

TRILOGY  
APARTMENT COMPLEX  
CONSTRUCTION DOCUMENTS

IN LEE'S SUMMIT, JACKSON COUNTY, MO

PRCOM20231105



LOCATION MAP  
SCALE 1:1500

PROJECT TEAM:

OWNER  
SUMMIT SQUARE RESIDENCE III, LLC.  
3313 N OAK TRAFFICWAY  
KANSAS CITY, MO 64116

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

ARCHITECT  
NSPJ ARCHITECTS  
3515 W. 75TH STREET, SUIT 201  
PRAIRIE VILLAGE, KS 66208  
CONTACT: SARA WELLS  
PHONE: 913.8311415

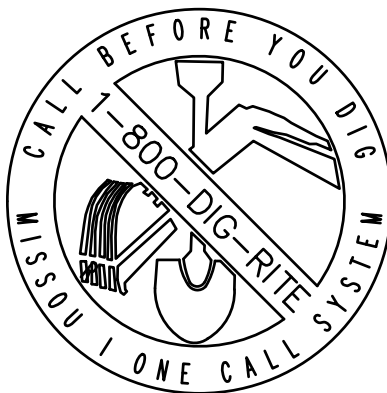
UTILITY CONTACT LIST:

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

PROPERTY DESCRIPTION:

AN 11.830 ACRE PORTION OF LOT 10, SUMMIT FAIR, SECOND PLAT, LOTS 8, 10-14 AND TRACT C, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 10 BEING NORTH 3° 08' 10" EAST, A DISTANCE OF 457.59 FEET FROM A 1/2" IRON BAR FOUND AT THE SOUTHEAST CORNER THEREOF;  
THENCE NORTH 3° 08' 10" EAST, A DISTANCE OF 1025.00 FEET ALONG SAID WEST LINE;  
THENCE, DEPARTING SAID LINE AT RIGHT ANGLES, SOUTH 86° 51' 50" EAST, A DISTANCE OF 587.85 FEET TO THE EAST LINE OF SAID LOT 10;  
THENCE SOUTHERLY ALONG THE EAST LINE OF LOT 10, ON A CURVE TO THE RIGHT 848.89 FEET, SAID CURVE HAVING A RADIUS OF 1514.91 FEET, CENTRAL ANGLE OF 32° 06' 23" AND A CHORD BEARING SOUTH 15° 21' 15" WEST FOR 837.83 FEET;  
THENCE SOUTH 31° 24' 27" WEST ALONG THE EAST LINE OF LOT 10, A DISTANCE OF 132.80 FEET TO A POINT OF CURVATURE;  
THENCE SOUTHERLY ALONG THE EAST LINE OF LOT 10, ON A CURVE TO THE LEFT 98.13 FEET, SAID CURVE HAVING A RADIUS OF 760.00 FEET, CENTRAL ANGLE OF 7° 23' 53" AND A CHORD BEARING SOUTH 27° 42' 30" WEST FOR 98.06 FEET;  
THENCE, DEPARTING SAID EAST LINE, NORTH 98° 51' 50" WEST, A DISTANCE OF 306.85 FEET TO THE POINT OF BEGINNING.  
NOTE: ALL BEARINGS HEREIN ARE BASED ON MISSOURI STATE PLANE GRID NORTH, WEST ZONE, NAD 83 (NSRS 2011) AS OBSERVED BY TOBIN ROBERTS, MORLS 2001015269 IN JANUARY OF 2022 AT WHICH POINT 5/8" IRON BARS WITH ID CAPS WERE SET AT ALL CORNERS.

PROJECT CONTROL:

|                    |                             |
|--------------------|-----------------------------|
| CP 1               | CP 4                        |
| N:1005856.64       | N:1006085.33                |
| E:2818546.66       | E:2819227.33                |
| ELEVATION:1010.39  | ELEVATION:991.98            |
| 1-1/2" REBAR W/CAP | 1/2" REBAR W/ SITEPOINT CAP |
| CP 2               | CP 1000                     |
| N:1005467.89       | N:1004637.63                |
| E:2819172.83       | E:2818559.79                |
| ELEVATION:1006.37  | ELEVATION:997.21            |
| 1-1/2" REBAR W/CAP | FOUND 1/2" REBAR            |
| CP 3               | CP 1001                     |
| N:1004895.44       | N:1007156.13                |
| E:2818846.42       | E:2818697.32                |
| ELEVATION:1002.66  | ELEVATION:976.80            |
| CHISELED "X"       | FOUND CHISELED "X"          |

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| REVISIONS/APPROVALS:      |  | NO. | DATE       | REVIEWED BY:       | DATE       | NO. | DATE       | REVIEWED BY:       |
|---------------------------|--|-----|------------|--------------------|------------|-----|------------|--------------------|
| BUILDING PERMIT           |  | 1   | 2023.03.15 | NEIL W. HAAS, P.E. | 2023.03.15 | 1   | 2023.03.15 | NEIL W. HAAS, P.E. |
| CITY COMMENTS             |  | 2   | 2023.04.11 | NEIL W. HAAS, P.E. | 2023.04.11 | 2   | 2023.04.11 | NEIL W. HAAS, P.E. |
| REVISED PER CITY COMMENTS |  |     |            |                    |            |     |            |                    |



SHEET #:

C-0001

RELEASED FOR CONSTRUCTION  
Development Services Department  
Lee's Summit, Missouri  
09/15/2023

Digitally signed by Mike Weisenborn  
DN: cn=Mike Weisenborn, email=Mike.Weisenborn@lee-summit-mo.gov, o=Lee's Summit, MO, ou=Development Services Department, c=US  
Date: 2023.09.15 15:51:05 -0500



S:\19 PROJECTS\BALT-AMARY\004 SHARP SQUARE EPERMIT SET FOR CDS\LANDSCAPE SITE PLANS\CD-000 GENERAL NOTES.DWG

**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 TEMPORARY BASIS AT THE SITE.

**GENERAL NOTES:**

- 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 THEREO 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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 UTILITY REQUIREMENTS.
- 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.
- BUILDING INFORMATION, INCLUDING BUT NOT LIMITED TO BUILDING DIMENSIONS, DOOR LOCATIONS, GARAGE LOCATIONS, DOWNSPOUTS LOCATIONS, AND UTILITY CONNECTIONS, IS SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL REFER TO ARCHITECTURAL, MEP, AND OTHER BUILDING SPECIFIC PLANS FOR SUCH INFORMATION. CONTRACTOR SHALL VERIFY THAT THERE ARE NO DISCREPANCIES BETWEEN THOSE PLANS AND THESE PLANS PRIOR TO CONSTRUCTION.
- 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.
- 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.
- ALL PAVEMENT SECTIONS IN THESE PLANS ARE AT THE RECOMMENDATION OF THE GEOTECHNICAL ENGINEER. THE OWNER, DEVELOPER, AND CONTRACTOR SHALL HOLD THE CIVIL ENGINEER HARMLESS FOR ANY PAVEMENT SECTION DECISIONS.
- ALL QUANTITIES LISTED IN THESE PLANS ARE PROVIDED FOR REFERENCE ONLY.
- 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.
- 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.
- 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.
- PRIOR TO ORDERING PRECAST STRUCTURES, SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL.
- 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.
- CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT DRAWINGS ON SITE AND DISTRIBUTE THOSE DRAWINGS TO THE ENGINEER UPON COMPLETION.
- 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.
- CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING.
- CONTRACTOR SHALL PROTECT ALL TREES TO REMAIN. CONTRACTOR SHALL NOT OPERATE EQUIPMENT OR STORE MATERIALS UNDER THE DRUPLINES OF TREES TO REMAIN.
- ALL PAINT ON ASPHALT OR CONCRETE PAVEMENT SHALL BE FAST DRY TRAFFIC MARKING PAINT. CONTRACTOR SHALL APPLY 2 COATS.
- 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.
- CONTRACTOR IS RESPONSIBLE FOR PERFORMING ALL WORK IN COMPLIANCE WITH OSHA REGULATIONS.
- CONTRACTOR SHALL SUPPLY THE OWNER/DEVELOPER WITH A LIST OF ALL SUBCONTRACTORS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.

**DEMOLITION NOTES:**

- CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE PROTECTION FOR ANY EXISTING UTILITIES THAT ARE TO REMAIN.
- FOR ANY UTILITIES REMOVED, CONTRACTOR SHALL PROVIDE TEMPORARY SERVICE TO THE SATISFACTION OF THE OWNER OR DEVELOPER.
- FOR ANY UTILITIES REMOVED, CONTRACTOR SHALL LEAVE A GOOD CONNECTION POINT AND MARK THE TERMINATION POINT WITH A 4" METAL STAKE PAINTED WITH THE UTILITY'S CORRESPONDING APWA UNIFIED COLOR CODE FOR MARKING OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR PRESERVING ANY IRRIGATION SYSTEMS NOT INDICATED TO BE REMOVED IN THE DEMOLITION PLANS.
- CONTRACTOR SHALL PROVIDE CONTINUOUS ACCESS FOR THE SURROUNDING PROPERTIES AT ALL TIMES.
- ANY EXCAVATION SHALL BE BACKFILLED WITH SUITABLE MATERIAL IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S REPORT.
- ANY FENCES REMOVED TO FACILITATE CONSTRUCTION SHALL BE REPLACED AT THE EXISTING LOCATION OR THE PROPOSED LOCATION AS DIRECTED BY THE ENGINEER. ALL REPLACED FENCE SHALL BE OF THE SAME MATERIAL AND OF EQUAL OR GREATER CONDITION THAN PRIOR TO CONSTRUCTION.

**SITE PLAN NOTES:**

- PARKING STRIPES SHALL BE 4-INCH WHITE PAINT.
- HANDICAP STALL MARKINGS AND SIGNAGE SHALL BE CONSTRUCTED AT LOCATIONS SHOWN ON THE PLANS.
- ALL PAVING DIMENSIONS ARE MEASURED FROM THE FACE OF THE CURB. ALL DIMENSIONS AND LOCATIONS ARE MEASURED FROM THE EDGE OF PAVEMENT.
- ALL DIMENSIONS SHOWN TO BUILDING ARE TO FACE OF BUILDING. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
- ALL STRIPING SHALL BE INCLUDED IN PAVING CONTRACTOR'S SCOPE OF WORK.
- TRAFFIC CONTROL SIGNAGE SHALL BE FABRICATED AND INSTALLED PER THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- CURB RETURN RADII ARE 4' UNLESS OTHERWISE NOTED.

**EROSION CONTROL NOTES:**

- ALL CONSTRUCTION ACTIVITIES DISTURBING ONE ACRE OR MORE MUST OBTAIN STORM WATER DISCHARGE AUTHORIZATION FROM THE MISSOURI DEPARTMENT OF NATURAL RESOURCES. THE PRIMARY CONSTRUCTION SITE OPERATOR(S) MUST PREPARE AND IMPLEMENT A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) THROUGHOUT CONSTRUCTION WHICH INCLUDES THE EROSION CONTROL PLAN AND OTHER BEST MANAGEMENT PRACTICES (BMPs) SPECIFIED IN THESE PLANS.
- LARGE CONSTRUCTION ACTIVITIES DISTURBING 5 ACRES OR MORE SHALL SUBMIT NOTICE OF INTENT (NOI) TO MDNR AND POST THE NOI ON SITE AT LEAST SEVEN (7) DAYS PRIOR TO BEGINNING CONSTRUCTION. POSTED NOTICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- CONTRACTOR SHALL REVISE THE SWPPP WHENEVER CHANGING SITE CONDITIONS OR A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE HAS SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS OR PREVIOUSLY ADDRESSED; OR WHEN RESULTS OF INSPECTIONS BY SITE OPERATORS OR AUTHORITIES HAVING JURISDICTION INDICATE THE SWPPP IS PROVING INEFFECTIVE IN ELIMINATING OR MINIMIZING POLLUTANTS IN DISCHARGES FROM THE SITE.
- A SWPPP MUST BE WRITTEN BY A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MO OR CERTIFIED PROFESSIONAL IN EROSION & SEDIMENT CONTROL (CPESC) CERTIFICATION.
- ONLY AN INDIVIDUAL WITH THE CERTIFICATION OR LICENSE REQUIRED BY THE LOCAL JURISDICTION MAY COMPLETE A STORM WATER EROSION CONTROL INSPECTION.
- CONTRACTOR TO IMPLEMENT EROSION CONTROL MEASURES ACCORDING TO THE SWPPP.
- CONTRACTOR TO KEEP A COPY OF THE SWPPP AND A COPY OF THESE PLANS ON SITE AT ALL TIMES.
- CONTRACTOR SHALL INCLUDE ALL REQUIRED INSPECTIONS, MONITORING, AND RECORDINGS OF SWPPP MANAGEMENT.
- CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES TO THE SATISFACTION OF THE OWNER, DEVELOPER, ENGINEER, AND AUTHORITY HAVING JURISDICTION. CONTRACTOR SHALL INSPECT ALL EROSION CONTROL DEVICES IMMEDIATELY AFTER EACH HEAVY RAINSTORM AND AT LEAST DAILY DURING PROLONGED RAINFALL.
- PRIOR TO COMMENCING SITE CLEARING, CONTRACTOR SHALL IMPLEMENT ALL PHASE 1 EROSION CONTROL MEASURES.
- SITE SHALL BE CLEARED TO REMOVE ANY ORGANIC MATERIAL, EXISTING VEGETATION, AND GROWTH SUCH AS SHRUBS, STUMPS, BUSHES, UNDERBRUSH AND TREES UNLESS NOTED TO REMAIN. ALL SUCH MATERIALS ARE TO BE REMOVED FROM THE SITE OR BURNED ONLY AS PERMITTED BY THE LOCAL AUTHORITIES HAVING JURISDICTION.
- DISTURBED AREAS WHERE CONSTRUCTION ACTIVITIES HAVE CEASED FOR 14 OR MORE DAYS SHALL BE TEMPORARILY SEEDED AND WATERED UNLESS CONSTRUCTION ACTIVITIES WILL RESUME WITHIN 21 DAYS IN THE AREA.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING ANY ADDITIONAL EROSION CONTROL MEASURES REQUIRED TO COMPLY WITH THE SWPPP OR MDNR STORM WATER POLLUTION REGULATIONS, AT HIS EXPENSE.
- CONTRACTOR SHALL NOT REMOVE EROSION CONTROL MEASURES UNTIL ACCEPTABLE VEGETATION IS ESTABLISHED AS DEFINED BY THE GENERAL PERMIT.
- CONTRACTOR SHALL WATER THE SEEDED AND SODDED AREAS UNTIL 95% OF VEGETATION IS ESTABLISHED.
- IRRIGATION SYSTEMS MUST BE INSTALLED AND REPAIRED BY A LICENSED IRRIGATION CONTRACTOR. CONTRACTOR SHALL INSTALL ANY REQUIRED IRRIGATION SYSTEMS PRIOR TO SODDING OR HYDROSEEDING.
- CONTRACTOR SHALL FILE NOTICE OF TERMINATION WITHIN 30 DAYS OF FINAL STABILIZATION. NOTICE CANNOT BE FILED UNTIL LOCAL JURISDICTION APPROVAL IS GRANTED.
- THE INTENT OF THIS EROSION CONTROL PLAN IS TO ASSIST THE CONTRACTOR IN HIS RESPONSIBILITY TO PROVIDE ALL MATERIALS, TOOLS, EQUIPMENT AND LABOR NECESSARY TO CONTROL EROSION, SILTATION AND DISCHARGES OF SOIL MATERIAL INTO DOWNSTREAM SYSTEMS OR RECEIVING CHANNELS. IF ANY METHOD OF CONTROL FAILS, THE CONTRACTOR SHALL NOTIFY THE OWNER OR ENGINEER IMMEDIATELY, SO THE OWNER OR HIS AGENT CAN REVIEW THE CONTRACTOR'S PROPOSED METHOD OF REPAIR.
- THIS PLAN INDICATES THE CRITICAL AREA(S) OF CONCERN AND THESE AREA(S) WILL BE CONTROLLED AT A MINIMUM. THE CONTROL MAY CONSIST OF TEMPORARY CONTROL MEASURES AS SHOWN ON THE PLANS OR ORDERED BY THE OWNER/DEVELOPER DURING THE LIFE OF THE CONTRACT TO CONTROL EROSION OR WATER POLLUTION.
- THE OWNER OR DEVELOPER HAS THE AUTHORITY TO LIMIT THE SURFACE AREA OF ERODIBLE EARTH MATERIAL EXPOSED BY THE CONSTRUCTION OPERATION AND TO DIRECT THE CONTRACTOR TO PROVIDE CONSTRUCTION OPERATIONS AND TO DIRECT THE CONTRACTOR TO PROVIDE IMMEDIATE PERMANENT OR TEMPORARY POLLUTION CONTROL MEASURE TO PREVENT CONTAMINATION OF ADJACENT WATERS OR CONVEYANCES.

**EARTHWORK AND GRADING NOTES:**

- ALL SITE PREPARATION, GRADING, EXCAVATION AND EMBANKMENT SHALL CONFORM TO THE GEOTECHNICAL ENGINEER'S REPORT AND RECOMMENDATIONS.
- ALL GRADED AREAS SHOULD BE STRIPPED OF TOPSOIL, VEGETATION, ROOTS, STUMPS, DEBRIS, AND OTHER ORGANIC MATERIALS.
- CONTRACTOR IS RESPONSIBLE FOR DEWATERING AND IT SHALL BE PERFORMED AT HIS EXPENSE.
- MEDIANS, LANDSCAPE AREAS, AND CURB ISLANDS SHOULD BE GRADED TO DRAIN WATER OVER THE CURB OR ADJACENT PAVEMENT TO PREVENT PONDING UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL PROVIDE THE ENGINEER WITH THEIR ESTIMATE OF EARTHWORK QUANTITIES PRIOR TO THE START OF CONSTRUCTION SO THAT ANY NECESSARY SITE MODIFICATION CAN BE ADDRESSED PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL INCLUDE ALL ROCK EXCAVATION QUANTITIES WHERE NECESSARY TO MEET DESIGN GRADE. CONTRACTOR TO SPECIFY METHOD FOR SUCH EXCAVATION.
- SUBGRADE SOIL SHALL BE PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
- CONTRACTOR SHALL GRADE LANDSCAPED AREAS TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS. HOLD DOWN SUBGRADE AS NEEDED FOR TOPSOIL AND MULCH PLACEMENT.
- SPOT ELEVATIONS SHOWN HEREIN SHALL GOVERN OVER CONTOURS.
- STOCKPILE AND HAUL ROAD LOCATIONS SHALL BE APPROVED BY THE ENGINEER, AUTHORITY HAVING JURISDICTION, AND OWNER.
- CONTRACTOR SHALL BACKFILL ALL CURBS WITHIN 72 HOURS OF PLACEMENT.
- ALL AREAS TO BE STABILIZED WITH VEGETATION OR MULCH SHALL HAVE A MINIMUM OF SIX (6) INCHES OF TOPSOIL, UNLESS OTHERWISE SPECIFIED ON THE LANDSCAPING PLAN.
- PRIOR TO FINAL ACCEPTANCE OF THE PROJECT, ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH, TOPSOIL APPLIED, AND VEGETATION ESTABLISHED AS REQUIRED BY THE LOCAL JURISDICTION AND OWNER.

**PAVING NOTES:**

- CONTRACTOR SHALL MATCH EXISTING ELEVATIONS AT PAVEMENT CONNECTIONS, PROVIDE POSITIVE DRAINAGE TO PREVENT PONDING, AND PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND PROPOSED IMPROVEMENTS.
- CONTRACTOR SHALL PROVIDE A FULL DEPTH SAW-CUT AND SMOOTH TRANSITION AT CONNECTION TO EXISTING PAVEMENT AND CURB.
- CONTRACTOR SHALL NOT DAMAGE OR DISTURB EXISTING REINFORCING STEEL FOR SITE WORK. ALL REINFORCING SHALL BE INSTALLED WITH CHAIRS PER THE PLANS AND SPECIFICATIONS.
- SUBGRADE SHALL BE MAINTAINED TO WITHIN THE SPECIFIED REQUIREMENTS OF MOISTURE AND DENSITY UNTIL PAVING IS PLACED. PRIOR TO PLACING PAVEMENT, THE CONTRACTOR SHALL RE-TEST THE AREAS SELECTED BY THE CONSTRUCTION MATERIALS TESTING LAB PERSONNEL AT THE CONTRACTOR'S EXPENSE. IF THE SUBGRADE HAS BEEN PLACED AND ACCEPTED FOR LONGER THAN TEN DAYS AND NO PAVEMENT HAS BEEN PLACED.
- PAVING CONTRACTOR TO VERIFY AND COORDINATE THE INSTALLATION OF ALL SLEEVES AND CONDUIT UNDER PAVEMENT FOR THE IRRIGATION SYSTEM, IRRIGATION CONTROLS, ELECTRICAL, SITE LIGHTING AND SIGNAGE, COMMUNICATION, AND LOW VOLTAGE WIRING PRIOR TO THE PLACEMENT OF PAVEMENT. ALL CONDUIT SHALL BE INSTALLED ACCORDING TO THE STANDARDS AND SPECIFICATION OF THE UTILITY AND/OR SHALL BE 4" SCHEDULE 40 PVC UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL AVOID CONSTRUCTING NON-SQUARE SHAPED PANELS, PANELS WITH SHARP ANGLES, AND PANELS WITH LENGTH TO WIDTH RATIOS GREATER THAN 3:1.
- ALL JOINTS ARE TO CONTINUE THROUGH THE CURB.
- THE EXPANSION JOINTS SHALL CONFORM TO THE STANDARDS AND SPECIFICATION OF THE LOCAL JURISDICTION. IF LOCAL STANDARDS ARE NOT AVAILABLE THEY SHALL CONFORM TO MO DOT STANDARDS.

**ADA NOTES:**

- ALL ACCESSIBLE ROUTE CONSTRUCTION SHALL CONFORM TO THE LATEST VERSION OF THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN PUBLISHED BY THE DEPARTMENT OF JUSTICE (DOJ) AND THE PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT OF WAY PUBLISHED BY THE UNITED STATES ACCESSIBILITY BOARD.
- OTHER THAN RAMPS AND RAMP RUNS, WALKING SURFACES MUST HAVE A RUNNING SLOPE NOT STEEPER THAN 1:20 (V:H).
- THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 2%.
- THE MINIMUM WIDTH FOR A LINEAR SEGMENT OF ACCESSIBLE ROUTE SHALL BE 36 INCHES.
- WHERE THE ACCESSIBLE ROUTE MAKES A 180 DEGREE TURN AROUND AN ELEMENT WHICH IS LESS THAN 48 INCHES WIDE, CLEAR WIDTH SHALL BE 42 INCHES MINIMUM APPROACHING THE TURN, 48 INCHES MINIMUM AT THE TURN AND 42 INCHES LEAVING THE TURN.
- AN ACCESSIBLE ROUTE WITH A CLEAR WIDTH LESS THAN 60 INCHES SHALL PROVIDE PASSING SPACES AT INTERVALS OF 200 FEET MAXIMUM. PASSING SPACES SHALL BE 60 INCH BY 60 INCH MINIMUM.
- RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12 (V:H).
- RAMP RUNS WITH A RISE GREATER THAN 6 INCHES SHALL HAVE HANDRAILS.
- RAMP LANDINGS WITH A MAXIMUM SLOPE OF 1:48 (V:H) SHALL BE PROVIDED BEFORE AND AFTER RAMP RUNS.
- THE MAXIMUM RISE OF A RAMP RUN SHALL BE 30 INCHES.
- THE MAXIMUM COUNTER SLOPE BETWEEN PAVEMENT AND THE CURB AT A CURB RAMP SHALL BE 1:20.
- CURB RAMP LANDINGS WITH A MAXIMUM SLOPE OF 1:48 SHALL BE PROVIDED AT THE TOP OF CURB RAMPS WITH A CLEAR WIDTH OF 60 INCHES.
- DETECTABLE WARNING SURFACES COMPLYING WITH THE LATEST ADA STANDARDS SHALL BE PROVIDED AT PEDESTRIAN STREET CROSSINGS AND REFUGE ISLANDS.
- PASSENGER LOADING ZONES SHALL BE PROVIDED ADJACENT TO ANY ADA ACCESSIBLE STALL AND HAVE A 2% MAXIMUM SLOPE IN ALL DIRECTIONS.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SIDEWALKS, RAMPS, ACCESSIBLE PATHS, AND ACCESSIBLE PARKING AREAS COMPLY WITH THE ADA.

**UTILITY NOTES:**

- CONTRACTOR SHALL INSTALL UTILITIES TO AVOID CONFLICTS WITH OTHER UTILITIES AND STRUCTURES. PRIOR TO INSTALLATION OF ANY PROPOSED UTILITY, CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL CROSSINGS WITH EXISTING UTILITIES AND STRUCTURES. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER IS NOT NOTIFIED OF CONFLICTS WITH EXISTING UTILITIES.
- CONTRACTOR SHALL PLACE 3/4" WASHED ROCK TO 6" BELOW AND 6" ABOVE THE UTILITY LINE IF GROUNDWATER IS ENCOUNTERED DURING INSTALLATION.
- CONTRACTOR SHALL COORDINATE WITH AND ADHERE TO THE REQUIREMENTS OF OWNERS AND AUTHORITIES HAVING JURISDICTION WHEN MAKING CONNECTIONS TO EXISTING UTILITIES.
- CONTRACTOR SHALL ADJUST ALL HYDRANTS, VALVE BOXES, CLEAN OUTS AND MANHOLE RIMS TO FINAL GRADE.
- CONTRACTOR SHALL COORDINATE THE FINAL LOCATION OF ELECTRIC, TELEPHONE, AND GAS SERVICE WITH EACH RESPECTIVE UTILITY COMPANY, AND SHALL INCLUDE ALL ASSOCIATED COSTS IN THE BID.
- CONTRACTOR SHALL REMOVE OR RELOCATE ONSITE UTILITY POLES AS REQUIRED TO COMPLETE THE WORK. CONTRACTOR SHALL ALSO PROVIDE TEMPORARY SERVICE IF REMOVAL WILL IMPACT SERVICE.
- CONTRACTOR SHALL EXERIOISE EXTREME CAUTION WHEN WORKING ADJACENT TO EXISTING UTILITIES.
- IN THE EVENT EXISTING UTILITIES TO REMAIN ARE DAMAGED, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER OF THE RESPECTIVE UTILITY. IF THERE IS AN IMMEDIATE THREAT OF DANGER TO THE GENERAL PUBLIC, CONTRACTOR SHALL IMMEDIATELY NOTIFY LOCAL EMERGENCY PERSONNEL. CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING OR REPAIRING ANY DAMAGE.
- CONTRACTOR SHALL ACHIEVE COMPACTION TO 95% STANDARD PROCTOR IN AREAS EXCAVATED AT THE BUILDING FOR UTILITY CONNECTION.
- UTILITIES SHOULD BE INSTALLED AS SHOWN ON THE PLANS. HOWEVER, FIELD ADJUSTMENTS APPROVED BY THE ENGINEER MAY BE MADE TO PROTECT TREES, STRUCTURES, EXISTING INFRASTRUCTURE, OR TO ACCOMMODATE OTHER ENVIRONMENT OR ECONOMIC CONSTRAINTS ENCOUNTERED DURING CONSTRUCTION.
- CONTRACTOR SHALL MAKE APPLICATION WITH THE APPROPRIATE UTILITY COMPANIES FOR ALL NECESSARY METERS.

**STORM SEWER NOTES:**

- CONTRACTOR SHALL INSTALL STORM SEWER LINES TO AVOID CONFLICTS WITH OTHER UTILITIES AND STRUCTURES. PRIOR TO INSTALLATION, CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL CROSSINGS WITH EXISTING UTILITIES AND STRUCTURES. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER IS NOT NOTIFIED OF CONFLICTS WITH EXISTING UTILITIES.
- CONTRACTOR SHALL MAINTAIN MINIMUM SEPARATION REQUIREMENTS FROM OTHER UTILITIES AS REQUIRED AUTHORITIES HAVING JURISDICTION. IF THERE ARE MULTIPLE SEPARATION REQUIREMENTS THE MOST STRINGENT SHALL GOVERN. FIX NUMBERING BELOW.
- ALL PIPES SHALL BE GROUDED AT THE CONNECTION TO THE STORM SEWER STRUCTURE. CONNECTIONS SHALL BE WATERTIGHT.
- ALL STRUCTURE COORDINATES ARE THE CENTER OF THE STRUCTURE.
- PIPE LENGTHS PROVIDED ON PLANS ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
- ALL PIPES SHALL BE INSTALLED ACCORDING TO THE MANUFACTURERS SPECIFICATIONS.
- HDPE PIPE SHALL CONFORM TO AASHTO M294, TYPE S OR AASHTO M252, TYPE S, AS APPLICABLE TO THE RESPECTIVE PIPE'S SIZE.
- RCP SHALL BE MANUFACTURED IN ACCORDANCE WITH THE PROVISIONS OF ASTM C-76.
- RCP CLASS, WALL THICKNESS, AND BEDDING MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH ASCE 15-17 AND ADEQUATE FOR AASHTO HS25 LOADING.
- ALL STORM SEWER MANHOLE COVERS IN PAVED AREAS SHALL BE RATED FOR HS25 LOADING AND FLUSH WITH THE PAVEMENT.
- CONTRACTOR SHALL ADJUST ALL STRUCTURE LIDS SO THEY ARE FLUSH WITH THE PAVEMENT OR 6" ABOVE FINISHED GRADE.
- CONTRACTOR SHALL FILL AND COMPACT TO A MINIMUM OF 18" ABOVE THE TOP OF PIPE BEFORE TRENCHING FOR INSTALLATION OF STORM SEWERS.
- PUBLIC STORM SEWER SHALL BE PER THE STANDARDS AND SPECIFICATIONS OF THE LOCAL GOVERNING AGENCY.

