

THE RESIDENCES AT ECHELON
STREET AND GRADING CONSTRUCTION PLANS
SEC-30 TWP-47 RNG-31 W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

CONSTRUCTION AND DESIGN NOTES:

STREET & STORM SEWERS:

1 ~ STREET PAVEMENT SHALL CONSIST OF GRASS SHOULDERS OR PAVED SHOULDERS (ALTERNATE BID) AND PAVEMENT PER APPROVED SOIL REPORT PROVIDED BY KANSAS CITY TESTING AND ENGINEERING LLC. MODIFICATION FROM CITY OF LEE'S SUMMIT STANDARDS.

WATER:

1 ~ THE CONTRACTOR SHALL NOTIFY THE CITY OF LEE'S SUMMIT WATER UTILITIES DEPARTMENT AT 816.969.1900 AT LEAST 48 HOURS PRIOR TO CONNECTING TO ANY EXISTING WATER MAIN.

2 ~ ALL WATER MAINS SHALL COMPLY WITH ANSI/AWWA C150/A21.50 AND C151/A21.51, AND CITY OF LEE'S SUMMIT STANDARDS.

3 ~ FIRE HYDRANTS SHALL BE OPTIC YELLOW WATEROUS "PACER" MODEL NO. WB-67-250 WITH NON-RISING STEM OR CITY ENGINEER APPROVED EQUAL. HYDRANTS SHALL HAVE A 5 1/4" VALVE WITH A 4 1/2" PUMPER NOZZLE AND 2 - 2 1/2" HOSE NOZZLES (LEFT HAND OPENING).

4 ~ GATE VALVES SHALL BE MUELLER NO. A 2380-5 HUB END "O" RING SEAL NON-RISING STEM. VALVES 12" OR LARGER SHALL BE BUTTERFLY VALVES MANUFACTURED BY THE HENRY PRATT COMPANY OR CITY ENGINEER APPROVED EQUAL. LEFT HAND OPENING. MINIMUM 200# TESTING AWWA.

5 ~ VALVE BOXES SHALL BE CLAY & BAILEY NO. P-108 OR CITY ENGINEER APPROVED EQUAL. ALL VALVE BOXES SHALL BE LOCATED OUT OF EXISTING OR PROPOSED PAVEMENT AREAS.

6 ~ ALL WATER MAINS SHALL BE CONSTRUCTED WITH A MINIMUM COVER OF 42 INCHES. STREET GRADING SHALL BE COMPLETED PRIOR TO BEGINNING CONSTRUCTION OF WATER MAINS.

7 ~ ALL BENDS, TEES AND FIRE HYDRANTS SHALL BE INSTALLED WITH SUITABLE CONCRETE THRUST BLOCKS POURED IN PLACE AGAINST UNDISTURBED EARTH AND PER CITY OF LEE'S SUMMIT AND APWA STANDARDS.

8 ~ THE MINIMUM SEPARATION BETWEEN THE PROPOSED WATER MAIN AND SANITARY OR STORM SEWERS IS AS FOLLOWS:

A ~ SANITARY SEWERS: HORIZONTAL = 10 FEET - VERTICAL = 18 INCHES

B ~ STORM SEWERS: HORIZONTAL = 5 FEET - VERTICAL = 18 INCHES

THESE SEPARATIONS SHALL PREVAIL OVER ANY DATA SHOWN IN THESE PLANS AND THE CONTRACTOR SHALL INSTALL BENDS OR OTHER FITTINGS AS NECESSARY TO ACHIEVE THE REQUIRED SEPARATIONS.

GENERAL NOTES:

1 ~ ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.

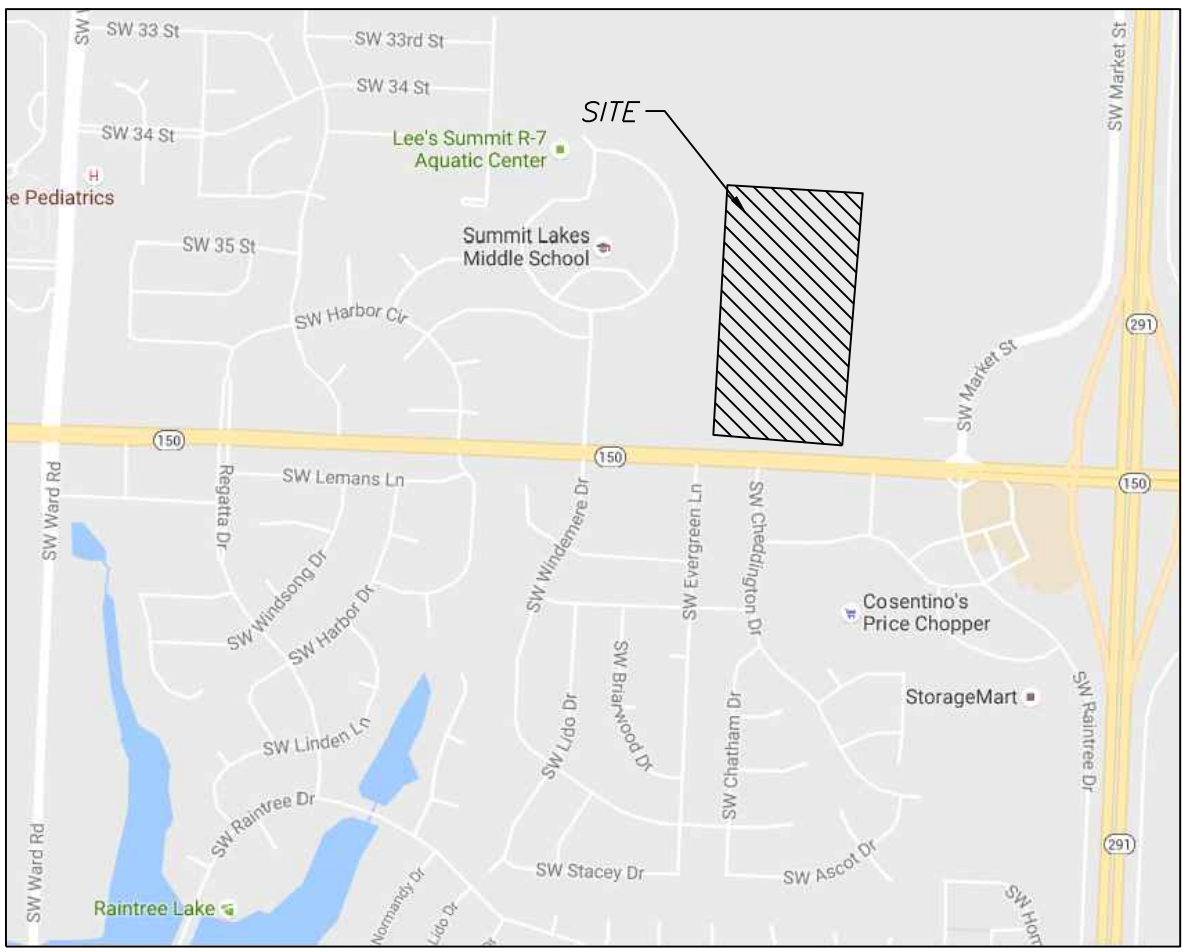
2 ~ ALL REQUIRED EASEMENTS WITHIN THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR ON THE FINAL PLAT.

3 ~ ANY REQUIRED EASEMENT LOCATED OUTSIDE OF THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR BY SEPARATE INSTRUMENT PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.

4 ~ THE CONTRACTOR SHALL NOTIFY THE CITY OF LEE'S SUMMIT PUBLIC WORKS INSPECTION AT 816.969.1800 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

5 ~ THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH THE IMPROVEMENTS PROPOSED BY THESE PLANS AND SITE CONDITIONS.

6 ~ THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND OBTAIN THE APPROPRIATE BLASTING PERMITS FOR A REQUIRED BLASTING. IF BLASTING IS ALLOWED, ALL BLASTING SHALL CONFORM TO STATE REGULATIONS AND LOCAL ORDINANCES.



SITE LOCATION MAP

UTILITY COMPANIES:

THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION AND VERIFYING THE ACTUAL LOCATION OF EACH UTILITY LINE. THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS.

KCP&L ~ 298-1196

MISSOURI GAS ENERGY ~ 756-5261

SOUTHWESTERN BELL TELEPHONE ~ 761-5011

COMCAST CABLE ~ 795-1100

WILLIAMS PIPELINE ~ 422-6300

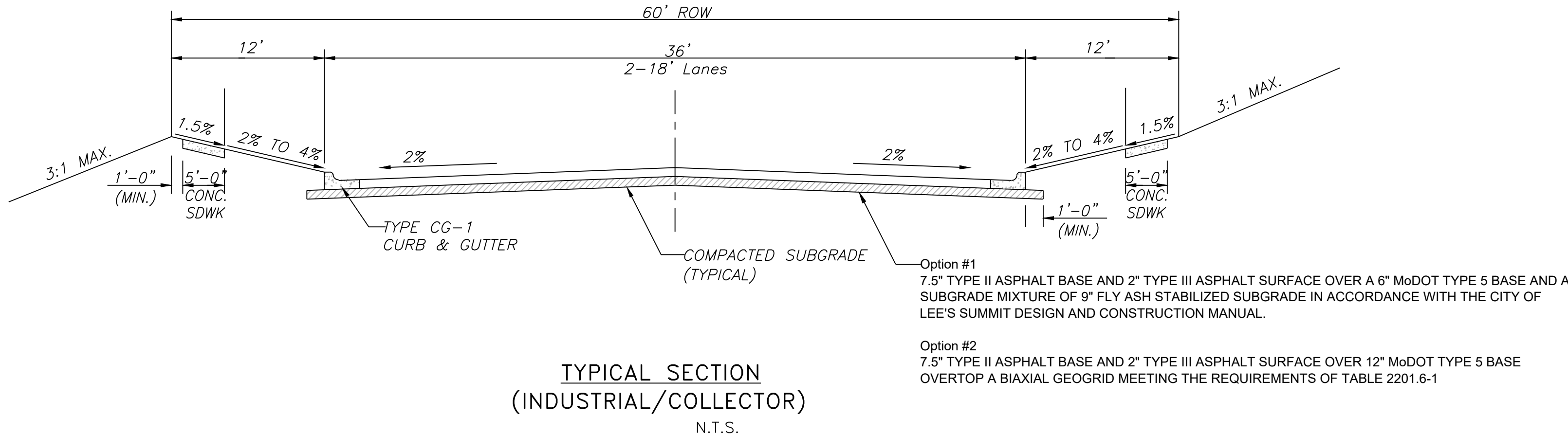
CITY OF LEE'S SUMMIT PUBLIC WORKS ~ 969-1800

CITY OF LEE'S SUMMIT PUBLIC WORKS INSPECTIONS ~ 969-1800

CITY OF LEE'S SUMMIT WATER UTILITIES ~ 969-1900

MISSOURI ONE CALL (DIG RITE) ~ 1-800-344-7483

OIL ~ GAS WELLS
ACCORDING TO EDWARD ALTON'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.



INDEX OF SHEETS:

- C.001 ~ COVER SHEET
- C.010 ~ DEMOLITION PLAN
- C.050 ~ PHASE 1 - Pre Clearing Plan
- C.051 ~ ESC PHASE 2 - Inactive Area Stabilization Plan
- C.052 ~ ESC PHASE 3 - Final Restoration Plan
- C.100 ~ ROAD IMPROVEMENT PLAN
- C.101 ~ PAVEMENT DETAILS
- C.200 ~ GRADING PLAN
- C.201 ~ STREET PLAN AND PROFILE
- C.202 ~ INTERSECTION DETAILS & ADA RAMP PLAN
- C.203 ~ STREET PLAN
- C.300 ~ STORM PLAN AND PROFILE
- C.301 ~ STORM PLAN AND PROFILE
- C.400 ~ SANITARY PLAN AND PROFILE
- C.600 ~ CONSTRUCTION DETAILS
- C.601 ~ CONSTRUCTION DETAILS

LEGEND:

- B/L ~ BUILDING SET-BACK
- C/A ~ COMMON AREA
- D/E ~ DRAINAGE EASEMENT
- FND. ~ FOUND
- L/E ~ LANDSCAPE EASEMENT
- L.N.A. ~ LIMITS OF NO ACCESS
- R/W ~ RIGHT OF WAY
- SAN ~ SANITARY SEWER LINE
- S/W ~ SIDEWALK
- U/E ~ UTILITY EASEMENT
- W ~ WATER LINE
- ST ~ STORM SEWER LINE

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PROJECT HAS BEEN DESIGNED AND THESE PLANS PREPARED IN ACCORDANCE WITH THE CURRENT DESIGN CRITERIA OF THE CITY OF LEE'S SUMMIT, MISSOURI AND THE STATE OF MISSOURI. I FURTHER CERTIFY THAT THESE PLANS WERE DESIGNED IN ACCORDANCE TO AASHTO STANDARDS.

CITY OF LEE'S SUMMIT, MISSOURI

APPROVED: DATE: _____

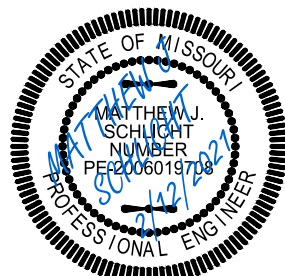
BY: _____
CITY ENGINEER

"AS-BUILT"

900.10
~~900.00~~ Indicates data replaced with "As-Built" information. All other data is as designed and has not been field verified.

THE RESIDENCES AT ECHELON
Lee's Summit, Jackson County, Missouri

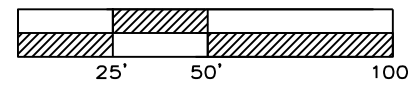
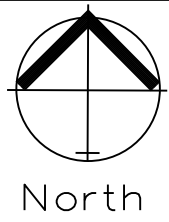
Cover Sheet
Street and Grading Construction Plans for:
THE RESIDENCES AT ECHELON
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

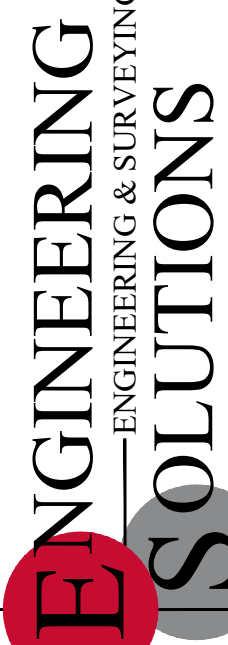
REVISIONS

2/12/2021 As-Built



DEMOLITION PLAN

SCALE: 1" = 50'



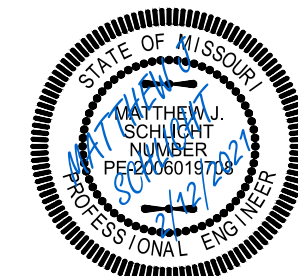
ENGINEERING & SURVEYING
SOLUTIONS
50 SE 30TH STREET
LEES SUMMIT, MO 64082
P:(816) 623-9888 F:(816) 623-9849

Professional Registration
Missouri
Engineering 200502188-D
Surveying 200500518-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

THE RESIDENCES AT ECHELON
Lee's Summit, Jackson County, Missouri

Project
Echelon
Issued Date
February 10, 2017

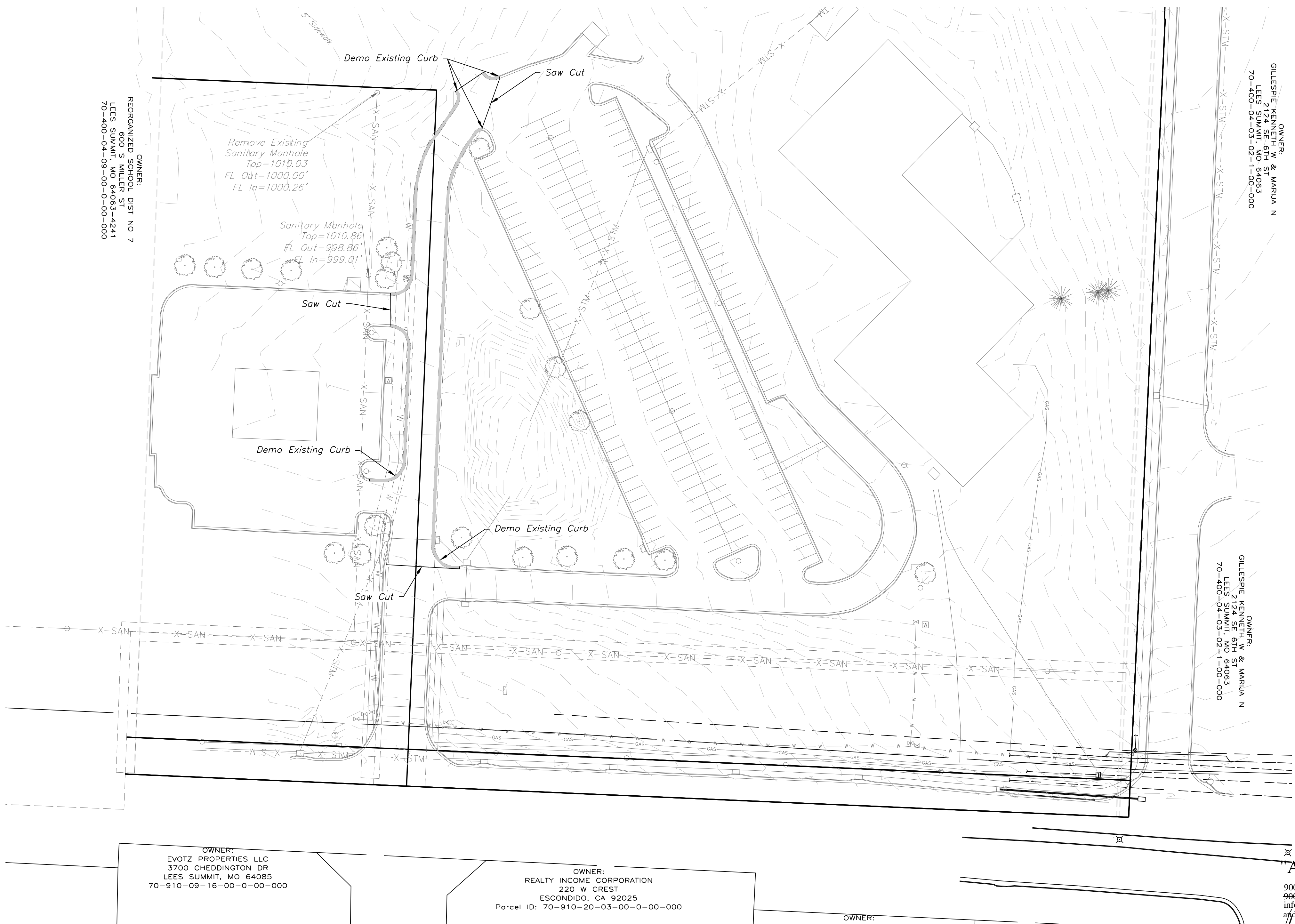
Demolition Plan
Street and Grading Construction Plans for:
THE RESIDENCES AT ECHELON
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS
2/12/2021 As-Built

