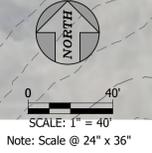




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CONSTRUCTION DOCUMENTS  
DATE: 12/30/2024

2024-016

**LEE'S SUMMIT HYUNDAI PREMIER AUTO OUTLET**  
1231 NW WARD ROAD  
LEES SUMMIT, MISSOURI 64086

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**C100**

EXISTING CONDITIONS

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LEES SUMMIT, MISSOURI 64086

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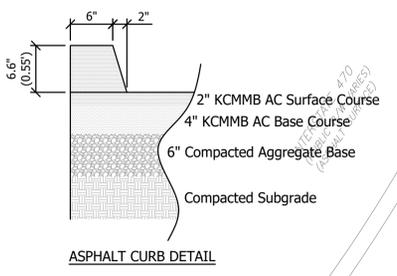
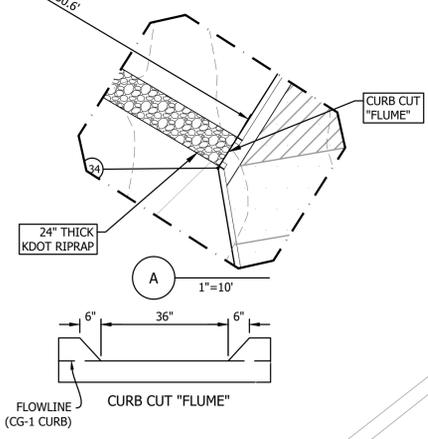
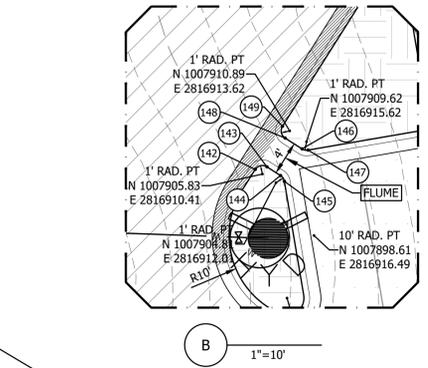
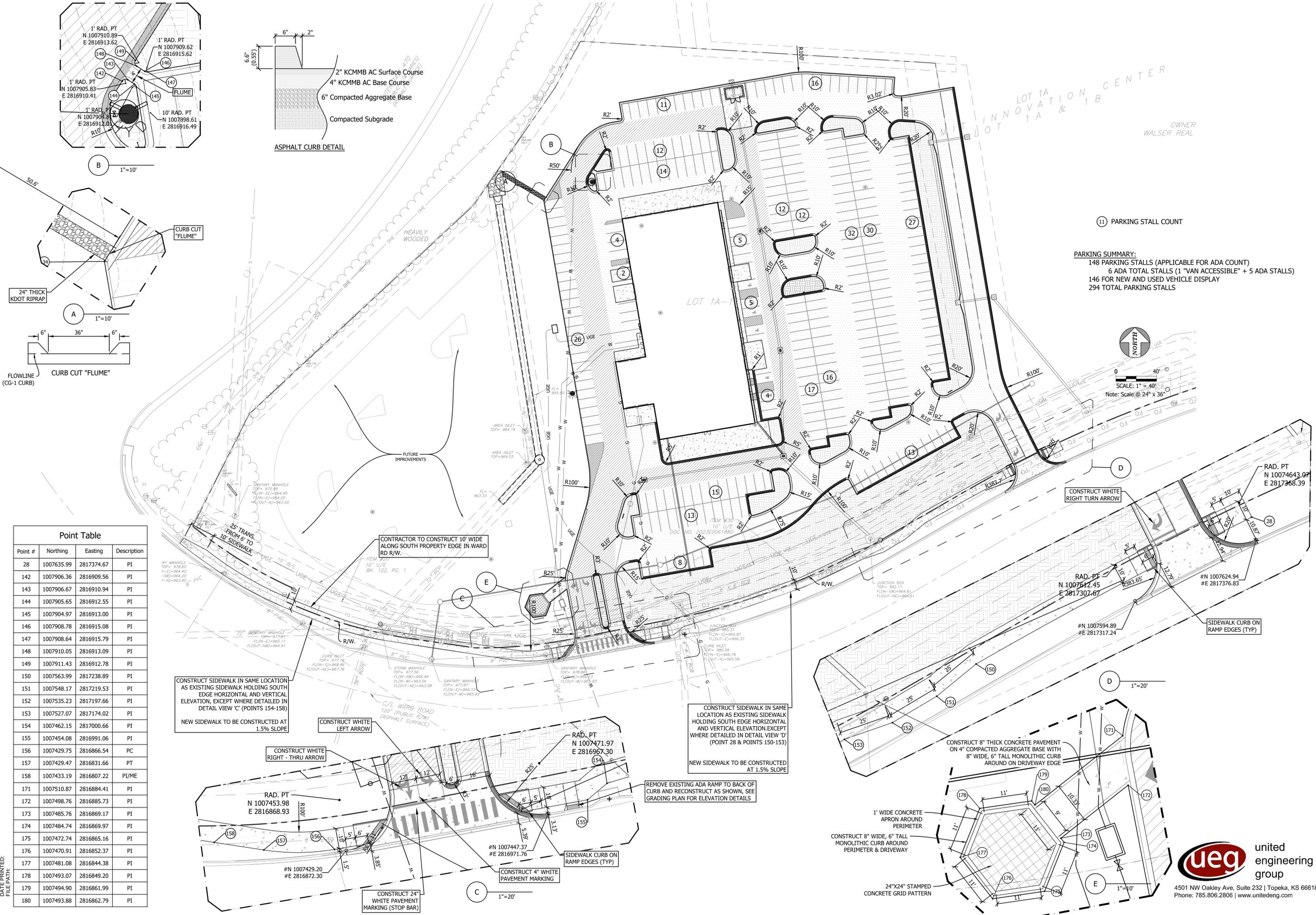
**C102**

SITE PLAN DETAILS

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Point #	Northing	Easting	Description
28	1007635.99	2817374.67	PI
142	1007906.36	2816909.56	PI
143	1007906.67	2816910.94	PI
144	1007905.65	2816912.55	PI
145	1007904.97	2816913.00	PI
146	1007908.78	2816915.08	PI
147	1007908.64	2816915.79	PI
148	1007910.05	2816913.09	PI
149	1007911.43	2816912.78	PI
150	1007563.99	2817238.89	PI
151	1007548.17	2817219.53	PI
152	1007535.23	2817197.66	PI
153	1007527.07	2817174.02	PI
154	1007462.15	2817000.66	PI
155	1007454.08	2816991.06	PI
156	1007429.75	2816866.54	PC
157	1007429.47	2816831.66	PT
158	1007433.19	2816807.22	PI/ME
171	1007510.87	2816884.41	PI
172	1007498.76	2816885.73	PI
173	1007485.76	2816869.17	PI
174	1007484.74	2816869.97	PI
175	1007472.74	2816865.16	PI
176	1007470.91	2816852.37	PI
177	1007481.08	2816844.38	PI
178	1007493.07	2816849.20	PI
179	1007494.90	2816861.99	PI
180	1007493.88	2816862.79	PI

DATE PRINTED:  
FILE PATH:

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SITE GEOMETRY PLAN  
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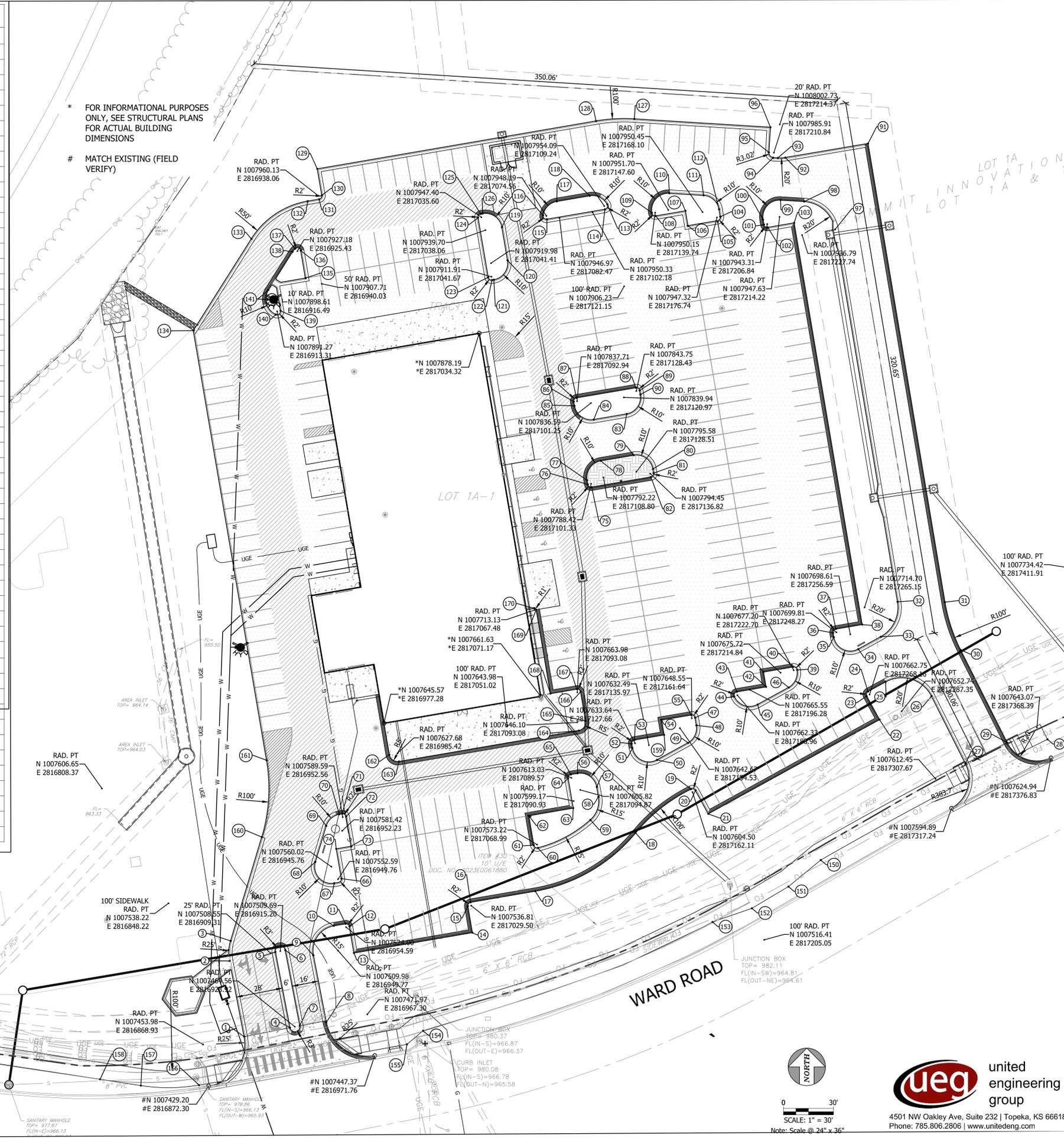
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SCALE: 1" = 30'  
Note: Scale @ 24" x 36"

Point #	Northing	Easting	Description
1	1007458.72	2816893.47	PT
2	1007503.80	2816884.76	PC
3	1007515.78	2816885.38	PT
4	1007463.99	2816920.97	PT
5	1007509.12	2816912.25	PT
6	1007510.26	2816918.14	PC
7	1007465.13	2816926.86	PT
8	1007467.23	2816942.75	PC
9	1007507.14	2816935.04	PT
10	1007524.77	2816947.24	PC
11	1007525.97	2816954.25	PT
12	1007524.33	2816956.56	PC
13	1007508.56	2816959.26	PI
14	1007520.70	2817030.23	PI
15	1007536.48	2817027.53	PT
16	1007538.78	2817029.16	PC
17	1007545.41	2817067.88	PT
18	1007580.19	2817128.04	PRC
19	1007606.30	2817161.23	PT
20	1007605.46	2817163.86	PC
21	1007591.53	2817171.50	PI
22	1007647.76	2817274.10	PI
23	1007661.79	2817266.41	PT
24	1007664.51	2817267.20	PC
25	1007670.28	2817277.74	PT
26	1007661.75	2817305.21	PC
27	1007621.46	2817325.53	PT
28	1007635.99	2817374.67	PI
29	1007634.06	2817350.53	PC
30	1007689.39	2817322.63	PT
31	1007717.81	2817313.30	PC
32	1007718.02	2817284.87	PI
33	1007697.16	2817274.76	PI
34	1007689.84	2817261.40	PI
35	1007696.93	2817246.74	PI
36	1007699.47	2817246.30	PI
37	1007701.78	2817247.94	PI
38	1007704.46	2817263.71	PI
39	1007677.40	2817224.70	PI
40	1007679.17	2817222.37	PI
41	1007676.15	2817204.62	PI
42	1007667.28	2817206.13	PI
43	1007664.30	2817188.63	PI
44	1007661.52	2817187.13	PI
45	1007656.78	2817201.09	PI
46	1007666.95	2817219.65	PI
47	1007648.89	2817163.62	PI
48	1007644.34	2817164.39	PI
49	1007633.90	2817159.34	PI
50	1007623.73	2817140.78	PI
51	1007630.82	2817126.12	PI
52	1007633.31	2817125.69	PI
53	1007635.61	2817127.33	PI
54	1007647.50	2817143.56	PI
55	1007650.52	2817161.31	PI
56	1007615.68	2817093.18	PI
57	1007607.50	2817104.72	PI
58	1007601.69	2817105.71	PI

