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CIVIL SUBMITTAL

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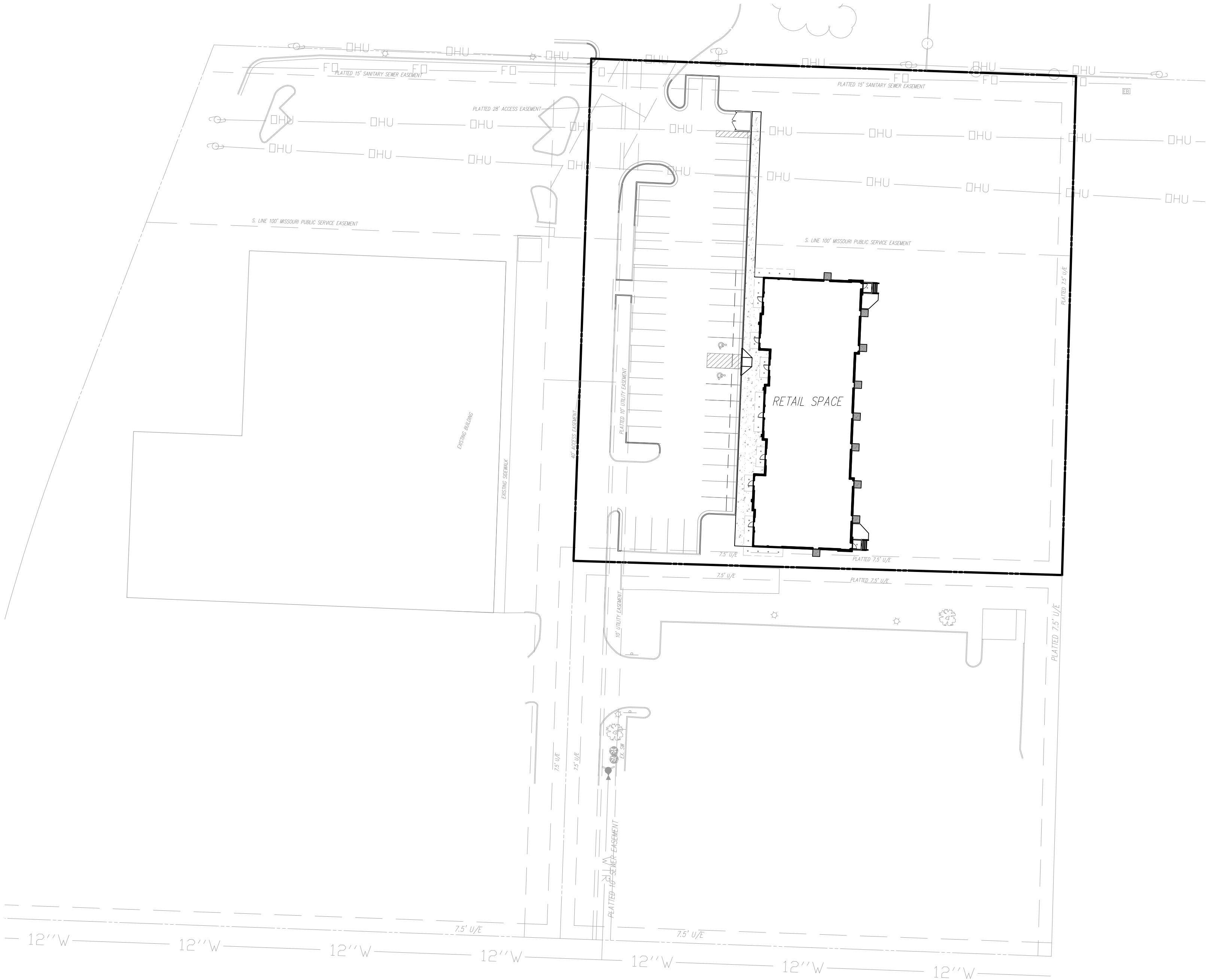
APPENDIX

MINOR PLAT
PHOTOMETRIC AND LIGHTING PLAN

FINAL DEVELOPMENT PLAN
DOUGLAS CORNER - LOT 1C
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
RETAIL BUILDING



Know what's below.
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UTILITIES

City of Lee's Summit
Department of Public Works
220 SE Green
Lee's Summit, Mo.
816-969-1800

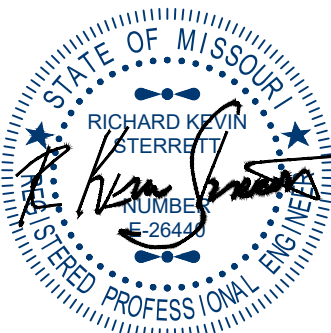
EVERGY
130 SE Hamblen Road
Lee's Summit, Mo.
816-347-4320

Spire
(Administrative Offices)
3025 SE Clover Road
Lee's Summit, MO
816-537-4681

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

Comcast
New Construction Hotline
866-771-2281

Missouri One Call
1-800-344-7483



September 13, 2023

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

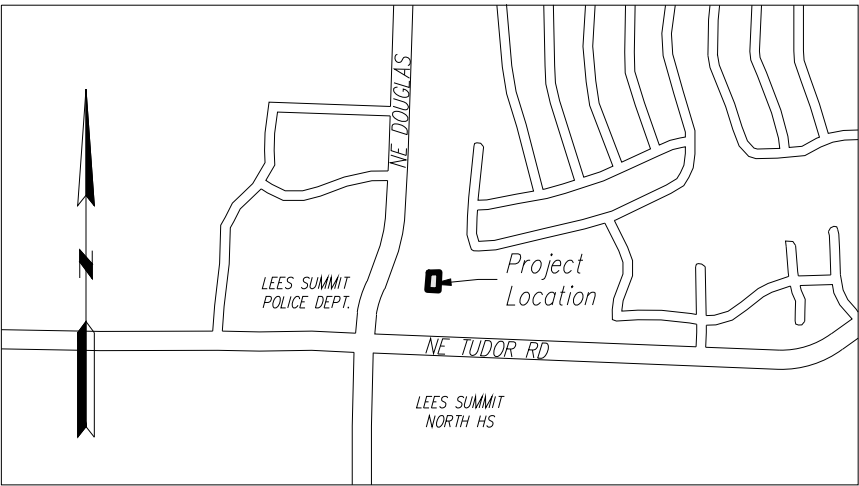
GENERAL NOTES:

1. The underground utilities shown herein have been plotted from available information and do not necessarily reflect the actual existence, or nonexistence, size, type, number, or locations of these or other utilities. The contractor shall be responsible for verifying the actual locations of all underground utilities, shown or not shown, and said utilities shall be located in the field prior to any grading, excavation, or construction of improvements. These provisions shall in now way absolve any party from complying with the "UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT", Chapter 319, RSMO.
2. Gas, Water, and other Utilities shall not conflict with the depth or horizontal location of existing and proposed sanitary and storm sewers, including building laterals.
3. Prior to submittal of construction bids, the Contractor shall be required to visit the site to verify existing conditions and proposed improvements.
4. The Contractor shall be responsible for notification and coordination with all Utility Companies.
5. The Contractor shall notify the Engineer immediately of any discrepancies in the plans.
6. All sidewalk shall be ADA compliant.
7. There are no oil or gas wells located on the subject property as of May 9, 2023 as shown by the Missouri Geological Survey GEOSTRAT (Geosciences Technical Resource Assessment Tool).

ENGINEER
Hg CONSULT, INC.
15 Locust St.
Kansas City, MO 64108
(816) 703-7098
Contact - Kevin Sterrett

PLANS PREPARED FOR:
Capital Builders, LLC
1507 NE Wall St.
Lee's Summit, MO 64086
(816) 609-8633
Contact - Matt Hendrickson

VICINITY MAP



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

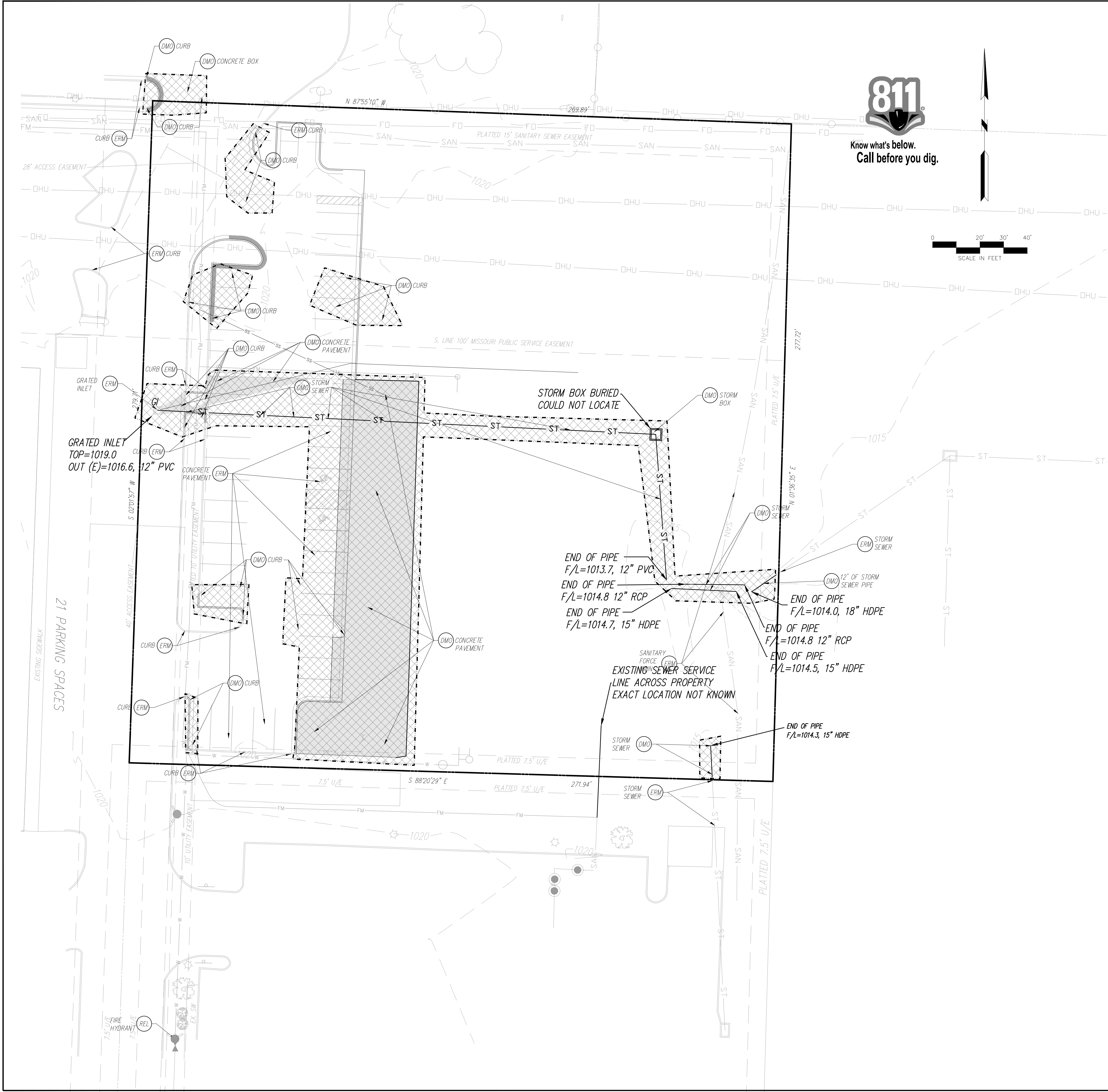
PROJECT BENCHMARK:

- #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

COVER SHEET

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

X-REF NO. 18109B
DRAWING NO. 23-033P00P
DATE MAY 10, 2023
JOB NO. 23-033
1 OF 13



DEMOLITION PROPOSED FEATURES

- LIMITS OF DEMOLITION
- [Hatched Area] ALL TREES, STRUCTURES, AND UTILITIES WITHIN THE HATCHED AREAS ARE TO BE REMOVED. ANYTHING LOCATED OUTSIDE THE HATCHED AREAS ARE TO REMAIN UNLESS OTHERWISE SPECIFIED.
- [Solid Area] FULL DEPTH PAVEMENT REMOVAL

DEMO NOTES

Items labeled by the following symbols are shown on this sheet.

- [DMO] EXISTING TO BE REMOVED
- [ERM] EXISTING TO REMAIN
- [REL] EXISTING TO BE RELOCATED

DEMOLITION GENERAL NOTES:

CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE THE OWNER'S/DEVELOPER'S SITE WORK SPECIFICATIONS. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY 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.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS, WHETHER SHOWN OR NOT SHOWN AT NO ADDITIONAL COST TO THE OWNER.

CONTRACTOR SHALL INSPECT AND TEST AS NECESSARY FOR ASBESTOS MATERIALS. REMOVAL OF ASBESTOS MATERIAL WILL MEET ALL LOCAL GOVERNING REQUIREMENTS.

NO.	BY	CHK/APP
1	MSW	RKS

REVISION	DATE
Revised per City Comment letter dated 9/07/2023	9/12/23

September 13, 2023

Consult Inc.
engineers planners
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE NO. E201000572 (MO.) / E-1736 (KS.) / LS 2019005467

DEMOLITION PLAN

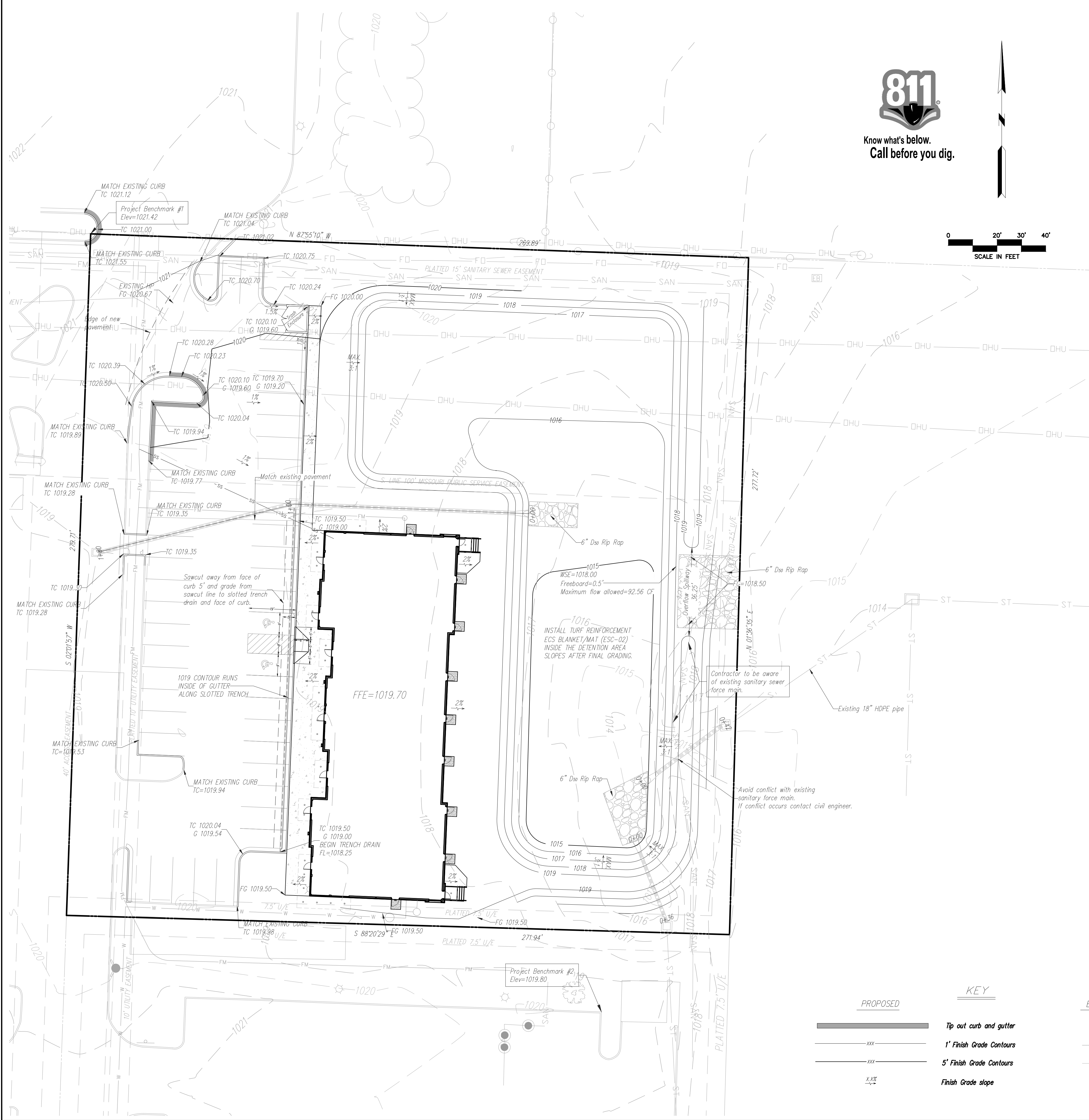
DOUGLAS CORNER BUILDING

LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

X-REF NO.	151088
DRAWING NO.	23-033PDP
DATE	MAY 10, 2023
JOB NO.	23-033

2 **13**

SHEET OF



Know what's below.
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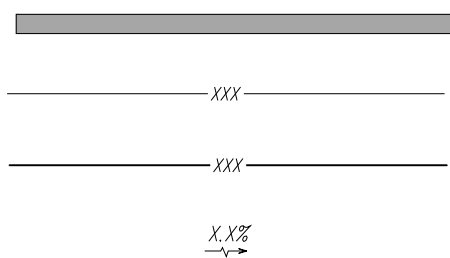
0 20' 30' 40'
SCALE IN FEET

GRADING AND DRAINAGE NOTES:

Information pertaining to under ground utilities was obtained from available records and field locations when possible, but the contractor must determine the exact location and elevation of all existing utilities by digging test pits by hand at all utility crossings in advance of machine trenching. If clearances are less than specified on these plans or 24", which ever is less, contact the Engineer and the Owner/ Developer prior to proceeding with construction. All structures located within Right Of Way or otherwise noted on these plans shall be constructed per City standards. If structure(s) are not prototypical or construction cannot be achieved contractor shall submit shop drawing to HG Consult, for review and approval. Contractor shall be responsible for relocation or removal of existing underground utilities shown or not shown at no additional cost to the owner. Contractor shall coordinate with utility companies on adjusting existing utility line as required by cut and fill at no additional cost to the owner. Contractor shall be held responsible for the design and implementation of sheeting, shoring, bracing and special excavation measures required to meet OSHA, Federal, State and Local regulations pursuant to the installation of the work indicated on these drawings. All disturbed areas and slopes shall be graded smooth and (4") of top soil applied. The area shall be seeded and watered until hardy grass growth has been established. Storm drain pipe bedding shall be installed per APWA, section 2100. See Erosion Control Plan for rip rap pad sizes. Elevations are called out for top of curb, top of pavement, or top of structure, unless otherwise noted. Parking lot grading shall be performed to route storm water as directed to the storm collection system. All curb shall be CG-1. Clear and grub areas to be filled, remove trees, vegetation, roots, or other debris, and other materials that would affect the stability of the fill. Ensure that fill material is free of brush, rubbish, rocks, logs, stumps, building debris, and other materials inappropriate for constructing stable fills. Do not incorporate frozen material or soft, muck, or highly compressible materials into fill slopes. Permanently stabilize all graded areas after final grading is completed on each area of the grading plan, apply temporary stabilization measures on all graded areas when work is to be interrupted or delayed (see Erosion Control Plan(s)). Contractor shall match top of proposed drainage structures with proposed grades. If a discrepancy occurs between proposed grades and proposed structure tops, the grading shall govern. If the discrepancy is more than 4 inches the contractor shall contact the Engineer of Record. All utilities, including storm sewer, shown within public easements or right of way shall be constructed to the governing agency's specifications. All other utilities shall be constructed to the client's or the governing agency's specifications, whichever is more stringent, if there is a question as to which specifications should apply the contractor shall contact the Engineer of Record. All existing structures, unless otherwise noted to remain, all fencing, trees, & etc., within construction area shall be removed & disposed of off site, unless otherwise noted. any burning on site shall be subject to local ordinances and/or the owner/developers standards and specifications. All drainage structures shall be pre-cast. All drainage structures and storm sewer pipes shall meet heavy duty traffic (H20) loading and be installed accordingly. Contractor shall notify all utility companies having underground utilities on site or in right-of-way prior to excavation. Contractor shall contact utility locating company (STATE ONE CALL system) and locate all utilities prior to grading start. Site grading shall not proceed until Erosion Control measures have been installed. After permits have been obtained and Erosion Control measures installed, the contractor shall grade building pad & aprons to 0" to - 1/2" of subgrade.

DETAIL OF ADA RAMP
SCALE: 1"=5'

PROPOSED



KEY

EXISTING



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

PROJECT BENCHMARK:

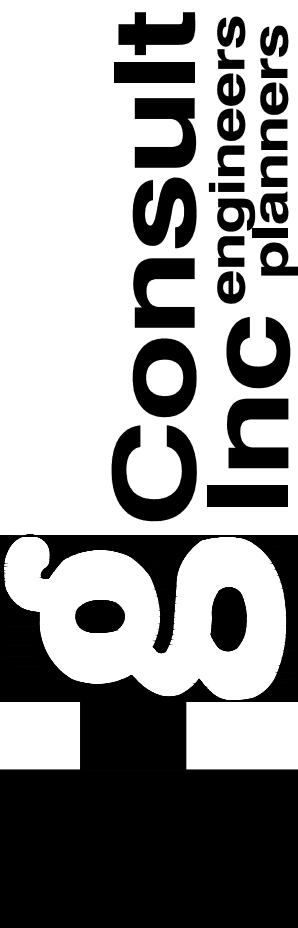
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TOP ELEV. 1021.42

#2 Top of curb at corner of parking lot in Schlotsky's parking.
N: 1006628.2690
E: 2823585.0320
TOP ELEV. 1019.80

TC Top of Curb
FG Finish Grade
G Gutter Elevation
HP High Point
LP Low Point
FFE Finish Floor Elevation

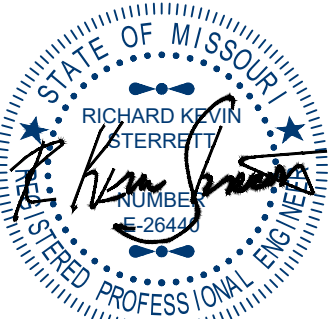
GRADING PLAN

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



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

September 13, 2023



R. KEVIN STERRET, MO E-26440

DATE	REVISION	BY	CHK/APP
9/12/23	Revised per City Comment letter dated 9/07/2023	1	MSW RKS

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Horiz. scale: 1"=50'

Vert. scale: 1"=4'

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STORM SEWER LINE 1, 2 AND 3
PLAN AND PROFILE

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

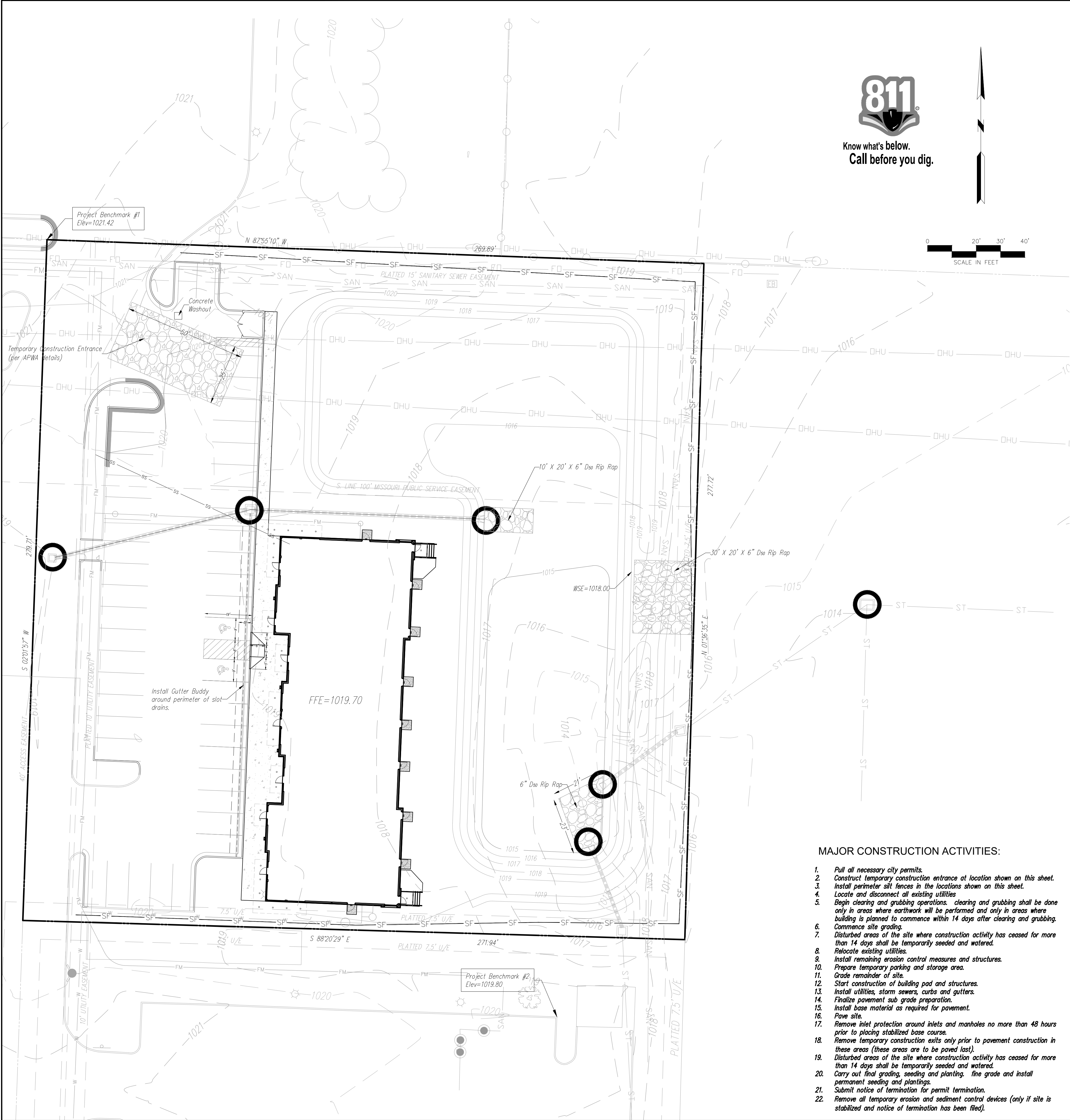
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engineers
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1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE NO. E201000572 (NO.) / E-1736 (KS.) / LS 2019005467
R. KEVIN STERRETT, MO E-26440

STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER
RICHARD KEVIN STERRETT
NUMBER 26368
EXPIRATION DATE 12/31/2025

DATE 9/12/23
REVISION Revised per City Comment letter dated 9/07/2023
NO. 1
BY CK/APP
RKS

4B
SHEET
OF 13

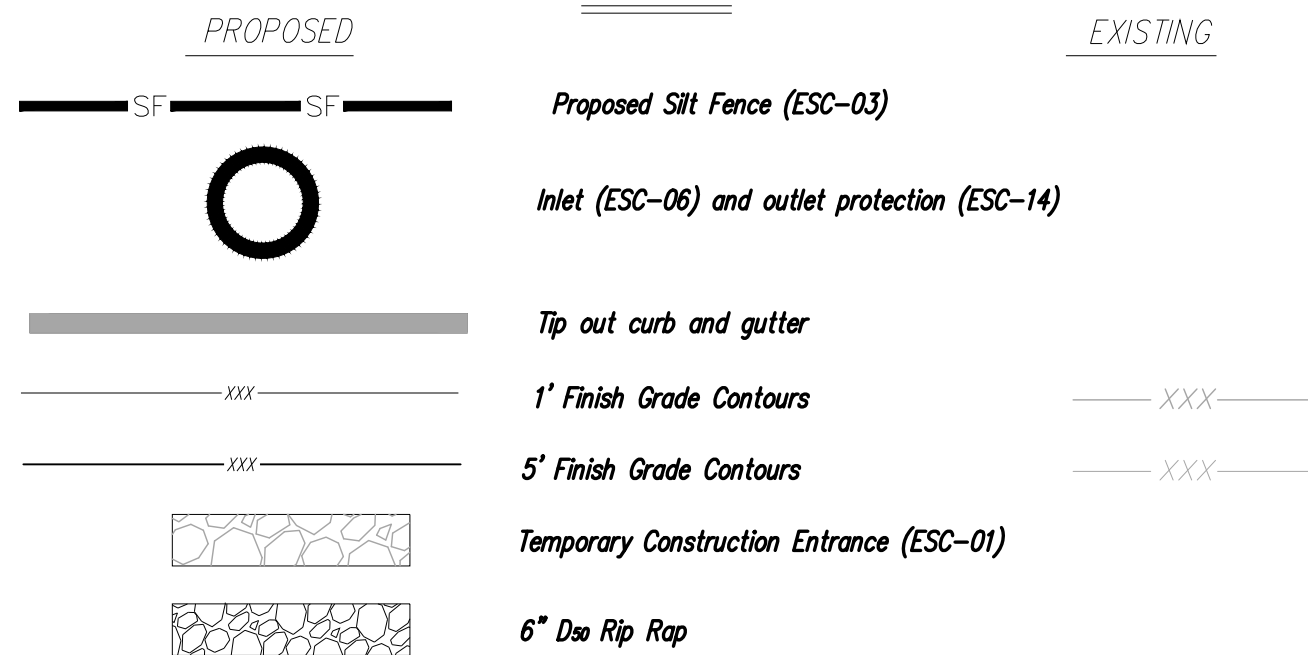


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EROSION CONTROL GENERAL NOTES:

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, more 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 truck, 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, vegetated 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 nighttime, 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.



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

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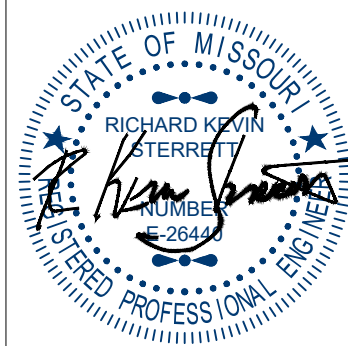
#2 Top of curb at corner of parking lot in Schlotsky's parking.
N 1006628.2690
E 2823585.0320
TOP ELEV. 1019.80

MAJOR CONSTRUCTION ACTIVITIES:

1. Pull all necessary city permits.
2. Construct temporary construction entrance at location shown on this sheet.
3. Install perimeter silt fences in the locations shown on this sheet.
4. Locate and disconnect all existing utilities
5. 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.
6. Commence site grading.
7. Disturbed areas of the site where construction activity has ceased for more than 14 days shall be temporarily seeded and watered.
8. Relocate existing utilities.
9. Install remaining erosion control measures and structures.
10. Prepare temporary parking and storage area.
11. Grade remainder of site.
12. Start construction of building pad and structures.
13. Install utilities, storm sewers, curbs and gutters.
14. Finalize pavement sub grade preparation.
15. Install base material as required for pavement.
16. Pave site.
17. Remove inlet protection around inlets and manholes no more than 48 hours prior to placing stabilized base course.
18. Remove temporary construction exits only prior to pavement construction in these areas (these areas are to be paved last).
19. Disturbed areas of the site where construction activity has ceased for more than 14 days shall be temporarily seeded and watered.
20. Carry out final grading, seeding and planting. Fine grade and install permanent seeding and plantings.
21. Submit notice of termination for permit termination.
22. 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

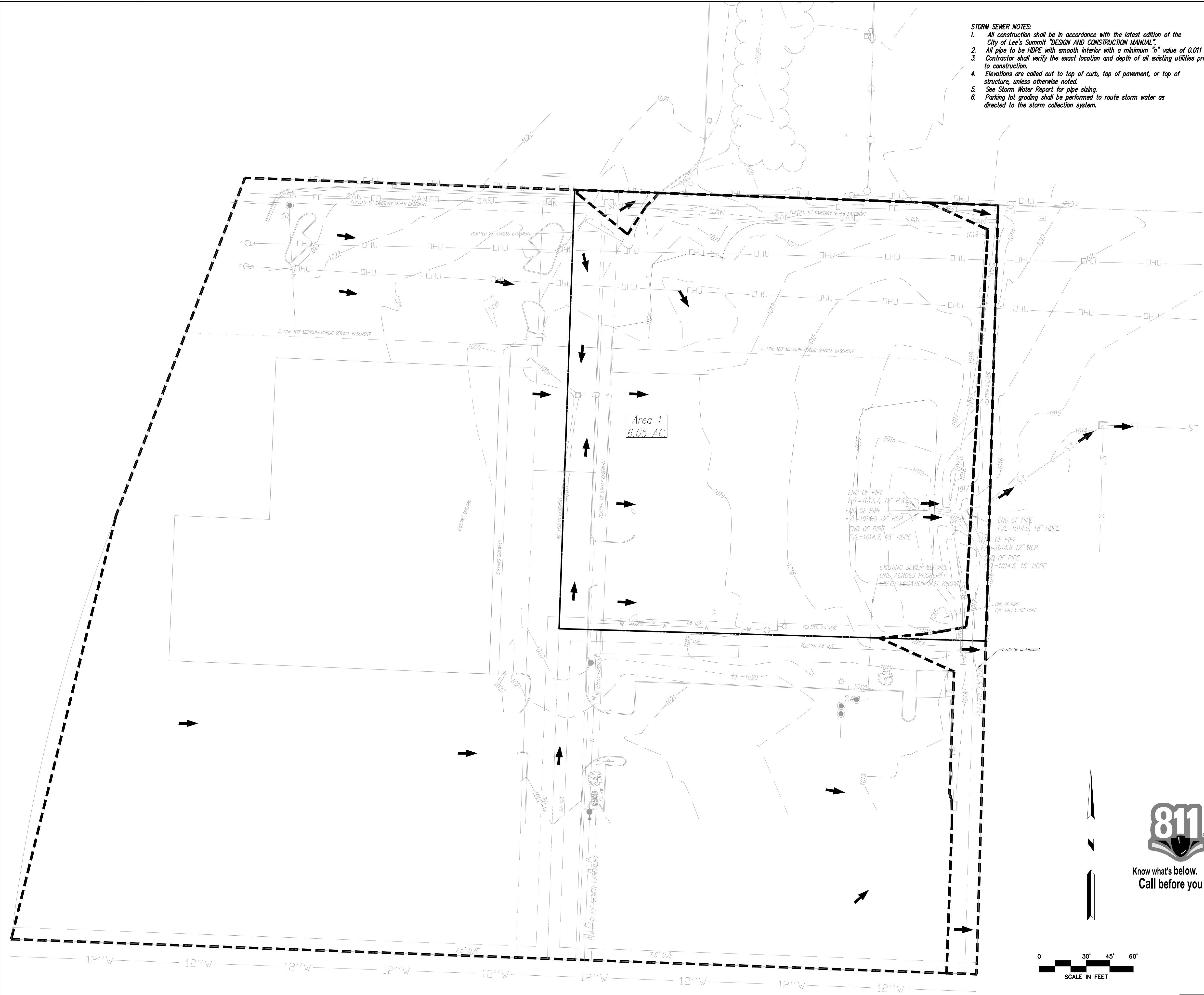


September 13, 2023

gconsult
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1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE NO. E20100572 (MO.) / E-1736 (KS.) / LS 2019005467

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

5



- STORM SEWER NOTES:**
1. All construction shall be in accordance with the latest edition of the City of Lee's Summit "DESIGN AND CONSTRUCTION MANUAL".
 2. All pipe to be HDPE with smooth interior with a minimum "n" value of 0.011
 3. Contractor shall verify the exact location and depth of all existing utilities prior to construction.
 4. Elevations are called out to top of curb, top of pavement, or top of structure, unless otherwise noted.
 5. See Storm Water Report for pipe sizing.
 6. 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.

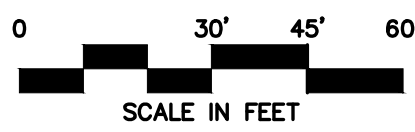
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KEY	
PROPOSED	EXISTING
979	Grades
100 Year Overflow	960
Drainage Area	

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

PRELIMINARY DEVELOPMENT
DRAINAGE AREA MAP

DOUGLAS CORNER BUILDING
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

DATE
9/12/23

REVISION
Revised per City Comment letter dated 9/07/2023

NO.
1

BY
MGW

CKAPP
RKS

X-REF NO.
18109B

DRAWING NO.
23-033P00P

DATE
MAY 10, 2023

JOB NO.
23-033

6

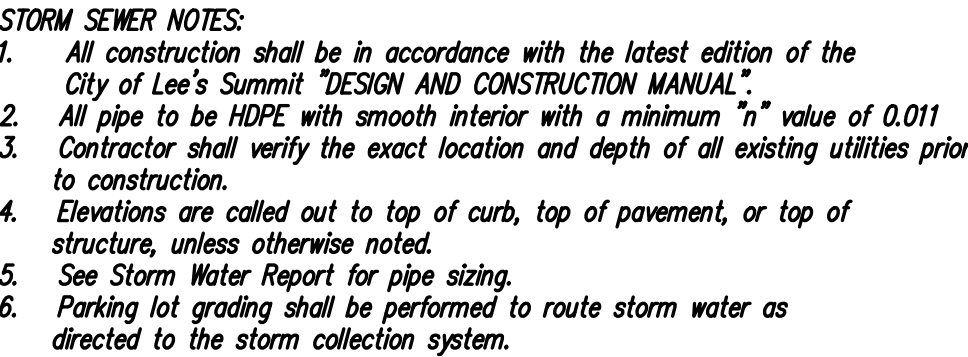
13

STATE OF MISSOURI
RICHARD KEVIN STERRETT
Professional Engineer
No. 26417
Exp. 12/31/2024

September 13, 2023

R. KEVIN STERRETT MO E-26440

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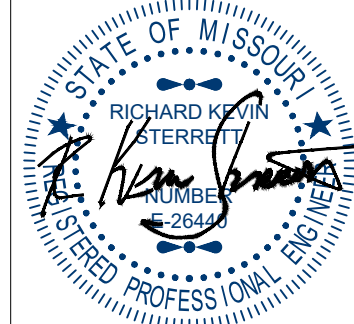


<i>Elevation (feet)</i>	<i>Surf.Area (sq-ft)</i>	<i>Cum.Store (cubic-feet)</i>
1014.10	52	0
1015	5,623	2,553
1016	10,269	10,499
1017	17,998	24,633
1018	20,048	43,657

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.

DATE	REVISION	NO.	BY	CK/APP
9/23/23	Revised per City Comment letter dated 9/07/2023	1	MGW	RCS

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September 13, 2023

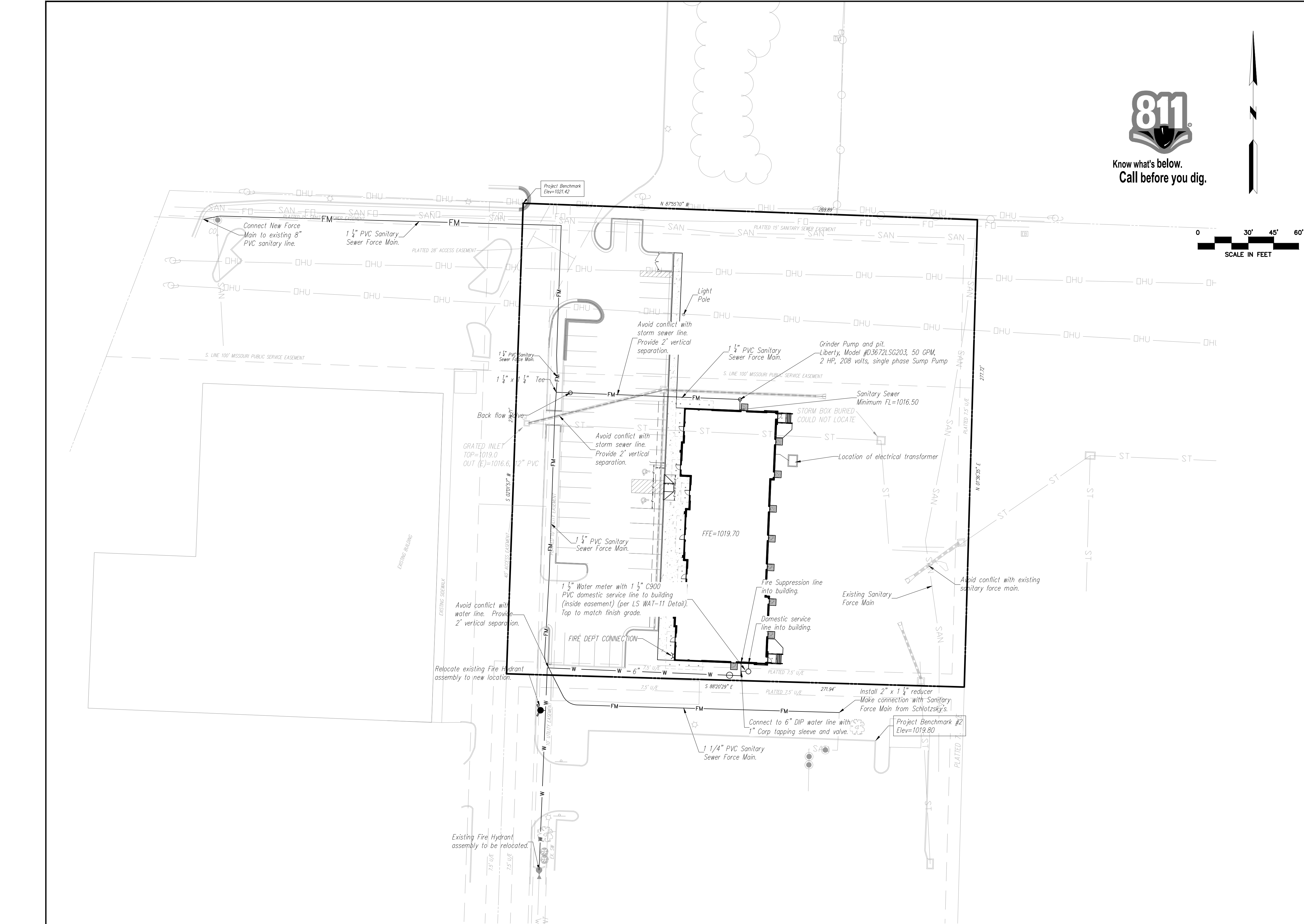
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1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE NO. E20100073 (MO.) / E-1736 (KS.) / LS 2019005467

POST DEVELOPMENT DRAINAGE AREA MAP	DOUGLAS CORNER BUILDING
---------------------------------------	-------------------------

<i>X-REF NO.</i> 18109B
<i>DRAWING NO.</i> 23-033PDP
<i>DATE</i> MAY 10, 2023
<i>JOB NO.</i> 23-033

G:\Shared\Drawing\Project - 2010-2011\2011-10-01 Douglas Corner Thompson\Project\2010-2011-10-01 Douglas Corner Thompson\2010-2011-10-01 Douglas Corner Thompson.dwg, 9/12/2023 1:54:47 PM



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

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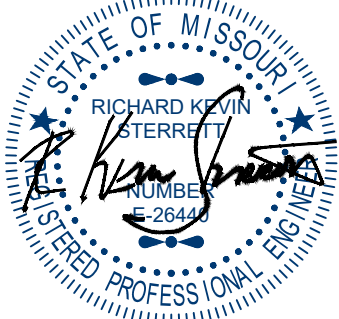
NOTE:

- If sprinkler system is installed in building FDC shall be installed within 100' from fire hydrant.
- If sprinkler system is installed in building DCBFV vault shall be installed within 50' from fire hydrant.

UTILITY NOTES:

- All utility installation to be in accordance to Lee's Summit "DESIGN AND CONSTRUCTION MANUAL" per Ordinance 581.3. See manual for specifications and standard details.
- Roof drains (RD) to be released directly into detention pond.
- Contractor to contact the Water Utilities Department, Operations Division, at (816) 969-7606 to schedule water main taps and cut-ins, 48 hours in advance.
- Thrust blocks to be provided at all water line bends and tee locations.
- There will be roof mounted mechanical units.
- Domestic water lines to be 1" diameter Type K Copper from main to meter and 1 1/2" diameter C900 PVC from meter to building.
- Contractor to coordinate with KCPL for temporary and permanent electric alignment and connection.
- See MEP plans for all utility, double check backflow and RP2 valves inside of the building.

DATE	REVISION	BY	CHK/APP
9/12/23	Revised per City Comment letter dated 9/07/2023	1 MGW RIS	



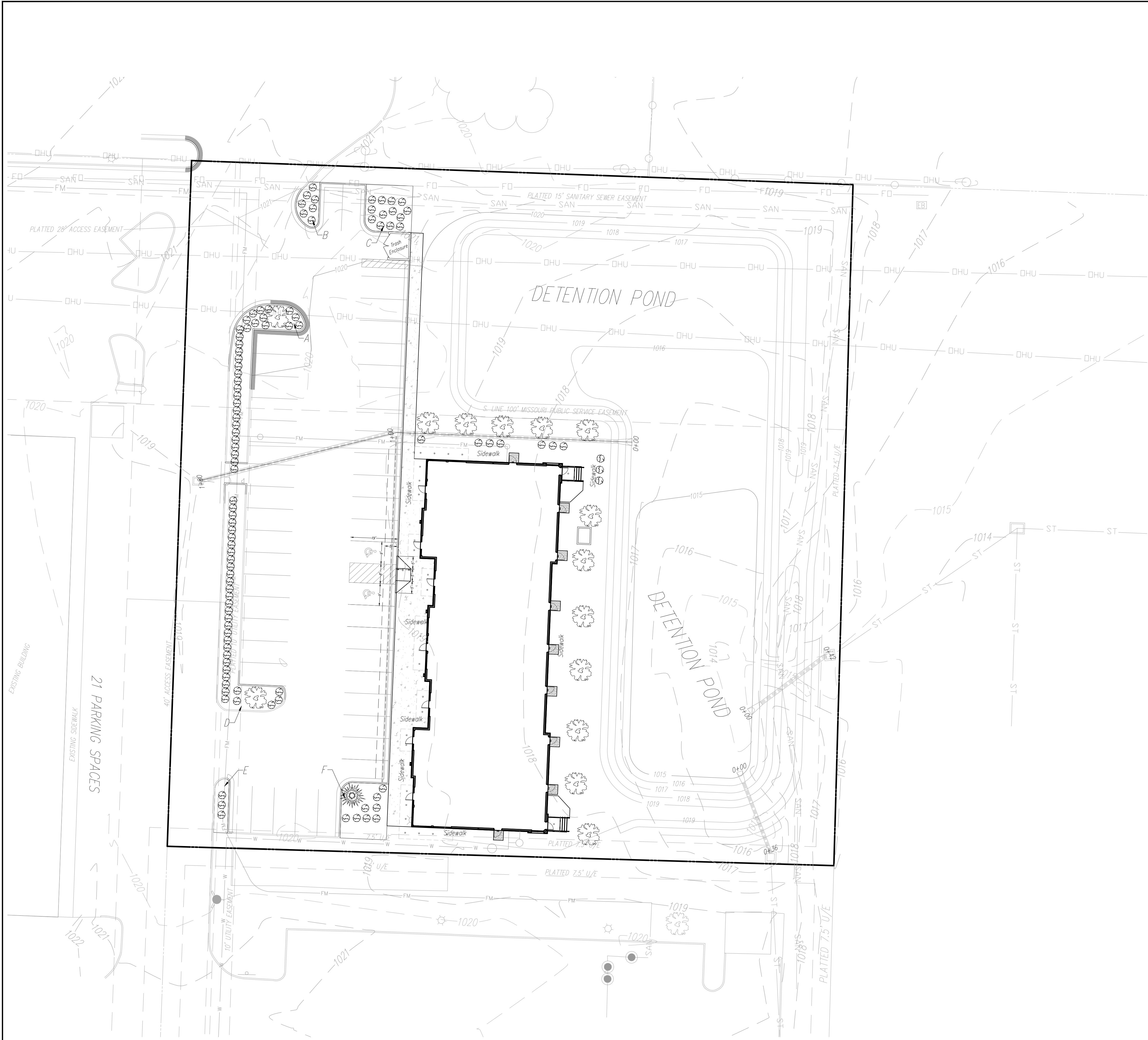
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1533 Locust Street, Kansas City, Missouri 64108
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UTILITY PLAN

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

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



Interior Landscape

Area	SF
A	195 SF
B	138 SF
C	356 SF
D	183 SF
E	121 SF
F	427 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 TBM with seed and all other disturbed ground to be sodded.

Worksheet for Tree and Shrub Requirements:

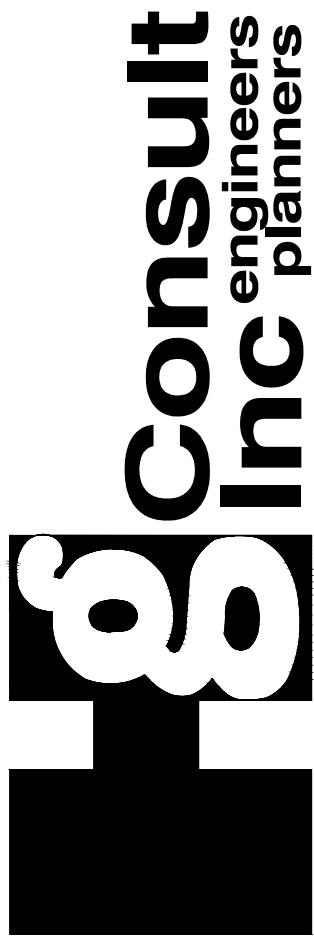
A - Size of development site	= 75,508 SF
B - Length of street frontage of development site	= 0 LF
C - Trees required on street frontage = 1/30 LF	= 0 Trees
D - Trees provided	= 0 Trees
E - Parking lot area	= 14,178 SF
F - Green space required in parking lot (E x 5%)	= 709 SF
G - Green space provided	= 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	
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	= 15 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:

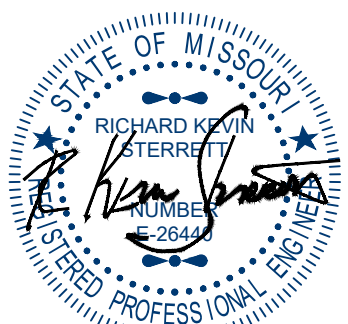
SPECIES	CALIPER/HEIGHT	QUANTITY
"October Glory" Maple	3" caliper measured 6" from the ground	12
Acer Rubrum		
Eastern White Pine (or equal) 8' (at time of planting)		1
Pinus Strobus		
Evergreen Shrub (or equal)	24" Minimum height at time of planting	76

LANDSCAPE PLAN

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



September 13, 2023

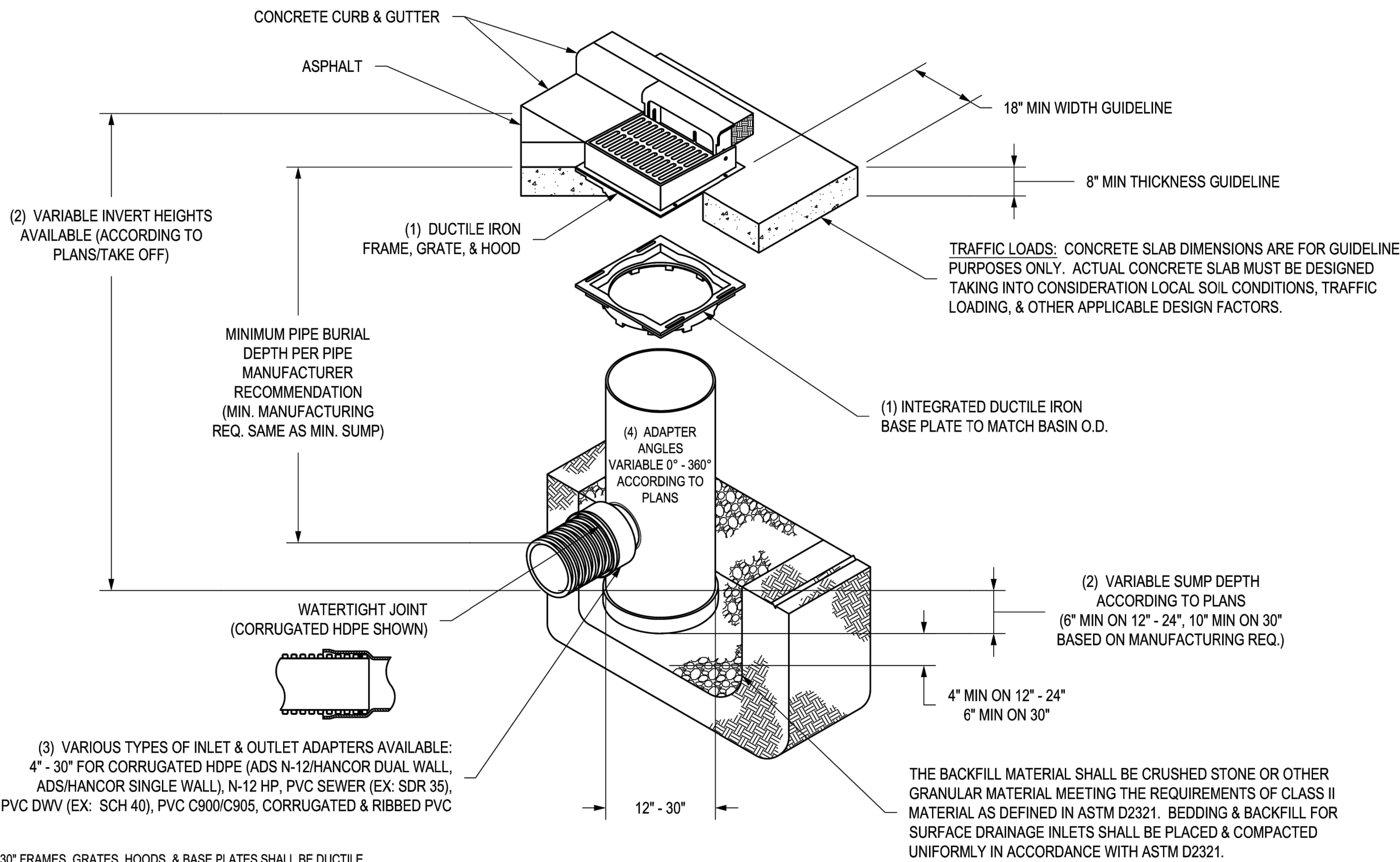


DATE	REVISION	NO.	BY	CK/APP
9/12/23	Revised per City Comment letter dated 9/07/2023	1	MGW	RKS

X-REF NO.	181095
DRAWING NO.	23-033PDP
DATE	MAY 10, 2023
JOB NO.	23-033

9 OF 13

NYLOPLAST 2 FT X 2FT CURB INLET STRUCTURE: 30 __ AGS __ X



- 1 - 12" - 30" FRAMES, GRATES, HOODS, & BASE PLATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- 2 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
- 3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 24").
- 4 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
- 5 - ALL CURB INLET GRATE OPTIONS (STANDARD & DIAGONAL) SHALL MEET H-20 LOAD RATING

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DRAWN BY EBC
DATE 1-23-06
REVISED BY EBC
DATE 3-17-10
DWG SIZE A
SCALE 1:40
SHEET 1 OF 1

MATERIAL
PROJECT NO./NAME
TITLE
DRAIN BASIN WITH 2 FT X 2 FT CURB INLET
QUICK SPEC INSTALLATION DETAIL
DWG NO. 7002-110-032
REV F

3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com
Ntyloplast



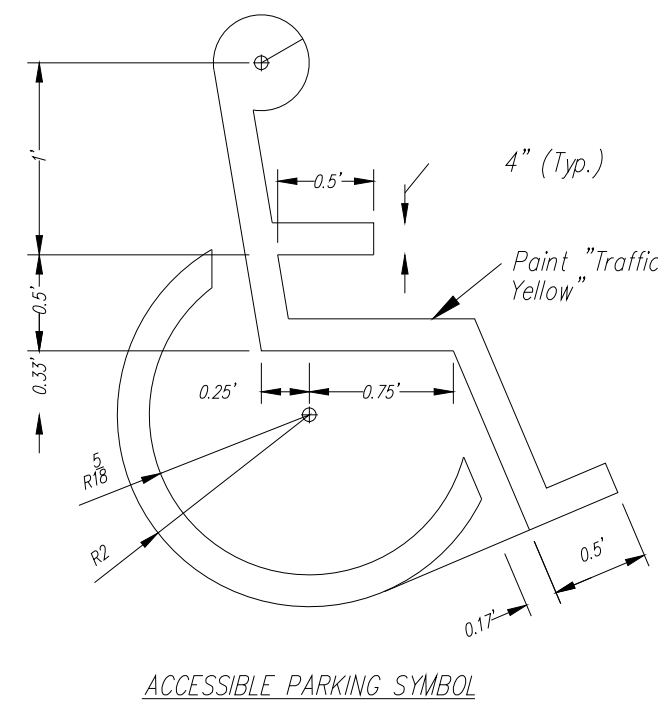
Colors
Legend and Border - Green
White Symbol on Blue Background
Background - White
(R7-6)