C.010



"AS-BUILT"

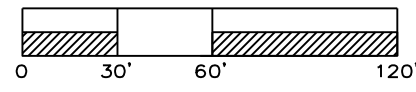
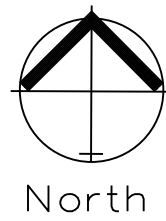
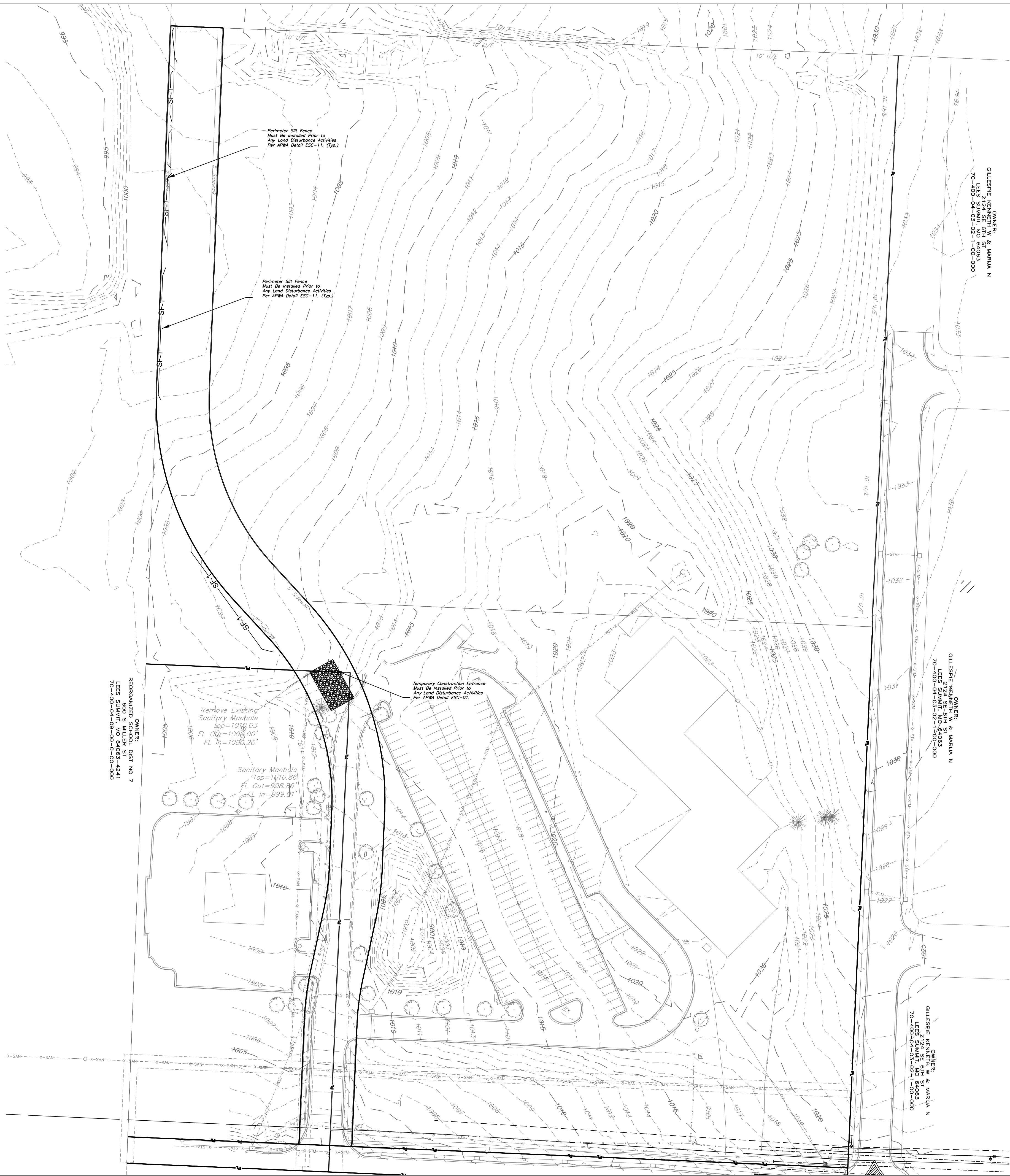
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SILT FENCE PROTECTION
TO BE MAINTAINED BY CONTRACTOR

LEGEND

PHASE 1 SILT FENCE — SF-1 ——— SF-1 ———
PHASE 2 SILT FENCE — SF-2 ——— SF-2 ———

DURING ALL PHASES OF CONSTRUCTION,
INACTIVE AREA STABILIZATION METHODS AS
DESCRIBED IN APWA SECTION 5111.3 SHALL BE
USED TO CONTROL EROSION AND SILTATION.



PRE CLEARING PLAN

SCALE: 1" = 60'

NOTES: The Land Disturbance Plans indicates the Final placement of erosion control devices. The contractor(s) may proceed with construction prior to the final placement of these devices by providing additional devices to control erosion on their items of work. These devices shall be maintained until the final devices are in place.

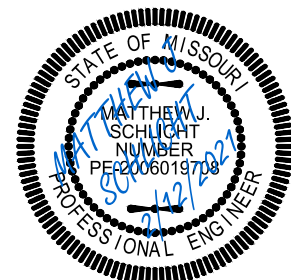


Professional Registration
Missouri
Engineering 200502188-D
Surveying 2005006518-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

THE RESIDENCES AT ECHELON
Lee's Summit, Jackson County, Missouri

Project
Echelon
Residence at
February 10, 2017

Pre-Clearing Plan
Street and Grading Construction Plans for:
THE RESIDENCES AT ECHELON
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS

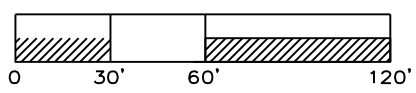
2/12/2021 As-Built

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REORGANIZED OWNER'S
PLAN NO. 7
1/15/2021 8:00 S. MILLER ST
75-400-04-09-00-00-00-00-00



INACTIVE AREA STABILIZATION PLAN

SCALE: 1" = 60'



NOTES: The Land Disturbance Plans indicates the Final placement of erosion control devices. The contractor(s) may proceed with construction prior to the final placement of these devices by providing additional devices to control erosion on their items of work. These devices shall be maintained until the final devices are in place.

EROSION CONTROL DESCRIPTION:

- 1.) SILT FENCE SHALL BE PLACED AT THE PERIMETER OF THE GRADING AND AT INTERMEDIATE AREAS THROUGHOUT THE SITE AS SHOWN ON THE PLAN. INLET SEDIMENT TRAPS SHALL BE PLACED SURROUNDING ALL STORM INLETS
- 2.) INSTALL TEMPORARY CONSTRUCTION ENTRANCE AS SHOWN ON PLAN

EROSION CONTROL PROCEDURE:

- 1.) SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT THE PERIMETER OF THE GRADED AREAS PRIOR TO BEGINNING OF CLEARING OR DEMOLITION OPERATIONS. THE CONTRACTOR SHALL INSTALL SILT FENCE AS SHOWN ON PLANS AS GRADING PROGRESSES.

TEMPORARY CONSTRUCTION ENTRANCE NOTES:

- A.) INSTALLATION
- 1.) AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC STREETS. IF POSSIBLE, LOCATE WHERE PERMANENT ROADS WILL EVENTUALLY BE CONSTRUCTED
 - 2.) REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE AND CROWN FOR POSITIVE DRAINAGE
 - 3.) IF SLOPE TOWARDS THE PUBLIC ROAD EXCEED 2% CONSTRUCT A 6 TO 8 INCH HIGH RIDGE WITH 3H : 1V SIDE SLOPES ACROSS THE FOUNDATION APPROXIMATELY 15 FEET FROM THE EDGE OF THE PUBLIC ROAD TO DIVERT RUNOFF AWAY FROM IT.
 - 4.) INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES ALONG PUBLIC ROADS
 - 5.) PLACE STONE TO DIMENSIONS AND GRADES AS SHOWN ON PLANS. LEAVE SURFACE SMOOTH AND SLOPED FOR DRAINAGE
 - 6.) DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE
 - 7.) IF WET CONDITIONS ARE ANTICIPATED PLACE GEOTEXTILE FABRIC ON THE GRADED FOUNDATION TO IMPROVE STABILITY
- B.) TROUBLESHOOTING
- 1.) CONSULT WITH A QUALIFIED DESIGN PROFESSIONAL IF ANY OF THE FOLLOWING OCCUR:
 - INADEQUATE RUNOFF CONTROLS TO THE EXTENT THAT SEDIMENT WASHES ONTO PUBLIC ROADS
 - INSTALL DIVERSIONS OR OTHER RUNOFF CONTROL MEASURES
 - SMALL STONE, THIN PAD, OR ABSENCE OF GEOTEXTILE FABRIC RESULTS IN RUTS AND MUDDY CONDITIONS AS STONE IS PRESSED INTO SOIL - INCREASE STONE SIZE OR PAD THICKNESS OR ADD GEOTEXTILE FABRIC
 - PAD TOO SHORT FOR HEAVY CONSTRUCTION TRAFFIC - EXTEND PAD BEYOND THE MINIMUM 50 FOOT LENGTH AS NECESSARY
- C.) INSPECTION AND MAINTENANCE
- 1.) INSPECT STONE PAD AND SEDIMENT DISPOSAL AREA WEEKLY AND AFTER ANY RAIN EVENT
 - 2.) RESHAPE PAD AS NEEDED FOR PROPER DRAINAGE AND RUNOFF CONTROL
 - 3.) TOP DRESS WITH CLEAN 2 AND 3 INCH STONE AS NEEDED
 - 4.) IMMEDIATELY REMOVE MUD OR SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADWAY. REPAIR ANY BROKEN ROAD PAVEMENT IMMEDIATELY
 - 5.) REMOVE ALL TEMPORARY ROAD MATERIALS FROM AREAS WHERE PERMANENT VEGETATION WILL BE ESTABLISHED

MAINTENANCE:

TO MAINTAIN THE EROSION AND SEDIMENT CONTROLS, THE FOLLOWING PROCEDURES WILL BE PERFORMED:
SEDIMENT CAPTURE DEVICES: SEDIMENT WILL BE REMOVED FROM THE UPSTREAM OR UPSLOPE SIDE OF THE FILTER FABRIC FENCES, WHEN THE DEPTH OF ACCUMULATED SEDIMENT REACHES ABOUT ONE-THIRD THE HEIGHT OF THE STRUCTURE.
STORM SEWER INLETS: ANY SEDIMENT IN THE STORM SEWER INLETS WILL BE REMOVED AND DISPOSED OF PROPERLY.
TEMPORARY CONTROLS: ALL TEMPORARY CONTROLS WILL BE REMOVED AFTER THE DISTURBED AREAS HAVE BEEN STABILIZED.

INSPECTION PROCEDURES:

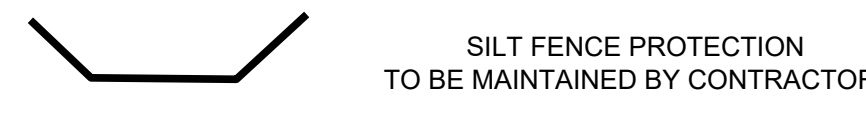
INSPECTIONS WILL BE DONE BY THE RESPONSIBLE PERSON(S) AT LEAST ONCE EVERY WEEK AND WITHIN 24 HOURS EACH STORM EVENT PRODUCING ANY AMOUNT OF RAINFALL. AREAS THAT HAVE BEEN RESEEDED WILL BE INSPECTED REGULARLY AFTER SEED GERMINATION TO ENSURE COMPLETE COVERAGE OF EXPOSED AREAS. DISTURBED AREAS THAT HAVE NOT BEEN FINALLY STABILIZED SHALL HAVE ALL POLLUTION CONTROL MEASURES INSPECTED FOR PROPER INSTALLATION, OPERATION AND MAINTENANCE. LOCATIONS WHERE STORM WATER LEAVES THE SITE SHALL BE INSPECTED FOR EVIDENCE OF EROSION OR SEDIMENT DEPOSITION. ANY DEFICIENCIES SHALL BE NOTED IN A REPORT OF THE INSPECTION AND CORRECTED WITHIN SEVEN CALENDAR DAYS OF THE INSPECTION. THE PERMITTEE SHALL PROMPTLY NOTIFY THE SITE CONTRACTORS RESPONSIBLE FOR OPERATION AND MAINTENANCE OF POLLUTION CONTROL DEVICES OF DEFICIENCIES.

IF THE EXISTING GROUND COVER IS NATURAL GRASS, DISTURBED AREAS SHALL BE TEMPORARILY SEEDED WITH WHEAT/RYE AT A RATE OF 1.5 POUNDS PER 1000 SQUARE FEET. PERMANENT SEEDING SHALL CONSIST OF 90% IN THREE EQUAL PARTS OF THIN BLADE, TURF-TYPE, TALL FESCUE AND 10% BLUEGRASS SEED AT A RATE OF 10 POUNDS PER 1000 SQUARE FEET. BOTH TEMPORARY AND PERMANENT SEEDED AREAS SHALL BE MULCHED AND WATERED TO MAINTAIN THE PROPER MOISTURE LEVEL OF THE SOIL TO ESTABLISH GRASS. NEW GRASS SHALL BE WATERED AND MAINTAINED UNTIL IT REACHES A HEIGHT OF 3 INCHES. ANY BARE AREAS SHALL BE RESEDED.

ALL EROSION CONTROL DEVICES SHALL BE REMOVED BY GENERAL CONTRACTOR AFTER SITE STABILIZATION IS COMPLETE AND APPROVED BY ENGINEER.

THE DEVELOPER WILL DESIGNATE A QUALIFIED PERSON OR PERSONS TO PERFORM THE FOLLOWING INSPECTIONS:
STABILIZATION MEASURES: DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION WILL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. AFTER A PORTION OF THE SITE IS FINALLY STABILIZED, INSPECTIONS WILL BE CONDUCTED AT LEAST ONCE EVERY MONTH THROUGHOUT THE LIFE OF THE PROJECT. CONTRACTOR CAN CONTACT ENGINEERING SOLUTIONS FOR COPIES OF THE INSPECTION FORM TO BE USED FOR STABILIZATION MEASURES.
STRUCTURAL CONTROLS: FILTER FABRIC FENCES AND ALL OTHER EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN WILL BE INSPECTED REGULARLY FOR PROPER POSITIONING, ANCHORING, AND EFFECTIVENESS IN TRAPPING SEDIMENTS. SEDIMENT WILL BE REMOVED FROM THE UPSTREAM OR UPSLOPE SIDE OF THE FILTER FABRIC. CONTRACTOR CAN CONTACT ENGINEERING SOLUTIONS FOR COPIES OF THE INSPECTION FORM TO BE USED FOR STABILIZATION MEASURES.
DISCHARGE POINTS: DISCHARGE POINTS OR LOCATIONS WILL BE INSPECTED TO DETERMINE WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT AMOUNTS OF POLLUTANTS FROM ENTERING RECEIVING WATERS.
CONSTRUCTION ENTRANCE: LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE WILL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.

A LOG OF EACH INSPECTION SHALL BE KEPT. THE INSPECTION REPORT IS TO INCLUDE THE FOLLOWING MINIMUM INFORMATION: INSPECTOR'S NAME, DATE OF INSPECTION, OBSERVATIONS RELATIVE TO THE EFFECTIVENESS OF THE POLLUTION CONTROL DEVICES, ACTIONS TAKEN OR NECESSARY TO CORRECT DEFICIENCIES, AND LISTING OF AREAS WHERE LAND DISTURBANCE OPERATIONS HAVE PERMANENTLY OR TEMPORARILY STOPPED. THE INSPECTION REPORT SHALL BE SIGNED BY THE PERMITTEE OR BY THE PERSON PERFORMING THE INSPECTION IF DULY AUTHORIZED TO DO SO.



LEGEND

- PHASE 1 SILT FENCE ——— SF-1 ——— SF-1 ———
- PHASE 2 SILT FENCE ——— SF-2 ——— SF-2 ———

DURING ALL PHASES OF CONSTRUCTION, INACTIVE AREA STABILIZATION METHODS AS DESCRIBED IN APWA SECTION 5111.3 SHALL BE USED TO CONTROL EROSION AND SILTATION.

