

	INDEX
C0	COVER SHEET
C0.1	DEMOLITION PLAN
C1	OVERALL SITE PLAN
C1.1	ENLARGED SITE PLAN
C2	OVERALL GRADING PLAN
C2.1	ENLARGED GRADING PLAN
C3	UTILITY PLAN
C4	DRAINAGE MAP
C5	STORM SEWER PLAN & PROFILE
C6—C6.1	EROSION CONTROL PLAN & DETAILS
C7—C7.1	STANDARD DETAILS

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEE'S SUMMIT, COMMUNITY NO. 290174, JACKSON COUNTY, MISSOURI, MAP NO. 29095C0417G, AND DATED JANUARY 20, 2017.

ALL FIRE ACCESS LANES SHALL BE HEAVY DUTY ASPHALT CAPABLE OF SUPPORTING 75,000-POUNDS.

ACCORDING TO THE MISSOURI DEPARTMENT OF NATURAL RESOURCES STATE OIL & GAS COUNCIL WELLS, LOCATED AT www.dnr.mo.gov/geology/geosrv/oilandgas.htm, THERE ARE NO OIL OR GAS WELLS ON THE PROPERTY SHOWN HEREON.

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.

MISSOURI GAS ENERGY (816) 969-2218
LUCAS WALLS (LUCAS.WALLS@SUG.COM)
3025 SOUTHEAST CLOVER DRIVE
LEE'S SUMMIT, MO 64082

EVERGY (816) 347-4339
 PHILLIP INGRAM (PHILLIP.INGRAM@KCPL.COM)
 RON DEJARNETTE (RON.DEJARNETTE@KCPL.COM) (816) 347-4316
 1300 HAMBLIN ROAD
 LEE'S SUMMIT, MO 64081

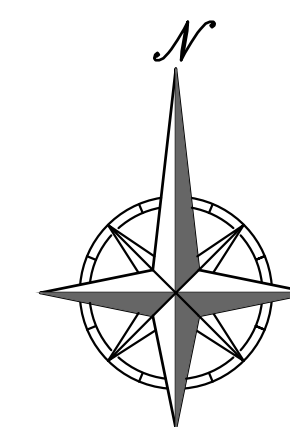
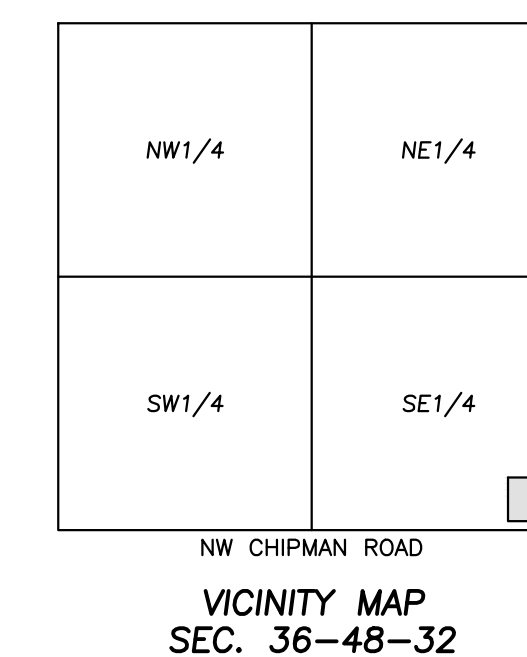
STORM SEWER (PUBLIC WORKS DEPARTMENT) (816) 969-1800
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063

SANITARY SEWER & WATER (WATER UTILITIES DEPT.) (816)-969-1900
1200 SE HAMBLEM ROAD,
LEE'S SUMMIT, MO 64081

AT&T (913) 383-4929
MR. CLAYTON ANSPAUGH (CA4089@ATT.COM) (913) 383-4849-FAX
9444 NALL AVENUE
OVERLAND PARK, KANSAS 66207



UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
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LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN
THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL
FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.




SCALE: 1"=100'

0' 100' 200'

A horizontal graphic scale bar with alternating black and white segments. It is marked with '0'' at the left end, '100'' at the midpoint, and '200'' at the right end.


STATE OF MISSOURI



JUDD DAVID CLAUSSEN
 NUMBER
03/08/24

PHELPS ENGINEERING, INC.

3720 N. Winchester
 Olathe, Kansas 66061
 (913) 393-1155
 Fax: (913) 393-1166
www.phelpengineering.com



**PLANNING
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IMPLEMENTATION**

COVER SHEET

SUMMIT FAIR, LOT 10-C
 700 NW WARD ROAD
 LEE'S SUMMIT, MISSOURI

PROJECT NO. - 24-0117	No.	Date	Revisions	By	App.
DESIGNED BY- J.D. CLAUSSON					
DESIGNED DATE- JANUARY 2024					
CERTIFICATE OF AUTHORIZATION OF A.P.E.					
KANSAS BOARD OF ARCHITECTURE					
KANSAS BOARD OF ENGINEERING - LS-40					
KANSAS BOARD OF ENGINEERING - E-301					
CERTIFICATE OF AUTHORIZATION					
LAND SURVEYING- 2007010128					
ENGINEERING- 2007020508					

SHEET

C0

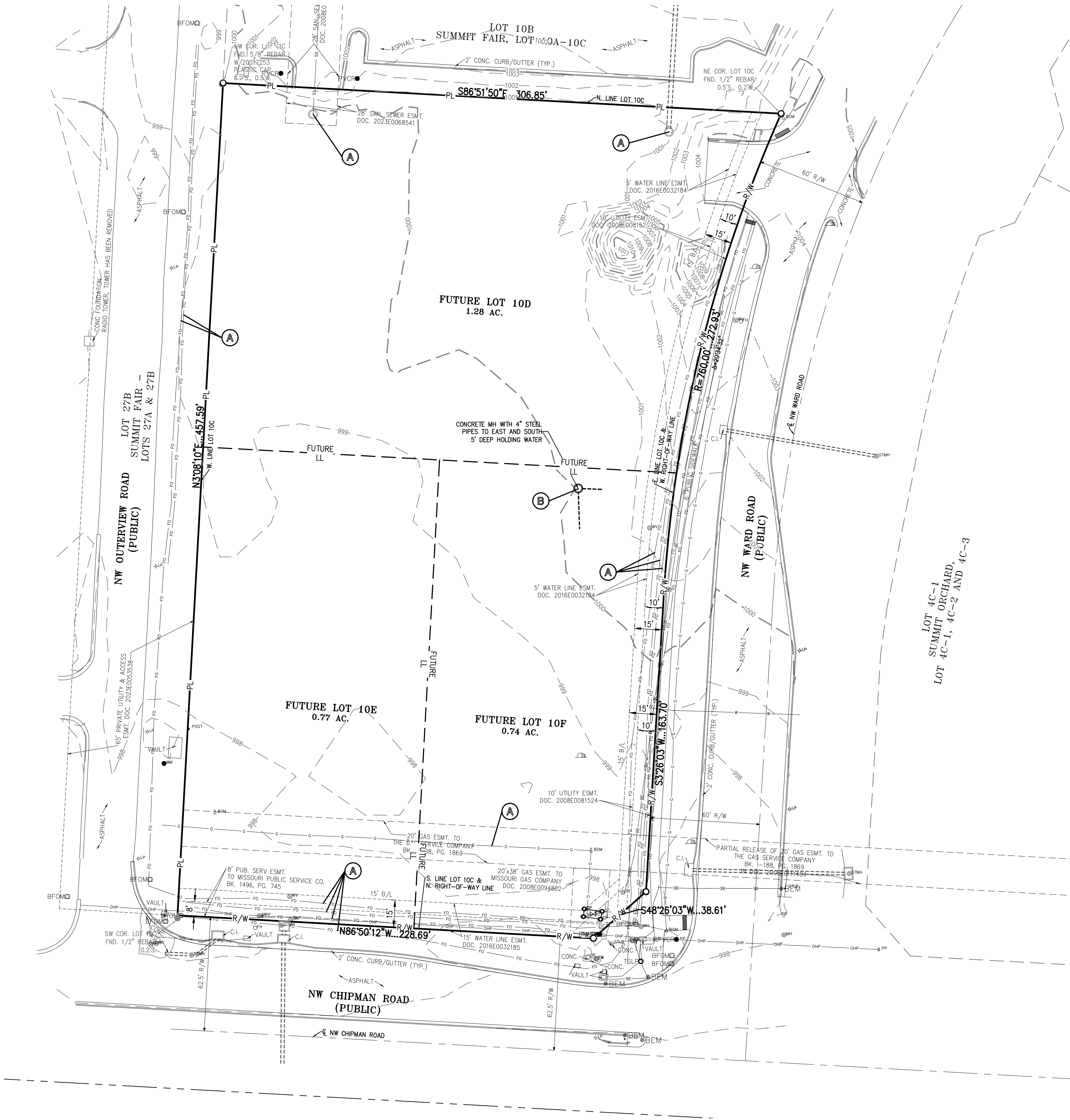
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\\PHILIPS-SERVER\Projects\144017\Drawings\Permit Plans\DEM.dwg Layout1 1 Apr 04, 2024 - 5:35pm Daniel Finn



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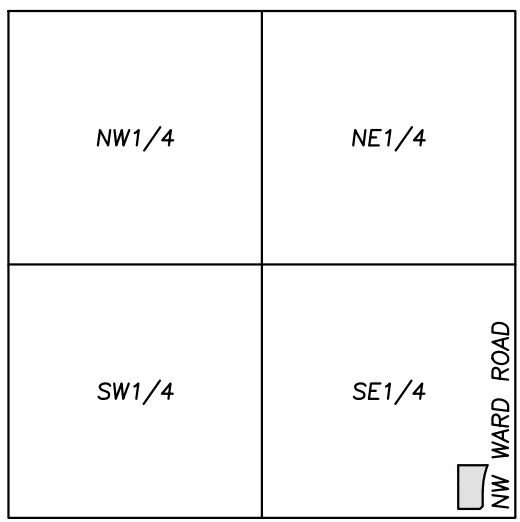


DEMOLITION KEY NOTES:

- (A) ALL UTILITIES SERVING STRUCTURES IMMEDIATELY SURROUNDING THE DEMOLITION BOUNDARY SHALL REMAIN IN SERVICE THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT ANY DAMAGE TO SUCH UTILITIES. TYPICAL LOCATION.
- (B) EXISTING CONCRETE MANHOLE W/ 4" STEEL PIPES EXITING TO SOUTH AND EAST. OWNER UNKNOWN. EXISTING GARDEN HOSE LOCATED WITHIN STRUCTURE AND ROUTED THROUGH 4" STEEL PIPE TO SOUTH. CONTRACTOR TO REMOVE EXISTING MANHOLE AND STEEL PIPES TO PROPERTY LINE. CONTRACTOR TO CAP EXISTING STEEP PIPES AT PROPERTY LINE.

LEGEND

- PL — PROPERTY LINE
— LL — LOT LINE
— R/W — RIGHT-OF-WAY
~ ~ ~ REMOVE EXISTING CURB & GUTTER
[Hatched Box] EXISTING BUILDING TO BE REMOVED
[Cross-hatched Box] EXISTING ASPHALT PAVEMENT TO BE REMOVED
[Dotted Box] EXISTING CONCRETE PAVEMENT/SIDEWALK TO BE REMOVED
[Stippled Box] EXISTING GRAVEL TO BE REMOVED
[Tree Symbol] EXISTING TREE TO REMAIN
[Tree Symbol with X] REMOVE TREE
— BT — EXISTING BURIED TELEPHONE
— CATV — EXISTING CABLE TELEVISION LINE
— FO — EXISTING FIBER OPTIC LINE
— W — EXISTING WATER LINE
— G — EXISTING GAS LINE
— BE — EXISTING BURIED ELECTRIC
— OHP — EXISTING OVERHEAD POWER LINE
— SS — EXISTING SANITARY SEWER
— SSW — EXISTING STORM SEWER
— FH — EXISTING FIRE HYDRANT
— LP — EXISTING LIGHT POLE
— X — EXISTING CHAIN LINK FENCE

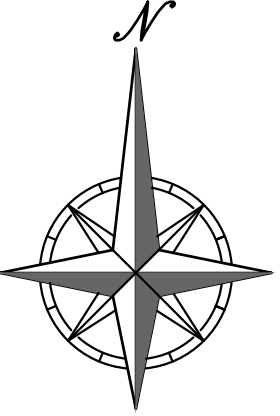


NW CHIPMAN ROAD
VICINITY MAP
SEC. 36-48-32



DEMOLITION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL CURBS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
4. CONTRACTOR MUST COORDINATE WITH OWNER PRIOR TO ANY CONSTRUCTION TO ESTABLISH CUSTOMER ACCESS AND TRAFFIC FLOW DURING ALL PHASES.

