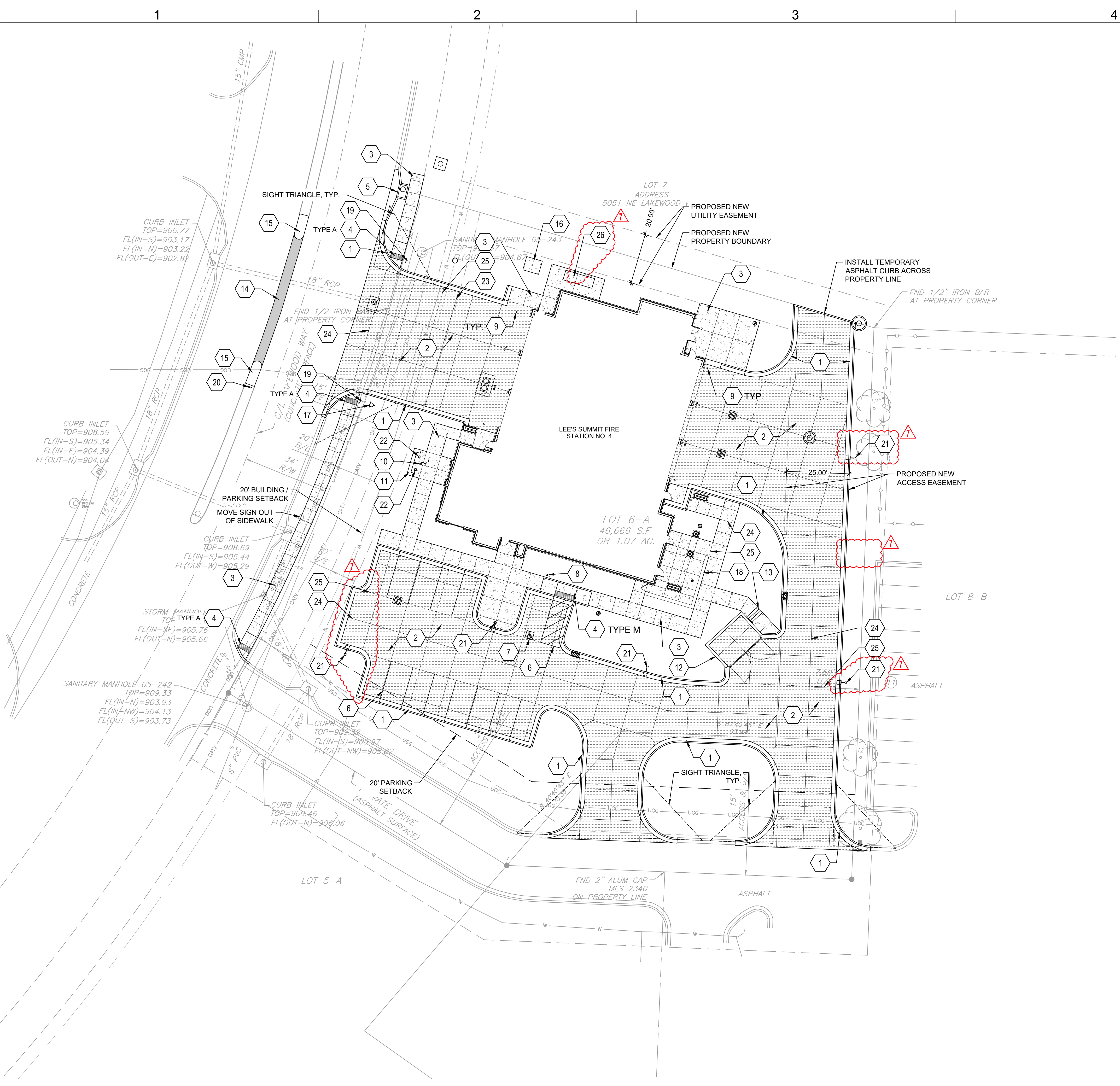


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## SITE NOTES

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

## KEYNOTES

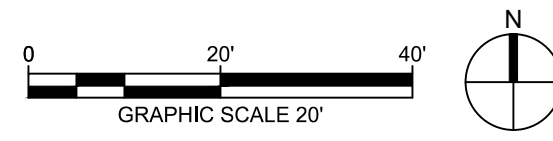
- 1 TYPE CG-1 CURB & GUTTER  
LEE'S SUMMIT STANDARD DETAIL  
REF: 3/C-502
- 2 TYP. CONCRETE PAVING  
REF: 1/C-500
- 3 CONCRETE SIDEWALK PAVING  
REF: 1/C-503
- 4 ADA SIDEWALK RAMP  
REF: 4/C-503
- 5 CURB INLET  
REF: C-104
- 6 PAVEMENT STRIPING  
REF: 4/C-500
- 7 ADA PAVEMENT MARKING  
REF: 5/C-500
- 8 ADA PARKING SIGN  
REF: 6/C-500
- 9 TYP. SAFETY BOLLARD  
REF: 3/C-500
- 10 FLAG POLE  
REF: 8/C-500
- 11 MONUMENT SIGN  
REF: 9/C-500
- 12 DUMPSTER ENCLOSURE  
REF: 1-6/C-501
- 13 CONCRETE STEPS WITH RAILING  
REF: 12/C-500
- 14 ROADWAY ASPHALT PATCH  
LEE'S SUMMIT STANDARD DETAIL  
REF: 2/C-503
- 15 MEDIAN TRANSITION  
LEE'S SUMMIT STANDARD DETAIL  
REF: 3/C-503
- 16 TRANSFORMER CONCRETE PAD  
REF: MEP
- 17 RELOCATED FIRE HYDRANT  
REF: C-220
- 18 SCREEN WALL  
REF: ARCH
- 19 DO NOT ENTER SIGN  
REF: 7/C-500
- 20 NO LEFT/TURN SIGN  
REF: 2/C-500
- 21 TYP. AREA LIGHTING  
REF: ELECTRICAL
- 22 TYP. FLAG POLE LIGHTING  
REF: ELECTRICAL
- 23 LIMITS OF SNOW MELT SYSTEM  
REF: MEP
- 24 CONSTRUCTION JOINT  
REF: 2/C-502
- 25 ISOLATION JOINT  
REF: 2/C-502
- 26 GENERATOR PAD  
REF: STRUCTURAL

## LEGEND

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

## 1 SITE PLAN

1" = 20'-0"



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## FIRE STATION #4 CITY OF LEE'S SUMMIT

5031 NORTHEAST LAKEWOOD WAY  
LEE'S SUMMIT, MISSOURI 64064

#	Description	Date
1	ASI 01	11.16.2022
7	ASI 07	04.25.2023



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CHKD BY: DMH

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## SITE PLAN

# C-100

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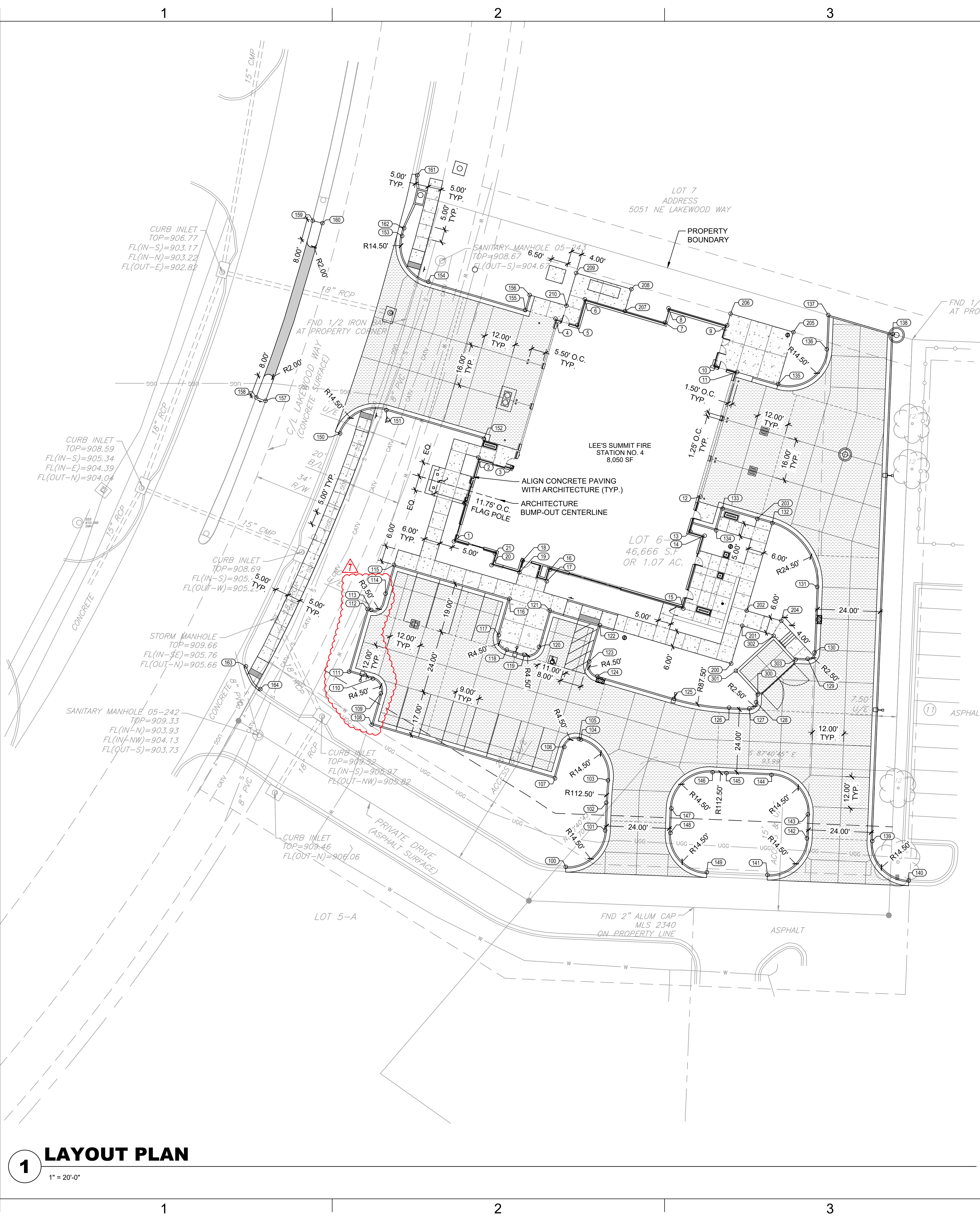


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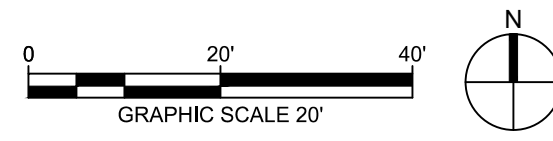
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**1 LAYOUT PLAN**  
1" = 20'-0"



**LAYOUT NOTES**

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

LAYOUT TABLE			
POINT NO.	NORTHING	EASTING	DESCRIPTION
1	1032898.4666	2830193.3865	BLDG
2	1032930.4565	2830202.7537	BLDG
3	1032926.7096	2830215.5497	BLDG
4	1032983.5720	2830232.1999	BLDG
5	1032981.1366	2830240.5173	BLDG
6	1032991.0130	2830243.4111	BLDG
7	1032982.0298	2830274.0899	BLDG
8	1032987.5530	2830275.3924	BLDG
9	1032980.9960	2830297.7855	BLDG
10	1032965.6007	2830293.2776	BLDG
11	1032963.1653	2830301.5950	BLDG
12	1032915.5400	2830287.6496	BLDG
13	1032902.2241	2830283.7505	BLDG
14	1032900.6317	2830289.1889	BLDG
15	1032872.8005	2830281.0396	BLDG
16	1032887.6943	2830230.1753	BLDG
17	1032883.2157	2830228.8639	BLDG
18	1032891.1054	2830219.7122	BLDG
19	1032886.6268	2830218.4008	BLDG
20	1032889.3981	2830207.7504	BLDG
21	1032893.8767	2830209.0618	BLDG
100	1032774.0984	2830236.1407	CURB
101	1032788.0184	2830251.1687	CURB
102	1032798.6021	2830251.5850	CURB
103	1032807.1474	2830252.2480	CURB
104	1032822.7345	2830241.9193	CURB
105	1032822.9639	2830241.1359	CURB
106	1032819.9098	2830235.5527	CURB
107	1032807.9135	2830232.0400	CURB
108	1032828.4276	2830161.9817	CURB
109	1032840.4239	2830165.4943	CURB
110	1032846.0071	2830162.4403	CURB
111	1032848.6768	2830153.3231	CURB
112	1032872.6694	2830160.3485	CURB
113	1032872.2479	2830161.7880	CURB
114	1032878.4621	2830167.2546	CURB
115	1032889.4987	2830170.4863	CURB
116	1032876.5720	2830214.6326	CURB
117	1032862.6563	2830210.5579	CURB
118	1032857.0730	2830213.6120	CURB
119	1032855.1059	2830220.3299	CURB
120	1032858.1600	2830225.9131	CURB
121	1032872.0757	2830229.9879	CURB
122	1032866.4554	2830249.1819	CURB
123	1032852.5397	2830245.1072	CURB
124	1032846.9565	2830248.1613	CURB
125	1032838.3651	2830277.5021	CURB
126	1032834.9110	2830298.5431	CURB
127	1032834.5973	2830306.2742	CURB
128	1032836.9936	2830308.8735	CURB
129	1032853.6174	2830328.5631	CURB

