

DOUGLAS CORNERS - LOT 1B

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PRELIMINARY DEVELOPMENT PLAN

RETAIL/APARTMENT BUILDING

INDEX

CIVIL SUBMITTAL

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UTILITIES

City of Lee's Summit
Department of Public Works
220 SE Green
Lee's Summit, Mo.
816-969-1800

KCP&L
130 SE Hamblen Road
Lee's Summit, Mo.
816-347-4320

Spire (formerly MGE)
(Administrative Offices)
3025 SE Clover Road
Lee's Summit, MO
816-537-4681

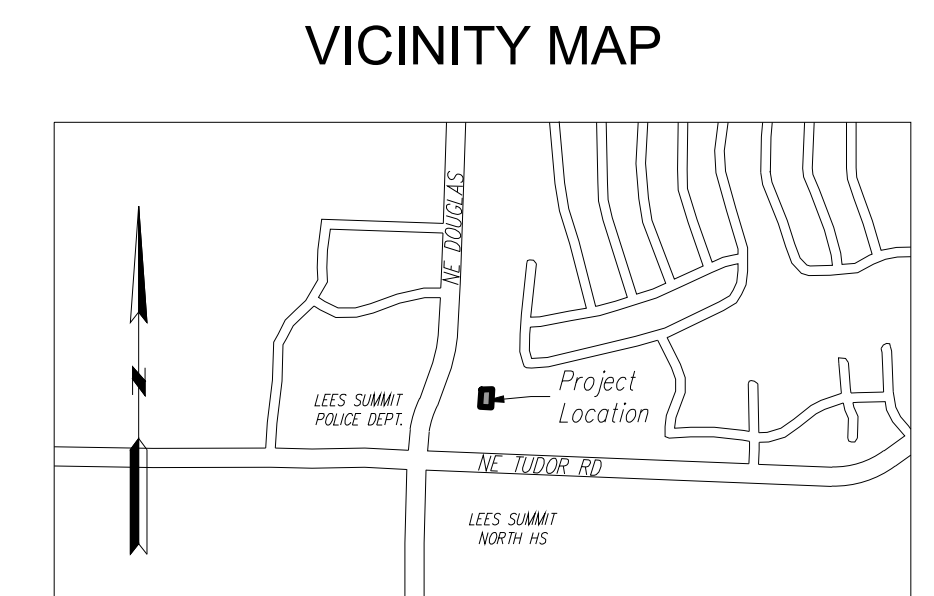
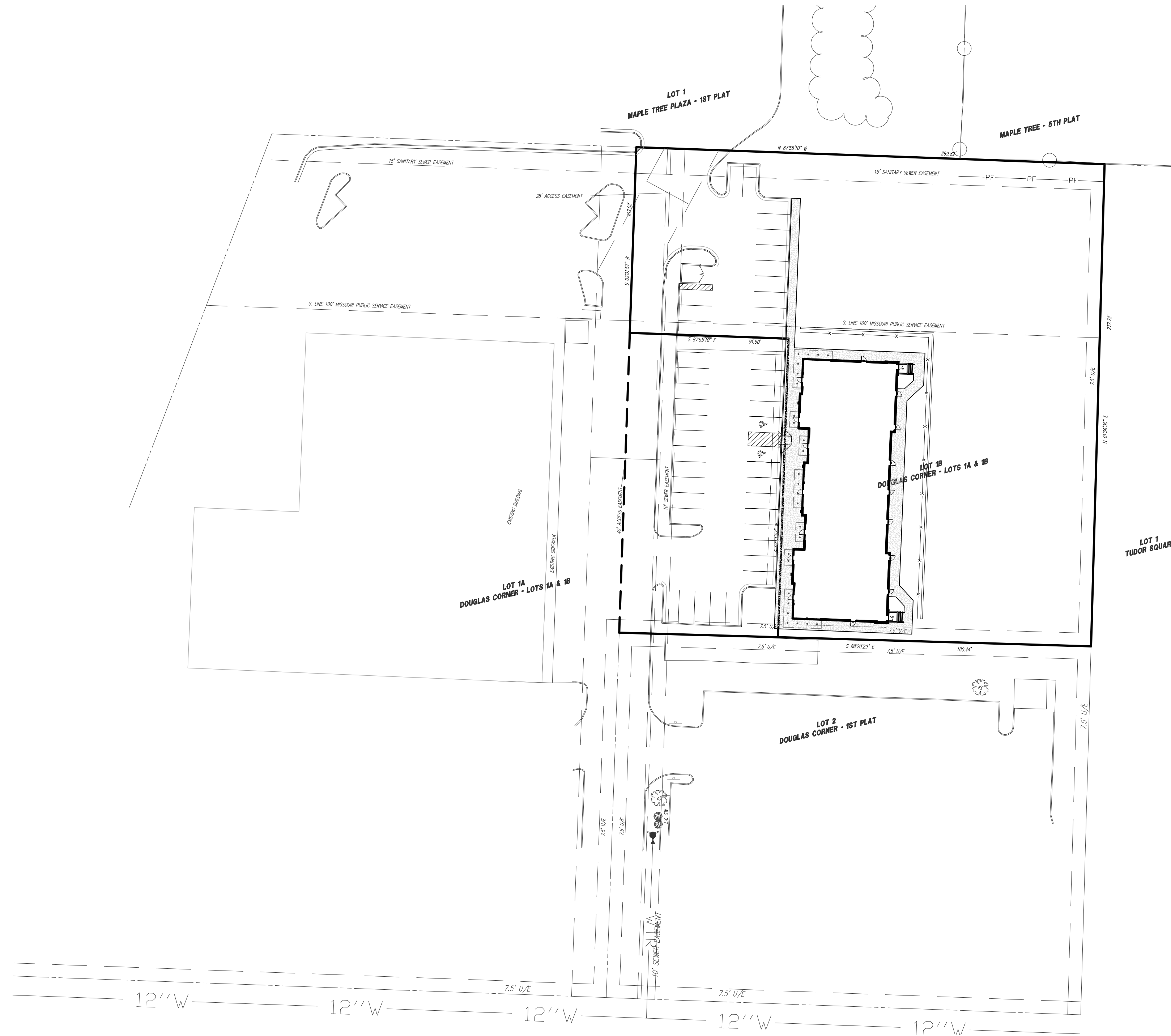
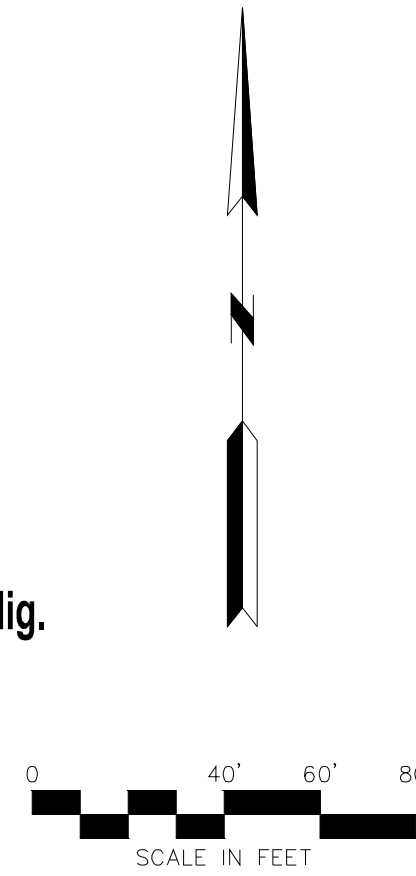
AT&T
Craig Perkins
500 E. 8th Street
Kansas City, MO 64106
816-275-2721

Comcast
New Construction Hotline
866-771-2281

Missouri One Call
1-800-344-7483



Know what's below.
Call before you dig.



Contractor to verify all invert elevations for existing sewer connections. Contact civil engineer if conflict arises.

PROJECT BENCHMARK:
#1 Iron bar at north west corner of property.
N 1006947.3760
E 2823375.6230
TOP ELEV. 1021.42

GENERAL NOTES:

1. The underground utilities shown herein have been plotted from available information and do not necessarily reflect the actual existence, or nonexistence, size, type, number, or locations of these or other utilities. The contractor shall be responsible for verifying the actual locations of all underground utilities, shown or not shown, and said utilities shall be located in the field prior to any grading, excavation, or construction of improvements. These provisions shall in no way absolve any party from complying with the "UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT", Chapter 319, RSMO.
2. Gas, Water, and other Utilities shall not conflict with the depth or horizontal location of existing and proposed sanitary and storm sewers, including building laterals.
3. Prior to submittal of construction bids, the Contractor shall be required to visit the site to verify existing conditions and proposed improvements.
4. The Contractor shall be responsible for notification and coordination with all Utility Companies.
5. The Contractor shall notify the Engineer immediately of any discrepancies in the plans.
6. All sidewalks shall be ADA compliant.
7. There are no oil or gas wells located on the subject property as of July 7, 2018 as shown by the Missouri Geological Survey (GEOSTRAT (Geosciences Technical Resource Assessment Tool).

PLANS PREPARED FOR
THOMPSON PROPERTIES, LLC
PO Box 2173
Lee's Summit, MO 64063
816-678-6393
CONTACT - Robert Thompson

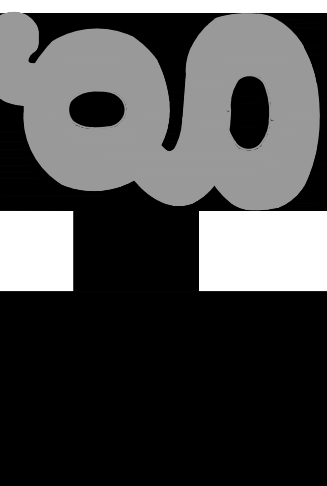
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DATE	REVISION	Revised per	City comments
7/20/18			



8/06/18

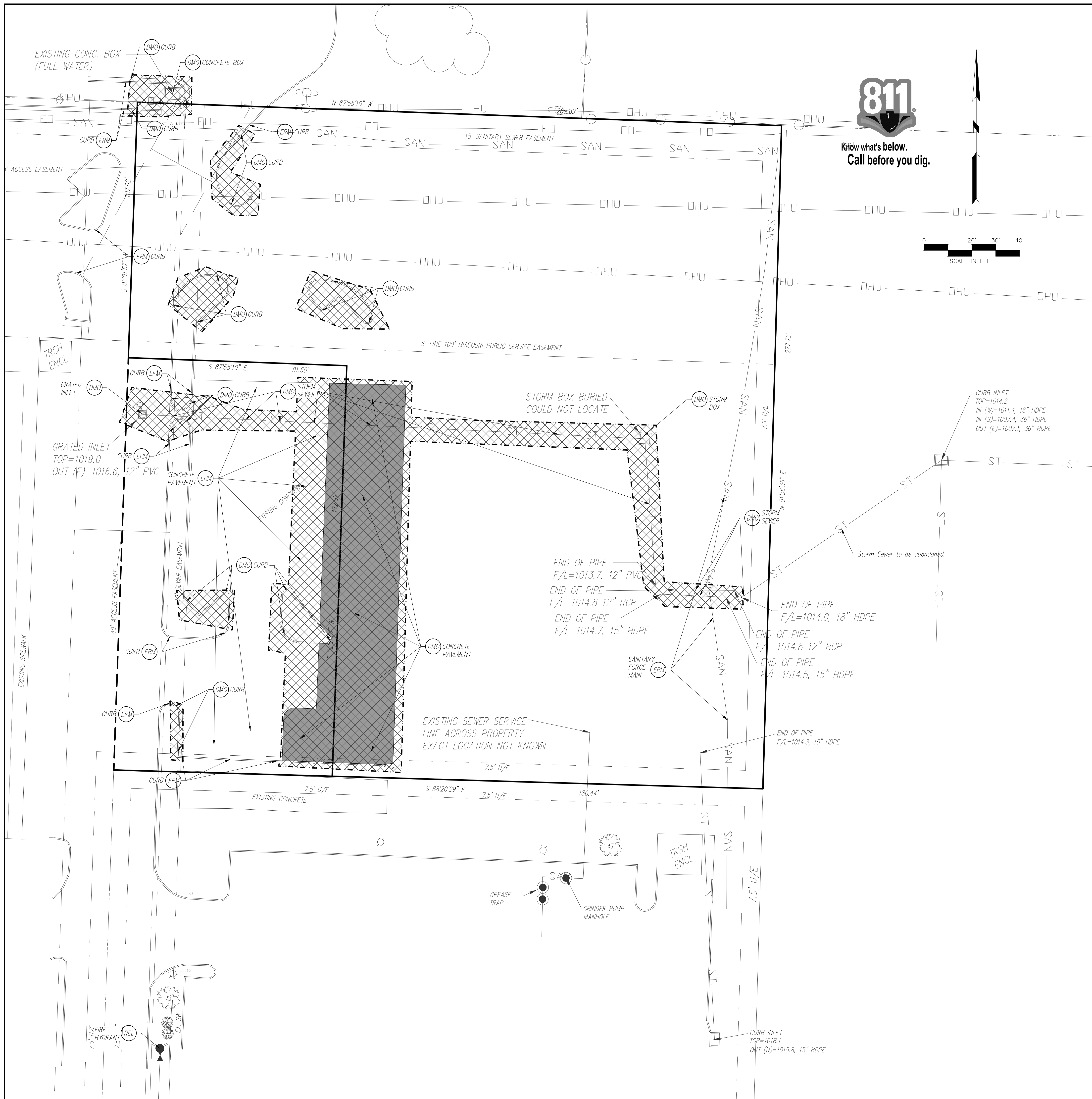
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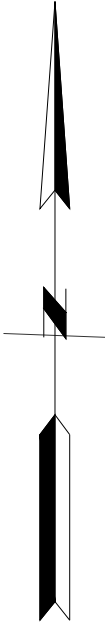
COVER SHEET
DOUGLAS CORNERS BUILDING
LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

XREF NO.	181096
DRAWING NO.	18007
DATE	JUNE 12, 2018
JOB NO.	18007

1 SHEET OF 13



Know what's below.
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DEMOLITION PROPOSED FEATURES	
	LIMITS OF DEMOLITION
	ALL TREES, STRUCTURES, AND UTILITIES WITHIN THE HATCHED AREAS ARE TO BE REMOVED. ANYTHING LOCATED OUTSIDE THE HATCHED AREAS ARE TO REMAIN UNLESS OTHERWISE SPECIFIED.
	FULL DEPTH PAVEMENT REMOVAL

DEMO NOTES	
	Items labeled by the following symbols are shown on this sheet.
	EXISTING TO BE REMOVED
	EXISTING TO REMAIN
	EXISTING TO BE RELOCATED

DEMOLITION GENERAL NOTES:

CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE THE OWNER'S/DEVELOPER'S SITE WORK SPECIFICATIONS. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS, WHETHER SHOWN OR NOT SHOWN AT NO ADDITIONAL COST TO THE OWNER.

CONTRACTOR SHALL INSPECT AND TEST AS NECESSARY FOR ASBESTOS MATERIALS. REMOVAL OF ASBESTOS MATERIAL WILL MEET ALL LOCAL GOVERNING REQUIREMENTS.

NO.	BY	DATE	REVISION



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 CORPORATE LICENSE NO. E2010005873



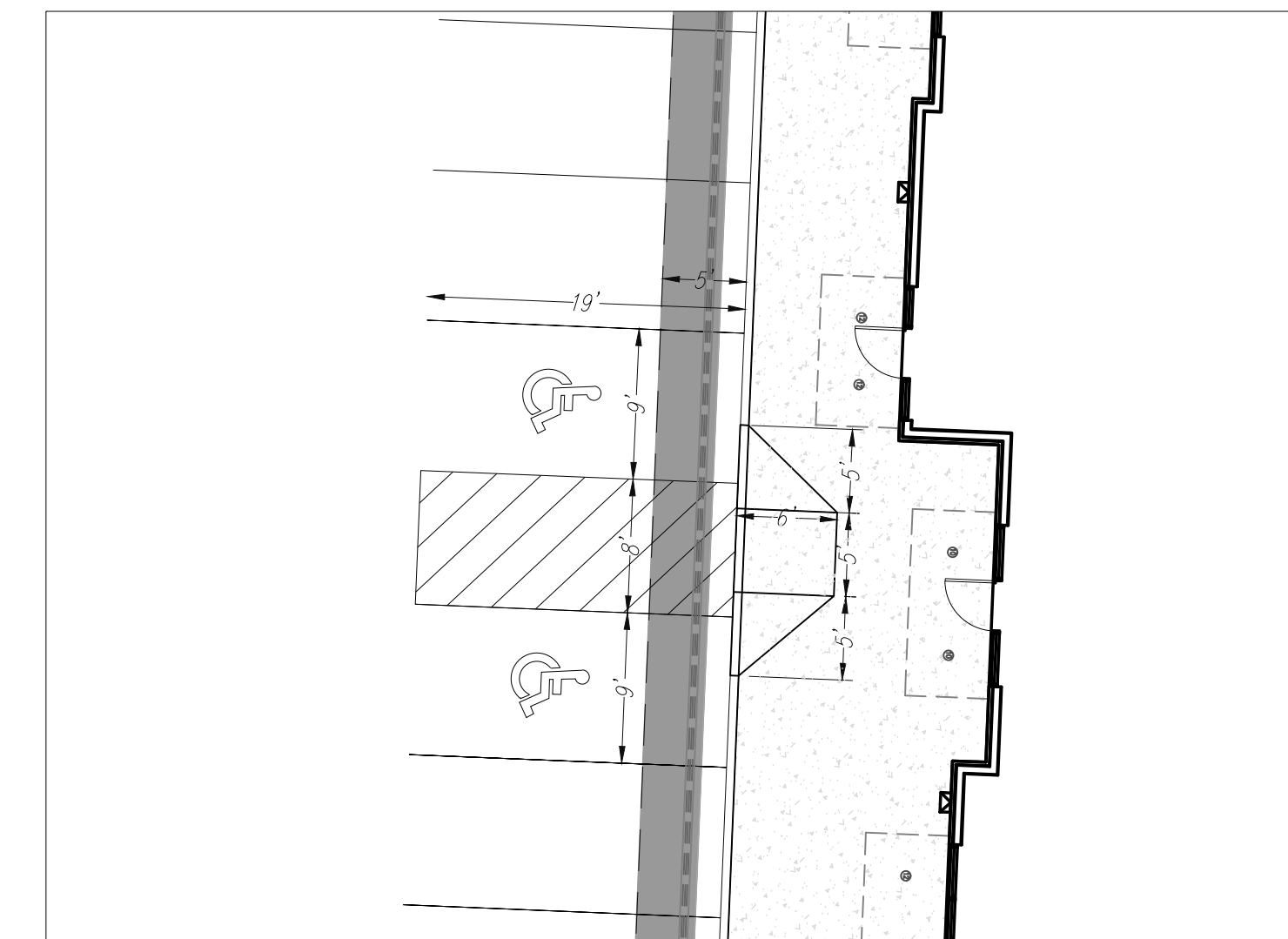
SITE DIMENSION PLAN

DOUGLAS CORNERS BUILDING
 LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

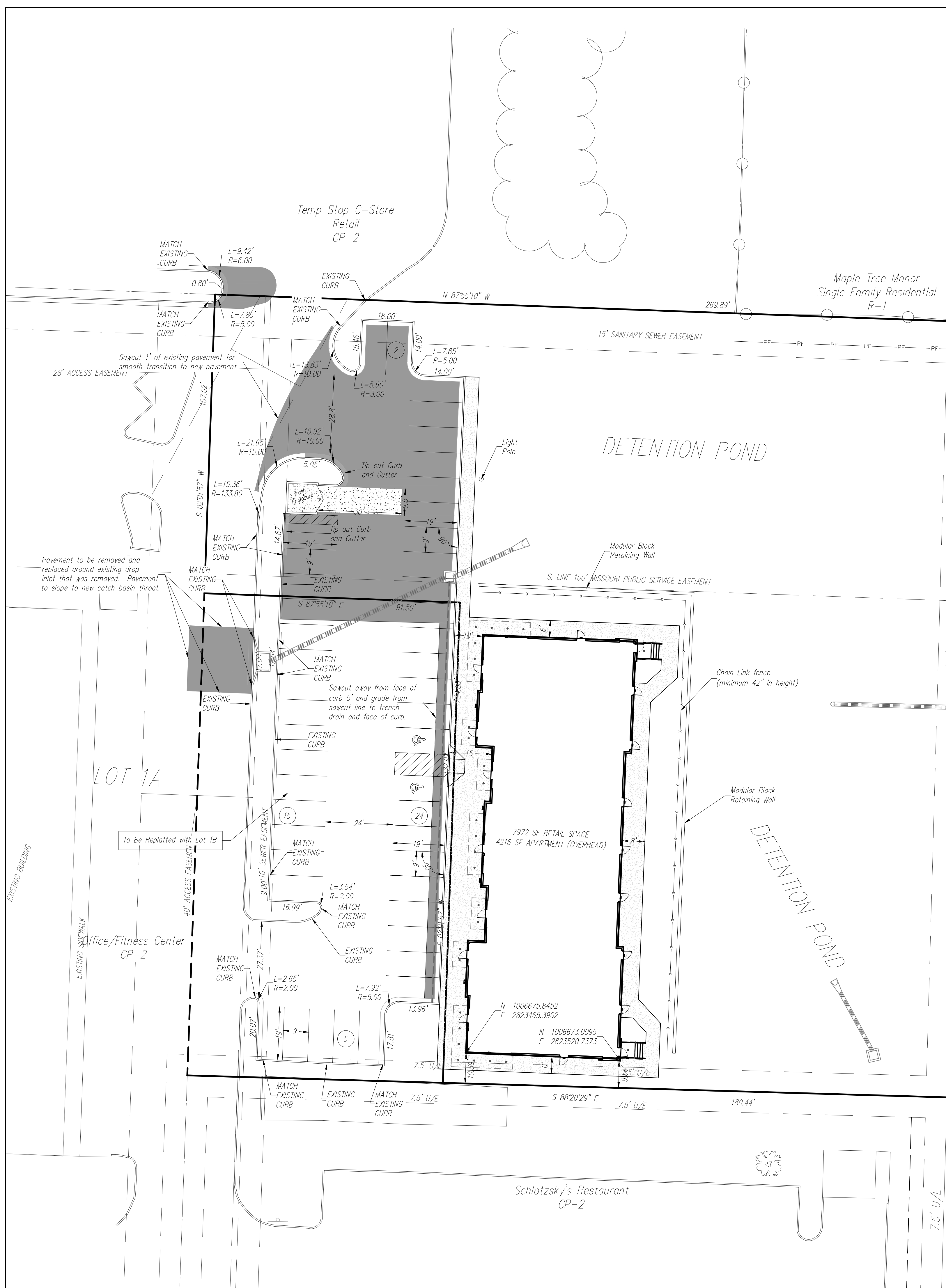
XREF NO.	181098
DRAWING NO.	18007
DATE	JUNE 12, 2018
JOB NO.	18007