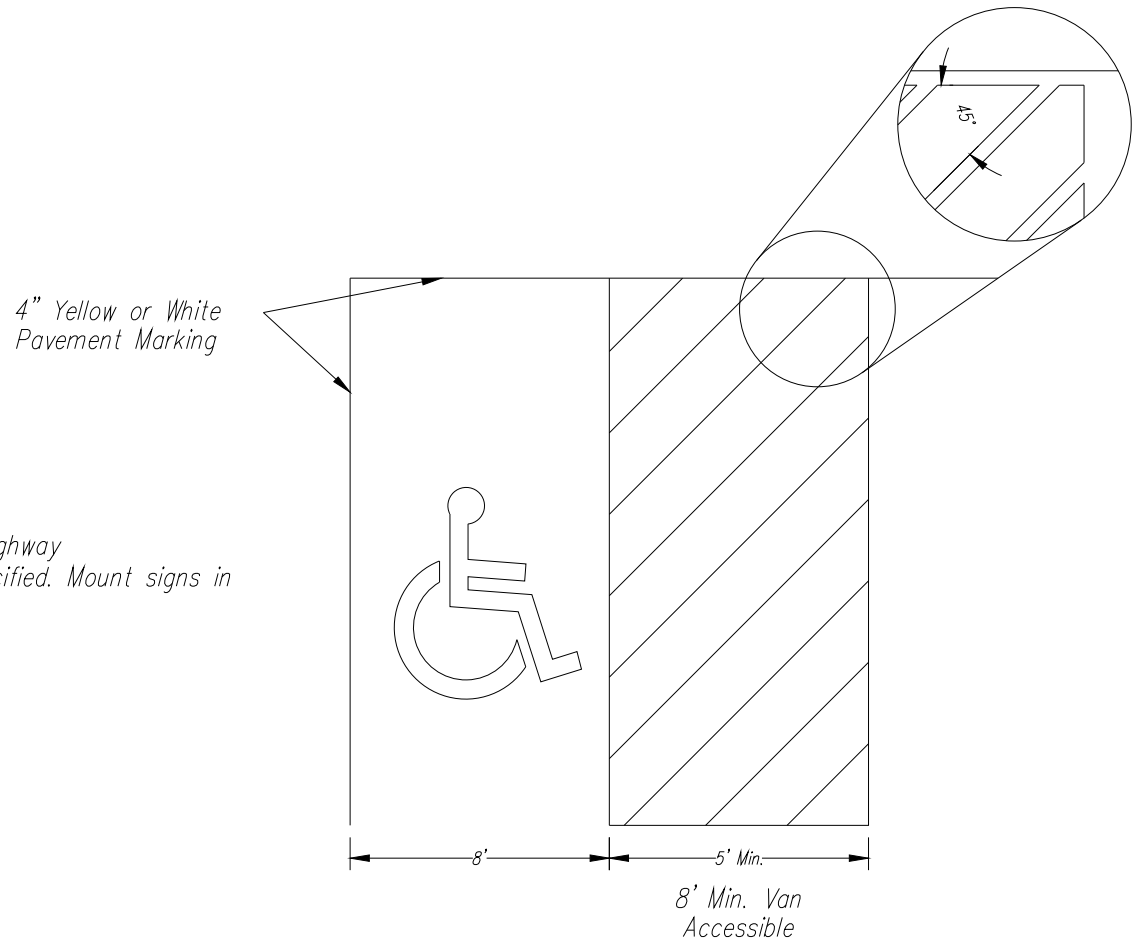
6"x12"

ACCESSIBLE SIGN DETAIL
N.T.S.

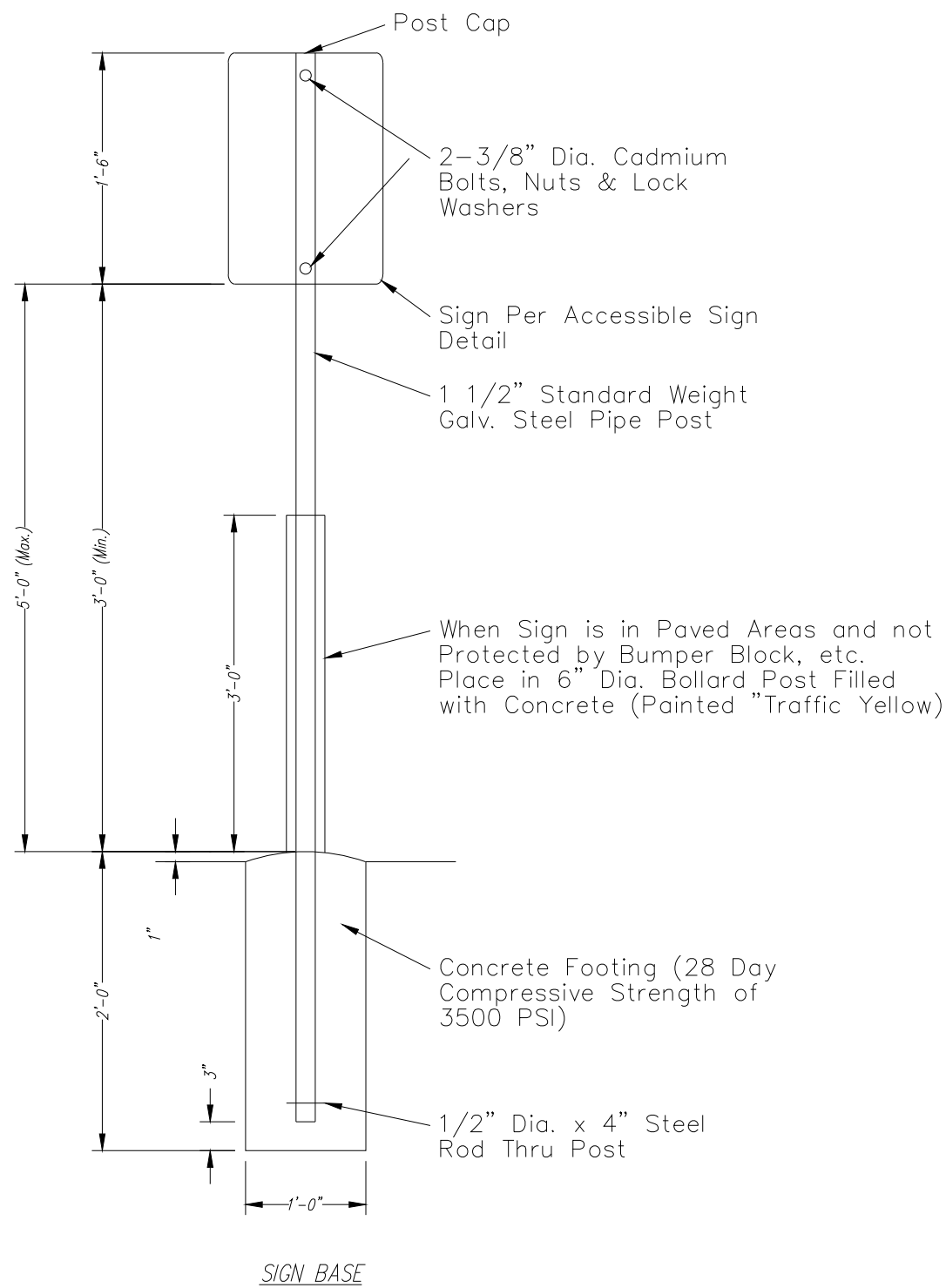
1. Mount 2 Accessible Signs to building. See plans for locations.
2. All signs should comply with U.S. Department of Transportation Federal Highway Administration's "Uniform Traffic Control Devices", and local codes as specified. Mount signs in accordance with manufacturer's instructions.



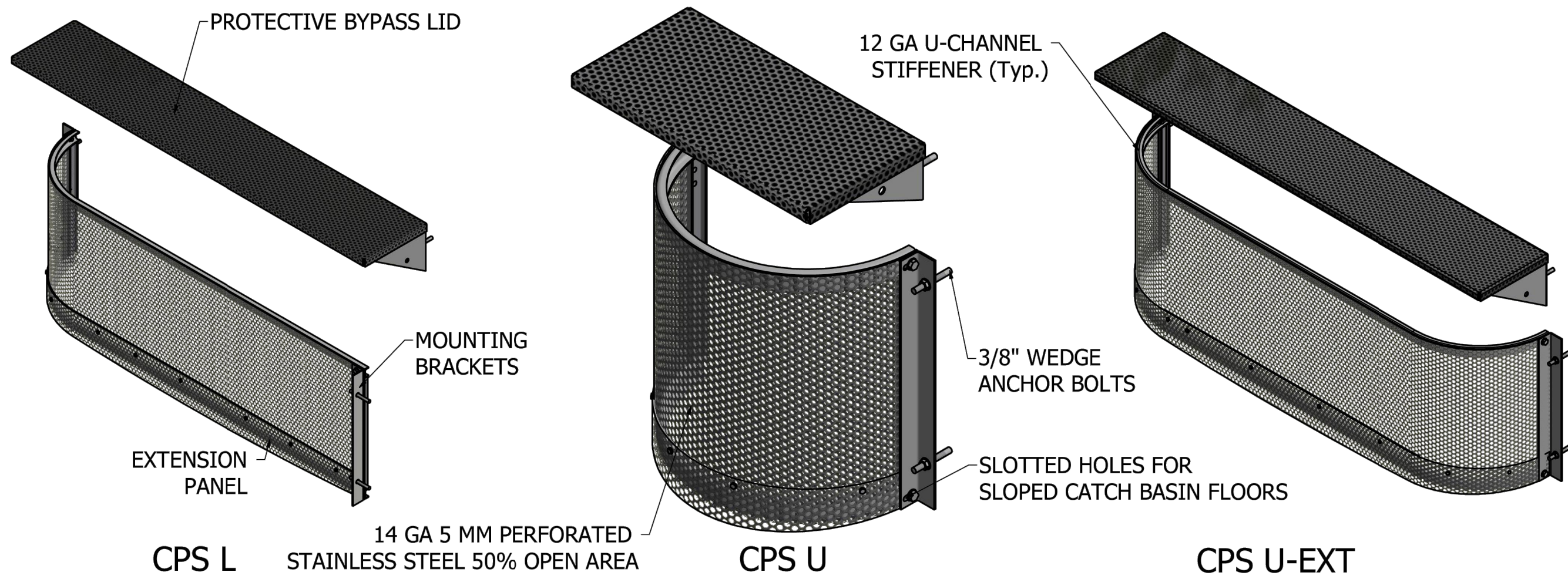
NOTE: Symbol to be centered in parking space and oriented as illustrated on plans.



ACCESSIBLE STRIPING DETAIL
N.T.S.



ADS FLEXSTORM: CONNECTOR PIPE SCREEN (CPS)

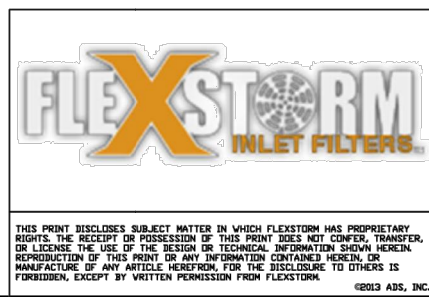


SIZING TABLE						MINIMUM BYPASS RATINGS for lid designs with 6" Freeboard									
CPS Flow Rates by Model						B (bypass height) = 4"									
Model	Screen Length	Screen Height	A _{screen} (Net open area)	Q _{screen} Flow Rate (cfs)	L _{bypass} (ft)	Q4	H4	Q6	H6	Q8	H8	Q10	H10	Q12	H12
3L18H-Bypass-Shape	3	18	1.80	8.72	3.00	3.93	8	5.52	7	6.81	6	7.77	5	13.19	10
4L18H-Bypass-Shape	4	18	2.45	11.84	4.00	5.24	8	7.35	7	9.08	6	10.36	5	17.58	10
5L18H-Bypass-Shape	5	18	3.09	14.96	5.00	6.55	8	9.19	7	11.35	6	12.95	5	21.98	10

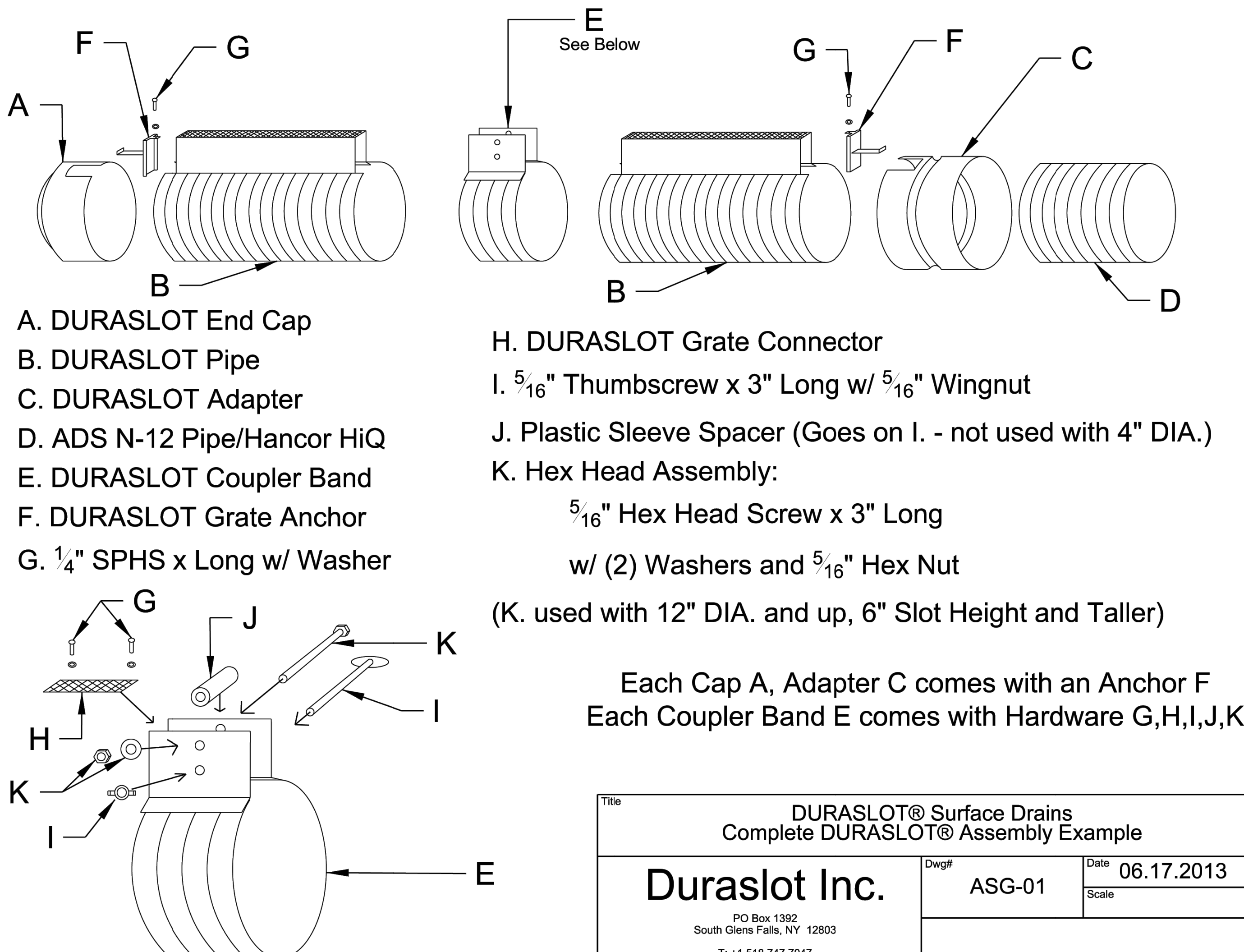
Determine CPS model number based on screen length and height - bypass height - and screen shape. For example Model 3L18H-8-U is 3' wide x 18" tall, has 8" bypass height, and is "U" shaped. Custom lengths and heights are available for any catch basin.

*LA County approved

*Full Capture Device as Certified by the California Regional Water Quality Control Board (CRWQCB)



ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC. A DIVISION OF ADS, INC. WWW.INLETFILTERS.COM (866) 287-8655 PH (630) 355-3477 FX INFO@INLETFILTERS.COM
SIZE FRAME TYPE DWG NO. C CPS Flexstorm CPS A
SCALE SHEET 1 OF 1



Each Cap A, Adapter C comes with an Anchor F
Each Coupler Band E comes with Hardware G,H,I,J,K

Title			
DURASLOT® Surface Drains Complete DURASLOT® Assembly Example			
Duraslot Inc.		Dwg#	ASG-01
PO Box 1392 South Glens Falls, NY 12803 T: +1.518.747.7047 F: +1.518.747.6357		Date	06.17.2013
		Scale	

NO.	BY	CK/APP
1	MGW	RKS
DATE	REVISION	
9/12/23	Revised per City Comment letter dated 9/07/2023	

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

SITE DETAIL SHEET

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


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

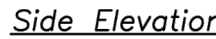


PLAN



- ## REINFORCING


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

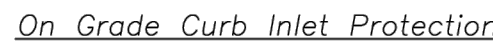


1. Reshape entrance as needed to maintain function and integrity of installation. Top dress with clean aggregate as needed.




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 wasted concrete.
3. Concrete washout water, wasted 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 assessed with the installation, maintenance, and/or removal of the concrete washout areas shall be stabilized.

AMERICAN PUBLIC WORKS ASSOCIATION Kansas City Metro Chapter 		KANSAS CITY METRO CHAPTER
CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT		STANDARD DRAWING NUMBER ESC-01 ADOPTED: 10/24/2016




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

<div> <div> <div>AMERICAN PUBLIC WORKS ASSOCIATION</div> <div> <div> <div>Kansas City Metro Chapter</div> <div>  </div> </div> <div>AMERICAN PUBLIC WORKS ASSOCIATION</div> </div> <div> <div>KANSAS CITY METRO CHAPTER</div> </div> </div> </div>		<div> <div>STANDARD DRAWING</div> <div>NUMBER ESC-06</div> <div>ADOPTED:</div> <div>10/24/2016</div> </div>
CURB INLET PROTECTION		



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.

AMERICAN PUBLIC WORKS ASSOCIATION Kansas City Metro Chapter  AMERICAN PUBLIC WORKS ASSOCIATION		KANSAS CITY METRO CHAPTER
OUTLET PROTECTION		STANDARD DRAWING NUMBER ESC-14 ADOPTED: 10/24/2016

