LEE'S SUMMIT FIRE STATION NO. 4 5031 NORTHEAST LAKEWOOD WAY LEE'S SUMMIT, MISSOURI 64064

FINAL DEVELOPMENT PLAN

CONSULTANT:



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

PARCEL INFORMATION:

ACREAGE: 1.1

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

LEGAL DESCRIPTION ALL OF LOT 6-A, EXECUTIVE LAKES

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

FEMA FLOODPLAIN THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE

ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) 29095C0313G.

EFFECTIVE JANUARY 20, 2017.

OIL AND GAG WELLS

OIL AND GAS WELLS

NO EVIDENCE OF OIL OR GAS WELLS WERE FOUND ON LOT 6-A AND THE PORTION OF LOT 7 PROPOSED TO BE REPLATTED AS EVIDENCED BY THE FOLLOWING SOURCES

1. ATLAS/NSPS LAND SURVEY PERFORMED BY J&J SURVEYING LLC, DATED DECEMBER 7, 2021.

2. MISSOURI SPATIAL DATA INFORMATION SERVICE (FEBRUARY 20, 2022), MO 2018 STATE PERMITTED OIL AND GAS WELLS. RETRIEVED FROM

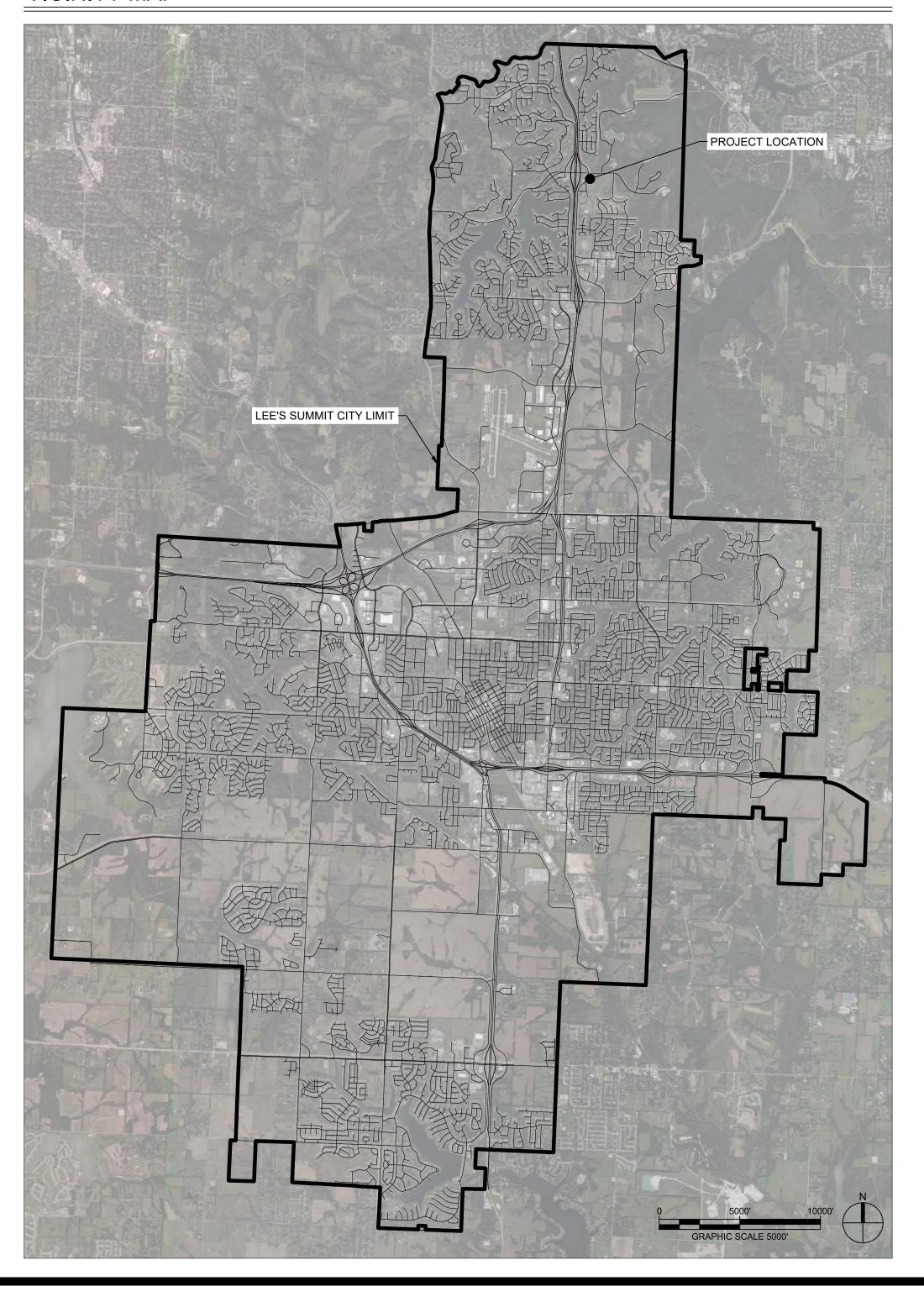
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ZONING

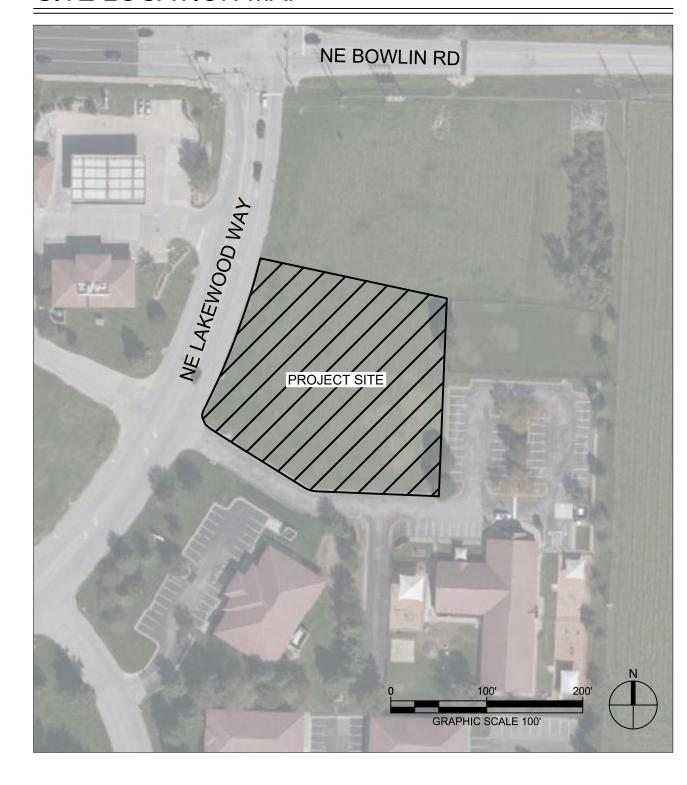
CP-2, PLANNED COMMUNITY COMMERCIAL

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

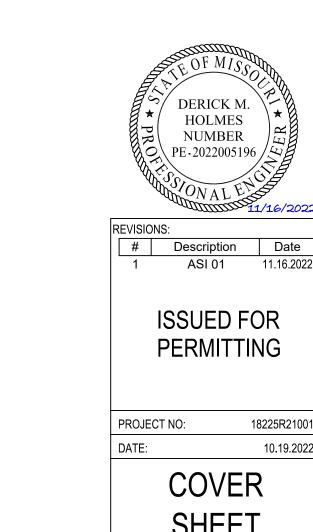
VICINITY MAP

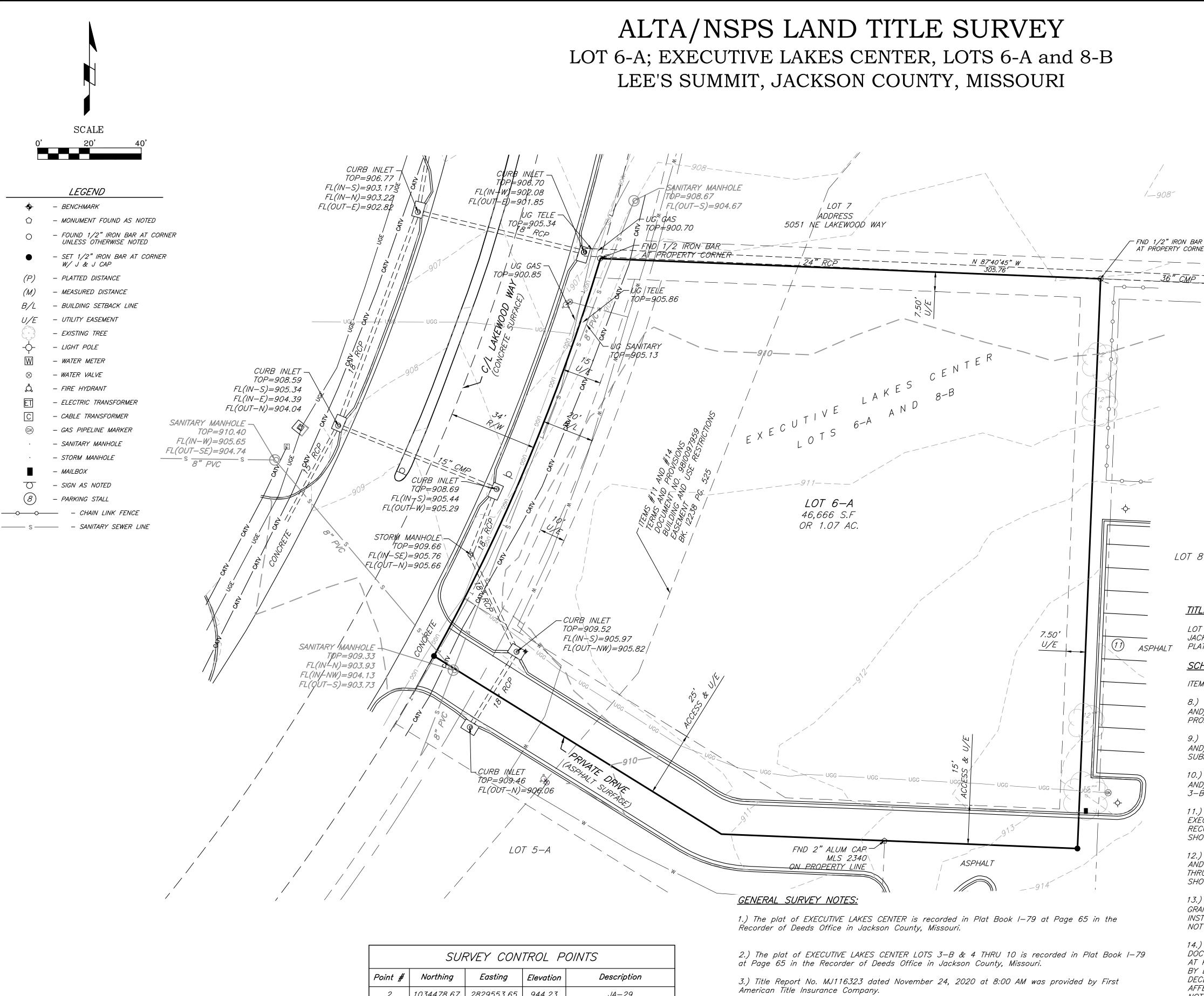


SITE LOCATION MAP



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





UTILITY NOTE:

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

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

BENCHMARKS:

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

ELEVATION = 944.23

5.) The subject property is located in Zone X, areas determined to be outside the 0.2% annual

4.) Bearings used on this survey are based on the Missouri State Plane coordinate system fro m

chance floodplain, as shown on Flood Insurance Rate Map (FIRM) 29095C0313G, effective January

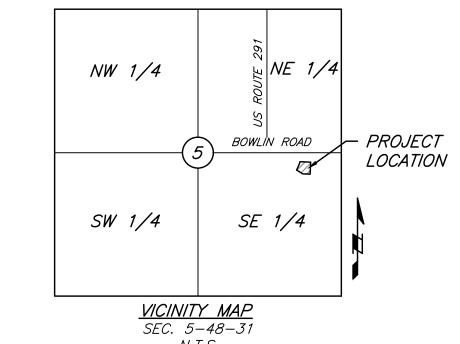
6.) There are NO parking stalls identified on Subject Property at the time of this survey.

7.) Under Ground Utilities are shown as located by Missouri one call ticket No. 211930316 dated

8.) There were no Wetland Delineations marked, at the time of survey.

9.) This Property is Zoned CP-2, Planned Community Commercial.

10.) There was no evidence of Earth moving work, building construction, or building additions observed in the process of conducting the fieldwork



9229 Ward Parkway Kansas City, Mo 64114

<u>PROPERTY ADDRESS:</u>

5031 NE Lakewood Way Lee's Summit, Mo 64064

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

S 87°40'45" E

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

SCHEDULE B - PART II NOTES:

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

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

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

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

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

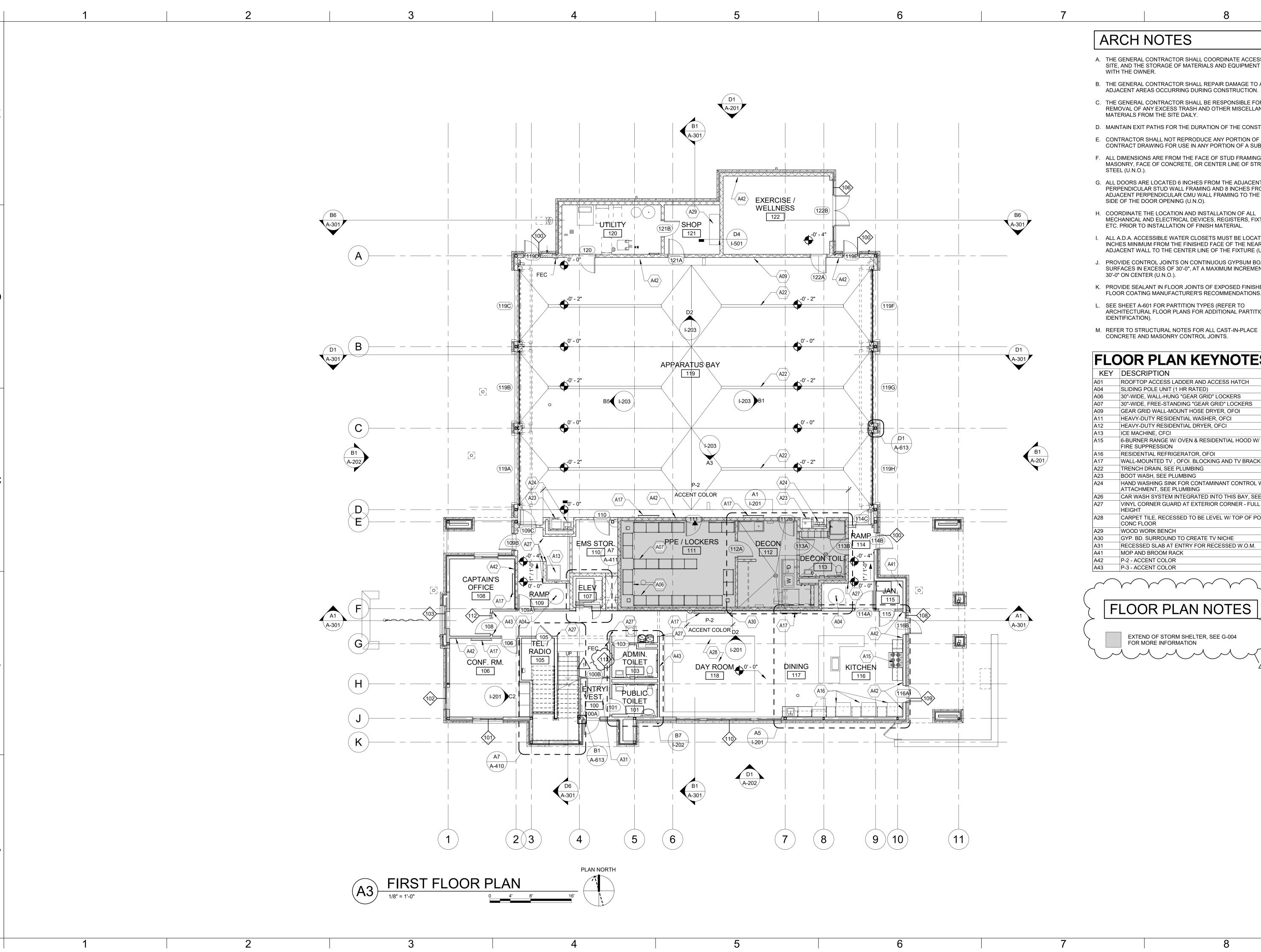
12.) TERMS, PROVISIONS, EASEMENTS, SET-BACK LINES AND FEATURES ALL AS SHOWN AND OR NOTED ON THE RECORDED PLAT OF EXECUTIVE LAKES CENTER LOTS 3-B & 4 THRU 10 AS AFFECTED BY ORDINANCE NO. 4925 VACATING AN UTILITY EASEMENT AS SHOWN AND DESCRIBED THEREIN. DOES NOT AFFECT THE SUBJECT PROPERTY.

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

14.) BUILDING AND USE RESTRICTIONS CREATED BY THE INSTRUMENT RECORDED AS DOCUMENT NO. 198126317 IN BOOK 13177 AT PAGE 329. AND 1103647 IN BOOK 12238 AT PAGE 525. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN ON. AND AMENDED BY DOCUMENT NO. 98190271 IN BOOK 13310 AT PAGE 1665. AND AS AFFECTED BY DECLARATION OF ANNEXATION RECORDED AS DOCUMENT NO. 200010010475. DOES NOT AFFECT THE SUBJECT PROPERTY. AND AMENDED BY DOCUMENT NO. 2000126140. DOES NOT AFFECT THE SUBJECT PROPERTY. A VIOLATION OF WHICH WOULD NOT CAUSE A FORFEITURE OR REVERSION OF TITLE. NOTE, THIS EXCEPTION OMITS ANY COVENANT, CONDITION OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, UNLESS AND ONLY TO THE EXTENT THAT RESTRICTION IS NOT IN VIOLATION OF STATE OR FEDERAL LAW OR RELATES TO A HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PEOPLE.

15.) TERMS AND PROVISIONS OF DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF LEE'S SUMMIT, MISSOURI AND LAKEWOOD DEVELOPMENT, L.P. AND FOUR BAR COMPANY, G.P. FILED JANUARY 13, 1999 AS DOCUMENT NO. 99/3356. AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE.