**SANITARY SEWER NOTES:**

- CONTRACTOR SHALL INSTALL SANITARY SEWER LINES TO AVOID CONFLICTS WITH OTHER UTILITIES AND STRUCTURES. PRIOR TO INSTALLATION, CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL CROSSINGS WITH EXISTING UTILITIES AND STRUCTURES. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER IS NOT NOTIFIED OF CONFLICTS WITH EXISTING UTILITIES.
- CONTRACTOR SHALL MAINTAIN MINIMUM SEPARATION REQUIREMENTS FROM OTHER UTILITIES AS REQUIRED AUTHORITIES HAVING JURISDICTION. IF THERE ARE MULTIPLE SEPARATION REQUIREMENTS THE MOST STRINGENT SHALL GOVERN.
- CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY TESTING AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION. THIS TESTING SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER.
- PRIVATE SANITARY SEWER SHALL BE SDR-35 PVC AND SDR-26 WHERE DEPTHS EXCEED 12'. ALL SANITARY SEWER PIPE FITTING SHALL CONFORM TO ASTM D3034.
- TRENCH BACKFILL COMPACTION SHALL BE TESTED AS REQUIRED BY THE GEOTECHNICAL ENGINEER. IF NO RECOMMENDATIONS ARE PROVIDED BY THE GEOTECHNICAL ENGINEER TESTING SHOULD BE CONDUCTED PER EVERY 12 INCH LIFT (LOOSE) AND AT LEAST 1 TEST PER EVERY 100 LF OF SEWER. TESTING SHOULD BE STAGGERED SO TESTING IS NOT DONE OVER TESTING IN A PREVIOUS LIFT.
- CONTRACTOR SHALL FILL AND COMPACT TO A MINIMUM OF 18" ABOVE THE TOP OF PIPE BEFORE TRENCHING FOR INSTALLATION OF SANITARY SEWERS.
- PUBLIC SANITARY SEWER SHALL SHALL BE PER THE STANDARDS AND SPECIFICATIONS OF THE LOCAL GOVERNING AGENCY.

**WATER LINE NOTES:**

- CONTRACTOR SHALL COORDINATE WITH THE LOCAL GOVERNING AGENCY FOR CONNECTION TO EXISTING WATER.
- UNLESS NOTED OTHERWISE, PRIVATE WATER LINES 4" OR LARGER IN DIAMETER SHALL BE C900 DR-19 PVC MINIMUM CLASS 150, WITH NSF SEAL, PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH THE CITY OF LEE'S SUMMIT STANDARD SPECIFICATIONS. SERVICE LINE CONNECTORS SHALL BE COMPRESSION TYPE WITH STAINLESS STEEL TUBE LINERS.
- CORPORATION STOPS SHOULD BE TESTED FOR LEAKAGE AND FULL FLOW WHEN SYSTEM IS PRESSURE TESTED.
- CONTRACTOR SHALL BE REQUIRED FOR DISINFECTION, CHLORINATION, AND FLUSHING REQUIREMENTS. THIS INCLUDES PROVIDING TEMPORARY ISOLATION VALVES, PLUGS, INJECTION PORTS, FLUSHING VALVES, TOOLS, AND EQUIPMENT NECESSARY TO COMPLETE THE TASK. THE CONTRACTOR SHALL CONTACT THE WATER UTILITY 48 HOURS PRIOR TO FLUSHING WATERLINES.
- ALL WATERLINE FITTINGS SHALL BE DUCTILE IRON MECHANICAL JOINTS.
- CONTRACTOR SHALL INSTALL HORIZONTAL BLOCKING IN ACCORDANCE WITH APPLICABLE CITY DETAILS, EVEN IF NO BLOCKING IS SHOWN ON THE PLANS.
- CONCRETE BLOCKING SHALL BE PLACED AT ALL VALVES, BENDS, TEES, AND PLUGS. CONTRACTOR SHALL KEEP BELLS AND FLANGES CLEAN OF CONCRETE.
- CONTRACTOR SHALL REMOVE ANY BLOCKING OR RESTRAINTS THAT PROHIBIT THE CONTRACTOR FROM PERFORMING THEIR WORK. CONTRACTOR SHALL REPLACE ANY REMOVED BLOCKING OR RESTRAINTS AT HIS EXPENSE IF REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
- CONTRACTOR SHALL MAINTAIN 42 INCHES OF MINIMUM COVER OVER ALL WATER LINES (INCLUDING FIRE LINES).
- CONTRACTOR SHALL MAINTAIN ALL DEFLECTION AND JOINT STRESSES WITHIN MANUFACTURER RECOMMENDATIONS.
- IN THE EVENT OF A CONFLICT WITH A UTILITY, THE CONTRACTOR SHALL ADJUST THE WATERLINE DOWNWARD UNDER THE CONFLICTING UTILITY.
- ALL VALVES AT THE END OF A LINE SHALL BE PLUGGED AND BLOCKED.
- PUBLIC WATER LINES SHALL BE PER THE STANDARDS AND SPECIFICATIONS OF THE LOCAL GOVERNING AGENCY.

**FIRE PROTECTION NOTES:**

- FIRE APPARATUS ACCESS ROADS AND FIRE LANES SHALL BE MARKED WITH RED PAINTED LINES, 6 INCHES IN WIDTH, TO DELINEATE THE BOUNDARY OF THE LANES.
- THE WORDS "NO PARKING FIRE LANE" SHALL BE PAINTED IN 4 INCH WHITE LETTERS EVERY 25 FEET ON THE BORDER OF THE FIRE LANE OR ON THE FACE OF CURB WHERE AVAILABLE.
- THE FACE OF THE CURB SHALL BE PAINTED RED WHERE THE CURB IS THE BOUNDARY OF THE FIRE LANE.
- ALL FIRE PROTECTION WORK MUST BE PERMITTED AND APPROVED BY THE APPLICABLE FIRE MARSHAL HAVING JURISDICTION.
- CONTRACTOR SHALL PRESSURE TEST ALL FIRE PROTECTION LINES TO THE SATISFACTION OF THE OWNER AND THE CITY'S FIRE MARSHAL.
- ALL FIRE HYDRANTS SHALL BE LOCATED IN ACCORDANCE WITH CURRENTLY PUBLISHED CITY DESIGN STANDARDS.

**TRAFFIC CONTROL NOTES:**

- CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL AS REQUIRED BY THE LOCAL GOVERNING AGENCY.
- CONTRACTOR SHALL PREPARE, FURNISH, MAINTAIN, ALL TRAFFIC CONTROL DEVICES THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL REMOVE TRAFFIC CONTROL DEVICES UPON COMPLETION.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING A TRAFFIC CONTROL AND SEQUENCING PLAN AND OBTAINING A TRAFFIC CONTROL PERMIT IF REQUIRED BY THE LOCAL GOVERNING AGENCY.
- CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNERS AND AUTHORITIES HAVING JURISDICTION FOR ROAD OR DRIVEWAY CLOSURES.

**FLOODPLAIN NOTES:**

- CONTRACTOR SHALL NOT PERFORM WORK IN ANY FLOOD ZONE WITHOUT OBTAINING PERMITS FROM AUTHORITIES HAVING JURISDICTION. CONTRACTOR SHALL HOLD THE OWNER, DEVELOPER, LOCAL GOVERNMENT AND ENGINEER HARMLESS AGAINST SUCH VIOLATION.

**WETLANDS NOTES:**

- ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. CONTRACTOR SHALL HOLD THE OWNER, DEVELOPER, LOCAL GOVERNMENT AND ENGINEER HARMLESS AGAINST SUCH VIOLATION.

| 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                |
| N.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                |
| 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                   |
| R/W                  | 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                 |

GENERAL NOTES

TRILGY  
APARTMENT COMPLEX  
CONSTRUCTION DOCUMENTS  
LEE'S SUMMIT, JACKSON COUNTY, MO



Certificate of Authority #MO 2020118354

SHEET #:

C-0010

RELEASED FOR CONSTRUCTION  
Development Services Department  
Lee's Summit, Missouri  
06/05/2023

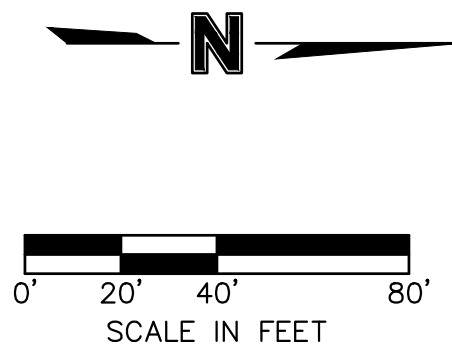


ALL PROJECTS MUST HAVE A VACUUM SANITARY SEWER SYSTEM SEE 2023 LANS AND DATE PLANS TO 2023 EXISTING CONDITIONS PLANNING

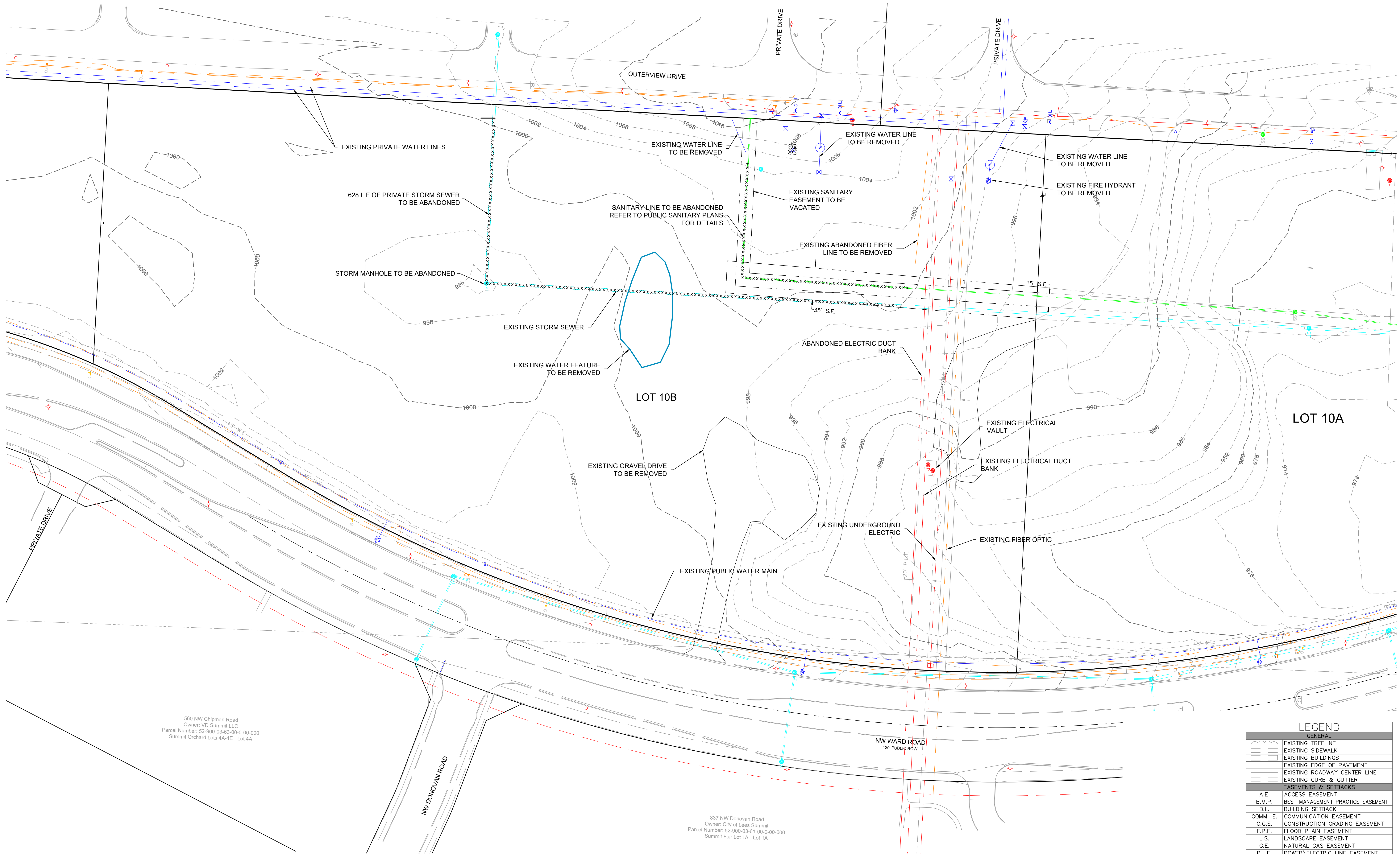
560 NW Chipman Road  
Owner: VD Summit LLC  
Parcel Number: 52-900-03-63-00-0-00-000  
Summit Orchard Lots 4A-4E - Lot 4A

837 NW Donovan Road  
Owner: City of Lees Summit  
Parcel Number: 52-900-03-61-00-0-00-000  
Summit Fair Lot 1A - Lot 1A

SURVEY PREPARED BY ANDERSON  
ENGINEERING, INC.  
LOTS PROPOSED BY MINOR LOT LINE  
ADJUSTMENT BY ANDERSON ENGINEERING,  
INC.  
NO EXISTING OIL AND GAS WELLS LOCATED  
ON SITE ACCORDING TO MISSOURI  
DEPARTMENT OF NATURAL RESOURCES'  
MISSOURI GEOLOGICAL SURVEY



| LEGEND               |                                   |
|----------------------|-----------------------------------|
| GENERAL              |                                   |
|                      | EXISTING TREELINE                 |
|                      | EXISTING SIDEWALK                 |
|                      | EXISTING BUILDINGS                |
|                      | EXISTING EDGE OF PAVEMENT         |
|                      | EXISTING ROADWAY CENTER LINE      |
|                      | EXISTING 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.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. ESM.           | 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    |
| BOUNDARIES           |                                   |
|                      | SECTION LINE                      |
|                      | EXISTING PROPERTY BOUNDARY        |
|                      | EXISTING LOT LINE                 |
|                      | EXISTING RIGHT-OF-WAY             |
| UTILITIES            |                                   |
|                      | EXISTING COMMUNICATIONS LINE      |
|                      | EXISTING NATURAL GAS LINE         |
|                      | EXISTING POWER/ELECTRIC LINE      |
|                      | EXISTING SANITARY SEWER           |
|                      | EXISTING STORM SEWER              |
|                      | EXISTING WATER LINE               |



EXISTING CONDITIONS PLAN

TRILOGY  
APARTMENT COMPLEX  
CONSTRUCTION DOCUMENTS  
LEE'S SUMMIT, JACKSON COUNTY, MO

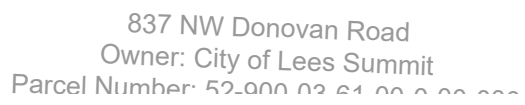


SHEET #:

C-0100

| REVIEWED BY:       | DATE:      | NO.: | REVISIONS/APPROVALS:      |
|--------------------|------------|------|---------------------------|
| M.G.D.             | 2023.03.15 |      |                           |
| DESIGNED BY:       | 2023.04.11 | 1    | CITY COMMENTS             |
| DRAFTED BY:        | 2023.04.28 | 2    | REVISED PER CITY COMMENTS |
| SP PROJECT #:      | 2023.05.17 | 4    | ADDENDUM 3                |
| NEIL W. HAAS, P.E. |            |      |                           |
| 202305072          |            |      |                           |





NOTE: AGGREGATE BASE AND COMPACTED SUBGRADE SHALL  
EXTEND 1' BEYOND THE BACK OF CURB

| UNIT MATRIX  |            |            |
|--------------|------------|------------|
| BUILDING 1   |            |            |
|              | # UNITS    | # BEDS     |
| STUDIO       | 13         | 13         |
| 1 BED        | 88         | 88         |
| 2 BED        | 77         | 154        |
| GUEST        |            |            |
| <b>TOTAL</b> | <b>179</b> | <b>256</b> |

| BUILDING 2   |            |            |
|--------------|------------|------------|
|              | # UNITS    | # BEDS     |
| STUDIO       | 7          | 7          |
| 1 BED        | 69         | 69         |
| 2 BED        | 69         | 138        |
| <b>TOTAL</b> | <b>145</b> | <b>214</b> |

| SITE TOTAL   |            |            |
|--------------|------------|------------|
|              | # UNITS    | # BEDS     |
| STUDIO       | 20         | 20         |
| 1 BED        | 157        | 157        |
| 2 BED        | 146        | 292        |
| GUEST        | 1          | 1          |
| <b>TOTAL</b> | <b>323</b> | <b>469</b> |
| GUEST STALLS |            |            |



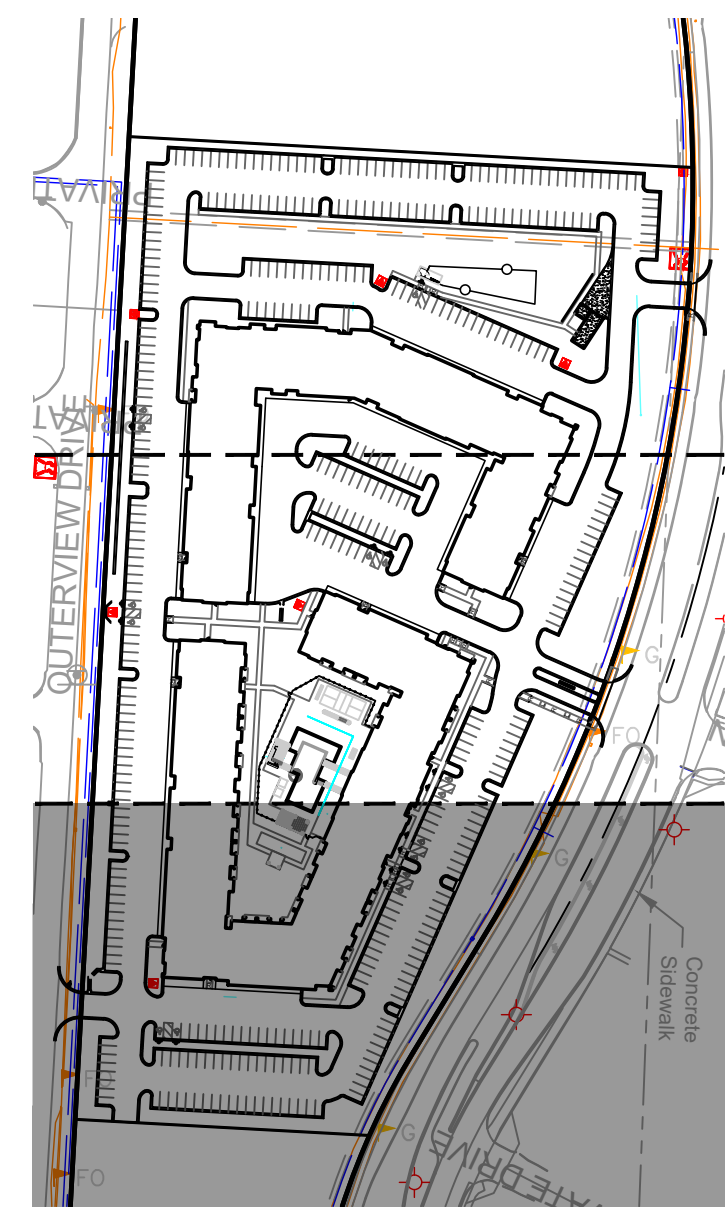
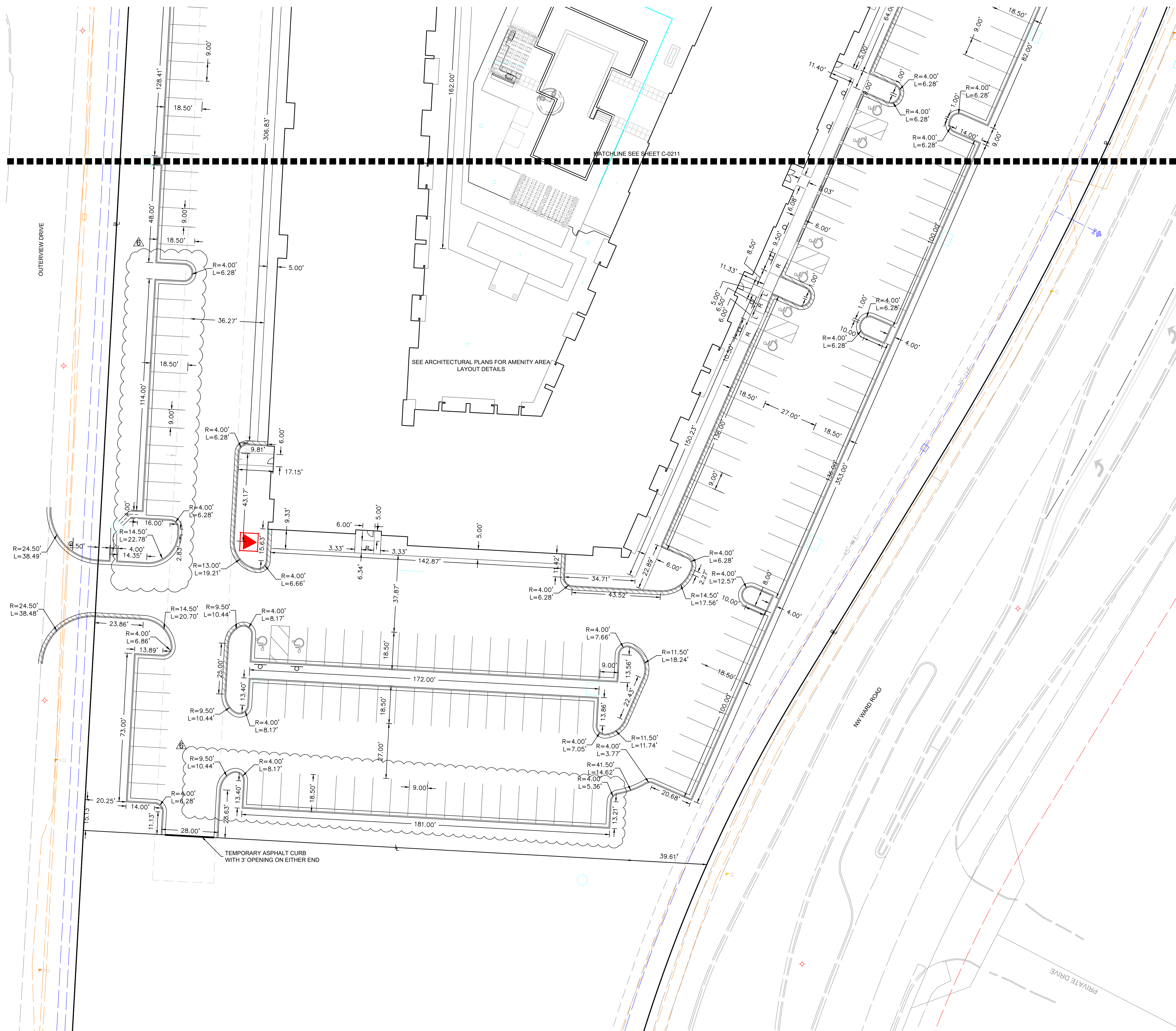
| REVIEWED BY<br>M.G.D.      | DATE | NO. | REVISIONS/APPROVALS       |
|----------------------------|------|-----|---------------------------|
| DESIGNED BY:<br>2023.03.15 |      |     | BUILDING PERMIT           |
| DRAWN BY:<br>2023.04.28    |      | 1   | CITY COMMENTS             |
| DATE<br>2023.04.28         |      | 2   | REVISED PER CITY COMMENTS |
| SHEET #<br>4024            |      | 6   | AS1 2                     |
|                            |      |     | =====                     |
| NEIL W. HAAS P.E.          |      |     |                           |
| 2020204072                 |      |     |                           |

DIMENSION PLAN  
 TRILOGY  
 APARTMENT COMPLEX  
 CONSTRUCTION DOCUMENTS  
 LEE'S SUMMIT, JACKSON COUNTY, MO



SHEET #:

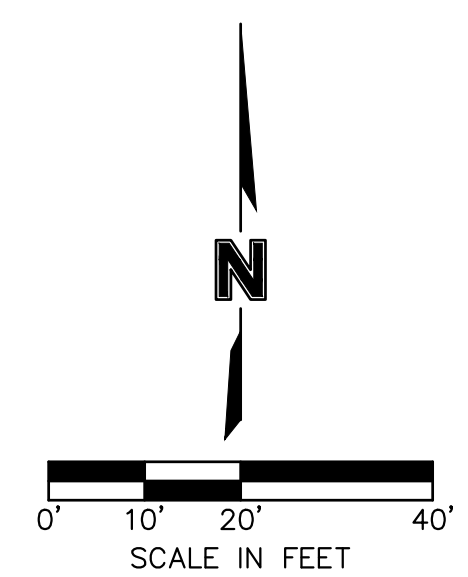
C-0210



KEY MAP  
SCALE 1:200

NOTES

\*ALL DIMENSIONS ARE TO BACK OF CURB

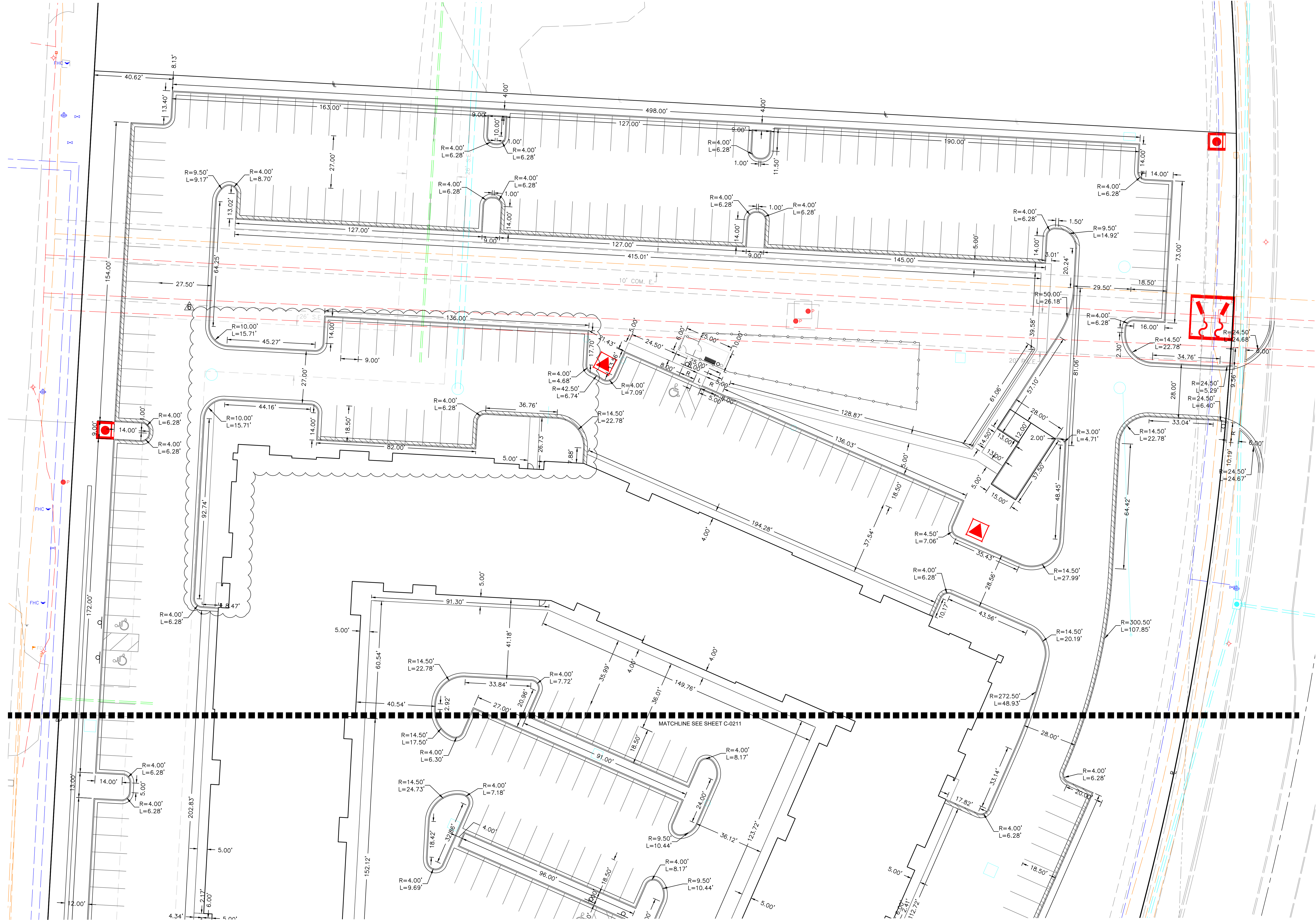




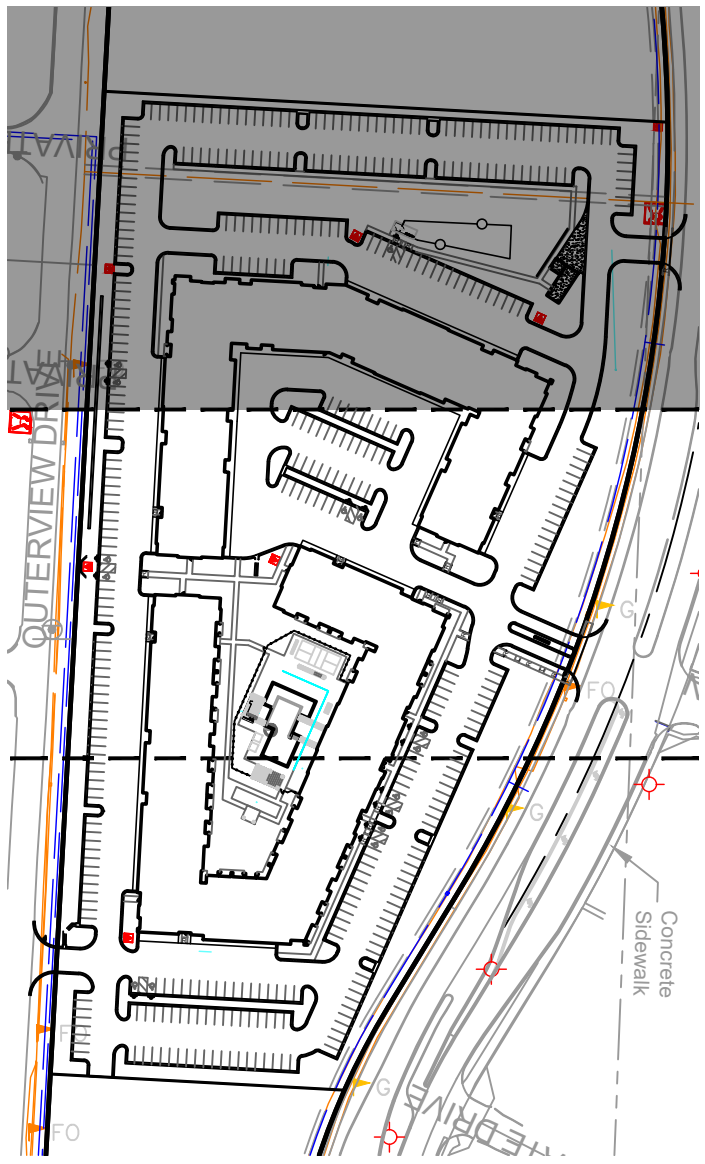




S:\17 PROJECTS\BUILT-FAMILY\004 SITE PLAN\02-010 DIMENSION PLAN.DWG



RELEASED FOR CONSTRUCTION  
Development Services Department  
Lee's Summit, Missouri  
09/15/2023



KEY MAP  
SCALE 1:200

NOTES

\*ALL DIMENSIONS ARE TO BACK OF CURB



DIMENSION PLAN

TRILGY  
APARTMENT COMPLEX  
CONSTRUCTION DOCUMENTS  
LEE'S SUMMIT, JACKSON COUNTY, MO



SHEET #:

C-0212

REVISIONS/APPROVALS:

| NO. | DATE       | REVISIONS/APPROVALS:      |
|-----|------------|---------------------------|
| 1   | 2023.03.15 | BUILDING PERMIT           |
| 2   | 2023.04.11 | CITY COMMENTS             |
| 3   | 2023.04.28 | REVISED PER CITY COMMENTS |
| 4   | 2023.06.19 | ASI 2                     |
| 5   |            |                           |
| 6   |            |                           |

|                    |            |
|--------------------|------------|
| REVIEWED BY:       | DATE:      |
| M.G.D.             | 2023.03.15 |
| DESIGNED BY:       |            |
| N.W.H.             |            |
| DRAFTED BY:        |            |
| D.A.H.             |            |
| SP PROJECT #:      |            |
| 0024               |            |
| NEIL W. HAAS, P.E. |            |
| 2022034072         |            |







Owner: City of Lees Summit  
Parcel Number: 51-700-04-27-00-0-00-000  
Summit Fair Lots 27A & 27B - Lot 27B

Lot 27B  
MINOR SUBDIVISION - SUMMIT FAIR  
LOTS 27A/27B  
(2015E00112075-1)

777 NW Blue Parkway  
Owner: City of Lees Summit  
Parcel Number: 51-700-04-28-00-0-00-000  
Summit Fair Lots 27A & 27B - Lot 27A

Lot 27A  
MINOR SUBDIVISION - SUMMIT FAIR  
LOTS 27A/27B  
(2015E00112075-1)

MAINTAIN SILT FENCE UNTIL  
UPSTREAM AREAS HAVE BEEN  
STABILIZED (TYP.)