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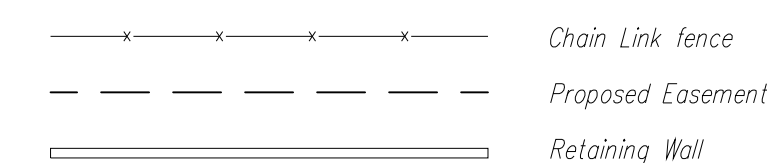


DETAIL OF ADA PARKING STALLS
1"=10'



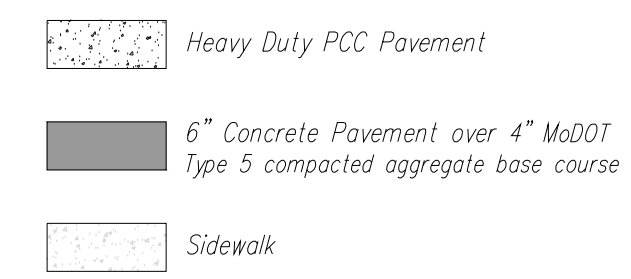
- NOTES:
- All construction and materials to conform to the city and the specifications and details per the Kansas City Metro Chapter APWA. It is advisable that the contractor become familiar with this document in the event that there is a discrepancy between this and the approved plan and the Manual. Advise the design engineer of any discrepancy prior to bidding or working on this project.
 - Silt fence shall be installed at the perimeter of all disturbed areas within the site during construction for erosion control.
 - Contractor shall contact the Public Works Inspections 48 hours prior to commencement of work at (816) 969-1800.
 - Contractor to locate and relocate any existing utilities that may conflict with construction as necessary.
 - All curb shall be CG-1 or integral with the sidewalk.
 - A handicap parking sign, 5' above finish grade, shall be placed at the head of the designated parking space.
 - There shall be two way traffic movement.
 - Perimeter parking area dimensions shown are to the back of curb.
 - All mechanical equipment shall be screened to 100% opacity and match building material (See Architectural Submittal). (Height of screen shall equal the height of mechanical equipment that is being screened).
 - See architectural submittal for all building dimensions, monument signs and lighting details.
 - This lot is not in a flood plane per FIRM Panel 417 of 625, Map No. 29095C0417G, dated Jan. 20, 2017.
 - ADA accessible ramp to have detectable surface on public handicap ramps only. Detectable surfaces do not need to be installed on the ramps of commercial drives. See KCAPWA web site for details.
 - Building coordinates are pointed to or measured at the outside face of building foundation corners. Contractor shall confirm building dimensions with structural drawings.
 - Other coordinates are pointed to or measured from the back of curb, back of wall or property corner location.
 - Contractor shall coordinate building entrances, egresses, walkways and door locations with architectural and structural drawings.
 - See architectural/structural/mechanical/electrical drawings for miscellaneous site equipment and pads.
 - Curb to be installed at proposed drives by saw cutting a clean straight edge of existing asphalt and forming curb to edge of gutter existing elevation.

SITE INFORMATION:
 Property Description: Lot 1B, Douglas Corners
 Site Address: 100 NE Tudor Road
 Zoning: CP-2 Planned Community Commercial
 Lot Area: 75,508 SF (1.73 AC)
 Building Area (GFA): 12,468 SF (7,972 SF Retail, 4,496 SF Residential)
 FAR: .10 to 1
 Imperious Coverage: 34,710 SF, 46%
 Parking Space Required:
 Retail: 5 space/1000 SF = 40 spaces
 Residential: 2 space/Dwelling Unit = 8 spaces
 Parking Spaces Provided: 44 spaces
 ADA Spaces Required/Provided: 2/2
 Standard Space Size: 9'x19'
 Planned Use: Retail Shops and Upper floor apartments
 Anticipated Completion: Spring 2019
 Dwelling Units per Acre = 2.3
 Watershed - West Tributary to Prairie Lee Lake (East Fork of Little Blue River)

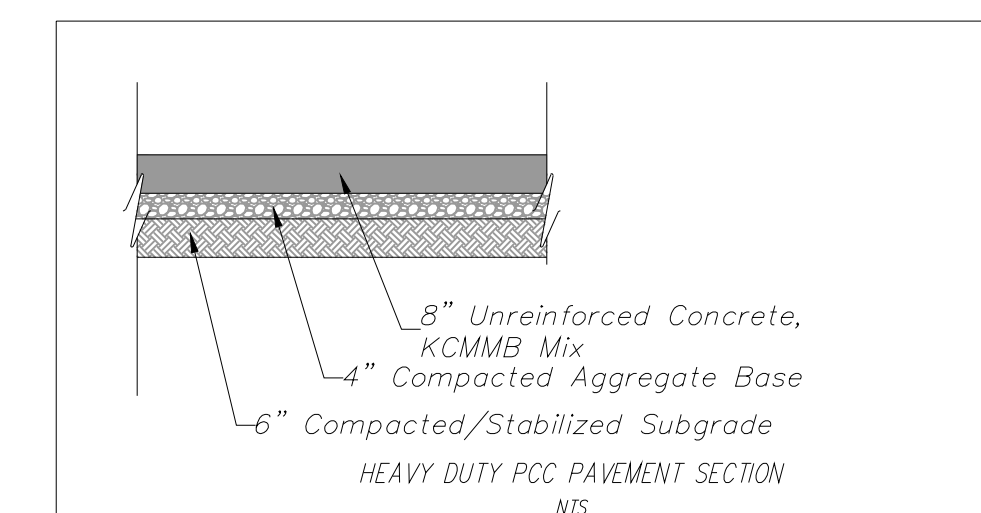
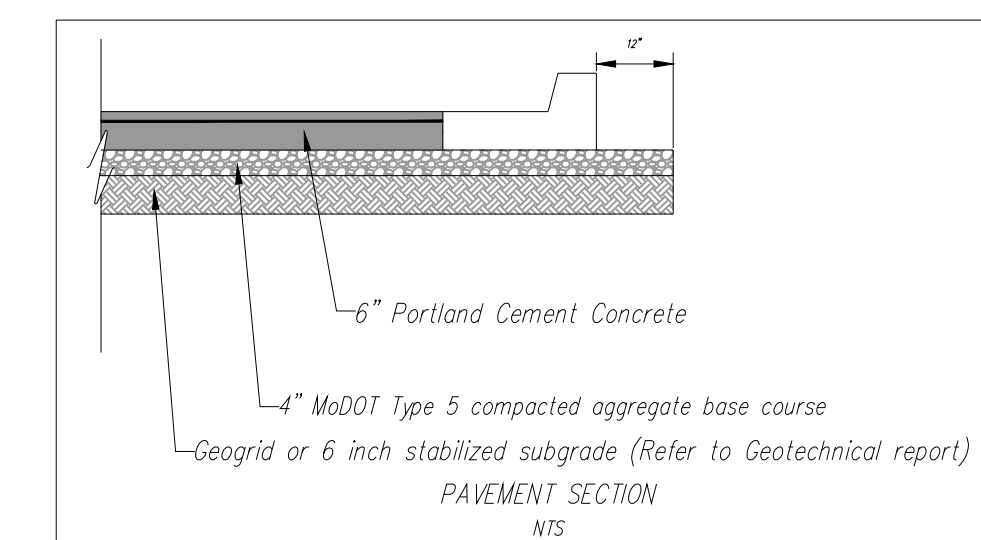


TOTAL PARKING FOR DOUGLAS CORNERS:

Square Footage	Use	Parking required
5258 SF	Retail	5 sp/1000 SF=27
4785 SF	Service	5 sp/1000 SF=24
1533 SF	Retail	5 sp/1000 SF=8
1256 SF	Retail	5 sp/1000 SF=7
1998 SF	Retail	5 sp/1000 SF=10
1932 SF	Office	4 sp/1000 SF=8
3800 SF	Office	4 sp/1000 SF=19
2027 SF	Office	4 sp/1000 SF=9
3489 SF	Office	4 sp/1000 SF=14
REQUIRED:		126 Parking spaces
PROVIDED:		142 Parking spaces
TOTAL PROVIDED:		+16 Parking spaces



All level landings to have a minimum of 18" of level pavement beyond the pull/latch side of all ADA doorways designated with "LEVEL LANDING"



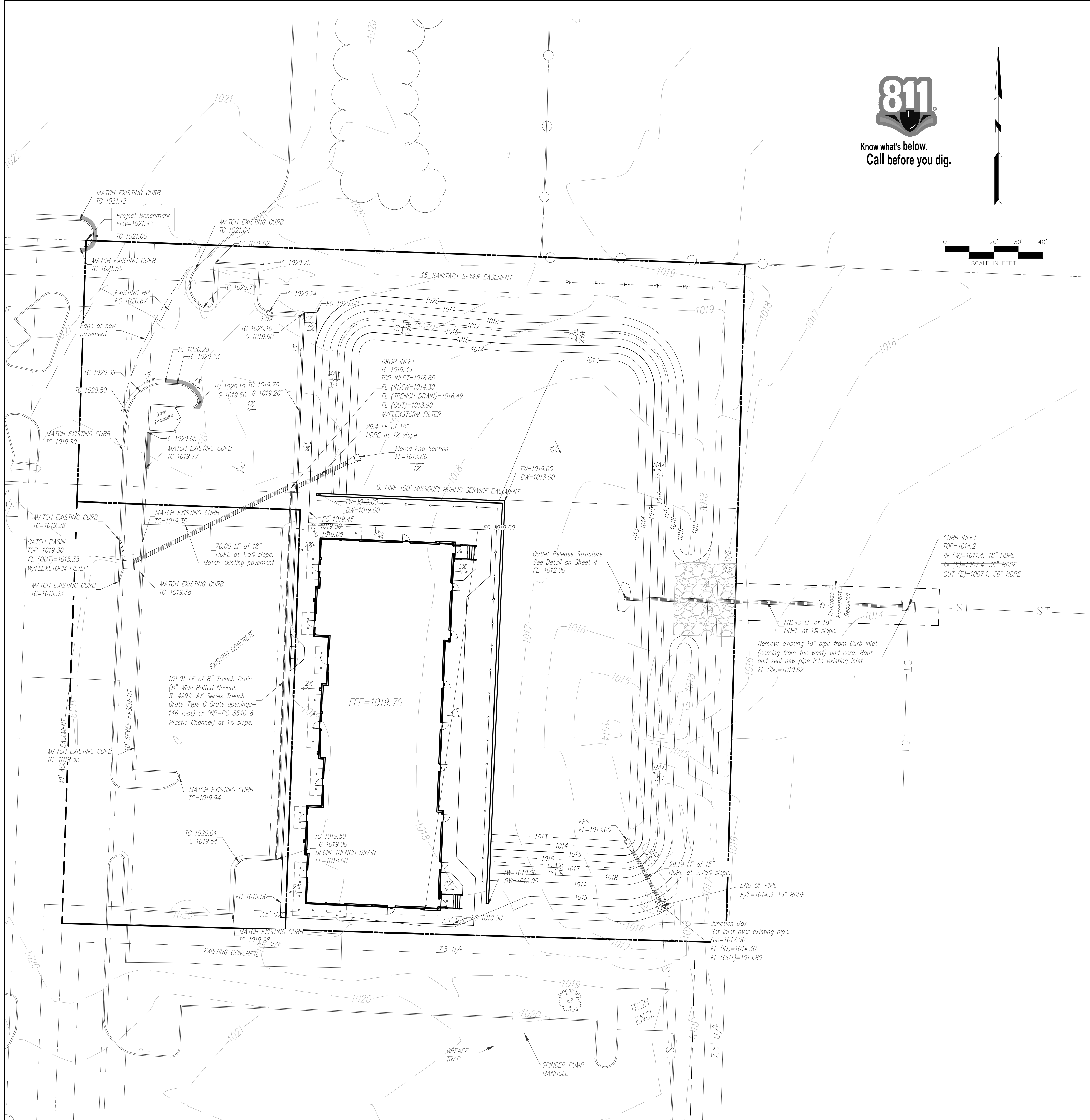
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 CORPORATE LICENSE NO. E2010005873
 R. KEVIN STERRETT, NO. E-26440

SITE DIMENSION PLAN
DOUGLAS CORNERS BUILDING
 LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

XREF NO.	181096
DRAWING NO.	18007
DATE	JUNE 12, 2018
JOB NO.	18007

3 SHEET OF **13**



Know what's below.
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- GRADING NOTES:**
- All construction shall be in accordance with the latest edition of the City of Lee's Summit "DESIGN AND CONSTRUCTION MANUAL".
 - Subgrade to be compacted to 95% standard proctor density.
 - All curbs to be CG-1.
 - All slopes to be 3:1 max.
 - Contractor shall verify the exact location and depth of all existing utilities prior to construction.
 - Elevations are called out to top of curb, top of pavement, or top of structure, unless otherwise noted.
 - All area disturbed to be revegetated with seed.
 - Parking lot grading shall be performed to route storm water as directed to the storm collection system.
 - Grading to be performed to positively drain away from the building.

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GRADING AND STORM SEWER PLAN
DOUGLAS CORNERS BUILDING
LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

TC	Top of Curb
FG	Finish Grade
G	Gutter Elevation
HP	High Point
LP	Low Point
FFE	Finish Floor Elevation
TW	Top of wall
BW	Bottom of wall

KEY

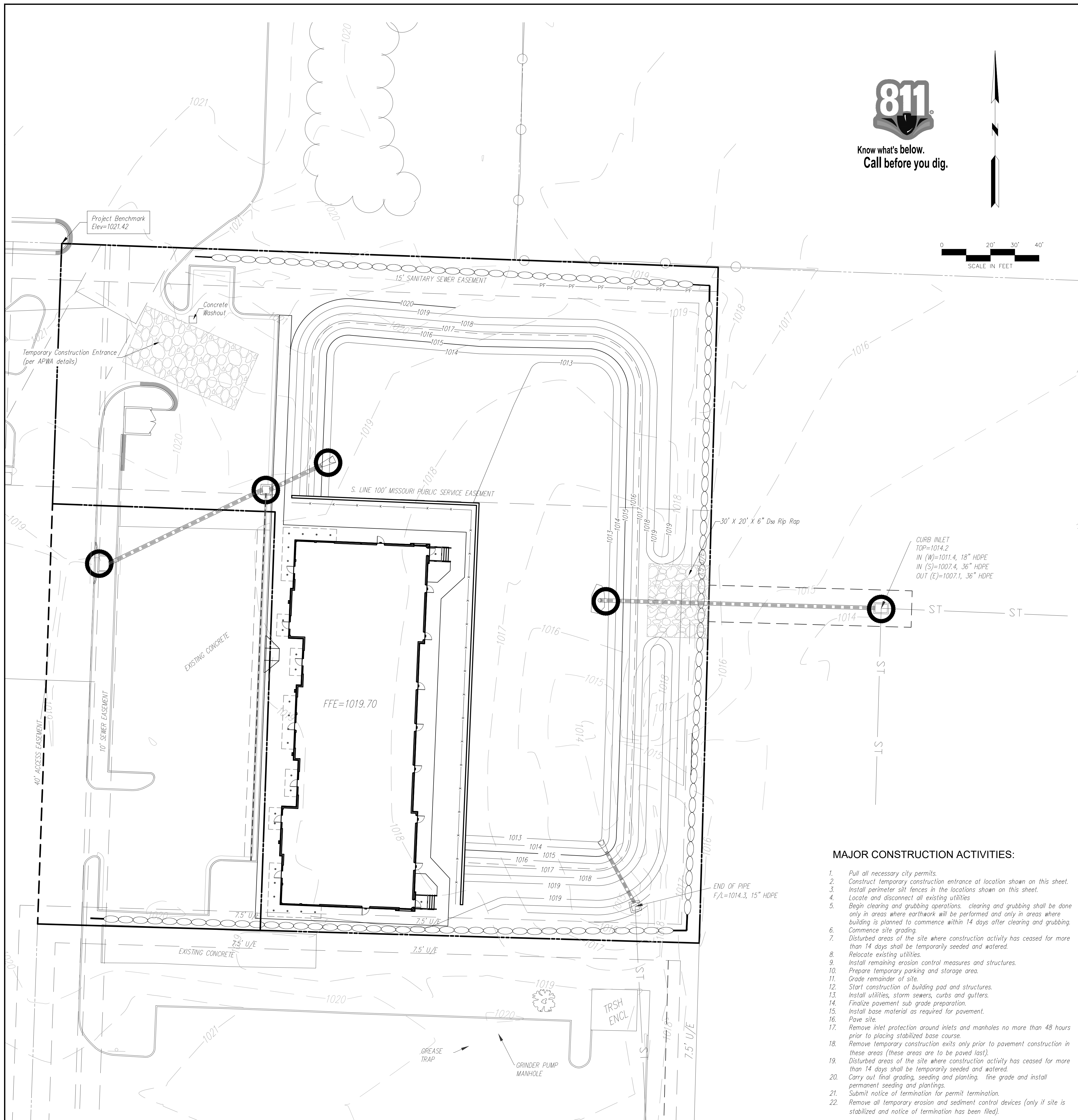
PROPOSED	EXISTING
	Tip up curb and gutter
	1' Finish Grade Contours
	5' Finish Grade Contours
	Retaining Wall
	Finish Grade slope

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N 1006947.3760
E 2823375.6230
TOP ELEV. 1021.42

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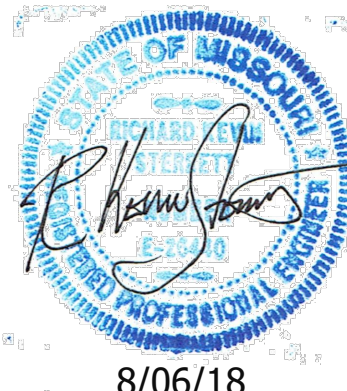


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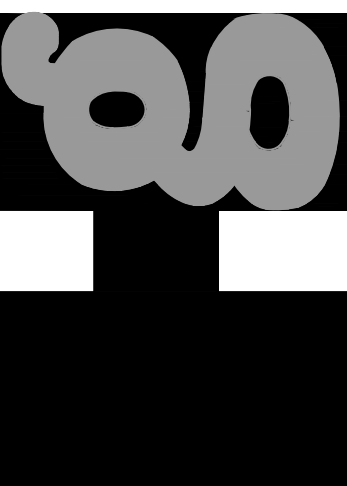
- EROSION CONTROL NOTES:**
- The Developer shall be responsible for erosion control within the boundaries of this development. Erosion control shall be the responsibility of said Developer until all development work on site is complete, and the improvements have been accepted by the City. The Developer is responsible for seeing that all Development Contractors comply with the requirements of any and all land disturbance permits, grading permits and storm water discharge permits.
 - Erosion Control and Siltation Control methods shall be in place prior to commencement of any grading and/or excavation of the site. All erosion control measures shall remain in place until final grade and sod is completed.
 - No grading shall exceed 3 feet horizontal to 1 foot vertical.
 - Siltation Fences shall be inspected periodically and after every rain event for damage and for the amount of sediment which has accumulated. Removal of sediment will be required when it reaches one-third (1/3) the height of the siltation fence. Siltation fences to be repaired or replaced as necessary, or when required by the City or MoDNR.
 - Parking on non-surfaced areas is prohibited in order to eliminate the condition whereby mud and debris from construction and employee vehicles is tracked onto existing pavement. The contractor shall keep the existing roadways free of mud, rock and debris at all times.
 - Permanently stabilize all graded areas immediately after final grading is complete on each area in the Grading Plan. If clearing and/or grading operations are suspended for a period of thirty (30) days or longer, temporary stabilization measures are required. These measures may include seeding, periodic wetting, mulching or other suitable measures.
 - All trash and debris located on the project site, either existing or as a result of construction, shall be removed and properly disposed of in accordance with all local, state and federal regulations.
 - Upon completion of the project, Contractor shall seed, mulch and fertilize all areas disturbed by construction.
 - Additional erosion and siltation control methods and devices may be required as directed by the City or MoDNR.