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



- A. THE GENERAL CONTRACTOR SHALL COORDINATE ACCESS TO THE SITE, AND THE STORAGE OF MATERIALS AND EQUIPMENT ON SITE
- B. THE GENERAL CONTRACTOR SHALL REPAIR DAMAGE TO ANY
- C. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ANY EXCESS TRASH AND OTHER MISCELLANEOUS
- D. MAINTAIN EXIT PATHS FOR THE DURATION OF THE CONSTRUCTION.
- E. CONTRACTOR SHALL NOT REPRODUCE ANY PORTION OF A CONTRACT DRAWING FOR USE IN ANY PORTION OF A SUBMITTAL.
- F. ALL DIMENSIONS ARE FROM THE FACE OF STUD FRAMING, FACE OF MASONRY, FACE OF CONCRETE, OR CENTER LINE OF STRUCTURAL
- G. ALL DOORS ARE LOCATED 6 INCHES FROM THE ADJACENT PERPENDICULAR STUD WALL FRAMING AND 8 INCHES FROM THE ADJACENT PERPENDICULAR CMU WALL FRAMING TO THE HINGE SIDE OF THE DOOR OPENING (U.N.O).
- H. COORDINATE THE LOCATION AND INSTALLATION OF ALL MECHANICAL AND ELECTRICAL DEVICES, REGISTERS, FIXTURES,
- I. ALL A.D.A. ACCESSIBLE WATER CLOSETS MUST BE LOCATED 18 INCHES MINIMUM FROM THE FINISHED FACE OF THE NEAREST ADJACENT WALL TO THE CENTER LINE OF THE FIXTURE (U.N.O.).
- J. PROVIDE CONTROL JOINTS ON CONTINUOUS GYPSUM BOARD SURFACES IN EXCESS OF 30'-0", AT A MAXIMUM INCREMENT OF
- K. PROVIDE SEALANT IN FLOOR JOINTS OF EXPOSED FINISHES PER FLOOR COATING MANUFACTURER'S RECOMMENDATIONS.
- L. SEE SHEET A-601 FOR PARTITION TYPES (REFER TO ARCHITECTURAL FLOOR PLANS FOR ADDITIONAL PARTITION
- M. REFER TO STRUCTURAL NOTES FOR ALL CAST-IN-PLACE CONCRETE AND MASONRY CONTROL JOINTS.

FLOOR PLAN KEYNOTES

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

FLOOR PLAN NOTES

EXTEND OF STORM SHELTER, SEE G-004 FOR MORE INFORMATION



SUITE # 210

KANSAS CITY, MO 64114

GLMVArchitecture 9229 WARD PARKWAY

TEL: (816) 444-4200 FAX: (316) 265-5646 www.glmv.com

GLMV ARCHITECTURE, INC. MISSOURI STATE CERTIFICATE OF AUTHORITY #000305 CONSULTING ARCHITECT

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MECH., ELECT. & PLMG. ENGINEERS HOSS & BROWN ENGINEERS MISSOURI COA #01022 15902 MIDLAND DRIVE SHAWNEE, KS 66217 (913) 362.9090

SECURITY & IT ENGINEERS HENDERSON ENGINEERS MISSOURI COA #000556 1801 MAIN STREET, SUITE 300 KANSAS CITY, MO 64108 (816) 663-8700

FIRE STAT 5031 NORTHI LEE'S SUMMI

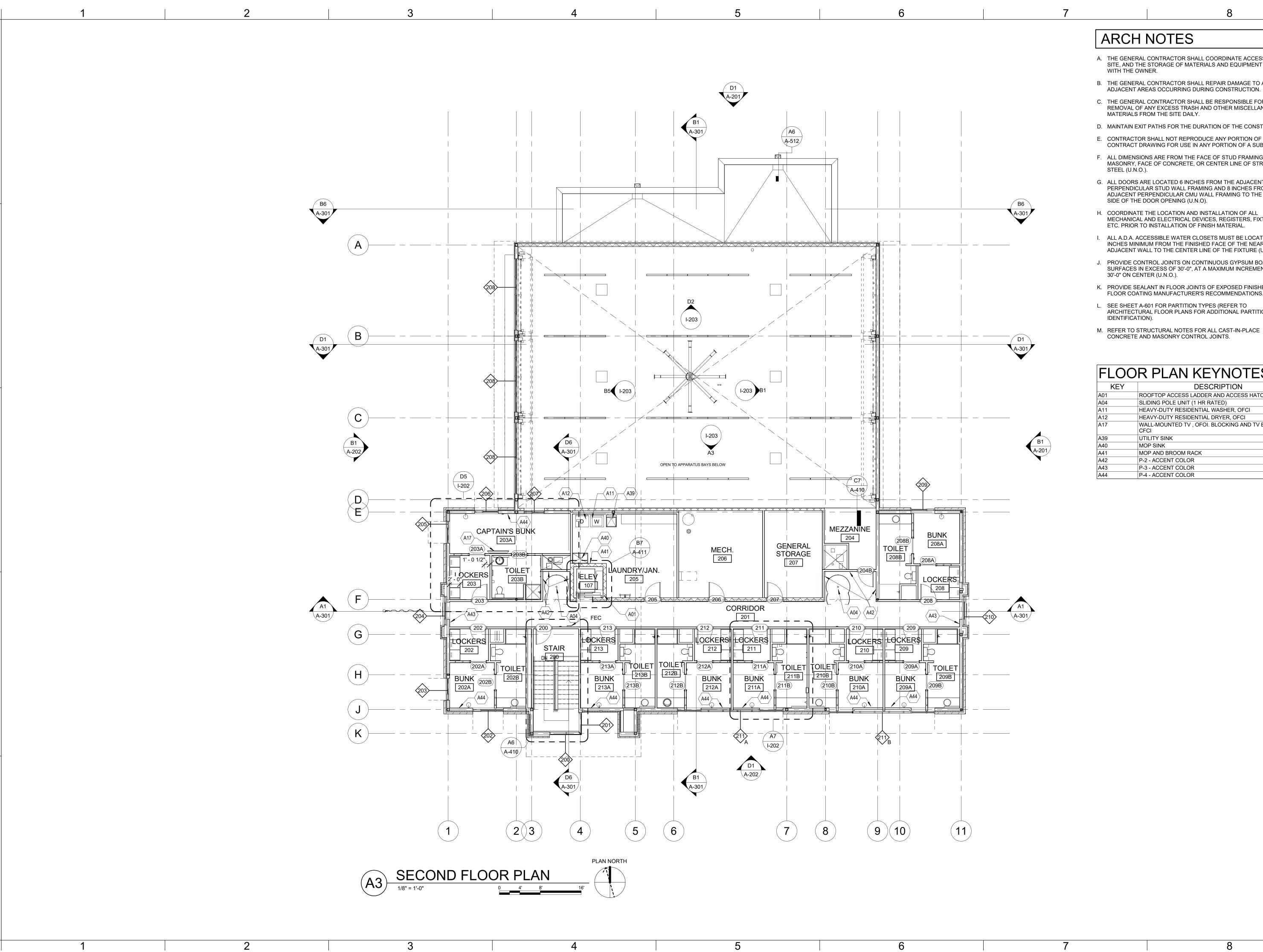
REVISIONS:

PAUL J. MICHELL - ARCHITECT MO# A-2009021701

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A43	P-3 - ACCENT COLOR

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9229 WARD PARKWAY

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FIRE STATION #4
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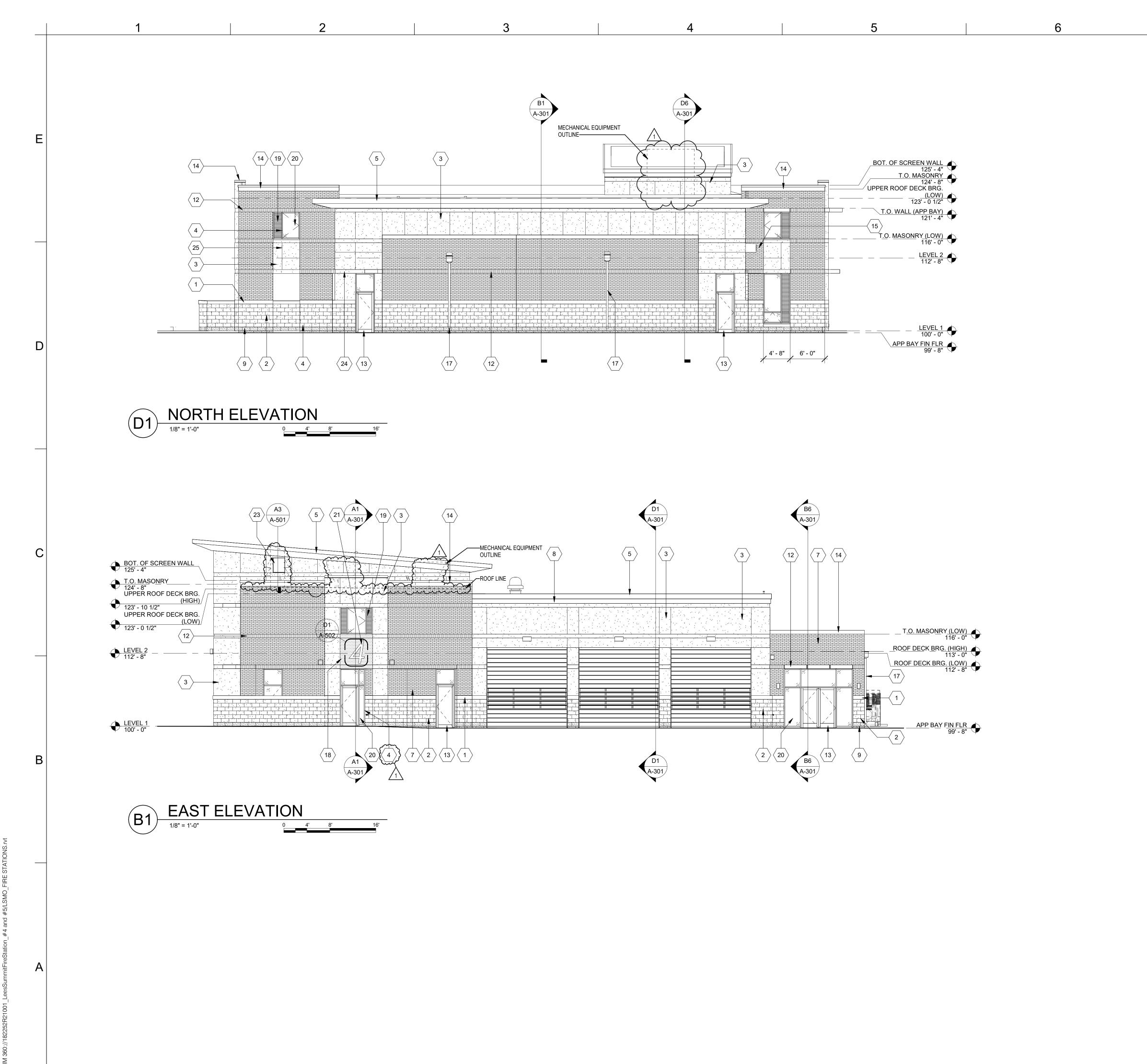
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PAUL J. MICHELL - ARCHITECT MO# A-2009021701

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5

2

BUILDING ELEVATION...

KEY DESCRIPTION

CAST STONE MASONRY SILL
 ANCHORED STONE MASONRY VENEER (TYPE 1)

2 ANCHORED STONE MASONRY VENEER (TYPE 1)
3 EIFS
4 PRE-FINISHED ALUMINUM-FRAMED STOREFRONT

5 PRE-FINISHED SHEET METAL FASCIA
6 PRE-FINISHED ALUMINUM-FRAMED STOREFRONT
7 4" MASONRY VENEER (COMMON BOND)
8 PRE-FINISHED SHEET METAL SOFFIT PANELS

8 PRE-FINISHED SHEET METAL SOFFIT PANELS
9 ANCHORED STONE MASONRY VENEER (TYPE 2)
12 4" MASONRY VENEER (SOLDIER)
13 PRE-FINISHED ALUMINUM-FRAMED ENTRANCE

14 PRE-FINISHED SHEET METAL PARAPET CAP
 15 PRE-FINISHED SHEET METAL CANOPY
 16 3/8" FIBER-CEMENT PANEL GAP (TYP.)
 17 PRE-FINISHED SHEET METAL CONDUCTOR HEAD & DOWNSPOUT

18 PRE-FINISHED METAL PLATE WALL PANELS
19 METAL-FACED INSULATED WINDOW PANEL
20 1" INSULATED GLASS UNIT

21 BACKLIT PIN-MOUNTED PRE-FINISHED METAL SIGNAGE
22 WALL HYDRANT (RE: PLMG)

22 WALL HYDRANT (RE: PLMG)
23 24"x30" METAL ACCESS DOOR

24 1/2" DEEP EIFS RECESS
 25 3/4" DEEP V-GROOVE EIFS REVEAL
 26 BACK-LIT STAINLESS STEEL POST-MOUNTED FIRE DEPARTMENT

27 1/2" METAL PANEL REVEAL

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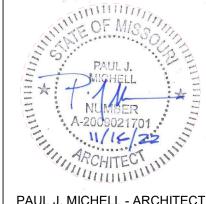
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SECURITY & IT ENGINEERS
HENDERSON ENGINEERS
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KANSAS CITY, MO 64108
(816) 663-8700

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

REVISIONS:

Description Date
1 ASI 01 11/16/2022



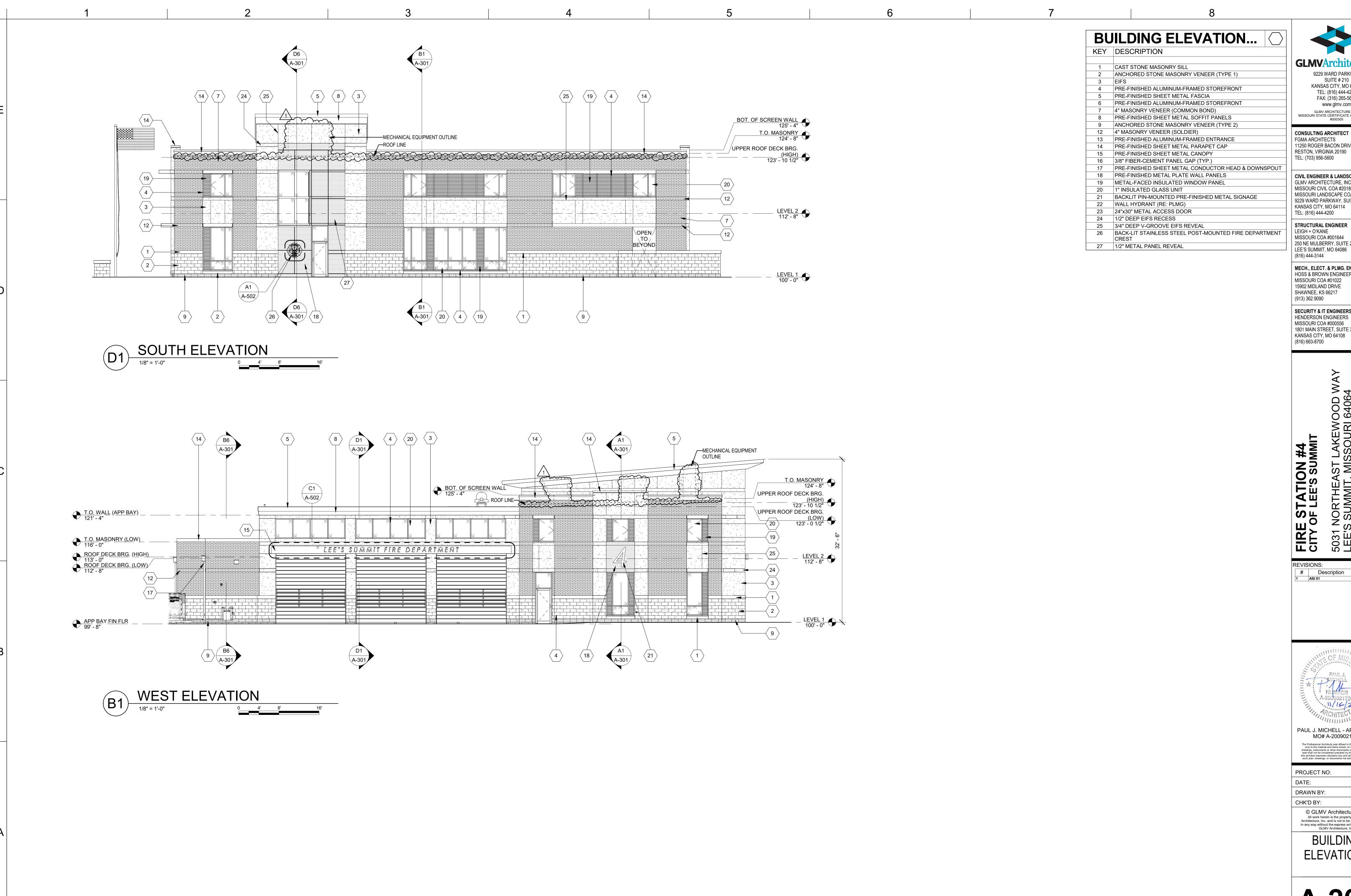
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BUILDING ELEVATIONS

A-201



5

2

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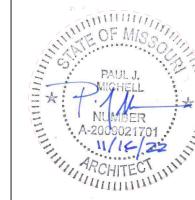
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5031 NORTHI LEE'S SUMMI

REVISIONS:



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BUILDING **ELEVATIONS**

A-202

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- 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
- 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS, AND THE REQUIREMENTS
- 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

LEGEND TYP. CURB & GUTTER TYP. CONCRETE PAVING

ASPHALT PATCH

CONCRETE SIDEWALK

HENDERSON ENGINEERS MISSOURI COA # 000556 1801 MAIN STREET. SUITE 300 KANSAS CITY, MO 64108 (816) 663-8700 PHONE

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9229 WARD PARKWAY, SUITE # 210

