

SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
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REUNION AT BLACKWELL
FINAL DEVELOPMENT PLAN

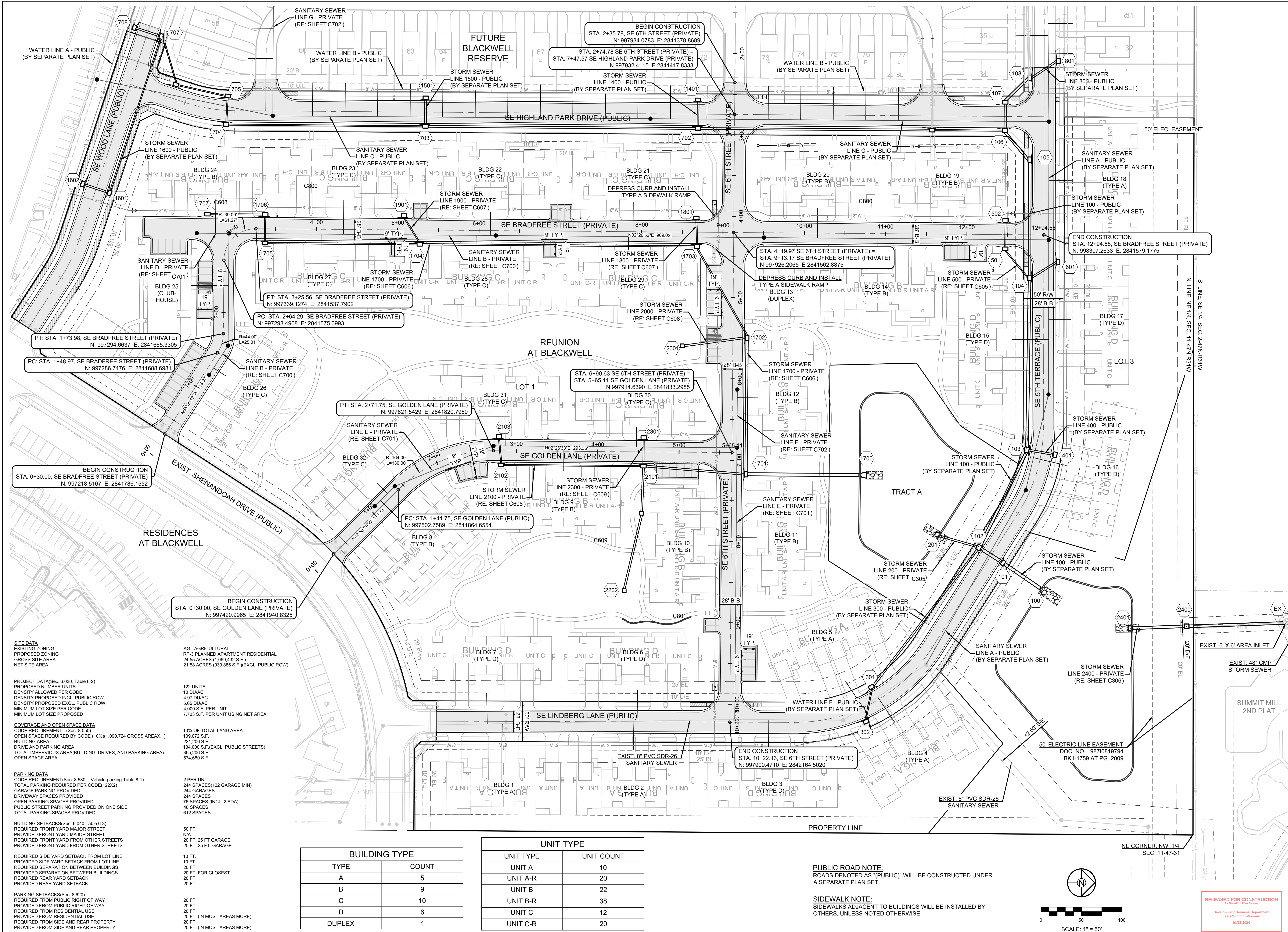
REVISION DATE	DESCRIPTION
A 05/05/23	PER CITY COMMENTS
A 06/7/23	PER CITY COMMENTS
A 08/24/23	PER CITY COMMENTS
A 09/25/23	PER CITY COMMENTS
A 10/05/23	PER CITY COMMENTS
A	
03/03/2023	
PROJ. NUMBER:	
A	