LAYOUT TABLE			
POINT NO.	NORTHING	EASTING	DESCRIPTION
130	1032856.0141	2830331.1625	CURB
131	1032881.0650	2830332.1775	CURB
132	1032905.4284	2830315.0476	CURB
133	1032910.9977	2830296.0450	CURB
134	1032902.6403	2830293.5978	CURB
135	1032958.5666	2830317.3002	CURB
136	1032971.8943	2830335.8630	CURB
137	1032984.9734	2830336.3938	CURB
138	1032977.7330	2830361.1205	CURB
139	1032783.9463	2830353.2567	CURB
140	1032768.8692	2830367.1848	CURB
141	1032771.0685	2830313.1866	CURB
142	1032784.9680	2830328.2776	CURB
143	1032794.1568	2830328.6505	CURB
144	1032809.2328	2830314.7503	CURB
145	1032809.9316	2830297.5294	CURB
146	1032810.2684	2830292.2719	CURB
147	1032796.3937	2830276.5175	CURB
148	1032787.0774	2830276.1510	CURB
149	1032772.0204	2830290.0301	CURB
150	1032939.7241	2830149.9055	CURB
151	1032948.6137	2830167.5813	CURB
152	1032937.6942	2830204.8730	CURB
153	1033015.1953	2830173.6316	CURB
154	1032997.7133	2830183.6113	CURB
155	1032986.8644	2830220.6601	CURB
156	1032992.6225	2830222.3462	CURB
157	1032952.1542	2830121.4178	CURB
158	1032953.4743	2830117.8512	CURB
159	1033021.0271	2830139.4536	CURB
160	1033020.0818	2830143.1406	CURB
161	1033038.4377	2830179.4824	CURB
162	1033018.1107	2830174.3714	CURB
163	1032850.7153	2830113.9461	CURB
164	1032841.9942	2830119.4201	CURB
200	1032851.7697	2830299.3356	PAVE
201	1032866.2054	2830303.5626	PAVE
202	1032871.9637	2830305.2487	PAVE
203	1032907.1191	2830309.2908	PAVE
204	1032868.0874	2830318.4867	PAVE
205	1032978.4404	2830323.1196	PAVE
206	1032985.4745	2830299.0969	PAVE
207	1032986.5168	2830258.7664	PAVE
208	1032994.8341	2830261.2018	PAVE
209	1033001.0165	2830240.0884	PAVE
210	1032988.5004	2830236.4235	PAVE
300	1032839.9703	2830309.4952	WALL
301	1032849.0374	2830301.1351	WALL
302	1032862.3710	2830315.5962	WALL
303	1032853.3039	2830323.9563	WALL

**LEGEND**

TYP. CURB & GUTTER

TYP. CONCRETE PAVING

ASPHALT PATCH

CONCRETE SIDEWALK

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**FIRE STATION #4**  
CITY OF LEE'S SUMMIT

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LEE'S SUMMIT, MISSOURI 64064

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#	Description	Date
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7	ASI 07	04.25.2023

STATE OF MISSOURI  
DERICK M. HOLMES  
NUMBER  
PE-2022005196  
4/25/2023  
DERICK HOLMES - CIVIL ENGINEER  
MD# PE-2022005196

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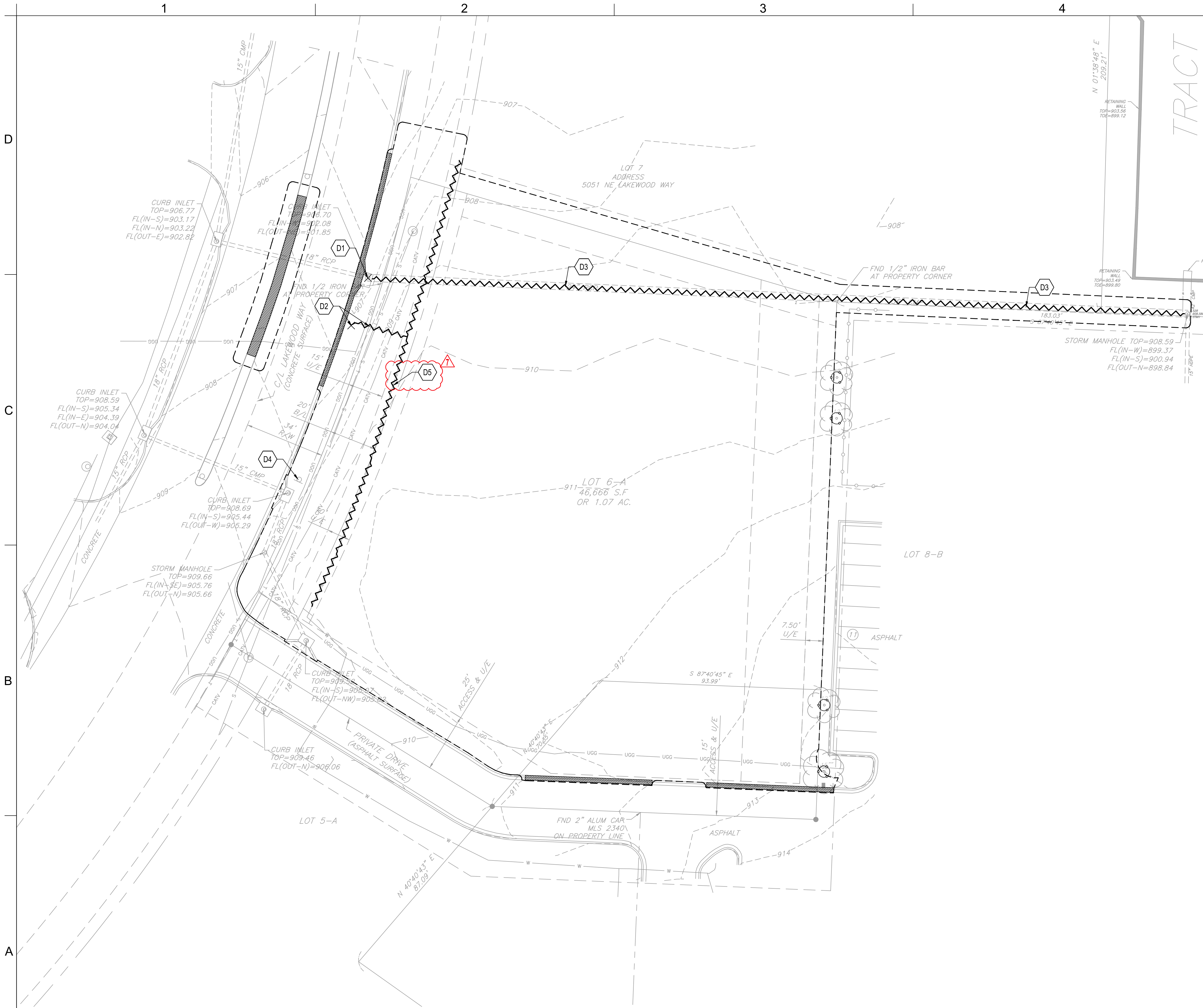
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**LAYOUT PLAN**

**C-101**

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

- KEYNOTES**
- D1 REMOVE CURB INLET, CONVERT TO JUNCTION BOX.  
REF: C-104 - GRADING & DRAINAGE PLAN
  - D2 RELOCATE FIRE HYDRANT.  
REF: C-220 - PUBLIC WATER PLAN & PROFILE
  - D3 REMOVE AND RELOCATE STORMWATER PIPE  
REF: C-104 - GRADING & DRAINAGE PLAN
  - D4 REMOVE AND REPLACE EXISTING SIGN TO AVOID PROPOSED SIDEWALK.
  - D5 ABANDON WATER LINE  
REF: C-105 & C-220

**LEGEND**

- PAVEMENT TO BE REMOVED
- TREE TO BE PROTECTED
- SITE FEATURE TO BE REMOVED
- LIMITS OF DISTURBANCE

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**FIRE STATION #4**  
CITY OF LEE'S SUMMIT

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**REVISIONS:**

#	Description	Date
1	AS101	11.16.2022
7	ASI 07	04.25.2023

**STATE OF MISSOURI**

**DERICK M. HOLMES**  
NUMBER  
PE-2022005196  
4/25/2023

**PROFESSIONAL ENGINEER**

DERICK HOLMES - CIVIL ENGINEER  
MO# PE-2022005196

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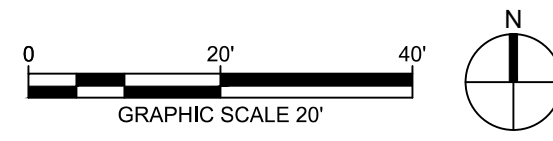
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**DEMOLITION PLAN**

**C-102**

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**1 DEMOLITION PLAN**  
1" = 20'-0"





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GENERAL GRADING & DRAINAGE NOTES:

1. SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS, AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AS REFERENCED IN THIS PLAN SET. THE CONTRACTOR MUST FOLLOW THE REQUIREMENTS OF ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS, WHICH HAVE JURISDICTION OVER THIS PROJECT.
2. ALL PROPOSED CONTOUR LINES AND SPOT ELEVATIONS SHOWN ARE FINISH GROUND ELEVATIONS. CONTRACTOR SHALL ACCOUNT FOR PAVEMENT DEPTHS, BUILDING PADS, LOW VOLUME CHANGE MATERIAL, TOPSOIL, ETC. WHEN GRADING THE SITE.
3. ALL DISTURBED AREAS THAT ARE NOT TO BE PAVED (GREEN SPACES) SHALL BE FINISH GRADED WITH A MINIMUM OF SIX INCHES OF TOPSOIL.
4. ALL EXCAVATIONS AND EMBANKMENTS SHALL COMPLY WITH THE RECOMMENDATIONS PROVIDED BY THE GEOTECHNICAL ENGINEER.
5. FINISHED GRADES SHALL NOT BE STEEPER THAN 3:1, UNLESS NOTED OTHERWISE ON THE PLANS.
6. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING ELEVATIONS OF CONNECTION POINTS AS SHOWN ON GRADING PLANS. NOTIFY ENGINEER IF DISCREPANCY EXISTS FOR DIRECTION.
7. ALL GRADES SHALL BE CONTOURED SMOOTHLY WITH GENTLE ROUNDING/SHAPING OF ALL AFFECTED LAND SURFACES. ABRUPT TRANSITIONS AT THE TOP OF SLOPES WHERE PROPOSED GRADES MEET EXISTING ARE NOT ACCEPTABLE. GRADING SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO THE ADDITION OF THE TOPSOIL LAYER.
8. SEE DRAWING C-230 FOR PUBLIC STORMWATER PLAN & PROFILES.
9. SEE DRAWING C-231 FOR PRIVATE STORMWATER PROFILES.

ADA NOTES

1. ALL ACCESSIBLE (A.K.A. ADA) COMPONENTS AND ACCESSIBLE ROUTES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF: (A) THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. § 12101 ET SEQ. AND 42 U.S.C. § 4151 ET SEQ.); AND (B) ANY APPLICABLE LOCAL AND STATE GUIDELINES, AND ANY AND ALL AMENDMENTS TO BOTH, WHICH ARE IN EFFECT WHEN THESE PLANS WERE COMPLETED.
2. THE CONTRACTOR MUST REVIEW ALL DOCUMENTS REFERENCED IN THESE NOTES FOR ACCURACY, COMPLIANCE, AND CONSISTENCY WITH INDUSTRY GUIDELINES.
3. THE CONTRACTOR MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ACCESSIBLE (ADA) COMPONENTS AND ACCESSIBLE ROUTES FOR THE SITE. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACES, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, AND INTER-BUILDING ACCESS TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EXIT MUST COMPLY WITH THE ACCESSIBLE GUIDELINES AND REQUIREMENTS WHICH INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
  - 3.1. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SLOPES MUST NOT EXCEED 1:50 (2.0%) IN ANY DIRECTION.
  - 3.2. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE MUST PROVIDE A 48-INCHES MINIMUM WIDTH. UNOBSERVED WIDTH OF TRAVEL (CAR OVERHANGS AND/OR HANDRAILS) MUST NOT REDUCE THIS MINIMUM WIDTH. THE SLOPE MUST NOT EXCEED 1:20 (5.0%) IN THE DIRECTION OF TRAVEL AND MUST NOT EXCEED 1:50 (2.0%) IN CROSS SLOPE. WHERE ACCESSIBLE PATH OF TRAVEL IS GREATER THAN 1:20 (5.0%), AN ACCESSIBLE RAMP MUST BE PROVIDED. ALONG THE ACCESSIBLE PATH OF TRAVEL, OPENINGS MUST NOT EXCEED 1/2-INCH IN WIDTH. VERTICAL CHANGES OF UP TO 1/2-INCH ARE PERMITTED ONLY IF THEY INCLUDE A 1/4-INCH BEVEL AT A SLOPE NOT STEEPER THAN 1:2. NO VERTICAL CHANGES OVER 1/4-INCH ARE PERMITTED.
  - 3.3. ACCESSIBLE RAMPS MUST NOT EXCEED A SLOPE OF 1:12 (8.3%) AND A RISE OF 30-INCHES. LEVEL LANDINGS MUST BE PROVIDED AT EACH END OF ACCESSIBLE RAMPS. LANDING MUST PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES, AND MUST NOT EXCEED 1:50 (2.0%) SLOPE IN ANY DIRECTION. RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS MUST HAVE A CLEAR LANDING OF 60-INCHES BY 60-INCHES. HANDRAILS ON BOTH SIDES OF THE RAMP MUST BE PROVIDED ON AN ACCESSIBLE RAMP WITH A RISE GREATER THAN 6-INCHES. ACCESSIBLE CURB RAMPS MUST NOT EXCEED A SLOPE OF 1:12 (8.3%), WHERE FLARED SIDES ARE PROVIDED, THEY MUST NOT EXCEED 1:10 (10%) SLOPE. LEVEL LANDING MUST BE PROVIDED AT RAMPS TOP AT A MINIMUM OF 36-INCHES LONG (48-INCHES PREFERRED). IN ALTERATIONS, WHEN THERE IS NO LANDING AT THE TOP, FLARE SIDES SLOPES MUST NOT EXCEED A SLOPE OF 1:12 (8.3%).
  - 3.5. DOORWAY LANDINGS AREAS MUST BE PROVIDED ON THE EXTERIOR SIDE OF ANY DOOR LEADING TO AN ACCESSIBLE PATH OF TRAVEL. THIS LANDING MUST BE SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO FEWER THAN 60-INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE CLEARLY PERMITTED BY ACCESSIBLE STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICC/ANSI A117.1-2009 AND OTHER REFERENCES INCORPORATED BY CODE).
  - 3.6. WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR TO ACCESSIBLE COMPONENTS FROM EXISTING DOORWAYS OR SURFACES, THE CONTRACTOR MUST VERIFY ALL EXISTING ELEVATIONS SHOWN ON THE PLAN. NOTE THAT TABLE 405.2 OF THE DEPARTMENT OF JUSTICE'S ADA STANDARDS FOR ACCESSIBLE DESIGN ALLOWS FOR STEEPER RAMP SLOPES IN RARE CIRCUMSTANCES. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, OF ANY DISCREPANCIES AND/OR FIELD CONDITIONS THAT DIFFER IN ANY WAY OR IN ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS BEFORE COMMENCING. ANY CONSTRUCTED IMPROVEMENTS MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND THE ACCESSIBLE GUIDELINES.
  - 3.7. THE CONTRACTOR MUST VERIFY ALL OF THE SLOPES OF THE CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. IF ANY NON-CONFORMANCE EXISTS OR IS OBSERVED OR DISCOVERED, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING. PRIOR TO POURING CONCRETE, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND/OR REPLACE NON-CONFORMING CONCRETE AND/OR PAVEMENT SURFACES.
4. IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION TO ENSURE SAME IS CONSISTENT WITH THE LOCAL BUILDING CODE PRIOR TO COMMENCING CONSTRUCTION.

