

130 NW MURRAY ROAD
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
FINAL DEVELOPMENT PLANS

1. The Contractor shall have one (1) signed copy of the plans (approved by the City of Lee's Summit) and one (1) copy of the approved Construction Standards and Specifications at the job site at all times.
2. Construction of the improvements shown or implied by this set of drawings shall not be initiated or any part thereof undertaken until the City is notified of such intent, and all required and properly executed bonds and permit fees are received and approved by the City.
3. The City of Lee's Summit plan review is only for general conformance with City of Lee's Summit Standards and Specifications and the City Code. The City is not responsible for the accuracy and adequacy of the design, or dimensions and elevations, which shall be confirmed and correlated at the job site. The City of Lee's Summit through approval of this document assumes no responsibility other than that as stated above for the completeness and/or accuracy of this document.
4. Development plans are approved initially for one (1) year after which they automatically become void and must be updated and re-approved by the City Engineer before any construction will be permitted.
5. All construction materials and methods used shall comply with the current City of Lee's Summit standards and construction specifications.
6. All materials and workmanship associated with this project shall be subject to inspection by the City of Lee's Summit. The City of Lee's Summit reserves the right to accept or reject any such materials and workmanship that does not conform to the City Standards and Technical Specifications.
7. The Contractor shall satisfy himself as to the accuracy of all measurements prior to construction of any permanent structure.
8. The contractor shall notify the City of Lee's Summit Engineering Services Department forty-eight (48) hours prior to beginning construction.
9. All existing utilities indicated on the drawings are according to the best information available to the Engineer; however, all utilities actually existing may not be shown. Utilities damaged through the negligence of the contractor to obtain the location of same shall be repaired or replaced by the contractor at his expense and with immediate notice to the City prior to repair or replacement.
10. No work shall be done after hours, on holidays or weekends without prior approval from the City of Lee's Summit.
11. By use of these plans the Contractor agrees that he shall be solely responsible for the safety of the construction workers and the public.
12. The Contractor shall notify the engineer immediately of any discrepancies in the plans.
13. All fill areas indicated shall be compacted to 95% Standard Proctor Density at +/-2% optimum moisture content. Documentation shall be provided to the City.
14. Excavation and removal of existing paving and curbs may not be wasted on site and is to be hauled off by the contractor. Contractor to be responsible for the disposal of excess materials.
15. It shall be the responsibility of the Owner to control erosion and siltation during all phases of construction. All areas disturbed by the contractor shall be sodded or seeded if approved by City unless otherwise noted on the plans. The Storm Water Pollution Prevention Plan (SWPPP) shall be kept on-site and modified as necessary.
16. Relocation of any water line, sewer line or service line thereof required for the construction of this project shall be the responsibility of the contractor at his expense and with prior notice to the City.
17. The Contractor shall be responsible for the removal and/or temporary mounting and replacement of all existing street marker signs, stop signs, speed limit and other traffic control signs affected by construction with prior notice to the City.
18. For pipes that are to be encased and/or anchored with concrete, the trench line is to remain open until the concrete has reached 2000 PSI or 7 days, whichever comes first.
19. The location of existing utilities as shown are approximate. It shall be the responsibility of the Contractor to verify the locations of all existing utilities.
20. All manholes, curb inlets, utility valves and meter pits shall be adjusted or rebuilt by Contractor to match Finish Grade.
21. A copy of the City of Lee's Summit Standard Details shall be available on-site at all times. Details can be found online at: <http://www.bluespringsgov.com/1349/design-construction-manual>

#1 CENTER OF EXISTING 3' x 5' JUNCTION BOX APPROX. 22 FEET WEST OF NW MURRAY ROAD AND APPROX. 100 FEET SOUTH OF CENTER OF NORTH ENTRANCE TO PARKING LOT LOCATED ON SUBJECT PROPERTY.
N: 1001333.47 E: 2816018.87
TOP ELEV. 983.18

#2 CENTER OF EXISTING SANITARY SEWER MANHOLE APPROX. 165 FEET WEST OF NW MURRAY ROAD AND APPROX. 73 FEET SOUTH OF MAIN BUILDING LOCATED ON SUBJECT PROPERTY.
N: 1000846.29 E: 2815851.17
TOP ELEV. 991.891

City of Lee's Summit
Public Works
220 SE Green Street
Lee's Summit, MO 64063
(816) 969-1800

City of Lee's Summit
Water and Sewer
1200 S.E. Hamblen Road
Lee's Summit, MO 64081
(816) 969-1900

Spire Gas
3025 S.E. Clover Drive
Lee's Summit, MO 64082
(816) 400-3327
Contact: Mr. Dorsey Troutman

Everygy
401 SE Bailey Road
Lee's Summit, MO. 64081
(816) 347-4316

AT&T
500 E. 8th Street
Kansas City, MO 64106
(816) 275-2721
Contact: Mr. Craig Perkins

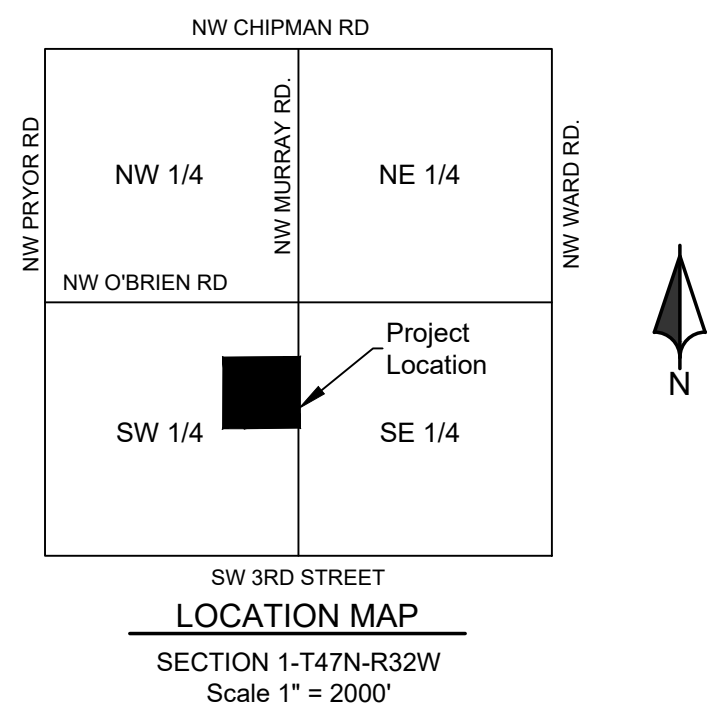
Comcast Cable
New Construction Hotline
(866) 771-2281