SHEET
C100

Mike Weisenborn

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L300	LANDSCAPE DETAILS
L301	LANDSCAPE DETAILS

[illegible]



SITE DATA
EXISTING ZONING
PROPOSED ZONING
GROSS SITE AREA
NET SITE AREA

PROJECT DATA(Sec. 6.030, Table 6-2)
PROPOSED NUMBER UNITS
DENSITY ALLOWED PER CODE
DENSITY PROPOSED INCL. PUBLIC ROW
DENSITY PROPOSED EXCL. PUBLIC ROW
MINIMUM LOT SIZE PER CODE
MINIMUM LOT SIZE PROPOSED

COVERAGE AND OPEN SPACE DATA
CODE REQUIREMENT (Sec. 6.050)
OPEN SPACE REQUIRED BY CODE (10%)(1,090,724 GROSS AREA X 1)
BUILDING AREA
DRIVE AND PARKING AREA
TOTAL IMPERVIOUS AREA(BUILDING, DRIVES, AND PARKING AREA)
OPEN SPACE AREA

PARKING DATA
CODE REQUIREMENT(Sec. 8.530 - Vehicle parking Table 8-1)
TOTAL PARKING REQUIRED PER CODE(122X2)
GARAGE PARKING PROVIDED
DRIVEWAY SPACES PROVIDED
OPEN PARKING SPACES PROVIDED
PUBLIC STREET PARKING PROVIDED ON ONE SIDE
TOTAL PARKING SPACES PROVIDED

BUILDING SETBACKS(Sec. 6.040 Table 6-3)
REQUIRED FRONT YARD MAJOR STREET
PROVIDED FRONT YARD MAJOR STREET
REQUIRED FRONT YARD FROM OTHER STREETS
PROVIDED FRONT YARD FROM OTHER STREETS

REQUIRED SIDE YARD SETBACK FROM LOT LINE
PROVIDED SIDE YARD SETBACK FROM LOT LINE
REQUIRED SEPARATION BETWEEN BUILDINGS
PROVIDED SEPARATION BETWEEN BUILDINGS
REQUIRED REAR YARD SETBACK
PROVIDED REAR YARD SETBACK

PARKING SETBACKS(Sec. 8.620)
REQUIRED FROM PUBLIC RIGHT OF WAY
PROVIDED FROM PUBLIC RIGHT OF WAY
REQUIRED FROM RESIDENTIAL USE
PROVIDED FROM RESIDENTIAL USE
REQUIRED FROM SIDE AND REAR PROPERTY
PROVIDED FROM SIDE AND REAR PROPERTY

AG - AGRICULTURAL
RP-3 PLANNED APARTMENT RESIDENTIAL
24.55 ACRES (1,069,432 S.F.)
21.58 ACRES (939,886 S.F.)(EXCL. PUBLIC ROW)

122 UNITS
10 DU/AC
4.97 DU/AC
5.85 DU/AC
4,000 S.F. PER UNIT
7,703 S.F. PER UNIT USING NET AREA

10% OF TOTAL LAND AREA
103,072 S.F.
231,206 S.F.
134,000 S.F. (EXCL. PUBLIC STREETS)
365,206 S.F.
574,680 S.F.

