

LEE'S SUMMIT JOINT OPERATIONS FACILITY

2 NE TUDOR RD
LEE'S SUMMIT, MISSOURI 64086

HOEFER WELKER

HW PROJECT NO: 138191



OWNER

CITY OF LEE'S SUMMIT
220 SE GREEN
LEE'S SUMMIT, MO 64063
P: 913.969.1000

ARCHITECT

HOEFER WELKER
4622 PENNSYLVANIA AVENUE, SUITE 1400
KANSAS CITY, MO 64112
P: 913.307.3700

CONSTRUCTION MANAGER

TITAN BUILT
8207 MELROSE DRIVE, SUITE 200
LENEXA, KANSAS 66214
P: 913.782.6700

MEPT ENGINEER

HOEFER WELKER
4622 PENNSYLVANIA AVENUE, SUITE 1400
KANSAS CITY, MO 64112
P: 913.307.3700

FIRE PROTECTION ENGINEER

SMITH & BOUCHER
25618 W 103RD STREET
OLATHE, KS 66061
P: 913.345.2127

STRUCTURAL ENGINEER

J&S STRUCTURAL ENGINEERS, PA
6640 WEST 143RD STREET #250
OVERLAND PARK, KS 66223
P: 913.549.4701

CIVIL ENGINEER

BHC
7101 COLLEGE BLVD SUITE 400
OVERLAND PARK, KANSAS 66210
P: 913.663.1900

LANDSCAPE ARCHITECT

LANDWORKS STUDIO
102 S. CHERRY STREET, 2ND FLOOR
OLATHE, KS 66061
P: 913.780.6707

FINAL DEVELOPMENT PLAN

DECEMBER 20, 2024

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EF103	ELECTRICAL FDP LIGHT FIXTURES

REVISION DATES:
 Revision 1: 2024-11-15
 Revision 2: 2024-12-20
 Revision 3: 2025-01-03



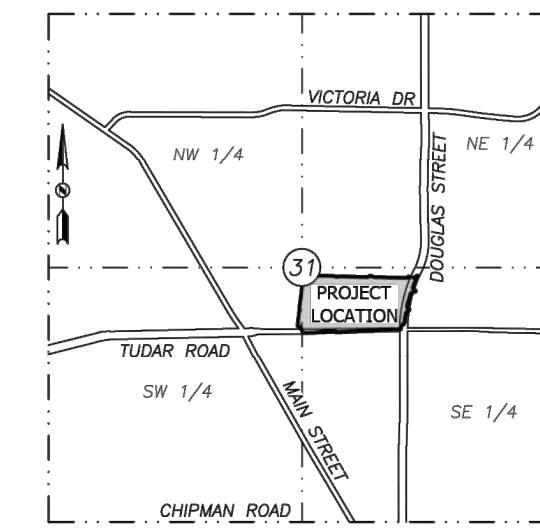
MICHAEL T. MAKRIS, PE
 MD PE-2021035286

C0.1
 ISSUE DATE: AUGUST 30, 2024
 HOEFER WELKER #: 138161

GENERAL INFORMATION

GENERAL NOTES

- All work in public easement and Right-of-Way shall be installed per the requirements and specifications of the City of Lee's Summit, Missouri.
- All existing topographic, survey, and utility information shown was provided to BHC in the form of an Topographic Survey prepared by BHC and dated April 2, 2024. BHC makes no guarantees as to the accuracy of the existing information shown hereon. Contractors shall satisfy themselves as to the existing conditions of the site and have all utilities located prior to commencing construction.
- The Contractor shall be required to obtain all Federal, State, and Local permits required for this project prior to commencing construction.
- Any work adjacent to or crossing existing streets requires proper traffic control devices. Traffic control devices shall be placed in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).
- The contractor shall be required to demolish, remove and dispose of all existing structures, pavements, and features necessary to construct the improvements shown hereon. Any waste materials generated during construction shall be removed from the site by the Contractor and disposed of in accordance with all local, State, and Federal regulations governing such disposal.
- The contractor shall prevent any trash, debris, or liquid wastes from being disposed of in sanitary sewers, storm sewers, or open drainage systems.
- The Contractor shall be solely responsible to protect adjacent property, structures, and other improvements from damage during construction. In the event of damage to adjacent property, structures, or improvements, the contractor shall repair or replace such damage to the Owners's satisfaction at the Contractor's expense.
- Contractors at the site shall be solely responsible for jobsite safety for all aspects of work shown hereon.
- All work and materials used in the construction of the improvements shown hereon shall comply with all referenced standards, specifications, and plan notes.
- Contractor shall be responsible for contacting all utility companies for field locations of underground utilities affected by the contract. All existing utilities indicated on these plans 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 at the expense of the contractor.
- Coordinate with facility representative as to when construction activities may be performed to work with the operations of the facility.
- Any and all hazards shall be properly identified and barricaded from access during all non-construction periods.
- Unless specified otherwise, all construction shall meet the requirements of the Missouri Department of Transportation (MoDOT) Standard Specifications, except as modified by these plans.
- Third party inspection of the storm sewer is required, after inspection, provide documentation to the City of Lee's Summit, Missouri.
- Private Erosion & Sediment Control inspections are required in accordance with NPDES schedule and requirements. After inspections, provide the City of Lee's Summit, Missouri with reports and documentation.
- A Right-of-Way permit is required from the City of Lee's Summit, Missouri Public Works Department for any work within the public right-of-way.



SECTION MAP
 SECTION 31-T48N-R31W
 (NOT TO SCALE)

PROJECT CONTROL TABLE (NAD83 MISSOURI STATE PLANE, WEST ZONE, US SURVEY FOOT)				
POINT NO.	CONTROL POINT/ BENCHMARK DESCRIPTION	NORTHING COORDINATE	EASTING COORDINATE	ELEV.
1	CP1 /B4 WITH CP CAP	1006378.56	2822886.48	1029.44'
2	CP2 /CUT PLUS BACK OF WALK	1006378.62	2821916.33	1011.43'
3	CP3 /CHISEL PLUS ON W. EDGE OF WALK	1006849.13	2821878.06	1010.62'
4	CP4 /B4 WITH CP CAP	1006865.95	2823140.23	1023.26'
5	CP5 /B4 W CP CAP	1006971.51	2822049.11	1009.85'
10	CP0 /B4 WITH CP CAP	1006274.88	2823059.46	1031.60'

BENCHMARKS (NAVD88 Datum)

- BM1** Chiseled square on the North face of a grate inlet, located on the South side of Tudor Road, approximately 425 feet East of the intersection of Tudor Road and Sloan Street.
Elevation: 1015.01
- BM2** Chiseled square on the Northwest corner of a pedestrian crossing signal, located on the Southwest corner of the intersection of Tudor Road and Douglas Street.
Elevation: 1031.01

LEGAL DESCRIPTION

Lot 1-A, NEW LEE'S POLICE AND COURT FACIMTY, a subdivision in Lee's Summit, Jackson County, Missouri

TRACT 2:

All that part of the Southeast Quarter of Section 31, Township 48, Range 31, described as follows: Beginning at a point 1450 feet west of the northeast corner of the southeast quarter of said Section 31; thence west 75 feet, more or less to the northeast corner of Lot 1, SUMMIT PARK, a subdivision in Lee's Summit, as recorded in Plat Book 6, at Page 38, at the Recorder's Office of said County; thence south along the east line of said Lot 1, 230 feet more or less to the intersection with the westerly right of way line of County Highway 10-E, aka N. Douglas Street; thence northeasterly along said westerly right of way line to the Point of Beginning.

OIL AND GAS WELLS

According to the "Oil and Gas Permits" database published by the Missouri Department of Natural Resources, as of November 13, 2024, no oil or gas wells (of any status) are listed within subject property site.

LEGEND

Proposed Line Types and Symbols shown. Existing Line Types and Symbols shall be the same, but screened, unless designated otherwise by the inclusion of a survey by others.

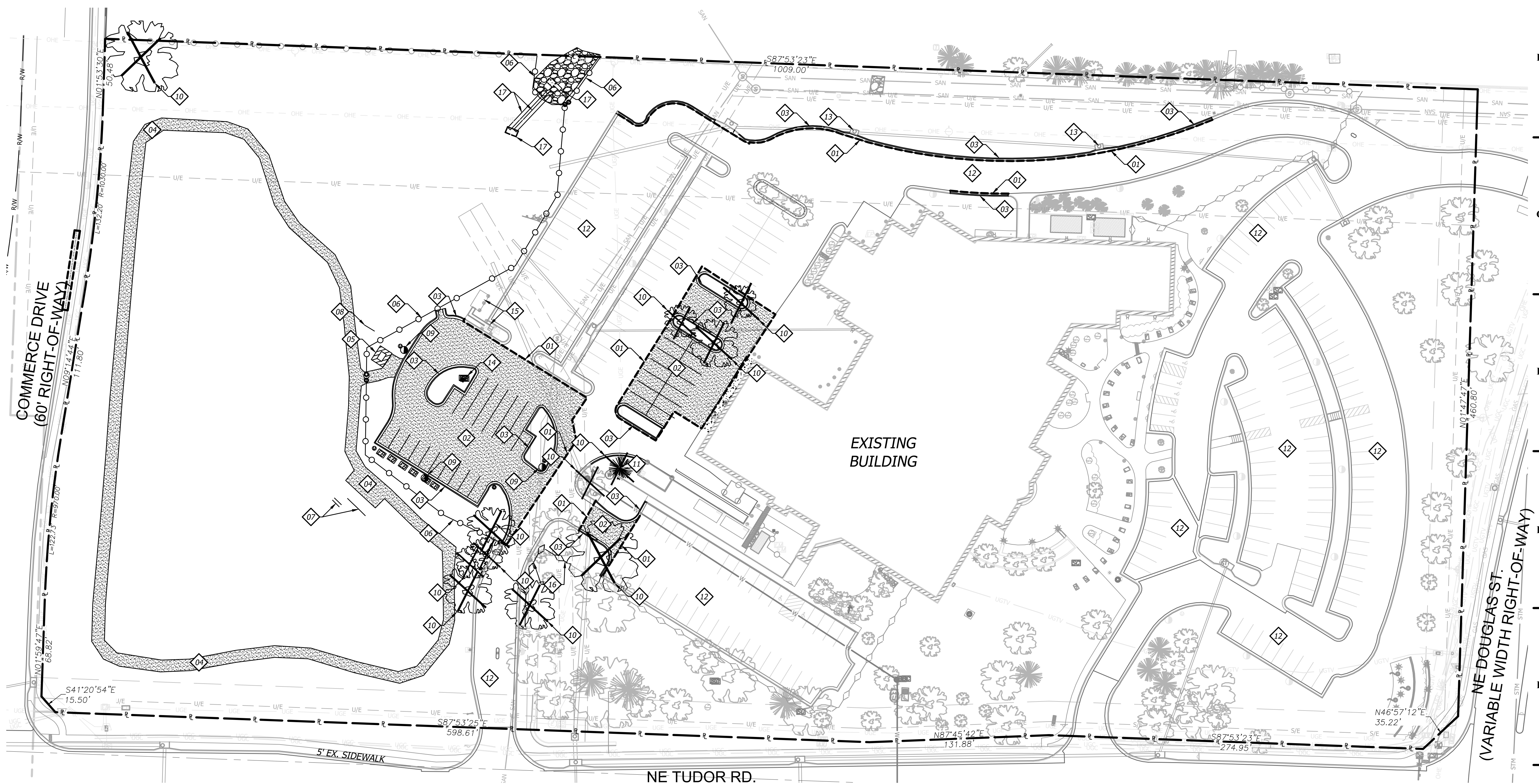
<ul style="list-style-type: none"> ● Set Survey Monument ● (in concrete) Set Survey Monument ○ Found Survey Monument ⊠ Found Survey Monument in Box (O.U.) Origin Unknown ▲ Found Right-of-Way Marker △ Control Point ◆ Benchmark ■ Set Hub 	<ul style="list-style-type: none"> STW Storm Sewer Line SM Storm Sewer Manhole CI Curb Inlet FI Field Inlet JB Junction Box GI Grate Inlet GI (Round/Domed) Grate Inlet ES End Section HW Headwall RD Down Spout RD Roof Drain CMP Corrugated Metal Pipe CMP Corrugated Metal Arch Pipe CSP Corrugated Plastic Pipe HDPE High Density Polyethylene Pipe RCP Reinforced Concrete Pipe ROAP Reinforced Concrete Arch Pipe RCB Reinforced Concrete Box FES Flared End Section ~ Pipe Continues-Outlet or Source Not Found or Not Surveyed
<ul style="list-style-type: none"> OHK Overhead Utility Line(s) UE Undergound Electric Line Marker UE Undergound Electric Line UEK Undergound KCP&L Line (e.g.) UP Utility Pole UT Utility Pole with Transformer UA Guy Anchor ULP Utility Pole w/Light & arm SLP Street Light Pole w/ arm SLP (14") Street Light Pole EP Electric Pedestal (above ground) EM Electric Meter EA Electric Access Vault (underground) EB Electric Access Box (mounted) EM Electric Manhole EPB Electric Pull Box (underground) TR Transformer (pad mounted) YL Yard Light ACU Air Conditioner Unit 	<ul style="list-style-type: none"> WF Wood Fence CLF Chain Link Fence WF Wire Fence (with or without barb) BWF Barbed Wire Fence PF Plastic Fence IMF Iron or Metal Fence GP Gate Post RW Retaining Wall SP Single Pole Sign SP Single Pole Sign DP Double Pole Sign RCG Railroad Crossing Gate RSW Railroad Switch Machine RT Railroad Tracks WS Wheel Stop APA ADA Parking Stall ADA ADA Detection Warning Pad B Bush DT Deciduous Tree and Size (Scaled for Size) CT Coniferous Tree and Size (Scaled for Size) TS Tree Stump FD Foliage Drip Line/Edge of Timber Hedge CL Center Line PL Property Line R/W Right-of-Way Line R= Radius L= Arc Length CB Chord Bearing CD Chord Distance IA Interior Angle (Delta) ITB Initial Tangent Bearing R/W Right-of-Way (M) Monumented (M) Measured (D) Deeded (P) Platted (C) Calculated (GR) Calculated from Record Dimensions (CM) Calculated from Found Monuments (PR) Proportioned BK. Book PG. Page DOC. Document Number INS. Instrument Number VOL. Volume ESMT. Easement B/L Building Setback Line U/E Utility Easement D/E Drainage Easement ST/E Storm Sewer Easement S/E Sanitary Sewer Easement IE/E Ingress/Egress Easement TC/E Temporary Construction Easement SQ. FT. Square Feet AC Acres CY Cubic Yard LF Linear Feet COMP Company L/S Landscaping (Bushes, Trees, Flowers, Border, Mulch, any or all of them) ASPH Asphalt CONC Concrete COR Corner R.WALL Retaining Wall STA. Station Lt Left Rt Right PI Point of Intersection PC Point of Curve PT Point of Tangent NTS Not To Scale NTS Not To Scale
<ul style="list-style-type: none"> W Water Line WS Water Service Line UWL Undergound Water Line Marker WV Water Valve FH Fire Hydrant FHA Fire Hydrant Assembly WM Water Meter WMA Water Manhole WVA Water Vault (underground) SCB Sprinkler Control Box SH Sprinkler Head YH Yard Hydrant BV Backflow Valve (BFV) BFP Backflow Preventer (BFP) BOA Blow-Off Assembly GL Gas Line GS Gas Service Line SPRE Undergound Spire Line (e.g.) UGL Undergound Gas Line Marker GM Gas Manhole or Access Lid GV Gas Valve RU Regulator Unit GM Gas Meter CV Casing Vent UP Undergound Pipe Line (High Capacity) UPL Undergound Pipe Line Marker UTL Undergound Telephone Line UTL Undergound AT&T Line (e.g.) UTL Undergound Telephone Line Marker TP Telephone Pedestal (above ground) TM Telephone Manhole TA Telephone Access Vault (underground) TB Telephone Access Box (mounted) FO Undergound Fiber Optic Line FOP Undergound Fiber Optic Line Marker FPM Fiber Optic Manhole FPA Fiber Optic Vault (underground) FPP Fiber Optic Pedestal on top of Vault TS Traffic Signal Post w/ Mast Arm PS Pedestrian Signal Pole TCM Traffic Control Manhole TCB Traffic Control Cabinet TCV Traffic Control Vault (underground) UCV Undergound Cable TV Line USL Undergound Spectrum Line (e.g.) UCL Undergound Cable TV Marker UTP Cable TV Pedestal (above ground) MU Manhole-Unknown Purpose GT Grease Trap Access Lid MW Monitoring Well BH Bore Hole FL Fill Lid (for Undergound Tank) SSL Sanitary Sewer Line SSL Sanitary Sewer Service Line SMH Sanitary Sewer Manhole CO Clean-out VCP Vitrified Clay Pipe DIP Ductile Iron Pipe PVC Polyvinyl Chloride Pipe CI Cast Iron Pipe UUL Undergound Utility Line Marker MGR Metal Guard Rail or Handrail FP Flag Pole SD Satellite Dish MB Mailbox CM Concrete or Metal Collard WB Wood Bollard or Wood Post 	



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 MD PE-2021035286

C1.0
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DEMOLITION PLAN



DEMOLITION GENERAL NOTES

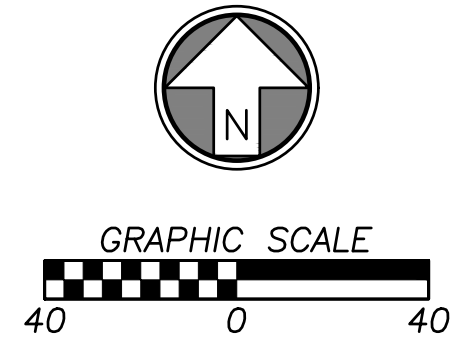
- Contractor shall verify the location, size, material and depth of all utilities prior to any excavation or construction activity.
- All materials shall be removed and disposed of off-site. It is the contractor's responsibility to meet all applicable laws and regulations pertaining to the disposal of construction/demolition material.
- The contractor shall ensure that any structures to remain which are damaged during demolition operations shall be repaired to meet current code, at no additional cost to the owner.
- The contractor shall remove any and all existing debris which is encountered from the existing site. This shall include, but shall not be limited to, footings, concrete slabs, conduits, granular subgrade, utility services, and/or unsuitable structural fill material as determined by the owner's engineer. The cost for these removals shall be considered incidental to the project. Said debris shall become property of the contractor and it shall be the responsibility of the contractor to dispose of properly off-site.
- It shall be the contractor's responsibility to meet all applicable laws and regulations pertaining to the disposal of construction/demolition material.
- The contractor shall be responsible for obtaining and payment of any permits for demolition that pertain to this project.
- All protection fencing shall be installed prior to demolition/construction activity. The contractor shall provide a 6-foot security fence around the entire job site with locked gated access points, if required by the owner or the City.
- All existing utilities removed during construction shall have their trenches backfilled with structural fill and be compacted to the requirements for structural fill.
- All removals required to properly perform the work (whether shown on the plans or not) shall be performed by the contractor at no additional cost to the owner.

DEMOLITION NOTES

- 01 SAW CUT EXISTING PAVEMENT TO FULL DEPTH AND CLEAN EDGE.
- 02 REMOVE & DISPOSE OF EXISTING ASPHALT.
- 03 REMOVE & DISPOSE OF EXISTING CURB AND GUTTER.
- 04 REMOVE & DISPOSE OF ASPHALT TRAIL.
- 05 REMOVE & DISPOSE OF EXISTING SHED.
- 06 REMOVE & DISPOSE OF EXISTING CHAIN LINK FENCE.
- 07 REMOVE & DISPOSE OF EXISTING PULL UP BARS.
- 08 REMOVE & DISPOSE OF EXISTING WOODEN WINDOW.
- 09 REMOVE & DISPOSE OF EXISTING LIGHT POLES.
- 10 REMOVE & DISPOSE OF EXISTING TREES.
- 11 RELOCATE WATER VAULT TO ALLOW FOR PROPOSED TRASH ENCLOSURE.
- 12 MILL EXISTING PARKING LOT 2", OVERLAY ASPHALT AND RESTRIPE TO MATCH EXISTING. CONTRACTOR TO COORDINATE OVERLAY WORK SEQUENCE WITH OWNER TO MINIMIZE DISRUPTION TO FACILITY OPERATIONS.
- 13 STRUCTURE TO MODIFIED TO FROM CURB INLET TO GRATE TOP INLET.
- 14 REMOVE & RELOCATE EXISTING SHUT-OFF FOR FUEL PUMP.
- 15 EXISTING FUEL STATION TO REMAIN. TO BE PROTECTED DURING CONSTRUCTION.
- 16 REMOVE & DISPOSE OF EXISTING CHAIN IRON FENCE.
- 17 REMOVE & DISPOSE OF EXISTING STORM STRUCTURE AND PIPES.

LEGEND

- RIGHT - OF - WAY LINE
- PROPERTY LINE
- EXISTING OVERHEAD UTILITY LINES
- EXISTING UNDERGROUND ELECTRICAL LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- SAW CUT LINE
- ASPHALT PAVEMENT TO BE REMOVED
- EXISTING TREE LINE
- EXISTING TREE TO BE REMOVED



LEE'S SUMMIT JOINT OPERATIONS FACILITY
 FINAL DEVELOPMENT PLAN
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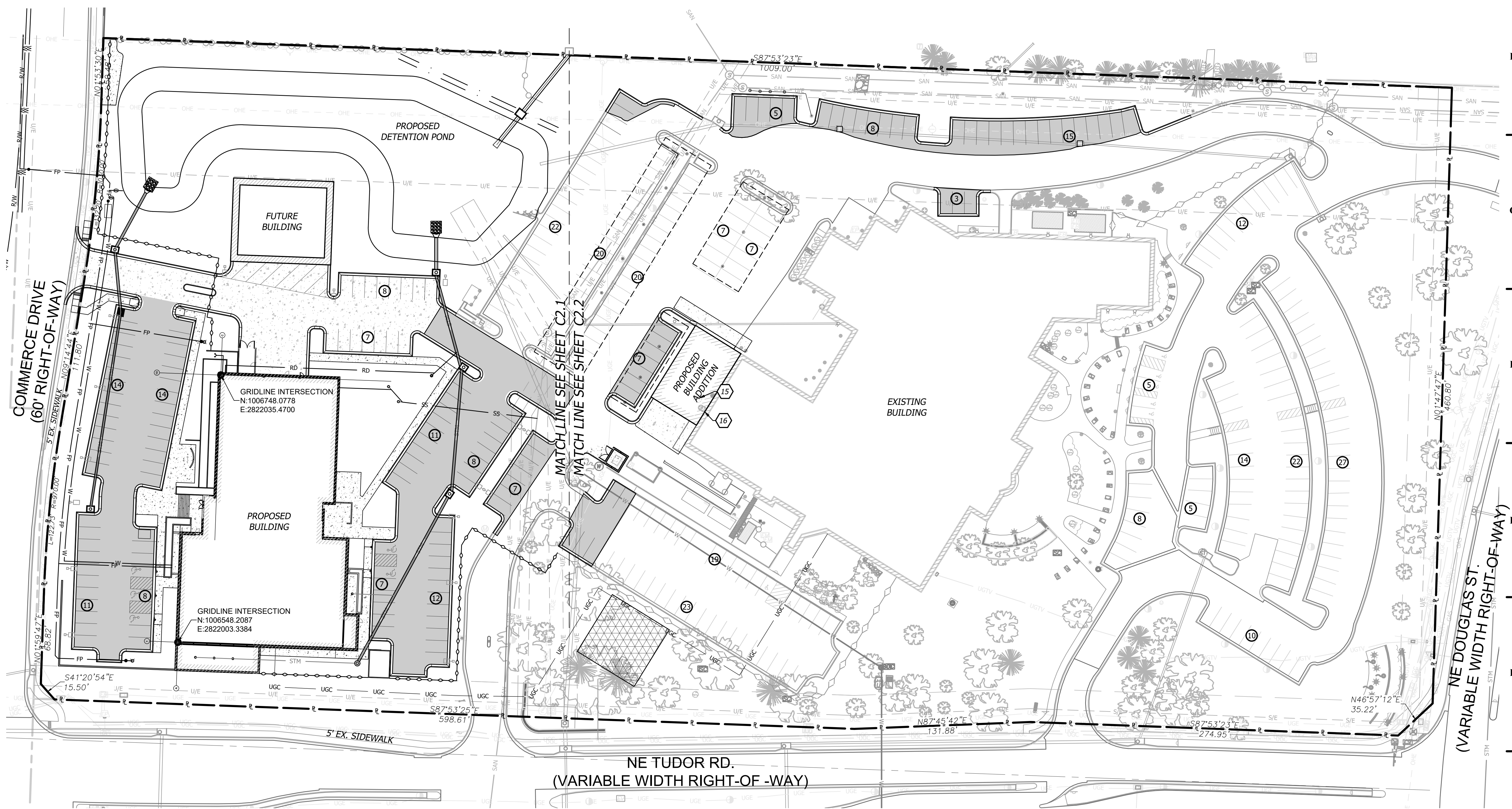
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OVERALL SITE PLAN



SITE DATA	
SITE	
SITE AREA:	11.58 AC 504,417 SF
IMPERVIOUS AREA:	
EXISTING:	228,818 SF (45.4%)
PROPOSED:	296,228 SF (58.7%)
BUILDING	
EXISTING BUILDING (INCLUDING ADDITION) AREA:	93,507 SF (18.5)
PROPOSED BUILDING AREA:	43,639 SF (8.7%)
PROPOSED FUTURE BUILDING AREA:	4,724 SF (0.9%)
FLOOR AREA RATIO (FAR):	0.28:1
PARKING	
PARKING PROVIDED:	366 STANDARD
ADA PARKING SPACES:	13 HANDICAP (6 VAN)

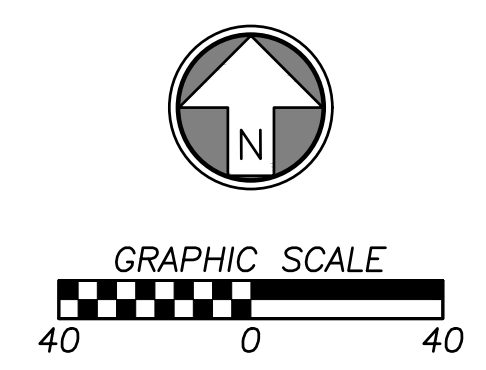
ZONING
 PO (PLANNED OFFICE)

OWNERSHIP:
 PARCEL NO. 52-900-04-237-00-0-00-000
 CITY OF LEE'S SUMMIT, MO
 LEE'S SUMMIT POLICE AND COURT FACILITY
 INSTRUMENT NO. 199710020462, BOOK 60, PAGE 53

DIMENSIONAL STANDARDS:		
BUILDING SET-BACKS	FRONT YARD	15 FT
	REAR YARD	20 FT
PARKING SET-BACKS	RIGHT OF WAY	20 FT
	RESIDENTIAL DISTRICT	20 FT
	SIDE AND REAR P/L	6 FT
DRIVEWAY AISLE MINIMUM		24 FT
PARKING SPACE DIMENSIONS	LENGTH	19 FT
	WIDTH	9 FT

- GENERAL NOTES:**
- MINIMUM CURB RADIUS OF 3 FEET (UNLESS OTHERWISE SPECIFIED).
 - ALL NEW ON-SITE WIRING AND CABLES SHALL BE INSTALLED UNDERGROUND.
 - ALL ABOVE GROUND ELECTRICAL AND/OR TELEPHONE CABINETS MUST BE PLACED WITHIN THE INTERIOR SIDE OR REAR BUILDING SETBACK YARDS.
 - ALL CONCRETE MATERIALS (ASPHALTIC AND PORTLAND) SHALL MEET KANSAS CITY METROPOLITAN MATERIALS BOARD (KCMMB) SPECIFICATIONS.
 - ALL EXTERIOR GROUND OR BUILDING MOUNTED EQUIPMENT, INCLUDING BUT NOT LIMITED TO MECHANICAL EQUIPMENT, UTILITY METER BANKS AND COOLERS, SHALL BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPING OR ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
 - ALL EXTERIOR -MOUNTED AND ROOFTOP BUILDING HVAC AND MECHANICAL EQUIPMENT, VENTS, PIPING, ROOF ACCESS LADDERS AND UTILITY METERS MUST BE LOCATED OUT OF VIEW OR OTHERWISE SCREENED FROM PUBLIC VIEW FROM ALL ADJACENT STREETS AND RESIDENTIALLY ZONED OR DEVELOPED PROPERTIES. SCREENING MUST BE ACCOMPLISHED WITH LANDSCAPING, SCREEN WALLS, BUILDING ELEMENTS, OR A COMBINATION OF THESE METHODS.
 - BUILDING FOOTPRINT AS SHOWN REPRESENTS THE MOST EXTERIOR LINE WORK FOR BUILDING AS PROVIDED BY HOEFER WELKER. REFERENCE DRAWING DATED 2024-10-08.

SITE LEGEND	
Ⓜ	PARKING STALL COUNT
[Hatched Box]	PROPOSED BUILDING
[Solid Box]	EXISTING BUILDING
[Dotted Box]	LIGHT DUTY ASPHALT PAVEMENT
[Stippled Box]	LIGHT DUTY PCC PAVEMENT
[Dashed Box]	CONCRETE SIDEWALK
[Line with Dots]	STRAIGHT BACK CURB & GUTTER (TYPE CG-1)
[Line with Dots]	RETAINING WALL
[Line with Dots]	STRAIGHT BACK DRY CURB & GUTTER (TYPE CG-1 DRY)
[Line with Dots]	ZERO HEIGHT CURB
[Line with Dots]	TRANSITION CURB



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ZONING

PO (PLANNED OFFICE)

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5. ALL EXTERIOR -MOUNTED AND ROOFTOP BUILDING HVAC AND MECHANICAL EQUIPMENT, VENTS, PIPING, ROOF ACCESS LADDERS AND UTILITY METERS MUST BE LOCATED OUT OF VIEW OR OTHERWISE SCREENED FROM PUBLIC VIEW FROM ALL ADJACENT STREETS AND RESIDENTIALLY ZONED OR DEVELOPED PROPERTIES. SCREENING MUST BE ACCOMPLISHED WITH LANDSCAPING, SCREEN WALLS, BUILDING ELEMENTS, OR A COMBINATION OF THESE METHODS.
6. BUILDING FOOTPRINT AS SHOWN REPRESENTS THE MOST EXTERIOR LINE WORK FOR BUILDING AS PROVIDED BY HOEFER WELKER.

CONSTRUCTION NOTES

- 01 LEAD FREE, WATER-BORNE EMULSION BASED TRAFFIC PAINT FOR PARKING LOT STRIPING (WHITE ON ASPHALT & YELLOW ON CONCRETE).
- 02 PROPOSED NO PARKING STRIPING
- 03 PROPOSED STORM SEWER SYSTEM
- 04 PROPOSED FIRE PROTECTION SYSTEM
- 05 PROPOSED TRASH ENCLOSURE. (REF. TO ARCHITECTURAL PLANS)
- 06 PROPOSED WATER SERVICE SYSTEM
- 07 PROPOSED GENERATOR
- 08 PROPOSED TRANSFORMER PAD LOCATION
- 09 PROPOSED SANITARY SEWER SYSTEM
- 10 CITY OF LEE'S SUMMIT COMMERCIAL DRIVE ENTRANCE (GEN-1)
- 11 PROPOSED COMMUNICATIONS TOWER LOCATION. PENDING FURTHER DESIGN.
- 12 SITE RETAINING WALLS ARE DELEGATED DESIGN. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ENGINEER/ARCHITECT REVIEW. PRODUCT - VERSA-LOK MOSAIC, COLOR BY ARCHITECT.
- 13 PLANTER WALLS SPECIFIED BY ARCHITECT.
- 14 HANDRAILS REQUIRED FOR ADA RAMP SPECIFIED BY ARCHITECT.
- 15 PROPOSED FENCE TO CONNECT TO EXISTING FENCE ALONG NORTHERN PROPERTY LINE.

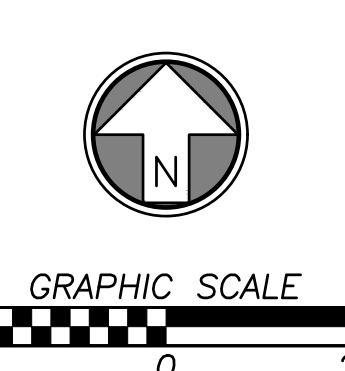
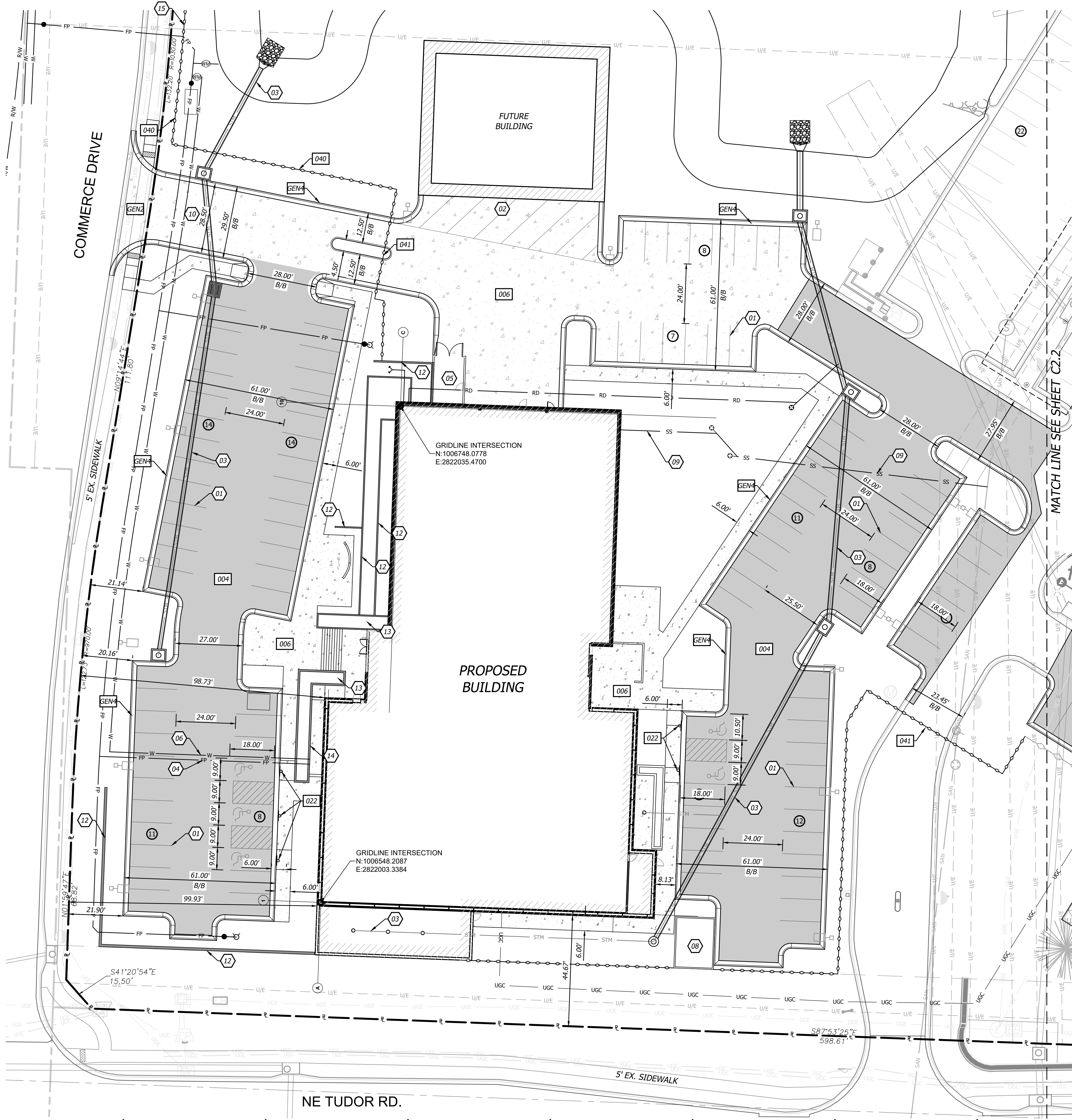
SITE LEGEND

- PARKING STALL COUNT
- PROPOSED BUILDING
- EXISTING BUILDING
- LIGHT DUTY ASPHALT PAVEMENT
- LIGHT DUTY PCC PAVEMENT
- CONCRETE SIDEWALK
- STANDARD CURB & GUTTER
- RETAINING WALL
- DRY CURB & GUTTER
- ZERO HEIGHT CURB
- TRANSITION CURB

DETAILS

SEE CONSTRUCTION DETAILS - SHEETS C7.0 - C7.3

- GEN-1 CONCRETE DRIVEWAY DETAIL
- GEN-4 CONCRETE CURB & GUTTER
- 004 MEDIUM DUTY ASPHALT PAVEMENT
- 006 MEDIUM DUTY PCC PAVEMENT
- 014 CONCRETE SIDEWALK SECTION
- 022 ADA PARKING SIGNAGE
- 040 AMERISTAR FENCE DETAIL
- 041 AMERISTAR GATE DETAIL



LEE'S SUMMIT JOINT OPERATIONS FACILITY

FINAL DEVELOPMENT PLAN

2 NE TUDOR RD
 LEE'S SUMMIT, MISSOURI 64086

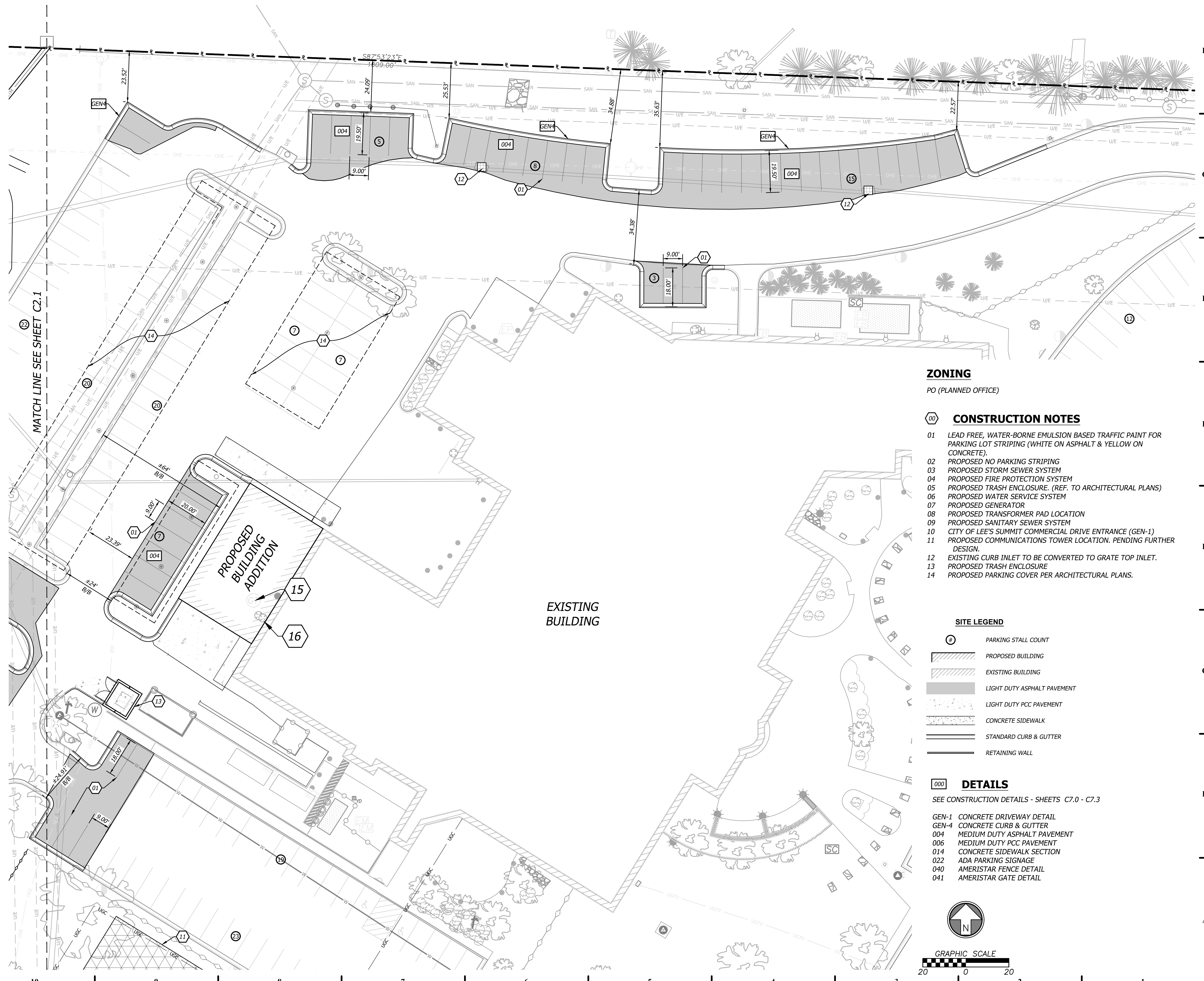
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- 02 PROPOSED NO PARKING STRIPING
- 03 PROPOSED STORM SEWER SYSTEM
- 04 PROPOSED FIRE PROTECTION SYSTEM
- 05 PROPOSED TRASH ENCLOSURE. (REF. TO ARCHITECTURAL PLANS)
- 06 PROPOSED WATER SERVICE SYSTEM
- 07 PROPOSED GENERATOR
- 08 PROPOSED TRANSFORMER PAD LOCATION
- 09 PROPOSED SANITARY SEWER SYSTEM
- 10 CITY OF LEE'S SUMMIT COMMERCIAL DRIVE ENTRANCE (GEN-1)
- 11 PROPOSED COMMUNICATIONS TOWER LOCATION. PENDING FURTHER DESIGN.
- 12 EXISTING CURB INLET TO BE CONVERTED TO GRATE TOP INLET.
- 13 PROPOSED TRASH ENCLOSURE
- 14 PROPOSED PARKING COVER PER ARCHITECTURAL PLANS.

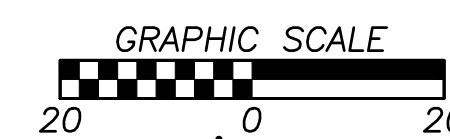
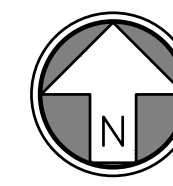
SITE LEGEND

- Ⓜ PARKING STALL COUNT
- ▨ PROPOSED BUILDING
- ▩ EXISTING BUILDING
- LIGHT DUTY ASPHALT PAVEMENT
- ░ LIGHT DUTY PCC PAVEMENT
- ▤ CONCRETE SIDEWALK
- ▥ STANDARD CURB & GUTTER
- ▧ RETAINING WALL

DETAILS

SEE CONSTRUCTION DETAILS - SHEETS C7.0 - C7.3

- GEN-1 CONCRETE DRIVEWAY DETAIL
- GEN-4 CONCRETE CURB & GUTTER
- 004 MEDIUM DUTY ASPHALT PAVEMENT
- 006 MEDIUM DUTY PCC PAVEMENT
- 014 CONCRETE SIDEWALK SECTION
- 022 ADA PARKING SIGNAGE
- 040 AMERISTAR FENCE DETAIL
- 041 AMERISTAR GATE DETAIL



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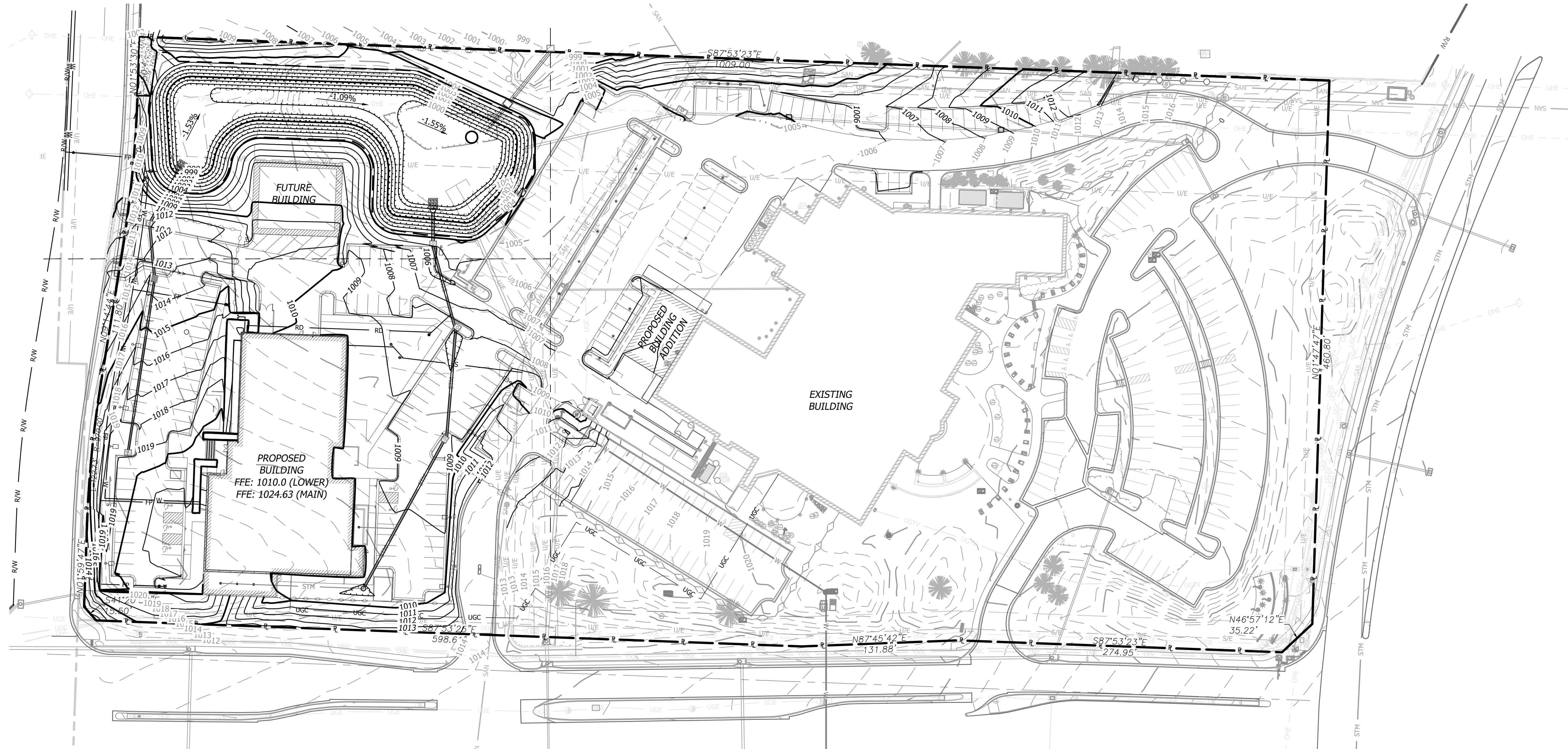
MICHAEL T. MAKRIS, PE
 MO PE-2021035286

C3.0
 ISSUE DATE: AUGUST 30, 2024
 HOEFER WELKER #: 138161

OVERALL GRADING PLAN

GRADING GENERAL NOTES

- Contractor shall obtain a copy of the Geotechnical Services Report, prepared for the project and satisfy himself as to the existing conditions and recommendations contained in the report.
- As discussed in the Geotechnical Report, over excavation of existing unsuitable soils will be required under building and pavement areas. Contractor shall perform over excavation of unsuitable soils as a part of this work.
- Contractor shall obtain soils suitable as structural fill from off-site sources. All borrow materials must be tested and approved by the Geotechnical Engineer prior to importing the soils to the project site.
- Contractor shall operate under the terms and permits included in the Stormwater Pollution Prevention Plan (SWPPP) prepared for this project and permitted through the State of Missouri. Contractor shall employ a qualified person to conduct regular inspections of the site erosion control measures and document such inspections in the SWPPP document maintained by the Contractor.
- All topsoil, vegetation, root structures, and deleterious materials shall be stripped from the ground surface prior to the placement of embankments. Contractor shall obtain the on-site geotechnical representative's acceptance of the existing ground surface materials and the proposed fill material prior to the placement of fill.
- All proposed contour lines and spot elevations shown are finish ground elevations. Contractor shall account for pavement depths, building pads, topsoil, etc when grading the site.
- All disturbed areas that are not to be paved (green spaces) shall be finish graded with a minimum of six inches of topsoil.
- All excavation and embankments shall comply with the recommendations provided by the geotechnical engineer.
- Prior to placing any concrete or asphalt pavement the contractor shall perform a proof roll of the pavement sub-grade with a fully loaded tandem axle dump truck. The proof roll shall be conducted in the presence of the Engineer and the on-site geotechnical representative. Areas that display rutting or pumping that are unsatisfactory to the engineer shall be re-worked and a follow-up proof roll shall be conducted prior to acceptance of the sub-grade for paving. The contractor may, at its own expense, stabilize the sub-grade using Class C fly ash or quicklime.
- Finished grades shall not be steeper than 3:1.
- All grading work shall be considered unclassified. No additional payments shall be made for rock excavation. Contractor shall satisfy himself as to any rock excavation required to accomplish the improvements shown hereon.
- A 2.0% maximum cross slope shall be maintained on all pedestrian sidewalks and paths.



BENCHMARKS

(DATUM: NAVD88)

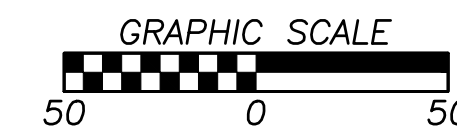
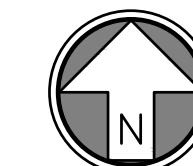
- BENCHMARK NUMBER: 1**
 ELEVATION= 1015.01
 CHISELED SQUARE ON THE NORTH FACE OF A GRATE INLET, LOCATED ON THE SOUTH SIDE OF TUDOR ROAD, APPROXIMATELY 425 FEET EAST OF THE INTERSECTION OF TUDOR ROAD AND SLOAN STREET.
- BENCHMARK NUMBER: 2**
 ELEVATION= 1031.01
 CHISELED SQUARE ON THE NORTHWEST CORNER OF A PEDESTRIAN CROSSING SIGNAL, LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF TUDOR ROAD AND DOUGLAS STREET.

FLOOD STATEMENT

The subject property lies within Flood Zone "X" (unshaded) (Areas determined to be outside the 0.2% annual chance floodplain.), as shown on the Jackson County, Missouri and Incorporated Areas Flood Insurance Rate Map (F.I.R.M.).
 Map Number: 29095C0417G
 Panel No: 417 of 625
 Map Revised Date: January 20, 2017
NOTE: This statement is provided for informational purposes only and shall in no way constitute a basis for a flood certificate. No field work was performed to establish the boundaries of this zone. The information was derived by scaling the subject property on the above referenced map.

GRADING LEGEND

- 980 FINISH GRADE MAJOR CONTOURS
- 982 FINISH GRADE MINOR CONTOURS
- 980 EXISTING GRADE MAJOR CONTOURS
- 982 EXISTING GRADE MINOR CONTOURS
- R PROPERTY LINE
- RW RIGHT-OF-WAY LINE
- STANDARD CURB & GUTTER
- DRY CURB & GUTTER
- ZERO HEIGHT CURB
- TRANSITION CURB
- RETAINING WALL



LEE'S SUMMIT JOINT OPERATIONS FACILITY
 2 NE TUDOR RD
 LEE'S SUMMIT, MISSOURI 64086
FINAL DEVELOPMENT PLAN

REVISION DATES:
 Revision 1: 2024-11-15
 Revision 2: 2024-12-20
 Revision 3: 2025-01-03



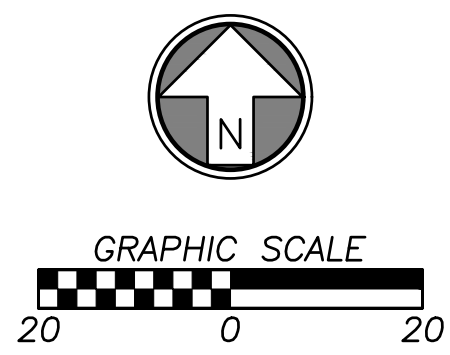
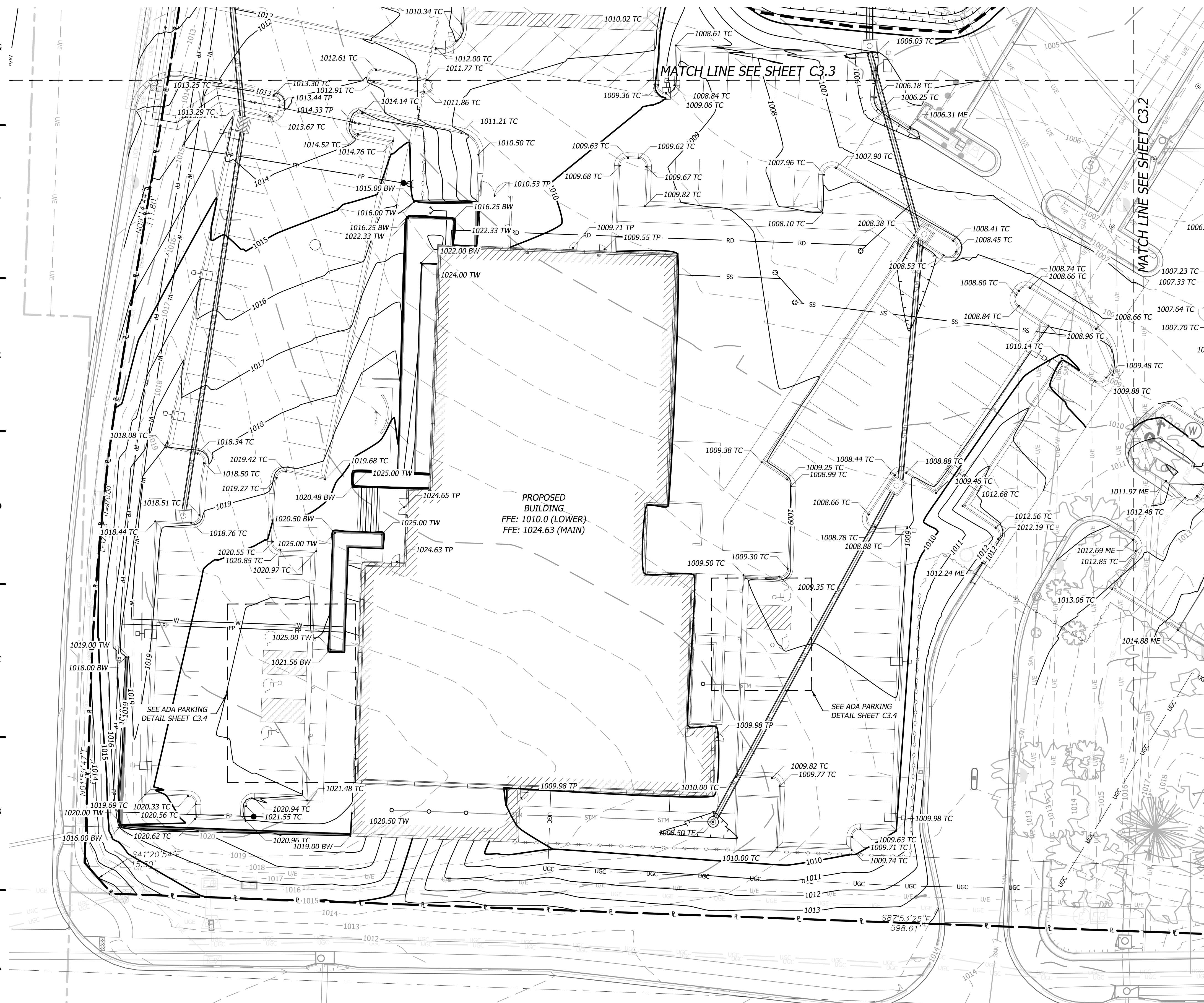
MICHAEL T. MAKRIS, PE
 MO PE-2021035286

C3.1
 ISSUE DATE: AUGUST 30, 2024
 HOEFER WELKER #: 138161

DETAILED GRADING

DETAILED GRADING LEGEND

- 0000.00 FG FINISHED GRADE ELEVATION
- 0000.00 TC TOP OF CURB ELEVATION
- 0000.00 TP TOP OF PAVEMENT ELEVATION
- 0000.00 TW FG @ TOP OF RETAINING WALL
- 0000.00 BW FG @ BOTTOM OF RETAINING WALL
- 0000.00 ME MATCH EXISTING GRADE
- 0000.00 TE TOP ELEVATION OF STRUCTURE
- 0000.00 XX HIGH POINT AT SPECIFIC CALLOUT
- 0000.00 XX LOW POINT AT SPECIFIC CALLOUT
- 1.00% SLOPE INDICATOR



LEE'S SUMMIT JOINT OPERATIONS FACILITY

**2 NE TUDOR RD
 LEE'S SUMMIT, MISSOURI 64086**

FINAL DEVELOPMENT PLAN

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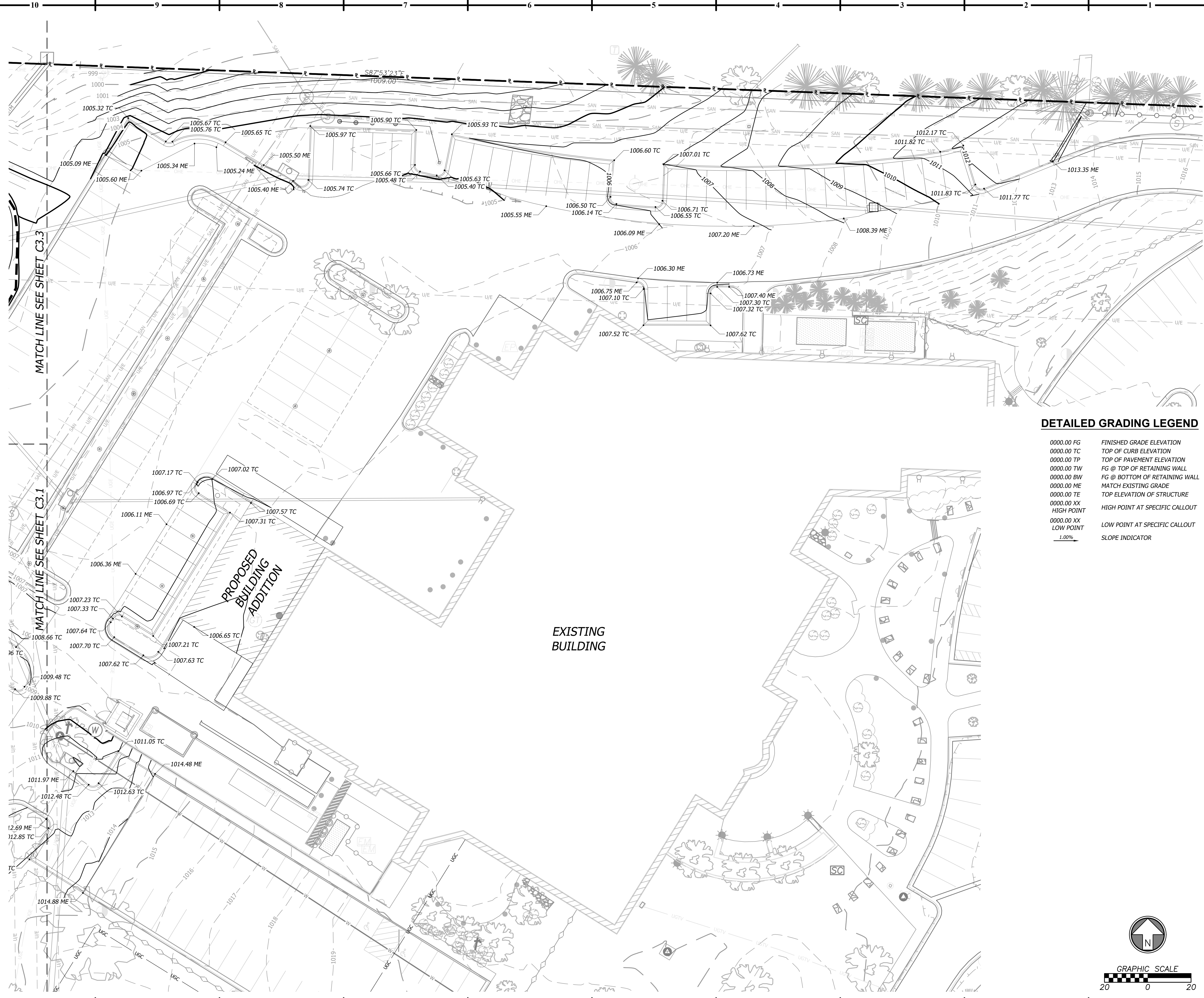


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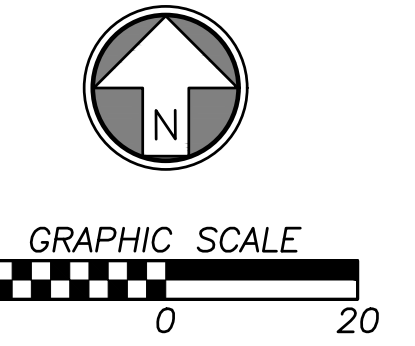
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AS-BUILT CERTIFICATION

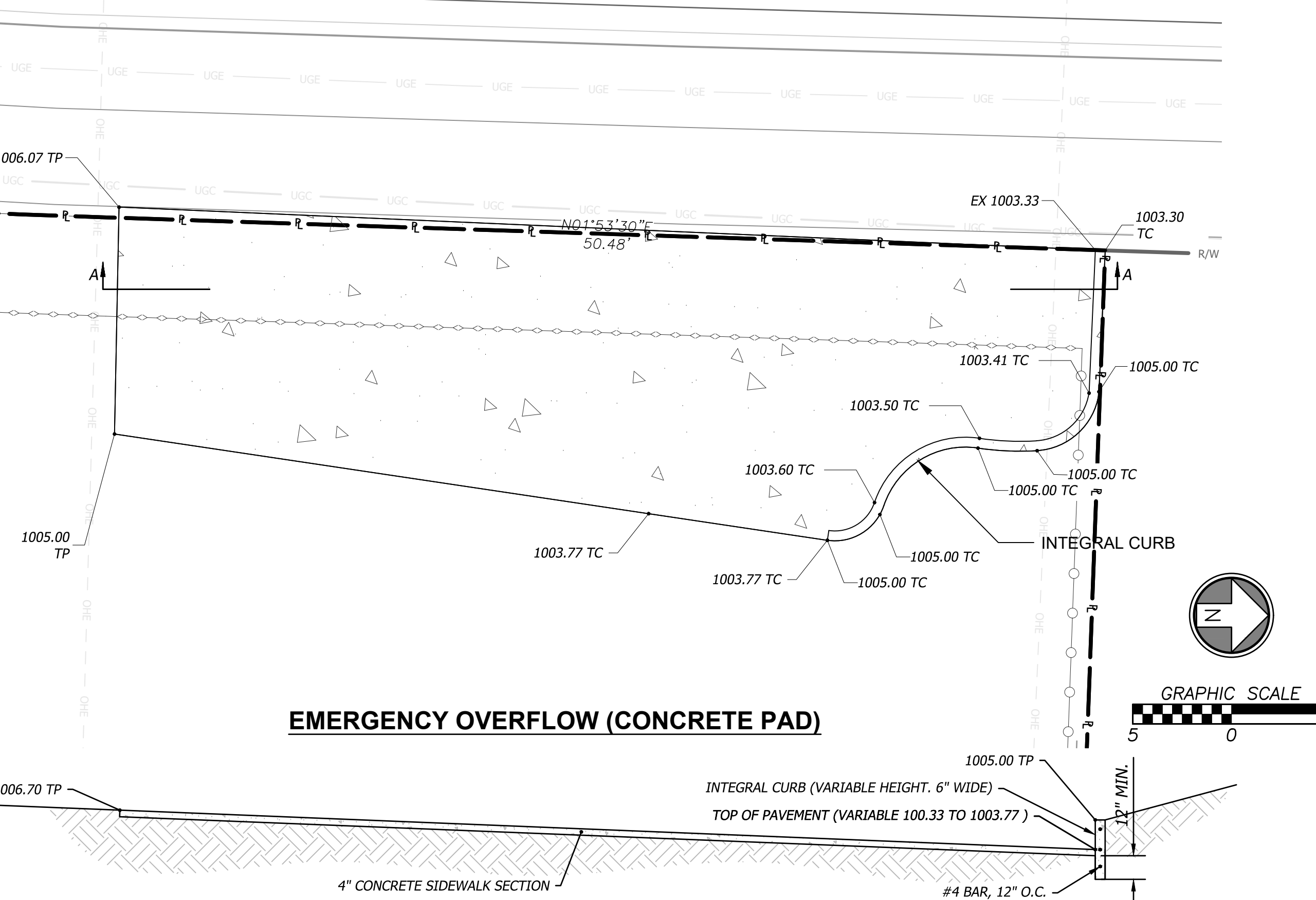
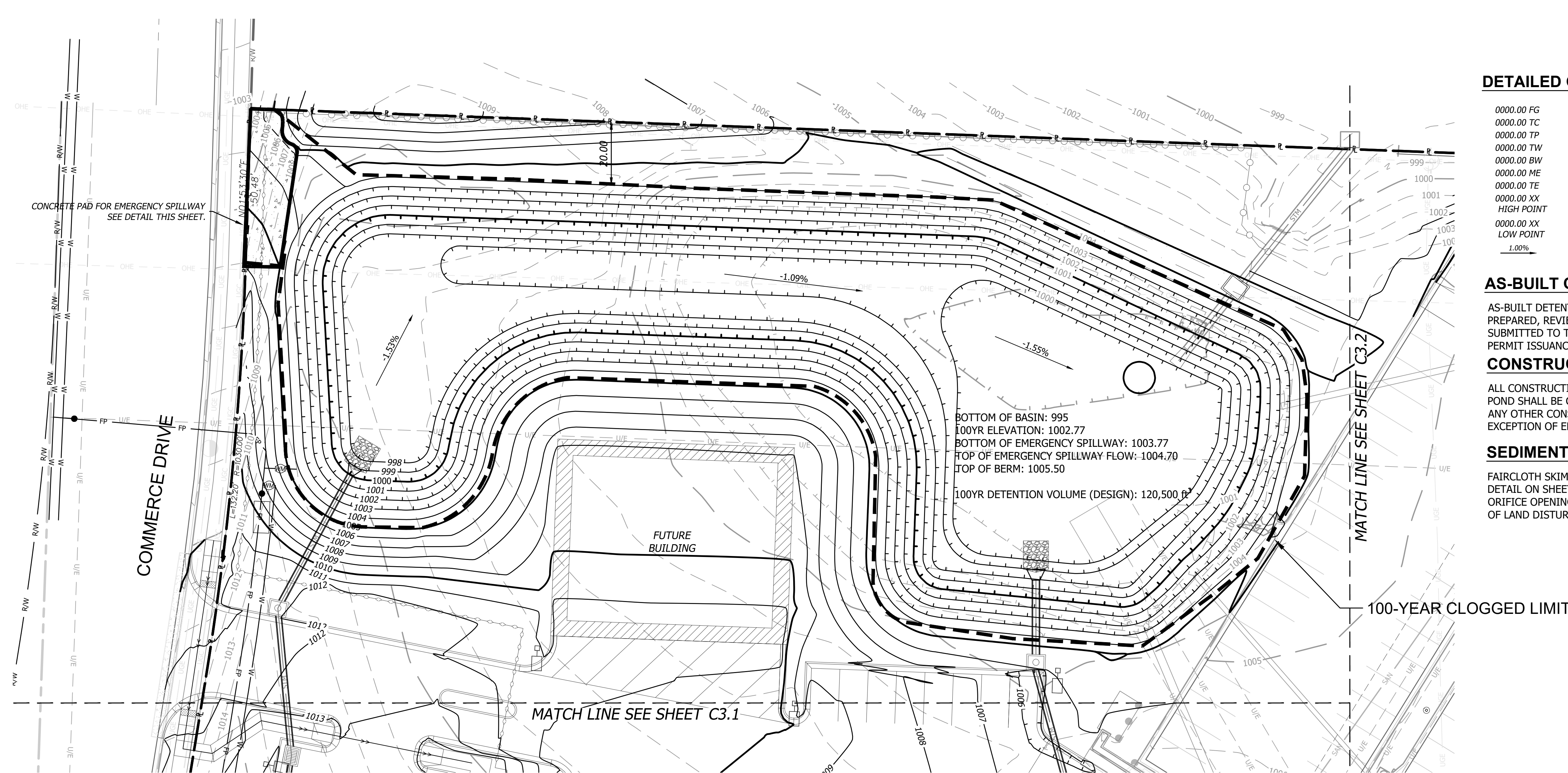
AS-BUILT DETENTION PLAN AND CERTIFICATION SHALL BE PREPARED, REVIEWED BY THE CIVIL ENGINEER AND SUBMITTED TO THE CITY PRIOR TO ANY OCCUPANCY PERMIT ISSUANCE.

