PL2023305
PRCOM20235733

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

PROJECT DIRECTORY

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

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CONTACT: DARREN VARNER, ASLA
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E: KSCHULZ@OLSSON.COM

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. CONTRACTOR SHALL COORDINATE WITH OWNER FOR RELOCATION, INSTALLATION AND STORAGE OF EXISTING FURNITURE TO PW OPERATIONS FACILITY: 1971 SE HAMBLEN RD.; LEE'S SUMMIT, MO
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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L212	LAYOUT PLAN	1
L213	LAYOUT PLAN	1
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L302	HARDSCAPE DETAILS	1
L303	HARDSCAPE DETAILS	1
L304	HARDSCAPE DETAILS	2
L305	HARDSCAPE DETAILS	
L306	HARDSCAPE DETAILS	1
L307	HARDSCAPE DETAILS	1
L308	HARDSCAPE DETAILS	1
L309	HARDSCAPE DETAILS	2
L310	HARDSCAPE DETAILS	1
L311	HARDSCAPE DETAILS	2
L312	HARDSCAPE DETAILS	2
L313	HARDSCAPE DETAILS	2
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GLMVArchitecture

STATE OF MISSOURI
ROBERT C. PRUENTE JR.
NUMBER A-2014041026
ARCHITECT

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

2	ADDENDUM 2	01/11/24
1	ADDENDUM 1	12/22/23
△	DESCRIPTION	DATE

PROJECT NO:	18225R21006
STATUS:	PERMIT SET
DATE:	11/01/2023
DRAWN BY:	B. VINCENT
CHECKED BY:	C. PRUENTE

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FDP COVER SHEET

RELEASED FOR CONSTRUCTION
As Noted on Plan Reviews
Development Services Department
Lee's Summit, Missouri
01/24/2024

Digitally signed by Mike Weisenborn
Date: 2024.01.24 10:02:32-06'00'

G-000

PLOT DATE: 1/11/2024 11:37:39 AM
FILE PATH: Autodesk Docs://18225R21006_LeesSummitMarket/LSMOW-Bicycle Story.rvt

LEE'S SUMMIT DOWNTOWN MARKET

FINAL DEVELOPMENT PLANS

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

LANDSCAPE ARCHITECT:

olsson studio

1814 MAIN ST,
KANSAS CITY, MO 64108
TEL 816.842.8844
www.olsson-studio.com

CIVIL ENGINEER:

olsson

1301 BURLINGTON ST,
NORTH KANSAS CITY, MO 64116
TEL 816.587.4320
www.olsson.com

ARCHITECT:

GLMVArchitecture

9229 WARD PKWY # 210,
KANSAS CITY, MO 64114
TEL 816.444.4200
www.glmv.com

ELECTRICAL ENGINEER:

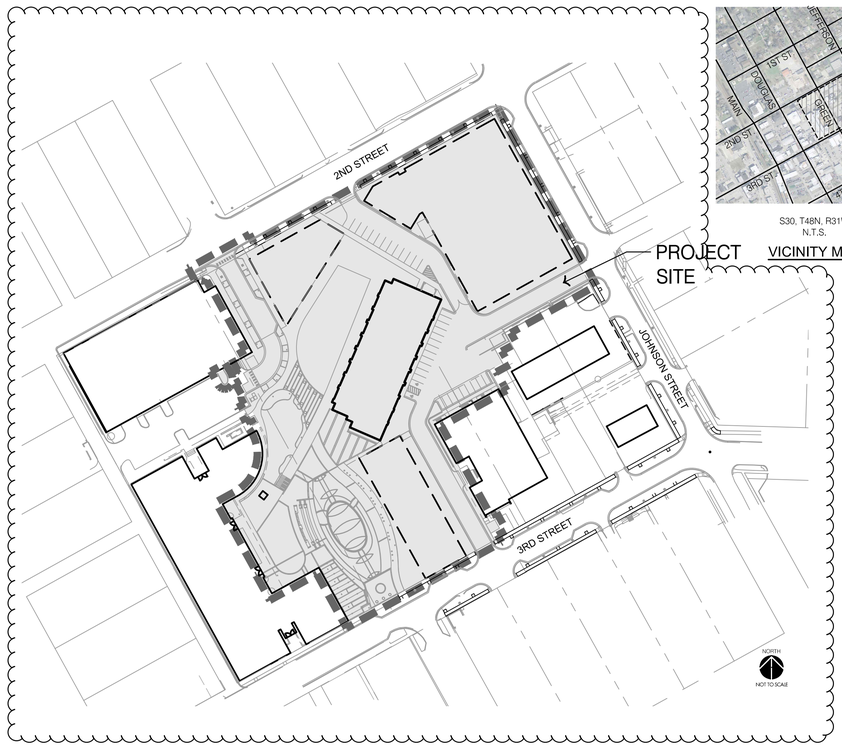
olsson

1301 BURLINGTON ST,
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STRUCTURAL ENGINEER:

olsson

2111 S 67TH ST #200,
OMAHA, NE 68106
TEL 402.341.1116
www.olsson.com





PROJECT LOCATION

S30, T48N, R31W
N.T.S.

VICINITY MAP

DRAWING DATE

12/22/2023 FINAL DEVELOPMENT PLANS

REZONING AND FINAL DEVELOPMENT PLAN PROPERTY DESCRIPTION:

ALL OF LOT 1, LEE'S SUMMIT CITY HALL, TOGETHER WITH ALL OF LOTS 5 THROUGH 10, TOGETHER WITH PART OF LOTS 3 AND 4, TOGETHER WITH ALL OF THE ADJACENT 20-FOOT-WIDE ALLEY, TOGETHER WITH ALL OF GREEN STREET RIGHT OF WAY, ALL IN BLOCK 18 OF W.B. HOWARD'S ADDITION TO THE TOWN OF STROTHER, BOTH SUBDIVISIONS IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, LYING IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 47 NORTH, RANGE 31 WEST, DESCRIBED BY PATRICK ETHAN WARD, PLS-2005000071 OF OLSSON, INC., LC-366, ON DECEMBER 21, 2023, AS FOLLOWS:

BEGINNING AT THE SOUTHERNMOST CORNER OF SAID LOT 1; THENCE NORTH 28 DEGREES 53 MINUTES 42 SECONDS WEST, ON THE SOUTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 522.91 FEET TO WESTERNMOST CORNER OF SAID LOT 1; THENCE NORTH 60 DEGREES 58 MINUTES 38 SECONDS EAST, ON THE NORTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 241.06 FEET TO THE NORTHERNMOST CORNER OF SAID LOT 1; THENCE SOUTH 28 DEGREES 53 MINUTES 55 SECONDS EAST, ON THE NORTHEASTERLY LINE OF SAID LOT 1 A DISTANCE OF 2.71 FEET TO THE POINT OF THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF SAID BLOCK 18; THENCE NORTH 60 DEGREES 57 MINUTES 02 SECONDS EAST CONTINUING ON SAID NORTHWESTERLY LINE A DISTANCE OF 60.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 6; THENCE CONTINUING NORTH 60 DEGREES 57 MINUTES 02 SECONDS EAST ON SAID NORTHWESTERLY LINE A DISTANCE OF 399.29 FEET TO THE NORTHEAST CORNER OF SAID LOT 10; THENCE SOUTH 29 DEGREES 03 MINUTES 54 SECONDS EAST, DEPARTING SAID NORTHWESTERLY LINE ON THE NORTHEASTERLY LINE OF SAID LOT 10 A DISTANCE OF 271.00 FEET TO THE NORTHERNMOST CORNER OF LOT 1 OF SAID W.B. HOWARD'S ADDITION TO THE TOWN OF STROTHER; THENCE SOUTH 61 DEGREES 04 MINUTES 42 SECONDS WEST, ON THE NORTHEASTERLY LINE OF SAID LOT 1 AND LOT 2, BLOCK 18 OF SAID W.B. HOWARD'S ADDITION TO THE TOWN OF STROTHER A DISTANCE OF 160.35 FEET TO THE NORTHERNMOST CORNER OF SAID LOT 3; THENCE SOUTH 28 DEGREES 55 MINUTES 51 SECONDS EAST ON THE NORTHEASTERLY LINE OF SAID LOT 3 A DISTANCE OF 38.33 FEET TO A POINT; THENCE SOUTH 61 DEGREES 04 MINUTES 19 SECONDS WEST DEPARTING SAID NORTHEASTERLY LINE A DISTANCE OF 106.95 FEET TO A POINT; THENCE SOUTH 23 DEGREES 26 MINUTES 04 SECONDS WEST A DISTANCE OF 28.84 FEET TO A POINT; THENCE SOUTH 28 DEGREES 53 MINUTES 39 SECONDS EAST A DISTANCE OF 193.97 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 4; THENCE SOUTH 60 DEGREES 58 MINUTES 38 SECONDS WEST, ON THE SOUTHEASTERLY LINE OF SAID LOTS 4 AND 5, AND ON THE SOUTHEASTERLY LINE OF SAID LOT 1 OF SAID LEE'S SUMMIT CITY HALL, A DISTANCE OF 411.05 FEET TO THE POINT OF BEGINNING, CONTAINING 298,078 SQUARE FEET OR 6.8429 ACRES, MORE OR LESS.

OIL/GAS WELLS:

NO OIL OR GAS WELLS ARE LOCATED WITHIN PROJECT LIMITS. INFORMATION OBTAINED FROM THE MISSOURI DEPARTMENT OF NATURAL RESOURCES GEOLOGICAL SURVEY GEOSCIENCES TECHNICAL RESOURCE ASSESSMENT TOOL (GEOSTRAT).

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

MISSOURI ONE CALL:

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.

RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
01/24/2024

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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
CONTACT: RON DEJARNETTE
1300 SE HAMBLEN RD,
LEE'S SUMMIT, MO 64081
PH: 816.347.4316

GAS:
SPIRE
CONTACT: RICHI GARCIA
3025 SE CLOVER DR.,
LEE'S SUMMIT, MO 64082
PH: 816.507.0713

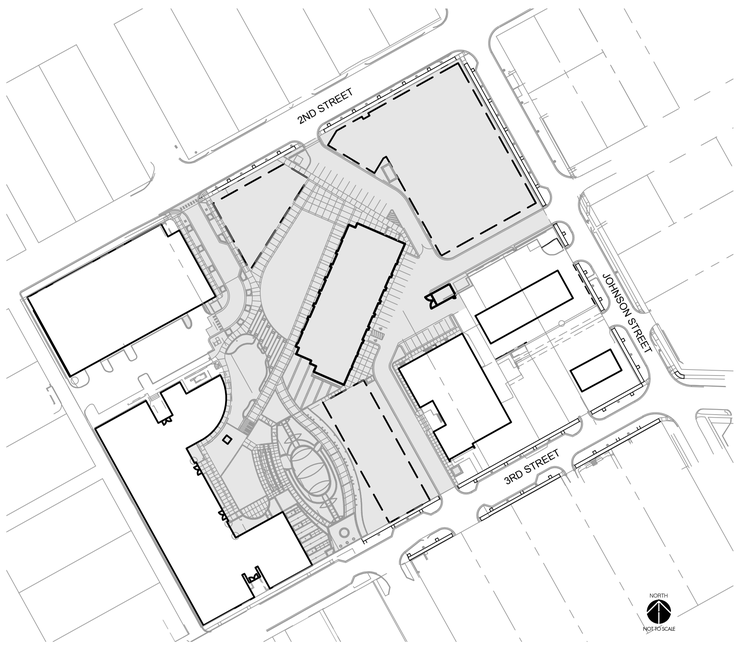
STORMWATER:
LEE'S SUMMIT PUBLIC WORKS
220 SE GREEN ST.,
LEE'S SUMMIT, MO 64063
PH: 816.969.1800

SANITARY SEWER & WATER:
LEE'S SUMMIT WATER UTILITIES
220 SE HAMBLEN RD.,
LEE'S SUMMIT, MO 64081
PH: 816.969.1900

COMMUNICATIONS:
AT&T
CONTACT: TIMOTHY BUSHART
2121 E. 63RD STREET,
KANSAS CITY, MO 64130
PH: 816.803.2608

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

FDP AREA EXHIBIT



LEGEND

		GENERAL
AC	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
SL	SLB	STREET LIGHT BOX
SLC	SLC	STREET LIGHT CABINET
S	SPB	SPRINKLER BOX
	SPH	SPRINKLER HEAD
	STP	STUMP
	SVL	SEWER VALVE
TC	TCB	TRAFFIC CONTROL BOX
	TSA	TRAFFIC SIGNAL WITH MAST ARM
TS	TSC	TRAFFIC SIGNAL CABINET
TS	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
E/P		EXISTING PROPERTY BOUNDARY
P		PROPOSED PROPERTY BOUNDARY
		EXISTING LOT LINE
		PROPOSED LOT LINE
ER/W		EXISTING RIGHT-OF-WAY
R/W		PROPOSED RIGHT-OF-WAY
		UTILITIES
C	CAB	CABLE BOX
CV	CAV	CABLE VAULT
TVP	TVP	TELEVISION PEDESTAL
C	TVR	TELEVISION RISER
ECTVOH		EXISTING CABLE TV, OVERHEAD
ECTV		EXISTING CABLE TV, UNDERGROUND
CTVOH		PROPOSED CABLE TV, OVERHEAD
CTV		PROPOSED CABLE TV, UNDERGROUND
F	FOB	FIBER OPTIC BOX
FO	FOM	FIBER OPTIC MANHOLE
FO	FOP	FIBER OPTIC PEDESTAL
FOV	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
G	GMH	GAS MANHOLE
	GMK	GAS MARKER
GM	GMT	GAS METER
	GRG	GAS REGULATOR
	GVL	GAS VALVE
EG		EXISTING NATURAL GAS LINE
G		PROPOSED NATURAL GAS LINE
TC	TEC	TELEPHONE CABINET
TP	TEP	TELEPHONE PEDESTAL
T	TER	TELEPHONE RISER
TEV	TEV	TELEPHONE VAULT
T	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
E	EBX	ELECTRIC BOX
EC	ELC	ELECTRIC CABINET
ER	ELR	ELECTRIC RISER
E	EMH	ELECTRIC MANHOLE
EM	EMT	ELECTRIC METER
ES	ESC	ELECTRIC SECTIONALIZER
EV	EVT	ELECTRIC VAULT
	YDL	YARD LIGHT
EEOH		EXISTING POWER\ELECTRIC LINE, OVERHEAD
EE		EXISTING POWER\ELECTRIC LINE, UNDERGROUND
	SCO	SEWER CLEANOUT
S	SSMH	SANITARY MANHOLE
SS		EXISTING SANITARY SEWER
SS		PROPOSED SANITARY SEWER
FSS		FUTURE SANITARY SEWER
ESL		EXISTING STEAM LINE
SL		PROPOSED STEAM LINE
D	SDMH	STORM SEWER MANHOLE
	FES	FLARED END SECTION
	RDN	ROOF DRAIN
		EXISTING STORM SEWER
		PROPOSED STORM SEWER
	FH	FIRE HYDRANT
W	WMH	WATER MANHOLE
	WMK	WATER MARKER
WM	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 CONTRACTORS 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.

RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
01/24/2024

olsson studio
OLSSON - LANDSCAPE ARCHITECTURE
MO CERTIFICATE OF AUTHORITY #2005000285
1814 Main St
Kansas City, MO 64108
TEL 816.842.8844
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STATE OF MISSOURI
KOREY P. SCHULZ
NUMBER LA-2002030605
PROFESSIONAL LANDSCAPE ARCHITECT
12.22.2023

REV/ NO.	DATE	REVISIONS DESCRIPTION	BY
1	12-22-2023	ADDENDUM #1	

REVISIONS

PROJECT SHEET

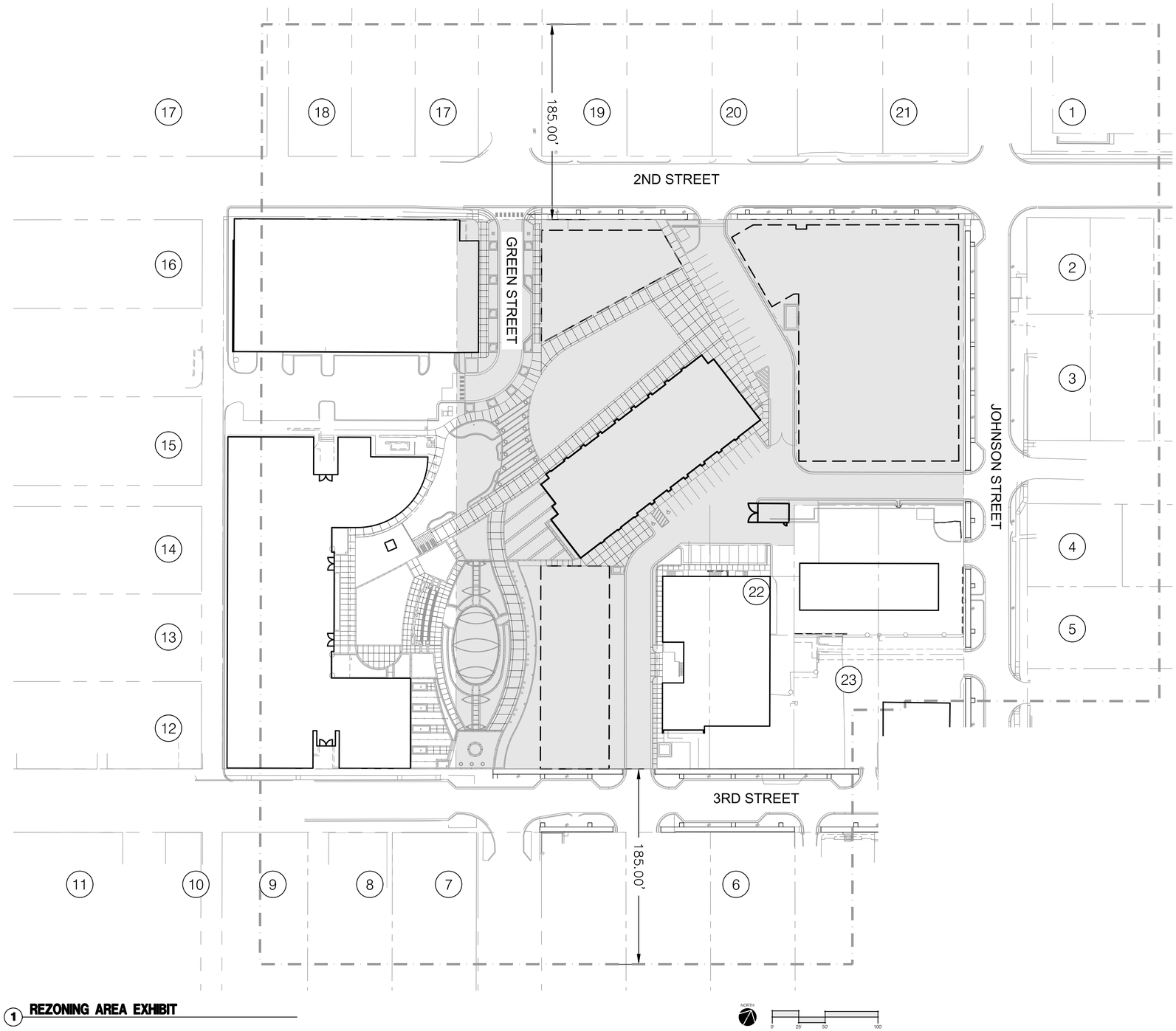
LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET
LEE'S SUMMIT, MISSOURI

2023

drawn by: TS/TG/EW
checked by: DV
approved by: KPS
QA/QC by: BM
project no.: 022-00393
drawing no.: L_CVR01_02200393
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SHEET
L001

DWG: F:\2022\00001-00500\022-00393\40-design\AutoCAD\final plans\Sheets\OSTU\L_CVR01_02200393.dwg USER: tswehla
DATE: Dec 21, 2023 11:26am XREFS: L_PTBLK_02200393 L_GEN NOTES_02200393 C_XBASE_02200393 L_PBASE_02200393
C_PBASE_ROAD_02200393 L_PBASE_RDWY_02200393



1 REZONING AREA EXHIBIT

DEVELOPMENT DATA	
EXISTING ZONING	CBD, CP-2
PROPOSED ZONING	CBD
GROSS AREA (AC.)	4.8 AC
PROPOSED STREET R/W (LF.)	985 LF
NET AREA (AC.)	3.0 AC
IMPERVIOUS COVERAGE	87%
LAND USE (EXISTING / PROPOSED)	PUBLIC USE-MISC

PROPERTY OWNERS WITHIN 185'

KEY	PROPERTY ADDRESS	OWNER / OWNER ADDRESS	LAND USE / ZONING
1	300 SE 2ND ST LEES SUMMIT, MO 64063	EJN HOLDINGS LLC 6540 W 95TH ST STE 103 OVERLAND PARK, KS 66212	OFF BLDG. >=15000 SF
2	201 SE JOHNSON ST LEES SUMMIT, MO 64063	FELL JAMES R & RACHAEL A 201 SE JOHNSON ST LEES SUMMIT, MO 64063	SF RESIDENCE
3	300 SE COOPER ST LEES SUMMIT, MO 64063	1706 PROPERTIES LLC 1706 GAMBRELL ST GREENWOOD, MO 64034	SF RESIDENCE
4	211 SE JOHNSON ST LEES SUMMIT, MO 64063	ZAK DAVID & CAROLYN 501 SE COUNTRY LN LEES SUMMIT, MO 64063	SF RESIDENCE
5	215 SE JOHNSON ST LEES SUMMIT, MO 64063	KC COMFORT PROPERTIES LLC 208 SE 3RD ST LEES SUMMIT, MO 64063	VACANT RES LAND
6	203 SE 3RD ST LEES SUMMIT, MO 64063	3GREENSTREET LLC 4705 CENTRAL ST KANSAS CITY, MO 64112	RETAIL STORE
7	129 SE 3RD ST LEES SUMMIT, MO 64063	WATERS & SON LLC 129 SE 3RD ST LEES SUMMIT, MO 64063	RETAIL STORE
8	123 SE 3RD ST LEES SUMMIT, MO 64063	3RD STREET RESTAURANT ASSOCIATES LLC 123 SE 3RD ST LEES SUMMIT, MO 64063	RESTAURANT
9	121 SE 3RD ST LEES SUMMIT, MO 64063	CITY OF LEES SUMMIT PO BOX 1600 LEES SUMMIT, MO 64063-7600	PARKING LOT
10	109 SE 3RD ST LEES SUMMIT, MO 64063	GRONBERG GUY 1516 NE HARDAGE CIR LEES SUMMIT, MO 64086	RETAIL STORE
11	105 SE 3RD ST LEES SUMMIT, MO 64063	3DOUGLAS LLC 4705 CENTRAL ST KANSAS CITY, MO 64112	SHOP. CENTER-NBHD
12	110 SE 3RD ST LEES SUMMIT, MO 64063	W. L. BEARS ENTERPRISE, INC. 1800 ALPIRE DR PLEASANT VALLEY, MO 64080	RETAIL STORE
13	PUBLIC OWNED LEES SUMMIT, MO 64063	CITY OF LEES SUMMIT PO BOX 1600 LEES SUMMIT, MO 64063-7600	PARKING LOT
14	209 SE DOUGLAS ST LEES SUMMIT, MO 64063	209 211 SE DOUGLAS LLC 209 SW 3RD ST LEES SUMMIT, MO 64063	OFF BLDG. <15000 SF
15	207 SE DOUGLAS ST LEES SUMMIT, MO 64063	CITY OF LEES SUMMIT PO BOX 1600 LEES SUMMIT, MO 64063-7600	FIRE STATION
16	111 SE 2ND ST LEES SUMMIT, MO 64063	111 2ND STREET LLC 407 SE GRAND AVE LEES SUMMIT, MO 64063	RETAIL STORE
17	110 SE GREEN ST LEES SUMMIT, MO 64063	REORGANIZED SCHOOL DIST NO 7 108 E 2ND ST LEES SUMMIT, MO 64063	SCHOOL-PUBLIC
18	100 SE 2ND ST LEES SUMMIT, MO 64063	SCHOOL DISTRICT 7 REORGANIZED 301 NE TUDOR RD LEES SUMMIT, MO 64086	SCHOOL-PUBLIC
19	200 SE 2ND ST LEES SUMMIT, MO 64063	RYAN HUGH H & MARGIE L 200 SE 2ND ST LEES SUMMIT, MO 64063	OFF BLDG. <15000 SF
20	202 SE 2ND ST LEES SUMMIT, MO 64063	WEEDA RAYMOND R & KAREN K-TR 25207 MILTON THOMPSON RD LEES SUMMIT, MO 64086	OFF BLDG. <15000 SF
21	206 SE 2ND ST LEES SUMMIT, MO 64063	WELLS REALTY LLC Address: 211 SE GRAND ST D LEES SUMMIT, MO 64063	OFF BLDG. <15000 SF
22	202 SE 3RD ST LEES SUMMIT, MO 64063	SOUTHWESTERN BELL TELEPHONE 1010 PINE ST ROOM 9E-L-01 ST.LOUIS, MO 63101	LOCAL, ASSESSED UTIL
23	206 SE 3RD ST LEES SUMMIT, MO 64063	KC COMFORT PROPERTIES LLC 208 SE 3RD ST LEES SUMMIT, MO 64063	PARKING LOT

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STATE OF MISSOURI
KOREY P. SCHULZ
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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
QA/QC by: BM
project no.: 022-00393
drawing no.: L_CVR01_02200393
date: 12/22/2023

SHEET
L002

DWG: F:\2022\00001-00500\022-00393\40-design\AutoCAD\final plans\Sheets\OSTU\L_CVR01_02200393.dwg USER: tswehlo
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L_PBASE_RDWY_02200393 C_PBASE_ROAD_02200393 L_PBASE_02200393

SHEET INDEX:

Sheet #	Sheet Description	90% CONSTRUCTION DOCUMENTS 11/01/2023	FINAL DEVELOPMENT PLANS 12/22/2023			
	LEE'S SUMMIT DOWNTOWN MARKET					
	COVER SHEET	X	X			
L001	PROJECT SHEET	X	X			
L002	PROJECT SHEET	X	X			
L003	PROJECT SHEET	X	X			
L004	PROJECT SHEET		X			
L100	EXISTING CONDITIONS AND DEMOLITION PLAN	X	X			
L101	GENERAL LAYOUT		X			
L102	DEVELOPMENT DATA TABLES		X			
L200	SITE PLAN		X			
L201	OVERALL HARDSCAPE PLAN	X	X			
L202	HARDSCAPE PLAN	X	X			
L203	HARDSCAPE PLAN	X	X			
L204	HARDSCAPE PLAN	X	X			
L205	HARDSCAPE PLAN	X	X			
L206	HARDSCAPE PLAN	X	X			
L207	HARDSCAPE PLAN	X	X			
L210	LAYOUT KEY PLAN		X			
L211	LAYOUT PLAN		X			
L212	LAYOUT PLAN		X			
L213	LAYOUT PLAN		X			
L214	LAYOUT PLAN		X			
L215	LAYOUT PLAN		X			
L216	LAYOUT PLAN		X			
L217	LAYOUT PLAN - COORDINATES		X			
L218	LAYOUT PLAN - COORDINATES		X			
L219	LAYOUT PLAN - COORDINATES		X			
C100	OVERALL GRADING PLAN	X	X			
C101	GRADING PLAN	X	X			
C102	GRADING PLAN	X	X			
C103	GRADING PLAN	X	X			
C104	GRADING PLAN	X	X			
C105	GRADING PLAN	X	X			
C106	GRADING PLAN	X	X			
C200	OVERALL UTILITY PLAN	X	X			
C300	OVERALL STORM SEWER PLAN	X	X			
C301	STORM SEWER PLAN & PROFILE	X	X			
C302	STORM SEWER PLAN & PROFILE	X	X			
C303	STORM SEWER PLAN & PROFILE	X	X			
C310	DRAINAGE DETAILS	X	X			
C311	DRAINAGE DETAILS	X	X			
C312	DRAINAGE DETAILS	X	X			
C313	DRAINAGE DETAILS		X			
C320	STORM DRAINAGE MAP	X	X			
C321	STORM SEWER CALCULATIONS	X	X			
C322	STORM SEWER DETAILS	X	X			
C400	FARMER'S MARKET UTILITY SERVICE PLAN	X	X			
C401	UTILITY SERVICE DETAILS		X			
C500	OVERALL JOINTING PLAN	X	X			
C501	JOINTING PLAN	X	X			
C502	JOINTING PLAN	X	X			
C503	JOINTING PLAN	X	X			
C504	JOINTING PLAN	X	X			
C505	JOINTING PLAN	X	X			
C510	PAVEMENT & JOINTING DETAILS	X	X			
C511	PAVEMENT MARKING & SIGNAGE PLAN		X			
C512	ADA & SPEED TABLE DETAILS	X	X			
L300	HARDSCAPE DETAILS - EXISTING PAVEMENT		X			
L301	HARDSCAPE DETAILS - PAVEMENT	X	X			
L302	HARDSCAPE DETAILS - PAVEMENT	X	X			
L303	HARDSCAPE DETAILS - PAVEMENT	X	X			
L304	HARDSCAPE DETAILS - PAVEMENT	X	X			
L305	HARDSCAPE DETAILS - PAVEMENT	X	X			
L306	HARDSCAPE DETAILS - PAVEMENT	X	X			
L307	HARDSCAPE DETAILS - WALLS	X	X			
L308	HARDSCAPE DETAILS - WALLS	X	X			
L309	HARDSCAPE DETAILS - WALLS	X	X			
L310	HARDSCAPE DETAILS - WALLS	X	X			
L311	HARDSCAPE DETAILS - STAIRS	X	X			
L312	HARDSCAPE DETAILS - STAIRS	X	X			
L313	HARDSCAPE DETAILS - CASCADE TERRACE	X	X			
L314	HARDSCAPE DETAILS - CASCADE TERRACE	X	X			
L315	HARDSCAPE DETAILS - WICKETS	X	X			
L316	HARDSCAPE DETAILS - WICKETS	X	X			
L317	HARDSCAPE DETAILS - WICKETS	X	X			
L318	HARDSCAPE DETAILS - WICKETS	X	X			
L319	HARDSCAPE DETAILS - WICKETS	X	X			
L320	HARDSCAPE DETAILS - AMENITIES	X	X			
L321	HARDSCAPE DETAILS - AMENITIES		X			
L322	HARDSCAPE DETAILS - GATES	X	X			
L323	HARDSCAPE DETAILS - GATES		X			
L400	OVERALL LANDSCAPE PLAN	X	X			
L401	LANDSCAPE OVERSTORY PLAN	X	X			
L402	LANDSCAPE & SCREENING REQUIREMENTS DATA		X			
L410	LANDSCAPE UNDERSTORY PLAN	X	X			
L411	LANDSCAPE UNDERSTORY PLAN	X	X			
L412	LANDSCAPE UNDERSTORY PLAN	X	X			
L490	LANDSCAPE DETAILS	X	X			
L500	OVERALL IRRIGATION PLAN	X	X			
L501	IRRIGATION MAINLINE & CONTROL WIRE PLAN	X	X			
L502	IRRIGATION PLAN	X	X			
L503	IRRIGATION PLAN	X	X			
L504	IRRIGATION PLAN	X	X			
L505	IRRIGATION PLAN	X	X			
L590	IRRIGATION DETAILS	X	X			
L591	IRRIGATION DETAILS	X	X			
E000	ELECTRICAL SYMBOLS	X	X			
E100	SITE LIGHTING PHOTOMETRIC PLAN		X			
E200	SITE LIGHTING PLAN	X	X			
E201	ENLARGED SITE LIGHTING PLAN	X	X			
E202	ENLARGED SITE POWER PLAN	X	X			
E300	SITE LIGHTING DETAILS	X	X			
E301	SITE LIGHTING DETAILS	X	X			
E401	SITE LIGHTING SPECIFICATIONS	X	X			

SPECIFICATION INDEX:

Spec #	Spec Description	90% CONSTRUCTION DOCUMENTS 10/25/2023	FINAL DEVELOPMENT PLANS 12/22/2023			
	LEE'S SUMMIT DOWNTOWN MARKET					
033000	CAST-IN-PLACE CONCRETE	X	X			
042000	UNIT MASONRY - OLSSON	X	X			
044313.13	ANCHORED STONE MASONRY VENEER	X	X			
057300	DECORATIVE METAL RAILINGS	X	X			
321313	CONCRETE PAVING	X	X			
321316	DECORATIVE CONCRETE PAVING	X	X			
321373	CONCRETE PAVING JOINT SEALANTS	X	X			
321400	UNIT PAVING	X	X			
321813	SYNTHETIC TURF SYSTEM SURFACE	X	X			
321823	SYNTHETIC TURF SUBSURFACE AND DRAINAGE SYSTEM	X	X			
323300	SITE FURNISHINGS	X	X			
328400	PLANTING IRRIGATION	X	X			
329200	TURF AND GRASSES	X	X			
329300	PLANTS	X	X			

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Development Services Department
Lee's Summit, Missouri
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PROJECT SHEET

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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SHEET
L003

DWG: F:\2022\00001-00500\022-00393\40-design\AutoCAD\final plans\Sheets\OSTU\L_CVR01_02200393.dwg USER: tswehla
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C_PBASE_ROAD_02200393 L_PBASE_RDWY_02200393

MATERIAL SCHEDULE:

KEY	MATERIAL NAME	MANUFACTURER/SUPPLIER	COLLECTION	COMMENTS	CONTACT
	PAVING				
	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	STEVEN TUCKER PH: 913.287.2700
P-200.4	PAVER #5	WAUSAU TILE	FRONTIER	HFT-15, 30" X 30" X 2-3/4"	BRET J. STEGEMAN PH: 636.385.0077
P-200.5	PAVER #6	WAUSAU TILE	RIDGELINE	HRL-25, 6" X 12" X 2-3/4" 2	BRET J. STEGEMAN PH: 636.385.0077
P-200.6	PAVER #7	WAUSAU TILE	FRONTIER	HFT-15, 24" X 24" X 2"	BRET J. STEGEMAN PH: 636.385.0077
P-200.7	PAVER #8	WAUSAU TILE	FRONTIER	HFT-25, 12" X 12" X 2"	BRET J. STEGEMAN PH: 636.385.0077
P-200.8	PAVER #9	WAUSAU TILE	RIDGELINE	HRL-25, 12" X 12" X 2"	BRET J. STEGEMAN PH: 636.385.0077
P-200.9	PAVER #10	WAUSAU TILE	ESTATE	HRT-38, 12" X 12" X 2"	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 CONCRETE				
P-300.0	GRAY CONCRETE PAVING	N/A	N/A	KCMMB, STRAIGHT MEDIUM BROOM FINISH	
P-300.1	HEAVY DUTY INTEGRAL COLOR CONCRETE PAVING	MUSSELMAN & HALL	BOMANITE	STRAIGHT MEDIUM BROOM FINISH, COLOR: ROOT BEER	PH: 816.861.1234
	WALL CLADDING				
	VENEER & CAP - NATURAL				
W-100.0	LIMESTONE VENEER	STURGIS MATERIALS	N/A	DOLOMITE TYPE 3 LIMESTONE WITH WEATHERED EDGE, ASHLAR PATTERN, COLOR: LIGHT GRAY, BUFF TO GRAY, CONTRACTOR TO PROVIDE SAMPLES FOR APPROVAL	TJ JACKSON PH: 913.371.7757
W-100.1	LIMESTONE CAP	STURGIS MATERIALS	N/A	DOLOMITE TYPE 3 LIMESTONE, COLOR: BUFF TO GRAY, CONTRACTOR TO PROVIDE SAMPLES FOR APPROVAL	TJ JACKSON PH: 913.371.7757
W-100.2	BRICK VENEER	LOCAL SOURCE		BRICK TO MATCH EXISTING PARKING GARAGE	
	CAST IN PLACE				
W-200.0	SLAB STAIRS	N/A	N/A	COLOR: STANDARD GRAY, FINISH: HAND RUBBED, FILL ALL VOIDS	
W-200.1	CONCRETE WALL	N/A	N/A	COLOR: STANDARD GRAY, SIDE - FINISH: HAND RUBBED, FILL ALL VOIDS. TOP - FINISH: LIGHT BROOM	
	EDGING				
	METAL				
E-100.0	STEEL BED EDGE	BORCON	N/A	1/8" THICK BY 6" HEIGHT BY 10' LENGTH , 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	OLD TOWN FIBERGLASS	DUNE	DS6040, COLOR: DARK GRAY, FINISH: SAND	CRAIG GROW 913.302.1223
SF-100.2	INFILL FLOOR DOOR	EJ	INFILL FLOOR DOOR	30" X 36" GALVANIZED STEEL, PAVER FILL	PH: 800.626.4653
SF-100.3	CUSTOM WOOD SLAT BENCH	STREETLIFE	SOLID TOP SEATS	FSC HARDWOOD II - VIRGIN SLATS, CUSTOM	SONNO WITJES PH: 484.496.8280
SF-100.4	OUTDOOR GROUND BOX	LEGRAND		XB814	PH: 905.738.9195
	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	ALUMINUM, X GAUGE, 4'X8' TYP., COLOR TO BE SELECTED FROM MANUFACTURER'S FULL RANGE OF COLOR	PH: 800.716.2116 INFO@LIGHTWAVELASER.COM
SF-200.2	PIN MOUNTED LETTERING			BRUSHED ALUMINUM LETTERING, CHANNEL HALO LIT LETTERS	
	STONE				
SF-300.0	LIMESTONE SEATING BLOCK	STURGIS MATERIALS		DOLOMITIC LIMESTONE TYPE 3, 18" X 28" X 72", SAWN TOP & BOT. SPLIT FACE SIDES AND ENDS	TJ JACKSON PH: 913.371.7757
SF-300.1	DECORATIVE ROCK MULCH #1	STURGIS MATERIALS	COLORADO RIVER JACKS	MEDIUM JACKS 2-4"	TJ JACKSON PH: 913.371.7757
SF-300.2	DECORATIVE ROCK MULCH #2	STURGIS MATERIALS	COLORADO RIVER JACKS	RIVER JACKS 4-10"	TJ JACKSON PH: 913.371.7757
	OTHER				
M-100.0	SILVA CELLS	DEEPROOT GREEN INFRASTRUCTURE LLC		SILVA CELL SYSTEM 2X	NICOLE PETERSON PH: 415.746.1602
M-100.1	CONCRETE COUNTERTOP			COLOR: TBD BY OWNER, FINISH: SMOOTH, FILL ALL VOIDS	

MATERIALS GENERAL NOTES:

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

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Development Services Department
Lee's Summit, Missouri
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STATE OF MISSOURI
KOREY P. SCHULZ
NUMBER A-2012030105
LANDSCAPE ARCHITECT
01/11/2024

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	12-22-2023	ADDENDUM #1	
2	01-11-2024	ADDENDUM #2	

PROJECT SHEET

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

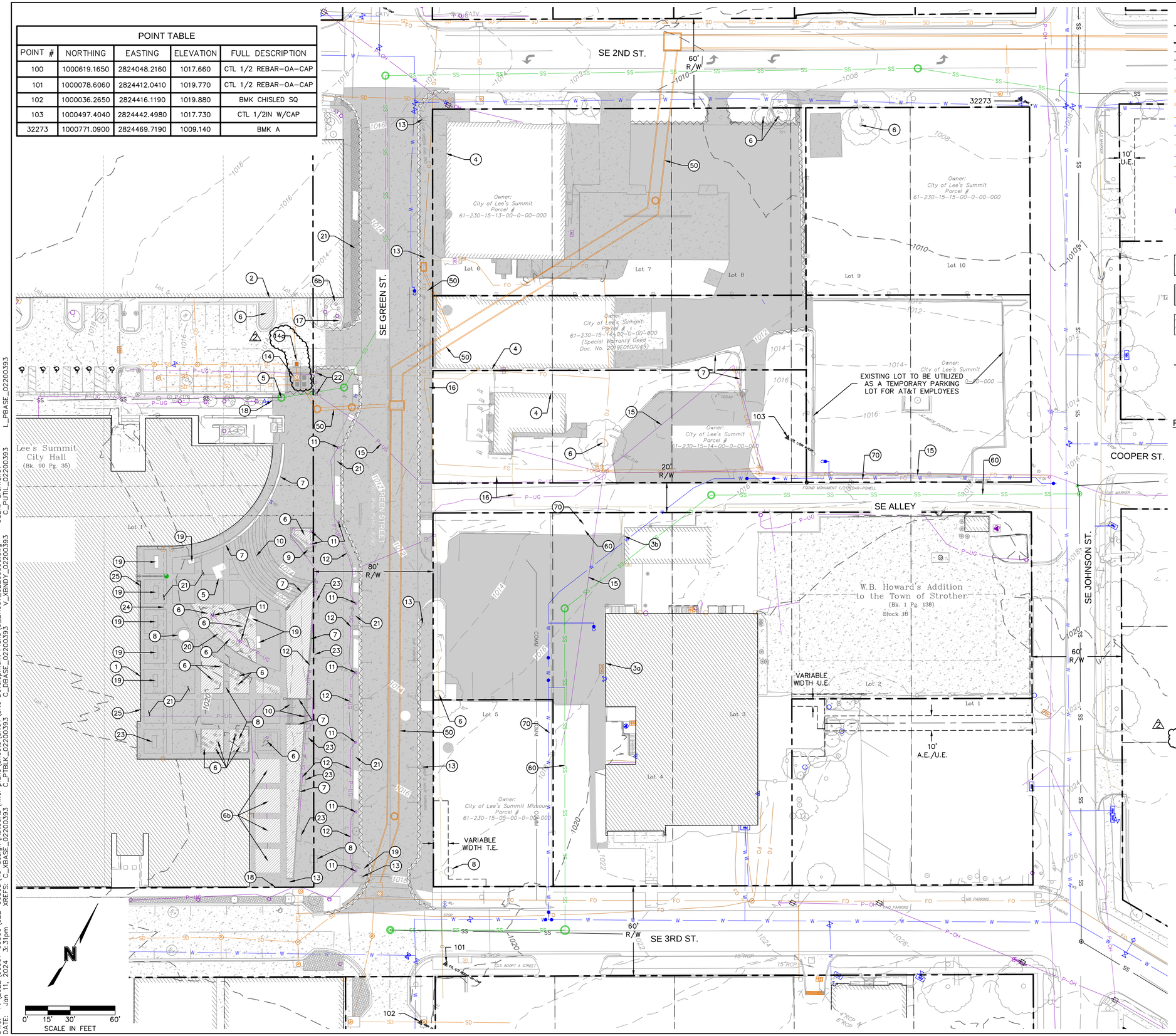
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SHEET
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POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	FULL DESCRIPTION
100	1000619.1650	2824048.2160	1017.660	CTL 1/2 REBAR–0A–CAP
101	1000078.6060	2824412.0410	1019.770	CTL 1/2 REBAR–0A–CAP
102	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
- GAS METER
- GAS MANHOLE
- FIBER BOX
- EXISTING CONCRETE PAVEMENT
- DEMOLISH EXISTING PAVEMENT, SIDEWALK, AND PAVERS
- REMOVE EXISTING PLANTER