2 PER UNIT
244 SPACES(122 GARAGE MIN)
244 GARAGES
244 SPACES
76 SPACES (INCL. 2 ADA)
48 SPACES
612 SPACES

50 FT.
N/A
20 FT. 25 FT. GARAGE
20 FT. 25 FT. GARAGE

10 FT.
10 FT.
20 FT.
20 FT. FOR CLOSEST
20 FT.
20 FT.

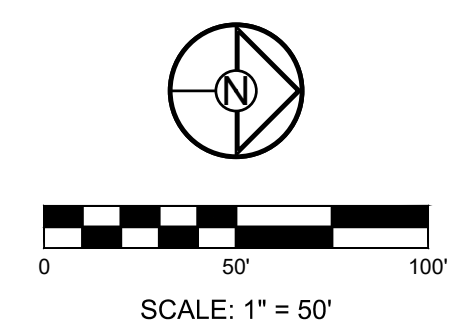
20 FT.
20 FT.
20 FT.
20 FT. (IN MOST AREAS MORE)
20 FT.
20 FT. (IN MOST AREAS MORE)

BUILDING TYPE	
TYPE	COUNT
A	5
B	9
C	10
D	6
DUPLEX	1

UNIT TYPE	
UNIT TYPE	UNIT COUNT
UNIT A	10
UNIT A-R	20
UNIT B	22
UNIT B-R	38
UNIT C	12
UNIT C-R	20

PUBLIC ROAD NOTE:
ROADS DENOTED AS "PUBLIC" WILL BE CONSTRUCTED UNDER A SEPARATE PLAN SET.

SIDEWALK NOTE:
SIDEWALKS ADJACENT TO BUILDINGS WILL BE INSTALLED BY OTHERS, UNLESS NOTED OTHERWISE.



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Development Services Department
Lee's Summit, Missouri
01/15/2024

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PREPARED BY:

10.05.2023

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REUNION AT BLACKWELL
FINAL DEVELOPMENT PLAN

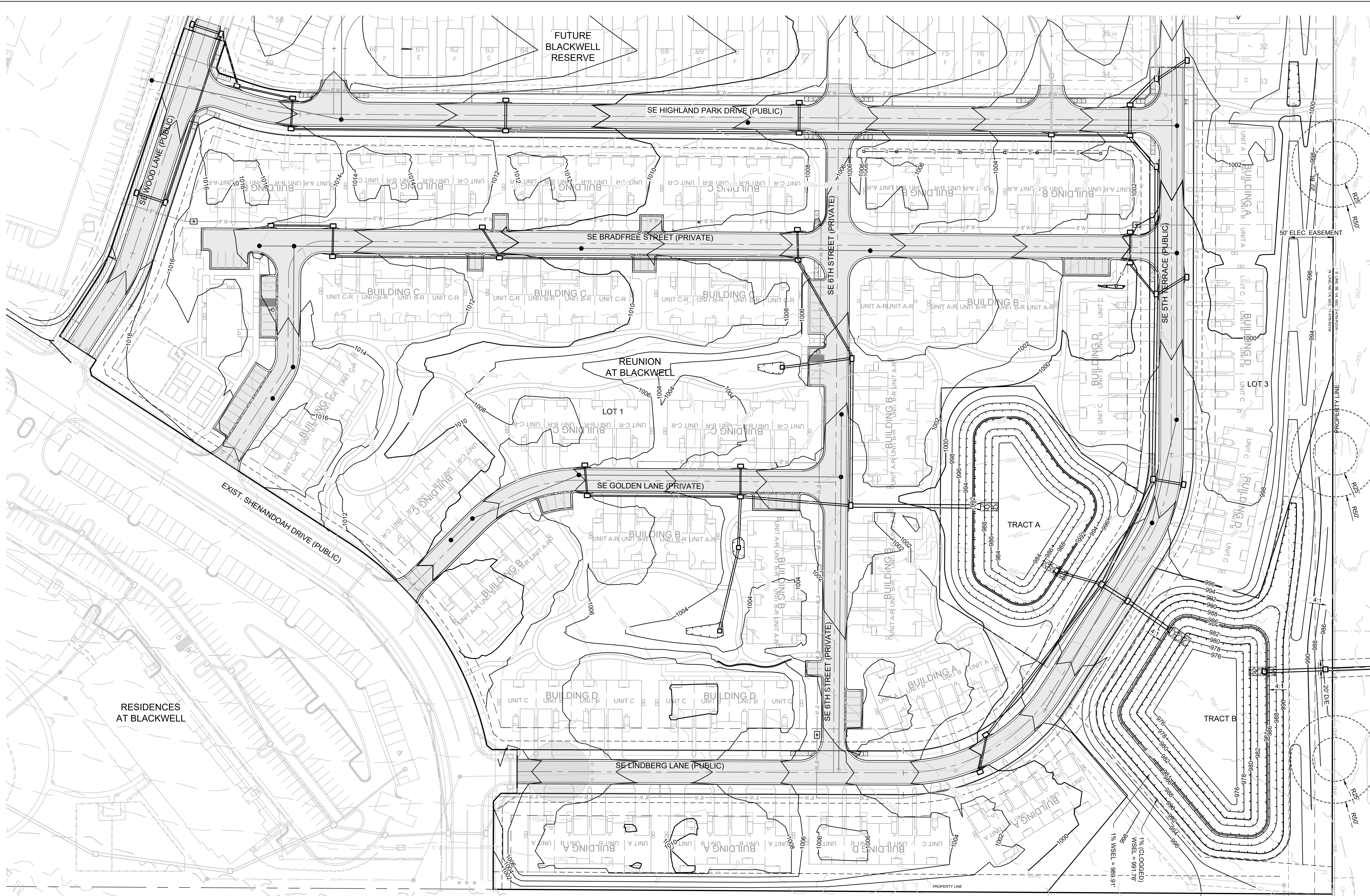
SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

