

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

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

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

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

City of Lee's Summit	Evergy
Public Works	401 SE Bailey Road
220 SE Green Street	Lee's Summit, MO. 64081
Lee's Summit, MO 64063	(816) 347-4316
(816) 969-1800	

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

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

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

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

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

Comcast Cable  
New Construction Hotline  
(866) 771-2281

Missouri One-Call  
1-800-344-7483

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

PRSITE20233869

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



1. COVER SHEET
2. EXISTING CONDITIONS

3. *SITE DEMOLITION PLAN*
4. *SITE DIMENSION PLAN*
5. *SITE GRADING PLAN*

## 6. STORM SEWER PLAN AND PROFILE

7. EXISTING CONDITIONS DRAINAGE AREA MAP  
8. POST DEVELOPMENT DRAINAGE AREA MAP

## 9. EROSION CONTROL PLAN

## 10. SITE UTILITY PLAN

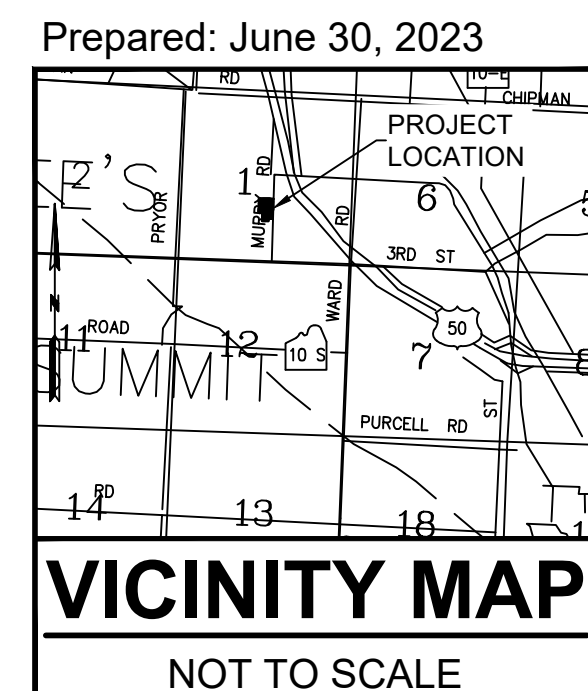
11. MISCELLANEOUS SITE DETAILS

12. MISCELLANEOUS SITE DETAILS


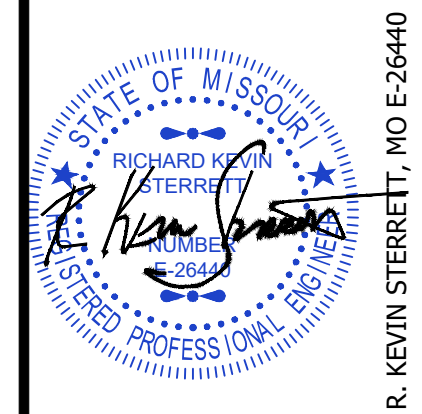
### 13. LANDSCAPE PLAN

#### 14. SITE PHOTOMETRIC PLAN

*All of LOTS 1 and 2, PRESENTATION PARISH, LOTS 1 AND 2, a subdivision in the City of Lee's Summit, Jackson County, Missouri. Containing 542,014 square feet or 12,524 acres, more or less.*



DATE	REVISION	NO.	BY	CK/APP
07/26/23	PER CITY'S COMMENTS			AKS
08/30/23	SUBMITTED TO CITY OF LEE'S SUMMIT	1	AKS	AKS



**Consult  
Inc**  
engineers  
planners

1533 Locust Street, Kansas City, Missouri 64108

FINAL DEVELOPMENT PLANS  
COVER SHEET

OUR LADY OF THE PRESENTATION  
PARKING LOT EXPANSION  
CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI

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

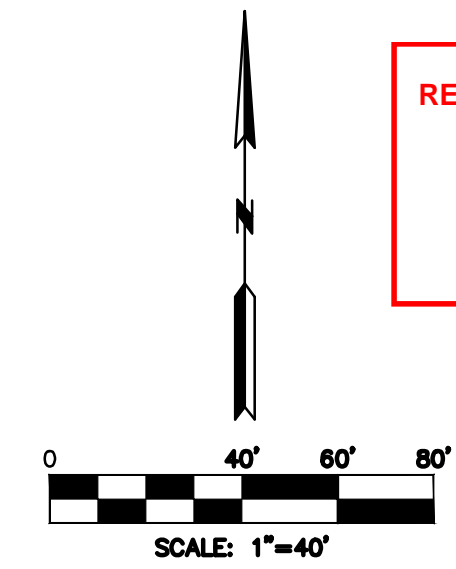


JOHN CALVIN MANOR  
HOUSING PARTNERS, LP  
310 NW MURRAY ROAD

**RELEASED FOR CONSTRUCTION**  
As Noted on Plan Review

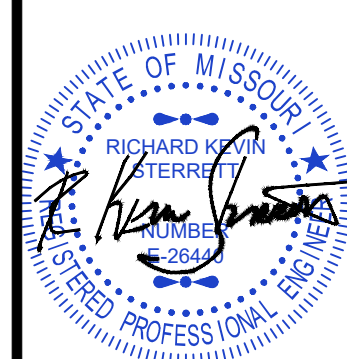
**Development Services Department**  
**Lee's Summit, Missouri**

**09/13/2023**



DATE	REVISION	NO.	BY	CXAPP
07/28/23	PEN CITY'S COMMENTS			RSD AKS
09/29/23	SUBMITTED TO CITY OF LEE'S SUMMIT	1		RSD AKS

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R. KEVIN STERRETT, MO E-26440  
July 28, 2023



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

FINAL DEVELOPMENT PLANS  
EXISTING CONDITIONS

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

X-REF NO.	23-042 Base
DRAWING NO.	23-042 FDPs

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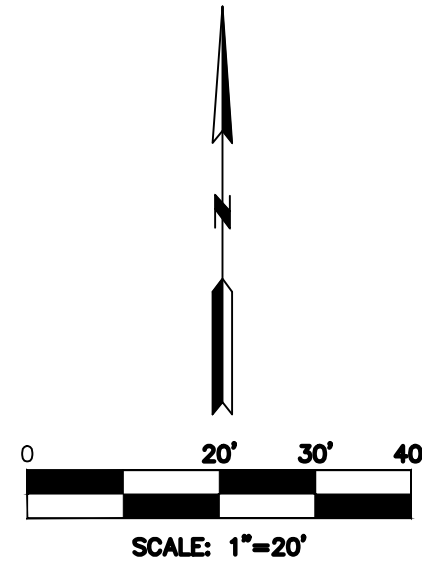
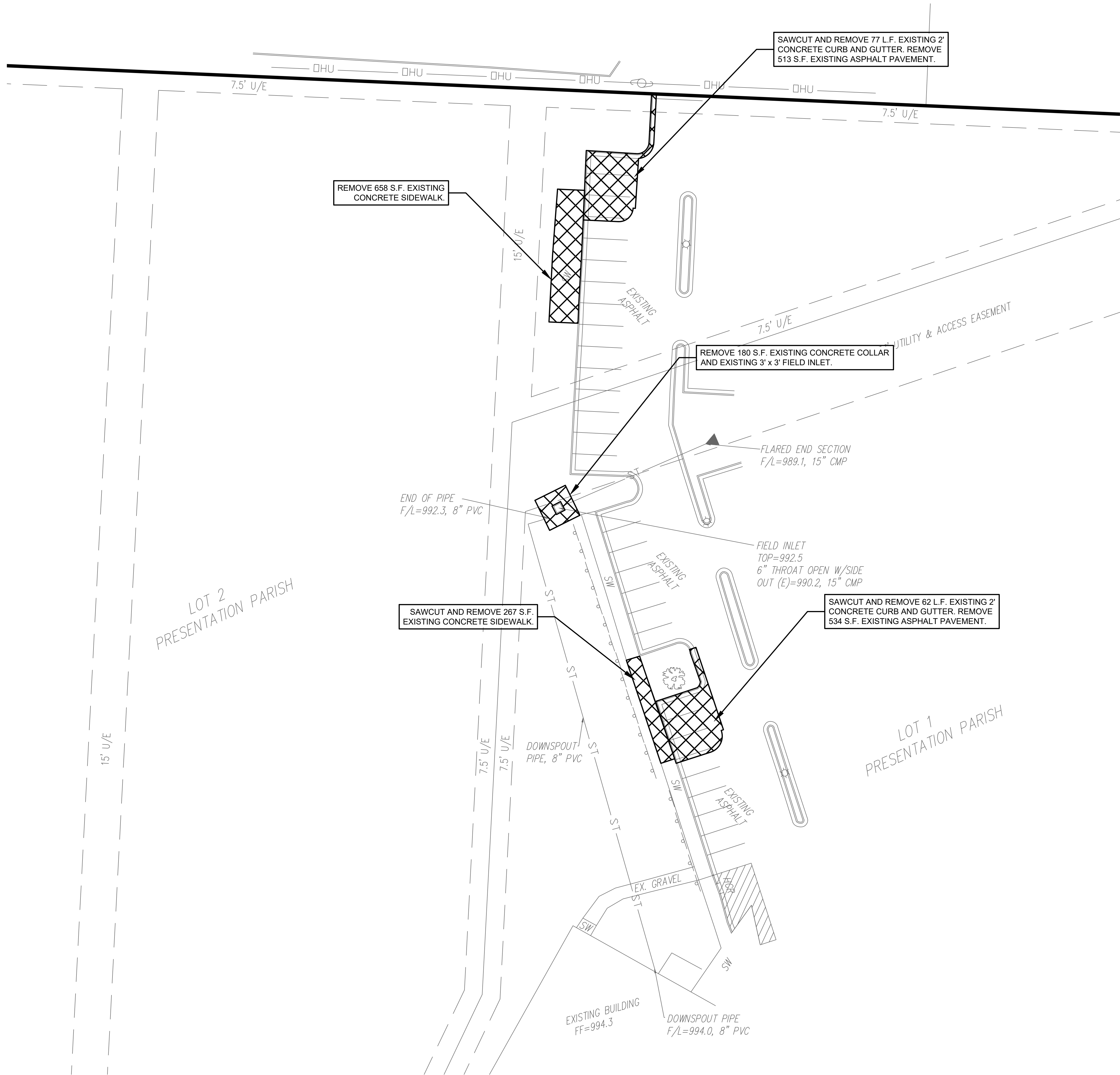
DATE  
June 30, 2023

JOB NO.  
23-042

SHEET  
OF

2 SHEET OF 14





**RELEASED FOR CONSTRUCTION**  
As Noted on Plan Review  
  
Development Services Department  
Lee's Summit, Missouri  
09/13/2023



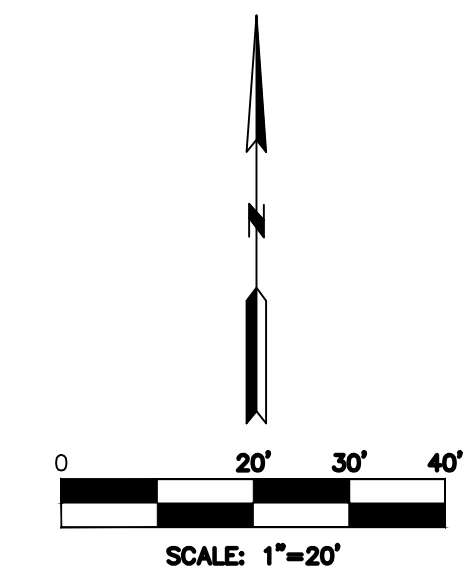
**gconsult inc** engineers planners  
1533 Locust Street, Kansas City, Missouri 64108  
CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.) / LS 2019005467

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

X-REF NO. 23-042 Base	
DRAWING NO. 23-042 FDPs	
DATE June 30, 2023	
JOB NO. 23-042	
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DATE	REVISION	NO.	BY	CORP.
07/28/23	PER CITY'S COMMENTS	1	SPW	RKS
08/30/23	SUBMITTED TO CITY OF LEE'S SUMMIT		SPW	RKS
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**RELEASED FOR CONSTRUCTION**  
As Noted on Plan Review

Development Services Department  
Lee's Summit, Missouri

09/13/2023

PROJECT DATA:

EXISTING AND PROPOSED PARKING SPACES: 306  
HANDICAP PARKING SPACES REQUIRED: 8  
HANDICAP PARKING SPACES PROVIDED: 10 (EXISTING)

NOTE:

1. NO ADDITIONAL ADA PARKING SPACES SHALL BE REQUIRED IN THE PROPOSED PARKING ADDITION.

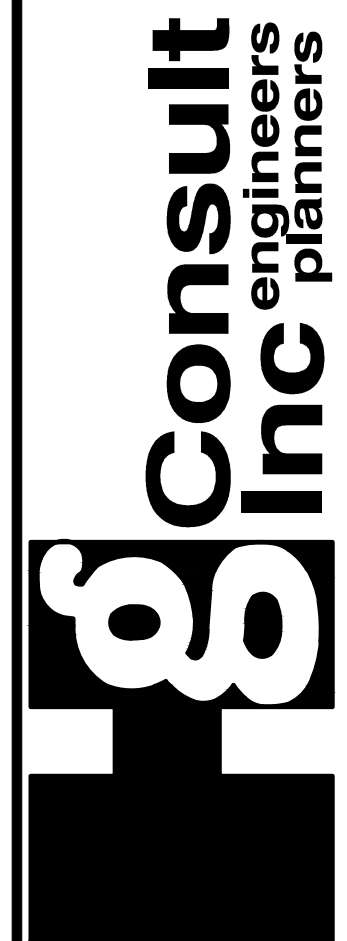
LEGEND:

STANDARD ASPHALT  
PAVEMENT SECTION. SEE  
SHEET 10 FOR DETAIL.