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 TO BE DEMOLISHED PER SEPARATE PLANS
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, GROUNDCOVER, ETC.
6b. TREE TO REMAIN. REMOVE SURROUNDING UNDERSTORY VEGETATION, INCLUDING SHRUBS AND GROUNDCOVER.
7. REMOVE EXISTING CONCRETE WALLS AND BRICK WALLS. PORTION OF EXISTING CURVED WALL ALONG CITY HALL TO REMAIN PER DETAIL ON SHEET L306
8. REMOVE EXISTING SCULPTURE AND RETURN TO OWNER. SALVAGE EXISTING UPLIGHTS, IF ANY.
9. SALVAGE EXISTING FLAG POLE AND INSTALL AT A NEW LOCATION PER HARDSCAPE SHEETS AND LAYOUT SHEETS.
10. REMOVE EXISTING STAIRS. COORDINATE WITH THE CITY IF PATH LIGHTS NEED TO BE SALVAGED
11. REMOVE EXISTING LIGHT POLES AND LIGHT FIXTURES. RETURN TO OWNER
12. REMOVE EXISTING POWER CONDUIT
13. REMOVE EXISTING SIGN
14. EXISTING JUNCTION BOX TO REMAIN AND TO BE RAISED AND CONVERTED TO SOLID TOP STRUCTURE
14a. PROTECT EXISTING GRATE INLET
15. EXISTING POWER PRIMARIES TO BE RELOCATED. COORDINATE WITH EVERGY.
16. EXISTING GAS LINE TO BE ABANDONED. COORDINATE WITH SPIRE.
17. EXISTING MONUMENT SIGN TO BE PROTECTED DURING CONSTRUCTION.
18. CUT & CAP EXISITING IRRIGATION MAINLINE
19. SALVAGE & STORE POTS AS DIRECTED BY THE CITY. REUSE BENCHES.
20. CONTRACTOR TO REMOVE & STORE SCULPTURES FOR RELOCATION INTO THE PROJECT. CITY WILL DIRECT LOCATION.
21. SALVAGE AND REUSE EXISTING PAVERS
22. SALVAGE EXISTING BOLLARDS
23. SALVAGE AND REUSE EXISTING BENCHES
24. SALVAGE AND REUSE EXISTING ACCESSIBILITY DOOR OPENER
25. PRESERVE EXISTING ADA PUSH BUTTON PEDESTAL
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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olsson
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STATE OF MISSOURI
DAVID L. EICKMAN
NUMBER PE-2009015436
PROFESSIONAL ENGINEER
24

REVISIONS			BY
REV NO.	DATE	REVISIONS DESCRIPTION	
1	12-22-2023	ADDENDUM #1	
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EXISTING CONDITIONS AND DEMOLITION PLAN
SITE DEVELOPMENT PLANS

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

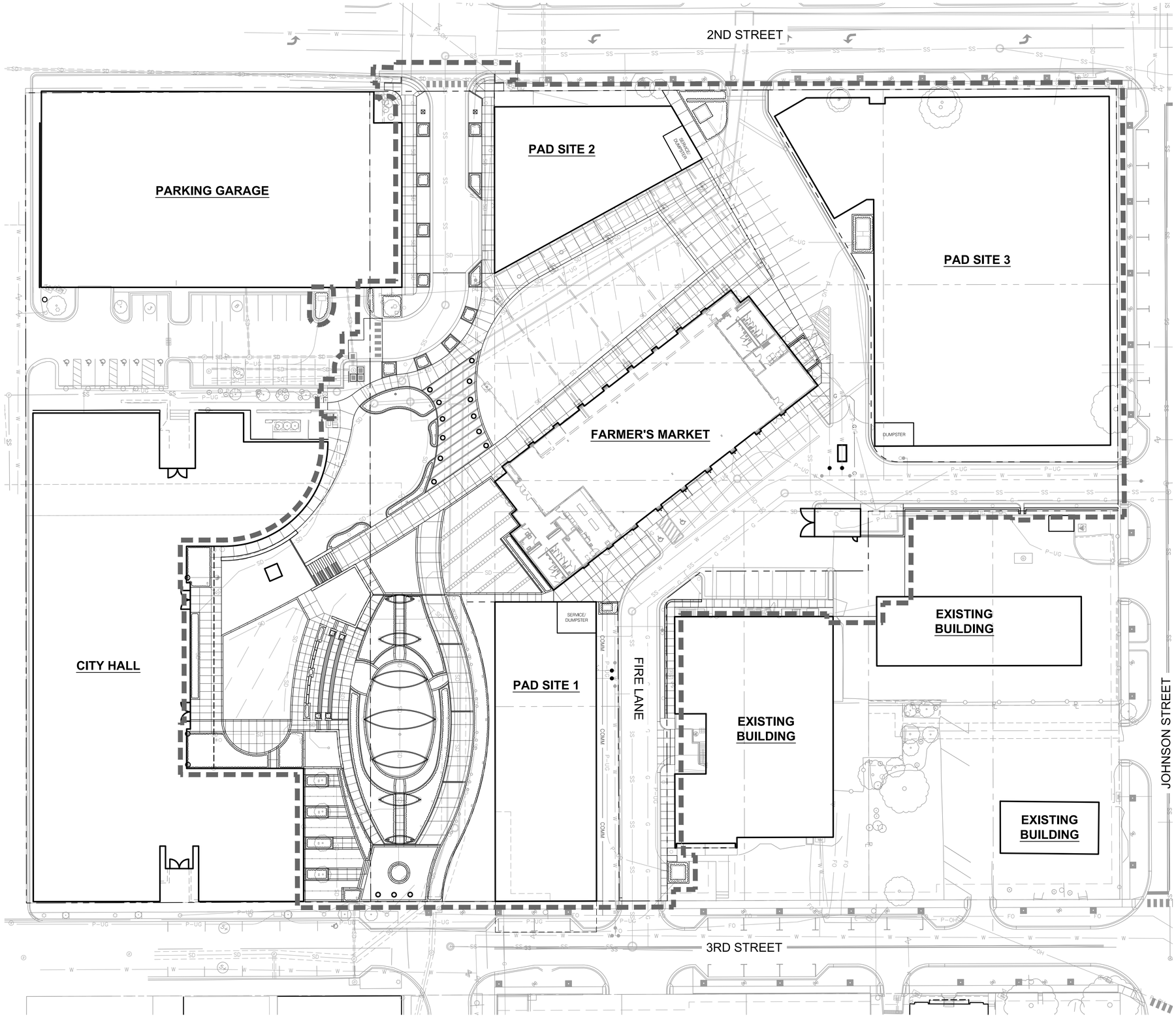
LEE'S SUMMIT,MO

2023

drawn by:	CW
checked by:	JS
approved by:	JS
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project no.:	022-00393
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SHEET
L100

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USER: aromanov



DEVELOPMENT DATA	
EXISTING ZONING	CBD, CP-2
PROPOSED ZONING	CBD
GROSS AREA (AC.)	4.8 AC
PROPOSED STREET R/W (LF.)	985 LF
NET AREA (AC.)	3.0 AC
IMPERVIOUS COVERAGE	87%
LAND USE (EXISTING / PROPOSED)	PUBLIC USE-MISC

GENERAL LEGEND:

- LIMITS OF CONSTRUCTION
- RIGHT OF WAY / PROPERTY LINE
- FIRE LANE LIMITS

1 GENERAL LAYOUT

NORTH

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STATE OF MISSOURI
KOREY P. SCHULZ
NUMBER
LA-2002030605
PROFESSIONAL LANDSCAPE ARCHITECT
12.22.2023

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GENERAL LAYOUT

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

LEE'S SUMMIT, MISSOURI

2023

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1

DEVELOPMENT DATA CONTINUED

PAD SITE #	LOT SIZE (SF)	LOT SIZE (AC)	BUILDING COVERAGE (SF)	# OF FLOORS	FLOOR NUMBER	LAND USE	FLOOR SIZE (SF)	TOTAL GROSS FLOOR AREA (SF)	F.A.R.	RESIDENTIAL UNITS	UNITS/ACRE	UDO REQUIRED PARKING SPACES	PROVIDED GARAGE PARKING SPACES	PROVIDED SURFACE PARKING SPACES	PROVIDED ACCESSIBLE PARKING
FARMER'S MARKET	112,030	2.57	17,035	1	1ST FLOOR	FARMER'S MARKET	17,035	17,035		N/A	N/A	N/A	N/A	36	2
SUBTOTAL:	112,030	2.57	17,035				17,035	17,035	0.15	N/A	N/A	N/A	N/A	36	2
PAD SITE 1	17,880	0.41	12,490 APPROX.	4	1ST FLOOR	HOTEL	12,490 APPROX.	12,490 APPROX.		80 ROOMS	N/A	N/A	N/A	N/A	N/A
					2ND FLOOR	HOTEL	12,490 APPROX.	12,490 APPROX.							
					3RD FLOOR	HOTEL	12,490 APPROX.	12,490 APPROX.							
					4TH FLOOR	HOTEL	12,490 APPROX.	12,490 APPROX.							
SUBTOTAL:	17,880	0.41	12,490 APPROX.				49,960 APPROX.	49,960 APPROX.	0.70	N/A	N/A	N/A	N/A	N/A	N/A
PAD SITE 2	10,190	0.23	9,070 APPROX.	2	1ST FLOOR	RESTAURANT	9,070 APPROX.	9,070 APPROX.		N/A	N/A	N/A	N/A	N/A	N/A
					2ND FLOOR	RESTAURANT	9,070 APPROX.	9,070 APPROX.							
SUBTOTAL:	10,190	0.23	9,070 APPROX.				18,140 APPROX.	18,140 APPROX.	0.90	N/A	N/A	N/A	N/A	N/A	N/A
PAD SITE 3	42,404	0.97	37,210 APPROX.	5	1ST FLOOR	RESIDENTIAL	37,210 APPROX.	37,210 APPROX.		190	N/A	N/A	283	N/A	N/A
					2ND FLOOR	RESIDENTIAL	29,146 APPROX.	29,146 APPROX.							
					3RD FLOOR	RESIDENTIAL	29,146 APPROX.	29,146 APPROX.							
					4TH FLOOR	RESIDENTIAL	29,146 APPROX.	29,146 APPROX.							
					5TH FLOOR	RESIDENTIAL	29,146 APPROX.	29,146 APPROX.							
SUBTOTAL:	42,404	0.97	37,210 APPROX.				153,794 APPROX.	153,794 APPROX.	0.88	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL:	182,504	4	75,805 APPROX.				239,199 APPROX.	239,199 APPROX.	0.42	270	N/A	N/A	283	36	2

NOTE: PHASE SITE 1, 2, AND 3 DATA ARE APPROXIMATE BASED ON CONCEPTUAL DESIGN

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STATE OF MISSOURI
KOREY P. SCHULZ
NUMBER LA-2002030605
LICENSED LANDSCAPE ARCHITECT
12.22.2023

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1	12-22-2023	ADDENDUM #1	

DEVELOPMENT DATA TABLES

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

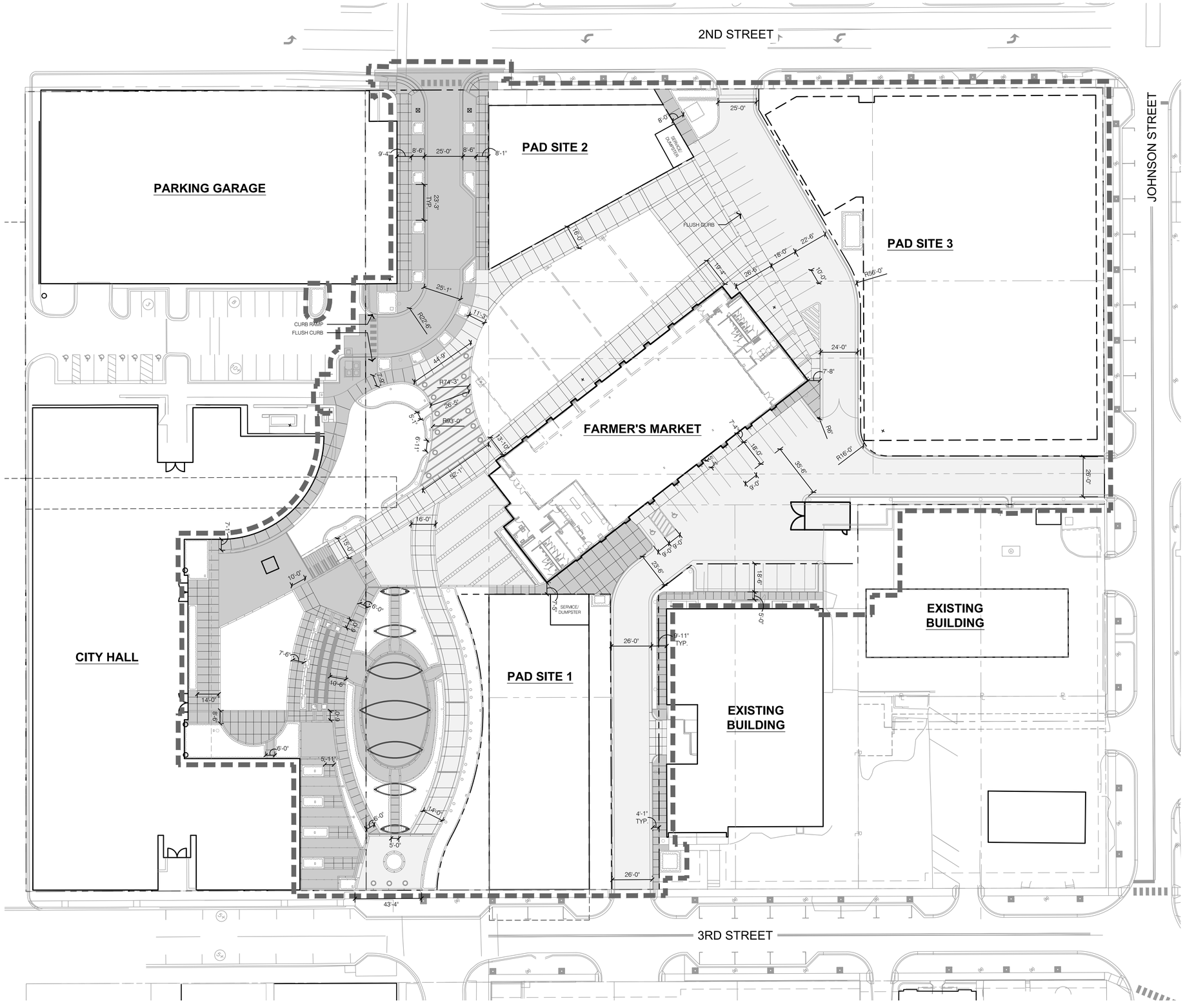
LEE'S SUMMIT, MISSOURI

2023

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SHEET
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SITE PLAN LEGEND:

- LIMITS OF CONSTRUCTION
- RIGHT OF WAY / PROPERTY LINE
- PROPOSED PEDESTRIAN PAVEMENT
- PROPOSED VEHICULAR PAVEMENT

SITE PLAN NOTES:

1. ALL PROPOSED PARKING SPACES SHALL MEET MINIMUM DIMENSIONS AS SPECIFIED IN LEE'S SUMMIT UDO SEC. 8.620.
2. SPECIFIC LOT TRASH ENCLOSURES SHALL MATCH MATERIALS OF ADJACENT BUILDINGS AND SHALL COMPLY WITH REQUIREMENTS PER UDO SEC. 9.790 C.
3. PARKING LOT PAVING SHALL MEET THE DESIGN STANDARDS UNDER UDO SECTION 8.620.

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1 SITE PLAN

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SITE PLAN

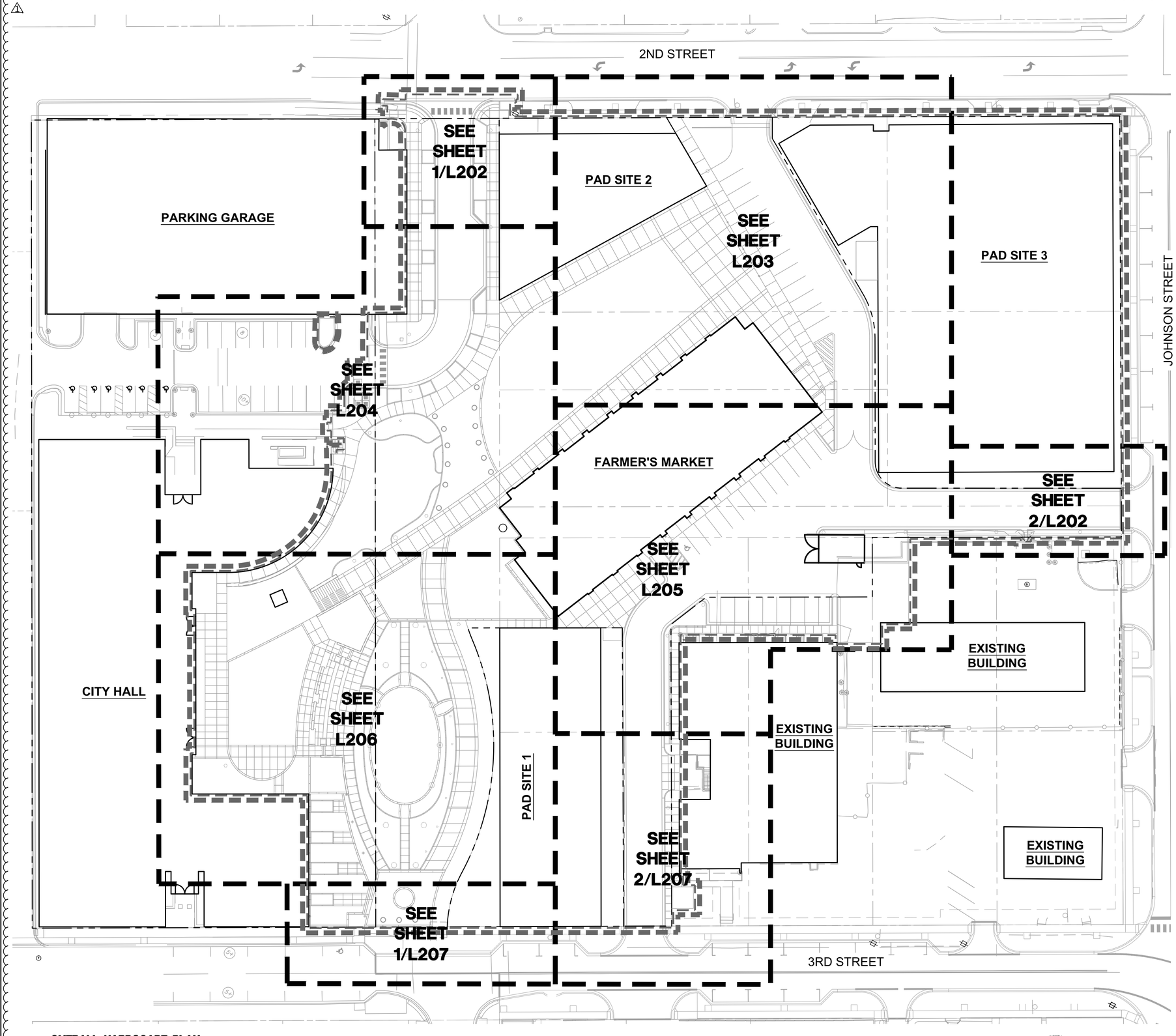
LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET
LEE'S SUMMIT, MISSOURI

2023

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USER: tswehla



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.

NORTH

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Development Services Department
Lee's Summit, Missouri
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STATE OF MISSOURI
KOREY P. SCHULZ
NUMBER LA-2002030605
LANDSCAPE ARCHITECT
12.22.2023

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1	12-22-2023	ADDENDUM #1	

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OVERALL HARDSCAPE PLAN

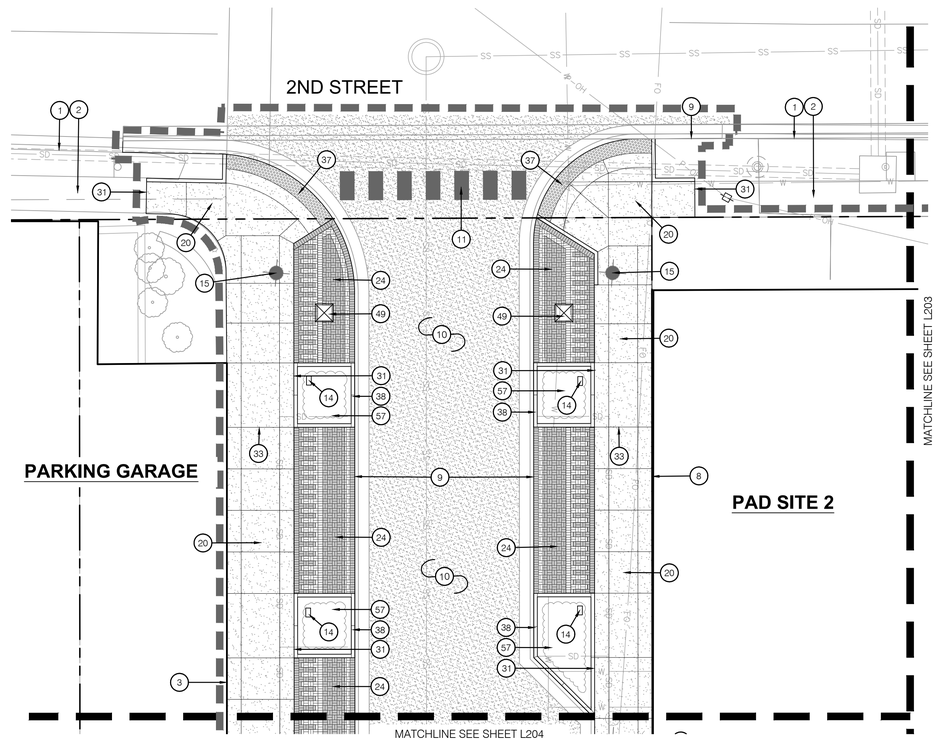
LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET
LEE'S SUMMIT, MISSOURI

2023

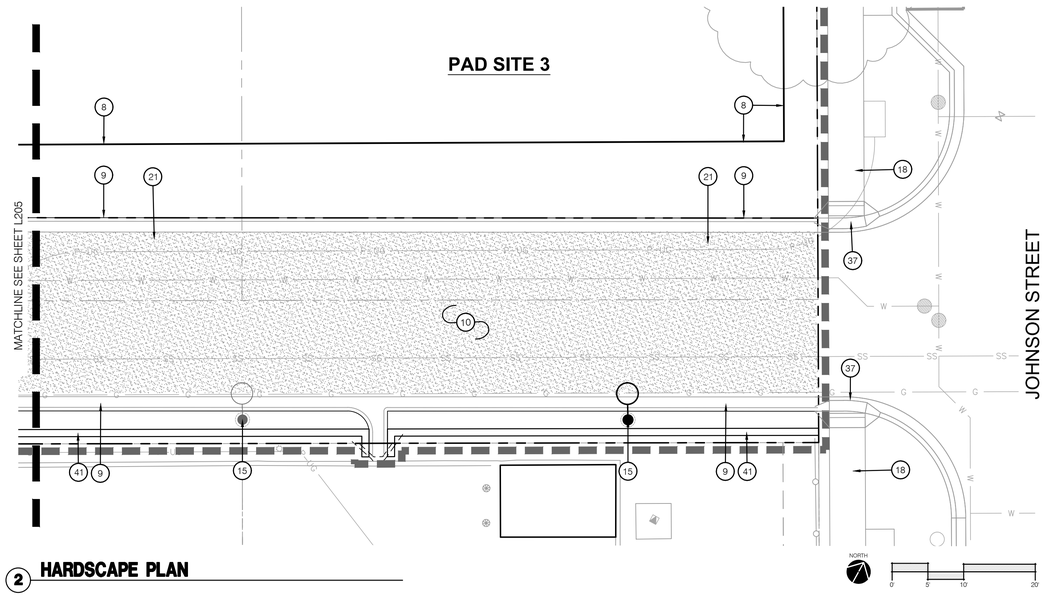
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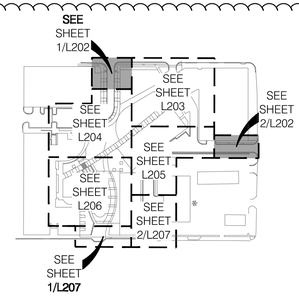
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1 HARDSCAPE PLAN



2 HARDSCAPE PLAN



KEYMAP

HARDSCAPE LEGEND:

- LIMITS OF CONSTRUCTION
- RIGHT OF WAY / PROPERTY LINE
- SHEET MATCHLINE
- STREETSCAPE PAVERS
- MARKET ENTRY PAVERS
- MARKET PLAZA PAVERS
- CLOCK TOWER PLAZA PAVERS (HERRINGBONE)
- GARDEN FORECOURT PLAZA PAVERS (HERRINGBONE)
- OVERLOOK 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

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1. EXISTING CURB
2. EXISTING SIDEWALK
3. EXISTING BUILDING FACADE
4. EXISTING CLOCK TOWER
5. EXISTING STORM DRAIN INLETS
6. BUILDING FACADE; REF: ARCHITECTURAL PLANS
7. BUILDING OVERHEAD; REF: ARCHITECTURAL PLANS
8. FUTURE BUILDING FACADE
9. BACK OF CURB; REF: CIVIL PLANS
10. CONCRETE PAVEMENT; REF: CIVIL PLANS
11. PAVEMENT MARKINGS; REF: CIVIL PLANS
12. SERVICE AREA; REF: ARCHITECTURAL PLANS
13. UTILITY BOX; REF: CIVIL & ELECTRICAL PLANS
14. OUTDOOR GROUND BOX; REF: 6/L321 ELECTRICAL PLANS
15. LIGHT POLE; REF: ELECTRICAL PLANS
16. LIT BOLLARD; REF: ELECTRICAL PLANS
17. POWER PEDESTAL; REF: ELECTRICAL PLANS
18. SIDEWALK; REF: PUBLIC STREET PLANS
19. STRING LIGHT POLES; REF: 5/L321 & ELECTRICAL PLANS
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22. CONSTRUCT HEAVY DUTY INTEGRAL COLOR CONCRETE PAVING (P-300.1); REF: 2/L303 & CIVIL PLAN
23. INSTALL OVERLOOK PAVERS (P-200.0); REF: 3/L303
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MO CERTIFICATE OF AUTHORITY #2005000285
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TEL 816.842.8844
olsson-studio.com

STATE OF MISSOURI
KOREY P. SCHULZ
NUMBER LA-2002030065
LANDSCAPE ARCHITECT
12.22.2023

REVISIONS

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HARDSCAPE PLAN

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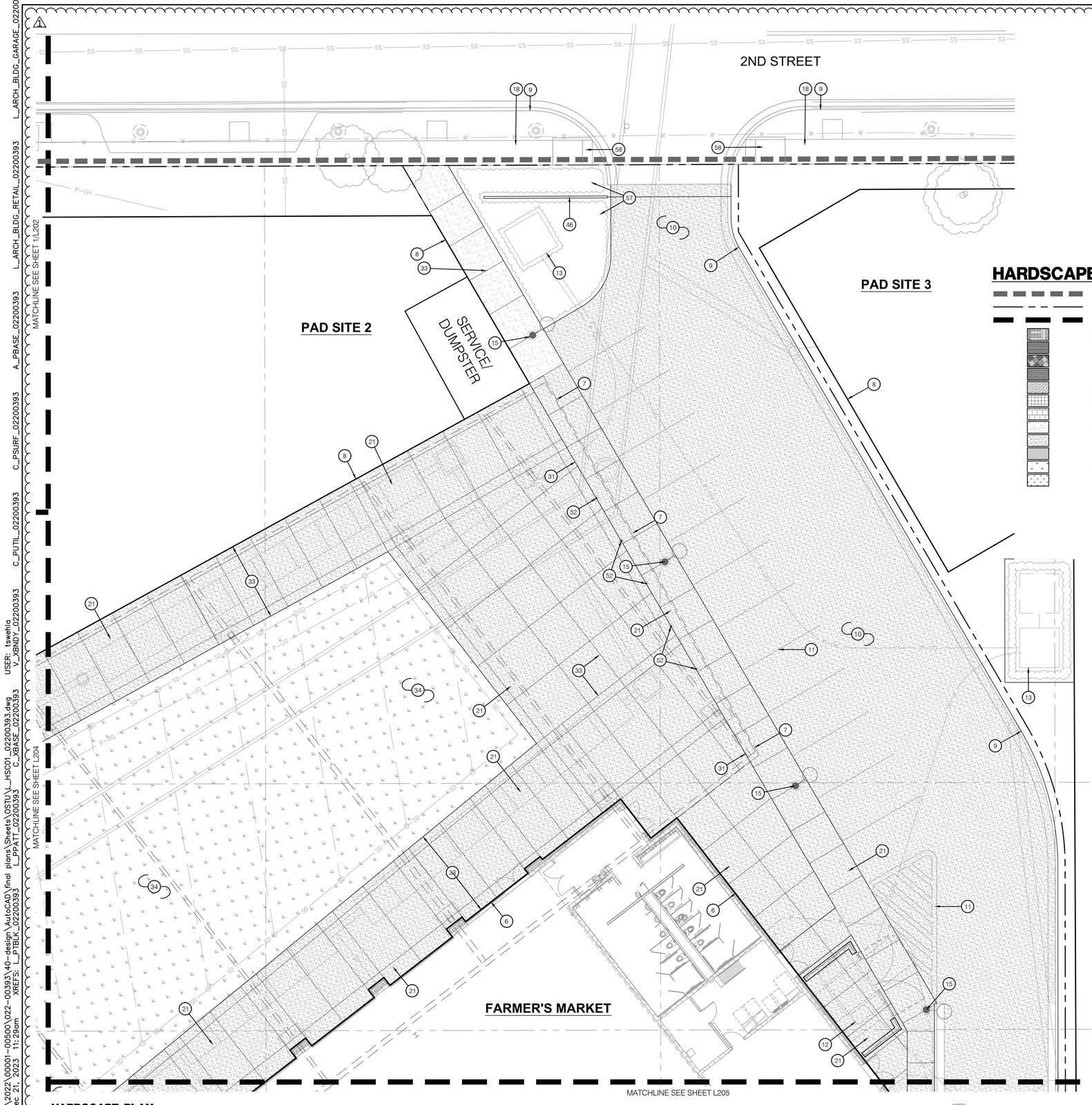
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LEE'S SUMMIT, MISSOURI

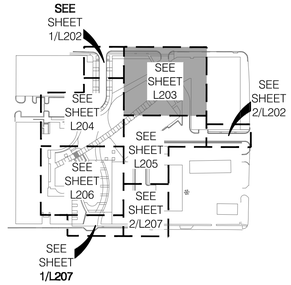
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STATE OF MISSOURI
KOREY P. SCHULZ
NUMBER LA-2002030605
PROFESSIONAL LANDSCAPE ARCHITECT
12.22.2023

REVISIONS

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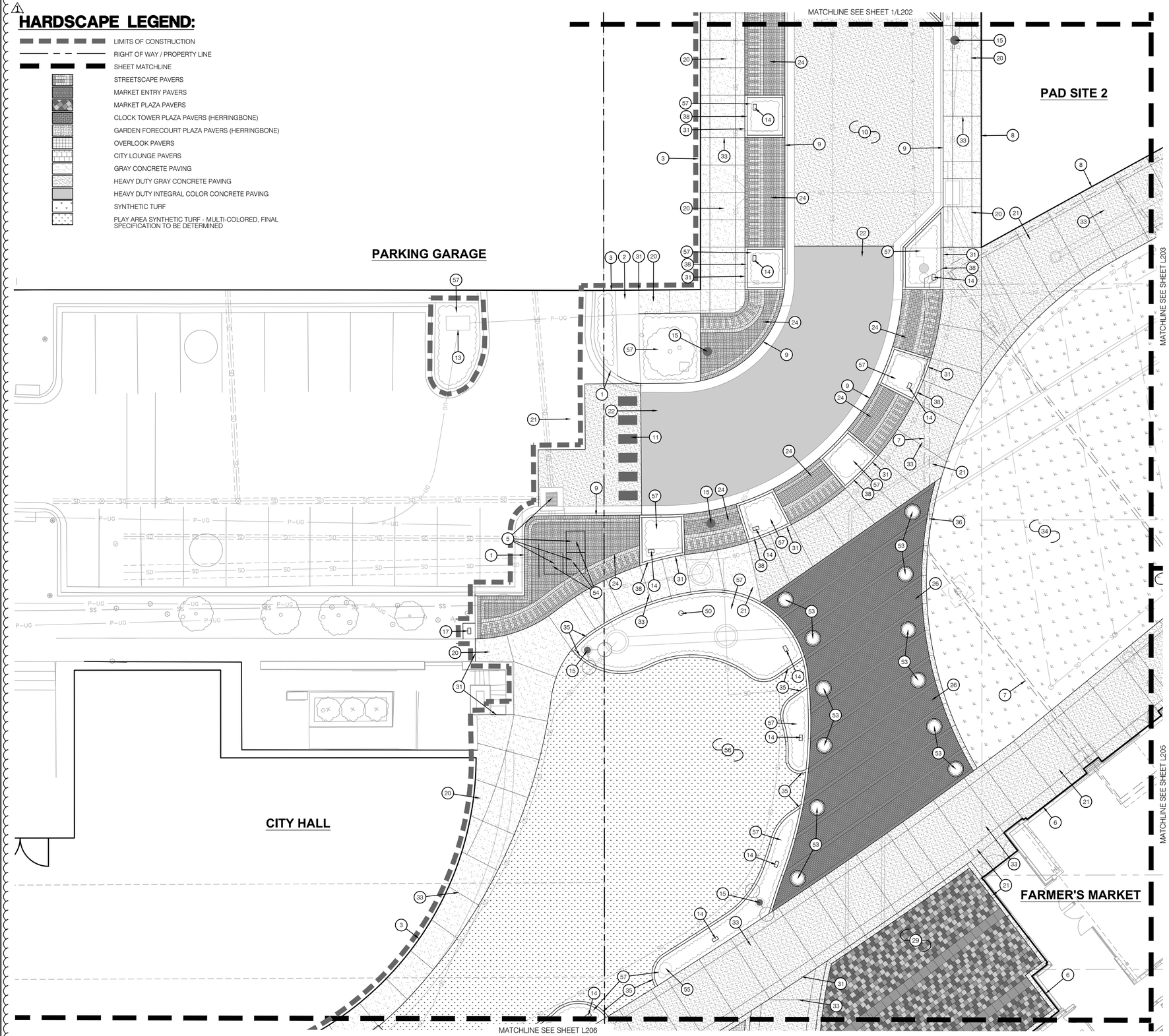
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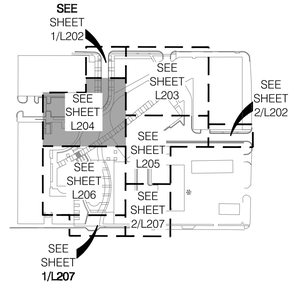
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KEYMAP

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NORTH
0' 5' 10' 20'

1 HARDSCAPE PLAN

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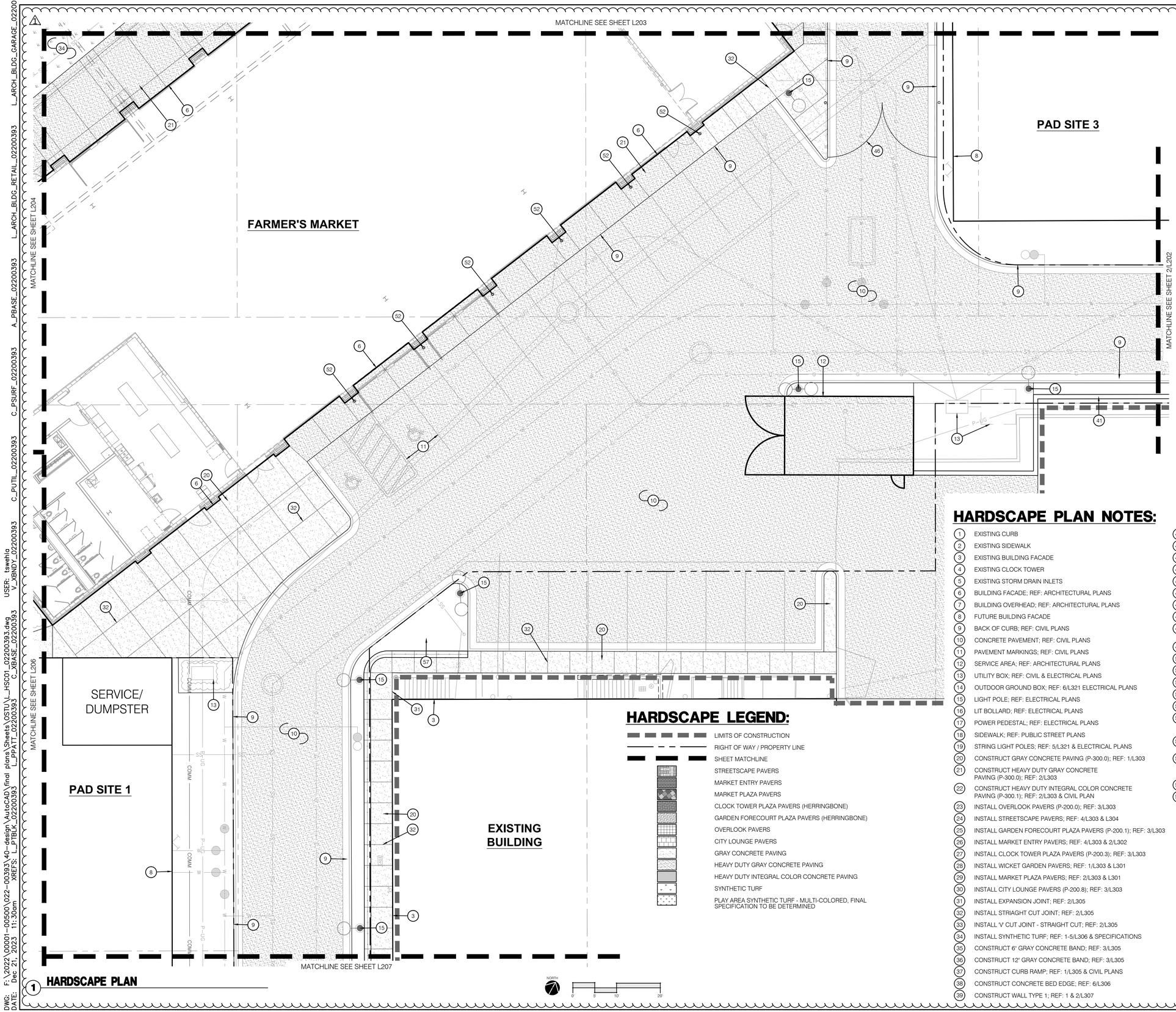
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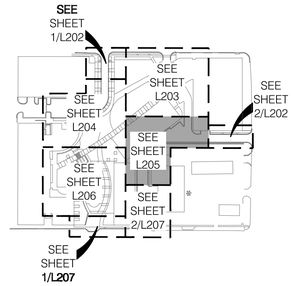
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3. EXISTING BUILDING FACADE
4. EXISTING CLOCK TOWER
5. EXISTING STORM DRAIN INLETS
6. BUILDING FACADE; REF: ARCHITECTURAL PLANS
7. BUILDING OVERHEAD; REF: ARCHITECTURAL PLANS
8. FUTURE BUILDING FACADE
9. BACK OF CURB; REF: CIVIL PLANS
10. CONCRETE PAVEMENT; REF: CIVIL PLANS
11. PAVEMENT MARKINGS; REF: CIVIL PLANS
12. SERVICE AREA; REF: ARCHITECTURAL PLANS
13. UTILITY BOX; REF: CIVIL & ELECTRICAL PLANS
14. OUTDOOR GROUND BOX; REF: 6/L321 ELECTRICAL PLANS
15. LIGHT POLE; REF: ELECTRICAL PLANS
16. LIT BOLLARD; REF: ELECTRICAL PLANS
17. POWER PEDESTAL; REF: ELECTRICAL PLANS
18. SIDEWALK; REF: PUBLIC STREET PLANS
19. STRING LIGHT POLES; REF: 5/L321 & ELECTRICAL PLANS
20. CONSTRUCT GRAY CONCRETE PAVING (P-300.0); REF: 1/L303
21. CONSTRUCT HEAVY DUTY GRAY CONCRETE PAVING (P-300.0); REF: 2/L303
22. CONSTRUCT HEAVY DUTY INTEGRAL COLOR CONCRETE PAVING (P-300.1); REF: 2/L303 & CIVIL PLAN
23. INSTALL OVERLOOK PAVERS (P-200.0); REF: 3/L303
24. INSTALL STREETSCAPE PAVERS; REF: 4/L303 & L304
25. INSTALL GARDEN FORECOURT PLAZA PAVERS (P-200.1); REF: 3/L303
26. INSTALL MARKET ENTRY PAVERS; REF: 4/L303 & 2/L302
27. INSTALL CLOCK TOWER PLAZA PAVERS (P-200.3); REF: 3/L303
28. INSTALL WICKET GARDEN PAVERS; REF: 1/L303 & L301
29. INSTALL MARKET PLAZA PAVERS; REF: 2/L303 & L301
30. INSTALL CITY LOUNGE PAVERS (P-200.8); REF: 3/L303
31. INSTALL EXPANSION JOINT; REF: 2/L305
32. INSTALL STRIAGHT CUT JOINT; REF: 2/L305
33. INSTALL 'V' CUT JOINT - STRAIGHT CUT; REF: 2/L305
34. INSTALL SYNTHETIC TURF; REF: 1-5/L306 & SPECIFICATIONS
35. CONSTRUCT 6" GRAY CONCRETE BAND; REF: 3/L305
36. CONSTRUCT 12" GRAY CONCRETE BAND; REF: 3/L305
37. CONSTRUCT CURB RAMP; REF: 1/L305 & CIVIL PLANS
38. CONSTRUCT CONCRETE BED EDGE; REF: 6/L306
39. CONSTRUCT WALL TYPE 1; REF: 1 & 2/L307
40. CONSTRUCT WALL TYPE 2; REF: L308 & L309
41. CONSTRUCT WALL TYPE 3; REF: 3/L310
42. CONSTRUCT STAIRCASE TYPE 1; REF: 1/L311
43. CONSTRUCT STAIRCASE TYPE 2; REF: 1/L312
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46. INSTALL GATE TYPE 1; REF: 1/L322
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51. INSTALL TRENCH DRAIN GRATE (SF-200.0); REF: 4/L320
52. INSTALL REMOVABLE BOLLARD (SF-100.0); REF: 4/L321
53. INSTALL PLANTER (SF-100.1); REF: 7/L321
54. INSTALL INFILL FLOOR DOOR (SF-100.2); REF: 1/L320
55. INSTALL SALVAGED FLAG POLE; CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR FLAGPOLE FOOTING PER MANUFACTURER'S SPECIFICATIONS AND SPECIFICATIONS.
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58. CURB RAMP; REF: PUBLIC STREET PLANS
59. BACK OF CURB; REF: PUBLIC STREET PLANS