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DRAWN BY: TRC
CHECKED BY: MAB
DATE PREPARED: 03/03/2023
PROJ. NUMBER: 22-597

GENERAL LAYOUT

SHEET
C101



PUBLIC ROAD NOTE:
ROADS DENOTED AS "PUBLIC" WILL BE CONSTRUCTED UNDER A SEPARATE PLAN SET.

- TRANSMISSION EASEMENT NOTES:**
1. EXCAVATION NOT PERMITTED WITHIN 25 FEET OF TRANSMISSION POLES.
 2. SOIL SHALL NOT COME INTO CONTACT WITH TRANSMISSION POLES.
 3. OPERATION OF EQUIPMENT OVER 14 FEET IN HEIGHT WITHIN TRANSMISSION EASEMENT IS NOT PERMITTED.
 4. CONSTRUCTION EQUIPMENT SHALL ALWAYS MAINTAIN A MINIMUM DISTANCE OF 20 FEET FROM ENERGIZED TRANSMISSION LINE CONDUCTORS.
 5. ALL SPOILS ARE TO BE MAINTAINED OUTSIDE THE TRANSMISSION EASEMENT IMMEDIATELY AFTER EXCAVATION TO ASSURE PROPER CLEARANCES.
 6. FOR ADDITIONAL TRANSMISSION EASEMENT ENCROACHMENT REQUIREMENTS SEE <https://www.evergy.com/partner-with-us/transmission-projects/transmission-line-easements>

MO GRS BENCHMARK:

STATION NAME - JA-90

KC METRO ALUMINUM GRS DISK SET IN CONCRETE STAMPED "JA-90, 1988"
LOCATED NEAR THE INTERSECTION OF LANGSFORD ROAD AND OLD LANGSFORD ROAD. 43 FEET SOUTHEAST OF THE CENTER OF LANGSFORD ROAD AND 32 FEET NORTH OF THE CENTER OF OLD LANGSFORD ROAD.
N:1001052.8503, E:2845604.8272

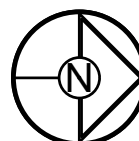
ELEV. 997.045

PROJECT BENCHMARK:

"SQUARE" CUT IN TOP OF CONCRETE STORM MANHOLE
STORM MANHOLE IS LOCATED APPROX. 130 FEET EAST OF THE INTERSECTION OF SE JOEL AVE & BLUE PARKWAY AND 26 FEET SOUTH OF THE CENTERLINE OF BLUE PARKWAY.
N:996874.9690, E:2840937.1365

ELEV. 1005.719

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0 50' 100'
SCALE: 1" = 50'