"AS-BUILT"

900.10
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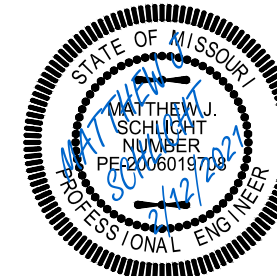


Professional Registration
Missouri
Engineering 2005002188-D
Surveying 2005005189-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
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THE RESIDENCES AT ECHELON
Lee's Summit, Jackson County, Missouri

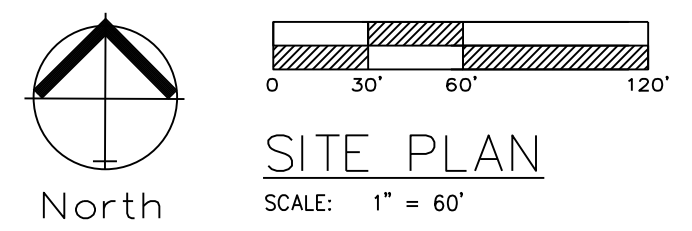
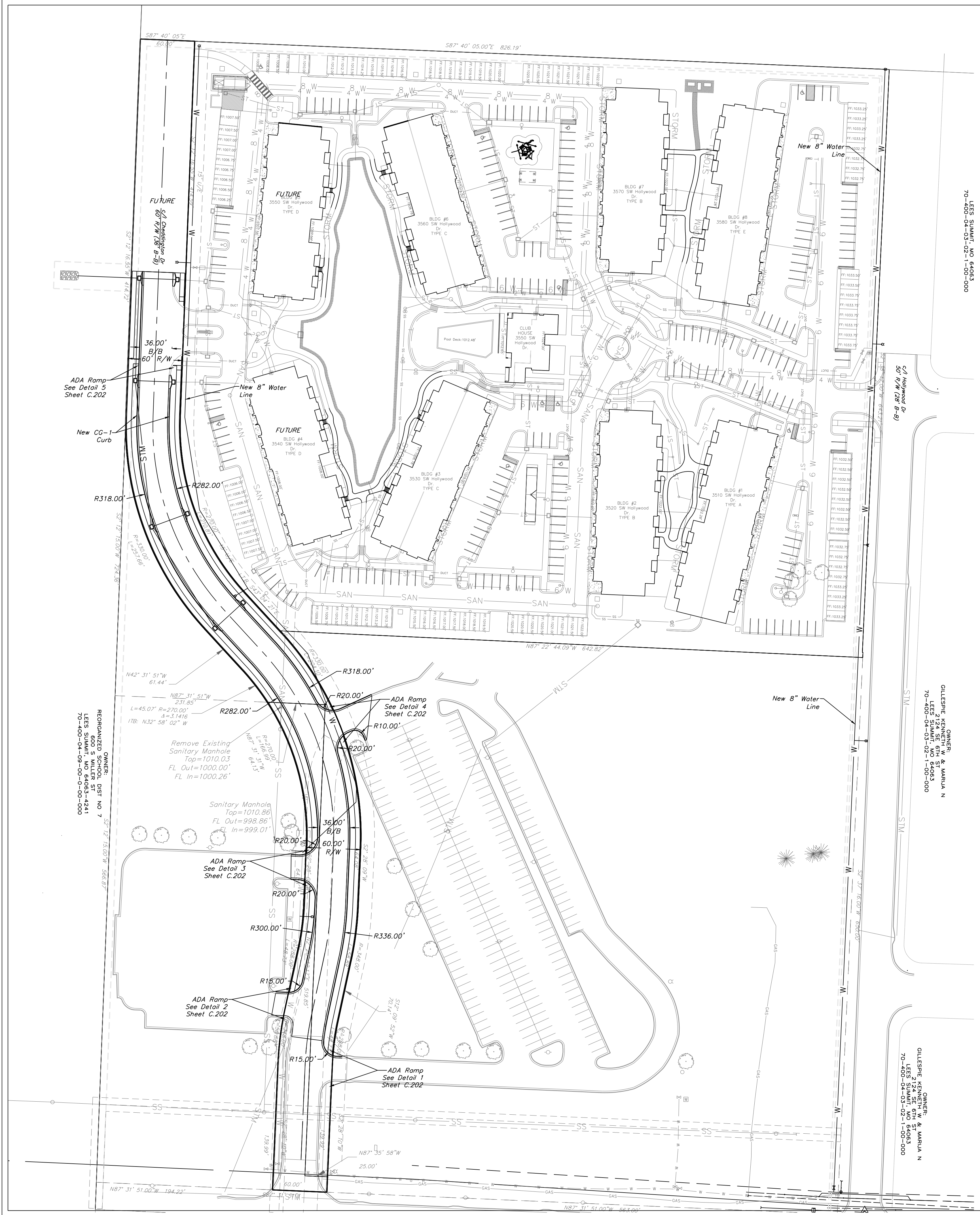
Project
Echelon
Residence at
February 10, 2017

Inactive Stabilization Area Plan
Street and Grading Construction Plans for:
THE RESIDENCES AT ECHELON
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS
2/12/2021 As-Built



Legal Description :
ALDERSGATE METHODIST CHURCH RESURVEY OF LOT 1---LOT 1A (EX PT IN RD)

ENGINEERING
SOLUTIONS

ENGINEERING & SURVEYING
50 SE 30TH STREET
LEES SUMMIT, MO 64082
P:(816) 623-9888 F:(816) 623-9849

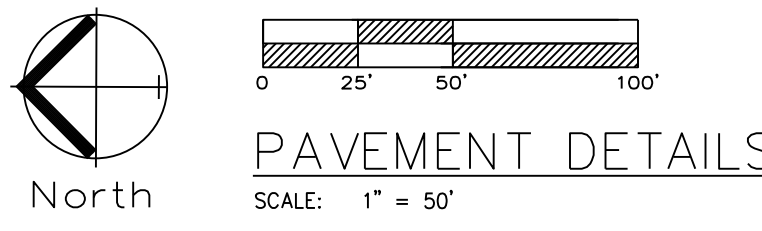
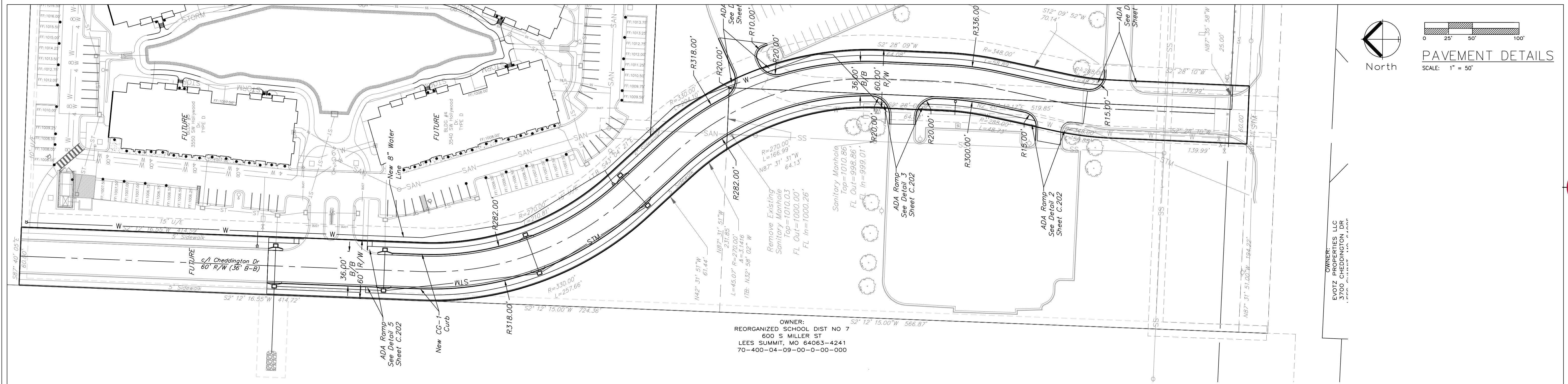
Professional Registration
Missouri
Engineering 2005002188-D
Surveying 2005000518-D
Kansas
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Nebraska
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THE RESIDENCES AT ECHELON
Lee's Summit, Jackson County, Missouri

Project
Echelon
Issued Date
February 10, 2017

SITE PLAN
Street and Grading Construction Plans for:
THE RESIDENCES AT ECHELON
Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht MO PE 2006019708 KS PE 19071 OK PE 25526	
REVISIONS	
△	REV 4-3-17
△	REV 5-4-17
△	REV 6-6-17
△	REV 7-3-17
△	Contr. Set 7-26-17
△	REV 3-22-18



Professional Registration
Missouri
Engineering 200502188-D
Surveying 200500518-D
Kansas
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Surveying LS-218
Oklahoma
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Engineering CA2821

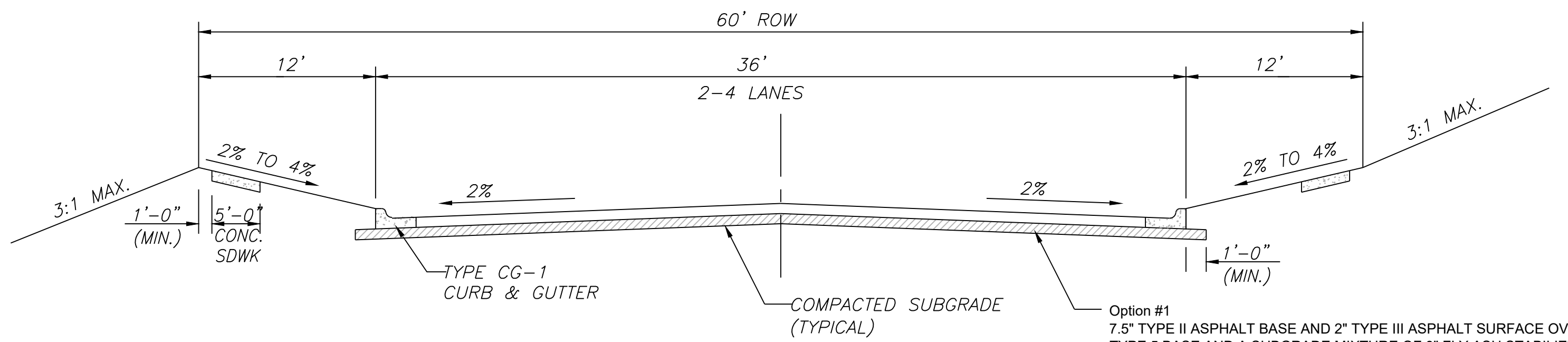
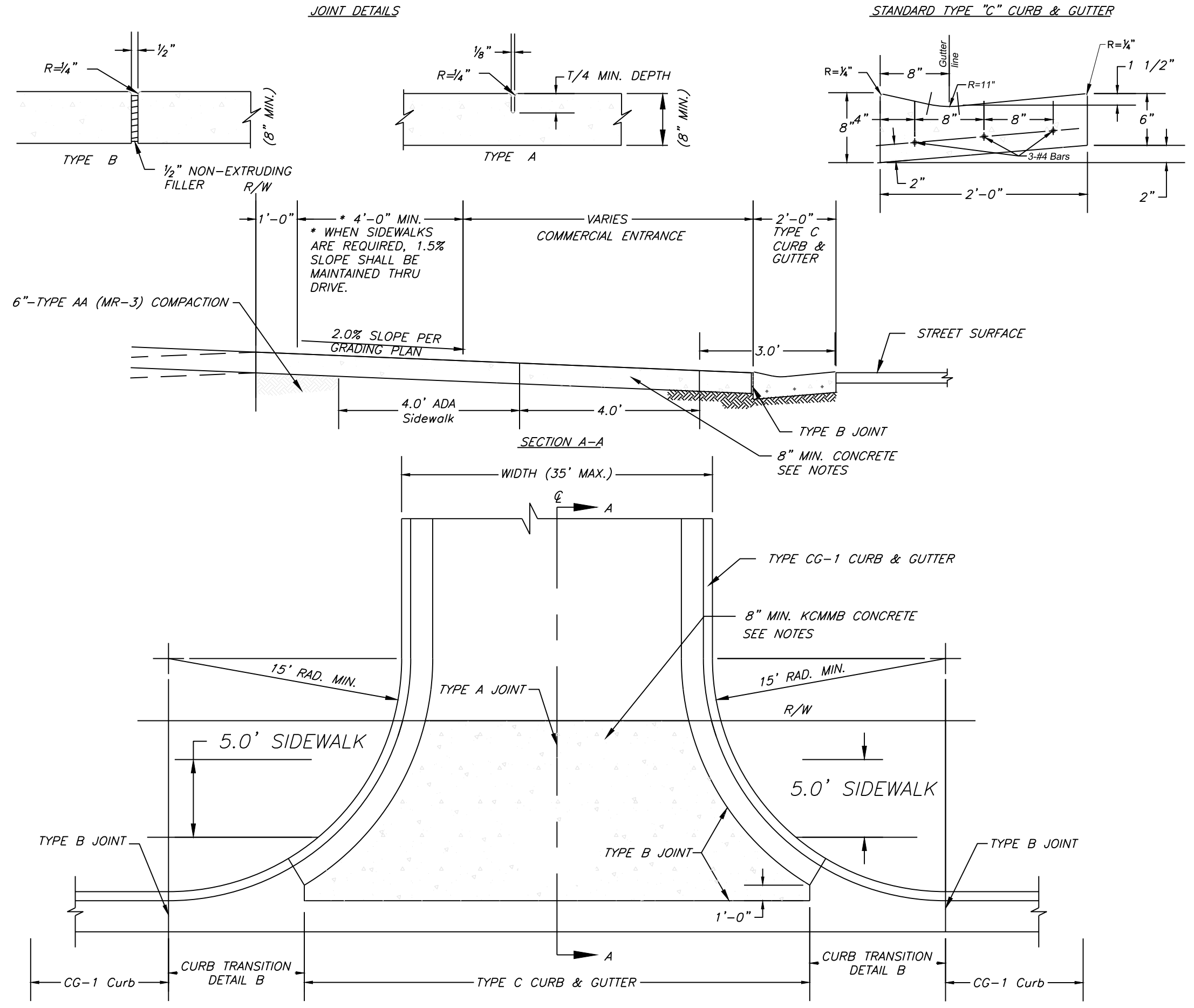
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Lee's Summit, Jackson County, Missouri

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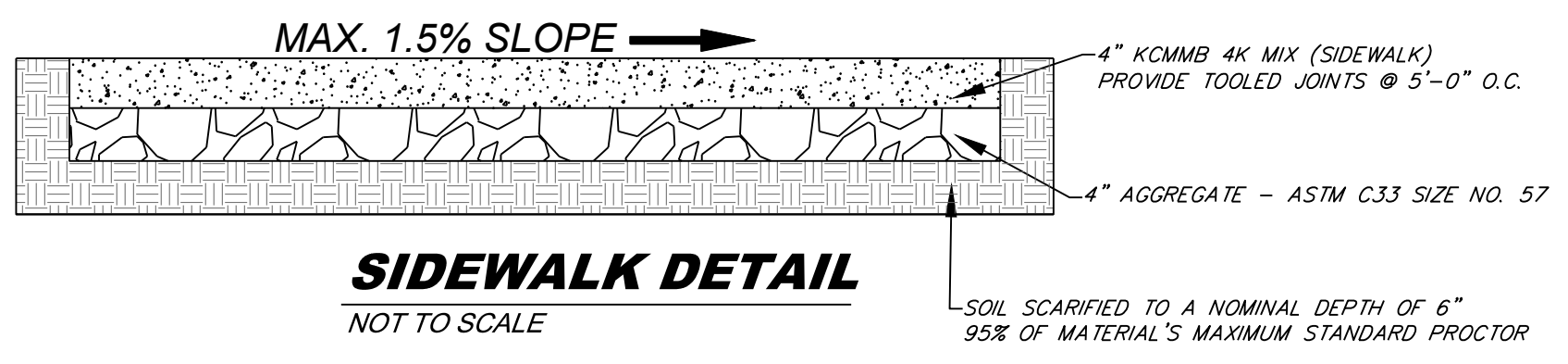
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REVISIONS	
△	REV 4-3-17
△	REV 5-4-17
△	REV 6-6-17
△	REV 7-3-17
△	Contr. Set 7-26-17
△	REV 3-22-18



Option #1
7.5" TYPE II ASPHALT BASE AND 2" TYPE III ASPHALT SURFACE OVER A 6" MoDOT TYPE 5 BASE AND A SUBGRADE MIXTURE OF 9" FLY ASH STABILIZED SUBGRADE IN ACCORDANCE WITH THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL.

Option #2
7.5" TYPE II ASPHALT BASE AND 2" TYPE III ASPHALT SURFACE OVER 12" MoDOT TYPE 6 BASE OVERTOP A BIAXIAL GEOGRID MEETING THE REQUIREMENTS OF TABLE 2201.6-1

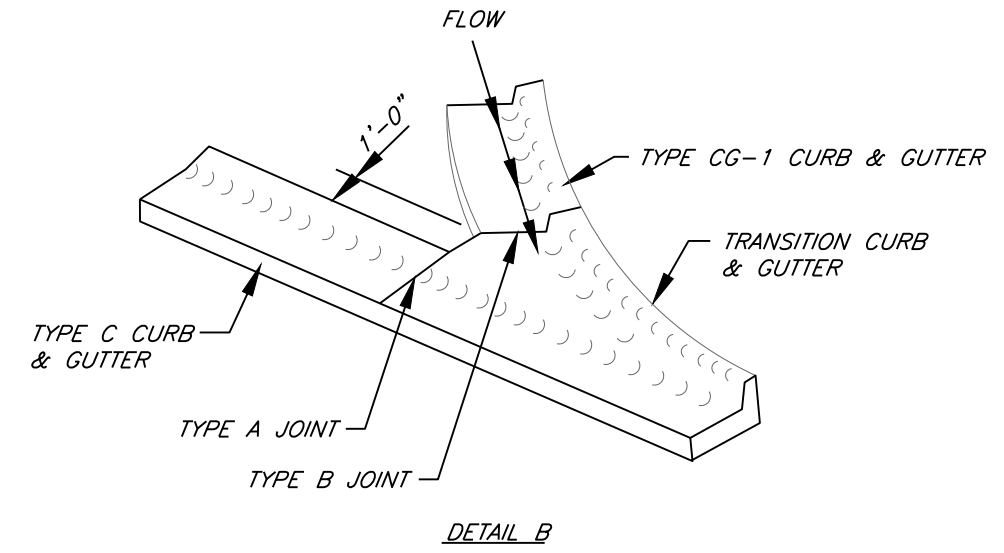


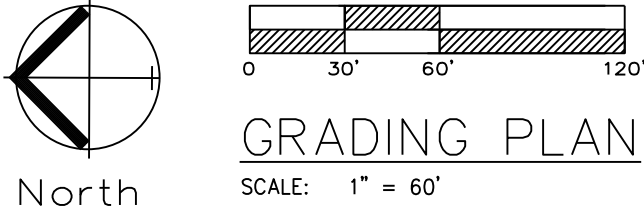
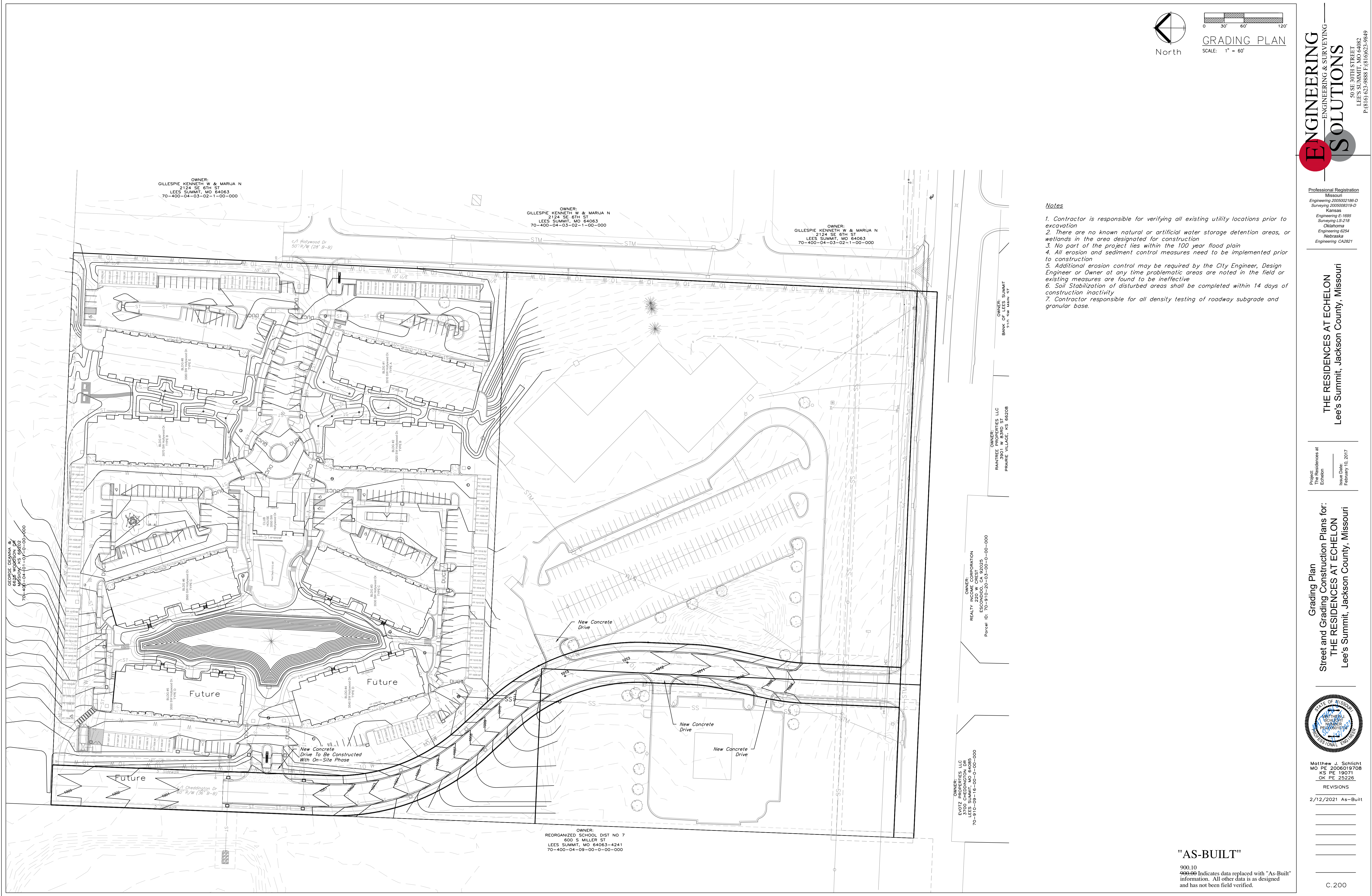
SIDEWALK DETAIL
NOT TO SCALE