GRADING & DRAINAGE KEYNOTES









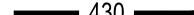



- G1 (+/-) MATCH EXISTING ELEVATION. NOTIFY ENGINEER IF SIGNIFICANT DISCREPANCY EXISTS.
- G2 START TRANSITION FROM FULL-DEPTH CURB
- G3 FLUSH CURB
- G4 4" CURB
- G5 PUBLIC STORMWATER LINE. STORMWATER LINES NOT DENOTED WITH KEYNOTE G5 SHALL BE PRIVATE LINES. SEE DRAWING C-230.
- G6 CONCRETE STEPS  
REF: 12 / C-500
- G7 LIMITS OF DISTURBANCE
- G8 FINISH GRADE AT DOORS SET 2" BELOW FINISH FLOOR ELEVATIONS TO ACCOUNT FOR THRESHOLDS
- G9 ELEVATION DENOTES FINISH GRADE AT PAD EDGE AND NOT TOP OF PAD.
- G10 1.5% CROSS SLOPE TO BE MAINTAINED THROUGH DRIVEWAY SIDEWALK, TYPICAL  
REF: 1 / C-502
- G11 MAINTAIN EXISTING COVER OVER WATER & GAS LINE.
- G12 TOP OF PATIO EL = 908.88.

STORMWATER PIPE TABLE		
NAME	3D LENGTH, SIZE, MATERIAL & SLOPE	
EX MH-1000	152.83 LF OF 36" HDPE @ 0.50%	
1000-1007	185.42 LF OF 30" HDPE @ 0.50%	
1000-1001	45.21 LF OF 12" HDPE @ 1.00%	
1001-1005	28.61 LF OF 12" HDPE @ 3.75%	
1001-1002	60.86 LF OF 12" HDPE @ 1.00%	
1002-ID2	22.23 LF OF 12" HDPE @ 3.00%	
1002-ID1	18.72 LF OF 12" HDPE @ 3.00%	
1002-1003	84.59 LF OF 12" HDPE @ 1.00%	
1003-1004	72.02 LF OF 12" HDPE @ 1.00%	
1005-FS4	11.57 LF OF 6" HDPE @ 3.00%	
1005-1009	35.83 LF OF 12" HDPE @ 3.00%	
1005-1006	13.75 LF OF 12" HDPE @ 2.00%	
1006-ID3	28.17 LF OF 12" HDPE @ 2.00%	
1007-1008	41.14 LF OF 24" HDPE @ 0.70%	
1009-RD	72.89 LF OF 6" HDPE @ 1.00%	

STORMWATER PIPE & STRUCTURE TABLE NOTES:

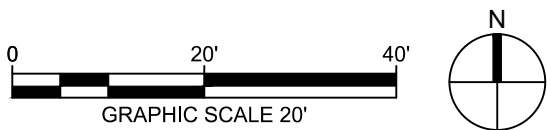
- \* LENGTH OF PIPE AND SLOPE SHOWN EXCLUDE VERTICAL PORTION OF INLINE DRAIN.
- \*\* EXISTING INCOMING OR OUTGOING PIPES TO REMAIN ARE NOT SHOWN IN TABLE FOR CLARITY. CONTRACTOR TO PLUG AND GROUT EXISTING PENETRATIONS IN STRUCTURE NO LONGER REQUIRED PER CITY OF LEE'S SUMMIT STANDARDS.
- \*\*\* ALL STORMWATER PIPING SHALL BE HDPE (ADS N-12 OR APPROVED EQUAL), UNLESS NOTED OTHERWISE.

STORMWATER STRUCTURE TABLE					
STRUCTURE NAME	GRATE / RIM ELEVATION	PIPES IN	PIPES OUT	CL NORTHING & EASTING	NOTES
1000.MH	909.53	1000-1001, 12" INV IN = 900.63	EX MH-1000, 36" INV OUT = 900.13	N: 1032977.32 E: 2830362.52	STANDARD PRECAST MANHOLE REF: 3-4 / C-530 & 3 / C-540
		1000-1007, 30" INV IN = 900.33			
1001.MH	908.94	1001-1002, 12" INV IN = 901.28	1000-1001, 12" INV OUT = 901.08	N: 1032931.67 E: 2830342.87	STANDARD PRECAST MANHOLE REF: 3-4 / C-530 & 3 / C-540
		1001-1005, 12" INV IN = 901.58			
1002.CI	910.75	1002-1003, 12" INV IN = 902.39	1001-1002, 12" INV OUT = 901.89	N: 1032868.61 E: 2830332.81	2'X3' CURB INLET REF: 1-2 / C-531 & 2 / C-532
1003.CI	908.71	1003-1004, 12" INV IN = 903.74	1002-1003, 12" INV OUT = 903.24	N: 1032845.41 E: 2830249.41	2'X3' CURB INLET REF: 1-2 / C-531 & 2 / C-532
1004.AI	907.39		1003-1004, 12" INV OUT = 904.46	N: 1032866.83 E: 2830178.44	STANDARD DOUBLE GRATE INLET REF: 4 / C-532
1005.AI	908.15	1005-1006, 12" INV IN = 903.15	1001-1005, 12" INV OUT = 902.65	N: 1032940.69 E: 2830312.07	STANDARD DOUBLE GRATE INLET REF: 4 / C-532
		1005-1009, 12" INV IN = 903.25			
1006.AI	908.15	1006-ID3, 12" INV IN = 903.62	1005-1006, 12" INV OUT = 903.42	N: 1032925.34 E: 2830307.57	STANDARD DOUBLE GRATE INLET REF: 4 / C-532
1007.CI	905.98	1007-1008, 24" INV IN = 901.56	1000-1007, 30" INV OUT = 901.26	N: 1033029.98 E: 2830180.60	STANDARD CURB INLET REF: 1, 3, & 4 / C-530
1008.JB	906.48		1007-1008, 24" INV OUT = 901.85	N: 1032984.96 E: 2830168.78	CONVERT CI TO JUNCTION BOX** REF: 2-5 / C-530
1009.AI	908.50	1009-RD, 6" INV IN = 904.82	1005-1009, 12" INV OUT = 904.32	N: 1032977.32 E: 2830320.93	NYLOPLAST 18" DRAIN BASIN AND STANDARD GRATE REF: 1 & 4 / C-531 AND 5 / C-532
EX MH	908.59	EX MH-1000, 36" INV IN = 899.37		N: 1032970.53 E: 2830516.95	EXISTING MANHOLE**

LEGEND				
	1288.00	SPOT ELEVATION		EXISTING CONTOUR
	MEE	MATCH EXISTING ELEVATION		FLOWLINE ARROW
	1289.00 1288.45	TOP OF CURB ELEVATION FLOWLINE ELEVATION		PROPOSED STORM SEWER
	1289.00 TW 1279.00 BW	TOP OF RETAINING WALL BOTTOM OF RETAINING WALL		PROPOSED CURB INLET
	430	PROPOSED MAJOR CONTOUR		PROPOSED STORMWATER MANHOLE
	429	PROPOSED MINOR CONTOUR		PROPOSED AREA INLET

1 GRADING & DRAINAGE PLAN

1" = 20'-0"



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**FIRE STATION #4**  
CITY OF LEE'S SUMMIT

5031 NORTHEAST LAKEWOOD WAY  
LEE'S SUMMIT, MISSOURI 64064

100% CONSTRUCTION DOCUMENT DRAWINGS

REVISIONS:

#	Description	Date
1	ASI 01	11.16.2022
3	ASI 03	12.08.2022
7	ASI 07	04.25.2023

DERICK HOLMES - CIVIL ENGINEER  
MOR PE-2022005196  
4/25/2023

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

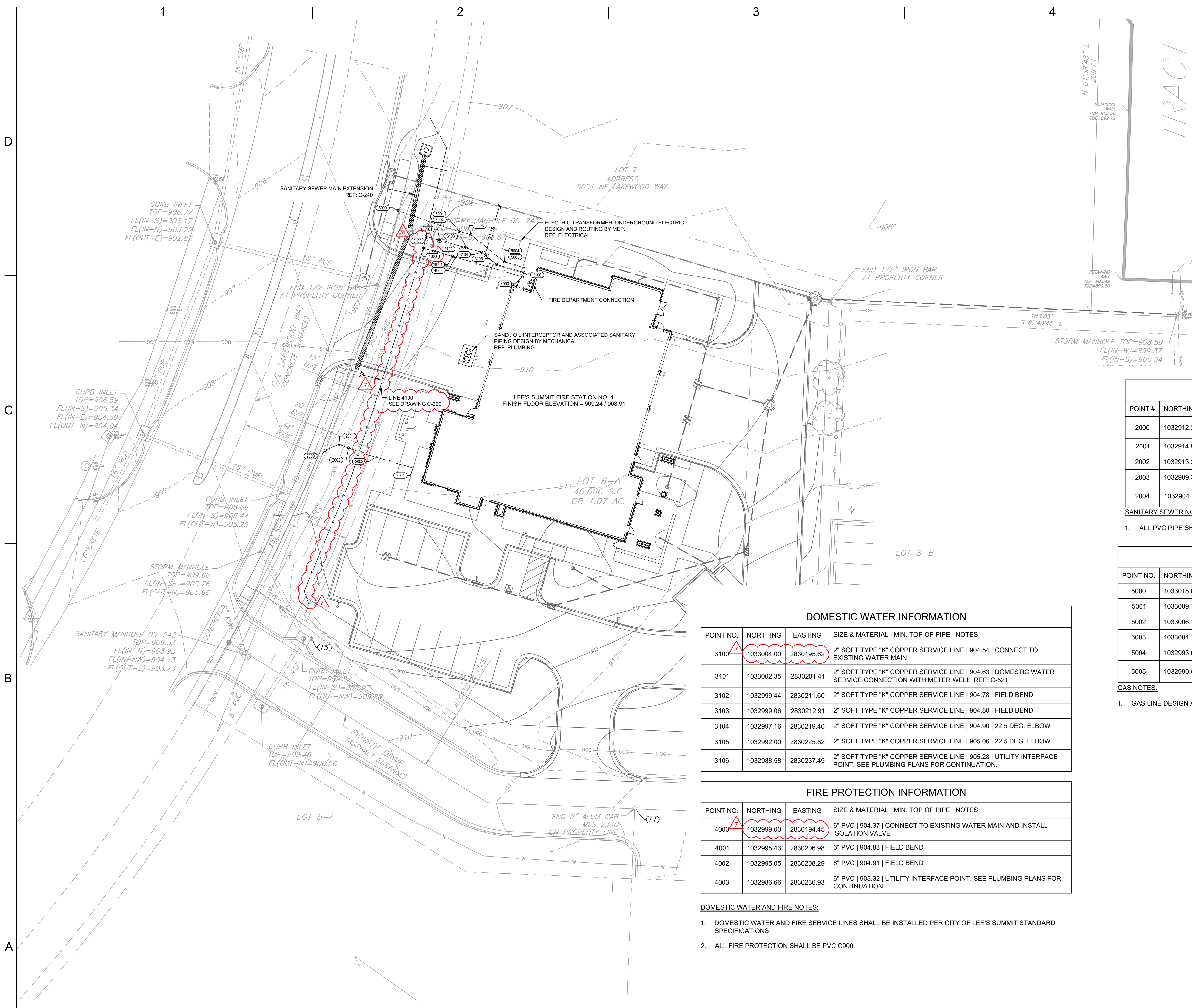
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**GRADING & DRAINAGE PLAN**

**C-104**

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GENERAL UTILITY NOTES

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

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

SANITARY SEWER NOTES:

1. ALL PVC PIPE SHALL BE SDR 26.

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

GAS NOTES:

1. GAS LINE DESIGN AND INSTALLATION PER SERVICE PROVIDER.

DOMESTIC WATER INFORMATION				
POINT NO.	NORTHING	EASTING	SIZE & MATERIAL   MIN. TOP OF PIPE   NOTES	
3100	1033004.00	2830195.62	2" SOFT TYPE "K" COPPER SERVICE LINE   904.54   CONNECT TO EXISTING WATER MAIN	
3101	1033002.35	2830201.41	2" SOFT TYPE "K" COPPER SERVICE LINE   904.63   DOMESTIC WATER SERVICE CONNECTION WITH METER WELL; REF: C-521	
3102	1032999.44	2830211.60	2" SOFT TYPE "K" COPPER SERVICE LINE   904.78   FIELD BEND	
3103	1032999.06	2830212.91	2" SOFT TYPE "K" COPPER SERVICE LINE   904.80   FIELD BEND	
3104	1032997.16	2830219.40	2" SOFT TYPE "K" COPPER SERVICE LINE   904.90   22.5 DEG. ELBOW	
3105	1032992.00	2830225.82	2" SOFT TYPE "K" COPPER SERVICE LINE   905.06   22.5 DEG. ELBOW	
3106	1032988.58	2830237.49	2" SOFT TYPE "K" COPPER SERVICE LINE   905.28   UTILITY INTERFACE POINT. SEE PLUMBING PLANS FOR CONTINUATION.	

FIRE PROTECTION INFORMATION				
POINT NO.	NORTHING	EASTING	SIZE & MATERIAL   MIN. TOP OF PIPE   NOTES	
4000	1032999.00	2830194.45	6" PVC   904.37   CONNECT TO EXISTING WATER MAIN AND INSTALL ISOLATION VALVE	
4001	1032995.43	2830206.98	6" PVC   904.88   FIELD BEND	
4002	1032995.05	2830208.29	6" PVC   904.91   FIELD BEND	
4003	1032986.66	2830236.93	6" PVC   905.32   UTILITY INTERFACE POINT. SEE PLUMBING PLANS FOR CONTINUATION.	

