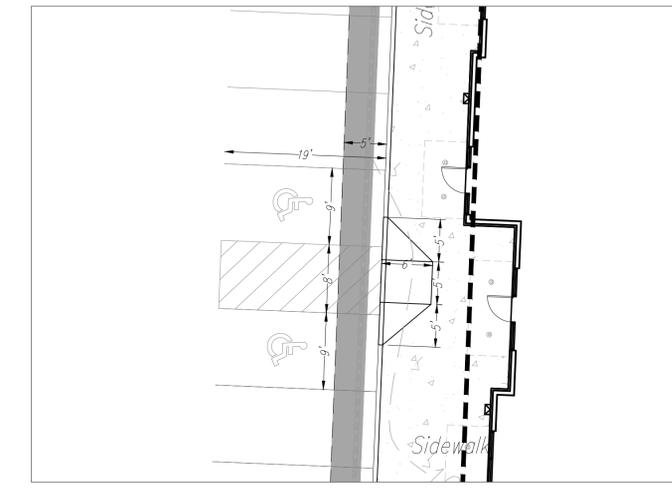
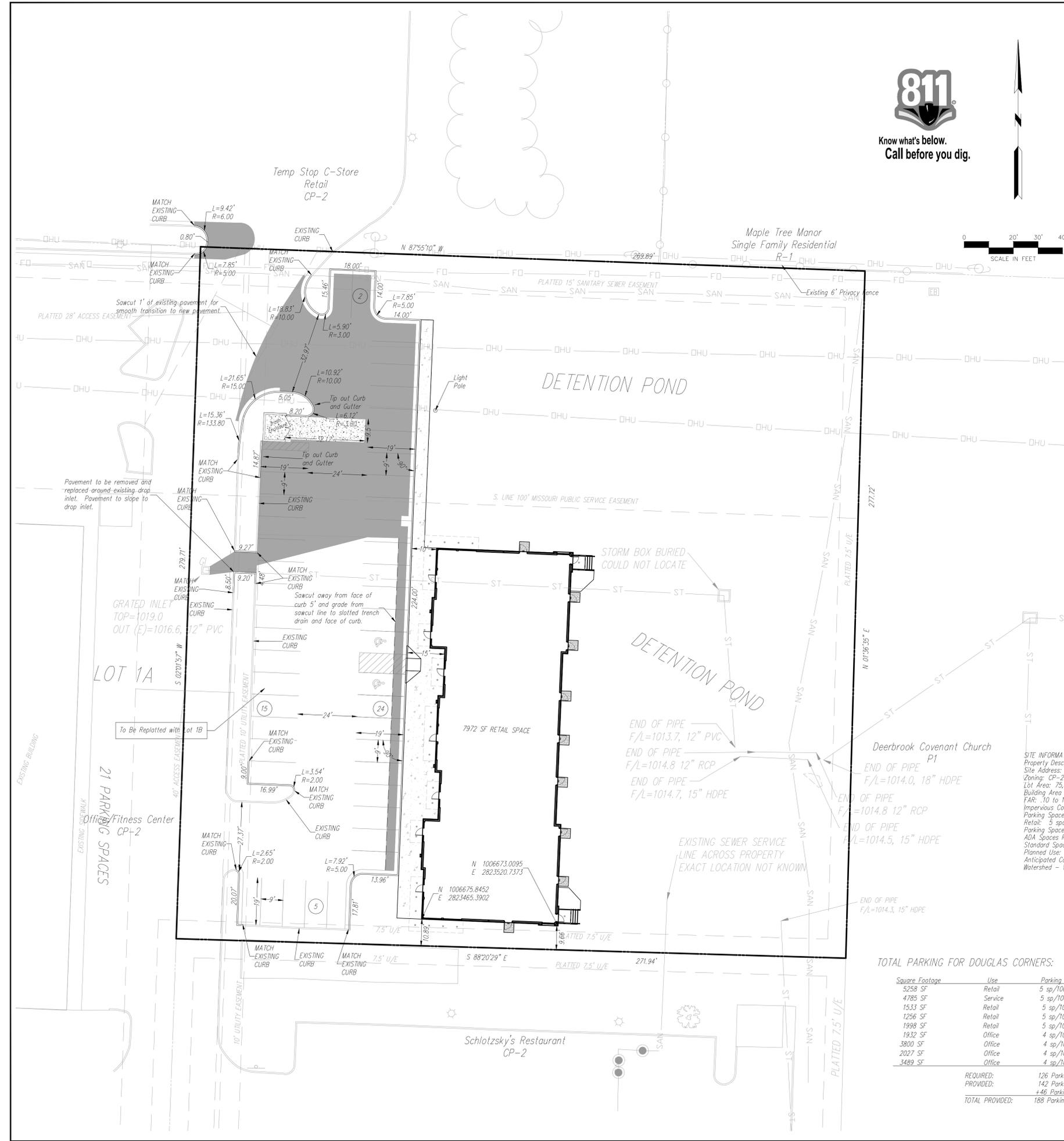




Know what's below.
Call before you dig.



DETAIL OF ADA PARKING STALLS
1"=10"



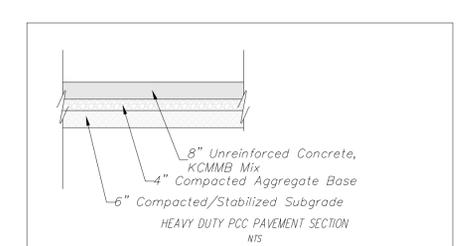
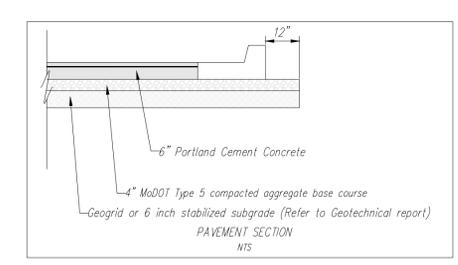
- NOTES:
- All construction and materials to conform to the city and the specifications and details per the Kansas City Metro Chapter APWA. It is advisable that the contractor become familiar with this document in the event that there is a discrepancy between this and the approved plan and the Manual. Advise the design engineer of any discrepancy prior to bidding or working on this project.
 - Silt fence shall be installed at the perimeter of all disturbed areas within the site during construction for erosion control.
 - Contractor shall contact the Development Engineering Inspections 48 hours prior to commencement of work at (816) 969-1800.
 - Contractor to locate and relocate any existing utilities that may conflict with construction as necessary.
 - All curb shall be CG-1 or integral with the sidewalk.
 - A handicap parking sign, 5' above finish grade, shall be placed at the head of the designated parking space.
 - There shall be two way traffic movement.
 - Perimeter parking area dimensions shown are to the back of curb.
 - All mechanical equipment shall be screened to 100% opacity and match building material (See Architectural Submittal). (Height of screen shall equal the height of mechanical equipment that is being screened).
 - See architectural submittal for all building dimensions, monument signs and lighting details.
 - This lot is not in a flood plane per FIRM Panel 417 of 625, Map No. 23095C04175, dated Jan. 20, 2017.
 - ADA accessible ramp to have detectable surface on public handiamp ramps only. Detectable surfaces do not need to be installed on the ramps at commercial drives. See KCAPWA web site for details.
 - Building coordinates are pointed to or measured at the outside face of building foundation corners. Contractor shall confirm building dimensions with structural drawings.
 - Other coordinates are pointed to or measured from the back of curb, back of wall or property corner location.
 - Contractor shall coordinate building entrances, egresses, walkways and door locations with architectural and structural drawings.
 - See architectural/structural/mechanical/electrical drawings for miscellaneous site equipment and pads.
 - Curb to be installed at proposed drives by saw cutting a clean straight edge of existing asphalt and forming curb to edge of gutter existing elevation.

SITE INFORMATION:
 Property Description: Lot 1B, Douglas Corners
 Site Address: 150 NE Tudor Road
 Zoning: CP-2 Planned Community Commercial
 Lot Area: 75,508 SF (1.73 AC)
 Building Area (GFA): 7,792 SF Retail
 FAR: 10 to 1
 Impervious Coverage: 34,710 SF, 46%
 Parking Space Required:
 Retail: 5 space/1000 SF = 39 spaces
 Parking Spaces Provided: 44 spaces
 ADA Spaces Required/Provided: 2/2
 Standard Space Size: 9x19'
 Planned Use: Retail Shops
 Anticipated Completion: Spring / Summer 2024
 Watershed - West Tributary to Prairie Lee Lake (East Fork of Little Blue River)

TOTAL PARKING FOR DOUGLAS CORNERS:

Square Footage	Use	Parking required
5258 SF	Retail	5 sp/1000 SF=27
4785 SF	Service	5 sp/1000 SF=24
1533 SF	Retail	5 sp/1000 SF=8
1256 SF	Retail	5 sp/1000 SF=7
1998 SF	Retail	5 sp/1000 SF=10
1932 SF	Office	4 sp/1000 SF=8
3800 SF	Office	4 sp/1000 SF=19
2027 SF	Office	4 sp/1000 SF=9
3489 SF	Office	4 sp/1000 SF=14
REQUIRED:		126 Parking spaces
PROVIDED:		142 Parking spaces
TOTAL PROVIDED:		+16 Parking spaces 188 Parking spaces

- Heavy Duty PCC Pavement
 - 6" Concrete Pavement over 4" MoDOT Type 5 compacted aggregate base course
 - Sidewalk
- All level landings to have a minimum of 18" of level pavement beyond the pull/latch side of all ADA doorways designated with "LEVEL LANDING"



DATE	REVISION	NO.	BY	CHK/APP



May 10, 2023

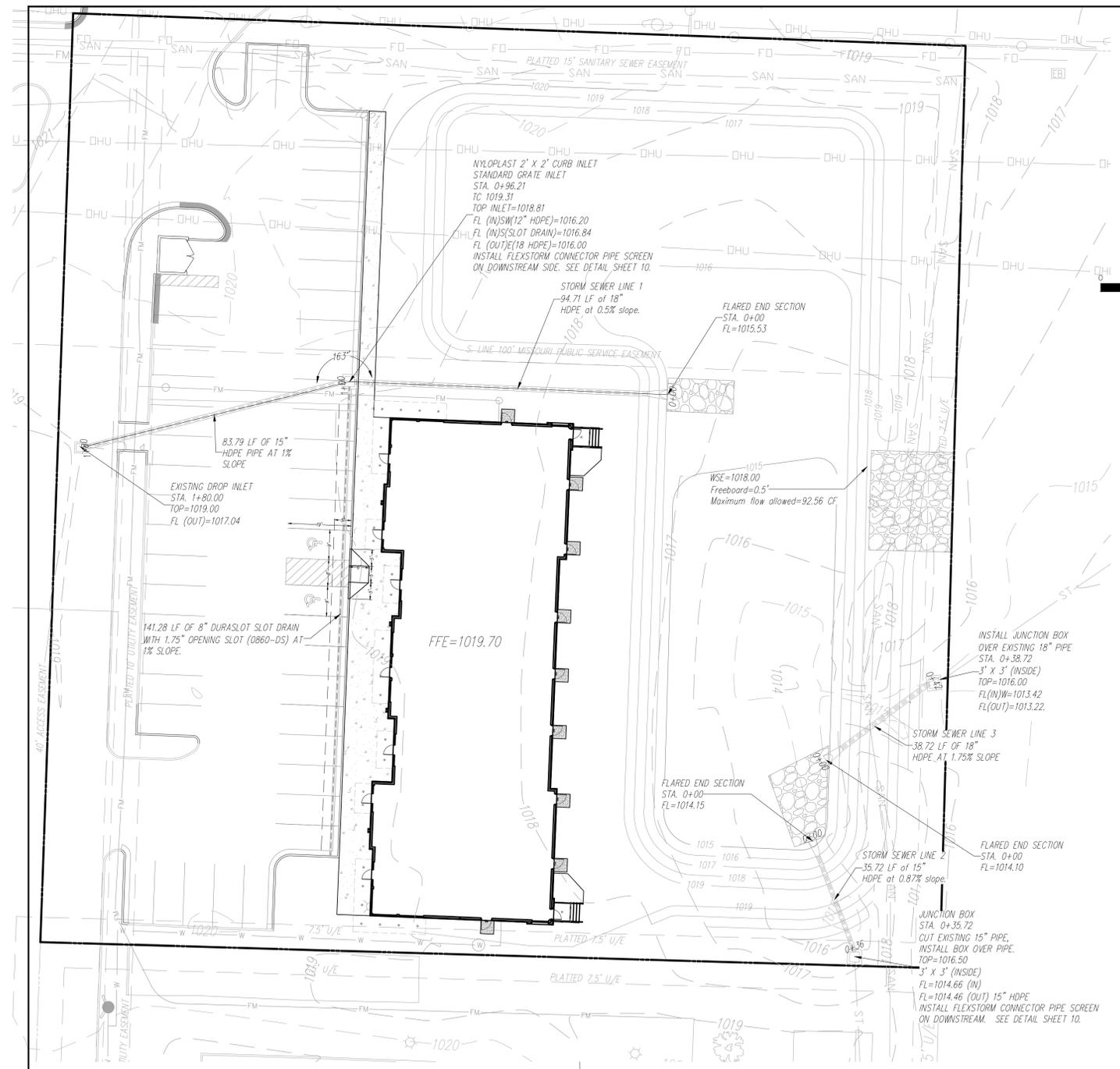
Consult Inc
 engineers
 planners

1533 Locust Street, Kansas City, Missouri 64108
 CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.) / LS 2019009467