Missouri One-Call
1-800-344-7483

Lee's Summit Fire Department
207 S.E. Douglas Street
Lee's Summit, MO 64063
(816) 969-7360

DEVELOPER
OUR LADY OF THE PRESENTATION CHURCH
130 NW MURRAY ROAD
LEE'S SUMMIT, MO. 64081
(816) 251-1108
CONTACT - CAROLYN LAUDERDALE

ENGINEER
Hg CONSULT, INC.
1411 NE TODD GEORGE RD.
LEE'S SUMMIT, MISSOURI 64086
(816) 703-7098
CONTACT - KEVIN STERRETT



14. SITE PHOTOMETRIC PLAN

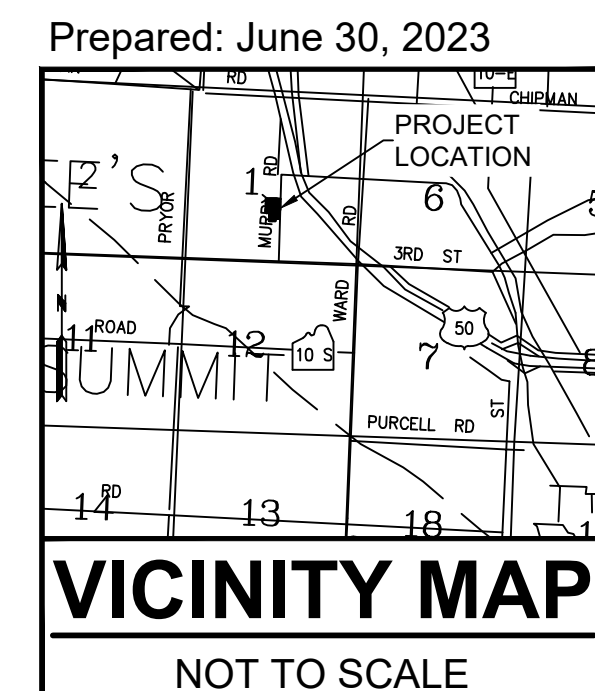
All of LOTS 1 and 2, PRESENTATION PARISH, LOTS 1 AND 2, a subdivision in the City of Lee's Summit, Jackson County, Missouri. Containing 12.524 acres, more or less.

APPROVED:

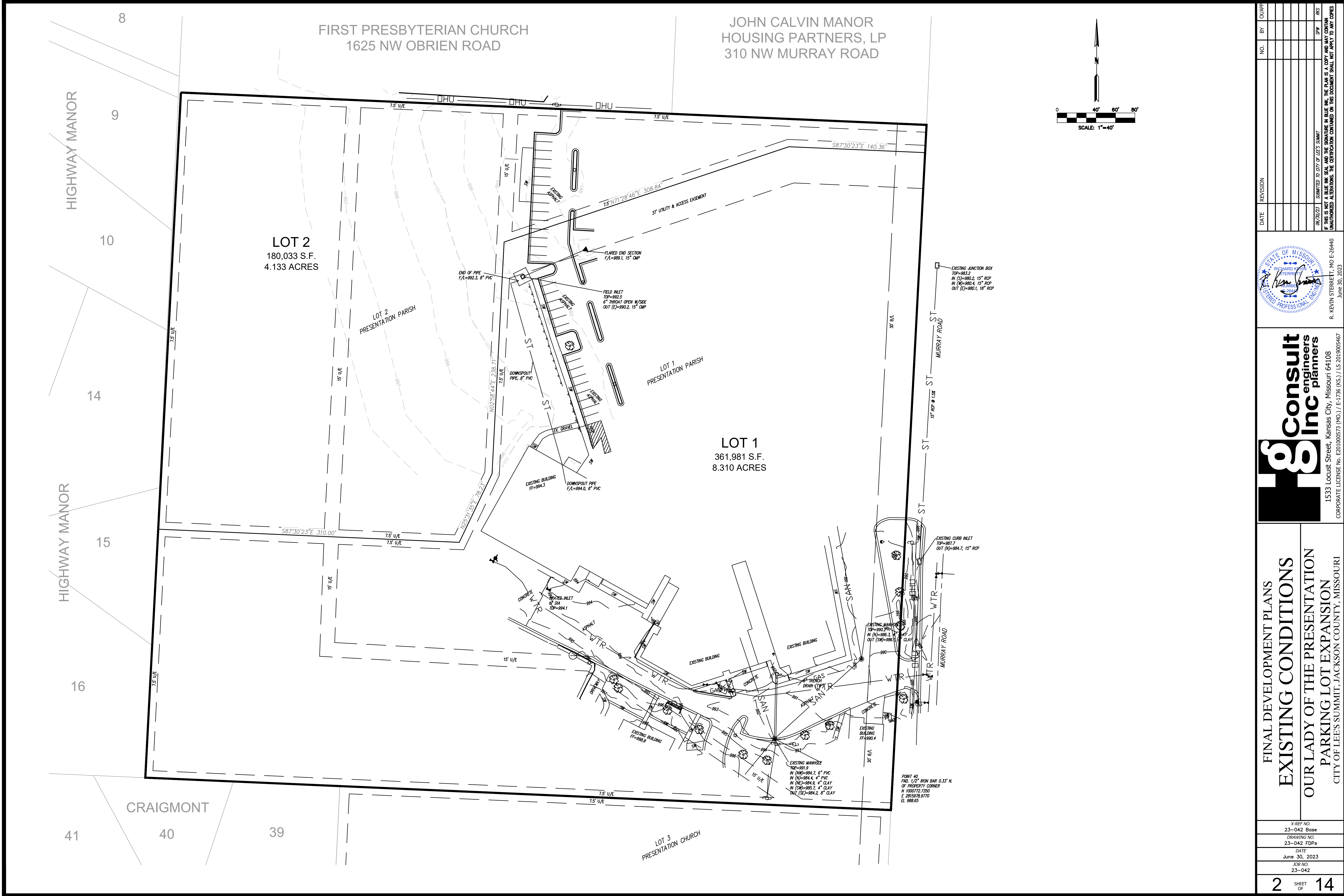
City of Lee's Summer

Date _____

APPROVED FOR ONE YEAR FROM THIS DATE



1	SHEET OF	14	X-REF NO. 23-042 Base DRAWING NO. 23-042 FDPs DATE June 30, 2023 JOB NO. 23-042	FINAL DEVELOPMENT PLANS COVER SHEET	 g Inc engineers planners 1533 Locust Street, Kansas City, Missouri 64108	 R. KEVIN STERRETT, MO E-26440	DATE	REVISION	NO.	BY	CK/APP
			OUR LADY OF THE PRESENTATION PARKING LOT EXPANSION CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI	06/30/23			SUBMITTED TO CITY OF LEE'S SUMMIT				



FINAL DEVELOPMENT PLANS
EXISTING CONDITIONS
OUR LADY OF THE PRESENTATION
PARKING LOT EXPANSION
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO.
23-042 Base

DRAWING NO.
23-042 FDPs

DATE
June 30, 2023

JOB NO.
23-042

SHEET
2 OF 14

CONSULT INC. ENGINEERS

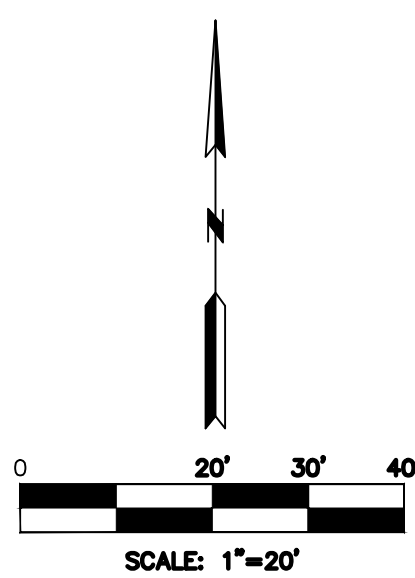
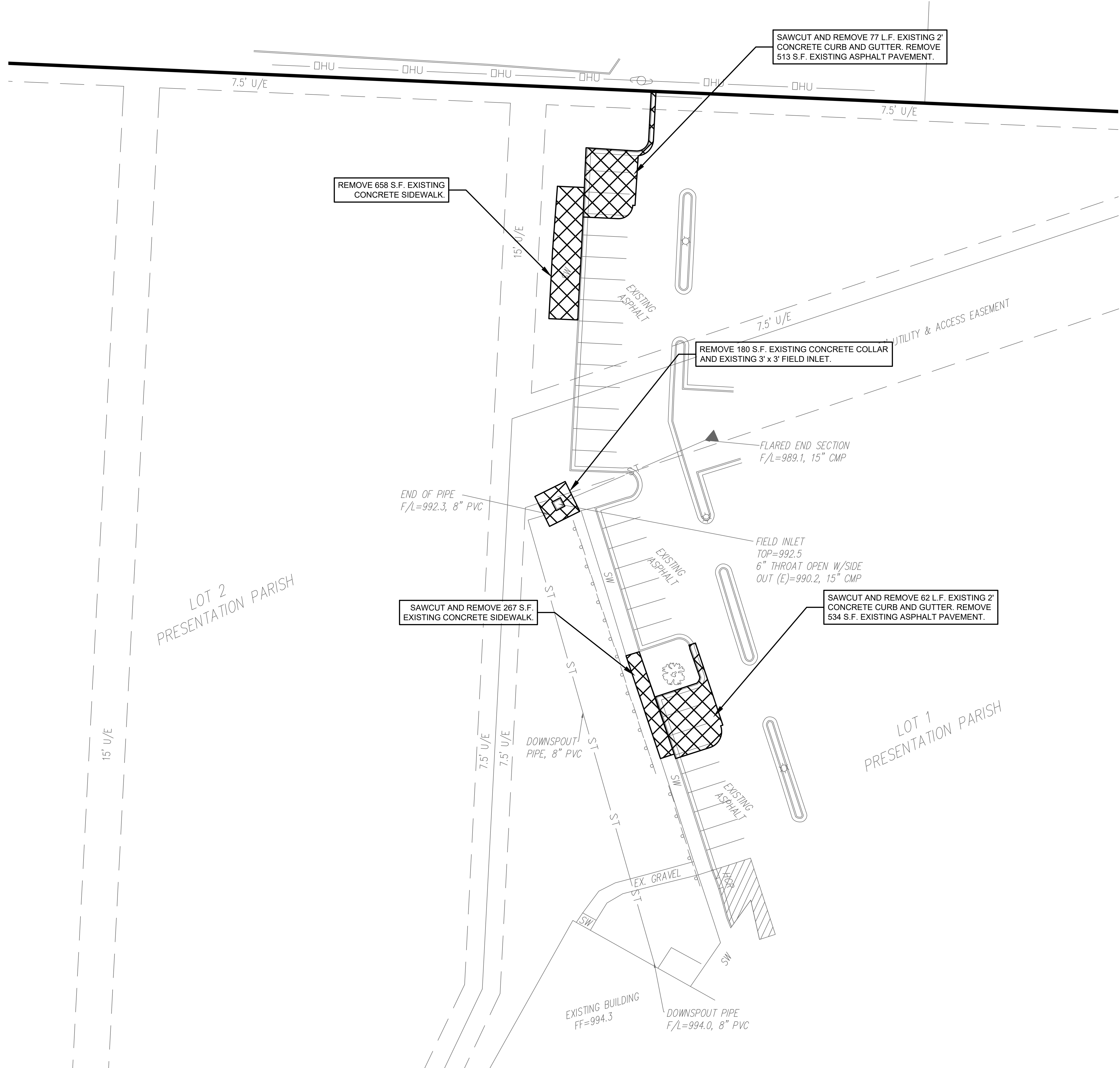
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.) / LS 2019005467

STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER
RICHARD K. KIRK
No. 266-266
June 30, 2023

R. KEVIN STERRETT, MO E-26440
June 30, 2023

DATE	REVISION	NO.	BY	CORP.
06/30/23	SUBMITTED TO CITY OF LEE'S SUMMIT		SPW	RKS

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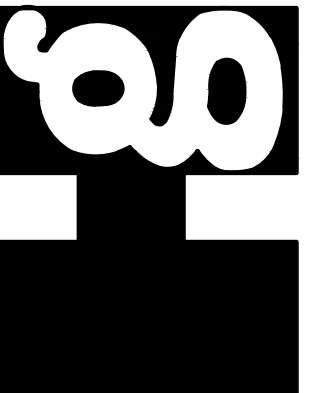


DATE	REVISION	NO.	BY	CORP.
06/30/23				SPW
				R/S

SUBMITTED TO CITY OF LEE'S SUMMIT

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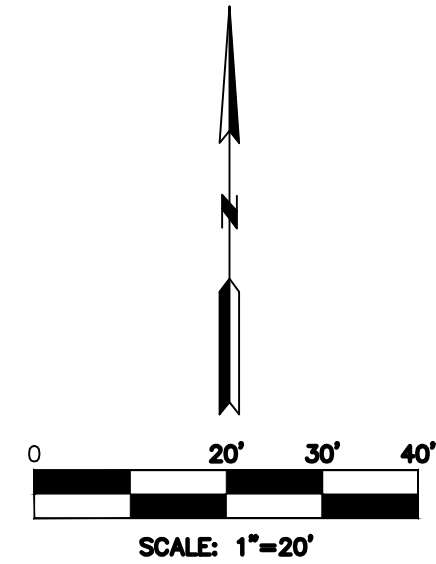
**consult**
Inc
engineers
planners

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FINAL DEVELOPMENT PLANS
SITE DEMOLITION PLAN
OUR LADY OF THE PRESENTATION
PARKING LOT EXPANSION
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

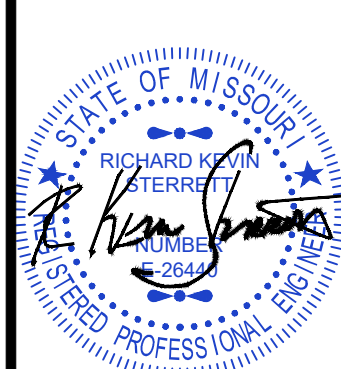
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23-042 Base
DRAWING NO.
23-042 FDPs
DATE
June 30, 2023
JOB NO.
23-042

3 SHEET OF 14



LEGEND:

**STANDARD ASPHALT
PAVEMENT SECTION. SEE
SHEET 10 FOR DETAIL.**

[illegible]

R. KEVIN STERRETT, MO E-26440
June 30, 2023

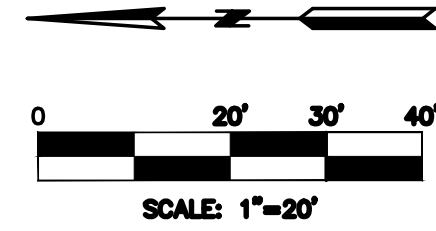
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FINAL DEVELOPMENT PLANS
SITE DIMENSION PLAN

OUR LADY OF THE PRESENTATION
PARKING LOT EXPANSION
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO. 23-042 Base	
DRAWING NO. 23-042 FDPs	
DATE June 30, 2023	
JOB NO. 23-042	
4	SHEET OF 14



TC = Top of Curb
SW = Edge of Sidewalk
H.P. = High Point
L.P. = Low Point

DATE	REVISION	NO.	BY	CX/APP
26/06/90	SUBMITTED		AAC	RSC

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R. KEVIN STERRETT, MO E-26440
June 30, 2023

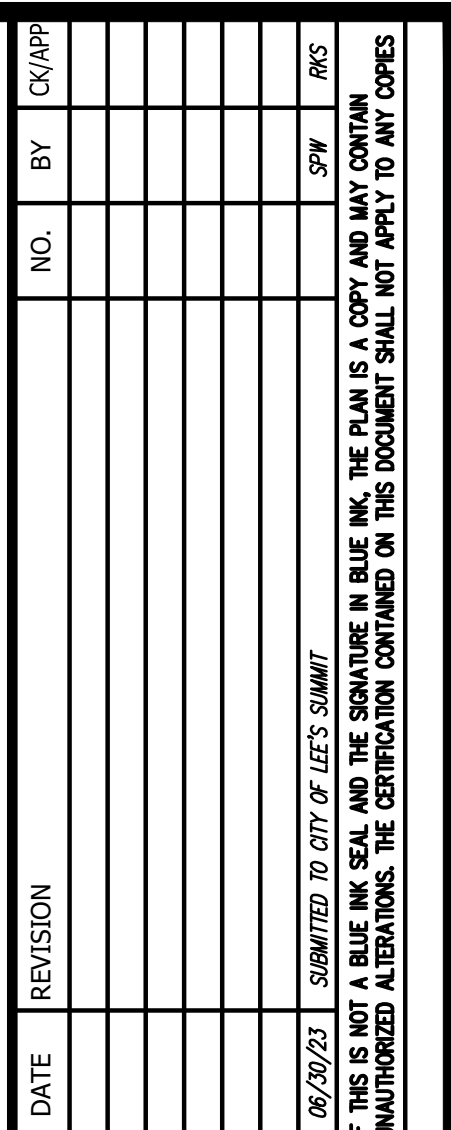
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Inc **engineers**
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FINAL DEVELOPMENT PLANS
SITE GRADING PLAN

