CITY OF LEE'S SUMMIT

LEE'S SUMMIT - MARKET PLAZA

LEE'S SUMMIT, MO

FINAL DEVELOPMENT PLAN

PROJECT DIRECTORY

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LEE'S SUMMIT, MO
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E: SHARON.BLOOM@CITYOFLS.NET

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GENERAL NOTES

1. DRAWINGS AND SPECIFICATIONS SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT EXPRESSED WRITTEN CONSENT.
2. ALL SUBSTITUTIONS AND CHANGES TO THESE DRAWINGS MUST BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.
3. THE GENERAL CONTRACTOR SHALL INVESTIGATE ALL FIELD CONDITIONS RELEVANT TO THE PROJECT, INCLUDING BUT NOT LIMITED TO DIMENSIONS, ELEVATIONS, GENERAL CONDITIONS AND OTHER MISCELLANEOUS EXISTING CONDITIONS AND SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY WHICH DO NOT AGREE WITH THOSE IN THESE DRAWINGS.
4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SUPPLYING AND INSTALLING ALL COMPONENTS AND ACCESSORIES, EQUIPMENT, MATERIALS, HARDWARE AND OTHER ITEMS NECESSARY (UNLESS NOTED OTHERWISE) FOR A COMPLETE AND FINISHED JOB CONSISTENT WITH THE DESIGN INTENT PRESENTED IN THESE DRAWINGS.
5. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL THE APPLICABLE PERMITS.
6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL CODES AND REGULATIONS ADOPTED BY THE AUTHORITIES HAVING JURISDICTION OVER THE LOCATION OF THE PROJECT, WHICH ARE APPLICABLE AT THE TIME OF ISSUANCE OF THE BUILDING PERMITS.
7. THE GENERAL CONTRACTOR SHALL NOT REPRODUCE ANY PORTION OF THE CONTRACT DRAWINGS FOR USE IN ANY PORTION OF A SUBMITTAL.
8. ALL ABBREVIATIONS INCLUDED FOLLOW INDUSTRY STANDARDS. CONTACT ARCHITECT IF ANY ABBREVIATIONS ARE NOT CLEAR.
9. GRAPHIC AND WRITTEN INFORMATION ON DRAWINGS SHALL BE COORDINATED WITH ALL TRADES PRIOR TO INSTALLATION.
10. REFERENCE SPECIFICATION FOR ALL MATERIALS NOTED ON DRAWINGS.
11. THE GENERAL CONTRACTOR SHALL COORDINATE ACCESS TO/AND STORAGE ON SITE WITH THE OWNER. THE GENERAL CONTRACTOR SHALL ALSO REPAIR DAMAGE TO ALL ADJACENT AREAS OCCURRING DURING CONSTRUCTION. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXCESS TRASH AND OTHER MISCELLANEOUS MATERIALS FROM THE SITE DAILY.
12. PATCH ALL FLOORS, WALLS AND CEILINGS ALTERED DURING CONSTRUCTION AS REQUIRED TO MATCH EXISTING. PATCH ANCHOR HOLES IN MASONRY WALL WHERE ACCESSORIES HAVE BEEN MOVED AND/OR OMITTED.
13. IN ALL EXISTING AREAS, RENOVATION WORK SHALL BE ACCOMPLISHED WITH MINIMAL DISRUPTION TO OPERATIONS. IF REQUIRED, THE OWNER RESERVES THE RIGHT TO TEMPORARILY STOP WORK OF SPECIFIC CONSTRUCTION OPERATIONS SHOULD THE OWNER IDENTIFY AN EMERGENCY OR DANGER EXISTS TO THE WELFARE OF THE OCCUPANTS ON ACCOUNT OF SUCH WORK OR OPERATIONS.
14. ERECT AND MAINTAIN DUST PARTITIONS AS REQUIRED FOR ALL PHASES OF CONSTRUCTION TO PREVENT DIRT, DUST OR WET SURFACES/FINISHES FROM ENTERING ADJACENT OCCUPIED SPACES.
15. SCHEDULE ALL WORK PRODUCING EXCESS NOISE OR VIBRATIONS WITH OWNER TO MINIMIZE DISRUPTION TO BUILDING TENANTS. ALL WORK FOUND TO BE DISRUPTIVE SHALL BE SUSPENDED IMMEDIATELY UPON NOTICE FROM OWNER AND RESCHEDULED IN ADVANCE TO ALLOW ADVANCE NOTICE AND ALTERNATE ACCOMMODATIONS FOR TENANTS. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING THE WORK IN ADVANCE SO AS NOT TO DELAY THE PROGRESS OF THE WORK.
16. MAINTAIN ALL EXIT PATHS FOR THE DURATION OF THE CONSTRUCTION.
17. SCHEDULE WITH OWNER ALL WORK REQUIRING THE DISABLING OF ALL BUILDING SAFETY SYSTEMS, INCLUDING BUT NOT LIMITED TO; STANDPIPES, SPRINKLERS, FIRE ALARMS, AND SECURITY SYSTEMS. THE WORK SHALL BE SCHEDULED IN ADVANCE TO ALLOW ADVANCE NOTICE AND ALTERNATE ACCOMMODATIONS FOR TENANTS. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING THE WORK IN ADVANCE SO AS NOT TO DELAY THE PROGRESS OF THE WORK.
18. SCHEDULE WITH OWNER ALL UTILITY SHUT DOWNS AFFECTING AREAS OF THE BUILDING BEYOND THE PROJECT LIMITS OF WORK. THE WORK SHALL BE SCHEDULED IN ADVANCE TO ALLOW ADVANCE NOTICE AND ALTERNATE ACCOMMODATIONS FOR TENANTS. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING THE WORK IN ADVANCE SO AS NOT TO DELAY THE PROGRESS OF THE WORK.
19. ERECT AND MAINTAIN APPROPRIATE SAFETY BARRIERS AND PATHWAYS TO PROTECT AND SEPARATE PUBLIC/TENANTS FROM HAZARDOUS CONDITIONS. BARRIERS SHALL BE MAINTAINED THROUGH DURATION OF THE PROJECT TO PROHIBIT UNAUTHORIZED PERSONNEL FROM ENTERING THE CONSTRUCTION AREA/SITE.
20. OWNER SHALL BE RESPONSIBLE FOR RELOCATION, INSTALLATION AND STORAGE OF EXISTING FURNITURE.
21. CONTRACTOR SHALL NOT REPRODUCE ANY PORTION OF A CONTRACT DRAWING FOR USE IN ANY PORTION OF A SUBMITTAL.
22. ALL DIMENSIONS ARE FROM THE FACE OF STUD FRAMING, FACE OF MASONRY, FACE OF CONCRETE, OR CENTER LINE OF STRUCTURAL STEEL, U.N.O..
23. 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..
24. COORDINATE THE LOCATION AND INSTALLATION OF ALL MECHANICAL AND ELECTRICAL DEVICES, REGISTERS, FIXTURES, ETC. PRIOR TO INSTALLATION OF FINISH MATERIAL.
25. 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..
26. 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..
27. PROVIDE SEALANT IN FLOOR JOINTS OF EXPOSED FINISHES PER FLOOR COATING MANUFACTURER'S RECOMMENDATIONS.
28. SEE SHEET A-601 FOR PARTITION TYPES; SEE ARCHITECTURAL FLOOR PLANS FOR ADDITIONAL PARTITION IDENTIFICATION.
29. REFER TO STRUCTURAL NOTES FOR ALL CAST-IN-PLACE CONCRETE AND MASONRY CONTROL JOINTS.

RENDERING



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GLMVArchitecture

STATE OF MISSOURI
ROBERT C. PRUENTE JR.
NUMBER A-2010404126
11-1-23

CITY OF LEE'S SUMMIT
LEE'S SUMMIT - MARKET PLAZA
LEE'S SUMMIT, MO

△	DESCRIPTION	DATE

PROJECT NO: 18225R21006
STATUS: FINAL DEVELOPMENT PLAN
DATE: 11/01/2023
DRAWN BY: DRWN
CHECKED BY: CHKD

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FDP COVER SHEET

G-000

PLOT DATE: 11/1/2023 1:49:52 PM
FILE PATH: Autodesk Docs://18225R21006_LeesSummitMarket/LSMOW-Bicycle Story.rvt

LEE'S SUMMIT DOWNTOWN MARKET

GREEN STREET - 2ND STREET TO 3RD STREET
LEE'S SUMMIT, MISSOURI
JACKSON COUNTY

OWNER: CITY OF LEE'S SUMMIT, MISSOURI
CONTACT: MARK DUNNING, CITY MANAGER
220 SE GREEN ST, LEE'S SUMMIT, MO 64063
816.969.1010

OLSSON - LANDSCAPE ARCHITECTURE
MO CERTIFICATE OF AUTHORITY #:2005000285

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ELECTRICAL ENGINEER:

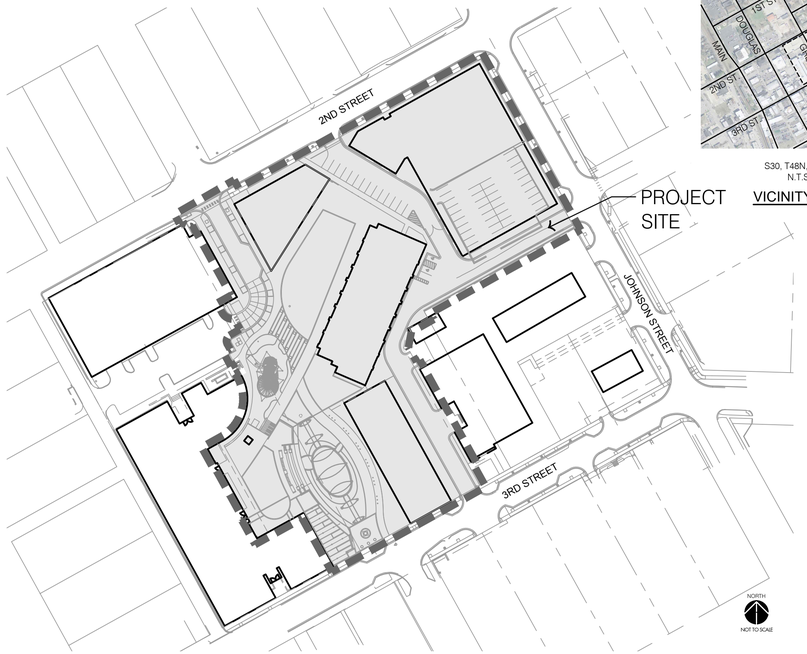
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S30, T48N, R31W
N.T.S.

VICINITY MAP

DRAWING DATE

11/01/2023 100% CONSTRUCTION DOCUMENTS

MISSOURI ONE CALL:

811 Know what's below. Call before you dig.

THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITY PIPES AND STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS AND TO THE BEST OF OUR KNOWLEDGE CONSTITUTES ALL KNOW FACILITIES. HOWEVER, THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING UTILITIES OR STRUCTURES LOCATED AT THE WORK SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT MISSOURI ONE CALL SYSTEMS, INC. AT 1-800-344-7483 IN ADVANCE OF ANY EXCAVATION FOR THE MARK-OUT OF THE LOCATION OF UTILITIES AND NOTIFICATION OF COMMENCEMENT OF WORK.

NOT FOR CONSTRUCTION

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PROJECT NO: 022-00393

GENERAL NOTES:

1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF LEE'S SUMMIT, MISSOURI IN CURRENT USAGE. ALL STANDARDS NOT COVERED BY THE CITY SHALL BE APWA STANDARDS IN CURRENT USAGE UNLESS OTHERWISE NOTED.

2. THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE UTILITY INFORMATION IS NOT MEANT TO BE ALL INCLUSIVE. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION TO PROVIDE NON-INTERRUPTION OF SERVICE, TO ENSURE PROPER CLEARANCES, AND TO AVOID DAMAGE THERETO.

3. CONTRACTOR SHALL, BY HIS OWN INVESTIGATION, AND PRIOR TO COMMENCING WORK, SATISFY HIMSELF AS TO, AND ACCEPT THE SITE CONDITIONS TO BE ENCOUNTERED.

4. WHERE THE NEW IMPROVEMENTS ABUT EXISTING IMPROVEMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MATCHING THE ELEVATION OF THE EXISTING IMPROVEMENTS UNLESS OTHERWISE NOTED.

5. THE CONTRACTOR SHALL PROVIDE A SECURE SITE TO PROTECT VEHICLES AND PEDESTRIANS FROM ACCIDENTAL FALLS AND HARM FROM THE CONSTRUCTION PROCESS.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR DE-WATERING CONSTRUCTION AREAS IN ORDER TO PERMIT CONTINUATION OF THE WORK. ANY WATER ACCUMULATION SHALL BE REMOVED BY PUMPING.

7. CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITIES OR MATERIALS AS SHOWN IN THESE PLANS. CONTRACTOR SHALL ACCOMMODATE ALL SLOPE AND GRADE CONDITIONS IN THEIR CALCULATION OF MATERIAL QUANTITIES FOR ALL WORK SHOWN ON THESE PLANS.

8. CONTRACTOR SHALL BE RESPONSIBLE FOR PEDESTRIAN AND VEHICULAR TRAFFIC CONTROL DURING CONSTRUCTION OPERATIONS. OWNER SHALL APPROVE MEASURES USED TO ALLOW TENANTS AND SHOPPERS PROPER ACCESS DURING CONSTRUCTION.

PROJECT DESIGN CRITERIA:

CODE EDITIONS USED: 2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2017 NATIONAL ELECTRIC CODE (NEC)
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
2009 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
2018 INTERNATIONAL FIRE CODE (IFC)
2018 INTERNATIONAL FUEL GAS CODE (IFGC)
2018 INTERNATIONAL PLUMBING CODE (IPC)

CODE SUMMARY: THE SITE HAS BEEN DESIGNED TO MEET THE ABOVE CODES. THE SITE WILL BE ACCESSIBLE PER THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND 2009 ICC A117.1 ACCESSIBLE AND USABLE BUILDING AND FACILITIES.

ABBREVIATIONS:

x = TOP OF PAVEMENT ELEVATION

TC = TOP OF CURB ELEVATION

TD = TOP OF DRAIN

TS = TOP OF STRUCTURE ELEVATION

TW = TOP OF WALL ELEVATION

TCL = TOP OF CONCRETE LANDSCAPE BED EDGE

FC = FLUSH CURB SPOT ELEVATION

FG = FINISHED GRADE SPOT ELEVATION

EX = EXISTING TOP OF PAVEMENT ELEVATION

UTILITIES:

ELECTRIC:
EVERGY
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LEE'S SUMMIT, MO 64081
PH: 816.347.4316

GAS:
SPIRE
CONTACT: RICHI GARCIA
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LEE'S SUMMIT, MO 64082
PH: 816.507.0713

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COMMUNICATIONS:
SPECTRUM
CONTACT: JORDAN SMITH
8221 W 119TH ST.,
OVERLAND PARK, KS 66213
PH: 816.266.1059

LEGEND

	GENERAL
ACU	AIR CONDITIONING UNIT
AST	ARROW STRAIGHT
ATL	ARROW TURN LEFT
ATR	ARROW TURN RIGHT
BLB	BILLBOARD
BOV	BLOW OFF VALVE
BSH	BUSH
COL	COLUMN
CTR	CONIFEROUS TREE
DRN	DRAIN GRATE
DTR	DECIDUOUS TREE
FLP	FLAG POLE
GDP	GUARD POST
GPL	GUY POLE
GTP	GREASE TRAP
GUY	GUY WIRE
HCP	ACCESSABLE PARKING MARKER
LST	LIFT STATION
MLB	MAILBOX
MP	MILE POST MARKER
MWL	MONITORING WELL
PIV	POST INDICATOR VALVE
PPT	PROPANE TANK
RAT	RADIO TOWER
SAD	SATELLITE
SCV	SPRINKLER CONTROL VALVE
SGN	SIGN
SLB	STREET LIGHT BOX
SLC	STREET LIGHT CABINET
SPB	SPRINKLER BOX
SPH	SPRINKLER HEAD
STP	STUMP
SVL	SEWER VALVE
TCB	TRAFFIC CONTROL BOX
TSA	TRAFFIC SIGNAL WITH MAST ARM
TSC	TRAFFIC SIGNAL CABINET
TSMH	TRAFFIC SIGNAL MANHOLE
TSP	TRAFFIC SIGNAL POLE
	EXISTING TREELINE
	PROPOSED TREELINE
	EXISTING SIDEWALK
	PROPOSED SIDEWALK
	FUTURE SIDEWALK
	EXISTING BUILDINGS
	PROPOSED BUILDINGS
	FUTURE BUILDINGS
	EXISTING EDGE OF PAVEMENT
	PROPOSED EDGE OF PAVEMENT
	FUTURE EDGE OF PAVEMENT
	EXISTING ROADWAY CENTER LINE
	PROPOSED ROADWAY CENTER LINE
	FUTURE ROADWAY CENTER LINE
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	FUTURE CURB & GUTTER
R	RADIUS
L	ARC DISTANCE
D	DELTA / CENTRAL ANGLE

	EASEMENTS & SETBACKS
A.E.	ACCESS EASEMENT
B.M.P.	BEST MANAGEMENT PRACTICE EASEMENT
B.L.	BUILDING SETBACK
C.T.V.E.	CABLE TV EASEEMNT
C.E.	CONSERVATION EASEMENT
C.G.E.	CONSTRUCTION GRADING EASEMENT
F.P.E.	FLOOD PLAIN EASEMENT
F.O.E.	FIBER OPTIC EASEMENT
F.P.S.E.	FIRE PROTECTION SYSTEM EASEMENT
F.L.E.	FUEL LINE EASEMENT
L.S.E.	LANDSCAPE EASEMENT
G.E.	NATURAL GAS EASEMENT
T.E.	TELEPHONE EASEMENT
E.E.	POWER\ELECTRIC EASEMENT
P.S.	PARKING SETBACK
S.B.	STREAM BUFFER
S.D.E.	SURFACE DRAINAGE EASEMENT
SIGHT DIST. ESMT.	SIGHT DISTANCE EASEMENT
S.E.	SANITARY SEWER EASEMENT
S.L.E.	STEAM LINE EASEMENT
D.E.	STORM DRAINAGE EASEMENT
S.W.M.E.	STORM WATER MANAGEMENT EASEMENT
T.C.D.S.E.	TEMPORARY CUL-DE-SAC EASEMENT
TEMP. ESMT.	TEMPORARY EASEMENT
TRAIL ESMT.	TRAIL\PATH EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
F.Y.S	FRONT YARD SETBACK
R.Y.S.	REAR YARD SETBACK
S.Y.S.	SIDE YARD SETBACK

	CONTOURS
100	EXISTING INDEX CONTOURS
100	EXISTING INTERMEDIATE CONTOURS
100	PROPOSED INDEX CONTOURS
100	PROPOSED INTERMEDIATE CONTOURS

	SURVEY MARKERS
BMK	BENCHMARK
CPT	CONTROL POINT
FND	FOUND MONUMENT
ROW	ROW MARKER
SCR	SECTION CORNER
SET	SET MONUMENT

	BOUNDARIES
	SECTION LINE
ER	EXISTING PROPERTY BOUNDARY
P	PROPOSED PROPERTY BOUNDARY
	EXISTING LOT LINE
	PROPOSED LOT LINE
ER/W	EXISTING RIGHT-OF-WAY
P/W	PROPOSED RIGHT-OF-WAY

	UTILITIES
CAB	CABLE BOX
CAV	CABLE VAULT
TVP	TELEVISION PEDESTAL
TVR	TELEVISION RISER
ECTVOH	EXISTING CABLE TV, OVERHEAD
ECTV	EXISTING CABLE TV, UNDERGROUND
CTVOH	PROPOSED CABLE TV, OVERHEAD
CTV	PROPOSED CABLE TV, UNDERGROUND
FOB	FIBER OPTIC BOX
FOM	FIBER OPTIC MANHOLE
FOP	FIBER OPTIC PEDESTAL
FOV	FIBER OPTIC VAULT
EFOOH	EXISTING FIBER OPTIC, OVERHEAD
EFO	EXISTING FIBER OPTIC, UNDERGROUND
FOOH	PROPOSED FIBER OPTIC, OVERHEAD
FO	PROPOSED FIBER OPTIC, UNDERGROUND
FDC	FIRE DEPT. CONNECTION
EFP	EXISTING FIRE PROTECTION SYSTEM LINE
FP	PROPOSED FIRE PROTECTION SYSTEM LINE
EFL	EXISTING FUEL LINE
FPL	PROPOSED FUEL LINE
GAR	GAS RISER
GMH	GAS MANHOLE
GMK	GAS MARKER
GMT	GAS METER
GRG	GAS REGULATOR
GVL	GAS VALVE
EG	EXISTING NATURAL GAS LINE
G	PROPOSED NATURAL GAS LINE
TEC	TELEPHONE CABINET
TEP	TELEPHONE PEDESTAL
TER	TELEPHONE RISER
TEV	TELEPHONE VAULT
TMH	TELEPHONE MANHOLE
ETELOH	EXISTING TELEPHONE LINE, OVERHEAD
ETEL	EXISTING TELEPHONE LINE, UNDERGROUND
TELOH	PROPOSED TELEPHONE LINE, OVERHEAD
TEL	PROPOSED TELEPHONE LINE, UNDERGROUND
GLT	GROUND LIGHT
LTP	LIGHT POLE
PWP	POWER POLE
TRF	ELECTRIC TRANSFORMER
EBX	ELECTRIC BOX
ELC	ELECTRIC CABINET
ELR	ELECTRIC RISER
EMH	ELECTRIC MANHOLE
EMT	ELECTRIC METER
ESC	ELECTRIC SECTIONALIZER
EVT	ELECTRIC VAULT
YDL	YARD LIGHT
EEOH	EXISTING POWER\ELECTRIC LINE, OVERHEAD
EE	EXISTING POWER\ELECTRIC LINE, UNDERGROUND
SCO	SEWER CLEANOUT
SSMH	SANITARY MANHOLE
SS	EXISTING SANITARY SEWER
SS	PROPOSED SANITARY SEWER
FSS	FUTURE SANITARY SEWER
ESL	EXISTING STEAM LINE
SL	PROPOSED STEAM LINE
SDMH	STORM SEWER MANHOLE
FES	FLARED END SECTION
RDN	ROOF DRAIN
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
FH	FIRE HYDRANT
WMH	WATER MANHOLE
WMK	WATER MARKER
WMT	WATER METER
WVL	WATER VALVE
W	EXISTING WATER LINE
W	PROPOSED WATER LINE

MISSOURI ONE CALL:

811 Know what's below. Call before you dig.

THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITY PIPES AND STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS AND TO THE BEST OF OUR KNOWLEDGE CONSTITUTES ALL KNOW FACILITIES. HOWEVER, THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING UTILITIES OR STRUCTURES LOCATED AT THE WORK SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT KANSAS ONE CALL AT 1-800-DIG-SAFE OR1-800-344-7233 IN ADVANCE OF ANY EXCAVATION FOR THE MARK-OUT OF THE LOCATION OF UTILITIES AND NOTIFICATION OF COMMENCEMENT OF WORK.

olsson studio
OLSSON - LANDSCAPE ARCHITECTURE
MO CERTIFICATE OF AUTHORITY #2005000285
1814 Main St.
Kansas City, MO 64108 TEL 816.842.8844 olsson-studio.com

STATE OF MISSOURI
KOREY P. SCHULZ
NUMBER A-2012030005
LANDSCAPE ARCHITECT
11/01/2023

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

PROJECT SHEET

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET
LEE'S SUMMIT, MISSOURI

2023

drawn by: TS/TG/EW
checked by: DV
approved by: KPS
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329300	PLANTS_OSTU	X				

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STATE OF MISSOURI
KOREY P. SCHULZ
NUMBER
A-2002030005
REGISTERED LANDSCAPE ARCHITECT
11/01/2023

REVISIONS

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PROJECT SHEET

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET
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MATERIAL SCHEDULE:

KEY	MATERIAL NAME	MANUFACTURER/SUPPLIER	COLLECTION	COMMENTS	CONTACT
	PAVING				
	NATURAL STONE				
P-100.0	DECORATIVE ROCK MULCH #1	HOUSE OF ROCKS	GRAY COBBLESTONE	SALT & PEPPER / RIVER JACKS, 2-4"	MICKEY HIGDON, PH: 913.432.5990
P-100.1	DECORATIVE ROCK MULCH #2	HOUSE OF ROCKS	GRAY COBBLESTONE	SALT & PEPPER / RIVER JACKS, 4-10"	MICKEY HIGDON, PH: 913.432.5990
	PAVERS - MANUFACTURED				
P-200.0	PAVER #1	*UNKNOWN*	*SALVAGED*	RED CLAY PAVERS, 8" 8"	N/A
P-200.1	PAVER #2	KANSAS CITY BRICK	*SALVAGED*	RED CLAY PAVERS, 1/4" X 4" X 8" ENDICOTT FULL CLAY PAVERS, SQUARE EDGE, MEDIUM IRONSPOT #77	N/A
P-200.2	PAVER #3	KANSAS CITY BRICK	*SALVAGED*	BROWN CLAY PAVERS, 1/4" X 4" X 8" ENDICOTT FULL CLAY PAVERS, SQUARE EDGE, DARK IRONSPOT	N/A
P-200.3	PAVER #4	KANSAS CITY BRICK	ENDICOTT	RED CLAY PAVERS, 1/4" X 4" X 8" ENDICOTT FULL CLAY PAVERS, SQUARE EDGE, MEDIUM IRONSPOT #77	KANSAS CITY BRICK, PH: 913.287.2700
P-200.4	PAVER #5	WAUSAU TILE	ESTATE II	HNBF-15, 30" X 30"	BRET J. STEGEMAN, PH: 636.385.0077
P-200.5	PAVER #6	WAUSAU TILE	RIDGELINE	HRL-25, 6" X 12"	BRET J. STEGEMAN, PH: 636.385.0077
P-200.6	PAVER #7	WAUSAU TILE	FRONTIER	HFT-15, 12" X 12"	BRET J. STEGEMAN, PH: 636.385.0077
P-200.7	PAVER #8	WAUSAU TILE	FRONTIER	HFT-25, 12" X 12"	BRET J. STEGEMAN, PH: 636.385.0077
P-200.8	PAVER #9	WAUSAU TILE	RIDGELINE	HRL-25, 12" X 12"	BRET J. STEGEMAN, PH: 636.385.0077
P-200.9	PAVER #10	WAUSAU TILE	ESTATE	HRT-38, 12" X 12"	BRET J. STEGEMAN, PH: 636.385.0077
P-200.10	TRUNCATED DOME PAVERS	KANSAS CITY BRICK	ENDICOTT	BROWN CLAY PAVERS, 1/4" X 4" X 8" ENDICOTT FULL CLAY PAVERS, SQUARE EDGE, DARK IRONSPOT, DETECTABLE WARNING BUMPS	KANSAS CITY BRICK, PH: 913.287.2700
	CAST IN PLACE				
P-300.0	GRAY CONCRETE PAVING	N/A	N/A	GRAY CONCRETE, STRAIGHT BROOM FINISH	
P-300.1	HEAVY DUTY INTEGRAL COLOR CONCRETE PAVING	MUSSELMAN & HALL	BOMANITE	COLOR: BLACK	PH: 816.861.1234
	WALL CLADDING				
	VENEER & CAP - NATURAL				
W-100.0	LIMESTONE VENEER	LOCAL SOURCE	N/A	DOLOMITE TYPE 3 LIMESTONE, ASHLAR PATTERN, COLOR: SONE COLOR LIGHT GRAY, BUFF TO GRAY, CONTRACTOR TO PROVIDE SAMPLES	
W-100.1	LIMESTONE CAP	LOCAL SOURCE	N/A	COLOR: LOCAL SOURCE, CONTRACTOR TO PROVIDE SAMPLES	
W-100.2	BRICK VENEER				
	CAST IN PLACE				
W-200.0	SLAB STAIRS	N/A	N/A	COLOR: STANDARD GRAY, FINISH: HAND RUBBED	
W-200.1	CONCRETE	N/A	N/A	COLOR: STANDARD GRAY, FINISH: HAND RUBBED	
	EDGING				
	METAL				
E-100.0	STEEL BED EDGE	BORCON	N/A	1/8" THICK BY 6" HEIGHT BY 10' LEGNTH, COLOR: BLACK	BORDER CONCEPTS, PH: 800.845.3343
	SITE FURNISHINGS				
	MANUFACTURED				
SF-100.0	REMOVABLE BOLLARD	1-800-BOLLARDS	REMOVABLE BOLLARDS	5" DIA., INTERNAL REMOVABLE, STAINLESS STEEL, 36" HEIGHT, DOME CAP	PH: 866.868.2802
SF-100.1	PLANTER	LANDSCAPE FORMS	DUNE	DS-40, COLOR SILVER SMOKE	STACY ERNST, PH: 816.444.4376
SF-100.2	WUNDERCOVERS	WUNDERCOVERS	PAVERPALS	3'X3' GALVANIZED STEEL, PAVER FILL	LUMEWAY JEFFERY SUMMIT, PH: 508.829.2112
SF-100.3	CUSTOM WOOD SLAT BENCH	STREETLIFE	SOLID TOP SEATS	FSC HARDWOOD II - VIRGIN SLATS, CUSTOM	
SF-100.4	OUTDOOR GROUND BOX	LEGRAND			
	METAL				
SF-200.0	TRENCH DRAIN GRATE	IRONAGE	RAIN	RNN3-12I01HP, 8", CAST DUCTILE IRON, BAKED ON OIL FINISH, HEEL PROOF	PARK PACIFIC, PATRICK BRENNAN, PH: 888.460.7275
SF-200.1	LASER CUT PANEL	LIGHTWAVELASER	CASABLANCA FADE	4'X8', COLOR TO BE SELECTED FROM STANDARD OR CUSTOM COLORS PROVIDED BY MANUFACTURER	PH: 800.716.2116, INFO@LIGHTWAVELASER.COM
SF-200.2	PIN MOUNTED LETTERING				
	STONE				
SF-300.0	LIMESTONE SEATING BLOCK	U.S. STONE		LIMESTONE COTTONWOOD TOP LEDGE, 18" X 28" X 48", SAWN TOP & BOT.	HANNAH LEIS, PH: 913.529.4154
	OTHER				
M-100.0	SILVA CELLS	SILVA CELLS		SILVA CELL SYSTEM 2X	BRENDA GUGLIELMINA, PH: 404.358.6305

MATERIALS GENERAL NOTES:

1. MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

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STATE OF MISSOURI
KOREY P. SCHULZ
NUMBER A-2012030005
LANDSCAPE ARCHITECT
11/01/2023

REVISIONS

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PROJECT SHEET

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET
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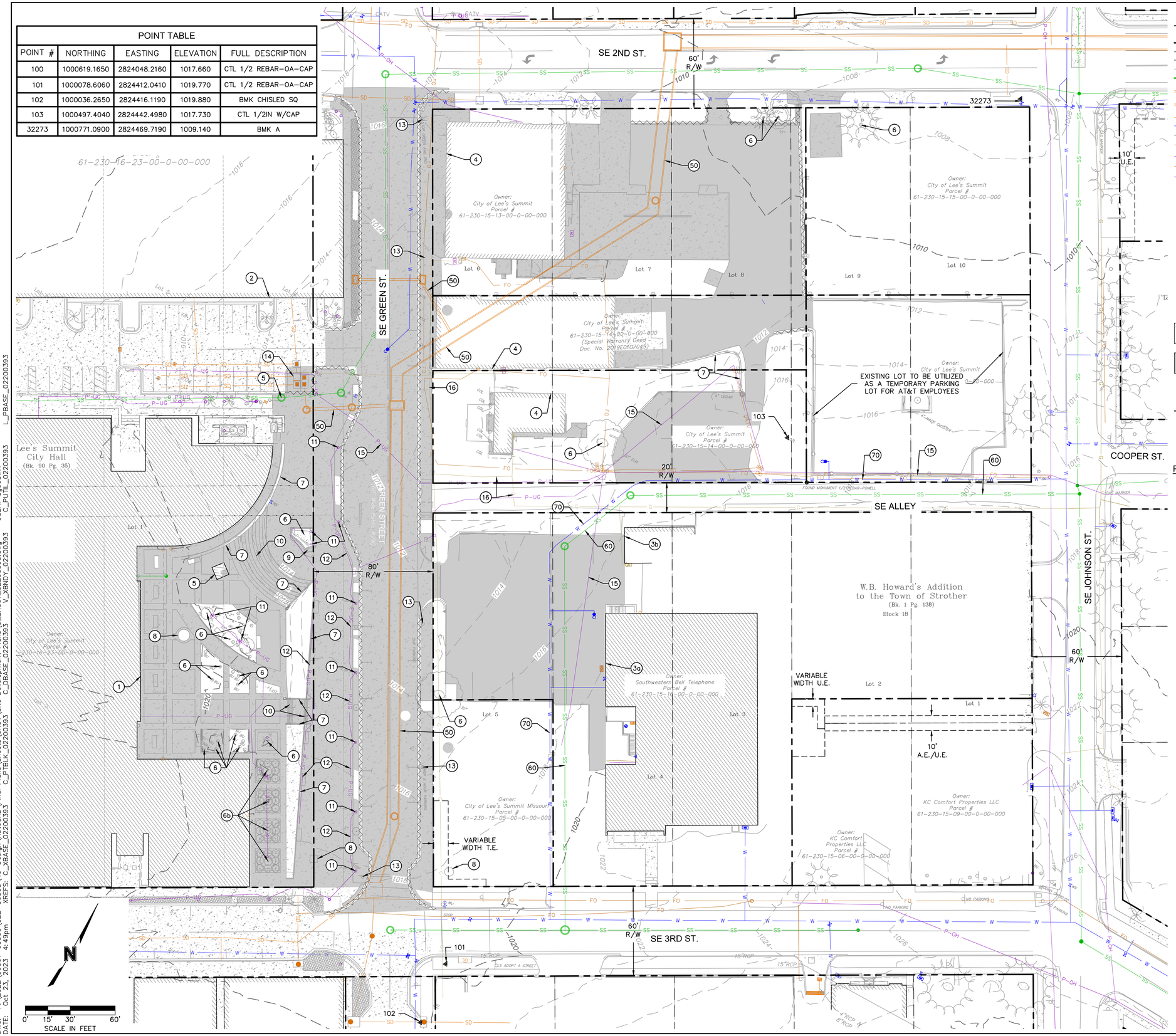
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POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	FULL DESCRIPTION
100	1000619.1650	2824048.2160	1017.660	CTL 1/2 REBAR–0A–CAP
101	1000078.6060	2824412.0410	1019.770	CTL 1/2 REBAR–0A–CAP
102	1000036.2650	2824416.1190	1019.880	BMK CHISLED SQ
103	1000497.4040	2824442.4980	1017.730	CTL 1/2IN W/CAP
32273	1000771.0900	2824469.7190	1009.140	BMK A



PLAN LEGEND

- PROPERTY BOUNDARY; R/W LINE
- PROPERTY LOT LINE
- 1370 EXISTING MAJOR CONTOUR
- 1372 EXISTING MINOR CONTOUR
- SS EXISTING SANITARY LINE
- EXISTING STORM RCB
- SD EXISTING STORM LINE
- W EXISTING WATER LINE
- REMOVE EXISTING CURB AND GUTTER
- G EXISTING GAS LINE
- P–UG EXISTING UNDERGROUND POWER
- FO EXISTING UNDERGROUND FIBER OPTIC
- P–OH EXISTING OVERHEAD ELECTRIC
- SURVEY CONTROL POINT
- SURVEY BENCHMARK
- ELECTRIC BOX
- ELECTRICAL POLE
- SIGN
- STORM MANHOLE
- STORM INTAKE
- SANITARY MANHOLE
- GM GAS METER
- GAS MANHOLE
- FOV FIBER BOX
- EXISTING CONCRETE PAVEMENT
- DEMOLISH EXISTING PAVEMENT, SIDEWALK, AND PAVERS

EASEMENT ABBREVIATIONS LIST

A.E.	ACCESS EASEMENT
T.E.	TEMPORARY EASEMENT
U.E.	UTILITY EASEMENT

PLAN KEYNOTES

1. EXISTING BUILDING: CITY OF LEE'S SUMMIT CITY HALL. DO NOT DISTURB
2. EXISTING BUILDING: PARKING GARAGE. DO NOT DISTURB
3a. EXISTING BUILDING: AT&T OFFICE. DO NOT DISTURB
3b. EXISTING BUILDING: AT&T MAINTENANCE/STORAGE SHED. DO NOT DISTURB. THE ACQUISITION OF THE SHED IS IN PROGRESS. ONCE COMPLETED OR IF THE SHED IS REMOVED, PLANS SUBJECT TO CHANGE.
4. EXISTING BUILDINGS TO BE DEMOLISHED PER SEPARATE SITE DEVELOPMENT PLANS
5. EXISTING CLOCK TOWER. DO NOT DISTURB THE STRUCTURE. REMOVE EXISTING PAVEMENT WITHIN WALKABLE SPACE UNDERNEATH THE TOWER
6. REMOVE EXISTING VEGETATION, INCLUDING SHRUBS, TREES, PLANTINGS, ETC.
6b. MAIN TALL TREE TO REMAIN. REMOVE SURROUNDING VEGETATION, INCLUDING SHRUBS AND PLANTINGS.
7. REMOVE EXISTING CONCRETE WALLS AND BRICK WALLS
8. REMOVE EXISTING SCULPTURE AND RETURN TO OWNER
9. REMOVE EXISTING FLAG POLE AND RETURN TO OWNER
10. REMOVE EXISTING STAIRS
11. REMOVE EXISTING LIGHT POLES AND LIGHT FIXTURES. RETURN TO OWNER
12. REMOVE EXISTING POWER CONDUIT
13. REMOVE EXISTING TRAFFIC SIGN
14. EXISTING JUNCTION BOX TO REMAIN AND TO BE RAISED AND CONVERTED TO SOLID TOP STRUCTURE
15. EXISTING POWER PRIMARIES TO BE RELOCATED. COORDINATE WITH EVERGY.
16. EXISTING GAS LINE TO BE ABANDONED. COORDINATE WITH SPIRE.
50. PUBLIC STORM SEWER INSTALLED PER SEPARATE PUBLIC STORM SEWER RELOCATION PLANS
60. PUBLIC SANITARY SEWER INSTALLED PER SEPARATE PUBLIC SANITARY SEWER RELOCATION PLANS
70. PUBLIC WATER MAIN INSTALLED PER SEPARATE PUBLIC WATER MAIN RELOCATION PLANS

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DAVID L. EICKMAN
NUMBER PE-2009015436
PROFESSIONAL ENGINEER
10/31/23

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

EXISTING CONDITIONS AND DEMOLITION PLAN
SITE DEVELOPMENT PLANS

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

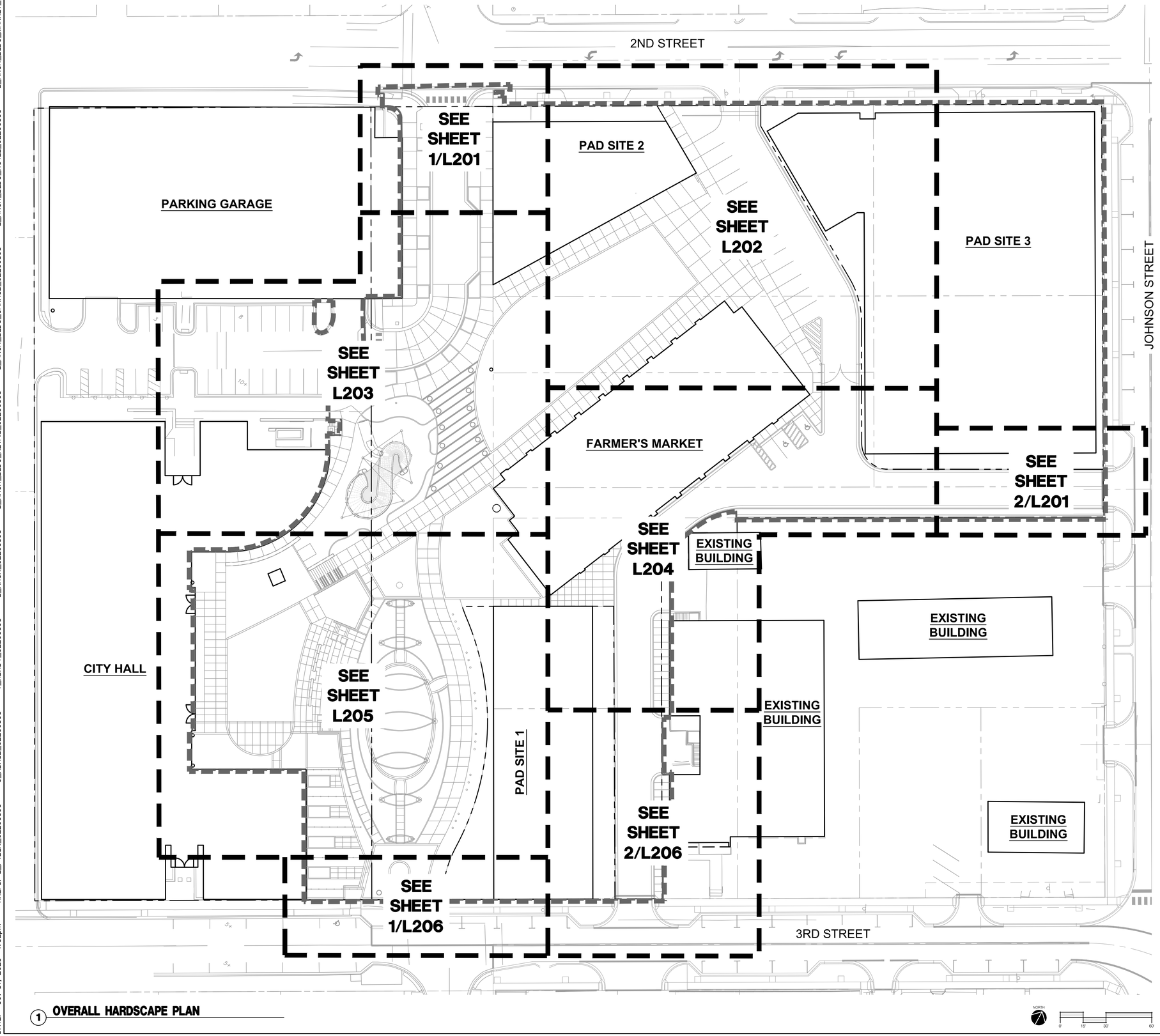
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1 **OVERALL HARDSCAPE PLAN**

HARDSCAPE GENERAL NOTES:

1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF LEE'S SUMMIT, MISSOURI IN CURRENT USAGE. ALL STANDARDS NOT COVERED BY THE CITY SHALL BE APWA STANDARDS IN CURRENT USAGE UNLESS OTHERWISE NOTED.
2. THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE UTILITY INFORMATION IS NOT MEANT TO BE ALL INCLUSIVE. THE CONTRACTOR SHALL NOTIFY MISSOURI ONE CALL (811) BEFORE THE START OF ANY EXCAVATION WORK. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION TO PROVIDE NON-INTERRUPTION OF SERVICE, TO ENSURE PROPER CLEARANCES, AND TO AVOID DAMAGE THERETO.
3. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL, BY HIS OWN INVESTIGATION, AND PRIOR TO COMMENCING WORK, SATISFY HIMSELF AS TO, AND ACCEPT THE SITE CONDITIONS TO BE ENCOUNTERED.
5. WHERE THE NEW IMPROVEMENTS ABUT EXISTING IMPROVEMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MATCHING THE ELEVATION OF THE EXISTING IMPROVEMENTS UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR SHALL PROVIDE A SECURE SITE TO PROTECT VEHICLES AND PEDESTRIANS FROM ACCIDENTAL FALLS AND HARM FROM THE CONSTRUCTION PROCESS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR DE-WATERING CONSTRUCTION AREAS IN ORDER TO PERMIT CONTINUATION OF THE WORK. ANY WATER ACCUMULATION SHALL BE REMOVED BY PUMPING.
8. CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITIES OR MATERIALS AS SHOWN IN THESE PLANS. CONTRACTOR SHALL ACCOMMODATE ALL SLOPE AND GRADE CONDITIONS IN THEIR CALCULATION OF MATERIAL QUANTITIES FOR ALL WORK SHOWN ON THESE PLANS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PEDESTRIAN AND VEHICULAR TRAFFIC CONTROL DURING CONSTRUCTION OPERATIONS. OWNER SHALL APPROVE MEASURES USED TO ALLOW TENANTS AND SHOPPERS PROPER ACCESS DURING CONSTRUCTION.
10. CONTRACTOR SHALL TAKE CARE TO CREATE SMOOTH UNIFORM FINISH GRADES IN ALL AREAS.
11. SLOPES SHALL BE MADE WITH A 4 TO 1 MAXIMUM GRADE FOR MAINTENANCE PURPOSES, UNLESS OTHERWISE NOTED.
12. CONTRACTOR SHALL MATCH GRADES AT EXISTING IMPROVEMENTS.
13. ALL SPOT ELEVATIONS SHOWN ARE TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
14. CONTRACTOR SHALL ADJUST ALL VALVE BOXES, MANHOLE RING COVERS, AND OTHER UTILITY APPURTENANCES TO MATCH FINISH GRADE ELEVATIONS.
15. TURF & SHRUB BED AREAS SHALL BE GRADED AS NECESSARY TO ALLOW A 2% SLOPE TO INLET LOCATIONS AND SWALES.
16. ALL WORK CONSTRUCTED UNDER THESE PLANS SHALL MEET SLOPE REQUIREMENTS PER THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, AND INTERNATIONAL BUILDING CODE IN CURRENT USAGE. MAXIMUM 5% RUNNING SLOPE AND MAXIMUM 2% CROSS SLOPE FOR SIDEWALKS.
17. ALL WORK CONSTRUCTED UNDER THESE PLANS SHALL HAVE A MINIMUM OF A 1% SLOPE. LANDSCAPE BEDS AND TURF AREAS SHALL HAVE A MINIMUM OF A 2% SLOPE.
18. CHANGES IN LEVEL SHALL NOT BE GREATER THAN 1/4" AND A MAXIMUM OF 1/2" ARE ALLOWED WITH A BEVELED SLOPE NOT STEEPER THAN 1:2.

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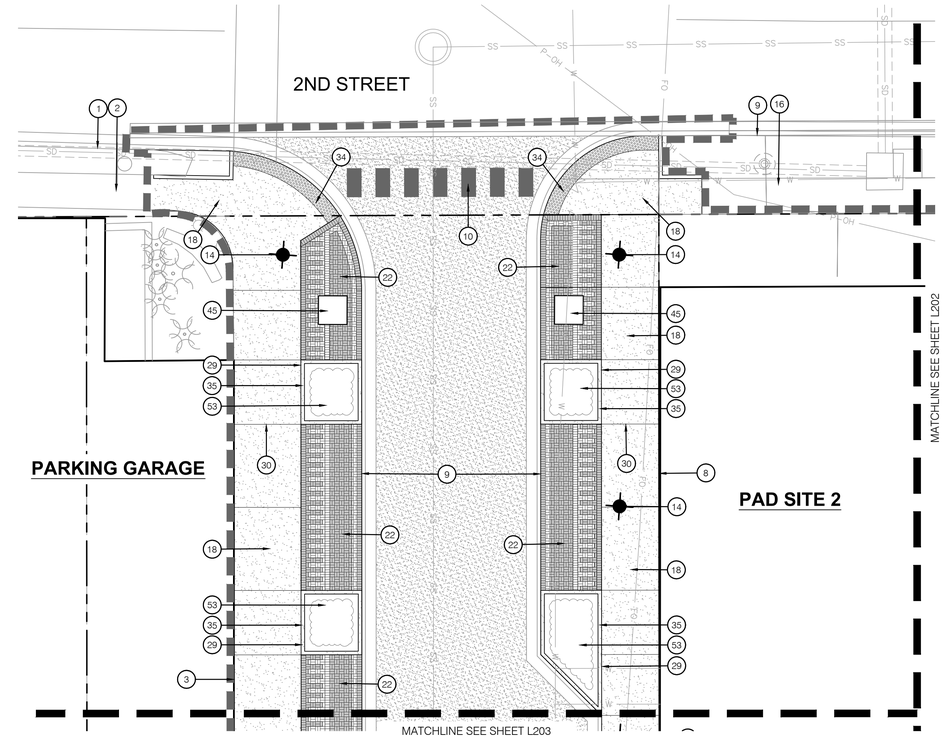
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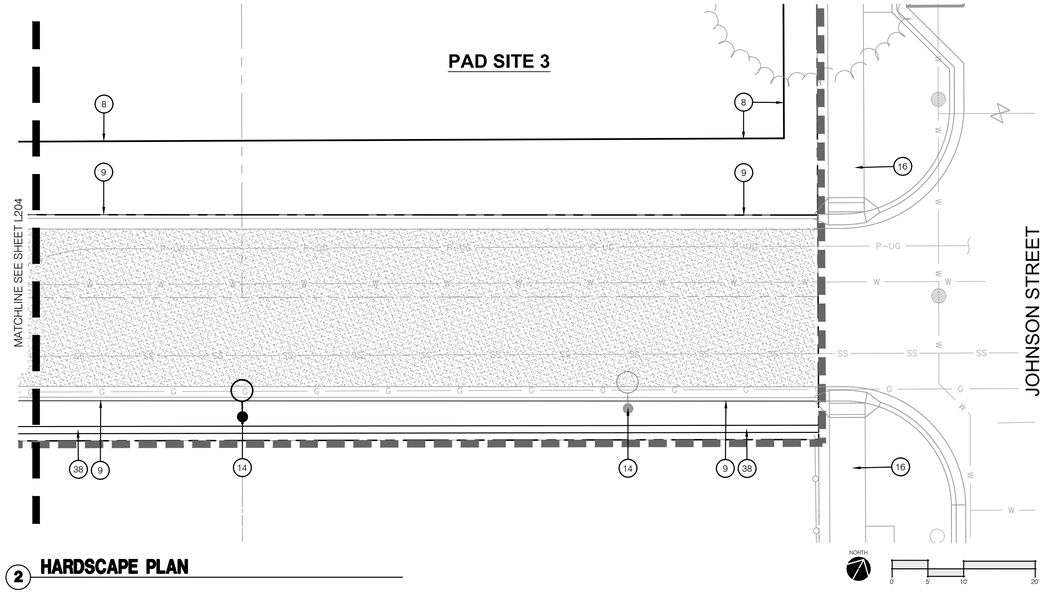
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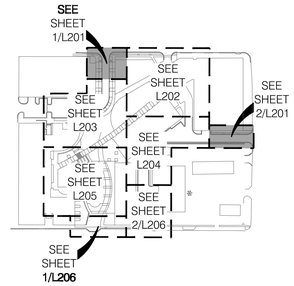
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1 HARDSCAPE PLAN



2 HARDSCAPE PLAN



KEYMAP

HARDSCAPE LEGEND:

- LIMITS OF CONSTRUCTION
- RIGHT OF WAY / PROPERTY LINE
- SHEET MATCHLINE
- OVERLOOK PAVERS
- STREETSCAPE PAVERS
- GARDEN FORECOURT PLAZA PAVERS (HERRINGBONE)
- MARKET ENTRY PAVERS
- CLOCK TOWER PLAZA PAVERS (HERRINGBONE)
- WICKET GARDEN PAVERS
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- GRAY CONCRETE PAVING
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- SYNTHETIC TURF
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2. EXISTING SIDEWALK
3. EXISTING BUILDING FACADE
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7. BUILDING FACADE; REF: ARCHITECTURAL PLANS
8. FUTURE BUILDING FACADE
9. BACK OF CURB; REF: CIVIL PLANS
10. CROSSWALK; REF: CIVIL PLANS
11. SERVICE AREA; REF: ARCHITECTURAL PLANS
12. UTILITY BOX; REF: CIVIL & ELECTRICAL PLANS
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15. LIT BOLLARD; REF: ELECTRICAL PLANS
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STATE OF MISSOURI
KOREY P. SCHULZ
NUMBER A-2012030005
LANDSCAPE ARCHITECT
11/01/2023

REV NO.	DATE	REVISIONS DESCRIPTION	BY

HARDSCAPE PLAN

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

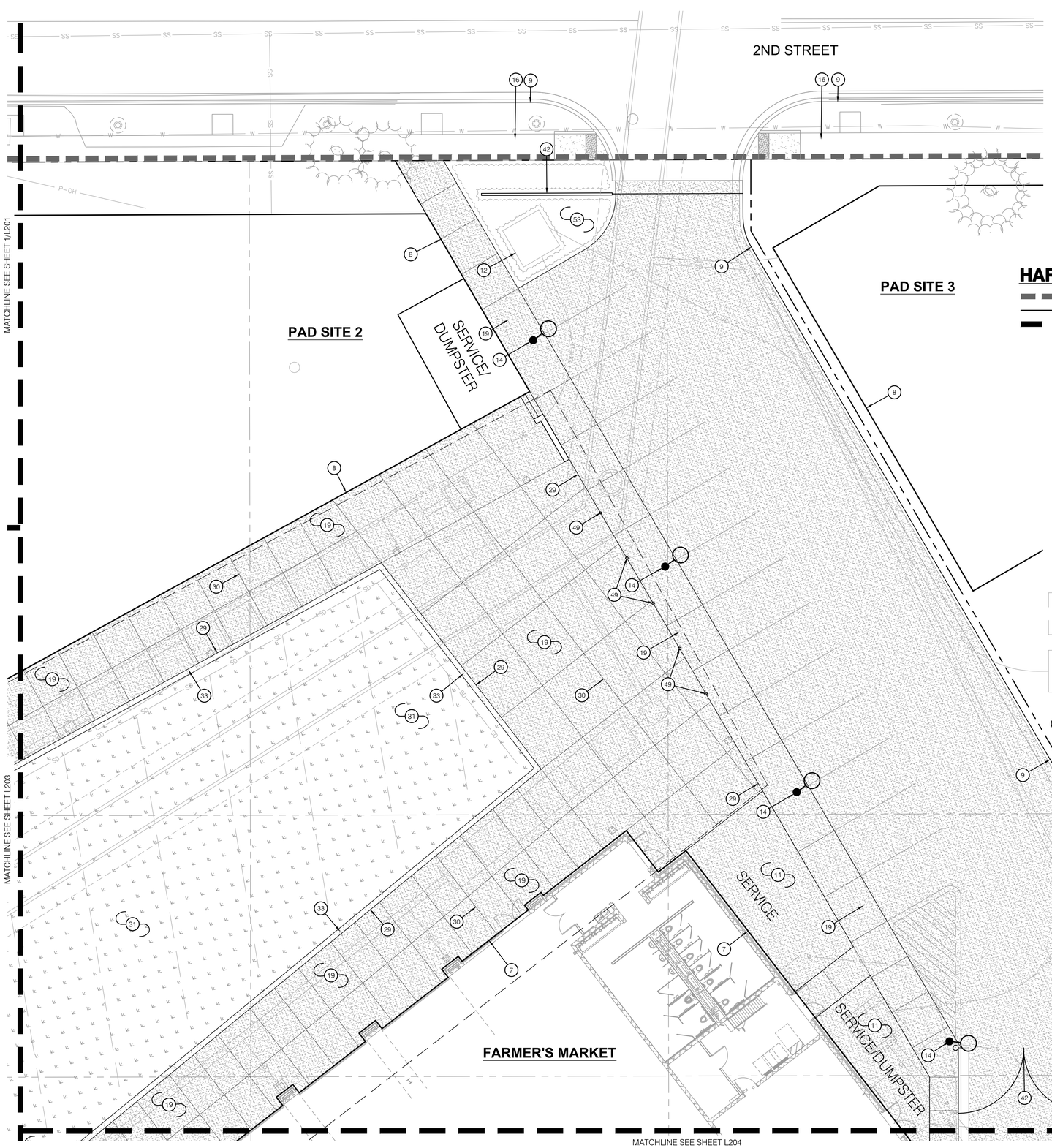
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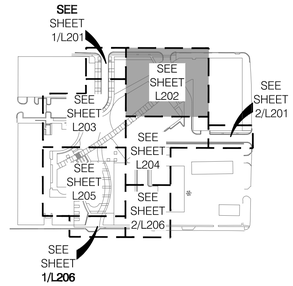
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1 **HARDSCAPE PLAN**



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STATE OF MISSOURI
KOREY P. SCHULZ
NUMBER A-2002030005
LANDSCAPE ARCHITECT
11/01/2023

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

HARDSCAPE PLAN

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET
LEE'S SUMMIT, MISSOURI

2023

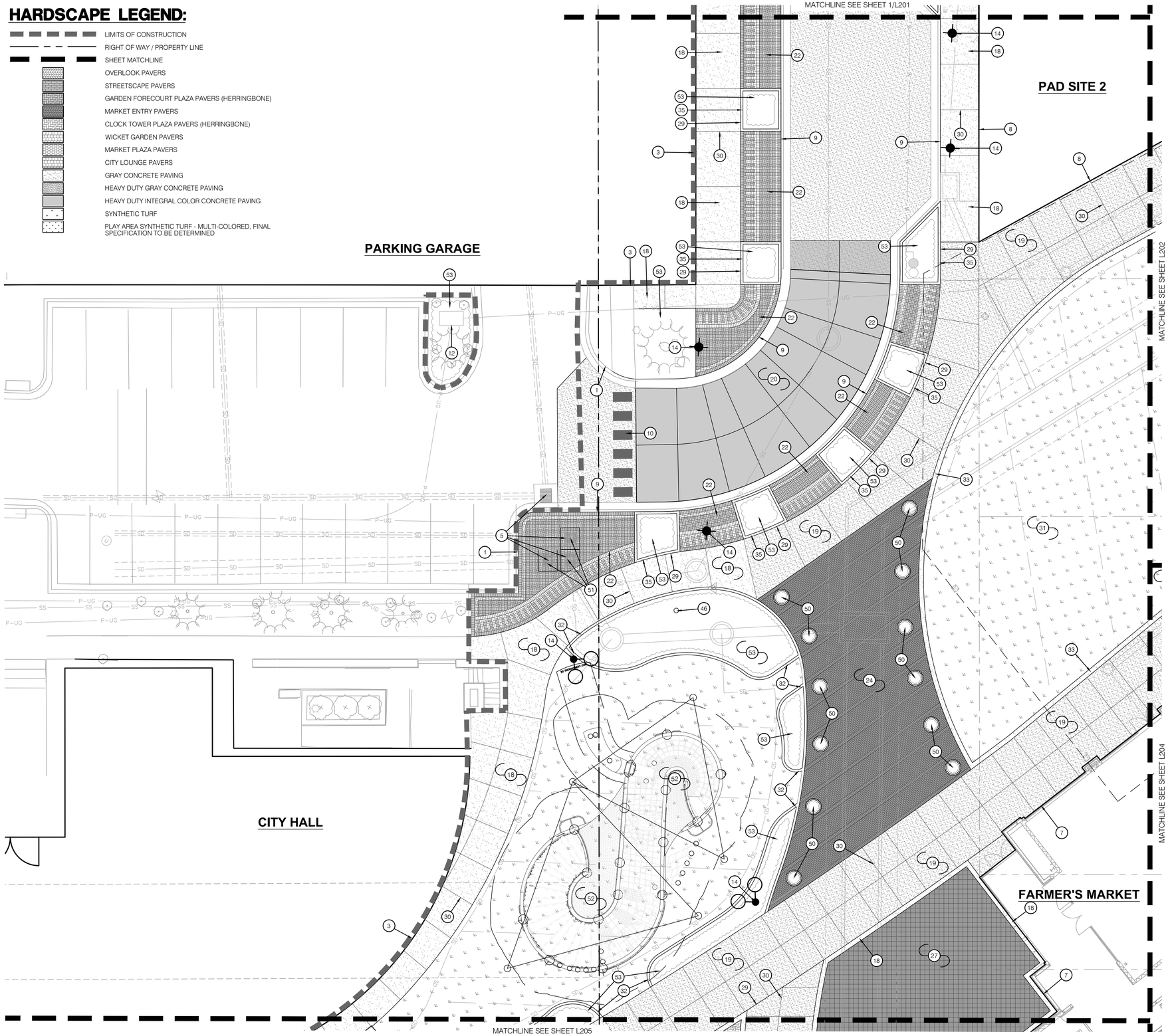
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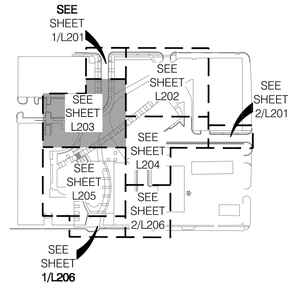
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KEYMAP

HARDSCAPE PLAN NOTES:

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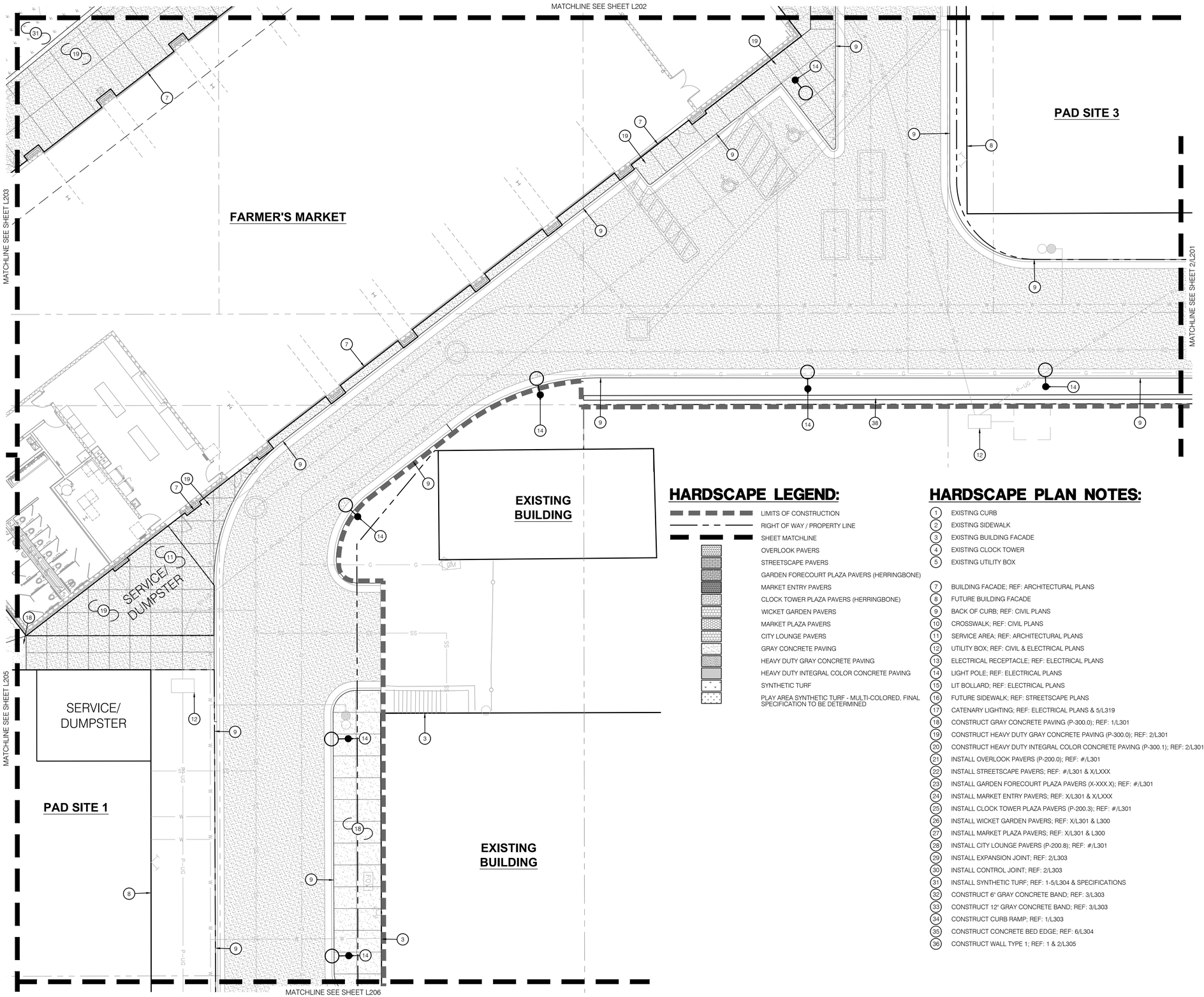
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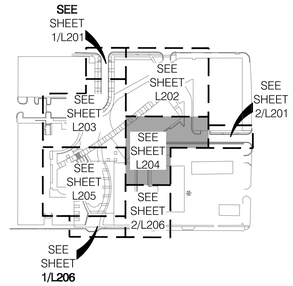
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1 HARDSCAPE PLAN



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52. PLAY AREA (BY OTHERS)
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STATE OF MISSOURI
KOREY P. SCHULZ
NUMBER A-2002030005
REGISTERED LANDSCAPE ARCHITECT
11/01/2023

REV/ NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

HARDSCAPE PLAN

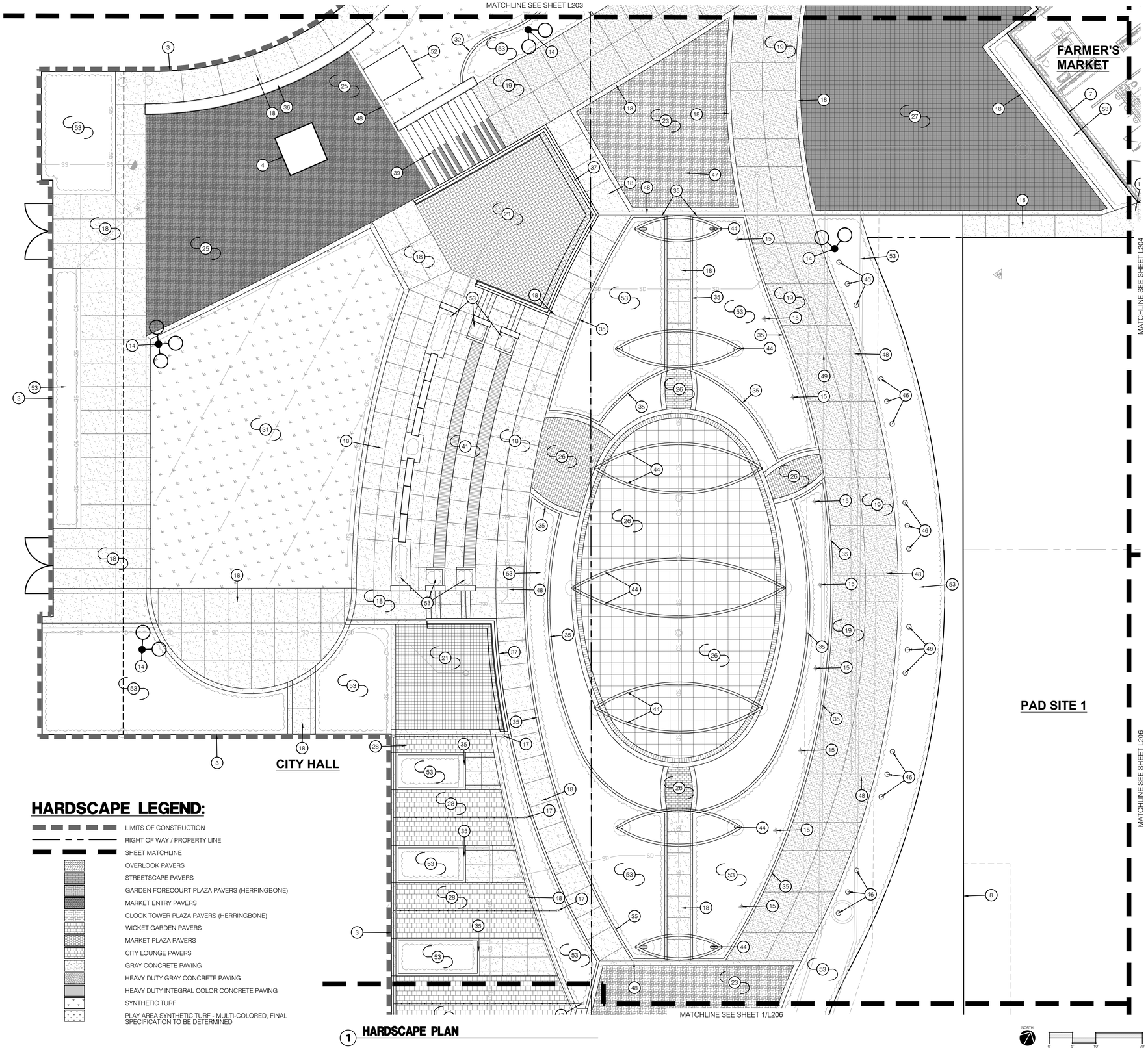
LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET
LEE'S SUMMIT, MISSOURI

2023

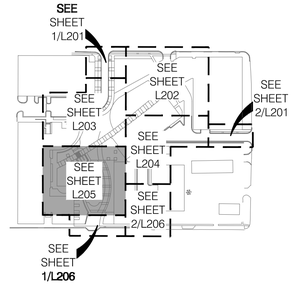
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SHEET
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1 HARDSCAPE PLAN



KEYMAP

HARDSCAPE PLAN NOTES:

1. EXISTING CURB
2. EXISTING SIDEWALK
3. EXISTING BUILDING FACADE
4. EXISTING CLOCK TOWER
5. EXISTING UTILITY BOX

7. BUILDING FACADE; REF: ARCHITECTURAL PLANS
8. FUTURE BUILDING FACADE
9. BACK OF CURB; REF: CIVIL PLANS
10. CROSSWALK; REF: CIVIL PLANS
11. SERVICE AREA; REF: ARCHITECTURAL PLANS
12. UTILITY BOX; REF: CIVIL & ELECTRICAL PLANS
13. ELECTRICAL RECEPTACLE; REF: ELECTRICAL PLANS
14. LIGHT POLE; REF: ELECTRICAL PLANS
15. LIT BOLLARD; REF: ELECTRICAL PLANS
16. FUTURE SIDEWALK; REF: STREETSCAPE PLANS
17. CATENARY LIGHTING; REF: ELECTRICAL PLANS & 5/L319
18. CONSTRUCT GRAY CONCRETE PAVING (P-300.0); REF: 1/L301
19. CONSTRUCT HEAVY DUTY GRAY CONCRETE PAVING (P-300.0); REF: 2/L301
20. CONSTRUCT HEAVY DUTY INTEGRAL COLOR CONCRETE PAVING (P-300.1); REF: 2/L301
21. INSTALL OVERLOOK PAVERS (P-200.0); REF: #/L301
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23. INSTALL GARDEN FORECOURT PLAZA PAVERS (X-XXX.X); REF: #/L301
24. INSTALL MARKET ENTRY PAVERS; REF: X/L301 & X/LXXX
25. INSTALL CLOCK TOWER PLAZA PAVERS (P-200.3); REF: #/L301
26. INSTALL WICKET GARDEN PAVERS; REF: X/L301 & L300
27. INSTALL MARKET PLAZA PAVERS; REF: X/L301 & L300
28. INSTALL CITY LOUNGE PAVERS (P-200.8); REF: #/L301
29. INSTALL EXPANSION JOINT; REF: 2/L303
30. INSTALL CONTROL JOINT; REF: 2/L303
31. INSTALL SYNTHETIC TURF; REF: 1-5/L304 & SPECIFICATIONS
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37. CONSTRUCT WALL TYPE 2; REF: L306 & L307
38. CONSTRUCT WALL TYPE 3; REF: 1/L308
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HARDSCAPE LEGEND:

- LIMITS OF CONSTRUCTION
- RIGHT OF WAY / PROPERTY LINE
- SHEET MATCHLINE
- OVERLOOK PAVERS
- STREETSCAPE PAVERS
- GARDEN FORECOURT PLAZA PAVERS (HERRINGBONE)
- MARKET ENTRY PAVERS
- CLOCK TOWER PLAZA PAVERS (HERRINGBONE)
- WICKET GARDEN PAVERS
- MARKET PLAZA PAVERS
- CITY LOUNGE PAVERS
- GRAY CONCRETE PAVING
- HEAVY DUTY GRAY CONCRETE PAVING
- HEAVY DUTY INTEGRAL COLOR CONCRETE PAVING
- SYNTHETIC TURF
- PLAY AREA SYNTHETIC TURF - MULTI-COLORED, FINAL SPECIFICATION TO BE DETERMINED

NORTH
0 5 10 20

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KOREY P. SCHULZ
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LANDSCAPE ARCHITECT
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HARDSCAPE PLAN

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

2023

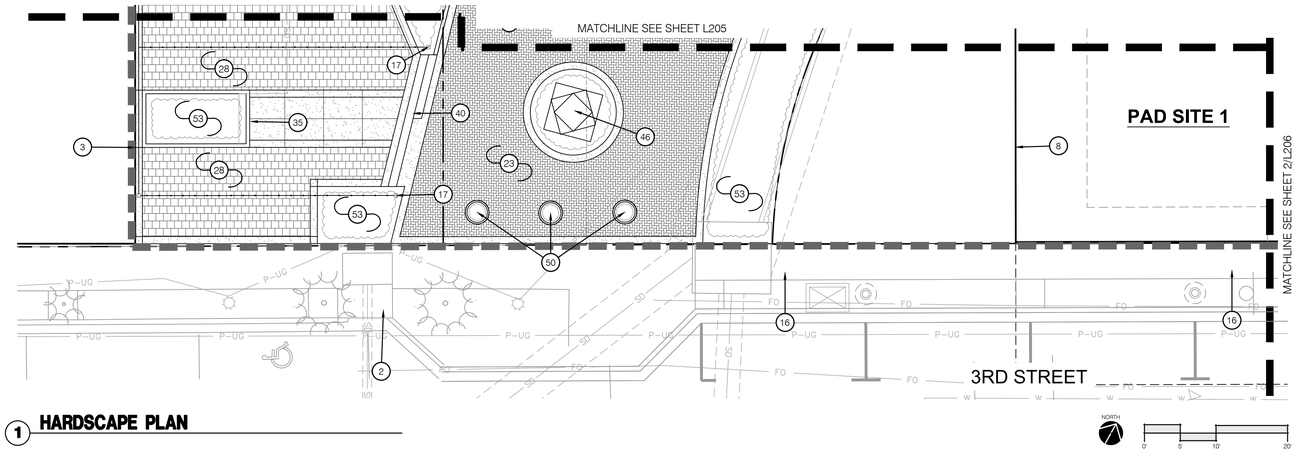
LEE'S SUMMIT, MISSOURI

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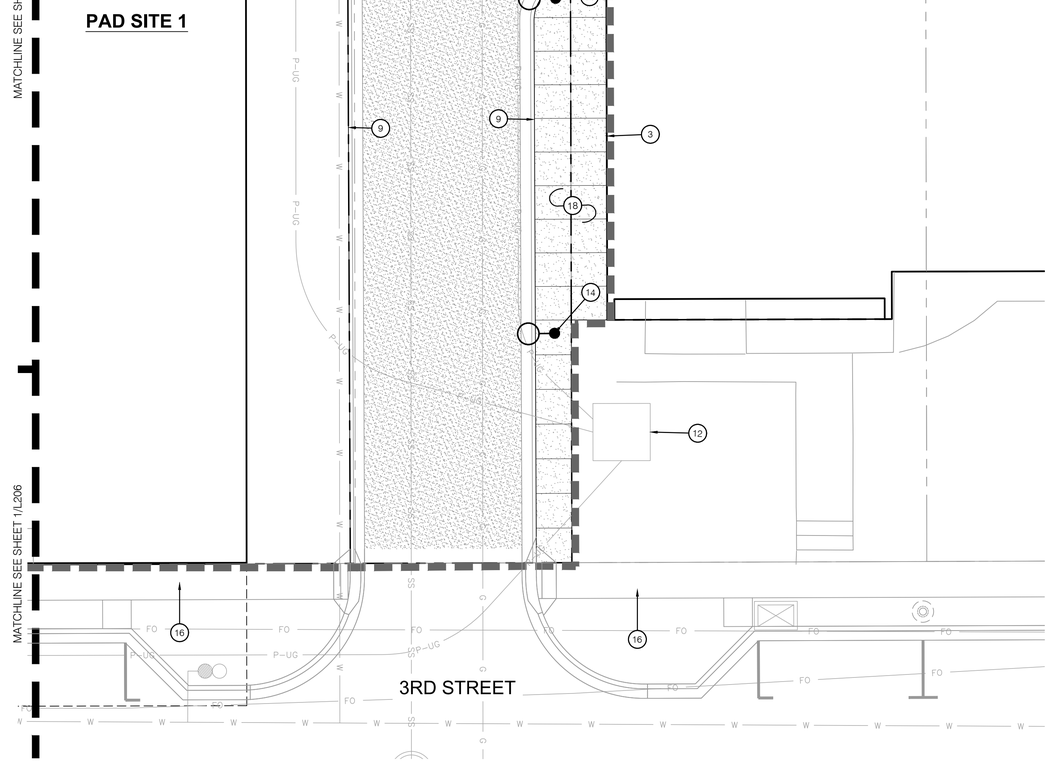
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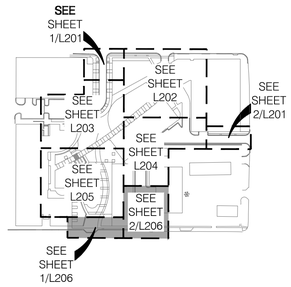
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1 **HARDSCAPE PLAN**



2 **HARDSCAPE PLAN**



KEYMAP

HARDSCAPE LEGEND:

- LIMITS OF CONSTRUCTION
- RIGHT OF WAY / PROPERTY LINE
- SHEET MATCHLINE
- OVERLOOK PAVERS
- STREETSCAPE PAVERS
- GARDEN FORECOURT PLAZA PAVERS (HERRINGBONE)
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STATE OF MISSOURI
KOREY P. SCHULZ
NUMBER A-2002030005
LANDSCAPE ARCHITECT
11/01/2023

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

HARDSCAPE PLAN

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

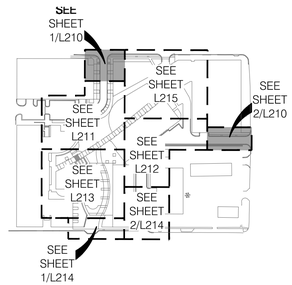
LEE'S SUMMIT, MISSOURI

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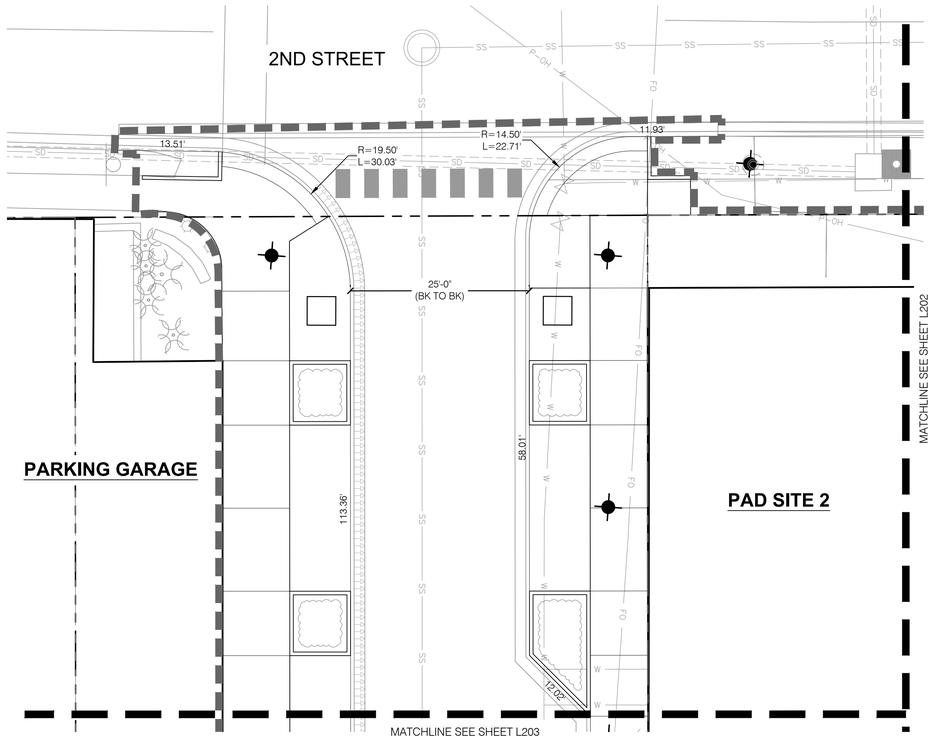
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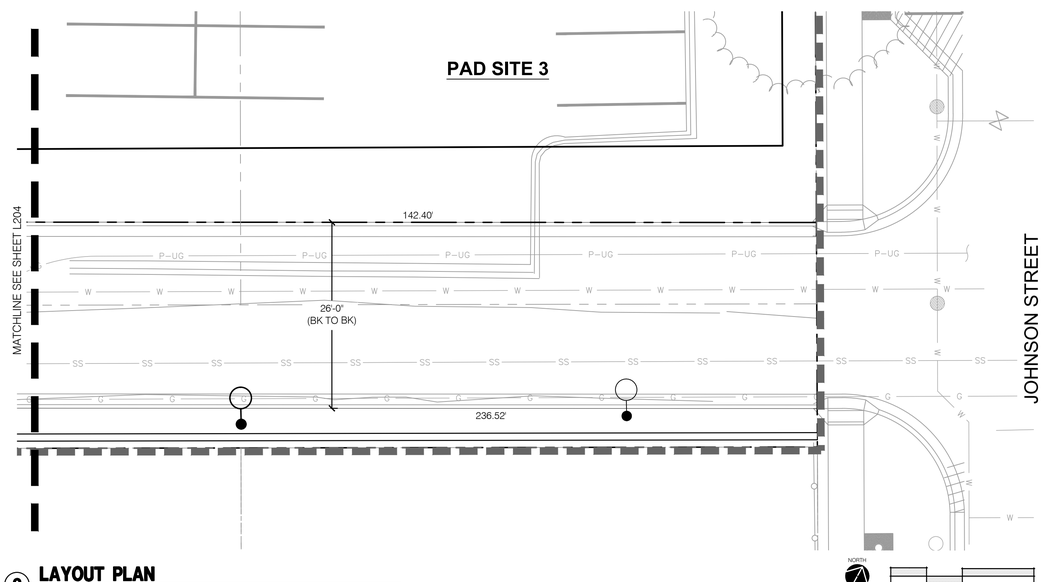
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KEYMAP



1 LAYOUT PLAN



2 LAYOUT PLAN

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LAYOUT PLAN

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

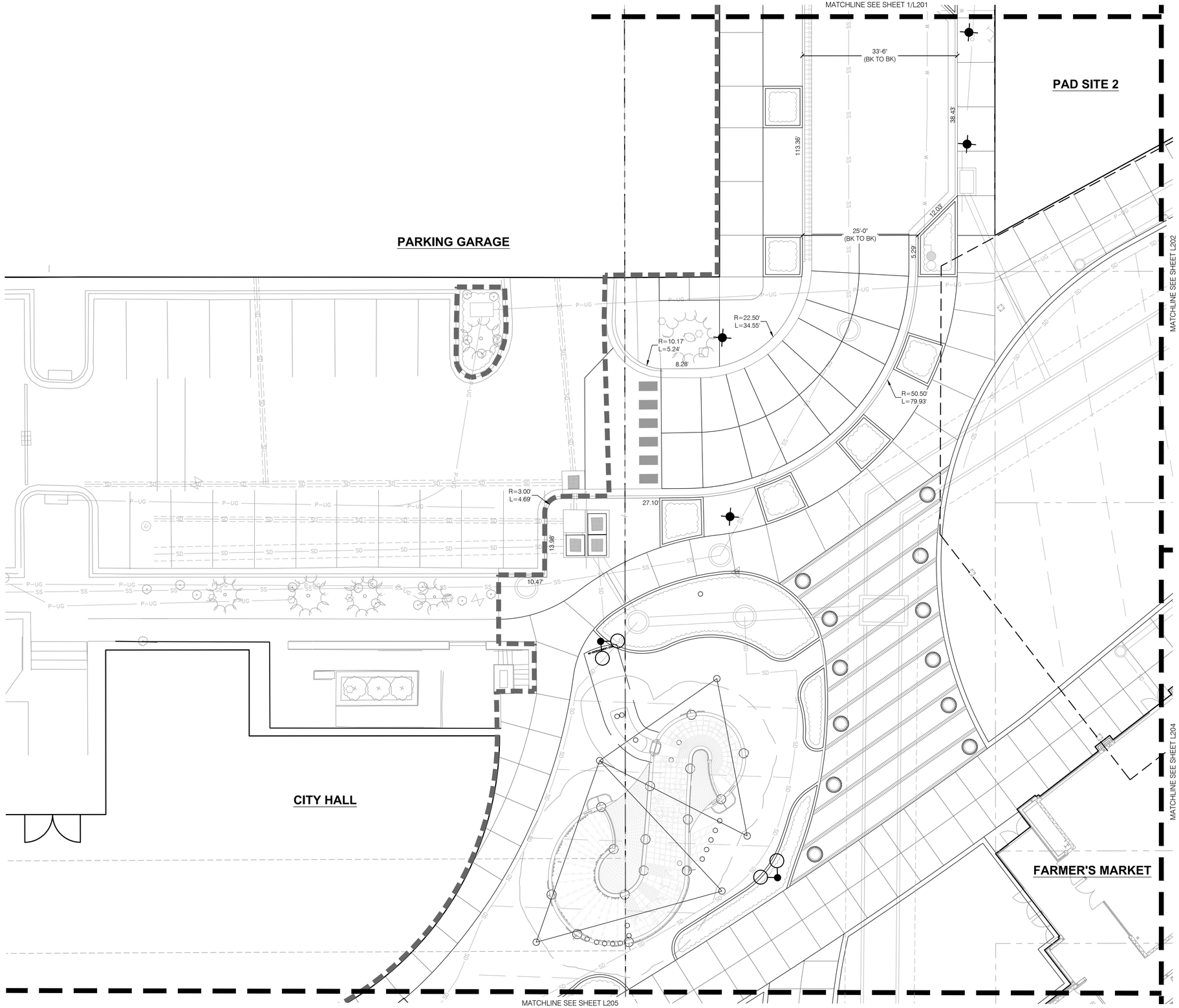
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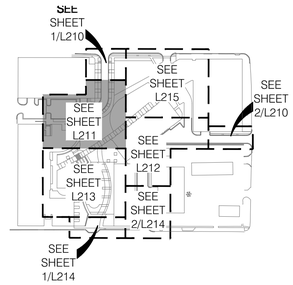
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KEYMAP

1 **LAYOUT PLAN**

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LAYOUT PLAN

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

2023

LEE'S SUMMIT, MISSOURI

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SHEET
L211

MATCHLINE SEE SHEET L202

MATCHLINE SEE SHEET L203

MATCHLINE SEE SHEET L205

MATCHLINE SEE SHEET 2/L201

MATCHLINE SEE SHEET L206

FARMER'S MARKET

PAD SITE 3

EXISTING BUILDING

EXISTING BUILDING

SERVICE/ DUMPSTER

SERVICE/ DUMPSTER

PAD SITE 1

36.00'

18.02'

44.21'

25'-0" (BK TO BK)

51.38'

R=0.50' L=1.24'

4.39'

R=0.50' L=0.79'

R=17.50' L=27.47'

142.40'

97.63'

26'-0" (BK TO BK)

R=51.00' L=33.62'

236.52'

21'-0" (BK TO BK)

24.92'

R=39.00' L=35.74'

R=18.00' L=16.18'

R=5.00' L=7.93'

4.67'

R=5.00' L=7.86'

5.46'

26'-0" (BK TO BK)

56.89'

R=5.00' L=7.85'

SEE SHEET 1/L210

SEE SHEET L215

SEE SHEET 2/L210

SEE SHEET L211

SEE SHEET L212

SEE SHEET L213

SEE SHEET 2/L214

SEE SHEET 1/L214

KEYMAP

NORTH

0' 5' 10' 20'

1 **LAYOUT PLAN**

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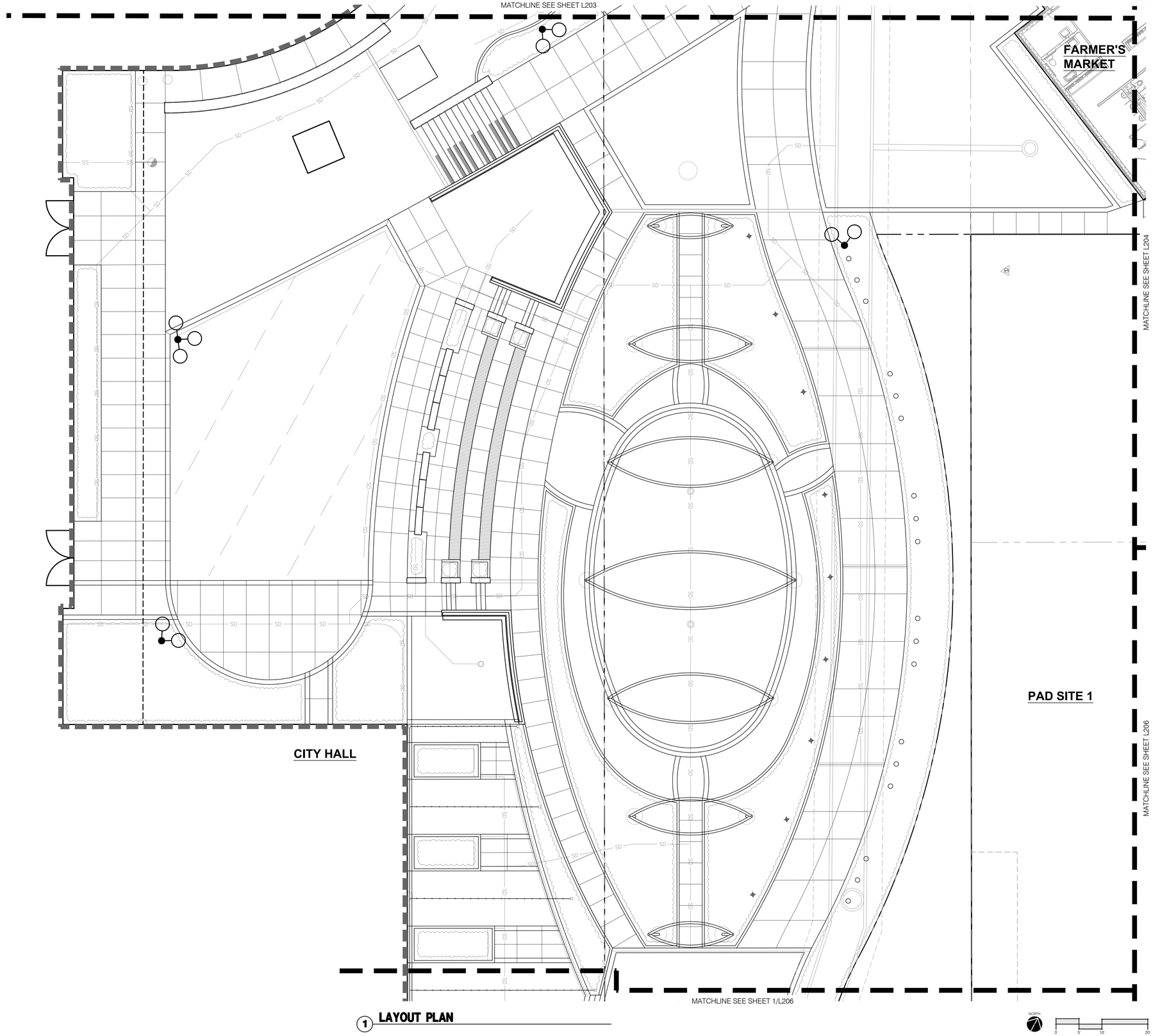
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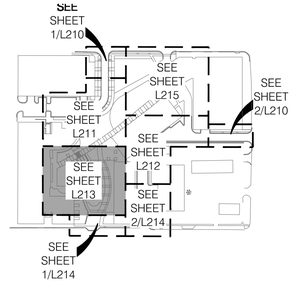
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SHEET
L212





KEYMAP

1 LAYOUT PLAN

NORTH

0 5' 10' 20'

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GREEN STREET - 2ND STREET TO 3RD STREET

2023

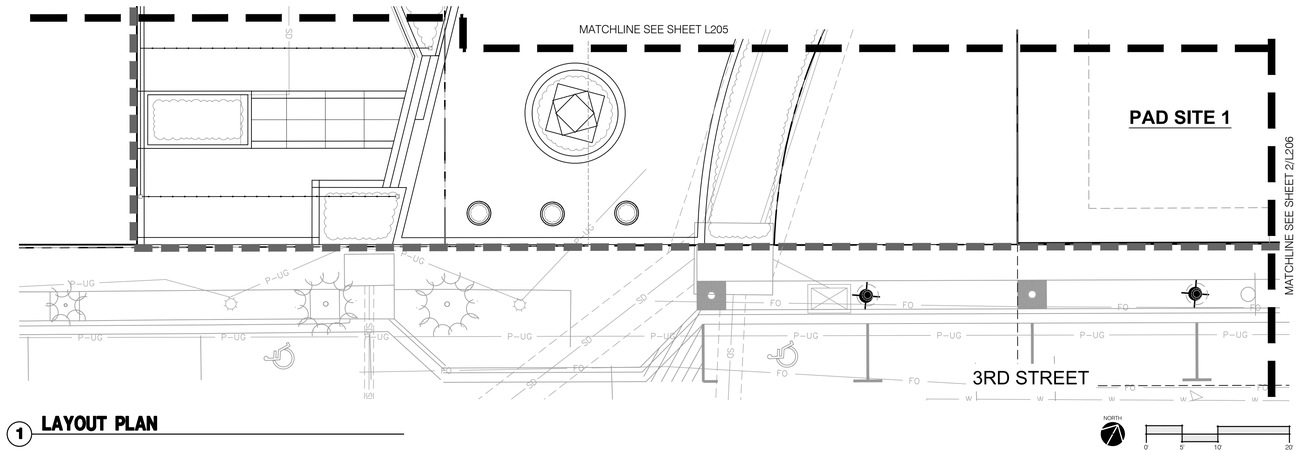
LEE'S SUMMIT, MISSOURI

drawn by:	TS/TG/EW
checked by:	DV
approved by:	KPS
QA/QC by:	BM
project no.:	022-00393
drawing no.:	L_LAY01_02200393
date:	11/01/2023

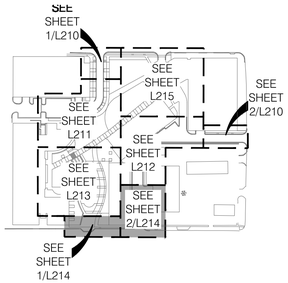
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L213

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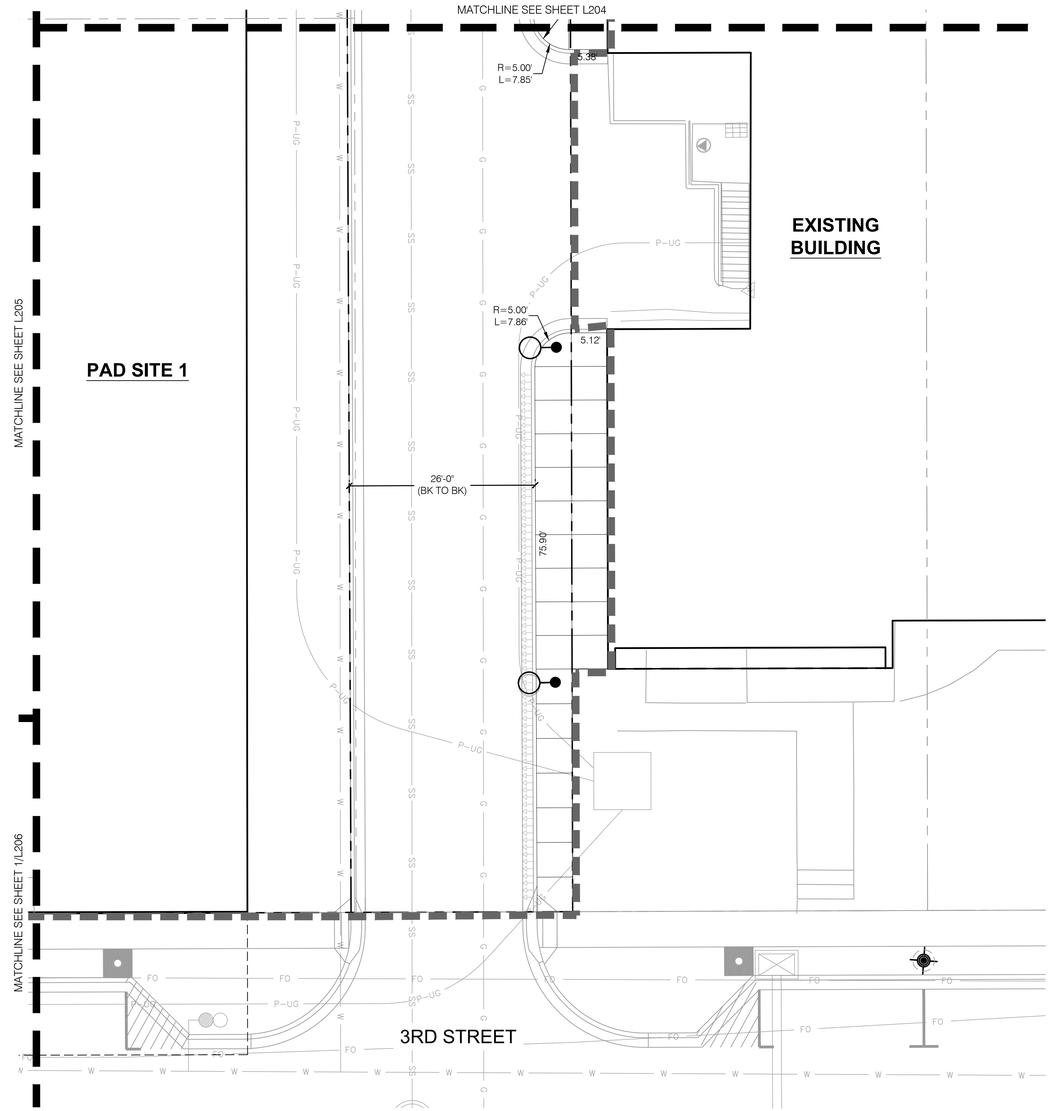
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1 **LAYOUT PLAN**



KEYMAP



2 **LAYOUT PLAN**

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Kansas City, MO 64108 TEL 816.842.8844 olsson-studio.com

STATE OF MISSOURI
KOREY P. SCHULZ
NUMBER A-2002030005
LANDSCAPE ARCHITECT
11/01/2023

REV./ NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

LAYOUT PLAN

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

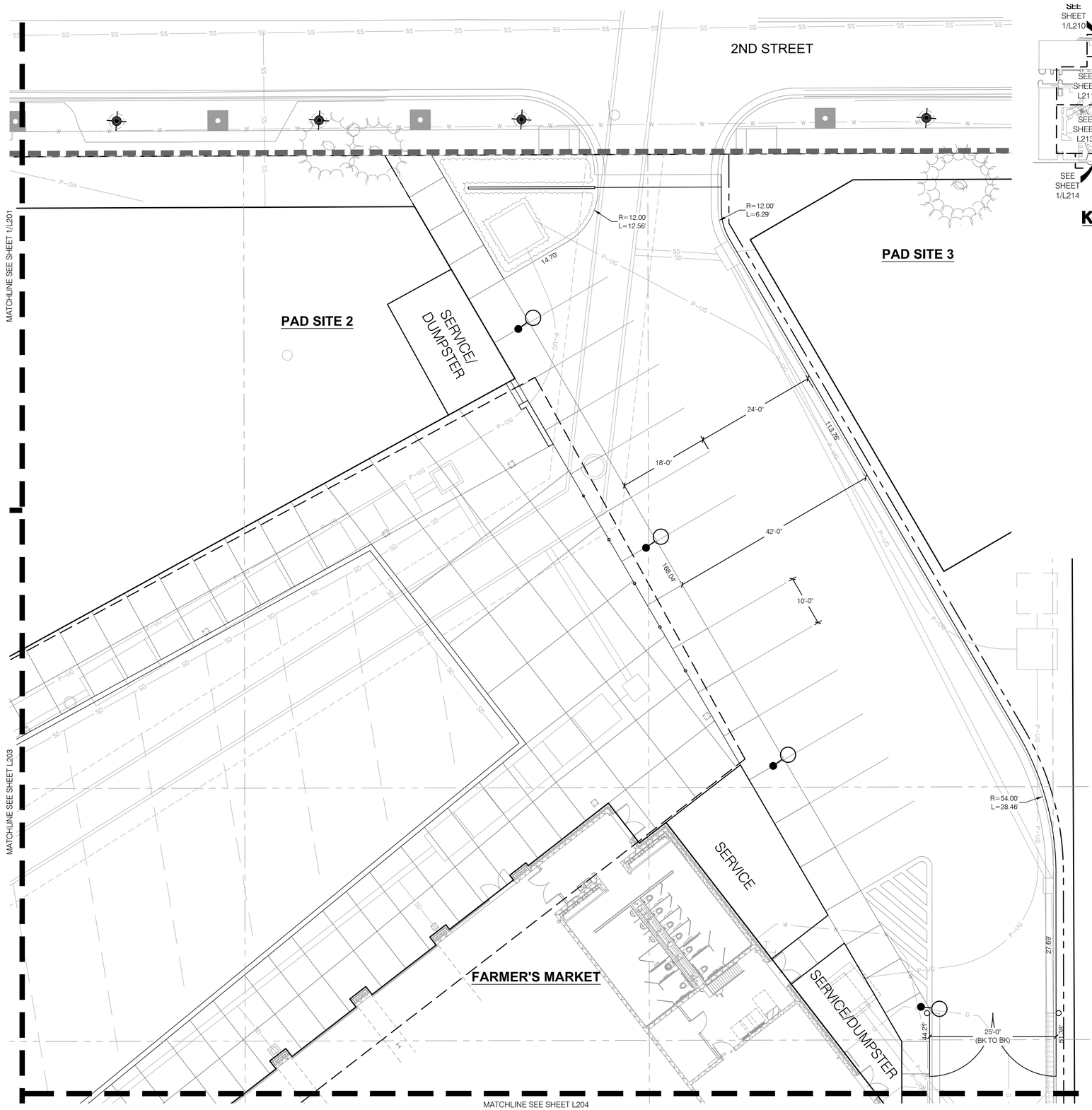
LEE'S SUMMIT, MISSOURI

2023

drawn by:	TS/TG/EW
checked by:	DV
approved by:	KPS
QA/QC by:	BM
project no.:	022-00393
drawing no.:	L_LAY01_02200393
date:	11/01/2023

SHEET
L214

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C_PUTIL_02200393 C_PSURF_02200393 A_PBASE_02200393 L_ARCH_BLDG_RETAIL_02200393 L_ARCH_BLDG_GARAGE_02200393



KEYMAP

1 **LAYOUT PLAN**

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STATE OF MISSOURI
KOREY P. SCHULZ
NUMBER A-2002030005
LANDSCAPE ARCHITECT
11/01/2023

REV/ NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

LAYOUT PLAN

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET
LEE'S SUMMIT, MISSOURI

2023

drawn by: TS/TG/EW
checked by: DV
approved by: KPS
QA/QC by: BM
project no.: 022-00393
drawing no.: L_LAY01_02200393
date: 11/01/2023

SHEET
L215

DWG: F:\2022\00001-00500\022-00393\40-design\AutoCAD\final plans\Sheets\OSTU\L_LAY01_02200393.dwg USER: tswehla
DATE: Oct 31, 2023 1:57pm XREFS: L_PTBLK_02200393 L_PPATT_02200393 C_XBASE_02200393 V_XBNDY_02200393

C_PUTIL_02200393 C_PSURF_02200393 A_PBASE_02200393 L_ARCH_BLDG_RETAIL_02200393 L_ARCH_BLDG_GARAGE_02200393

LIGHT POLE LOCATIONS:

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Kansas City, MO 64108 TEL 816.842.8844 olsson-studio.com

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KOREY P. SCHULZ
NUMBER
A-2002030005
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11/01/2023

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LAYOUT PLAN - COORDINATES

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

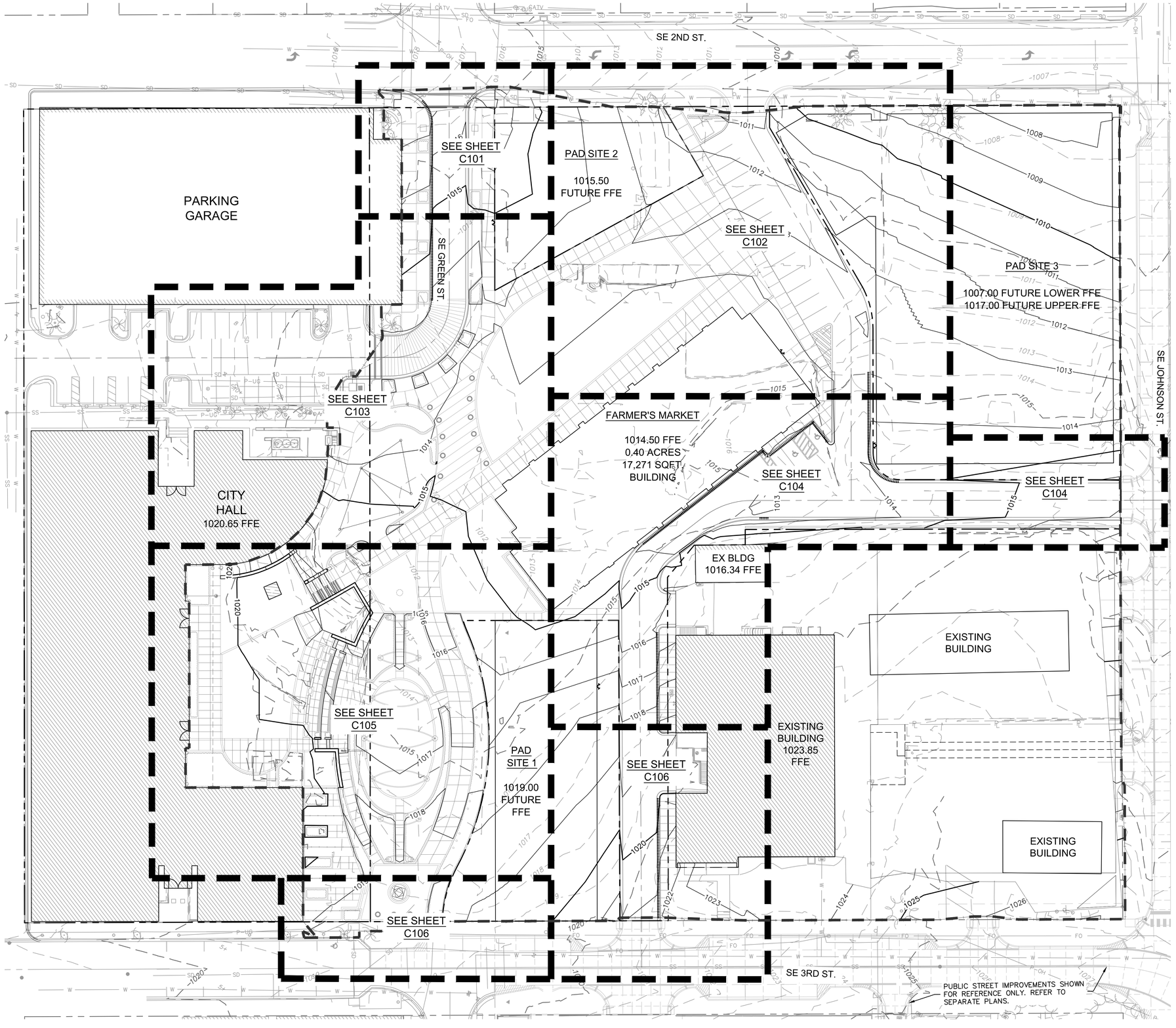
LEE'S SUMMIT, MISSOURI

2023

drawn by: TS/TG/EW
checked by: DV
approved by: KPS
QA/QC by: BM
project no.: 022-00393
drawing no.: L_LAY01_02200393
date: 11/01/2023

SHEET
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V_XBNDY_02200393 C_PUTIL_02200393 C_PSURF_02200393 A_PBASE_02200393 L_ARCH_BLDG_RETAIL_02200393 L_ARCH_BLDG_GARAGE_02200393



LEGEND	
	LIMITS OF DISTURBANCE
-100-	EXISTING INDEX CONTOURS
-100-	EXISTING INTERMEDIATE CONTOURS
100	PROPOSED INDEX CONTOURS
100	PROPOSED INTERMEDIATE CONTOURS
	PROPOSED DRY CURB

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STATE OF MISSOURI
DAVID L. EICKMAN
NUMBER PE-2009015436
PROFESSIONAL ENGINEER
10/31/23

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

OVERALL GRADING PLAN

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

LEE'S SUMMIT,MO

2023

drawn by:	DFG/AR
checked by:	JN
approved by:	DE
QA/QC by:	DE
project no.:	022-00393
drawing no.:	C_GRD01_02200393
date:	09/01/2023

SHEET
C100

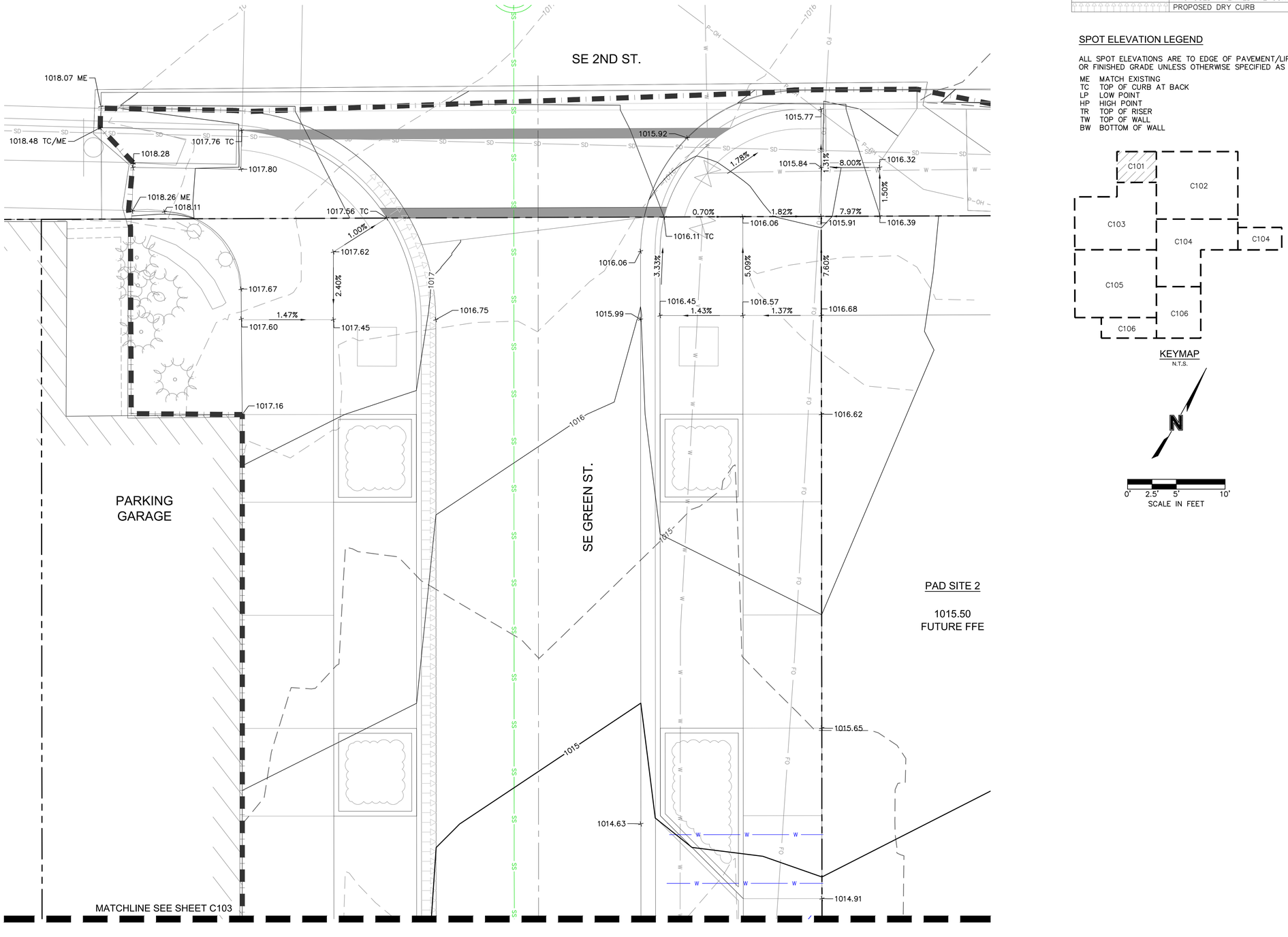
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XREFS: C_XBASE_02200393 C_PTBLK_02200393 L_PBASE_02200393 C_PUTIL_02200393

LEGEND	
	MATCH LINE
	LIMITS OF DISTURBANCE
–100–	EXISTING INDEX CONTOURS
–100–	EXISTING INTERMEDIATE CONTOURS
100	PROPOSED INDEX CONTOURS
100	PROPOSED INTERMEDIATE CONTOURS
	PROPOSED DRY CURB

SPOT ELEVATION LEGEND

ALL SPOT ELEVATIONS ARE TO EDGE OF PAVEMENT/LIP OF CURB OR FINISHED GRADE UNLESS OTHERWISE SPECIFIED AS BELOW.

ME MATCH EXISTING
TC TOP OF CURB AT BACK
LP LOW POINT
HP HIGH POINT
TR TOP OF RISER
TW TOP OF WALL
BW BOTTOM OF WALL



KEYMAP
N.T.S.

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STATE OF MISSOURI
DAVID L. EICKMAN
NUMBER PE-2009015436
10/31/23
PROFESSIONAL ENGINEER

REVISIONS			
REV. NO.	DATE	REVISIONS DESCRIPTION	BY

GRADING PLAN

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

2023

LEE'S SUMMIT, MO

drawn by: DFG/AR
checked by: JN
approved by: DE
QA/QC by: DE
project no.: 022-00393
drawing no.: C_GRD02_02200393
date: 09/01/2023

SHEET
C101

DWG: F:\2022\00001-00500\022-00393\40-Design\AutoCAD\Final Plans\Sheets\GNCV\Site Development Plans\C_GRD02_02200393.dwg
DATE: Oct 23, 2023 4:50pm
XREFS: C_XBASE_02200393 C_PTBLK_02200393 L_PBASE_02200393 C_PUTIL_02200393
USER: dgoodwin
C_PBASE_ROAD_02200393

MATCHLINE SEE SHEET C101

SE 2ND ST.

PUBLIC STREET IMPROVEMENTS SHOWN FOR REFERENCE ONLY. REFER TO SEPARATE PLANS.

PAD SITE 2

1015.50
FUTURE FFE

PAD SITE 3

1007.00 FUTURE LOWER FFE
1017.00 FUTURE UPPER FFE

FARMER'S MARKET

1014.50 FFE

MATCHLINE SEE SHEET C103

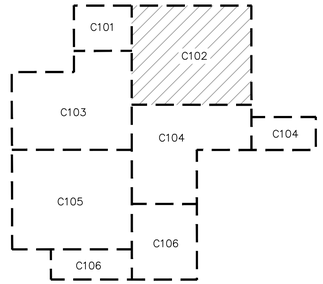
MATCHLINE SEE SHEET C104

LEGEND	
	MATCH LINE
	LIMITS OF DISTURBANCE
	EXISTING INDEX CONTOURS
	EXISTING INTERMEDIATE CONTOURS
	PROPOSED INDEX CONTOURS
	PROPOSED INTERMEDIATE CONTOURS
	PROPOSED DRY CURB

SPOT ELEVATION LEGEND

ALL SPOT ELEVATIONS ARE TO EDGE OF PAVEMENT/LIP OF CURB OR FINISHED GRADE UNLESS OTHERWISE SPECIFIED AS BELOW.

ME	MATCH EXISTING
TC	TOP OF CURB AT BACK
LP	LOW POINT
HP	HIGH POINT
TR	TOP OF RISER
TW	TOP OF WALL
BW	BOTTOM OF WALL



KEYMAP
N.T.S.



0' 5' 10' 20'
SCALE IN FEET

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STATE OF MISSOURI
DAVID L. EICKMAN
NUMBER PE-2009015436
10/31/23
PROFESSIONAL ENGINEER

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

GRADING PLAN

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

LEE'S SUMMIT,MO

2023

drawn by: DFG/AR
checked by: JN
approved by: DE
QA/QC by: DE
project no.: 022-00393
drawing no.: C_GRD02_02200393
date: 09/01/2023

SHEET
C102

DWG: F:\2022\00001-00500\022-00393\40-Design\AutoCAD\Final Plans\Sheets\GNCV\Site Development Plans\C_GRD02_02200393.dwg
DATE: Oct 23, 2023 4:50pm XREFS: C_XBASE_02200393 C_PTBLK_02200393 L_PBASE_02200393 C_PUTIL_02200393
USER: dgoodwin

MATCHLINE SEE SHEET C101

MATCHLINE SEE SHEET C102

SE GREEN ST.

LEGEND	
	MATCH LINE
	LIMITS OF DISTURBANCE
–100–	EXISTING INDEX CONTOURS
–100–	EXISTING INTERMEDIATE CONTOURS
100	PROPOSED INDEX CONTOURS
100	PROPOSED INTERMEDIATE CONTOURS
	PROPOSED DRY CURB
	PROPOSED RIBBON CURB

SPOT ELEVATION LEGEND

ALL SPOT ELEVATIONS ARE TO EDGE OF PAVEMENT/LIP OF CURB OR FINISHED GRADE UNLESS OTHERWISE SPECIFIED AS BELOW.

ME MATCH EXISTING
TC TOP OF CURB AT BACK
LP LOW POINT
HP HIGH POINT
TR TOP OF RISER
TW TOP OF WALL
BW BOTTOM OF WALL

1014.91
1014.14
1014.16
1013.97
1013.43
1013.85
1013.43
1013.93
1013.69
1014.38
1014.18
1014.27
1014.17
1014.42
1013.98
1013.56
1013.87 TC/ME
1013.51 ME
1013.90
1013.80
1013.97
1014.16
1013.05
1013.23
1013.42
1013.22
1013.65
1013.60
1013.71 ME
1013.38
1014.38 TC/ME
1013.76
1013.66
1013.64
1013.25 LP
1013.31
1013.35
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1014.07
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1014.49
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1014.50
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1014.66
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1014.92
1015.14
1015.22
1015.50
1014.50
1014.50
1015.73
1016.33
1015.53
1015.85
1016.75 BW
1015.46

P-UG
SD
SS
W

CITY HALL

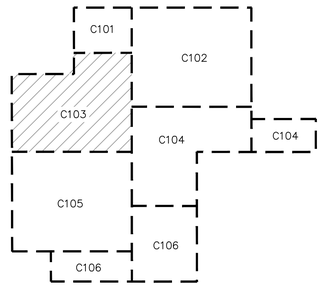
1020.65 FFE

FARMER'S MARKET

1014.50 FFE

MATCHLINE SEE SHEET C104

MATCHLINE SEE SHEET C105



KEYMAP
N.T.S.

N

0' 5' 10' 20'
SCALE IN FEET

N

0' 15' 30' 60'
SCALE IN FEET

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STATE OF MISSOURI
DAVID L. EICKMAN
NUMBER PE-2009015436
10/31/23
PROFESSIONAL ENGINEER

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

GRADING PLAN

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

2023

LEE'S SUMMIT,MO

drawn by:	DFG/AR
checked by:	JN
approved by:	DE
QA/QC by:	DE
project no.:	022-00393
drawing no.:	C_GRD02_02200393
date:	09/01/2023

SHEET
C103

DWG: F:\2022\00001-00500\022-00393\40-Design\AutoCAD\Final Plans\Sheets\GNCV\Site Development Plans\C_GRD02_02200393.dwg
DATE: Oct 23, 2023 4:50pm
XREFS: C_XBASE_02200393 C_PTBLK_02200393 L_PBASE_02200393 C_PUTIL_02200393
USER: dgoodwin

LEGEND	
	MATCH LINE
	LIMITS OF DISTURBANCE
1015	EXISTING INDEX CONTOURS
1015	EXISTING INTERMEDIATE CONTOURS
1015	PROPOSED INDEX CONTOURS
1015	PROPOSED INTERMEDIATE CONTOURS
	PROPOSED DRY CURB

SPOT ELEVATION LEGEND

ALL SPOT ELEVATIONS ARE TO EDGE OF PAVEMENT/LIP OF CURB OR FINISHED GRADE UNLESS OTHERWISE SPECIFIED AS BELOW.

ME	MATCH EXISTING
TC	TOP OF CURB AT BACK
LP	LOW POINT
HP	HIGH POINT
TR	TOP OF RISER
TW	TOP OF WALL
BW	BOTTOM OF WALL

MATCHLINE SEE SHEET C103

FARMER'S MARKET

1014.50 FFE

PAD SITE 3

~~1007.00 FUTURE LOWER FFE~~

1017.00 FUTURE UPPER FFE

EXISTING BUILDING

1023.85 FFE

MATCHLINE SEE SHEET C105

MATCHLINE SEE SHEET C106

KEYMAP
N.T.S.

C101 C102 C103 C104 C104 C105 C106 C106

N

0' 5' 10' 20'
SCALE IN FEET

GRADING DETAIL A

MATCHLINE SEE DETAIL A

GRADING DETAIL B

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NUMBER PE-2009015436
10/31/23
PROFESSIONAL ENGINEER

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

GRADING PLAN

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET
LEE'S SUMMIT,MO

2023

drawn by: DFG/AR
checked by: JN
approved by: DE
QA/QC by: DE
project no.: 022-00393
drawing no.: C_GRD02_02200393
date: 09/01/2023

SHEET
C104

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DATE: Oct 23, 2023 4:50pm
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USER: dgoodwin

MATCHLINE SEE SHEET C103

MATCHLINE SEE SHEET C104

MATCHLINE SEE SHEET C106

MATCHLINE SEE SHEET C106

CITY HALL

1020.65 FFE

PAD SITE 1

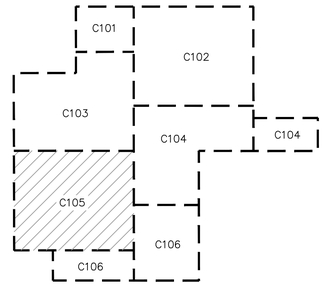
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LEGEND	
	MATCH LINE
	LIMITS OF DISTURBANCE
	EXISTING INDEX CONTOURS
	EXISTING INTERMEDIATE CONTOURS
	PROPOSED INDEX CONTOURS
	PROPOSED INTERMEDIATE CONTOURS
	PROPOSED DRY CURB

SPOT ELEVATION LEGEND

ALL SPOT ELEVATIONS ARE TO EDGE OF PAVEMENT/LIP OF CURB OR FINISHED GRADE UNLESS OTHERWISE SPECIFIED AS BELOW.

ME MATCH EXISTING
TC TOP OF CURB AT BACK
LP LOW POINT
HP HIGH POINT
TR TOP OF RISER
TW TOP OF WALL
BW BOTTOM OF WALL



KEYMAP
N.T.S.

N

0' 5' 10' 20'
SCALE IN FEET

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DAVID L. EICKMAN
NUMBER PE-2009015436
PROFESSIONAL ENGINEER
10/31/23

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

GRADING PLAN

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

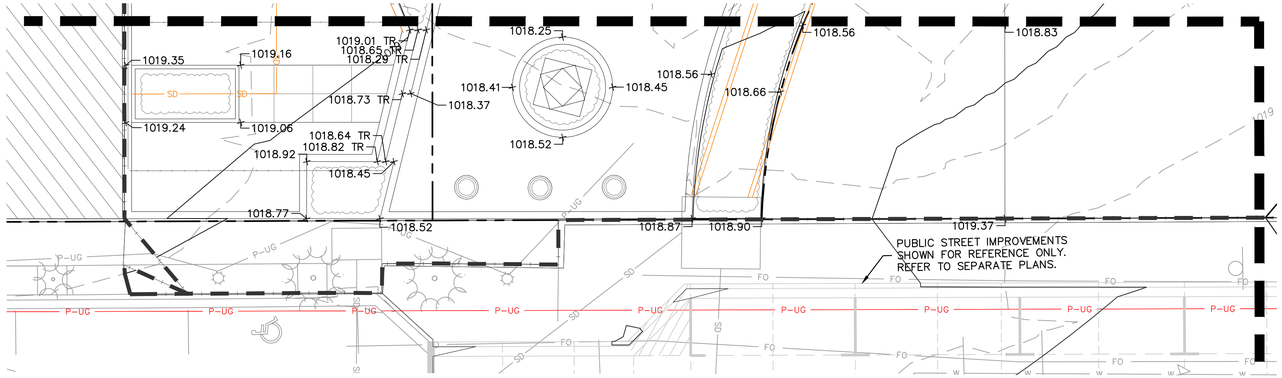
LEE'S SUMMIT,MO

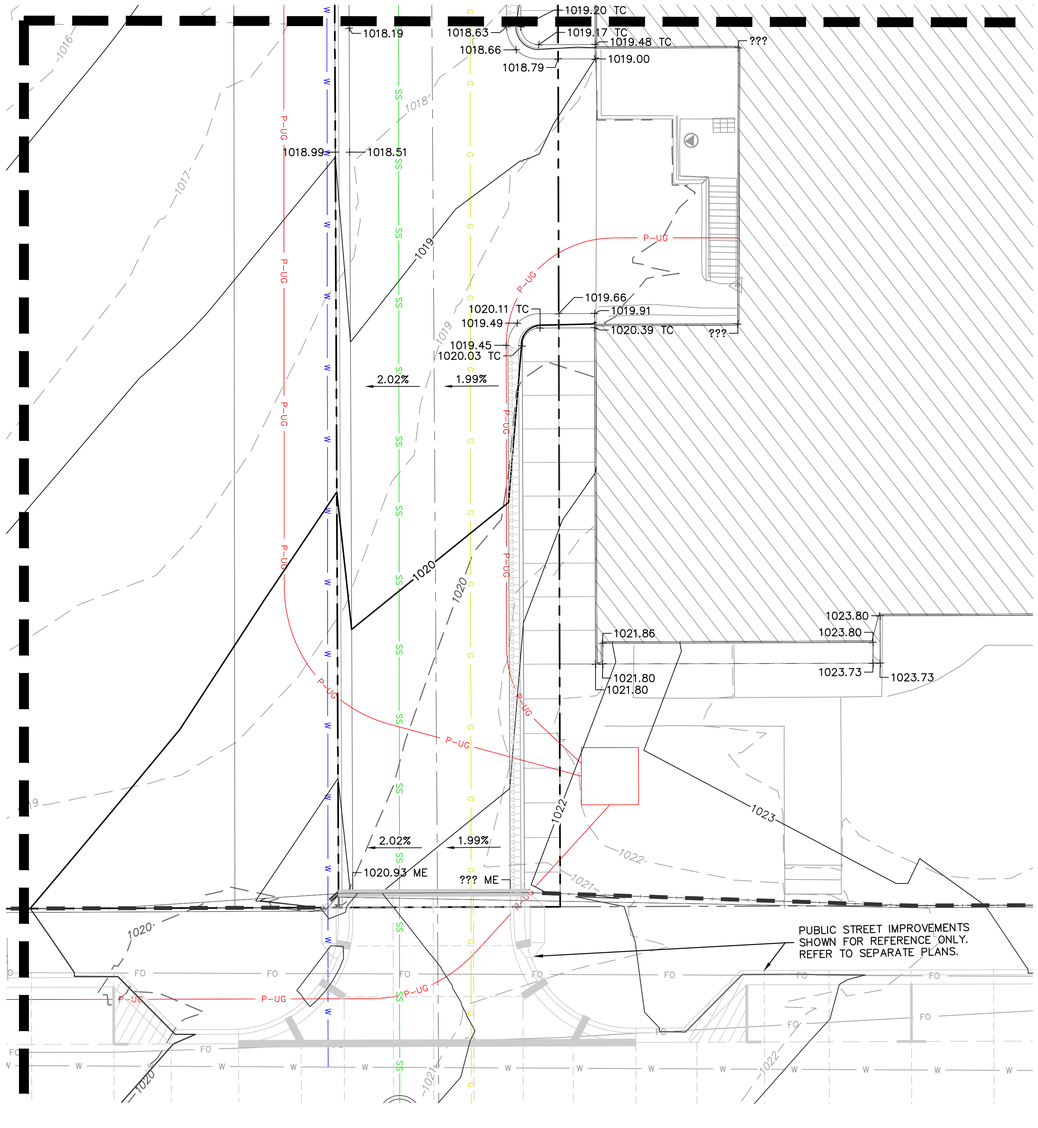
2023

drawn by: DFG/AR
checked by: JN
approved by: DE
QA/QC by: DE
project no.: 022-00393
drawing no.: C_GRD02_02200393
date: 09/01/2023

SHEET
C105

DWG: F:\2022\00001-00500\022-00393\40-Design\AutoCAD\Final Plans\Sheets\GNCV\Site Development Plans\C_GRD02_02200393.dwg USER: dgoodwin
DATE: Oct 23, 2023 4:50pm XREFS: C_XBASE_02200393 L_PBASE_02200393 C_PTBLK_02200393 C_PUTIL_02200393





LEGEND	
	MATCH LINE
	LIMITS OF DISTURBANCE
100	EXISTING INDEX CONTOURS
100	EXISTING INTERMEDIATE CONTOURS
100	PROPOSED INDEX CONTOURS
100	PROPOSED INTERMEDIATE CONTOURS

SPOT ELEVATION LEGEND

ALL SPOT ELEVATIONS ARE TO EDGE OF PAVEMENT/LIP OF CURB OR FINISHED GRADE UNLESS OTHERWISE SPECIFIED AS BELOW.

