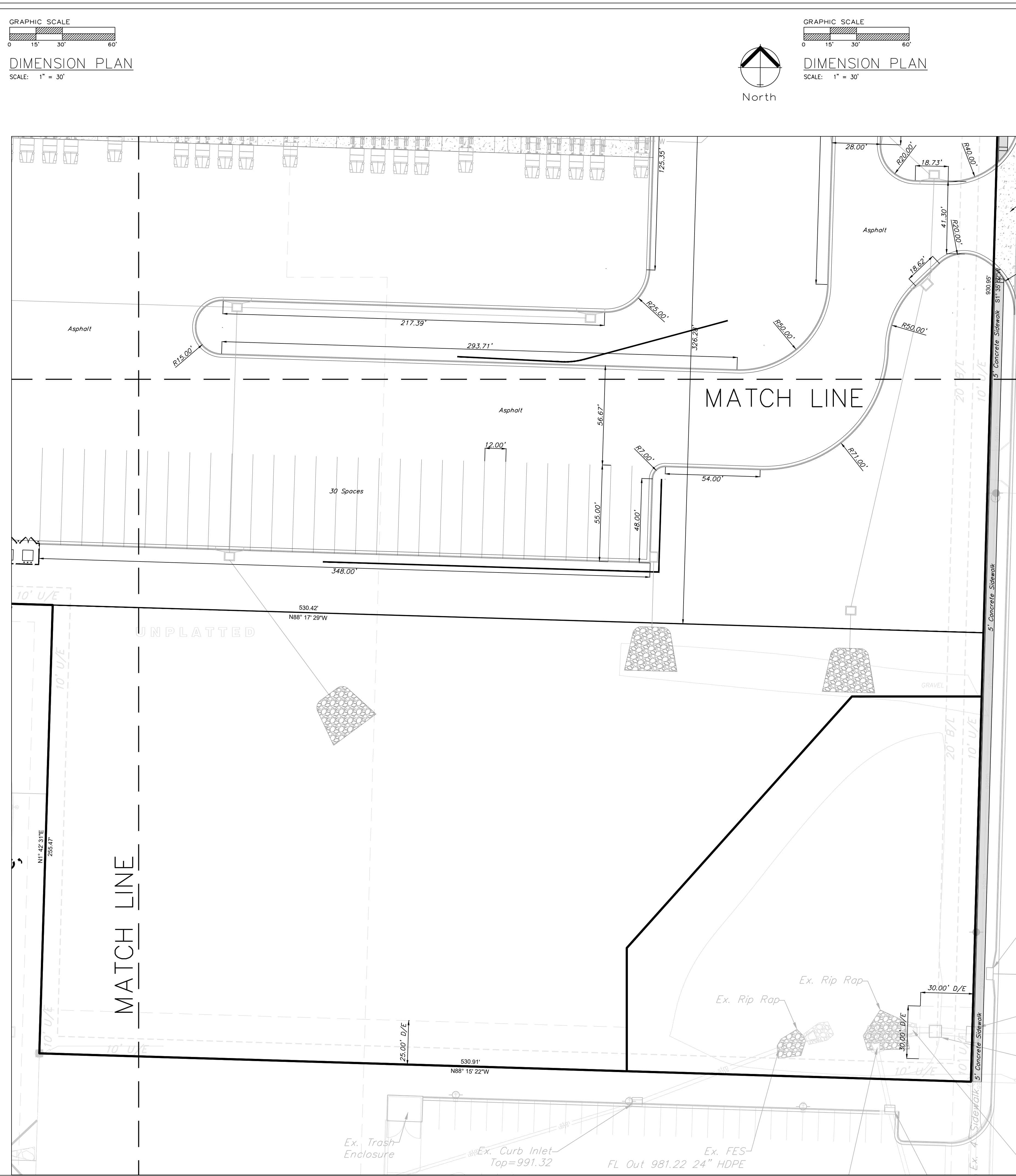
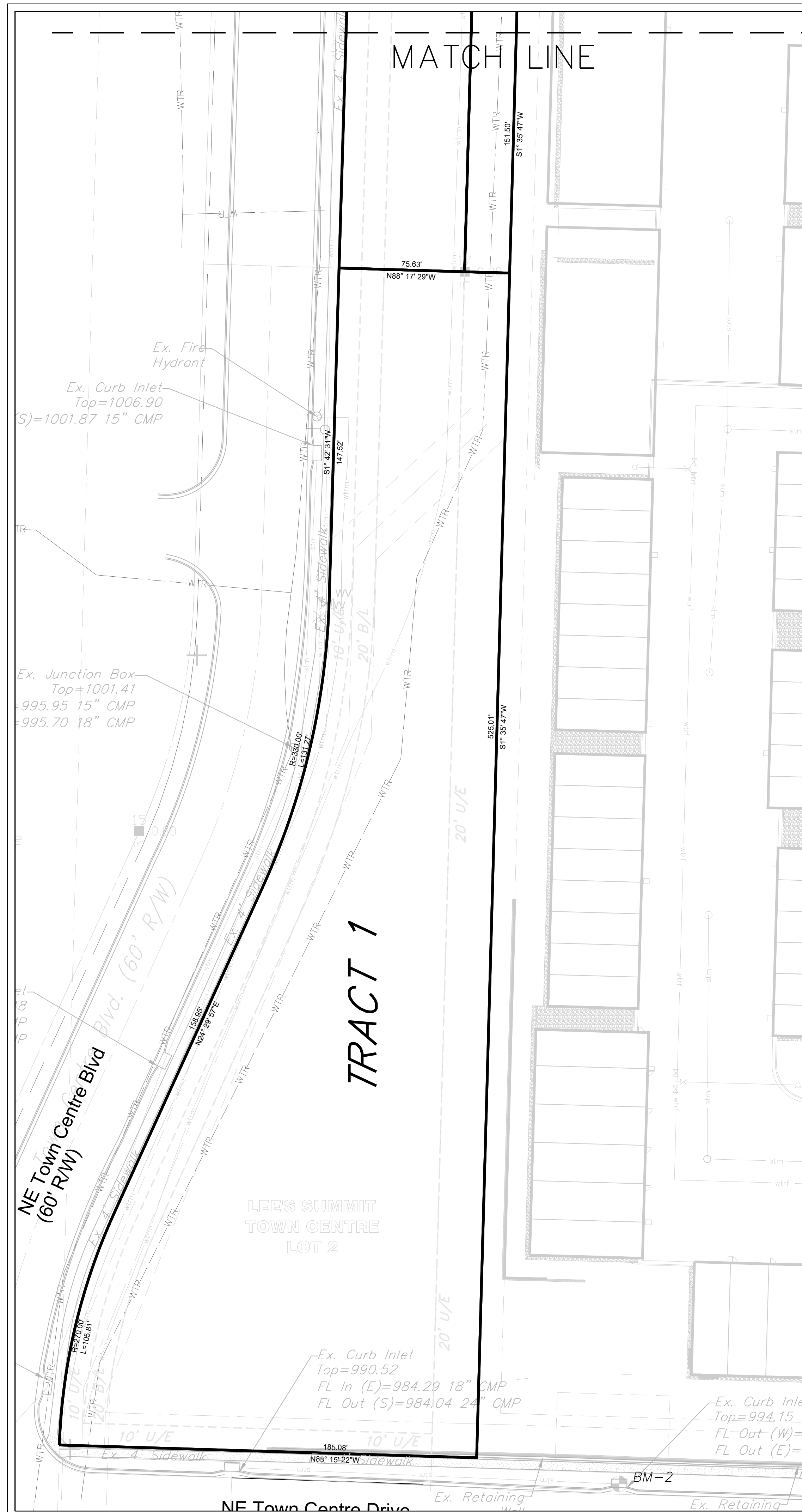
Professional Registration
Missouri
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Surveying 200500518-D
Kansas
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Oklahoma
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Nebraska
Engineering CA2821

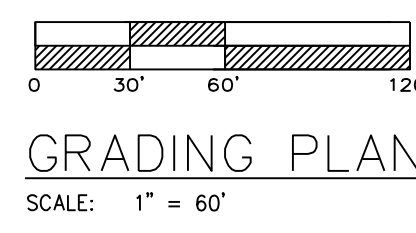
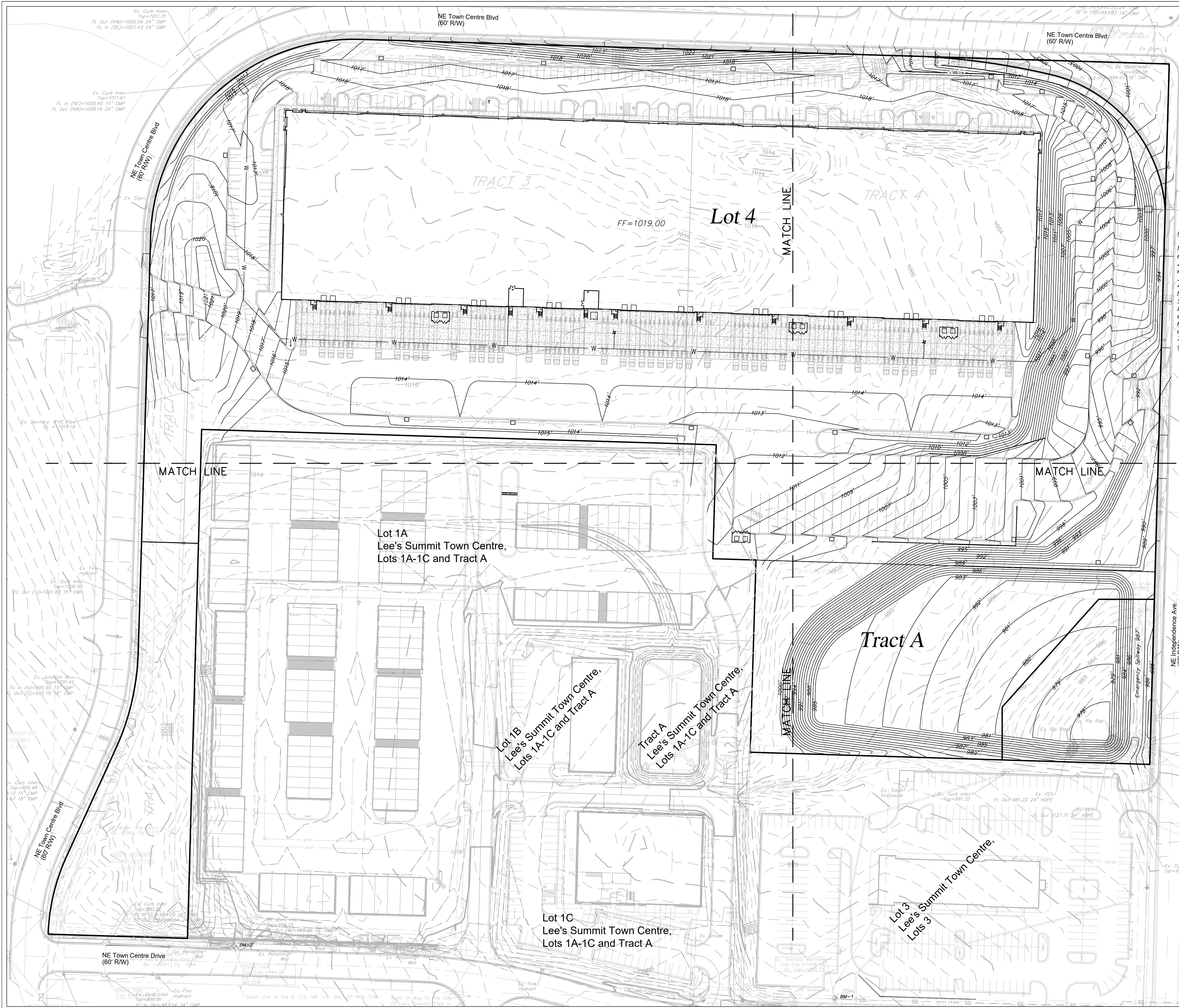
Project:
TOWN CENTER,
LSMO
Issue Date:
February 24, 2023

Dimension Plan
Construction Plans for:
Town Centre Logistics Lot 4 & Tract A
Lee's Summit, Jackson County, Missouri



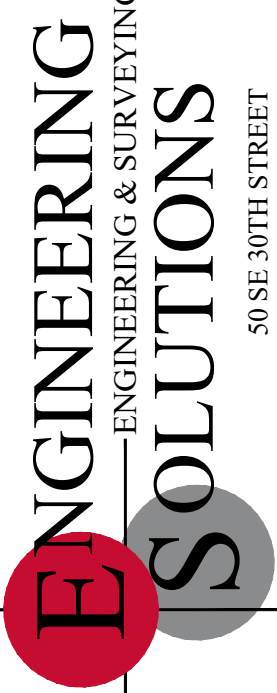
REVISIONS
REV. 4/20/2023





Notes

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

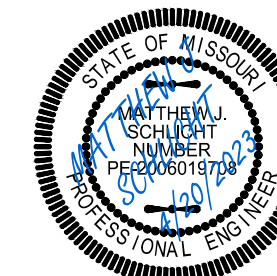


Professional Registration
Missouri
Engineering 2005002188-D
Surveying 200500319-D
Kansas
Engineering E-1895
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Project:
TOWN CENTRE,
LSMO
Issue Date:
February 24, 2023

Town Centre Logistics Lot 4 & Tract A
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

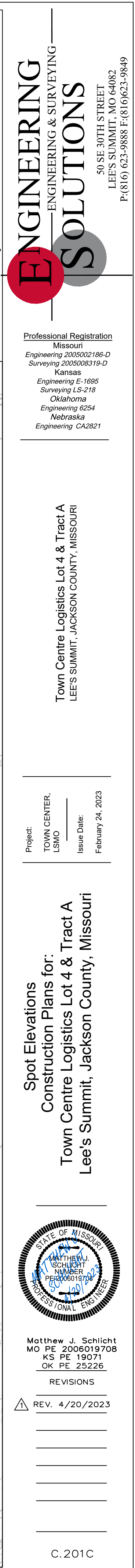
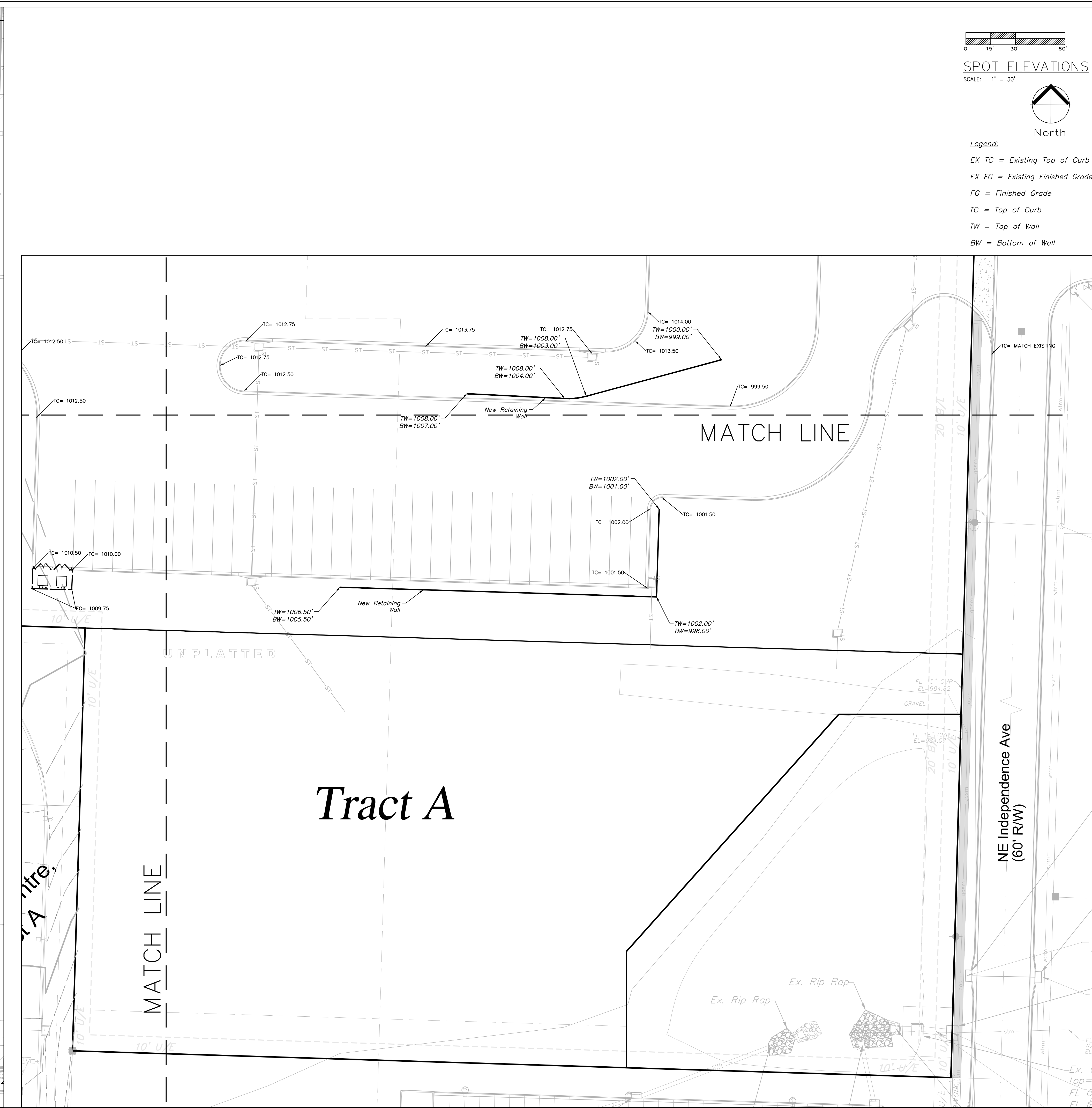
Grading Plan
Construction Plans for:
Town Centre Logistics Lot 4 & Tract A
Lee's Summit, Jackson County, Missouri