NO.	BY	DATE	REVISION



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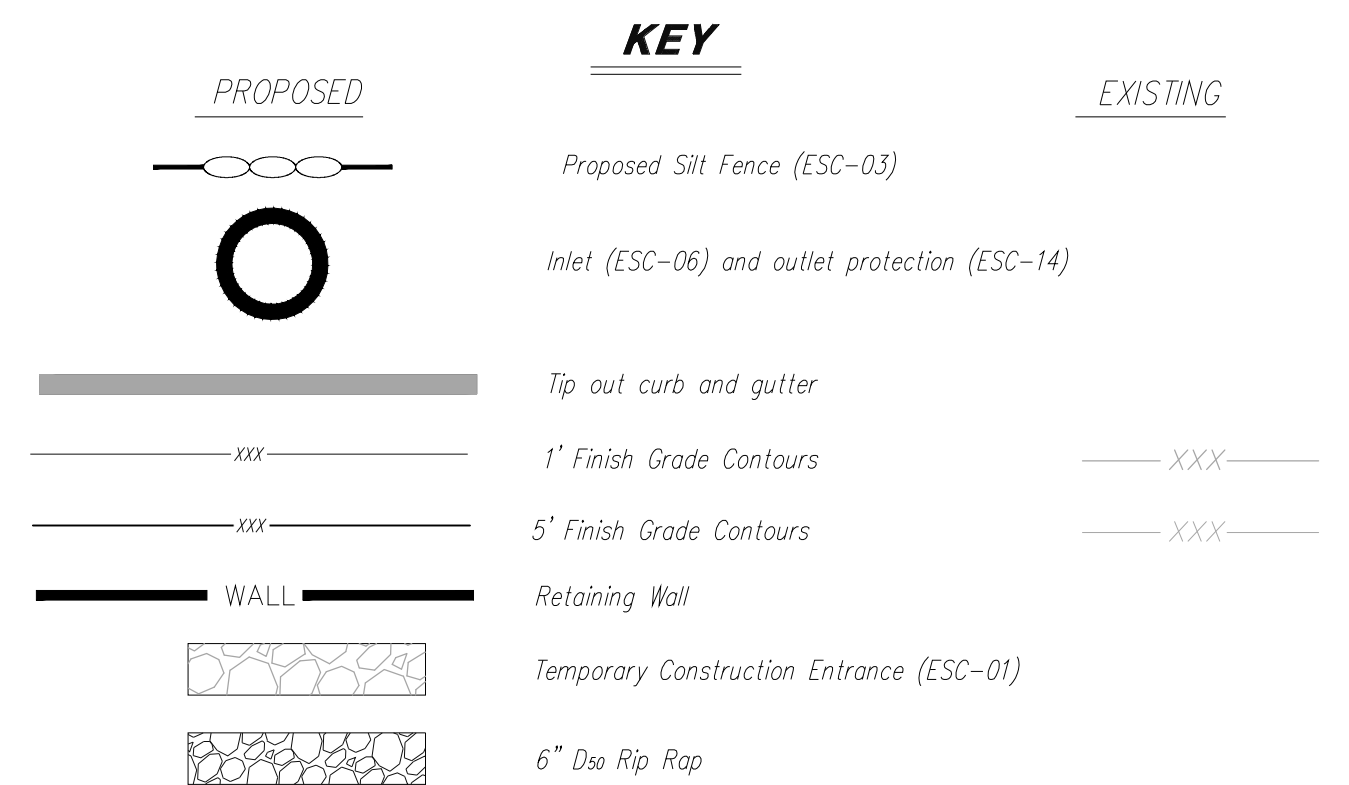
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EROSION CONTROL PLAN

DOUGLAS CORNERS BUILDING
LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

Area of Disturbance: 1.7 AC



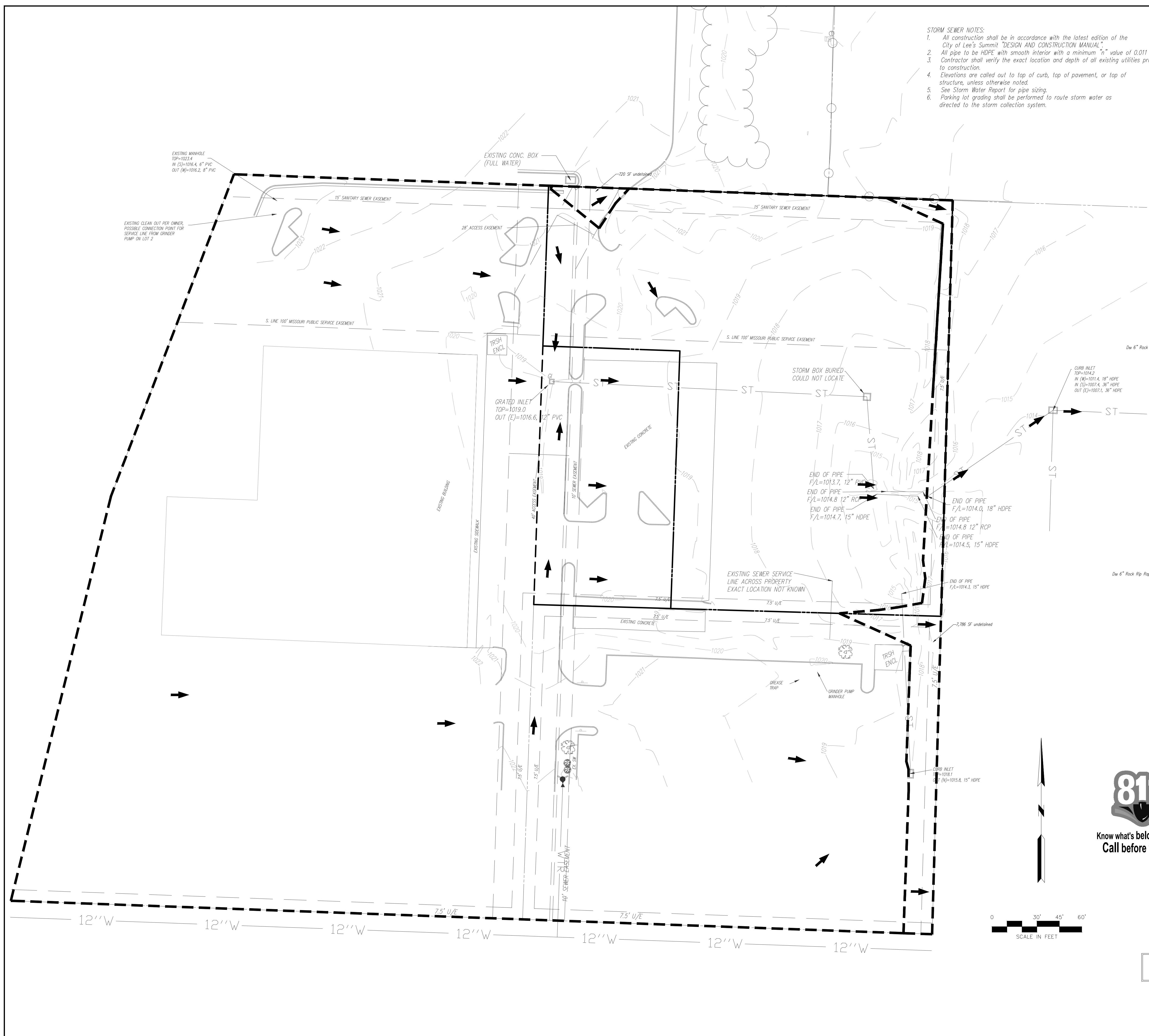
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PROJECT BENCHMARK:

#1 Iron bar at north west corner of property.
N 1006947.3760
E 282375.6230
TOP ELEV. 1021.42

MAJOR CONSTRUCTION ACTIVITIES:

- Pull all necessary city permits.
- Construct temporary construction entrance at location shown on this sheet.
- Install perimeter silt fences in the locations shown on this sheet.
- Locate and disconnect all existing utilities.
- Begin clearing and grubbing operations. Clearing and grubbing shall be done only in areas where earthwork will be performed and only in areas where building is planned to commence within 14 days after clearing and grubbing.
- Commence site grading.
- Disturbed areas of the site where construction activity has ceased for more than 14 days shall be temporarily seeded and watered.
- Relocate existing utilities.
- Install remaining erosion control measures and structures.
- Prepare temporary parking and storage area.
- Grade remainder of site.
- Start construction of building pad and structures.
- Install utilities, storm sewers, curbs and gutters.
- Finalize pavement sub grade preparation.
- Install base material as required for pavement.
- Pave site.
- Remove inlet protection around inlets and manholes no more than 48 hours prior to placing stabilized base course.
- Remove temporary construction exits only prior to pavement construction in these areas (these areas are to be paved last).
- Disturbed areas of the site where construction activity has ceased for more than 14 days shall be temporarily seeded and watered.
- Carry out final grading, seeding and planting, fine grade and install permanent seeding and plantings.
- Submit notice of termination for permit termination.
- Remove all temporary erosion and sediment control devices (only if site is stabilized and notice of termination has been filed).



- STORM SEWER NOTES:**
- All construction shall be in accordance with the latest edition of the City of Lee's Summit "DESIGN AND CONSTRUCTION MANUAL".
 - All pipe to be HDPE with smooth interior with a minimum "n" value of 0.011
 - Contractor shall verify the exact location and depth of all existing utilities prior to construction.
 - Elevations are called out to top of curb, top of pavement, or top of structure, unless otherwise noted.
 - See Storm Water Report for pipe sizing.
 - Parking lot grading shall be performed to route storm water as directed to the storm collection system.

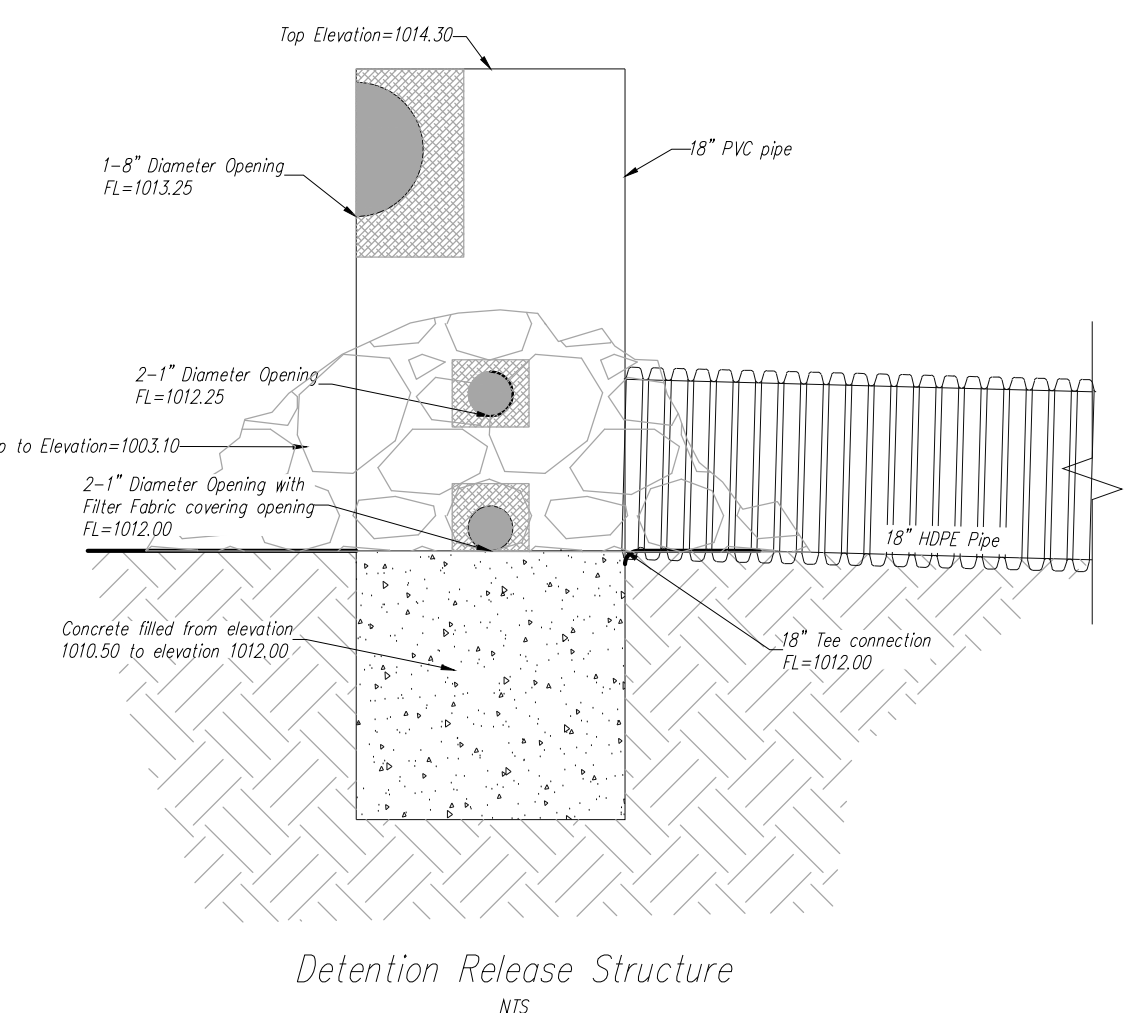
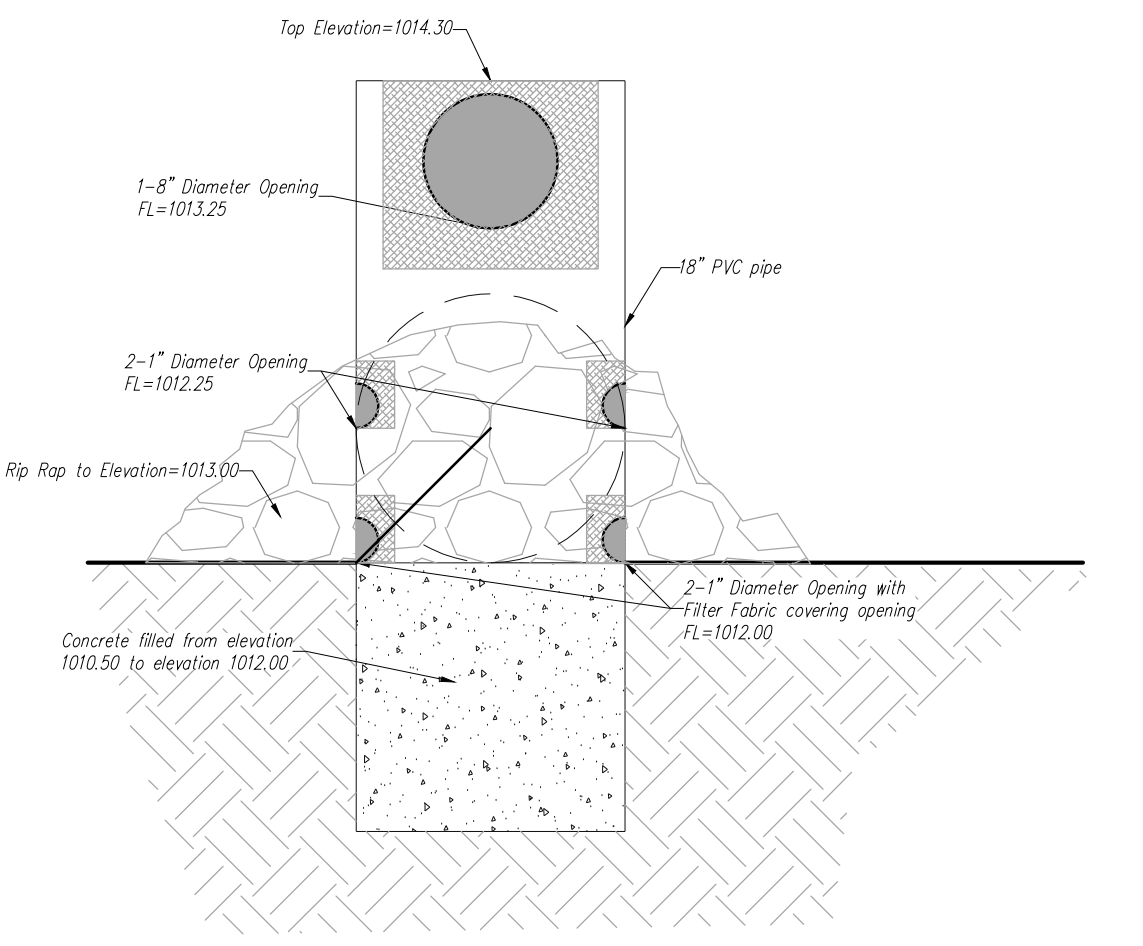
Detention Pond Details:

Elevation (feet)	Surf Area (sq-ft)	Cum. Store (cubic-feet)
1012	52	0
1013	14,200	7,127
1014	15,477	21,965
1015	16,796	38,102
1016	18,158	55,580
1016.74	19,193	69,731 (100 year storage)
1017	19,577	74,448

Detention release was sized by Bentley PondPACK V6i and is sized to release the 100-year storm event over the proposed rip rap lined channel.

The APWA 5600 allowable minimum releases for 6.3 acres are:

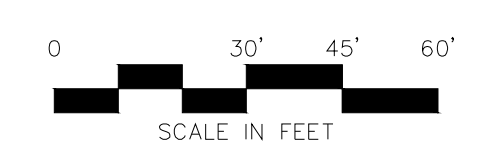
- 2 year - 3.15 cfs
- 10 year - 12.60 cfs
- 100 year - 18.90 cfs



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 N 1006947.3760
 E 2823375.6230
 TOP ELEV. 1021.42



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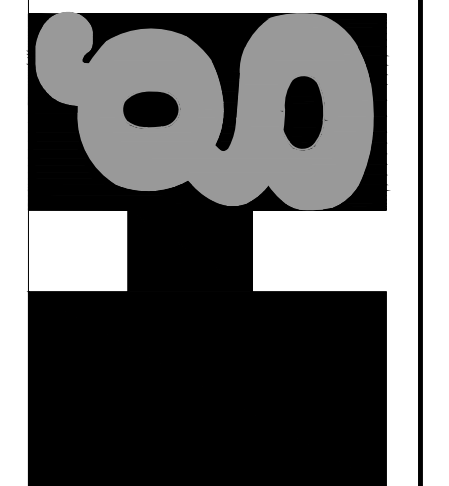
	PROPOSED		EXISTING
	Grades		
	100 Year Overflow		
	Drainage Area		

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NO.	BY	DATE	REVISION



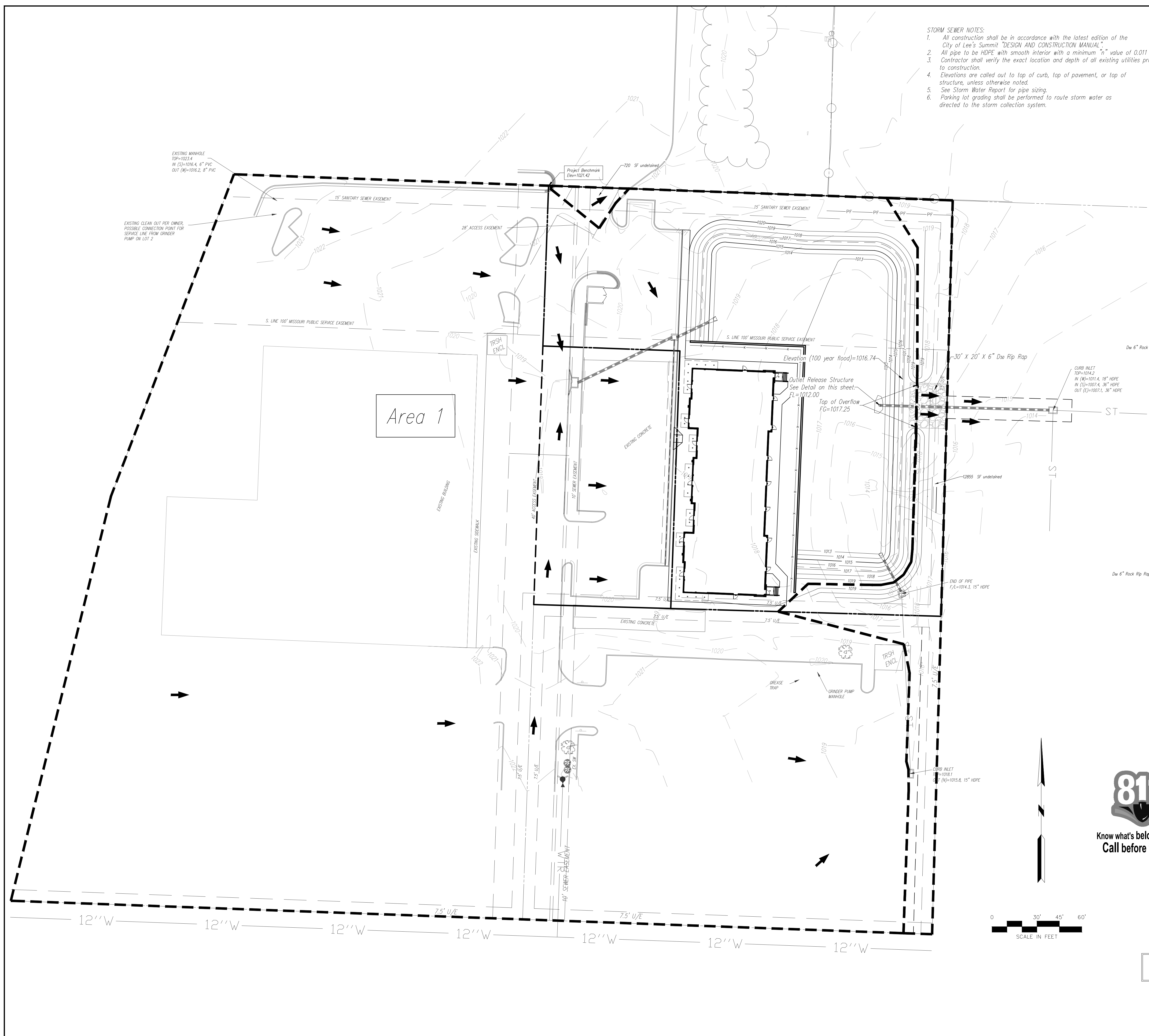
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PRELIMINARY DEVELOPMENT
 DRAINAGE AREA MAP

DOUGLAS CORNERS BUILDING
 LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

XREF NO. 81098
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 - Parking lot grading shall be performed to route storm water as directed to the storm collection system.