DATE	REVISION	NO.	BY	CX/APPR
07/26/23	PERS CITY'S COMMENTS			RCS
08/29/23	SUBMITTED TO CITY OF LEE'S SUMMIT	1	SPW	SPW



R. KEVIN STERRETT, MO E-26440  
July 28, 2023

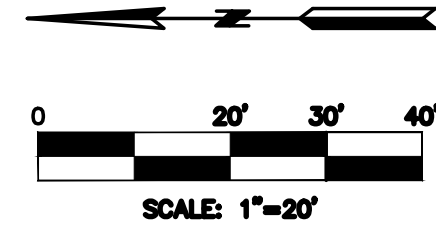


1533 Locust Street, Kansas City, Missouri 64108  
CORPORATE LICENSE No. E201000573 (MO.) / E-1736 (KS.) / LS 2019005467

FINAL DEVELOPMENT PLANS  
SITE DIMENSION PLAN

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





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

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As Noted on Plan Review

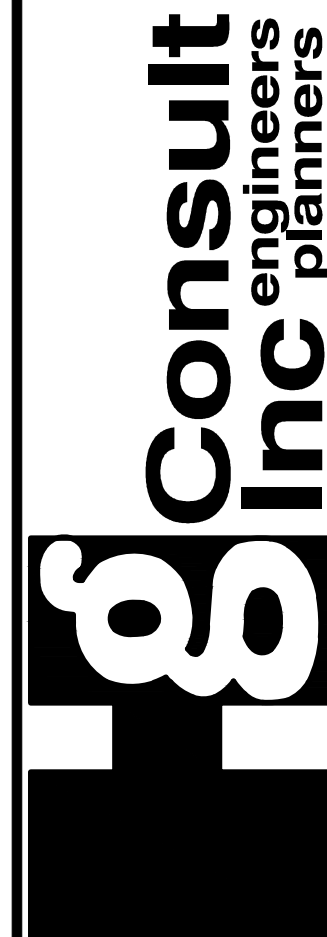
**Development Services Department**  
**Lee's Summit, Missouri**

**09/13/2023**

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R. KEVIN STERRETT, MO E-26440

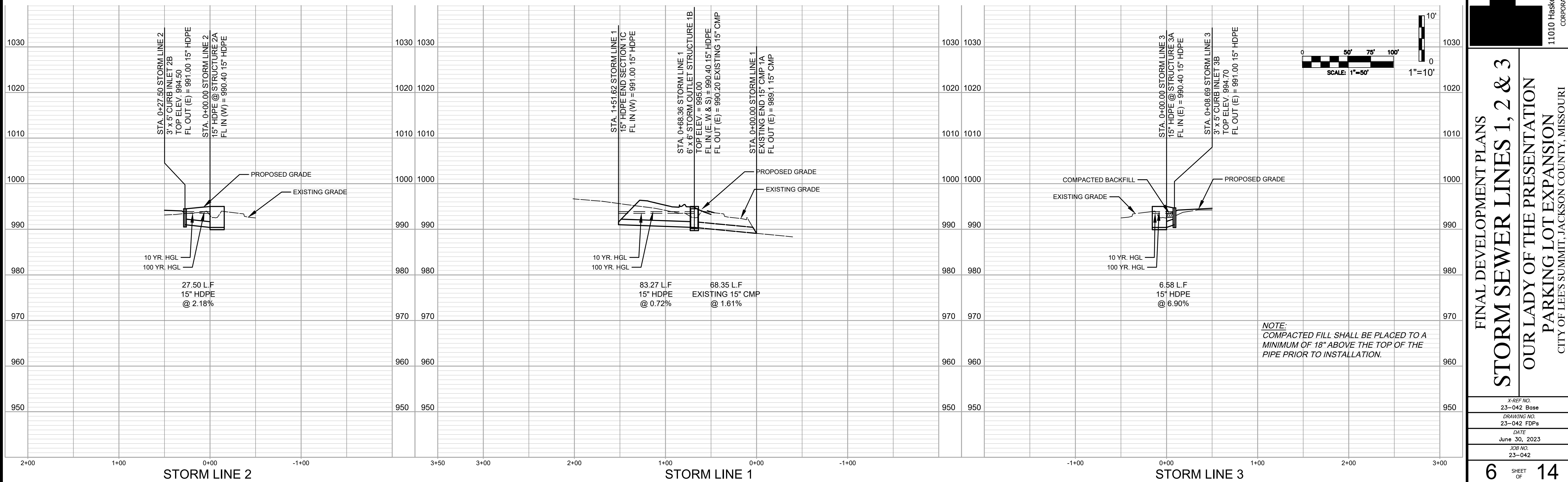
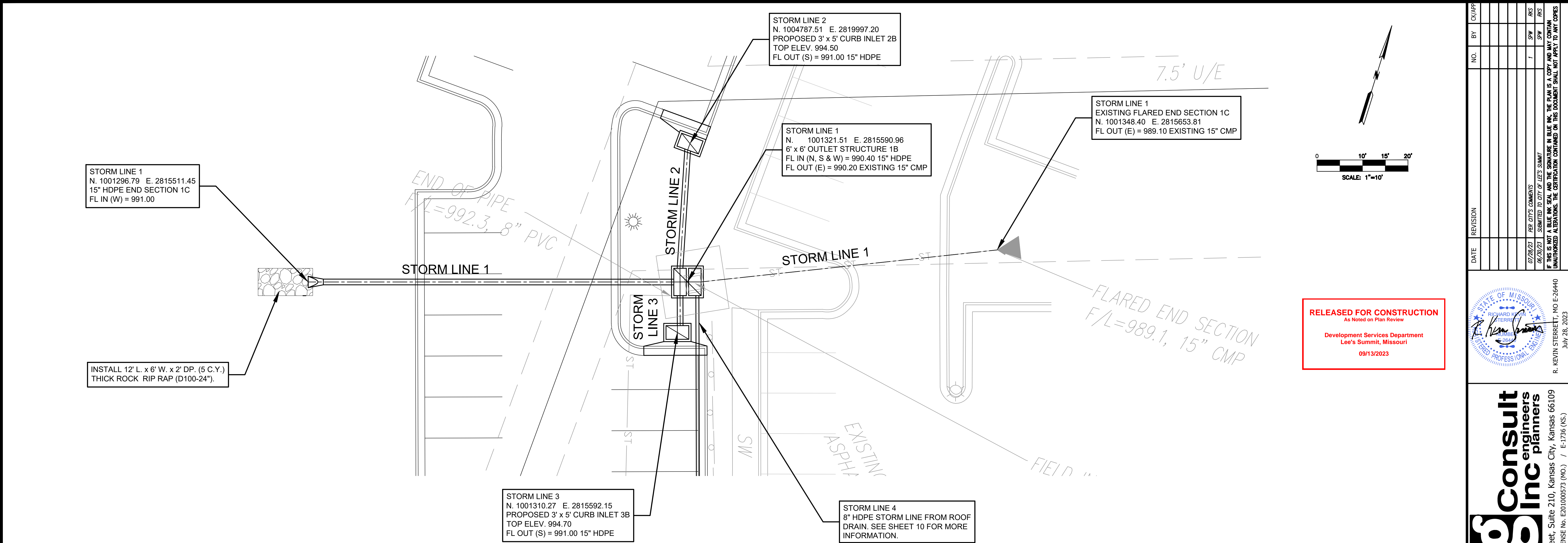


1533 Locust Street, Kansas City, Missouri 64108  
CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.) / LS 2019005467

FINAL DEVELOPMENT PLANS  
SITE GRADING PLAN

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





NO.	BY	DATE	REVISION
1	SPW	07/29/23	PER CITY'S COMMENTS
2	SPW	08/29/23	SUBMITTED TO CITY OF LEE'S SUMMIT

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R. KEVIN STERREY, MO E-26440  
July 28, 2023

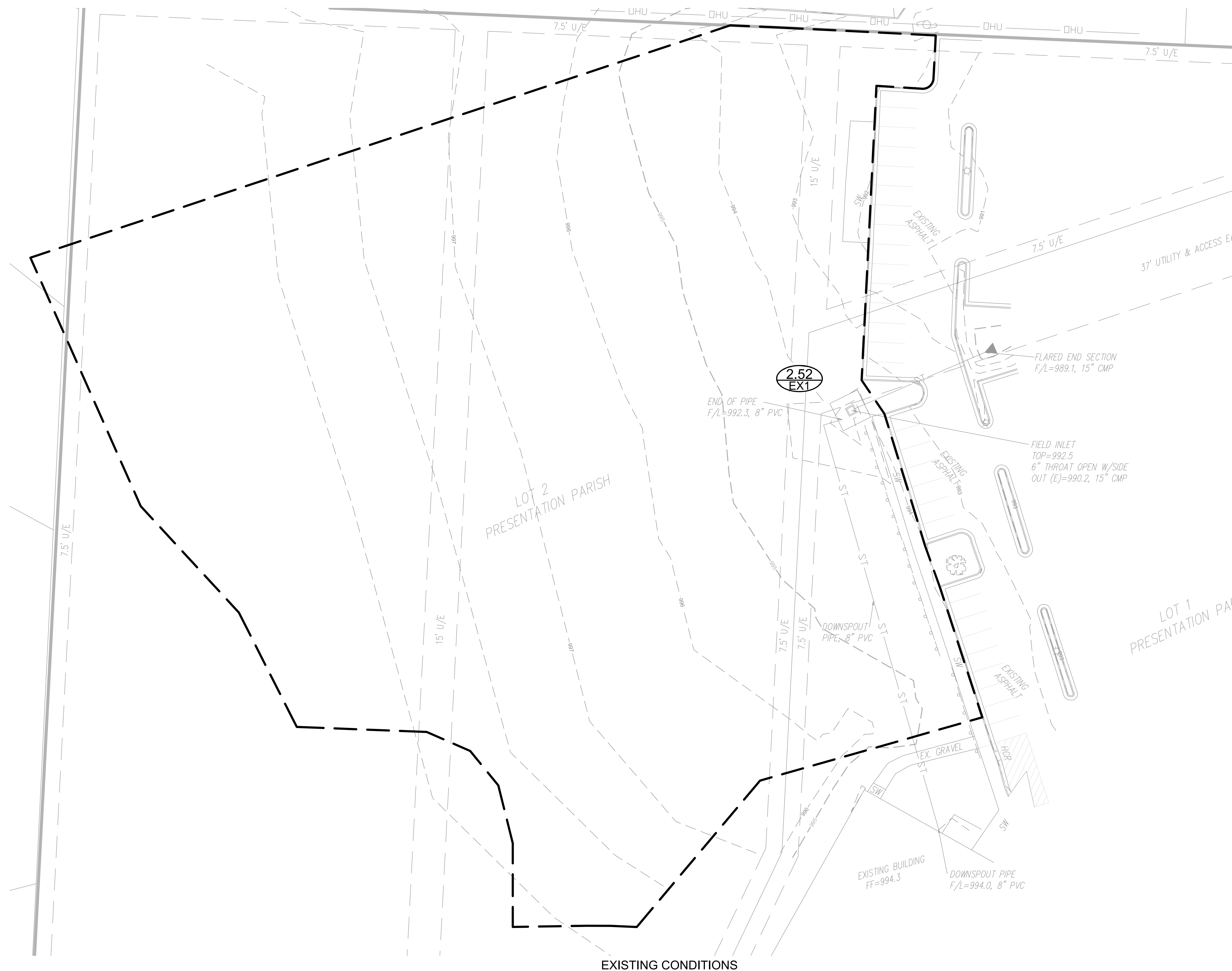
**gconsult inc** engineers planners  
11010 Haskell Street, Suite 210, Kansas City, Kansas 66109  
CORPORATE LICENSE No. E20100573 (MO.) / E-1736 (KS.)

