

S:\01 PROJECTS\MULTI-FAMILY\424 SUMMIT SQUARE 3YDP AND PUBLIC IMPROVEMENTS\PLANS\02-STREET & STORM SEWER PLANS\C-0001 COVER SHEET.DWG



LOCATION MAP
SCALE 1:1700

PROJECT TEAM:

OWNER
TOWNSEND CAPITAL, LLC
CONTACT: TOWNSEND CAPITAL, LLC
PHONE: 303.947.2044

DEVELOPER
NORTHPOINT DEVELOPMENT
3313 N OAK TRAFFICWAY
KANSAS CITY, MO 64116
CONTACT: BRIAN BENJAMIN
PHONE: 816.888.7380
EMAIL: BBENJAMIN@NORTHPOINTKC.COM

ENGINEER
SITEPOINT, LLC
3313 N OAK TRAFFICWAY
KANSAS CITY, MO 64116
CONTACT: NEIL W. HAAS, P.E.
PHONE: 816.888.7380
EMAIL: NHAAS@NORTHPOINTKC.COM

SURVEYOR
ANDERSON ENGINEERING, INC
4240 PHILIPS FARM ROAD, SUITE 101
COLUMBIA, MO 65201
CONTACT: JOHN HUSS, P.E.
PHONE: 573.397.5476

UTILITY CONTACT LIST:

PUBLIC WORKS
CITY OF LEE'S SUMMIT
PHONE: 816.969.1800

ELECTRIC
EVERGY
PHONE: 888.471.52.75

DOMESTIC GAS
SPIRE
PHONE: 816.756.5252

WATER SERVICE
CITY OF LEE'S SUMMIT
PHONE: 816.969.1900



SCALE 1:300

TRILOGY APARTMENTS LEFT TURN LANE ADDITION NW WARD ROAD

IN LEE'S SUMMIT, JACKSON COUNTY, MO

PL2022409

PRSUBD20231248

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C-0400	GRADING PLAN

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

03/27/2023



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INITIAL CITY SUBMITTAL		2023 02 16	N.W.H	N.W.H	N.W.H	4024	202034072
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COVER SHEET
TRILOGY APARTMENTS
LEFT TURN LANE ADDITION
NW WARD ROAD
LEE'S SUMMIT, JACKSON COUNTY, MO



Certificate of Authority #MO 2020018354

SHEET #:

C-0001

DISCLAIMER:

1. THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

GENERAL NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN LOCATED UTILITIES AND UTILITIES SHOWN ON THE PLANS. THE OWNER, DEVELOPER, CIVIL ENGINEER, AND GOVERNMENT ENTITIES SHALL NOT BE HELD RESPONSIBLE FOR ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION. CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR CHECKING ALL SUCH INFORMATION, LOCATING ALL UNDERGROUND FACILITIES, COORDINATING WITH THE FACILITY OWNERS, AND ANY DAMAGE THERETO RESULTING FROM THE WORK. THIS SHALL BE CONSIDERED A SUBSIDIARY ITEM OF THE WORK, THE COST OF WHICH SHALL BE INCLUDED IN THE CONTRACTOR'S BID FOR THE WORK.
2. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE DETAILS AND SPECIFICATIONS SHOWN OR REFERENCED IN THESE PLANS. FOR WORK WITHIN CITY, COUNTY OR STATE RIGHT OF WAY, THE RESPECTIVE CITY, COUNTY OR STATE DEPARTMENT OF TRANSPORTATION (DOT) STANDARD DETAILS AND SPECIFICATIONS SHALL TAKE PRECEDENCE.
3. CONTRACTOR SHALL NOTIFY ANY AFFECTED OWNERS (UTILITY COMPANIES OR AGENCIES) IN WRITING AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. NOTIFY MO ONE CALL OR DIG SAFE SERVICE TO LOCATE EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES.
4. CONTRACTOR SHALL VERIFY AND ACCEPT ALL TOPOGRAPHY, SURVEY MONUMENTS, CONTROL POINTS, AND BENCHMARKS SHOWN HEREIN. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES ARE FOUND PRIOR TO ANY CONSTRUCTION ACTIVITIES.
5. DIMENSIONS AND COORDINATES ARE PROVIDED TO INDICATE THE DESIGN INTENT OF THE ENGINEER. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY INCONSISTENCIES OR DISCREPANCIES FOUND DURING CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
6. ALL CONSTRUCTION SHALL CONFORM TO LOCAL DESIGN AND CONSTRUCTION MANUALS APPLICABLE TO PRIVATE DEVELOPMENTS. WHERE DISCREPANCIES BETWEEN THESE PLANS AND LOCAL DESIGN AND CONSTRUCTION MANUALS EXIST THE LOCAL DESIGN AND CONSTRUCTION MANUALS SHALL GOVERN.
7. CONTRACTOR WILL BE RESPONSIBLE FOR SECURING ALL BONDS, INSURANCE, AND PERMITS REQUIRED BY THE CONTRACT DOCUMENTS, ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THE WORK PROPOSED BY THESE DOCUMENTS, THE OWNER, AND THE DEVELOPER. THE COST FOR ALL BONDS AND INSURANCE SHALL BE INCLUDED IN THE CONTRACTOR'S BID FOR THE WORK.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND DISPOSING OF ALL WASTE FROM THE PROPOSED PROJECT SITE. WASTE INCLUDES ALL DEMOLITION DEBRIS, UNSUITABLE FILL MATERIALS, TRASH, OR OTHERWISE USELESS OR DEFECTIVE MATERIALS THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS. WASTE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE JURISDICTIONAL AUTHORITY REQUIREMENTS.
9. CONTRACTOR SHALL PERFORM A FINAL CLEAN-UP OF ALL WORK IN THESE DOCUMENTS PRIOR TO ACCEPTANCE BY THE OWNER OR DEVELOPER. THE SITE SHALL BE CLEAN AND ORDERLY TO THE SATISFACTION OF THE OWNER OR DEVELOPER.