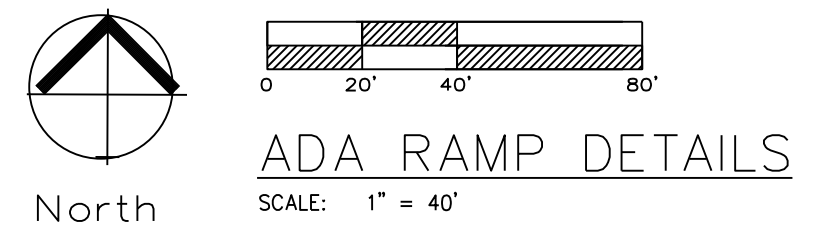
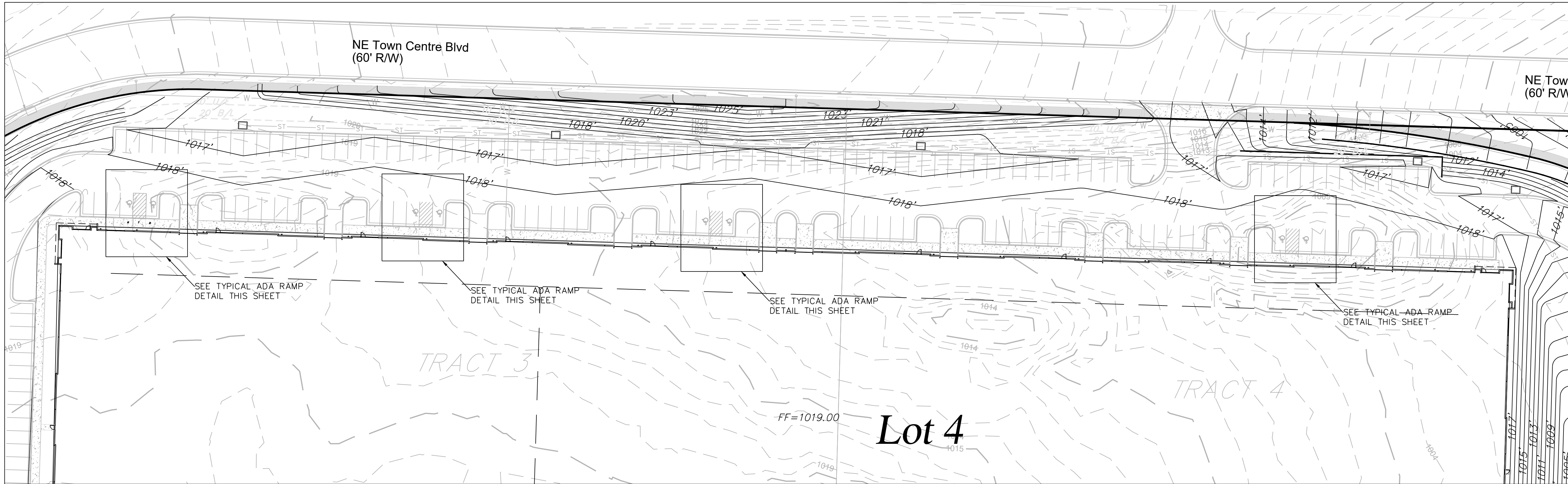


Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25526

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REV. 4/20/2023



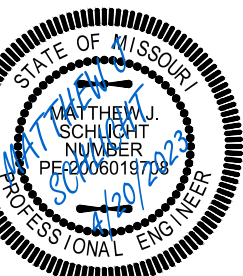


Professional Registration
Missouri
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Town Centre Logistics Lot 4 & Tract A
LEES SUMMIT, JACKSON COUNTY, MISSOURI

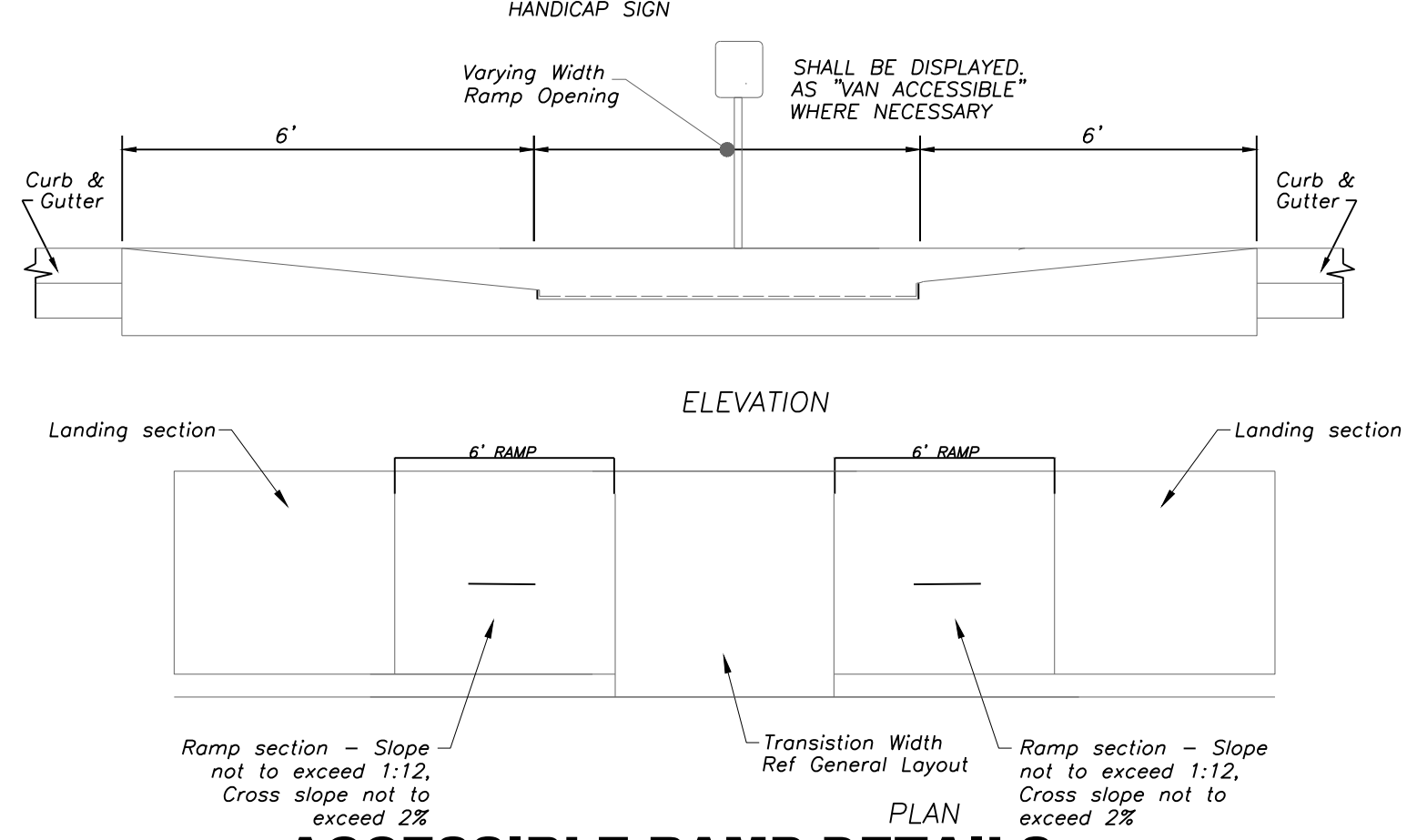
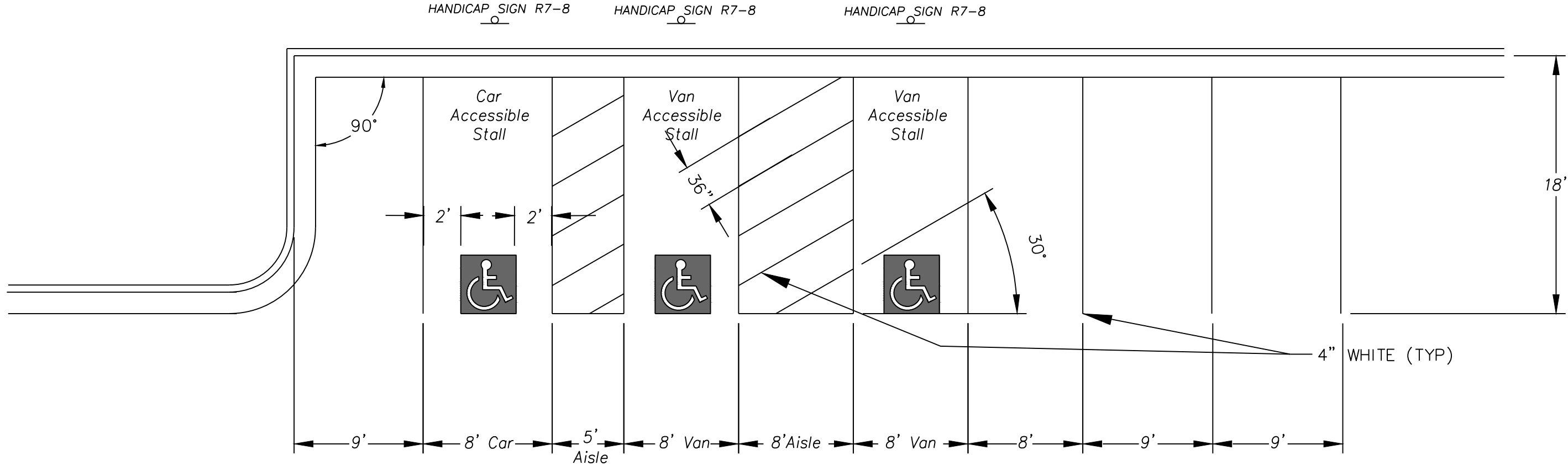
Project:
TOWN CENTER,
LSMO
Issue Date:
February 24, 2023

ADA RAMP DETAILS
Construction Plans for:
Town Centre Logistics Lot 4 & Tract A
Lee's Summit, Jackson County, Missouri



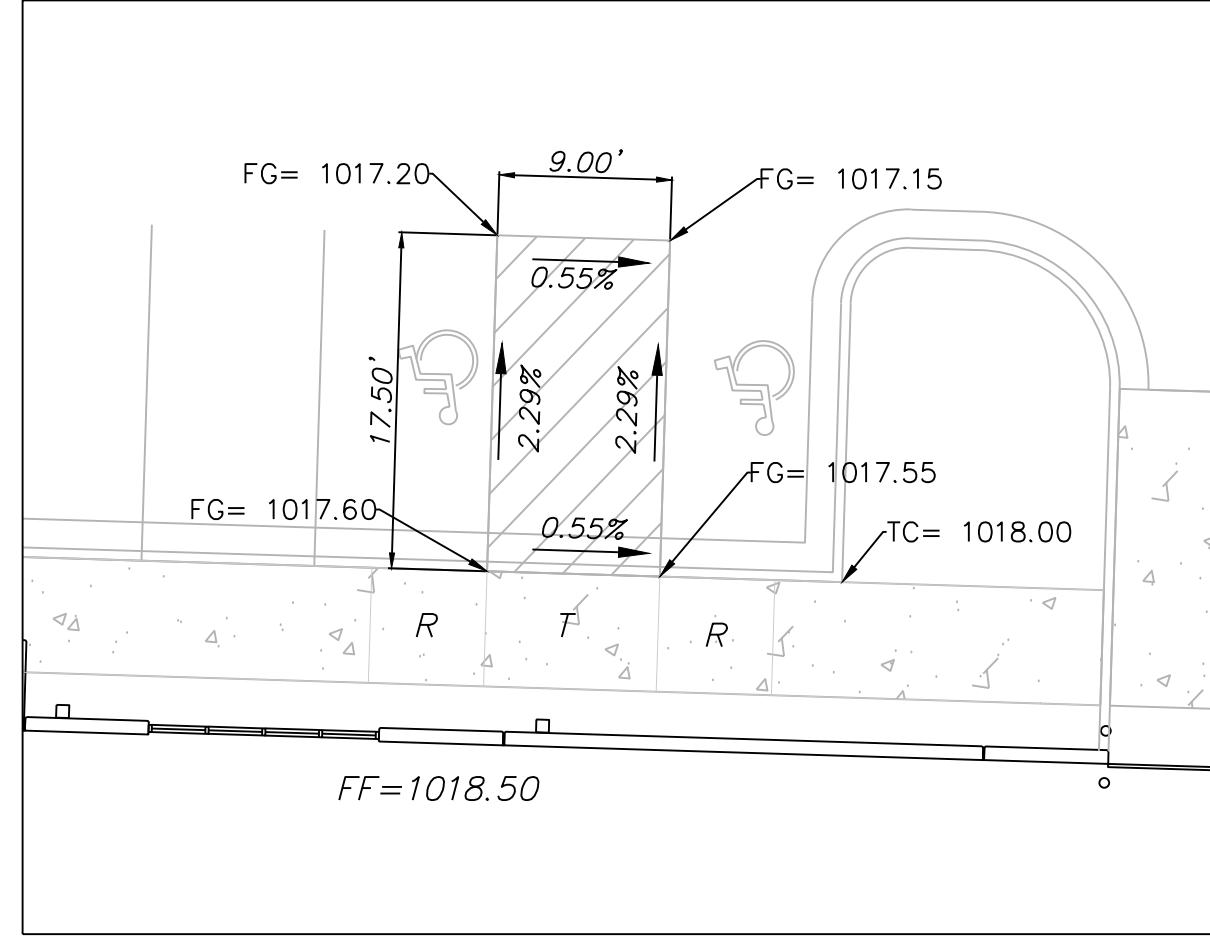
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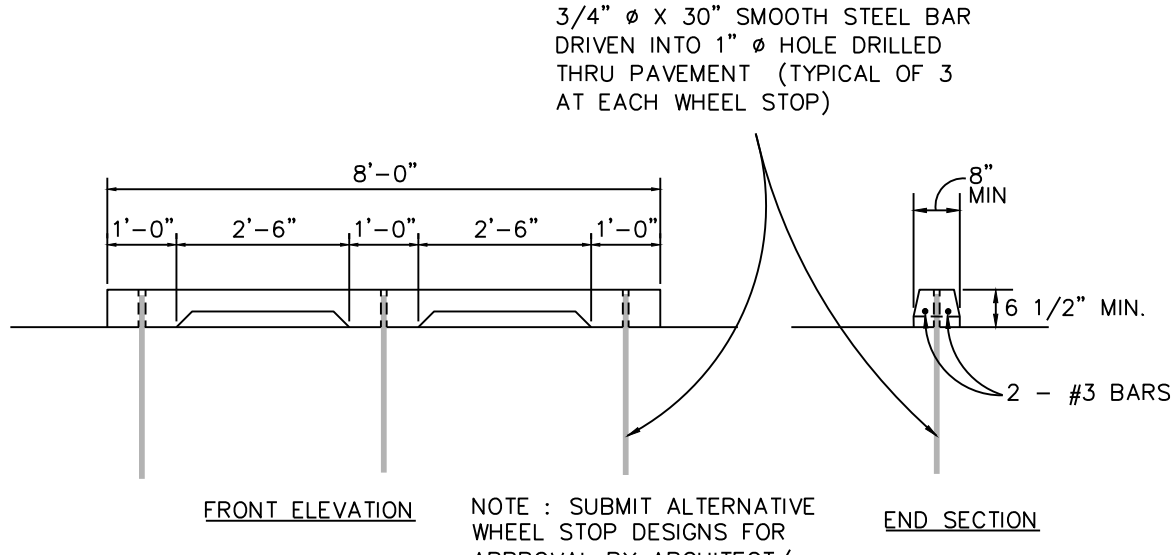
ACCESSIBLE RAMP DETAILS

NOT TO SCALE
Ramp and ramp landings shall be constructed per ANSI 117.1-03 407.7



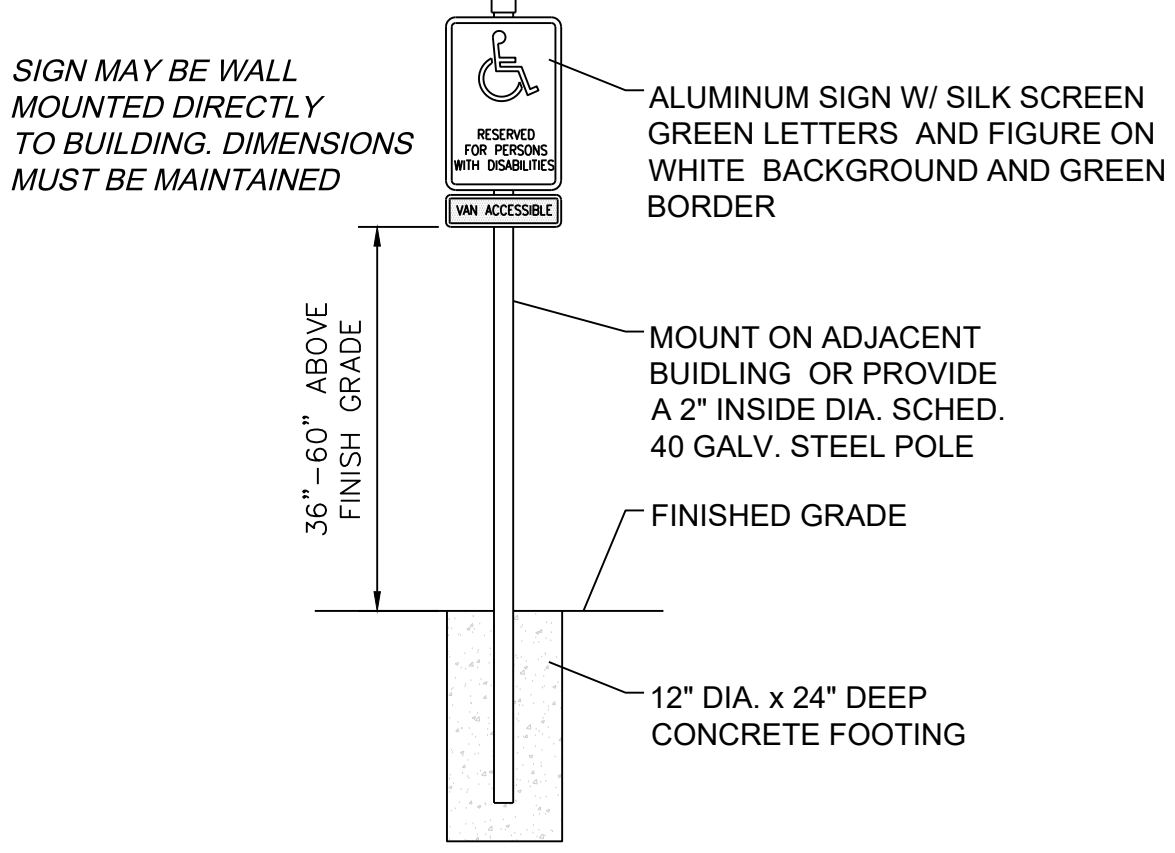
TYPICAL ADA RAMP DETAIL

SCALE: 1"=10"



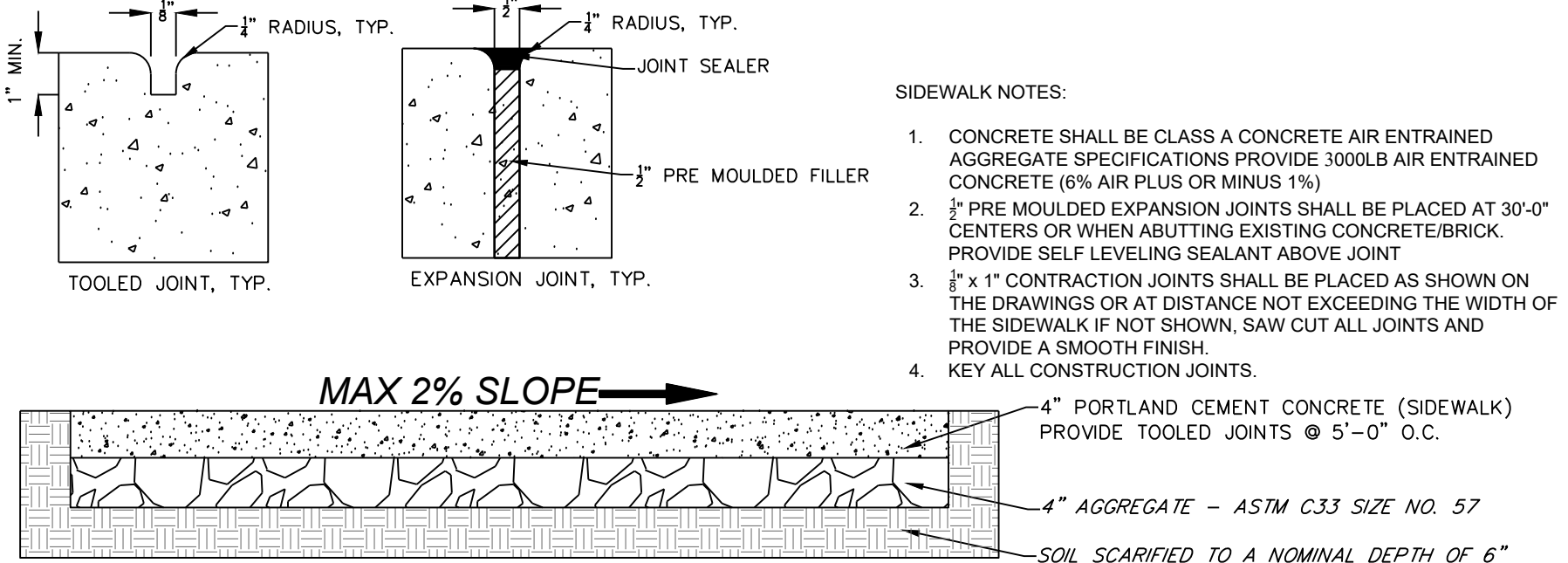
CONCRETE WHEEL STOP

N.T.S.