ME MATCH EXISTING
TC TOP OF CURB AT BACK
LP LOW POINT
HP HIGH POINT
TR TOP OF RISER
TW TOP OF WALL
BW BOTTOM OF WALL

N

0' 5' 10' 20'
SCALE IN FEET

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www.olsson.com

STATE OF MISSOURI
DAVID L. EICKMAN
NUMBER PE-2009015436
10/31/23
PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

GRADING PLAN

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

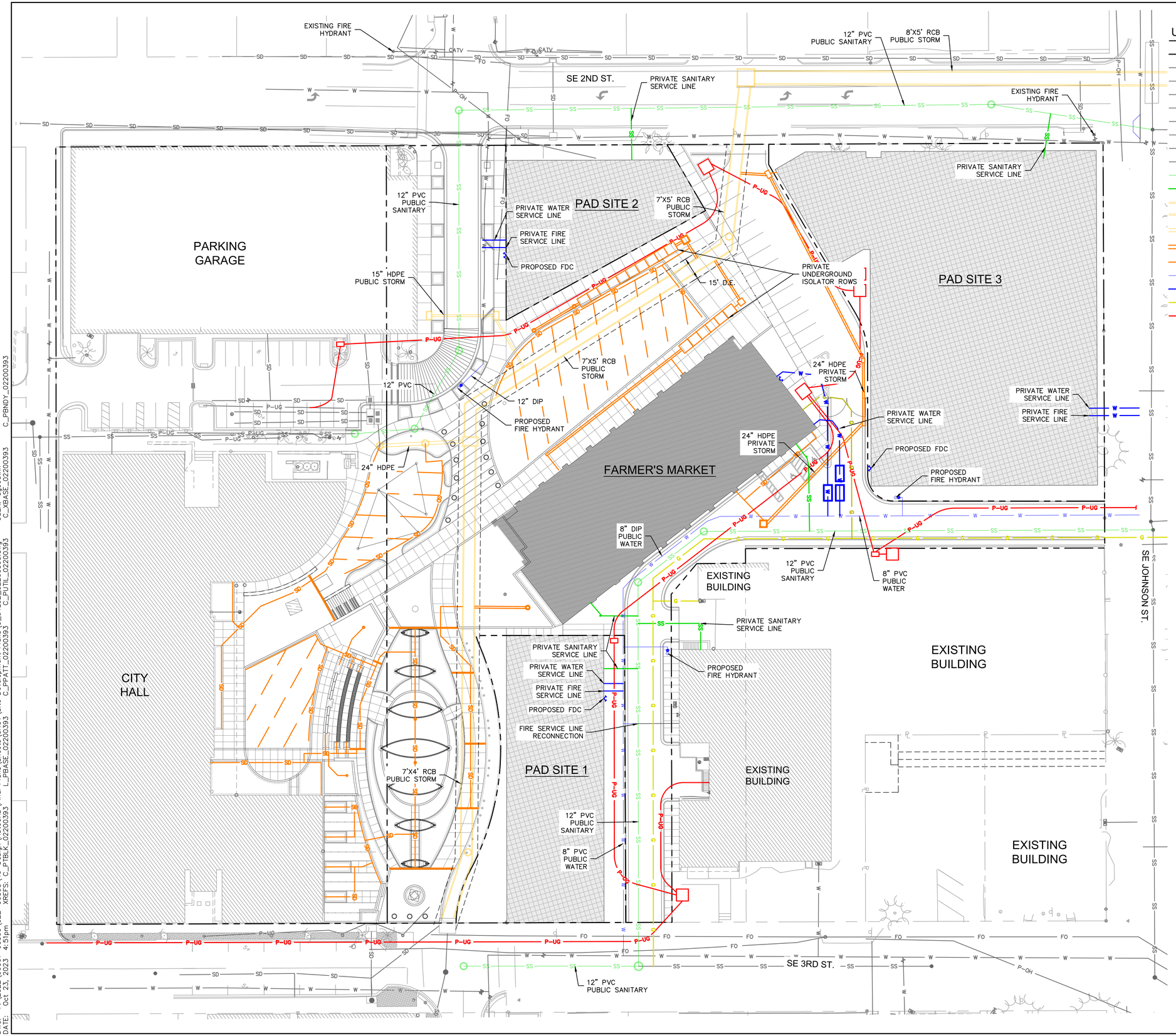
LEE'S SUMMIT,MO

2023

drawn by: DFG/AR
checked by: JN
approved by: DE
QA/QC by: DE
project no.: 022-00393
drawing no.: C_GRD02_02200393
date: 09/01/2023

SHEET
C106

DWG: F:\2022\00001-00500\022-00393\40-Design\AutoCAD\Final Plans\Sheets\GNCV\Site Development Plans\C_GRD02_02200393.dwg
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XREFS: C_XBASE_02200393 C_PTBLK_02200393 L_PBASE_02200393 C_PUTIL_02200393
USER: dgoodwin C_PBASE_ROAD_02200393



UTILITY PLAN LEGEND

- PROPOSED PROPERTY BOUNDARY/ R/W LINE
- EXISTING PROPERTY BOUNDARY/ R/W LINE
- EXISTING STORM SEWER LINE
- EXISTING WATER MAIN LINE
- EXISTING SANITARY SEWER LINE
- EXISTING GAS LINE
- EXISTING UNDERGROUND POWER
- EXISTING OVERHEAD POWER
- EXISTING COMMUNICATION/FIBER OPTIC LINE
- PROPOSED PUBLIC SANITARY LINE
- PROPOSED PRIVATE SANITARY SERVICE LINE
- PROPOSED PUBLIC STORM BOX CULVERT RELOCATION
- PROPOSED PUBLIC STORM SEWER LINE
- PROPOSED PRIVATE STORM SEWER LINE 15" OR GREATER
- PROPOSED PRIVATE STORM SEWER LINE
- PROPOSED PUBLIC WATER LINE
- PROPOSED PRIVATE WATER SERVICE LINE
- PROPOSED GAS LINE
- PROPOSED UNDERGROUND POWER
- PROPOSED BUILDING
- PROPOSED PAD SITE

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STATE OF MISSOURI
DAVID L. EICKMAN
NUMBER PE-2009015436
10/31/23
PROFESSIONAL ENGINEER

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

OVERALL UTILITY PLAN

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

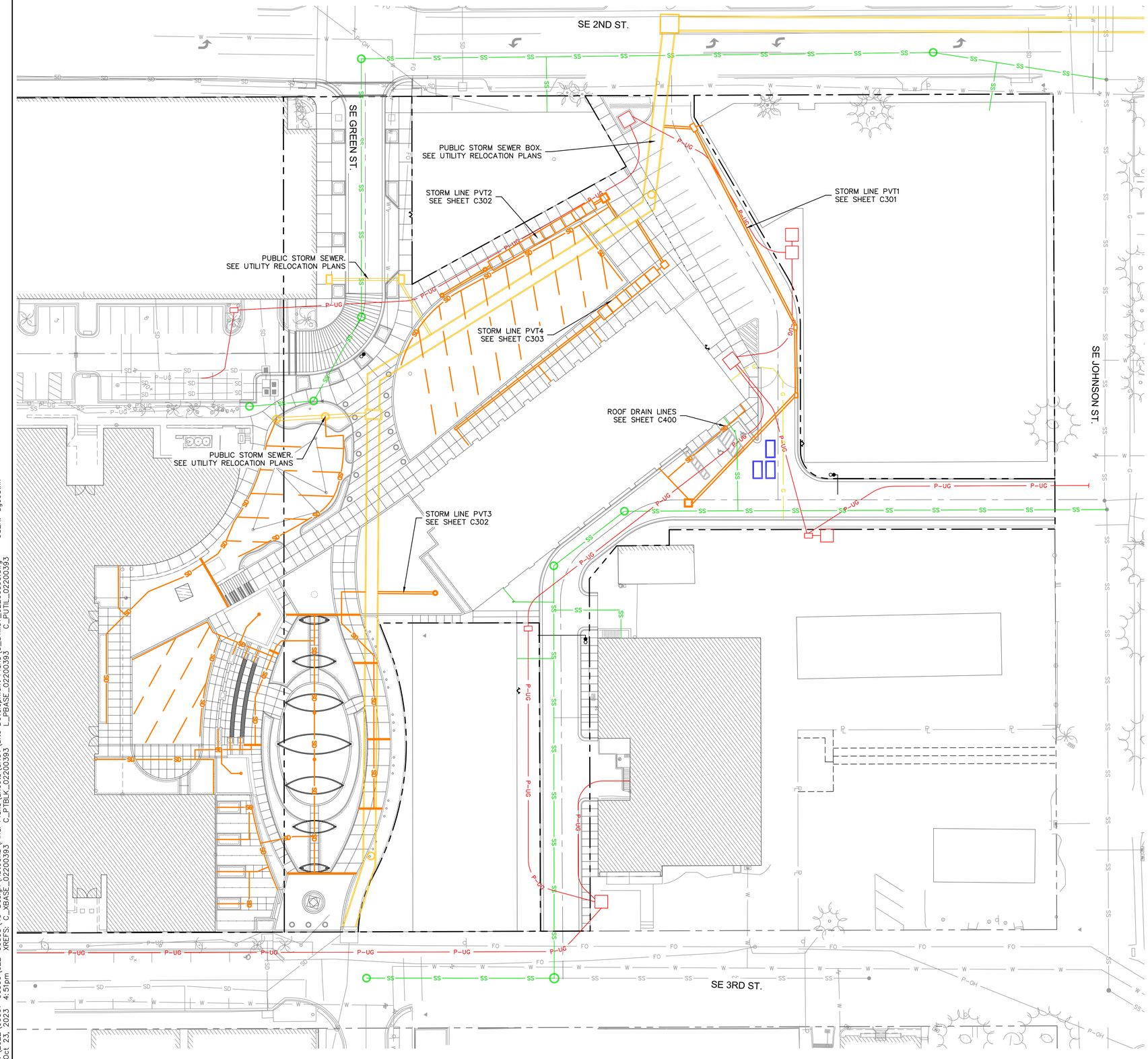
2023

LEE'S SUMMIT,MO

drawn by: DFG
checked by: JN
approved by: DE
QA/QC by: DE
project no.: 022-00393
drawing no.: C_UTL02_02200393
date: 05-15-2023

SHEET
C200

DWG: F:\2022\00001-00500\022-00393\40-Design\AutoCAD\Final Plans\Sheets\GNCV\Site Development Plans\C_UTL02_02200393.dwg
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USER: dgoodwin C_XBASE_02200393



STORM SEWER LEGEND

- PROPERTY BOUNDARY
- EXISTING STORM SEWER LINE
- EXISTING WATER MAIN LINE
- EXISTING SANITARY SEWER LINE
- EXISTING GAS LINE
- EXISTING UNDERGROUND POWER
- EXISTING OVERHEAD POWER
- EXISTING COMMUNICATION/FIBER OPTIC LINE
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED PUBLIC STORM BOX CULVERT RELOCATION
- PROPOSED PUBLIC STORM SEWER LINE
- PROPOSED PRIVATE STORM SEWER LINE 15" OR GREATER
- PROPOSED PRIVATE STORM SEWER LINE
- PROPOSED WATER SERVICE LINE
- PROPOSED GAS LINE
- PROPOSED UNDERGROUND POWER
- EXISTING INDEX CONTOURS
- EXISTING INTERMEDIATE CONTOURS
- PROPOSED INDEX CONTOURS
- PROPOSED INTERMEDIATE CONTOURS

N

0' 15' 30' 60'
SCALE IN FEET

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DAVID L. EICKMAN
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10/31/23

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REVISIONS

OVERALL STORM SEWER PLAN

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

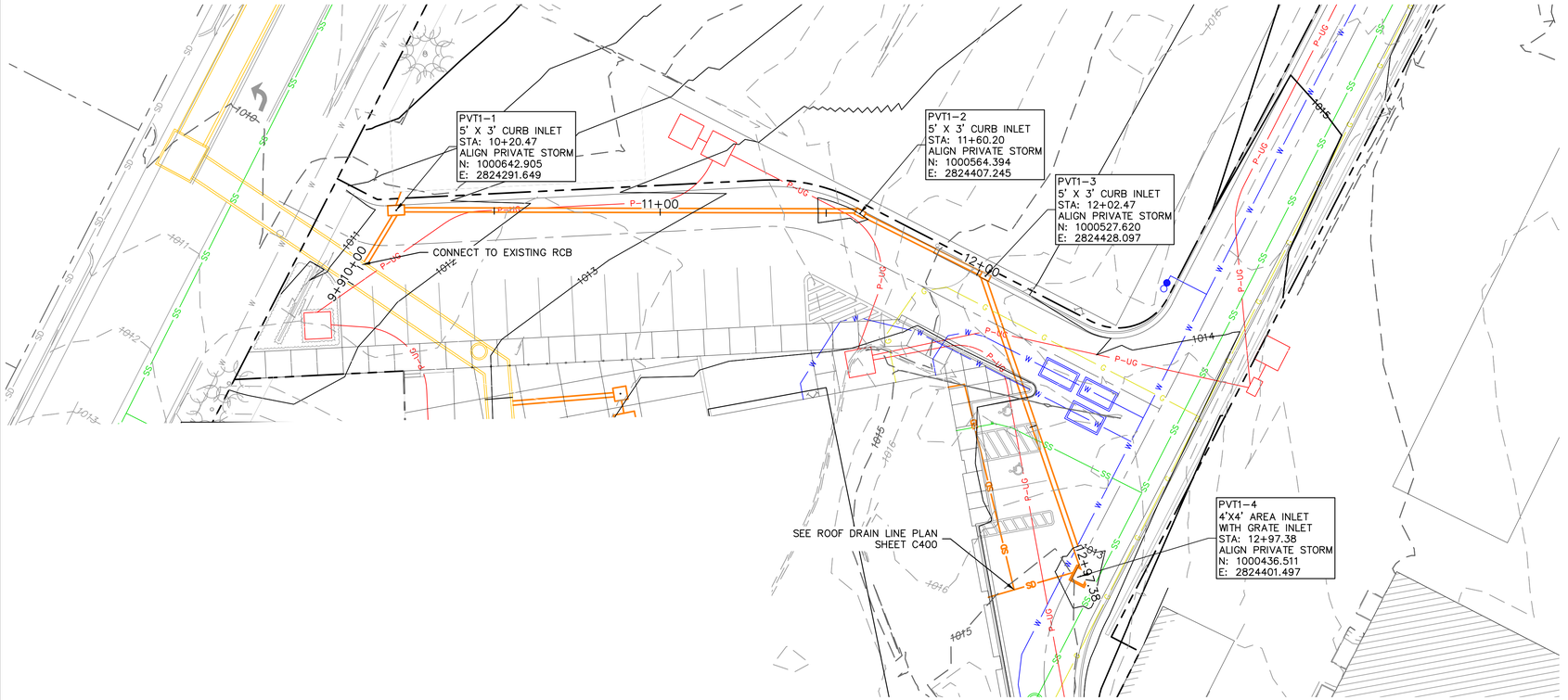
LEE'S SUMMIT,MO

2023

drawn by: DFG/AR
checked by: JN
approved by: DE
QA/QC by: DE
project no.: 022-00393
drawing no.: C_STM01_02200393
date: 09/01/2023

SHEET
C300

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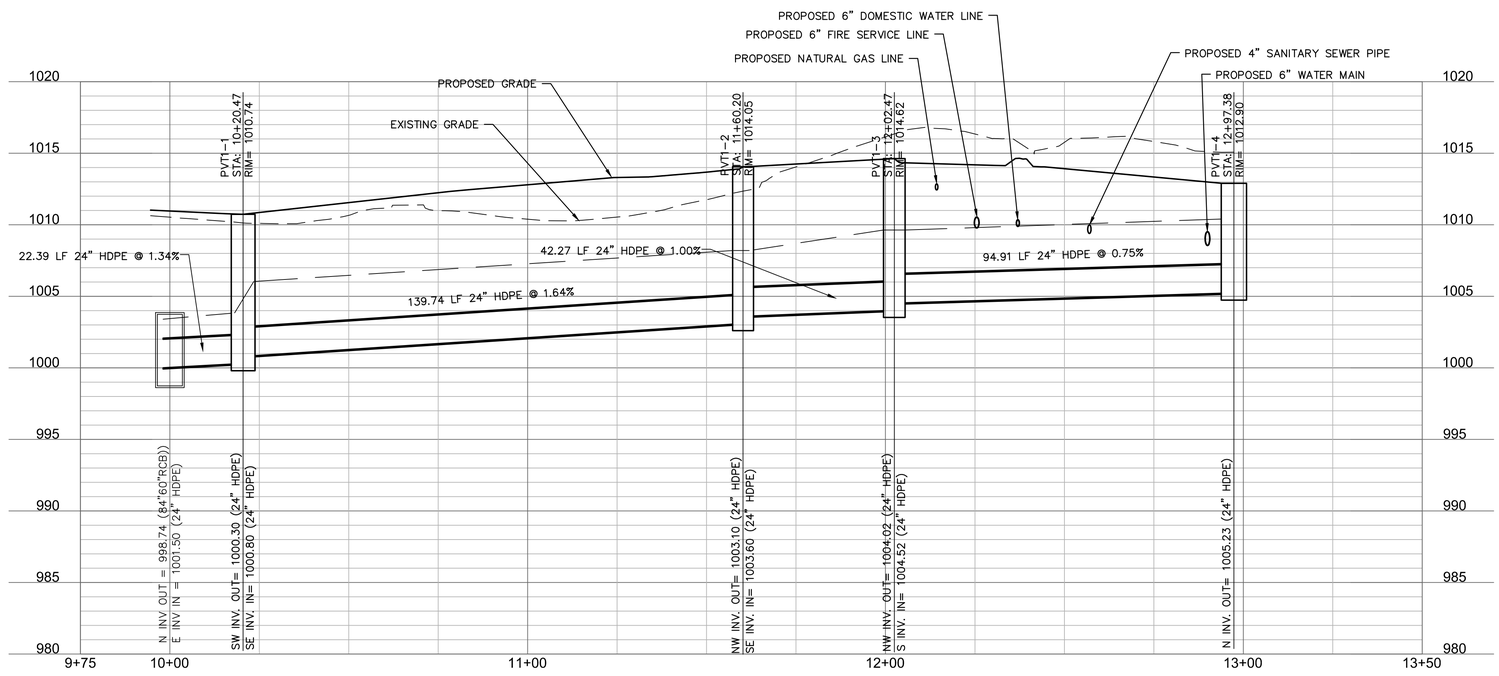


STORM SEWER LEGEND

- PROPERTY BOUNDARY
- EXISTING STORM SEWER LINE
- EXISTING WATER MAIN LINE
- EXISTING SANITARY SEWER LINE
- EXISTING GAS LINE
- EXISTING UNDERGROUND POWER
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- PROPOSED GAS LINE
- PROPOSED UNDERGROUND POWER
- EXISTING INDEX CONTOURS
- EXISTING INTERMEDIATE CONTOURS
- PROPOSED INDEX CONTOURS
- PROPOSED INTERMEDIATE CONTOURS

N

0' 10' 20' 40'
SCALE IN FEET



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10/31/23

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STORM SEWER PLAN & PROFILE

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

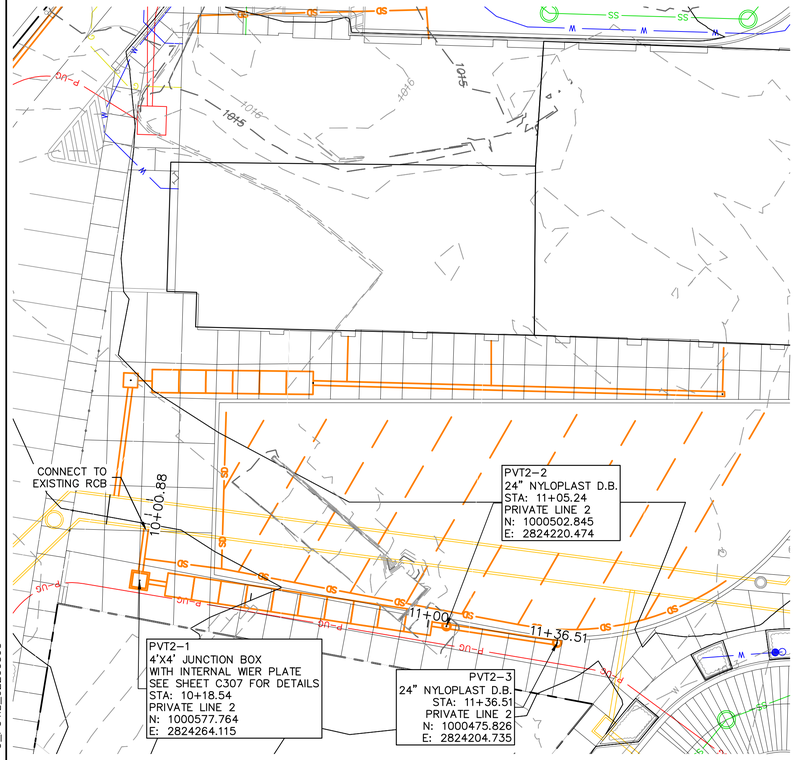
LEE'S SUMMIT,MO

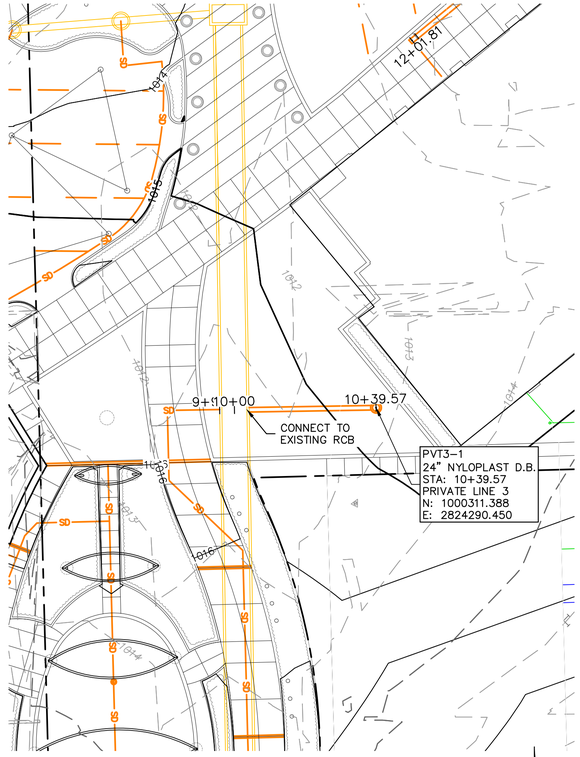
2023

drawn by: DFG/AR
checked by: JN
approved by: DE
QA/QC by: DE
project no.: 022-00393
drawing no.: C_STM02_02200393
date: 09/01/2023

SHEET
C301

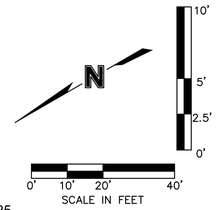
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DATE: Oct 23, 2023 4:52pm XREFS: C_XBASE_02200393 C_PSTRM_PRVT_02200393
C_PTBLK_02200393 L_PBASE_02200393 C_PUTIL_02200393

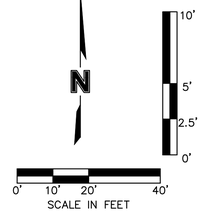


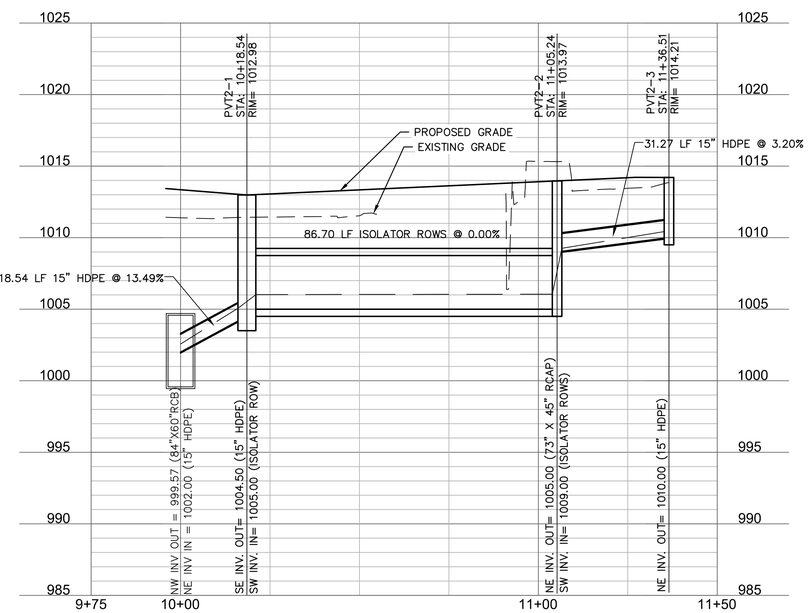


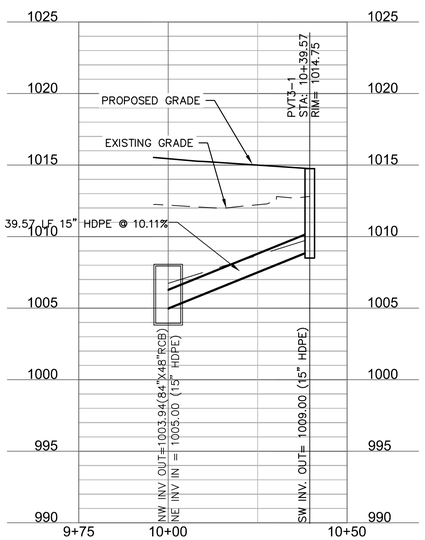
STORM SEWER LEGEND

- PROPERTY BOUNDARY
- EXISTING STORM SEWER LINE
- EXISTING WATER MAIN LINE
- EXISTING SANITARY SEWER LINE
- EXISTING GAS LINE
- EXISTING UNDERGROUND POWER
- EXISTING OVERHEAD POWER
- EXISTING COMMUNICATION/FIBER OPTIC LINE
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED PUBLIC STORM BOX CULVERT RELOCATION
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- PROPOSED PRIVATE STORM SEWER LINE 15" OR GREATER
- PROPOSED PRIVATE STORM SEWER LINE
- PROPOSED WATER SERVICE LINE
- PROPOSED GAS LINE
- PROPOSED UNDERGROUND POWER
- EXISTING INDEX CONTOURS
- EXISTING INTERMEDIATE CONTOURS
- PROPOSED INDEX CONTOURS
- PROPOSED INTERMEDIATE CONTOURS









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STATE OF MISSOURI
DAVID L. EICKMAN
NUMBER PE-2009015436
10/31/23
PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

STORM SEWER PLAN & PROFILE

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

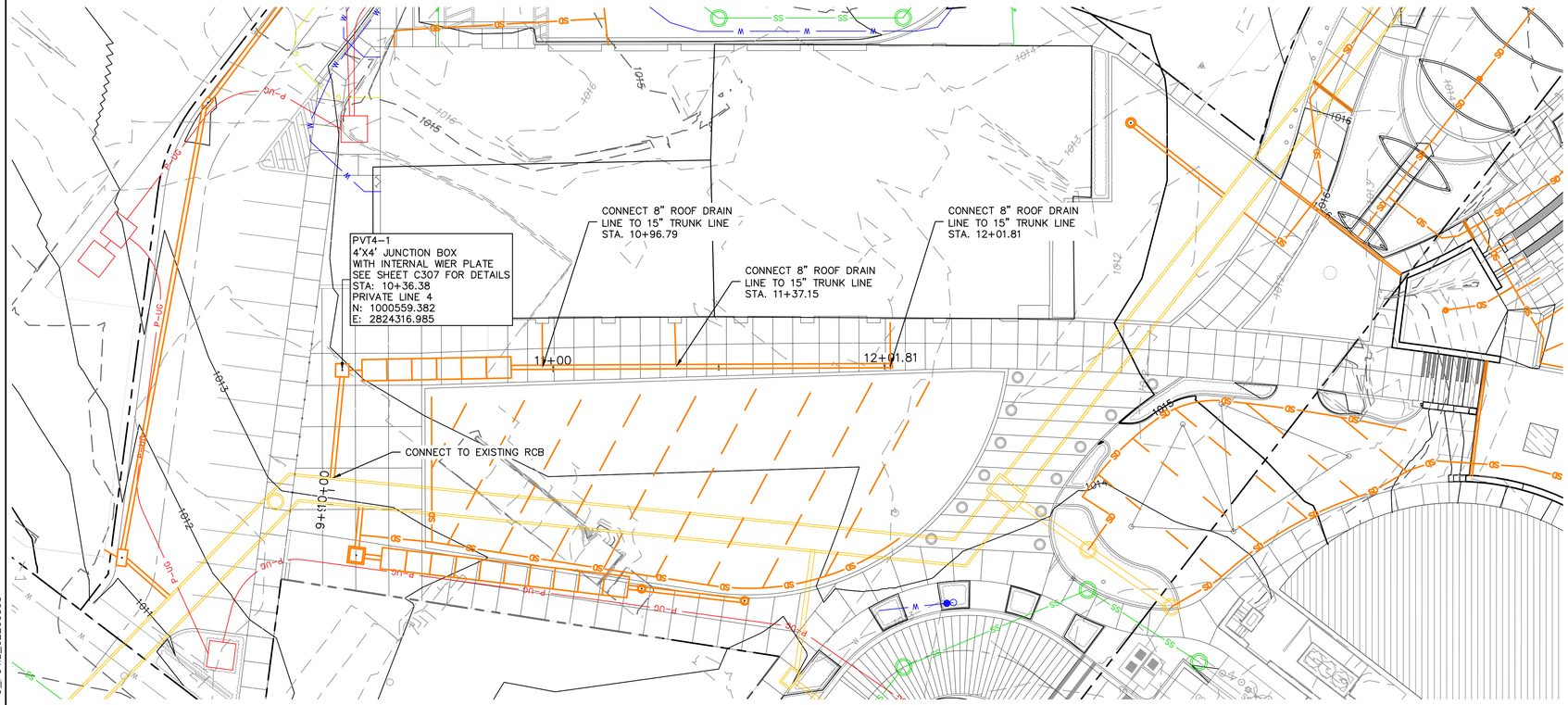
LEE'S SUMMIT,MO

2023

drawn by: DFG/AR
checked by: JN
approved by: DE
QA/QC by: DE
project no.: 022-00393
drawing no.: C_STM02_02200393
date: 09/01/2023

SHEET
C302

DWG: F:\2022\00001-00500\022-00393\40-Design\AutoCAD\Final Plans\Sheets\GNCV\Site Development Plans\C_STM02_02200393.dwg USER: dgoodwin
DATE: Oct 23, 2023 4:52pm XREFS: C_XBASE_02200393 C_PTBLK_02200393 L_PTBASE_02200393 C_PSTRM_PRVT_02200393 C_PUTIL_02200393



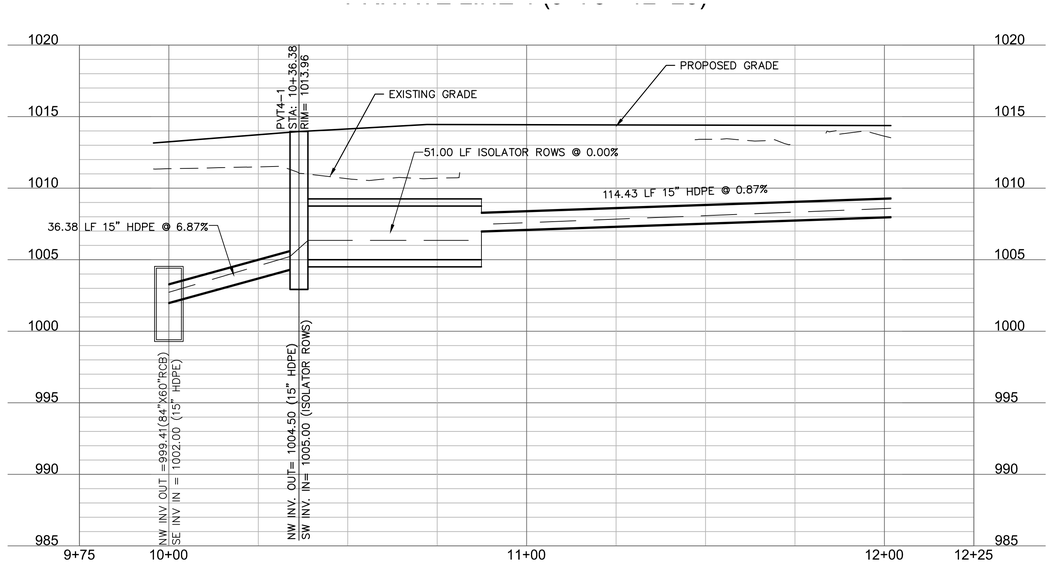
STORM SEWER LEGEND

- PROPERTY BOUNDARY
- SD — SD — EXISTING STORM SEWER LINE
- W — W — EXISTING WATER MAIN LINE
- SS — SS — EXISTING SANITARY SEWER LINE
- G — G — EXISTING GAS LINE
- P–UG — EXISTING UNDERGROUND POWER
- P–OH — EXISTING OVERHEAD POWER
- FO — EXISTING COMMUNICATION/FIBER OPTIC LINE
- SS — SS — PROPOSED SANITARY SEWER SERVICE
- PROPOSED PUBLIC STORM BOX CULVERT RELOCATION
- PROPOSED PUBLIC STORM SEWER LINE
- PROPOSED PRIVATE STORM SEWER LINE 15" OR GREATER
- SD — SD — PROPOSED PRIVATE STORM SEWER LINE
- W — W — PROPOSED WATER SERVICE LINE
- G — G — PROPOSED GAS LINE
- P–UG — PROPOSED UNDERGROUND POWER
- 100 — EXISTING INDEX CONTOURS
- 100 — EXISTING INTERMEDIATE CONTOURS
- 100 — PROPOSED INDEX CONTOURS
- 100 — PROPOSED INTERMEDIATE CONTOURS

N

0' 10' 20' 40'
SCALE IN FEET

0' 2.5' 5' 10'



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DAVID L. EICKMAN
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10/31/23

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STORM SEWER PLAN & PROFILE

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

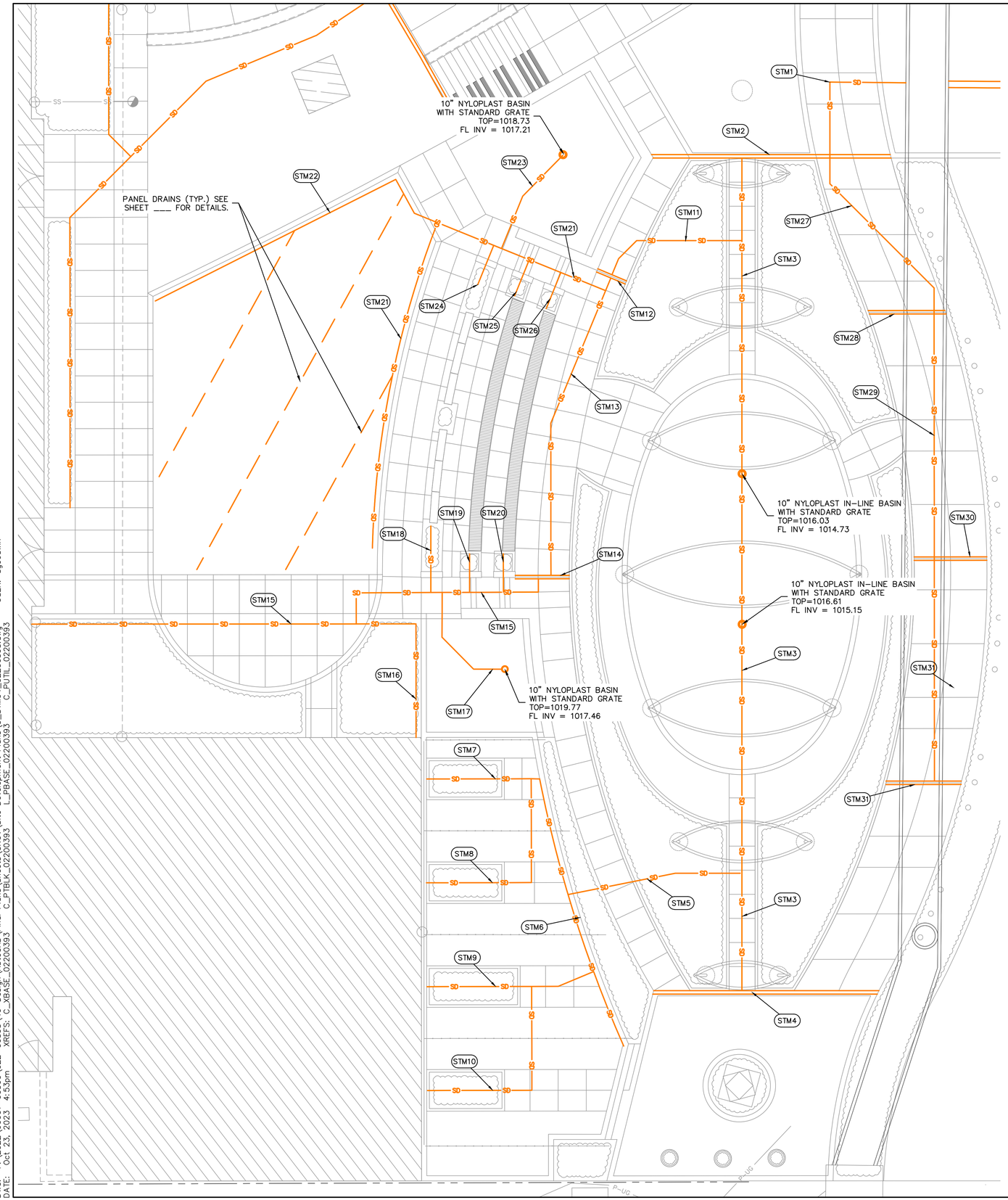
LEE'S SUMMIT,MO

2023

drawn by: DFG/AR
checked by: JN
approved by: DE
QA/QC by: DE
project no.: 022-00393
drawing no.: C_STM03_02200393
date: 09/01/2023

SHEET
C303

DWG: F:\2022\00001-00500\022-00393\40-Design\AutoCAD\Final Plans\Sheets\GNCV\Site Development Plans\C_STM03_02200393.dwg USER: dgoodwin
DATE: Oct 23, 2023 4:52pm XREFS: C_XBASE_02200393 C_PTBLK_02200393 L_PBASE_02200393 C_PSTRM_PRVT_02200393 C_PUTIL_02200393



STM01
28.62 LF OF 8" PVC
+0.00 = CONNECT TO CONCRETE RCB. FL=1005.00
+14.64 = 90° BEND. FL=1011.95
+28.62 = CONNECT TO SLOT DRAIN. FL=1014.20
STM02
±46.2 LF OF 8" TRENCH DRAIN WITH GRATE.
STM03
15.90 LF OF 8" PVC @ 0.50%
+0.00 = CONNECT TO SLOT DRAIN. FL=1014.20
+15.90 8"x8"X8" TEE IN FROM STM11. FL = 1014.28
44.92 LF OF 8" PVC @ 1.00%
+60.82 = 10" NYLOPLAST IN-LINE DRAIN BASIN.
SEE PLAN VIEW FOR DETAILS.
29.01 LF OF 8" PVC @ 1.44%
+89.83 = 10" NYLOPLAST IN-LINE DRAIN BASIN.
SEE PLAN VIEW FOR DETAILS.
47.95 LF OF 8" PVC @ 2.45%
1+37.38 8"X8"X8" TEE IN FROM STM05. FL = 1016.32
22.63 LF OF 8" PVC @ 3.00%
1+60.41 = CONNECT TO SLOT DRAIN. FL = 1017.00
STM04
±43.40 LF OF 8" TRENCH DRAIN WITH GRATE.
STM05
27.4 LF OF 8" PVC @1.00%
+0.00 = 8"X8"X8" TEE. CONNECT TO STM03. FL = 1016.32
+12.80 = 11.25° BEND
5.57 LF OF 8" PVC @ 26.32%
+32.91 = CONNECT TO SLOT DRAIN. FL = 1018.06
STM06
52.10 LF OF 8" TRENCH DRAIN WITH GRATE.
STM07
7.50 LF OF 4" PVC @ 1.00%
+0.00 = CONNECT TO SLOT DRAIN. FL = 1018.06
+2.66 = 4"X4"4" TEE CONNECTION TO STM08. FL = 1018.09
+7.50 = CONNECT 4" PIPE TO 4" PERFORATED PIPE
15.30 LF OF 4" PERFORATED PIPE @ 1.00%
STM08
25.50 LF OF 4" PVC @ 1.00%
+0.00 = 4"X4"X4" TEE CONNECTION TO STM07. FL = 1018.09
+20.00 = 90° BEND
+25.50 = CONNECT 4" PIPE TO 4" PERFORATED PIPE
15.30 LF OF 4" PERFORATED PIPE @ 1.00%
STM09
16.00 LF OF 4" PVC @ 1.00%
+0.00 = CONNECT TO SLOT DRAIN, FL = 1018.06
+8.38 = 22.5° BEND
+13.50 = 4"X4"X4" TEE CONNECTION TO STM10. FL = 1018.20
+16.00 = CONNECT 4" PIPE TO 4" PERFORATED PIPE
17.67 LF OF 4" PERFORATED PIPE @ 1.00%
STM10
25.53 LF OF 4" PVC @ 1.00%
+0.00 = 4"X4"X4' TEE CONNECTION TO STM09. FL = 1018.20
+20.01 = 90° BEND
+25.53 = CONNECT 4" PIPE TO 4" PERFORATED PIPE
14.59 LF OF 4" PERFORATED PIPE @ 1.00%
STM11
20.29 LF OF 8" PVC @ 1.52%
+0.00 8"X8"X8" TEE CONNECTION TO STM03. FL = 1014.28
+20.29 45° BEND
8.28 LF OF 8" PVC @1.00%
+25.21 45° BEND
+28.57 CONNECT TO SLOT DRAIN STM12. FL = 1014.67
STM12
6 LF OF8" TRENCH DRAIN WITH GRATE.
STM13
2.64 LF OF 8" PVC @ 1.00%
+0.00 = CONNECT TO SLOT DRAIN. FL = 1014.67
+2.64 = 8"X8"X8" TEE CONNECTION TO STM21. FL = 1014.70
27.64 LF OF 8" PVC @ 1.50%
+30.28 = 22.5° BEND
29.31 LF OF 8" PVC @ 1.74%
+59.59 = CONNECT TO SLOT DRAIN STM14. FL = 1015.59
STM14
10.40 LF OF 8" TRENCH DRAIN WITH GRATE.
STM15
2.55 LF OF 8" PVC @ 1.00%
+0.00 = CONNECT TO SLOT DRAIN. FL = 1015.59
+2.55 = 90° BEND
6.74 LF OF 8" PVC @ 3.00%
+9.29 = 8"X4"8" TEE CONNECTION TO STM20. FL = 1015.82
11.79 LF OF 8" PVC @ 10.00%
+15.79 = 8"X4"X8" TEE CONNECTION TO STM19. FL = 1016.47
+21.08 = 8"X8"X8" TEE CONNECTION TO STM17. FL = 1017.00
22.55 LF OF 8" PVC @ 1.00%
+23.26 = 8"X4"X8" TEE CONNECTION TO STM18. FL = 1017.02
+37.64 = 90° BEND
+43.63 = 4"X8"X4" TEE CONNECTION TO STM16. FL = 1017.22
38.08 LF OF 4" PVC @ 2.00%
+81.71 = CONNECT 4" PIPE TO 4" PERFORATED PIPE
24.45 LF OF 4" PERFORATED PIPE @ 2.00%
STM16
3.00 LF OF 4" PVC @ 3.00%
+0.00 = 4"X8"X4" TEE CONNECTION TO STM15. FL = 1017.22
+3.00 = CONNECT 4" PIPE TO 4" PERFORATED PIPE
30.39 LF OF 4" PERFORATED PIPE.
STM17
22.77 LF OF 8" PVC @ 2.00%
+0.00 = 8"X8"X8" TEE CONNECTION TO STM15. FL = 1017.00
+8.62 = 45° BEND
+17.24 = 45° BEND
+22.77 = 10" NYLOPLAST IN-LINE DRAIN BASIN.
SEE PLAN VIEW FOR DETAILS.
STM18
3.00 LF OF 4" PVC PIPE @ 2.00%
+0.00 8"X4"X8" TEE CONNECTION TO STM15. FL = 1017.02
+3.00 CONNECT 4" PIPE TO 4" PERFORATED PIPE
9.80 LF OF 4" PERFORATED PIPE @ 2.00%
STM19
4.00 LF OF 4" PVC PIPE @ 2.00%
+0.00 8"X4"X8" TEE CONNECTION TO STM15. FL = 1016.47
+4.00 CONNECT 4" PIPE TO 4" PERFORATED PIPE
3.50 LF OF 4" PERFORATED PIPE @ 2.00%
STM20
4.00 LF OF 4" PVC PIPE @ 2.00%
+0.00 8"X4"X8" TEE CONNECTION TO STM15. FL = 1015.82
+4.00 CONNECT 4" PIPE TO 4" PERFORATED PIPE
3.50 LF OF 4" PERFORATED PIPE @ 2.00%

STM21
9.31 LF OF 8" PVC @ 2.00%
+0.00 = 8"X8"X8" TEE CONNECTION TO STM13. FL = 1014.70
+9.31 = 8"X4"X8" TEE CONNECTION TO STM25. FL = 1014.88
6.57 LF OF 8" PVC @ 20.00%
+15.88 = 8"X4"X8" TEE CONNECTION TO STM24. FL = 1016.20
5.76 LF OF 8" PVC @ 10.00%
+21.64 = 8"X8"8" TEE CONNECTION TO STM22. FL = 1016.77
1.63 LF OF 8" PVC @ 20.00%
+23.27 = 8"X4"X8" TEE CONNECTION TO STM23. FL = 1017.10
11.25 LF OF 8" PVC @ 4.51%
+34.52 = 8"X8"X8" TEE CONNECTION TO STM22. FL = 1017.61
64.23 LF OF 8" PERFORATED PVC @ 2.00%
+98.75 = CAP 8" PIPE
STM22
64.17 LF OF 8" PERFORATED PVC @ 2.00%
+4.82 = 45° BEND
+12.25 = 90° BEND
+64.17 = CAP 8" PIPE
STM23
21.91 LF OF 8" PVC @ 2.00%
+0.00 = 8"X8"X8" TEE CONNECTION TO STM21. FL = 1016.77
+10.88 = 22.5° BEND
+21.91 = 10" NYLOPLAST DRAIN BASIN.
SEE PLAN VIEW FOR DETAILS
STM24
4.00 LF OF 4" PVC @ 2.00%
+0.00 = 8"X4"X8" TEE CONNECTION TO STM21. FL = 1017.10
+4.00 = CONNECT 4" PIPE TO 4" PERFORATED PIPE
9.82 LF OF 4" PERFORATED PIPE @2.00%
STM25
4.00 LF OF 4" PVC @ 2.00%
+0.00 = 8"X4"X8" TEE CONNECTION TO STM21. FL = 1016.20
+4.00 = CONNECT 4" PIPE TO 4" PERFORATED PIPE
3.50 LF OF 4" PERFORATED PIPE @ 2.00%
STM26
4.00 LF OF 4" PVC @ 2.00%
+0.00 = 8"X4"X8" TEE CONNECTION TO STM21. FL = 1014.88
+4.00 = CONNECT 4" PIPE TO 4" PERFORATED PIPE
3.50 LF OF 4" PERFORATED PIPE @ 2.00%
STM27
38.35 LF OF 8" PVC @ 1.00%
+0.00 = CONNECT TO TRENCH DRAIN. FL = 1014.20
+5.00 = 45° BEND
+33.35 = 45° BEND
+38.35 = CONNECT TO TRENCH DRAIN. FL = 1014.58
STM28
14.79 LF OF 8" TRENCH DRAIN WITH GRATE.
STM29
46.82 LF OF 8" PVC @ 1.00%
+0.00 = CONNECT TO SLOT DRAIN. FL = 1014.58
+46.82 = CONNECT TO SLOT DRAIN. FL = 1015.05
STM30
13.86 LF OF 8" TRENCH DRAIN WITH GRATE.
STM31
42.86 LF OF 8" PVC @ 1.00%
+0.00 = CONNECT TO SLOT DRAIN. FL = 1015.05
+46.82 = CONNECT TO TRENCH DRAIN. FL = 1015.52
STM32
14.48 LF OF 8" TRENCH DRAIN WITH GRATE.

N
0' 5' 10' 20'
SCALE IN FEET

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DAVID L. EICKMAN
NUMBER PE-2009015436
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REVISIONS

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DRAINAGE DETAILS

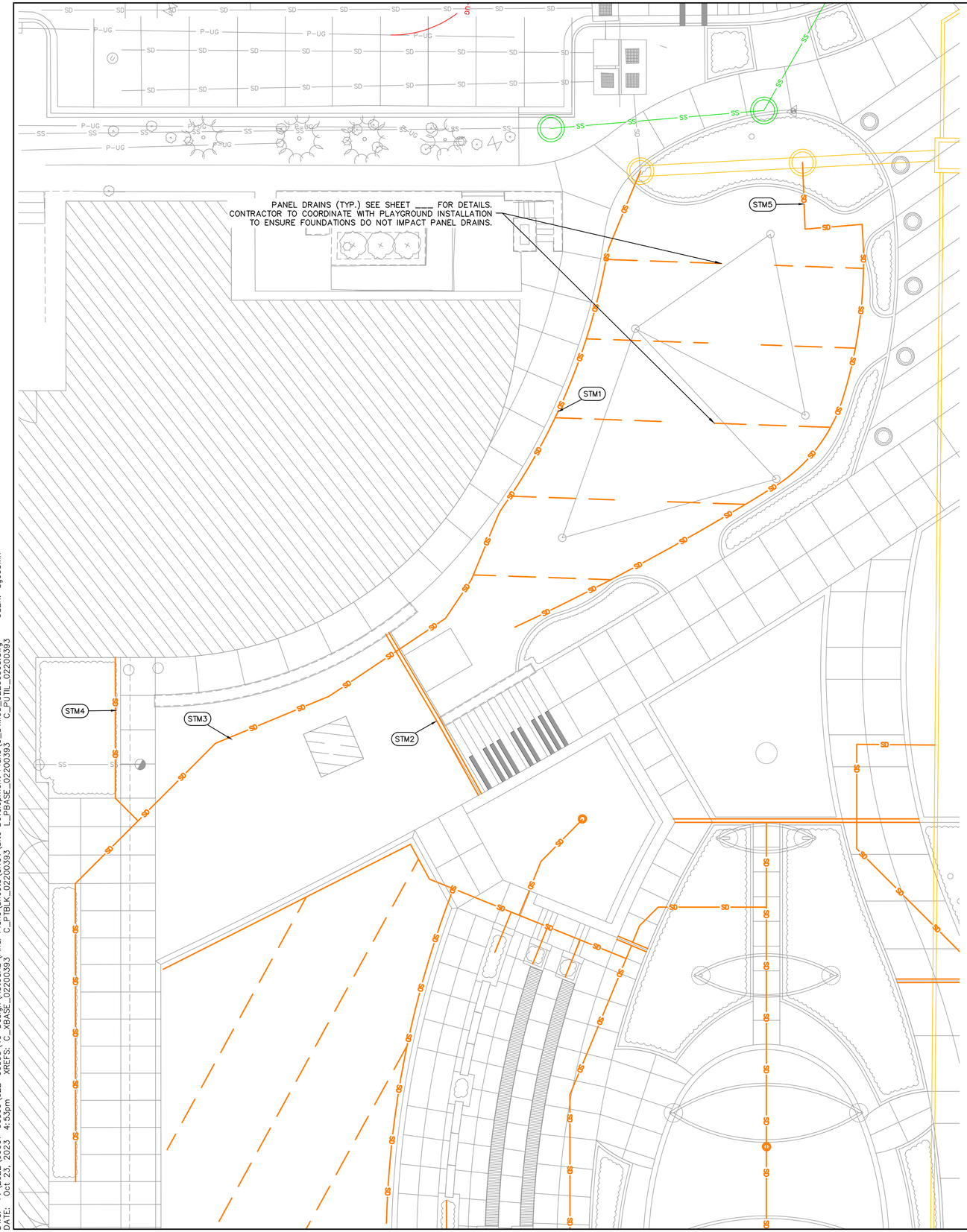
LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET
LEE'S SUMMIT,MO

2023

drawn by: DFG/AR
checked by: JN
approved by: DE
QA/QC by: DE
project no.: 022-00393
drawing no.: C_STM04_02200393
date: 09/01/2023

SHEET
C304

DWG: F:\2022\00001-00500\022-00393\40-Design\AutoCAD\Final Plans\Sheets\GNCV\Site Development Plans\C_STM04_02200393.dwg
DATE: Oct 23, 2023 4:53pm XREFS: C_XBASE_02200393 C_PTBLK_02200393 L_PBASE_02200393 C_PUTIL_02200393
USER: dgoodwin



STM01
82.88 LF OF 8" PERFORATED PVC @ 5.09%
+0.00 = CONNECT TO NYLOPLAST DRAIN BASIN FL=1010.00
+82.88 = 11.25° BEND. CONNECT PERFORATED PIPE TO SOLID PVC.
19.59 LF OF 8" PVC @ 4.00%
+91.60 = 22.50° BEND.
+102.47 = CONNECT TO SLOT DRAIN. FL = 1015.00

STM02
±34.89 LF OF 8" TRENCH DRAIN WITH GRATE.

STM03
15.41 LF OF 8" PVC @ 2.00%
+0.00 = CONNECT TO SLOT DRAIN. FL=1015.00
+15.41 = 11.25° BEND.
23.21 LF OF 8" PVC @ 4.08%
+38.62 = 22.50° BEND.
+59.00 = 8"X4"X4" TEE CONNECTION TO STM04. FL=1017.27
16.62 LF OF 4" PVC @1.00%
+75.62 = CONNECT 4" PIPE TO PERFORATED PIPE. FL=1017.44
55.90 LF OF 4" PERFORATED PIPE

STM04
6.01 LF OF 4" PVC @ 2.00%
+0.00 = 8"X4"X4" TEE CONNECTION TO STM03. FL = 1017.27
+6.01 = 45.00° BEND. FL=1017.40. CONNECT 4" PVC TO 4" PERFORATED PIPE.
26.38 LF OF 4" PERFORATED PIPE
+32.39 = END PERFORATED PIPE. FL=1017.92 @ 2.00%

STM5
145.52 LF OF 8" PERFORATED PVC @ 3.5%
+0.00 = CONNECT TO 30" NYLOPLAST INLET INSTALLED WITH PUBLIC UTILITY PLANS. FL = 1007.36
+12.48 = INSTALL 90° BEND
+23.19 = INSTALL 90° BEND
1+24.17 = END PERFORATED PIPE.

N

0' 5' 10' 20'
SCALE IN FEET

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TEL 816.361.1177
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STATE OF MISSOURI
DAVID L. EICKMAN
NUMBER PE-2009015436
10/31/23
PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

DRAINAGE DETAILS

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

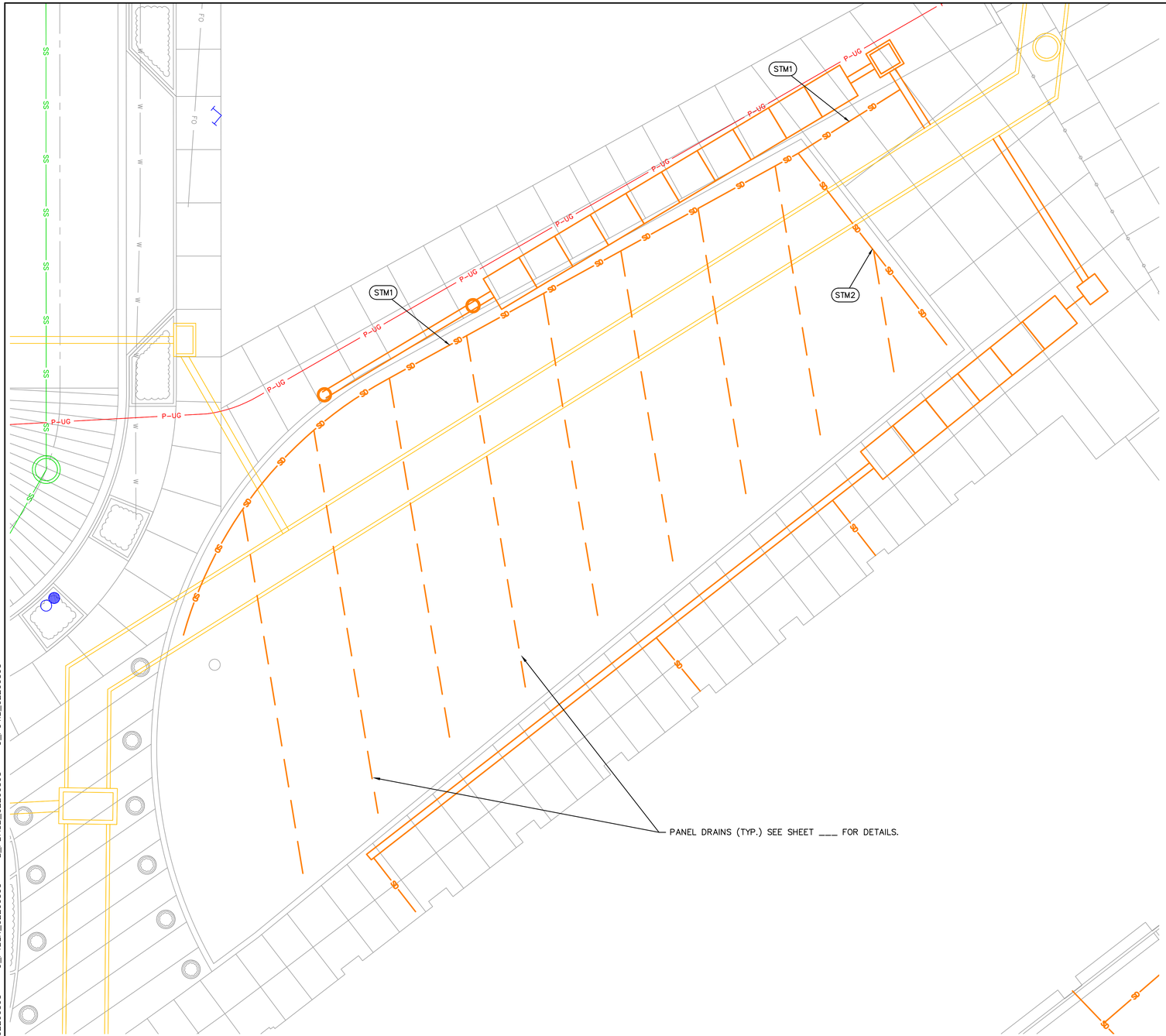
2023

LEE'S SUMMIT, MO

drawn by: DFG/AR
checked by: JN
approved by: DE
QA/QC by: DE
project no.: 022-00393
drawing no.: C_STM05_02200393
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SHEET
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USER: dgoodwin



STM01
21.69 LF OF 8" PVC @ 18.66%
+0.00 = CONNECT TO 15" TRUNK LINE WITH INSERTA TEE. FL = 1004.50
+21.69 = 8"X8"X8" TEE CONNECTION TO STM02. FL = 1008.55
145.28 LF OF 8" PERFORATED PVC @ 1.00%
1+66.97 = END PERFORATED PVC AND CAP.
STM02
43.72 LF OF 8" PVC @ 2.00%
+0.00 = 8"X8"X8" TEE CONNECTION TO STM01. FL = 1008.55
+43.72 = END PERFORATED PVC AND CAP.

N

0' 5' 10' 20'
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STATE OF MISSOURI
DAVID L. EICKMAN
NUMBER PE-2009015436
10/31/23
PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

DRAINAGE DETAILS

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

2023

LEE'S SUMMIT,MO

drawn by: DFG/AR
checked by: JN
approved by: DE
QA/QC by: DE
project no.: 022-00393
drawing no.: C_STM05_02200393
date: 09/01/2023

SHEET
C306

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USER: dgoodwin

Storm Sewer Design Calculation Table													
50 Year Return Frequency													
Upstream Structure	Downstream Structure	Length (ft)	Upstream Invert (ft)	Downstream Invert (ft)	Slope (%)	Diameter (in)	Manning's n	Total Flow (cfs)	Velocity (ft/s)	Capacity (cfs)	Flow Depth (ft)	Upstream Struct. HGL (ft)	Upstream Top Elev. (ft)
PVT3-1	Outfall	39.57	1010.00	1006.00	10.11	15	0.012	3.01	4.16	22.24	0.73	1010.70	1013.74
PVT2-1	Outfall	18.54	1005.00	1002.00	16.18	15	0.012	4.89	7.08	28.14	0.57	1005.90	1013.69
PVT2-2	PVT2-1	86.70	1005.00	1005.00	0	45 x 73	0.012	4.04	0.43	0.00	1.95	1006.95	1014.39
PVT2-3	PVT2-2	31.27	1010.00	1009.00	3.2	15	0.012	3.01	6.33	12.51	0.42	1010.70	1014.44
PVT4-1	Outfall	36.38	1005.00	1002.00	8.25	15	0.012	3.00	4.15	20.09	0.73	1005.70	1013.91
PVT4-2	PVT4-1	51.00	1005.00	1005.00	0	45 x 73	0.012	3.00	0.56	0.00	1.26	1006.35	1009.28
PVT4-3	PVT4-2	114.43	1008.00	1007.00	0.87	15	0.012	1.97	4.19	6.54	0.47	1008.56	1009.31
PVT1-1	Outfall	22.39	1001.70	1001.50	0.89	24	0.012	29.88	9.60	23.16	1.90	1003.77	1010.81
PVT1-2	PVT1-1	139.74	1004.50	1001.70	2	24	0.012	22.55	7.18	34.68	2.00	1006.81	1014.07
PVT1-3	PVT1-2	42.27	1005.60	1005.00	1.42	24	0.012	21.80	6.94	29.19	2.00	1007.74	1013.77
PVT1-4	PVT1-3	94.91	1006.93	1006.10	0.87	24	0.012	14.19	4.53	22.91	2.00	1008.90	1012.85

Storm Sewer Design Calculation Table													
100 Year Return Frequency													
Upstream Structure	Downstream Structure	Length (ft)	Upstream Invert (ft)	Downstream Invert (ft)	Slope (%)	Diameter (in)	Manning's n	Total Flow (cfs)	Velocity (ft/s)	Capacity (cfs)	Flow Depth (ft)	Upstream Struct. HGL (ft)	Upstream Top Elev. (ft)
PVT3-1	Outfall	39.57	1010.00	1006.00	10.11	15.00	0.01	3.30	4.43	22.24	0.73	1010.73	1013.74
PVT2-1	Outfall	18.54	1005.00	1002.00	16.18	15.00	0.01	2.07	3.79	28.14	0.57	1005.57	1013.69
PVT2-2	PVT2-1	86.70	1005.00	1005.00	0.00	ADS 310	0.01	2.07	0.56	0.00	1.02	1006.05	1014.39
PVT2-3	PVT2-2	31.27	1010.00	1009.00	3.20	15.00	0.01	1.14	4.74	12.51	0.26	1010.42	1014.44
PVT4-1	Outfall	36.38	1005.00	1002.00	8.25	15.00	0.01	3.31	4.44	20.09	0.73	1005.73	1013.91
PVT4-2	PVT4-1	51.00	1005.00	1005.00	0.00	ADS 310	0.01	3.31	0.62	0.00	1.34	1006.35	1009.28
PVT4-3	PVT4-2	114.43	1008.00	1007.00	0.87	15.00	0.01	2.17	4.31	6.54	0.50	1008.59	1009.31
PVT1-1	Outfall	22.39	1001.70	1001.50	0.89	24.00	0.01	32.83	10.55	23.16	1.90	1003.84	1010.81
PVT1-2	PVT1-1	139.74	1004.50	1001.70	2.00	24.00	0.01	24.78	7.89	34.68	2.00	1007.51	1014.07
PVT1-3	PVT1-2	42.27	1005.60	1005.00	1.42	24.00	0.01	23.95	7.62	29.19	2.00	1008.64	1013.77
PVT1-4	PVT1-3	94.91	1006.93	1006.10	0.87	24.00	0.01	15.59	4.96	22.91	2.00	1010.06	1012.85

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STATE OF MISSOURI
DAVID L. EICKMAN
NUMBER PE-2009015436
PROFESSIONAL ENGINEER
10/31/23

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

STORM SEWER CALCULATIONS

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

2023

LEE'S SUMMIT,MO

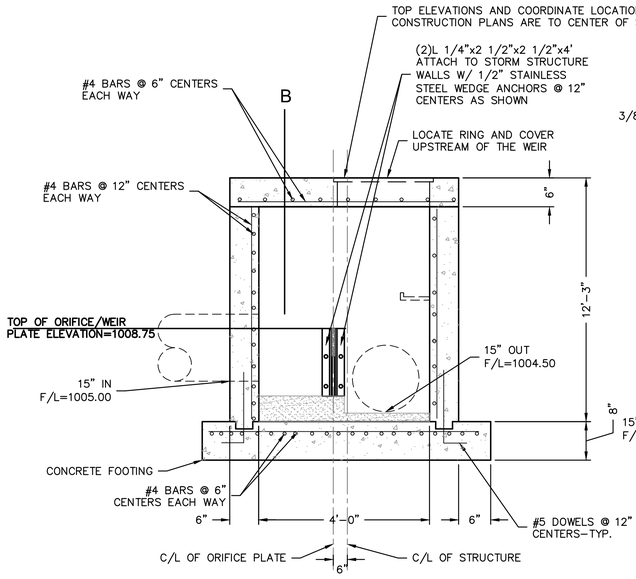
drawn by: DFG/AR
checked by: JN
approved by: DE
QA/QC by: DE
project no.: 022-00393
drawing no.: C_STMCLC_02200393
date: 09/01/2023

SHEET
C307

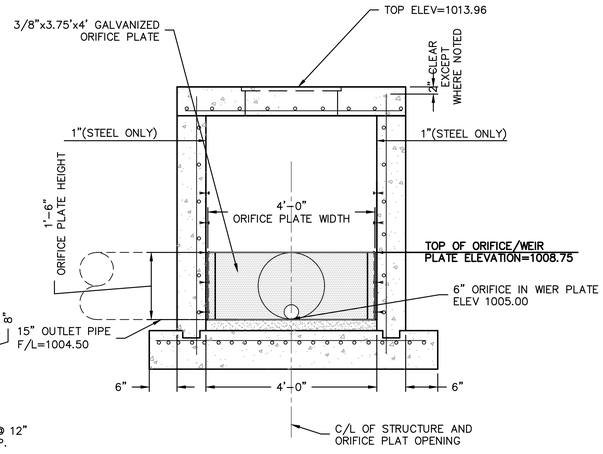
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DATE: Oct 23, 2023 4:53pm
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USER: dgoodwin

NOTES

1. 5,000 PSI KCMMB CONCRETE SHALL BE USED FOR STRUCTURES WITH ORIFICE PLATE
2. STRUCTURES MAY BE PRE-CAST OR CAST IN PLACE AT THE CONTRACTOR'S OPTION. FOR PRE-CAST CONSTRUCTION CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE DESIGN ENGINEER, AND PROVIDE A COPY OF THE APPROVED SHOP DRAWINGS TO THE CITY.