INSTALL STORM DRAIN  
INLET PROTECTION PER  
ARIWA DETAIL

MAINTAIN STORM DRAIN INLET  
PROTECTION UNTIL UPSTREAM AREAS  
HAVE BEEN STABILIZED (TYP.)

APPROXIMATE LOCATION OF  
CONSTRUCTION ENTRANCE. LOCATION  
MAY BE VARIED TO ACCOMMODATE  
CONSTRUCTION.

CONTRACTOR TO CHECK SEDIMENT  
TRAPS AFTER PERIODS OF  
SIGNIFICANT RUNOFF.

560 NW Chipman Road  
Owner: VD Summit LLC  
Parcel Number: 52-900-03-63-00-0-00-000  
Summit Orchard Lots 4A-4E - Lot 4A

837 NW Donovan Road  
Owner: City of Lees Summit  
Parcel Number: 52-900-03-61-00-0-00-000  
Summit Fair Lot 1A - Lot 1A

1050 NW Innovation Parkway  
Owner: Townsend Summit LLC  
Parcel Number: 52-900-03-52-00-0-00-000  
Summit Innovation Center First Plat - Lot 5

RELEASED FOR CONSTRUCTION  
As Permitted by the Permit  
Development Services Department  
Lees Summit, Missouri  
09/15/2023

| LEGEND  |         |
|---------|---------|
| PHASE 1 | PHASE 2 |
|         |         |
|         |         |
|         |         |
|         |         |
|         |         |



0' 25' 50' 100'  
SCALE IN FEET

| REVIEWED BY:       | DATE:      | NO.: | REVISIONS/APPROVALS:      |
|--------------------|------------|------|---------------------------|
| M.G.D.             | 2023.03.15 | 1    | BUILDING PERMIT           |
| DESIGNED BY:       | 2023.04.11 | 1    | CITY COMMENTS             |
| DRAFTED BY:        | 2023.04.28 | 2    | REVISED PER CITY COMMENTS |
| SP PROJECT #:      |            |      |                           |
| NEIL W. HAAS, P.E. |            |      |                           |

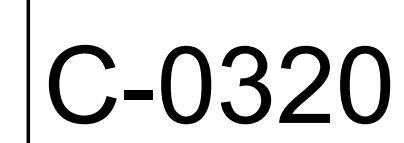
EROSION CONTROL PLAN - PHASE 2  
TRILOGY  
APARTMENT COMPLEX  
CONSTRUCTION DOCUMENTS  
LEE'S SUMMIT, JACKSON COUNTY, MO



SHEET #:

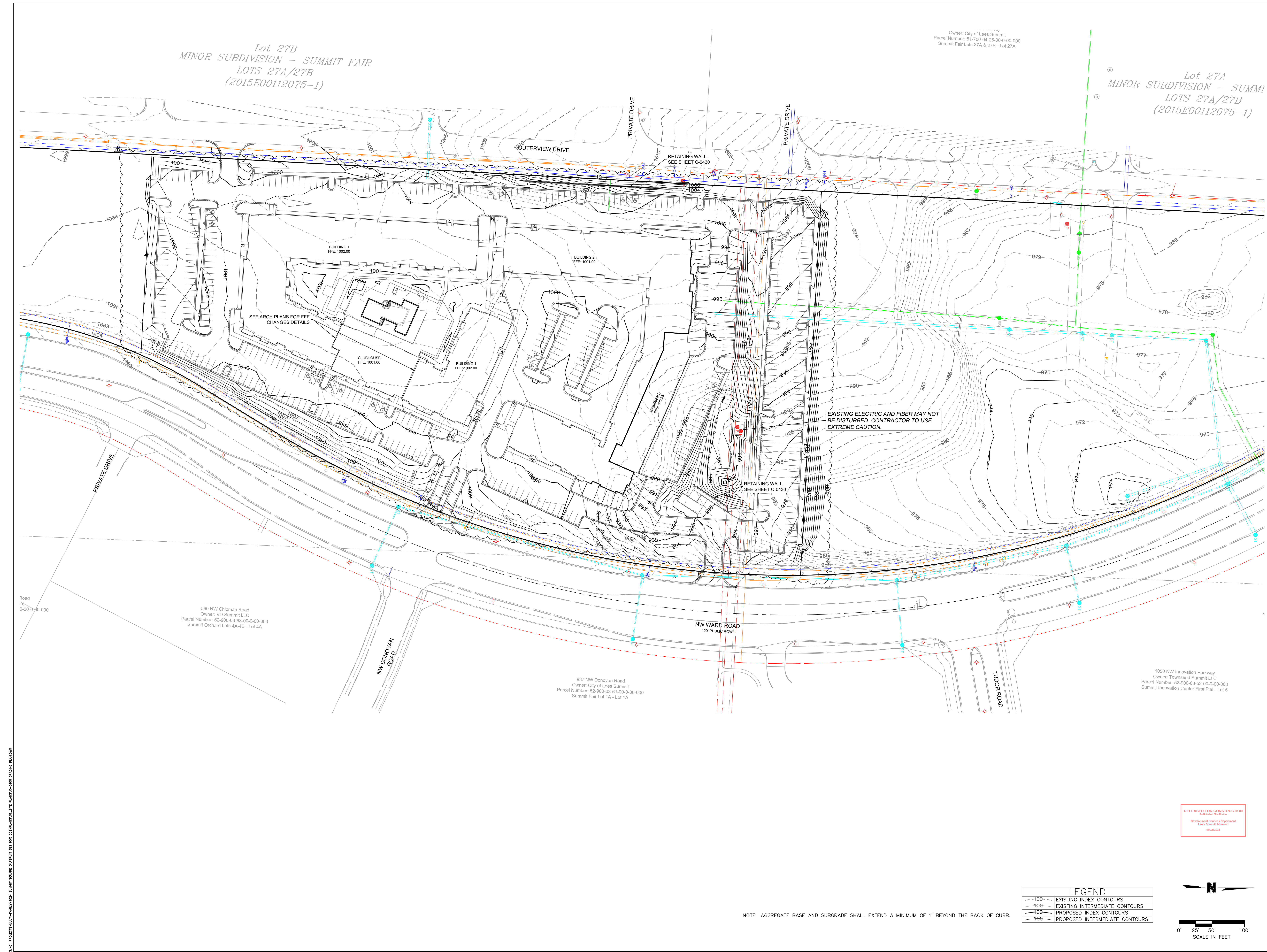
C-0310







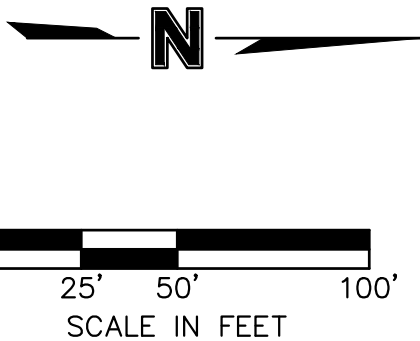
S:\19 PROJECTS\BUILT-FAMILY\004 SUMMIT FAIR - LOTS 27A & 27B - SITE PLANS\0400 GRADING PLANS



NOTE: AGGREGATE BASE AND SUBGRADE SHALL EXTEND A MINIMUM OF 1' BEYOND THE BACK OF CURB.

RELEASED FOR CONSTRUCTION  
Development Services Department  
Lee's Summit, Missouri  
09/15/2023

| LEGEND |                                |
|--------|--------------------------------|
| -100-  | EXISTING INDEX CONTOURS        |
| -100   | EXISTING INTERMEDIATE CONTOURS |
| 100    | PROPOSED INDEX CONTOURS        |
| 100    | PROPOSED INTERMEDIATE CONTOURS |



| REVISIONS/APPROVALS: |            |
|----------------------|------------|
| NO.                  | DATE       |
| 1                    | 2023.03.15 |
| 2                    | 2023.04.11 |
| 3                    | 2023.04.28 |
| 4                    | 2023.06.19 |
| 5                    |            |
| 6                    |            |

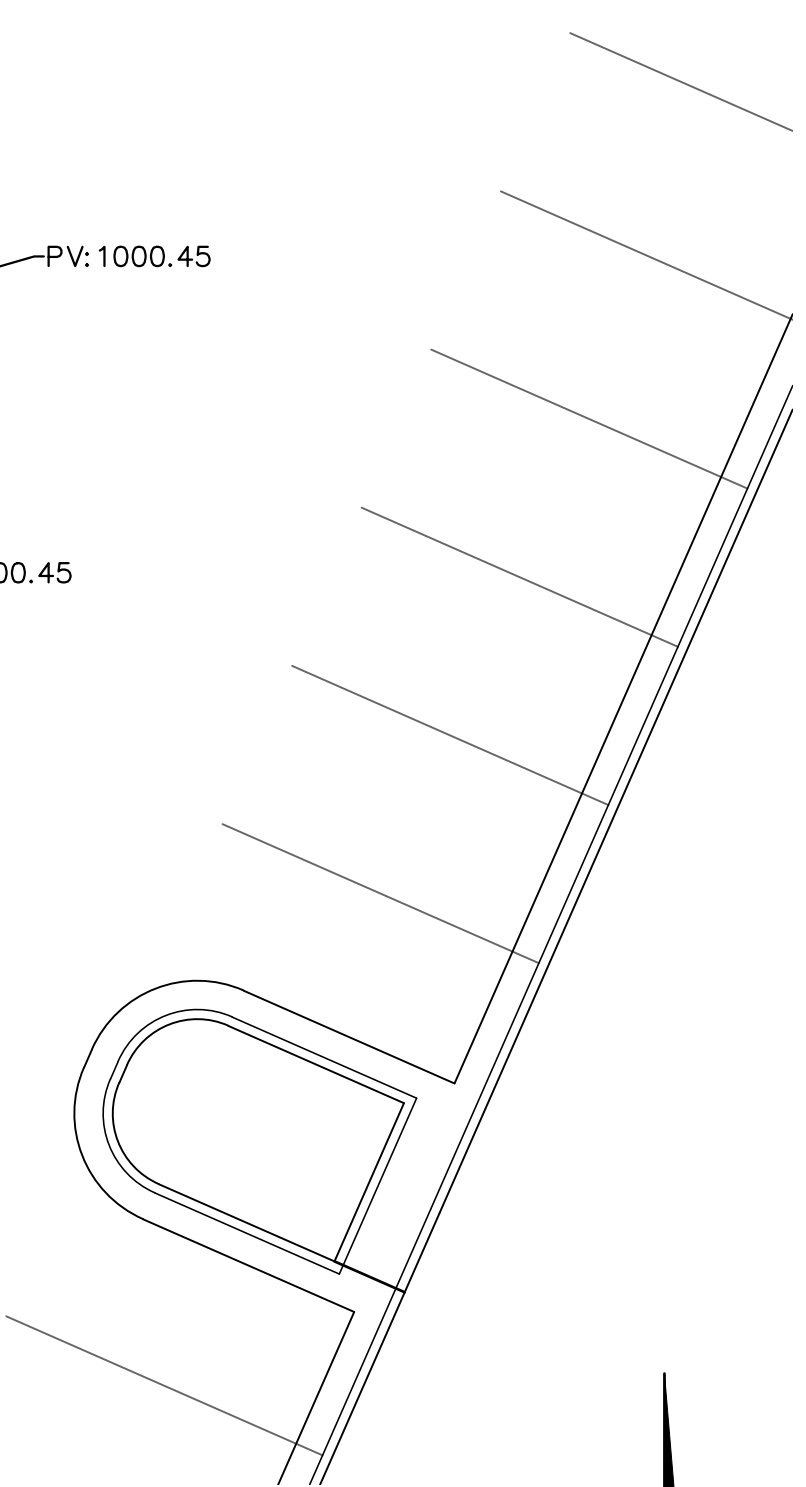
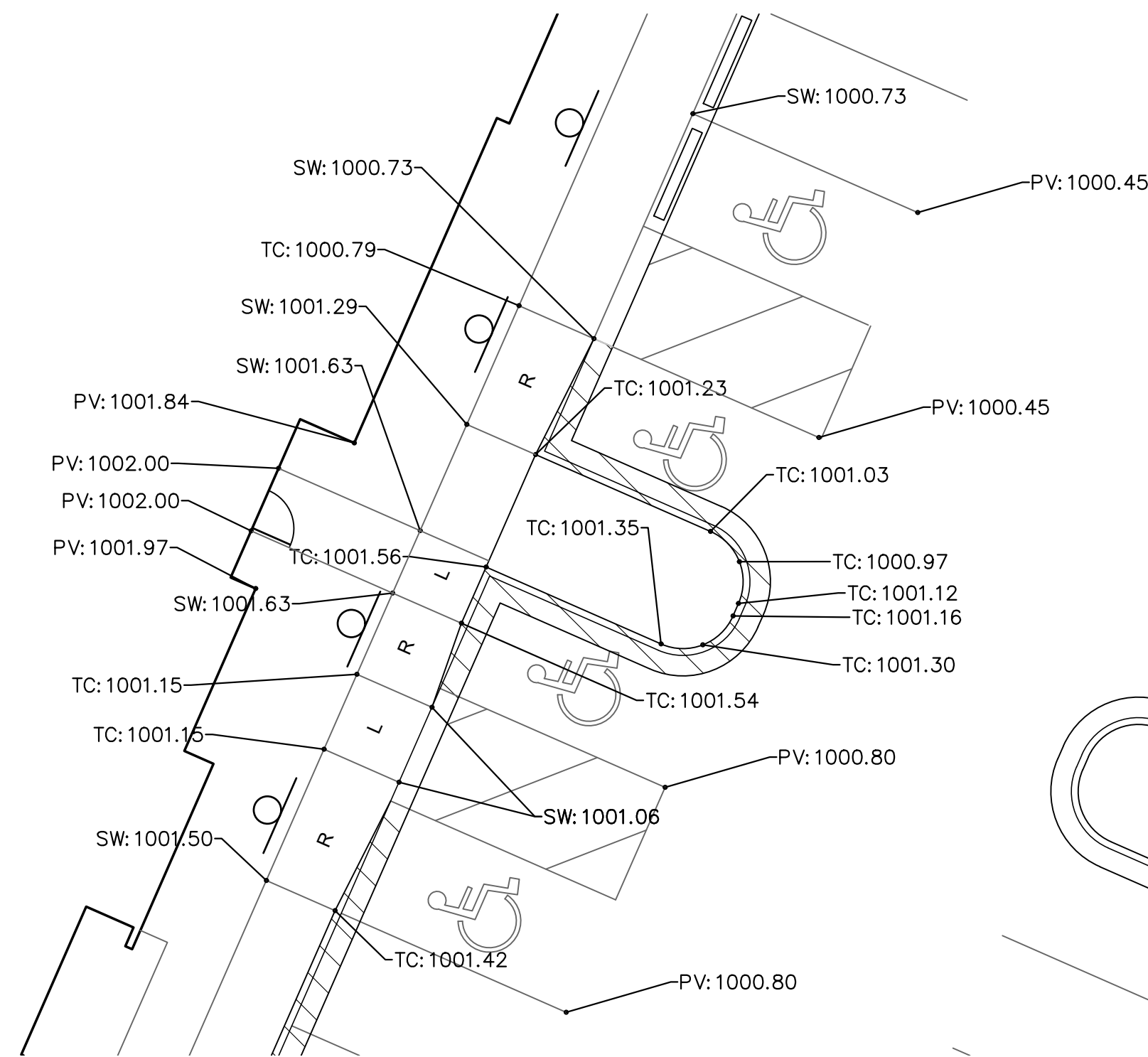
| REVISIONS/APPROVALS: |            |
|----------------------|------------|
| NO.                  | DATE       |
| 1                    | 2023.03.15 |
| 2                    | 2023.04.11 |
| 3                    | 2023.04.28 |
| 4                    | 2023.06.19 |
| 5                    |            |
| 6                    |            |



SHEET #:

C-0400





|                    |            |                           |
|--------------------|------------|---------------------------|
| NO.                | DATE       | DESCRIPTION               |
| 1                  | 2023.03.15 | BUILDING PERMIT           |
| 2                  | 2023.04.11 | CITY COMMENTS             |
| 1                  | 2023.04.28 | REVISED PER CITY COMMENTS |
| 4                  | 2023.05.17 | ADDENDUM 3                |
| 6                  | 2023.06.19 | CIVIL REVISIONS           |
| JILL W. HAAS, P.E. |            |                           |
| 2023034072         |            |                           |

SPOT ELEVATION PLAN



SHEET #:

# C-0420

**RELEASED FOR CONSTRUCTION**  
As Noted on Plan Review

Development Services Department  
Lee's Summit, Missouri

06/15/2023

\\01-PROJECTS\MULTI-FAMILY\4024-SUNNIT SQUARE 3\PERMIT SET 90% COS\PLANS\01-SITE PLANS\C-0420 SPOT ELEVATION PLAN.DWG



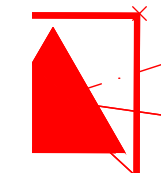
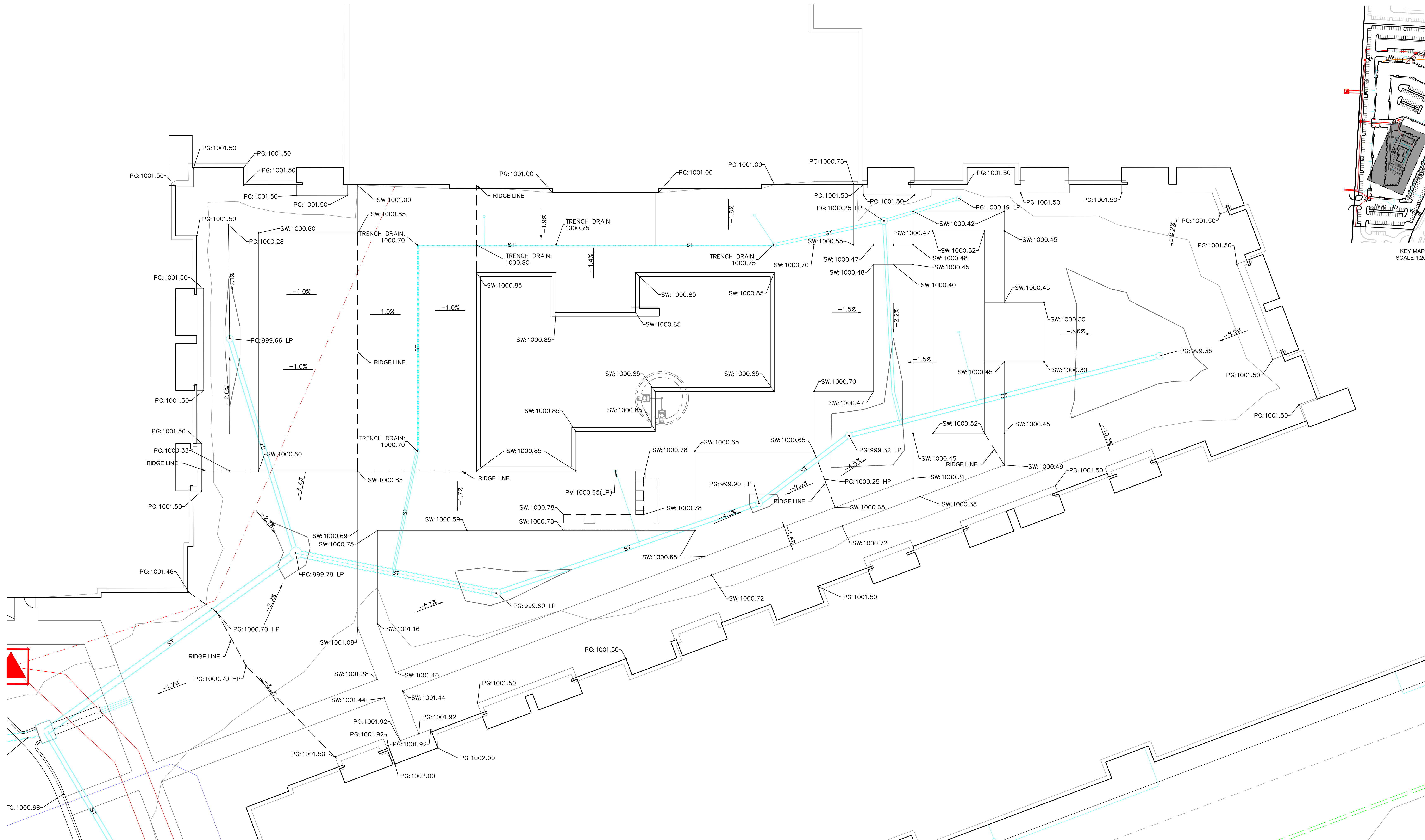






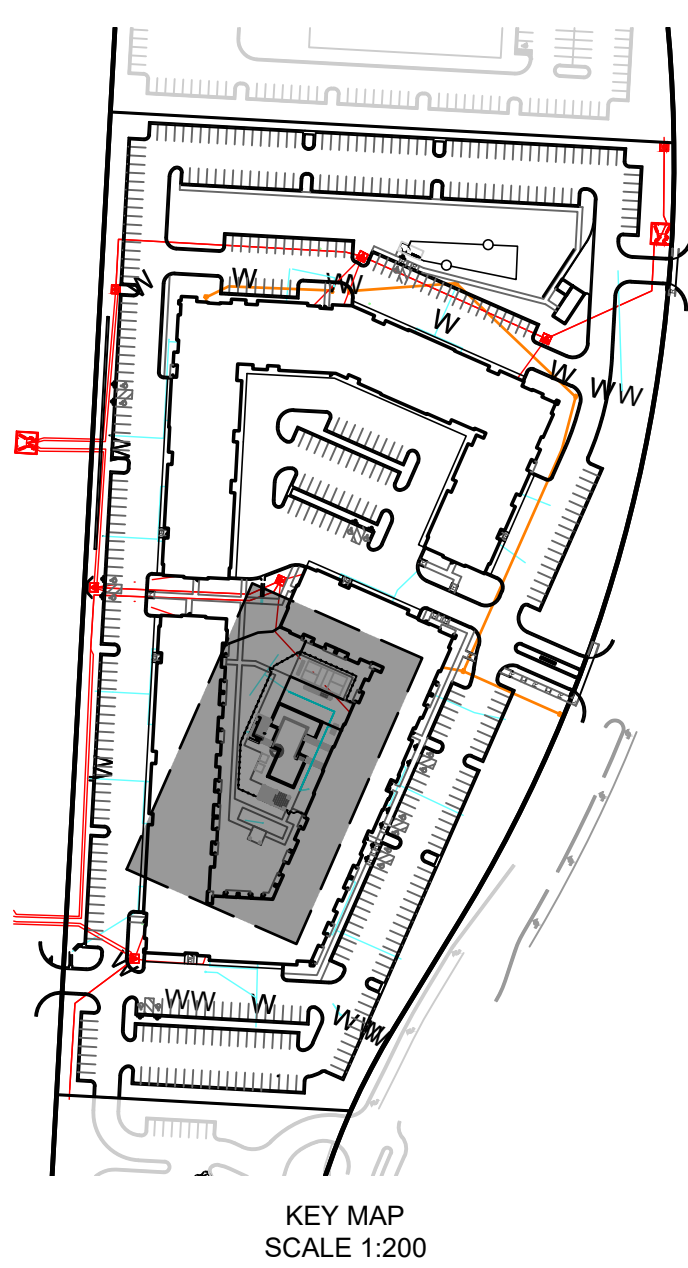
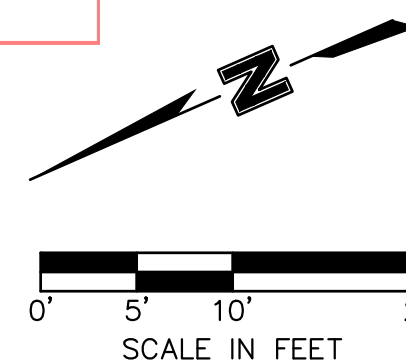


S:\PROJECTS\BUILT-AMV\1004- SUMMIT SQUARE 3\PERMIT SET FOR 2023\LANDSCAPE PLANS\04-03 SPOT ELEVATION PLANS.DWG



| LEGEND |                                  |
|--------|----------------------------------|
| TC-    | TOP OF CURB                      |
| PV-    | TOP OF PAVEMENT                  |
| SW-    | SIDEWALK                         |
| FF-    | FINISHED FLOOR ELEVATION         |
| EG-    | EXISTING GRADE                   |
| PG-    | PROPOSED GRADE                   |
| TE-    | TOP ELEVATION OF STRUCTURE       |
| TS-    | TOP OF STEPS                     |
| BS-    | BOTTOM OF STEPS                  |
| TW-    | PROPOSED GRADE AT TOP OF WALL    |
| BW-    | PROPOSED GRADE AT BOTTOM OF WALL |

RELEASED FOR CONSTRUCTION  
Development Services Department  
Lee's Summit, Missouri  
98160003



POOL DECK SPOT ELEVATIONS  
SCALE 1:10

SPOT ELEVATION PLAN

TRILOGY  
APARTMENT COMPLEX  
CONSTRUCTION DOCUMENTS  
LEE'S SUMMIT, JACKSON COUNTY, MO

| REVIEWED BY:     | DATE:      | NO. | REVISIONS/APPROVALS:      |
|------------------|------------|-----|---------------------------|
| M.G.D.           | 2023.03.15 | 1   | BUILDING PERMIT           |
| DESIGNED BY:     | 2023.04.11 | 1   | CITY COMMENTS             |
| DRAFTED BY:      | 2023.04.28 | 2   | REVISED PER CITY COMMENTS |
| SP PROJECT #:    | 2023.06.09 | 5   | ASI 1                     |
| NEI W. HAAS P.E. | 2023.06.19 | 6   | ASI 2                     |
|                  |            |     |                           |