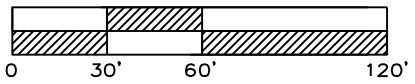
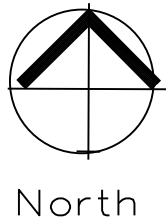
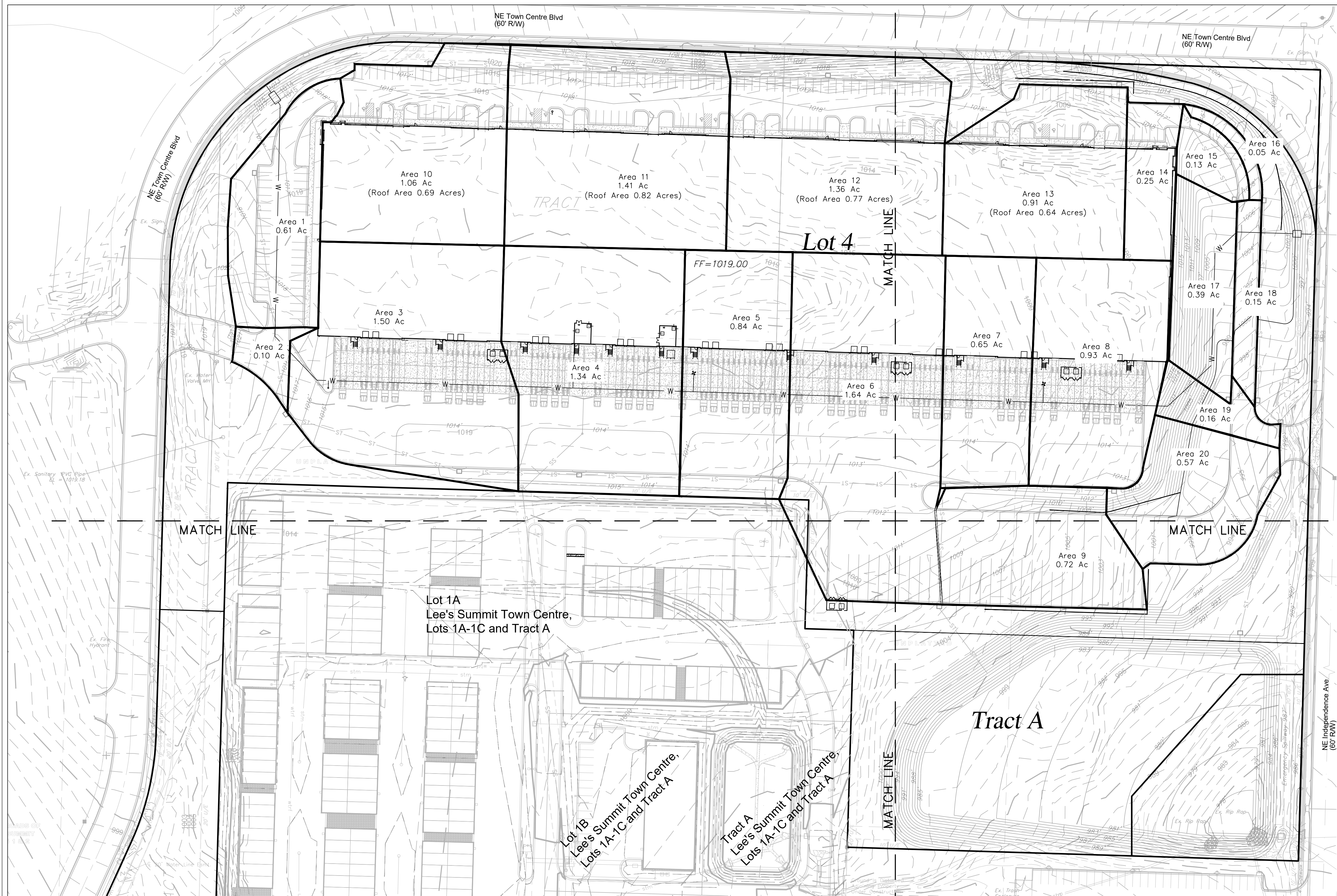
HANDICAP SIGN DETAIL

NOT TO SCALE

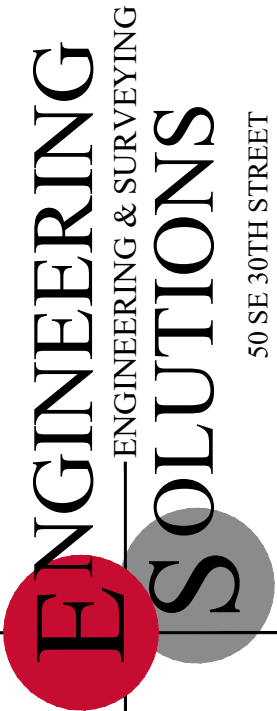


SIDEWALK DETAIL

NOT TO SCALE



Drainage Area Map
SCALE: 1" = 60'

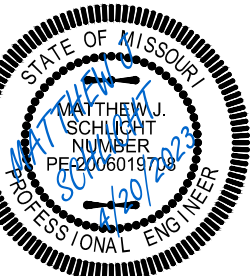


Professional Registration
Missouri
Engineering 2005002188-D
Surveying 200500319-D
Kansas
Engineering E-1895
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Town Centre Logistics Lot 4 & Tract A
LEES SUMMIT, JACKSON COUNTY, MISSOURI

Project:
TOWN CENTER,
LSMO
Issue Date:
February 24, 2023

Drainage Area Map
Construction Plans for:
Town Centre Logistics Lot 4 & Tract A
Lee's Summit, Jackson County, Missouri



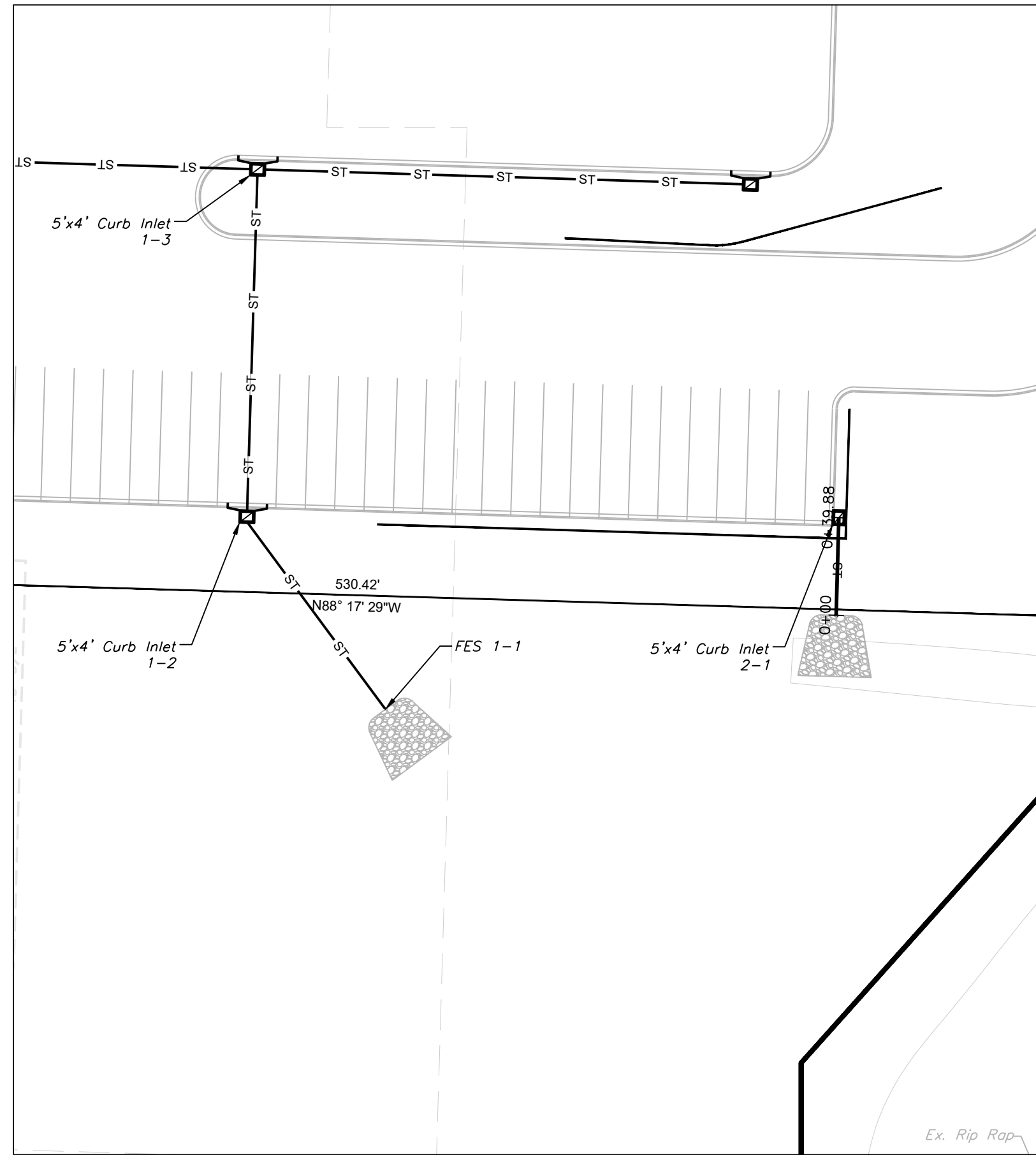
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25526

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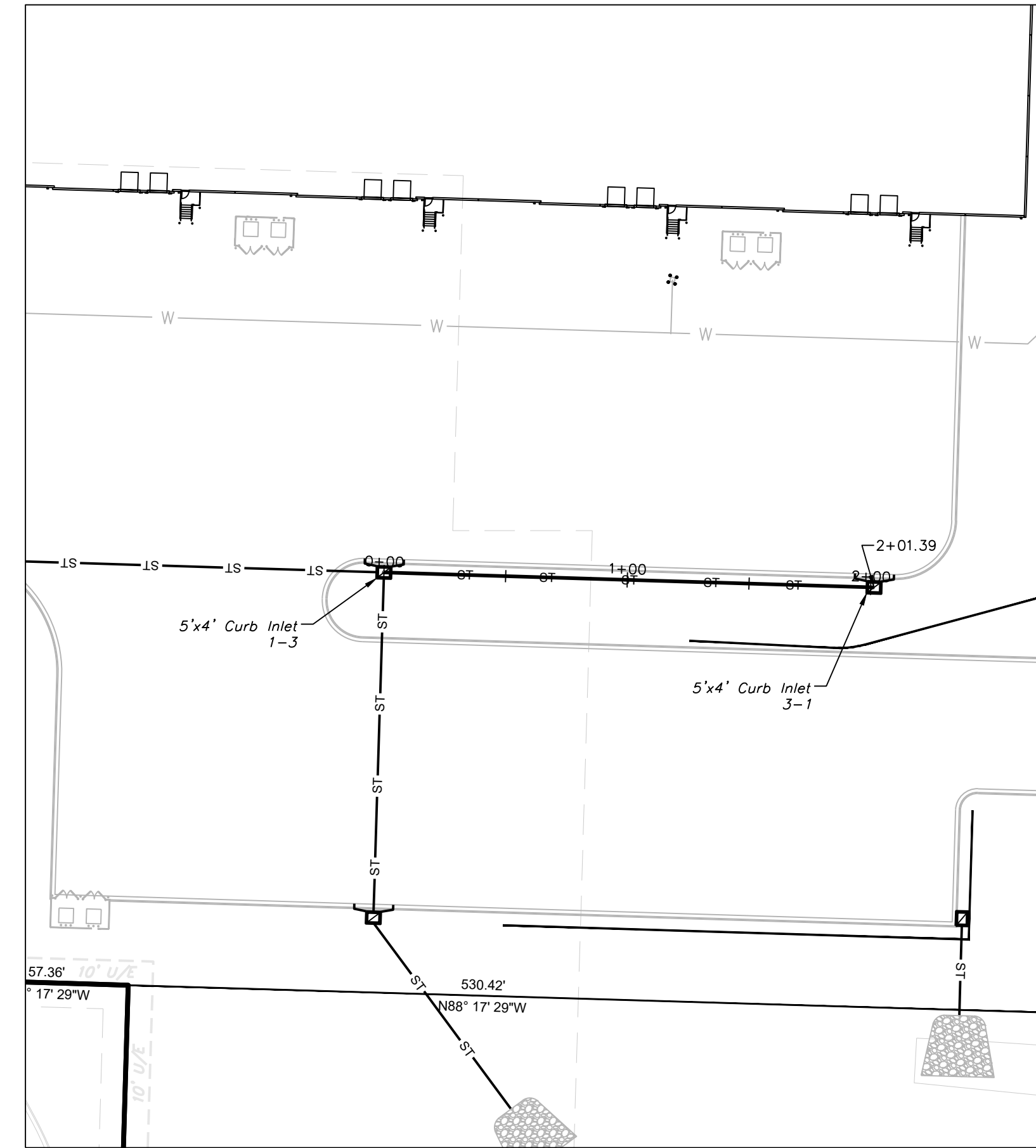
STORM SEWER PLAN AND PROFILE

SCALE: 1" = 30'



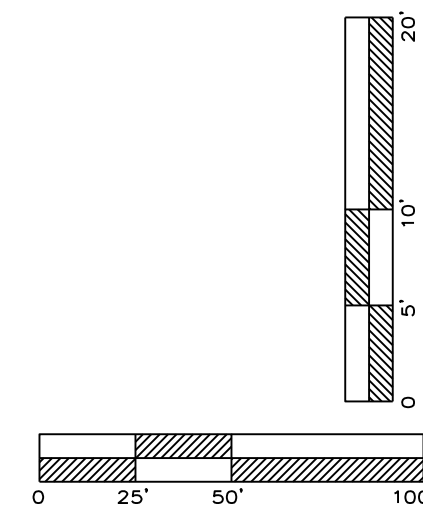
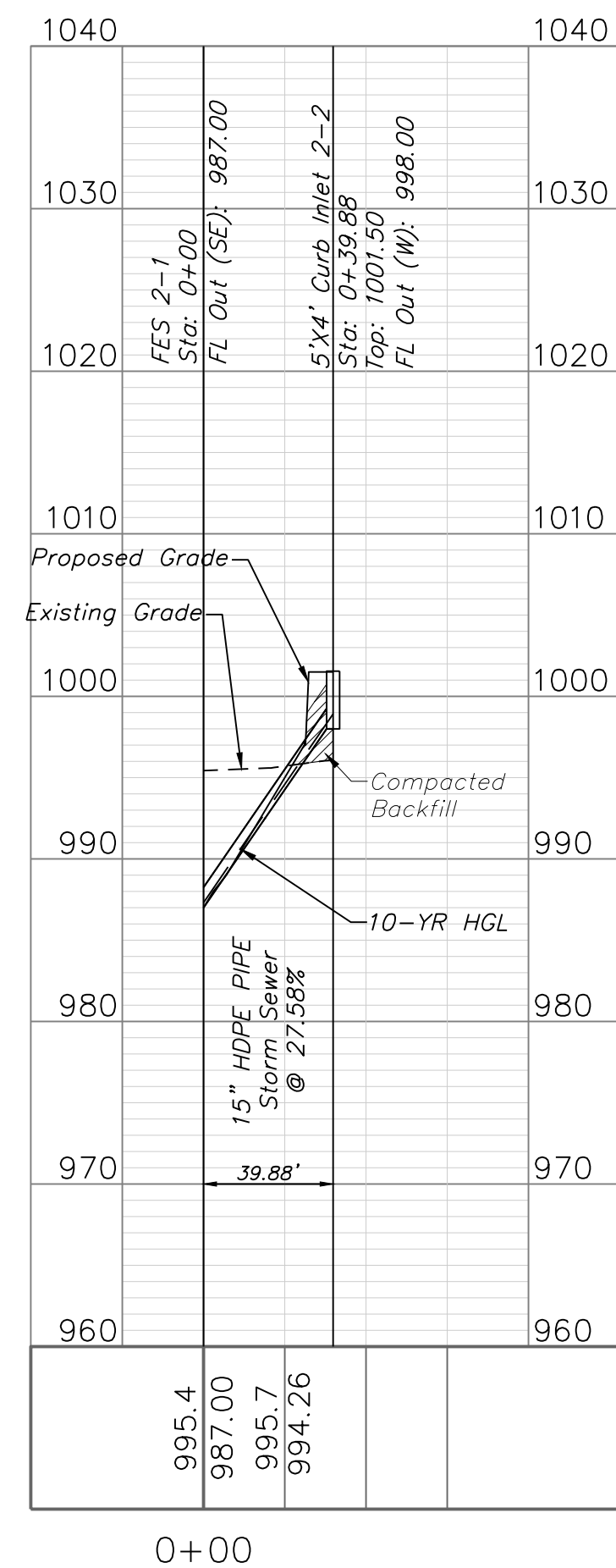
STORM SEWER PLAN AND PROFILE

SCALE: 1" = 30'



STORM LINE 2

Added compacted backfill.