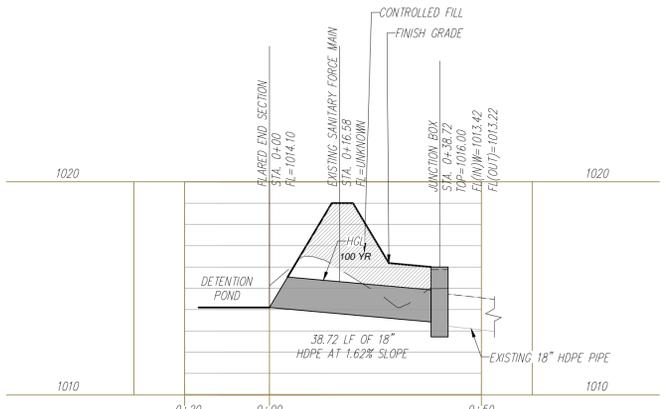
SITE DIMENSION PLAN

DOUGLAS CORNER BUILDING
 LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

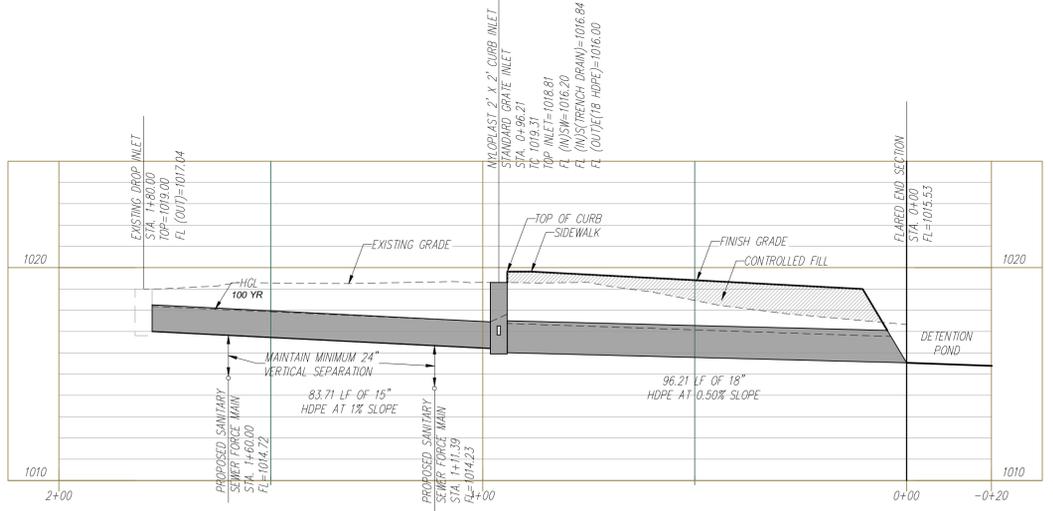
X-REF NO. 18109B
DRAWING NO. 23-033PDP
DATE MAY 10, 2023
JOB NO. 23-003



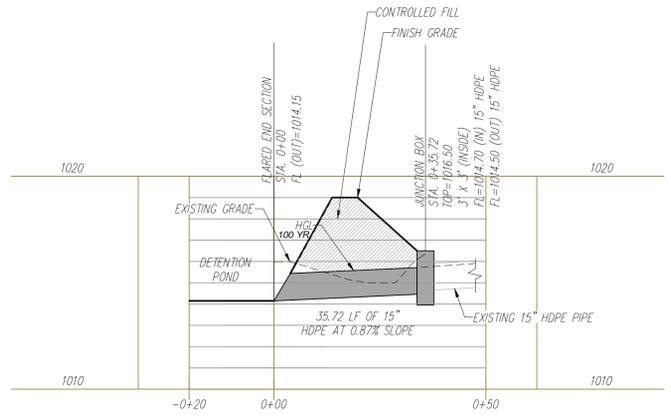
Know what's below.
Call before you dig.



STORM SEWER LINE 3



STORM SEWER LINE 1



STORM SEWER LINE 2

Horiz. scale: 1"=50'



Vert. scale: 1"=4'



Contractor to verify all invert elevations for existing sewer connections. Contact civil engineer if conflict arises.

PROJECT BENCHMARK:

- #1 Iron bar at north west corner of property.
N 1006947.3760
E 2823375.6230
TOP ELEV. 1021.42
- #2 Top of curb at corner of parking lot in Schlotsky's parking.
N: 1006628.2690
E: 2823585.0320
TOP ELEV. 1019.80

NO.	BY	CHK/APP



May 10, 2023

gconsult
Inc
engineers
planners

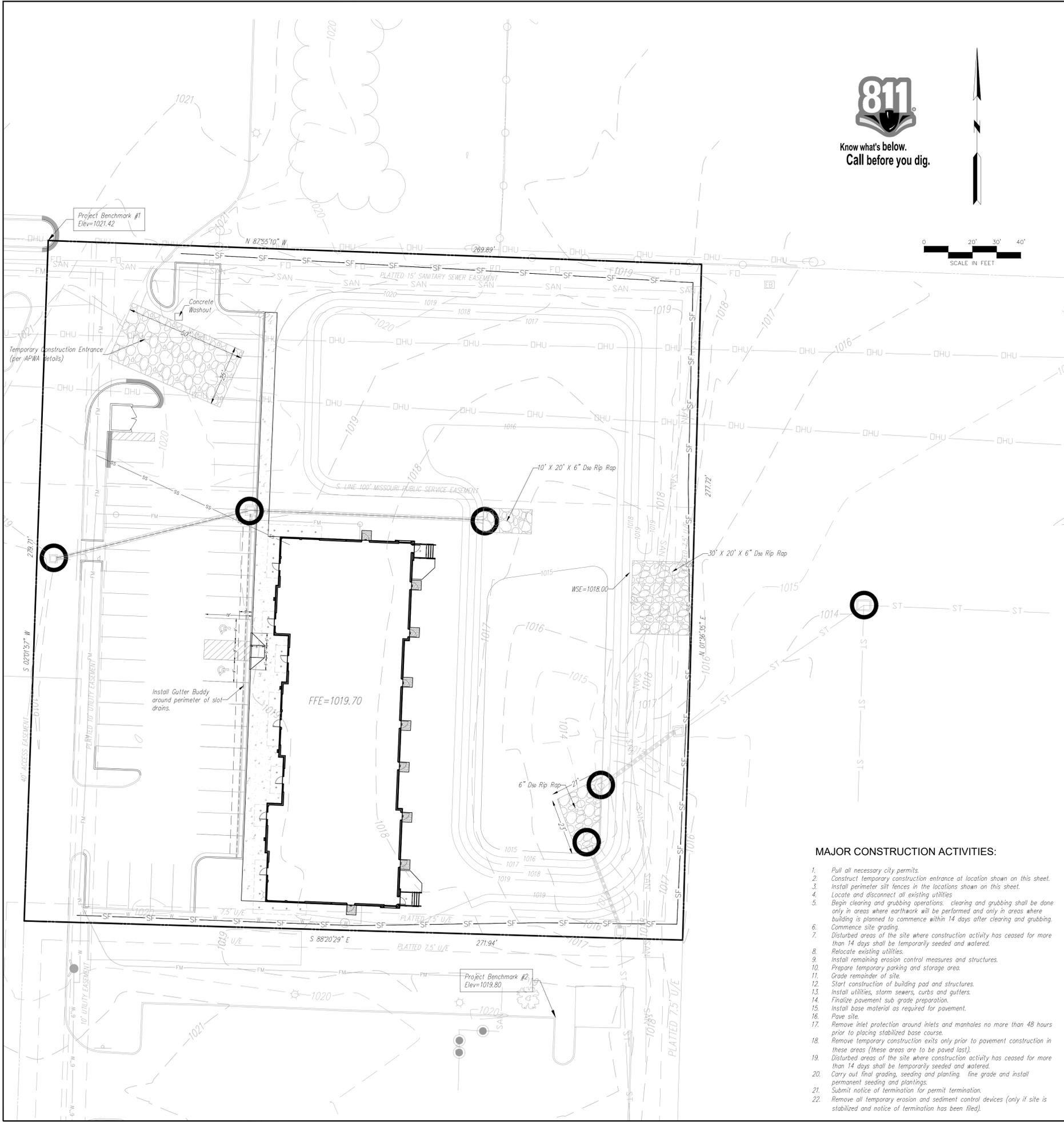
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE NO. E2D1000572 (MO.) / E-1736 (KS.) / LS 2019005467

STORM SEWER LINE 1, 2 AND 3
PLAN AND PROFILE

DOUGLAS CORNER BUILDING
LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

X-REF NO.	181098
DRAWING NO.	23-033PDP
DATE	MAY 10, 2023
JOB NO.	23-003

4B SHEET OF **13**



Know what's below.
Call before you dig.