DOMESTIC WATER AND FIRE NOTES:

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

UTILITY LEGEND

G

SS

W

PROPOSED GAS

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

PROPOSED CURB INLET

PROPOSED STORMWATER MANHOLE

PROPOSED AREA INLET

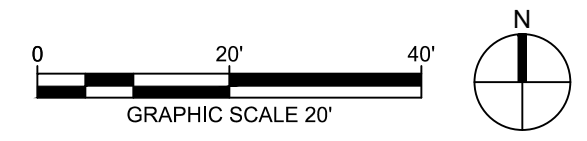
PROPOSED WATER

PROPOSED ISOLATION VALVE

PROPOSED FIRE HYDRANT

PROPOSED FIRE DEPARTMENT CONNECTION

UTILITY PLAN



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

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7	ASI 07	04.25.2023

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CHKD BY: DMH

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UTILITY PLAN

C-105

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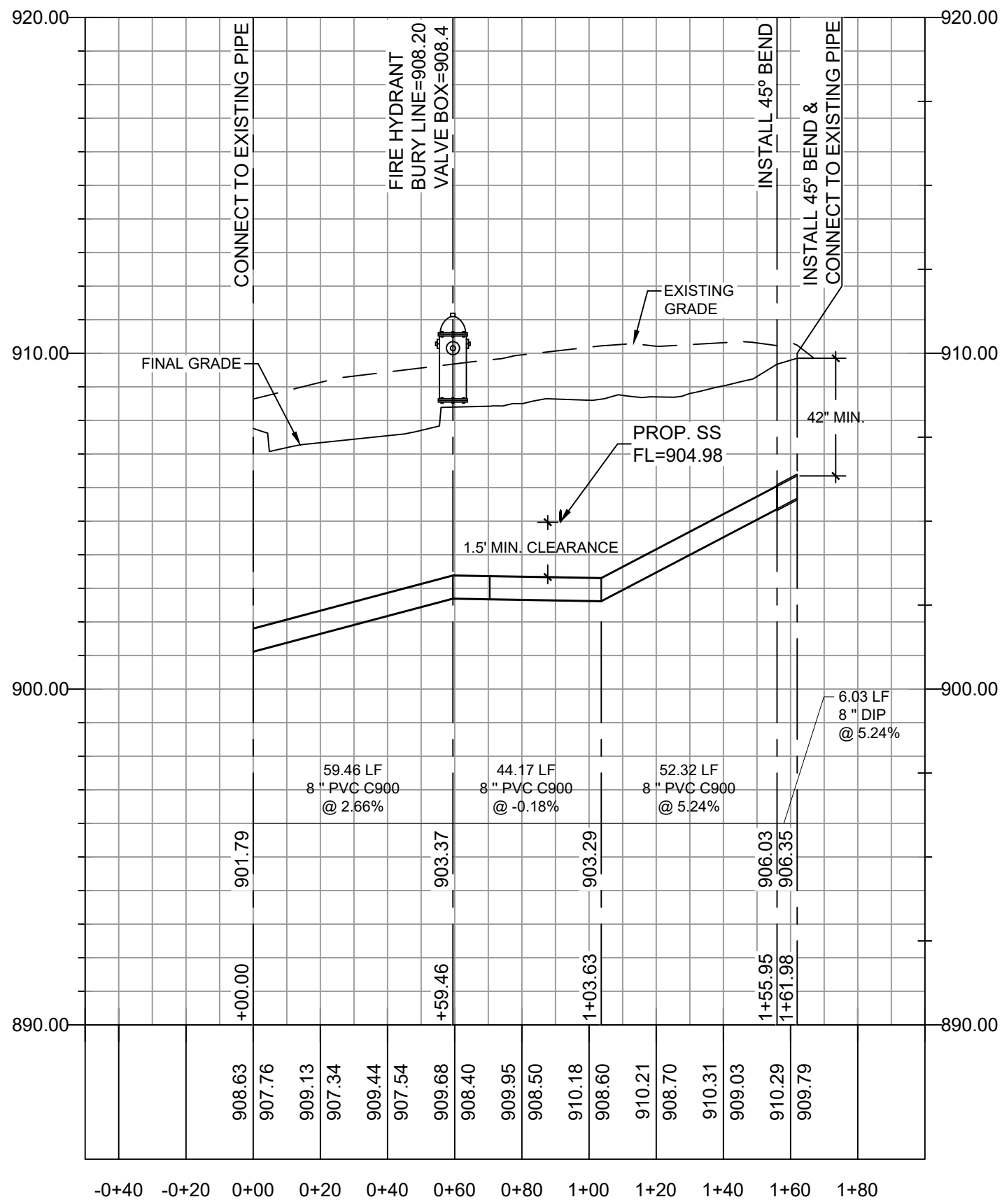
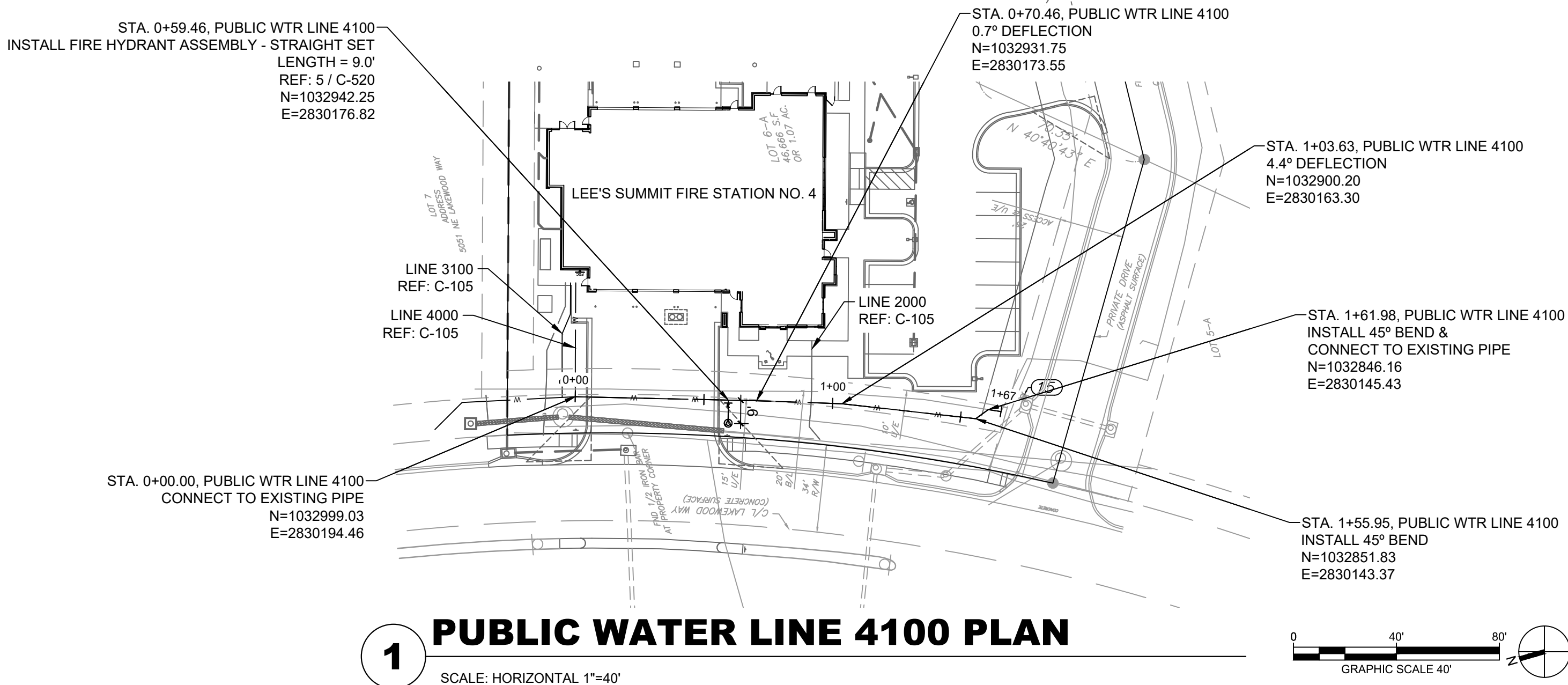
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GENERAL NOTES:

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



**1 PUBLIC WATER LINE 4100 PROFILE**  
SCALE: HORIZONTAL 1"=40' SCALE: VERTICAL 1"=4'

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

REVISIONS:

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7	ASI 07	04.25.2023

**STATE OF MISSOURI**  
DERICK M. HOLMES  
NUMBER  
PE-2022005196  
4/25/2023  
PROFESSIONAL ENGINEER

DERICK HOLMES - CIVIL ENGINEER  
MO# PE-2022005196

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**PUBLIC WATER  
PLAN & PROFILE**