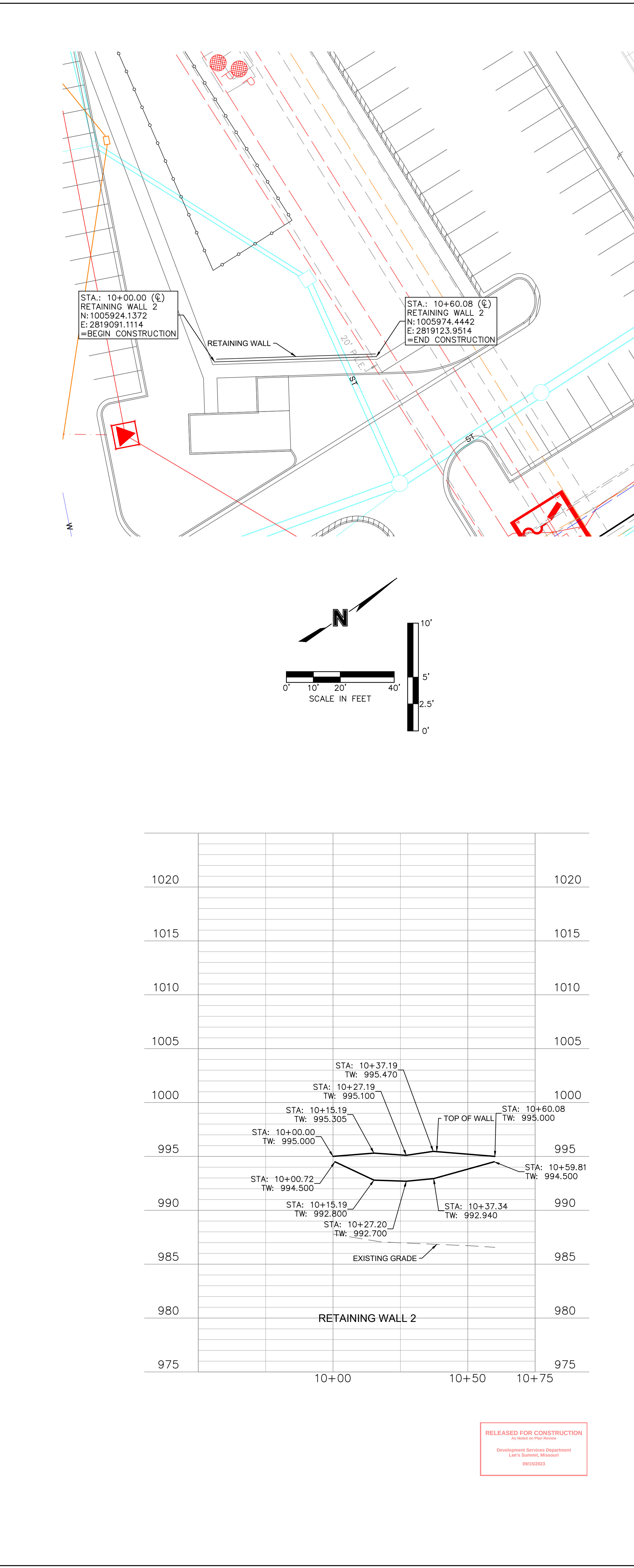
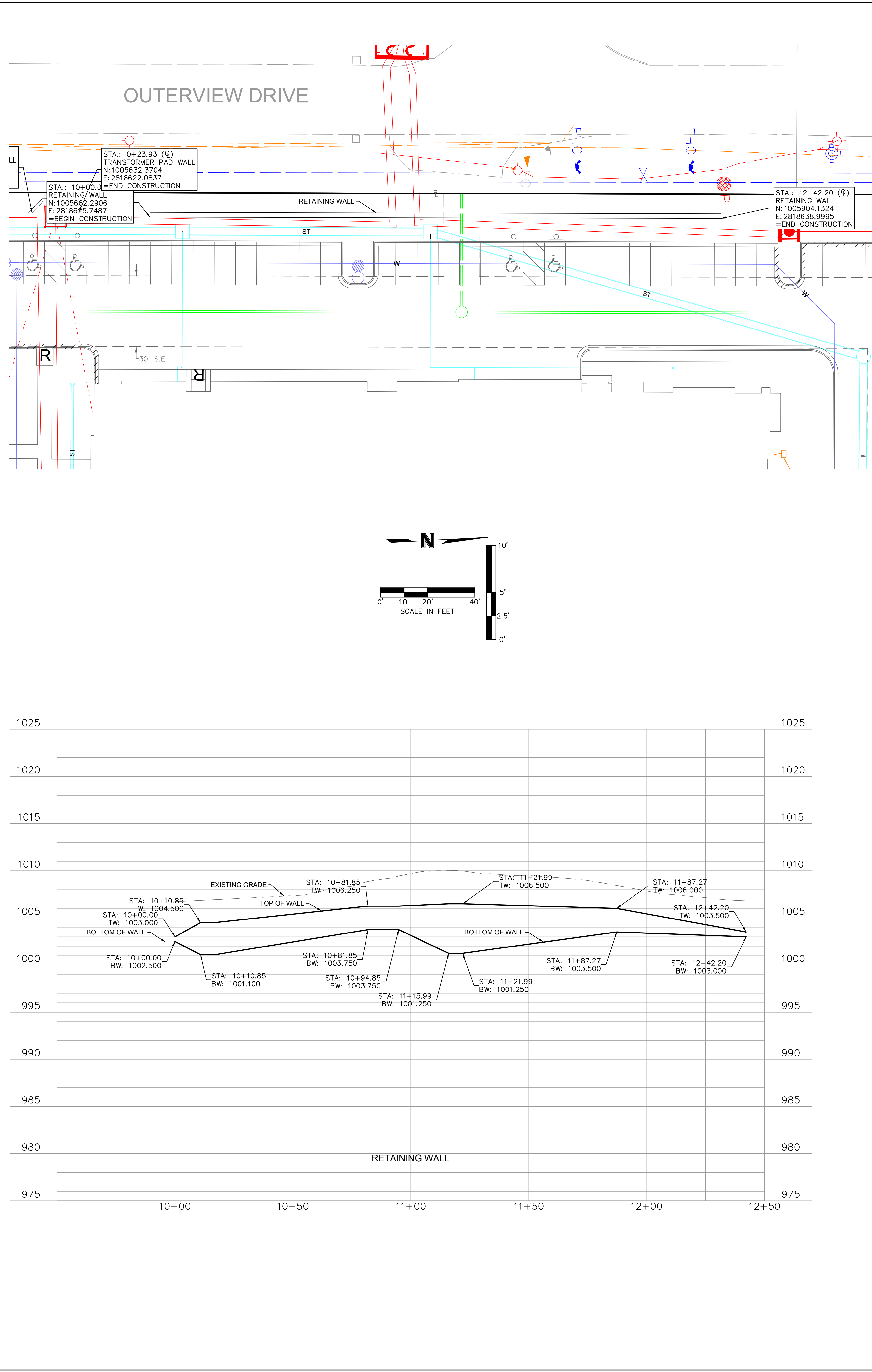
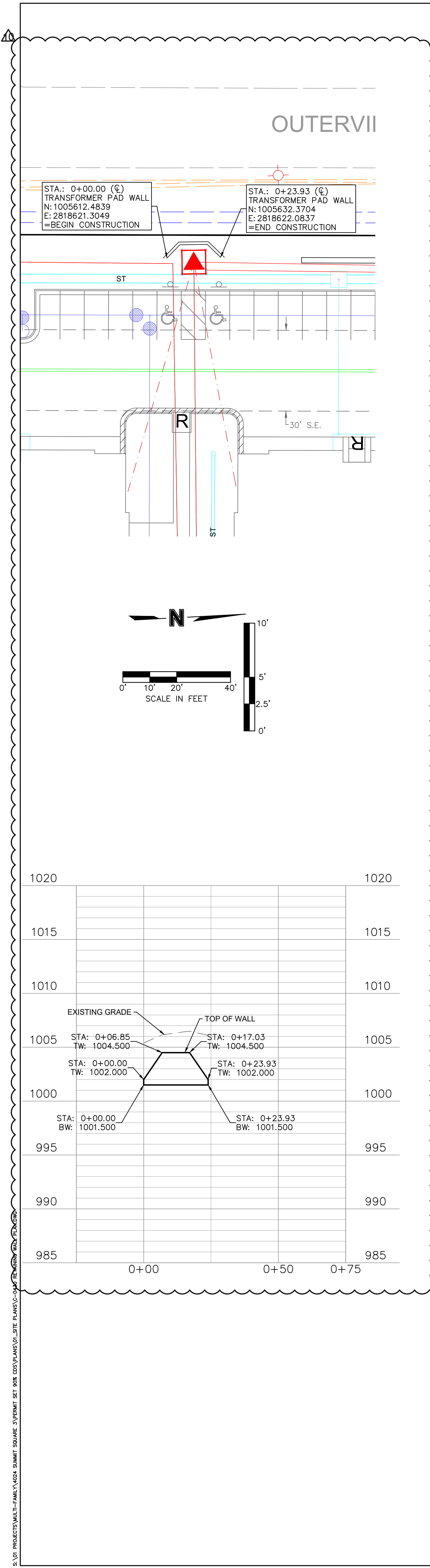


Certificate of Authority #MO 2020018354

SHEET #:

C-0423





RELEASED FOR CONSTRUCTION  
As Noted on Plan Section  
Development Services Department  
Lee's Summit, Missouri  
09152023



**SITEPOINT**  
A Division of NorthPoint Development  
3315 N Oak Trafficway  
Kansas City, MO 64116  
816.888.7380  
sitepoint@northpointkc.com

| REVIEWED BY:       | DATE:      | NO.: | REVISIONS/APPROVALS:      |
|--------------------|------------|------|---------------------------|
| M.G.D.             | 2023.03.15 | 1    | BUILDING PERMIT           |
| DESIGNED BY:       | 2023.04.11 | 1    | CITY COMMENTS             |
| DRAFTED BY:        | 2023.04.28 | 2    | REVISED PER CITY COMMENTS |
| SP PROJECT #:      | 2023.06.09 | 5    | ASI 1                     |
| NEIL W. HAAS, P.E. | 2023.09.15 | 10   | ASI 6                     |

RETAINING WALL PLAN

TRILOGY  
APARTMENT COMPLEX  
CONSTRUCTION DOCUMENTS  
LEE'S SUMMIT, JACKSON COUNTY, MO



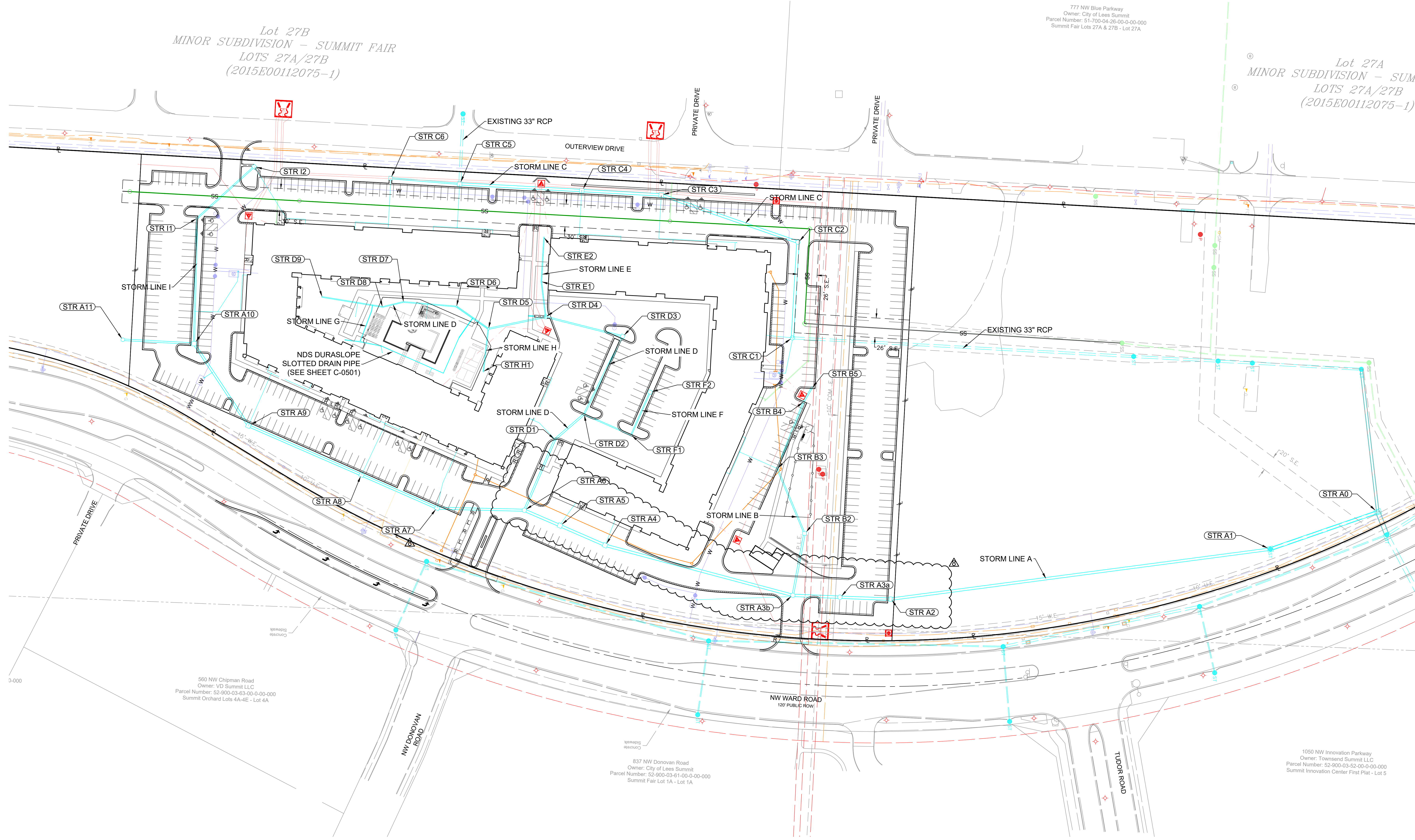
NEIL W. HAAS, P.E.  
No. 000000000  
Professional Engineer  
State of Missouri  
Certificate of Authority #MO 2020118354

SHEET #:

C-0430



S:\19 PROJECTS\BUILT-FAMILY\004 SUMMIT SQUARE 15 PERMIT SET FOR 2023\LAND USE SITE PLANS\0-000 STORM SEWER GENERAL LAYOUT.DWG



RELEASED FOR CONSTRUCTION  
Development Services Department  
Lee's Summit, Missouri  
09/02/2023



0' 25' 50' 100'  
SCALE IN FEET

ALL PROPOSED STORM SEWER  
IMPROVEMENTS SHOWN IN THESE PLANS  
SHALL BE PRIVATELY OWNED AND  
MAINTAINED BY THE PROPERTY OWNER,  
PER CITY OF LEE'S SUMMIT CODE

| REVIEWED BY:       | DATE:      | NO. | REVISIONS/APPROVALS:      |
|--------------------|------------|-----|---------------------------|
| M.G.D.             | 2023.03.15 |     | BUILDING PERMIT           |
| DESIGNED BY:       | 2023.04.11 | 1   | CITY COMMENTS             |
| DRAFTED BY:        | 2023.04.28 | 2   | REVISED PER CITY COMMENTS |
| SP PROJECT #:      | 2023.08.11 | 8   | ASI 4                     |
| NEIL W. HAAS, P.E. |            |     |                           |
| 202305072          |            |     |                           |

STORM SEWER GENERAL LAYOUT  
TRILOGY  
APARTMENT COMPLEX  
CONSTRUCTION DOCUMENTS  
LEE'S SUMMIT, JACKSON COUNTY, MO

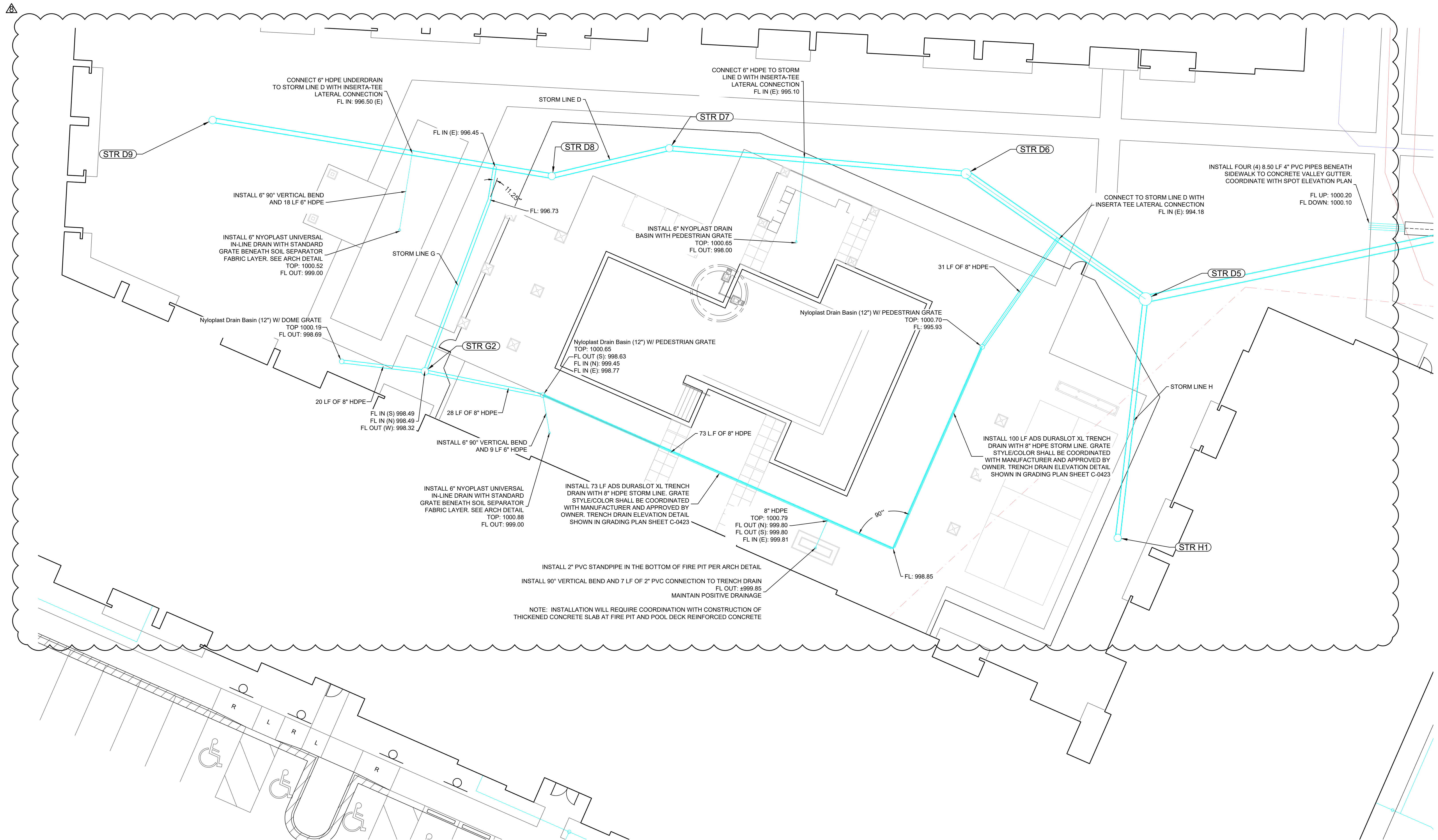


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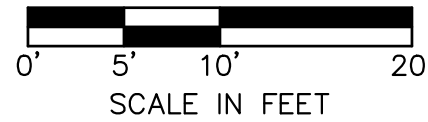
C-0500



S:\10 PROJECTS\BUILT - FAMILY\003 SUMMIT SQUARE 15 PERMIT SET 2023\LANDSCAPE PLANS\05-001 STORM SEWER GENERAL LAYOUT - POOL DECK.dwg



RELEASED FOR CONSTRUCTION  
Not to be used for Post Review  
Development Services Department  
Lee's Summit, Missouri  
09/10/2023



ALL PROPOSED STORM SEWER  
IMPROVEMENTS SHOWN IN THESE PLANS  
SHALL BE PRIVATELY OWNED AND  
MAINTAINED BY THE PROPERTY OWNER,  
PER CITY OF LEE'S SUMMIT CODE

STORM SEWER GENERAL LAYOUT  
TRILOGY  
APARTMENT COMPLEX  
CONSTRUCTION DOCUMENTS  
LEE'S SUMMIT, JACKSON COUNTY, MO

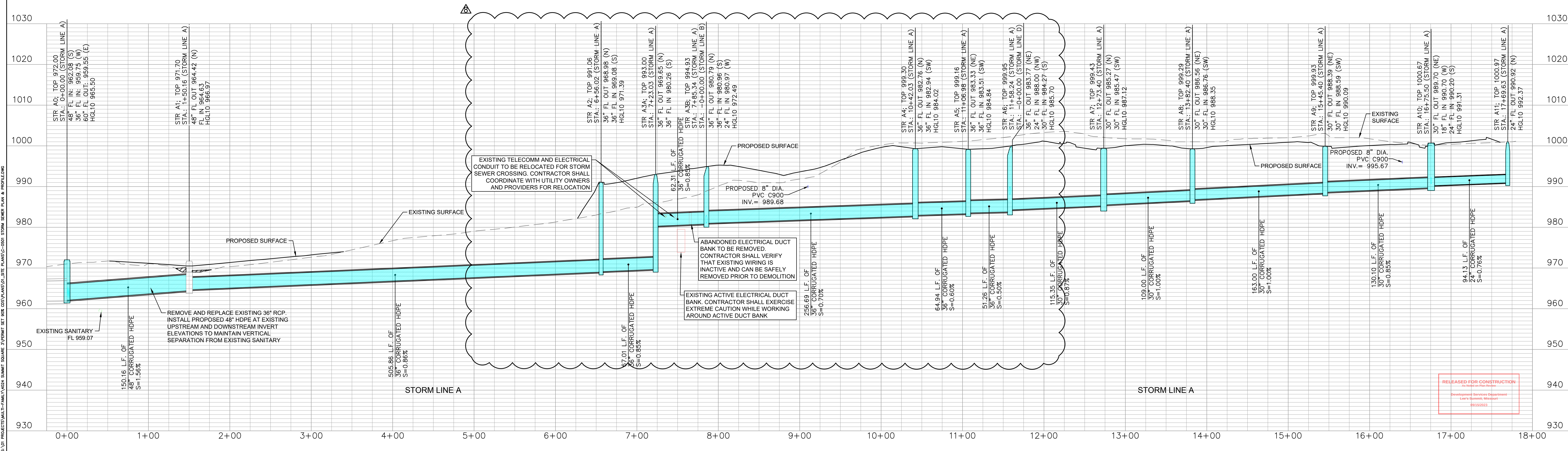


SHEET #:

C-0501

| REVIEWED BY:       | DATE:      | NO.: | REVISIONS/APPROVALS:      |
|--------------------|------------|------|---------------------------|
| M.G.D.             | 2023.03.15 |      | BUILDING PERMIT           |
| DESIGNED BY:       | 2023.04.11 | 1    | CITY COMMENTS             |
| DRAWN BY:          | 2023.04.28 | 2    | REVISED PER CITY COMMENTS |
| SP PROJECT #:      | 2023.05.17 | 4    | ADDENDUM 3                |
| NEIL W. HAAS, P.E. | 2023.06.09 | 5    | ASI 1                     |
|                    | 2023.08.11 | 8    | ASI 4                     |

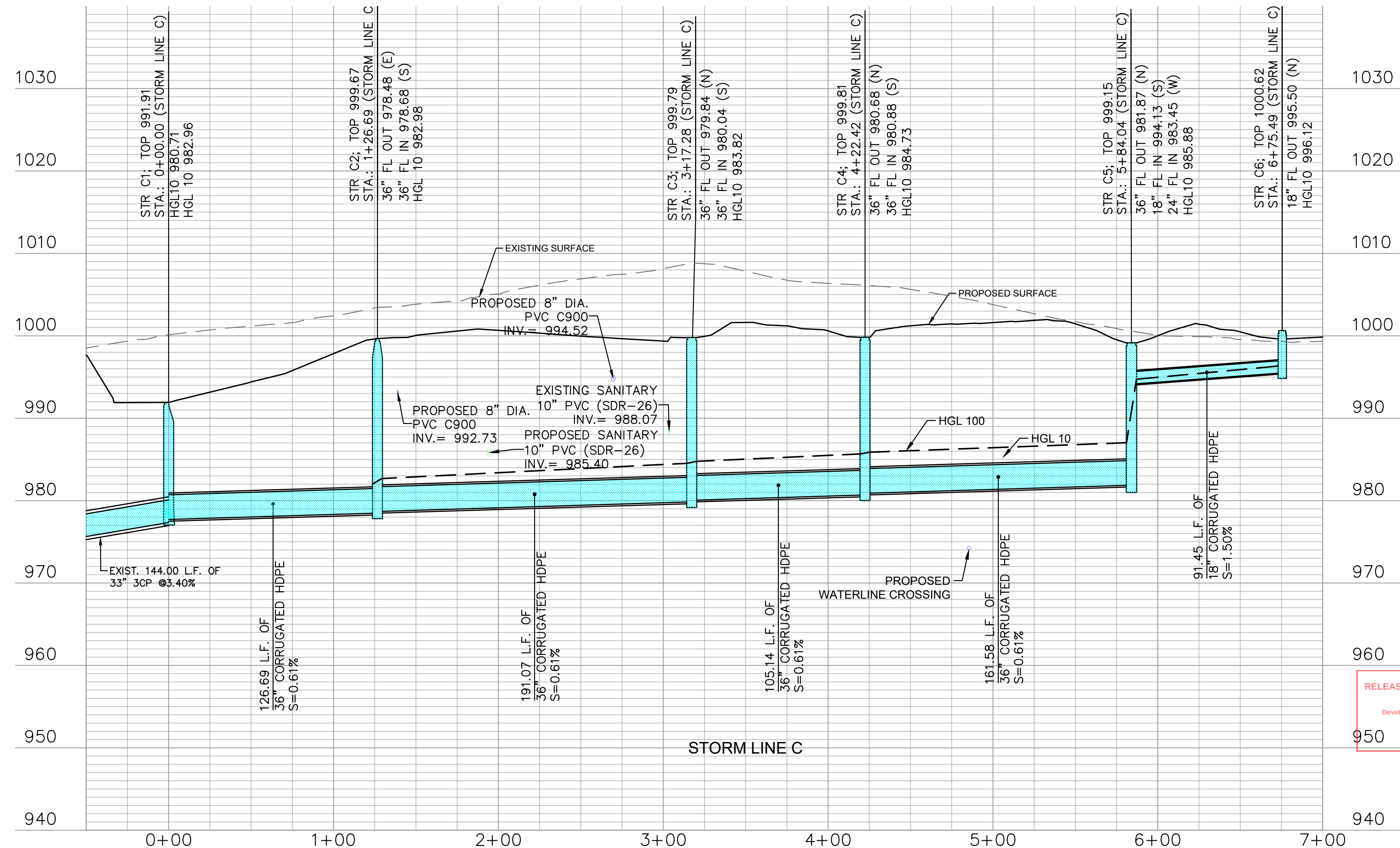
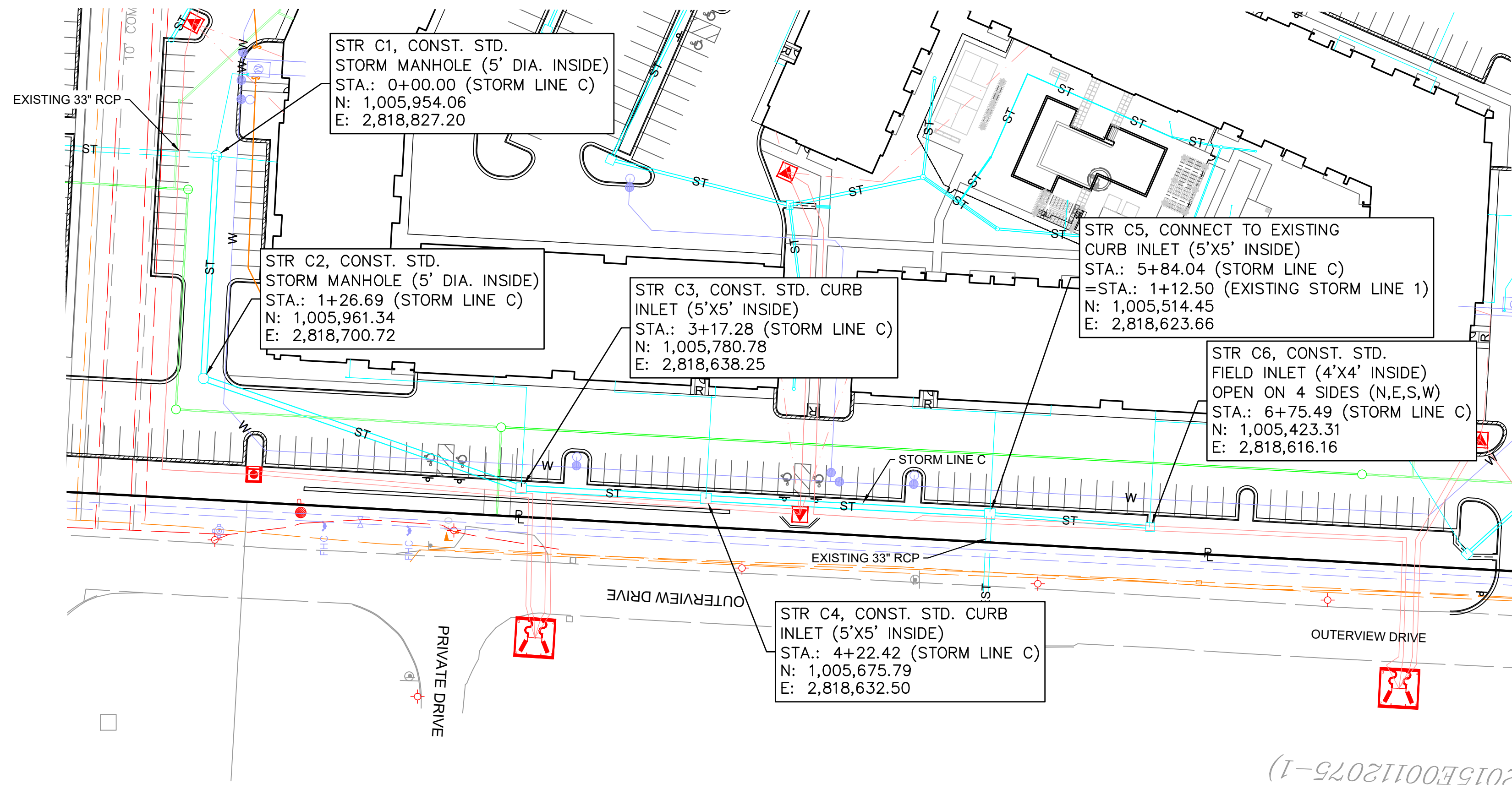
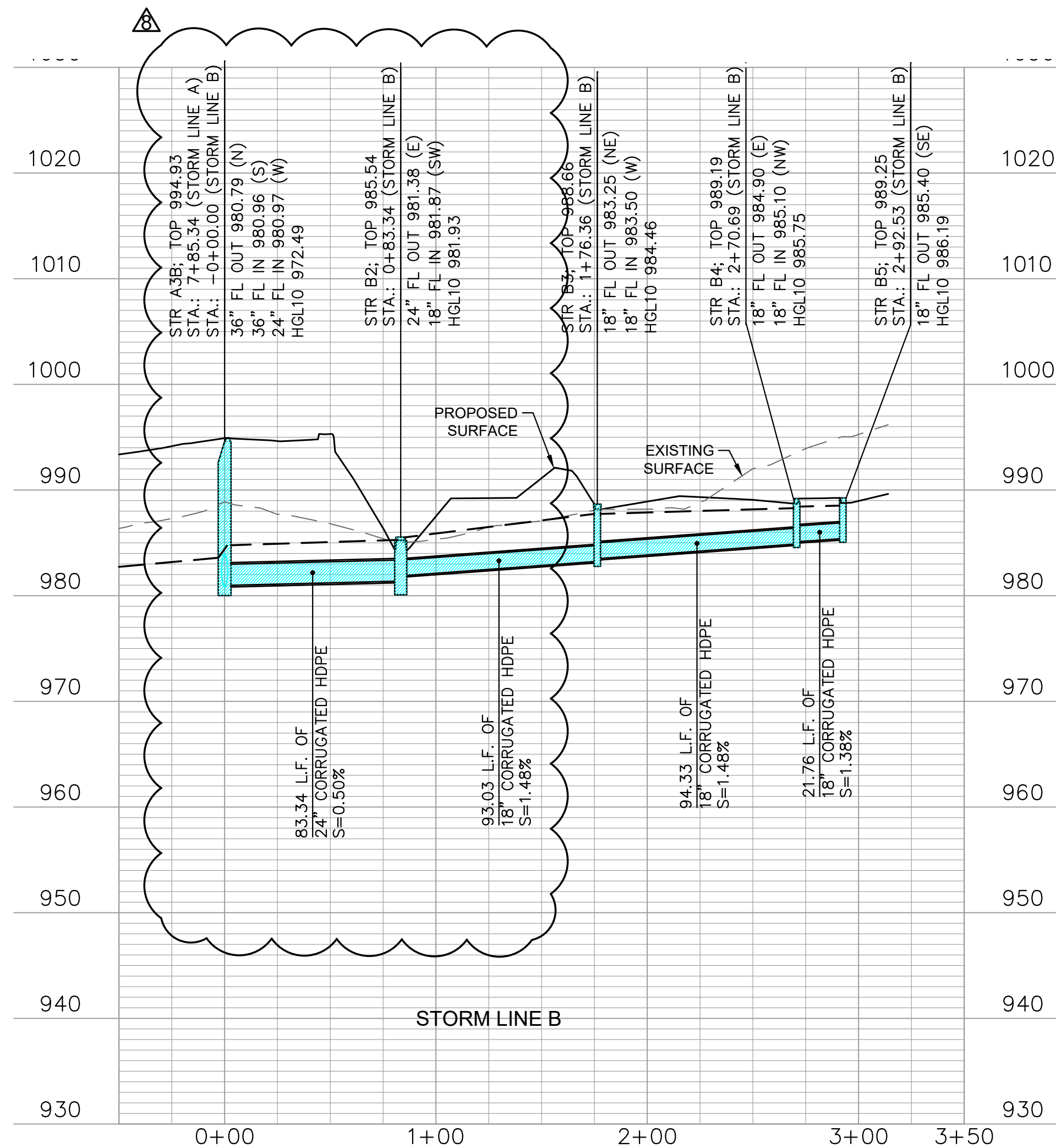
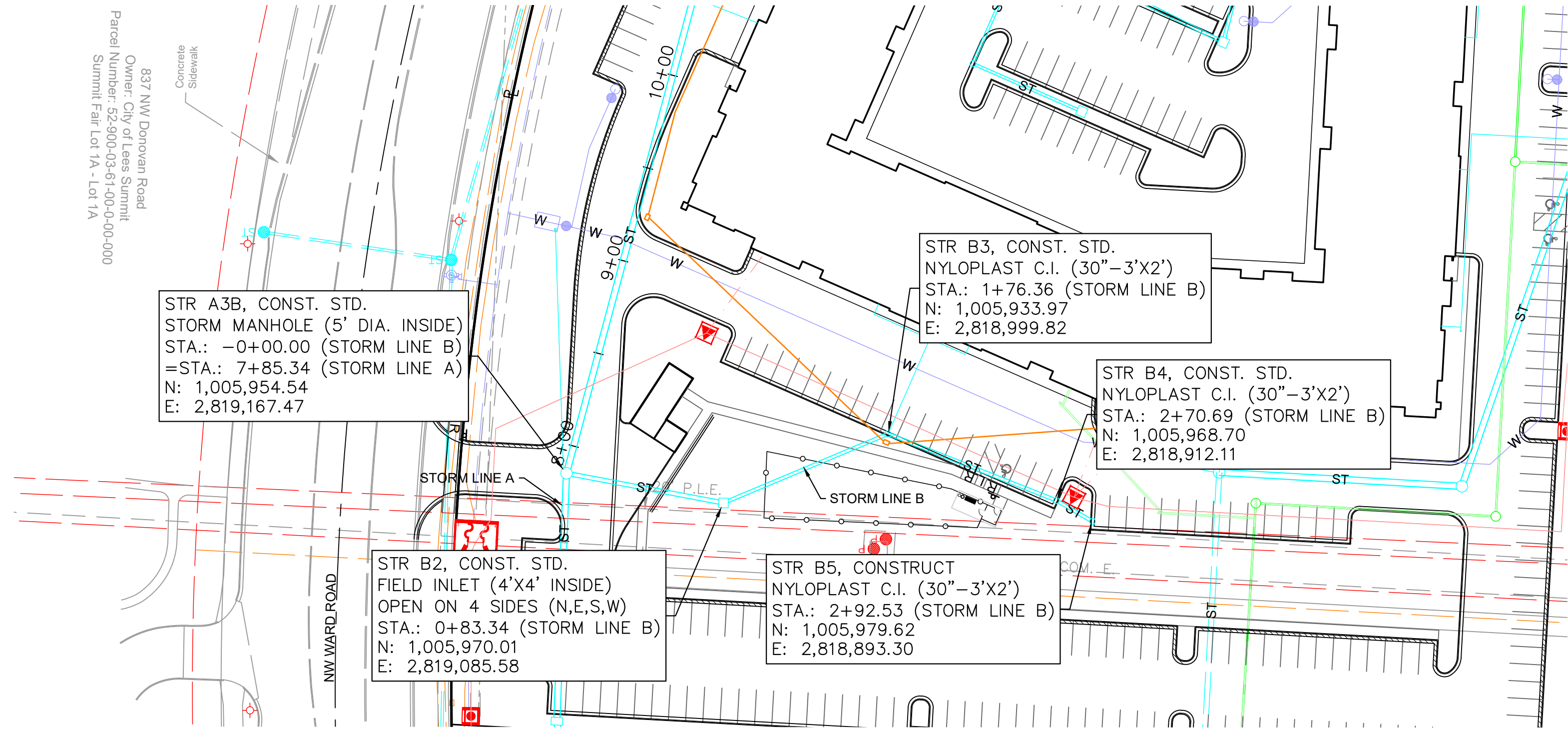