COMMERCIAL ENTRANCE
NOT TO SCALE

COMMERCIAL DRIVE NOTES:

1. THE TOP 6" OF DRIVEWAY SUBGRADE SHALL BE COMPACTED TO 95% OF STANDARD MAXIMUM DENSITY.
2. ALL CONCRETE POURED ON THE ROW (SIDEWALK, DRIVE APPROACH, CURBS) SHALL UTILIZE AN APPROVED KCMBB-4K CONCRETE MIX DESIGN.
3. EXPANSION JOINT FILLER AND JOINT SEALING COMPOUND SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2209.2 (APWA).
4. CURING MEMBRANES SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2208.2.F (APWA).
5. 6 x 6-W2.9 x W2.9 REINFORCING SHALL BE PLACED IN CENTER OF SLAB THICKNESS.
6. CONTRACTION JOINTS SHALL BE SPACED AT 12' MAX., BOTH DIRECTIONS.
7. INSTALL TWO 3/8" x 2' SMOOTH DOWELS AT JOINTS FOR TYPE "C" CURB. SEE CURB STANDARDS FOR PLACEMENT.
8. FORM 3/4" LIP AT PAVEMENT LINE ON DRIVES IN TYPE "B" CURBS.
9. TRUNCATED DOMES ARE NOT TO BE INSTALLED AT THE COMMERCIAL ENTRANCE.



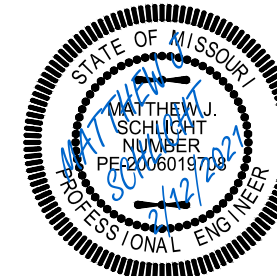


Professional Registration
Missouri
Engineering 2005002188-D
Surveying 200500319-D
Kansas
Engineering E-1695
Surveying LS-216
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

THE RESIDENCES AT ECHELON
Lee's Summit, Jackson County, Missouri

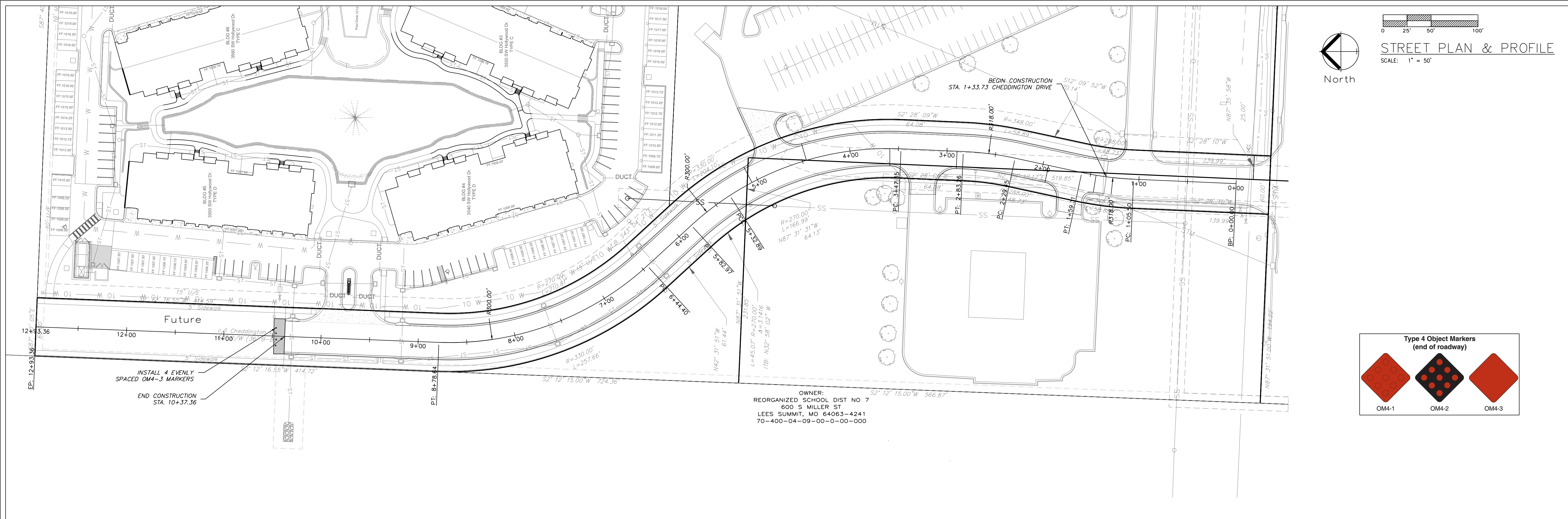
Project
Echelon
Issued Date
February 10, 2017

Grading Plan
Street and Grading Construction Plans for:
THE RESIDENCES AT ECHELON
Lee's Summit, Jackson County, Missouri

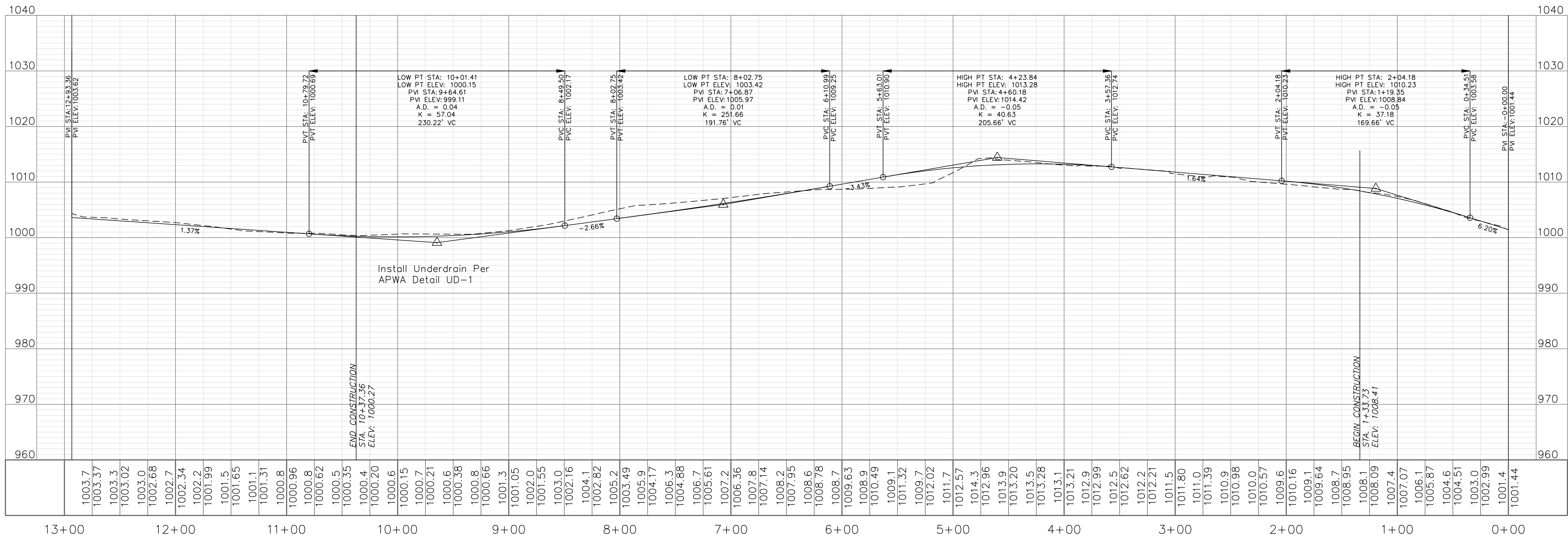


Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25326

REVISIONS
2/12/2021 As-Built



CHEDDINGTON DRIVE



"AS-BUILT"

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ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEES SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-9849

Professional Registration
Missouri
Engineering 2005002188-D
Surveying 2005000518-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

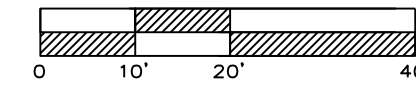
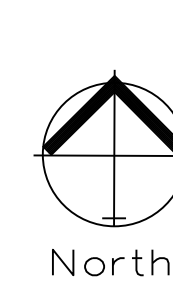
THE RESIDENCES AT ECHELON
Lee's Summit, Jackson County, Missouri

Project: Residences at Echelon
Issue Date: February 10, 2017

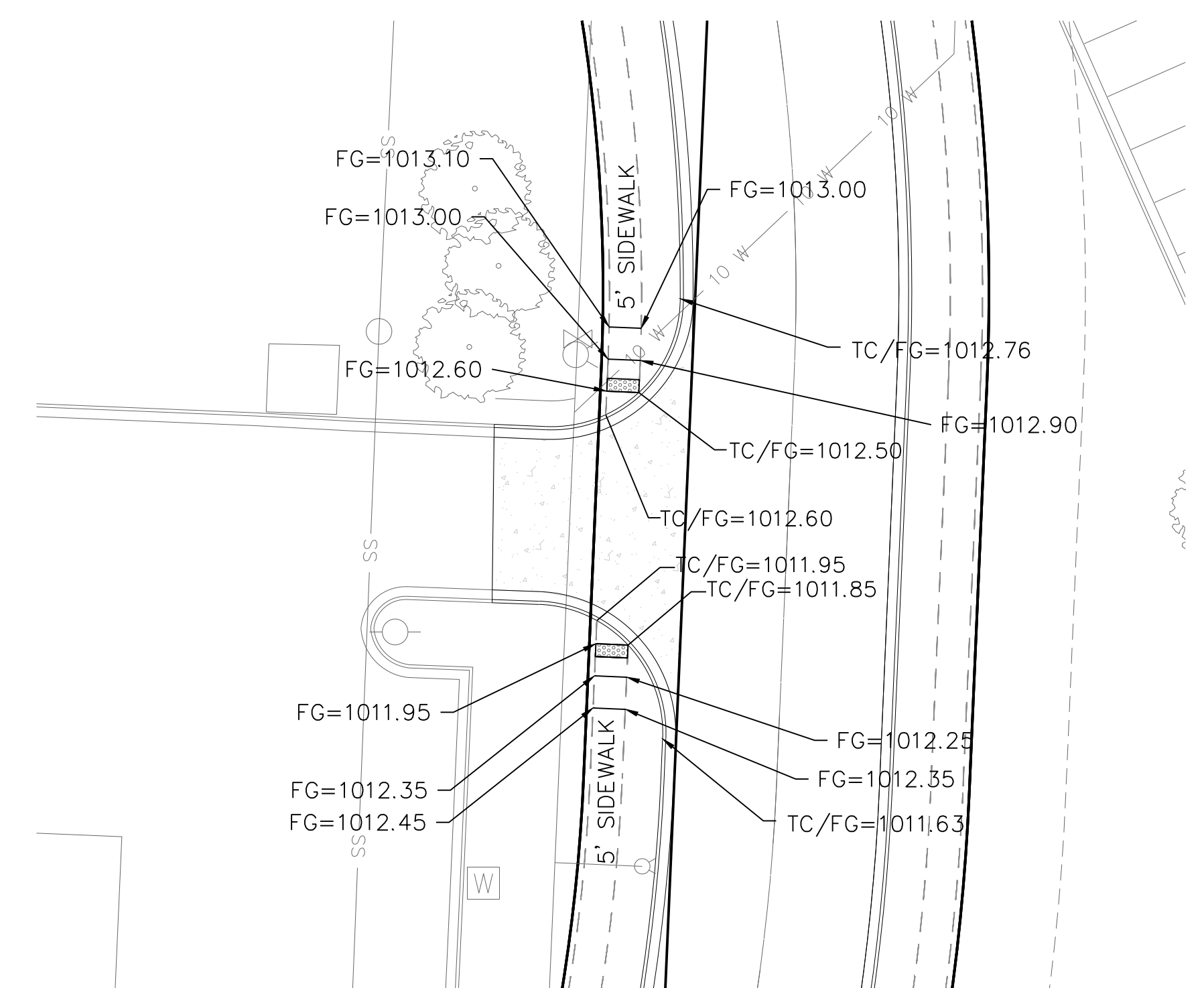
Street Plan and Profile
Street and Grading Construction Plans for:
THE RESIDENCES AT ECHELON
Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25326
REVISIONS
2/12/2021 As-Built