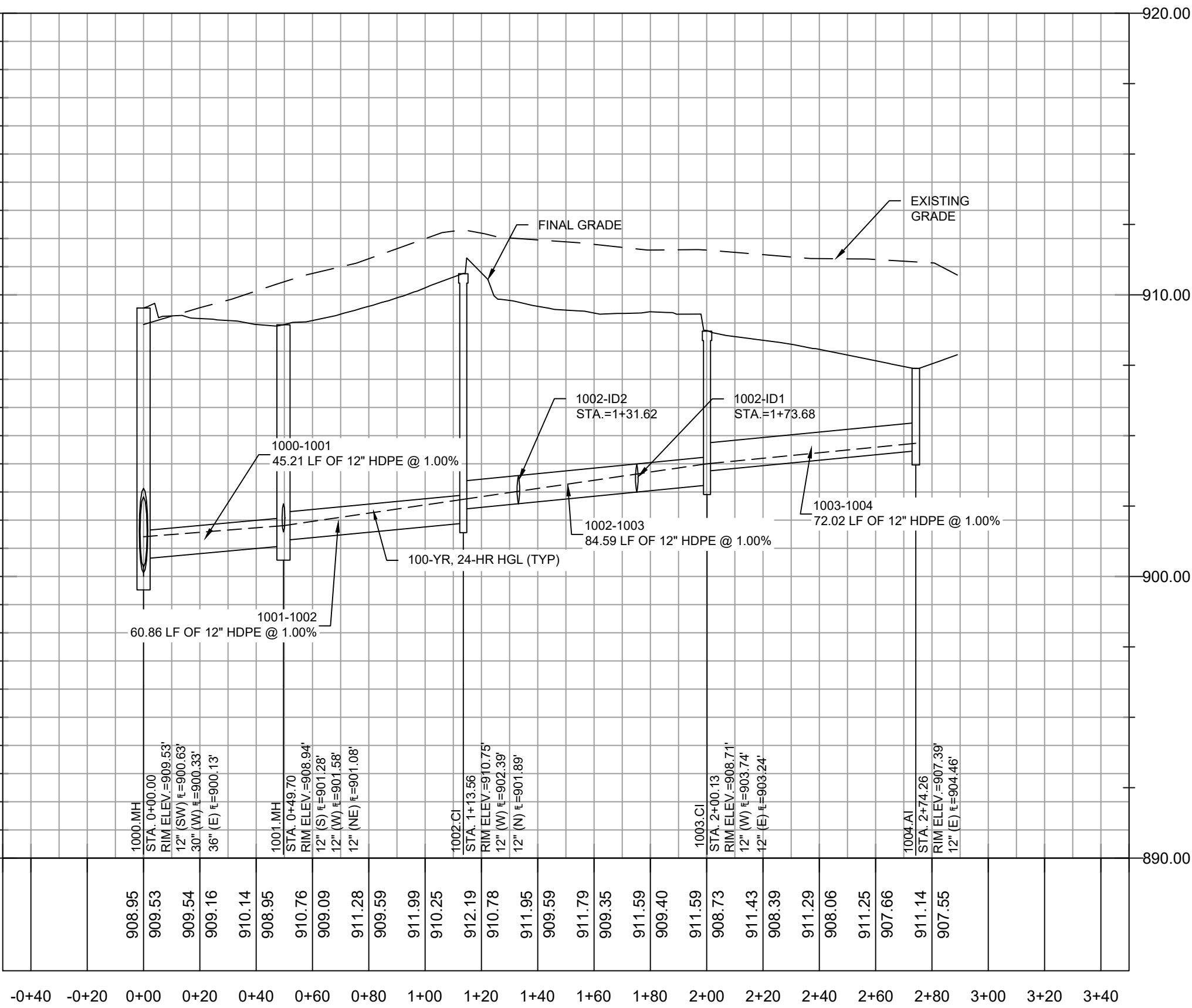
**C-220**

**EXTENSIVE  
REVISIONS**

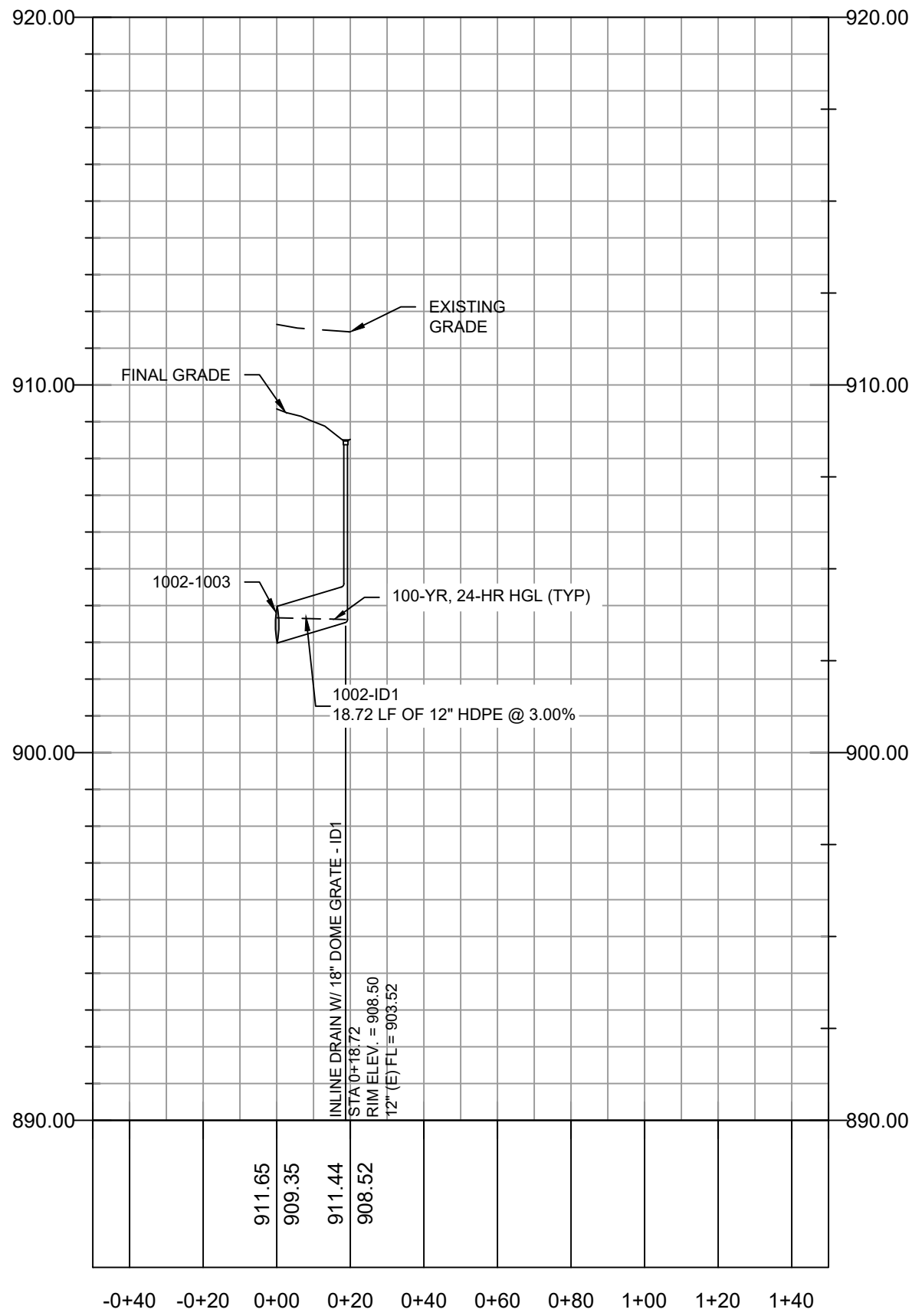
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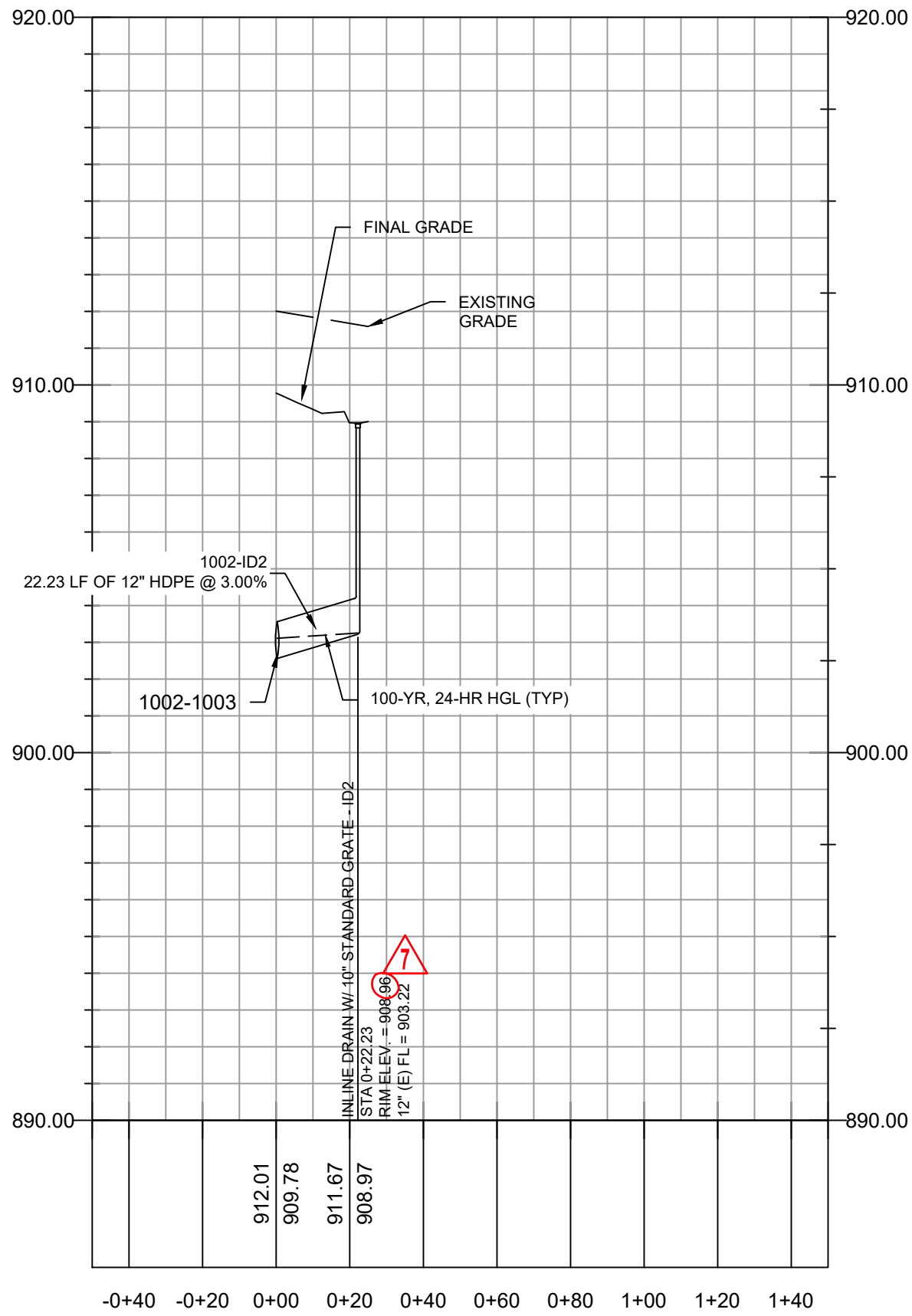
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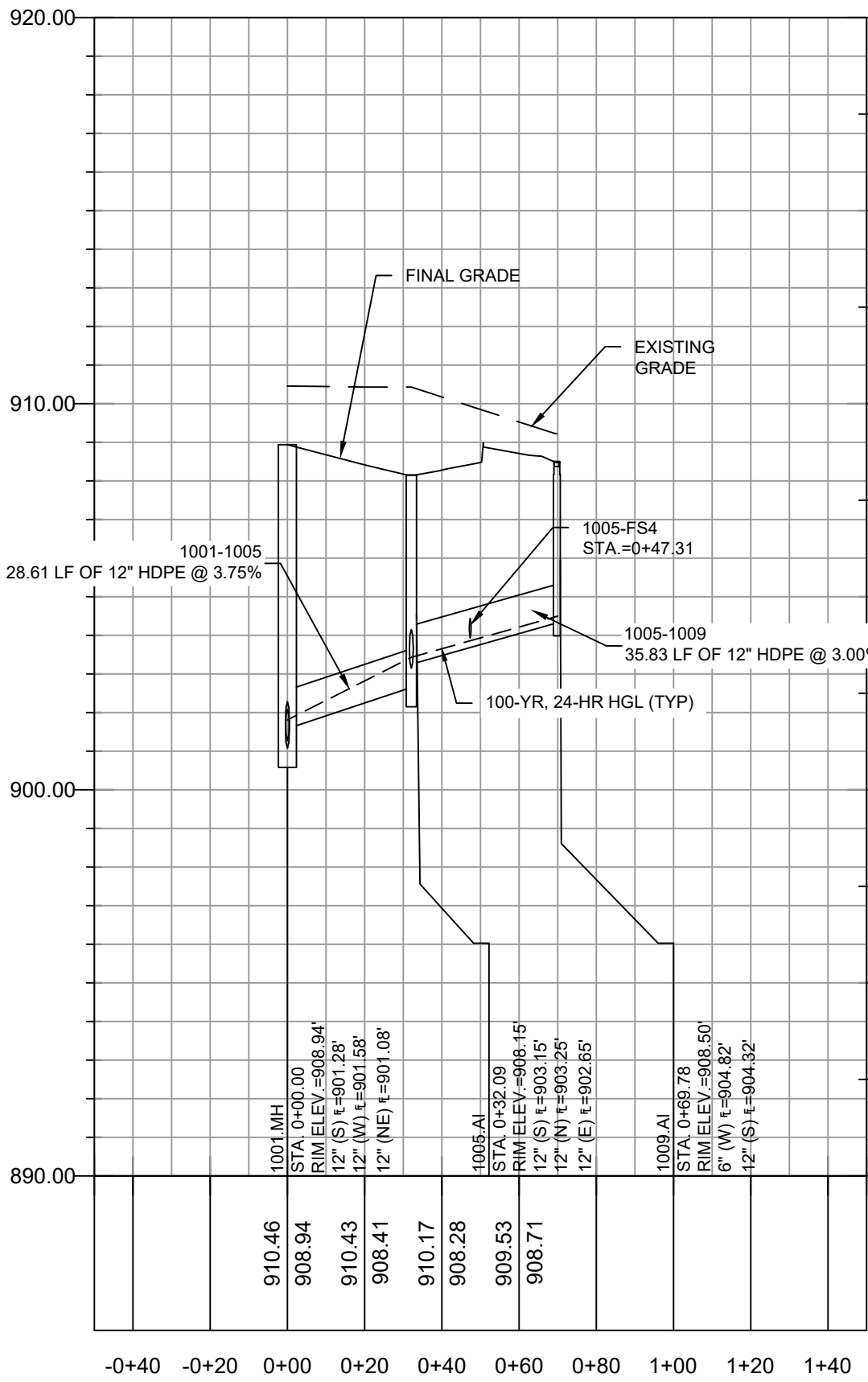
1 1000.MH - 10004.AI STORMWATER PROFILE  
SCALE: HORIZONTAL 1"=40' SCALE: VERTICAL 1"=4'



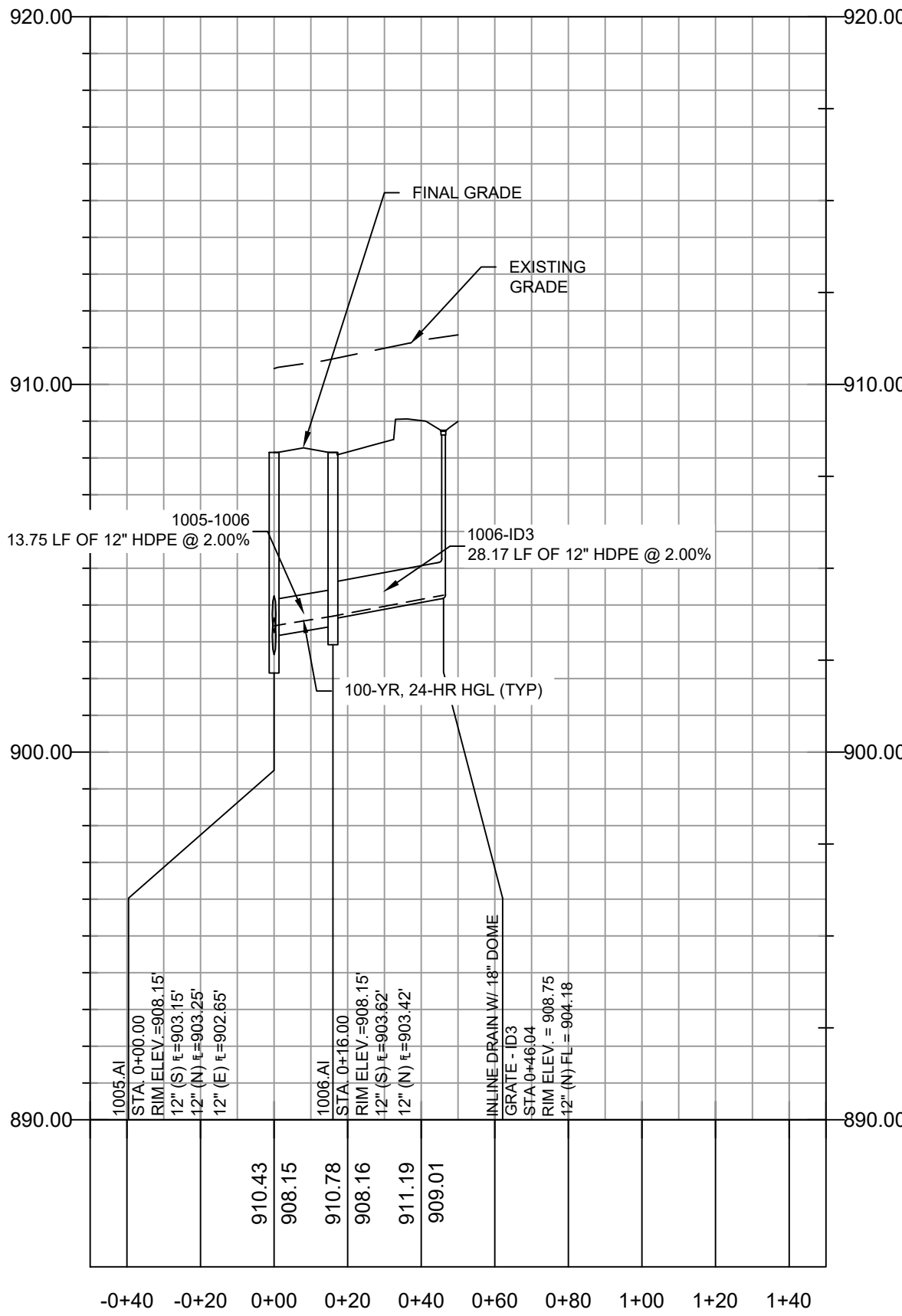
2 PIPE 1002-1003 - INLINE DRAIN 1  
SCALE: HORIZONTAL 1"=40' SCALE: VERTICAL 1"=4'