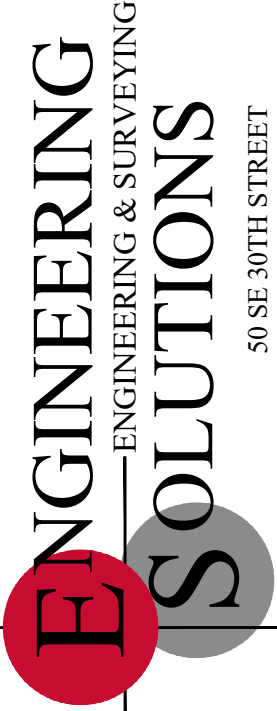
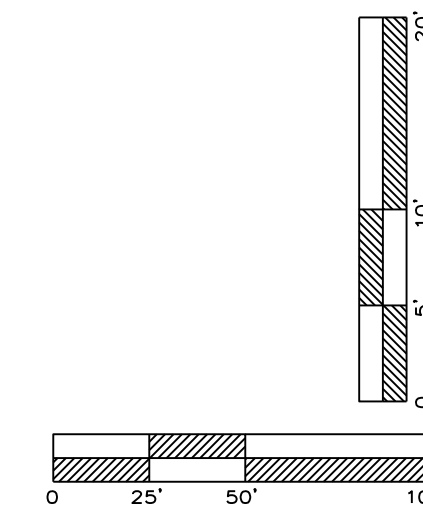
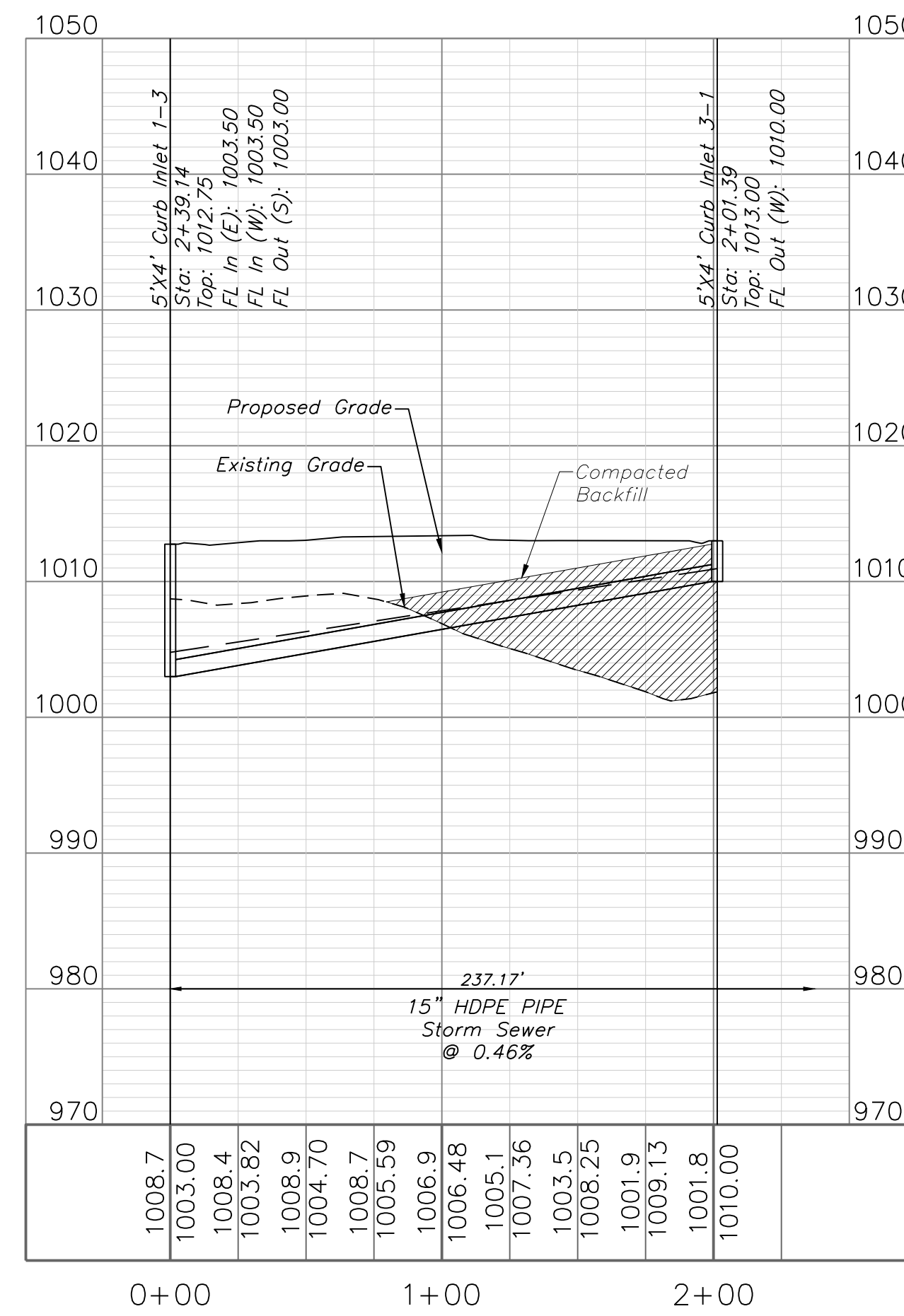


STORM LINE 3

Fixed proposed grade leaders in storm line profiles.

Added compacted backfill.

Revised top inlet elevations to match the proposed grade elevations.

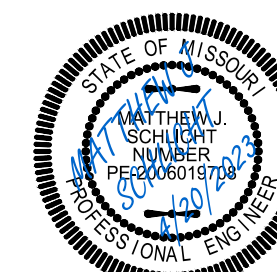


Professional Registration
Missouri
Engineering 2005002188-D
Surveying 2005005189-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Project:
Town Centre Logistics Lot 4 & Tract A
Lees Summit, Jackson County, Missouri

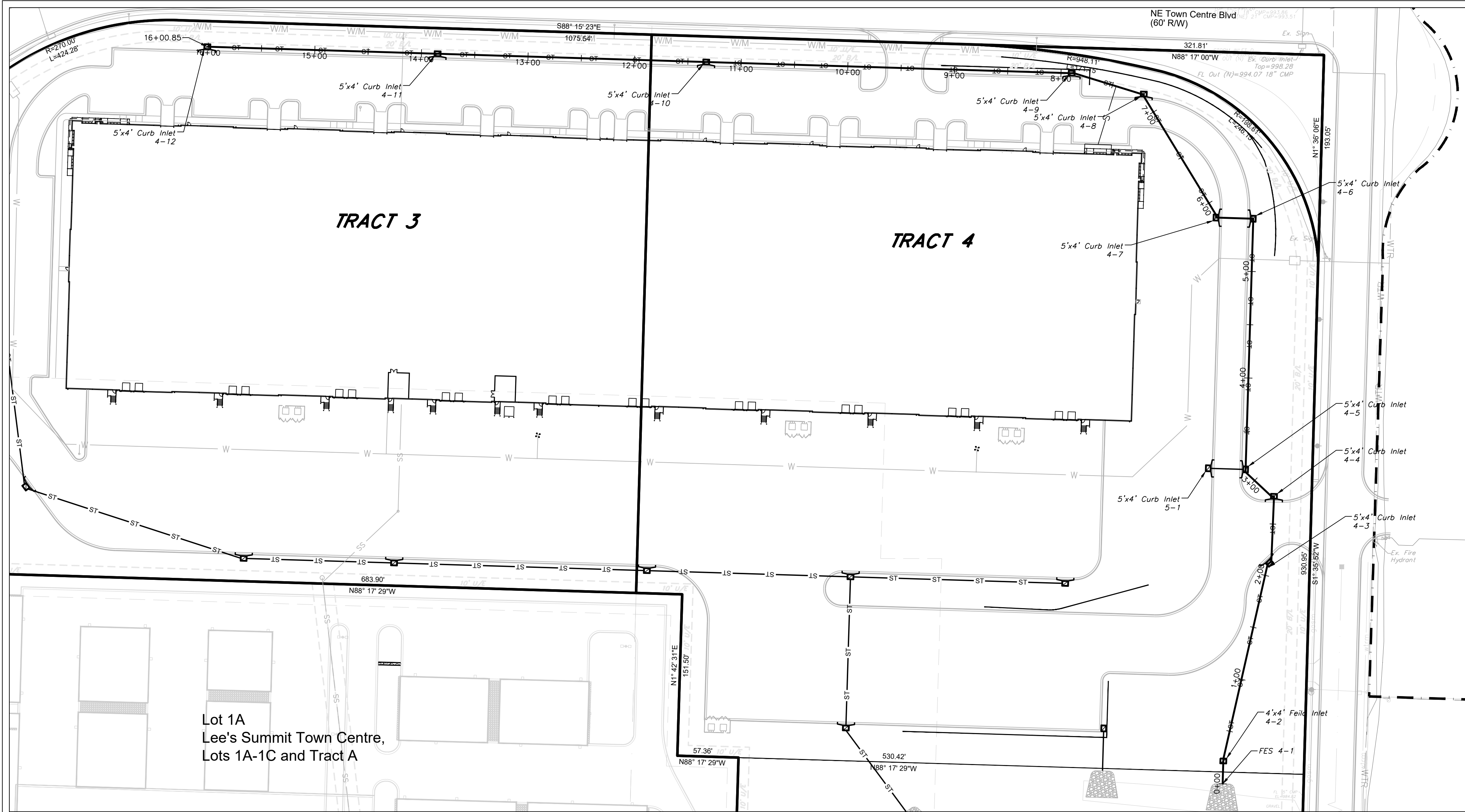
Issue Date:
February 24, 2023

Storm Sewer Plan and Profile
Construction Plans for:
Town Centre Logistics Lot 4 & Tract A
Lee's Summit, Jackson County, Missouri



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MO PE 2006019708
KS PE 19071
OK PE 25526

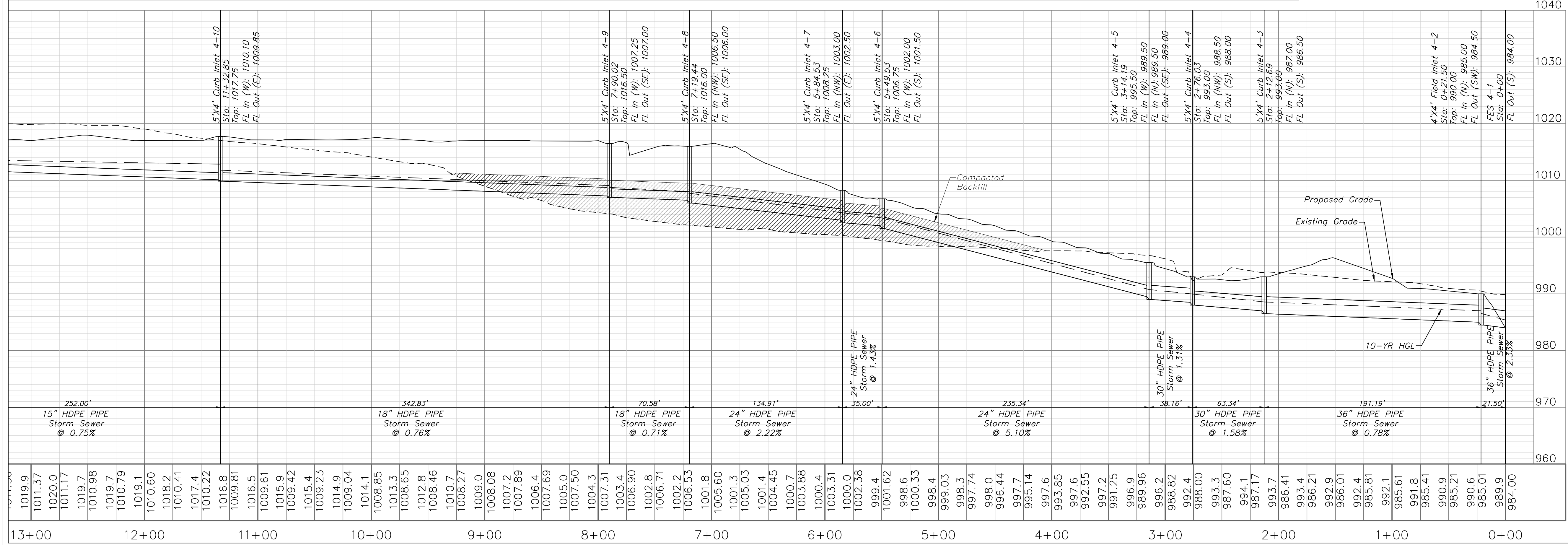
REVISIONS



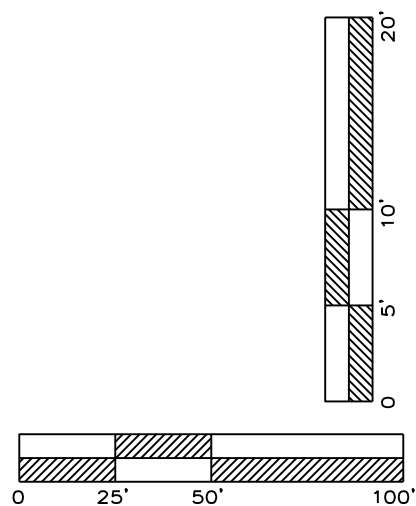
STORM SEWER PLAN AND PROFILE

SCALE: 1" = 60'

STORM LINE 4



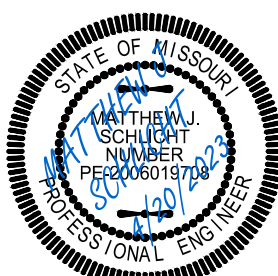
- Fixed proposed grade leaders in storm line profiles.
- Added compacted backfill.



Professional Registration
Missouri
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Surveying 2005000518-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

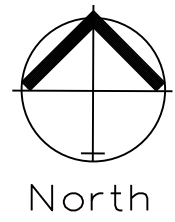
Project:
TOWN CENTER,
LSMO
Issue Date:
February 24, 2023

Storm Sewer Plan and Profile
Construction Plans for:
Town Centre Logistics Lot 4 & Tract A
Lee's Summit, Jackson County, Missouri



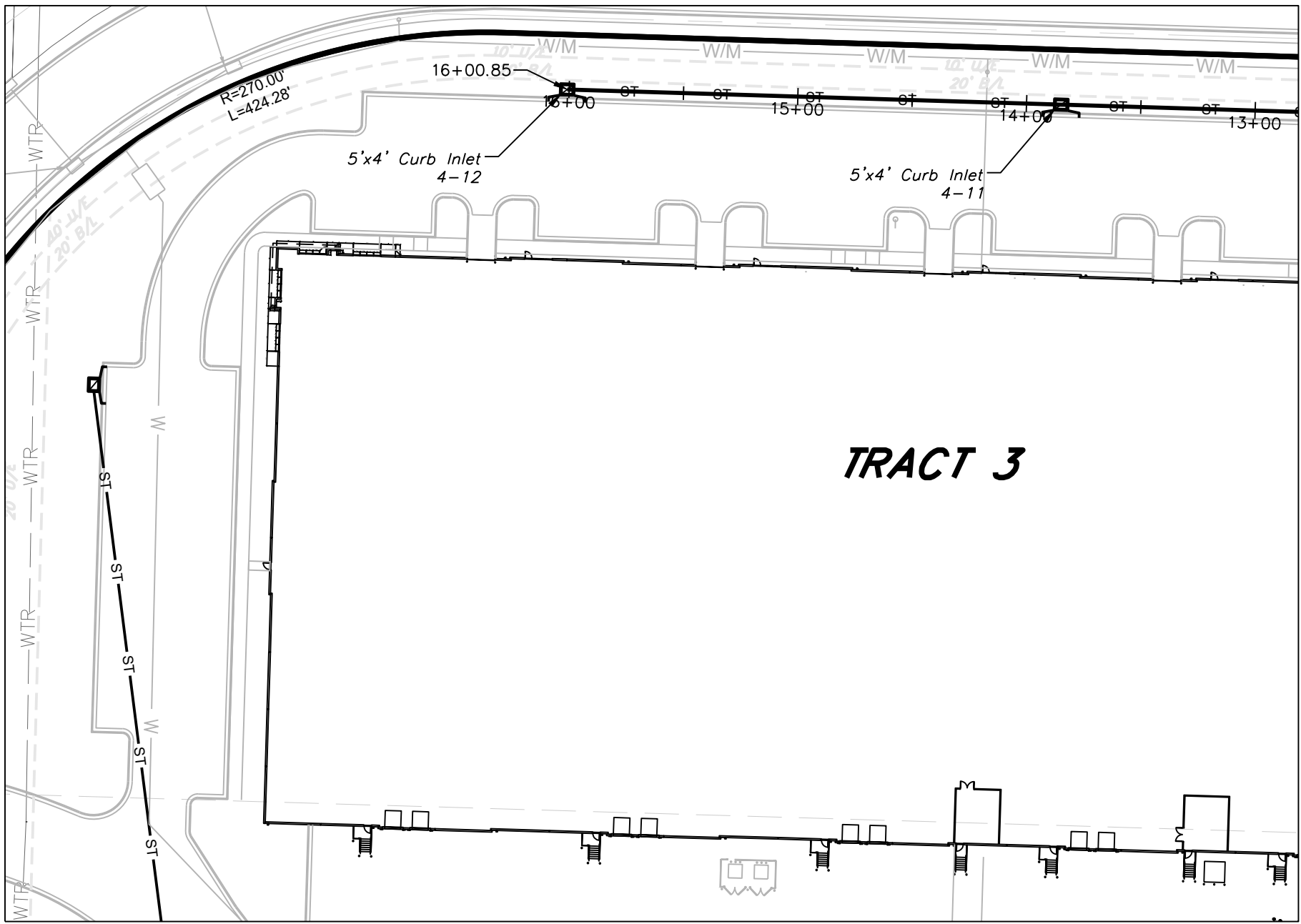
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KS PE 19071
OK PE 25226

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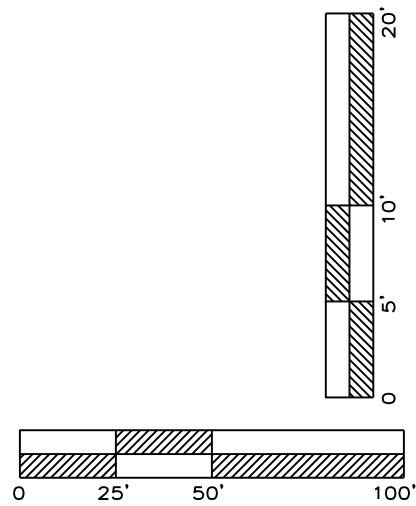
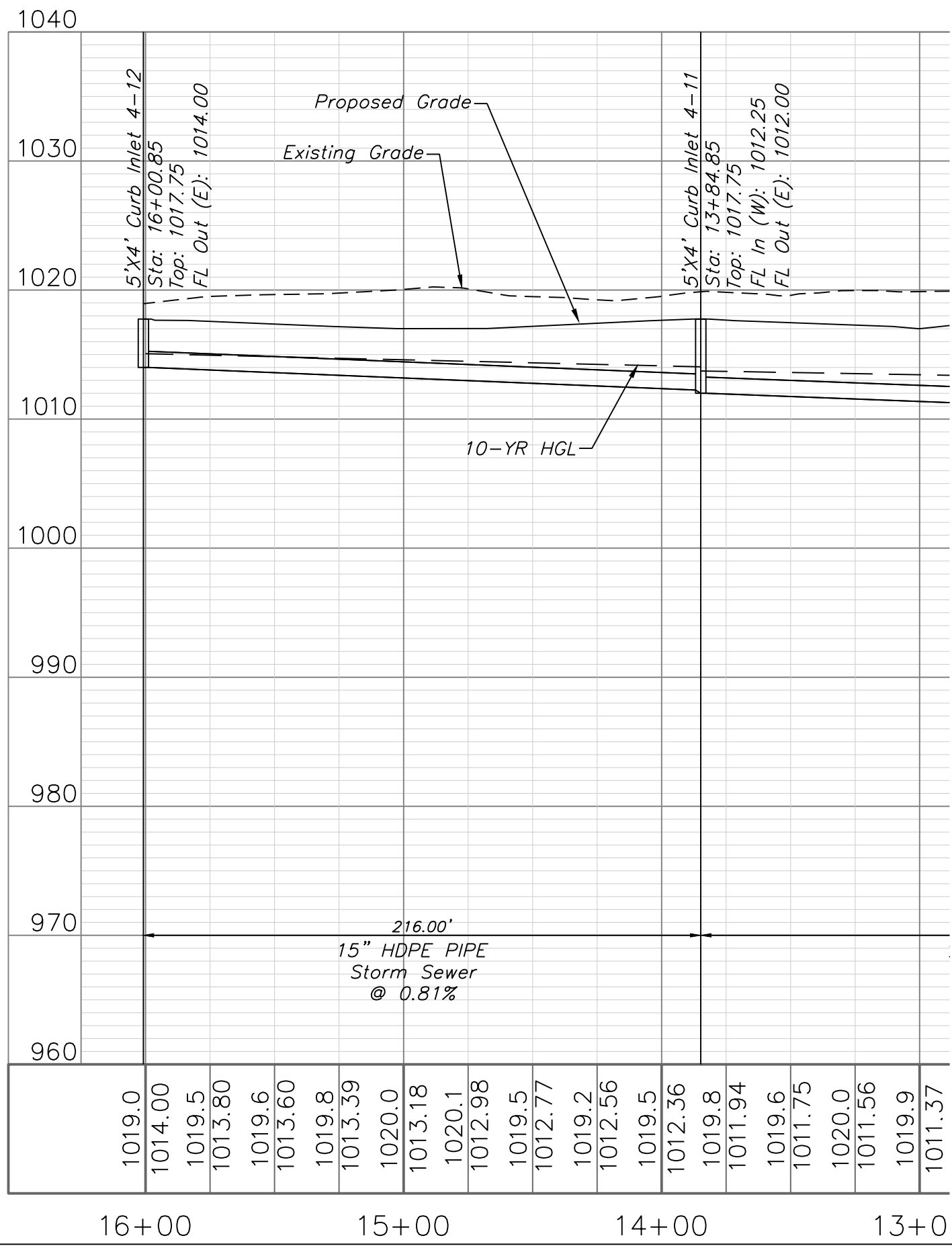