TYPICAL SECTION OF STORM
STRUCTURE W/ ORIFICE PLATE



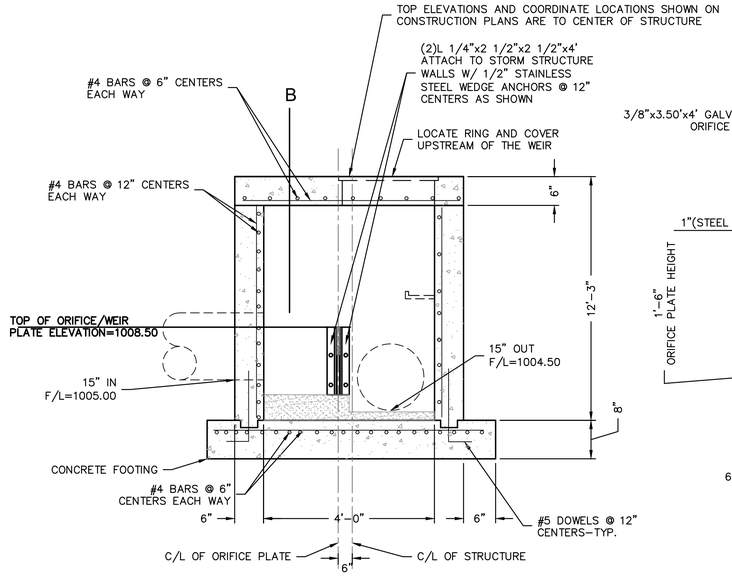
B-B TYPICAL ELEVATION OF STORM
STRUCTURE W/ ORIFICE PLATE

STRUCTURE PVT4-1 W/ ORIFICE PLATE DETAILS

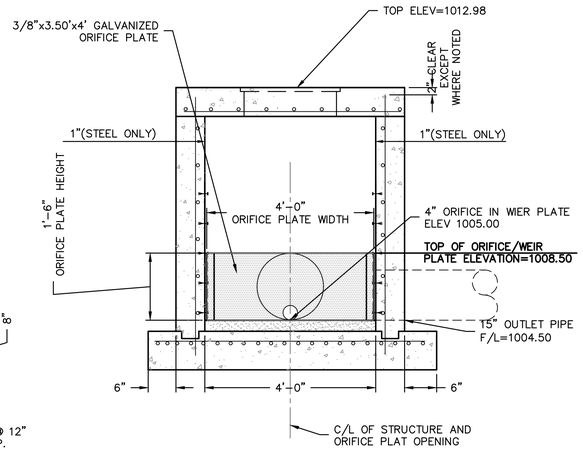
NOT TO SCALE

NOTES

1. 5,000 PSI KCMMB CONCRETE SHALL BE USED FOR STRUCTURES WITH ORIFICE PLATE
2. STRUCTURES MAY BE PRE-CAST OR CAST IN PLACE AT THE CONTRACTOR'S OPTION. FOR PRE-CAST CONSTRUCTION CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE DESIGN ENGINEER, AND PROVIDE A COPY OF THE APPROVED SHOP DRAWINGS TO THE CITY.



TYPICAL SECTION OF STORM
STRUCTURE W/ ORIFICE PLATE



B-B TYPICAL ELEVATION OF STORM
STRUCTURE W/ ORIFICE PLATE

STRUCTURE PVT2-1 W/ ORIFICE PLATE DETAILS

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STATE OF MISSOURI
DAVID L. EICKMAN
NUMBER PE-2009015436
10/31/23
PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

STORM SEWER DETAILS

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

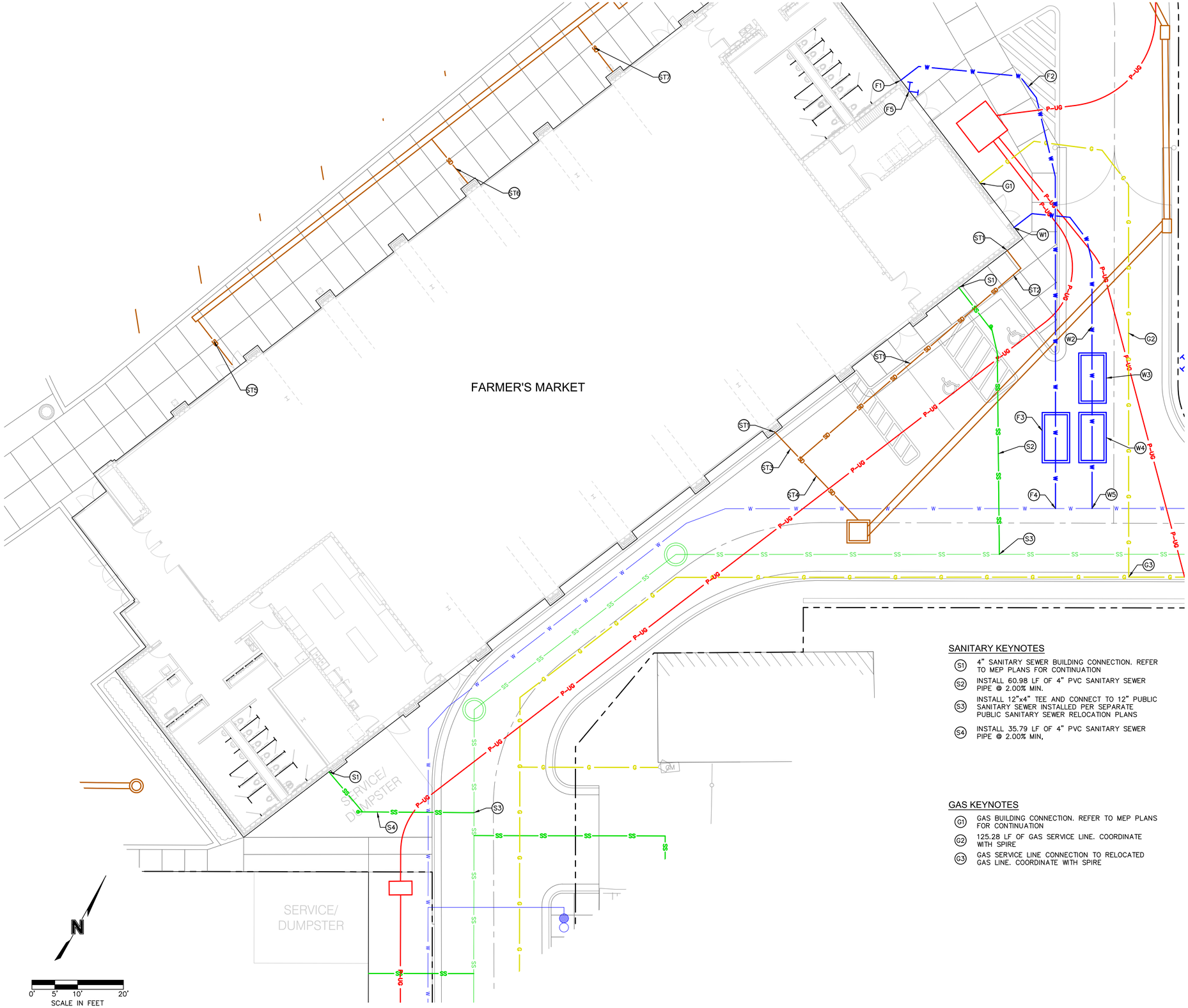
2023

LEE'S SUMMIT, MO

drawn by:	DFG/AR
checked by:	JN
approved by:	DE
QA/QC by:	DE
project no.:	022-00393
drawing no.:	C_DTL_02200393
date:	09/01/2023

SHEET
C308

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KEYMAP
1"=200'

WATER KEYNOTES

- (W1) 3" WATER SERVICE BUILDING CONNECTION. REFER TO MEP PLANS FOR CONTINUATION
- (W2) INSTALL 81.37 LF OF 4" C900 WATER SERVICE LINE (42" MIN.–84" MAX COVER TYP.) WITH ASSOCIATED BENDS. REDUCE TO 3" AT BUILDING
- (W3) INSTALL 4" WATER METER VAULT
- (W4) INSTALL 4" DOUBLE CHECK BACKFLOW PREVENTER VAULT
- (W5) INSTALL (1)–8"x4" TEE AND CONNECT TO 8" PUBLIC WATER MAIN INSTALLED PER SEPARATE PUBLIC WATER MAIN RELOCATION PLANS

SANITARY KEYNOTES

- (S1) 4" SANITARY SEWER BUILDING CONNECTION. REFER TO MEP PLANS FOR CONTINUATION
- (S2) INSTALL 60.98 LF OF 4" PVC SANITARY SEWER PIPE @ 2.00% MIN.
- (S3) INSTALL 12"x4" TEE AND CONNECT TO 12" PUBLIC SANITARY SEWER INSTALLED PER SEPARATE PUBLIC SANITARY SEWER RELOCATION PLANS
- (S4) INSTALL 35.79 LF OF 4" PVC SANITARY SEWER PIPE @ 2.00% MIN,

FIRE KEYNOTES

- (F1) 6" FIRE SERVICE BUILDING CONNECTION. REFER TO MEP PLANS FOR CONTINUATION
- (F2) INSTALL 123.41 LF OF 6" C900 FIRE SERVICE LINE (42" MIN.–84" MAX COVER TYP.) WITH ASSOCIATED BENDS
- (F3) INSTALL 6" DOUBLE CHECK BACKFLOW PREVENTER VAULT
- (F4) INSTALL (1)–8"x6" TEE AND CONNECT TO 8" PUBLIC WATER MAIN INSTALLED PER SEPARATE PUBLIC WATER MAIN RELOCATION PLANS
- (F5) FIRE DEPARTMENT CONNECTION

GAS KEYNOTES

- (G1) GAS BUILDING CONNECTION. REFER TO MEP PLANS FOR CONTINUATION
- (G2) 125.28 LF OF GAS SERVICE LINE. COORDINATE WITH SPIRE
- (G3) GAS SERVICE LINE CONNECTION TO RELOCATED GAS LINE. COORDINATE WITH SPIRE

ROOF DRAIN NOTES

- (ST1) CONNECT 8" PVC PIPE TO BUILDING DOWNSPOUT @ EL 1010.50
- (ST2) INSTALL ± 69 LF OF 8" PVC PIPE. CONNECT TO 12" TRUNK LINE WITH TEE @ EL 1009.12
- (ST3) INSTALL ± 8 LF OF 12" PVC PIPE. CONNECT TO TEE @ EL 1009.12
- (ST4) INSTALL ± 19 LF OF 12" PVC PIPE. CONNECT TO 18" DRAIN BASIN PVT1–4 @ EL 1007.93
- (ST5) CONNECT 8" PVC PIPE TO BUILDING DOWNSPOUT. INSTALL ± 14 LF OF 8" PVC PIPE. CONNECT TO 15" TRUNK LINE @ EL 1010.20 WITH INSERTA TEE
- (ST6) CONNECT 8" PVC PIPE TO BUILDING DOWNSPOUT. INSTALL ± 14 LF OF 8" PVC PIPE. CONNECT TO 15" TRUNK LINE @ EL 1009.64 WITH INSERTA TEE
- (ST7) CONNECT 8" PVC PIPE TO BUILDING DOWNSPOUT. INSTALL ± 14 LF OF 8" PVC PIPE. CONNECT TO 15" TRUNK LINE @ EL 1009.29 WITH INSERTA TEE

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STATE OF MISSOURI
DAVID L. EICKMAN
NUMBER PE-2009015436
PROFESSIONAL ENGINEER
10/31/23

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

FARMER'S MARKET UTILITY SERVICE PLAN

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

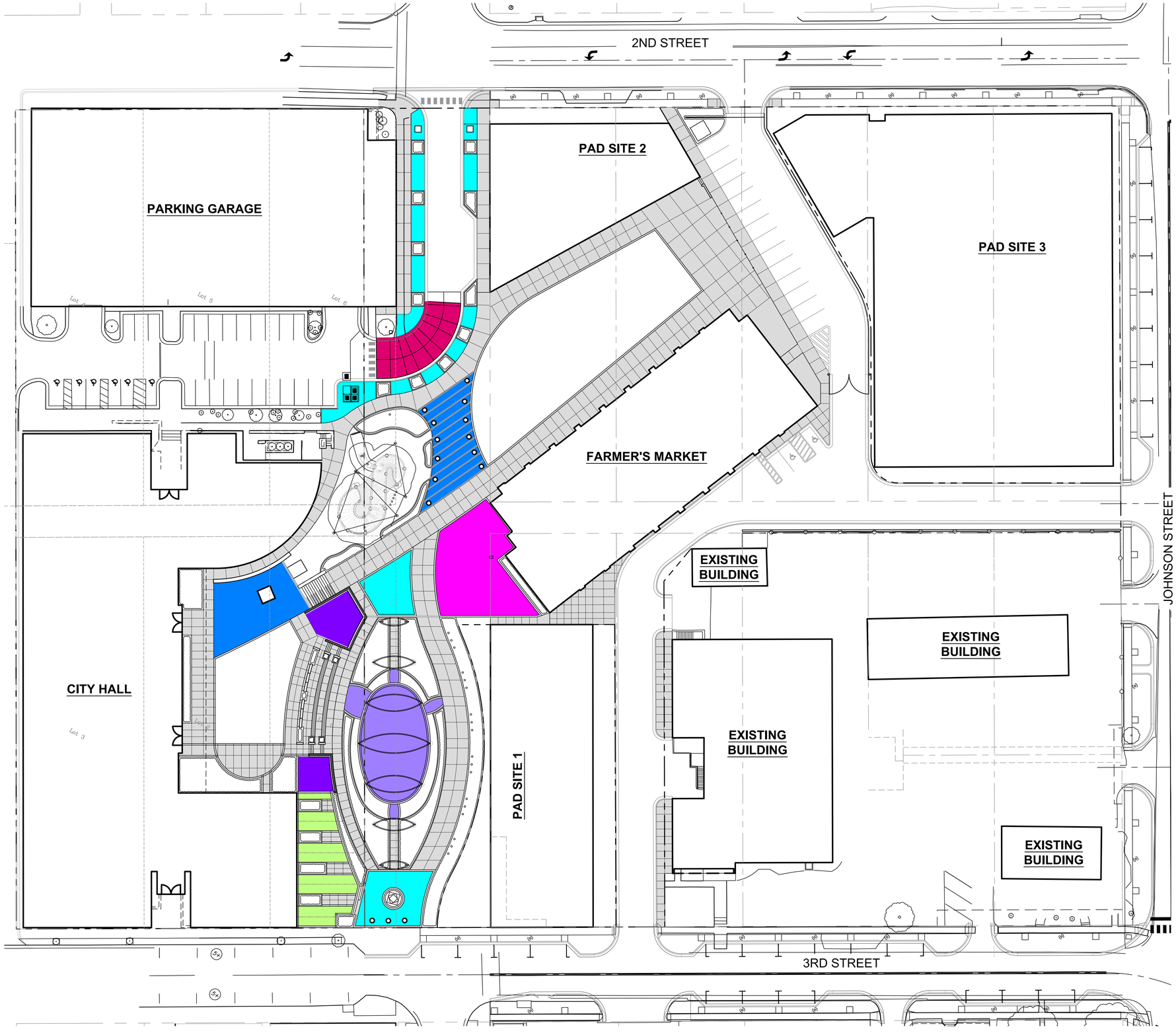
LEE'S SUMMIT, MO

2023

drawn by:	DFG/AR
checked by:	JN
approved by:	DE
QA/QC by:	DE
project no.:	022-00393
drawing no.:	C_UTL01_02200393
date:	09/01/2023

SHEET
C400

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HARDSCAPE PAVEMENT LEGEND:

- OVERLOOK PAVERS; REF: HARDSCAPE PLANS (SALVAGED 8X8 PAVERS)
- STREETSCAPE PAVERS & GARDEN FORECOURT PLAZA PAVERS; REF: HARDSCAPE PLANS (SALVAGED KANSAS CITY BRICK)
- MARKET ENTRY PAVERS & CLOCK TOWER PLAZA PAVERS; REF: HARDSCAPE PLANS (NEW KANSAS CITY BRICK)
- WICKET GARDEN PAVERS; REF: HARDSCAPE PLANS (NEW CONCRETE PAVERS)
- MARKET PLAZA PAVERS; REF: HARDSCAPE PLANS (NEW CONCRETE PAVERS)
- CITY LOUNGE PAVERS; REF: HARDSCAPE PLANS (NEW CONCRETE PAVERS)
- NEW GRAY CONCRETE PAVING; REF: HARDSCAPE PLANS
- NEW INTEGRAL COLOR CONCRETE PAVING; REF: HARDSCAPE PLANS

1 HARDSCAPE DETAILS

olsson studio
OLSSON - LANDSCAPE ARCHITECTURE
MO CERTIFICATE OF AUTHORITY #2005000285
1814 Main St.
Kansas City, MO 64108 TEL 816.842.8844 olsson-studio.com

STATE OF MISSOURI
KOREY P. SCHULZ
NUMBER A-2002030005
LANDSCAPE ARCHITECT
11/01/2023

REVISIONS			
REV. NO.	DATE	REVISIONS DESCRIPTION	BY

HARDSCAPE DETAILS

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

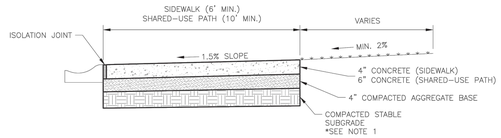
LEE'S SUMMIT, MISSOURI

2023

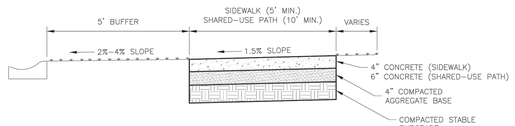
drawn by:	TS/TG/EW
checked by:	DV
approved by:	KPS
QA/QC by:	BM
project no.:	022-00393
drawing no.:	L-HSC_DTL01_02200393
date:	11/01/2023

SHEET
L300

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SIDEWALK/SHARED-USE PATH WITHOUT BUFFER
NOT TO SCALE

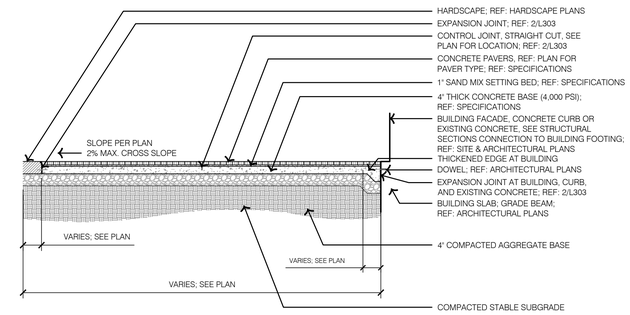


SIDEWALK/SHARED-USE PATH WITH BUFFER
NOT TO SCALE

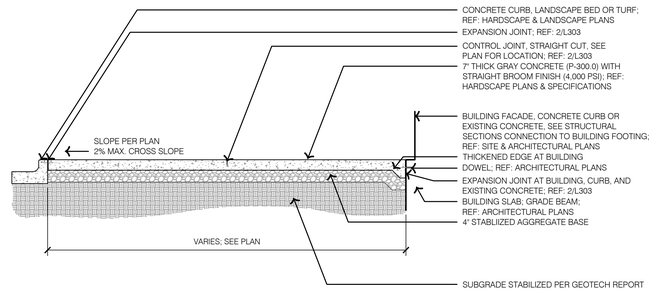
GENERAL NOTES:

1. SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
2. 1.5% CROSS SLOPE MUST BE MAINTAINED THROUGH DRIVEWAYS.
3. KCMMB 4K CONCRETE MIX SHALL BE REQUIRED FOR ALL SIDEWALKS/SHARED-USE PATHS.
4. ALL SIDEWALK/SHARED-USE PATHS SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).
5. 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.
6. AN ISOLATION JOINT SHALL BE PLACED WHERE THE SIDEWALK/SHARED-USE PATHS MEETS A RESIDENTIAL DRIVEWAY.
7. SHARED-USE PATHS WIDTH SHALL BE 10 FT. WIDE.
8. SIDEWALK/SHARED-USE PATHS FINISHING SHALL BE FULL BROOM FINISH OR AS DIRECTED BY CITY INSPECTOR.
9. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.

5 TYPICAL LEE'S SUMMIT SIDEWALK DETAILS

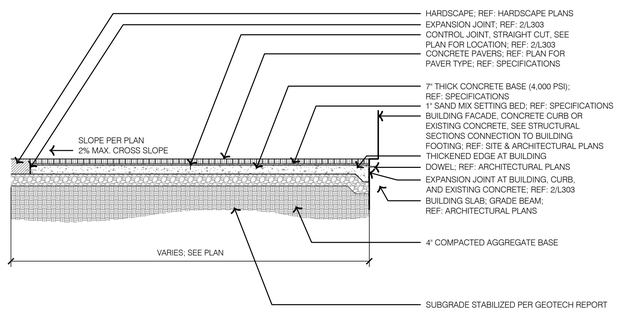


3 TYPICAL CONCRETE PAVERS

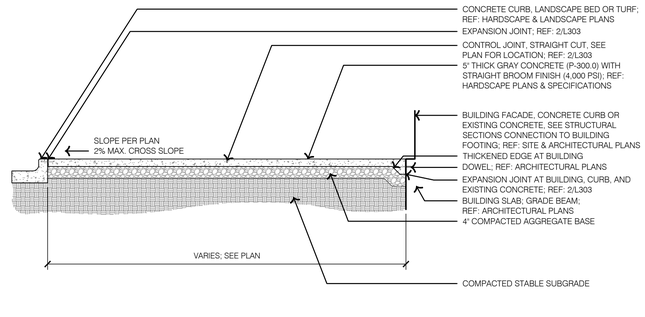


NOTES:
1. EXPANSION JOINTS SHALL BE PLACED AT RADIAL POINTS AND WHERE SIDEWALKS & PEDESTRIAN CONCRETE PAVING ABUTS CONCRETE CURB, DRIVEWAYS AND SIMILAR STRUCTURES. JOINTS TO BE PLACED AT INTERVALS WITH NOT MORE THAN 100' CENTERS.
2. THE PEDESTRIAN CONCRETE PAVING SURFACE SHALL BE MARKED OFF AS SHOWN ON PLANS BY CONTROL JOINTS.
3. BROOM FINISH SHALL BE PERPENDICULAR TO BUILDING FACADE.
4. GRAY CONCRETE SHALL BE PER SPECIFICATIONS.

2 TYPICAL HEAVY DUTY CONCRETE



4 TYPICAL HEAVY DUTY CONCRETE PAVERS



NOTES:
1. EXPANSION JOINTS SHALL BE PLACED AT RADIAL POINTS AND WHERE SIDEWALKS & PEDESTRIAN CONCRETE PAVING ABUTS CONCRETE CURB, DRIVEWAYS AND SIMILAR STRUCTURES. JOINTS TO BE PLACED AT INTERVALS WITH NOT MORE THAN 100' CENTERS.
2. THE PEDESTRIAN CONCRETE PAVING SURFACE SHALL BE MARKED OFF AS SHOWN ON PLANS BY CONTROL JOINTS.
3. BROOM FINISH SHALL BE PERPENDICULAR TO BUILDING FACADE.
4. GRAY CONCRETE SHALL BE PER SPECIFICATIONS

1 TYPICAL GRAY CONCRETE

olsson studio
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MO CERTIFICATE OF AUTHORITY #2005000285
1814 Main St.
Kansas City, MO 64108 TEL 816.842.8844 olsson-studio.com

STATE OF MISSOURI
KOREY P. SCHULZ
NUMBER A-2002300605
PROFESSIONAL LANDSCAPE ARCHITECT
11|01|2023

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

HARDSCAPE DETAILS

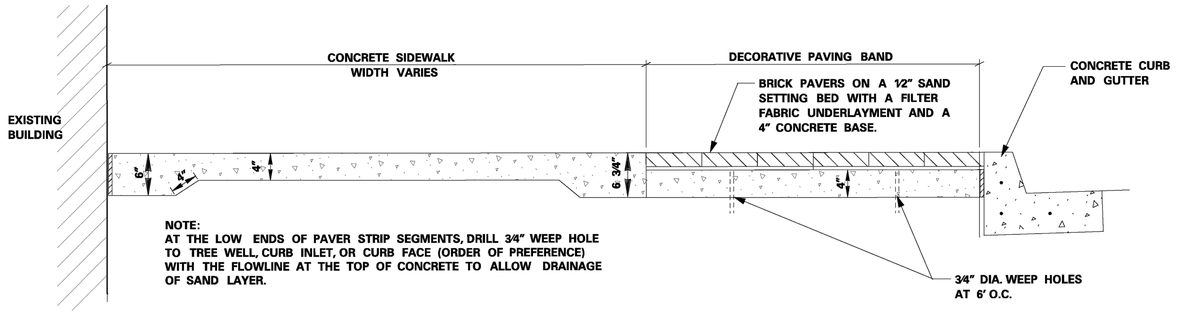
LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET
LEE'S SUMMIT, MISSOURI

2023

drawn by: TS/TG/EW
checked by: DV
approved by: KPS
QA/QC by: BM
project no.: 022-00393
drawing no.: L_DTL01_02200393
date: 11/01/2023

SHEET
L301

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L_PPATT_02200393 V_XBNDY_02200393 C_PBASE_ROAD_02200393 L_PBASE_RDWY_02200393



6 TYPICAL CLAY PAVER SECTION

GENERAL STREETSCAPE NOTES:

1. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES BEFORE COMMENCING WORK. SHOULD A GRADE DIFFERENCE, UTILITY CONFLICT, OR OBSTRUCTION TO PLANTING OPERATIONS OCCUR, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCING WORK IN THE AREA. THE CONTRACTOR SHALL CONDUCT HIS WORK SO AS TO PREVENT INTERRUPTION OF UTILITY SERVICES OR DAMAGE TO THEM. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURES TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES AND STRUCTURES.

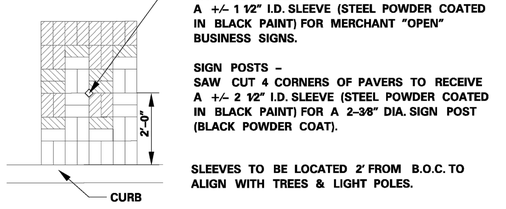
2. ALL PLANT MATERIALS DELIVERED TO THE SITE FOR APPROVAL AND INSTALLATION SHALL BE IDENTIFIED AND TAGGED, SO AS TO INSURE THE PLANTS PROVIDED ARE AS SPECIFIED AND APPROVED FOR USDA HARDINESS ZONE 5b.

3. PLANTING BED PREPARATION: INCORPORATE AN APPROVED COMPOSTED MATERIAL INTO EXISTING SOIL FOR ALL TREE PLANTING BEDS (AS INDICATED ON PLANS) BY PLACING A MINIMUM DEPTH OF 3" ORGANIC MATERIAL OVER ALL PLANTING AREAS, AND THOROUGHLY MIXING ORGANIC MATERIAL INTO EXISTING SOIL BY ROTOTILLING OR OTHER APPROVED METHOD TO A MINIMUM DEPTH OF 8".

4. MULCH MATERIAL SHALL BE AN EVEN GRADED 1/4" DIA. NATIVE COLOR PEA GRAVEL APPLIED AROUND EACH TREE TO A MINIMUM DEPTH OF 3" IN EACH TREE WELL. CONTRACTOR TO SUBMIT SAMPLES FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO ORDERING MATERIALS. MANUFACTURER: HOUSE OF ROCKS, 1725 MERRIAM LANE, KANSAS CITY, KANSAS 66106, 913-432-5990.

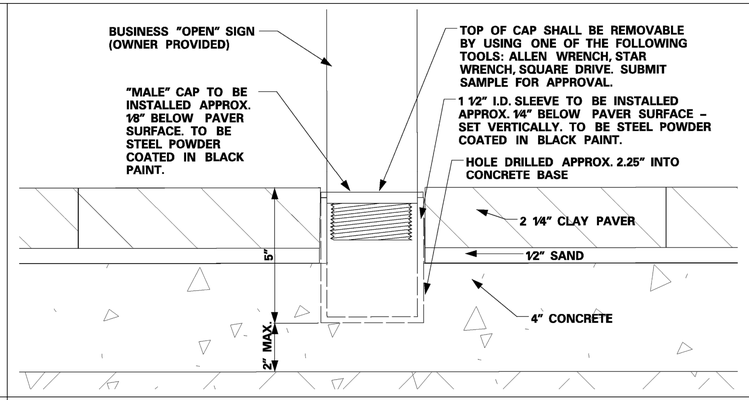
5. RED AND BROWN CLAY PAVERS TO BE 1/4" X 4" X 8" ENDICOTT FULL CLAY PAVERS, SQUARE EDGE, COLORS MEDIUM IRONSPOT #77 AND DARK IRONSPOT. MANUFACTURER: KANSAS CITY BRICK 5717 KANSAS AVENUE, KANSAS CITY, KS 10666, 913-287-7200. CONTRACTOR TO SUBMIT SAMPLES FOR APPROVAL.

6. AT THE LOW ENDS OF PAVER STRIP SEGMENTS, DRILL 3/4" WEEP HOLE TO TREE WELL, CURB INLET, OR CURB FACE (ORDER OF PREFERENCE) WITH THE FLOWLINE AT THE TOP OF CONCRETE TO ALLOW DRAINAGE OF SAND LAYER.

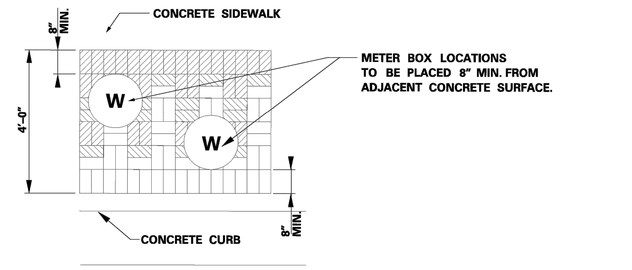


NOTE:
FIELD LOCATE FINAL SIGN AND POST
LOCATIONS WITH CITY PRIOR TO INSTALLATION

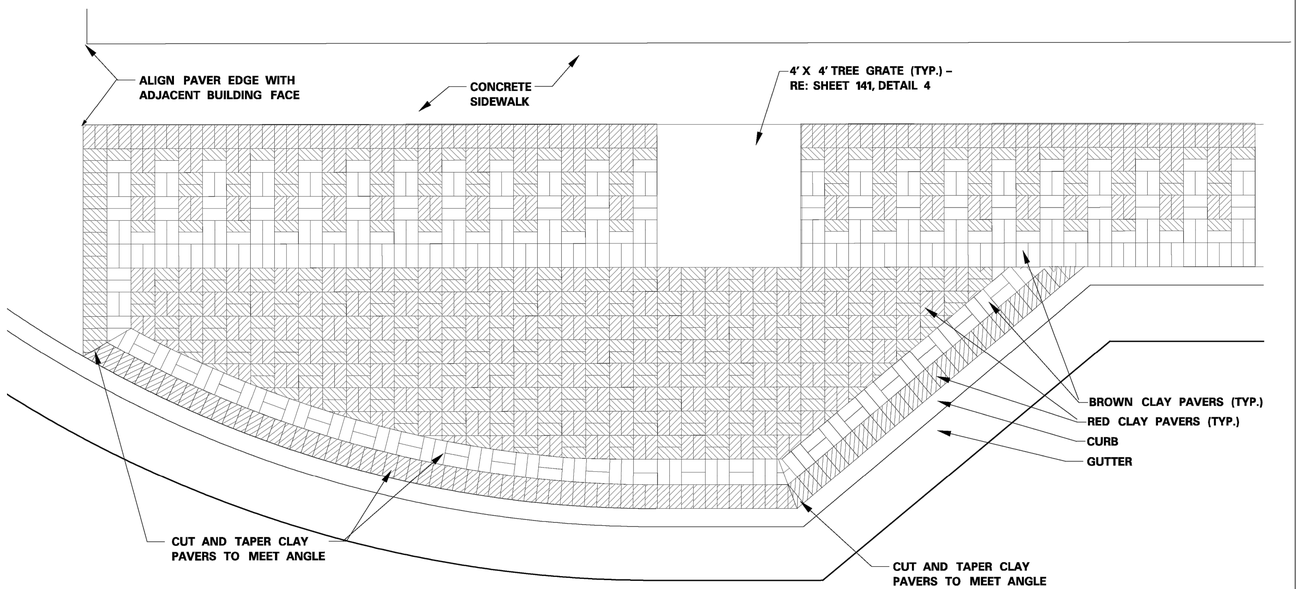
5 TYPICAL PLAN - SLEEVE FOR BUSINESS SIGNS & SIGN POSTS



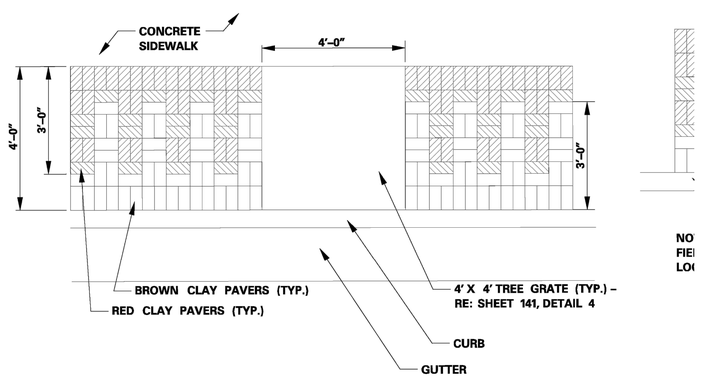
4 TYPICAL SLEEVE FOR BUSINESS SIGN



2 TYPICAL PLAN - WATER METER LOCATIONS WITHIN PAVER BAND



3 TYPICAL PAVING DETAIL - NW CORNER - 3RD ST. & MARKET



1 TYPICAL PAVING DETAIL - SIDEWALK PAVING PATTERN

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STATE OF MISSOURI
KOREY P. SCHULZ
NUMBER A-2002300605
LANDSCAPE ARCHITECT
11/01/2023

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

HARDSCAPE DETAILS

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET
LEE'S SUMMIT, MISSOURI

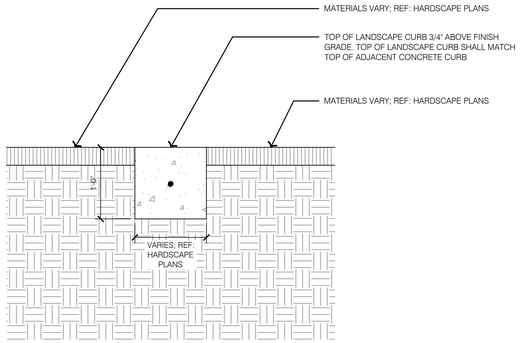
2023

drawn by: TS/TG/EW
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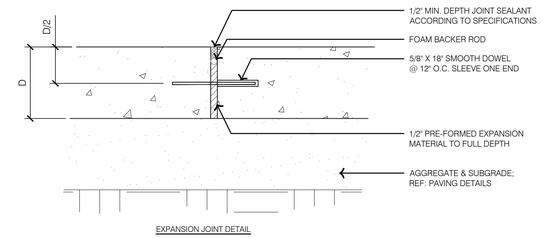
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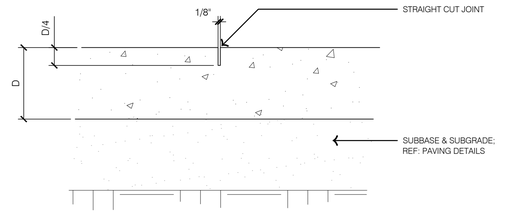
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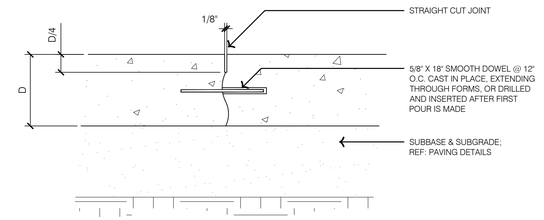
3 TYPICAL GRAY CONCRETE BANDING DETAIL



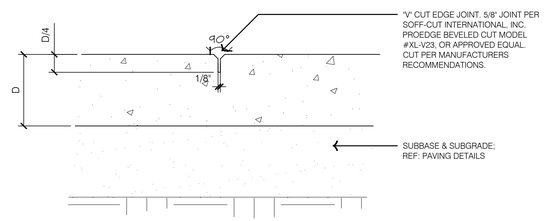
EXPANSION JOINT DETAIL



CONTROL JOINT DETAIL - STRAIGHT CUT

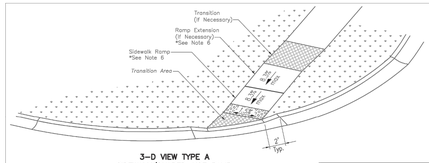


CONSTRUCTION JOINT DETAIL (COLD JOINT)

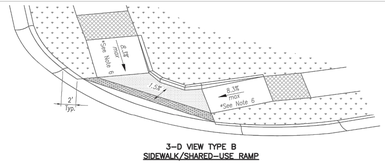


CONTROL JOINT DETAIL - "V" CUT

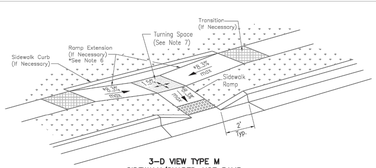
2 TYPICAL CONCRETE JOINT DETAILS



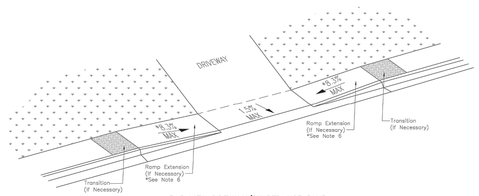
3-D VIEW TYPE A
SIDEWALK/SHARED-USE RAMP



3-D VIEW TYPE B
SIDEWALK/SHARED-USE RAMP



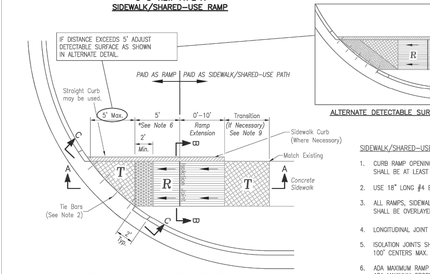
3-D VIEW TYPE M
SIDEWALK/SHARED-USE RAMP



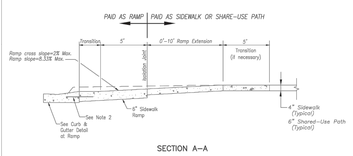
3-D VIEW SIDEWALK/SHARED-USE RAMP
AT DRIVEWAY

LEGEND

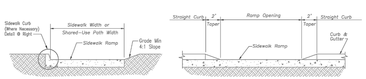
R	SIDEWALK RAMP
TS	TURNING SPACE
	DETECTABLE WARNING SURFACE
T	TRANSITION



TYPE A SIDEWALK/SHARED-USE RAMP
Not to Scale



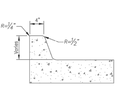
SECTION A–A



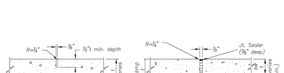
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SECTION C–C

TYPE A & B SIDEWALK RAMP
Not to Scale

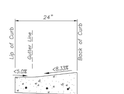


SIDEWALK CURB DETAIL
Not to Scale



CONTRACTION JOINT ISOLATION JOINT

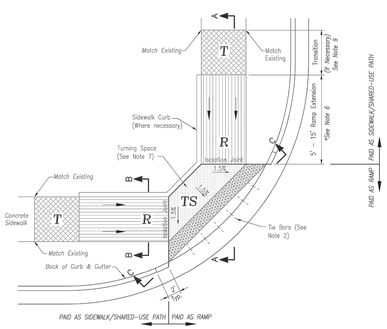
JOINT DETAILS
Not to Scale



CURB & GUTTER DETAIL AT RAMP
Not to Scale

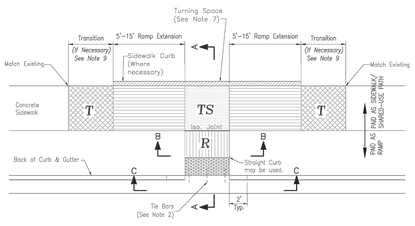
SIDEWALK/SHARED-USE PATH & SIDEWALK/SHARED-USE RAMP NOTES:

1. CURB RAMP OPENING, NOT INCLUDING FLARES, SHALL MATCH EXISTING SIDEWALK WIDTH AND OPENING SHALL BE AT LEAST 48" WIDE.
2. USE 18" LONG #4 EPOXY COATED TIE BARS @ 24" O.C. EMBED TIE BARS 9" IN EACH DIRECTION.
3. ALL RAMPS, SIDEWALKS, SHARED-USE PATHS SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
4. LONGITUDINAL JOINT SPACING TO MATCH WIDTH OF SIDEWALK.
5. ISOLATION JOINTS SHALL BE PLACED WHERE WALK ABUTS DRIVEWAYS AND SIMILAR STRUCTURES, AND 100' CENTERS MAX.
6. 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%.
7. 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.
8. FOR RETROFIT WORK, SLOPES TO BE DETERMINED IN FIELD BY CONTRACTOR AND APPROVED BY CITY INSPECTOR
9. RAMP EXTENSION AREA SHALL NOT BE USED AS TRANSITION TO EXISTING SIDEWALK. ANY TRANSITIONS REQUIRED TO MATCH RAMPS 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.
10. ALL SIDEWALK AND RAMP CONSTRUCTION SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).

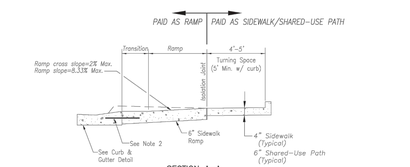


TYPE B SIDEWALK/SHARED-USE RAMP
Not to Scale

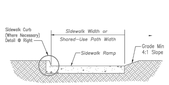
3-D VIEW TYPE M
SIDEWALK/SHARED-USE RAMP



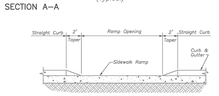
TYPE M SIDEWALK/SHARED-USE RAMP
Not to Scale



SECTION A–A



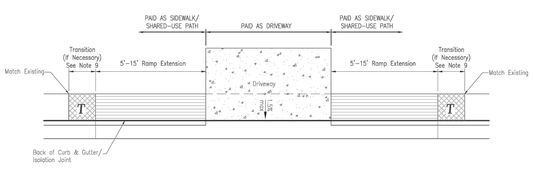
SECTION B–B



SECTION C–C

TYPE M SIDEWALK/SHARED-USE RAMP
Not to Scale

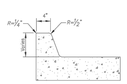
3-D VIEW SIDEWALK/SHARED-USE RAMP
AT DRIVEWAY



SIDEWALK/SHARED USE RAMP
AT DRIVEWAY WITH ADJOINING CURB

SIDEWALK/SHARED-USE PATH & SIDEWALK/SHARED-USE RAMP NOTES:

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4. LONGITUDINAL JOINT SPACING TO MATCH WIDTH OF SIDEWALK.
5. ISOLATION JOINTS SHALL BE PLACED WHERE WALK ABUTS DRIVEWAYS AND SIMILAR STRUCTURES, AND 100' CENTERS MAX.
6. 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%.
7. 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.
8. FOR RETROFIT WORK, SLOPES TO BE DETERMINED IN FIELD BY CONTRACTOR AND APPROVED BY CITY INSPECTOR
9. RAMP EXTENSION AREA SHALL NOT BE USED AS TRANSITION TO EXISTING SIDEWALK. ANY TRANSITIONS REQUIRED TO MATCH RAMPS 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.
10. ALL SIDEWALK AND RAMP CONSTRUCTION SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).



SIDEWALK CURB DETAIL
Not to Scale

CURB & GUTTER DETAIL AT RAMP
Not to Scale

LEGEND

R	SIDEWALK RAMP
TS	TURNING SPACE
	DETECTABLE WARNING SURFACE
T	TRANSITION

1 TYPICAL LEE'S SUMMIT ACCESSIBLE CURB RAMP DETAILS

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STATE OF MISSOURI
KOREY P. SCHULZ
NUMBER A-2002030005
LANDSCAPE ARCHITECT
11|01|2023

REVISIONS

REV/ NO.	DATE	REVISIONS DESCRIPTION	BY

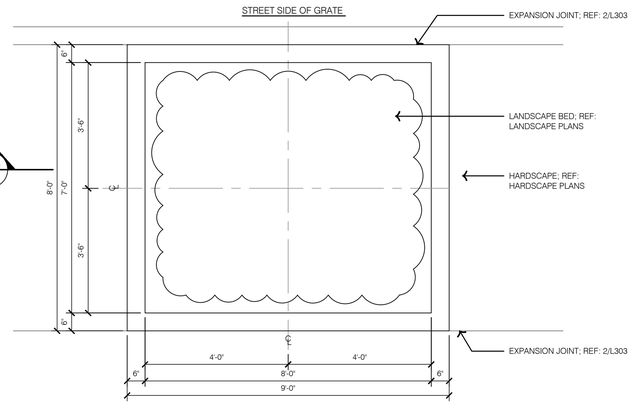
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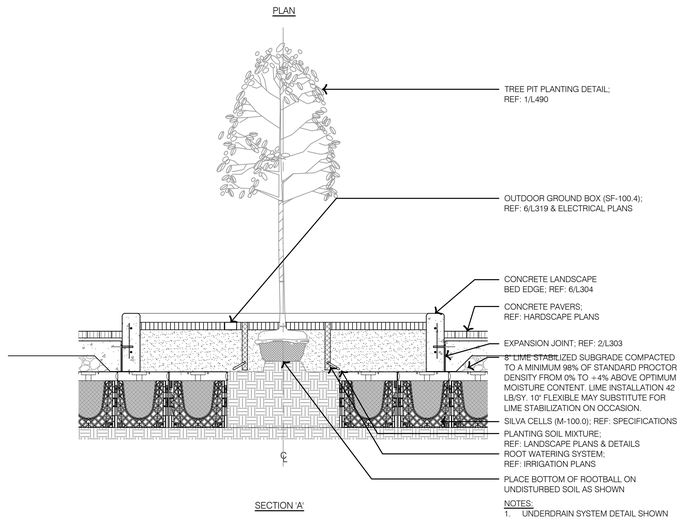
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GREEN STREET - 2ND STREET TO 3RD STREET
LEE'S SUMMIT, MISSOURI

2023

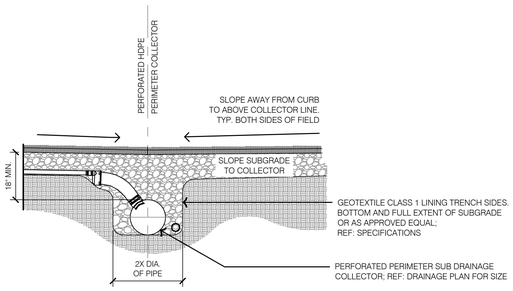
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approved by: KPS
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project no.: 022-00393
drawing no.: HSC_DTL01_02200393
date: 11/01/2023

SHEET
L303

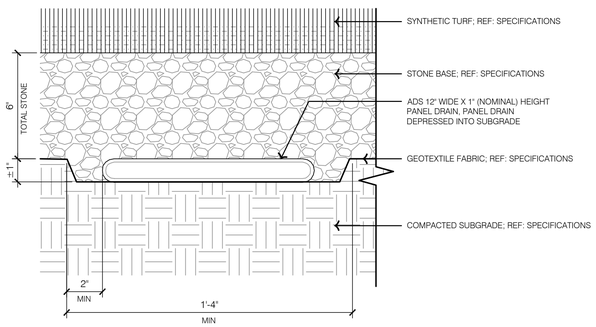




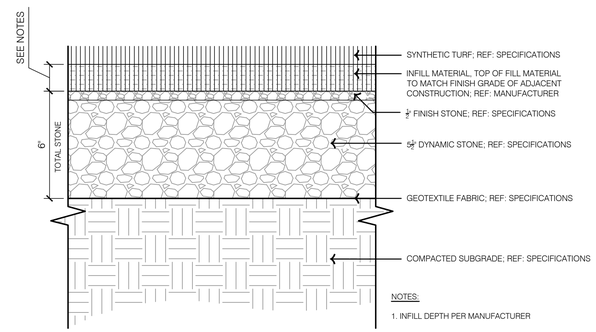
7 SILVA CELL DETAILS



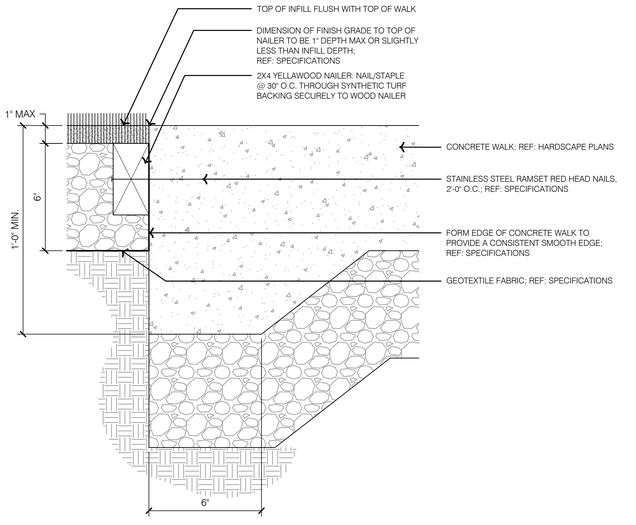
5 TYPICAL TURF COLLECTOR PIPE



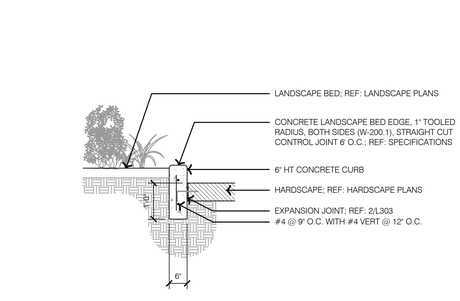
4 TYPICAL SYNTHETIC TURF PANEL DRAIN



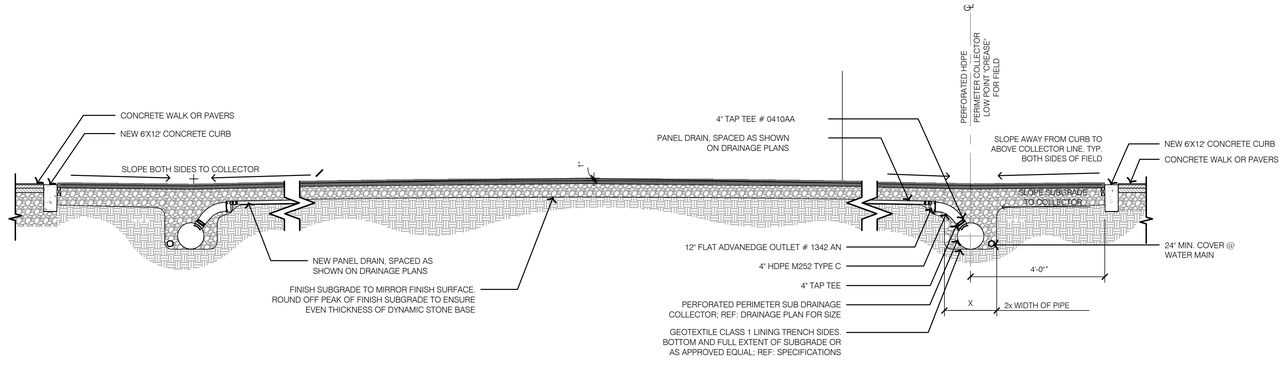
3 TYPICAL SYNTHETIC TURF



2 TYPICAL TURF SIDEWALK NAILER



6 TYPICAL CONCRETE BED EDGE



1 TYPICAL SYNTHETIC TURF SECTION DETAIL

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KOREY P. SCHULZ
NUMBER A-2012030005
PROFESSIONAL LANDSCAPE ARCHITECT
11|01|2023

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

HARDSCAPE DETAILS

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET
LEE'S SUMMIT, MISSOURI
2023

drawn by: TS/TG/EW
checked by: DV
approved by: KPS
QA/QC by: BM
project no.: 022-00393
drawing no.: L-HSC_DTL01_02200393
date: 11/01/2023

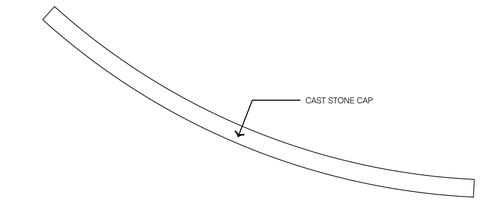
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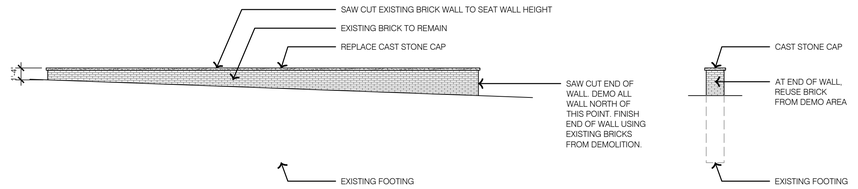
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V_XBNDY_02200393 L_PPATT_02200393 C_PBASE_ROAD_02200393 L_PBASE_RDWY_02200393



3 WALL 1 - PROPOSED PERSPECTIVE RENDERING



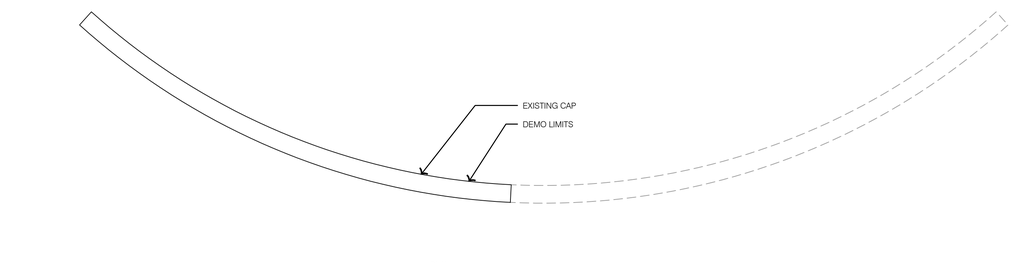
PLAN



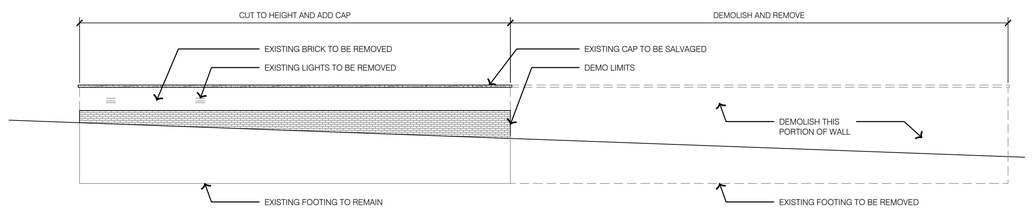
FRONT ELEVATION

SIDE ELEVATION

2 WALL 1 - PROPOSED



PLAN



FRONT ELEVATION

1 WALL 1 - EXISTING CONDITIONS

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HARDSCAPE DETAILS

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

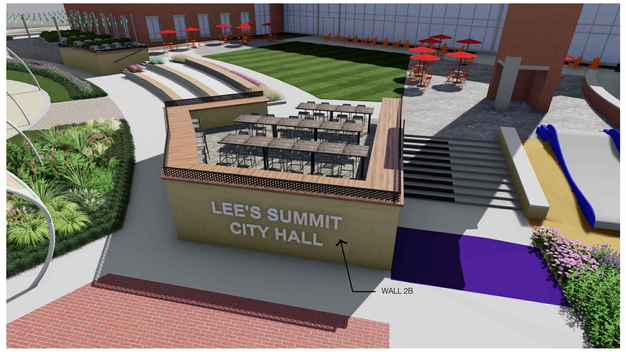
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LEE'S SUMMIT, MISSOURI

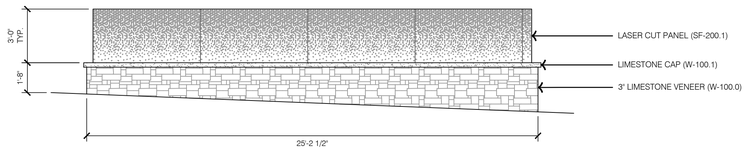
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drawing no.: L-HSC_DTL01_02200393
date: 11/01/2023

SHEET
L305

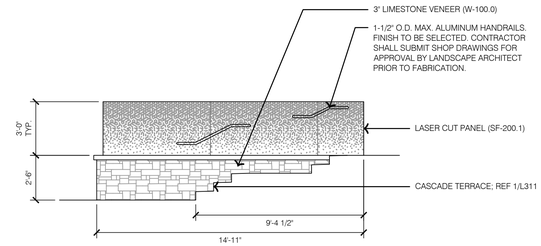




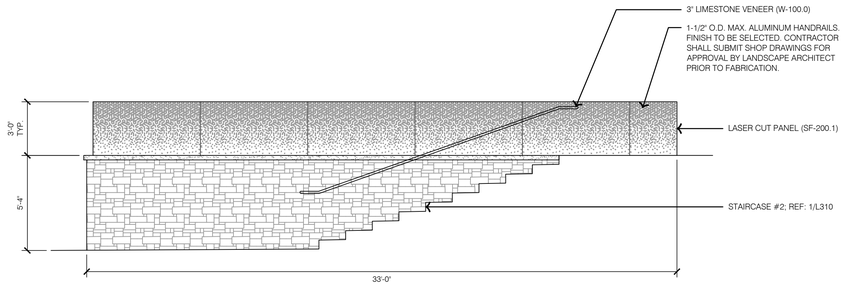
6 WALL TYPE 2 - PERSPECTIVE RENDERING



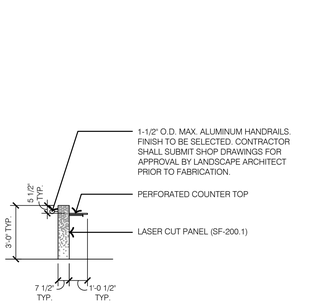
3 WALL TYPE 2 - ELEVATION 2



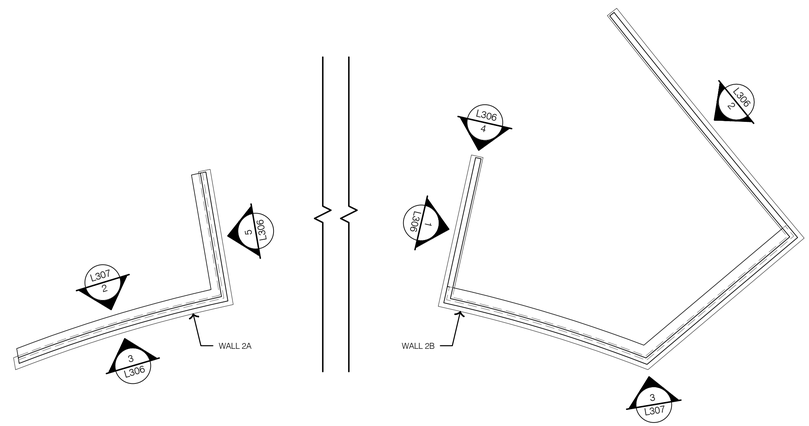
5 WALL TYPE 2 - ELEVATION 4



2 WALL TYPE 2 - ELEVATION 1



4 WALL TYPE 2 - ELEVATION 3



1 WALL TYPE 2 - LAYOUT

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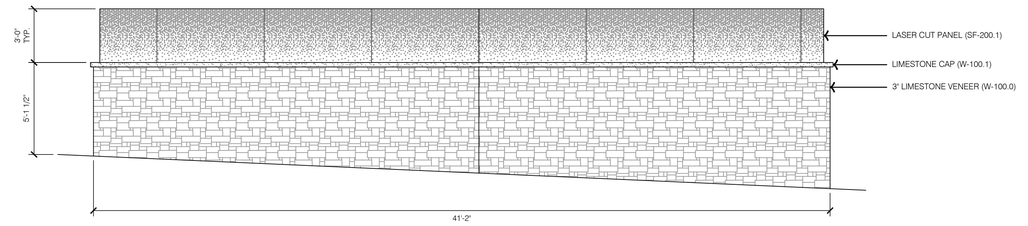
LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET
LEE'S SUMMIT, MISSOURI

2023

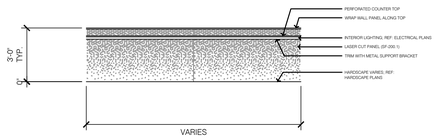
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drawing no.: L_DTL01_02200393
date: 11/01/2023

SHEET
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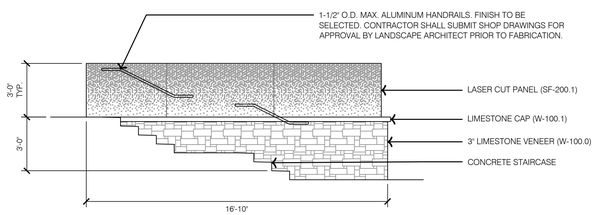
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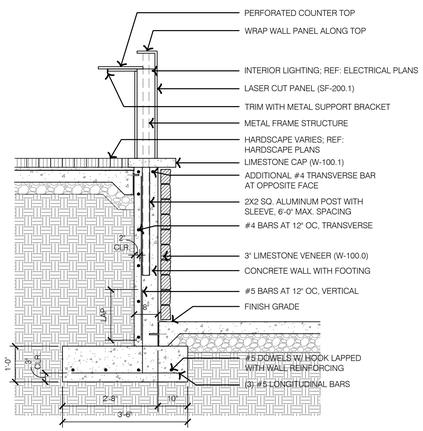
3 WALL TYPE 2 - ELEVATION 7



2 WALL TYPE 2 - ELEVATION 6



1 WALL TYPE 2 - ELEVATION 5



4 TYPICAL WALL SECTION

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REVISIONS

HARDSCAPE DETAILS

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

LEE'S SUMMIT, MISSOURI

2023

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QA/QC by: BM
project no.: 022-00393
drawing no.: L307_HSC_DTL02_02200393
date: 11/01/2023

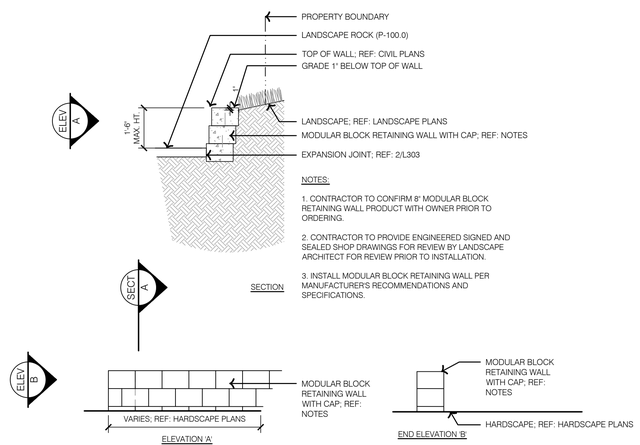
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2 WALL CAP DETAILS