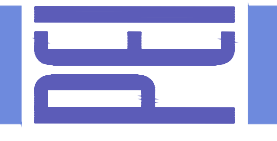


SCALE: 1"=30'
0' 30' 60'



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DEMOLITION PLAN
SUMMIT FAIR, LOT 10-C
700 NW WARD ROAD
LEE'S SUMMIT, MISSOURI

PROJECT NO.	DATE	CHECKED	DATE	BY	DATE	REVISIONS
240017	03-08-2024	DAW/AEB				
		CHECKED: DAF				
		APPROVED: DAF				
		CERTIFICATE OF AUTHORIZATION				
		LAND SURVEYING - LS-82				
		ENGINEERING - E-361				
		CERTIFICATE OF AUTHORIZATION				
		LAND SURVEYING - 200701028				
		ENGINEERING - 200700208				

SHEET

C0.1



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UTILITY NOTES:
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LEGAL DESCRIPTION:

LOT 10C, SUMMIT FAIR, LOTS 10A - 10C, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI,
ACCORDING TO THE RECORDED PLAT THEREOF.

AREA = ±2.7911 ACRES / ±121,580 SQ.FT.

SITE PLAN NOTES:

1. All construction materials and procedures on this project shall conform to the latest revision of the following governing requirements, incorporated herein by reference:
 - A) City ordinances & O.S.H.A. Regulations.
 - B) The City of Lee's Summit Technical Specifications and Municipal Code.
2. The contractor shall have one (1) signed copy of the plans (approved by the City) and one (1) copy of the appropriate Design and Construction Standards and Specifications at the job site at all times.
3. The contractor will be responsible for securing all permits, bonds and insurance required by the contract documents, City of Lee's Summit, Missouri, and all other governing agencies (including local, county, state and federal authorities) having jurisdiction over the work proposed by these construction documents. The cost for all permits, bonds and insurance shall be the contractors' responsibility and shall be included in the bid for the work.
4. The contractor is responsible for coordination of his and his sub-contractor's work. The contractor shall assume all responsibility for protecting and maintaining his work during the construction period and between the various trades/sub-contractors constructing the work.
5. The demolition and removal (or relocation) of existing pavement, curbs, structures, utilities, and all other features necessary to construct the proposed improvements, shall be performed by the contractor. All waste material removed during or after the work shall be disposed off the project site. The contractor shall be responsible for all permits for hauling and disposing of waste material. The disposal of waste material shall be in accordance with all local, state and federal regulations.
6. Contractor shall be responsible for all relocations, including but not limited to, all utilities, storm drainage, sanitary sewer services, signs, traffic signals & poles, etc. as required. All work shall be in accordance with governing authorities specifications and shall be approved by such. All cost shall be included in base bid.
7. 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. The contractor shall be responsible for contacting all utility companies prior to construction to determine the location of all utilities. All underground utilities shall be protected at the contractor's expense. All utilities, shown and unshown, damaged through the negligence of the contractor shall be repaired or replaced by the contractor at his expense.
8. The contractor will be responsible for all damage to existing utilities, pavement, fences, structures and other features not designated for removal. The contractor shall repair all damages at his expense.
9. The contractor shall verify the flow lines of all existing storm or sanitary sewer connections and utility crossings prior to the start of construction. Notify the engineer of any discrepancies.
10. **SAFETY NOTICE TO CONTRACTOR:** In accordance with generally accepted construction practices, the contractor shall be **solely and completely** responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours. Any construction observation by the engineer of the contractor's performance is not intended to include review of the adequacy of the contractor's safety measures, in, on or near the construction site.
11. Refer to the building plans for site lighting electrical requirements, including conduits, pole boxes, pull boxes, etc.

SITE DIMENSION NOTES:

1. BUILDING TIES SHOWN ARE TO THE OUTSIDE FACE OF PROPOSED WALLS. THE SUBCONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR SPECIFIC DIMENSIONS AND LAYOUT INFORMATION FOR THE BUILDINGS.
2. ALL DIMENSIONS SHOWN FOR THE PARKING LOT AND CURBS ARE MEASURED FORM BACK OF CURB TO BACK OF CURB.

PAVEMENT MARKING AND SIGNAGE NOTES:

1. PARKING STALL MARKING STRIPES SHALL BE FOUR INCH (4") WIDE WHITE STRIPES. DIRECTIONAL ARROW AND HANDICAP STALL MARKINGS SHALL BE FURNISHED AT LOCATIONS SHOWN ON PLANS.
2. HANDICAP PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO ALL FEDERAL (AMERICANS WITH DISABILITIES ACT) AND STATE LAWS AND REGULATIONS.
3. TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES".
4. STOP SIGNS SHALL BE PROVIDED AT ALL LOCATIONS AS SHOWN ON PLANS AND SHALL CONFORM TO THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES". SIGNS SHALL BE 18" X 12", 18 GAUGE STEEL AND SHALL BE ENGINE GRADE REFLECTIVE.
5. TRAFFIC CONTROL AND PAVEMENT MARKINGS SHALL BE PAINTED WITH A WHITE SHERWIN WILLIAMS S-W TRAFFIC MARKING SERIES B-29Y2 OR APPROVED EQUAL. THE PAVEMENT MARKING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. APPLY ON A CLEAN, DRY SURFACE AND AT A SURFACE TEMPERATURE OF NOT LESS THAN 40°F AND THE AMBIENT AIR TEMPERATURE SHALL NOT BE LESS THAN 60°F AND RISING. TWO COATS SHALL BE APPLIED.

ZONING:

THIS PROPERTY IS ZONED PMIX, DEFINED AS PLANNED MIXED USE.

OIL-GAS WELLS:

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PRE-CONSTRUCTION MEETING NOTE:

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.

FIRE ACCESS ROAD NOTE:

ALL FIRE ACCESS LANES SHALL BE HEAVY DUTY ASPHALT CAPABLE OF SUPPORTING 75,000-POUNDS.







FLOOD NOTE:

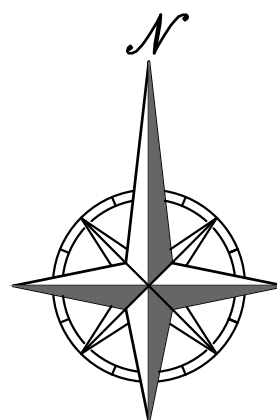
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BUILDING & LOT DATA

Zoning	PMIX
Lot 10D	
Site Area	1.28 Ac.
Impervious Area	0.13 Ac. (10%)
Open Space	1.15 Ac. (90%)
Lot 10E	
Site Area	0.77 Ac.
Impervious Area	0.07 Ac. (9%)
Open Space	0.70 Ac. (91%)
Lot 10F	
Site Area	0.74 Ac.
Impervious Area	0.05 Ac. (7%)
Open Space	0.69 Ac. (93%)

LEGEND

- | | |
|---|-----------------------------|
|  | PROPERTY LINE |
|  | LOT LINE |
|  | RIGHT-OF-WAY |
|  | 2' CURB & GUTTER |
|  | HEAVY DUTY ASPHALT PAVEMENT |
|  | CONCRETE PAVEMENT |



SCALE: 1"=30'



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PLANNING ENGINEERING IMPLEMENTATION



OVERALL SITE PLAN

SUMMIT FAIR, LOT 10-C

700 NW WARD ROAD

LEE'S SUMMIT, MISSOURI

App.	Revisions	Date	No.
			24-0017
			DATE(S) OF 2004 PROJECT
			CHECKED DATE APPROVED DATE
			CERTIFICATE OF AUTHORIZATION
			AND SAVING - LS-82
			ENGINEERING - E-391
			CONSTITUTE OF AUTHORIZATION
			AND SAVING 2007000128
			AND SAVING 2007000128

SHEET

C1

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UTILITY NOTES:
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ASPHALT AND CONCRETE PAVING NOTES:

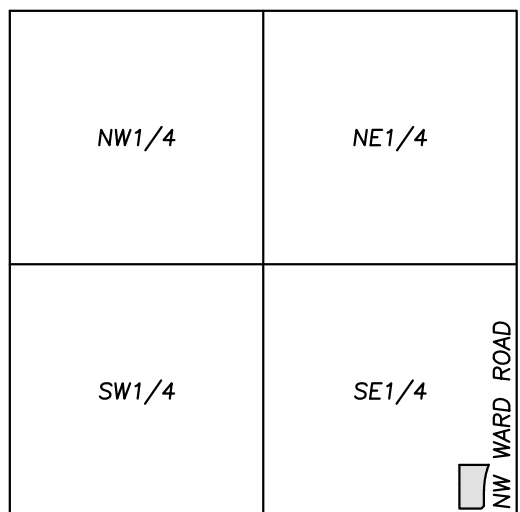
1. ALL ASPHALT MATERIALS SHALL CONFORM TO THE KCMMB ASPHALT MATERIAL SPECIFICATION, CURRENT ADDITION.
2. ALL CONCRETE MATERIALS FOR PAVING CURB AND GUTTER, SIDEWALKS, PATHS, COMMERCIAL DRIVEWAYS, AND OTHER PAVEMENTS IN THE RIGHT OF WAY SHALL CONFORM TO THE KCMMB SPECIFICATIONS.

SITE KEY NOTES:

- (A) INSTALL CONCRETE COMMERCIAL ENTRANCE. SEE DETAIL GEN-1 ON SHEET C7.1.
- (B) CONSTRUCT TEMPORARY ASPHALT CURB ALONG EDGE OF ASPHALT IF ADJACENT CONSTRUCTION ACTIVITY IS NOT UNDERWAY OR EMINENT. SEE DETAIL "TEMPORARY ASPHALT CURB" ON SHEET C7.
- (C) CONSTRUCT PRIVATE TYPE CG-1 CONCRETE CURB & GUTTER, TYP. SEE DETAIL GEN-4 ON SHEET C7.1.

LEGEND

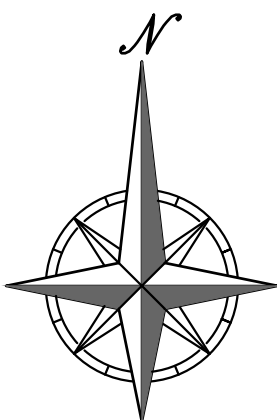
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- LL ——— LOT LINE
- R/W ——— RIGHT-OF-WAY
- 2' CURB & GUTTER
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT



NW CHIPMAN ROAD
VICINITY MAP
SEC. 36-48-32



SCALE: 1"=2000'



SCALE: 1"=20'
0' 20' 40'



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ENLARGED SITE PLAN
SUMMIT FAIR, LOT 10-C
700 NW WARD ROAD
LEE'S SUMMIT, MISSOURI

PROJECT NO.	240017	No.	Date	Revisions:	By	App.
DATE	03-08-2024	DRAWN/AEB				
CHECKED	DAF	APPROVED	DAF			
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ENGINEERING - E-361						
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING-200701028						
ENGINEERING-200700209						

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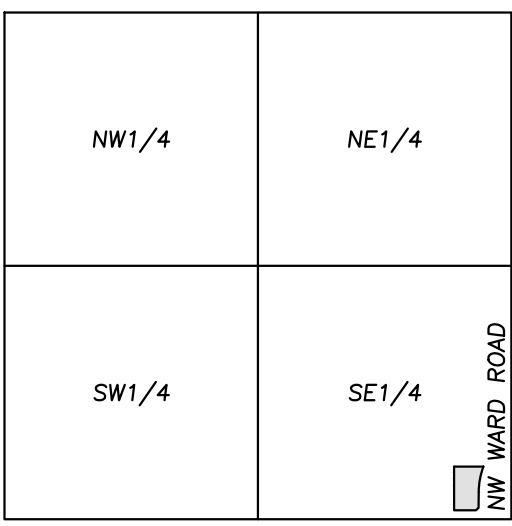
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SUMMIT, COMMUNITY NO. 290174, JACKSON COUNTY, MISSOURI, MAP NO. 29095C0417G, AND
DATED JANUARY 20, 2017.



