

THE TOWNHOMES OF CHAPEL RIDGE-3RD PLAT

REVISED MAIN TITLE AND
TITLERLOCK TO MATCH THE
PLAT TITLE THROUGHOUT
PLAN SET.

LOTS 20-38 & TRACTS E-I STREET AND STORM CONSTRUCTION PLANS

PRSUBD20242255

Section 8, Township 48 North, Range 31 West
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISED NOTE 1.

CONSTRUCTION AND DESIGN NOTES:

STREET & STORM SEWERS:

1 ~ STREET PAVEMENT SHALL CONSIST OF TYPE CG-1 AND CG-2 CURBS WITH PAVEMENT PER TABLE LS-2 OF THE LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL

RESIDENTIAL LOCAL STREET SEE BELOW FOR TYPICAL SECTION.

4" ASPHALT BASE KCMMB MIX AND 2" TYPE ASPHALT KCMMB MIX SURFACE OVER 6" MoDOT TYPE 5 BASE OVERTOP A BIAXIAL GEOGRID PER THE CITY'S APPROVED PRODUCT LIST.

RESIDENTIAL COLLECTOR STREET FOR SW ARBORWALK BLVD SEE BELOW FOR TYPICAL SECTION.

4" ASPHALT BASE KCMMB MIX AND 2" TYPE ASPHALT KCMMB MIX SURFACE OVER 6" MoDOT TYPE 5 BASE OVERTOP A BIAXIAL GEOGRID PER THE CITY'S APPROVED PRODUCT LIST.

2 ~ STORM SEWER PIPE SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) AS APPROVED BY CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL.

3 ~ JUNCTION BOXES SHALL BE PER CITY OF LEE'S SUMMIT STANDARD DRAWING NO. STM-3. FIELD INLETS SHALL BE PER CITY OF LEE'S SUMMIT STANDARD DRAWING STM-2. TOEWALLS SHALL BE PER CITY OF LEE'S SUMMIT DRAWING NO. STM-5. CURB INLETS SHALL BE PER CITY OF LEE'S SUMMIT STM-1. ROCK LINING AND RIP RAP SHALL BE PER CITY OF LEE'S SUMMIT.

GENERAL NOTES:

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

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

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

4 ~ THE CONTRACTOR SHALL 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.

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

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

UTILITY COMPANIES:

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

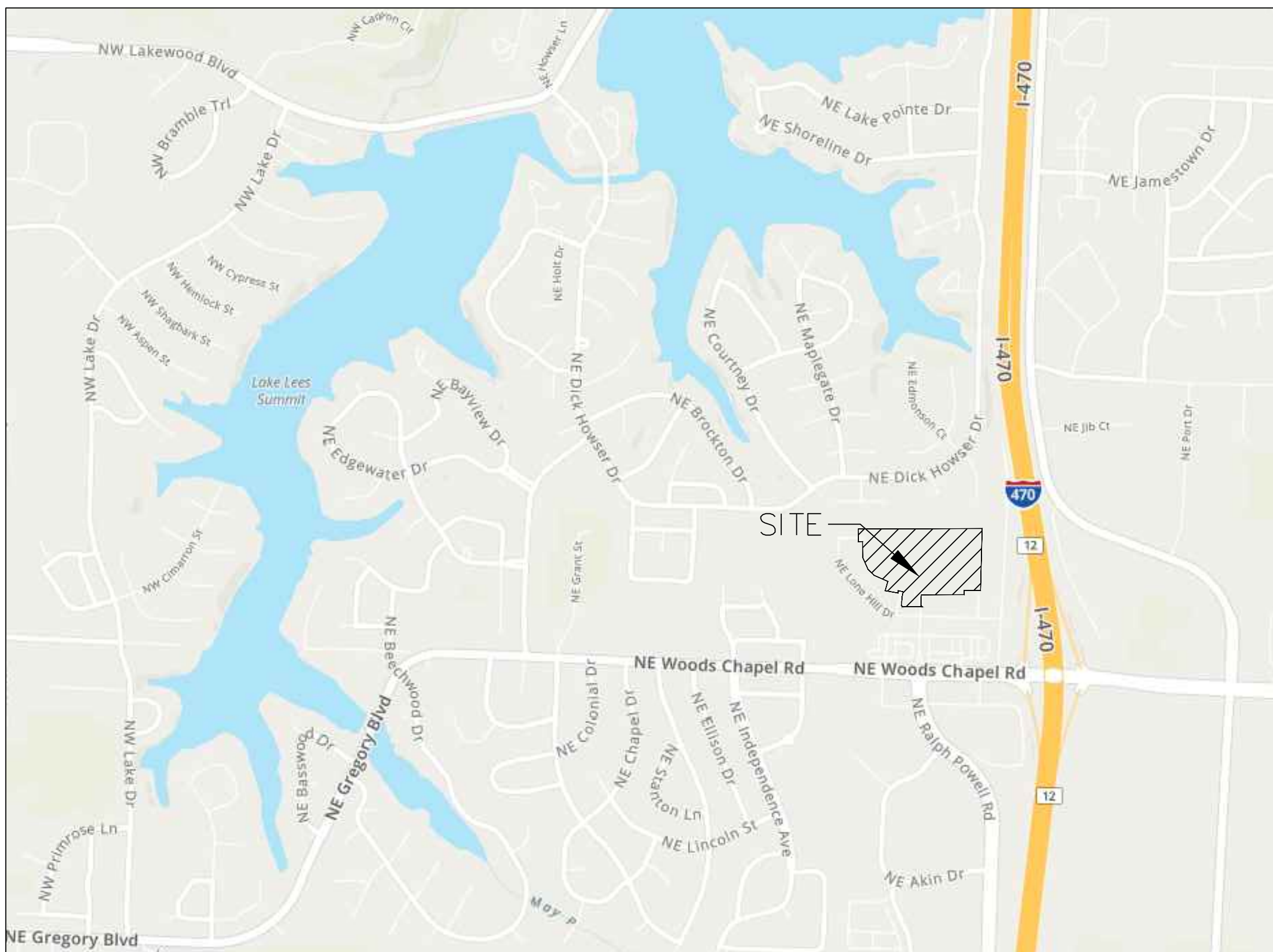
EVERGY ~ 298-1198
MISSOURI GAS ENERGY ~ 756-5261
SOUTHWESTERN BELL TELEPHONE ~ 761-5011
COMCAST CABLE ~ 795-1100
WILLIAMS PIPELINE ~ 422-6300
CITY OF LEE'S SUMMIT PUBLIC WORKS ~ 969-1800
CITY OF LEE'S SUMMIT PUBLIC WORKS INSPECTIONS ~ 969-1800
CITY OF LEE'S SUMMIT WATER UTILITIES ~ 969-1900
MISSOURI ONE CALL (DIG RITE) ~ 1-800-344-7483

OIL - GAS WELLS

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

FLOOD INFORMATION:

The property is located in Zone "X" areas outside the 100 year flood plain per FEMA Map 29095C0430G, dated January 20, 2017



SITE LOCATION MAP

Summary of Quantities:

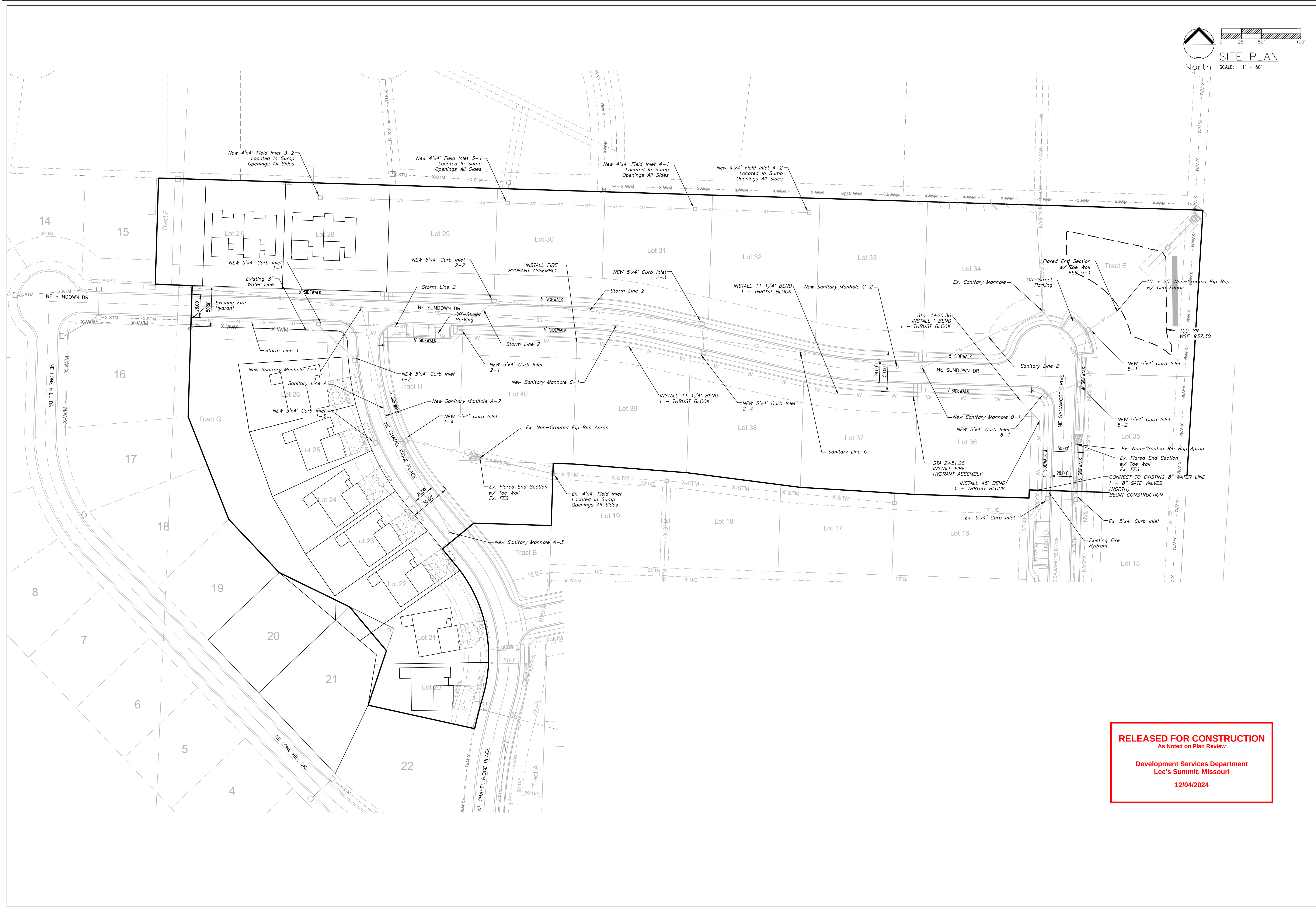
ITEM AND DESCRIPTION	UNIT	ESTIMATED QUANTITY
ASPHALT PAVING	S.Y.	4,620.00
CURBING	FT	3,084.00
5' SIDEWALK	S.F.	12,804.00
MoDOT Type 5 Base	S.Y.	5,460.00
GEOGRID	S.Y.	5,460.00
ADA SIDEWALK RAMP	UNIT	4
CLEARING, GRADING & GRUBBING	LS	1
STORM		
24" HDPE	FT	161.46
18" HDPE	FT	836.80
15" HDPE	FT	1,013.56
18" HDPE END SECTION / TOE WALL	LS	1.00
4' x 4' STORM FIELD INLET	EA	4.00
5' x 4' STORM CURB INLET	EA	11.00

LEGEND:

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

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PROJECT HAS BEEN DESIGNED AND THESE PLANS PREPARED IN ACCORDANCE WITH THE CURRENT



North
SCALE: 1" = 50'

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

12/04/2024

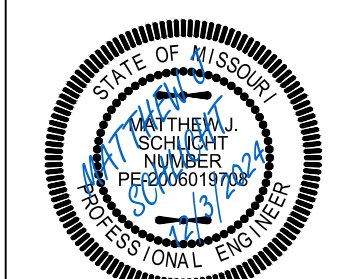


Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

THE TOWNHOMES OF CHAPEL RIDGE-3RD PLAT
LOTS 20-38 & TRACTS E-I
Lee's Summit, Jackson County, Missouri

Project:
TOWNHOMES AT
PHASE 1, L&NO
Issue Date:
May 9, 2024

Site Plan
Construction Plans for:
THE TOWNHOMES OF CHAPEL RIDGE-3RD PLAT
LOTS 20-38 & TRACTS E-I
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS	
REV. 5/31/2024	
REV. 6/20/2024	
REV. 7/30/2024	
REV. 12/3/2024	