FINAL DEVELOPMENT PLANS  
STORM SEWER LINES 1, 2 & 3  
OUR LADY OF THE PRESENTATION  
PARKING LOT EXPANSION  
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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

6 SHEET OF 14





**RELEASED FOR CONSTRUCTION**  
As Noted on Plan Review

**Development Services Department**  
**Lee's Summit, Missouri**

**09/13/2023**



R. KEVIN STERRETT, MO E-26440  
July 28, 2023



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

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

<i>X-REF NO.</i> 23-042 Base	
<i>DRAWING NO.</i> 23-042 FDPs	

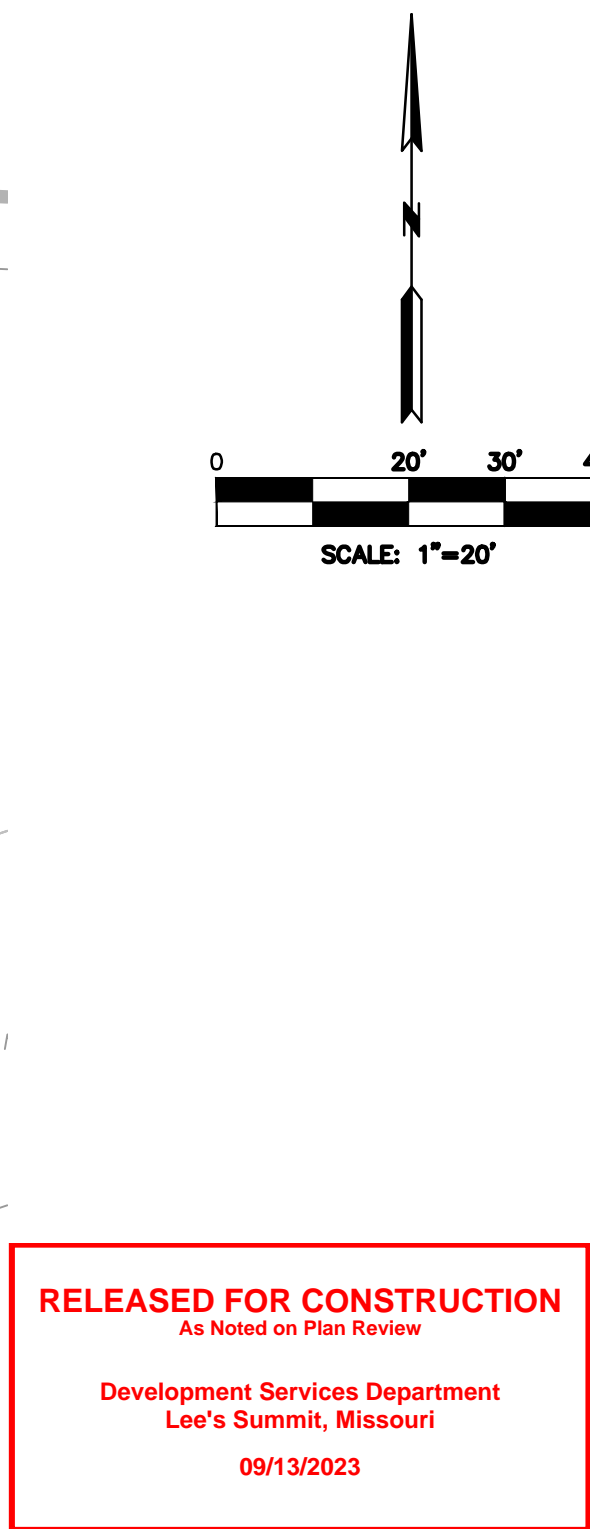
DATE  
June 30, 2023

JOB NO.  
23-042

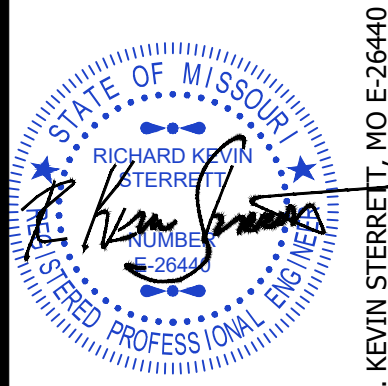
7 SHEET 1

7 SHEET OF 14





DATE	REVISION	NO.	BY	CHK/APPR
07/26/21	REV CITY COMMENTS	1	SPW	AKS
08/02/21	SUBMITTED TO CITY OF LEE'S SUMMIT		SPW	AKS



July 28, 2023

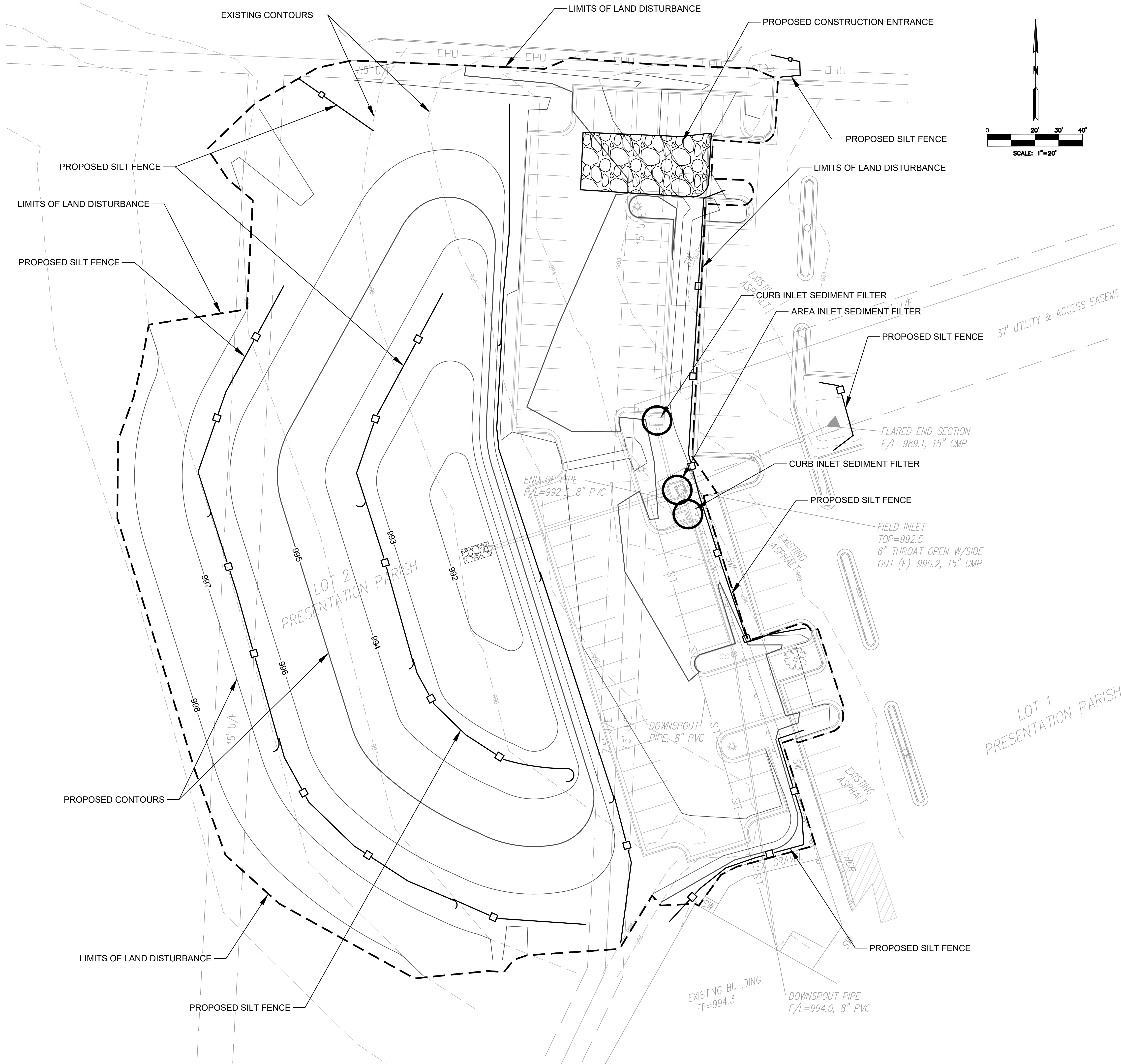
**g** **Consult**  
**Inc** **engineers**  
**planners**

1533 Locust Street, Kansas City, Missouri 64108  
CORPORATE LICENSE NO. E20100073 (MO.) / E-1736 (KS.) / LS 2013005467

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

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





- EROSION CONTROL GENERAL NOTES
1. The contractor shall inspect, repair and add stone to the stone construction entrance when it becomes saturated with mud to insure it functions as it was intended.

2. The topsoil stockpile shall be graded to drain and seeded with a temporary seed mix.

3. All erosion and sediment control devices shall be inspected, cleaned repaired in accordance with the Storm Water Pollution Prevention Plan.

4. Temporary sediment control measures (silt fence, construction entrance, etc.) shall be maintained until all contributing areas are graded and stabilized.

5. A complete plan for maintenance of control devices is contained within the Storm Water Pollution Prevention Plan which is part of the site work specifications.

6. Dust control on site shall be minimized by spraying water on dry areas of the site, the use of oils and other petroleum based or toxic liquids for dust suppression is strictly prohibited.

7. If the majority of mud or dirt is not removed from exiting traffic, contractor shall establish vehicle wash areas at construction traffic exit points and vehicle operation shall be intercepted and trapped before wash water is allowed to be discharged offsite. Rinse-off will not be allowed outside the project construction limits.

8. Repair eroded areas immediately, reseed as necessary to maintain good vegetative cover, mow vegetative cover to maintain a maximum height of six inches, and remove trash as needed.

9. Inspect and repair the collection system (i.e. catch basins, piping, swales, rip rap, etc.) after significant rainfall to maintain proper functioning.

10. All existing structures, fencing, trees etc., within the construction area shall be removed and disposed of off site per state and local ordinances. any burning on site shall be subject to local ordinances.

11. All wash water (concrete truck, vehicle cleaning, equipment cleaning, etc.) shall be disposed of in a manner that prevents contact between these materials and storm water that is discharged from the site.

12. All materials spilled, dropped, washed, or tracked from vehicles onto roadways or into storm drains must be removed immediately.

13. Contractor shall remove all temporary erosion control devices/ditches and dispose of per local codes once the site has been stabilized. Contractor shall refer to the grading plan for final grades.

14. Land disturbing activities shall not commence until approval to do so has been received by governing authorities.

15. The general contractor shall strictly adhere to the SWPPP during construction operations.

16. No land clearing or grading shall begin until all erosion control measures have been installed.

17. All exposed areas shall be seeded as specified within 14 days of final grading. Should construction stop for longer than 14 days, the site shall be seeded as specified.

18. After every significant runoff producing rainfall event of 1/2" or greater and at least once a week, check and clear the outfall device of any obstructions.

19. This plan shall not be considered all inclusive as the general contractor shall take all necessary precautions to prevent soil sediment from leaving the site.

20. General Contractor shall comply with all State and Local ordinances that apply.

21. Additional erosion and sediment control measures will be installed if deemed necessary by on site inspection.

22. If installation of storm drainage system should be interrupted by weather or nightfall, the pipe ends shall be covered with filter fabric.

23. General Contractor shall be responsible to take whatever means necessary to establish permanent soil stabilization.

24. Additional erosion and siltation control methods and devices may be required as directed by the City or MoDNR.

RELEASED FOR CONSTRUCTION

As Noted on Plan Review

Development Services Department

Lee's Summit, Missouri

09/13/2023

- LEGEND
- LIMITS OF LAND DISTURBANCE

—□—

SILT FENCE (APWA ESC-03)

○

CURB INLET SEDIMENT FILTER (APWA ESC-06)  
FOR EXISTING INLETS OR INSTALL AS SOON AS  
INLET IS CONSTRUCTED

CONSTRUCTION ENTRANCE AND CONCRETE  
WASHOUT (APWA ESC-01)

TOTAL LAND DISTURBANCE = 1.96 ACRES

EROSION CONTROL PHASING

PHASE 1: (PRE-CLEARING AND PRE-GRADING)  
INSTALL PERIMETER CONTAINMENT, CONSTRUCTION ENTRANCE  
AND STRUCTURE PROTECTION ON EXISTING AND STRUCTURE  
PROTECTION ON STRUCTURES DOWN STREAM OF DISTURBED  
AREAS.

PHASE 2:  
INSTALL INLET PROTECTION ON NEW STRUCTURES AS INSTALLED  
AND PRIOR TO PAVING.

PHASE 3:  
INSTALL SILT FENCE DOWNSTREAM OF PARKING AND BUILDING  
UNTIL REVEGETATION OF SAID LOT.

PHASE 4:  
UPON REVEGETATION OF LOT, REMOVE ALL EROSION CONTROL  
MEASURES.

NO.	BY	DATE	REVISION	CORP
1	SW	07/28/23		
	RS	08/09/23		

PER CITY COMMENTS

SUBMITTED TO CITY OF LEE'S SUMMIT

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consult inc engineers planners