1 **HARDSCAPE PLAN**

NORTH
0' 5' 10' 20'

RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
01/24/2024

olsson studio
OLSSON - LANDSCAPE ARCHITECTURE
MO CERTIFICATE OF AUTHORITY #2005000285
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STATE OF MISSOURI
KOREY P. SCHULZ
NUMBER LA-2002030605
LANDSCAPE ARCHITECT
12.22.2023

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	12-22-2023	ADDENDUM #1	

REVISIONS

HARDSCAPE PLAN

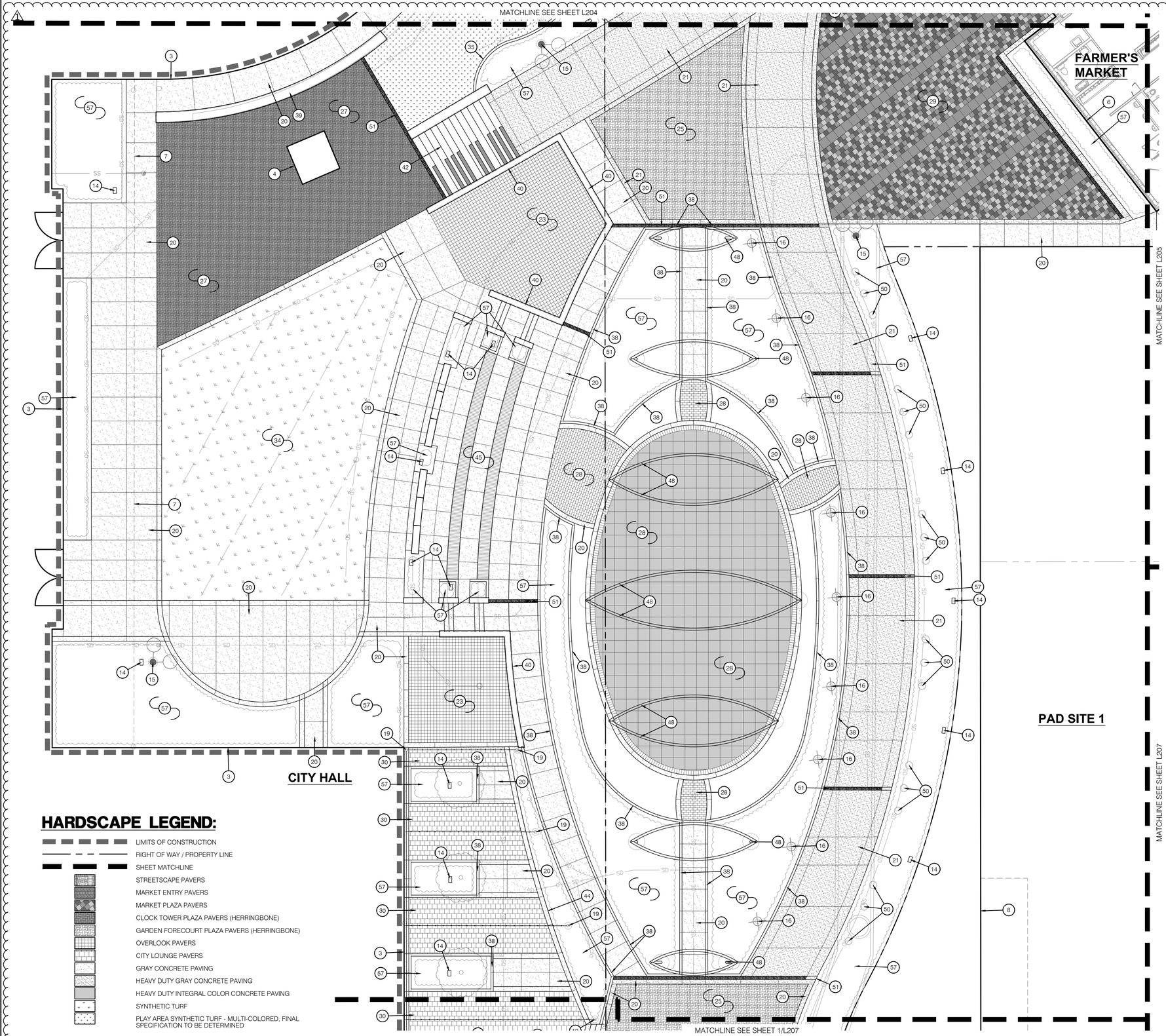
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GREEN STREET - 2ND STREET TO 3RD STREET
LEE'S SUMMIT, MISSOURI

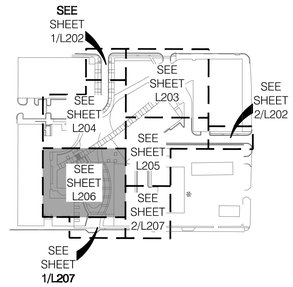
2023

drawn by: TS/TG/EW
checked by: DV
approved by: KPS
QA/QC by: BM
project no.: 022-00393
drawing no.: L_HSC01_02200393
date: 12/22/2023

SHEET
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KEYMAP

HARDSCAPE PLAN NOTES:

1. EXISTING CURB
2. EXISTING SIDEWALK
3. EXISTING BUILDING FACADE
4. EXISTING CLOCK TOWER
5. EXISTING STORM DRAIN INLETS
6. BUILDING FACADE; REF: ARCHITECTURAL PLANS
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23. INSTALL OVERLOOK PAVERS (P-200.0); REF: 3/L303
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HARDSCAPE LEGEND:

- LIMITS OF CONSTRUCTION
- RIGHT OF WAY / PROPERTY LINE
- SHEET MATCHLINE
- STREETSCAPE PAVERS
- MARKET ENTRY PAVERS
- MARKET PLAZA PAVERS
- CLOCK TOWER PLAZA PAVERS (HERRINGBONE)
- GARDEN FORECOURT PLAZA PAVERS (HERRINGBONE)
- OVERLOOK 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

1 HARDSCAPE PLAN

NORTH
0' 5' 10' 20'

olsson studio
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STATE OF MISSOURI
KOREY P. SCHULZ
NUMBER LA-2002030005
LANDSCAPE ARCHITECT
12.22.2023

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	12-22-2023	ADDENDUM #1	

HARDSCAPE PLAN

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

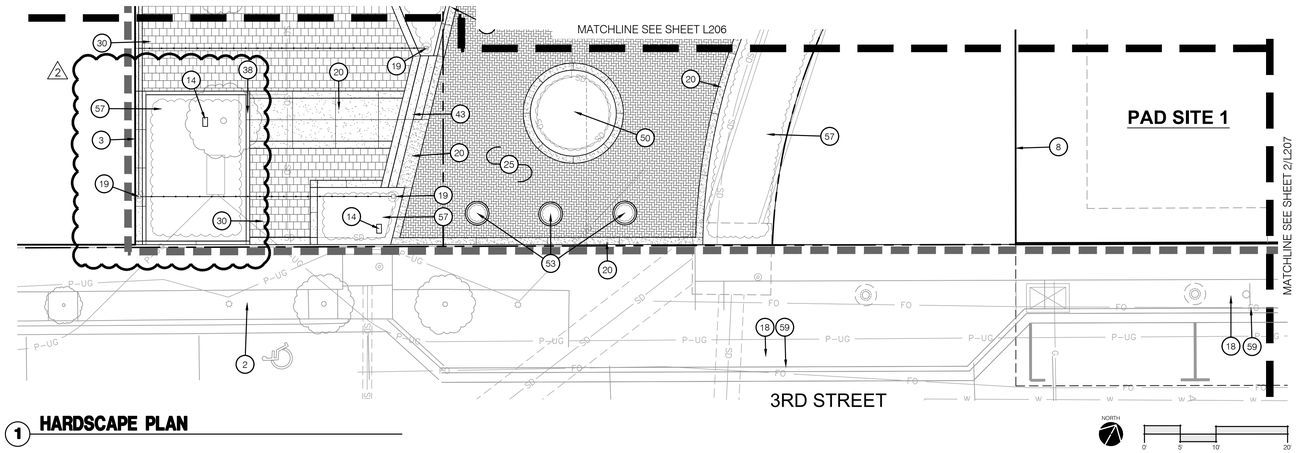
2023

drawn by: TS/TG/EW
checked by: DV
approved by: KPS
QA/QC by: BM
project no.: 022-00393
drawing no.: L_HSC01_02200393
date: 12/22/2023

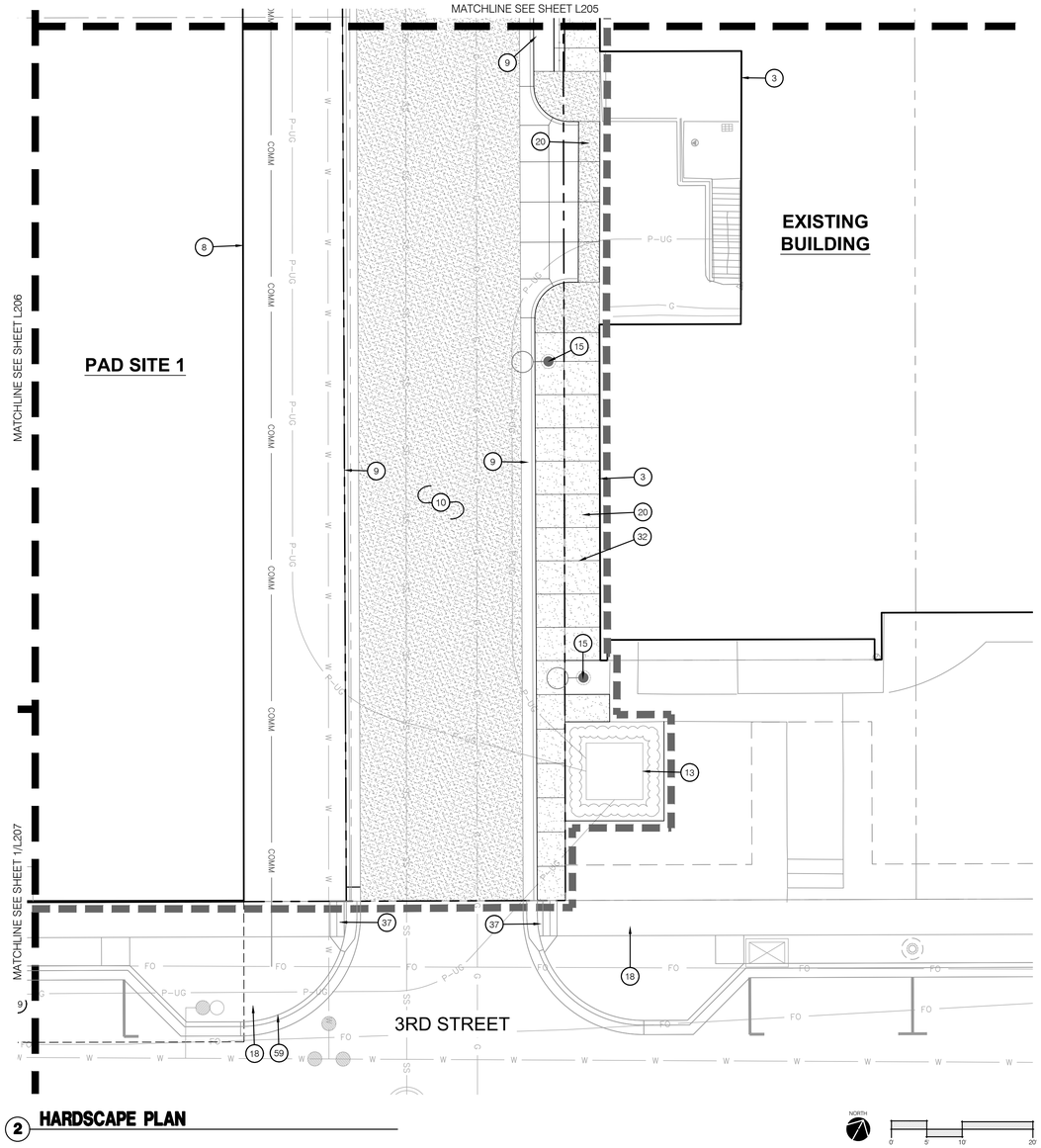
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As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
01/24/2024

SHEET
L206

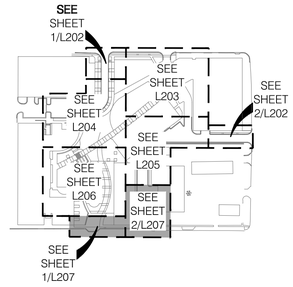
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1 HARDSCAPE PLAN



2 HARDSCAPE PLAN



KEYMAP

HARDSCAPE LEGEND:

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

HARDSCAPE PLAN NOTES:

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Lee's Summit, Missouri
01/24/2024

olsson studio
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STATE OF MISSOURI
KOREY P. SCHULZ
NUMBER LA-2012030195
LANDSCAPE ARCHITECT
01/11/2024

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
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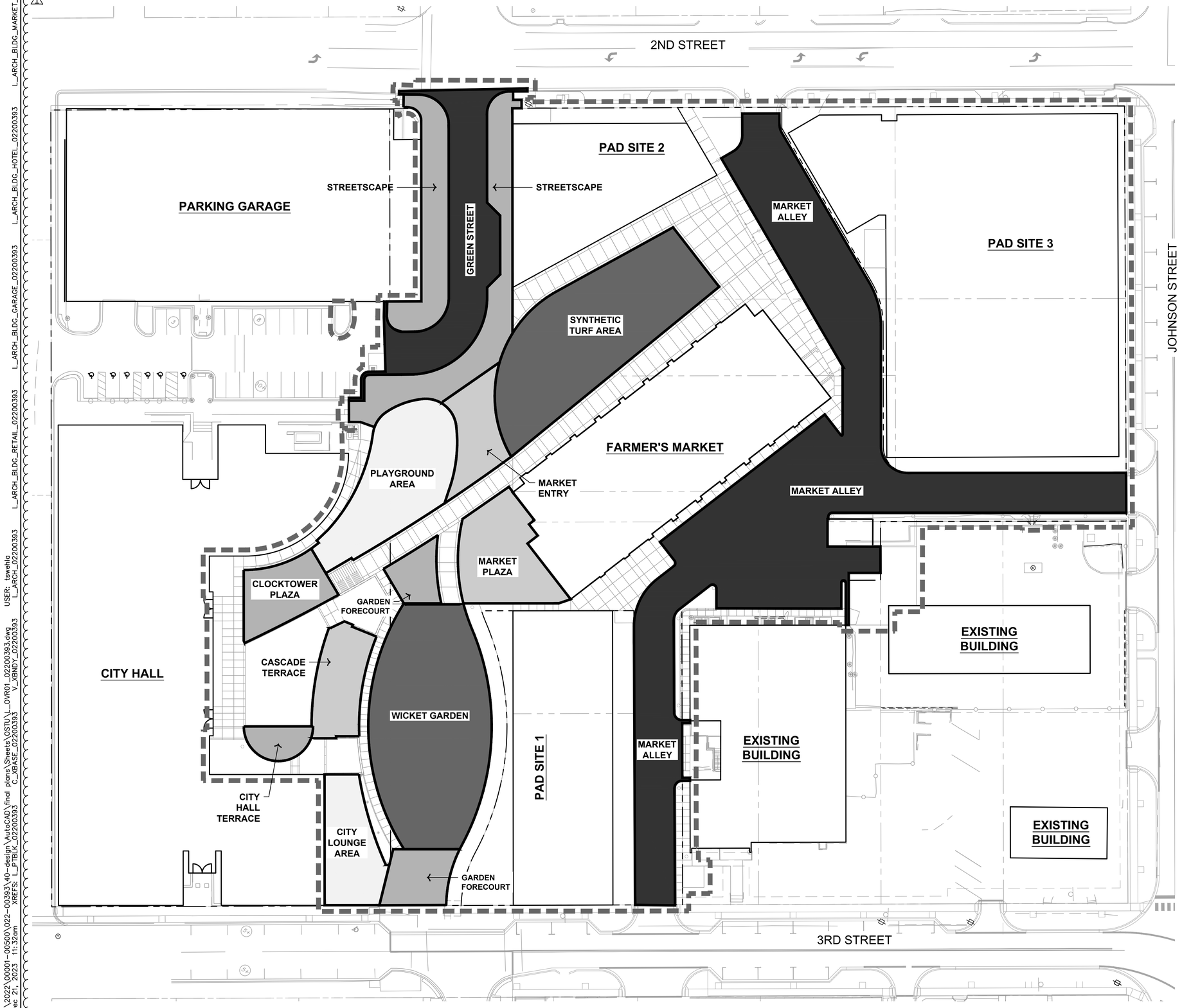
HARDSCAPE PLAN

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_HSC01_02200393
date: 12/22/2023

SHEET
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1 LAYOUT KEY PLAN

NORTH

RELEASED FOR CONSTRUCTION
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Development Services Department
Lee's Summit, Missouri
01/24/2024

olsson studio
OLSSON - LANDSCAPE ARCHITECTURE
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STATE OF MISSOURI
KOREY P. SCHULZ
NUMBER LA-2002030065
LANDSCAPE ARCHITECT
12.22.2023

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	12-22-2023	ADDENDUM #1	

REVISIONS

LAYOUT KEY PLAN

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

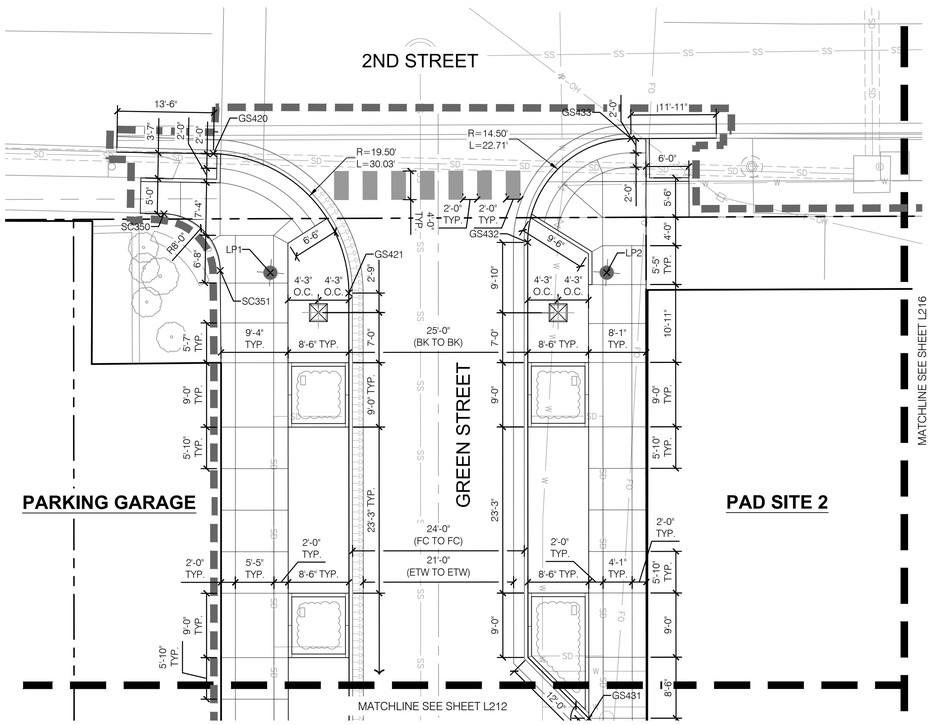
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LEE'S SUMMIT, MISSOURI

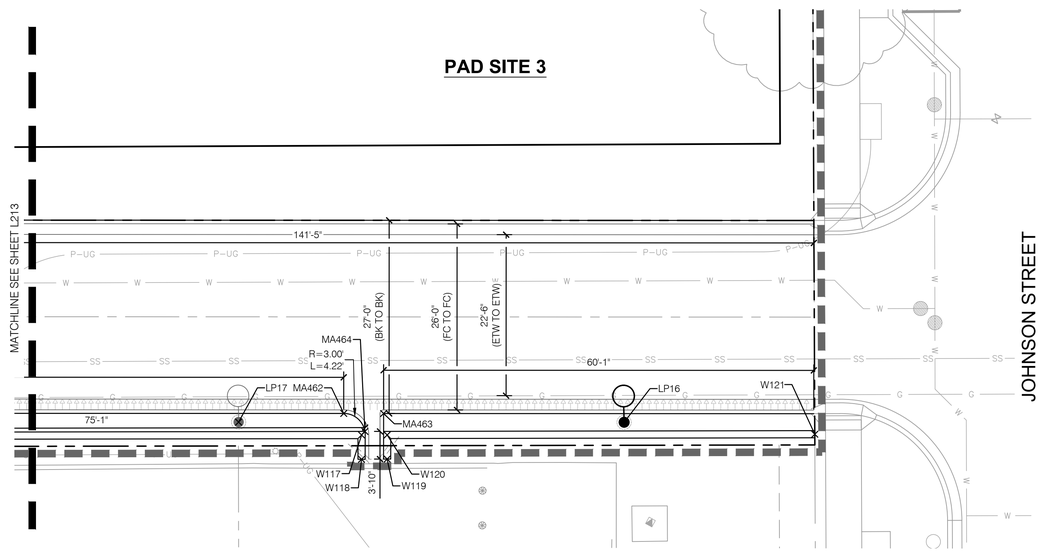
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SHEET
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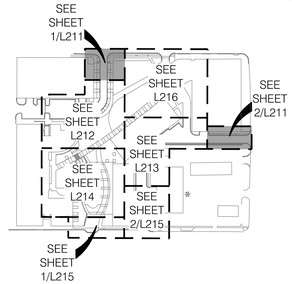
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1 **LAYOUT PLAN**



2 **LAYOUT PLAN**



KEYMAP

LAYOUT LEGEND:

- LIMITS OF CONSTRUCTION
- RIGHT OF WAY / PROPERTY LINE
- SHEET MATCHLINE
- CODE# — DATA COORDINATE; REF: DATA TABLES ON L217, L218, & L219
- CURB & GUTTER (CG-1 WET)
- CURB & GUTTER (CG-1 DRY)
- RIBBON CURB

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Development Services Department
Lee's Summit, Missouri
01/24/2024

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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 LA-2002030065
LANDSCAPE ARCHITECT
12-22-2023

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	12-22-2023	ADDENDUM #1	

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: 12/22/2023

SHEET
L211

DWG: F:\2022\00001-00500\022-00393\40-design\AutoCAD\final plans\Sheets\OSTU\L_LAY01_02200393.dwg USER: tswehlo
DATE: Dec 21, 2023 11:33am 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

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USER: tswehla
V_XBNDY_02200393

MATCHLINE SEE SHEET 1/L211

MATCHLINE SEE SHEET L216

MATCHLINE SEE SHEET L213

MATCHLINE SEE SHEET L214

PARKING GARAGE

PAD SITE 2

CITY HALL

FARMER'S MARKET

CURB & GUTTER @ RAMP PER LS STND DETAIL GEN-3A

GS422 GS423 GS424 GS425 GS426 GS427 GS428 GS429 GS430 GS431

LP3 LP5 LP6 LP7 LP8

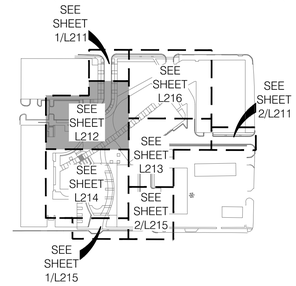
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ST133 ST134 ST135 ST136

ME330 ME331 ME332 ME333 ME334 ME335 ME336 ME337 ME338 ME339 ME340 ME341

MP320 MP321 MP322

PGA210 PGA211 PGA212 PGA213 PGA214 PGA215 PGA216 PGA217 PGA218 PGA220 PGA221 PGA222 PGA226 PGA228 PGA229 PGA230 PGA231 PGA232 PGA233 PGA234 PGA235 PGA236 PGA237 PGA238 PGA239 PGA240 PGA241 PGA242 PGA243 PGA244 PGA245 PGA246 PGA247 PGA248 PGA249 PGA250 PGA251 PGA252 PGA253 PGA254 PGA255 PGA256



KEYMAP

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- RIBBON CURB

1 **LAYOUT PLAN**

NORTH

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STATE OF MISSOURI
KOREY P. SCHULZ
NUMBER LA-2002030605
LANDSCAPE ARCHITECT
12.22.2023

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1	12-22-2023	ADDENDUM #1	

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: 12/22/2023

SHEET
L212

MATCHLINE SEE SHEET L216

MATCHLINE SEE SHEET L212

MATCHLINE SEE SHEET L214

MATCHLINE SEE SHEET 2/L211

MATCHLINE SEE SHEET 2/L215

FARMER'S MARKET

PAD SITE 3

PAD SITE 1

EXISTING BUILDING

SERVICE/ DUMPSTER

DUMPSTER

25'-0" (BK TO BK)
24'-0" (FC TO FC)
21'-0" (ETW TO ETW)

27'-0" (BK TO BK)
26'-0" (FC TO FC)
23'-0" (ETW TO ETW)

LP15 LP18 LP19 LP21 LP22 LP23

MA446 MA447 MA448 MA449 MA450 MA451 MA452 MA453 MA454 MA455 MA456 MA457 MA458 MA459 MA460 MA461

B45 B46 B47 B48 B49 B50

W114 W115 W116 W122 W123 W124 W125

KEYMAP

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- CURB & GUTTER (CG-1 DRY)
- RIBBON CURB

NORTH
0' 5' 10' 20'

1 **LAYOUT PLAN**

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STATE OF MISSOURI
KOREY P. SCHULZ
NUMBER PE-2010030605
PROFESSIONAL ENGINEER
12.22.2023

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	12-22-2023	ADDENDUM #1	

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: 12/22/2023

SHEET
L213

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USER: tswehla
V_XBNDY_02200393

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L_PPATT_02200393
A_PBASE_02200393 C_PSURF_02200393 C_PUTIL_02200393 L_ARCH_BLDG_RETAIL_02200393 L_ARCH_BLDG_GARAGE_02200393

MATCHLINE SEE SHEET L212

MATCHLINE SEE SHEET L213

MATCHLINE SEE SHEET 2/L215

MATCHLINE SEE SHEET 1/L215

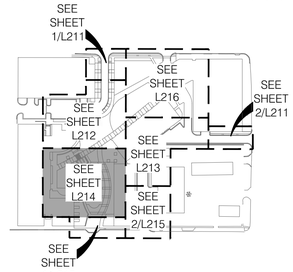
CITY HALL

FARMER'S MARKET

PAD SITE 1

1 LAYOUT PLAN

KEYMAP



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KOREY P. SCHULZ
NUMBER LA-2002030605
LANDSCAPE ARCHITECT
12.22.2023

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LAYOUT PLAN

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

2023

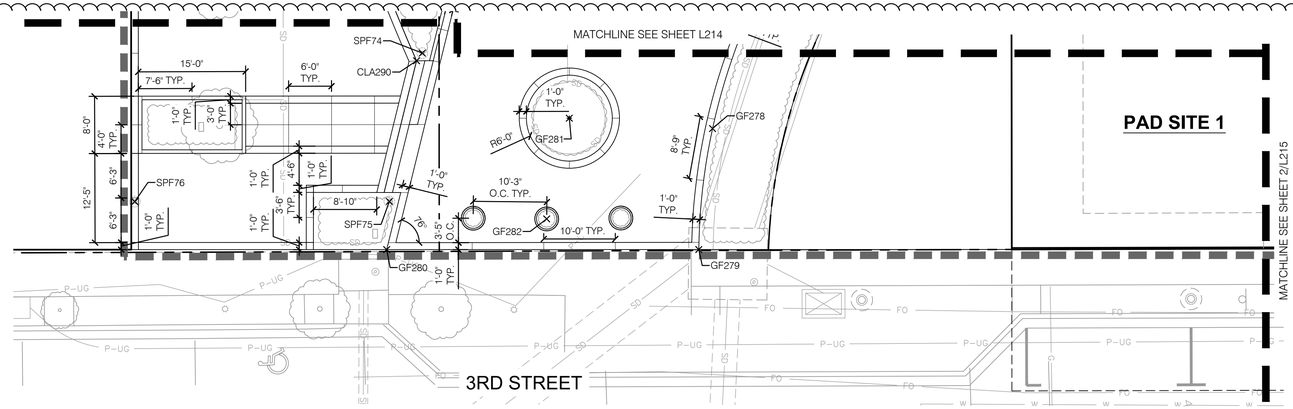
LEE'S SUMMIT, MISSOURI

drawn by: TS/TG/EW
checked by: DV
approved by: KPS
QA/QC by: BM
project no.: 022-00393
drawing no.: L_LAY01_02200393
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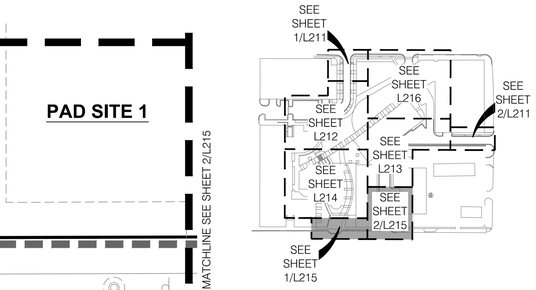
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Lee's Summit, Missouri
01/24/2024

SHEET
L214

NORTH
0 5 10' 20'



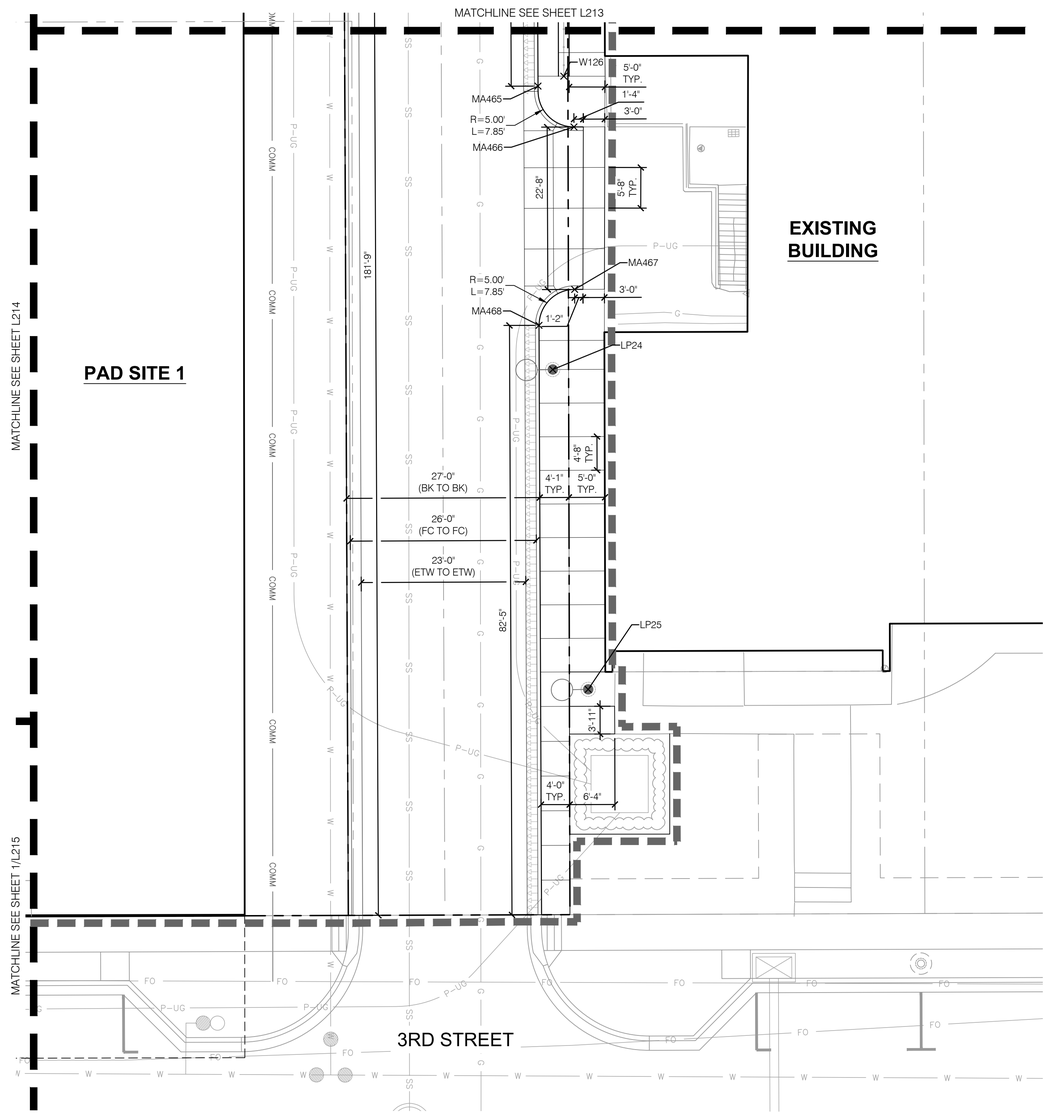
1 LAYOUT PLAN



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- ~~CURB & GUTTER (CG-1 DRY)~~
- RIBBON CURB



2 LAYOUT PLAN

NORTH 0 5' 10' 20'

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LANDSCAPE ARCHITECT
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REVISIONS

LAYOUT PLAN

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

LEE'S SUMMIT, MISSOURI

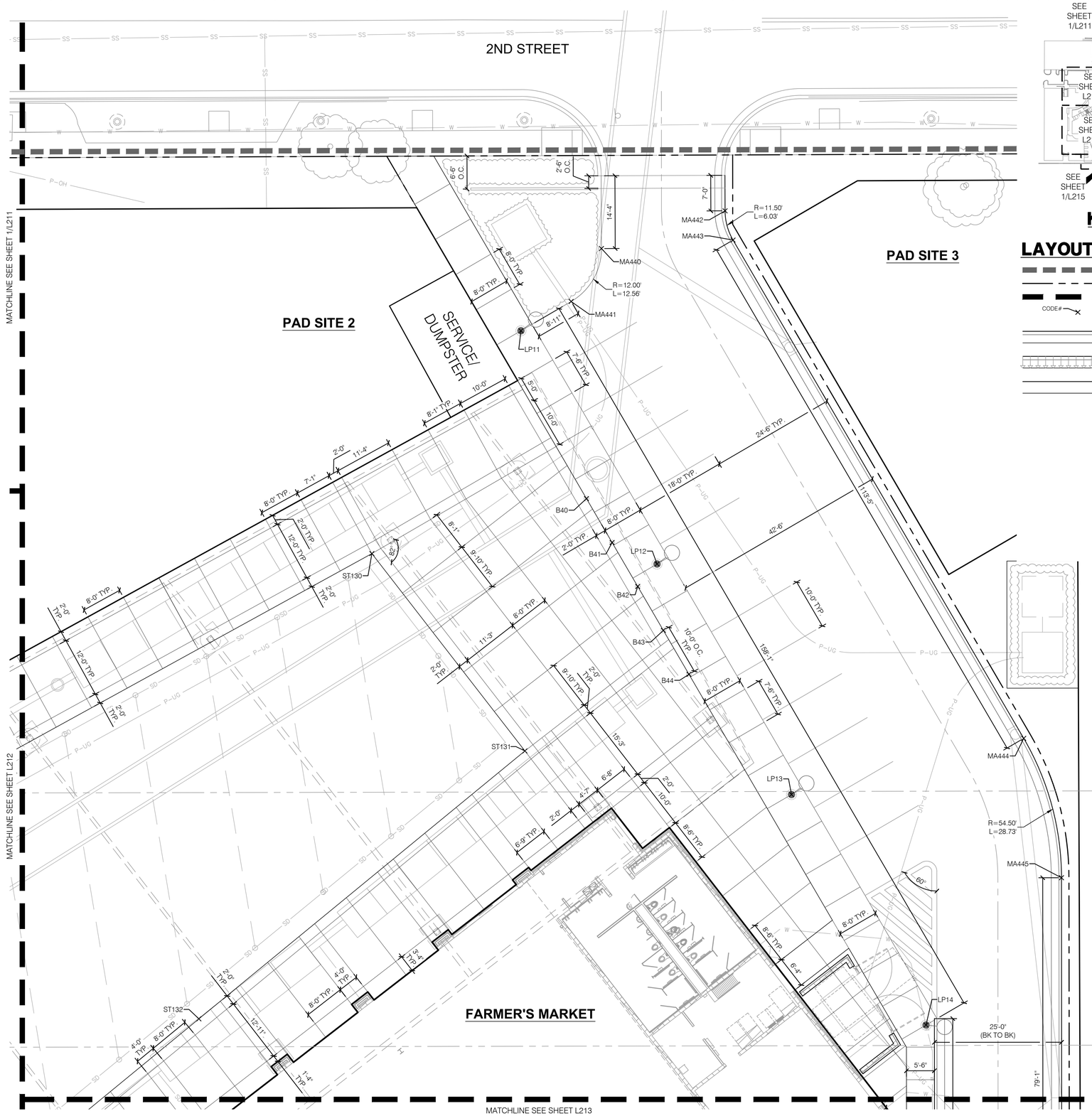
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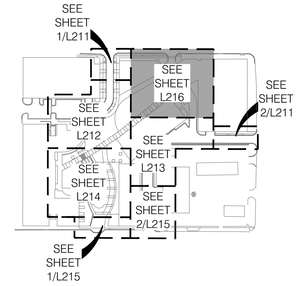
drawn by: TS/TG/EW
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approved by: KPS
QA/QC by: BM
project no.: 022-00393
drawing no.: L_LAY01_02200393
date: 12/22/2023

SHEET
L215

DWG: F:\2022\00001-00500\022-00393\40-design\AutoCAD\final plans\Sheets\OSTU\L_LAY01_02200393.dwg USER: tswehla
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- RIBBON CURB

1 LAYOUT PLAN

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NORTH
0' 5' 10' 20'

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1814 Main St.
Kansas City, MO 64108 TEL 816.842.8844 olsson-studio.com

