

LAKEWOOD BUSINESS PARK - LOT 46

Final Development Plan

Part of Section 20, Township 48 North, Range 31 West
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

ALL PAVING ON THE PARKING LOT WILL COMPLY WITH THE
UNIFIED DEVELOPMENT ORDINANCE ARTICLE 8 IN TERMS
OF PAVING THICKNESS AND BASE

OIL - GAS WELLS
ACCORDING TO EDWARD ALTON MAY JR'S ENVIRONMENTAL IMPACT STUDY OF
ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE
NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED
HEREON.

SURVEY AND PLAT NOTES:
THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED
ZONE (X), AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP,
COMMUNITY PANEL NO. 29095C0430G EFFECTIVE DATE: JANUARY 20, 2017.

UTILITY COMPANIES:

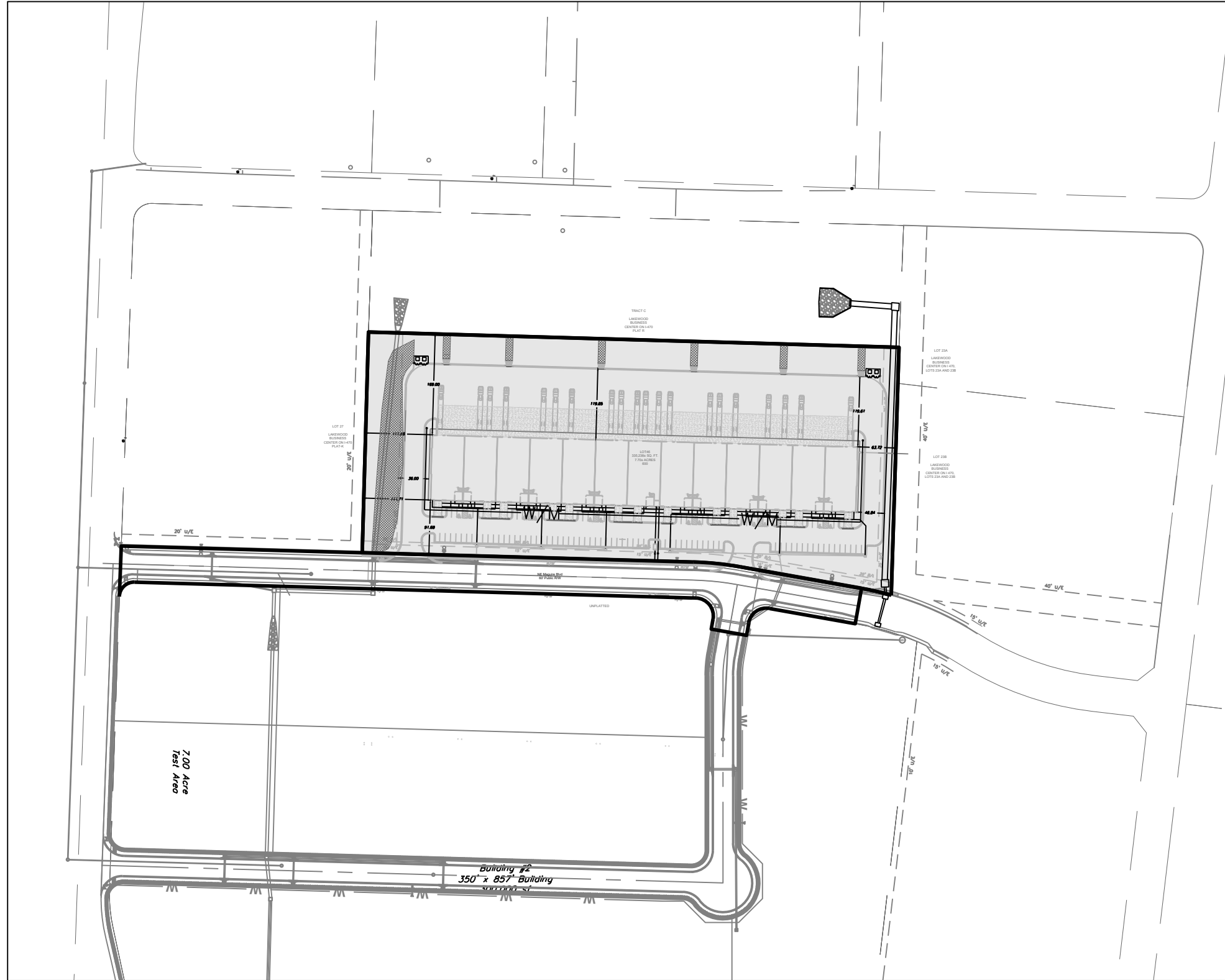
THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY
GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE
RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED
CONSTRUCTION AND VERIFYING THE ACTUAL LOCATION OF EACH UTILITY LINE. THE CONTRACTOR SHALL NOTIFY
ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS.
EVERGY ~ 298-1196
MISSOURI GAS ENERGY ~ 756-5261
SOUTHWESTERN BELL TELEPHONE ~ 761-5011
COMCAST CABLE ~ 795-1100
WILLIAMS PIPELINE ~ 422-6300
CITY OF LEE'S SUMMIT PUBLIC WORKS ~ 969-1800
CITY OF LEE'S SUMMIT DEVELOPMENT ENGINEERING INSPECTION AT 816.969.1200
CITY OF LEE'S SUMMIT WATER UTILITIES ~ 969-1900
MISSOURI ONE CALL (DIG RITE) ~ 1-800-344-7483

GENERAL NOTES:

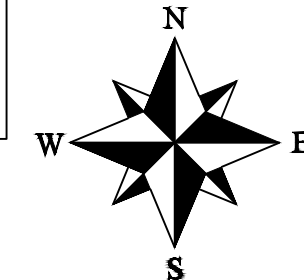
- 1~ ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
- 2~ ALL REQUIRED EASEMENTS WITHIN THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR ON THE FINAL PLAT.
- 3~ ANY REQUIRED EASEMENT LOCATED OUTSIDE OF THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR BY SEPARATE INSTRUMENT PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- 4~ THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.
- 5~ THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH THE IMPROVEMENTS PROPOSED BY THESE PLANS AND SITE CONDITIONS.
- 6~ THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND OBTAIN THE APPROPRIATE BLASTING PERMITS FOR A REQUIRED BLASTING. IF BLASTING IS ALLOWED, ALL BLASTING SHALL CONFORM TO STATE REGULATIONS AND LOCAL ORDINANCES.

NOTE :

ALL CONSTRUCTION SHALL FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND
CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813. WHERE DISCREPANCIES
EXIST BETWEEN THESE PLANS AND THE DESIGN AND CONSTRUCTION MANUAL, THE
DESIGN AND CONSTRUCTION MANUAL SHALL PREVAIL.



SITE LOCATION MAP
SCALE: 1"=200'



Summary of Quantities:

ITEM AND DESCRIPTION	UNIT	ESTIMATED QUANTITY
ASPHALT PAVING	S.Y.	17,018.00
GEOGRID	S.Y.	20,421.00
MoDOT Type 5 Base	S.Y.	20,421.00
KCMMB ENTRANCE	UNIT	2
CURBING	FT	4,370.00
ADA SIDEWALK RAMP	UNIT	4
SANITARY 8" PVC SDR 26 Service Line	FT	34.00
TRACER WIRE AND EQUIPMENT	FT	825.00
CLEARING, GRADING & GRUBBING	LS	1
SILT FENCE	FT	4,350.00
INLET PROTECTION	UNIT	10.00
SEEDING / MULCHING/ FERTILIZING	AC	7.70
CONST. ENTRANCE	UNIT	2
RIP RAP W/ FABRIC	S.Y.	53.33
TURF REINFORCEMENT MAT	SF	15,709.00
STORM		
15" HDPE	FT	611.89
5' x 4' STORM CURB INLET	EA	6.00
WATER		
2" Type K Soft Copper Water Service Line	FT	89.00
6" C900 PVC CLASS 200	FT	79.00
BACKFLOW VAULT	UNIT	1

INDEX OF SHEETS:

- C.001 ~ COVER SHEET
- C.050 ~ ESC PHASE 1 - PRE CLEARING PLAN
- C.051 ~ ESC PHASE 2 - INACTIVE AREA STABILIZATION PLAN
- C.052 ~ ESC PHASE 3 - FINAL RESTORATION PLAN
- C.053 ~ ESC - STANDARD DETAILS
- C.100 ~ SITE PLAN
- C.101 ~ DIMENSION PLAN
- C.200 ~ GRADING PLAN
- C.201 ~ SPOT ELEVATIONS
- C.202 ~ ADA RAMP DETAILS
- C.300 ~ STORM SEWER GENERAL LAYOUT
- C.301 ~ STORM SEWER PLAN AND PROFILE
- C.400 ~ SANITARY SERVICE PLAN
- C.500 ~ WATER LINE PLAN
- C.600 ~ STANDARD DETAILS
- C.601 ~ STANDARD DETAILS
- C.602 ~ STANDARD DETAILS
- L.100 ~ LANDSCAPE PLAN
- L.101 ~ LANDSCAPE PLAN DETAILS

Current Zoning: PI
Proposed Zoning: PI

Site Impervious Area

Total Area	7.70 acres (3,352,381.11 sq. ft.)
Site	
Site Area	7.70 Acres
Building	78,038 sq. ft.
Parking	153,162 sq. ft.
Impervious Area	231,200 sq. ft. (68.97% of Site)
Floor-Area-Ratio	23.28%

Parking:
Provided:
120 Total Spaces
88 Standard (12 ADA Accessible) (20 Semi-Tractor Trailer)

Parking:
118 Required
13,000 sf Office (Assume 1,000 sf per unit)
65,038 sf Warehouse
52 Required
66 Required

Site Improvement Notes

Sanitary Sewer Improvements
-The site will connect to the existing sanitary sewer on the east side of the property on Lot 23B.

Water Main Improvements
-The site will utilize the existing water on the north side of NE Maguire Boulevard.

Storm Sewer
-Enclosed pipe systems and inlets will collect and convey the onsite storm water runoff and direct it toward the existing public storm sewer system.

Storm Water Detention
-Existing Storm Detention is on north side of property.

LEGEND:

Existing Underground Power	—UGP—	—UGP—
Existing Conc. Curb & Gutter	=====	=====
Existing Wood Fence	—X—	—X—
Existing Gas Main	—GAS—	—GAS—
Existing Water Main	-X-W/M-----	-X-W/M-----
Existing Storm Sewer	-X-STM-----	-X-STM-----
Existing Sanitary Sewer	-X-SAN-----	-X-SAN-----
Existing Underground Telephone	—UGT—	—UGT—
Existing Overhead Power	—OHE—	—OHE—
Proposed Storm Sewer	—ST—	—ST—
Proposed Sanitary Sewer	—SS—	—SS—
Proposed Underground Power	—UGT—	—UGT—
Proposed Gas Service	—GAS—	—GAS—
Proposed 8" D.I.P. Water	—W—	—W—
Proposed Electrical Service	—UGP—	—UGP—

ENGINEER'S CERTIFICATION:

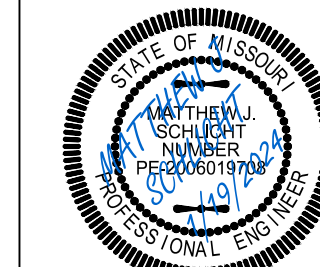
I HEREBY CERTIFY THAT THIS PROJECT HAS BEEN DESIGNED AND
THESE PLANS PREPARED IN ACCORDANCE WITH THE CURRENT DESIGN
CRITERIA OF THE CITY OF LEE'S SUMMIT, MISSOURI AND THE STATE OF
MISSOURI. I FURTHER CERTIFY THAT THESE PLANS WERE DESIGNED IN
ACCORDANCE TO AASHTO STANDARDS.

Professional Registration
Missouri
Engineering 2005002188-D
Surveying 2005006189-D
Kansas
Engineering E-16895
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Lakewood Business Park - Lot 46
Lee's Summit, Jackson County, Missouri

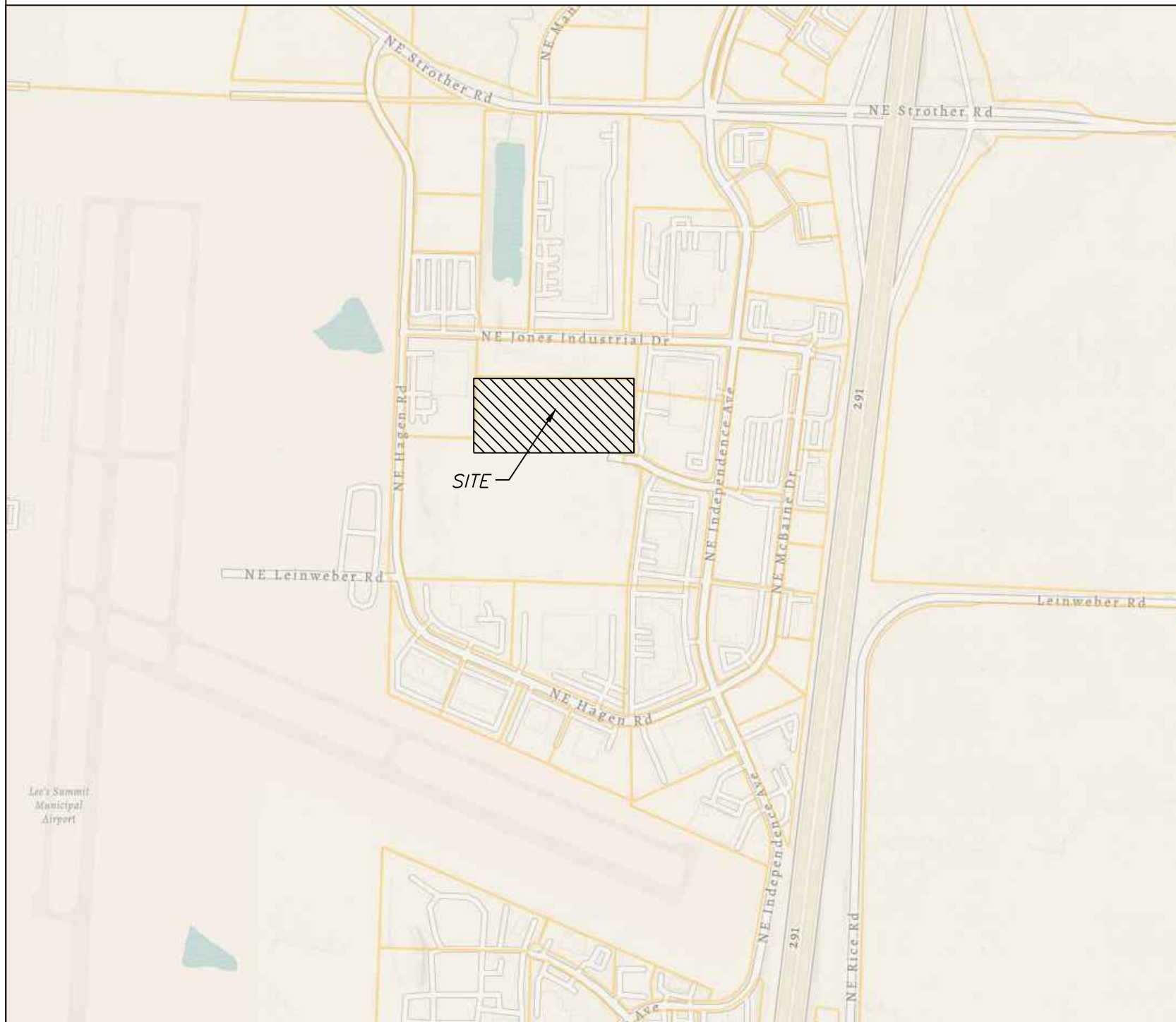
Project:
LAKEWOOD BUSINESS CENTER
PLAT 5, L&MO
Issue Date:
May 5, 2023

FINAL DEVELOPMENT PLAN
Construction Plans for:
Lakewood Business Park - Lot 46
Lee's Summit, Jackson County, Missouri

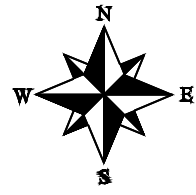


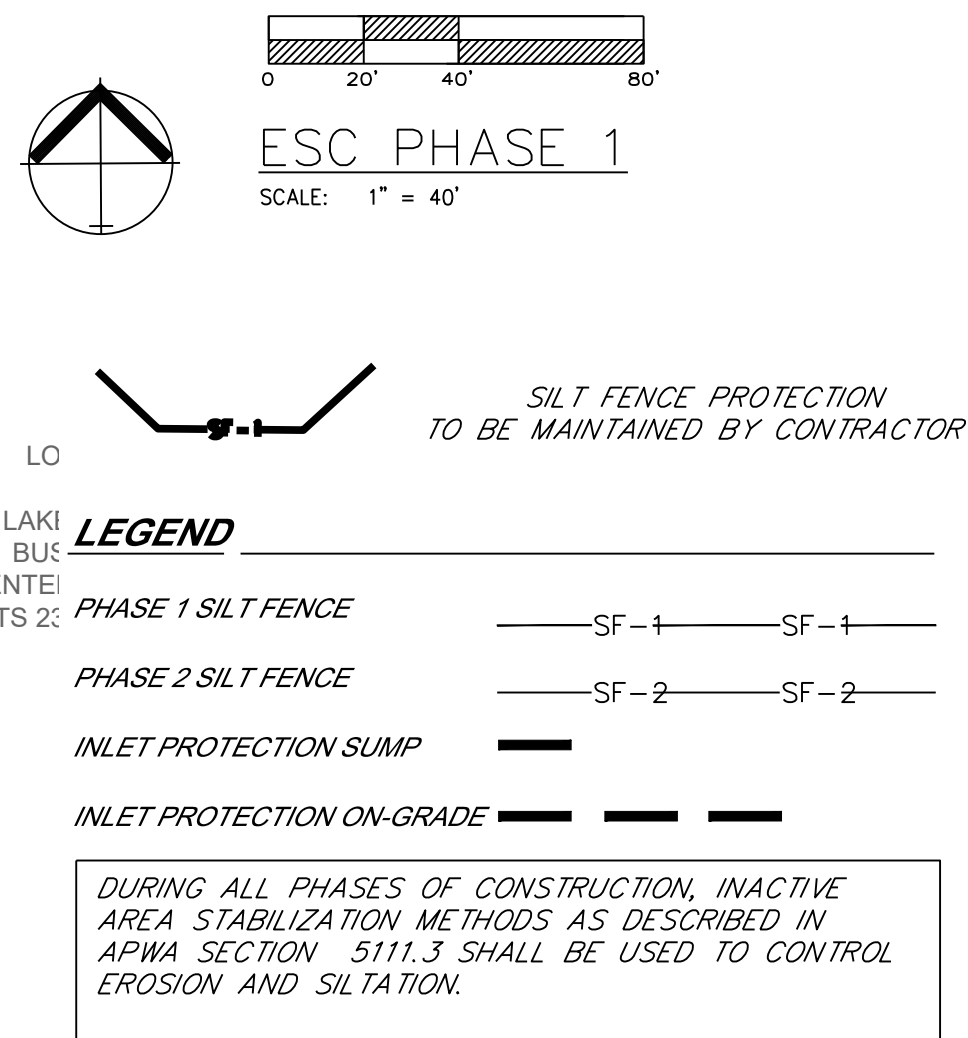
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 255226

REVISIONS
REV. 12/6/2023
REV. 1/19/2024



Vicinity Map



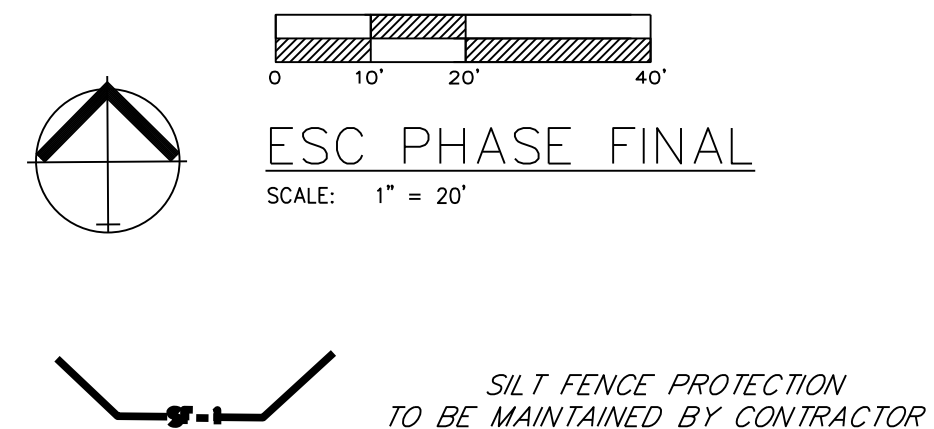


Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Project: LAKEWOOD
BUSINESS CENTER
PLAT S, LSMO

Issue Date: May 5, 2023





PHASE 1 SILT FENCE ————SF-1—————SF-1—————

PHASE 2 SILT FENCE ————SF-2—————SF-2—————

INLET PROTECTION SUMP 

INLET PROTECTION ON-GRADE 

DURING ALL PHASES OF CONSTRUCTION, INACTIVE AREA STABILIZATION METHODS AS DESCRIBED IN APWA SECTION 5111.3 SHALL BE USED TO CONTROL EROSION AND SILTATION.

NOTES: The Land Disturbance Plans indicates the final placement of erosion control devices. The contractor(s) may proceed with construction prior to the final placement of these devices by providing additional devices to control erosion on their items of work. These devices shall be maintained until the final devices are in place.

SEED AND MULCH NOTES:

All areas disturbed by construction activities shall be seeded and mulched. Seeding shall be done before the proposed seedbed becomes eroded, crusted over, or dried out and shall not be done when the ground is frozen, or covered with snow. The seed shall comply with the requirements of the Missouri Seed Law and the Federal Seed Act. Also, it shall contain no seed of any plant on the Federal Noxious Weed List. Other weed seeds shall not exceed one percent by weight of mix

Seed and Fertilizer Rate:

Seed and Fertilizer Rate.