1533 Locust Street, Kansas City, Missouri 64108

CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.) / LS 201905467

FINAL DEVELOPMENT PLANS

EROSION CONTROL PLAN

OUR LADY OF THE PRESENTATION

PARKING LOT EXPANSION

CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO.  
23-042 Base

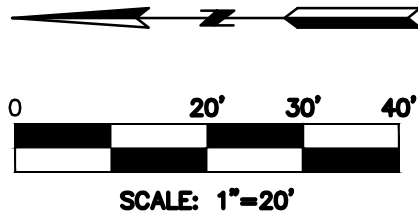
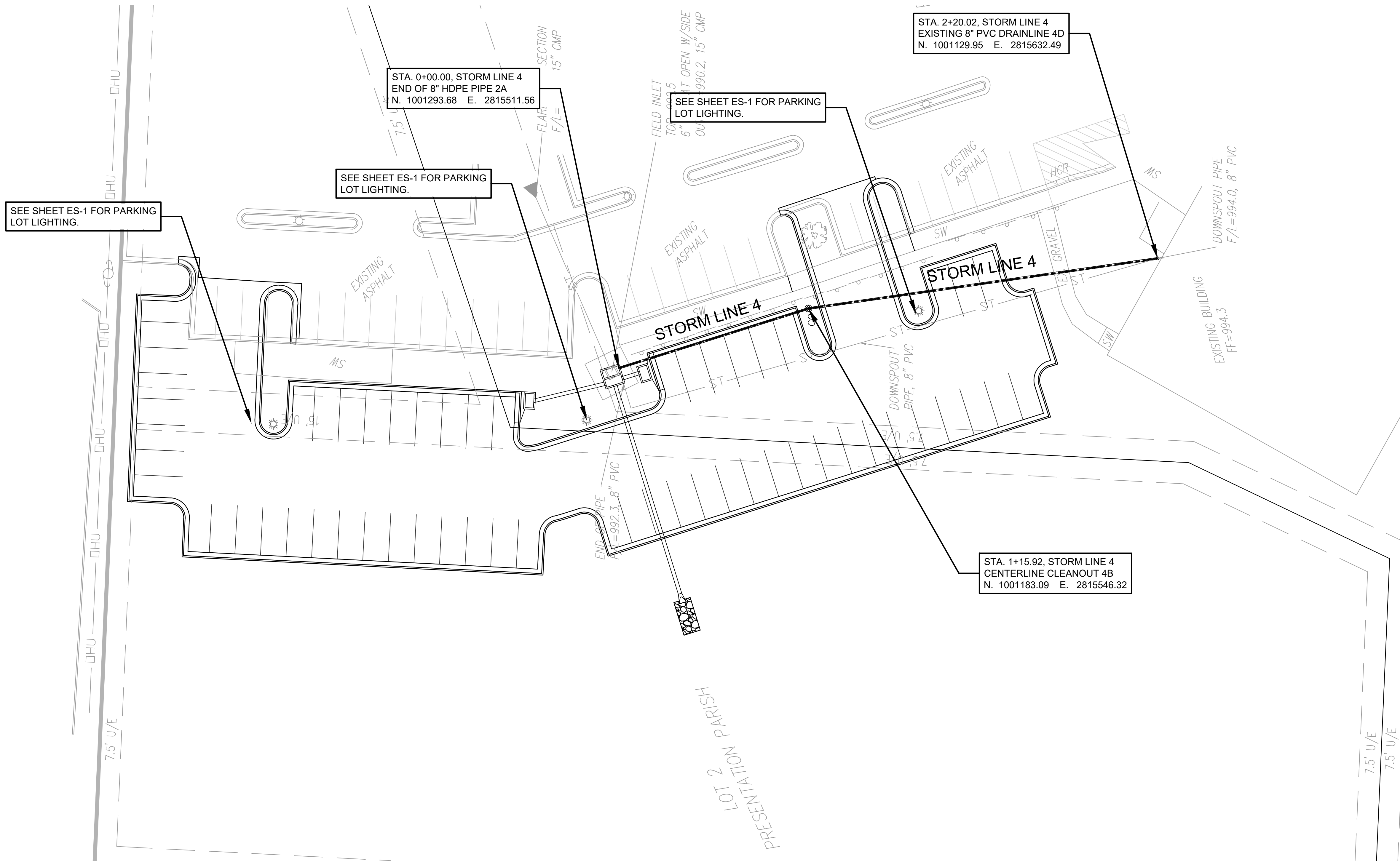
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DATE  
June 30, 2023

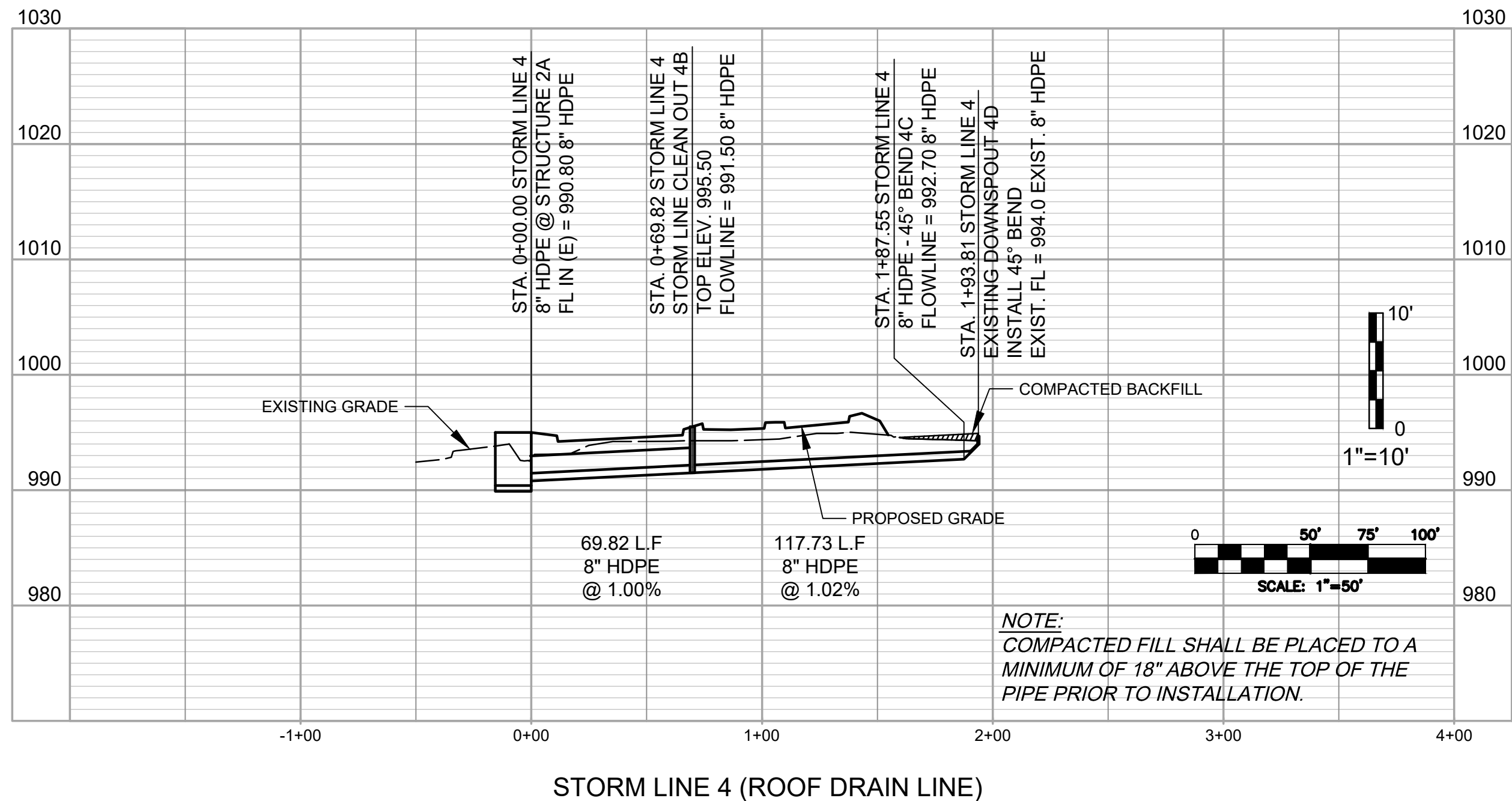
JOB NO.  
23-042

9 OF 14





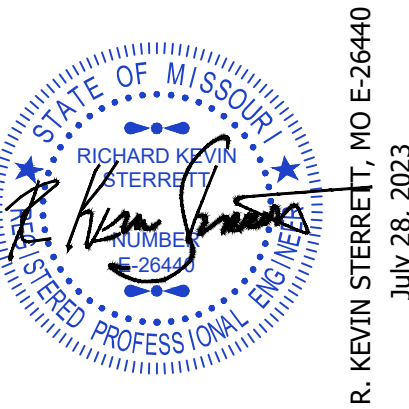
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Development Services Department  
Lee's Summit, Missouri  
09/13/2023



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

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

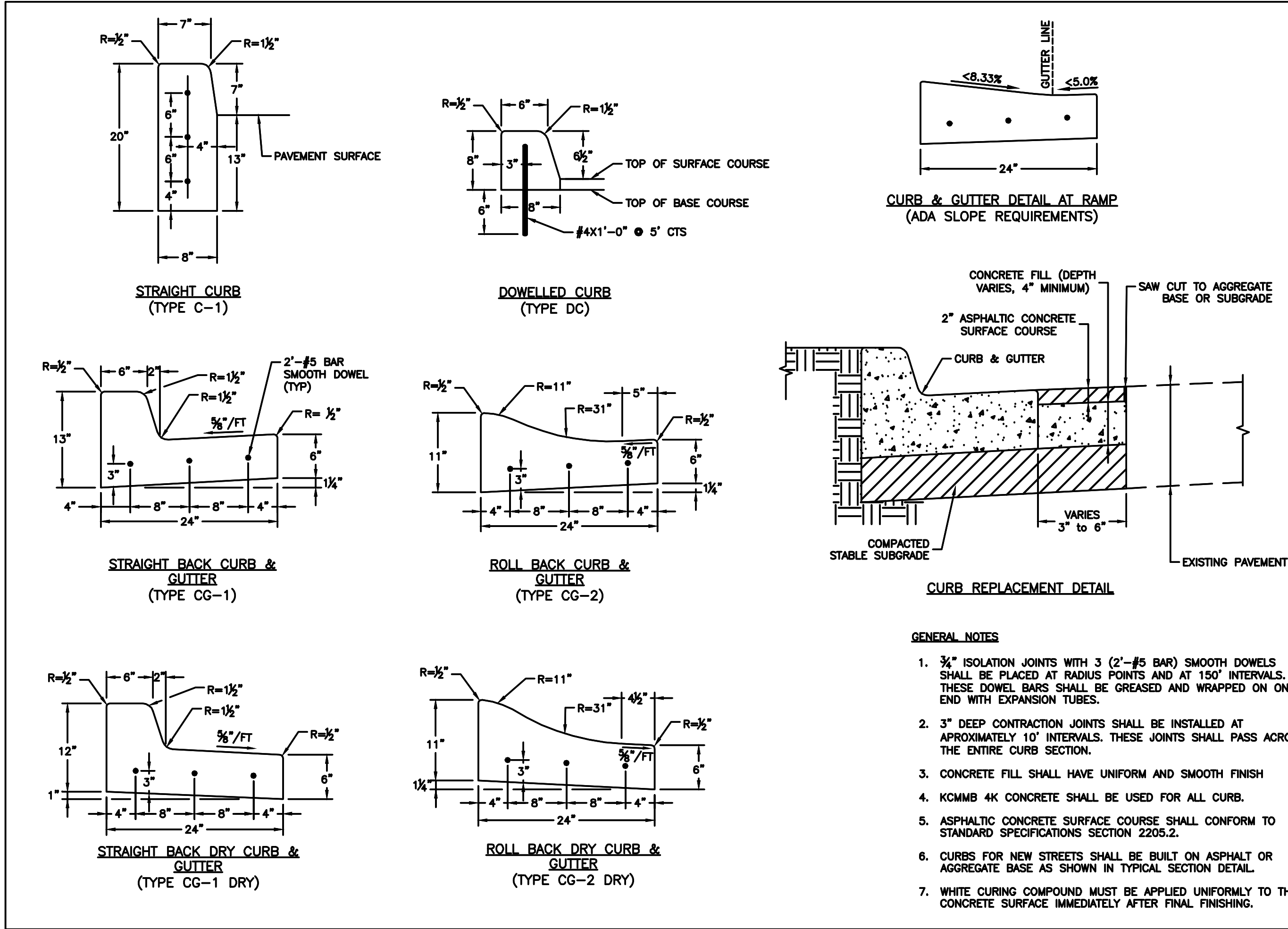
X-REF NO.  
23-042 Base  
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23-042 FDPs  
DATE  
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JOB NO.  
23-042



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

DATE	REVISION	NO.	BY	CORP.
07/28/23	PER CITY COMMENTS	1	SPW	R/S
08/09/23	SUBMITTED TO CITY OF LEE'S SUMMIT			
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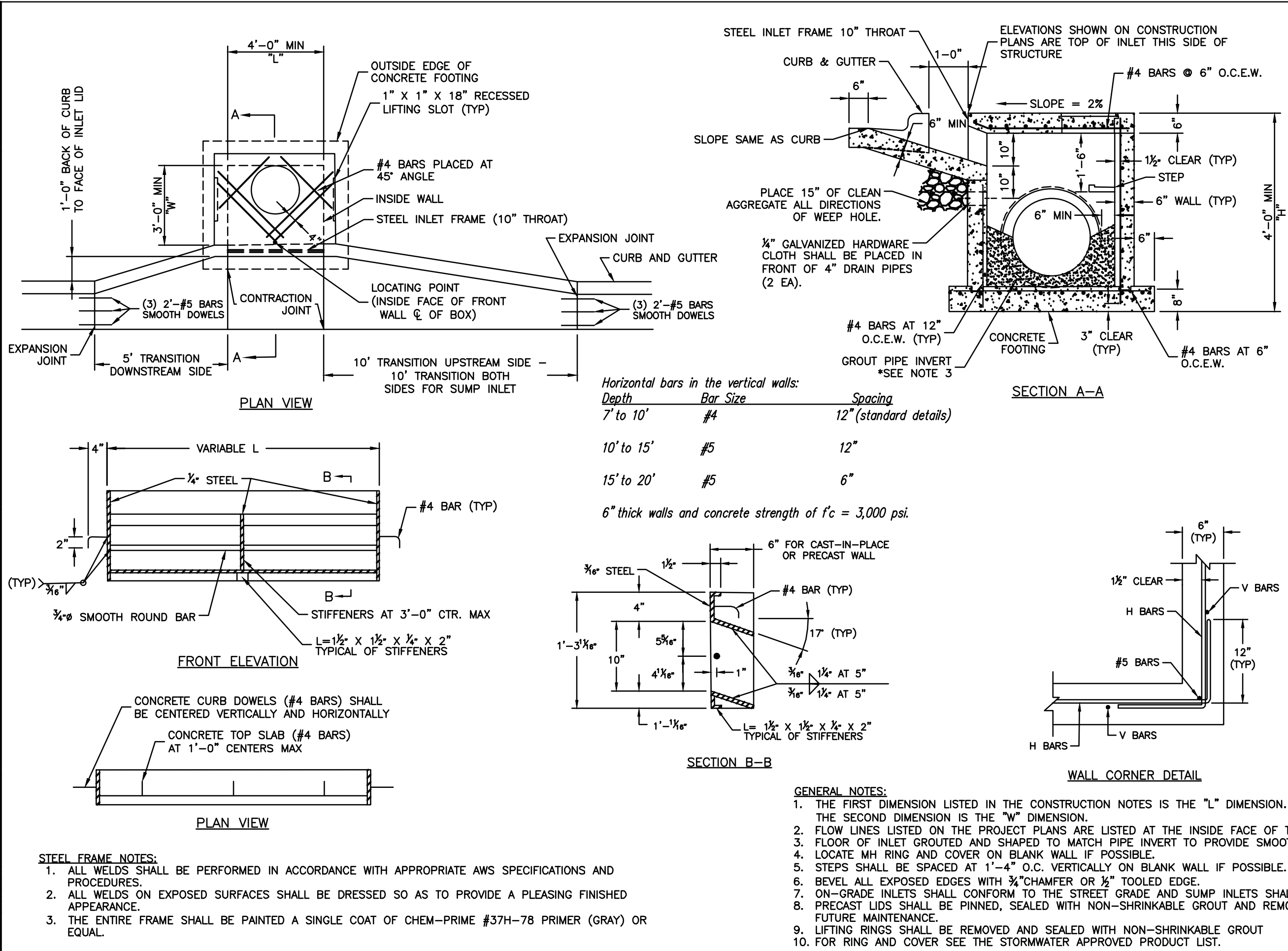