STORM SEWER PLAN AND PROFILE

SCALE: 1" = 60'

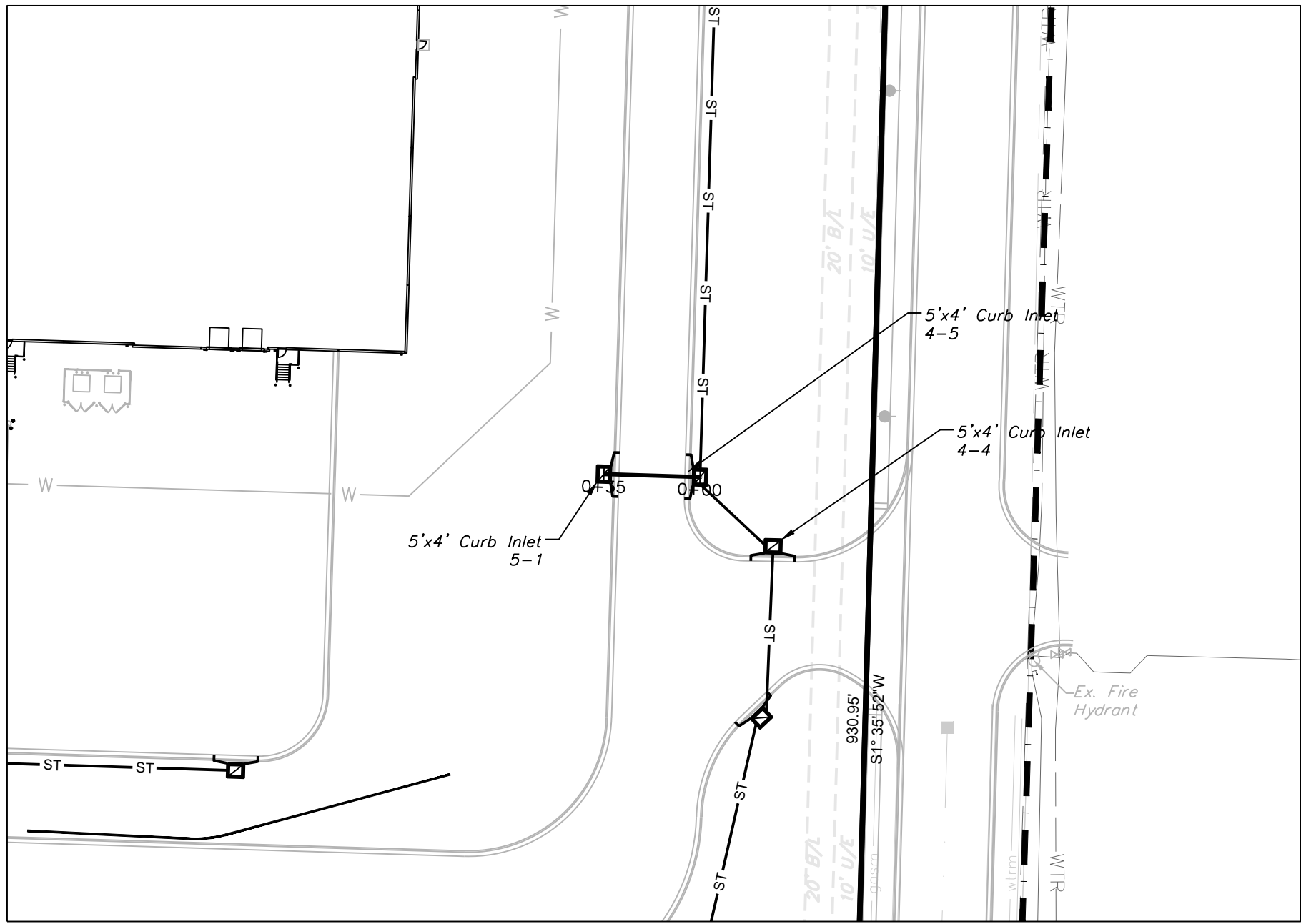


STORM LINE 4

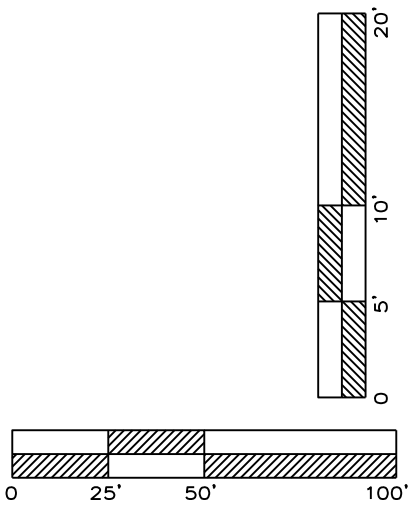
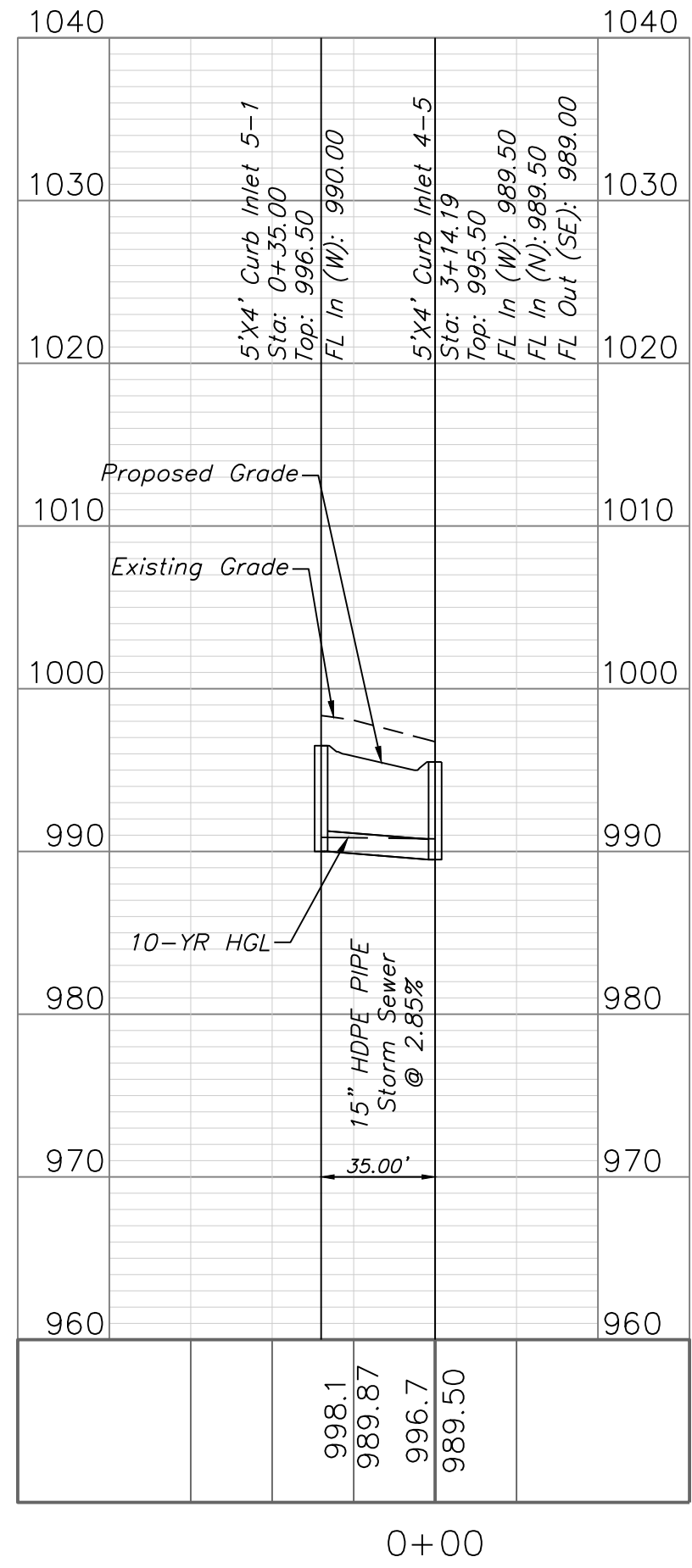


STORM SEWER PLAN AND PROFILE

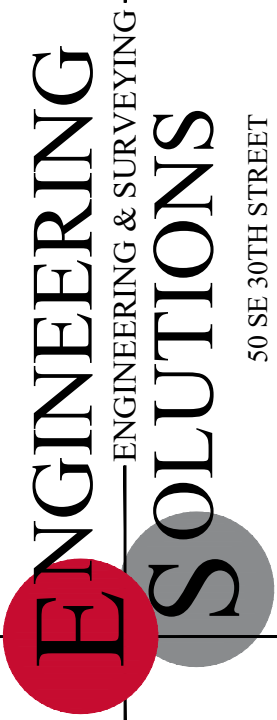
SCALE: 1" = 50'



STORM LINE 5



Fixed proposed grade leaders in storm line profiles.

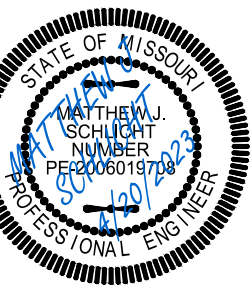


Professional Registration
Missouri
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Surveying 2005000518-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Town Centre Logistics Lot 4 & Tract A
LEES SUMMIT, JACKSON COUNTY, MISSOURI

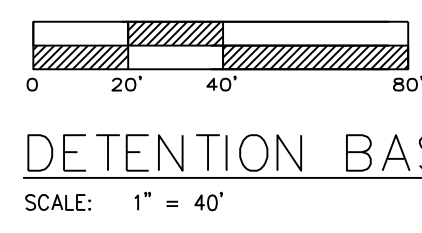
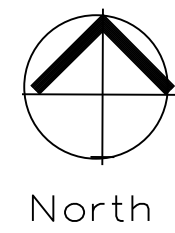
Project:
TOWN CENTER,
LSMO
Issue Date:
February 24, 2023

Storm Sewer Plan and Profile
Construction Plans for:
Town Centre Logistics Lot 4 & Tract A
Lee's Summit, Jackson County, Missouri



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KS PE 19071
OK PE 25526

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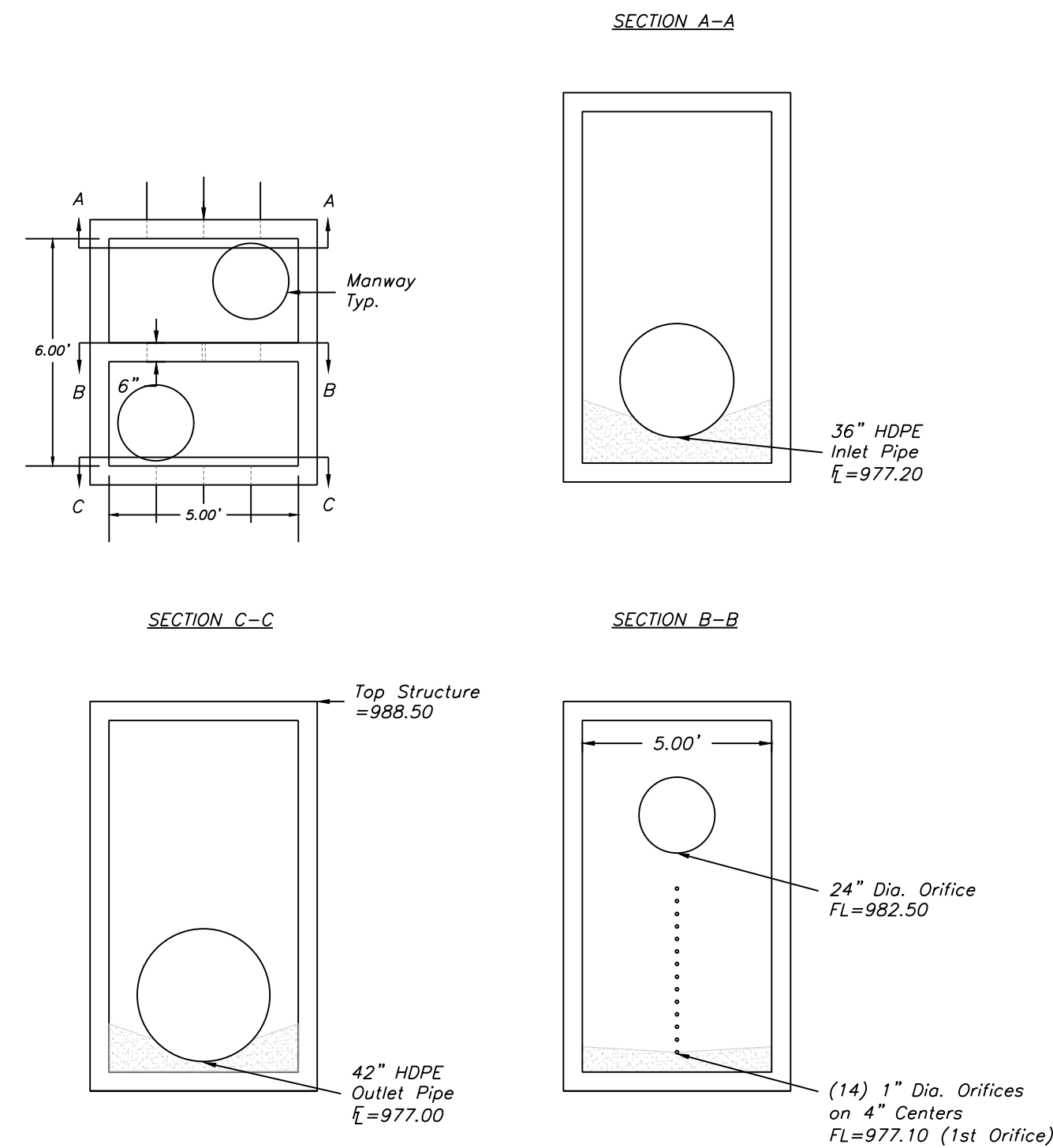
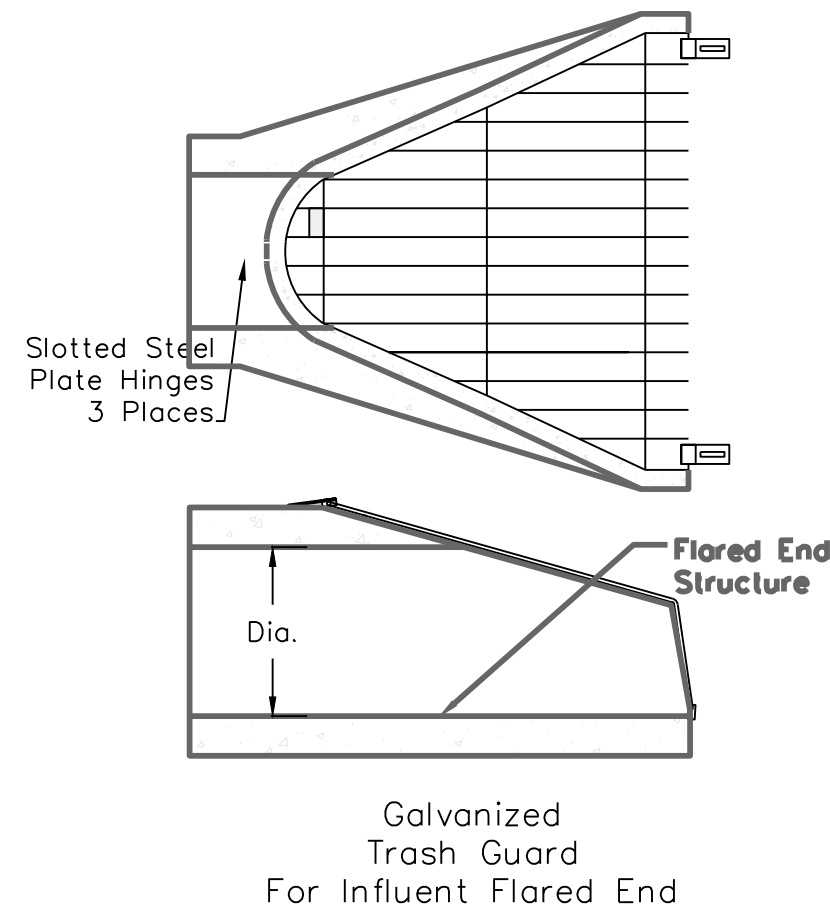


DETENTION BASIN PLAN

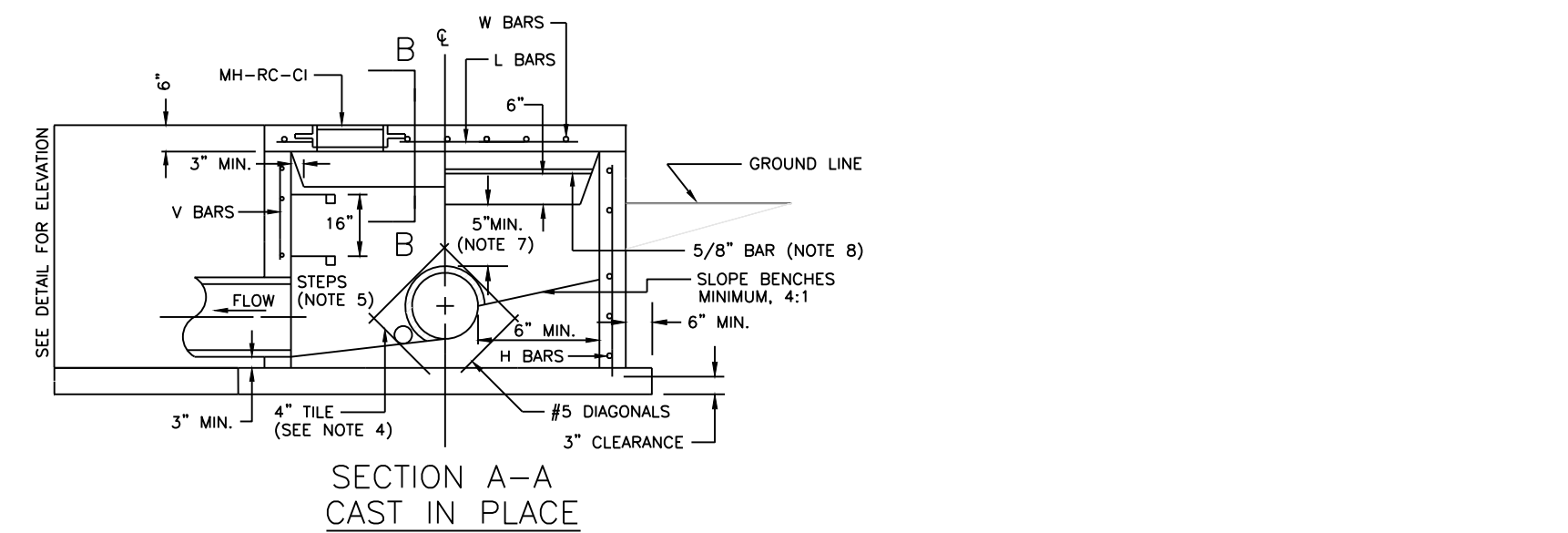
SCALE: 1" = 40'

NOTES:

1. THE BASIN SHALL BE CONSTRUCTED WITH THE EROSION AND SEDIMENT CONTROL MEASURES.
2. AN AS-BUILT DETENTION BASIN PLAN SHALL BE SUBMITTED AND ACCEPTED PRIOR TO ISSUANCE OF A CERTIFICATE OF SUBSTANTIAL COMPLETION, WITH AS-BUILT VERSUS PROPOSED STORAGE.