1 WALL TYPE 3 DETAILS



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11|01|2023

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HARDSCAPE DETAILS

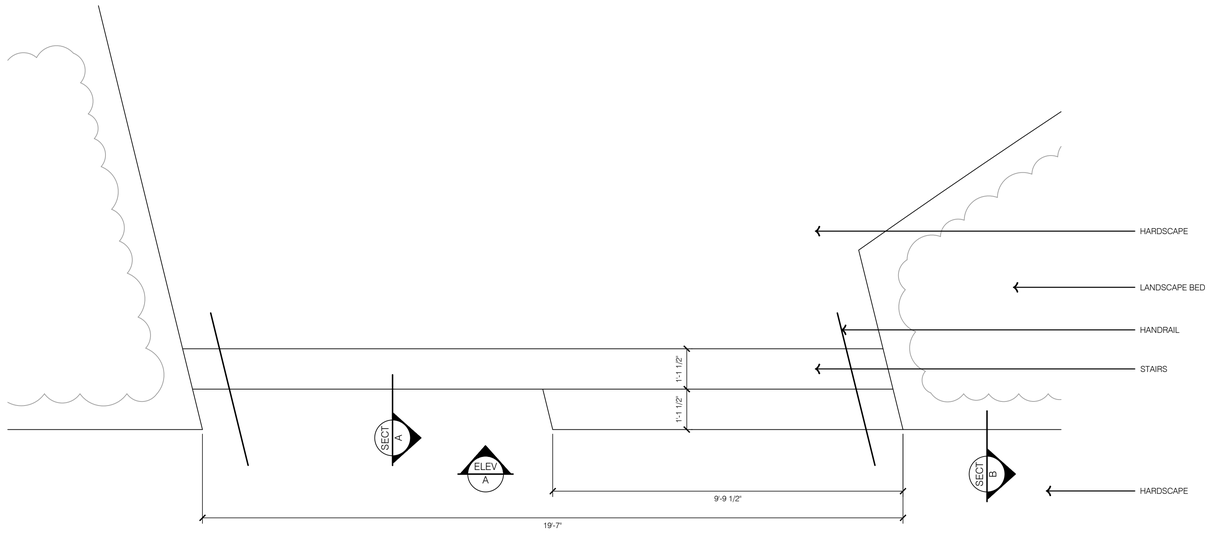
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GREEN STREET - 2ND STREET TO 3RD STREET

LEE'S SUMMIT, MISSOURI

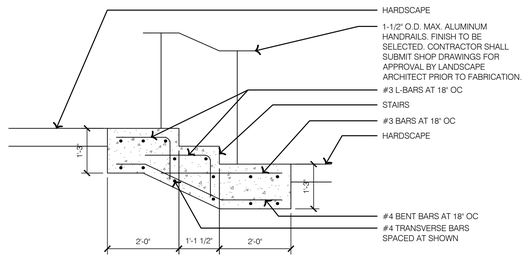
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date: 11/01/2023

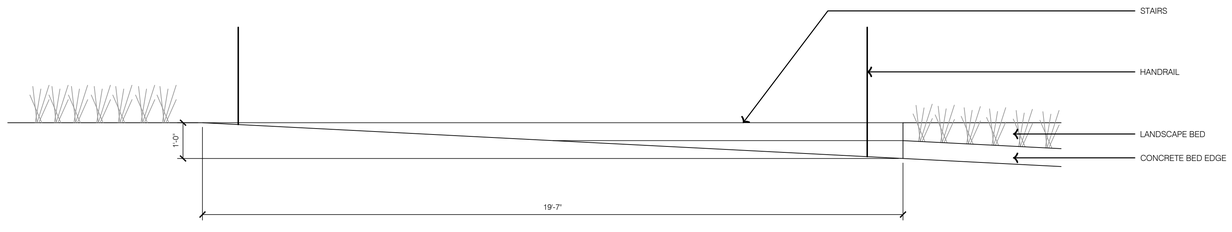
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L308



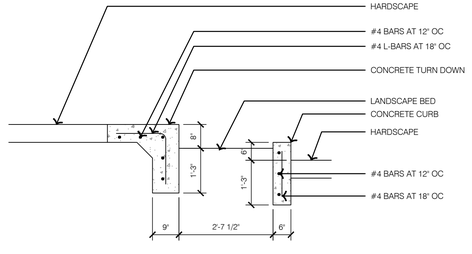
PLAN



SECTION B



ELEVATION A



SECTION B

1 STAIRCASE 1 DETAILS

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REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

HARDSCAPE DETAILS

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

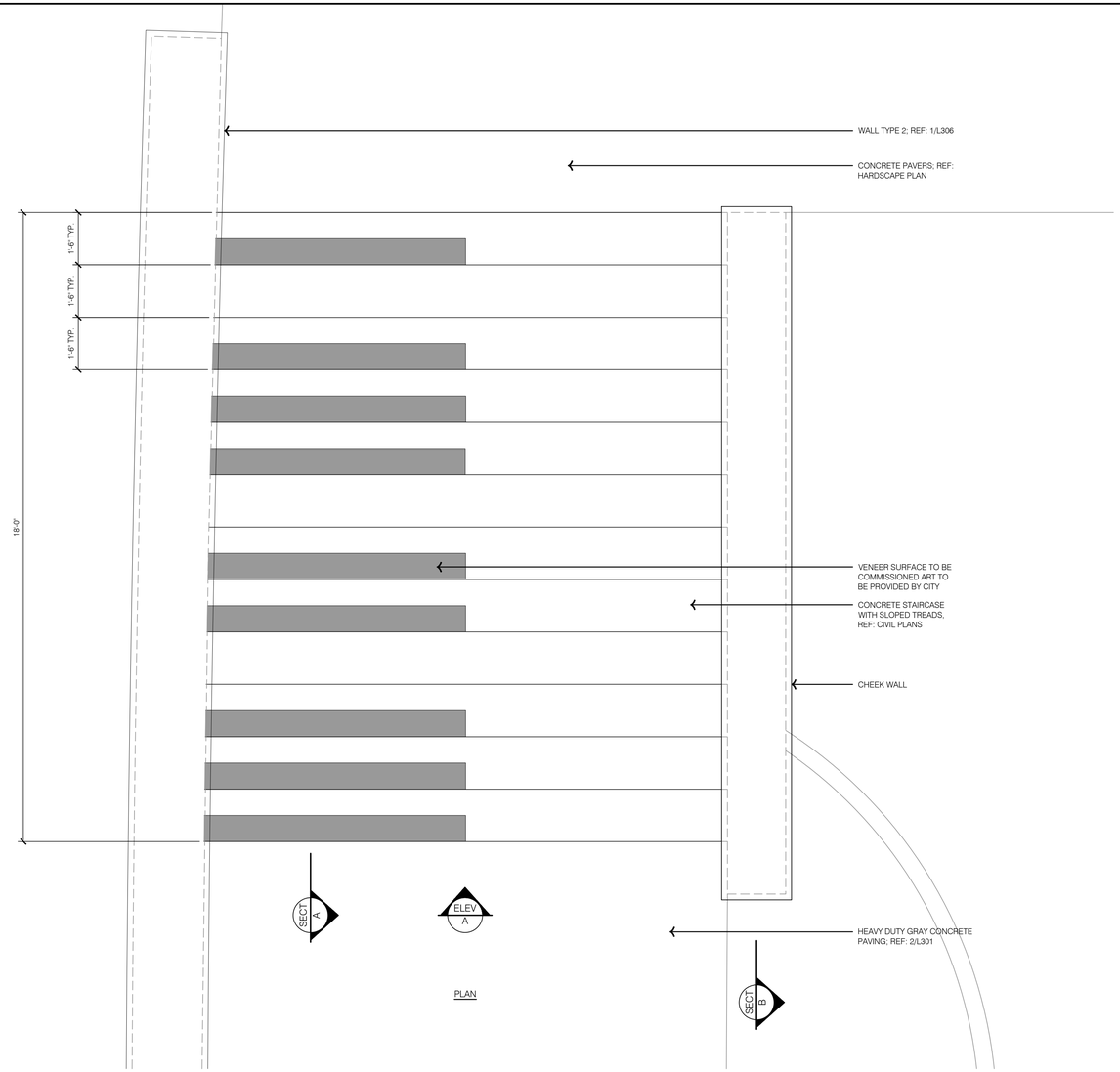
LEE'S SUMMIT, MISSOURI

2023

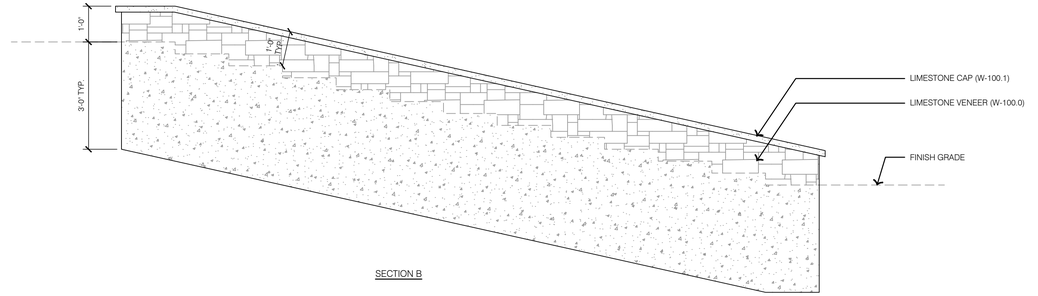
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date: 11/01/2023

SHEET
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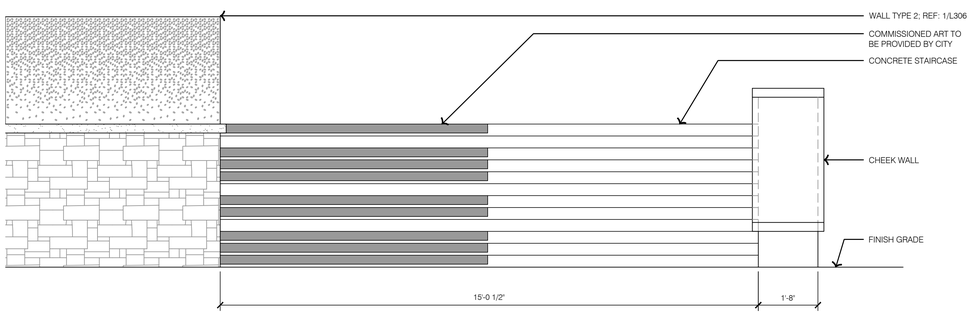
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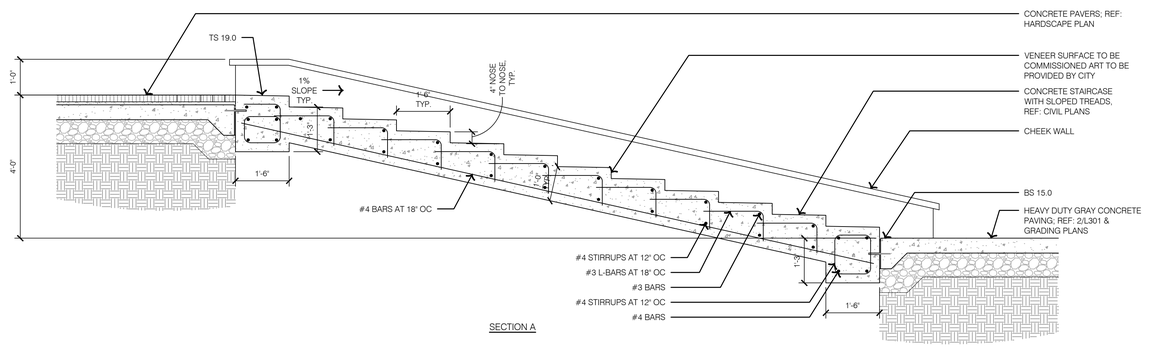
PLAN



SECTION B



ELEVATION A



SECTION A

1 STAIRCASE 2 DETAILS

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HARDSCAPE DETAILS

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET
LEE'S SUMMIT, MISSOURI

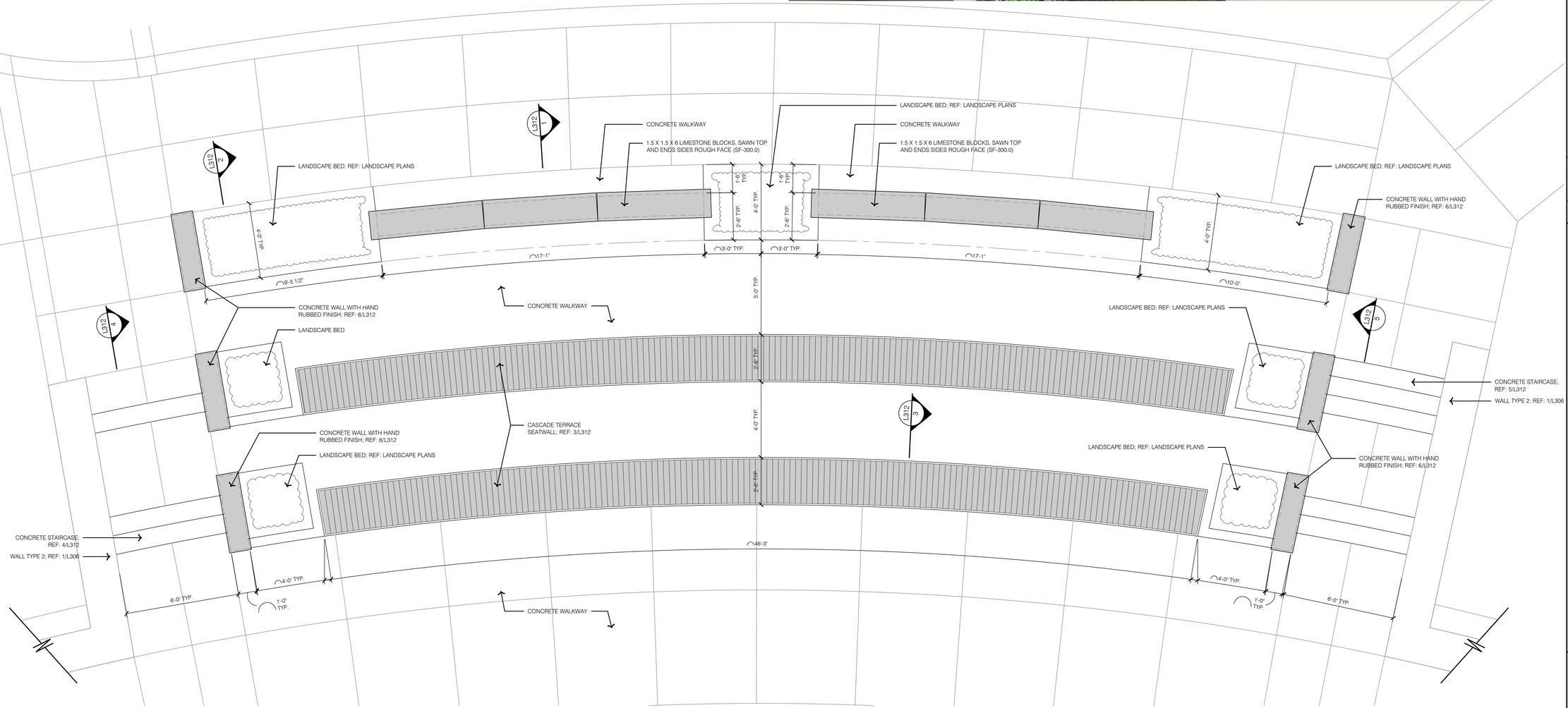
2023

drawn by: TS/TG/EW
checked by: DV
approved by: KPS
QA/QC by: BM
project no.: 022-00393
drawing no.: L_HSC_DTL02_02200393
date: 11/01/2023

SHEET
L310

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DATE: Oct 31, 2023 2:04pm XREFS: L_PTBLK_02200393 DET-TYPICAL-HSC_02200393





1 CASCADE TERRACE - LAYOUT

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OLSSON, LANDSCAPE ARCHITECTURE
MO CERTIFICATE OF AUTHORITY #2005000285
1814 Main St.
Kansas City, MO 64108 TEL 816.842.8844 olsson-studio.com

STATE OF MISSOURI
KOREY P. SCHULZ
NUMBER A-2012030005
REGISTERED LANDSCAPE ARCHITECT
11|01|2023

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

HARDSCAPE DETAILS

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

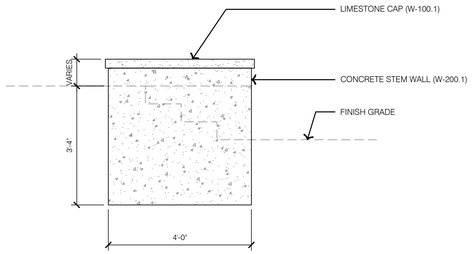
LEE'S SUMMIT, MISSOURI

2023

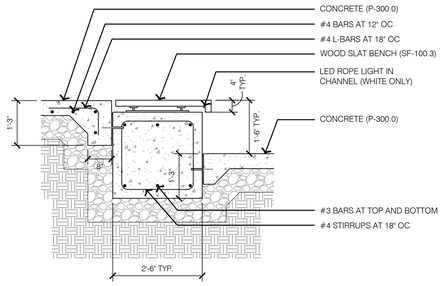
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checked by: DV
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project no.: 022-00393
drawing no.: HSC_DTL03_02200393
date: 11/01/2023

SHEET
L311

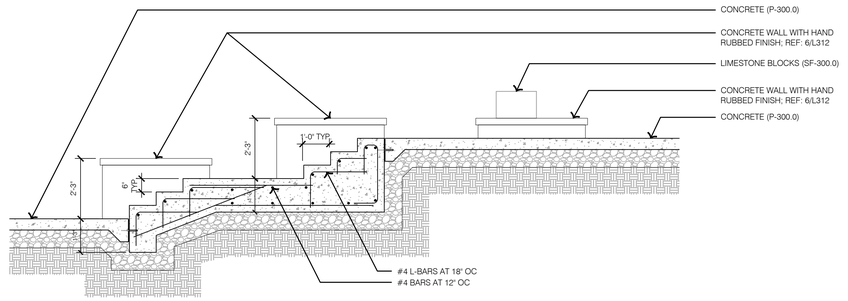
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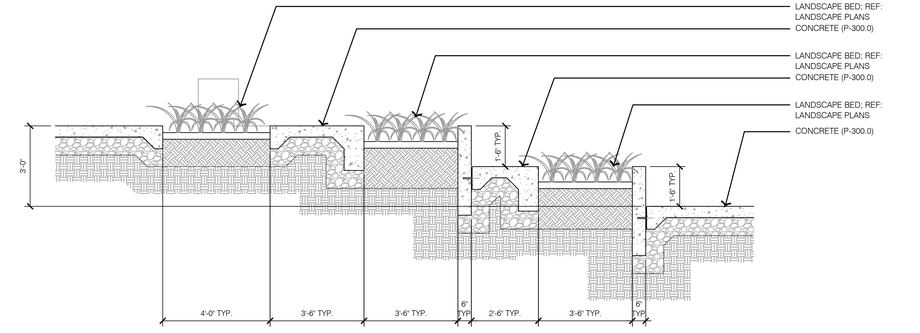
6 CASCADE TERRACE - SEATWALL SECTION 2



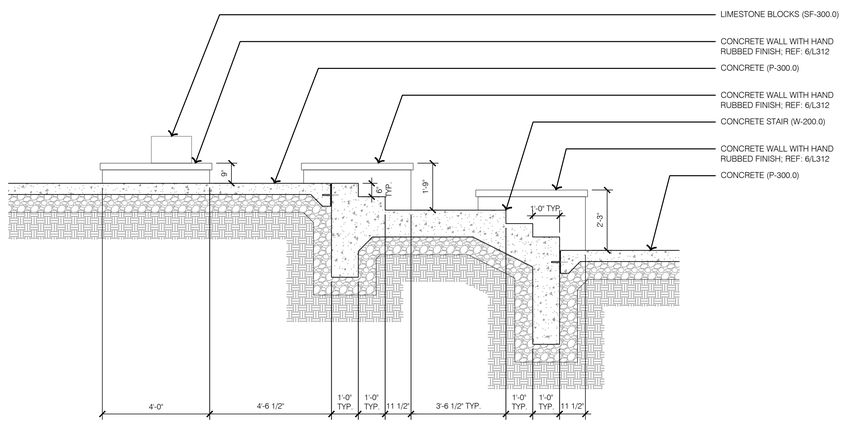
3 CASCADE TERRACE - SEATWALL SECTION



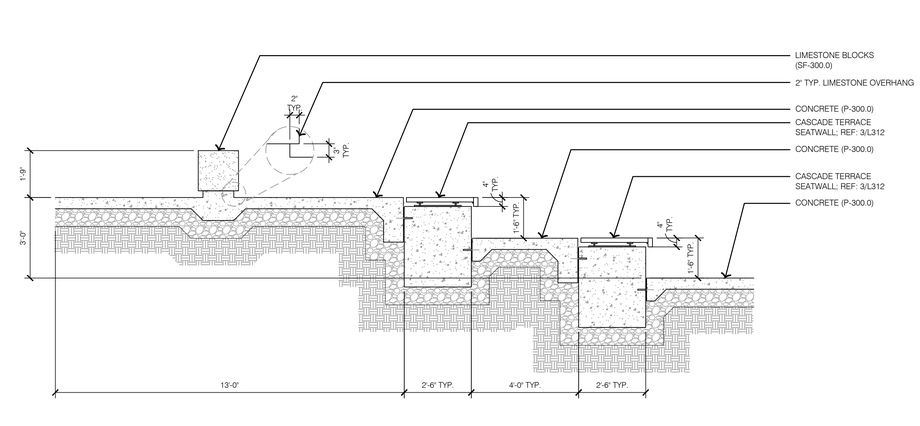
5 CASCADE TERRACE - STAIR SECTION 2



2 CASCADE TERRACE - SECTION 2



4 CASCADE TERRACE - STAIR SECTION 1



1 CASCADE TERRACE - SECTION 1

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STATE OF MISSOURI
KOREY P. SCHULZ
NUMBER A-2002030005
PROFESSIONAL LANDSCAPE ARCHITECT
11|01|2023

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

HARDSCAPE DETAILS

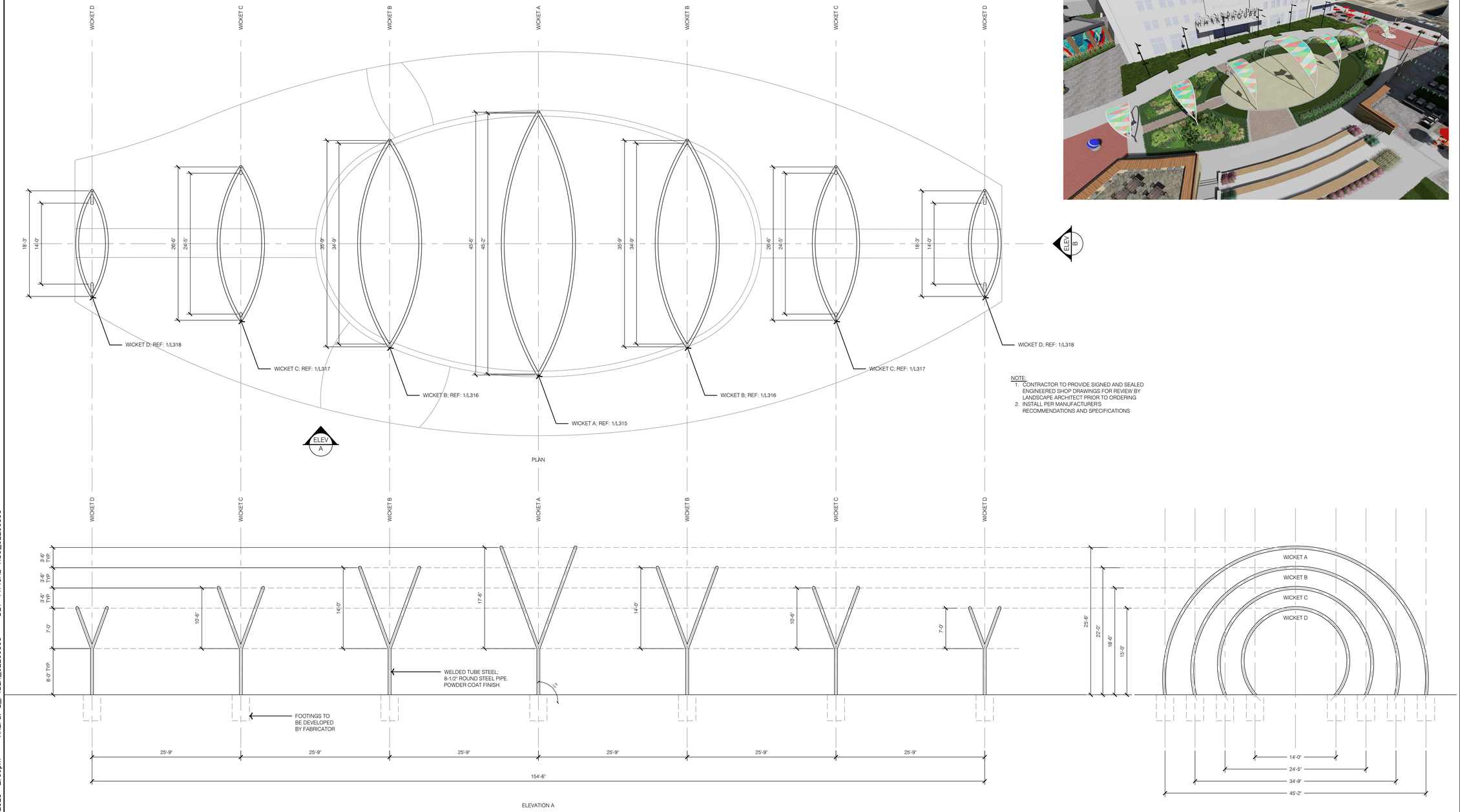
LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET
LEE'S SUMMIT, MISSOURI

2023

drawn by: TS/TG/EW
checked by: DV
approved by: KPS
QA/QC by: BM
project no.: 022-00393
drawing no.: HSC_DTL03_02200393
date: 11/01/2023

SHEET
L312

DWG: F:\2022\00001-00500\022-00393\40-design\AutoCAD\final plans\Sheets\OSTU\L_HSC_DTL03_02200393.dwg USER: tswehla
DATE: Oct 31, 2023 2:06pm XREFS: L_PTBLK_02200393 DET-TYPICAL-HSC_02200393



NOTE:
1. CONTRACTOR TO PROVIDE SIGNED AND SEALED ENGINEERED SHOP DRAWINGS FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO ORDERING
2. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS

1 WICKETS - LAYOUT

DWG: F:\2022\00001-00500\022-00393\40-design\AutoCAD\final plans\Sheets\OSTU\L_HSC_DTL03_02200393.dwg
DATE: Oct 31, 2023 2:06pm
XREFS: L_PTBLK_02200393
DET-TYPICAL-HSC_02200393
USER: tswehla

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STATE OF MISSOURI
KOREY P. SCHULZ
NUMBER A-2012030005
LANDSCAPE ARCHITECT
11|01|2023

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

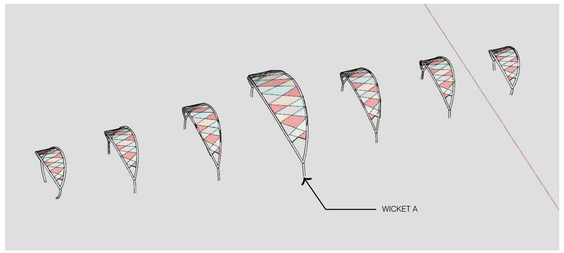
HARDSCAPE DETAILS

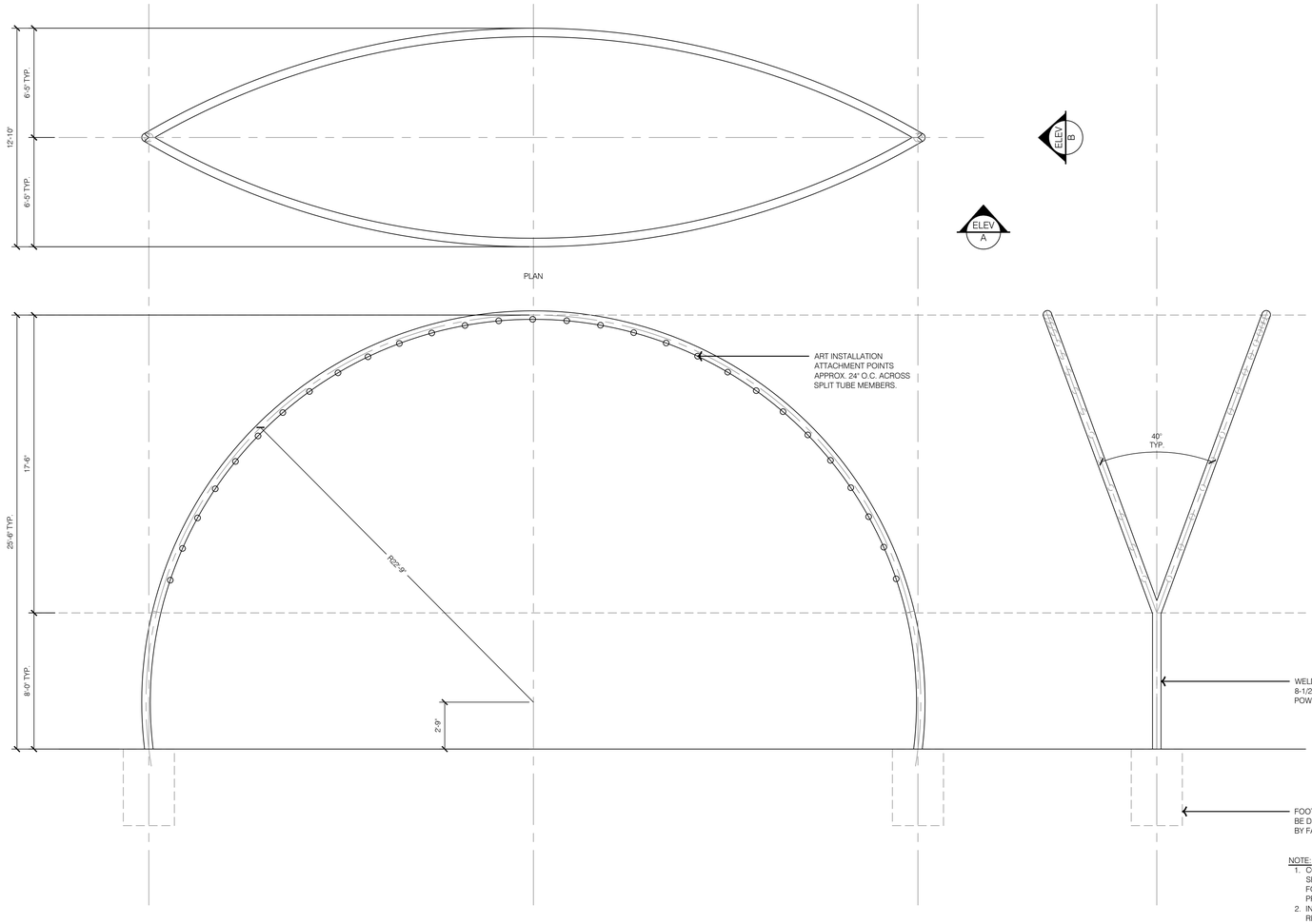
LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET
LEE'S SUMMIT, MISSOURI

2023

drawn by: TS/TG/EW
checked by: DV
approved by: KPS
QA/QC by: BM
project no.: 022-00393
drawing no.: HSC_DTL03_02200393
date: 11/01/2023

SHEET
L313





NOTE:
1. CONTRACTOR TO PROVIDE SIGNED AND SEALED ENGINEERED SHOP DRAWINGS FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO ORDERING
2. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS

1 WICKETS A

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STATE OF MISSOURI
KOREY P. SCHULZ
NUMBER A-2002030005
PROFESSIONAL LANDSCAPE ARCHITECT
11|01|2023

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

HARDSCAPE DETAILS

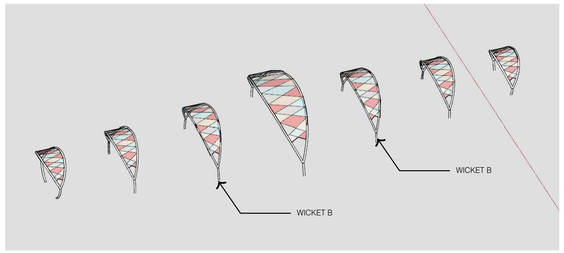
LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET
LEE'S SUMMIT, MISSOURI

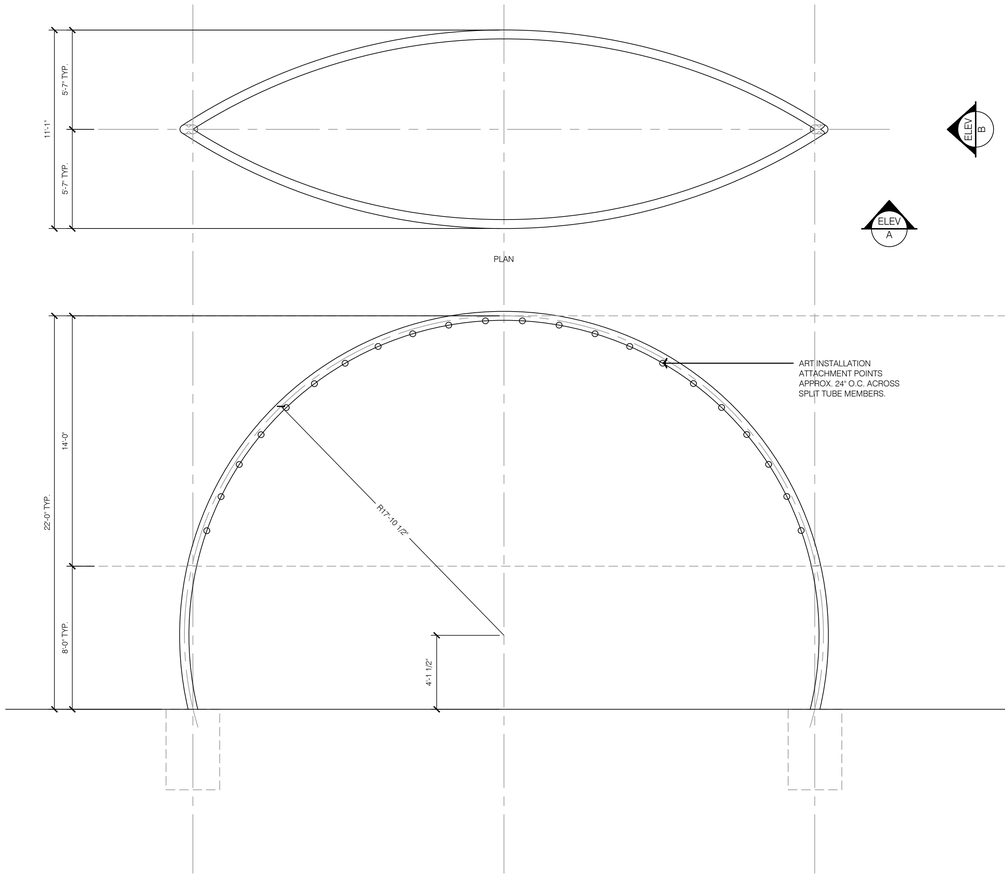
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drawn by: TS/TG/EW
checked by: DV
approved by: KPS
QA/QC by: BM
project no.: 022-00393
drawing no.: L3_HSC_DTL03_02200393
date: 11/01/2023

SHEET
L314

DWG: F:\2022\00001-00500\022-00393\40-design\AutoCAD\final plans\Sheets\OSTU\L_HSC_DTL03_02200393.dwg USER: tswehla
DATE: Oct 31, 2023 2:06pm XREFS: L_PTBLK_02200393 DET-TYPICAL-HSC_02200393





NOTE:
1. CONTRACTOR TO PROVIDE SIGNED AND SEALED ENGINEERED SHOP DRAWINGS FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO ORDERING
2. INSTALL PER MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS

1 WICKET B

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STATE OF MISSOURI
KOREY P. SCHULZ
NUMBER A-2002030005
LANDSCAPE ARCHITECT
11/01/2023

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

HARDSCAPE DETAILS

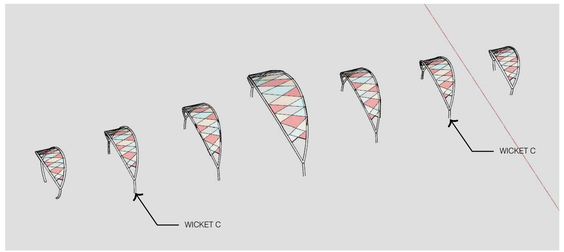
LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET
LEE'S SUMMIT, MISSOURI

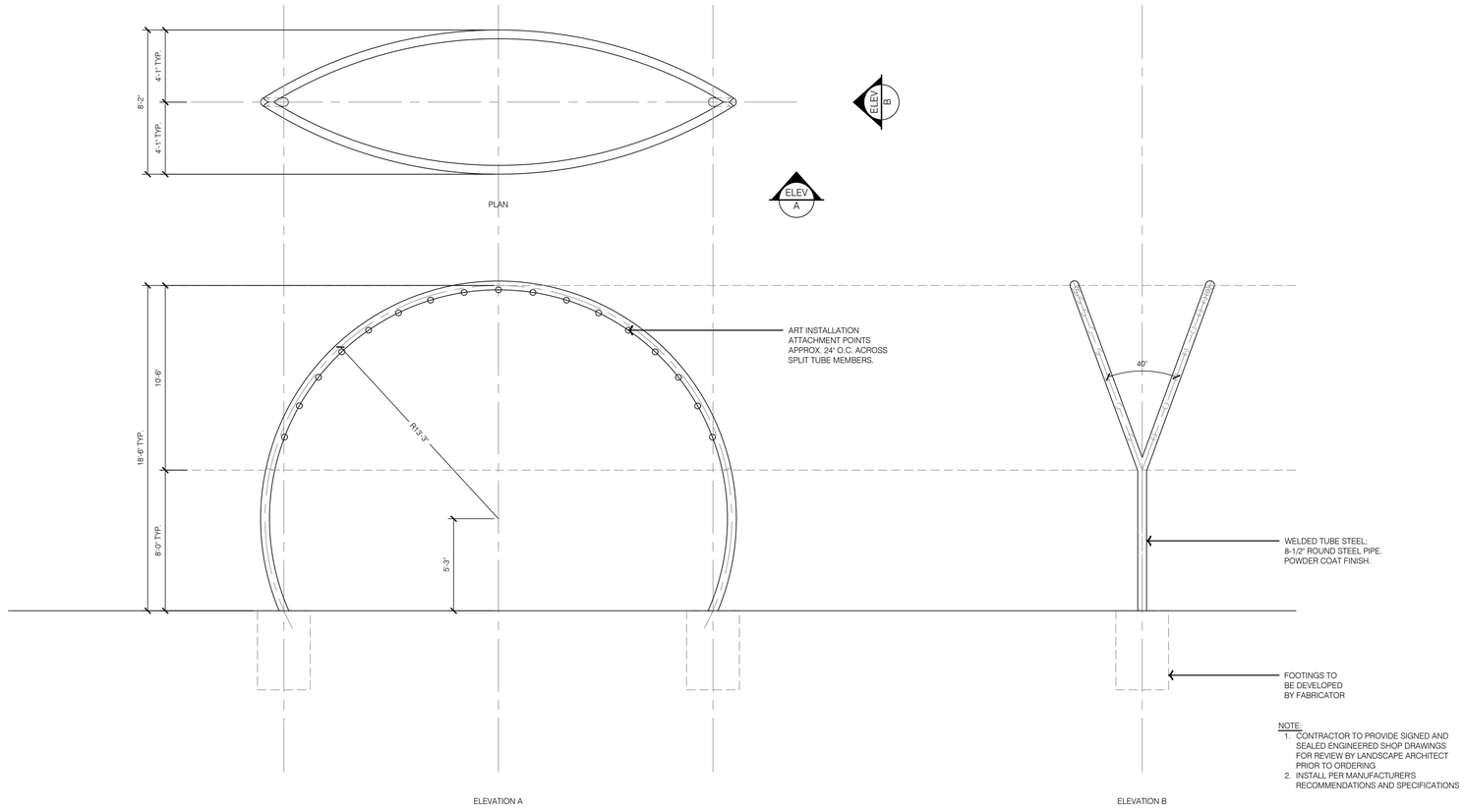
2023

drawn by: TS/TG/EW
checked by: DV
approved by: KPS
QA/QC by: BM
project no.: 022-00393
drawing no.: L315HSC_DTL04_02200393
date: 11/01/2023

SHEET
L315

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DATE: Oct 31, 2023 2:07pm XREFS: L_PTBLK_02200393 DET-TYPICAL-HSC_02200393





NOTE:
1. CONTRACTOR TO PROVIDE SIGNED AND SEALED ENGINEERED SHOP DRAWINGS FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO ORDERING.
2. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS

1 **WICKET C**

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STATE OF MISSOURI
KOREY P. SCHULZ
NUMBER A-2002030005
LANDSCAPE ARCHITECT
11|01|2023

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

HARDSCAPE DETAILS

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

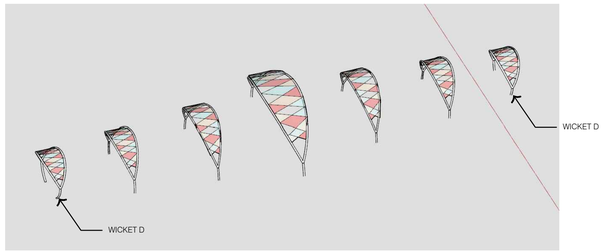
LEE'S SUMMIT, MISSOURI

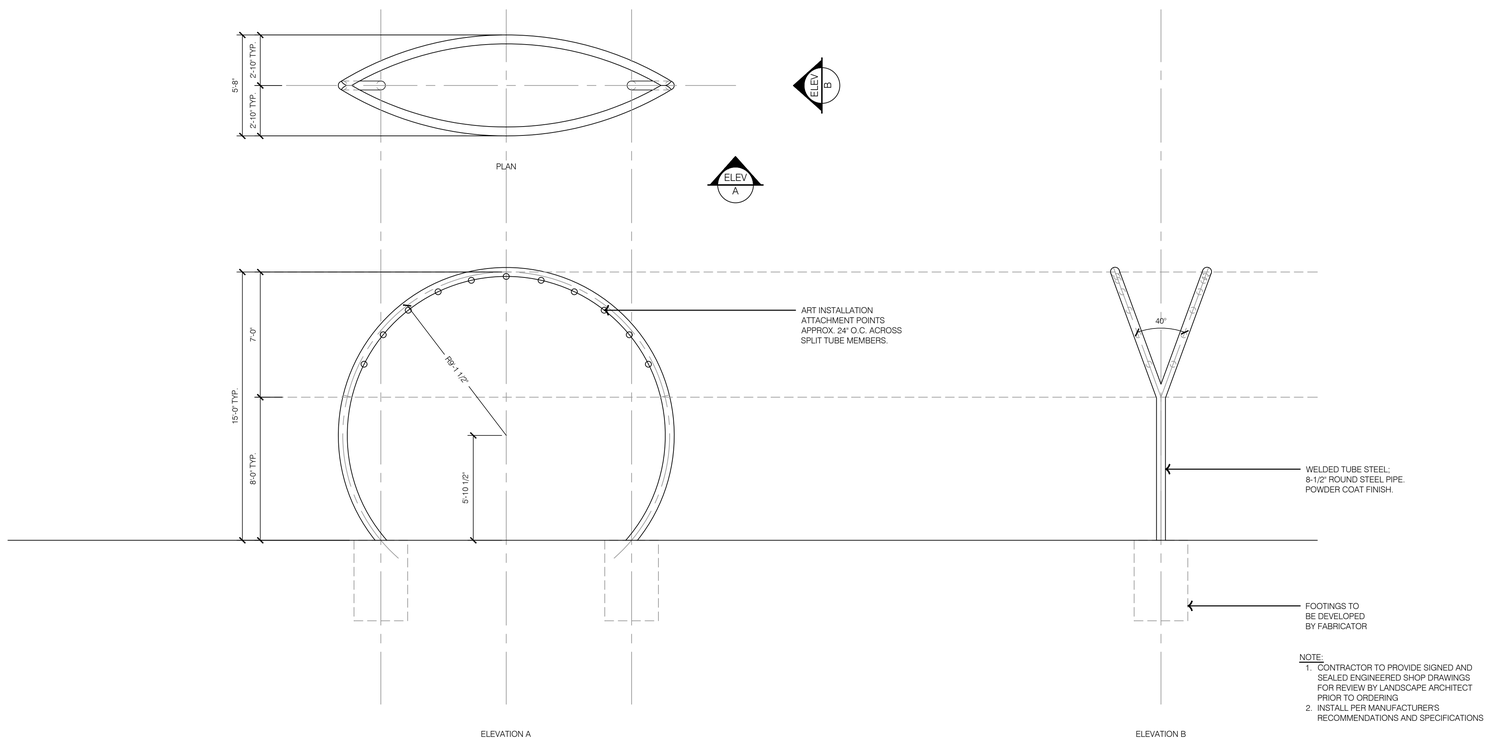
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drawn by: TS/TG/EW
checked by: DV
approved by: KPS
QA/QC by: BM
project no.: 022-00393
drawing no.: L316_HSC_DTL04_02200393
date: 11/01/2023

SHEET
L316

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DATE: Oct 31, 2023 2:07pm XREFS: L_PTBLK_02200393 DET-TYPICAL-HSC_02200393





NOTE:
1. CONTRACTOR TO PROVIDE SIGNED AND SEALED ENGINEERED SHOP DRAWINGS FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO ORDERING.
2. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS

1 WICKET D

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MO CERTIFICATE OF AUTHORITY #2005000285
1814 Main St
Kansas City, MO 64108 TEL 816.842.8844 olsson-studio.com

STATE OF MISSOURI
KOREY P. SCHULZ
NUMBER A-2002030005
LANDSCAPE ARCHITECT
11/01/2023

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

HARDSCAPE DETAILS

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

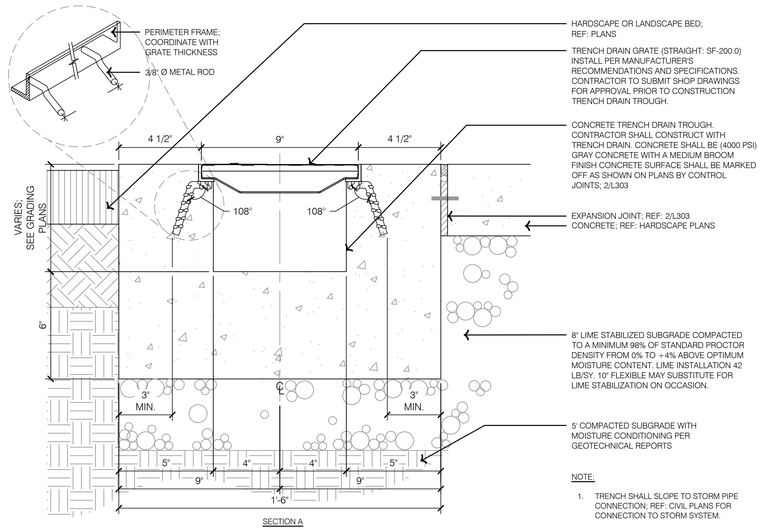
LEE'S SUMMIT, MISSOURI

2023

drawn by: TS/TG/EW
checked by: DV
approved by: KPS
QA/QC by: BM
project no.: 022-00393
drawing no.: L317HSC_DTL04_02200393
date: 11/01/2023

SHEET
L317

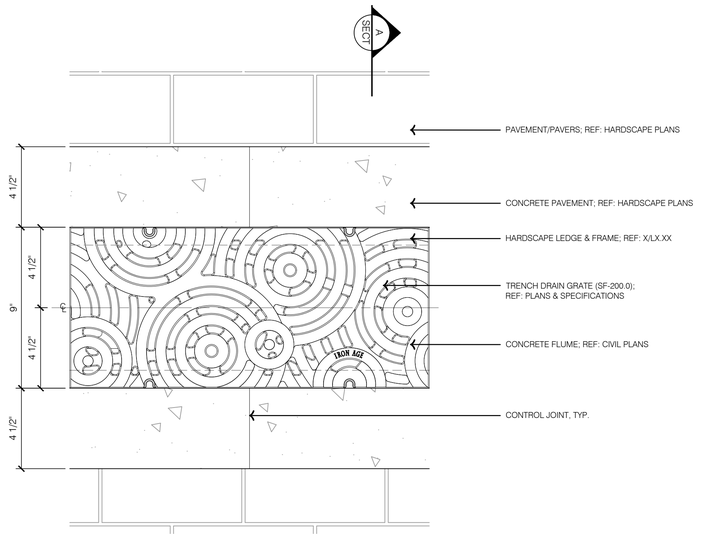
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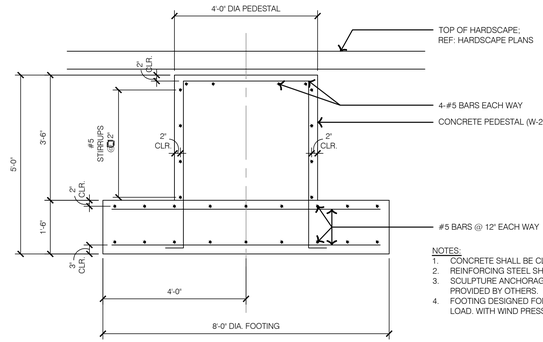
NOTE:

1. TRENCH SHALL SLOPE TO STORM PIPE CONNECTION; REF: CIVIL PLANS FOR CONNECTION TO STORM SYSTEM.

SECTION A



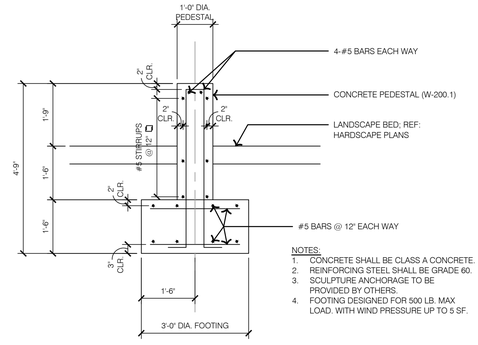
4 TYPICAL TRENCH DRAIN GRATE DETAIL



NOTES:

1. CONCRETE SHALL BE CLASS A CONCRETE.
2. REINFORCING STEEL SHALL BE GRADE 60.
3. SCULPTURE ANCHORAGE TO BE PROVIDED BY OTHERS.
4. FOOTING DESIGNED FOR 10,000 LB. MAX. LOAD. WITH WIND PRESSURE UP TO 20 SF.

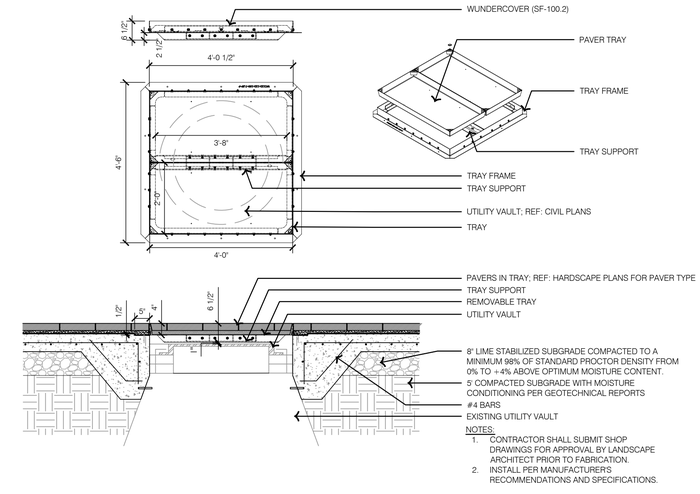
3 TYPICAL SCULPTURE PEDESTAL (LED ART)



NOTES:

1. CONCRETE SHALL BE CLASS A CONCRETE.
2. REINFORCING STEEL SHALL BE GRADE 60.
3. SCULPTURE ANCHORAGE TO BE PROVIDED BY OTHERS.
4. FOOTING DESIGNED FOR 500 LB. MAX LOAD. WITH WIND PRESSURE UP TO 5 SF.

2 TYPICAL SCULPTURE PEDESTAL (PUBLIC ART)



NOTES:

1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
2. INSTALL PER MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS.

1 TYPICAL WUNDERCOVER DETAIL

olsson studio

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MO CERTIFICATE OF AUTHORITY #2005000285
1814 Main St.
Kansas City, MO 64108 TEL 816.842.8844 olsson-studio.com

STATE OF MISSOURI
KOREY P. SCHULZ
NUMBER A-2002030005
LANDSCAPE ARCHITECT
11/01/2023

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

HARDSCAPE DETAILS

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

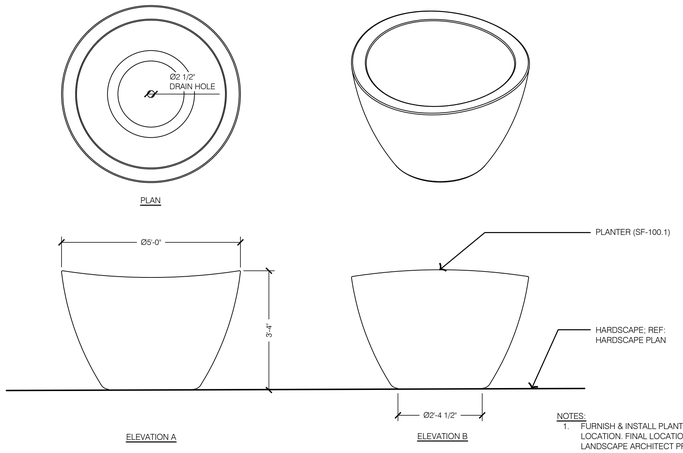
LEE'S SUMMIT, MISSOURI

2023

drawn by: TS/TG/EW
checked by: DV
approved by: KPS
QA/QC by: BM
project no.: 022-00393
drawing no.: L-HSC_DTL04_02200393
date: 11/01/2023

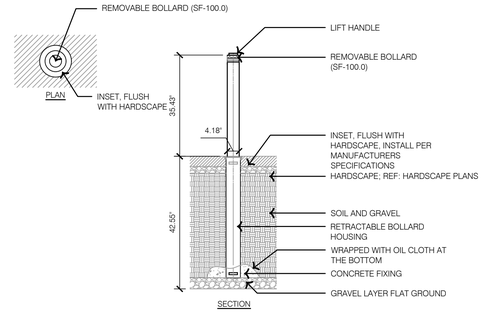
SHEET
L318

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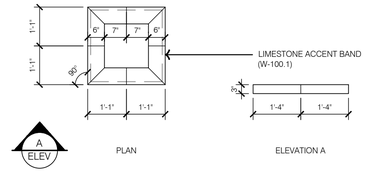
NOTES:
1. FURNISH & INSTALL PLANTER (SF-100.1). APPROXIMATE LOCATION. FINAL LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLACEMENT.
2. CONTRACTOR TO PROVIDE ENGINEERED SIGNED AND SEALED SHOP DRAWINGS FOR REVIEW & APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

7 TYPICAL PLANTER

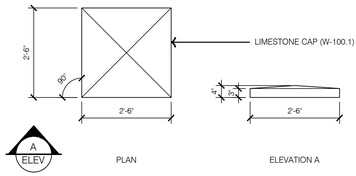


NOTES:
1. FURNISH & INSTALL REMOVABLE BOLLARD (SF-100.0), APPROXIMATE LOCATION. FINAL LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLACEMENT.

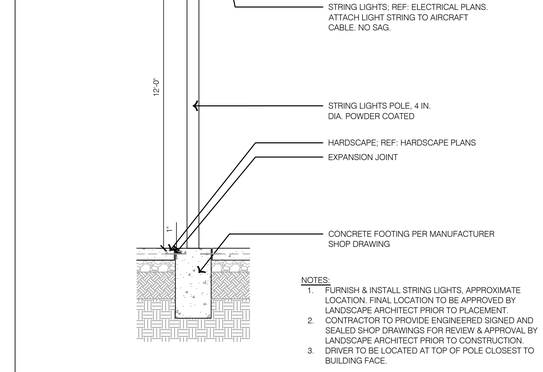
4 TYPICAL REMOVABLE BOLLARD



3 GATEWAY COLUMN CAP PLAN B



2 GATEWAY COLUMN CAP PLAN A

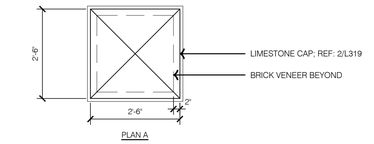


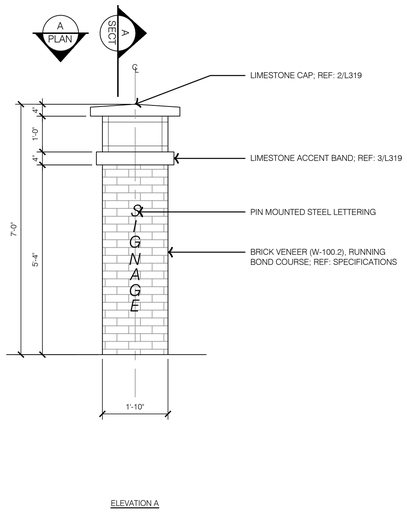
NOTES:
1. FURNISH & INSTALL OUTDOOR GROUND BOX (SF-100.4), APPROXIMATE LOCATION. FINAL LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLACEMENT.

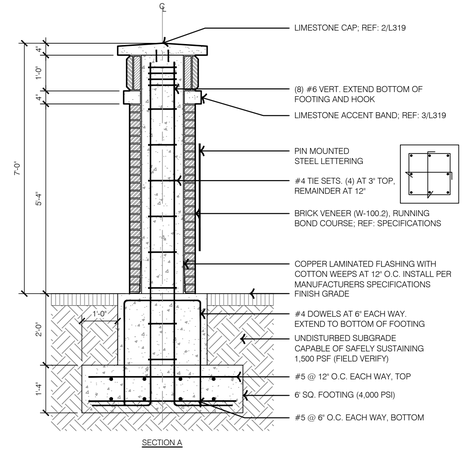
6 OUTDOOR GROUND BOX

NOTES:
1. FURNISH & INSTALL STRING LIGHTS, APPROXIMATE LOCATION. FINAL LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLACEMENT.
2. CONTRACTOR TO PROVIDE ENGINEERED SIGNED AND SEALED SHOP DRAWINGS FOR REVIEW & APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
3. DRIVER TO BE LOCATED AT TOP OF POLE CLOSEST TO BUILDING FACE.