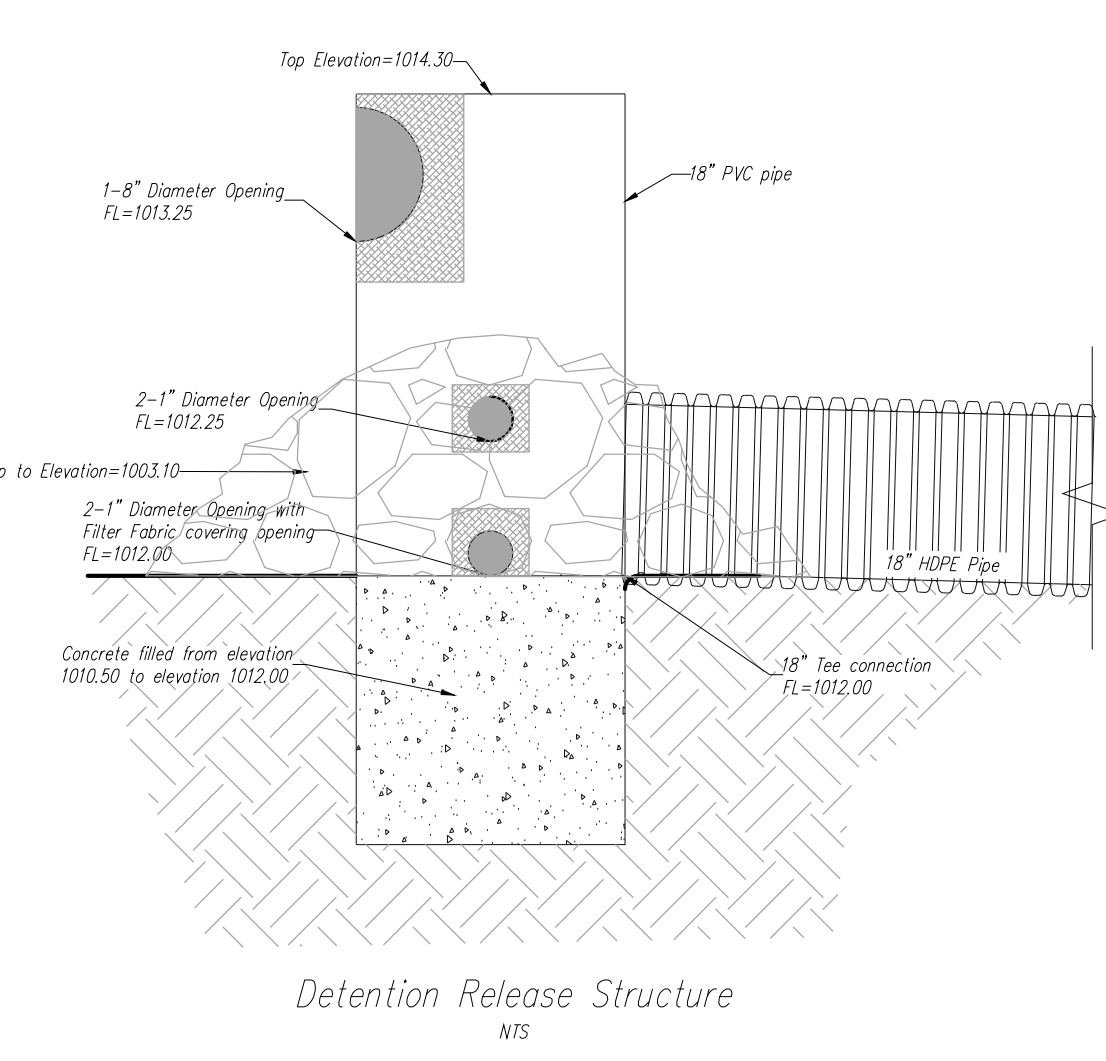
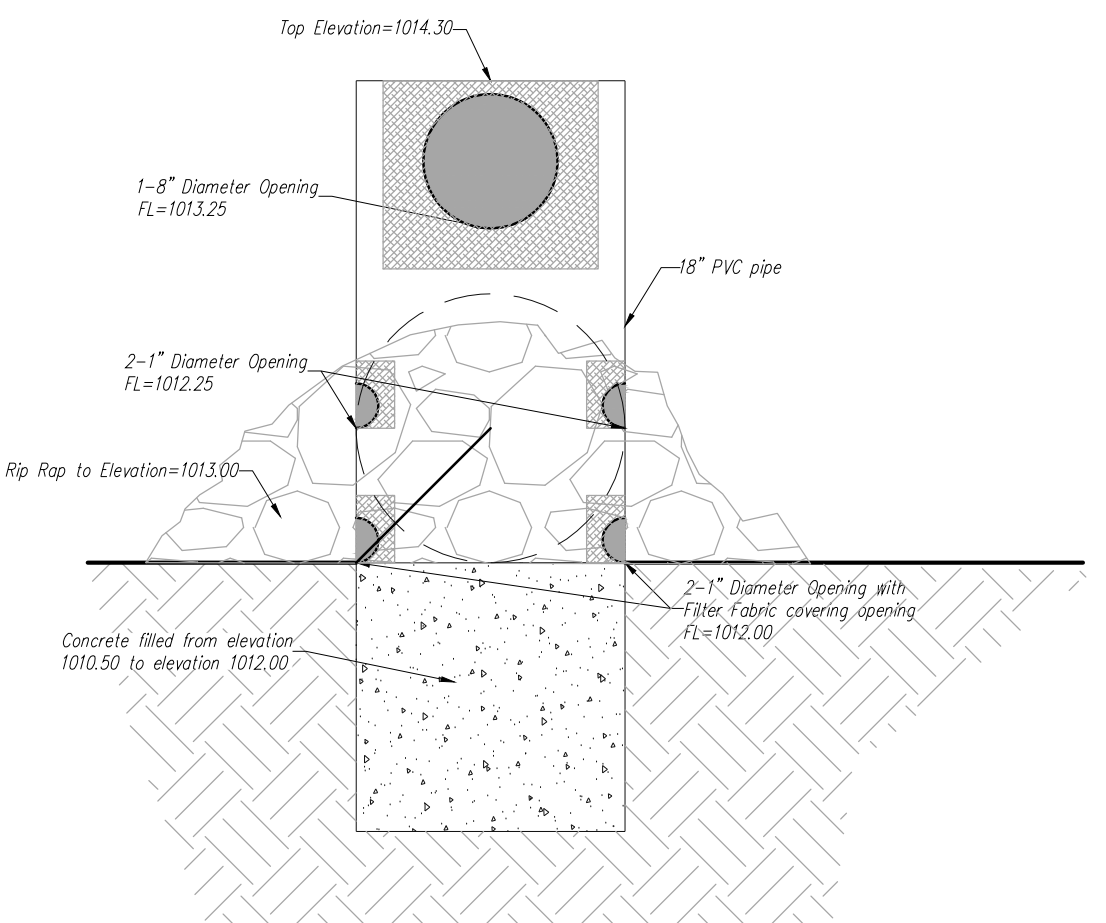
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1017	19,577	

Detention release was sized by Bentley PondPACK V8i and is sized to release the 100-year storm event over the proposed rip rap lined channel.

The APWA 5600 allowable minimum releases for 6.3 acres are:

2 year - 3.15 cfs
 10 year - 12.60 cfs
 100 year - 18.90 cfs



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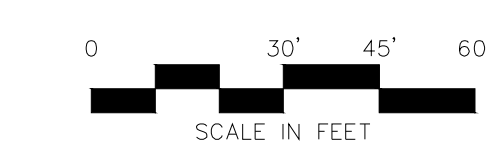


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 TOP ELEV. 1021.42

KEY

PROPOSED	EXISTING
979	Grades
960	Grades
→	100 Year Overflow
- - -	Drainage Area

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NO.	BY	REVISION

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POST DEVELOPMENT DRAINAGE AREA MAP
 DOUGLAS CORNERS BUILDING
 LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

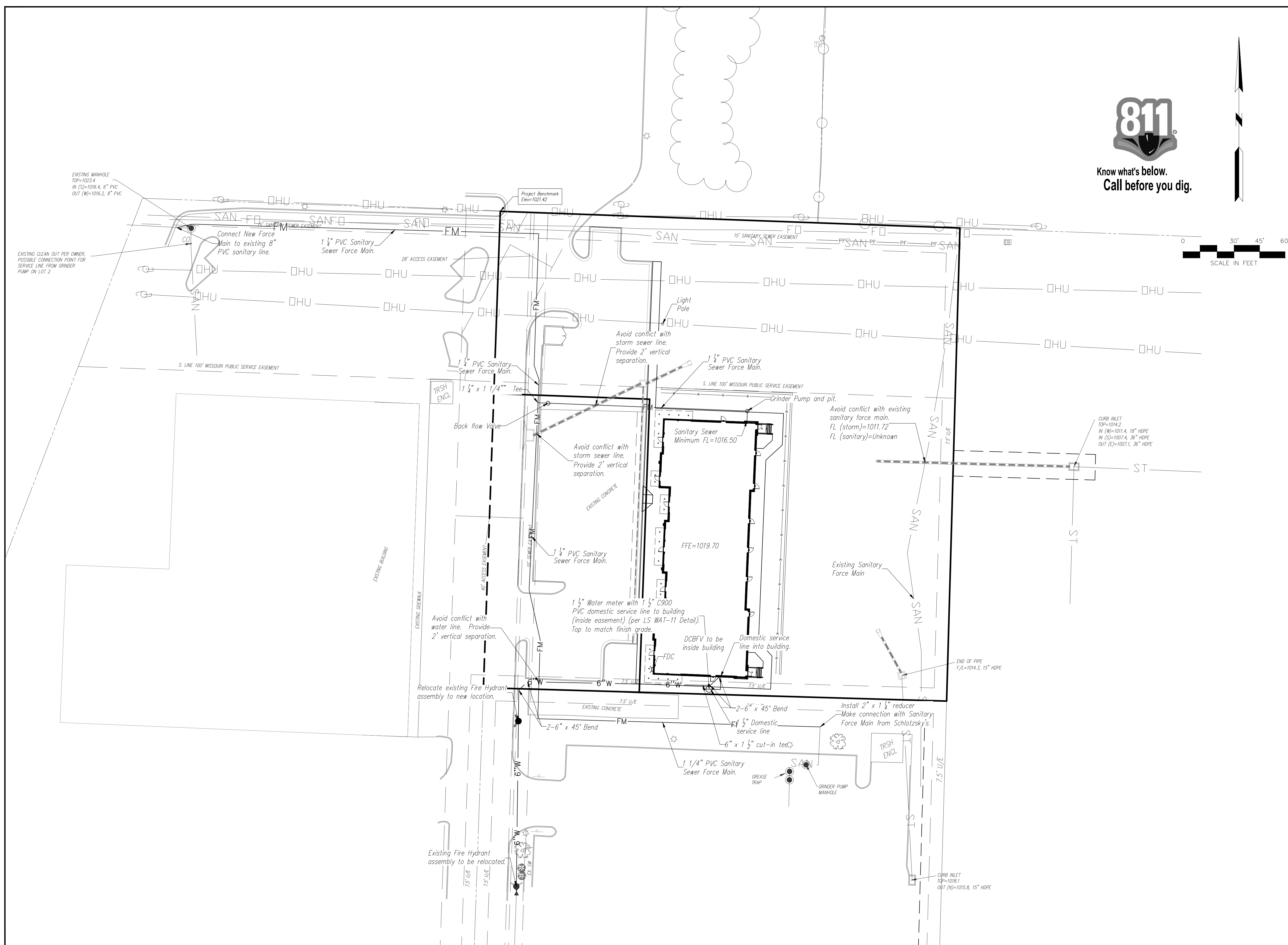
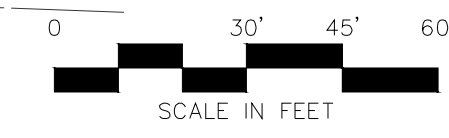
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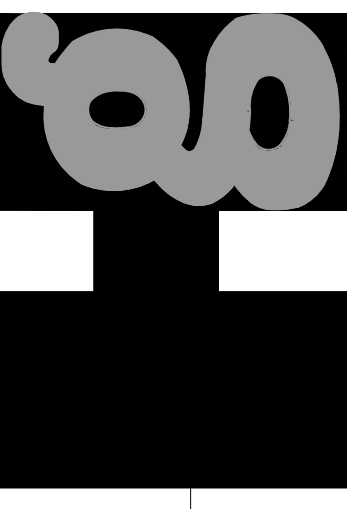
NOTE:
 -If sprinkler system is installed in building FDC shall be installed within 100' from fire hydrant.
 -If sprinkler system is installed in building DCBFV vault shall be installed within 50' from fire hydrant.

- UTILITY NOTES:**
- All utility installation to be in accordance to Lee's Summit "DESIGN AND CONSTRUCTION MANUAL" per Ordinance 5813. See manual for specifications and standard details.
 - Roof drains (RD) to be released directly into detention pond.
 - Contractor to contact the Water Utilities Department, Operations Division, at (816) 969-7606 to schedule water main taps and cut-ins, 48 hours in advance.
 - Trust blocks to be provided at all water line bends and tee locations.
 - There will be no roof mounted mechanical units.
 - Domestic water lines to be 3/4" diameter Type K Copper from main to meter and 1" diameter C900 PVC from meter to building.
 - Contractor to coordinate with KCPL for temporary and permanent electric alignment and connection.
 - See MEP plans for all utility information inside of the building.

NO.	BY	DATE	REVISION



8/06/18
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planners
 CORPORATE LICENSE NO. E201005873



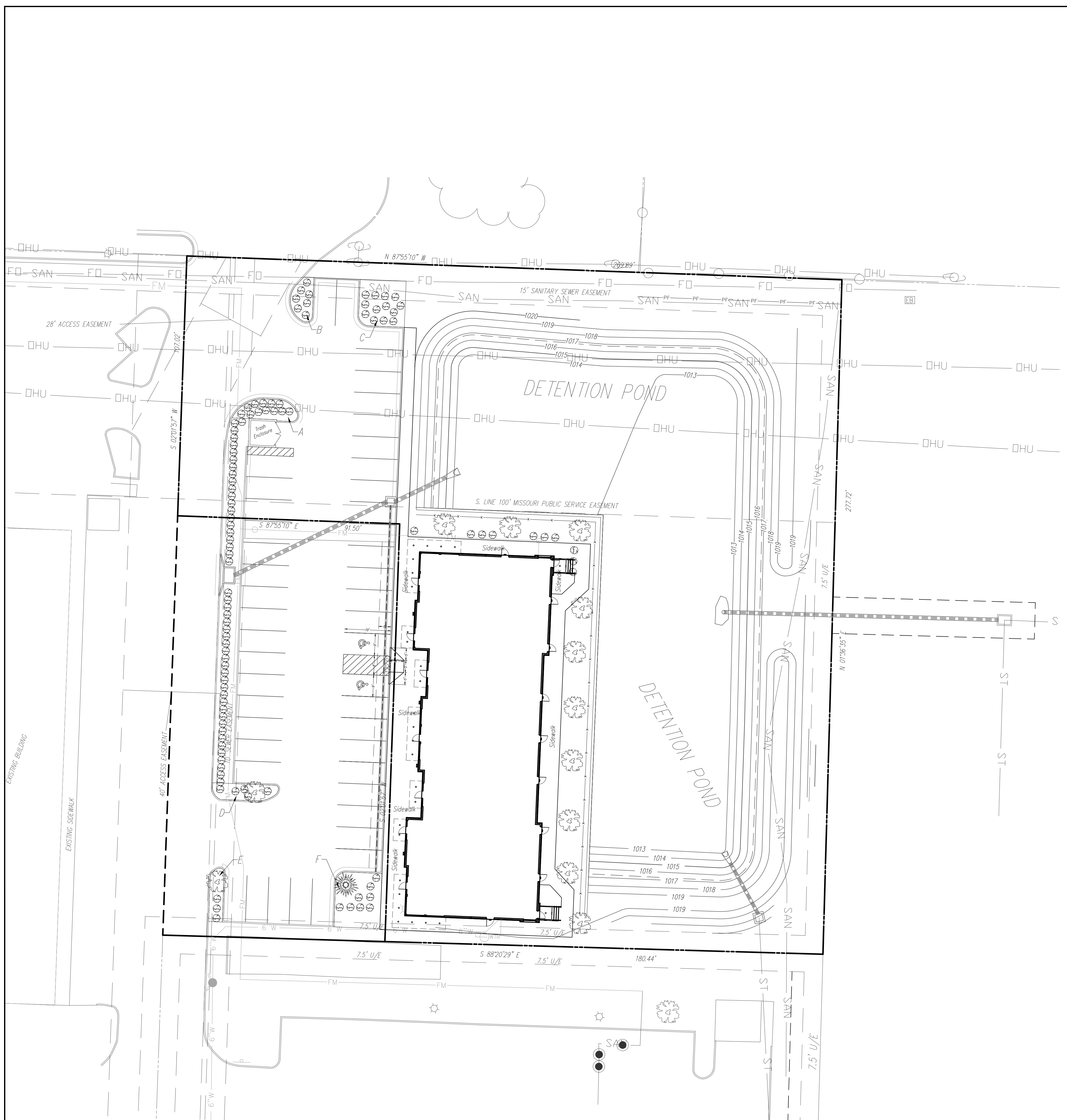
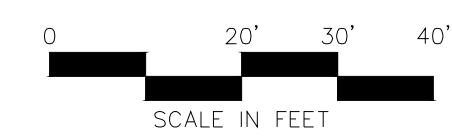
UTILITY PLAN

DOUGLAS CORNERS BUILDING
 LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

XREF NO. 181096
DRAWING NO. 18007
DATE JUNE 12, 2018
JOB NO. 18007



Know what's below.
Call before you dig.



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

Worksheet for Tree and Shrub Requirements:

A - Size of development site	= 75,508 SF
B - Length of street frontage of development site	= 0 LF
C - Trees required on street frontage = 1/30 LF	= 0 Trees
D - Trees provided	= 0 Trees
E - Parking lot area	= 14,178 SF
F - Green space required in parking lot (E x 5%)	= 709 SF
G - Green space provided	= 1,392 SF
H - Shrubs required along frontage = 1/20 LF	= 0 Shrubs
Shrubs required along frontage (Parking lot screen)	= 81 Shrubs
I - Shrubs Provided	= 81 Shrubs
Shrubs Provided (Parking lot screen)	= 81 Shrubs
Shrubs Provided (Total frontage)	= 0 Shrubs
J - Quantity of additional trees required	= 13 Trees
1 tree per 5000 SF of open area (63,040/5,000)	= 13 Trees
K - Additional Trees Provided	= 13 Trees
L - Quantity of additional shrubs required	= 25 Shrubs
2 shrubs per 5000 SF of open area (63,040/5,000)	= 25 Shrubs
M - Additional Shrubs Provided	= 25 Shrubs

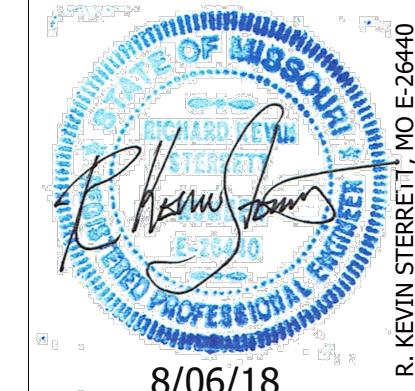
Interior Landscape

Area	SF
A	183 SF
B	138 SF
C	356 SF
D	167 SF
E	121 SF
F	427 SF
TOTAL	1,392 SF

LANDSCAPE SCHEDULE:

SPECIES	CALIPER/HEIGHT	QUANTITY
"October Glory" Maple	3" caliper measured 6" from the ground	12
Acer Rubrum		
Eastern White Pine (or equal)	8' (at time of planting)	1
Pinus Strobus		
Evergreen Shrub (or equal)	24" Minimum height at time of planting	76