10. THERE MAY BE OTHER PROJECTS UNDER CONSTRUCTION, OR SCHEDULED TO SOON BEGIN CONSTRUCTION, IN THE IMMEDIATE VICINITY OF THIS PROJECT. CONTRACTOR SHALL COORDINATE THEIR PROPOSED CONSTRUCTION ACTIVITIES WITH THOSE OF THE OTHER CONTRACTORS.
11. BY USE OF THE DOCUMENTS, THE CONTRACTOR HEREBY ACCEPTS TO HOLD THE OWNER, DEVELOPER, AND ENGINEER HARMLESS FOR ANY AND ALL INJURIES, CLAIMS, LOSSES OR DAMAGES RELATED TO THE PROJECT.
12. ALL QUANTITIES LISTED IN THESE PLANS ARE PROVIDED FOR REFERENCE ONLY.
13. CONTRACTOR SHALL VERIFY ALL QUANTITIES. IF THE CONTRACTOR USES QUANTITIES IN THESE PLANS, THE CONTRACTOR ACCEPTS THEM AS THEIR OWN AND AGREES TO HOLD THE CIVIL ENGINEER, OWNER, AND DEVELOPER HARMLESS FOR ANY ERRORS OR OMISSIONS IN THE QUANTITIES.
14. CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF THE RIGHT OF WAY AND REPLACEMENT OF CURB, DRIVEWAYS, IRRIGATION SYSTEMS, SIDEWALKS, TRAFFIC SIGNALS, AND ANY OTHER IMPROVEMENTS WITHIN THE RIGHT OF WAY WHICH ARE DAMAGED DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING ANY IMPROVEMENTS WITHIN THE RIGHT OF WAY THAT ARE NOT CONSTRUCTED TO THE REGULATORY AUTHORITY'S SPECIFICATIONS PRIOR TO ANY CONSTRUCTION ACTIVITIES.
15. CONTRACTOR SHALL PROTECT ALL PROPERTY CORNERS AND SURVEY MONUMENTS. IF ANY ARE DISTURBED OR DAMAGED THEY SHALL BE RESET BY A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF MO AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL HOLD THE OWNER, DEVELOPER, GOVERNMENT AND CIVIL ENGINEER HARMLESS FOR THIS EXPENSE OR ANY EXPENSE RESULTING FROM DISTURBING A PROPERTY CORNER OR SURVEY MONUMENT.
16. PRIOR TO ORDERING PRECAST STRUCTURES, SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL.
17. CONTRACTOR SHALL REPAIR ALL INFRASTRUCTURE TO REMAIN AND AREAS TO REMAIN UNDISTURBED THAT ARE DAMAGED BY CONSTRUCTION ACTIVITIES. CONTRACTOR REPAIR SHALL BE BETTER OR EQUAL TO THE PRECONSTRUCTION CONDITION.
18. CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT DRAWINGS ON SITE AND DISTRIBUTE THOSE DRAWINGS TO THE ENGINEER UPON COMPLETION.
19. CONTRACTOR SHALL COORDINATE WITH THE OWNER AND/OR DEVELOPER'S TESTING AGENCY FOR TESTING AND SPECIAL INSPECTIONS. COORDINATION WILL INCLUDE SCHEDULING, OBTAINING SAMPLES, AND NOTIFYING THE TESTING AGENCY. ANY RETESTING OR REINSPECTION AS A RESULT OF NONCOMPLIANCE WILL BE AT THE EXPENSE OF THE CONTRACTOR.
20. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING.
21. CONTRACTOR SHALL PROTECT ALL TREES TO REMAIN. CONTRACTOR SHALL NOT OPERATE EQUIPMENT OR STORE MATERIALS UNDER THE DRIPLINES OF TREES TO REMAIN.
22. IF LIVESTOCK OR OTHER DOMESTICATED ANIMALS ARE PRESENT ON SITE, CONTRACTOR SHALL COORDINATE WITH THE OWNER AND DEVELOPER TO PROVIDE TEMPORARY FENCING TO PROTECT THE ANIMALS.
23. CONTRACTOR IS RESPONSIBLE FOR PERFORMING ALL WORK IN COMPLIANCE WITH OSHA REGULATIONS.
24. CONTRACTOR SHALL SUPPLY THE OWNER/DEVELOPER WITH A LIST OF ALL SUBCONTRACTORS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
25. THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.