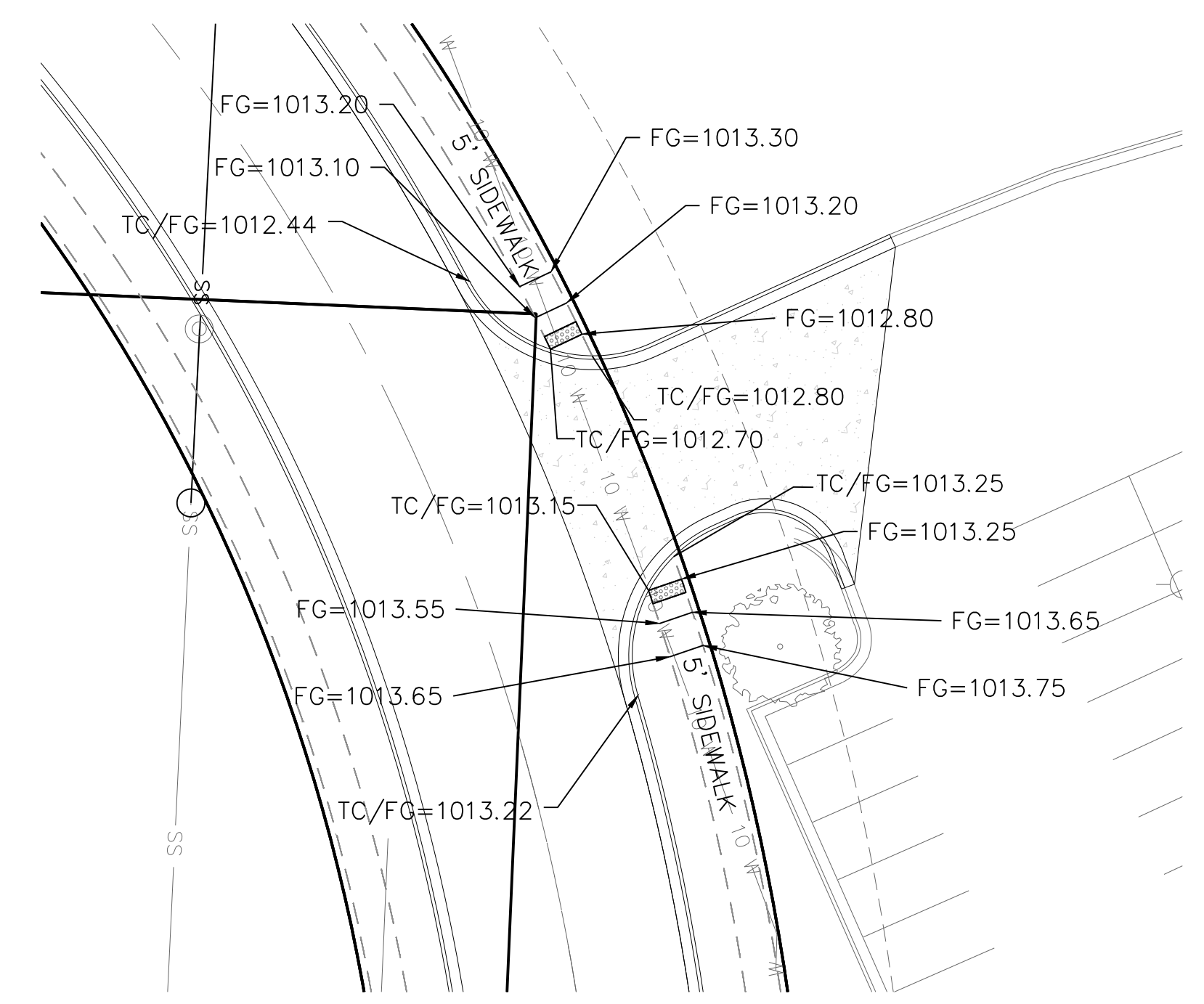
C.201



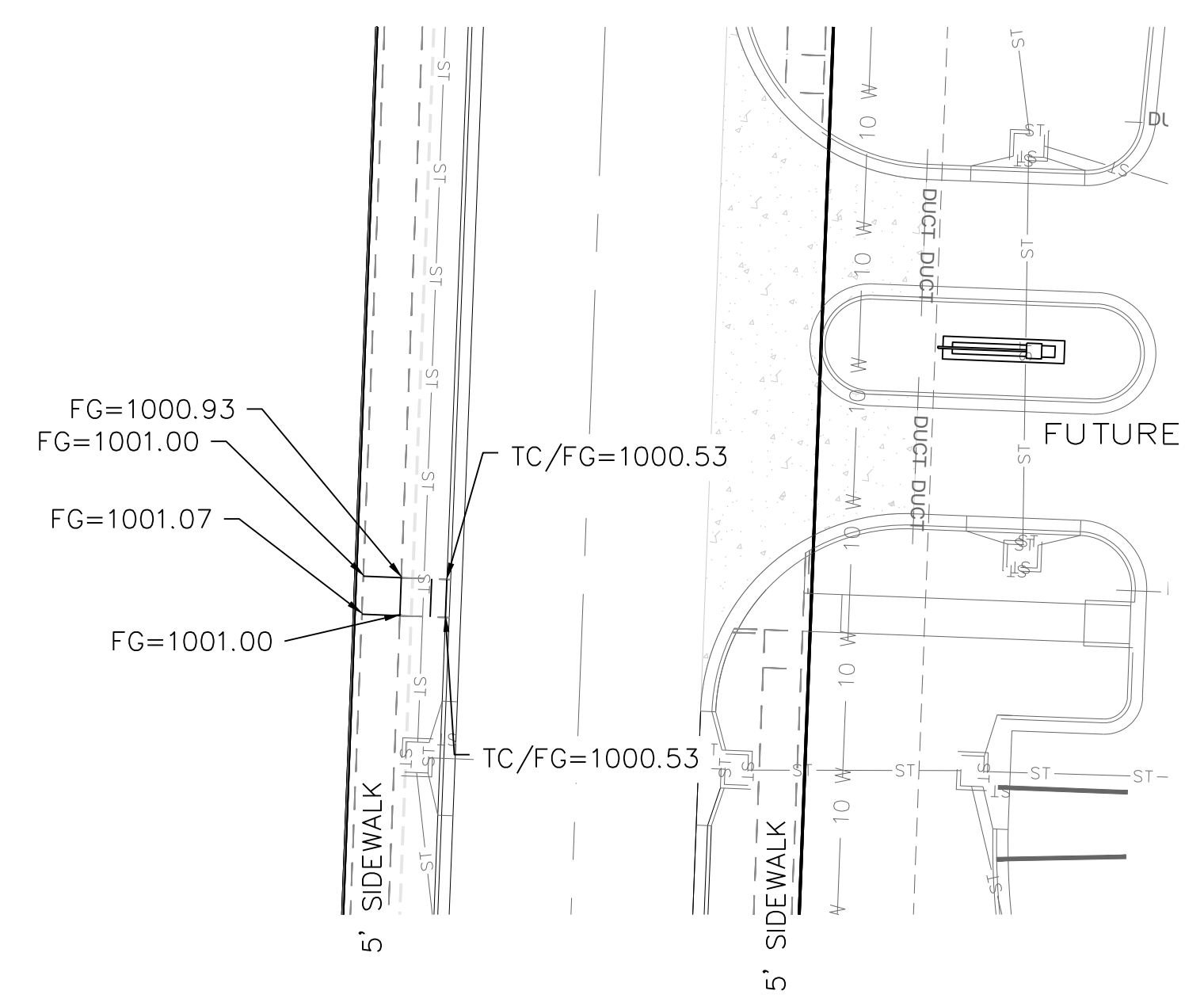
INTERSECTION / ADA RAMP ELEVATIONS
SCALE: 1" = 20'



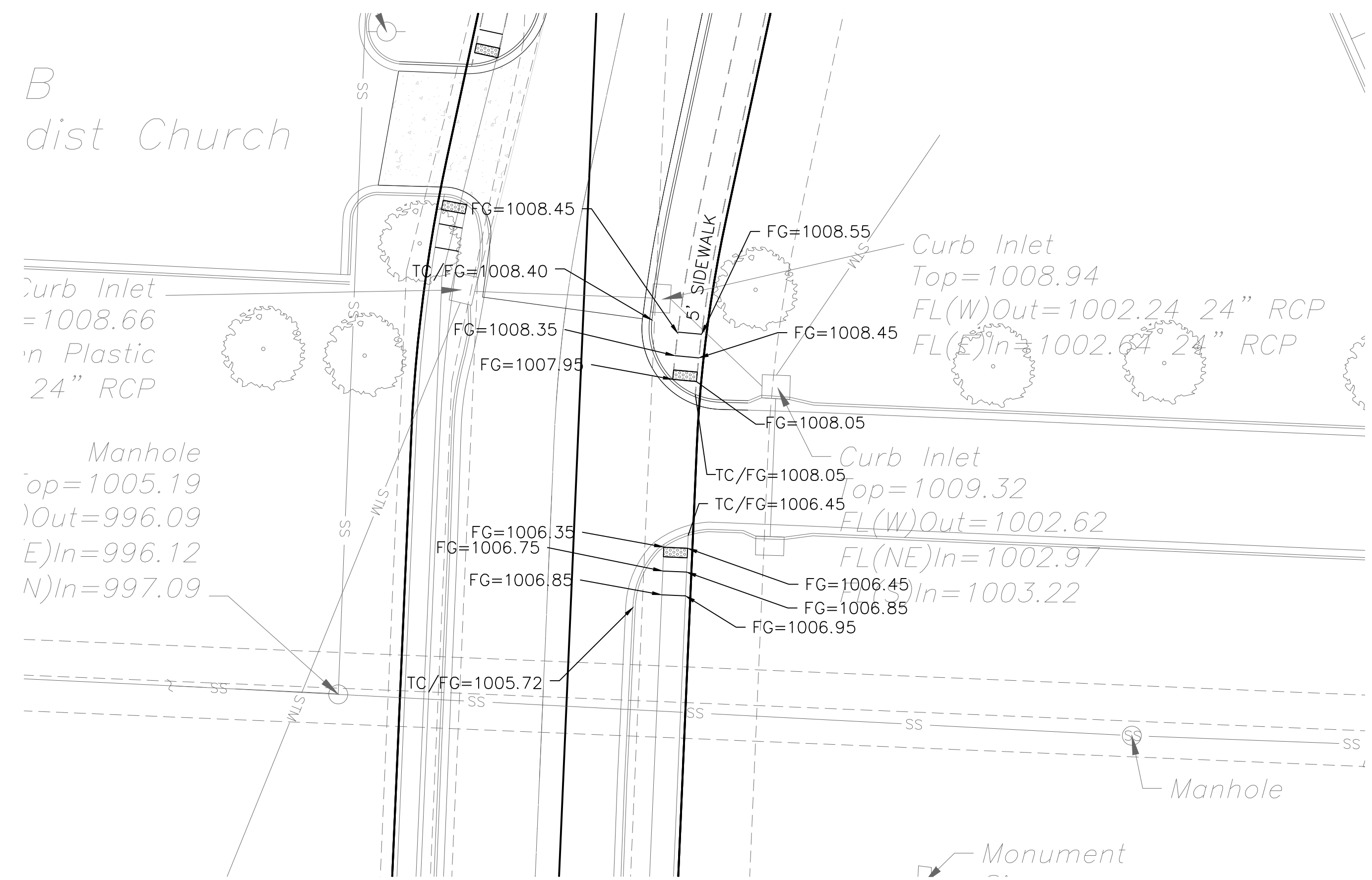
DETAIL 3



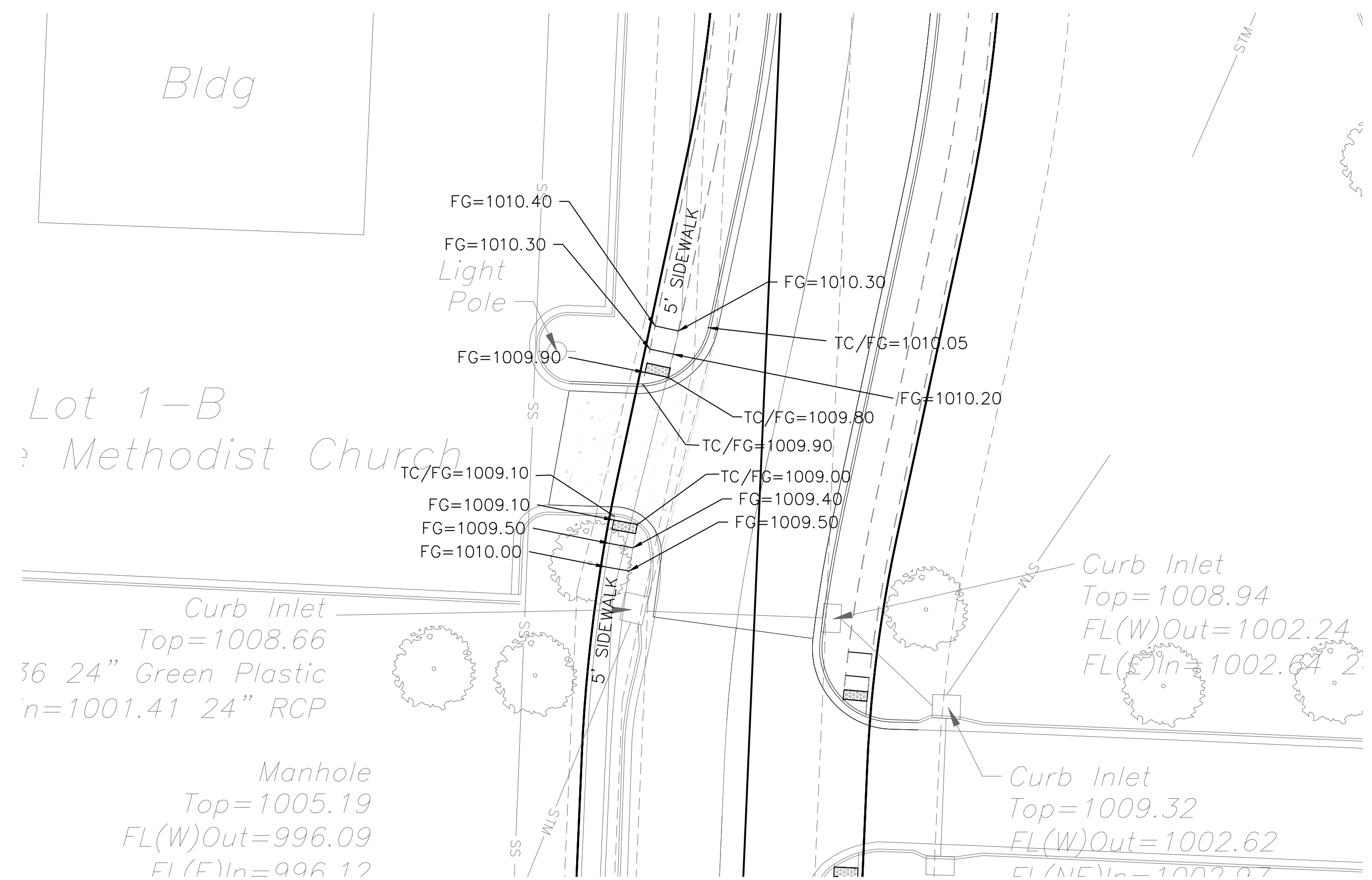
DETAIL 4



DETAIL 5



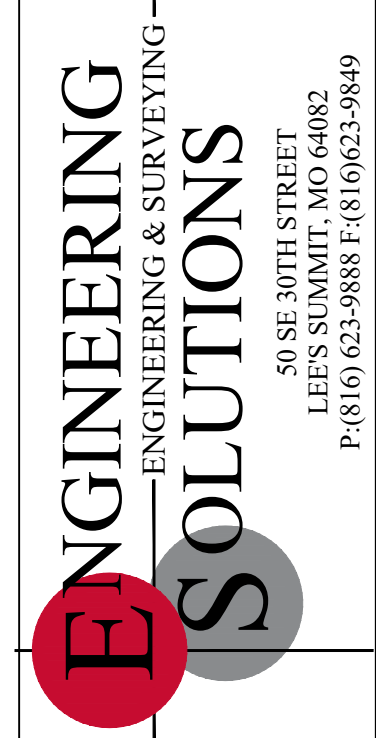
DETAIL 1



DETAIL 2

"AS-BUILT"

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~~900.00~~ Indicates data replaced with "As-Built" information. All other data is as designed and has not been field verified.

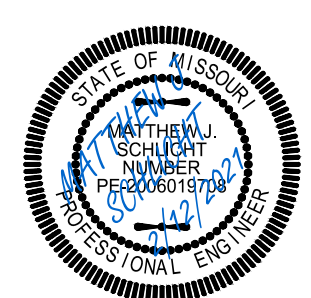


Professional Registration
Missouri
Engineering 200502188-D
Surveying 200500518-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

THE RESIDENCES AT ECHELON
Lee's Summit, Jackson County, Missouri

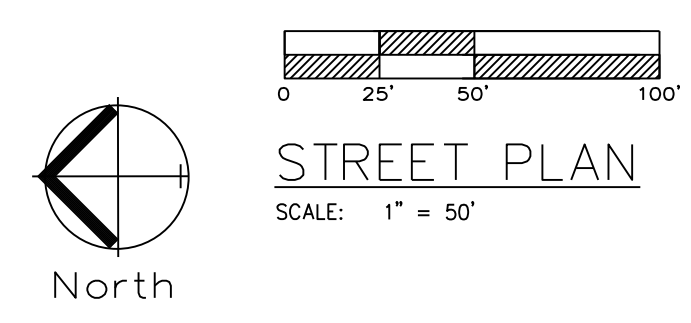
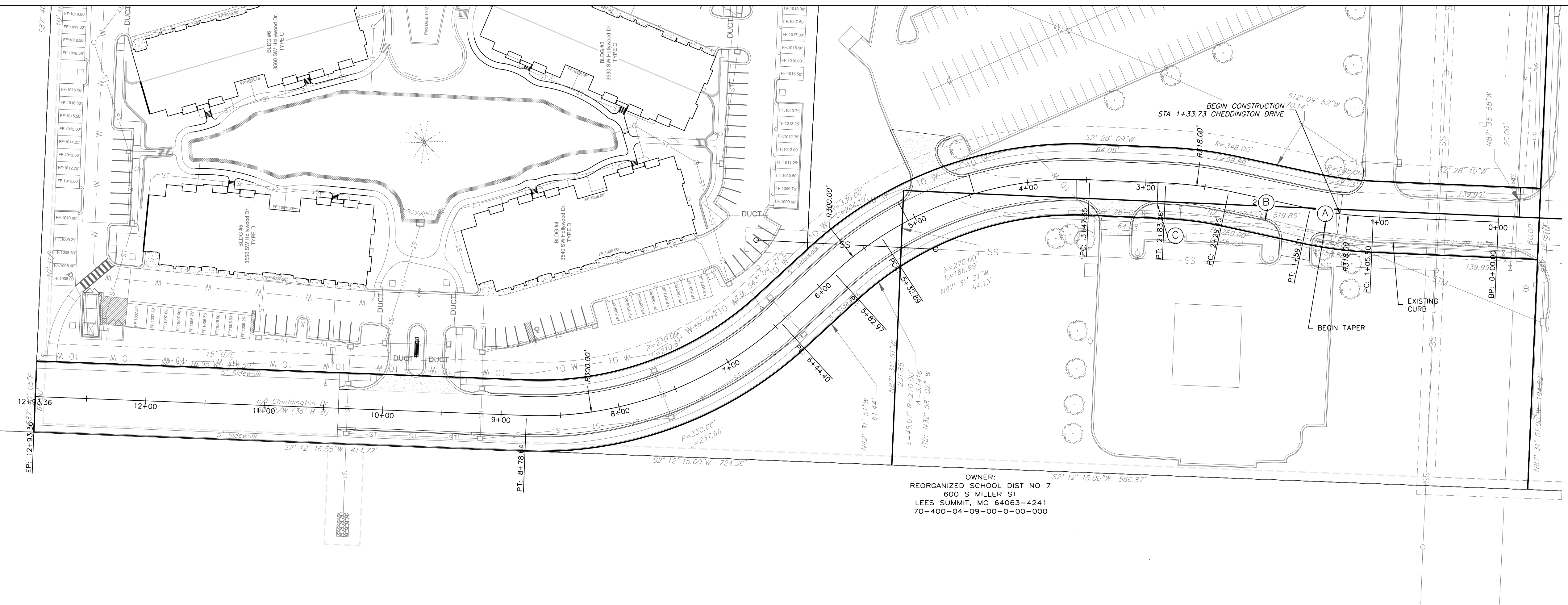
Project
Echelon
Issued Date
February 10, 2017

Intersection Details & ADA Ramp Plan
Street and Grading Construction Plans for:
THE RESIDENCES AT ECHELON
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS
2/12/2021 As-Built



STA. OFFSET TABLE		
LABEL	STA:	OFFSET FT.
A	1+44.29	17.77 FT. LT.
B	1+94.23	18 FT. LT.
C	2+89.71	18 FT. LT.
D	3+58.85	18 FT. LT.
E	4+45.384	18 FT. RT.
F	5+06.35	18 FT. RT.
G	9+24.36	18 FT. RT.
H	10+22.36	18 FT. RT.
I	9+35.38	18 FT. LT.
J	9+40.38	18 FT. LT.