NO.	BY	DATE	REVISION



8/06/18

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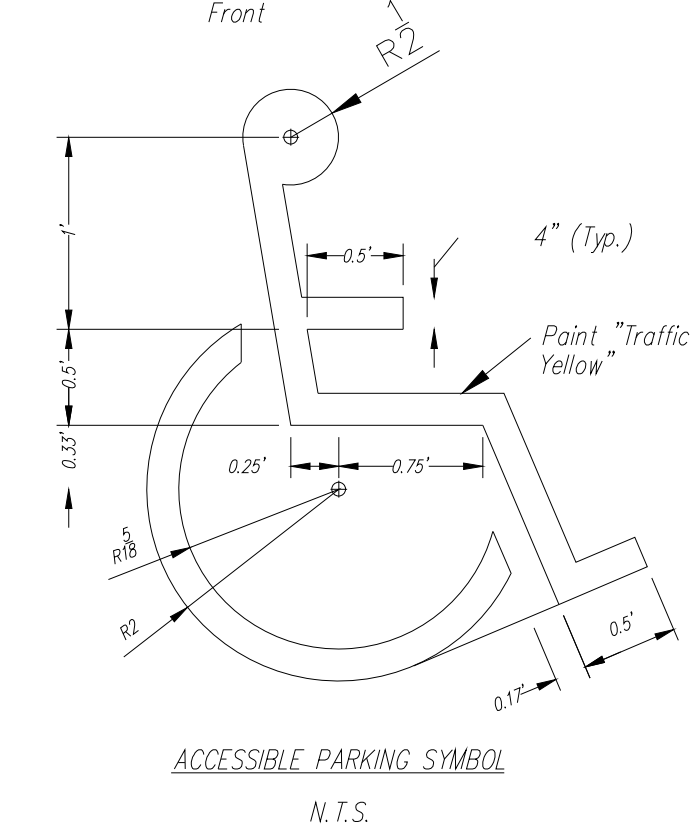
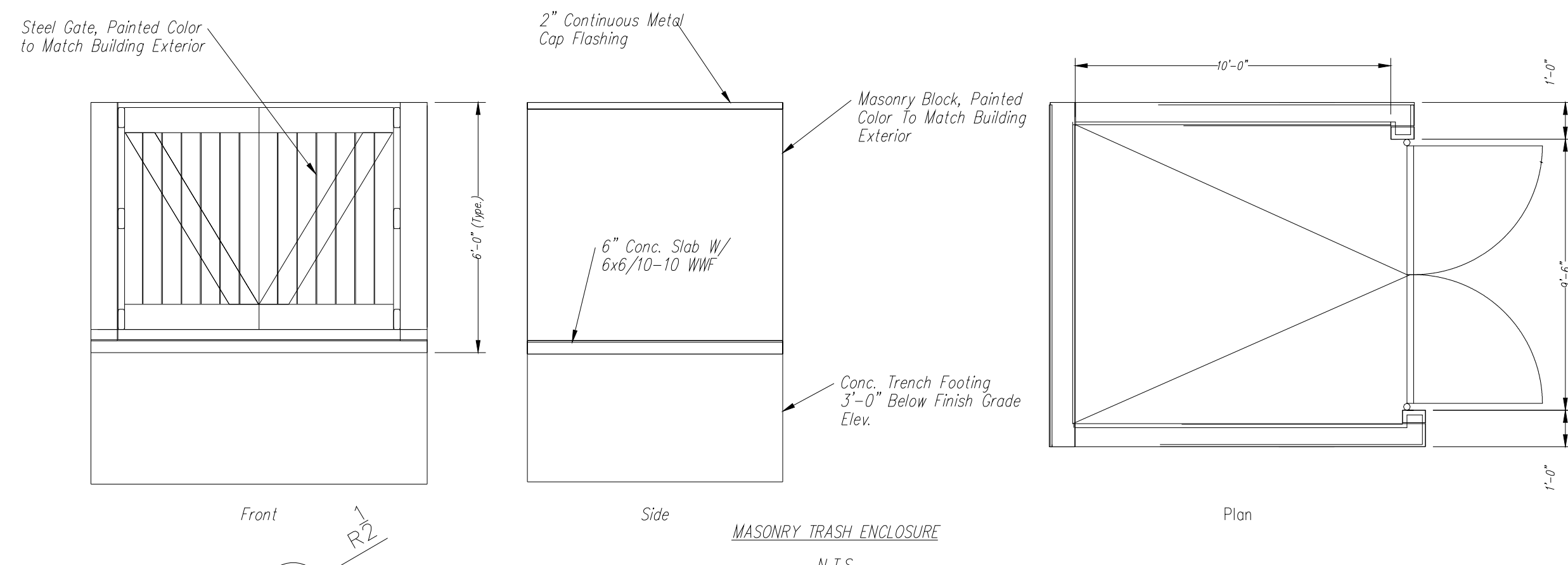
8

CORPORATE LICENSE No. E2010005873

LANDSCAPE PLAN

DOUGLAS CORNERS BUILDING
LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

X-REF NO.	181096
DRAWING NO.	18007
DATE	JUNE 12, 2018
JOB NO.	18007

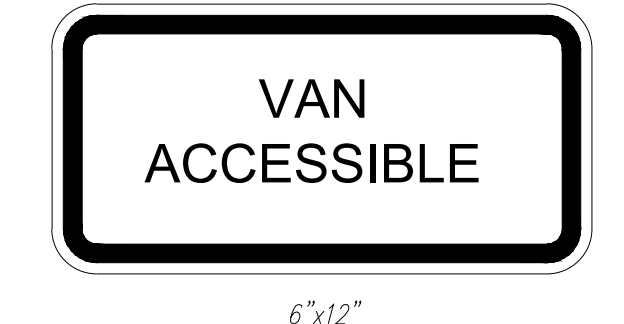


ACCESSIBLE PARKING SYMBOL
N.T.S.

NOTE: Symbol to be centered in parking space and oriented as illustrated on plans.



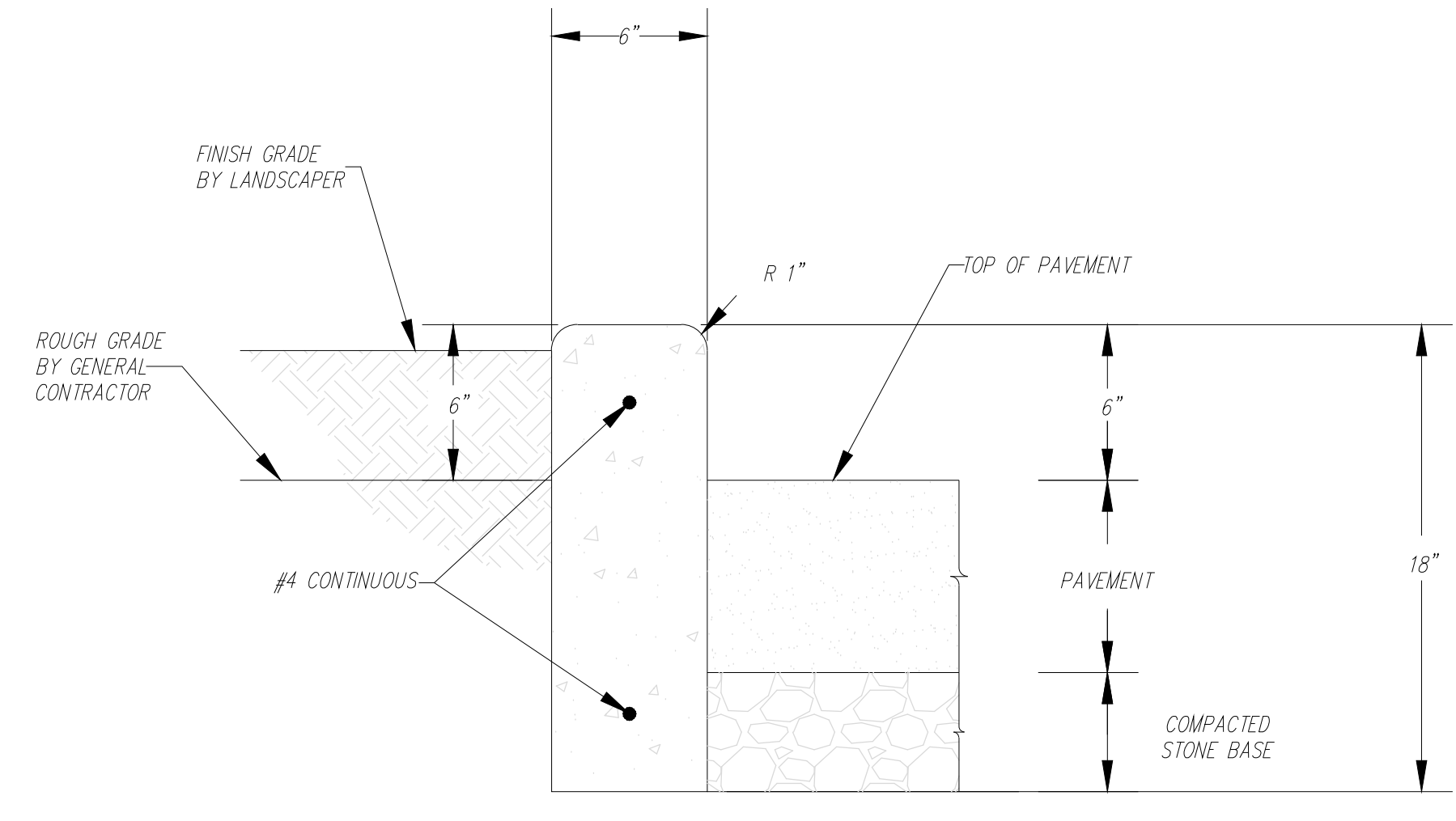
Colors Legend and Border - Green
White Symbol on Blue Background
Background - White (R7-B)



6" x 12"

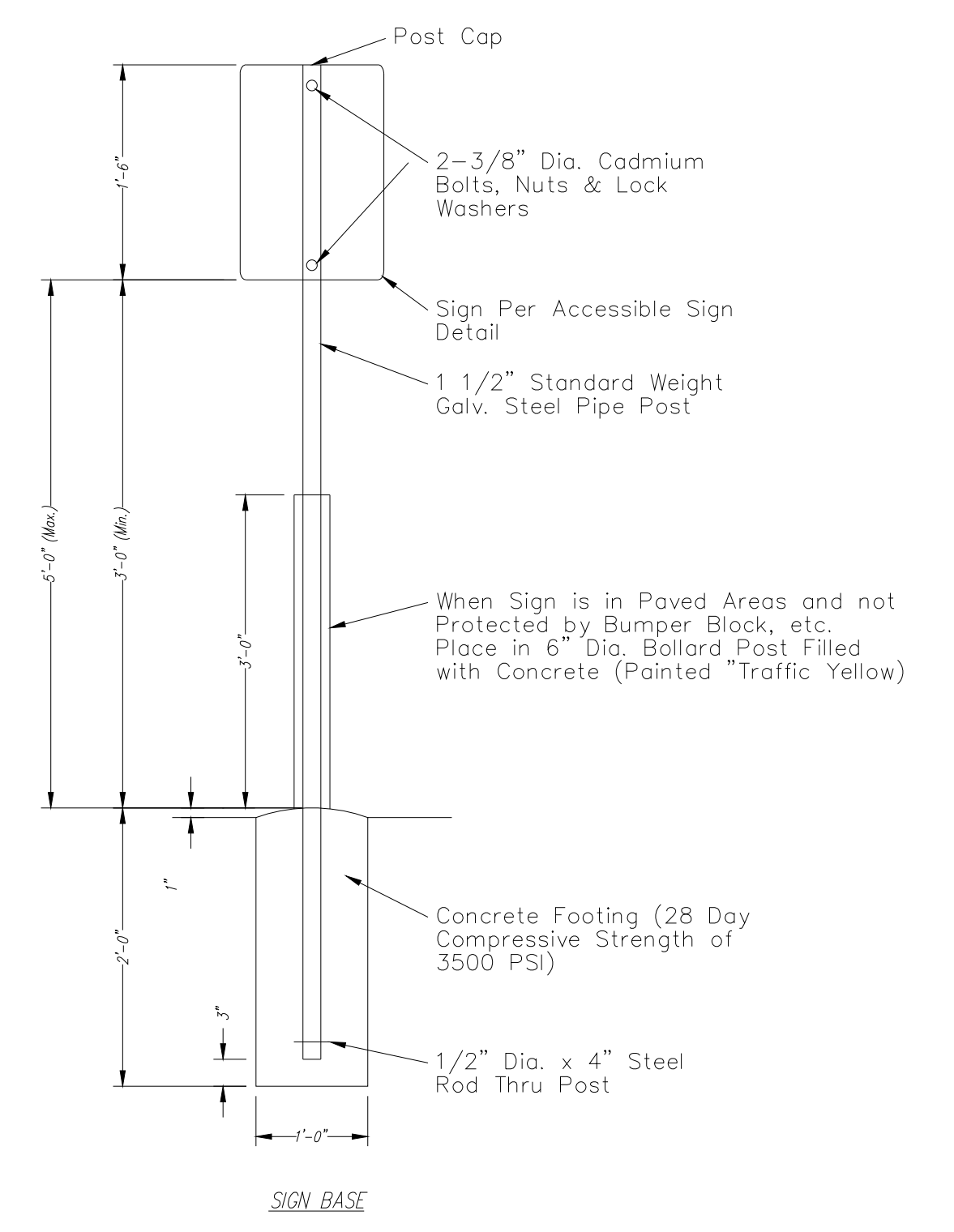
ACCESSIBLE SIGN DETAIL
N.T.S.

1. Mount 2 Accessible Signs to building. See plans for locations.
2. All signs should comply with U.S. Department of Transportation Federal Highway Administration's "Uniform Traffic Control Devices", and local codes as specified. Mount signs in accordance with manufacturer's instructions.

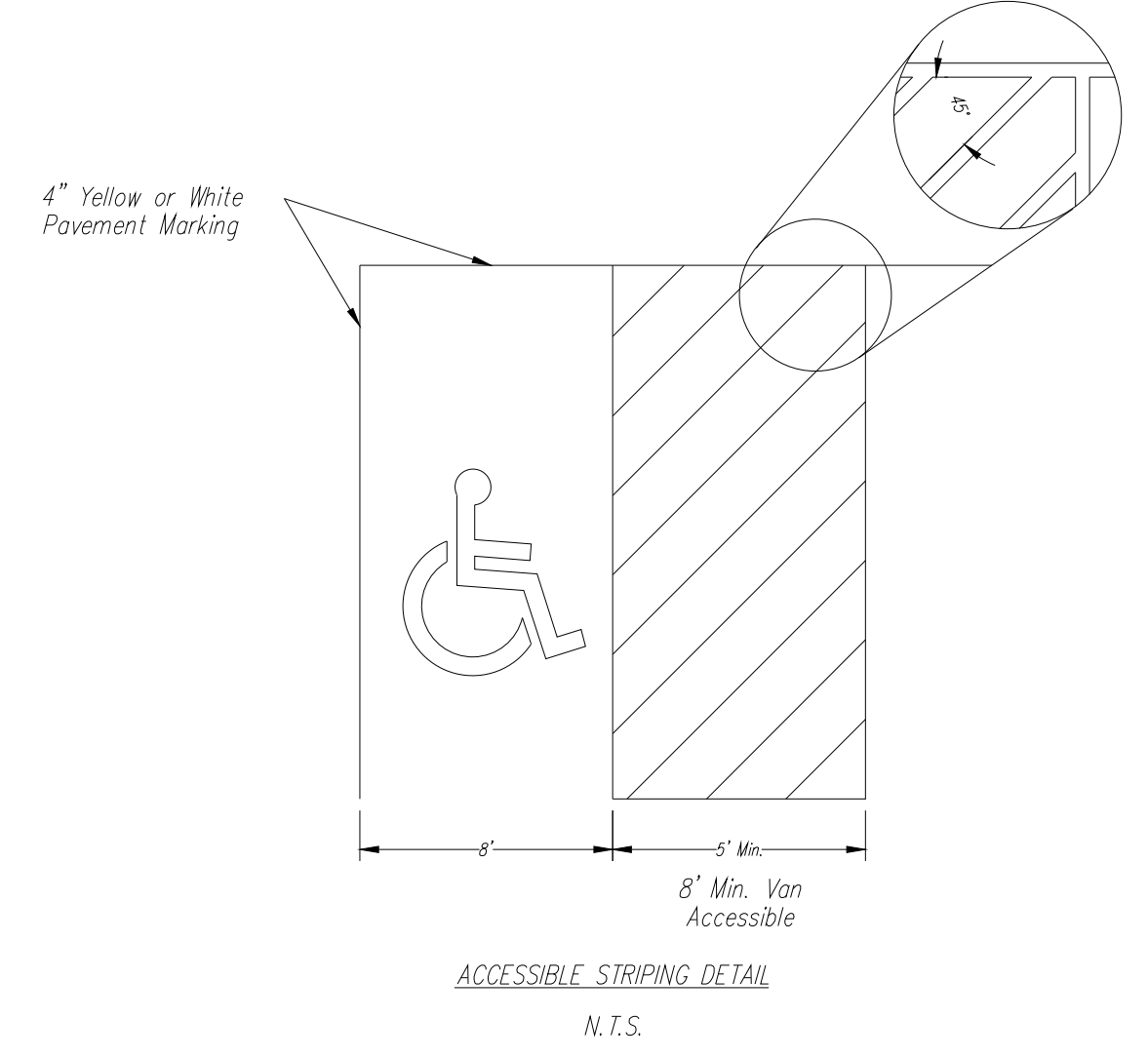


NOTE: PROVIDE EXPANSION JOINTS @ 20'-0" O.C. (MAX.)
.028 C.Y. CONC. PER L.F. + REINF. FOR 6" X 18"
.046 C.Y. CONC. PER L.F. + REINF. FOR 10" X 18"

CONCRETE CURB - 6" X 18"



SIGN BASE



ACCESSIBLE STRIPING DETAIL
N.T.S.

NO.	BY	CHK/APP

DATE	REVISION

g Consult Inc engineers planners

SITE DETAIL SHEET
 DOUGLAS CORNERS BUILDING
 LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

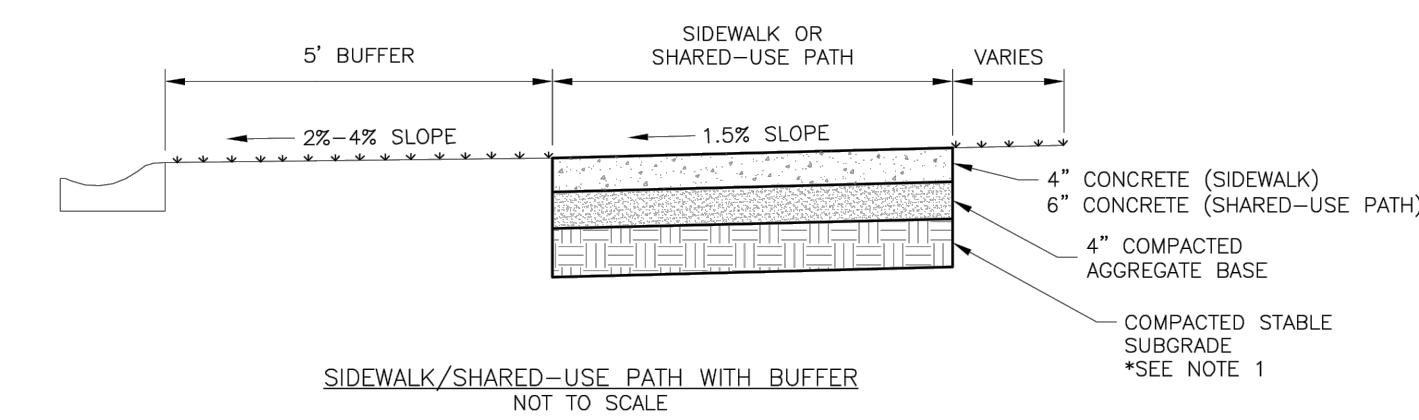
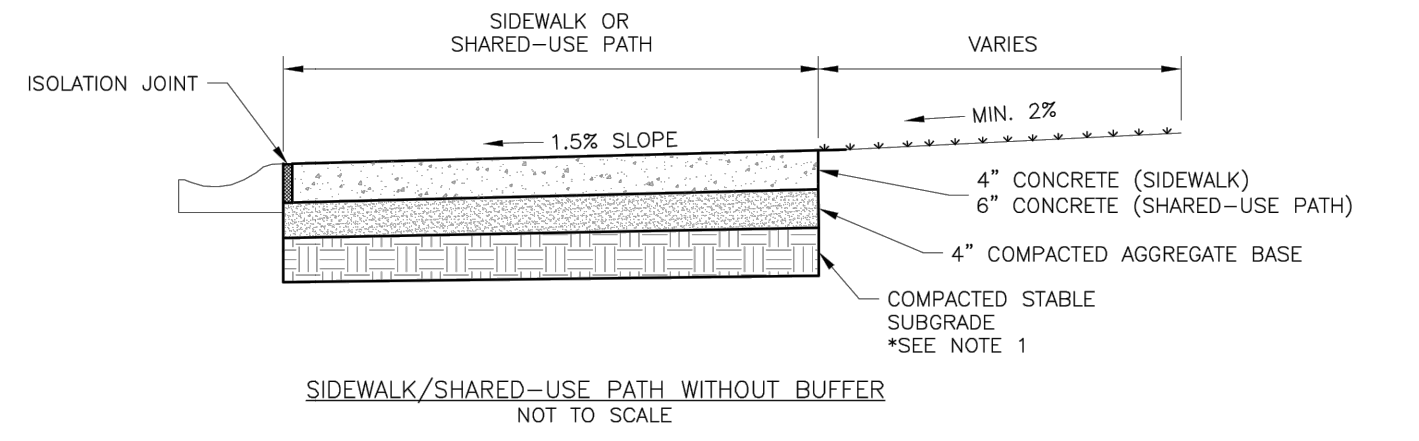
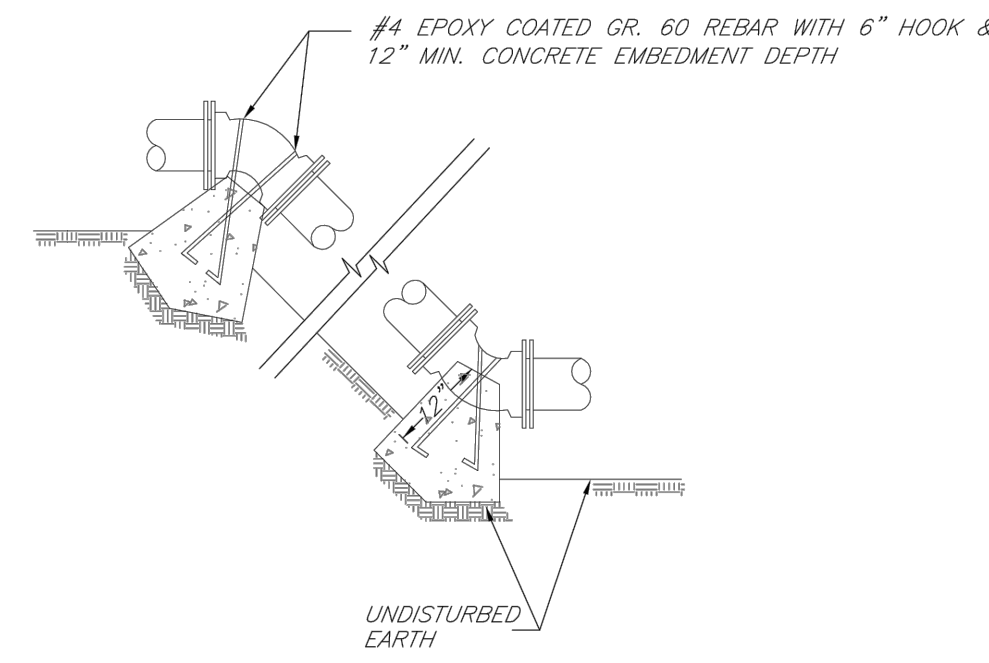
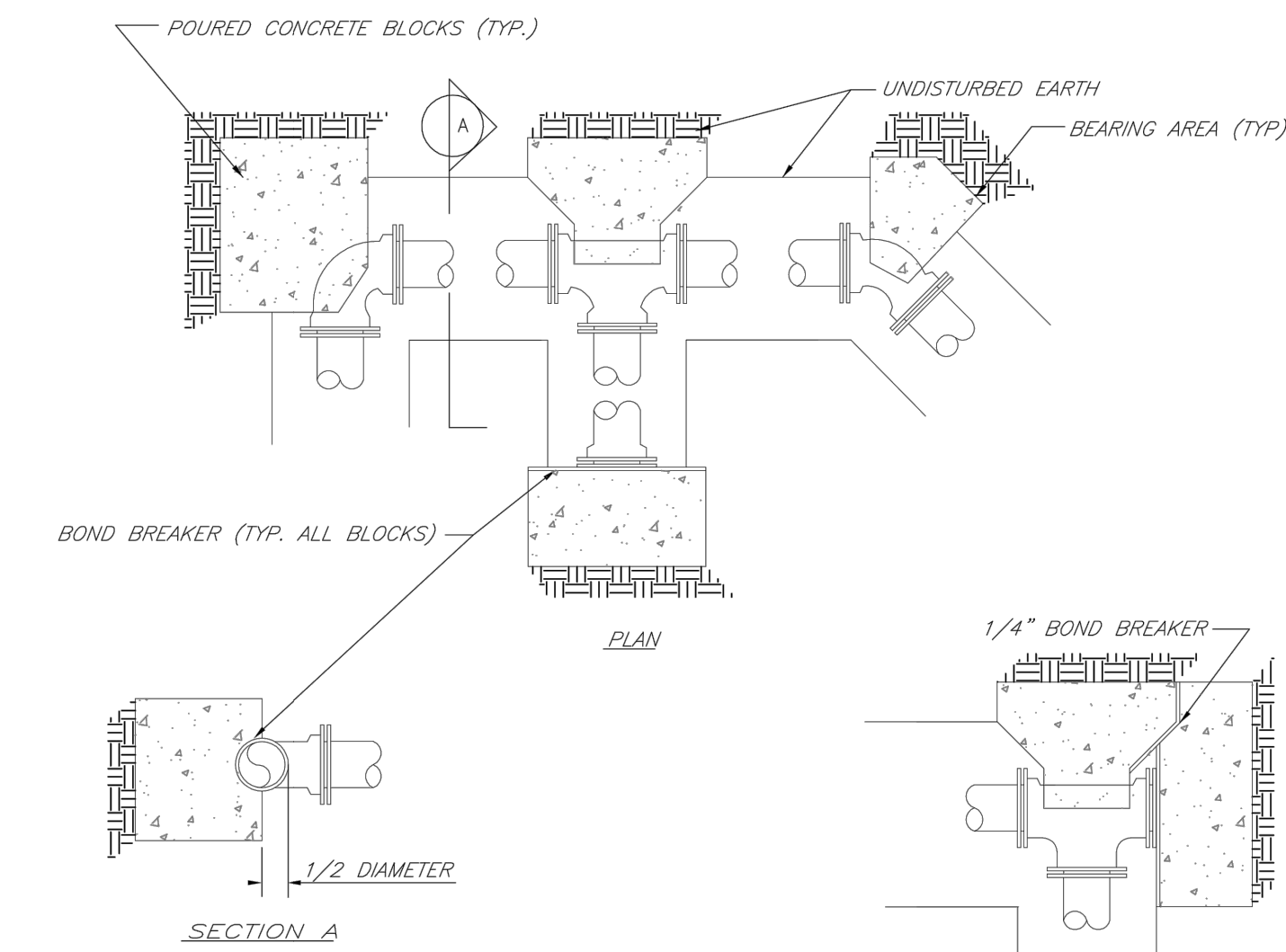
X-REF NO.	181096
DRAWING NO.	18007
DATE	JUNE 12, 2018
JOB NO.	18007