SUMMARY OF QUANTITIES

PLAN UNIT ITEM

STREET

385	S.Y.	ASPHALT PAVEMENT
343	L.F.	CONCRETE CURB & GUTTER
4	E.A.	DIRECTIONAL ARROWS
230	L.F.	4" SOLID WHITE STRIPING
485	S.Y.	SOD
353	L.F.	DEMOLITION CURB & GUTTER

SUMMARY OF QUANTITIES AS INDICATED ABOVE AND ANY QUANTITIES AS SHOWN WITHIN THE PLANS HAVE BEEN PROVIDED FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR USE IN PREPARATION OF CONTRACT DOCUMENTS. QUANTITIES INTENDED FOR, BUT NOT LIMITED TO, THE PREPARATION OF PROPOSALS AND BID DOCUMENTS SHALL BE INDEPENDENTLY EVALUATED BY THE ESTIMATING PARTY BASED UPON THE CONTENTS OF THESE PLANS.

LEGEND

GENERAL	
	EXISTING TREELINE
	PROPOSED TREELINE
	EXISTING SIDEWALK
	PROPOSED SIDEWALK
	FUTURE SIDEWALK
	EXISTING BUILDINGS
	PROPOSED BUILDINGS
	FUTURE BUILDINGS
	EXISTING EDGE OF PAVEMENT
	PROPOSED EDGE OF PAVEMENT
	FUTURE EDGE OF PAVEMENT
	EXISTING ROADWAY CENTER LINE
	PROPOSED ROADWAY CENTER LINE
	FUTURE ROADWAY CENTER LINE
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	FUTURE CURB & GUTTER
EASEMENTS & SETBACKS	
A.E.	ACCESS EASEMENT
B.M.P.	BEST MANAGEMENT PRACTICE EASEMENT
B.L.	BUILDING SETBACK
COMM. E.	COMMUNICATION EASEMENT
C.G.E.	CONSTRUCTION GRADING EASEMENT
F.P.E.	FLOOD PLAIN EASEMENT
L.S.	LANDSCAPE EASEMENT
G.E.	NATURAL GAS EASEMENT
P.L.E.	POWER\ELECTRIC LINE EASEMENT
P.S.	PARKING SETBACK
S.B.	STREAM BUFFER
S.D.E.	SURFACE DRAINAGE EASEMENT
S.E.	SANITARY SEWER EASEMENT
D.E.	STORM DRAINAGE EASEMENT
TEMP. ESMT.	TEMPORARY EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
F.Y.S	FRONT YARD SETBACK
R.Y.S.	REAR YARD SETBACK
S.Y.S.	SIDE YARD SETBACK
CONTOURS	
	EXISTING INDEX CONTOURS
	EXISTING INTERMEDIATE CONTOURS
	PROPOSED INDEX CONTOURS
	PROPOSED INTERMEDIATE CONTOURS
	FUTURE INDEX CONTOURS
	FUTURE INTERMEDIATE CONTOURS
BOUNDARIES	
	SECTION LINE
	EXISTING PROPERTY BOUNDARY
	PROPOSED PROPERTY BOUNDARY
	FUTURE PROPERTY BOUNDARY
	EXISTING LOT LINE
	PROPOSED LOT LINE
	FUTURE LOT LINE
	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
	FUTURE RIGHT-OF-WAY
UTILITIES	
	EXISTING COMMUNICATIONS LINE
	PROPOSED COMMUNICATIONS LINE
	FUTURE COMMUNICATIONS LINE
	EXISTING NATURAL GAS LINE
	PROPOSED NATURAL GAS LINE
	FUTURE NATURAL GAS LINE
	EXISTING POWER\ELECTRIC LINE
	PROPOSED POWER\ELECTRIC LINE
	FUTURE POWER\ELECTRIC LINE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	FUTURE SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	FUTURE STORM SEWER
	EXISTING WATER LINE
	PROPOSED WATER LINE
	FUTURE WATER LINE