EROSION CONTROL GENERAL NOTES:

The contractor shall inspect, repair and add stone to the stone construction entrance when it becomes saturated with mud to insure it functions as it was intended.
The topsoil stockpile shall be graded to drain and seeded with a temporary seed mix.
All erosion and sediment control devices shall be inspected, cleaned repaired in accordance with the Storm Water Pollution Prevention Plan.
Temporary sediment control measures (silt fence, construction entrance, etc.) shall be maintained until all contributing areas are graded and stabilized.
Dust control on site shall be minimized by spraying water on dry areas of the site. The use of oils and other petroleum based or toxic liquids for dust suppression is strictly prohibited.
If the majority of mud or dirt is not removed from exiting traffic, contractor shall establish vehicle wash areas at construction traffic exit points and vehicle operation shall be intercepted and trapped before wash water is allowed to be discharged offsite. Rise-off will not be allowed outside the project construction limits.
Repair eroded areas immediately, reseed as necessary to maintain good vegetative cover, mow vegetative cover to maintain a maximum height of six inches, and remove trash as needed.
Inspect and repair the collection system (i.e. catch basins, piping, swales, rip rap, etc.) after significant rainfall to maintain proper functioning.
All existing structures, fencing, trees, etc. within the construction area shall be removed and disposed of off site per state and local ordinances. Any burning on site shall be subject to local ordinances.
All wash water (concrete trucks, vehicle cleaning, equipment cleaning, etc.) shall be disposed of in a manner that prevents contact between these materials and storm water that is discharged from the site.
All materials spilled, dropped, washed, or tracked from vehicles onto roadways or into storm drains must be removed immediately.
Contractor shall remove all temporary erosion control devices/ditches and dispose of per local codes once the site has been stabilized. Contractor shall refer to the grading plan for final grades.
Land disturbing activities shall not commence until approval to do so has been received by governing authorities.
No land clearing or grading shall begin until all erosion control measures have been installed.
All exposed areas shall be seeded as specified within 14 days of final grading.
Should construction stop for longer than 14 days, the site shall be seeded as specified.
After every significant runoff producing rainfall event of 1/2" or greater and at least once a week:
A. Inspect the detention basin system for sediment accumulation, erosion, trash accumulation, vegetative cover, and general condition.
B. Check and clear the outfall device of any obstructions.
This plan shall not be considered all inclusive as the general contractor shall take all necessary precautions to prevent soil sediment from leaving the site.
General Contractor shall comply with all State and Local ordinances that apply.
Additional erosion and sediment control measures will be installed if deemed necessary by on site inspection.
If installation of storm drainage system should be interrupted by weather or nightfall, the pipe ends shall be covered with filter fabric.
General Contractor shall be responsible to take whatever means necessary to establish permanent soil stabilization.
Additional erosion and siltation control methods and devices may be required as directed by the City or MoDOT.



May 10, 2023

gconsult
Inc
engineers
planners

1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE NO. E2D1000572 (MO.) / E-1736 (KS.) / LS 2019005467

Area of Disturbance: 1.70 AC

PROPOSED	KEY	EXISTING
	Proposed Silt Fence (ESC-03)	
	Inlet (ESC-06) and outlet protection (ESC-14)	
	Tip out curb and gutter	
	1' Finish Grade Contours	XXX
	5' Finish Grade Contours	XXX
	Temporary Construction Entrance (ESC-01)	
	6" Dso Rip Rap	

Contractor to verify all invert elevations for existing sewer connections. Contact civil engineer if conflict arises.

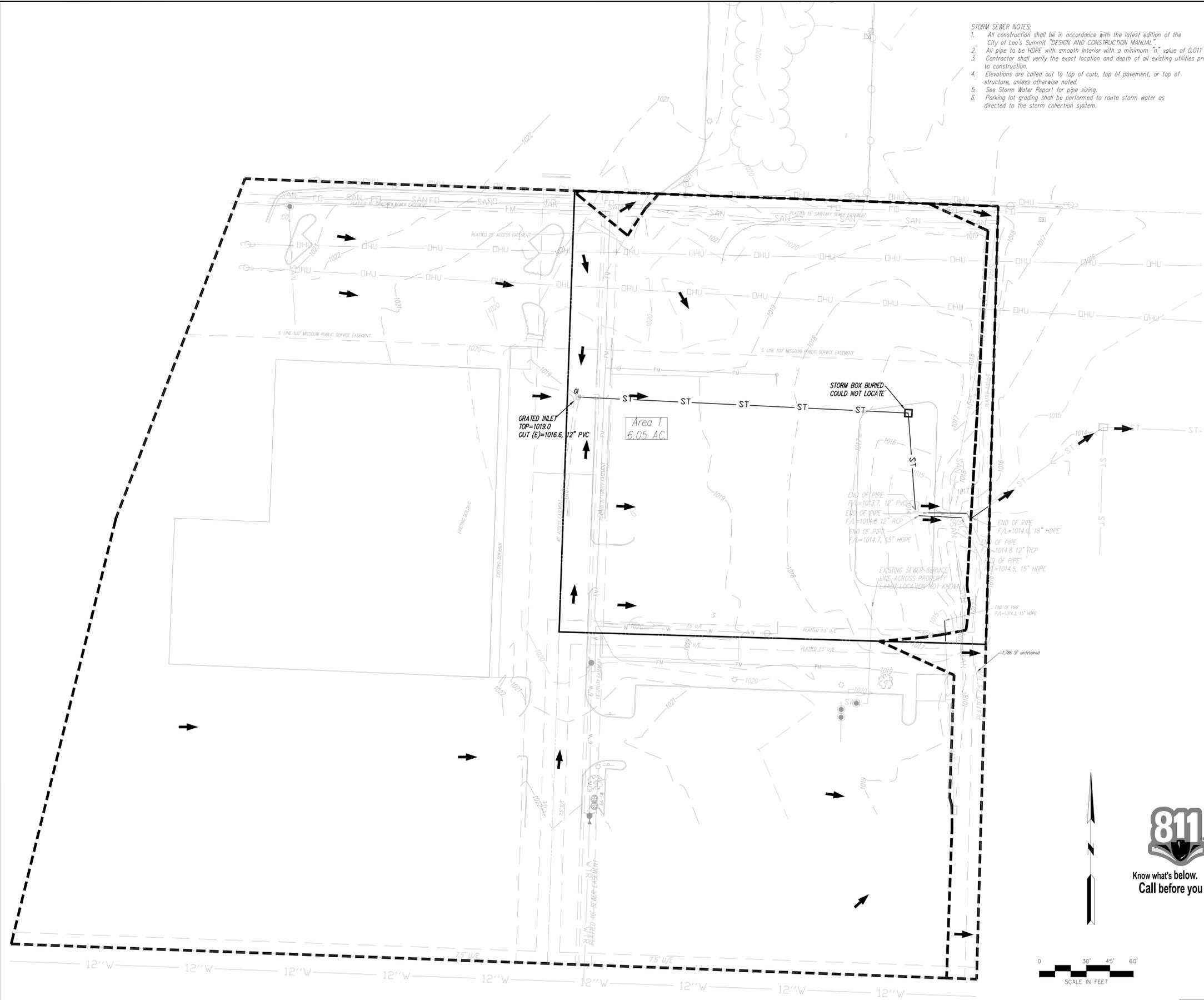
PROJECT BENCHMARK:
 #1 Iron bar at north west corner of property.
 N: 1006947.3760
 E: 2823375.6230
 TOP ELEV. 1021.42
 #2 Top of curb at corner of parking lot in Schlotsky's parking.
 N: 1006628.2690
 E: 2823585.0320
 TOP ELEV. 1019.80

- MAJOR CONSTRUCTION ACTIVITIES:**
- Pull all necessary city permits.
 - Construct temporary construction entrance at location shown on this sheet.
 - Install perimeter silt fences in the locations shown on this sheet.
 - Locate and disconnect all existing utilities.
 - Begin clearing and grubbing operations. Clearing and grubbing shall be done only in areas where earthwork will be performed and only in areas where building is planned to commence within 14 days after clearing and grubbing.
 - Commence site grading.
 - Disturbed areas of the site where construction activity has ceased for more than 14 days shall be temporarily seeded and watered.
 - Relocate existing utilities.
 - Install remaining erosion control measures and structures.
 - Prepare temporary parking and storage area.
 - Grade remainder of site.
 - Start construction of building pad and structures.
 - Install utilities, storm sewers, curbs and gutters.
 - Finalize pavement sub grade preparation.
 - Install base material as required for pavement.
 - Pave site.
 - Remove inlet protection around inlets and manholes no more than 48 hours prior to placing stabilized base course.
 - Remove temporary construction exits only prior to pavement construction in these areas (these areas are to be paved last).
 - Disturbed areas of the site where construction activity has ceased for more than 14 days shall be temporarily seeded and watered.
 - Carry out final grading, seeding and planting. Fine grade and install permanent seeding and plantings.
 - Submit notice of termination for permit termination.
 - Remove all temporary erosion and sediment control devices (only if site is stabilized and notice of termination has been filed).

EROSION CONTROL PLAN

DOUGLAS CORNER BUILDING
LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

X-REF NO.	181098
DRAWING NO.	23-033PDP
DATE	MAY 10, 2023
JOB NO.	23-003
5	SHEET OF 13



- STORM SEWER NOTES:**
- All construction shall be in accordance with the latest edition of the City of Lee's Summit "DESIGN AND CONSTRUCTION MANUAL".
 - All pipe to be HDPE with smooth interior with a minimum "n" value of 0.011.
 - Contractor shall verify the exact location and depth of all existing utilities prior to construction.
 - Elevations are called out to top of curb, top of pavement, or top of structure, unless otherwise noted.
 - See Storm Water Report for pipe sizing.
 - Parking lot grading shall be performed to route storm water as directed to the storm collection system.

Contractor to verify all invert elevations for existing sewer connections. Contact civil engineer if conflict arises.

PROJECT BENCHMARK:

- #1 Iron bar at north west corner of property.
N: 1006947.3760
E: 2823375.6230
TOP ELEV. 1021.42
- #2 Top of curb at corner of parking lot in Schlotsky's parking.
N: 1006628.2690
E: 2823366.0320
TOP ELEV. 1019.80



PROPOSED		KEY	EXISTING
— 979 —	Grades	— 960 —	
→	100 Year Overflow		
- - - - -	Drainage Area		

Contractor to verify all invert elevations for existing sewer connections. Contact civil engineer if conflict arises.

NO.	REVISION	DATE	BY	CHKAPP

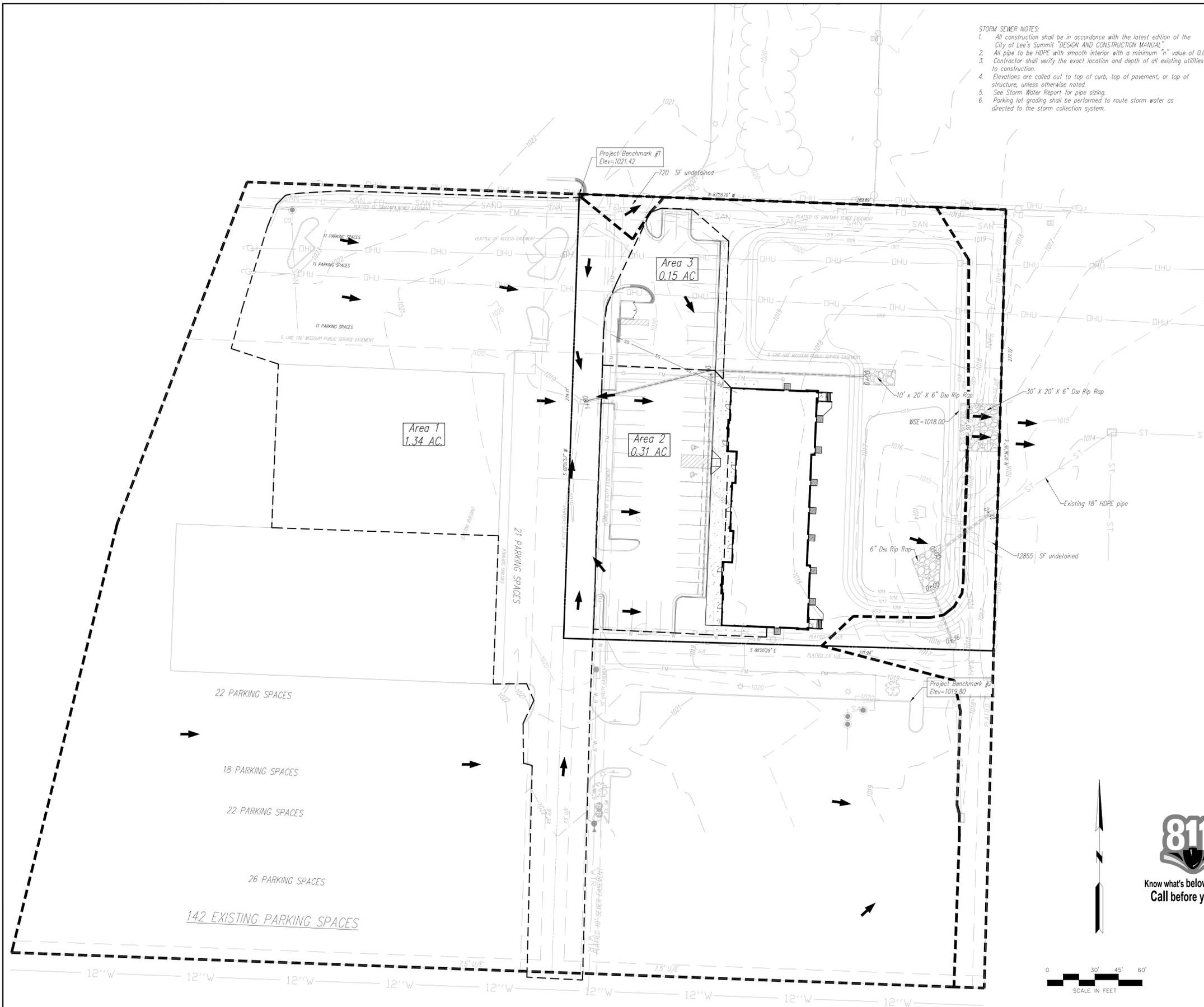


May 10, 2023

811 Consult Inc engineers
 1533 Locust Street, Kansas City, Missouri 64108
 CORPORATE LICENSE No. E201000573 (MO.) / E-1736 (KS.) / LS 2019005467