5 TYPICAL STRING LIGHT







1 GATEWAY COLUMN DETAILS

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STATE OF MISSOURI
KOREY P. SCHULZ
NUMBER A-2002300605
PROFESSIONAL LANDSCAPE ARCHITECT
11|01|2023

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

HARDSCAPE DETAILS

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

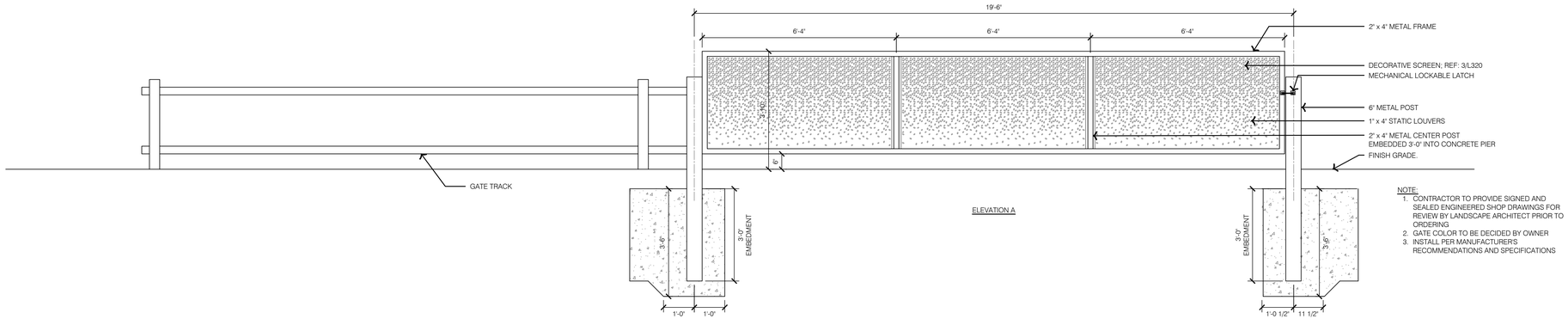
LEE'S SUMMIT, MISSOURI

2023

drawn by: TS/TG/EW
checked by: DV
approved by: KPS
QA/QC by: BM
project no.: 022-00393
drawing no.: L_HSC_DTL04_02200393
date: 11/01/2023

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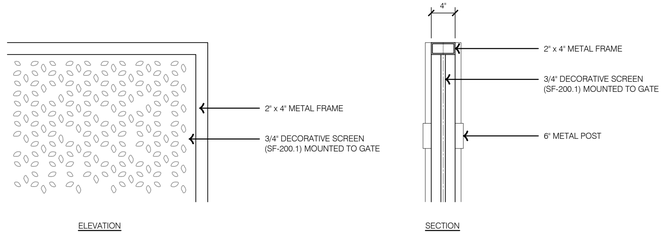
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ELEVATION A

NOTE:
1. CONTRACTOR TO PROVIDE SIGNED AND SEALED ENGINEERED SHOP DRAWINGS FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO ORDERING
2. GATE COLOR TO BE DECIDED BY OWNER
3. INSTALL PER MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS

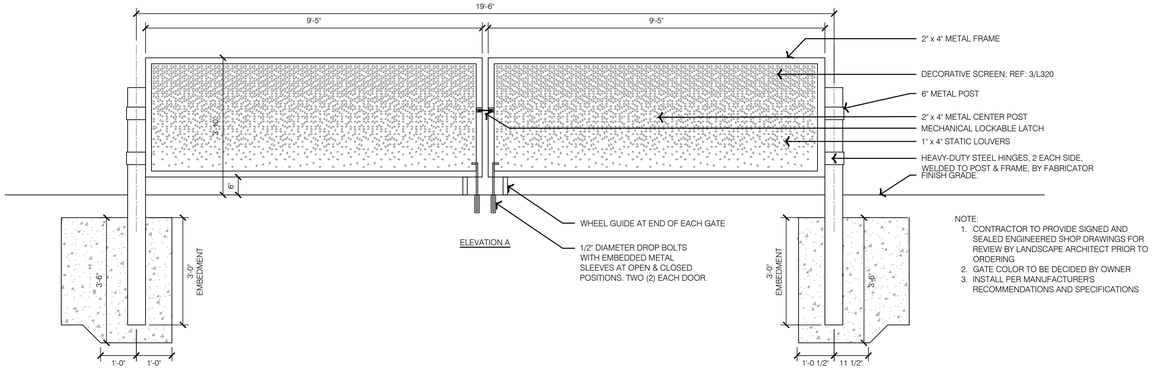
2 GATE TYPE 2



ELEVATION

SECTION

3 TYPICAL DECORATIVE SCREEN



ELEVATION A

NOTE:
1. CONTRACTOR TO PROVIDE SIGNED AND SEALED ENGINEERED SHOP DRAWINGS FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO ORDERING
2. GATE COLOR TO BE DECIDED BY OWNER
3. INSTALL PER MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS

1 GATE TYPE 1

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KOREY P. SCHULZ
NUMBER
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LANDSCAPE ARCHITECT
11|01|2023

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REV. NO.	DATE	REVISIONS DESCRIPTION	BY

HARDSCAPE DETAILS

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

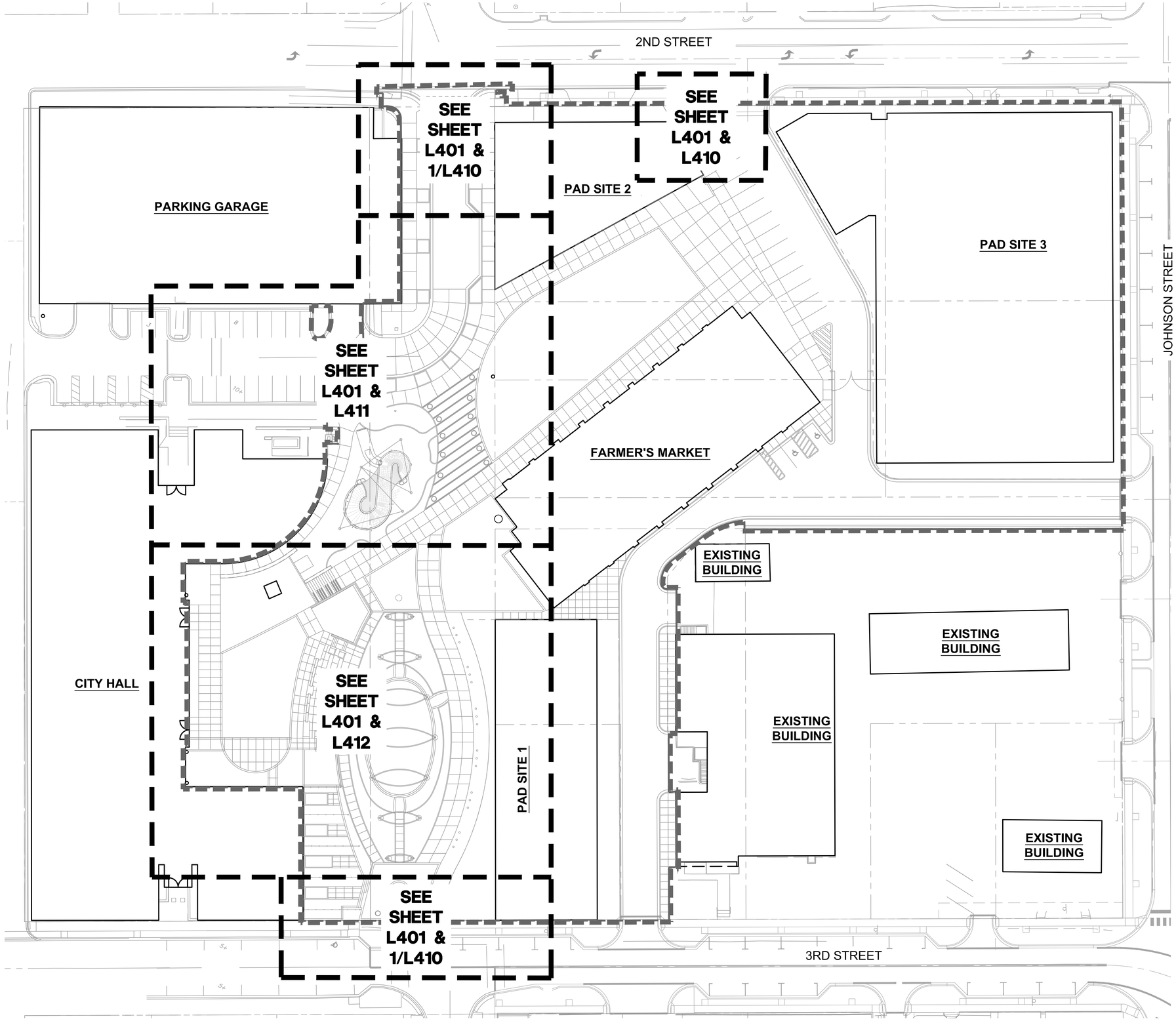
LEE'S SUMMIT, MISSOURI

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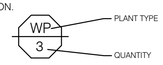
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1 **OVERALL LANDSCAPE PLAN**

LANDSCAPE GENERAL NOTES:

1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF LEE'S SUMMIT, MISSOURI IN CURRENT USAGE. ALL STANDARDS NOT COVERED BY THE CITY SHALL BE APWA STANDARDS IN CURRENT USAGE UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL VERIFY EXACT LOCATION OF ALL EXISTING UTILITIES, DRAIN LINES AND IRRIGATION PIPING PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, DRAIN LINES AND IRRIGATION PIPING.
3. CONTRACTOR SHALL VERIFY AND COORDINATE ALL FINAL GRADES WITH LANDSCAPE ARCHITECT PRIOR TO COMPLETION.
4. DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE AND SHALL BE REMOVED AT FREQUENT INTERVALS. AT COMPLETION OF WORK IN EACH AREA, THE CONTRACTOR SHALL GATHER AND REMOVE ALL DEBRIS, EQUIPMENT, AND EXCESS MATERIAL FROM THAT AREA. AT FINAL COMPLETION OF ALL WORK HE SHALL REMOVE ALL SUCH ITEMS FROM THE PREMISES.
5. LOCATION AND PLACEMENT OF ALL PLANT MATERIAL SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. THE LANDSCAPE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES SHALL BE PLACED IN THE FIELD TO UTILIZE THE GREATEST COVERAGE OF THE GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
   -ALL EVERGREEN SHRUBS AND CREEPING GROUNDCOVERS SHALL BE MINIMUM OF 2' FROM ANY PAVING EDGE
   -ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED AND SITED FOR THE BEST AESTHETIC VIEWING.
   -ALL TREES, EVERGREEN OR DECIDUOUS, SHALL BE A MINIMUM OF 4' FROM ANY PAVING EDGE.
7. ANY SUBSTITUTION OF SPECIFIED PLANT MATERIAL WILL NOT BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
8. MULCH ALL PLANTING AREAS TO A DEPTH OF 3" DEPTH ACCORDING TO PLANS AND SPECIFICATIONS. SAMPLES SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
9. ALL PLANT MATERIAL WILL BE HEALTHY, VIGOROUS AND FREE OF DISEASE AND INSECTS PER AAN STANDARDS. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY INFERIOR OR OTHERWISE UNSUITABLE PLANT MATERIAL PROPOSED FOR USE ON THE PROJECT.
10. ALL PLANTING BEDS NOT FULLY CONTAINED BY CONCRETE CURBS OR WALKS SHALL BE EDGED ACCORDING TO PLANS AND SPECIFICATIONS.
11. PLANTS AND LANDSCAPE MATERIALS SHALL BE INSTALLED AS DETAILED ON PLANS.
12. PLANT BACKFILL FOR TREES AND SHRUBS SHALL BE PER SPECIFICATIONS.
13. ALL PLANTING BEDS SHALL BE TREATED WITH DACTHAL PRE-EMERGENT HERBICIDE AT MANUFACTURER RECOMMENDED RATES AND SHALL BE COVERED WITH SPECIFIED MULCH APPLICATION. APPLY LIGHTER APPLICATION OF DACTHAL HERBICIDE TO TOP OF MULCH LAYER.
14. ALL AREAS DISTURBED DURING CONSTRUCTION THAT ARE NOT DESIGNATED AS PLANTING BEDS OR PAVEMENT AREAS SHALL BE SEEDED WITH A TURF TYPE TALL FESCUE PER SPECIFICATIONS.
15. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER OWNER'S FINAL ACCEPTANCE OF FINISHED JOB. ALL DEAD AND DAMAGED PLANT MATERIAL SHALL BE REPLACED BY LANDSCAPE CONTRACTOR AT THEIR EXPENSE. LANDSCAPE CONTRACTOR SHALL MAINTAIN PLANT MATERIAL UNTIL FINAL ACCEPTANCE.
16. ALL LANDSCAPE BEDS SHALL BE MOUNDED AS SHOWN ON PLANS AND DETAILS.
17. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ACTUAL PLANT QUANTITIES REQUIRED TO COMPLETE THE PROJECT AS SHOWN ON THE PLANS, AND BASE THEIR BID ACCORDINGLY.
18. PLANT KEY DESCRIPTION.



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KOREY P. SCHULZ
NUMBER A-2012030005
LANDSCAPE ARCHITECT
11/01/2023

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

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OVERALL LANDSCAPE PLAN

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

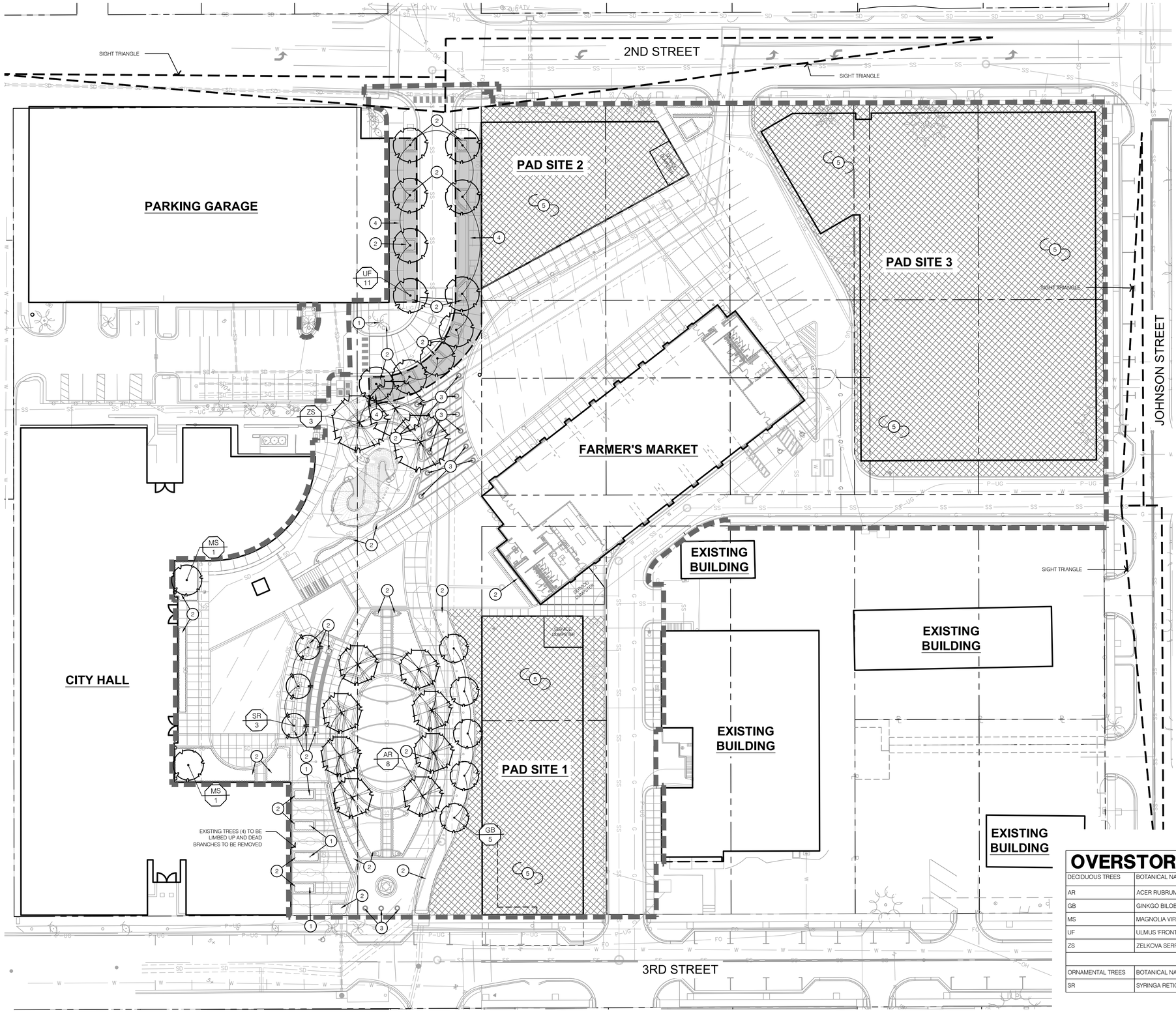
2023

LEE'S SUMMIT, MISSOURI

drawn by: TS/TG/EW
checked by: DV
approved by: KPS
QA/QC by: BM
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date: 11/01/2023

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1 **LANDSCAPE OVERSTORY PLAN**

LANDSCAPE LEGEND:

- LIMITS OF CONSTRUCTION
- SIGHT DISTANCE TRIANGLES
- RIGHT OF WAY / PROPERTY LINE
- EXISTING TREE
- OVERSTORY TREE
- ORNAMENTAL TREE
- PERENNIALS & GRASSES
- SILVA CELL BOUNDARY
- TURF TYPE FESCUE SEED

LANDSCAPE OVERSTORY PLAN NOTES:

1. EXISTING TREE TO REMAIN (SELECTIVE PRUNING)
2. PLANTING BED; REF: LANDSCAPE GENERAL NOTES & DETAILS
3. INSTALL PLANTER; REF: 7/L490
4. INSTALL SILVA CELL; REF: 8/L490
5. AREA TO BE SEEDED WITH TURF TYPE FESCUE SEED; REF: SPECIFICATIONS

PRELIMINARY PLANT SCHEDULE

STREET FRONTAGE TREE — TOTAL: 11
DECIDUOUS: B&B, 3" CAL.
DECIDUOUS: B&B, 5" CAL.
ORNAMENTAL: B&B, 3" CAL.
EVERGREEN: B&B, 8` HT.

OPEN YARD AREA TREE — TOTAL: 21
DECIDUOUS: B&B, 3" CAL.
DECIDUOUS: B&B, 10" CAL.
ORNAMENTAL: B&B, 3" CAL.
EVERGREEN: B&B, 8` HT.

OVERSTORY PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
AR	ACER RUBRUM 'BRANDYWINE'	BRANDYWINE MAPLE	6-8" CAL	B&B
GB	GINKGO BILOBA 'PNI 2720'	PRINCETON SENTRY GINKGO	3" CAL	B&B
MS	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	3" CAL	B&B
UF	ULMUS 'FRONTIER'	FRONTIER ELM	5" CAL	B&B
ZS	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	3" CAL	B&B
ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	3" CAL	B&B

NORTH 0 15' 30' 60'

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STATE OF MISSOURI
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NUMBER LA-2012030005
REGISTERED LANDSCAPE ARCHITECT
11/01/2023

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LANDSCAPE OVERSTORY PLAN

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

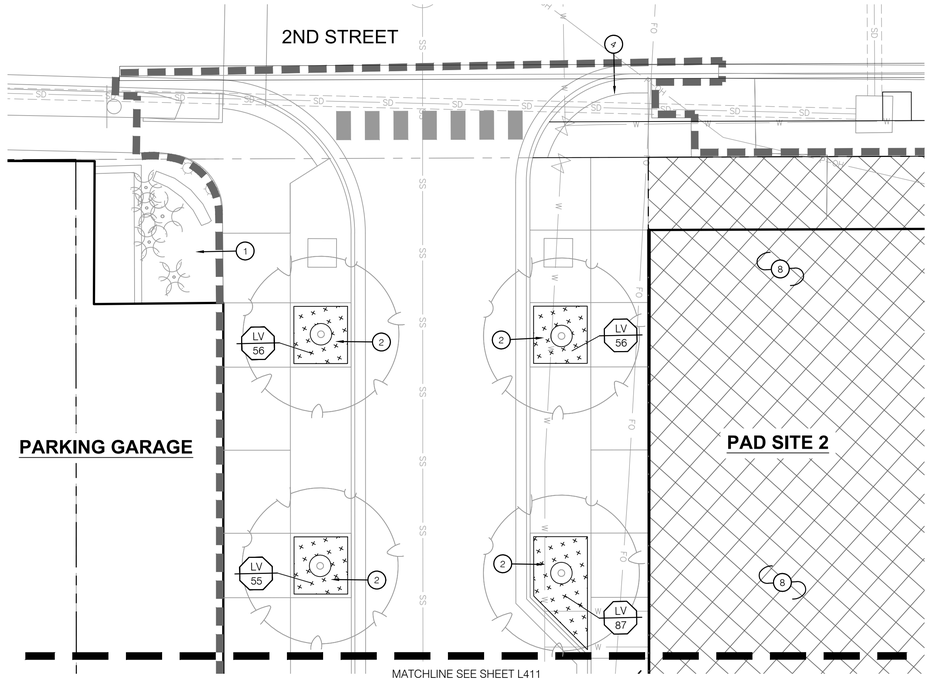
LEE'S SUMMIT, MISSOURI

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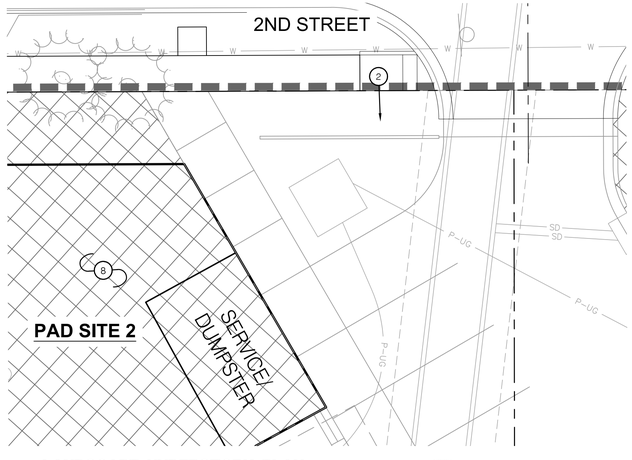
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project no.: 022-00393
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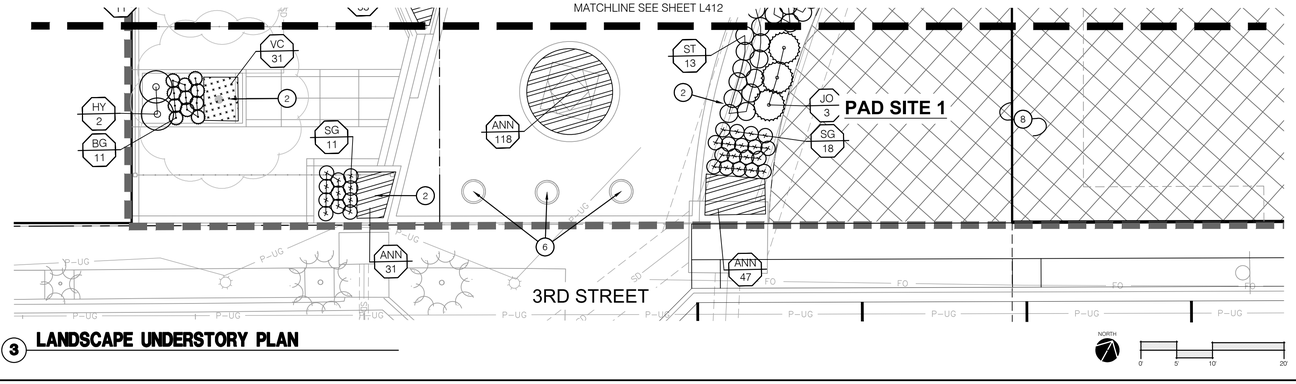
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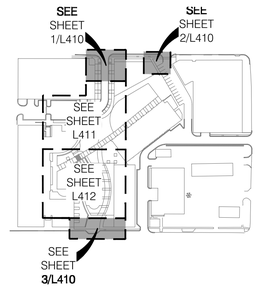
1 LANDSCAPE UNDERSTORY PLAN



2 LANDSCAPE UNDERSTORY PLAN



3 LANDSCAPE UNDERSTORY PLAN



KEYMAP

LANDSCAPE UNDERSTORY PLAN NOTES:

1. EXISTING PLANTING BED TO REMAIN
2. PLANTING BED WITH DOUBLE-GROUND HARDWOOD MULCH; REF: LANDSCAPE GENERAL NOTES, DETAILS, & SPECIFICATIONS
3. PLANTING BED WITH ROCK MULCH (P-100.1); REF: LANDSCAPE GENERAL NOTES, DETAILS, & SPECIFICATIONS
4. AREA TO BE SODDED WITH TURF-TYPE FESCUE SOD; REF: SPECIFICATIONS
5. INSTALL STEEL BED EDGE; REF: 4/L490
6. INSTALL PLANTER; REF: 7/L490
7. INSTALL LANDSCAPE DRAIN INLET; REF: CIVIL PLANS
8. AREA TO BE SEEDED WITH TURF TYPE FESCUE SEED; REF: SPECIFICATIONS

LANDSCAPE LEGEND:

- LIMITS OF CONSTRUCTION
- RIGHT OF WAY / PROPERTY LINE
- SHEET MATCHLINE
- EXISTING TREE
- OVERSTORY TREE
- ORNAMENTAL TREE
- TURF TYPE FESCUE SOD
- TURF TYPE FESCUE SEED

UNDERSTORY PLANT SCHEDULE

DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	
CS	CORNUS SERICEA 'FARROW'	ARCTIC FIRE® RED TWIG DOGWOOD	5 GAL	CONT.	
HY	HYDRANGEA ARBORESCENS 'ABETWO'	INCREDIBALL® HYDRANGEA	5 GAL	CONT.	
HB	HYDRANGEA PANICULATA 'ILVOBO'	BOBO® PANICLE HYDRANGEA	5 GAL	CONT.	
SG	SPIRAEA JAPONICA 'YAN'	DOUBLE PLAY® 'GOLD SPIREA	5 GAL	CONT.	
SY	SYRINGA X 'SMNSDTP'	BABY KIM® DWARF LILAC	5 GAL	CONT.	
EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	
BG	BUXUS X 'GREEN GEM'	GREEN GEM BOXWOOD	1 GAL	CONT.	
CH	CEPHALOTAXUS HARRINGTONIA	PLUM YEW	5 GAL	CONT.	
JO	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL EASTERN REDCEDAR	5 GAL	CONT.	
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	
CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	3 GAL	CONT.	
PS	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	3 GAL	CONT.	
ST	SPOROBOLUS HETEROLEPIS 'TARA'	TARA PRAIRIE DROPSEED	3 GAL	CONT.	
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	
AL	ALLIUM X 'MILLENIUM'	MILLENIUM ORNAMENTAL ONION	1 GAL	CONT.	
HA	HOSTA X 'HALCYON'	HALCYON HOSTA	1 GAL	CONT.	
HO	HOSTA X 'MINUTEMAN'	MINUTEMAN HOSTA	1 GAL	CONT.	
ANNUALS	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
ANN	ANNUALS		4" POT		12" o.c.
GROUNDCOVER	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
CX	CAREX FLACCA 'BLUE ZINGER'	BLUE ZINGER SEDGE	1 GAL	CONT.	15" o.c.
LV	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LILYTURF	1 GAL	CONT.	12" o.c.
VC	VINCA MINOR 'BOWLES'	BOWLES PERIWINKLE	1 GAL	CONT.	12" o.c.
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
RS	RUDBECKIA FULGIDA 'LITTLE GOLDSTAR'	LITTLE GOLDSTAR CONEFLOWER	1 GAL	CONT.	12" o.c.

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STATE OF MISSOURI
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LANDSCAPE UNDERSTORY PLAN

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

LEE'S SUMMIT, MISSOURI

2023

drawn by: TS/TG/EW
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UNDERSTORY PLANT SCHEDULE

DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	
CS	CORNUS SERICEA 'FARROW'	ARCTIC FIRE® RED TWIG DOGWOOD	5 GAL	CONT.	
HY	HYDRANGEA ARBORESCENS 'ABETWO'	INCREDIBALL® HYDRANGEA	5 GAL	CONT.	
HB	HYDRANGEA PANICULATA 'ILVOBO'	BOBO® PANICLE HYDRANGEA	5 GAL	CONT.	
SG	SPIRAEA JAPONICA 'YAN'	DOUBLE PLAY® GOLD SPIREA	5 GAL	CONT.	
SY	SYRINGA X 'SMNSDTP'	BABY KIM® DWARF LILAC	5 GAL	CONT.	

EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	
BG	BUXUS X 'GREEN GEM'	GREEN GEM BOXWOOD	1 GAL	CONT.	
CH	CEPHALOTAXUS HARRINGTONIA	PLUM YEW	5 GAL	CONT.	
JO	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL EASTERN REDCEDAR	5 GAL	CONT.	

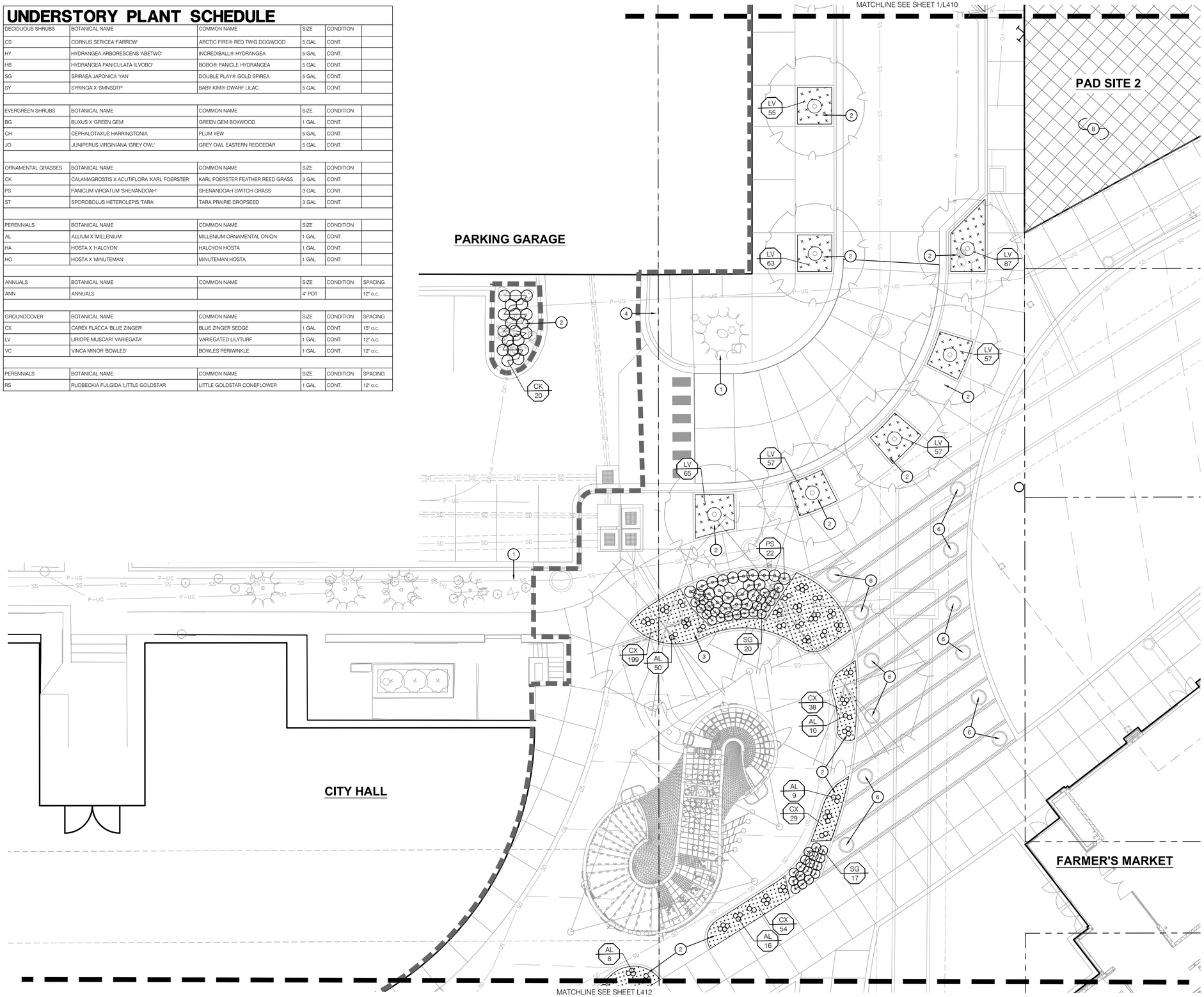
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	
CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	3 GAL	CONT.	
PS	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	3 GAL	CONT.	
ST	SPOROBOLUS HETEROLEPIS 'TARA'	TARA PRAIRIE DROPSEED	3 GAL	CONT.	

PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	
AL	ALLIUM X 'MILLENIUM'	MILLENIUM ORNAMENTAL ONION	1 GAL	CONT.	
HA	HOSTA X 'HALCYON'	HALCYON HOSTA	1 GAL	CONT.	
HO	HOSTA X 'MINUTEMAN'	MINUTEMAN HOSTA	1 GAL	CONT.	

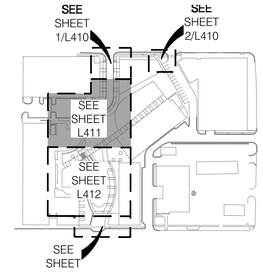
ANNUALS	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
ANN	ANNUALS		4" POT		12" o.c.

GROUNDCOVER	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
CX	CAREX FLACCA 'BLUE ZINGER'	BLUE ZINGER SEDGE	1 GAL	CONT.	15" o.c.
LV	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LILYTURF	1 GAL	CONT.	12" o.c.
VC	VINCA MINOR 'BOWLES'	BOWLES PERIWINKLE	1 GAL	CONT.	12" o.c.

PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
RS	RUDBECKIA FULGIDA 'LITTLE GOLDSTAR'	LITTLE GOLDSTAR CONEFLOWER	1 GAL	CONT.	12" o.c.



1 LANDSCAPE UNDERSTORY PLAN



KEYMAP

LANDSCAPE LEGEND:

- LIMITS OF CONSTRUCTION
- RIGHT OF WAY / PROPERTY LINE
- SHEET MATCHLINE
- EXISTING TREE
- OVERSTORY TREE
- ORNAMENTAL TREE
- TURF TYPE FESCUE SOD
- TURF TYPE FESCUE SEED

LANDSCAPE UNDERSTORY PLAN NOTES:

1. EXISTING PLANTING BED TO REMAIN
2. PLANTING BED WITH DOUBLE-GROUND HARDWOOD MULCH; REF: LANDSCAPE GENERAL NOTES, DETAILS, & SPECIFICATIONS
3. PLANTING BED WITH ROCK MULCH (P-100.1); REF: LANDSCAPE GENERAL NOTES, DETAILS, & SPECIFICATIONS
4. AREA TO BE SODDED WITH TURF-TYPE FESCUE SOD; REF: SPECIFICATIONS
5. INSTALL STEEL BED EDGE; REF: 4/L490
6. INSTALL PLANTER; REF: 7/L490
7. INSTALL LANDSCAPE DRAIN INLET; REF: CIVIL PLANS
8. AREA TO BE SEEDED WITH TURF TYPE FESCUE SEED; REF: SPECIFICATIONS

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STATE OF MISSOURI
KOREY P. SCHULZ
NUMBER A-2012030005
PROFESSIONAL LANDSCAPE ARCHITECT
11/01/2023

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LANDSCAPE UNDERSTORY PLAN

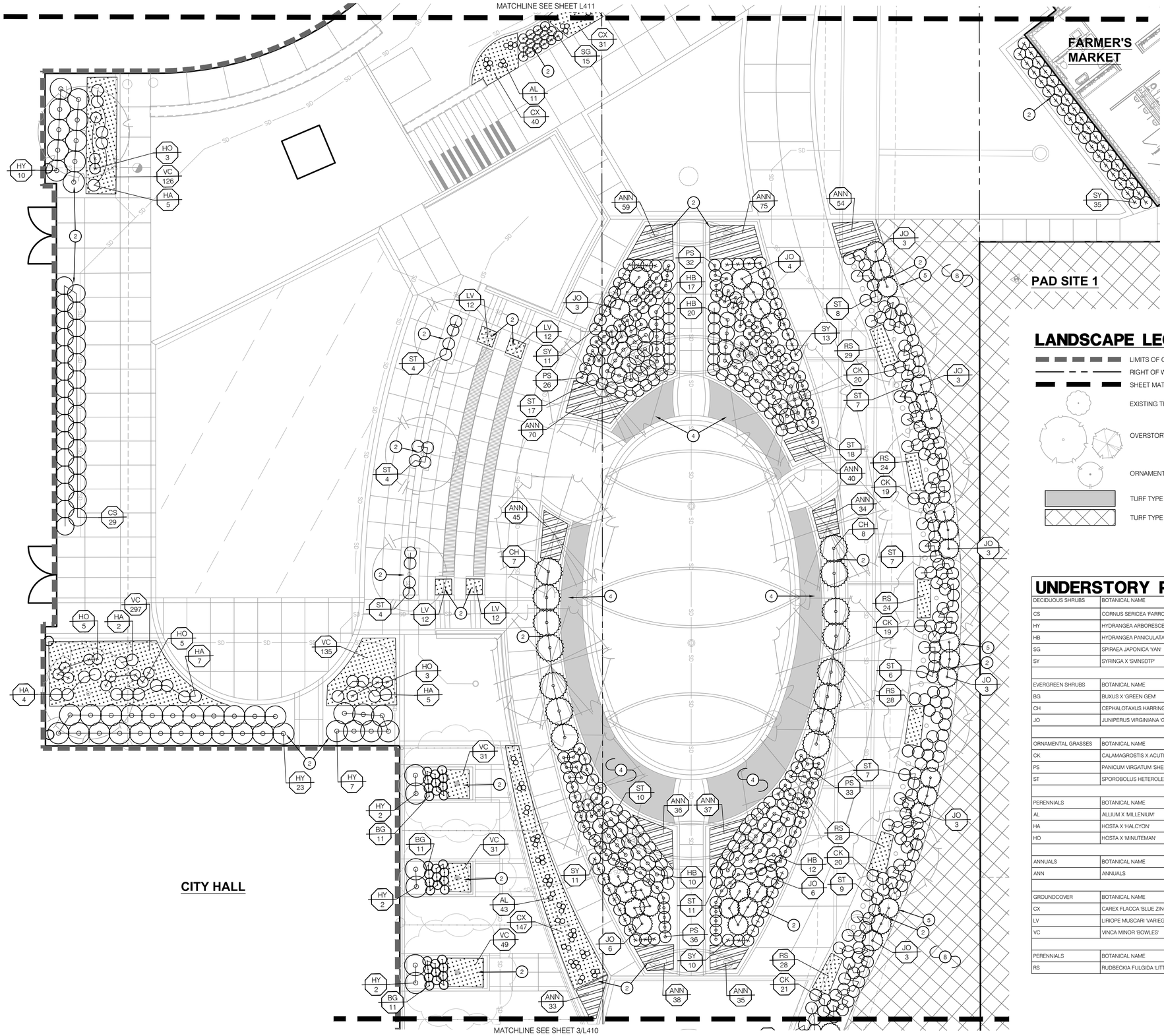
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GREEN STREET - 2ND STREET TO 3RD STREET
LEE'S SUMMIT, MISSOURI

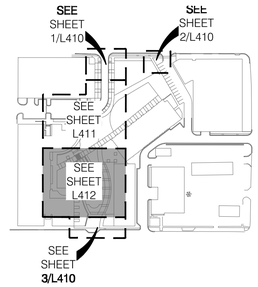
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checked by: DV
approved by: KPS
QA/QC by: BM
project no.: 022-00393
drawing no.: L_SC_UND01_02200393
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KEYMAP

LANDSCAPE LEGEND:

- LIMITS OF CONSTRUCTION
- RIGHT OF WAY / PROPERTY LINE
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5. INSTALL STEEL BED EDGE; REF: 4/L490
6. INSTALL PLANTER; REF: 7/L490
7. INSTALL LANDSCAPE DRAIN INLET; REF: CIVIL PLANS
8. AREA TO BE SEEDED WITH TURF TYPE FESCUE SEED; REF: SPECIFICATIONS

UNDERSTORY PLANT SCHEDULE

DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	
CS	CORNUS SERICEA 'FARROW'	ARCTIC FIRE® RED TWIG DOGWOOD	5 GAL	CONT.	
HY	HYDRANGEA ARBORESCENS 'ABETWO'	INCREDIBALL® HYDRANGEA	5 GAL	CONT.	
HB	HYDRANGEA PANICULATA 'ILVOBO'	BOBO® PANICLE HYDRANGEA	5 GAL	CONT.	
SG	SPIRAEA JAPONICA 'YAN'	DOUBLE PLAY® GOLD SPIREA	5 GAL	CONT.	
SY	SYRINGA X 'SMNSDTP'	BABY KIM® DWARF LILAC	5 GAL	CONT.	
EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	
BG	BUXUS X 'GREEN GEM'	GREEN GEM BOXWOOD	1 GAL	CONT.	
CH	CEPHALOTAXUS HARRINGTONIA	PLUM YEW	5 GAL	CONT.	
JO	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL EASTERN REDCEDAR	5 GAL	CONT.	
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	
CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	3 GAL	CONT.	
PS	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	3 GAL	CONT.	
ST	SPOROBOLUS HETEROLEPIS 'TARA'	TARA PRAIRIE DROPSEED	3 GAL	CONT.	
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	
AL	ALLIUM X 'MILLENIUM'	MILLENIUM ORNAMENTAL ONION	1 GAL	CONT.	
HA	HOSTA X 'HALCYON'	HALCYON HOSTA	1 GAL	CONT.	
HO	HOSTA X 'MINUTEMAN'	MINUTEMAN HOSTA	1 GAL	CONT.	
ANNUALS	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
ANN	ANNUALS		4" POT		12" o.c.
GROUNDCOVER	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
CX	CAREX FLACCA 'BLUE ZINGER'	BLUE ZINGER SEDGE	1 GAL	CONT.	15" o.c.
LV	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LILYTURF	1 GAL	CONT.	12" o.c.
VC	VINCA MINOR 'BOWLES'	BOWLES PERIWINKLE	1 GAL	CONT.	12" o.c.
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
RS	RUDBECKIA FULGIDA 'LITTLE GOLDSTAR'	LITTLE GOLDSTAR CONEFLOWER	1 GAL	CONT.	12" o.c.

1 **LANDSCAPE UNDERSTORY PLAN**

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PROFESSIONAL LANDSCAPE ARCHITECT
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LANDSCAPE UNDERSTORY PLAN

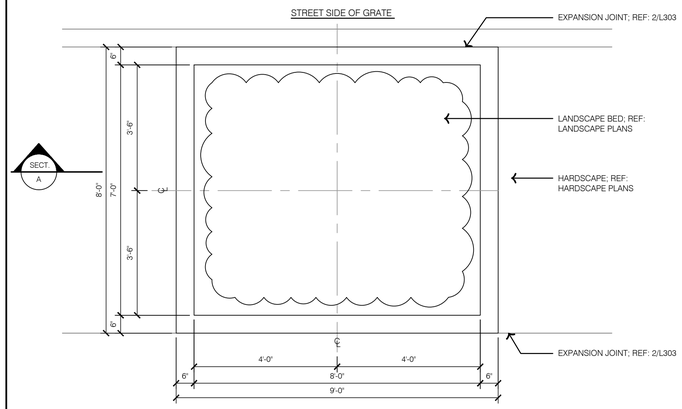
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GREEN STREET - 2ND STREET TO 3RD STREET
LEE'S SUMMIT, MISSOURI

2023

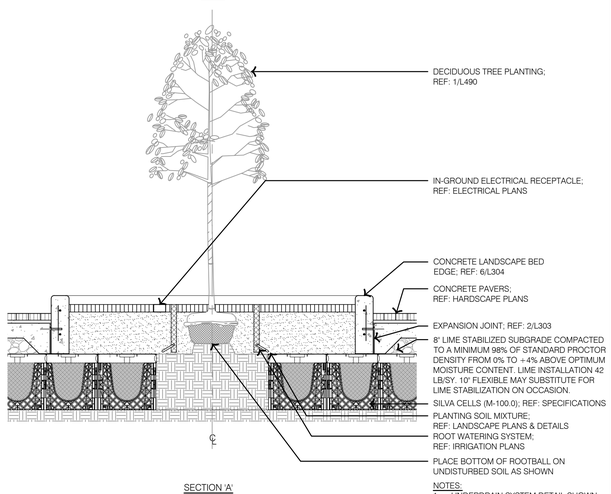
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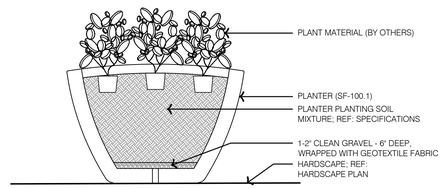
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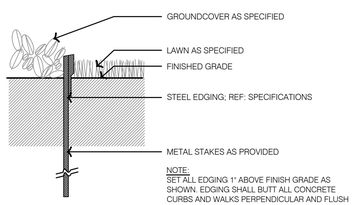
NOTES:
1. UNDERDRAIN SYSTEM DETAIL SHOWN HEREWITH IS TYPICAL.

6 SILVA CELL DETAILS



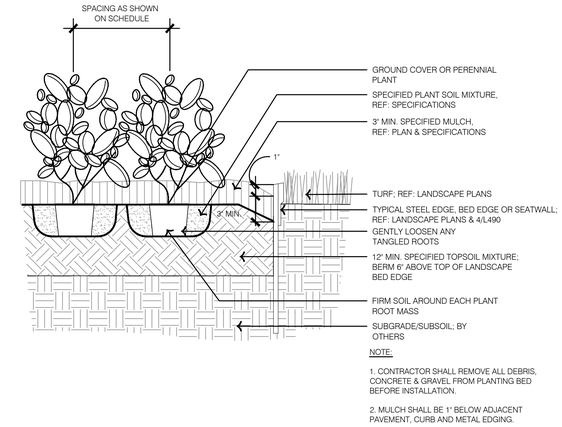
ELEVATION A

5 TYPICAL PLANTER



NOTE:
SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN. EDGING SHALL BUTT ALL CONCRETE CURBS AND WALKS PERPENDICULAR AND FLUSH WITH GRADES OF CONCRETE. ALL JOINTS TO BE WELDED OR SECURELY STAKED.

4 TYPICAL STEEL BED EDGE DETAIL

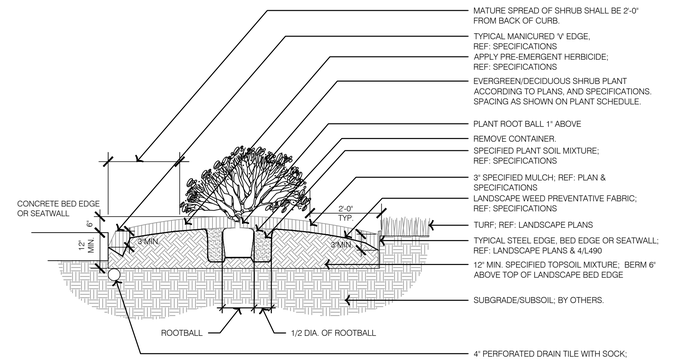


NOTE:

1. CONTRACTOR SHALL REMOVE ALL DEBRIS, CONCRETE & GRAVEL FROM PLANTING BED BEFORE INSTALLATION.

2. MULCH SHALL BE 1" BELOW ADJACENT PAVEMENT, CURB AND METAL EDGING.

3 TYPICAL GROUNDCOVER AND PERENNIAL PLANTING DETAIL

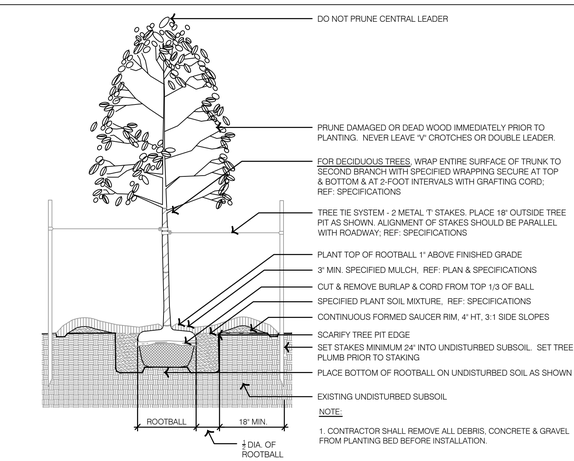


NOTE:

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2. MULCH SHALL BE 1" BELOW ADJACENT PAVEMENT, CURB AND METAL EDGING.

2 TYPICAL SHRUB PLANTING DETAIL



NOTE:

1. CONTRACTOR SHALL REMOVE ALL DEBRIS, CONCRETE & GRAVEL FROM PLANTING BED BEFORE INSTALLATION.

1 TYPICAL DECIDUOUS TREE PLANTING DETAIL

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LANDSCAPE DETAILS

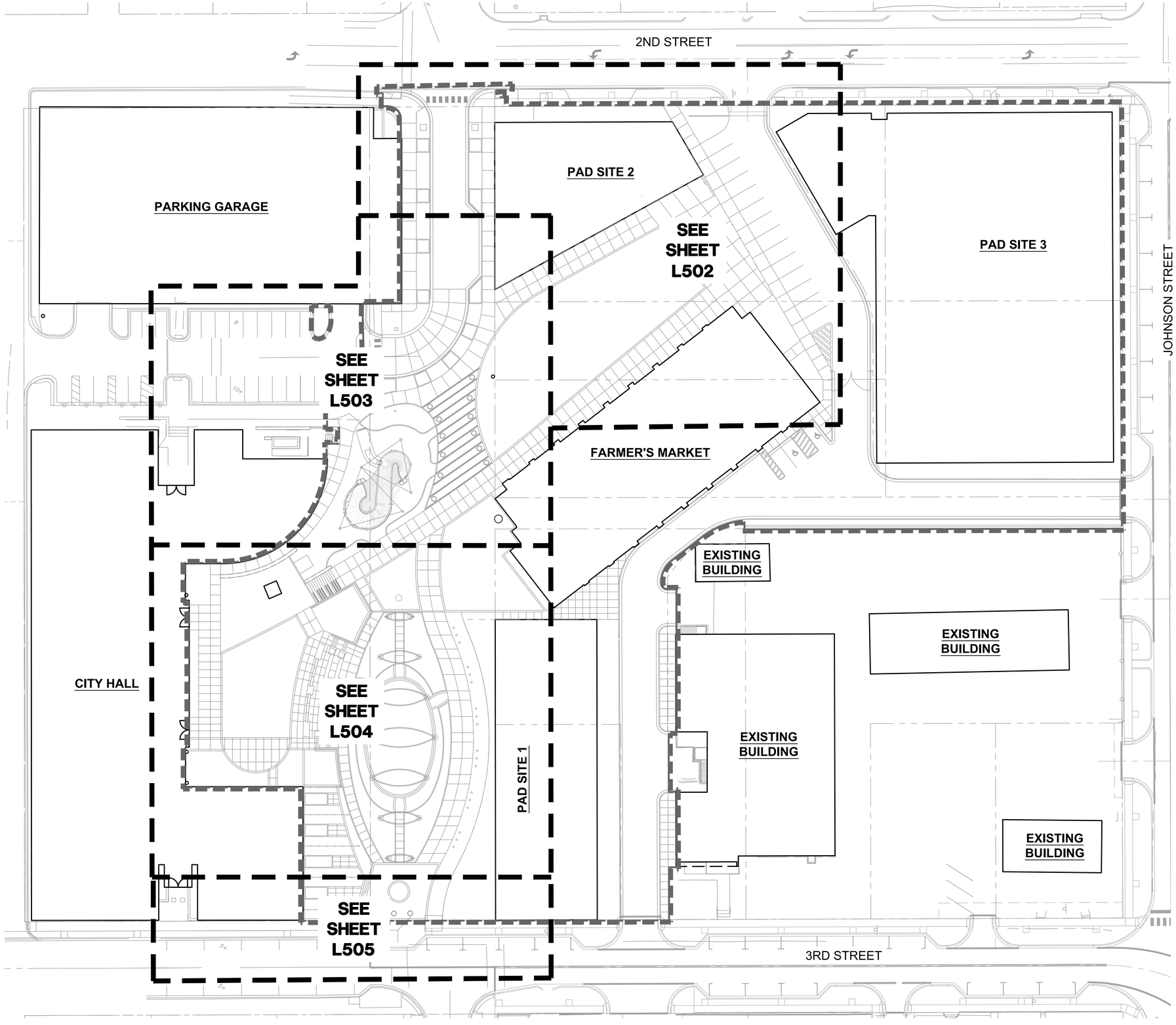
LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET
LEE'S SUMMIT, MISSOURI

2023

drawn by: TS/TG/EW
checked by: DV
approved by: KPS
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1 **OVERALL IRRIGATION PLAN**

IRRIGATION GENERAL NOTES:

1. THIS DESIGN IS SHOWN IN A DIAGRAMMATIC FORM. ALL COMPONENTS ARE SHOWN FOR THE PURPOSE OF CLARIFICATION AND LEGIBILITY. ALL WORK SHALL CONFORM TO SPECIFICATIONS AND DETAILS INCLUDED IN THIS PACKAGE. IRRIGATION MAINLINE, LATERALS, CONTROL VALVES, SUB-METER, BACKFLOW PREVENTER AND OTHER IRRIGATION CONTROL EQUIPMENT SHALL BE INSTALLED IN LANDSCAPE BEDS OR TURF AREAS UNLESS CONTAINED IN PVC SLEEVING UNDER PAVEMENT OR OTHER HARDSCAPE AS INDICATED ON PLANS.
2. VERIFY ALL CONDITIONS AND DIMENSIONS SHOWN ON THE PLANS AT THE SITE PRIOR TO COMMENCEMENT OF WORK.
3. CONTACT LANDSCAPE ARCHITECT AND COORDINATE ALL REVIEWS PRIOR TO COMMENCEMENT OF WORK.
4. IRRIGATION CONTRACTOR SHALL VERIFY PRESSURE AT ALL TAP LOCATIONS PRIOR TO THE INSTALLATION OF ANY COMPONENTS OF THE IRRIGATION SYSTEM. NOTIFY LANDSCAPE ARCHITECT IF THE MINIMUM REQUIREMENTS FOR FLOW AND PRESSURE NOTED IN THE IRRIGATION SCHEDULES CAN NOT BE MEET.
5. CONTRACTOR SHALL INSTALL ALL IRRIGATION EQUIPMENT IN THE TURF AREAS AND PLANTING BEDS IN A MANNER SO AS TO CONFORM WITH THE VARIOUS DETAILS, PLAN NOTES AND SPECIFICATIONS FROM LANDSCAPE ARCHITECT AND MANUFACTURER.
6. EXERCISE EXTREME CARE IN EXCAVATING AND WORKING NEAR EXISTING TREES AND UTILITIES. THE CONTRACTOR SHALL VERIFY LOCATION AND CONDITION OF ALL UTILITIES AND BE RESPONSIBLE FOR DAMAGE TO TREES OR UTILITIES. FIELD ADJUST SPRINKLER LOCATIONS SO AS TO AVOID CONFLICTS WITH UTILITIES (FIRE HYDRANTS, TRANSFORMERS, ETC.).
7. PROTECT AT ALL TIMES THE WORK FROM DAMAGE AND THEFT. REPLACE ALL DAMAGED OR STOLEN PARTS AT CONTRACTOR'S EXPENSE UNTIL THE WORK IS ACCEPTED IN WRITING BY THE OWNER.
8. THE FINAL LOCATION AND EXACT POSITIONING OF THE AUTOMATIC CONTROLLER SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.
9. IRRIGATION CONTRACTOR RESPONSIBLE TO COORDINATE 110 ELECTRICAL SERVICE FOR CONTROLLER WITH BUILDING GENERAL CONTRACTOR. POWER SUPPLY CONNECTION BY IRRIGATION CONTRACTOR.
10. FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE. INSTALL PRS-DIAL PRESSURE REGULATING MODULES ON ALL VALVES OPERATING AT PRESSURES HIGHER THAN 5 PSI FROM OPERATION PSI AS STATED IN THE CONTROLLER SCHEDULES FOR EACH ZONE.
11. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWING WHEN IT IS OBVIOUS IN THE FIELD THAT WIND CONDITIONS, OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA'S DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED DURING DESIGN BRING SUCH OBSTRUCTIONS OR DIFFERENCE TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY AND COSTS FOR ALL NECESSARY REVISIONS.
12. CONTRACTOR SHALL PLACE ALL ZONE CONTROL VALVES AND QUICK COUPLER VALVES IN LANDSCAPE BEDS, AS POSSIBLE. PLACE VALVE BOXES A MINIMUM OF 1'-0" FROM ANY PAVEMENT AND PARALLEL TO PAVEMENT EDGE. GROUPED VALVES TO BE EQUALLY SPACED.
13. ADJUST HEAD LOCATION IF SPRAY IS DETRIMENTAL TO OR BLOCKED BY TREE, SHRUB OR STRUCTURE, MAINTAINING EVEN COVERAGE OF PLANTED AREAS.
14. INSTALL ALL MAINLINES TO SLOPE AT 1% MINIMUM TO MANUAL DRAIN VALVES LOCATED AT LOW POINTS OF MAIN SYSTEM.
15. ALL SPRINKLER HEADS AND TURF ROTORS SHALL BE ADJUSTED SO THEY DO NOT SPRAY ONTO WALKS, RETAINING WALLS, BUILDINGS OR THE PLAZA AREAS.
16. THE IRRIGATION SYSTEM IS DESIGNED TO BE DRAINED AND BLOWN OUT WITH PRESSURIZED AIR PRIOR TO FREEZING TEMPERATURES IN FALL/WINTER. THE CONTRACTOR SHALL DRAIN AND BLOW OUT THE SYSTEM AS NECESSARY UNTIL SUBSTANTIAL COMPLETION. THE CONTRACTOR SHALL BLOW OUT THE SYSTEM AND INSTRUCT THE OWNER ON THE PROCEDURES FOR THE FIRST FALL/WINTER FOLLOWING THE NOTICE OF SUBSTANTIAL COMPLETION.
17. THE CONTRACTOR SHALL PRESSURIZE AND MAKE OPERATIONAL THE SYSTEM IN THE SPRING, AFTER ALL CHANCES OF FREEZING TEMPERATURES PASSES, UNTIL NOTICE OF SUBSTANTIAL COMPLETION. THE CONTRACTOR SHALL ALSO PRESSURIZE AND MAKE THE SYSTEM OPERATIONAL AND INSTRUCT THE OWNER ON PROCEDURES FOR THE FIRST SPRING FOLLOWING THE NOTICE OF SUBSTANTIAL COMPLETION.
18. CONTRACTOR SHALL INSTALL SLEEVES UNDER HARDSCAPE AT ALL POINTS WHERE IRRIGATION MAIN LINE AND LATERALS ARE LOCATED.
19. ALL IRRIGATION EQUIPMENT INCLUDING VALVES, MAINLINES AND LATERALS SHALL BE LOCATED ON THE OWNERS PROPERTY.

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OVERALL IRRIGATION PLAN

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

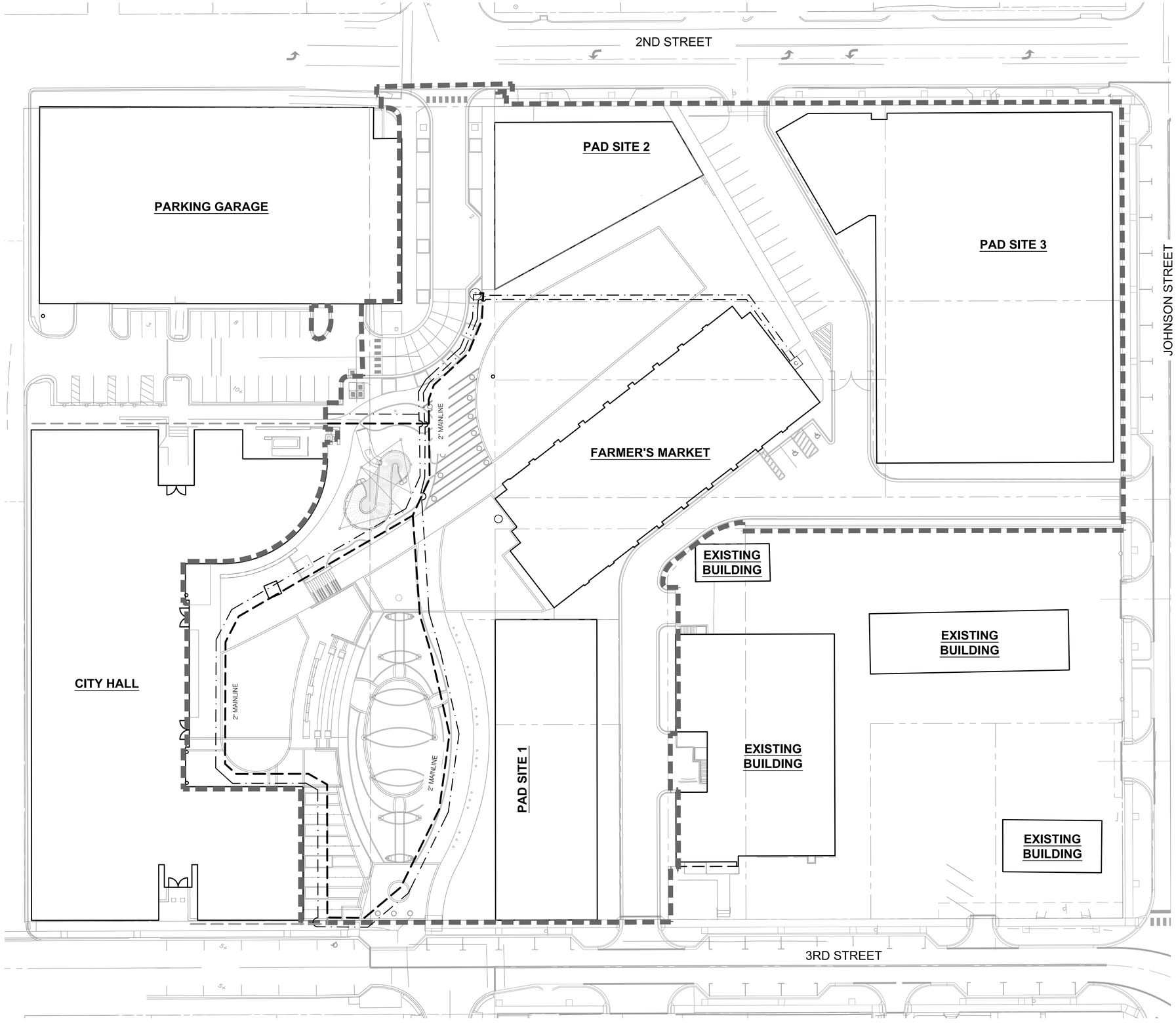
LEE'S SUMMIT, MISSOURI

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IRRIGATION OVERALL PLAN LEGEND:

- LIMITS OF CONSTRUCTION
- RIGHT OF WAY / PROPERTY LINE
- W — POTABLE WATER SERVICE LINE
- MAINLINE, SIZE AS SHOWN
- TWO-WIRE PATH LINE
- EXISTING MAINLINE
- T — IRRIGATION POINT OF CONNECTION
- C — IRRIGATION CONTROLLER

1 **IRRIGATION MAINLINE & CONTROL WIRE PLAN**

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IRRIGATION MAINLINE & CONTROL WIRE PLAN

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GREEN STREET - 2ND STREET TO 3RD STREET

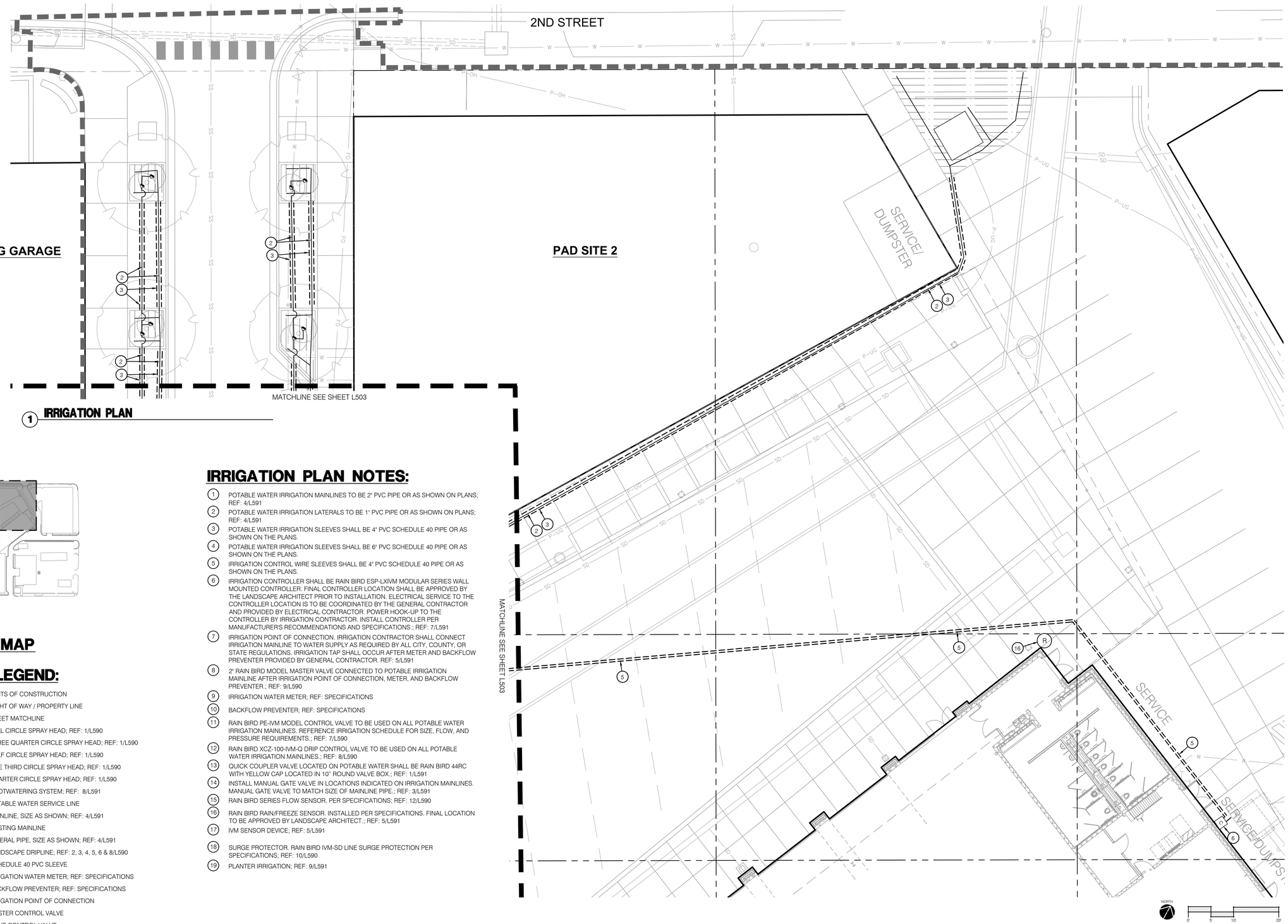
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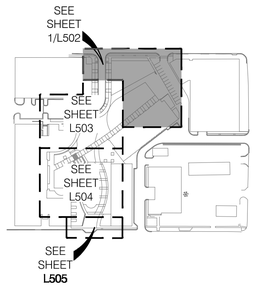
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1 **IRRIGATION PLAN**



KEYMAP

IRRIGATION LEGEND:

- LIMITS OF CONSTRUCTION
- RIGHT OF WAY / PROPERTY LINE
- SHEET MATCHLINE
- FULL CIRCLE SPRAY HEAD; REF: 1/L590
- THREE QUARTER CIRCLE SPRAY HEAD; REF: 1/L590
- HALF CIRCLE SPRAY HEAD; REF: 1/L590
- ONE THIRD CIRCLE SPRAY HEAD; REF: 1/L590
- QUARTER CIRCLE SPRAY HEAD; REF: 1/L590
- ROOTWATERING SYSTEM; REF: 8/L591
- W — POTABLE WATER SERVICE LINE
- MAINLINE, SIZE AS SHOWN; REF: 4/L591
- EXISTING MAINLINE
- LATERAL PIPE, SIZE AS SHOWN; REF: 4/L591
- LANDSCAPE DRIPLINE; REF: 2, 3, 4, 5, 6 & 8/L590
- SCHEDULE 40 PVC SLEEVE
- (M) IRRIGATION WATER METER; REF: SPECIFICATIONS
- BACKFLOW PREVENTER; REF: SPECIFICATIONS
- (T) IRRIGATION POINT OF CONNECTION
- (MV) MASTER CONTROL VALVE
- (12) ZONE CONTROL VALVE
- MANUAL GATE VALVE
- QUICK COUPLER VALVE
- (F) FLOW SENSOR
- (C) AUTOMATIC CONTROLLER
- (R) RAIN/FREEZE SENSOR
- (IVM SD) IVM -SENSOR DEVICE
- (SS SD) SURGE PROTECTOR

IRRIGATION PLAN NOTES:

1. POTABLE WATER IRRIGATION MAINLINES TO BE 2" PVC PIPE OR AS SHOWN ON PLANS; REF: 4/L591
2. POTABLE WATER IRRIGATION LATERALS TO BE 1" PVC PIPE OR AS SHOWN ON PLANS; REF: 4/L591
3. POTABLE WATER IRRIGATION SLEEVES SHALL BE 4" PVC SCHEDULE 40 PIPE OR AS SHOWN ON THE PLANS.
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10. BACKFLOW PREVENTER; REF: SPECIFICATIONS
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19. PLANTER IRRIGATION; REF: 9/L591

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STATE OF MISSOURI
KOREY P. SCHULZ
NUMBER A-2012030005
LANDSCAPE ARCHITECT
11/01/2023