STATE OF MISSOURI
KOREY P. SCHULZ
NUMBER LA-2002030605
LANDSCAPE ARCHITECT
12.22.2023

REVISIONS

REV/ NO.	DATE	REVISIONS DESCRIPTION	BY
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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
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drawing no.: L_LAY01_02200393
date: 12/22/2023

SHEET
L216

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USER: tswehla

LIGHT POLE (LP) LOCATIONS:

POINT TABLE			
POINT NUMBER	FULL DESCRIPTION	NORTHING	EASTING
LP1	LIGHT FOOTING CENTERPOINT	1000543.21	2824086.31
LP2	LIGHT FOOTING CENTERPOINT	1000565.89	2824127.48
LP3	LIGHT FOOTING CENTERPOINT	1000508.61	2824159.02
LP5	LIGHT FOOTING CENTERPOINT	1000425.53	2824144.94
LP6	LIGHT FOOTING CENTERPOINT	1000393.99	2824163.12
LP7	LIGHT FOOTING CENTERPOINT	1000357.82	2824153.16
LP8	LIGHT FOOTING CENTERPOINT	1000328.56	2824210.92
LP9	LIGHT FOOTING CENTERPOINT	1000280.84	2824184.22
LP10	LIGHT FOOTING CENTERPOINT	1000277.45	2824262.71
LP11	LIGHT FOOTING CENTERPOINT	1000610.30	2824262.40
LP12	LIGHT FOOTING CENTERPOINT	1000583.02	2824307.96
LP13	LIGHT FOOTING CENTERPOINT	1000556.05	2824352.97
LP14	LIGHT FOOTING CENTERPOINT	1000529.10	2824397.99
LP15	LIGHT FOOTING CENTERPOINT	1000500.84	2824405.33
LP16	LIGHT FOOTING CENTERPOINT	1000522.30	2824584.44
LP17	LIGHT FOOTING CENTERPOINT	1000496.35	2824537.23
LP18	LIGHT FOOTING CENTERPOINT	1000468.06	2824486.04
LP19	LIGHT FOOTING CENTERPOINT	1000442.57	2824439.92
LP20	LIGHT FOOTING CENTERPOINT	1000125.45	2824175.21

POINT TABLE			
POINT NUMBER	FULL DESCRIPTION	NORTHING	EASTING
LP21	LIGHT FOOTING CENTERPOINT	1000364.28	2824394.62
LP22	LIGHT FOOTING CENTERPOINT	1000335.83	2824384.00
LP23	LIGHT FOOTING CENTERPOINT	1000286.11	2824411.50
LP24	LIGHT FOOTING CENTERPOINT	1000239.04	2824437.67
LP25	LIGHT FOOTING CENTERPOINT	1000202.26	2824463.56

LIT BOLLARD (LB) LOCATIONS:

POINT TABLE			
POINT NUMBER	FULL DESCRIPTION	NORTHING	EASTING
LB30	LIT BOLLARD CENTERPOINT	1000265.36	2824244.01
LB31	LIT BOLLARD CENTERPOINT	1000253.88	2824256.35
LB32	LIT BOLLARD CENTERPOINT	1000242.05	2824270.04
LB33	LIT BOLLARD CENTERPOINT	1000223.09	2824286.54
LB34	LIT BOLLARD CENTERPOINT	1000207.94	2824296.24
LB35	LIT BOLLARD CENTERPOINT	1000190.71	2824304.43
LB36	LIT BOLLARD CENTERPOINT	1000175.68	2824309.50
LB37	LIT BOLLARD CENTERPOINT	1000156.68	2824313.45
LB38	LIT BOLLARD CENTERPOINT	1000139.21	2824314.84

NON-LIT BOLLARD (B) LOCATIONS:

POINT TABLE			
POINT NUMBER	FULL DESCRIPTION	NORTHING	EASTING
B40	BOLLARD CENTERPOINT	1000587.59	2824289.60
B41	BOLLARD CENTERPOINT	1000582.46	2824298.18
B42	BOLLARD CENTERPOINT	1000577.32	2824306.76
B43	BOLLARD CENTERPOINT	1000572.18	2824315.34
B44	BOLLARD CENTERPOINT	1000567.04	2824323.92
B45	BOLLARD CENTERPOINT	1000482.88	2824391.97
B46	BOLLARD CENTERPOINT	1000464.53	2824384.02
B47	BOLLARD CENTERPOINT	1000446.18	2824376.07
B48	BOLLARD CENTERPOINT	1000427.83	2824368.11
B49	BOLLARD CENTERPOINT	1000409.47	2824360.16
B50	BOLLARD CENTERPOINT	1000391.12	2824352.21

ART SCULPTURE PEDESTAL (ASP) LOCATIONS:

POINT TABLE			
POINT NUMBER	FULL DESCRIPTION	NORTHING	EASTING
ASP60	ART SCULPTURE PEDESTAL CENTERPOINT	1000267.47	2824270.12
ASP61	ART SCULPTURE PEDESTAL CENTERPOINT	1000249.42	2824289.75
ASP62	ART SCULPTURE PEDESTAL CENTERPOINT	1000228.10	2824306.49
ASP63	ART SCULPTURE PEDESTAL CENTERPOINT	1000204.69	2824319.40
ASP64	ART SCULPTURE PEDESTAL CENTERPOINT	1000179.16	2824328.50
ASP65	ART SCULPTURE PEDESTAL CENTERPOINT	1000152.92	2824333.29

STRING LIGHT POLE FOOTING (SPF) LOCATIONS:

POINT TABLE			
POINT NUMBER	FULL DESCRIPTION	NORTHING	EASTING
SPF70	STRING LIGHT POLE FOOTING CENTERPOINT	1000135.13	2824231.58
SPF71	STRING LIGHT POLE FOOTING CENTERPOINT	1000146.58	2824252.28
SPF72	STRING LIGHT POLE FOOTING CENTERPOINT	1000133.07	2824264.16
SPF73	STRING LIGHT POLE FOOTING CENTERPOINT	1000118.92	2824279.93
SPF74	STRING LIGHT POLE FOOTING CENTERPOINT	1000104.18	2824294.54
SPF75	STRING LIGHT POLE FOOTING CENTERPOINT	1000083.79	2824300.50
SPF76	STRING LIGHT POLE FOOTING CENTERPOINT	1000066.62	2824269.35

WICKET POST FOOTING (WP) LOCATIONS:

POINT TABLE			
POINT NUMBER	FULL DESCRIPTION	NORTHING	EASTING
WP80	WICKET POST FOOTING CENTERPOINT	1000256.89	2824226.43
WP81	WICKET POST FOOTING CENTERPOINT	1000263.66	2824238.70
WP82	WICKET POST FOOTING CENTERPOINT	1000231.84	2824234.32
WP83	WICKET POST FOOTING CENTERPOINT	1000243.62	2824255.67
WP84	WICKET POST FOOTING CENTERPOINT	1000206.79	2824242.21
WP85	WICKET POST FOOTING CENTERPOINT	1000223.57	2824272.64
WP86	WICKET POST FOOTING CENTERPOINT	1000181.73	2824250.09
WP87	WICKET POST FOOTING CENTERPOINT	1000203.54	2824289.63
WP88	WICKET POST FOOTING CENTERPOINT	1000161.70	2824267.08
WP89	WICKET POST FOOTING CENTERPOINT	1000178.48	2824297.52
WP90	WICKET POST FOOTING CENTERPOINT	1000141.65	2824284.05
WP91	WICKET POST FOOTING CENTERPOINT	1000153.43	2824305.40
WP92	WICKET POST FOOTING CENTERPOINT	1000121.61	2824301.02
WP93	WICKET POST FOOTING CENTERPOINT	1000128.38	2824313.30

WALL (W) LOCATIONS:

POINT TABLE			
POINT NUMBER	FULL DESCRIPTION	NORTHING	EASTING
W100	WALL CENTERPOINT	1000267.12	2824178.92
W101	WALL CENTERPOINT	1000250.34	2824168.99
W102	WALL CENTERPOINT	1000266.26	2824153.77
W103	WALL CENTERPOINT	1000227.66	2824119.87
W104	WALL CENTERPOINT	1000160.27	2824225.97
W105	WALL CENTER ARC ENDPOINT	1000167.18	2824238.51
W106	WALL CENTER ARC MIDPOINT	1000157.24	2824245.13
W107	WALL CENTER ARC ENDPOINT	1000147.55	2824252.73
W108	WALL CENTERPOINT	1000229.15	2824200.26
W109	WALL CENTER ARC ENDPOINT	1000231.08	2824216.46
W110	WALL CENTER ARC MIDPOINT	1000242.59	2824215.56
W111	WALL CENTER ARC ENDPOINT	1000254.34	2824215.53
W112	WALL CENTERPOINT	1000265.34	2824197.02
W113	WALL CENTERPOINT	1000238.11	2824180.22
W114	WALL CENTERPOINT	1000438.44	2824472.23
W115	WALL CENTERPOINT	1000451.87	2824496.77
W116	WALL CENTERPOINT	1000467.22	2824488.31
W117	WALL CENTERPOINT	1000503.06	2824553.16
W118	WALL CENTERPOINT	1000500.08	2824554.79
W119	WALL CENTERPOINT	1000501.83	2824557.91

POINT TABLE			
POINT NUMBER	FULL DESCRIPTION	NORTHING	EASTING
W120	WALL CENTERPOINT	1000504.79	2824556.29
W121	WALL CENTERPOINT	1000533.69	2824608.59
W122	WALL CENTERPOINT	1000352.88	2824402.88
W123	WALL CENTER ARC ENDPOINT	1000344.00	2824386.65
W124	WALL CENTER ARC CENTERPOINT	1000339.95	2824389.15
W125	WALL CENTER ARC ENDPOINT	1000337.87	2824384.87
W126	WALL CENTERPOINT	1000275.71	2824419.25

SYNTHETIC TURF AREA (ST) LOCATIONS:

POINT TABLE			
POINT NUMBER	FULL DESCRIPTION	NORTHING	EASTING
ST130	SYNTHETIC TURF EDGE	1000557.79	2824257.87
ST131	SYNTHETIC TURF EDGE ARC ENDPOINT	1000538.29	2824302.93
ST132	SYNTHETIC TURF EDGE ARC MIDPOINT	1000461.24	2824272.19
ST133	SYNTHETIC TURF EDGE ARC ENDPOINT	1000384.18	2824241.46
ST134	SYNTHETIC TURF EDGE ARC ENDPOINT	1000375.72	2824237.59
ST135	SYNTHETIC TURF EDGE ARC MIDPOINT	1000424.64	2824201.53
ST136	SYNTHETIC TURF EDGE ARC ENDPOINT	1000484.60	2824211.50

WICKET GARDEN (WG) LOCATIONS:

POINT TABLE			
POINT NUMBER	FULL DESCRIPTION	NORTHING	EASTING
WG140	CONC. BED EDGE ARC ENDPOINT	1000257.31	2824222.33
WG141	CONC. BED EDGE ARC MIDPOINT	1000234.78	2824222.77
WG142	CONC. BED EDGE ARC ENDPOINT	1000211.86	2824226.77
WG143	SIDEWALK ARC MIDPOINT	1000203.52	2824229.16
WG144	CONC. BED EDGE ARC ENDPOINT	1000195.32	2824232.04
WG145	CONC. BED EDGE ARC MIDPOINT	1000150.43	2824259.04
WG146	CONC. BED EDGE ARC ENDPOINT	1000117.57	2824299.83
WG147	CONC. BED EDGE ARC ENDPOINT	1000127.21	2824317.35
WG148	CONC. BED EDGE ARC MIDPOINT	1000157.54	2824316.10
WG149	CONC. BED EDGE ARC ENDPOINT	1000186.99	2824308.78
WG150	CONC. BED EDGE ARC MIDPOINT	1000208.69	2824298.97
WG151	CONC. BED EDGE ARC ENDPOINT	1000228.55	2824285.86
WG152	SIDEWALK ARC MIDPOINT	1000230.94	2824283.96
WG153	CONC. BED EDGE ARC ENDPOINT	1000233.29	2824282.01
WG154	CONC. BED EDGE ARC MIDPOINT	1000244.17	2824271.80
WG155	CONC. BED EDGE ARC ENDPOINT	1000253.99	2824260.55
WG156	CONC. BED EDGE ARC MIDPOINT	1000261.34	2824252.04
WG157	CONC. BED EDGE ARC ENDPOINT	1000269.29	2824244.08

POINT TABLE			
POINT NUMBER	FULL DESCRIPTION	NORTHING	EASTING
WG158	CONC. BED EDGE ARC ENDPOINT	1000215.15	2824238.15
WG159	CONC. BED EDGE ARC MIDPOINT	1000224.31	2824240.31
WG160	CONC. BED EDGE ARC ENDPOINT	1000232.36	2824245.20
WG161	SIDEWALK ARC CENTERPOINT	1000226.89	2824251.05
WG162	CONC. BED EDGE ARC ENDPOINT	1000234.76	2824249.59
WG163	CONC. BED EDGE ARC MIDPOINT	1000234.43	2824259.90
WG164	CONC. BED EDGE ARC ENDPOINT	1000230.62	2824269.49
WG165	CONC. BED EDGE ARC MIDPOINT	1000228.63	2824272.54
WG166	CONC. BED EDGE ARC ENDPOINT	1000226.51	2824275.49
WG167	CONC. BED EDGE ARC ENDPOINT	1000221.66	2824282.31
WG168	CONC. BED EDGE ARC MIDPOINT	1000201.62	2824294.81
WG169	CONC. BED EDGE ARC ENDPOINT	1000179.79	2824303.83
WG170	CONC. BED EDGE ARC MIDPOINT	1000164.79	2824303.71
WG171	CONC. BED EDGE ARC ENDPOINT	1000152.80	2824294.71
WG172	SIDEWALK ARC MIDPOINT	1000151.46	2824292.56
WG173	CONC. BED EDGE ARC ENDPOINT	1000150.38	2824290.33
WG174	CONC. BED EDGE ARC MIDPOINT	1000149.14	2824275.37
WG175	CONC. BED EDGE ARC ENDPOINT	1000157.04	2824262.60

POINT TABLE			
POINT NUMBER	FULL DESCRIPTION	NORTHING	EASTING
WG176	CONC. BED EDGE ARC MIDPOINT	1000175.03	2824249.72
WG177	CONC. BED EDGE ARC ENDPOINT	1000194.79	2824239.78
WG178	CONC. BAND	1000214.65	2824242.21
WG179	CONC. BAND	1000224.32	2824248.53
WG180	CONC. BAND ARC MIDPOINT	1000226.22	2824251.34
WG181	CONC. BAND	1000227.64	2824254.61
WG182	CONC. BAND ARC ENDPOINT	1000224.68	2824272.05
WG183	CONC. BAND	1000223.18	2824273.94
WG184	CONC. BAND	1000218.46	2824279.12
WG185	CONC. BAND ARC MIDPOINT	1000203.78	2824290.07
WG186	CONC. BAND ARC ENDPOINT	1000177.38	2824298.13
WG187	CONC. BAND	1000160.81	2824291.01
WG188	CONC. BAND ARC MIDPOINT	1000159.06	2824288.38
WG189	CONC. BAND	1000157.77	2824285.51
WG190	CONC. BAND ARC ENDPOINT	1000160.59	2824267.68
WG191	CONC. BAND ARC MIDPOINT	1000181.50	2824249.66
WG192	CONC. BAND	1000195.73	2824243.82
WG193	CONC. BAND ARC ENDPOINT	1000207.89	2824241.59

POINT TABLE			
POINT NUMBER	FULL DESCRIPTION	NORTHING	EASTING
WG194	TRENCH DRAIN CENTERPOINT	1000276.56	2824256.60
WG195	SIDEWALK ARC ENDPOINT	1000264.98	2824269.23
WG196	SIDEWALK ARC MIDPOINT	1000208.53	2824314.84
WG197	TRENCH DRAIN CENTERPOINT	1000177.79	2824326.27
WG198	SIDEWALK ARC ENDPOINT	1000137.91	2824331.61
WG199	TRENCH DRAIN CENTERPOINT	1000170.85	2824313.58
WG200	TRENCH DRAIN CENTERPOINT	1000219.88	2824308.70
WG201	TRENCH DRAIN CENTERPOINT	1000213.11	2824296.43
WG202	TRENCH DRAIN CENTERPOINT	1000254.28	2824281.48
WG203	TRENCH DRAIN CENTERPOINT	1000247.18	2824268.59
WG204	TRENCH DRAIN CENTERPOINT	1000254.23	2824216.03
WG205	TRENCH DRAIN CENTERPOINT	1000231.64	2824223.11
WG206	TRENCH DRAIN CENTERPOINT	1000176.42	2824240.83

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STATE OF MISSOURI
KOREY P. SCHULZ
NUMBER LA-2002030605
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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: 12/22/2023

SHEET
L217

DWG: F:\2022\00001-00500\022-00393\40-design\AutoCAD\final plans\Sheets\OSTU\L_LAY01_02200393.dwg
DATE: Dec 21, 2023 11:34am
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
USER: tswehla

1

PLAYGROUND AREA (PGA) LOCATIONS:

POINT TABLE			
POINT NUMBER	FULL DESCRIPTION	NORTHING	EASTING
PGA210	SIDEWALK ARC MIDPOINT	1000311.09	2824158.87
PGA211	SIDEWALK ARC ENDPOINT	1000345.51	2824151.25
PGA212	SIDEWALK ARC CENTERPOINT	1000352.76	2824169.89
PGA213	SIDEWALK ARC ENDPOINT	1000361.91	2824152.11
PGA214	SIDEWALK ARC MIDPOINT	1000372.43	2824159.27
PGA215	SIDEWALK ARC ENDPOINT	1000380.89	2824168.78
PGA216	SIDEWALK EDGE	1000384.43	2824180.54
PGA217	CONC. BAND ARC MIDPOINT	1000384.14	2824183.60
PGA218	CONC. BAND ARC ENDPOINT	1000376.04	2824196.44
PGA219	CONC. BAND ARC MIDPOINT	1000357.09	2824206.85
PGA220	CONC. BAND ARC ENDPOINT	1000336.24	2824212.61
PGA221	CONC. BAND ARC MIDPOINT	1000332.15	2824213.31
PGA222	CONC. BAND ARC ENDPOINT	1000328.08	2824214.13
PGA223	CONC. BAND ARC ENDPOINT	1000264.81	2824176.59
PGA224	CONC. BAND ARC CENTERPOINT	1000270.77	2824185.83
PGA225	CONC. BAND ARC ENDPOINT	1000278.67	2824178.19
PGA226	CONC. BAND ARC ENDPOINT	1000286.93	2824183.66
PGA227	CONC. BAND ARC CENTERPOINT	1000284.97	2824191.10
PGA228	CONC. BAND ARC ENDPOINT	1000291.92	2824194.42
PGA229	CONC. BAND ARC ENDPOINT	1000302.25	2824200.23

POINT TABLE			
POINT NUMBER	FULL DESCRIPTION	NORTHING	EASTING
PGA230	CONC. BAND ARC CENTERPOINT	1000306.63	2824202.63
PGA231	CONC. BAND ARC ENDPOINT	1000309.03	2824198.25
PGA232	CONC. BAND ARC MIDPOINT	1000315.82	2824201.95
PGA233	CONC. BAND ARC ENDPOINT	1000322.63	2824205.61
PGA234	CONC. BAND ARC MIDPOINT	1000328.63	2824207.67
PGA235	CONC. BAND ARC ENDPOINT	1000334.96	2824207.75
PGA236	CONC. BAND ARC MIDPOINT	1000338.32	2824207.18
PGA237	CONC. BAND ARC ENDPOINT	1000341.67	2824206.49
PGA238	CONC. BAND ARC CENTERPOINT	1000343.89	2824216.23
PGA239	CONC. BAND ARC ENDPOINT	1000348.34	2824207.28
PGA240	CONC. BAND ARC ENDPOINT	1000350.95	2824208.57
PGA241	CONC. BAND ARC ENDPOINT	1000357.45	2824206.16
PGA242	CONC. BAND ARC CENTERPOINT	1000359.24	2824203.76
PGA243	CONC. BAND ARC ENDPOINT	1000357.99	2824201.03
PGA244	CONC. BAND ARC MIDPOINT	1000361.24	2824199.15
PGA245	CONC. BAND ARC ENDPOINT	1000364.09	2824196.69
PGA246	CONC. BAND ARC CENTERPOINT	1000367.70	2824200.14
PGA247	CONC. BAND ARC ENDPOINT	1000369.92	2824195.66
PGA248	CONC. BAND ARC ENDPOINT	1000373.62	2824197.50
PGA249	CONC. BAND ARC ENDPOINT	1000378.04	2824194.11

POINT TABLE			
POINT NUMBER	FULL DESCRIPTION	NORTHING	EASTING
PGA250	CONC. BAND ARC ENDPOINT	1000372.12	2824191.17
PGA251	CONC. BAND ARC CENTERPOINT	1000374.34	2824186.69
PGA252	CONC. BAND ARC ENDPOINT	1000369.40	2824185.93
PGA253	CONC. BAND ARC CENTERPOINT	1000349.64	2824182.86
PGA254	CONC. BAND ARC ENDPOINT	1000361.01	2824166.41
PGA255	CONC. BAND ARC MIDPOINT	1000355.78	2824159.14
PGA256	CONC. BAND ARC ENDPOINT	1000356.29	2824150.20

GARDEN FORECOURT (GF) LOCATIONS:

POINT TABLE			
POINT NUMBER	FULL DESCRIPTION	NORTHING	EASTING
GF270	CONC. BAND ARC ENDPOINT	1000305.29	2824220.32
GF271	CONC. BAND ARC MIDPOINT	1000288.40	2824210.98
GF272	CONC. BAND ARC ENDPOINT	1000271.68	2824201.36
GF273	CONC. BAND	1000259.23	2824222.34
GF274	CONC. BAND ARC ENDPOINT	1000270.14	2824242.18
GF275	CONC. BAND ARC MIDPOINT	1000286.85	2824229.86
GF276	TRENCH DRAIN CENTERPOINT	1000113.84	2824293.75
GF277	TRENCH DRAIN CENTERPOINT	1000134.74	2824331.71
GF278	CONC. BAND ARC MIDPOINT	1000114.49	2824335.15
GF279	CONC. BAND ARC ENDPOINT	1000098.75	2824341.62
GF280	CONC. BAND	1000077.72	2824303.42
GF281	CIRCULAR PLANTING BED CENTERPOINT	1000106.11	2824316.92
GF282	LANDSCAPE PLANTER CENTERPOINT	1000092.25	2824320.94

CITY LOUNGE AREA (CLA) LOCATIONS:

POINT TABLE			
POINT NUMBER	FULL DESCRIPTION	NORTHING	EASTING
CLA290	CONC. BAND ARC ENDPOINT	1000102.85	2824294.35
CLA291	CONC. BAND ARC MIDPOINT	1000123.14	2824270.99
CLA292	CONC. BAND ARC ENDPOINT	1000146.27	2824250.43

CITY HALL TERRACE (CHT) LOCATIONS:

POINT TABLE			
POINT NUMBER	FULL DESCRIPTION	NORTHING	EASTING
CHT300	CONC. BAND ARC ENDPOINT	1000159.20	2824209.22
CHT301	CONC. BAND	1000151.87	2824211.76
CHT302	CONC. BAND ARC MIDPOINT	1000128.44	2824200.38
CHT303	CONC. BAND	1000130.72	2824175.18
CHT304	CONC. BAND ENDPOINT	1000137.38	2824169.65

CLOCK TOWER PLAZA (CPZ) LOCATIONS:

POINT TABLE			
POINT NUMBER	FULL DESCRIPTION	NORTHING	EASTING
CPZ310	CONC. BAND	1000184.77	2824143.52
CPZ311	CONC. BAND	1000229.80	2824174.29
CPZ312	TRENCH DRAIN CENTERPOINT	1000242.14	2824182.19
CPZ313	TRENCH DRAIN CENTERPOINT	1000259.96	2824152.08

MARKET PLAZA (MP) LOCATIONS:

POINT TABLE			
POINT NUMBER	FULL DESCRIPTION	NORTHING	EASTING
MP320	CONC. BAND ARC ENDPOINT	1000356.40	2824246.37
MP321	CONC. BAND ARC MIDPOINT	1000336.72	2824236.73
MP322	CONC. BAND ARC ENDPOINT	1000324.50	2824230.50
MP323	CONC. BAND ARC MIDPOINT	1000299.75	2824240.81
MP324	CONC. BAND ARC ENDPOINT	1000278.03	2824256.60

MARKET ENTRY (ME) LOCATIONS:

POINT TABLE			
POINT NUMBER	FULL DESCRIPTION	NORTHING	EASTING
ME330	LANDSCAPE PLANTER CENTERPOINT	1000387.37	2824184.79
ME331	LANDSCAPE PLANTER CENTERPOINT	1000383.02	2824193.80
ME332	LANDSCAPE PLANTER CENTERPOINT	1000374.84	2824200.90
ME333	LANDSCAPE PLANTER CENTERPOINT	1000364.32	2824206.86
ME334	LANDSCAPE PLANTER CENTERPOINT	1000352.03	2824211.90
ME335	LANDSCAPE PLANTER CENTERPOINT	1000336.88	2824215.54
ME336	LANDSCAPE PLANTER CENTERPOINT	1000416.72	2824199.36
ME337	LANDSCAPE PLANTER CENTERPOINT	1000404.41	2824204.41
ME338	LANDSCAPE PLANTER CENTERPOINT	1000394.38	2824210.59
ME339	LANDSCAPE PLANTER CENTERPOINT	1000386.03	2824217.61
ME340	LANDSCAPE PLANTER CENTERPOINT	1000379.07	2824225.33
ME341	LANDSCAPE PLANTER CENTERPOINT	1000373.36	2824233.65

STREETSCAPE (SC) LOCATIONS:

POINT TABLE			
POINT NUMBER	FULL DESCRIPTION	NORTHING	EASTING
SC350	CONC. BED EDGE ARC ENDPOINT	1000543.25	2824069.31
SC351	CONC. BED EDGE ARC ENDPOINT	1000540.10	2824080.03
SC352	CONC. BED EDGE ARC ENDPOINT	1000461.10	2824182.28
SC353	CONC. BED EDGE ARC ENDPOINT	1000447.13	2824187.09
SC354	CONC. BED EDGE ARC MIDPOINT	1000442.24	2824187.90
SC355	CONC. BED EDGE ARC ENDPOINT	1000437.29	2824188.30
SC356	CONC. BED EDGE ARC ENDPOINT	1000423.64	2824187.22
SC357	CONC. BED EDGE ARC MIDPOINT	1000418.82	2824186.06
SC358	CONC. BED EDGE ARC ENDPOINT	1000414.10	2824184.49
SC359	CONC. BED EDGE ARC ENDPOINT	1000401.96	2824178.18
SC360	CONC. BED EDGE ARC MIDPOINT	1000397.97	2824175.22
SC361	CONC. BED EDGE ARC ENDPOINT	1000394.25	2824171.94
SC362	SIDEWALK ARC MIDPOINT	1000390.42	2824167.92
SC363	SIDEWALK ARC ENDPOINT	1000386.99	2824163.55
SC364	CONC. BED EDGE ARC ENDPOINT	1000385.46	2824161.49
SC365	CONC. BED EDGE ARC MIDPOINT	1000382.29	2824157.74
SC366	CONC. BED EDGE ARC ENDPOINT	1000378.83	2824154.27
SC367	SIDEWALK ARC MIDPOINT	1000370.78	2824148.02
SC368	SIDEWALK ARC ENDPOINT	1000361.80	2824143.21
SC369	SIDEWALK ARC MIDPOINT	1000354.13	2824138.31
SC370	SIDEWALK ARC ENDPOINT	1000348.44	2824131.21
SC371	SIDEWALK EDGE	1000426.05	2824201.20

CASCADE TERRACE (CT) LOCATIONS:

POINT TABLE			
POINT NUMBER	FULL DESCRIPTION	NORTHING	EASTING
CT380	WALL CENTERPOINT	1000162.82	2824215.78
CT381	WALL CENTERPOINT	1000164.75	2824219.29
CT382	WALL CENTERPOINT	1000166.44	2824222.35
CT383	WALL CENTERPOINT	1000168.38	2824225.86
CT384	WALL CENTERPOINT	1000169.58	2824228.04
CT385	WALL CENTERPOINT	1000171.51	2824231.55
CT386	RAISED PLANTER EDGE	1000175.48	2824229.43
CT387	RAISED PLANTER EDGE	1000172.34	2824223.74
CT388	LANDSCAPE BED	1000174.10	2824214.49
CT389	LIMESTONE BLOCK CENTERPOINT	1000175.39	2824211.76
CT390	LIMESTONE BLOCK CENTERPOINT	1000180.91	2824209.35
CT391	LIMESTONE BLOCK CENTERPOINT	1000186.50	2824207.11
CT392	LANDSCAPE BED	1000189.36	2824208.11
CT393	LANDSCAPE BED	1000195.03	2824206.16
CT394	LIMESTONE BLOCK CENTERPOINT	1000196.93	2824203.53
CT395	LIMESTONE BLOCK CENTERPOINT	1000202.71	2824201.85
CT396	LIMESTONE BLOCK CENTERPOINT	1000208.55	2824200.37
CT397	LANDSCAPE BED	1000211.52	2824201.67
CT398	RAISED PLANTER EDGE	1000218.31	2824207.94
CT399	RAISED PLANTER EDGE	1000219.08	2824214.41

POINT TABLE			
POINT NUMBER	FULL DESCRIPTION	NORTHING	EASTING
CT400	WALL CENTERPOINT	1000223.55	2824213.63
CT401	WALL CENTERPOINT	1000223.05	2824209.66
CT402	WALL CENTERPOINT	1000222.75	2824207.17
CT403	WALL CENTERPOINT	1000222.28	2824203.20
CT404	WALL CENTERPOINT	1000221.86	2824199.72
CT405	WALL CENTERPOINT	1000221.53	2824195.73
CT406	CONC. BAND ARC ENDPOINT	1000220.34	2824187.31
CT407	CONC. BAND ARC MIDPOINT	1000188.60	2824195.12
CT408	CONC. BAND ARC ENDPOINT	1000158.72	2824208.34
CT409	TRENCH DRAIN CENTERPOINT	1000171.37	2824231.63
CT410	TRENCH DRAIN CENTERPOINT	1000230.98	2824216.98

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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: 12/22/2023

SHEET
L218

GREEN STREET (GS) LOCATIONS:

POINT TABLE			
POINT NUMBER	FULL DESCRIPTION	NORTHING	EASTING
GS420	CONC. CURB ARC ENDPOINT	1000553.95	2824071.32
GS421	CONC. CURB ARC ENDPOINT	1000546.01	2824097.28
GS422	CONC. CURB ARC ENDPOINT	1000446.74	2824152.01
GS423	CONC. CURB ARC ENDPOINT	1000416.81	2824143.01
GS424	CONC. CURB ARC ENDPOINT	1000412.76	2824135.79
GS425	CONC. CURB ARC ENDPOINT	1000411.86	2824130.66
GS426	CONC. CURB ARC ENDPOINT	1000373.70	2824129.22
GS427	CONC. CURB ARC ENDPOINT	1000377.76	2824130.38
GS428	CONC. CURB ARC ENDPOINT	1000391.01	2824154.02
GS429	CONC. CURB ARC ENDPOINT	1000458.65	2824173.99
GS430	CONC. CURB ARC ENDPOINT	1000476.47	2824173.88
GS431	CONC. CURB ARC ENDPOINT	1000510.12	2824155.33
GS432	CONC. CURB ARC ENDPOINT	1000564.26	2824115.77
GS433	CONC. CURB ARC ENDPOINT	1000583.93	2824121.41

MARKET ALLEY (MA) LOCATIONS:

POINT TABLE			
POINT NUMBER	FULL DESCRIPTION	NORTHING	EASTING
MA440	CONC. CURB ARC ENDPOINT	1000632.09	2824268.47
MA441	CONC. CURB ARC ENDPOINT	1000620.10	2824268.27
MA442	CONC. CURB ARC ENDPOINT	1000650.31	2824286.19
MA443	CONC. CURB ARC ENDPOINT	1000646.03	2824290.33
MA444	CONC. CURB ARC ENDPOINT	1000587.74	2824387.63
MA445	CONC. CURB ARC ENDPOINT	1000567.31	2824407.35
MA446	CONC. CURB ARC ENDPOINT	1000492.28	2824420.18
MA447	CONC. CURB ARC ENDPOINT	1000491.58	2824419.55
MA448	CONC. CURB ARC ENDPOINT	1000498.07	2824445.54
MA449	CONC. CURB ARC ENDPOINT	1000491.67	2824470.17
MA450	CONC. CURB ARC ENDPOINT	1000443.77	2824439.09
MA451	CONC. CURB ARC ENDPOINT	1000440.37	2824438.11
MA452	CONC. CURB ARC ENDPOINT	1000409.02	2824468.30
MA453	CONC. CURB ARC ENDPOINT	1000407.66	2824465.81
MA454	CONC. CURB ARC ENDPOINT	1000364.95	2824396.28
MA455	CONC. CURB ARC ENDPOINT	1000364.74	2824391.79
MA456	CONC. CURB ARC ENDPOINT	1000342.35	2824382.09
MA457	CONC. CURB ARC ENDPOINT	1000334.40	2824382.48
MA458	CONC. CURB ARC ENDPOINT	1000367.60	2824363.61
MA459	CONC. CURB ARC ENDPOINT	1000364.31	2824364.91

POINT TABLE			
POINT NUMBER	FULL DESCRIPTION	NORTHING	EASTING
MA460	CONC. CURB ARC ENDPOINT	1000351.69	2824359.44
MA461	CONC. CURB ARC ENDPOINT	1000317.23	2824361.13
MA462	CONC. CURB ARC ENDPOINT	1000504.49	2824549.52
MA463	CONC. CURB	1000507.17	2824554.40
MA464	CONC. CURB ARC ENDPOINT	1000503.72	2824553.32
MA465	CONC. CURB ARC ENDPOINT	1000272.76	2824416.75
MA466	CONC. CURB ARC ENDPOINT	1000270.17	2824423.91
MA467	CONC. CURB ARC ENDPOINT	1000250.33	2824434.94
MA468	CONC. CURB ARC ENDPOINT	1000243.53	2824433.00

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1	12-22-2023	ADDENDUM #1	

REVISIONS

LAYOUT PLAN - COORDINATES

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

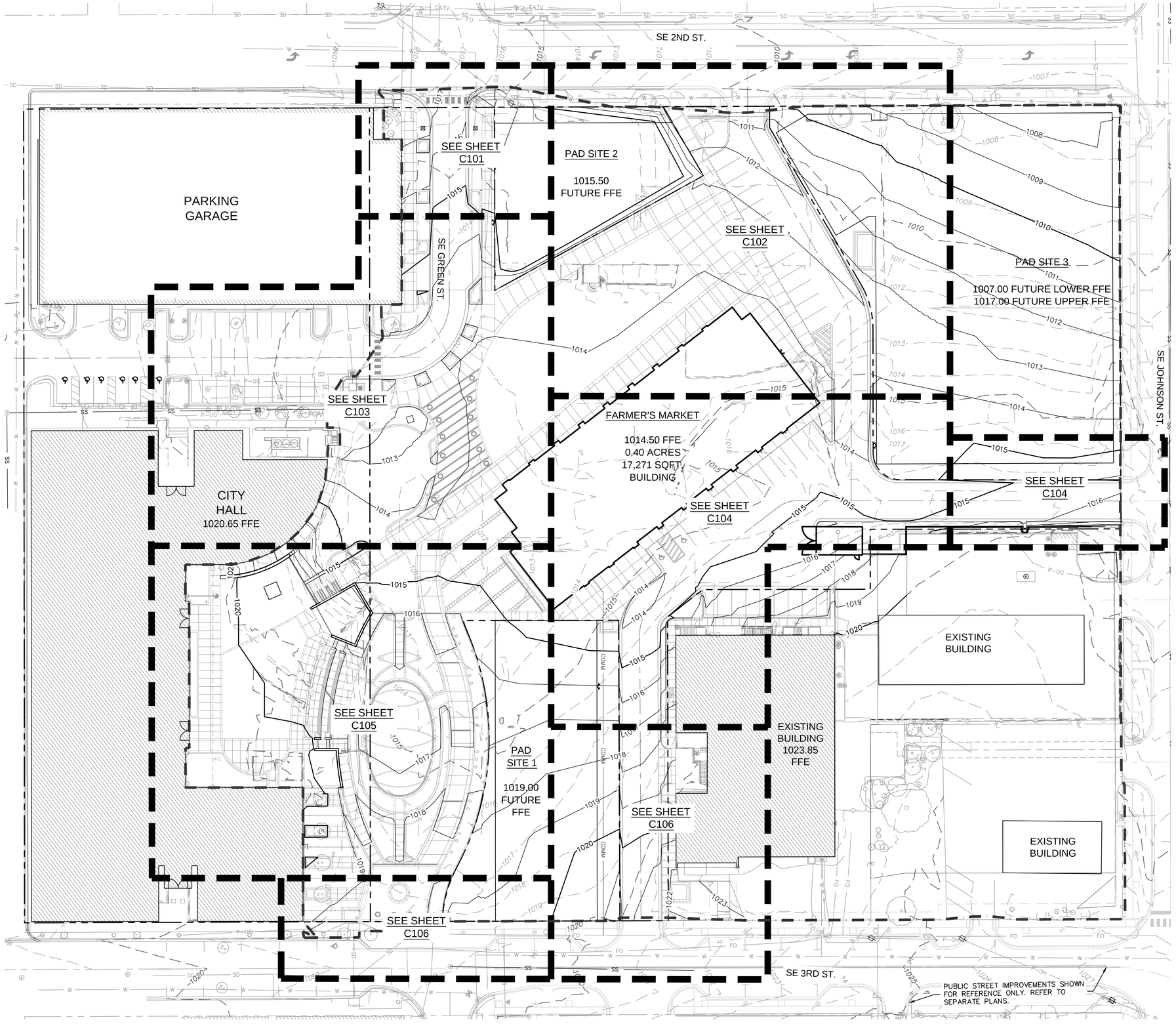
LEE'S SUMMIT, MISSOURI

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: 12/22/2023

SHEET
L219

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

N

0' 15' 30' 60'
SCALE IN FEET

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Development Services Department
Lee's Summit, Missouri
01/24/2024

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TEL 816.361.1177
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STATE OF MISSOURI
DAVID L. EICKMAN
NUMBER PE-2009015436
12/21/23
PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

OVERALL GRADING PLAN

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

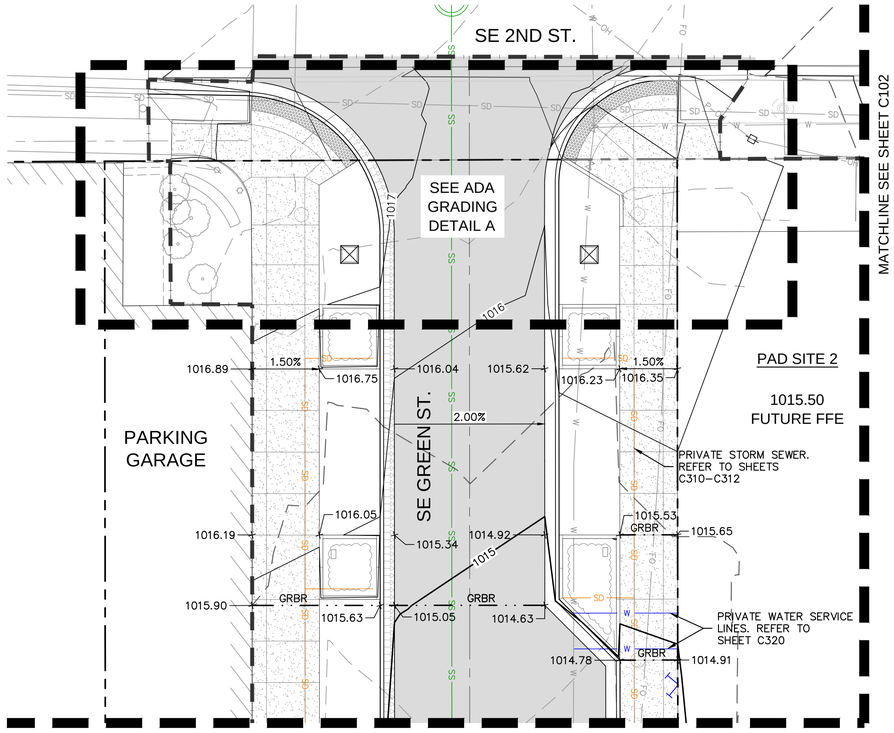
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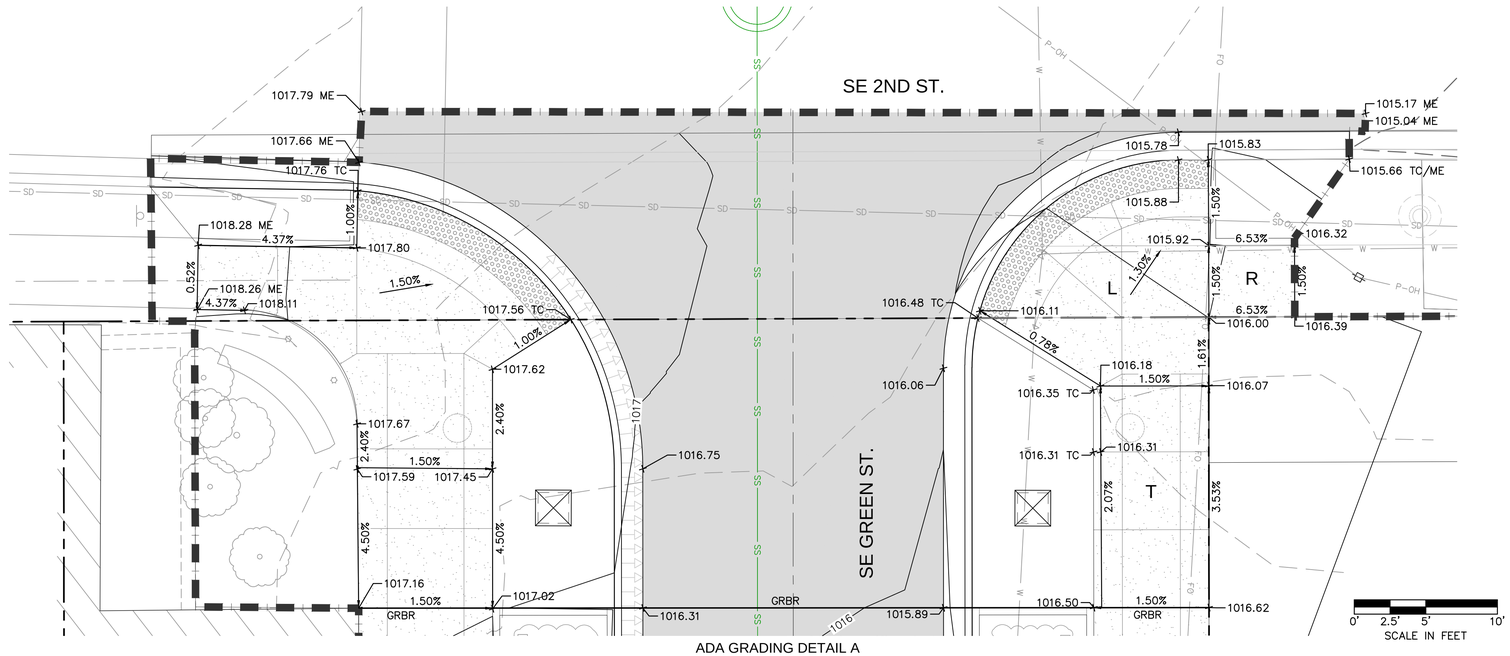
LEE'S SUMMIT, MO

drawn by:	AR/DB
checked by:	JN
approved by:	DE
QA/QC by:	DE
project no.:	022-00393
drawing no.:	C_GRD01_02200393
date:	12/22/2023

SHEET
C100

DWG: F:\2022\00001-00500\022-00393\40-design\AutoCAD\final plans\Sheets\GNCV\Site Development Plans\C_GRD01_02200393.dwg
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USER: oromanov C_PBASE_ROAD_02200393 L_PBASE_RDWY_02200393





ADA GRADING DETAIL A

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 GRADEBREAK
T	TRANSITION
L	LANDING
R	RAMP

SPOT ELEVATION LEGEND

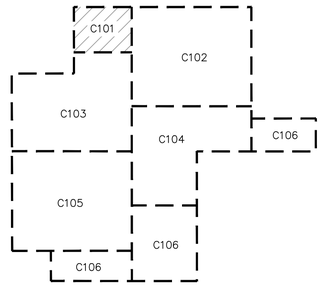
ALL SPOT ELEVATIONS ARE TO EDGE OF PAVEMENT/LIP OF CURB OR FINISHED GRADE UNLESS OTHERWISE SPECIFIED AS BELOW.