- LEGEND**
- PL PROPERTY LINE
 - LL LOT LINE
 - R/W RIGHT-OF-WAY
 - 2' CONC. CURB/GUTTER (TYP.)
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - PROPOSED SPOT ELEVATION
 - LG LIP OF GUTTER
 - TC TOP OF CURB
 - SW SIDEWALK
 - WE MATCH EXISTING
 - HP HIGH POINT
 - LP LOW POINT
 - P TOP OF PAVEMENT
 - TS TOP OF STRUCTURE
 - GR GROUND ELEVATION
 - BS BOTTOM OF STEPS
 - TS TOP OF STEPS
 - BW BOTTOM OF WALL
 - TW TOP OF WALL
 - EXISTING STORM SEWER
 - PROPOSED STORM PIPE
 - PROPOSED WET CURB & GUTTER
 - PROPOSED DRY CURB & GUTTER



VICINITY MAP
SEC. 36-48-32

SCALE: 1"=2000'



SCALE: 1"=30'
0' 30' 60'

SITE GRADING NOTES:

- CONTOURS AND ELEVATIONS: Existing and proposed contours are shown on plans at one foot (1') contour intervals, unless otherwise noted. Proposed contours and elevations shown represent approximate finish grade. Contractor shall hold down subgrades to allow for pavement and sub-base thicknesses.
- If the contractor does not accept existing topography as shown on the plans, without exception, he shall have made at his expense, a topographic survey by a registered land surveyor and submit it to the owner for review.
- CLEARING AND GRUBBING: Prior to beginning preparation of subgrade, all areas under pavements or building shall be stripped of all topsoil, vegetation, large rock fragments (greater than 6 inches in any dimension) and any other deleterious material. The actual stripping depth should be based on visual examination during construction and the results of proof-rolling operations. The root systems of all trees (not designated to remain) shall be removed in their entirety. Stripping materials shall not be incorporated into structural fills.
- TOPSOIL STRIPPING: Prior to the start of site grading, the contractor shall strip all topsoil from areas to be graded, and stockpiled at a location on or adjacent to the site as directed by the owner. At completion of grading operations and related construction, the contractor shall be responsible for redistribution of topsoil over all areas disturbed by the construction activities. Topsoil shall be placed to a minimum depth of six inches (6") and in accordance with specifications for landscaping. At that time, and prior to the installation of landscaping or irrigation, all topsoil graded areas shall be visually inspected and accepted by the owner and IFL.
- Contractor shall adjust and/or cut existing pavement as necessary to assure a smooth fit and continuous grade. Contractor shall assure positive drainage away from buildings for all natural and paved areas.
- SUBGRADE PREPARATION: Prior to placement of new fill material, the existing subgrade shall be proofrolled and approved under the direction of the Geotechnical Engineer or his representative.
- PROOFROLLING: Subsequent to completion of stripping and over-excavation, all building and pavement areas to receive engineered fill should be systematically proof-rolled using a tandem axle dump truck loaded to approximately 20,000 pounds per axle. Also, any finished subgrade areas to receive paving shall be proof-rolled within 48 hours of paving. Unsuitable soils that are detected and that can not be recompacted should be over-excavated and replaced with controlled structural fill.
- EARTHWORK:
 - GEOTECHNICAL: All earthwork shall conform to the recommendations of the Geotechnical report. Said report and its recommendations are herein incorporated into the project requirements by reference. Prior to beginning construction, the contractor shall obtain a copy of and become familiar with the geotechnical report. Unless specifically noted on the plans, the recommendations in the geotechnical report are hereby incorporated into the project requirements and specifications.
 - SURFACE WATER: Surface water shall be intercepted and diverted during the placement of fill.
 - FILLS: All fills shall be considered controlled or structural fill and shall be free of vegetation, organic matter, topsoil and debris in areas where the thickness of the engineered fill is greater than five feet building and pavement construction shall not commence until so authorized by the on-site geotechnical engineer to allow for consolidation.
 - BUILDING SUBGRADE: As specified in the Geotechnical Engineering Report, the upper section of building subgrade shall consist of Low Volume Change (LVC) material defined as approved, compacted granular fill or low to moderate plasticity cohesive soil materials stabilized with Class C Flyash. Granular fill shall consist of compacted granular materials with a maximum particle size of two (2) inches or less, such as limestone screenings. Refer to geotechnical report for complete requirements.
 - EXISTING SLOPES: Where fill material is to be placed on existing slopes greater than 5:1 (horizontal to vertical), existing slope shall be benched providing a minimum vertical face of twelve inches (12"). The benches should be cut wide enough to accommodate the compaction equipment. Fill material shall be placed and compacted in horizontal lifts not exceeding nine inches (9") (loose lift measurement), unless otherwise approved by the Geotechnical Engineer.
 - COMPACTION REQUIREMENTS: The upper 9 inches of pavement subgrade areas shall be compacted to a minimum density of ninety five percent (95%) of the material's maximum dry density as determined by ASTM D698 (standard proctor compaction). The moisture content at the time of placement and compaction shall be within a range of 0% below to 4% above optimum moisture content as defined by the standard proctor compaction procedure. The moisture contents shall be maintained within this range until completion of the work. Where compaction of earth fill by a large roller is impractical or undesirable, the earth fill shall be hand compacted with small vibrating rollers or mechanical tampers.
- All cut or fill slopes shall be 3:1 or flatter. All asphalt parking areas shall be a minimum of 1% slope but not more than 5% slope unless otherwise noted. All pavements within ADA parking areas shall not exceed 2% total slope. All grades around building shall be held down 6" from finish floor and slope away another 6" in 10 feet. Contractor shall notify engineer prior to final subgrade construction of any areas not within this slope requirement.
- TESTING AND INSPECTION: Owner's Independent Testing Laboratory (ITL) shall make tests of earthwork during construction and observe the placement of fills and other work performed on this project to verify that work has been completed in accordance with Geotechnical Engineering Report, Project Specifications and within industry standards. The ITL will be selected by the owner and the cost of testing will be the owner's responsibility.
- CLASSIFICATION: All excavation shall be considered unclassified. No separate or additional payments shall be made for rock excavation.
- PERMANENT RESTORATION: All areas disturbed by earthwork operations shall be seeded.
- UTILITIES: The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility companies at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
- LAND DISTURBANCE: The contractor shall adhere to all terms & conditions as outlined in the EPA or applicable state N.P.D.E.S. permit for storm water discharge associated with construction activities. Refer to project S.W.P.P.P. requirements.

**Earthwork Summary
SUMMIT FAIR LOT 10-C
3/8/2024**

Raw Excavation	1,100 Cu. Yds.
In Place Compaction (+15%)	-2,445 Cu. Yds.
Pavement Adjustment	458 Cu. Yds. (assume 12.5" of additional excavation)
Building Adjustment	0 Cu. Yds. (assume 24" of additional excavation)
On Site Net	-887 Cu. Yds.

* EARTHWORK COMPUTATIONS BY PHELPS ENGINEERING, INC. ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE VERIFIED BY CONTRACTORS BY THEIR CHOSEN METHOD PRIOR TO PLACING BID. ALL EARTHWORK SHALL BE CONSIDERED UNCLASSIFIED. 15% WAS ADDED INTO RAW FILL QUANTITY TO ACCOUNT FOR SHRINKAGE.



PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax: (913) 922-1165
www.phelpsengineering.com

PLANNING
ENGINEERING
IMPLEMENTATION



**OVERALL GRADING PLAN
SUMMIT FAIR, LOT 10-C
700 NW WARD ROAD
LEE'S SUMMIT, MISSOURI**

PROJECT NO.	240017	No.	Date	By	App.
DATE	03-08-2024				
CHECKER	DAF				
APPROVED	DAF				
CERTIFICATE OF AUTHORIZATION					
LAND SURVEYING	LS-82				
ENGINEERING	E-361				
CERTIFICATE OF AUTHORIZATION					
LAND SURVEYING	200701028				
ENGINEERING	200701028				

SHEET

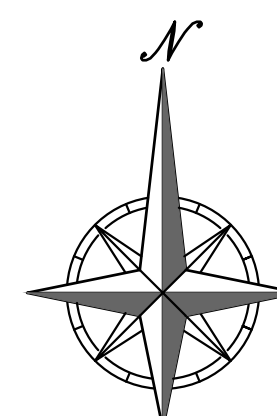
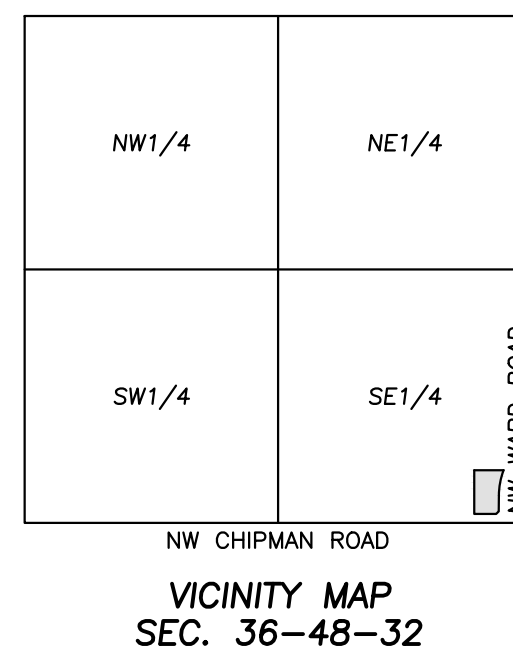
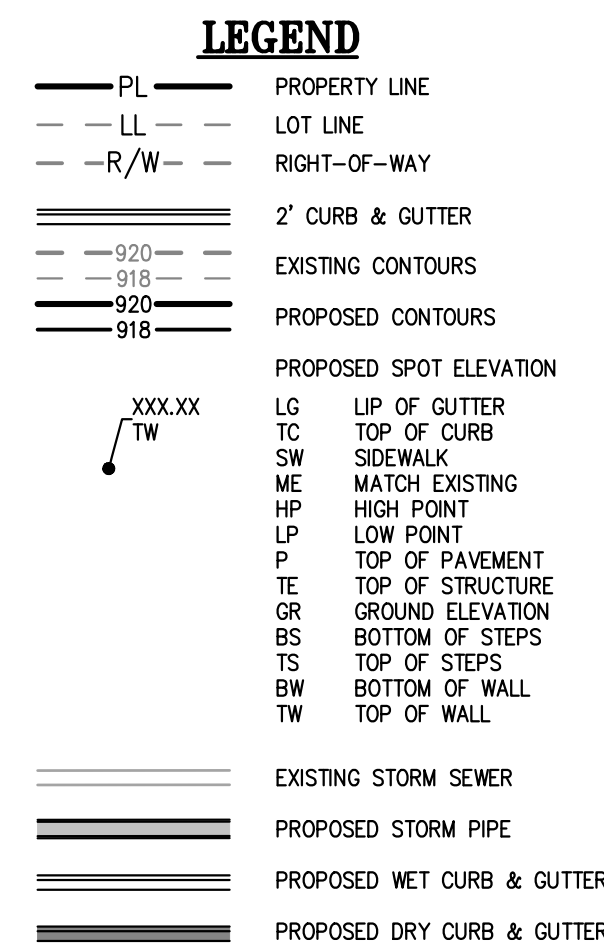
C2

ENLARGED GRADING PLAN
SUMMIT FAIR, LOT 10-C
700 NW WARD ROAD
LEE'S SUMMIT, MISSOURI

App	Revisions:	Date	No.	By
			PROJECT NO. 240017	
			DATE 03-08-2024 [DRAWN-AE]	
			CHECKED: DAF [APPROVED DAF]	
			CERTIFICATE OF AUTHORIZATION	
			LAND SURVEYING - LS-80	
			ENGINEERING - E-351	
			CERTIFICATE OF AUTHORIZATION	
			LAND SURVEYING - LS-001/28	
			ENGINEERING - E-001/28	

SHEET

C2.1



SCALE: 1"=20'



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

UTILITY NOTES:
 VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
 UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR
 LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN
 THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL
 FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEE'S SUMMIT, COMMUNITY NO. 290174, JACKSON COUNTY, MISSOURI, MAP NO. 29095C0417G, AND DATED JANUARY 20, 2017.