CONTROL STRUCTURE - BASIN SE
1/4" = 1'-0"

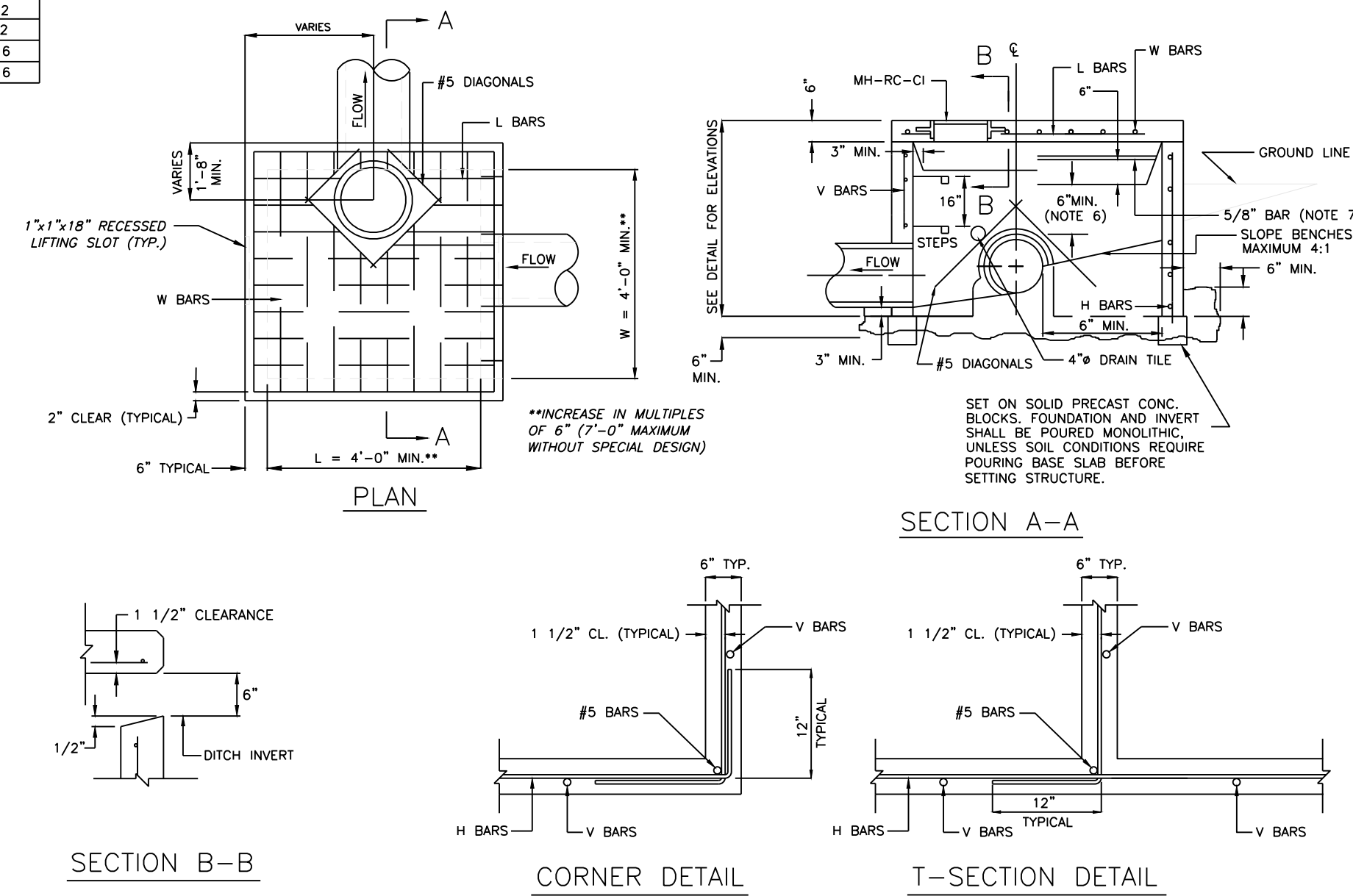
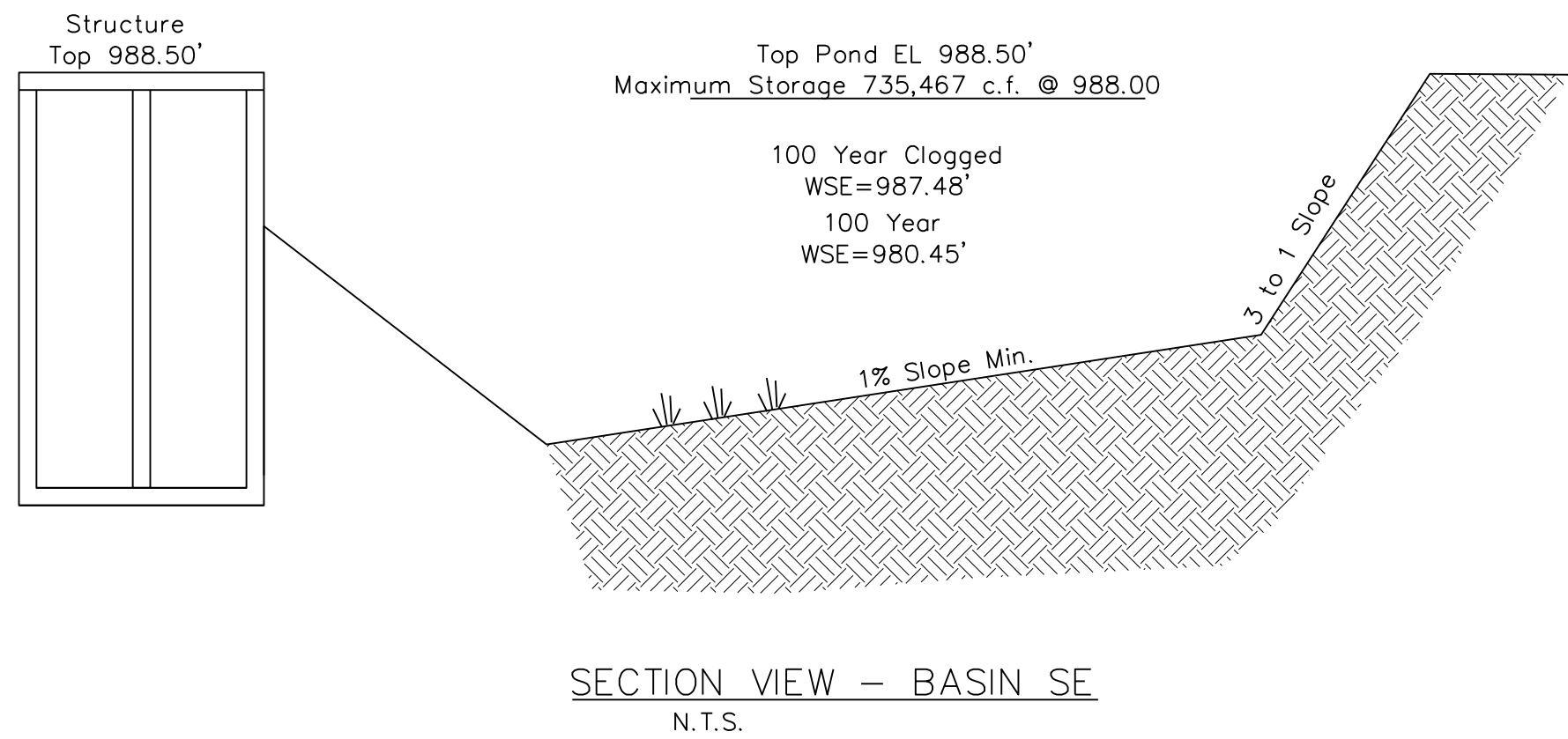


REINFORCING

BARS	SIZE	SPACING (IN.)
H	4	12
V	4	12
L	5	6
W	5	6

GENERAL NOTES:

1. Locate ring and cover over outlet.
2. All work and materials shall conform to APWA Sect. 2600.
3. Use 3/4" chamfer strip on all exposed concrete corners.
4. Steps required @ 16" O.C. when depth from top of casting to invert exceeds 4 feet.
5. Boxouts will not be allowed to project through the corners of the structure.
6. The minimum reinforcing shall be 1 H-bar over a cast-in place pipe and 2 H-bars over a precast boxout.
7. Limit opening height to 6" with No. 5 galvanized bars extending to corner rebars.
9. Show field inlet orientation on plans plus number and size of opening.
10. O.R. = one half outside pipe diameter (O.D.).
11. 4" # field tile or precast hole shall be located at entering pipe and in the front face sump points. These tiles or openings shall be capped with 1/4" galvanized wire mesh on the outside of the inlet and clear the invert and base concrete.
12. Location of the Manhole shall be located along the Northeast side of the structure.

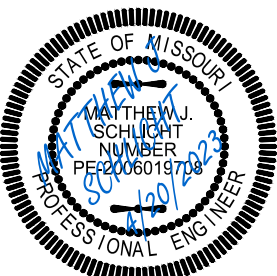


Professional Registration
Missouri
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Surveying 200500519-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Town Centre Logistics Lot 4 & Tract A
LEES SUMMIT, JACKSON COUNTY, MISSOURI

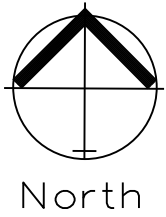
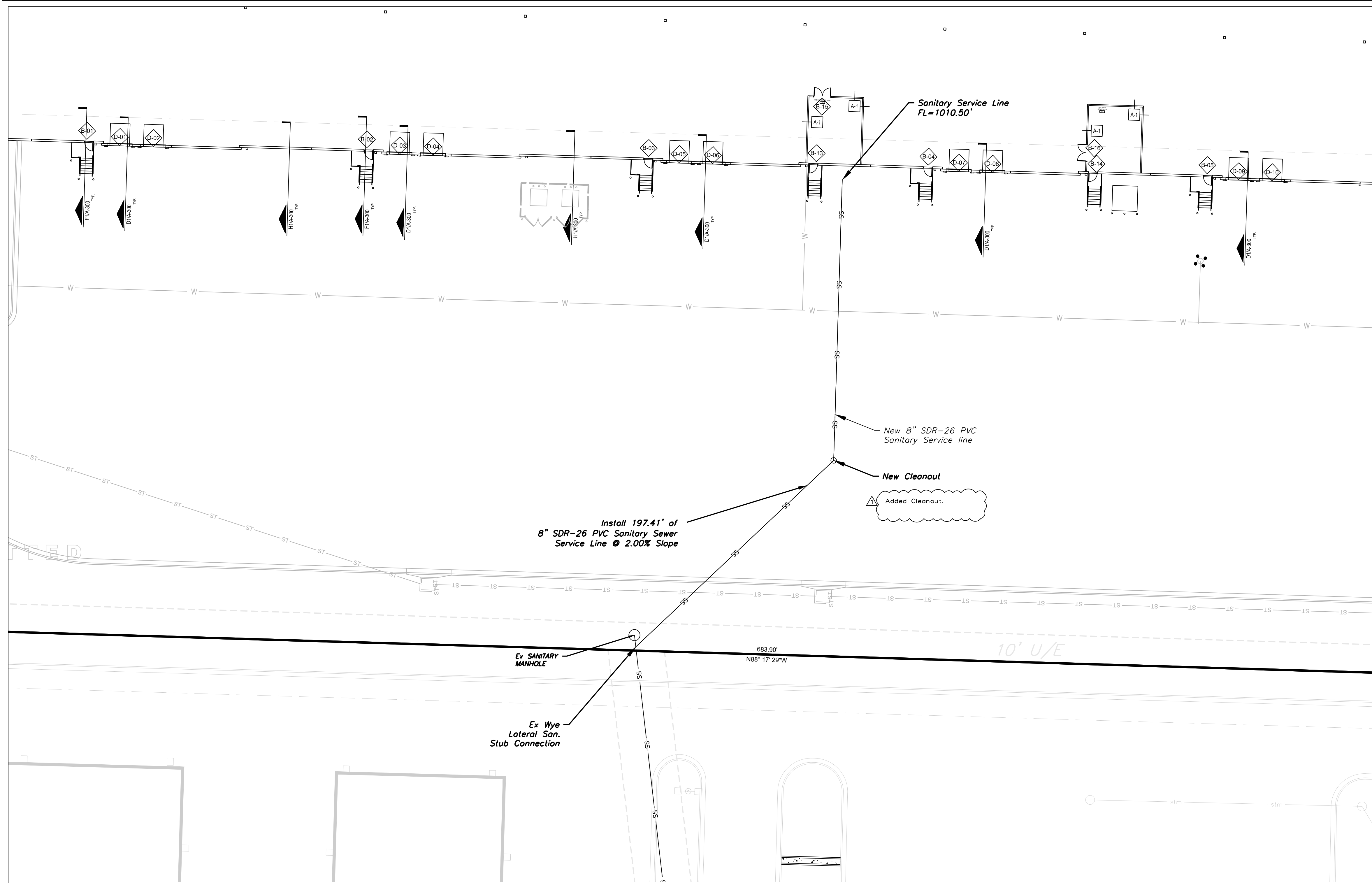
Project:
TOWN CENTER,
LSMO
Issue Date:
February 24, 2023

Detention Basin Plan
Construction Plans for:
Town Centre Logistics Lot 4 & Tract A
Lee's Summit, Jackson County, Missouri



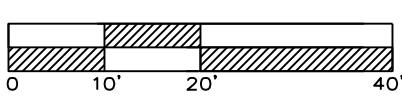
Matthew J. Schlicht
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KS PE 19071
OK PE 25526

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SANITARY SERVICE PLAN

SCALE: 1" = 20'

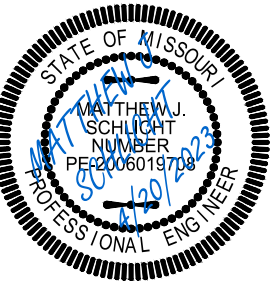


Professional Registration
Missouri
Engineering 2005002188-D
Surveying 2005005189-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Town Centre Logistics Lot 4 & Tract A
LEES SUMMIT, JACKSON COUNTY, MISSOURI