Point #	Northing	Easting	Description
59	1007587.97	2817100.90	PI
60	1007571.28	2817069.48	PI
61	1007572.88	2817067.01	PI
62	1007590.40	2817064.02	PI
63	1007594.95	2817090.63	PI
64	1007463.99	2817087.60	PT
65	1007615.00	2817089.23	PI
66	1007552.93	2816951.73	PI
67	1007550.17	2816947.45	PI
68	1007562.92	2816936.19	PI
69	1007504.31	2816942.66	PI
70	1007591.28	2816950.54	PI
71	1007591.56	2816952.22	PI
72	1007589.93	2816954.53	PI
73	1007572.19	2816957.56	PI
74	1007570.67	2816948.69	PI
75	1007786.44	2817101.66	PI
76	1007788.08	2817099.36	PI
77	1007790.55	2817098.94	PI
78	1007802.08	2817107.12	PI
79	1007805.44	2817126.84	PI
80	1007797.25	2817138.37	PI
81	1007794.79	2817138.79	PI
82	1007792.48	2817137.15	PI
83	1007830.08	2817122.64	PI
84	1007826.73	2817102.93	PI
85	1007834.91	2817091.39	PI
86	1007837.37	2817090.97	PI
87	1007839.68	2817092.61	PI
88	1007845.72	2817128.10	PI
89	1007844.08	2817130.40	PI
90	1007841.62	2817130.82	PI
91	1007991.35	2817267.22	PI
92	1007983.00	2817217.69	PT
93	1007982.76	2817213.15	PC
94	1007982.93	2817210.39	PT
95	1007986.09	2817207.84	PC
96	1008001.06	2817208.76	PI
97	1007940.11	2817247.46	PI
98	1007956.75	2817228.96	PI
99	1007957.61	2817214.83	PI
100	1007945.95	2817204.36	PI
101	1007942.97	2817204.87	PI
102	1007941.34	2817207.18	PI
103	1007944.02	2817222.95	PI
104	1007947.65	2817178.72	PI
105	1007944.69	2817177.19	PI
106	1007942.33	2817159.33	PI
107	1007951.20	2817157.83	PI
108	1007948.18	2817140.08	PI
109	1007950.03	2817137.74	PI
110	1007961.68	2817148.21	PI
111	1007960.43	2817168.71	PI
112	1007952.13	2817177.95	PI
113	1007955.03	2817111.01	PI
114	1007952.12	2817109.58	PI
115	1007946.22	2817074.90	PI
116	1007948.49	2817072.58	PI
117	1007956.83	2817080.79	PI
118	1007960.19	2817100.51	PI

Point #	Northing	Easting	Description
119	1007941.38	2817047.92	PC
120	1007921.66	2817051.27	PT
121	1007910.13	2817043.10	PC
122	1007909.94	2817042.01	PT
123	1007911.57	2817039.70	PC
124	1007947.06	2817033.63	PT
125	1007949.37	2817035.26	PC
126	1007949.56	2817036.37	PT
127	1008006.05	2817127.25	PT
128	1008004.80	2817104.29	PC
129	1007976.24	2816937.33	PI
130	1007960.47	2816940.03	PT
131	1007958.16	2816938.39	PC
132	1007957.00	2816931.60	PT
133	1007934.51	2816897.82	PC
134	1007879.82	2816863.10	PI
135	1007911.11	2816930.21	PI
136	1007927.51	2816927.40	PC
137	1007928.63	2816924.05	PCC
138	1007926.74	2816922.50	PT
139	1007891.61	2816915.28	PT
140	1007889.43	2816912.52	PCC
141	1007903.97	2816908.04	PC
142	1007906.36	2816909.56	PI
143	1007906.67	2816910.94	PI
144	1007905.65	2816912.55	PI
145	1007904.97	2816913.00	PI
146	1007908.78	2816915.08	PI
147	1007908.64	2816915.79	PI
148	1007910.05	2816913.09	PI
149	1007911.43	2816912.78	PI
150	1007563.99	2817238.89	PI
151	1007548.17	2817219.53	PI
152	1007535.23	2817197.66	PI
153	1007527.07	2817174.02	PI
154	1007462.15	2817000.66	PI
155	1007454.08	2816991.06	PI
156	1007429.75	2816886.54	PC
157	1007429.47	2816881.66	PT
158	1007433.19	2816807.22	PI/ME
159	1007638.63	2817145.07	PI
160	1007577.71	2816904.10	PC
161	1007623.51	2816906.94	PT
162	1007626.84	2816980.49	PC
163	1007622.75	2816986.26	PT
164	1007641.17	2817093.93	PC
165	1007646.94	2817098.01	PT
166	1007664.32	2817095.06	PC
167	1007665.95	2817092.75	PT
168	1007663.27	2817076.98	PI
169	1007713.30	2817068.46	PC
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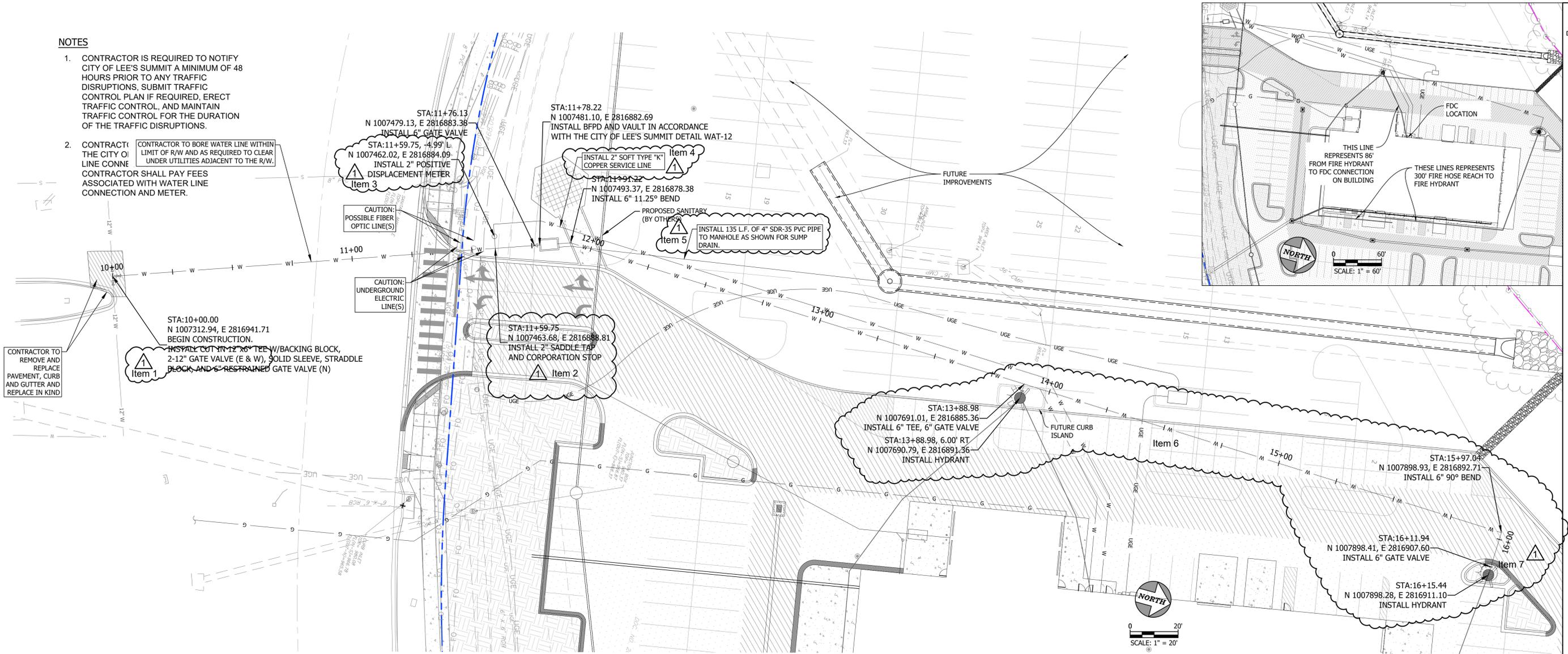
LEE'S SUMMIT HYUNDAI PREMIER AUTO OUTLET  
1231 NW WARD ROAD  
LEES SUMMIT, MISSOURI 64086

NOTES

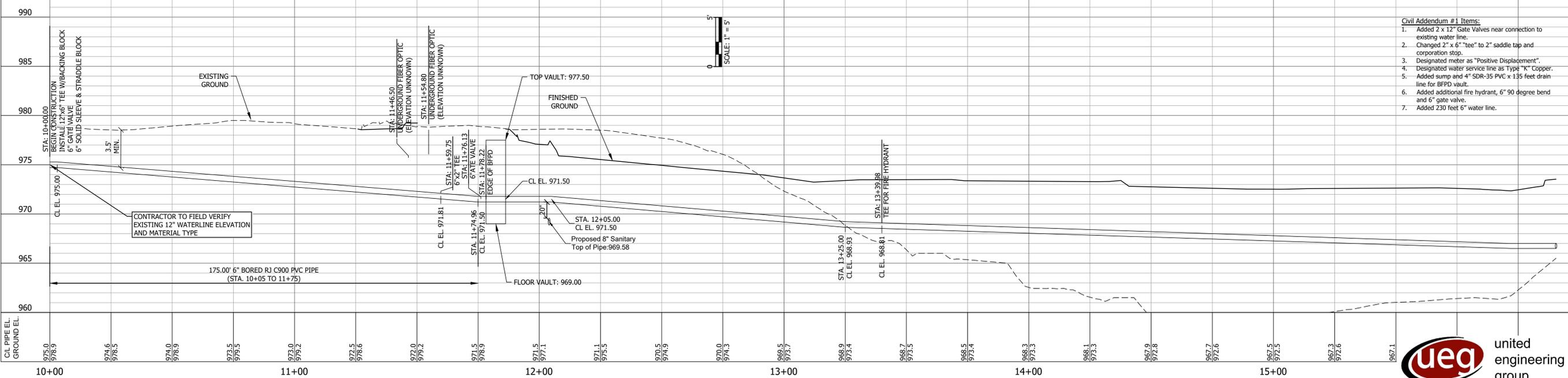
1. CONTRACTOR IS REQUIRED TO NOTIFY CITY OF LEE'S SUMMIT A MINIMUM OF 48 HOURS PRIOR TO ANY TRAFFIC DISRUPTIONS, SUBMIT TRAFFIC CONTROL PLAN IF REQUIRED, ERECT TRAFFIC CONTROL, AND MAINTAIN TRAFFIC CONTROL FOR THE DURATION OF THE TRAFFIC DISRUPTIONS.

2. CONTRACTOR TO BORE WATER LINE WITHIN LIMIT OF R/W AND AS REQUIRED TO CLEAR UNDER UTILITIES ADJACENT TO THE R/W. CONTRACTOR SHALL PAY FEES ASSOCIATED WITH WATER LINE CONNECTION AND METER.

CONTRACTOR TO REMOVE AND REPLACE PAVEMENT, CURB AND GUTTER AND REPLACE IN KIND



WATER LINE PROFILE 1"=20' HORZ. 1"=5' VERT.



- Civil Addendum #1 Items:
- Added 2 x 12" Gate Valves near connection to existing water line.
  - Changed 2" x 6" tee to 2" saddle tap and corporation stop.
  - Designated meter as "Positive Displacement".
  - Designated water service line as Type "K" Copper.
  - Added sump and 4" SDR-35 PVC x 135 feet drain line for BFPD vault.
  - Added additional fire hydrant, 6" 90 degree bend and 6" gate valve.
  - Added 230 feet 6" water line.

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C104

Civil Addendum #1  
1/29/2025

WATER & FIRE LINE PLAN



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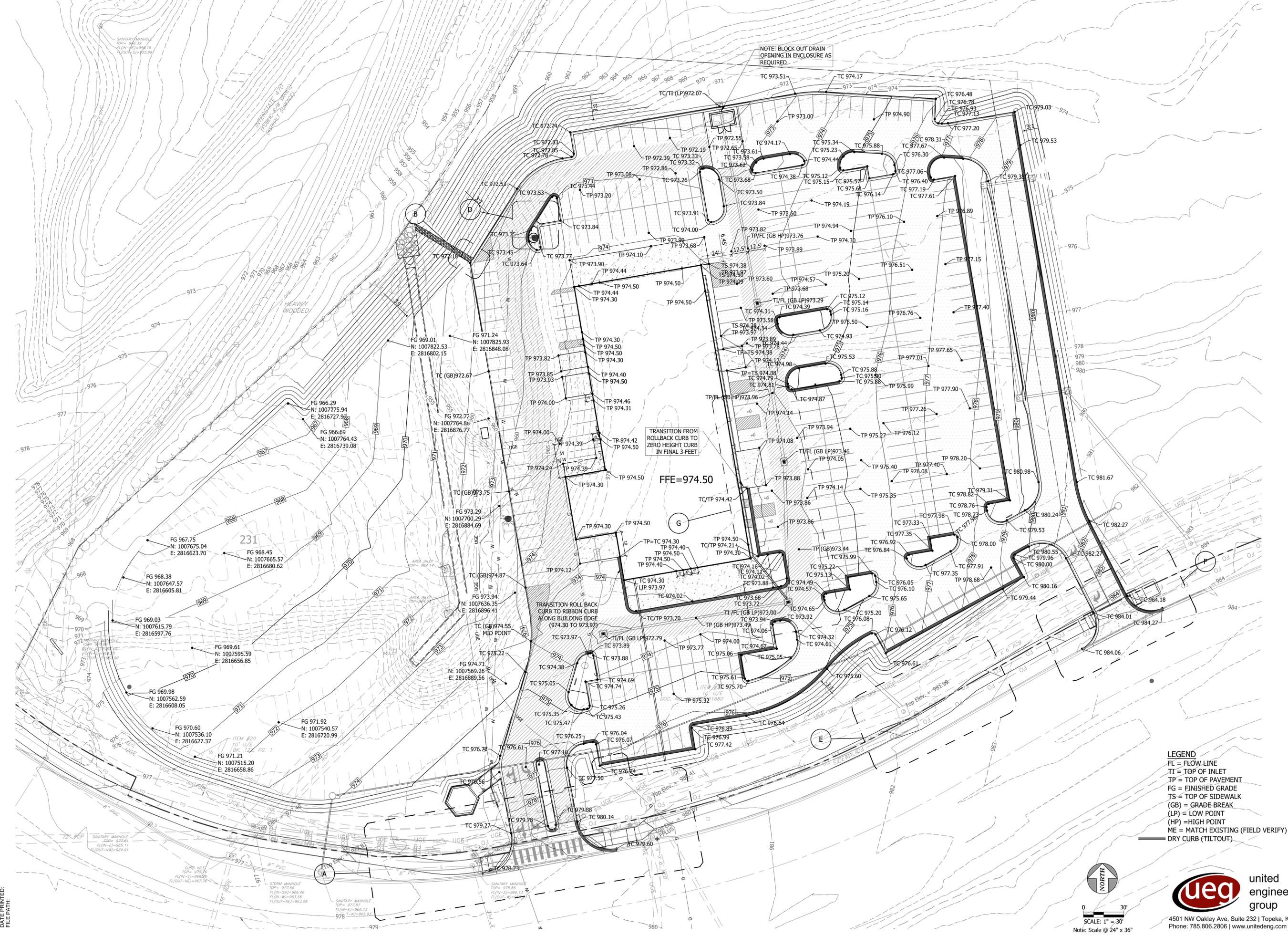