S:\17 PROJECTS\BUILT-FAMILY\004 SUMMIT SQUARE 35' PERMIT SET FOR 2023\LAND\PLATE PLANS\2-000 STORM SEWER PLAN & PROFILES

\*NOTE:  
COMPACTED FILL SHALL BE PLACED TO A MINIMUM 18"  
ABOVE THE TOP OF PIPE AFTER INSTALLATION IN HATCHED AREAS.  
ALL STORM LINES ARE PRIVATE UNLESS OTHERWISE NOTED.



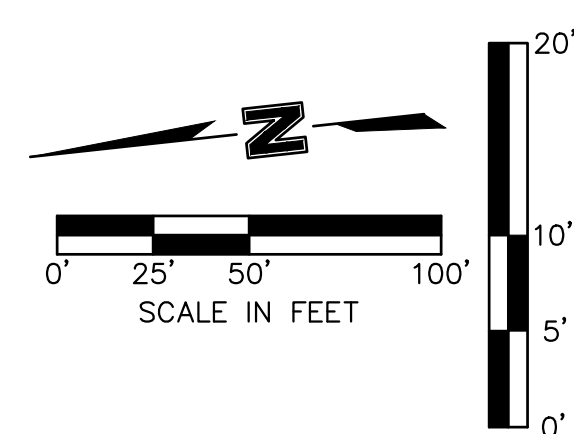
SHEET #:

C-0511

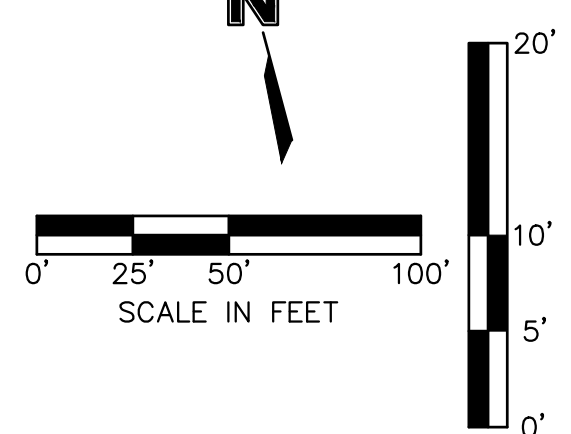
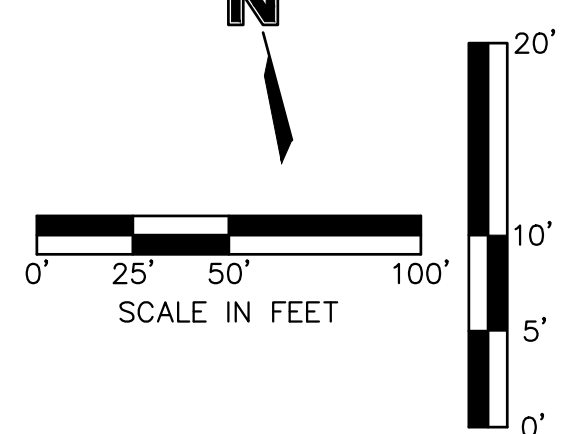
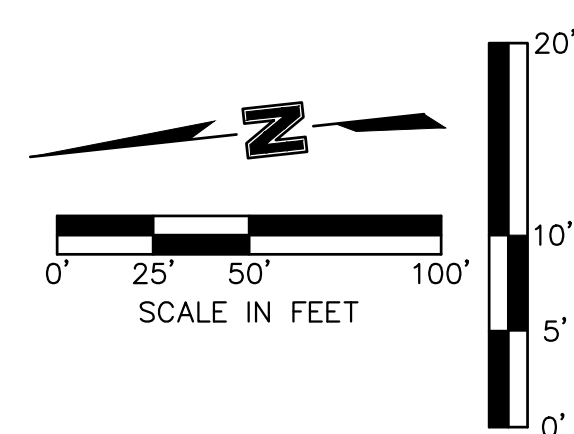
STORM SEWER PLAN AND PROFILE  
TRILOGY  
APARTMENT COMPLEX  
CONSTRUCTION DOCUMENTS  
LEE'S SUMMIT, JACKSON COUNTY, MO

| REVIEWED BY:       | DATE:      | NO. | REVISIONS/APPROVALS:      |
|--------------------|------------|-----|---------------------------|
| M.G.D.             | 2023.03.15 |     | BUILDING PERMIT           |
| DESIGNED BY:       | 2023.04.11 | 1   | CITY COMMENTS             |
| DRAFTED BY:        | 2023.04.28 | 2   | REVISED PER CITY COMMENTS |
| SP PROJECT #:      | 2023.05.17 | 4   | ADDENDUM 3                |
| 2024               | 2023.06.19 | 6   | ASI 2                     |
| NEIL W. HAAS, P.E. | 2023.06.11 | 8   | ASI 4                     |
| 2023.06.07.2       |            |     |                           |





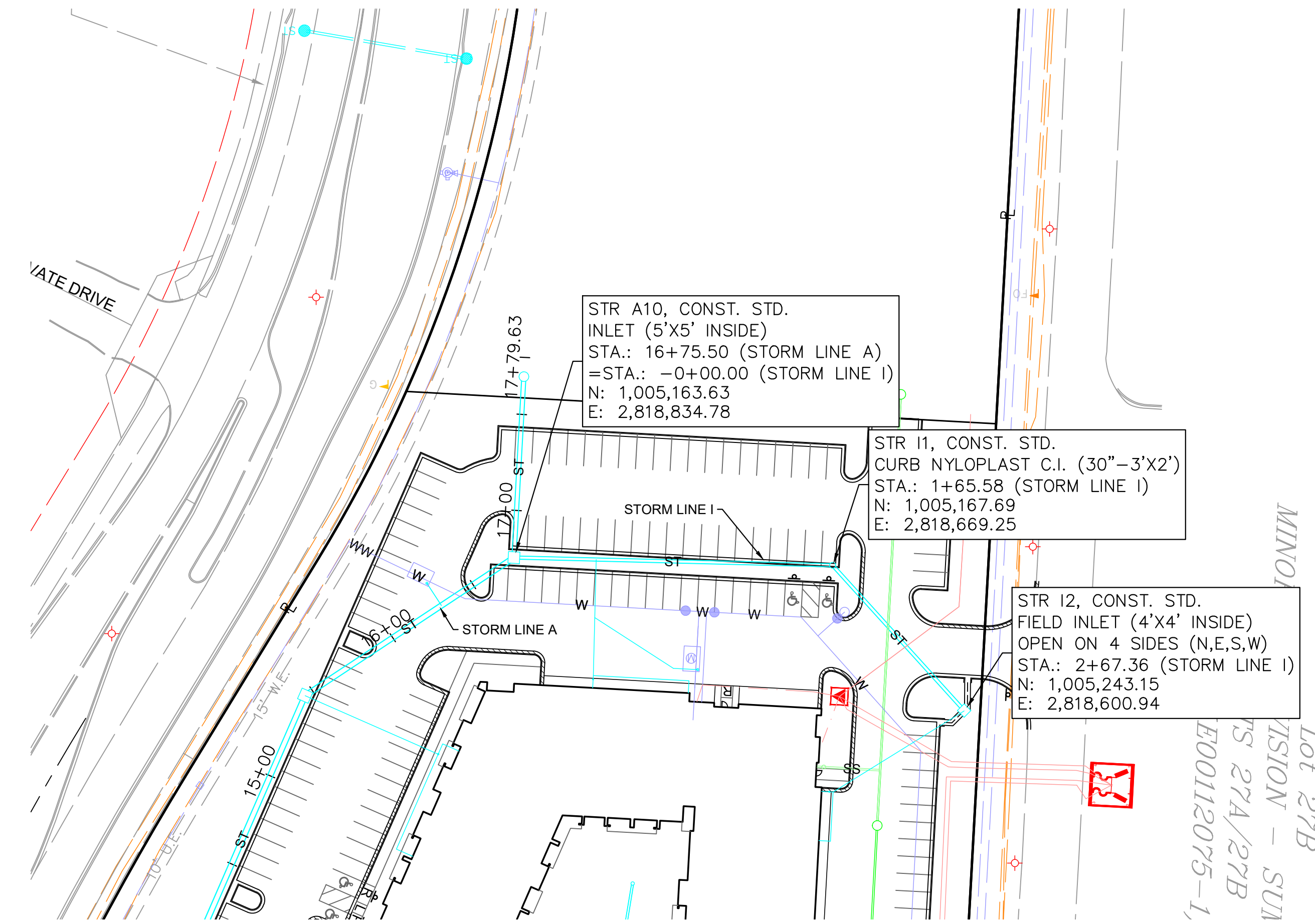
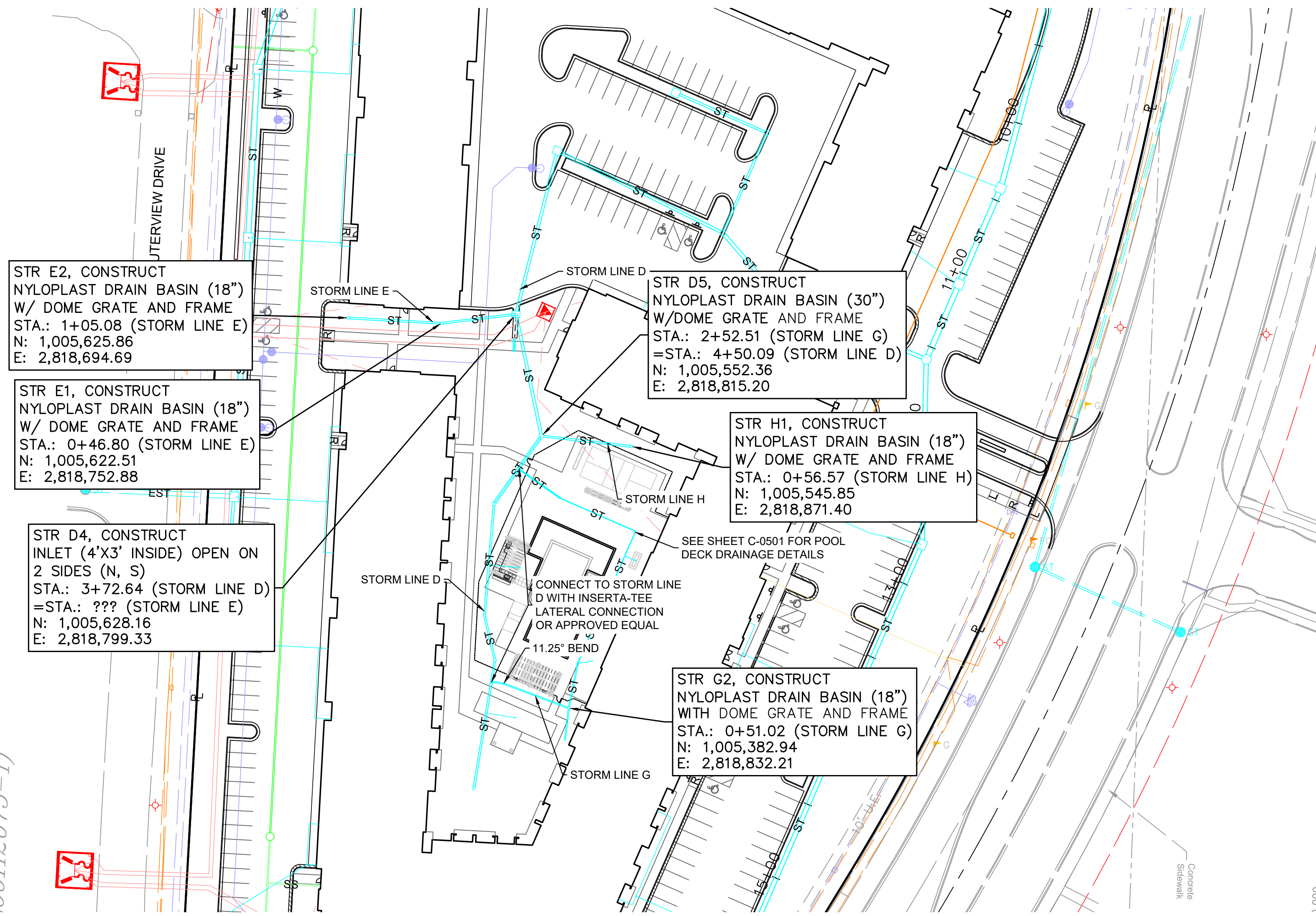
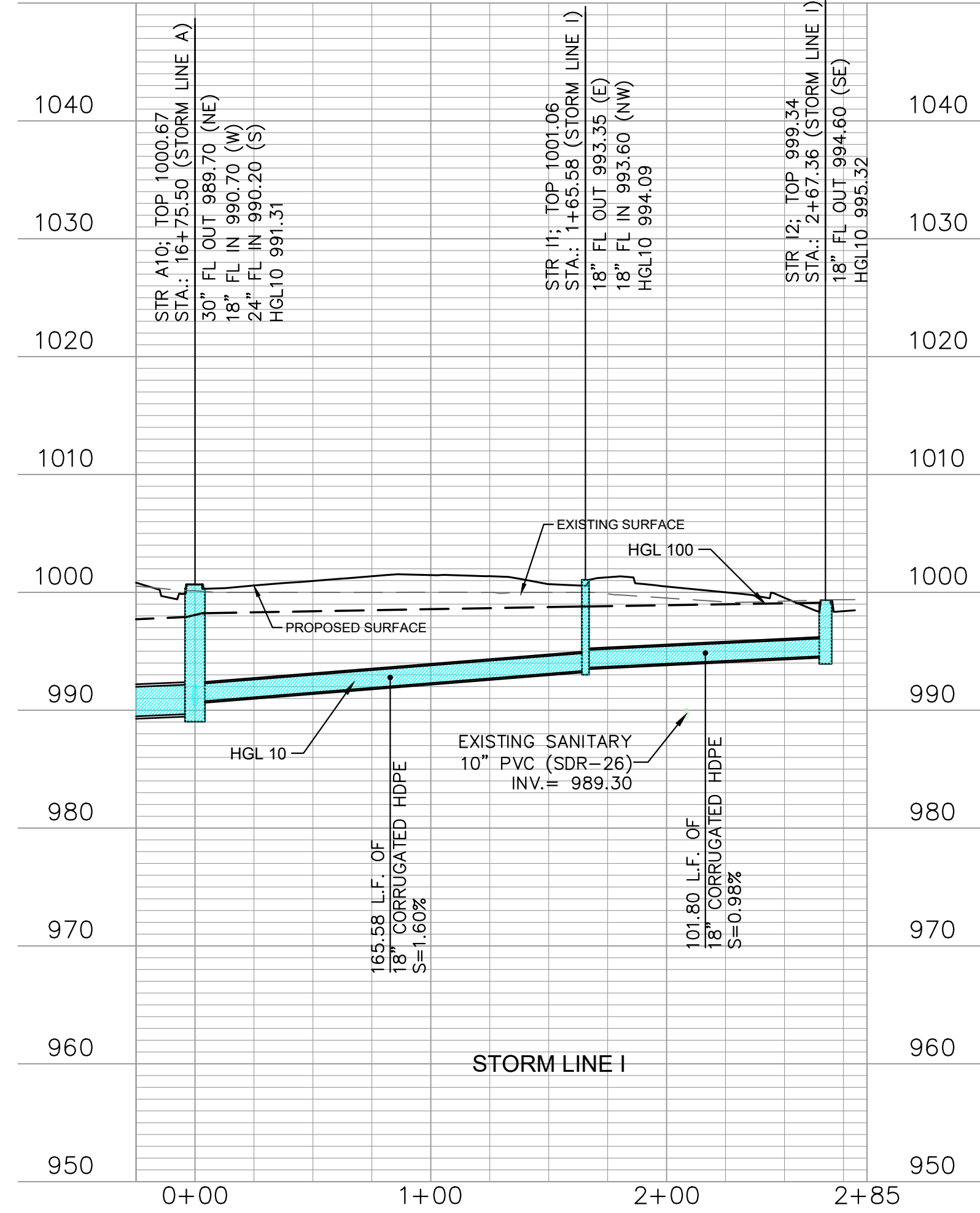
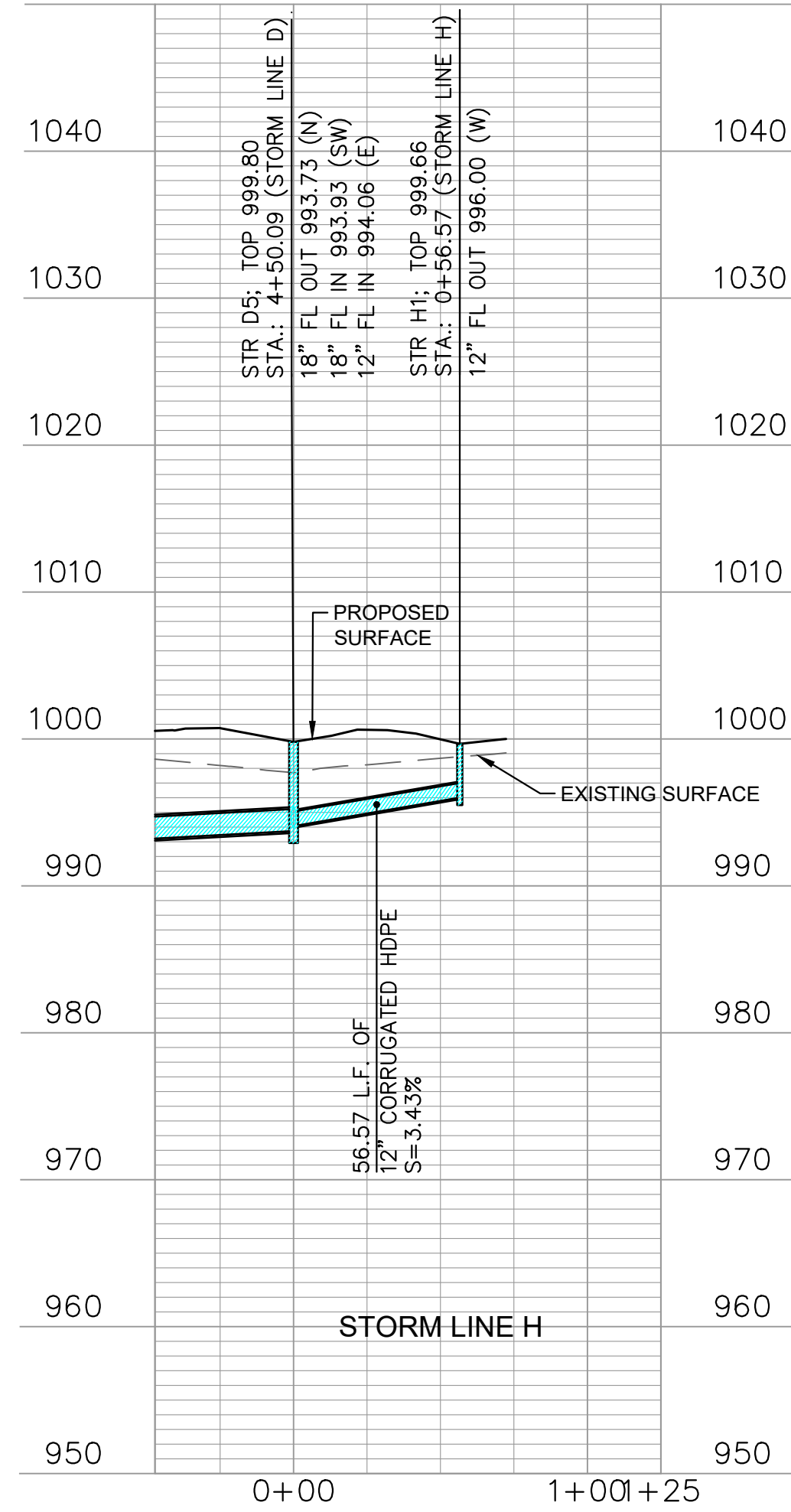
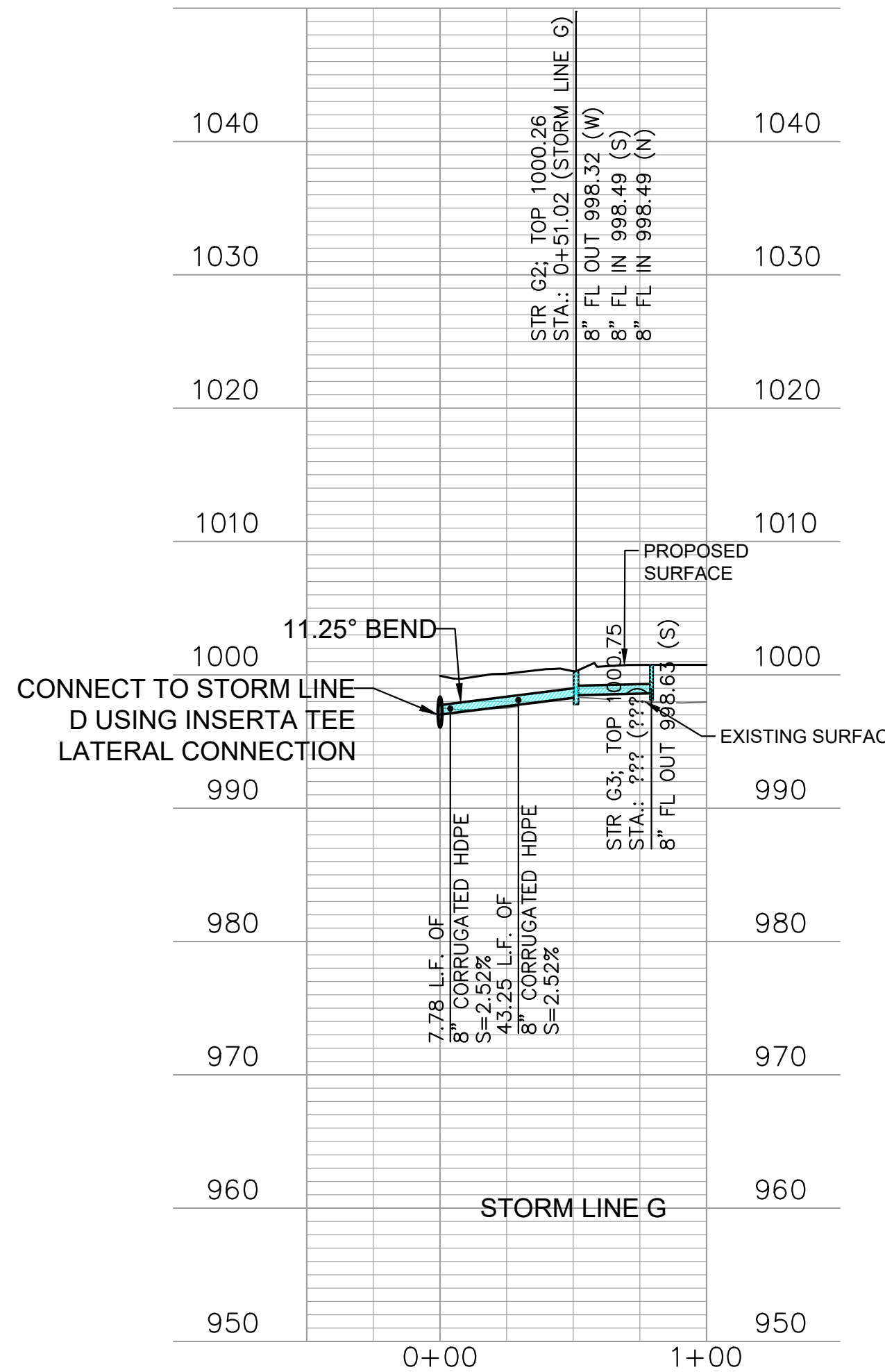
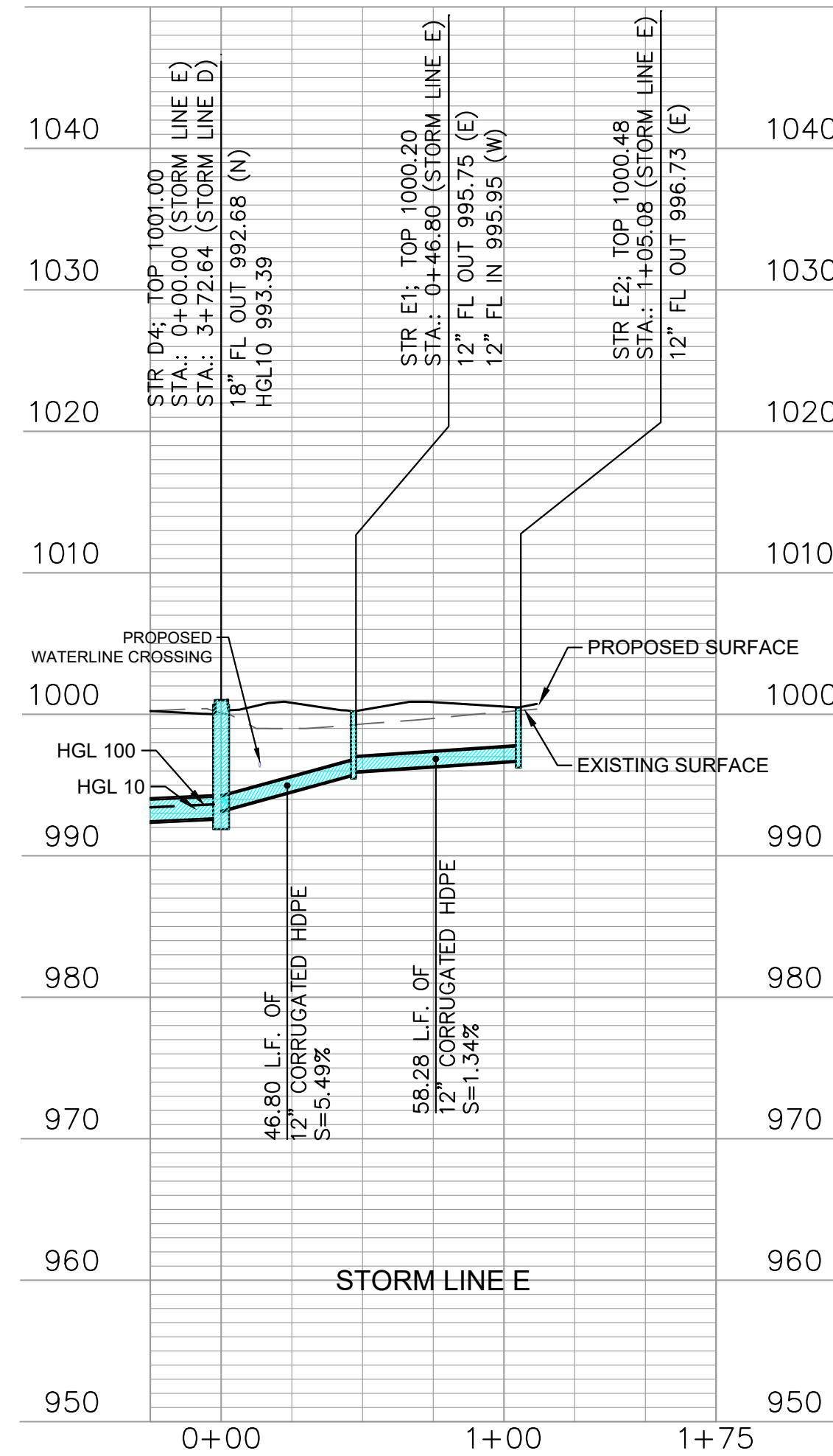
ALL STORM LINES ARE PRIVATE UNLESS OTHERWISE NOTED.