REQUIRED CONCRETE BEARING AREA (SQUARE FEET - SF)							
NOM. DIA. (INCHES)	TEE, PLUG	BEND	BEND	BEND	BEND	BEND	BEND
180	4.7	6.7	4.0	22.5	11.25		
90	4.7	6.7	4.0	4.0	4.0		
45	8.4	11.8	6.4	4.0	4.0		
22.5	13.1	18.5	10.0	5.1	4.0		
11.25	18.8	26.2	14.4	7.4	4.0		
5.6	25.7	36.3	19.6	10.0	5.0		
2.8	33.5	47.4	25.6	13.1	6.6		
1.4	42.4	57.4	32.5	16.5	8.3		
0.7	REST. JT.	REST. JT.	REST. JT.	REST. JT.	REST. JT.	REST. JT.	REST. JT.
0.35	REST. JT.	REST. JT.	REST. JT.	REST. JT.	REST. JT.	REST. JT.	REST. JT.
0.18	REST. JT.	REST. JT.	REST. JT.	REST. JT.	REST. JT.	REST. JT.	REST. JT.

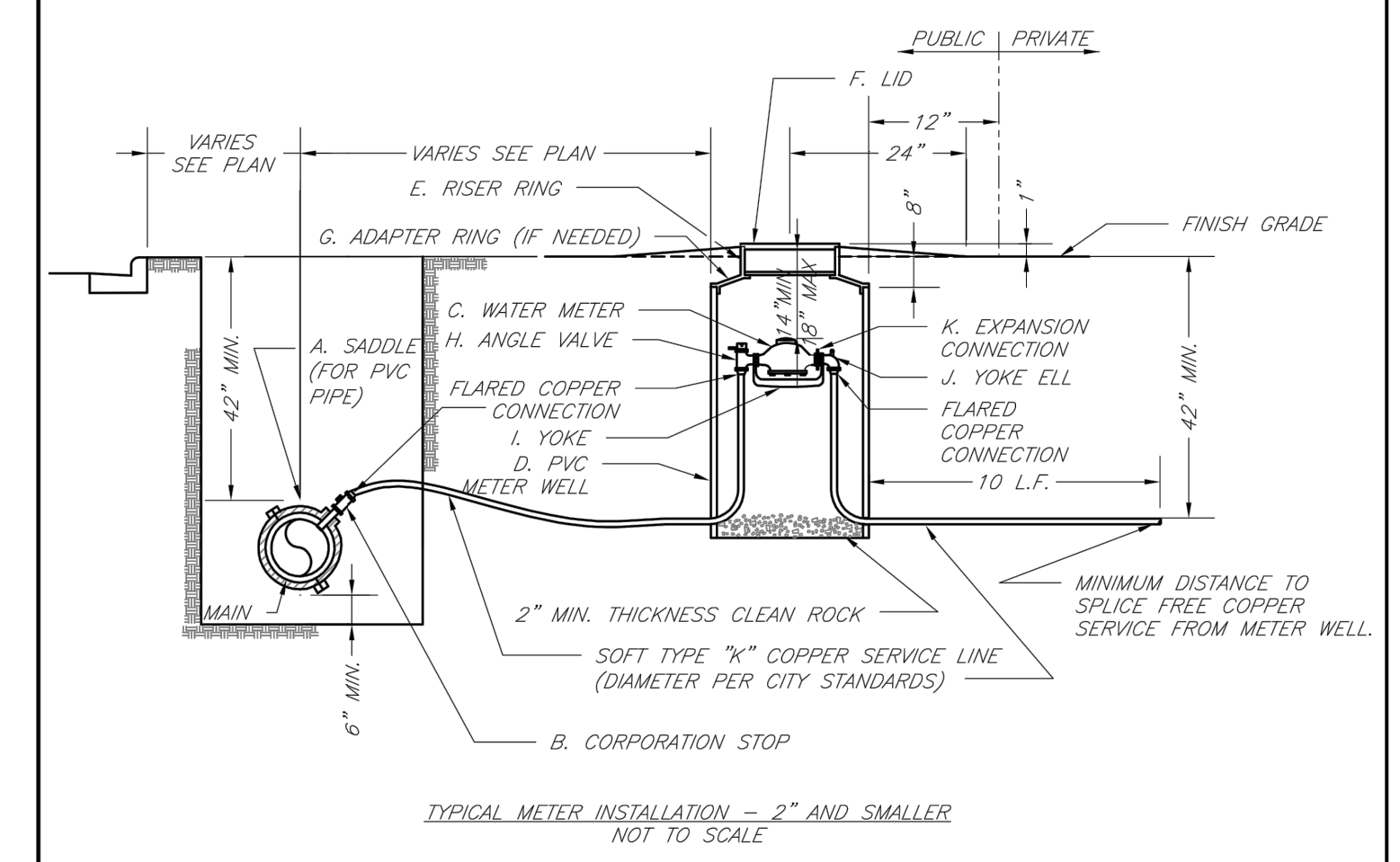
REQUIRED CONCRETE VOLUME (CUBIC FEET - CF)							
NOM. DIA. (INCHES)	TEE, PLUG	BEND	BEND	BEND	BEND	BEND	BEND
180	50.5	71.4	38.6	19.7	9.9		
90	89.8	126.9	68.7	35.0	17.6		
45	140.2	198.3	107.3	54.7	27.5		
22.5	202.0	282.0	154.6	78.8	39.6		
11.25	263.8	363.8	210.4	107.3	53.9		
5.6	325.6	444.4	263.8	140.1	70.4		
2.8	387.4	523.8	316.6	177.3	89.1		
1.4	449.2	603.2	369.8	214.2	110.0		
0.7	511.0	682.6	423.0	251.1	130.0		
0.35	572.8	762.0	476.2	288.0	150.0		
0.18	634.6	841.4	529.4	325.0	160.0		

- 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.

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 - BEARING MUST BE AGAINST UNDISTURBED SOIL.
 - DO NOT COVER JOINTS OR BOLTS (WHERE APPLICABLE) WITH CONCRETE.



- 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.
 - KCMB 4K CONCRETE MIX SHALL BE REQUIRED FOR ALL SIDEWALKS AND SHARED-USE PATHS OR AS APPROVED BY THE CITY INSPECTOR.
 - ALL SIDEWALKS SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).
 - AN EXPANSION JOINT SHALL BE PLACED AT A MAXIMUM OF 150 FT. CONSTRUCTION JOINTS SHALL BE PLACED THE SAME WIDTH OF SIDEWALK, BUT NO GREATER THAN 10 FT.
 - SHARED-USE PATH WIDTH SHALL BE 10 FT. WIDE.
 - SIDEWALK FINISHING (NO PICTURE FRAMING) AS DIRECTED BY CITY INSPECTOR.
 - WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.



- 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

DATE: 02/13
DRAWN BY: JN
CHECKED BY: DL
FILE: WAT-1
REV: 1/14

HORIZONTAL THRUST BLOCKS

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

DATE: 02/13
DRAWN BY: JN
CHECKED BY: DL
FILE: WAT-2
REV: 1/14

VERTICAL THRUST BLOCKS

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

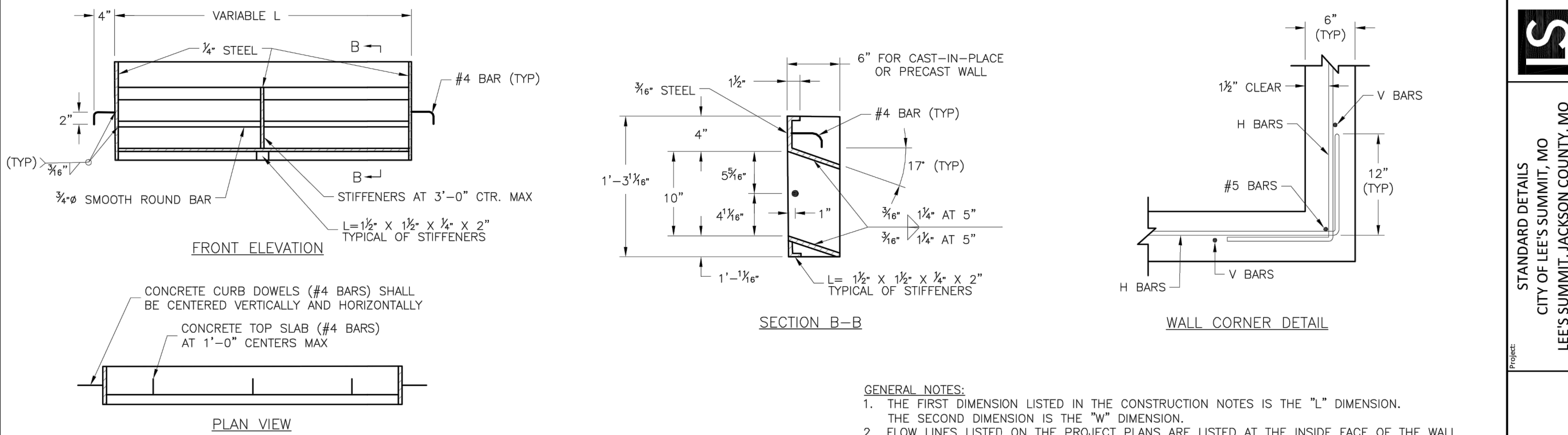
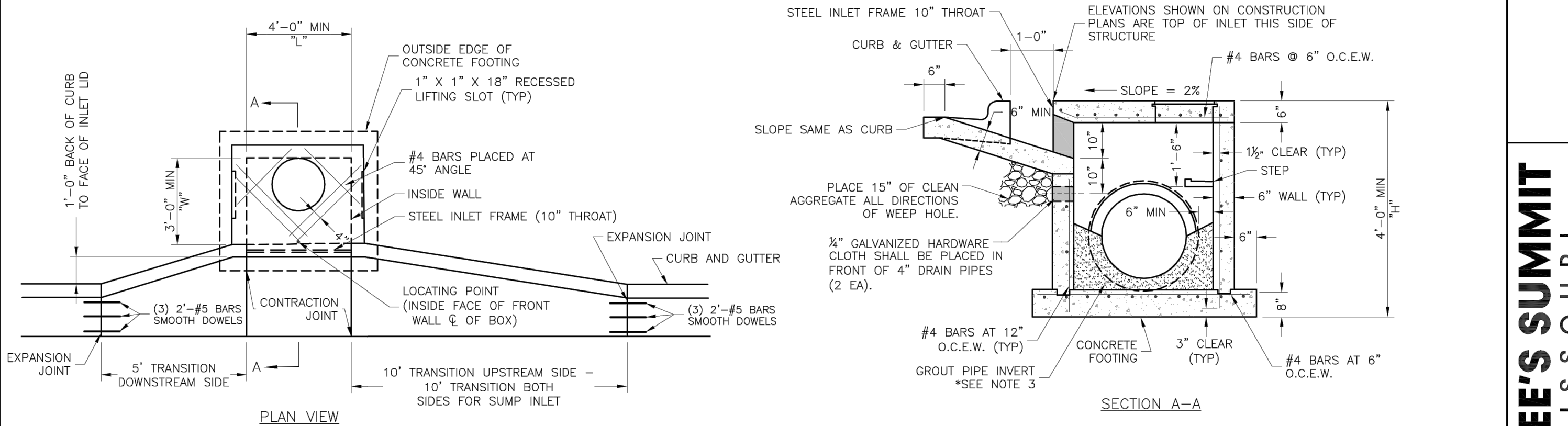
DATE: 04/17
DRAWN BY: MIF
CHECKED BY: DL
FILE: WAT-2
REV: 1/14