ME MATCH EXISTING
TC TOP OF CURB AT BACK
LP LOW POINT
HP HIGH POINT
TR TOP OF RISER
HFG FINISH GRADE NEXT TO THE TOP OF WALL
LFG FINISH GRADE NEXT TO THE BOTTOM OF WALL

EASEMENT LEGEND

UTILITY EASEMENT

DE STORM EASEMENT
EE ELECTRIC EASEMENT
SE SANITARY EASEMENT
WE WATER EASEMENT



KEYMAP
N.T.S.



0' 5' 10' 20'
SCALE IN FEET

0' 2.5' 5' 10'
SCALE IN FEET

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01/24/2024

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REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	12-22-2023	ADDENDUM #1	

GRADING PLAN

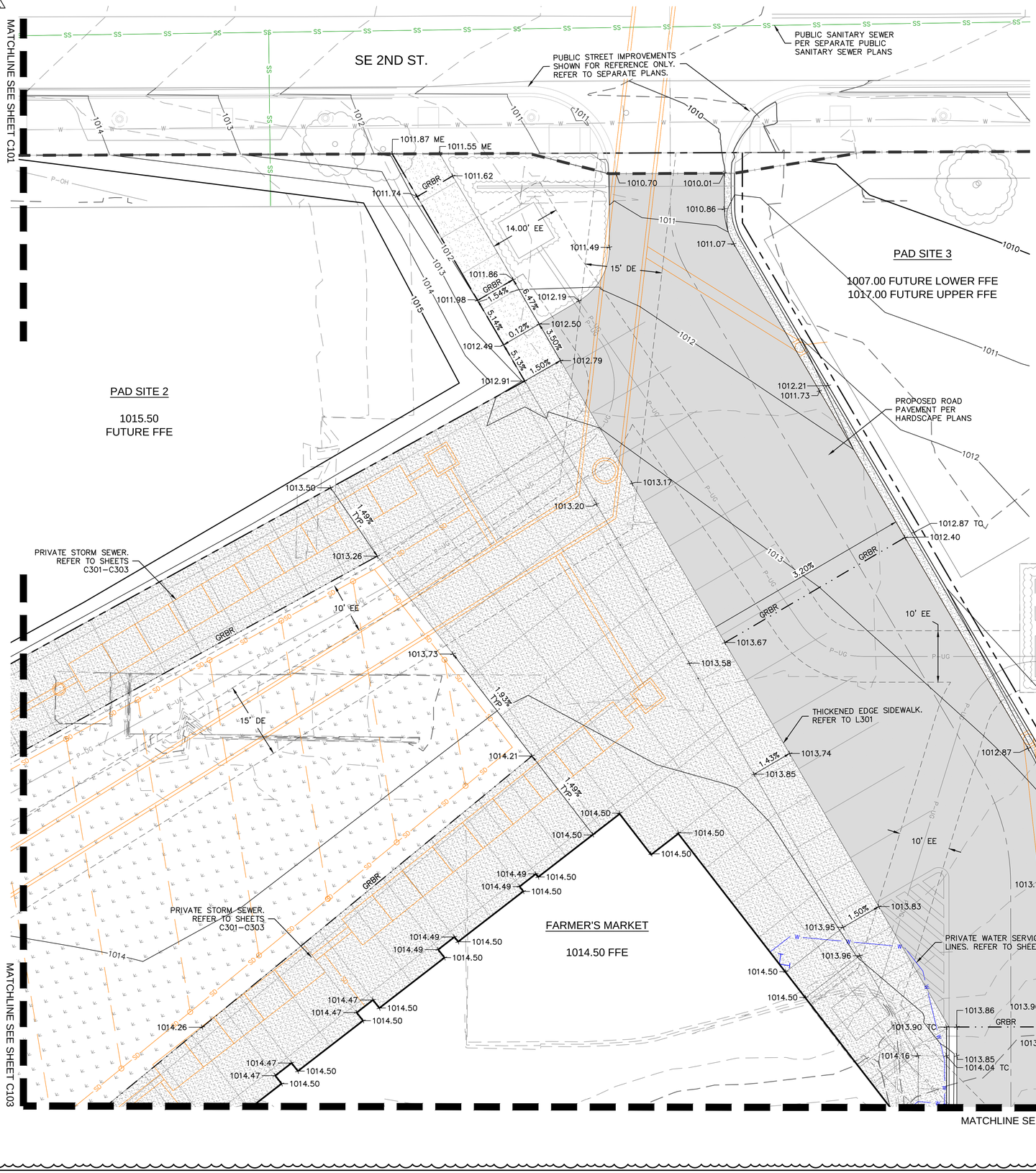
LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET
LEE'S SUMMIT,MO

2023

drawn by: AR/DB
checked by: JN
approved by: DE
QA/QC by: DE
project no.: 022-00393
drawing no.: C_GRD02_02200393
date: 12/22/2023

SHEET
C101

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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USER: aromanov
C_PBASE_ROAD_02200393 L_PBASE_RDWY_02200393 C_PPATT_02200393 L_PPATT_02200393 C_PBNDY_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
	PROPOSED GRADEBREAK
T	TRANSITION
L	LANDING
R	RAMP

SPOT ELEVATION LEGEND

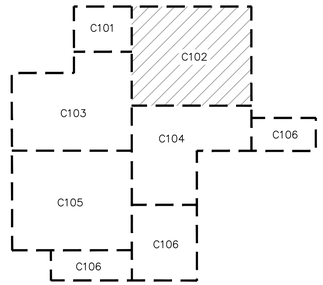
ALL SPOT ELEVATIONS ARE TO EDGE OF PAVEMENT/LIP OF CURB OR FINISHED GRADE UNLESS OTHERWISE SPECIFIED AS BELOW.

ME MATCH EXISTING
TC TOP OF CURB AT BACK
LP LOW POINT
HP HIGH POINT
TR TOP OF RISER
HFG FINISH GRADE NEXT TO THE TOP OF WALL
LFG FINISH GRADE NEXT TO THE BOTTOM OF WALL

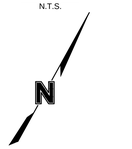
EASEMENT LEGEND

— — — UTILITY EASEMENT

DE STORM EASEMENT
EE ELECTRIC EASEMENT
SE SANITARY EASEMENT
WE WATER EASEMENT



KEYMAP
N.T.S.



0' 5' 10' 20'
SCALE IN FEET

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REVISIONS

GRADING PLAN

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

2023

LEE'S SUMMIT,MO

drawn by: AR/DB
checked by: JN
approved by: DE
QA/QC by: DE
project no.: 022-00393
drawing no.: C_GRD02_02200393
date: 12/22/2023

SHEET
C102

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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USER: aromanov

MATCHLINE SEE SHEET C101

MATCHLINE SEE SHEET C102

MATCHLINE SEE SHEET C104

MATCHLINE SEE SHEET C105

SE GREEN ST.

FARMER'S MARKET

1014.50 FFE

CITY HALL

1020.65 FFE

PRIVATE STORM SEWER REFER TO SHEETS C301–C303

PRIVATE STORM SEWER. REFER TO SHEETS C310–C312

PRIVATE STORM SEWER. REFER TO SHEETS C310–C312

PRIVATE STORM SEWER. REFER TO SHEETS C310–C312

PUBLIC STORM SEWER RCB PER SEPARATE PUBLIC STORM SEWER PLANS

10' EE

15' DE

15' DE

GRBR

P-UG

SD

SS

W

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 GRADEBREAK
T	TRANSITION
L	LANDING
R	RAMP

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
HFG FINISH GRADE NEXT TO THE TOP OF WALL
LFG FINISH GRADE NEXT TO THE BOTTOM OF WALL
TS TOP OF STRUCTURE

EASEMENT LEGEND

UTILITY EASEMENT

DE STORM EASEMENT
EE ELECTRIC EASEMENT
SE SANITARY EASEMENT
WE WATER EASEMENT

KEYMAP
N.T.S.

C101 C102 C103 C104 C105 C106 C106 C106

N

0' 5' 10' 20'
SCALE IN FEET

RELEASED FOR CONSTRUCTION
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Development Services Department
Lee's Summit, Missouri
01/24/2024

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STATE OF MISSOURI
DAVID L. EICKMAN
NUMBER PE-2009015436
12/21/23
PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	12-22-2023	ADDENDUM #1	

REVISIONS

GRADING PLAN

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

2023

LEE'S SUMMIT, MO

drawn by: AR/DB
checked by: JN
approved by: DE
QA/QC by: DE
project no.: 022-00393
drawing no.: C_GRD02_02200393
date: 12/22/2023

SHEET
C103

DWG: F:\2022\00001-00500\022-00393\40-design\AutoCAD\final plans\Sheets\GNCV\Site Development Plans\C_GRD02_02200393.dwg USER: aromanov
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MATCHLINE SEE SHEET C102

MATCHLINE SEE SHEET C103

MATCHLINE SEE SHEET C105

MATCHLINE SEE SHEET C106

FARMER'S MARKET

1014.50 FFE

PAD SITE 3

1007.00 FUTURE LOWER FFE
1017.00 FUTURE UPPER FFE

EXISTING BUILDING

1023.85 FFE

PRIVATE UTILITY SERVICE LINES. REFER TO SHEET C400

PRIVATE UTILITY SERVICE LINES. REFER TO SHEET C400

PRIVATE STORM SEWER. REFER TO SHEETS C301–C303

PUBLIC WATER MAIN PER SEPARATE PUBLIC WATER MAIN PLANS

GAS LINE PER COORDINATION WITH SPIRE

PUBLIC SANITARY SEWER PER SEPARATE PUBLIC SANITARY SEWER PLANS

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 GRADEBREAK
T	TRANSITION
L	LANDING
R	RAMP

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
HFG FINISH GRADE NEXT TO THE TOP OF WALL
LFG FINISH GRADE NEXT TO THE BOTTOM OF WALL

EASEMENT LEGEND

UTILITY EASEMENT

DE STORM EASEMENT
EE ELECTRIC EASEMENT
SE SANITARY EASEMENT
WE WATER EASEMENT

KEYMAP
N.T.S.

C101 C102 C103 C104 C106 C105 C106

N

0' 5' 10' 20'
SCALE IN FEET

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As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
01/24/2024

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STATE OF MISSOURI
DAVID L. EICKMAN
NUMBER PE-2009015436
12/22/23
PROFESSIONAL ENGINEER

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	12-22-2023	ADDENDUM #1	

GRADING PLAN

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

2023

LEE'S SUMMIT, MO

drawn by: AR/DB
checked by: JN
approved by: DE
QA/QC by: DE
project no.: 022-00393
drawing no.: C_GRD02_02200393
date: 12/22/2023

SHEET
C104

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MATCHLINE SEE SHEET C103

MATCHLINE SEE SHEET C104

MATCHLINE SEE SHEET C106

MATCHLINE SEE SHEET C106

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

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
BR BOTTOM OF RISER
HFG FINISH GRADE NEXT TO THE TOP OF WALL
LFG FINISH GRADE NEXT TO THE BOTTOM OF WALL

EASEMENT LEGEND

— — — UTILITY EASEMENT

DE STORM EASEMENT
EE ELECTRIC EASEMENT
SE SANITARY EASEMENT
WE WATER EASEMENT

12 RISERS @ 4" TYP. SEE SHEET L312 FOR DETAILS

PRIVATE STORM SEWER. REFER TO SHEETS C310–C312

PUBLIC STORM SEWER RCB PER SEPARATE PUBLIC STORM SEWER PLANS

PRIVATE STORM SEWER. REFER TO SHEETS C310–C312

PRIVATE STORM SEWER. REFER TO SHEETS C310–C312

CITY HALL

1020.65 FFE

PAD SITE 1

1019.00 FUTURE FFE

15.00' DE

KEYMAP
N.T.S.

C101 C102 C103 C104 C105 C106 C106

SCALE IN FEET
0' 5' 10' 20'

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GRADING PLAN

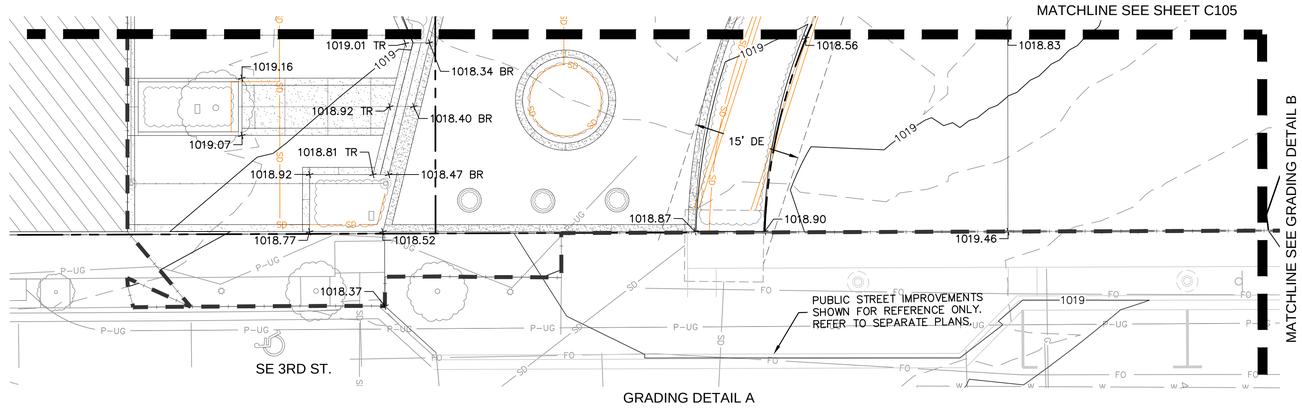
LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET
LEE'S SUMMIT,MO

2023

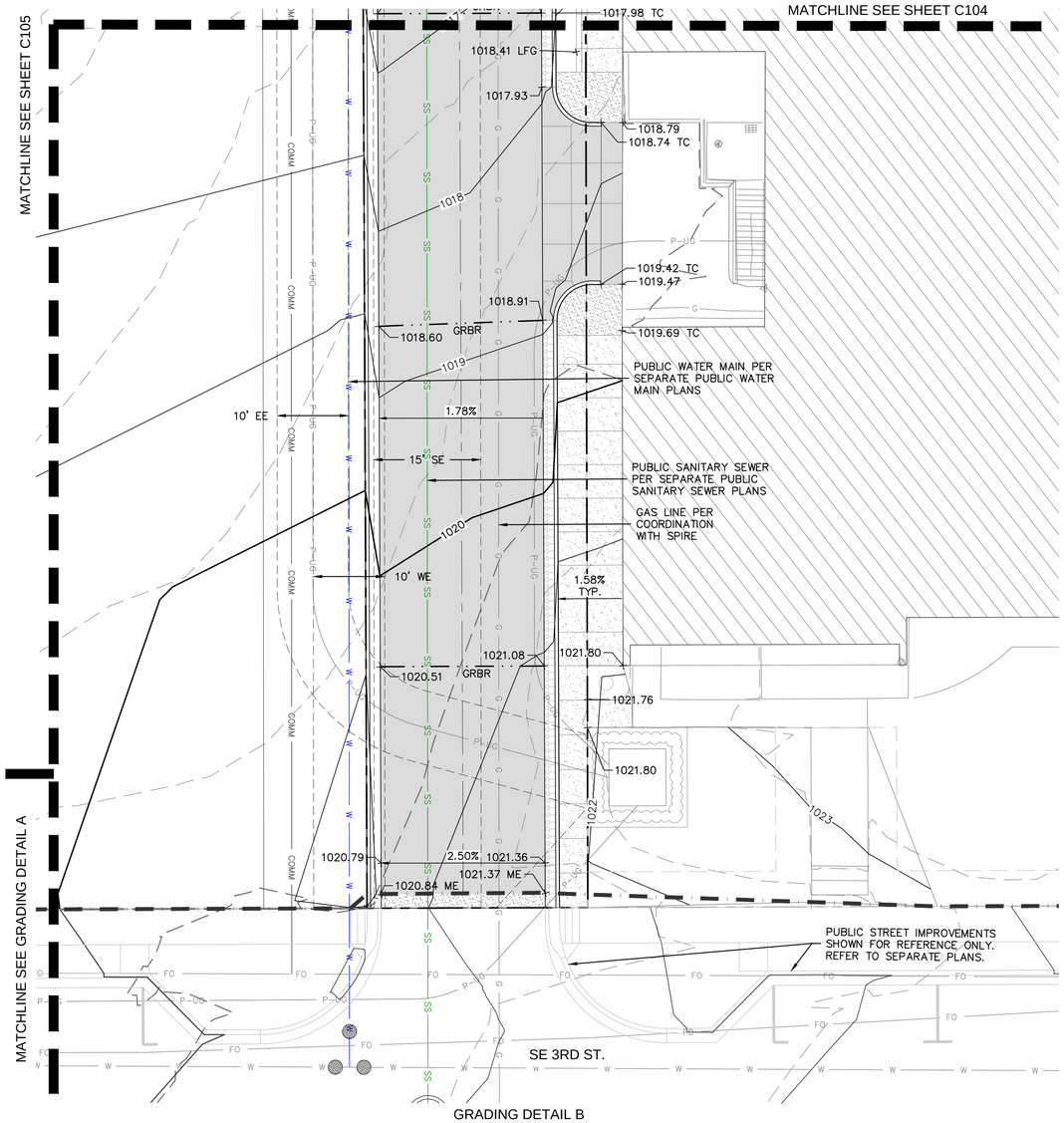
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drawing no.: C_GRD02_02200393
date: 12/22/2023

SHEET
C105

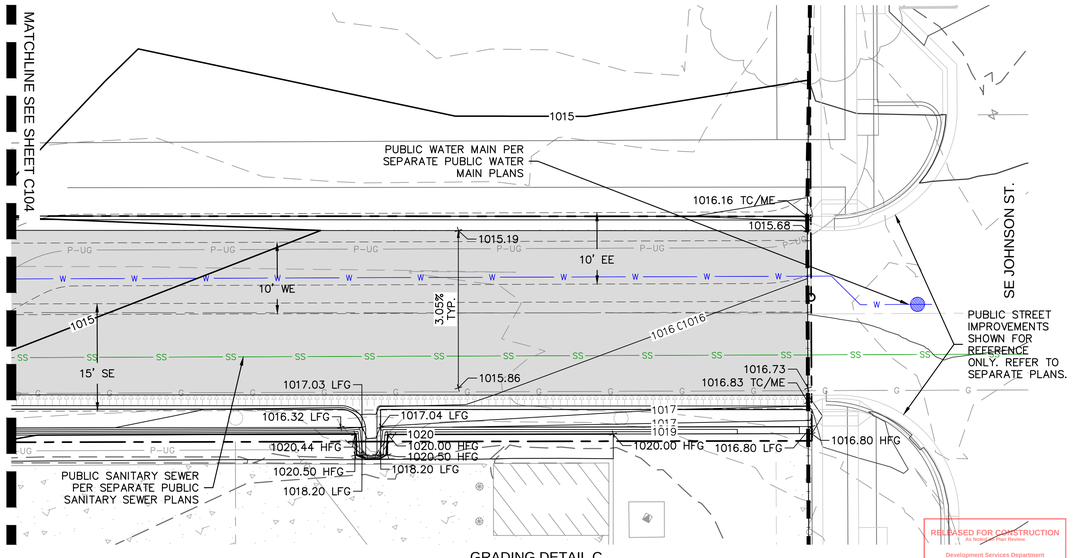
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GRADING DETAIL A



GRADING DETAIL B



GRADING DETAIL C

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 GRADEBREAK
T	TRANSITION
L	LANDING
R	RAMP

SPOT ELEVATION LEGEND

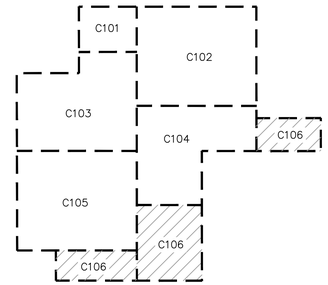
ALL SPOT ELEVATIONS ARE TO EDGE OF PAVEMENT/LIP OF CURB OR FINISHED GRADE UNLESS OTHERWISE SPECIFIED AS BELOW.

ME MATCH EXISTING
TC TOP OF CURB AT BACK
LP LOW POINT
HP HIGH POINT
TR TOP OF RISER
BR BOTTOM OF RISER
HFG FINISH GRADE NEXT TO THE TOP OF WALL
LFG FINISH GRADE NEXT TO THE BOTTOM OF WALL

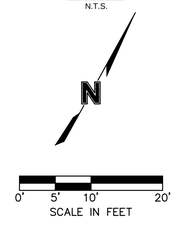
EASEMENT LEGEND

— — — UTILITY EASEMENT

DE STORM EASEMENT
EE ELECTRIC EASEMENT
SE SANITARY EASEMENT
WE WATER EASEMENT



KEYMAP
N.T.S.



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Development Services Department
Lee's Summit, Missouri
01/24/2024

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PROFESSIONAL ENGINEER

REVISIONS

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1	12-22-2023	ADDENDUM #1	

GRADING PLAN

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

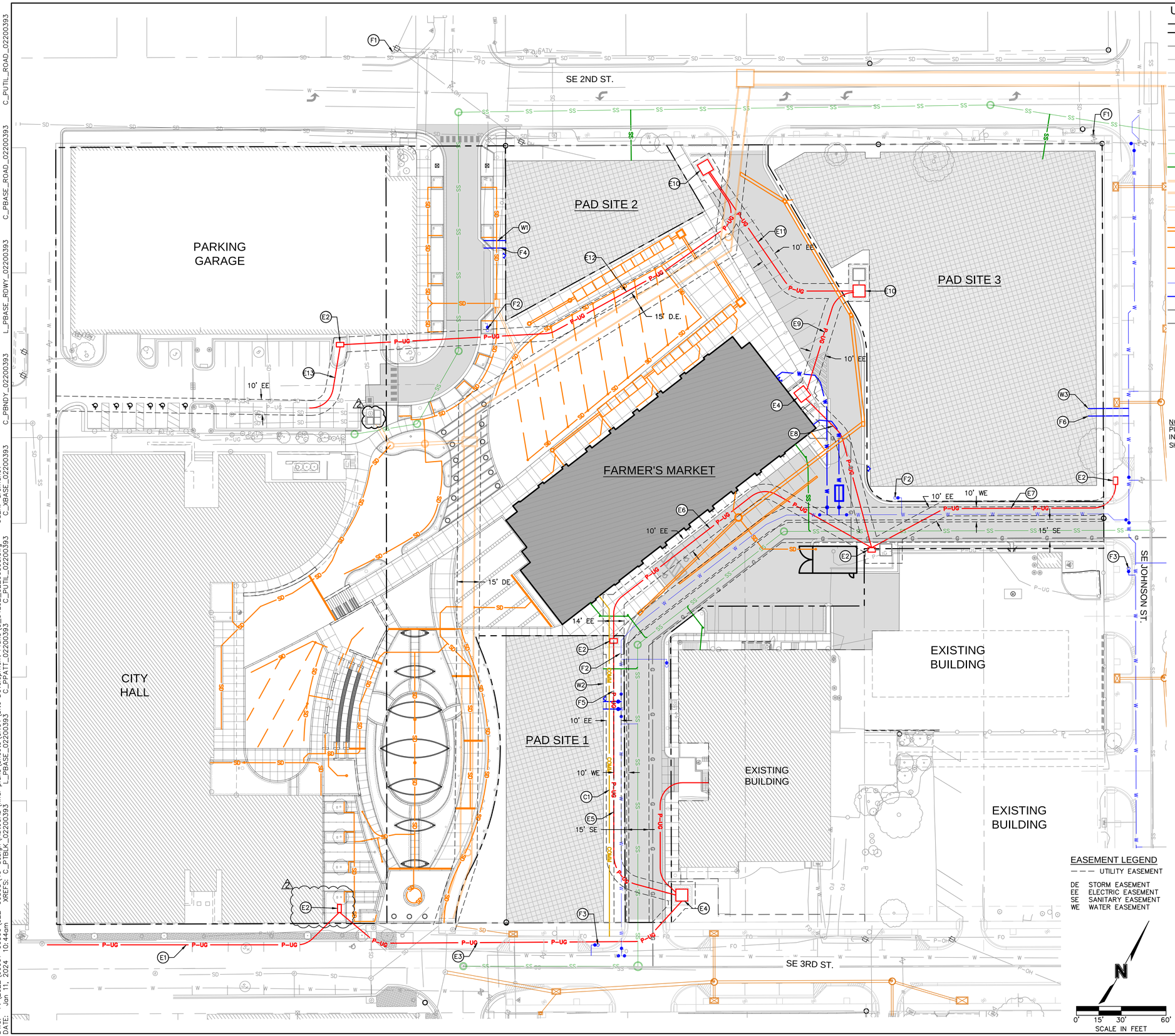
2023

LEE'S SUMMIT,MO

drawn by: AR/DB
checked by: JN
approved by: DE
QA/QC by: DE
project no.: 022-00393
drawing no.: C_GRD02_02200393
date: 12/22/2023

SHEET
C106

DWG: F:\2022\00001-00500\022-00393\40-design\AutoCAD\final plans\Sheets\GNCV\Site Development Plans\C_GRD02_02200393.dwg
DATE: Dec 22, 2023 8:40am
XREFS: C_XBASE_02200393 C_PTBLK_02200393 L_PBASE_02200393 C_PUTIL_02200393
USER: aromanov
L_PBASE_RDWY_02200393 C_PPATT_02200393 L_PPATT_02200393 C_PBNDY_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. REFER TO SHEETS (C301–C313)
- PROPOSED PRIVATE STORM SEWER LINE. REFER TO SHEETS (C301–C313)
- PROPOSED STORM UNDERDRAIN
- PROPOSED PUBLIC WATER LINE
- PROPOSED PRIVATE WATER SERVICE LINE
- PROPOSED GAS LINE
- PROPOSED UNDERGROUND POWER
- PROPOSED BUILDING
- PROPOSED PAD SITE
- PROPOSED ROAD PAVEMENT PER HARDSCAPE PLANS

NOTES:
PUBLIC UTILITIES SHOWN ON THE PLAN FOR REFERENCE ONLY AND ARE INSTALLED PER SEPARATE PUBLIC UTILITY EXTENSION PLANS. REFER TO SHEET C400 FOR SEPARATE FARMER'S MARKET UTILITY SERVICE PLAN.

WATER KEYNOTES

- (W1) CONNECT TO EXISTING 12" MAIN AND INSTALL 15 L.F. OF 6" PVC FOR FUTURE DOMESTIC WATER SERVICE. CAP AND MARK THE END OF LINE
- (W2) CONNECT TO 8" MAIN INSTALLED PER SEPARATE PUBLIC WATER MAIN EXTENSION PLANS AND INSTALL 13 L.F. OF 6" PVC FOR FUTURE DOMESTIC WATER SERVICE. CAP AND MARK THE END OF LINE
- (W3) PRIVATE DOMESTIC WATER SERVICE LINE TO BE INSTALLED PER SEPARATE PUBLIC STREET IMPROVEMENT PLANS

FIRE KEYNOTES

- (F1) EXISTING FIRE HYDRANT
- (F2) PROPOSED FIRE HYDRANT PER SEPARATE PUBLIC WATER MAIN EXTENSION PLANS
- (F3) PROPOSED FIRE HYDRANT PER SEPARATE PUBLIC STREET IMPROVEMENT PLANS
- (F4) CONNECT TO EXISTING 12" MAIN AND INSTALL 15 LF OF 6" PVC FOR FUTURE FIRE SERVICE. CAP AND MARK THE END OF LINE.
- (F5) CONNECT TO 8" MAIN INSTALLED PER SEPARATE PUBLIC WATER EXTENSION PLANS AND INSTALL 13 LF OF 6" PVC FOR FUTURE FIRE SERVICE. CAP AND MARK THE END OF LINE.
- (F6) PRIVATE FIRE SERVICE LINE TO BE INSTALLED PER SEPARATE PUBLIC STREET IMPROVEMENT PLANS

POWER KEYNOTES

- (E1) INSTALL 203 LF OF 4" PVC CONDUIT. COORDINATE CONNECTION TO EXISTING SERVICE AT CITY HALL ALLEY WITH EVERGY
- (E2) INSTALL STANDARD SECTIONALIZER PROVIDED BY EVERGY
- (E3) INSTALL 248 LF OF 4" PVC CONDUIT
- (E4) INSTALL TRANSFORMER PAD PER STANDARD EVERGY DETAILS AND TRANSFORMER PROVIDED BY EVERGY. REFER TO EVERGY PLANS FOR TRANSFORMER DETAILS
- (E5) INSTALL 196 LF OF 4" PVC CONDUIT
- (E6) INSTALL 230 LF OF 4" PVC CONDUIT
- (E7) INSTALL 179 LF OF 4" PVC CONDUIT
- (E8) INSTALL 112 LF OF 4" PVC CONDUIT
- (E9) INSTALL 77 LF OF 4" PVC CONDUIT
- (E10) INSTALL TRANSFORMER PAD ONLY PER STANDARD EVERGY DETAILS. REFER TO EVERGY PLANS FOR TRANSFORMER DETAILS
- (E11) INSTALL 137 LF OF 4" PVC CONDUIT
- (E12) INSTALL 318 LF OF 4" PVC CONDUIT
- (E13) INSTALL 49 LF OF 4" PVC CONDUIT. COORDINATE CONNECTION TO EXISTING SERVICE BETWEEN PARKING GARAGE AND CITY HALL WITH EVERGY

COMMUNICATION KEYNOTES

- (C1) INSTALL 230 LF OF (3)–4" PVC CONDUIT. COORDINATE CONNECTION TO EXISTING SERVICE AT 3RD ST. WITH SERVICE PROVIDER.

EASEMENT LEGEND

UTILITY EASEMENT

- DE STORM EASEMENT
- EE ELECTRIC EASEMENT
- SE SANITARY EASEMENT
- WE WATER EASEMENT

N

0' 15' 30' 60'
SCALE IN FEET

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Development Services Department
Lee's Summit, Missouri
01/24/2024

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STATE OF MISSOURI
DAVID L. EICKMAN
NUMBER PE-2009015436
PROFESSIONAL ENGINEER

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	12-22-2023	ADDENDUM #1	
2	01-11-2024	ADDENDUM #2	

OVERALL UTILITY PLAN

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

drawn by: DFG
checked by: JN
approved by:
QA/QC by: DE
project no.: 022-00393
drawing no.: C_UTL02_02200393
date: 12/22/2023

SHEET
C200

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USER: aromanov
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SE 2ND ST.

SE GREEN ST.

SE JOHNSON ST.

SE 3RD ST.

PUBLIC RCB INSTALLED PER SEPARATE PUBLIC STORM SEWER PLANS

PRIVATE STORM LINE 1 SEE SHEET C301

PRIVATE STORM LINE 2 SEE SHEET C302

PRIVATE STORM LINE 3 SEE SHEET C303

PUBLIC STORM SEWER. SEE UTILITY RELOCATION PLANS

ROOF DRAIN LINES SEE SHEET C400

SEE SHEET C313

SEE SHEET C312

SEE SHEET C311

SEE SHEET C310

PUBLIC RCB INSTALLED PER SEPARATE PUBLIC STORM SEWER PLANS

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. REFER TO SHEETS C301–C313
- PROPOSED STORM UNDERDRAIN
- PROPOSED PRIVATE STORM SEWER LINE 12" OR LESS. REFER TO SHEETS C301–C313.
- 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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1/11/24

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2	01-11-2024	ADDENDUM #2	

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: 12/22/2023

SHEET
C300

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PUBLIC RCB INSTALLED PER SEPARATE PUBLIC STORM SEWER PLANS

5 LF OF 12" HDPE STUB @2.00% CAP END OF LINE

PVT1-1
INSTALL 30" I.D. NYLOPLAST DRAIN BASIN W/ 2'X3' CURB INLET ADAPTER & H20 RATED DIAGONAL GRATE
STA: 10+35.93
PRIVATE STORM LINE 1
N: 1000632.922
E: 2824310.276

PVT1-2
INSTALL 30" I.D. NYLOPLAST DRAIN BASIN W/ 2'X3' CURB INLET ADAPTER & H20 RATED DIAGONAL GRATE
STA: 11+24.01
PRIVATE STORM LINE 1
N: 1000587.654
E: 2824385.833

PVT1-3
INSTALL 24" I.D. NYLOPLAST DRAIN BASIN W/ 2'X3' CURB INLET ADAPTER & H20 RATED DIAGONAL GRATE
STA: 11+97.42
PRIVATE STORM LINE 1
N: 1000527.620
E: 2824428.097

STA 10+00.00
PRIVATE STORM LINE 1
N: 1000634.71
E: 2824275.29
CONNECT TO EXISTING RCB

STORM LINE 1

SE 2ND ST.