**LEE'S SUMMIT MISSOURI**

PUBLIC WORKS ENGINEERING DIVISION | 120 SE GREEN STREET | LEE'S SUMMIT, MO 64083

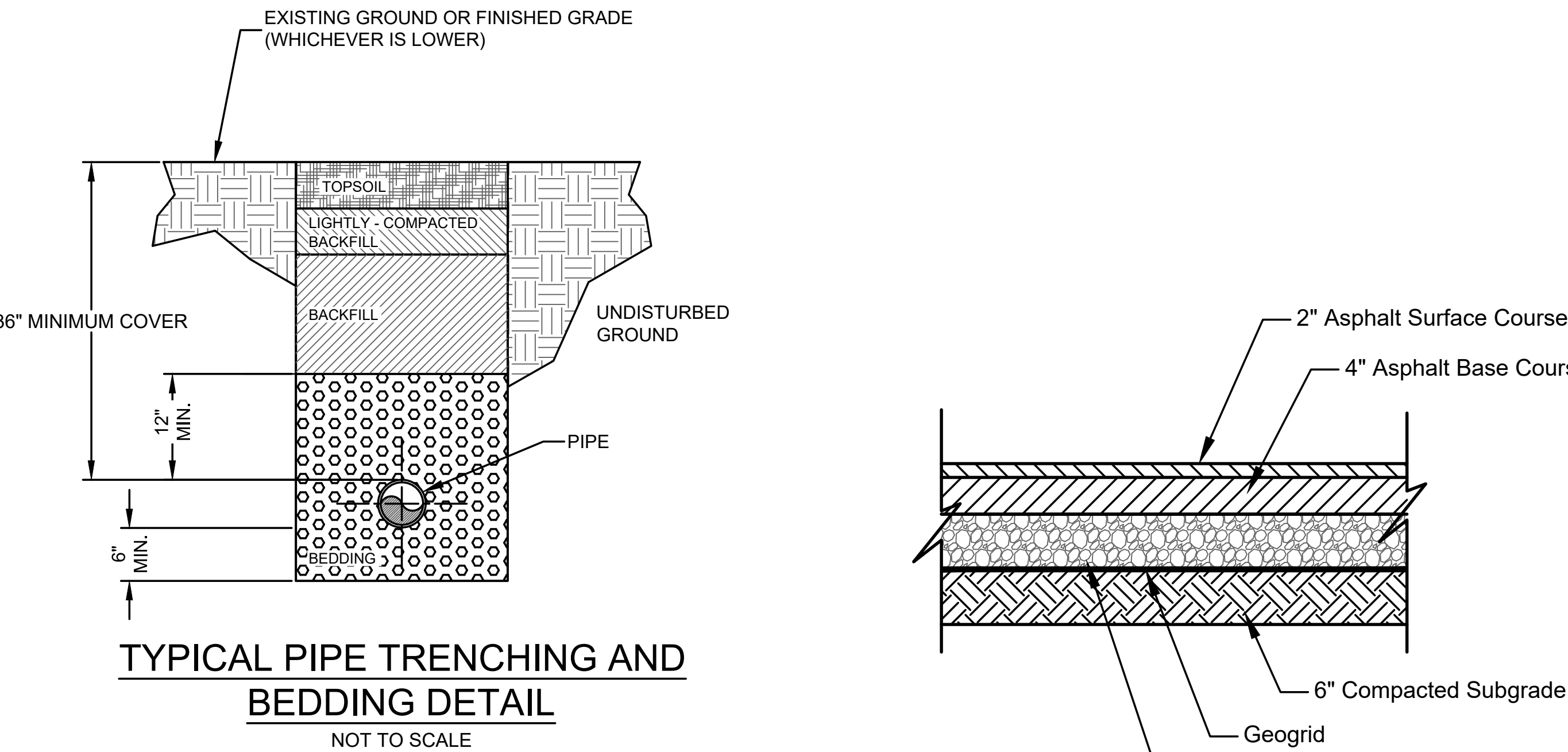
STANDARD DETAILS  
CITY OF LEE'S SUMMIT, MO  
LEE'S SUMMIT, JACKSON COUNTY, MO

GEN-4



**RELEASED FOR CONSTRUCTION**

Development Services Department  
Lee's Summit, Missouri  
09/13/2023



**NOTES:**

- BEDDING:**  
BEDDING AGGREGATE SHALL BE PLACED FROM A LEVEL OF 6 INCHES BELOW THE BOTTOM OF THE PIPE TO A LEVEL OF 12 INCHES ABOVE THE TOP OF THE PIPE.
- BACKFILL:**
  - TRENCH FOUNDATION:**  
THE AREA AT THE BOTTOM OF THE EXCAVATION SHALL BE COMPOSED OF A STABLE MATERIAL CAPABLE OF SUPPORTING THE PLACEMENT OF BEDDING MATERIAL, PIPE, OR STRUCTURES.
  - BACKFILL OF ALL PIPES UNDER ROADWAYS, CURB AND GUTTER AND ALL OTHER PAVED AREAS WITHIN THE RIGHT OF WAY SHALL CONSIST OF FLOWABLE BACKFILL AS SPECIFIED IN APWA SPEC. 2100 PARAGRAPH 2602.2H MIX DESIGN TYPE A. THE FLOWABLE BACKFILL SHALL EXTEND 2 FEET FROM THE BACK OF CURB TO 2 FEET BACK OF CURB, UP TO 18" INCHES BELOW FINISHED GRADE. FOR EXISTING ROADWAYS FLOWABLE BACKFILL SHALL BE EXTENDED TO THE BASE OF PAVEMENT.**

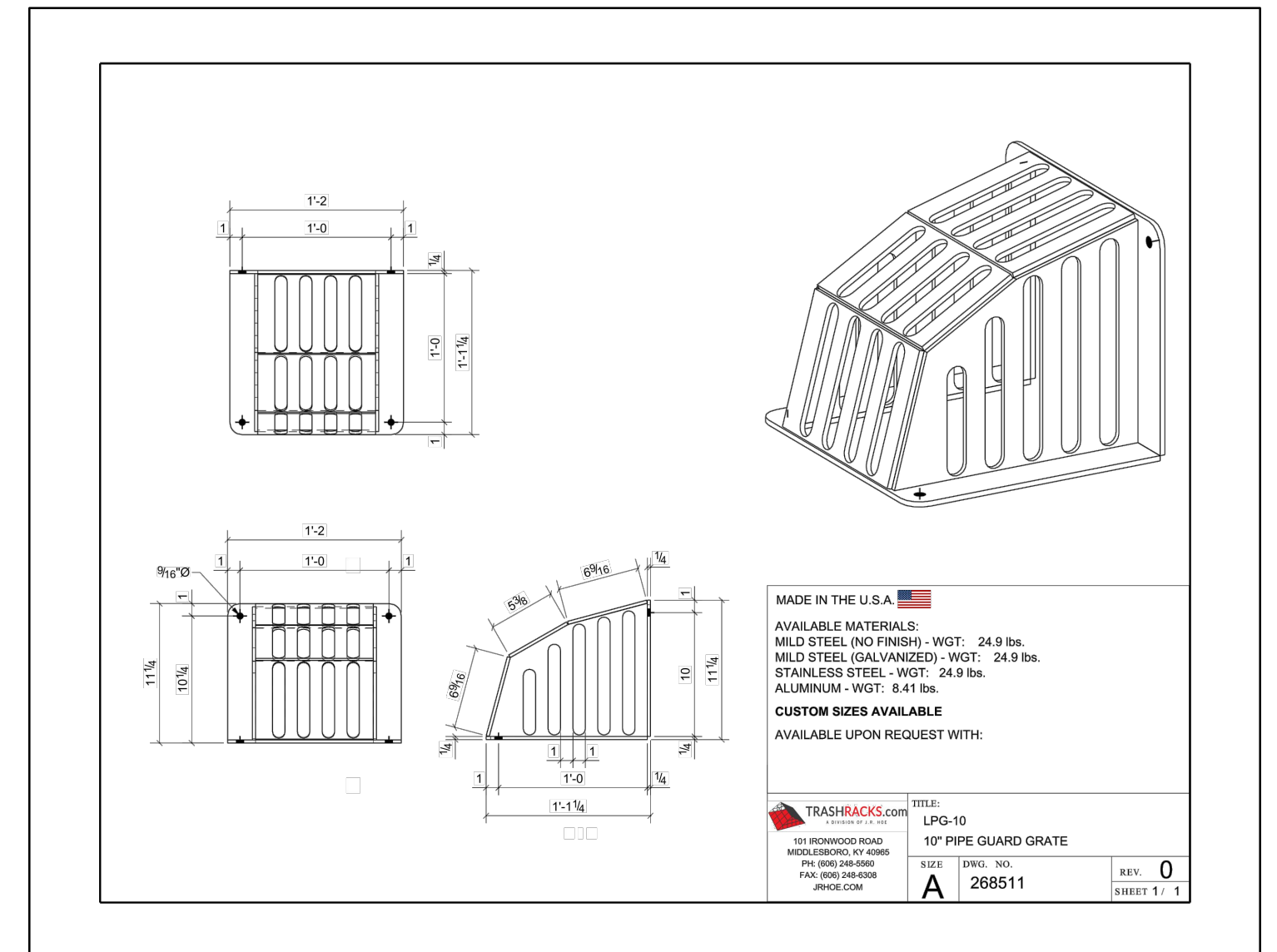
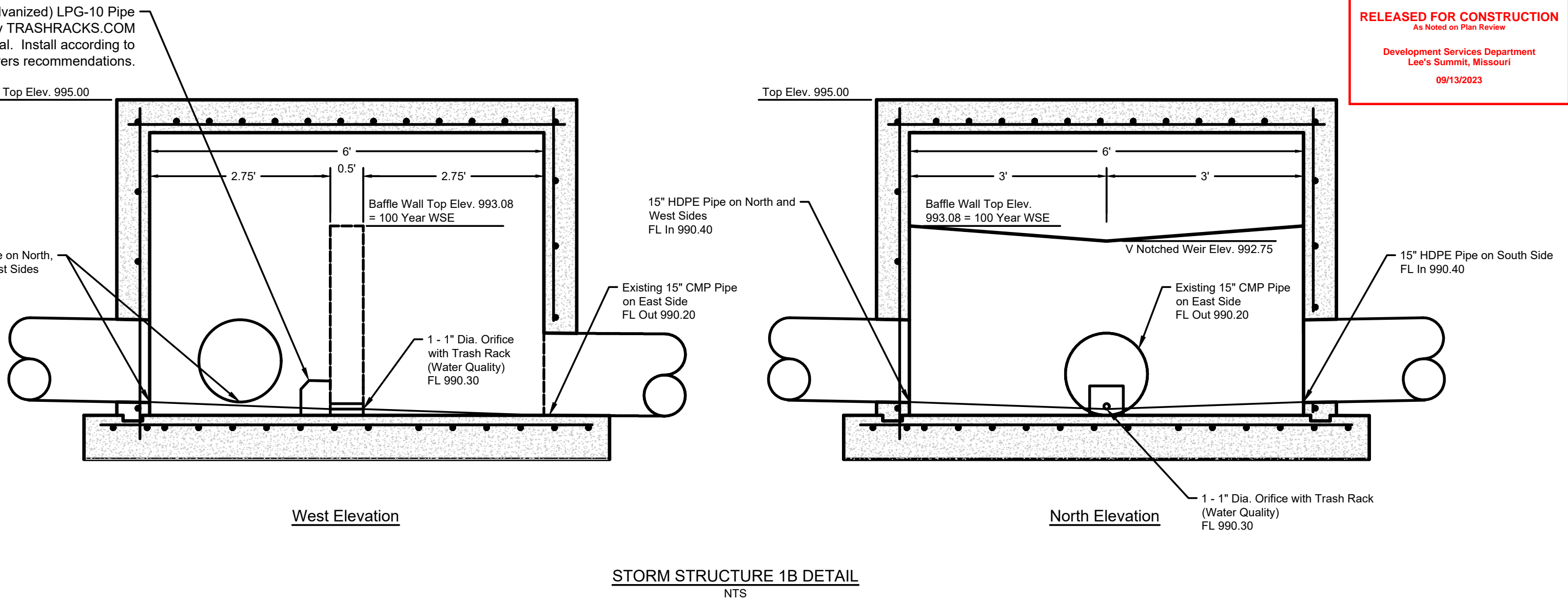
**TYPICAL ASPHALT PAVEMENT SECTION**

(Vehicle Parking Areas & Drives)

**TYPICAL PAVEMENT SECTIONS**

NOT TO SCALE

**NOTE:** The aggregate base and subgrade of (asphalt and concrete) pavements extending 1'-0" beyond back of curb.



MADE IN THE U.S.A.