Mix I - Rye Grass / Blue Grass -----	
100 lbs. per Acre	
Mix II - Tall Fescue / Blue Grass -----	195
lbs. per Acre	
Lime	

lbs per Acre (50 lbs. per 1000 sq. ft.)
Footings

to 1200 lbs per Acre (25 lbs per 1000 sq. ft.)

During the dates December 15th through May 31 ALL lime fertilizer, seed and mulch shall be applied to finished slopes of disturbed areas. During the months of June, July, October and November 1st through December 15th, lime fertilizer, seed and mulch shall be applied at the following rates:

- Lime - 100% of specified quantity
- Fertilizer - 75% of the specified quantity
- Seed - 50% of the specified quantity
- Mulch - 100% of the specified quantity

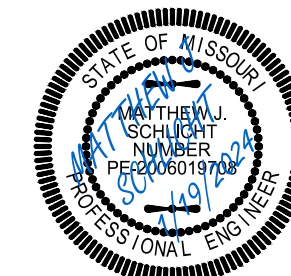
Mulch shall be Vegetative type, cereal straw from stalks of oats, rye, or barley, or approved equal. The straw shall be free of prohibited weed seed and relatively free of all other noxious and undesirable seed. Mulch shall be applied at the rate of 2 tons per acre, (70 to 90 lbs per 1000 sq. ft.). Mulch shall be embedded by a mulch anchoring tool or disk type roller having flat serrated disks spaced not more than 10 inches apart and cleaning scrapers shall be provided.

ONCE SITE IS 90% VEGETATED ALL ESC
DEVICES SHALL BE REMOVED AND ANY
DISTURBED AREAS SHALL BE RESTORED

Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Lakewood Business Park - Lot 46
Lee's Summit, Jackson County, Missouri

ESC PHASE 3 – Final Restoration Plan
Construction Plans for:
Lakewood Business Park - Lot 46
Lee's Summit, Jackson County, Missouri

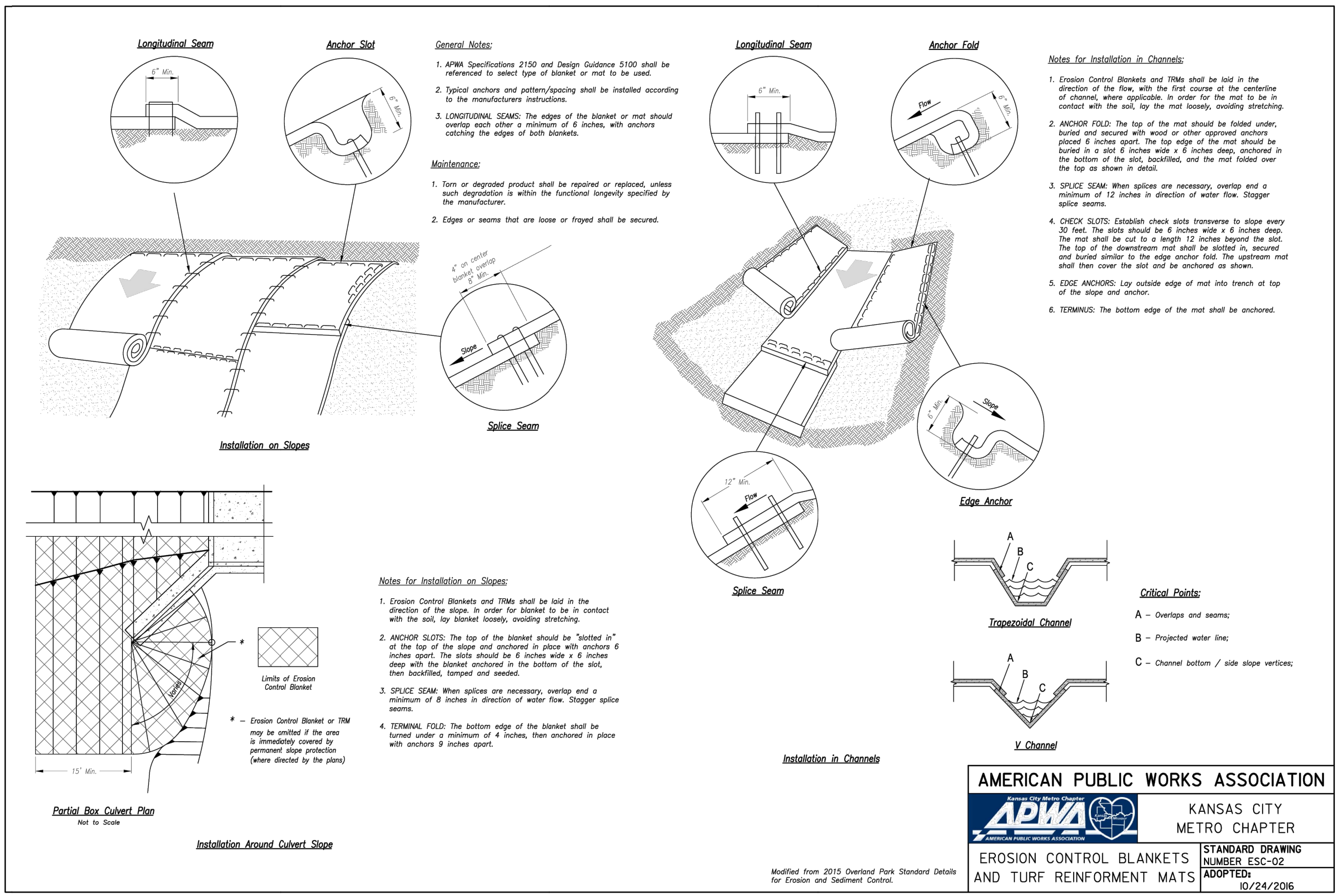
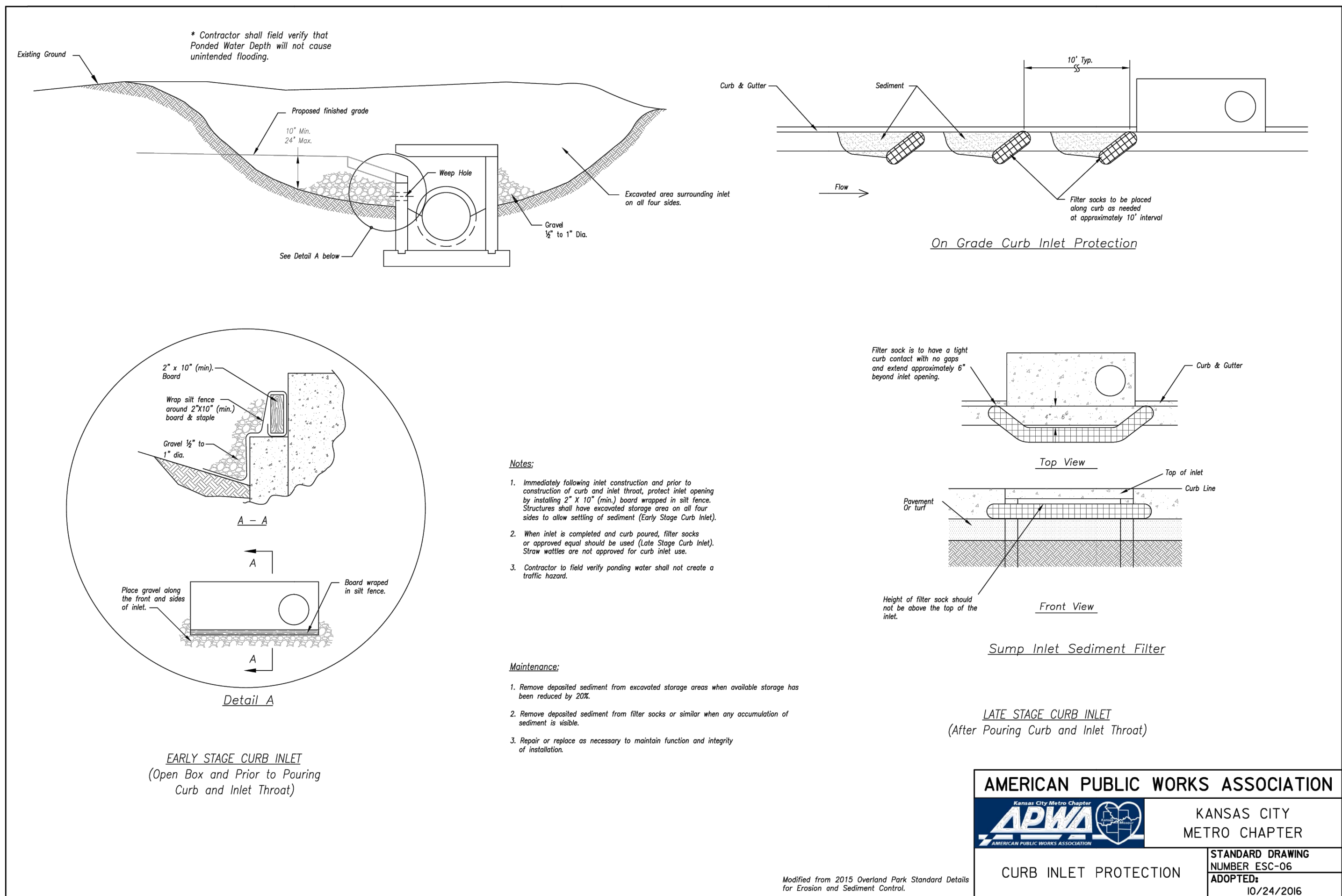
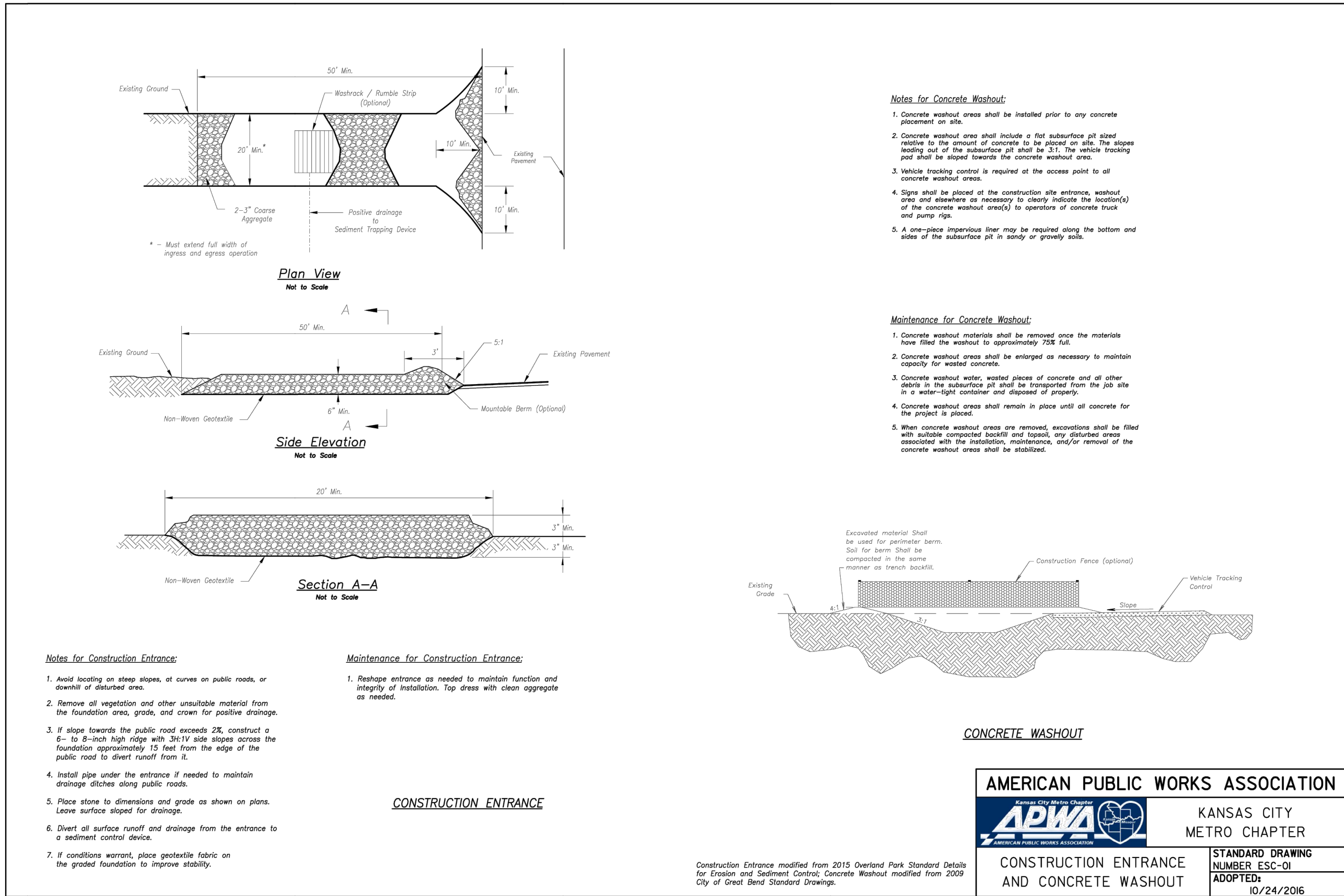
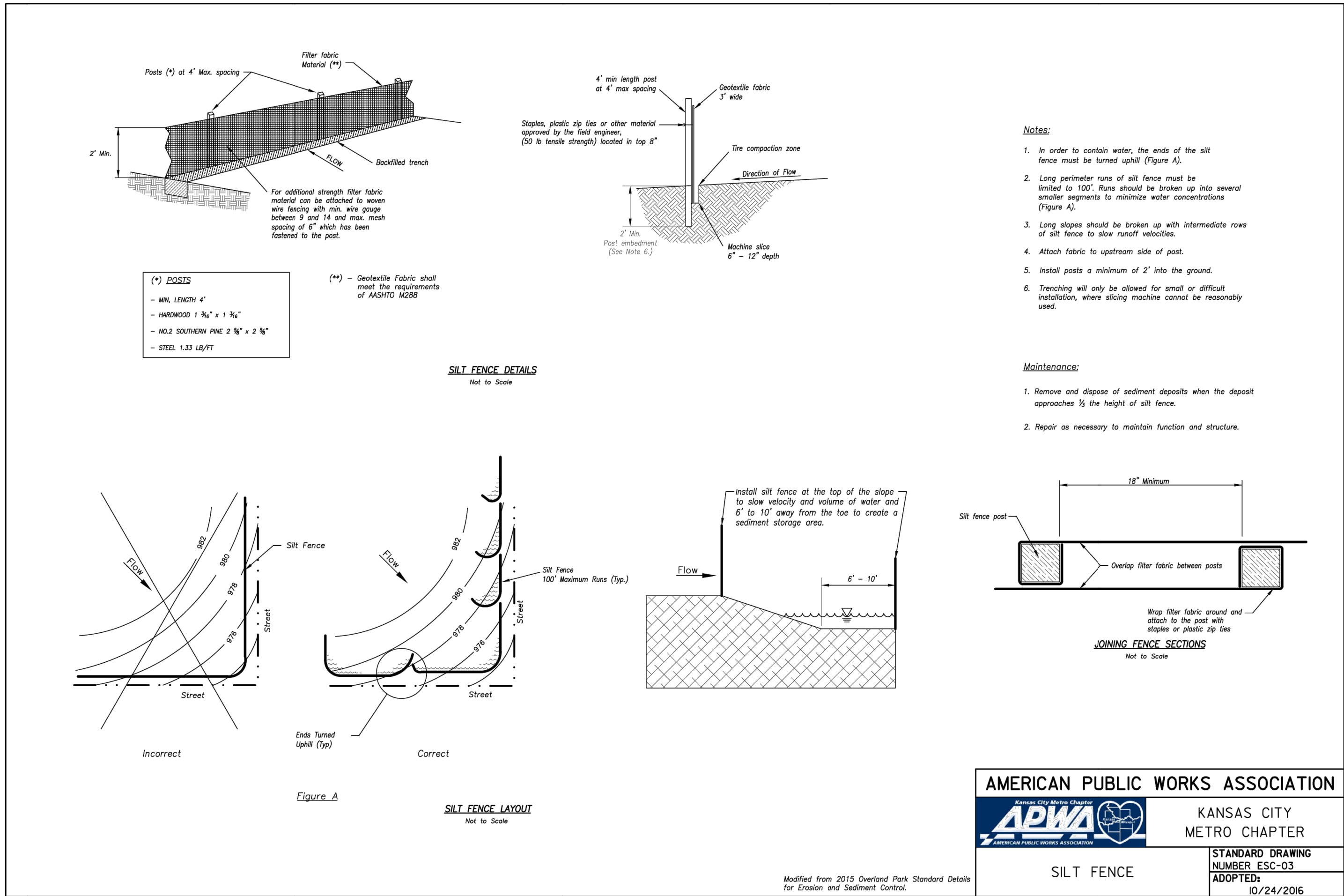


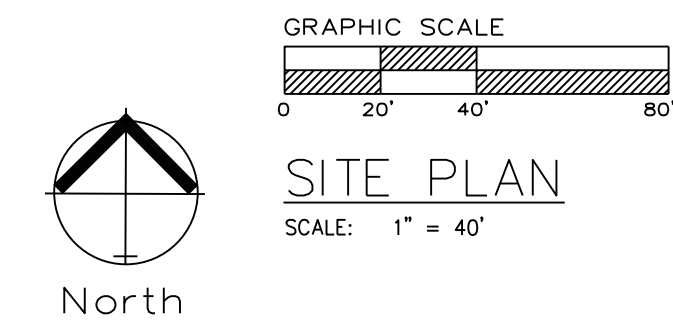
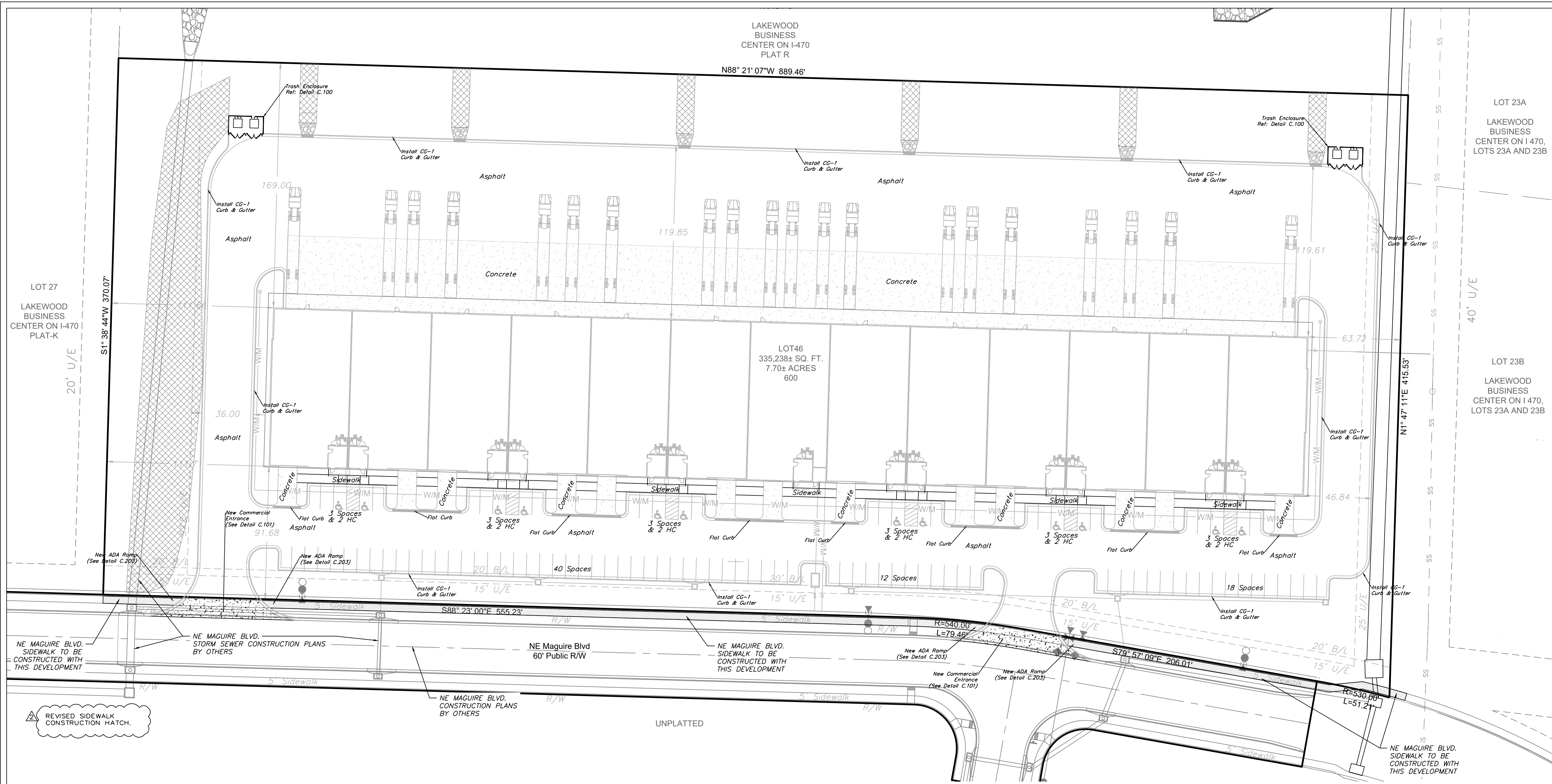
Matthew J. Schlich
MO PE 200601970
KS PE 19071
OK PE 25226