OWNER:
REORGANIZED SCHOOL DIST NO 7
600 S MILLER ST
LEES SUMMIT, MO 64063-4241
70-400-04-09-00-0-00-000

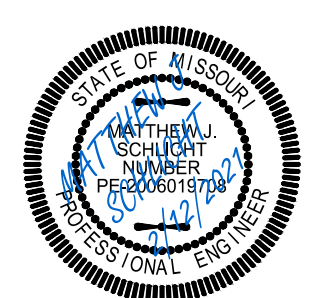


Professional Registration
Missouri
Engineering 2005002188-D
Surveying 2005000518-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

THE RESIDENCES AT ECHELON
Lee's Summit, Jackson County, Missouri

Project:
Echelon
Residence at
Issue Date:
February 10, 2017

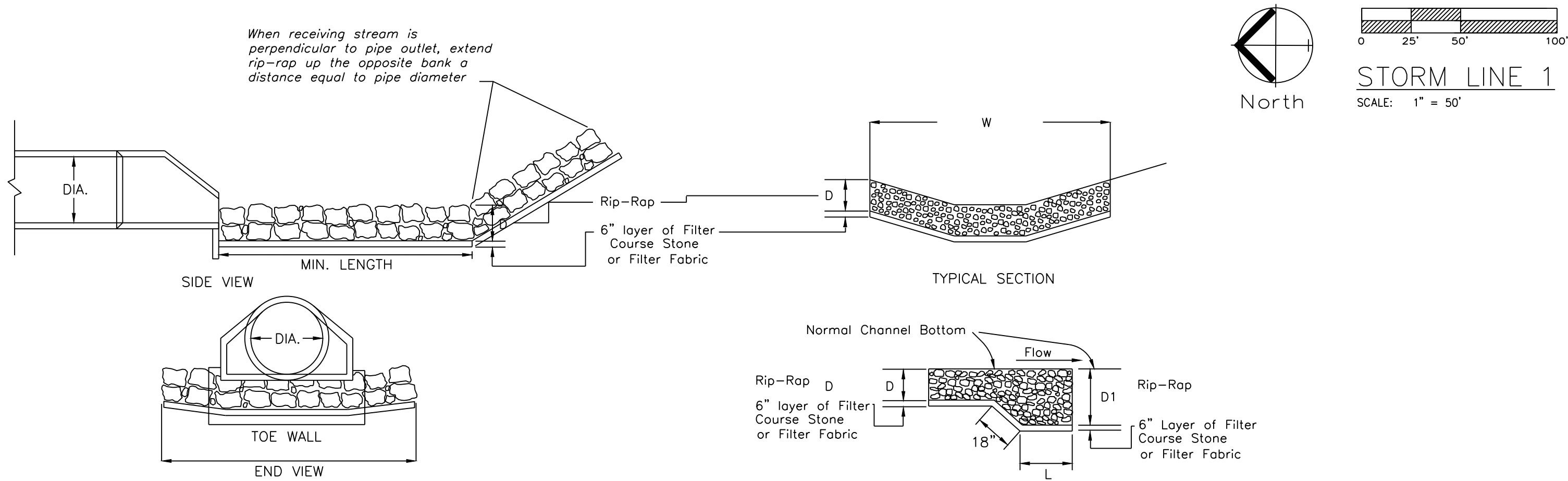
Street Plan
Street and Grading Construction Plans for:
THE RESIDENCES AT ECHELON
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

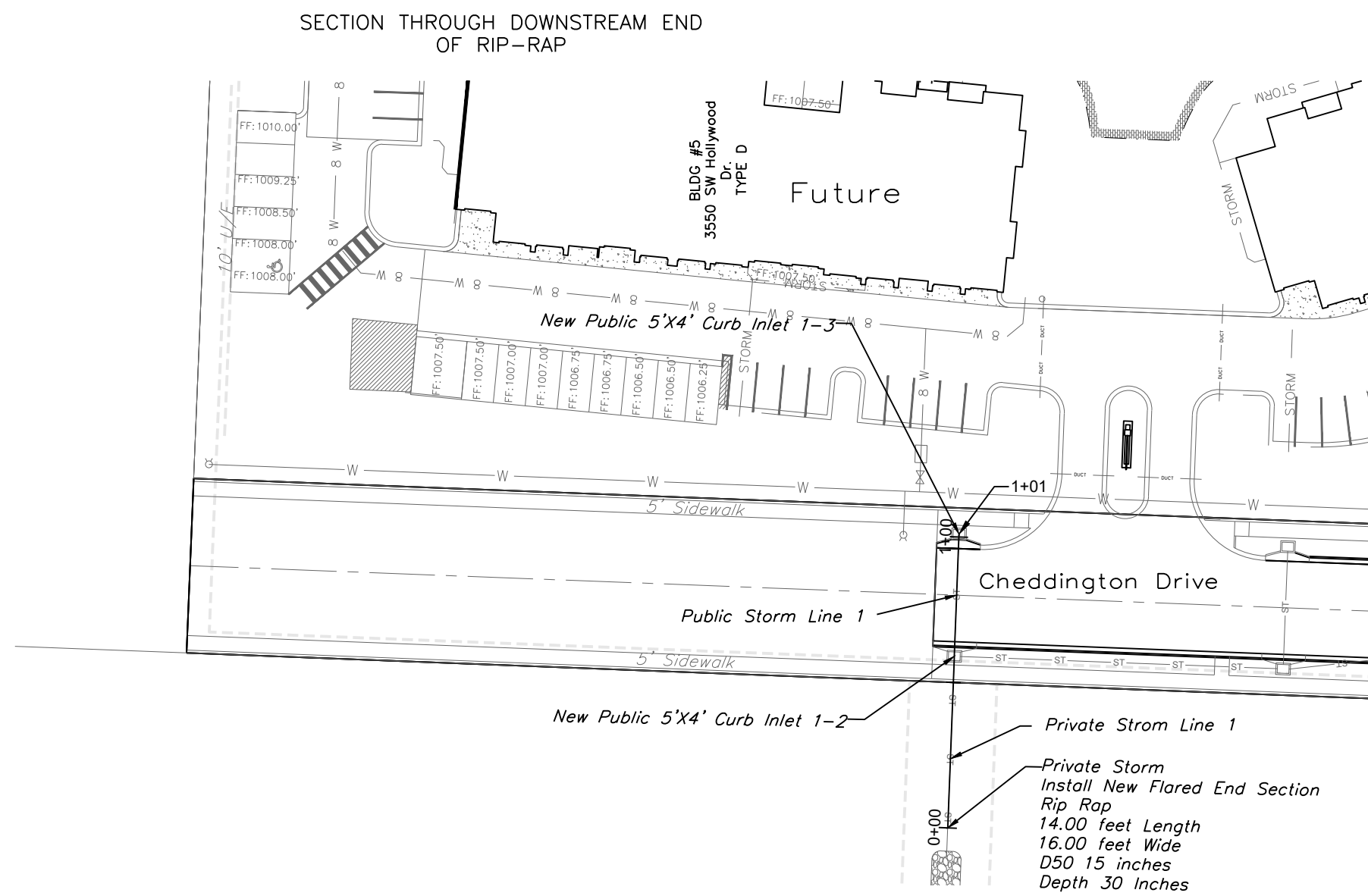
REVISIONS
2/12/2021 As-Built

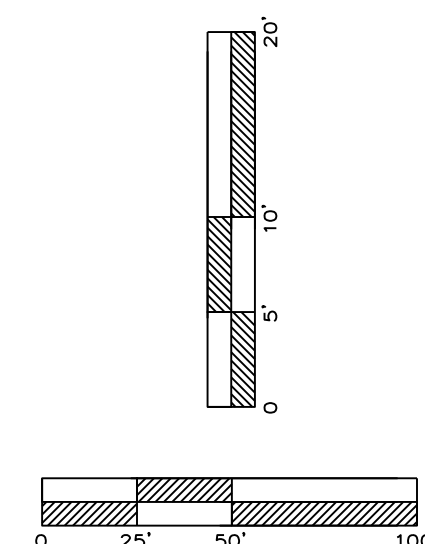
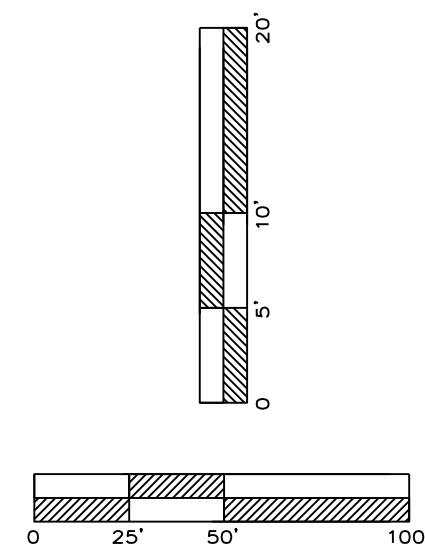
"AS-BUILT"
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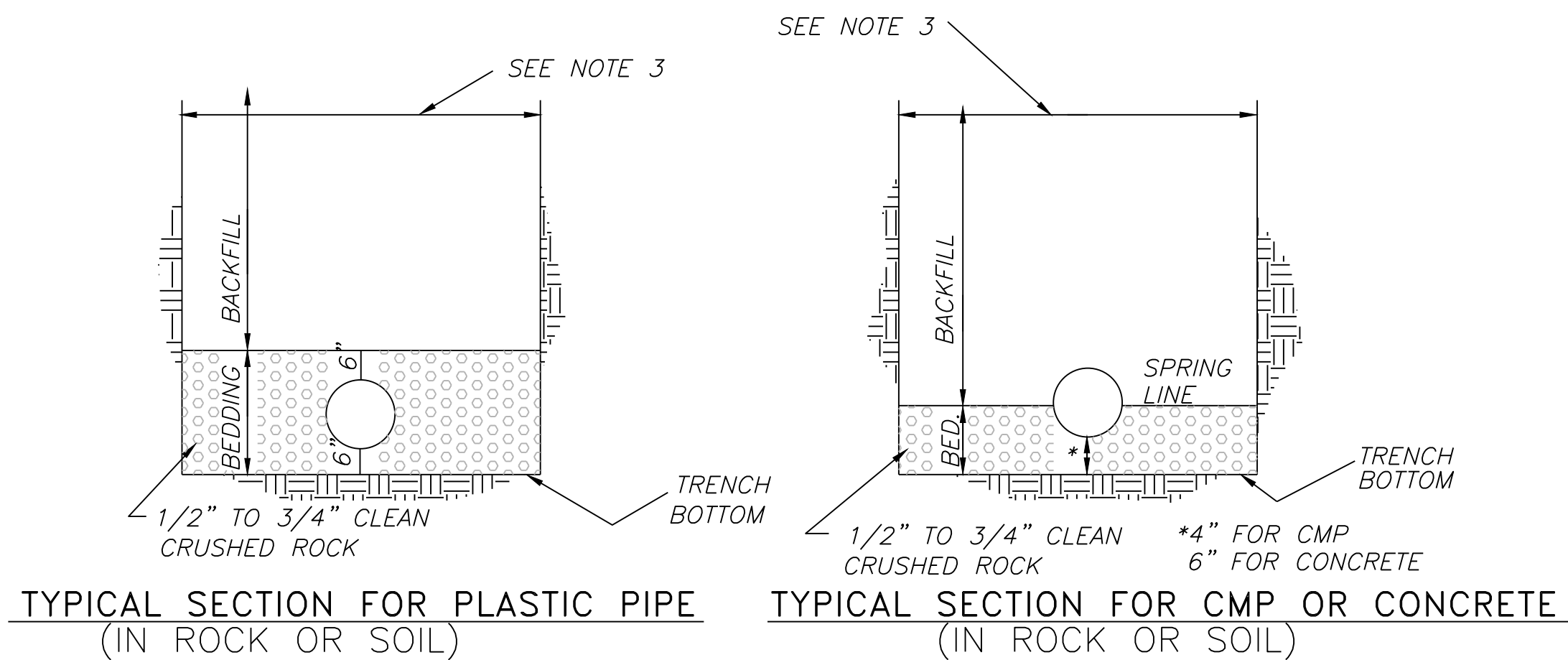
ALL MATERIALS NEED TO CONFORM TO APWA SECTION 2605.

ROCK LINING FOR CULVERT OUTLETS & RIP RAP DITCH





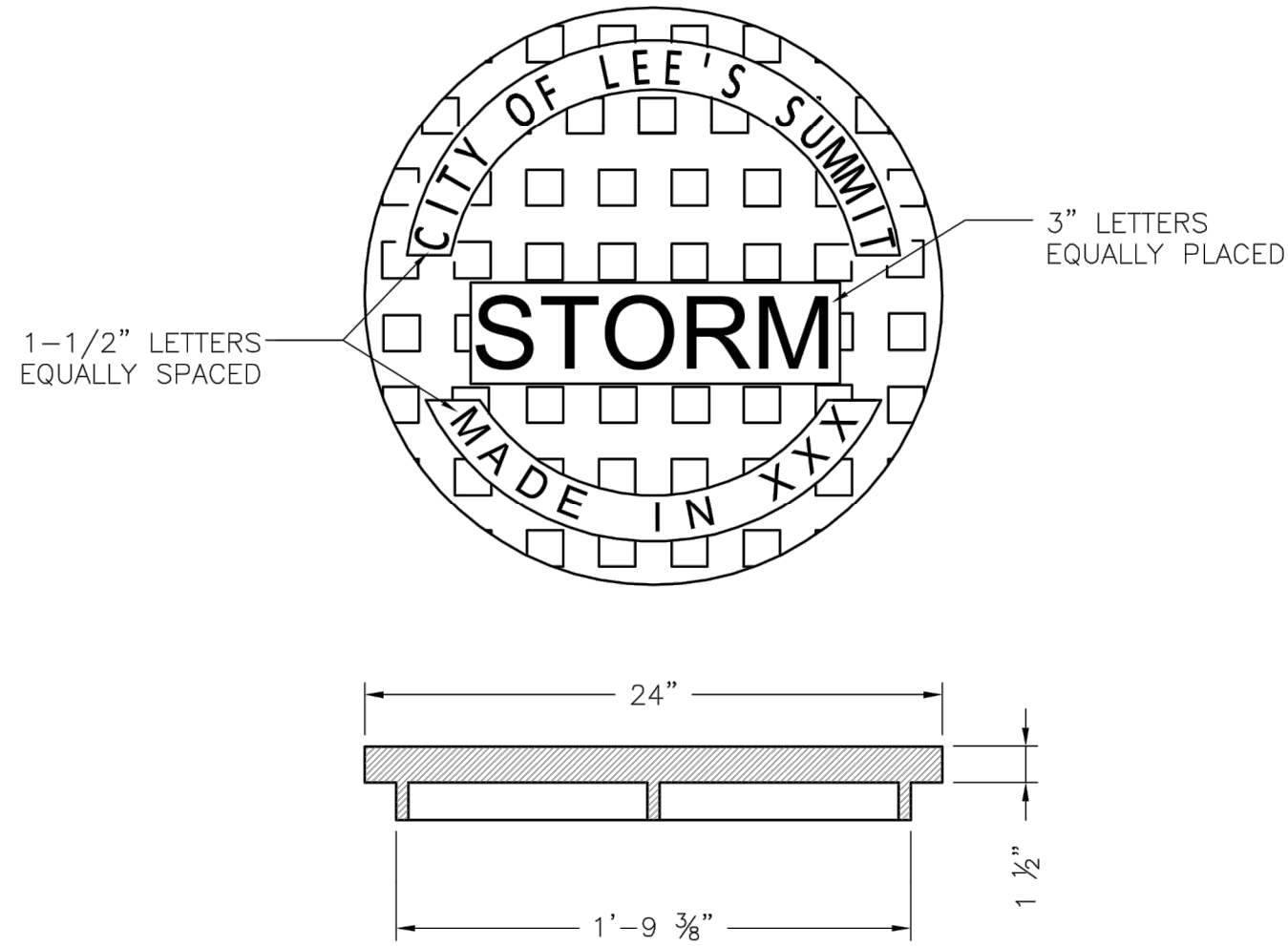
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and has not been field verified.



NOTES:

- 1) BACKFILL SHALL BE JOB EXCAVATED MATERIAL FREE FROM DEBRIS AND STONES COMPACTED TO 90% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698. FOR BACKFILL UNDER PAVEMENT (EXISTING OR PROPOSED).
- 2) TRENCH BANKS MAY BE CUT BACK ON SLOPES IN ACCORDANCE WITH CURRENT OSHA REGULATIONS, BUT ONLY IN AREAS WHERE THE INCREASED TRENCH WIDTH WILL NOT INTERFERE WITH SURFACE FEATURES. SLOPES MUST NOT EXTEND BELOW TOP OF BEDDING.
- 3) MINIMUM AND MAXIMUM WIDTHS SHALL BE IN ACCORDANCE WITH PIPE MANUFACTURE'S RECOMMENDATION AS APPROVED ON ENGINEERING PLANS.