AVAILABLE MATERIALS:  
MILD STEEL (NO FINISH) - WGT: 24.9 lbs.  
MILD STEEL (GALVANIZED) - WGT: 24.9 lbs.  
STAINLESS STEEL - WGT: 24.9 lbs.  
ALUMINUM - WGT: 8.41 lbs.

CUSTOM SIZES AVAILABLE  
AVAILABLE UPON REQUEST WITH:

TRASHRACKS.COM

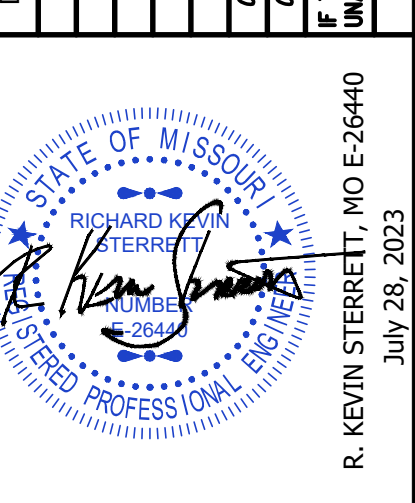
10" PIPE GUARD GRATE

268511

REV. 0

SHEET 1 OF 1

NO.	BY	DATE	REVISION
1	SW	07/28/23	PER CITY COMMENTS
2	SW	08/29/23	SUBMITTED TO CITY OF LEE'S SUMMIT



**consult inc engineers planners**

1533 Locust Street, Kansas City, Missouri 64108

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**FINAL DEVELOPMENT PLANS**

**MISC. SITE DETAILS**

**OUR LADY OF THE PRESENTATION**

**PARKING LOT EXPANSION**

CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO.  
**23-042 Base**

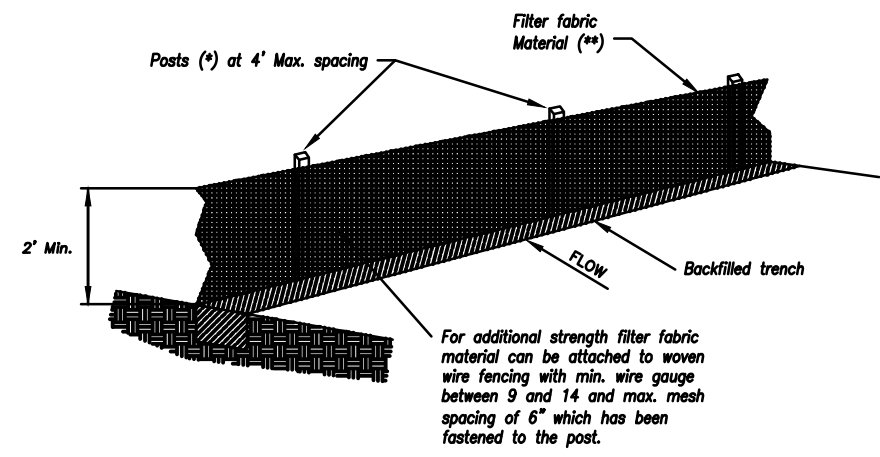
DRAWING NO.  
**23-042 FDPs**

DATE  
**June 30, 2023**

REV.  
**23-042**

**11** SHEET OF **14**

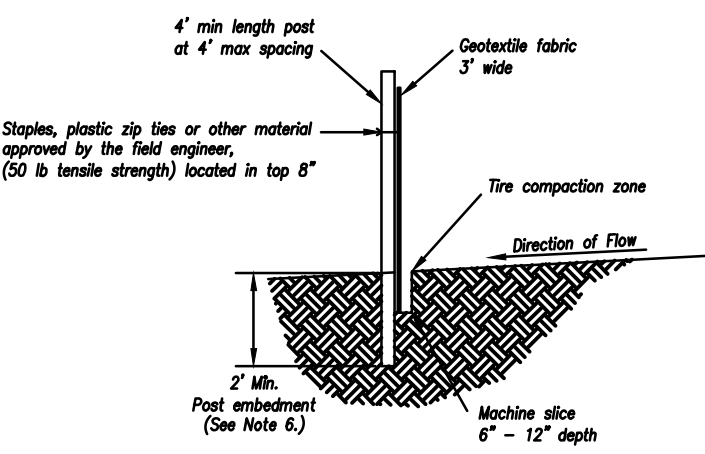




- (\*) EGOSIS
- MIN. LENGTH 4'
  - HARDWOOD 1 3/4" x 1 3/4"
  - NO.2 SOUTHERN PINE 2 3/4" x 2 3/4"
  - STEEL 1.33 LB/YT

(\*\*) - Geotextile Fabric shall meet the requirements of AASHTO M288

SILT FENCE DETAILS  
Not to Scale



Notes:

1. In order to contain water, the ends of the silt fence must be turned uphill (Figure A).
2. Long perimeter runs of silt fence must be broken up into several smaller segments to minimize water concentrations (Figure A).
3. Long slopes should be broken up with intermediate rows of silt fence to slow runoff velocities.
4. Attach fabric to upstream side of post.
5. Install posts a minimum of 2' into the ground.
6. Trenching will only be allowed for small or difficult installation, where slicing machine cannot be reasonably used.

Maintenance:

1. Remove and dispose of sediment deposits when the deposit approaches 1/2 the height of silt fence.
2. Repair as necessary to maintain function and structure.

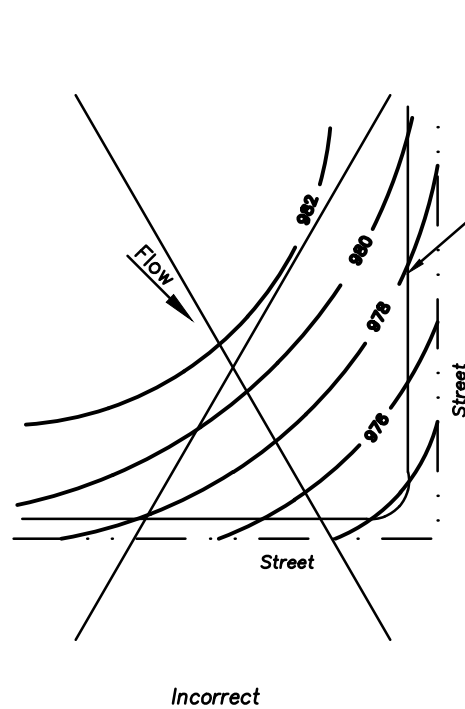
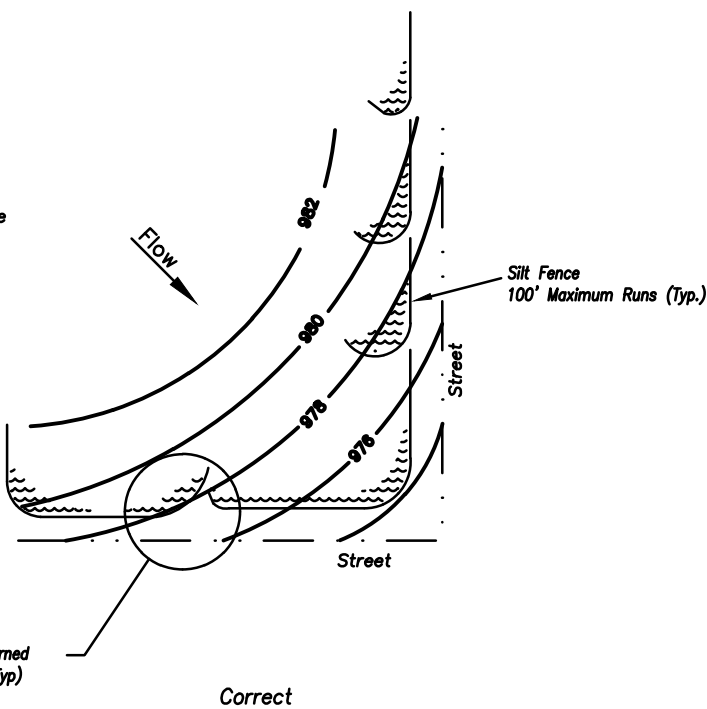
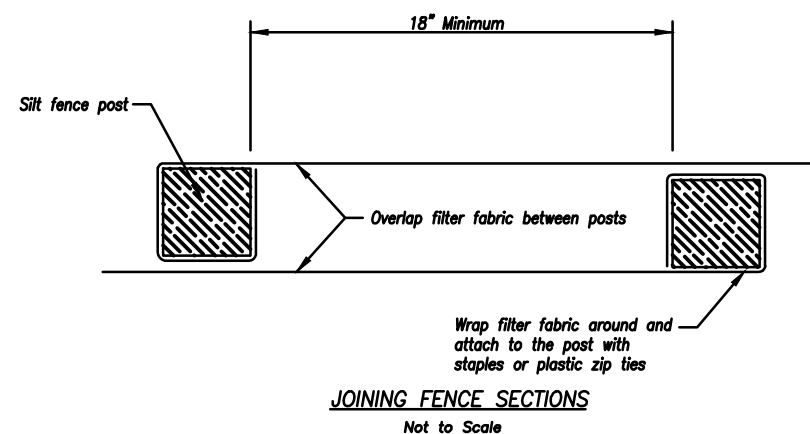
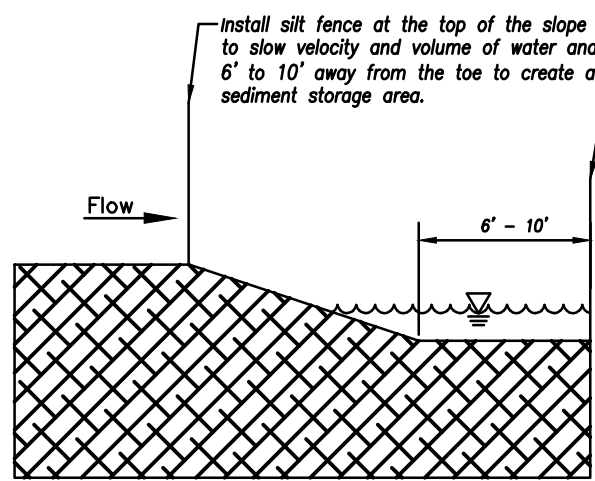


Figure A

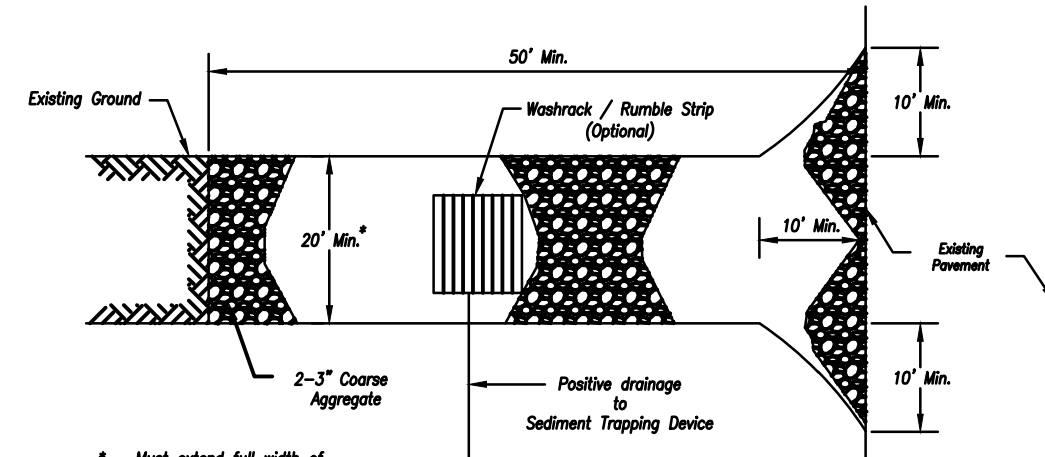


SILT FENCE LAYOUT  
Not to Scale

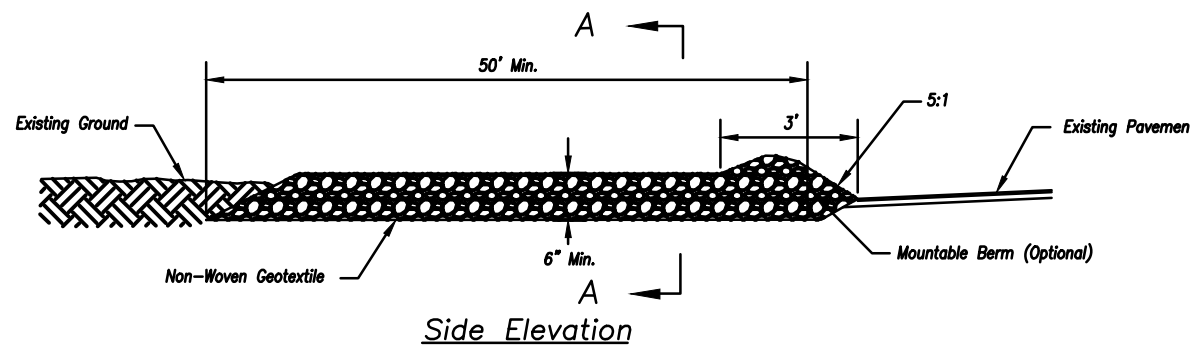


AMERICAN PUBLIC WORKS ASSOCIATION	
	KANSAS CITY METRO CHAPTER
SILT FENCE	STANDARD DRAWING NUMBER ESC-03 ADOPTED: 10/24/2016

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.