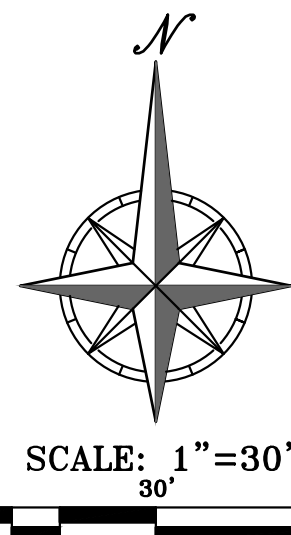
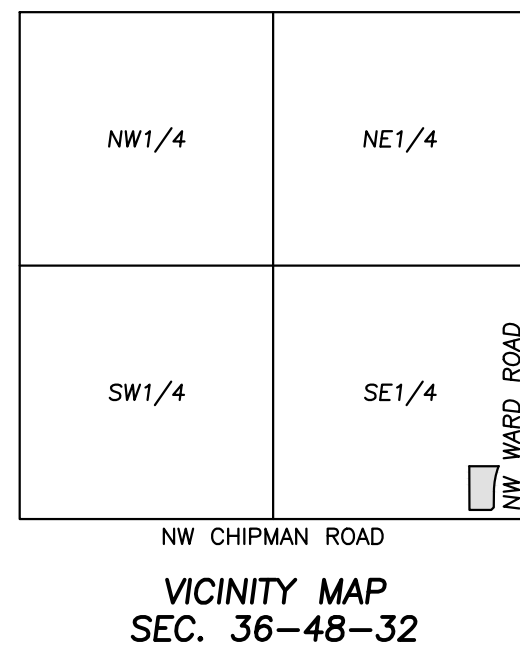
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- | | |
|-----------|---|
| D1 | INSTALL PRIVATE STORM SEWER STRUCTURE (SEE SHEET C5 FOR STORM SEWER PLAN & PROFILES). |
| D2 | CONNECT NEW PRIVATE STORM SEWER TO EXISTING PRIVATE STORM SEWER STRUCTURE (SEE SHEET C5 FOR STORM SEWER PLAN & PROFILES). |
| D3 | ANTICIPATED FUTURE STORM SEWER (BY OTHERS, SEE SHEET C5 FOR STORM SEWER PLAN & PROFILES). |
| S1 | PROPOSED PUBLIC SANITARY SEWER MAIN EXTENSION (REFER TO SEPARATE PUBLIC SANITARY SEWER PLANS). |



UTILITY NOTES:

1. The contractor is specifically outlined that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility companies at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to coordinate with and relocate &/or remove all existing utilities which conflict with the proposed improvements shown on the plans.
2. The construction of storm sewers on this project shall conform to the requirements of the City's Technical Specifications and Design Criteria.
3. The contractor shall field verify the exact location and elevation of the existing storm sewer lines and the existing elevation of locations where the proposed storm sewer collects or releases to existing ground. If discrepancies are encountered from the information shown on the plans, the contractor shall contact the design engineer. No pipes shall be laid until direction is received from the design engineer.
4. It will be the contractor's responsibility to field adjust the top of all manholes and boxes as necessary to match the grade of the adjacent area. Top of existing manholes shall be raised as necessary to be flush with proposed pavement elevations, and to be 6-inches above finished ground. Top of new storm sewer manholes shall be 6-inches above finished ground. No separate or additional compensation will be made to the contractor for making final adjustments to the manholes and boxes.
5. Inlet locations, horizontal pipe information and vertical pipe information is shown to the center of the structure. Deflection angles shown for storm sewer pipes are measured from the center of curb inlets and manholes. The contractor shall adjust the horizontal location of the pipes to go to the face of the pipes. All roof drains shall be connected to storm sewer structures. Provide cleanouts on roof drain lines at 100' max. Spacing and at all bend points. Do not connect roof drains directly to storm sewer pipe.
6. The contractor shall be responsible for furnishing and installing all fire and domestic water lines, meters, backflow devices, pits, valves and all other incidents required for a complete operable fire protection and domestic water system. All costs associated with the complete water system for the buildings shall be the responsibility of the contractor. All work shall conform to the requirements of City.
7. The contractor shall be responsible for furnishing and installing all sanitary sewer service lines from the buildings to the public line. All work shall conform to the requirements of the City.
8. The contractor will be responsible for securing all permits, bonds and insurance required by the contract documents, City, and all other governing agencies (including local, county, state and federal authorities) having jurisdiction over the work proposed by these construction documents. The cost for all permits bonds and insurance shall be the contractors responsibility and shall be included in the bid for the work.
9. By the use of these construction documents the contractor hereby agrees that he/she shall be solely responsible for the safety of the construction workers and the public. The contractor agrees to hold the engineer and owner harmless for any and all injuries, claims, losses or damages related to the project.
10. The Contractor shall be responsible for furnishing all materials, tools and equipment and installation of electrical power, telephone and gas service lines and their connection from the public utility lines to the building structures. This will include all conduits, service lines, meters, concrete pads and all other incidents required for a complete and operational system as required by the owner and the public utilities. Refer to building plans for exact tie-in locations of all utilities. Contractor shall verify connection points prior to installation of utility line.
11. All fill material is to be in place, compacted, and consolidated before installation of proposed utilities. On-site geotechnical engineer shall provide written confirmation that this requirement has been met and that utilities may proceed in the fill areas. All utilities are to be placed in stable conditions.
12. Contractor shall notify the utility authorities inspectors 48 hours before connecting to any existing line.
13. Water lines shall be as follows (unless otherwise shown on plans):
 - Pipe sizes less than 3-inches that are installed below grade and outside building shall comply with the following:
 1. Seamless Copper Tubing: Type "K" soft copper, ASTM B88.
 2. Fittings: Wrought copper (95.5 Tin Antimony solder joint), ASME B 16.22.
14. Minimum trench width shall be 2 feet.
15. Contractor shall maintain a minimum of 42" cover on all waterlines. All water line joints are to be mechanical joints with thrust blocking as called out in specifications and construction plans. Water mains and service lines shall be constructed in accordance to City's specifications for commercial services.
16. All waterlines shall be kept min. ten (10') apart (parallel) from sanitary sewer lines or manholes. Or when crossing, a 24" vertical clearance (outside edge of pipe to outside edge of pipe) of the water line above the sewer line is required.
17. Sanitary cuttings will be resolved prior to permit issuance.
18. All underground storm, sanitary, water and other utility lines shall be installed, inspected and approved before backfilling. Failure to have inspection approval prior to backfill will constitute rejection of work.
19. All necessary inspections and/or certifications required by codes and/or utility service companies shall be performed prior to announced building possession and the final connection of service. Contractor shall coordinate with all utility companies for installation requirements and specifications.
20. Refer to building plans for site lighting electrical plan, irrigation, parking lot security system and associated conduit requirements. Coordinate with Owner that all required conduits are in place & tested prior to pouring.
21. When a building utility connection from site utilities leading up to the building cannot be made immediately, temporarily mark all such site utility terminations.
22. Refer to the building plans for site lighting electrical requirements, including conduits, pole boxes, pull boxes, etc.

LEGEND

— PL —	PROPERTY LINE
— LL —	LOT LINE
— R/W —	RIGHT-OF-WAY
CATV	EXISTING CABLE TELEVISION LINE
FO	EXISTING FIBER OPTIC LINE
G	EXISTING GAS LINE
BE	EXISTING BURIED ELECTRIC LINE
OWP	EXISTING OVERHEAD POWER LINE
OWT	EXISTING OVERHEAD TELEPHONE LINE
SS	EXISTING SANITARY SEWER LINE
24"x10"PE	EXISTING STORM SEWER LINE (& SIZE)
BT	EXISTING BURIED TELEPHONE LINE
W-6"	EXISTING WATER LINE (& SIZE)
SS	PROPOSED SANITARY SEWER LINE
	PROPOSED STORM SEWER LINE (& SIZE)

UTILITY COMPANIES:

MISSOURI GAS ENERGY (816) 969-2218
LUCAS WALLS (LUCAS.WALLS@WSUG.COM)
3025 SOUTHEAST CLOVER DRIVE
LEE'S SUMMIT, MO 64082

EVERGY (816) 347-4339
PHILLIP INGRAM (PHILLIP.INGRAM@KCPCL.COM)
RON DEJARNETTE (RON.DEJARNETTE@KCPCL.COM) (816) 347-4316
1300 HAMBLEN ROAD
LEE'S SUMMIT, MO 64081

STORM SEWER (PUBLIC WORKS DEPARTMENT) (816) 969-1800
220 ST. GREEN STREET
LEE'S SUMMIT, MO 64063

SANITARY SEWER & WATER (WATER UTILITIES DEPT.) (816)-969-1900
1200 SE HAMBLEN ROAD,
LEE'S SUMMIT, MO 64081

AT&T (913) 383-4929
MR. CLAYTON ANSPAUGH (CA40809@ATT.COM)
8444 WALL AVENUE (913) 383-4849-FAX
OVERLAND PARK, KANSAS 66207



PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166
www.phelpsengineering.com