FIRE STATIC CITY OF LEE'S SUN 5031 NORTHEAST LEE'S SUMMIT, MI

REVISIONS: # Description Date 11.16.2022 ASI 01 ASI 07 04.25.2023

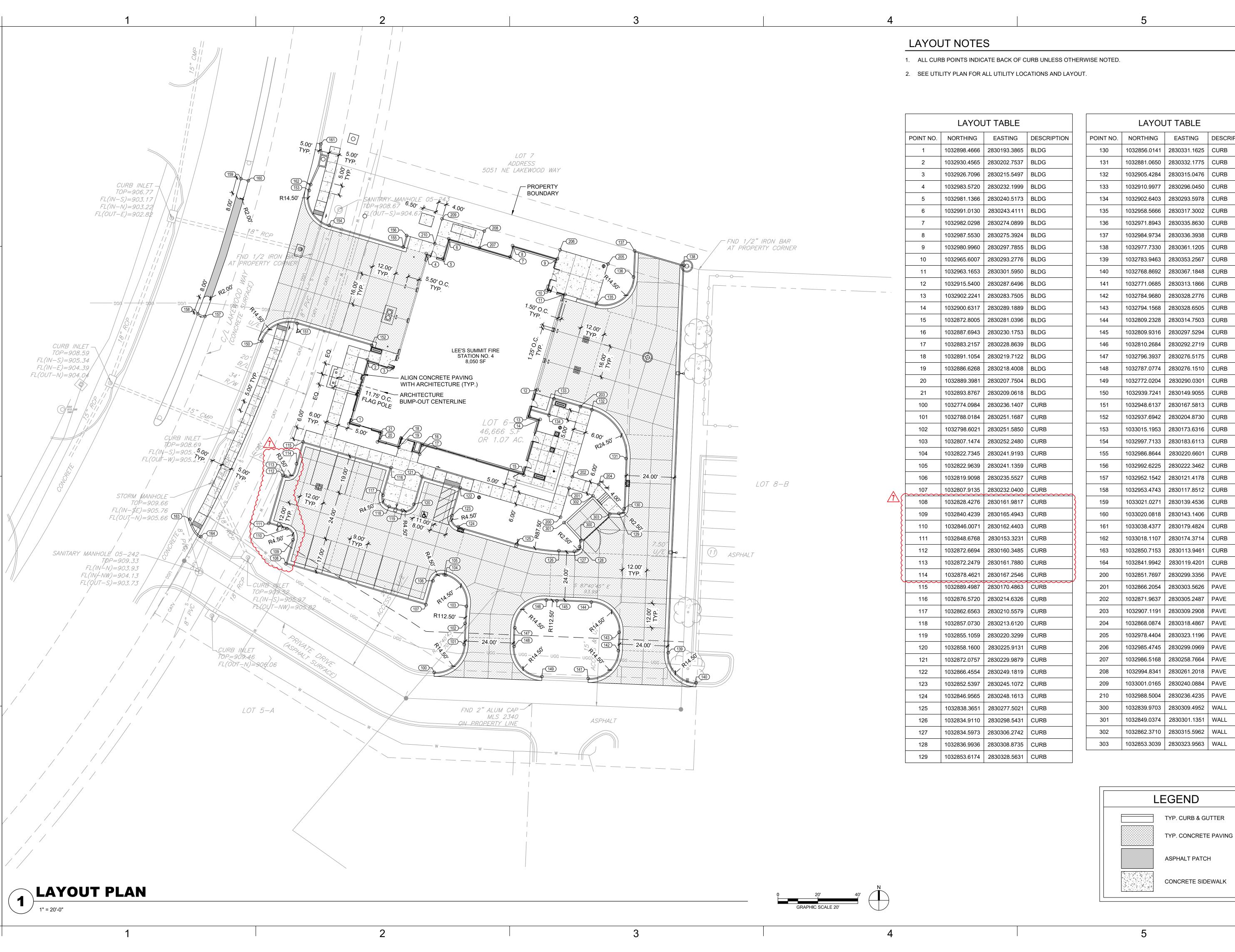
> DERICK M. HOLMES NUMBER PE 2022005196 /Æ

DERICK HOLMES - CIVIL ENGINEER MO# PE-2022005196

PROJECT NO: 18225R21001 DATE: 10.19.2022 DRAWN BY: KDW CHK'D BY:

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SITE PLAN



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	1032900.0044	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			

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REVISIONS: # Description Date ASI 01 11.16.2022 ASI 07 04.25.2023

> DERICK M. HOLMES NUMBER PE-2022005196 /

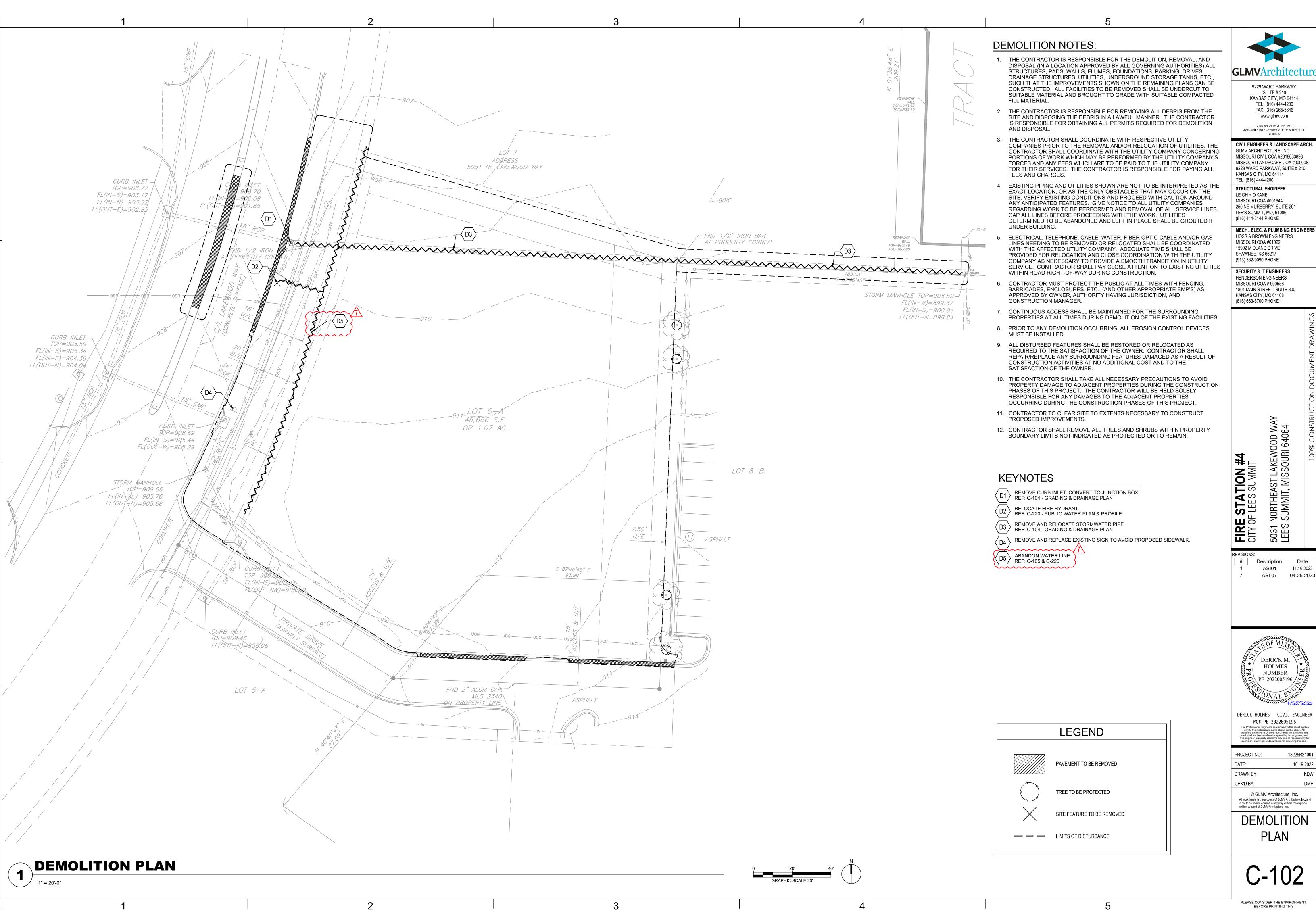
DERICK HOLMES - CIVIL ENGINEER MO# PE-2022005196

PROJECT NO: 18225R21001 DATE: 10.19.2022 DRAWN BY: KDW CHK'D BY:

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LAYOUT PLAN

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> Description Date ASI01 ASI 07 04.25.2023

HOLMES NUMBER ↑ PE 2022005196

5031 NORTHEAST LEE'S SUMMIT, M

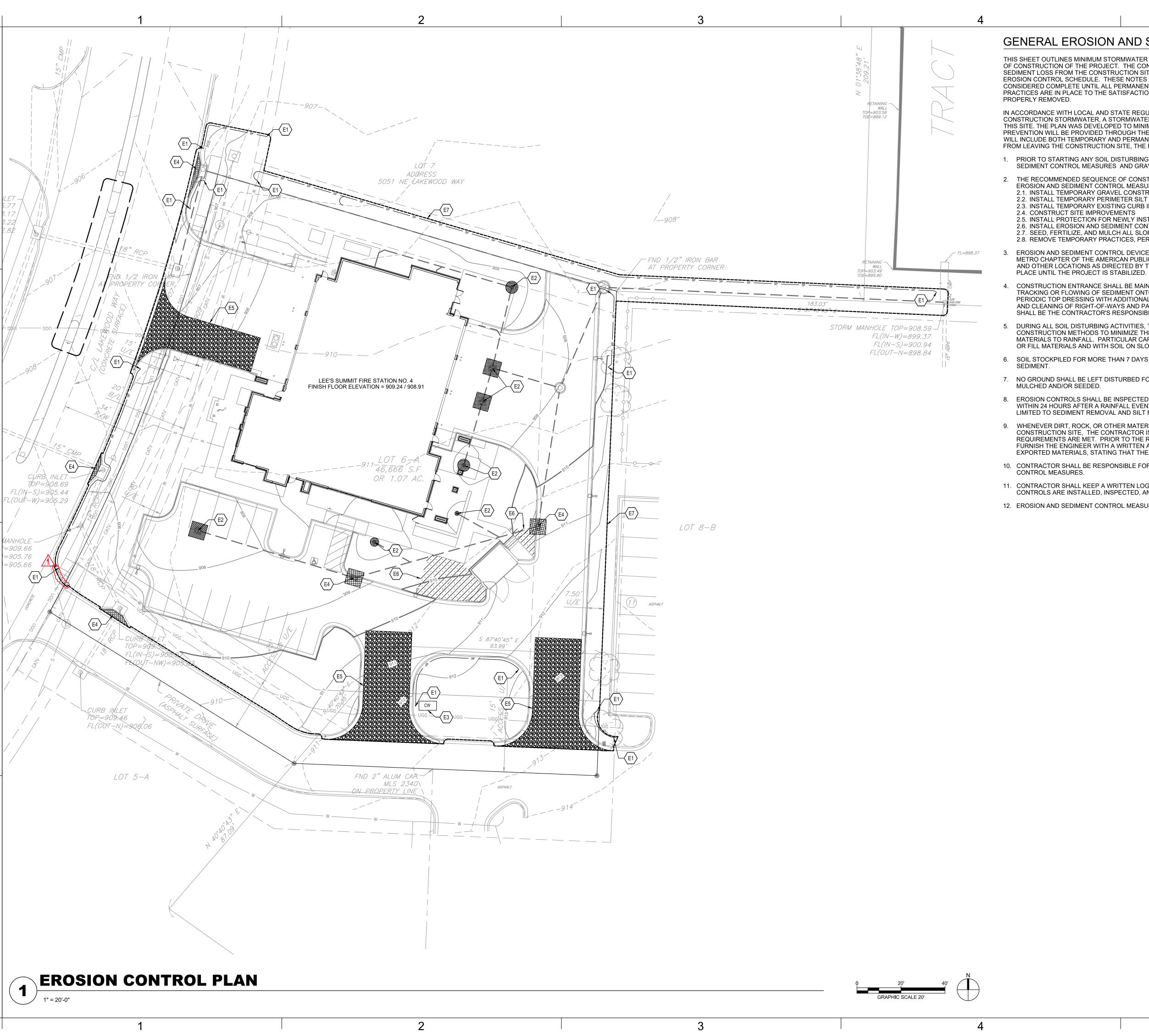
11.16.2022

DERICK HOLMES - CIVIL ENGINEER MO# PE-2022005196

PROJECT NO: 18225R21001 DATE: 10.19.2022 DRAWN BY: KDW CHK'D BY:

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DEMOLITION PLAN



GENERAL EROSION AND SEDIMENT CONTROL NOTES:

THIS SHEET OUTLINES MINIMUM STORMWATER PRACTICES TO BE FOLLOWED BY THE CONTRACTOR DURING ALL PHASES OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR WILL BE RESPONSIBLE FOR PREVENTION OF SOIL OR SEDIMENT LOSS FROM THE CONSTRUCTION SITE. THE CONTRACTOR SHALL SUBMIT A SITE-SPECIFIC SEDIMENT AND EROSION CONTROL SCHEDULE. THESE NOTES ARE TO BE USED AS A GUIDELINE ONLY. THE PROJECT IS NOT CONSIDERED COMPLETE UNTIL ALL PERMANENT EROSION AND SEDIMENT CONTROLS AND STORMWATER MANAGEMENT PRACTICES ARE IN PLACE TO THE SATISFACTION OF THE OWNER AND ENGINEER. ALL TEMPORARY PRACTICES MUST BE PROPERLY REMOVED.

IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS PURSUANT TO THE GENERAL NPDES PERMIT FOR CONSTRUCTION STORMWATER, A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN DEVELOPED FOR THIS SITE. THE PLAN WAS DEVELOPED TO MINIMIZE THE EFFECTS OF SOIL EROSION AND RESULTING SEDIMENT LOSS. PREVENTION WILL BE PROVIDED THROUGH THE USE OF PROPER CONSTRUCTION TECHNIQUES. THESE TECHNIQUES WILL INCLUDE BOTH TEMPORARY AND PERMANENT MANAGEMENT PRACTICES. TO PREVENT EROSION AND SEDIMENT FROM LEAVING THE CONSTRUCTION SITE, THE FOLLOWING STEPS SHALL BE TAKEN DURING CONSTRUCTION:

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

EROSION CONTROL KEYNOTES

E1 SILT FENCE REF: 3 / C-510

AREA INLET AND JUNCTION BOX PROTECTION REF: 1 / C-511

E3 CONCRETE WASHOUT REF: 1 / C-510

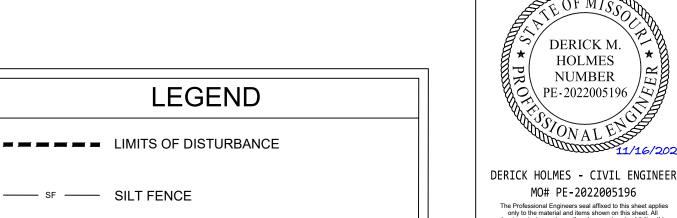
CURB INLET PROTECTION REF: 4 / C-510

E5 CONSTRUCTION ENTRANCE REF: 1 / C-510

 \langle E7 angle LIMITS OF DISTURBANCE

---- SF ---- SILT FENCE

E6 TEMPORARY EROSION CONTROL BLANKET REF: 2 / C-510



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

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EROSION CONTROL PLAN

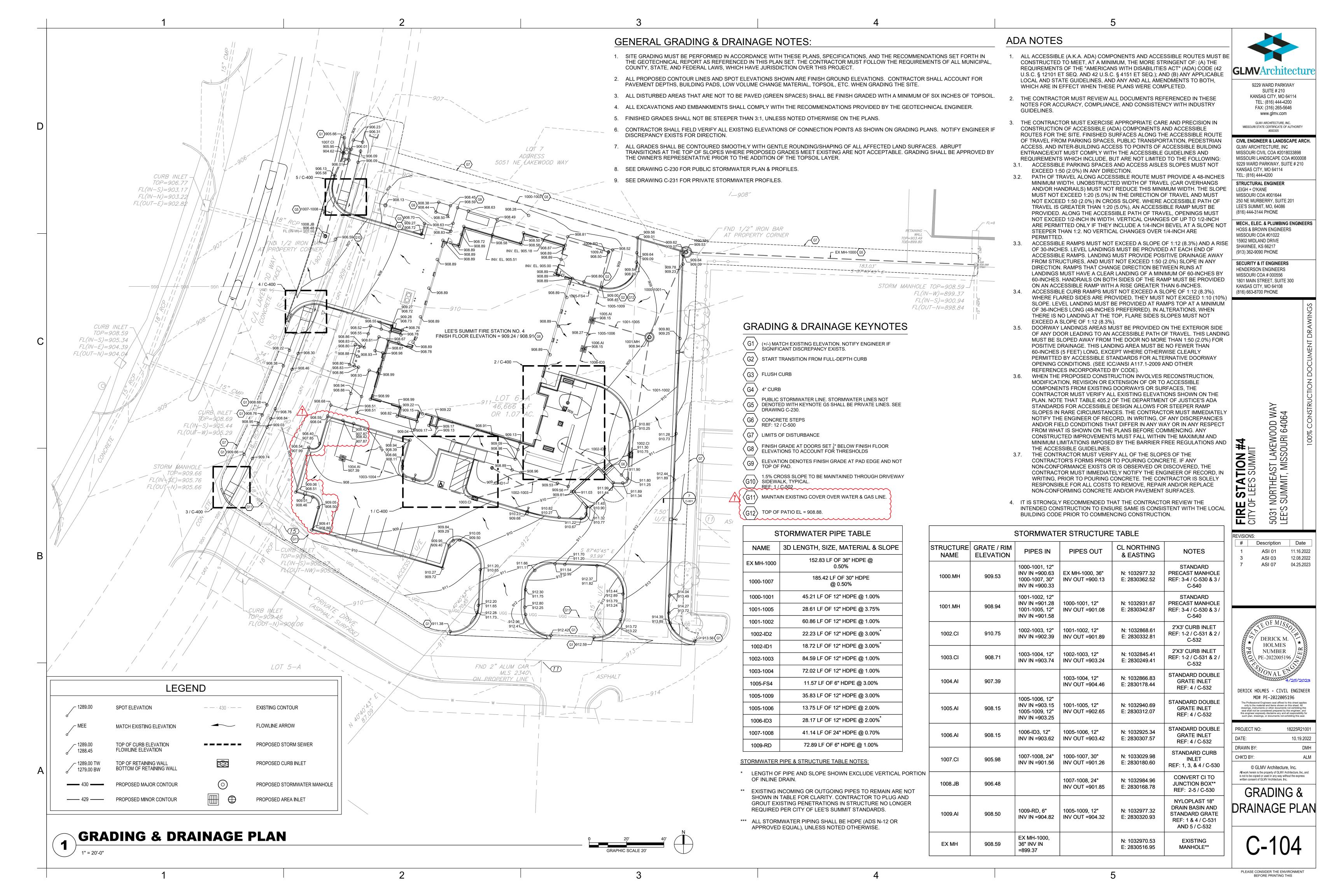
AREA INLET PROTECTION

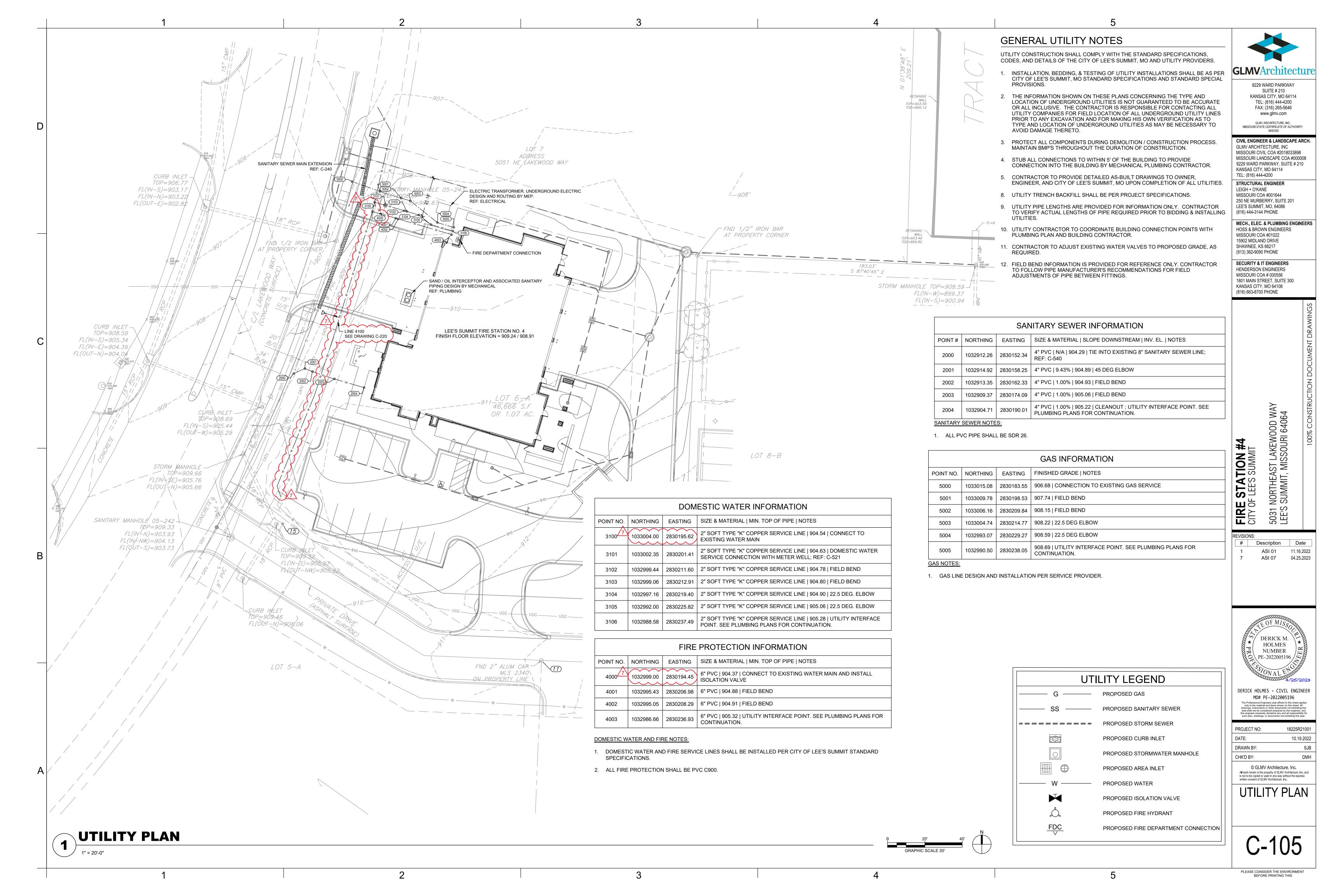
CONCRETE WASHOUT

CURB INLET PROTECTION

CONSTRUCTION ENTRANCE

TEMPORARY EROSION CONTROL BLANKET





GENERAL NOTES: 1. SEE DRAWING C-105 FOR GENERAL NOTES APPLICABLE TO THIS DRAWING. **GLMV**Architecture 9229 WARD PARKWAY SUITE # 210 KANSAS CITY, MO 64114 GLMV ARCHITECTURE, INC. MISSOURI STATE CERTIFICATE OF AUTHORITY #000305 CIVIL ENGINEER & LANDSCAPE ARCH. /--STA. 0+70.46, PUBLIC WTR LINE 4100 GLMV ARCHITECTURE, INC STA. 0+59.46, PUBLIC WTR LINE 4100-0.7° DEFLECTION MISSOURI CIVIL COA #2018033898 INSTALL FIRE HYDRANT ASSEMBLY - STRAIGHT SET N=1032931.75 MISSOURI LANDSCAPE COA #000008 LENGTH = 9.0' E=2830173.55 9229 WARD PARKWAY, SUITE # 210 REF: 5 / C-520 KANSAS CITY, MO 64114 N=1032942.25 TEL: (816) 444-4200 E=2830176.82 STRUCTURAL ENGINEER LEIGH + O'KANE -STA. 1+03.63, PUBLIC WTR LINE 4100 MISSOURI COA #001644 4.4° DEFLECTION 250 NE MURBERRY, SUITE 201 N=1032900.20 LEE'S SUMMIT, MO, 64086 LEE'S SUMMIT FIRE STATION NO. E=2830163.30 (816) 444-3144 PHONE MECH., ELEC. & PLUMBING ENGINEERS HOSS & BROWN ENGINEERS LINE 3100 + MISSOURI COA #01022 REF: C-105 15902 MIDLAND DRIVE SHAWNEE, KS 66217 LINE 4000 --STA. 1+61.98, PUBLIC WTR LINE 4100 (913) 362-9090 PHONE REF: C-105 REF: C-105 INSTALL 45° BEND & CONNECT TO EXISTING PIPE SECURITY & IT ENGINEERS HENDERSON ENGINEERS N=1032846.16 MISSOURI COA # 000556 E=2830145.43 1801 MAIN STREET, SUITE 300 KANSAS CITY, MO 64108 (816) 663-8700 PHONE STA. 0+00.00, PUBLIC WTR LINE 4100-CONNECT TO EXISTING PIPE (CONCRETE SURFACE) — C/L LAKEWOOD WAY N=1032999.03 -STA. 1+55.95, PUBLIC WTR LINE 4100 E=2830194.46 INSTALL 45° BEND N=1032851.83 E=2830143.37 **PUBLIC WATER LINE 4100 PLAN** SCALE: HORIZONTAL 1"=40' FIRE STATION #
CITY OF LEE'S SUMMIT REVISIONS: # Description Date EXISTING GRADE 910.00 FINAL GRADE -HOLMES NUMBER PE-2022005196 900.00 8 " DIP @ 5.24% 52.32 LF 8 " PVC C900 @ 5.24% 8 " PVC C900 8 ' PV¢ C900 @ -0.18% DERICK HOLMES - CIVIL ENGINEER @ 2.66% MO# PE-2022005196 PROJECT NO:

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

-0+40 -0+20 0+00 0+20 0+40 0+60 0+80 1+00 1+20 1+40 1+60 1+80

908.63 907.76 909.13 909.44 907.54 909.68 908.60 910.21 910.21 909.03 910.31 909.03

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PUBLIC WATER

PLAN & PROFILE

DATE:

DRAWN BY: CHK'D BY:

5031 NORTHEAST LEE'S SUMMIT, M

ASI 07

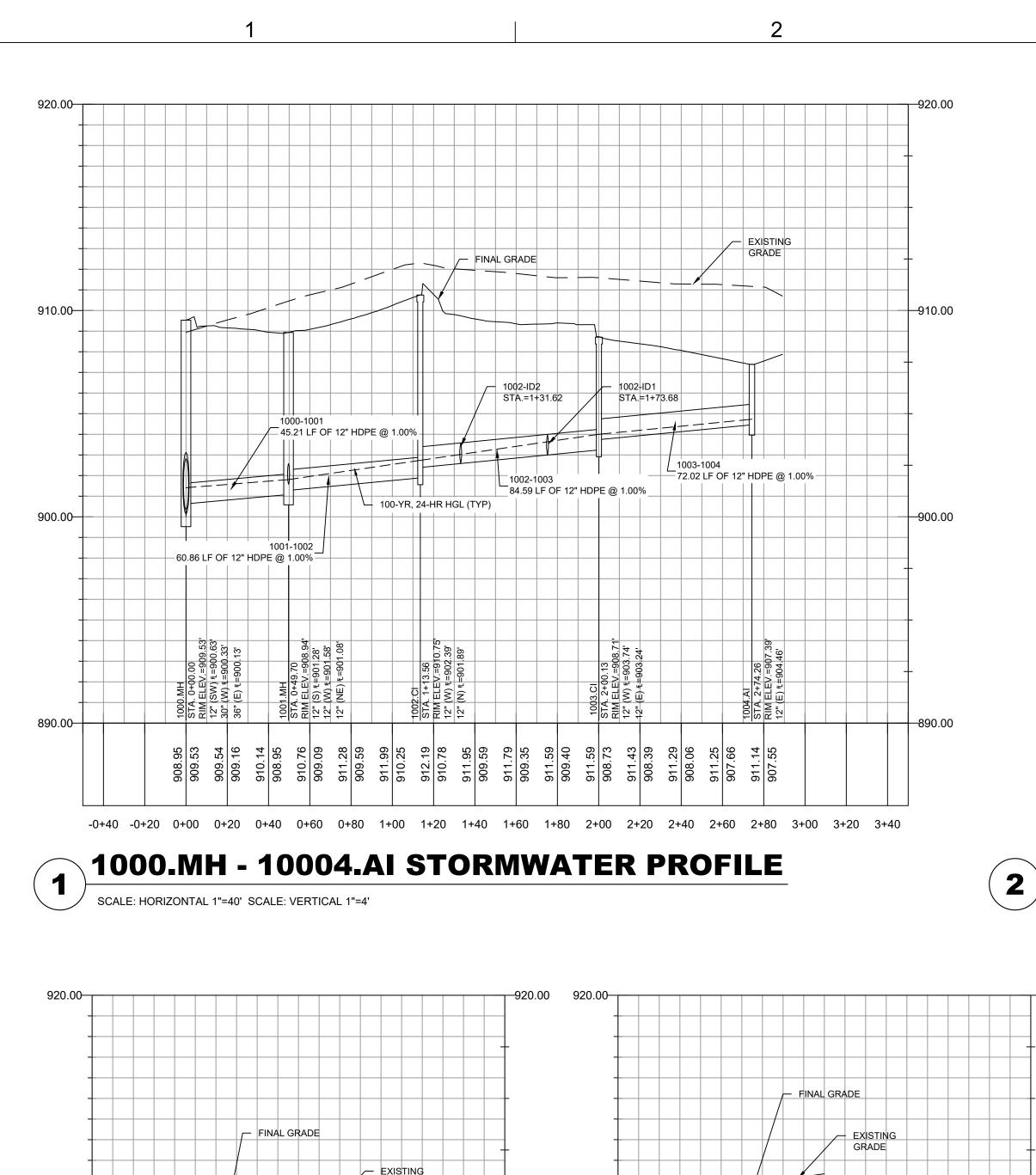
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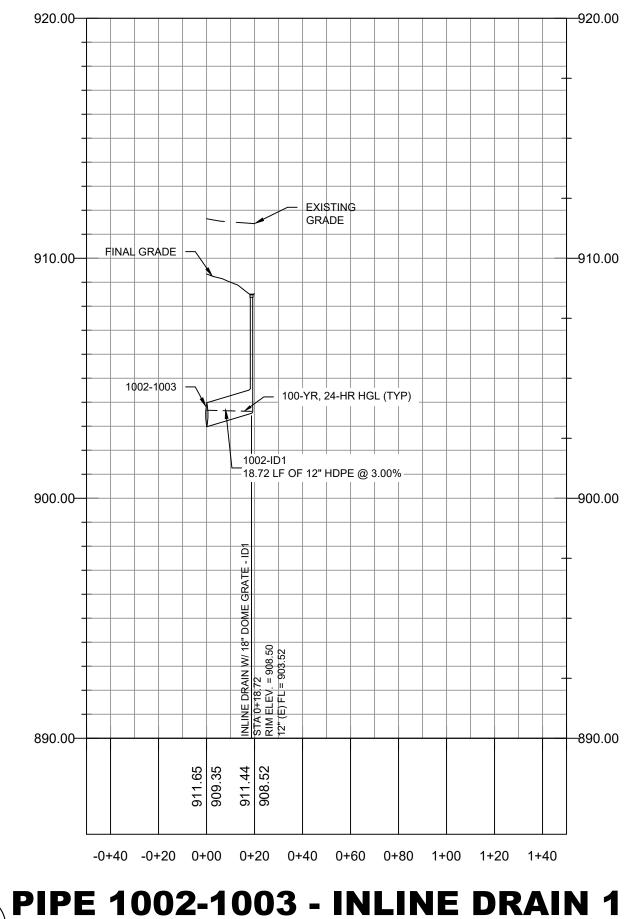
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STA.=0+47.31

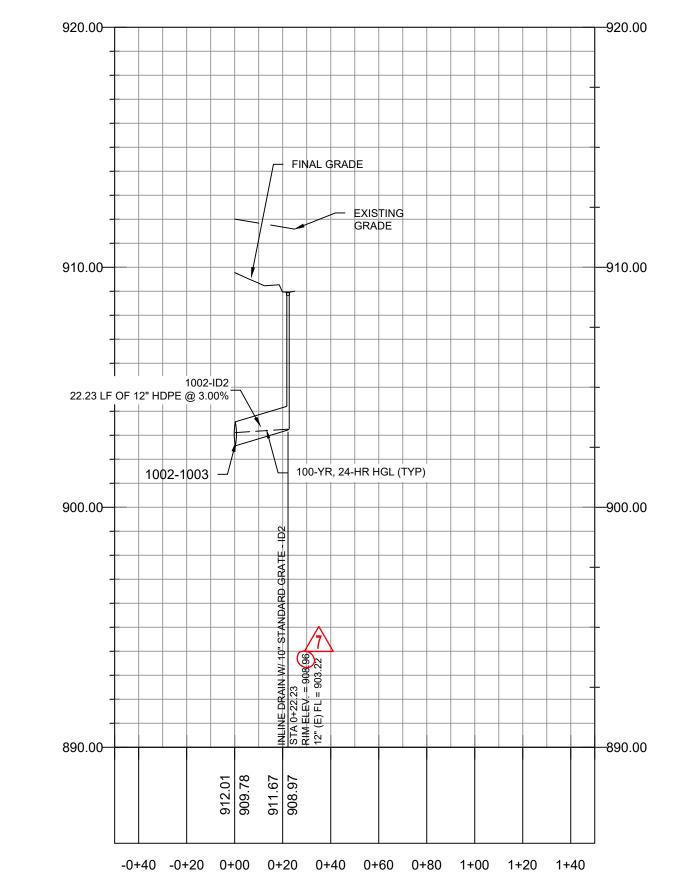
35.83 LF OF 12" HDPE @ 3.00%

1005-1006

13.75 LF OF 12" HDPE @ 2.00%



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



PIPE 1002-1003 - INLINE DRAIN 2

GENERAL NOTES:

- 1. CONSTRUCTION OF STORMWATER IMPROVEMENTS SHALL BE AS PER CITY OF LEE'S SUMMIT, MO AND PROJECT SPECIFICATIONS.
- 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.
- PROTECT ALL COMPONENTS DURING DEMOLITION / CONSTRUCTION PROCESS. MAINTAIN BMP'S THROUGHOUT THE DURATION OF CONSTRUCTION.
- 4. 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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REVISIONS: ASI 03 12.08.2022 ASI 07 04.25.2023

DERICK M. HOLMES NUMBER PE-2022005196 / 🗢

DERICK HOLMES - CIVIL ENGINEER MO# PE-2022005196

PROJECT NO:	18225R21001
DATE:	10.19.2022
DRAWN BY:	HFL
CHK'D BY:	DMH

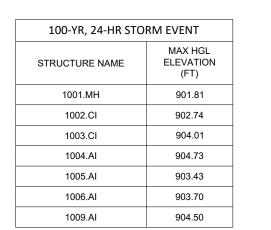
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PRIVATE **STORMWATER**

PROFILES

100-YR, 24-HR STORM EVENT PEAK TIME OF PEAK FLOW MAX FLOW FLOW OCCURRENCE VELOCITY OUTLET INVERT INLET INVERT MANNING'S TRAVEL DESIGN FLOW MAX FLOW | MAX FLOW DEPTH LENGTH SLOPE MAX FLOW / DESIGN DIAMETER TIME **ELEVATION ELEVATION** ROUGHNESS CAPACITY DEPTH PIPE NAME DOWNSTREAM NODE TOTAL DEPTH NODE (FT) (%) LOSSES LOSSES FLOW RATIO (INCHES) (CFS) (FT) (FT/SEC) RATIO (FT) (FT) 0.012 0.50 0.50 1000-1001 1001.MH 1000.MH 45.21 901.08 900.63 1.00 0.50 0.80 0 12:05 4.89 0.15 3.85 1002.CI 60.86 901.89 901.28 1.00 0.012 0.50 0.90 0.24 3.86 0.35 0.35 1001-1002 1001.MH 901.58 3.75 0.012 0.90 0.08 0.23 1001-1005 1005.AI 1001.MH 28.61 902.65 0.50 6.34 7.46 0.12 0.23 1002-1003 1003.CI 1002.CI 84.59 903.24 902.39 1.00 0.012 0.70 0.17 3.91 0.35 0.35 1002-ID1 WYE 18.72 903.52 902.98 3.00 0.70 0.09 0.11 0.08 0.08 WYE 22.23 903.22 902.56 3.00 0.70 0.22 0.03 0.03 1004.AI 72.02 903.74 1.00 0.60 0.33 0.27 1005.AI 13.75 903.42 903.15 2.00 0.012 0.50 0.80 0.25 0.07 5.41 0.05 0.15 0.15 1005-1006 1006.AI 12 0 12:05 3.52 3.00 1005-1009 1005.AI 35.83 904.32 903.25 0.012 0.50 0.80 0.47 4.92 0.12 0.18 0.18 1009.AI 1006-ID3 28.17 903.62 2.00 0.012 0.50 2.50 0.08 0.08 ID3 1006.AI 904.18 0.50 0.08 0 12:05 0.19 5.44