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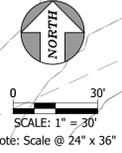
C200

GRADING PLAN

FALK ARCHITECTS INC



- LEGEND**
- FL = FLOW LINE
  - TI = TOP OF INLET
  - TP = TOP OF PAVEMENT
  - FG = FINISHED GRADE
  - TS = TOP OF SIDEWALK
  - (GB) = GRADE BREAK
  - (LP) = LOW POINT
  - (HP) = HIGH POINT
  - ME = MATCH EXISTING (FIELD VERIFY)
  - DRY CURB (TILTOUT)



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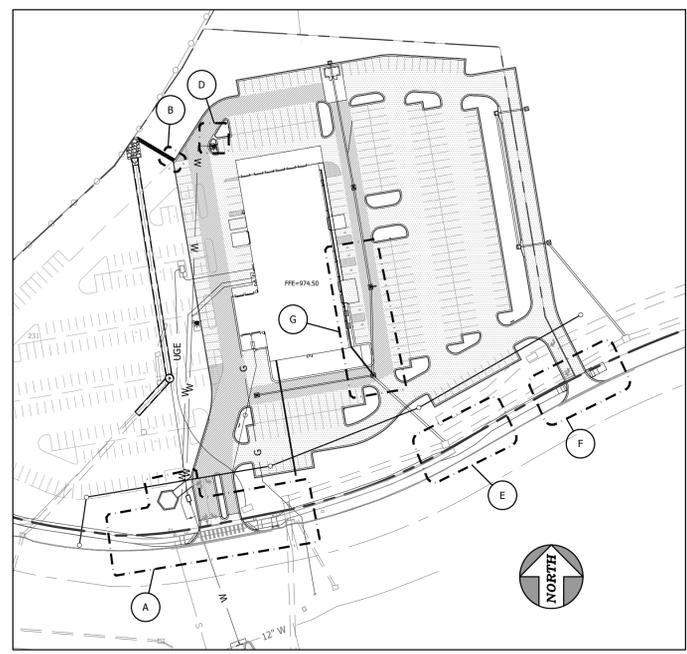
**FALK**  
ARCHITECTS

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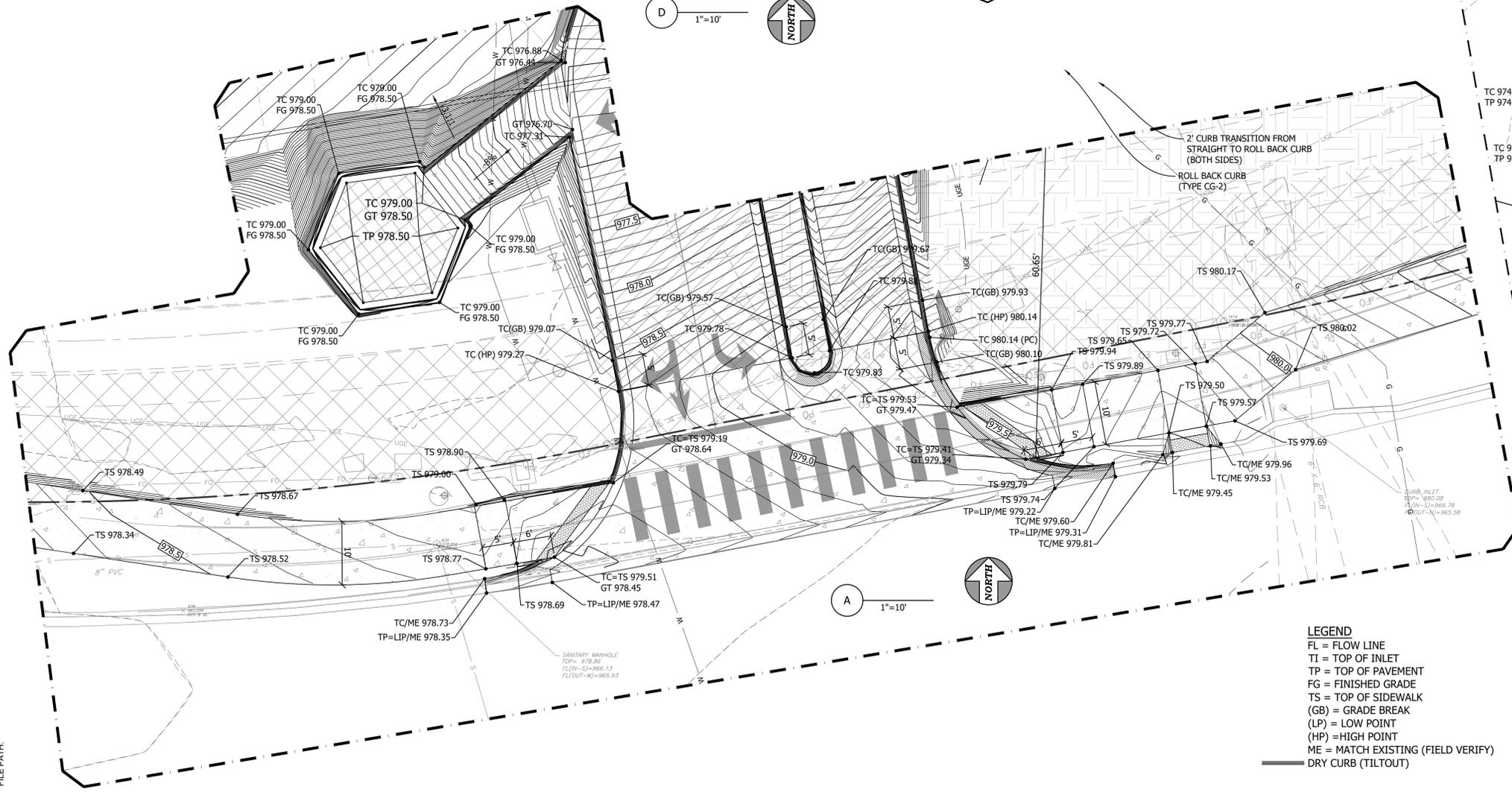
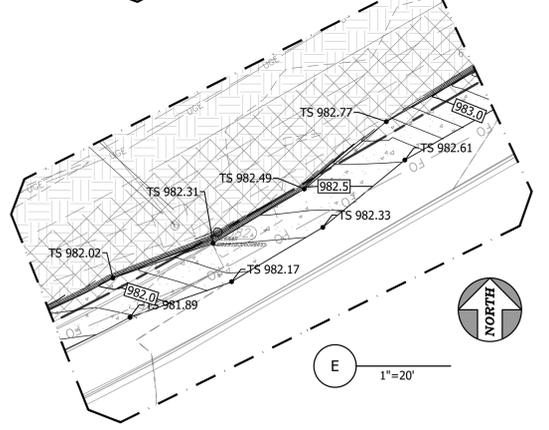
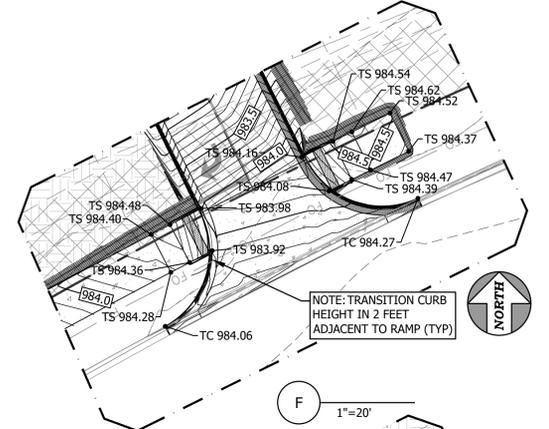
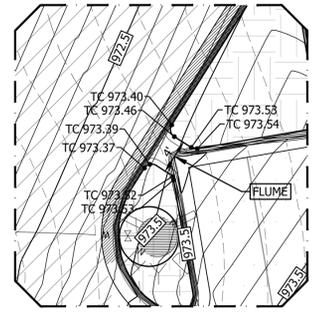
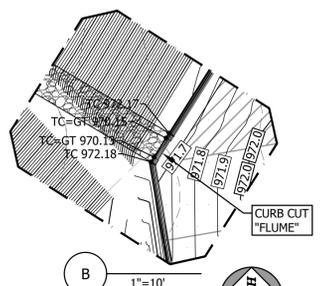
C201

GRADING PLAN DETAILS

FALK ARCHITECTS INC



DETAIL KEY  
1"=100'



SIDEWALK LEVEL WITH PAVEMENT ALONG ADA PARKING STALLS

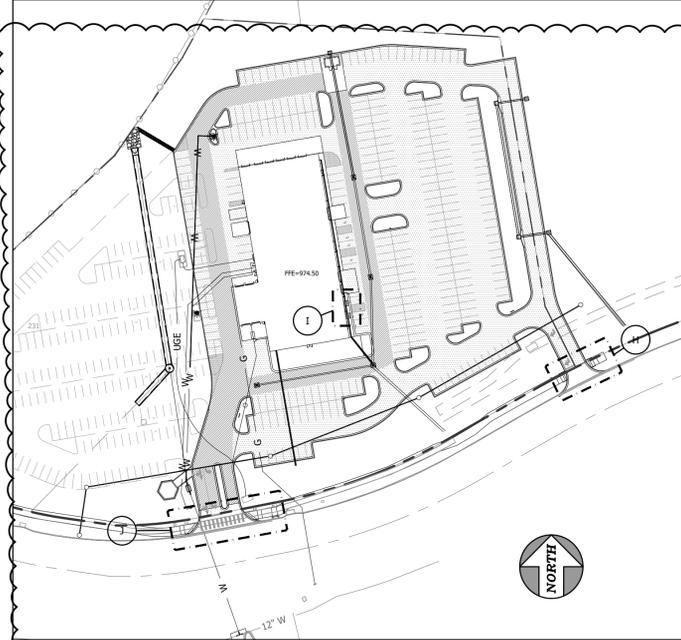
2' CURB TRANSITION FROM STRAIGHT TO ROLL BACK CURB (BOTH SIDES)  
ROLL BACK CURB (TYPE CG-2)

- LEGEND**
- FL = FLOW LINE
  - TI = TOP OF INLET
  - TP = TOP OF PAVEMENT
  - FG = FINISHED GRADE
  - TS = TOP OF SIDEWALK
  - (GB) = GRADE BREAK
  - (LP) = LOW POINT
  - (HP) = HIGH POINT
  - ME = MATCH EXISTING (FIELD VERIFY)
  - DRY CURB (TILTOUT)