PVT2-1
4'X4' INSIDE JUNCTION BOX WITH INTERNAL WEIR PLATE
SEE SHEET C307 FOR DETAILS
STA: 10+19.42
PRIVATE STORM LINE 2
N: 1000580.303
E: 2824259.808

SEE ROOF DRAIN LINE PLAN SHEET C400

PVT1-4
INSTALL 4'-0" ID STORM MH PER APWA STD. DETAIL MH-1
STA: 13+01.78
PRIVATE STORM LINE 1
N: 1000432.489
E: 2824385.194

PVT1-5
INSTALL 18" I.D. NYLOPLAST DRAIN BASIN W/ 2'X3' CURB INLET ADAPTER & H20 RATED DIAGONAL GRATE
STA: 13+93.25
PRIVATE STORM LINE 1
N: 1000345.072
E: 2824358.273

STORM SEWER LEGEND

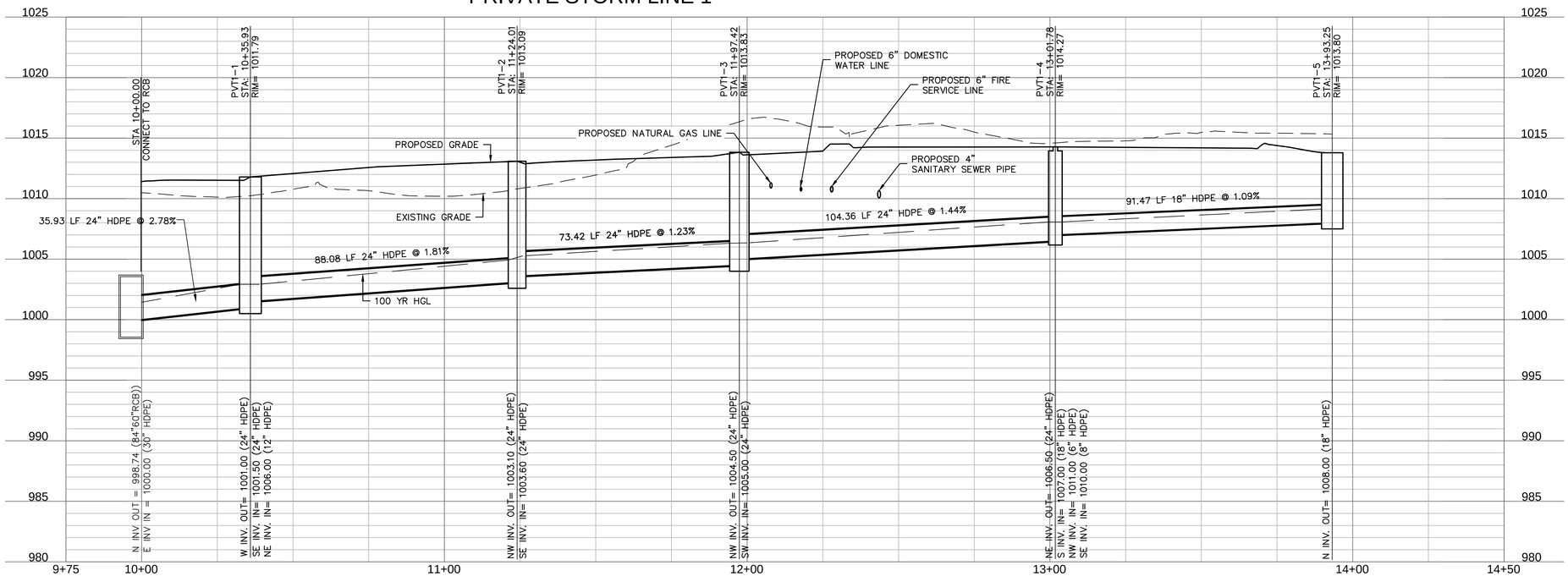
- PROPERTY BOUNDARY
- SD — SD — EXISTING STORM SEWER LINE
- W — W — EXISTING WATER MAIN LINE
- SS — SS — EXISTING SANITARY SEWER LINE
- G — G — EXISTING GAS LINE
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- FO — EXISTING COMMUNICATION/FIBER OPTIC LINE
- SS — SS — PROPOSED SANITARY SEWER SERVICE
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- PROPOSED PRIVATE STORM SEWER LINE 15" OR GREATER
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- 100 — EXISTING INDEX CONTOURS
- 100 — EXISTING INTERMEDIATE CONTOURS
- 100 — PROPOSED INDEX CONTOURS
- 100 — PROPOSED INTERMEDIATE CONTOURS

N

10' 5' 2.5' 0'

0' 10' 20' 40'
SCALE IN FEET

PRIVATE STORM LINE 1



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DAVID L. EICKMAN
NUMBER PE-2009015436
12/21/23
PROFESSIONAL ENGINEER

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	12-22-2023	ADDENDUM #1	

STORM SEWER PLAN & PROFILE

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

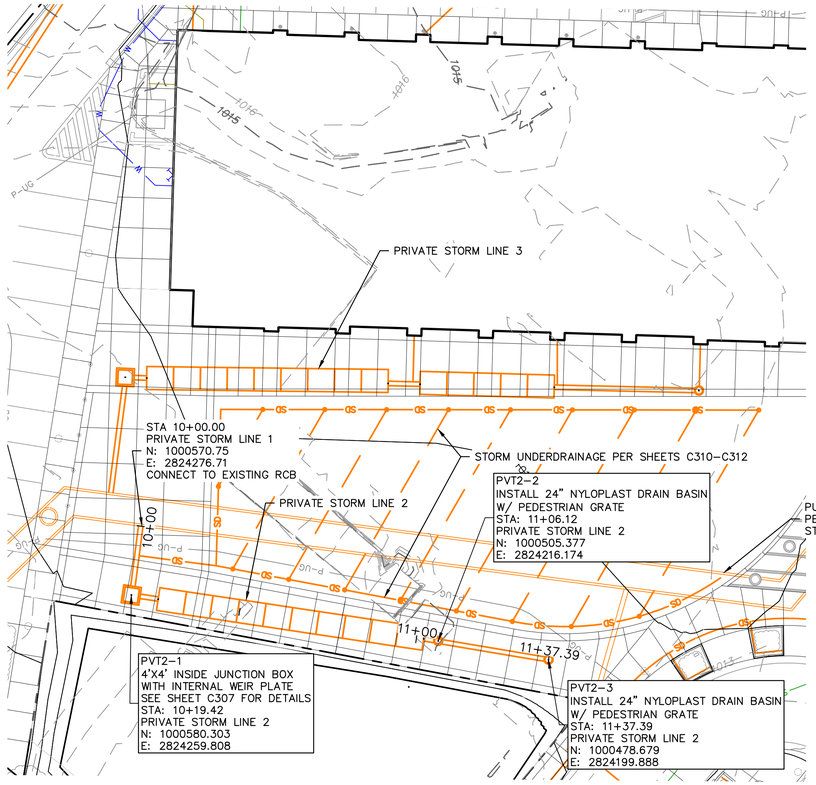
LEE'S SUMMIT, MO

2023

drawn by: DFG/AR
checked by: JN
approved by: DE
QA/QC by: DE
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drawing no.: C_STM02_02200393
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SHEET
C301

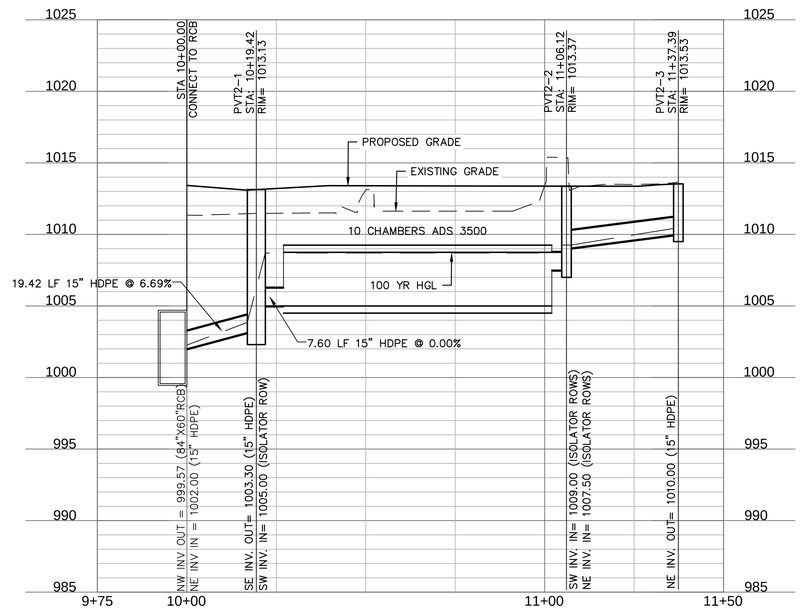
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DATE: Dec 22, 2023 8:41am XREFS: C_XBASE_02200393 L_PBASE_02200393 C_PSTRM_PRVT_02200393
C_PTBLK_02200393 C_PUTIL_02200393



STORM SEWER LEGEND

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- 100 — EXISTING INDEX CONTOURS
- 100 — EXISTING INTERMEDIATE CONTOURS
- 100 — PROPOSED INDEX CONTOURS
- 100 — PROPOSED INTERMEDIATE CONTOURS

PRIVATE STORM LINE 2



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STATE OF MISSOURI
DAVID L. EICKMAN
NUMBER PE-2009015436
12/21/23
PROFESSIONAL ENGINEER

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1	12-22-2023	ADDENDUM #1	

REVISIONS

STORM SEWER PLAN & PROFILE

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

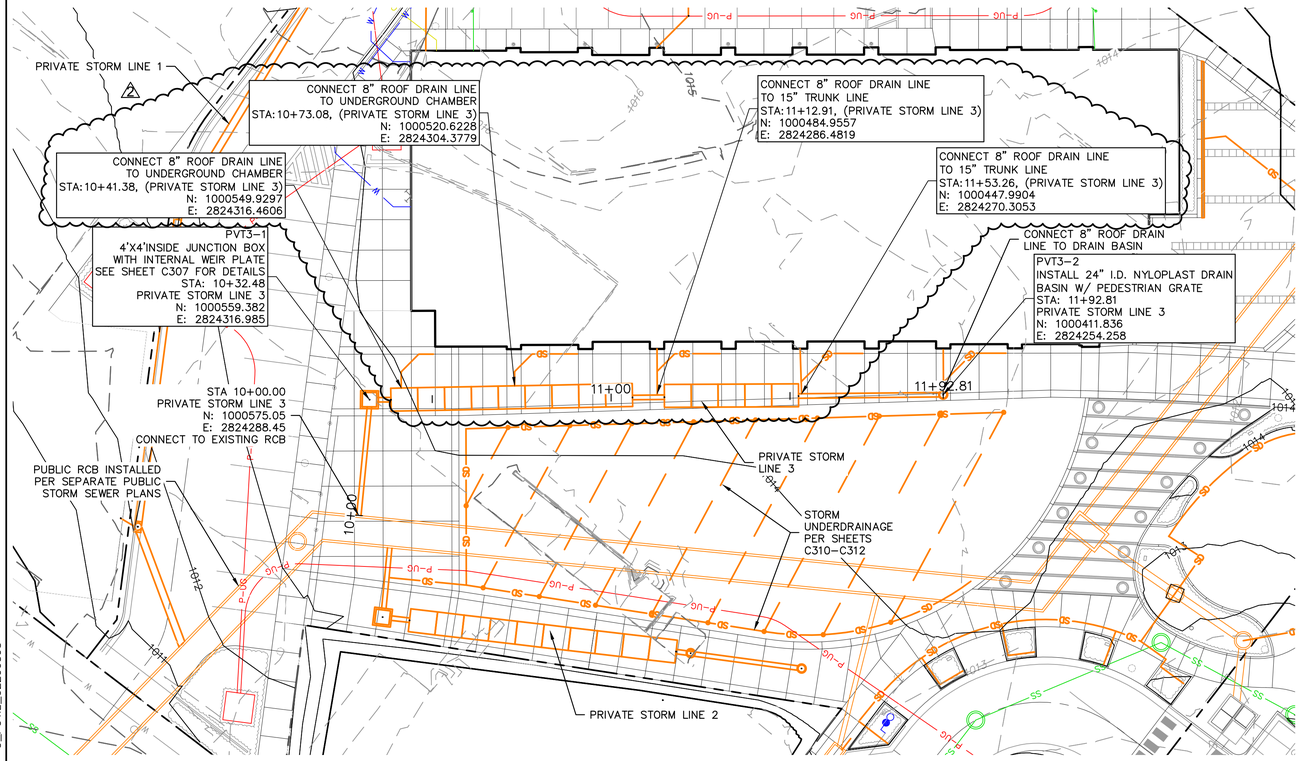
LEE'S SUMMIT,MO

2023

drawn by: DFG/AR
checked by: JN
approved by: DE
QA/QC by: DE
project no.: 022-00393
drawing no.: C_STM02_02200393
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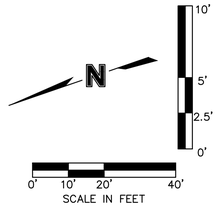
SHEET
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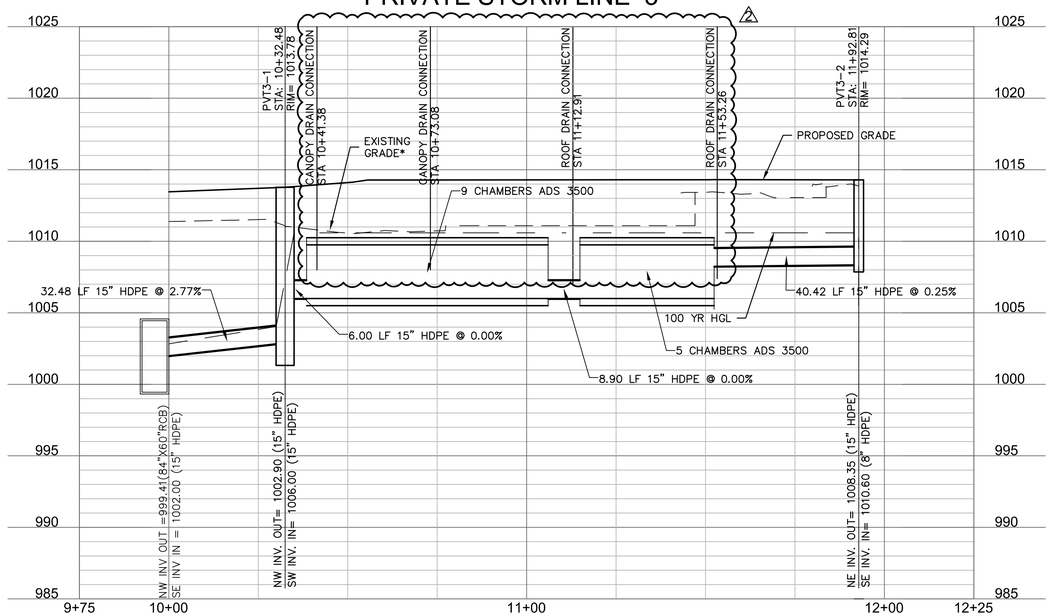
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STORM SEWER LEGEND

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- 100 — PROPOSED INDEX CONTOURS
- 100 — PROPOSED INTERMEDIATE CONTOURS





*NOTE:
CONTRACTOR SHALL FILL AND COMPACT TO 95% STANDARD DENSITY TO A POINT 18" MINIMUM ABOVE THE TOP OF PIPE PRIOR TO EXCAVATION FOR THE PIPE.

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STORM SEWER PLAN & PROFILE

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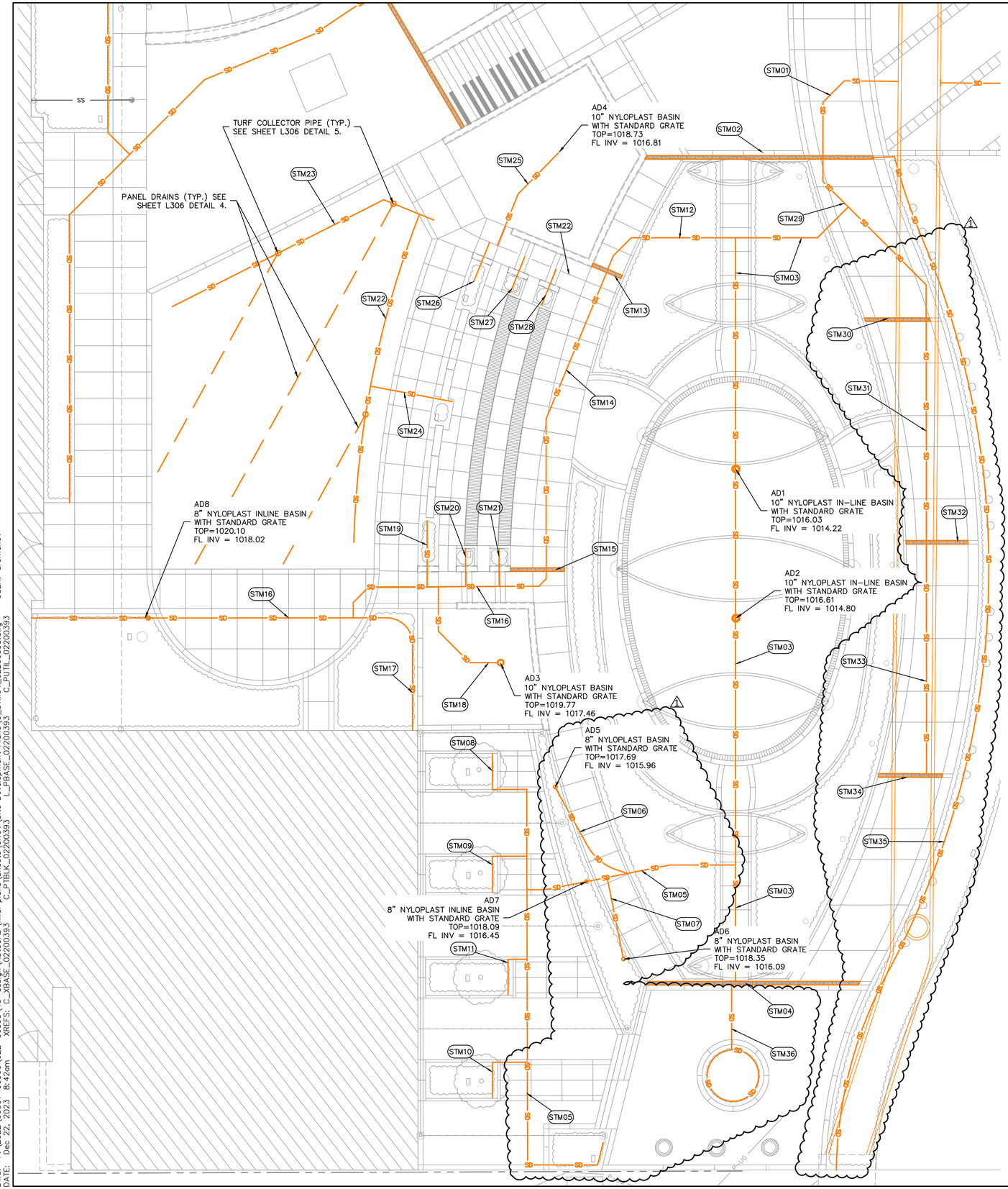
LEE'S SUMMIT,MO

2023

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SHEET
C303

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DATE: Jan 11, 2024 10:10am XREFS: C_XBASE_02200393 C_PTBLK_02200393 L_PBASE_02200393 C_PSTRM_PRVT_02200393 C_PUTIL_02200393



STM01
28.62 LF OF 12" PVC @ 29.00%
+0.00 = CONNECT TO CONCRETE RCB.
+10.47 = 45° BEND
+16.37 = 45° BEND
+28.62 = CONNECT TO SLOT DRAIN. FL=1012.58

STM02
±46.2 LF OF 8" TRENCH DRAIN WITH GRATE.

STM03
24.39 LF OF 12" PVC @ 2.00%
+0.00 = 12"X12"X8" TEE CONNECTION TO STM27. FL = 1012.83
+8.49 = 45° BEND
+24.39 12"x10"X10" TEE IN FROM STM11. FL = 1013.32
44.92 LF OF 10" PVC @ 2.00%
+60.82 = 10" NYLOPLAST IN-LINE DRAIN BASIN.
SEE PLAN VIEW FOR DETAILS.
29.01 LF OF 10" PVC @ 2.00%
+89.83 = 10" NYLOPLAST IN-LINE DRAIN BASIN.
SEE PLAN VIEW FOR DETAILS.
47.95 LF OF 8" PVC @ 1.50%
1+37.38 10"X8"X8" TEE IN FROM STM05. FL = 1015.52
22.63 LF OF 8" PVC @ 200%
1+60.41 = CONNECT TO SLOT DRAIN. FL = 1016.00

STM04
±43.40 LF OF 8" TRENCH DRAIN WITH GRATE.

STM05
74.54 LF OF 8" PVC @ 1.00%
+0.00 = 8"X8"X8" TEE. CONNECT TO STM03. FL = 1015.52
+12.80 = 11.25° BEND
+21.21 = 4"X8" WYE CONNECTION TO STM05
+25.20 = 4"X8" TEE CONNECTION TO STM07
+29.32 = 8" NYLOPLAST IN-LINE DRAIN BASIN.
SEE PLAN VIEW FOR DETAILS
+41.02 = 8"X8"X8" TEE. CONNECT TO STM08. FL = 1016.07
+54.53 = 8"X4"X8" TEE. CONNECT TO STM09. FL = 1016.21
+74.54 = 8"X4"X8" TEE. CONNECT TO STM10. FL = 1016.41
19.97 LF OF 4" PVC @ 1.00%
18.08 LF OF 4" PERFORATED PIPE @ 1.00%

STM06
22.76 LF OF 4"PVC @ 1.00%
+0.00 = 4"X8" WYE CONNECTION TO STM05. FL=1015.73
+22.76 =8" NYLOPLAST IN-LINE DRAIN BASIN.
SEE PLAN VIEW FOR DETAILS.

STM07
16.19 LF OF 4"PVC @ 2.00%
+0.00 = 4"X8" TEE CONNECTION TO STM05. FL = 1015.77
+16.19 =8" NYLOPLAST IN-LINE DRAIN BASIN.
SEE PLAN VIEW FOR DETAILS.

STM08
6.49 LF OF 8" PVC @ 2.00%
+0.00 = 8"X8"X8" TEE. CONNECT TO STM05.. FL = 1016.07
+6.49 = 8"X4"X4" TEE. CONNECT TO STM093 FL = 1018.14
19.68 LF OF 4" PVC & 2.00%
+13.00 = 90° BEND
+19.68= 90° BEND. CONNECT 4" PIPE TO 4" PERFORATED PIPE
7.00 LF OF 4" PERFORATED PIPE @ 1.00%

STM09
6.70 LF OF 4" PVC @ 2.00%
+0.00 = 4"X4"X4" TEE CONNECTION TO STM07. FL = 1016.20
+06.70 = 90° BEND. CONNECT 4" PIPE TO 4" PERFORATED PIPE
7.00 LF OF 4" PERFORATED PIPE @ 1.00%

STM10
40.28 LF OF 4" PVC @ 1.00%
+0.00 = 4"X4"X4" TEE CONNECTION TO SMT07. FL = 1018.07
+13.51 = 4"X4"X4" TEE CONNECTION TO STM10. FL = 1018.21
+33.51 = 90° BEND.
+40.28 = 90° BEND. CONNECT 4" PIPE TO 4" PERFORATED PIPE
7.00 LF OF 4" PERFORATED PIPE @ 1.00%

STM11
3.72 LF OF 4" PVC @ 1.00%
+0.00 = 4"X4"X4' TEE CONNECTION TO STM09. FL = 1018.21
+3.72 = 90° BEND. CONNECT 4" PIPE TO 4" PERFORATED PIPE
7.00 LF OF 4" PERFORATED PIPE @ 1.00%

STM12
20.29 LF OF 10" PVC @ 2.00%
+0.00 8"X8"X8" TEE CONNECTION TO STM03. FL = 1013.32
+20.29 45° BEND
8.28 LF OF 10" PVC @ 2.00%
+25.21 45° BEND
+28.57 CONNECT TO SLOT DRAIN STM12. FL = 1013.89

STM13
6 LF OF 8" TRENCH DRAIN WITH GRATE.

STM14
2.64 LF OF 8" PVC @ 1.00%
+0.00 = CONNECT TO SLOT DRAIN. FL = 1013.89
+2.64 = 8"X8"X8" TEE CONNECTION TO STM21. FL = 1013.94
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 = 1014.80

STM15
10.40 LF OF 8" TRENCH DRAIN WITH GRATE.

STM16
2.55 LF OF 8" PVC @ 1.50%
+0.00 = CONNECT TO SLOT DRAIN. FL = 1014.80
+2.00 = 45° BEND
+4.06 = 45° BEND
7.70 LF OF 8" PVC @ 1.50%
+11.76 = 8"X4"8" TEE CONNECTION TO STM20. FL = 1014.94
11.79 LF OF 8" PVC @ 23.51%
+18.26 = 8"X4"X8" TEE CONNECTION TO STM19. FL = 1016.47
+23.55 = 8"X8"X8" TEE CONNECTION TO STM17. FL = 1017.00
22.55 LF OF 8" PVC @ 1.00%
+25.73 = 8"X4"X8" TEE CONNECTION TO STM18. FL = 1017.02
+37.11 = 45° BEND
+41.36 = 45° BEND
+44.35 = 4"X8"X4" TEE CONNECTION TO STM16. FL = 1017.22
39.87 LF OF 4" PVC @ 2.00%
+84.22 = 8" NYLOPLAST 8" IN-LINE DRAIN BASIN. SEE PLAN FOR DETAILS
22.67 LF OF 4" PERFORATED PIPE @ 2.00%

STM17
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.

STM18
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.

STM19
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%

STM20
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%

STM21
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%

STM22
9.31 LF OF 8" PVC @ 2.00%
+0.00 = 8"X8"X8" TEE CONNECTION TO STM13. FL = 1013.94
+9.31 = 8"X4"X8" TEE CONNECTION TO STM25. FL = 1014.13
6.57 LF OF 8" PVC @ 20.00%
+15.88 = 8"X4"X8" TEE CONNECTION TO STM24. FL = 1015.44
5.76 LF OF 8" PVC @ 20.00%
+21.64 = 8"X8"8" TEE CONNECTION TO STM23. FL = 1016.59
1.63 LF OF 8" PVC @ 20.00%
+23.27 = 8"X4"X8" TEE CONNECTION TO STM24. FL = 1016.92
14.25 LF OF 8" PVC @ 4.70
+37.52 = 8"X8"X8" TEE CONNECTION TO STM22. FL = 1017.61
65.34 LF OF 8" PERFORATED PVC @ 2.00%
1+02.86 = CAP 8" PIPE

STM23
53.45 LF OF 8" PERFORATED PVC @ 2.00%
+7.41 = 90° BEND
+53.45 = CAP 8" PIPE

STM24
9.50 LF OF 4" PVC @ 2.00%
+0.00 = 8"X4"X8" TEE CONNECTION TO STM21. FL =1018.48
+9.50 = CONNECT 4" PIPE TO 4" PERFORATED PIPE
3.50 LF OF 4" PERFORATED PIPE @ 2.00%

STM25
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

STM26
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%

STM27
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%

STM28
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%

STM29
12.00 LF OF 12" PVC @ 2.00%
+0.00 = CONNECT TO TRENCH DRAIN. FL = 1012.58
+5.00 = 45° BEND
+12.00 = 12"X12"X8" TEE CONNECTION TO STM03. FL = 1012.83
21.35 LF OF 8" PVC @ 3.97%
+33.35 = 45° BEND
5.00 LF OF 8" PVC @ 2.00%
+38.35 = CONNECT TO TRENCH DRAIN. FL = 1013.78

STM30
14.79 LF OF 8" TRENCH DRAIN WITH GRATE.

STM31
46.82 LF OF 8" PVC @ 2.00%
+0.00 = CONNECT TO SLOT DRAIN. FL = 1013.78
+46.82 = CONNECT TO SLOT DRAIN. FL = 1014.72

STM32
13.86 LF OF 8" TRENCH DRAIN WITH GRATE.

STM33
42.86 LF OF 8" PVC @ 2.00%
+0.00 = CONNECT TO SLOT DRAIN. FL = 1014.72
+46.82 = CONNECT TO TRENCH DRAIN. FL = 1015.44

STM34
14.48 LF OF 8" TRENCH DRAIN WITH GRATE.

STM35
207.17 LF OF 4" PERFORATED PIPE @ 1.00%
+0.00 = CONNECT TO STM2 TRENCH DRAIN FL = 1014.20

STM36
12.60 LF OF 4" PIPE @ 2.00 %
+0.00 = CONNECT TO STM4 TRENCH DRAIN FL = 1015.96
+12.60 = CONNECT 4" PIPE TO 4" PERFORATED PIPE
31.42 LF OF 4" PERFORATED PIPE @ 2.00% (10 FT DIA.)

N

0' 5' 10' 20'
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Lee's Summit, Missouri
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STATE OF MISSOURI
DAVID L. EICKMAN
NUMBER PE-2009015436
12/21/23
PROFESSIONAL ENGINEER

REV. NO:	DATE	REVISIONS DESCRIPTION	BY
1	12-22-2023	ADDENDUM #1	

REVISIONS

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: 12/22/2023

SHEET
C310

DWG: F:\2022\00001-00500\022-00393\40-design\AutoCAD\final plans\Sheets\GNCV\Site Development Plans\C_STM04_02200393.dwg
DATE: Dec 22, 2023 8:42am
XREFS: C_XBASE_02200393 C_PUTIL_02200393 C_PTBLK_02200393 L_PBASE_02200393
USER: aromanov

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%

STM05
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.

STM06
±44 LF OF 8" TRENCH DRAIN WITH GRATE.

STM07
71.02 LF OF 8" PVC @ 2.00%
+0.00 = CONNECT TO SLOT DRAIN. FL = 1012.00
+71.02 = CONNECT TO EXISTING RCB. FL = 1000.58

STM01 STM02 STM03 STM04 STM05 STM06 STM07

SCALE IN FEET 0' 5' 10' 20'

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STATE OF MISSOURI
DAVID L. EICKMAN
NUMBER PE-2009015436
12/21/23
PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	12-22-2023	ADDENDUM #1	

REVISIONS

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
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SHEET
C311

DWG: F:\2022\00001-00500\022-00393\40-design\AutoCAD\final plans\Sheets\GNCV\Site Development Plans\C_STM05_02200393.dwg
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USER: aromanov

DWG: F:\2022\00001-00500\022-00393\40-Design\AutoCAD\Final Plans\Sheets\GNCV\Site Development Plans\C_STM05_02200393.dwg
DATE: Jan 11, 2024 10:30am
USER: dgoodwin
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L_ARCH_BLDG_RETAIL_02200393 L_ARCH_BLDG_GARAGE_02200393 L_ARCH_BLDG_HOTEL_02200393 L_ARCH_

VERTICAL PANEL DRAINS AT SUMP INLET. SEE SHEET C322 FOR DETAIL

STM01

STM02

STM03

STM04

TURF COLLECTOR PIPE (TYP.) SEE SHEET L306 DETAIL 5.

ROOF AND CANOPY DRAIN LINES (TYP.) SEE SHEET C400 DETAIL 5.

LATERAL DRAINS (TYP.) SEE SHEET L306 DETAIL 4. 4" HDPE PERFORATED PIPE

STM01
21.69 LF OF 10" PVC @ 18.66%
+0.00 = CONNECT TO 15" TRUNK LINE WITH INSERTA TEE. FL = 1004.50
+21.69 = 10"X8"X10" TEE CONNECTION TO STM02. FL = 1008.55
145.28 LF OF 10" PERFORATED PVC @ 1.00%
1+66.97 = END PERFORATED PVC AND CAP.

STM02
43.72 LF OF 8" PVC @ 1.00%
+0.00 = 10"X8"X10" TEE CONNECTION TO STM01. FL = 1008.55
+43.72 = 90° BEND
1+94.07 = END PERFORATED PVC AND CAP.

STM03
±116.25 LF OF 8" TRENCH DRAIN WITH GRATE.

STM04
62 LF OF 8" PVC @ 2.00%
+0.00 = CONNECT TO 4' CIRCULAR JUNCTION BOX. FL = 1011.72
+10.00 = INSTALL INSERTA TEE AND CONNECT SLOT DRAIN. FL = 1011.92
+26.69 = INSTALL 45° HORIZONTAL BEND. FL = 1012.25
+62.00 = END PVC AND INSTALL 12" ID NYLOPLAST IN-LINE DRAIN. FL = 1012.96

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Lee's Summit, Missouri
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02/24/2024

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	12-20-2023	ADDENDUM #1	
2	01-11-2024	ADDENDUM #2	

DRAINAGE DETAILS

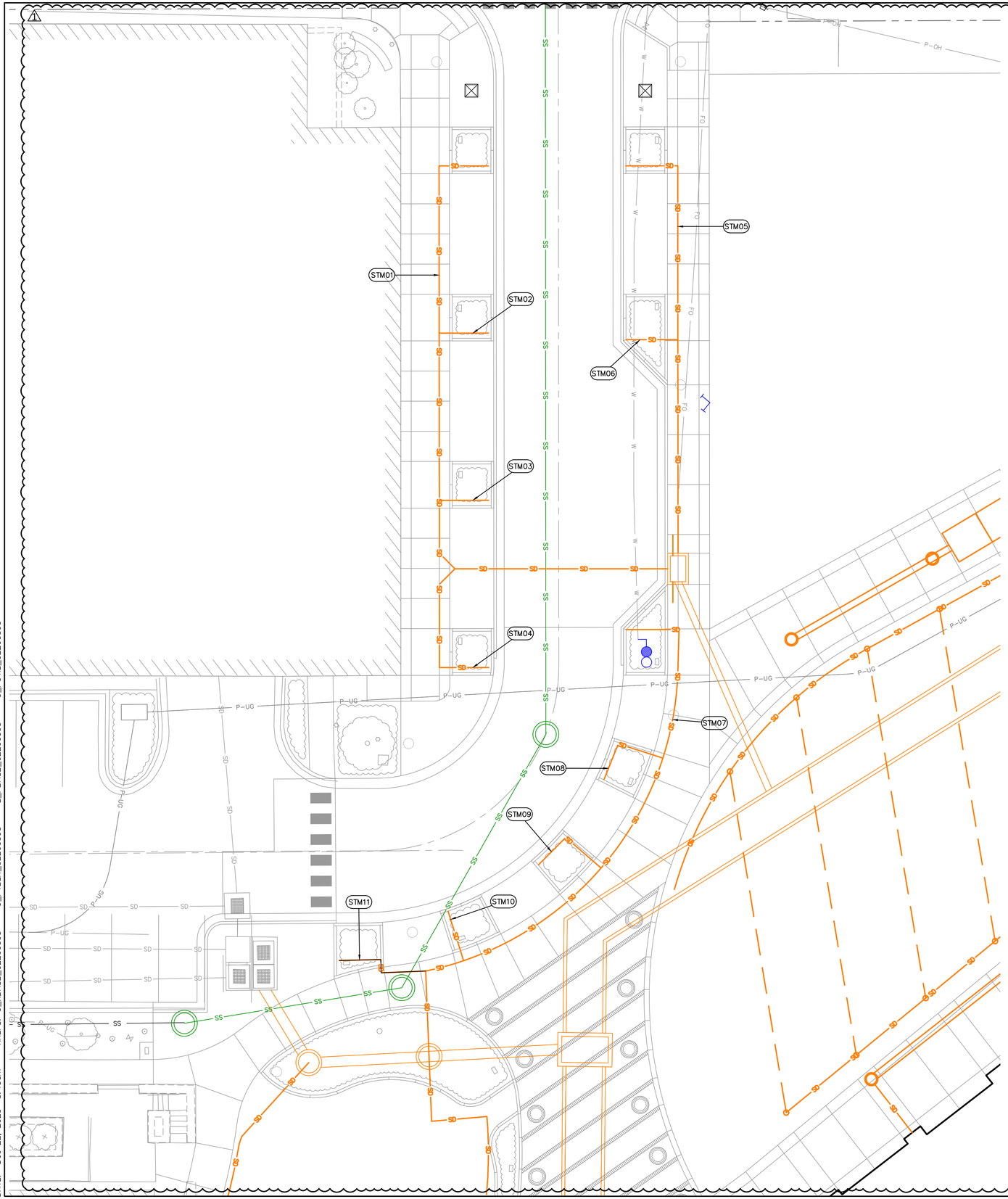
LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

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: 12/22/2023

SHEET
C312



STM01
55.92 LF OF 6" PVC @ 2.00%
+0.00 = CONNECT TO B1 STORM BOX. FL = 1011.44
+41.49 = 6"X6"X6" WYE CONNECTION TO STM04. FL = 1012.27. START APPROX. 24% SLOPE
+45.73 = 45° BEND (RT). START 2.00% SLOPE
+55.91 = INSTALL 6"X4" PVC ADAPTER
32.22 LF OF 4" PVC @ 2.00%
+55.91 = 4"X4"X4" TEE. CONNECT TO STM03. FL = 1013.49
+88.14 = 4"X4"X4" TEE. CONNECT TO STM02. FL = 1014.13
34.72 LF OF 4" PVC @ 3.00%
1+20.36 = 90° BEND (RT)
1+22.86 = CONNECT TO 4" PERFORATED PIPE. FL = 1015.10
7.00 LF OF 4" PERFORATED PIPE @ 2.00%
1+29.86 = END 4" PERFORATED PIPE

STM02
2.50 LF OF 4" PVC
+0.00 = 4"X4"X4" TEE. CONNECT TO STM01. FL = 1014.13
+2.50 = CONNECT TO 4" PERFORATED PIPE
7.00 LF OF 4" PERFORATED PIPE @ 2.00%
+9.50 = END 4" PERFORATED PIPE

STM03
2.50 LF OF 4" PVC
+0.00 = 4"X4"X4" TEE. CONNECT TO STM01. FL = 1013.49
+2.50 = CONNECT TO 4" PERFORATED PIPE
7.00 LF OF 4" PERFORATED PIPE @ 2.00%
+9.50 = END 4" PERFORATED PIPE

STM04
22.78 LF OF 6" PVC @ 2.00%
+0.00 = 6"X6"X6" WYE CONNECTION TO STM01. FL = 1012.27
+4.24 = 45° BEND (LT)
+20.28 = 90° BEND (LT)
+22.78 = CONNECT TO 4" PERFORATED PIPE. FL = 1012.68
7.00 LF OF 4" PERFORATED PIPE @ 2.00%
+29.78 = END 4" PERFORATED PIPE

STM05
41.64 LF OF 4" PVC @ 2.00%
+0.00 = CONNECT TO B1 STORM BOX. FL = 1012.73
+41.64 = 4"X4"X4" TEE. CONNECT TO STM06. FL = 1013.56
36.00 LF OF 4" PVC @ 3.00%
+75.16 = 90° BEND (LT)
+77.66 = CONNECT TO 4" PERFORATED PIPE. FL = 1014.57
7.5 LF OF 4" PERFORATED PIPE @ 2.00%
+85.14 = END 4" PERFORATED PIPE

STM06
2.50 LF OF 4" PVC
+0.00 = 4"X4"X4" TEE. CONNECT TO STM05. FL = 1013.56
+2.50 = CONNECT TO 4" PERFORATED PIPE
7.50 LF OF 4" PERFORATED PIPE @ 2.00%
+7.50 = END 4" PERFORATED PIPE

STM07
107.59 LF OF 4" PVC @ 2.00%
+0.00 = CONNECT TO A1 STORM STRUCTURE. FL = 1010.05
+15.47 = 4"X4"X4" TEE. CONNECT TO STM11. FL = 1010.36
+23.04 = 4"X4"X4" TEE. CONNECT TO STM10. FL = 1010.51
+55.38 = 4"X4"X4" TEE. CONNECT TO STM09. FL = 1011.16
+79.83 = 4"X4"X4" TEE. CONNECT TO STM08. FL = 1011.64
1+04.96 = 90° BEND (LT)
1+07.59 = CONNECT TO 4" PERFORATED PIPE. FL = 1012.15
7.50 LF OF 4" PERFORATED PIPE @ 2.00%
1+15.09 = END 4" PERFORATED PIPE

STM08
2.50 LF OF 4" PVC @ 2.00%
+0.00 = 4"X4"X4" TEE. CONNECT TO STM07. FL = 1011.64
+2.50 = CONNECT TO 4" PERFORATED PIPE
14.00 LF OF 4" PERFORATED PIPE @ 2.00%
+9.01 = 90° BEND (LT)
+16.50 = END 4" PERFORATED PIPE

STM09
2.50 LF OF 4" PVC @ 2.00%
+0.00 = 4"X4"X4" TEE. CONNECT TO STM07. FL = 1011.16
+2.50 = CONNECT TO 4" PERFORATED PIPE
14.00 LF OF 4" PERFORATED PIPE @ 2.00%
+9.01 = 90° BEND (LT)
+16.50 = END 4" PERFORATED PIPE

STM10
2.50 LF OF 4" PVC @ 2.00%
+0.00 = 4"X4"X4" TEE. CONNECT TO STM07. FL = 1010.51
+2.50 = CONNECT TO 4" PERFORATED PIPE
7.50 LF OF 4" PERFORATED PIPE @ 2.00%
+10.00 = END 4" PERFORATED PIPE

STM11
10.13 LF OF 4" PVC @ 2.00%
+0.00 = 4"X4"X4" TEE. CONNECT TO STM07. FL = 1010.36
+8.60 = 90° BEND (RT)
+11.16 = 90° BEND (LT). CONNECT TO 4" PERFORATED PIPE. FL = 1011.75
9.00 LF OF 4" PERFORATED PIPE @ 2.00%
+19.13 = END 4" PERFORATED PIPE



0' 5' 10' 20'
SCALE IN FEET

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12/21/23

REVISIONS

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1	12-22-2023	ADDENDUM #1	

DRAINAGE DETAILS

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

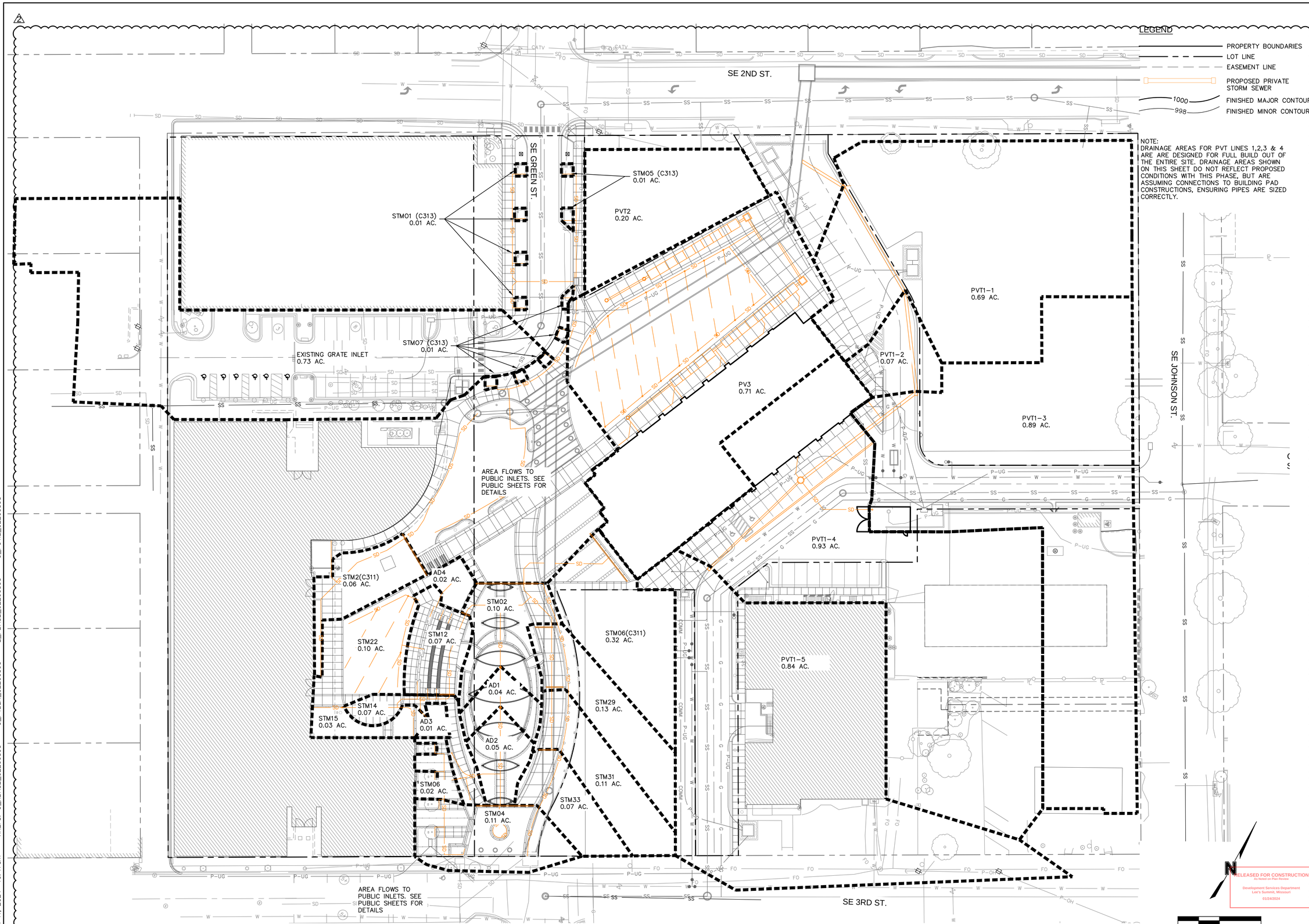
LEE'S SUMMIT, MO

2023

drawn by: DFG/AR
checked by: JN
approved by: DE
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project no.: 022-00393
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SHEET
C313

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01/24/24

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1	12-22-2023	ADDENDUM #1	
2	01-11-2024	ADDENDUM #2	

STORM DRAINAGE MAP

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

LEE'S SUMMIT,MO

2023

drawn by:	DFG/AR
checked by:	JN
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SHEET
C320

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DATE: Jan 11, 2024 10:47am XREFS: C_XBASE_02200393 C_PTBLK_02200393 L_PBASE_02200393 C_PUTIL_02200393