PRELIMINARY DEVELOPMENT DRAINAGE AREA MAP
DOUGLAS CORNER BUILDING
 LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

X-REF NO. 18109B	6	SHEET OF 13
DRAWING NO. 23-033PDP		
DATE MAY 10, 2023		
JOB NO. 23-003		



- STORM SEWER NOTES:**
- All construction shall be in accordance with the latest edition of the City of Lee's Summit "DESIGN AND CONSTRUCTION MANUAL".
 - All pipe to be HDPE with smooth interior with a minimum "n" value of 0.011
 - Contractor shall verify the exact location and depth of all existing utilities prior to construction.
 - Elevations are called out to top of curb, top of pavement, or top of structure, unless otherwise noted.
 - See Storm Water Report for pipe sizing.
 - Parking lot grading shall be performed to route storm water as directed to the storm collection system.

Detention Pond Details:

Elevation (feet)	Surf Area (sq-ft)	Cum. Store (cubic-feet)
1014.10	52	0
1015	5,623	2,553
1016	10,269	10,499
1017	17,998	24,633
1018	20,048	43,657

Detention release was sized by Bentley PondPACK V8i and is sized to release the 100-year storm event over the proposed rip rap lined channel.

NO.	REVISION	DATE	BY	CHK/APP



May 10, 2023

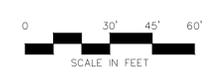
811 Consult Inc engineers planners
 1533 Locust Street, Kansas City, Missouri 64108
 CORPORATE LICENSE NO. E20100573 (MO.) / E-1736 (KS.) / LS 2019005467

*Areas shown are impervious areas to drainage structures.

Contractor to verify all invert elevations for existing sewer connections. Contact civil engineer if conflict arises.

PROJECT BENCHMARK:

- #1 Iron bar at north west corner of property.
 N: 1006947.3760
 E: 2823375.6230
 TOP ELEV. 1021.42
- #2 Top of curb at corner of parking lot in Schlotsky's parking.
 N: 1006628.2690
 E: 2823585.0320
 TOP ELEV. 1019.80



KEY

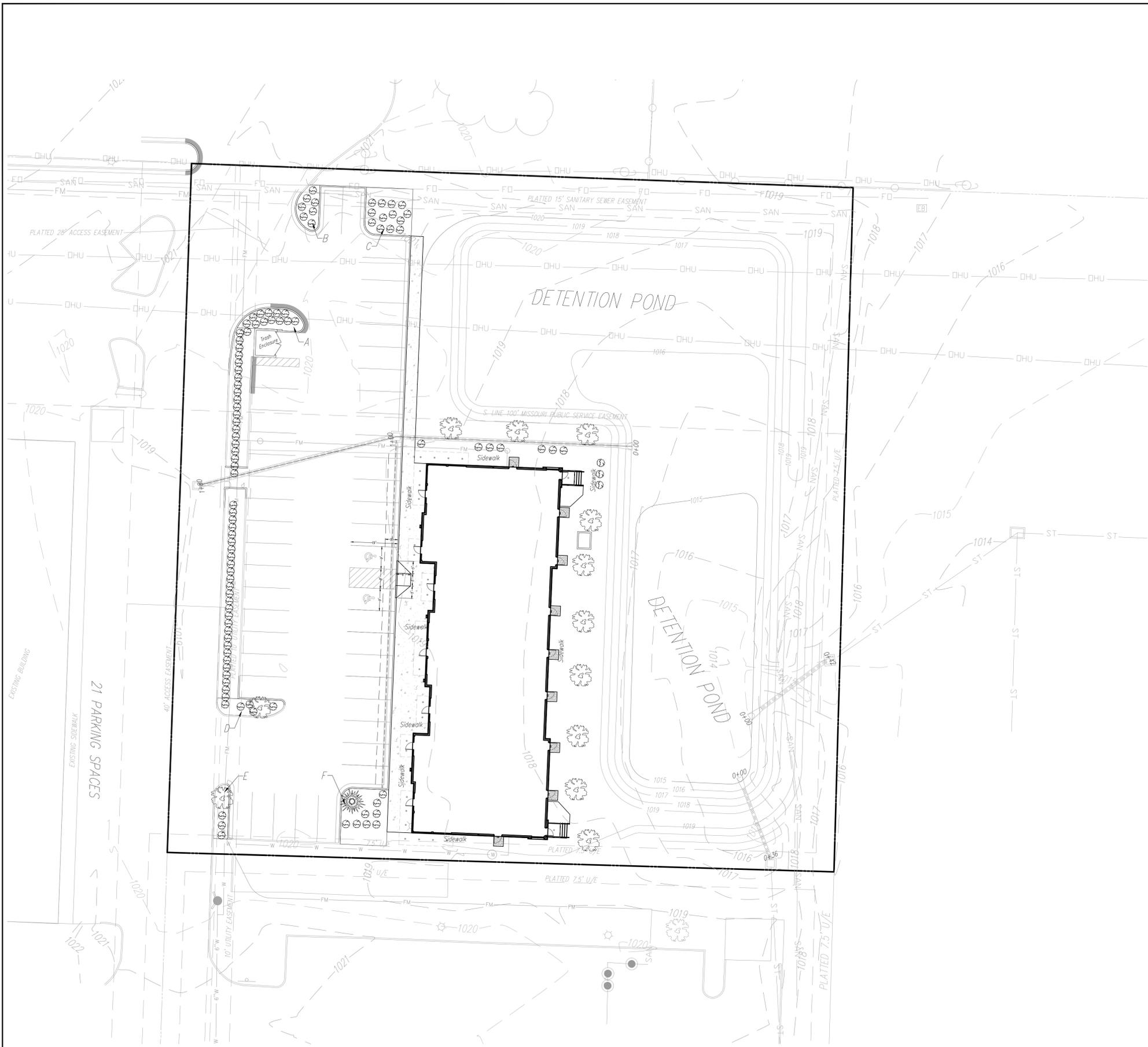
— 979 —	Grades	— 960 —
→	100 Year Overflow	
- - - - -	Drainage Area	

Contractor to verify all invert elevations for existing sewer connections. Contact civil engineer if conflict arises.

POST DEVELOPMENT DRAINAGE AREA MAP

DOUGLAS CORNER BUILDING
 LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

X-REF NO.	18109B
DRAWING NO.	23-033-PDP
DATE	MAY 10, 2023
JOB NO.	23-003



Interior Landscape

Area	SF
A	183 SF
B	138 SF
C	356 SF
D	167 SF
E	121 SF
F	422 SF
TOTAL	1392 SF

- NOTES:**
- Open areas not covered with other landscaping materials shall be covered with sod.
 - All trees/shrubs are shown graphically, not numerically.
 - A 3 foot tall berm may be substituted for screening shrubs.
 - Trees shall be located a minimum distance of 5 feet from the sanitary and water lines as measured from the outside of the mature tree trunk to the outside of the pipe.
 - The trees and shrubs shown are for graphical purposes and does not represent the actual count required per the worksheet.
 - Evergreen shrubs used to screen mechanical equipment shall be equal height as the mechanical units at the time of planting.
 - Detention pond and slopes into pond to use TRM with seed and all other disturbed ground to be sodded.

Worksheet for Tree and Shrub Requirements:

A - Size of development site	= 75,508 SF
B - Length of street frontage of development site	= 0 LF
C - Trees required on street frontage = 1/30 LF	= 0 Trees
D - Trees provided	= 0 Trees
E - Parking lot area	= 14,178 SF
F - Green space required in parking lot (E x 5%)	= 709 SF
G - Green space provided	= 1,392 SF
H - Shrubs required along frontage = 1/20 LF	= 0 Shrubs
Shrubs required along frontage (Parking lot screen) 270 LF at 12/40 LF	= 81 Shrubs
I - Shrubs Provided (Parking lot screen)	= 81 Shrubs
Shrubs Provided (Total frontage)	= 0 Shrubs
J - Quantity of additional trees required 1 tree per 5000 SF of open area (63,040/5,000)	= 13 Trees
K - Additional Trees Provided	= 13 Trees
L - Quantity of additional shrubs required 2 shrubs per 5000 SF of open area (63,040/5,000)	= 25 Shrubs
M - Additional Shrubs Provided	= 25 Shrubs

LANDSCAPE SCHEDULE:

SPECIES	CALIPER/HEIGHT	QUANTITY
"October Glory" Maple	3" caliper measured 6" from the ground	12
Acer Rubrum		
Eastern White Pine (or equal)	8" (at time of planting)	1
Pinus Strobus		
Evergreen Shrub (or equal)	24" Minimum height at time of planting	76

NO.	BY	CK/APP
DATE	REVISION	



May 10, 2023

g Consult Inc
engineers planners

1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE NO. E201000572 (MO.) / F-1736 (KS.) / LS 2019005467