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri
03/27/2023

GENERAL NOTES

TRILOGY APARTMENTS
LEFT TURN LANE ADDITION
NW WARD ROAD

LEE'S SUMMIT, JACKSON COUNTY, MO



Certificate of Authority #MO 2020018354

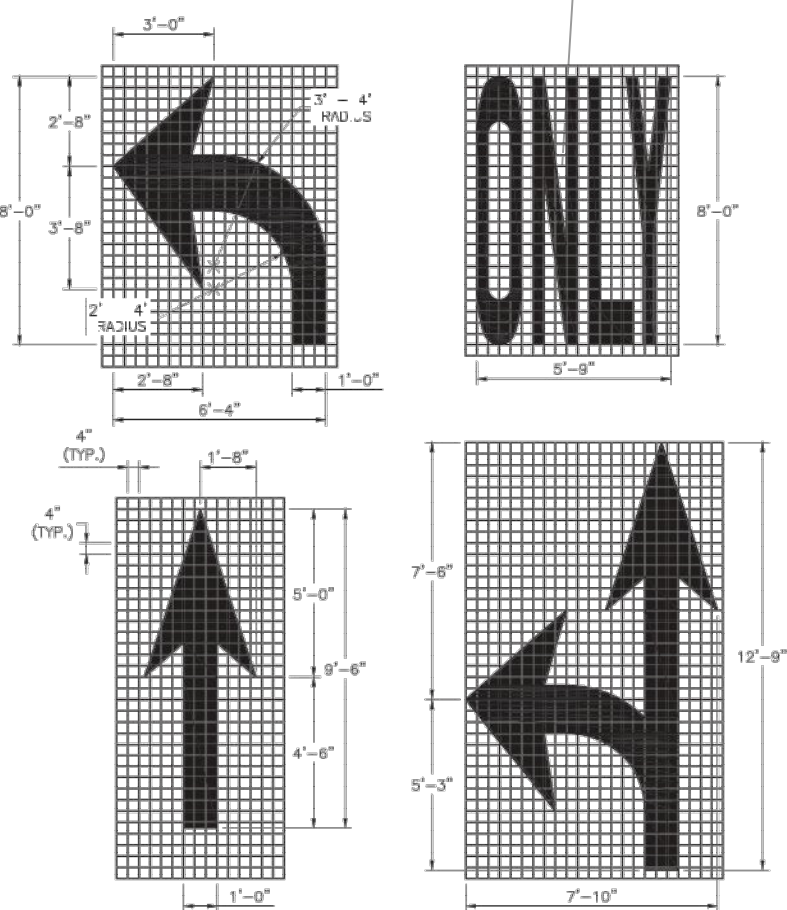
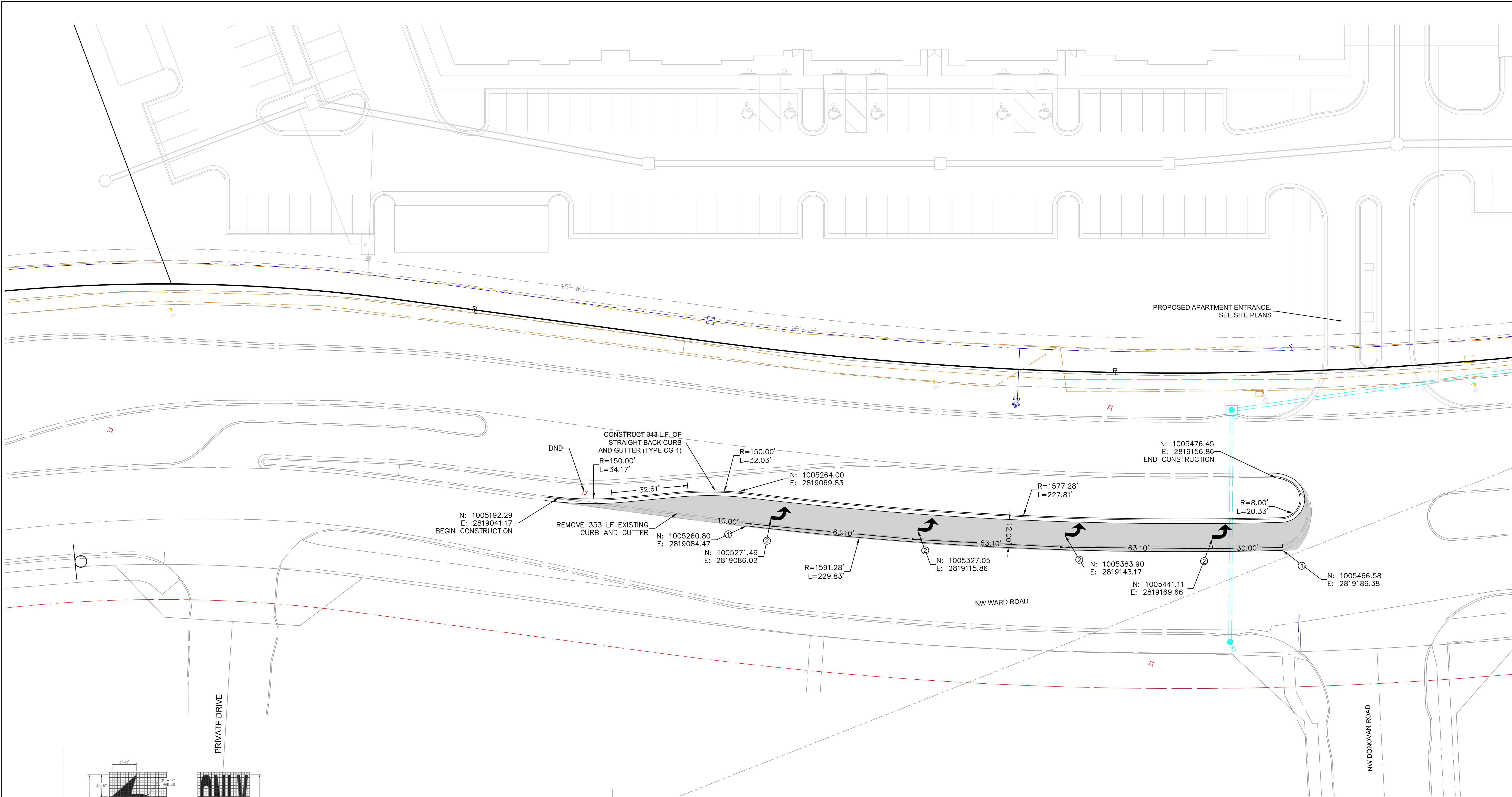
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INITIAL CITY SUBMITTAL		1		2023 02 16		N.W.H		2023 02 16		2023 03 16		D.A.H		4024	
REVISED PER CITY COMMENTS														2022034072	