Project:
TOWN CENTER,
LSMO
Issue Date:
February 24, 2023

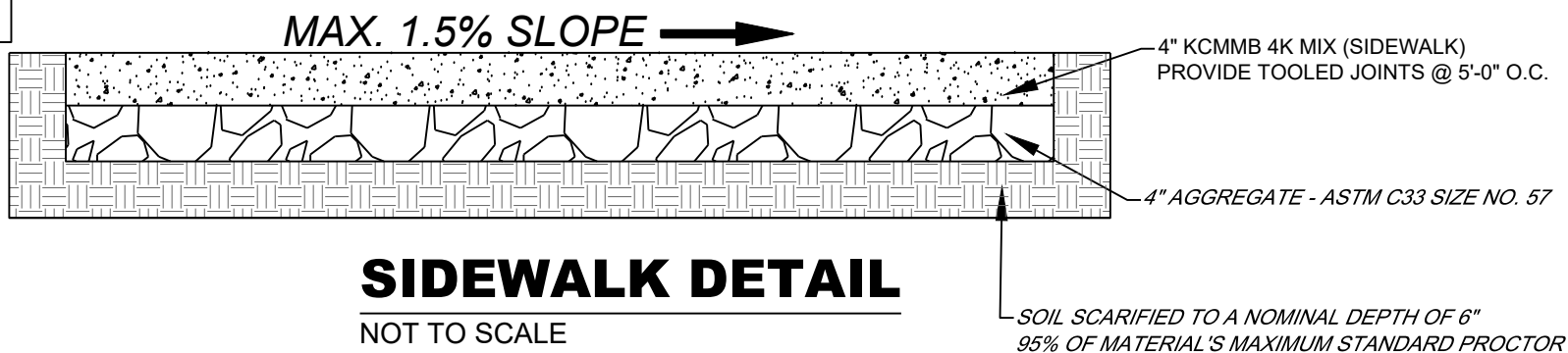
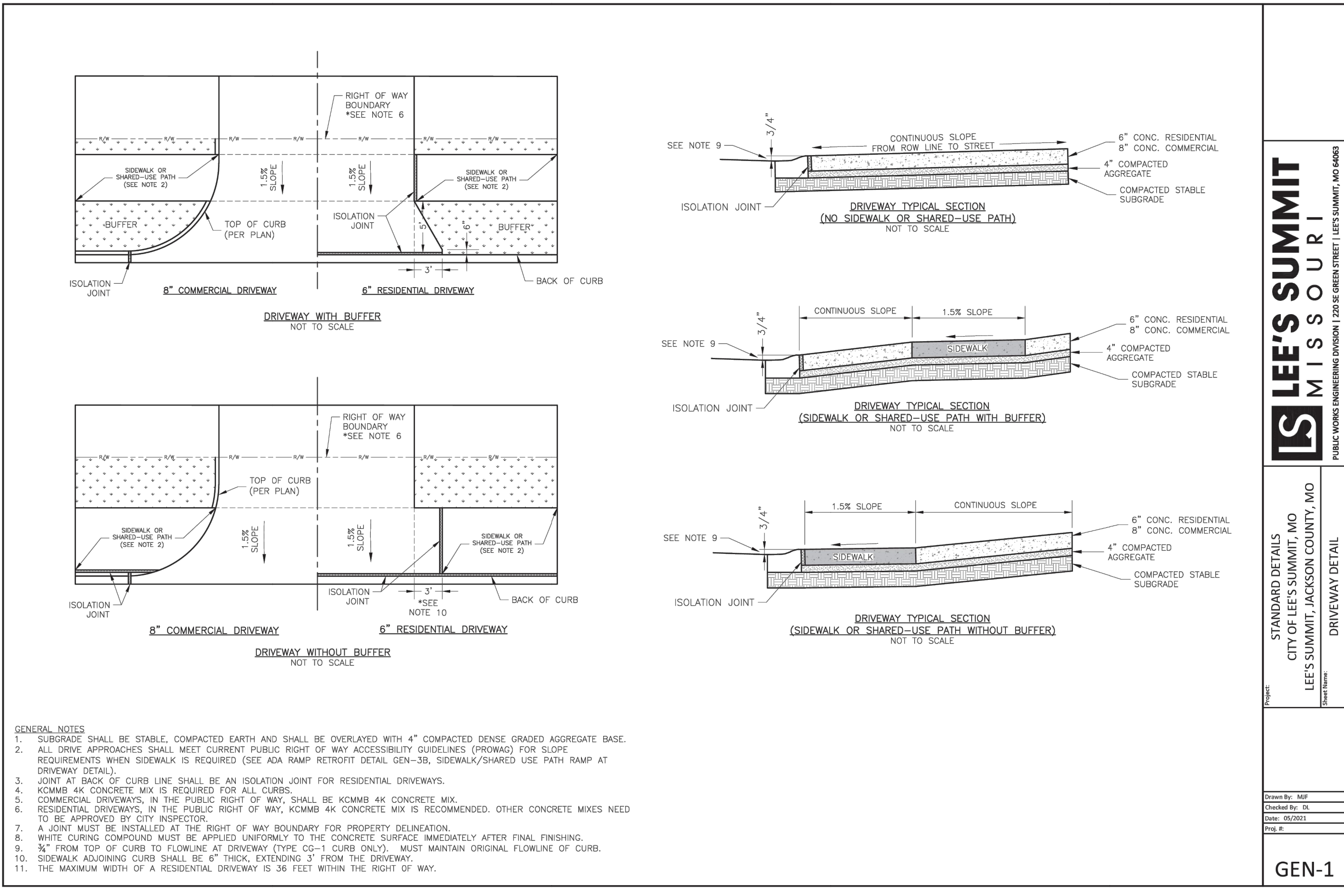
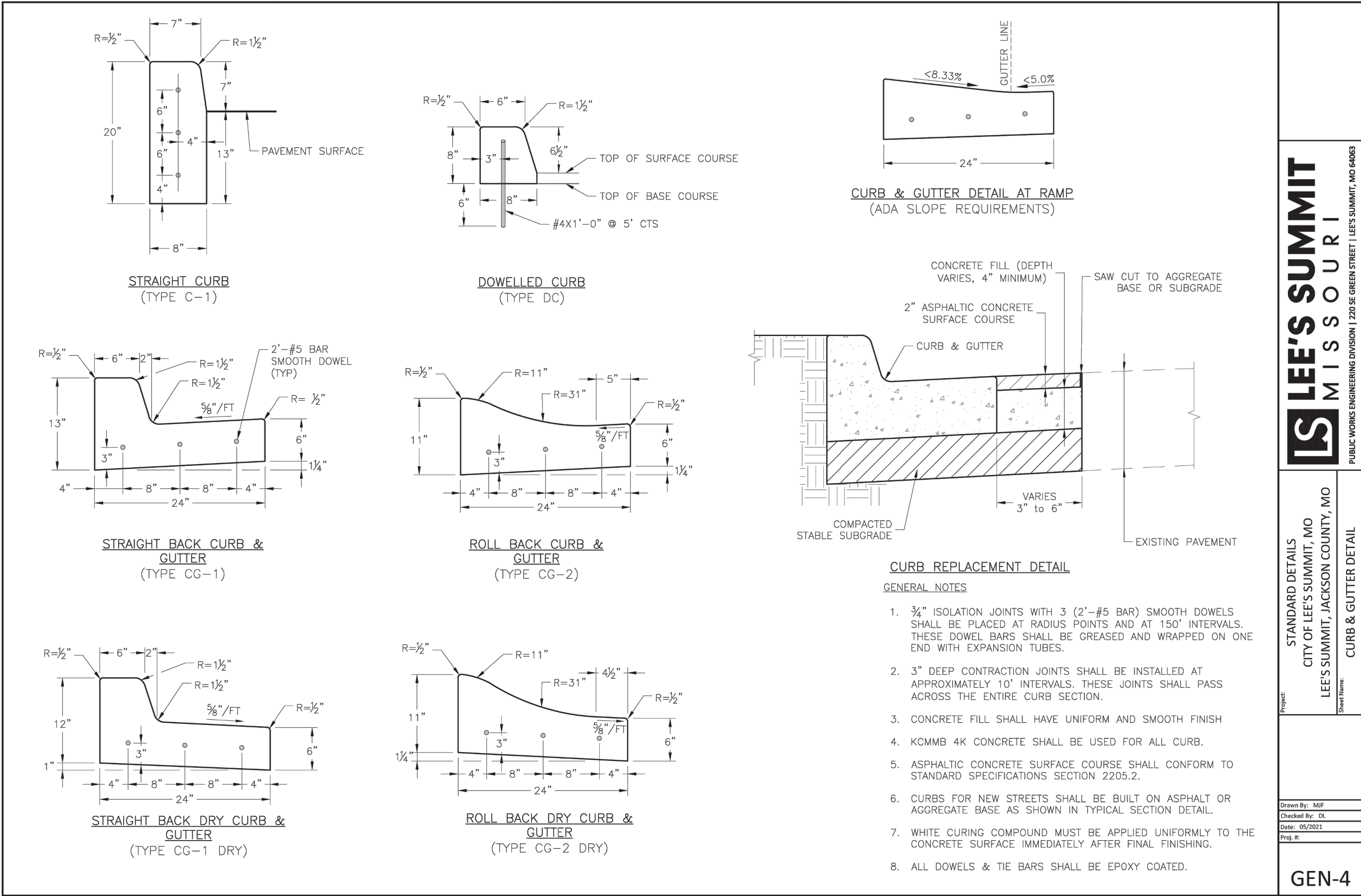
Sanitary Service Plan
Construction Plans for:
Town Centre Logistics Lot 4 & Tract A
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25526

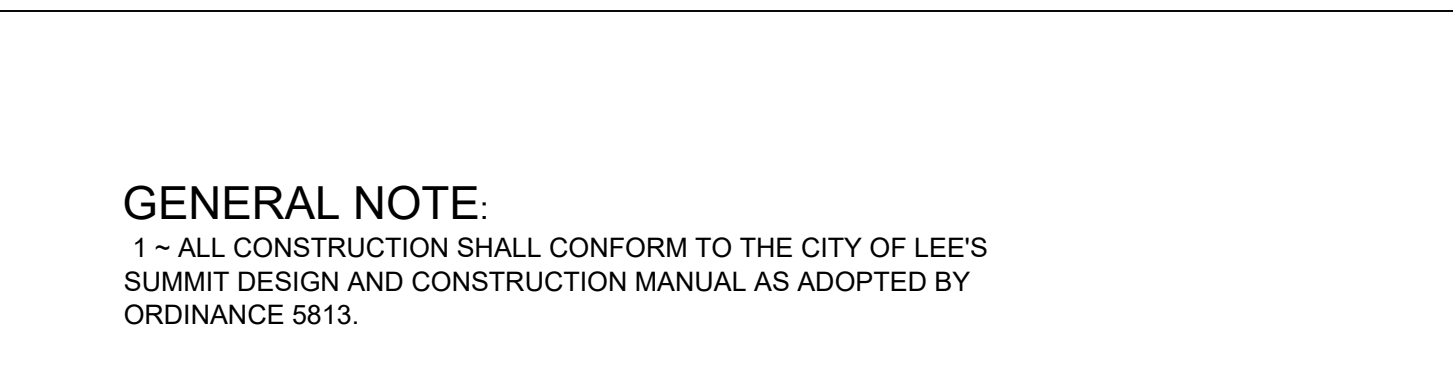
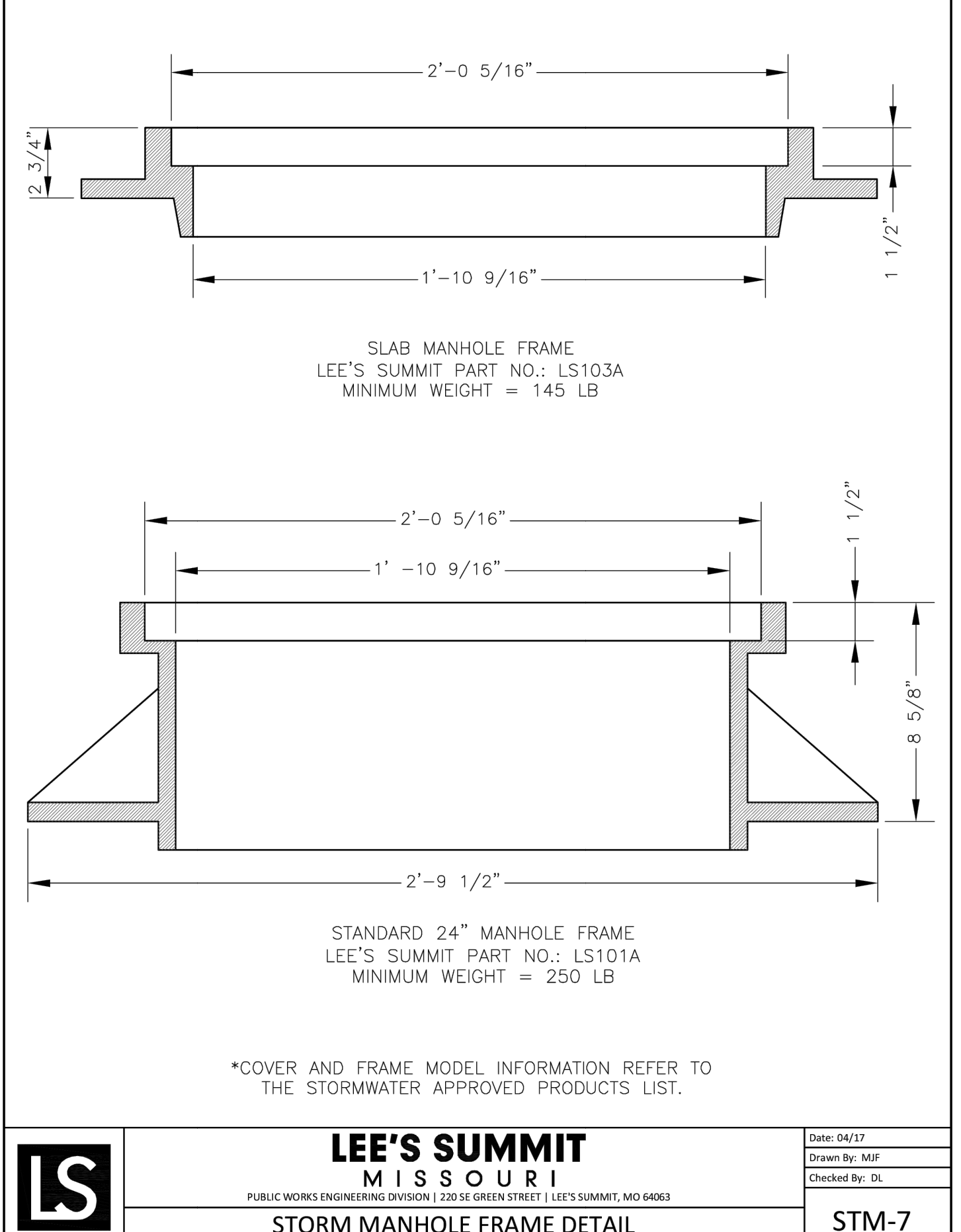
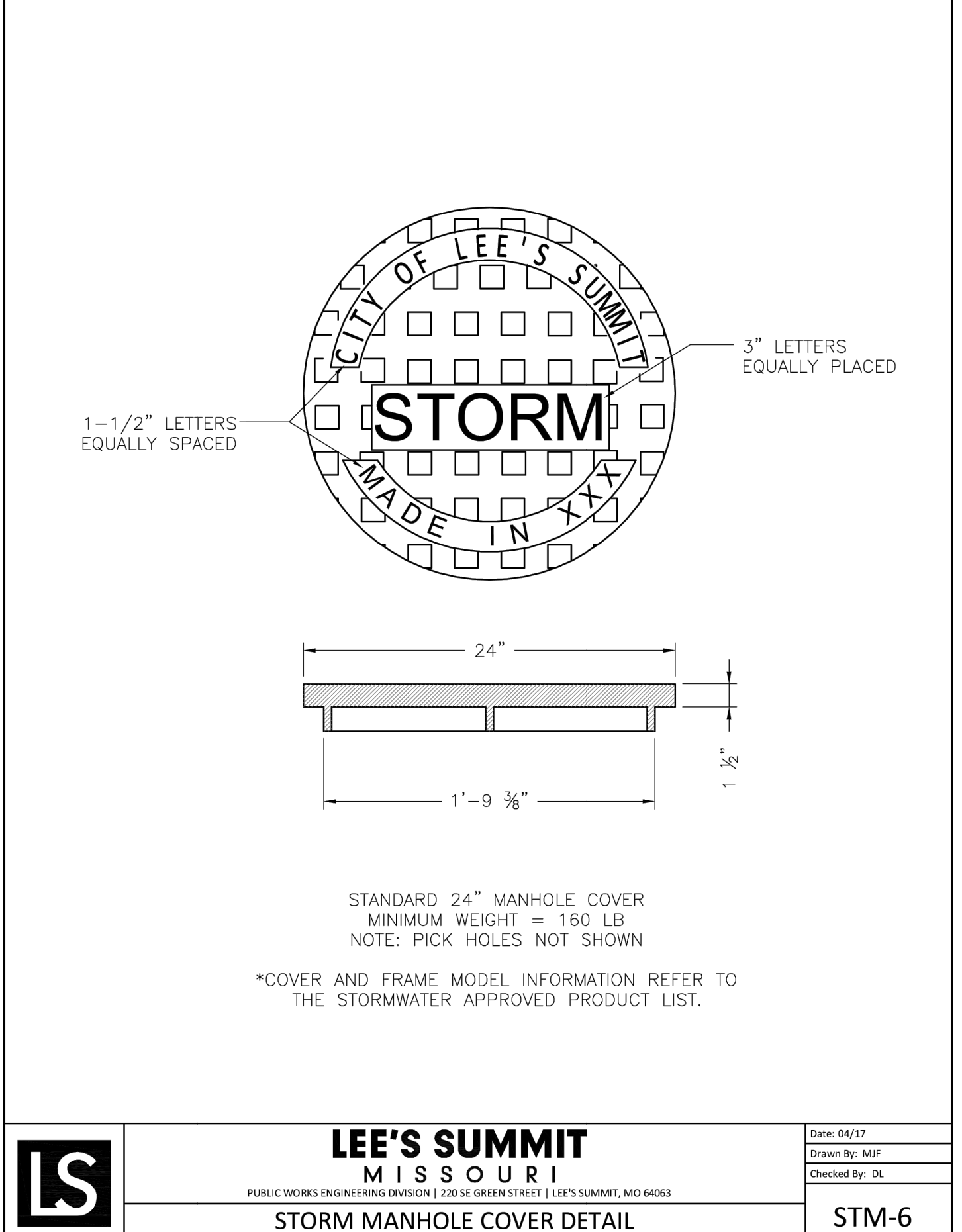
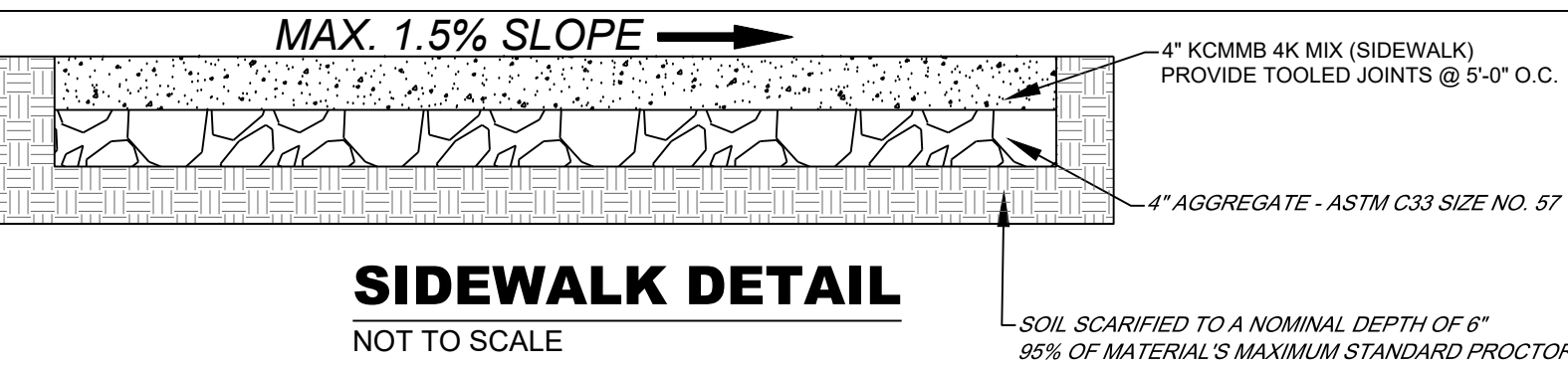
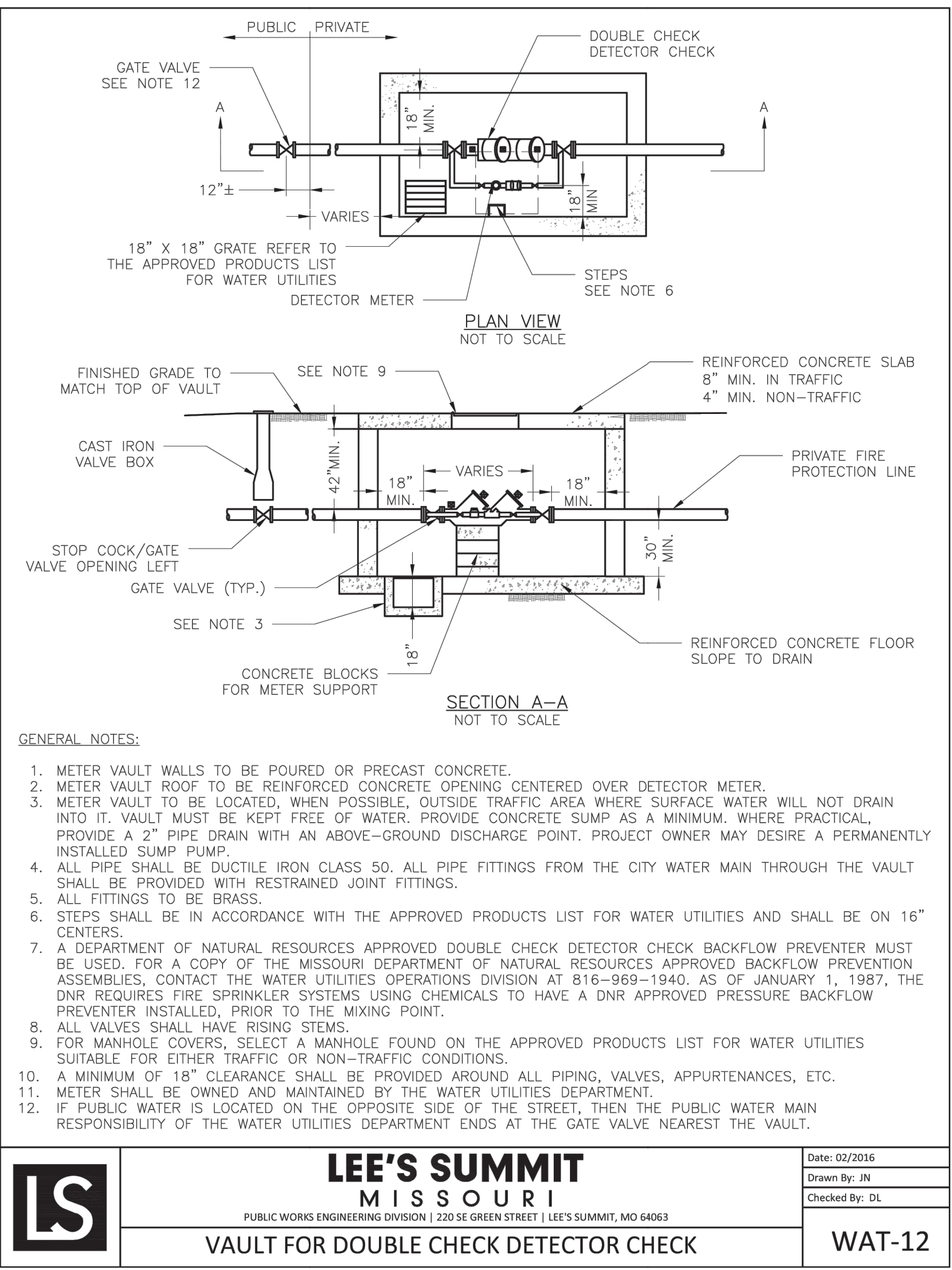
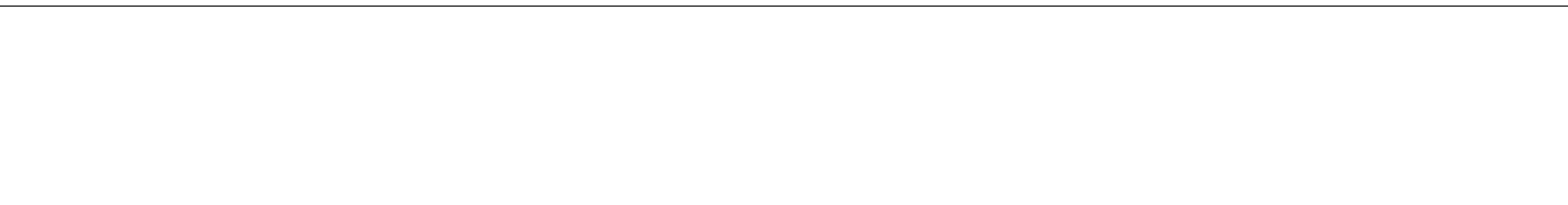
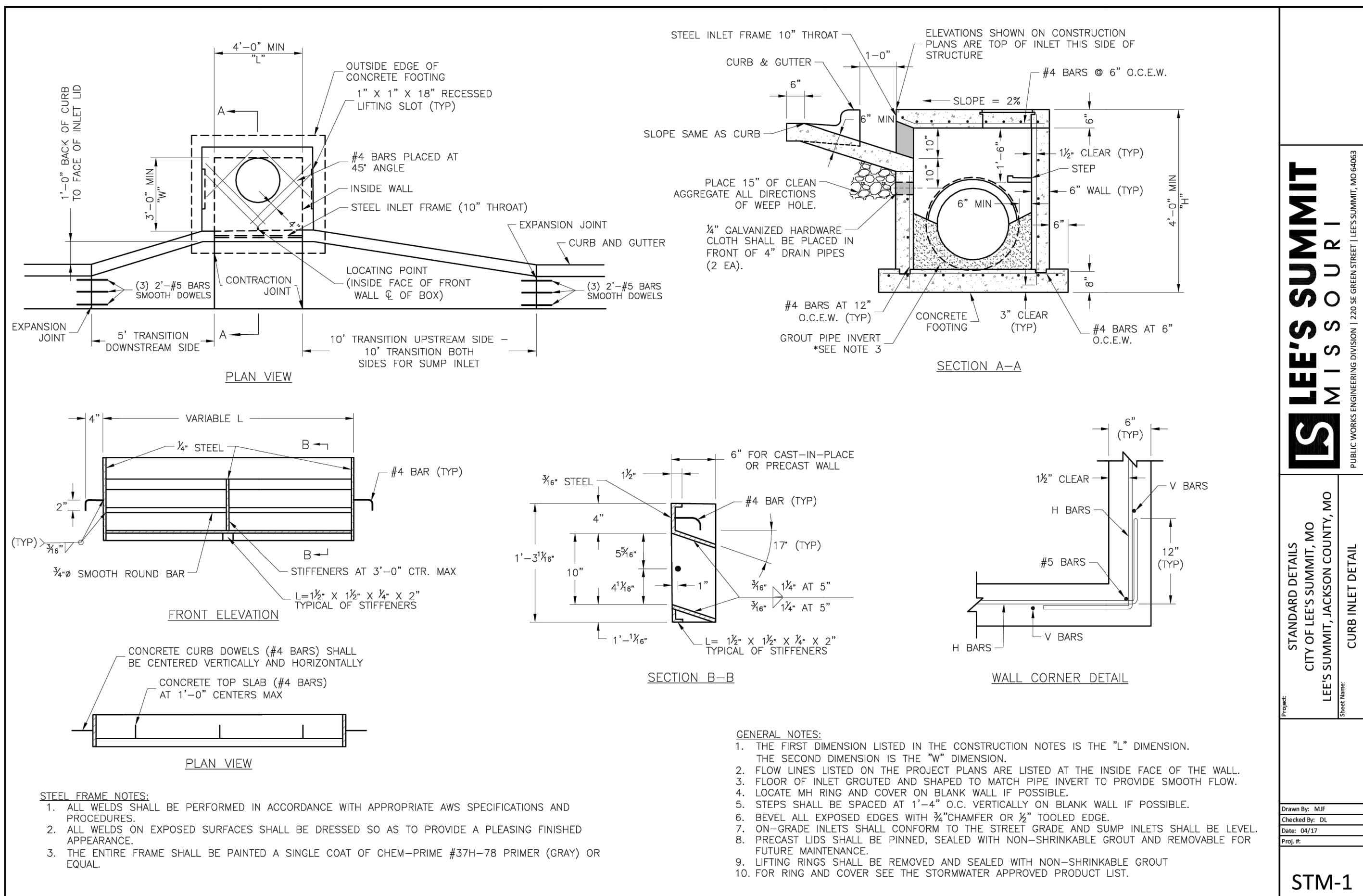
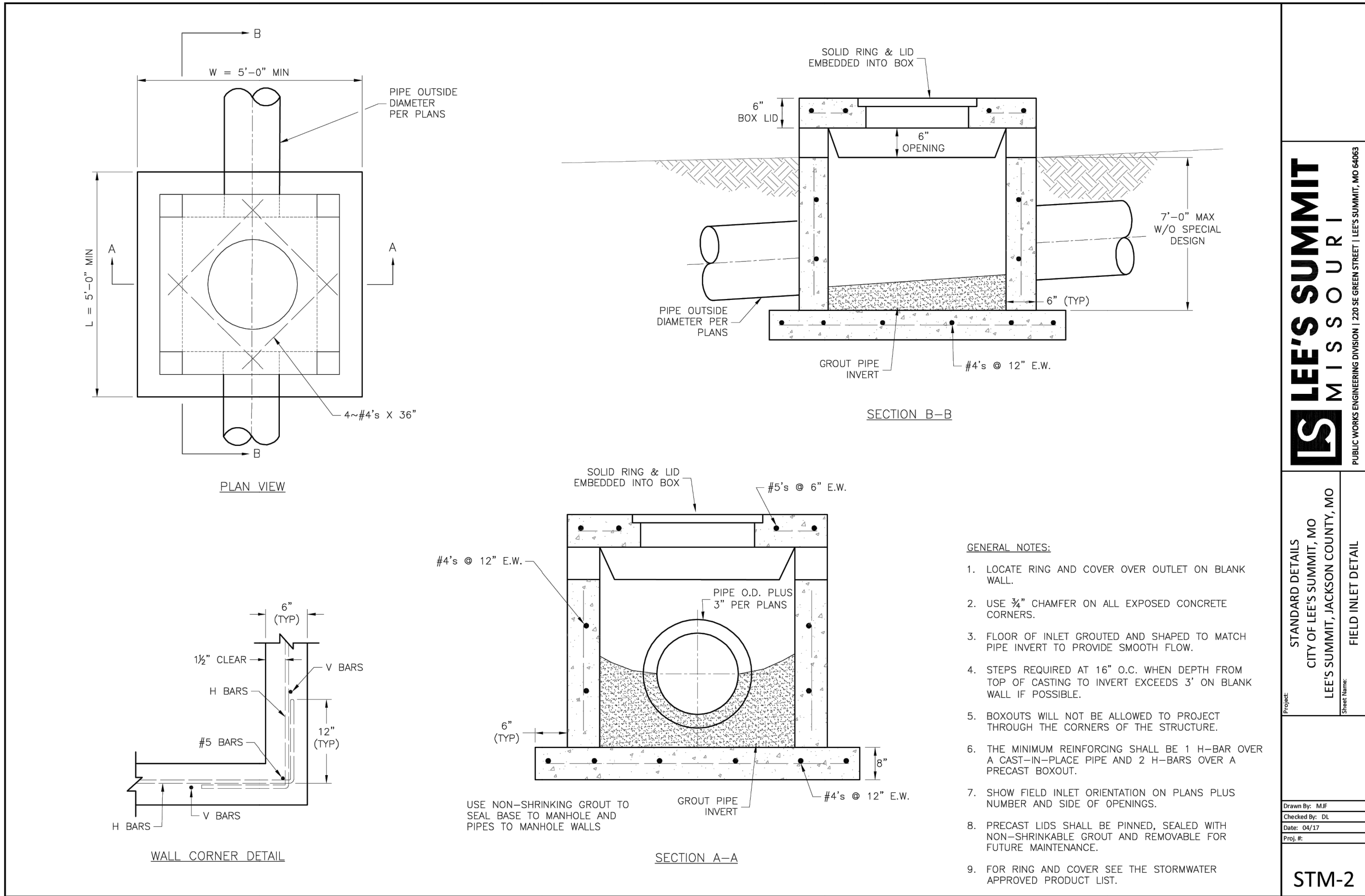
REVISIONS