CONSTRUCTION SEQUENCE

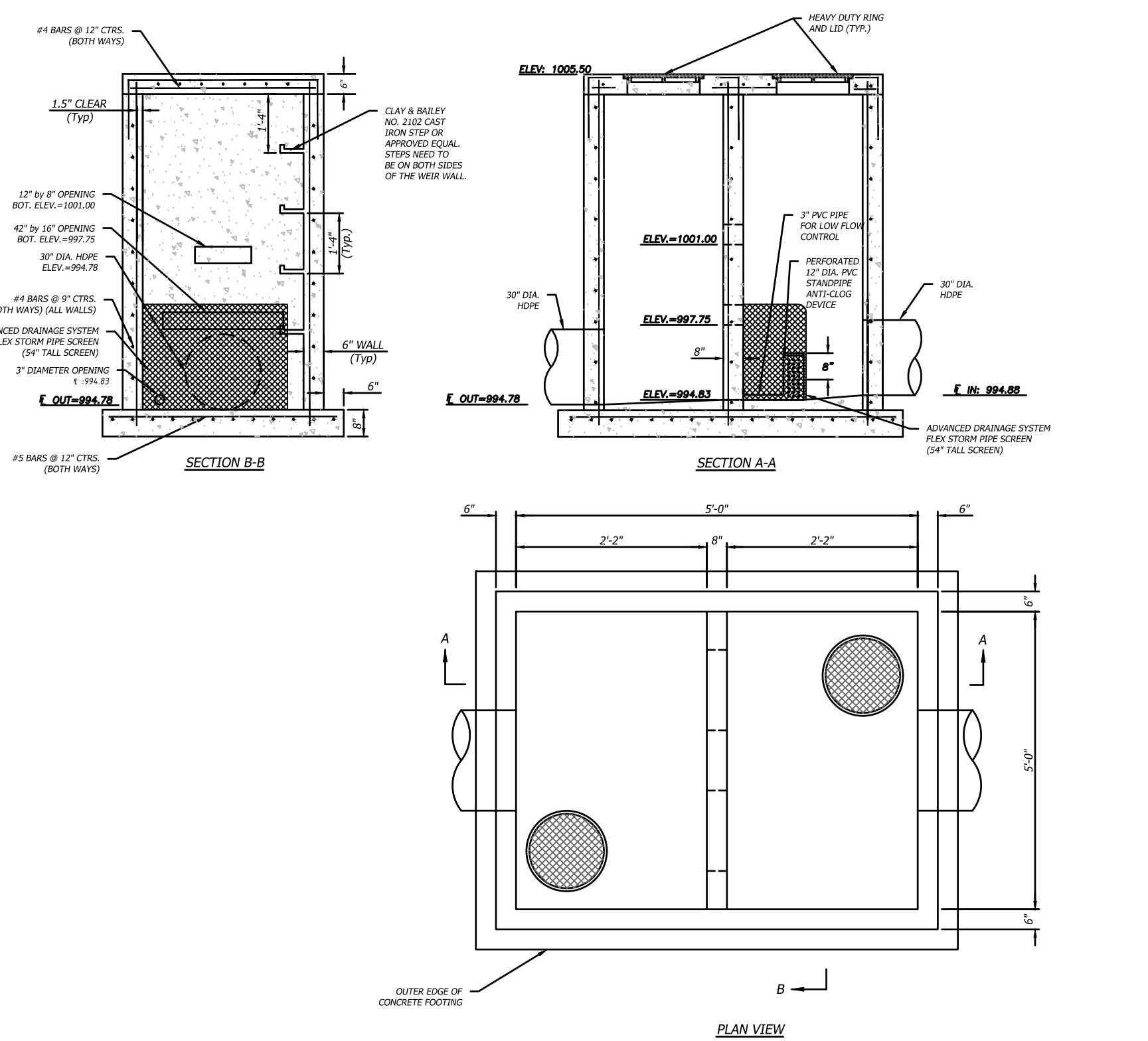
ALL CONSTRUCTION AND UPGRADES OF THE DETENTION POND SHALL BE COMPLETED AND INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITIES, WITH THE EXCEPTION OF EROSION AND SEDIMENT CONTROL.

SEDIMENT BASIN NOTE

FAIRCLOTH SKIMMER (OR APPROVED EQUAL), RE: DETAIL ON SHEET C7.5, SHALL BE INSTALLED IN 3" ORIFICE OPENING AND MAINTAIN UNTIL CONCLUSION OF LAND DISTURBING ACTIVITIES.



- GENERAL NOTES**
- ALL STORM SEWER STRUCTURES SHALL BE PRECAST CONCRETE. PRE-CAST SHOP DRAWINGS SHALL BE PROVIDED TO THE ARCHITECT/ENGINEER FOR REVIEW.
 - DO NOT SCALE THESE DRAWINGS FOR DIMENSIONS OR CLEARANCES. ANY QUESTIONS REGARDING DIMENSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.
 - THE FIRST DIMENSION LISTED IN THE CONSTRUCTION NOTES IS THE "L" DIMENSION. THE SECOND DIMENSION IS THE "W" DIMENSION.
 - RING & COVER TO BE EAST JORDAN IRON WORKS #00150230 (HEAVY DUTY) OR APPROVED EQUAL.
 - CONCRETE USED IN THIS WORK SHALL BE KCMH4K FOR ALL PRECAST STRUCTURAL COMPONENTS AS APPROVED BY THE KANSAS CITY METROPOLITAN MATERIALS BOARD, AND SHALL MEET THE REQUIREMENTS OF THE CITY TECHNICAL SPECIFICATIONS.
 - CONCRETE CONSTRUCTION SHALL MEET THE APPLICABLE REQUIREMENTS OF STANDARD SPECIFICATIONS FOR STATE ROAD AND BRIDGE CONSTRUCTION, KANSAS DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
 - INLET FLOORS SHALL BE SHAPED WITH NON-REINFORCED KCMH4K CONCRETE INVERT TO PROVIDE SMOOTH FLOW.
 - BEVEL ALL EXPOSED EDGES WITH 3" TRIANGULAR MOLDINGS.
 - REINFORCING STEEL
 - REINFORCING STEEL SHALL BE NEW BILLET, MINIMUM GRADE 40 AS PER ASTM A615, AND SHALL BE BENT COOD.
 - ALL DIMENSIONS RELATIVE TO REINFORCING STEEL ARE TO CENTERLINE OF BARS. 2" CLEARANCE SHALL BE PROVIDED THROUGHOUT UNLESS NOTED OTHERWISE. TOLERANCE OF 1/8" SHALL BE PERMITTED.
 - ALL LAP SPLICES NOT SHOWN SHALL BE A MINIMUM OF 40 BAR DIAMETERS IN LENGTH.
 - ALL REINFORCING STEEL SHALL BE SUPPORTED ON FABRICATED STEEL BAR SUPPORTS @ 3'-0" MAXIMUM SPACING.
 - ALL DOWELS SHALL BE ACCURATELY PLACED AND SECURELY TIED IN PLACE PRIOR TO PLACEMENT OF BOTTOM SLAB CONCRETE. STICKING OF DOWELS INTO FRESH OR PARTIALLY HARDENED CONCRETE WILL NOT BE ACCEPTABLE.
- CONSTRUCTION**
- THE BOTTOM SLAB SHALL BE AT LEAST 24 HOURS OLD BEFORE PLACING SIDEWALL CONCRETE. ALL SIDEWALL FORMS SHALL REMAIN IN PLACE A MINIMUM OF 24 HOURS AFTER SIDEWALLS ARE POURED BEFORE REMOVAL, AND AFTER REMOVAL SHALL BE IMMEDIATELY TREATED WITH MEMBRANE CURING COMPOUND.
 - PIPE CONNECTIONS TO PRECAST STRUCTURES SHALL HAVE A MINIMUM OF 6" OF CONCRETE AROUND THE ENTIRE PIPE WITHIN 2' OF THE STRUCTURE.
 - MATERIAL SELECTION AND COMPACTION REQUIREMENTS FOR BACKFILL AROUND STRUCTURES SHALL BE AS SPECIFIED IN THE CITY TECHNICAL SPECIFICATIONS.



Detention Outlet Control Structure
 Not to Scale

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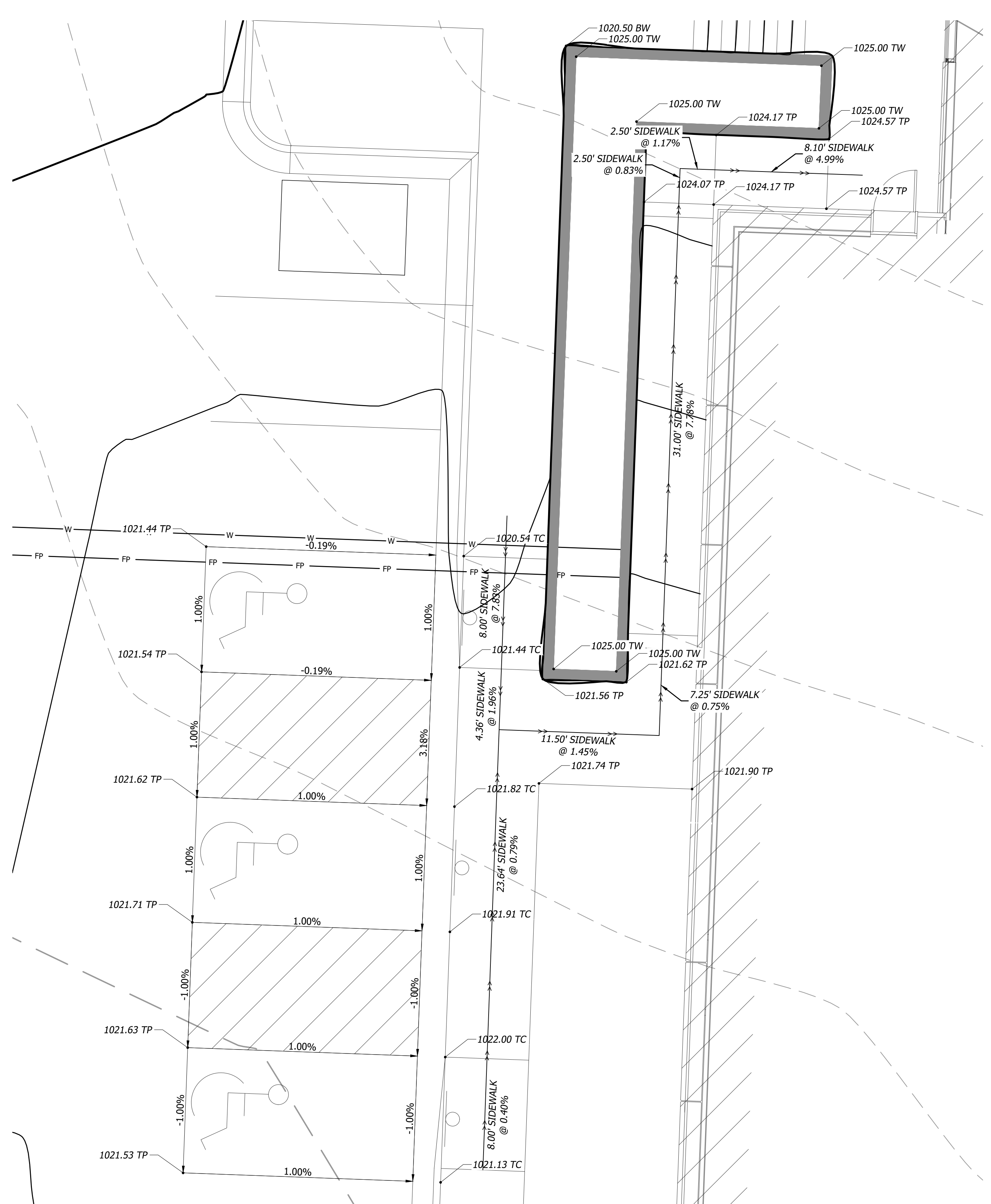
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 MD PE-2021035286

C3.4

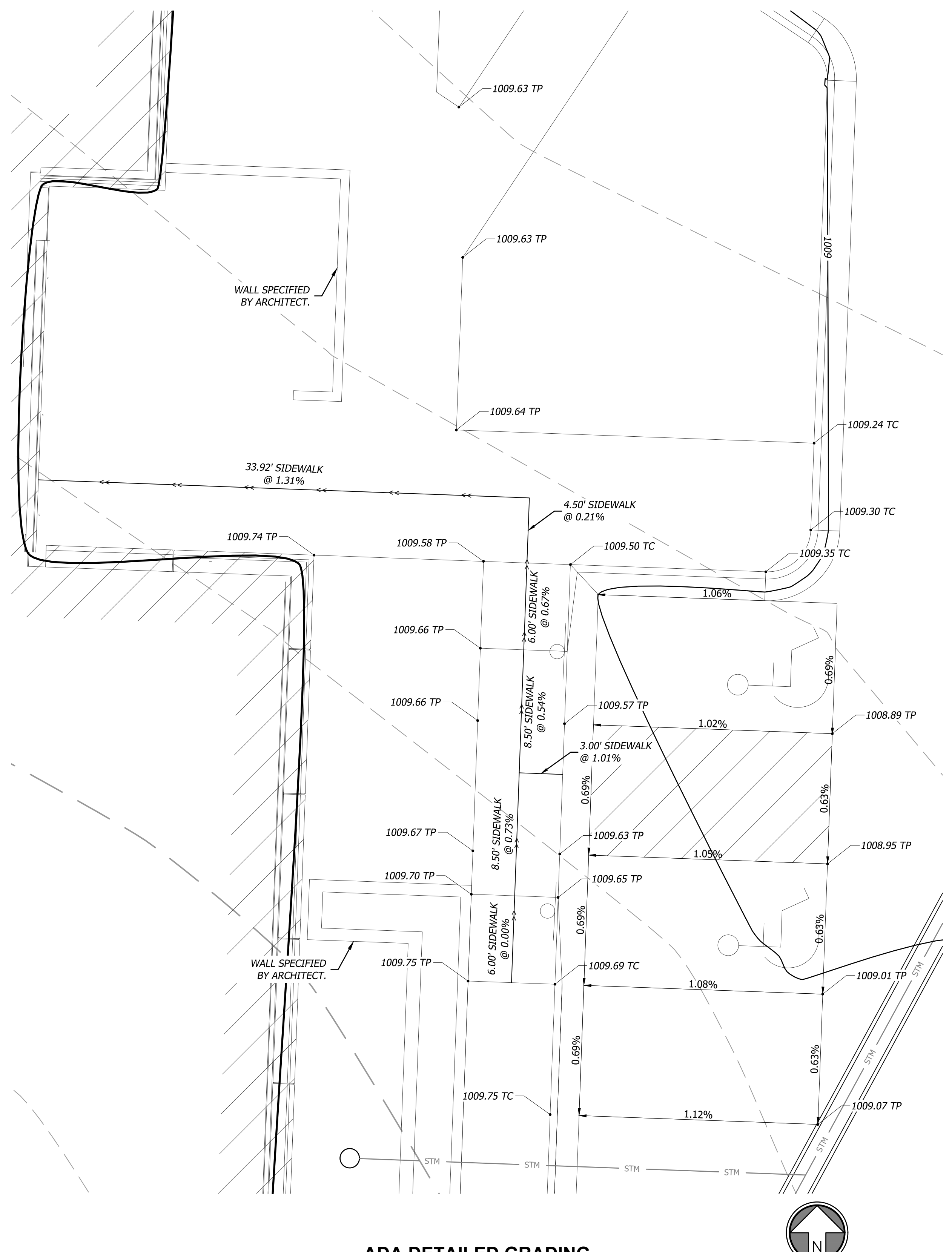
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DETAILED GRADING LEGEND

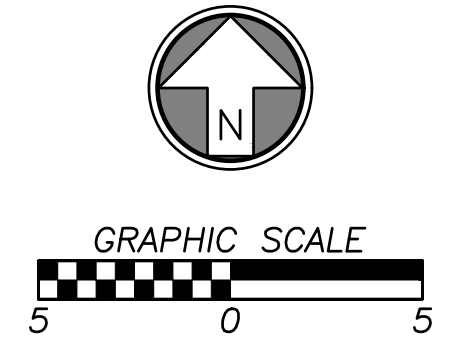
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ADA DETAILED GRADING



ADA DETAILED GRADING



LEE'S SUMMIT JOINT OPERATIONS FACILITY
 2 NE TUDOR RD
 LEE'S SUMMIT, MISSOURI 64086
FINAL DEVELOPMENT PLAN

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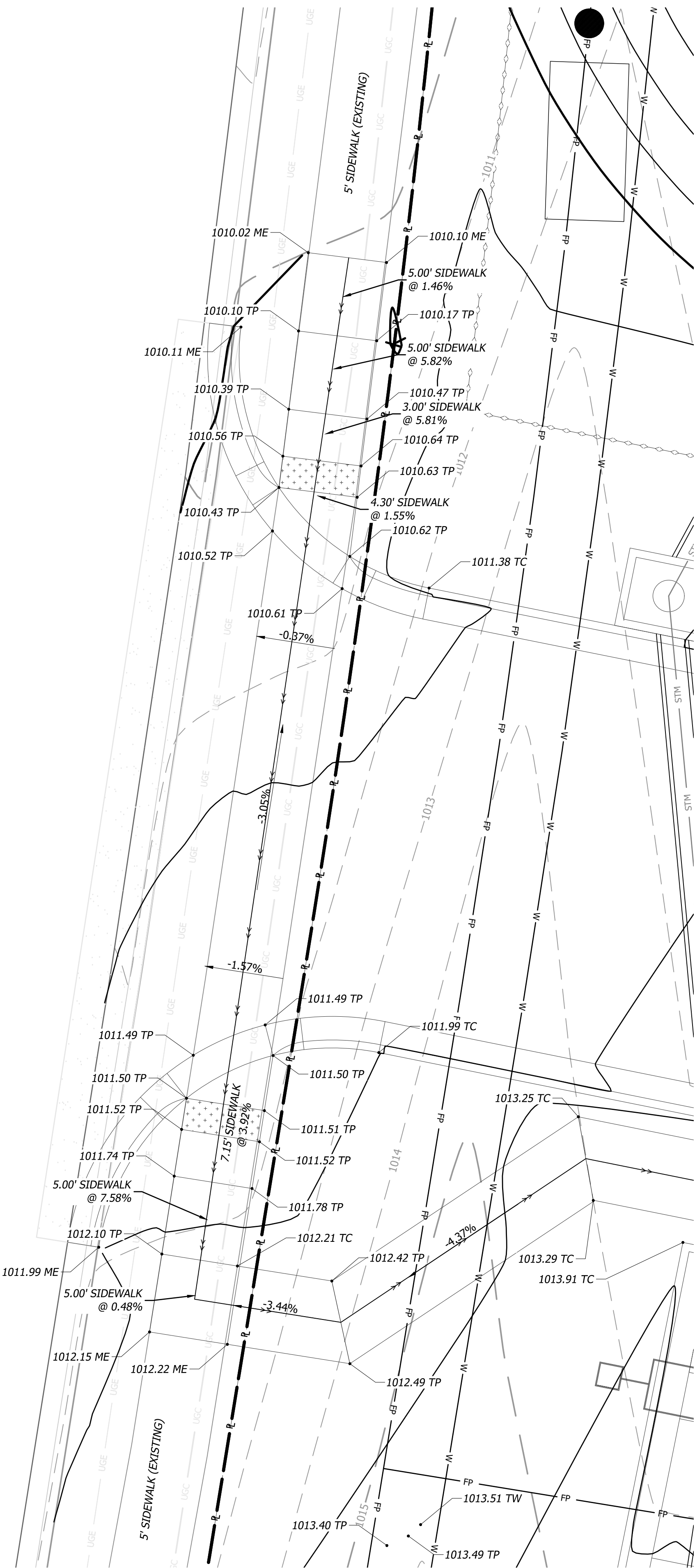
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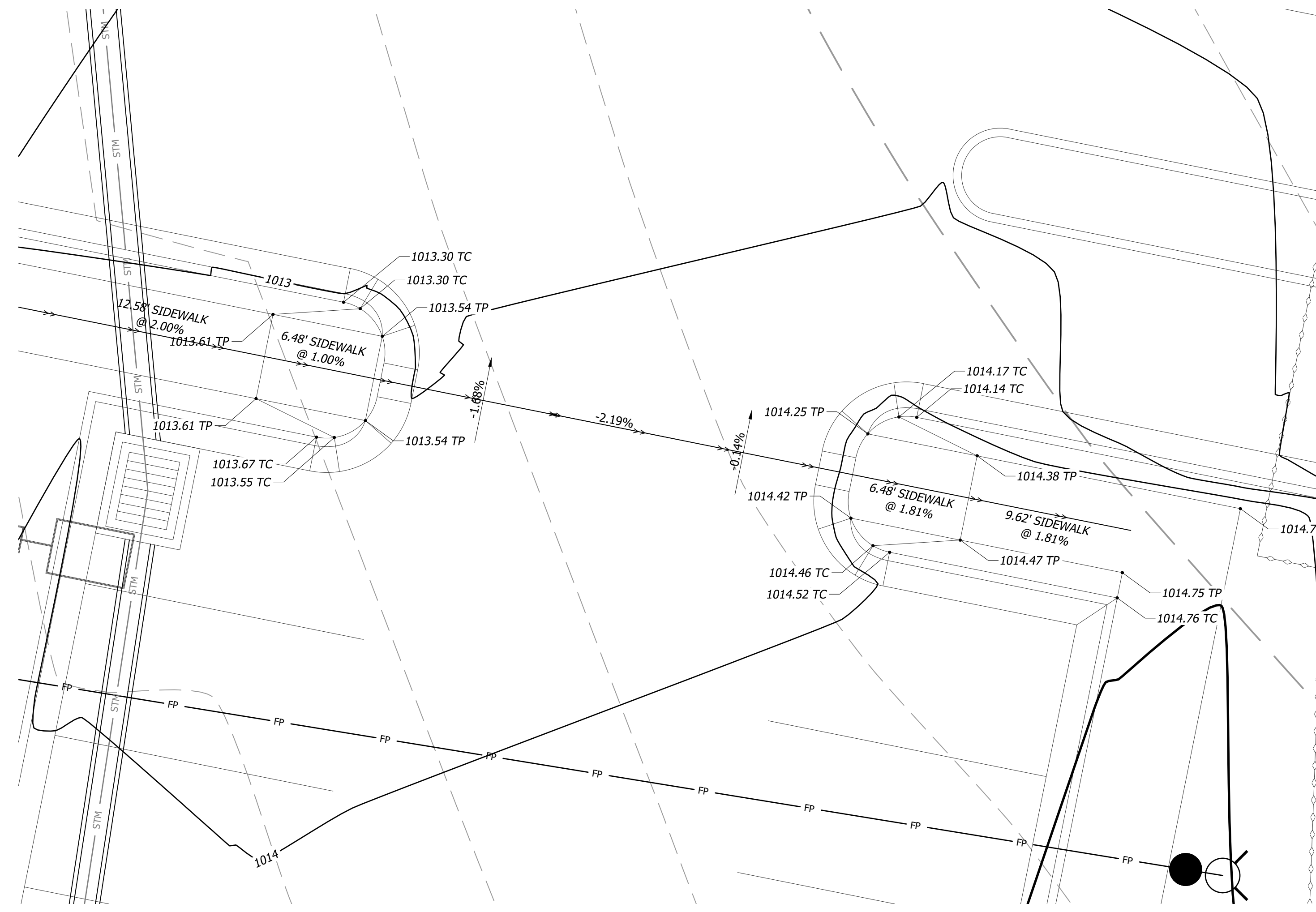
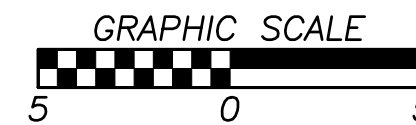
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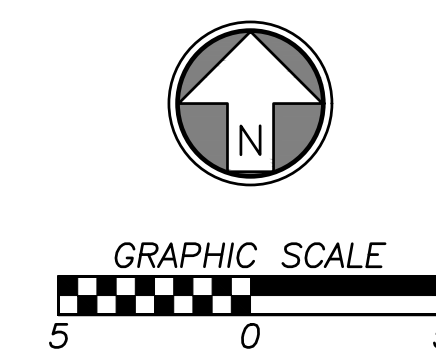
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ADA DETAILED GRADING - CROSSWALK



ADA DETAILED GRADING - CROSSWALK

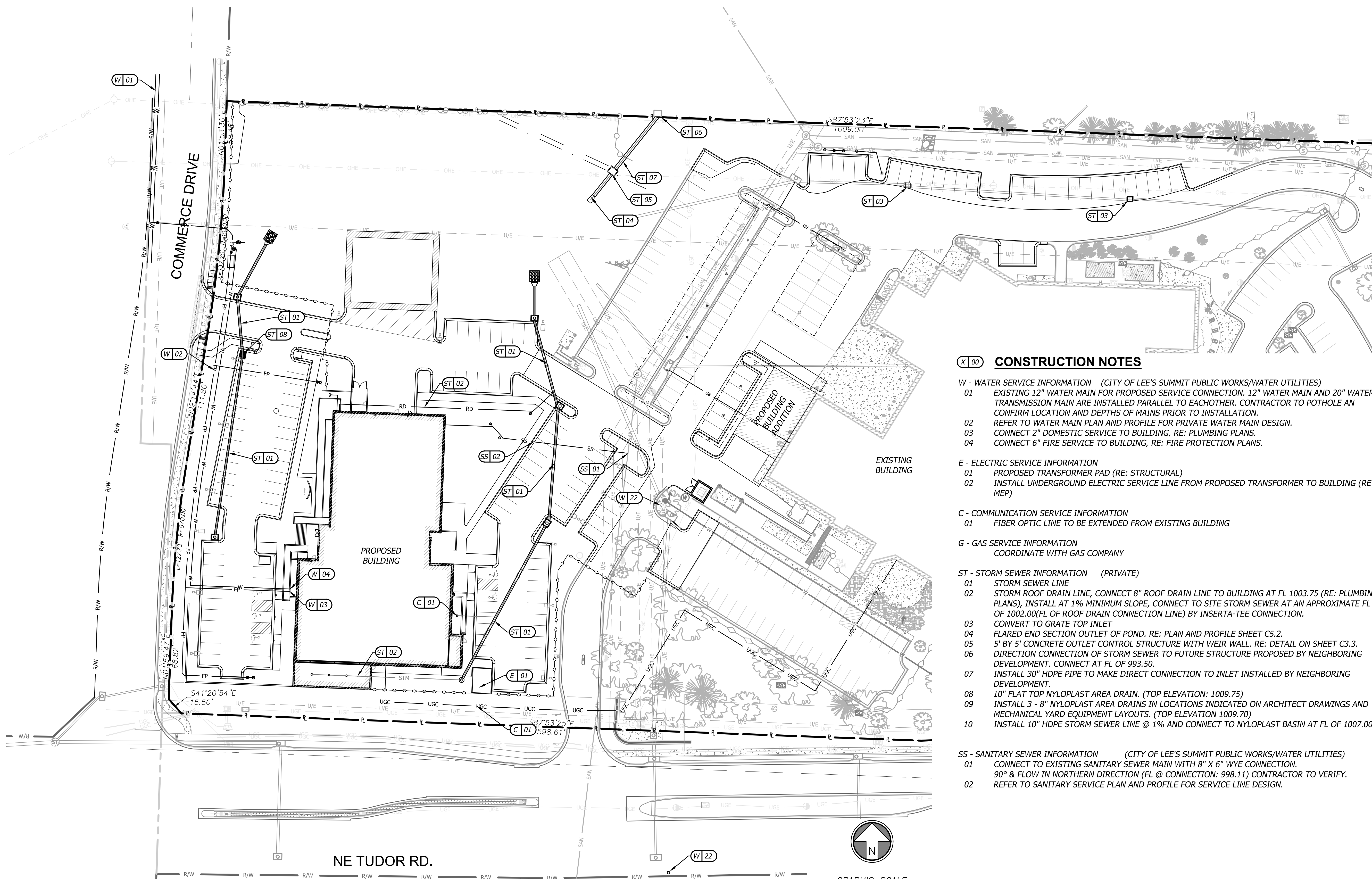


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X 00 CONSTRUCTION NOTES

- W - WATER SERVICE INFORMATION (CITY OF LEE'S SUMMIT PUBLIC WORKS/WATER UTILITIES)**
 - 01 EXISTING 12" WATER MAIN FOR PROPOSED SERVICE CONNECTION. 12" WATER MAIN AND 20" WATER TRANSMISSION MAIN ARE INSTALLED PARALLEL TO EACHOTHER. CONTRACTOR TO POTHOLE AND CONFIRM LOCATION AND DEPTHS OF MAINS PRIOR TO INSTALLATION.
 - 02 REFER TO WATER MAIN PLAN AND PROFILE FOR PRIVATE WATER MAIN DESIGN.
 - 03 CONNECT 2" DOMESTIC SERVICE TO BUILDING, RE: PLUMBING PLANS.
 - 04 CONNECT 6" FIRE SERVICE TO BUILDING, RE: FIRE PROTECTION PLANS.
- E - ELECTRIC SERVICE INFORMATION**
 - 01 PROPOSED TRANSFORMER PAD (RE: STRUCTURAL)
 - 02 INSTALL UNDERGROUND ELECTRIC SERVICE LINE FROM PROPOSED TRANSFORMER TO BUILDING (RE: MEP)
- C - COMMUNICATION SERVICE INFORMATION**
 - 01 FIBER OPTIC LINE TO BE EXTENDED FROM EXISTING BUILDING
- G - GAS SERVICE INFORMATION**
 - COORDINATE WITH GAS COMPANY
- ST - STORM SEWER INFORMATION (PRIVATE)**
 - 01 STORM SEWER LINE
 - 02 STORM ROOF DRAIN LINE, CONNECT 8" ROOF DRAIN LINE TO BUILDING AT FL 1003.75 (RE: PLUMBING PLANS), INSTALL AT 1% MINIMUM SLOPE, CONNECT TO SITE STORM SEWER AT AN APPROXIMATE FL OF 1002.00 (FL OF ROOF DRAIN CONNECTION LINE) BY INSERTA-TEE CONNECTION.
 - 03 CONVERT TO GRATE TOP INLET
 - 04 FLARED END SECTION OUTLET OF POND. RE: PLAN AND PROFILE SHEET C5.2.
 - 05 5' BY 5' CONCRETE OUTLET CONTROL STRUCTURE WITH WEIR WALL. RE: DETAIL ON SHEET C3.3.
 - 06 DIRECTION CONNECTION OF STORM SEWER TO FUTURE STRUCTURE PROPOSED BY NEIGHBORING DEVELOPMENT. CONNECT AT FL OF 993.50.
 - 07 INSTALL 30" HDPE PIPE TO MAKE DIRECT CONNECTION TO INLET INSTALLED BY NEIGHBORING DEVELOPMENT.
 - 08 10" FLAT TOP NYLOPLAST AREA DRAIN. (TOP ELEVATION: 1009.75)
 - 09 INSTALL 3 - 8" NYLOPLAST AREA DRAINS IN LOCATIONS INDICATED ON ARCHITECT DRAWINGS AND MECHANICAL YARD EQUIPMENT LAYOUTS. (TOP ELEVATION 1009.70)
 - 10 INSTALL 10" HDPE STORM SEWER LINE @ 1% AND CONNECT TO NYLOPLAST BASIN AT FL OF 1007.00.
- SS - SANITARY SEWER INFORMATION (CITY OF LEE'S SUMMIT PUBLIC WORKS/WATER UTILITIES)**
 - 01 CONNECT TO EXISTING SANITARY SEWER MAIN WITH 8" X 6" WYE CONNECTION. 90° & FLOW IN NORTHERN DIRECTION (FL @ CONNECTION: 998.11) CONTRACTOR TO VERIFY. REFER TO SANITARY SERVICE PLAN AND PROFILE FOR SERVICE LINE DESIGN.
 - 02

UTILITY NOTES

1. Contractor shall refer to all specifications, guidelines, and installation drawings from utility contacts for the installation of all service lines.
2. The information shown on these plans concerning the type and location of underground utilities is not guaranteed to be accurate or all inclusive. The contractor is responsible for contacting all utility companies for field location of all underground utility lines prior to any excavation and for making his own verification as to type and location of underground utilities as may be necessary to avoid damage thereto.
3. Contractor to ensure 18" minimum separation between utilities at crossings. Contractor to call engineer if any conflicts between utilities are found.
4. Fire Line Notes:
 - 4.1. All private fire lines shall be installed in accordance with NFPA 24, and other applicable codes and standards.
 - 4.2. Contact the Fire Department to schedule inspections prior to private fire lines being backfilled.
 - 4.3. Contact the Fire Department to witness scheduled hydrostatic tests and flushes of private fire lines.
5. Stub all connections to within 5' of the building to provide connection into the building by mechanical/plumbing contractor.

ROOF DRAIN LEGEND

	PROPOSED ROOF LINE DRAIN
	PROPOSED STORM SEWER LINE
	RIGHT-OF-WAY LINE
	PROPERTY LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED NATURAL GAS LINE

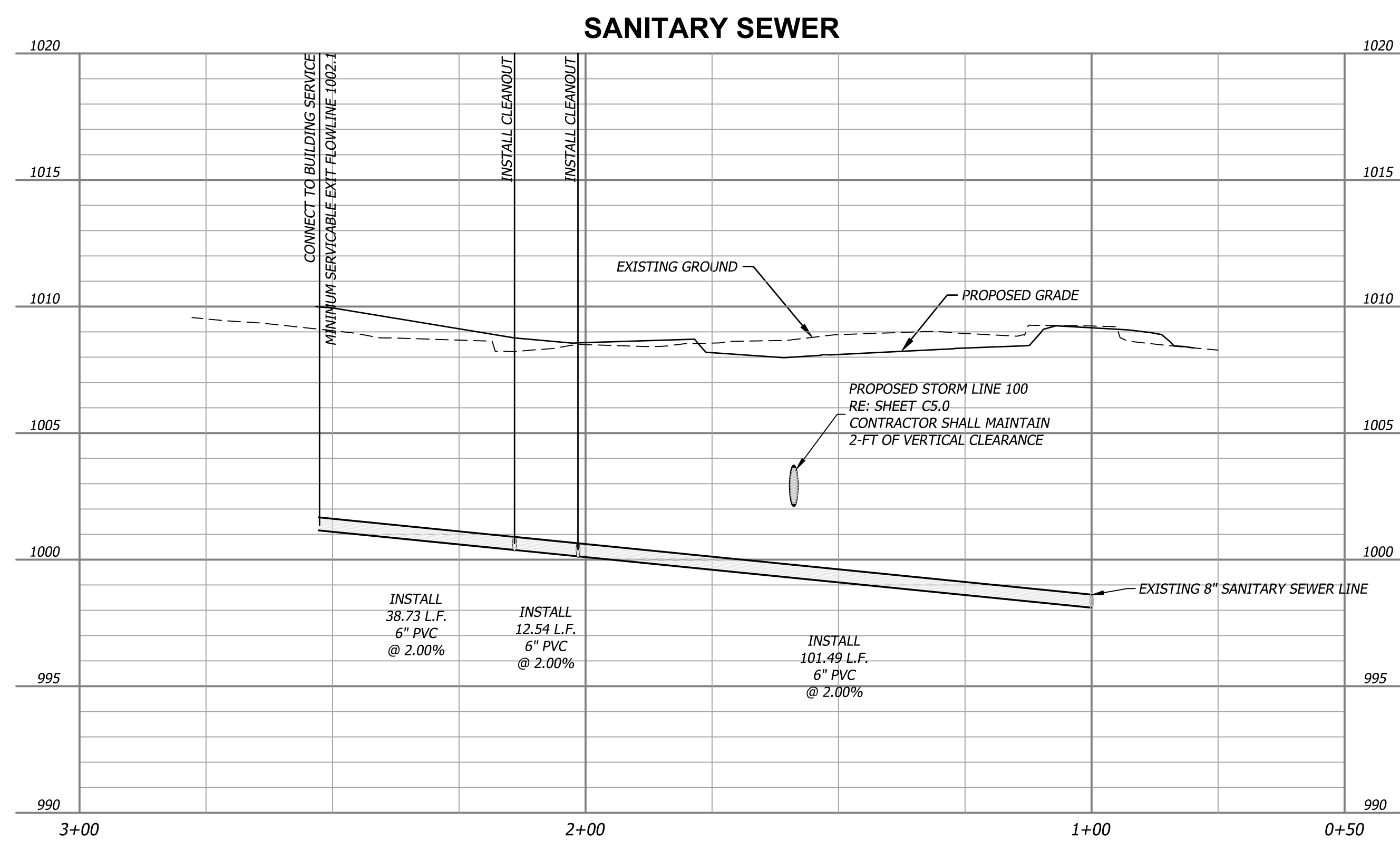
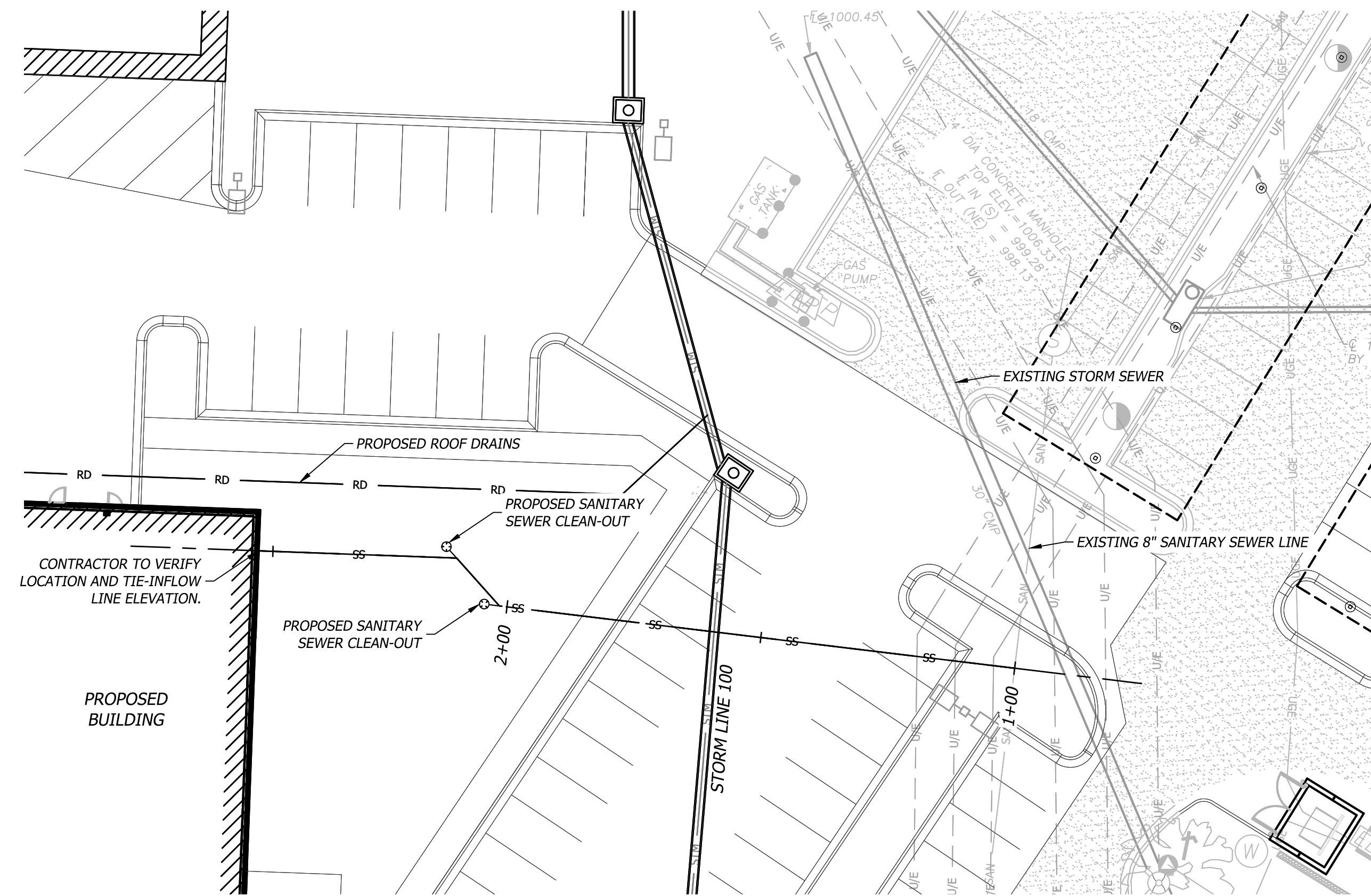
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C4.1
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SANITARY SEWER PLAN & PROFILE



SANITARY PROFILE NOTE

SANITARY PROFILE IS BASED ON MINIMUM SERVICEABLE ELEVATION FOR EXIT OF BUILDING SERVICE. CONTRACTOR SHALL MAINTAIN REDLINES OF CONSTRUCTED ELEVATIONS.

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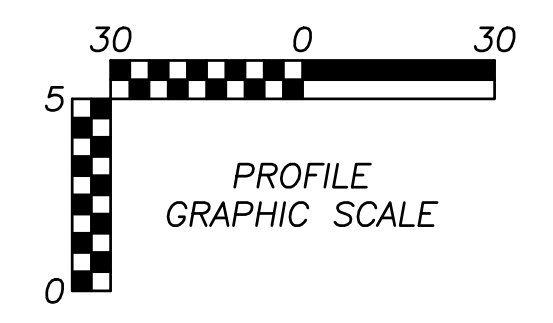
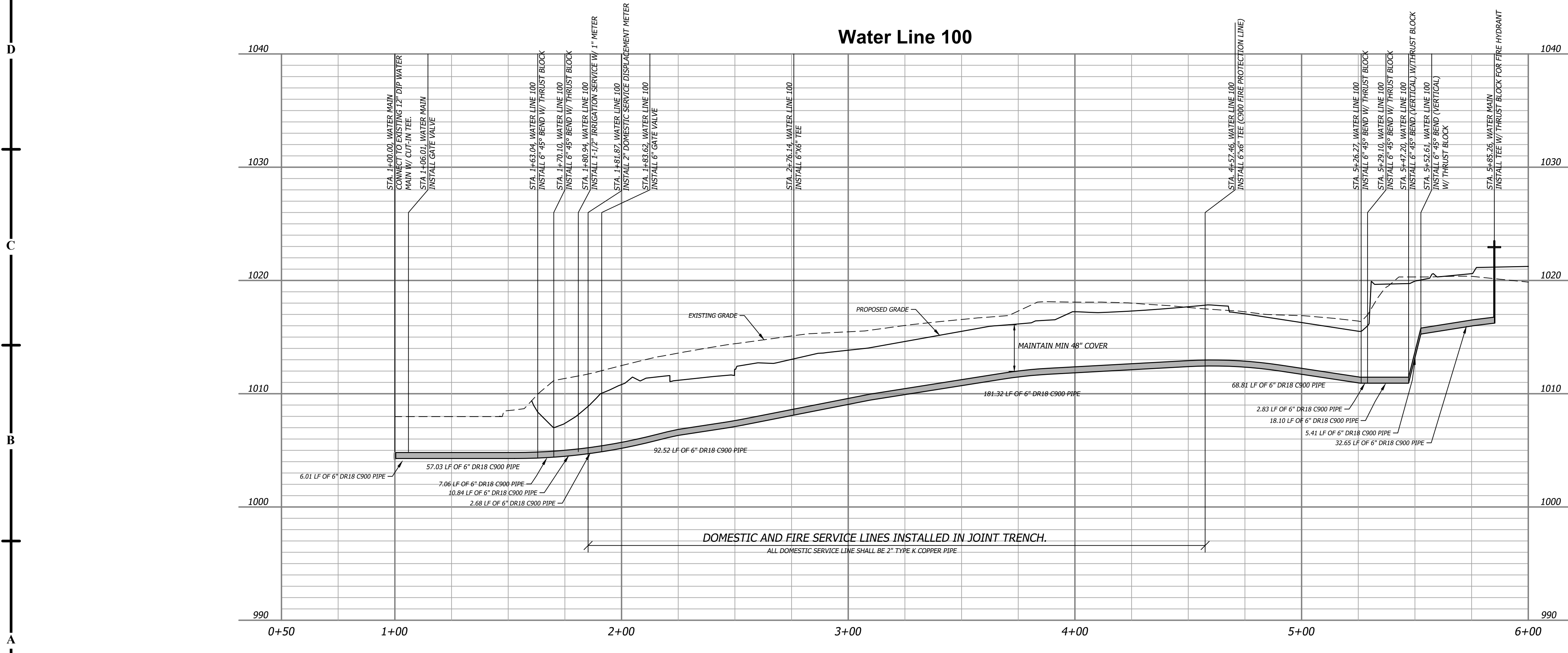
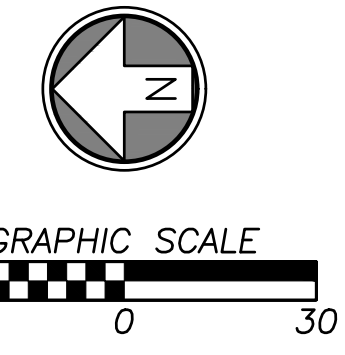
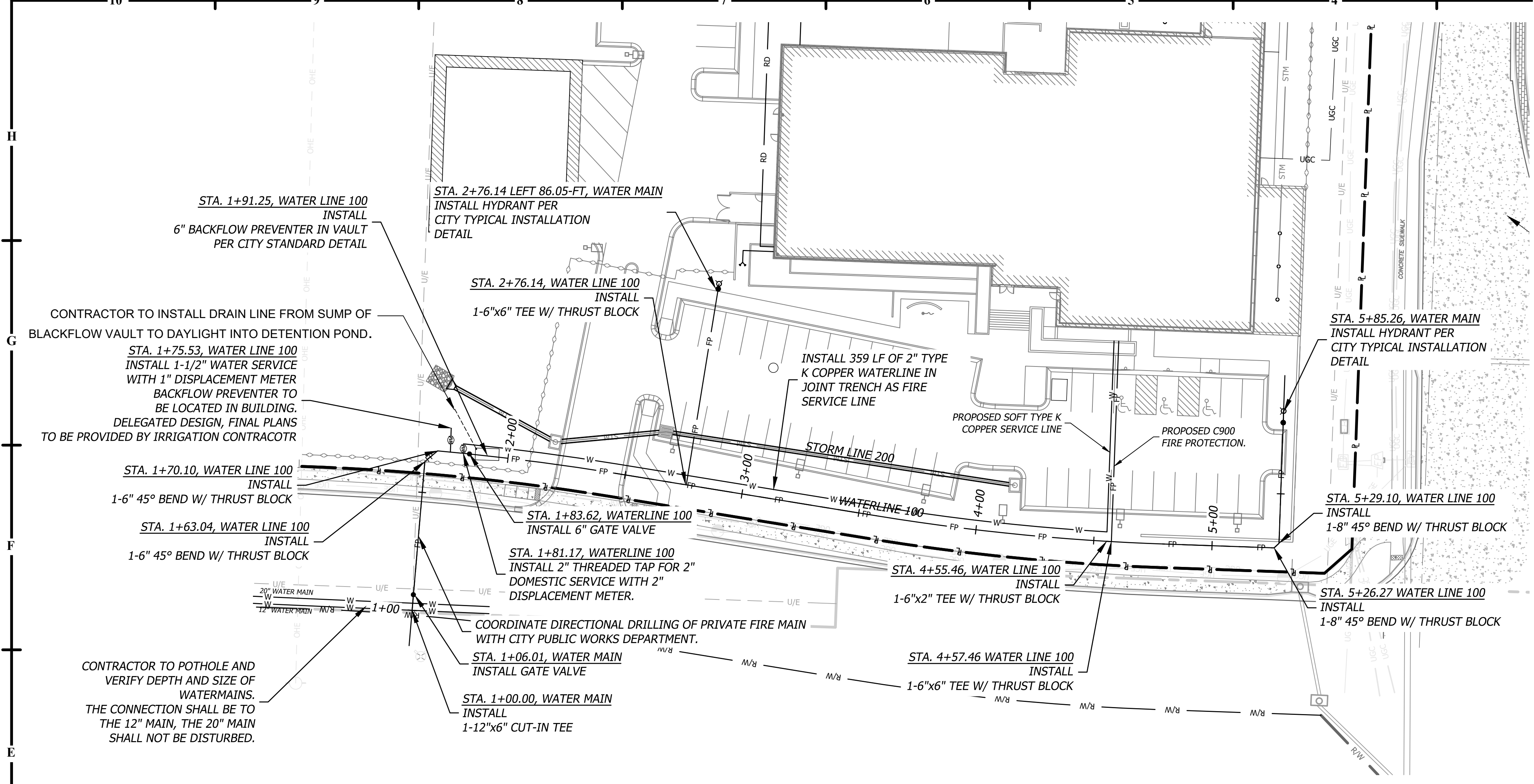
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 MD PE-2021035286

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WATER PLAN & PROFILE

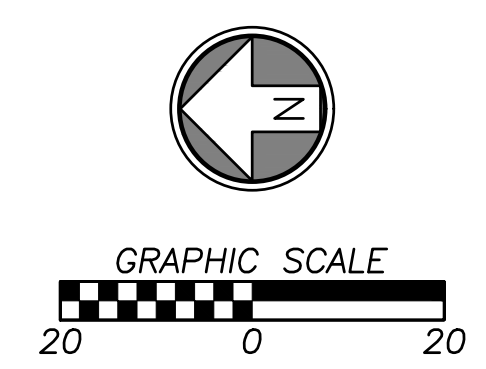
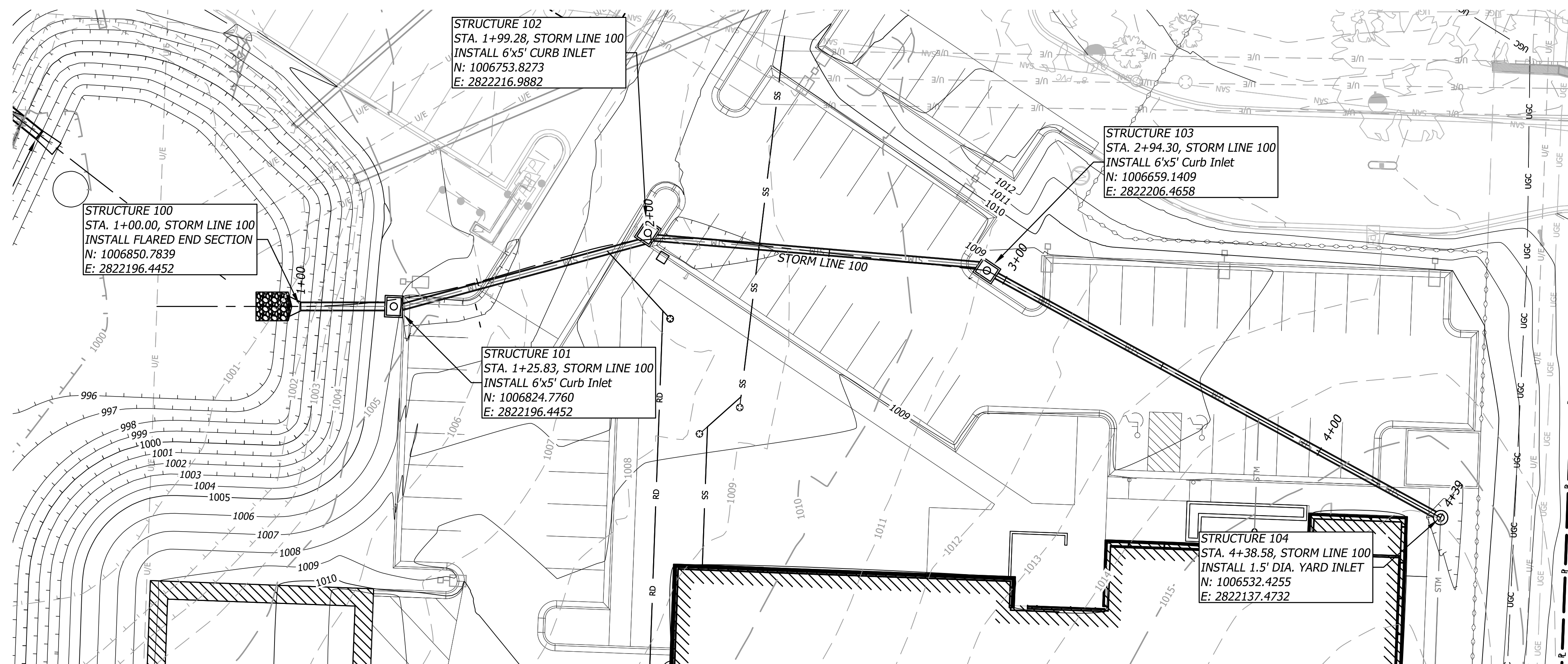
GENERAL NOTES:

- All northings, eastings, and alignment stationing for pressure network are to center of pressure network fitting/appurtenances unless stated otherwise.
- All DIP material shall be conforming to the current AWWA Specification C151, Class 50. Joints shall be mechanical or push on type.
- Maintain a minimum of 18" vertical separation between waterline and storm sewer line.
- All PVC pipe material shall be conforming to the current AWWA Specification C900, Class 150, DR 18.

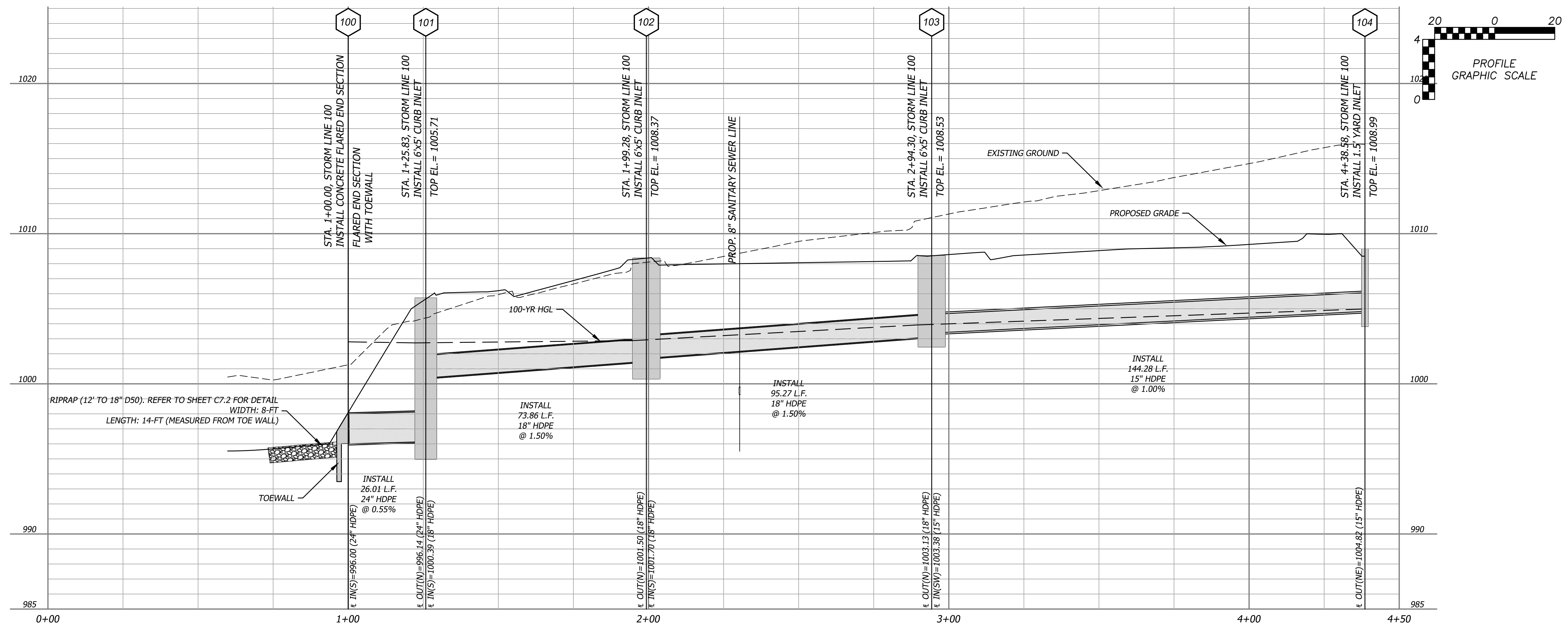


STORM NOTE

All Northings, Eastings, and alignment stationing for storm structures are to center of structure unless stated otherwise.