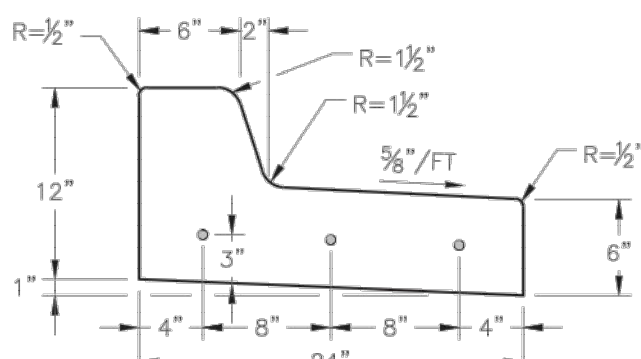
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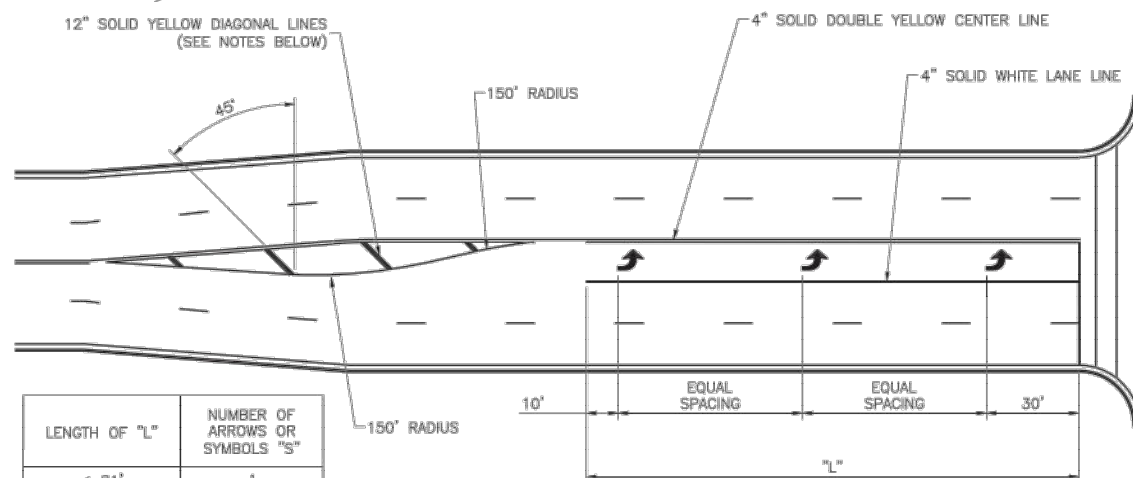
ARROW AND SYMBOL DETAILS