Plan View  
Not to Scale



Section A-A  
Not to Scale

Notes for Construction Entrance:

1. Avoid locating on steep slopes, at curves on public roads, or downhill of disturbed area.
2. Remove all vegetation and other unsuitable material from the foundation area, grade, and crown for positive drainage.
3. If slope towards the public road exceeds 2%, construct a 6'- to 8'-high high ridge with 3:1:1V side slopes across the foundation approximately 15 feet from the edge of the public road to divert runoff from it.
4. Install pipe under the entrance if needed to maintain drainage ditches along public roads.
5. Place stone to dimensions and grade as shown on plans. Leave surface sloped for drainage.
6. Divert all surface runoff and drainage from the entrance to a sediment control device.
7. If conditions warrant, place geotextile fabric on the graded foundation to improve stability.

Maintenance for Construction Entrance:

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

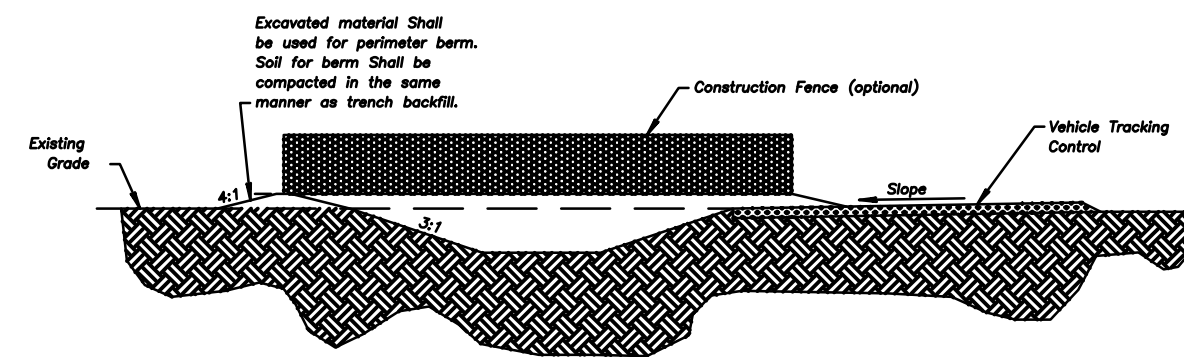
CONSTRUCTION ENTRANCE

Notes for Concrete Washout:

1. Concrete washout areas shall be installed prior to any concrete placement on site.
2. Concrete washout area shall include a flat subgrade pit sloped relative to the amount of concrete to be placed on site. The slopes leading out of the subgrade pit shall be 3:1. The vehicle tracking pad shall be sloped towards the concrete washout area.
3. Vehicle tracking control is required at the access point to all concrete washout areas.
4. Signs shall be placed at the construction site entrance, washout area and elsewhere as necessary to clearly indicate the location(s) of the concrete washout area(s) to operators of concrete truck and pump rigs.
5. A temporary temporary barrier may be required along the bottom and sides of the subgrade pit in sandy or gravelly soils.

Maintenance for Concrete Washout:

1. Concrete washout materials shall be removed once the materials have filled the washout to approximately 75% full.
2. Concrete washout areas shall be enlarged as necessary to maintain capacity for washed concrete.
3. Concrete washout water, wasted pieces of concrete and all other debris in the subgrade pit shall be transported from the job site in a water-tight container and disposed of properly.
4. Concrete washout areas shall remain in place until all concrete for the project is placed.
5. When concrete washout areas are removed, excavations shall be filled with suitable compacted backfill and topped, any disturbed areas associated with the installation, maintenance, and/or removal of the concrete washout areas shall be stabilized.

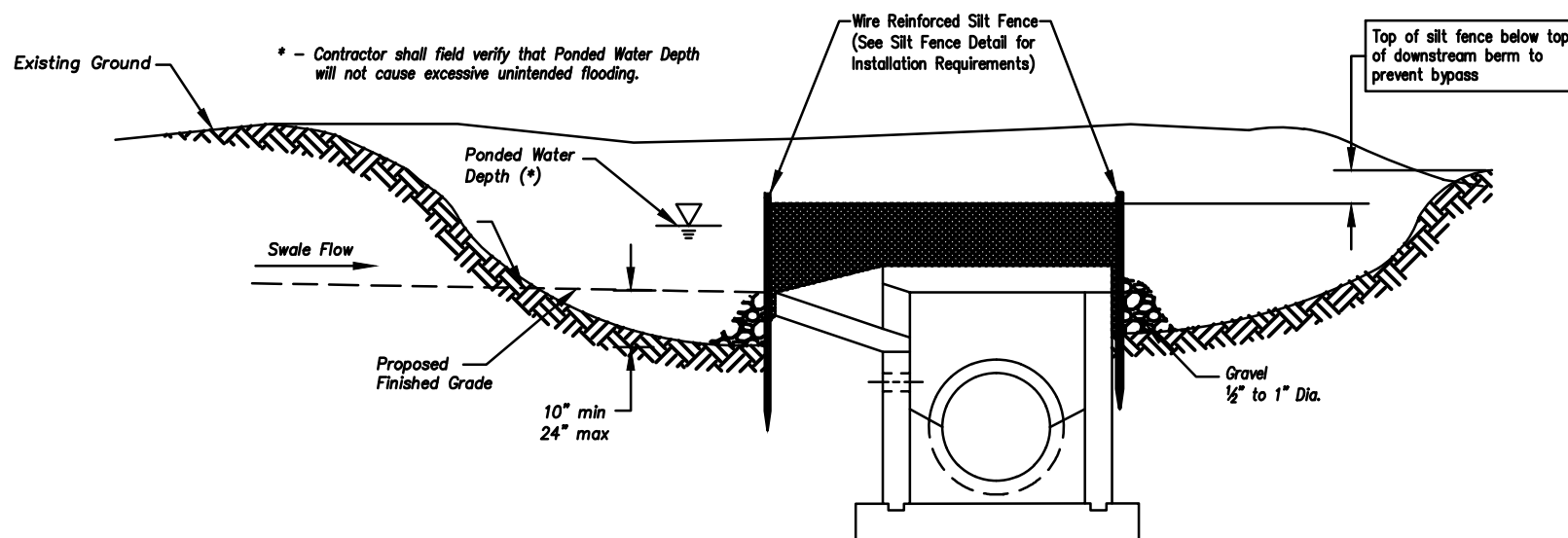


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Lee's Summit, Missouri  
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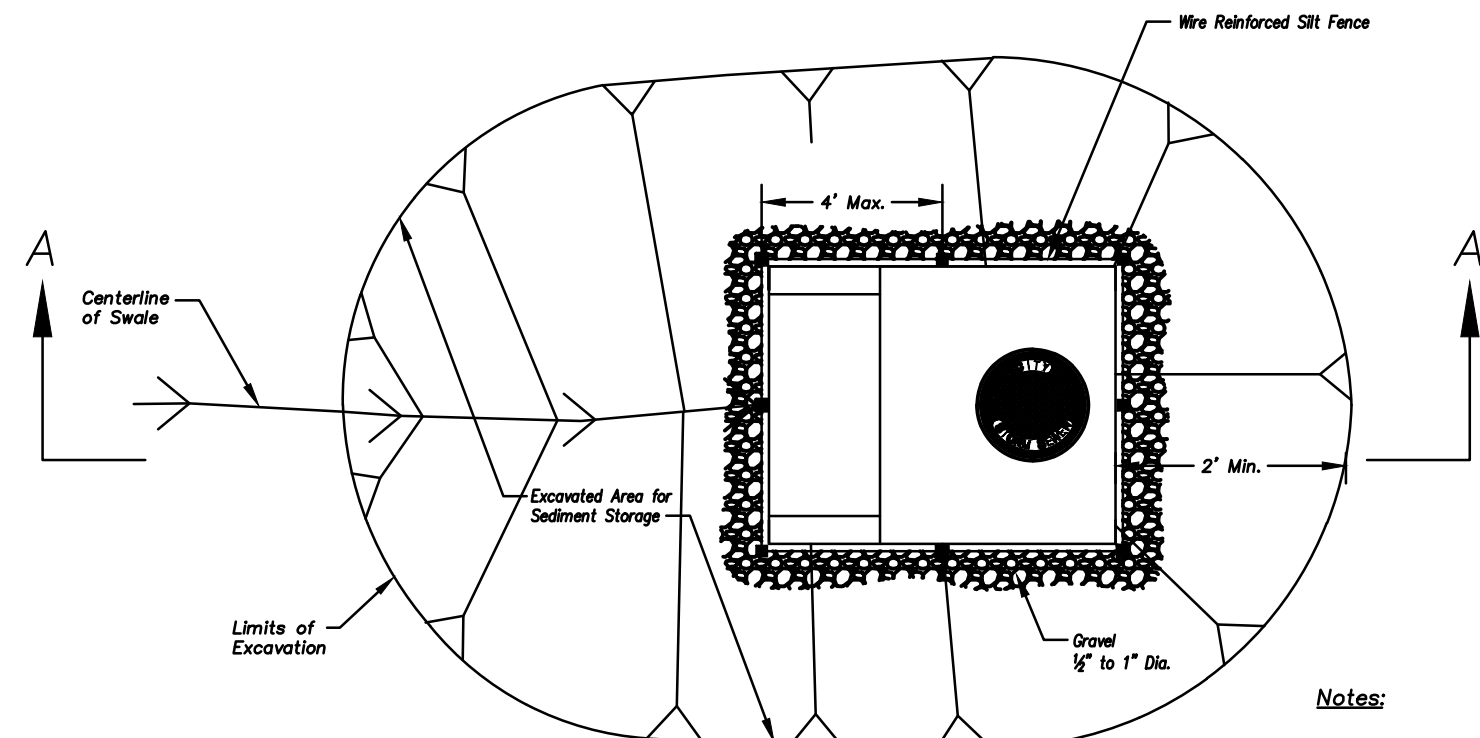
Construction Entrance modified from 2015 Overland Park Standard Details for Erosion and Sediment Control; Concrete Washout modified from 2009 City of Great Bend Standard Drawings.

CONCRETE WASHOUT

AMERICAN PUBLIC WORKS ASSOCIATION	
	KANSAS CITY METRO CHAPTER
CONCRETE WASHOUT	STANDARD DRAWING NUMBER ESC-01 ADOPTED: 10/24/2016



Section A-A  
Not to Scale

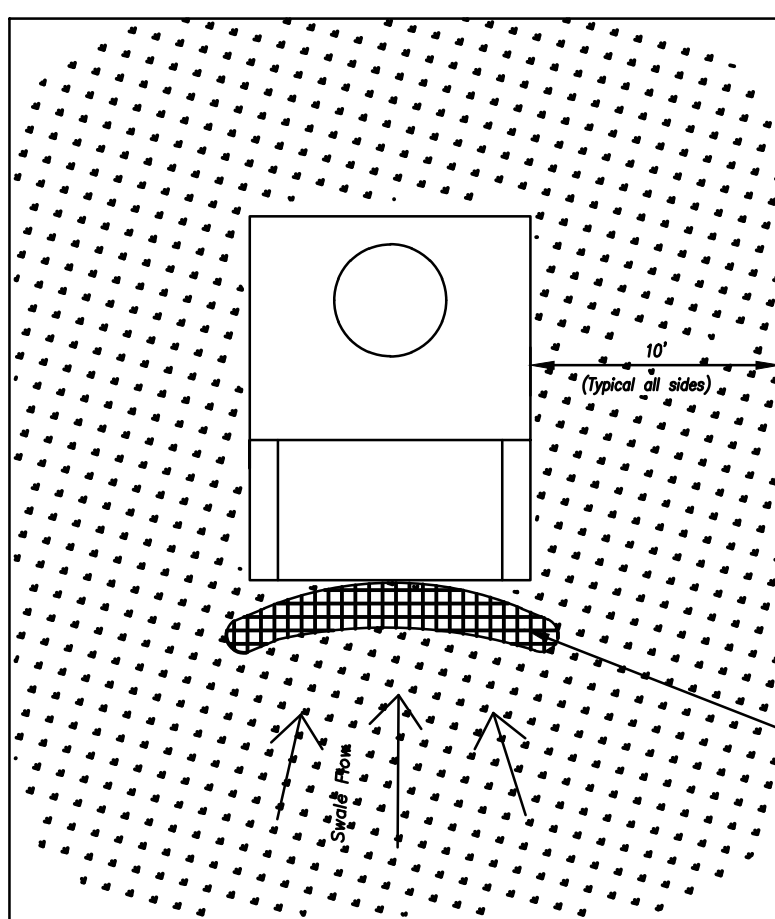


EARLY STAGE AREA INLET  
(All open boxes and inlets not at final grade)

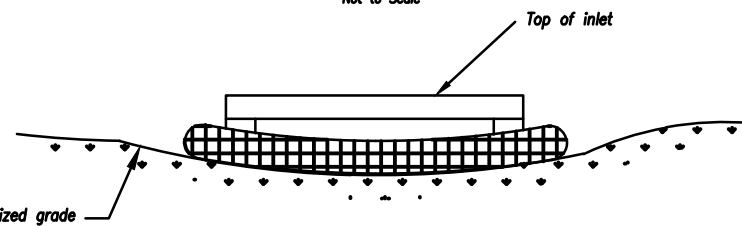
Notes:

1. Early Stage Area Inlet Sediment Barrier to be installed immediately after inlet or junction box is constructed.
2. Silt fence shall remain in place until excavated area is removed and Late Stage Area Inlet is being installed.
3. Backfill excavated area ONLY after final grading of the site. Stabilization of the site is to immediately follow.
4. Wire reinforced silt fence may be used in place of silt fence attached to wood frame.