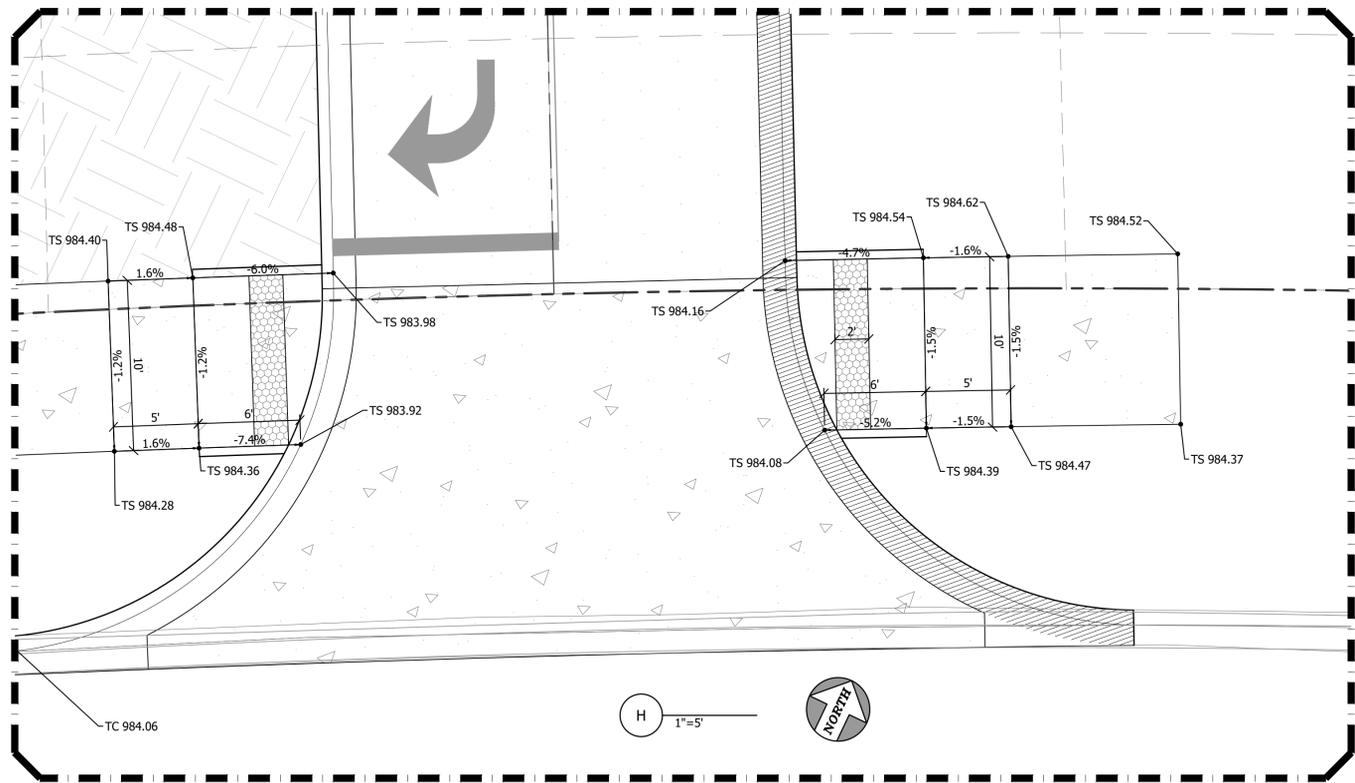


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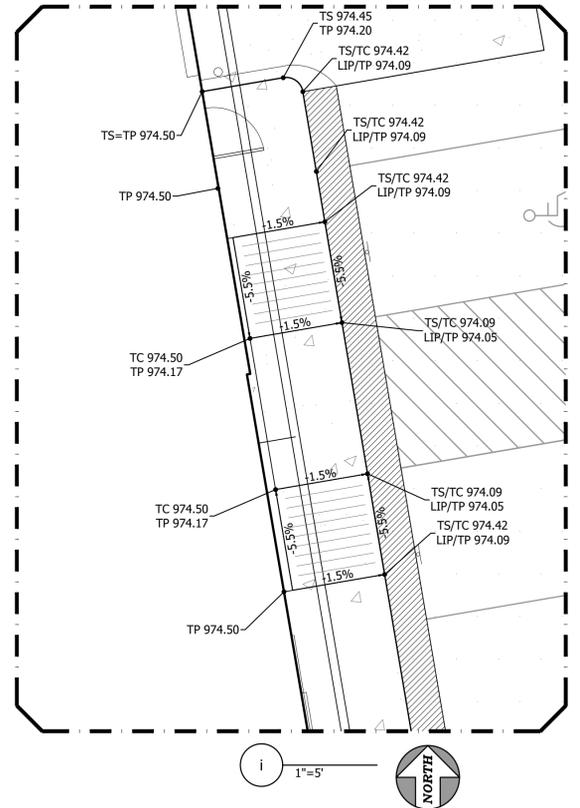
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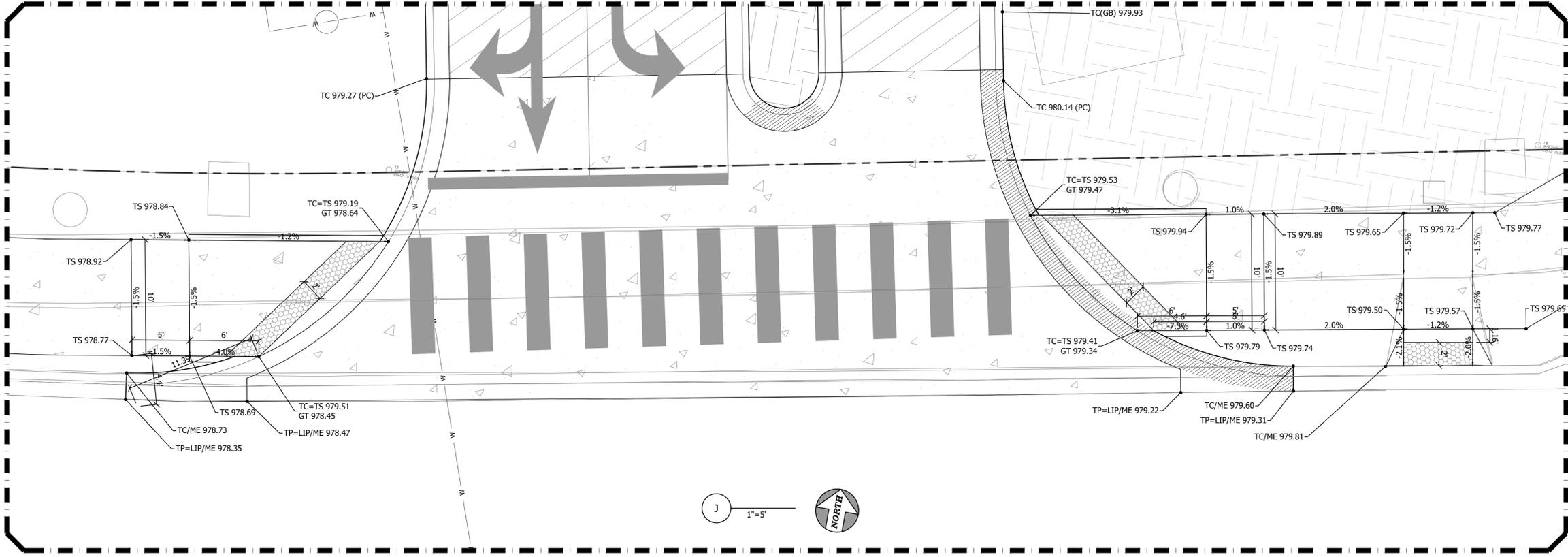
DETAIL KEY  
1"=100'



H  
1"=5'



I  
1"=5'



J  
1"=5'

- LEGEND**
- FL = FLOW LINE
  - TI = TOP OF INLET
  - TP = TOP OF PAVEMENT
  - FG = FINISHED GRADE
  - TS = TOP OF SIDEWALK
  - (GB) = GRADE BREAK
  - (LP) = LOW POINT
  - (HP) = HIGH POINT
  - ME = MATCH EXISTING (FIELD VERIFY)
  - DRY CURB (TILTOUT)

Civil Addendum #1 Items:  
1. This sheet has been added to add clarity to ADA grading.

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1 Civil Addendum #1  
1/29/2025

ADA DETAILS



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STATE OF MISSOURI  
STEVEN E. LACASSE  
Professional Engineer  
PE-2019041236  
12/30/24

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CHECKED BY: SEL  
FALK ARCHITECTS  
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DRAINAGE PLAN

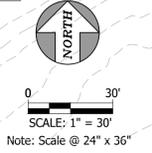
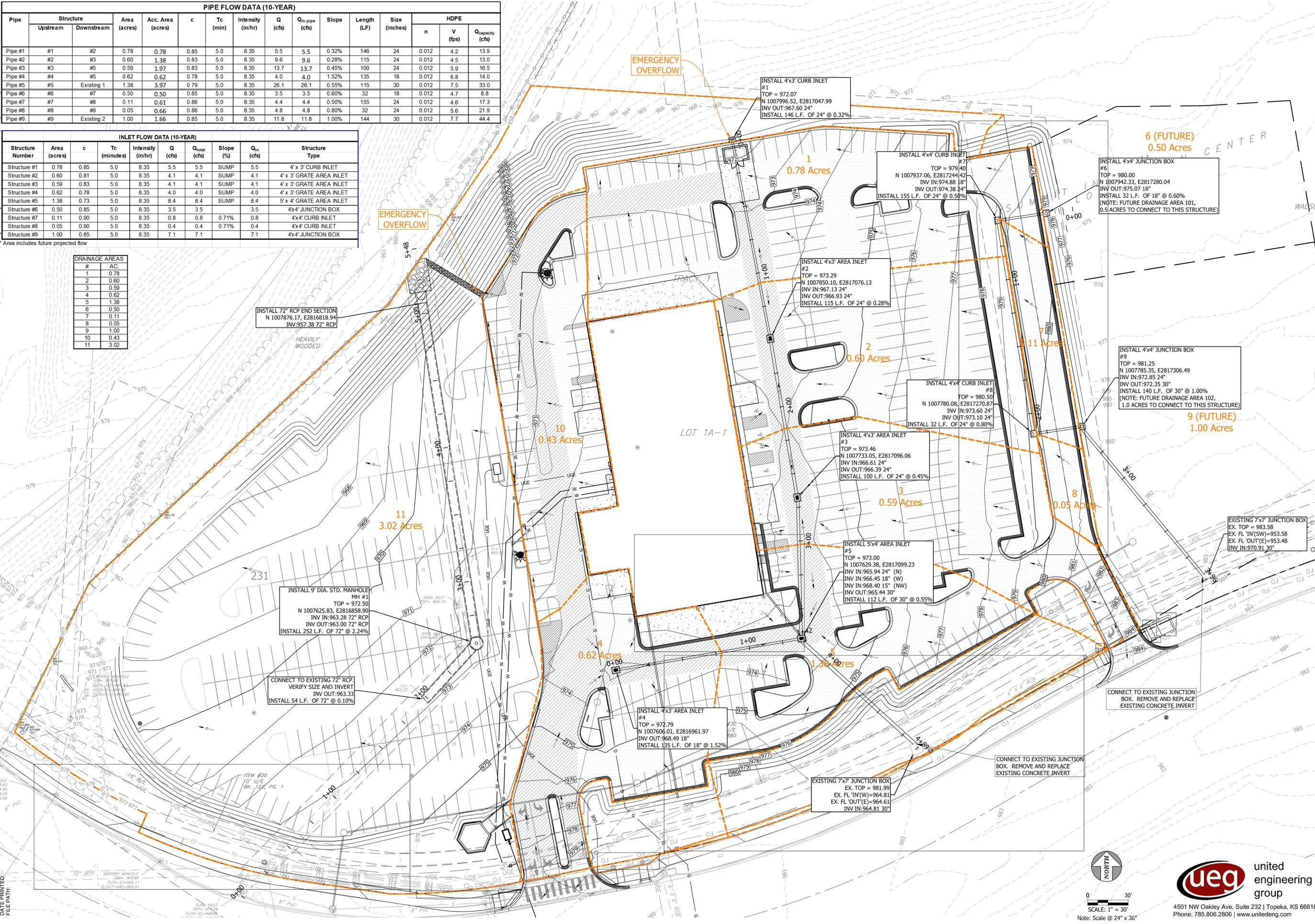
FALK ARCHITECTS INC

PIPE FLOW DATA (10-YEAR)															
Pipe	Structure		Area (acres)	Acc. Area (acres)	c	Tc (min)	Intensity (in/hr)	Q (cfs)	Q <sub>in pipe</sub> (cfs)	Slope	Length (LF)	Size (inches)	HDPE		
	Upstream	Downstream											n	V (fps)	Q <sub>capacity</sub> (cfs)
Pipe #1	#1	#2	0.78	0.78	0.85	5.0	8.35	5.5	5.5	0.32%	146	24	0.012	4.2	13.9
Pipe #2	#2	#3	0.60	1.38	0.83	5.0	8.35	9.6	9.6	0.28%	115	24	0.012	4.5	13.0
Pipe #3	#3	#5	0.59	1.97	0.83	5.0	8.35	13.7	13.7	0.45%	100	24	0.012	5.9	16.5
Pipe #4	#4	#5	0.62	0.62	0.78	5.0	8.35	4.0	4.0	1.52%	135	18	0.012	6.8	14.0
Pipe #5	#5	Existing 1	1.38	3.97	0.79	5.0	8.35	26.1	26.1	0.55%	115	30	0.012	7.5	33.0
Pipe #6	#6	#7	0.50	0.50	0.85	5.0	8.35	3.5	3.5	0.60%	32	18	0.012	4.7	8.8
Pipe #7	#7	#8	0.11	0.61	0.86	5.0	8.35	4.4	4.4	0.50%	155	24	0.012	4.6	17.3
Pipe #8	#8	#9	0.05	0.66	0.86	5.0	8.35	4.8	4.8	0.80%	32	24	0.012	5.6	21.9
Pipe #9	#9	Existing 2	1.00	1.66	0.85	5.0	8.35	11.8	11.8	1.00%	144	30	0.012	7.7	44.4

INLET FLOW DATA (10-YEAR)									
Structure Number	Area (acres)	c	Tc (minutes)	Intensity (in/hr)	Q (cfs)	Q <sub>total</sub> (cfs)	Slope (%)	Q <sub>n</sub> (cfs)	Structure Type
Structure #1	0.78	0.85	5.0	8.35	5.5	5.5	SUMP	5.5	4' x 3' CURB INLET
Structure #2	0.60	0.81	5.0	8.35	4.1	4.1	SUMP	4.1	4' x 3' GRATE AREA INLET
Structure #3	0.59	0.83	5.0	8.35	4.1	4.1	SUMP	4.1	4' x 3' GRATE AREA INLET
Structure #4	0.62	0.78	5.0	8.35	4.0	4.0	SUMP	4.0	4' x 3' GRATE AREA INLET
Structure #5	1.38	0.73	5.0	8.35	8.4	8.4	SUMP	8.4	5' x 4' GRATE AREA INLET
Structure #6	0.50	0.85	5.0	8.35	3.5	3.5		3.5	4x4' JUNCTION BOX
Structure #7	0.11	0.90	5.0	8.35	0.8	0.8	0.71%	0.8	4x4' CURB INLET
Structure #8	0.05	0.90	5.0	8.35	0.4	0.4	0.71%	0.4	4x4' CURB INLET
Structure #9	1.00	0.85	5.0	8.35	7.1	7.1		7.1	4x4' JUNCTION BOX