NOTES:

1. ALL ARROW AND SYMBOL MARKINGS SHALL BE WHITE, AND SHALL BE CENTERED IN THEIR RESPECTIVE TRAFFIC LANES.
2. RIGHT-TURN AND COMBINATION RIGHT-TURN/STRAIGHT ARROWS ARE REVERSE OF ARROWS SHOWN.



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



TYPICAL TURN LANE MARKINGS

NOTES:

1. DIAGONAL LINES ARE REQUIRED BETWEEN CENTERLINES IF THE WIDTH OF THE AREA BETWEEN THE CENTER LINES IS GREATER THAN 12' AND/OR THE LENGTH OF THE AREA BETWEEN CENTER LINES IS GREATER THAN 250'.
2. DIAGONAL LINES SHOULD BE SPACED AT 5' INCREMENTS, EQUAL TO THE POSTED SPEED LIMIT.
3. EQUAL SPACING IS CALCULATED AS $(L - 40) / (S - 1)$.
4. WHEN A THROUGH LANE OF TRAFFIC TERMINATES AS A MANDATORY TURN LANE, ARROW AND "ONLY" SYMBOLS SHOULD BE MARKED IN THE TURN LANE. IN ALTERNATING ORDER, THE FIRST AND LAST SYMBOLS SHOULD BE ARROWS.

LEGEND	
	ASPHALT PAVEMENT
	2" ASPHALT SURFACE
	7.5" ASPHALT BASE
	6" AGGREGATE BASE
	9" CHEMICAL SUBGRADE STABILIZATION
	OR
	2" ASPHALT SURFACE
	7.5" ASPHALT BASE
	12" AGGREGATE BASE
	GEOGRID/GEOTEXTILE
	CG-1 CURB & GUTTER (See Detail)

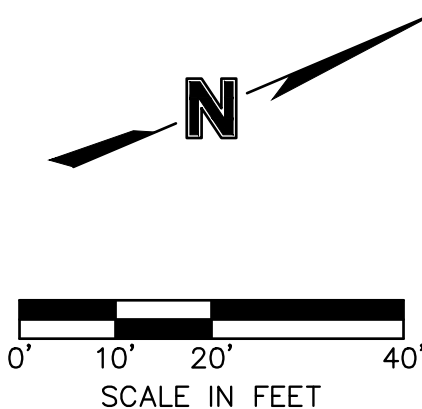
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As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

03/27/2023

LEGEND

- ① 4" SOLID WHITE THERMOPLASTIC
- ② SOLID WHITE ARROW THERMOPLASTIC



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NO.	DATE
1	2023.02.16
INITIAL CITY SUBMITTAL	
REVIEWED BY:	DESIGNED BY:
DESIGNED BY:	DRAFTED BY:
DRAFTED BY:	SP PROJECT #:
SP PROJECT #:	4024
NEIL W. HAAS, P.E.	202034072

GENERAL LAYOUT
TRILOGY APARTMENTS
LEFT TURN LANE ADDITION
NW WARD ROAD
LEE'S SUMMIT, JACKSON COUNTY, MO



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C-0200



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N.W.H			
DRAFTED BY:			
D.A.H			
SP PROJECT #:			
4024			
NEIL W. HAAS, P.E			

TRAFFIC CONTROL PLAN
TRILGY APARTMENTS
LEFT TURN LANE ADDITION
NW WARD ROAD
LEE'S SUMMIT JACKSON COUNTY MO

Certificate of Authority #:MO 2020018

SHEET #:

C-0260