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



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



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

100-YR, 24-HR STORM EVENT																		
PIPE NAME	UPSTREAM NODE	DOWNSTREAM NODE	LENGTH (FT)	INLET INVERT ELEVATION (FT)	OUTLET INVERT ELEVATION (FT)	SLOPE (%)	PIPE DIAMETER (INCHES)	MANNING'S ROUGHNESS (N)	ENTRANCE LOSSES	EXIT/BEND LOSSES	PEAK FLOW (CFS)	TIME OF PEAK FLOW OCCURRENCE (DAYS HH:MM)	MAX FLOW VELOCITY (FT/SEC)	TRAVEL TIME (MIN)	DESIGN FLOW CAPACITY (CFS)	MAX FLOW / DESIGN FLOW RATIO	MAX FLOW DEPTH (FT)	MAX FLOW DEPTH / TOTAL DEPTH RATIO
1000-1001	1001.MH	1000.MH	45.21	901.08	900.63	1.00	12	0.012	0.50	0.80	1.89	0 12:05	4.89	0.15	3.85	0.49	0.50	0.50
1001-1002	1002.CI	1001.MH	60.86	901.89	901.28	1.00	12	0.012	0.50	0.90	1.03	0 12:05	4.18	0.24	3.86	0.27	0.35	0.35
1001-1005	1005.AI	1001.MH	28.61	902.65	901.58	3.75	12	0.012	0.50	0.90	0.86	0 12:05	6.34	0.08	7.46	0.12	0.23	0.23
1002-1003	1003.CI	1002.CI	84.59	903.24	902.39	1.00	12	0.012	0.50	0.70	1.00	0 12:05	4.12	0.17	3.91	0.26	0.35	0.35
1002-ID1	ID1	WYE	18.72	903.52	902.98	3.00	12	0.012	0.50	0.70	0.09	0 12:05	2.95	0.11	6.56	0.01	0.08	0.08
1002-ID2	ID2	WYE	22.23	903.22	902.56	3.00	12	0.012	0.50	0.70	0.01	0 10:15	1.69	0.22	6.65	0.00	0.03	0.03
1003-1004	1004.AI	1003.CI	72.02	904.46	903.74	1.00	12	0.012	0.50	0.60	0.61	0 12:05	3.60	0.33	3.86	0.16	0.27	0.27
1005-1006	1006.AI	1005.AI	13.75	903.42	903.15	2.00	12	0.012	0.50	0.80	0.25	0 12:05	3.52	0.07	5.41	0.05	0.15	0.15
1005-1009	1009.AI	1005.AI	35.83	904.32	903.25	3.00	12	0.012	0.50	0.80	0.47	0 11:40	4.92	0.12	6.67	0.07	0.18	0.18
1006-ID3	ID3	1006.AI	28.17	904.18	903.62	2.00	12	0.012	0.50	0.50	0.08	0 12:05	2.50	0.19	5.44	0.01	0.08	0.08

100-YR, 24-HR STORM EVENT	
STRUCTURE NAME	MAX HGL ELEVATION (FT)
1001.MH	901.81
1002.CI	902.74
1003.CI	904.01
1004.AI	904.73
1005.AI	903.43
1006.AI	903.70
1009.AI	904.50

GENERAL NOTES:

- CONSTRUCTION OF STORMWATER IMPROVEMENTS SHALL BE AS PER CITY OF LEE'S SUMMIT, MO AND PROJECT SPECIFICATIONS.
- THE INFORMATION SHOWN ON THESE PLANS CONCERNING THE TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES PRIOR TO ANY EXCAVATION AND FOR MAKING HIS OWN VERIFICATION AS TO TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.
- PROTECT ALL COMPONENTS DURING DEMOLITION / CONSTRUCTION PROCESS. MAINTAIN BMP'S THROUGHOUT THE DURATION OF CONSTRUCTION.
- CONTRACTOR TO PROVIDE DETAILED AS-BUILT DRAWINGS TO OWNER, ENGINEER, AND CITY OF LEE'S SUMMIT, MO UPON COMPLETION OF ALL IMPROVEMENTS.

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FIRE STATION #4  
CITY OF LEE'S SUMMIT

5031 NORTHEAST LAKEWOOD WAY  
LEE'S SUMMIT, MISSOURI 64064

#	Description	Date
1	ASI 01	11.16.2022
3	ASI 03	12.08.2022
7	ASI 07	04.25.2023



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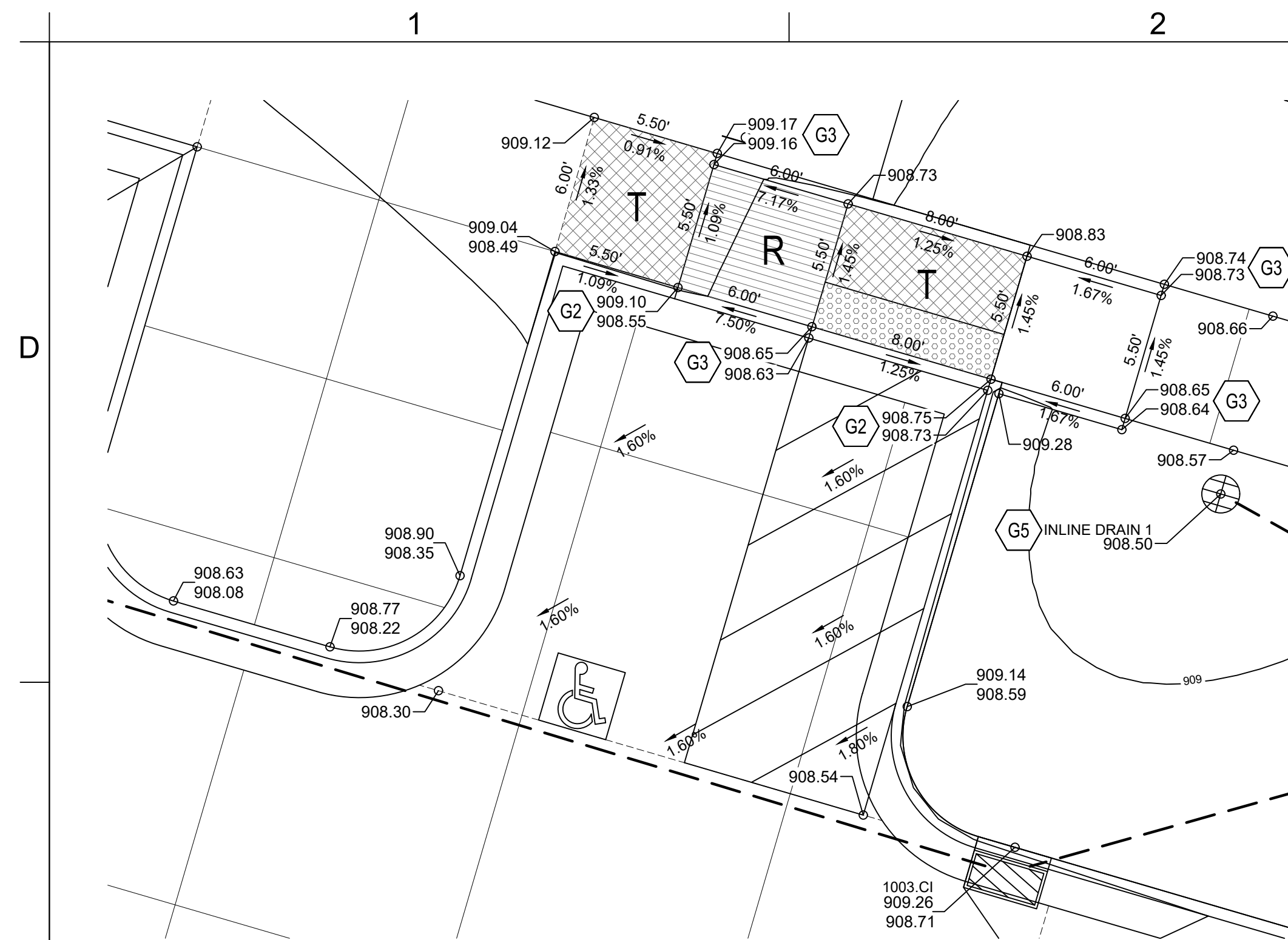
PROJECT NO: 18225R21001  
DATE: 10.19.2022  
DRAWN BY: HFL  
CHKD BY: DMH

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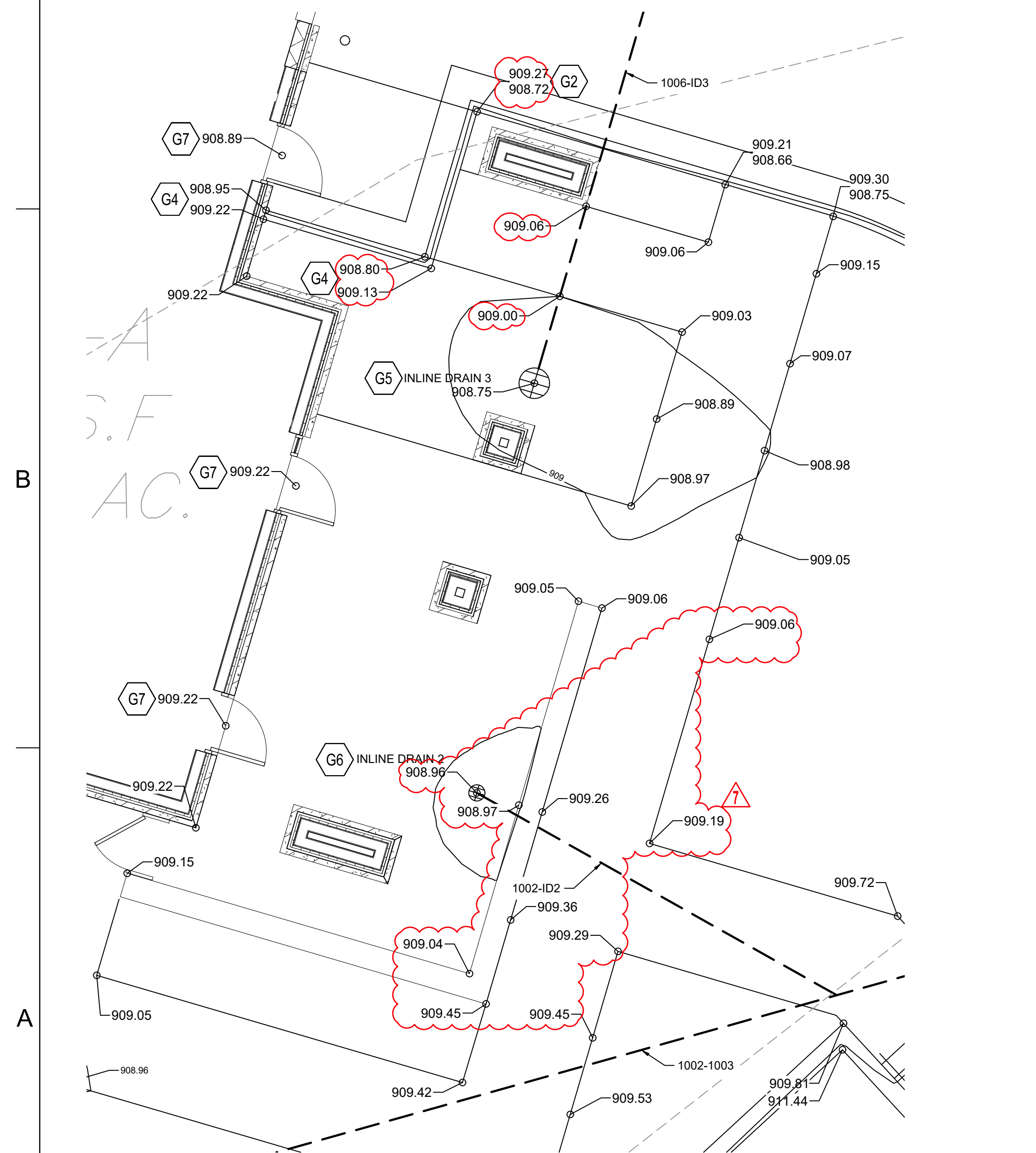
PRIVATE  
STORMWATER  
PROFILES