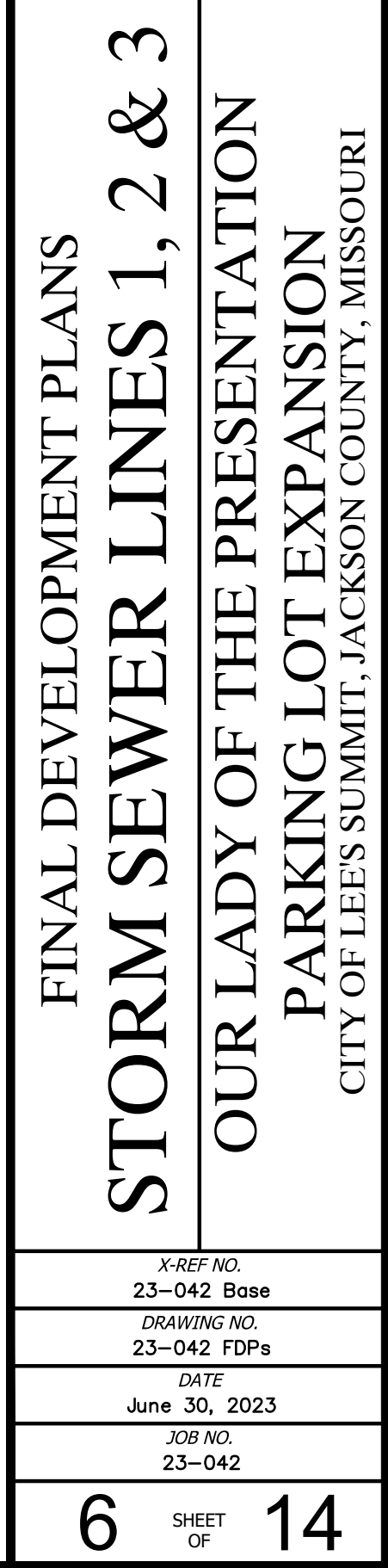
OUR LADY OF THE PRESENTATION
PARKING LOT EXPANSION
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

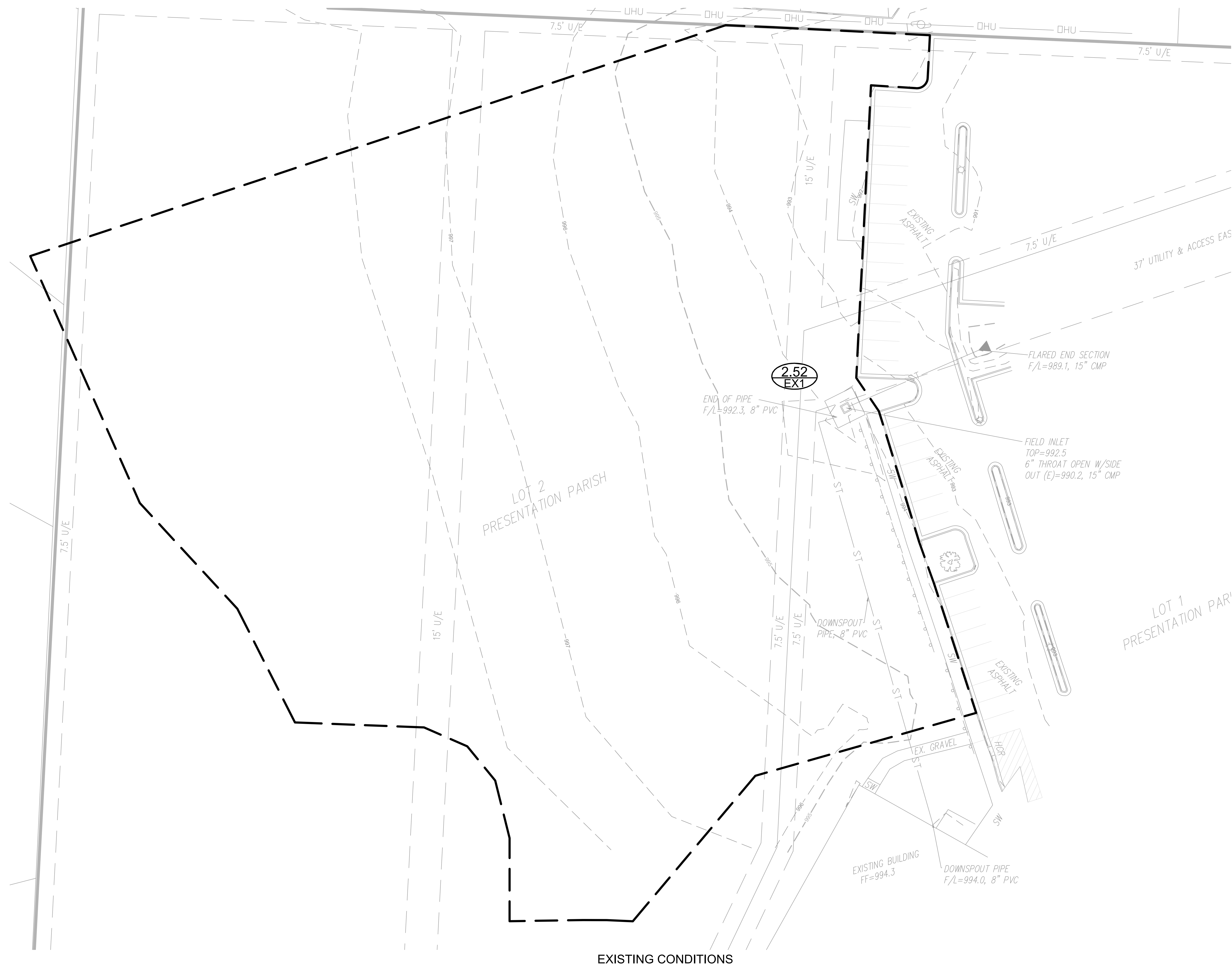
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DATE	
June 30, 2023	
JOB NO.	
23-042	
5	SHEET OF 14



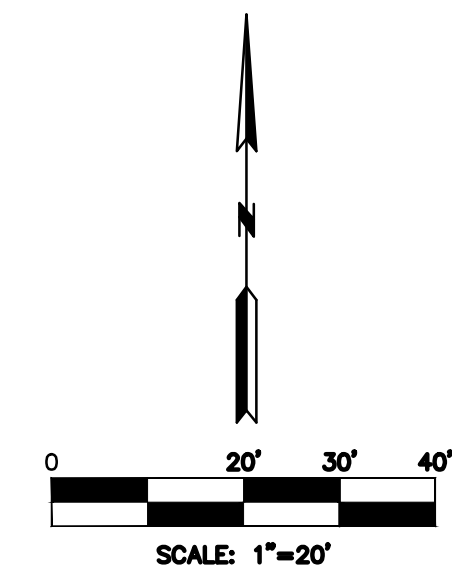
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11010 Haskell Street, Suite 210, Kansas City, Kansas 66109
CORPORATE LICENSE NO. E20100573 (MO.) / E-1736 (KS.)