\*Area includes future projected flow

DRAINAGE AREAS	
#	AC.
1	0.78
2	0.60
3	0.59
4	0.62
5	1.38
6	0.50
7	0.11
8	0.05
9	1.00
10	0.43
11	3.02



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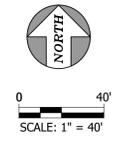
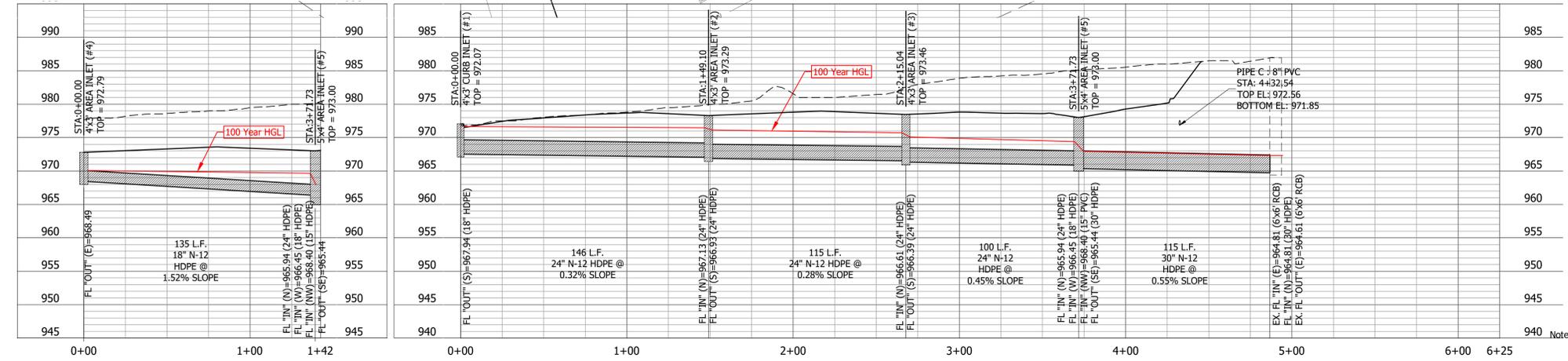
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PLAN SHEET

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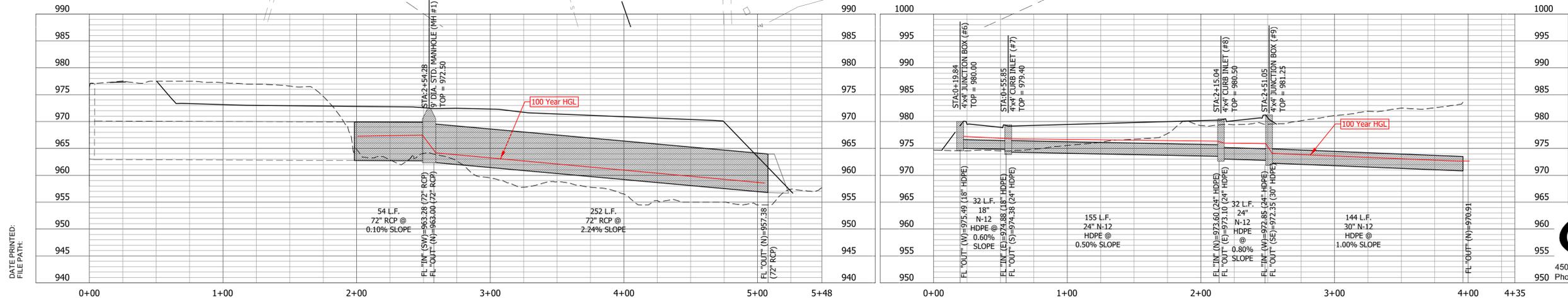
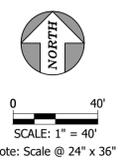
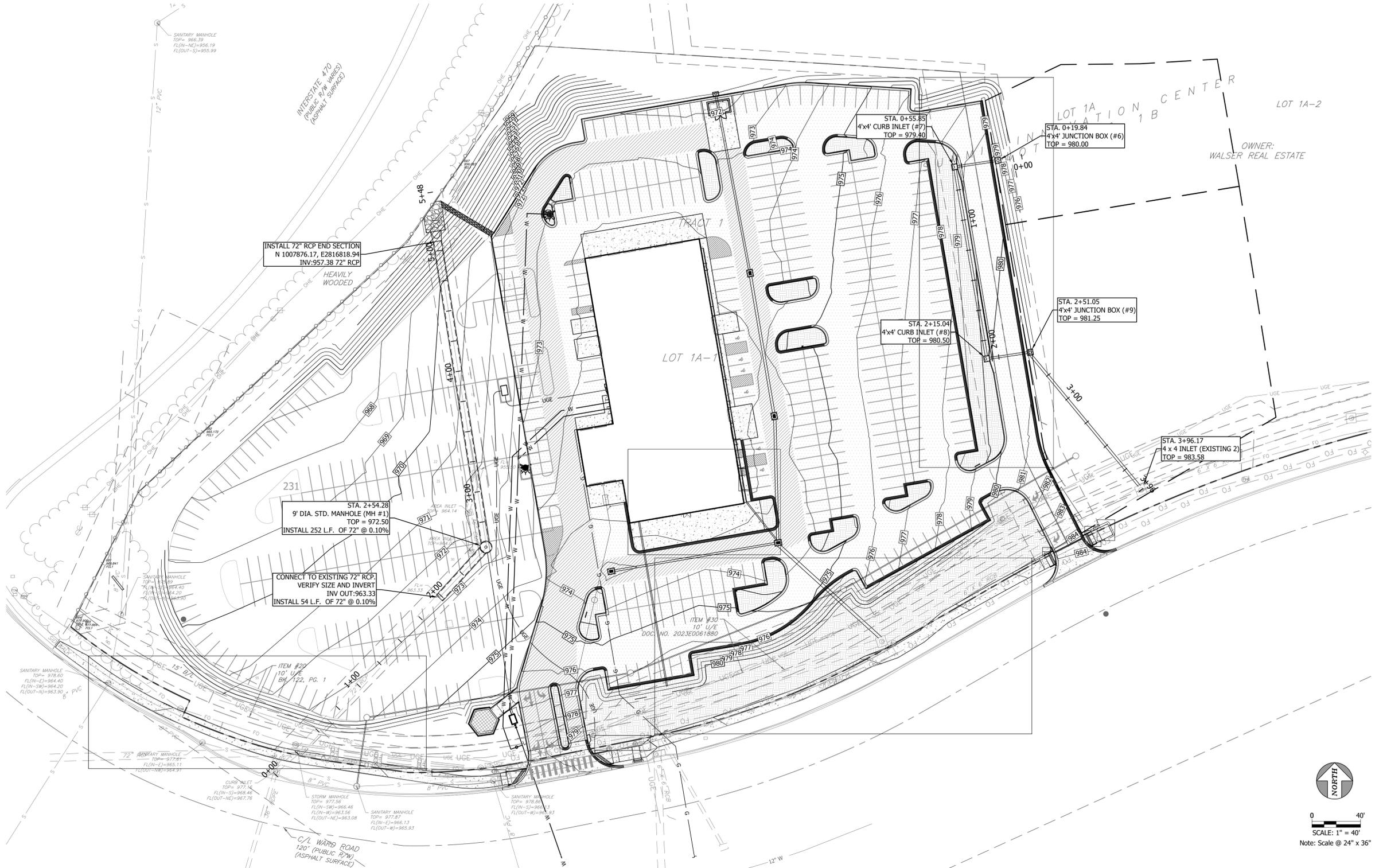
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Note: Scale @ 24" x 36"

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PLAN SHEET



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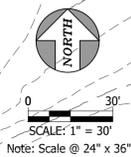
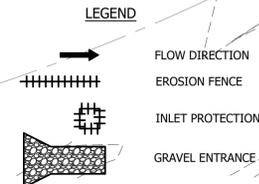
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**EROSION CONTROL NOTES**

1. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, TOOLS, EQUIPMENT AND LABOR AS NECESSARY TO INSTALL AND MAINTAIN ADEQUATE EROSION CONTROL, KEEP THE STREETS CLEAN OF MUD AND DEBRIS, AND PREVENT SOIL FROM LEAVING THE PROJECT SITE. THE CONTRACTOR'S EROSION CONTROL MEASURES SHALL CONFORM TO THE PROJECTS STORMWATER POLLUTION PREVENTION PLAN, A COPY OF WHICH SHALL BE MAINTAINED AND UPDATED ON SITE AT ALL TIMES.
2. GOOD HOUSEKEEPING, INCLUDING SPILL RESPONSE SHALL BE PERFORMED IN ACCORDANCE WITH THE KANSAS CITY CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION STANDARD SPECIFICATIONS, SECTION 2150.
3. THE CONTRACTOR SHALL TEMPORARILY SEED, MULCH, OR OTHERWISE STABILIZE ANY DISTURBED AREA WHERE THE LAND DISTURBANCE ACTIVITY HAS CEASED FOR A PERIOD OF FOURTEEN (14) CALENDAR DAYS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL DEVICES AND REMOVING SEDIMENT UNTIL A MINIMUM OF 70% OF PERMANENT VEGETATION HAS BECOME ESTABLISHED. EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE 70% ESTABLISHED VEGETATION IS MET, OR THE DURATION OF THE PROJECT, WHICHEVER IS THE LATER DATE.
5. THE CONTRACTOR SHALL KEEP A WRITTEN LOG OF WHEN CONSTRUCTION ACTIVITIES BEGIN, EROSION AND SEDIMENT CONTROLS ARE INSTALLED, INSPECTED AND REPAIRED. COPIES OF LOG SHALL BE FURNISHED TO THE OWNER.
6. THE CONTRACTOR SHALL MONITOR EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE PROJECT. THIS PLAN MAY BE UPDATED AS CONSTRUCTION PROGRESSES WITH APPROVAL OF ENGINEER.
7. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES INSTALLED AS PART OF THIS PLAN SHALL NOT BE REMOVED FOLLOWING CONSTRUCTION UNTIL SLOPES ARE STABILIZED TO A NON-EROSIVE STATE WITH ESTABLISHED GRASS OR AS DIRECTED BY THE ENGINEER.
8. IMMEDIATELY AFTER MOBILIZATION AND PRIOR TO STARTING ANY SOIL DISTURBING ACTIVITIES, THE CONTRACTOR SHALL INSTALL ANY PERIMETER EROSION AND SEDIMENT CONTROL MEASURES, GRAVEL CONSTRUCTION ENTRANCE(S) AND ANY TEMPORARY SEDIMENT BASIN(S). IT IS RECOGNIZED THAT SOME SITE CLEARING AND PREPARATION MAY BE REQUIRED TO PROPERLY INSTALL SUCH MEASURES.
9. THE RECOMMENDED SEQUENCE OF CONSTRUCTION ACTIVITIES AND OF THE INSTALLATION AND REMOVAL OF EROSION AND SEDIMENT CONTROL MEASURES IS AS FOLLOWS: ANY PERIMETER CONTROL MEASURES (SILT FENCE) INCLUDING AREAS DRAINING TO A DRAINAGE WAY SUCH AS A STREAM, GRAVEL CONSTRUCTION ENTRANCE(S), CONSTRUCTION OF SANITARY SEWERS, STORM SEWERS, STRAW OR HAY BALE INLET PROTECTION AND BALE DITCH CHECKS, STREETS, FINAL GRADING, SEEDING, FERTILIZING AND MULCHING ON ALL SLOPES AND DISTURBED AREAS, INDIVIDUAL SITE CONTROL MEASURES, REMOVAL OF TEMPORARY PRACTICES, REMOVAL OF PERIMETER CONTROLS AND SITE CLEANUP.
10. PERIMETER SILT FENCE, BALE DITCH CHECKS AND CONSTRUCTION ENTRANCE(S) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS OR THE CITY REQUIREMENTS. INSTALL SILT FENCE OR BALES WHERE REPRESENTED ON PLAN AS DITCH CHECKS AND SLOPE CONTROL, AROUND INLETS, ALONG ROADWAYS, AREAS DRAINING TO DRAINAGE WAYS SUCH AS A STREAM AND OTHER LOCATIONS AS NEEDED TO PREVENT SEDIMENT FROM LEAVING THE SITE. MEASURES WILL BE KEPT IN PLACE UNTIL GRASS IS ESTABLISHED.
11. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED BY THE GENERAL CONTRACTOR NOT LESS THAN WEEKLY OR WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR MORE. MAINTENANCE SHALL INCLUDE BUT NOT LIMITED TO SEDIMENT REMOVAL, SILT FENCE AND HAY BALE BARRIER REPAIR AND/OR REPLACEMENT.
12. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE GENERAL CONTRACTOR IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS AND PAVED STREETS. THIS MAY INCLUDE PERIODIC TOP DRESSING WITH ADDITIONAL CRUSHED STONE AS CONDITIONS WARRANT. REPAIR OF ENTRANCES, CLEANING ON A DAILY BASIS OF RIGHT-OF-WAYS AND PAVED STREETS THAT HAVE BEEN SOILED BY CONSTRUCTION ACTIVITIES SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY.