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



1001.MH - 1009.AI

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

910.46 908.94 910.43 908.41 910.17

-0+40 -0+20 0+00 0+20 0+40 0+60 0+80 1+00 1+20 1+40

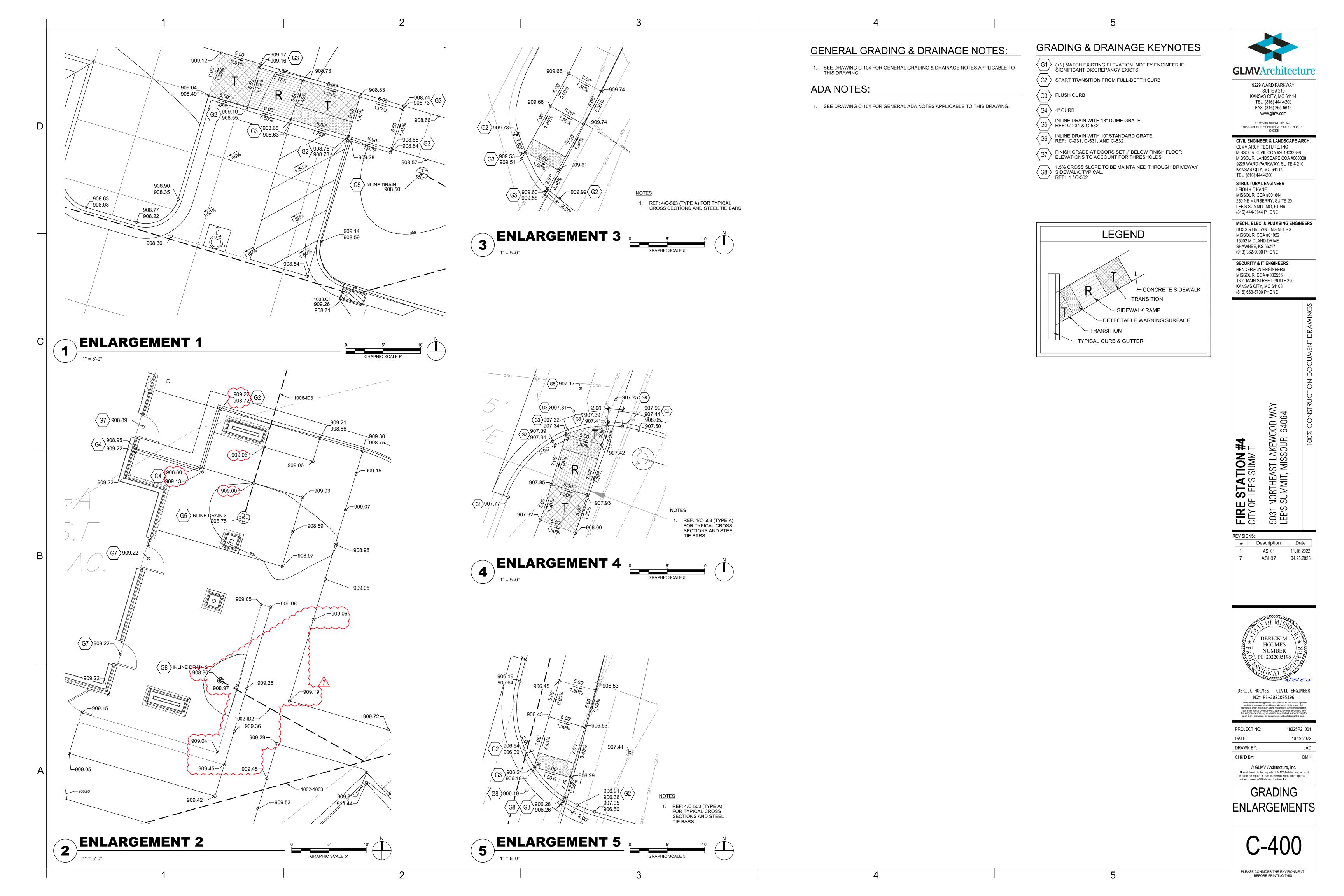
28.61 LF OF 12" HDPE @ 3.75%

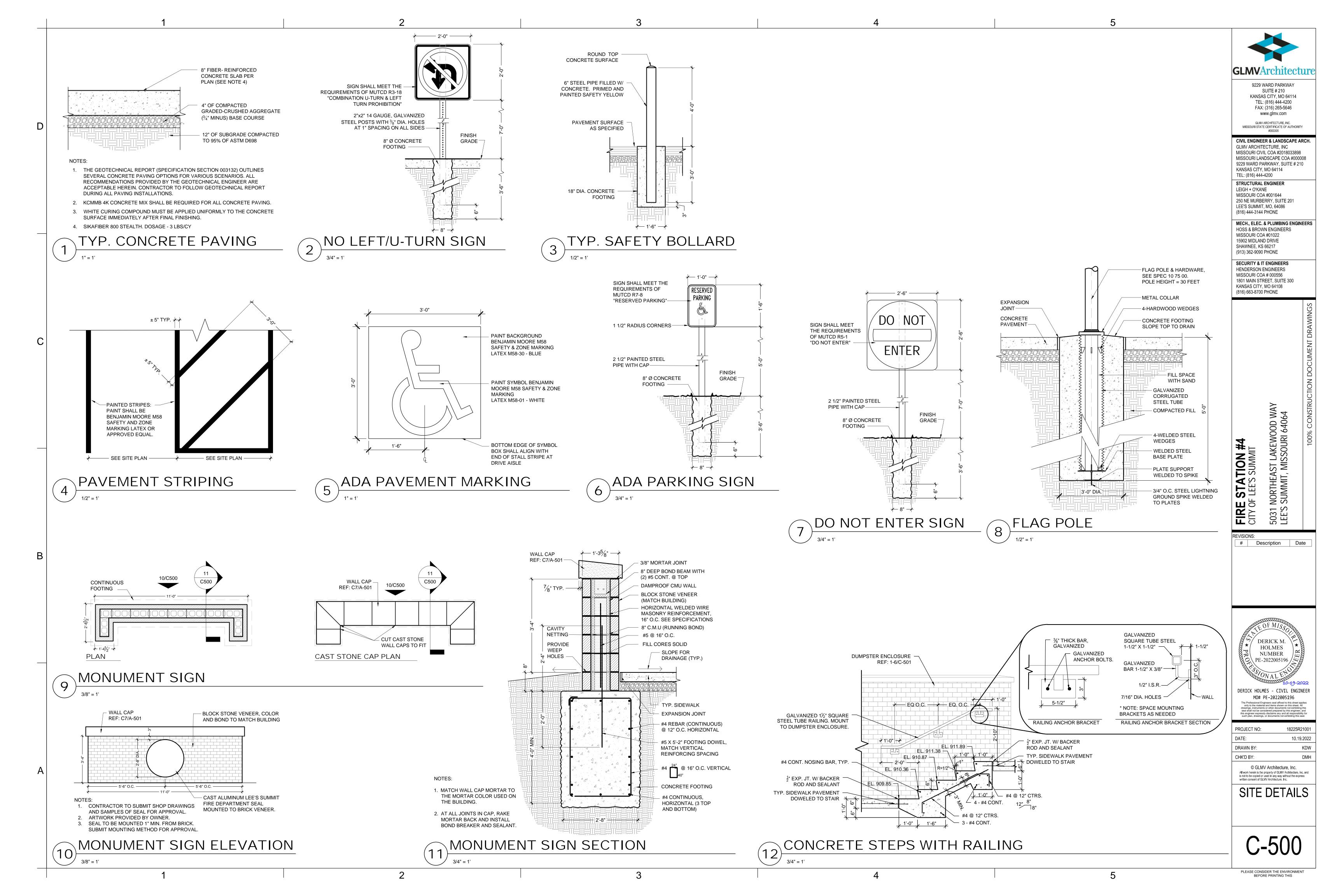
1005.AI - INLINE DRAIN 3 SCALE: HORIZONTAL 1"=40' SCALE: VERTICAL 1"=4'

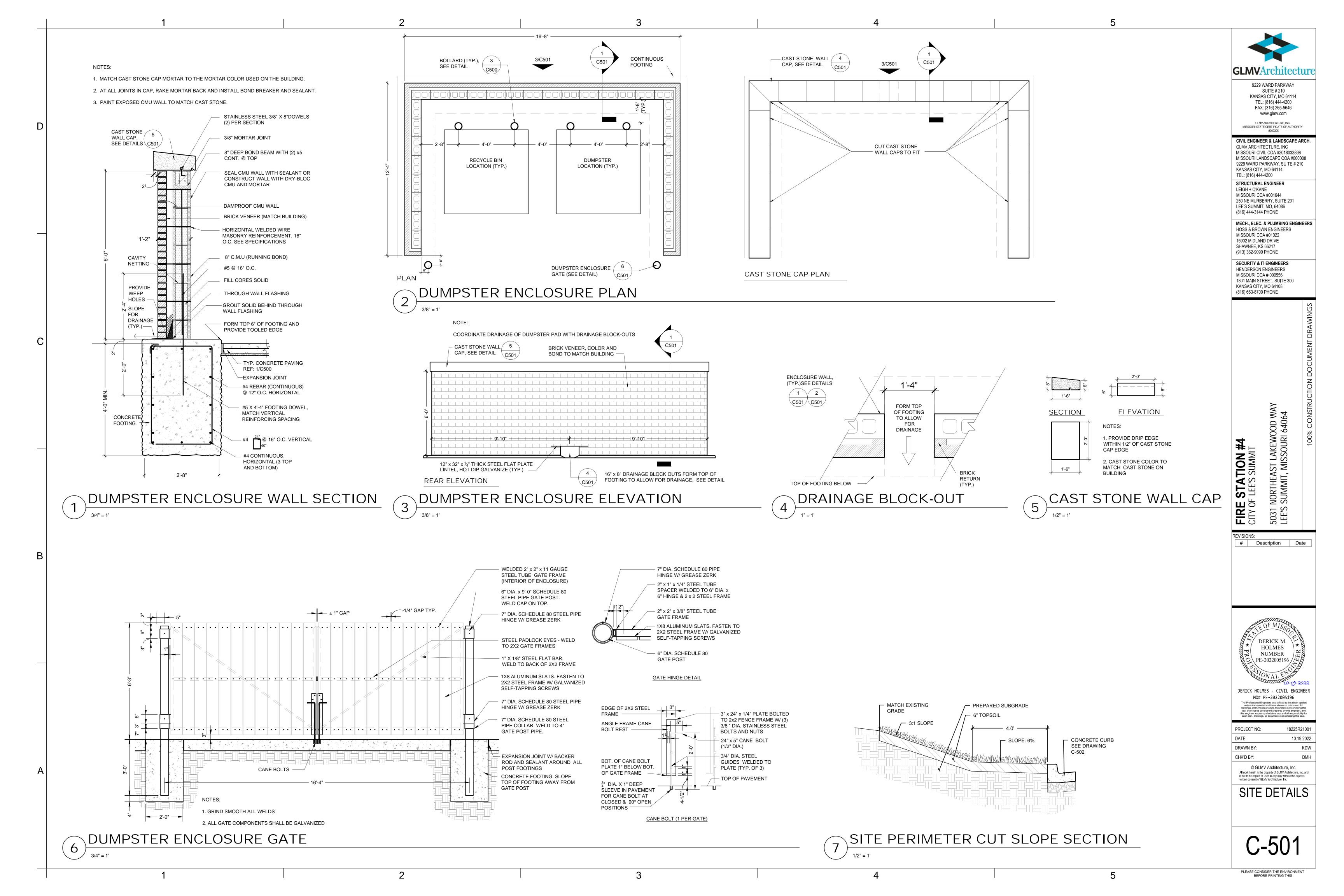
-0+40 -0+20 0+00 0+20 0+40 0+60 0+80 1+00 1+20 1+40

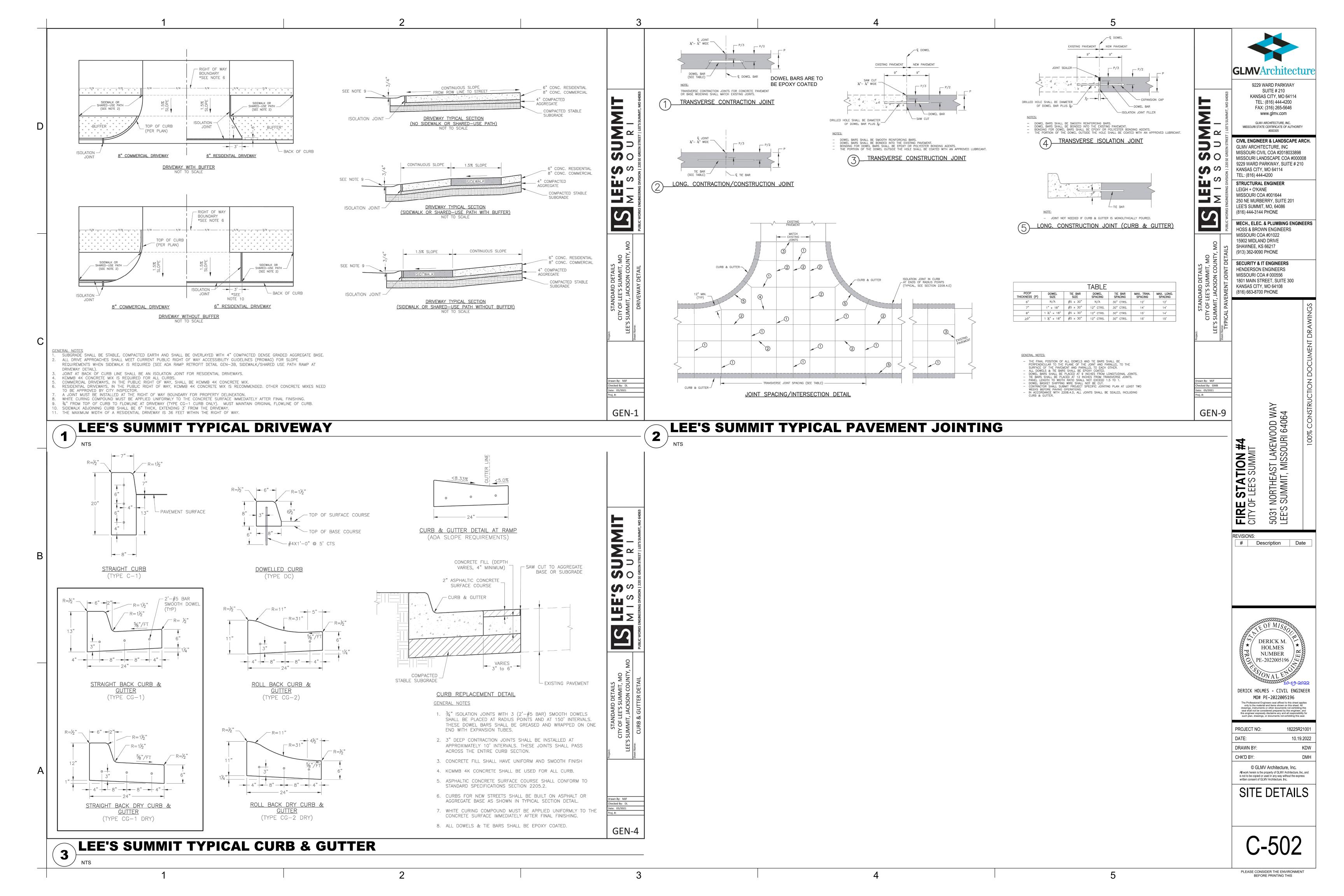
28.17 LF OF 12" HDPE @ 2.00%

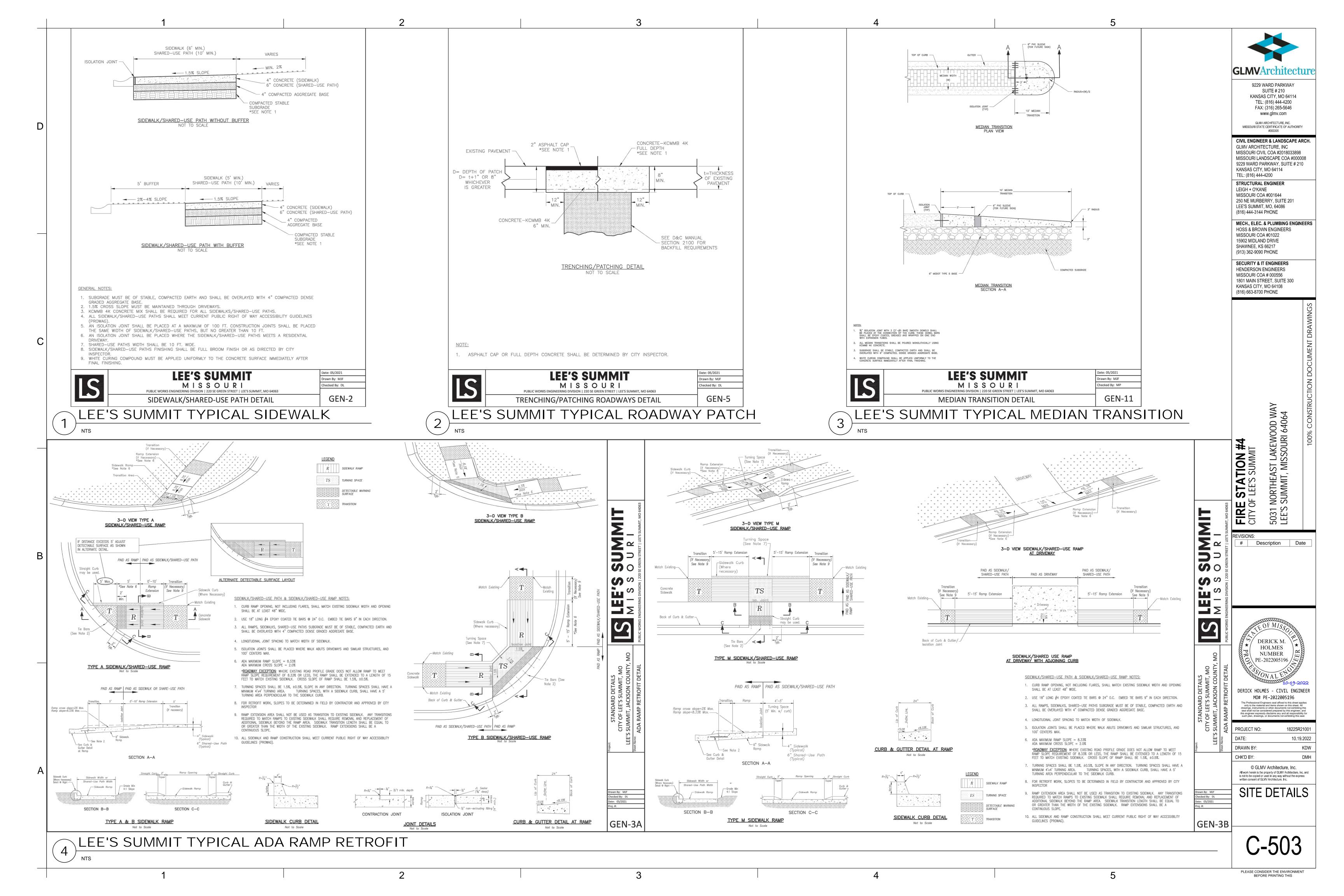
100-YR, 24-HR HGL (TYP)