S:\17 PROJECTS\BUILT-FAMILY\004 SUMMIT FAIR TRILGY APARTMENT COMPLEX\DWG SITE PLANS\CS-001 STORM SEWER PLAN & PROFILES

\*NOTE:  
COMPACTED FILL SHALL BE PLACED TO A MINIMUM 18"  
ABOVE THE TOP OF PIPE PRIOR TO INSTALLATION IN HATCHED AREAS.  
ALL STORM LINES ARE PRIVATE UNLESS OTHERWISE NOTED.



STORM SEWER PLAN AND PROFILE  
TRILGY  
APARTMENT COMPLEX  
CONSTRUCTION DOCUMENTS  
LEE'S SUMMIT, JACKSON COUNTY, MO

| REVIEWED BY:       | DATE:      | NO.: | REVISIONS/APPROVALS:      |
|--------------------|------------|------|---------------------------|
| M.G.D.             | 2023.03.15 | 1    | BUILDING PERMIT           |
| DESIGNED BY:       | 2023.04.11 | 2    | CITY COMMENTS             |
| DRAFTED BY:        | 2023.04.28 | 3    | REVISED PER CITY COMMENTS |
| SP PROJECT #:      | 2023.05.17 | 4    | ADDENDUM 3                |
| NEIL W. HAAS, P.E. | 2023.06.09 | 5    | AS1                       |

|                                                |
|------------------------------------------------|
| 3315 N Oak Trafficway<br>Kansas City, MO 64116 |
| 816.888.7380                                   |
| sitepoint@northpointkc.com                     |



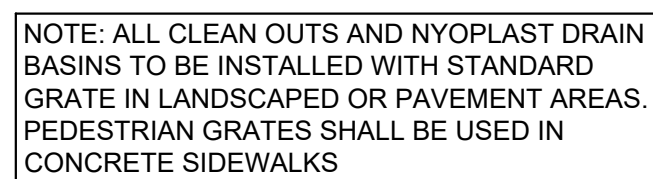
SHEET #:

C-0513

RELEASED FOR CONSTRUCTION  
Development Services Department  
Lee's Summit, Missouri  
9/15/2023



800 NW Blue Parkway  
Owner: City of Lees Summit  
Parcel Number: 51-700-04-27-00-0-00-000  
Summit Fair Lots 27A & 27B - Lot 27B

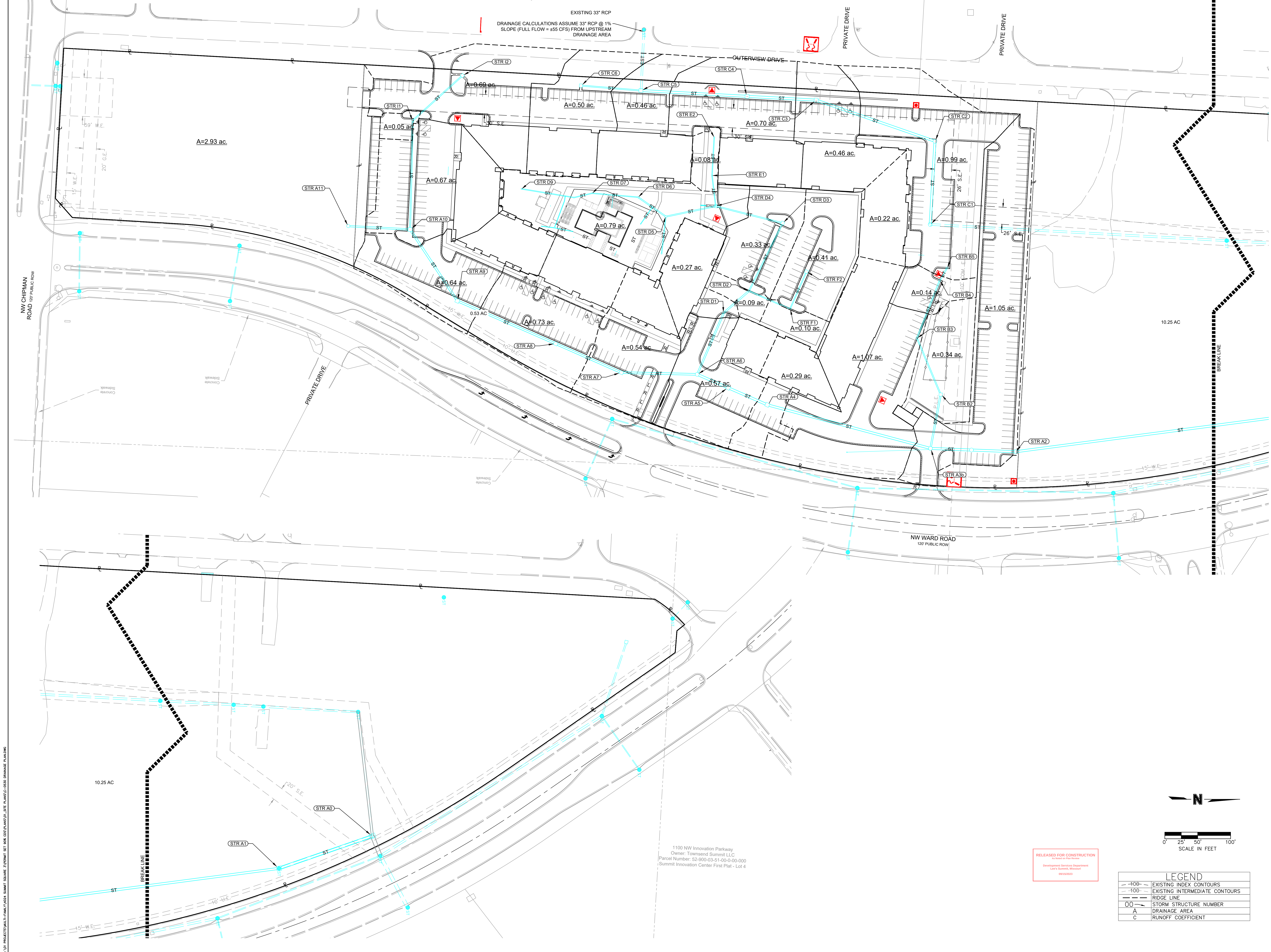


|                       |            |                             |
|-----------------------|------------|-----------------------------|
| DESIGNED BY:<br>N.W.H | 2023/03/15 | BUILDING PERMIT             |
| DRAFTED BY:<br>D.A.H  | 2023/04/11 | -4- CITY COMMENTS           |
| SP PROJECT #:<br>4624 | 2023/04/28 | 2 REVISED PER CITY COMMENTS |
|                       | 2023/05/11 | 3 ADDENDUM 2                |
|                       | 2023/06/09 | 5 ASI 1                     |
|                       | 2023/06/19 | 6 ASI 2                     |
| LEI W. HAAS, P.E.     |            |                             |
| 2023/05/07            |            |                             |



C-0520





S:\19 PROJECTS\BALT-AMV\1000 SUMMIT SQUARE 315 PERMIT SET FOR 02/23 AND 01 SITE PLANS\0-000 DRAINAGE PLAN.DWG

EXISTING 33" RCP  
DRAINAGE CALCULATIONS ASSUME 33" RCP @ 1%  
SLOPE (FULL FLOW = ±55 CFS) FROM UPSTREAM  
DRAINAGE AREA

1100 NW Innovation Parkway  
Owner: Townsend Summit LLC  
Parcel Number: 52-900-03-51-00-0-00-000  
Summit Innovation Center First Plat - Lot 4

RELEASED FOR CONSTRUCTION  
As Noted on Plan Review  
Development Services Department  
Lee's Summit, Missouri  
05/15/2023

| LEGEND |                                |
|--------|--------------------------------|
| —+00—  | EXISTING INDEX CONTOURS        |
| —100—  | EXISTING INTERMEDIATE CONTOURS |
| ---    | RIDGE LINE                     |
| 00     | STORM STRUCTURE NUMBER         |
| A      | DRAINAGE AREA                  |
| C      | RUNOFF COEFFICIENT             |

| REVIEWED BY:      | DATE:      | NO. | REVISIONS/APPROVALS:      |
|-------------------|------------|-----|---------------------------|
| M.G.D.            | 2023.03.15 |     |                           |
| DESIGNED BY:      | 2023.04.11 | 1   | BUILDING PERMIT           |
| DRAFTED BY:       | 2023.04.28 | 2   | REVISED PER CITY COMMENTS |
| SP PROJECT #:     |            |     |                           |
| SP PROJECT #:     |            |     |                           |
| NEL W. HAAS, P.E. | 2023.04.28 |     |                           |

DRAINAGE PLAN

TRILGY  
APARTMENT COMPLEX  
CONSTRUCTION DOCUMENTS  
LEE'S SUMMIT, JACKSON COUNTY, MO

Certificate of Authority #MO 2020018354

SHEET #:

C-0530



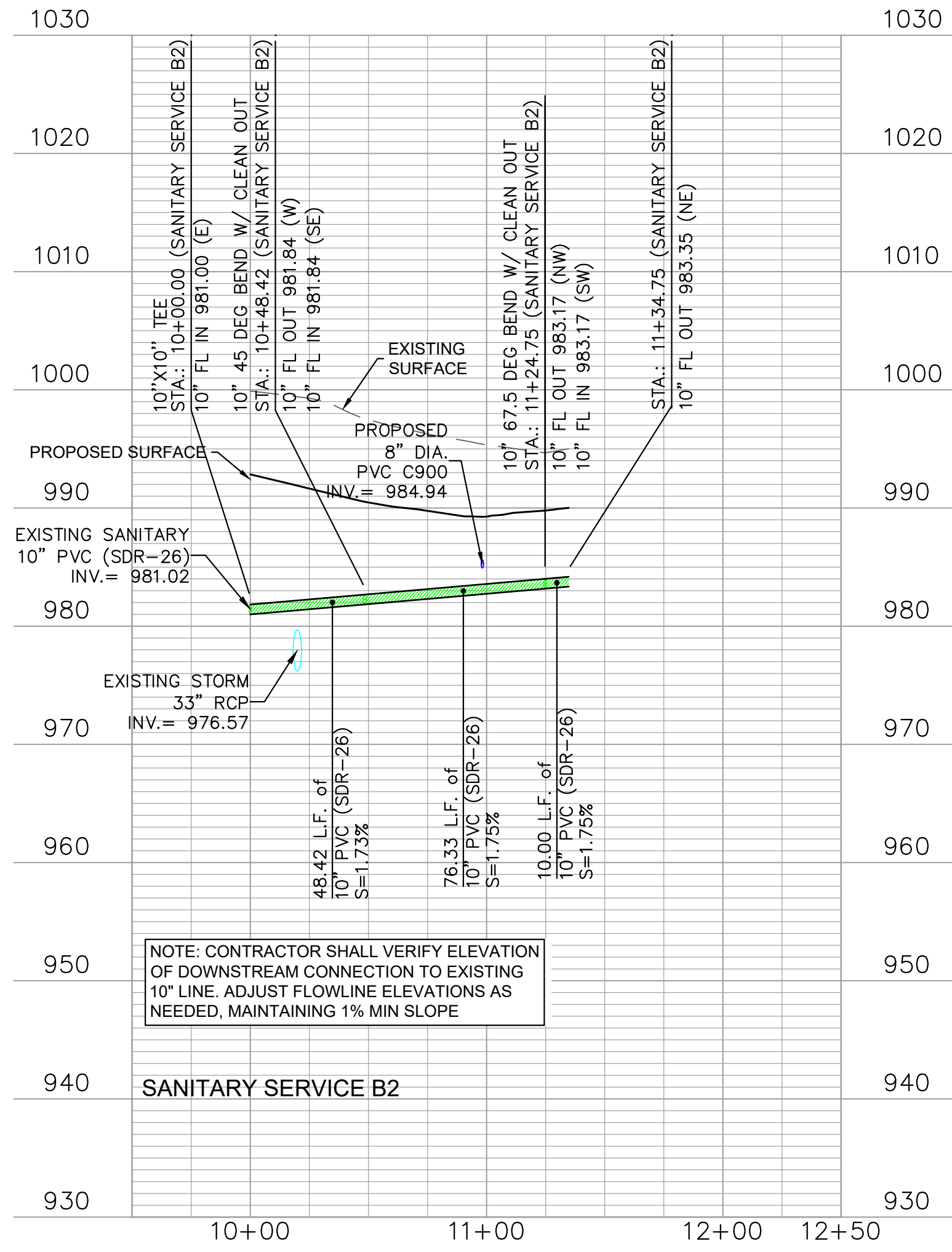
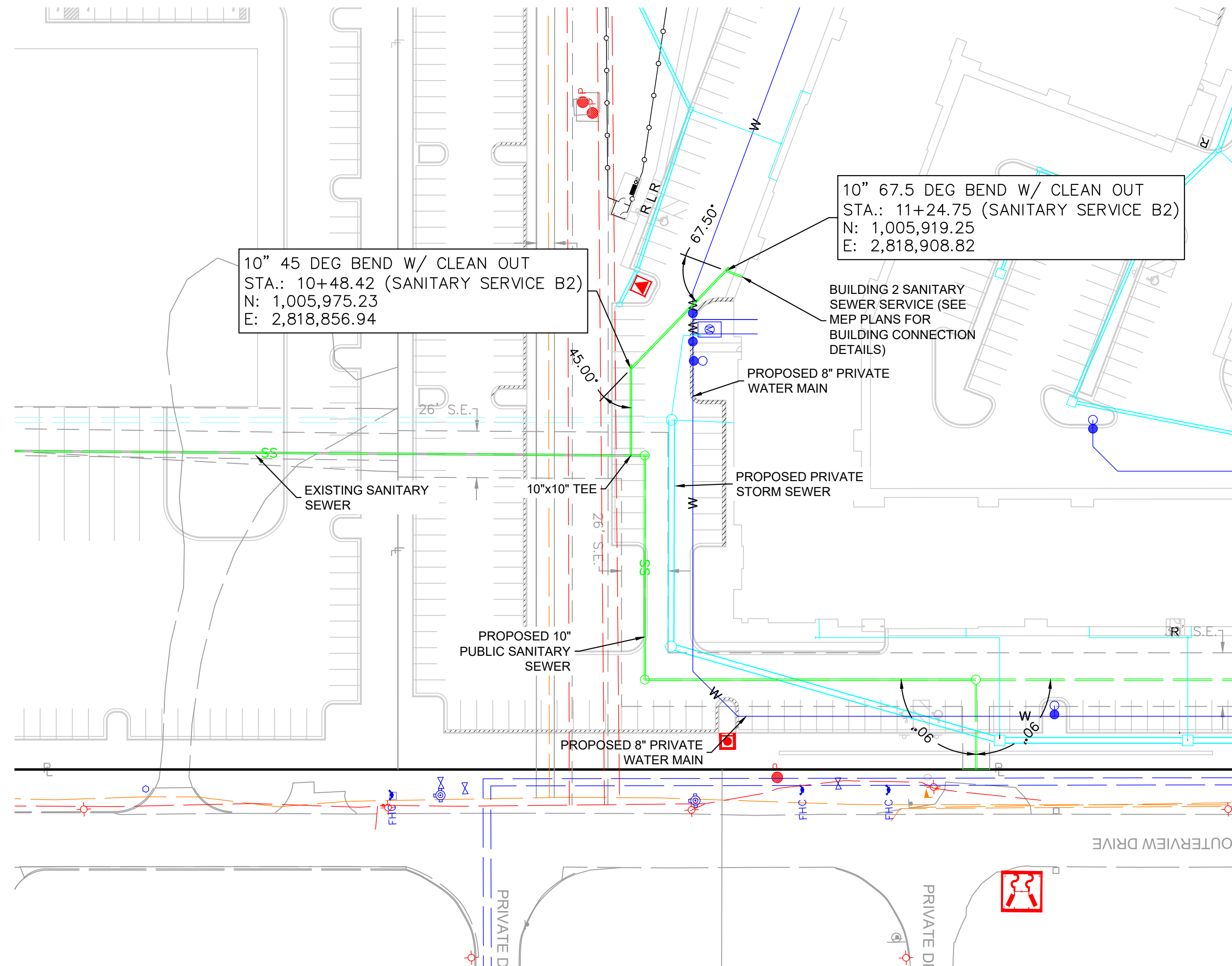
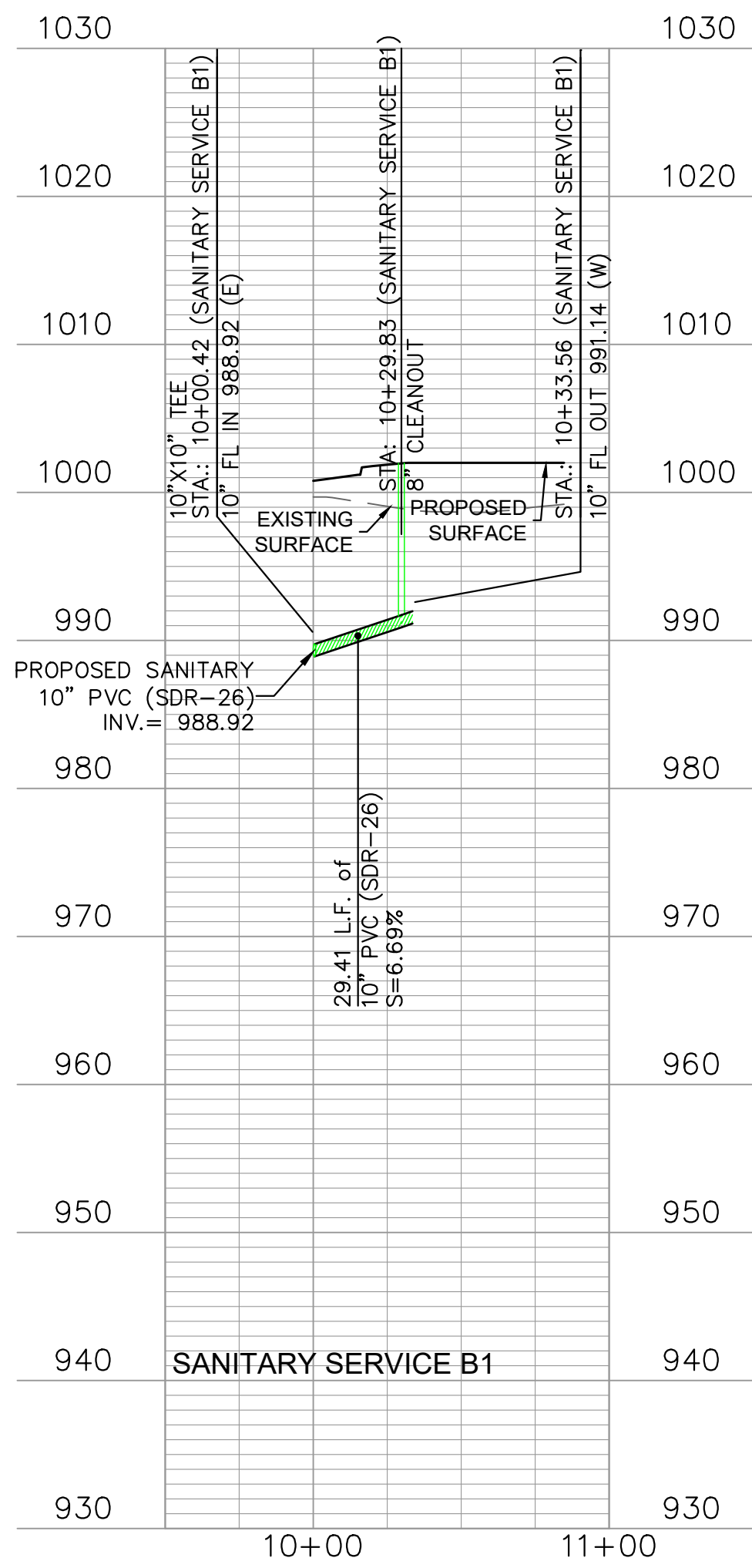
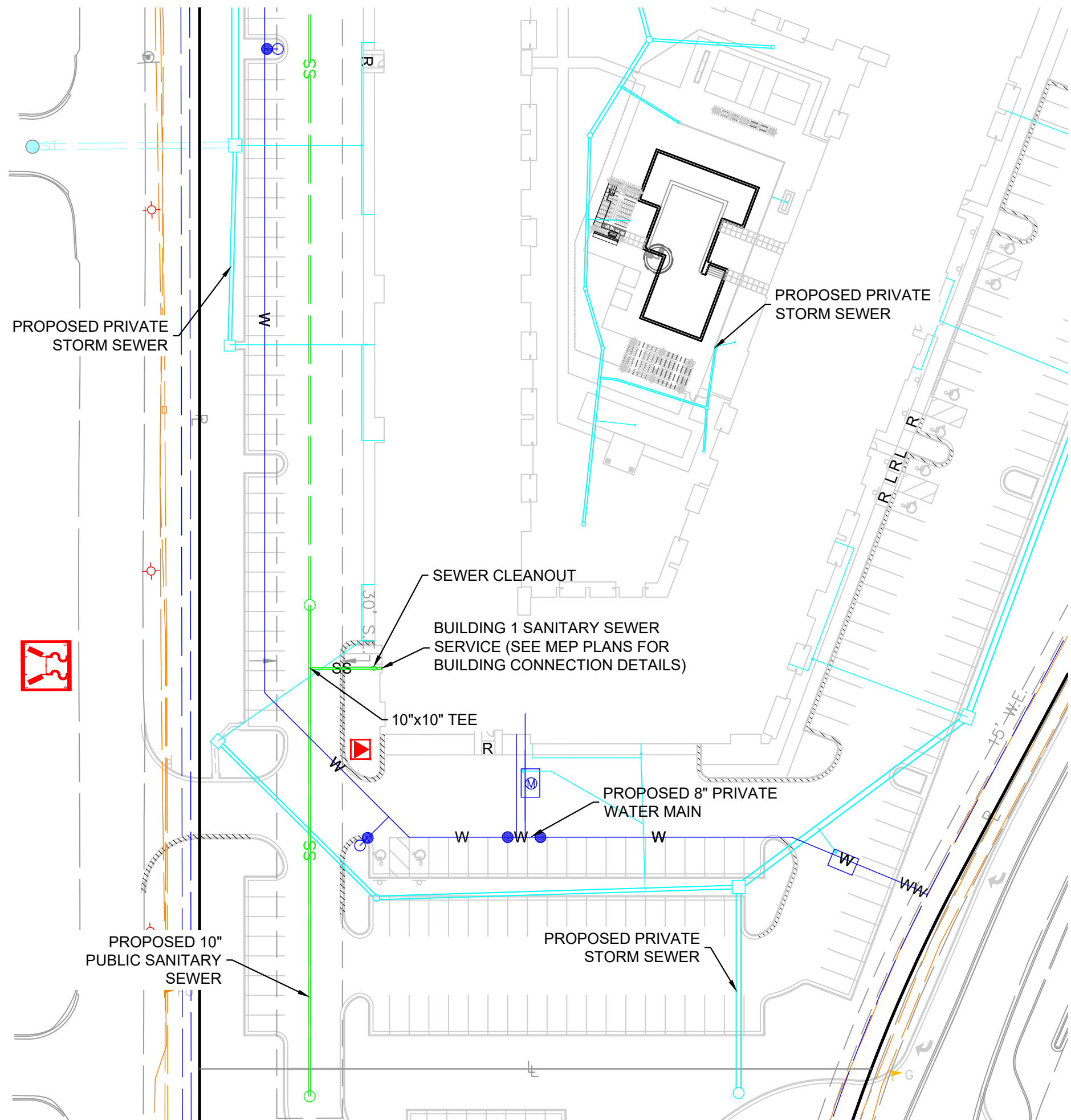




S:\17 PROJECTS\BUILT-AMV\1704 SUMMIT SQUARE 3 PERMIT SET FOR 2023\LAND\PLATE PLANS\17-000 SANITARY SEWER PLAN & PROFILES.dwg

Parcel Number: 51-700-04-27-00-0-00-000  
Summit Fair Lots 27A & 27B - Lot 27B

Lot 27B  
MINOR SUBDIVISION - SUMMIT FAIR  
LOTS 27A/27B  
(2015E00112075-1)



RELEASED FOR CONSTRUCTION  
As Noted on Plan Review  
Development Services Department  
Lee's Summit, Missouri  
09102023