REVISIONS

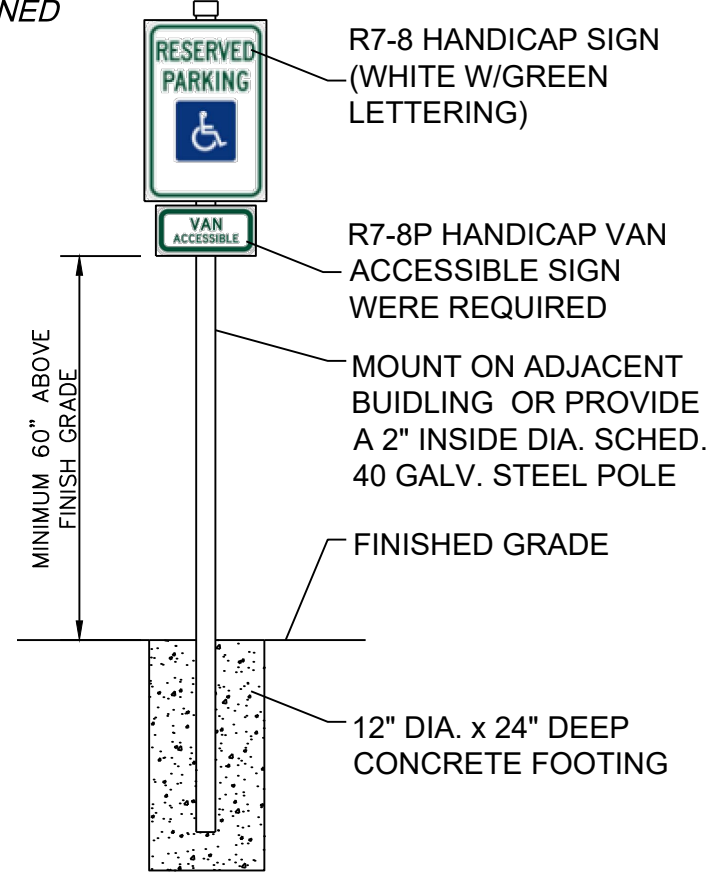
1	REV. 12/6/2023
2	REV. 1/19/2024

C.052A

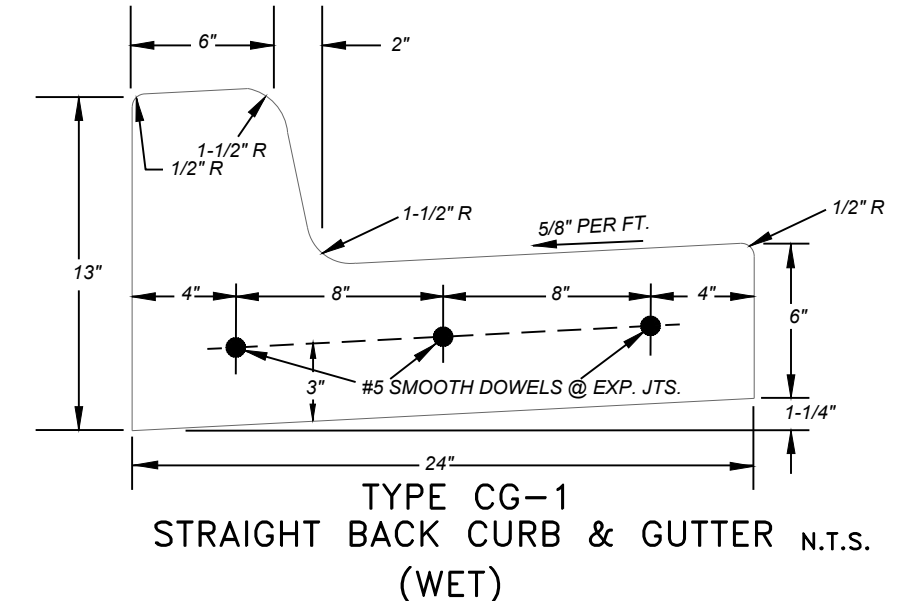




SIGN MAY BE WALL MOUNTED DIRECTLY TO BUILDING. DIMENSIONS MUST BE MAINTAINED



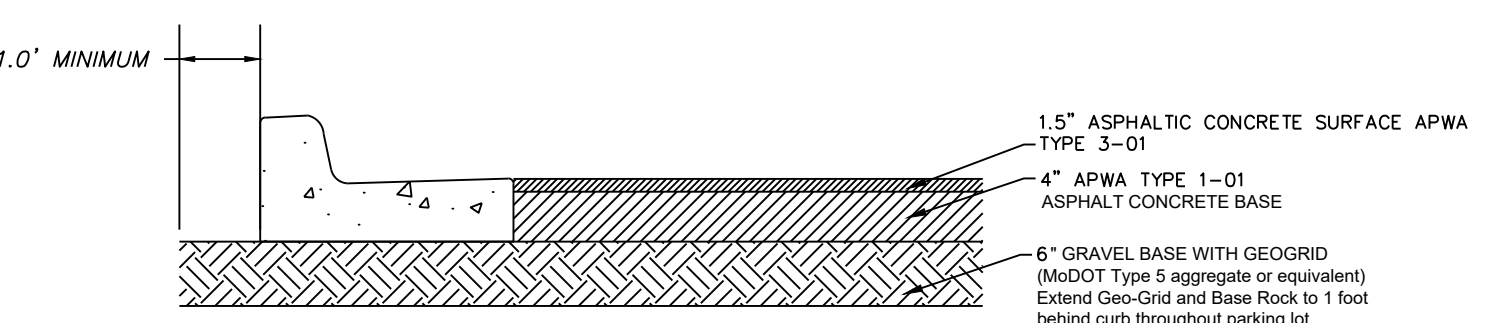
HANDICAP SIGN DETAIL
NOT TO SCALE



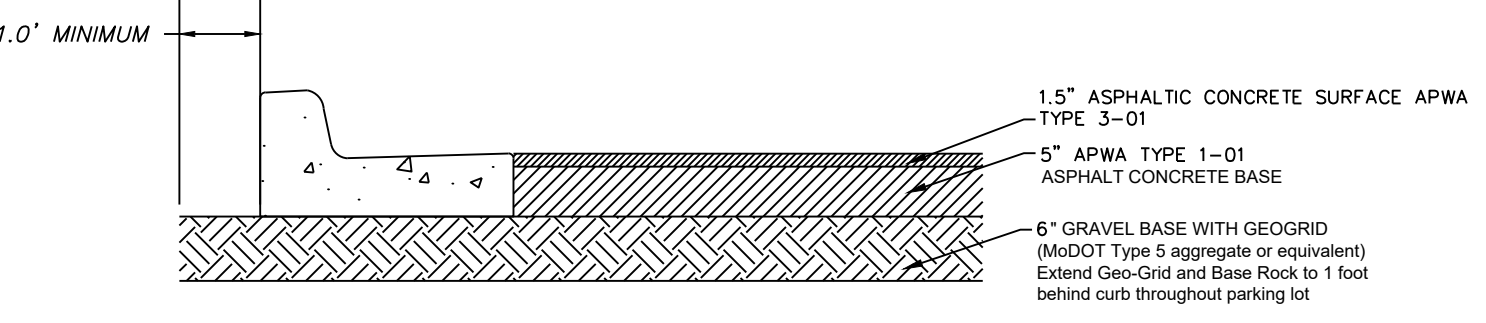
Notes:
- Trash enclosures shall be constructed of masonry walls or steel architecturally designed walls with either a solid steel opaque gate painted to be compatible with the color of the masonry or steel walls and building it is to serve or a steel framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier.
- Trash enclosure areas shall be improved with a Portland cement concrete pad and a Portland cement concrete approach 30 feet in length, measured from the enclosure opening. The pad and approach shall be improved with a minimum six inches of full depth unreinforced Portland cement concrete constructed on a sub-grade of four inches of granular base course.



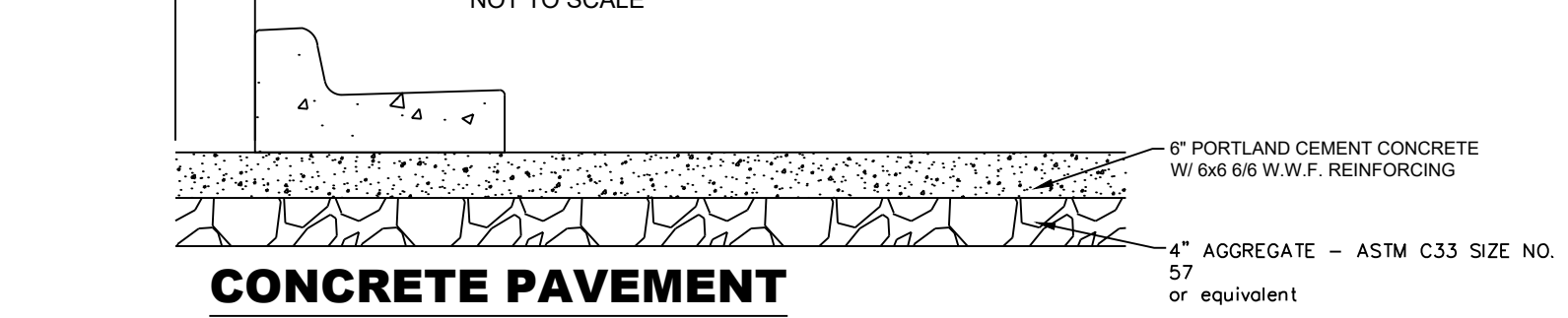
EXTERIOR ELEVATION
TRASH ENCLOSURE - FRONT ELEVATION



PRIVATE ASPHALT PAVEMENT -
PARKING AREAS

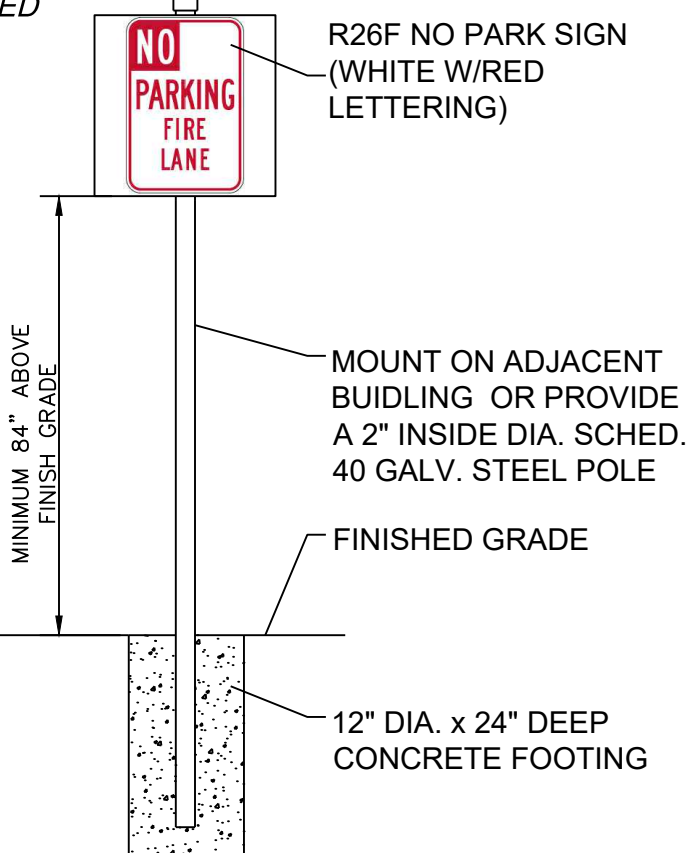


PRIVATE ASPHALT PAVEMENT -
DRIVE AREAS



CONCRETE PAVEMENT

SIGN MAY BE WALL MOUNTED DIRECTLY TO BUILDING. DIMENSIONS MUST BE MAINTAINED



"FIRE LANE-NO PARKING" SIGN DETAIL
NOT TO SCALE

- 1.1 JOINTS
- Coordinate joint types, descriptions, and locations with Drawings. Three types of joints and tool edgings have been consolidated in this Article for consistency rather than for strict sequence of installation.
- A. General: Form construction, isolation, and contraction joints and tool edgings true to line with faces perpendicular to surface plane of concrete. Construct transverse joints at right angles to centerline, unless otherwise indicated.
1. When joining existing pavement, place transverse joints to align with previously placed joints, unless otherwise indicated.
- B. Construction Joints: Set construction joints at side and end terminations of pavement and at locations where pavement operations are stopped for more than one-half hour unless pavement terminates at isolation joints.
1. Continue steel reinforcement across construction joints, unless otherwise indicated. Do not continue reinforcement through sides of pavement strips, unless otherwise indicated.
- Retain subparagraph below for load-transfer doweled joints. Revise if precoated dowels are required.
2. Doweled Joints: Install dowel bars and support assemblies at joints where indicated. Lubricate or asphalt-coat one-half of dowel length to prevent concrete bonding to one side of joint.
- C. Isolation Joints: Form isolation joints of preformed joint-filler strips abutting concrete curbs, catch basins, manholes, inlets, structures, walks, other fixed objects, and where indicated.
- Expansion joints are types of isolation joints. Revise spacing in first subparagraph below to suit Project or delete if not required.
1. Locate expansion joints at intervals of **50 feet**, unless otherwise indicated.
2. Extend joint fillers full width and depth of joint.
3. Terminate joint filler not less than 1/2 inch or more than 1 inch below finished surface if joint sealant is indicated.
4. Place top of joint filler flush with finished concrete surface if joint sealant is not indicated.
5. Furnish joint fillers in one-piece lengths. Where more than one length is required, lace or clip joint-filler sections together.
6. Protect top edge of joint filler during concrete placement with metal, plastic, or other temporary preformed cap. Remove protective cap after concrete has been placed on both sides of joint.
- Edging is included in this Article for its similarity to jointing. Timing of edging after initial floating is critical.
- D. Edging: Tool edges of pavement, gutters, curbs, and joints in concrete after initial floating with an edging tool to a 1/4-inch radius. Repeat tooling of edges after applying surface finishes. Eliminate tool marks on concrete surfaces.

ENGINEERING SOLUTIONS

ENGINEERING & SURVEYING

50 SE 30TH STREET
LEES SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-9849

Professional Registration

Missouri
Engineering 2005002188-D
Surveying 2005000518-D

Kansas
Engineering E-1695
Surveying LS-218

Oklahoma
Engineering 6254

Nebraska
Engineering CA2821

Project: LAKEWOOD BUSINESS CENTER PLAT 5, LEMO

Issue Date: May 5, 2023

Site Plan
Construction Plans for:
Lakewood Business Park - Lot 46
Lee's Summit, Jackson County, Missouri

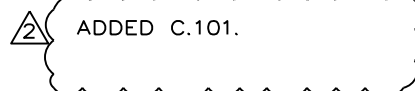
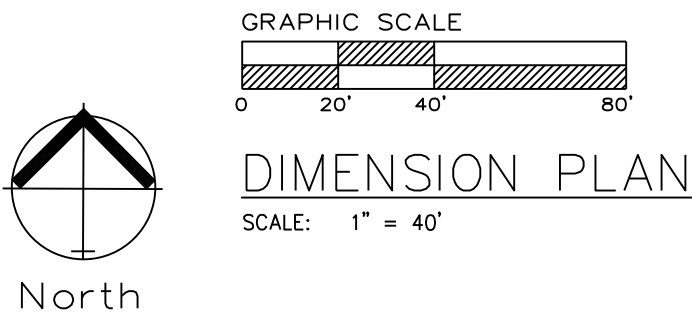
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 255226

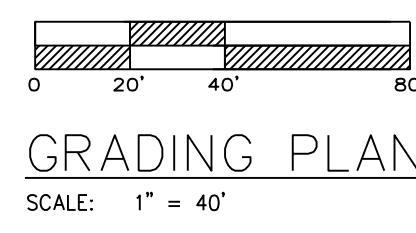
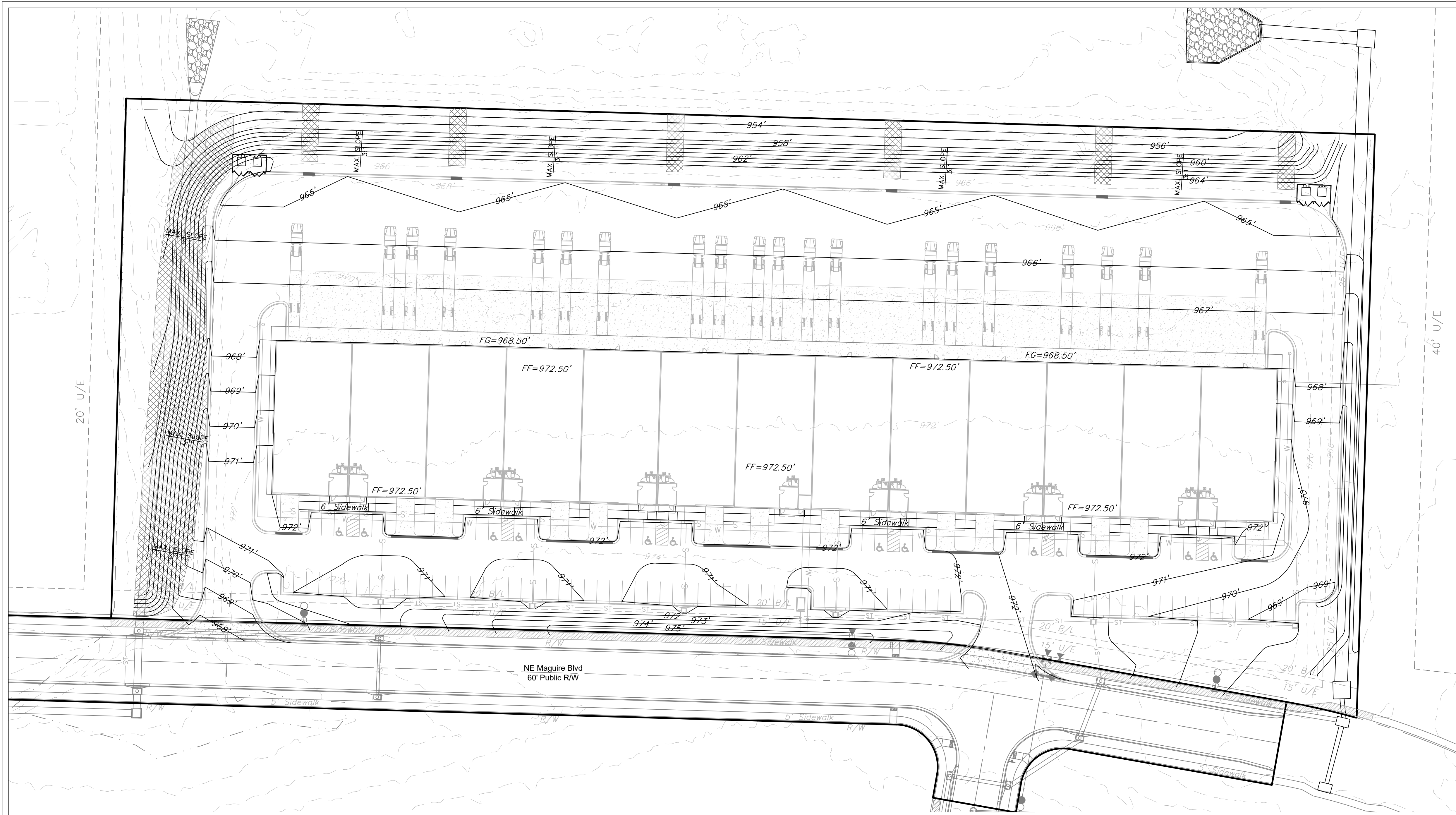
REVISIONS

REV. 12/6/2023

REV. 1/19/2024

C.100





Notes

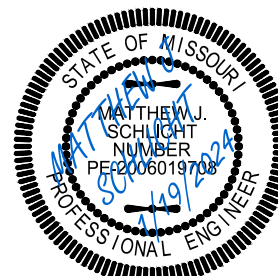
1. Contractor is responsible for verifying all existing utility locations prior to excavation
2. There are no known natural or artificial water storage detention areas, or wetlands in the area designated for construction
3. No part of the project lies within the 100 year flood plain
4. All erosion and sediment control measures need to be implemented prior to construction
5. Additional erosion control may be required by the City Engineer, Design Engineer or Owner at any time problematic areas are noted in the field or existing measures are found to be ineffective
6. Soil Stabilization of disturbed areas shall be completed within 14 days of construction inactivity
7. Contractor responsible for all density testing of roadway subgrade and granular base.