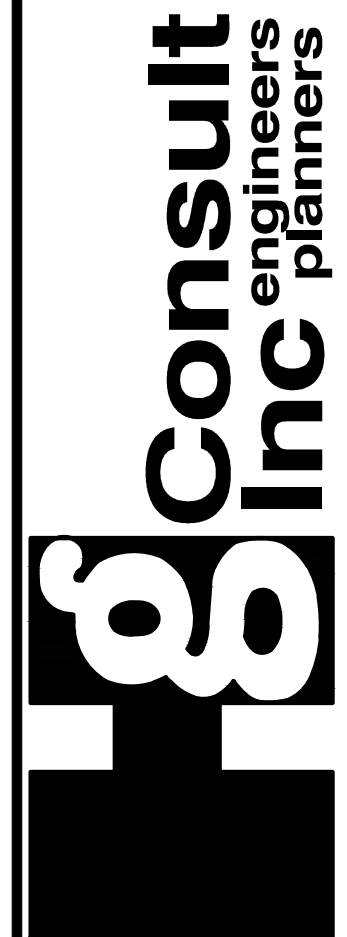




EXISTING CONDITIONS

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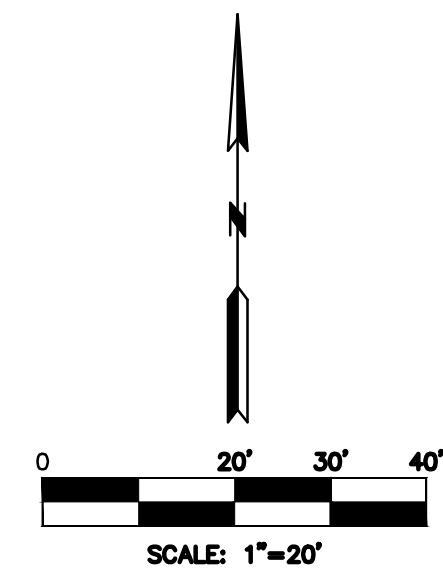
R. KEVIN STERRETT, MO E-26440
June 30, 2023



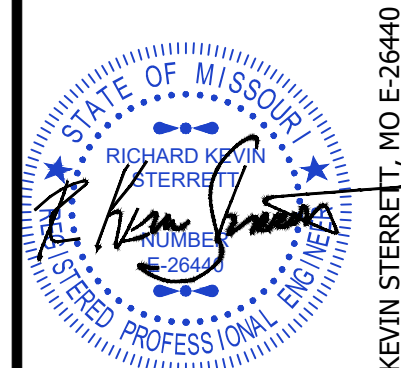
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FINAL DEVELOPMENT PLANS
EC - DRAINAGE AREA MAP
OUR LADY OF THE PRESENTATION
PARKING LOT EXPANSION
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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23-042	
7	SHEET OF 14