STORM LINE 100



LEE'S SUMMIT JOINT OPERATIONS FACILITY
 FINAL DEVELOPMENT PLAN

2 NE TUDOR RD
 LEE'S SUMMIT, MISSOURI 64086

REVISION DATES:
 Revision 1: 2024-11-15
 Revision 2: 2024-12-20
 Revision 3: 2025-01-03



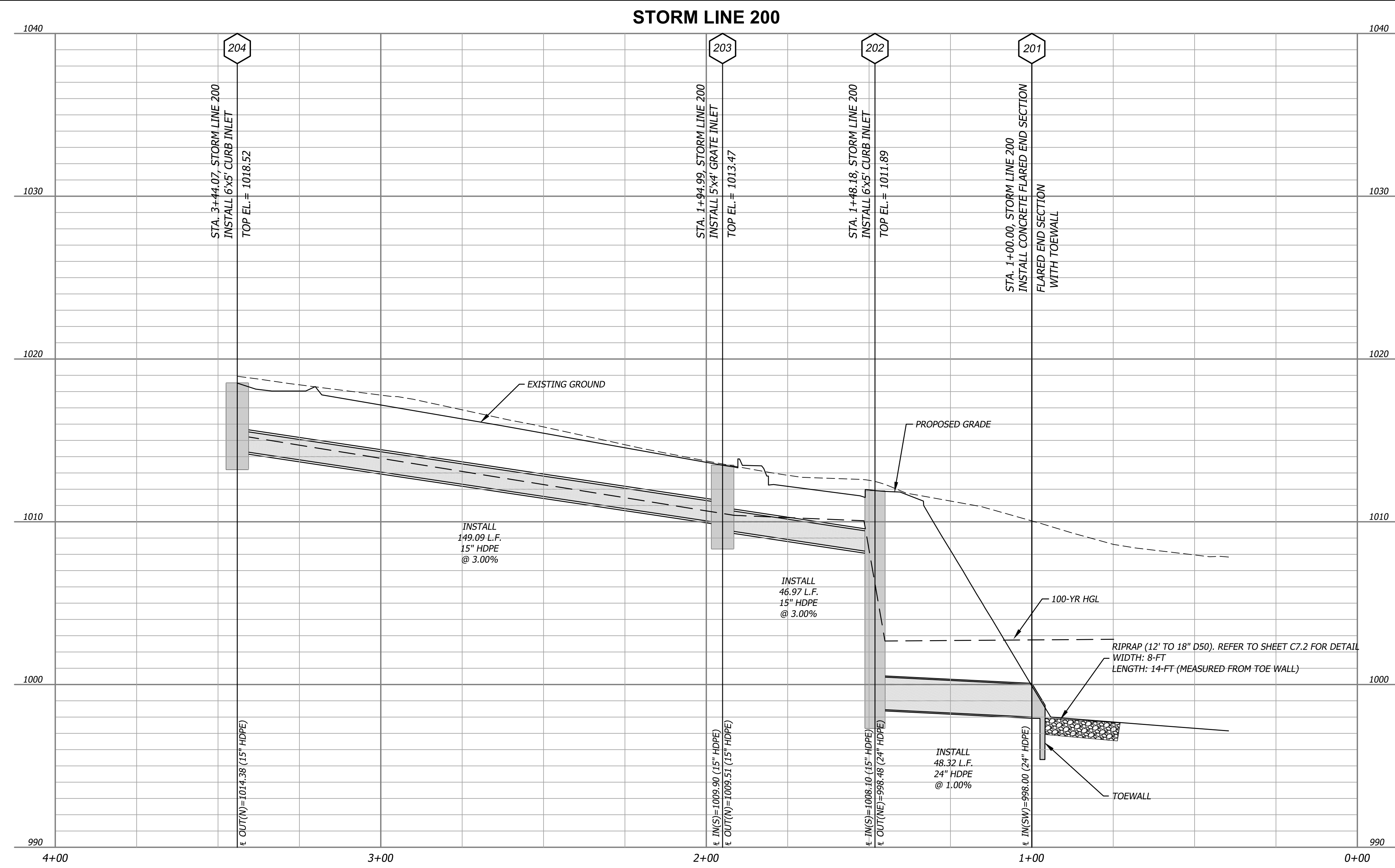
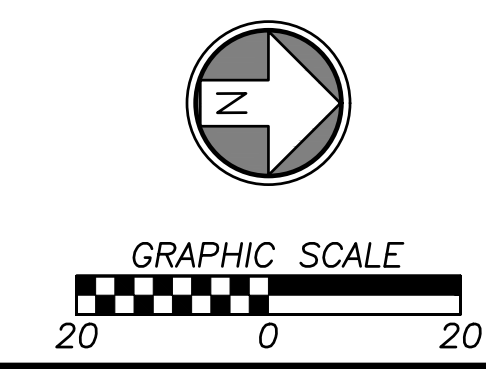
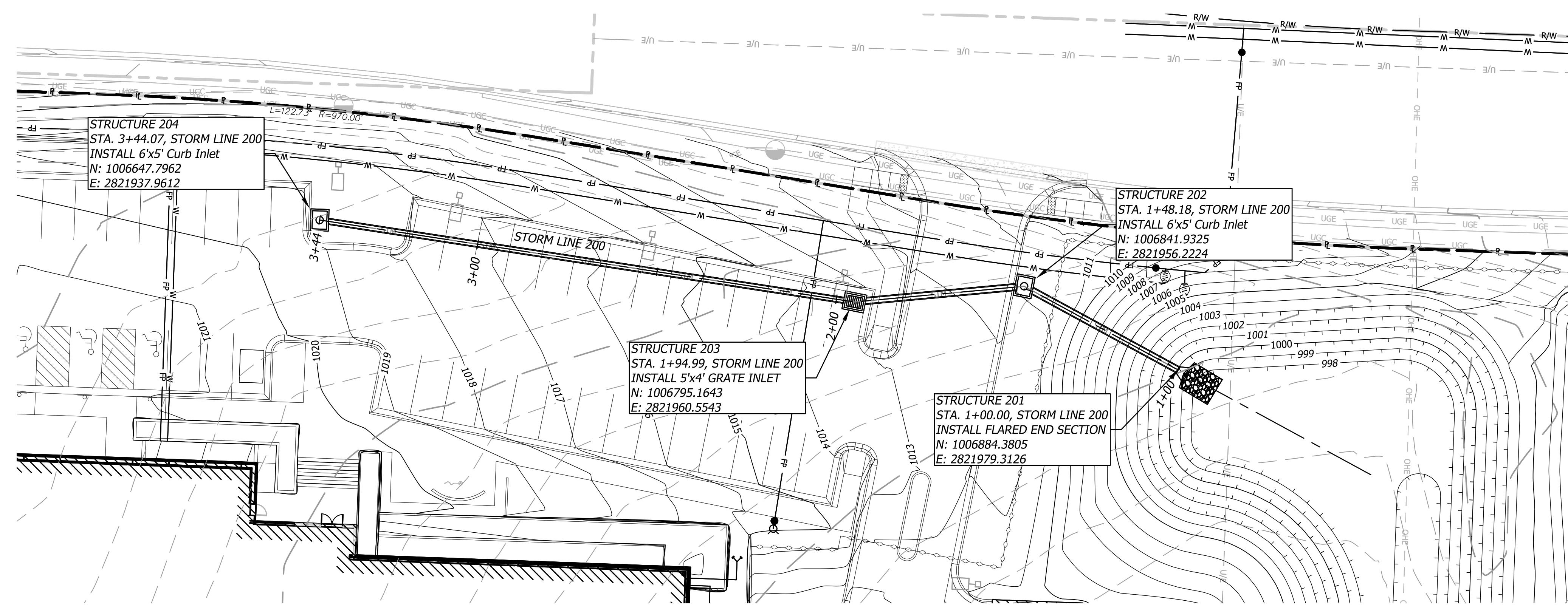
MICHAEL T. MAKRIS, PE
 MO PE-2021035286

C5.0
 ISSUE DATE: AUGUST 30, 2024
 HOEFER WELKER #: 138161

STORM PLAN & PROFILE

STORM NOTE

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LEE'S SUMMIT JOINT OPERATIONS FACILITY
 2 NE TUDOR RD
 LEE'S SUMMIT, MISSOURI 64086
 FINAL DEVELOPMENT PLAN

REVISION DATES:
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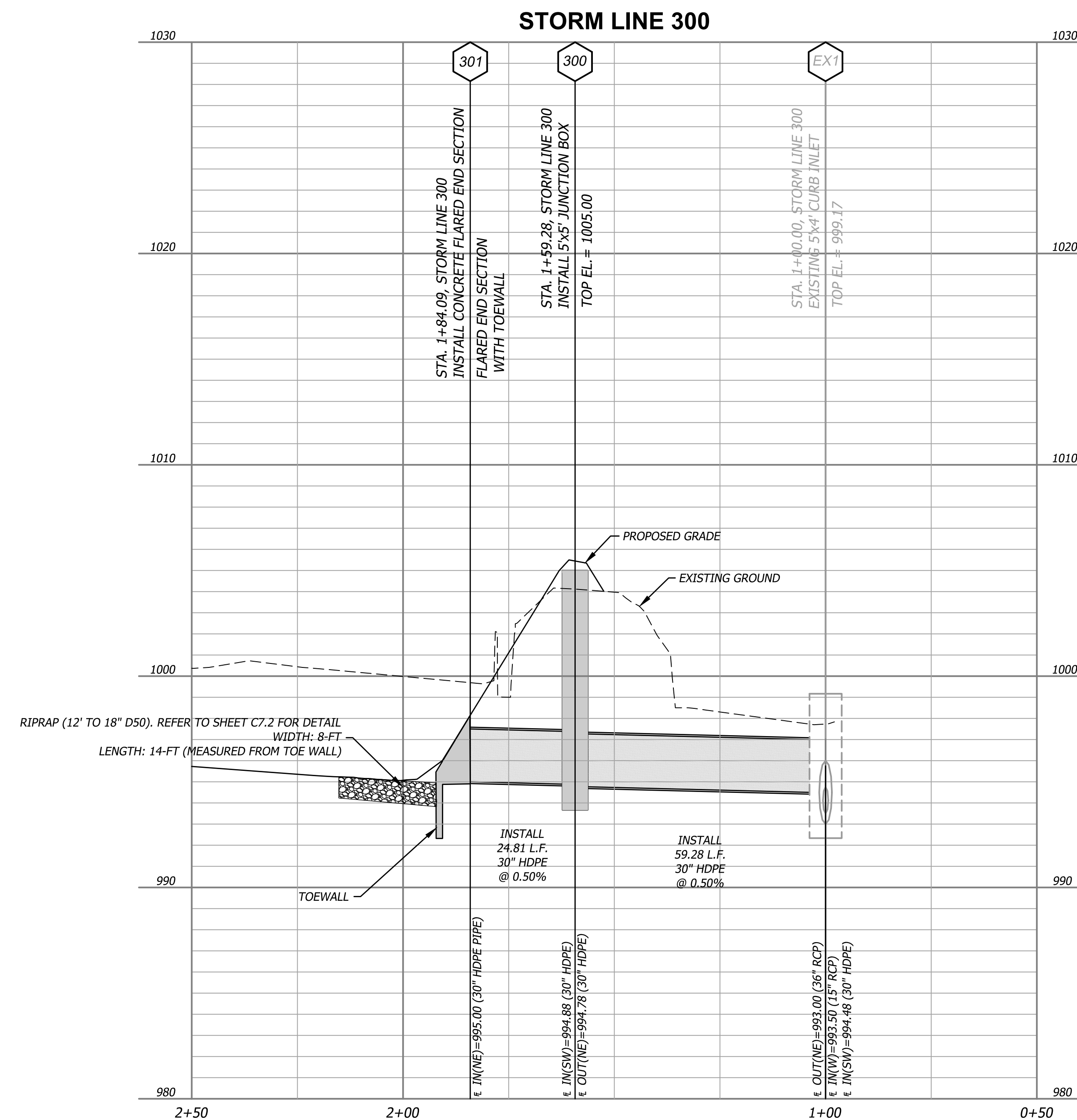
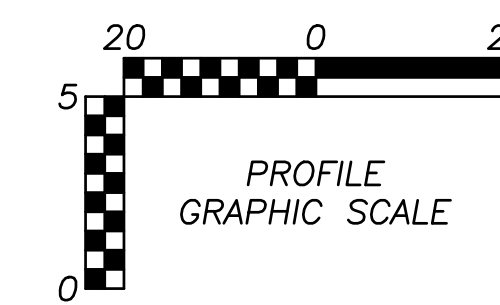
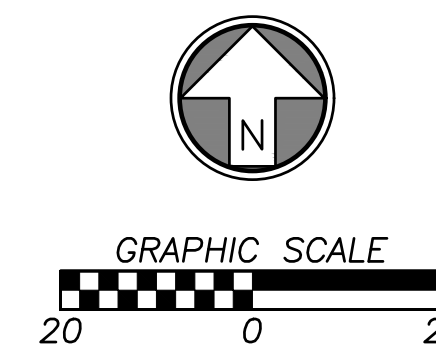
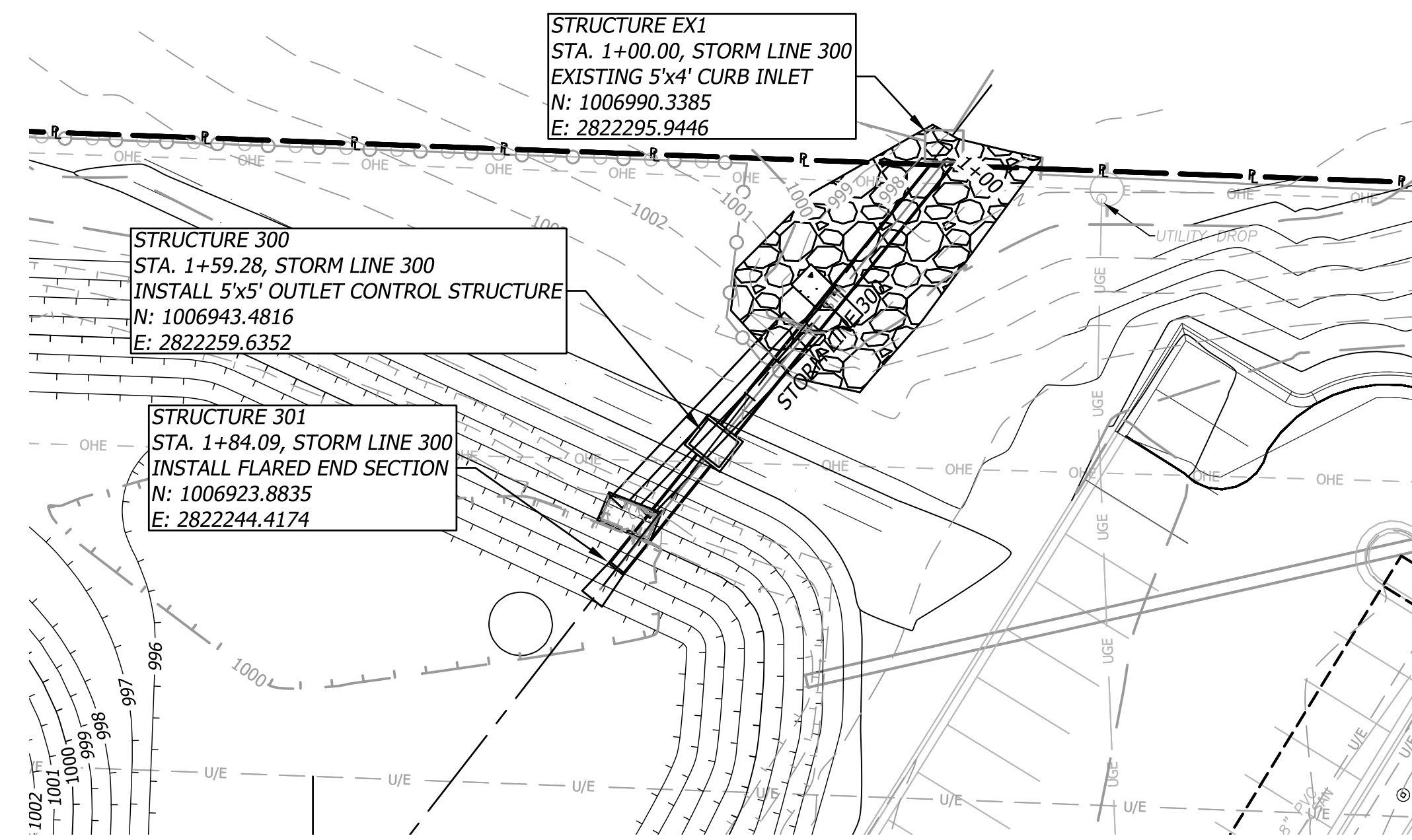
MICHAEL T. MAKRIS, PE
 MO PE-2021035286

C5.1
 ISSUE DATE: AUGUST 30, 2024
 HOEFER WELKER #: 138161

STORM PLAN & PROFILE

STORM NOTE

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LEE'S SUMMIT JOINT OPERATIONS FACILITY
 2 NE TUDOR RD
 LEE'S SUMMIT, MISSOURI 64086
 FINAL DEVELOPMENT PLAN

REVISION DATES:
 Revision 1: 2024-11-15
 Revision 2: 2024-12-20
 Revision 3: 2025-01-03



MICHAEL T. MAKRIS, PE
 MO PE-2021035286

C5.2

ISSUE DATE: AUGUST 30, 2024
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STORM PLAN & PROFILE

LEE'S SUMMIT JOINT OPERATIONS FACILITY
 2 NE TUDOR RD
 LEE'S SUMMIT, MISSOURI 64086
 FINAL DEVELOPMENT PLAN

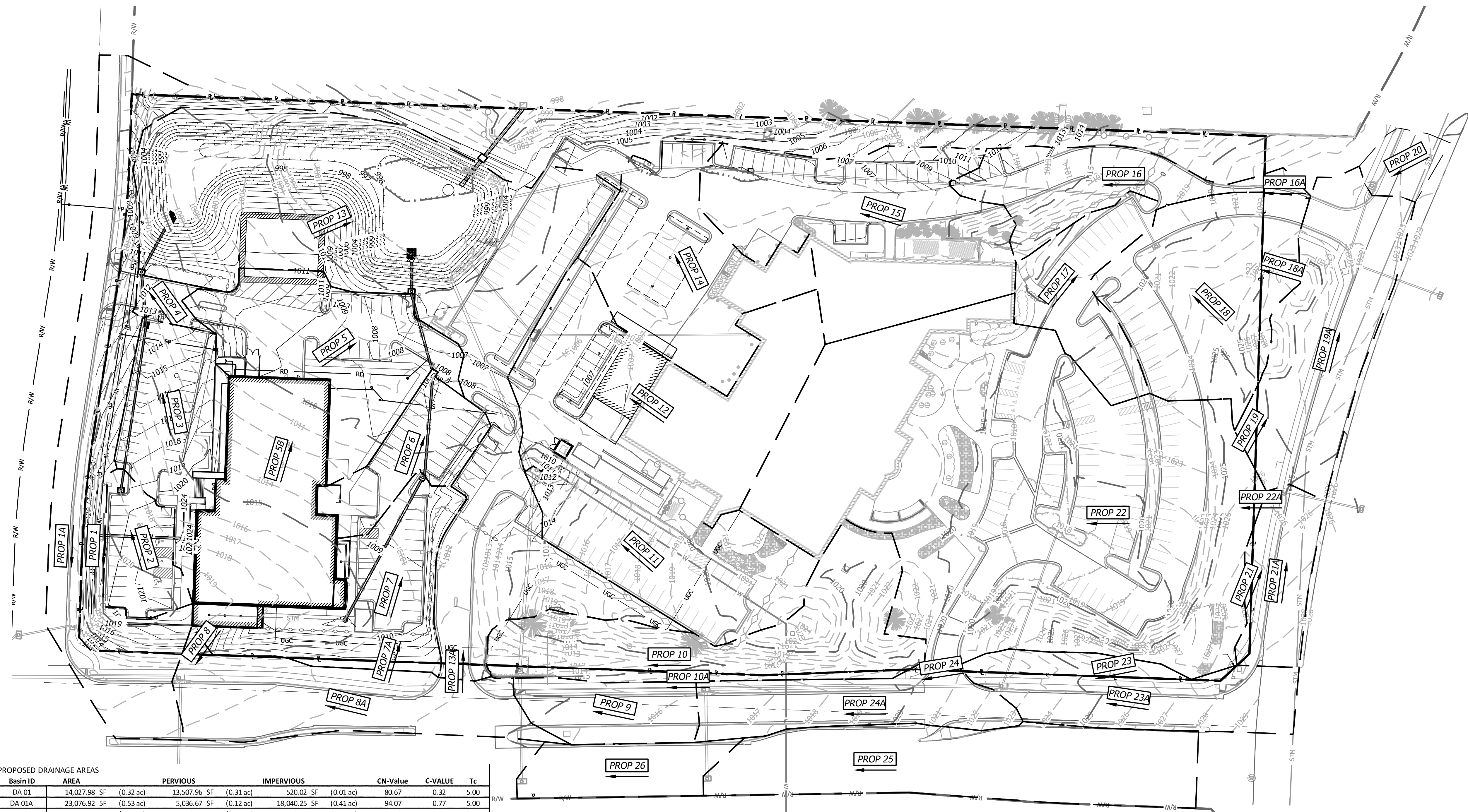
REVISION DATES:
 Revision 1: 2024-11-15
 Revision 2: 2024-12-20
 Revision 3: 2025-01-03



MICHAEL T. MAKRIS, PE
 MO PE-2021035286

C5.3
 ISSUE DATE: AUGUST 30, 2024
 HOEFER WELKER #: 138161

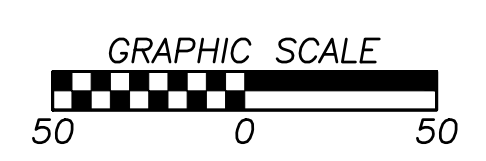
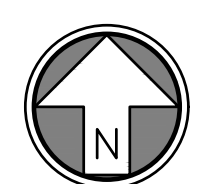
PROPOSED DRAINAGE MAP



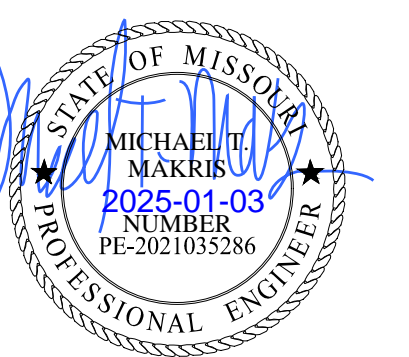
PROPOSED DRAINAGE AREAS						
Basin ID	AREA	PERVIOUS	IMPERVIOUS	CN-Value	C-VALUE	Tc
DA 01	14,027.98 SF (0.32 ac)	13,507.96 SF (0.31 ac)	520.02 SF (0.01 ac)	80.67	0.32	5.00
DA 01A	23,076.92 SF (0.53 ac)	5,036.67 SF (0.12 ac)	18,040.25 SF (0.41 ac)	94.07	0.77	5.00
DA 02	7,299.46 SF (0.17 ac)	396.70 SF (0.01 ac)	6,902.76 SF (0.16 ac)	97.02	0.87	5.00
DA 03	14,552.08 SF (0.33 ac)	3,086.00 SF (0.07 ac)	11,466.08 SF (0.26 ac)	94.18	0.77	5.00
DA 04	1,957.19 SF (0.04 ac)	254.42 SF (0.01 ac)	1,702.77 SF (0.04 ac)	95.66	0.82	5.00
DA 05	22,611.15 SF (0.52 ac)	6,936.70 SF (0.16 ac)	15,674.45 SF (0.36 ac)	92.48	0.72	5.00
DA 05B	22,976.29 SF (0.53 ac)	000.00 SF (0.00 ac)	22,976.29 SF (0.53 ac)	98.00	0.90	5.00
DA 06	9,306.97 SF (0.21 ac)	925.83 SF (0.02 ac)	8,381.14 SF (0.19 ac)	96.21	0.84	5.00
DA 07	16,975.86 SF (0.39 ac)	8,587.40 SF (0.20 ac)	8,388.46 SF (0.19 ac)	88.89	0.60	5.00
DA 07A	970.05 SF (0.02 ac)	970.05 SF (0.02 ac)	000.00 SF (0.00 ac)	80.00	0.30	5.00
DA 08	352.15 SF (0.01 ac)	352.15 SF (0.01 ac)	000.00 SF (0.00 ac)	80.00	0.30	5.00
DA 08A	19,121.21 SF (0.44 ac)	4,941.76 SF (0.11 ac)	14,179.45 SF (0.33 ac)	93.35	0.74	5.00
DA 09	8,360.61 SF (0.19 ac)	3,141.70 SF (0.07 ac)	5,218.90 SF (0.12 ac)	91.24	0.67	5.00
DA 10	21,721.11 SF (0.50 ac)	21,110.87 SF (0.48 ac)	610.24 SF (0.01 ac)	80.51	0.32	5.00
DA 10A	2,957.19 SF (0.07 ac)	2,957.19 SF (0.07 ac)	000.00 SF (0.00 ac)	80.00	0.30	5.00
DA 11	20,767.36 SF (0.48 ac)	4,447.32 SF (0.10 ac)	16,320.04 SF (0.37 ac)	94.15	0.77	5.00
DA 12	36,472.72 SF (0.84 ac)	2,383.86 SF (0.05 ac)	34,088.86 SF (0.78 ac)	96.82	0.86	5.00
DA 13	79,271.39 SF (1.82 ac)	55,914.99 SF (1.28 ac)	23,356.41 SF (0.54 ac)	85.30	0.48	5.00
DA 13A	585.81 SF (0.01 ac)	194.90 SF (0.00 ac)	390.91 SF (0.01 ac)	92.01	0.70	5.00
DA 14	23,415.46 SF (0.54 ac)	1,575.29 SF (0.04 ac)	21,840.17 SF (0.50 ac)	96.79	0.86	5.00
DA 15	32,909.54 SF (0.76 ac)	5,014.71 SF (0.12 ac)	27,894.84 SF (0.64 ac)	95.26	0.81	5.00
DA 16	12,282.50 SF (0.28 ac)	4,615.27 SF (0.11 ac)	7,667.23 SF (0.18 ac)	91.24	0.67	5.00
DA 16A	641.15 SF (0.01 ac)	452.19 SF (0.01 ac)	188.96 SF (0.00 ac)	85.30	0.48	5.00
DA 17	11,909.74 SF (0.27 ac)	3,189.25 SF (0.07 ac)	8,720.49 SF (0.20 ac)	93.18	0.74	5.00
DA 18	21,451.70 SF (0.49 ac)	12,963.09 SF (0.30 ac)	8,488.61 SF (0.19 ac)	87.12	0.54	5.00
DA 18A	3,825.88 SF (0.09 ac)	2,920.72 SF (0.07 ac)	905.16 SF (0.02 ac)	84.26	0.44	5.00
DA 19	729.59 SF (0.02 ac)	729.59 SF (0.02 ac)	000.00 SF (0.00 ac)	80.00	0.30	5.00
DA 19A	23,442.66 SF (0.54 ac)	10,216.32 SF (0.23 ac)	13,226.33 SF (0.30 ac)	90.16	0.64	5.00
DA 20	3,384.09 SF (0.08 ac)	573.85 SF (0.01 ac)	2,810.23 SF (0.06 ac)	94.95	0.80	5.00
DA 21	754.26 SF (0.02 ac)	650.90 SF (0.01 ac)	103.36 SF (0.00 ac)	82.47	0.38	5.00
DA 21A	8,206.78 SF (0.19 ac)	1,960.56 SF (0.05 ac)	6,246.22 SF (0.14 ac)	93.70	0.76	5.00
DA 22	101,945.41 SF (2.34 ac)	36,942.36 SF (0.85 ac)	65,003.06 SF (1.49 ac)	91.48	0.68	5.00
DA 22A	274.53 SF (0.01 ac)	274.53 SF (0.01 ac)	000.00 SF (0.00 ac)	80.00	0.30	5.00
DA 23	3,573.43 SF (0.08 ac)	3,519.34 SF (0.08 ac)	54.09 SF (0.00 ac)	80.27	0.31	5.00
DA 23A	12,813.96 SF (0.29 ac)	2,626.09 SF (0.06 ac)	10,187.87 SF (0.23 ac)	94.31	0.78	5.00
DA 24	247.27 SF (0.01 ac)	039.97 SF (0.00 ac)	207.29 SF (0.00 ac)	95.09	0.80	5.00
DA 24A	12,671.21 SF (0.29 ac)	2,758.35 SF (0.06 ac)	9,912.86 SF (0.23 ac)	94.08	0.77	5.00
DA 25	26,742.33 SF (0.61 ac)	559.28 SF (0.01 ac)	26,183.05 SF (0.60 ac)	97.62	0.89	5.00
DA 26	8,119.49 SF (0.19 ac)	145.86 SF (0.00 ac)	7,973.63 SF (0.18 ac)	97.68	0.89	5.00

DRAINAGE LEGEND

- DRAINAGE AREA BOUNDARY
- AREA/DIRECTION OF DRAINAGE BOUNDARY
- PROPOSED FINISH GRADE MAJOR CONTOUR
- PROPOSED FINISH GRADE MINOR CONTOUR
- EXISTING GRADE MAJOR CONTOUR
- EXISTING GRADE MINOR CONTOUR
- PROPOSED STORM SEWER LINE
- PROPOSED ROOF LINE DRAIN
- PROPERTY LINE
- RIGHT-OF-WAY LINE



REVISION DATES:
 Revision 1: 2024-11-15
 Revision 2: 2024-12-20
 Revision 3: 2025-01-03



MICHAEL T. MAKRIS, PE
 MO PE-2021035286

C5.4

ISSUE DATE: AUGUST 30, 2024
 HOEFER WELKER #: 138161

STORM CALCULATIONS

10-YEAR STORM CALCULATIONS

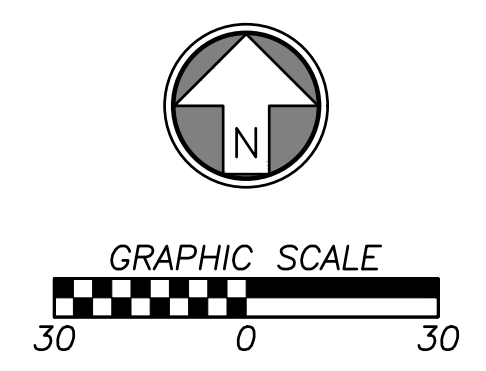
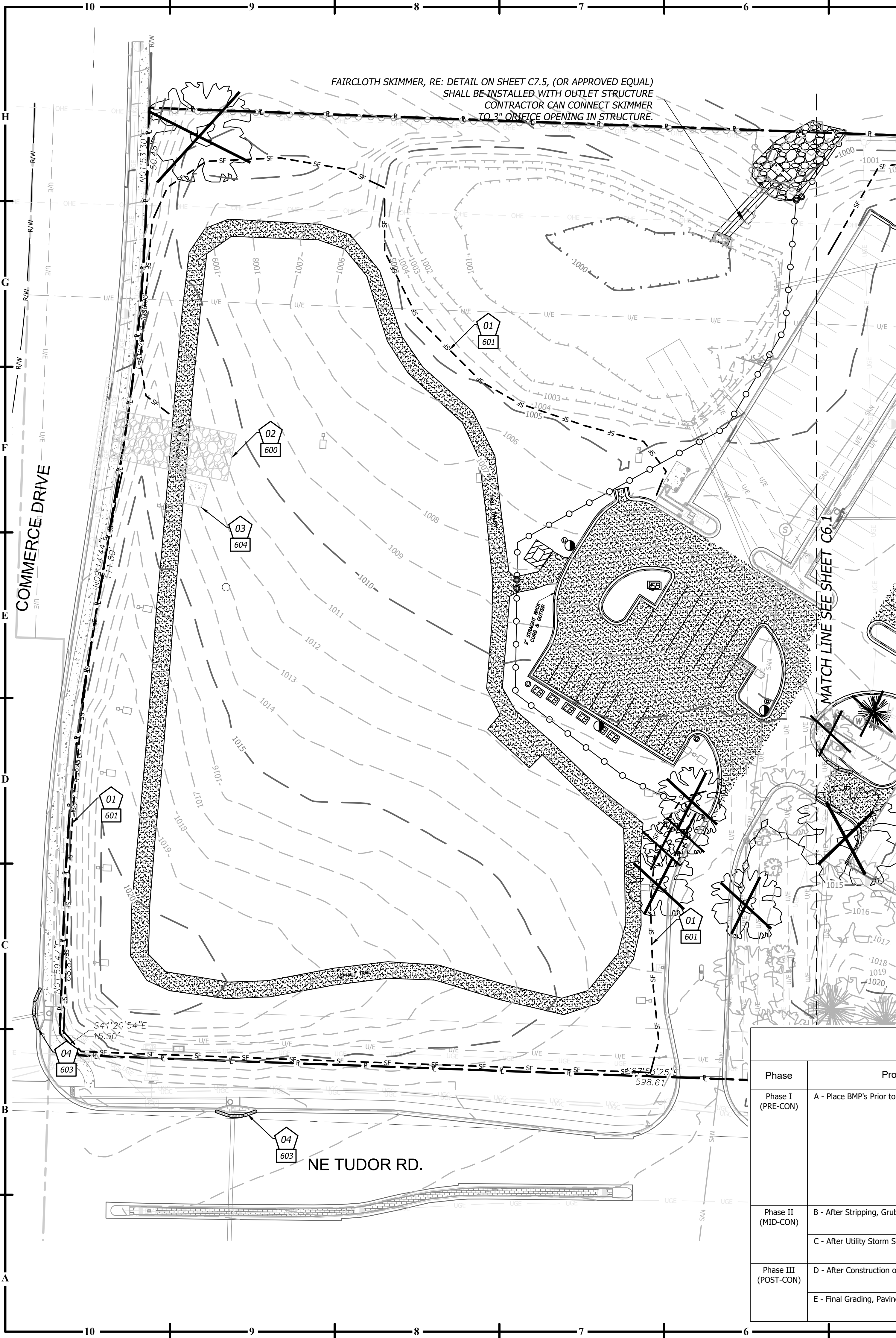
Runoff Calculations										Pipe Properties										Design Checks									
Inlet #	Area (acres)	"C" Value	Cumul. Area (acres)	Cumul. CxA	Tc	Intensity	Runoff To Inlet	Cumul. Runoff	Pipe Cap.	Pipe Vel.	Up Piped Inlets	Up Piped Inlets	Up Area (acres)	Up CxA	Up Inlet	Down Inlet	Pipe Type	"n" Value	Pipe Size	Length	Slope %	Drop In Inlet	FL Up	FL Down	Inlet Top	HGL Elev.	Pipe Depth Check	Head-Water Check	Station
Design Storm: 10 "K" Value: 1.00 "F" Factor: 1.00																													
LINE 100																													
101	1.05	0.81	1.65	1.26	5.1	7.33	6.23	9.24	21.22	6.76			0.00	0.00	101		PEP	0.012	24	19.22	0.75	0.50	999.89	999.75	DS TAILWATER @ STR #	1002.75			
102	0.21	0.84	0.60	0.41	5.1	7.34	1.29	3.01	13.94	7.89			0.00	0.00	102	101	PEP	0.012	18	10.00	1.50	0.50	1000.54	1000.39	1008.37	1002.85	3.57	Ok	19.22
103	0.20	0.60	0.39	0.23	5.0	7.34	0.88	1.72	13.94	7.89			0.00	0.00	103	102	PEP	0.012	18	10.00	1.50	0.50	1001.19	1001.04	1008.53	1002.88	5.58	Ok	29.22
104	0.19	0.60	0.19	0.11	5.0	7.35	0.84	0.84	7.00	5.70			0.00	0.00	104	103	PEP	0.012	15	10.00	1.00	N/A	1001.79	1001.69	1008.99	1002.89	5.34	Ok	39.22
LINE 200																													
201	0.04	0.82	0.54	0.43	5.6	7.18	0.24	3.12	30.02	9.55			0.00	0.00	201		PEP	0.012	24	73.75	1.50	0.75	999.18	998.07	DS TAILWATER @ STR #	1002.75			
202	0.33	0.77	0.50	0.40	5.4	7.22	1.83	2.90	7.00	5.70			0.00	0.00	202	201	PEP	0.012	15	46.97	1.00	0.50	1000.40	999.93	1013.47	1002.77	10.46	Ok	73.75
203	0.17	0.87	0.17	0.15	5.0	7.35	1.09	1.09	7.00	5.70			0.00	0.00	203	202	PEP	0.012	15	149.09	1.00	N/A	1002.39	1000.90	1018.52	1002.90	11.07	Ok	120.72
													0.00	0.00	203	202	PEP	0.012	15	149.09	1.00	N/A	1002.39	1000.90	1018.52	1002.94	14.63	Ok	269.81

100-YEAR STORM CALCULATIONS

Runoff Calculations										Pipe Properties										Design Checks									
Inlet #	Area (acres)	"C" Value	Cumul. Area (acres)	Cumul. CxA	Tc	Intensity	Runoff To Inlet	Cumul. Runoff	Pipe Cap.	Pipe Vel.	Up Piped Inlets	Up Piped Inlets	Up Area (acres)	Up CxA	Up Inlet	Down Inlet	Pipe Type	"n" Value	Pipe Size	Length	Slope %	Drop In Inlet	FL Up	FL Down	Inlet Top	HGL Elev.	Pipe Depth Check	Head-Water Check	Station
Design Storm: 100 "K" Value: 1.25 "F" Factor: 1.00																													
LINE 100																													
101	1.05	0.81	1.65	1.26	5.1	10.29	10.94	16.22	21.22	6.76			0.00	0.00	101		PEP	0.012	24	19.22	0.75	0.50	999.89	999.75	DS TAILWATER @ STR #	1002.75			
102	0.21	0.84	0.60	0.41	5.1	10.30	2.27	5.28	13.94	7.89			0.00	0.00	102	101	PEP	0.012	18	10.00	1.50	0.50	1000.54	1000.39	1008.37	1003.05			1003.05
103	0.20	0.60	0.39	0.23	5.0	10.31	1.55	3.02	13.94	7.89			0.00	0.00	103	102	PEP	0.012	18	10.00	1.50	0.50	1001.19	1001.04	1008.53	1003.14			1003.14
104	0.19	0.60	0.19	0.11	5.0	10.32	1.47	1.47	7.00	5.70			0.00	0.00	104	103	PEP	0.012	15	10.00	1.00	N/A	1001.79	1001.69	1008.99	1003.17			1003.17
LINE 200																													
201	0.04	0.82	0.54	0.43	5.6	10.09	0.41	5.48	30.02	9.55			0.00	0.00	201		PEP	0.012	24	73.75	1.50	0.75	999.18	998.07	DS TAILWATER @ STR #	1002.75			
202	0.33	0.77	0.50	0.40	5.4	10.14	3.22	5.10	7.00	5.70			0.00	0.00	202	201	PEP	0.012	15	46.97	1.00	0.50	1000.40	999.93	1013.47	1002.81			1002.81
203	0.17	0.87	0.17	0.15	5.0	10.32	1.91	1.91	7.00	5.70			0.00	0.00	203	202	PEP	0.012	15	149.09	1.00	N/A	1002.39	1000.90	1018.52	1003.20			1003.20
													0.00	0.00	203	202	PEP	0.012	15	149.09	1.00	N/A	1002.39	1000.90	1018.52	1003.32			1003.32

EROSION AND SEDIMENT CONTROL GENERAL NOTES

- Prior to Land Disturbance activities, the contractor shall:
 - Delineate the outer limits of any natural stream corridor designated with construction fencing.
 - Install perimeter controls and request the inspection of the pre-construction erosion and sediment control measures designated on the approved erosion and sediment control plan. Land disturbance work shall not proceed until there is a satisfactory inspection.
 - Identify the limits of construction on the ground with easily recognizable indications such as construction staking, construction fencing, and placement of physical barriers or other means acceptable to the City Inspector and in conformance with the erosion and sediment control plan.
- The contractor shall comply with all requirements of the Storm Water Pollution Prevention Plan, including but not limited to:
 - The contractor shall seed, mulch, or otherwise stabilize any disturbed area where the land disturbance activity has ceased for more than 14 days.
 - The contractor shall perform inspections of erosion and sediment control measures at the following minimum intervals:
 - During active construction phases - at least once per week
 - During periods of inactivity - at least once per 14 days
 - After each rainfall event of 1/2 inch or more - within 24 hours of the rain event
 - The contractor shall maintain an inspection log including the inspector's name, date of inspection, observations as to the effectiveness of the erosion and sediment control measures, actions necessary to correct deficiencies, when the deficiencies were corrected, and the signature of the person performing the inspection. The inspection log shall be available for review by the regulatory authority.
 - The contractor shall have the erosion and sediment control plan routinely updated to show all changes and amendments to the plan. A copy of the erosion and sediment control plan shall be kept on site and made available for review by the regulatory authority.
- Unless otherwise noted in the plans, all seeding must conform to Division II-Construction and Materials Specification-Section 2150 published by the Kansas City Metropolitan Chapter of the American Public Works Association dated May 21, 2008. Permanent seeding shall be installed after completion of final grading except when seeding will occur outside of the acceptable seeding season as specified in Section 2150. When temporary seeding is installed, permanent seeding shall be installed at the next seeding season. Temporary seeding shall not be used as a stabilization measure for a period exceeding 12 months. The Permit will not be closed until permanent seeding has been established to a minimum of 70% density over the entire disturbed area.
- The contractor shall maintain installed erosion and sediment control devices in a manner that preserves their effectiveness for preventing sediment from leaving the site or entering a sensitive area such as a natural stream corridor, areas of the site intended to be left undisturbed, a storm sewer, or an on-site drainage channel.
- The contractor is responsible for providing erosion and sediment control for the duration of a project. If the City determines that the BMPs in place do not provide adequate erosion and sediment control at any time during the project, the contractor shall install additional or alternate measures that provide effective control.
- Concrete wash or rinse water from concrete mixing equipment, tools and/or ready-mix trucks, tools, etc. may not be discharged into or be allowed to run directly into any existing water body or storm inlet. One or more locations for concrete wash out will be designated on site, such that discharges during concrete washout will be contained in a small area where waste concrete can solidify in place.
- Chemicals or materials capable of causing pollution may only be stored onsite in their original container. Materials stored outside must be in closed and sealed water-proof containers and located outside of drainage ways or areas subject to flooding. Locks and other means to prevent or reduce vandalism shall be used. Spills will be reported as required by law and immediate actions taken to contain them.
- Silt fences and erosion control BMPs which are shown along the back of curb must be installed within two weeks of curb backfill and prior to placement of base asphalt. Exact locations of these erosion control methods may be field adjusted to minimize conflicts with utility construction; however, anticipated disturbance by utility construction shall not delay installation.
- Interior Silt Fence as necessary during construction. Portions may be limited as vegetation is established and hardscape is installed. Entire length may be installed at the contractor's option to aid in stabilizing slopes.
- Private Erosion & Sediment Control inspections are required in accordance with NPDES schedule and requirements. After inspections, provide the City of Lee's Summit with reports and documentation.



- 000 DETAILS**
 • SEE EROSION CONTROL DETAIL SHEET FOR THE FOLLOWING
- 600 TEMPORARY CONSTRUCTION ENTRANCE
 - 601 FILTER FABRIC SILT FENCE
 - 603 STORM INLET PROTECTION
 - 604 CONCRETE WASH-OUT

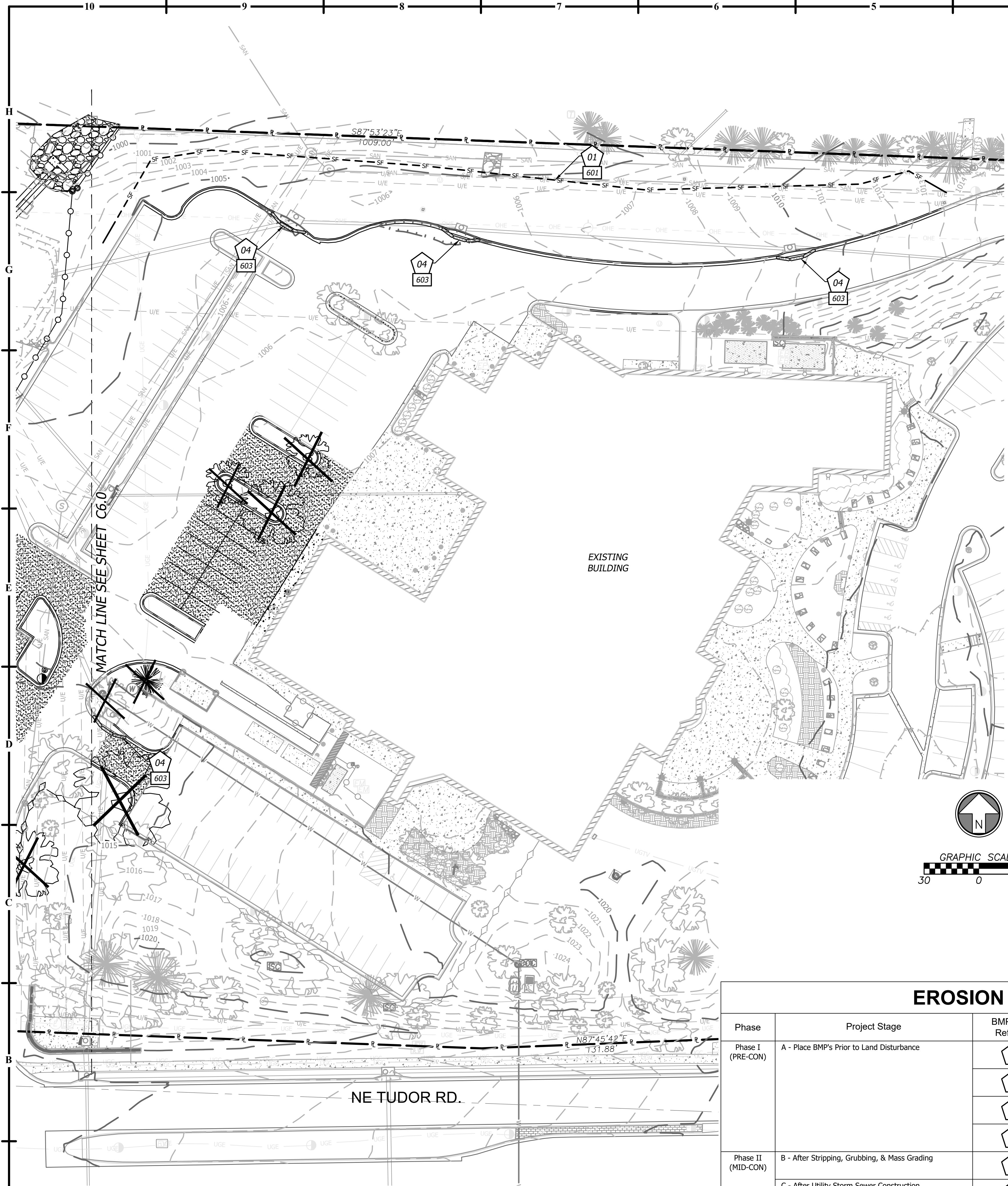
- EROSION CONTROL LEGEND**
- DISTURBED AREA
 - SILT/SEDIMENT FENCE
 - INLET PROTECTION FILTER BAGS
 - CONSTRUCTION ENTRANCE
 - CONCRETE CLEANOUT
 - EXISTING TREE TO BE REMOVED

EROSION & SEDIMENT CONTROL STAGING CHART

Phase	Project Stage	BMP Plan Ref. No.	BMP Description	Remove After Stage:	Notes:
Phase I (PRE-CON)	A - Place BMP's Prior to Land Disturbance	01	Perimeter Silt Fence	E	Place as shown on plan
		02	Concrete Entrance & Staging Area	D	Place as shown on plan
		03	Concrete Wash-Out	D	Place as shown on plan
		04	Existing Inlet Protection	E	Place as shown on plan
Phase II (MID-CON)	B - After Stripping, Grubbing, & Mass Grading	05	Interior Silt Fence	E	Place as shown on plan
	C - After Utility Storm Sewer Construction	06	Storm Inlet Protection	D	Place as shown on plan
Phase III (POST-CON)	D - After Construction of Building and Parking Lot	07	Storm Inlet Protection	E	Place as shown on plan
	E - Final Grading, Paving & Landscaping	08	Final Seeding, Sod, and Landscaping	N/A	Silt fencing & inlet protect may be removed once seed & sodded areas are established on 80% of site. (RE: L1.1 Landscape Plan for the stormwater treatment facility)

EROSION AND SEDIMENT CONTROL GENERAL NOTES

- Prior to Land Disturbance activities, the contractor shall:
 - Delineate the outer limits of any natural stream corridor designated with construction fencing.
 - Install perimeter controls and request the inspection of the pre-construction erosion and sediment control measures designated on the approved erosion and sediment control plan. Land disturbance work shall not proceed until there is a satisfactory inspection.
 - Identify the limits of construction on the ground with easily recognizable indications such as construction staking, construction fencing, and placement of physical barriers or other means acceptable to the City inspector and in conformance with the erosion and sediment control plan.
- The contractor shall comply with all requirements of the Storm Water Pollution Prevention Plan, including but not limited to:
 - The contractor shall seed, mulch, or otherwise stabilize any disturbed area where the land disturbance activity has ceased for more than 14 days.
 - The contractor shall perform inspections of erosion and sediment control measures at the following minimum intervals:
 - During active construction phases - at least once per week
 - During periods of inactivity - at least once per 14 days
 - After each rainfall event of 1/2 inch or more - within 24 hours of the rain event
 - The contractor shall maintain an inspection log including the inspector's name, date of inspection, observations as to the effectiveness of the erosion and sediment control measures, actions necessary to correct deficiencies, when the deficiencies were corrected, and the signature of the person performing the inspection. The inspection log shall be available for review by the regulatory authority.
 - The contractor shall have the erosion and sediment control plan routinely updated to show all changes and amendments to the plan. A copy of the erosion and sediment control plan shall be kept on site and made available for review by the regulatory authority.
- Unless otherwise noted in the plans, all seeding must conform to Division II-Construction and Materials Specification-Section 2150 published by the Kansas City Metropolitan Chapter of the American Public Works Association dated May 21, 2008. Permanent seeding shall be installed after completion of final grading except when seeding will occur outside of the acceptable seeding season as specified in Section 2150. When temporary seeding is installed, permanent seeding shall be installed at the next seeding season. Temporary seeding shall not be used as a stabilization measure for a period exceeding 12 months. The Permit will not be closed until permanent seeding has been established to a minimum of 70% density over the entire disturbed area.
- The contractor shall maintain installed erosion and sediment control devices in a manner that preserves their effectiveness for preventing sediment from leaving the site or entering a sensitive area such as a natural stream corridor, areas of the site intended to be left undisturbed, a storm sewer, or an on-site drainage channel.
- The contractor is responsible for providing erosion and sediment control for the duration of a project. If the City determines that the BMPs in place do not provide adequate erosion and sediment control at any time during the project, the contractor shall install additional or alternate measures that provide effective control.
- Concrete wash or rinse water from concrete mixing equipment, tools and/or ready-mix trucks, tools, etc. may not be discharged into or be allowed to run directly into any existing water body or storm inlet. One or more locations for concrete wash out will be designated on site, such that discharges during concrete washout will be contained in a small area where waste concrete can solidify in place.
- Chemicals or materials capable of causing pollution may only be stored onsite in their original container. Materials stored outside must be in closed and sealed water-proof containers and located outside of drainage ways or areas subject to flooding. Locks and other means to prevent or reduce vandalism shall be used. Spills will be reported as required by law and immediate actions taken to contain them.
- Silt fences and erosion control BMPs which are shown along the back of curb must be installed within two weeks of curb backfill and prior to placement of base asphalt. Exact locations of these erosion control methods may be field adjusted to minimize conflicts with utility construction; however, anticipated disturbance by utility construction shall not delay installation.
- Interior Silt Fence as necessary during construction. Portions may be limited as vegetation is established and hardscape is installed. Entire length may be installed at the contractor's option to aid in stabilizing slopes.
- Private Erosion & Sediment Control inspections are required in accordance with NPDES schedule and requirements. After inspections, provide the City of Lee's Summit with reports and documentation.



EROSION CONTROL LEGEND

- DISTURBED AREA
- SILT/SEDIMENT FENCE
- INLET PROTECTION FILTER BAGS
- CONSTRUCTION ENTRANCE
- CONCRETE CLEANOUT
- EXISTING TREE TO BE REMOVED

000 DETAILS

SEE EROSION CONTROL DETAIL SHEET FOR THE FOLLOWING

- 600 TEMPORARY CONSTRUCTION ENTRANCE
- 601 FILTER FABRIC SILT FENCE
- 603 STORM INLET PROTECTION
- 604 CONCRETE WASH-OUT

EROSION & SEDIMENT CONTROL STAGING CHART

Phase	Project Stage	BMP Plan Ref. No.	BMP Description	Remove After Stage:	Notes:
Phase I (PRE-CON)	A - Place BMP's Prior to Land Disturbance	01	Perimeter Silt Fence	E	Place as shown on plan
		02	Concrete Entrance & Staging Area	D	Place as shown on plan
		03	Concrete Wash-Out	D	Place as shown on plan
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Phase II (MID-CON)	B - After Stripping, Grubbing, & Mass Grading	05	Interior Silt Fence	E	Place as shown on plan
	C - After Utility Storm Sewer Construction	06	Storm Inlet Protection	D	Place as shown on plan
Phase III (POST-CON)	D - After Construction of Building and Parking Lot	07	Storm Inlet Protection	E	Place as shown on plan
	E - Final Grading, Paving & Landscaping	08	Final Seeding, Sod, and Landscaping	N/A	Silt fencing & inlet protect may be removed once seed & sodded areas are established on 80% of site. (RE: L1.1 Landscape Plan for the stormwater treatment facility)

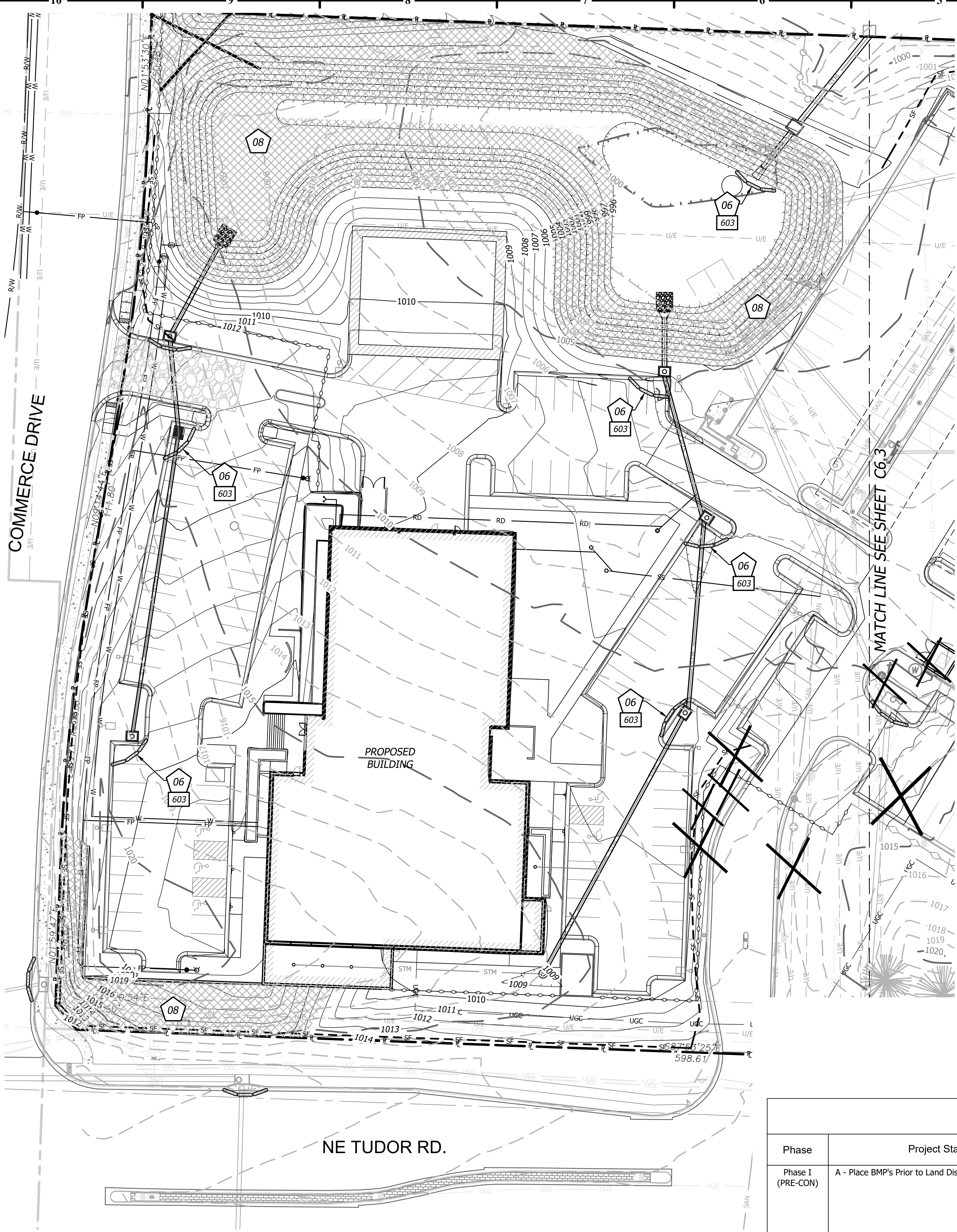
LEE'S SUMMIT JOINT OPERATIONS FACILITY
 2 NE TUDOR RD
 LEE'S SUMMIT, MISSOURI 64086
 FINAL DEVELOPMENT PLAN

REVISION DATES:
 Revision 1: 2024-11-15
 Revision 2: 2024-12-20
 Revision 3: 2025-01-03

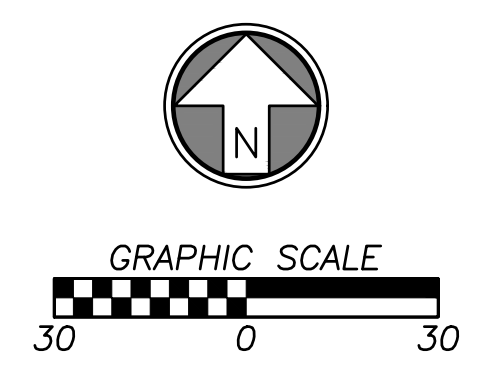


C6.2
 ISSUE DATE: AUGUST 30, 2024
 HOEFER WELKER #: 138161

EROSION CONTROL PLAN



MATCH LINE SEE SHEET C6.3

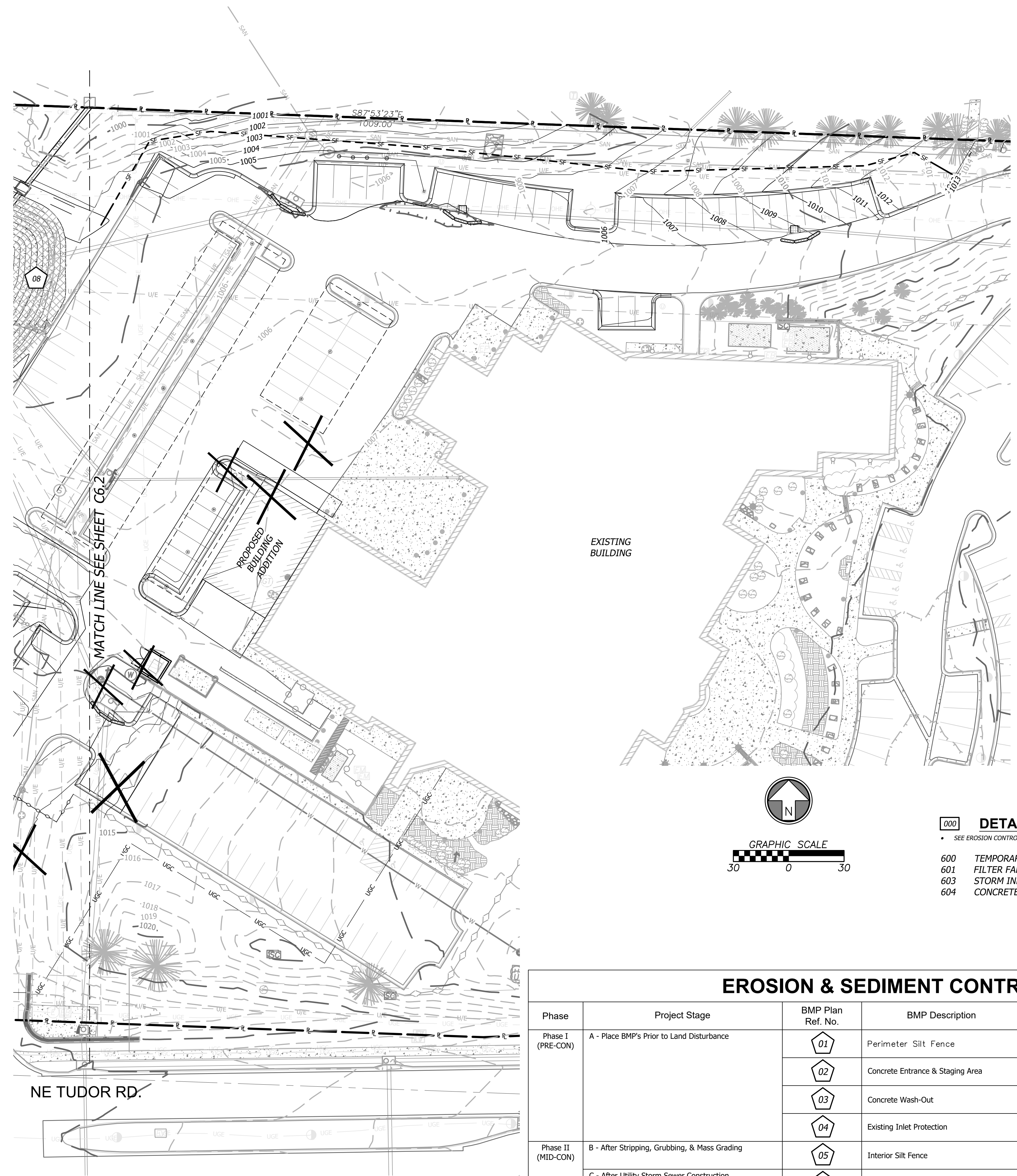


- 000 DETAILS**
 • SEE EROSION CONTROL DETAIL SHEET FOR THE FOLLOWING
- 600 TEMPORARY CONSTRUCTION ENTRANCE
 - 601 FILTER FABRIC SILT FENCE
 - 603 STORM INLET PROTECTION
 - 604 CONCRETE WASH-OUT

- EROSION CONTROL LEGEND**
- DISTURBED AREA
 - - - SF SILT/SEDIMENT FENCE
 - INLET PROTECTION FILTER BAGS
 - CONSTRUCTION ENTRANCE
 - CONCRETE CLEANOUT
 - STEEP SLOPE PROTECTION