C-231

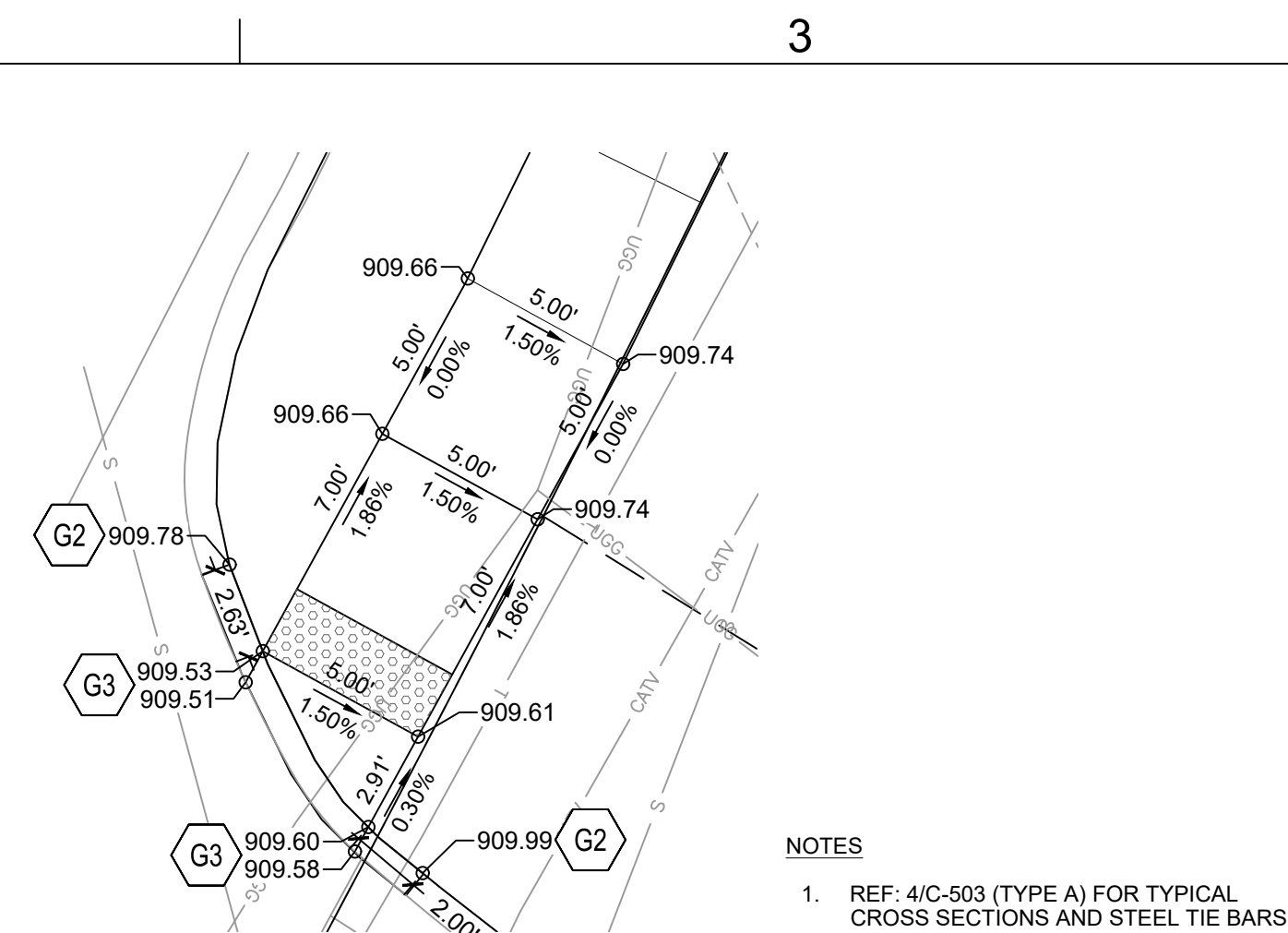




**C** **1** **ENLARGEMENT 1**  
1" = 5'-0"  
0 5' 10'  
GRAPHIC SCALE 5'  
N



**2 ENLARGEMENT 2**  
1" = 5'-0"  
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GRAPHIC SCALE 5'  
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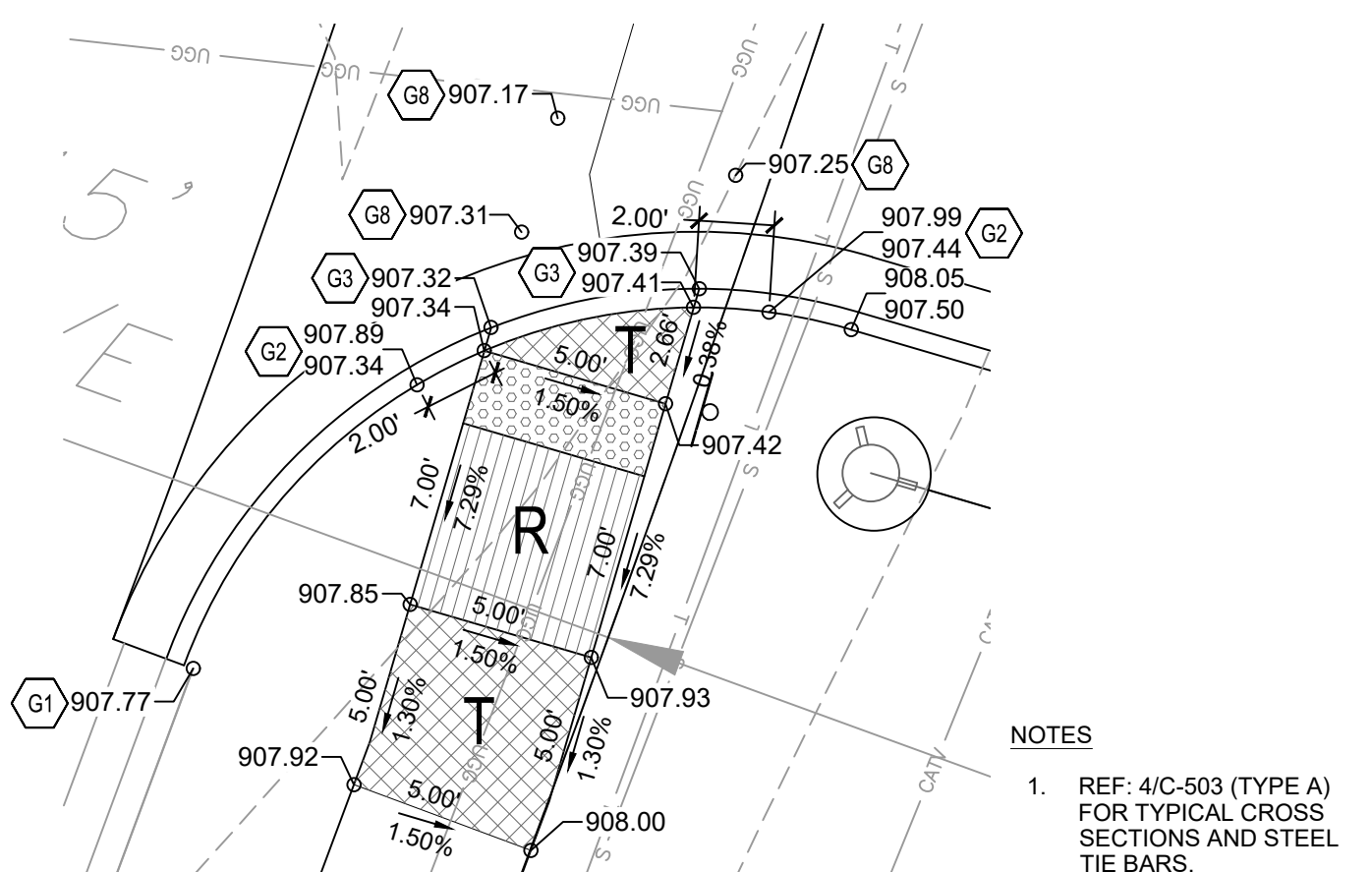
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1" = 5'-0"

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GRAPHIC SCALE 5'

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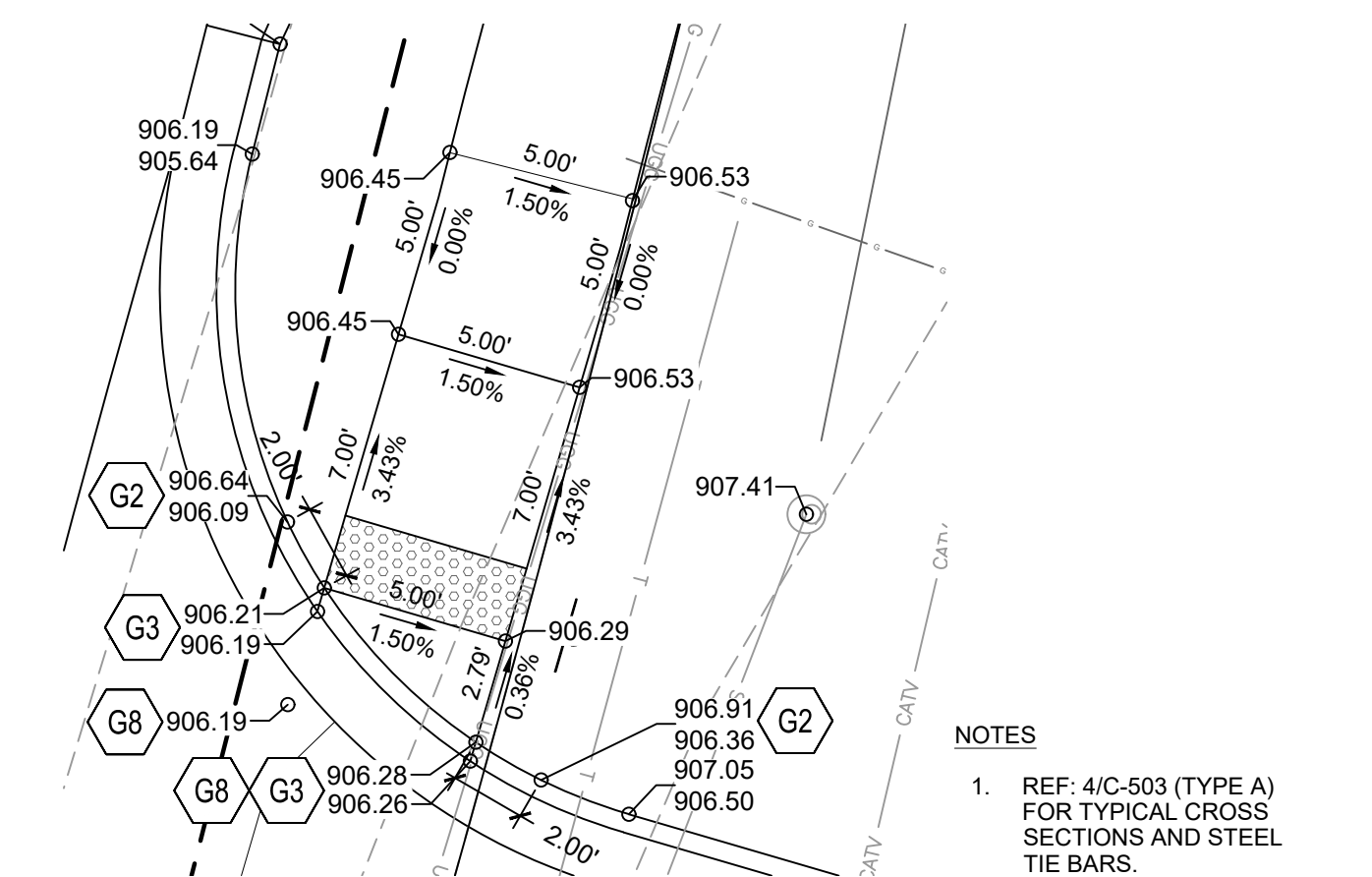
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1" = 5'-0"

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GRAPHIC SCALE 5'

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**5 ENLARGEMENT 5**  
1" = 5'-0"  
0 5' 10'  
GRAPHIC SCALE 5'  
N

GENERAL GRADING & DRAINAGE NOTES:

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

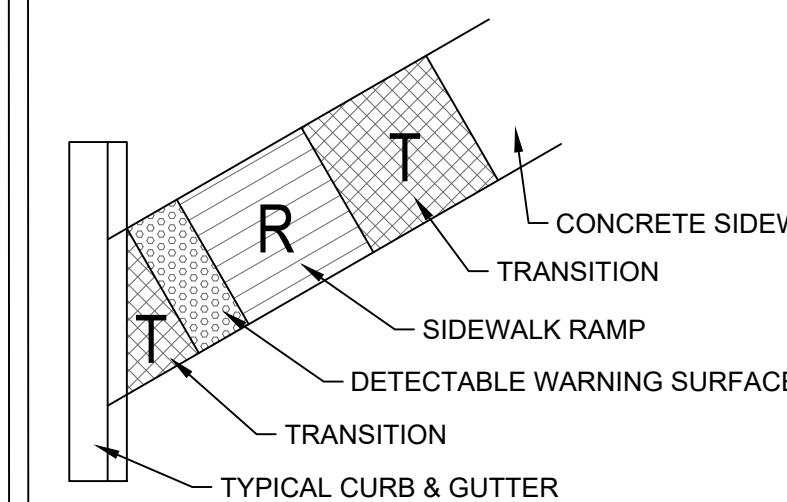
## ADA NOTES:

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

## GRADING & DRAINAGE KEYNOTES

- |    |  |
|----|--|
| G1 | (+/-) MATCH EXISTING ELEVATION. NOTIFY ENGINEER IF SIGNIFICANT DISCREPANCY EXISTS.     |
| G2 | START TRANSITION FROM FULL-DEPTH CURB  |
| G3 | FLUSH CURB   |
| G4 | 4" CURB  |
| G5 | INLINE DRAIN WITH 18" DOME GRATE.<br>REF: C-231 & C-532                                |
| G6 | INLINE DRAIN WITH 10" STANDARD GRATE.<br>REF: C-231, C-531, AND C-532                  |
| G7 | FINISH GRADE AT DOORS SET 1" BELOW FINISH FLOOR ELEVATIONS TO ACCOUNT FOR THRESHOLDS   |
| G8 | 1.5% CROSS SLOPE TO BE MAINTAINED THROUGH DRIVEWAY SIDEWALK, TYPICAL.<br>REF: 17 C-502 |

## LEGEND



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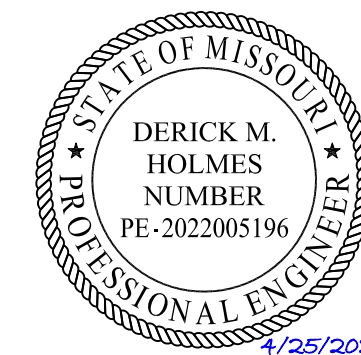
## FIRE STATION #4