Professional Registration
Missouri
Engineering 2005002188-D
Surveying 2005006519-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

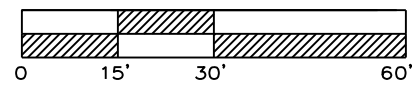
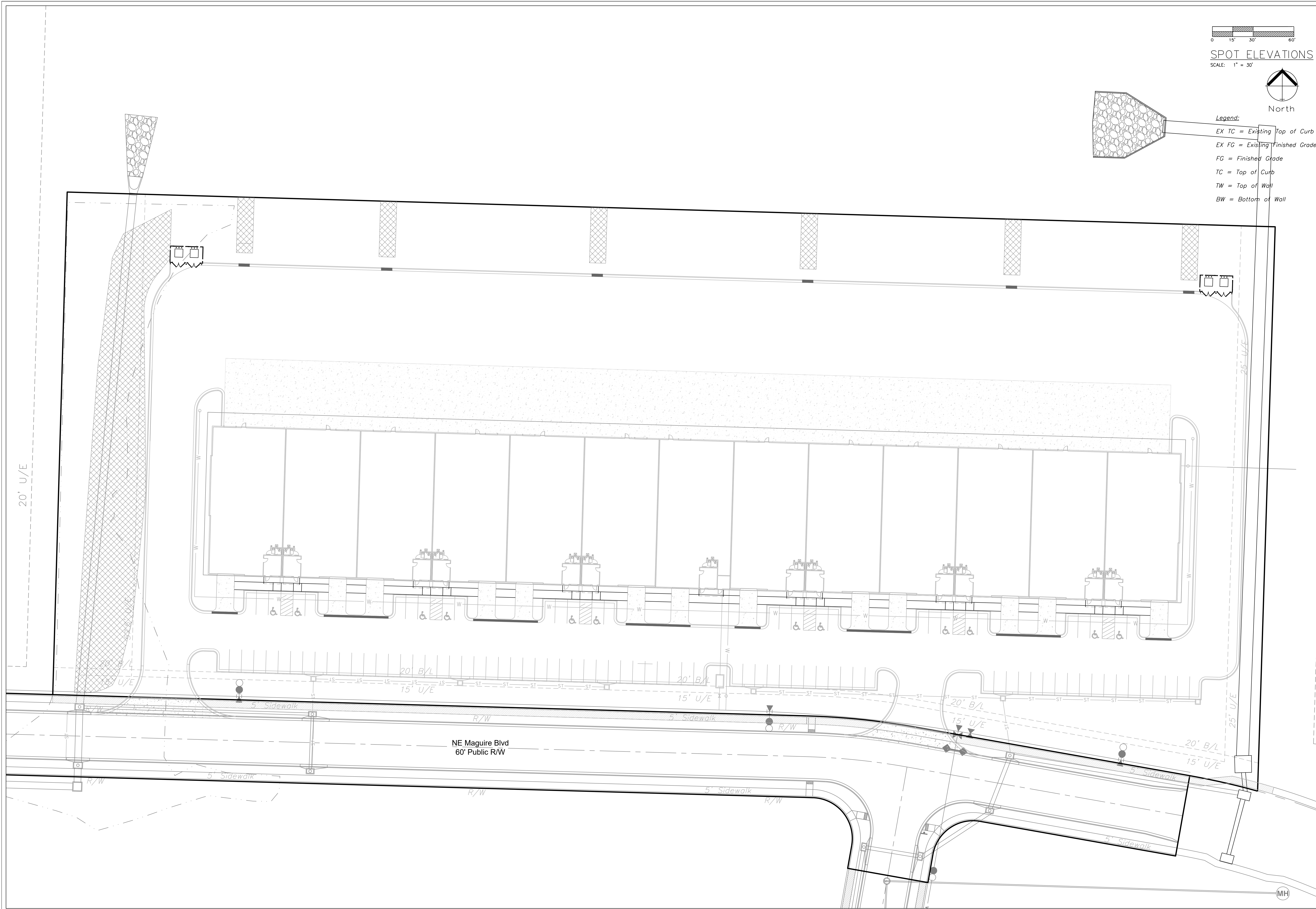
Project: LAKESIDE BUSINESS CENTER
PLAT 5, L&MO
Issue Date: May 5, 2023

Grading Plan
Construction Plans for:
Lakewood Business Park - Lot 46
Lee's Summit, Jackson County, Missouri

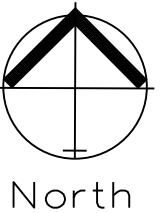


Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25526

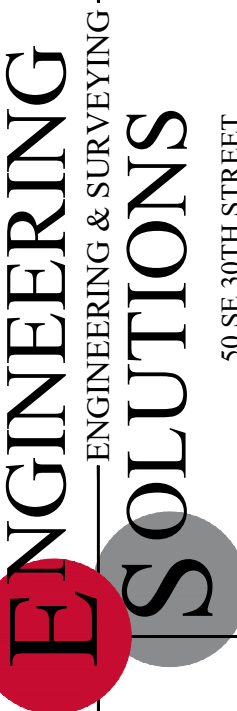
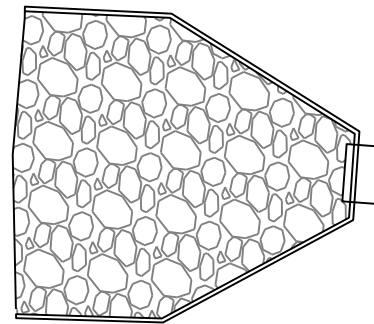
REVISIONS
REV. 12/6/2023
REV. 1/19/2024



SPOT ELEVATIONS
SCALE: 1" = 30'



- Legend:
- EX TC = Existing Top of Curb
 - EX FG = Existing Finished Grade
 - FG = Finished Grade
 - TC = Top of Curb
 - TW = Top of Wall
 - BW = Bottom of Wall

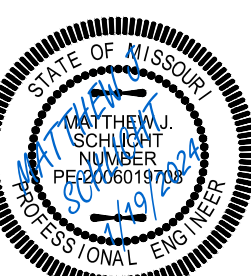


Professional Registration
Missouri
Engineering 2005002188-D
Surveying 2005000518-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Lakewood Business Park - Lot 46
Lee's Summit, Jackson County, Missouri

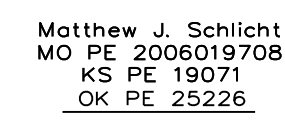
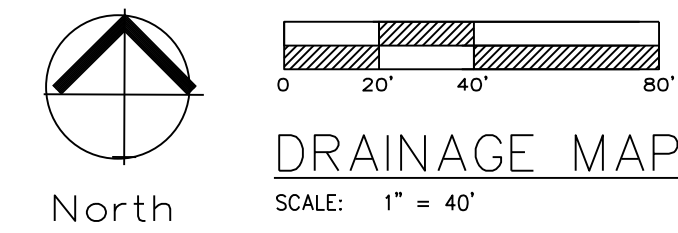
Project: LAKWOOD BUSINESS CENTER
PLAT 5, LEMO
Issue Date:
May 5, 2023

Spot Elevations
Construction Plans for:
Lakewood Business Park - Lot 46
Lee's Summit, Jackson County, Missouri

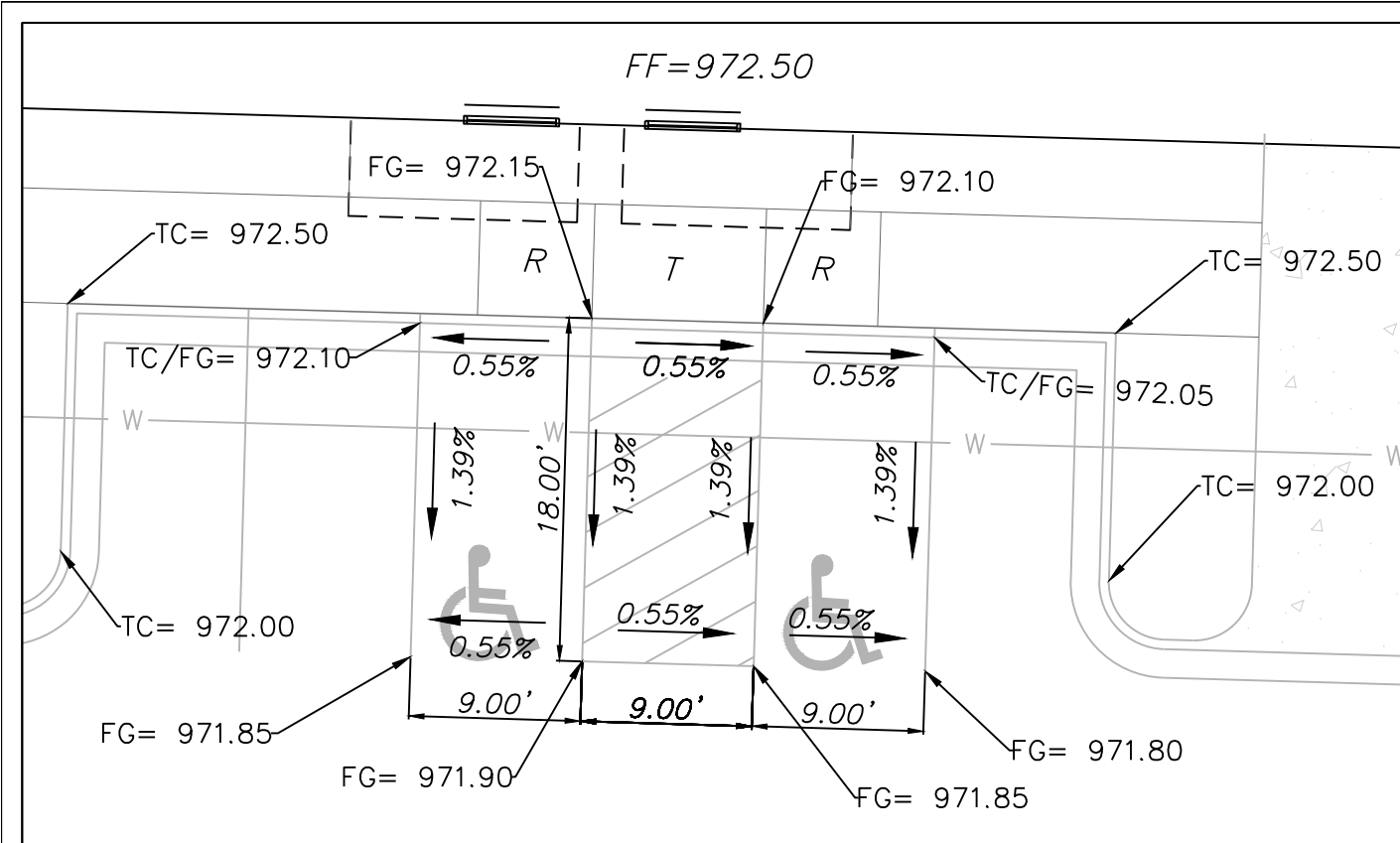


Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

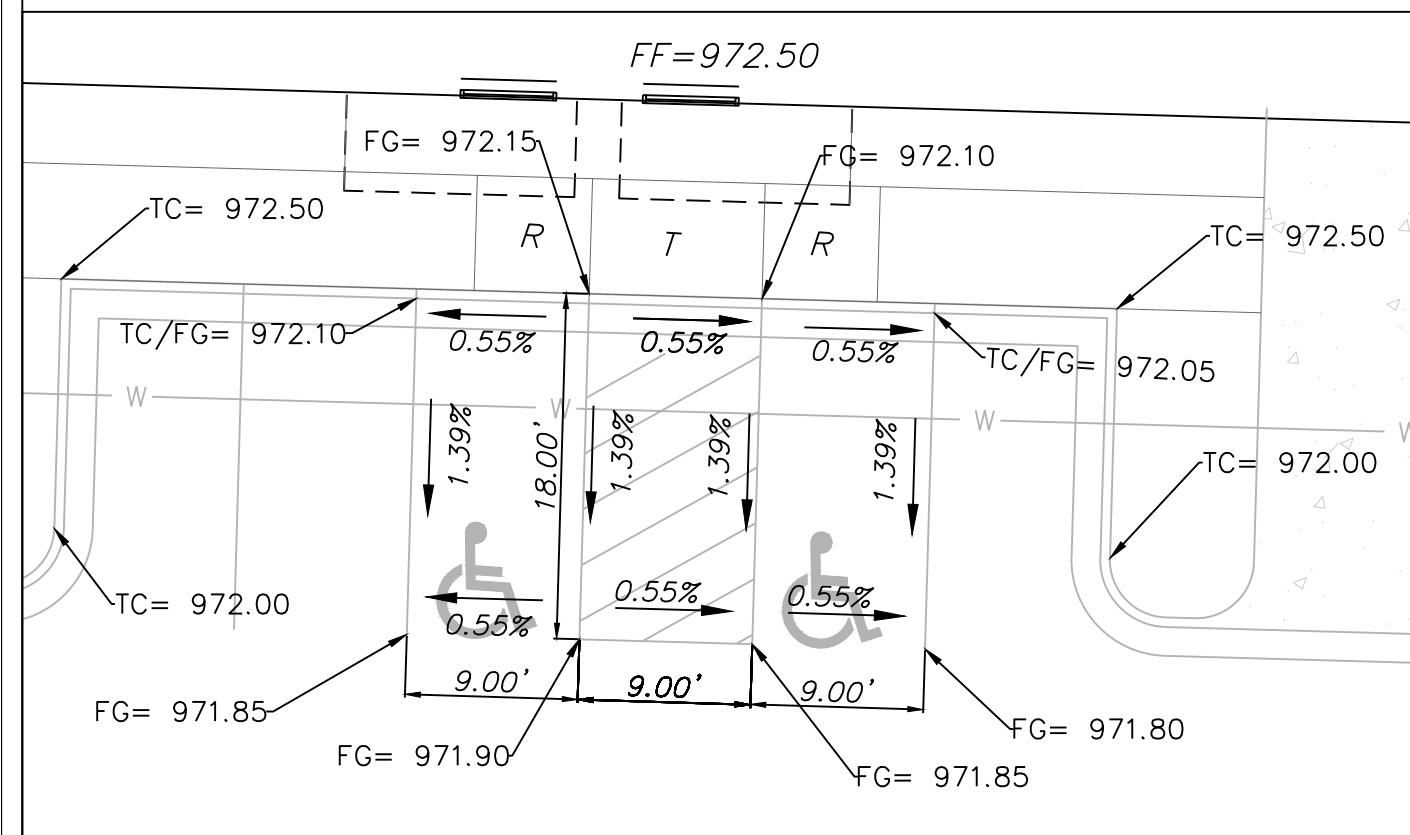
REVISIONS	
REV. 12/6/2023	
REV. 1/19/2024	



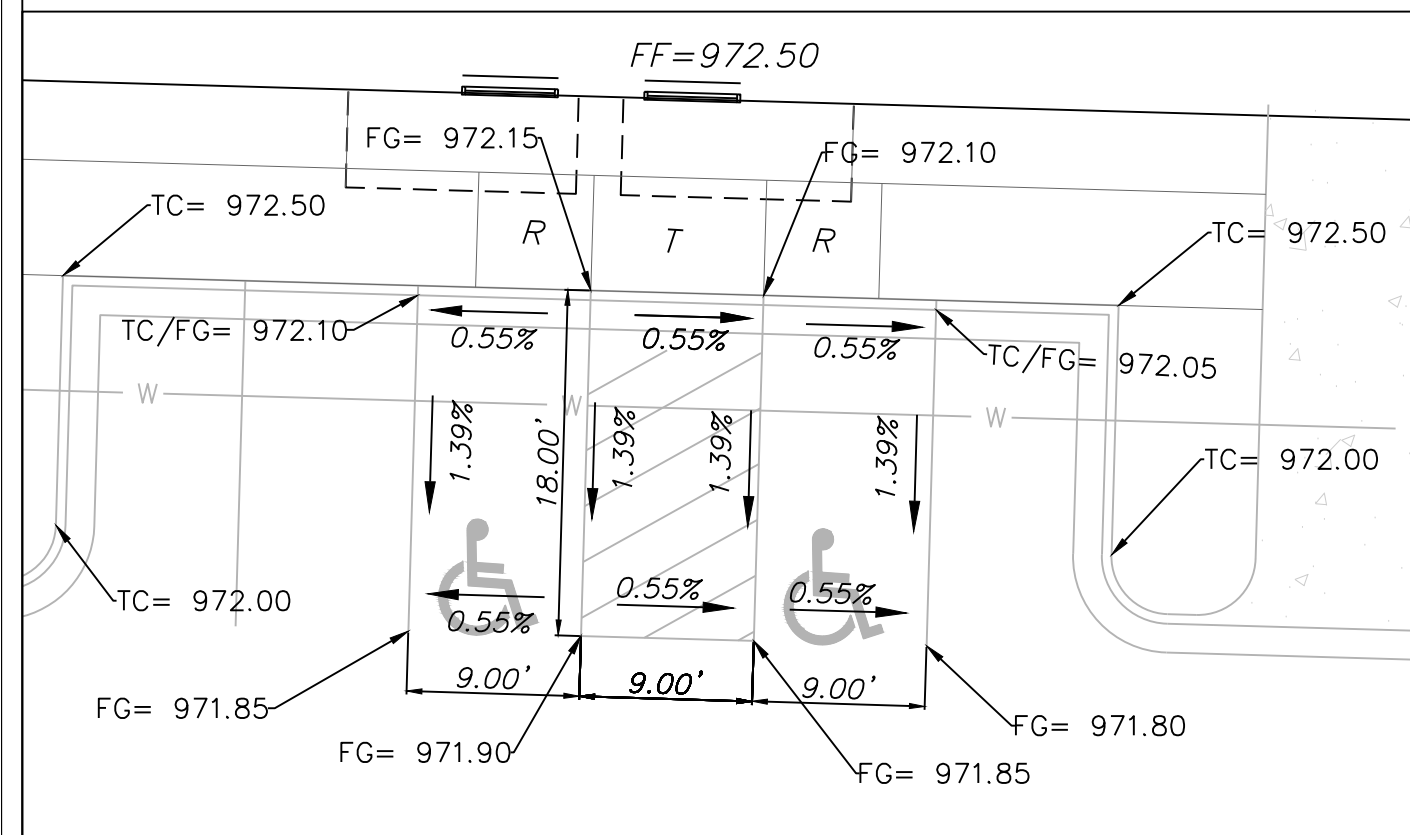
APWA STORM DRAINAGE "TC" COMPUTATIONS FOR: LAKEWOOD INDUSTRIAL (LSMO)																																						
AREA ID	TOTAL SQ.FT.	TOTAL ACRES	WTRSHD LENGTH	UP ELEV	DN ELEV	yellow areas are self computing overwrite if necessary		Surface SURFACE CODES "C" Values		Asph/Conc	Bus/Com	Dirt	Grass/Park	Lake	MultFam	SnglFam	Undev	Other	TC COMPUTATION					K 1.25		AREA ID												
						SURFACE CODE	"C"	OVRFLND LENGTH	LND ELEV	DN ELEV	SLO %	SURFACE CODE P or U	P=Paved Flow- UP-Unpaved Flow- FIRST REACH	DN ELEV	SLO %	VELOCITY F/S	Cal Overland Flow T(I)	Used Min 5 Max 15 T(I)	Cal Channel One T(T)	Cal Channel Two T(T)	Total T@ 10	Intensity 100 I	Intensity 100 I	CFS 10 Q	CFS 100 Q													
																											Surface SURFACE CODES "C" Values		Asph/Conc		Bus/Com	Dirt	Grass/Park	Lake	MultFam	SnglFam	Undev	Other
																											0.90	0.87	0.60	0.30	0.90	0.66	0.51	0.3				
POST																											POST											
1	21625	0.50	250.00	970.00	964.00	Z	0.90	100.0	970.0	968.00	2.0	P	150.0	968.0	964.0	2.67	3.3	2.9	5.0	0.8	0.0	5.8	7.1	10.0	3.18	560	1											
2	35619	0.82	283.00	970.00	964.00	Z	0.90	100.0	970.0	968.00	2.0	P	183.0	968.0	964.0	2.19	3.0	2.9	5.0	1.0	0.0	6.0	7.1	9.9	5.19	912	2											
3	35612	0.82	283.00	970.00	964.00	Z	0.90	100.0	970.0	968.00	2.0	P	183.0	968.0	964.0	2.19	3.0	2.9	5.0	1.0	0.0	6.0	7.1	9.9	5.19	912	3											
4	34456	0.79	283.00	970.00	964.00	Z	0.90	100.0	970.0	968.00	2.0	P	183.0	968.0	964.0	2.19	3.0	2.9	5.0	1.0	0.0	6.0	7.1	9.9	5.02	882	4											
5	34455	0.79	283.00	970.00	964.00	Z	0.90	100.0	970.0	968.00	2.0	P	183.0	968.0	964.0	2.19	3.0	2.9	5.0	1.0	0.0	6.0	7.1	9.9	5.02	882	5											
6	23605	0.54	218.00	970.00	964.00	Z	0.90	100.0	970.0	968.00	2.0	P	118.0	968.0	964.0	3.39	3.7	2.9	5.0	0.5	0.0	5.5	7.2	10.1	3.51	616	6											
7	9730	0.22	98.00	972.00	970.00	B	0.87	88.0	972.0	970.50	1.7	P	10.0	970.5	970.0	5.00	4.5	3.3	5.0	0.0	0.0	5.0	7.3	10.3	1.43	250	7											
8	9219	0.21	131.00	972.00	970.00	B	0.87	100.0	972.0	971.00	1.0	P	31.0	971.0	970.0	3.23	3.7	4.1	5.0	0.1	0.0	5.1	7.3	10.3	1.35	236	8											
9	10013	0.23	131.00	972.00	970.00	B	0.87	100.0	972.0	971.00	1.0	P	31.0	971.0	970.0	3.23	3.7	4.1	5.0	0.1	0.0	5.1	7.3	10.3	1.46	257	9											
10	13884	0.32	141.00	972.00	970.00	B	0.87	100.0	972.0	971.00	1.0	P	41.0	971.0	970.0	2.44	3.2	4.1	5.0	0.2	0.0	5.2	7.3	10.2	2.02	355	10											
11	6705	0.15	129.00	972.00	970.00	B	0.87	100.0	972.0	971.00	1.0	P	29.0	971.0	970.0	3.45	3.8	4.1	5.0	0.1	0.0	5.1	7.3	10.3	0.98	172	11											
12	11292	0.26	198.00	972.00	968.50	B	0.87	72.0	972.0	970.50	2.1	P	126.0	970.5	968.5	1.59	2.6	2.8	5.0	0.8	0.0	5.8	7.1	10.0	1.60	282	12											
13	2458	0.06	67.00	972.00	968.50	B	0.87	58.0	972.0	969.00	5.1	P	8.0	969.0	968.5	6.25	5.1	1.8	5.0	0.0	0.0	5.0	7.3	10.3	0.36	063	13											