EROSION & SEDIMENT CONTROL STAGING CHART

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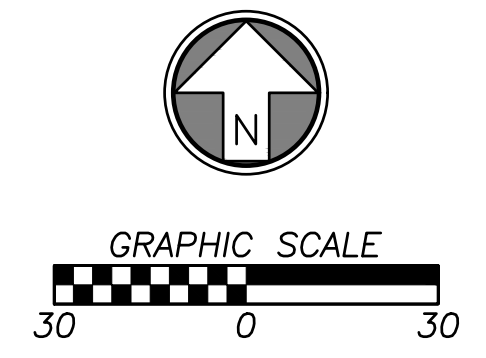


EROSION CONTROL LEGEND

- DISTURBED AREA
- SILT/SEDIMENT FENCE
- INLET PROTECTION FILTER BAGS
- CONSTRUCTION ENTRANCE
- CONCRETE CLEANOUT
- STEEP SLOPE PROTECTION

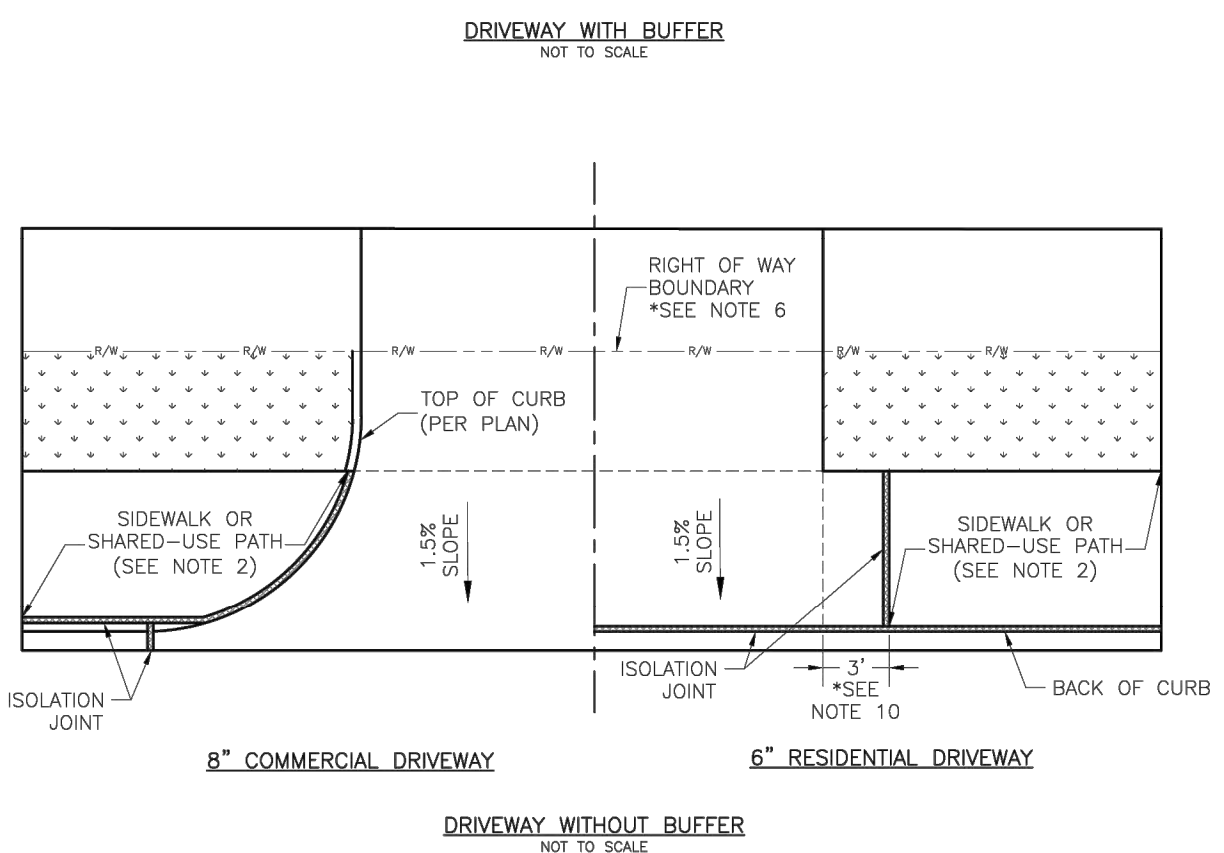
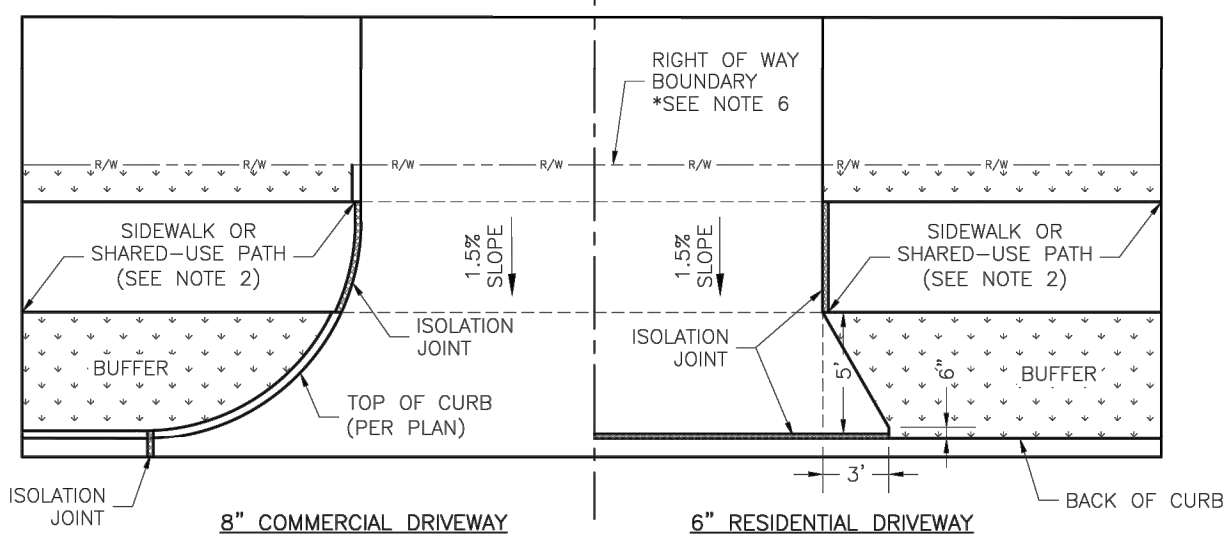
000 DETAILS

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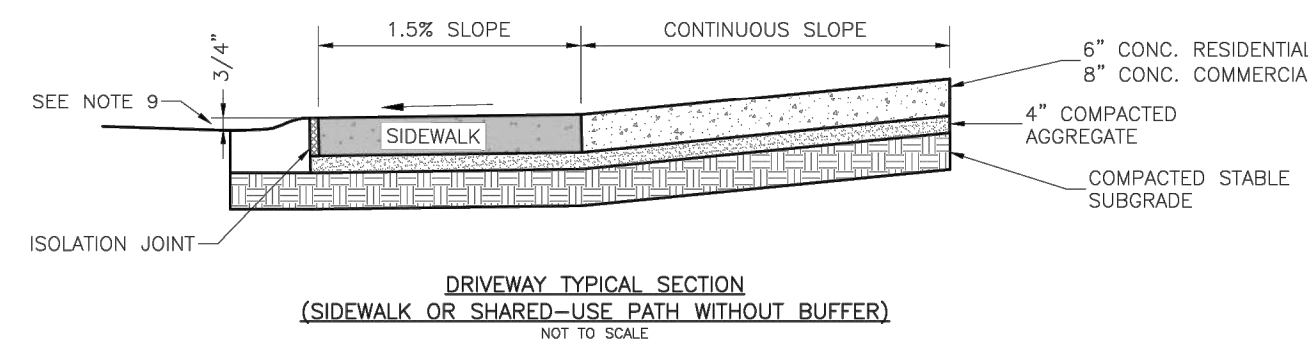
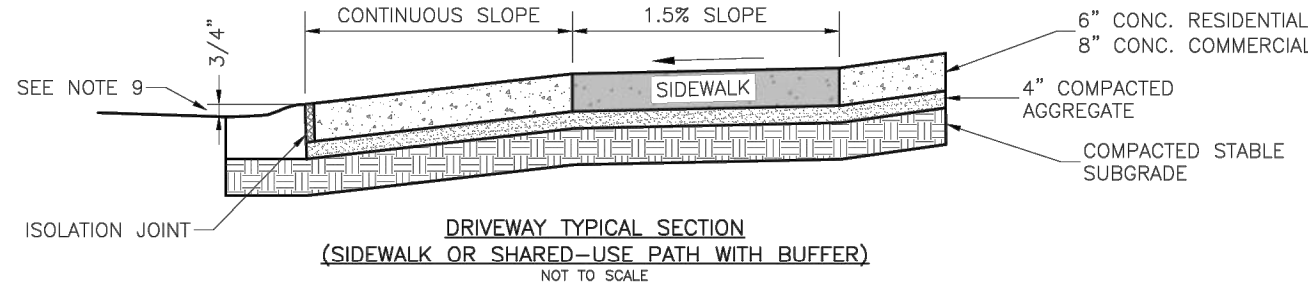
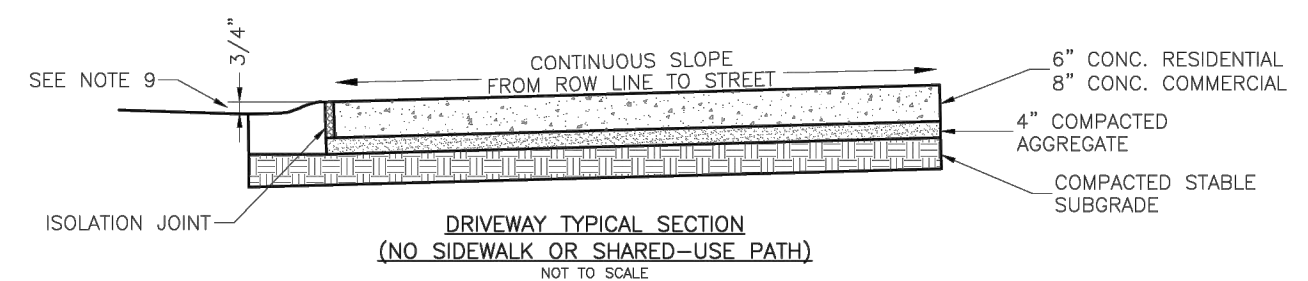
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GENERAL NOTES

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

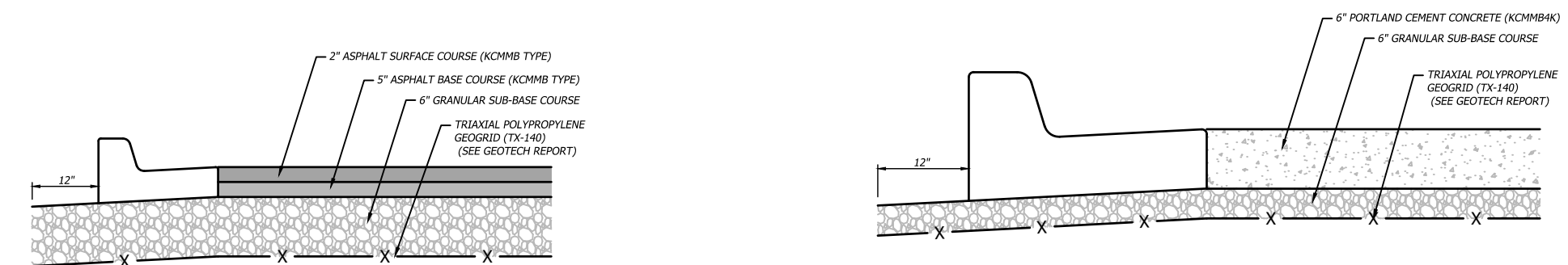


LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 S. GREEN STREET | LEE'S SUMMIT, MO 64083

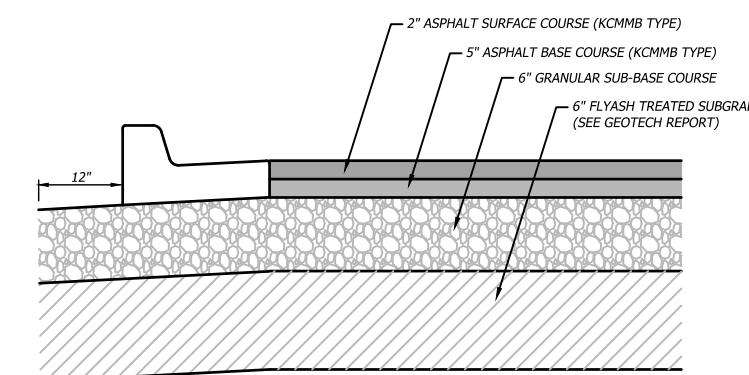
STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
GEN-1

Drawn By: MAF
Checked By: GS
Date: 08/2023
Proj. #: _____

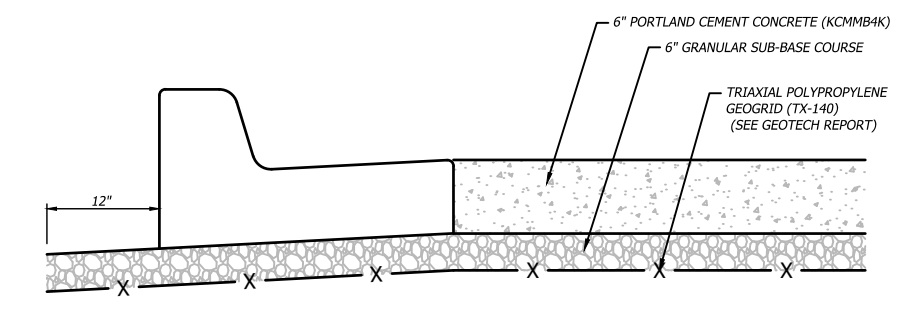
GEN-1



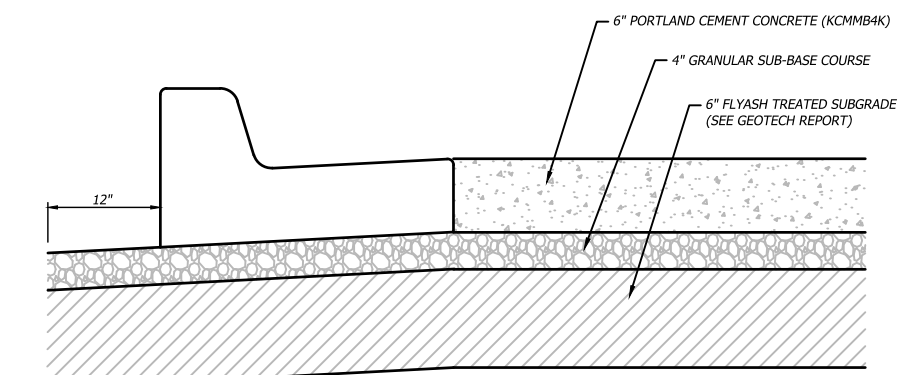
Medium Duty Asphalt Pavement
Option 1
004 Not to Scale



Medium Duty Asphalt Pavement
Option 2
004 Not to Scale

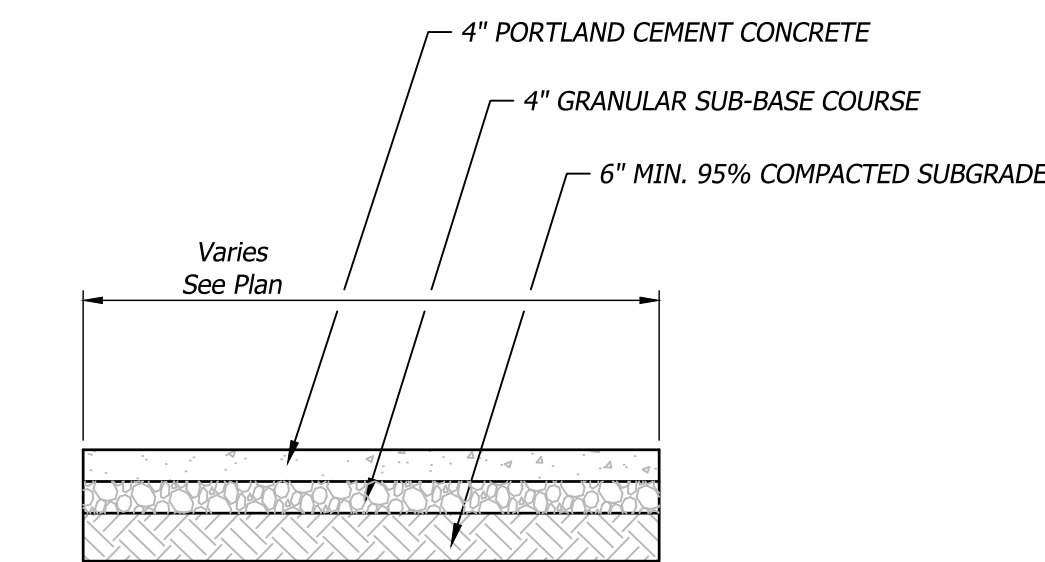


Medium Duty Concrete Pavement
Option 1
005 Not to Scale

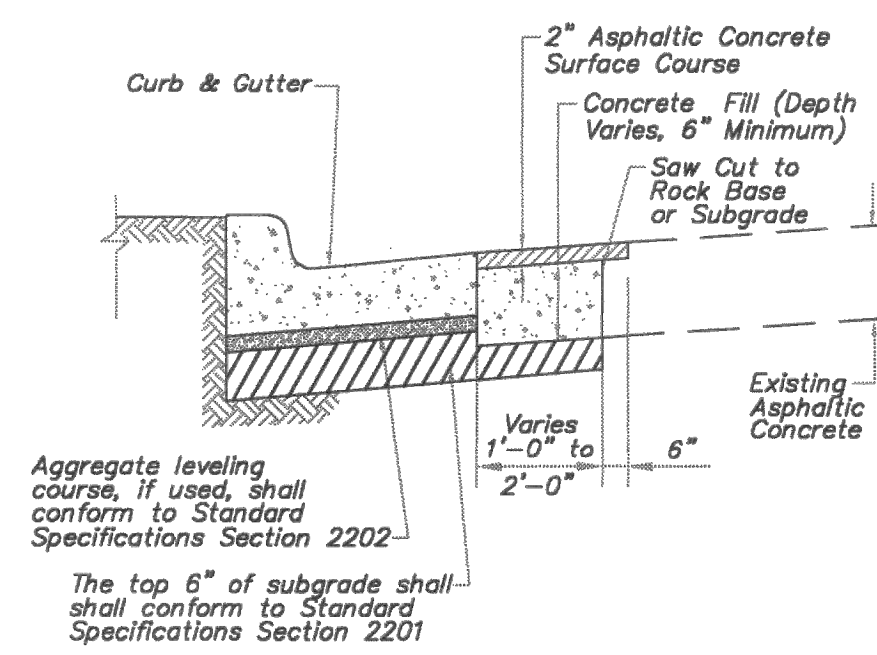


Medium Duty Concrete Pavement
Option 2
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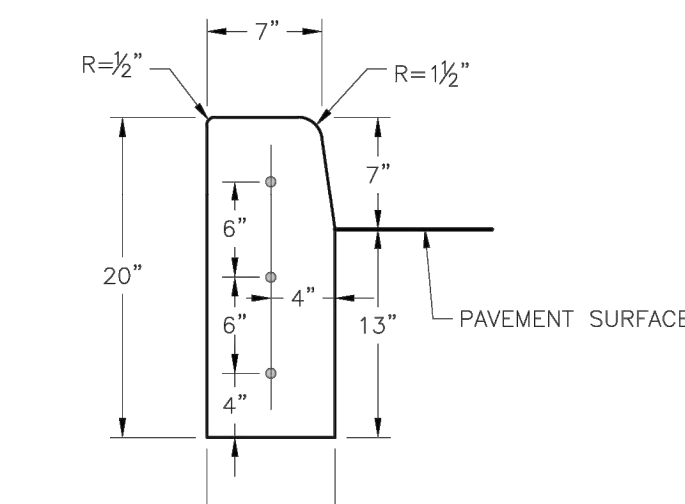
- NOTES:
1. CONTROL JOINT SPACING SHALL MATCH WIDTH OF SIDEWALK.
 2. ISOLATION JOINTS SHALL BE PLACED @ 250' CENTERS OR WHERE WALKS ABUT CURBS, BUILDINGS, ETC....
 3. ALL EXTERIOR CONCRETE SHALL HAVE A BROOM FINISH.



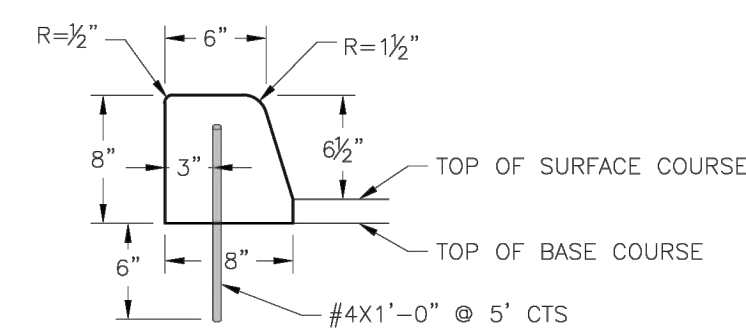
014 Concrete Sidewalk Section
Not to Scale



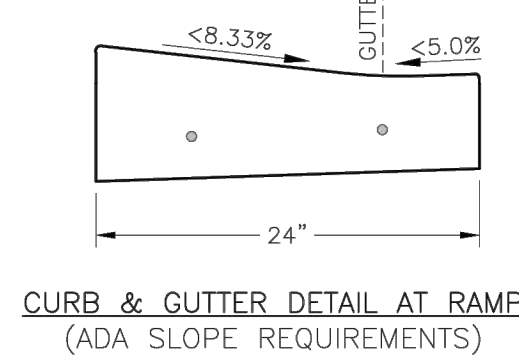
CURB REPLACEMENT DETAIL



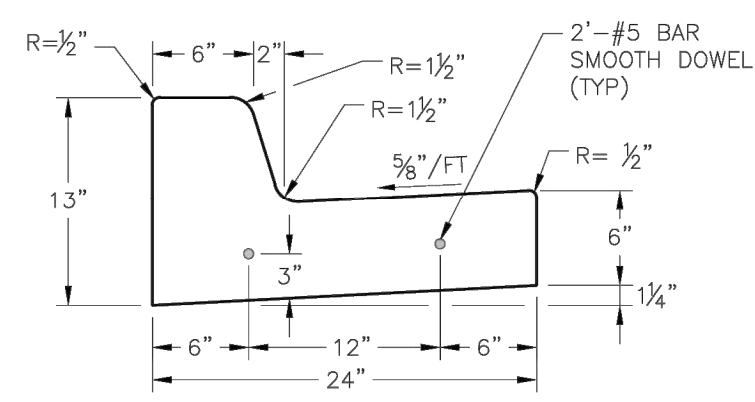
STRAIGHT CURB
(TYPE C-1)



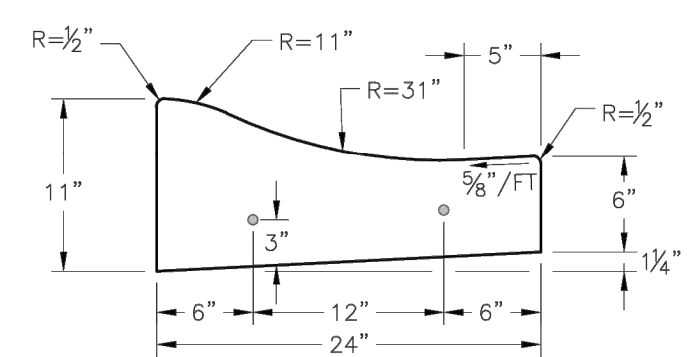
DOWELLED CURB
(TYPE DC)



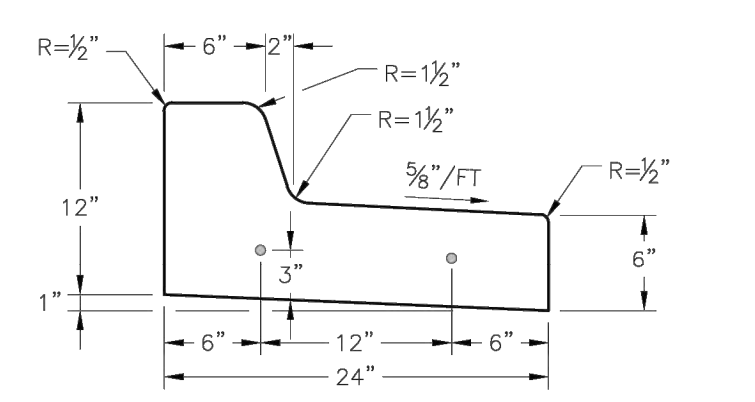
CURB & GUTTER DETAIL AT RAMP
(ADA SLOPE REQUIREMENTS)



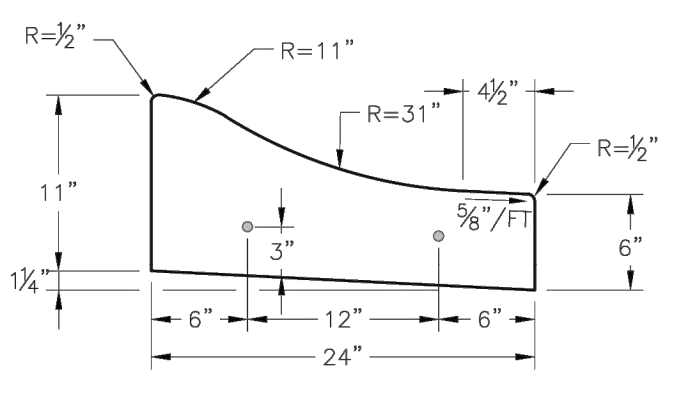
STRAIGHT BACK CURB & GUTTER
(TYPE CG-1)



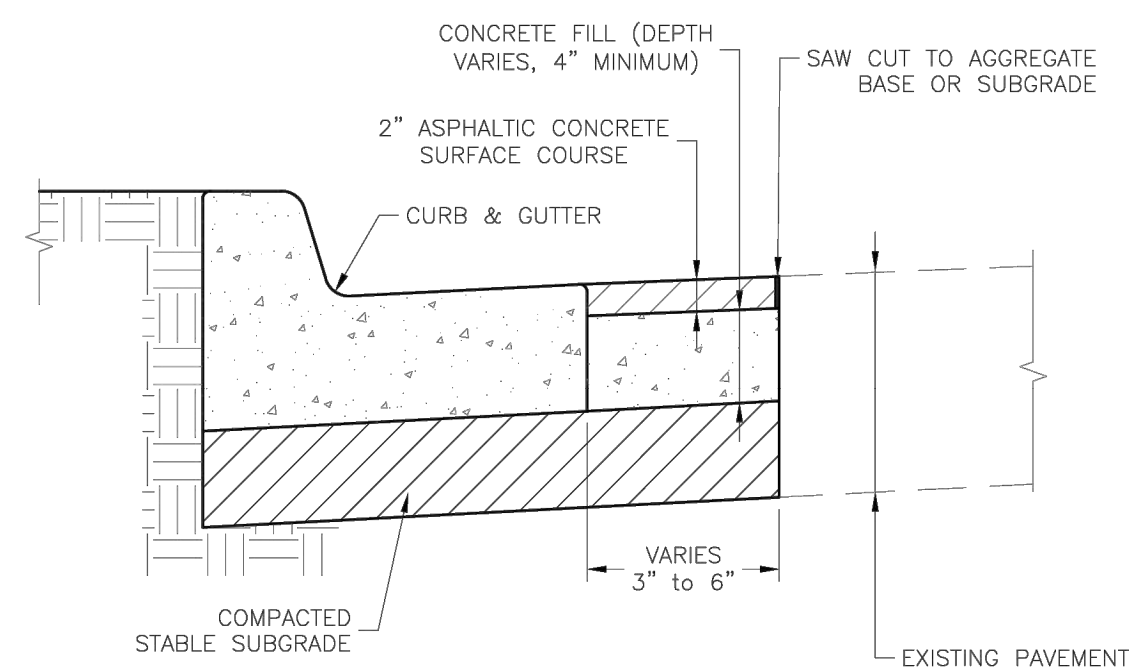
ROLL BACK CURB & GUTTER
(TYPE CG-2)



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



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



CURB REPLACEMENT DETAIL

GENERAL NOTES

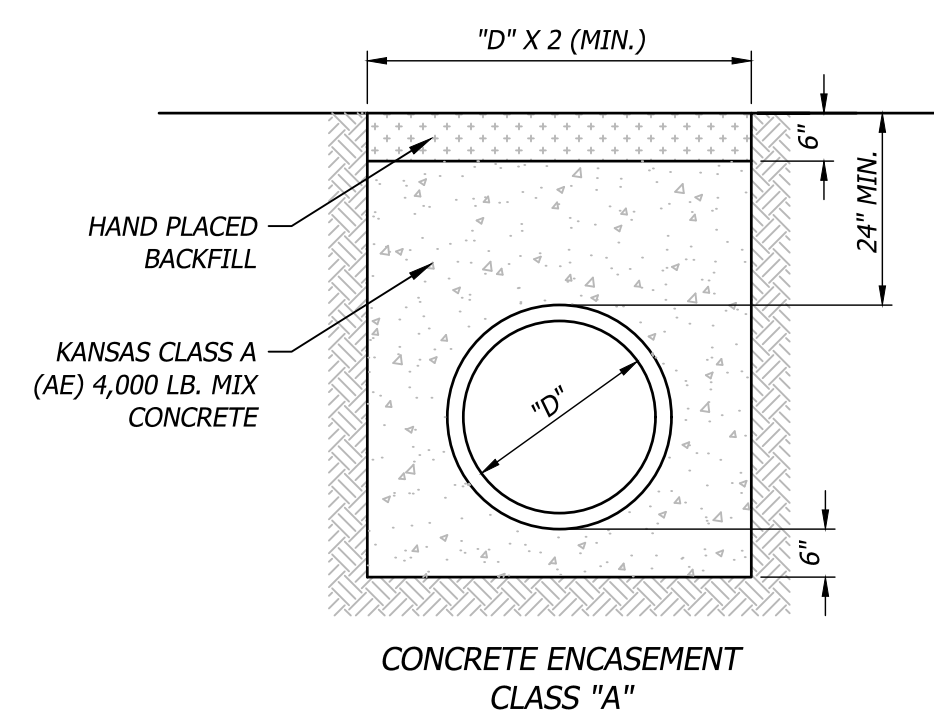
1. 3/4" ISOLATION JOINTS WITH 2 (#5 BAR) SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
2. 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS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

LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 S. GREEN STREET | LEE'S SUMMIT, MO 64083

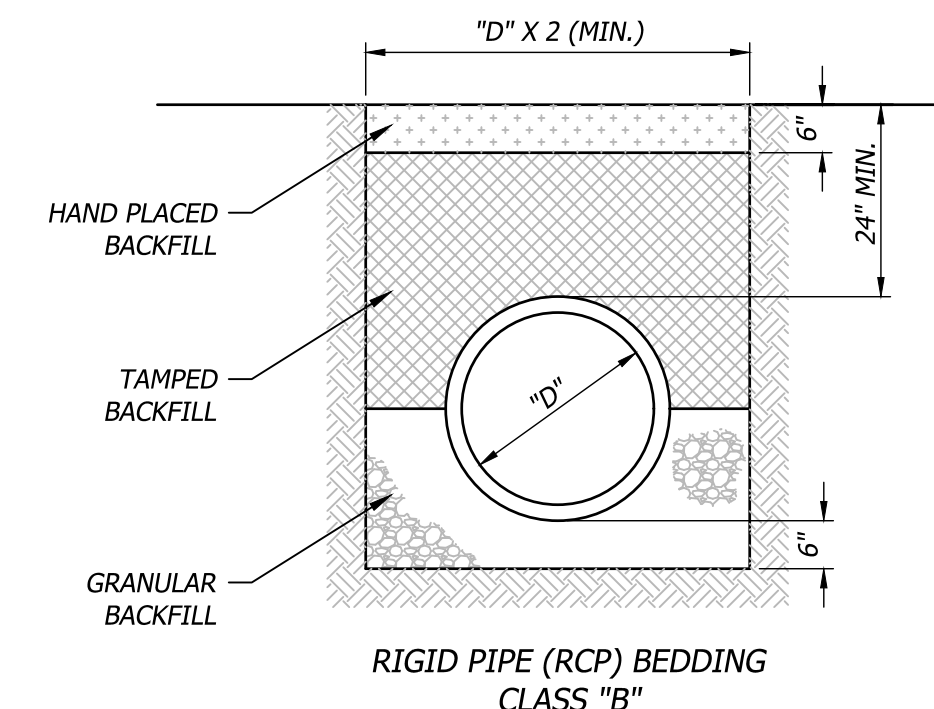
STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
CURB & GUTTER DETAIL

Drawn By: MAF
Checked By: GS
Date: 08/2023
Proj. #: _____

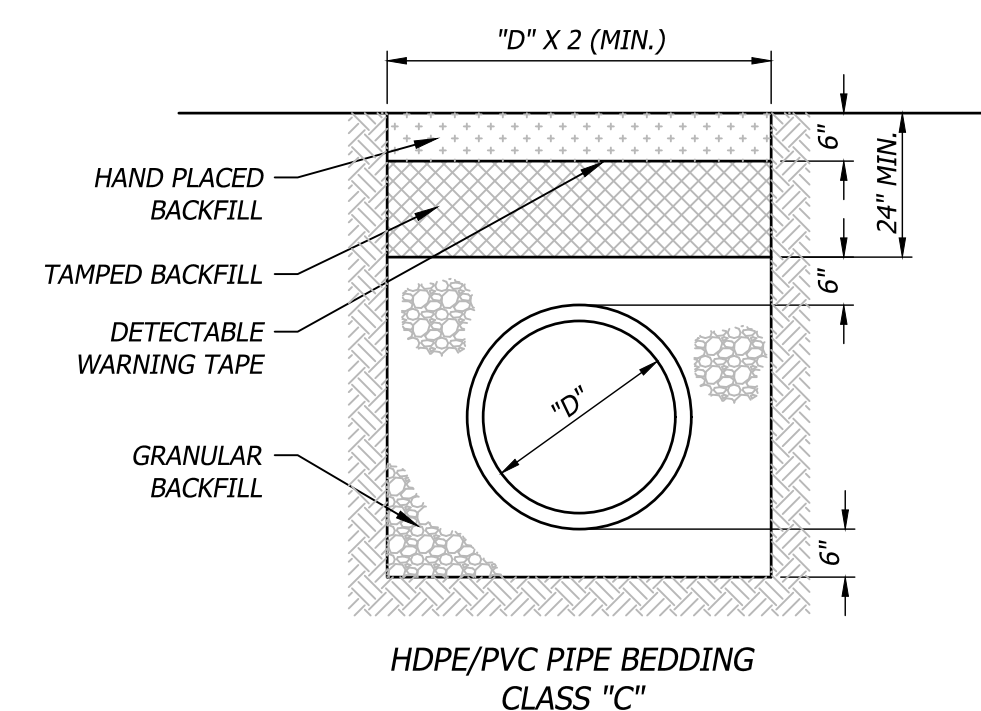
GEN-4



CONCRETE ENCASEMENT
CLASS "A"



RIGID PIPE (RCP) BEDDING
CLASS "B"



HDPE/PVC PIPE BEDDING
CLASS "C"

NOTES:

1. GRANULAR FILL SHALL BE 1/2" CLEAN ROCK OR SAND/GRAVEL BEDDING MEETING KDOT TYPE UD-1, PLACED IN 6" LIFTS AND COMPACTED BY SLICING WITH A SHOVEL.
2. TAMPED FILL SHALL BE FINELY DIVIDED, JOB EXCAVATED MATERIAL FREE OF DEBRIS, ORGANIC MATERIAL, AND STONES, COMPACTED TO TYPE AA MR-5 COMPACTION.
3. HAND PLACED FILL SHALL BE FINELY DIVIDED MATERIAL, FREE OF DEBRIS AND STONES, COMPACTED TO TYPE AA MR-5 COMPACTION. ALL PIPE SHALL BE INSPECTED PRIOR TO BACKFILL.
4. ALL PIPE COVERED PRIOR TO INSPECTION SHALL BE UNCOVERED AT THE CONTRACTORS EXPENSE.

306 Pipe Bedding
Not to Scale

HOEFER WELKER
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LEE'S SUMMIT JOINT OPERATIONS FACILITY
FINAL DEVELOPMENT PLAN

2 NE TUDOR RD
LEE'S SUMMIT, MISSOURI 64086

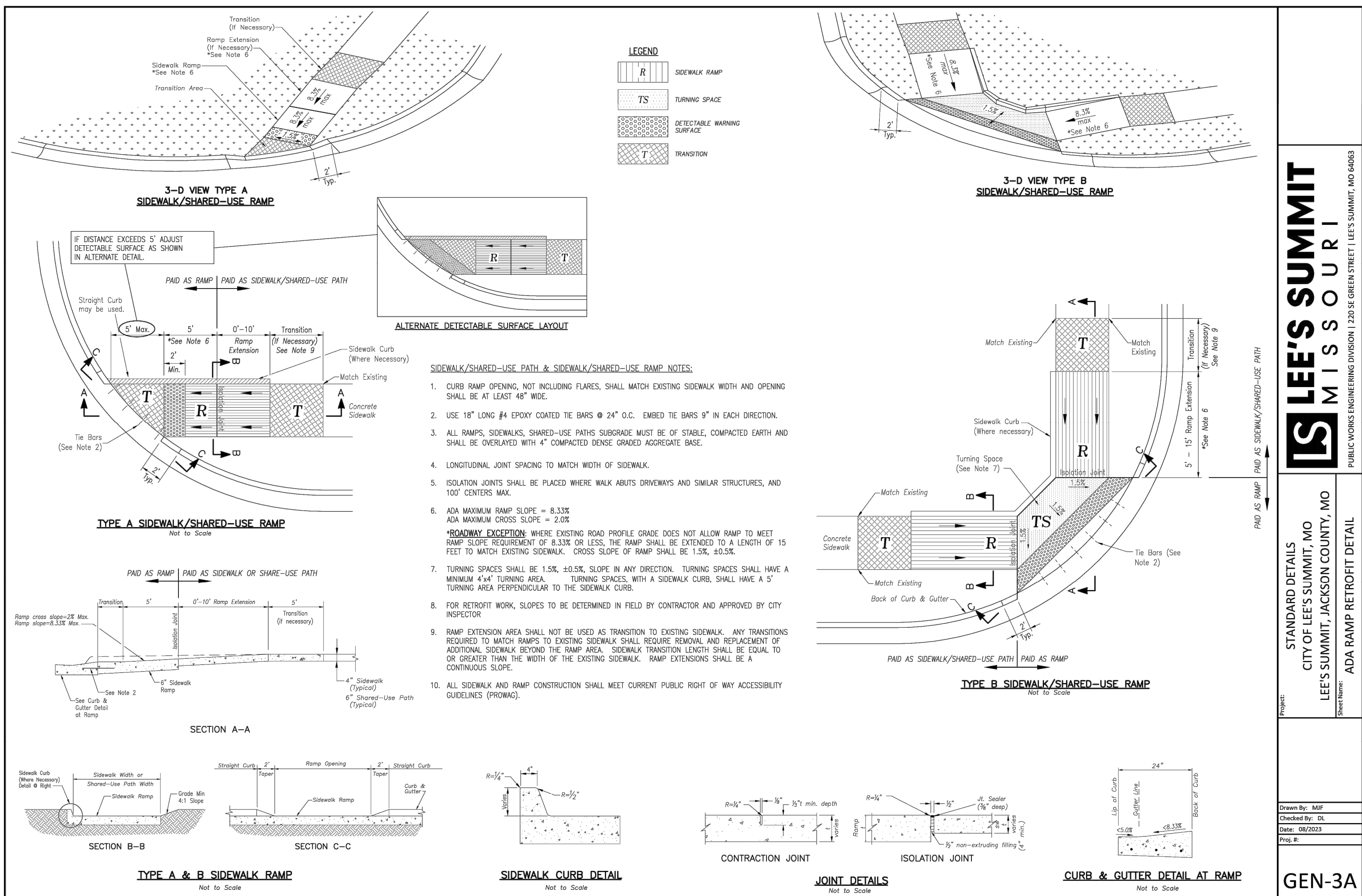
REVISION DATES:
Revision 1: 2024-11-15
Revision 2: 2024-12-20
Revision 3: 2025-01-03



MICHAEL T. MAKRIS, PE
MD PE-2021035286

C7.0
ISSUE DATE: AUGUST 30, 2024
HOEFER WELKER #: 138161

CIVIL DETAILS

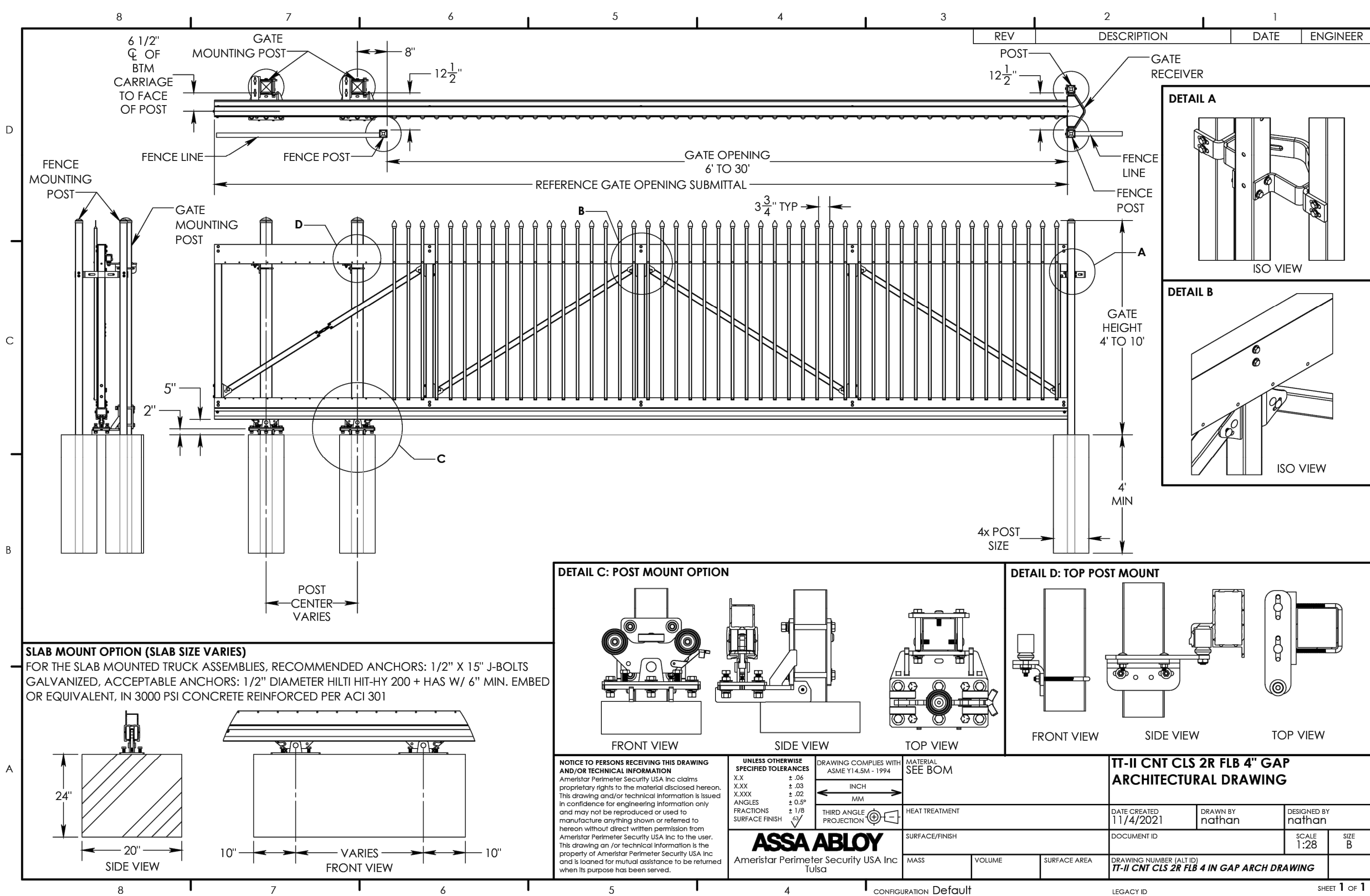
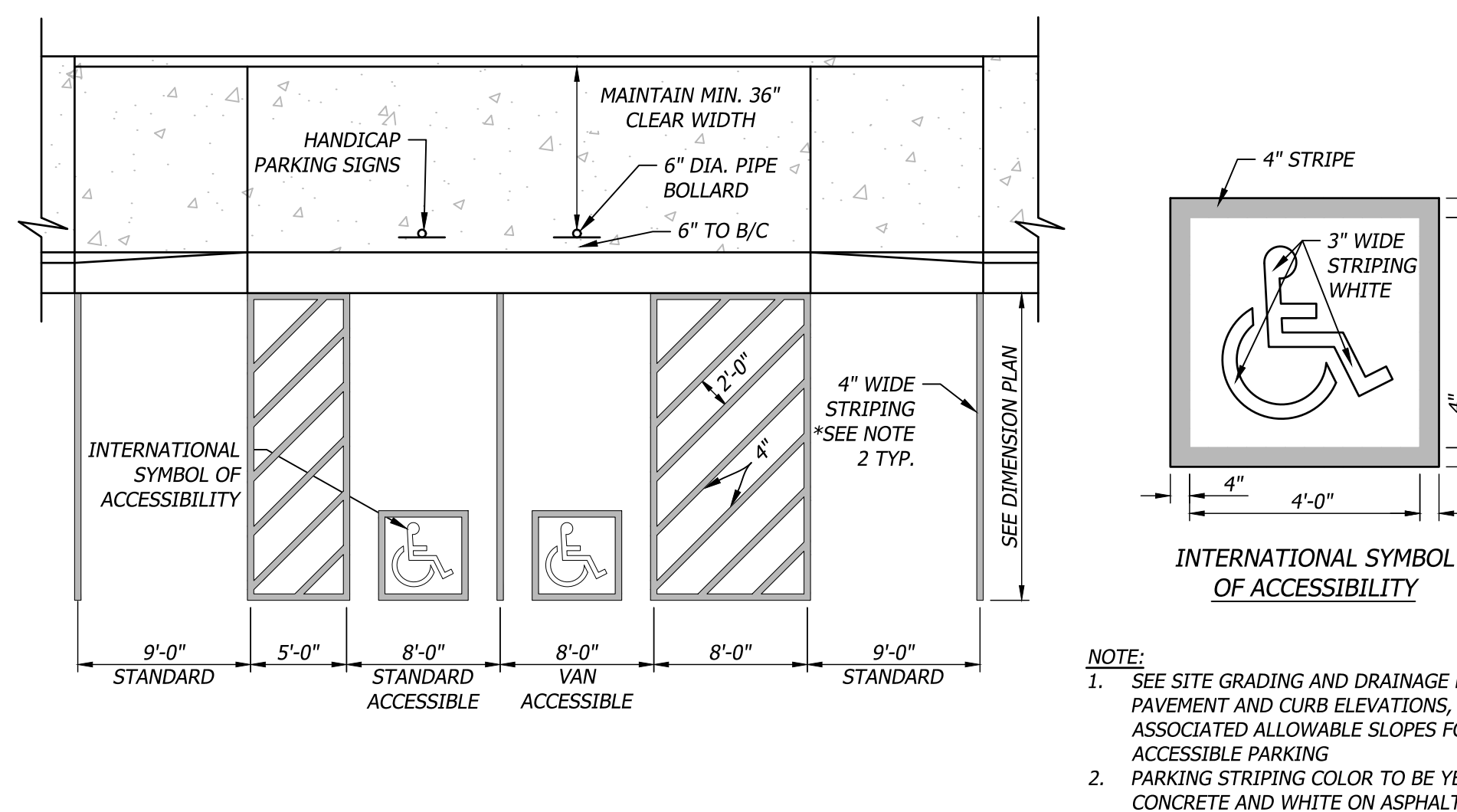
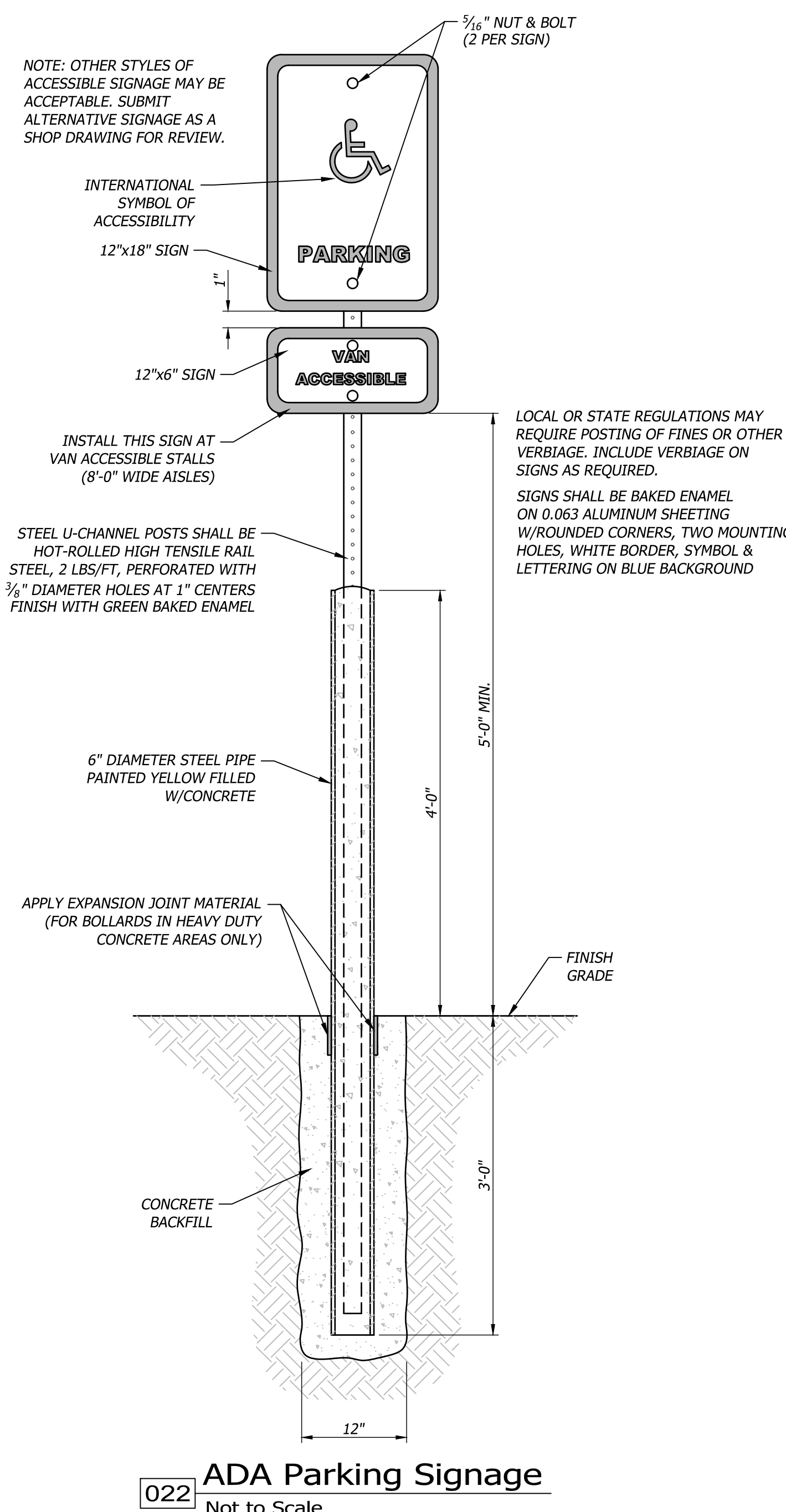


LEE'S SUMMIT MISSOURI

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

ADA RAMP RETROFIT DETAIL

Drawn By: MP
Checked By: DL
Date: 02/2023
File: GEN-3A



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LEE'S SUMMIT JOINT OPERATIONS FACILITY
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FINAL DEVELOPMENT PLAN

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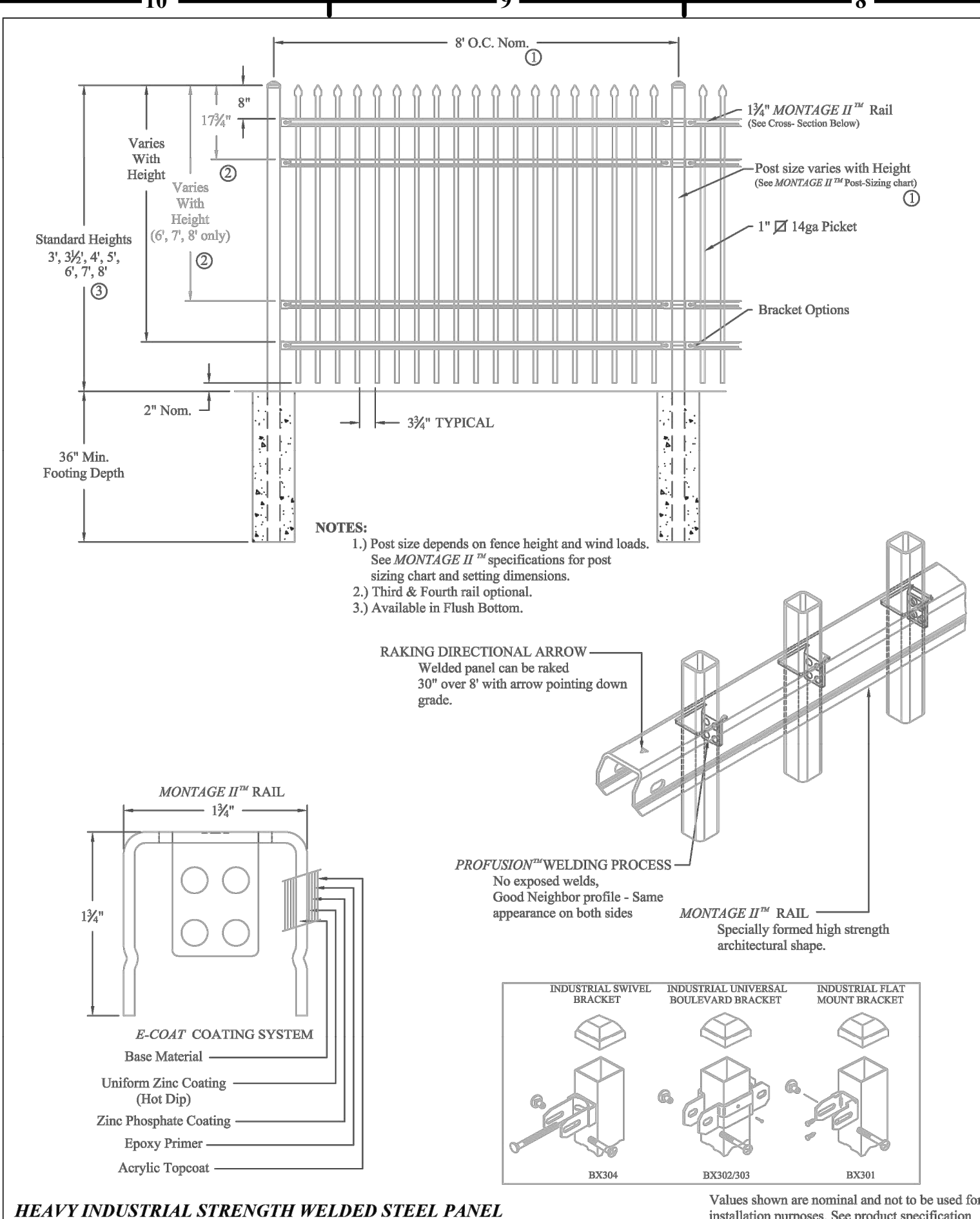


MICHAEL T. MAKRIS, PE
MD PE-2021035286

C7.1

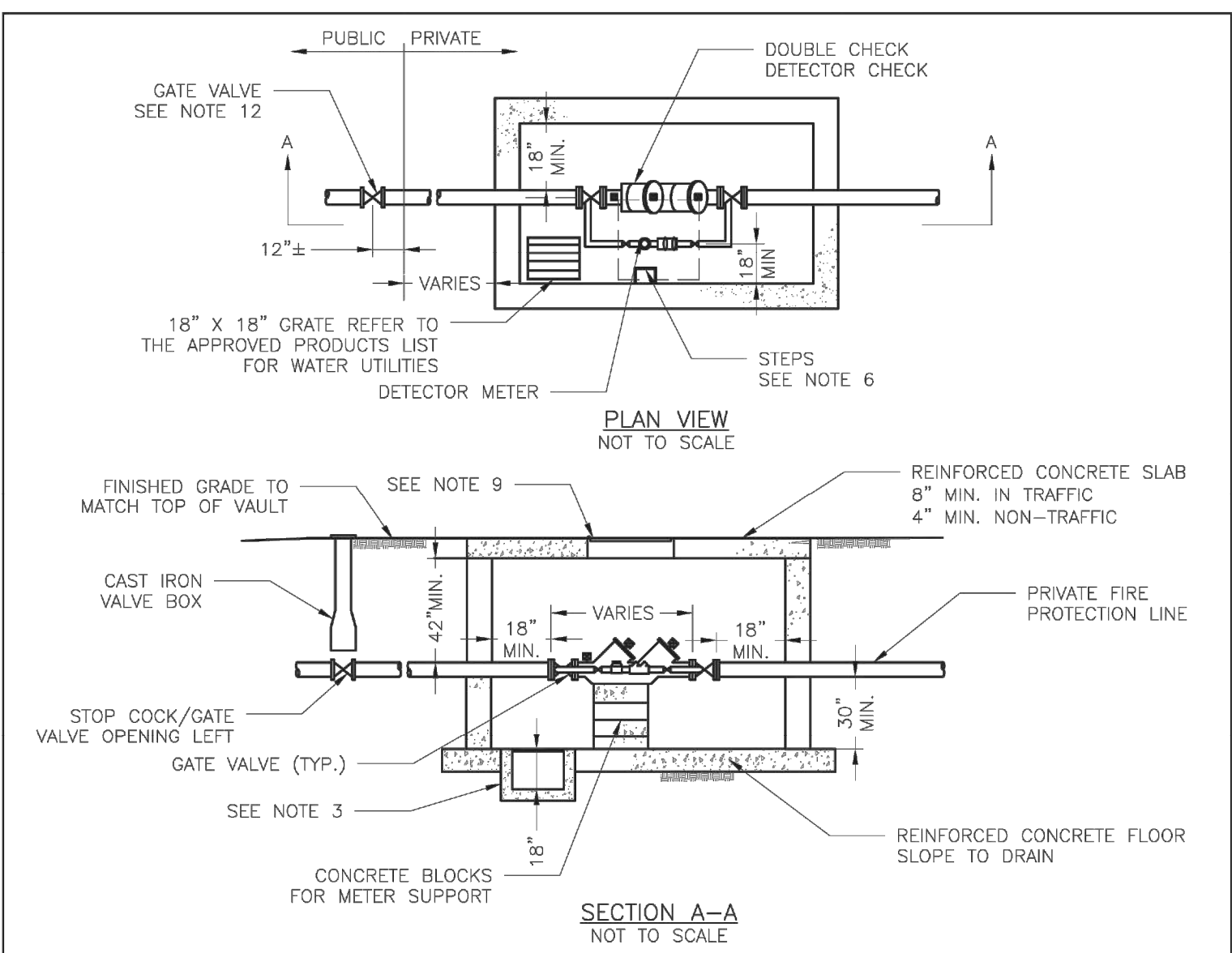
ISSUE DATE: AUGUST 30, 2024
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CIVIL DETAILS



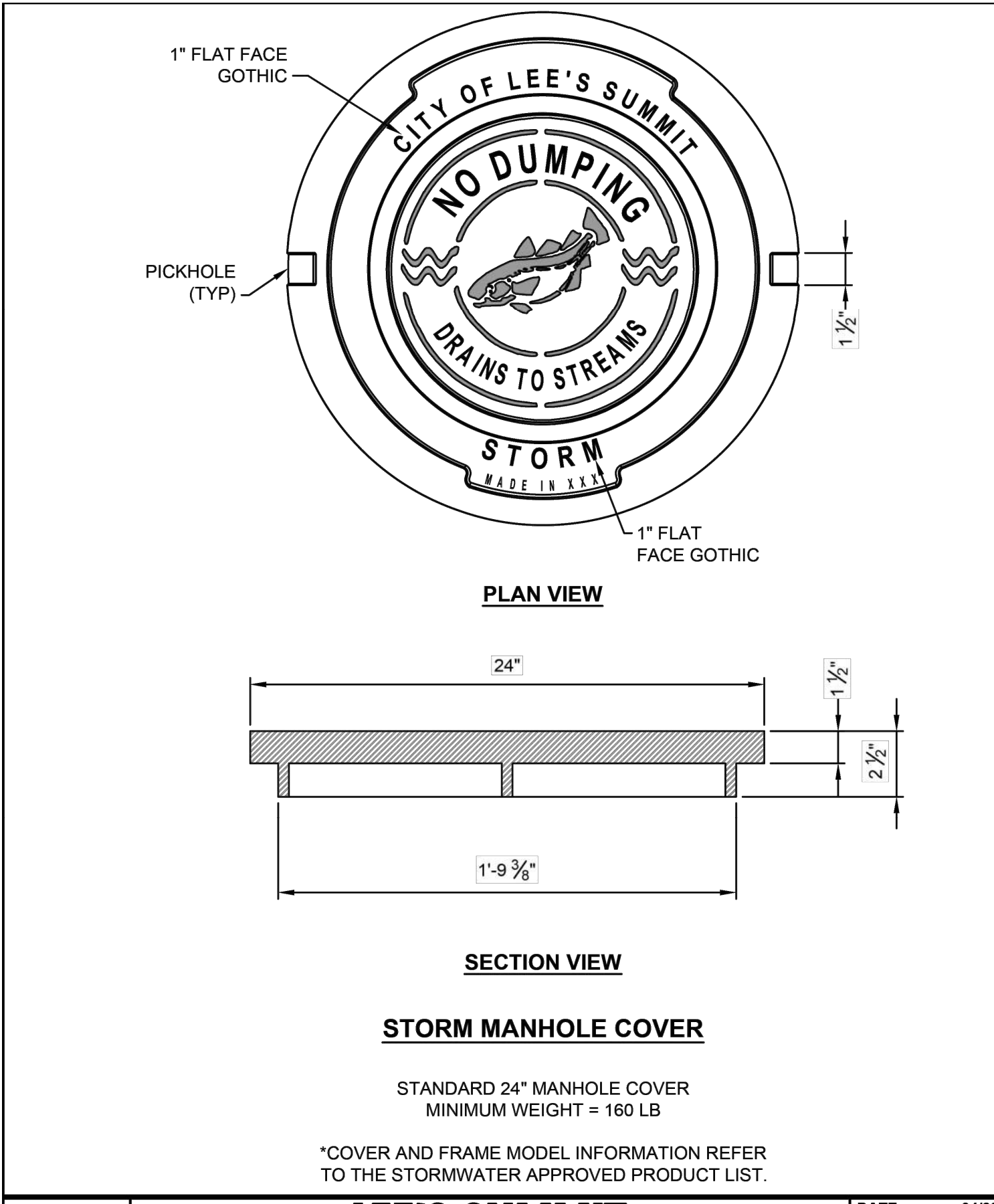
HEAVY INDUSTRIAL STRENGTH WELDED STEEL PANEL
PRE-ASSEMBLED

MONTAGE II CLASSIC 2/3/4-RAIL		1555 N. Mingo Tulsa, OK 74116 1-888-333-3422 www.ameristarfence.com	
DR: RTM	SH: 1of1	SCALE: DO NOT SCALE	
CK: ME	Date: 6/28/10	REV: b	

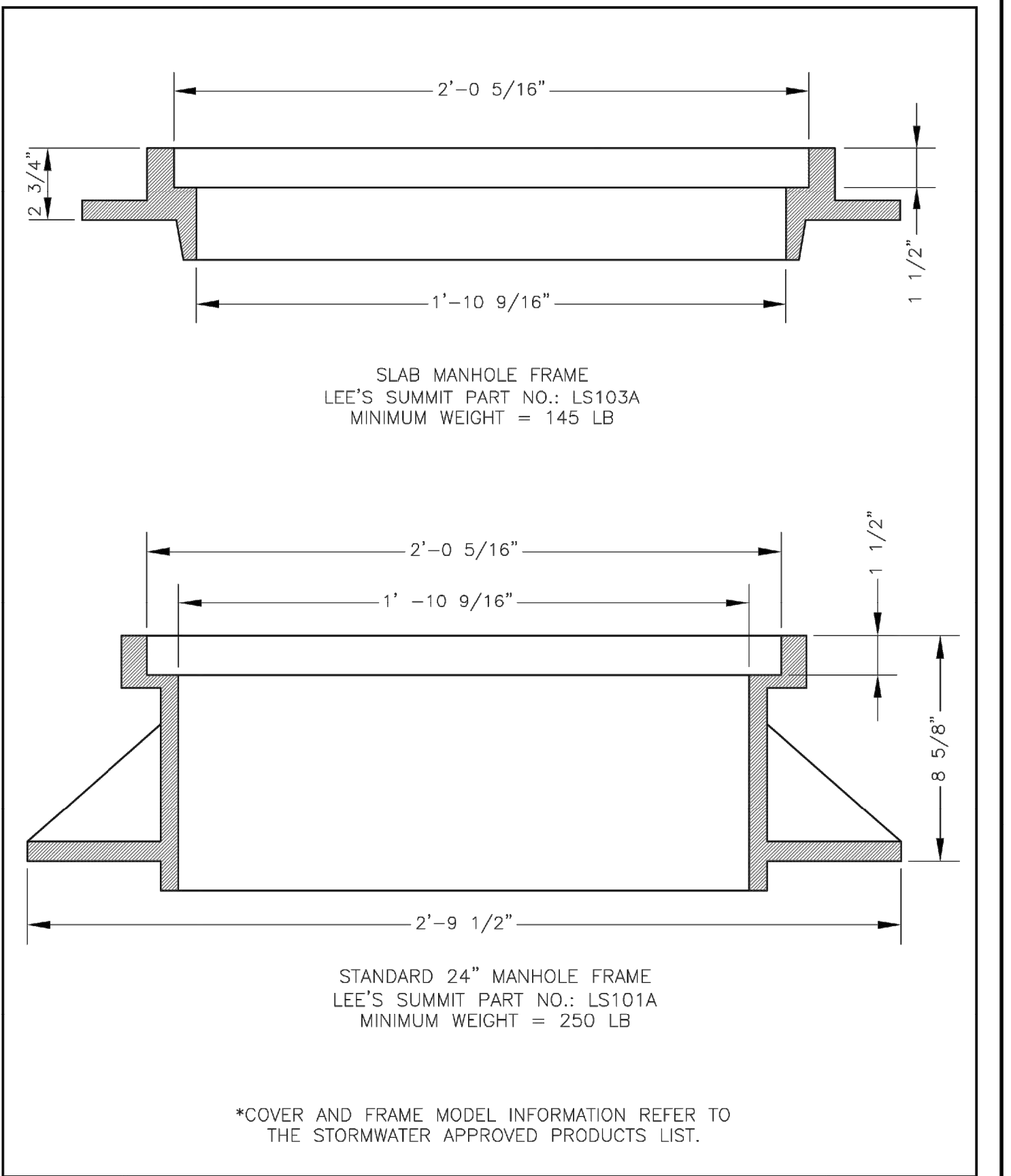


- GENERAL NOTES:**
- METER VAULT WALLS TO BE POURED OR PRECAST CONCRETE.
 - METER VAULT ROOF TO BE REINFORCED CONCRETE OPENING CENTERED OVER DETECTOR METER.
 - METER VAULT TO BE LOCATED, WHEN POSSIBLE, OUTSIDE TRAFFIC AREA WHERE SURFACE WATER WILL NOT DRAIN INTO IT. VAULT MUST BE KEPT FREE OF WATER. PROVIDE CONCRETE SUMP AS A MINIMUM, WHERE PRACTICAL, PROVIDE A 2" PIPE DRAIN WITH AN ABOVE-GROUND DISCHARGE POINT. PROJECT OWNER MAY DESIRE A PERMANENTLY INSTALLED SUMP PUMP.
 - ALL PIPE SHALL BE DUCTILE IRON CLASS 50. ALL PIPE FITTINGS FROM THE CITY WATER MAIN THROUGH THE VAULT SHALL BE PROVIDED WITH RESTRAINED JOINT FITTINGS.
 - ALL FITTINGS TO BE BRASS.
 - STEPS SHALL BE IN ACCORDANCE WITH THE APPROVED PRODUCTS LIST FOR WATER UTILITIES AND SHALL BE ON 18" CENTERS.
 - A DEPARTMENT OF NATURAL RESOURCES APPROVED DOUBLE CHECK DETECTOR CHECK BACKFLOW PREVENTER MUST BE USED. FOR A COPY OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES APPROVED BACKFLOW PREVENTION ASSEMBLIES, CONTACT THE WATER UTILITIES OPERATIONS DIVISION AT 616-969-1940. AS OF JANUARY 1, 1987, THE DNR REQUIRES FIRE SPRINKLER SYSTEMS USING CHEMICALS TO HAVE A DNR APPROVED PRESSURE BACKFLOW PREVENTER INSTALLED, PRIOR TO THE MIXING POINT.
 - ALL VALVES SHALL HAVE RISING STEMS.
 - FOR MANHOLE COVERS, SELECT A MANHOLE FOUND ON THE APPROVED PRODUCTS LIST FOR WATER UTILITIES SUITABLE FOR EITHER TRAFFIC OR NON-TRAFFIC CONDITIONS.
 - A MINIMUM OF 18" CLEARANCE SHALL BE PROVIDED AROUND ALL PIPING, VALVES, APPURTENANCES, ETC.
 - METER SHALL BE OWNED AND MAINTAINED BY THE WATER UTILITIES DEPARTMENT.
 - IF PUBLIC WATER IS LOCATED ON THE OPPOSITE SIDE OF THE STREET, THEN THE PUBLIC WATER MAIN RESPONSIBILITY OF THE WATER UTILITIES DEPARTMENT ENDS AT THE GATE VALVE NEAREST THE VAULT.

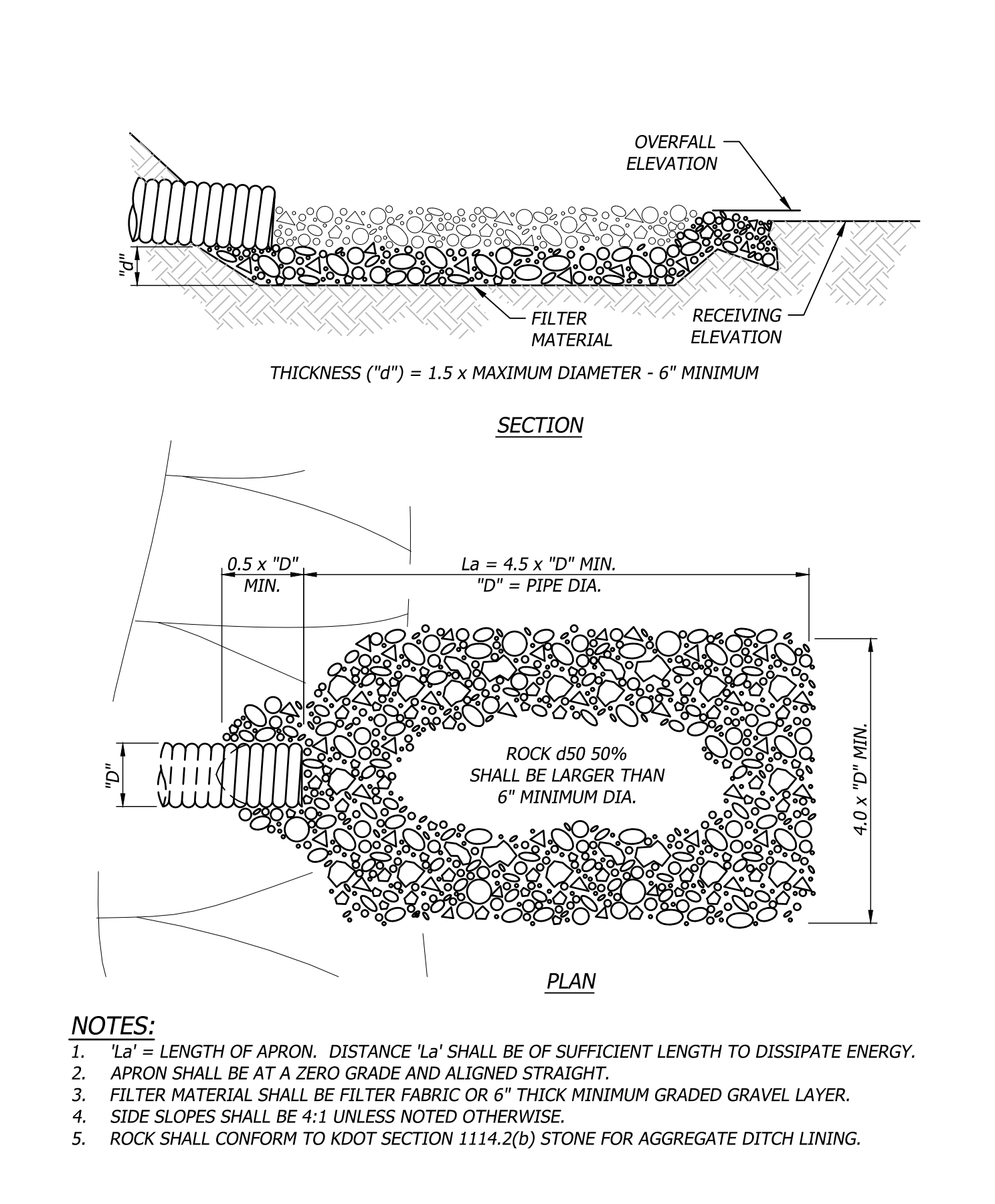
	DATE: 02/2016	WAT-12
	Drawn By: JH Checked By: DL	



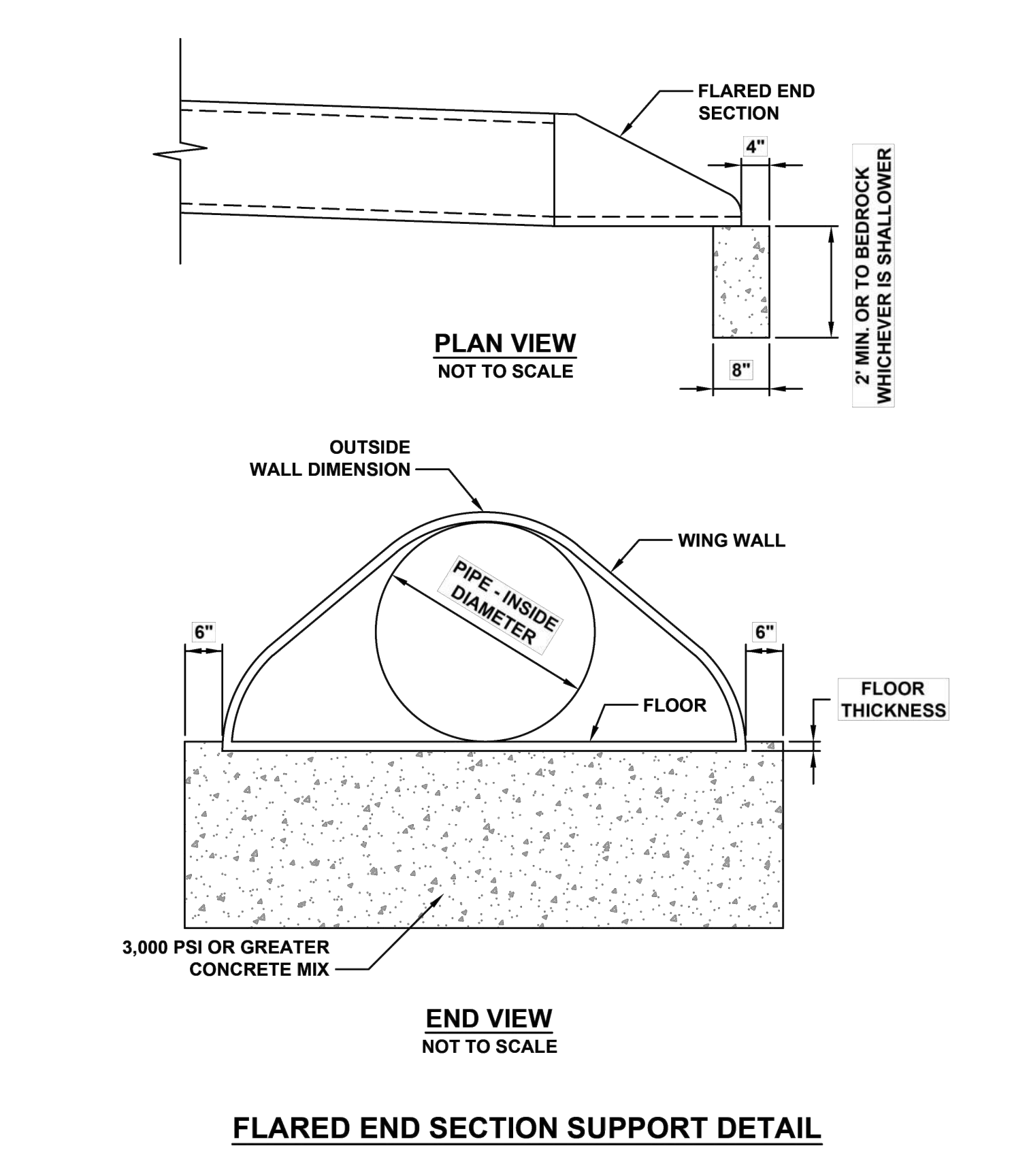
	DATE: 04/2012	STM-6
	Drawn By: MIF Checked By: DL	



	DATE: 04/17	STM-7
	Drawn By: MIF Checked By: DL	



	DATE: 04/30/24	STM-5
	Drawn By: CNS Checked By: MJF	



	DATE: 04/30/2024	STM-5
	Drawn By: CNS Checked By: MJF	

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LEE'S SUMMIT JOINT OPERATIONS FACILITY
2 NE TUDOR RD
LEE'S SUMMIT, MISSOURI 64086

REVISION DATES:
Revision 1: 2024-11-15
Revision 2: 2024-12-20
Revision 3: 2025-01-03



MICHAEL T. MAKRIS, PE
MD PE-2021035286

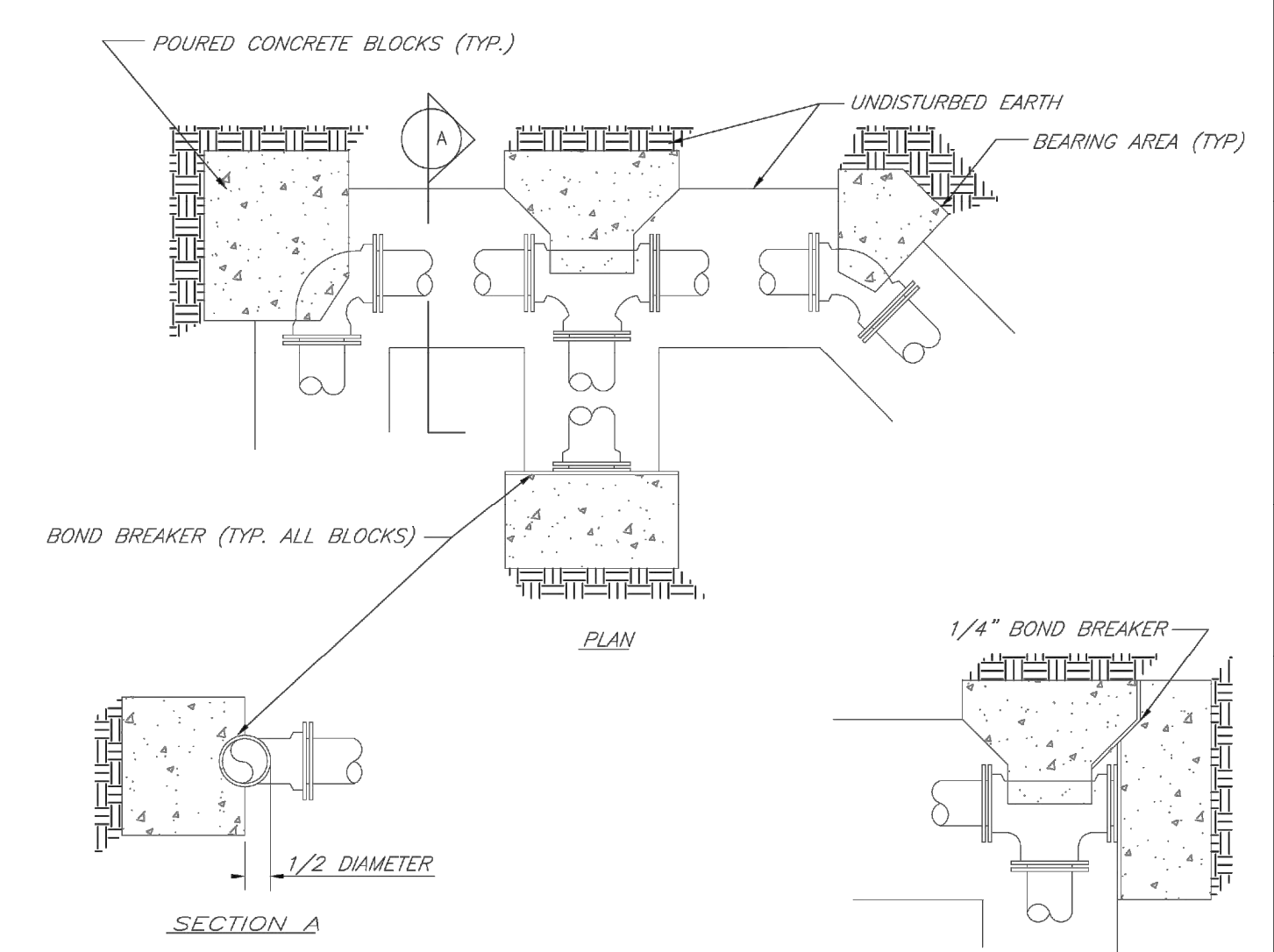
C7.2
ISSUE DATE: AUGUST 30, 2024
HOEFER WELKER #: 138161

CIVIL DETAILS

REQUIRED CONCRETE BEARING AREA (SQUARE FEET - SF)

NOM. DIA. (INCHES)	TEE, PLUG	BEND	BEND	22.5	11.25
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	25.8	13.1	6.5
18	42.4	59.7	32.5	16.5	8.3
20	REST. JT.	REST. JT.	REST. JT.	20.4	10.3
24	REST. JT.	REST. JT.	REST. JT.	29.4	14.8

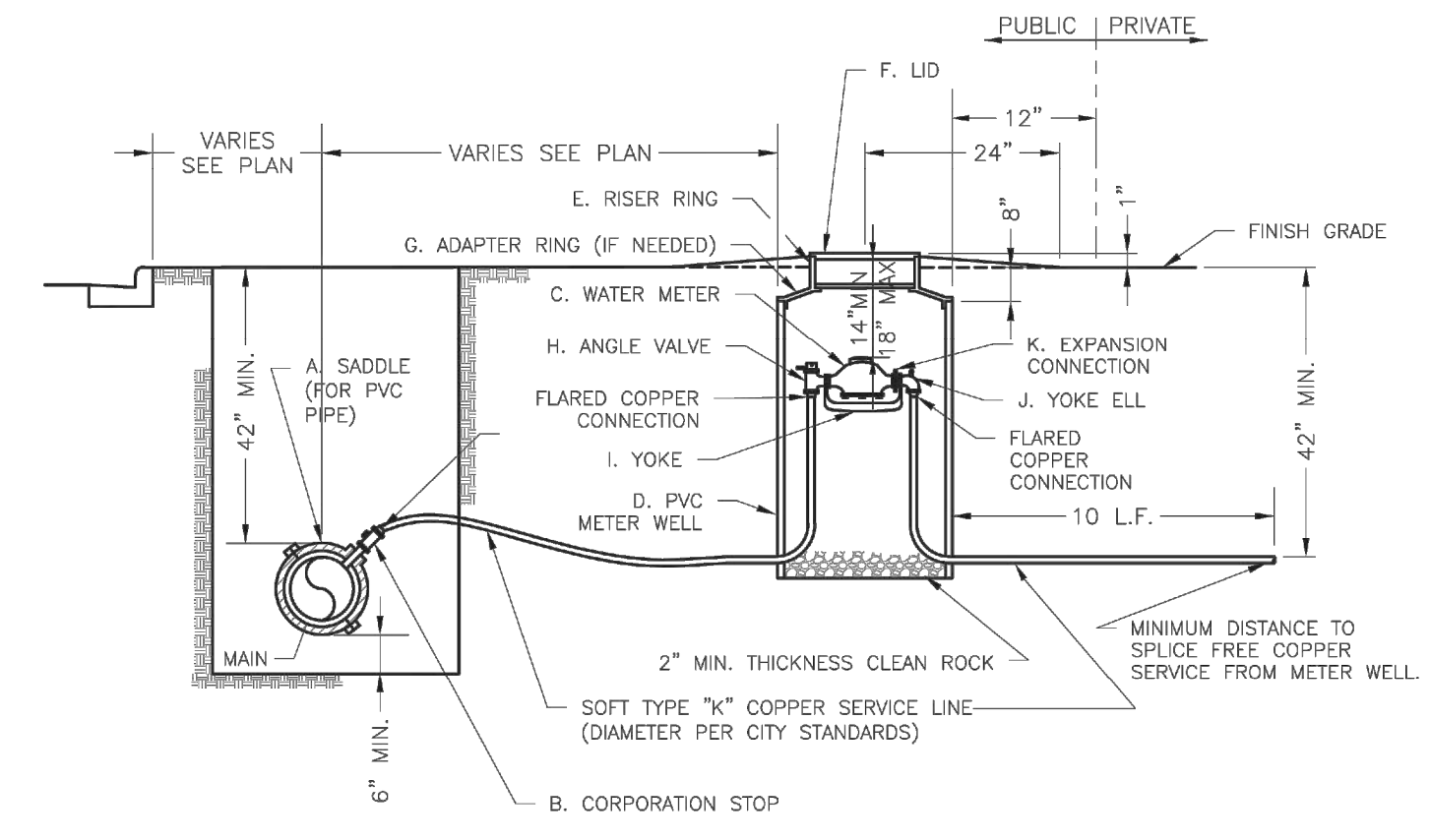
- NOTES:
- ALL BENDS WITHOUT RESTRAINED JOINTS SHALL HAVE CONCRETE THRUST BLOCKS INSTALLED FOR RESTRAINT.
 - MEGA LUGS MAY BE USED ONLY IN CONJUNCTION WITH CONCRETE THRUST BLOCKING.
 - BEARING AREA MUST BE AGAINST UNDISTURBED SOIL.
 - DO NOT COVER JOINTS OR BOLTS (WHERE APPLICABLE) WITH CONCRETE.



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

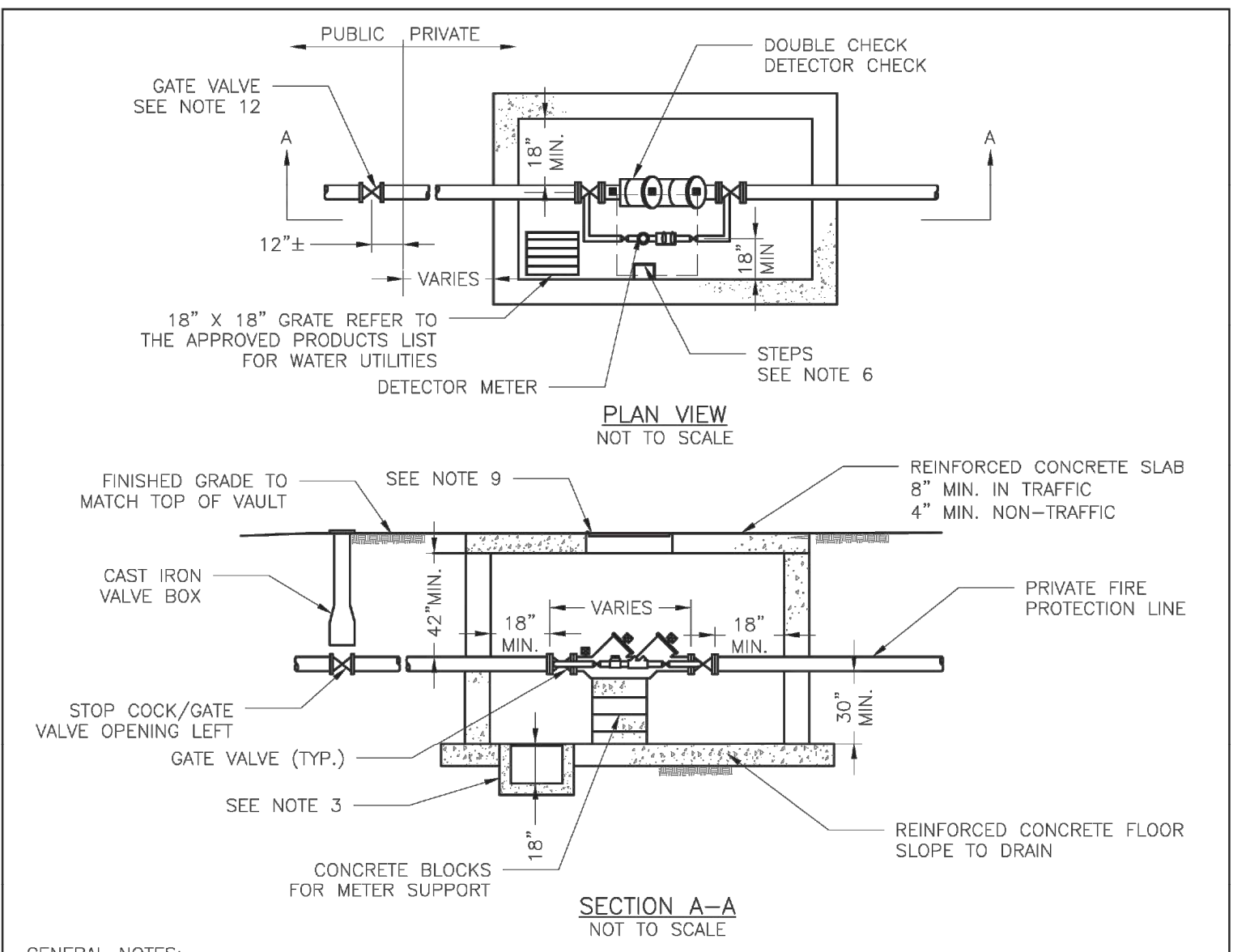


- NOTES:
- METER INSTALLATION SHALL NOT BE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC OR IN CONCRETE PAVEMENT WITHOUT CITY APPROVAL.
 - IF METER IS TO BE LOCATED OTHER THAN IN FRONT OF PROPERTY LINE, CITY APPROVAL SHALL BE OBTAINED.
 - CITY TO FURNISH ITEMS A-K.
 - NO OTHER EQUIPMENT SHALL BE INSTALLED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

SERVICE CONNECTION WITH METER WELL

Date: 06/2015
Drawn By: JN
Checked By: DL
FILE: WAT-11
Rev: 1/14

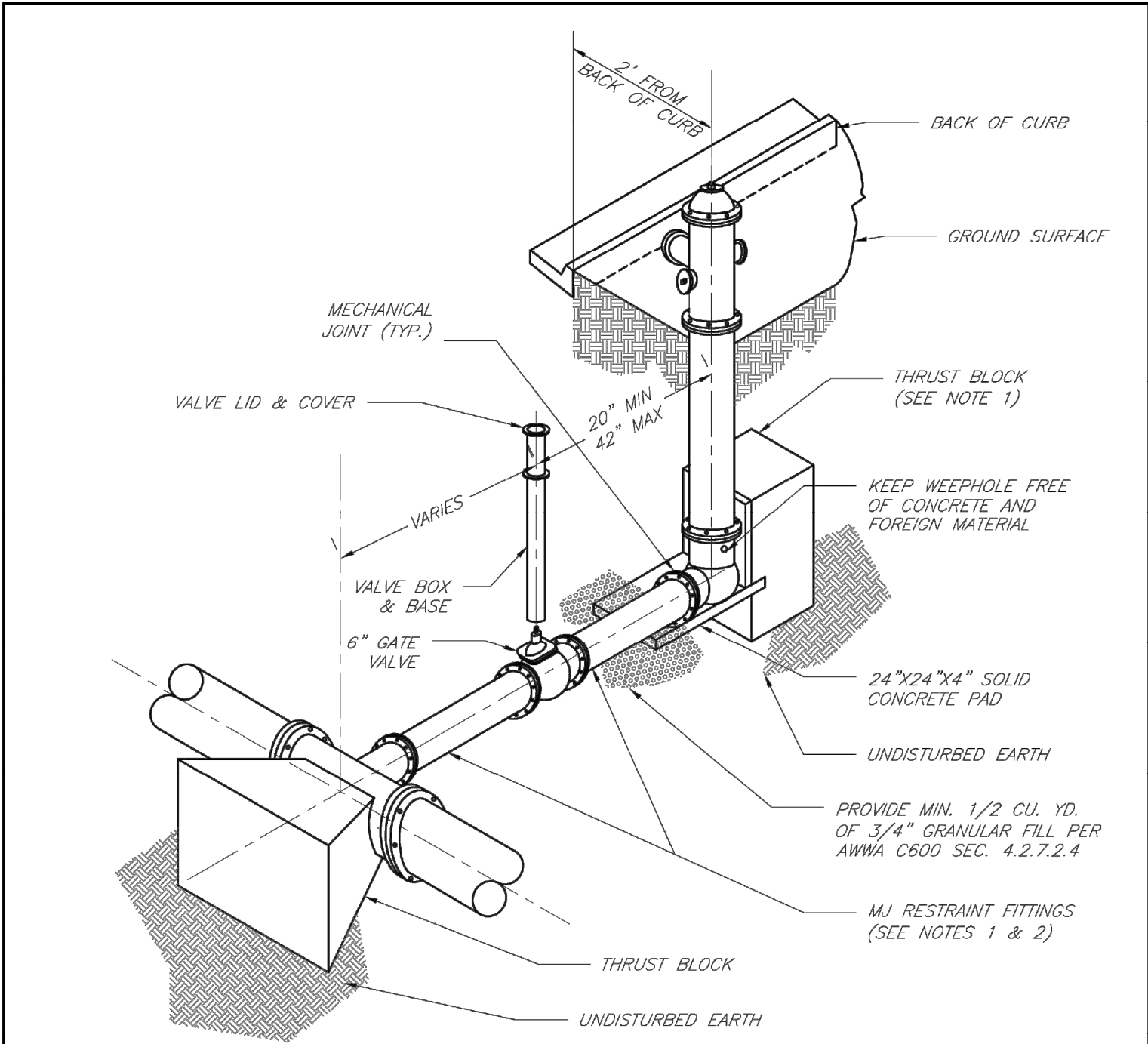


- GENERAL NOTES:
- METER VAULT WALLS TO BE POURED OR PRECAST CONCRETE.
 - METER VAULT ROOF TO BE REINFORCED CONCRETE OPENING CENTERED OVER DETECTOR METER.
 - METER VAULT TO BE LOCATED, WHEN POSSIBLE, OUTSIDE TRAFFIC AREA WHERE SURFACE WATER WILL NOT DRAIN INTO IT. VAULT MUST BE KEPT FREE OF WATER. PROVIDE CONCRETE SUMP AS A MINIMUM. WHERE PRACTICAL, PROVIDE A 2" PIPE DRAIN WITH AN ABOVE-GROUND DISCHARGE POINT. PROJECT OWNER MAY DESIRE A PERMANENTLY INSTALLED SUMP PUMP.
 - ALL PIPE SHALL BE DUCTILE IRON CLASS 50. ALL PIPE FITTINGS FROM THE CITY WATER MAIN THROUGH THE VAULT SHALL BE PROVIDED WITH RESTRAINED JOINT FITTINGS.
 - ALL FITTINGS TO BE BRASS.
 - STEPS SHALL BE IN ACCORDANCE WITH THE APPROVED PRODUCTS LIST FOR WATER UTILITIES AND SHALL BE ON 16" CENTERS.
 - A DEPARTMENT OF NATURAL RESOURCES APPROVED DOUBLE CHECK DETECTOR CHECK BACKFLOW PREVENTER MUST BE USED. FOR A COPY OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES APPROVED BACKFLOW PREVENTION ASSEMBLIES, CONTACT THE WATER UTILITIES OPERATIONS DIVISION AT 816-969-1940. AS OF JANUARY 1, 1987, THE DNR REQUIRES FIRE SPRINKLER SYSTEMS USING CHEMICALS TO HAVE A DNR APPROVED PRESSURE BACKFLOW PREVENTER INSTALLED, PRIOR TO THE MIXING POINT.
 - ALL VALVES SHALL HAVE RISING STEMS.
 - FOR MANHOLE COVERS, SELECT A MANHOLE FOUND ON THE APPROVED PRODUCTS LIST FOR WATER UTILITIES SUITABLE FOR EITHER TRAFFIC OR NON-TRAFFIC CONDITIONS.
 - A MINIMUM OF 18" CLEARANCE SHALL BE PROVIDED AROUND ALL PIPING, VALVES, APPURTENANCES, ETC.
 - METER SHALL BE OWNED AND MAINTAINED BY THE WATER UTILITIES DEPARTMENT.
 - IF PUBLIC WATER IS LOCATED ON THE OPPOSITE SIDE OF THE STREET, THEN THE PUBLIC WATER MAIN RESPONSIBILITY OF THE WATER UTILITIES DEPARTMENT ENDS AT THE GATE VALVE NEAREST THE VAULT.

LEE'S SUMMIT MISSOURI
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VAULT FOR DOUBLE CHECK DETECTOR CHECK

Date: 02/2016
Drawn By: JN
Checked By: DL
FILE: WAT-12
Rev: 1/14

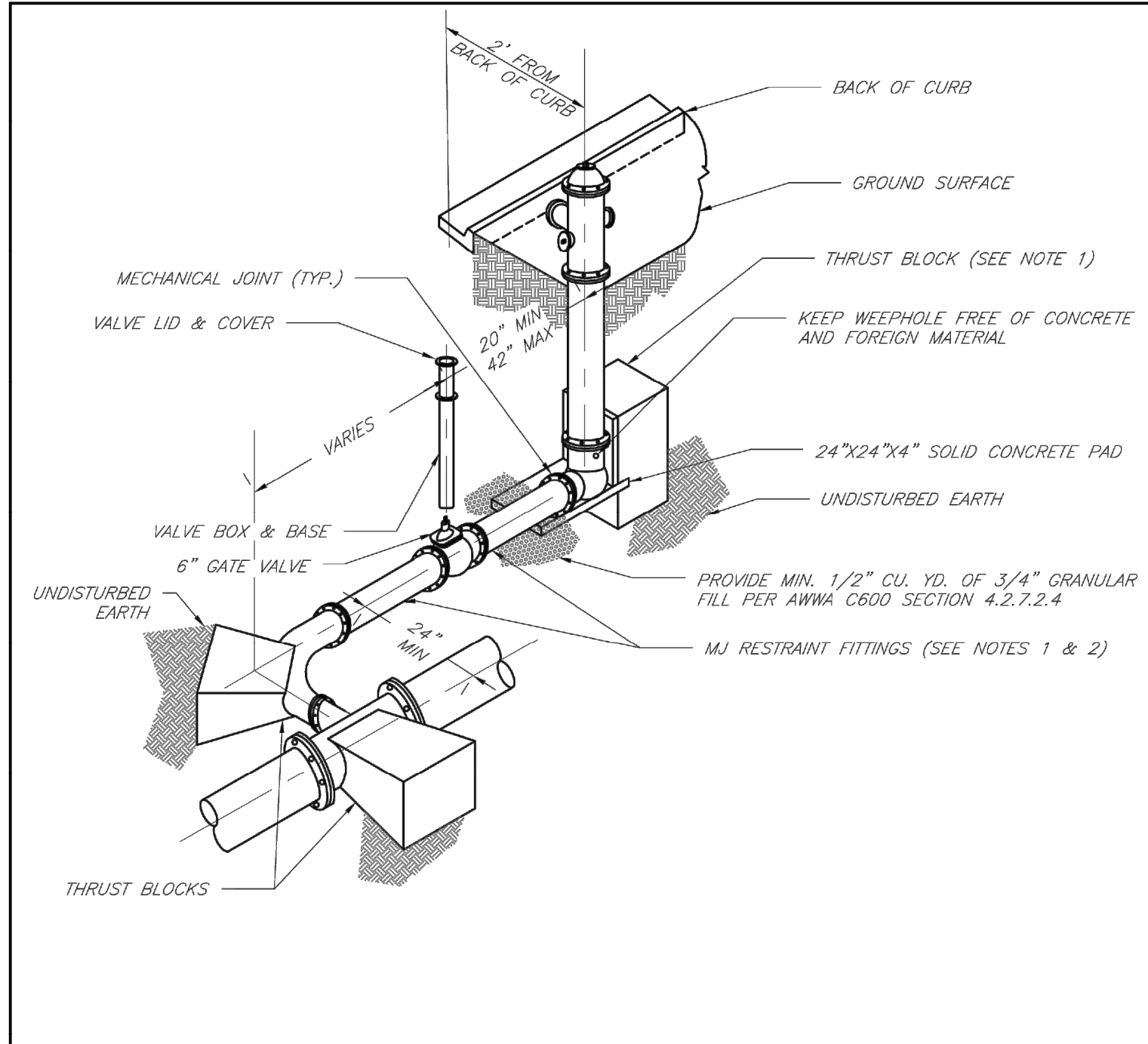


- NOTES:
- WHEN RETAINER GLANDS ARE USED IN LIEU OF MECHANICAL JOINT (MJ) RESTRAINT FITTINGS, HORIZONTAL THRUST BLOCKS ARE REQUIRED.
 - GATE VALVE MAY BE BOLTED DIRECTLY TO MJ RESTRAINT TEE.
 - SEE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR FIRE HYDRANT, VALVES, VALVE BOX LID, AND COVER.
 - BOTTOM HYDRANT FLANGE SHALL BE 2" TO 6" ABOVE FINISHED GRADE.
 - FOR STREETS WITHOUT CURBS FIRE HYDRANTS SHALL BE PLACED WITHIN 1 FOOT OF THE R/W LINE, BUT NOT MORE THAN 10" FROM EDGE OF PAVEMENT. FIRE HYDRANT SHALL NOT BE PLACED IN BOTTOM OF DITCH.
 - HYDRANT SHALL BE ROTATED AS DIRECTED BY INSPECTOR.

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

HYDRANT INSTALLATION - STRAIGHT SET

Date: 02/13
Drawn By: JN
Checked By: DL
FILE: WAT-7
Rev: 1/14

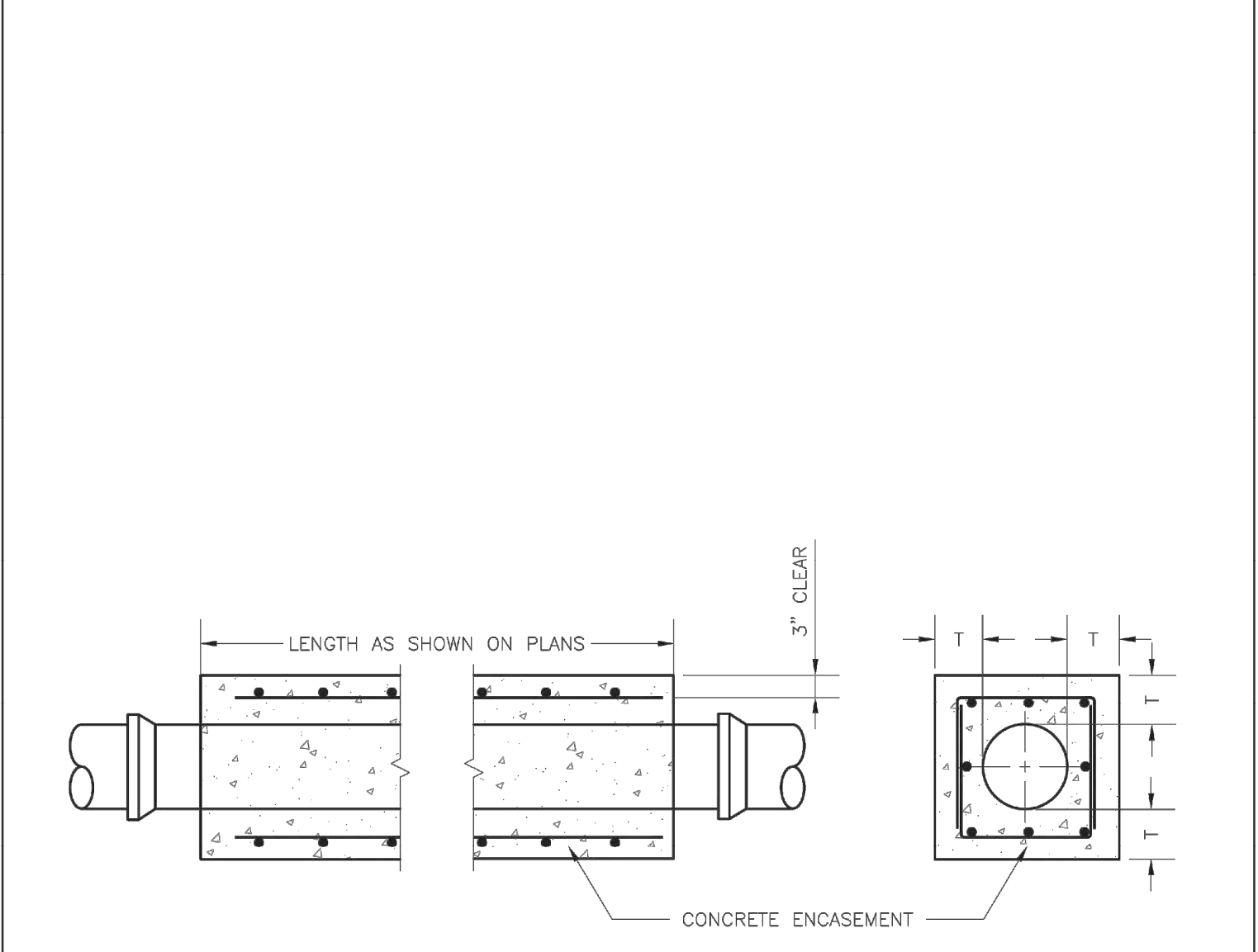


- NOTES:
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 - HYDRANT SHALL BE ROTATED AS DIRECTED BY INSPECTOR.

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

HYDRANT WITH 90 DEGREE BEND

Date: 02/13
Drawn By: JN
Checked By: DL
FILE: WAT-8
Rev: 1/14



- NOTES:
- FOR PIPES LESS THAN 15", T = 6" MIN.
 - FOR PIPES 15" THRU 36", T = 8" MIN.
 - INTERMEDIATE BELLS SHALL BE ENCASED.
 - REINFORCING STEEL SHALL BE #4 @ 12" O.C. EACH WAY WITH A MINIMUM REBAR LAP OF 12".

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

PIPE ENCASEMENT DETAIL

Date: 02/2016
Drawn By: JN
Checked By: DL
FILE: SAN-7
Rev: 1/14

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LEE'S SUMMIT, MISSOURI 64086

FINAL DEVELOPMENT PLAN

REVISION DATES:

Revision 1:	2024-11-15
Revision 2:	2024-12-20
Revision 3:	2025-01-03



MICHAEL T. MAKRIS, PE
MO PE-2021035286

C7.3
ISSUE DATE: AUGUST 30, 2024
HOEFER WELKER #: 138161

CIVIL DETAILS

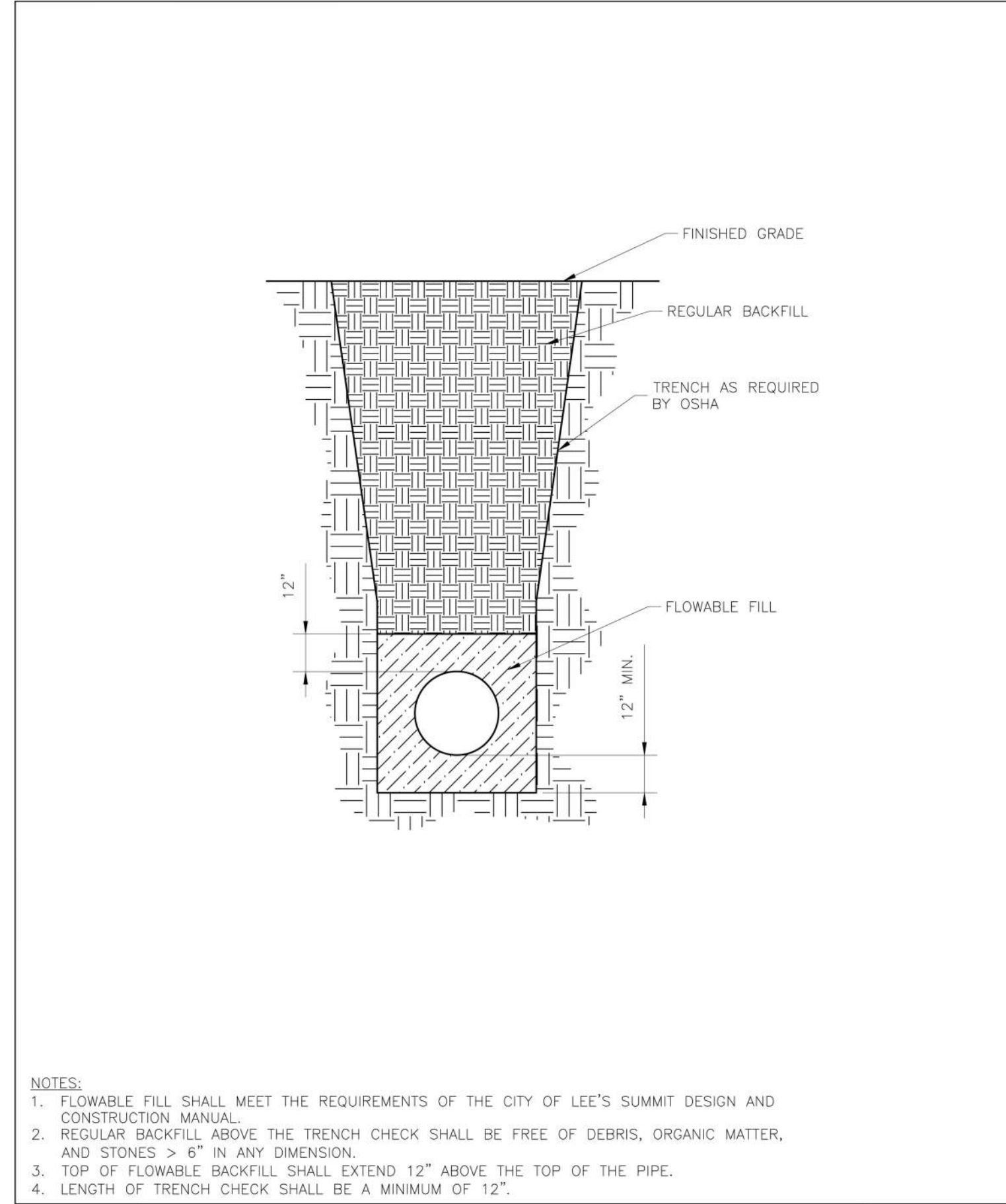
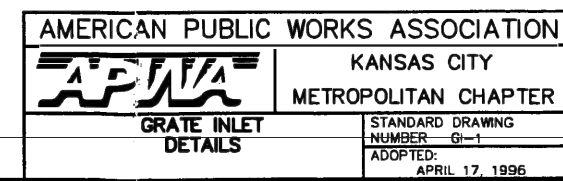
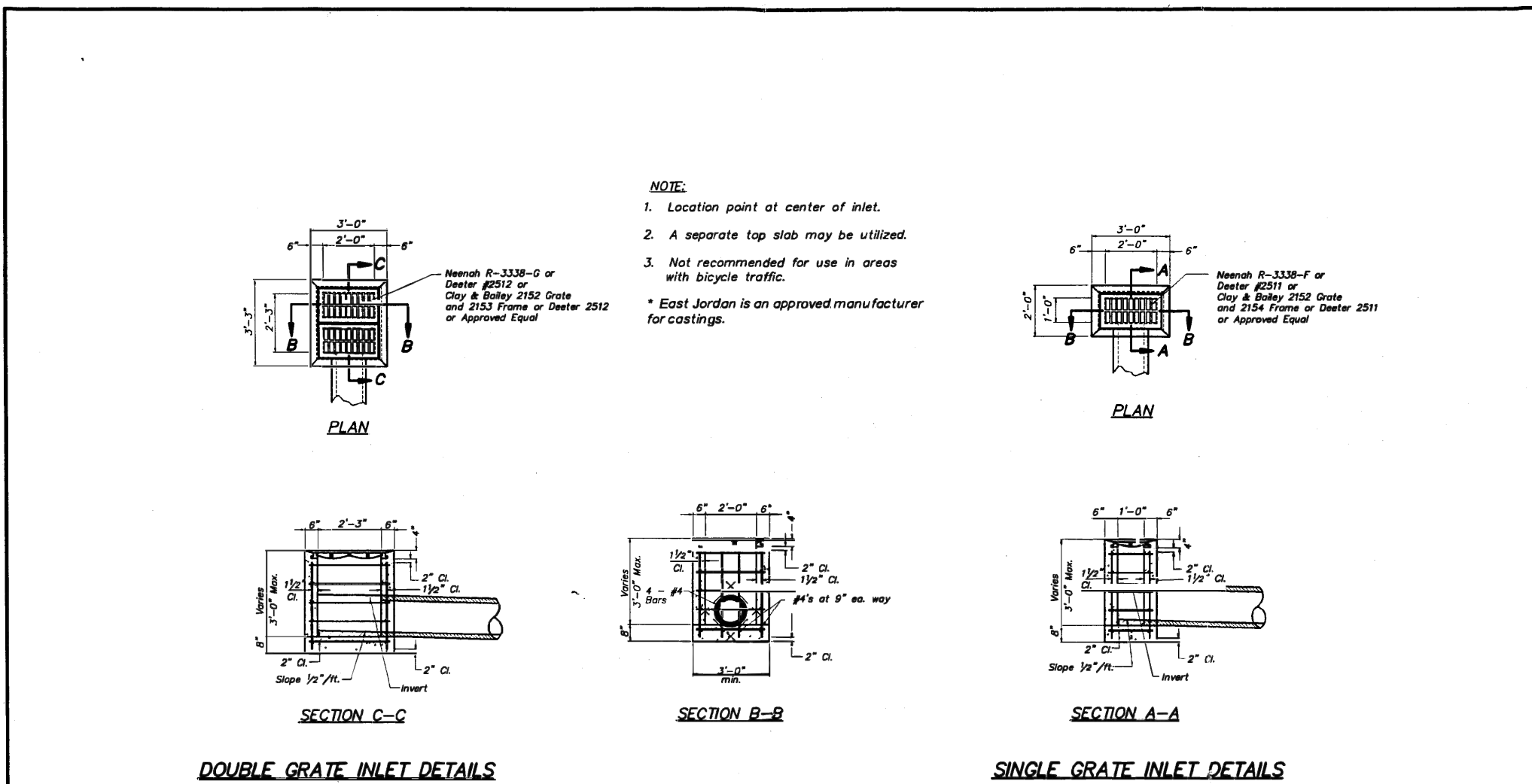


MICHAEL T. MAKRIS, PE
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C7.4

ISSUE DATE: AUGUST 30, 2024
 HOEFER WELKER #: 138161

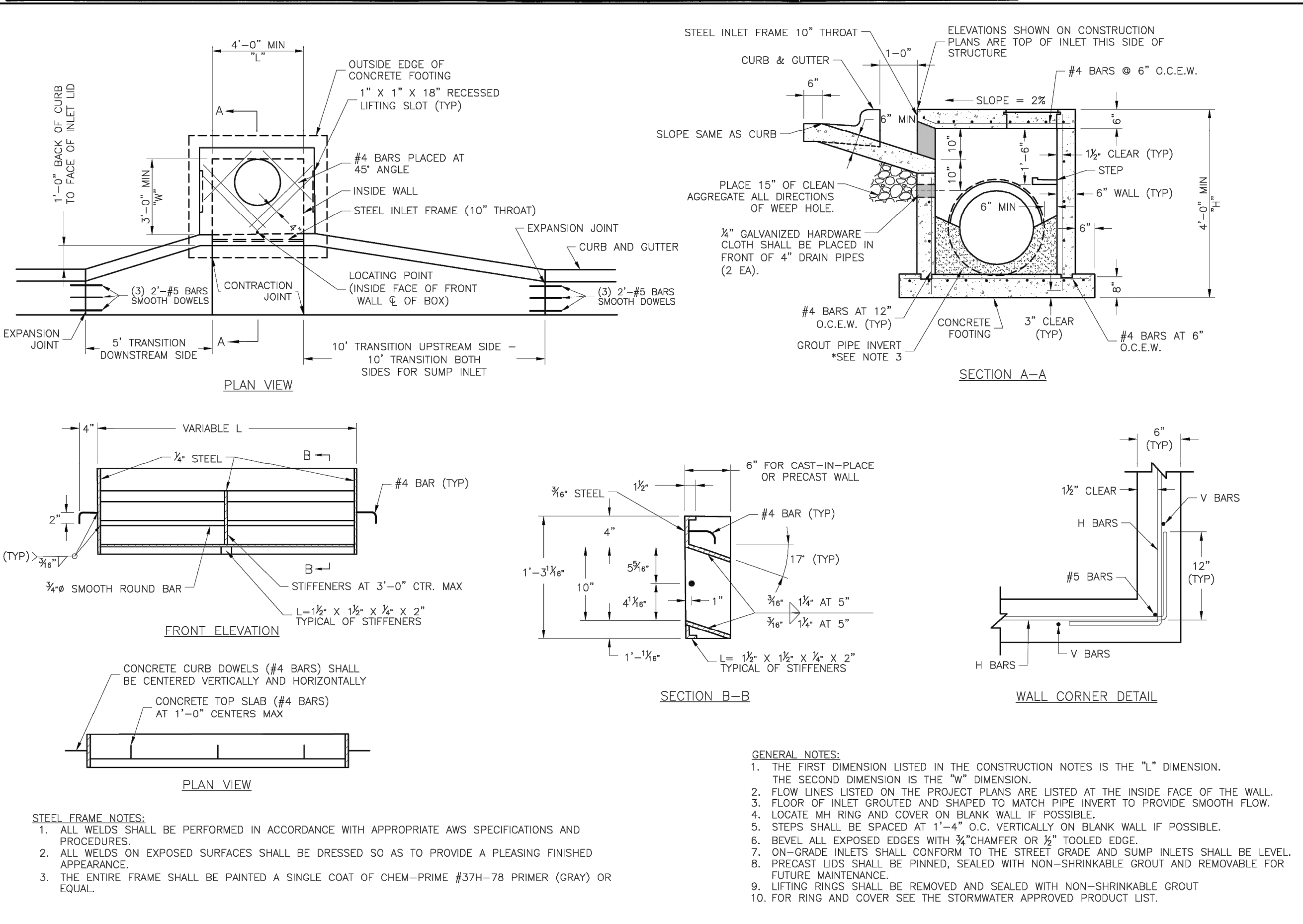
CIVIL DETAILS



LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64083

WAT-6

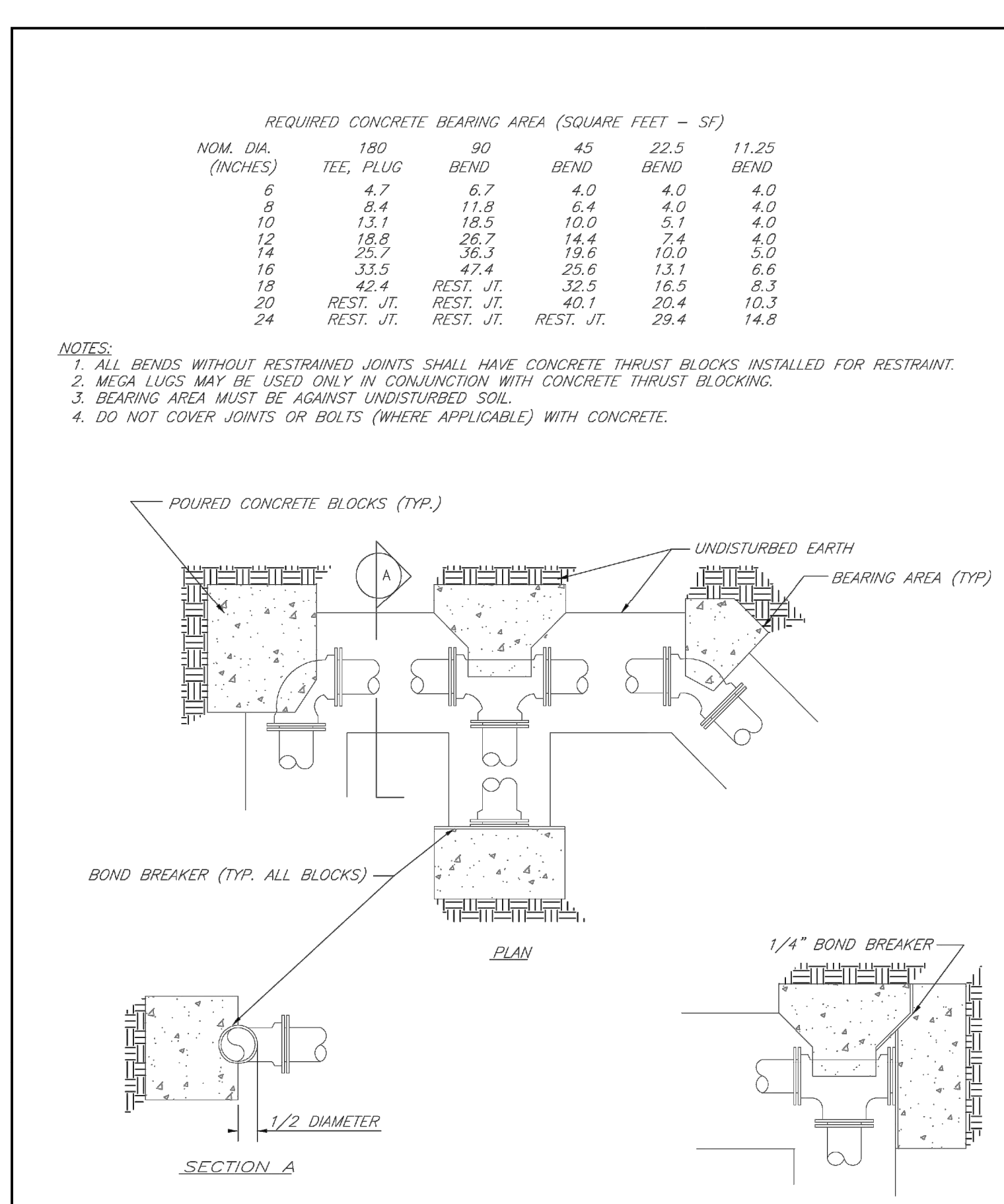
Date: 08/2023
 Drawn By: MJF
 Checked By: KLY



LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64083

STM-1

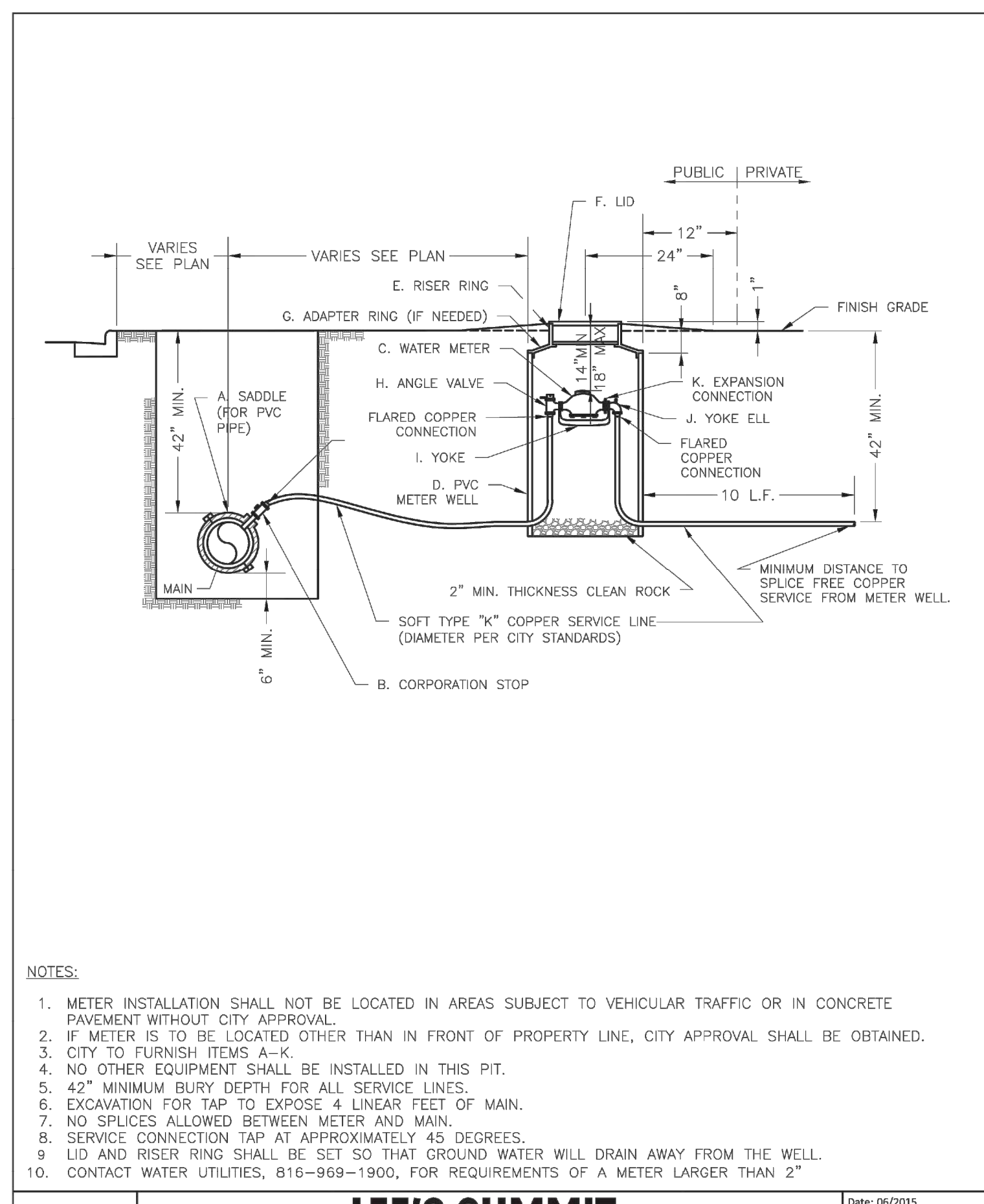
Date: 06/2015
 Drawn By: JN
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LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64083

WAT-11

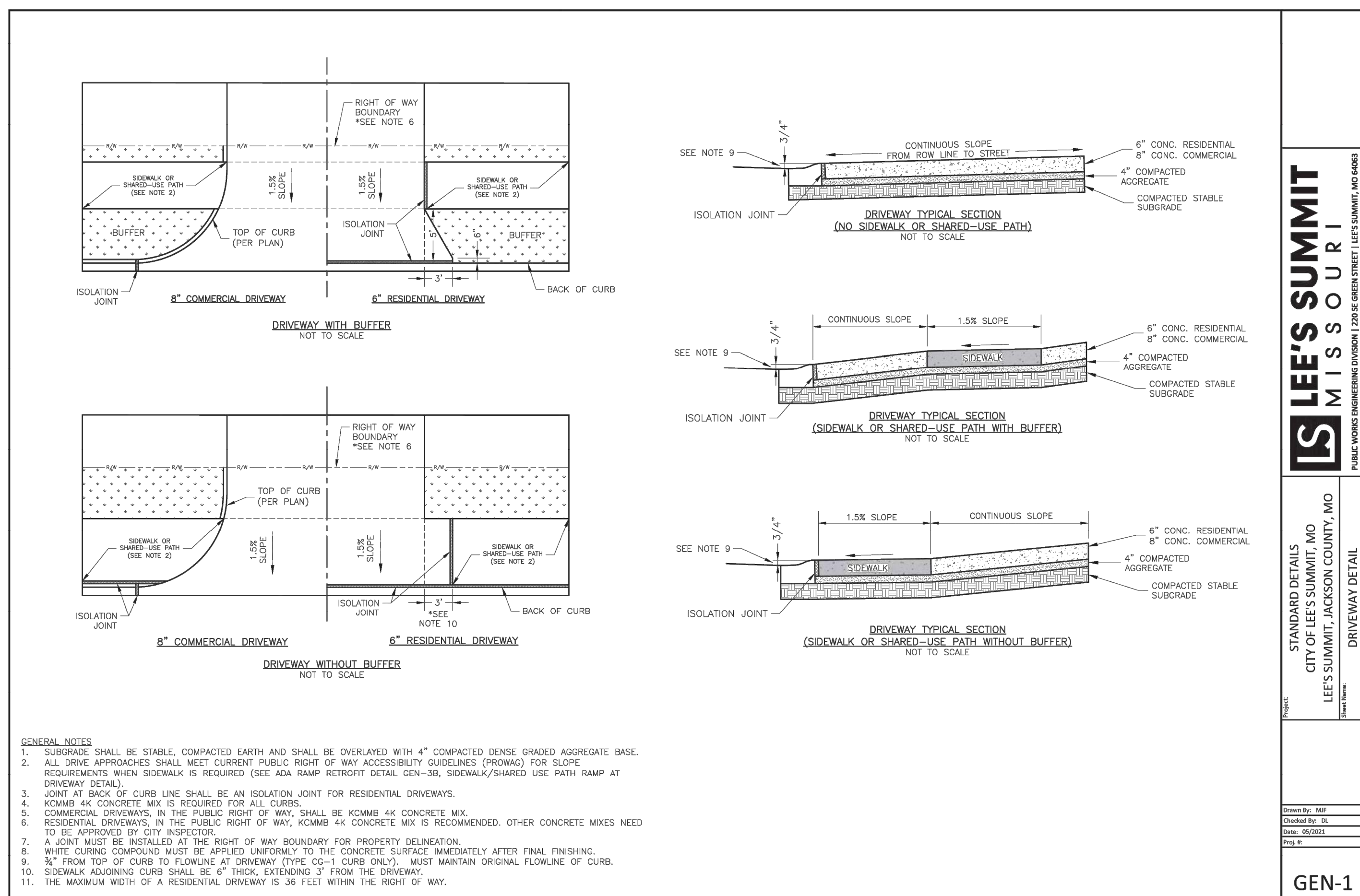
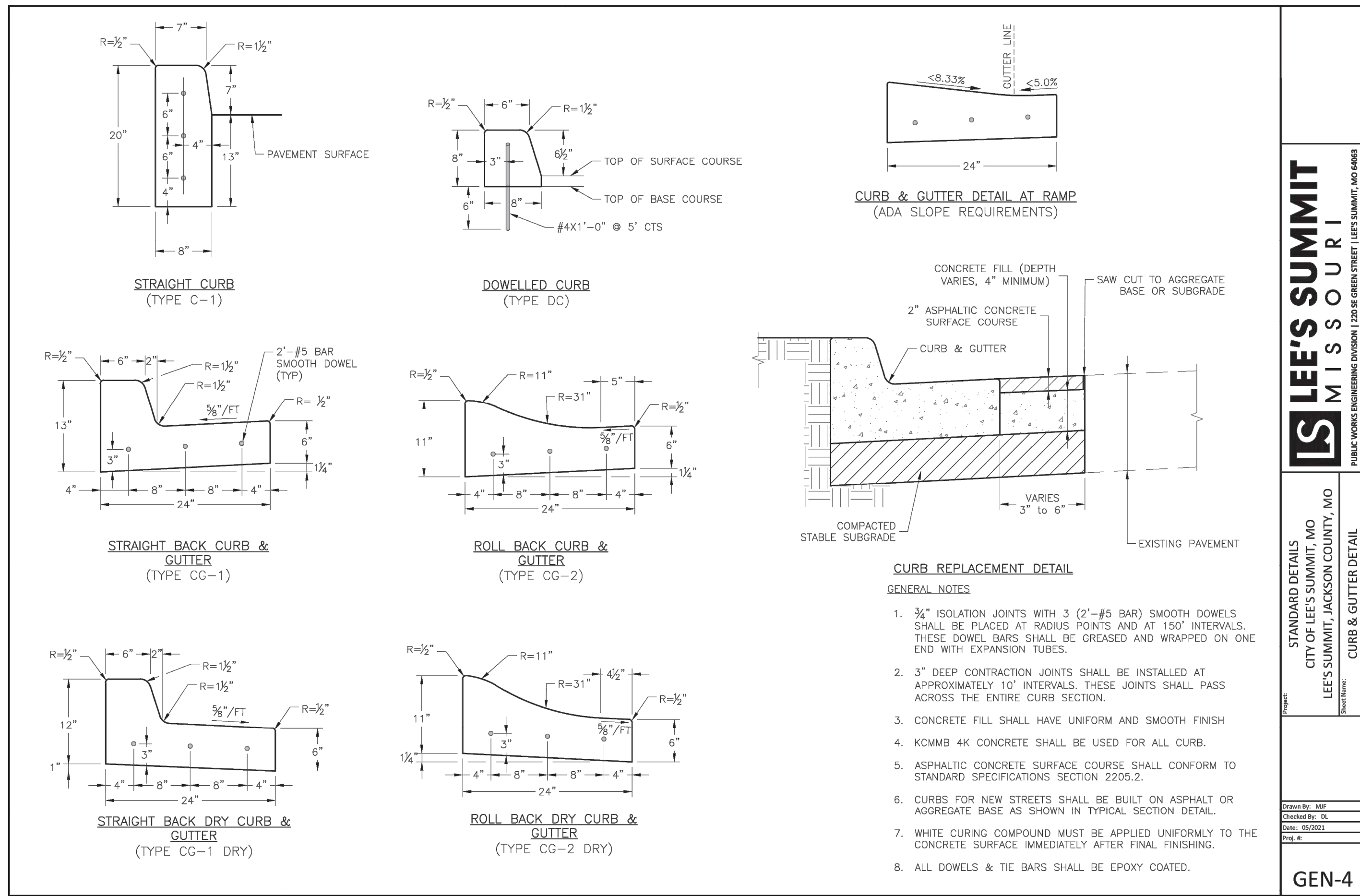
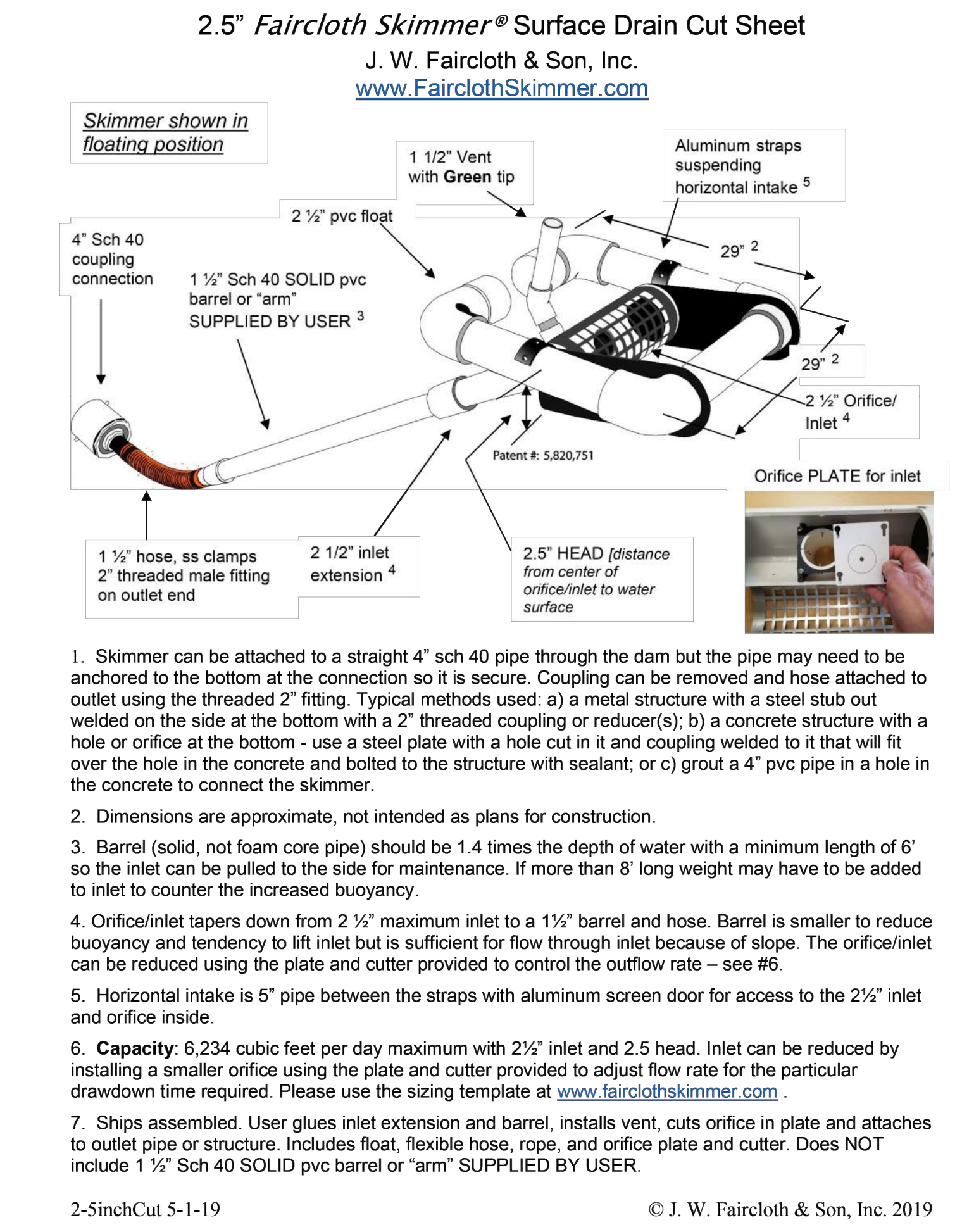
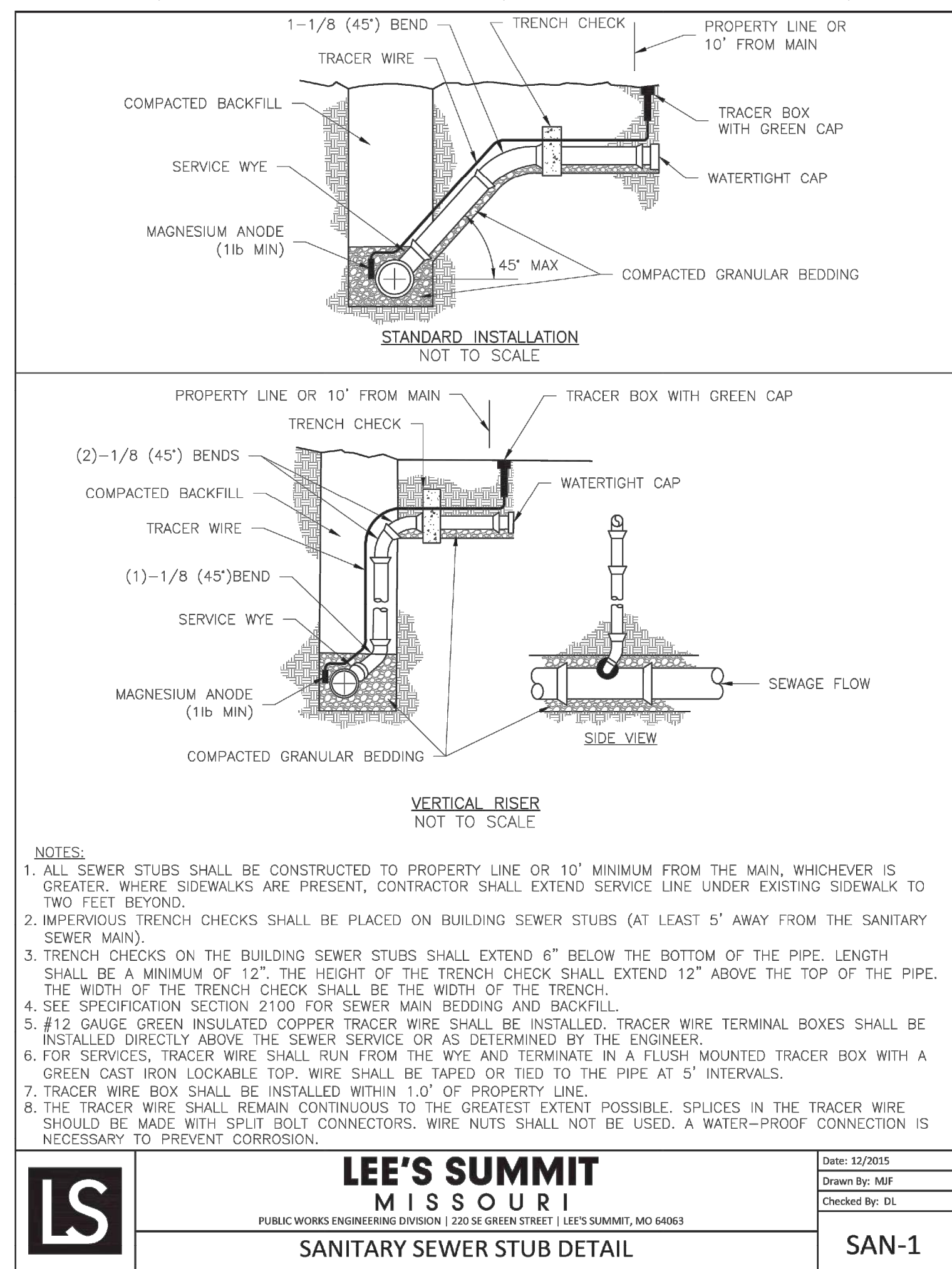
Date: 02/13
 Drawn By: JN
 Checked By: DL



LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64083

WAT-11

Date: 06/2015
 Drawn By: JN
 Checked By: DL



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

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

GEN-4
 CURB & GUTTER DETAIL

Drawn By: MJE
 Checked By: DL
 Date: 05/2021

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

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

GEN-1
 DRIVEWAY DETAIL

Drawn By: MJE
 Checked By: DL
 Date: 05/2021

REVISION DATES:
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Revision 2: 2024-12-20
Revision 3: 2025-01-03



MICHAEL T. MAKRIS, PE
 MD PE-2021035286

C7.6
 ISSUE DATE: AUGUST 30, 2024
 HOEFER WELKER #: 138161

EROSION CONTROL DETAILS

Notes for Concrete Washout:

- Concrete washout areas shall be installed prior to any concrete placement on site.
- Concrete washout area shall include a flat subsurface pit sized relative to the amount of concrete to be placed on site. The slopes leading out of the subsurface pit shall be 2:1. The vehicle tracking pit shall be sloped towards the concrete washout area.
- Vehicle tracking control is required of the access point to all concrete washout areas.
- 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.
- A one-piece impervious liner may be required along the bottom and sides of the subsurface pit in sandy or gravelly soils.

Maintenance for Concrete Washout:

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

Notes for Construction Entrance:

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

Maintenance for Construction Entrance:

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

CONCRETE WASHOUT

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

General Notes:

- APWA Specifications 2150 and Design Guidance 5100 shall be referenced to select type of blanket or mat to be used.
- Typical anchors and pattern/spacing shall be installed according to the manufacturer's instructions.
- LONGITUDINAL SEAMS: The edges of the blanket or mat should overlap each other a minimum of 6 inches, with anchors catching the edges of both blankets.

Maintenance:

- Torn or degraded product shall be repaired or replaced, unless such degradation is within the functional longevity specified by the manufacturer.
- Edges or seams that are loose or frayed shall be secured.

Notes for Installation in Channels:

- Erosion Control Blankets and TRMs shall be laid in the direction of the flow, with the first course at the centerline of channel, where applicable, in order for the mat to be in contact with the soil, lay the mat loosely, avoiding stretching.
- ANCHOR FOLD: The top of the mat should be folded under, buried and secured with wood or other approved anchors placed 6 inches apart. The top edge of the mat should be buried in a slot 6 inches wide x 6 inches deep, anchored in the bottom of the slot, backfilled, and the mat folded over the top as shown in detail.
- SPURCE SEAM: When splices are necessary, overlap and a minimum of 12 inches in direction of water flow. Stagger splice seams.
- CHECK SLOTS: Establish check slots transverse to slope every 30 feet. The slots should be 6 inches wide x 6 inches deep. The mat shall be cut to a length 12 inches beyond the slot. The top of the downstream mat shall be slotted in, secured and buried similar to the edge anchor fold. The upstream mat shall then cover the slot and be anchored as shown.
- EDGE ANCHORS: Lay outside edge of mat into trench at top of the slope and anchor.
- TERMINUS: The bottom edge of the mat shall be anchored.

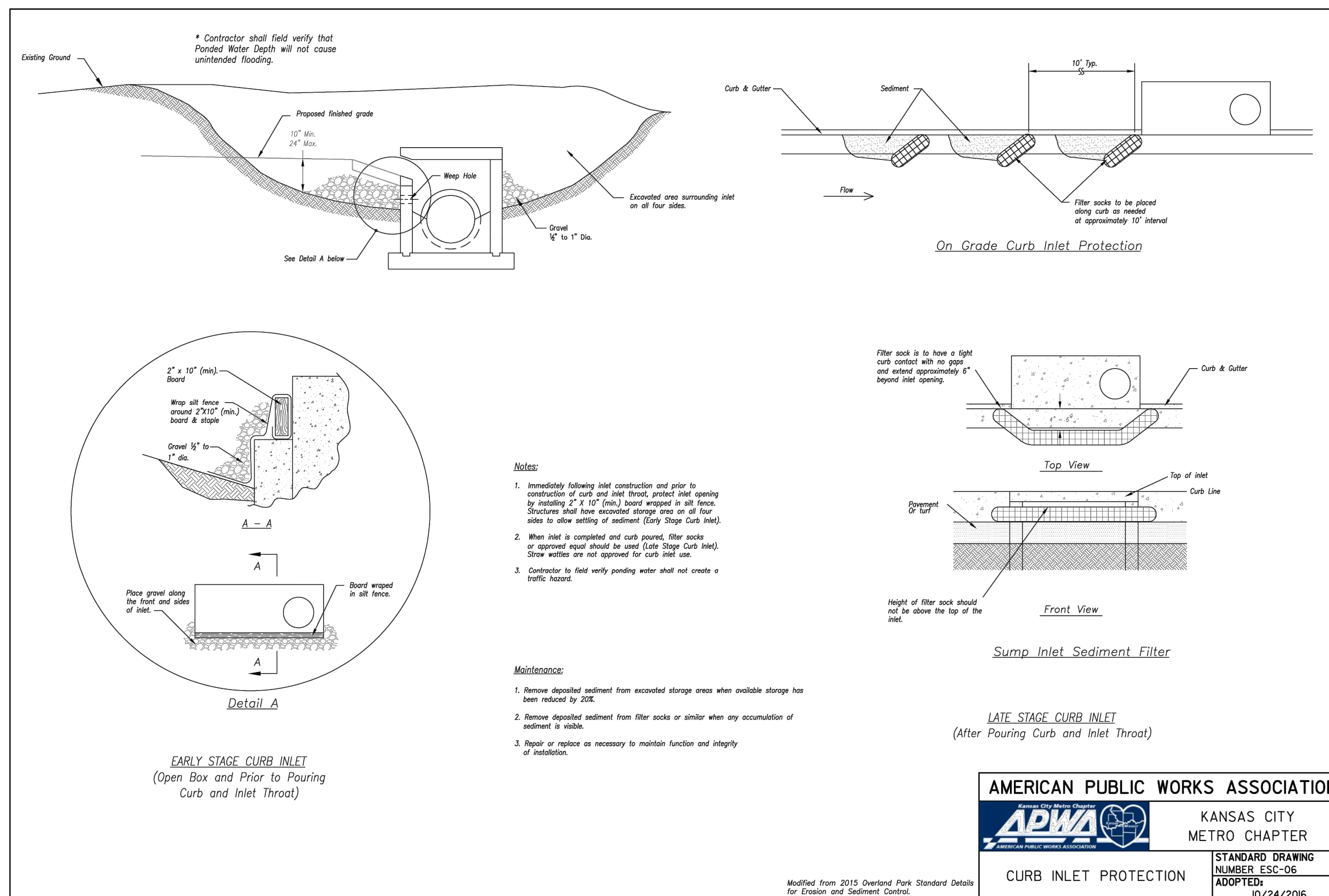
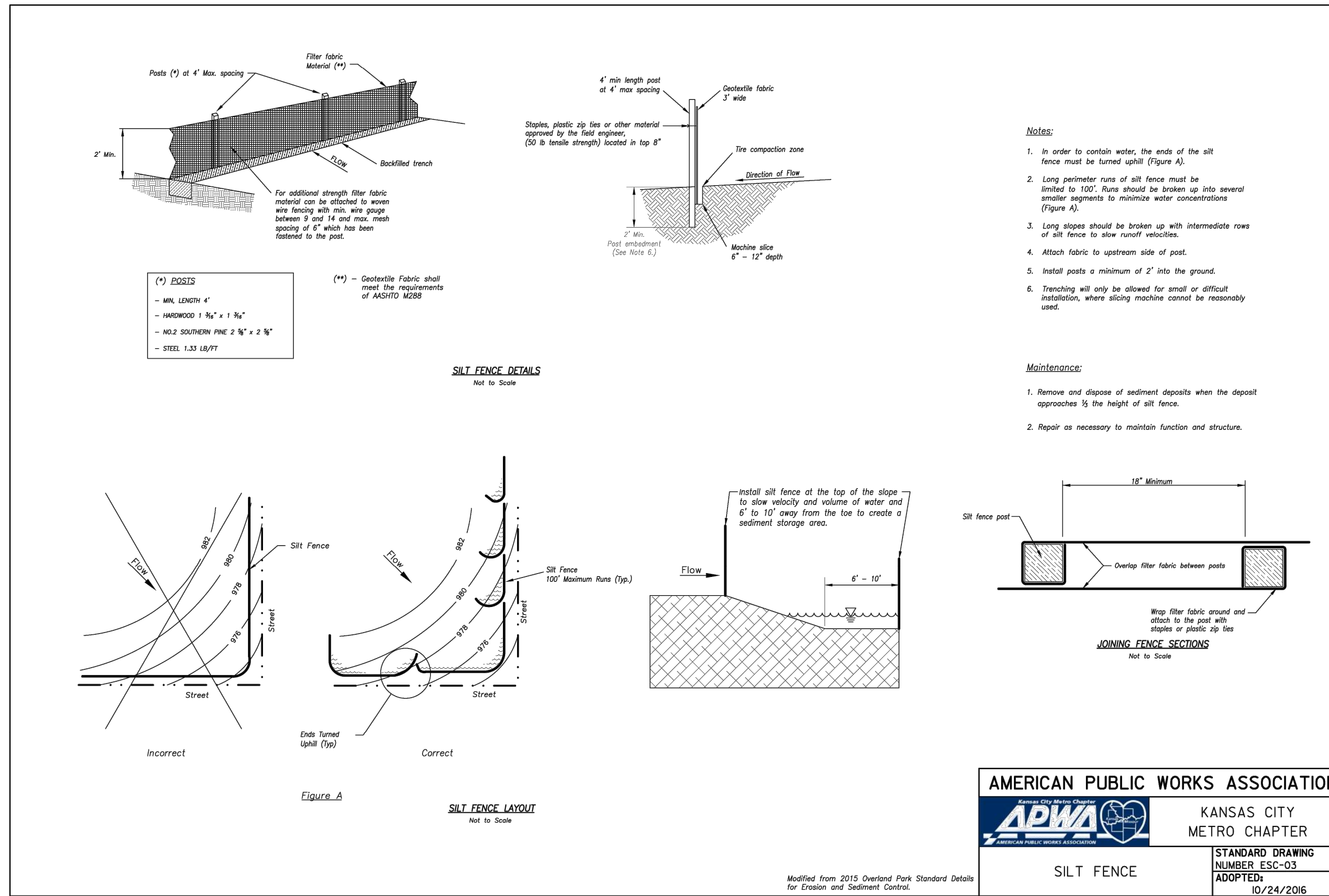
Notes for Installation on Slopes:

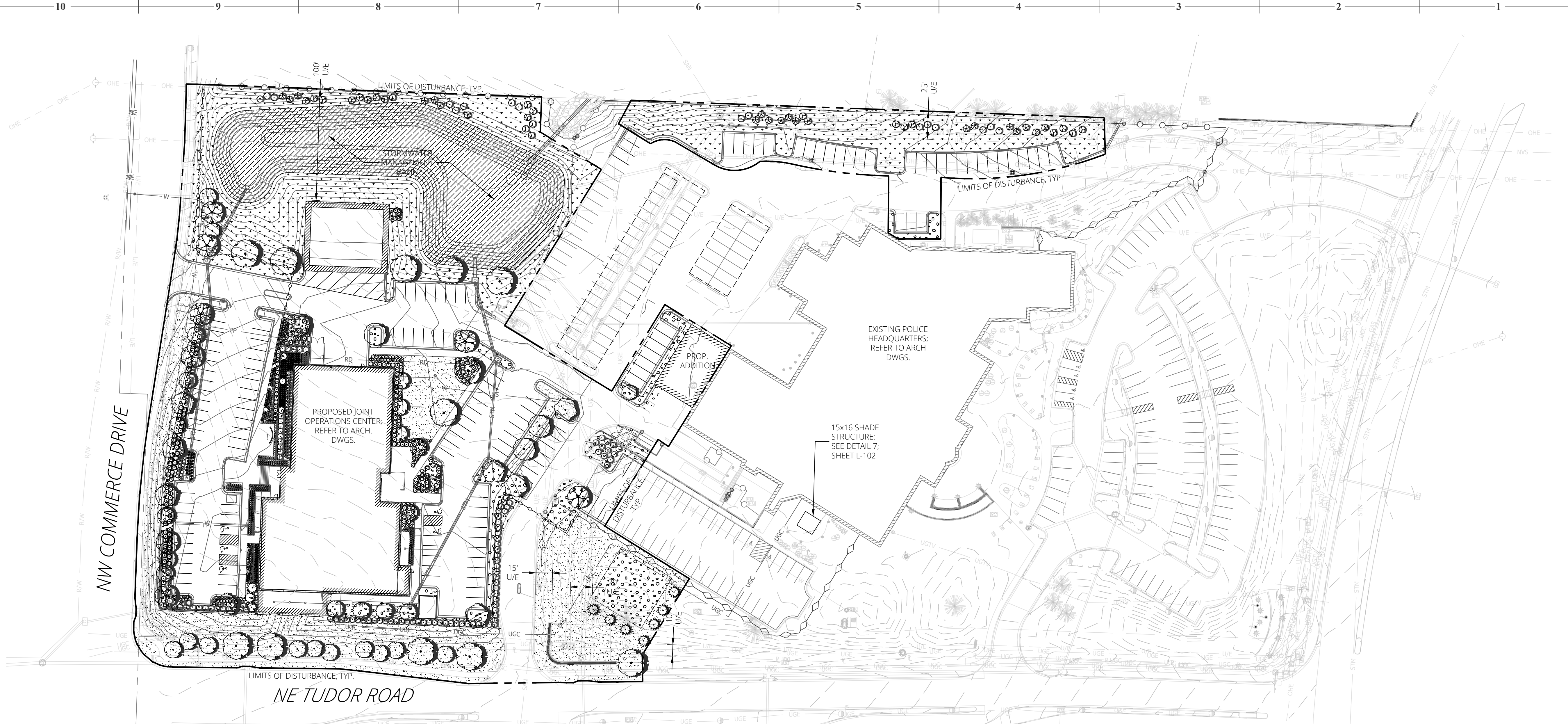
- Erosion Control Blankets and TRMs shall be laid in the direction of the slope, in order for blanket to be in contact with the soil, lay blanket loosely, avoiding stretching.
- ANCHOR SLOTS: The top of the blanket should be "letted in" at the top of the slope and anchored in place with anchors 6 inches apart. The slots should be 6 inches wide x 6 inches deep with the blanket anchored in the bottom of the slot, then backfilled, tamped and seeded.
- SPURCE SEAM: When splices are necessary, overlap and a minimum of 6 inches in direction of water flow. Stagger splice seams.
- TERMINAL FOLD: The bottom edge of the blanket shall be turned under a minimum of 4 inches, then anchored in place with anchors 6 inches apart.

Critical Points:

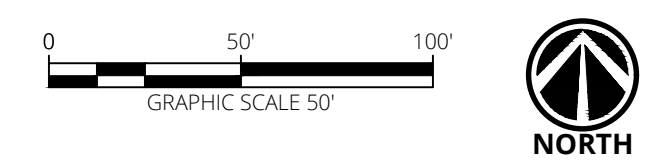
- A - Overlaps and seams;
- B - Projected water line;
- C - Channel bottom / side slope vertices;

AMERICAN PUBLIC WORKS ASSOCIATION
 KANSAS CITY METRO CHAPTER
 EROSION CONTROL BLANKETS AND TURF REINFORCEMENT MATS
 STANDARD DRAWING NUMBER ESC-02 ADOPTED: 10/24/2016





1 LANDSCAPE PLAN
 SCALE = 1" = 50'



LANDSCAPE CODE SUMMARY

STREET FRONTAGE TREES (8.790.A.1)
 REQUIRED: 1 TREE PER 30 FEET OF STREET FRONTAGE
 NE TUDOR ROAD = 438 FEET / 30 = 15 TREES
 NW COMMERCE CIRCLE = 502 FEET / 30 = 17 TREES
 PROVIDED: NE TUDOR ROAD = 15 TREES
 NW COMMERCE CIRCLE = 17 TREES

STREET FRONTAGE SHRUBS (8.790.A.2)
 REQUIRED: 1 SHRUB PER 20 FEET OF STREET FRONTAGE
 NE TUDOR ROAD = 314 FEET / 20 = 16 SHRUBS
 NW COMMERCE CIRCLE = 502 FEET / 20 = 26 SHRUBS
 PROVIDED: NE TUDOR ROAD = 23 SHRUBS
 NW COMMERCE CIRCLE = 40 SHRUBS

OPEN YARD SHRUBS (8.790.B.1)
 REQUIRED: 2 SHRUBS PER 5,000 SQUARE FEET OF TOTAL LOT AREA
 221,540 SF / 5,000 * 2 = 88 SHRUBS
 PROVIDED: 382 SHRUBS

OPEN YARD TREES (8.790.B.3)
 REQUIRED: 1 TREE PER 5,000 SQUARE FEET OF TOTAL LOT AREA
 221,540 SF / 5,000 = 44 TREES
 PROVIDED: 44 TREES

PARKING LOT SCREENING (8.820.C.1)
 REQUIRED: HEDGE OF 12 SHRUBS / 40 LINEAR FEET
 392 LINEAR FEET / 40 * 12 = 118 SHRUBS
 PROVIDED: 118 SHRUBS

MINIMUM BUFFER / SCREEN (8.890)
 REQUIRED: NORTHWEST = MEDIUM IMPACT SCREEN - TYPE B
 1 SHADE TREE PER 1,000 SQUARE FEET = 6 SHADE TREES
 1 ORNAMENTAL TREE PER 500 SQUARE FEET = 12 ORNAMENTAL TREES
 1 EVERGREEN TREE PER 300 SQUARE FEET = 20 EVERGREEN TREES
 1 SHRUB PER 200 SQUARE FEET = 30 SHRUBS
 PROVIDED: 30 SHRUBS

REQUIRED: NORTHEAST = LOW IMPACT SCREEN - TYPE B
 1 SHADE TREE PER 1,000 SQUARE FEET = 6 SHADE TREES
 1 ORNAMENTAL TREE PER 500 SQUARE FEET = 12 ORNAMENTAL TREES
 1 EVERGREEN TREE PER 500 SQUARE FEET = 20 EVERGREEN TREES
 1 SHRUB PER 500 SQUARE FEET = 30 SHRUBS
 PROVIDED: 30 SHRUBS

LANDSCAPE NOTES

- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCING WORK. CONTACT THE MISSOURI ONE CALL SYSTEM AT 1-800-DIG-RITE OR 811 TO FILE A LOCATE REQUEST PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO UTILITIES RESULTING FROM LANDSCAPE OPERATIONS. ANY UTILITIES SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND MAY OR MAY NOT DEPICT THE ACTUAL LOCATION OF SERVICES.
- QUANTITIES OF MATERIALS SHOWN ON THE LANDSCAPE PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT SCHEDULE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE LANDSCAPE PLAN PRIOR TO BIDDING.
- REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLAN TO THE LANDSCAPE ARCHITECT, PRIOR TO PURCHASING MATERIALS OR STARTING CONSTRUCTION.
- ALL DISTURBED AREAS NOT PAVED OR COVERED BY BUILDINGS SHALL BE BROUGHT TO FINISH GRADE AND PLANTED WITH TURF OR OTHER APPROPRIATE GROUND COVERS.
- ALL TREE AND SHRUB PITS SHALL BE AMENDED WITH A PLANTING SOIL MIX CONSISTING OF EXISTING SOIL, TOPSOIL, AND COMPOST TO MAKE A NEW SOIL WHICH MEETS THE PROJECT GOALS FOR THE INDICATED PLANTING AREAS. THESE COMPONENTS WILL BE MIXED ON-SITE IN THE FOLLOWING RATION (BY MOIST VOLUME): EXISTING SOIL, 65-70%; TOPSOIL (UNSCREENED), 25-30%; AND COMPOST, 5%. MIX THE TOPSOIL AND COMPOST TOGETHER FIRST AND THEN ADD TO THE EXISTING SOIL. MIX WITH A LOADER BUCKET TO LOOSELY INCORPORATE THE TOPSOIL/COMPOST MIX INTO THE EXISTING SOIL. DO NOT OVER MIX. DO NOT MIX WITH A SOIL BLENDING MACHINE. DO NOT SCREEN THE SOIL. CLUMPS OF TOPSOIL, COMPOST AND EXISTING SOIL WILL BE PERMITTED IN THE OVERALL MIX.
- ALL TREES AND SHRUBS SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK."
- APPLY A 3" LAYER OF DECORATIVE GRAVEL OVER NON-WOVEN GEOTEXTILE FABRIC IN ALL PLANTING BEDS. GRAVEL SHOULD NOT COME IN CONTACT WITH PLANT TRUNKS OR STEMS.
- ALL TURF AREAS SHALL BE SEPARATED FROM BUILDING FOUNDATION WALLS, RETAINING WALLS, AND FENCES BY AN AGGREGATE MOW STRIP 18 INCHES IN WIDTH, 6 INCHES IN DEPTH, AND CONSISTING OF 1-3" DIAMETER DECORATIVE GRAVEL. REFER TO SHEET L-102, DETAIL #6.
- ALL PLANTING BEDS AND AGGREGATE MOW STRIPS MUST BE SEPARATED FROM TURF AREAS WITH STEEL LANDSCAPE EDGING. INSTALL "BORDER KING STEEL LANDSCAPE EDGING" MANUFACTURED BY BORDER CONCEPTS, INC., OR APPROVED EQUAL.
- TURF SOD SHALL BE CERTIFIED TURF GRASS SOD COMPLYING WITH TURF GRASS PRODUCERS INTERNATIONAL'S "GUIDELINE SPECIFICATIONS FOR TURFGRASS SODDING." SOD SHALL BE TURF-TYPE TALL FESCUE HARVESTED FROM A SOD FARM LOCATED WITHIN 100 MILES OF THE PROJECT SITE. SODS SHALL BE WELL ROOTED, 2-YEAR OLD STOCK HARVESTED IN ROLLS AND FERTILIZED 2-3 WEEKS PRIOR TO CUTTING. ALL SOD SHALL BE MACHINE CUT AND VIGOROUSLY GROWING (NOT DORMANT). MAXIMUM TIME FROM STRIPPING TO PLANTING SHALL BE 24 HOURS.
- TURF SEED SHALL COMPLY WITH U.S. DEPARTMENT OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT AND BE EQUAL IN QUALITY TO STANDARDS FOR CERTIFIED SEED. SEED SHALL BE A TURF-TYPE FESCUE BLEND CONSISTING OF 85% TURF-TYPE TALL FESCUE, 10% KENTUCKY BLUEGRASS, AND 5% ANNUAL RYEGRASS. ALL SEEDED AREAS SHALL BE MULCHED WITH STRAW OR HYDROMULCH AT TIME OF INSTALLATION UNTIL SEED HAS ESTABLISHED.
- NATIVE WETLAND SEED MIX SHALL CONSIST OF PRE-MIXED WETLAND TOLERANT PLANT SEED OF A MINIMUM OF TWENTY (20) LOCAL NATIVE SPECIES. PROVIDE "ALL-STAR FACW WETLAND MIX" BY STAR SEED, INC., OR APPROVED EQUAL. CONTACT STAR SEED BY PHONE: (800) 782-7311, FAX: (785) 346-2479, OR THEIR WEBSITE: WWW.GOSTARSEED.COM. BROADCAST SEED MIX BY USING AN AGITATING SPREADER (SUCH AS A VICON SEEDER) MOUNTED TO A TRACTOR OR ATV PER NURSERY DIRECTIONS. SOW EVENLY ACROSS THE SITE IN TWO DIRECTIONS PERPENDICULAR TO ONE ANOTHER AT A RATE NOT LESS THAN 20 POUNDS PURE LIVE SEED (PLS) PER ACRE. SEED MIX INSTALLATION SHALL OCCUR EITHER BETWEEN THE DATES OF NOVEMBER 1 AND FEBRUARY 28 OR APRIL 1 AND JUNE 15. COORDINATE INSTALLATION OF SEED MIX WITH THE EROSION CONTROL CONTRACTOR.
- CONTRACTOR SHALL USE AN APPROVED TREE GUYING SYSTEM. TREE GUYING TO BE FLAT WOVEN POLYPROPYLENE MATERIAL, 3/4-INCH-WIDE, WITH A TENSILE STRENGTH OF 900 LBS. HOSE AND WIRE WILL NOT BE ACCEPTED. CONTRACTOR SHALL PROVIDE ONE OF THE FOLLOWING PRODUCTS, OR APPROVED EQUAL: "ARBORITE GREEN" MANUFACTURED BY DEEP ROOT PARTNERS, LP, OR "LEONARD TREE TIE WEBBING GREEN" MANUFACTURED BY A.M. LEONARD, INC.
- REMOVE ALL RUBBISH, EQUIPMENT, AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES. REMOVE SOIL OR DIRT THAT ACCUMULATES DUE TO PLANTING OPERATIONS EACH DAY.
- AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION AFTER ONE FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, FREE OF CHARGE TO THE OWNER.
- CONTRACTOR SHALL GUARANTEE TREES, SHRUBS, PERENNIALS AND TURF FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR. PLANTS USED FOR THE REPLACEMENT SHALL BE OF THE SAME VARIETY AND SIZE AS ORIGINALLY SPECIFIED IN THE PLANT SCHEDULE. REPLACEMENTS SHALL BE MADE WITHIN ONE WEEK OF REQUEST PENDING FAVORABLE SEASONAL PLANTING CONDITIONS.

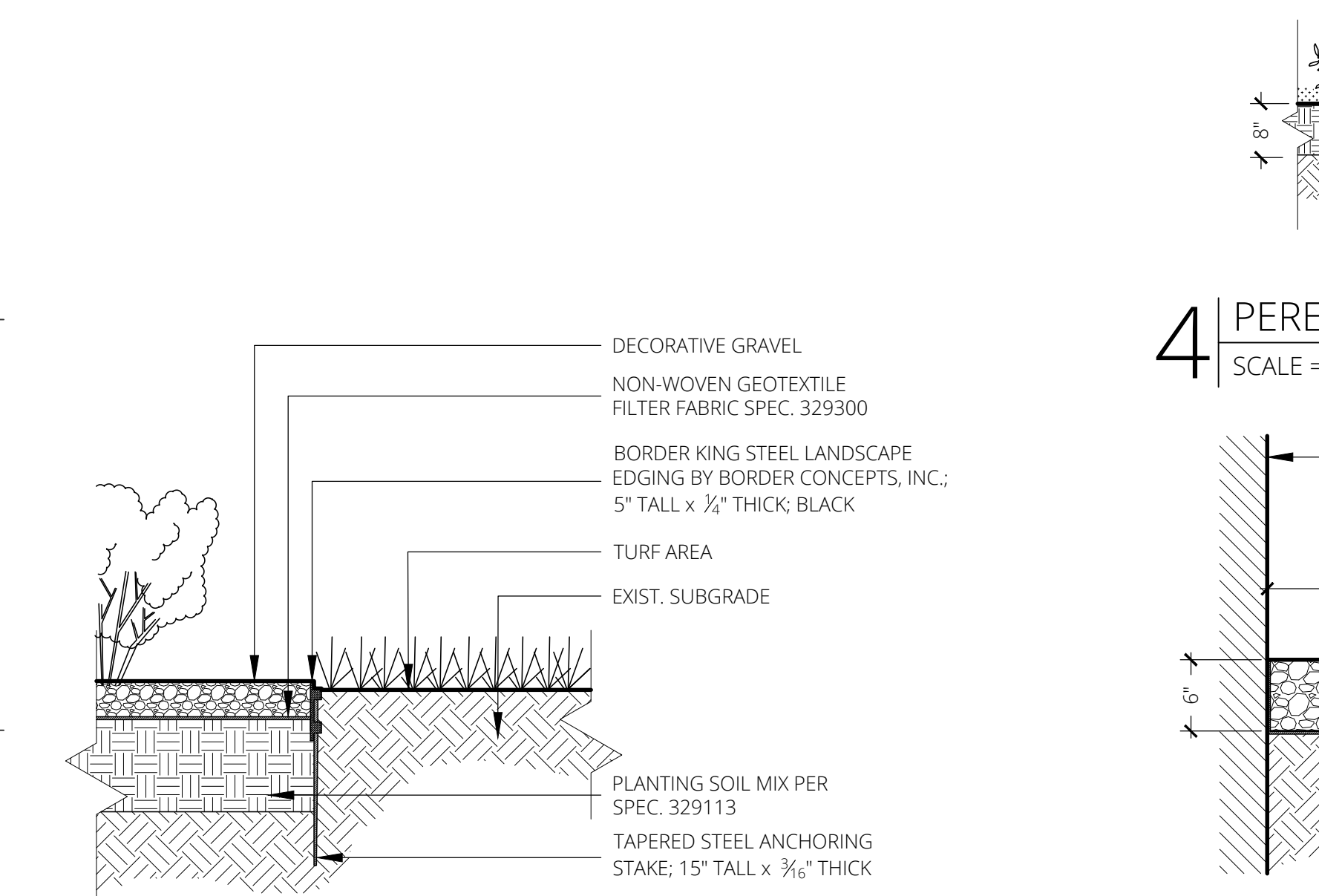


PLANT SCHEDULE

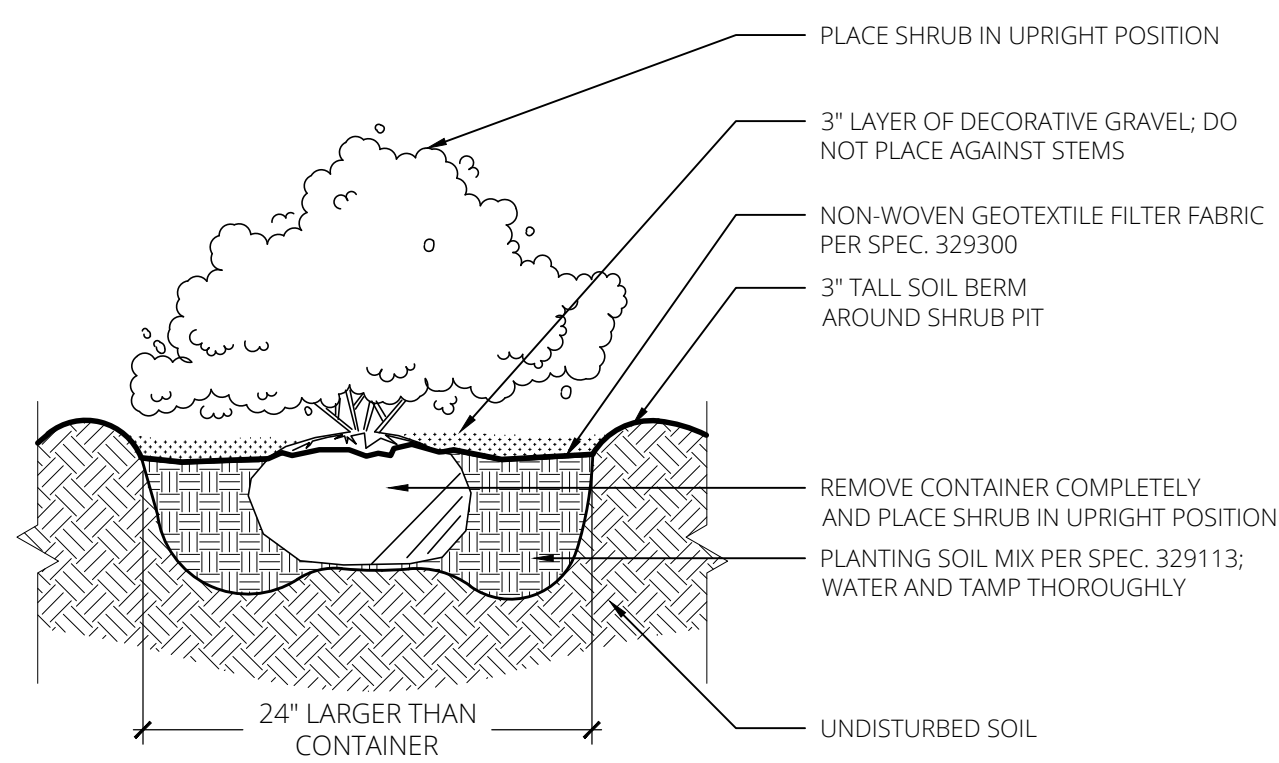
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
DECIDUOUS TREES						
	AC	8	CADDO SUGAR MAPLE / ACER SACCHARUM 'CADDO'	B & B	2.5'	CAL
	GB	7	MAIDENHAIR TREE / GINKGO BILOBA	B & B	2.5'	CAL
	PB	5	BLOODGOOD LONDON PLANE TREE / PLATANUS X ACERIFOLIA 'BLOODGOOD'	B & B	2.5'	CAL
	QB	3	SWAMP WHITE OAK / QUERCUS BICOLOR	B & B	2.5'	CAL
	QS	5	SHUMARD OAK / QUERCUS SHUMARDII	B & B	2.5'	CAL
	TA	4	BOULEVARD AMERICAN LINDEN / TILIA AMERICANA 'BOULEVARD'	B & B	2.5'	CAL
EVERGREEN TREES						
	JP	10	PERFECTA JUNIPER / JUNIPERUS CHINENSIS 'PERFECTA'	B & B	5'-6"	TALL
	JT	3	TAYLOR EASTERN REDCEDAR / JUNIPERUS VIRGINIANA 'TAYLOR'	B & B	5'-6"	TALL
ORNAMENTAL TREES						
	AG	15	AUTUMN BRILLIANCE SERVICEBERRY / AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	B & B	1.5'	CAL
	CC	11	EASTERN REDBUD / CERCIIS CANADENSIS	B & B	1.5'	CAL
	MR2	5	ROYAL RAINDROPS CRABAPPLE / MALUS X 'ROYAL RAINDROPS'	B & B	1.5'	CAL

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT
SHRUBS				
	BT	32	SUNJOY TANGELO BARBERRY / BERBERIS THUNBERGII 'SUNJOY TANGELO'	#3
	BG	103	GREEN GEM BOXWOOD / BUXUS X 'GREEN GEM'	#5
	CL	16	FIBER OPTICS BUTTONBUSH / CEPHALANTHUS OCCIDENTALIS 'BAILOPTICS'	#5
	IS	79	SHAMROCK INKBERRY HOLLY / ILEX GLABRA 'SHAMROCK'	#3
	JS	110	SEA GREEN PFITZER JUNIPER / JUNIPERUS X PFITZERIANA 'SEA GREEN'	#5
	PO	21	AMBER JUBILEE NINEBARK / PHYSOCARPUS OPULIFOLIUS 'JEFAM'	#5
	RG	52	GRO-LOW FRAGRANT SUMAC / RHUS AROMATICA 'GRO-LOW'	#3
	SE	17	BLACK LACE® ELDERBERRY / SAMBUCUS NIGRA 'EVA'	#5
	SM	126	MAGIC CARPET JAPANESE SPIREA / SPIRAEA JAPONICA 'WALBUMA'	#3
	TD	40	DENSIFORMIS YEW / TAXUS X MEDIA 'DENSIFORMIS'	#5
	VA	18	ARROWWOOD VIBURNUM / VIBURNUM DENTATUM	#5
	VB	9	BLACKHAW VIBURNUM / VIBURNUM PRUNIFOLIUM	#5
GRASSES & PERENNIALS				
	CK	101	KARL FOERSTER FEATHER REED GRASS / CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1
	CP2	20	STIFF TICKSEED / COREOPSIS PALMATA	#1
	HR	113	RUBY SPIDER DAYLILY / HEMEROCALLIS X 'RUBY SPIDER'	#1
	PP	94	RUSSIAN SAGE / PEROVSKIA ATRIPLICIFOLIA 'PEEK-A-BLUE'	#1
	SP	77	PRAIRIE MUNCHKIN LITTLE BLUESTEM / SCHIZACHYRIUM SCOPARIUM 'PRAIRIE MUNCHKIN'	#1
	ST	19	WILD STONECROP / SEDUM TERNATUM	#1
	SH	62	PRAIRIE DROPSEED / SPOROBOLUS HETEROLEPIS	#1

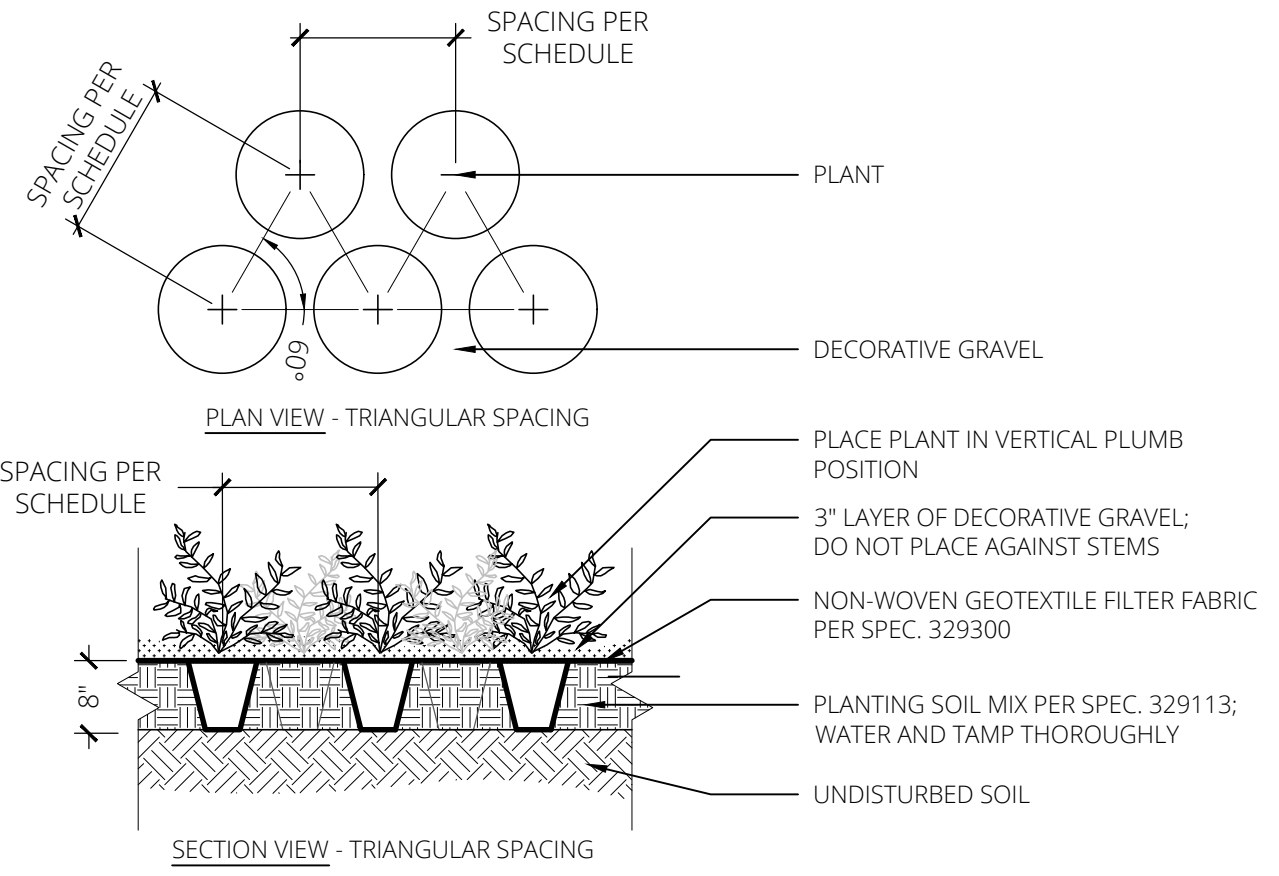
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT
GROUND COVERS				
	DG	22,445 SF	DECORATIVE GRAVEL / 1" - 3" MISSOURI RAINBOW	ROCK
	TE	39,770 SF	TURF SEED / DROUGHT TOLERANT FESCUE BLEND	SEED
	TS	35,017 SF	TURF SOD / DROUGHT TOLERANT FESCUE BLEND	SOD
	WP	26,125 SF	NATIVE WETLAND SEED MIX / STORMWATER BMP PERENNIAL MIX	SEED



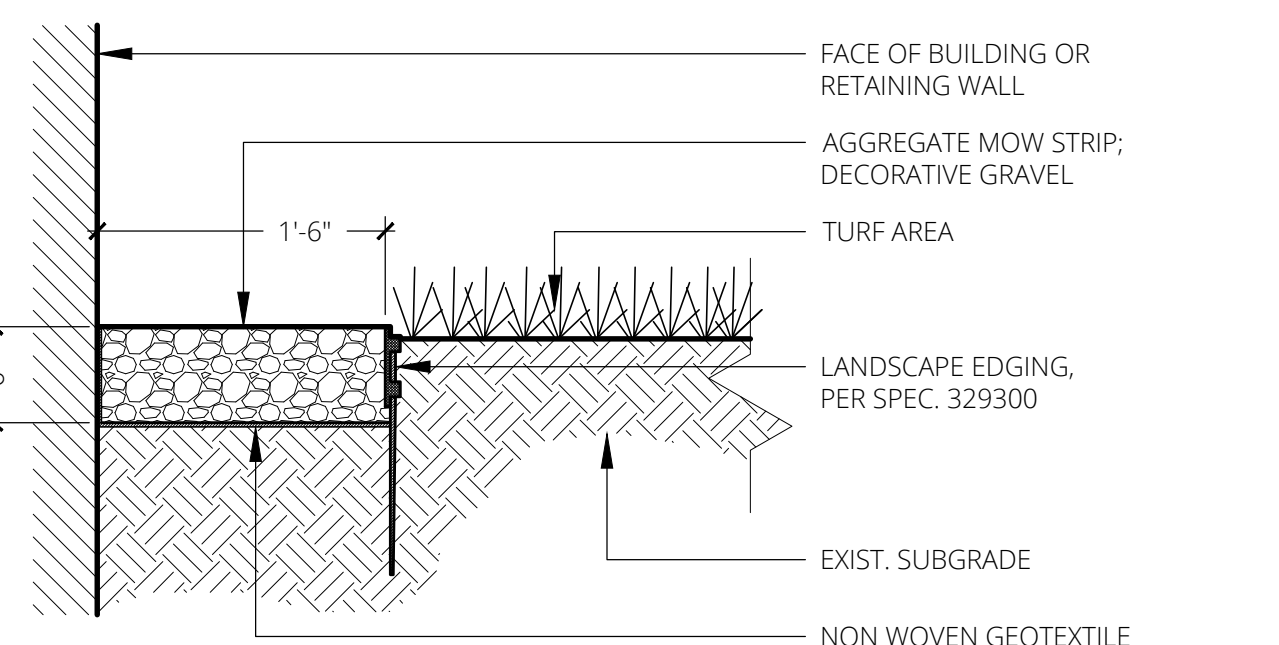
5 LANDSCAPE EDGING
SCALE = 1" = 1'-0"



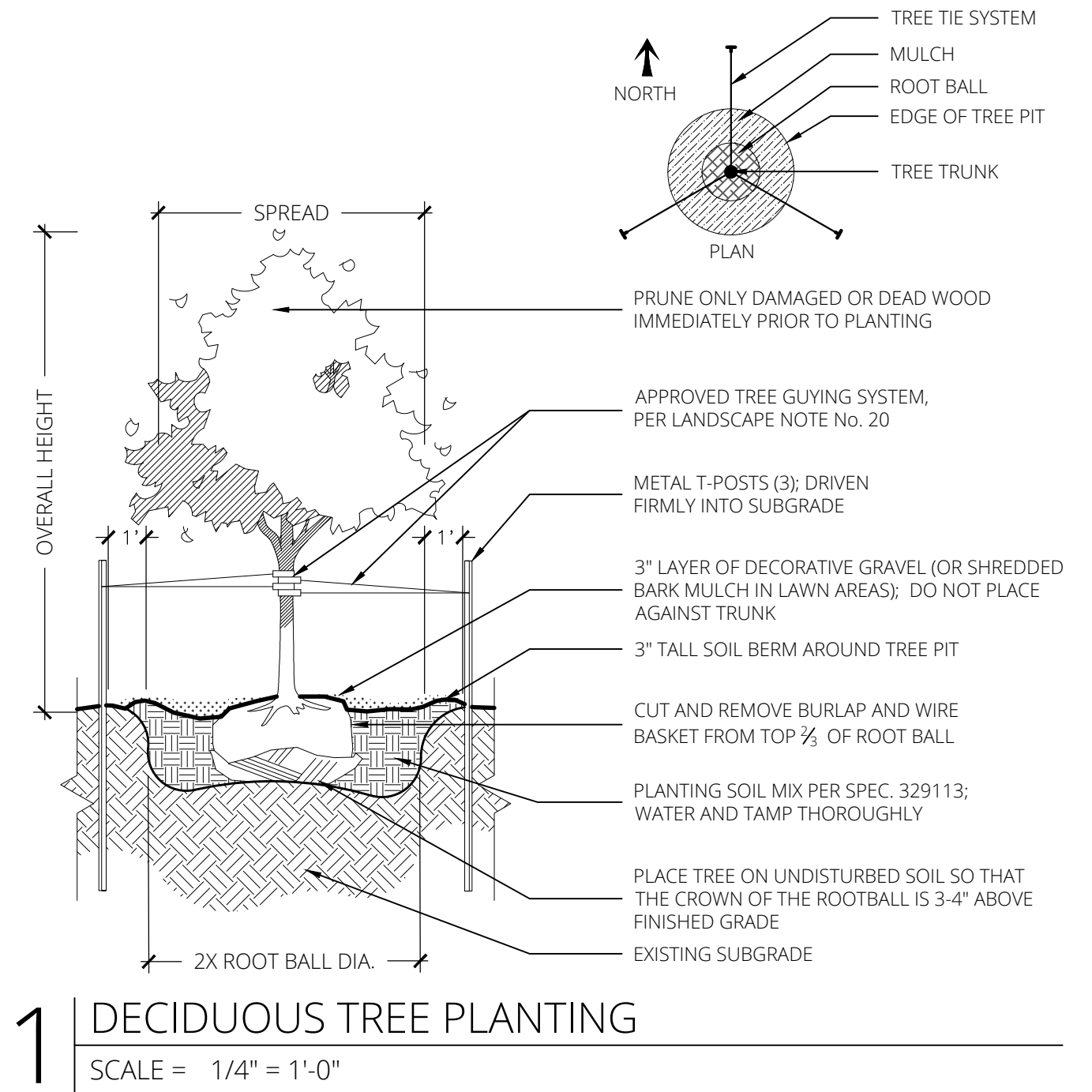
3 SHRUB PLANTING
SCALE = 1/2" = 1'-0"



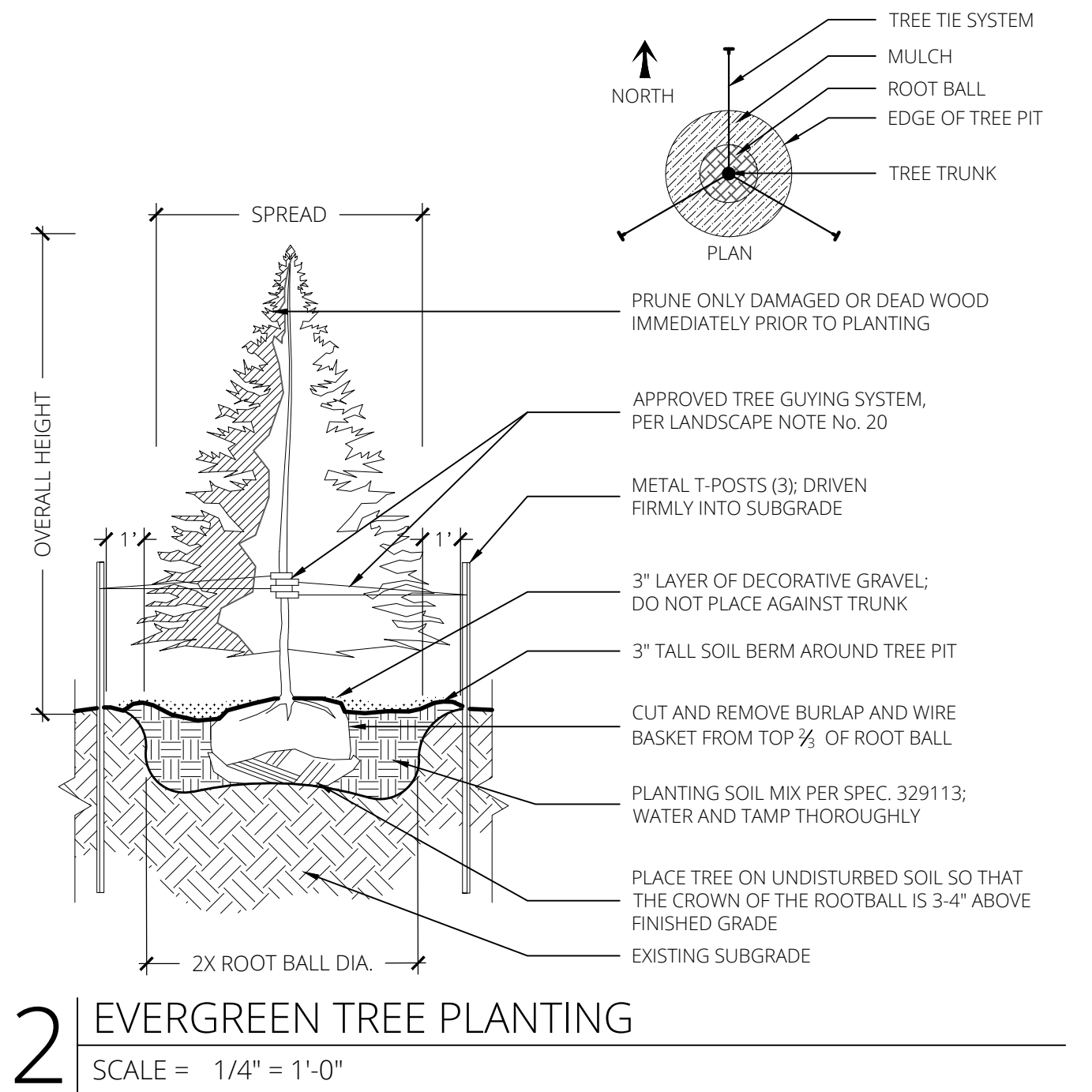
4 PERENNIAL PLANTING
SCALE = 1/2" = 1'-0"



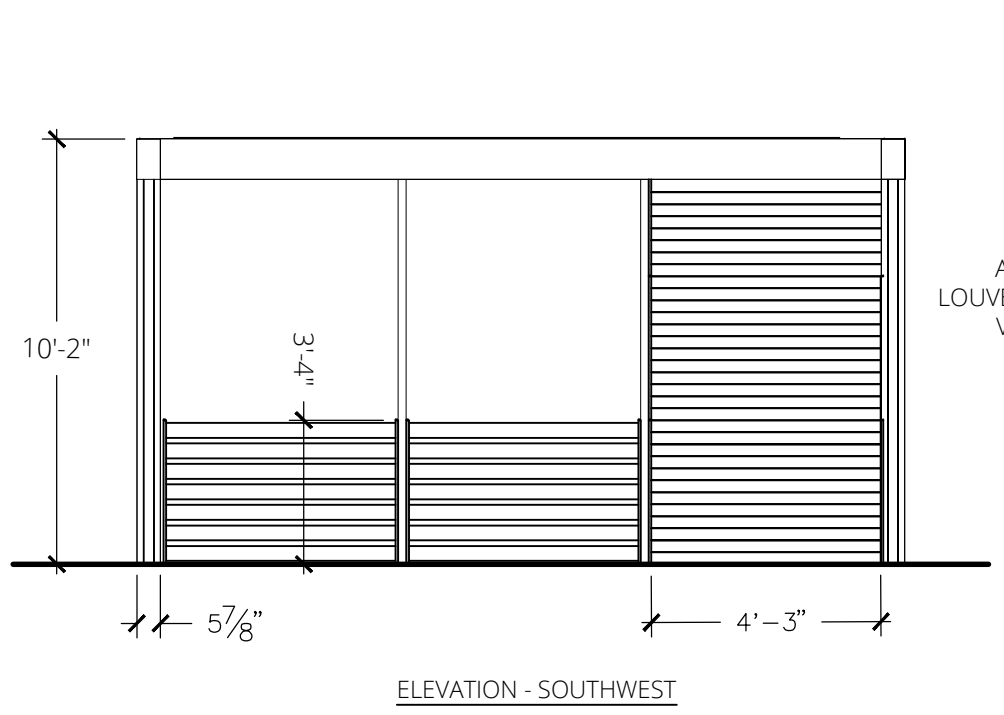
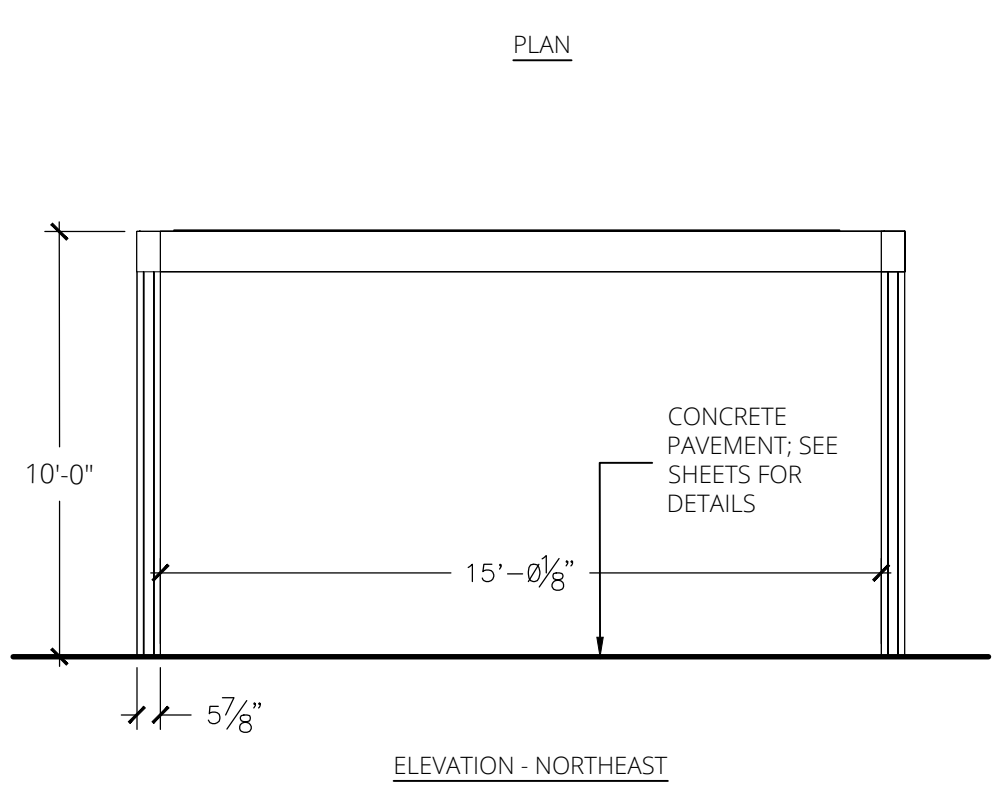
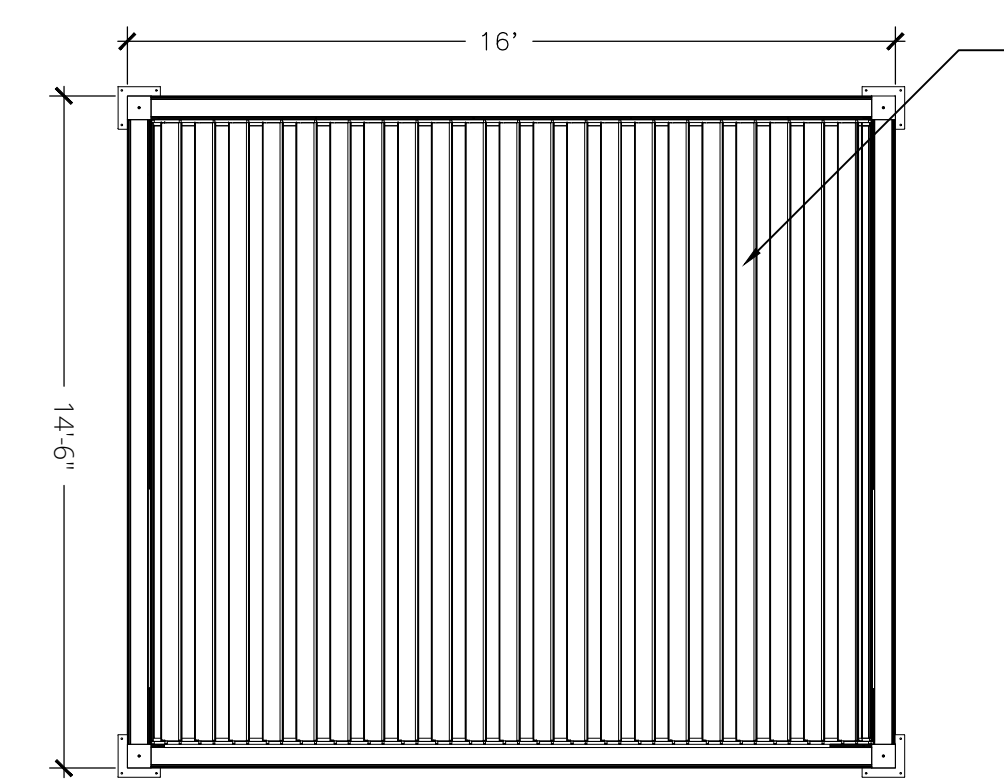
6 AGGREGATE MOW STRIP
SCALE = 1" = 1'-0"



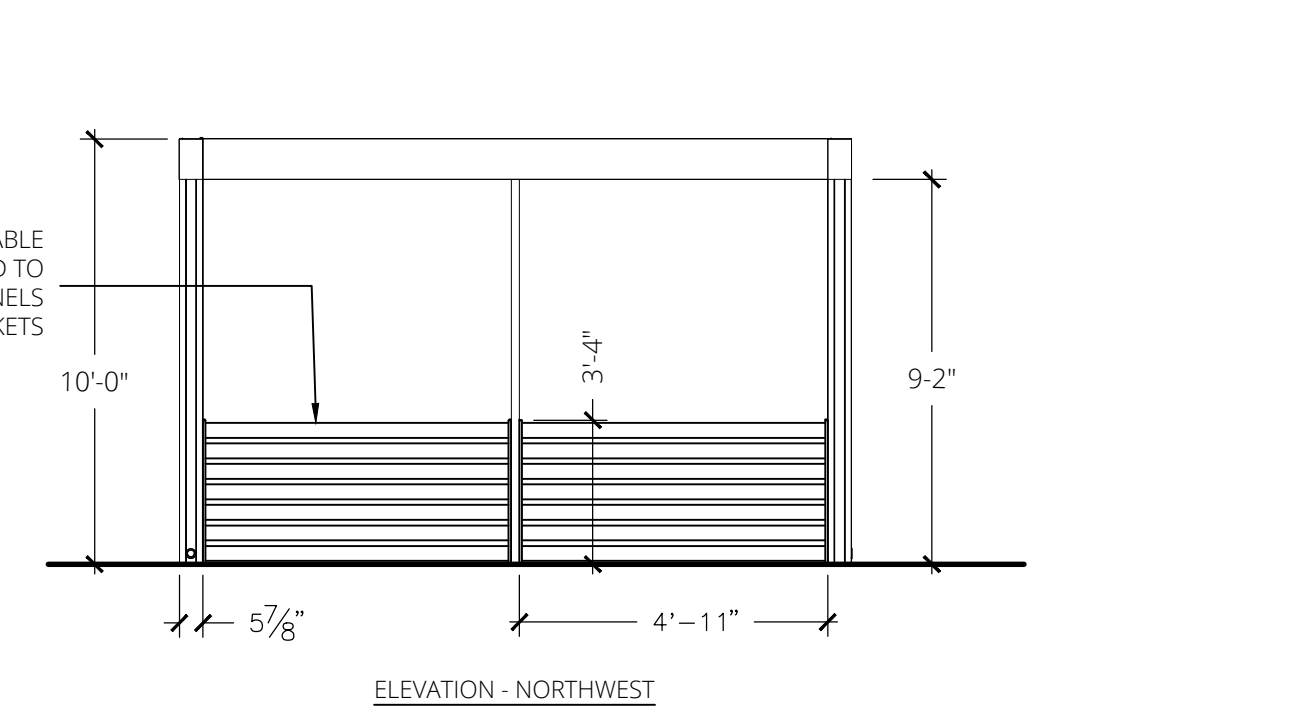
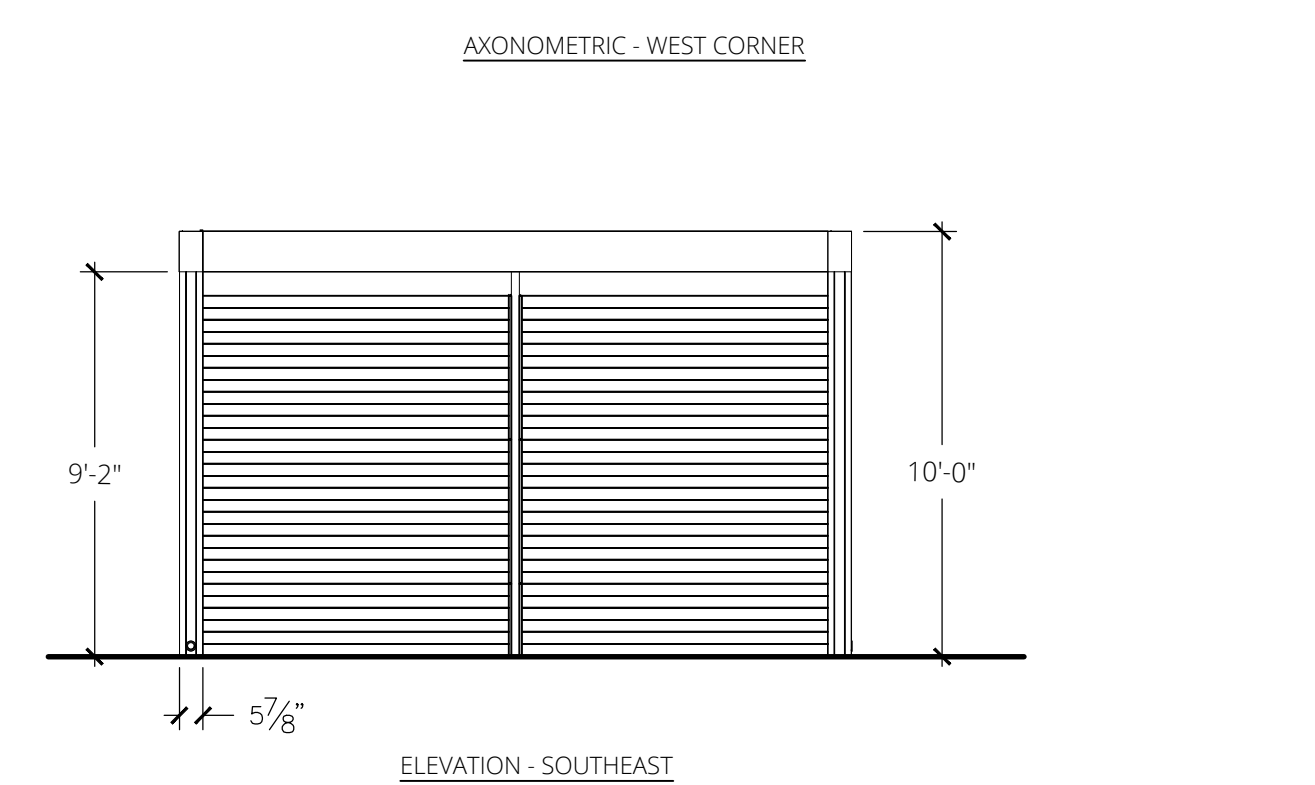
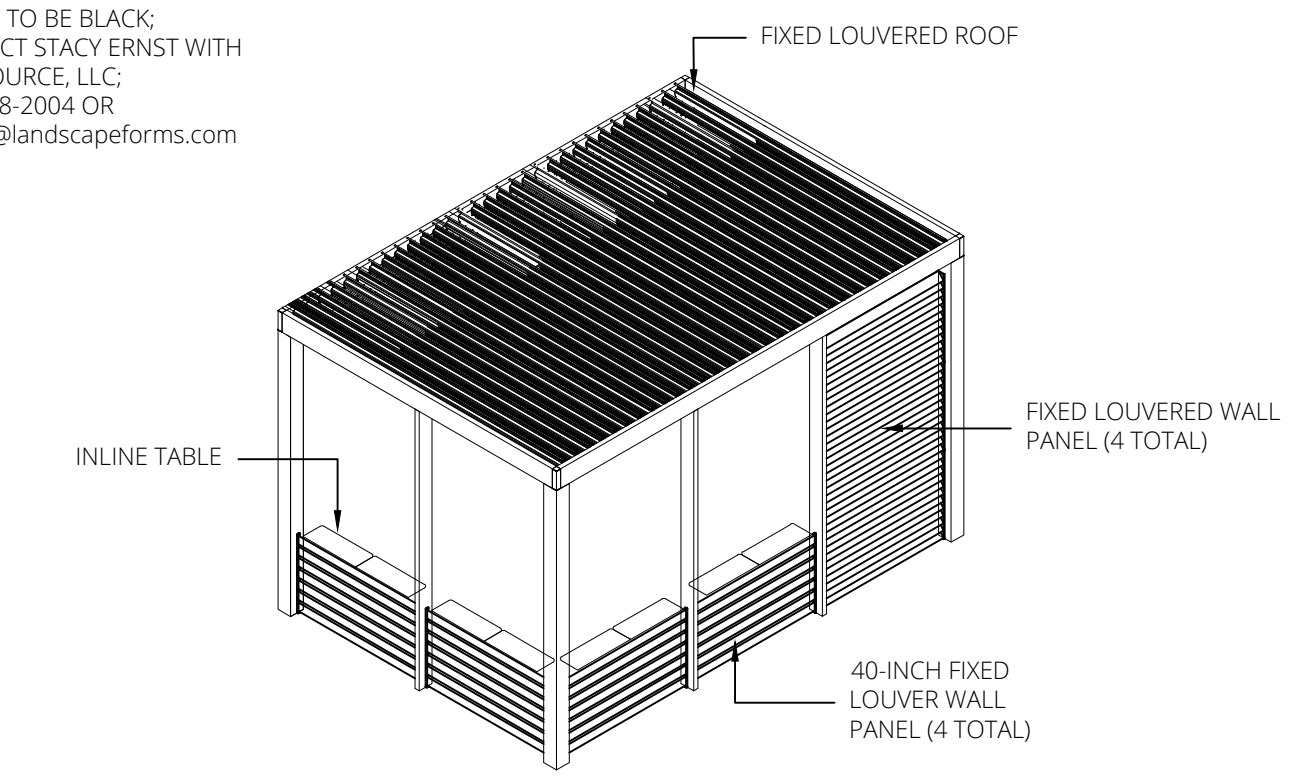
1 DECIDUOUS TREE PLANTING
SCALE = 1/4" = 1'-0"



2 EVERGREEN TREE PLANTING
SCALE = 1/4" = 1'-0"



NOTES:
1. ALL STRUCTURAL MEMBERS TO BE FABRICATED FROM EXTRUDED STRUCTURAL ALUMINUM TUBE.
2. ALL FASTENERS (INCLUDING METAL AND MASONRY SCREWS) TO BE SUPPLIED BY MANUFACTURER.
3. CONTRACTOR SHALL PROVIDE PRODUCT DATA AND MANUFACTURER'S SHOP DRAWINGS (INCLUDING STRUCTURAL FOOTING DESIGN AND CALCULATIONS) FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. INSTALLATION OF SHADE STRUCTURE BY MANUFACTURER; CONTRACTOR TO PROVIDE CONCRETE PAD PER CIVIL DRAWINGS AND FOOTINGS PER MANUFACTURER'S ENGINEERED DRAWINGS.



LANDSCAPE FORMS SCENIC STRUCTURE. POWDERCOAT COLOR TO BE BLACK. CONTACT STACY ERNST WITH SITE SOURCE, LLC, 816-678-2004 OR stacye@landscapeforms.com



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LEE'S SUMMIT JOINT OPERATIONS FACILITY
2 NE TUDOR RD
LEE'S SUMMIT, MISSOURI 64086
FINAL DEVELOPMENT PLAN

REVISION DATES:
1. CITY COMMENTS 11/15/24

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L-102
ISSUE DATE: OCT. 16, 2024
HOEFER WELKER #: 138191

LANDSCAPE SCHEDULE & DETAILS

10 9 8 7 6 5 4 3 2 1

H
G
F
E
D
C
B
A

NOTE: ALL EXTERIOR LIGHTING SHALL COMPLY WITH THE STANDARDS UNDER ARTICLE 8 OF THE CITY'S UNIFIED DEVELOPMENT ORDINANCE (UDO) SECTIONS 8.220, 8.230, 8.250, 8.260, AND 8.270

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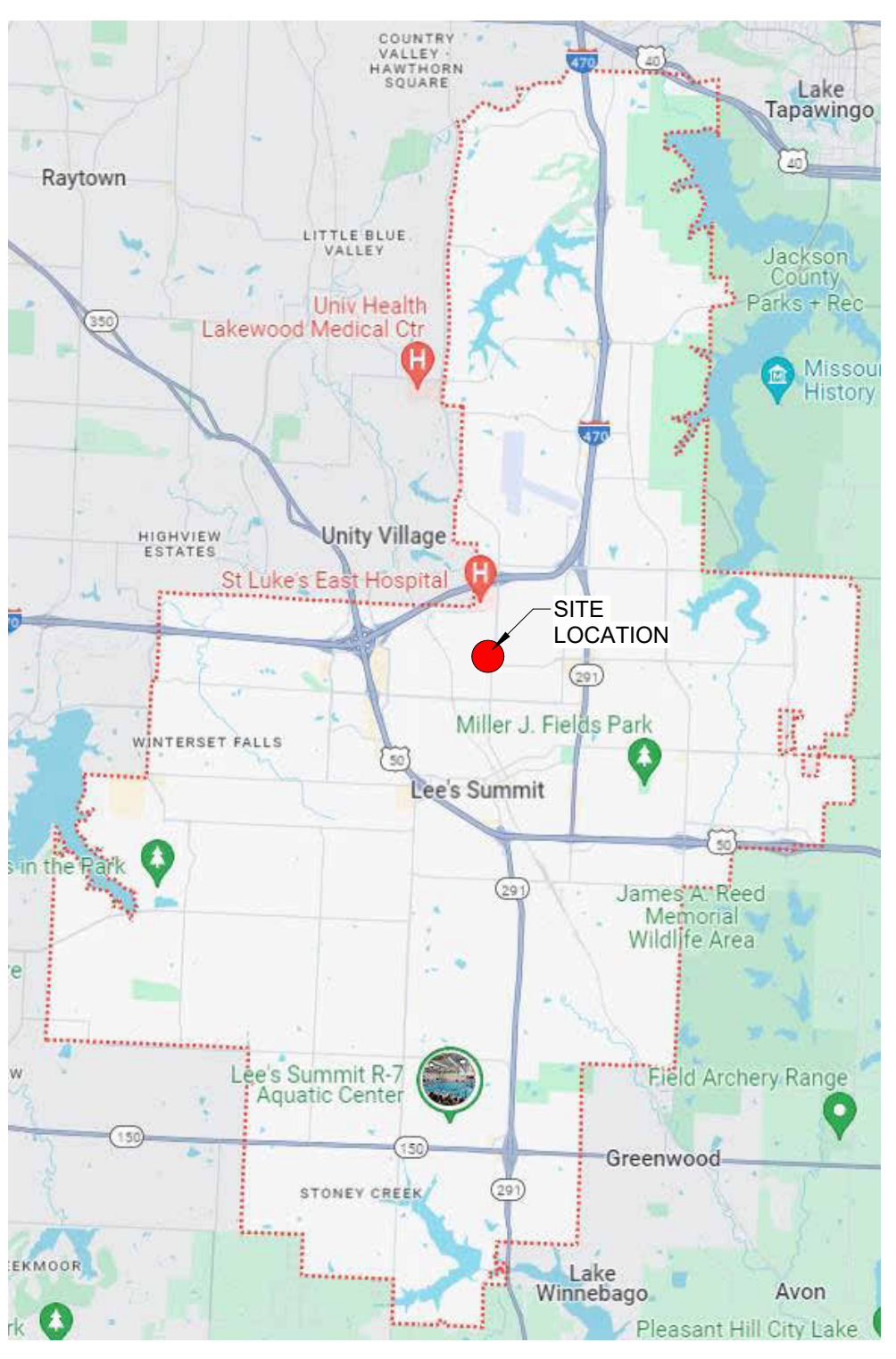
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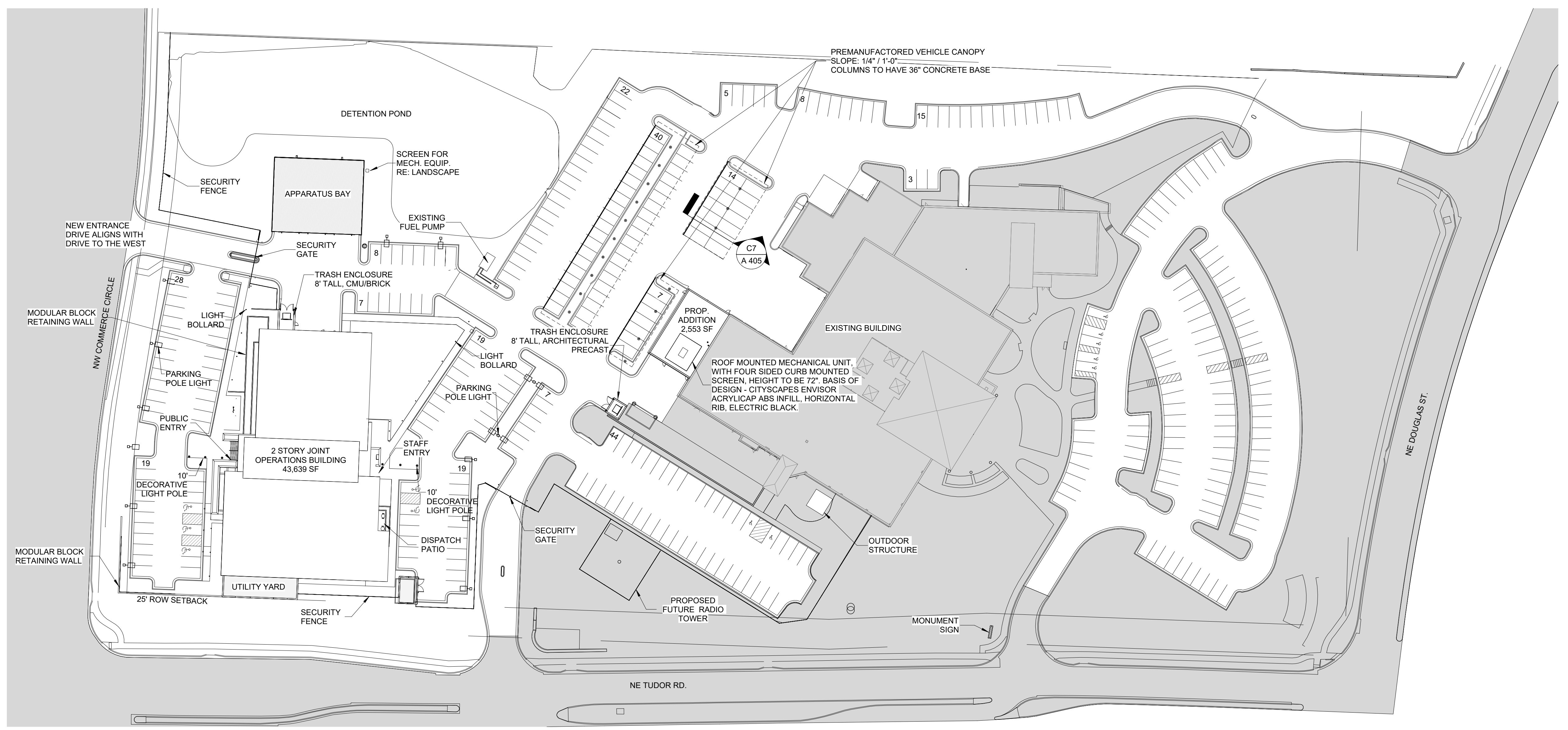
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VICINITY MAP



A1 ARCHITECTURAL SITE PLAN
1" = 50'-0"

ARCHITECTURAL SITE PLAN

LEE'S SUMMIT JOINT OPERATIONS FACILITY

FINAL DEVELOPMENT PLAN

2 NE TUDOR RD
LEE'S SUMMIT, MISSOURI 64086

- GENERAL NOTES - FLOOR PLANS:**
1. RE: SHEET G-011 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
 2. ARCHITECTURAL ELEVATION 100'-0" = CIVIL ELEVATION 1024.67'
 3. DIMENSIONS SHOWN ON THE FLOOR PLAN ARE TO THE FACE OF MASONRY (FOM), FACE OF CONCRETE WALLS (FOC), AND COLUMN GRID LINES, UNLESS NOTED OR SHOWN OTHERWISE.
 4. FOR METAL STUD CONSTRUCTION DIMENSIONS SHOWN ON THE FLOOR PLAN ARE TO THE FACE OF GYP. BOARD/ WALL (FOG), UNLESS NOTED OR SHOWN OTHERWISE.
 5. NOTE: WALL THICKNESSES ARE ACTUAL DIMENSIONS.
 6. DOOR OPENINGS NOT LOCATED BY DIMENSION SHALL BE CENTERED IN WALL SHOWN OR LOCATED 4 INCHES FROM FINISH WALL TO OUTSIDE FACE OF DOOR FRAME - HINGE SIDE, ALWAYS ALLOWING A MINIMUM OF 18" FROM THE PULL SIDE (STRIKE SIDE) OF THE DOOR TO THE INTERSECTING WALL, OR OTHER PROTRUDING OBJECTS.
 7. ALL CLOSETS AND ALCOVES WITHOUT A SPACE IDENTIFICATION NUMBER SHALL HAVE THE SAME FINISHES AS THE ADJOINING SPACES.
 8. ALL PUBLIC SPACES: THE WALLS WILL BE FINISHED WITH 5/8" GYP. BD. TO A LEVEL 4 FINISH AND PAINTED, UNLESS NOTED OR SPECIFIED OTHERWISE.
 9. RE: FINISH LEGEND, AND SPECIFICATIONS FOR DOOR AND DOOR FRAME FINISHES.
 10. ALL EXPOSED STEEL INCLUDING COLUMNS TO BE PAINTED WP4

REVISION DATES:

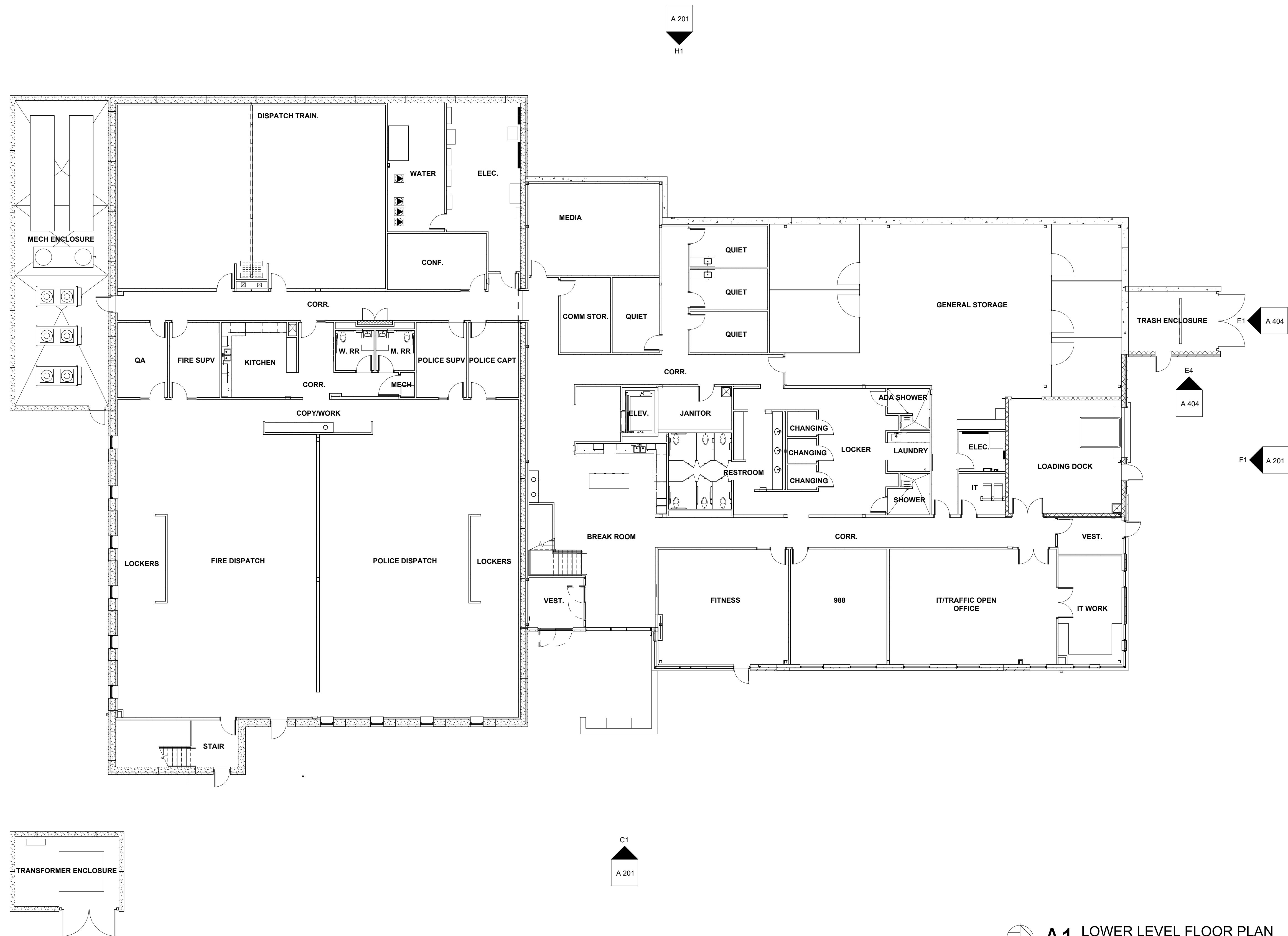
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LOWER LEVEL - FLOOR PLAN



A1 LOWER LEVEL FLOOR PLAN
3/32" = 1'-0"

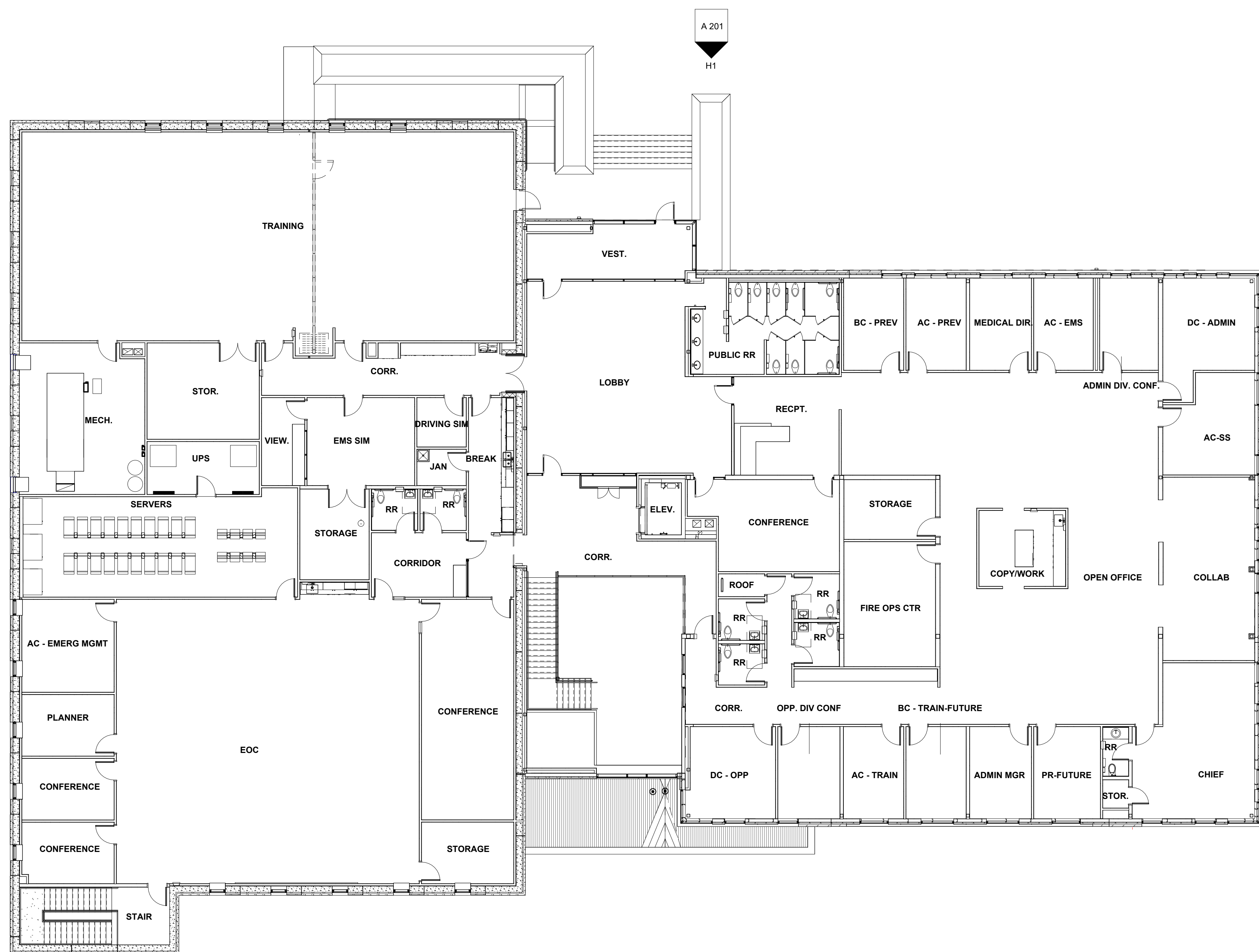
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FINAL DEVELOPMENT PLAN

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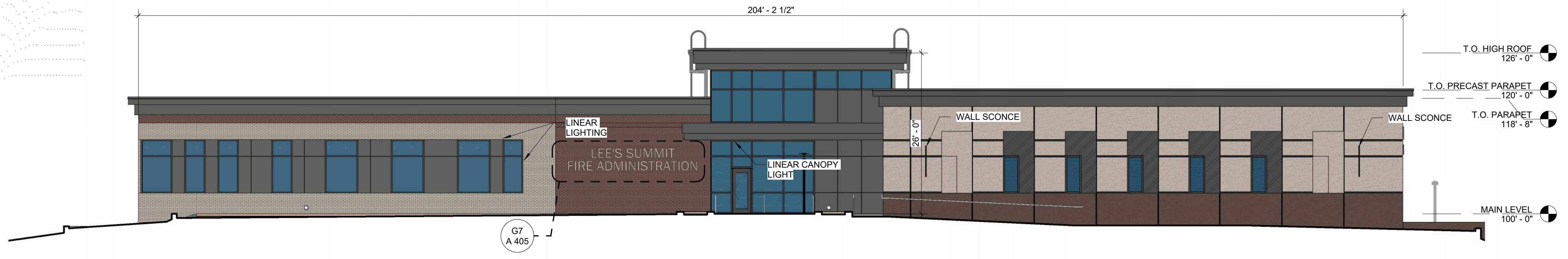
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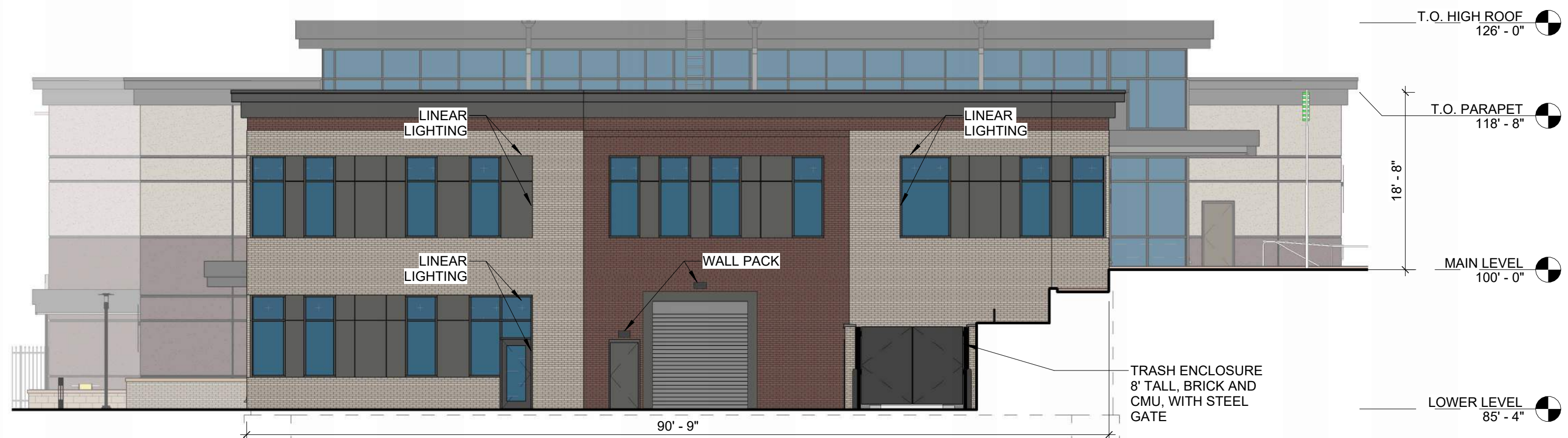
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A1 MAIN LEVEL FLOOR PLAN
 3/32" = 1'-0"

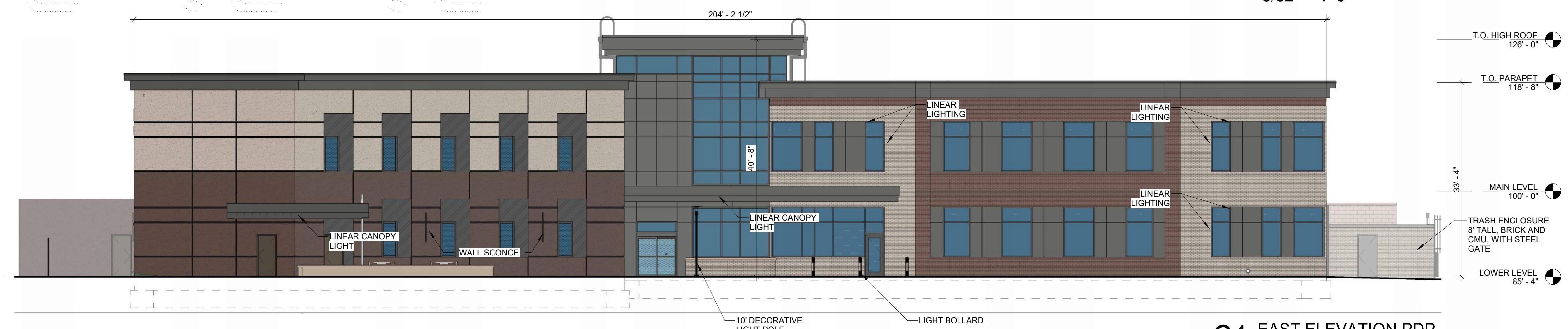
MAIN LEVEL - FLOOR PLAN



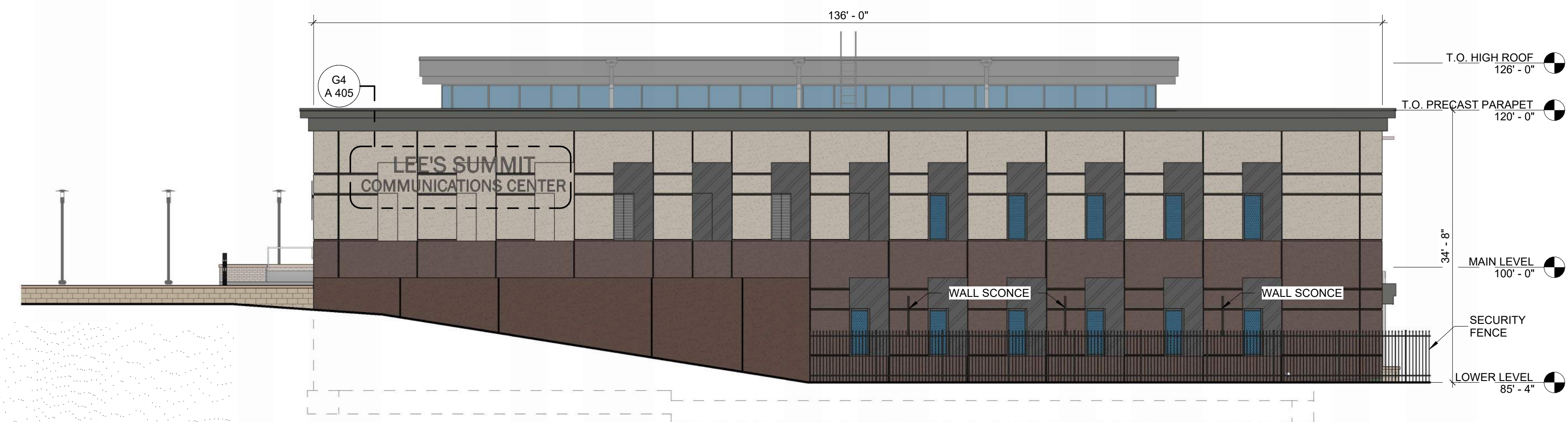
H1 WEST ELEVATION PDP
3/32" = 1'-0"



F1 NORTH ELEVATION PDP
3/32" = 1'-0"



C1 EAST ELEVATION PDP
3/32" = 1'-0"



A1 SOUTH ELEVATION PDP
3/32" = 1'-0"




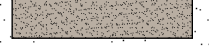




GENERAL NOTES - EXTERIOR ELEVATIONS:

- RE: SHEET G-011 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
- DIMENSIONS SHOWN ON THE EXTERIOR ELEVATIONS ARE TO THE FACE OF EXTERIOR WALL, FACE OF MASONRY (FOM), FACE OF CONCRETE WALLS (FOC), AND COLUMN GRID LINES, UNLESS OTHERWISE NOTED OR INDICATED.
- RE: THE WINDOW TYPES SHEET FOR ALL EXTERIOR WINDOW TYPES AND GLASS TYPES.
- ALL EXPOSED STEEL INCLUDING COLUMNS AND LINTELS TO BE PAINTED WP4.
- ALL SEALANT JOINTS TO MATCH ADJACENT FINISH, TYP.

METAL PANEL PERCENTAGE:

ELEVATION	TOTAL SF	METAL SF	METAL%
NORTH	4,394 SF	1,120 SF	25.49%
EAST	4,895 SF	1,180 SF	24.55%
SOUTH	7,177 SF	1,688 SF	23.24%
WEST	5,177 SF	754 SF	14.56%
TOTAL:	21,553 SF	4,722 SF	21.90%

EXTERIOR ELEVATION MATERIALS

-  BRICK - BROWN
-  BRICK - TAN
-  PRECAST PANEL - TAN
-  ROUGH AGGREGATE ARCHITECTURAL PRECAST TO MATCH EXISTING BUILDING
-  PAINTED PRECAST PANEL
-  LOW E INSULATED GLAZING
-  COMPOSITE METAL PANEL
-  MODULAR BLOCK RETAINING WALLS

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EXTERIOR ELEVATIONS

LEE'S SUMMIT JOINT OPERATIONS FACILITY

FINAL DEVELOPMENT PLAN

2 NE TUDOR RD
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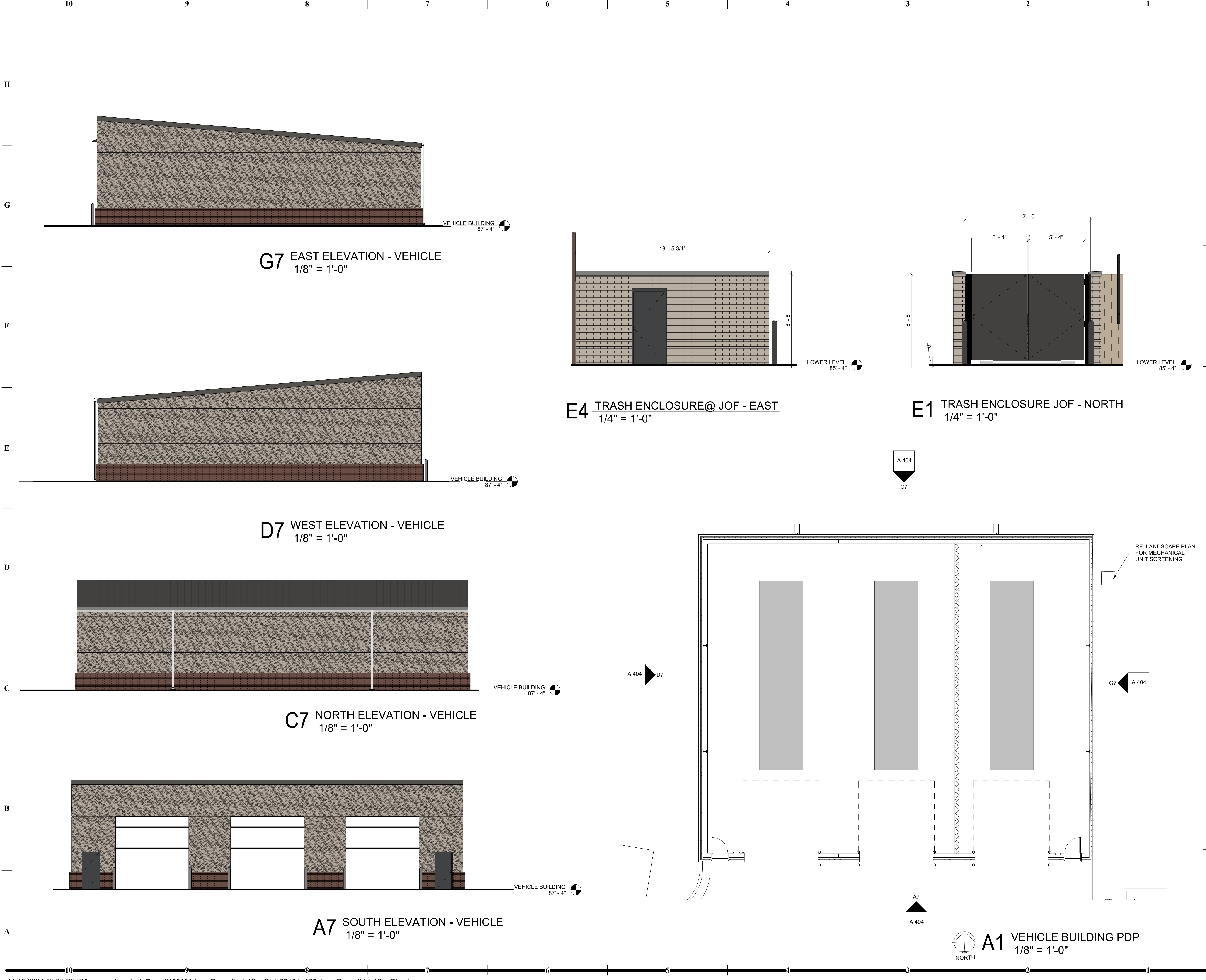
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PROFESSIONAL SEAL

A 404

ISSUE DATE: OCTOBER 16, 2024
 HOEFER WELKER #: 138191

ENLARGED PLANS AND ELEVATIONS



G7 EAST ELEVATION - VEHICLE
 1/8" = 1'-0"

E4 TRASH ENCLOSURE@ JOF - EAST
 1/4" = 1'-0"

E1 TRASH ENCLOSURE JOF - NORTH
 1/4" = 1'-0"

D7 WEST ELEVATION - VEHICLE
 1/8" = 1'-0"

C7 NORTH ELEVATION - VEHICLE
 1/8" = 1'-0"

A7 SOUTH ELEVATION - VEHICLE
 1/8" = 1'-0"

A1 VEHICLE BUILDING PDP
 1/8" = 1'-0"

EXTERIOR ELEVATION MATERIALS

	BRICK - RUNNING BOND - EDICOTT- COLOR MEDIUM IRONSPOT 46 VELOUR
	BRICK - RUNNING BOND - INTERSTATE BRICK - COLOR ASH
	EIFS - COLOR TO MATCH TAN PRECAST
	MODULAR BLOCK RETAINING WALL

REVISION DATES:

INTERIM REVIEW ONLY
 (Document Incomplete)
 Not to be used for regulatory
 approval, permit, or
 construction.
 Architect Of Record:
 Hoefer Welker

PROFESSIONAL SEAL

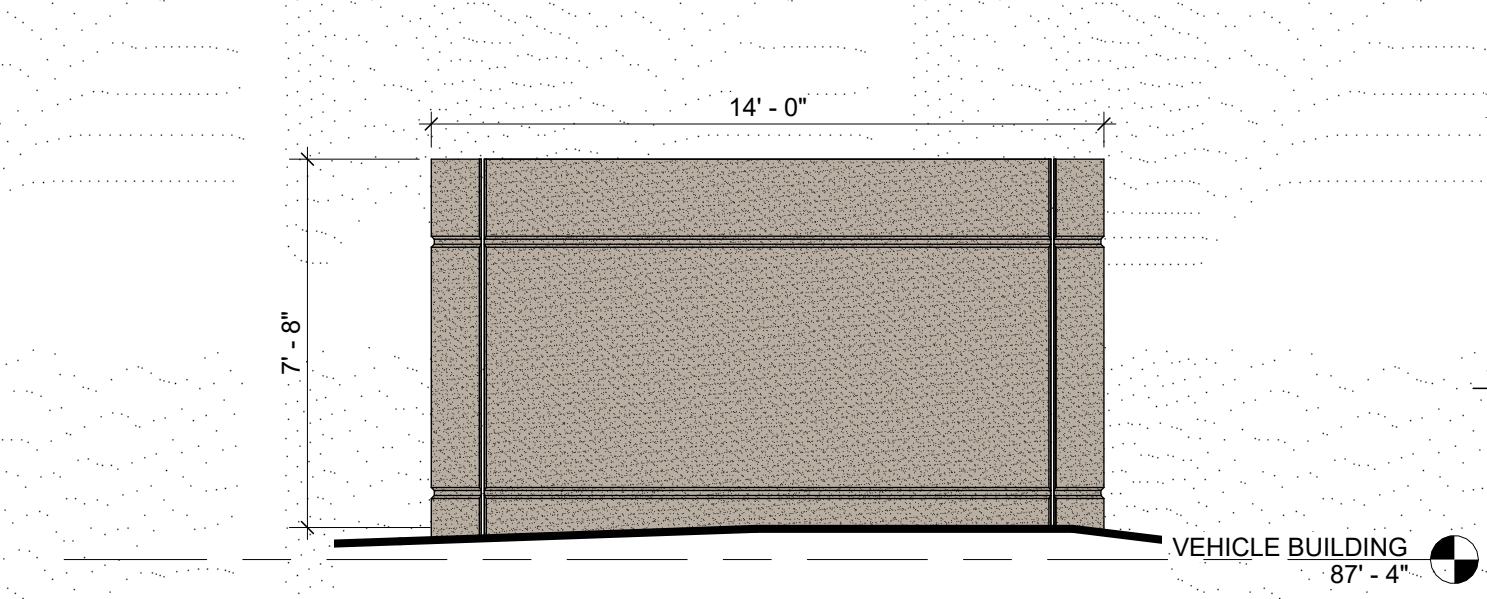
A 405

ISSUE DATE: OCTOBER 16, 2024
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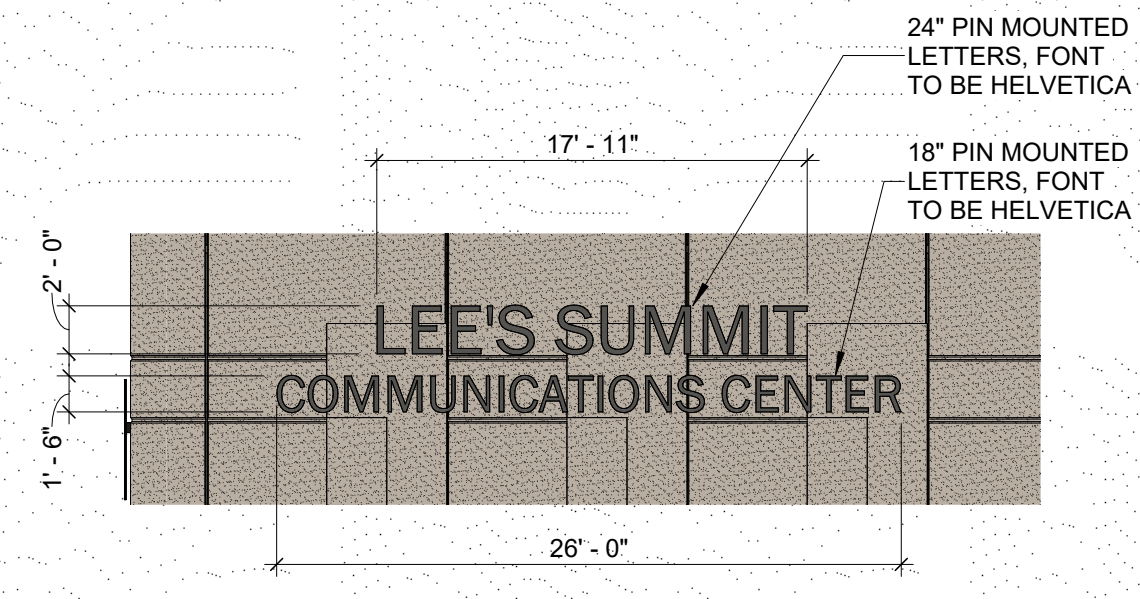
ENLARGED PLANS AND ELEVATIONS

EXTERIOR ELEVATION MATERIALS

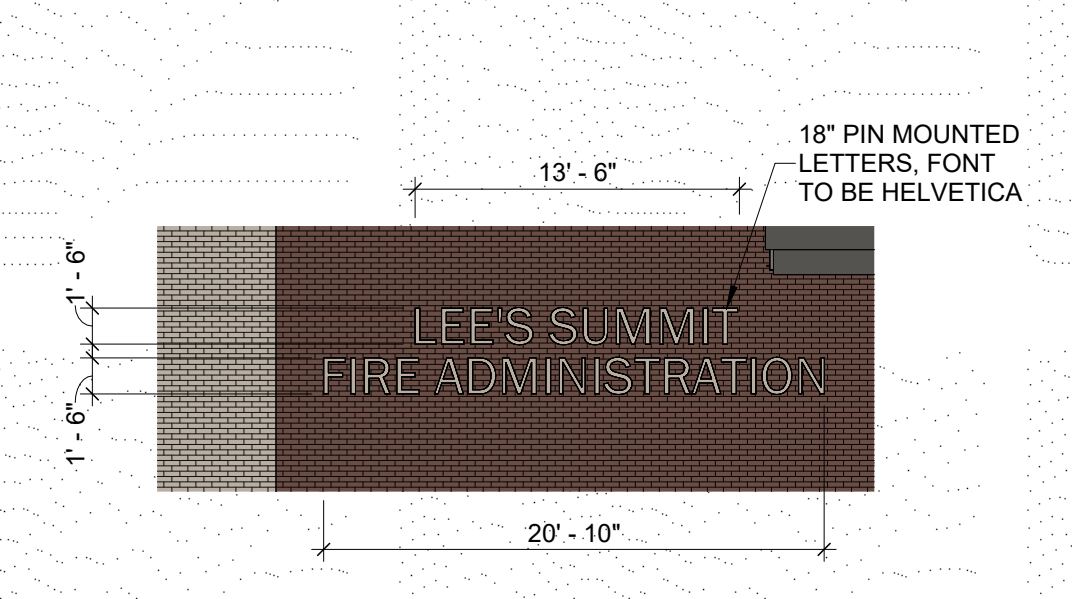
	BRICK - BROWN
	BRICK - TAN
	PRECAST PANEL - TAN
	ROUGH AGGREGATE ARCHITECTURAL PRECAST TO MATCH EXISTING BUILDING
	PAINTED PRECAST PANEL
	LOW E INSULATED GLAZING
	COMPOSITE METAL PANEL
	MODULAR BLOCK RETAINING WALLS



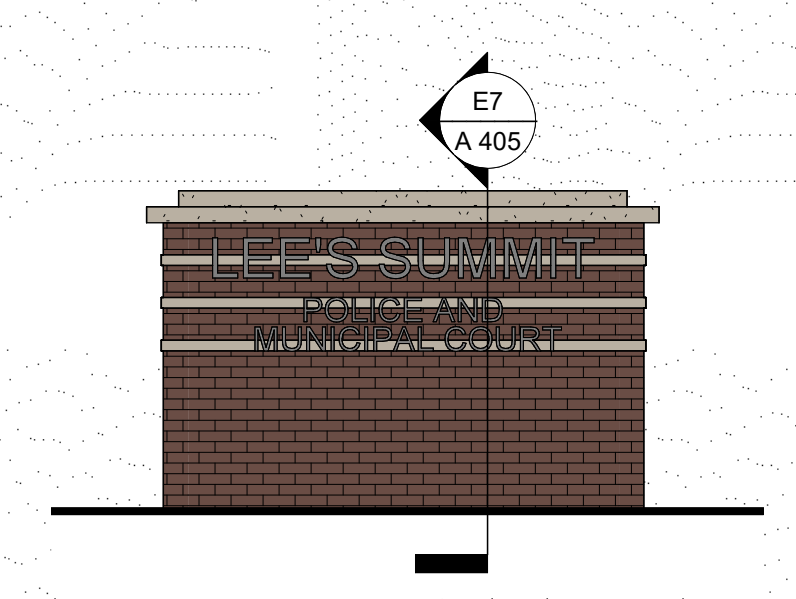
G1 TRASH ENCLOSURE @ POLICE BUILDING - WEST
 1/4" = 1'-0"



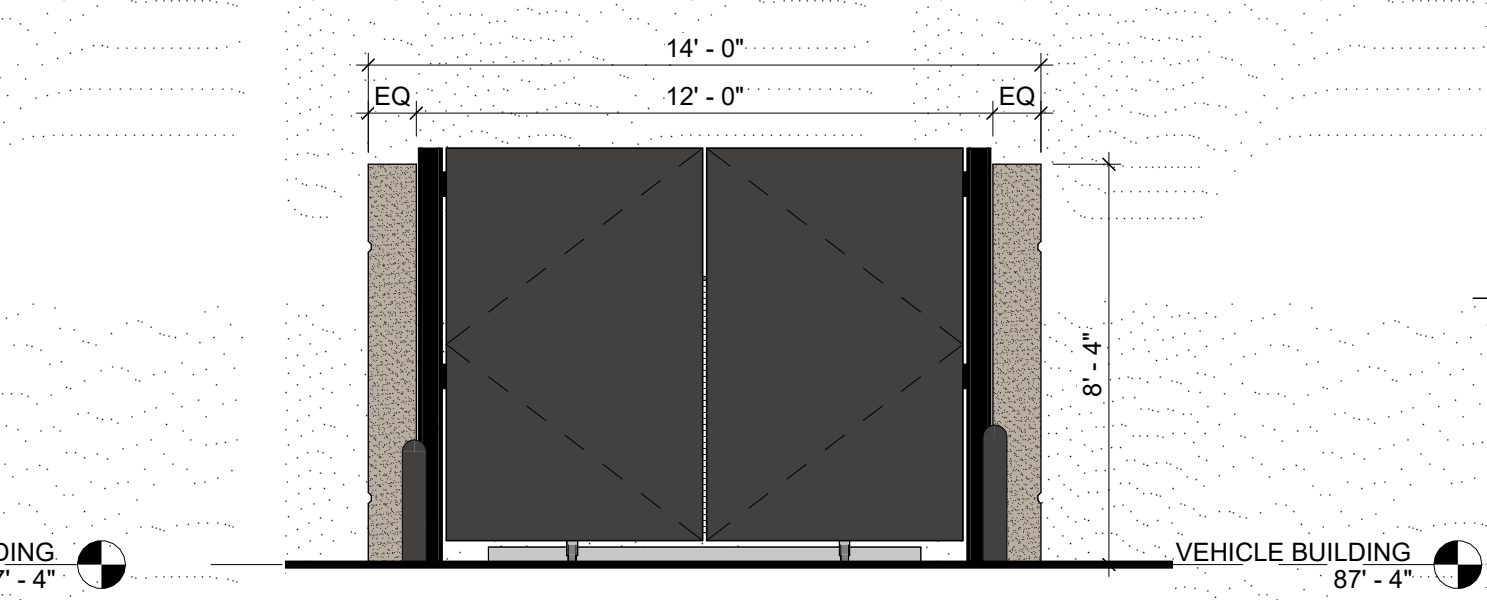
G4 EXTERIOR SIGNAGE JOF - SOUTH
 1/8" = 1'-0"



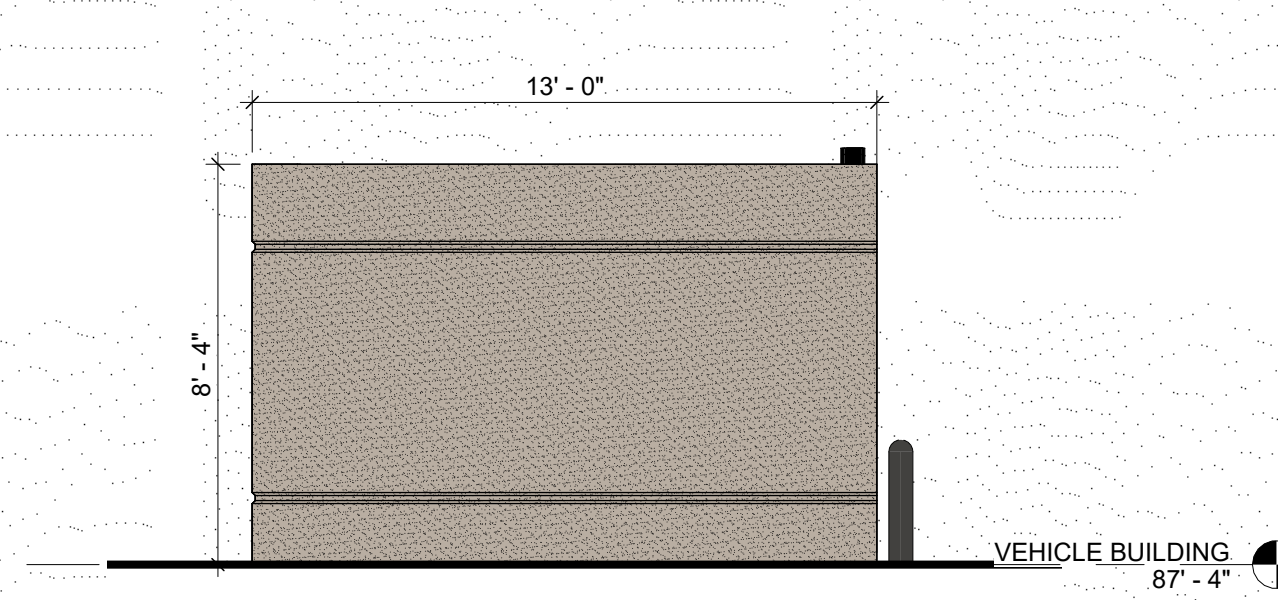
G7 EXTERIOR SIGNAGE - WEST
 1/8" = 1'-0"



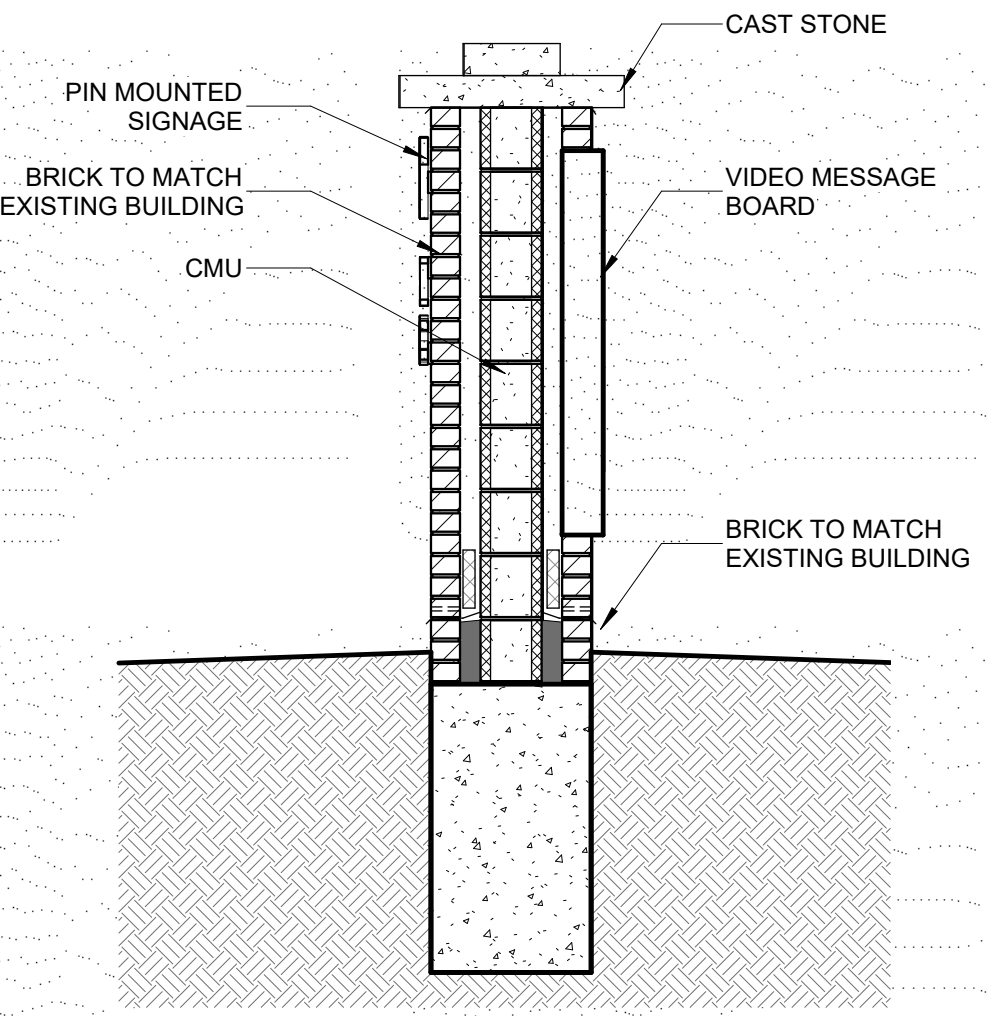
G9 POLICE BUILDING MONUMENT SIGN
 1/4" = 1'-0"



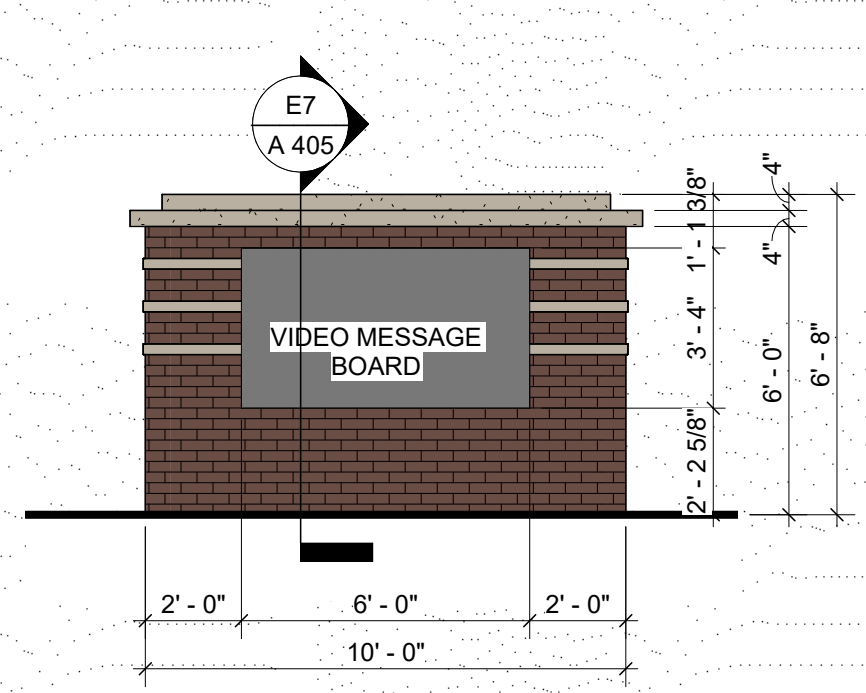
E1 TRASH ENCLOSURE @ POLICE BUILDING - EAST
 1/4" = 1'-0"



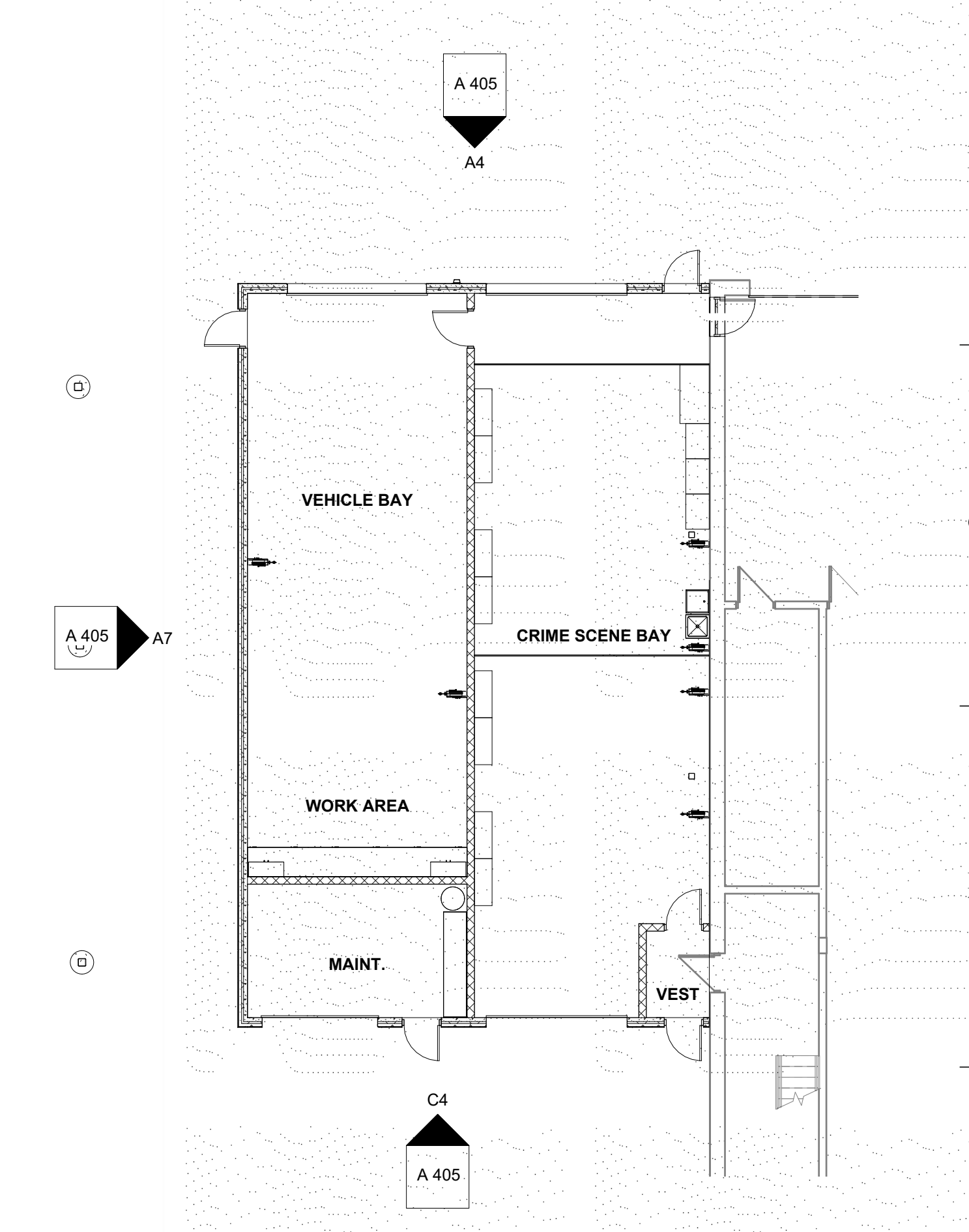
E4 TRASH ENCLOSURE @ POLICE BUILDING - SOUTH
 1/4" = 1'-0"



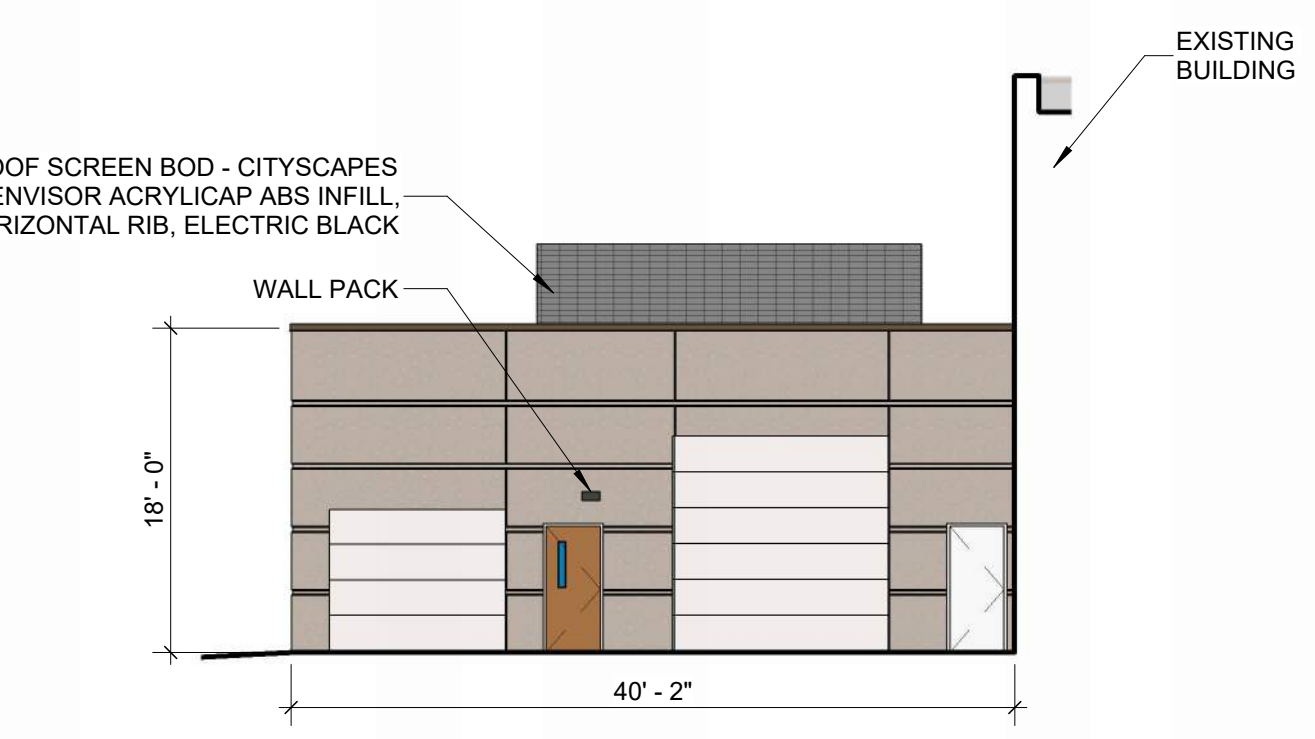
E7 MONUMENT SIGN SECTION
 1/2" = 1'-0"



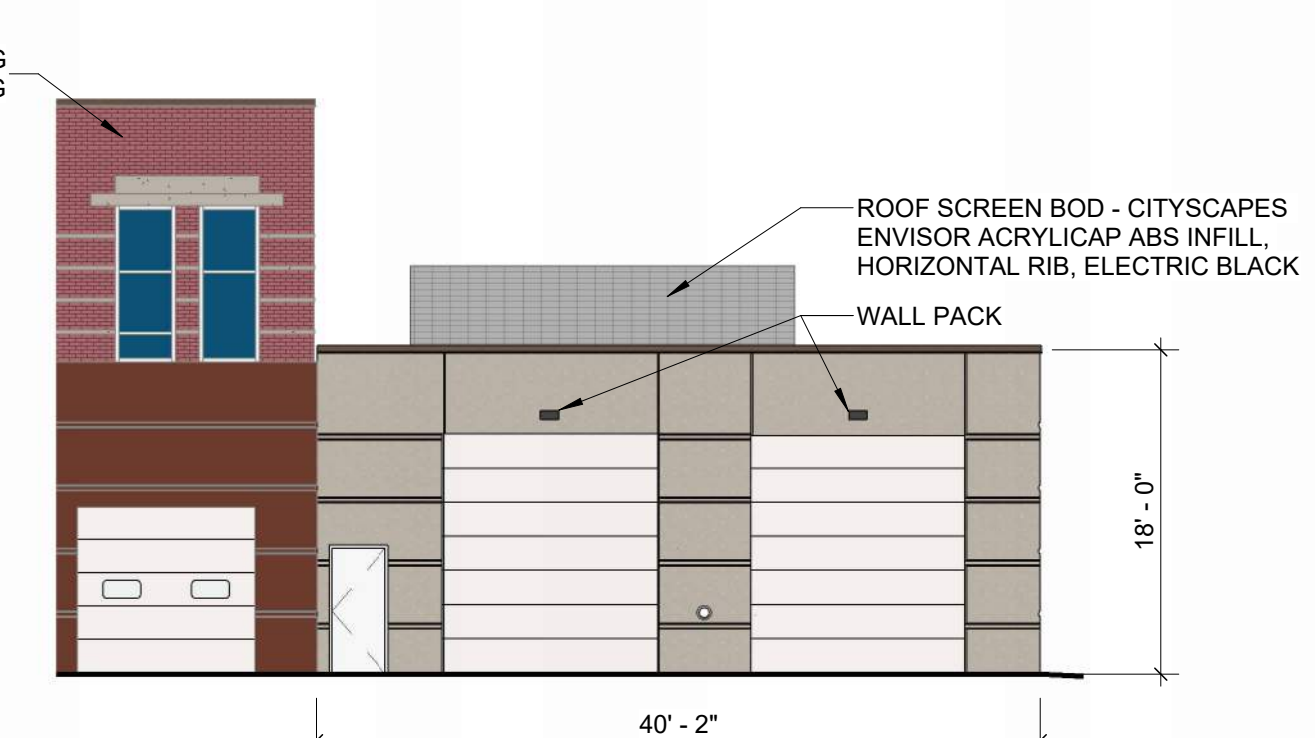
E9 POLICE BUILDING MONUMENT SIGN
 1/4" = 1'-0"



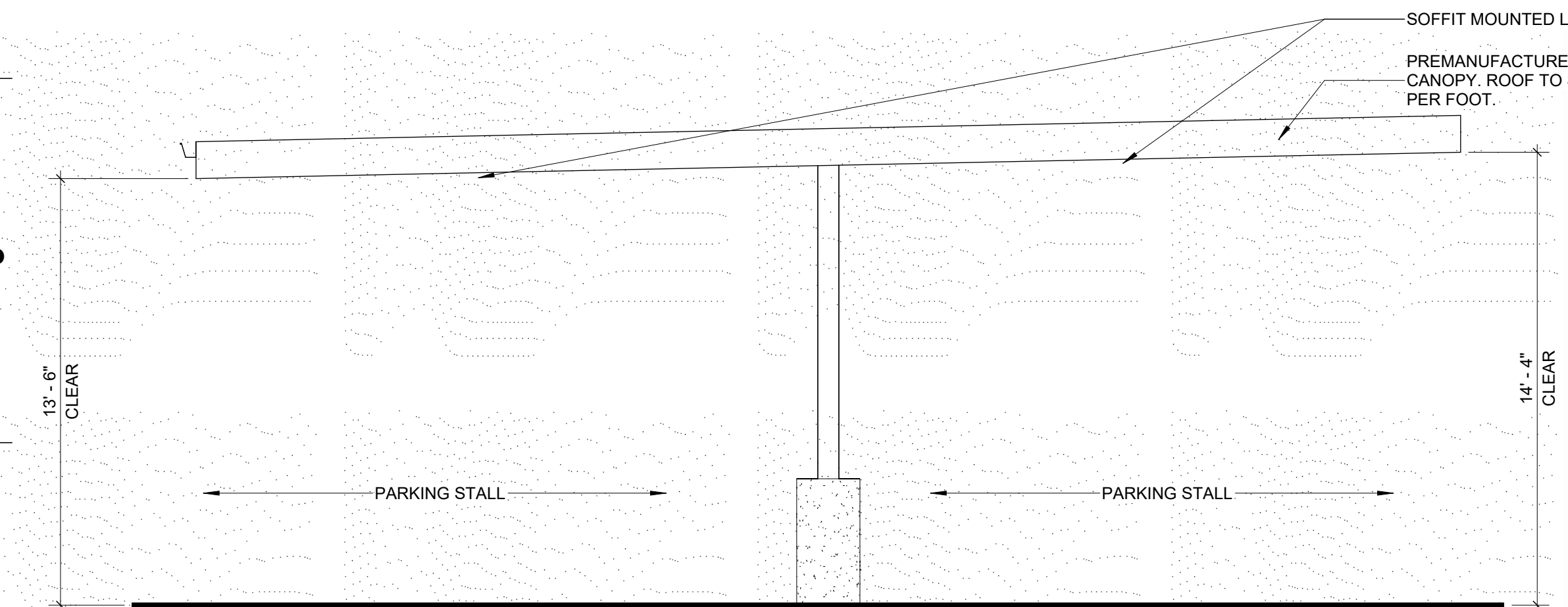
A1 POLICE CRIME SCENE BAY ADDITION
 3/32" = 1'-0"



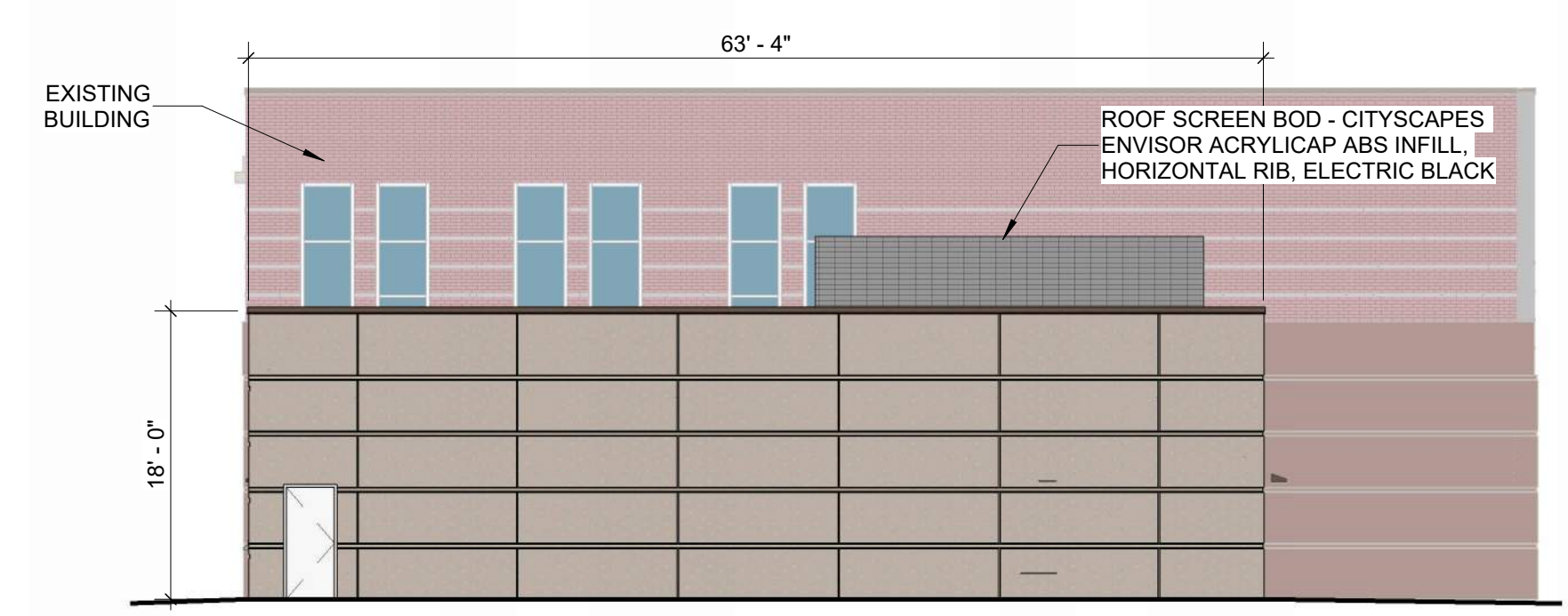
C4 CRIME SCENE ADDITION SOUTH
 3/32" = 1'-0"



A4 CRIME SCENE ADDITION NORTH
 3/32" = 1'-0"



C7 VEHICLE CANOPY SECTION
 1/4" = 1'-0"



A7 CRIME SCENE ADDITION WEST
 3/32" = 1'-0"

GENERAL NOTES:

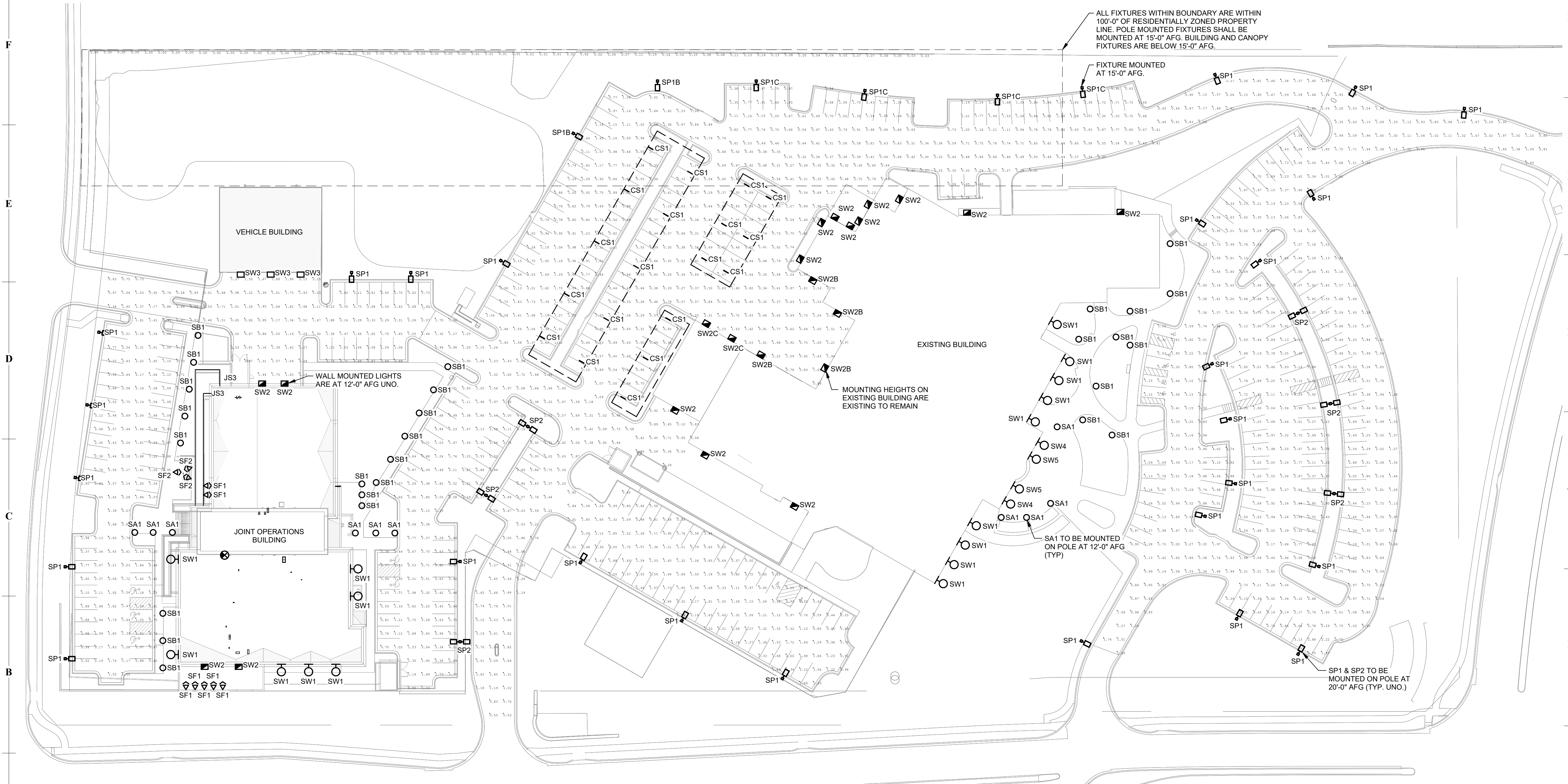
- REFER TO SHEET EG001 FOR GENERAL ELECTRICAL NOTES.
- ALL EXTERIOR LIGHTING SHALL COMPLY WITH THE STANDARDS UNDER ARTICLE 8 OF THE CITY'S UNIFIED DEVELOPMENT ORDINANCE (UDO). MORE SPECIFICALLY, COMPLIANCE WITH THE LIGHTING STANDARDS OF UDO SECTIONS 8.220, 8.230, 8.250, 8.260 AND 8.270 SHALL TAKE PLACE AT THE TIME OF FINAL DEVELOPMENT PLAN.

NOTES:

- LEE'S SUMMIT UDO 8.260 STATES ALL WALL MOUNTED LIGHTS SHALL BE METAL HALIDE. WE ARE PROVIDING LED LIGHTING ONLY AND REQUEST A VARIANCE ON THIS REQUIREMENT.
- PROPERTY BOUNDARY CALCULATIONS WERE PERFORMED ON THE BOUNDARY BETWEEN THIS PROPERTY AND THE ADJACENT RESIDENTIAL PROPERTY.

Symbol	Qty	Label	Sub. Summa	LF	Description
SP1	26	SP1	12164	0.800	OSB1 LED P1 30K B0001 FAN
SP1	19	SP1	1313	0.800	OSB1 LED P1 30K B0001 FAN
SA1	10	SA1	2436	0.800	B0000-1120-102-406
SA1	24	SA1	912	0.800	B0000-1120-102-406
SW1	17	SW1	3431	0.800	OSB1-48-1A
SW1	4	SW1	12164	0.800	OSB1 LED P1 30K B0001 FAN
SW2	19	SW2	1940	0.400	VIAWET-080-180-180-100-30-4FF
SW2	6	SW2	1949	0.400	OSB1 LED P1 30K B0001 FAN
SW2	2	SW2	323	0.800	070198
SW2	2	SW2	2436	0.800	B0000-1120-102-406
SW2	2	SW2	192	0.800	BIBBROUPE
SW2	2	SW2	709	0.800	351023 V05
SW2	7	SW2	1524	0.800	351023 V05
SW2	1	SW2	1970	0.800	OSB1 LED P1 30K B0001 FAN HS
SW2	4	SW2	5469	0.800	OSB1 LED P1 30K B0001 FAN HS
SW2	2	SW2	1049	0.800	OSB1 LED P1 30K B0001 FAN HS

Calculation Summary	Units	Avg	Max	Min	Max/Min
Existing Parking Surface (East)	FC	2.12	4.37	0.44	9.93
Existing Parking Surface (West)	FC	1.07	2.73	0.27	10.28
New Parking Surface	FC	1.82	4.21	0.46	9.15
New Parking Surface (8 Spots)	FC	0.85	0.47	0.25	2.88
Property Boundary (Residential)	FC	0.04	0.14	0.00	N.A.



1 NORTH
1 ELECTRICAL SITE PLAN
1" = 40'-0"

LEE'S SUMMIT JOINT OPERATIONS FACILITY
2 NE TUDOR RD
LEE'S SUMMIT, MISSOURI 64086
PACKAGE 2: CONSTRUCTION SET

REVISION DATES:

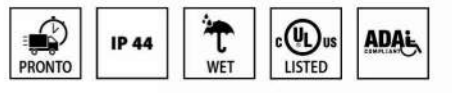
PROFESSIONAL SEAL
EF101
ISSUE DATE: NOVEMBER 1, 2024
HOEFER WELKER #: 138191

ELECTRICAL FDP LIGHTING

PERFORMANCE **IN** LIGHTING | powered by **GEWISS**

PRODUCT CODE 070198
PROJECT
TYPE SW4

QUASAR 10 4WB



Part number 070198

Lampholder: LED

Wattage: 10 W

Finishing: WH-87 / White / Textured

Degree of protection: IP44

CR: 80

Kelvin: 3000

Luminaire lumen output [lm]: 329 lm

EL: L80

B: B10

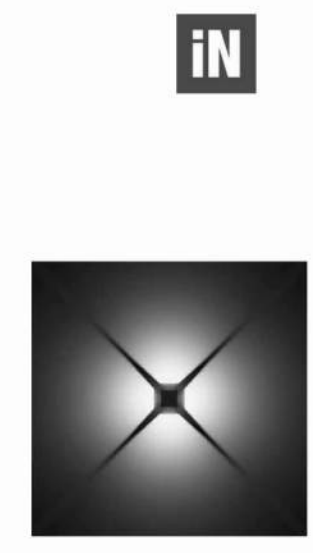
Lifetime: 60000 h

cULus: 120/277 V

Voltage: 120/277 V

Min. ambient temperature [°C]: -30

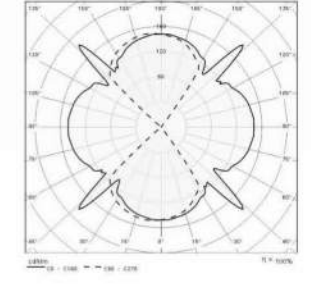
Max. ambient temperature [°C]: 40



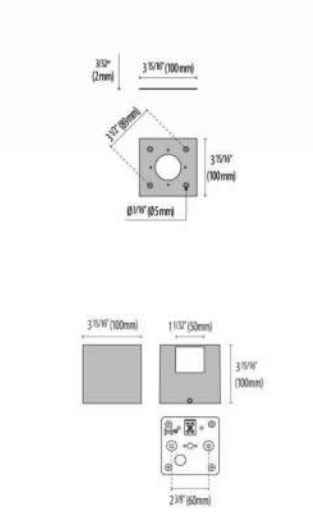
Description

- Wall effect series. Fixtures consist of:
 - Multi-step powder-coat painting process, optimized against UV rays and corrosion.
 - Copper-free (<1%) precision die-cast aluminum housing and mounting plate.
 - Extra-clear, tempered, silk-screened, flat glass diffuser.
 - Custom molded, anti-aging gaskets.
 - Stainless steel external hardware.
 - Custom MCHB utilized to maximize heat dissipation and promote long LED life.
 - Surface effects light emission.
 - Input voltage: 120-277 V (50 / 60 Hz), integral driver.
 - Junction box mounting plate included (for 4" octagon box only, provided by others).
 - The luminaire may be configured with numerous options and multiple standard finishes. Not all options are available in all configurations. Consult factory for more information about specification sheet details to build your light.
 - Product meets Buy American Act (BAA) requirements within ABRA.
 - 5-year warranty.

Photometric data



Technical drawings



LineLED LL Series Wet Tube IP65, IP67, & IP68 rated Linear LED strip - 24V



JS3

Features

LineLED Wet Tube is a small profile, energy efficient LED strip for IP65, IP67, and IP68 rated wet installations. LineLED Wet Tube offers excellent color quality with CRI and R9 values up to 97 as well as multiple output options and a wide angle, 120° beam. With a durable but flexible circuit board, LineLED Wet Tube is also easy to install.

To maintain IP65, IP67, and IP68 rating, LineLED Wet Tube is factory sealed and bonded. Order in exact lengths required for install, LineLED Wet Tube is not field cuttable. IP rating of strip is equal to the lowest IP rating of section start and end options.



Mounting

LED strip is equipped with 3M™ adhesive transfer tape (9472LE).

Applications

Outdoor and wet locations - cove lighting, architectural accent, handrail, wet bars

Approvals

IP65, IP67, and IP68 rated

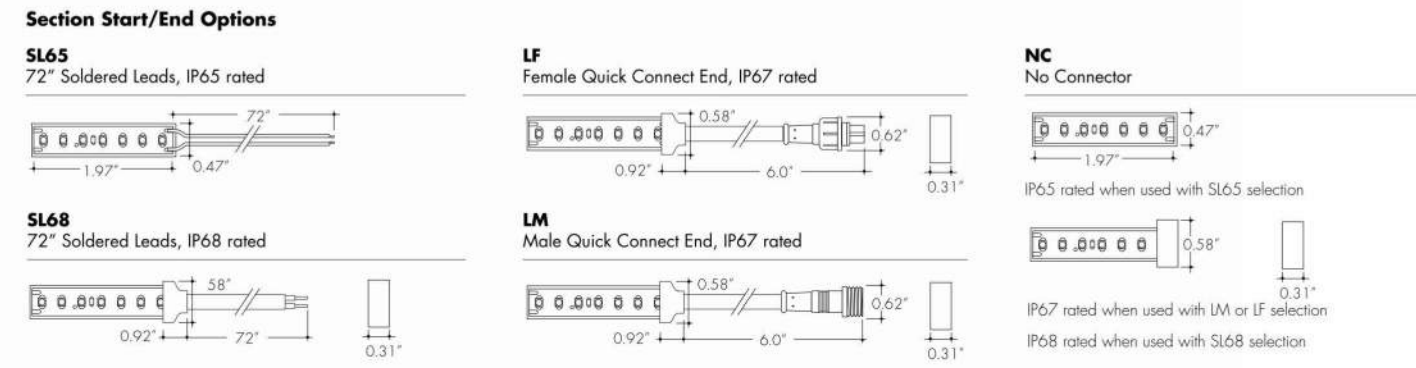
Operating voltage 24 VDC

Life (L70) 50,000 hours

Warranty 3 years

Technical information

TYPE	LL42-WET-T			CCT	Multiplier (reference: 3000K)	CRI	R _f	R _g	R ₉	R _p
OUTPUT OPTIONS	SO	HO	VHO							
Lumens Output (3000K)	119 lm/ft	200 lm/ft	290 lm/ft	2700K	0.76	97	95	101	91	
Average Power Consumption (for 4" section)	1.4 W/ft	2.4 W/ft	3.4 W/ft	3000K	1.00	97	95	104	97	
Efficiency	85 lm/W	83 lm/W	81 lm/W	3500K	1.02	97	94	105	97	
Cutting increment (in)	1.97"			4000K	1.12	97	90	99	97	
Pitch Length	0.28"									
Max Run Length (in series)	55 ft	45 ft	35 ft							
Dimensions	0.47"W x 0.24" H									



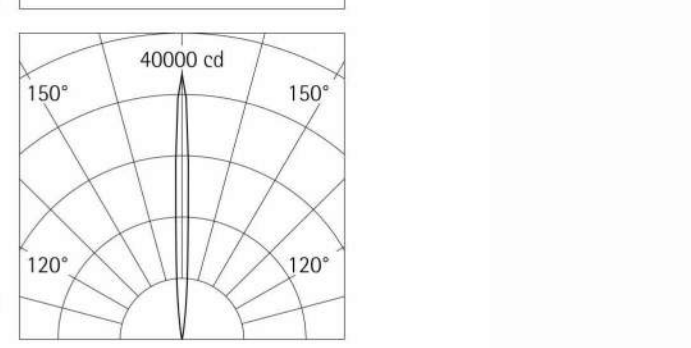
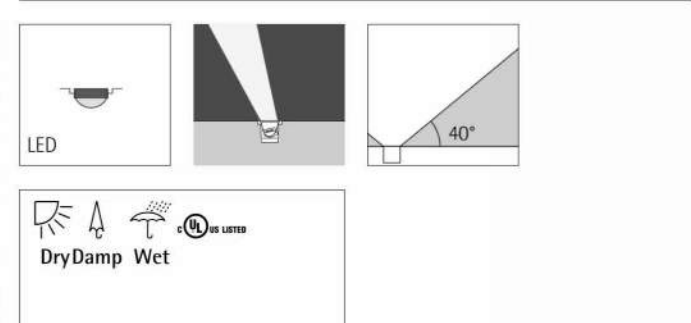
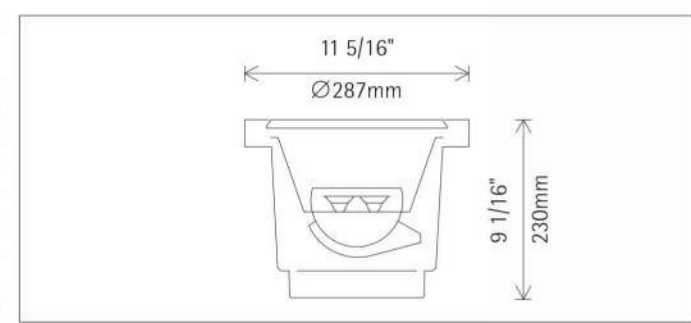
Ordering code

MODEL	OUTPUT	CCT	SECTION START ¹	SECTION END ¹	LENGTH
LL42WETT-LineLED LL42 Wet Tube	SO-Standard HO-High VHO-Very High	27K-2700K 30K-3000K 35K-3500K 41K-4100K	SL65-IP65 Soldered lead wires (Z1) SL68-IP68 Soldered lead wires (Z2) IF-IP67 Female Quick Connect IM-IP67 Male Quick Connect NC-No Connector	SL65-IP65 Soldered lead wires (Z1) SL68-IP68 Soldered lead wires (Z2) IF-IP67 Female Quick Connect IM-IP67 Male Quick Connect NC-No Connector	Ordered in one foot increments. See chart above for max run length.

1: IP rating of strip is equal to the lowest IP rating of section start and end options.
page 1 of 11 REV. 7 02/22/2024 *LUMEN RESERVE THE RIGHTS TO CHANGE SPECIFICATIONS & INSTRUCTIONS WITHOUT NOTICE www.lumileds.com tel: 224-333-6033

ERCO Tesis In-ground luminaire

SF2 Directional luminaire



35174.023
LED module: 8.1W 956lm 3000K warm white
0-10V dimmable
Version 10
Size 7
Flush mounting detail
Spherulite lens, narrow spot

Product description
Housing: polymer, black
Longitudinally watertight cable SAW314, 1.21 127 / 600mm
Control gear 120V/277V, 60Hz, dimmable
LED module: high-power LEDs, Collimating lens made of optical polymer, 0°-30° tilt, 360° rotation, Optical cut-off 40° from horizontal. Screw-fastened cover ring with flush safety glass, stainless steel. Safety glass: 587 / 15mm, clear. Installation with separate connection sleeve.
Mounting in recessed housing: Can be driven over in vehicles with pneumatic tyres. Load 11240N / 50kN. Dimming with external dimmers possible (0-10V). Suitable for wet location (IP68): dust-proof.
Weight 13.1 lbs / 5.94kg
Version with 3000K CRI 97 or 2700K, 3500K, 4000K CRI 92 available on request.

h(f)	E(f)	D
15	154	1'4"
12	241	1'11"
9	428	0'9"
6	962	0'6"
3	3850	0'3"

Technical data

Luminous flux of the luminaire	695lm
Connected load	9.8W
Luminaire efficacy	71lm/W
Color deviation	1.5 SDCM
Color rendition index	CRI 92
Lumen maintenance (LED manufacturer specifications)	L90(B10) $\leq 50000h$
L90 $\le 100000h$	
LED failure rate	0.1% $\le 50000h$
LMF	E
Temperature on the cover glass	100°F / 38°C

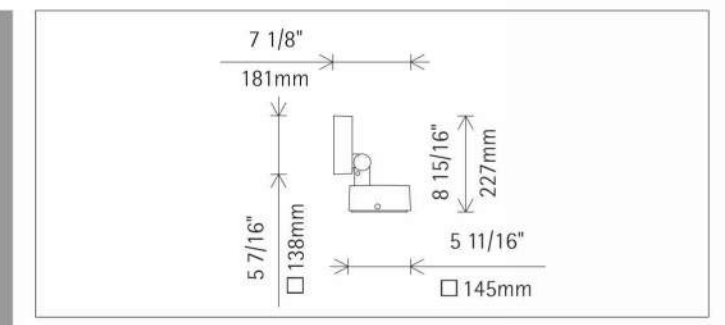
For your regional contact in the ERCO Sales network click here www.ercos.com/contact

Technical region: 120V/60Hz, 277V/60Hz
We reserve the right to make technical and design changes.
Edition: 08.05.2024
Current version under www.ercos.com/35174.023

1/3

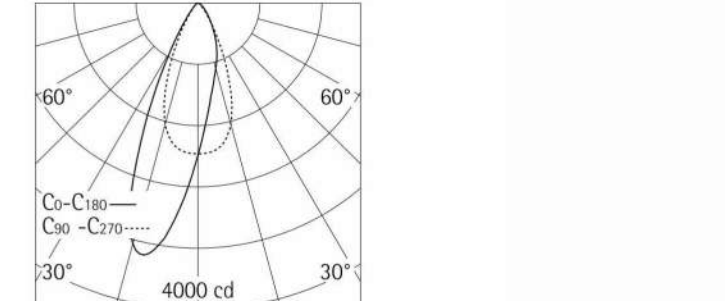
ERCO Lightscan Lens wallwasher

SF1



35702.023 Graphit m
LED module: 18.6W 2008lm 3000K warm white
0-10V dimmable
Version 5
Spherulite lens, wallwash

Product description
Housing and hinge: corrosion-resistant cast aluminum, No-Rinse surface treatment. Double powder-coated. Optimized surface for reduced accumulation of dirt. 90° tilt, 360° rotation. Hinge with scaling and inner cable routing.
Mounting plate: polymer, coated.
2 cable entries. Through-wiring possible. 5-pole terminal block.
Control gear 120V/277V, 60Hz, dimmable.
LED module: high-power LEDs. Collimating lens made of optical polymer.
Luminaire head with non-reflective safety glass: corrosion-resistant cast aluminum, double powder-coated. Internal anti-glare cone, polymer, black.



Mean illuminance (wall)

Angle of tilt 35°
Wall height (ft)

16	4	5	6
19	5	7	7
	12	11	

Offset from wall (ft)
Luminaire spacing (ft)
Illuminance (fc)

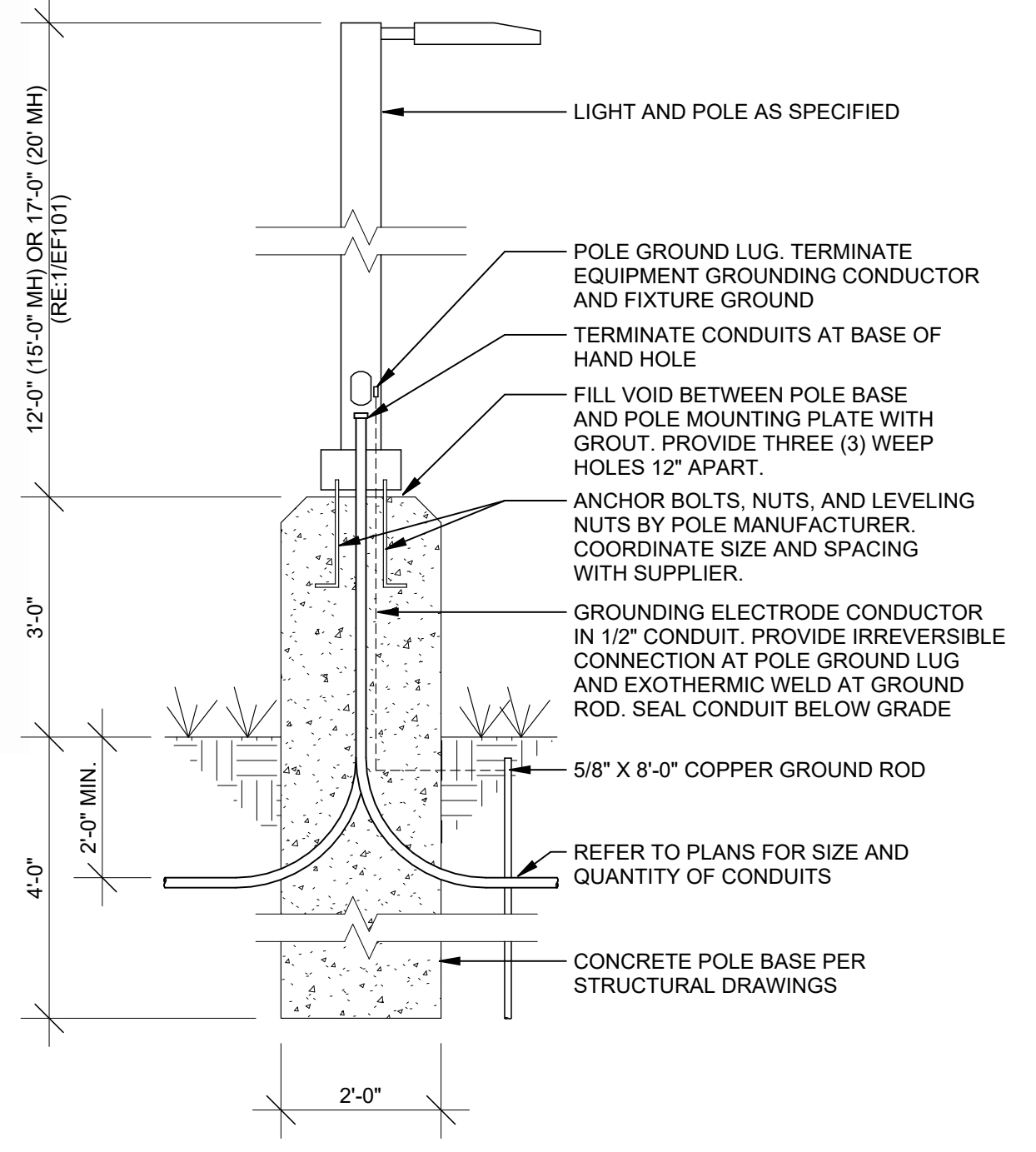
Technical data

Luminous flux of the luminaire	1523lm
Connected load	22.0W
Luminaire efficacy	69lm/W
Color deviation	1.5 SDCM
Color rendition index	CRI 92
Lumen maintenance (LED manufacturer specifications)	L90(B10) $\le 50000h$
L90 $\le 100000h$	
LED failure rate	0.1% $\le 50000h$
LMF	E

For your regional contact in the ERCO Sales network click here www.ercos.com/contact

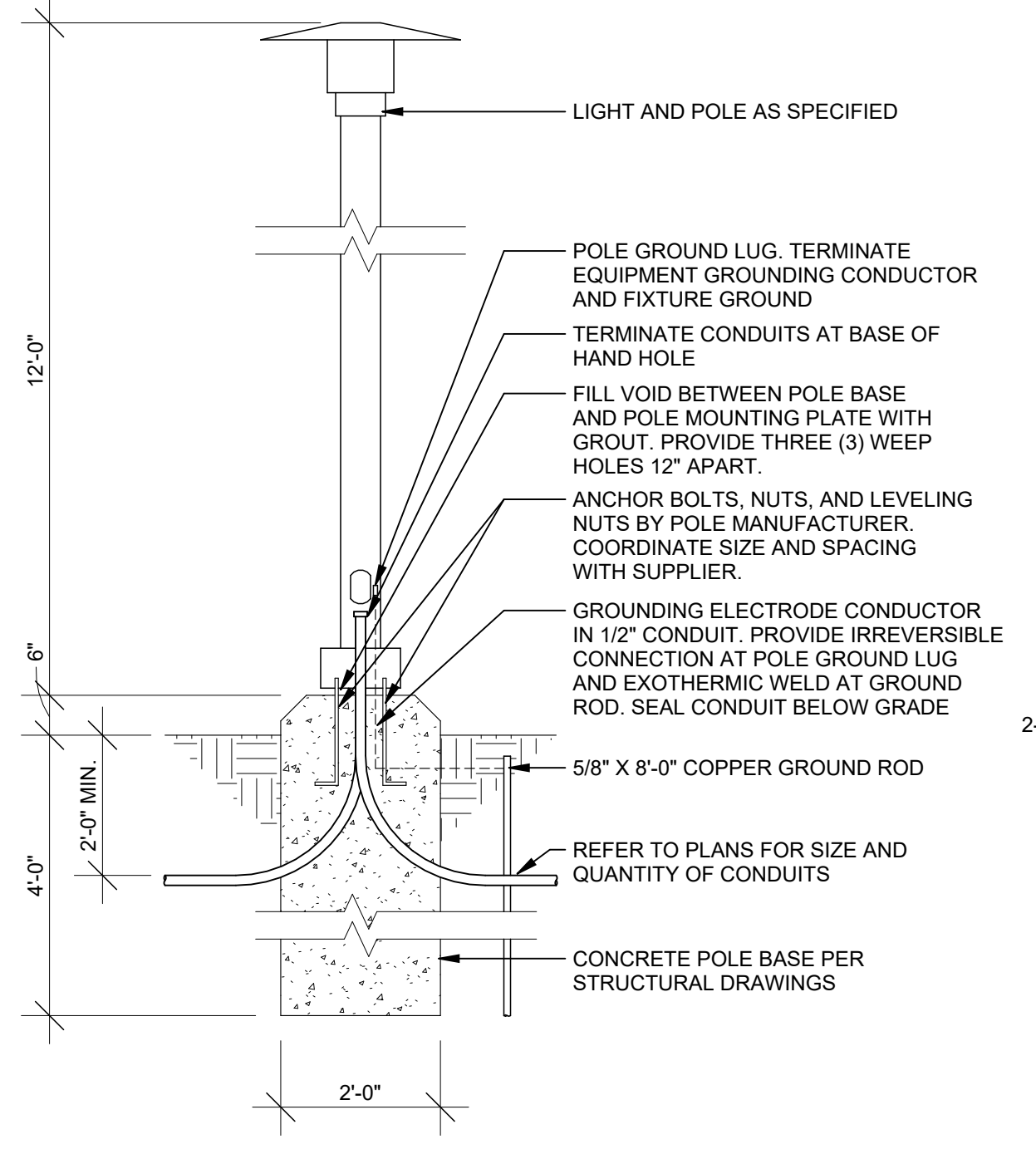
Technical region: 120V/60Hz, 277V/60Hz
We reserve the right to make technical and design changes.
Edition: 08.05.2024
Current version under www.ercos.com/35702.023

1/5



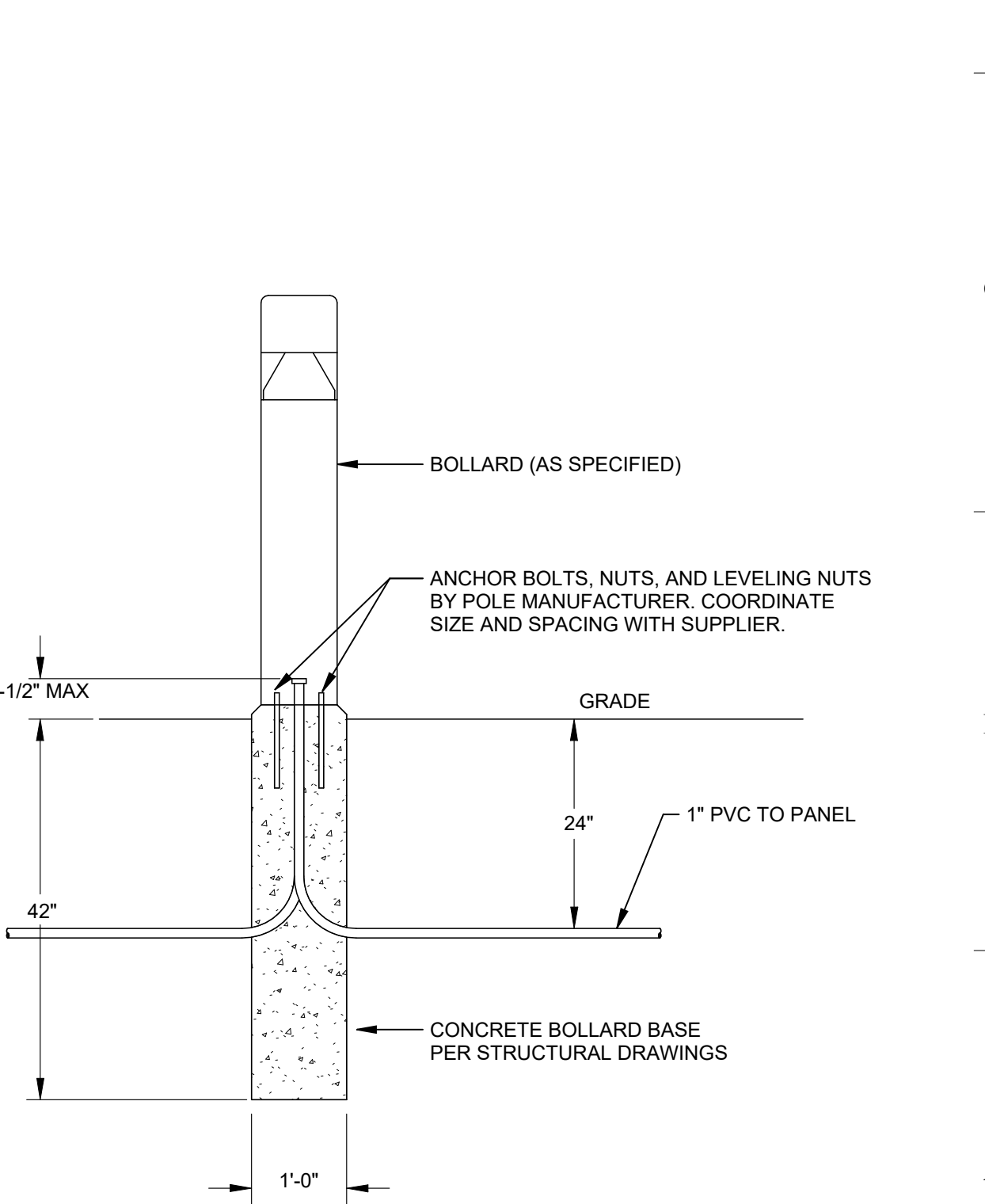
3 POLE BASE DETAIL - TALL BASE NOT TO SCALE

NOTE: CONFIRM ALL BASE DIMENSIONS WITH STRUCTURAL DETAILS. STRUCTURAL ENGINEERING DRAWINGS SHALL GOVERN.



2 POLE BASE DETAIL - SHORT BASE NOT TO SCALE

NOTE: CONFIRM ALL BASE DIMENSIONS WITH STRUCTURAL DETAILS. STRUCTURAL ENGINEERING DRAWINGS SHALL GOVERN.



1 BOLLARD INSTALLATION DETAIL NOT TO SCALE

- GENERAL NOTES:**
- REFER TO SHEET EG001 FOR GENERAL ELECTRICAL NOTES.
 - ALL EXTERIOR LIGHTING SHALL COMPLY WITH THE STANDARDS UNDER ARTICLE 8 OF THE CITY'S UNIFIED DEVELOPMENT ORDINANCE (UDO). MORE SPECIFICALLY, COMPLIANCE WITH THE LIGHTING STANDARDS OF UDO SECTIONS 8.220, 8.230, 8.250, 8.260 AND 8.270 SHALL TAKE PLACE AT THE TIME OF FINAL DEVELOPMENT PLAN.

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LEE'S SUMMIT JOINT OPERATIONS FACILITY

PACKAGE 2: CONSTRUCTION SET

2 NE TUDOR RD
LEE'S SUMMIT, MISSOURI 64086

REVISION DATES:

PROFESSIONAL SEAL

EF103
ISSUE DATE: NOVEMBER 1, 2024
HOEFER WELKER #: 138191

ELECTRICAL FDP LIGHT FIXTURES