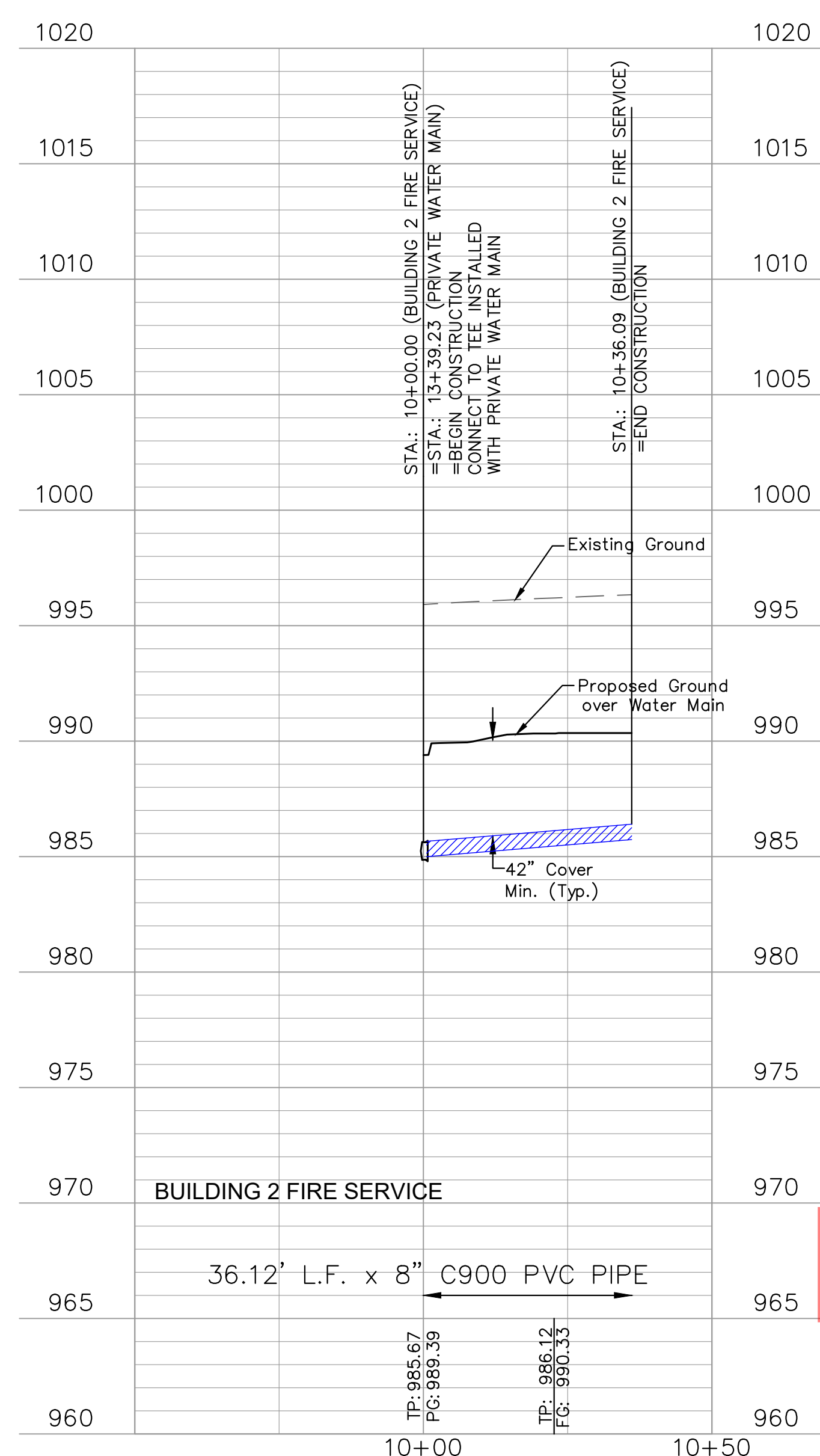
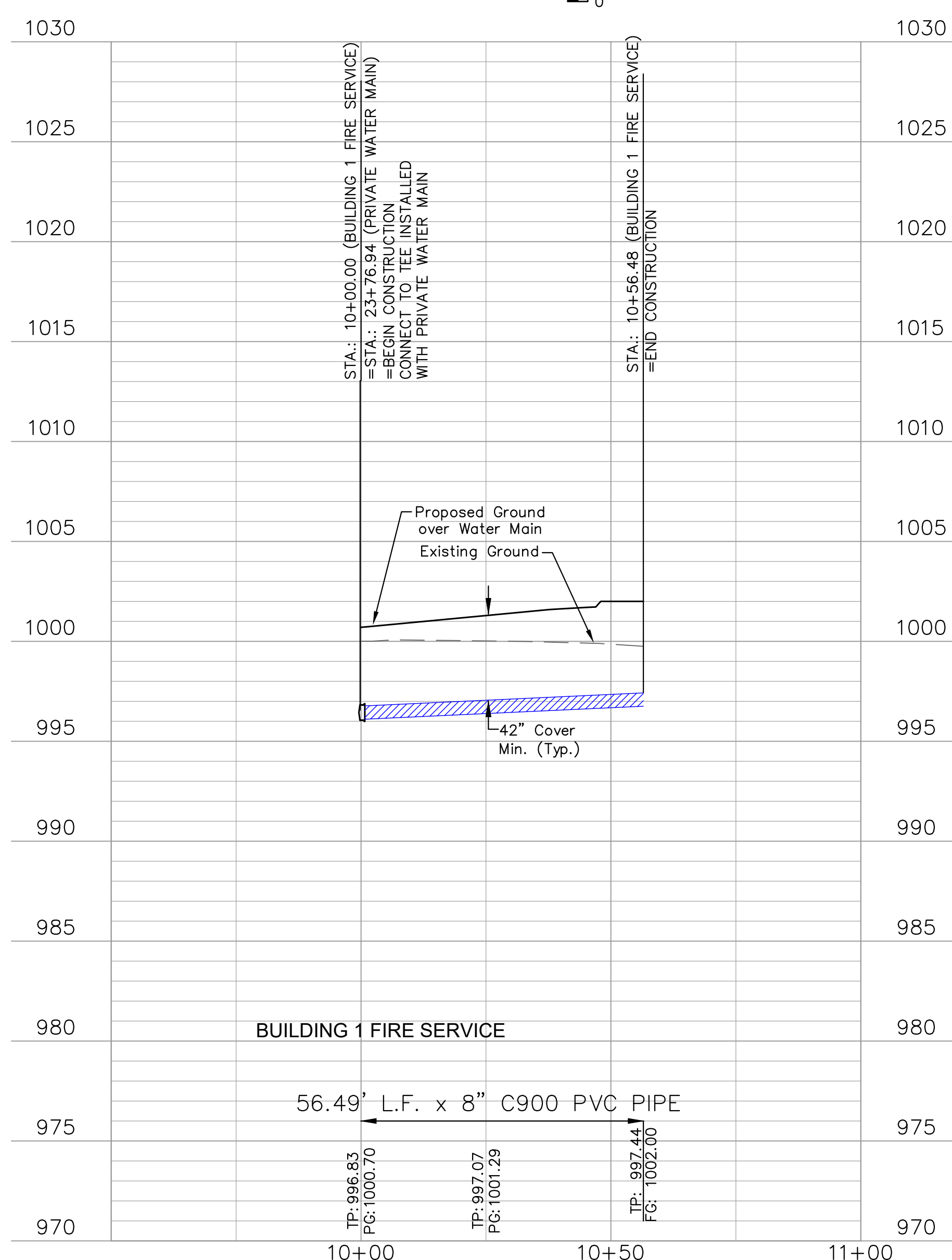
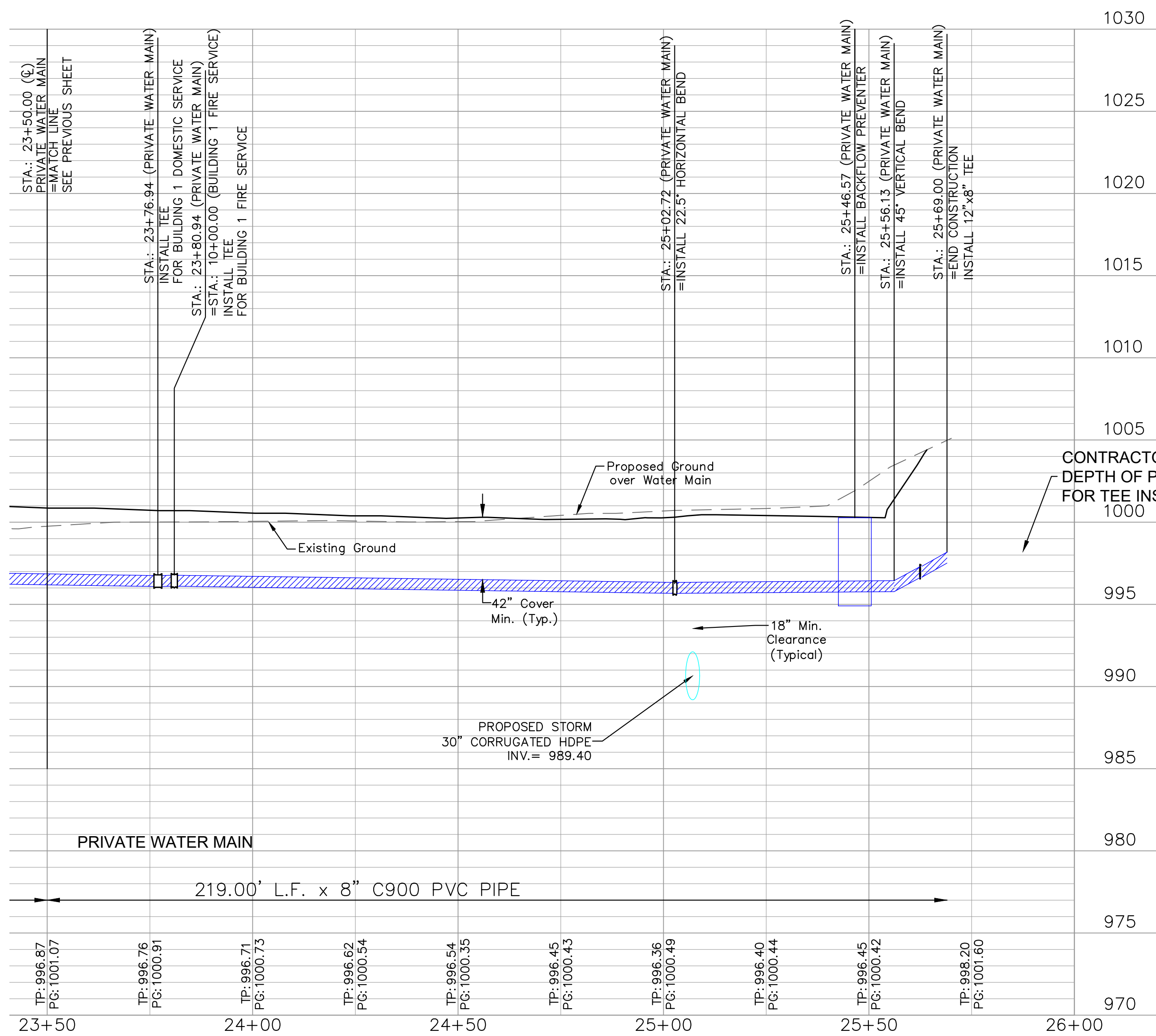
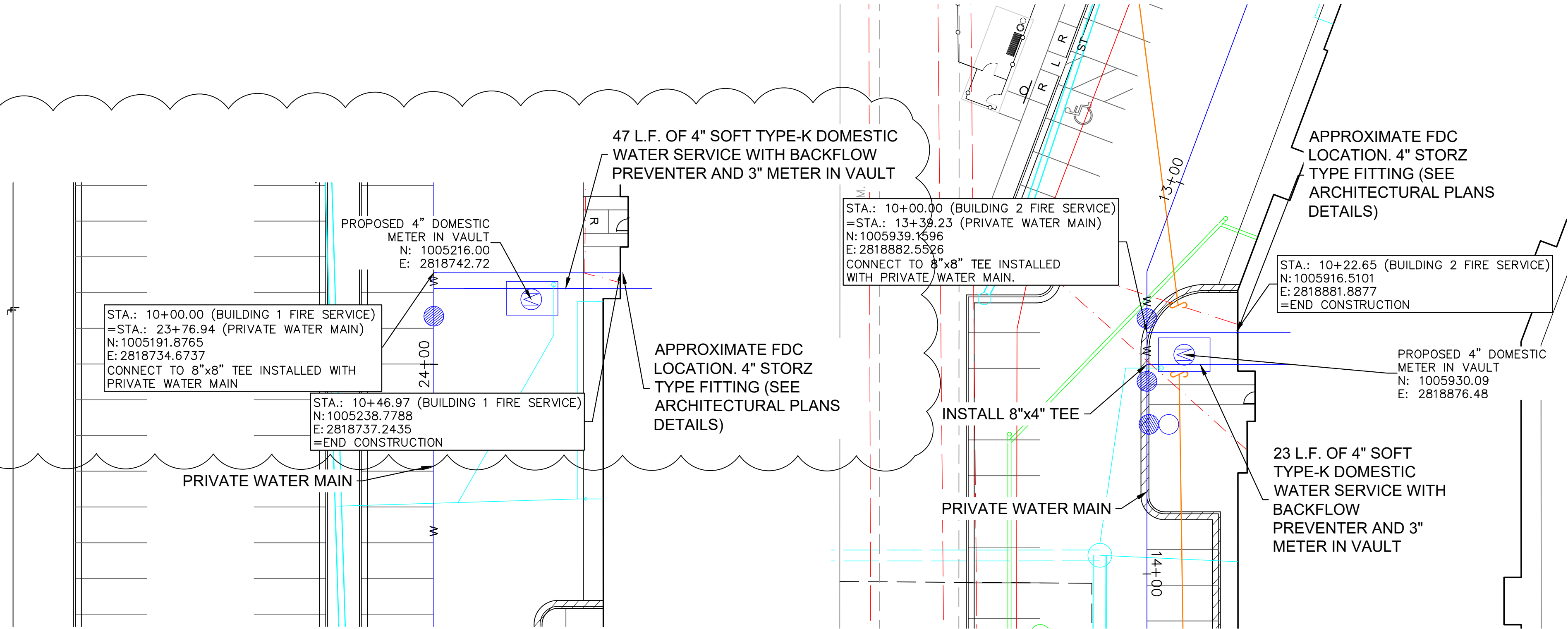
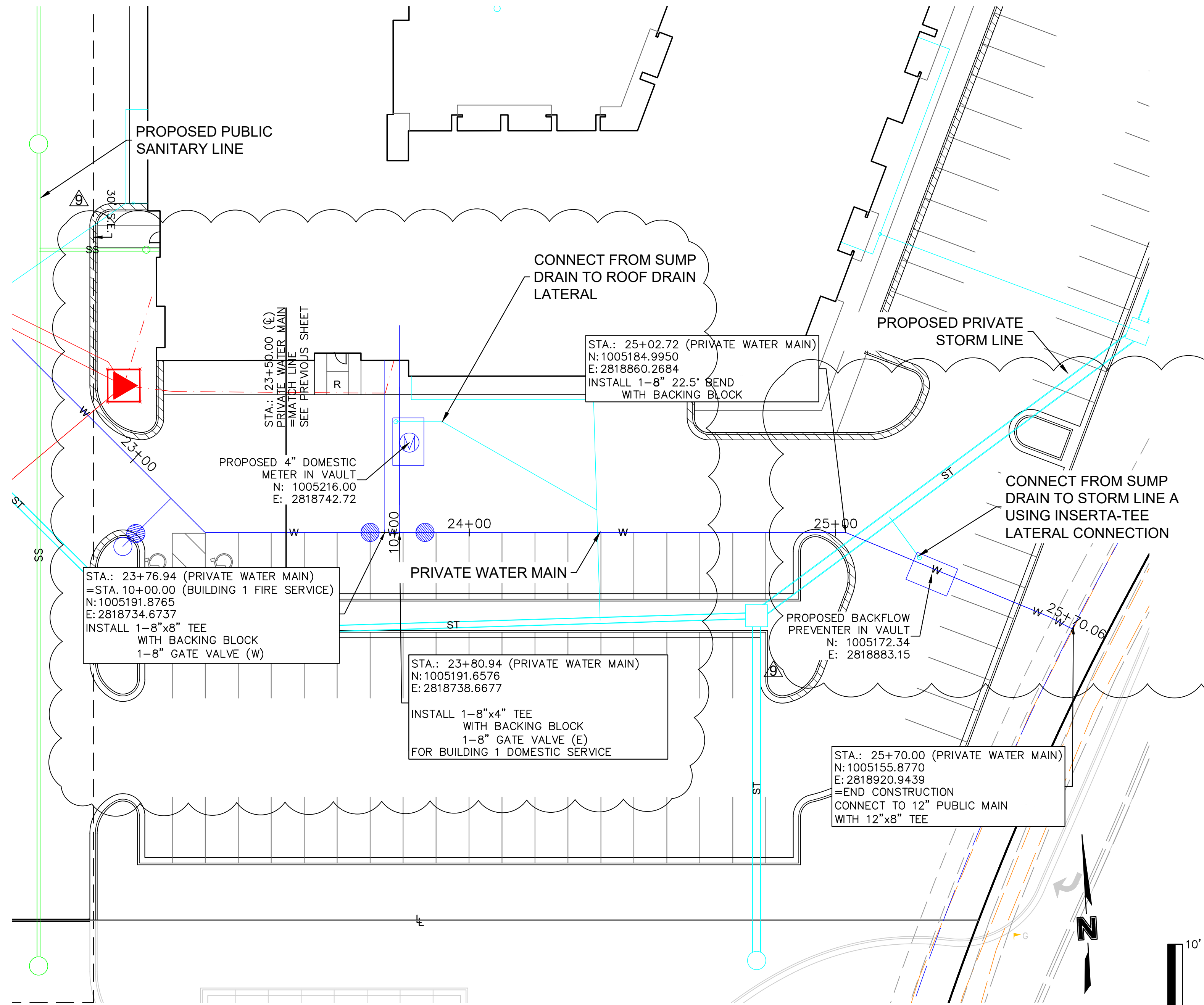








S:\17 PROJECTS\BALT-HAWK\0001 SHUNT SQUARE 31 PERMIT SET FOR C-0702\BALT-HAWK\0001 SITE PLANS\C-0702 WATER MAIN PLAN & PROFILES



| NO. | REVISIONS/APPROVALS:      | DATE:      |
|-----|---------------------------|------------|
| 1   | BUILDING PERMIT           | 2023.03.15 |
| 2   | QTY COMMENTS              | 2023.04.11 |
| 3   | REVISED PER CITY COMMENTS | 2023.04.28 |
| 4   | ADDENDUM 1                | 2023.05.11 |
| 5   | ADDENDUM 2                | 2023.08.17 |
| 6   | ASI 5                     | 2023.08.17 |

**WATER MAIN PLAN & PROFILE**  
**TRILOGY**  
**APARTMENT COMPLEX**  
**CONSTRUCTION DOCUMENTS**  
**LEE'S SUMMIT, JACKSON COUNTY, MO**



RELEASED FOR CONSTRUCTION  
Development Services Department  
Lee's Summit, Missouri  
09/15/2023

**SHEET #:**

**C-0702**



[illegible]

NOVAN ROAD

| LEGEND                                                                              |                              |
|-------------------------------------------------------------------------------------|------------------------------|
|  | EXISTING COMMUNICATIONS LINE |
|  | PROPOSED COMMUNICATIONS LINE |
|  | EXISTING NATURAL GAS LINE    |
|  | PROPOSED NATURAL GAS LINE    |
|  | EXISTING POWER/ELECTRIC LINE |
|  | PROPOSED POWER/ELECTRIC LINE |
|  | EXISTING SANITARY SEWER      |
|  | PROPOSED SANITARY SEWER      |
|  | EXISTING STORM SEWER         |
|  | PROPOSED STORM SEWER         |
|  | FUTURE STORM SEWER           |
|  | EXISTING WATER LINE          |
|  | PROPOSED WATER LINE          |



0' 20' 40' 80'

SCALE IN FEET

**SITEPOINT**  
A Division of NorthPoint Development

3315 N Oak Trafficway  
Kansas City, MO 64116  
816.888.7380  
sitepoint@northpointkc.com

| NO. | REVISION                  | DATE       | BY     | DESCRIPTION     |
|-----|---------------------------|------------|--------|-----------------|
| 1   | CITY COMMENTS             | 2023.04.11 | M.G.D. | BUILDING PERMIT |
| 2   | REVISED PER CITY COMMENTS | 2023.04.28 | N.W.H. |                 |
| 3   | ADDENDUM 2                | 2023.05.11 |        |                 |
| 6   | ASI 1                     | 2023.06.19 |        |                 |
| 8   | ASI 4                     | 2023.08.11 |        |                 |

UTILITY PLAN

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TRILOGY  
APARTMENT COMPLEX  
CONSTRUCTION DOCUMENTS  
LEE'S SUMMIT, JACKSON COUNTY, MO



SHEET #:

C-0900

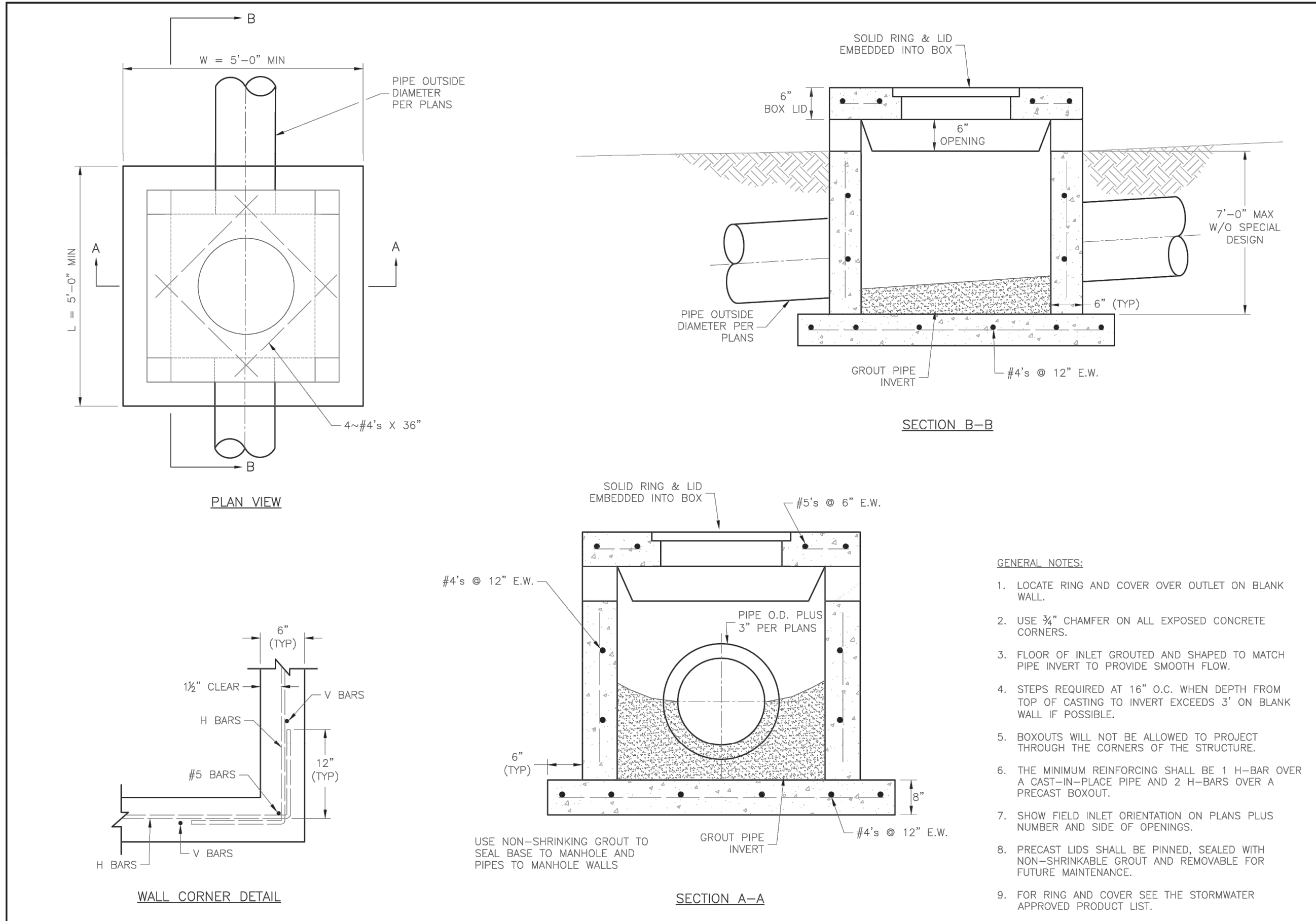






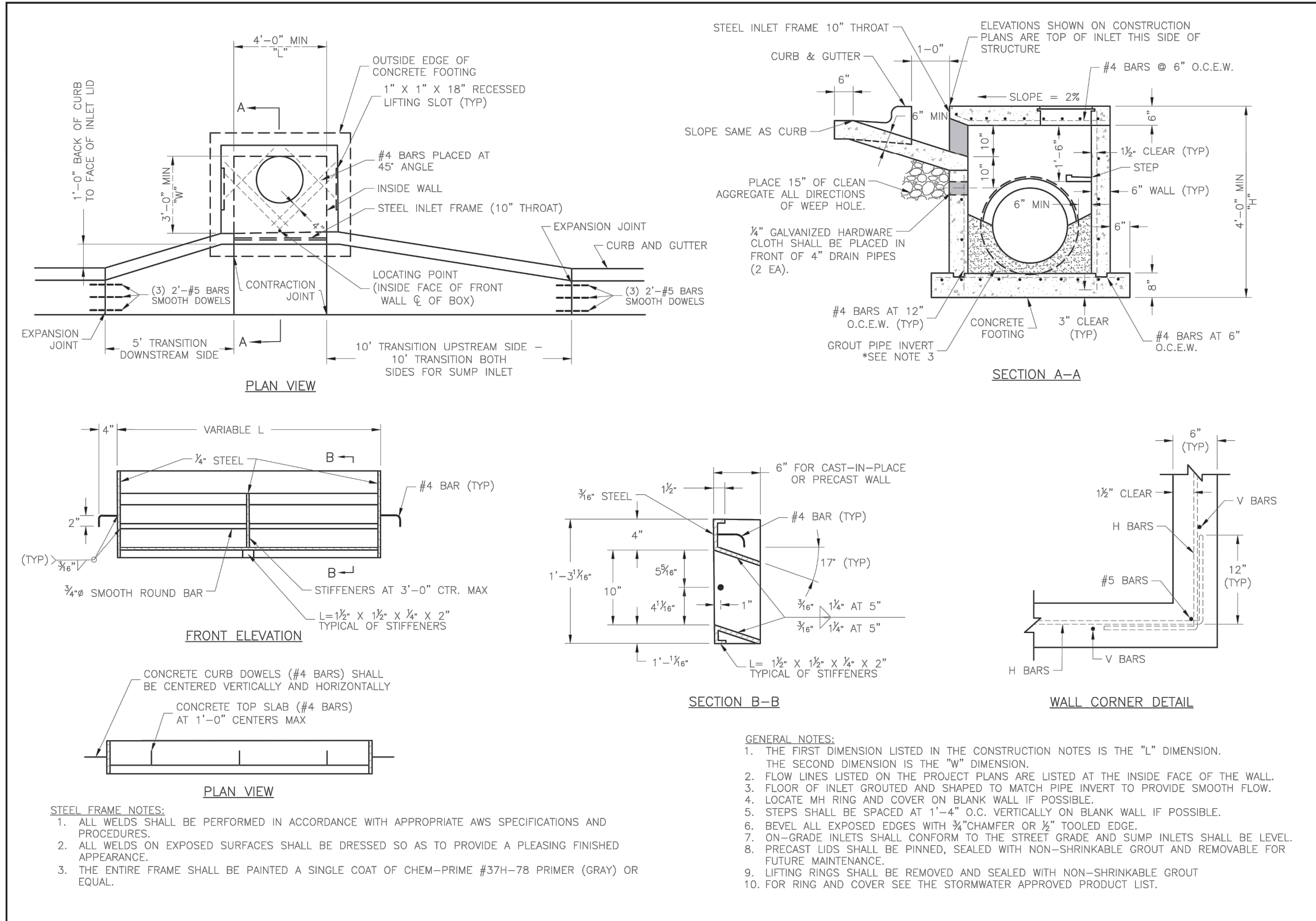






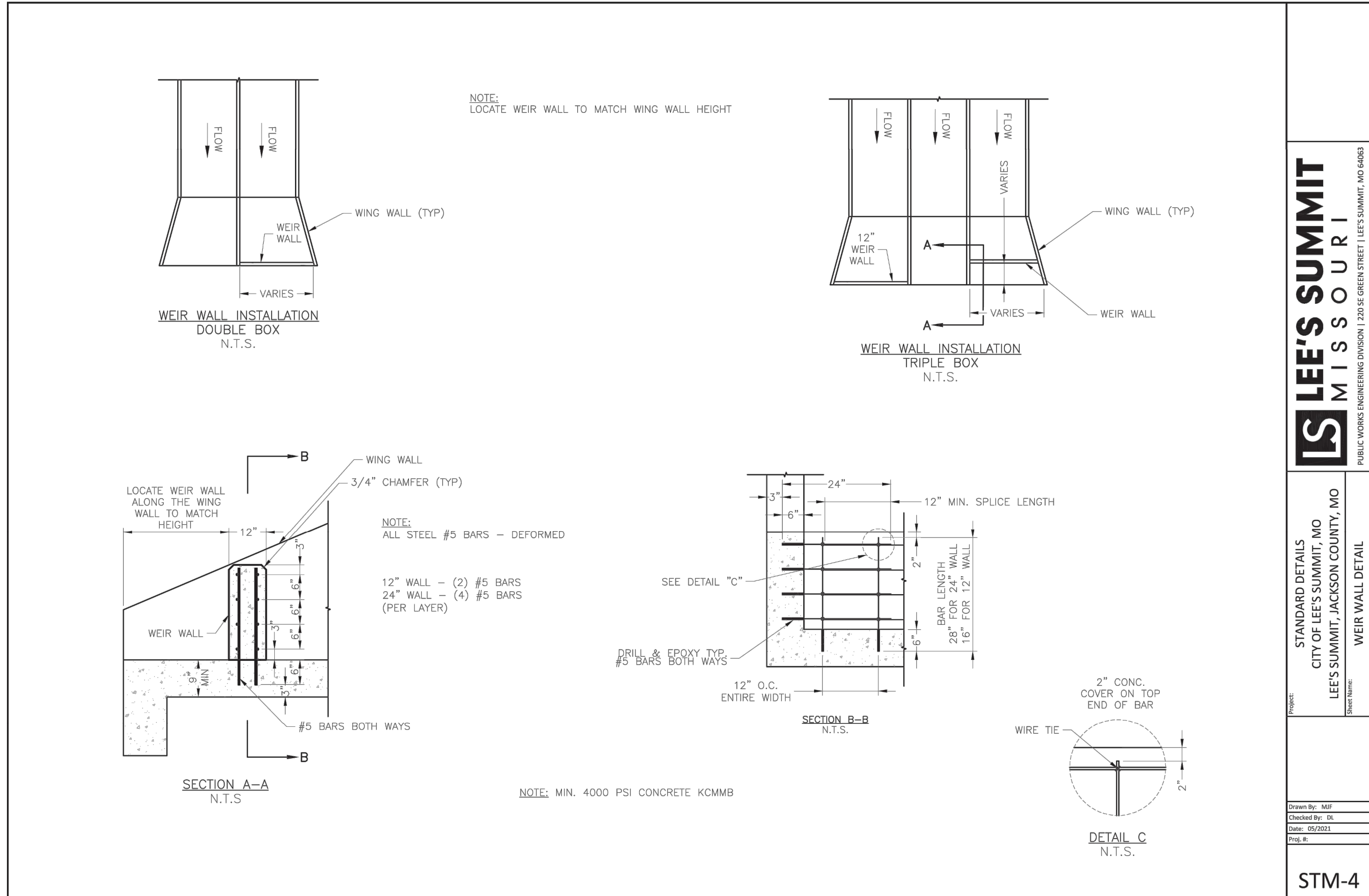
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|------------------|-----------------------------------------------------------------|----------------------------------|--------------------------------------------------------------------------------------|---------------------------------|-----------------------------------------------------------------------------------|
| STANDARD DETAILS | CITY OF LEE'S SUMMIT, MO                                        | LEE'S SUMMIT, JACKSON COUNTY, MO |  | <b>LEE'S SUMMIT</b><br>MISSOURI | PUBLIC WORKS ENGINEERING DIVISION • 1202 S. GREEN STREET • LEE'S SUMMIT, MO 64080 |
| PROJECT          | DESIGN BY: STM<br>CHECKED BY: CK<br>DATE: 05/20/2018<br>PLOT: 6 |                                  |                                                                                      |                                 |                                                                                   |
|                  |                                                                 |                                  |                                                                                      |                                 |                                                                                   |
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STM-2