13. THE CONTRACTOR SHALL NOTIFY EACH SUB-CONTRACTOR OR ENTITY (INCLUDING UTILITY CREWS AND CITY EMPLOYEES OR THEIR AGENTS) THAT WILL BE PERFORMING WORK AT THE SITE OF THE EROSION CONTROL PLAN AND WHAT ACTIONS OR PRECAUTIONS SHALL BE TAKEN TO MINIMIZE THE POTENTIAL FOR SOIL EROSION.
14. DURING ALL SOIL DISTURBING ACTIVITIES, THE GENERAL CONTRACTOR WILL TAKE APPROPRIATE STEPS USING ACCEPTED CONSTRUCTION METHODS TO MINIMIZE THE TIME OF EXPOSURE OF UNPROTECTED SOIL AND OTHER CONSTRUCTION MATERIALS TO RAINFALL.
15. NO GROUND SHALL BE LEFT OPEN FOR MORE THAN 7 DAYS OF NON-ACTIVITY WITHOUT BEING MULCHED AND/OR SEEDED.
16. SOIL STOCKPILED FOR MORE THAN 7 DAYS SHALL HAVE SILT FENCE OR BALES PLACED ON THE DOWNHILL SLOPES TO TRAP SEDIMENT.
17. WHENEVER SOIL, ROCK, VEGETATION OR OTHER MATERIALS ARE EXPORTED FOR PLACEMENT IN AREAS OFF OF THE CONSTRUCTION SITE COVERED IN THIS PLAN, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR DETERMINING THAT EPA STORM WATER PERMITTING REQUIREMENTS ARE MET. PRIOR TO THE REMOVAL OF ANY MATERIALS FROM THE SITE THE GENERAL CONTRACTOR WILL FURNISH THE ENGINEER WITH WRITTEN AGREEMENT, SIGNED BY EACH LANDOWNER WHO WILL RECEIVE EXPORTED MATERIALS, STATING THAT THEY ACCEPT THE MATERIAL AND THAT RECEIVING SITE IS PROPERLY PERMITTED, WHEN REQUIRED.



**ueg** united engineering group  
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CONSTRUCTION DOCUMENTS  
 DATE: 12/30/2024  
 2024-016

**LEE'S SUMMIT HYUNDAI PREMIER AUTO OUTLET**  
 1231 NW WARD ROAD  
 LEES SUMMIT, MISSOURI 64086

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EROSION PLAN  
 FALK ARCHITECTS INC

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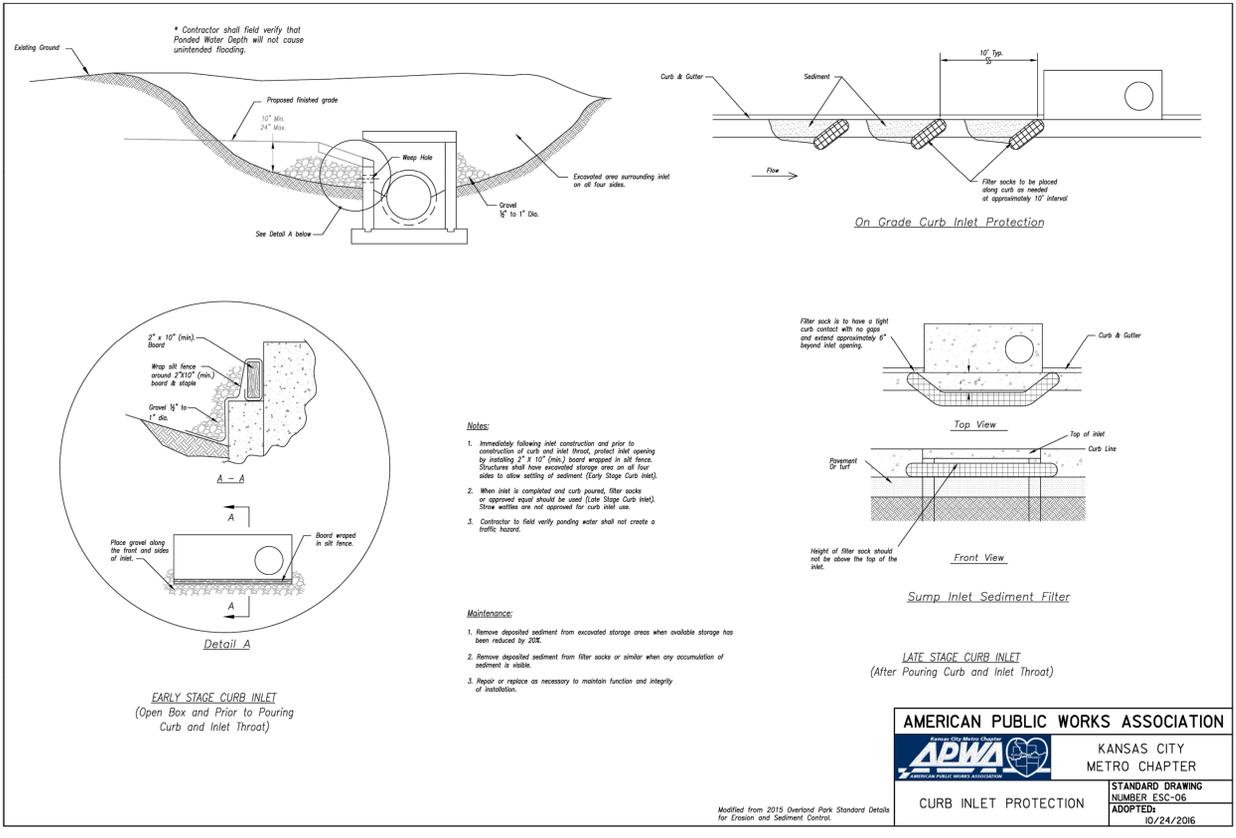
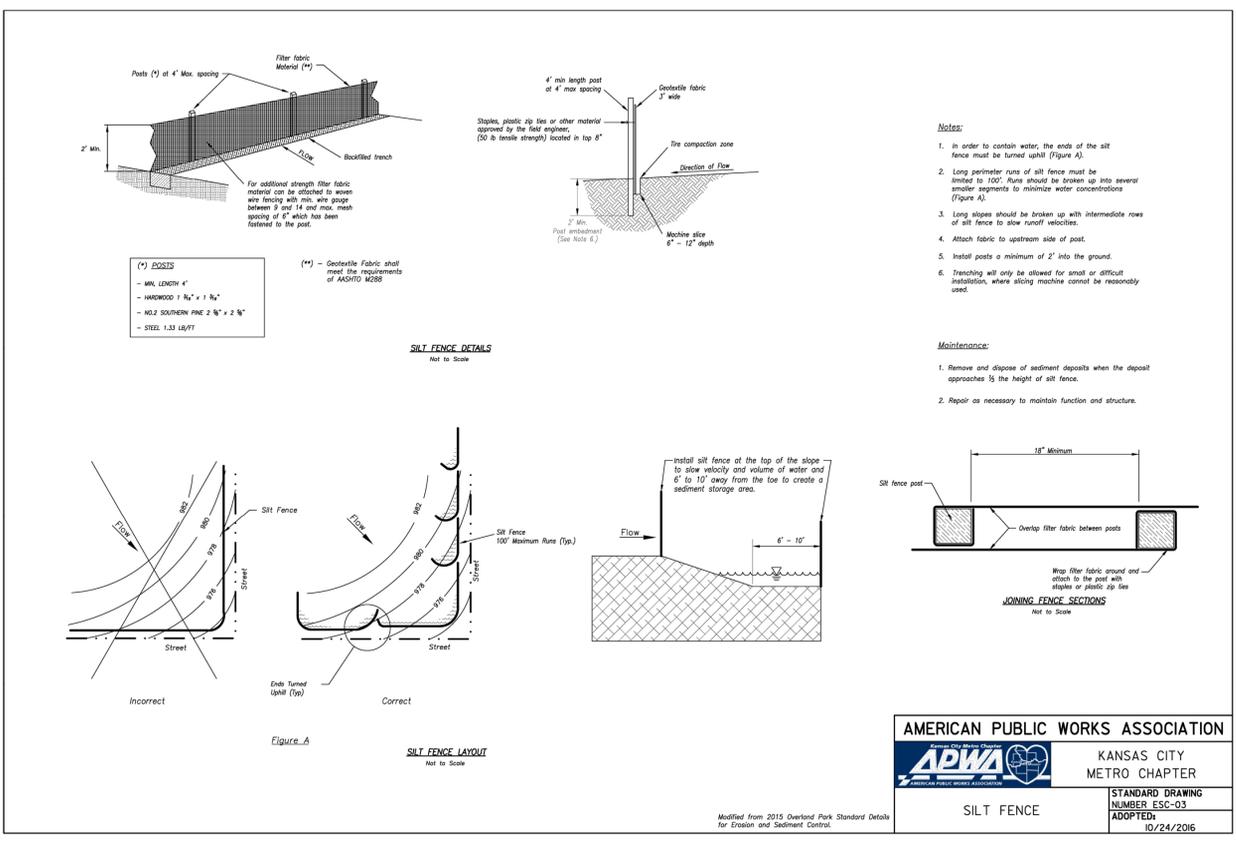
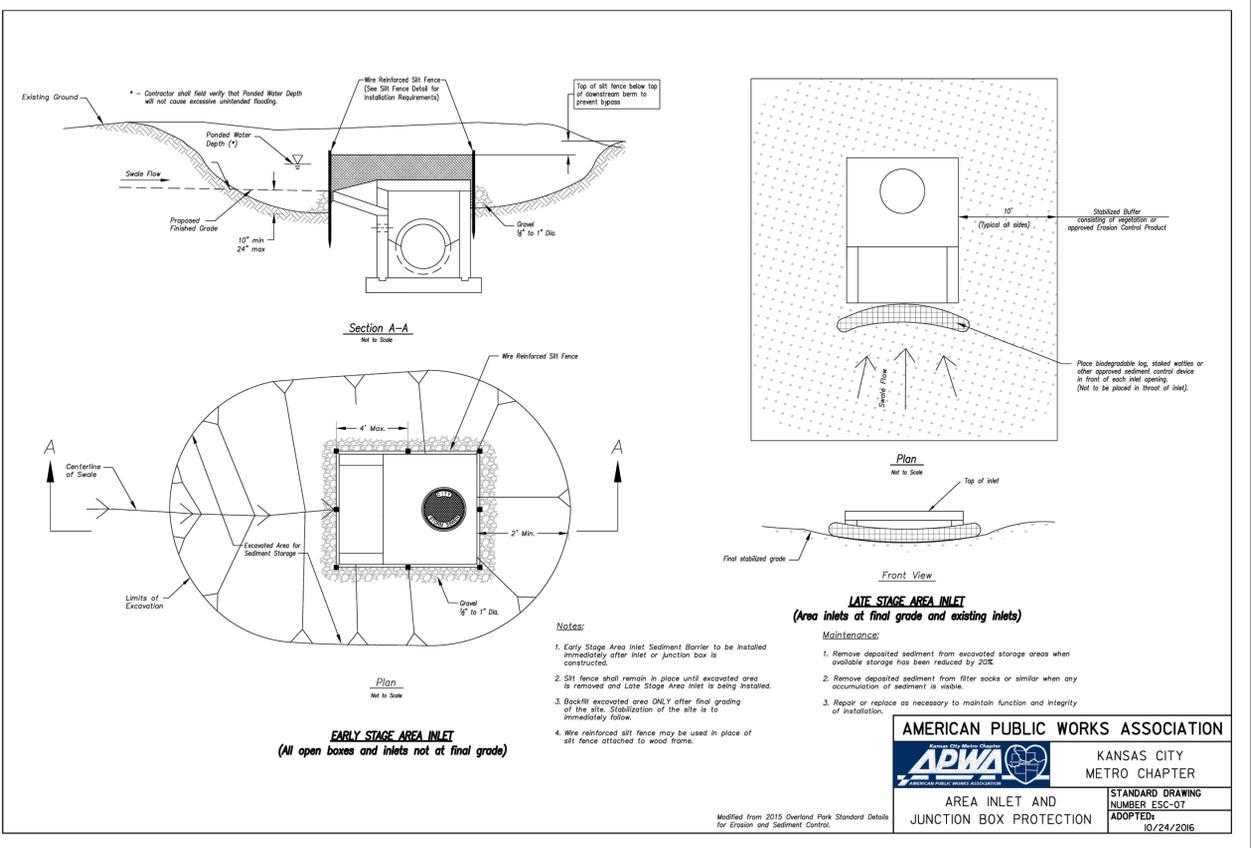
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EROSION CONTROL DETAILS



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File: \\1-1-1-153302 Victory Legends 4 Bay Addition\CAD\Plans\Erosion-Control\_10-27-2016.pdf  
Sheet: 10

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STANDARD DETAILS I

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**GENERAL NOTES:**

- SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
- 1.5% CROSS SLOPE MUST BE MAINTAINED THROUGH DRIVEWAYS.
- KOMBER 4K CONCRETE MIX SHALL BE REQUIRED FOR ALL SIDEWALKS/SHARED-USE PATHS.
- ALL SIDEWALK/SHARED-USE PATHS SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).
- AN ISOLATION JOINT SHALL BE PLACED AT A MAXIMUM OF 100 FT. CONSTRUCTION JOINTS SHALL BE PLACED THE SAME WIDTH OF SIDEWALK/SHARED-USE PATHS, BUT NO GREATER THAN 10 FT.
- AN ISOLATION JOINT SHALL BE PLACED WHERE THE SIDEWALK/SHARED-USE PATHS MEETS A RESIDENTIAL DRIVEWAY.
- SHARED-USE PATHS WIDTH SHALL BE 10 FT. WIDE.
- SIDEWALK/SHARED-USE PATHS FINISHING SHALL BE FULL BROOM FINISH OR AS DIRECTED BY CITY INSPECTOR.
- WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.