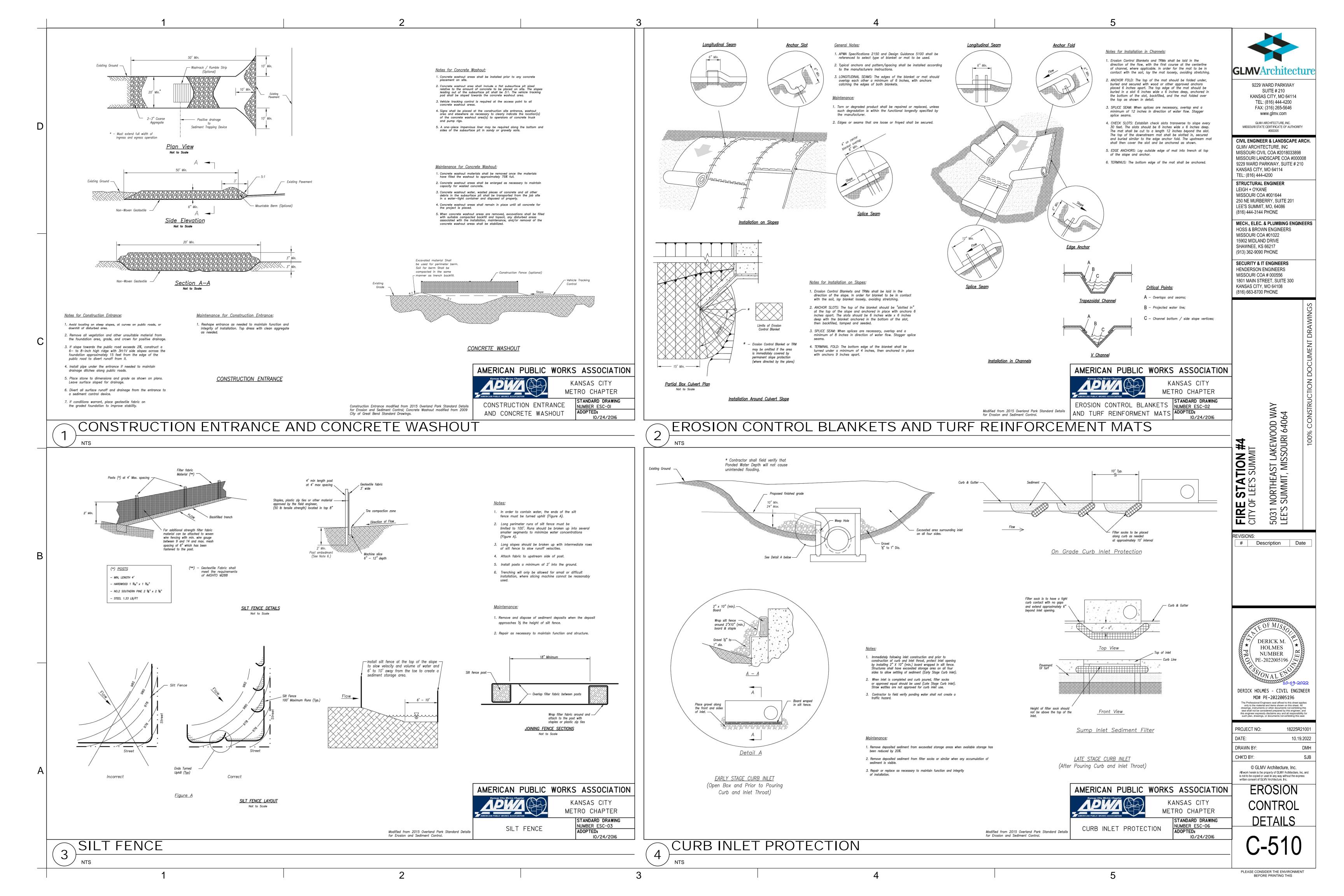


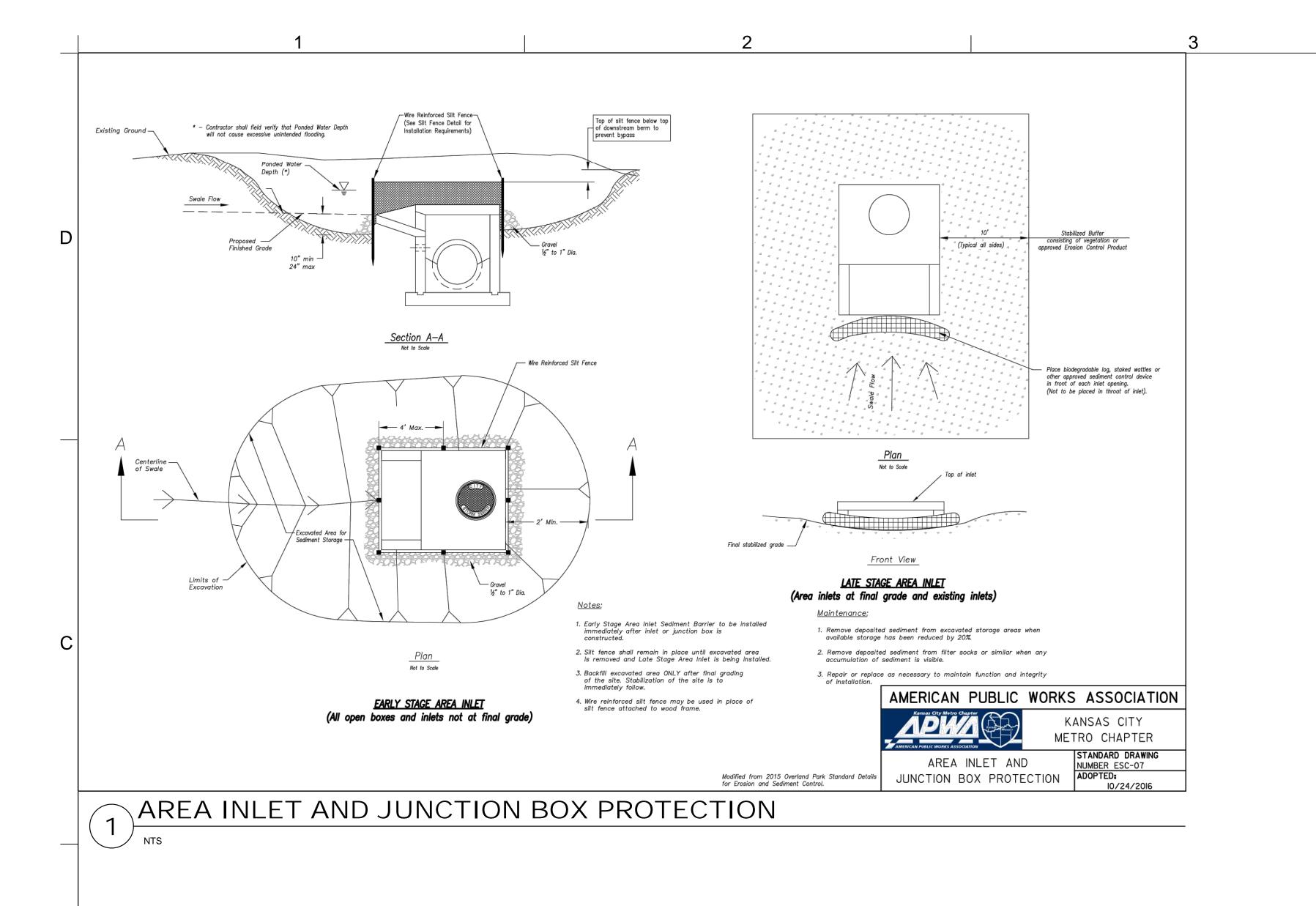












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HENDERSON ENGINEERS
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MENT DRAWINGS

રા 64064

FIRE STATION #4
CITY OF LEE'S SUMMIT
5031 NORTHEAST LAKEWO
LEE'S SUMMIT, MISSOURI

REVISIONS:
Description Date

DERICK M.

HOLMES

NUMBER

PE-2022005196

DERICK HOLMES - CIVIL ENGINEER

MO# PE-2022005196

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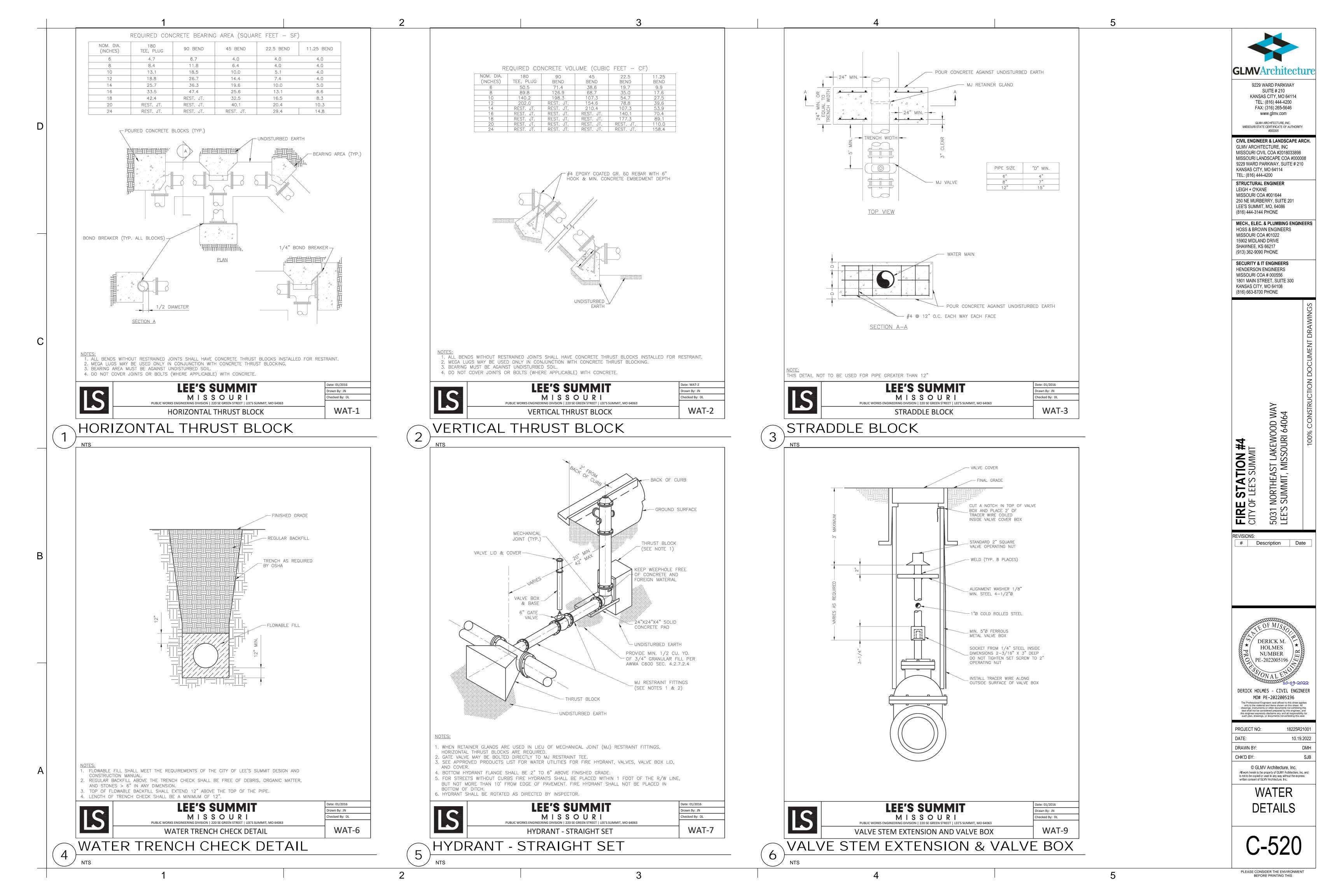
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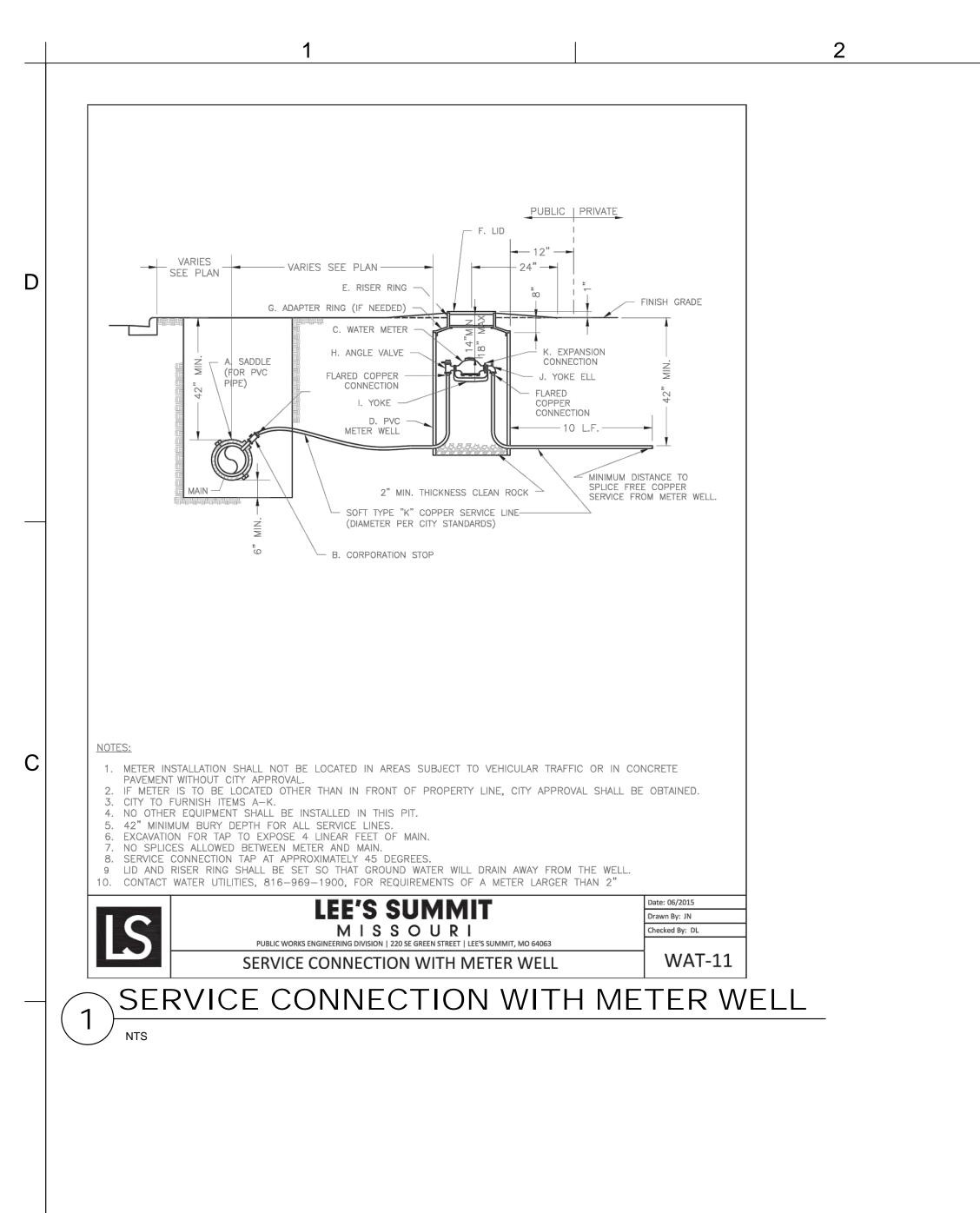
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ORAWINGS

KEWOOD WAY OURI 64064

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5031 NORTHEAST LAKEWC
LEE'S SUMMIT, MISSOURI

REVISIONS:
Description Date

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HOLMES
NUMBER
PE-2022005196

DERICK HOLMES - CIVIL ENGINEER
MO# PE-2022005196

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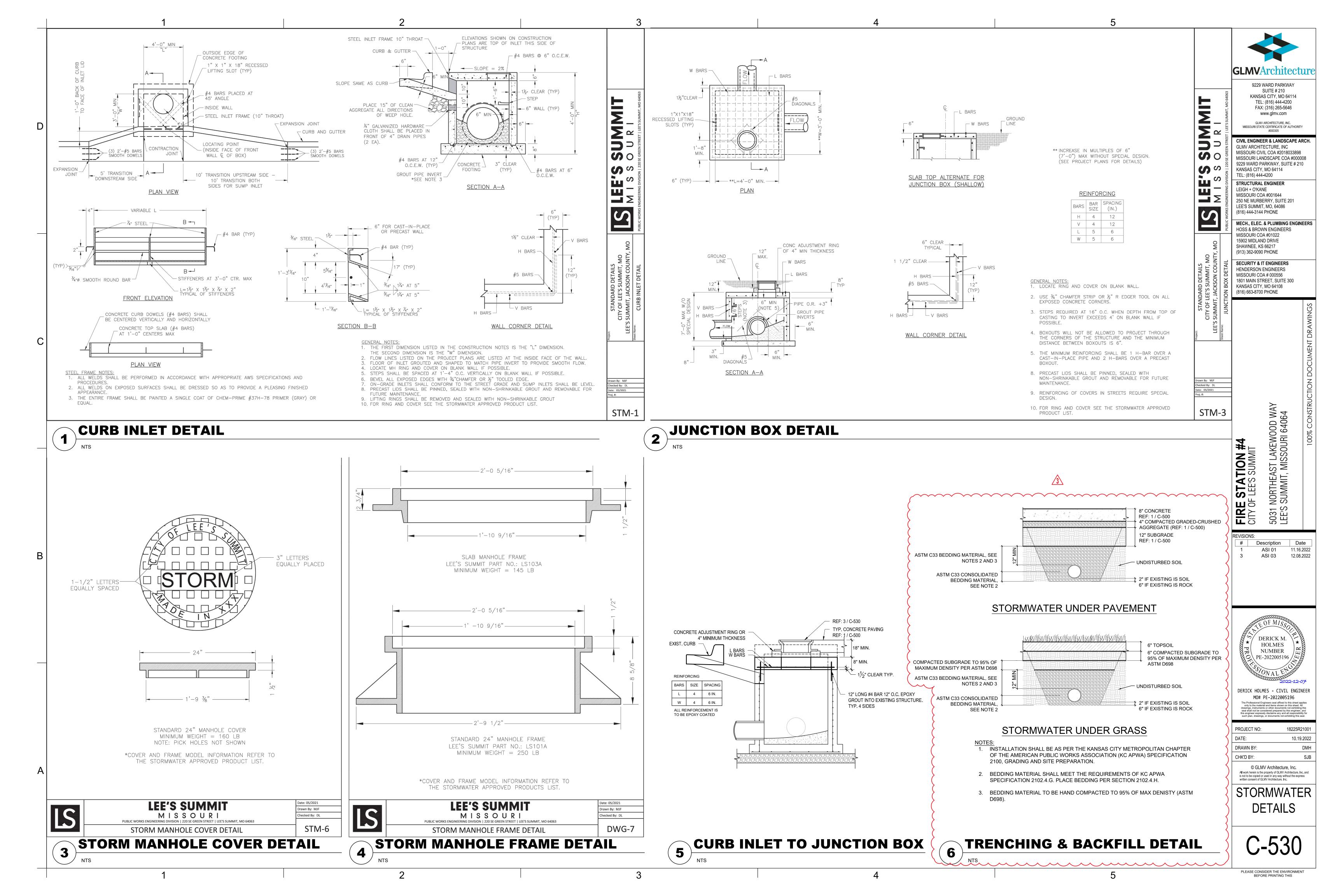
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WATER DETAILS

C-521

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3



Section 2721

Engineered Surface Drainage Products

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

MATERIALS

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

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

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

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH	DRAWN BY	CJA	MATERIAL					$\overline{}$	3130 VERONA AVE	
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DWG SIZE A SCALE 1:1 SHEET 1 OF 1 DWG NO. 7001-110-011 REV J

8 IN - 36 IN DRAIN BASIN SPECIFICATIONS

JUSTICE, 28 CFR PART 36.