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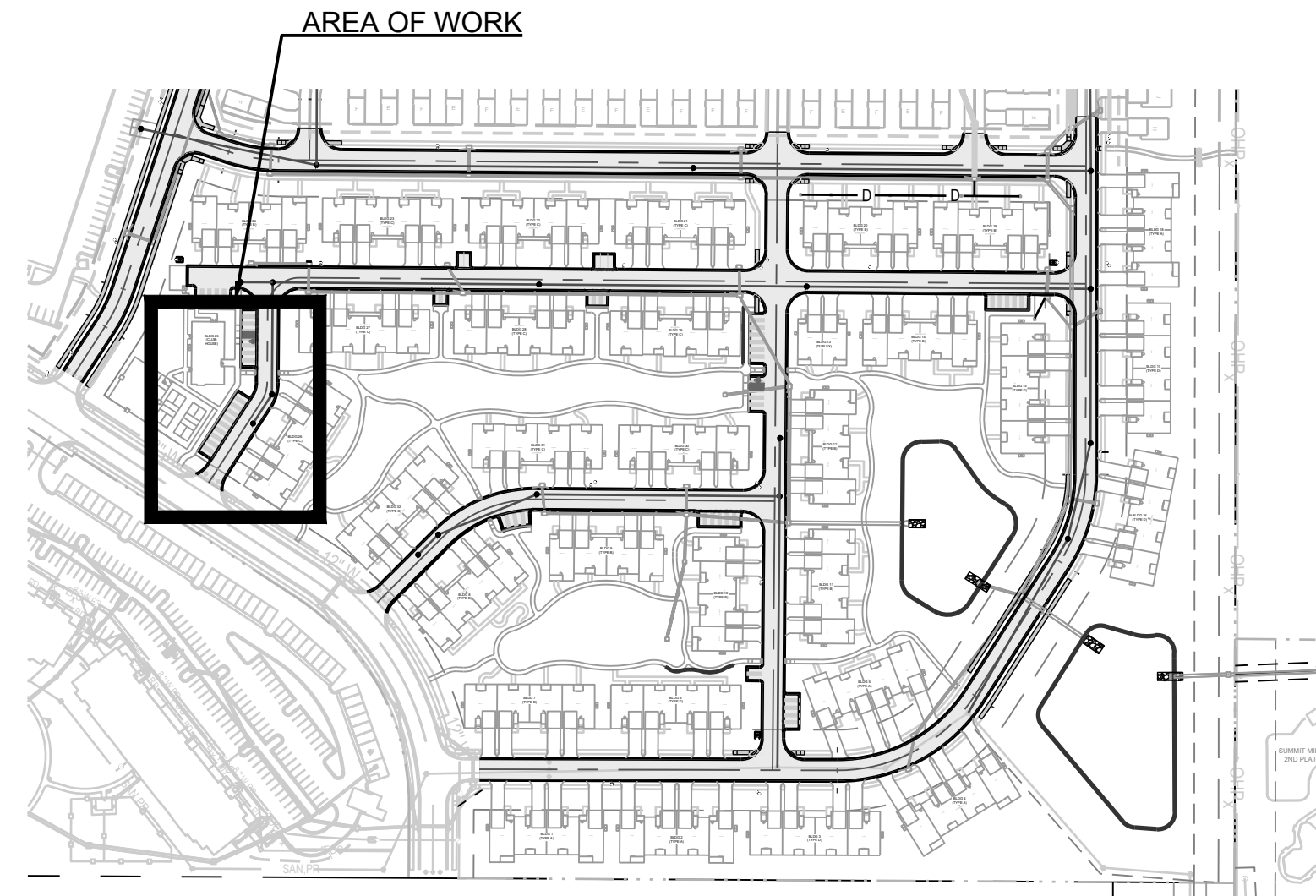
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REUNION AT BLACKWELL
FINAL DEVELOPMENT PLAN
SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