**LEE'S SUMMIT MISSOURI**  
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64069  
SIDEWALK/SHARED-USE PATH DETAIL

Date: 08/2023  
Drawn By: MIF  
Checked By: GMB

**NOTES:**

- FOR TRENCHING AND PAVEMENT PATCHING REPAIRS WITHIN EXISTING OR FUTURE STREETS SEE STANDARD DETAIL GEN-5.
- EXCAVATION DEPTH, SLOPES, SHORING, AND STOCKPILE LOCATIONS SHALL COMPLY WITH OSHA REGULATIONS.

**LEE'S SUMMIT MISSOURI**  
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64069  
PIPE BEDDING DETAIL

Date: 06/2023  
Drawn By: MIF  
Checked By: GMB

**TABLE**

PCRP THICKNESS (P)	DOWEL SIZE	TE BAR SIZE	DOWEL SPACING	TE BAR SPACING	MAX. TRAN. SPACING	MAX. LONG. SPACING
6"	N/A	#5 x 30"	N/A	30" CTRS.	12'	15'
7"	1" x 18"	#5 x 30"	12" CTRS.	30" CTRS.	14'	14'
8"	1.5" x 18"	#5 x 30"	12" CTRS.	30" CTRS.	15'	14'
28"	1.5" x 18"	#5 x 30"	12" CTRS.	30" CTRS.	15'	15'

**GENERAL NOTES:**

- THE FINAL POSITION OF ALL DOWELS AND TE BARS SHALL BE PERPENDICULAR TO THE PLANE OF THE JOINT AND PARALLEL TO THE SURFACE OF THE PAVEMENT AND PARALLEL TO EACH OTHER.
- ALL DOWELS & TE BARS SHALL BE EPOXY COATED.
- DOWEL BARS SHALL BE PLACED AT 4 INCHES FROM LONGITUDINAL JOINTS.
- TE BARS SHALL BE PLACED AT 12 INCHES FROM TRANSVERSE JOINTS.
- PANEL LENGTH TO WIDTH RATIO SHALL NOT EXCEED 1.25 TO 1.
- DOWEL BARS/TE SHIPPING WIRE SHALL NOT BE CUT.
- CONTRACTOR SHALL SUBMIT PROJECT SPECIFIC JOINTING PLAN AT LEAST TWO WEEKS BEFORE FINISHING OPERATIONS.
- IN ACCORDANCE WITH 2208.4.0, ALL JOINTS SHALL BE SEALED, INCLUDING CURB & GUTTER.

**LEE'S SUMMIT MISSOURI**  
CITY OF LEE'S SUMMIT, MO  
LEE'S SUMMIT, JACKSON COUNTY, MO  
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64069  
STANDARD DETAILS  
TYPICAL PAVEMENT JOINT DETAILS

Date: 08/2023  
Drawn By: MIF  
Checked By: GMB

**NOTE:**

- Location point at center of inlet.
- A separate top slab may be utilized.
- All work shall conform to APWA Section 2600.
- Pour base and invert monolithic for precast inlets.

**DOUBLE GRATE INLET DETAILS**

**SINGLE GRATE INLET DETAILS**

**KANSAS CITY, MISSOURI**  
PUBLIC WORKS DEPARTMENT  
GRATE INLET DETAILS

STANDARD DRAWING NUMBER GI-190  
REVISED JULY 1, 2007

LEE'S SUMMIT HYUNDAI PREMIER AUTO OUTLET  
1231 NW WARD ROAD  
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STANDARD DETAILS II

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**SLAB MANHOLE FRAME**  
LEE'S SUMMIT PART NO.: LS103A  
MINIMUM WEIGHT = 145 LB

**STANDARD 24" MANHOLE FRAME**  
LEE'S SUMMIT PART NO.: LS101A  
MINIMUM WEIGHT = 250 LB

\*COVER AND FRAME MODEL INFORMATION REFER TO THE STORMWATER APPROVED PRODUCTS LIST.

**STORM MANHOLE FRAME DETAIL**

<b>LS</b>	<b>LEE'S SUMMIT MISSOURI</b>	DATE: 04/30/2024
	PUBLIC WORKS ENGINEERING DIVISION   220 SE GREEN STREET   LEE'S SUMMIT, MO 64083	DRAWN BY: CNS
		CHECKED BY: MJF
		DWG No.
	<b>STM-7</b>	

**FLARED END SECTION SUPPORT DETAIL**

DATE: 04/30/2024  
DRAWN BY: CNS  
CHECKED BY: MJF  
DWG No.

<b>LS</b>	<b>LEE'S SUMMIT MISSOURI</b>	DATE: 04/30/2024
	PUBLIC WORKS ENGINEERING DIVISION   220 SE GREEN STREET   LEE'S SUMMIT, MO 64083	DRAWN BY: CNS
		CHECKED BY: MJF
		DWG No.
	<b>STM-5</b>	

**STORM MANHOLE COVER**

STANDARD 24" MANHOLE COVER  
MINIMUM WEIGHT = 160 LB

\*COVER AND FRAME MODEL INFORMATION REFER TO THE STORMWATER APPROVED PRODUCT LIST.

<b>LS</b>	<b>LEE'S SUMMIT MISSOURI</b>	DATE: 04/30/2024
	PUBLIC WORKS ENGINEERING DIVISION   220 SE GREEN STREET   LEE'S SUMMIT, MO 64083	DRAWN BY: CNS
		CHECKED BY: MJF
		DWG No.
	<b>STM-6</b>	

**JUNCTION BOX DETAIL**  
NOT TO SCALE

BARS	BAR SIZE	SPACING (IN.)
H	4	12
V	4	12
L	5	6
W	5	6

<b>LS</b>	<b>LEE'S SUMMIT MISSOURI</b>	DATE: 04/30/2024
	PUBLIC WORKS ENGINEERING DIVISION   220 SE GREEN STREET   LEE'S SUMMIT, MO 64083	DRAWN BY: CNS
		CHECKED BY: MJF
		DWG No.
	<b>STM-3</b>	

**CURB INLET DETAIL**  
NOT TO SCALE

<b>LS</b>	<b>LEE'S SUMMIT MISSOURI</b>	DATE: 04/30/2024
	PUBLIC WORKS ENGINEERING DIVISION   220 SE GREEN STREET   LEE'S SUMMIT, MO 64083	DRAWN BY: CNS
		CHECKED BY: MJF
		DWG No.
	<b>STM-1</b>	

LEE'S SUMMIT HYUNDAI PREMIER AUTO OUTLET  
1231 NW WARD ROAD  
LEES SUMMIT, MISSOURI 64086

**DRIVEWAY WITH BUFFER**  
NOT TO SCALE

**DRIVEWAY WITHOUT BUFFER**  
NOT TO SCALE

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

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

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

**GENERAL NOTES**

- SUBGRADE SHALL BE STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
- ALL DRIVE APPROACHES SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAD) FOR SLOPE REQUIREMENTS WHEN SIDEWALK IS REQUIRED (SEE ADA RAMP RETROFIT DETAIL, GEN-39). SIDEWALK/SHARED USE PATH RAMP AT DRIVEWAY DETAIL.
- JOINT AT BACK OF CURB LINE SHALL BE AN ISOLATION JOINT FOR RESIDENTIAL DRIVEWAYS.
- KCMBB 4K CONCRETE MIX IS REQUIRED FOR ALL CURBS.
- COMMERCIAL DRIVEWAYS, IN THE PUBLIC RIGHT OF WAY, SHALL BE KCMBB 4K CONCRETE MIX.
- RESIDENTIAL DRIVEWAYS, IN THE PUBLIC RIGHT OF WAY, KCMBB 4K CONCRETE MIX IS RECOMMENDED. OTHER CONCRETE MIXES NEED TO BE APPROVED BY CITY INSPECTOR.
- A JOINT MUST BE INSTALLED AT THE RIGHT OF WAY BOUNDARY FOR PROPERTY DELINEATION.
- WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.
- 3/4" FROM TOP OF CURB TO FLOWLINE AT DRIVEWAY (TYPE CG-1 CURB ONLY). MUST MAINTAIN ORIGINAL FLOWLINE OF CURB.
- SIDEWALK ADJOINING CURB SHALL BE 6" THICK, EXTENDING 3" FROM THE DRIVEWAY.
- THE MAXIMUM WIDTH OF A RESIDENTIAL DRIVEWAY IS 36 FEET WITHIN THE RIGHT OF WAY.

**LEE'S SUMMIT MISSOURI**  
PUBLIC WORKS ENGINEERING DIVISION | 1200 S. GREEN STREET | LEES SUMMIT, MO 64086

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

Drawn By: MEF  
Checked By: DL  
Date: 08/2023  
File #

DRIVEWAY DETAIL  
GEN-1

**3-D VIEW TYPE A SIDEWALK/SHARED-USE RAMP**  
NOT TO SCALE

**3-D VIEW TYPE B SIDEWALK/SHARED-USE RAMP**  
NOT TO SCALE

**3-D VIEW SIDEWALK/SHARED-USE RAMP AT DRIVEWAY**  
NOT TO SCALE

**TYPE A & B SIDEWALK RAMP**  
NOT TO SCALE

**TYPE M SIDEWALK/SHARED-USE RAMP**  
NOT TO SCALE

**SECTION A-A**  
NOT TO SCALE

**SECTION B-B**  
NOT TO SCALE

**SECTION C-C**  
NOT TO SCALE

**SIDEWALK CURB DETAIL**  
NOT TO SCALE

**CONTRACTION JOINT**  
NOT TO SCALE

**ISOLATION JOINT**  
NOT TO SCALE

**CURB & GUTTER DETAIL AT RAMP**  
NOT TO SCALE

**LEGEND**

- R SIDEWALK RAMP
- TS TURNING SPACE
- DETECTABLE WARNING SURFACE
- T TRANSITION

**SIDEWALK/SHARED-USE PATH & SIDEWALK/SHARED-USE RAMP NOTES**

- CURB RAMP OPENING, NOT INCLUDING FLARES, SHALL MATCH EXISTING SIDEWALK WIDTH AND OPENING SHALL BE AT LEAST 48" WIDE.
- USE 18" LONG #4 EPOXY COATED BARS @ 24" O.C. EMBED THE BARS 9" IN EACH DIRECTION.
- ALL RAMPS, SIDEWALKS, SHARED-USE PATHS SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
- LONGITUDINAL JOINT SPACING TO MATCH WIDTH OF SIDEWALK.
- ISOLATION JOINTS SHALL BE PLACED WHERE WALK ABUTS DRIVEWAYS AND SIMILAR STRUCTURES, AND 100' CENTERS MAX.
- ADA MAXIMUM RAMP SLOPE = 8.33%  
ADA MAXIMUM CROSS SLOPE = 2.08%
- ROADWAY EXCEPTIONS:** WHERE EXISTING ROAD PROFILE GRADE DOES NOT ALLOW RAMP TO MEET RAMP SLOPE REQUIREMENT OF 8.33% OR LESS, THE RAMP SHALL BE EXTENDED TO A LENGTH OF 15 FEET TO MATCH EXISTING SIDEWALK. CROSS SLOPE OF RAMP SHALL BE 1.5%, ±0.5%.
- TURNING SPACES SHALL BE 1.5%, ±0.5% SLOPE IN ANY DIRECTION. TURNING SPACES SHALL HAVE A MINIMUM 4'x4' TURNING AREA. TURNING SPACES WITH A SIDEWALK CURB, SHALL HAVE A 5' TURNING AREA PERPENDICULAR TO THE SIDEWALK CURB.
- FOR RETROFIT WORK, SLOPES TO BE DETERMINED IN FIELD BY CONTRACTOR AND APPROVED BY CITY INSPECTOR.
- RAMP EXTENSION AREA SHALL NOT BE USED AS TRANSITION TO EXISTING SIDEWALK. ANY TRANSITIONS REQUIRED TO MATCH RAMPS TO EXISTING SIDEWALK SHALL REQUIRE REMOVAL AND REPLACEMENT OF ADDITIONAL SIDEWALK BEYOND THE RAMP AREA. SIDEWALK TRANSITION LENGTH SHALL BE EQUAL TO OR GREATER THAN THE WIDTH OF THE EXISTING SIDEWALK. RAMP EXTENSIONS SHALL BE A CONTINUOUS SLOPE.
- ALL SIDEWALK AND RAMP CONSTRUCTION SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAD).