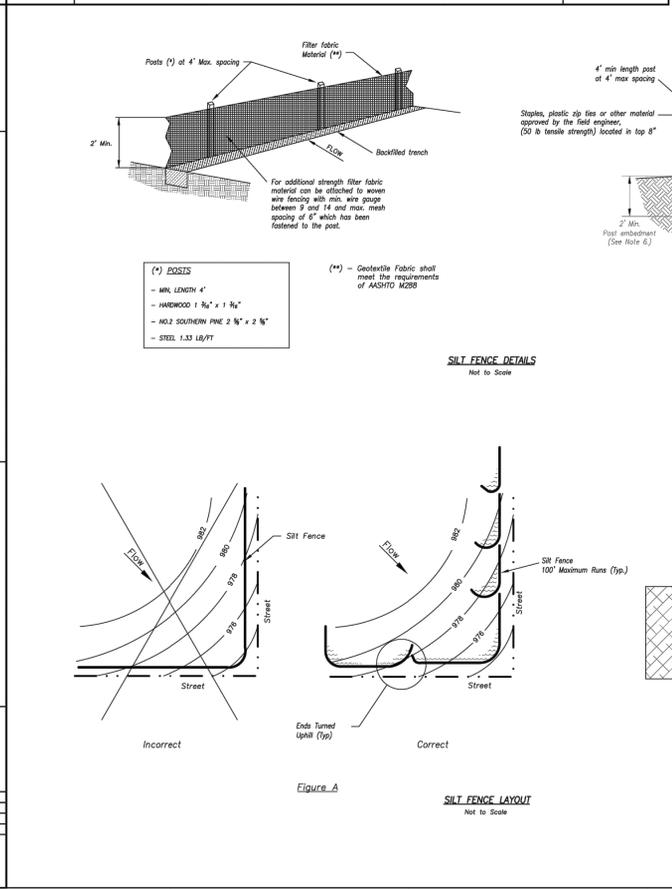
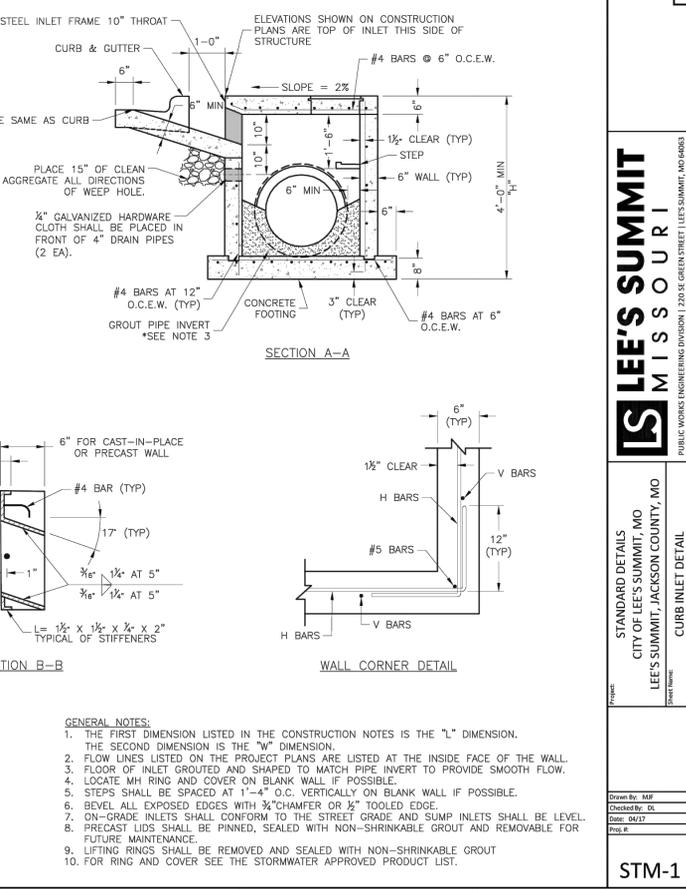
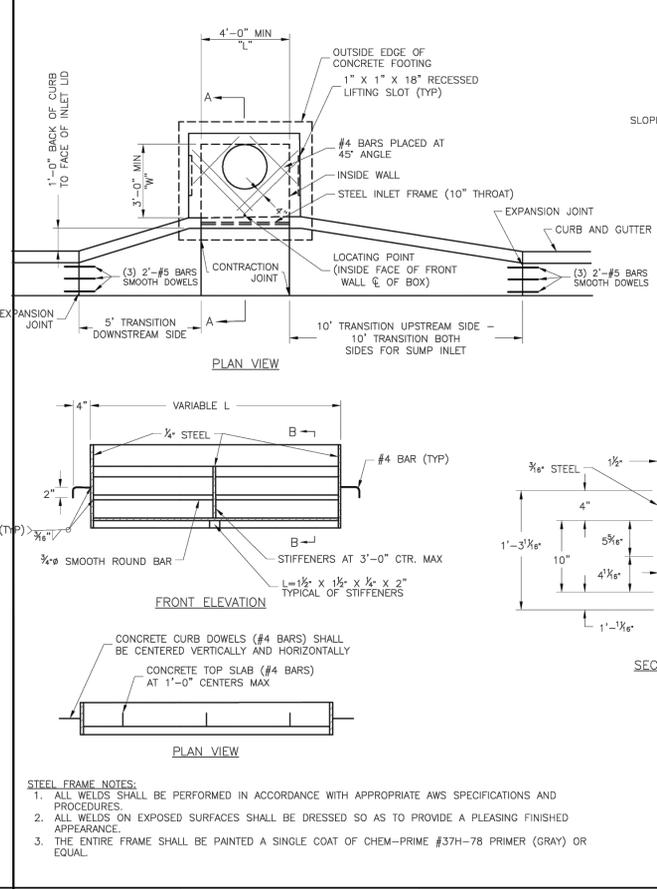
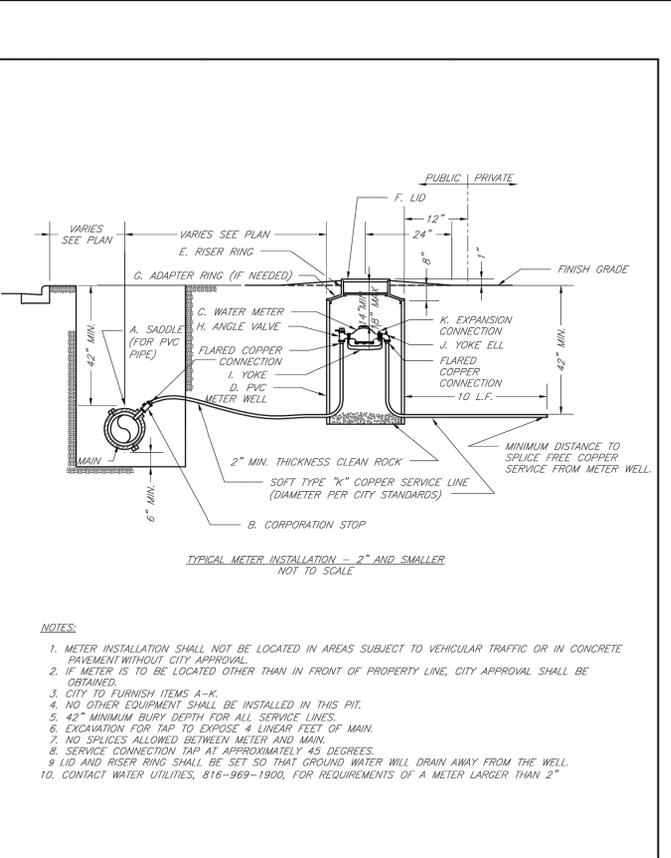
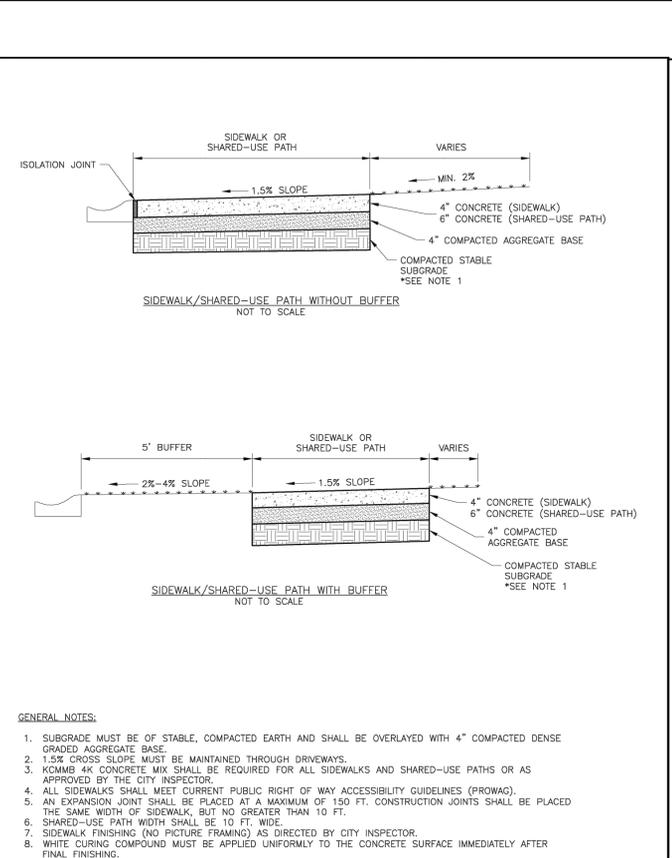
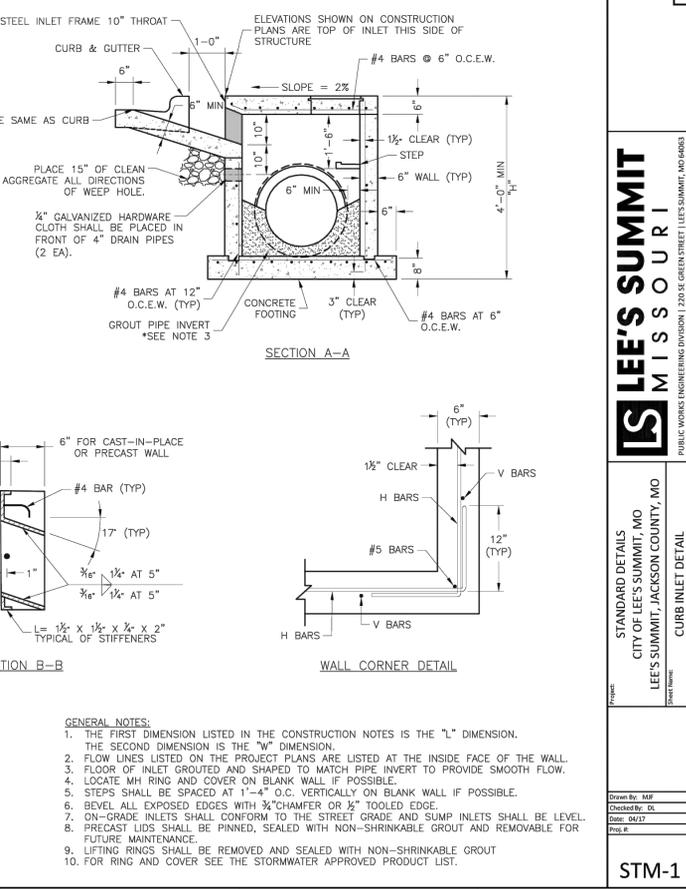
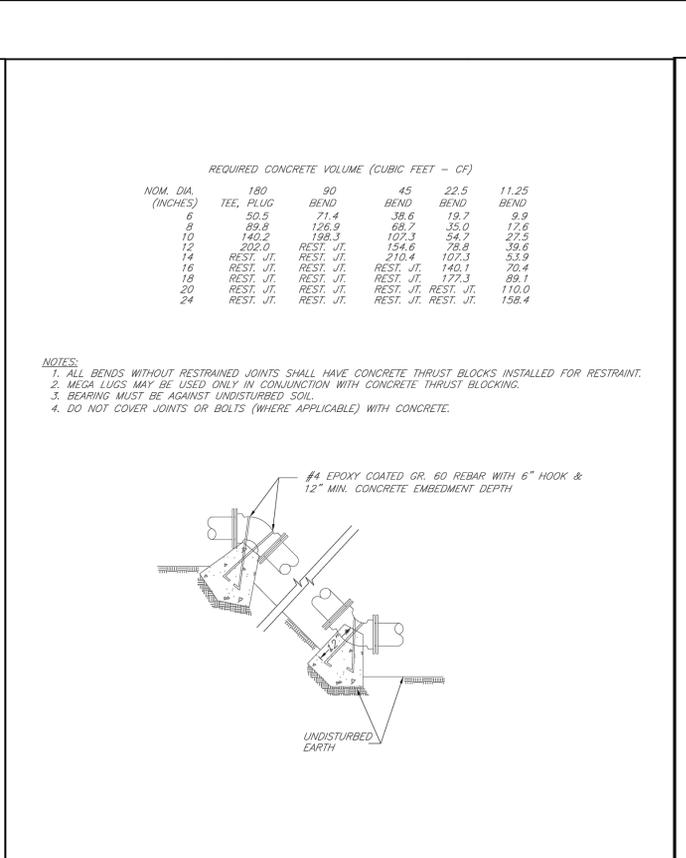
LANDSCAPE PLAN