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	32.48	1002.90	1002.00	2.77	15	0.012	8.62	9.92	11.01	0.83	1002.83	1004.04
PVT2-1	Outfall	19.42	1003.30	1002.00	6.69	15	0.012	1.89	9.69	18.53	0.27	1002.27	1003.85
PVT1-1	Outfall	35.93	1001.00	1000.00	2.78	24	0.012	31.95	13.19	40.88	1.44	1001.33	1002.89
PVT1-2	PVT1-1	88.08	1003.10	1001.50	1.82	24	0.012	25.47	10.94	33.02	1.39	1002.89	1004.87
PVT1-3	PVT1-2	73.42	1004.50	1003.60	1.23	24	0.012	24.81	9.79	27.13	1.50	1005.10	1006.23
PVT1-4	PVT1-3	104.36	1006.50	1005.00	1.44	24	0.012	16.45	7.92	29.38	1.26	1006.26	1007.96
PVT1-5	PVT1-4	91.47	1008.00	1007.00	1.09	18	0.012	7.71	6.45	11.89	0.96	1007.96	1009.08

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	32.48	1002.90	1002.00	2.77	15	0.012	8.62	9.92	11.01	0.83	1002.83	1004.04
PVT2-1	Outfall	19.42	1003.30	1002.00	6.69	15	0.012	1.92	9.74	18.53	0.27	1002.27	1003.85
PVT1-1	Outfall	35.93	1001.00	1000.00	2.78	24	0.012	35.34	14.64	40.88	1.92	1001.44	1002.92
PVT1-2	PVT1-1	88.08	1003.10	1001.50	1.82	24	0.012	28.22	11.81	33.02	1.42	1002.92	1004.93
PVT1-3	PVT1-2	73.42	1004.50	1003.60	1.23	24	0.012	27.50	9.84	27.13	1.67	1005.27	1006.32
PVT1-4	PVT1-3	104.36	1006.50	1005.00	1.44	24	0.012	18.31	8.34	29.38	1.32	1006.32	1008.32
PVT1-5	PVT1-4	91.47	1008.00	1007.00	1.09	18	0.012	8.71	6.66	11.89	1.04	1008.04	1009.14

100 Year Event									
Inlet Name	Tc (min)	i (in/hr)	K	Individual Area (acres)	Individual Q (cfs)	Cumulative Area (acres)	Cumulative Q (cfs)	Downstream Pipe ID	Pipe Capacity (cfs)
STM02	5	10.32	1.25	0.10	0.77	0.88	6.61	STM01	20.41
STM04	5	10.32	1.25	0.11	1.03	0.11	1.03	STM03	1.56
STM06	5	10.32	1.25	0.02	0.19	0.02	0.19	STM05	1.36
STM12	5	10.32	1.25	0.07	0.66	0.25	2.28	STM11	3.54
STM14	5	10.32	1.25	0.05	0.41	0.08	0.69	STM13	1.36
STM15	5	10.32	1.25	0.03	0.28	0.05	0.41	STM15	1.66
STM22	5	10.32	1.25	0.10	0.94	0.10	0.94	STM21	1.92
STM29	5	10.32	1.25	0.13	0.59	0.31	1.56	STM28	5.81
STM31	5	10.32	1.25	0.11	0.50	0.18	0.97	STM30	1.92
STM33	5	10.32	1.25	0.07	0.47	0.07	0.47	STM31	1.92
AD1	5	10.32	1.25	0.04	0.38	0.22	2.00	STM03	3.53
AD2	5	10.32	1.25	0.05	0.41	0.18	1.63	STM04	3.53
AD3	5	10.32	1.25	0.01	0.09	0.01	0.09	STM17	1.92
AD4	5	10.32	1.25	0.02	0.19	0.02	0.19	STM24	1.92
STM01(C311)	5	10.32	1.25	0.06	0.56	0.06	0.56	STM01(C311)	1.92
STM01(C313)	5	10.32	1.25	0.01	0.09	0.01	0.09	STM01(C313)	1.92
STM05 (C313)	5	10.32	1.25	0.01	0.09	0.01	0.09	STM05 (C313)	1.92
STM07 (C313)	5	10.32	1.25	0.01	0.09	0.01	0.09	STM07 (C313)	1.92

100 Year Event									
Inlet Name	Tc (min)	i (in/hr)	K	Individual Area (acres)	Individual Q (cfs)	Cumulative Area (acres)	Cumulative Q (cfs)	Downstream Pipe ID	Pipe Capacity (cfs)
STM02	5	10.32	1.25	0.10	0.88	0.88	7.41	STM01	20.41
STM04	5	10.32	1.25	0.11	1.14	0.11	1.14	STM03	1.56
STM06	5	10.32	1.25	0.02	0.21	0.02	0.21	STM05	1.36
STM12	5	10.32	1.25	0.07	0.72	0.25	2.53	STM11	3.54
STM14	5	10.32	1.25	0.05	0.46	0.08	0.77	STM13	1.36
STM15	5	10.32	1.25	0.03	0.31	0.05	0.41	STM15	1.66
STM22	5	10.32	1.25	0.10	1.03	0.10	1.03	STM21	1.92
STM29	5	10.32	1.25	0.13	0.67	0.31	1.78	STM28	5.81
STM31	5	10.32	1.25	0.11	0.57	0.18	1.11	STM30	1.92
STM33	5	10.32	1.25	0.07	0.54	0.07	0.54	STM31	1.92
AD1	5	10.32	1.25	0.04	0.41	0.22	2.22	STM03	3.53
AD2	5	10.32	1.25	0.05	0.46	0.18	1.81	STM04	3.53
AD3	5	10.32	1.25	0.01	0.10	0.01	0.10	STM17	1.92
AD4	5	10.32	1.25	0.02	0.21	0.02	0.21	STM24	1.92
STM01(C311)	5	10.32	1.25	0.06	0.62	0.06	0.62	STM01(C311)	1.92
STM01(C313)	5	10.32	1.25	0.01	0.09	0.01	0.09	STM01(C313)	1.92
STM05 (C313)	5	10.32	1.25	0.01	0.09	0.01	0.09	STM05 (C313)	1.92
STM07 (C313)	5	10.32	1.25	0.01	0.09	0.01	0.09	STM07 (C313)	1.92

RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
01/24/2024

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

STATE OF MISSOURI
DAVID L. EICKMAN
NUMBER PE-2009015436
12/21/23
PROFESSIONAL ENGINEER

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	12-22-2023	ADDENDUM #1	

STORM SEWER CALCULATIONS

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

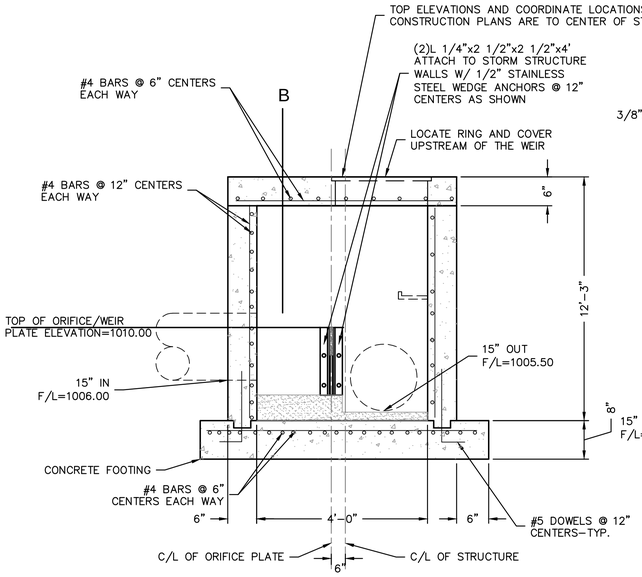
LEE'S SUMMIT,MO

2023

drawn by: DFG/AR
checked by: JN
approved by: DE
QA/QC by: DE
project no.: 022-00393
drawing no.C_STMCLC_02200393
date: 12/22/2023

SHEET
C321

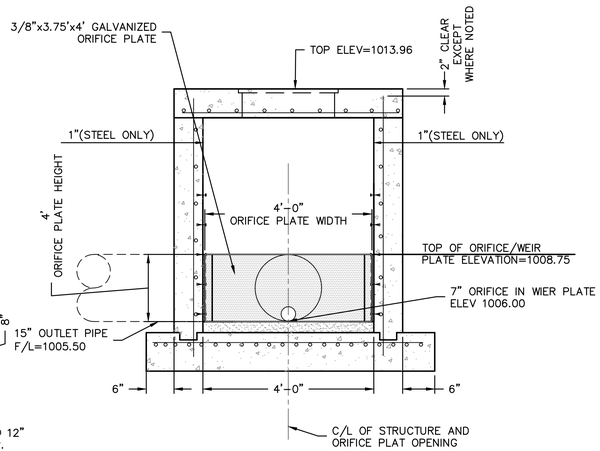
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TYPICAL SECTION OF STORM STRUCTURE W/ ORIFICE PLATE

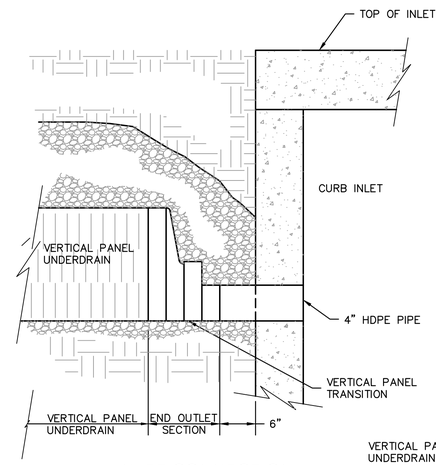
NOTES

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.

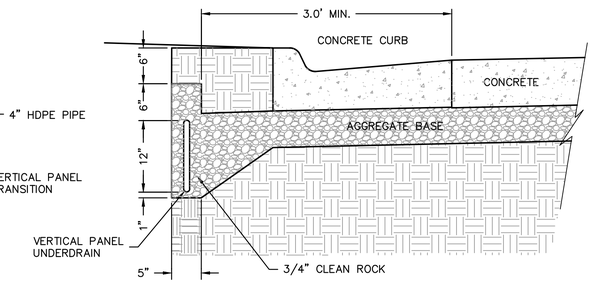


B-B TYPICAL ELEVATION OF STORM STRUCTURE W/ ORIFICE PLATE

STRUCTURE PVT3-1 W/ ORIFICE PLATE DETAILS
NOT TO SCALE



INLET CONNECTION

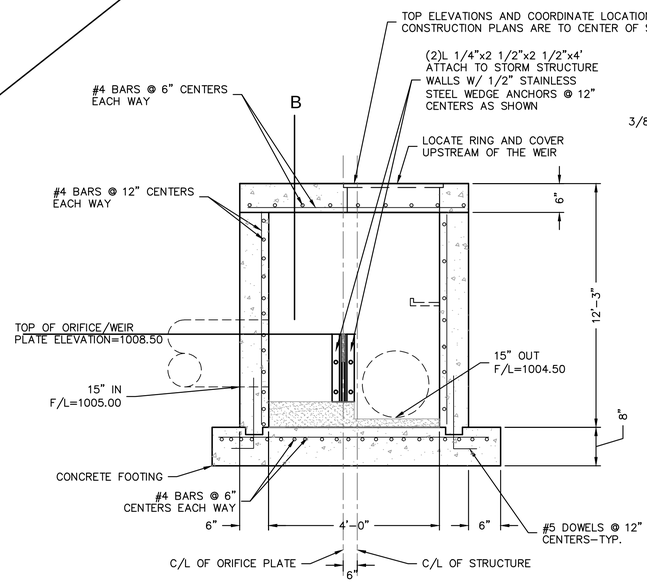


UNDERDRAIN PLACEMENT

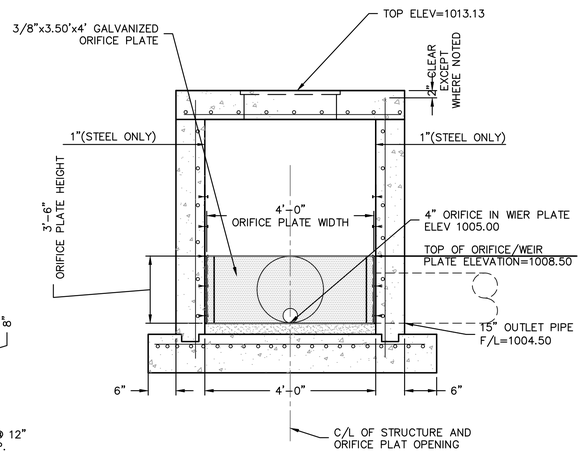
UNDERDRAIN DETAILS
NOT TO SCALE

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
NOT TO SCALE

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Lee's Summit, Missouri
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STATE OF MISSOURI
DAVID L. EICKMAN
NUMBER PE-2009015436
12/22/23
PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
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REVISIONS

STORM SEWER DETAILS

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

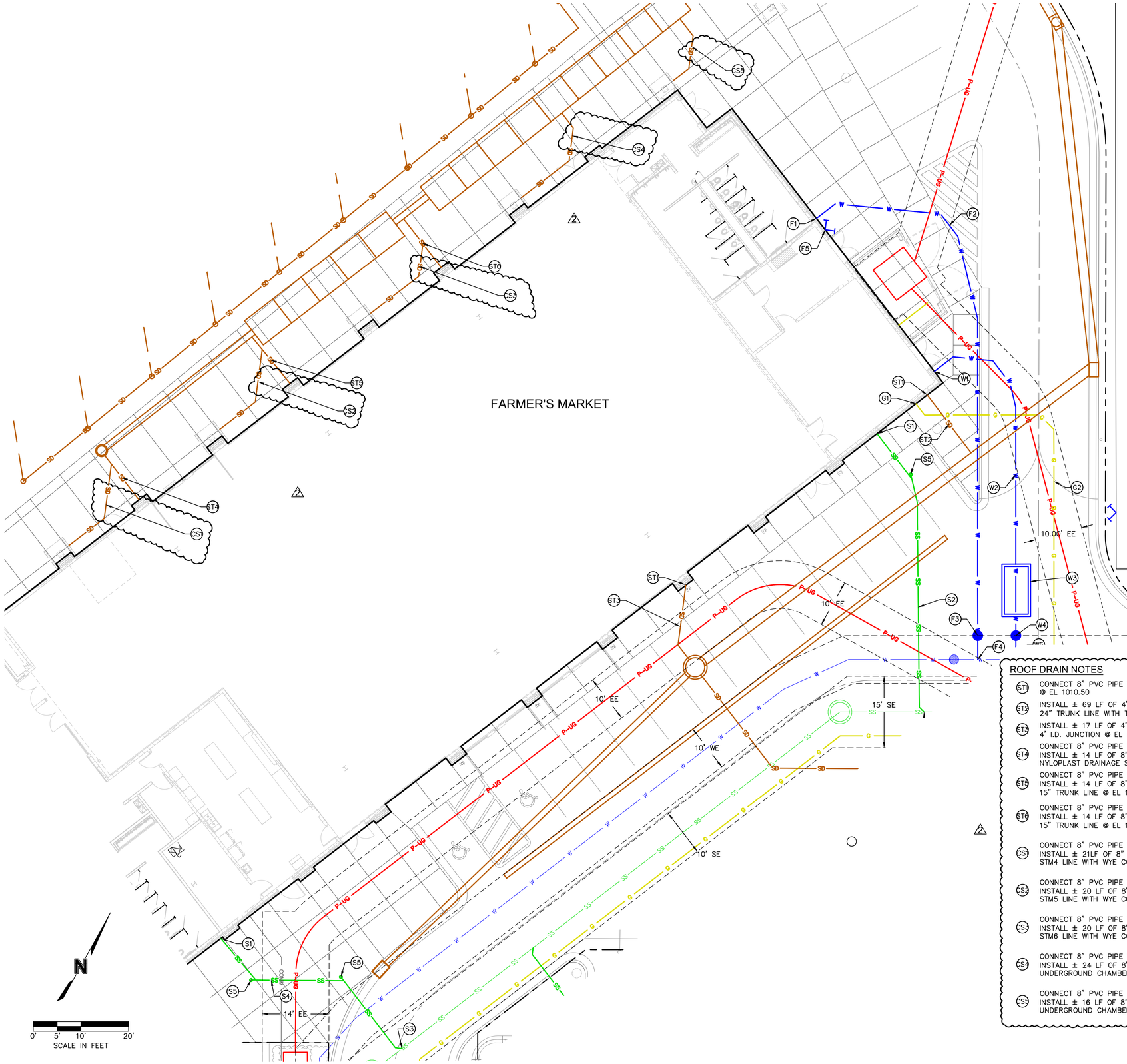
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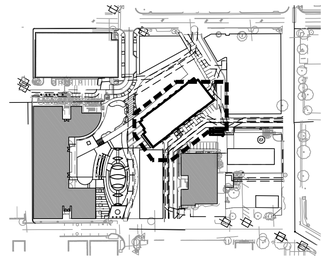
LEE'S SUMMIT,MO

drawn by: DFG/AR
checked by: JN
approved by: DE
QA/QC by: DE
project no.: 022-00393
drawing no.: C_DTL_02200393
date: 12/22/2023

SHEET
C322

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KEYMAP
1"=200'

EASEMENT LEGEND

UTILITY EASEMENT

DE STORM EASEMENT
EE ELECTRIC EASEMENT
SE SANITARY EASEMENT
WE WATER EASEMENT

WATER KEYNOTES

(W1) 3" WATER SERVICE BUILDING CONNECTION. REFER TO MEP PLANS FOR CONTINUATION

(W2) INSTALL 81.37 LF OF 3" C900 WATER SERVICE LINE (42" MIN.–84" MAX COVER TYP.) WITH ASSOCIATED BENDS.

(W3) INSTALL 3" WATER METER VAULT PER DETAIL WAT–13 ON SHEET C401

(W4) INSTALL 3" GATE VALVE

(W5) INSTALL (1)–8"x4" TEE AND (1)–4"x3" REDUCER AND CONNECT TO 8" PUBLIC WATER MAIN INSTALLED PER SEPARATE PUBLIC WATER MAIN RELOCATION PLANS.

ROOF DRAIN NOTES

(ST1) CONNECT 8" PVC PIPE TO BUILDING DOWNSPOUT @ EL 1010.50

(ST2) INSTALL ± 69 LF OF 4" PVC PIPE. CONNECT TO 24" TRUNK LINE WITH TEE @ EL 1008.45

(ST3) INSTALL ± 17 LF OF 4" PVC PIPE. CONNECT TO 4' I.D. JUNCTION @ EL 1011.00

(ST4) CONNECT 8" PVC PIPE TO BUILDING DOWNSPOUT. INSTALL ± 14 LF OF 8" PVC PIPE. CONNECT TO NYLOPLAST DRAINAGE STRUCTURE @ EL 1010.60

(ST5) CONNECT 8" PVC PIPE TO BUILDING DOWNSPOUT. INSTALL ± 14 LF OF 8" PVC PIPE. CONNECT TO 15" TRUNK LINE @ EL 1006.00 WITH INSERTA TEE

(ST6) CONNECT 8" PVC PIPE TO BUILDING DOWNSPOUT. INSTALL ± 14 LF OF 8" PVC PIPE. CONNECT TO 15" TRUNK LINE @ EL 1006.00 WITH INSERTA TEE

(CS1) CONNECT 8" PVC PIPE TO CANOPY DOWNSPOUT. INSTALL ± 21LF OF 8" PVC PIPE. CONNECT TO STM4 LINE WITH WYE CONNECTION @ 1010.900

(CS2) CONNECT 8" PVC PIPE TO CANOPY DOWNSPOUT. INSTALL ± 20 LF OF 8" PVC PIPE. CONNECT TO STM5 LINE WITH WYE CONNECTION @ 1008.83

(CS3) CONNECT 8" PVC PIPE TO CANOPY DOWNSPOUT. INSTALL ± 20 LF OF 8" PVC PIPE. CONNECT TO STM6 LINE WITH WYE CONNECTION @ 1006.20

(CS4) CONNECT 8" PVC PIPE TO CANOPY DOWNSPOUT. INSTALL ± 24 LF OF 8" PVC PIPE. CONNECT TO UNDERGROUND CHAMBER @ 1008.50

(CS5) CONNECT 8" PVC PIPE TO CANOPY DOWNSPOUT. INSTALL ± 16 LF OF 8" PVC PIPE. CONNECT TO UNDERGROUND CHAMBER @ 1008.50

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" GATE VALVE

(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

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 @ 1.10% MIN.

(S3) INSTALL 12"x4" WYE AND CONNECT TO 12" PUBLIC SANITARY SEWER INSTALLED PER SEPARATE PUBLIC SANITARY SEWER RELOCATION PLANS PER DETAIL SAN–1 ON SHEET C401

(S4) INSTALL 48.61 LF OF 4" PVC SANITARY SEWER PIPE @ 1.10% MIN.

(S5) INSTALL SANITARY SEWER CLEANOUT PER DETAIL ON SHEET C401

GAS KEYNOTES

(G1) GAS BUILDING CONNECTION. REFER TO MEP PLANS FOR CONTINUATION

(G2) 95.60 LF OF GAS SERVICE LINE. COORDINATE WITH SPIRE

(G3) GAS SERVICE LINE CONNECTION TO RELOCATED GAS LINE. COORDINATE WITH SPIRE

olsson

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North Kansas City, MO 64116
TEL 816.361.1177
www.olsson.com

STATE OF MISSOURI
DAVID L. EICKMAN
NUMBER PE-2009015436
PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	12-22-2023	ADDENDUM #1	
2	01-11-2024	ADDENDUM #2	

REVISIONS

FARMER'S MARKET UTILITY SERVICE PLAN

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

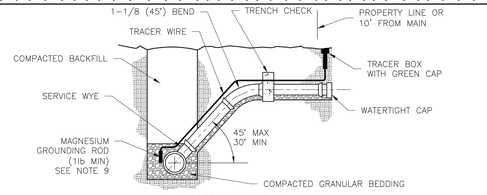
2023

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Development Services Department
Lee's Summit, Missouri
01/24/2024

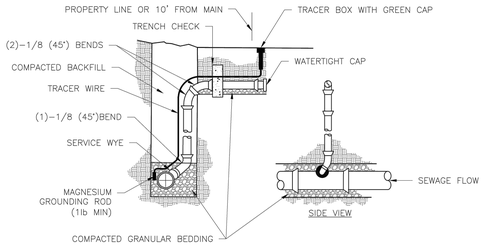
drawn by: DFG/AR
checked by: JN
approved by: DE
QA/QC by: DE
project no.: 022-00393
drawing no.: C_UTL01_02200393
date: 12/22/2023

SHEET
C400

USER: dgoodwin
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STANDARD INSTALLATION
NOT TO SCALE



VERTICAL RISER
NOT TO SCALE

NOTES:
1. ALL SEWER STUBS SHALL BE CONSTRUCTED TO PROPERTY LINE OR 10' MINIMUM FROM THE MAIN, WHICHEVER IS GREATER. WHERE SIDEWALKS ARE PRESENT, CONTRACTOR SHALL EXTEND SERVICE LINE UNDER EXISTING SIDEWALK TO TWO FEET BEYOND.
2. IMPERVIOUS TRENCH CHECKS SHALL BE PLACED ON BUILDING SEWER STUBS (AT LEAST 5' AWAY FROM THE SANITARY SEWER MAIN).
3. TRENCH CHECKS ON THE BUILDING SEWER STUBS SHALL EXTEND 6" BELOW THE BOTTOM OF THE PIPE. LENGTH SHALL BE A MINIMUM OF 12". THE HEIGHT OF THE TRENCH CHECK SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE. THE WIDTH OF THE TRENCH CHECK SHALL BE THE WIDTH OF THE TRENCH.
4. SEE SPECIFICATION SECTION 2100 FOR SEWER MAIN BEDDING AND BACKFILL.
5. TRACER WIRE SHALL BE INSTALLED PER SPECIFICATION SECTION 3500. TRACER WIRE TERMINAL BOXES SHALL BE INSTALLED DIRECTLY ABOVE THE SEWER SERVICE OR AS DETERMINED BY THE ENGINEER.
6. FOR SERVICES, TRACER WIRE SHALL RUN FROM THE WYE AND TERMINATE IN A FLUSH MOUNTED TRACER BOX WITH A GREEN CAST IRON LOCKABLE TOP. WIRE SHALL BE TAPED OR TIED TO THE PIPE AT 5' INTERVALS.
7. TRACER WIRE BOX SHALL BE INSTALLED WITHIN 1.0' OF PROPERTY LINE.
8. THE TRACER WIRE SHALL REMAIN CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. SPLICES IN THE TRACER WIRE SHOULD BE MADE WITH LOCKING SPLICE CONNECTOR MANUFACTURED WITH A WATERPROOF DIELECTRIC SEALANT.

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

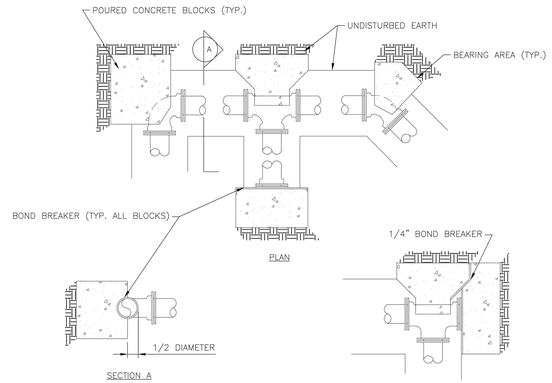
SANITARY SEWER STUB DETAIL

Date: 08/2023
Drawn By: MJF
Checked By: AB

SAN-1

REQUIRED CONCRETE BEARING AREA (SQUARE FEET – SF)

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



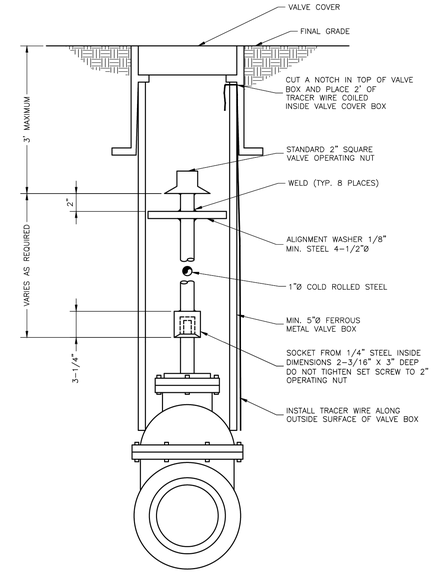
NOTES:
1. ALL BENDS WITHOUT RESTRAINED JOINTS SHALL HAVE CONCRETE THRUST BLOCKS INSTALLED FOR RESTRAINT.
2. MEGA LUGS MAY BE USED ONLY IN CONJUNCTION WITH CONCRETE THRUST BLOCKING.
3. BEARING AREA MUST BE AGAINST UNDISTURBED SOIL.
4. DO NOT COVER JOINTS OR BOLTS (WHERE APPLICABLE) WITH CONCRETE.

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

HORIZONTAL THRUST BLOCK

Date: 08/2023
Drawn By: MJF
Checked By: KLY

WAT-1

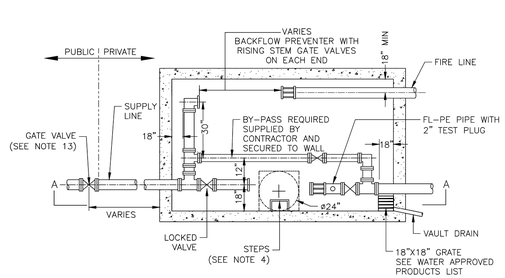


LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

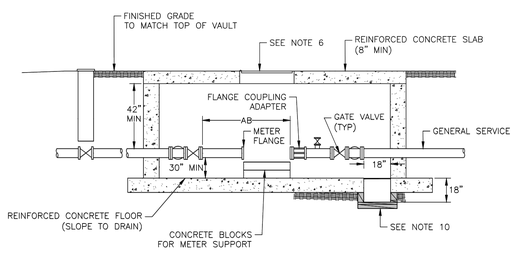
VALVE STEM EXTENSION AND VALVE BOX

Date: 08/2023
Drawn By: MJF
Checked By: KLY

WAT-9



PLAN VIEW
NOT TO SCALE



SECTION A–A
NOT TO SCALE

TYPICAL DIMENSIONS

GENERAL SERVICE SIZE	BY PASS SITE**	AB***	NOTES
3"	1-½"	42-¾"	
4"	2"	54-¾"	INCLUDE STRAINER
6"	3"	75-¼"	INCLUDE STRAINER
8"	*	*	*
10"	*	*	*

NOTES:
* Design shall be by a registered professional engineer and calculations shall be submitted to the City Engineer for approval.

** If higher continuous rate of flow is required, a larger By-Pass may be permitted but not larger than primary domestic service size.

*** Contractor to verify dimensions

GENERAL NOTES:

1. METER VAULT WILL BE POURED CONCRETE OR PRECAST REINFORCED CONCRETE. A CONCRETE FLOOR SHALL BE REQUIRED. THE FLOOR SHALL BE SLOPED TO A GRATE-COVERED DRAIN SUMP.
2. METER VAULT ROOF TO BE REINFORCED CONCRETE.
3. METER VAULT TO BE LOCATED, WHEN POSSIBLE, OUTSIDE TRAFFIC AREA AND WHERE SURFACE WATER WILL NOT DRAIN INTO IT.
4. STEPS SHALL BE IN ACCORDANCE WITH WATER UTILITIES LIST OF ACCEPTABLE MANUFACTURERS AND MODELS AND SHALL BE ON 16" CENTERS.
5. VALVES MUST HAVE FLANGED ENDS, BE IN ALIGNMENT, AND BE ADEQUATELY SECURED TO WITHSTAND THRUST WITH METER REMOVAL.
6. FOR VAULTS LOCATED IN TRAFFIC, SELECT A MANHOLE CASTING FOUND ON THE WATER UTILITIES LIST OF ACCEPTABLE MANUFACTURERS AND MODELS. FOR VAULTS NOT LOCATED IN TRAFFIC, SELECT A HATCH ON THE WATER UTILITIES LIST OF ACCEPTABLE MANUFACTURERS AND MODELS THE CASTING OR HATCH SHALL HAVE A 1-3/4" ø HOLE DRILLED FOR TOUCH/READ DEVICE AND COMPLY WITH ANSI/AWWA C115. .
7. ALL PIPE SHALL BE DUCTILE IRON CLASS 50. ALL PIPE AND FITTINGS FROM THE CITY WATER MAIN THROUGH THE VAULT SHALL BE PROVIDED WITH RESTRAINED JOINT FITTINGS.
8. IF HIGHER CONTINUOUS RATE OF FLOW IS REQUIRED, A LARGER BY-PASS MAY BE PERMITTED, BUT NOT LARGER THAN PRIMARY DOMESTIC SERVICE.
9. ALL VALVES SHALL BE RISING STEM VALVES.
10. PROVIDE THE CONCRETE SUMP AS A MINIMUM. WHERE PRACTICAL, PROVIDE A 2" PIPE DRAIN WITH AN ABOVE GROUND DISCHARGE POINT. PROJECT OWNER MAY DESIRE A PERMANENTLY INSTALLED SUMP PUMP.
11. A MINIMUM OF 18" CLEARANCE SHALL BE PROVIDED AROUND ALL PIPING, VALVES APPURTENANCES, ETC.
12. METER SHALL BE OWNED AND MAINTAINED BY THE WATER UTILITIES DEPARTMENT.
13. THE PUBLIC WATER MAIN RESPONSIBILITY OF THE WATER UTILITIES DEPARTMENT ENDS AT THE GATE VALVE.

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

Project: WATER STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
Sheet Name: 3 INCH - 10 INCH METER VAULT

Drawn By: MJF
Checked By:KLY
DATE: 08/2023

WAT-13

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North Kansas City, MO 64116
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STATE OF MISSOURI
DAVID L. EICKMAN
NUMBER PE-2009015436
12/21/23
PROFESSIONAL ENGINEER

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1	12-22-2023	ADDENDUM #1	AR

REVISIONS

UTILITY SERVICE 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_UTL01_02200393
date: 12/22/2023

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As Noted on Plan Review
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Lee's Summit, Missouri
01/24/2024

SHEET
C401

DWG: F:\2022\00001-00500\022-00393\40-design\AutoCAD\final plans\Sheets\GNCV\Site Development Plans\C_UTL01_02200393.dwg USER: aromanov
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C_PTBLK_02200393 L_PBASE_02200393 L_ARCH_BLDG_GARAGE_02200393
L_ARCH_BLDG_RETAIL_02200393 A_PBASE_02200393

SE 2ND ST.

SE JOHNSON ST.

SE GREEN ST.

SE 3RD ST.

PARKING GARAGE

CITY HALL

SEE SHEET C501

SEE SHEET C502

SEE SHEET C503

SEE SHEET C504

SEE SHEET C504

SEE SHEET C505

PAD SITE 1

PAD SITE 2

PAD SITE 3

FARMER'S MARKET

0.40 ACRES
17,271 SQFT.
BUILDING

EX BLDG
1016.34 FFE

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

N

0' 15' 30' 60'
SCALE IN FEET

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OVERALL JOINTING PLAN

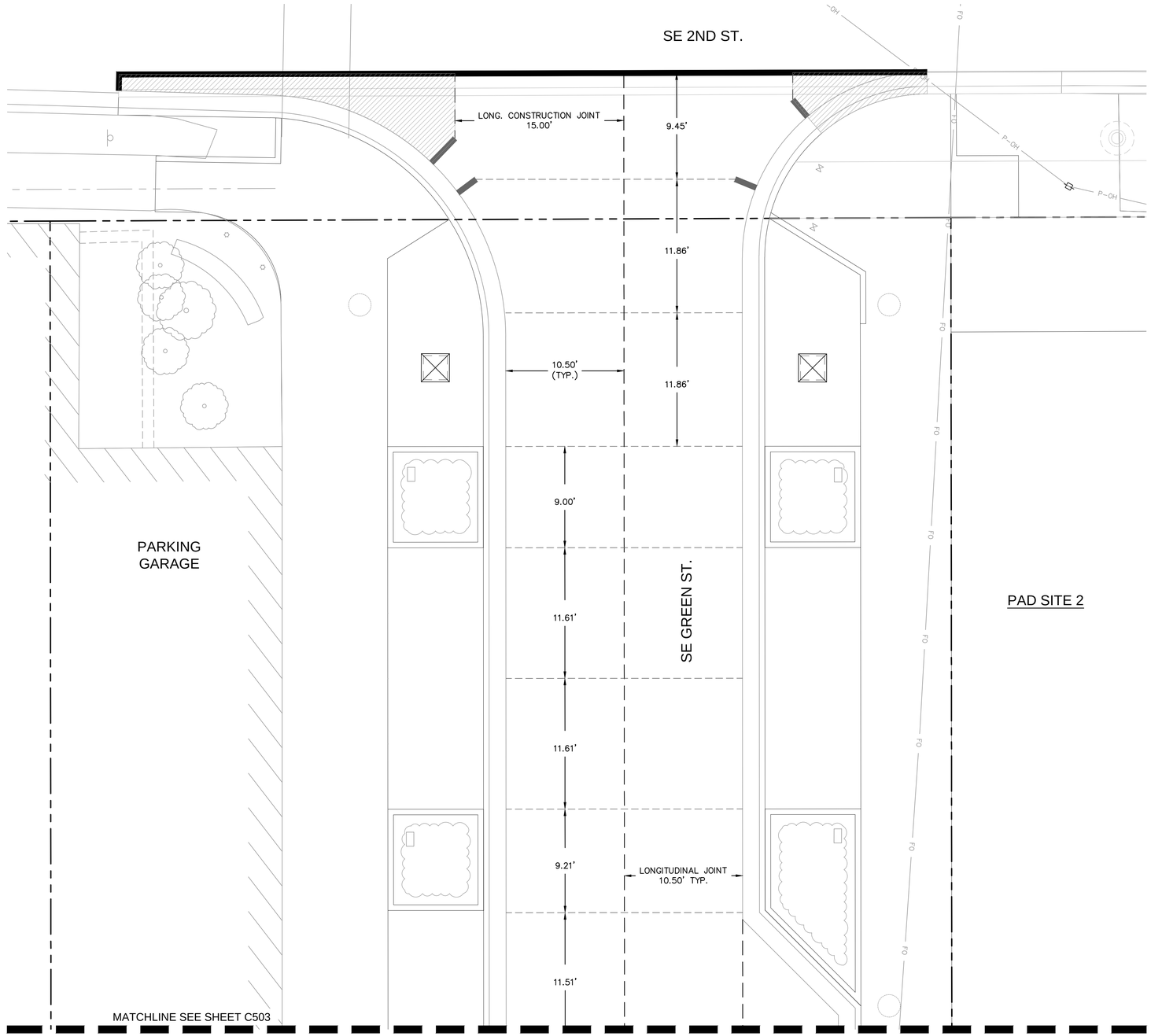
LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET

2023

LEE'S SUMMIT,MO

drawn by: DFG/AR
checked by: JN
approved by: DE
QA/QC by: DE
project no.: 022-00393
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SHEET
C500



LEGEND

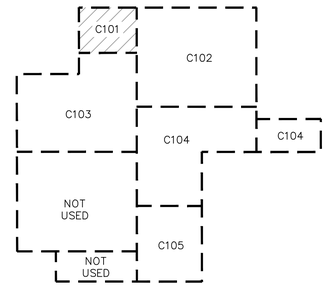
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- TRANSVERSE CONTRACTION JOINT
- CONTRACTION JOINT WITHOUT DOWELS
- ISOLATION JOINT
- MONOLITHIC CURB

NOTES:

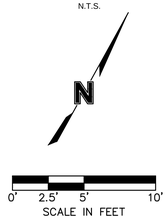
THE CONTRACTOR SHALL SUBMIT A JOINTING PLAN FOR APPROVAL BY THE ENGINEER.

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KEYMAP
N.T.S.