PLANNING ENGINEERING IMPLEMENTATION



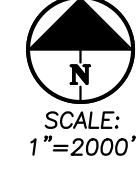
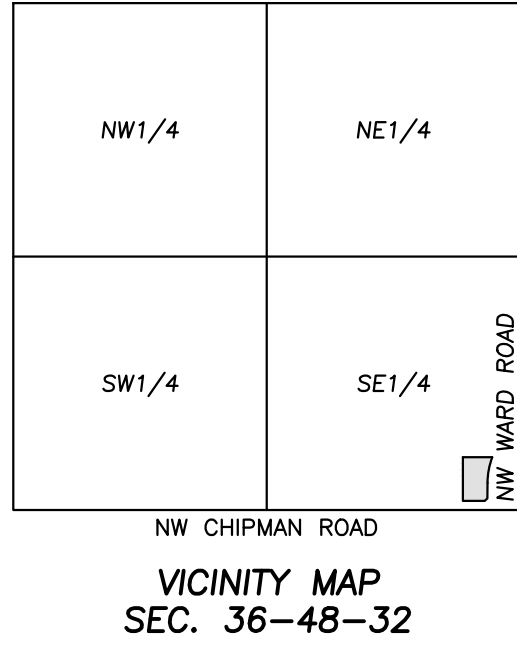
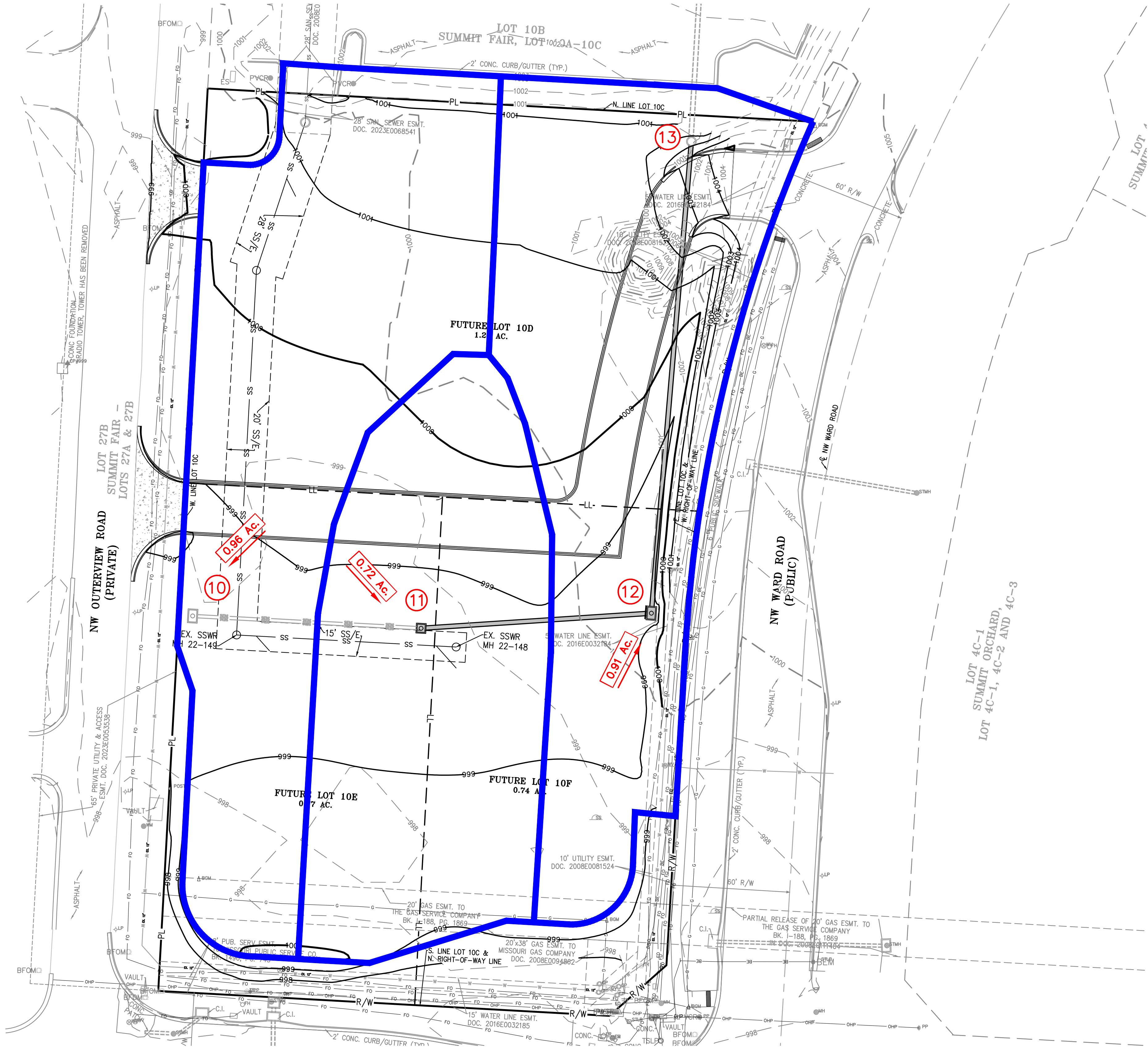
UTILITY PLAN
SUMMIT FAIR, LOT 10-C
700 NW WARD ROAD
LEE'S SUMMIT, MISSOURI

Project No.	Date	Revisions	By	App.
DATE: 08-29-2024				
PROJECT NO. 240017				
CHECKED: DAF				
CERTIFICATE OF AUTHORIZATION				
LAND SURVEYING — LS-82				
ENGINEERING — E-361				
QUALIFICATION OF AUTHORIZATION				
LAND SURVEYING — 2020001128				
LAND ENGINEERING — 2020001128				

SHEET

C3

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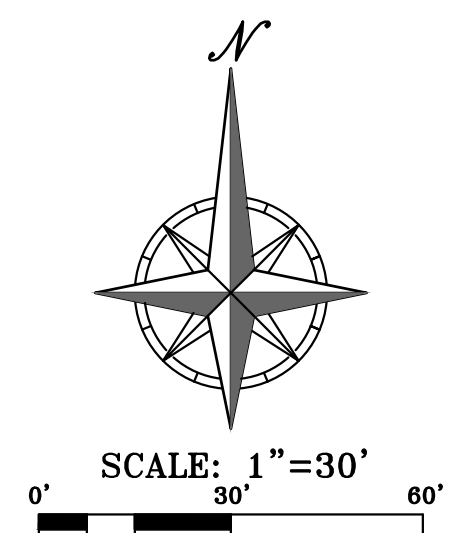


- LEGEND**
- XXX --- EXISTING CONTOURS
 - XXX --- PROPOSED CONTOURS
 - XXX --- DENOTES DRAINAGE AREA
 - XXX --- DENOTES FLOW DIRECTION
 - XXX --- DENOTES DRAINAGE AREA TO STRUCTURE
 - XXX --- DENOTES STRUCTURE NUMBER

FLOOD NOTE:
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STORM DRAINAGE CALCULATIONS

DESIGN CRITERIA: K ₁₅ = 1.1; K ₁₀₀ = 1.25; n = 0.013 (RCP); STORM FREQUENCY = 25 YEAR; A _I = AREA INLET; J.B. = JUNCTION BOX; C.I. = CURB INLET; C.C. = CURB CUT; G.I. = GRATE INLET; HEIGHT OF STRUCTURE = RIM ELEV MINUS FLOWLINE OUT.																										
I. RUNOFF												III. PIPE DESIGN												REMARKS		
LUMBER	STRUCTURE	INCREMENTAL			CUMULATIVE		SYSTEM TIME OF CONCENTRATION "T _c " AT STRUCTURE (MIN)	RAINFALL INTENSITY "I ₁₀ " (IN/HR)	ANTECEDENT PRECIPITATION FACTOR "K ₁₅ / K ₁₀₀ "	RUNOFF "Q ₁₅ / Q ₁₀₀ " (CFS)	STRUCTURE				PIPE											
		RUNOFF COEFFICIENT "C"	AREA "A" (ACRES)	C x A	AREA "A" (ACRES)	C x A					Upstream Structure Number	Downstream Structure Number	Upstream Structure Rim Elevation	Height of Structure (FT)	Diameter "D" (IN)	Length "L" (FT)	Upstream Invert Elevation	Downstream Invert Elevation	Slope "S" (FT/FT)	Travel Time in Pipe "TT" (min)	Velocity Full V _f (FPS)	Runoff Q ₁₅ (CFS)		Runoff Q ₁₀₀ (CFS)	Full Flow Q _f (CFS)	
1	10	0.76	0.96	0.73	0.96	0.73	5.00	8.53	1.10	6.8	10	11	998.80	3.50	18	115.79	995.30	994.72	0.0050	0.46	4.2	6.8	9.4	7.4	FUTURE (BY OTHERS)	
								10.32	1.25	9.4																
	11	0.76	0.72	0.55	1.68	1.28	5.00	8.53	1.10	12.0	11	12	998.20	4.42	24	116.80	993.78	993.20	0.0050	0.38	5.1	12.0	16.5	16.0		
									10.32	1.25	16.5															
	12	0.76	0.91	0.69	2.59	1.97	5.00	8.53	1.10	18.5	12	13	998.50	5.80	24	236.69	992.70	991.02	0.0070	0.65	6.1	18.5	25.4	18.9		
								10.32	1.25	25.4																
	13	0.76	0.00	0.00	2.59	1.97	5.00	8.53	1.10	18.5	13	EX	1002.77	11.95	24	94.13	990.82	989.79	0.0109	0.21	7.6	18.5	25.4	23.6	EXISTING	
								10.37	1.75	25.4																



DRAINAGE MAP
SUMMIT FAIR, LOT 10-C
700 NW WARD ROAD
LEE'S SUMMIT, MISSOURI

PHILIPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1165
www.philipsengineering.com

**PLANNING
ENGINEERING
IMPLEMENTATION**

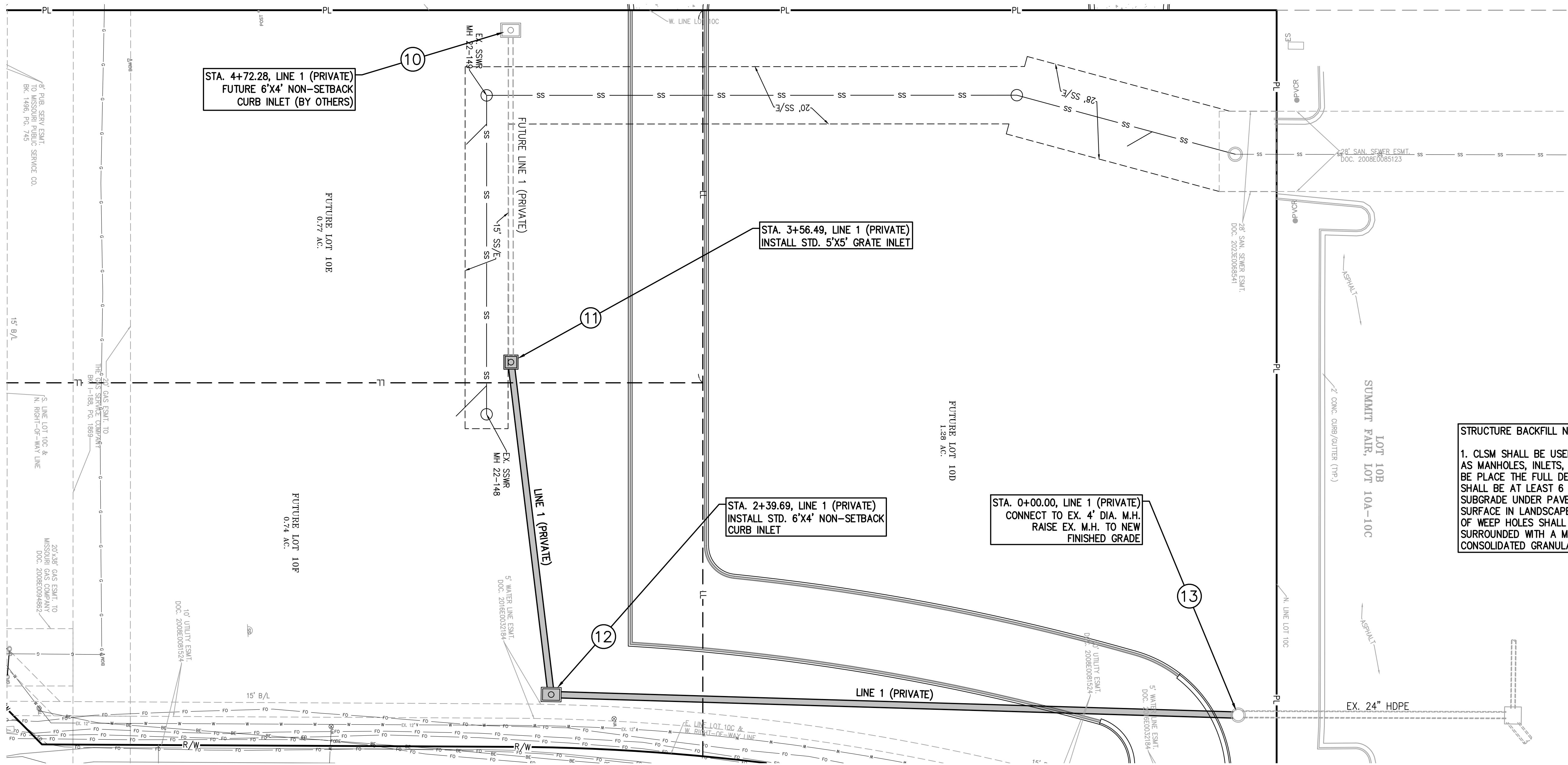
PEI

PROJECT NO. 240017
DATE 03-08-2024
CHECKED: DAF
DESIGNED: DAF
APPROVED: DAF
CITY OF LEE'S SUMMIT
ENGINEERING - E-361
CITY OF LEE'S SUMMIT
ENGINEERING - E-361
CITY OF LEE'S SUMMIT
ENGINEERING - E-361

Revisions:
1. 04-04-2024
REVISED PER CITY COMMENTS
REVISED STORM SEWER PROFILE - LINE 1

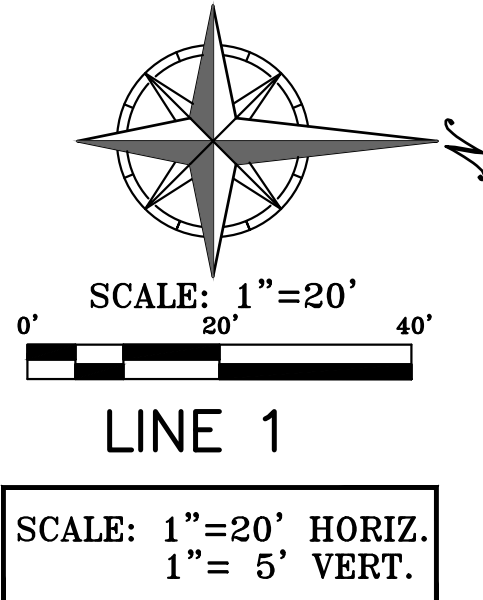
By: App.
AEB DAF
AEB DAF

SHEET
C4

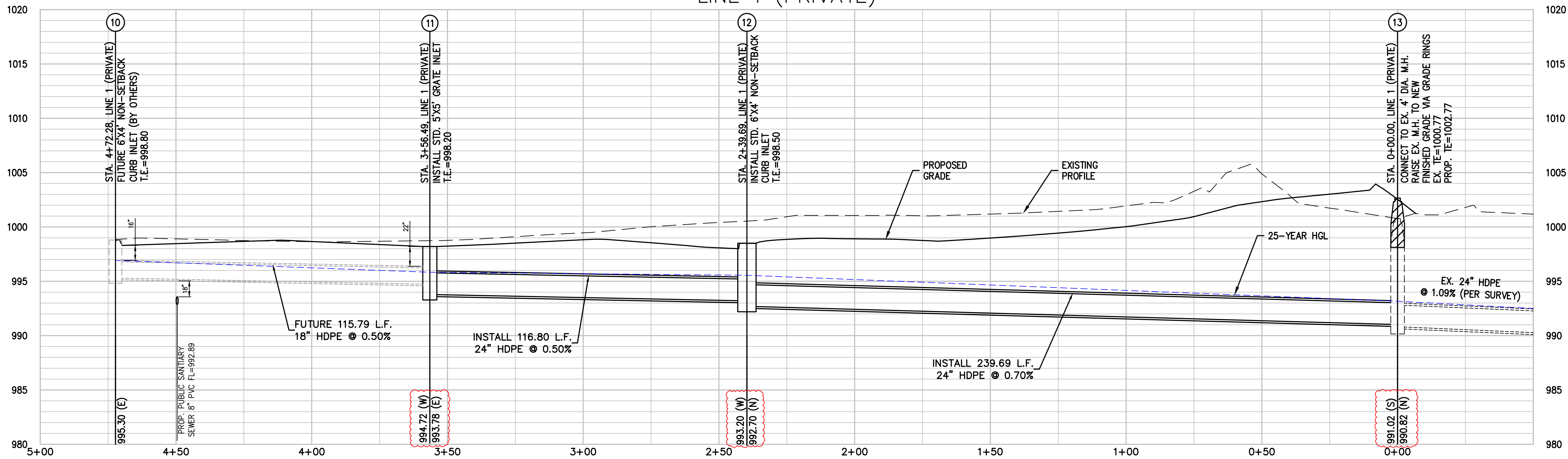


STRUCTURE BACKFILL NOTES:

1. CLSM SHALL BE USED TO BACKFILL AROUND STRUCTURES, SUCH AS MANHOLES, INLETS, JUNCTION BOXES, VAULTS, ETC. CLSM SHALL BE PLACE THE FULL DEPTH OF THE TRENCH BACKFILL ZONE, BUT SHALL BE AT LEAST 6 INCHES BELOW THE BOTTOM OF PREPARED SUBGRADE UNDER PAVEMENTS OR 12 INCHES BELOW THE GROUND SURFACE IN LANDSCAPED AREAS. THE EXTERNAL OPENING SURFACES OF WEEP HOLES SHALL BE COVERED WITH HARDWARE CLOTH AND SURROUNDED WITH A MINIMUM OF THREE CUBIC FEET OF CONSOLIDATED GRANULAR BEDDING MATERIAL.



LINE 1 (PRIVATE)



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1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1165
www.philipsengineering.com

PLANNING
ENGINEERING
IMPLEMENTATION



STORM SEWER PLAN & PROFILE

SUMMIT FAIR, LOT 10-C
700 NW WARD ROAD
LEE'S SUMMIT, MISSOURI

PROJECT NO.	240017	DATE	04-04-2024	BY	App.
CHECKED	DAF	APPROVED	DAF	1.	04-04-2024
DATE	03-08-2024	REVISIONS	REVISED PER CITY COMMENTS	2.	05-30-2024
CORPORATE OF AUTHORIZATION					
LAND SURVEYING - LS-82					
ENGINEERING - E-36					
CERTIFICATE OF AUTHORIZATION					
LAND SURVEYING-20070128					
LAND SURVEYING-20070128					

SHEET

C5

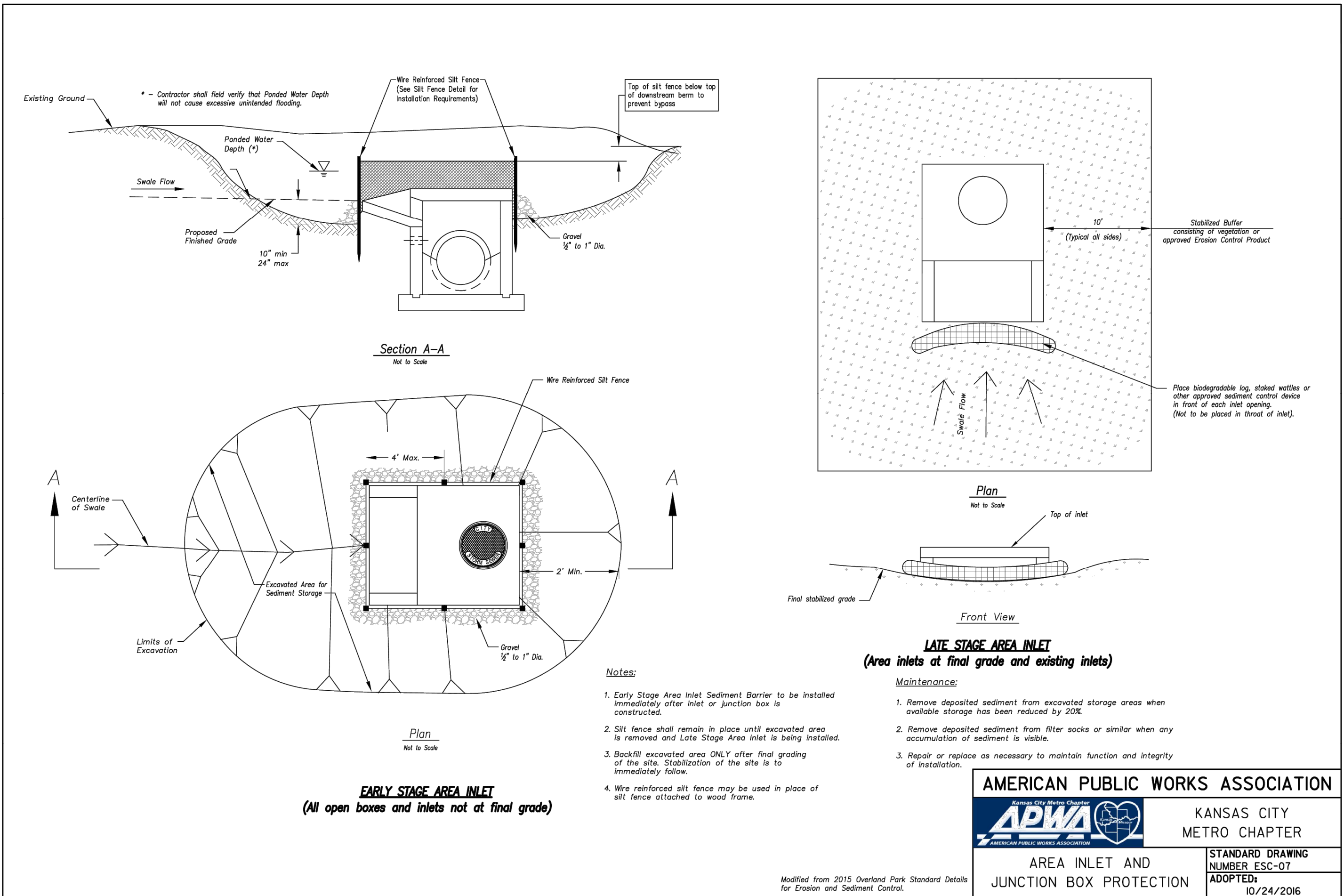
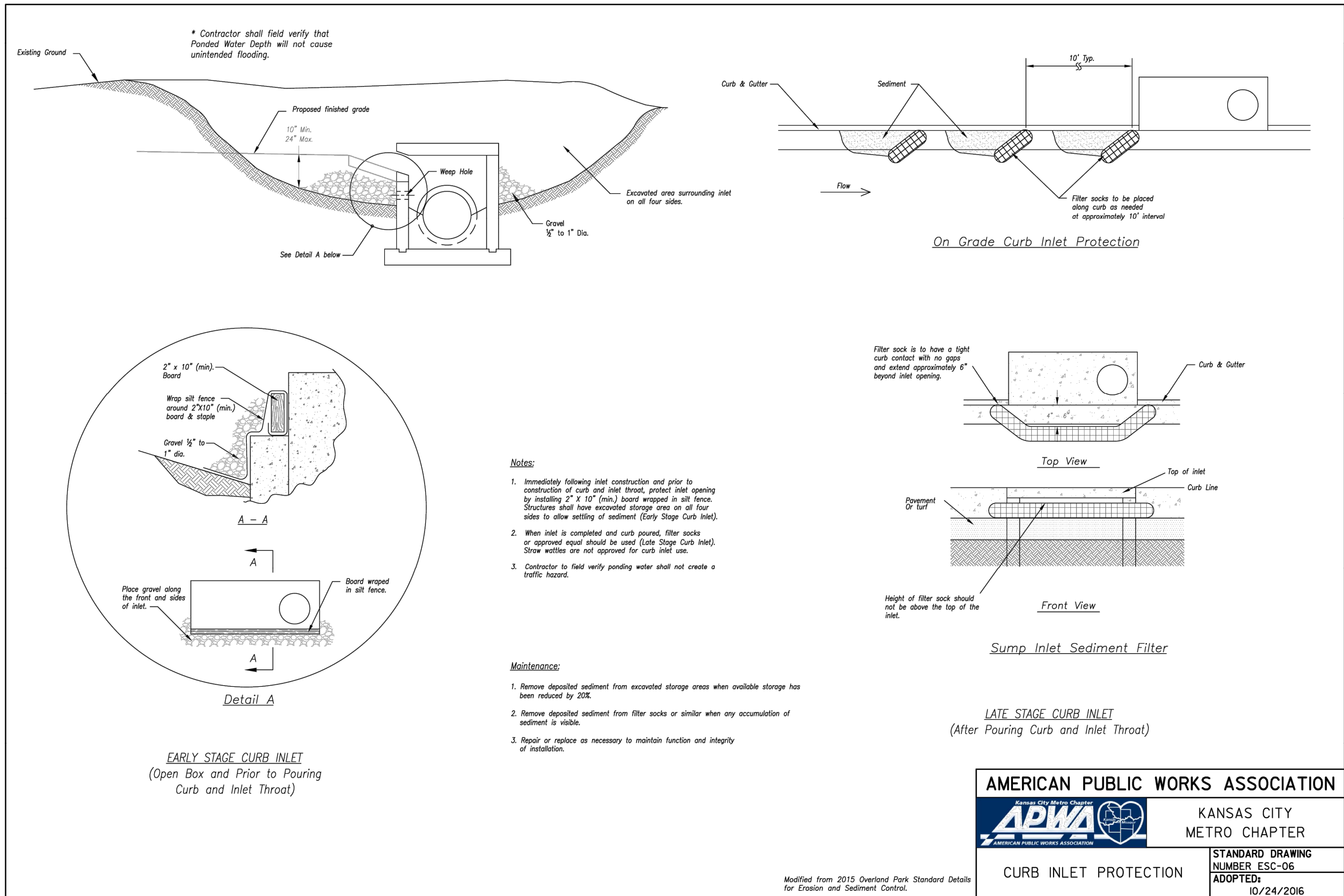
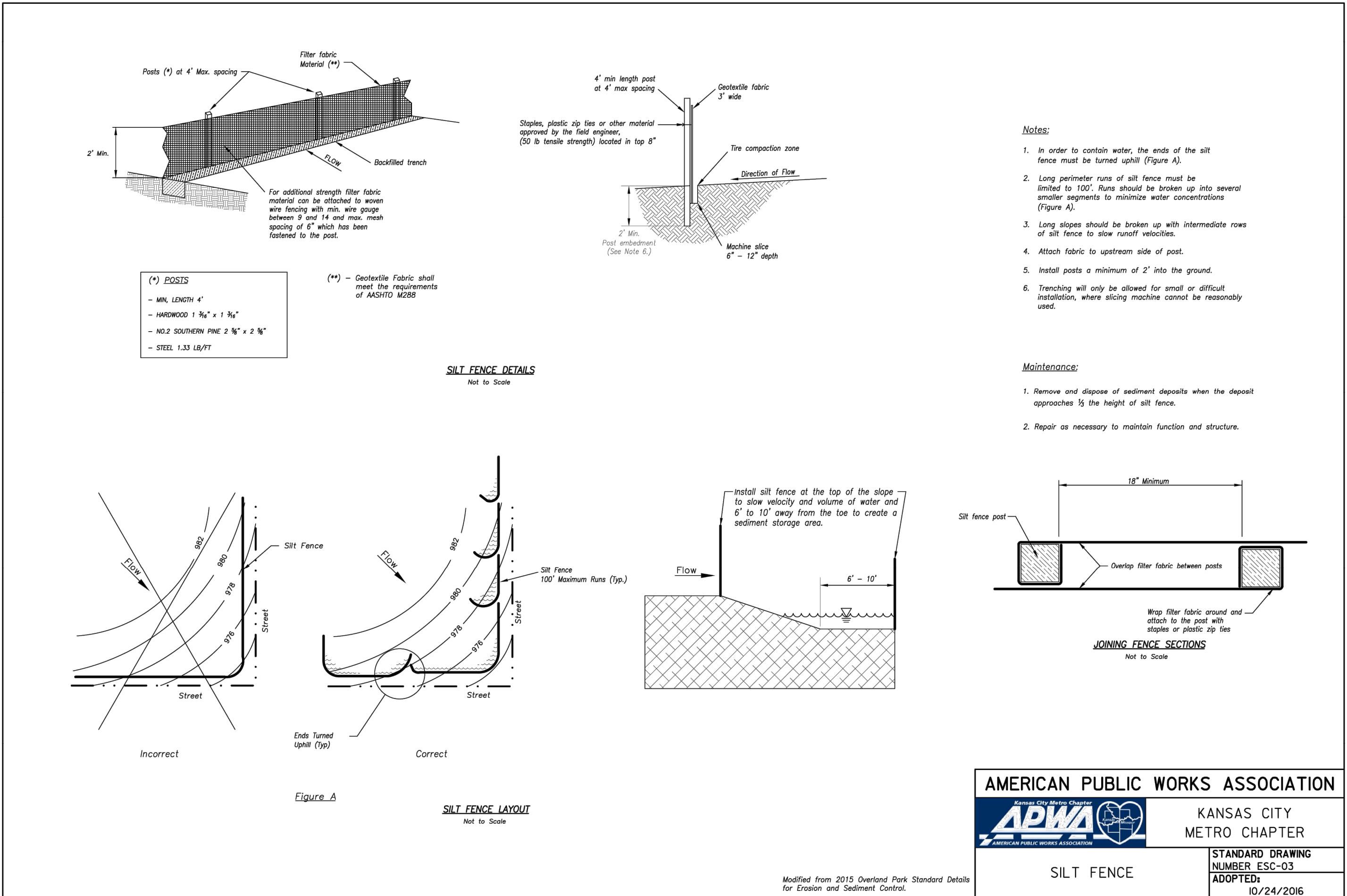
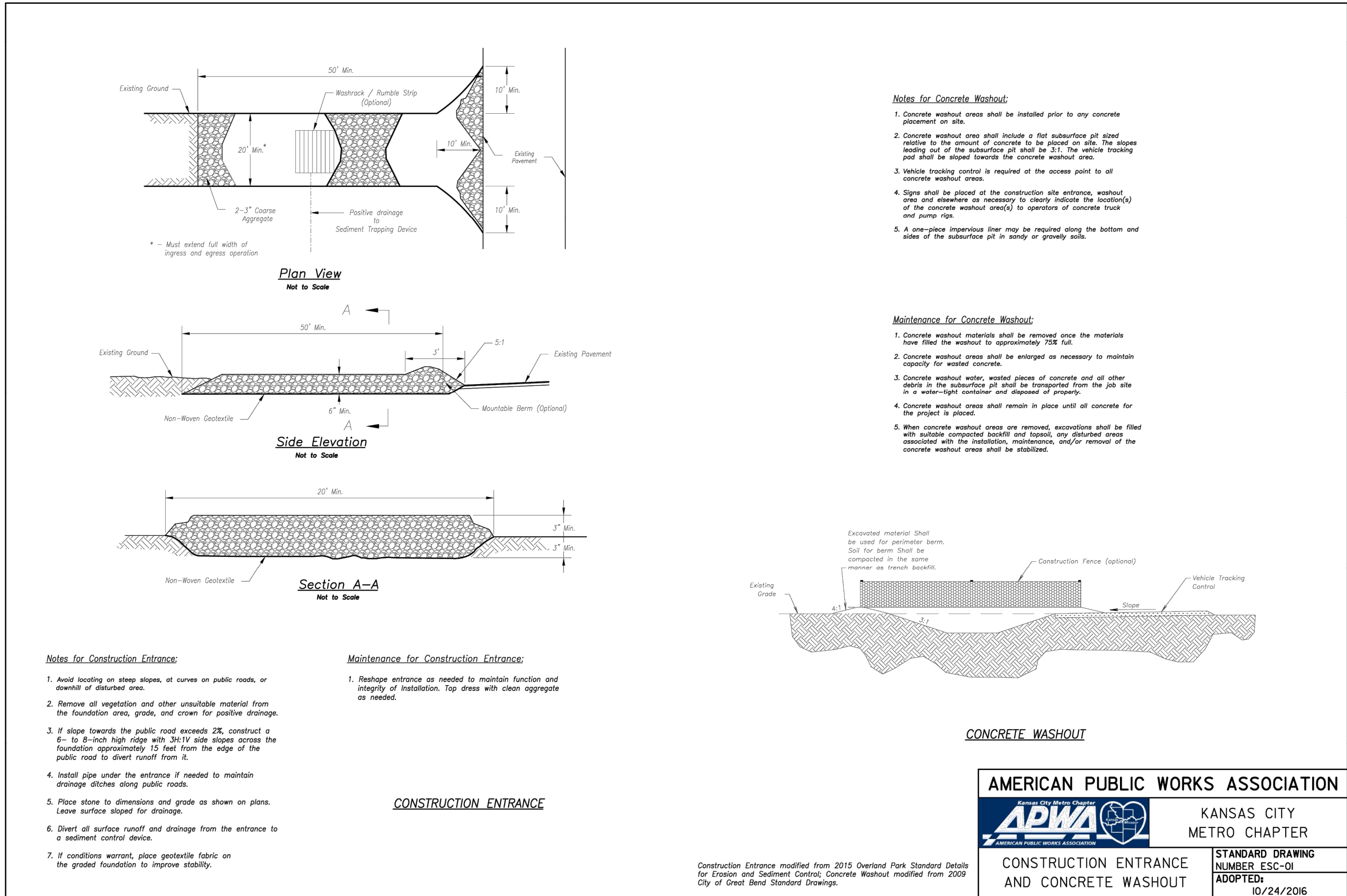


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SCALE: 1"=30'

A horizontal graphic scale bar with alternating black and white segments. It is marked with '0' at the left end, '30' at the midpoint, and '60' at the right end.



PROJECT NO.	240017	DATE	03-08-2024	CHECKED BY	DAF	APPROVED BY	DAF	DATE	03-08-2024	DESIGNED BY	LS-82	ENGINEERING	E-SF	DATE	03-08-2024	DESIGNED BY	LS-82	ENGINEERING	E-SF
DATE	03-08-2024	CHECKED BY	DAF	APPROVED BY	DAF	DATE	03-08-2024	CHECKED BY	DAF	APPROVED BY	DAF	DATE	03-08-2024	CHECKED BY	DAF	APPROVED BY	DAF	DATE	03-08-2024
REVISIONS:																			
No.																			
By																			
App.																			



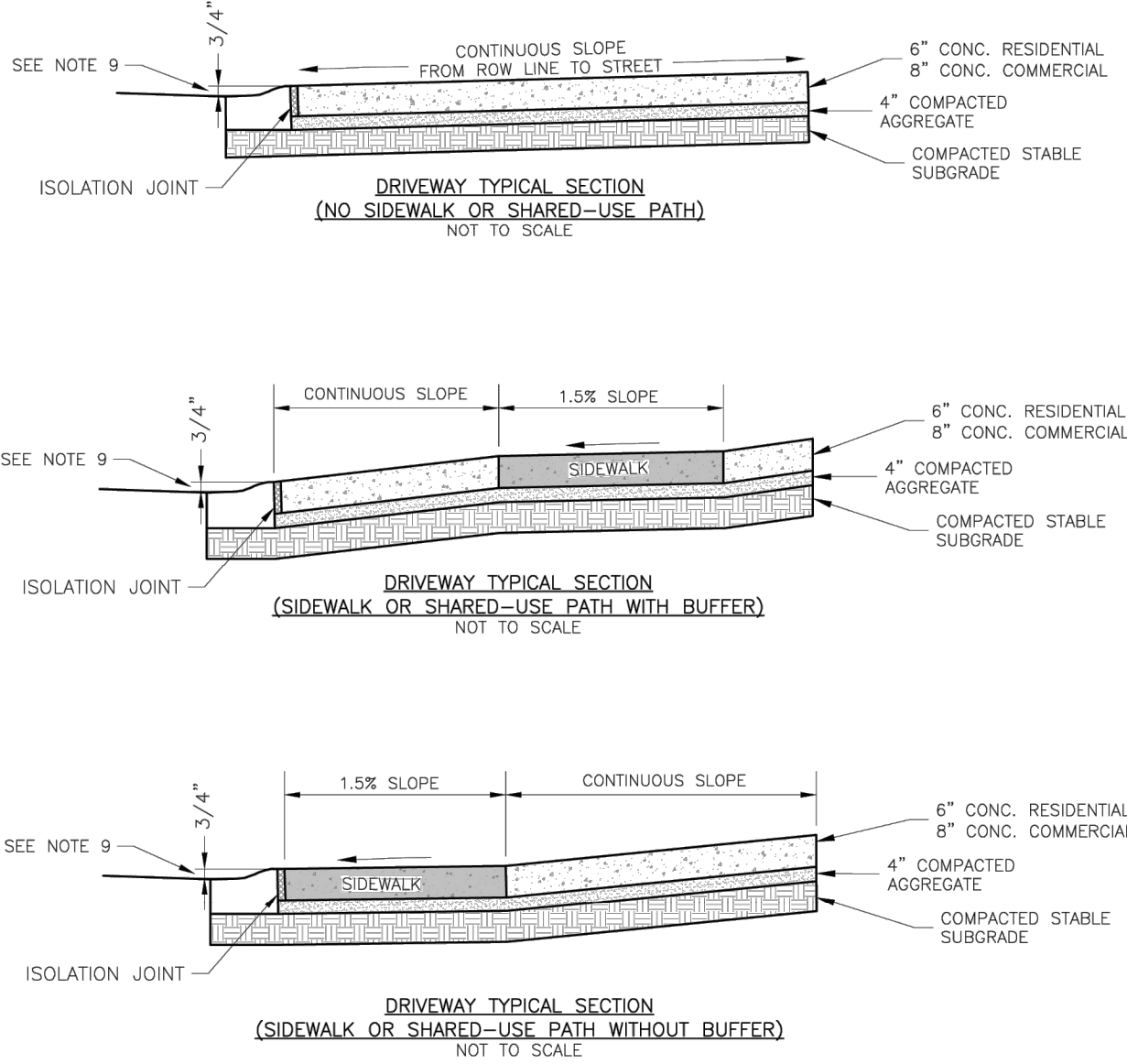
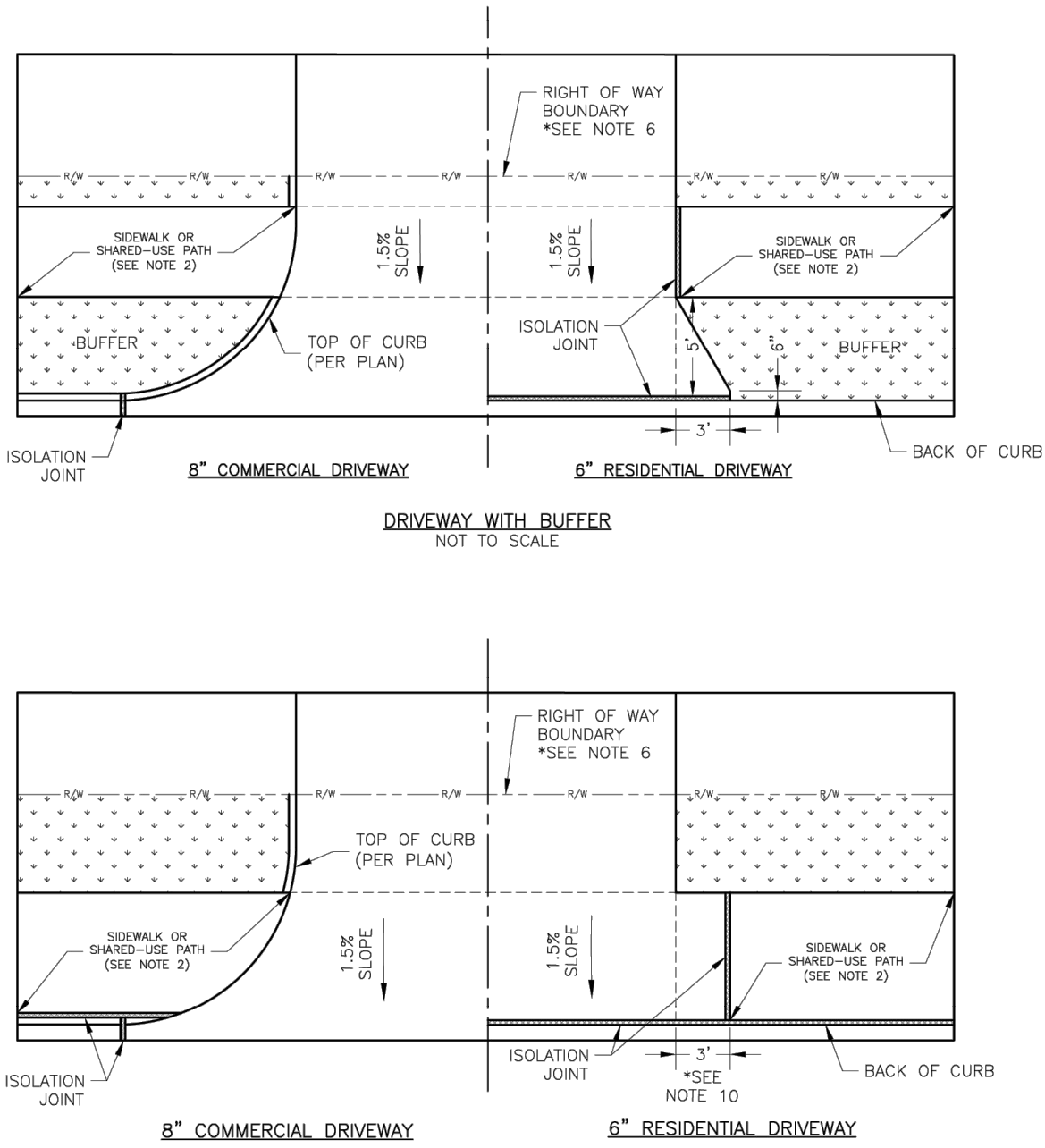
TEMPORARY ASPHALT CURB
N.T.S.

HEAVY DUTY ASPHALT PAVING

SCALE: N.T.S.

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- GENERAL NOTES
- SUBGRADE SHALL BE STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
 - 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-38, SIDEWALK/SHARED USE PATH RAMP AT DRIVEWAY DETAIL).
 - JOINT AT BACK OF CURB LINE SHALL BE AN ISOLATION JOINT FOR RESIDENTIAL DRIVEWAYS.
 - KCMMB 4K CONCRETE MIX IS REQUIRED FOR ALL CURBS.
 - COMMERCIAL DRIVEWAYS, IN THE PUBLIC RIGHT OF WAY, SHALL BE KCMMB 4K CONCRETE MIX.
 - RESIDENTIAL DRIVEWAYS, IN THE PUBLIC RIGHT OF WAY, KCMMB 4K CONCRETE MIX IS RECOMMENDED. OTHER CONCRETE MIXES NEEDS TO BE APPROVED BY CITY INSPECTOR.
 - A JOINT MUST BE INSTALLED AT THE RIGHT OF WAY BOUNDARY FOR PROPERTY DELINEATION.
 - WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.
 - 3/4" FROM TOP OF CURB TO FLOWLINE AT DRIVEWAY (TYPE CG-1 CURB ONLY). MUST MAINTAIN ORIGINAL FLOWLINE OF CURB.
 - SIDEWALK ADJOINING CURB SHALL BE 6" THICK, EXTENDING 3' FROM THE DRIVEWAY.
 - THE MAXIMUM WIDTH OF A RESIDENTIAL DRIVEWAY IS 36 FEET WITHIN THE RIGHT OF WAY.



LEE'S SUMMIT
MISSOURI

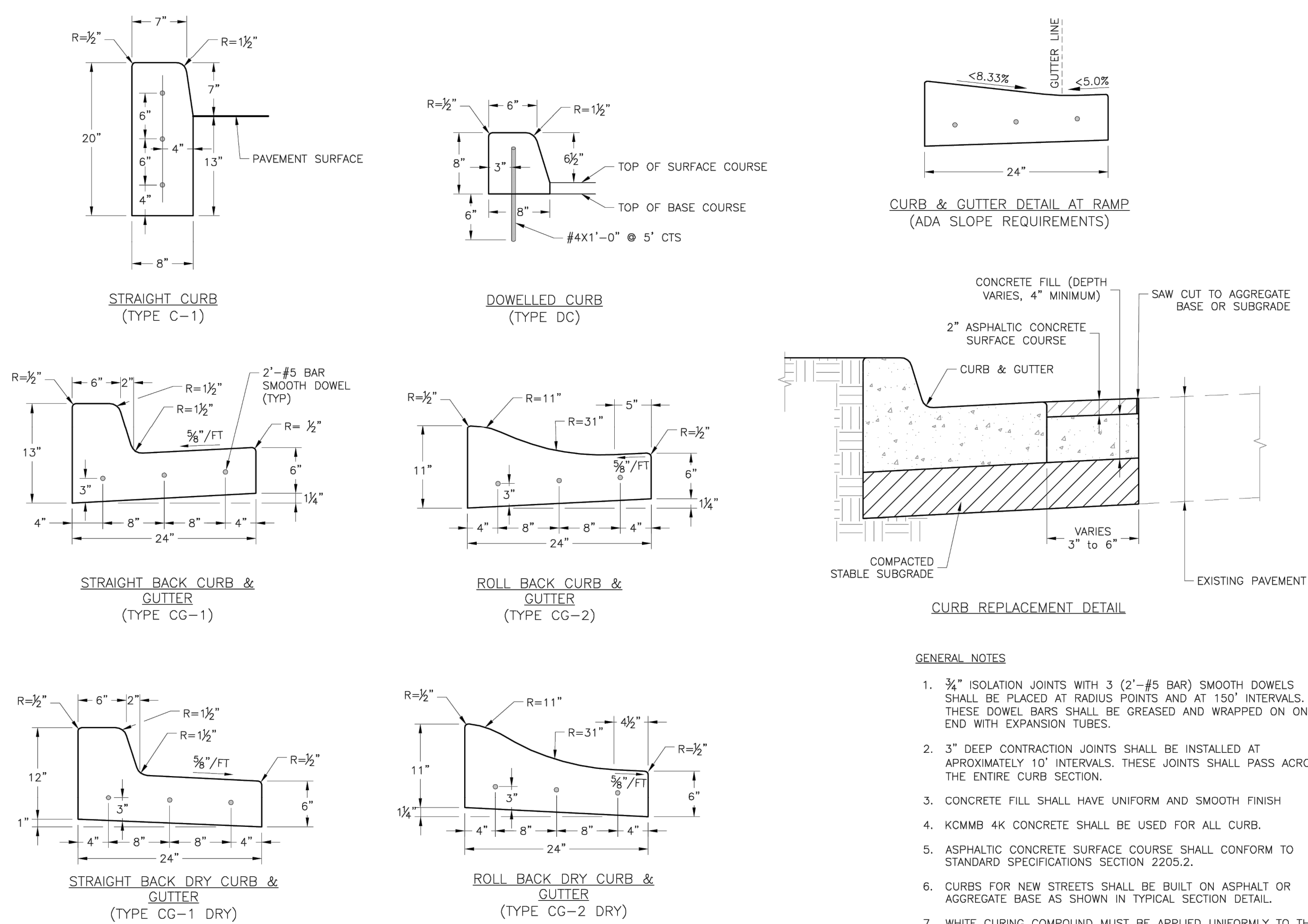
PUBLIC WORKS ENGINEERING DIVISION | 2205 E GREEN STREET | LEE'S SUMMIT, MO 64063

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

DRIVEWAY DETAIL

Drawn By: MRP
Checked By: DS
Date: 04/17
Title: GEN-1

GEN-1



- GENERAL NOTES
- 3/4" 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.
 - 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
 - CONCRETE FILL SHALL HAVE UNIFORM AND SMOOTH FINISH
 - KCMMB 4K CONCRETE SHALL BE USED FOR ALL CURB.
 - ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2205.2.
 - CURBS FOR NEW STREETS SHALL BE BUILT ON ASPHALT OR AGGREGATE BASE AS SHOWN IN TYPICAL SECTION DETAIL.
 - WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.

LEE'S SUMMIT
MISSOURI

PUBLIC WORKS ENGINEERING DIVISION | 2205 E GREEN STREET | LEE'S SUMMIT, MO 64063

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

CURB & GUTTER DETAIL

Drawn By: MRP
Checked By: DS
Date: 04/17
Title: GEN-4

GEN-4

STANDARD DETAILS
SUMMIT FAIR, LOT 10-C
700 NW WARD ROAD
LEE'S SUMMIT, MISSOURI

PROJECT NO.	240017	No.	Date	Revisions:	By	App.
DATE: 03-08-2024	DRAWN: AEB					
CHECKED: DAF	APPROVED: DAF					
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING - LS-82						
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LAND SURVEYING - 2007001028						
ENGINEERING - 2007000298						

SHEET
C7.1

PHelps ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax: (913) 393-1165
www.phelpengineering.com

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