DOUGLAS CORNER BUILDING
LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

X-REF NO.	18109B
DRAWING NO.	23-033PDP
DATE	MAY 10, 2023
JOB NO.	23-003
9	13

REQUIRED CONCRETE BEARING AREA (SQUARE FEET - SF)							
NOM. DIA. (INCHES)	TEE, PLUG	BEND	BEND	BEND	BEND	BEND	BEND
180	45	22.5	11.25				
90	4.7	6.7	4.0	4.0	4.0	4.0	4.0
6	8.4	11.8	6.4	4.0	4.0	4.0	4.0
10	13.1	18.5	10.0	5.1	4.0	4.0	4.0
12	18.8	26.2	14.4	7.4	4.0	4.0	4.0
14	25.7	36.3	19.6	10.0	5.0	4.0	4.0
16	33.5	47.4	25.6	13.1	6.6	4.0	4.0
18	42.4	58.7	32.5	16.5	8.3	4.0	4.0
20	REST. JT.	REST. JT.	40.1	20.4	10.3	4.0	4.0
24	REST. JT.	REST. JT.	51.4	26.4	14.8	4.0	4.0

REQUIRED CONCRETE VOLUME (CUBIC FEET - CF)							
NOM. DIA. (INCHES)	TEE, PLUG	BEND	BEND	BEND	BEND	BEND	BEND
180	45	22.5	11.25				
90	50.5	71.4	38.6	19.7	9.9		
6	89.8	126.9	68.7	35.0	17.6		
10	140.2	198.3	107.3	54.7	27.5		
12	202.0	287.1	154.6	78.8	39.6		
14	274.1	387.4	210.4	107.3	53.9		
16	358.3	500.1	274.1	140.1	70.4		
18	454.4	626.1	342.1	177.3	89.1		
20	562.4	766.1	414.1	218.3	110.0		
24	792.4	1106.1	584.1	298.3	158.4		



LS	LEE'S SUMMIT MISSOURI	Date: 02/13
	PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	Drawn By: JN
		Checked By: DL
		FILE: WAT-1
		Rev: 1/14
		Rev:

LS	LEE'S SUMMIT MISSOURI	Date: 02/13
	PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	Drawn By: JN
		Checked By: DL
		FILE: WAT-2
		Rev: 1/14
		Rev:

LS	LEE'S SUMMIT MISSOURI	Date: 04/17
	PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	Drawn By: MUF
		Checked By: DL
		FILE: GEN-2
		Rev:

LS	LEE'S SUMMIT MISSOURI	Date: 02/13
	PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	Drawn By: JN
		Checked By: DL
		FILE: WAT-11
		Rev: 1/14
		Rev:

LS	LEE'S SUMMIT MISSOURI	Date: 02/13
	PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	Drawn By: JN
		Checked By: DL
		FILE: WAT-1
		Rev: 1/14
		Rev:

LS	LEE'S SUMMIT MISSOURI	Date: 02/13
	PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	Drawn By: JN
		Checked By: DL
		FILE: WAT-2
		Rev: 1/14
		Rev:

LS	LEE'S SUMMIT MISSOURI	Date: 04/17
	PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	Drawn By: MUF
		Checked By: DL
		FILE: GEN-2
		Rev:

LS	LEE'S SUMMIT MISSOURI	Date: 02/13
	PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	Drawn By: JN
		Checked By: DL
		FILE: WAT-11
		Rev: 1/14
		Rev:

NO.	BY	DATE	REVISION

STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER
R. KEVIN STERRETT, NO. E-26440

Consult Inc
engineers planners

1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.) / LS 201905467

AMERICAN PUBLIC WORKS ASSOCIATION
KANSAS CITY METRO CHAPTER

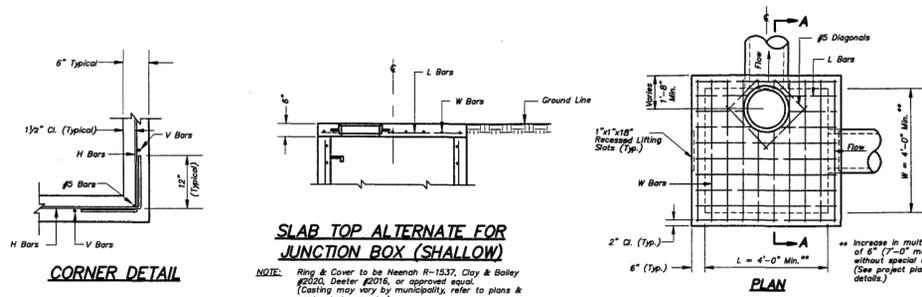
STANDARD DRAWING NUMBER ESC-03
ADOPTED: 10/24/2016

SILT FENCE

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

11 OF 13 SHEET

DOUGLAS CORNER BUILDING
LEE'S SUMMIT - JACKSON COUNTY - MISSOURI



SLAB TOP ALTERNATE FOR JUNCTION BOX (SHALLOW)

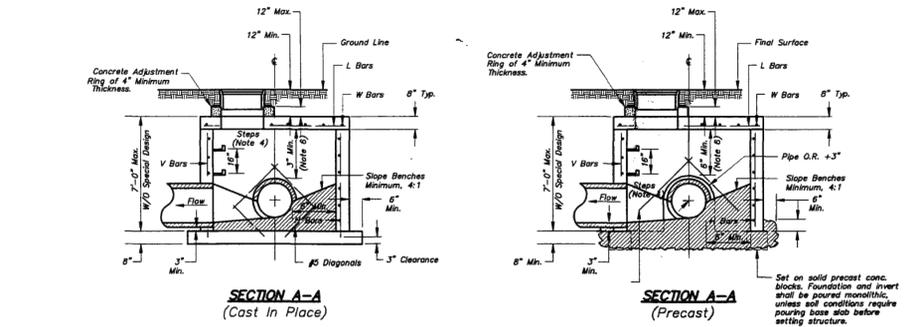
NOTE: Ring & Cover to be Heanoh R-1537, Clay & Bailey #200, Dealer #2016, or approved equal. (Casting may vary by municipality, refer to plans & contract documents.)

- GENERAL NOTES:**
1. Locate ring and cover over outlet.
 2. All work and materials shall conform to Section 2800 APWA.
 3. Use 3/4" Chamfer strip or 1/2" R edge tool on all exposed concrete corners.
 4. Steps required at 12" O.C. when depth from top of casting to invert exceeds 4'.
 5. Boxouts will not be allowed to project through the corners of the structure and the minimum distance between boxouts is 6" with 1 corner bar.
 6. The minimum reinforcing shall be 1 H-Bar over a cast-in place pipe and 2 H-Bars over a precast boxout.
 7. Limit opening height to 6" with No. 5 galvanized bars extending to corner rebars.
 8. Show field inlet orientation on plans plus number and size of openings locating point at center of structure.
 9. O.R. = one half outside pipe diameter (O.D.).
 10. Reinforcing of covers in streets require special design.
 11. Ring & Cover to be Heanoh R-1736, Clay & Bailey #2008, Dealer #315, or approved equal. (Casting may vary by municipality, refer to plans & contract documents.)

REINFORCING

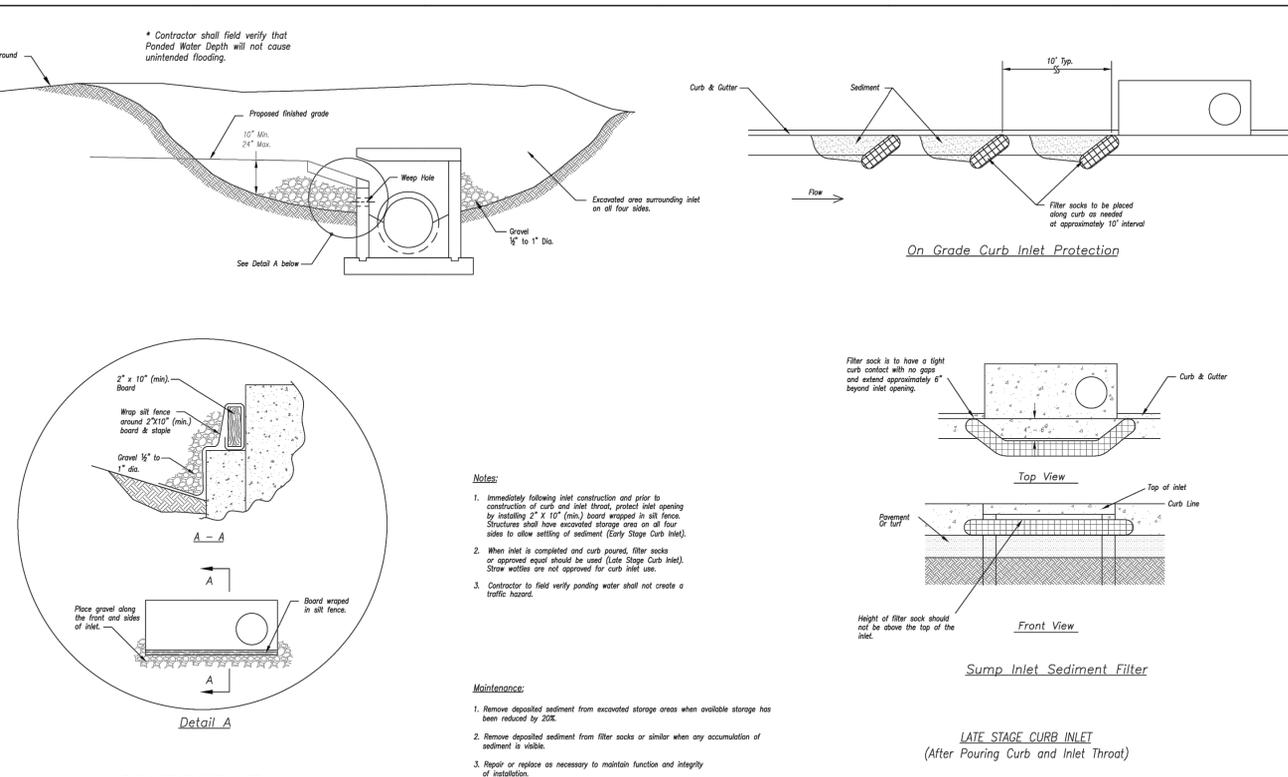
BAR	BAR SIZE (IN.)	SPACING (IN.)
H	4	12
V	4	12
L	5	6
W	5	6

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



SECTION A-A (Cast In Place)

SECTION A-A (Precast)



On Grade Curb Inlet Protection

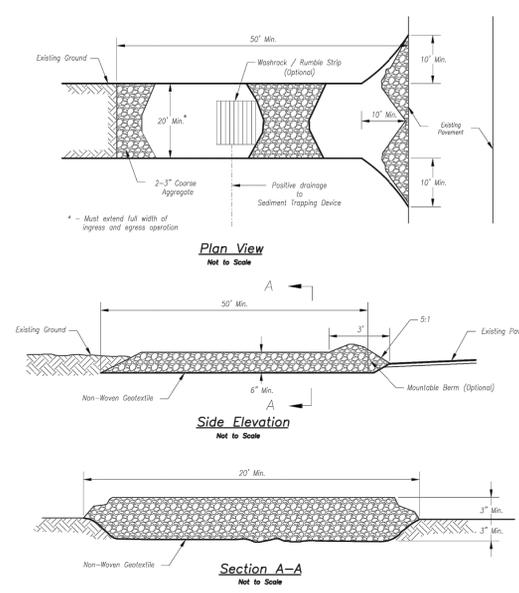
Sump Inlet Sediment Filter

LATE STAGE CURB INLET (After Pouring Curb and Inlet Throat)

- Notes:**
1. Immediately following inlet construction and prior to construction of curb and inlet throat, protect inlet opening by installing 2" x 10" (min.) board wrapped in all fence. Structures shall have excavated storage area on all four sides to allow settling of sediment (Early Stage Curb Inlet).
 2. When inlet is completed and curb poured, filter socks or approved equal should be used (Late Stage Curb Inlet). Straw wattles are not approved for curb inlet use.
 3. Contractor to field verify ponding water shall not create a traffic hazard.
- 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
APWA
 KANSAS CITY METRO CHAPTER
 STANDARD DRAWING NUMBER: ESC-06
 ADOPTED: 10/24/2016

EARLY STAGE CURB INLET (Open Box and Prior to Pouring Curb and Inlet Throat)



Plan View

Side Elevation

Section A-A

- Notes for Construction Entrance:**
1. Avoid locating on steep slopes, at curves on public roads, or downhill of disturbed area.
 2. Remove all vegetation and other unsuitable material from the foundation area, grade, and crown for positive drainage.
 3. If slope towards the public road exceeds 2%, construct a 6- to 8-inch high ridge with 3:1 side slopes across the foundation approximately 15 feet from the edge of the public road to divert runoff from it.
 4. Install pipe under the entrance if needed to maintain drainage ditches along public roads.
 5. Place stone to dimensions and grade as shown on plans. Leave surface sloped for drainage.
 6. Divert all surface runoff and drainage from the entrance to a sediment control device.
 7. If conditions warrant, place geotextile fabric on the graded foundation to improve stability.