DATE	REVISION	NO.	BY	CHAPP
06/16/21	SUBMITTED TO CITY OF LEE'S SUMMIT		SPW	AKS

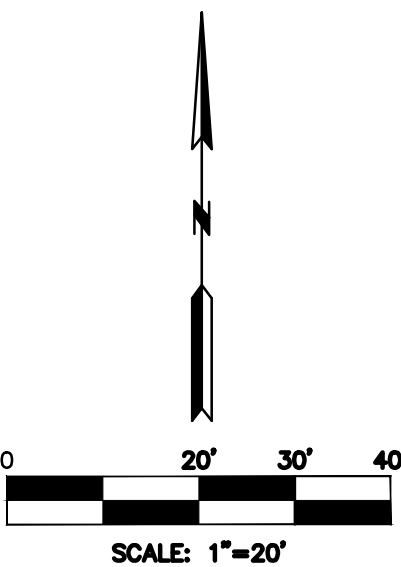


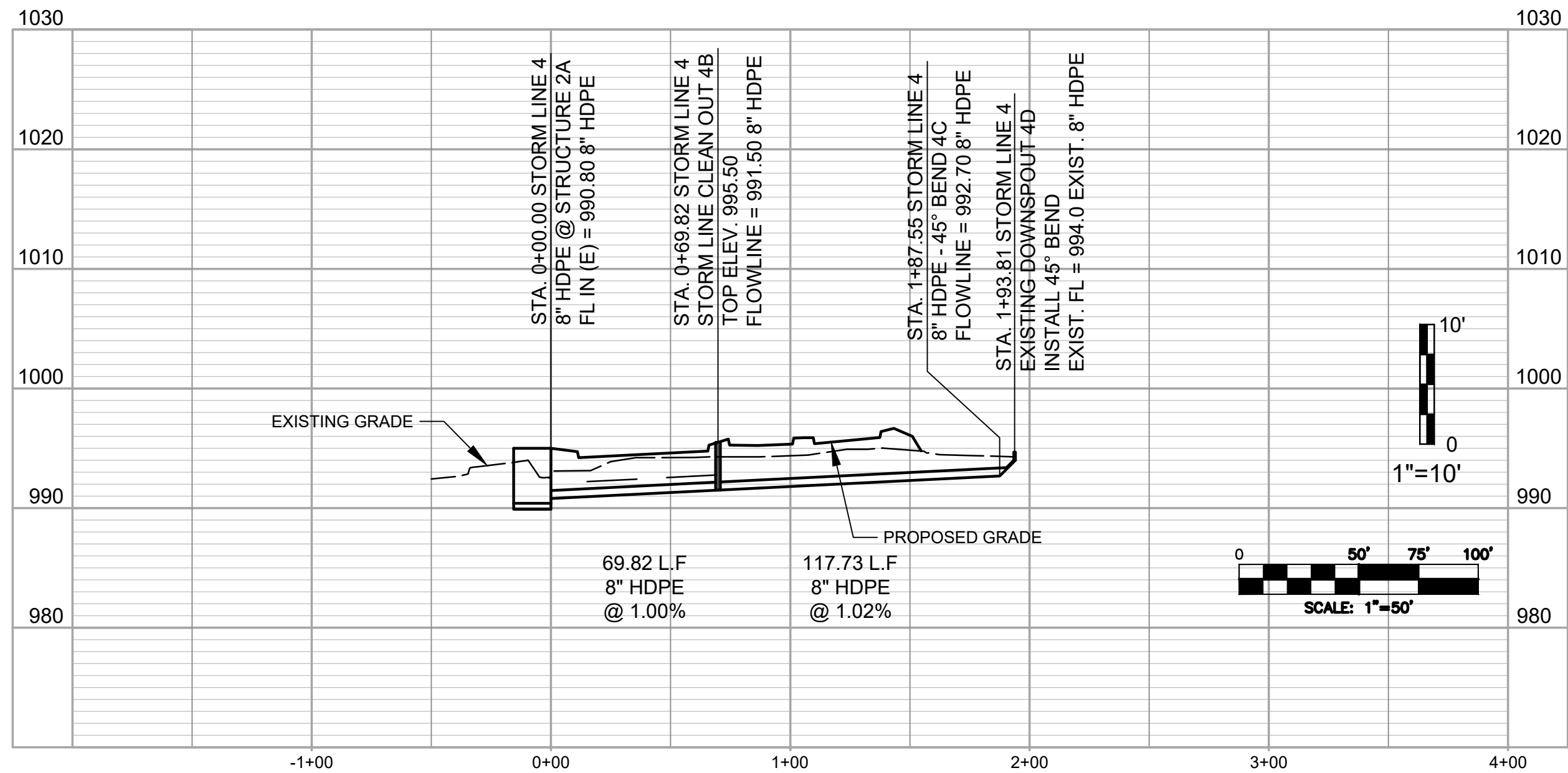
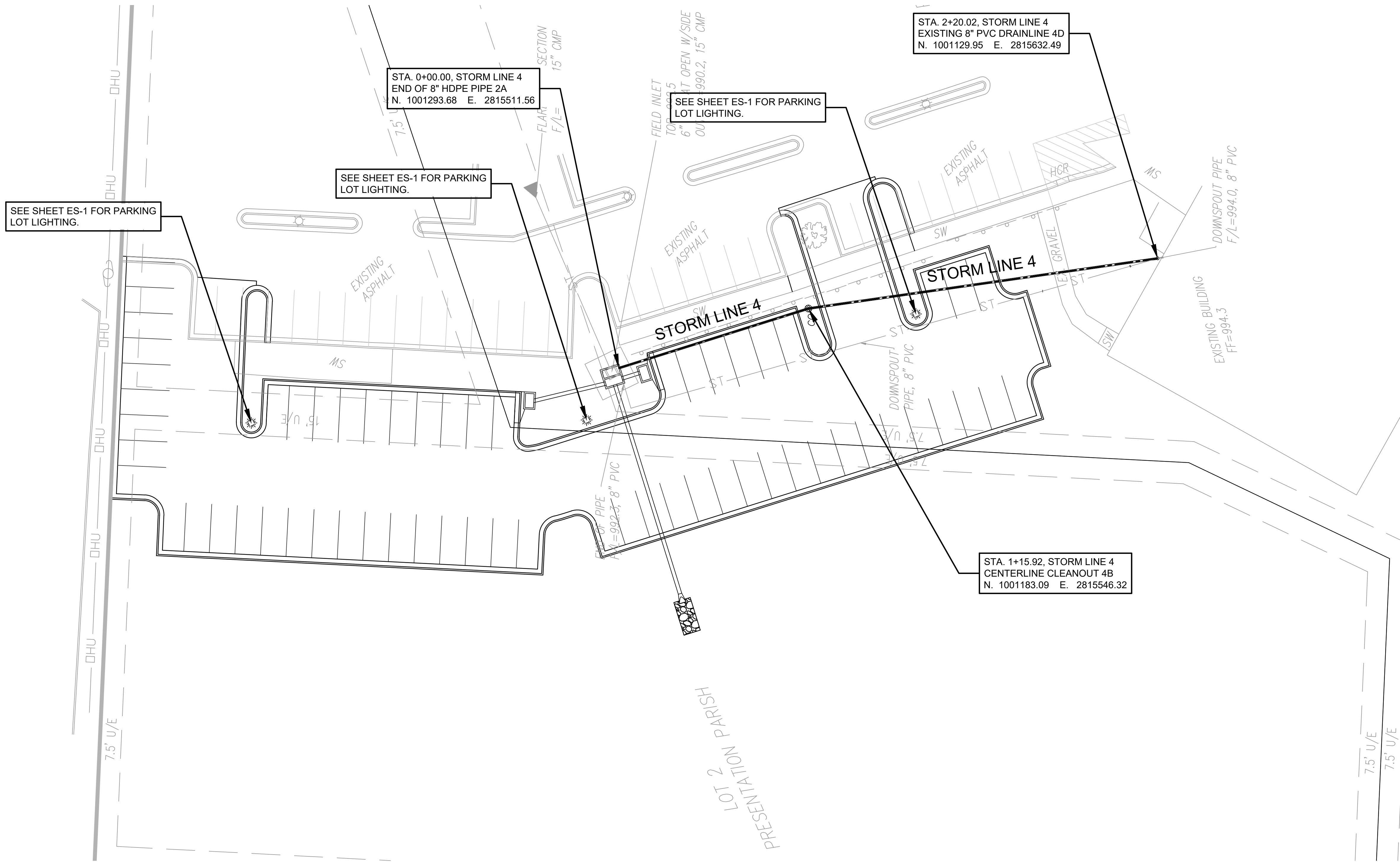
R. KEVIN STERRETT, MO E-26440
June 30, 2023

g Consult
inc engineers
planners
1533 Locust Street, Kansas City, Missouri 64108

FINAL DEVELOPMENT PLANS
PC - DRAINAGE AREA MAP
OUR LADY OF THE PRESENTATION
PARKING LOT EXPANSION
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