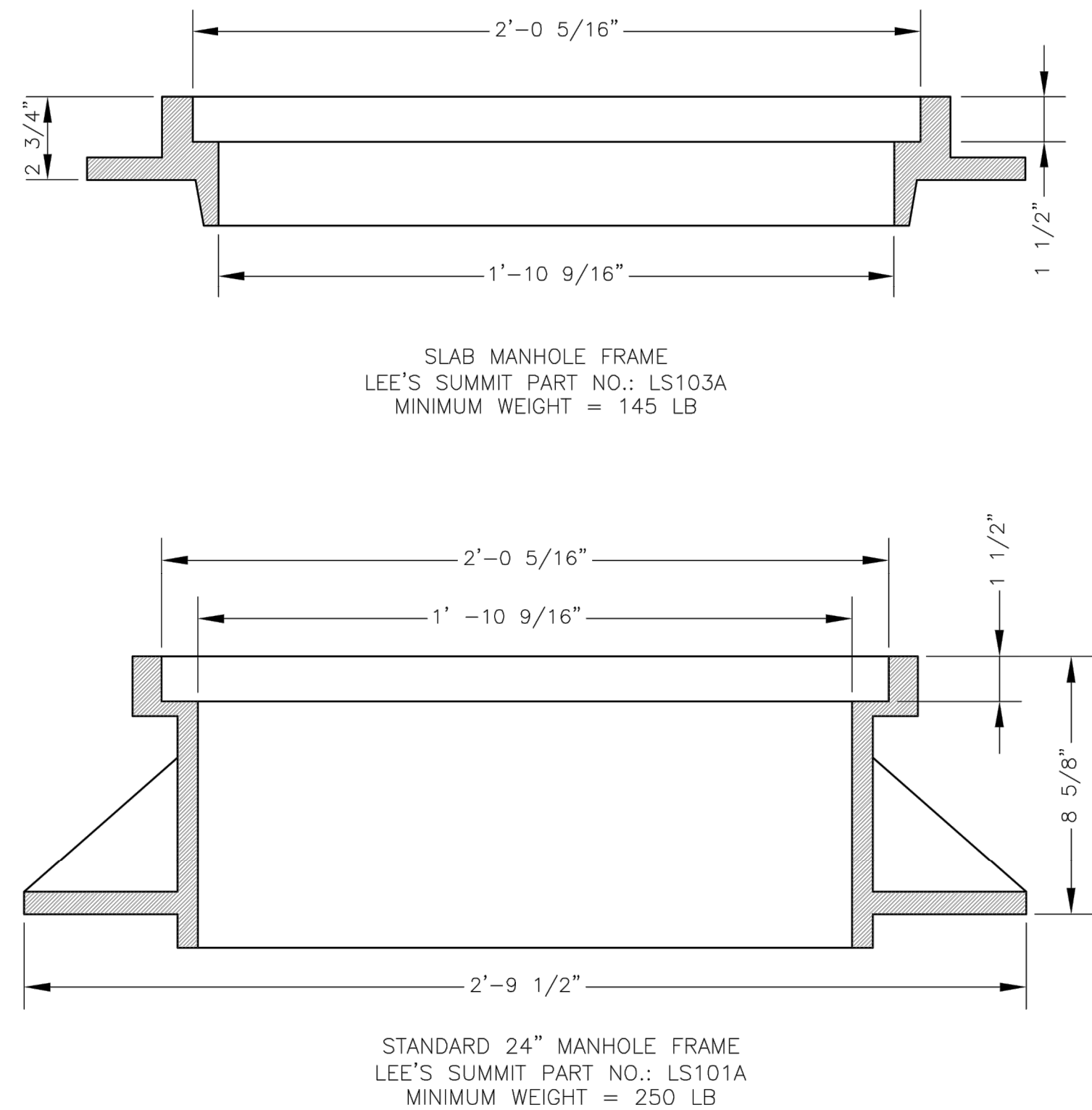
**UNDERGROUND PIPE INSTALLATION
FOR STORM SEWER LINES**



STANDARD 24" MANHOLE COVER
MINIMUM WEIGHT = 160 LB
NOTE: PICK HOLES NOT SHOWN

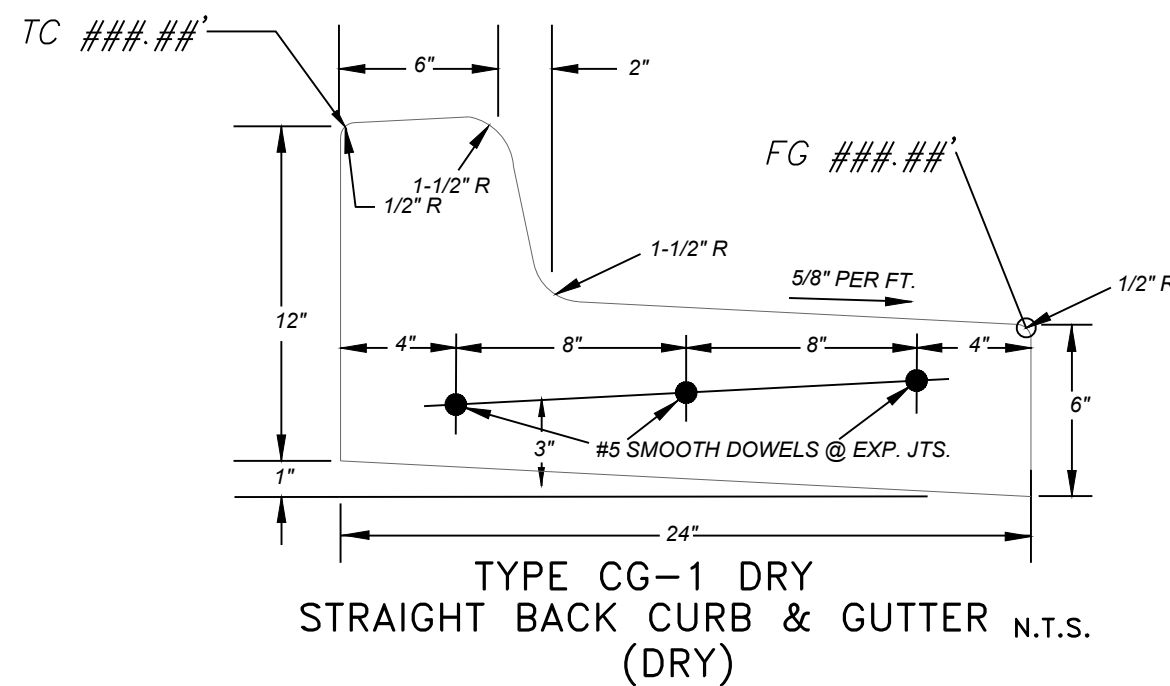
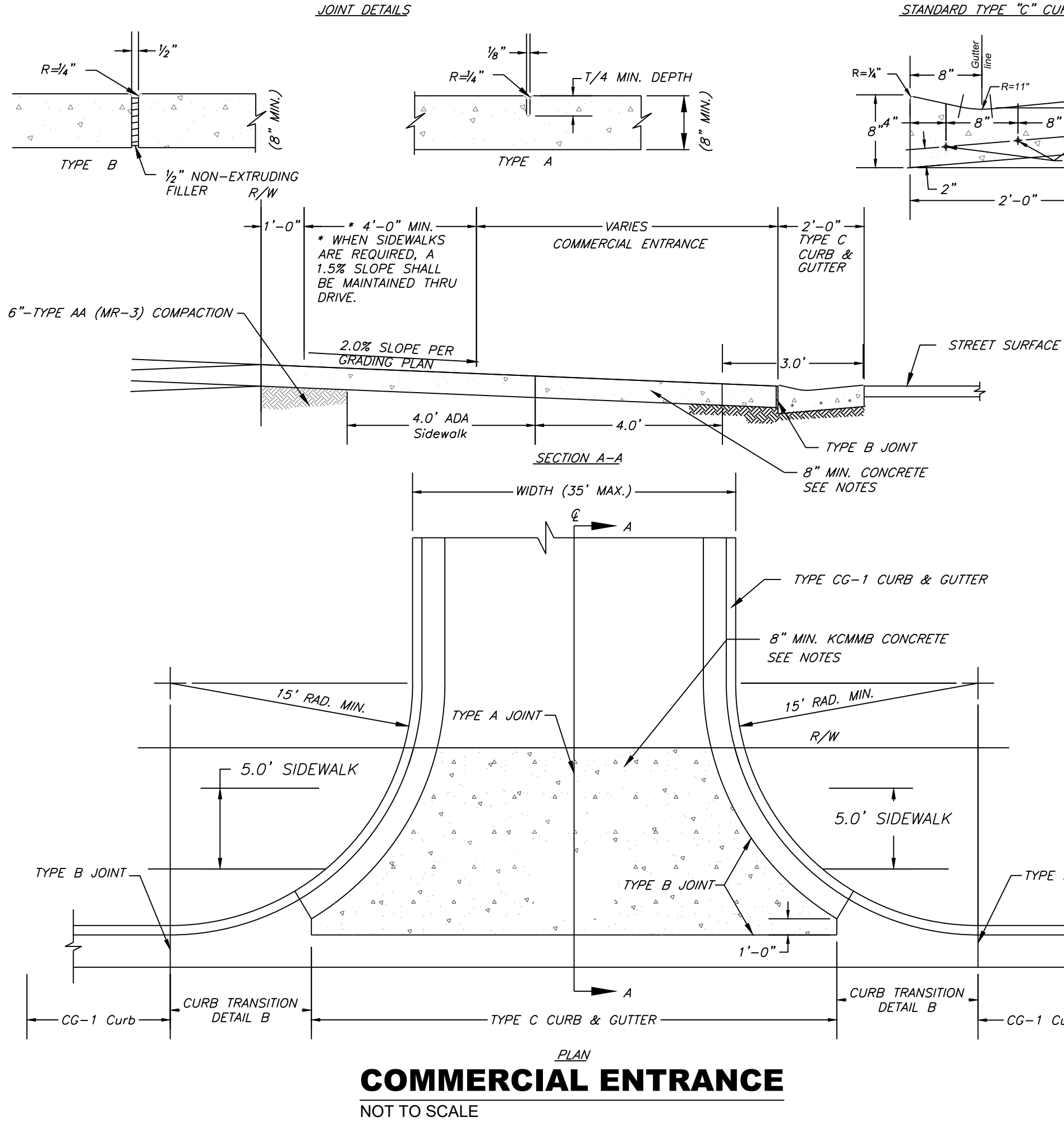
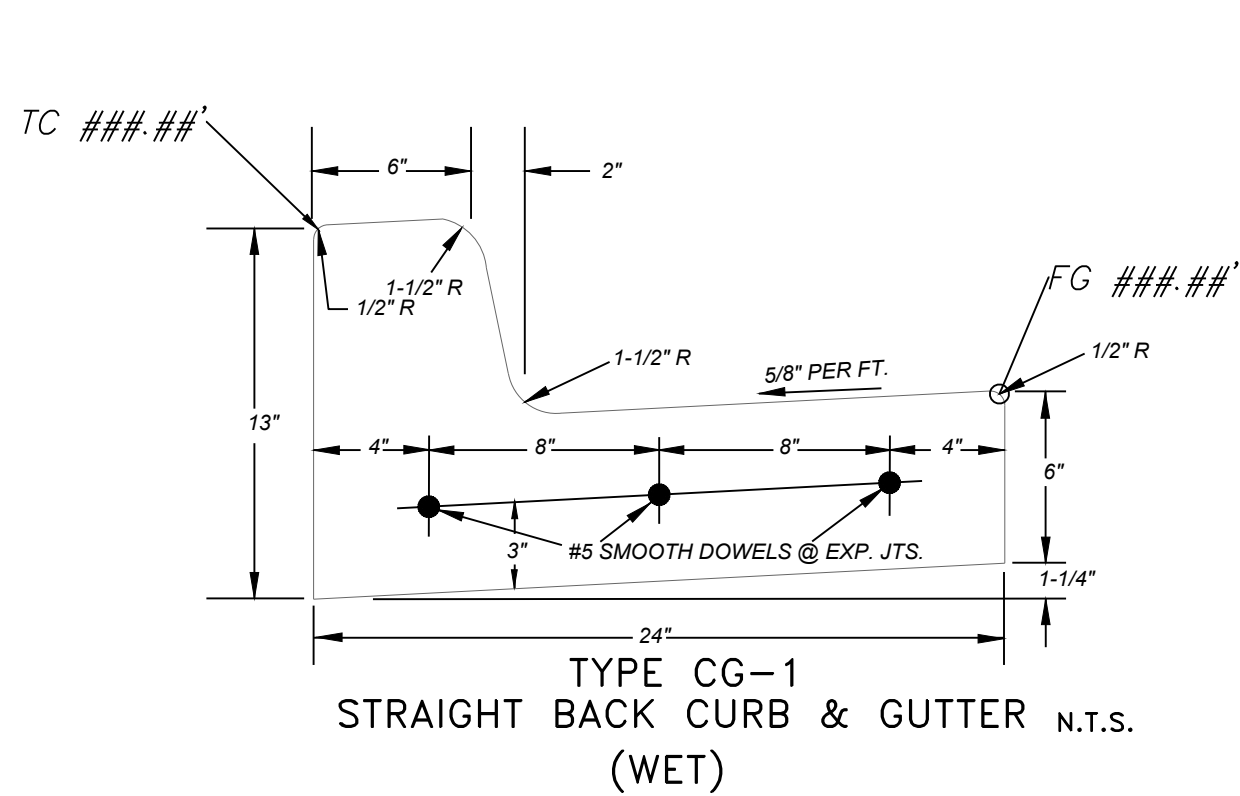
*COVER AND FRAME MODEL INFORMATION REFER TO THE STORMWATER APPROVED PRODUCT LIST.

LS	LEE'S SUMMIT MISSOURI	Date: 04/17
	PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	Drawn By: MIF
	STORM MANHOLE COVER DETAIL	Checked By: DL
		STM-6

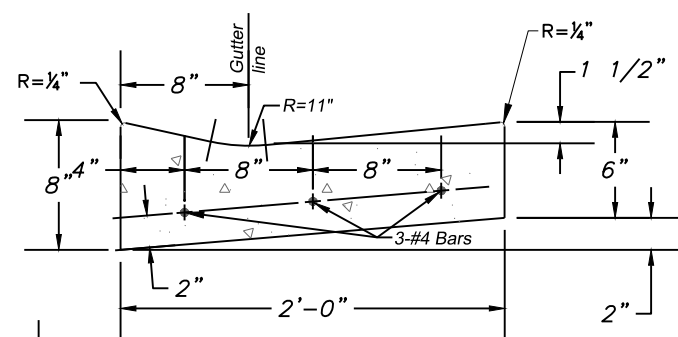


*COVER AND FRAME MODEL INFORMATION REFER TO THE STORMWATER APPROVED PRODUCTS LIST.

LS	LEE'S SUMMIT MISSOURI	Date: 04/17
	PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	Drawn By: MIF
	STORM MANHOLE FRAME DETAIL	Checked By: DL
		STM-7

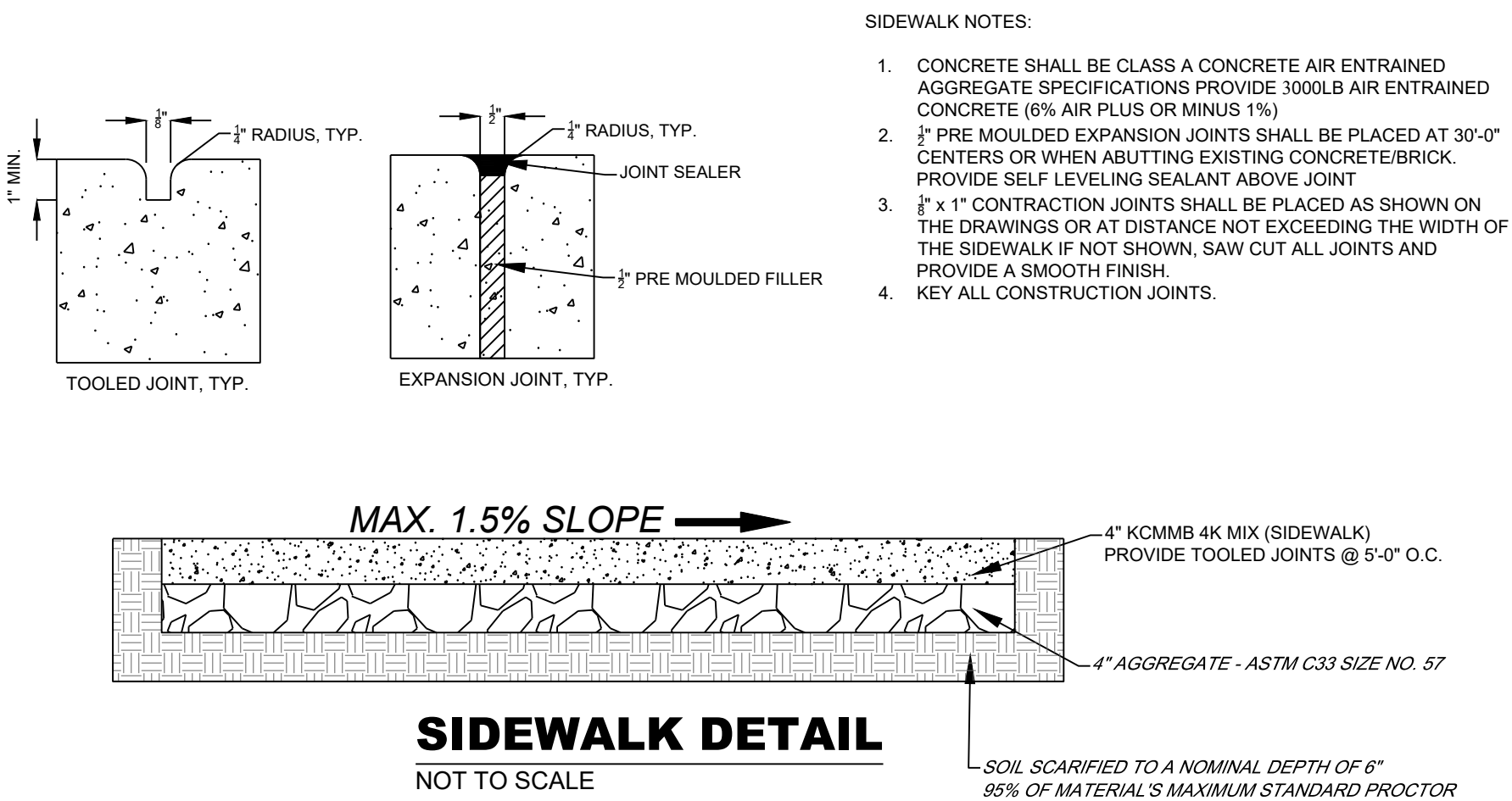
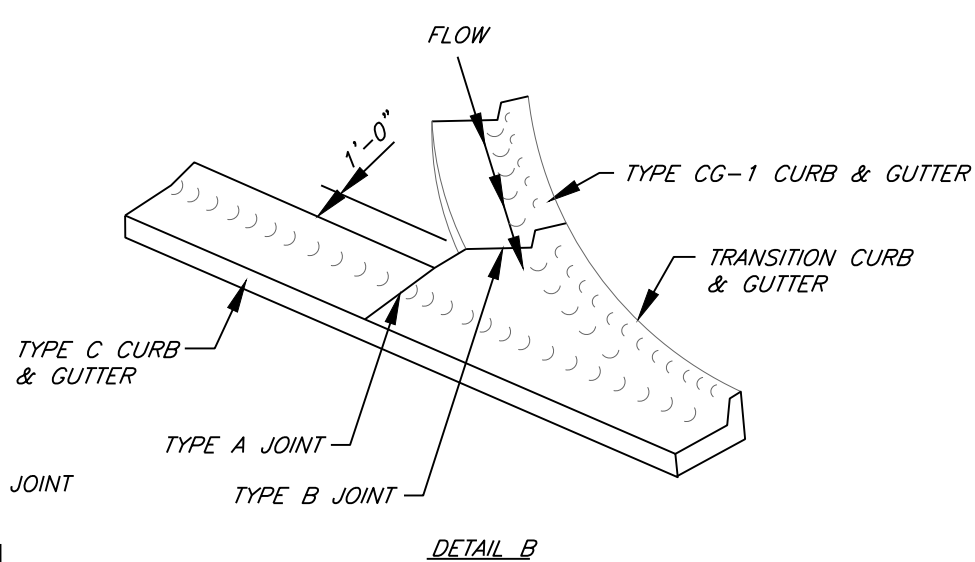


STANDARD TYPE "C" CURB & GUTTER



COMMERCIAL DRIVE NOTES:

1. THE TOP 6" OF DRIVEWAY SUBGRADE SHALL BE COMPACTED TO 95% OF STANDARD MAXIMUM DENSITY.
2. ALL CONCRETE POURED ON THE ROW (SIDEWALK, DRIVE APPROACH, CURBS) SHALL UTILIZE AN APPROVED KCMMB-4K CONCRETE MIX DESIGN.
3. EXPANSION JOINT FILLER AND JOINT SEALING COMPOUND SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2209.2 (APWA).
4. CURING MEMBRANES SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2208.2.1 (APWA).
5. 6 x 6-W2.9 x W2.9 REINFORCING SHALL BE PLACED IN CENTER OF SLAB THICKNESS.
6. CONTRACTION JOINTS SHALL BE SPACED AT 12' MAX., BOTH DIRECTIONS.
7. INSTALL TWO 3/8" x 2' SMOOTH DOWELS AT JOINTS FOR TYPE "C" CURB. SEE CURB STANDARDS FOR PLACEMENT.
8. FORM 3/4" LIP AT PAVEMENT LINE ON DRIVES IN TYPE "B" CURBS.
9. TRUNCATED DOMES ARE NOT TO BE INSTALLED AT THE COMMERCIAL ENTRANCE.