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

IRRIGATION PLAN

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET
LEE'S SUMMIT, MISSOURI

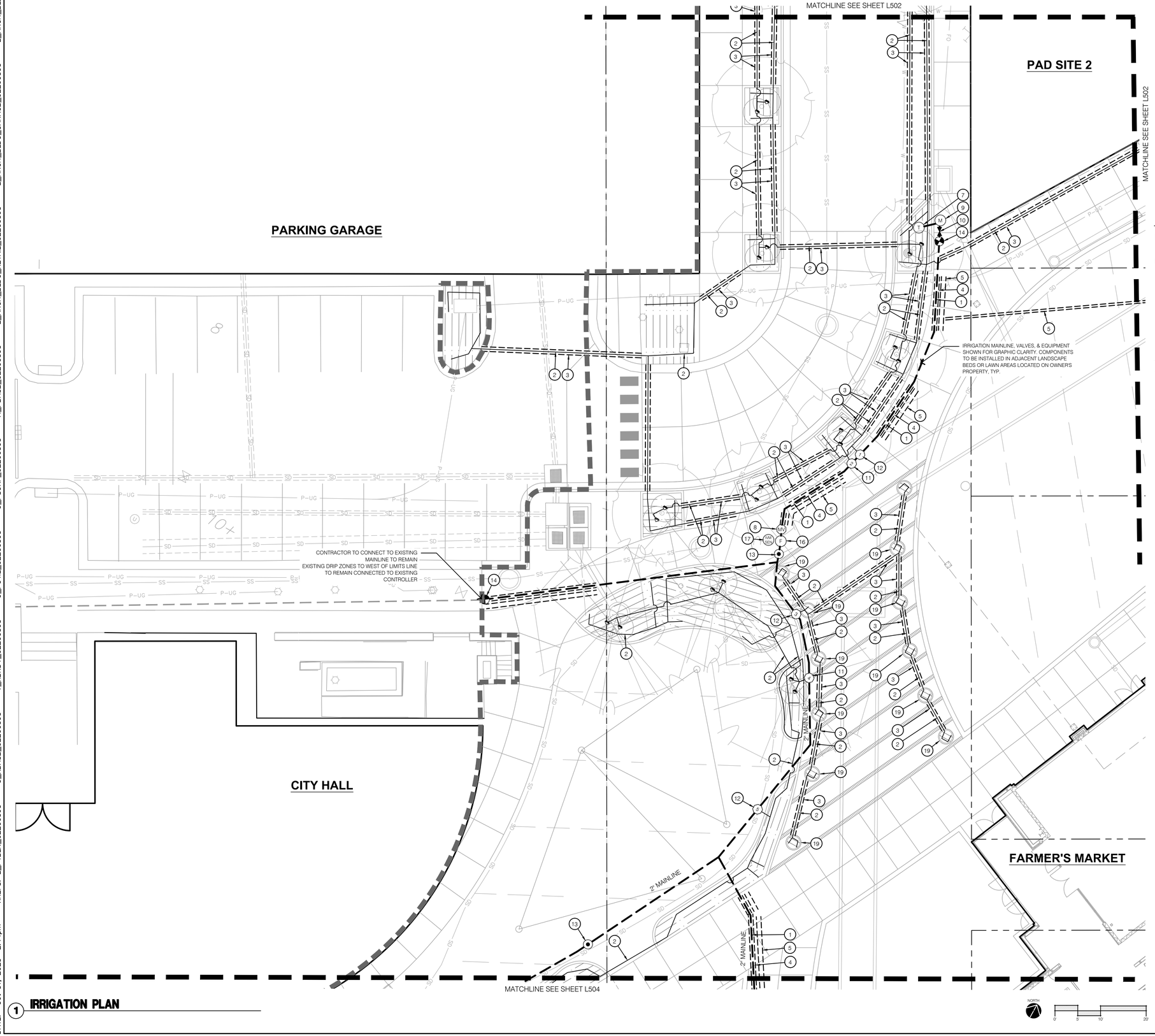
2023

drawn by:	TS/TG/EW
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QA/QC by:	BM
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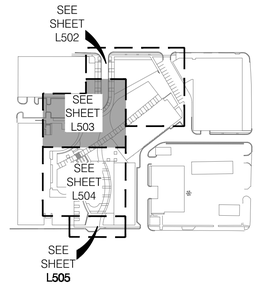
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1 **IRRIGATION PLAN**



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- BACKFLOW PREVENTER; REF: SPECIFICATIONS
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- MV — MASTER CONTROL VALVE
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- MANUAL GATE VALVE
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IRRIGATION PLAN

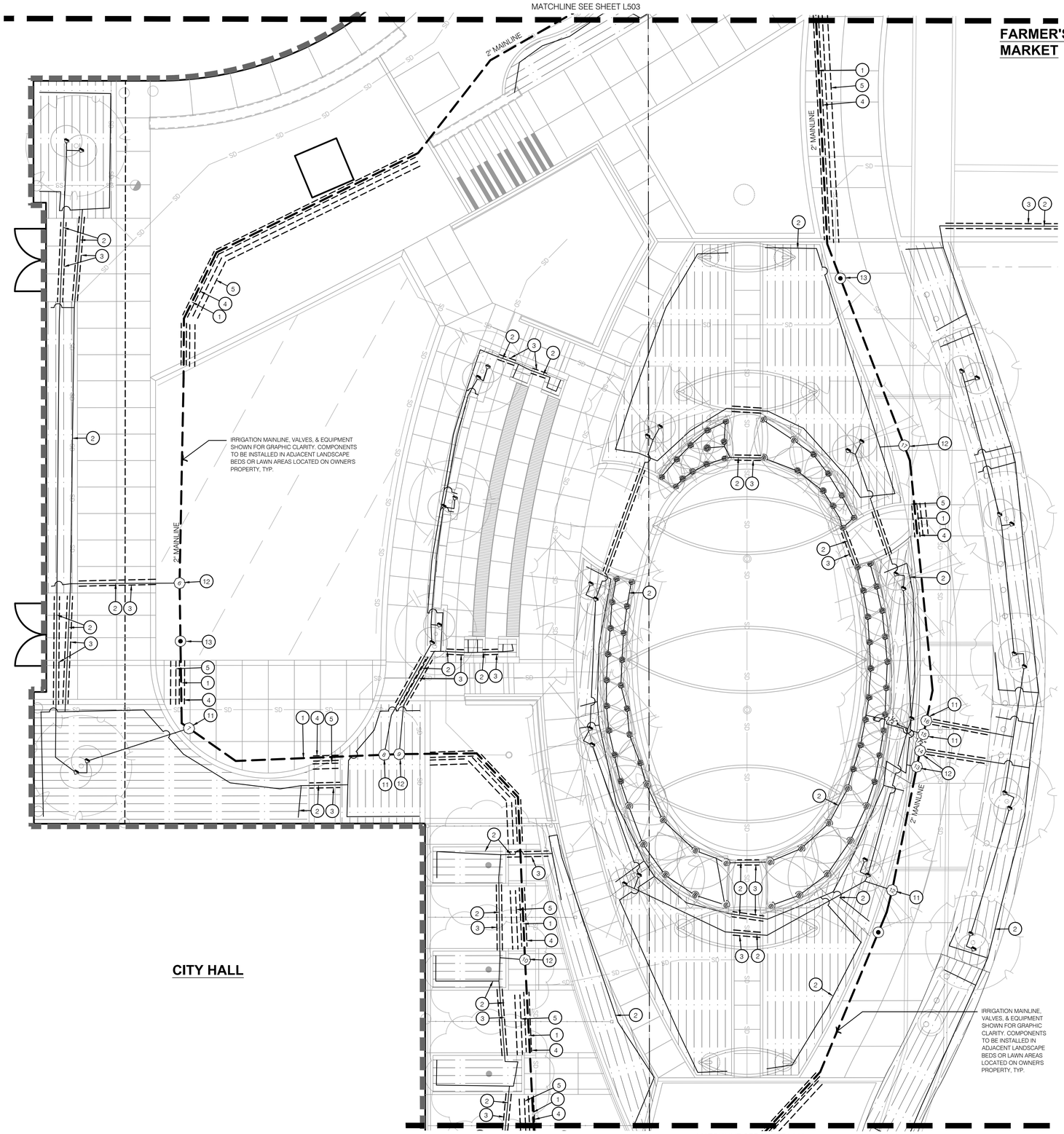
LEE'S SUMMIT DOWNTOWN MARKET
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2023

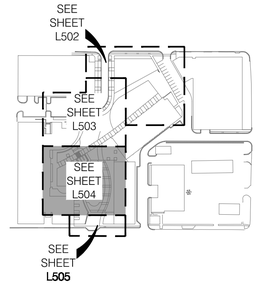
drawn by: TS/TG/EW
checked by: DV
approved by: KPS
QA/QC by: BM
project no.: 022-00393
drawing no.: L_IRR01_02200393
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SHEET
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1 IRRIGATION PLAN



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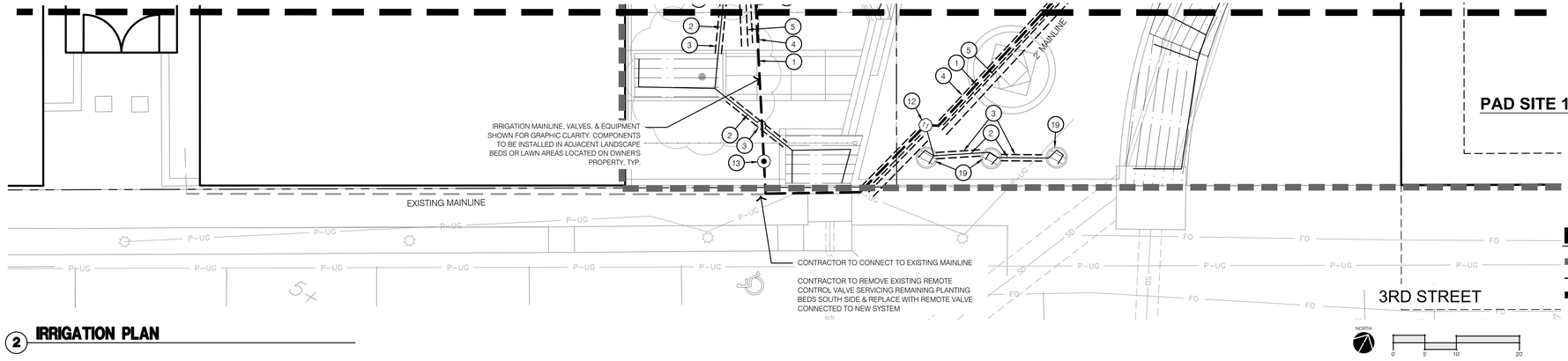
IRRIGATION PLAN

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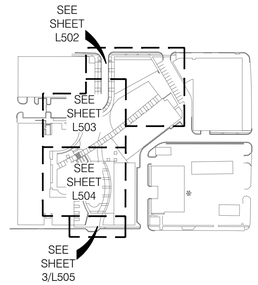
2023

drawn by: TS/TG/EW
checked by: DV
approved by: KPS
QA/QC by: BM
project no.: 022-00393
drawing no.: L_IRR01_02200393
date: 11/01/2023

SHEET
L504



2 IRRIGATION PLAN



KEYMAP

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- LIMITS OF CONSTRUCTION
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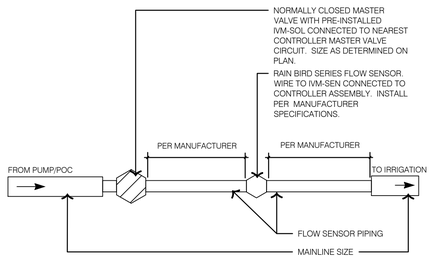
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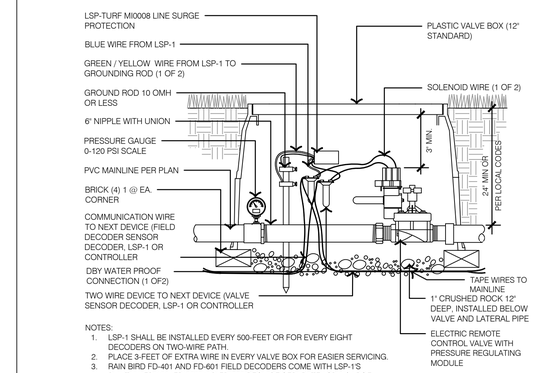
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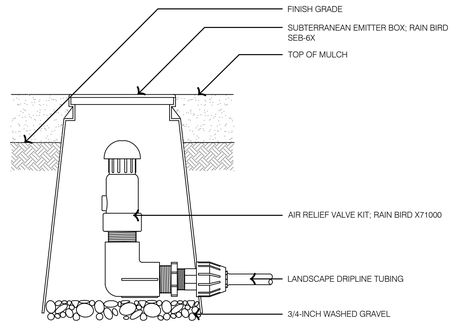
FLOW SENSOR	SIZE	FLOW SENSOR PIPING SIZE
RAIN BIRD FS100P	1"	1" PIPE
RAIN BIRD FS150P	1 1/2"	1 1/2" PIPE
RAIN BIRD FS200P	2"	2" PIPE
RAIN BIRD FS300P	3"	3" PIPE
RAIN BIRD FS400P	4"	4" PIPE

12 FLOW SENSOR TYPICAL LAYOUT - POTABLE WATER

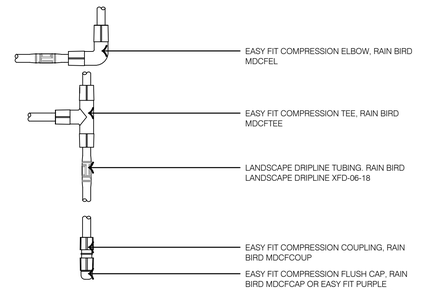


NOTES:
1. LSP-1 SHALL BE INSTALLED EVERY 500-FEET OR FOR EVERY EIGHT DECODERS ON TWO-WIRE PATH.
2. PLACE 3-FEET OF EXTRA WIRE IN EVERY VALVE BOX FOR EASIER SERVICING.
3. RAIN BIRD FD-401 AND FD-601 FIELD DECODERS COME WITH LSP-1'S BUILT-IN. FD-101, FD-102 AND FD-202 REQUIRE SEPARATE LSP-1 SURGE PROTECTION

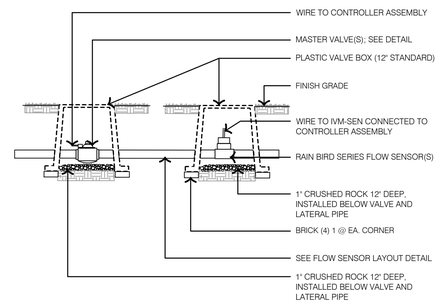
9 MASTER VALVE - POTABLE WATER



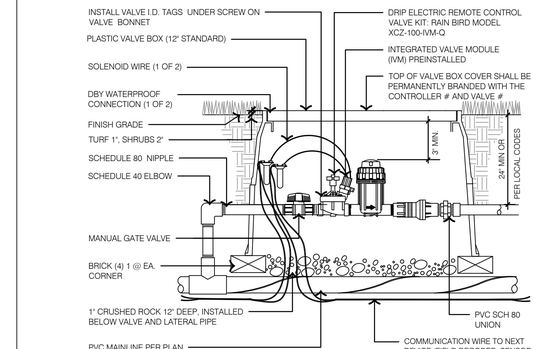
6 LANDSCAPE DRIPLINE AIR VALVE KIT - POTABLE WATER



3 LANDSCAPE DRIPLINE EASY FIT COMPRESSION FITTINGS POTABLE WATER

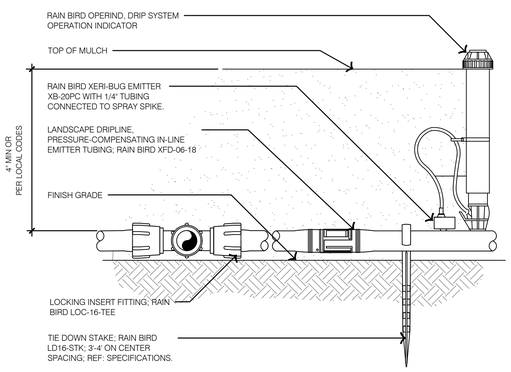


11 MASTER VALVE & FLOW SENSOR TYPICAL POTABLE WATER

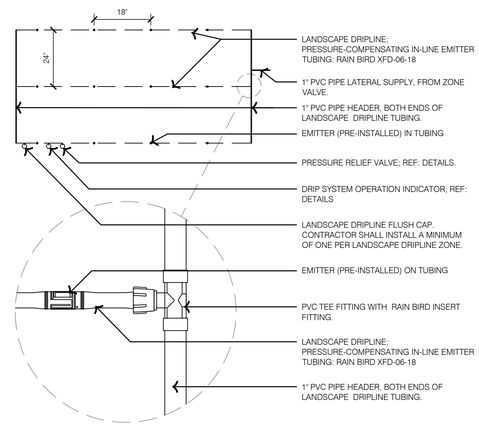


NOTES:
1. PLACE 3-FEET OF EXTRA WIRE IN EVERY VALVE BOX FOR EASIER SERVICING.

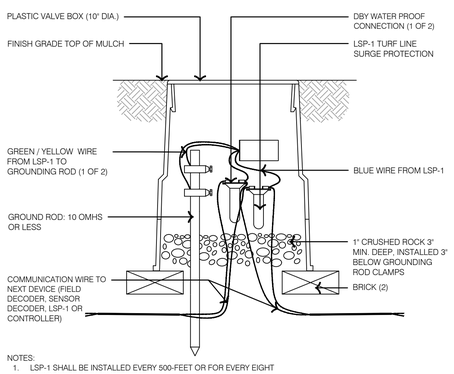
8 DRIP REMOTE CONTROL VALVE - POTABLE WATER



5 LANDSCAPE DRIPLINE CONNECTION - POTABLE WATER

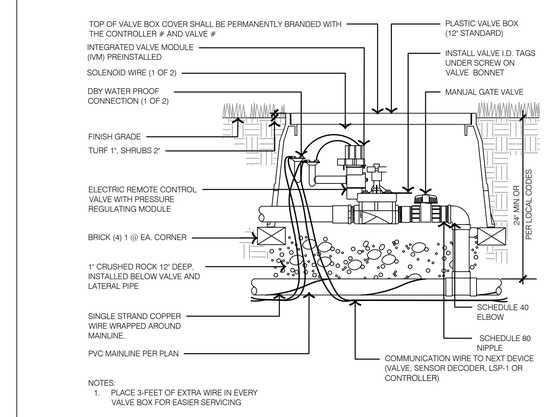


2 LANDSCAPE DRIPLINE LAYOUT TYPICAL - POTABLE WATER



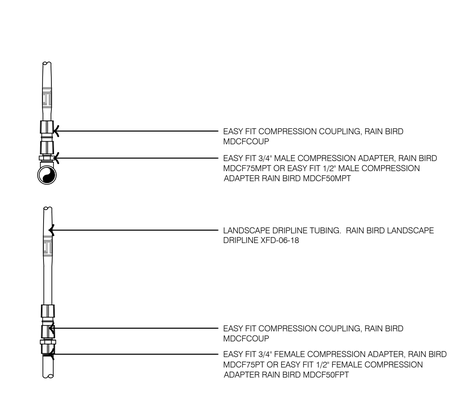
NOTES:
1. LSP-1 SHALL BE INSTALLED EVERY 500-FEET OR FOR EVERY EIGHT DECODERS ON TWO-WIRE PATH.
2. PLACE 3-FEET OF EXTRA WIRE IN EVERY VALVE BOX FOR EASIER SERVICING.
3. RAIN BIRD FD-401 AND FD-601 FIELD DECODERS COME WITH LSP-1'S BUILT-IN. FD-101, FD-102 AND FD-202 REQUIRE SEPARATE LSP-1 SURGE PROTECTION

10 LINE SURGE PROTECTION

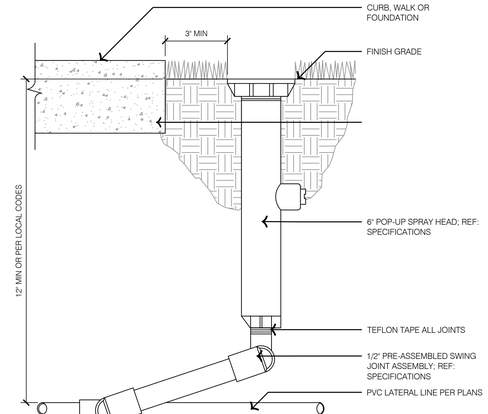


NOTES:
1. PLACE 3-FEET OF EXTRA WIRE IN EVERY VALVE BOX FOR EASIER SERVICING

7 REMOTE CONTROL VALVE - POTABLE WATER



4 LANDSCAPE DRIPLINE EASY FIT COMPRESSION ADAPTERS POTABLE WATER



1 6 IN. POP-UP SPRAY HEAD - POTABLE WATER

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STATE OF MISSOURI
KOREY P. SCHULZ
NUMBER A-2002300005
LANDSCAPE ARCHITECT
11/01/2023

REVISIONS

REV/ NO.	DATE	REVISIONS DESCRIPTION	BY

IRRIGATION DETAILS

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET
LEE'S SUMMIT, MISSOURI
2023

drawn by:	TS/TG/EW
checked by:	DV
approved by:	KPS
QA/QC by:	BM
project no.:	022-00393
drawing no.:	IRR_DTL01_02200393
date:	11/01/2023

SHEET
L590

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VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	DESIGN PSI
1	RAIN BIRD XCZ-100-IVMQ	1"	AREA FOR DRIPLINE	6.84	1,024 L.F.	40
2	RAIN BIRD PEB-PRS-D	1-1/2"	BUBBLER	11	22	30
3	RAIN BIRD XCZ-100-IVMQ	1"	AREA FOR DRIPLINE	0.72	75.3 L.F.	40
4	RAIN BIRD PEB-PRS-D	1-1/2"	BUBBLER	3	6	30
5	RAIN BIRD XCZ-100-IVMQ	1"	AREA FOR DRIPLINE	4.5	674.0 L.F.	40
6	RAIN BIRD XCZ-100-IVMQ	1"	AREA FOR DRIPLINE	8.73	1,310 L.F.	40
7	RAIN BIRD PEB-PRS-D	1"	BUBBLER	2	4	30
8	RAIN BIRD PEB-PRS-D	1"	BUBBLER	3	6	30
9	RAIN BIRD XCZ-100-IVMQ	1"	AREA FOR DRIPLINE	0.83	125.0 L.F.	40
10	RAIN BIRD XCZ-100-IVMQ	1"	AREA FOR DRIPLINE	3.72	555.2 L.F.	40
11	RAIN BIRD XCZ-100-IVMQ	1"	AREA FOR DRIPLINE	0.18	18.8 L.F.	40
12	RAIN BIRD PEB-PRS-D	1-1/2"	BUBBLER	8	16	30
13	RAIN BIRD XCZ-100-IVMQ	1"	AREA FOR DRIPLINE	8.03	1,204 L.F.	40
14	RAIN BIRD XCZ-100-IVMQ	1"	AREA FOR DRIPLINE	10.09	1,513 L.F.	40
15	RAIN BIRD PEB-IVM	1-1/2"	TURF SPRAY	20.66	77	30
16	RAIN BIRD PEB-PRS-D	1-1/2"	BUBBLER	5	10	30
17	RAIN BIRD XCZ-100-IVMQ	1"	AREA FOR DRIPLINE	6.32	947.4 L.F.	40

CRITICAL ANALYSIS

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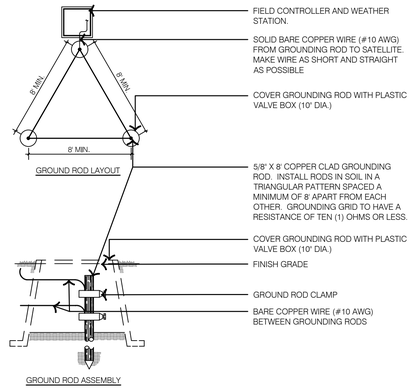
P.O.C. NUMBER: 01
Water Source Information:

FLOW AVAILABLE
Point of Connection Size: 2"
Flow Available 77.18 GPM

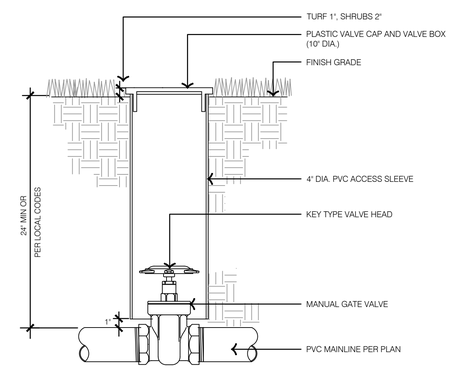
PRESSURE AVAILABLE
Static Pressure at POC: 79 PSI
Pressure Available: 79 PSI

DESIGN ANALYSIS
Maximum Station Flow: 20.66 GPM
Flow Available at POC: 77.18 GPM
Residual Flow Available: 56.52 GPM

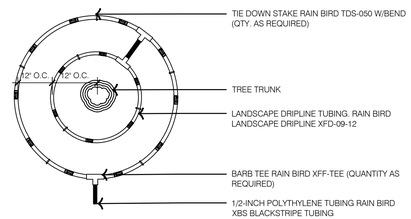
Critical Station: 14
Design Pressure: 40 PSI
Friction Loss: 0.54 PSI
Fittings Loss: 0.05 PSI
Elevation Loss: 0 PSI
Loss through Valve: 7.4 PSI
Pressure Req. at Critical Station: 48.0 PSI
Loss for Fittings: 0 PSI
Loss for Main Line: 0.19 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 12.3 PSI
Critical Station Pressure at POC: 60.5 PSI
Pressure Available: 79 PSI
Residual Pressure Available: 18.5 PSI



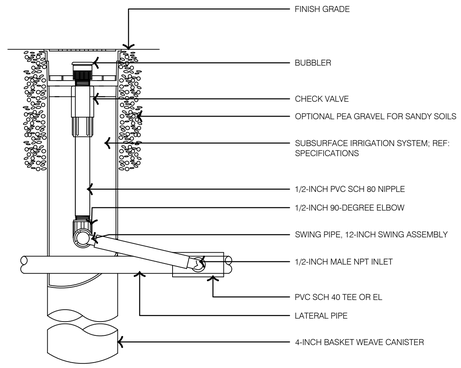
6 CONTROLLER GROUNDING GRID



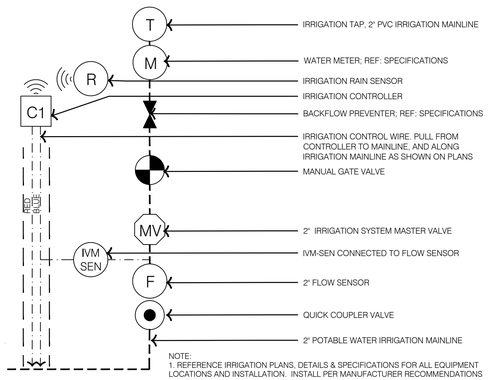
3 MANUAL GATE VALVE - POTABLE WATER



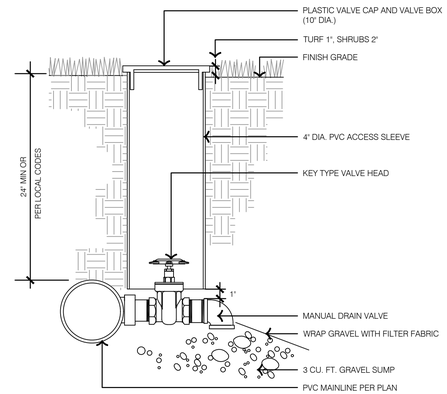
10 LANDSCAPE DRIPLINE TREE LAYOUT



8 ROOTWATERING SYSTEM - POTABLE WATER



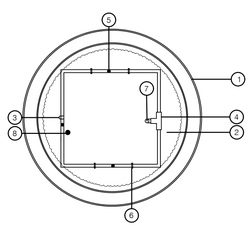
5 TAP LAYOUT - POTABLE WATER



2 MANUAL DRAIN VALVE - POTABLE WATER

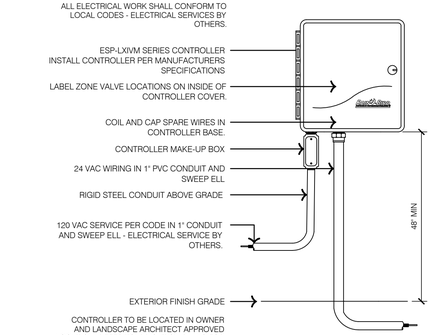
PLANTER IRRIGATION NOTES:

1. PLANTER; REF: HARDSCAPE PLANS
2. ANNUAL PLANTINGS; REF: LANDSCAPE PLANS
3. LANDSCAPE DRIPLINE FLUSH CAP. CONTRACTOR SHALL INSTALL A MINIMUM OF ONE PER PLANTER.
4. EASY FIT COMPRESSION TEE RAIN BIRD MDCFTEE (QTY AS REQUIRED)
5. LANDSCAPE DRIPLINE; PRESSURE-COMPENSATING IN-LINE EMITTER TUBING; RAIN BIRD XFD-09-12
6. TIE DOWN STAKE RAIN BIRD TDS-050 W/BEND (QTY. AS REQUIRED)
7. IRRIGATION LATERAL
8. MICRO SPRAY WITH SPIKE

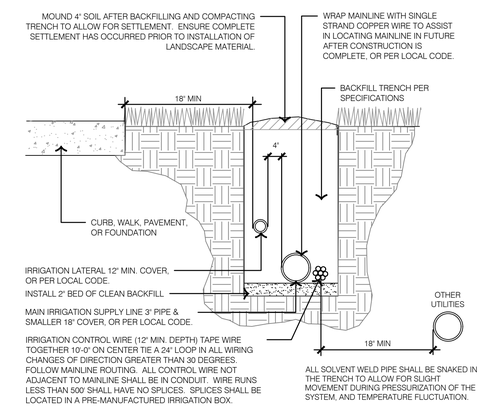


PLANTER DRIPLINE LAYOUT

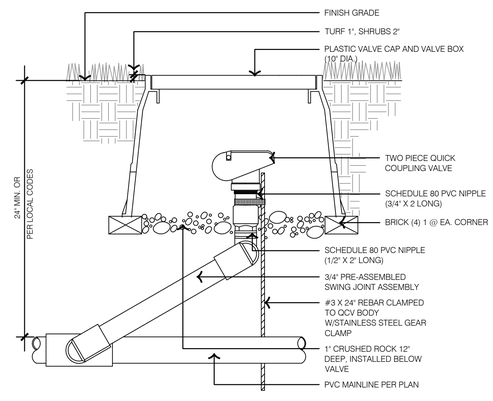
9 TYPICAL PLANTER IRRIGATION



7 WALL MOUNTED AUTOMATIC IRRIGATION CONTROLLER



4 TRENCHING DETAIL - POTABLE WATER



1 QUICK COUPLER VALVE - POTABLE WATER

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STATE OF MISSOURI
KOREY P. SCHULZ
NUMBER A-2002030605
PROFESSIONAL LANDSCAPE ARCHITECT
11|01|2023

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

IRRIGATION DETAILS

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET
LEE'S SUMMIT, MISSOURI

2023

drawn by: TS/TG/EW
checked by: DV
approved by: KPS
QA/QC by: BM
project no.: 022-00393
drawing no.: IRR_DTL01_02200393
date: 11/01/2023

SHEET
L591

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DATE: Oct 31, 2023 2:17pm XREFS: L_PTBLK_02200393 DET-TYPICAL-IRR_02200393 L_PIRRG_02200393

ELECTRICAL SYMBOL LEGEND

POWER DEVICES

- DUPLEX RECEPTACLE
- SINGLE RECEPTACLE
- FOUR PLEX RECEPTACLE
- DUPLEX RECEPTACLE, 6" ABOVE COUNTERTOP UNLESS OTHERWISE NOTED
- GFI GROUND FAULT DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE ON EMERGENCY CIRCUIT
- FOUR PLEX RECEPTACLE ON EMERGENCY CIRCUIT
- WP GROUND FAULT DUPLEX RECEPTACLE WITH WHILE-IN-USE COVER
- USB DUPLEX RECEPTACLE WITH USB OUTLETS
- IG ISOLATED GROUND RECEPTACLE
- SPECIAL-PURPOSE OUTLET. LETTER DESIGNATES TYPE, SEE SPECIAL CONNECTION SCHEDULE FOR REQUIREMENTS
- WALL MOUNTED JUNCTION BOX
- CEILING MOUNTED JUNCTION BOX
- FLOOR MOUNTED JUNCTION BOX
- SURFACE RACEWAY WITH OUTLETS AS INDICATED ON PLANS
- PUSHBUTTON SWITCH
- COMBINATION PUSHBUTTON SWITCH
- MUSHROOM EMERGENCY SHUT-OFF SWITCH
- GROUND BOX DUPLEX RECEPTACLE
- ELECTRICAL DISTRIBUTION PANEL
- RECESS MOUNT ELECTRICAL PANEL
- SURFACE MOUNT ELECTRICAL PANEL
- T ELECTRICAL POWER TRANSFORMER
- DISCONNECT SWITCH PROVIDED WITH EQUIPMENT
- FUSED DISCONNECT SWITCH
- NON-FUSED DISCONNECT SWITCH
- COMBINATION MAGNETIC STARTER AND DISCONNECT SWITCH
- STARTER/MOTOR CONTROLLER
- VFD VARIABLE FREQUENCY DRIVE
- ELECTICAL MOTOR - SINGLE PHASE
- ELECTRICAL MOTOR - THREE PHASE
- R RELAY
- B BATTERY PACK
- MOTORIZED DAMPER

LIGHTING

- OS CEILING OR WALL-MOUNTED OCCUPANCY SENSOR
- PC PC CEILING OR WALL-MOUNTED PHOTO CELL
- LC LIGHTING CONTACTOR
- TC TIME CLOCK, AS INDICATED ON PLANS
- POST TOP LIGHT FIXTURE ON POLE, AS INDICATED ON PLANS
- AREA LIGHT FIXTURE ON POLE, AS INDICATED ON PLANS
- BOLLARD LIGHT FIXTURE, AS INDICATED ON PLANS
- $ SINGLE-POLE SWITCH
- $2 DOUBLE-POLE SWITCH
- $3 3-WAY SWITCH
- $4 4-WAY SWITCH
- $K KEY SWITCH
- STREET LIGHT, AS INDICATED ON PLANS
- RECESSED IN GRADE UP LIGHT, AS INDICATED ON PLANS
- LANDSCAPE FLOOD LIGHT, AS INDICATED ON PLANS

CIRCUITRY

- P-UG EXISTING, NEW, OR DEMO POWER FEEDER BELOW GRADE
- ITEM BELOW GRADE (NEW WORK) OR TO BE DEMOLISHED (DEMO)
- BRANCH CIRCUIT. 2#12 AND 1#12G IN 3/4" CONDUIT UNO

ABBREVIATIONS/MODIFIERS

X	SHEET NOTE TAG, LABEL INDICATES NOTE NUMBER
XX	FEEDER TAG
*	ABOVE COUNTER
A	AMPERE
AD	AUTOMATIC DAMPER
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AHU	AIR HANDLING UNIT
AFCI	ARC FAULT CIRCUIT INTERUPTER
ATS	AUTOMATIC TRANSFER SWITCH
C	CONDUIT
C/B	CIRCUIT BREAKER
CIR	CIRCUIT
CUH	CABINET UNIT HEATER
E	EXISTING DEVICES TO REMAIN
EF	EXHAUST FAN
EMT	ELECTRIC METALLIC TUBING
ER	NEW LOCATION OF EXISTING RELOCATED
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
FA	FIRE ALARM
FB	FLOOR BOX
FMC	FLEXIBLE METALLIC TUBING
GFI	GROUND FAULT INTERRUPTER
HD	HAND DRYER
IG	ISOLATED GROUND
MAU	MAKE-UP AIR UNIT
MD	MOTORIZED DAMPER
NF	NON-FUSED
NL	NIGHT LIGHT
NR	NEW TO REPLACE EXISTING
P	POLE
PE	PRIMARY ELECTRIC SERVICE
PTD	ELECTRIC PAPER TOWEL DISPENSER
PVC	POLYVINYL CHLORIDE CONDUIT
RE	REMOVE EXISTING
REF	ROOF EXHAUST FAN
RL	RELOCATE EXISTING
RMC	RIGID METALLIC CONDUIT
RR	REMOVE AND REPLACE ON NEW SURFACE
RTU	ROOFTOP UNIT
SD	SMOKE DAMPER
SE	SECONDARY ELECTRIC SERVICE
S&P	SPACE AND PROVISION
T	TELEPHONE SERVICE
TCP	TEMPERATURE CONTROL PANEL
TP	TAMPER PROOF
TV	TELEVISION
UGE	UNDERGROUND ELECTRICAL
VFC	VARIABLE FREQUENCY CONTROLLER
VFD	VARIABLE FREQUENCY DRIVE
W	WIRE
WG	WIRE GUARD
WP	WEATHERPROOF
XFMR	TRANSFORMER

GENERAL NOTES

A. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE ADOPTED ELECTRICAL CODE.

B. ELECTRICAL DESIGN HAS BEEN BASED ON THE INSTALLATION OF 90-DEGREE CONDUCTORS CONNECTED TO TERMINAL LUGS AND EQUIPMENT UL LISTED FOR A MINIMUM OF 75-DEGREES. CONDUCTORS TERMINATED ON EQUIPMENT WITH A LOWER RATING OR NO RATING SHALL HAVE CONDUCTOR SIZE INCREASED TO CONFORM TO THE ADOPTED ELECTRICAL CODE.

C. CONTACT ELECTRIC UTILITY AND ARRANGE FOR ELECTRICAL SERVICE AS INDICATED ON DRAWINGS. INCLUDE ALL COSTS, CHARGES, FEES, ETC. INCURRED BY UTILITY COMPANY INTO BID. PROVIDE ALL MATERIALS AS REQUIRED BY LOCAL AUTHORITIES FOR ELECTRIC SERVICE INSTALLATION. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES.

D. INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO TYPE AND LOCATION OF SAME AS MAY BE NECESSARY TO AVOID DAMAGE THERE OF.

E. FIELD VERIFY LOCATION OF ALL UTILITIES PRIOR TO BEGINNING WORK. ANY INTERFERENCE SHALL BE BROUGHT TO ATTENTION OF THE ARCHITECT AND ENGINEER FOR DIRECTION.

F. PLANS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED.

G. COOPERATE CLOSELY WITH ALL OTHER TRADES TO EXPEDITE CONSTRUCTION AND AVOID INTERFERENCES AND CONFLICTS. BEFORE ANY PIPING, CONDUIT, ETC. IS INSTALLED, IT SHALL BE COORDINATED CAREFULLY BETWEEN ALL TRADES.

H. GUARANTEE ALL EQUIPMENT, ACCESSORIES, AND MATERIAL FURNISHED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE AGAINST ALL DEFECTS.

I. ALL WIRING SHALL BE INSTALLED IN CONDUIT AND BE CONCEALED.

J. COORDINATE EQUIPMENT LOCATIONS AND ELECTRICAL CONNECTIONS FOR MECHANICAL AND PLUMBING EQUIPMENT.

K. ALL BRANCH CIRCUITS SHALL CONSIST OF **(2) #10 AND (1)#10 EQUIPMENT GROUND IN 1"** EMT CONDUIT, UNLESS OTHERWISE NOTED.

L. ALL ELECTRICAL RACEWAYS SHALL HAVE AN EQUIPMENT GROUND CONDUCTOR SIZED PER THE ADOPTED ELECTRICAL CODE.

M. MINIMUM CONDUIT SIZE SHALL BE 1/2" ABOVE GRADE AND 1" BELOW GRADE.

N. ALL EMPTY CONDUITS SHALL BE PROVIDED WITH A PULLSTRING.

O. COORDINATE INSTALLATION OF ELECTRICAL WORK WITH OTHER TRADES. INSTALL AT THE GREATEST POSSIBLE CLEARANCE FOR INSTALLATION OF OTHER TRADES. TRADES WITH REQUIRED SLOPES SHALL HAVE PLACEMENT PRIORITY. WHERE POSSIBLE RACEWAYS SHALL BE ROUTED THROUGH TRUSSES.

P. DEFINITIONS:
- P.1. PROVIDE - CONTRACTOR SHALL FURNISH AND INSTALL
- P.2. FURNISH - CONTRACTOR SHALL OBTAIN FOR OTHERS TO INSTALL.
- P.3. INSTALL - CONTRACTOR IS RESPONSIBLE FOR ALL LABOR AND CONSTRUCTION EQUIPMENT NECESSARY TO SET IN PLACE, CONNECT, CALIBRATE.

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TEL 816.361.1177
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ADRIAN T. FRANKS
NUMBER PE-2012032391
STATE OF MISSOURI
PROFESSIONAL ENGINEER
2023-11-01

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

ELECTRICAL SYMBOLS

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

LEE'S SUMMIT, MO

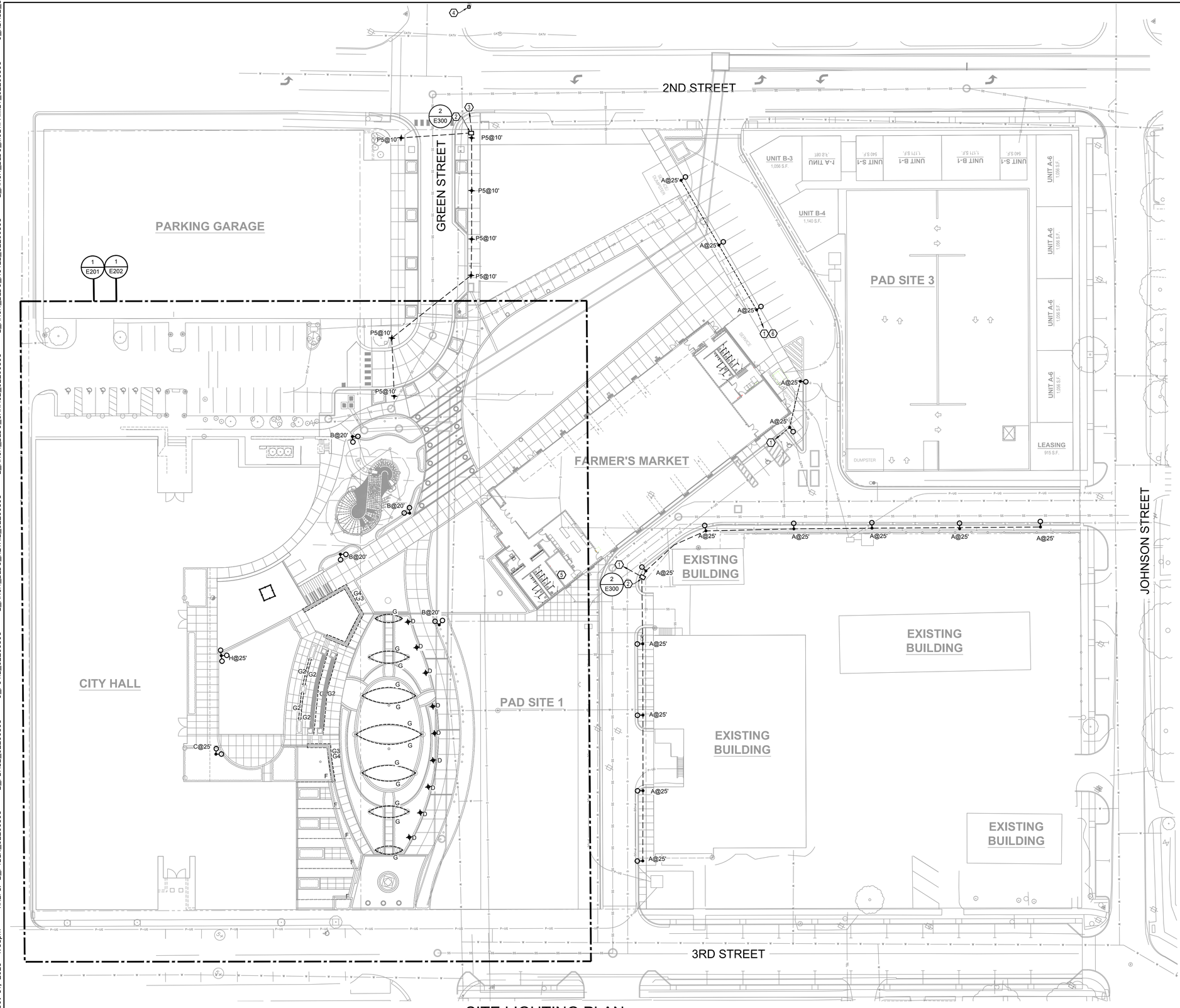
2023

drawn by: SH
checked by: TD
approved by: TD
QA/QC by: TD
project no.: 022-00393
drawing no.: E_NGEN_02200393
date: 11.01.2023

SHEET
E000

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1 SITE LIGHTING PLAN
SCALE: 1" = 30'-0"

SHEET KEYNOTES

1. ROUTE EXTERIOR LIGHTING CIRCUITS TO INTERIOR PANELBOARD L2 IN FARMERS MARKET BUILDING. EXTERIOR LIGHTING SHALL BE CONTROLLED BY TIMECLOCK. REFER TO INTERIOR BUILDING PLANS FOR EXACT LOCATION AND CONTROL SCHEME.
2. IN-GRADE JUNCTION BOX. REFER TO JUNCTION BOX DETAILS FOR ADDITIONAL INFORMATION. DETERMINE EXACT LOCATION AND QUANTITY.
3. ROUTE EXTERIOR LIGHTING CIRCUIT TO 20A/2P CIRCUIT BREAKER IN NEAREST STREET LIGHTING PEDESTAL. LIGHTING CIRCUIT SHALL BE ROUTED THROUGH EXISTING PHOTOCELL. PROVIDE CONTACTORS AS REQUIRED. BORE UNDER STREET.
4. APPROXIMATE LOCATION OF EXISTING STREET LIGHTING POWER PEDESTAL. FIELD VERIFY EXACT LOCATION.
5. APPROXIMATE LOCATION OF INTERIOR PANELBOARD L2 IN FARMERS MARKET BUILDING.
6. PROVIDE 0-10V DIMMING CABLE FOR EXTERIOR LIGHTING CIRCUIT.

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ADRIAN T. FRANKS
NUMBER PE-2012032391
STATE OF MISSOURI
PROFESSIONAL ENGINEER
2023-11-01

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

SITE LIGHTING PLAN

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

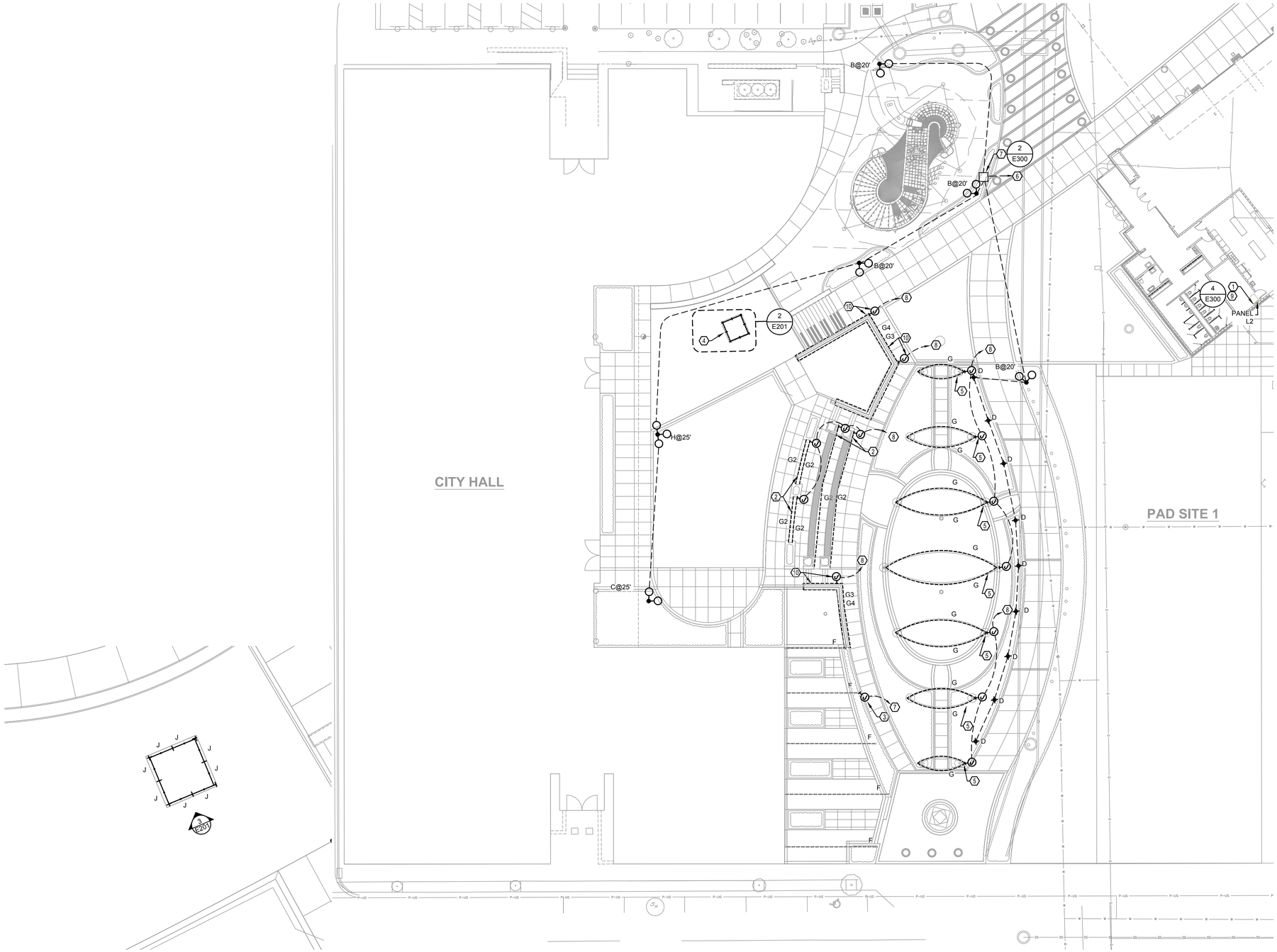
2023

LEE'S SUMMIT,MO

drawn by:	SH
checked by:	TD
approved by:	TD
QA/QC by:	TD
project no.:	022-00393
drawing no.:	E_NSIT_02200393
date:	11.01.2023

SHEET
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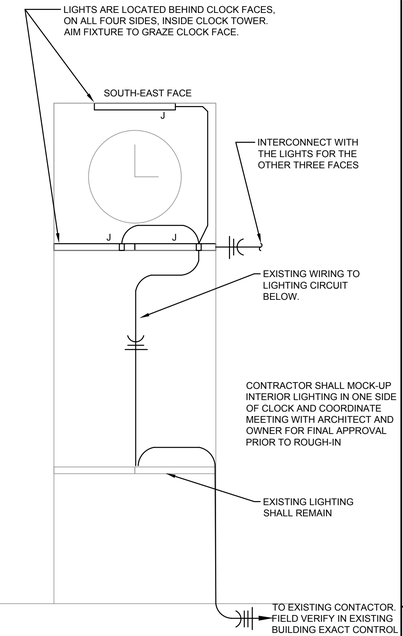


SHEET KEYNOTES

1. APPROXIMATE LOCATION OF INTERIOR PANELBOARD IN FARMERS MARKET BUILDING.
2. LED ROPE MOUNTED IN ALUMINUM CHANNEL TO LANDSCAPE BENCH. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION. MOUNT DRIVER IN NEMA 3R ENCLOSURE.
3. MOUNT LOW VOLTAGE TRANSFORMER IN NEMA 3R ENCLOSURE FOR LED STRING LIGHTING ON POLE. COORDINATE EXACT LOCATION WITH POLE MANUFACTURER. REFER TO LANDSCAPE DRAWINGS AND LIGHT FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION.
4. REPLACE EXISTING INTERNAL LIGHTING IN THE CLOCK TOWER WITH RGBW LED LIGHTING. VERIFY EXISTING VOLTAGE, WIRING, AND CONDUIT TO REMAIN TO BE REUSED PRIOR TO ORDERING NEW FIXTURE.
5. LED ROPE MOUNTED IN ALUMINUM CHANNEL TO LANDSCAPE FORM WICKET. REFER TO LANDSCAPE PLANS AND LIGHT FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION. PROVIDE NEMA 3R ENCLOSURE AT THE BASE OF EACH WICKET POLE FOR MOUNTING LOW VOLTAGE POWER SOURCE.
6. ROUTE CIRCUIT TO 20A/2P CIRCUIT BREAKER IN PANELBOARD L2. REFER TO LIGHTING CONTROL SEQUENCE FOR ADDITIONAL INFORMATION.
7. IN-GRADE JUNCTION BOX. REFER TO JUNCTION BOX DETAILS FOR ADDITIONAL INFORMATION. DETERMINE EXACT LOCATION AND QUANTITY.
8. ROUTE CIRCUIT TO 20A/1P CIRCUIT BREAKER IN PANELBOARD L2. REFER TO LIGHTING CONTROL SEQUENCE FOR ADDITIONAL INFORMATION.
9. PROVIDE MTS GRAPHICAL TOUCH SCREEN WITH FOUR POST EQUIPMENT RACK. EQUIPMENT RACK TO HAVE NETWORK SWITCH, (8) 4-PORT GATEWAYS, AND DMX OPTO-SPLITTER. PROVIDE ECHO ERP24-FT RELAY PANEL FOR ROUTING EXTERIOR LIGHTING AND RECEPTACLE CIRCUITS. REFER TO SITE LIGHTING CONTROL SCHEMATIC FOR ADDITIONAL INFORMATION AND LIGHTING SEQUENCES.
10. LED ROPE MOUNTED IN ALUMINUM CHANNEL TO UPPER BAR AND LOWER BAR PER LANDSCAPE DETAIL. FIXTURE TYPE G3 IS UPPER BAR AND TYPE G4 IS LOWER BAR. POWER SOURCES SHALL BE IN NEMA 3R ENCLOSURES WITHIN BAR. LED ROPE SHALL BE CONTINUOUS RUN WITH NO GAPS.

2 ENLARGED CLOCK TOWER PLAN
SCALE: 1" = 20'-0"

1 ENLARGED SITE LIGHTING PLAN
SCALE: 1" = 20'-0"



3 CLOCK TOWER LIGHTING ELEVATION
SCALE: 1" = 20'-0"

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2023-11-01

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REVISIONS

ENLARGED SITE LIGHTING PLAN

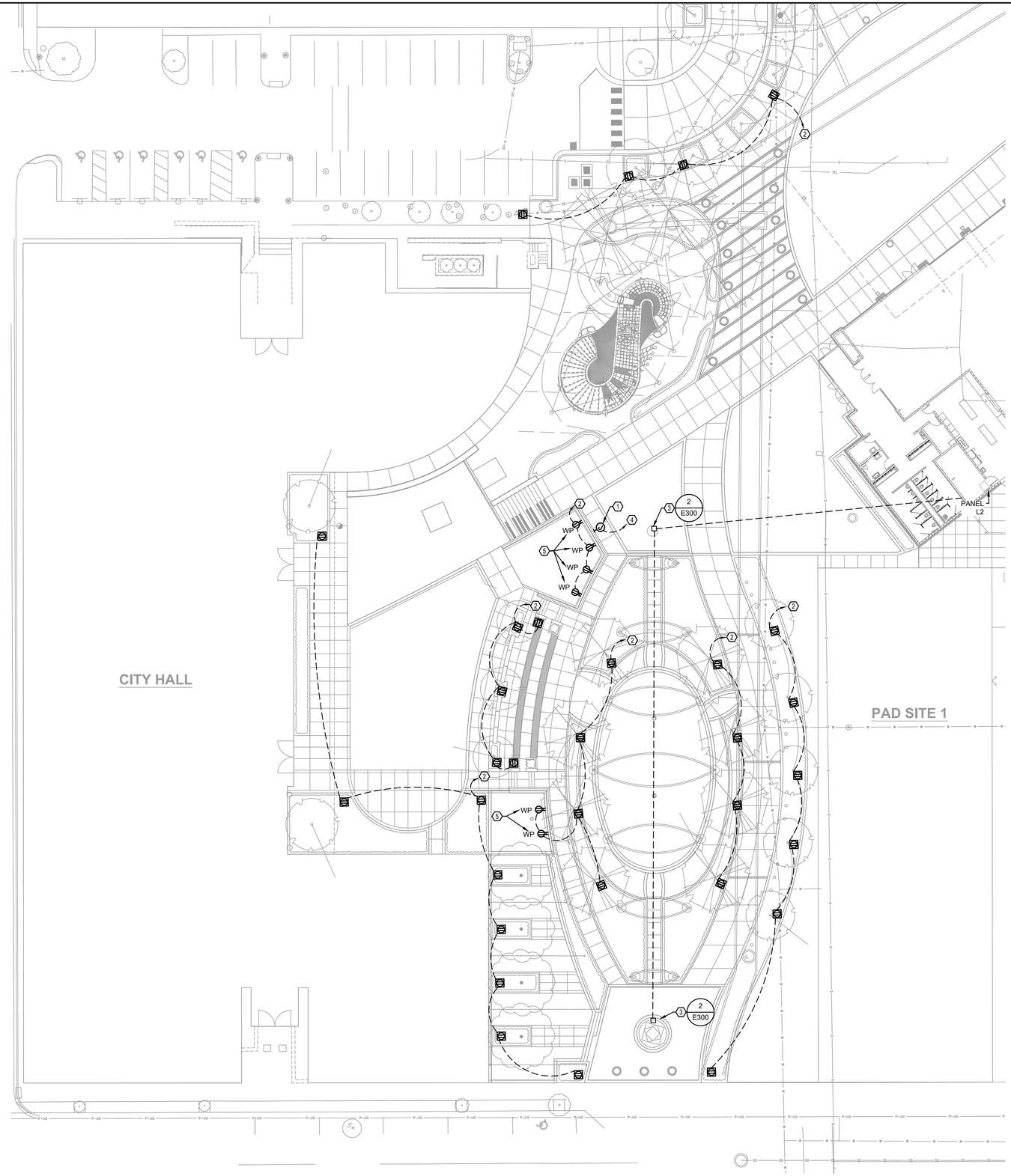
LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

2023

LEE'S SUMMIT,MO

drawn by:	SH
checked by:	TD
approved by:	TD
QA/QC by:	TD
project no.:	022-00393
drawing no.:	E_NSIT_02200393
date:	11.01.2023

SHEET
E201



GENERAL NOTES

A. WHERE IN GROUND BOX DUPLEX RECEPTACLE SYMBOL IS SHOWN, PROVIDE LEGRAND# XBB14C520CBK RECESSED GROUND BOX. ROUTE RECEPTACLE CIRCUIT TO A GFCI BREAKER. COORDINATE WITH INTERIOR BUILDING PANELBOARD SUBMITTAL. REFER TO HARDSCAPE PLANS FOR EXACT LOCATION AND DETAILS. INSTALL 6 INCHES OF CA-5 CLEAN ROCK BELOW BOX FOR WATER TO DRAIN.

⬡ SHEET KEYNOTES

1. ROUTE 1" CONDUIT FOR POWER TO WALL MOUNTED SIGN. REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
2. ROUTE CIRCUIT TO 20A/1P CIRCUIT BREAKER IN PANEL L2. CIRCUIT SHALL BE ROUTED THROUGH TIME CLOCK. RECEPTACLE CIRCUITS SHALL BE ROUTED TO GFCI BREAKER.
3. ROUTE 1" CONDUIT FOR POWER TO IN-GRADE JUNCTION BOX FOR SCULPTURE. STUB UP CONDUIT IN ELECTRICAL ROOM OF FARMER MARKET BUILDING AND CAP WITH PULL STRINGS.
4. ROUTE CIRCUIT TO 20A/1P CIRCUIT BREAKER IN PANEL L2. CIRCUIT SHALL BE ROUTED THROUGH TIME CLOCK.
5. REFER TO LANDSCAPE WALL DETAILS FOR LOCATION OF WEATHER RESISTANT RECEPTACLE WITH WHILE-IN-USE COVER.

1 ENLARGED SITE POWER PLAN

SCALE: 1" = 20'-0"

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REVISIONS

ENLARGED SITE POWER PLAN

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET
LEE'S SUMMIT,MO

2023

drawn by: SH
checked by: TD
approved by: TD
QA/QC by: TD
project no.: 022-00393
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date: 11.01.2023

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L_ARCH_BLDG_GARAGE_02200393 L_ARCH_BLDG_HOTEL_02200393 L_ARCH_BLDG_MULTIFAMILY_02200393 C_XBASE_02200393

A. UNLESS NOTED OTHERWISE, ALL CONTROLS SHALL BE ON/OFF VIA TIME CLOCK. COORDINATE EXACT SCHEDULE WITH OWNER.

SEQUENCE CONTROL OPERATION:

S1. EXTERIOR LIGHT POLE CIRCUITS (4-RELAY, 2-POLE CIRCUIT). WHERE SHOWN ON PLANS, ONE CIRCUIT SHALL HAVE MANUAL OVERRIDE DIMMING CONTROL.

S2. EXTERIOR TREE IN-GROUND RECEPTACLES (6-RELAY CIRCUIT) .

S3. EXTERIOR LED ROPE BENCH LIGHTS (1-RELAY CIRCUIT).

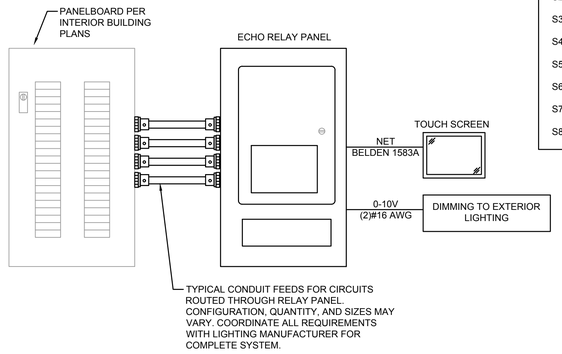
S4. EXTERIOR WICKET LIGHTING LED ROPE LIGHTS (2-RELAY CIRCUIT).

S5. EXTERIOR SIGN LIGHTING (1-RELAY CIRCUIT).

S6. EXTERIOR STRING LIGHTING (1-RELAY CIRCUIT).

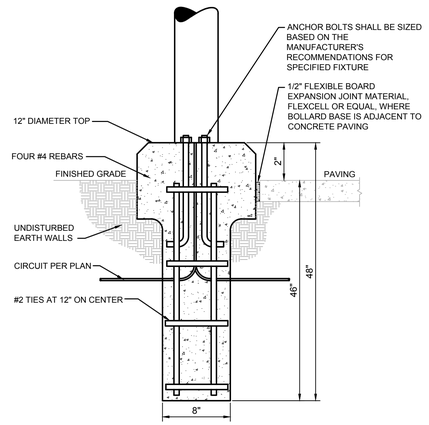
S7. EXTERIOR BAR RECEPTACLES (1-RELAY CIRCUIT).

S8. EXTERIOR BAR LED ROPE LIGHTING (3-RELAY CIRCUIT).



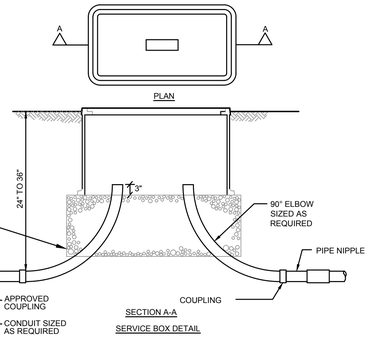
4 SITE LIGHTING CONTROL SCHEMATIC

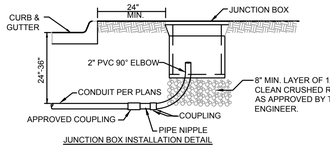
SCALE: NOT TO SCALE



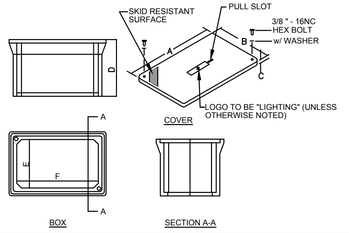
3 BOLLARD BASE DETAIL

SCALE: NOT TO SCALE





NOTE:
1. ALL LOCATIONS LOCATIONS OF IN-GRADE BOXES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLACEMENT AND CONDUIT INSTALLATION.



TYPE	DIMENSION (IN.)					
	A	B	C	D	E	F
I-JUNCTION	12 7/8	12 7/8	3/4	12 3/4	9 3/4 - 10 1/2	9 3/4 - 10 1/2
II-JUNCTION	18 - 18 1/2	11 1/4 - 11 1/2	1 3/4 - 2	12	9 1/2 - 10 1/4	16 1/2 - 17 1/4
I-SERVICE	35 5/8	24	3	24	22 1/4	33 7/8
II-SERVICE	* 47 5/8	30 1/8	3	24	22 1/8	45 5/8

*NOTE: THE TYPE II SERVICE BOX SHALL HAVE A TWO-PIECE OVERLAPPING COVER.

1. TYPE I JUNCTION BOXES SHALL BE RATED FOR NO LESS THAN 15,000 lbs. VERTICAL TEST LOAD AND NO LESS THAN 8000 lbs. COVER LOAD OVER A 10"x10" AREA.
2. TYPE II JUNCTION BOXES SHALL BE RATED FOR NO LESS THAN 22,500 lbs. VERTICAL TEST LOAD AND NO LESS THAN 8000 lbs. COVER LOAD OVER A 10"X10" AREA.
3. TYPE I SERVICE BOXES SHALL BE RATED FOR NO LESS THAN 22,500 lbs. VERTICAL TEST LOAD AND NO LESS THAN 8000 lbs. COVER LOAD OVER A 10"x10" AREA.
4. MATERIAL TO BE AN AGGREGATE CONSISTING OF SAND AND GRAVEL BOUND TOGETHER WITH A POLYMER AND REINFORCED WITH CONTINUOUS WOVEN GLASS STRANDS. IT SHALL HAVE THE FOLLOWING PROPERTIES.