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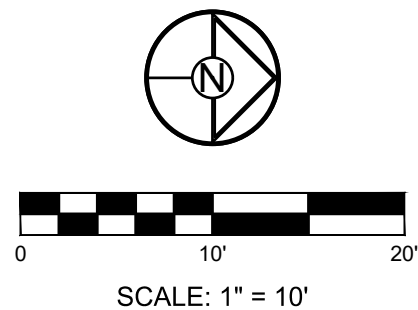
GRADING PLAN

SHEET
C201



KEY MAP
1" = 200'

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02/16/2024

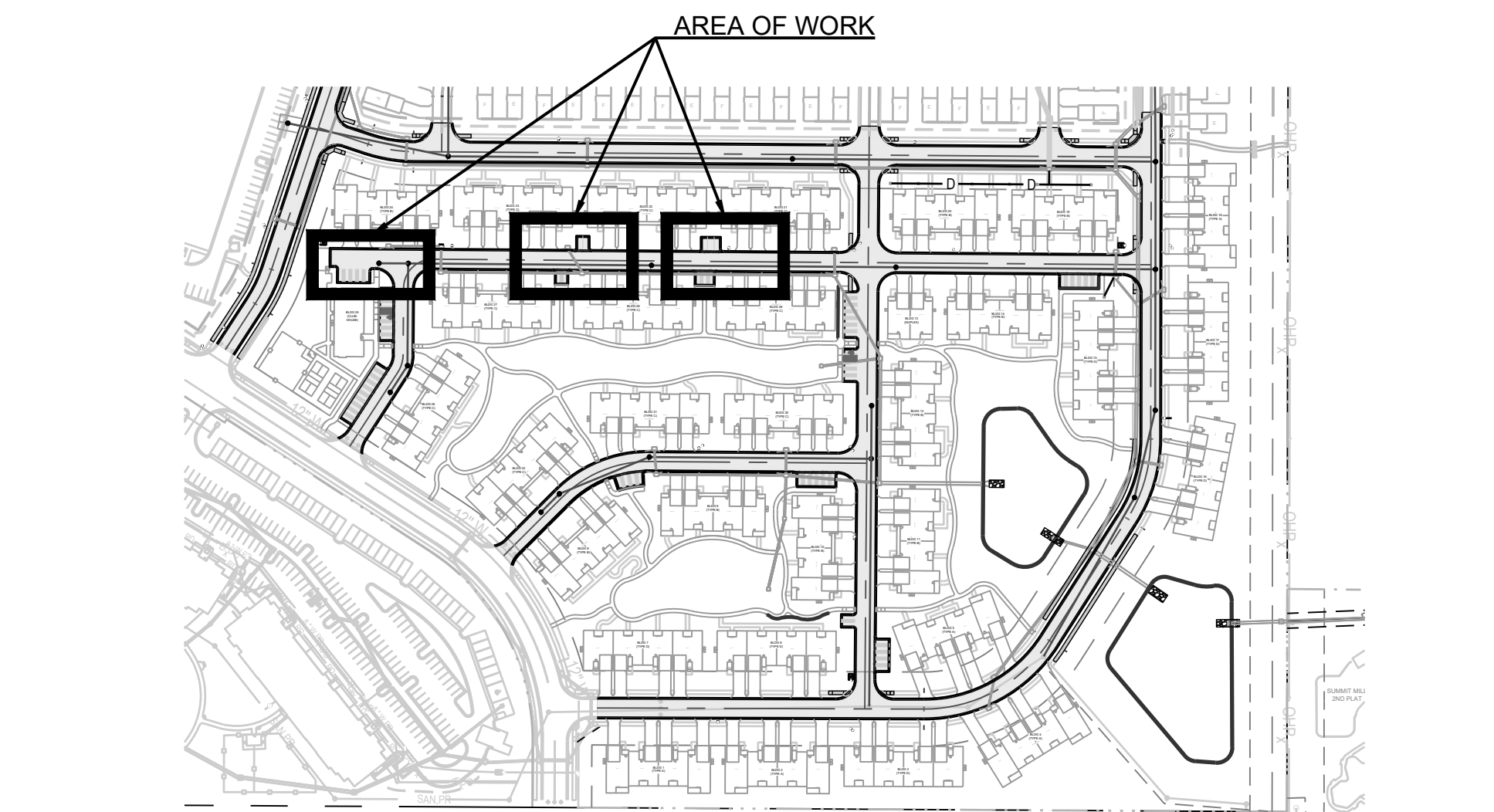
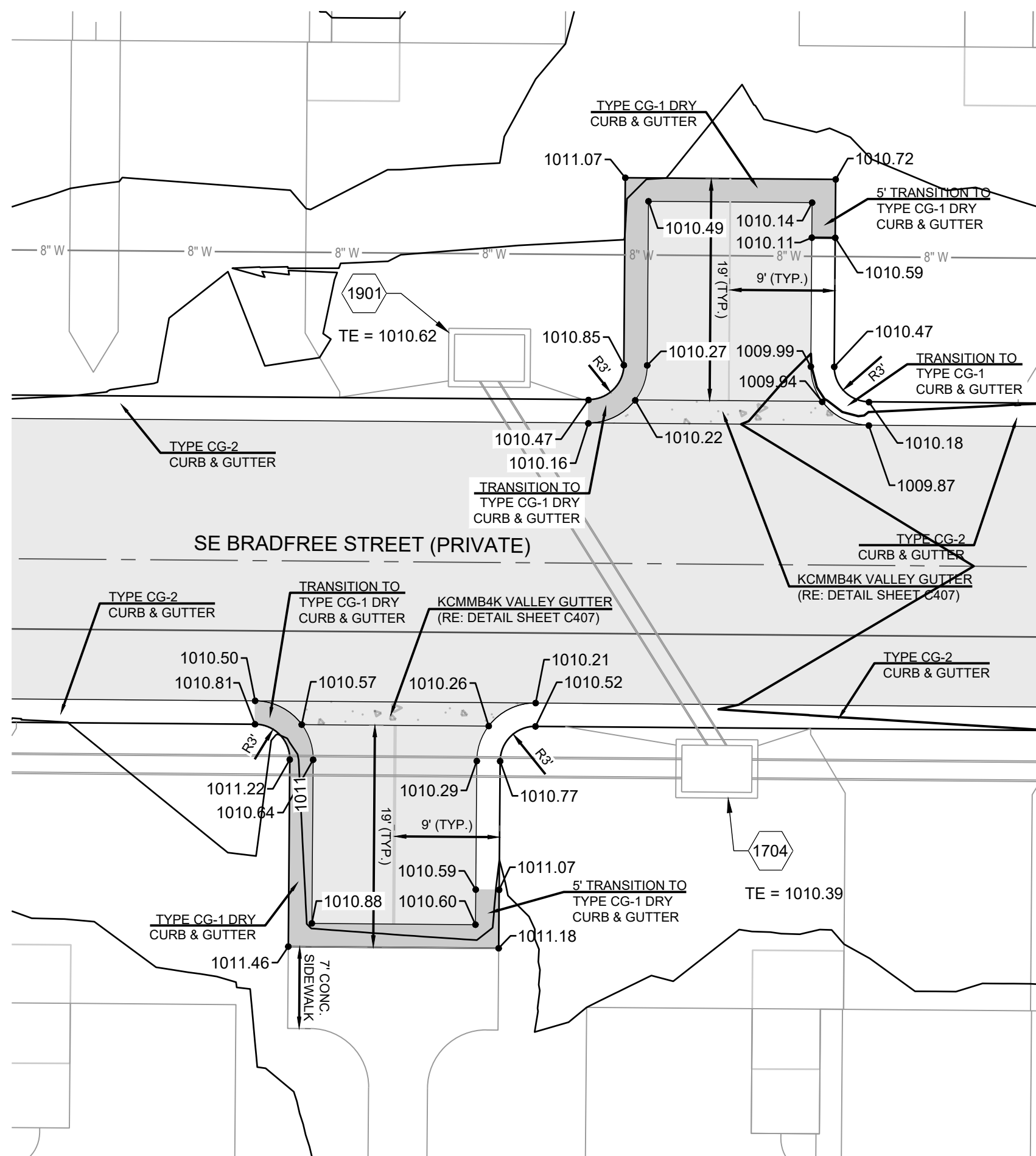