1099CGSF APPROX. DRAIN AREA = 37.35 SQ IN APPROX. WEIGHT = 15.40 LBS DIMENSIONS ARE FOR REFERENCE ONLY 3130 VERONA AVE BUFORD, GA 30518 ACTUAL DIMENSIONS MAY VARY NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT DIMENSIONS ARE IN INCHES PHN (770) 932-2443 OR POSSESSION OF THIS PRINT DOES NOT CONFER. GRATE HAS LIGHT DUTY RATING ANSFER, OR LICENSE THE USE OF THE DESIGN OR FAX (770) 932-2490 QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05 TECHNICAL INFORMATION SHOWN HEREIN PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT PRODUCTION OF THIS PRINT OR ANY INFORMATION NTAINED HEREIN, OR MANUFACTURE OF ANY SIZE OF OPENING MEETS REQUIREMENTS OF AMERICAN DISABILITY ACT AS STATED IN FEDERAL REGISTER PART III, DEPARTMENT OF

10" STANDARD GRATE ASSEMBLY - TYPE B

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7001-110-540

DWG SIZE A SCALE 1:5 SHEET 1 OF 1 DWG NO.

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NYLOPLAST 24" DRAIN BASIN: 2824AG _ _X (1, 2) INTEGRATED DUCTILE IRON FRAME & GRATE TO MATCH BASIN O.D. 18" MIN WIDTH GUIDELINE 8" MIN THICKNESS GUIDELINE MINIMUM PIPE BURIAL DEPTH PER PIPE MANUFACTURER (3) VARIABLE INVERT HEIGHTS RECOMMENDATION AVAILABLE (ACCORDING TO TRAFFIC LOADS: CONCRETE SLAB DIMENSIONS ARE FOR (MIN. MANUFACTURING (5) ADAPTER ANGLES PLANS/TAKE OFF) GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE REQ. SAME AS MIN. SUMP) DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, VARIABLE 0° - 360° TRAFFIC LOADING, & OTHER APPLICABLE DESIGN FACTORS. SEE DRAWING NO. 7001-110-111 FOR NON TRAFFIC INSTALLATION. (3) VARIABLE SUMP DEPTH ACCORDING TO PLANS (6" MIN. BASED ON MANUFACTURING REQ.) (4) VARIOUS TYPES OF INLET & OUTLET ADAPTERS AVAILABLE: 4" - 24" FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL, ADS/HANCOR SINGLE WALL), N-12 HP, PVC SEWER (EX: SDR 35), PVC DWV (EX: SCH 40), PVC C900/C905, CORRUGATED & RIBBED PVC THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I. WATERTIGHT JOINT CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321. (CORRUGATED HDPE SHOWN) BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321. - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05. HIS PRINT DISCLOSES SUBJECT MATTER IN WHICH - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05. NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT BUFORD, GA 30518 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. POSSESSION OF THIS PRINT DOES NOT CONFER. PHN (770) 932-2443 RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. Nyloplast FAX (770) 932-2490 ANSFER, OR LICENSE THE USE OF THE DESIGN OR SEE DRAWING NO. 7001-110-065. TECHNICAL INFORMATION SHOWN HEREIN - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO DDUCTION OF THIS PRINT OR ANY INFORMATION ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP NTAINED HEREIN, OR MANUFACTURE OF ANY 24 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL

24" DRAIN BASIN QUICK SPEC INSTALLATION DETAIL

DWG SIZE A SCALE 1:40 SHEET 1 OF 1 DWG NO.

7001-110-192 REV E

PHN (770) 932-2443

18 IN STANDARD GRATE ASSEMBLY - TYPE C

RTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS

S FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN

- ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM

ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

APPROX, DRAIN AREA = 116.72 SQ IN APPROX. WEIGHT WITH FRAME = 68.50 LBS DIMENSIONS ARE FOR REFERENCE ONLY THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH ACTUAL DIMENSIONS MAY VARY BUFORD, GA 30518 NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT

18" STANDARD GRATE ASSEMBLY-TYPE C

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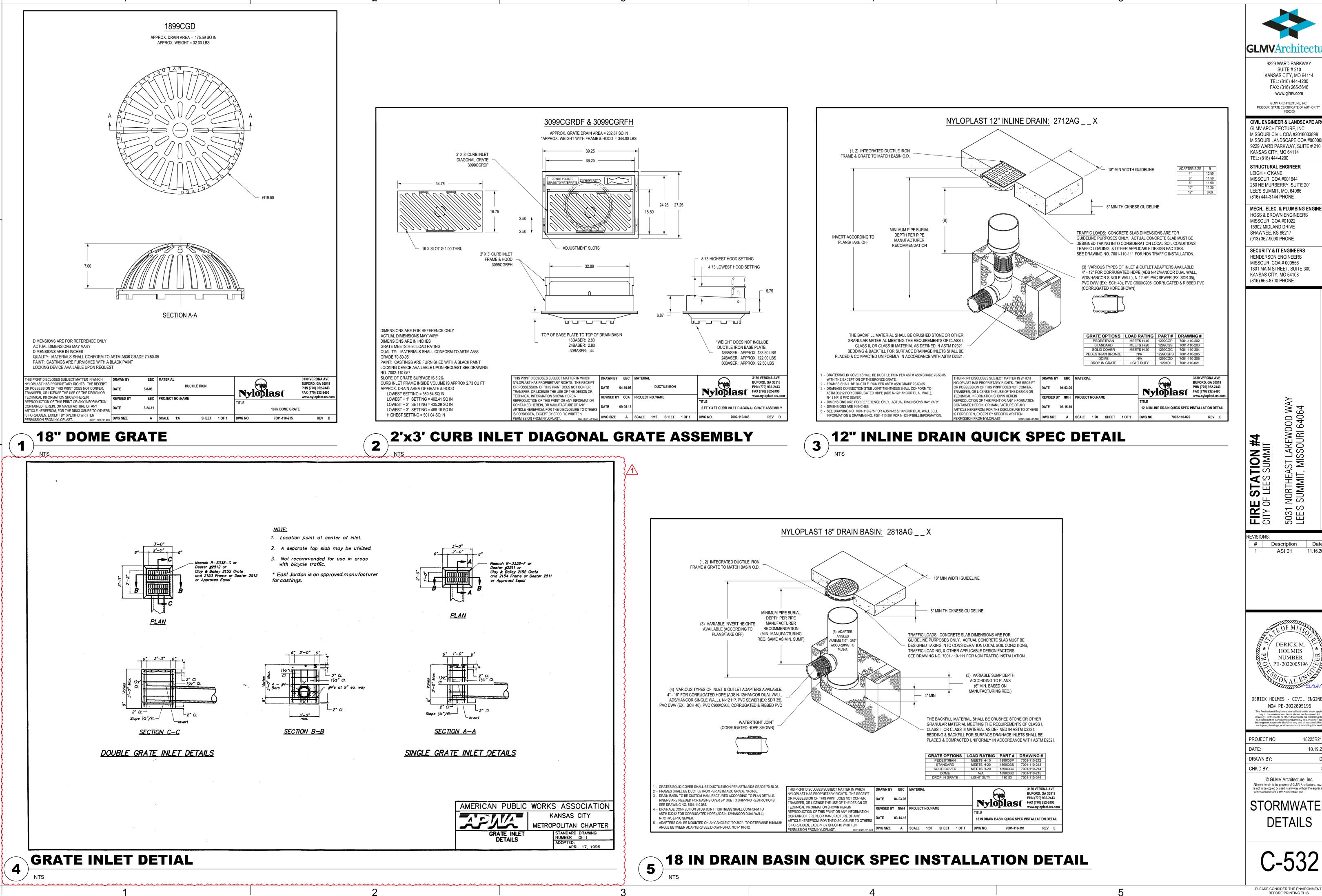
HOLMES NUMBER

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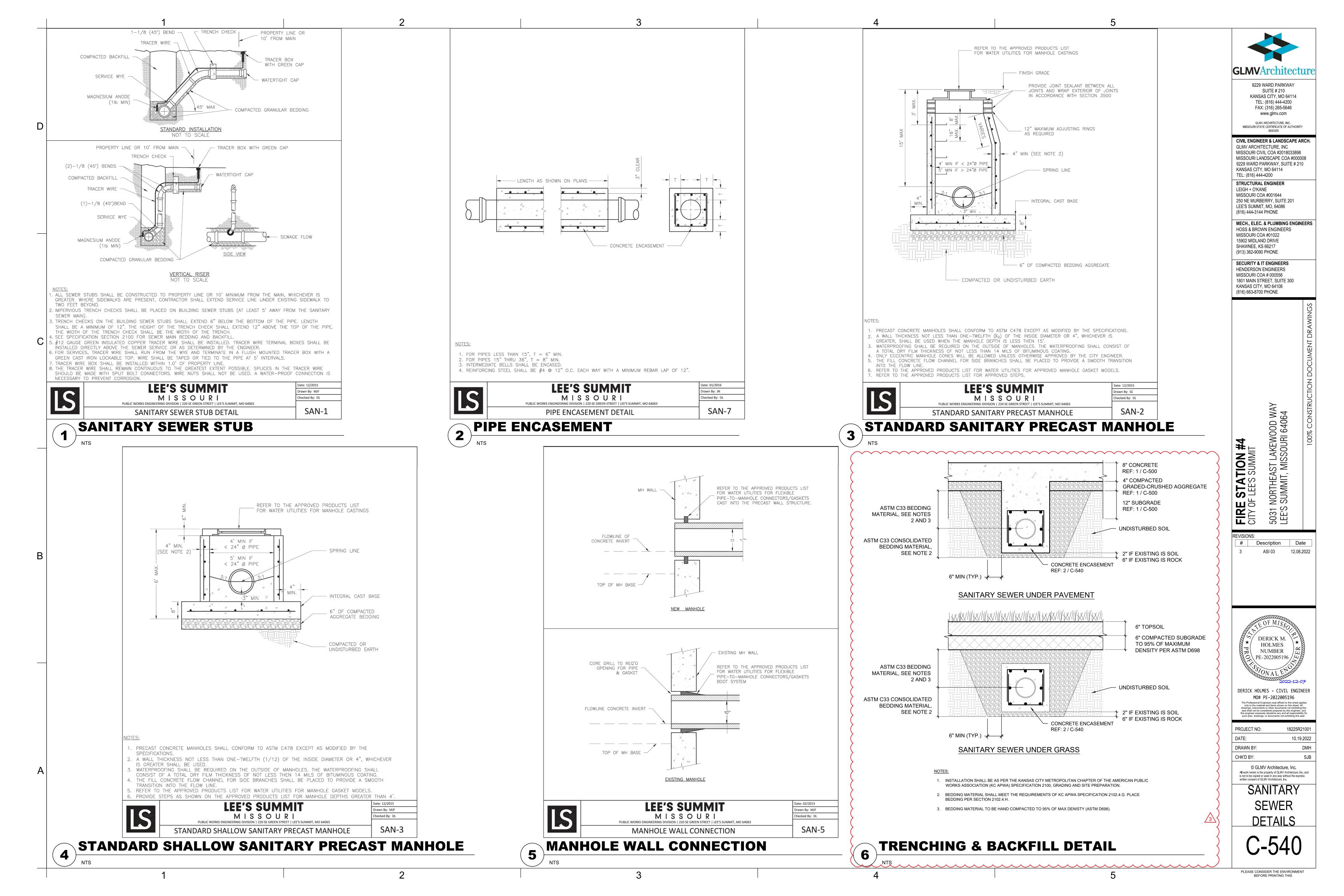
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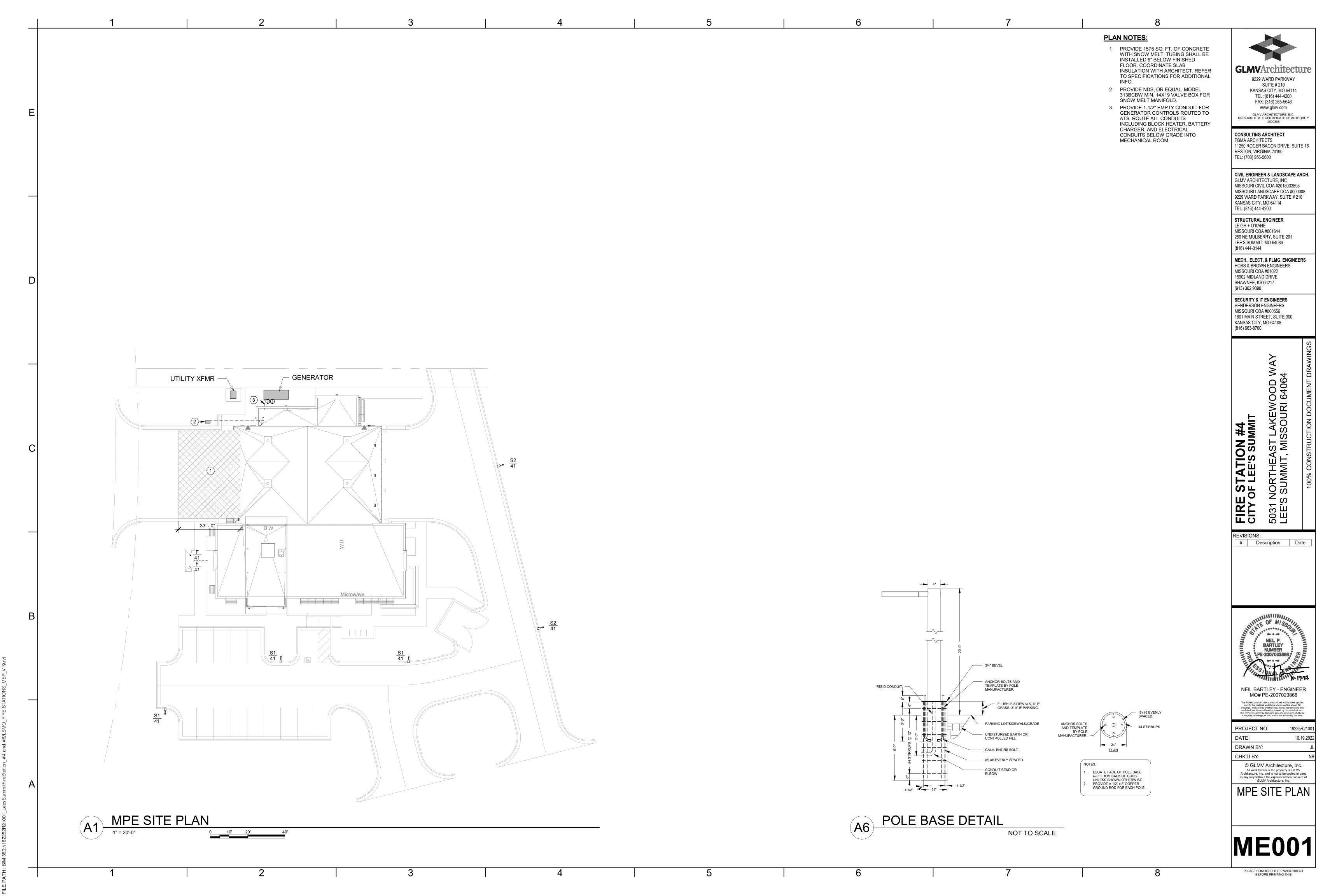
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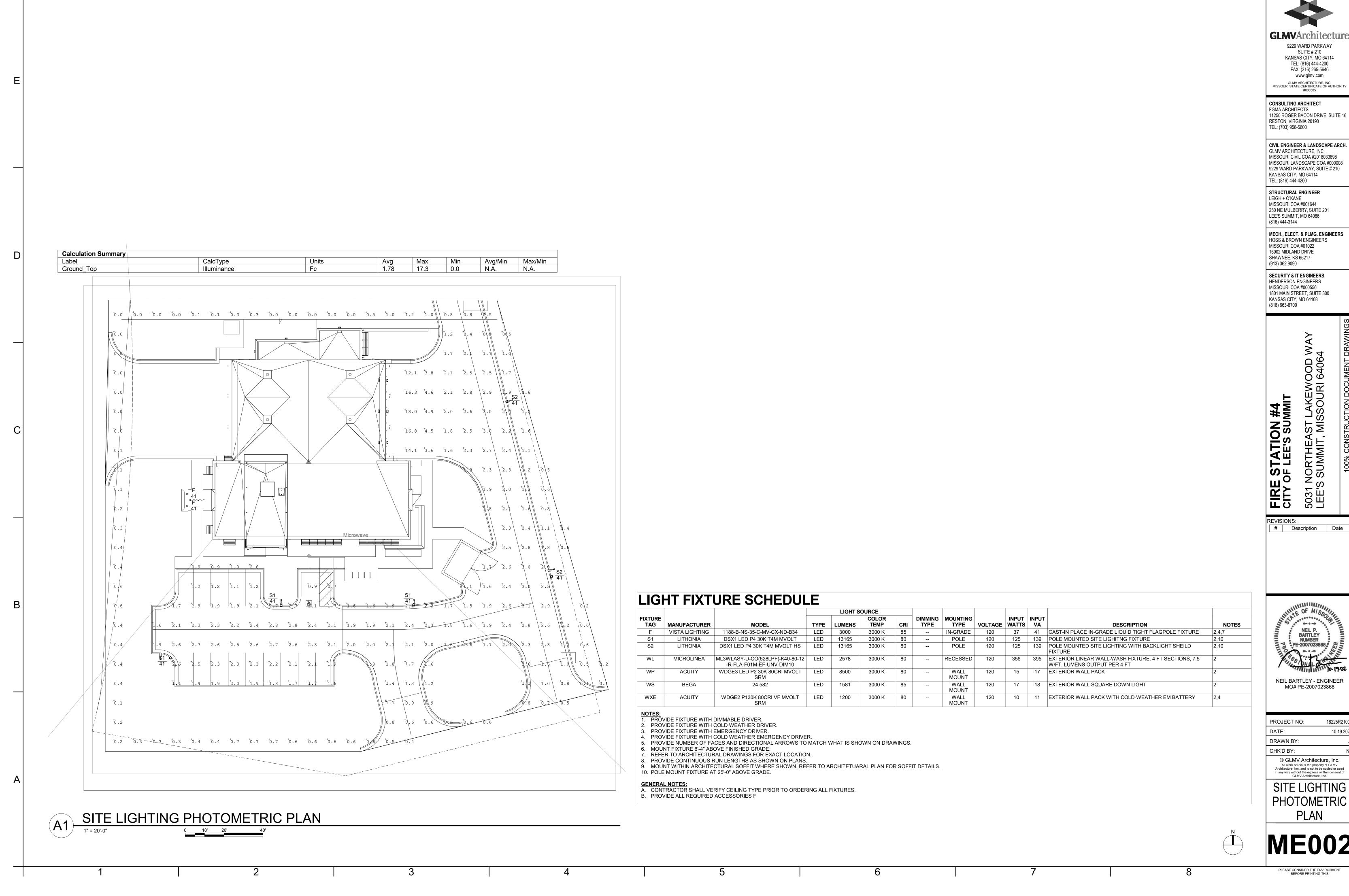
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	DATE:	10.19.2022
	DRAWN BY:	JL
	CHK'D BY:	NB
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TOP OF TREE PIT (VARIES)

POLYPROPYLENE TREE STRAP AT 2/3 TREE HEIGHT WITH NO. 12 GA. GALVANIZED WIRE. PROVIDE SUFFICIENT TENSION TO SUPPORT TREE BUT DO NOT GIRDLE TOP OF ROOTBALL AT 2" ABOVE FINISHED GRADE REMOVE TOP 1/3 OF BURLAP AND ROPE FROM BALL 3" DEPTH HARDWOOD MULCH. KEEP 4" AWAY FROM TRUNK. NOTE: ALL TREES, EXISTING AND PROPOSED, IN TURF AREAS SHALL HAVE 5' DIAM. MULCH RING. THIS DIMENSION EQUALS 1/2 THE DIAMETER OF THE ROOTBALL AT THE CENTERLINE OF ROOTBALL. 1/2 BALL DIA. PLACE TREE IN PLANTING POSITION, BACK FILL 1/3RD OR DEPTH, THEN REMOVE ALL TWINE AND BURLAP FROM TOP OF ROOTBALL. WIRE BASKET TO REMAIN IN PLACE, BEND TOP LOOPS DOWN. EXPOSE ROOT FLARE AT BASE OF TRUNK. PLANTING SOIL BACKFILL UNDISTURBED SUBGRADE **PREVAILING** WINDS

FINISHED GRADE /

FINISHED GRADE

EVERGREEN TREE PLANTING

NOTCH STAKE FOR WIRE.

(3) POLYPROPYLENE TREE STRAPS ABOVE LOWEST BRANCHES WITH NO. 12 GA.

1/2" PVC PIPE AROUND EA. WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE TYP.

- (3) 6' (FT.) HT. STEEL T-POST. STUBS

DETAIL FOR POSITIONING. DO NOT

TREE GUARD IN LAWN AREAS ONLY

REMOVE TOP 1/3 OF BURLAP AND ROPE

3" DEPTH HARDWOOD MULCH. KEEP 4" AWAY

AND PROPOSED, IN TURF AREAS SHALL HAVE

FROM TRUNK. NOTE: ALL TREES, EXISTING

PLACE TREE IN PLANTING POSITION, BACK FILL 1/3RD OR DEPTH, THEN REMOVE ALL

THIS DIMENSION EQUALS 1/2 THE

CENTERLINE OF ROOTBALL.

DIAMETER OF THE ROOTBALL AT THE

TWINE AND BURLAP FROM TOP OF

ROOT FLARE AT BASE OF TRUNK.

NOTE: REMOVE STAKING MATERIAL AFTER FIRST GROWING SEASON

PLANTING SOIL BACKFILL

UNDISTURBED SUBGRADE

ROOTBALL. WIRE BASKET TO REMAIN IN PLACE, BEND TOP LOOPS DOWN. EXPOSE

TOP OF ROOTBALL AT 2" ABOVE

FINISHED GRADE

5' DIAM. MULCH RING.

FROM BALL

PLASTIC CAP EA. T-POST TYP.

ALLOW STAKE TO PIERCE ROOTBALL.

MUST FACE AWAY FROM TREE SEE PLAN

GALVANIZED WIRE. PROVIDE SUFFICIENT TENSION TO SUPPORT TREE BUT DO NOT

GIRDLE TRUNK.

TREE PIT EQUALS 2X DIAM. OF ROOTBALL AT CENTERLINE OF ROOTBALL BOTTOM OF TREE PIT (VARIES) ROOTBALL VARIES 2 X 2 SOUND HARDWOOD STAKE TO BE $==\pm\pm=$ ANGLED APPROX. 30 DEGREES FROM VERTICAL AND DRIVEN 2'-0" MIN. INTO UNDISTURBED SOIL. PLACE STAKE ON WINDWARD SIDE OF TRUNK, I.E. IF PREVAILING WIND IS FROM THE N/NW, PLACE STAKE ON WEST SIDE OF TREE. POLYPROPYLENE TREE STRAP ABOVE LOWEST BRANCHES WITH NO. 12 GA. GALVANIZED WIRE TIE ASSEMBLY 5' DIAM. MULCH RING AROUND ALL TREES IN TURF AREAS INCLUDING **EXISTING TREES**

- HOURS ADVANCE NOTICE TO ALL COMPANIES/UTILITIES THAT HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE PERFORMED.
- 2. CONTRACTOR SHALL VERIFY ALL PLANT COUNTS, QUANTITIES AND AREAS AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT PRIOR TO
- 3. SEE PLANT SCHEDULE FOR PLANT LEGEND AND QUANTITIES.

ORDERING OR INSTALLING MATERIALS SPECIFIED.

- 4. SYMBOLS INDICATED ON THE PLAN TAKE PRIORITY OVER WRITTEN QUANTITIES AND LABELS.
- 5. PLANTS CALLED OUT IN PLAN ARE CONSIDERED IN CLUSTERS EVEN IF NOT ATTACHED BY CONNECTING LINES. CALLOUTS HAVE TOTAL COUNTS NEEDED.
- 6. CONTRACTOR SHALL MAINTAIN THE LANDSCAPE UNTIL SUBSTANTIAL COMPLETION. MAINTENANCE WORK SHALL CONSIST OF APPLYING WATER, WEEDING, AND FERTILIZING.
- 7. CONTRACTOR SHALL BE RESPONSIBLE FOR DISEASE AND PEST CONTROL DURING THE MAINTENANCE PERIOD.
- 8. CONTRACTOR TO VERIFY, WITH SOIL ANALYSIS, THE SOIL AMENDMENT NEEDED AND CONTACT THE LANDSCAPE ARCHITECT IF THERE ARE ANY INADEQUATE AMENITIES.
- 9. 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.
- 10. CONTRACTOR TO PROVIDE A 1-YEAR WARRANTY ON ALL INSTALLED PLANTINGS FROM POINT OF SUBSTANTIAL COMPLETION.

PLANT SCHEDULE

CODE

NW

TS

CODE

Ck

EVERGREEN

SHRUBS

BOTANICAL NAME

Malus x 'Adirondack'

BOTANICAL NAME

BOTANICAL NAME

Hosta x 'First Frost'

Rosa x `Knockout` TM

BOTANICAL NAME

Festuca glauca `Elijah Blue`

Sporobolus heterolepis

BOTANICAL NAME

BOTANICAL NAME

Festuca arundinacea

Juniperus chinensis 'Gold Lace'

Juniperus horizontalis 'Andorra'

90% Fescue, 10% Bluegrass Mix

Cornus sericea 'Artic Fire'

Euonymus alatus 'Compactus'

Hemerocallis x 'Stella de Oro'

Itea virginica `Little Henry` TM

Perovskia atriplicifolia `Little Spire` TM

Calamagrostis x acutiflora `Karl Foerster

Schizachyrium scoparium 'Prairie Munchkin'

Nyssa sylvatica 'Wildfire

Zelkova serrata 'Musashino

Picea pungens 'Baby Blue'

Thuja occidentalis 'Smaragd'

- 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.
- 2. PLANT MATERIAL SHALL BE PLANTED AND MAINTAINED TO ASNS SPECIFICATIONS.
- 3. CONTRACTOR SHALL VERIFY ALL LANDSCAPE MATERIAL QUANTITIES AND SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
- 4. NO SUBSTITUTIONS FOR VARIETY OR CULTIVAR SHALL BE ACCEPTED WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT.
- 5. 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.
- 6. ALL PLANTING BEDS ABUTTING LAWN AREAS SHALL HAVE A CULTIVATED EDGE (SEE

DETAIL, THIS SHEET).

COMMON NAME

Black Gum

COMMON NAME

COMMON NAME

Artic Fire Dogwood

Compact Burning Bush

Stella de Oro Daylily

First Frost Hosta

Virginia Sweetspire

COMMON NAME

Feather Reed Grass

Elijah Blue Fescue

Prairie Dropseed

COMMON NAME

Gold Lace Juniper

Andorra Juniper

COMMON NAME

Tall Fescue

Prairie Munchkin Little Bluestem

Little Spire Russian Sage

Adirondack Crabapple

Musashino Sawleaf Zelkova

Baby Blue Colorado Spruce

Emerald Green Arborvitae

- 7. ALL PLANTINGS SHALL BE THOROUGHLY WATERED IN WITH A GARDEN HOSE, TWICE, THE SAME DAY AS INSTALLATION TO ELIMINATE AIR POCKETS IN THE BACKFILL.
- 8. NO PLANTINGS SHALL BE PLACED CLOSER THAN 3' FROM THE BACK OF THE CURB TO ALLOW FOR VEHICLE BUMPER OVERHANG.
- 9. 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.
- 10. ALL PLANTING BEDS WILL HAVE 3-INCHES OF SHREDDED BROWN HARDWOOD MULCH UNLESS OTHERWISE SPECIFIED.

CONT SIZE

B & B 3"

B & B 3"

B&B 3"

CONT SIZE

B & B 8` Ht

B & B 8` Ht

<u>SPACING</u>

Pot

<u>SPACING</u>

Pot

<u>SIZE</u>

sod

<u>SPACING</u>

Quart

<u>SPACING</u>

48" o.c.

18" o.c.

30" o.c.

48" o.c.

<u>SPACING</u>

18" o.c.

<u>SPACING</u>

GLMVArchitecture

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GLMV ARCHITECTURE, INC. MISSOURI STATE CERTIFICATE OF AUTHORITY

CIVIL ENGINEER & LANDSCAPE ARCH. GLMV ARCHITECTURE, INC MISSOURI CIVIL COA #2018033898 MISSOURI LANDSCAPE COA #000008 9229 WARD PARKWAY, SUITE # 210 KANSAS CITY, MO 64114

TEL: (816) 444-4200 STRUCTURAL ENGINEER LEIGH + O'KANE MISSOURI COA #001644

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(816) 444-3144 PHONE MECH., ELEC. & PLUMBING ENGINEERS

HOSS & BROWN ENGINEERS MISSOURI COA #01022 15902 MIDLAND DRIVE SHAWNEE, KS 66217 (913) 362-9090 PHONE

SECURITY & IT ENGINEERS HENDERSON ENGINEERS MISSOURI COA # 000556 1801 MAIN STREET, SUITE 300

KANSAS CITY, MO 64108 (816) 663-8700 PHONE

STATIC LEE'S SU - \sim

FIRE CITY OF |REVISIONS: # Description Date ASI 01 11.16.2022

ASI 07

04.25.2023



KYLE WARD - LANDSCAPE ARCHITEC MO# PLA-2016002020

PROJECT NO: 18225R21001 DATE: 10.19.2022 DRAWN BY: KDW CHK'D BY: CDW

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LANDSCAPE **SCHEDULE**

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS

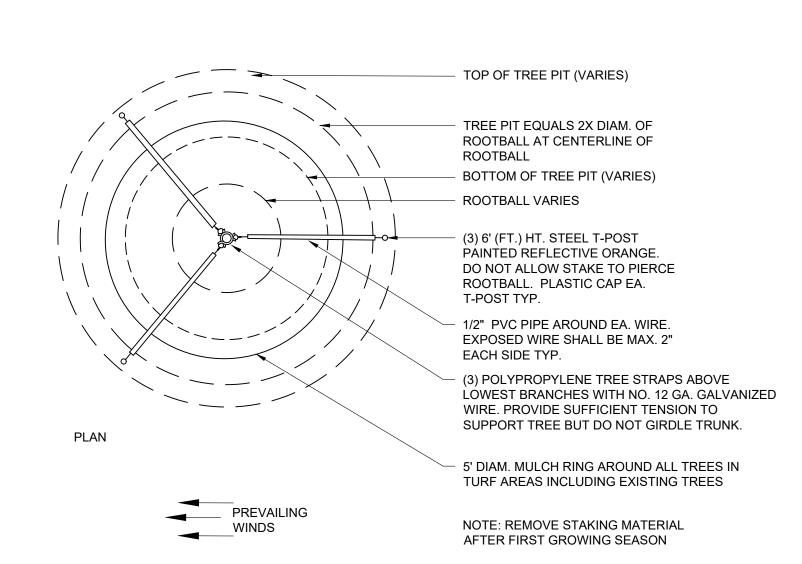
LANDSCAPE SCHEDULE

17,165 sf

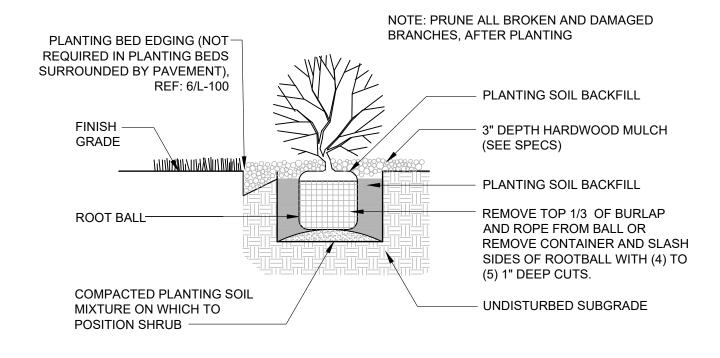
EVERGREEN TREE STAKING

PREVAILING

WINDS



DECIDUOUS TREE STAKING

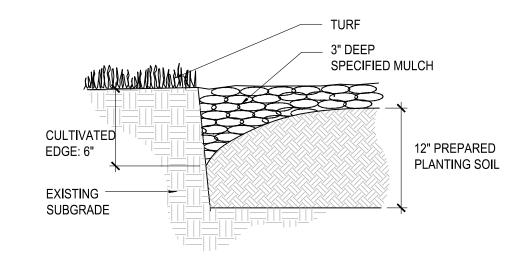


SHRUB PLANTING

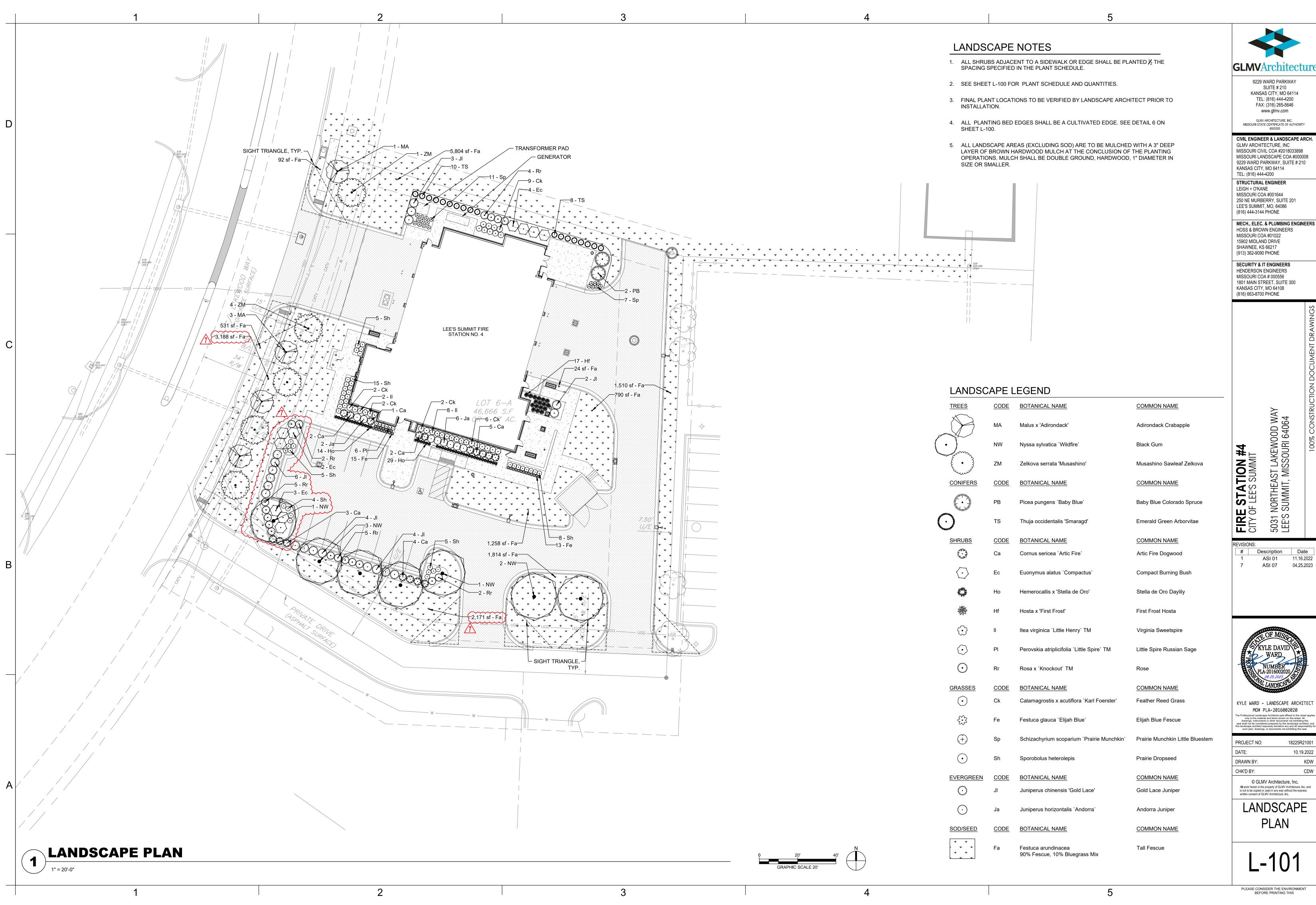
SECTION

PREVAILING WINDS

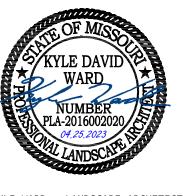
DECIDUOUS TREE PLANTING



CULTIVATED EDGE



11.16.2022 04.25.2023



10.19.2022 KDW CDW