COMPRESSIVE STRENGTH-11,000 psi ASTM C-109

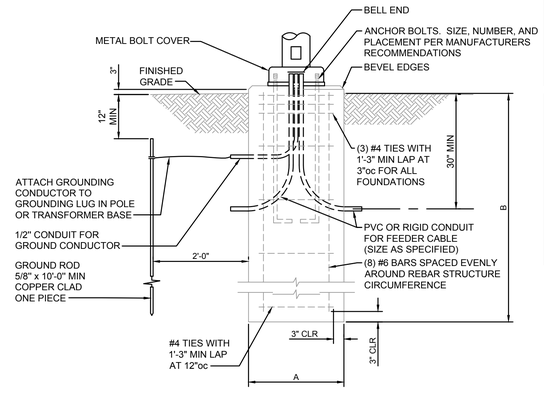
TENSILE STRENGTH-1,700 psi ASTM C-496

FLEXURAL STRENGTH-7,500 psi ASTM D-790 5.

5. ATTACH 1c #10 THHN/THWN STRANDED COPPER SYSTEM GROUND TO 1/2" x 8'-0" GROUND ROD IN SERVICE BOX. MULTIPLE #10 GROUND CABLES INTRODUCED AT SIGNAL POLES SHALL BE TERMINATED AT GROUND ROD WITH AN ADDITIONAL CLAMP.

2 FIBERGLASS REINFORCED POLYMER CONCRETE JUNCTION BOX DETAILS

SCALE: NOT TO SCALE



1 CONCRETE LIGHT POLE BASE

SCALE: NOT TO SCALE

FOUNDATION DESIGN LIMITATIONS

L1. THIS FOUNDATION WAS DESIGNED FOR A MINIMUM LATERAL SOIL DEFORMATION MODULUS OF 0.50 KSI

L2. THIS FOUNDATION WAS DESIGNED FOR A MINIMUM LATERAL SOIL UNDRAINED SHEAR STRENGTH OF 0.50 KSF

L3. THIS FOUNDATION WAS DESIGNED FOR A MAXIMUM ALLOWABLE LATERAL DEFLECTION OF 1/2 INCH OVERALL AT GRADE ELEVATION

L4. THIS FOUNDATION WAS DESIGNED WITH AN ASSUMED DEPTH TO ROCK GREATER THAN TWENTY FEET FROM FINISHED GRADE

L5. THIS FOUNDATION WAS DESIGNED WITH AN ASSUMED WATER TABLE LOCATED AT THE SOIL SURFACE.

L6. THIS FOUNDATION WAS NOT DESIGNED TO WITHSTAND THE EFFECTS OF SCOURING.

L7. IF CONDITIONS OTHER THAN THOSE SPECIFIED HEREIN ARE PRESENT AT THE SITE, INCLUDING NON-COHESIVE SOILS FOUND IN BORINGS, PLEASE CONTACT THE ENGINEER OF RECORD.

STRUCTURAL CONCRETE

CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF:
ACI 301 - "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"
ACI 302 - "RECOMMENDED PRACTICE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION"
ACI 304 - "ACI MANUAL OF CONCRETE INSPECTION"
ACI 311 - "RECOMMENDED PRACTICE FOR MEASURING, MIXING, TRANSPORTING, AND PLACING CONCRETE"
ACI 315 - "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT"
ACI 318 - "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE"
ACI 347 - "RECOMMENDED PRACTICE FOR CONCRETE FORMWORK"

ALL HOOKS SHALL BE "STANDARD" PER ACI SPECIFICATIONS.

EARTHWORK

E1. THE CONTRACTOR MUST PROVIDE SURFACE DRAINAGE AND PUMPS TO PROTECT ALL EXCAVATION FROM FLOODING. FLOODING OF ANY EXCAVATION AFTER APPROVAL OF THE SUBGRADE WILL BE CAUSE FOR RE-PREPARATION OF THE SUBGRADE.

E2. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY MEASURES TO PREVENT ANY WATER, FROST, OR ICE FROM PENETRATING ANY FOOTING OR SLAB SUBGRADE BEFORE AND AFTER PLACING OF CONCRETE AND UNTIL SUCH SUBGRADES ARE FULLY PROTECTED BY THE PERMANENT STRUCTURE.

E3. REFER TO THE GEOTECH REPORT FOR SUBSURFACE CONDITIONS AND CONSTRUCTION CONSIDERATIONS.

LIGHT FOUNDATION DATA		
MOUNTING HEIGHT	A	B
UP TO 30'	2'-0"	5'-0"

CONCRETE CLASS "KCMMB 4000"

HEAVY HEX GALVANIZED NUTS: (AASHTO M291, GR A)
FLAT WASHERS GALVANIZED: (AASHTO M293)

GENERAL NOTES

G1. CONTRACTOR TO VERIFY LOCATIONS OF EXISTING UNDERGROUND STRUCTURES AND UTILITIES BEFORE CONSTRUCTING NEW FOUNDATIONS.

G2. THE CONTRACTOR SHALL FOLLOW WRITTEN DIMENSIONS ONLY. DO NOT SCALE DRAWINGS.

G3. EXCAVATE SHAFTS FOR DRILLED FOUNDATIONS TO INDICATED ELEVATIONS. REMOVE LOOSE DEBRIS, MATERIALS AND/OR MUCK TO MAKE BOTTOM SURFACES LEVEL WITHIN ACI 336.1 TOLERANCES.

G4. CONSTRUCTION TOLERANCES:
A. BOTTOM DIAMETER: MINUS ZERO, PLUS 6 INCHES, MEASURED IN ANY DIRECTION.
B. MAXIMUM VARIATION FROM PLUMB: 1:40.
C. MAXIMUM BOTTOM LEVEL: PLUS OR MINUS 2 INCHES.

G5. AT NO ADDITIONAL COST, CASE PIER SHAFTS AS NECESSARY. PROTECT EXCAVATED WALLS WITH TEMPORARY WATERTIGHT STEEL CASINGS OF SUFFICIENT LENGTH TO PREVENT WATER INTRUSION, CAVE-INS, DISPLACEMENT OF SURROUNDING EARTH, INJURY TO PERSONNEL AND DAMAGE TO CONSTRUCTION OPERATIONS. MAINTAIN EXCAVATIONS IN ESSENTIALLY DRY CONDITION, USING PUMPS WHERE NECESSARY. REMOVE WATER TO A MAXIMUM DEPTH OF 6 INCHES FROM EXCAVATED SHAFT PRIOR TO CONCRETE PLACEMENT.

G6. CONVEY CONCRETE FROM THE MIXER TO PLACE OF DEPOSIT BY BEST INDUSTRY METHODS THAT WILL PREVENT SEGREGATION AND LOSS OF MATERIAL. SIZE AND DESIGN THE EQUIPMENT FOR CONVEYING CONCRETE TO ENSURE UNIFORM, CONTINUOUS PLACEMENT OF CONCRETE. PLACE CONCRETE IN ACCORDANCE WITH ACI 318. PLACE CONCRETE IN A CONTINUOUS OPERATION AND WITHOUT SEGREGATION INTO DRY EXCAVATIONS WHENEVER POSSIBLE. USE ALL PRACTICABLE MEANS TO OBTAIN A DRY EXCAVATION BEFORE AND DURING CONCRETE PLACEMENT.

G7. WHEN PULLING CASING, MAINTAIN LEVEL OF CONCRETE ABOVE BOTTOM OF CASING GREATER OR EQUAL TO LEVEL OF GROUND KEEP BOTTOM OF CASING AT LEAST 10 FEET BELOW TOP OF CONCRETE. PREVENT IN-SITU MATERIALS FROM FALLING INTO AND MIXING WITH CONCRETE. PULL CASING IN SHORT SLOW VERTICAL LIFTS (ESSENTIALLY CONTINUOUS), MAINTAINING PLUMB ALIGNMENT AND SUFFICIENT HEAD OF CONCRETE.

G8. ALL CONCRETE SHALL BE CLASS KCMMB 4000

G9. ALL REINFORCING SHALL BE STRUCTURAL GRADE 60 PER ASTM-A615 AND HAVE AT LEAST 3" OF CONCRETE COVER.

G10. ANCHOR BOLTS ARE TO BE FURNISHED BY THE FOUNDATION CONTRACTOR UNLESS OTHERWISE NOTED. CONTRACTOR SHALL PLACE ALL REBAR SO AS TO NOT INTERFERE WITH ANCHOR BOLTS.

G11. ALL ABOVE GRADE FOUNDATION SURFACES SHALL BE STEEL TROWEL FINISHED UNLESS OTHERWISE NOTED.

G12. EACH PIER FOUNDATION SHALL BE CONSTRUCTED IN A SINGLE CONTINUOUS POUR.

G13. NO EXCAVATION OR VIBRATION-INDUCING ACTIVITIES ARE ALLOWED WITHIN 3 PIER DIAMETERS OF A SUBJECT PIER UNTIL AT LEAST 24 HOURS HAVE ELAPSED SINCE THE TIME OF CONCRETE PLACEMENT. COVER ALL EXCAVATIONS BETWEEN OPERATIONS. REMOVE FOREIGN AND LOOSE MATERIAL FROM APPROVED EXCAVATION.

G14. THE CONTRACTOR SHALL PROVIDE ALL MEASURES AND PRECAUTIONS NECESSARY TO PREVENT DAMAGE AND/OR SETTLEMENT OF EXISTING OR NEW CONSTRUCTION INSIDE OR OUTSIDE THE PROJECT LIMITS DURING EXCAVATION AND FOUNDATION CONSTRUCTION. ANY DAMAGE TO NEW OR EXISTING CONSTRUCTION INSIDE OR OUTSIDE OF THE PROJECT LIMITS CAUSED BY CONSTRUCTION TECHNIQUES IS THE RESPONSIBILITY OF THE CONTRACTOR.

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NUMBER PE-2012032391
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REVISIONS

SITE LIGHTING DETAILS

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

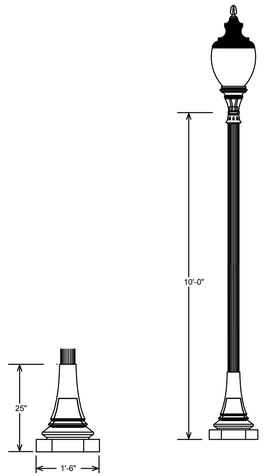
LEE'S SUMMIT,MO

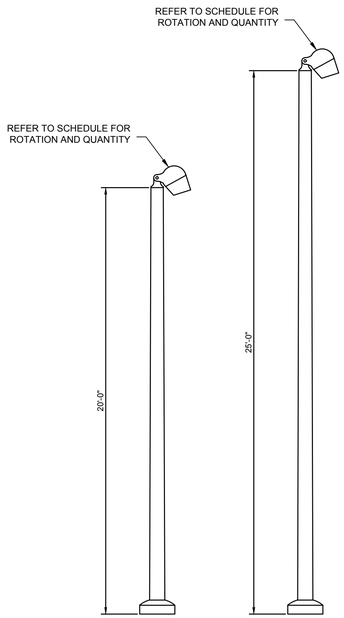
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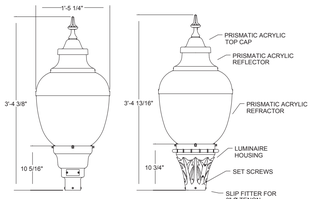


1 LIGHT POLE/FIXTURE DETAILS
SCALE: NOT TO SCALE

Catalog Number

Notes | Type





Maximum weight - 37 lbs
Maximum effective projected area - 2.19 sq. ft.

AWDE3
Acrylic Washington Postlite Standard LED3

SPECIFICATIONS

General Description
The Acrylic Washington Postlite Standard LED3 is designed for use with traditional applications fitting 3" tenon post. The large acorn-shaped luminaire, while reminiscent of the 1920's, contains a powerful, stalk-mounted Chip-On-Board LED platform with a precision optical system that maximizes post spacings while maintaining uniform illumination.

Mechanical Specifications
The luminaire housing shall: • Be heavy grade A360 cast aluminum (aluminum with <1% copper) • IP55 rated housing, provides enclosure for the electrical module • Mount to slip-fitter that will accept 3" high by 2-7/8" to 3-1/8" O.D. pole tenon • Provide four uniquely designed stainless steel spring clips, enclosed in a clear polyvinyl chloride sleeve and adjusted by 1/4-20 hex-head bolts that securely cradle the prismatic acrylic refractor. The same ¼-20 bolts also support the decorative rib and banding assembly The finish shall: • Utilize a polyester powder coat paint to ensure maximum durability • Rigorous multi-stage pre-treating and painting process yields a finish that achieves a scribe creepage rating of 8 (per ASTM D1654) after over 5,000 hours exposure to salt fog chamber (operated per ASTM B117) on standard and RAL finish options. • RAL (RALxxxxSDCR) paint colors are Super Durable Corrosion Resistant, 80% gloss.

Electrical Specifications
The driver shall meet the following requirements: • Certified by UL or CSA for wet locations • A factory programmable electronic driver with 0-10V dimming control leads • LEDs shall have a minimum of 70 CRI and available in 2700K, 3000K, 4000K, and 5000K CCT • The electrical system shall be designed to meet ANSI/IEEE C62.41.2 and shall offer a 10kV/5kA surge protection, fail off, as standard with an upgradable 20kV/10kA surge protection, fail off with indicator light, option • Lumen output can be customized prior to manufacturing by way of FPDxx Options • The electrical components are mounted on an aluminum plate that is removeable with minimum use of tools.

Optical Specifications
The optical system is IP66 rated and consists of a precisely molded thermal resistant acrylic refractor and top reflector mounted within the decorative acrylic optic. The top reflector redirects over 50% of the upward light into the controlling refractor while allowing a soft up-light component to define the traditional acorn shape of the luminaire. The lower refractor uses precisely molded prisms to maximize the pole spacings while maintaining uniform illuminance. Two refractors are available, designed for IES type III and V distributions.

Control Options
The control options shall include, but not limited to, the following: • Three (3) choices of button-style photocontrol kits that, specified to match voltage requirements, 120V, 208-277V, and 347V, and colored to match housing color (no 480V options).

Certification and Standards
• Luminaire shall be UL or CSA listed. • Suitable for operation in an ambient temperature up to 40°C / 105°F per UL or CSA certification • LM79 compliant • DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Buy American Act
This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/resources/buy-american for additional information.

Warranty – 5 Years Limited
This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions
Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C.

Holophane | One Lithonia Way, Conyers, GA 30012 | Phone: 866-HOLOPHANE | www.holophane.com
techsupportinf@acuitybrands.com
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Rev. 08/08/23 Specifications subject to change without notice.

Date: _____ Customer: _____
Project: _____
Type: _____ Qty: _____

Olivio Medio LED
Universal Mount



Order Code: OLML ___ - ___ - ___ - ___ - ___ - ___ - ___ - ___ - ___

Pole Order Code: ___ - ___ - ___ - ___
Series Height / Finish / Options

OLML	Series	OLML Olivio Medio LED						
	Optics	S09 Spot, 9o	S20 Spot, 20o	F40 Flood Medium, 41o	F80 Flood, 78o	ASM Asymmetric (no SLH or SLV option)		
	Mounting	U Universal	T1 Single Pole Top					
	Light Engine	2G350 19W / 1325lm	2G525 23W / 1978lm	2G700 31W / 2631lm	2G105 46W / 3941lm			
	CCT	27* 2700K	301 3000K	35* 3500K	40 4000K	50* 5000K		
	Finish	WH White	BK Black	BL Semi-Matte Black	BZ Bronze	SV Silver	SP Specify Premium Color	
	Voltage	UNV 120-277V	120 120V	208 208V	240 240V	277 277V		
	Options	DS2 Dark Sky 0o Tilt Option	DM Dimming, 0-10V	SLH Spread Lens Horizontal (fixed)	SLV Spread Lens Vertical (fixed)	HL503.5 High - low switching low output 50%	HX4 Micro Hexcell Honey Comb Louver	CF Color Filter (consult factory)

* Based on F80 distribution and 3000K CCT.
† Dark Sky approved with (ds) option only.
* Consult factory
2 IDA approved with (DS) option only and 3000K CCT.
3 Only available with 120V, 240V or 277V.
4 Cannot be combined with SLH, SLV, or ASM options
5 Cannot be combined with DM option.

Product Modifications
Please list modification requirements for review by factory:

Approvals
Date:

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In a continuing effort to offer the best product possible, we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product. Specification sheets found at www.selux.us are the most recent versions and supercede all other printed or electronic versions.

LIGHTING FIXTURE SCHEDULE

SYMBOL	TYPE	DESCRIPTION	MANUFACTURER AND MODEL	LAMPS	LUMENS	COLOR TEMP / CRI	DRIVER / BALLAST	VOLTAGE / WATTAGE	LOCATION
	A	LED FLOOD LIGHT ASYMMETRIC DISTRIBUTION WITH 40 DEGREE TILT ON 25'-0" POLE AND CONCRETE BASE. SEE NOTE A AND B BELOW.	SELUX# OLML-ASM-T1-2G105-35-BK-U-DM-SLH POLE: O-AT535-25-BK	LED	3671	3500K / 80	0-10V DIMMING	MVOLT 46W	STREET
	B	LED DOUBLE HEAD FLOOD LIGHT WITH 40 DEGREE TILT ON 20'-0" POLE AND CONCRETE BASE. SEE NOTE A AND B BELOW.	SELUX# OLML-F40-U-2G105-35-BK-U-DM-SLH POLE: O-AT535-20-BK	LED	3794	3500K / 80	0-10V DIMMING	MVOLT 92W	PEDESTRIAN WALKWAY
	C	LED DOUBLE HEAD FLOOD LIGHT WITH 40 DEGREE TILT ON 25'-0" POLE AND CONCRETE BASE. SEE NOTE A AND B BELOW.	SELUX# OLML-F40-U-2G105-35-BK-U-DM-SLH POLE: O-AT535-25-BK	LED	3794	3500K / 80	0-10V DIMMING	MVOLT 92W	PEDESTRIAN WALKWAY
	D	4.5" DIA. x 31.5" LED BOLLARD WITH ALUMINUM FINISH. SEE NOTE A AND B BELOW.	LOUIS POULSEN# FLINDT#10000162762	LED	784	4000K / 80	0-10V DIMMING	MVOLT 15W	PEDESTRIAN WALKWAY
	F	LED MESH LIGHTING WITH ACRYLIC CYLINDER 2'-0" O.C. RGBW COLOR CHANGING.	CARL STAHL# X-LED-DOT-B-RGB POLE: KW INDUSTRIES# RSP12-4.0-11-BLK-BC-OTC-WPRP-58HH POWER SUPPLY: X-LED-PS-6	LED		3500K / 80	0-10V DIMMING	24VOLT	ABOVE SEATING
	G	LED ROPE LIGHT WITH FROSTED LENS MOUNTED IN FLEXIBLE ALUMINUM CHANNEL. PROVIDE 24V HLV192 POWER SUPPLY AND DMX DECODER IN NEMA 3R ENCLOSURE.	KELVIX# TX3RGBW-WR-24 CHANNEL:CH-604-2-FR-CP-EC LV DRIVER: HLV192 DMX512 MODULE DMX DECODER: DMXD-4C-5A-WP	LED	212LM/FT	4000K / 80	0-10V DIMMING	24VOLT 6W/FT	PEDESTRIAN WALKWAY WICKETS
	G2	LED ROPE LIGHT WITH FROSTED LENS MOUNTED IN FLEXIBLE ALUMINUM CHANNEL. PROVIDE 24V HLV192 POWER SUPPLY IN NEMA 3R ENCLOSURE.	KELVIX# PL27K-WR-24 CHANNEL:CH-409-SWH-CP-EC LV DRIVER: HLV192	LED	148LM/FT	2700K / 80	0-10V DIMMING	24VOLT 2W/FT	BENCHES
	G3	LED ROPE LIGHT WITH FROSTED LENS MOUNTED IN FLEXIBLE ALUMINUM CHANNEL. PROVIDE 24V HLV192 POWER SUPPLY IN NEMA 3R ENCLOSURE.	KELVIX# RGBW-3-WR-24V CHANNEL: LV DRIVER: HLV192 DMX DECODER: DMXD-4C-5A-WP	LED	131LM/FT	3000K / 80	0-10V DIMMING	24VOLT 2W/FT	BAR(TOP)
	G4	LED ROPE LIGHT WITH FROSTED LENS MOUNTED IN FLEXIBLE ALUMINUM CHANNEL. PROVIDE 24V HLV192 POWER SUPPLY IN NEMA 3R ENCLOSURE.	KELVIX# RGBW-1-WR-24V CHANNEL: LV DRIVER: HLV192 DMX DECODER: DMXD-4C-5A-WP	LED	426LM/FT	3000K / 80	0-10V DIMMING	24VOLT 8W/FT	BAR (LOWER)
	H	LED TRIPLE HEAD FLOOD LIGHT WITH 40 DEGREE TILT ON 25'-0" POLE AND CONCRETE BASE. SEE NOTE A AND B BELOW.	SELUX# OLML-F40-U-2G105-35-BK-U-DM-SLH POLE: O-AT535-25-BK	LED	3794	3500K / 80	0-10V DIMMING	MVOLT 138W	PEDESTRIAN WALKWAY
	P5	LED PEDESTRIAN POST TOP ON 10'-0" POLE AND CONCRETE BASE, BLACK FINISH. SEE NOTE A, B, AND C BELOW.	HALOPHANE# AWDE3-P30-40K-MVOLT-MS-AL5-BK-FNT-TBK-20KV-UA POLE: PSA-10-4C018D-C03-BK-ABG-GRD	LED	8,000	4000K / 80	0-10V DIMMING	MVOLT 61W	PEDESTRIAN WALKWAY
	J	4' LINEAR LED LUMINAIRE WITH RBGW COLOR CHANGING AND BLACK FINISH.	GRIVEN# PDL4MC-RGBW30K-DMX/RDM-C-UNV-WB-BL	LED	2,500	3000K / 80	0-10V DIMMING	MVOLT 74W	CLOCK TOWER

NOTES:
A. PROVIDE ALL COMPONENTS TO MAKE A COMPLETE ASSEMBLY. THIS WOULD INCLUDE, BUT NOT BE LIMITED TO, ARM, MOUNTING BRACKETS, POLE BASE COVER, ANCHOR BOLTS, TEMPLATE, BASE, HAND HOLE, SEPARATE CIRCUIT OUTLET, ETC.

B. PROVIDE CONCRETE BASE, PER DETAIL.

C. NO EQUALS SHALL BE ALLOWED FOR THIS FIXTURE, UNLESS APPROVED BY OWNER.

Specification sheet 1/3

FLINDT BOLLARD

Project name:

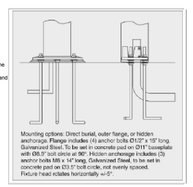
Project type:

Notes:



Design
Christian Flindt

Product description
Beautifully crafted slender post with a carved surface that is gently illuminated. Top section conceals downward facing LEDs that are positioned for wide distribution. Two horizontal connection lines underline the three parts of the bollard. A facet increases the visibility of the connection lines. Available in two heights, 43.3 IN and 31.5 IN. Available in three different mounting methods, with an 11 inch base plate and visible anchor bolts, with internally hidden anchor bolts, or direct burial in soil or gravel. Part of a family.



Variant options

Dimension	Color	Mounting	Light source	Lumen	Voltage frequency
31.5 IN	Corten color	Post w/anchorage unit	LED 3000K	707	120-277V/60HZ
43.3 IN	Natural paint aluminum	Post w/base plate	LED 4000K	737	
		Post w/direct burial		762	
				784	

Specification notes
a. Direct burial mounting only available with 43.3" size.

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STATE OF MISSOURI
ADRIAN T. FRANKS
NUMBER PE-2012032391
PROFESSIONAL ENGINEER
2023-11-01

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

SITE LIGHTING DETAILS

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

LEE'S SUMMIT,MO

2023

drawn by: SH
checked by: TD
approved by: TD
QA/QC by: TD
project no.: 022-00393
drawing no.: E_NDET_02200393
date: 11.01.2023

SHEET
E301

DWG: F:\2022\00001-00500\022-00393\40-design\AutoCAD\final plans\Sheets\MECH\E_NDET_02200393.dwg USER: shastert
DATE: Oct 31, 2023 1:59pm XREFS: E_PTBLK_02200393

SECTION 260000 ELECTRICAL

1. GENERAL CONDITIONS:

   A. THIS CONTRACTOR SHALL INSPECT THE SITE WHERE THIS WORK IS TO BE PERFORMED AND FULLY FAMILIARIZE HIMSELF WITH ALL CONDITIONS RELATED TO THIS PROJECT.

   B. THIS CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMANENT AND TEMPORARY PERMITS AND LICENSES AND SHALL MAKE ALL DEPOSITS AND PAY ALL FEES REQUIRED FOR THE PERFORMANCE OF WORK UNDER THIS SECTION OTHER THAN THOSE DEPOSITS OR FEES WHICH ARE FULLY REFUNDABLE TO THE OWNER.

   C. DRAWINGS SHOW THE GENERAL ARRANGEMENT OF ALL SYSTEMS AND COMPONENTS COVERED UNDER THIS SECTION. WHERE LOCAL CONDITIONS NECESSITATE A REARRANGEMENT, THE CONTRACTOR SHALL PREPARE, AND SUBMIT FOR APPROVAL, DRAWINGS OF THE PROPOSED REARRANGEMENT. THIS CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISH CONDITIONS AFFECTING ALL OF HIS WORK AND SHALL ARRANGE SUCH WORK ACCORDINGLY, FURNISHING SUCH FITTINGS AND ACCESSORIES AS MAY BE REQUIRED TO MEET SUCH CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.

   D. THIS CONTRACTOR SHALL VERIFY ALL DIMENSIONS. DRAWINGS SHALL NOT BE SCALED TO DETERMINE DIMENSIONS.

   E. SPECIFICATIONS AND DRAWINGS ARE COMPLEMENTARY AND WHAT IS CALLED FOR IN ONE SHALL BE AS BINDING AS IF CALLED FOR BY BOTH.

   F. FURNISH LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED AS SHOWN ON THE DRAWINGS AND SPECIFIED IN DIVISION 15.

   G. ALL WORK SHALL BE COMPLETE AND SHALL BE LEFT IN OPERATING CONDITION.

   H. INCLUDE ALL PARTS AND LABOR WHICH ARE INCIDENTAL AND NECESSARY FOR A COMPLETE AND OPERABLE INSTALLATION EVEN THOUGH NOT SPECIFICALLY MENTIONED IN THE CONTRACT DOCUMENTS. .

   I. REQUEST INSPECTIONS AS REQUIRED BY REGULATING AGENCIES AND/OR REGULATIONS. PAY ALL CHARGES FOR INSPECTIONS BY REGULATING AGENCIES OF INSTALLATIONS OF PLANS SPECIFICATIONS.

   J. PROVIDE THE OWNER WITH A CERTIFICATE OF FINAL INSPECTION AND APPROVAL BY ENFORCEMENT AUTHORITIES.

   K. FURNISH: TO OBTAIN, COORDINATE, SUBMIT THE NECESSARY DRAWINGS, DELIVER TO THE JOB SITE IN NEW CONDITION READY FOR INSTALLATION, UNLOAD AND UNPACK, AND GUARANTEE.

   L. INSTALL: TO RECEIVE AT THE JOB SITE, STORE, ASSEMBLE, ERECT, SET IN PLACE, ANCHOR, APPLY, FINISH, PROTECT, CLEAN, TEST, START-UP, AND MAKE READY FOR OWNER'S USE.

   M. PROVIDE: TO FURNISH AND INSTALL.

   N. PROVIDE NEW MATERIAL AND EQUIPMENT, UNLESS NOTED OTHERWISE. PROTECT EQUIPMENT AND MATERIAL FROM DAMAGE, DIRT AND THE WEATHER.

   O. THE ENGINEER RESERVES THE RIGHT TO REJECT MATERIAL OR WORKMANSHIP NOT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, BEFORE OR AFTER INSTALLATION, AT NO ADDITIONAL COST TO THE OWNER.

   P. REFINISH ALL ELECTRICAL EQUIPMENT DAMAGED DURING SHIPPING, INSTALLATION AND/OR PRIOR TO FINAL ACCEPTANCE TO ITS ORIGINAL CONDITION. REMOVE ALL RUST; PRIME, AND PAINT PER MANUFACTURER'S RECOMMENDATIONS FOR FINISH EQUAL TO ORIGINAL.

   Q. PROTECT OPENINGS AND EQUIPMENT FROM OBSTRUCTION, BREAKAGE, MISUSE, DAMAGE OR BLEMISHES. PROTECT MATERIALS AND EQUIPMENT IMMEDIATELY UPON RECEIPT AT THE JOB SITE OR IMMEDIATELY AFTER THEY HAVE BEEN REMOVED FROM THEIR SHIPPING CONTAINERS. UNLESS NOTED OTHERWISE, KEEP THEM CLEAN AND UNDAMAGED UNTIL FINAL ACCEPTANCE OF THE ENTIRE PROJECT BY THE OWNER. WHEN A PORTION OF THE BUILDING IS OCCUPIED BY THE OWNER BEFORE SUBSTANTIAL COMPLETION OF THE ENTIRE PROJECT, MAKE ARRANGEMENTS TO TRANSFER RESPONSIBILITY FOR PROTECTION AND HOUSEKEEPING FOR THE OCCUPIED PORTION.

   R. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ELECTRICAL EQUIPMENT, MATERIALS OR WORK UNTIL FINAL ACCEPTANCE OF THE ENTIRE PROJECT BY THE OWNER.

   S. KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIAL OR RUBBISH, CAUSED BY HIS EMPLOYEES OR WORK, AT ALL TIMES. REMOVE RUBBISH, TOOLS, SCAFFOLDING, AND SURPLUS MATERIALS FROM AND ABOUT THE BUILDING, AND LEAVE WORK AREAS "BROOM CLEAN" OR ITS EQUIVALENT DAILY. CLEAN ELECTRICAL EQUIPMENT AND REMOVE TEMPORARY IDENTIFICATION.

   T. OPERATE EQUIPMENT AND SYSTEMS IN ALL THEIR OPERATING MODES, TO VERIFY PROPER OPERATION, PRIOR TO FINAL FIELD OBSERVATION AND OWNER INSTRUCTIONS. PREPARE A PRE-INSPECTION REPORT AND SUBMIT TO THE ENGINEER AND OWNER FOR REVIEW.

   U. TEST ALL INSTALLED ELECTRICAL EQUIPMENT AND CABLES REQUIRED BY CONSTRUCTION DOCUMENTS ACCORDING TO THE REQUIREMENTS OF THE MOST CURRENT EDITION OF THE INTERNATIONAL ELECTRICAL TESTING ASSOCIATION, INC. (NETA). IF ACCEPTABLE PERFORMANCE OF ANY TEST IS NOT ACHIEVED, MAKE THE NECESSARY CORRECTIONS AND THE TEST SHALL BE REPEATED UNTIL ACCEPTABLE PERFORMANCE IS ACHIEVED. PROVIDE WRITTEN REPORTS OF ALL TESTS, WITH FAILURES IDENTIFIED, TO ENGINEER.

   V. FULLY INSTRUCT THE OWNER'S DESIGNATED PERSONNEL IN THE OPERATION OF EACH ELECTRICAL SYSTEM AT THE TIME IT IS PUT INTO SERVICE. PROVIDE INSTRUCTION USING COMPETENT INSTRUCTORS AND FACTORY TRAINED PERSONNEL.

   W. CONTRACTOR SHALL INSTALL ALL MATERIALS AND EQUIPMENT AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS AND/OR RECOMMENDATIONS.

   X. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL EQUIPMENT INDICATED AND/OR REQUIRED FOR A COMPLETE AND OPERATIONAL SYSTEM. A FORM INDICATING ALL SHOP DRAWINGS TO BE PROVIDED AS PART OF THE PROJECT SHALL BE SUBMITTED FOR REVIEW BY THE ENGINEER PRIOR TO ANY SHOP DRAWING SUBMITTAL REVIEW.

   Y. THIS SPECIFICATION SHALL INCORPORATE ALL PROJECT REQUIREMENTS AND RESPONSIBILITIES INDICATED WITHIN THE FRONT-END OF THE PROJECT MANUAL.

2. LAWS, REGULATIONS, ORDINANCES, STATUTES AND CODES:

   A. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, THE NATIONAL FIRE PROTECTION ASSOCIATION CODES, THE NATIONAL ELECTRICAL SAFETY CODE, LOCAL BUILDING CODE, AND ALL APPLICABLE LOCAL LAWS, REGULATIONS, ORDINANCES, STATUTES AND CODES. SHOULD ANY WORK SHOWN ON THE DRAWINGS OR SPECIFIED HEREIN BE OF LOWER STANDARD, THE CONTRACTOR SHALL REFER THE POINTS IN QUESTION TO THE ENGINEER FOR APPROVAL.

3. SCOPE OF WORK:

   A. WORK UNDER THIS SECTION SHALL CONSIST OF FURNISHING ALL LABOR, MATERIAL AND ASSOCIATED SERVICES REQUIRED TO COMPLETELY CONSTRUCT AND LEAVE ALL SYSTEMS OPERATIONAL AS SHOWN ON THE DRAWINGS AND HEREIN DESCRIBED.

   B. ALL WORK PERFORMED UNDER THIS SECTION SHALL BE DONE IN A NEAT AND WORKMANLIKE MANNER.

4. MATERIALS AND EQUIPMENT REVIEW:

   A. AS SOON AS POSSIBLE AFTER THE AWARD OF THE CONTRACT, THIS CONTRACTOR SHALL SUBMIT FOR REVIEW SHOP DRAWINGS FOR ALL EQUIPMENT TO BE FURNISHED FOR THIS PROJECT. SUBMITTALS SHALL HIGHLIGHT THE MANUFACTURER'S NAME, MODEL NUMBER, DESCRIPTIVE ENGINEERING DATA AND ALL NECESSARY INFORMATION AS TO FINISH, MATERIAL GAUGES AND ACCESSORIES.

   B. ALL PORTIONS OF THE SHOP DRAWINGS THAT ARE INTENDED TO BE REVIEWED SHALL BE HIGHLIGHTED. ANY PORTION NOT CALLED OUT SHALL BE ASSUMED TO BE EXCLUDED FROM THE JOB.

5. GUARANTEE:

   A. THIS CONTRACTOR SHALL GUARANTEE COMPLETE SYSTEM OPERATION AND THAT THE APPARATUS FURNISHED AND INSTALLED WILL BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS AND WILL GIVE SATISFACTORY SERVICE. THE CONTRACTOR AGREES TO REPLACE, WITHOUT EXPENSE TO THE OWNER, ANY PART OF THE INSTALLATION WHICH PROVES OR BECOMES DEFECTIVE WITHIN ONE YEAR AFTER THE SYSTEM IS ACCEPTED.

6. COORDINATION:

   A. THIS CONTRACTOR SHALL EXAMINE ALL ARCHITECTURAL, MECHANICAL, STRUCTURAL AND OTHER DRAWINGS RELATED TO THIS PROJECT, AND IT SHALL BE HIS RESPONSIBILITY TO COORDINATE THE ELECTRICAL WORK WITH OTHER TRADES.

7. AS-BUILT DRAWINGS:

   A. THIS CONTRACTOR SHALL PREPARE COMPLETE AS-BUILT DRAWINGS OF ALL ELECTRICAL SYSTEMS AND TURN OVER TO THE ENGINEER REVISED ELECTRONIC CAD FILES.

   B. THIS CONTRACTOR SHALL PREPARE AND SUBMIT TO THE OWNER'S REPRESENTATIVE FIVE BOUND SETS OF MANUFACTURER'S LITERATURE FOR ALL EQUIPMENT TO BE INSTALLED ON THIS PROJECT SHOWING ALL DETAILS OF EQUIPMENT, REPLACEMENT PART DATA AND MAINTENANCE INSTRUCTIONS.

8. EXCAVATION:

   A. ALL EXCAVATION AND BACKFILL REQUIRED FOR THE INSTALLATION OF ELECTRICAL WORK SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR.

   B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER LAYOUT AND THE ESTABLISHMENT OF ALL LINES AND LEVELS REQUIRED FOR THE EXECUTION OF THE WORK.

   C. WHEN SERVICES ARE TO BE RUN SIDE-BY- SIDE, A COMMON TRENCH MAY BE USED PROVIDING THE REQUIRED VERTICAL AND HORIZONTAL SEPARATION BETWEEN THE VARIOUS SERVICES ARE MAINTAINED AND PROVIDING THE METHODS OF BEDDING AND BACKFILL MEET THE APPROVAL OF THE ENGINEER. CONTRACTORS INVOLVED SHALL MAKE THEIR OWN AGREEMENT AS TO THE SHARING OF THE COST OF THE COMMON TRENCHING AND BACKFILL WORK.

   D. LOCATE EXISTING UNDERGROUND UTILITIES IN AREAS OF EXCAVATION WORK. SHOULD UNCHARTED, OR INCORRECTLY CHARTED, PIPING OR OTHER UTILITIES BE ENCOUNTERED DURING EXCAVATION, CONSULT UTILITY ENGINEER IMMEDIATELY FOR DIRECTIONS. COOPERATE WITH OWNER AND UTILITY COMPANIES IN KEEPING RESPECTIVE SERVICES AND FACILITIES IN OPERATION. REPAIR DAMAGED UTILITIES TO SATISFACTION OF UTILITY OWNER.

9. EXTERIOR AND FOUNDATION WALLS:

   A. ALL PIPING THROUGH EXTERIOR OR FOUNDATION WALLS SHALL PASS THROUGH SCHEDULE 40 GALVANIZED STEEL SLEEVES WHICH SHALL BE LARGE ENOUGH TO ALLOW FOR CAULKING MATERIAL. NO SLEEVES ARE PERMITTED THROUGH CONCRETE STRUCTURAL MEMBERS. ALL SLEEVES SHALL BE COORDINATED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO INSTALLATION.

10. FLOORS:

   A. ALL PIPING THROUGH FLOORS SHALL BE PROVIDED WITH SCHEDULE 40 GALVANIZED STEEL PIPE SLEEVES, EXTENDING 2 INCHES ABOVE FLOOR.

11. CUTTING:

   A. ALL CUTTING OF EXISTING CONCRETE FLOORS/SLABS ON GRADE IN THE INTERIOR OF THE BUILDING SHALL BE PERFORMED BY "SAW CUTTING".

12. PATCHING:

   A. ON CONCRETE, PATCH THE OPENING WITH CONCRETE, FINISHED SMOOTH WITH ADJACENT SURFACES.

13. IDENTIFICATION OF SWITCHES AND APPARATUS:

   A. ALL CABINETS, SAFETY SWITCHES, AND OTHER APPARATUS USED FOR OPERATION AND CONTROL OF CIRCUITS, APPLIANCES, AND EQUIPMENT UNDER THIS CONTRACT SHALL BE PROPERLY IDENTIFIED BY MEANS OF ENGRAVED PLASTIC PLATES BLACK WITH WHITE LETTERS.

14. GROUNDING:

   A. ALL FEEDERS AND BRANCH CIRCUITS SHALL CONTAIN GROUND WIRES.

   B. ALL CONDUCTORS, MOTOR FRAMES, RACEWAYS, CABINETS, ETC., THAT REQUIRE GROUNDING SHALL BE GROUNDED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE, THOSE OF THE SERVING UTILITY AND LOCAL AUTHORITIES HAVING JURISDICTION.

15. CONDUIT:

   A. ALL ELECTRICAL POWER WIRING, INCLUDING LOW VOLTAGE WIRING, SHALL BE INSTALLED IN CONDUIT AS HEREIN SPECIFIED. NO CONDUIT OR TUBING OF LESS THAN 3/4 INCH NOMINAL SIZE SHALL BE USED.

   B. UNDERGROUND CONDUIT SHALL BE SCHEDULE 40 AS MANUFACTURED BY CARLON OR APPROVED EQUAL. ALL CONDUITS SHALL BE INSTALLED WITH MINIMUM 36" INCH COVER.

   C. CONDUIT INSTALLED ABOVE GROUND EXTERIOR SHALL BE GALVANIZED RIGID STEEL AS MANUFACTURED BY THE ALLIED TUBE AND CONDUIT CORPORATION OR APPROVED EQUAL. CONDUIT SHALL BE SHERARDIZED OR HOT-DIP GALVANIZED INSIDE AND OUTSIDE INCLUDING ENDS AND THREADS AND ENAMELED OR LACQUERED INSIDE IN ADDITION TO GALVANIZING.

   D. WHEN PVC CONDUITS PENETRATE CONCRETE FLOOR CONSTRUCTION, CONTRACTOR SHALL USE RIGID STEEL ELBOWS AND EXTENSION. PVC CONDUIT/FITTINGS SHALL NOT BE PERMITTED TO BE EXPOSED ABOVE THE FLOOR.

   E. THIN WALL TUBING SHALL BE REPUBLIC "ELECTRUNITE E.M.T." OR APPROVED EQUAL. SHALL BE INSTALLED INDOORS.

   F. ALL FITTINGS SHALL BE OF THE COMPRESSION TYPE AND SHALL BE WATERTIGHT.

   G. CONDUIT FOR INTERIOR WIRING, IN GENERAL, SHALL BE THINWALL TUBING UNLESS OTHERWISE NOTED.

   H. RACEWAYS SHALL BE CONTINUOUS FROM OUTLET TO OUTLET AND FITTING TO FITTING. A RUN OF CONDUIT BETWEEN OUTLETS OR FITTINGS SHALL NOT CONTAIN MORE THAN THE EQUIVALENT OF FOUR QUARTER-BENDS INCLUDING THOSE BENDS LOCATED IMMEDIATELY AT THE OUTLET OR FITTING. THE RADIUS OF BENDS SHALL NEVER BE SHORTER THAN THAT OF THE CORRESPONDING TRADE ELBOW. THE SYSTEM SHALL BE COMPLETE WITH OUTLETS, DISTRIBUTION BOXES, ETC., SMOOTH INSIDE AND MECHANICALLY SECURE IN PLACE. APPROVED STRAPS, HANGERS, OR SUPPORTS SHALL BE USED TO SECURE CONDUITS IN PLACE. CONDUITS SHALL, IN GENERAL, BE SUPPORTED AT INTERVALS NOT EXCEEDING 10'-0" AND WITHIN 3'-0" OF EACH OUTLET BOX, JUNCTION BOX, CABINET OR FITTING.

   I. CONDUITS SHALL BE PROTECTED DURING CONSTRUCTION; PLUG AND KEEP CLEAN AND DRY. CONDUIT ENDS SHALL BE BUTTED IN CENTERS OF COUPLINGS. NO CRACKS OR FLATTENED SECTIONS WILL BE PERMITTED AT BENDS OR ELSEWHERE. ALL ENDS OF CONDUIT SHALL BE REAMED TO REMOVE ROUGH EDGES. RUNNING THREADS WILL NOT BE PERMITTED.

   J. CONDUITS SHALL BE CONCEALED WITHIN THE WALLS, CEILINGS, AND FLOORS WHERE POSSIBLE AND UNLESS OTHERWISE NOTED. EXPOSED CONDUIT SHALL BE RUN PARALLEL TO OR AT RIGHT ANGLES WITH THE BUILD- ING LINES.

18. WIRE AND CABLE:

   A. WIRE AND CABLE SHALL BE AMERICAN INSULATED WIRE CORP., GENERAL CABLE CORP., SENATOR WIRE AND CABLE CORP. SOUTHWIRE OR APPROVED EQUAL, OF SIZES AS SHOWN ON THE DRAWINGS OR HEREIN SPECIFIED.

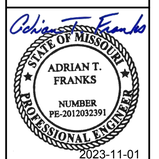
   B. ALL CONDUCTORS SHALL BE COPPER.

   C. NO. 10 AWG AND SMALLER CONDUCTORS SHALL BE SOLID WITH INSULATION AND NO. 8 AWG AND LARGER CONDUCTORS SHALL BE STRANDED WITH TYPE THHN/THWN INSULATION EXCEPT THAT CONDUCTORS WITHIN 3 INCHES OF LIGHT FIXTURE BALLASTS SHALL HAVE RHH, THHN, OR EQUAL INSULATION RATED FOR 90 DEGREES C. APPLICATION.

19. WIRING DEVICES:

   A. WET-LOCATION, WEATHERPOOF COVER PLATES: NEMA 250, COMPLYING WITH TYPE 3R, EXTRA DUTY, RATED "WHILE-IN-USE" WEATHER-RESISTANT, DIE-CAST ALUMINUM WITH LOCKABLE COVER.

olsson
Olsson - Civil Engineering
Olsson - Construction Authority ##001592
1301 Burlington Street, Suite 400
North Kansas City, MO 64116
TEL 816.361.1177
www.olsson.com



2023-11-01

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

SITE LIGHTING SPECIFICATIONS

LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

LEE'S SUMMIT,MO

2023

drawn by: SH
checked by: TD
approved by: TD
QA/QC by: TD
project no.: 022-00393
drawing no.: E_NDET_02200393
date: 11.01.2023

SHEET
E401

DWG: F:\2022\00001-00500\022-00393\40-design\AutoCAD\final plans\Sheets\MECH\E_NDET_02200393.dwg USER: shastert
DATE: Oct 31, 2023 1:59pm XREFS: E_PTBLK_02200393

CANOPY
(DESIGNED BY
OTHERS)

CORR.
112

R.R.
LAVATORIES
113

WOMEN
116

MEN
115

BACK OF
HOUSE
117

TRANSFORMER
ENCLOSURE

STORAGE
111

FARMERS'
MARKET
110
17,277 GSF

VESTIBLUE
100

LOBBY
101

MOTHER'S
102

FAMILY
103

R.R.
LAVATORIES
104

MEN
105

WOMEN
106

JAN.
107

MECH/ELEC
109

CATERING
KITCHEN
108

A FLOOR PLAN
3/32" = 1'-0"

PLAN NORTH

LEGEND

- CIRCULATION
- FARMERS' MARKET
- KITCHEN
- RESTROOM
- SUPPORT

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STATE OF MISSOURI
ROBERT C.
PRUENTE JR.
NUMBER
A-2010041825
CERTIFICATE
11-1-23

CITY OF LEE'S SUMMIT
LEE'S SUMMIT - MARKET PLAZA
LEE'S SUMMIT, MO

△	DESCRIPTION	DATE
PROJECT NO:		18225R21006
STATUS:		PERMIT SET
DATE:		11/01/2023
DRAWN BY:		Author
CHECKED BY:		Checker

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CONTEXTUAL
FLOOR PLAN

A-100

PLOT DATE: 11/1/2023 11:34:51 AM
FILE PATH: Autodesk Docs://18225R21006_LeesSummitMarket/LSMOW-Single Story.rvt

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CITY OF LEE'S SUMMIT

LEE'S SUMMIT - MARKET PLAZA

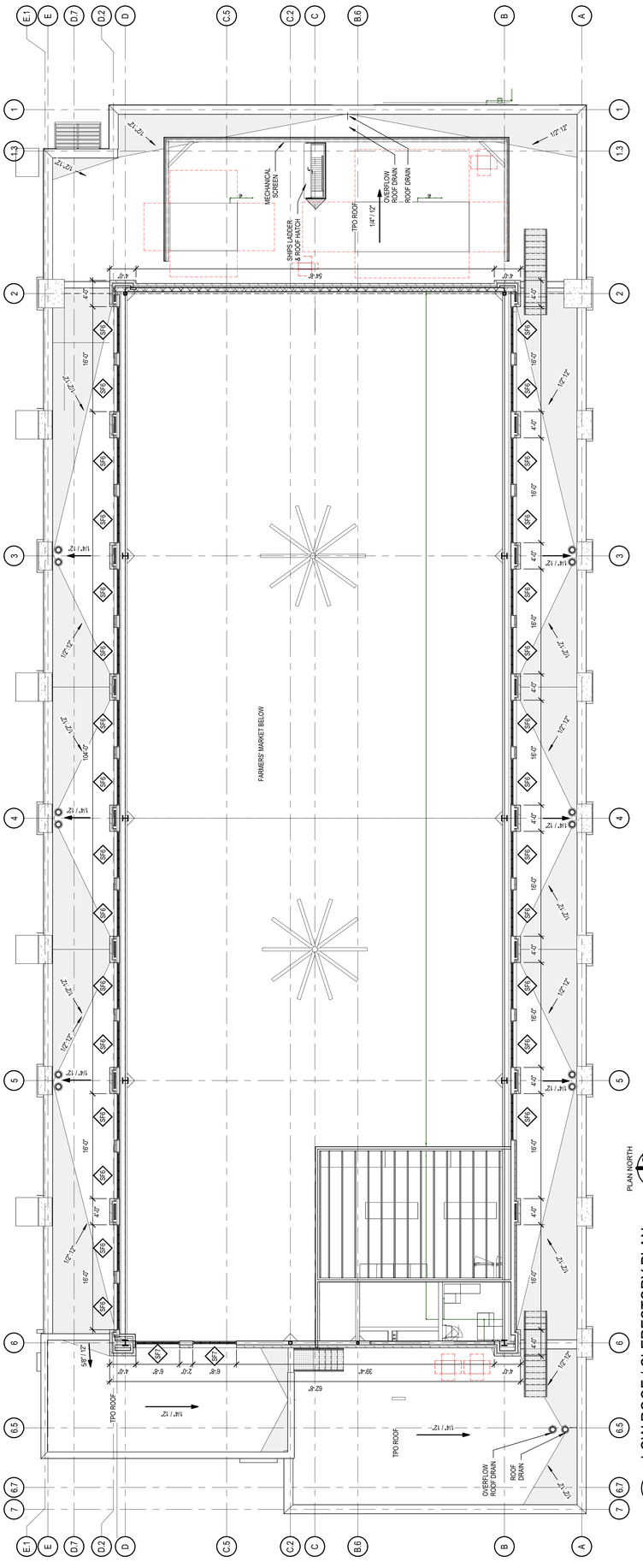
LEE'S SUMMIT, MO

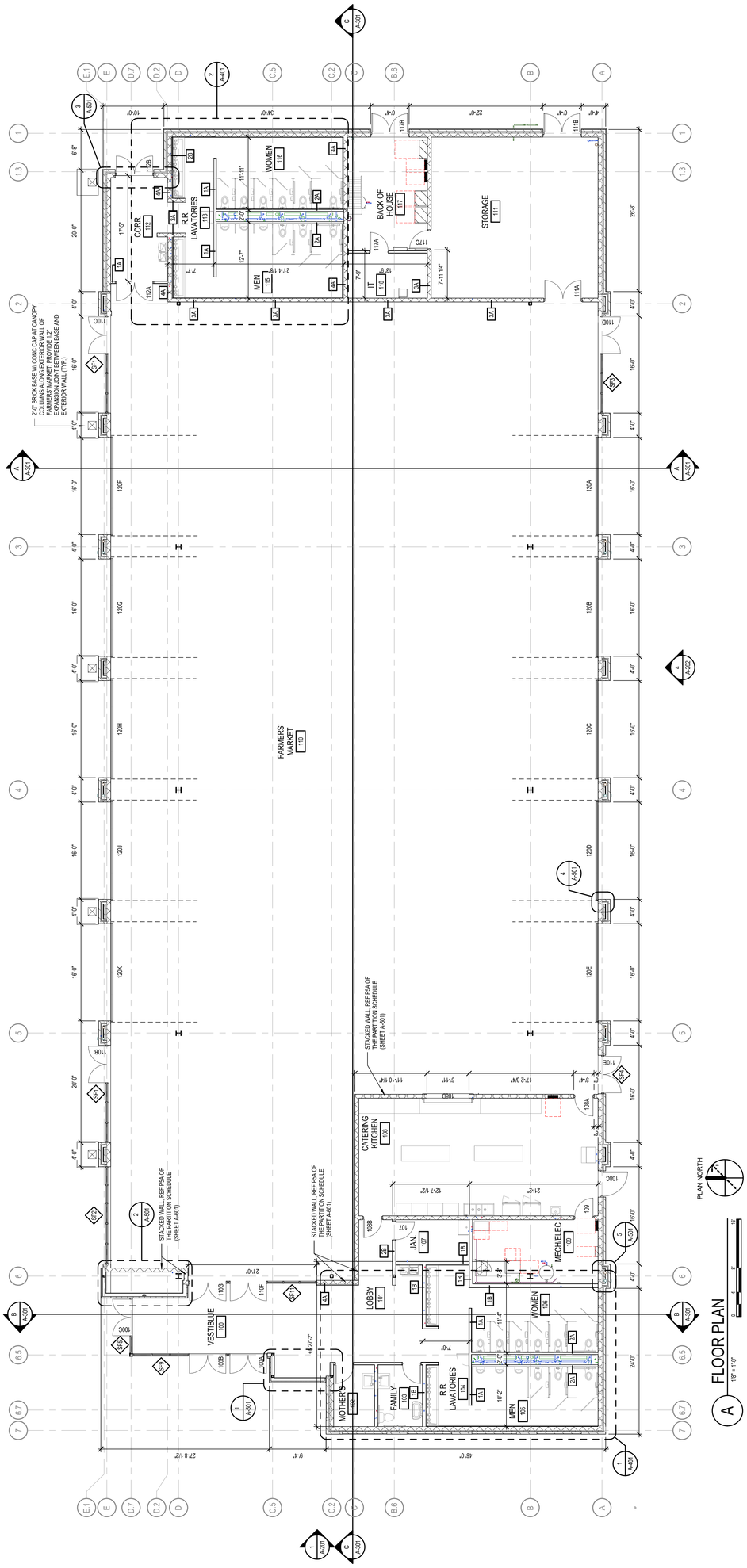
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DATE:	11/01/2023	
DRAWN BY:	DRWN	
CHECKED BY:	CHKD	

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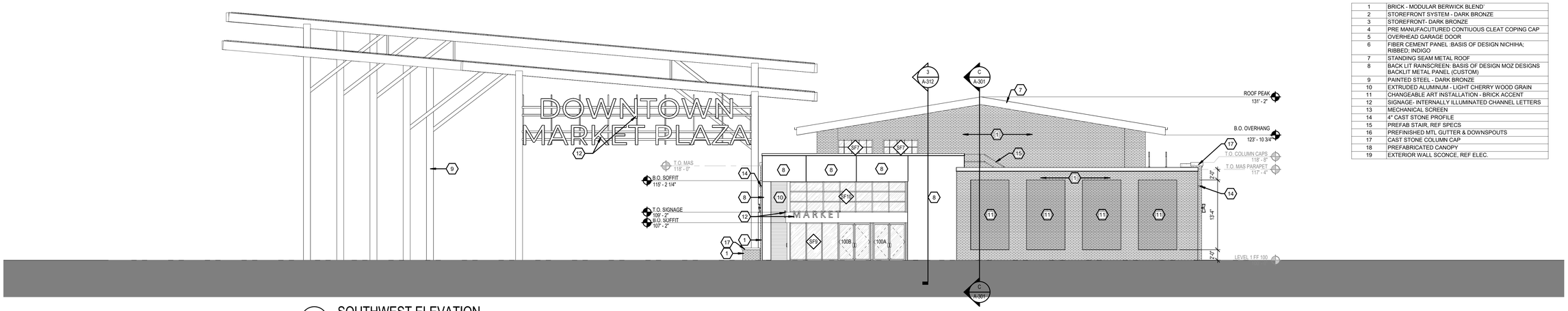
ARCHITECTURAL FLOOR PLAN

A-101

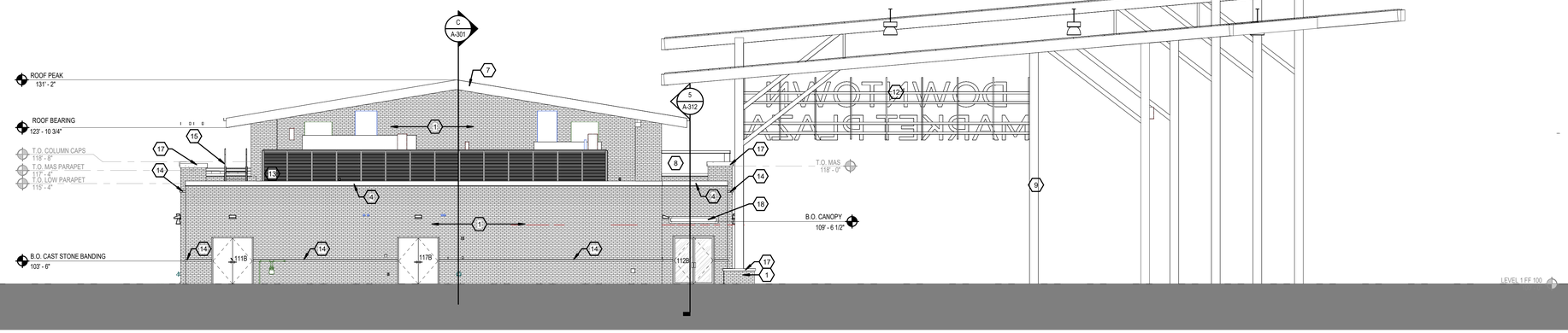




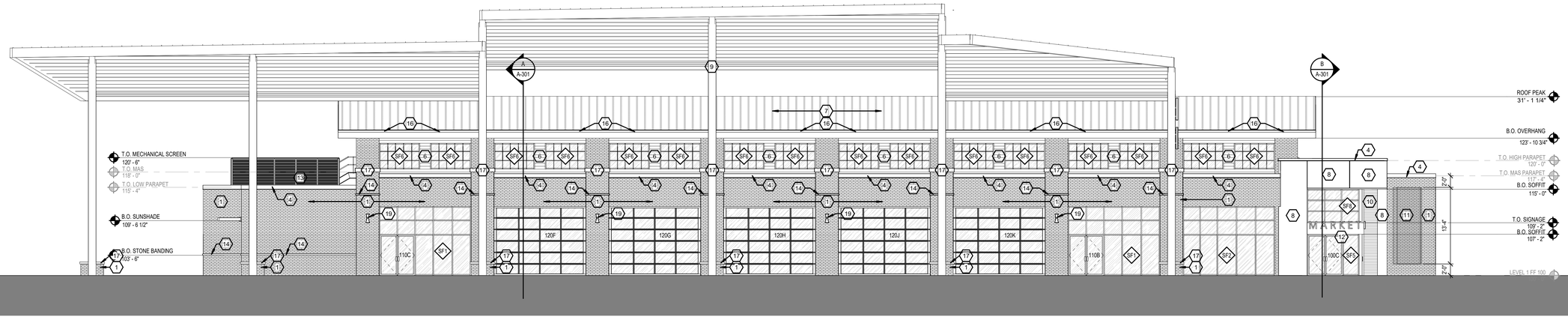
ELEVATION KEYNOTES	
NUMBER	MATERIAL
1	BRICK - MODULAR BERWICK BLEND`
2	STOREFRONT SYSTEM - DARK BRONZE
3	STOREFRONT- DARK BRONZE
4	PRE MANUFACUTURED CONTIUOUS CLEAT COPING CAP
5	OVERHEAD GARAGE DOOR
6	FIBER CEMENT PANEL `BASIS OF DESIGN NICHIHA; RIBBED; INDIGO
7	STANDING SEAM METAL ROOF
8	BACK LIT RAINSCREEN; BASIS OF DESIGN MOZ DESIGNS BACKLIT METAL PANEL (CUSTOM)
9	PAINTED STEEL - DARK BRONZE
10	EXTRUDED ALUMINUM - LIGHT CHERRY WOOD GRAIN
11	CHANGEABLE ART INSTALLATION - BRICK ACCENT
12	SIGNAGE- INTERNALLY ILLUMINATED CHANNEL LETTERS
13	MECHANICAL SCREEN
14	4" CAST STONE PROFILE
15	PREFAB STAIR, REF SPECS
16	PREFINISHED MTL GUTTER & DOWNSPOUTS
17	CAST STONE COLUMN CAP
18	PREFABRICATED CANOPY
19	EXTERIOR WALL SCONCE, REF ELEC.



1 SOUTHWEST ELEVATION
1/8" = 1'-0"



2 NORTHEAST ELEVATION
1/8" = 1'-0"



3 NORTHWEST ELEVATION
1/8" = 1'-0"

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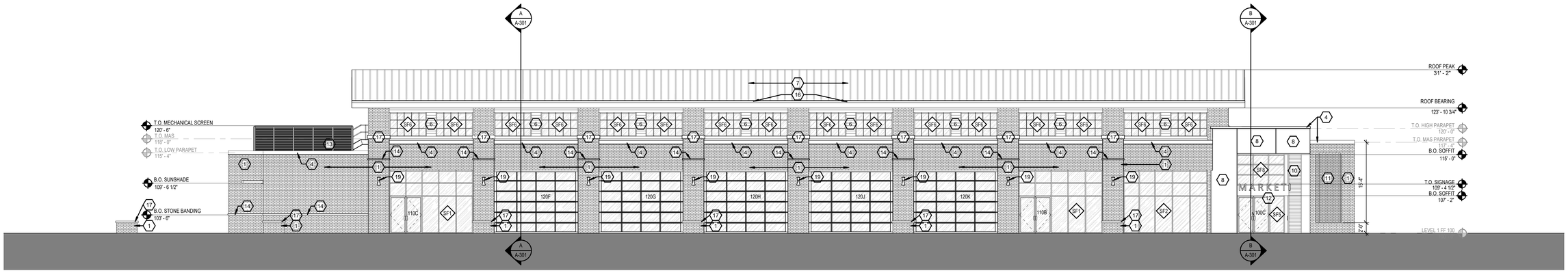
CITY OF LEE'S SUMMIT
LEE'S SUMMIT - MARKET PLAZA
LEE'S SUMMIT, MO

△	DESCRIPTION	DATE
PROJECT NO:		18225R21006
STATUS:		PERMIT SET
DATE:		11/01/2023
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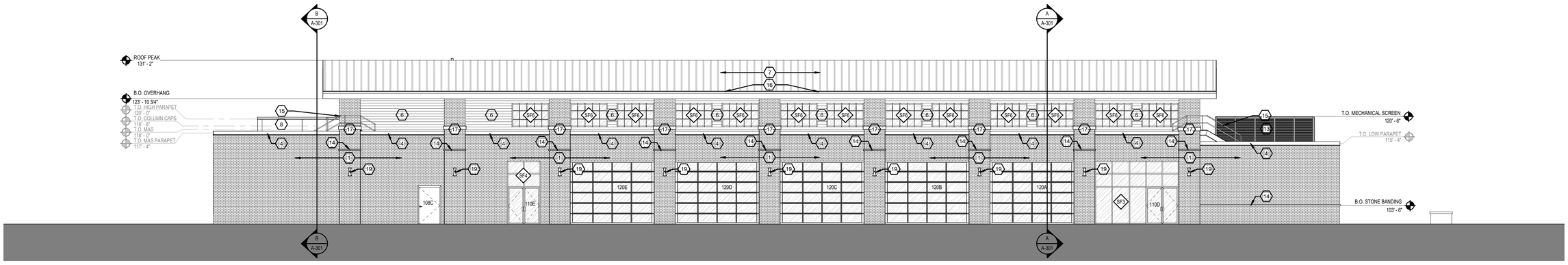
EXTERIOR ELEVATIONS

A-201



3 NORTHWEST ELEVATION W/O CANOPY

1/8" = 1'-0"



4 SOUTHEAST ELEVATION W/O CANOPY

1/8" = 1'-0"

ELEVATION KEYNOTES	
NUMBER	MATERIAL
1	BRICK - MODULAR BERWICK BLEND'
2	STOREFRONT SYSTEM - DARK BRONZE
3	STOREFRONT- DARK BRONZE
4	PRE MANUFACUTURED CONTIUOUS CLEAT COPING CAP
5	OVERHEAD GARAGE DOOR
6	FIBER CEMENT PANEL :BASIS OF DESIGN NICHIHA; RIBBED; INDIGO
7	STANDING SEAM METAL ROOF
8	BACK LIT RAINSCREEN: BASIS OF DESIGN MOZ DESIGNS BACKLIT METAL PANEL (CUSTOM)
9	PAINTED STEEL - DARK BRONZE
10	EXTRUDED ALUMINUM - LIGHT CHERRY WOOD GRAIN
11	CHANGEABLE ART INSTALLATION - BRICK ACCENT
12	SIGNAGE- INTERNALLY ILLUMINATED CHANNEL LETTERS
13	MECHANICAL SCREEN
14	4" CAST STONE PROFILE
15	PREFAB STAIR, REF SPECS
16	PREFINISHED MTL GUTTER & DOWNSPOUTS
17	CAST STONE COLUMN CAP
18	PREFABRICATED CANOPY
19	EXTERIOR WALL SCONCE, REF ELEC.

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STATE OF MISSOURI
ROBERT C. PRIDDY JR.
NUMBER A-2010041026
11-1-23

CITY OF LEE'S SUMMIT

LEE'S SUMMIT - MARKET PLAZA

LEE'S SUMMIT, MO

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PROJECT NO:		18225R21006
STATUS:		PERMIT SET
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EXTERIOR ELEVATIONS

A-202

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