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.



Plan  
Not to Scale



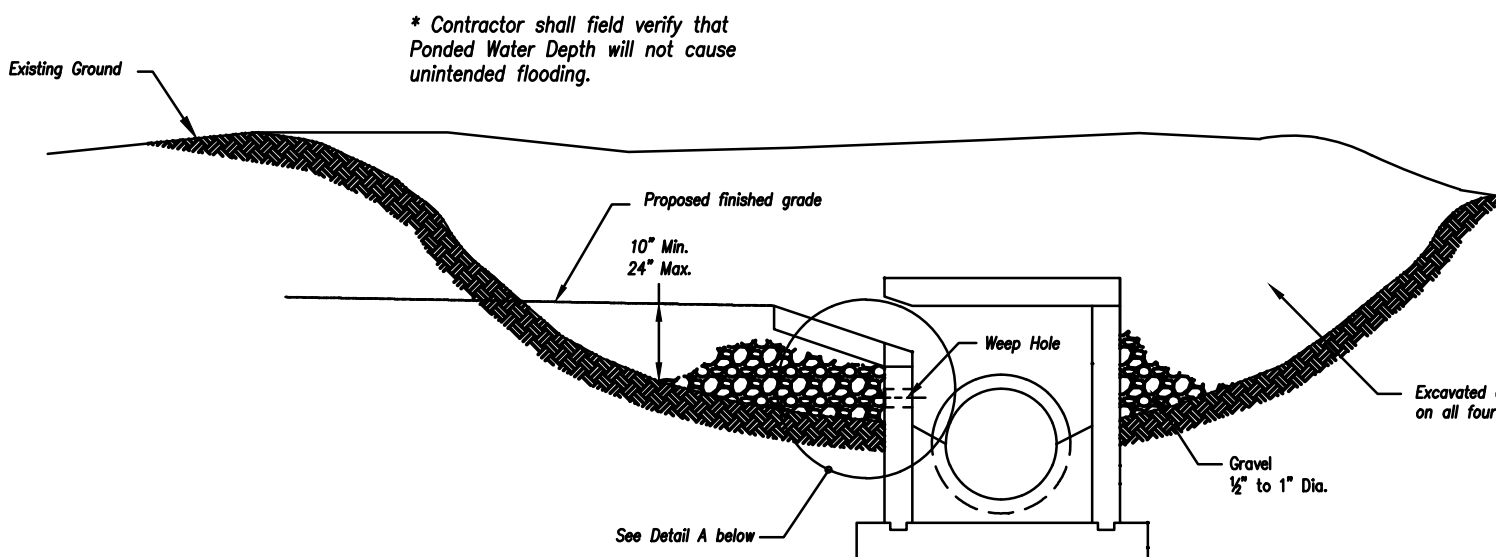
Front View

LATE STAGE AREA INLET  
(Area inlets at final grade and existing inlets)

Maintenance:

1. Remove deposited sediment from excavated storage areas when available storage has been reduced by 20%.
2. Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
3. Repair or replace as necessary to maintain function and integrity of installation.

AMERICAN PUBLIC WORKS ASSOCIATION	
	KANSAS CITY METRO CHAPTER
AREA INLET AND JUNCTION BOX PROTECTION	STANDARD DRAWING NUMBER ESC-07 ADOPTED: 10/24/2016



Detail A

EARLY STAGE CURB INLET  
(Open Box and Prior to Pouring  
Curb and Inlet Throat)

Notes:

1. Immediately following inlet construction and prior to construction of curb and inlet throat, protect inlet opening by installing 2" x 10" (min.) board wrapped in silt fence. Structures shall have excavated storage area on all four sides to allow settling of sediment (Early Stage Curb Inlet).
2. When inlet is completed and curb poured, filter socks or approved equal should be used (Late Stage Curb Inlet). Storm water is not approved for curb inlet use.
3. Contractor to field verify ponding water shall not create a traffic hazard.

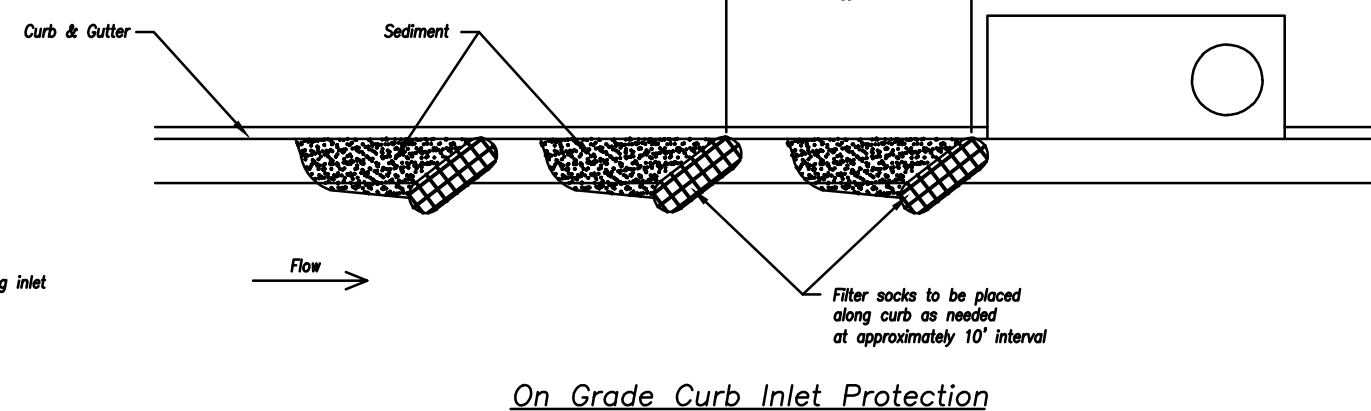
Maintenance:

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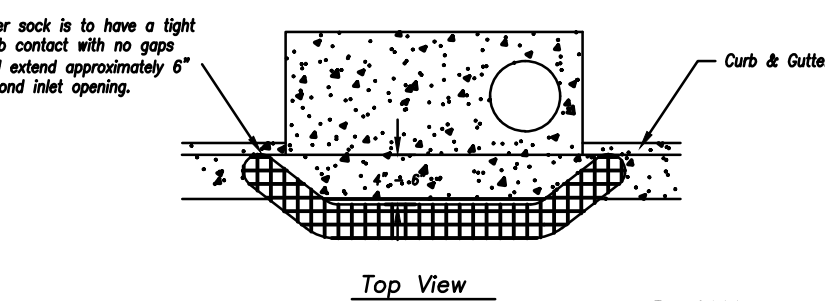
Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

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09/13/2023

Construction Entrance modified from 2015 Overland Park Standard Details for Erosion and Sediment Control; Concrete Washout modified from 2009 City of Great Bend Standard Drawings.



On Grade Curb Inlet Protection



Top View

Front View

Sump Inlet Sediment Filter

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

AMERICAN PUBLIC WORKS ASSOCIATION	
	KANSAS CITY METRO CHAPTER
CURB INLET PROTECTION	STANDARD DRAWING NUMBER ESC-06 ADOPTED: 10/24/2016

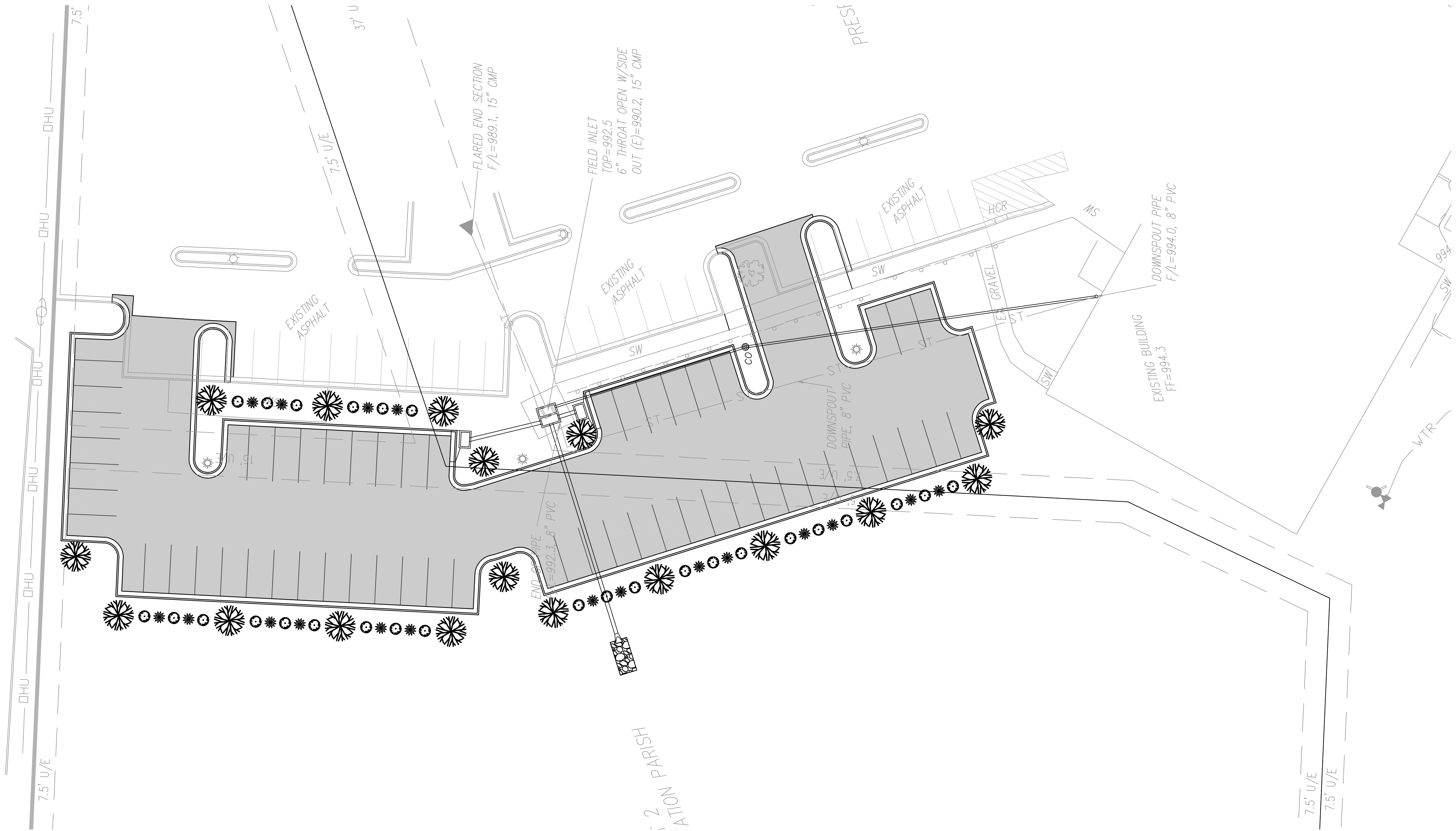


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FINAL DEVELOPMENT PLANS  
MISC. SITE DETAILS  
OUR LADY OF THE PRESENTATION  
PARKING LOT EXPANSION  
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

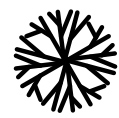


X-REF NO. 23-042 Base
DRAWING NO. 23-042 FDPs
DATE June 30, 2023
JOB NO. 23-042





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09/13/2023

LANDSCAPE SCHEDULE :

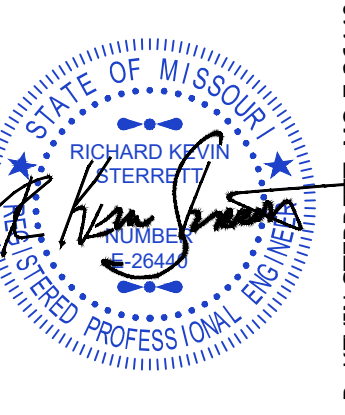
SPECIES	CALIPER/HEIGHT	QUANTITY
 Shademaster Honeylocust (Gleditsia triacanthos var. inermis 'Shademaster')	3" Caliper, measured 6" above the ground	17
 Winter Gem Boxwood (Buxus microphylla var. japonica)	30" Minimum height at time of planting	27
 Fireball Dwarf Burning Bush, (or equal) (Euonymus alatus 'Compactus')	30" Minimum height at time of planting	18

NOTES:

- Open areas not covered with other landscaping materials shall be covered with sod.
- All trees/shrubs are shown graphically, not numerically.
- A 3 foot tall berm may be substituted for screening shrubs.
- Trees shall be located a minimum distance of 5 feet from the sanitary and water lines as measured from the outside of the mature tree trunk to the outside of the pipe.
- The trees and shrubs shown are for graphical purposes and does not represent the actual count required per the worksheet.
- Evergreen shrubs used to screen mechanical equipment shall be equal height as the mechanical units at the time of planting. All Landscaping to meet Article 14 of the UDO.

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

X-REF NO. 23-042 Base
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R. KEVIN STERRETT, MO E-26440  
July 28, 2023

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

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