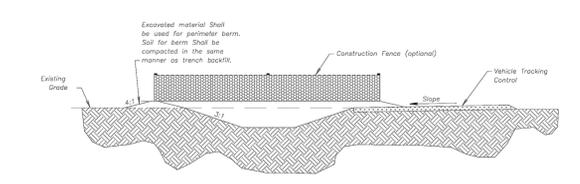
- Maintenance for Construction Entrance:**
1. Reshape entrance as needed to maintain function and integrity of installation. Top dress with clean aggregate as needed.

CONSTRUCTION ENTRANCE

Construction Entrance modified from 2015 Overland Park Standard Details for Erosion and Sediment Control. Concrete Washout modified from 2009 City of Great Bend Standard Drawings.

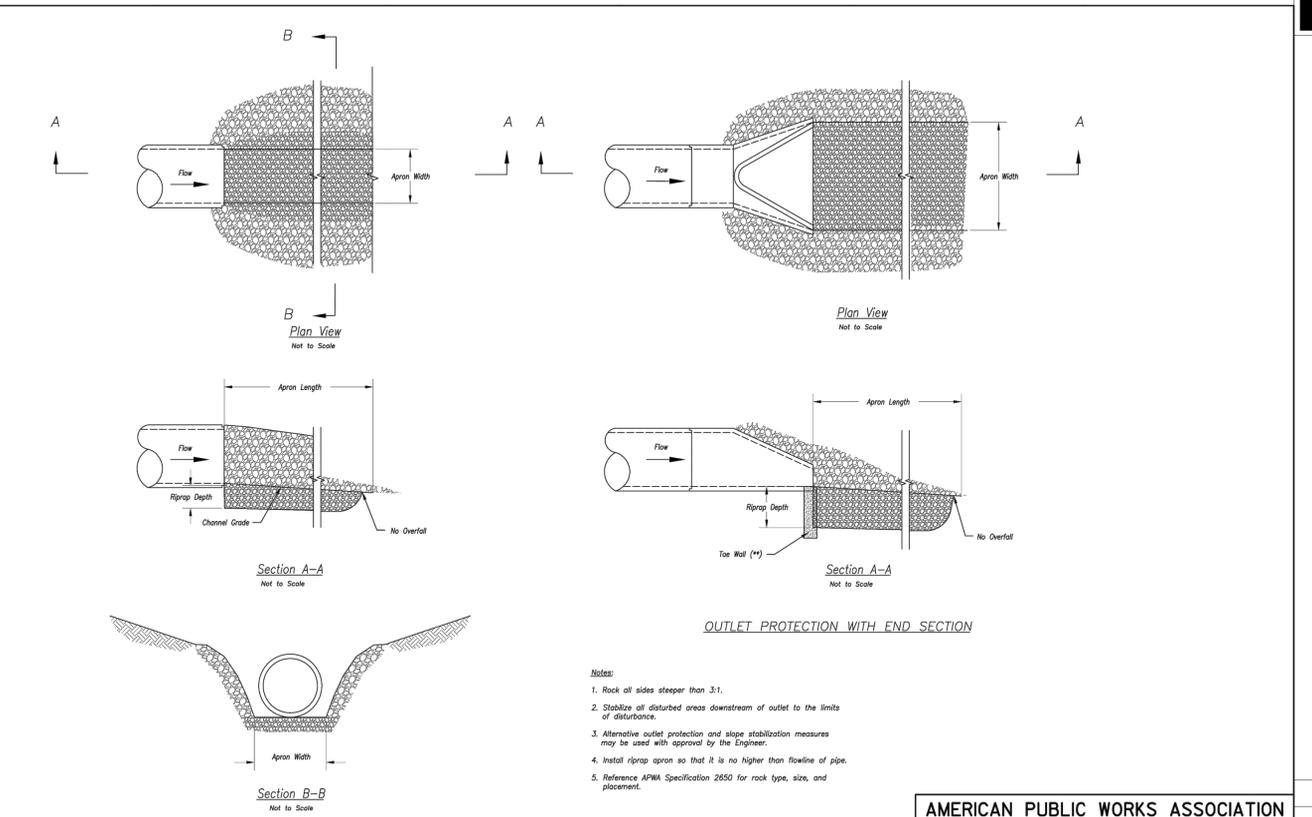
- Notes for Concrete Washout:**
1. Concrete washout areas shall be installed prior to any concrete placement on site.
 2. Concrete washout area shall include a flat subsurface pit sized relative to the amount of concrete to be placed on site. The slopes leading out of the subsurface pit shall be 3:1. The vehicle tracking pad shall be sloped towards the concrete washout area.
 3. Vehicle tracking control is required of the access point to all concrete washout areas.
 4. Slope shall be placed at the construction site entrance, washout area and elsewhere as necessary to clearly indicate the location(s) of the concrete washout area(s) to operators of concrete truck and pump rigs.
 5. A one-piece impervious liner may be required along the bottom and sides of the subsurface pit in sandy or gravelly soils.

- Maintenance for Concrete Washout:**
1. Concrete washout materials shall be removed once the materials have filled the washout to approximately 75% full.
 2. Concrete washout areas shall be enlarged as necessary to maintain capacity for washed concrete.
 3. Concrete washout water, washed pieces of concrete and all other debris in the subsurface pit shall be transported from the job site in a water-tight container and disposed of properly.
 4. Concrete washout areas shall remain in place until all concrete for the project is placed.
 5. When concrete washout areas are removed, excavations shall be filled with suitable compacted backfill and topped, any disturbed areas associated with the installation, maintenance, and/or removal of the concrete washout areas shall be stabilized.



CONCRETE WASHOUT

AMERICAN PUBLIC WORKS ASSOCIATION
APWA
 KANSAS CITY METRO CHAPTER
 STANDARD DRAWING NUMBER: ESC-01
 ADOPTED: 10/24/2016



Plan View

Section A-A

Section A-A

Section B-B

OUTLET PROTECTION WITH END SECTION

OUTLET PROTECTION W/O END SECTION

- Notes:**
1. Rock all sides steeper than 3:1.
 2. Stabilize all disturbed areas downstream of outlet to the limits of disturbance.
 3. Alternative outlet protection and slope stabilization measures may be used with approval by the Engineer.
 4. Install riprap apron so that it is no higher than flowline of pipe.
 5. Reference APWA Specification 2650 for rock type, size, and placement.

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

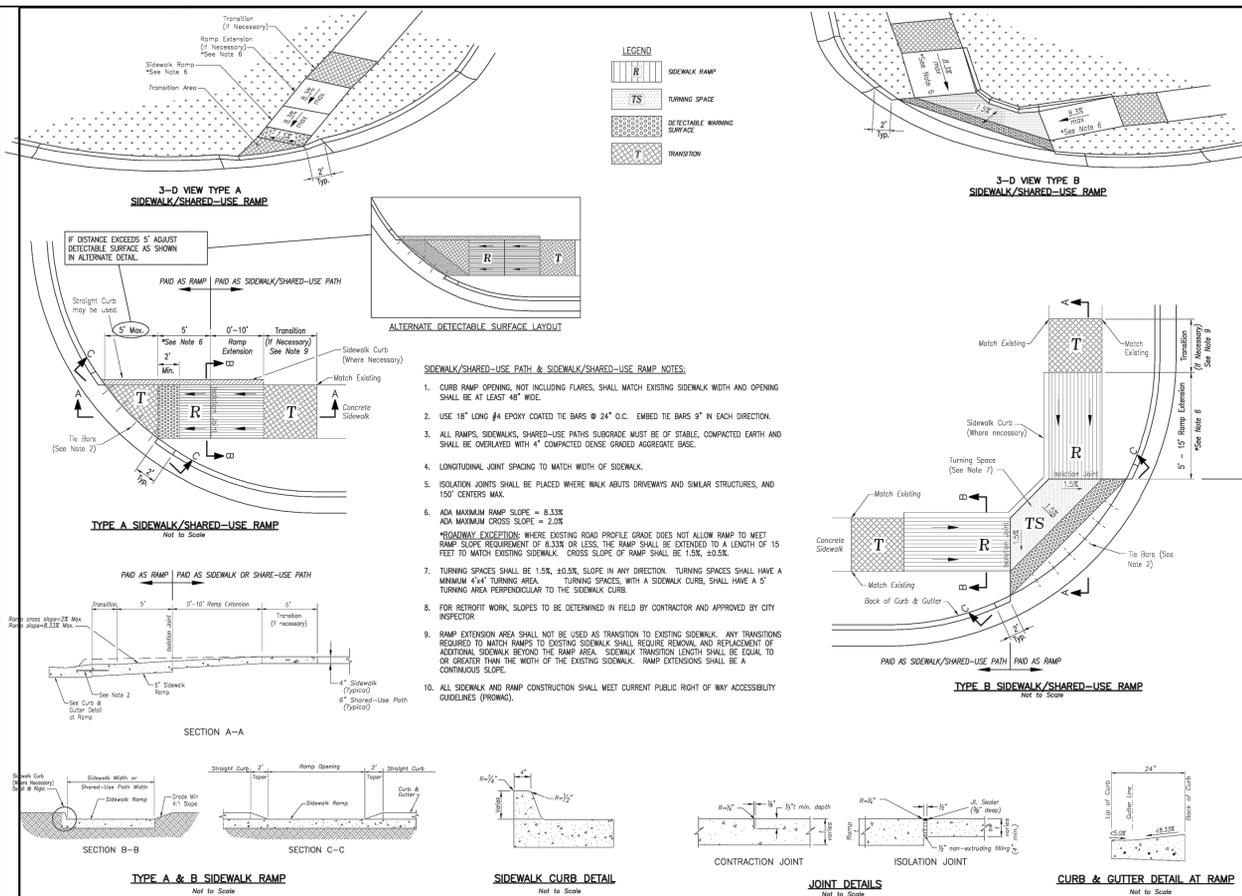
AMERICAN PUBLIC WORKS ASSOCIATION
APWA
 KANSAS CITY METRO CHAPTER
 STANDARD DRAWING NUMBER: ESC-14
 ADOPTED: 10/24/2016

NO.	BY	DATE	REVISION



consult inc engineers planners
 1533 Locust Street, Kansas City, Missouri 64108
 CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.) / LS 2019005467

8 inc
 SITE DETAIL SHEET
 DOUGLAS CORNER BUILDING
 LEE'S SUMMIT - JACKSON COUNTY - MISSOURI
 X-SHEET NO. 18109B
 DRAWING NO. 23-033PDP
 DATE MAY 10, 2023
 JOB NO. 23-003
 SHEET 12 OF 13