THE CITY OF LEE'S SUMMIT

5031 NORTHEAST LAKEWOOD WAY  
LEE'S SUMMIT, MISSOURI 64064

100% CONSTRUCTION DOCUMENT DRAWINGS

#	Description	Date
1	ASI 01	11.16.2022
7	ASI 07	04.25.2023



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PROJECT NO: 18225R21001

DATE: 10.19.2022

DATE:	10.10.2022
DRAWN BY:	JAG

DRAWN BY:	JAC
CHK'D BY:	DMH

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GRADING  
ENLARGEMENTS

# C-400

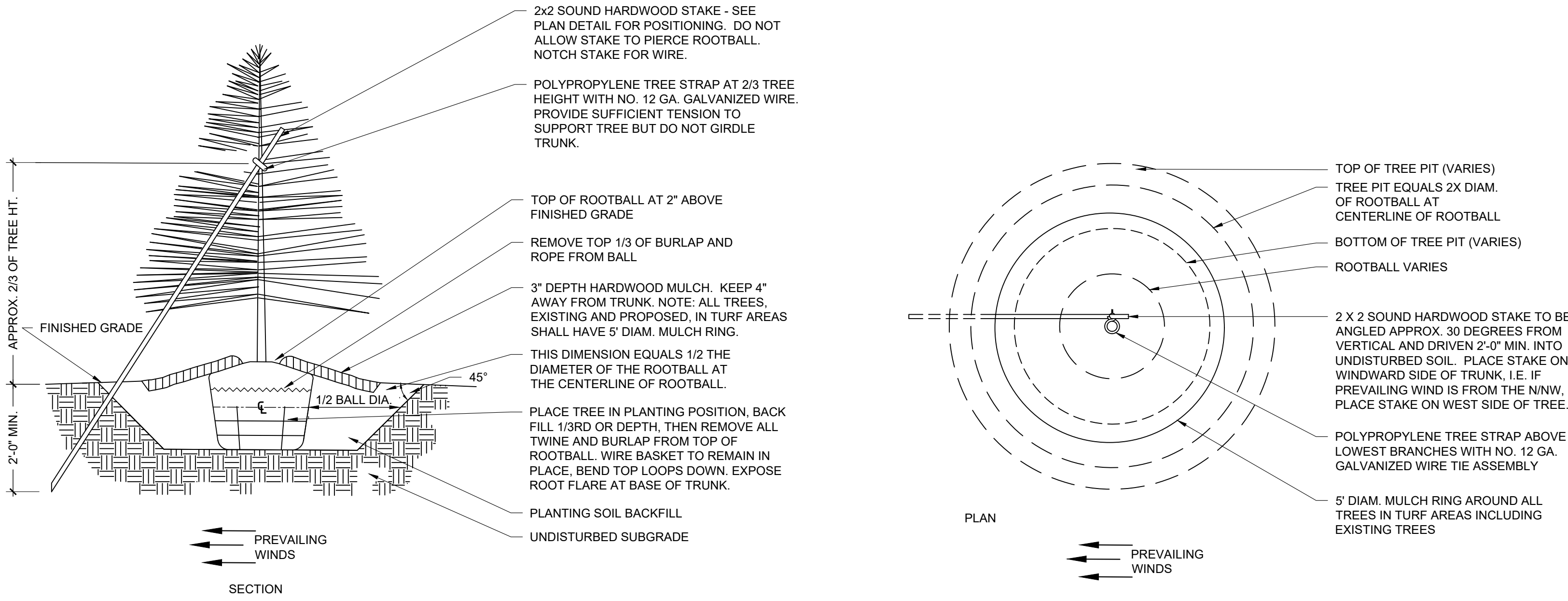


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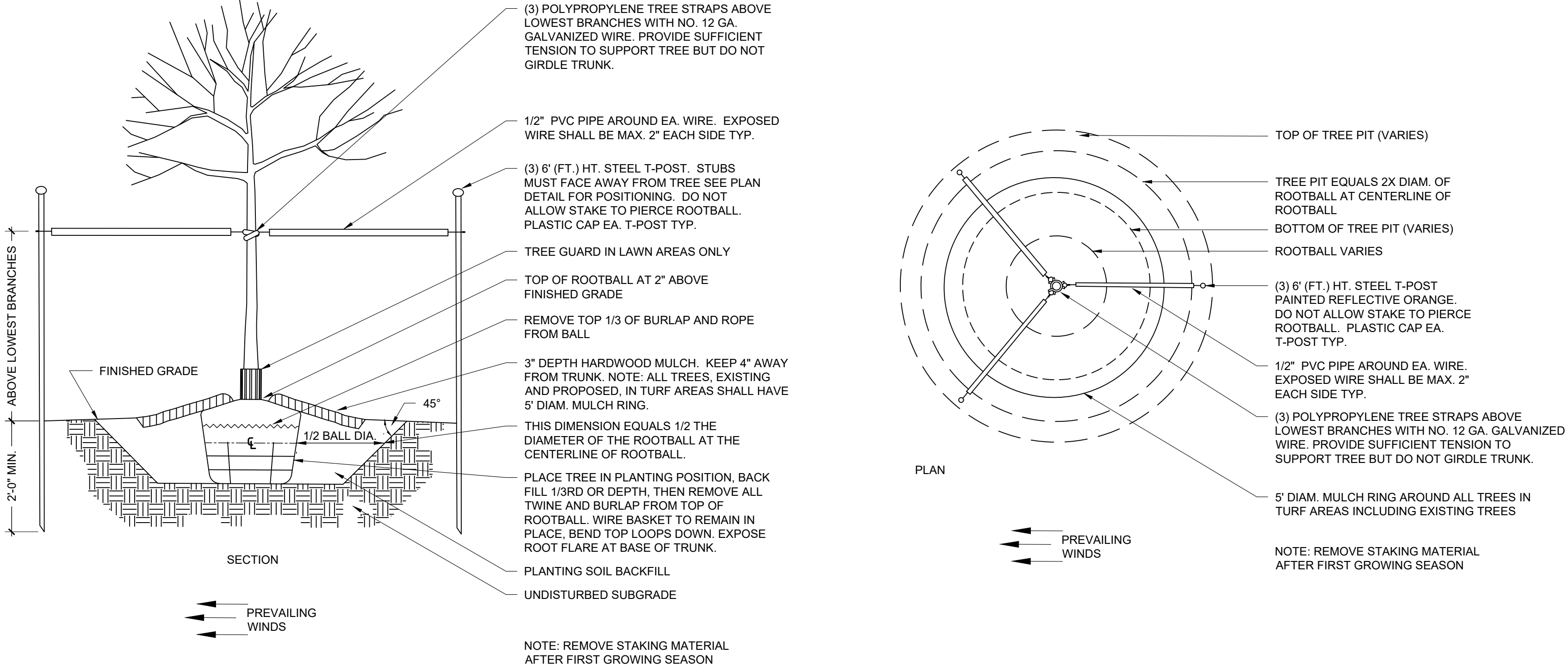


## 1 EVERGREEN TREE PLANTING

N.T.S.

## 2 EVERGREEN TREE STAKING

N.T.S.

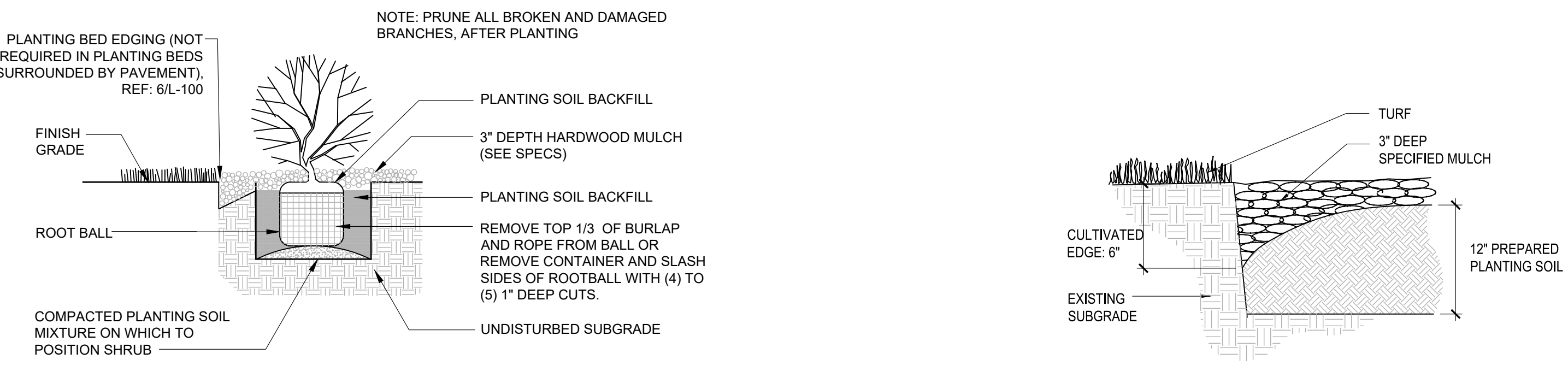


## 3 DECIDUOUS TREE PLANTING

N.T.S.

## 4 DECIDUOUS TREE STAKING

N.T.S.



## 5 SHRUB PLANTING

N.T.S.

## 6 CULTIVATED EDGE

N.T.S.

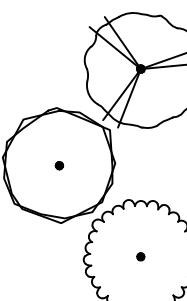
















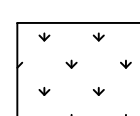

## GENERAL LANDSCAPE SITE NOTES

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

## PLANTING NOTES

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

## PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	
	MA	4	Malus x 'Adirondack'	Adirondack Crabapple	B & B	3"	
	NW	7	Nyssa sylvatica 'Wildfire'	Black Gum	B & B	3"	
	ZM	5	Zelkova serrata 'Musashino'	Musashino Sawleaf Zelkova	B & B	3"	
CONIFERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	
	PB	2	Picea pungens 'Baby Blue'	Baby Blue Colorado Spruce	B & B	8' Ht	
	TS	18	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	B & B	8' Ht	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	SPACING
	Ca	17	Cornus sericea 'Artic Fire'	Artic Fire Dogwood	5 gal	Pot	48" o.c.
	Ec	10	Euonymus alatus 'Compactus'	Compact Burning Bush	5 gal	Pot	72" o.c.
	Ho	43	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	Quart	Pot	18" o.c.
	Hf	17	Hosta x 'First Frost'	First Frost Hosta	2 gal	Pot	30" o.c.
	Il	10	Itea virginica 'Little Henry' TM	Virginia Sweetspire	2 gal	Pot	36" o.c.
	Pi	6	Perovskia atriplicifolia 'Little Spire' TM	Little Spire Russian Sage	2 gal	Pot	24" o.c.
	Rr	<div>18</div>	Rosa x 'Knockout' TM	Rose	2 gal	Pot	48" o.c.
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	SPACING
	Ck	21	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	3 gal.	Pot	36" o.c.
	Fe	28	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	1 gal.	Pot	18" o.c.
	Sp	18	Schizachyrium scoparium 'Prairie Munchkin'	Prairie Munchkin Little Bluestem	2 gal	Pot	24" o.c.
	Sh	42	Sporobolus heterolepis	Prairie Dropseed	2 gal	Pot	30" o.c.
EVERGREEN	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	SPACING
	Jl	19	Juniperus chinensis 'Gold Lace'	Gold Lace Juniper	5 gal	Pot	60" o.c.
	Ja	8	Juniperus horizontalis 'Andorra'	Andorra Juniper	2 gal	Pot	48" o.c.
SOD/SEED	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE		
	Fa	<div>17,165 sf</div>	Festuca arundinacea 90% Fescue, 10% Bluegrass Mix	Tall Fescue	sod		

## 7 LANDSCAPE SCHEDULE

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100% CONSTRUCTION DOCUMENT DRAWINGS

REVISIONS:

#	Description	Date
1	ASI 01	11.16.2022
7	ASI 07	04.25.2023

KYLE WARD - LANDSCAPE ARCHITECT  
MO# PLA-2016002020

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PROJECT NO: 18225R21001

DATE: 10.19.2022

DRAWN BY: KDW

CHKD BY: CDW

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**LANDSCAPE SCHEDULE**

**L-100**

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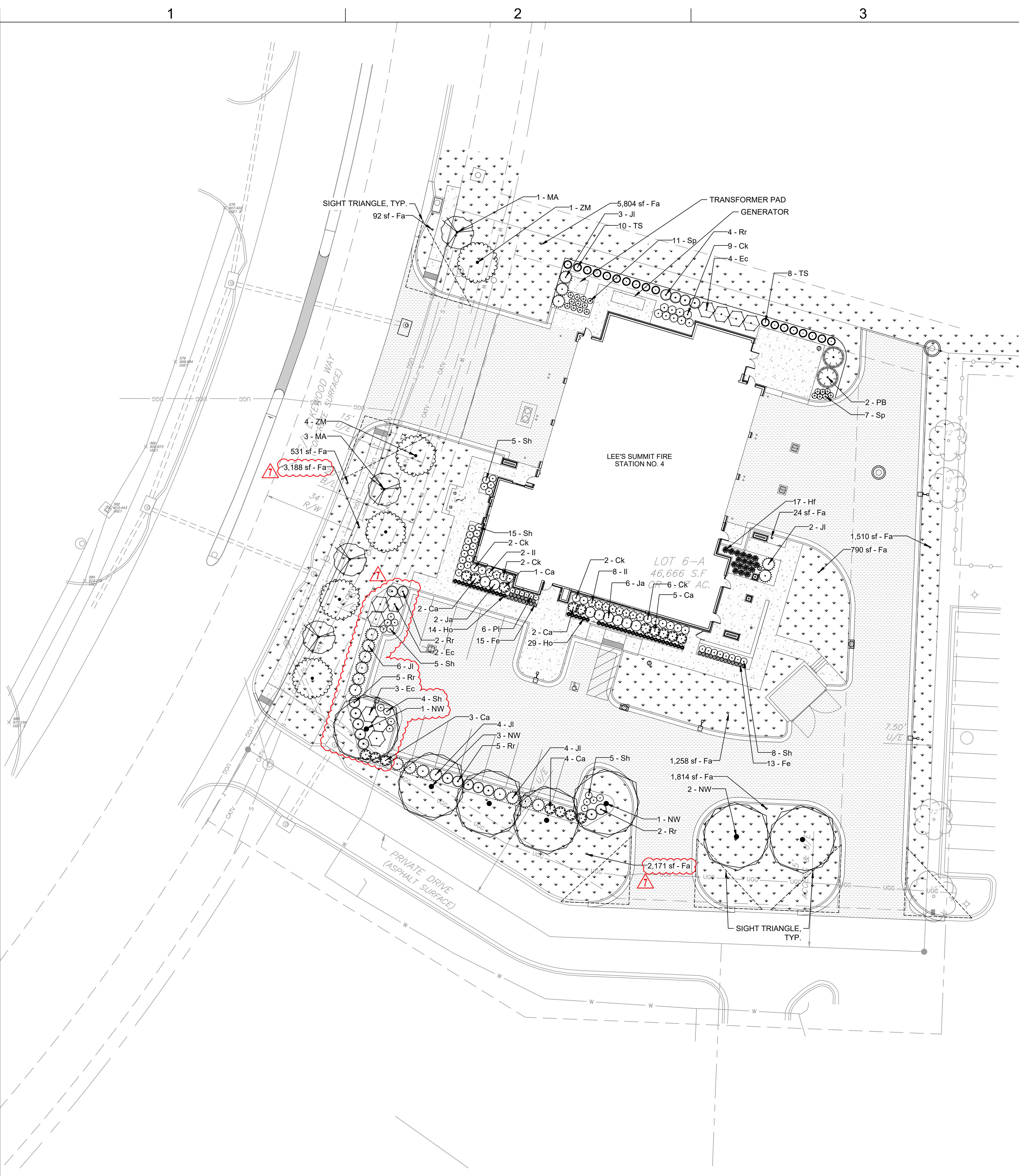


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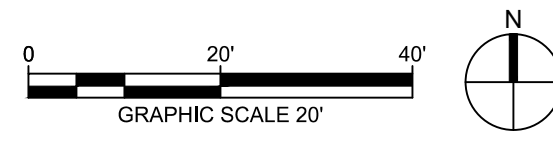


LANDSCAPE NOTES

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

LANDSCAPE LEGEND

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



1 LANDSCAPE PLAN  
1" = 20'-0"

9229 WARD PARKWAY  
SUITE # 210  
KANSAS CITY, MO 64114  
TEL: (816) 444-4200  
FAX: (316) 265-5646  
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MISSOURI STATE CERTIFICATE OF AUTHORITY  
#00036

**CIVIL ENGINEER & LANDSCAPE ARCH.**  
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**FIRE STATION #4**  
CITY OF LEE'S SUMMIT  
5031 NORTHEAST LAKEWOOD WAY  
LEE'S SUMMIT, MISSOURI 64064

100% CONSTRUCTION DOCUMENT DRAWINGS

REVISIONS:

#	Description	Date
1	ASI 01	11.16.2022
7	ASI 07	04.25.2023

KYLE WARD - LANDSCAPE ARCHITECT  
MO# PLA-2016002020

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

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**LANDSCAPE PLAN**

**L-101**

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