SIDEWALK/SHARED-USE PATH DETAIL

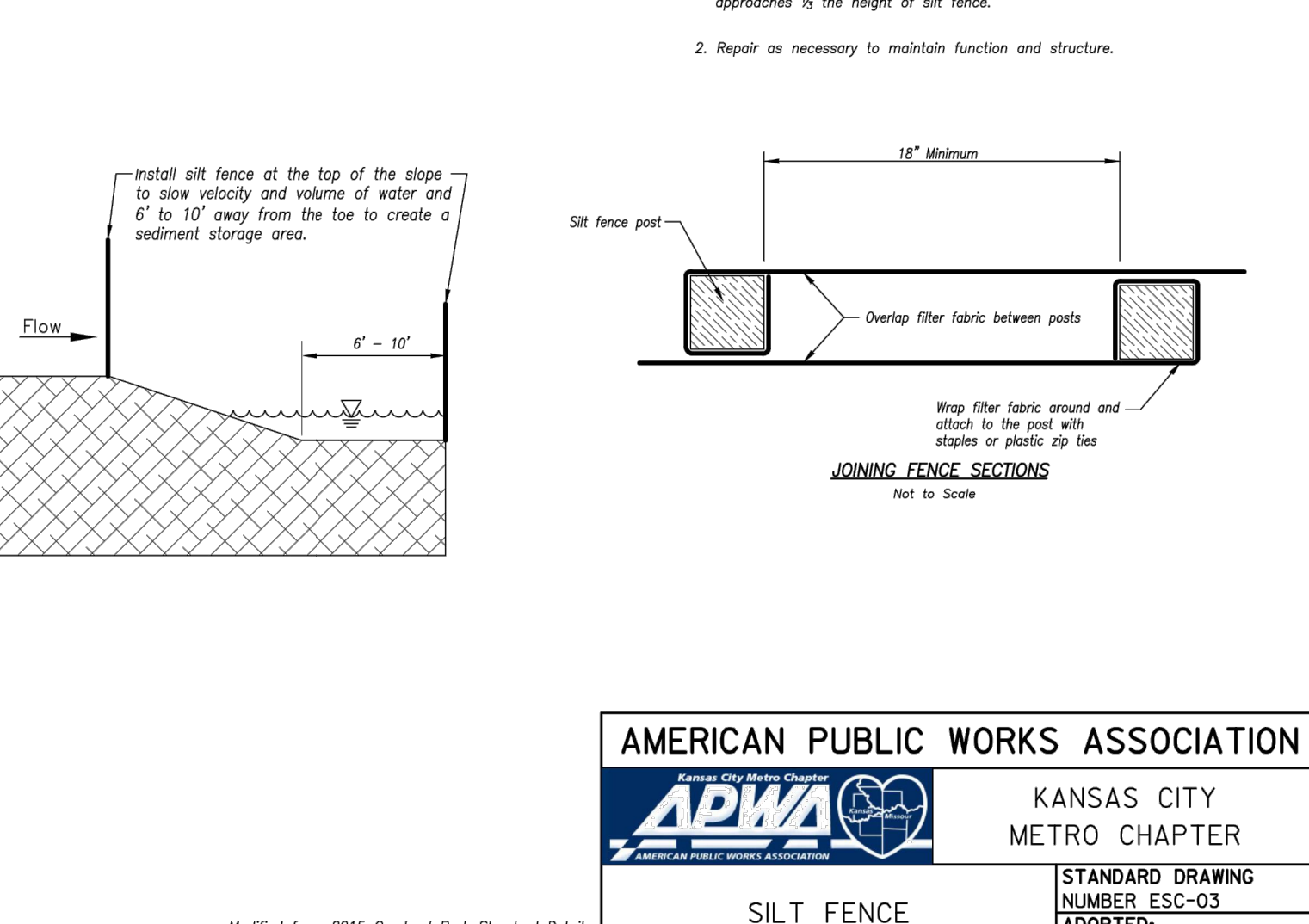
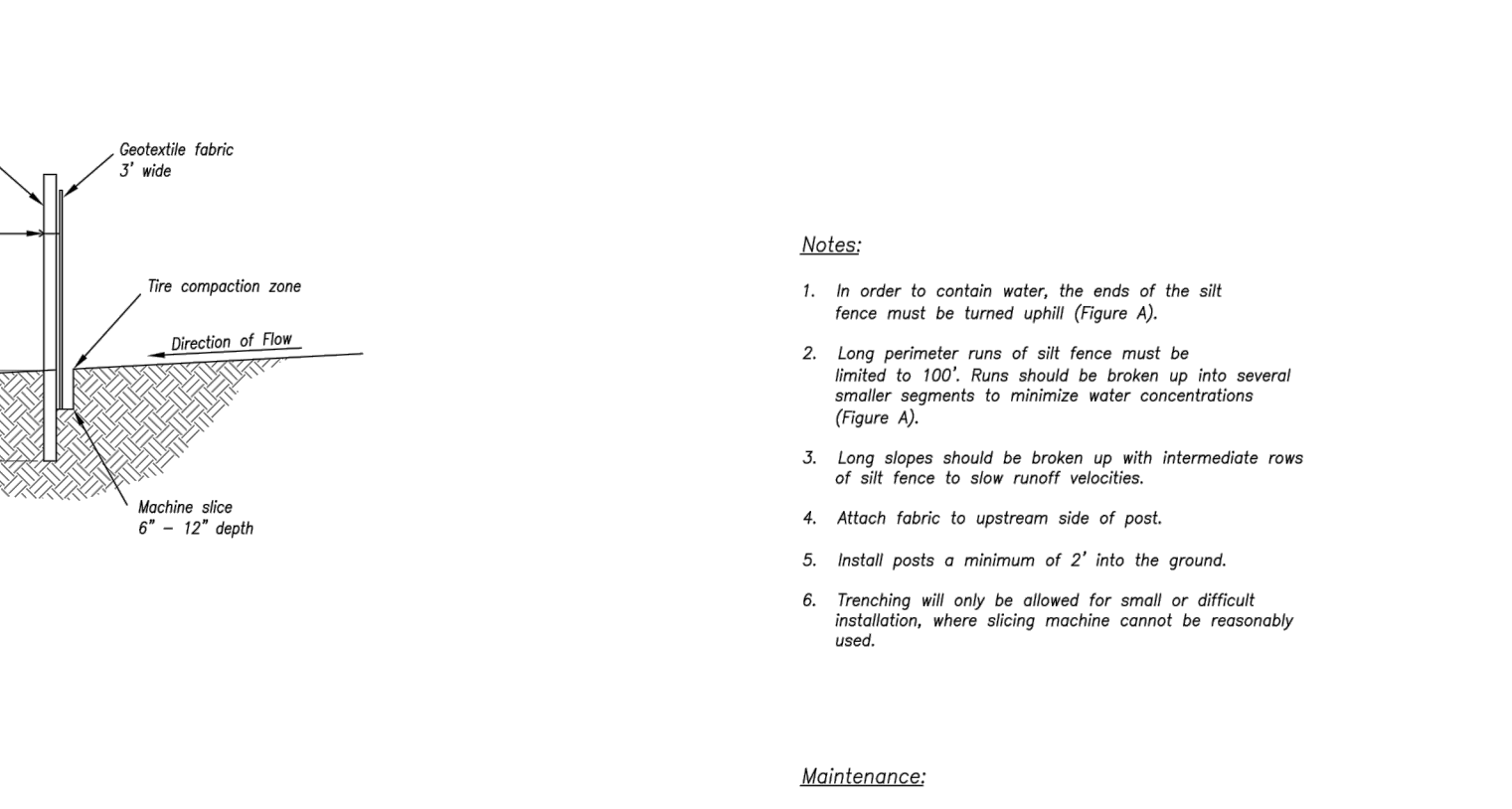
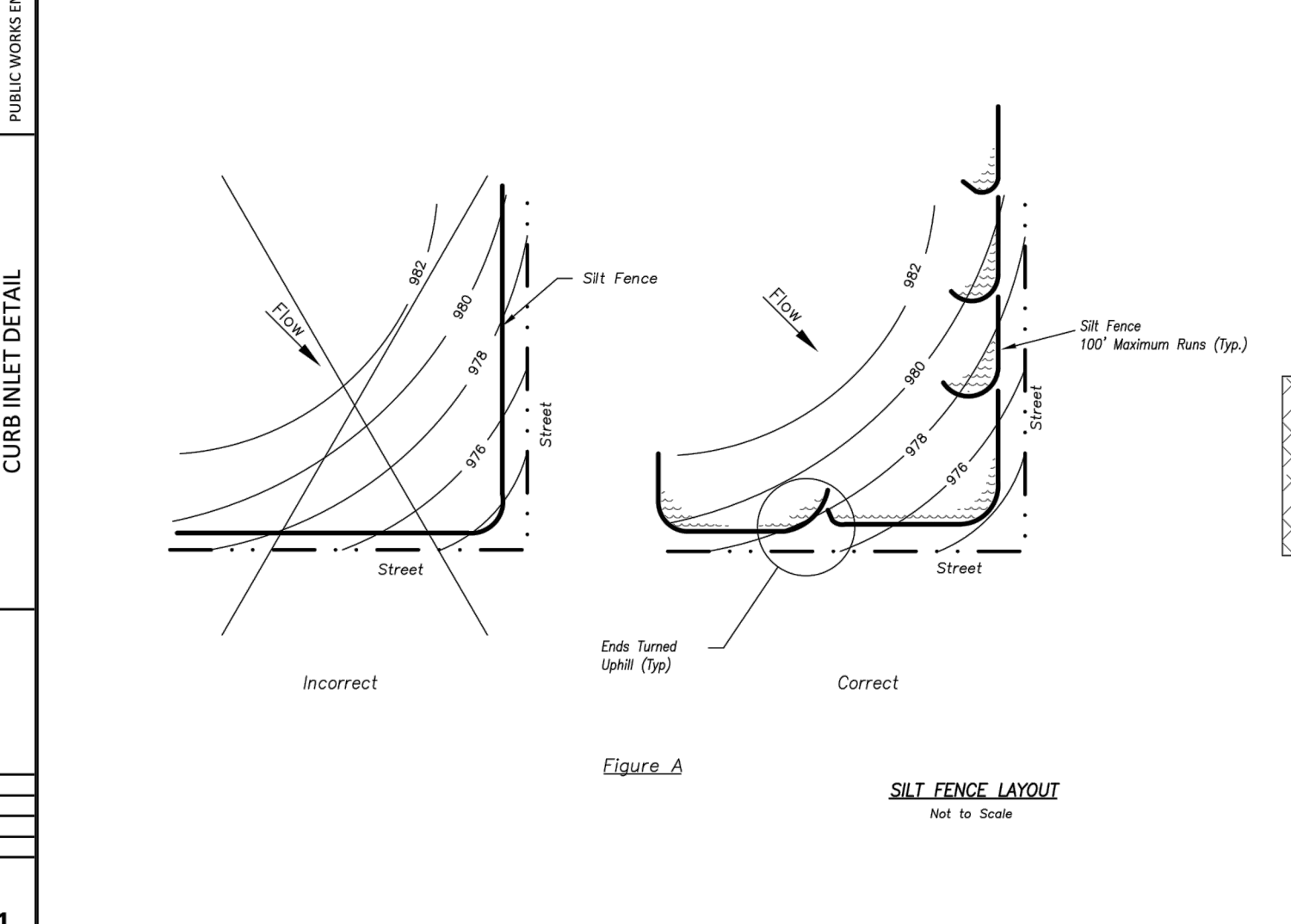
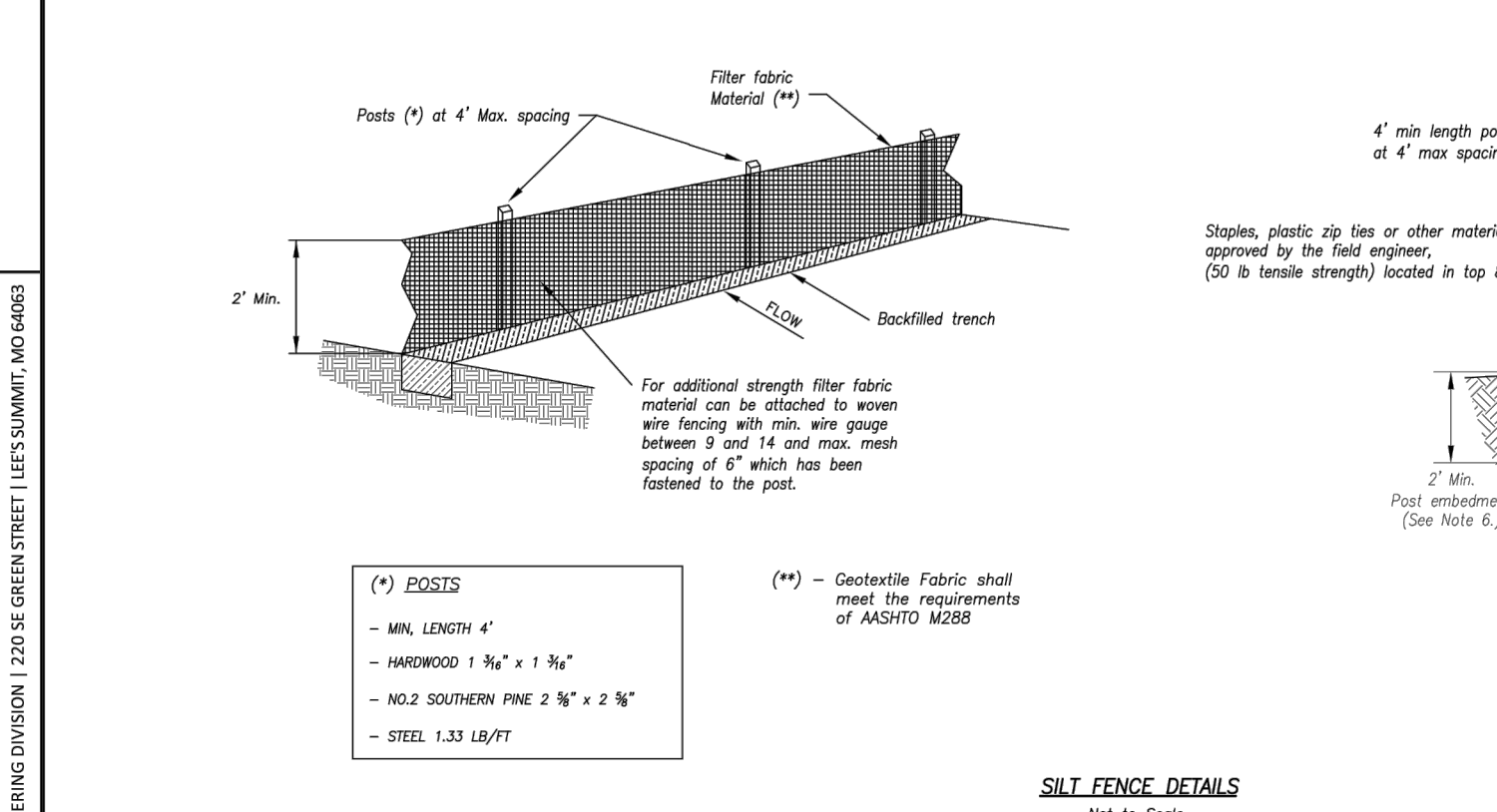
LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

DATE: 02/13
DRAWN BY: JN
CHECKED BY: DL
FILE: WAT-11
REV: 1/14

SERVICE CONNECTION/METER WELL



- GENERAL NOTES:
- THE FIRST DIMENSION LISTED IN THE CONSTRUCTION NOTES IS THE "L" DIMENSION.
 - THE SECOND DIMENSION IS THE "W" DIMENSION.
 - FLOW LINES LISTED ON THE PROJECT PLANS ARE LISTED AT THE INSIDE FACE OF THE WALL.
 - FLOOR OF INLET GROUDED AND SHAPED TO MATCH PIPE INVERT TO PROVIDE SMOOTH FLOW.
 - LOCATE MH RING AND COVER ON BLANK WALL IF POSSIBLE.
 - STEPS SHALL BE SPACED AT 1'-4" O.C. VERTICALLY ON BLANK WALL IF POSSIBLE.
 - BEVEL ALL EXPOSED EDGES WITH 3/8" CHAMFER OR 1/2" TOOLED EDGE.
 - ON-GRADE INLETS SHALL CONFORM TO THE STREET GRADE AND SUMP INLETS SHALL BE LEVEL.
 - PRECAST LIDS SHALL BE PINNED, SEALED WITH NON-SHRINKABLE GROUT AND REMOVABLE FOR FUTURE MAINTENANCE.
 - LIFTING RINGS SHALL BE REMOVED AND SEALED WITH NON-SHRINKABLE GROUT FOR RING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.



- STEEL FRAME NOTES:
- ALL WELDS SHALL BE PERFORMED IN ACCORDANCE WITH APPROPRIATE AWS SPECIFICATIONS AND PROCEDURES.
 - ALL WELDS ON EXPOSED SURFACES SHALL BE DRESSED SO AS TO PROVIDE A PLEASING FINISHED APPEARANCE.
 - THE ENTIRE FRAME SHALL BE PAINTED A SINGLE COAT OF CHEM-PRIME #37H-78 PRIMER (GRAY) OR EQUAL.

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
DATE: 04/17
DRAWN BY: MIF
CHECKED BY: DL
FILE: WAT-2
REV: 1/14

AMERICAN PUBLIC WORKS ASSOCIATION
KANSAS CITY METRO CHAPTER

STANDARD DRAWING NUMBER ESC-03
ADOPTED: 10/24/2016

SILT FENCE

Consult Inc engineers planners

8

13

NO. BY: CK/APP
REVISION
DATE

DATE: 12, 2018
JOB NO: 18007
SHEET OF 13

11

13

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
DATE: 04/17
DRAWN BY: MIF
CHECKED BY: DL
FILE: WAT-2
REV: 1/14

STM-1

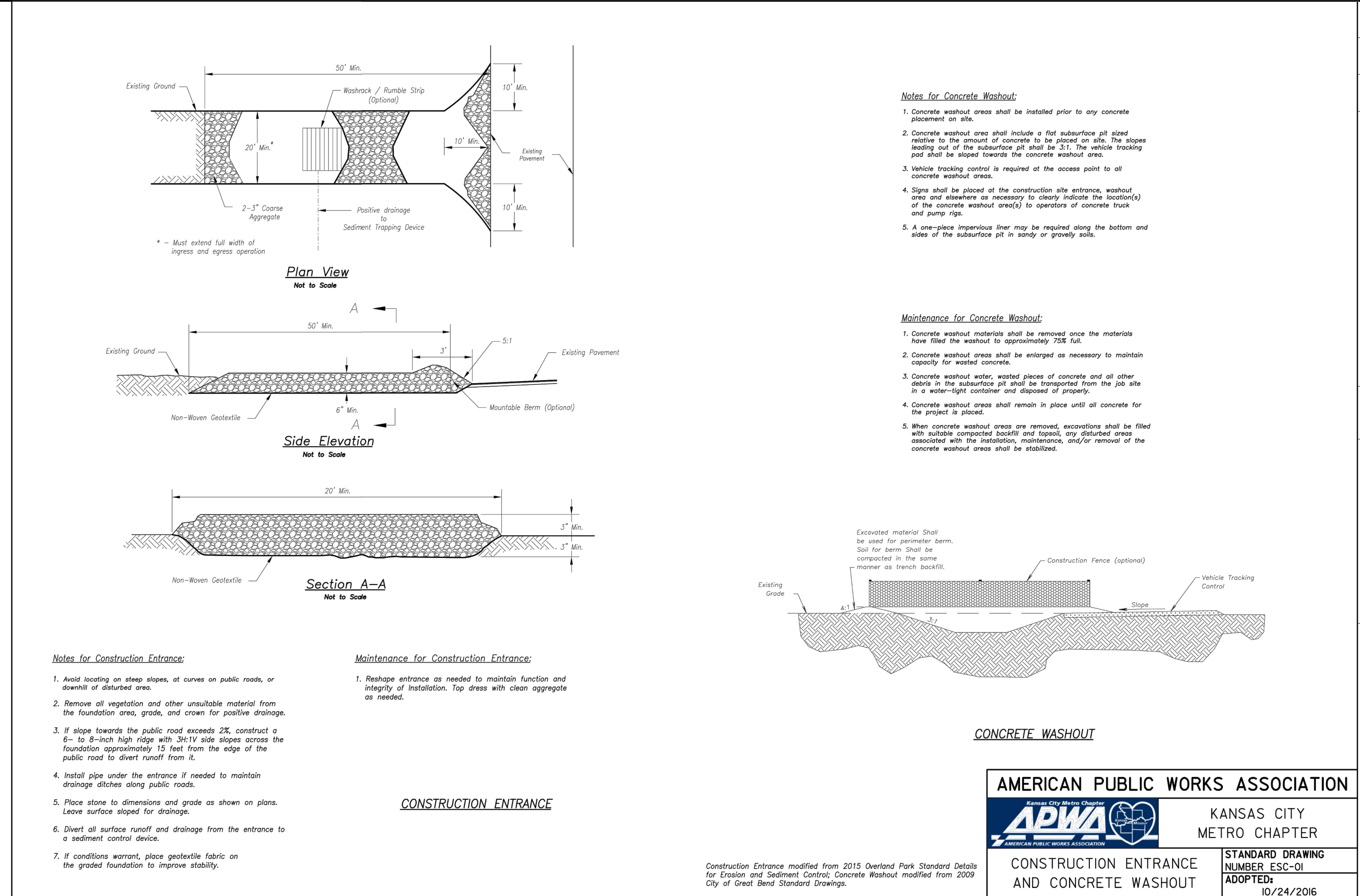
AMERICAN PUBLIC WORKS ASSOCIATION
KANSAS CITY METRO CHAPTER
STANDARD DRAWING NUMBER ESC-03
ADOPTED: 10/24/2016
SILT FENCE

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

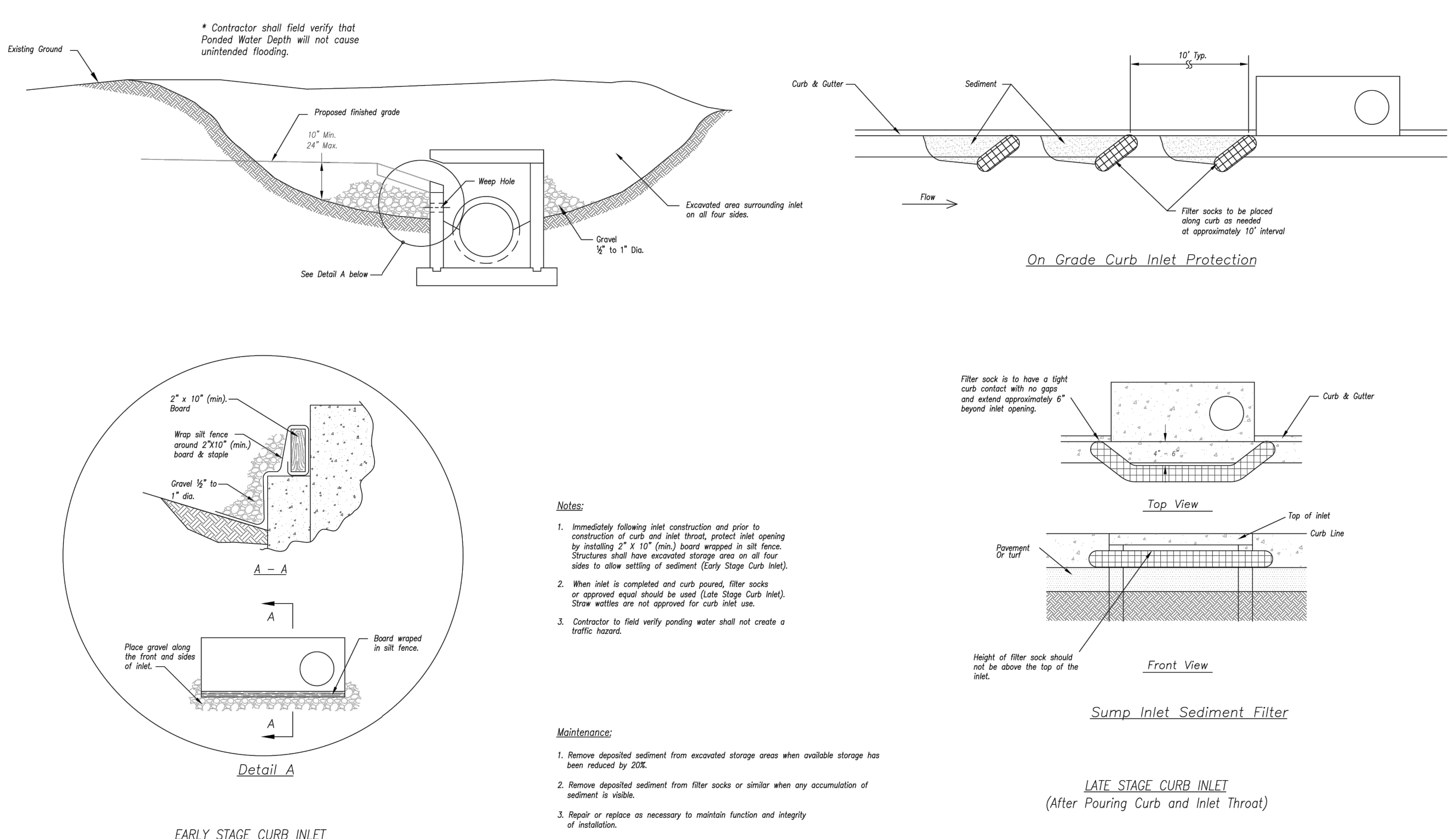
X-REF NO: 181096
DRAWING NO: 18007
DATE: 12, 2018
JOB NO: 18007
SHEET OF 13