**LEE'S SUMMIT MISSOURI**  
PUBLIC WORKS ENGINEERING DIVISION | 1200 S. GREEN STREET | LEES SUMMIT, MO 64086

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

Drawn By: MEF  
Checked By: DL  
Date: 08/2023  
File #

ADA RAMP RETROFIT DETAIL  
GEN-3A

**STRAIGHT CURB (TYPE C-1)**  
NOT TO SCALE

**DOWELLED CURB (TYPE DC)**  
NOT TO SCALE

**STRAIGHT BACK CURB & GUTTER (TYPE CG-1)**  
NOT TO SCALE

**ROLL BACK CURB & GUTTER (TYPE CG-2)**  
NOT TO SCALE

**STRAIGHT BACK DRY CURB & GUTTER (MODIFIED) (TYPE CG-1 DRY)**  
NOT TO SCALE

**ROLL BACK DRY CURB & GUTTER (TYPE CG-2 DRY)**  
NOT TO SCALE

**CURB REPLACEMENT DETAIL**  
NOT TO SCALE

**GENERAL NOTES**

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

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Drawn By: MEF  
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CURB & GUTTER DETAIL  
GEN-4

**3-D VIEW TYPE M SIDEWALK/SHARED-USE RAMP**  
NOT TO SCALE

**3-D VIEW SIDEWALK/SHARED-USE RAMP AT DRIVEWAY**  
NOT TO SCALE

**TYPE M SIDEWALK/SHARED-USE RAMP**  
NOT TO SCALE

**SECTION A-A**  
NOT TO SCALE

**SECTION B-B**  
NOT TO SCALE

**SECTION C-C**  
NOT TO SCALE

**SIDEWALK CURB DETAIL**  
NOT TO SCALE

**LEGEND**

- R SIDEWALK RAMP
- TS TURNING SPACE
- DETECTABLE WARNING SURFACE
- T TRANSITION

**SIDEWALK/SHARED-USE PATH & SIDEWALK/SHARED-USE RAMP NOTES**

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**LEE'S SUMMIT MISSOURI**  
PUBLIC WORKS ENGINEERING DIVISION | 1200 S. GREEN STREET | LEES SUMMIT, MO 64086

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

Drawn By: MEF  
Checked By: DL  
Date: 08/2023  
File #

ADA RAMP RETROFIT DETAIL  
GEN-3B

DRAWINGS NOT FOR CONSTRUCTION UNLESS PROFESSIONAL STAMP, SIGNATURE & DATE IS PROVIDED

STATE OF MISSOURI  
STEVEN E. LACASSE  
Professional Engineer  
PE-2019041236  
12/30/24

DRAWN BY: RCP  
CHECKED BY: SEL

**FALK ARCHITECTS**  
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**C502**  
GEN-3B

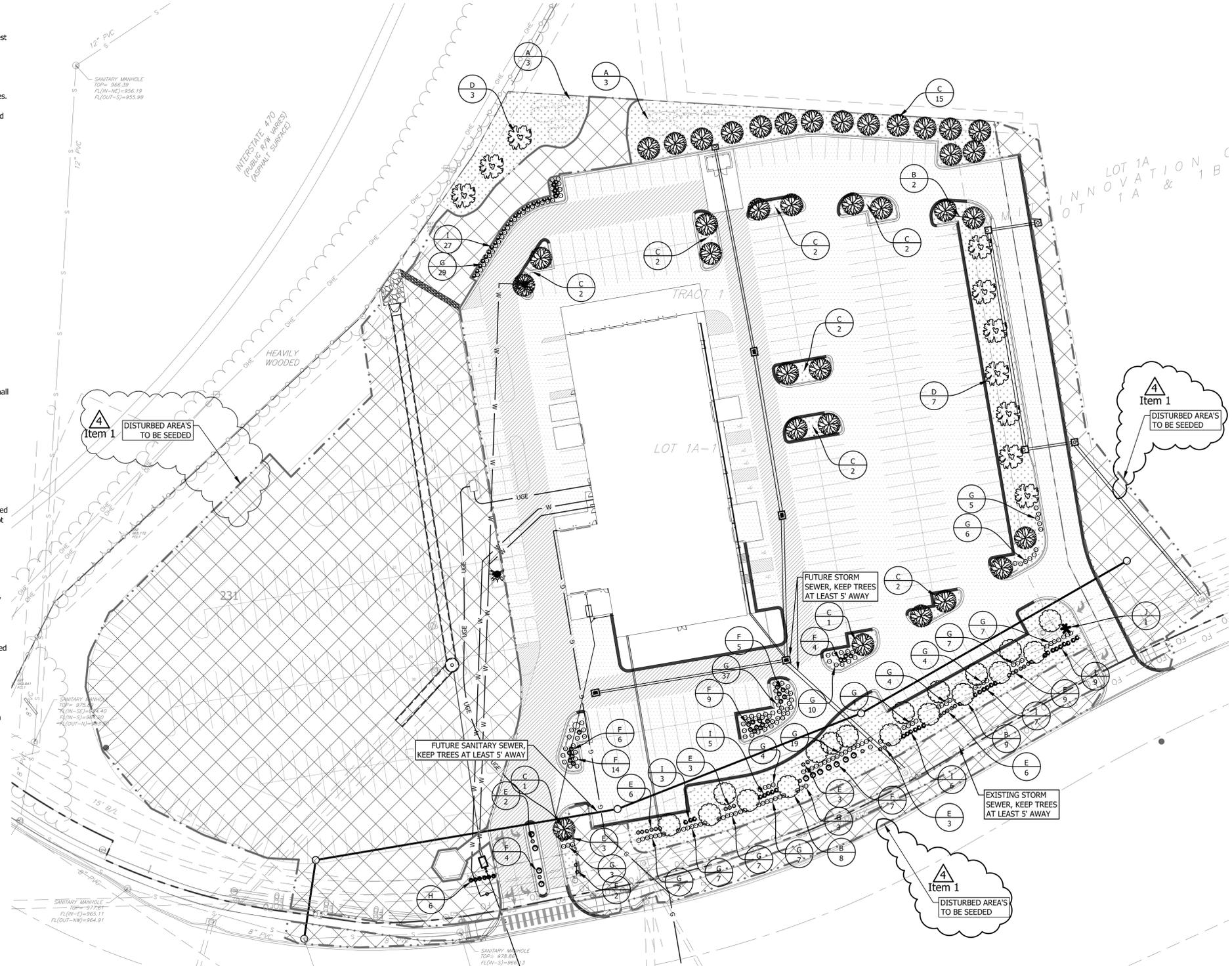
**ueg** united engineering group  
4501 NW Oakley Ave, Suite 232 | Topeka, KS 66618  
Phone: 785.806.2806 | www.unitedeng.com

STANDARD DETAILS III  
FALK ARCHITECTS INC

**LANDSCAPE NOTES**

- All plants shall comply with State and Federal laws governing the shipping, selling and handling of plant stock and inspection for plant diseases and pest infestations. Plants shall be certified free from disease and infestation and invasive weeds. Any inspection certificates required by law shall accompany each shipment invoiced or order of stock, and on arrival, the certificate shall be filed with the Engineer before acceptance.
- All plant material shall be free of contamination by any plant not specified, including non-native invasive plants, seeds, and plant parts.
- All plants shall be true to species and variety specified and in accordance with the American Standard for Nursery Stock and good horticultural practices.
- Remove from the site any plant material that turns brown or defoliates within five (5) days after planting. Replace immediately with approved, specified material.
- Caliper measurements shall be taken six inches (6") above the trunk flare for trees up to four inches (4") in caliper
- All plant material shall be supplied by appropriate sources to prevent undue stress or prolonged acclimatization which would inhibit plant growth.
- Contractor is to verify plant quantities shown on plan and in plant list. If discrepancies occur, Contractor is to contact Owner immediately.
- All workmanship and materials shall be guaranteed by the Contractor for a period of 1 year after installation.
- Each plant shall have a durable legible label with plant size and name (genus, species, variety, cultivar) securely attached when delivered and in place until after acceptance. Labels shall not girdle or damage plants. Contractor shall remove label from plant material at time of acceptance.
- Plants shall be so trained in development and appearance as to be compact and symmetrical. They shall be sound, healthy, vigorous, well-branched, and densely foliated when in leaf. Plants shall be free of disease and insect adults, eggs, pupa, or larvae. They shall have healthy, well developed root systems and shall be free from physical damage or other conditions that would prevent growth.
- The Contractor shall maintain all plant material and lawns until the project is fully accepted by the Owner.
- Rootballs shall meet or exceed size standards as set forth in 'American Standards for Nursery Stock'.
- There shall be no roots in the root ball that make an abrupt turn of ninety degrees (90°) or more. There shall be no roots in the root ball that are 'J' roots, kinked, stem girdling, or potentially stem girdling. For all plants, including bare root, roots shall exhibit healthy, well-branched root systems characteristic of the species with adequate spread
- Roots in ball-in-burlap root balls or in containers shall be well-rooted and uniform throughout soil mix or growth media. Roots shall not be pot bound.
- The Contractor shall install 4" minimum topsoil in all proposed bed areas. Contractor shall coordinate quantity and placement of topsoil. Landscaper shall verify depth of topsoil prior to plant installation.
- All plant beds shall receive 3" minimum of shredded hardwood bark mulch.
- Seed all areas disturbed by construction activities that are not otherwise noted to receive pavement, planting bed, or sod treatment.
- Prior to planting, all planted areas shall be treated with a water-soluble herbicide for the non-selective control of annual and perennial weeds prior to planting.
- Main leaders of all trees shall remain intact.
- Tree trunks shall be straight and well-tapered. Trees with multiple leaders, unless specified, will be rejected. Damaged, cut, or crooked leaders; included bark, bark abrasions, sunscald, disfiguring knots, mold, and prematurely opened buds, or cut limbs over three-quarter inch (3/4") diameter that are not completely callused are cause for rejection.
- All pruning cuts shall comply with ANSI A300 Standards and shall be made outside the branch collar and branch bark ridge. Branches shall not be pruned immediately prior to delivery. Needled evergreens shall not have been sheared.
- The attachment of branches shall contain no bark inclusions.
- There shall be one dominant leader straight to the top of the tree. Larger branches shall be spaced at least six inches (6") apart and arranged radially and vertically along the stem.
- There shall be live buds or foliage to the ends of all twigs.
- Planting shall be done when temperatures are above freezing, the ground is frost free, and the soil is in a workable condition. Unless otherwise specified in writing by the Owner, planting of trees shall be done between May 1 and October 1
- Planting pit will be a minimum radius of three (3) times the root ball diameter. The sides of the hole will be sloped at forty-five degrees (45°) and scarified. The depth of the planting pit will vary but shall match root ball depth.
- Mulch shall consist of shredded bark mulch. Material shall be uniform in size, color, quality and overall appearance. Mulch shall be free of material injurious to plant growth. Sources of mulch should be free of weeds and invasive plant parts or seeds. Sawdust, dirt, garbage, or other debris mixed in the mulch is not acceptable. Contractor shall submit two pounds of proposed mulch for inspection by Owner. Shredded bark mulch shall consist of shredded bark and wood. Maximum length of any individual component shall be two inches (2") and a minimum of seventy-five percent (75%) of the mulch shall pass through a one inch (1") Mulch shall be free of invasive seeds, seeds, or propagules. The bark mulch shall have the characteristics of retaining moisture, forming a mat not susceptible to spreading by wind or rain, and providing a good growth medium for plants. Shredded bark mulch may contain up to fifty percent (50%) shredded wood material. Wood chips are not acceptable. Bark mulch containing shredded wood shall be a minimum of one year prior to installation. Bark mulch shall be free of soil, rocks, and weeds.
- All disturbed areas to be seeded.
- Irrigation shall be required for all landscape beds and trees. Contractor shall submit irrigation plan for approval.

Item 1



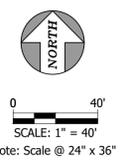
Landscaping Requirements are:  
 1 Street Tree per 30 feet  
 1 Yard Area Tree per 5,000 SF  
 2 Yard Area Shrubs per 5,000 SF  
 12 Parking Screen Trees per 40 FT

	Developed Yard Area (SF)	Developed NW Ward Road (LF)	Developed I-470 ROW Length (LF)	Yard Shrubs	Yard Trees	NW Ward Street Trees	I-470 Street Trees	Parking Screen Shrubs along NW Ward Road	Parking Screen Shrubs along I-470
Required	215,000	540	160	86	43	18	6	162	48
Provided				97	44	18	6	162	56

**LEGEND**

	MULCH BED	E	
A		F	
B		G	
C		H	
D		I	
		J	

NAME	QUANTITY	SIZE
<b>TREES</b>		
A Shantung Maple, Acer Truncatum	7	3" caliper
B Eastern Redbud, Cercis Canadensis	17	3" caliper
C Hetzi Columnar Juniper, Juniperus Chinese	35	3" caliper
D Frontier Elm, Ulmus Frontier	10	3" caliper
<b>SHRUBS</b>		
E Kodiak Orange Diervilla, Diervilla GZX885	36	2 Gallon
F Bobo Panic Hydrangea, Hydrangea Pani	37	2 Gallon
G Grey Owl Juniper, Juniperus 'Grey Owl'	178	2 Gallon
H Gro-Low Sumac, Rhus Aromatica 'Gro-Lov	6	2 Gallon
I Blue Muffin Viburnum, Viburnum Dentat	55	2 Gallon
<b>ORNAMENTAL GRASS</b>		
J FEATHERED REED GRASS	6	2 Gallon



**LEE'S SUMMIT HYUNDAI PREMIER AUTO OUTLET**  
 1231 NW WARD ROAD  
 LEES SUMMIT, MISSOURI 64086

DRAWINGS NOT FOR CONSTRUCTION UNLESS PROFESSIONAL STAMP, SIGNATURE & DATE IS PROVIDED



DRAWN BY: RCP  
CHECKED BY: SEL

- Civil Addendum #2 Items:**  
 1. Added note stating Irrigation will be required.
- Civil Addendum #4 Items:**  
 1. Shown seeding limits on disturbed areas

**FALK ARCHITECTS**

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**C600**  
 Civil Addendum #2 2/11/2025  
 Civil Addendum #3 2/17/2025  
**LANDSCAPING PLAN**



4501 NW Oakley Ave, Suite 232 | Topeka, KS 66618  
 Phone: 785.806.2806 | www.unitedeng.com

FALK ARCHITECTS INC