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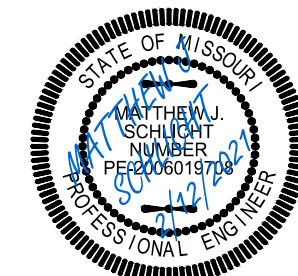


Professional Registration
Missouri
Engineering 2005002188-D
Surveying 2005000518-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

THE RESIDENCES AT ECHELON
Lee's Summit, Jackson County, Missouri

Project: Residences at Echelon
Issue Date: February 10, 2017

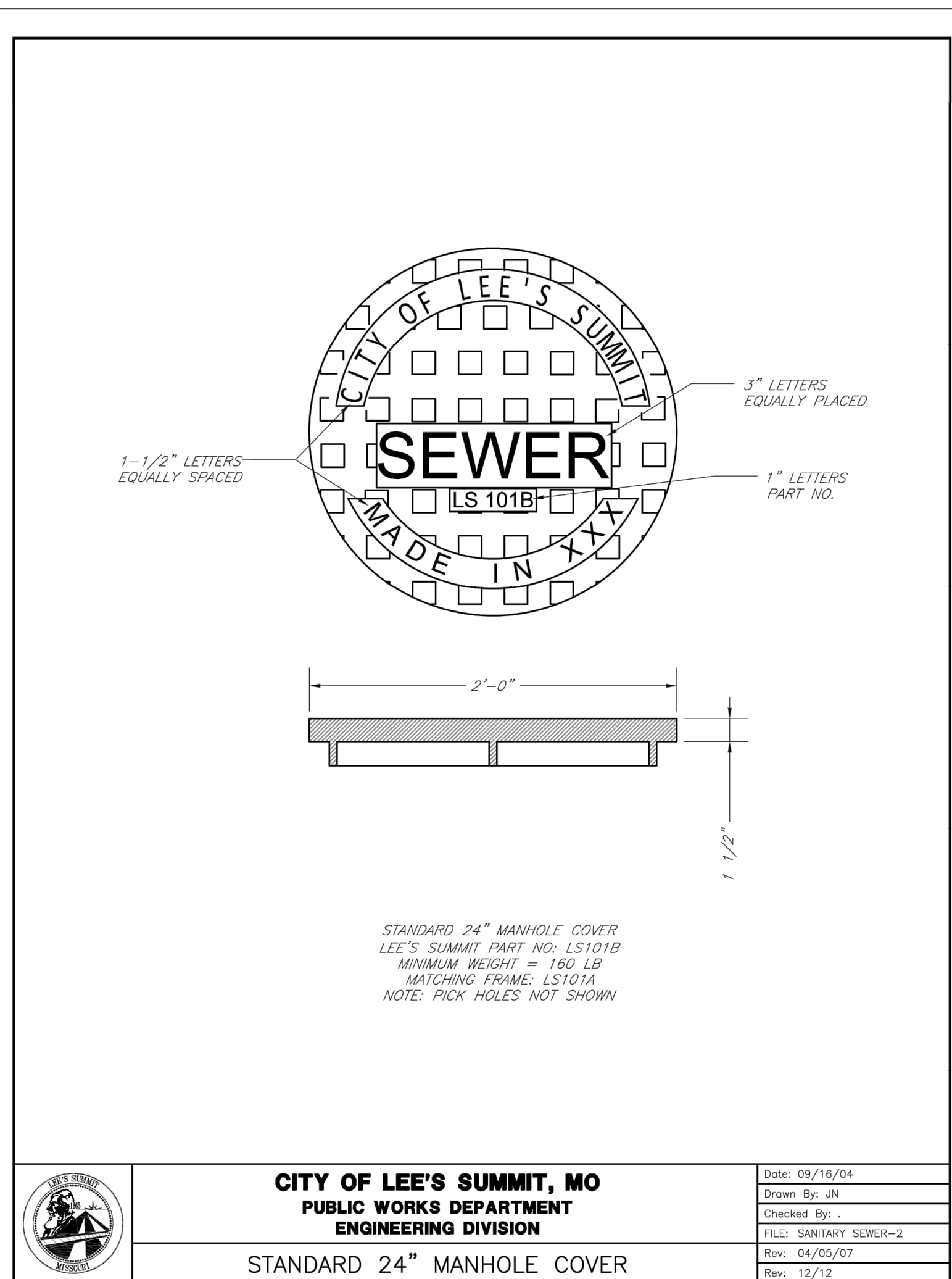
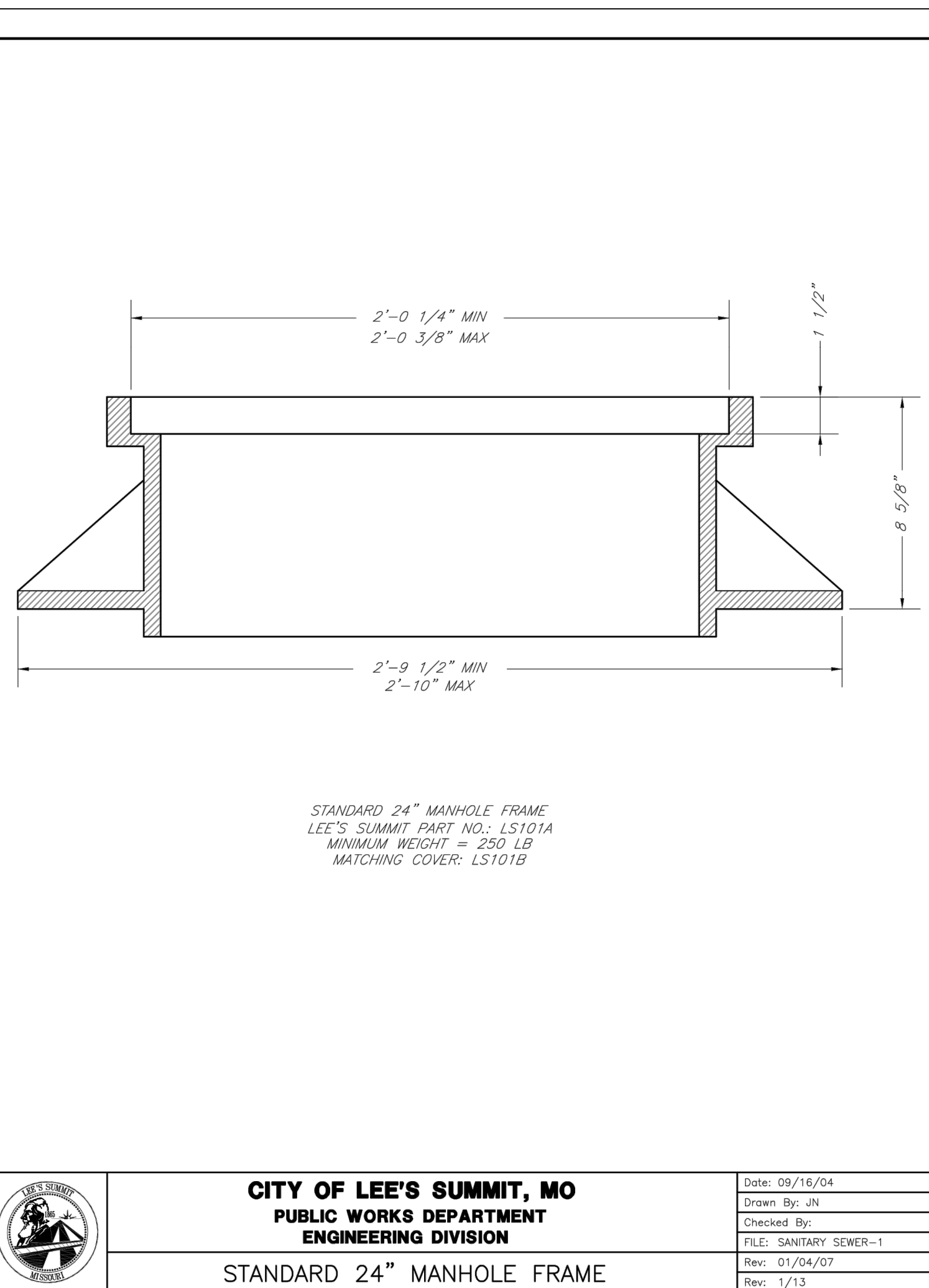
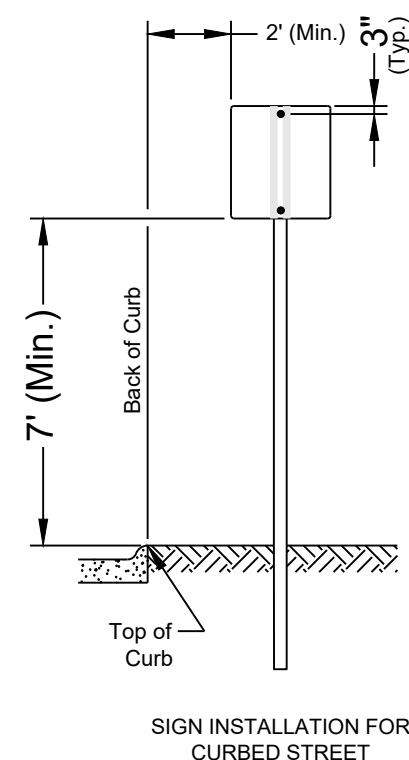
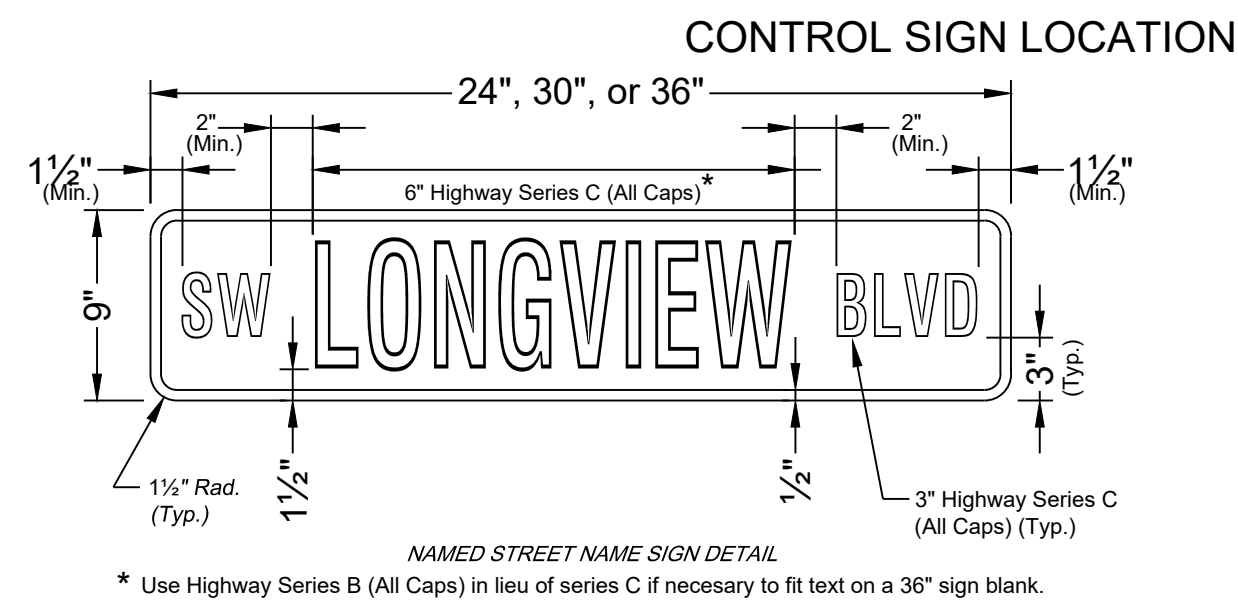
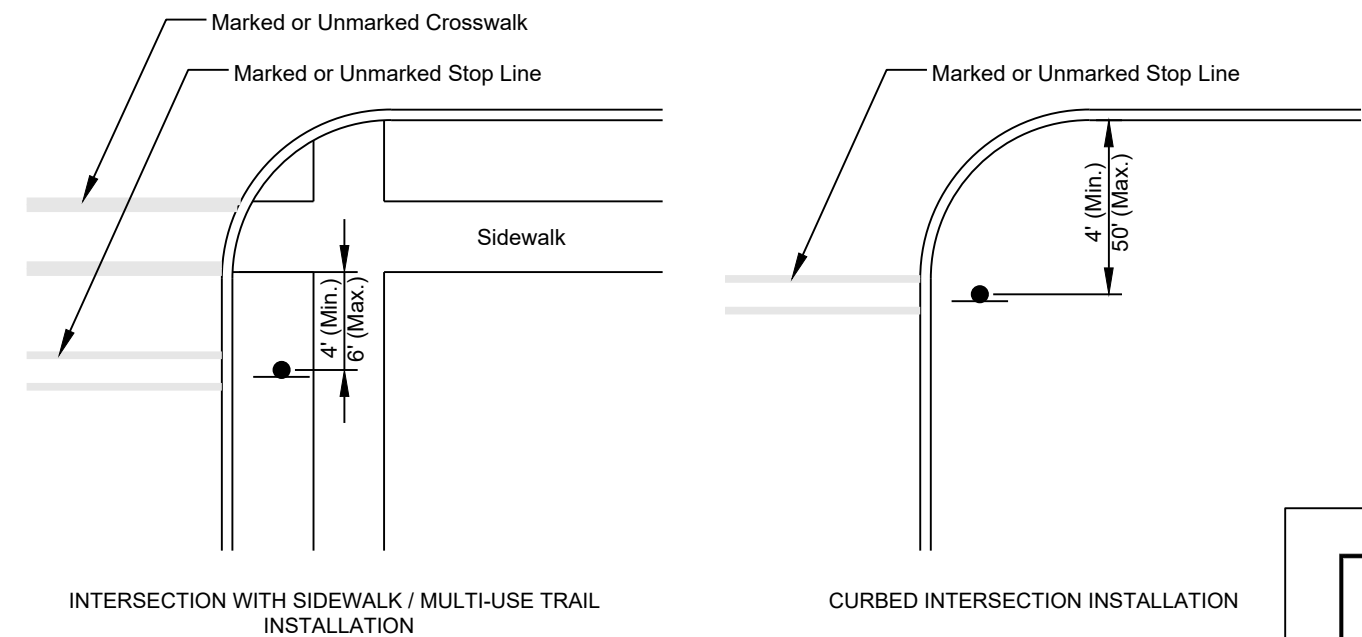
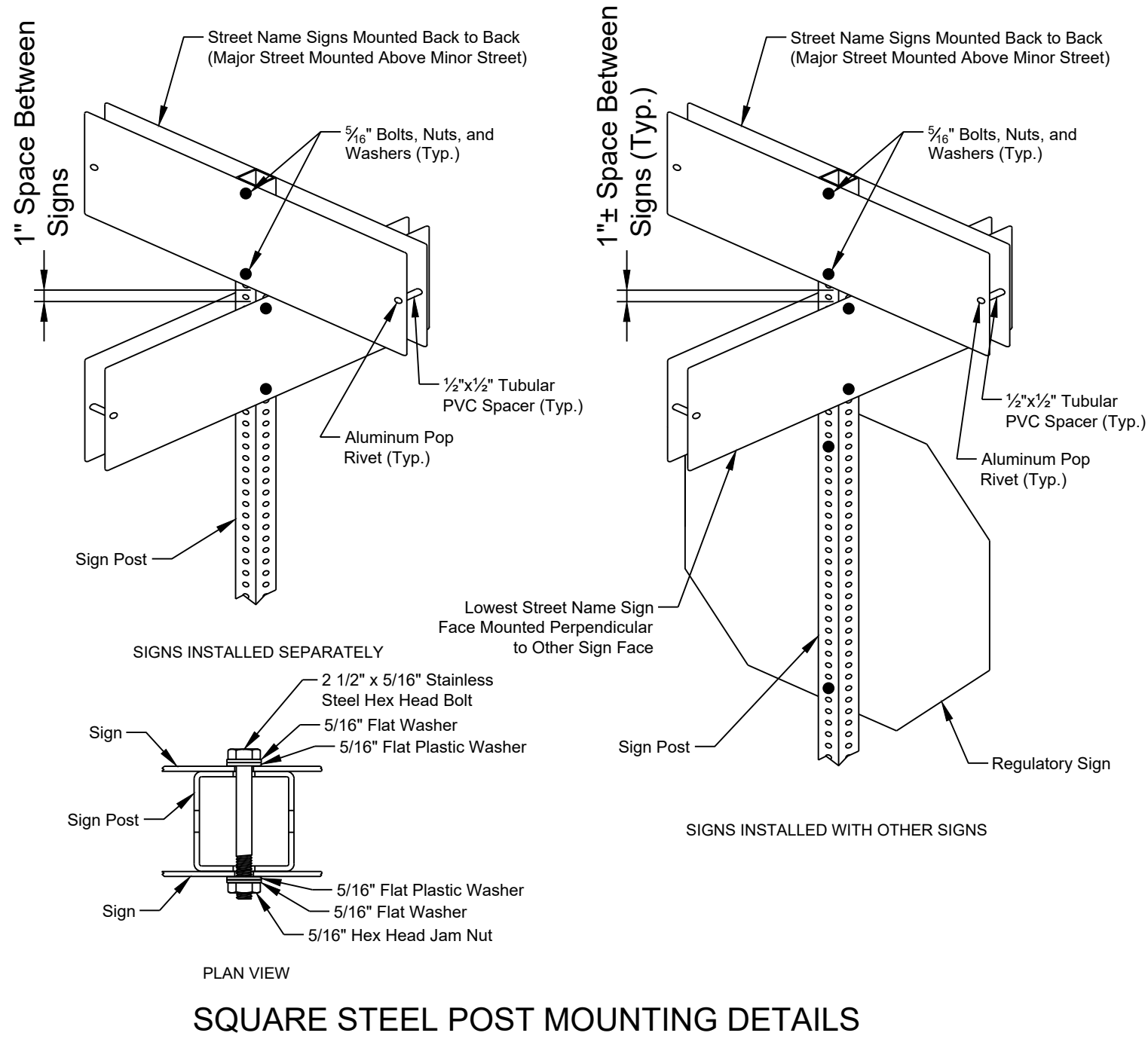
Construction Details
Street and Grading Construction Plans for:
THE RESIDENCES AT ECHELON
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 255226

REVISIONS
2/12/2021 As-Built

C. 600



GENERAL NOTE:

1 - ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.

"AS-BUILT"

900.10
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