0' 2.5' 5' 10'
SCALE IN FEET

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JOINTING PLAN

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

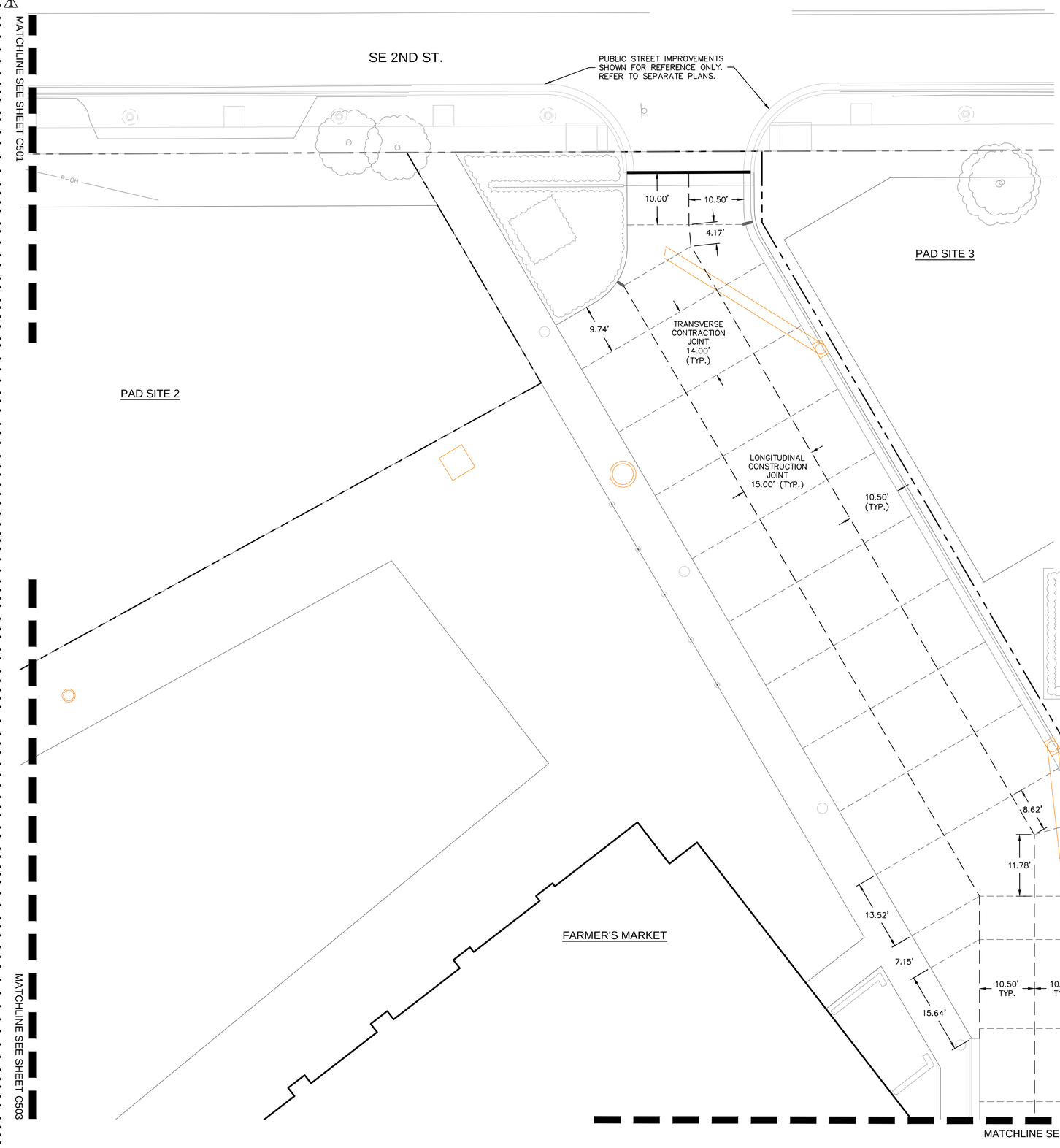
2023

LEE'S SUMMIT,MO

drawn by: DFG/AR
checked by: JN
approved by: DE
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project no.: 022-00393
drawing no.: C_JNT01_02200393
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SHEET
C501

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L_PBASE_ROAD_02200393



LEGEND

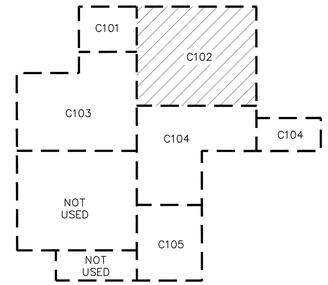
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- ISOLATION JOINT
- MONOLITHIC CURB

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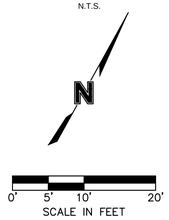
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JOINTING PLAN

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

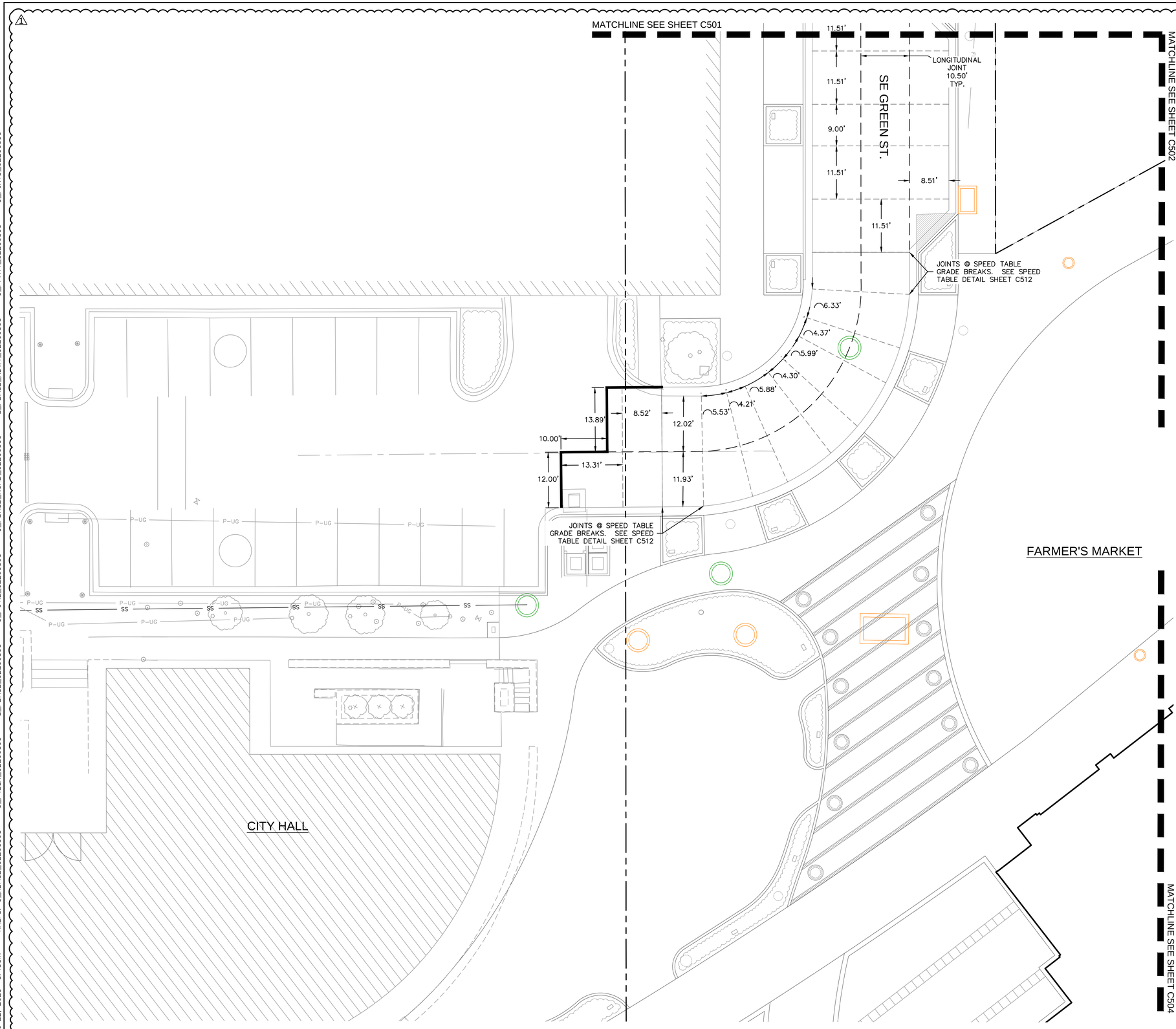
2023

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_JNT01_02200393
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SHEET
C502

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LEGEND

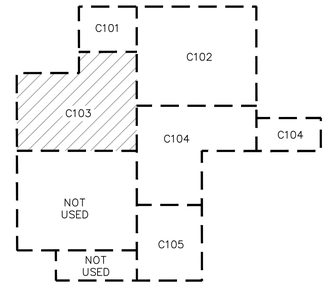
- LONGITUDINAL TIED JOINT
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N

0' 5' 10' 20'
SCALE IN FEET

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JOINTING PLAN

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

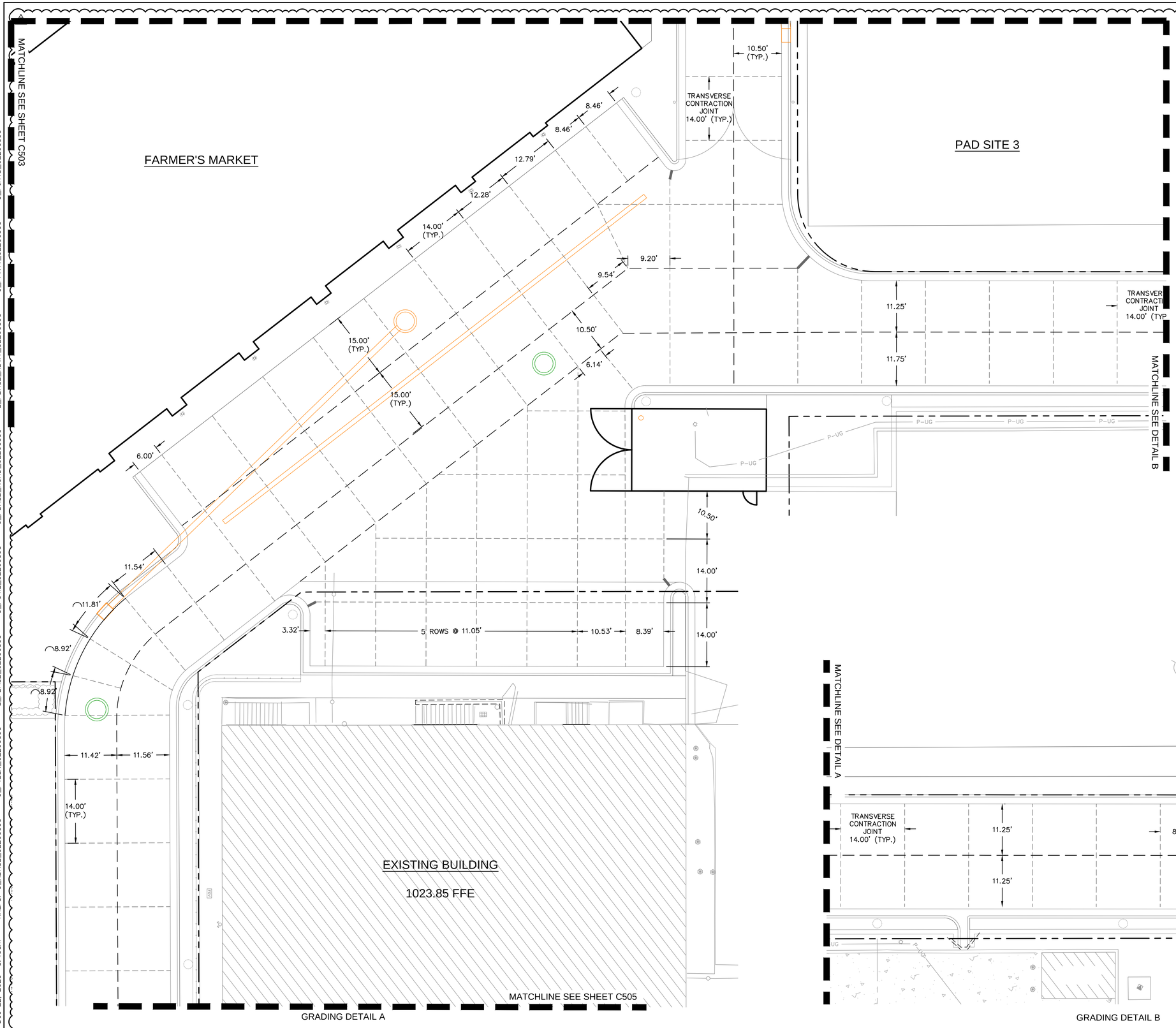
2023

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SHEET
C503

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JOINTING PLAN

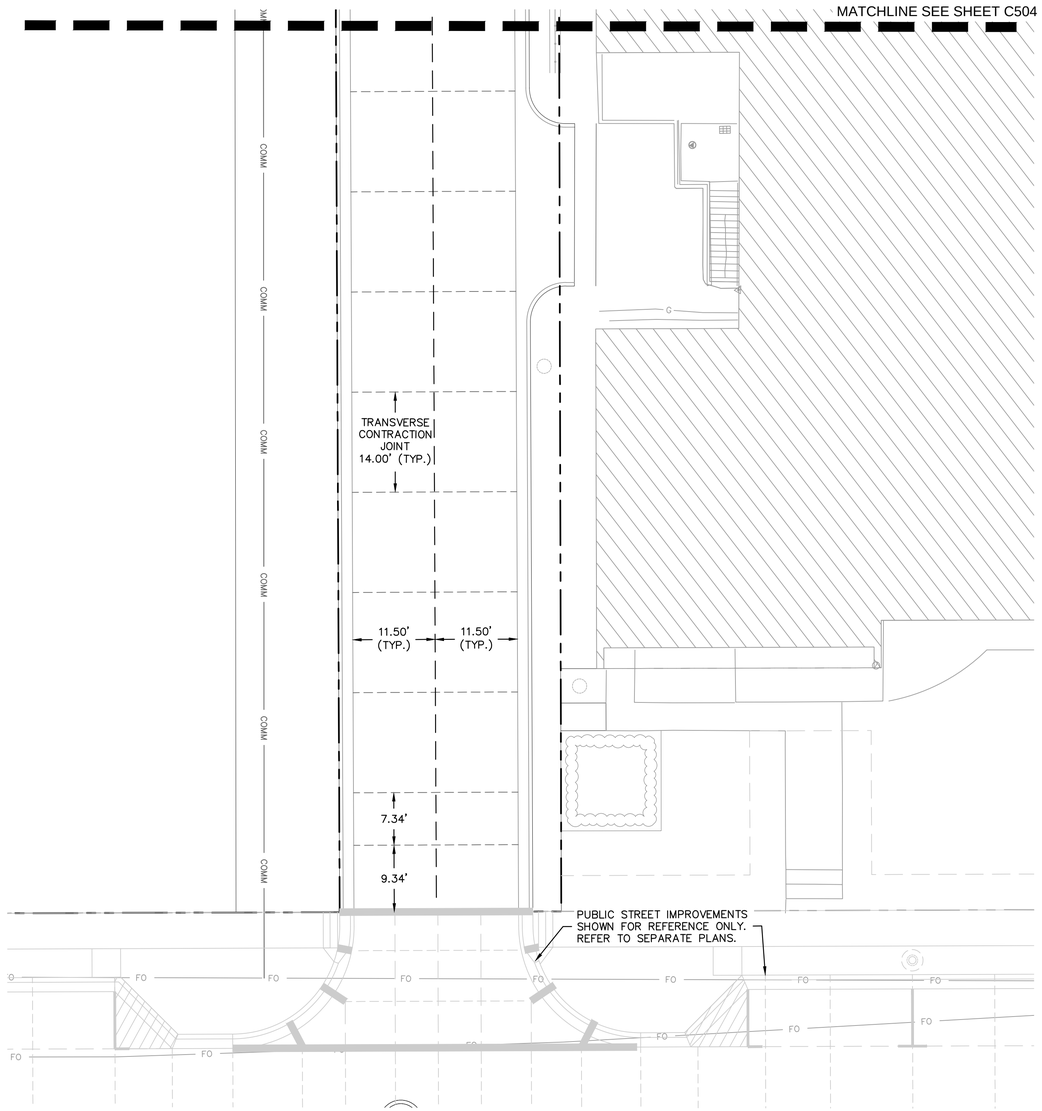
LEE'S SUMMIT DOWNTOWN MARKET
GREEN STREET - 2ND STREET TO 3RD STREET
LEE'S SUMMIT, MO

2023

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SHEET
C504

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LEGEND

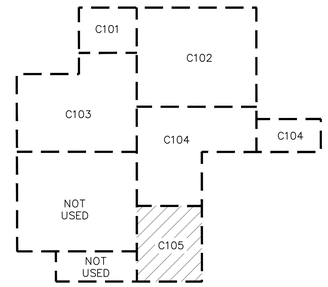
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- TRANSVERSE CONTRACTION JOINT
- CONTRACTION JOINT WITHOUT DOWELS
- ISOLATION JOINT
- MONOLITHIC CURB

NOTES:

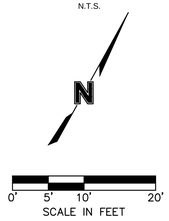
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KEYMAP
N.T.S.



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JOINTING PLAN

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

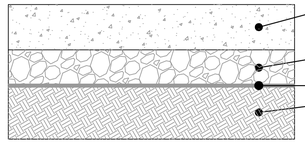
2023

LEE'S SUMMIT,MO

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SHEET
C505

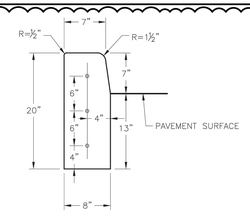
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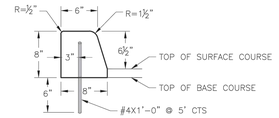
NOTE: ALL CONSTRUCTION, SITE PREPARATION, GRADING, AND EXCAVATION PROCEDURES SHALL CONFORM TO RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT INCLUDING ADDENDUMS. CONTRACTOR SHALL CONTACT ENGINEER WITH ANY DISCREPANCIES OR CONCERNS BASED ON ACTUAL SITE CONDITIONS.

PCC PAVEMENT WITH AGGREGATE SECTION

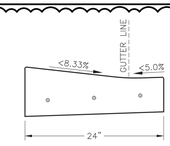
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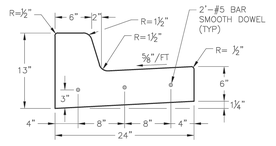
STRAIGHT CURB
(TYPE C-1)



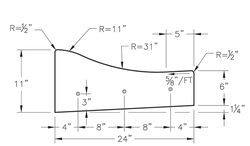
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(TYPE DC)



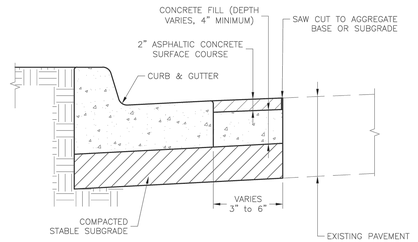
CURB & GUTTER DETAIL AT RAMP
(ADA SLOPE REQUIREMENTS)



STRAIGHT BACK CURB &
GUTTER
(TYPE CG-1)



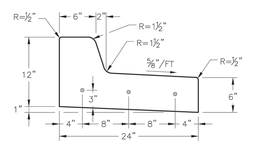
ROLL BACK CURB &
GUTTER
(TYPE CG-2)



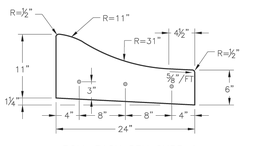
CURB REPLACEMENT DETAIL

GENERAL NOTES

1. ¾" ISOLATION JOINTS WITH 3 (2'-#5 BAR) SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
2. 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
3. CONCRETE FILL SHALL HAVE UNIFORM AND SMOOTH FINISH
4. KCMMB 4K CONCRETE SHALL BE USED FOR ALL CURB.
5. ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2205.2.
6. CURBS FOR NEW STREETS SHALL BE BUILT ON ASPHALT OR AGGREGATE BASE AS SHOWN IN TYPICAL SECTION DETAIL.
7. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.
8. ALL DOWELS & TIE BARS SHALL BE EPOXY COATED.



STRAIGHT BACK DRY CURB &
GUTTER
(TYPE CG-1 DRY)



ROLL BACK DRY CURB &
GUTTER
(TYPE CG-2 DRY)

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	12-22-2023	ADDENDUM #1	

REVISIONS

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

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

Project:
Sheet Name: CURB & GUTTER DETAIL

Drawn By: MJF
Checked By: DL
Date: 05/2021
Proj. #:

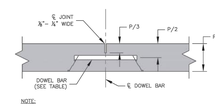
GEN-4

olsson

Olsson - Civil Engineering
Mid-America Regional Authority #1601592
1301 Burlington Street
North Kansas City, MO 64116

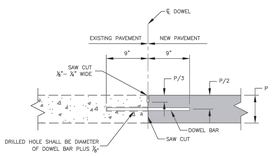
TEL 816.361.1177
www.olsson.com

STATE OF MISSOURI
DAVID L. EICKMAN
NUMBER PE-2009015436
12/21/23
PROFESSIONAL ENGINEER



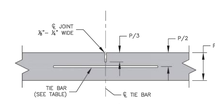
NOTE:
TRANSVERSE CONTRACTION JOINTS FOR CONCRETE PAVEMENT OR BASE WIDENING SHALL MATCH EXISTING JOINTS.

1 TRANSVERSE CONTRACTION JOINT

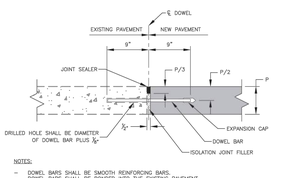


NOTES:
- DOWEL BARS SHALL BE SMOOTH REINFORCING BARS.
- DOWEL BARS SHALL BE BONDED INTO THE EXISTING PAVEMENT.
- BONDING FOR DOWEL BARS SHALL BE EPOXY OR POLYESTER BONDING AGENTS.
- THE PORTION OF THE DOWEL OUTSIDE THE HOLE SHALL BE COATED WITH AN APPROVED LUBRICANT.

3 TRANSVERSE CONSTRUCTION JOINT

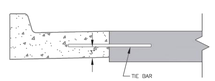


2 LONG. CONTRACTION/CONSTRUCTION JOINT



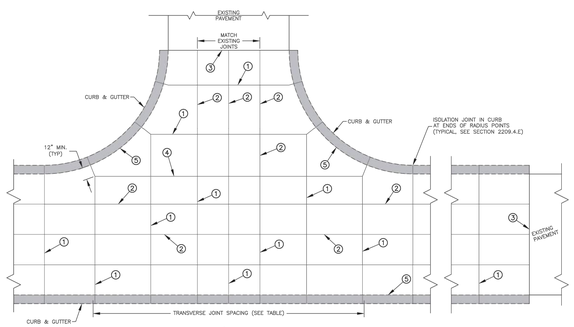
NOTES:
- DOWEL BARS SHALL BE SMOOTH REINFORCING BARS.
- DOWEL BARS SHALL BE BONDED INTO THE EXISTING PAVEMENT.
- BONDING FOR DOWEL BARS SHALL BE EPOXY OR POLYESTER BONDING AGENTS.
- THE PORTION OF THE DOWEL OUTSIDE THE HOLE SHALL BE COATED WITH AN APPROVED LUBRICANT.

4 TRANSVERSE ISOLATION JOINT



NOTE:
- JOINT NOT NEEDED IF CURB & GUTTER IS MONOLITHICALLY POURED.

5 LONG. CONSTRUCTION JOINT (CURB & GUTTER)



JOINT SPACING/INTERSECTION DETAIL

TABLE						
PCCP THICKNESS (P)	DOWEL SIZE	TIE BAR SIZE	DOWEL SPACING	TIE BAR SPACING	MAX. TRAN. SPACING	MAX. LONG. SPACING
6"	N/A	#5 x 30"	N/A	30" CTRS.	12'	12'
7"	1" x 18"	#5 x 30"	12" CTRS.	30" CTRS.	14'	14'
8"	1 ⅛" x 18"	#5 x 30"	12" CTRS.	30" CTRS.	15'	14'
≥9"	1 ⅛" x 18"	#5 x 30"	12" CTRS.	30" CTRS.	15'	15'

GENERAL NOTES:
- THE FINAL POSITION OF ALL DOWELS AND TIE BARS SHALL BE PERPENDICULAR TO THE PLANE OF THE JOINT AND PARALLEL TO THE CENTERLINE AND TOP OF SLAB WITHIN 1/10 INCH FROM EACH OTHER.
- ALL DOWELS & TIE BARS SHALL BE EPOXY COATED.
- DOWEL BARS SHALL BE PLACED AT 9 INCHES FROM LONGITUDINAL JOINTS.
- TIE BARS SHALL BE PLACED AT 12 INCHES FROM TRANSVERSE JOINTS.
- PANEL LENGTH TO WIDTH RATIO SHALL NOT EXCEED 1.5 TO 1.
- DOWEL BASKET SHIPPING WIRE SHALL NOT BE CUT.
- CONTRACTOR SHALL SUBMIT CONCRETE SPECIFIC JOINTING PLAN AT LEAST TWO WEEKS BEFORE PAVEMENT PLACEMENT.
- IN ACCORDANCE WITH 2208.4.D, ALL JOINTS SHALL BE SEALED, INCLUDING CURB & GUTTER.

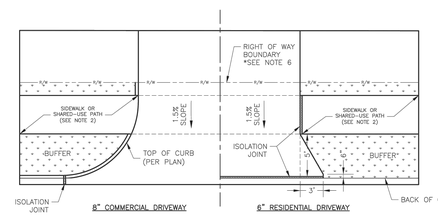
LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

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

Project:
Sheet Name: TYPICAL PAVEMENT JOINT DETAILS

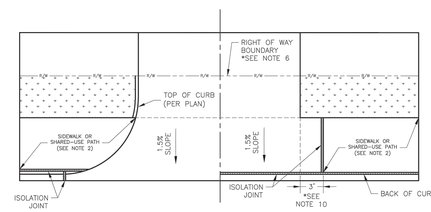
Drawn By: MJF
Checked By: GMB
Date: 05/2021
Proj. #:

GEN-9



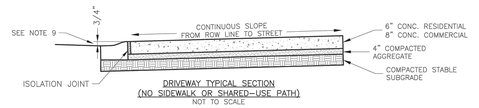
8" COMMERCIAL DRIVEWAY — 6" RESIDENTIAL DRIVEWAY

DRIVEWAY WITH BUFFER
NOT TO SCALE

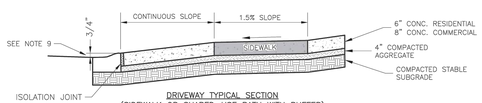


8" COMMERCIAL DRIVEWAY — 6" RESIDENTIAL DRIVEWAY

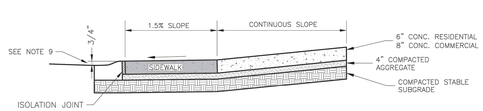
DRIVEWAY WITHOUT BUFFER
NOT TO SCALE



DRIVEWAY TYPICAL SECTION
(NO SIDEWALK OR SHARED-USE PATH)
NOT TO SCALE



DRIVEWAY TYPICAL SECTION
(SIDEWALK OR SHARED-USE PATH WITH BUFFER)
NOT TO SCALE



DRIVEWAY TYPICAL SECTION
(SIDEWALK OR SHARED-USE PATH WITHOUT BUFFER)
NOT TO SCALE

GENERAL NOTES
1. SUBGRADE SHALL BE STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
2. ALL DRIVE APPROACHES SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG) FOR SLOPE REQUIREMENTS WHEN SIDEWALK IS REQUIRED (SEE ADA RAMP RETROFIT DETAIL GEN-3B, SIDEWALK/SHARED USE PATH RAMP AT DRIVEWAY DETAIL).
3. JOINT AT BACK OF CURB LINE SHALL BE AN ISOLATION JOINT FOR RESIDENTIAL DRIVEWAYS.
4. KCMMB 4K CONCRETE MIX IS REQUIRED FOR ALL CURBS.
5. COMMERCIAL DRIVEWAYS, IN THE PUBLIC RIGHT OF WAY, SHALL BE KCMMB 4K CONCRETE MIX.
6. RESIDENTIAL DRIVEWAYS, IN THE PUBLIC RIGHT OF WAY, KCMMB 4K CONCRETE MIX IS RECOMMENDED. OTHER CONCRETE MIXES NEED TO BE APPROVED BY CITY INSPECTOR.
7. A JOINT MUST BE INSTALLED AT THE RIGHT OF WAY BOUNDARY FOR PROPERTY DELINEATION.
8. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.
9. ¾" FROM TOP OF CURB TO FLOWLINE AT DRIVEWAY (TYPE CG-1 CURB ONLY). MUST MAINTAIN ORIGINAL FLOWLINE OF CURB.
10. SIDEWALK ADJOINING CURB SHALL BE 6" THICK, EXTENDING 3' FROM THE DRIVEWAY.
11. THE MAXIMUM WIDTH OF A RESIDENTIAL DRIVEWAY IS 36 FEET WITHIN THE RIGHT OF WAY.

RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
01/24/2024

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

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

Project:
Sheet Name: DRIVEWAY DETAIL

Drawn By: MJF
Checked By: DL
Date: 05/2021
Proj. #:

GEN-1

PAVEMENT & JOINTING DETAILS

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

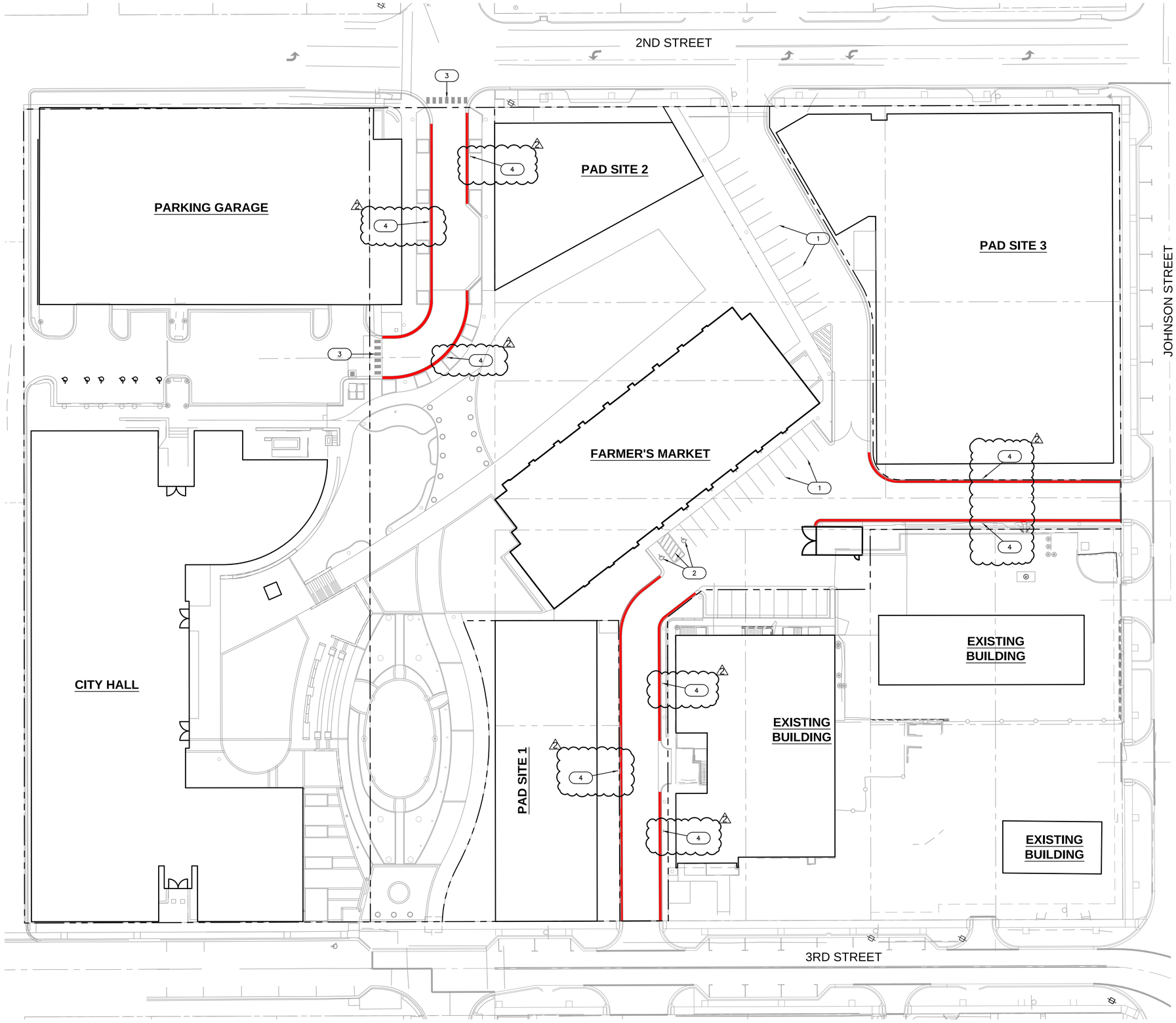
LEE'S SUMMIT,MO

2023

drawn by: DFG/AR
checked by: JN
approved by: DE
QA/QC by: DE
project no.: 022-00393
drawing no.: C_DTL_02200393
date: 12/22/2023

SHEET
C510

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PAVEMENT & SIGNAGE KEYNOTES

CURB AND CURB ENDS TO BE PAINTED RED WITH 4" "FIRE LINE–NO PARKING" LETTERING AT 15' SPACING MAX.

PAVEMENT AND SIGNAGE KEYNOTES	
1	4" PARKING STALL STRIPE (TYP.)
2	ADA ACCESSIBLE PARKING SPACE STRIPING PER DETAIL ON SHEET C512
3	4'x2' CROSSWALK STRIPES AT 2' SPACING (TYP.)
4	INSTALL "NO PARKING – FIRE LANE" SIGN PER DETAIL ON THIS SHEET



NO PARKING - FIRE LANE SIGN DETAIL

RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
01/24/2024

olsson
Olsson - Civil Engineering
Missouri Certificate of Authority #001592
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
www.olsson.com

STATE OF MISSOURI
DAVID L. EICKMAN
NUMBER PE-2009015436
PROFESSIONAL ENGINEER
1/11/24

REV./ NO.	DATE	REVISIONS DESCRIPTION	BY
1	12-22-2023	ADDENDUM #1	
2	01-11-2024	ADDENDUM #2	

REVISIONS

PAVEMENT MARKING & SIGNAGE PLAN

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

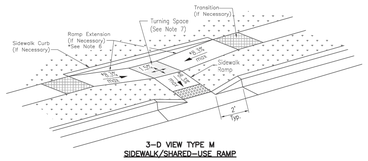
LEE'S SUMMIT,MO

2023

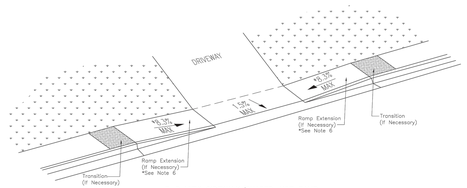
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drawing no.: C_STP01_02200393
date: 12/22/2023

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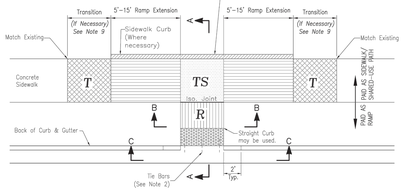
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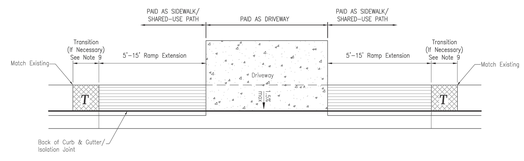
3-D VIEW TYPE M
SIDEWALK/SHARED-USE RAMP



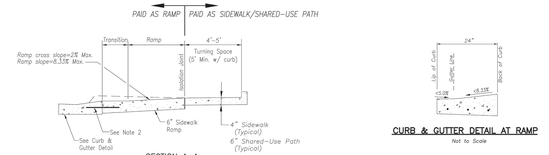
3-D VIEW SIDEWALK/SHARED-USE RAMP
AT DRIVEWAY



TYPE M SIDEWALK/SHARED-USE RAMP
Not to Scale

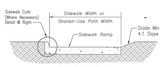


SIDEWALK/SHARED USE RAMP
AT DRIVEWAY WITH ADJOINING CURB

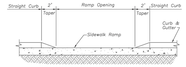


SECTION A-A

CURB & GUTTER DETAIL AT RAMP
Not to Scale

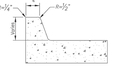


SECTION B-B



SECTION C-C

TYPE M SIDEWALK RAMP
Not to Scale



SIDEWALK CURB DETAIL
Not to Scale

LEGEND

R	SIDEWALK RAMP
TS	TURNING SPACE
	DETECTABLE WARNING SURFACE
T	TRANSITION

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).

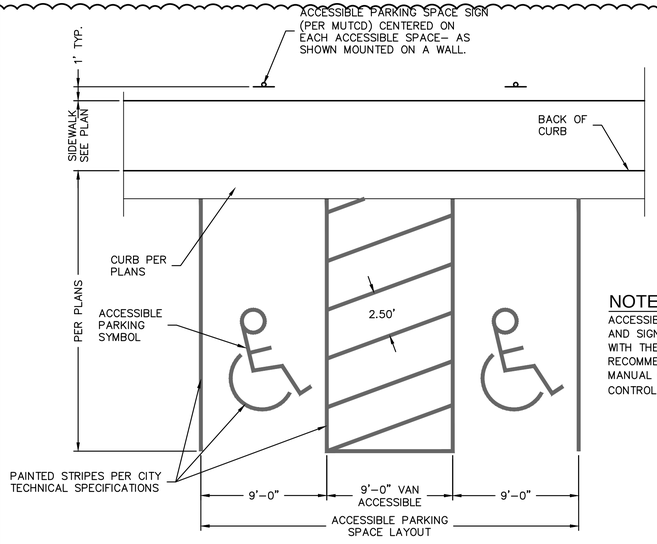
LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

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

Sheet Name: ADA RAMP RETROFIT DETAIL

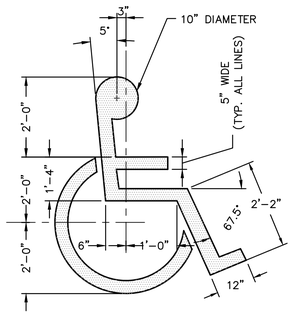
Drawn By: MJF
Checked By: DL
Date: 05/2021
Proj. #:

GEN-3B



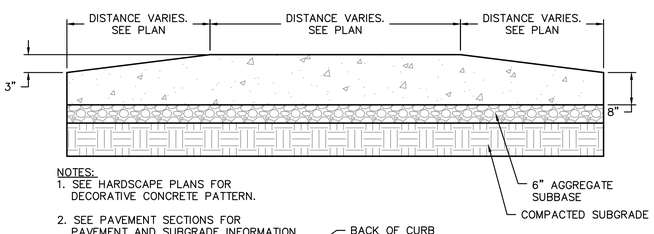
ACCESSIBLE PARKING SPACE LAYOUT DETAIL
NOT TO SCALE

NOTE
ACCESSIBLE PARKING SYMBOL AND SIGNAGE SHALL COMPLY WITH THE APPLICABLE RECOMMENDATIONS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

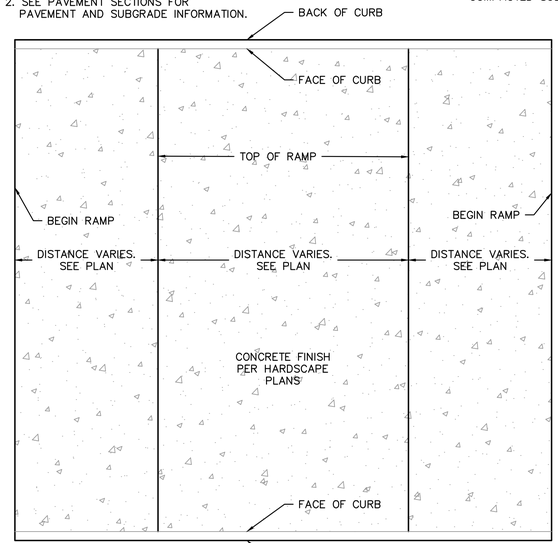


PROVIDE PAINTED SYMBOL AT EACH DESIGNATED ACCESSIBLE PARKING STALL. CENTER SYMBOL IN EACH STALL.

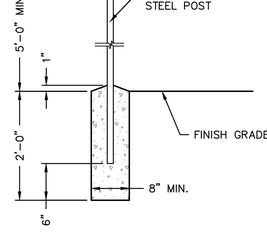
ACCESSIBLE PARKING SYMBOL
NOT TO SCALE



NOTES:
1. SEE HARDSCAPE PLANS FOR DECORATIVE CONCRETE PATTERN.
2. SEE PAVEMENT SECTIONS FOR PAVEMENT AND SUBGRADE INFORMATION.

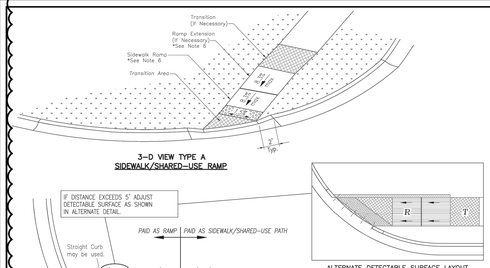


SPEED TABLE DETAIL
NOT TO SCALE



NOTES
1. SIGN TO BE PER LOCAL JURISDICTION REQUIREMENTS. VERIFY SIZE, SHAPE & VERBIAGE
2. PROVIDE SIGN AT EACH HANDICAPPED ACCESSIBLE PARKING STALL.

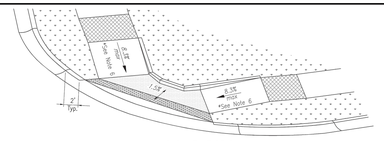
ACCESSIBLE PARKING SPACE SIGNAGE
NOT TO SCALE



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

LEGEND

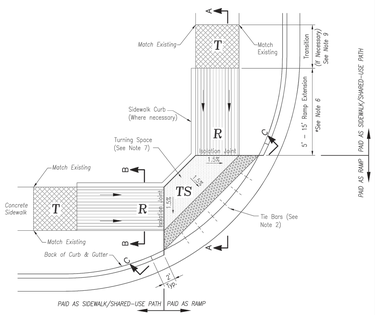
R	SIDEWALK RAMP
TS	TURNING SPACE
	DETECTABLE WARNING SURFACE
T	TRANSITION



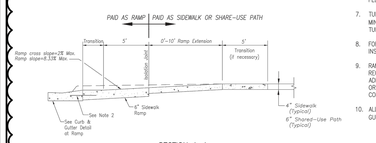
3-D VIEW TYPE B
SIDEWALK/SHARED-USE RAMP

TYPE A SIDEWALK/SHARED-USE RAMP
Not to Scale

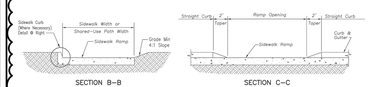
ALTERNATE DETECTABLE SURFACE LAYOUT



TYPE B SIDEWALK/SHARED-USE RAMP
Not to Scale

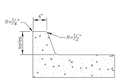


SECTION A-A

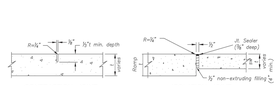


SECTION B-B SECTION C-C

TYPE A & B SIDEWALK RAMP
Not to Scale

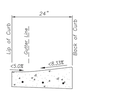


SIDEWALK CURB DETAIL
Not to Scale



CONTRACTION JOINT ISOLATION JOINT

JOINT DETAILS
Not to Scale



CURB & GUTTER DETAIL AT RAMP
Not to Scale

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

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

Sheet Name: ADA RAMP RETROFIT DETAIL

Drawn By: MJF
Checked By: DL
Date: 05/2021
Proj. #:

GEN-3A

DWG: F:\2022\00001-00500\022-00393\40-design\AutoCAD\final plans\Sheets\GNCV\Site Development Plans\C_DTL_02200393.dwg USER: aromanov
DATE: Dec 22, 2023 8:46am XREFS: C_XBASE_02200393 L_PBASE_02200393 C_PTBLK_02200393 C_PUTIL_02200393

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STATE OF MISSOURI
DAVID L. EICKMAN
NUMBER PE-2009015436
12/21/23
PROFESSIONAL ENGINEER

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	12-22-2023	ADDENDUM #1	

ADA & SPEED TABLE 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_DTL_02200393
date: 12/22/2023

RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
01/24/2024

SHEET
C512