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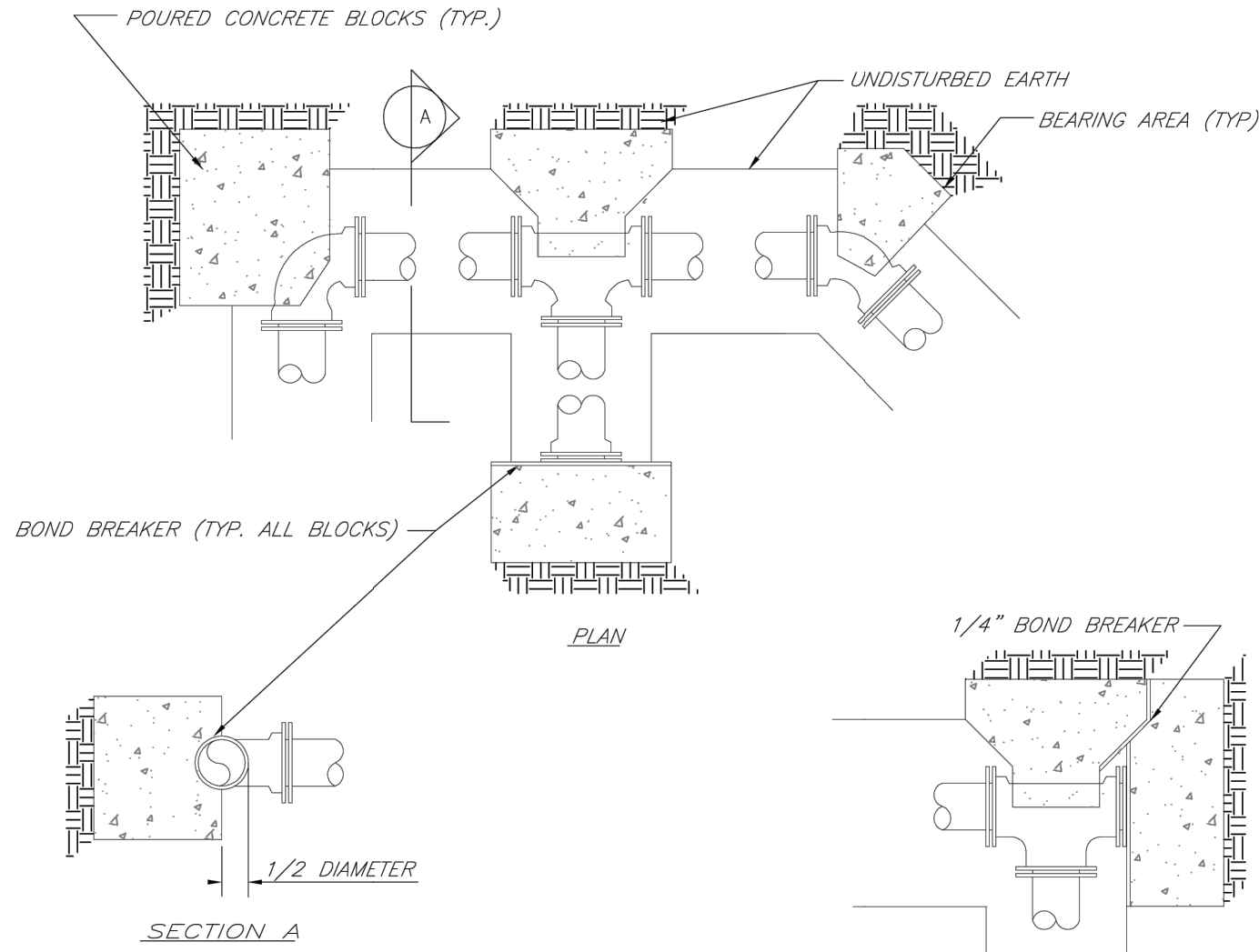
GENERAL NOTE:

1 ~ ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.



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

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



**LEE'S SUMMIT
MISSOURI**

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

HORIZONTAL THRUST BLOCKS

Date: 02/13

Drawn By: JN

Checked By: DL

FILE: WAT-1

Rev: 1/14

Rev:



**LEE'S SUMMIT
MISSOURI**

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

SERVICE CONNECTION WITH METER WELL

Date: 06/2015

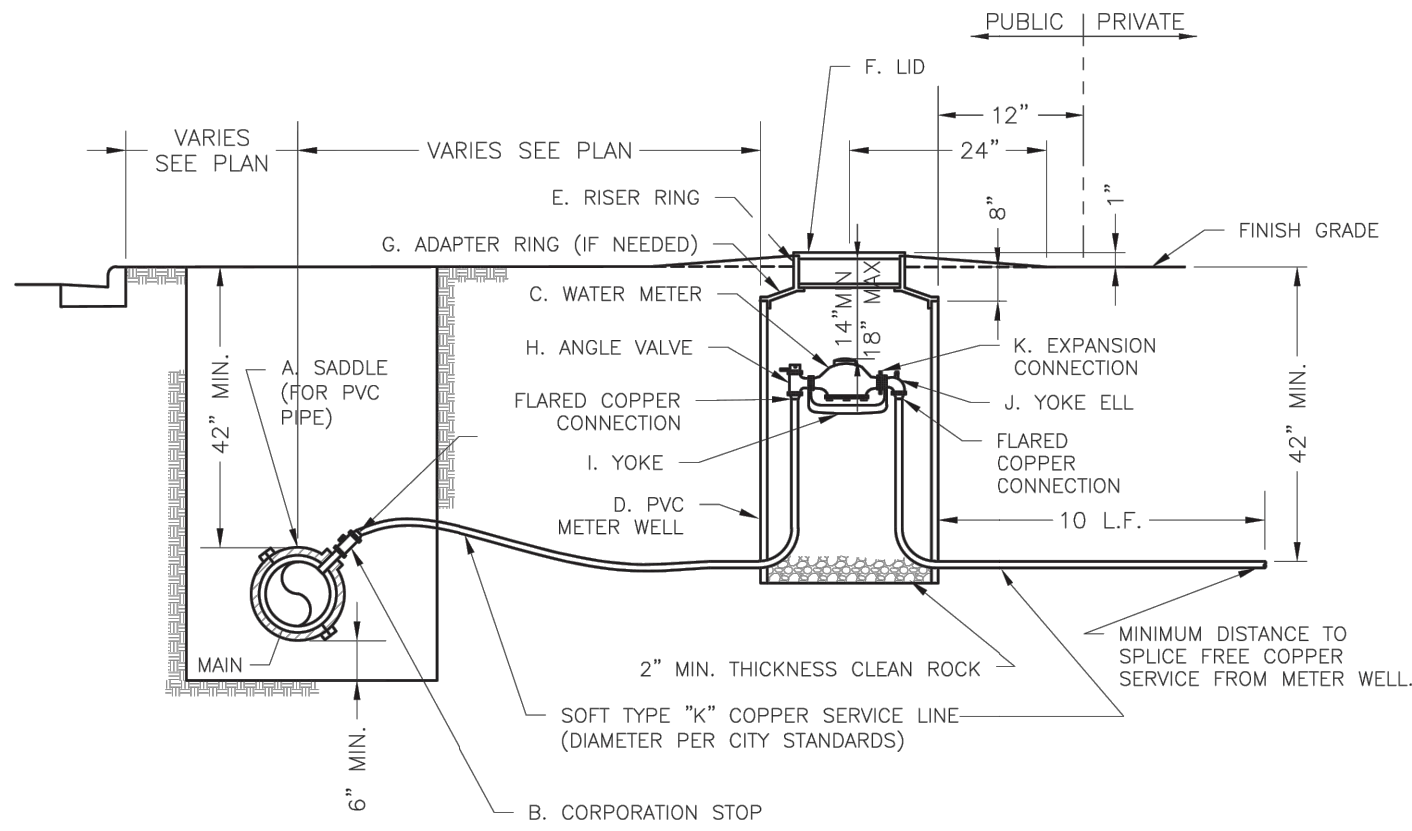
Drawn By: JN

Checked By: DL

WAT-11

NOTES:

1. METER INSTALLATION SHALL NOT BE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC OR IN CONCRETE PAVEMENT WITHOUT CITY APPROVAL.
2. IF METER IS TO BE LOCATED OTHER THAN IN FRONT OF PROPERTY LINE, CITY APPROVAL SHALL BE OBTAINED.
3. CITY TO FURNISH ITEMS A-K.
4. NO OTHER EQUIPMENT SHALL BE INSTALLED IN THIS PIT.
5. 42" MINIMUM BURY DEPTH FOR ALL SERVICE LINES.
6. EXCAVATION FOR TAP TO EXPOSE 4 LINEAR FEET OF MAIN.
7. NO SPLICES ALLOWED BETWEEN METER AND MAIN.
8. SERVICE CONNECTION TAP AT APPROXIMATELY 45 DEGREES.
9. LID AND RISER RING SHALL BE SET SO THAT GROUND WATER WILL DRAIN AWAY FROM THE WELL.
10. CONTACT WATER UTILITIES, 816-969-1900, FOR REQUIREMENTS OF A METER LARGER THAN 2"



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

SANITARY SEWER STUB DETAIL

Date: 12/2015

Drawn By: MIF

Checked By: DL

SAN-1

NOTES:

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