- SIDEWALK/SHARED-USE PATH & SIDEWALK/SHARED-USE RAMP NOTES:**
- CURB RAMP OPENING, NOT INCLUDING FLANKS, SHALL MATCH EXISTING SIDEWALK WIDTH AND OPENING SHALL BE AT LEAST 48" WIDE.
 - USE 18" LONG #4 EPOXY COATED TIE BARS @ 24" O.C., EMBED THE BARS 9" IN EACH DIRECTION.
 - ALL RAMP, SIDEWALK, SHARED-USE PATHS SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
 - LONGITUDINAL JOINT SPACING TO MATCH WIDTH OF SIDEWALK.
 - ISOLATION JOINTS SHALL BE PLACED WHERE WALK ABUTS DRIVEWAYS AND SIMILAR STRUCTURES, AND 150' CENTERS MAX.
 - ADA MAXIMUM RAMP SLOPE = 8.33%
ADA MAXIMUM CROSS SLOPE = 2.0%
 - *ROADWAY EXCEPTION: WHERE EXISTING ROAD PROFILE GRADE DOES NOT ALLOW RAMP TO MEET RAMP SLOPE REQUIREMENT OF 8.33% OR LESS, THE RAMP SHALL BE EXTENDED TO A LENGTH OF 15 FEET TO MATCH EXISTING SIDEWALK. CROSS SLOPE OF RAMP SHALL BE 1.5%, ±0.5%.
 - TURNING SPACES SHALL BE 1.5%, ±0.5% SLOPE IN ANY DIRECTION. TURNING SPACES SHALL HAVE A MINIMUM 4'x4' TURNING AREA. TURNING SPACES, WITH A SIDEWALK CURB, SHALL HAVE A 5' TURNING AREA PERPENDICULAR TO THE SIDEWALK CURB.
 - FOR RETROFIT WORK SLOPES TO BE DETERMINED IN FIELD BY CONTRACTOR AND APPROVED BY CITY INSPECTOR.
 - RAMP EXTENSION AREA SHALL NOT BE USED AS TRANSITION TO EXISTING SIDEWALK. ANY TRANSITIONS REQUIRED TO MATCH RAMP TO EXISTING SIDEWALK SHALL REQUIRE REMOVAL AND REPLACEMENT OF ADDITIONAL SIDEWALK BEYOND THE RAMP AREA. SIDEWALK TRANSITION LENGTH SHALL BE EQUAL TO OR GREATER THAN THE WIDTH OF THE EXISTING SIDEWALK. RAMP EXTENSIONS SHALL BE A CONTINUOUS SLOPE.
 - ALL SIDEWALK AND RAMP CONSTRUCTION SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).

- GENERAL NOTES**
- 3/4" ISOLATION JOINTS WITH 3 (2"-#5 BAR) SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
 - 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
 - CONCRETE FILL SHALL HAVE UNIFORM AND SMOOTH FINISH
 - KCMMB 4K CONCRETE SHALL BE USED FOR ALL CURB.
 - ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2205.2.
 - CURBS FOR NEW STREETS SHALL BE BUILT ON ASPHALT OR AGGREGATE BASE AS SHOWN IN TYPICAL SECTION DETAIL.
 - WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.

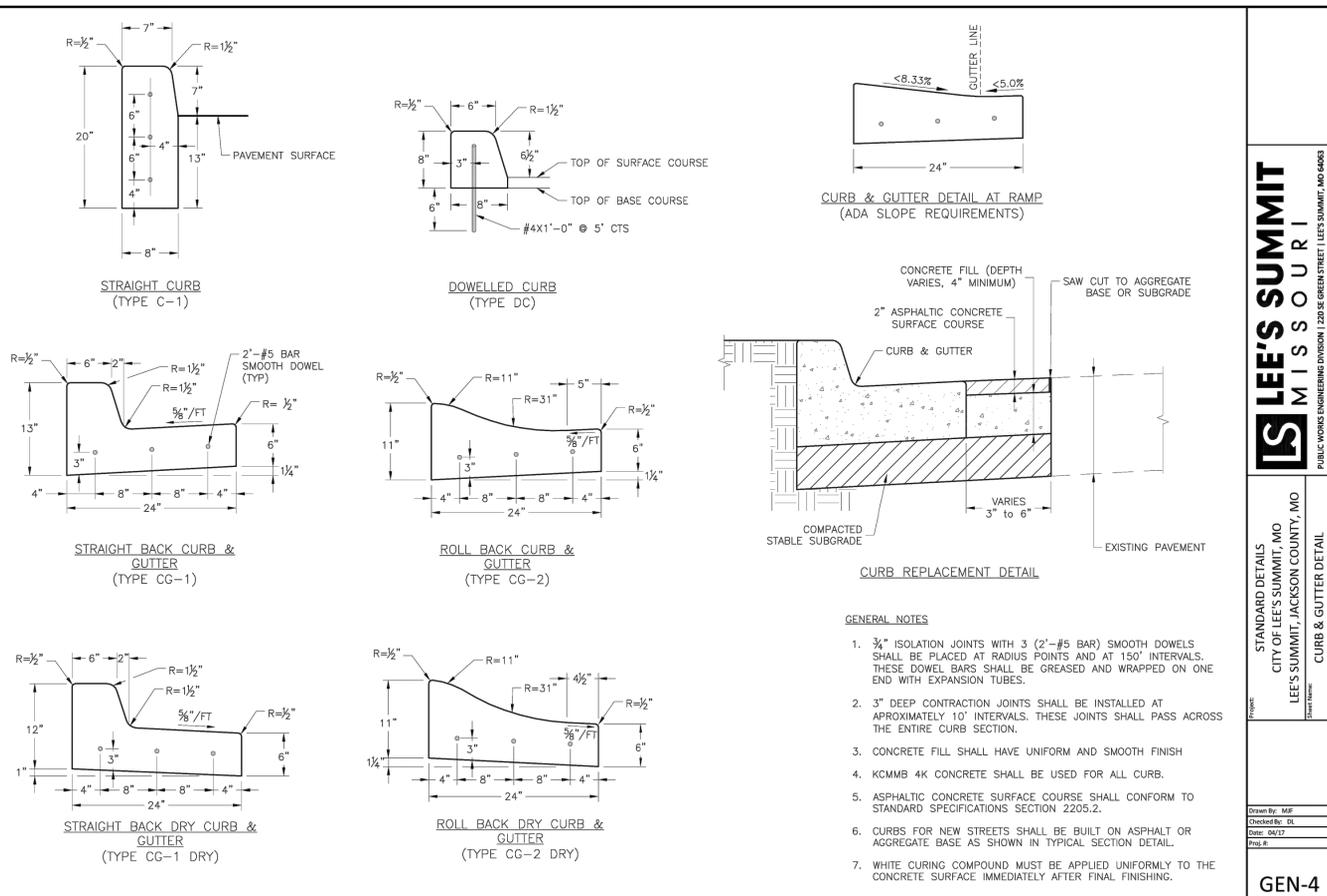
LEE'S SUMMIT MISSOURI

PUBLIC WORKS ENGINEERING DIVISION | 220 S. GREEN STREET | LEE'S SUMMIT, MO 64683

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
PROJECT NAME: ADA RAMP RETROFIT DETAIL

Drawn By: MF
Checked By: DL
Date: 06/17
Proj. #:

GEN-3A



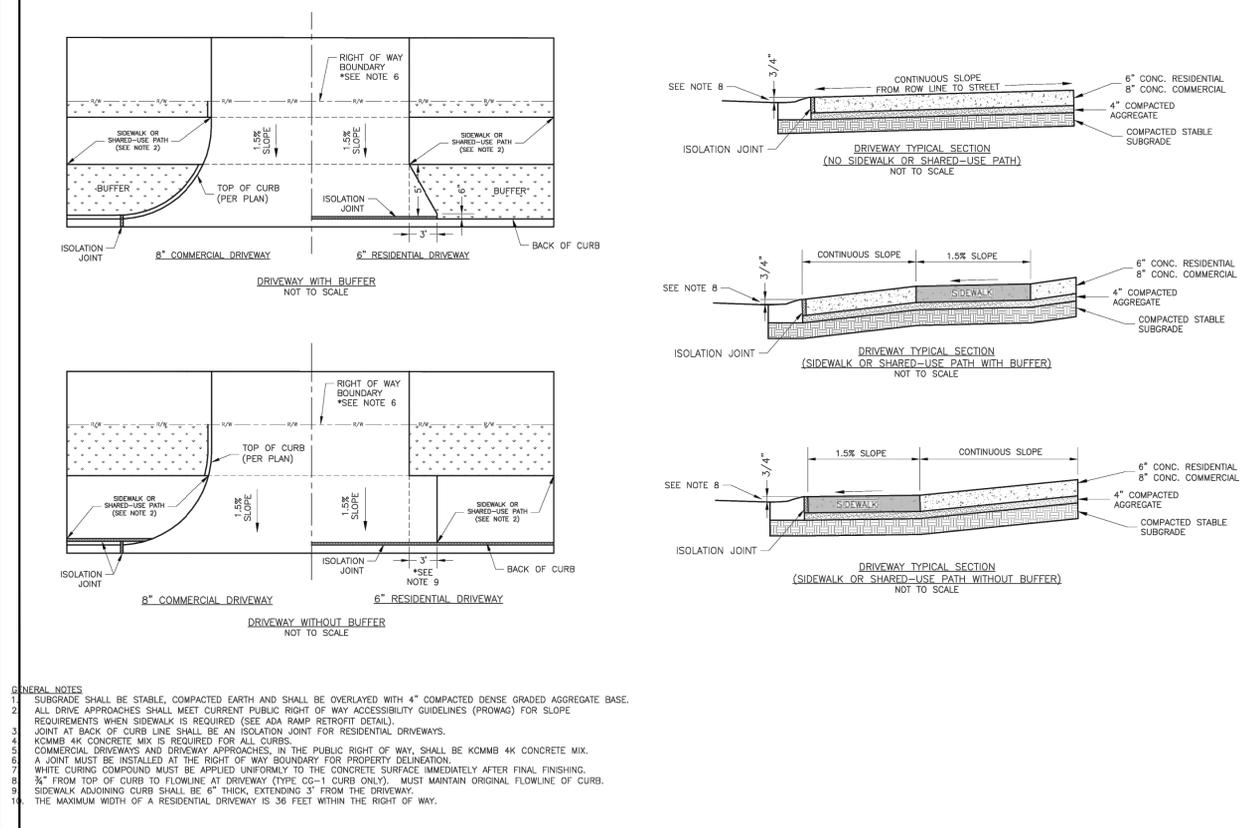
LEE'S SUMMIT MISSOURI

PUBLIC WORKS ENGINEERING DIVISION | 220 S. GREEN STREET | LEE'S SUMMIT, MO 64683

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
PROJECT NAME: CURB & GUTTER DETAIL

Drawn By: MF
Checked By: DL
Date: 06/17
Proj. #:

GEN-4



LEE'S SUMMIT MISSOURI

PUBLIC WORKS ENGINEERING DIVISION | 220 S. GREEN STREET | LEE'S SUMMIT, MO 64683

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
PROJECT NAME: DRIVEWAY DETAIL

Drawn By: MF
Checked By: DL
Date: 06/17
Proj. #:

GEN-1

NO.	BY	DATE	REVISION

STATE OF MISSOURI

CONSULT ENGINEERS INC.

1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.) / LS 2019005467

8 Inc engineers planners

GEN-4

GEN-3A

GEN-1

SITE DETAIL SHEET

DOUGLAS CORNER BUILDING

LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

X-REF NO. 18109B
DRAWING NO. 23-033PDP
DATE MAY 10, 2023
JOB NO. 23-003

13 SHEET **13**