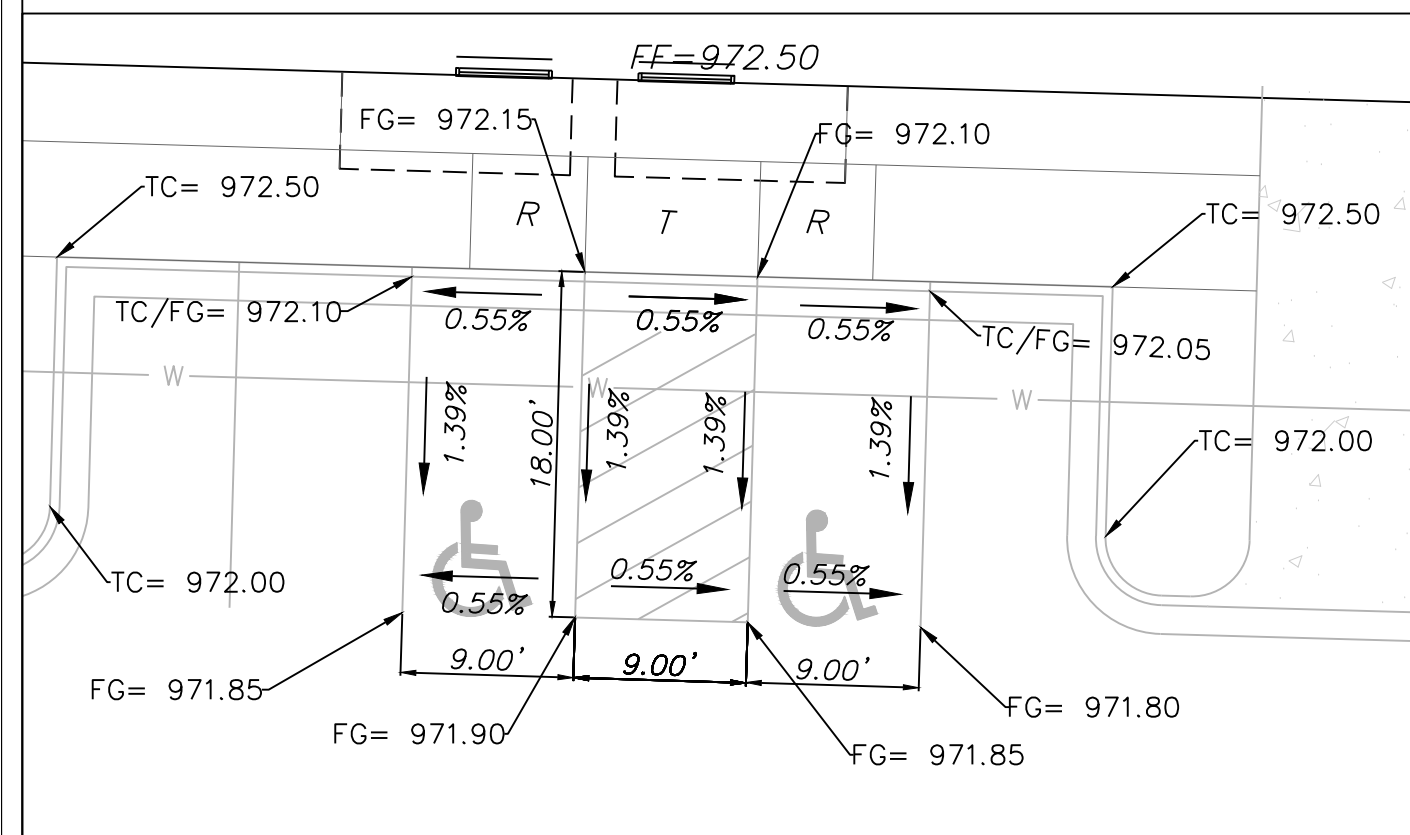
ADA RAMP DETAIL 1
SCALE: 1"=10'



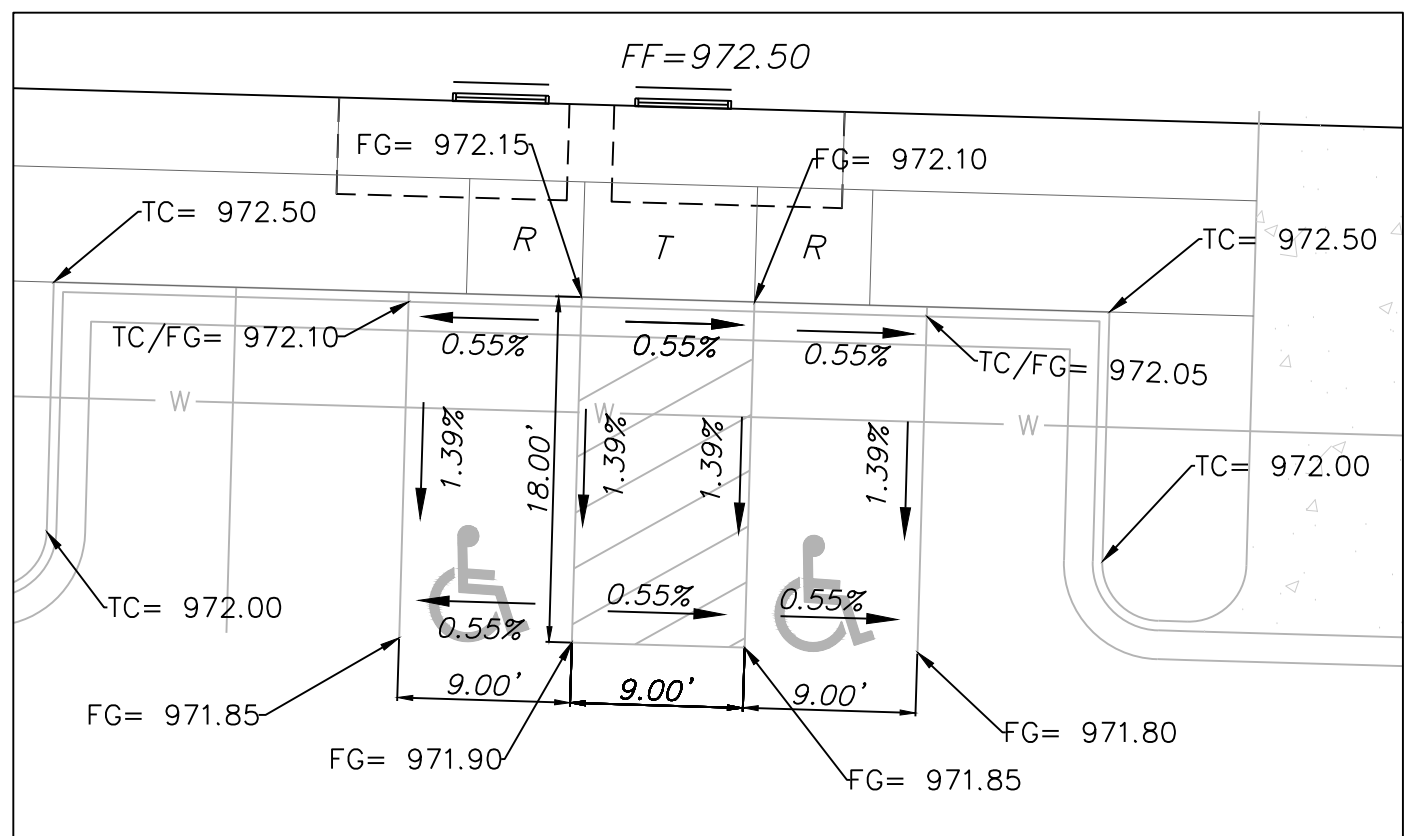
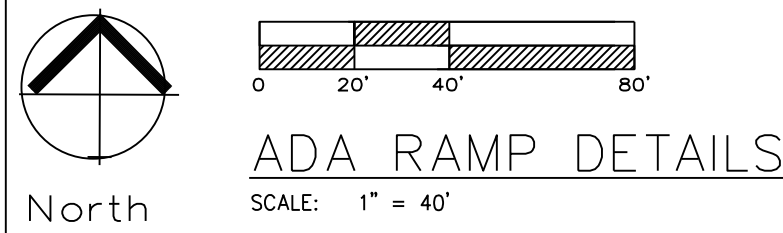
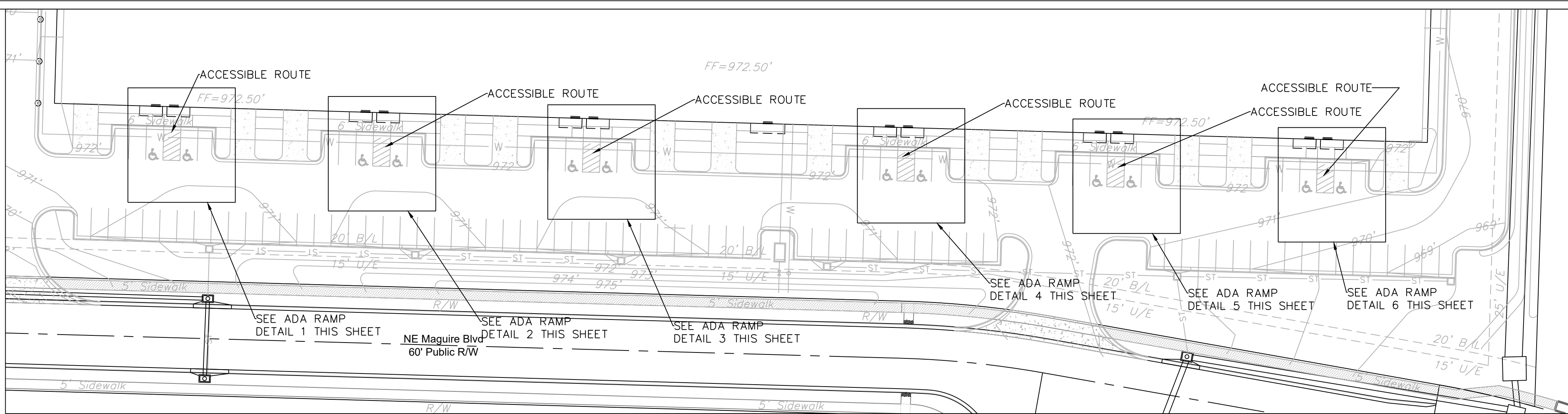
ADA RAMP DETAIL 2
SCALE: 1"=10'



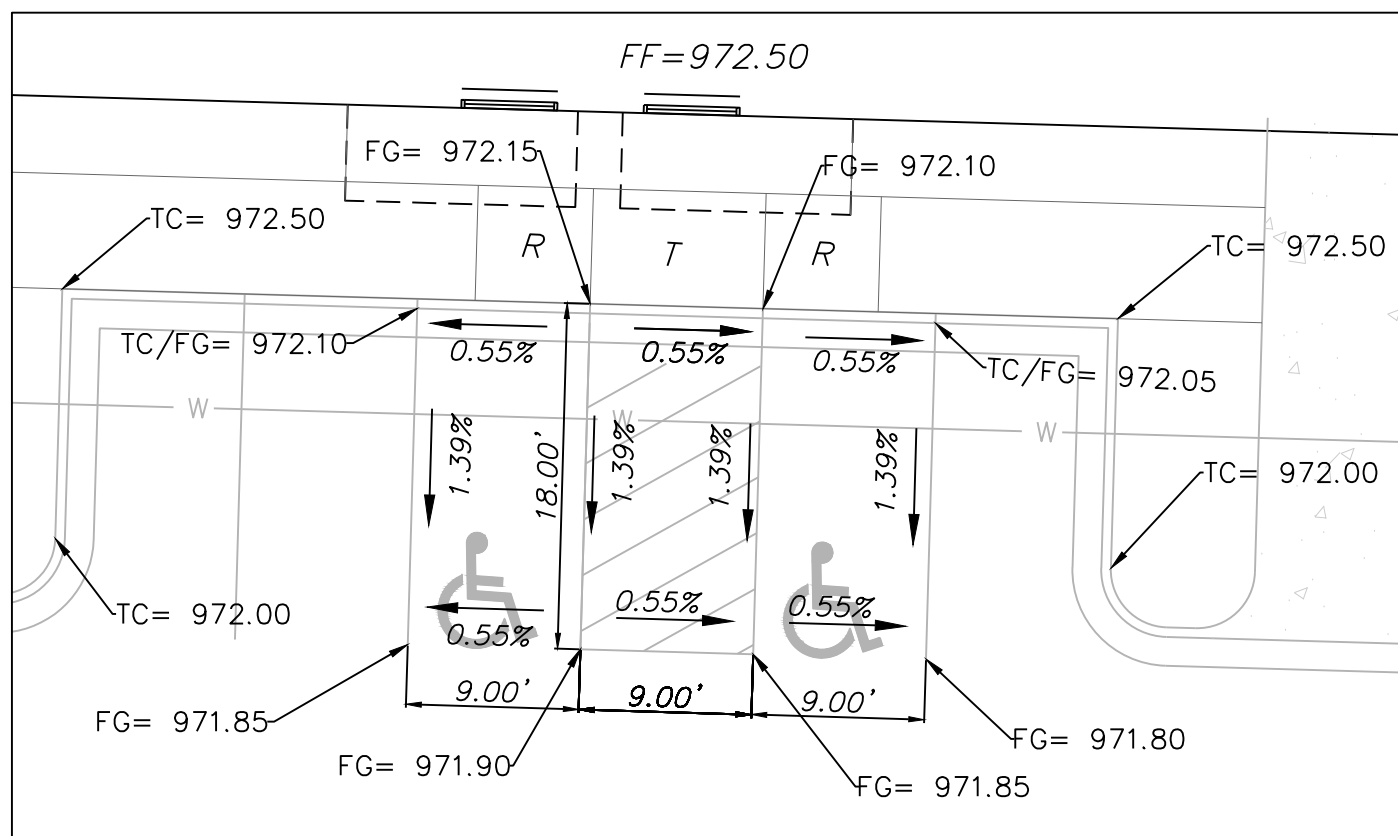
ADA RAMP DETAIL 3
SCALE: 1"=10'



ADA RAMP DETAIL 4
SCALE: 1"=10'

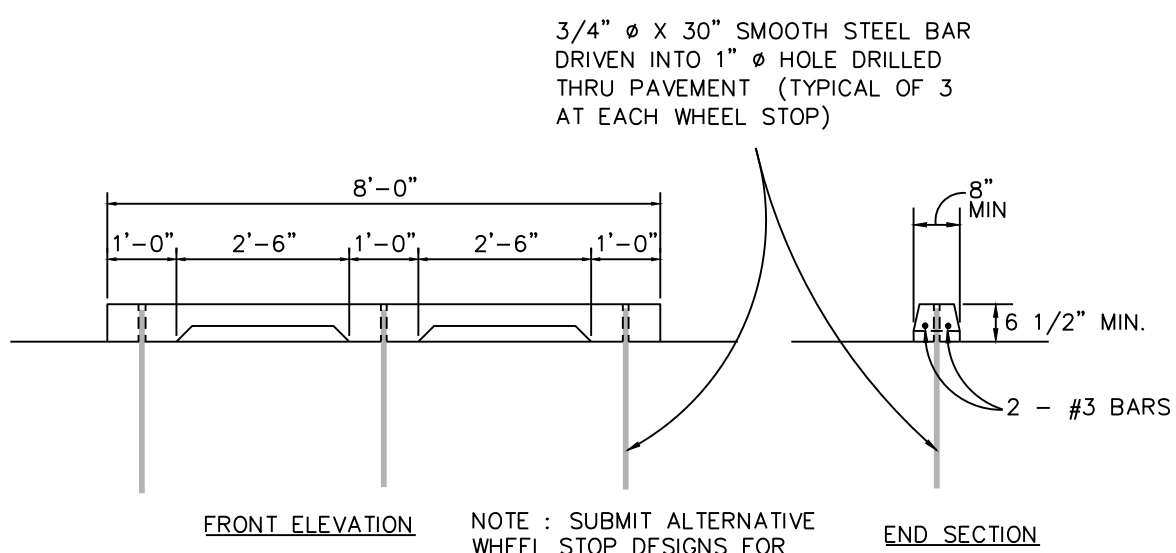
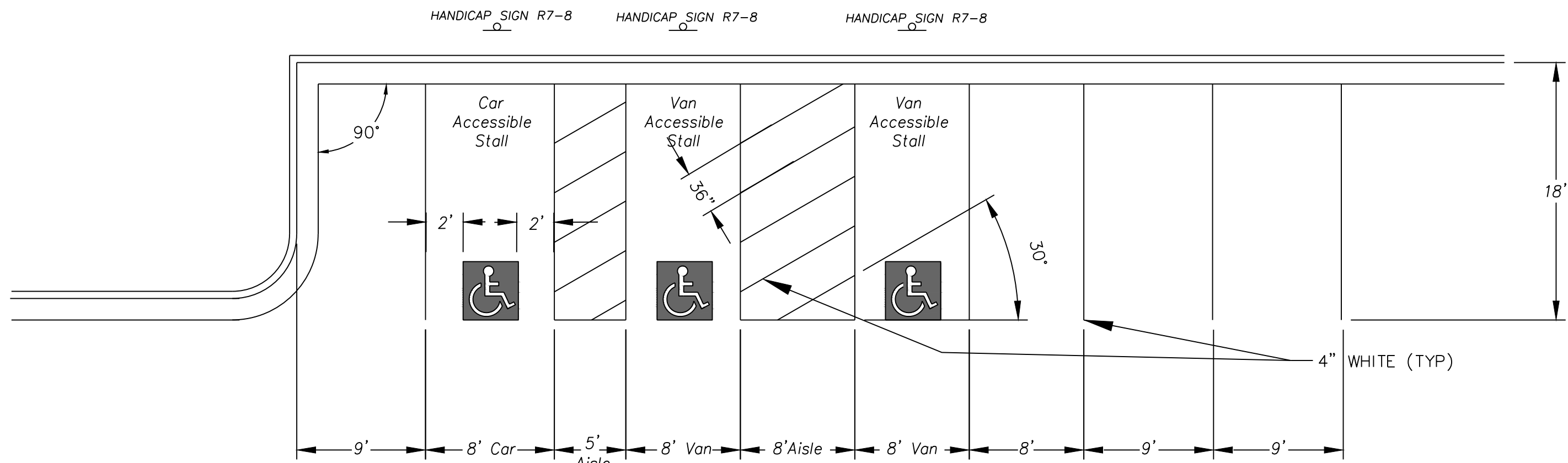


ADA RAMP DETAIL 5
SCALE: 1"=10'

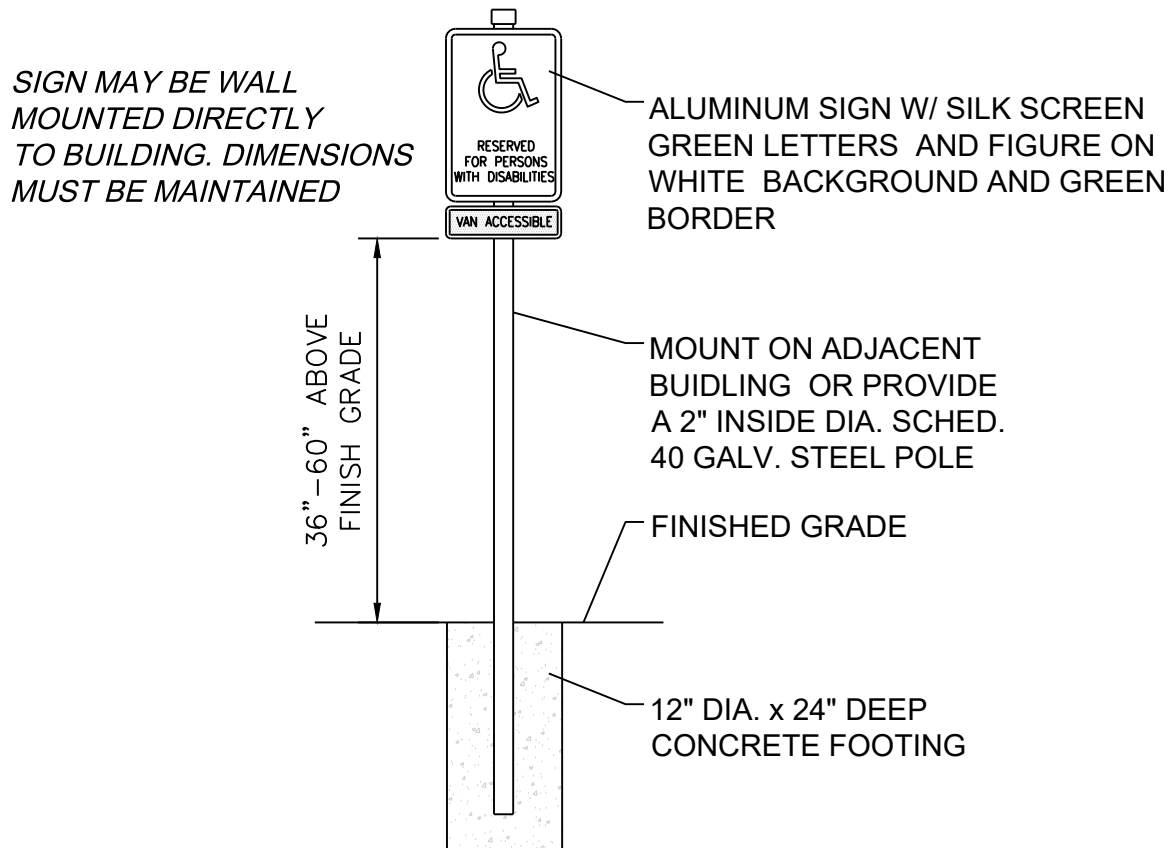


ADA RAMP DETAIL 6
SCALE: 1"=10'

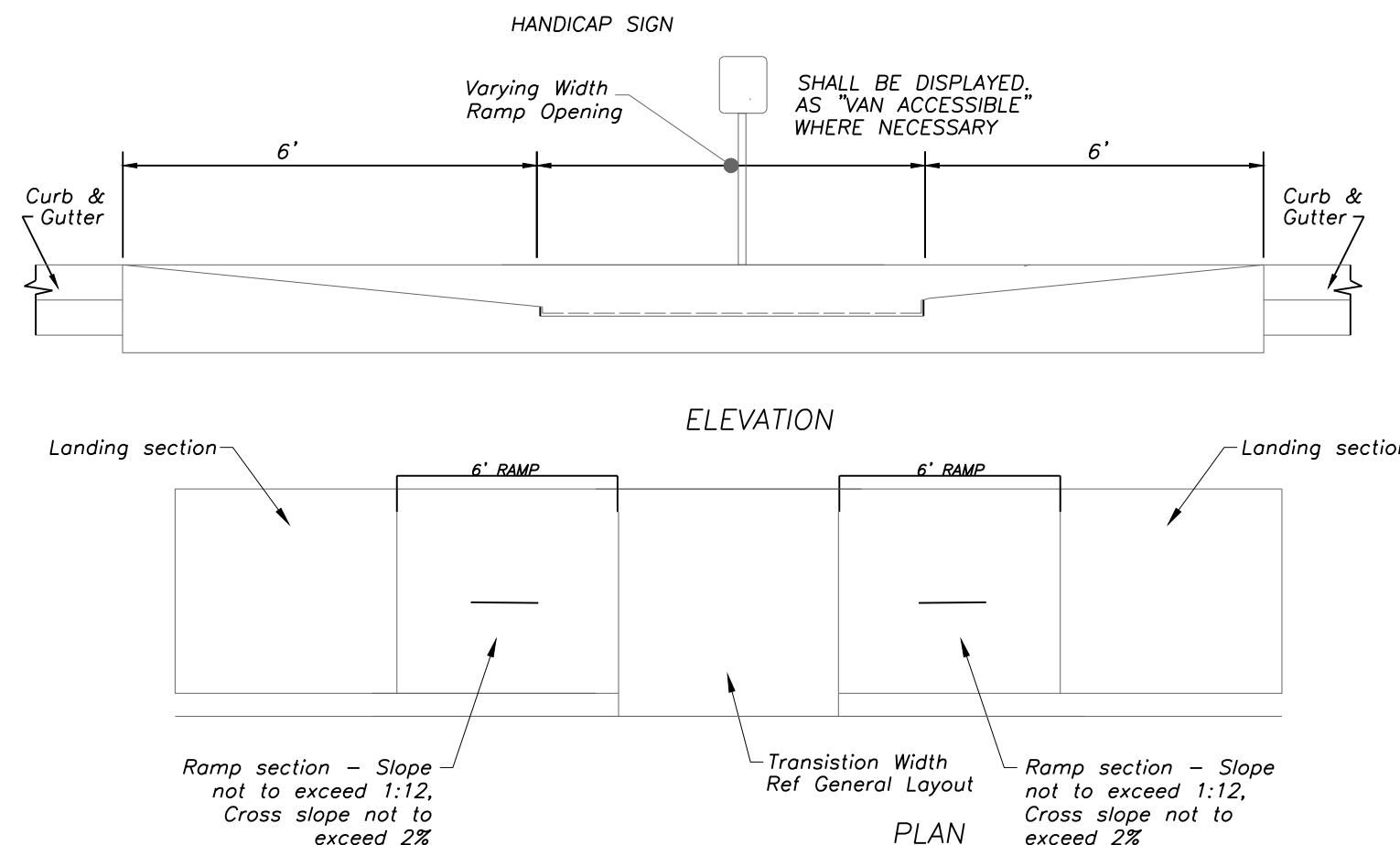
REVISED ADA STALL SLOPE CALLOUTS.



CONCRETE WHEEL STOP
N.T.S.

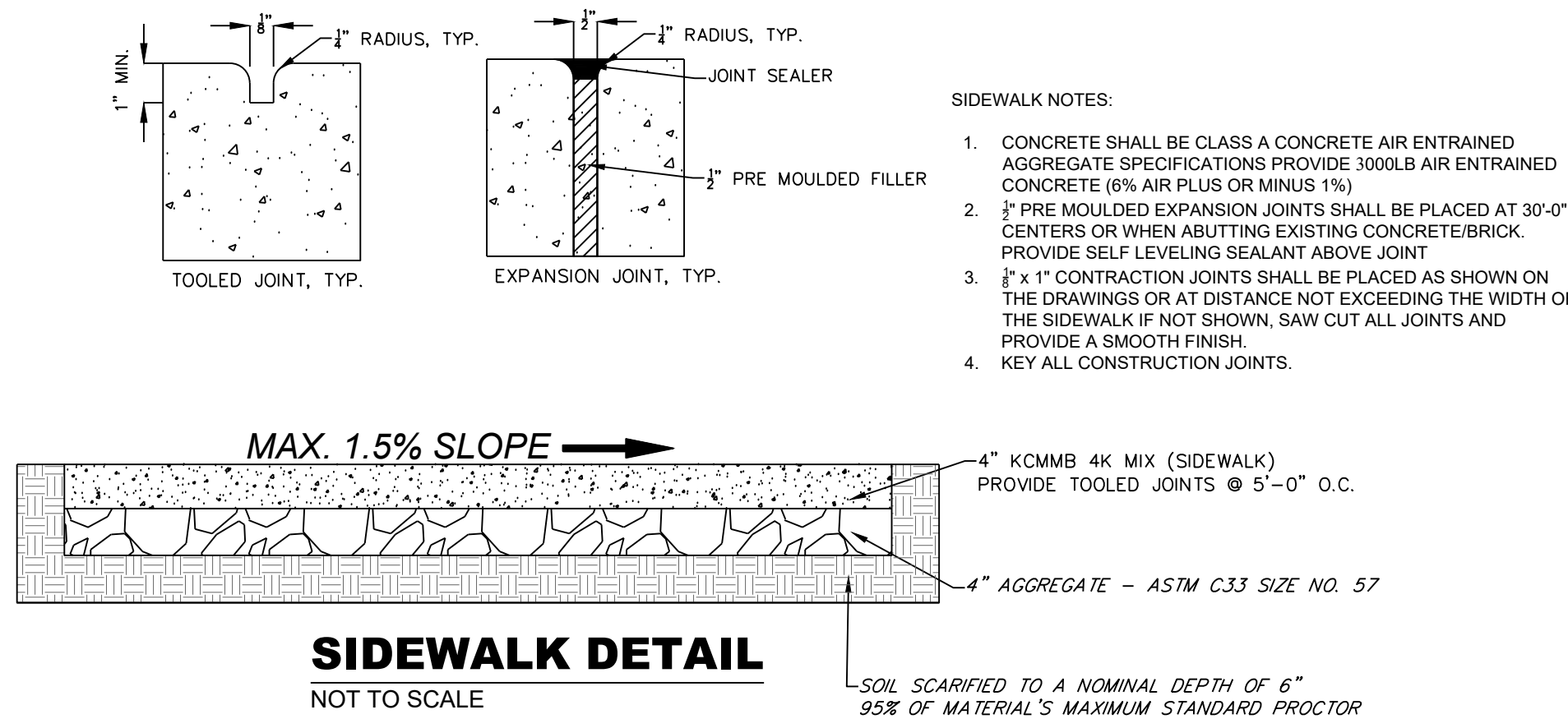


HANDICAP SIGN DETAIL
NOT TO SCALE

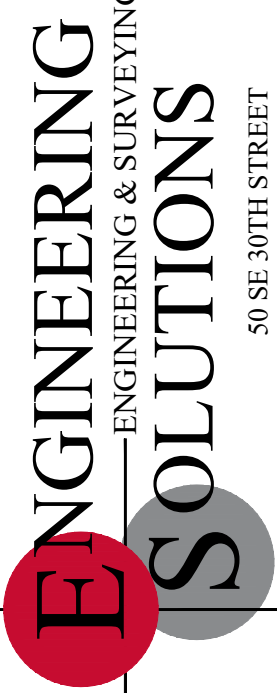


ACCESSIBLE RAMP DETAILS
NOT TO SCALE

Ramp and ramp landings shall be constructed per ANSI 117.1-03 407.7



SIDEWALK DETAIL
NOT TO SCALE

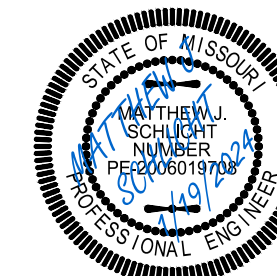


Professional Registration
Missouri
Engineering 2005002188-D
Surveying 2005005189-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Lakewood Business Park - Lot 46
Lee's Summit, Jackson County, Missouri

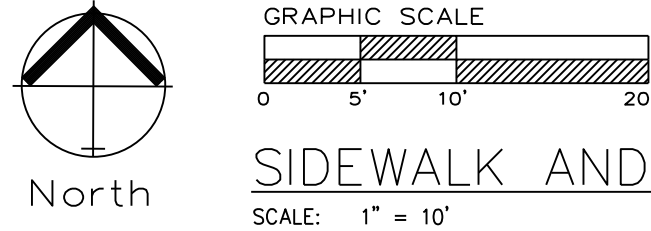
Project: LAKWOOD BUSINESS PARK
PLAT 5, LEMO
Issue Date: May 5, 2023

ADA RAMP DETAILS
Construction Plans for:
Lakewood Business Park - Lot 46
Lee's Summit, Jackson County, Missouri

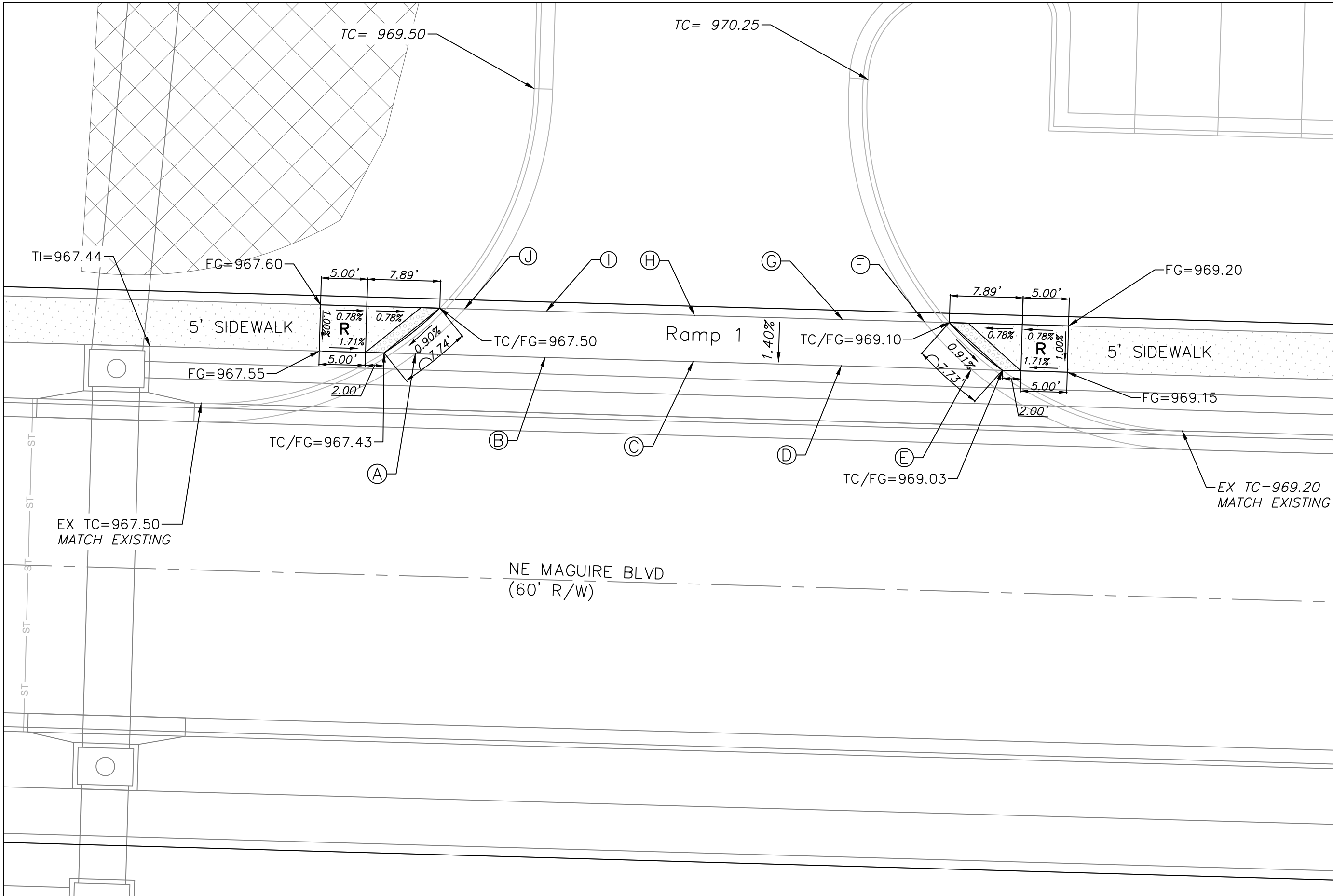


Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25526

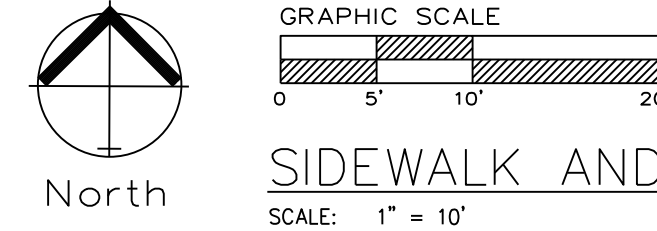
REVISIONS
REV. 12/6/2023
REV. 1/19/2024



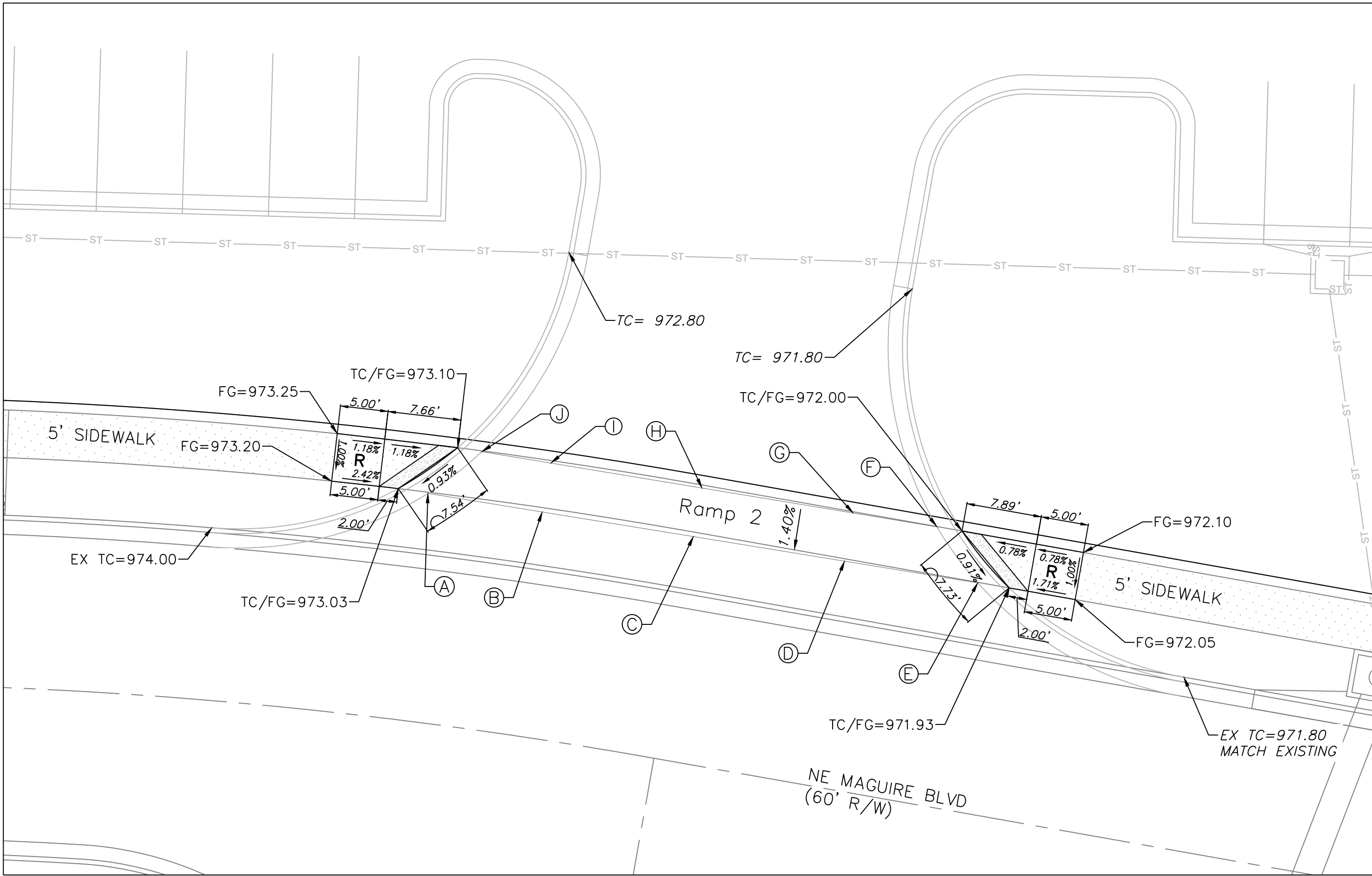
SIDEWALK AND INTERSECTION PLAN
SCALE: 1" = 10'



DETAIL 1



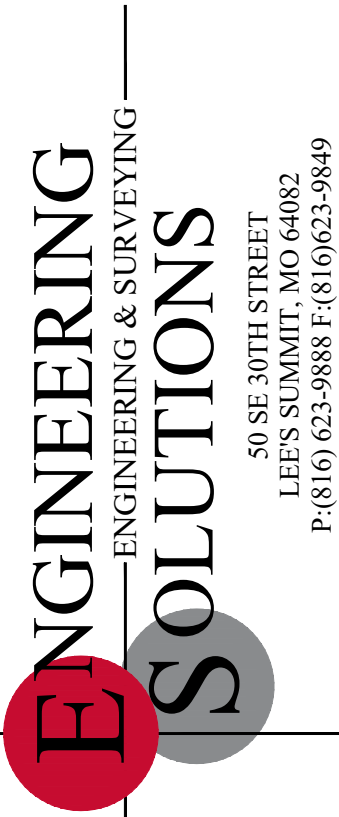
SIDEWALK AND INTERSECTION PLAN
SCALE: 1" = 10'



DETAIL 2

SPOT ELEVATION TABLE				
Spot	Ramp 1 Elevation	Ramp 2 Elevation		
A	967.43	973.03		
B	967.83	972.76		
C	968.23	972.48		
D	968.63	972.21		
E	969.03	971.93		
F	969.10	972.00		
G	968.70	972.28		
H	968.30	972.55		
I	967.90	972.83		
J	967.50	973.10		

- Legend:**
- EX TC = Existing Top of Curb
 - EX FG = Existing Finished Grade
 - FG = Finished Grade
 - TC = Top of Curb
 - TC/FG = Top of Curb/Finished Grade
 - Detectable Warning



Professional Registration
Missouri
Engineering 2005002188-D
Surveying 2005000519-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Lakewood Business Park - Lot 46
Lee's Summit, Jackson County, Missouri

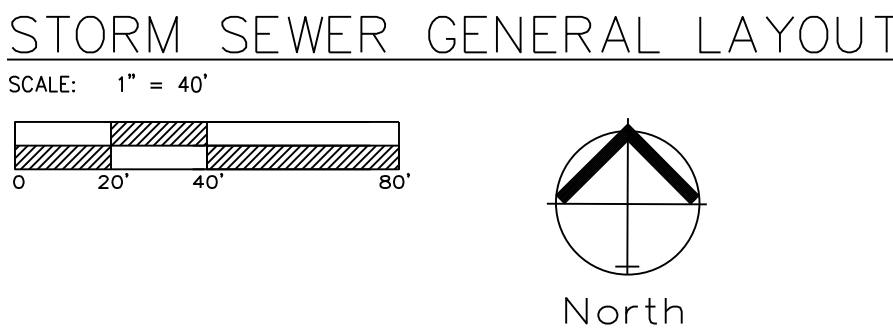
Project
Lakewood Business Center
Plat 5, LEMO
Issue Date
May 5, 2023

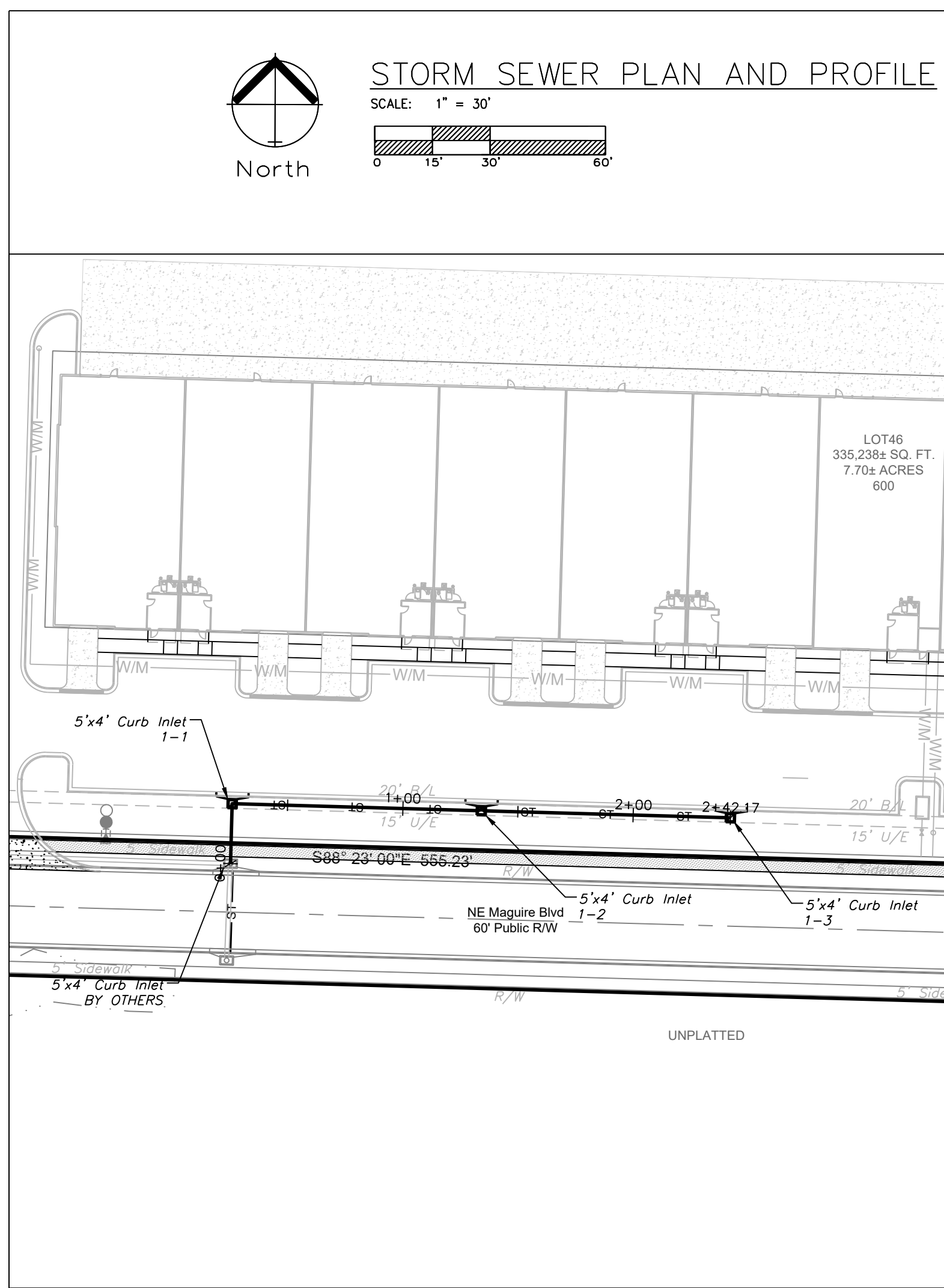
Sidewalk and Intersection Plan
Construction Plans for:
Lakewood Business Park - Lot 46
Lee's Summit, Jackson County, Missouri



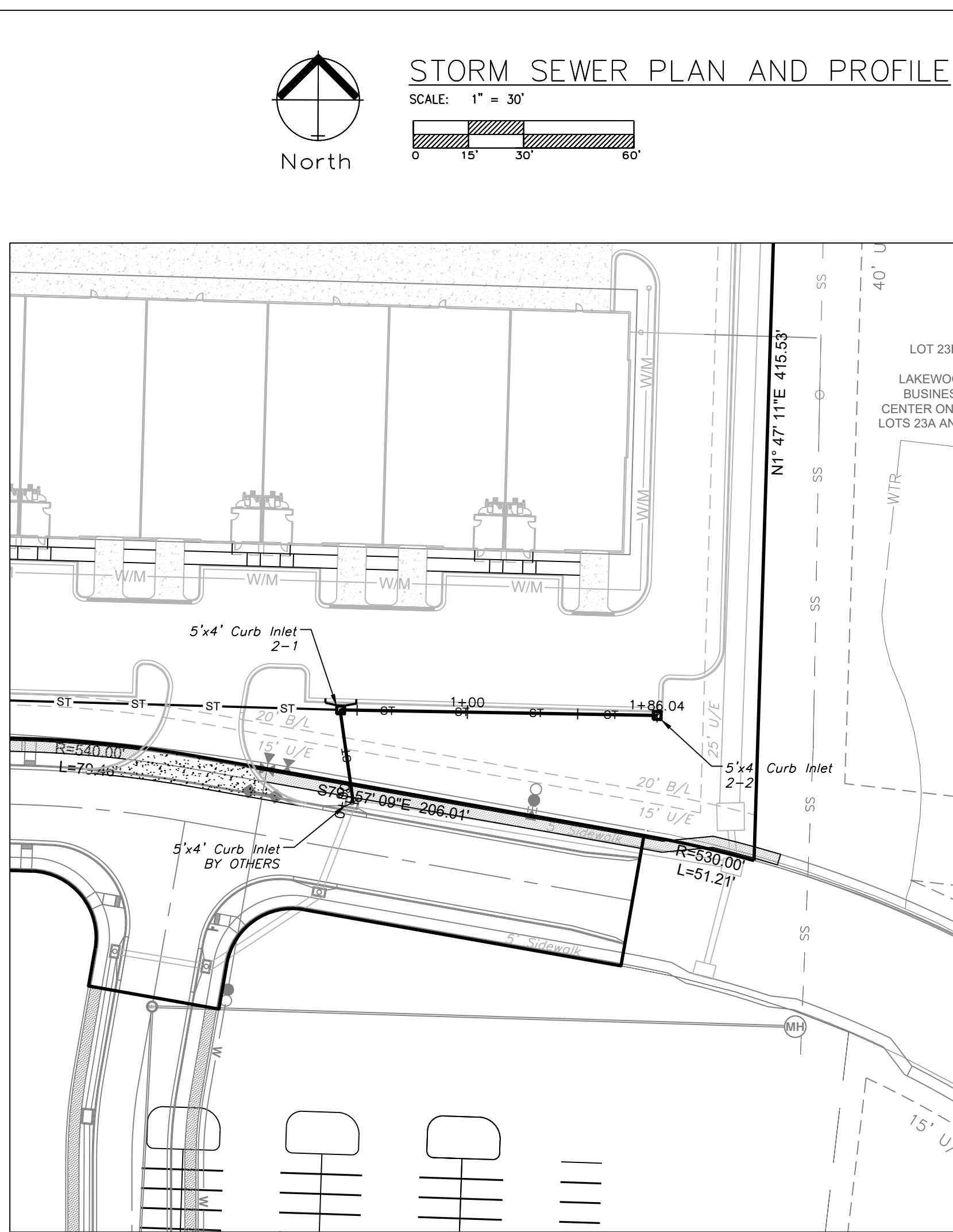
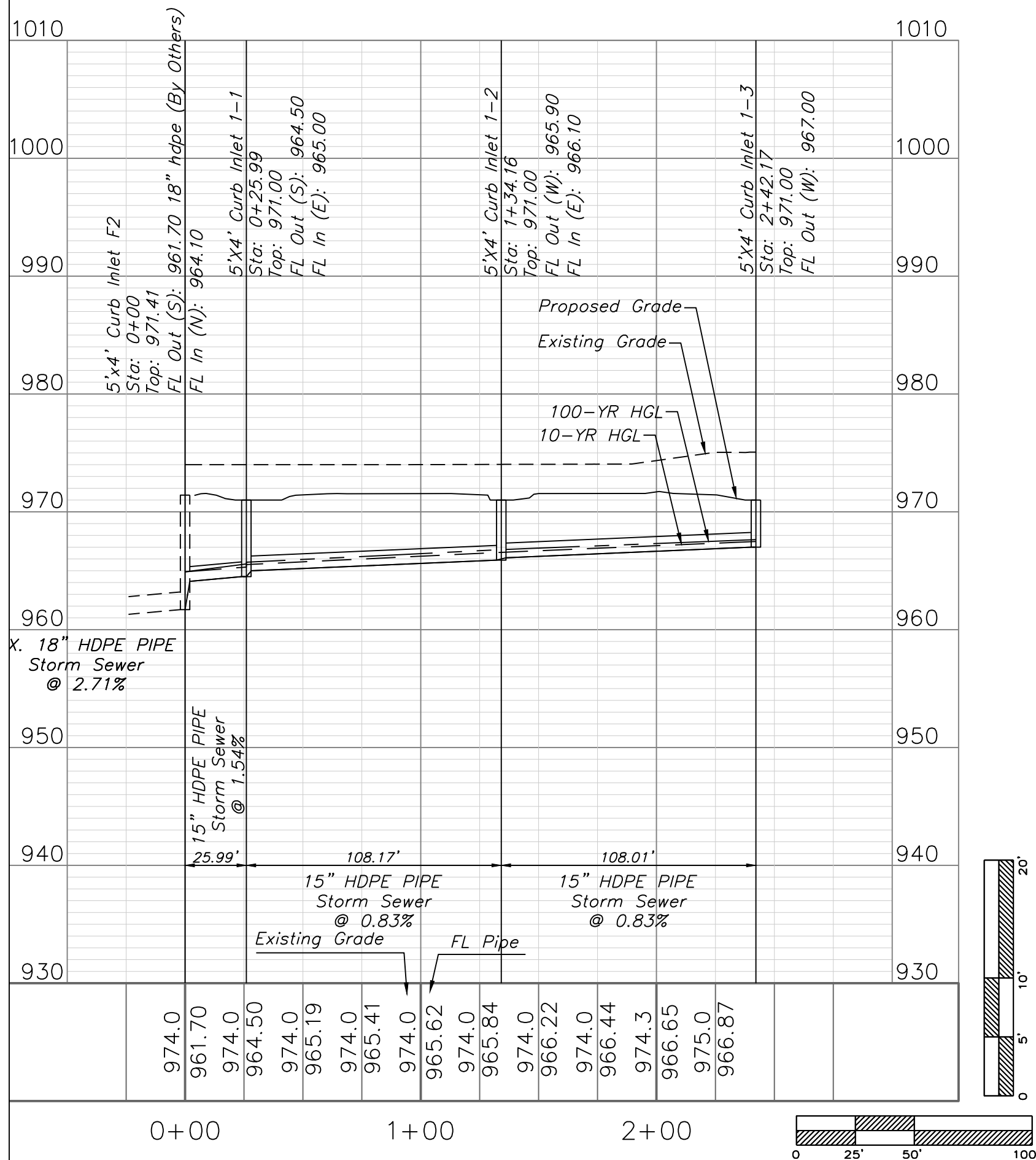
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25526

REVISIONS
REV. 12/6/2023
REV. 1/19/2024

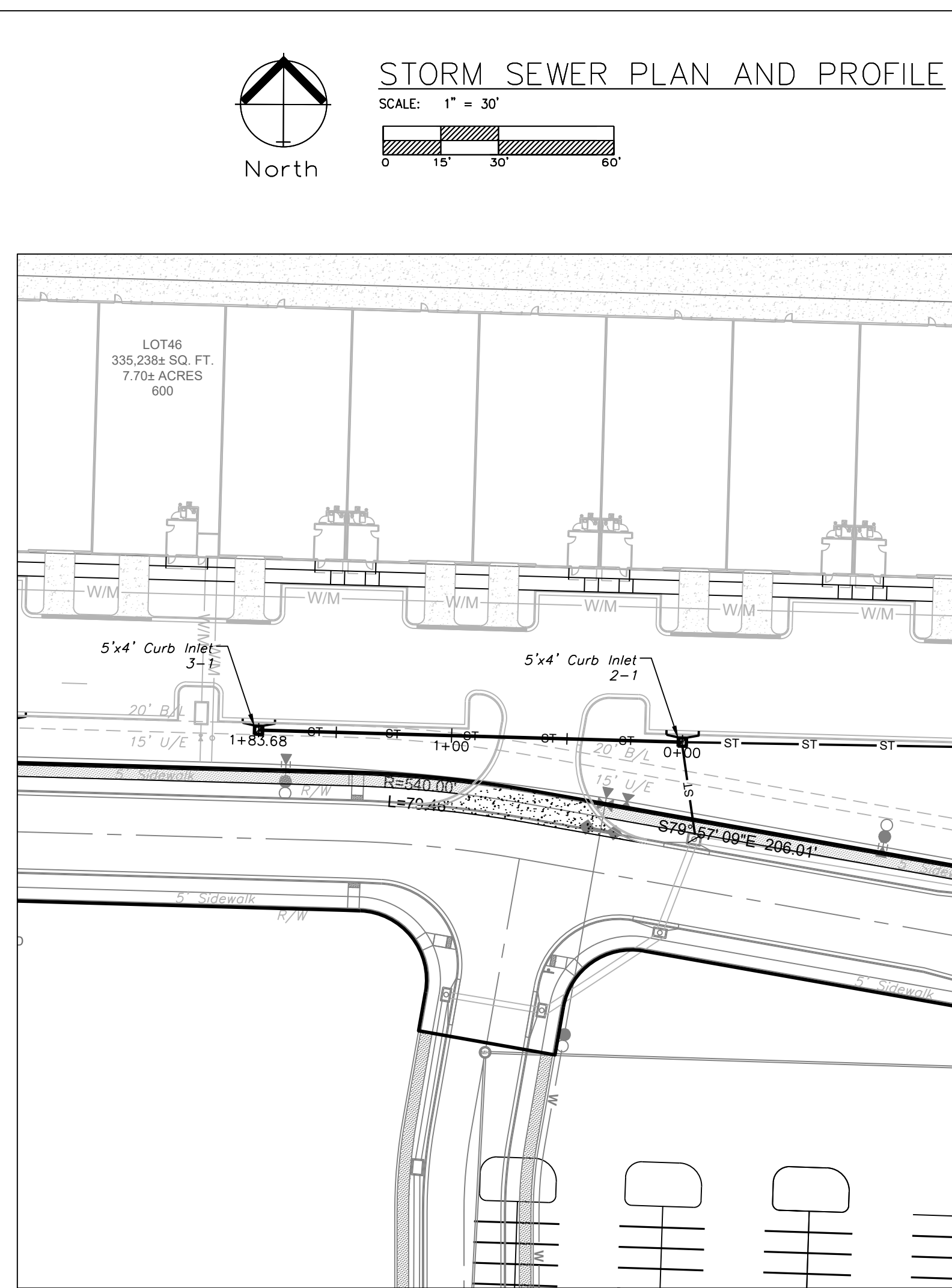
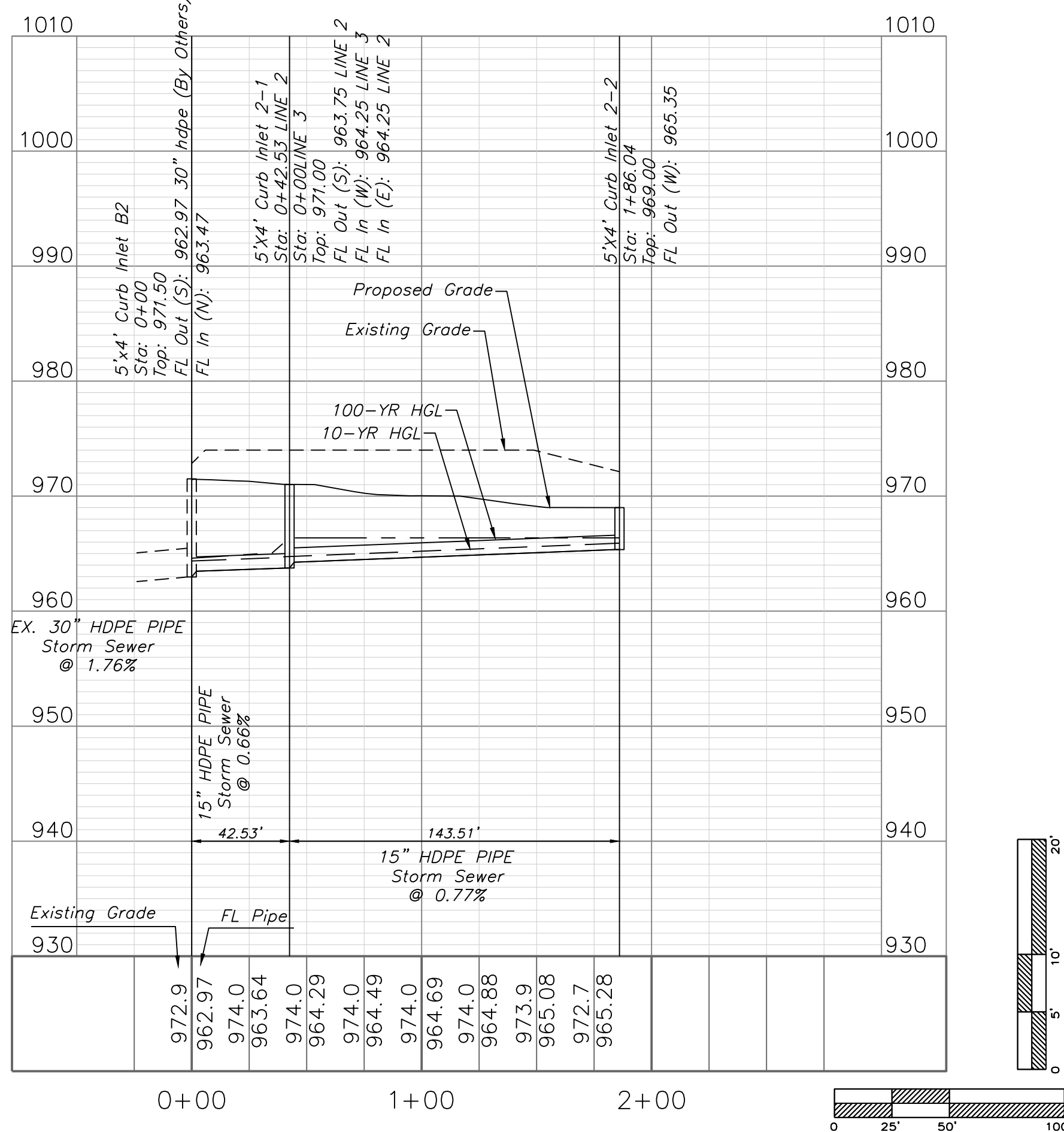




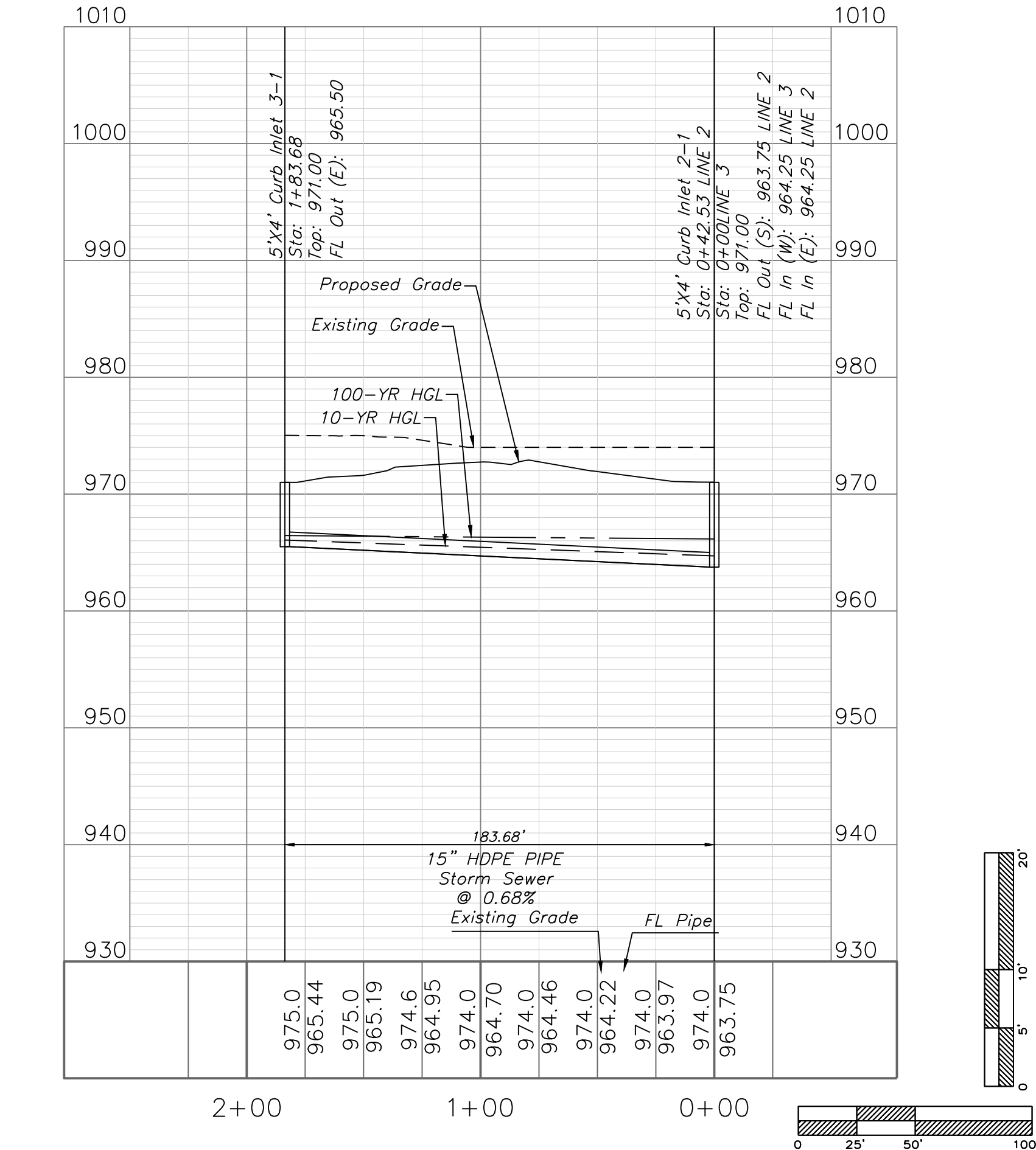
STORM LINE 1



STORM LINE 2

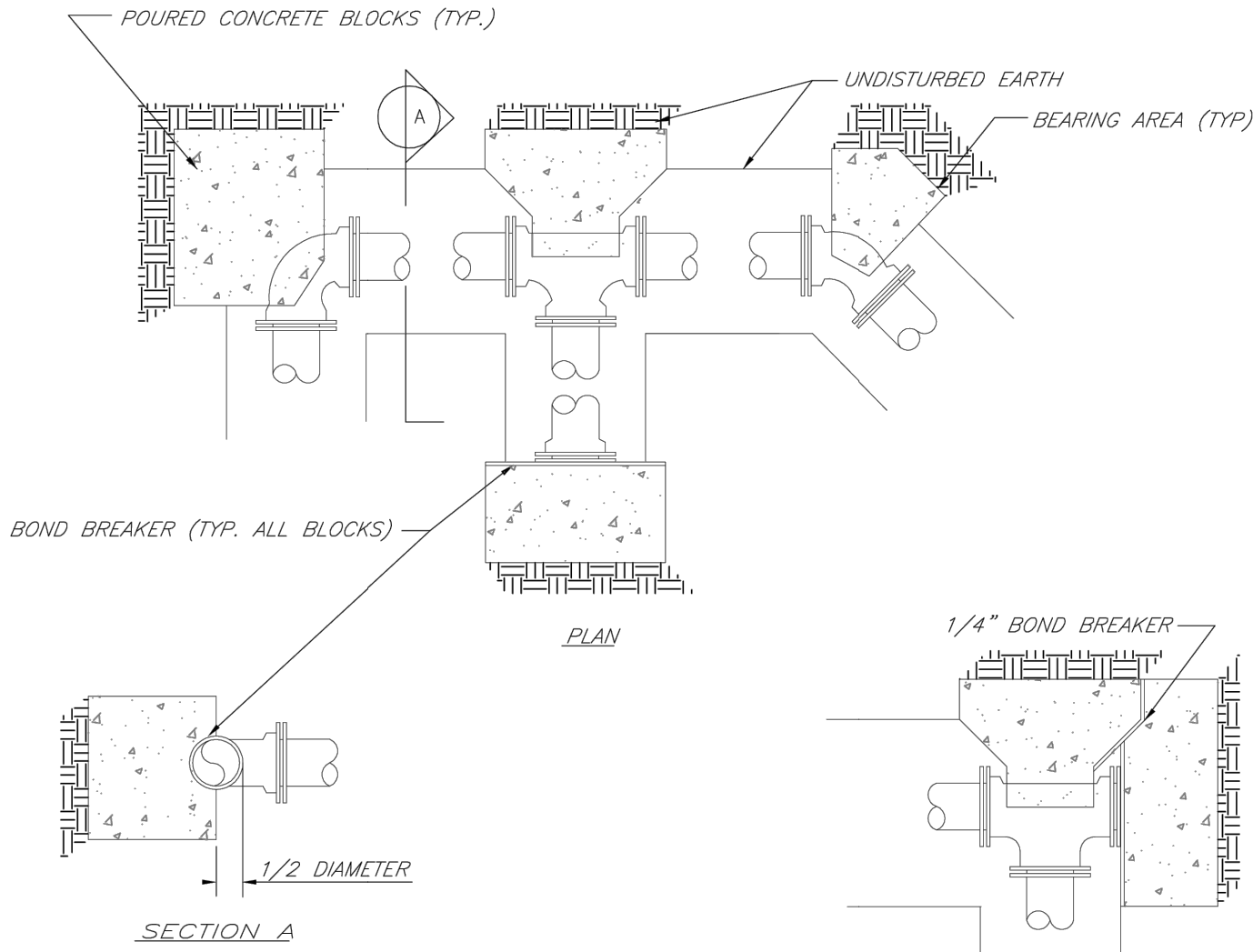


STORM LINE 3



REQUIRED CONCRETE BEARING AREA (SQUARE FEET - SF)					
NOM. DIA. (INCHES)	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 BLOCKS

Date: 02/13

Drawn By: JN

Checked By: DL

FILE: WAT-1

Rev: 1/14

Rev:



**LEE'S SUMMIT
MISSOURI**

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

SERVICE CONNECTION WITH METER WELL

Date: 06/2015

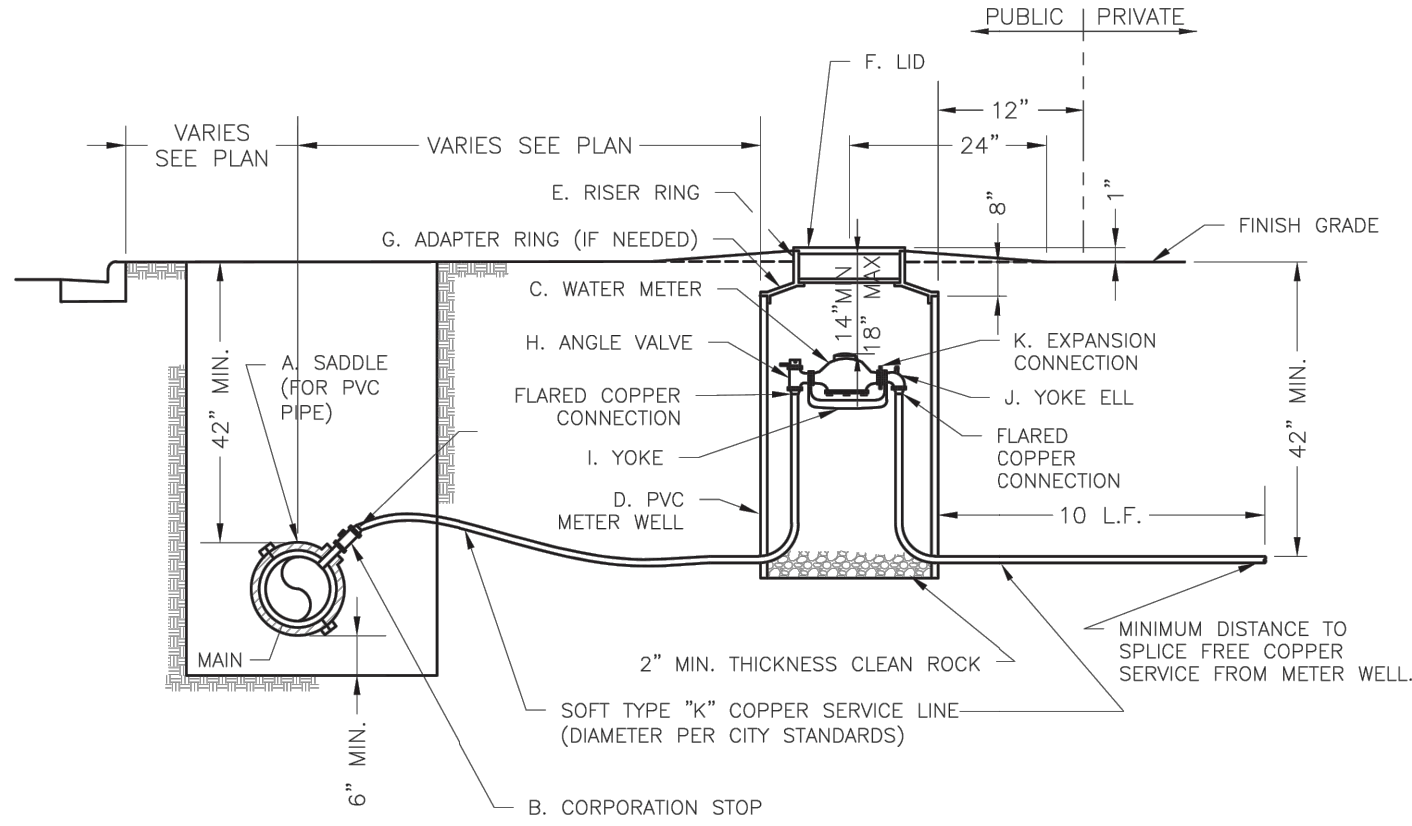
Drawn By: JN

Checked By: DL

WAT-11

NOTES:

1. METER INSTALLATION SHALL NOT BE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC OR IN CONCRETE PAVEMENT WITHOUT CITY APPROVAL.
2. IF METER IS TO BE LOCATED OTHER THAN IN FRONT OF PROPERTY LINE, CITY APPROVAL SHALL BE OBTAINED.
3. CITY TO FURNISH ITEMS A-K.
4. NO OTHER EQUIPMENT SHALL BE INSTALLED IN THIS PIT.
5. 42" MINIMUM BURY DEPTH FOR ALL SERVICE LINES.
6. EXCAVATION FOR TAP TO EXPOSE 4 LINEAR FEET OF MAIN.
7. NO SPLICES ALLOWED BETWEEN METER AND MAIN.
8. SERVICE CONNECTION TAP AT APPROXIMATELY 45 DEGREES.
9. LID AND RISER RING SHALL BE SET SO THAT GROUND WATER WILL DRAIN AWAY FROM THE WELL.
10. CONTACT WATER UTILITIES, 816-969-1900, FOR REQUIREMENTS OF A METER LARGER THAN 2"



**LEE'S SUMMIT
MISSOURI**

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

SANITARY SEWER STUB DETAIL

Date: 12/2015

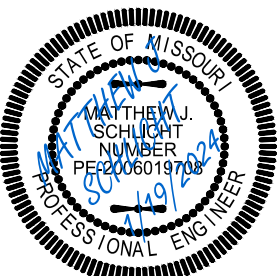
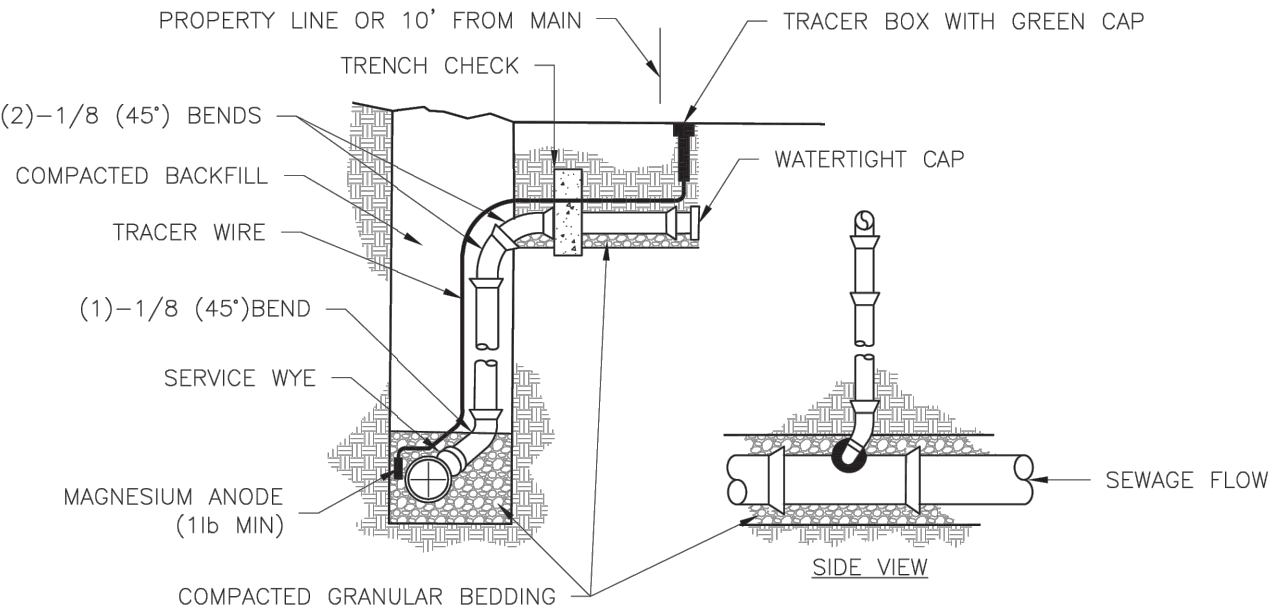
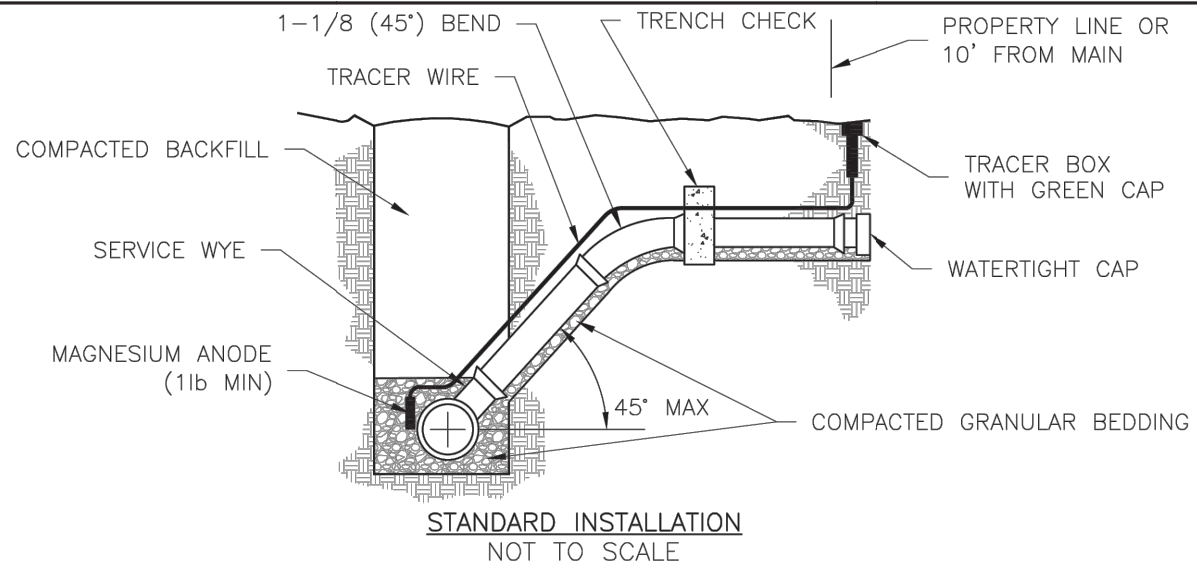
Drawn By: MIF

Checked By: DL

SAN-1

NOTES:

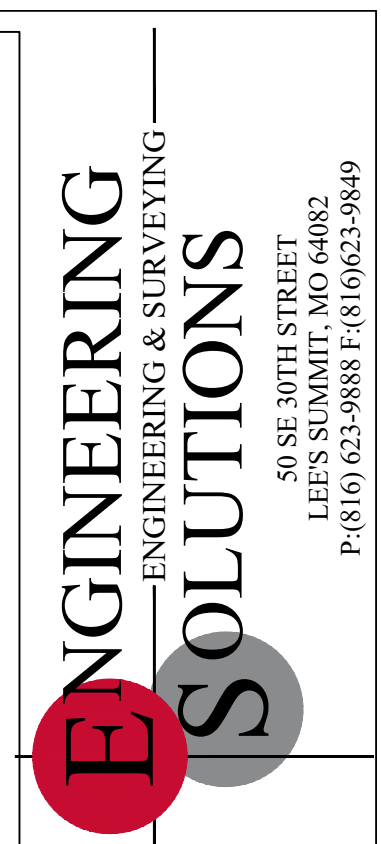
1. ALL SEWER STUBS SHALL BE CONSTRUCTED TO PROPERTY LINE OR 10' MINIMUM FROM THE MAIN, WHICHEVER IS GREATER. WHERE SIDEWALKS ARE PRESENT, CONTRACTOR SHALL EXTEND SERVICE LINE UNDER EXISTING SIDEWALK TO TWO FEET BEYOND.
2. IMPERVIOUS TRENCH CHECKS SHALL BE PLACED ON BUILDING SEWER STUBS (AT LEAST 5' AWAY 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. #12 GAUGE GREEN INSULATED COPPER TRACER WIRE SHALL BE INSTALLED. 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 SPLIT BOLT CONNECTORS. WIRE NUTS SHALL NOT BE USED. A WATER-PROOF CONNECTION IS NECESSARY TO PREVENT CORROSION.



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25526

REVISIONS

- REV. 12/6/2023
REV. 1/19/2024



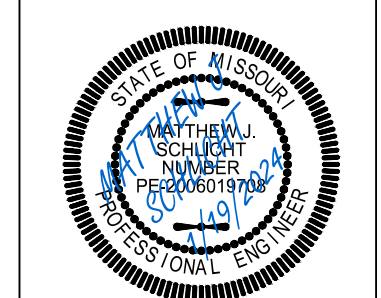
Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Lakewood Business Park - Lot 46
Lee's Summit, Jackson County, Missouri

Project: LAKEWOOD
BUSINESS CENTER
PLAT S, LSMO

Issue Date:
May 5, 2023

LANDSCAPE PLAN
Construction Plans for:
Lakewood Business Park - Lot 46
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
REVISIONS

1 REV. 12/6/2023
2 REV. 1/19/2024

L.100

1. ALL PLANT MATERIAL SHALL BE FIRST CLASS REPRESENTATIVES OF SPECIFIED SPECIES, VARIETY OR CULTIVAR, IN HEALTHY CONDITION WITH NORMAL WELL DEVELOPED BRANCHES AND ROOT PATTERNS. PLANT MATERIAL SHALL FIRST BE INSPECTED AND APPROVED BY THE CITY OF CHICAGO'S ARBORICULTURE DIVISION. PLANT MATERIAL STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK", ANSI Z603.1-2004.
2. ALL PLANT MATERIALS CONTAINER GROWN AND WILL BE FREE OF DISEASE AND PESTS. NO BARE ROOT. ALL PLANT BEDS TO BE MULCHED TO A DEPTH OF 3" WITH DARK BROWN, HARDWOOD MULCH. PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH TO A DEPTH OF 3".
3. HOLE AREA FOR TREE TO BE TWICE (2X) THE DIAMETER OF THE ROOT BALL AND ROOT BALL SHALL BE SUFFICIENTLY MOUNDED FOR WATER RUN-OFF.
4. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER PLANTING. TREES, SHRUBS AND TWIGG AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING PERIODS OF DRY WEATHER, LEAVES OF PLANTS SHOULD BE SPRAYED WITH ANTI-TRANSPIRANT. PLANTS WHICH ARE WINDBURN, REPELPLY ANTI-DESCSANT AFTER PLANTING TO REDUCE TRANSPIRATION. REMOVE TWINE AND BURLAP FROM ROOT BALLS. SOIL ON TOP OF CONTAINERED OR BALLED PLANTS IS TO BE REMOVED UNTIL ALL PLANTS' ROOT PATTERNS ARE EXPOSED. SOIL TO BE REPLACED WITH MULCH.
5. AFTER PLANTING IS COMPLETED, PRUNE MINIMALLY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL HABIT OR SHAPE OF THE PLANT. MAKE CUTS BACK TO NEARLY HORIZONTAL, BUT NOT FLUSH. DO NOT PAINT ANY CUTS WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.
6. GUARANTEE TREES, SHRUBS, GROUND COVER PLANTS FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE. THE CITY OF CHICAGO WILL BE RESPONSIBLE FOR REPLACING ANY PLANTS THAT DIE FROM NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR.

7. ALL LAWN AREAS TO BE SODDED AS SHOWN ON PLANS. SOD SHALL COMPLY WITH US DEPT. OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT AND EQUAL IN QUALITY TO STANDARDS FOR CERTIFIED SEED. SOD SHALL BE HEALTHY, THICK TURF HAVING UNDERGONE A PROGRAM OF REGULAR FERTILIZING, MOWING AND WEED CONTROL. SEED AND SOD SHALL BE A TURF-TYPE TALL FESCUE (3 WAY) BLEND. SEED BLEND SHALL CONSIST OF THE FOLLOWING:

9. THE INSTALLATION OF ALL PLANT MATERIALS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF CHICAGO, ILLINOIS, AND THE DISTRICT OF COLUMBIA, D.C.
10. ALL LANDSCAPE AREAS TO BE FREE OF ALL BUILDING DEBRIS AND TRASH, BACK FILLED WITH CLEAN FILL SOIL AND TOP DRESSED WITH 4" OF TOPSOIL. TOPSOIL SHALL HAVE A pH RANGE OF 5.5 TO 7 AND A 4% ORGANIC MATTER CONTENT.
11. PLANT BEDS TO BE "MOUND"ED. PLANT MATERIAL, PLANT BEDS, MULCH AND DUG EDGE ARE TO BE INSTALLED PER LANDSCAPE PLANS, DETAILS, AND MANUFACTURER'S RECOMMENDATIONS.
12. MULCH SHALL BE 3" DEEP. MULCH SHALL BE APPLIED TO ALL AREAS FOR 500' AND 3" FOR MULCH IN PLANT BEDS. HAND RAKE ALL AREAS TO SMOOTH EVEN SURFACES FREE OF DEBRIS, CLOS, ROCKS, AND VEGETATIVE, WATER GREATER THAN 1".
13. ALL PLANT MATERIALS SHALL BE MULCHED WITH 3" OF DARK BROWN, HARDWOOD MULCH, EXCEPT IF NOTED AS SUCH. DARK BROWN, HARDWOOD MULCH SHALL BE INSTALLED OVER DEWIT 30" WEED CONTROL FABRIC IN PLANT BEDS ONLY.
14. CONTRACTOR IS RESPONSIBLE FOR INITIAL WATERING UPON INSTALLATION.
15. DUG AREAS ARE TO BE DUG WHERE MULCH BEDS ARE ADJACENT TO TURF AREAS. NO EDGING IS REQUIRED.
16. THE EXACT LOCATION OF ALL UTILITIES, STRUCTURES, AND UNDERGROUND UTILITIES SHALL BE DETERMINED AND VERIFIED ON SITE BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF THE MATERIALS. DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AND SHALL BE REPLACED TO THEIR ORIGINAL CONDITION BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
17. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS AND NEED INSURE THE PROJECT.
18. PROVISIONS SHALL BE MADE FOR READILY ACCESSIBLE IRRIGATION WITHIN 100' MAX. OF ALL LANDSCAPED AREAS INCLUDING ALL PLANT BEDS, INDIVIDUAL TREES, AND TURF AREAS. ALL LAWN AREAS (AS SHOWN ON PLANS) SHALL BE IRRIGATED BY SPRINKLER SYSTEMS.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL IRRIGATION COMPONENTS, SLEEPING, PIPE AND CONTROL VALVES. ALL IRRIGATION PLANS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT AND OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
20. ANY SUBSTITUTIONS OR DEVIATIONS SHALL BE REQUESTED IN WRITING BY THE CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIALS. ALL PLANTS ARE TO BE LOCATED AS SPECIFIED ON DRAWINGS.

20. ALL SHRUBS ARE TO BE MAINTAINED IN THEIR NATURAL SHAPE TO ALLOW EVENTUAL GROWTH INTO A HEDGE.
21. MAINTAIN NATURAL HABIT OF ALL SPECIFIED PLANT MATERIAL.
22. NEW SOD TO BE THOROUGHLY WATERED UNTIL ROOTS "TAKE HOLD" OF SOD BED. CONTINUE WATERING AS REQUIRED, UNTIL COMPLETELY ESTABLISHED.

THE FOLLOWING CRITERIA SHALL BE CONSIDERED MINIMUM STANDARDS FOR DESIGN AND INSTALLATION OF LANDSCAPE IRRIGATION SYSTEM:

- SUBMIT AS-BUILT DRAWING IN FULL SIZE DRAWING FORM AS WELL AS PDF ELECTRONIC FORMAT. (SCANNING FULL SIZE COPY OF PLAN IS ACCEPTABLE IF IT CAN BE PRINTED TO SCALE.

NTS

N.T.S.

N.T.S.

NTS