DOUGLAS CORNERS BUILDING
LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

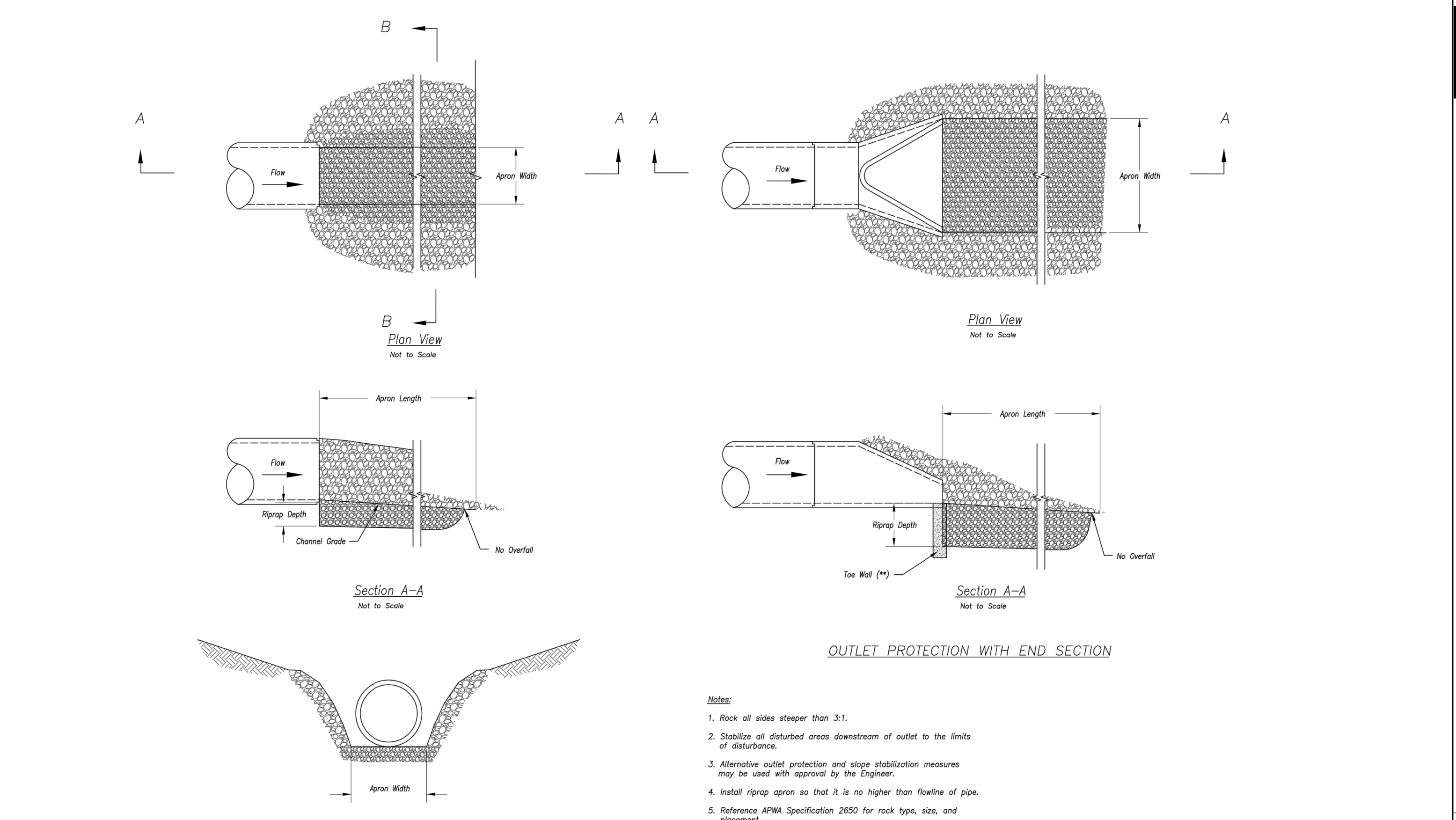
SITE DETAIL SHEET



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



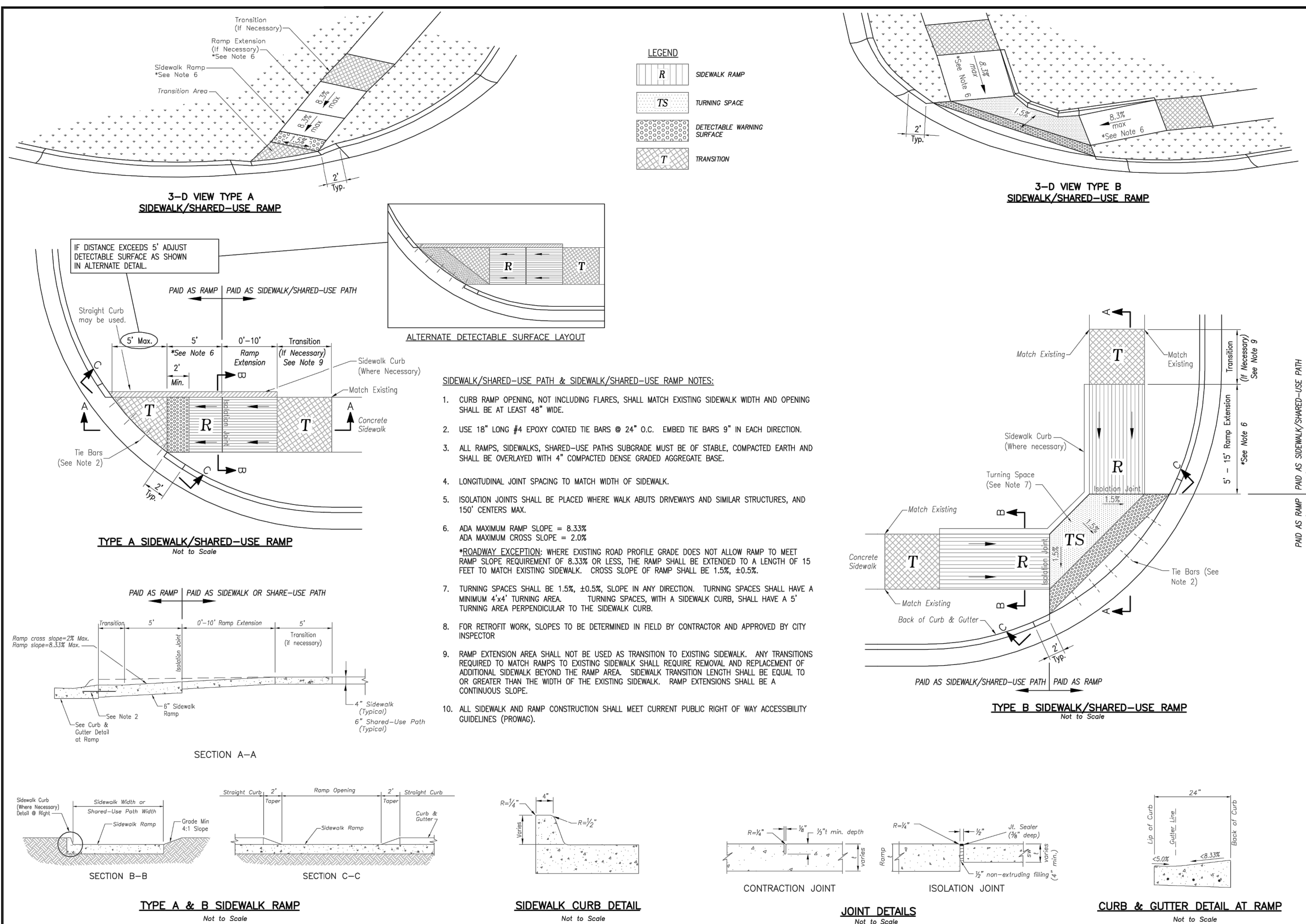
AMERICAN PUBLIC WORKS ASSOCIATION
APWA
 KANSAS CITY METRO CHAPTER
 CURB INLET PROTECTION
 STANDARD DRAWING NUMBER ESC-06 ADOPTED: 10/24/2016



AMERICAN PUBLIC WORKS ASSOCIATION
APWA
 KANSAS CITY METRO CHAPTER
 OUTLET PROTECTION
 STANDARD DRAWING NUMBER ESC-14 ADOPTED: 10/24/2016

NO. BY: CK/APP
 REVISION
 DATE
 X-REF NO. 181096
 DRAWING NO. 18007
 DATE JUNE 12, 2018
 JOB NO. 18007
 SHEET 13 OF 13

Consult Inc engineers Inc planners
 CORPORATE LICENSE NO. E22010005873
 R. KEVIN STERRETT, NO. E-26440
 SITE DETAIL SHEET
 DOUGLAS CORNERS BUILDING
 LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

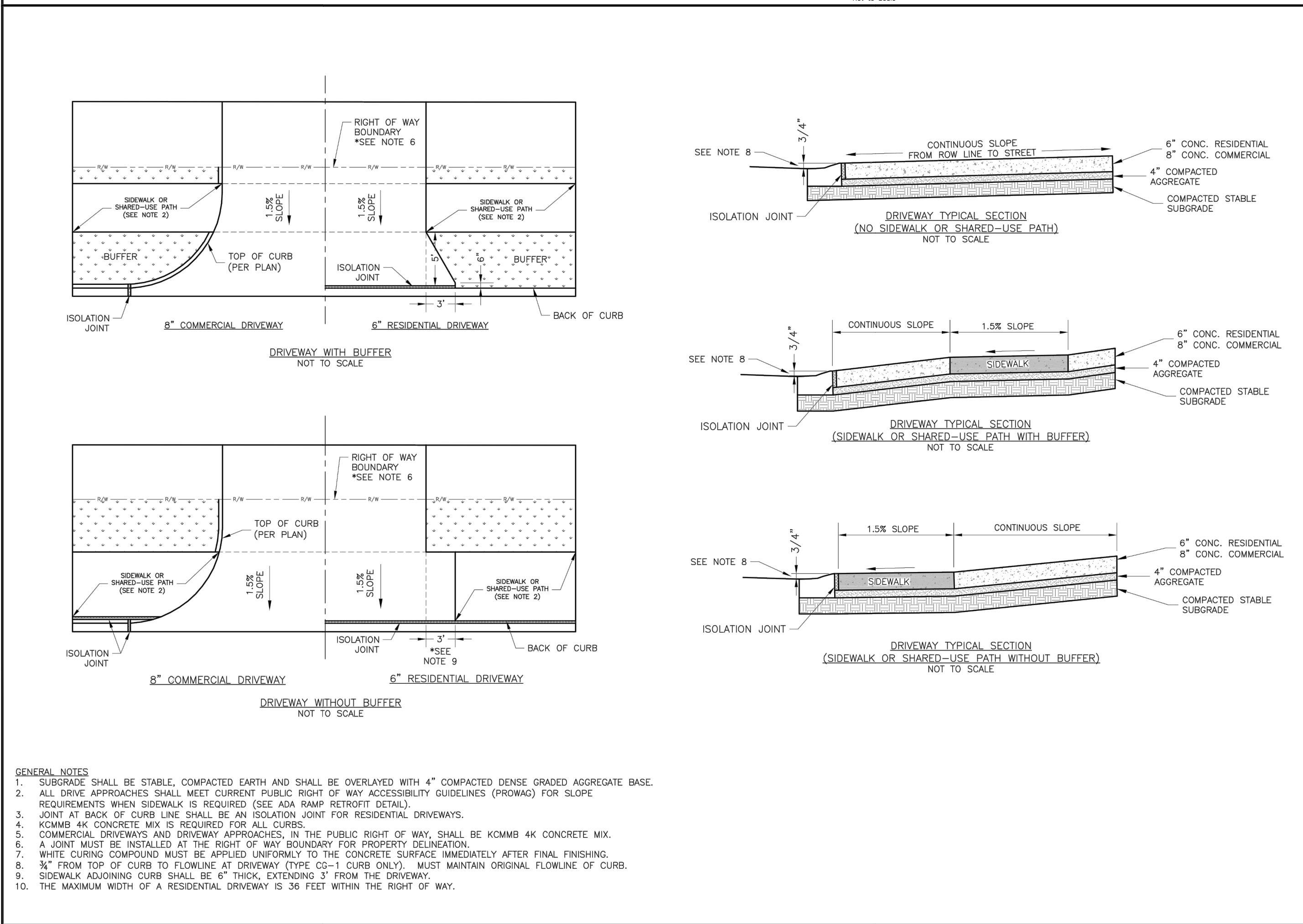


LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION | 1202 SE GREEN STREET | LEE'S SUMMIT, MO 64685

STANDARD DETAILS
 CITY OF LEE'S SUMMIT, MO
 LEE'S SUMMIT, JACKSON COUNTY, MO
 PROJECT NAME: ADA RAMP RETROFIT DETAIL

GEN-3A

Drawn By: MJP
 Checked By: DL
 Date: 06/22
 Proj #:

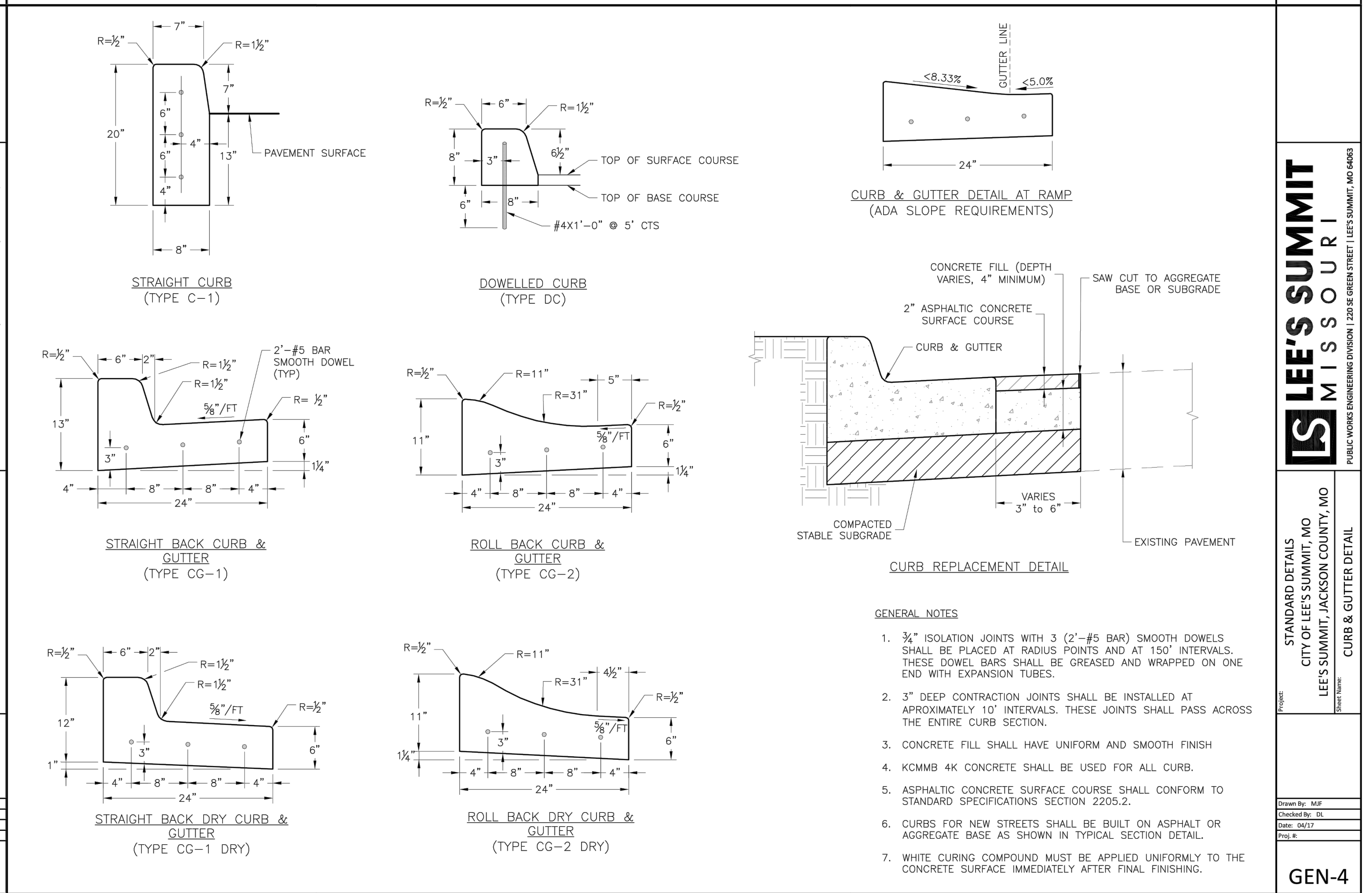
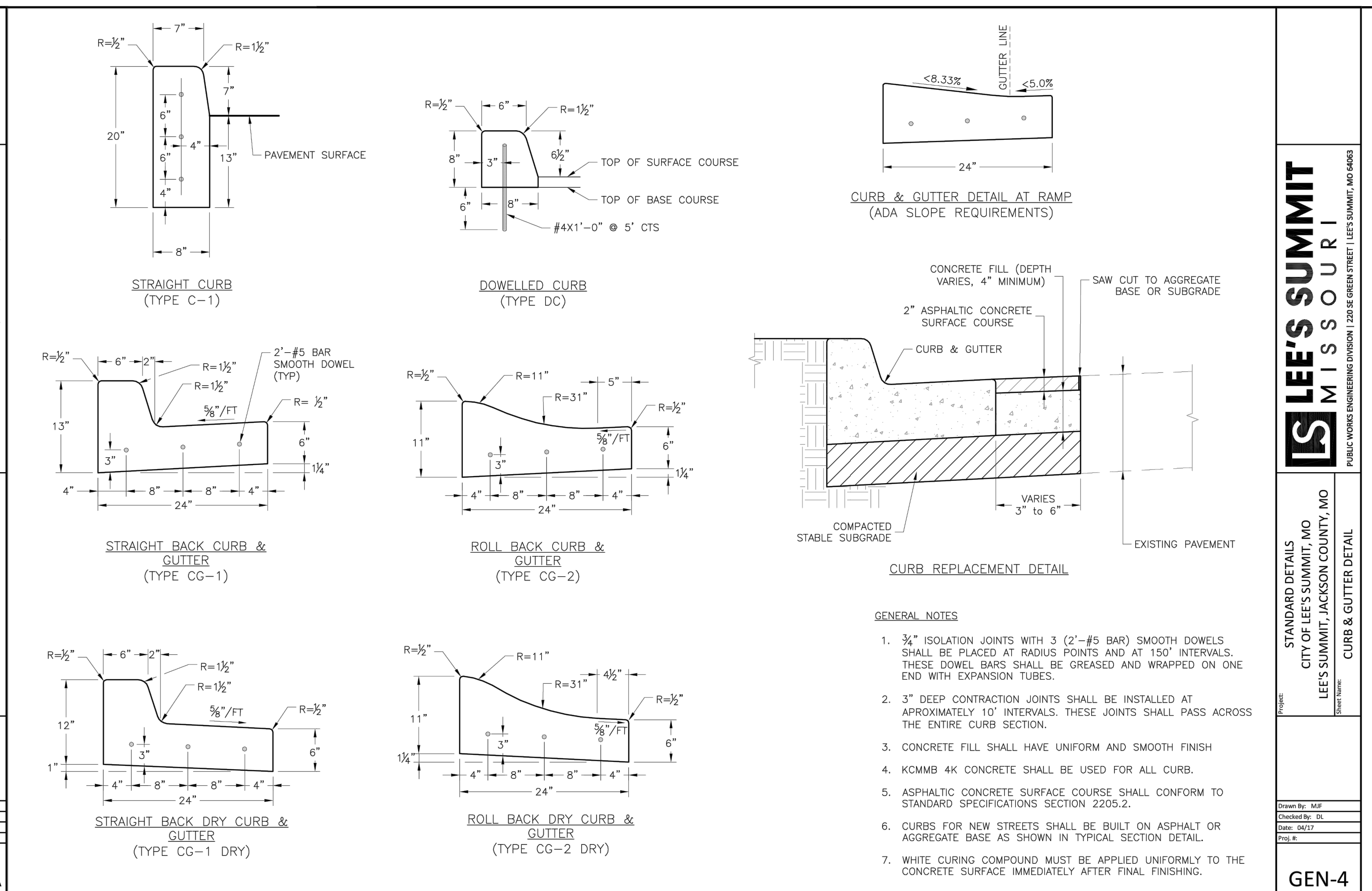


LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION | 1202 SE GREEN STREET | LEE'S SUMMIT, MO 64685

STANDARD DETAILS
 CITY OF LEE'S SUMMIT, MO
 LEE'S SUMMIT, JACKSON COUNTY, MO
 PROJECT NAME: DRIVEWAY DETAIL

GEN-1

Drawn By: MJP
 Checked By: DL
 Date: 06/22
 Proj #:



LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION | 1202 SE GREEN STREET | LEE'S SUMMIT, MO 64685

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

GEN-4

Drawn By: MJP
 Checked By: DL
 Date: 06/27
 Proj #:

Consult Inc engineers planners

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DOUGLAS CORNERS BUILDING
 LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

SITE DETAIL SHEET

NO.	BY	DATE	REVISION

X-REF NO. 181098
 DRAWING NO. 18007
 DATE JUNE 12, 2018
 JOB NO. 18007

13 OF 13

IF THIS IS NOT A BLUE INK SEAL AND THE SIGNATURE IN BLUE INK, THE PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES.
 R. KEVIN STERNETT, MO E-26440
 CORPORATE LICENSE NO. E201005873

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts
⌈	4	VWPV-L60-730-TFT-CGL-OPT-DIM	SINGLE	1.000	VWPV-L60-730-FT-CLR-OPT-EDD-UNV	69.3
⌈	1	GLEON-AF-03-LED-E1-SL4-HSS	SINGLE	1.000	GLEON-AF-03-LED-E1-SL4-HSS	166

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_2	Illuminance	Fc	1.02	5.6	0.0	N.A.	N.A.

LPD Area Summary			
Label	Area	Total Watts	LPD
LPDArea_1	45417	443.2	0.010



VMPV-L60



GLEON-AF



MO COA NO. 2012006786
 KS COA NO. 8-2818
 1901 NW BLUE PARKWAY,
 UNIT VILLAGE, MO 64065
 3rd FLOOR UNITY VILLAGE TOWER
 phone: (816) 272-5289
 email: jmothers@jscengineers.com

#	Date	Comments

Drawn By:	
Checked By:	
Date:	8/3/2018
Scale:	None

Douglas Corner



NO. COA NO. 201206786
 ES. COA NO. E-2818
 1901 NW BLUE PARKWAY,
 UNIT VILLAGE, MO 64065
 3rd FLOOR UNITY VILLAGE TOWER
 phone: (816) 272-5289
 email: jsmothes@jseengineers.com

#	Date	Comments

Revisions

Drawn By:
 Checked By:
 Date: 8/3/2018
 Scale: 1" = 30'

Douglas Corner