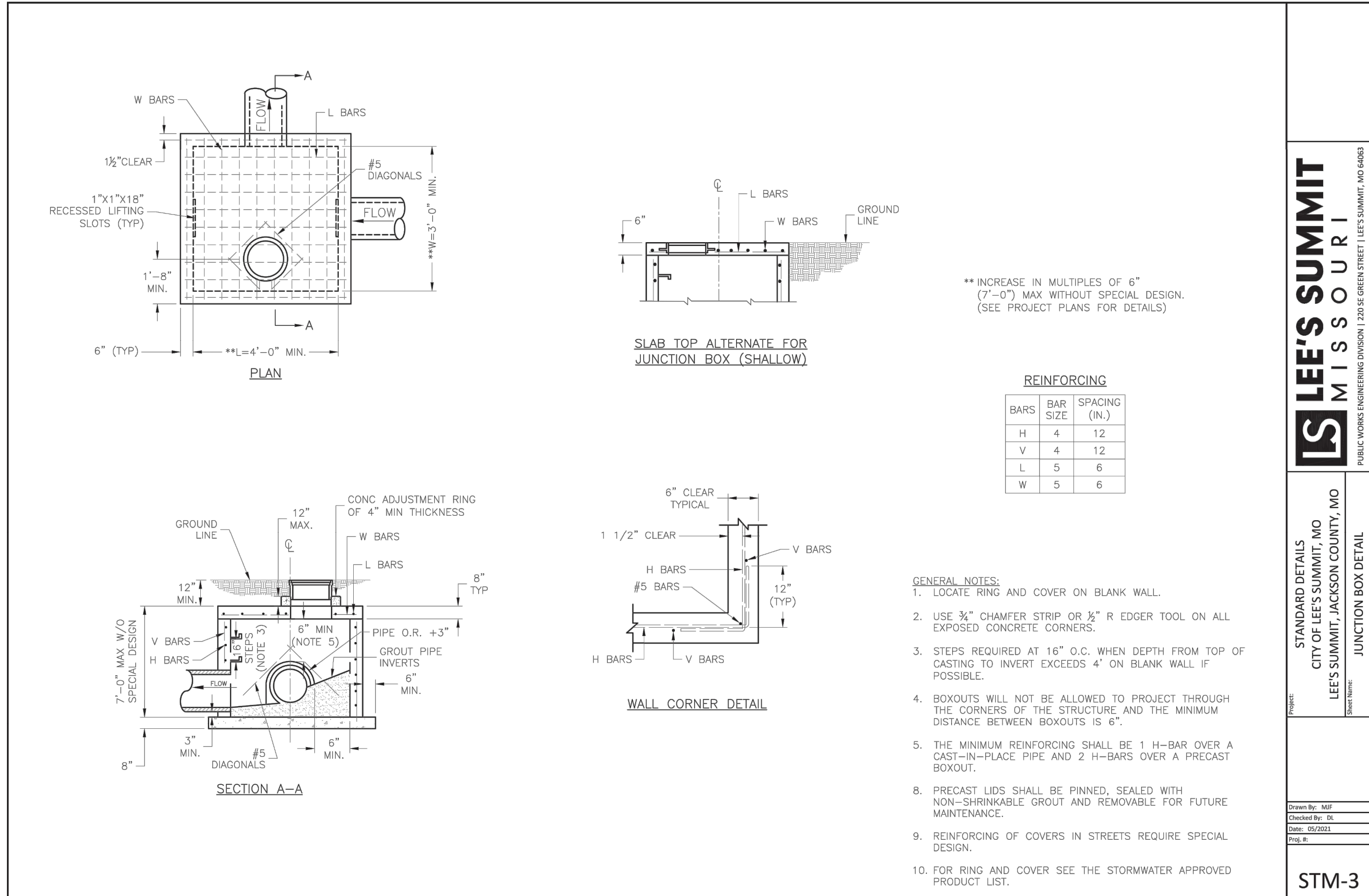
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| STANDARD DETAILS   | CITY OF LEE'S SUMMIT, MO | LEE'S SUMMIT, JACKSON COUNTY, MO |  |  |
| PROJECT            | CURB INLET DETAIL        | CURB INLET DETAIL                | CURB INLET DETAIL                                                                   | CURB INLET DETAIL                                                                   |
| DESIGNED BY: S&B   | CHECKED BY: CK           | DATE: 05/20/2018                 | DATE: 05/20/2018                                                                    | DATE: 05/20/2018                                                                    |
| DRAWN BY: S&B      | DATE: 05/20/2018         | DATE: 05/20/2018                 | DATE: 05/20/2018                                                                    | DATE: 05/20/2018                                                                    |
| PROJECT NO: 18-001 | PROJECT NO: 18-001       | PROJECT NO: 18-001               | PROJECT NO: 18-001                                                                  | PROJECT NO: 18-001                                                                  |
| PROJECT NO: 18-001 | PROJECT NO: 18-001       | PROJECT NO: 18-001               | PROJECT NO: 18-001                                                                  | PROJECT NO: 18-001                                                                  |
| PROJECT NO: 18-001 | PROJECT NO: 18-001       | PROJECT NO: 18-001               | PROJECT NO: 18-001                                                                  | PROJECT NO: 18-001                                                                  |
| PROJECT NO: 18-001 | PROJECT NO: 18-001       | PROJECT NO: 18-001               | PROJECT NO: 18-001                                                                  | PROJECT NO: 18-001                                                                  |
| PROJECT NO: 18-001 | PROJECT NO: 18-001       | PROJECT NO: 18-001               | PROJECT NO: 18-001                                                                  | PROJECT NO: 18-001                                                                  |
| PROJECT NO: 18-001 | PROJECT NO: 18-001       | PROJECT NO: 18-001               | PROJECT NO: 18-001                                                                  | PROJECT NO: 18-001                                                                  |
| PROJECT NO: 18-001 | PROJECT NO: 18-001       | PROJECT NO: 18-001               | PROJECT NO: 18-001                                                                  | PROJECT NO: 18-001                                                                  |
| PROJECT NO: 18-001 | PROJECT NO: 18-001       | PROJECT NO: 18-001               | PROJECT NO: 18-001                                                                  | PROJECT NO: 18-001                                                                  |
| PROJECT NO: 18-001 | PROJECT NO: 18-001       | PROJECT NO: 18-001               | PROJECT NO: 18-001                                                                  | PROJECT NO: 18-001                                                                  |
| PROJECT NO: 18-001 | PROJECT NO: 18-001       | PROJECT NO: 18-001               | PROJECT NO: 18-001                                                                  | PROJECT NO: 18-001                                                                  |
| PROJECT NO: 18-001 | PROJECT NO: 18-001       | PROJECT NO: 18-001               | PROJECT NO: 18-001                                                                  | PROJECT NO: 18-001                                                                  |
| PROJECT NO: 18-001 | PROJECT NO: 18-001       | PROJECT NO: 18-001               | PROJECT NO: 18-001                                                                  | PROJECT NO: 18-001                                                                  |
| PROJECT NO: 18-001 | PROJECT NO: 18-001       | PROJECT NO: 18-001               | PROJECT NO: 18-001                                                                  | PROJECT NO: 18-001                                                                  |
| PROJECT NO: 18-001 | PROJECT NO: 18-001       | PROJECT NO: 18-001               | PROJECT NO: 18-001                                                                  | PROJECT NO: 18-001                                                                  |
| PROJECT NO: 18-001 | PROJECT NO: 18-001       | PROJECT NO: 18-001               | PROJECT NO: 18-001                                                                  | PROJECT NO: 18-001                                                                  |
| PROJECT NO: 18-001 | PROJECT NO: 18-001       | PROJECT NO: 18-001               | PROJECT NO: 18-001                                                                  | PROJECT NO: 18-001                                                                  |
| PROJECT NO: 18-001 | PROJECT NO: 18-001       | PROJECT NO: 18-001               | PROJECT NO: 18-001                                                                  | PROJECT NO: 18-001                                                                  |
| PROJECT NO: 18-001 | PROJECT NO: 18-001       | PROJECT NO: 18-001               | PROJECT NO: 18-001                                                                  | PROJECT NO: 18-001                                                                  |
| PROJECT NO: 18-001 | PROJECT NO: 1            |                                  |                                                                                     |                                                                                     |

STM-1



|                                                                                                                         |                                                                                                                                |
|-------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| <p>STANDARD DETAILS</p> <p>CITY OF LEE'S SUMMIT, MO</p> <p>LEE'S SUMMIT, JACKSON COUNTY, MO</p> <p>WEIR WALL DETAIL</p> | <p><b>LS LEE'S SUMMIT MISSOURI</b></p> <p>PUBLIC WORKS ENGINEERING DIVISION   220 S. GREEN STREET   LEE'S SUMMIT, MO 64083</p> |
| <p>Drawn By: MBI</p> <p>Checked By: JH</p> <p>Date: 05/20/2021</p> <p>Proj. No.</p>                                     | <p>Project:</p> <p>Sheet Name:</p>                                                                                             |

STM-4

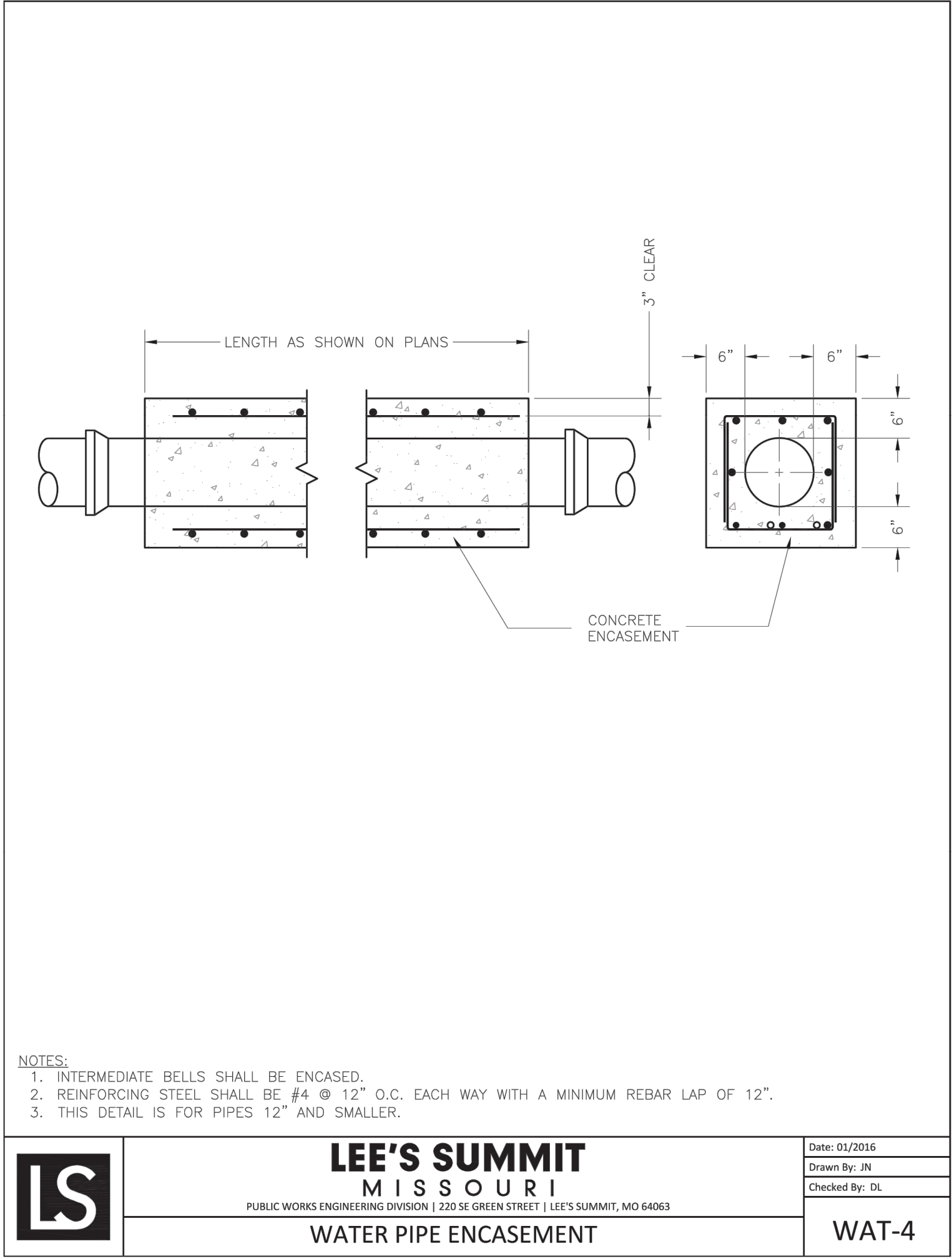
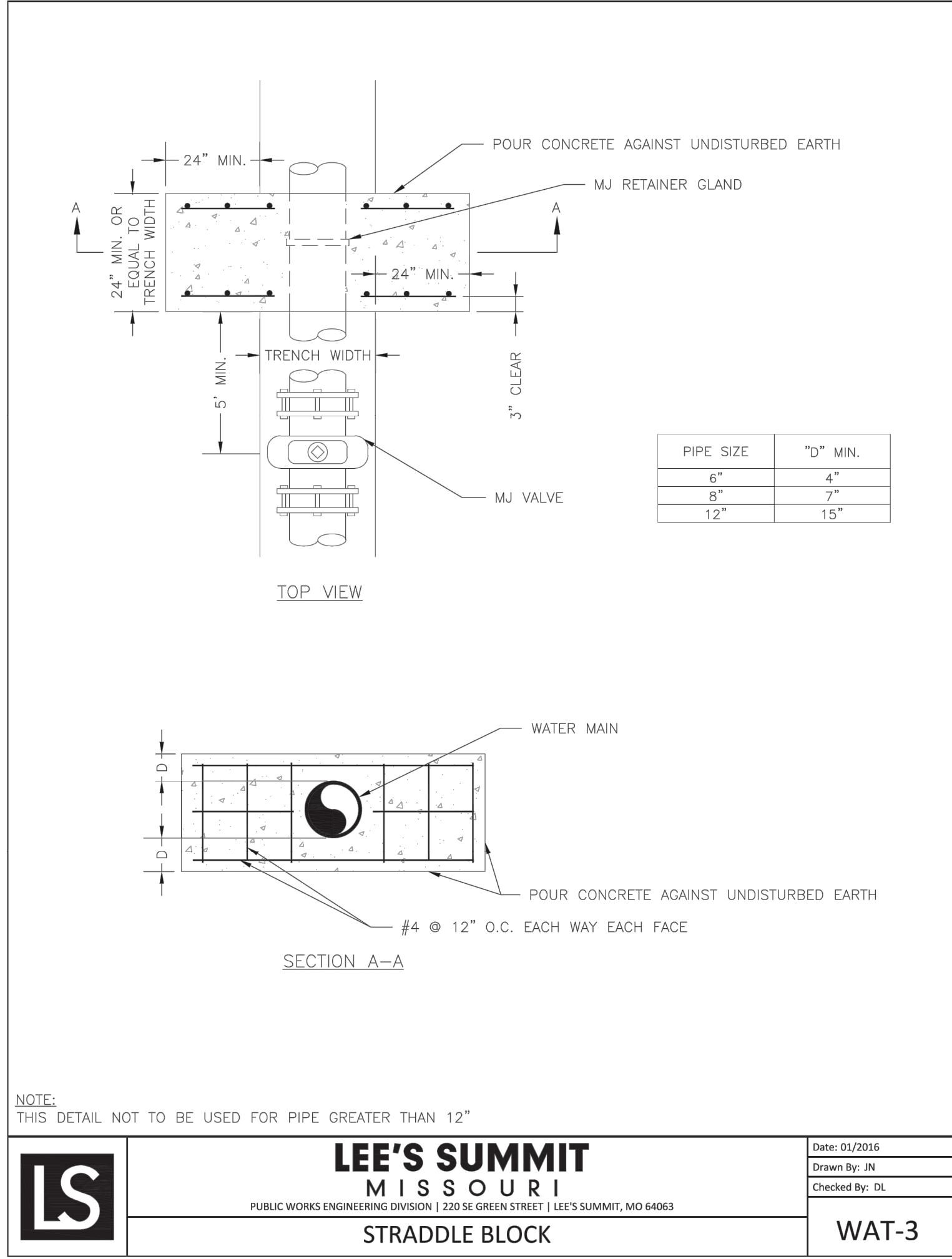
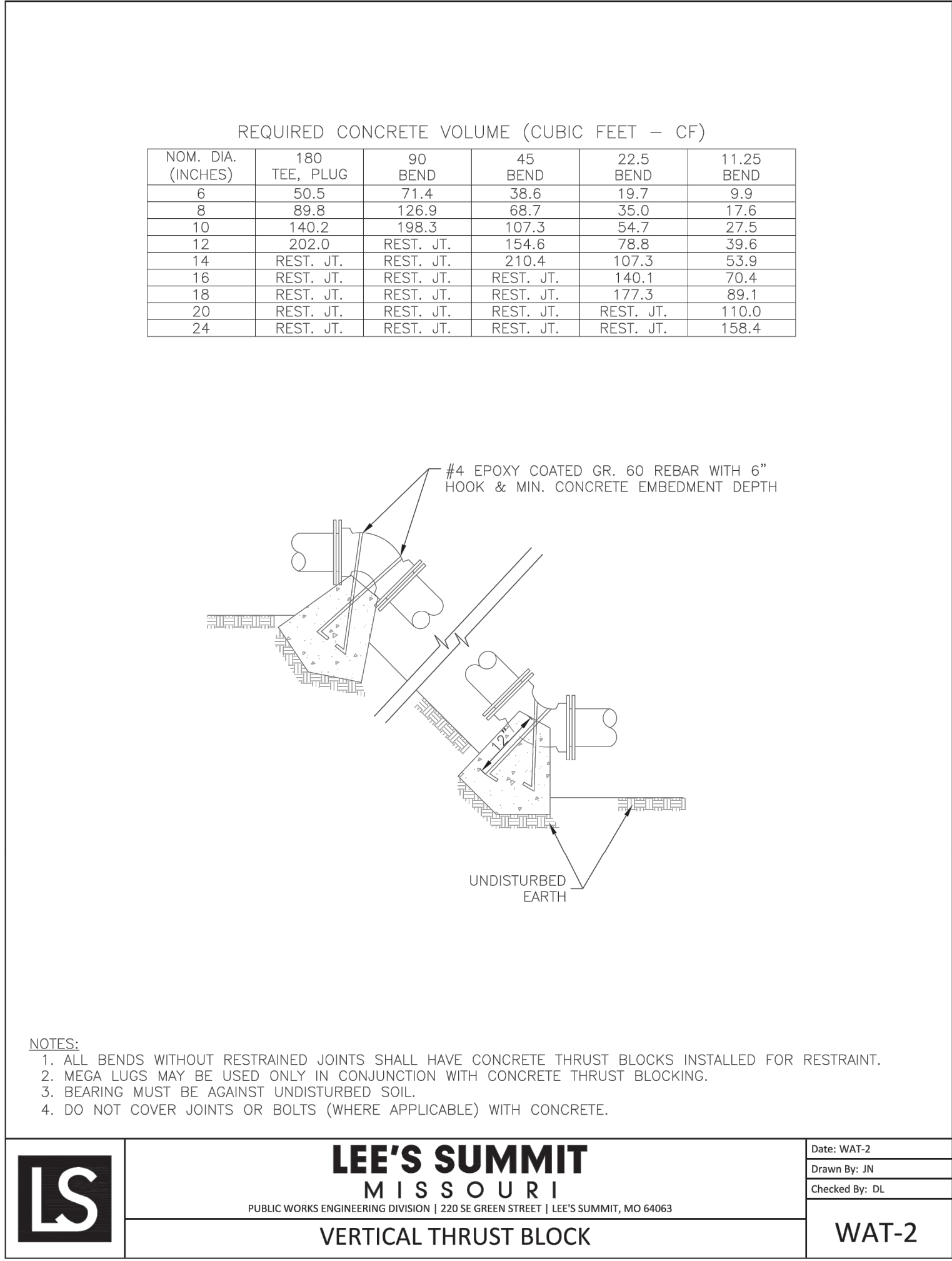
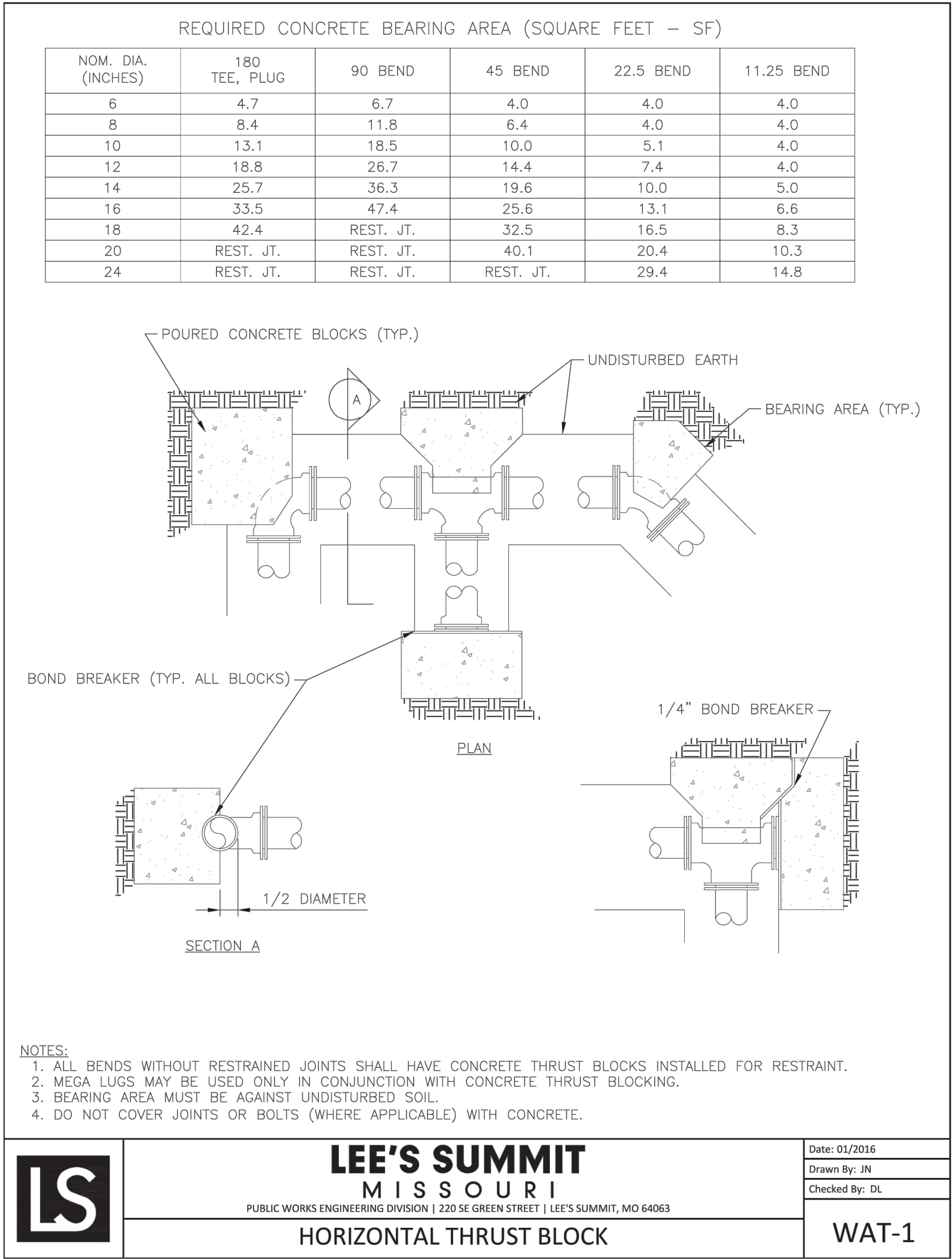
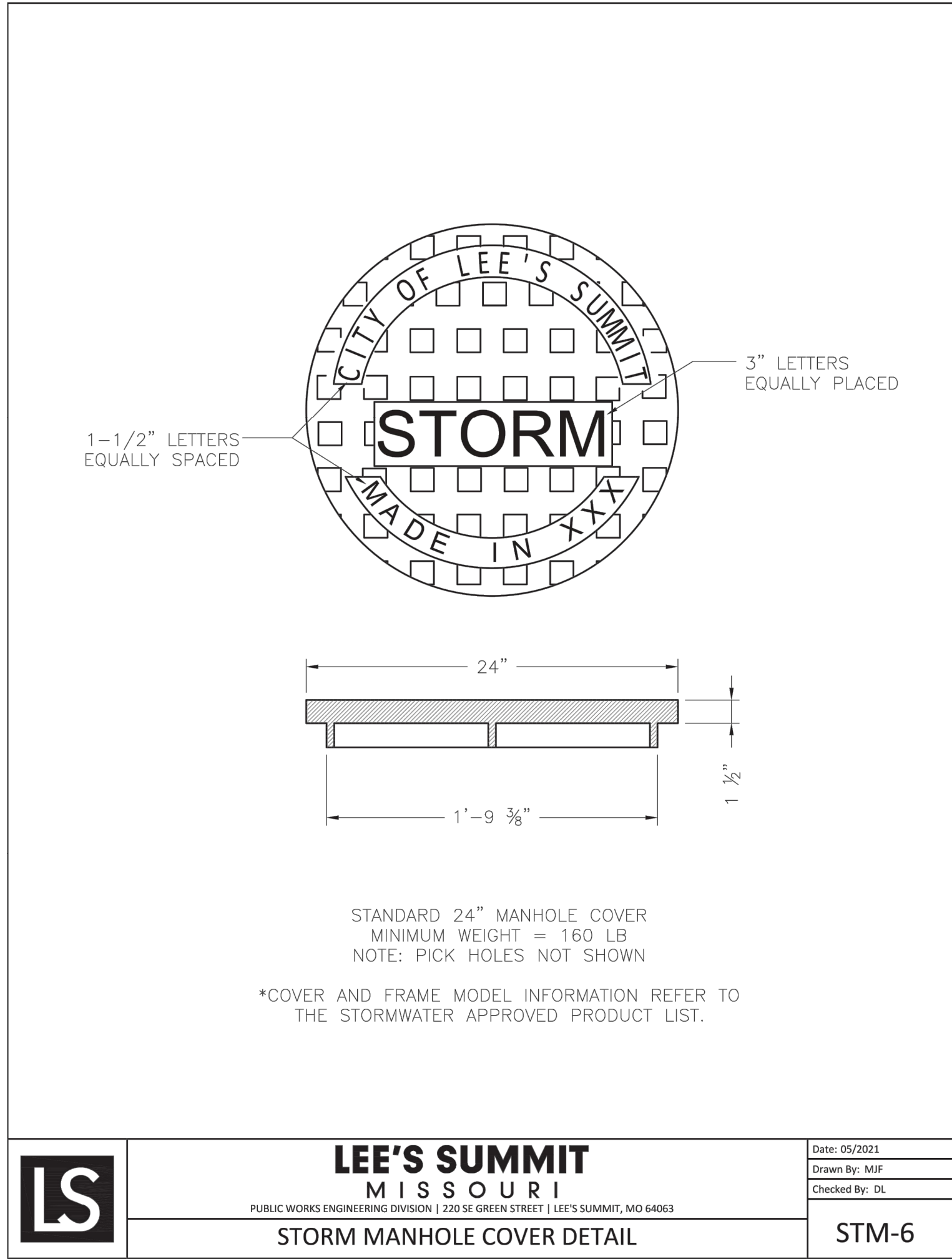
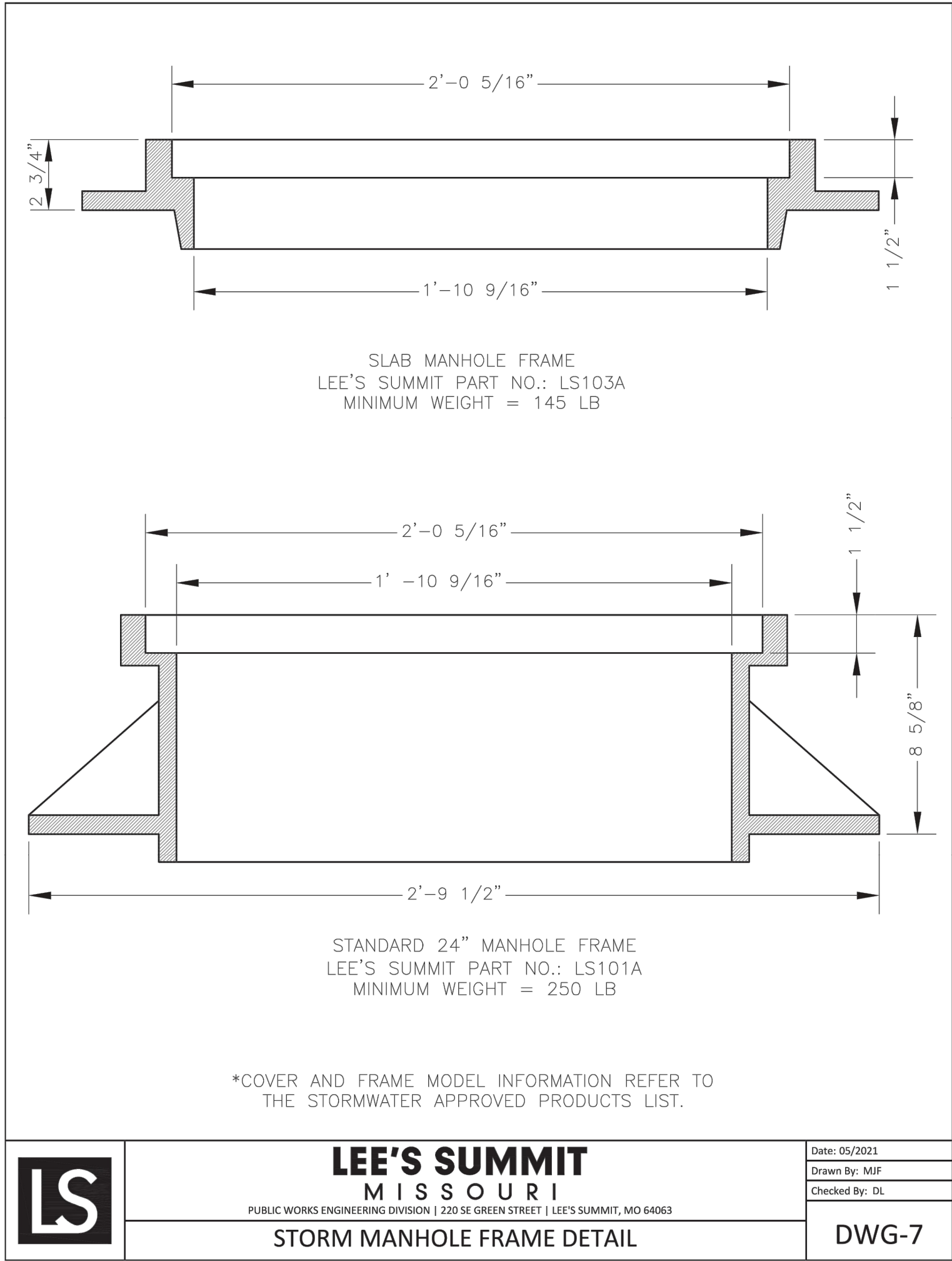


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| <p>Drawn By: MGP</p> <p>Checked By: JH</p> <p>Date: 05/20/2021</p> <p>Proj. No.:</p> | <p>Project:</p> <p>STANDARD DETAILS</p> <p>CITY OF LEE'S SUMMIT, MO</p> <p>LEE'S SUMMIT, JACKSON COUNTY, MO</p> | <p><b>LS LEE'S SUMMIT</b></p> <p>MISSOURI</p> <p>PUBLIC WORKS ENGINEERING DIVISION   120 S. GREEN STREET   LEE'S SUMMIT, MO 64083</p> |
| <p>Sheet Name:</p> <p>JUNCTION BOX DETAIL</p>                                        |                                                                                                                 |                                                                                                                                       |

STM-3



S:\10 PROJECTS\BUILT-FAMILY\004 SUMMIT SQUARE 3\PERMIT SET\006 C-2003\AND\01 SITE PLANS\C-2003 DETAIL SHEET.DWG



RELEASED FOR CONSTRUCTION  
Development Services Department  
Lee's Summit, Missouri  
06/15/2023

| REVIEWED BY:   | DATE:      | NO. | REVISIONS/APPROVALS:      |
|----------------|------------|-----|---------------------------|
| M.G.D.         | 2023.03.15 |     | BUILDING PERMIT           |
| DESIGNED BY:   | 2023.04.11 | 1   | CITY COMMENTS             |
| DRAFTED BY:    | 2023.04.28 | 2   | REVISED PER CITY COMMENTS |
| SP PROJECT #:  |            |     |                           |
| NEW: HAAS P.E. |            |     |                           |
| 202304072      |            |     |                           |



SHEET #:



