

LEE'S SUMMIT FIRE STATION NO. 4

5031 NORTHEAST LAKEWOOD WAY

LEE'S SUMMIT, MISSOURI 64064

FINAL DEVELOPMENT PLAN

PL2022359
PRCOM20225294

CONSULTANT:



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

PARCEL INFORMATION:

ACREAGE: 1.17

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

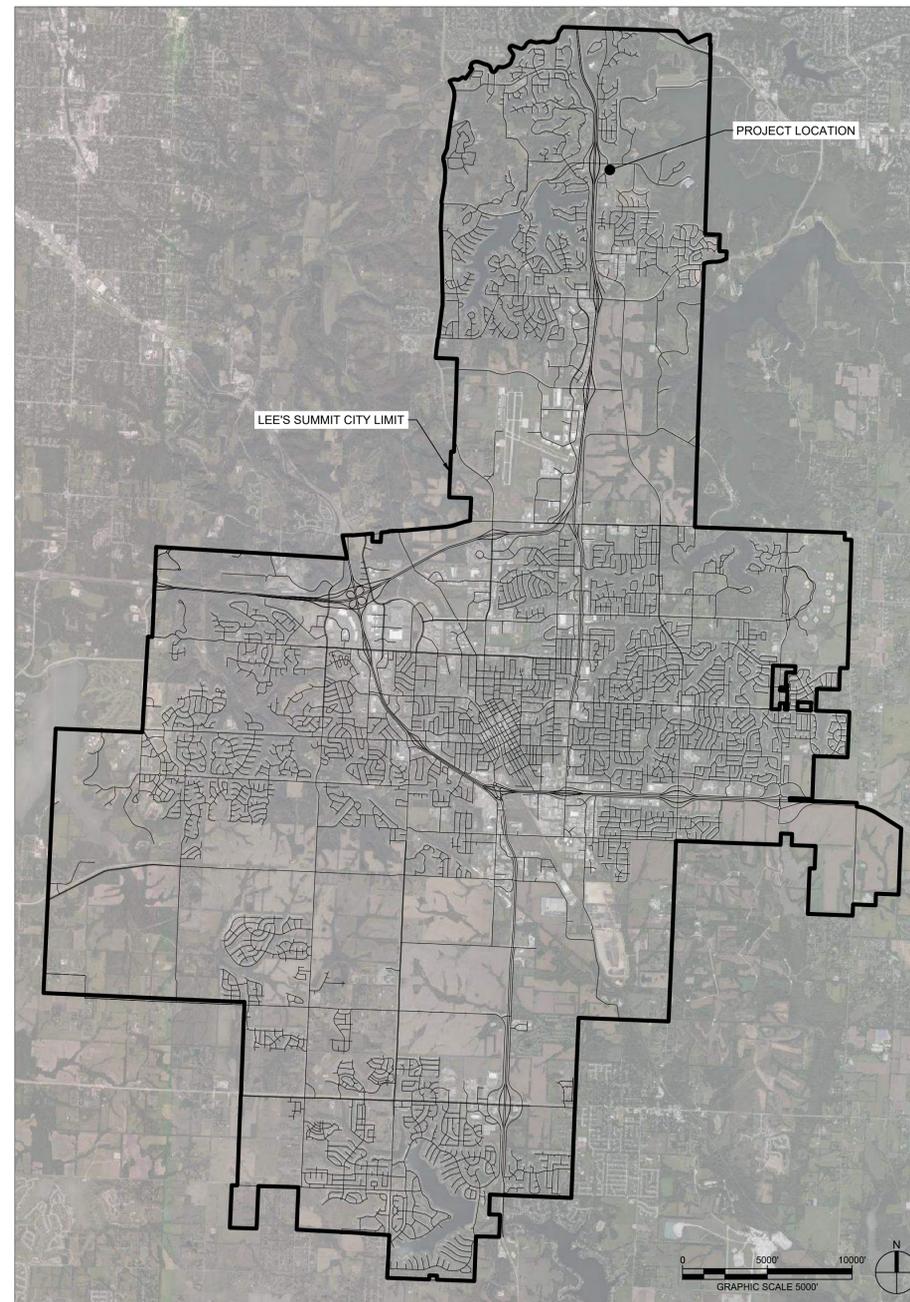
FEMA FLOODPLAIN: THE SUBJECT PROPERTY IS LOCATED IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) 29095C0313G, EFFECTIVE JANUARY 20, 2017.

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 [HTTP://DATA-MSDIS.OPENDATA.ARCGIS.COM/DATASETS](http://data-msdis.opendata.arcgis.com/datasets)

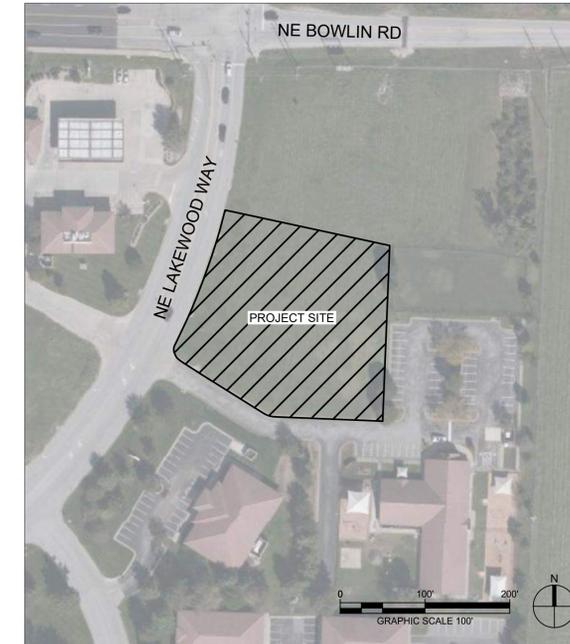
ZONING: CP-2, PLANNED COMMUNITY COMMERCIAL

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

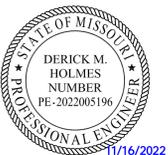


SITE LOCATION MAP



INDEX OF DRAWINGS

SHEET NO.	SHEET NAME
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GS001	ALTA/NSPS LAND TITLE SURVEY
A-101	FIRST FLOOR PLAN
A-102	SECOND FLOOR PLAN
A-201	BUILDING ELEVATIONS
A-202	BUILDING ELEVATIONS
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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



REVISIONS:		
#	Description	Date
1	ASI 01	11.16.2022

ISSUED FOR PERMITTING

PROJECT NO: 18225R21001
DATE: 10.19.2022

COVER SHEET

C-001

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Development Services Department
Lee's Summit, Missouri
05052923

ARCH NOTES

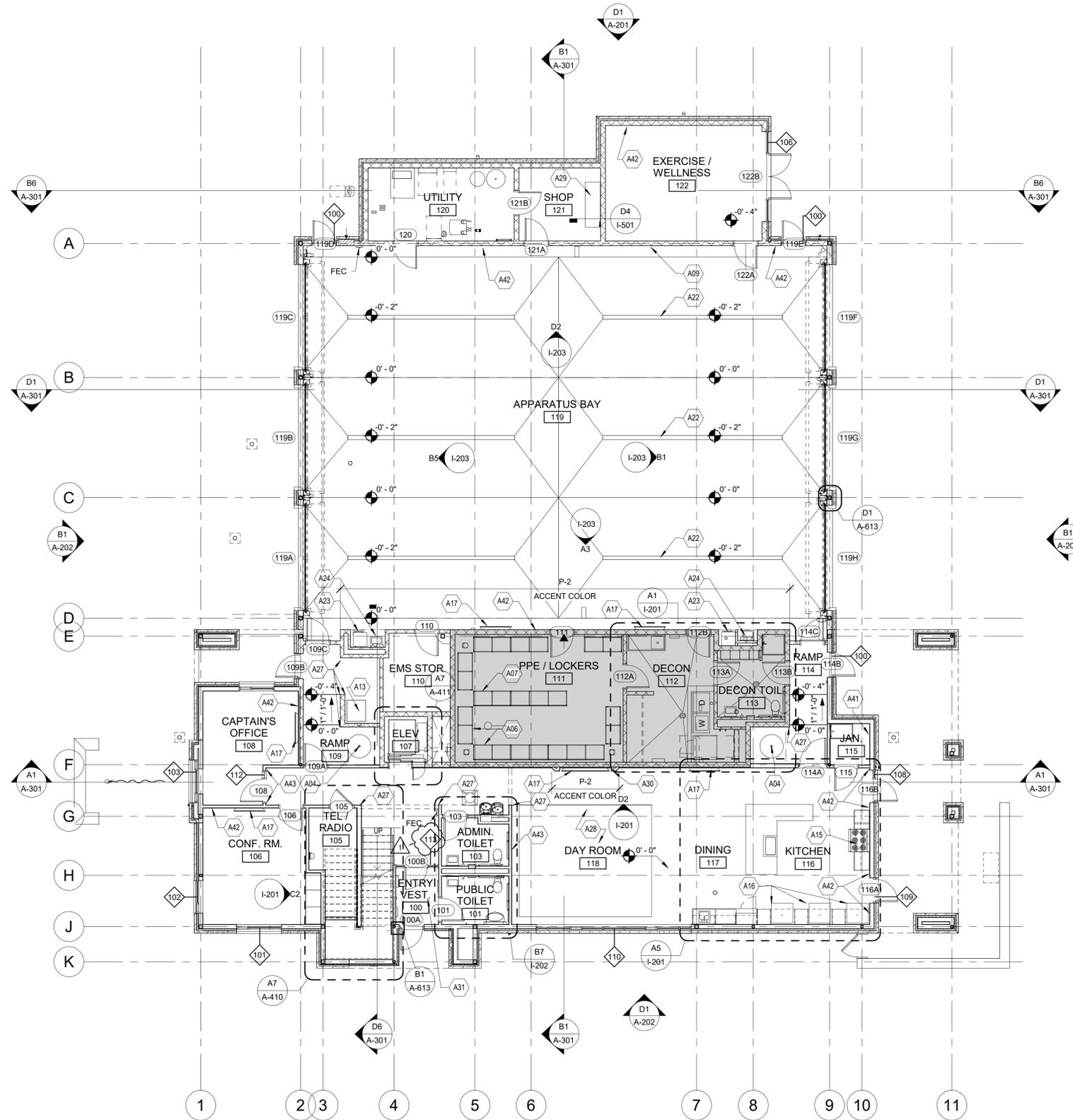
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- C. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ANY EXCESS TRASH AND OTHER MISCELLANEOUS MATERIALS FROM THE SITE DAILY.
- D. MAINTAIN EXIT PATHS FOR THE DURATION OF THE CONSTRUCTION.
- E. CONTRACTOR SHALL NOT REPRODUCE ANY PORTION 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 STEEL (U.N.O.).
- 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, ETC. PRIOR TO INSTALLATION OF FINISH MATERIAL.
- 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 30'-0" ON CENTER (U.N.O.).
- 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 IDENTIFICATION).
- 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, OFCI
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/ EYEWASH ATTACHMENT, 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
A43	P-3 - ACCENT COLOR

FLOOR PLAN NOTES

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



A3 FIRST FLOOR PLAN
1/8" = 1'-0"
0 4 8 16'

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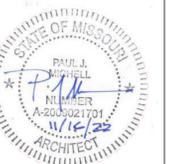
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FIRE STATION #4
CITY OF LEE'S SUMMIT
5031 NORTHEAST LAKEWOOD WAY
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ISSUED FOR CONSTRUCTION

REVISIONS:

#	Description	Date
1	ASB 01	11/16/2022



PAUL J. MICHELL - ARCHITECT
MO# A-2009021701

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DATE:	11.16.2022
DRAWN BY:	JSP
CHK'D BY:	GLW

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FIRST FLOOR PLAN

A-101

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05/05/2023

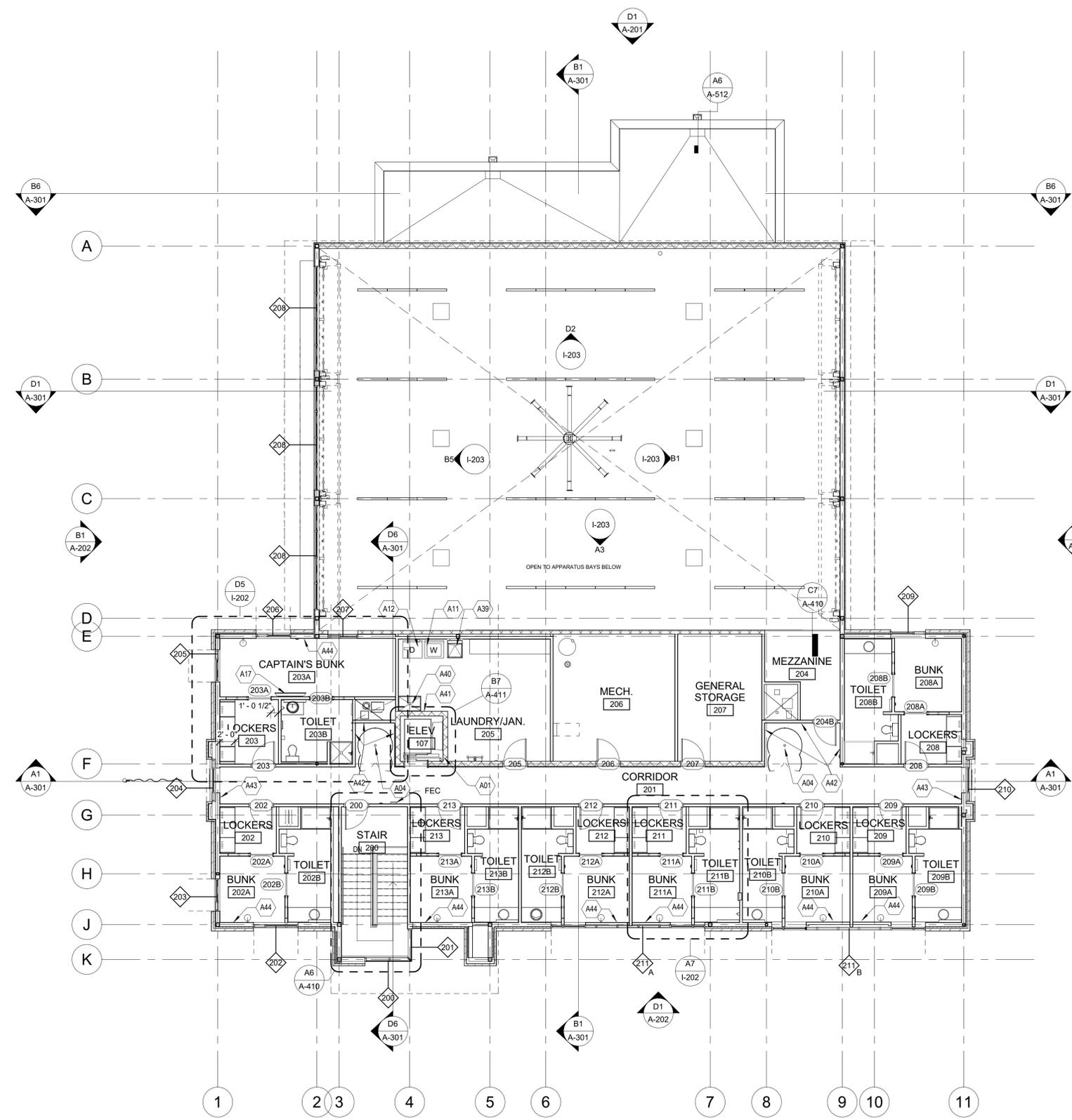
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ARCH NOTES

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A40	MOP SINK
A41	MOP AND BROOM RACK
A42	P-2 - ACCENT COLOR
A43	P-3 - ACCENT COLOR
A44	P-4 - ACCENT COLOR



A3 SECOND FLOOR PLAN
1/8" = 1'-0"

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

ISSUED FOR CONSTRUCTION

REVISIONS:

#	Description	Date



PAUL J. MICHELL - ARCHITECT
MO# A-2009021701

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DATE: 11.16.2022
DRAWN BY: JSP
CHK'D BY: GLW

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SECOND FLOOR PLAN

A-102

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BUILDING ELEVATION...

KEY	DESCRIPTION
1	CAST STONE MASONRY SILL
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
9	ANCHORED STONE MASONRY VENEER (TYPE 2)
10	4" MASONRY VENEER (SOLDIER)
12	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)
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 CREST
27	1/2" METAL PANEL REVEAL

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REVISIONS:

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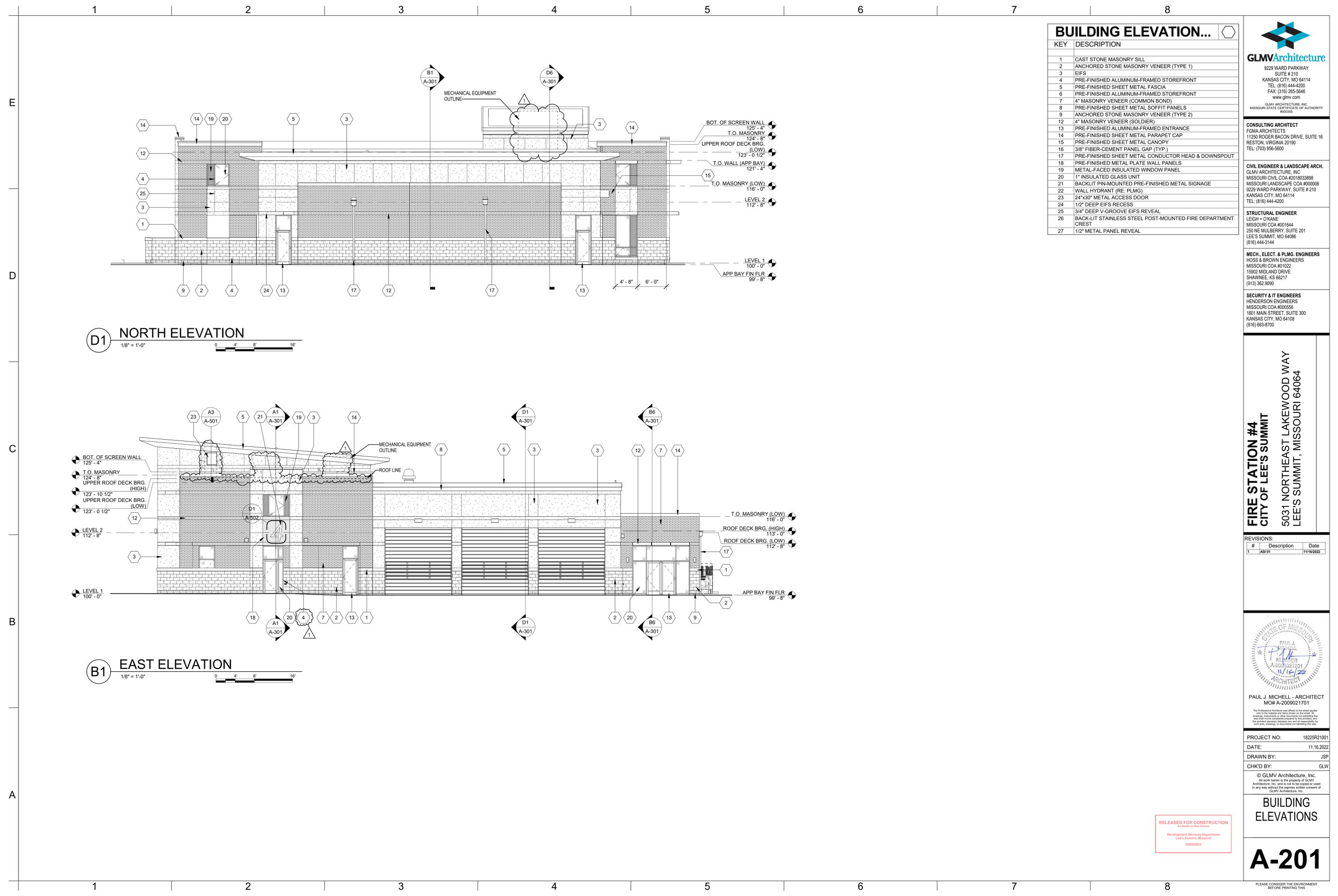
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BUILDING ELEVATIONS

A-201

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D1 NORTH ELEVATION
 1/8" = 1'-0"
 0 4' 8' 16'

B1 EAST ELEVATION
 1/8" = 1'-0"
 0 4' 8' 16'

RELEASED FOR CONSTRUCTION
 As Noted on Plan Review
 Development Services Department
 Lee's Summit, Missouri
 05/05/2023

FILE PATH: BIM 360://18222SR21001_LeeSummitFireStation_#4 and #5/LSMO_FIRE STATIONS.rvt

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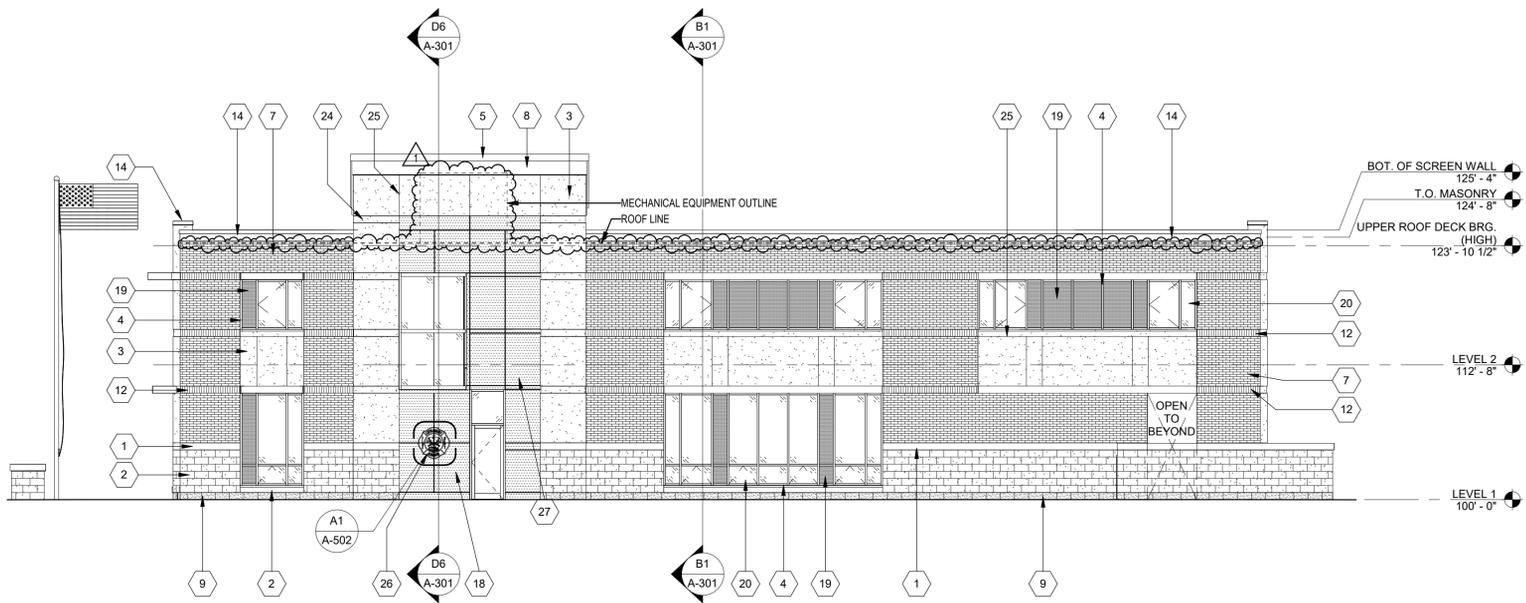
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BUILDING ELEVATIONS

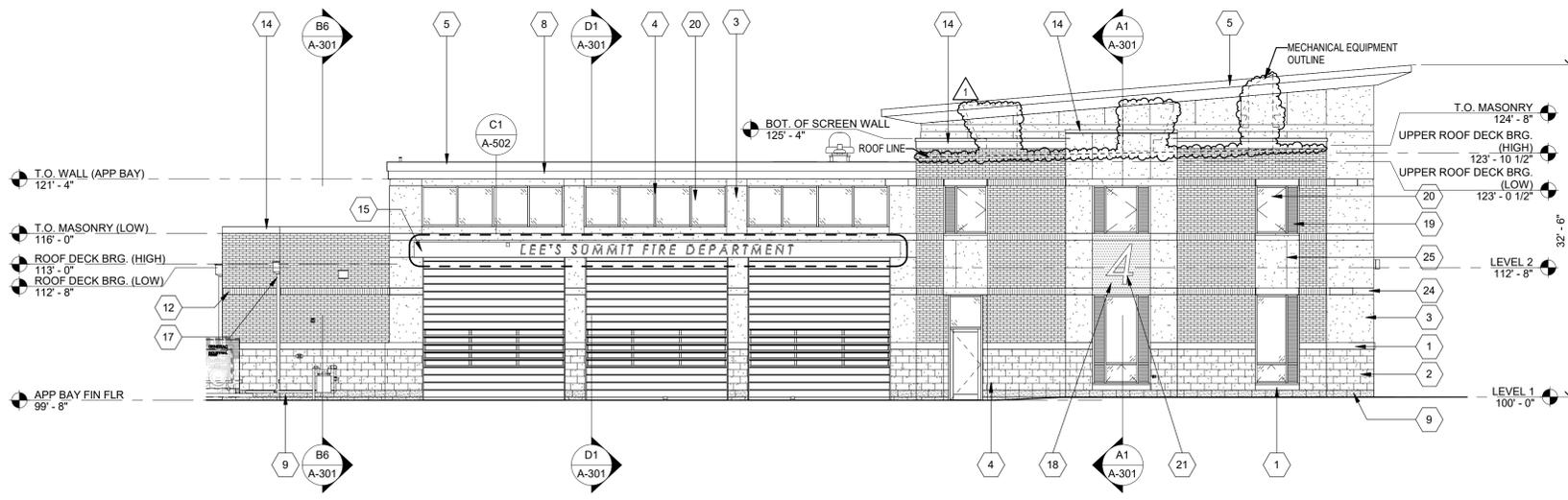
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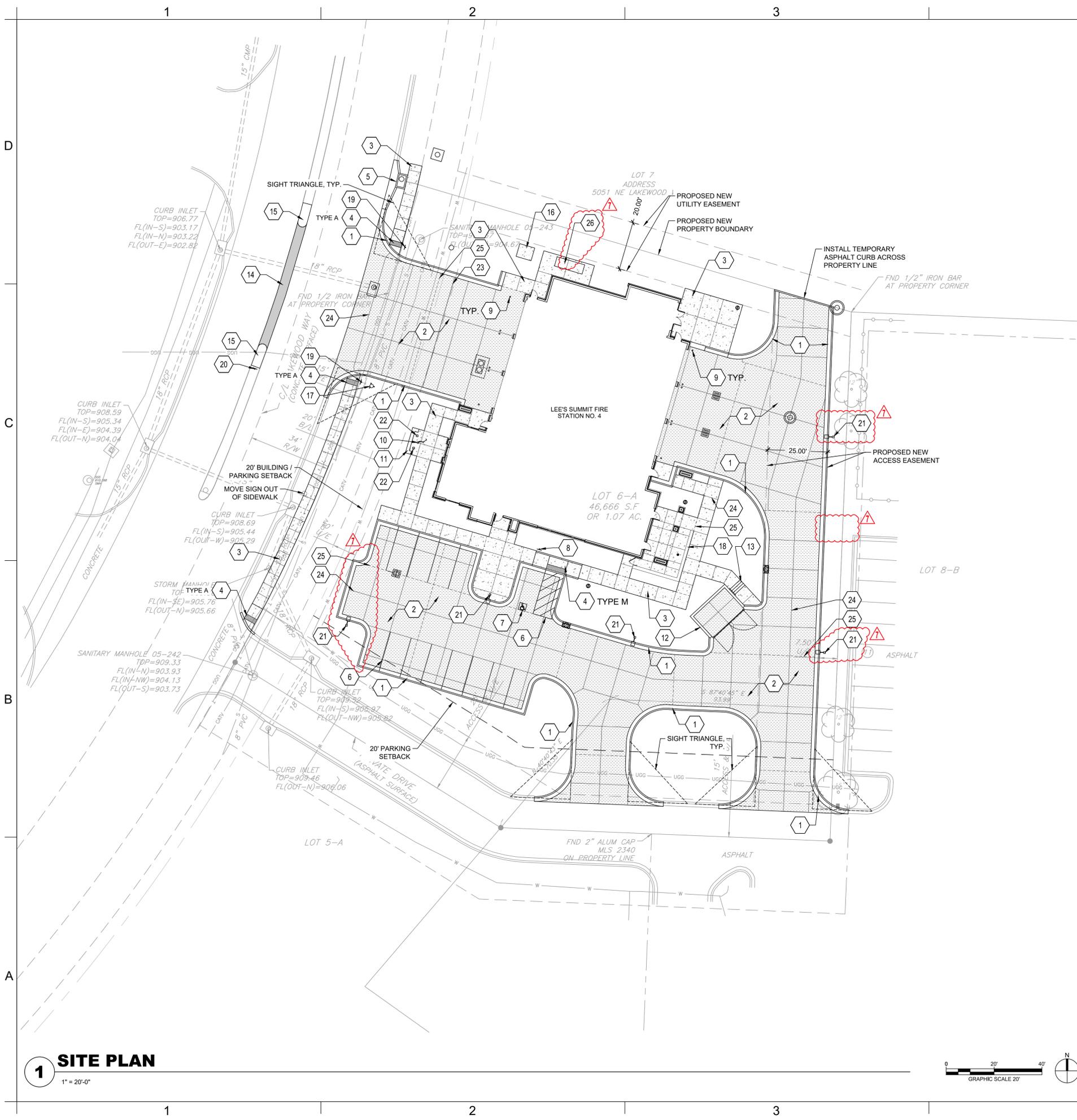


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 1/8" = 1'-0"

FILE PATH: BIM 360://1822SR21001_LeeSummitFireStation_#4 and #5/LSMO_FIRE STATIONS.rvt



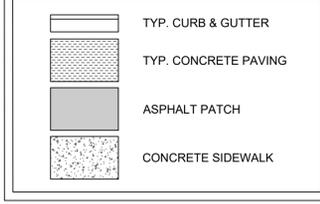
SITE NOTES

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



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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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REVISIONS:

#	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
DRAWN BY: KDW
CHKD BY: DMH

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SITE PLAN

C-100

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Lee's Summit, Missouri
05/05/2023



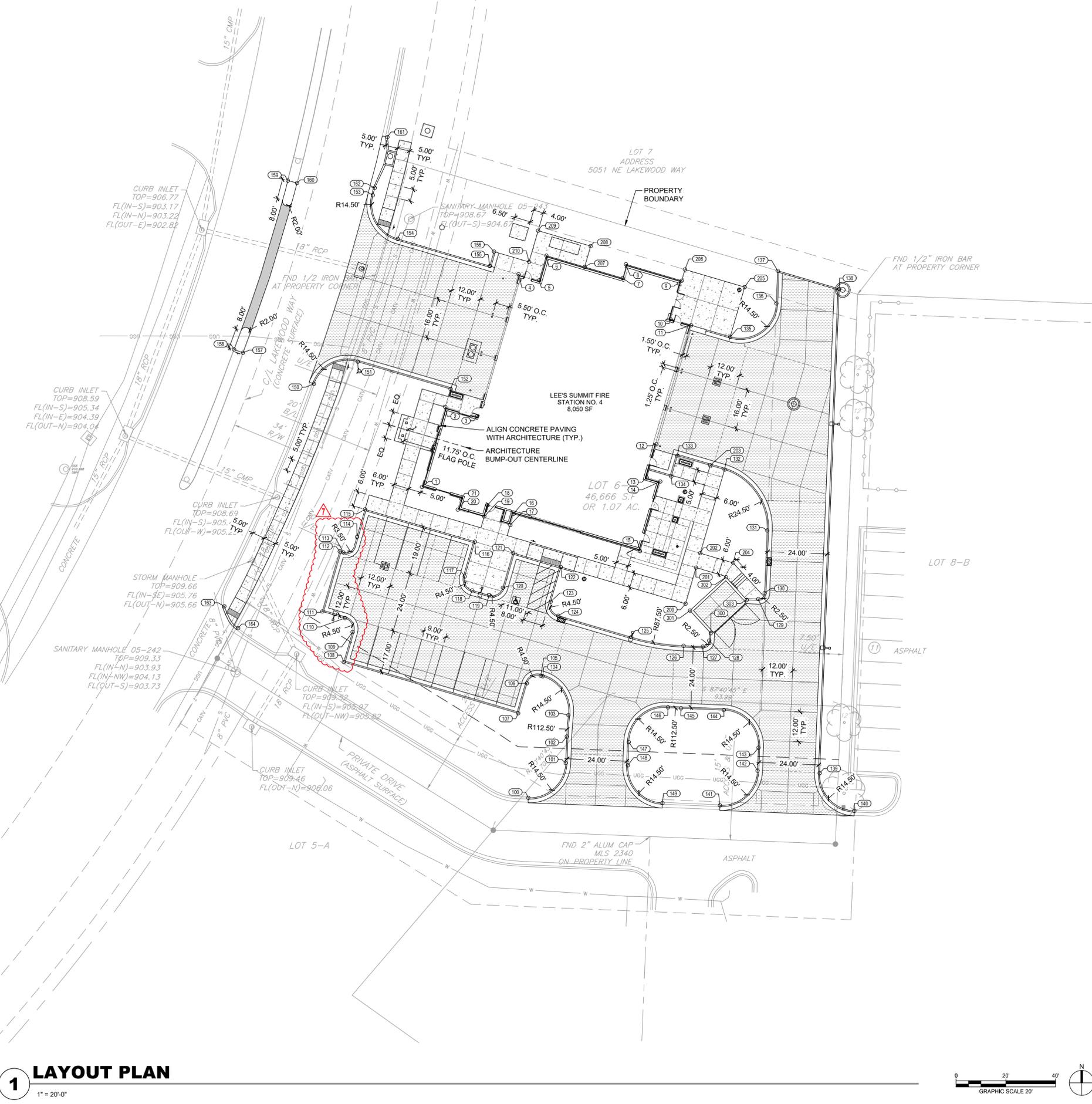
1 SITE PLAN
1" = 20'-0"

D

C

B

A



LAYOUT NOTES

- ALL CURB POINTS INDICATE BACK OF CURB UNLESS OTHERWISE NOTED.
- 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

1 LAYOUT PLAN

1" = 20'-0"



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As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
05052023

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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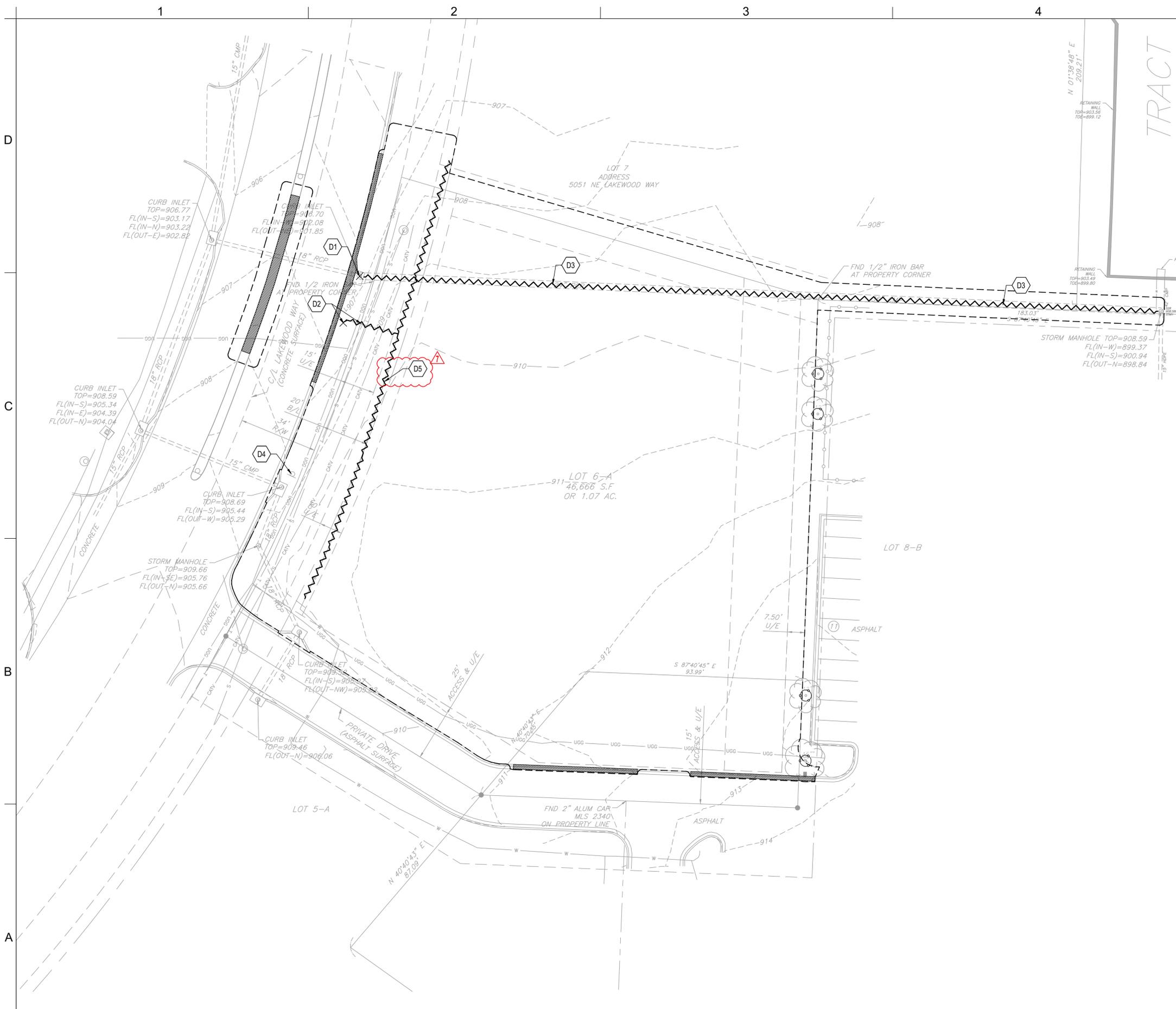
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LAYOUT PLAN

C-101

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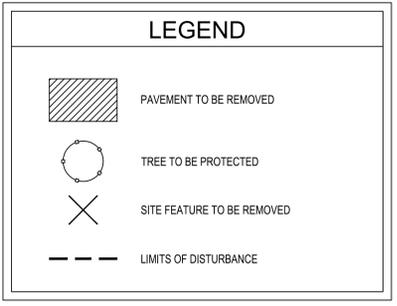


DEMOLITION NOTES:

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



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 LEE'S SUMMIT, MISSOURI 64064

REVISIONS:

#	Description	Date
1	ASIO1	11.16.2022
7	ASI 07	04.25.2023

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

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

DEMOLITION PLAN

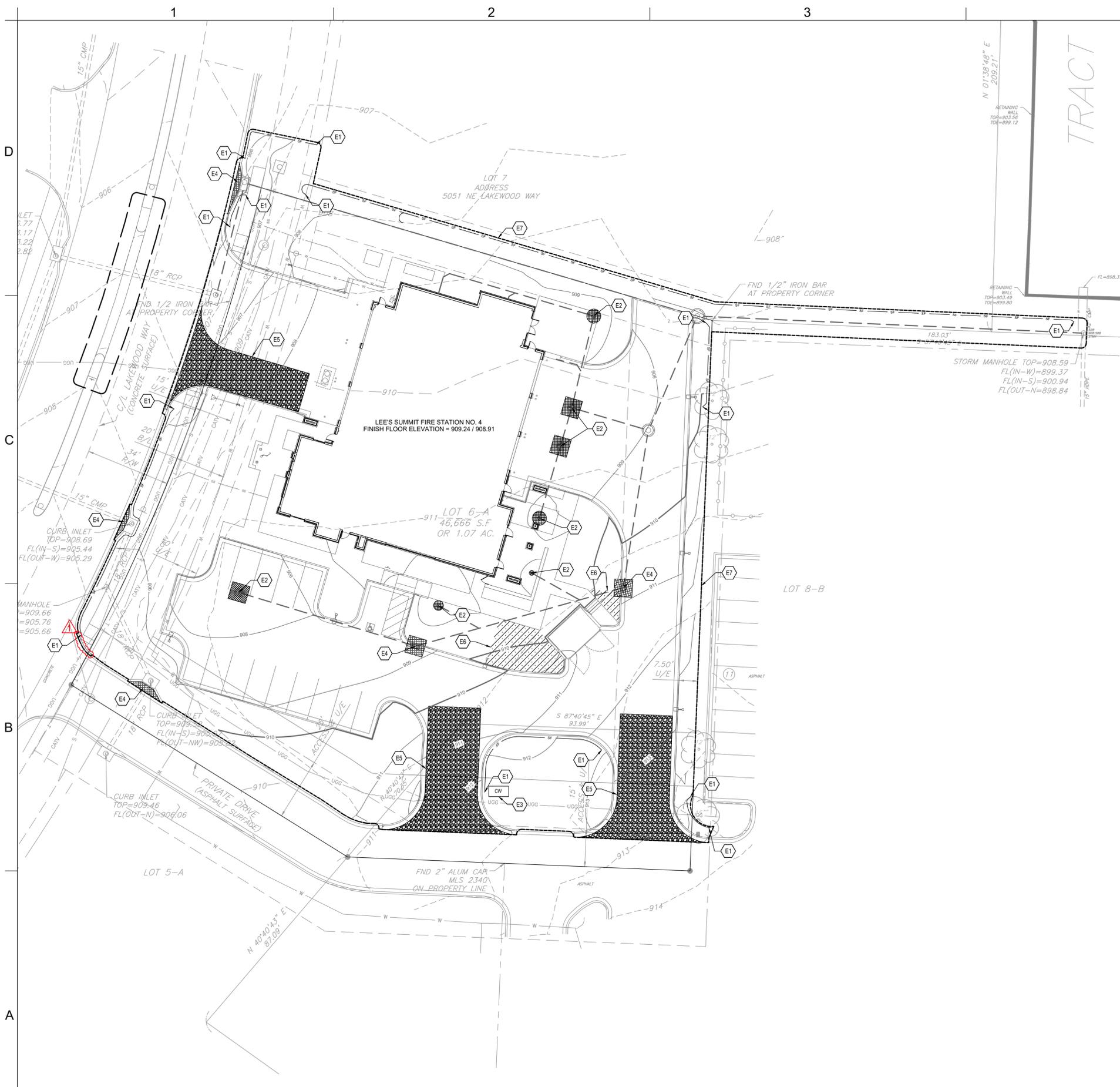
C-102

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1 DEMOLITION PLAN
 1" = 20'-0"



100% CONSTRUCTION DOCUMENT DRAWINGS



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:

- PRIOR TO STARTING ANY SOIL DISTURBING ACTIVITIES, THE CONTRACTOR SHALL INSTALL PERIMETER EROSION AND SEDIMENT CONTROL MEASURES AND GRAVEL CONSTRUCTION ENTRANCES.
- THE RECOMMENDED SEQUENCE OF CONSTRUCTION ACTIVITIES AND OF THE INSTALLATION AND REMOVAL OF EROSION AND SEDIMENT CONTROL MEASURES IS AS FOLLOWS:
 - INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCES
 - INSTALL TEMPORARY PERIMETER SILT FENCE
 - INSTALL TEMPORARY EXISTING CURB INLET PROTECTION
 - CONSTRUCT SITE IMPROVEMENTS
 - INSTALL PROTECTION FOR NEWLY INSTALLED CURB INLETS, AREA INLETS, AND JUNCTION BOXES
 - INSTALL EROSION AND SEDIMENT CONTROL BLANKETS
 - SEED, FERTILIZE, AND MULCH ALL SLOPES AND DISTURBED AREAS
 - 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 PLACE UNTIL THE PROJECT IS STABILIZED.
- 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 CONCEPT MATERIALS TO RAINFALL. PARTICULAR CARE MUST BE EXERCISED WHEN DEALING WITH STOCKPILES OF TOPSOIL OR FILL MATERIALS AND WITH SOIL ON SLOPES.
- SOIL STOCKPILED FOR MORE THAN 7 DAYS WILL HAVE SILT FENCE PLACED ON THE DOWNHILL SIDE TO TRAP SEDIMENT.
- NO GROUND SHALL BE LEFT DISTURBED FOR MORE THAN 14 DAYS OF NON-ACTIVITY WITHOUT BEING TEMPORARILY MULCHED AND/OR SEEDED.
- 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.
- 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS AND EXPENSES OF PROVIDING EROSION AND SEDIMENT CONTROL MEASURES.
- 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.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED UPON STABILIZATION OF DISTURBED AREAS.

EROSION CONTROL KEYNOTES

- E1 SILT FENCE
REF: 3 / C-510
- E2 AREA INLET AND JUNCTION BOX PROTECTION
REF: 1 / C-511
- E3 CONCRETE WASHOUT
REF: 1 / C-510
- E4 CURB INLET PROTECTION
REF: 4 / C-510
- E5 CONSTRUCTION ENTRANCE
REF: 1 / C-510
- E6 TEMPORARY EROSION CONTROL BLANKET
REF: 2 / C-510
- E7 LIMITS OF DISTURBANCE

LEGEND

- LIMITS OF DISTURBANCE
- SF — SILT FENCE
- [Hatched Box] AREA INLET PROTECTION
- [Box with CW] CONCRETE WASHOUT
- [Wavy Line] CURB INLET PROTECTION
- [Box with Grid] CONSTRUCTION ENTRANCE
- [Hatched Box] TEMPORARY EROSION CONTROL BLANKET

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As noted on Plan Series
Development Services Department
Lee's Summit, Missouri
05/05/2023



1 EROSION CONTROL PLAN
1" = 20'-0"

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REVISIONS:		
#	Description	Date
1	ASI 01	11.16.2022

DERICK M. HOLMES
NUMBER
PE-2022005196
11/16/2022

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CHKD BY:	ALM

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EROSION CONTROL PLAN

C-103

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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 A MINIMUM WIDTH. THE SLOPE MUST NOT EXCEED 1:20 (5.0%), AN ACCESSIBLE 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-COMFORMANCE 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-COMFORMING 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.

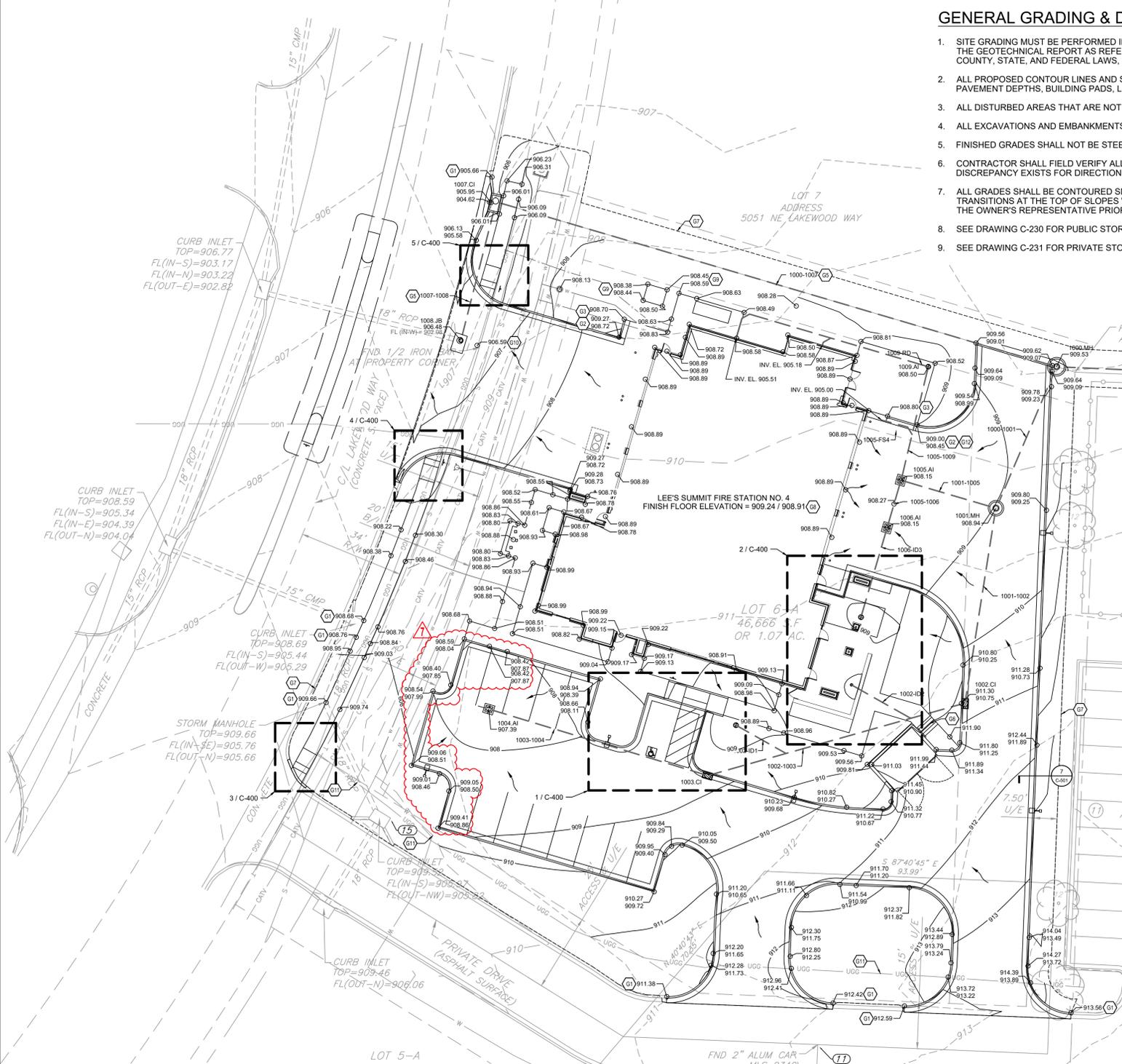
GRADING & DRAINAGE KEYNOTES

- 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 1/2" 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 with columns: NAME, 3D LENGTH, SIZE, MATERIAL & SLOPE. Includes entries for EX MH-1000, 1000-1007, 1000-1001, 1001-1005, 1001-1002, 1002-ID2, 1002-ID1, 1002-1003, 1003-1004, 1005-FS4, 1005-1009, 1005-1006, 1006-ID3, 1007-1008, 1009-RD.

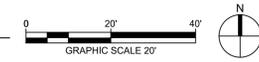
STORMWATER PIPE & STRUCTURE TABLE NOTES:
* LENGTH OF PIPE AND SLOPE SHOWN EXCLUDE VERTICAL PORTION OF INLINE DRAIN.
** EXISTING INCOMING OR OUTGOING PIPES TO REMAIN ARE NOT SHOWN IN TABLE FOR CLARITY. CONTRACTOR TO PLUG AND GROUT EXISTING PENETRATIONS IN STRUCTURE NO LONGER REQUIRED PER CITY OF LEE'S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

STORMWATER STRUCTURE TABLE with columns: STRUCTURE NAME, GRATE / RIM ELEVATION, PIPES IN, PIPES OUT, CL NORTHING & EASTING, NOTES. Includes entries for EX MH-1000, 1000.MH, 1001.MH, 1002.CI, 1003.CI, 1004.AI, 1005.AI, 1006.AI, 1007.CI, 1008.JB, 1009.AI, EX MH.



LEGEND with symbols for spot elevation, match existing elevation, top of curb elevation, top of retaining wall, proposed major contour, proposed minor contour, existing contour, flowline arrow, proposed storm sewer, proposed curb inlet, proposed stormwater manhole, 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

REVISIONS table with columns: #, Description, Date. Includes revisions 1, 3, 7.



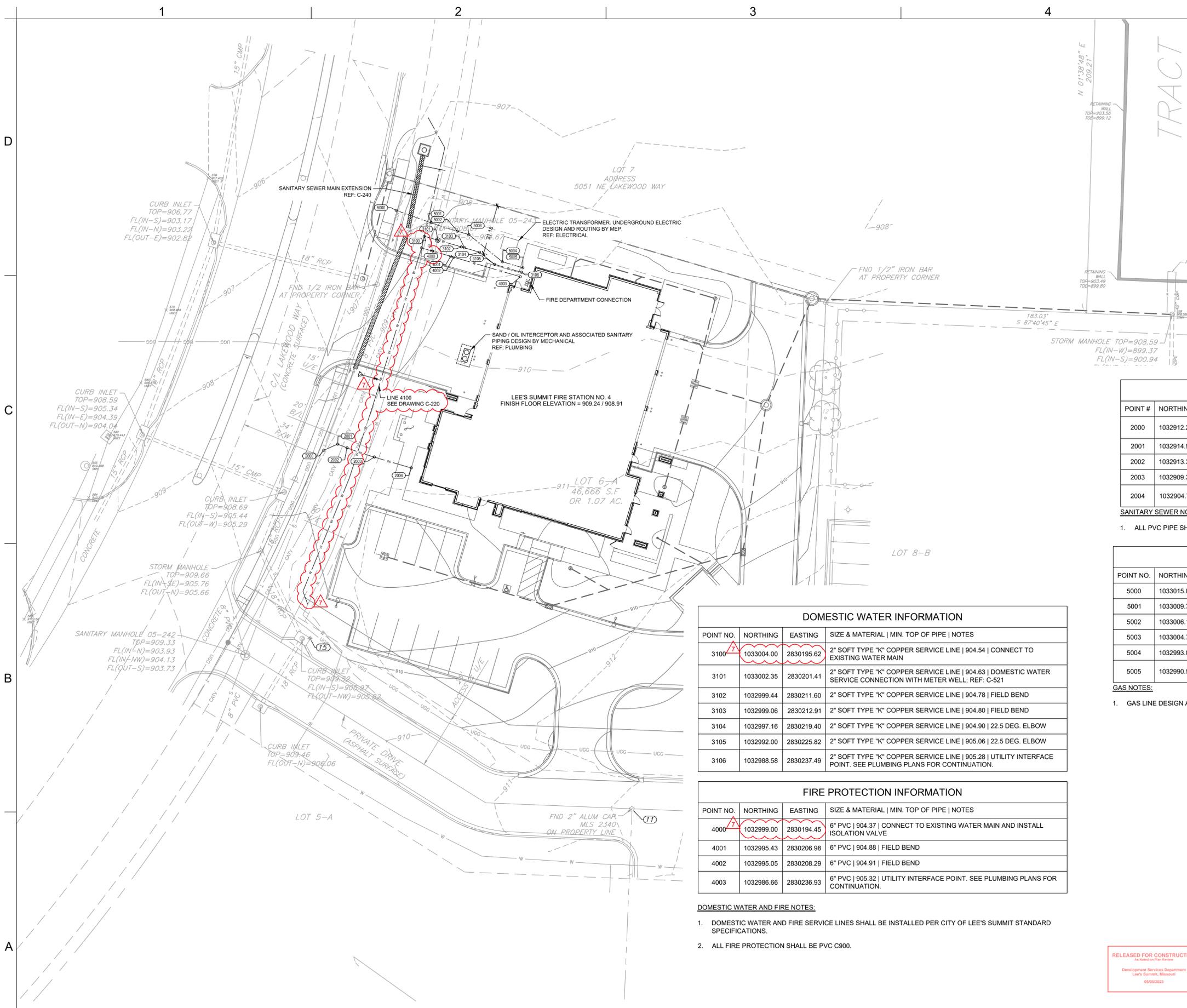
DERICK HOLMES - CIVIL ENGINEER MDR PE-2022005196

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

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.
- INSTALLATION, BEDDING, & TESTING OF UTILITY INSTALLATIONS SHALL BE AS PER CITY OF LEE'S SUMMIT, MO STANDARD SPECIFICATIONS AND STANDARD SPECIAL PROVISIONS.
 - 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.
 - STUB ALL CONNECTIONS TO WITHIN 5' OF THE BUILDING TO PROVIDE CONNECTION INTO THE BUILDING BY MECHANICAL PLUMBING CONTRACTOR.
 - CONTRACTOR TO PROVIDE DETAILED AS-BUILT DRAWINGS TO OWNER, ENGINEER, AND CITY OF LEE'S SUMMIT, MO UPON COMPLETION OF ALL UTILITIES.
 - UTILITY TRENCH BACKFILL SHALL BE PER PROJECT SPECIFICATIONS.
 - UTILITY PIPE LENGTHS ARE PROVIDED FOR INFORMATION ONLY. CONTRACTOR TO VERIFY ACTUAL LENGTHS OF PIPE REQUIRED PRIOR TO BIDDING & INSTALLING UTILITIES.
 - UTILITY CONTRACTOR TO COORDINATE BUILDING CONNECTION POINTS WITH PLUMBING PLAN AND BUILDING CONTRACTOR.
 - CONTRACTOR TO ADJUST EXISTING WATER VALVES TO PROPOSED GRADE, AS REQUIRED.
 - 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:**
- 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:**
- 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:**
- DOMESTIC WATER AND FIRE SERVICE LINES SHALL BE INSTALLED PER CITY OF LEE'S SUMMIT STANDARD SPECIFICATIONS.
 - ALL FIRE PROTECTION SHALL BE PVC C900.

UTILITY LEGEND

	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

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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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1 UTILITY PLAN
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GENERAL NOTES:

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



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 DRAWN BY: HFL
 CHKD BY: CDW

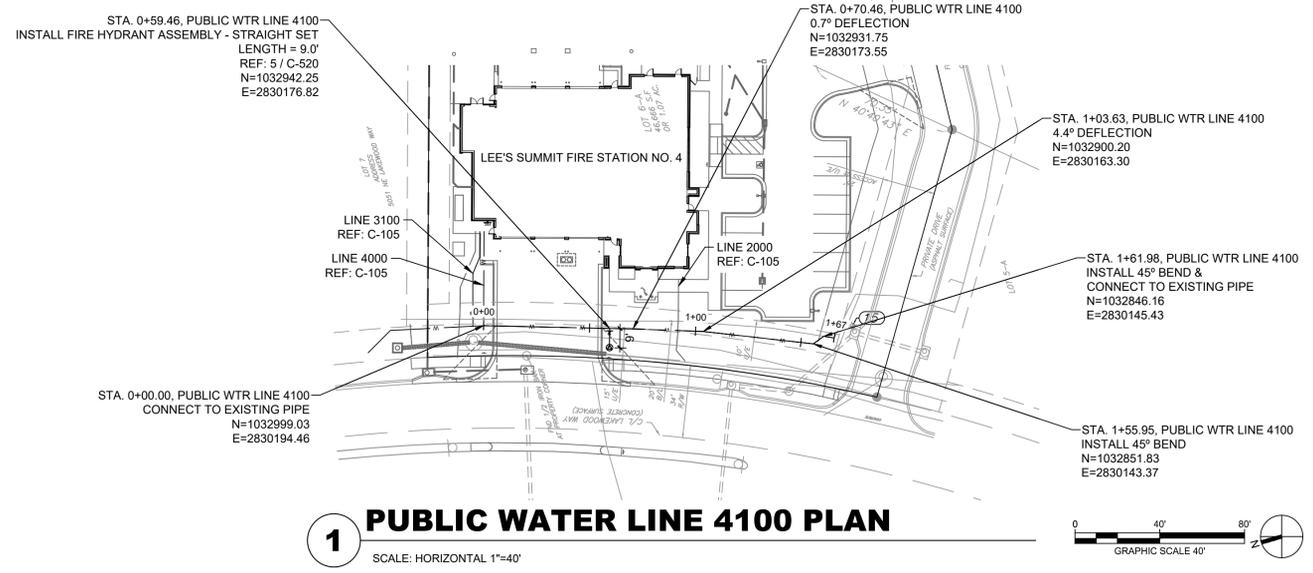
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PUBLIC WATER PLAN & PROFILE

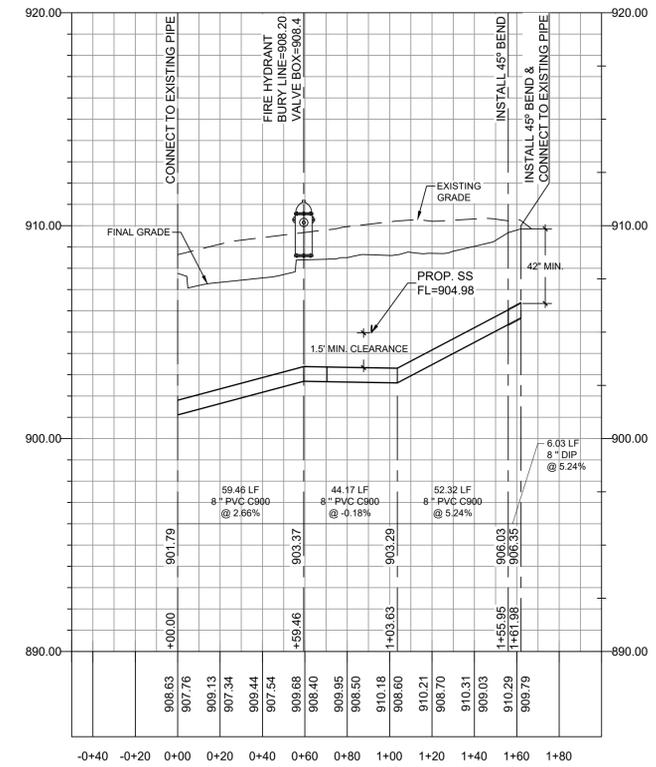
C-220

RELEASED FOR CONSTRUCTION
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 Development Services Department
 Lee's Summit, Missouri
 05/05/2023

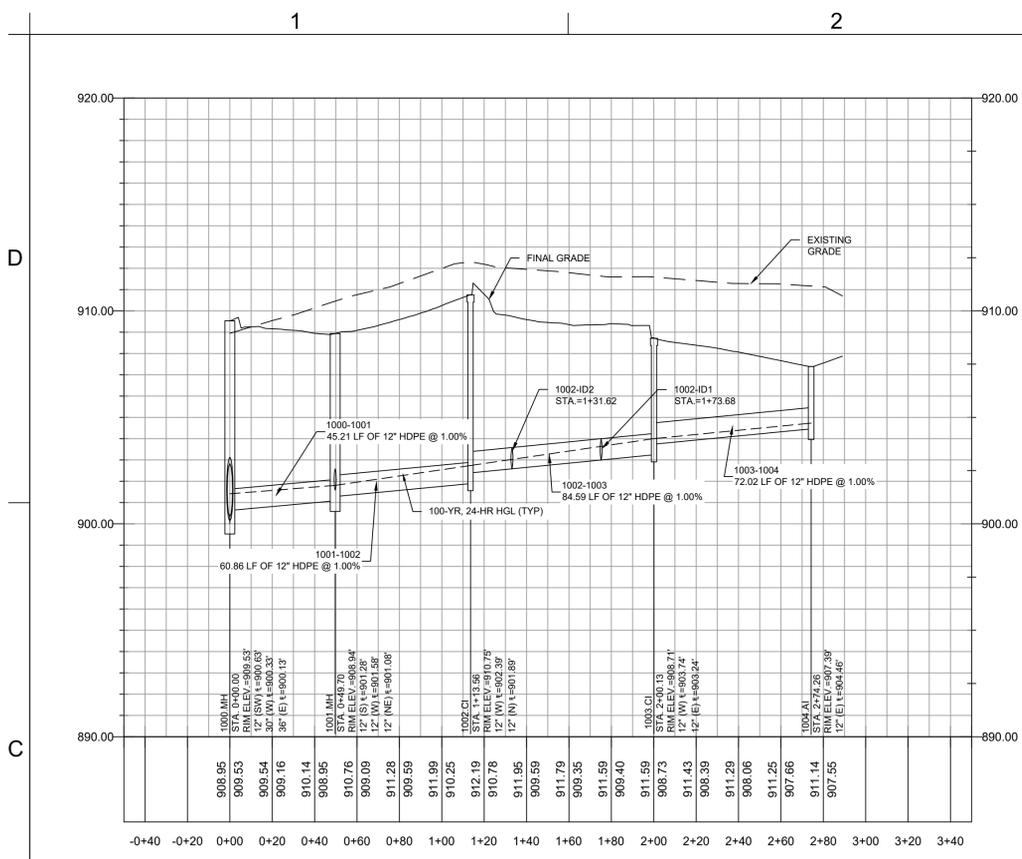
EXTENSIVE REVISIONS



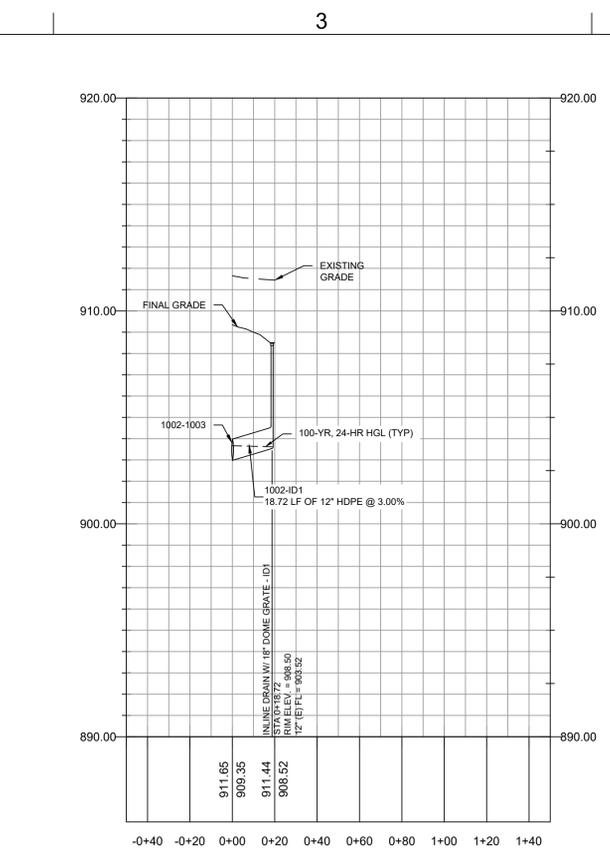
1 PUBLIC WATER LINE 4100 PLAN
 SCALE: HORIZONTAL 1"=40'



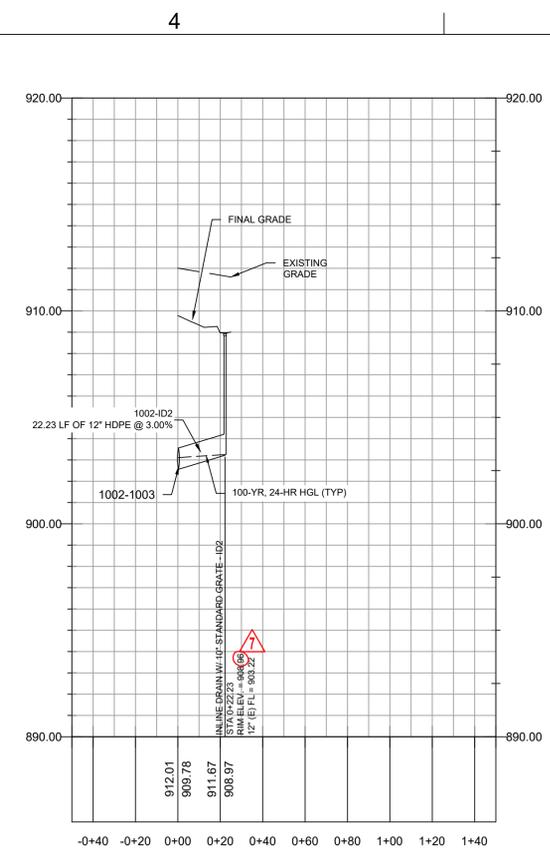
1 PUBLIC WATER LINE 4100 PROFILE
 SCALE: HORIZONTAL 1"=40' SCALE: VERTICAL 1"=4'



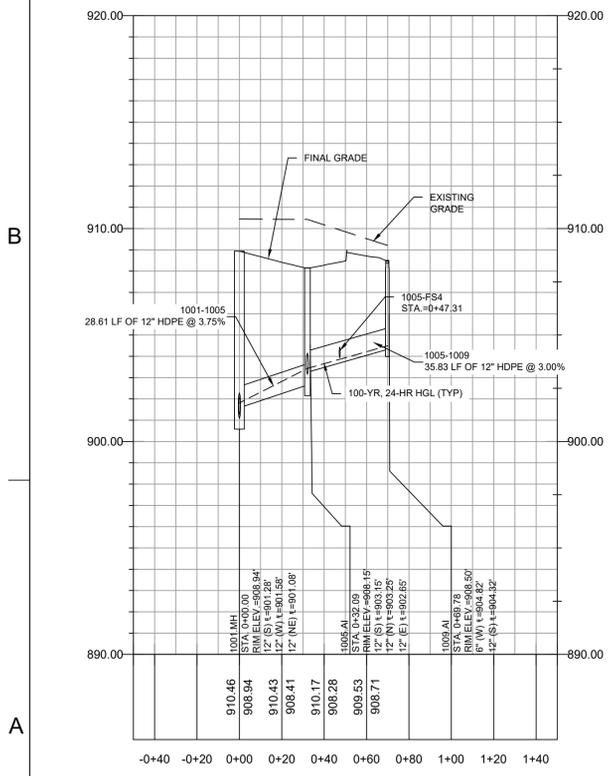
1 1000.MH - 10004.AI STORMWATER PROFILE
SCALE: HORIZONTAL 1"=40' SCALE: VERTICAL 1"=4'



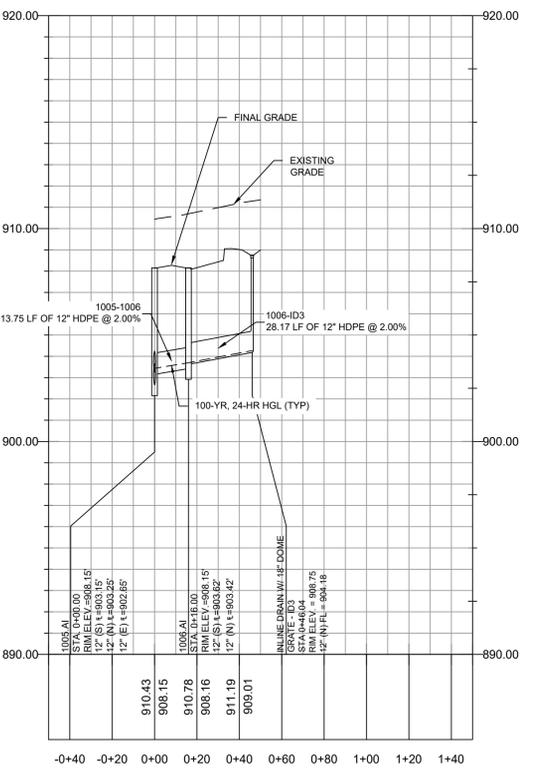
2 PIPE 1002-1003 - INLINE DRAIN 1
SCALE: HORIZONTAL 1"=40' SCALE: VERTICAL 1"=4'



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	6.85	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

REVISIONS:

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



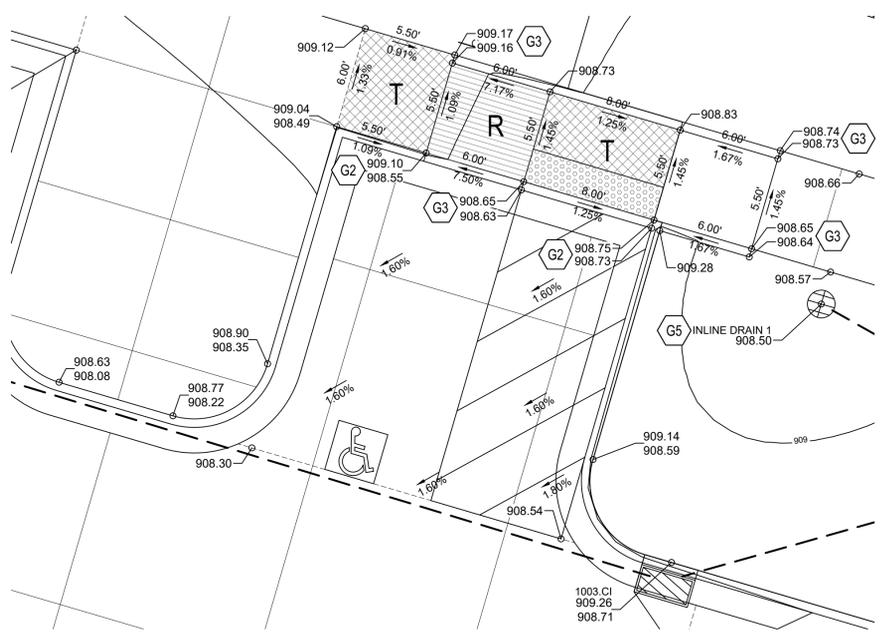
DERICK HOLMES - CIVIL ENGINEER
MO# PE-2022005196

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

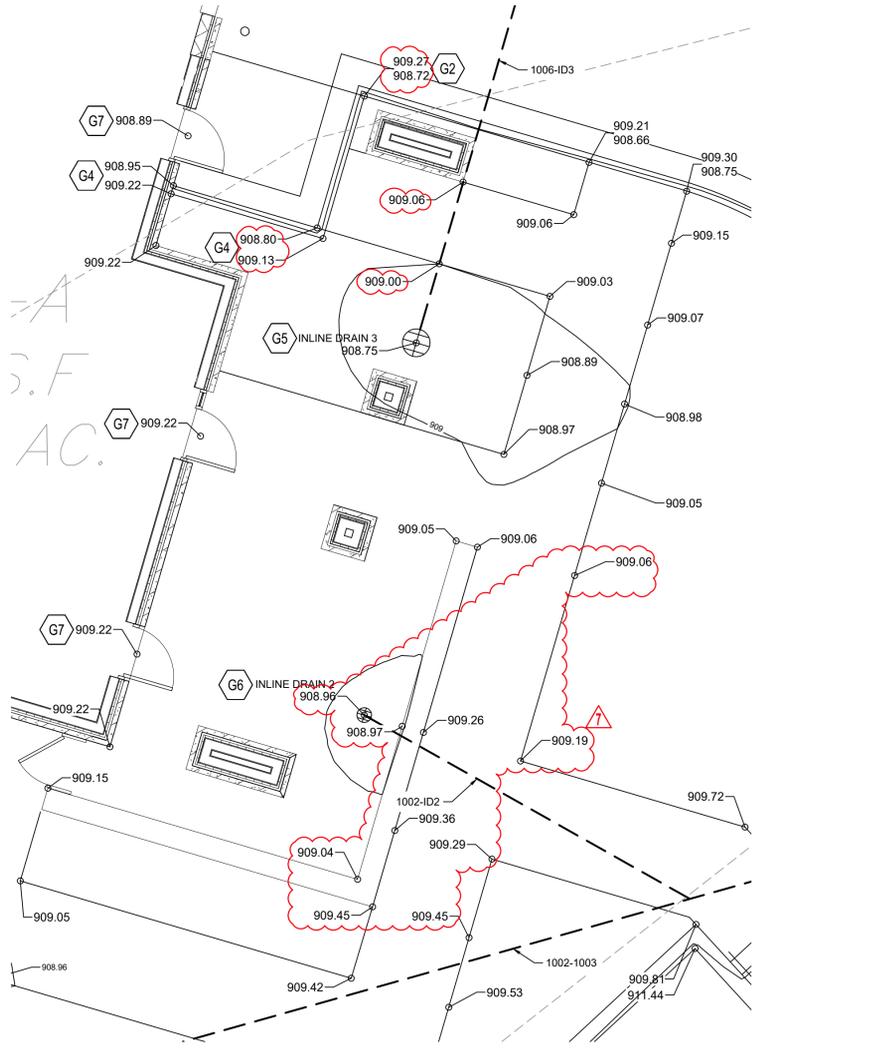
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PRIVATE STORMWATER PROFILES

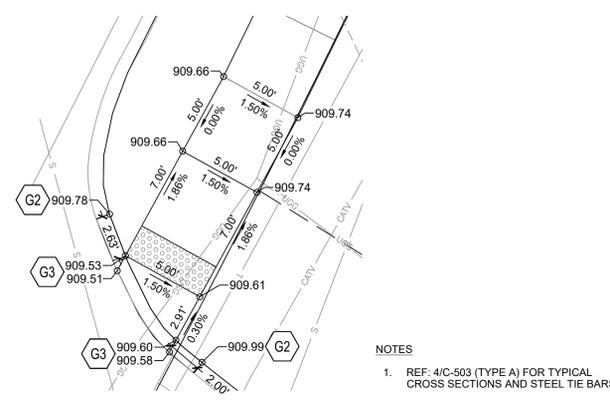
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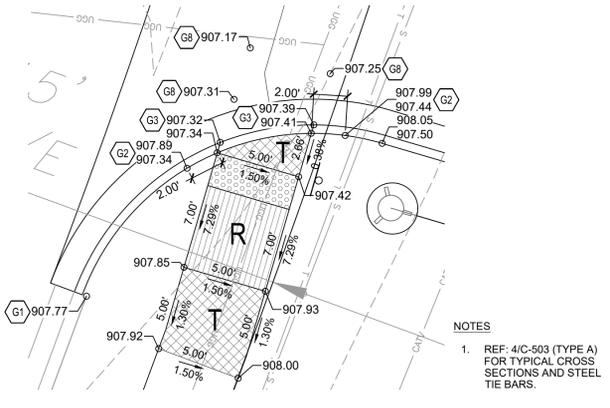
1 ENLARGEMENT 1
1" = 5'-0"



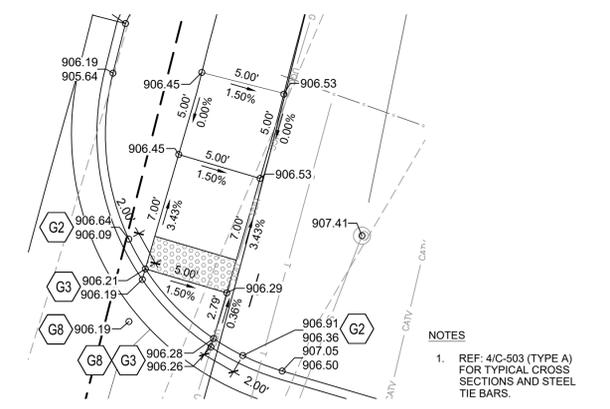
2 ENLARGEMENT 2
1" = 5'-0"



3 ENLARGEMENT 3
1" = 5'-0"



4 ENLARGEMENT 4
1" = 5'-0"



5 ENLARGEMENT 5
1" = 5'-0"

GENERAL GRADING & DRAINAGE NOTES:

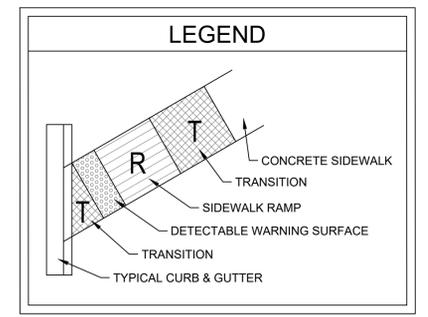
1. SEE DRAWING C-104 FOR GENERAL GRADING & DRAINAGE NOTES APPLICABLE TO THIS DRAWING.

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. REF: C-231 & C-532
- G6 INLINE DRAIN WITH 10" STANDARD GRATE. REF: C-231, C-531, AND C-532
- G7 FINISH GRADE AT DOORS SET 3/4" BELOW FINISH FLOOR ELEVATIONS TO ACCOUNT FOR THRESHOLDS
- G8 1.5% CROSS SLOPE TO BE MAINTAINED THROUGH DRIVEWAY SIDEWALK, TYPICAL. REF: 1 / C-502



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LEE'S SUMMIT, MISSOURI 64064

100% CONSTRUCTION DOCUMENT DRAWINGS

#	Description	Date
1	ASI 01	11.16.2022
7	ASI 07	04.25.2023

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

DERICK HOLMES - CIVIL ENGINEER
MOR PE-2022005196

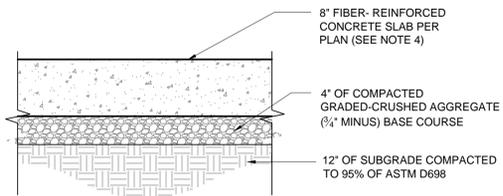
The Professional Engineer seal affixed to this sheet applies only to the project and items shown on this sheet. It does not constitute an endorsement or approval of the work of any other person or organization. The engineer and his employer assume no responsibility for work, plans, drawings, or documents not exhibiting this seal.

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

GRADING ENLARGEMENTS

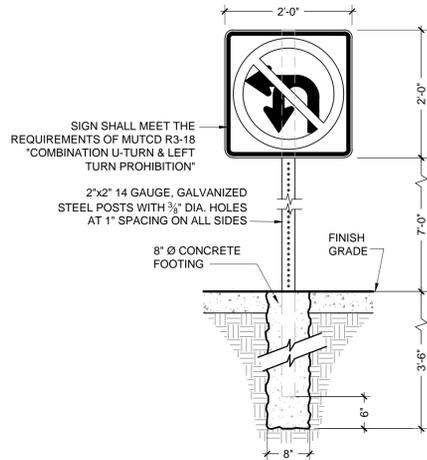
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As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
05/05/2023

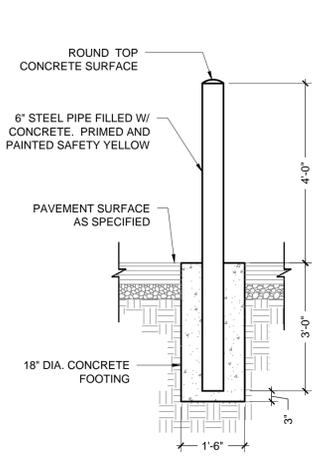


- NOTES:
1. THE GEOTECHNICAL REPORT (SPECIFICATION SECTION 003132) OUTLINES SEVERAL CONCRETE PAVING OPTIONS FOR VARIOUS SCENARIOS. ALL RECOMMENDATIONS PROVIDED BY THE GEOTECHNICAL ENGINEER ARE ACCEPTABLE HEREIN. CONTRACTOR TO FOLLOW GEOTECHNICAL REPORT DURING ALL PAVING INSTALLATIONS.
 2. KCMMB 4K CONCRETE MIX SHALL BE REQUIRED FOR ALL CONCRETE PAVING.
 3. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.
 4. SIKAFIBER 800 STEALTH. DOSAGE - 3 LBS/CY

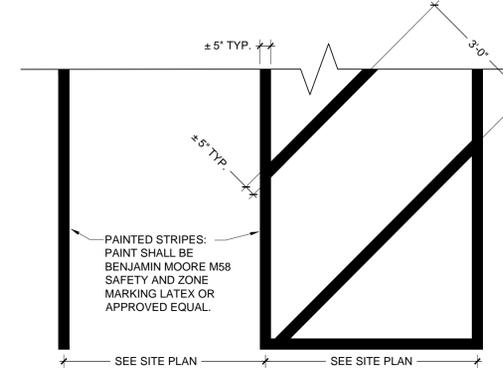
1 TYP. CONCRETE PAVING
1" = 1'



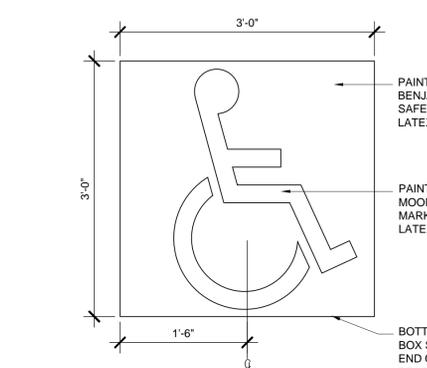
2 NO LEFT/U-TURN SIGN
3/4" = 1'



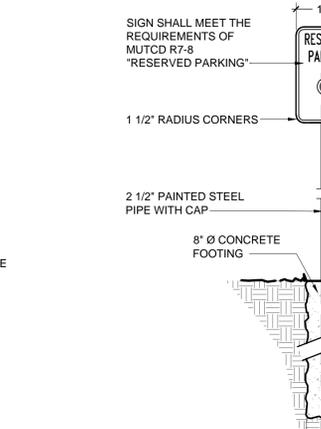
3 TYP. SAFETY BOLLARD
1/2" = 1'



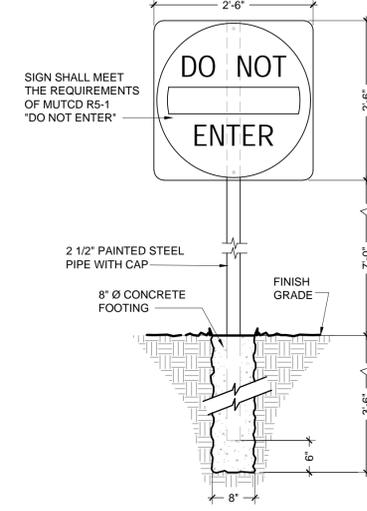
4 PAVEMENT STRIPING
1/2" = 1'



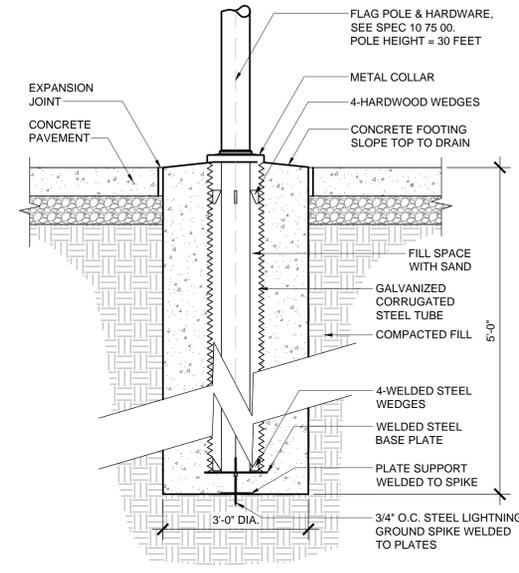
5 ADA PAVEMENT MARKING
1" = 1'



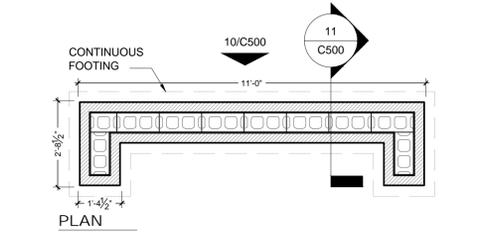
6 ADA PARKING SIGN
3/4" = 1'



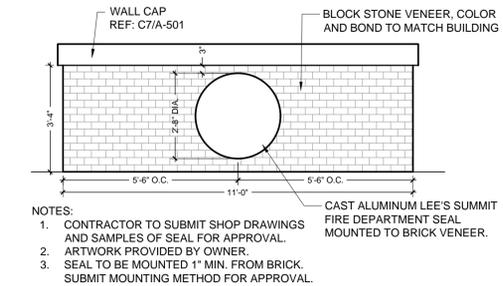
7 DO NOT ENTER SIGN
3/4" = 1'



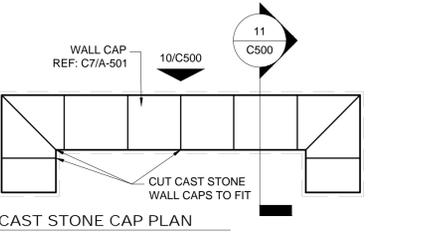
8 FLAG POLE
1/2" = 1'



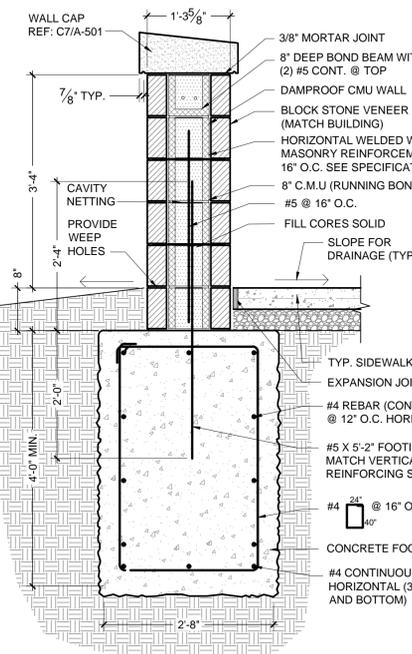
9 MONUMENT SIGN
3/8" = 1'



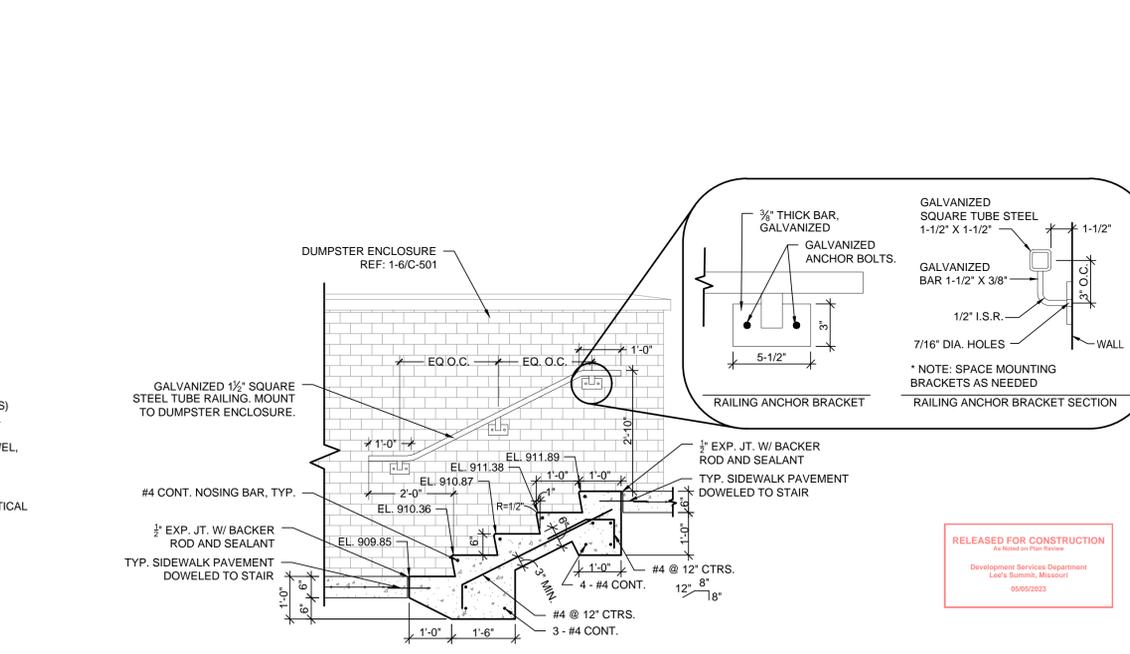
10 MONUMENT SIGN ELEVATION
3/8" = 1'



11 MONUMENT SIGN SECTION
3/4" = 1'



12 CONCRETE STEPS WITH RAILING
3/4" = 1'



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FIRE STATION #4
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100% CONSTRUCTION DOCUMENT DRAWINGS

#	Description	Date

STATE OF MISSOURI
DERICK M. HOLMES
NUMBER
PE-2022005196
10-19-2022
DERICK HOLMES - CIVIL ENGINEER
MO# PE-2022005196

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

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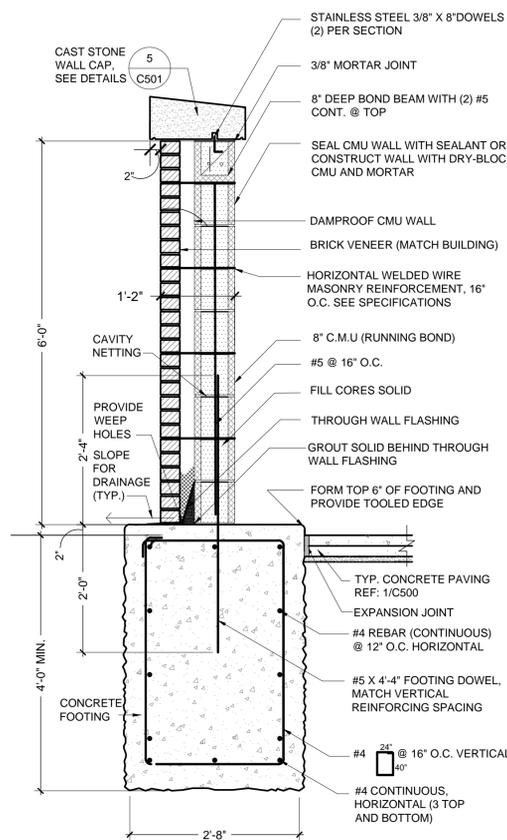
SITE DETAILS

C-500

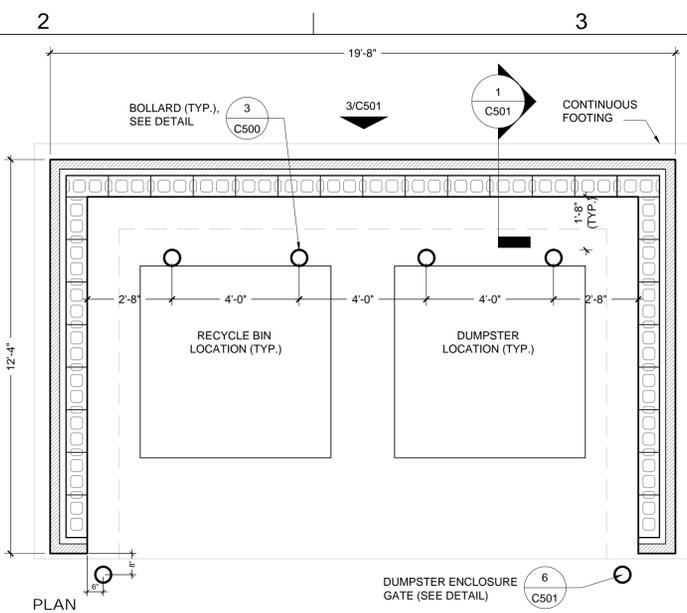
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS

NOTES:

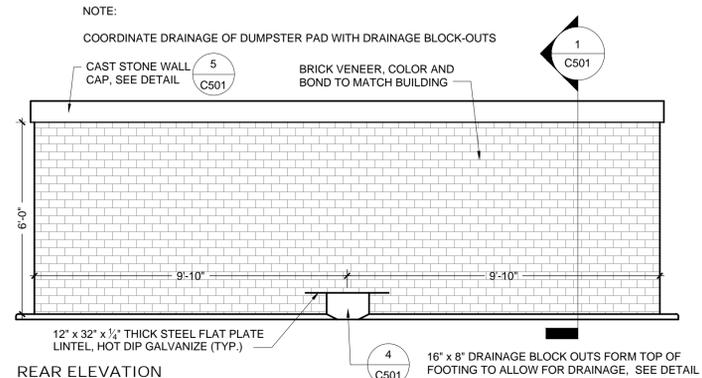
1. MATCH CAST STONE CAP MORTAR TO THE MORTAR COLOR USED ON THE BUILDING.
2. AT ALL JOINTS IN CAP, RAKE MORTAR BACK AND INSTALL BOND BREAKER AND SEALANT.
3. PAINT EXPOSED CMU WALL TO MATCH CAST STONE.



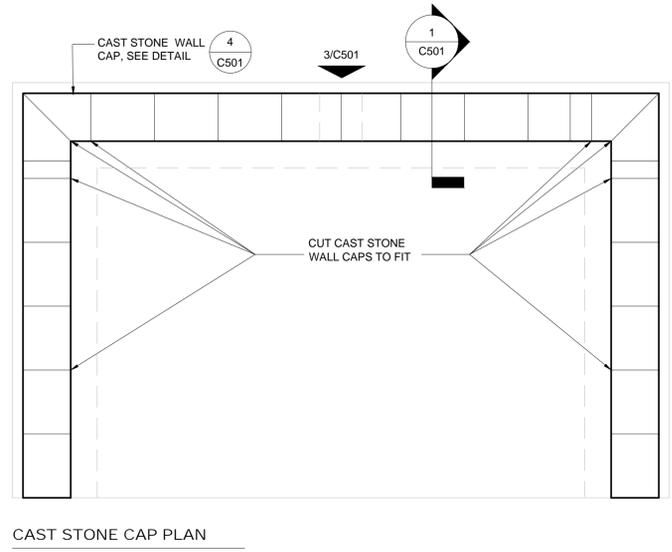
1 DUMPSTER ENCLOSURE WALL SECTION
3/4" = 1'



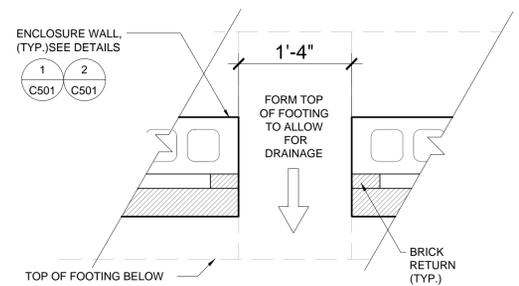
2 DUMPSTER ENCLOSURE PLAN
3/8" = 1'



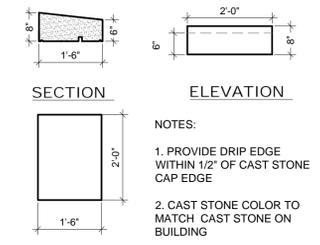
3 DUMPSTER ENCLOSURE ELEVATION
3/8" = 1'



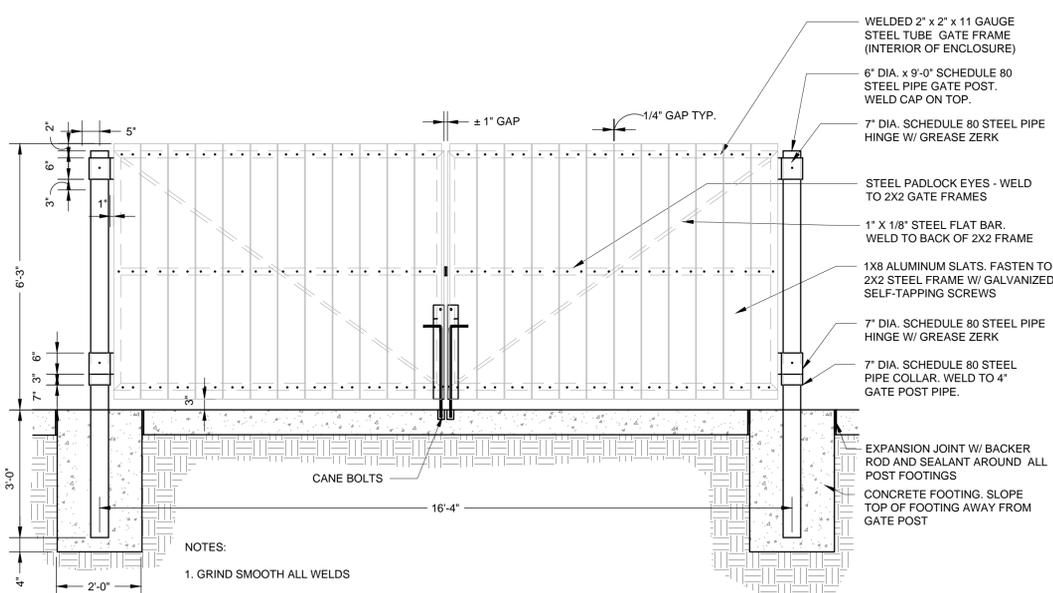
CAST STONE CAP PLAN



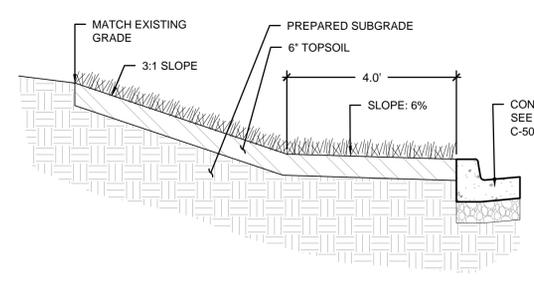
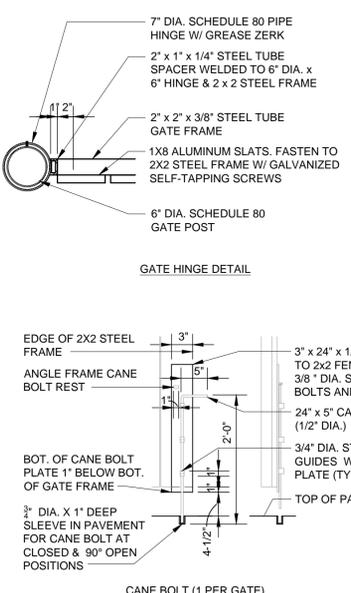
4 DRAINAGE BLOCK-OUT
1" = 1'



5 CAST STONE WALL CAP
1/2" = 1'



6 DUMPSTER ENCLOSURE GATE
3/4" = 1'



7 SITE PERIMETER CUT SLOPE SECTION
1/2" = 1'

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REVISIONS:

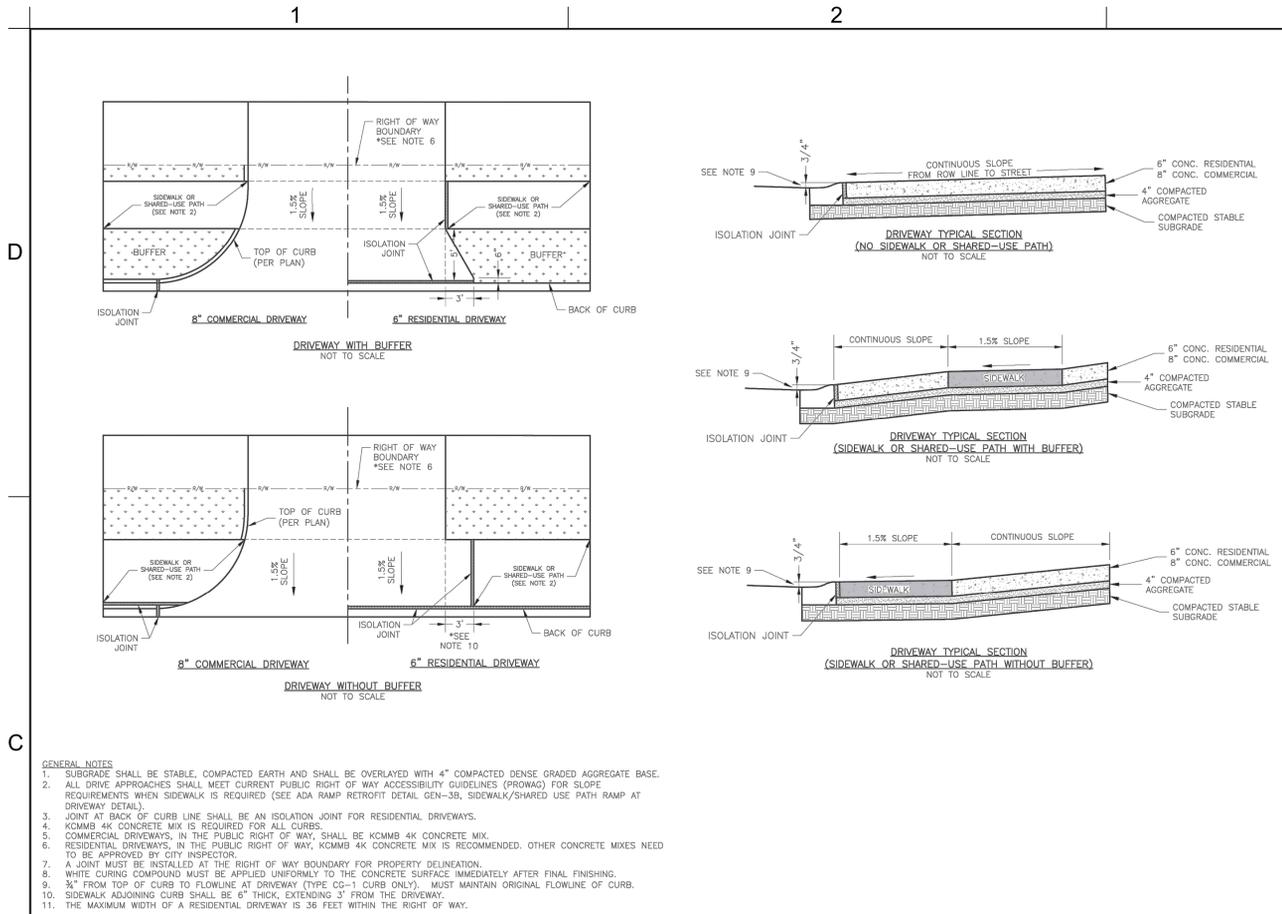
#	Description	Date

DERICK M. HOLMES
 NUMBER
 PE-2022005196
 PROFESSIONAL ENGINEER
 10-19-2022
 DERICK HOLMES - CIVIL ENGINEER
 MO# PE-2022005196
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PROJECT NO: 18225R21001
 DATE: 10.19.2022
 DRAWN BY: KDW
 CHKD BY: DMH

SITE DETAILS
 C-501

RELEASED FOR CONSTRUCTION
 Development Services Department
 Lee's Summit, Missouri
 05/05/2023

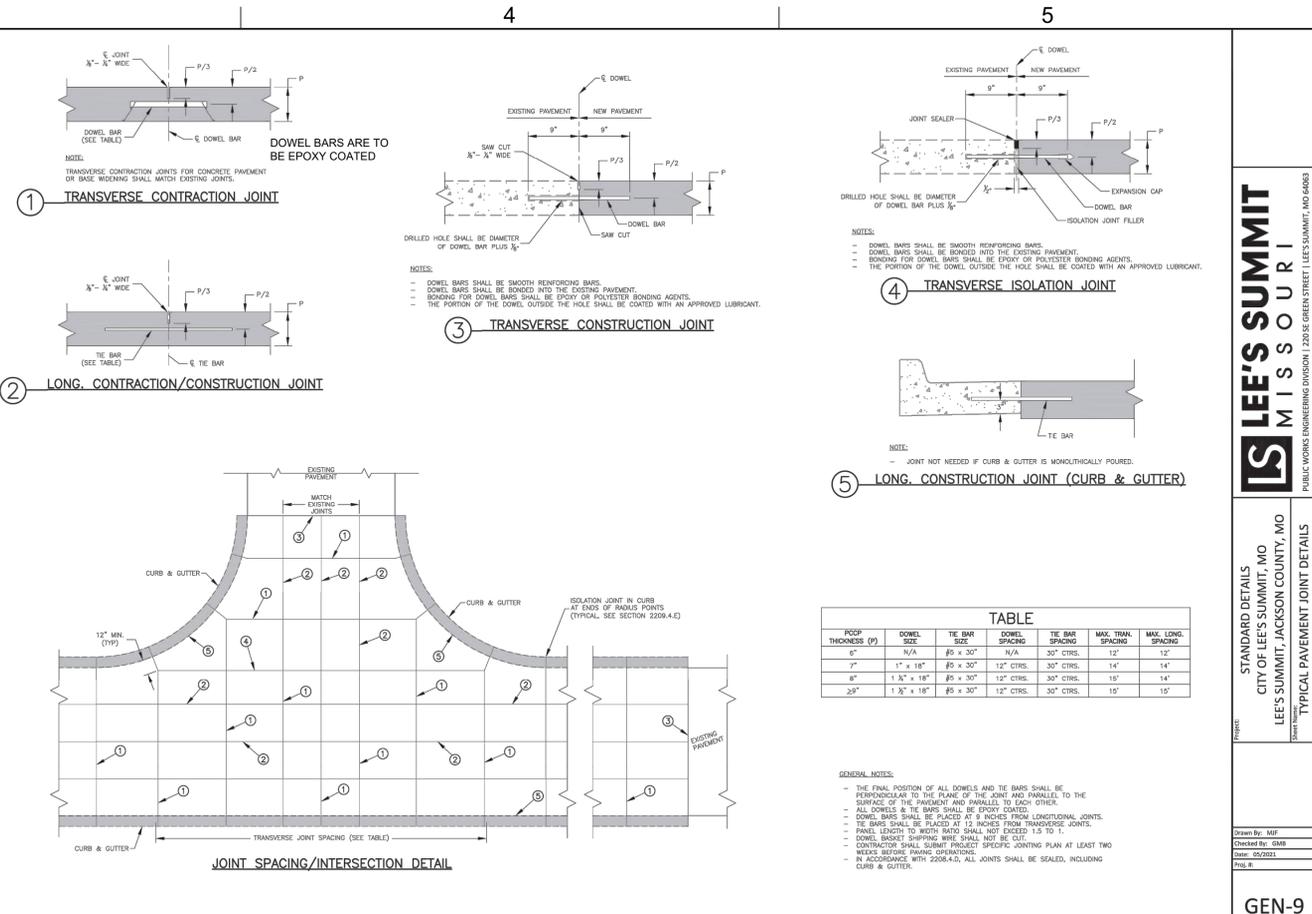


LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 2205 GREEN STREET | LEE'S SUMMIT, MO 64083

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

Drawn By: MJP
Checked By: DL
Date: 05/2023
Proj #: GEN-1

DRIVEWAY DETAIL



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

Drawn By: MJP
Checked By: DMH
Date: 02/2023
Proj #: GEN-9

TYPICAL PAVEMENT JOINT DETAILS

GLMV Architecture
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KANSAS CITY, MO 64114
TEL: (816) 444-4200
FAX: (316) 265-5646
www.glmv.com

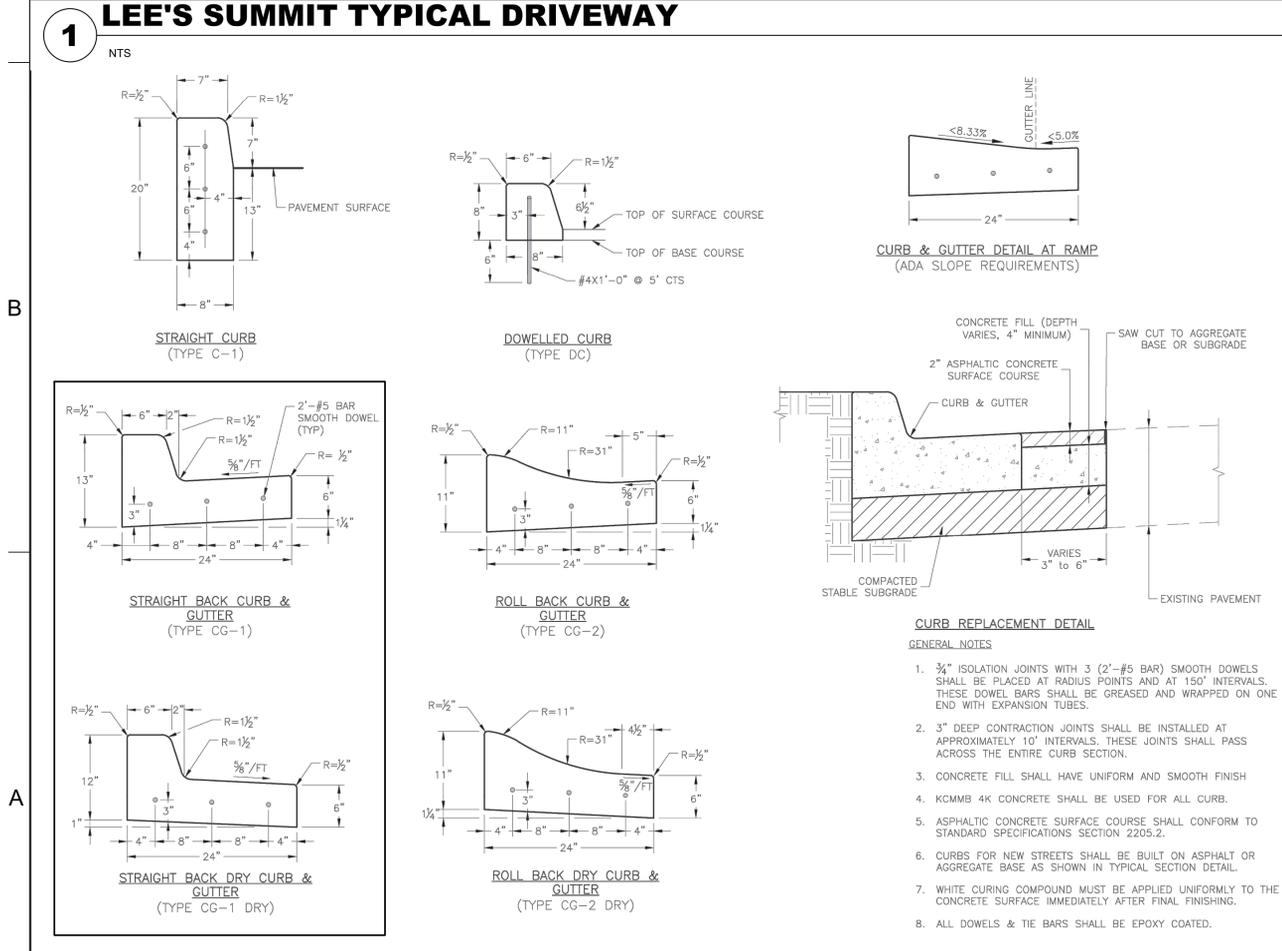
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MISSOURI LANDSCAPE COA #000008
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KANSAS CITY, MO 64114
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STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

Drawn By: MJP
Checked By: DL
Date: 05/2023
Proj #: GEN-4

CURB & GUTTER DETAIL



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

REVISIONS:

#	Description	Date

DERICK M. HOLMES - CIVIL ENGINEER
MO# PE-2022005196

10-19-2022

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

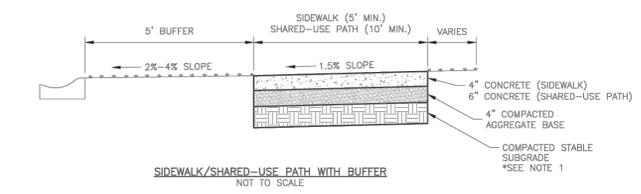
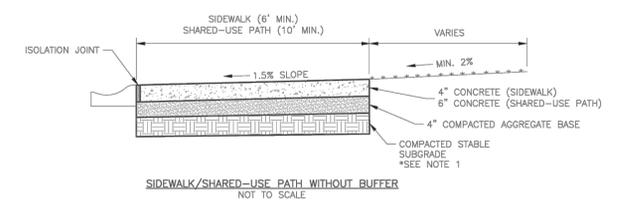
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SITE DETAILS

C-502

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Development Services Department
Lee's Summit, Missouri
05/05/2023

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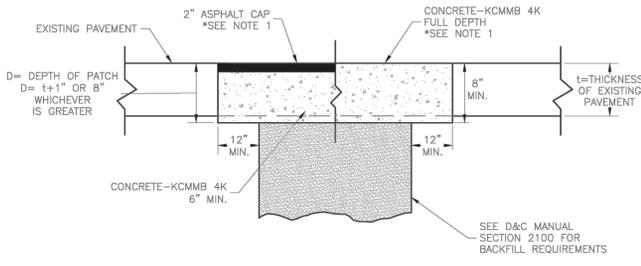
- GENERAL NOTES:**
- SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4\"/>
 - 1.5% CROSS SLOPE MUST BE MAINTAINED THROUGH DRIVEWAYS.
 - KCMMB 4K CONCRETE MIX SHALL BE REQUIRED FOR ALL SIDEWALK/SHARED-USE PATHS.
 - ALL SIDEWALK/SHARED-USE PATHS SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).
 - AN ISOLATION JOINT SHALL BE PLACED AT A MAXIMUM OF 100 FT. CONSTRUCTION JOINTS SHALL BE PLACED THE SAME WIDTH OF SIDEWALK/SHARED-USE PATHS, BUT NO GREATER THAN 10 FT.
 - AN ISOLATION JOINT SHALL BE PLACED WHERE THE SIDEWALK/SHARED-USE PATHS MEETS A RESIDENTIAL DRIVEWAY.
 - SHARED-USE PATHS WIDTH SHALL BE 10 FT. WIDE.
 - SIDEWALK/SHARED-USE PATHS FINISHING SHALL BE FULL BROOM FINISH OR AS DIRECTED BY CITY INSPECTOR.
 - WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.

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LS **GEN-2**

Date: 05/2021
Drawn By: MJP
Checked By: DL

1 LEE'S SUMMIT TYPICAL SIDEWALK
NTS



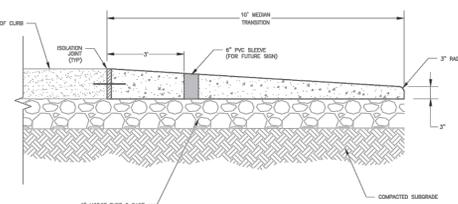
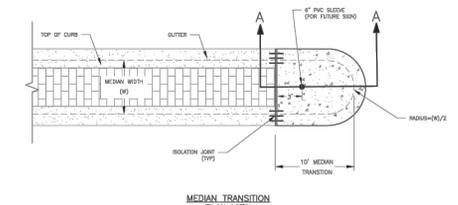
- NOTE:**
- ASPHALT CAP OR FULL DEPTH CONCRETE SHALL BE DETERMINED BY CITY INSPECTOR.

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LS **GEN-5**

Date: 05/2021
Drawn By: MJP
Checked By: DL

2 LEE'S SUMMIT TYPICAL ROADWAY PATCH
NTS



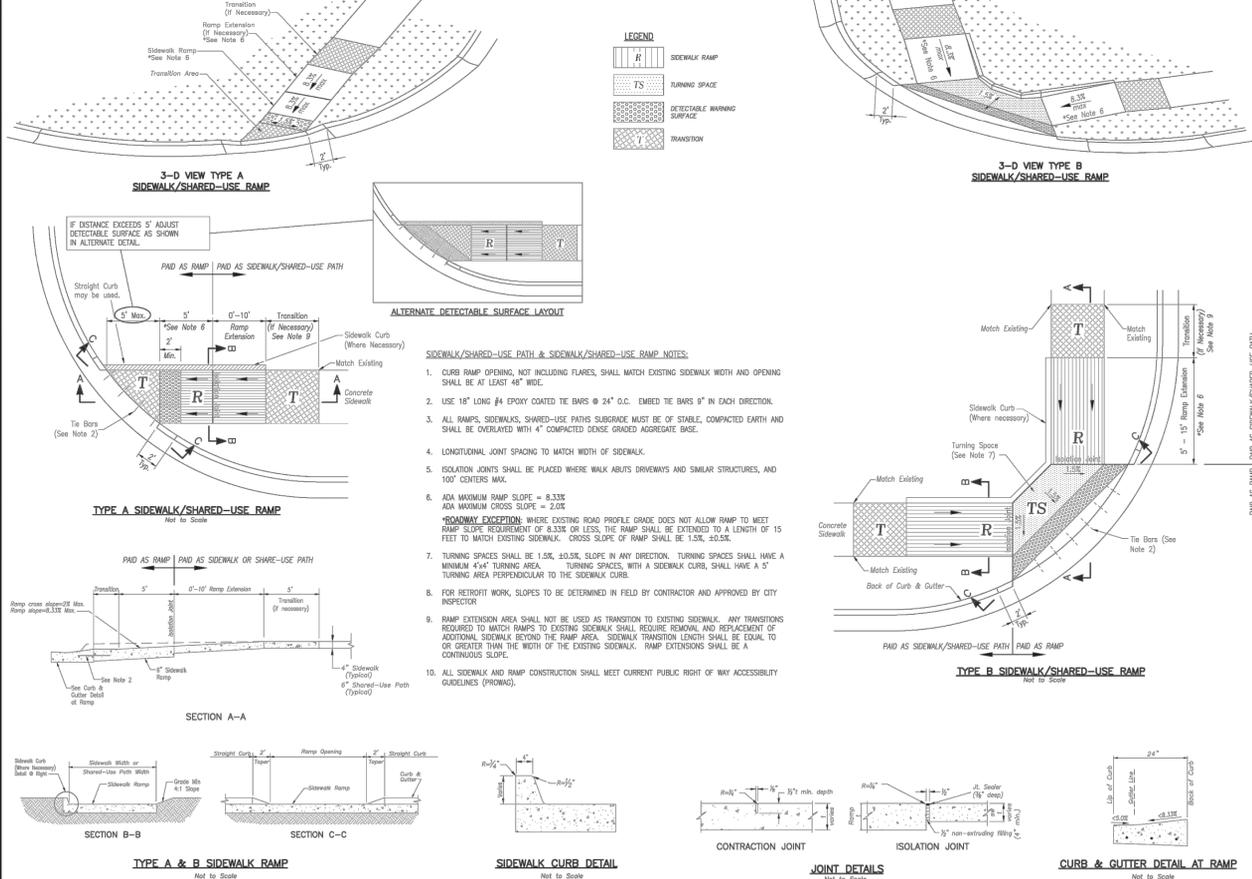
- NOTES:**
- AN ISOLATION JOINT WITH A 2\"/>
 - ALL MEDIAN TRANSITIONS SHALL BE FINISHED MONOTONICALLY USING ROADWAY CONCRETE.
 - SUBGRADE SHALL BE STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4\"/>
 - WHITE CURING COMPOUND SHALL BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.

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LS **GEN-11**

Date: 05/2021
Drawn By: MJP
Checked By: MP

3 LEE'S SUMMIT TYPICAL MEDIAN TRANSITION
NTS

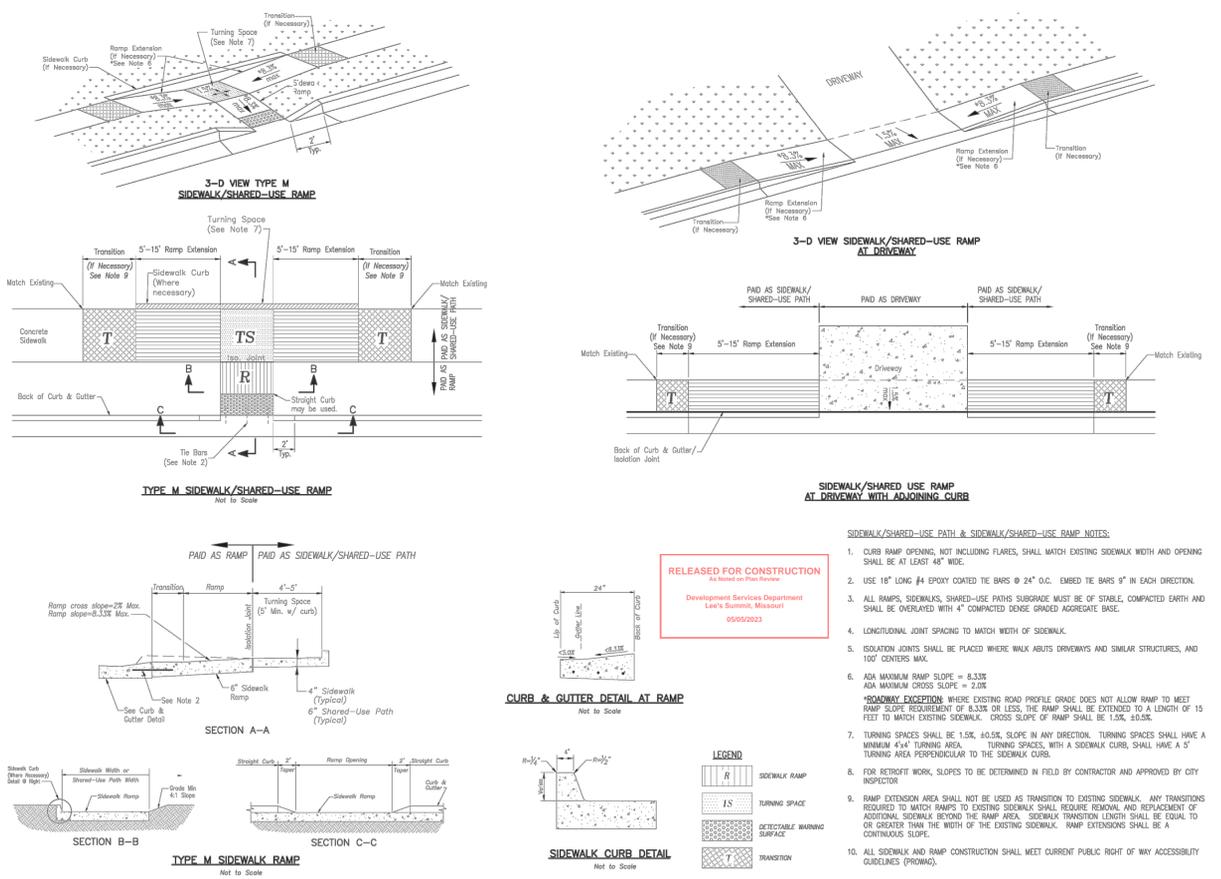


4 LEE'S SUMMIT TYPICAL ADA RAMP RETROFIT
NTS

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LS **GEN-3A**

Date: 05/2021
Drawn By: MJP
Checked By: DL
Proj. #: 18225R21001



5 LEE'S SUMMIT TYPICAL CURB & GUTTER DETAIL AT RAMP
NTS

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LS **GEN-3B**

Date: 05/2021
Drawn By: MJP
Checked By: DL
Proj. #: 18225R21001

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

REVISIONS:

#	Description	Date
10-19-2022		

DERICK M. HOLMES
NUMBER PE-2022005196
10-19-2022
PROFESSIONAL ENGINEER

DERICK HOLMES - CIVIL ENGINEER
MO# PE-2022005196

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

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

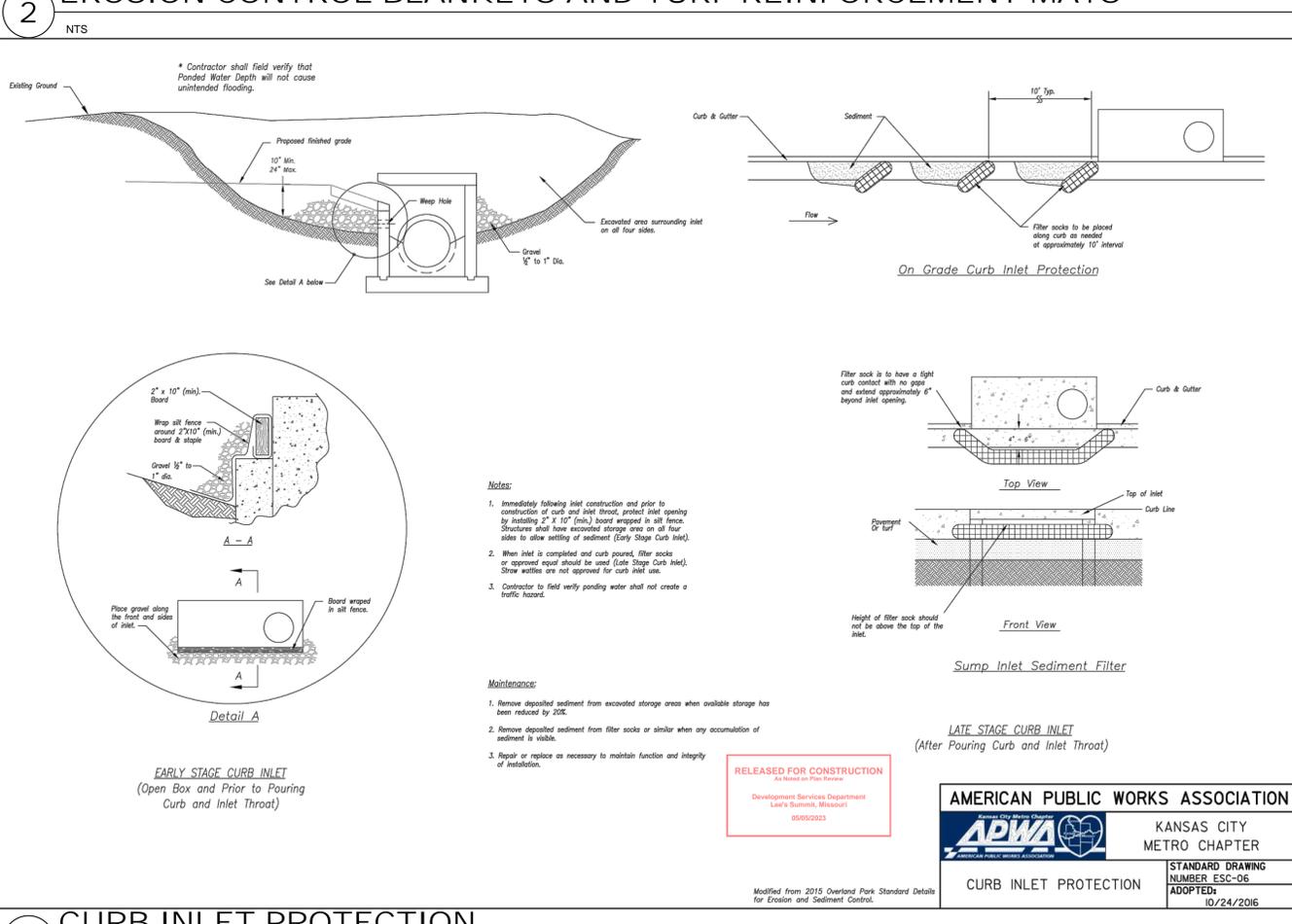
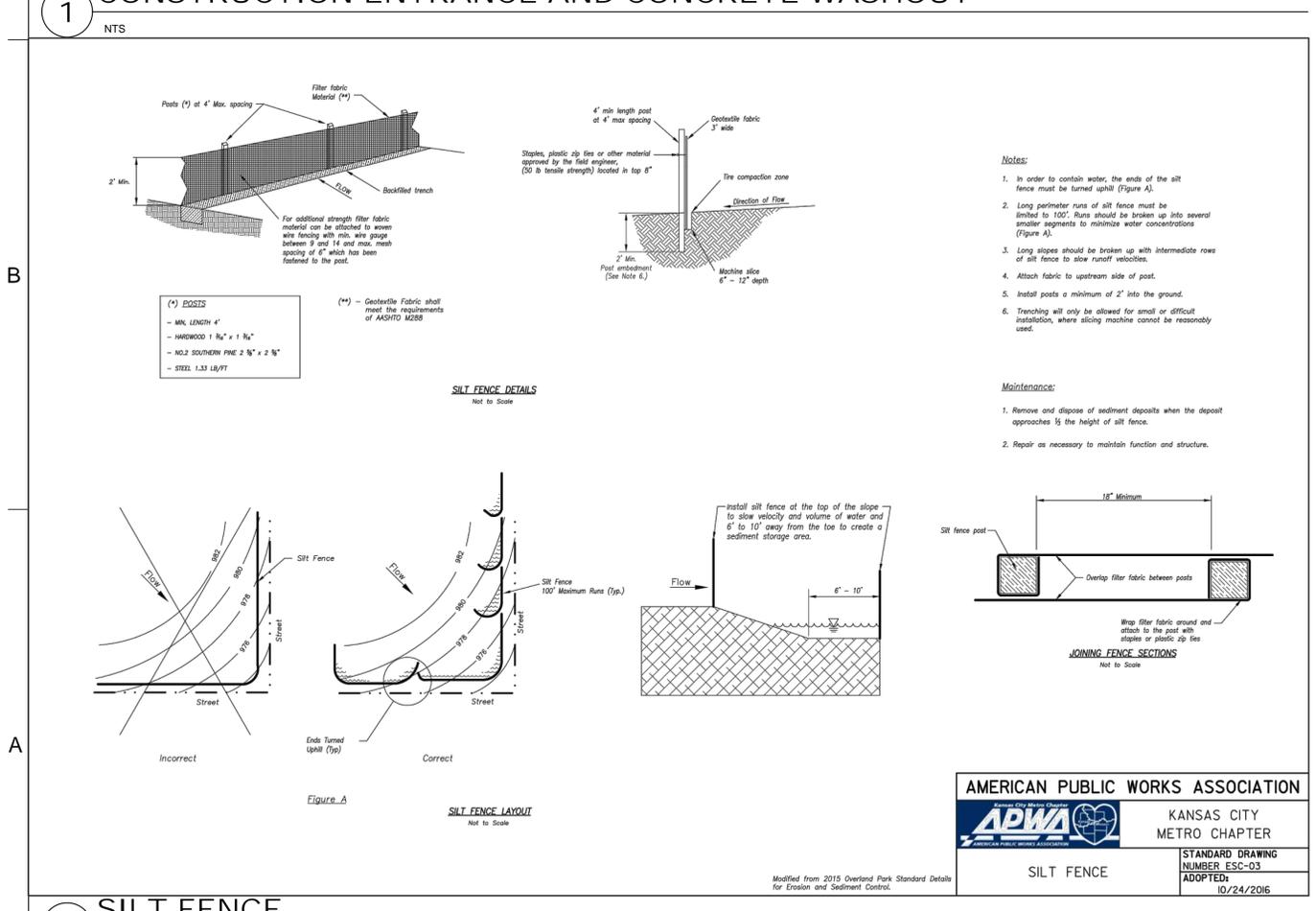
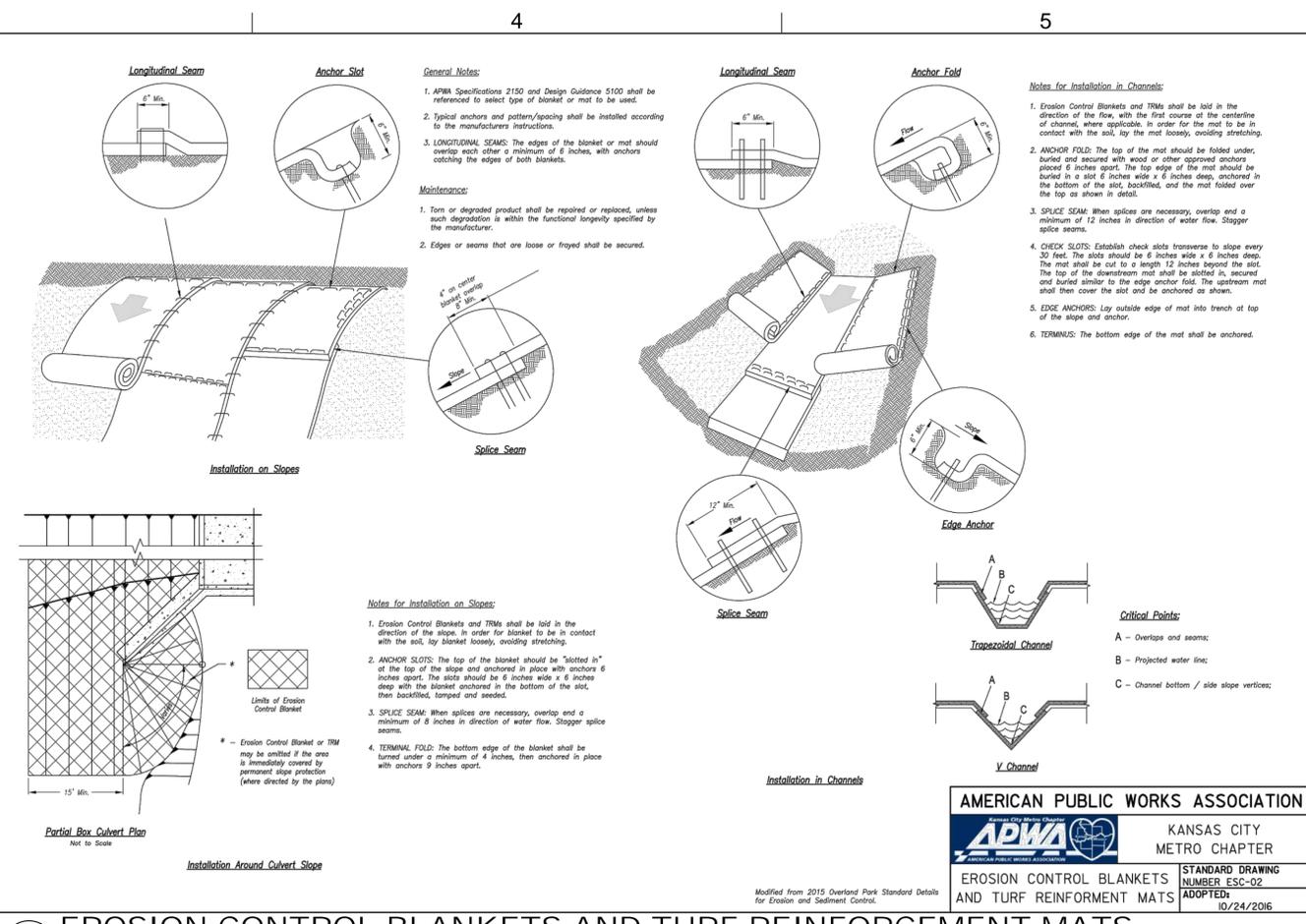
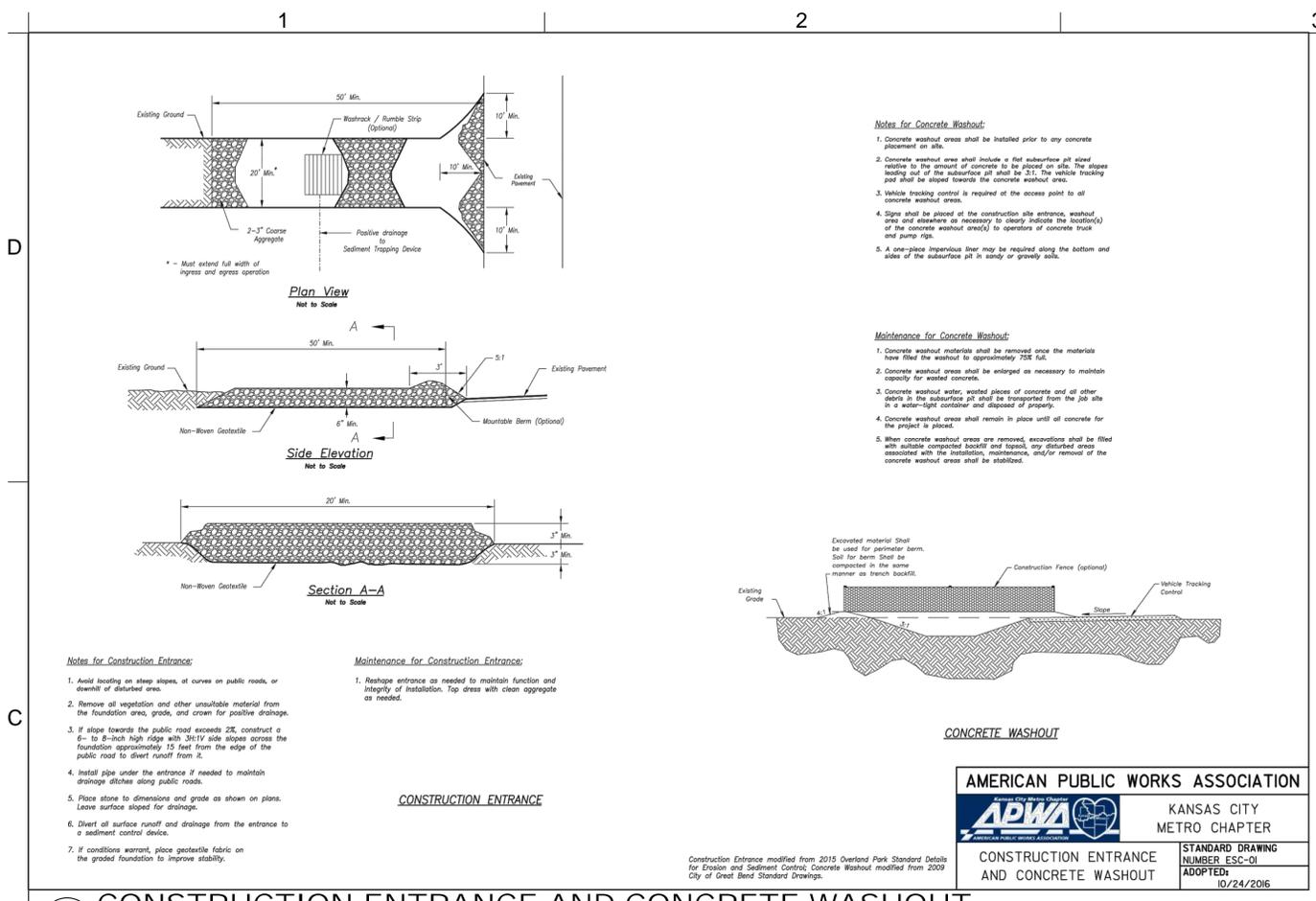
LS **GEN-3B**

Date: 05/2021
Drawn By: MJP
Checked By: DL
Proj. #: 18225R21001

SITE DETAILS

C-503

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FIRE STATION #4
 CITY OF LEE'S SUMMIT
 5031 NORTHEAST LAKEWOOD WAY
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REVISIONS:

#	Description	Date

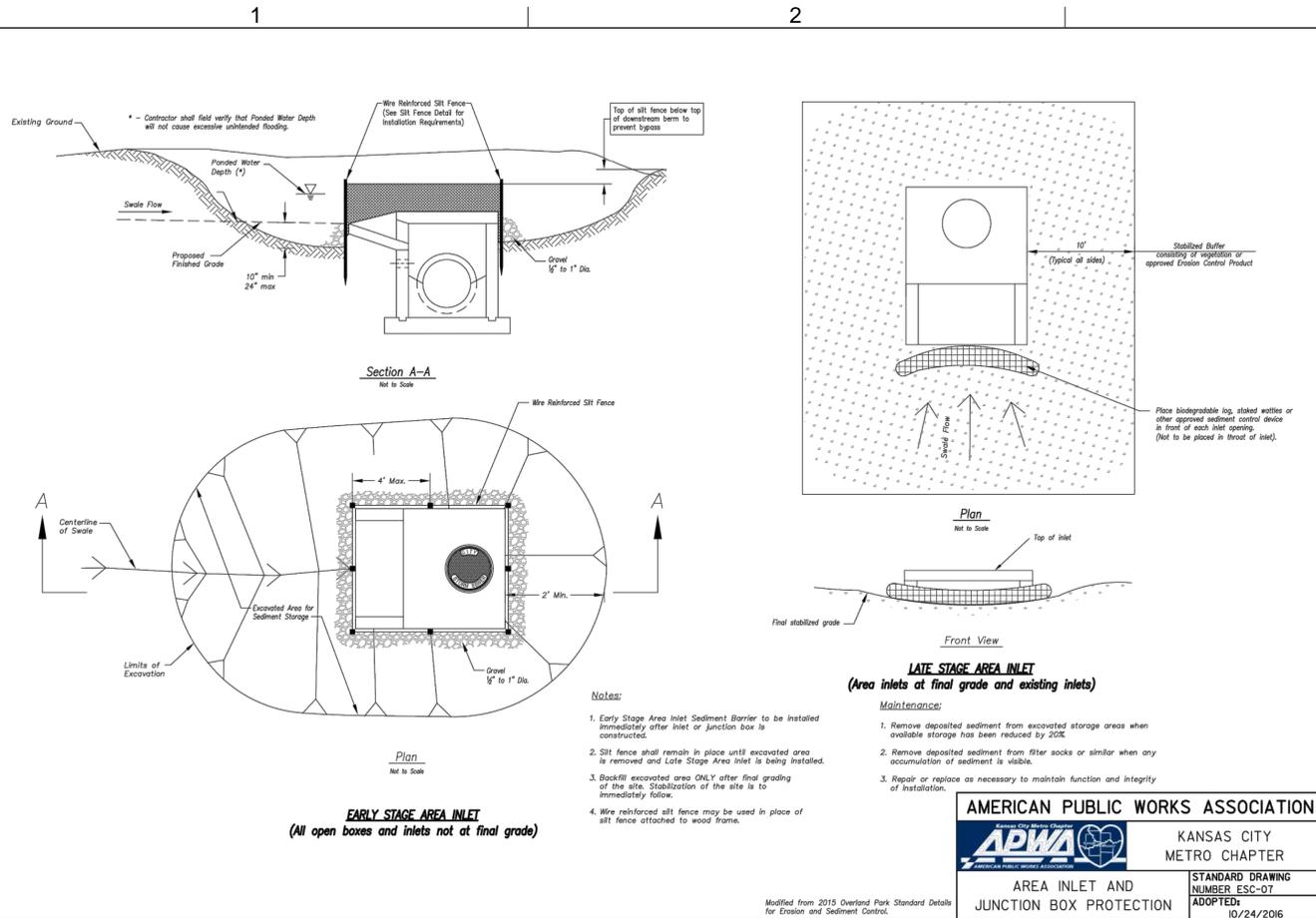
DERICK M. HOLMES
 NUMBER PE-2022005196
 10-19-2022
 DERICK HOLMES - CIVIL ENGINEER
 MO# PE-2022005196
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PROJECT NO: 18225R21001
 DATE: 10.19.2022
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 CHKD BY: SJB

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EROSION CONTROL DETAILS
C-510

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

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

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

AMERICAN PUBLIC WORKS ASSOCIATION	
KANSAS CITY METRO CHAPTER	STANDARD DRAWING NUMBER ESC-07 ADOPTED: 10/24/2016
AREA INLET AND JUNCTION BOX PROTECTION	

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

1 AREA INLET AND JUNCTION BOX PROTECTION
NTS

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100% CONSTRUCTION DOCUMENT DRAWINGS

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

REVISIONS:

#	Description	Date

DERICK M. HOLMES
NUMBER
PE-2022005196
10-19-2022

DERICK HOLMES - CIVIL ENGINEER
MO# PE-2022005196

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

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EROSION CONTROL DETAILS

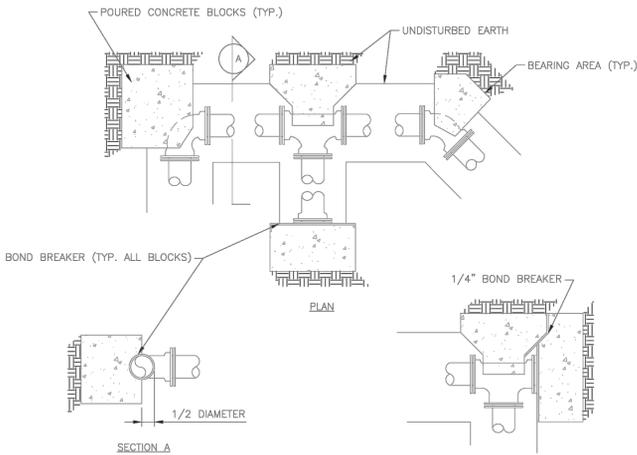
C-511

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri
05/05/2023

REQUIRED CONCRETE BEARING AREA (SQUARE FEET - SF)

NOM. DIA. (INCHES)	180 TEE, PLUG	90 BEND	45 BEND	22.5 BEND	11.25 BEND
6	4.7	6.7	4.0	4.0	4.0
8	8.4	11.8	6.4	4.0	4.0
10	13.1	18.5	10.0	5.1	4.0
12	18.8	26.7	14.4	7.4	4.0
14	25.7	36.3	19.6	10.0	5.0
16	33.5	47.4	25.6	13.1	6.6
18	42.4	REST. JT.	32.5	16.5	8.3
20	REST. JT.	REST. JT.	40.1	20.4	10.3
24	REST. JT.	REST. JT.	REST. JT.	29.4	14.8



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

LEE'S SUMMIT MISSOURI
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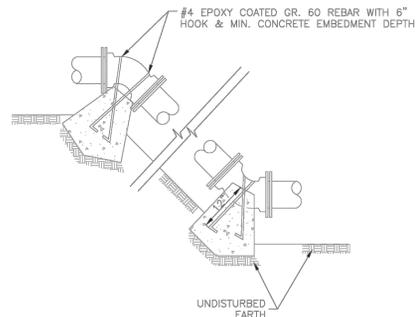
HORIZONTAL THRUST BLOCK

Date: 01/2016
Drawn By: JN
Checked By: DL

WAT-1

REQUIRED CONCRETE VOLUME (CUBIC FEET - CF)

NOM. DIA. (INCHES)	180 TEE, PLUG	90 BEND	45 BEND	22.5 BEND	11.25 BEND
6	50.5	71.4	38.6	19.7	9.9
8	89.8	126.9	68.7	35.0	17.6
10	140.2	198.3	107.3	54.7	27.5
12	202.0	REST. JT.	154.6	78.8	39.6
14	REST. JT.	REST. JT.	210.4	107.3	53.9
16	REST. JT.	REST. JT.	REST. JT.	140.1	70.4
18	REST. JT.	REST. JT.	REST. JT.	177.3	89.1
20	REST. JT.	REST. JT.	REST. JT.	REST. JT.	110.0
24	REST. JT.	REST. JT.	REST. JT.	REST. JT.	158.4



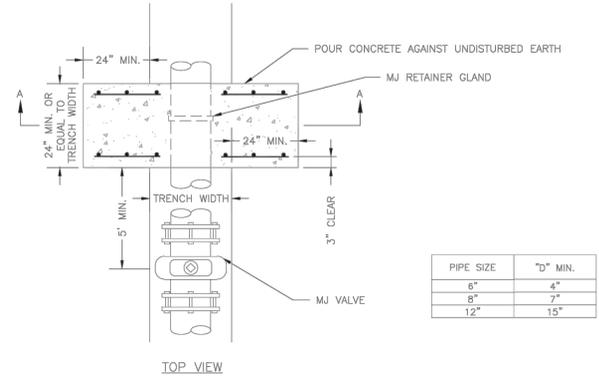
- NOTES:
1. ALL BENDS WITHOUT RESTRAINED JOINTS SHALL HAVE CONCRETE THRUST BLOCKS INSTALLED FOR RESTRAINT.
 2. MEGA LUGS MAY BE USED ONLY IN CONJUNCTION WITH CONCRETE THRUST BLOCKING.
 3. BEARING MUST BE AGAINST UNDISTURBED SOIL.
 4. DO NOT COVER JOINTS OR BOLTS (WHERE APPLICABLE) WITH CONCRETE.

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

VERTICAL THRUST BLOCK

Date: WAT-2
Drawn By: JN
Checked By: DL

WAT-2



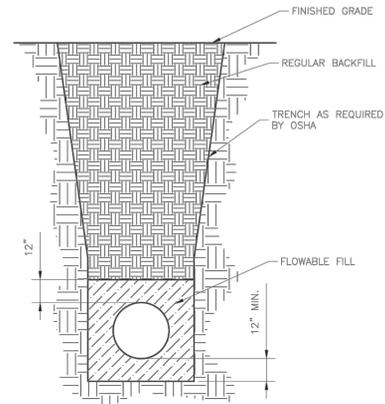
- NOTE:
THIS DETAIL NOT TO BE USED FOR PIPE GREATER THAN 12"

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STRADDLE BLOCK

Date: 01/2016
Drawn By: JN
Checked By: DL

WAT-3



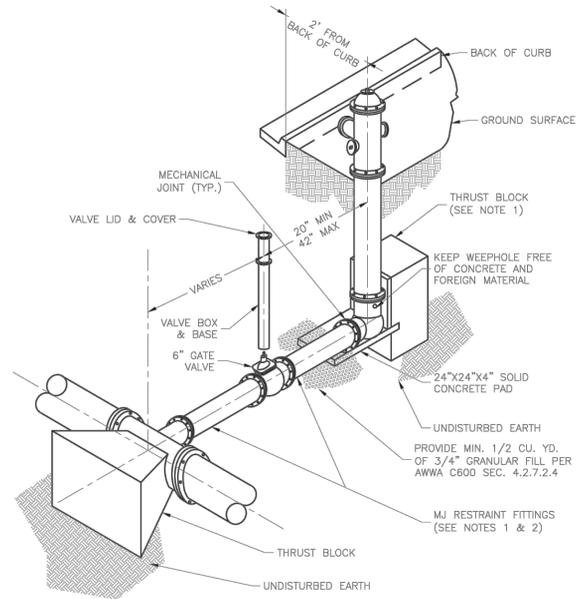
- NOTES:
1. FLOWABLE FILL SHALL MEET THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL.
 2. REGULAR BACKFILL ABOVE THE TRENCH CHECK SHALL BE FREE OF DEBRIS, ORGANIC MATTER, AND STONES > 6" IN ANY DIMENSION.
 3. TOP OF FLOWABLE BACKFILL SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE.
 4. LENGTH OF TRENCH CHECK SHALL BE A MINIMUM OF 12".

LEE'S SUMMIT MISSOURI
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WATER TRENCH CHECK DETAIL

Date: 01/2016
Drawn By: JN
Checked By: DL

WAT-6



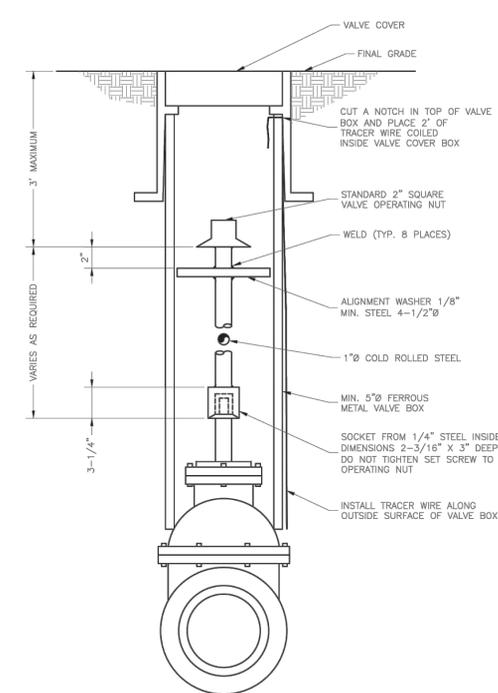
- NOTES:
1. WHEN RETAINER GLANDS ARE USED IN LIEU OF MECHANICAL JOINT (MJ) RESTRAINT FITTINGS, HORIZONTAL THRUST BLOCKS ARE REQUIRED.
 2. GATE VALVE MAY BE BOLTED DIRECTLY TO MJ RESTRAINT TEE.
 3. SEE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR FIRE HYDRANT, VALVES, VALVE BOX LID, AND COVER.
 4. BOTTOM HYDRANT FLANGE SHALL BE 2" TO 6" ABOVE FINISHED GRADE.
 5. FOR STREETS WITHOUT CURBS FIRE HYDRANTS SHALL BE PLACED WITHIN 1 FOOT OF THE R/W LINE, BUT NOT MORE THAN 10' FROM EDGE OF PAVEMENT. FIRE HYDRANT SHALL NOT BE PLACED IN BOTTOM OF DITCH.
 6. HYDRANT SHALL BE ROTATED AS DIRECTED BY INSPECTOR.

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

HYDRANT - STRAIGHT SET

Date: 01/2016
Drawn By: JN
Checked By: DL

WAT-7



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

VALVE STEM EXTENSION AND VALVE BOX

Date: 01/2016
Drawn By: JN
Checked By: DL

WAT-9

RELEASED FOR CONSTRUCTION
As Noted on Plan Sheets
Development Services Department
Lee's Summit, Missouri
05/05/2023

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9229 WARD PARKWAY
SUITE # 210
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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

STATE OF MISSOURI
DERICK M. HOLMES
NUMBER
PE-2022005196
PROFESSIONAL ENGINEER
10-19-2022

DERICK HOLMES - CIVIL ENGINEER
MO# PE-2022005196
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PROJECT NO: 18225R21001
DATE: 10.19.2022
DRAWN BY: DMH
CHKD BY: SJB

WATER DETAILS

C-520

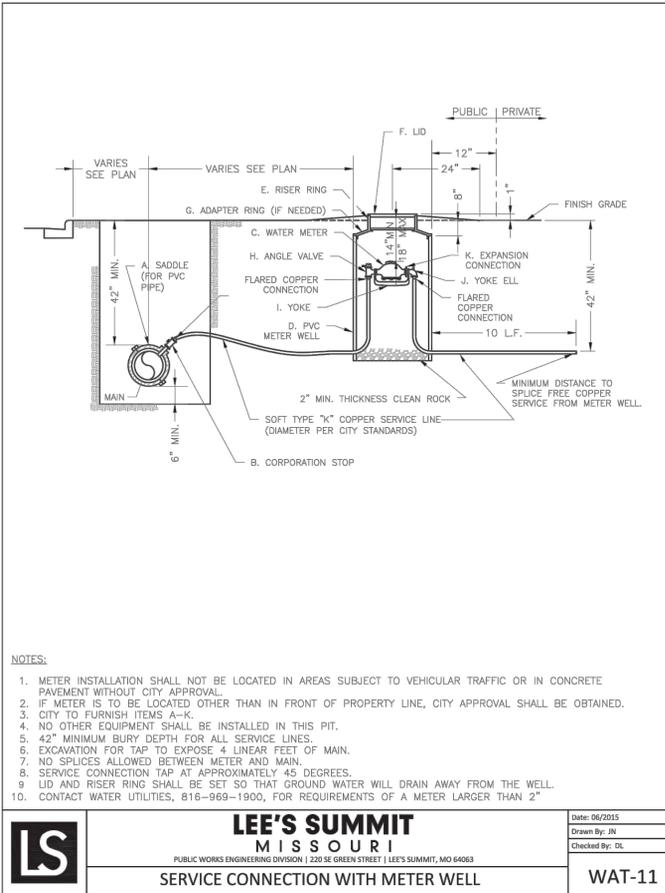
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS

D

C

B

A



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

LS	LEE'S SUMMIT MISSOURI	Date: 06/2015
	PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	Drawn By: JN Checked By: DL
SERVICE CONNECTION WITH METER WELL		WAT-11

1 SERVICE CONNECTION WITH METER WELL
NTS

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

#	Description	Date
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DERICK M. HOLMES
NUMBER
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10-19-2022
DERICK HOLMES - CIVIL ENGINEER
MO# PE-2022005196

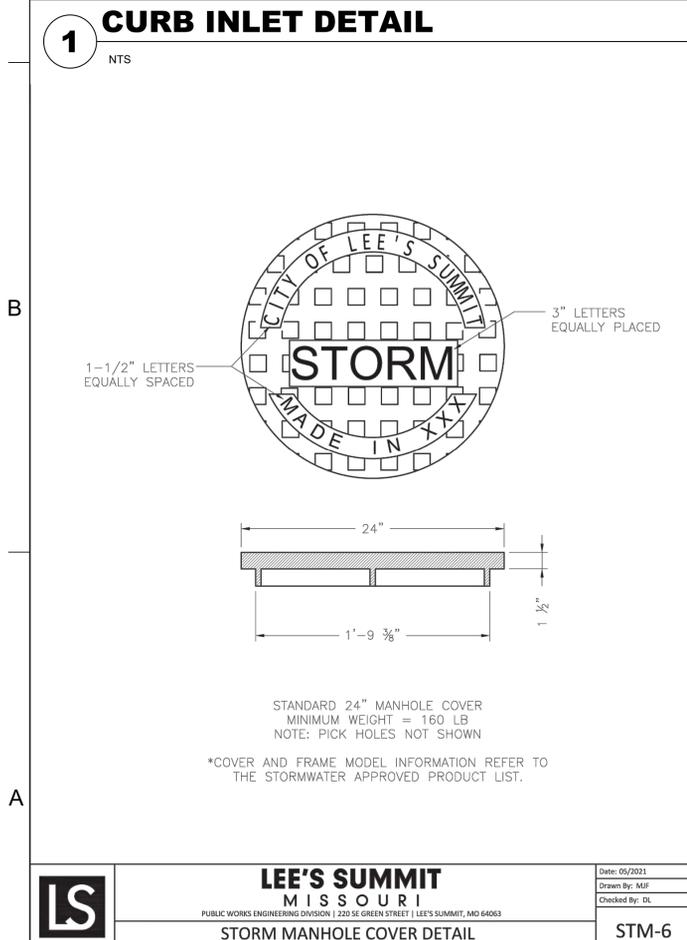
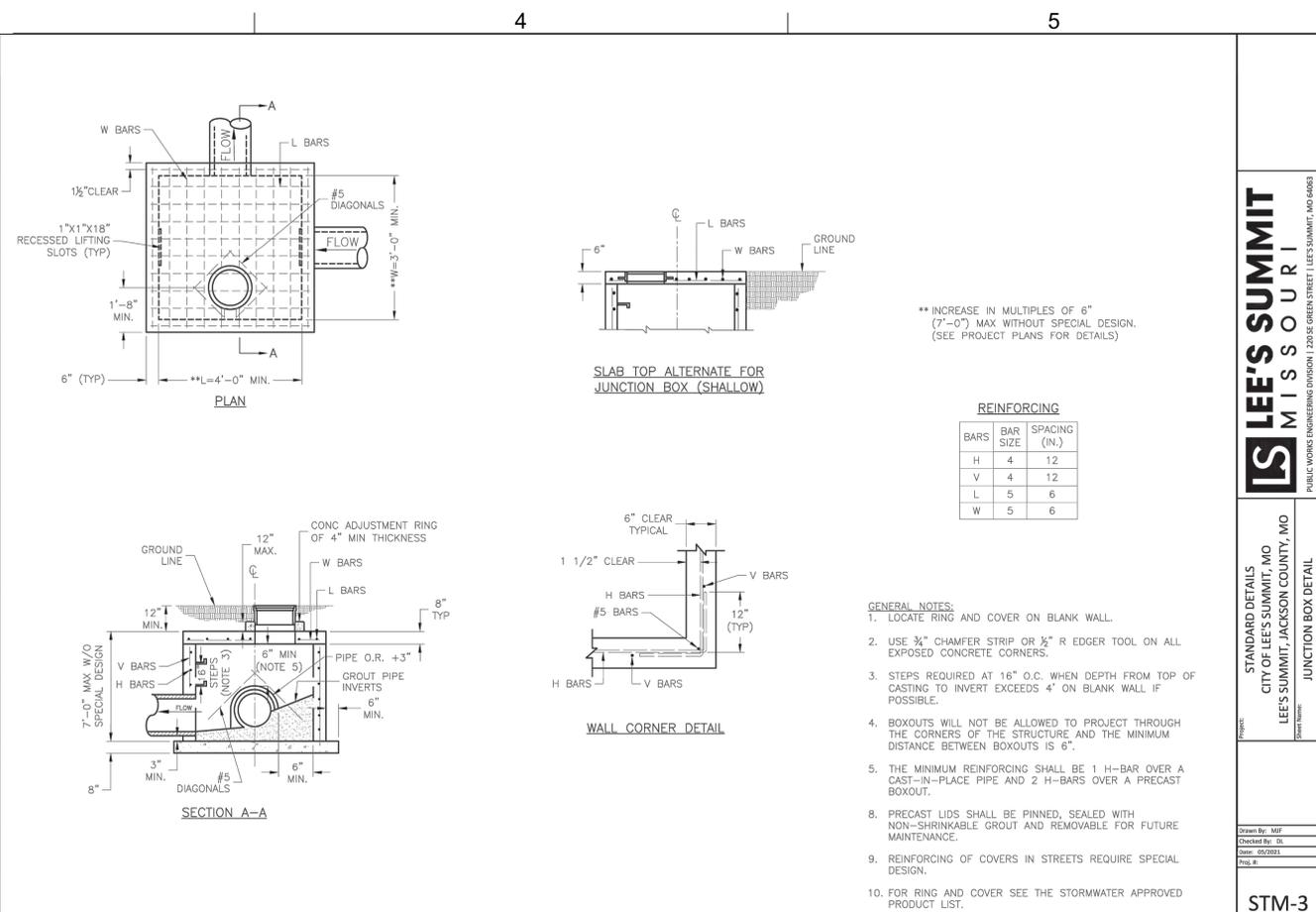
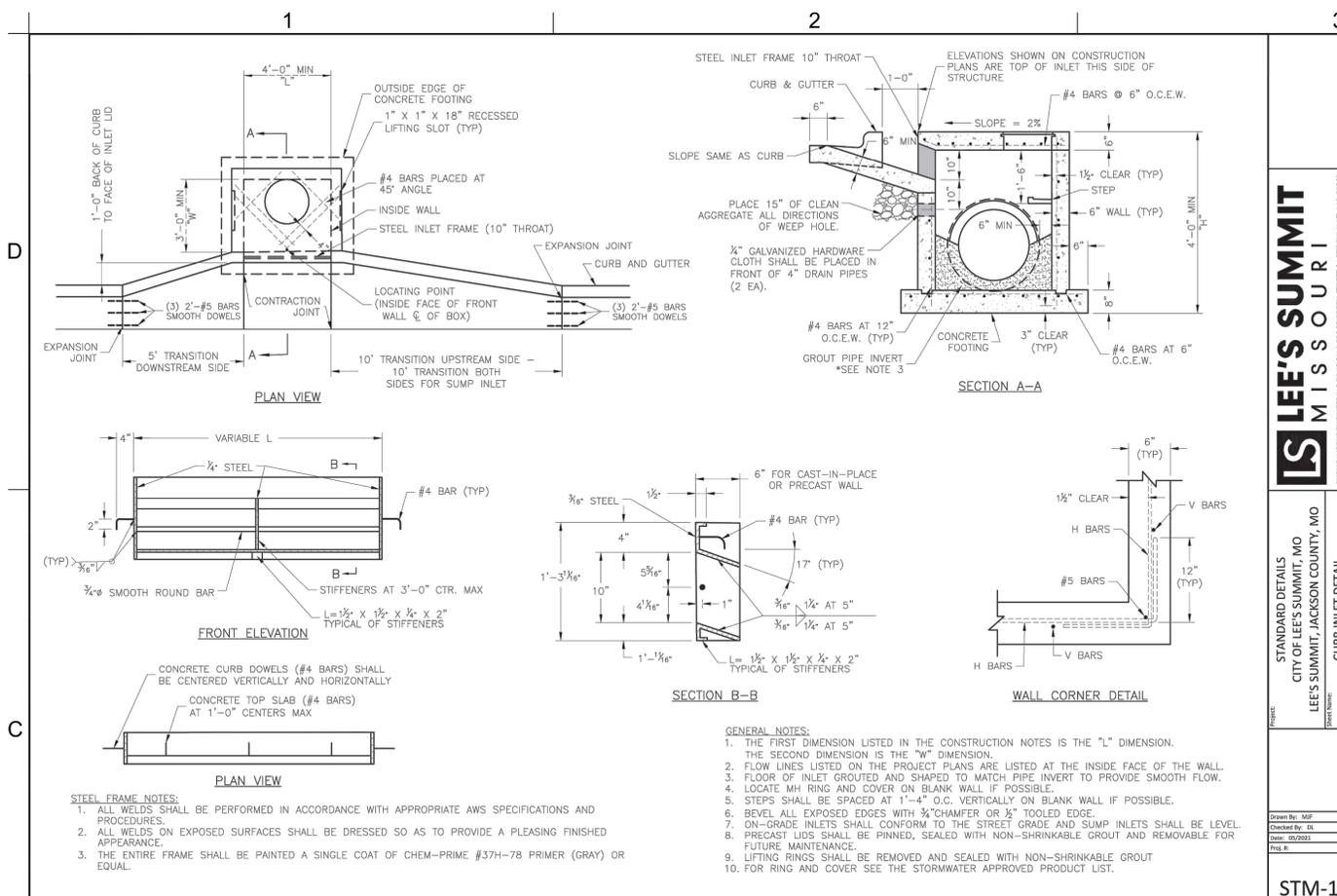
PROJECT NO:	18225R21001
DATE:	10.19.2022
DRAWN BY:	DMH
CHKD BY:	SJB

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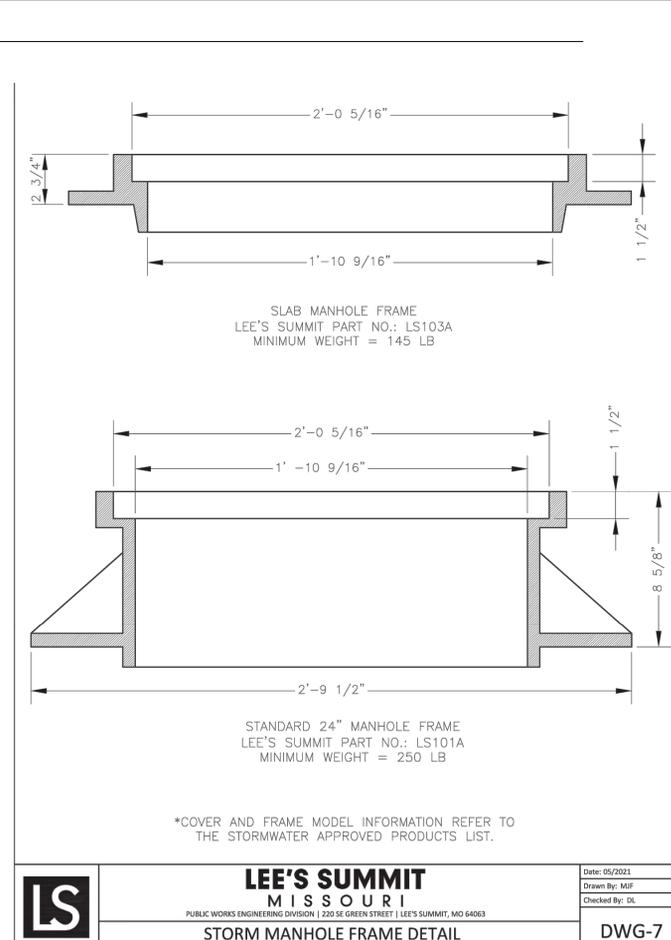
WATER DETAILS

C-521

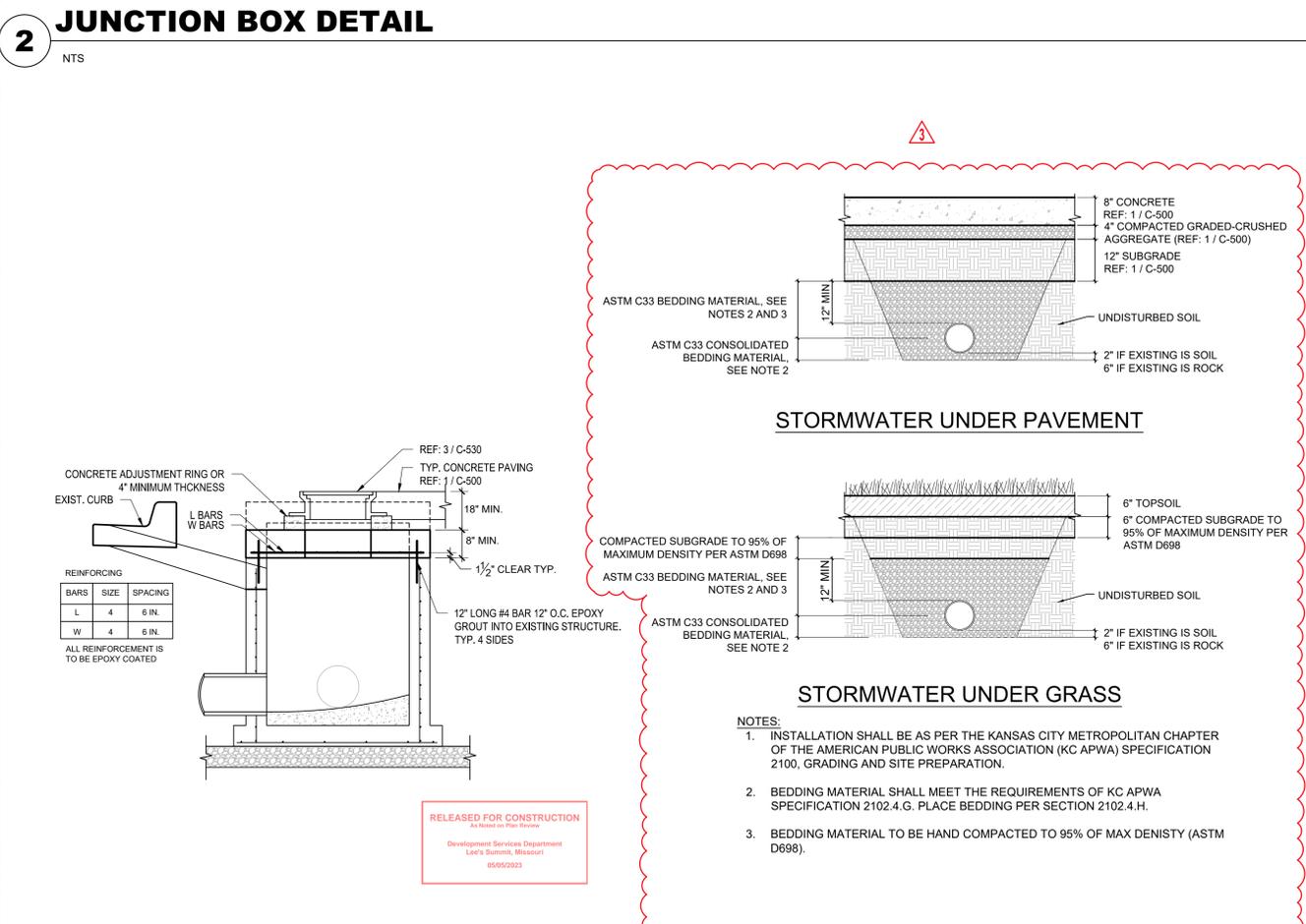
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Development Services Department
Lee's Summit, Missouri
05/05/2023



3 STORM MANHOLE COVER DETAIL
NTS



4 STORM MANHOLE FRAME DETAIL
NTS



5 CURB INLET TO JUNCTION BOX
NTS

6 TRENCHING & BACKFILL DETAIL
NTS

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

JUNCTION BOX DETAIL

Drawn By: MJF
Checked By: DL
Date: 02/2021
Proj. #: STM-3

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FIRE STATION #4
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LEE'S SUMMIT, MISSOURI 64064

REVISIONS:

#	Description	Date
1	ASI 01	11.16.2022
3	ASI 03	12.08.2022

DERICK M. HOLMES
NUMBER
PE-2022005196
2022-12-07

DERICK HOLMES - CIVIL ENGINEER
MO# PE-2022005196

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CHKD BY: SJB

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STORMWATER DETAILS

C-530

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Section 2721

Engineered Surface Drainage Products

GENERAL
PVC surface drainage inlets shall include the drain basin type as indicated on the contract drawing and referenced within the contract specifications.

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 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.

INSTALLATION
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.

Table with 4 columns: THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS... DRAWN BY CIA DATE 3-10-00 MATERIAL DUCTILE IRON... TITLE 8 IN - 36 IN DRAIN BASIN SPECIFICATIONS... DWG NO. 7001-110-911 REV. J

1 8 IN - 36 IN DRAIN BASIN SPECIFICATIONS
NTS

NYLOPLAST 24" DRAIN BASIN: 2824AG _X

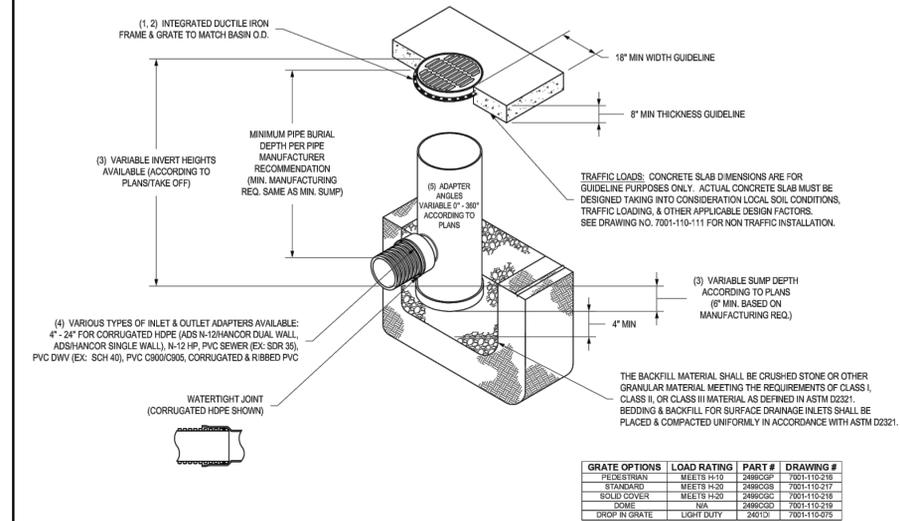


Table with 4 columns: GRATE OPTIONS, LOAD RATING, PART #, DRAWING #. Rows include: FLEXIBLOCK, STANDARD, SOLID COVER, DOME, DROP IN GRATE.

Table with 4 columns: THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS... DRAWN BY EBC DATE 04-03-06 MATERIAL DUCTILE IRON... TITLE 24 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL... DWG NO. 7001-110-192 REV. E

2 24" DRAIN BASIN QUICK SPEC INSTALLATION DETAIL
NTS

1099CGSF

APPROX. DRAIN AREA = 37.35 SQ IN
APPROX. WEIGHT = 15.40 LBS

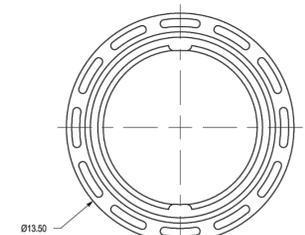
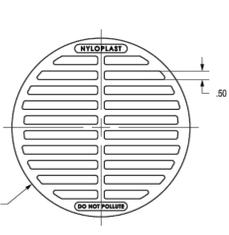
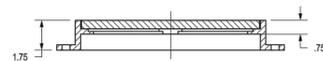


Table with 4 columns: THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS... DRAWN BY NHH DATE 6-25-18 MATERIAL DUCTILE IRON... TITLE 10 IN STANDARD GRATE ASSEMBLY - TYPE B... DWG NO. 7001-110-540 REV. A

3 10" STANDARD GRATE ASSEMBLY - TYPE B
NTS

1899CGS

APPROX. DRAIN AREA = 116.72 SQ IN
APPROX. WEIGHT WITH FRAME = 68.50 LBS

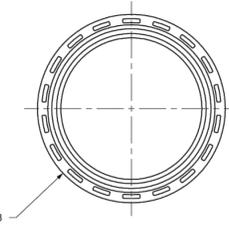
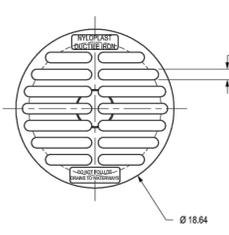
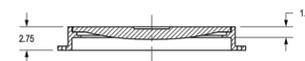


Table with 4 columns: THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS... DRAWN BY EBC DATE 3-4-06 MATERIAL DUCTILE IRON... TITLE 18 IN STANDARD GRATE ASSEMBLY - TYPE C... DWG NO. 7001-110-213 REV. C

4 18" STANDARD GRATE ASSEMBLY - TYPE C
NTS

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REVISIONS: # Description Date

Table with 3 columns: #, Description, Date. One revision entry is present.

Professional Engineer Seal for Derick M. Holmes, Missouri, License Number PE-2022005196, dated 10-19-2022.

DERICK HOLMES - CIVIL ENGINEER MO# PE-2022005196

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

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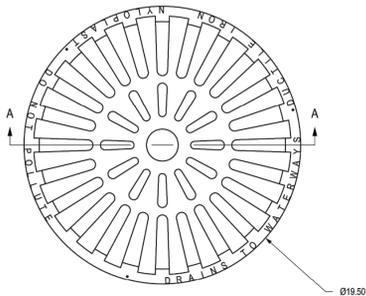
STORMWATER DETAILS

C-531

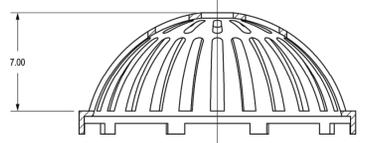
RELEASED FOR CONSTRUCTION As Noted on Plan Review Development Services Department Lee's Summit, Missouri 05/05/2023

1899CGD

APPROX. DRAIN AREA = 175.59 SQ IN
APPROX. WEIGHT = 32.00 LBS



SECTION A-A



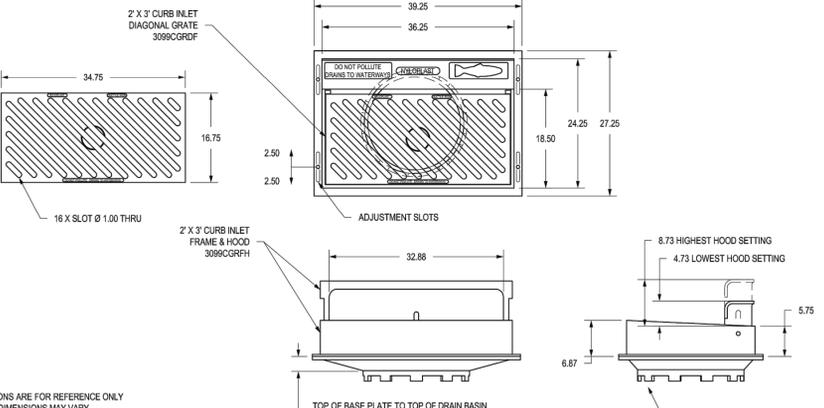
DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST

Table with columns: DRAWN BY, DATE, REVISIONS, MATERIAL, PROJECT NO., TITLE, DWG NO., SCALE, SHEET, REV. Includes Nyloplast logo and contact information for 3130 Verona Ave, Buford, GA 30518.

1 18" DOME GRATE

3099CGRDF & 3099CGRFH

APPROX. GRATE DRAIN AREA = 232.87 SQ IN
*APPROX. WEIGHT WITH FRAME & HOOD = 344.00 LBS

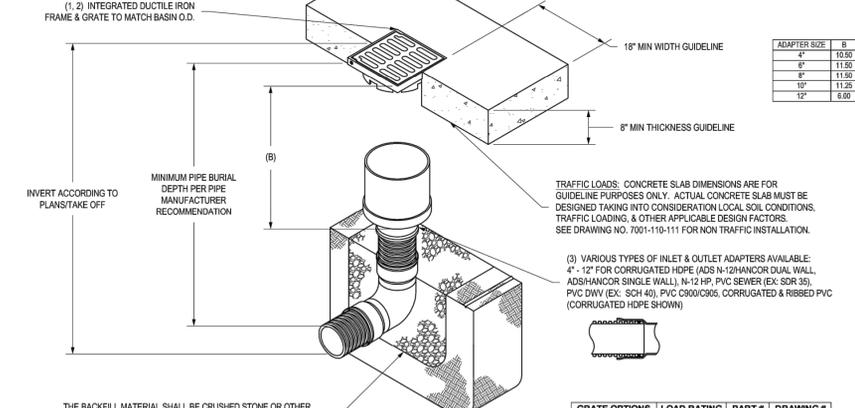


DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
GRATE MEETS H-20 LOAD RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536
GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7002-110-057

Table with columns: DRAWN BY, DATE, REVISIONS, MATERIAL, PROJECT NO., TITLE, DWG NO., SCALE, SHEET, REV. Includes Nyloplast logo and contact information for 3130 Verona Ave, Buford, GA 30518.

2 2'x3' CURB INLET DIAGONAL GRATE ASSEMBLY

NYLOPLAST 12" INLINE DRAIN: 2712AG __ X



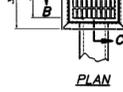
THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

Table with columns: DRAWN BY, DATE, REVISIONS, MATERIAL, PROJECT NO., TITLE, DWG NO., SCALE, SHEET, REV. Includes Nyloplast logo and contact information for 3130 Verona Ave, Buford, GA 30518.

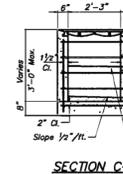
3 12" INLINE DRAIN QUICK SPEC DETAIL

NOTE:

- 1. Location point at center of inlet.
2. A separate top slab may be utilized.
3. Not recommended for use in areas with bicycle traffic.
* East Jordan is an approved manufacturer for castings.

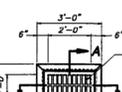


PLAN

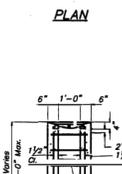


SECTION C-C

DOUBLE GRATE INLET DETAILS



PLAN



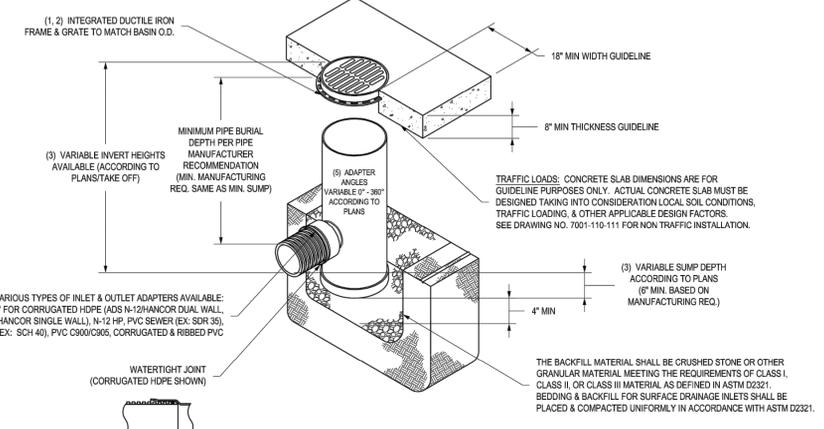
SECTION A-A

SINGLE GRATE INLET DETAILS

AMERICAN PUBLIC WORKS ASSOCIATION KANSAS CITY METROPOLITAN CHAPTER STANDARD DRAWING NUMBER G-1 ADOPTED: APRIL 17, 1996

4 GRATE INLET DETAIL

NYLOPLAST 18" DRAIN BASIN: 2818AG __ X



THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

Table with columns: DRAWN BY, DATE, REVISIONS, MATERIAL, PROJECT NO., TITLE, DWG NO., SCALE, SHEET, REV. Includes Nyloplast logo and contact information for 3130 Verona Ave, Buford, GA 30518.

5 18 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL

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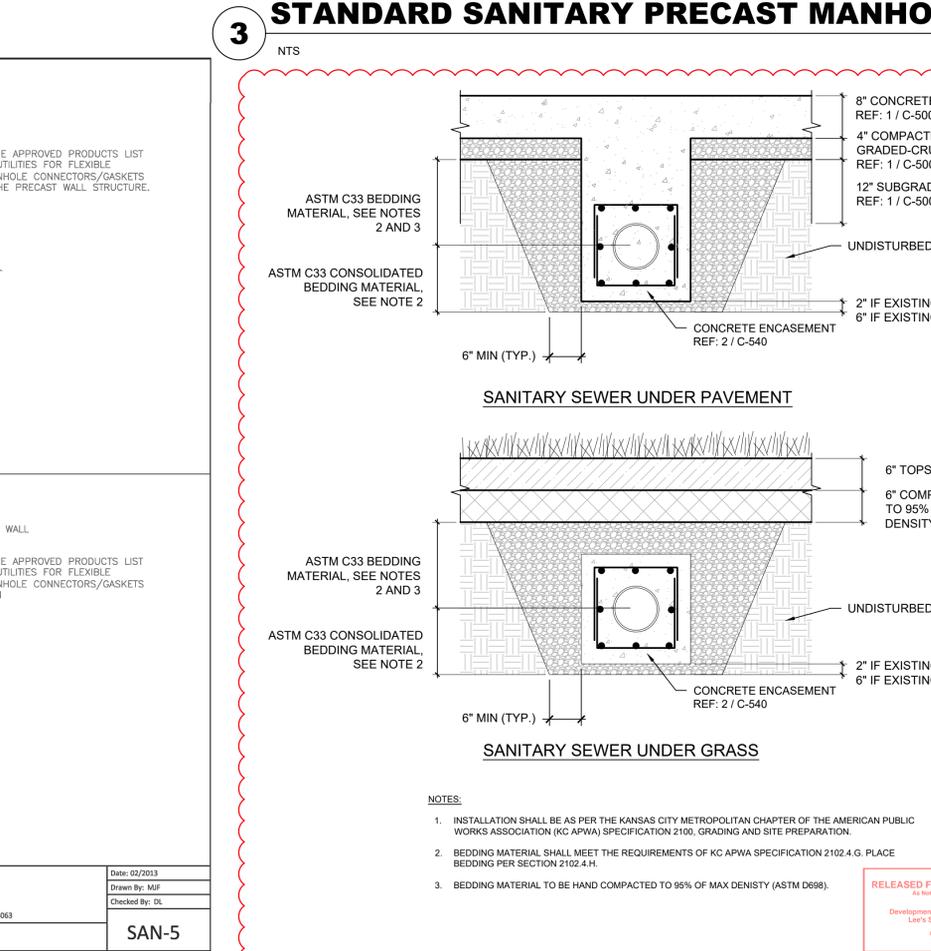
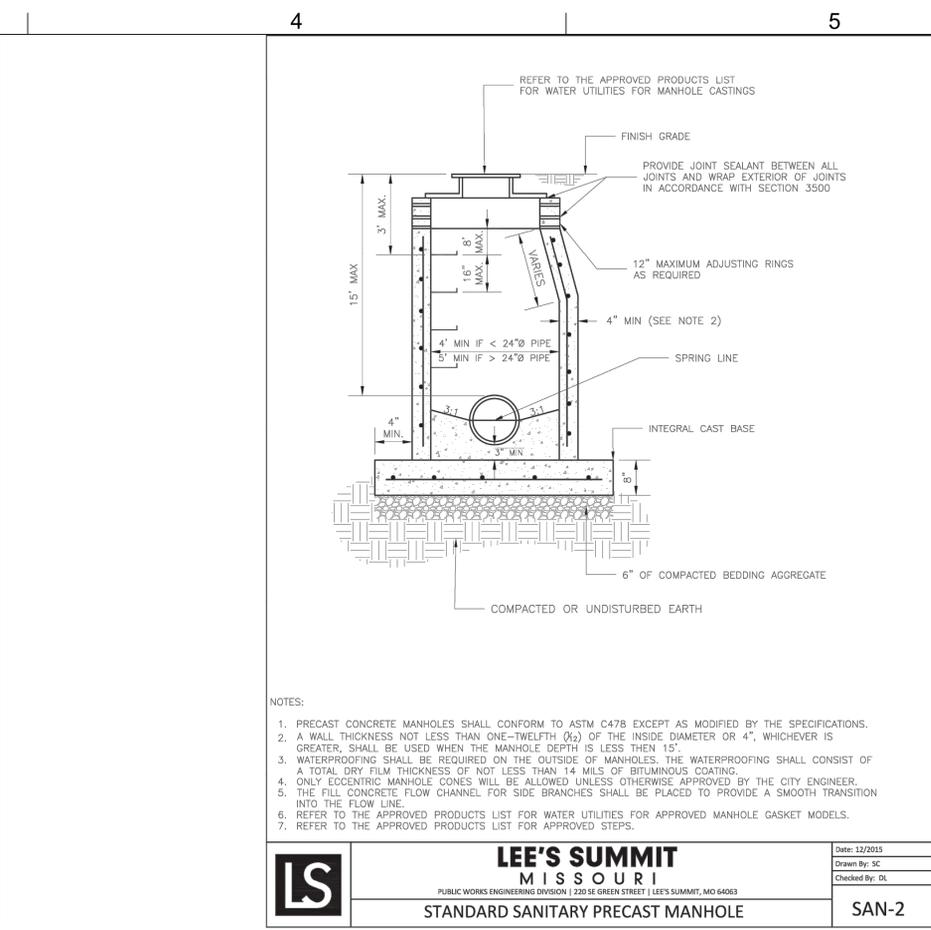
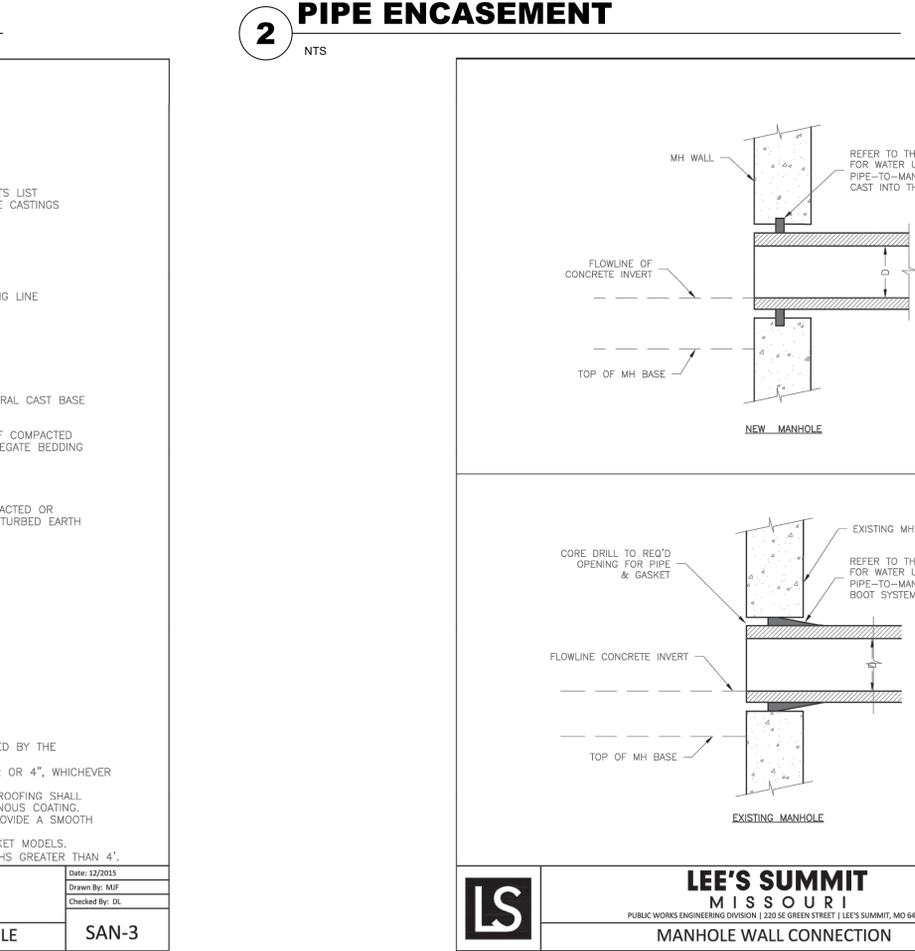
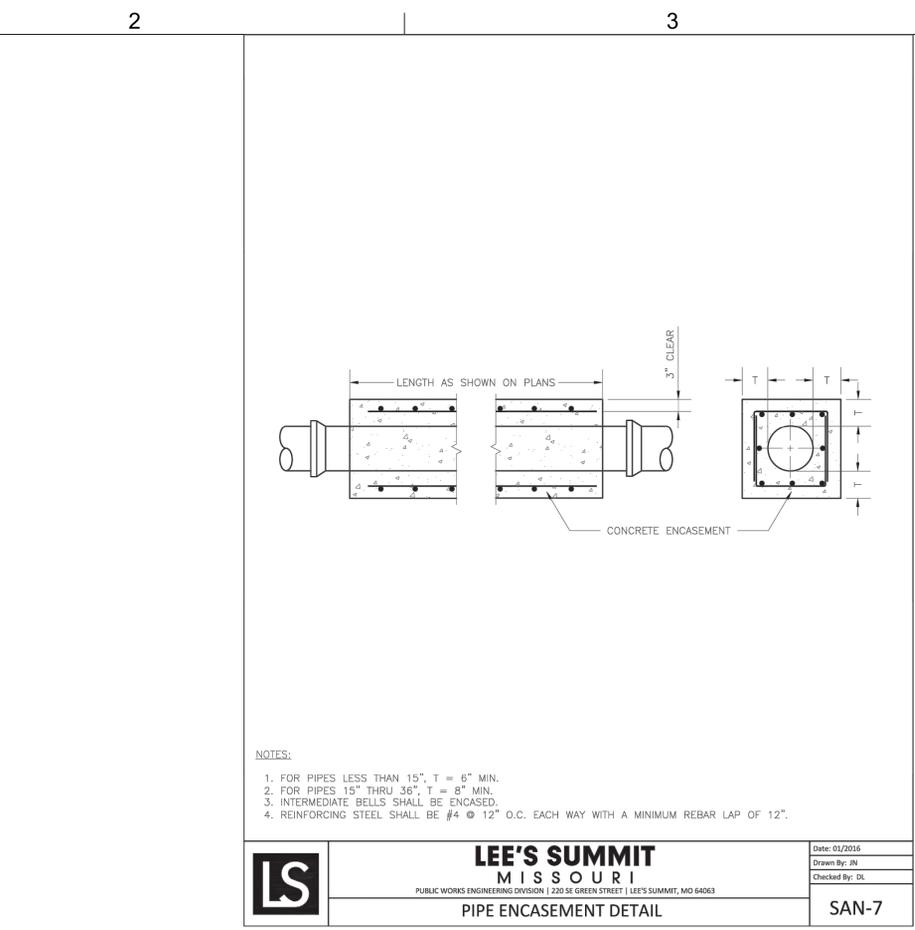
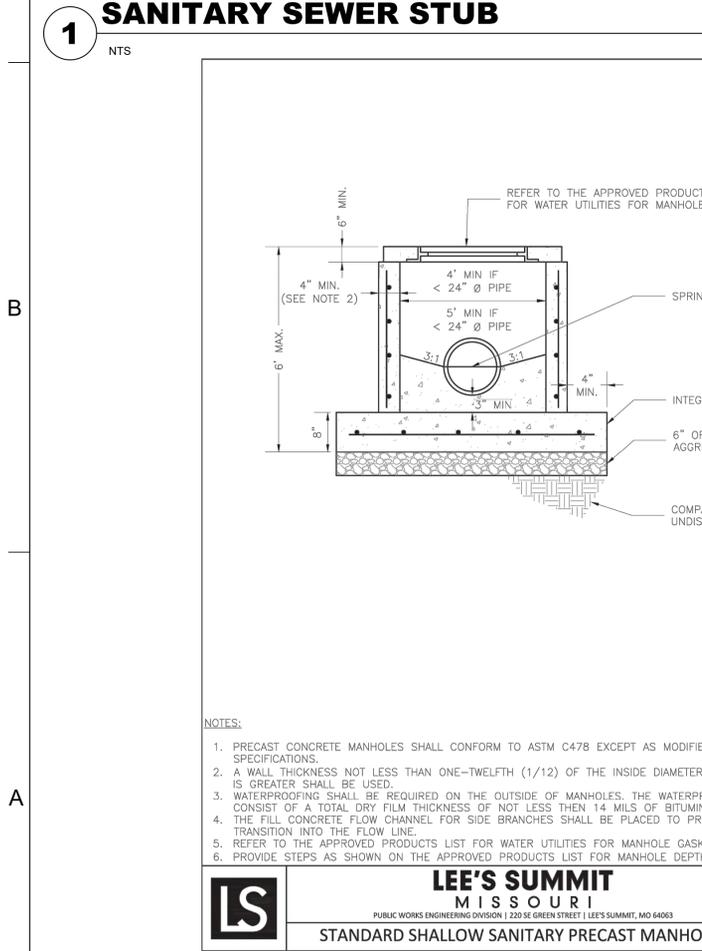
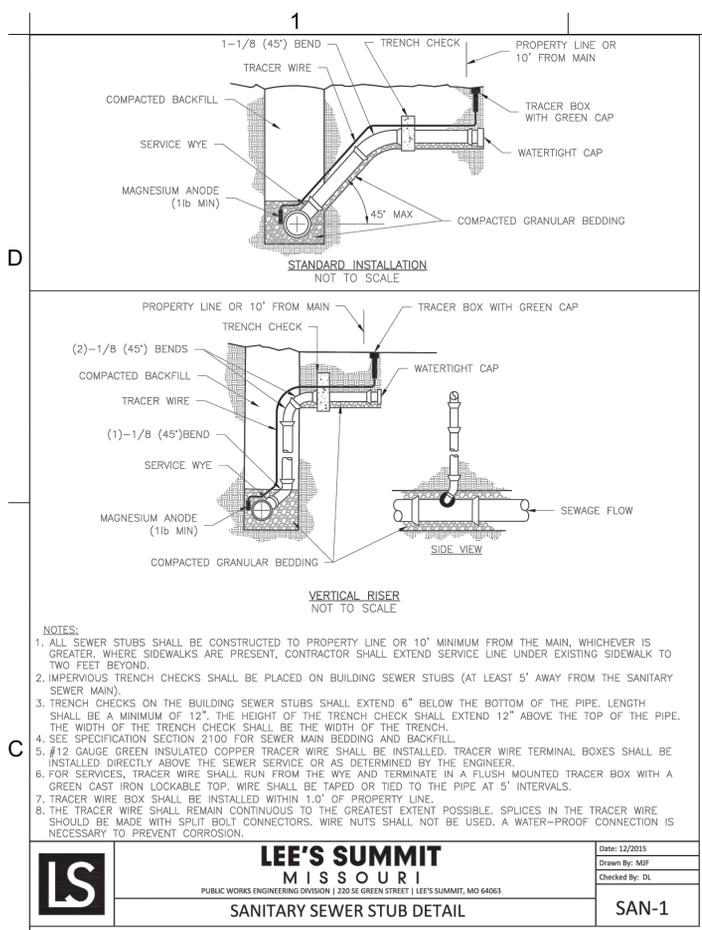
REVISIONS table with columns: #, Description, Date. Revision 1: ASI 01, 11.16.2022

Professional Engineer seal for Derick M. Holmes, No. PE-2022005196, State of Missouri.

DERICK HOLMES - CIVIL ENGINEER MDR PE-2022005196 PROJECT NO: 18225R21001 DATE: 10.19.2022

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

STORMWATER DETAILS C-532



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REVISIONS:

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3	ASI 03	12.08.2022

DERICK M. HOLMES
NUMBER
PE-2022005196
2022-12-07
DERICK HOLMES - CIVIL ENGINEER
MO# PE-2022005196
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DRAWN BY: DMH
CHKD BY: SJB

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SANITARY SEWER DETAILS
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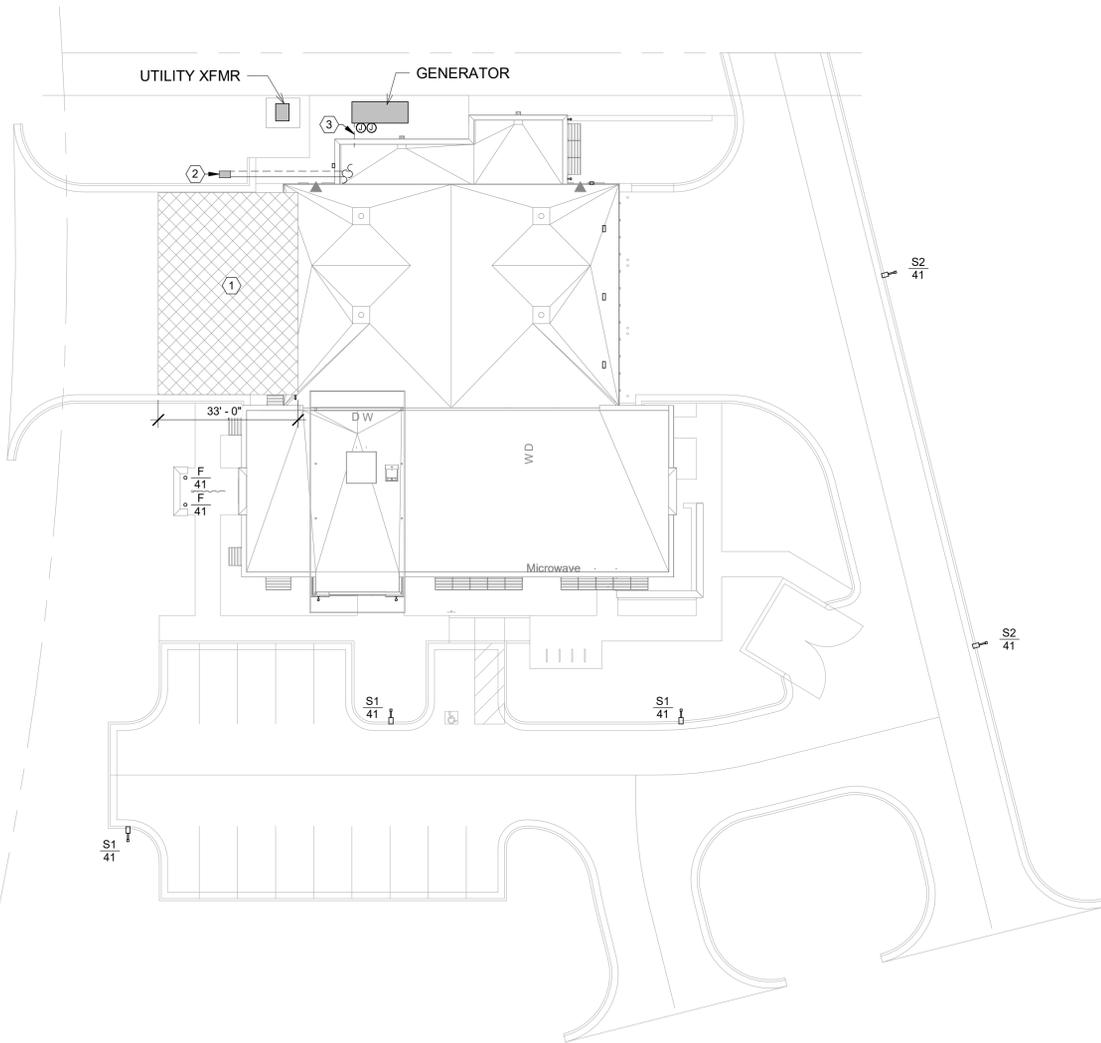
E

D

C

B

A



A1 MPE SITE PLAN
1" = 20'-0"

- PLAN NOTES:**
- 1 PROVIDE 1575 SQ. FT. OF CONCRETE WITH SNOW MELT. TUBING SHALL BE INSTALLED 6" BELOW FINISHED FLOOR. COORDINATE SLAB INSULATION WITH ARCHITECT. REFER TO SPECIFICATIONS FOR ADDITIONAL INFO.
 - 2 PROVIDE NDS, OR EQUAL, MODEL 313BCBW MIN. 14X19 VALVE BOX FOR SNOW MELT MANIFOLD.
 - 3 PROVIDE 1-1/2" EMPTY CONDUIT FOR GENERATOR CONTROLS ROUTED TO ATS. ROUTE ALL CONDUITS INCLUDING BLOCK HEATER, BATTERY CHARGER, AND ELECTRICAL CONDUITS BELOW GRADE INTO MECHANICAL ROOM.

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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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REVISIONS:

#	Description	Date

NEIL BARTLEY - ENGINEER
MO# PE-2007023868

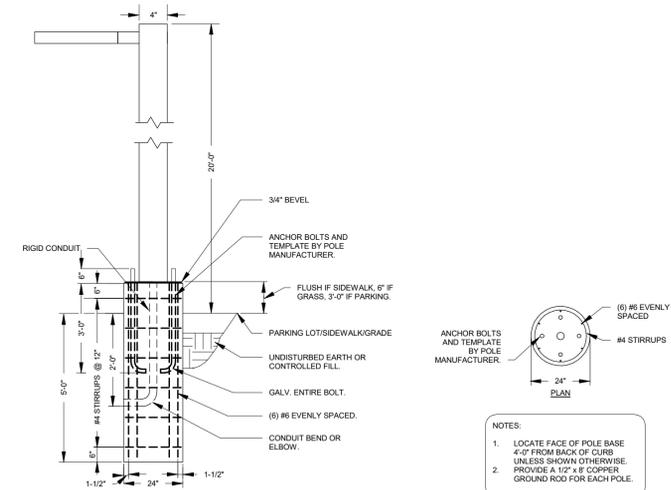
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DATE:	10.19.2022
DRAWN BY:	JL
CHK'D BY:	NB

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MPE SITE PLAN

ME001



A6 POLE BASE DETAIL
NOT TO SCALE

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As Noted on Plan Revised
Development Services Department
Lee's Summit, Missouri
05/05/2023

FILE PATH: BIM 360://1822SR21001_LeeSummitFireStation_#4 and #5/LSMO_FIRE STATIONS MEP_V19.rvt



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PROJECT NO: 18225R21001

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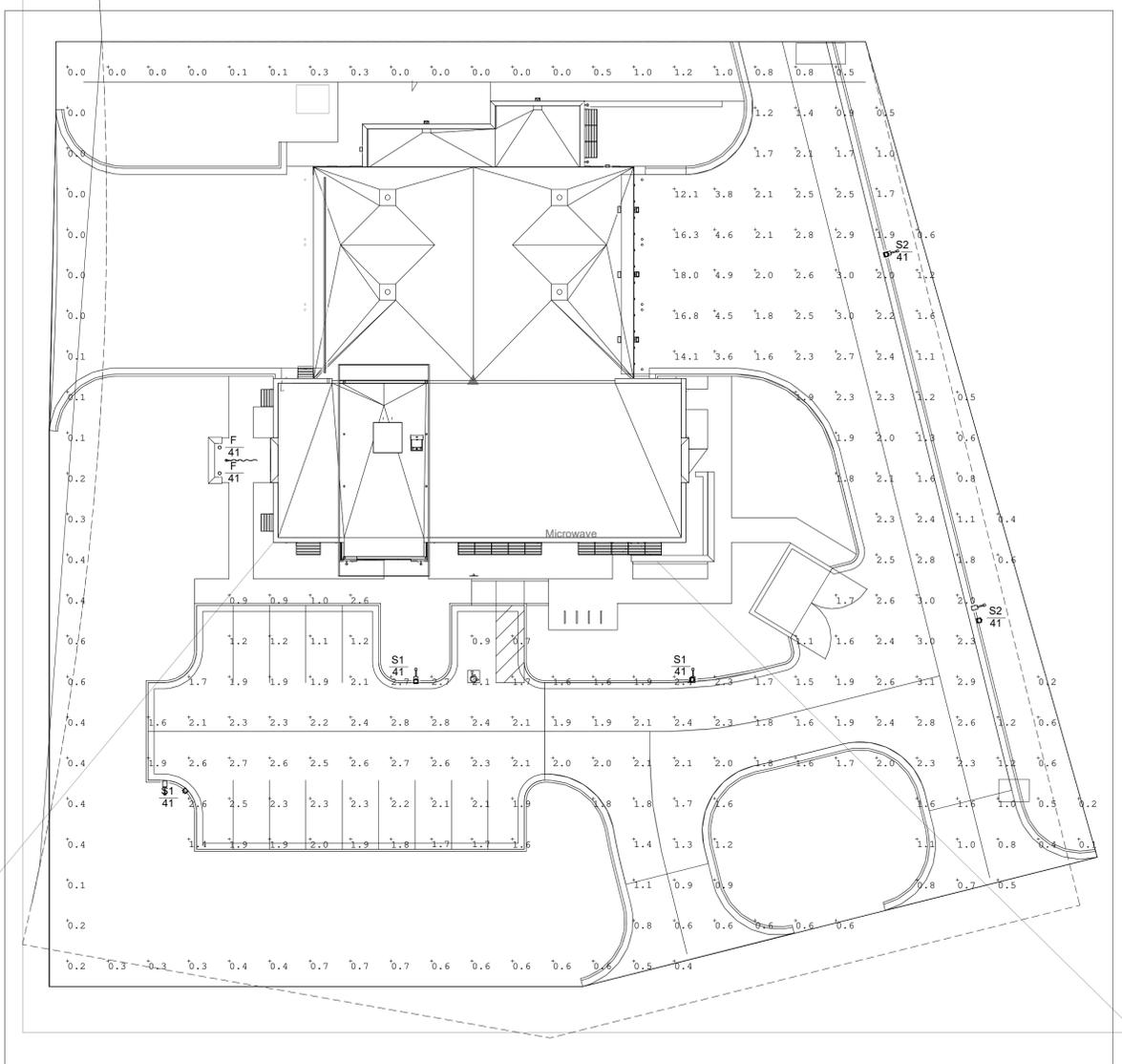
**SITE LIGHTING
 PHOTOMETRIC
 PLAN**

ME002

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Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Ground_Top	Illuminance	Fc	1.78	17.3	0.0	N.A.	N.A.



LIGHT FIXTURE SCHEDULE

FIXTURE TAG	MANUFACTURER	MODEL	TYPE	LIGHT SOURCE			DIMMING TYPE	MOUNTING TYPE	VOLTAGE	INPUT WATTS	INPUT VA	DESCRIPTION	NOTES
				LUMENS	COLOR TEMP	CRI							
F	VISTA LIGHTING	1188-B-NS-35-C-MV-CX-ND-B34	LED	3000	3000 K	85	--	IN-GRADE	120	37	41	CAST-IN PLACE IN-GRADE LIQUID TIGHT FLAGPOLE FIXTURE	2,4,7
S1	LITHONIA	DSX1 LED P4 30K T4M MVOLT	LED	13165	3000 K	80	--	POLE	120	125	139	POLE MOUNTED SITE LIGHTING FIXTURE	2,10
S2	LITHONIA	DSX1 LED P4 30K T4M MVOLT HS	LED	13165	3000 K	80	--	POLE	120	125	139	POLE MOUNTED SITE LIGHTING WITH BACKLIGHT SHIELD FIXTURE	2,10
WL	MICROLINEA	ML3WLASY-D-CO(628LPP)-K40-80-12-R-FLA-F01M-EF-UNV-DIM10	LED	2578	3000 K	80	--	RECESSED	120	356	395	EXTERIOR LINEAR WALL-WASH FIXTURE. 4 FT SECTIONS, 7.5 W/FT. LUMENS OUTPUT PER 4 FT	2
WP	ACUITY	WDGE3 LED P2 30K 80CRI MVOLT SRM	LED	8500	3000 K	80	--	WALL MOUNT	120	15	17	EXTERIOR WALL PACK	2
WS	BEGA	24 582	LED	1581	3000 K	85	--	WALL MOUNT	120	17	18	EXTERIOR WALL SQUARE DOWN LIGHT	2
WXE	ACUITY	WDGE2 P130K 80CRI VF MVOLT SRM	LED	1200	3000 K	80	--	WALL MOUNT	120	10	11	EXTERIOR WALL PACK WITH COLD-WEATHER EM BATTERY	2,4

- NOTES:**
1. PROVIDE FIXTURE WITH DIMMABLE DRIVER.
 2. PROVIDE FIXTURE WITH COLD WEATHER DRIVER.
 3. PROVIDE FIXTURE WITH EMERGENCY DRIVER.
 4. PROVIDE FIXTURE WITH COLD WEATHER EMERGENCY DRIVER.
 5. PROVIDE NUMBER OF FACES AND DIRECTIONAL ARROWS TO MATCH WHAT IS SHOWN ON DRAWINGS.
 6. MOUNT FIXTURE 6'-4" ABOVE FINISHED GRADE.
 7. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION.
 8. PROVIDE CONTINUOUS RUN LENGTHS AS SHOWN ON PLANS.
 9. MOUNT WITHIN ARCHITECTURAL SOFFIT WHERE SHOWN. REFER TO ARCHITETUARAL PLAN FOR SOFFIT DETAILS.
 10. POLE MOUNT FIXTURE AT 25'-0" ABOVE GRADE.

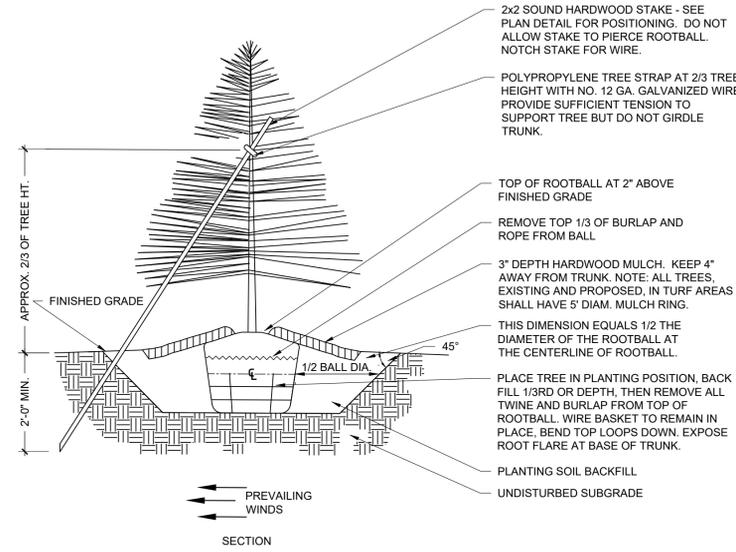
- GENERAL NOTES:**
- A. CONTRACTOR SHALL VERIFY CEILING TYPE PRIOR TO ORDERING ALL FIXTURES.
 - B. PROVIDE ALL REQUIRED ACCESSORIES F

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 In Accord with Plan Review
 Development Services Department
 Lee's Summit, Missouri
 05/05/2023

A1 SITE LIGHTING PHOTOMETRIC PLAN

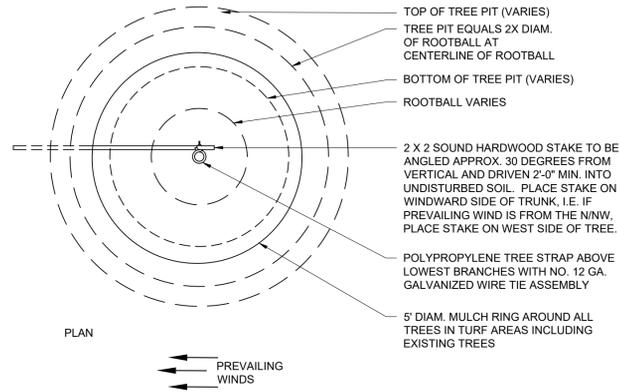


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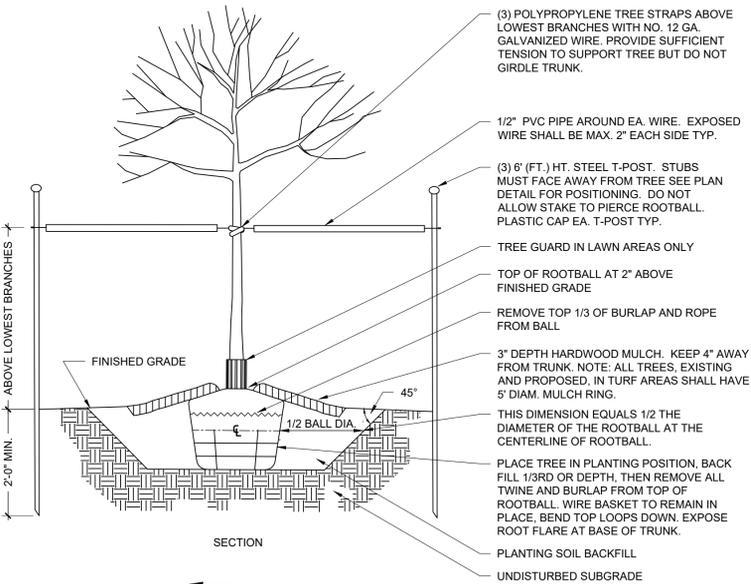
1 EVERGREEN TREE PLANTING

N.T.S.



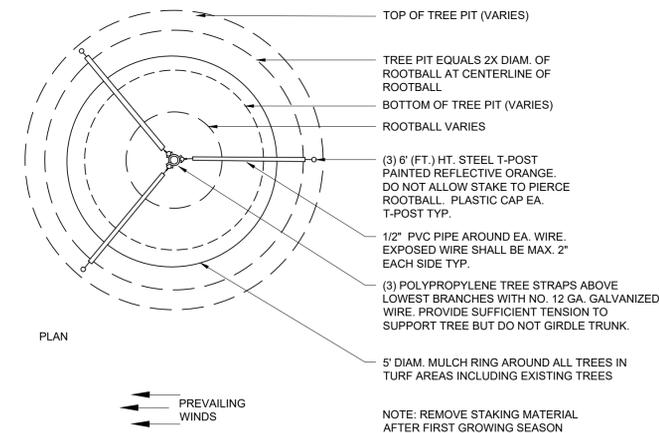
2 EVERGREEN TREE STAKING

N.T.S.



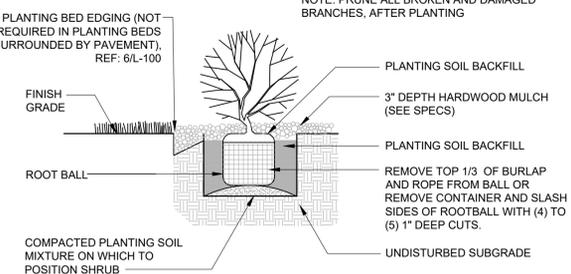
3 DECIDUOUS TREE PLANTING

N.T.S.



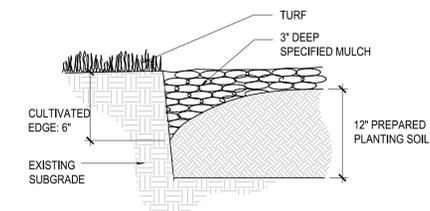
4 DECIDUOUS TREE STAKING

N.T.S.



5 SHRUB PLANTING

N.T.S.



6 CULTIVATED EDGE

N.T.S.

1

2

3

7 LANDSCAPE SCHEDULE

N.T.S.

4

5

GENERAL LANDSCAPE SITE NOTES

1. 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.
2. CONTRACTOR SHALL VERIFY ALL PLANT COUNTS, QUANTITIES AND AREAS AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT PRIOR TO ORDERING OR INSTALLING MATERIALS SPECIFIED.
3. SEE PLANT SCHEDULE FOR PLANT LEGEND AND QUANTITIES.
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.

PLANTING NOTES

1. 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).
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.

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.
	II	10	Itea virginica 'Little Henry' TM	Virginia Sweetpire	2 gal	Pot	36" o.c.
	PI	6	Perovskia atriplicifolia 'Little Spire' TM	Little Spire Russian Sage	2 gal	Pot	24" o.c.
	Rr	18	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
	JI	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	17,165 sf	Festuca arundinacea 90% Fescue, 10% Bluegrass Mix	Tall Fescue	sod		

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#	Description	Date
1	ASI 01	11.16.2022
7	ASI 07	04.25.2023



KYLE WARD - LANDSCAPE ARCHITECT
MOR PLA-2016002020

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DATE: 10.19.2022

DRAWN BY: KDW

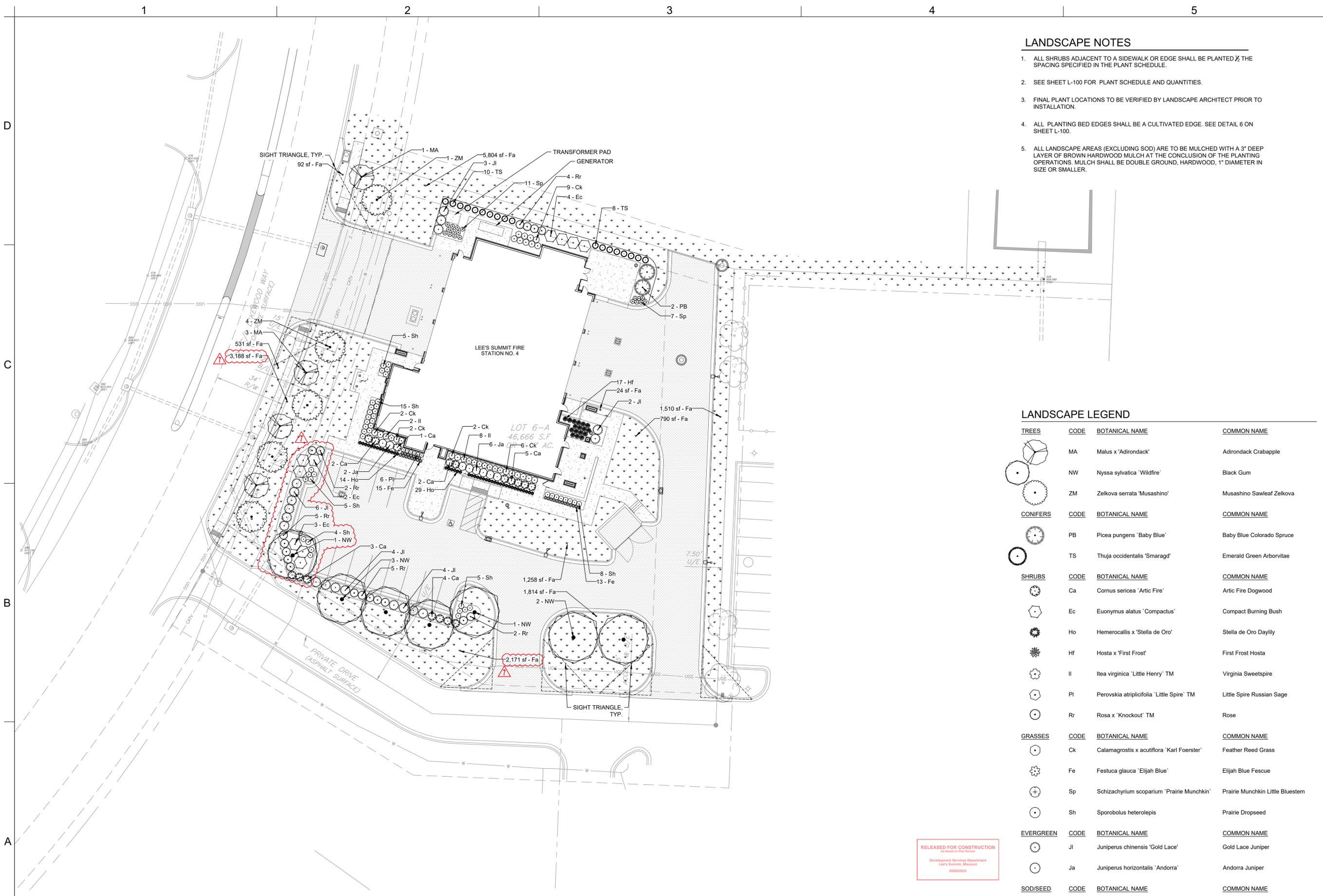
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LANDSCAPE SCHEDULE

L-100

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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
	Pl	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
	Ji	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

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REVISIONS:

#	Description	Date
1	ASI 01	11.16.2022
7	ASI 07	04.25.2023

STATE OF MISSOURI
 KYLE DAVID WARD
 NUMBER
 PLA-2016002020
 01.25.2022

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

1 LANDSCAPE PLAN
 1" = 20'-0"