	<i>X-REF NO.</i> 23-042 Base
	<i>DRAWING NO.</i> 23-042 FDPs
	<i>DATE</i> June 30, 2023
	<i>JOB NO.</i> 23-042





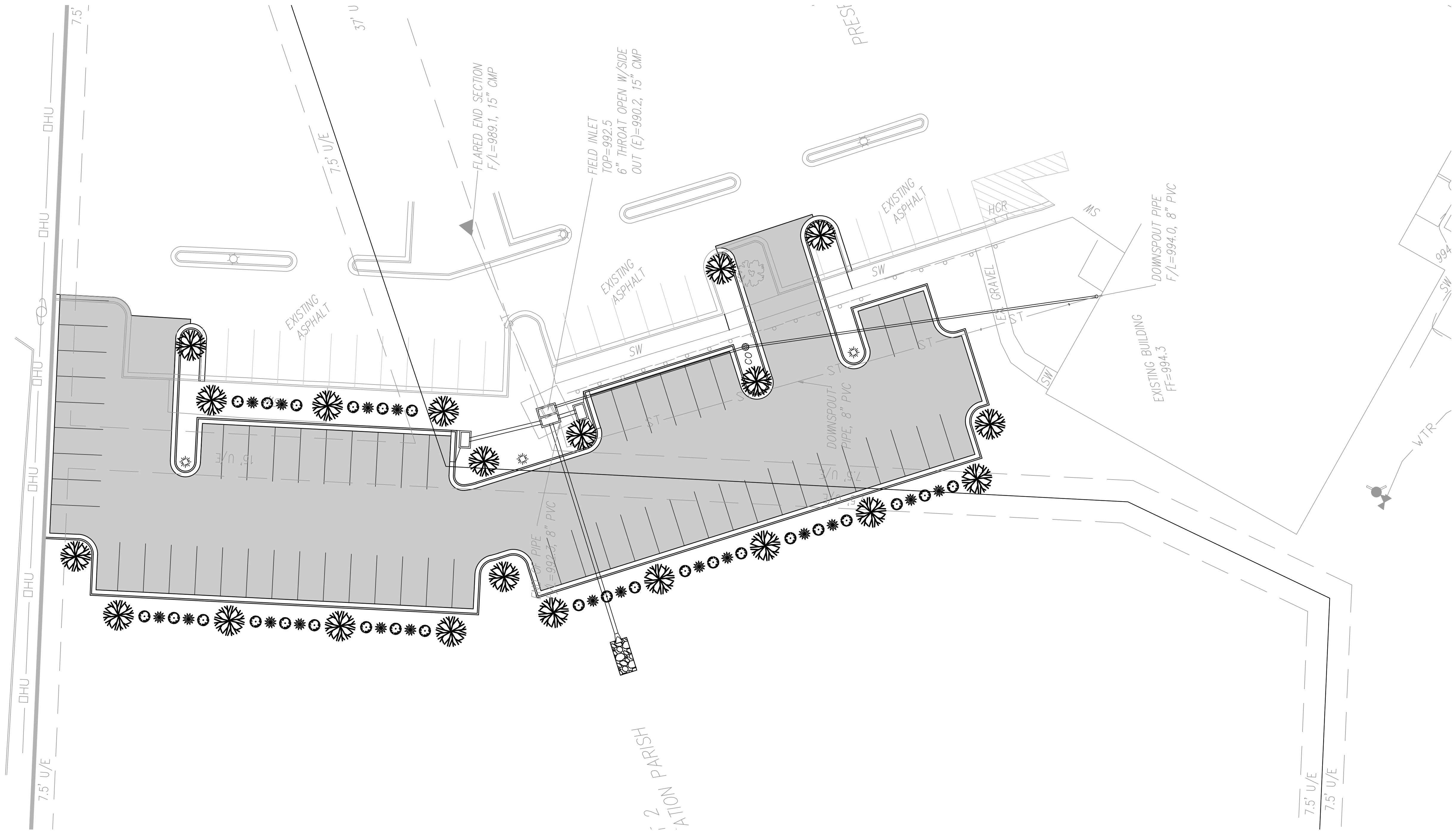
- GENERAL UTILITY NOTES:
- All utility installation to be in accordance to Lee's Summit "DESIGN AND CONSTRUCTION MANUAL" per Ordinance 5813. See manual for specifications and standard details.
 - Storm pipe to be HDPE, corrugated with smooth interior.
 - Contractor to verify all invert elevations for existing sewer connections. Contact civil engineer if conflict arises.
 - Sewer lines to be trenched and backfilled per City of Lee's Summit.

FINAL DEVELOPMENT PLANS
SITE UTILITY PLAN
OUR LADY OF THE PRESENTATION
PARKING LOT EXPANSION
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

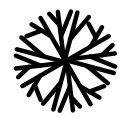
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1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.) / LS 2019005467

STATE OF MISSOURI
RICHARD K. STERRETT
Professional Engineer
No. 26666
June 30, 2023

DATE	REVISION	NO.	BY	CORP.
06/30/23				
SUBMITTED TO CITY OF LEE'S SUMMIT				
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LANDSCAPE SCHEDULE :

SPECIES	CALIPER/HEIGHT	QUANTITY
 Shademaster Honeylocust (Gleditsia triacanthos var. inermis 'Shademaster')	3" Caliper, measured 6" above the ground	21
 Winter Gem Boxwood (Buxus microphylla var. japonica)	30" Minimum height at time of planting	27
 Fireball Dwarf Burning Bush, (or equal) (Euonymus alatus 'Compactus')	30" Minimum height at time of planting	18

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. All Landscaping to meet Article 14 of the UDO.

FINAL DEVELOPMENT PLANS
LANDSCAPE PLAN
OUR LADY OF THE PRESENTATION
PARKING LOT EXPANSION
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO. 23-042 Base
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g Consult Inc engineers planners
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.) / LS 2019005467

STATE OF MISSOURI
RICHARD K. STERRETT
ENGINEER
JUNE 26, 2023
R. KEVIN STERRETT, MO E-26440
June 30, 2023

DATE	REVISION	NO.	BY	CORP.
06/30/23	SUBMITTED TO CITY OF LEE'S SUMMIT		SPW	RKS

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