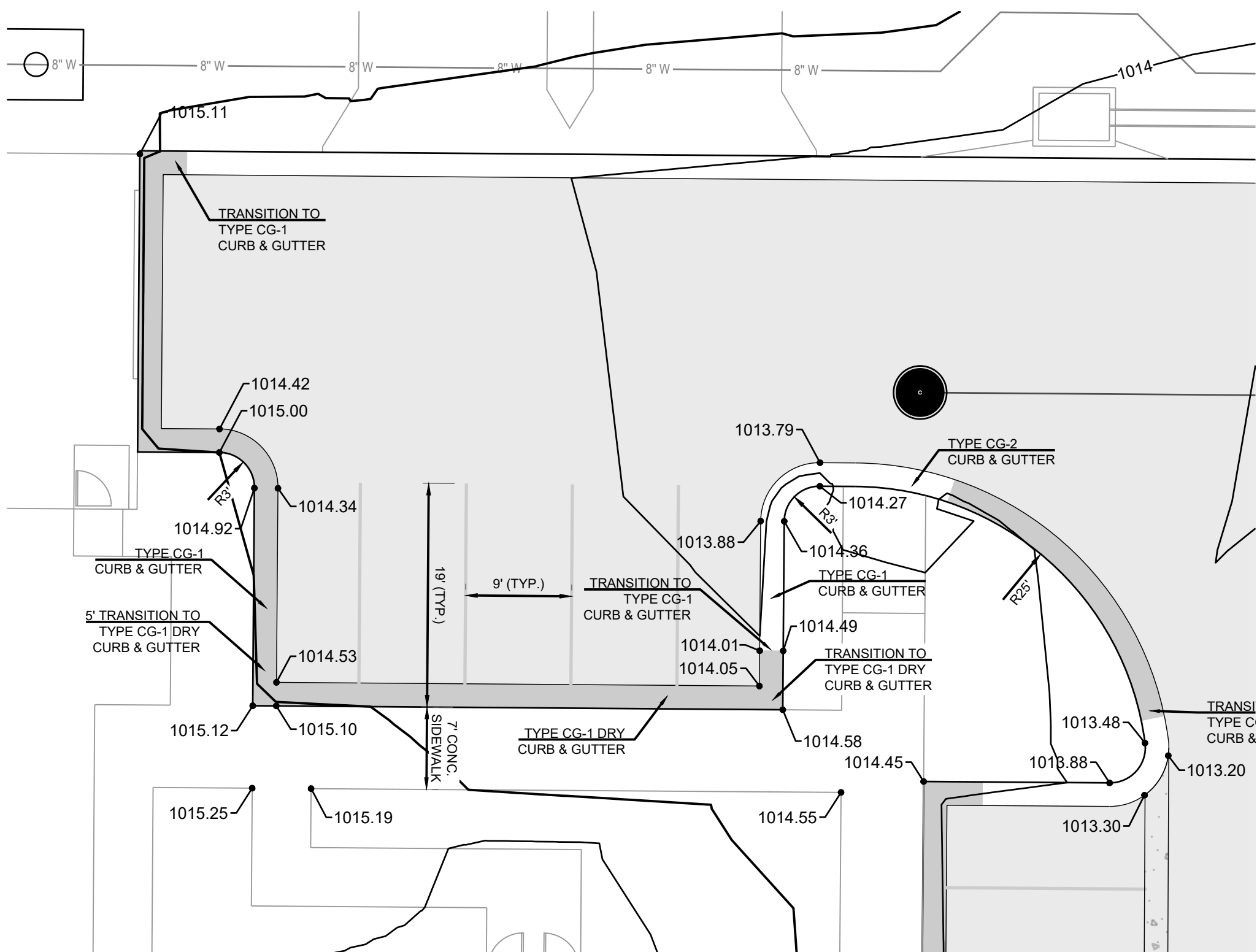


REUNION AT BLACKWELL
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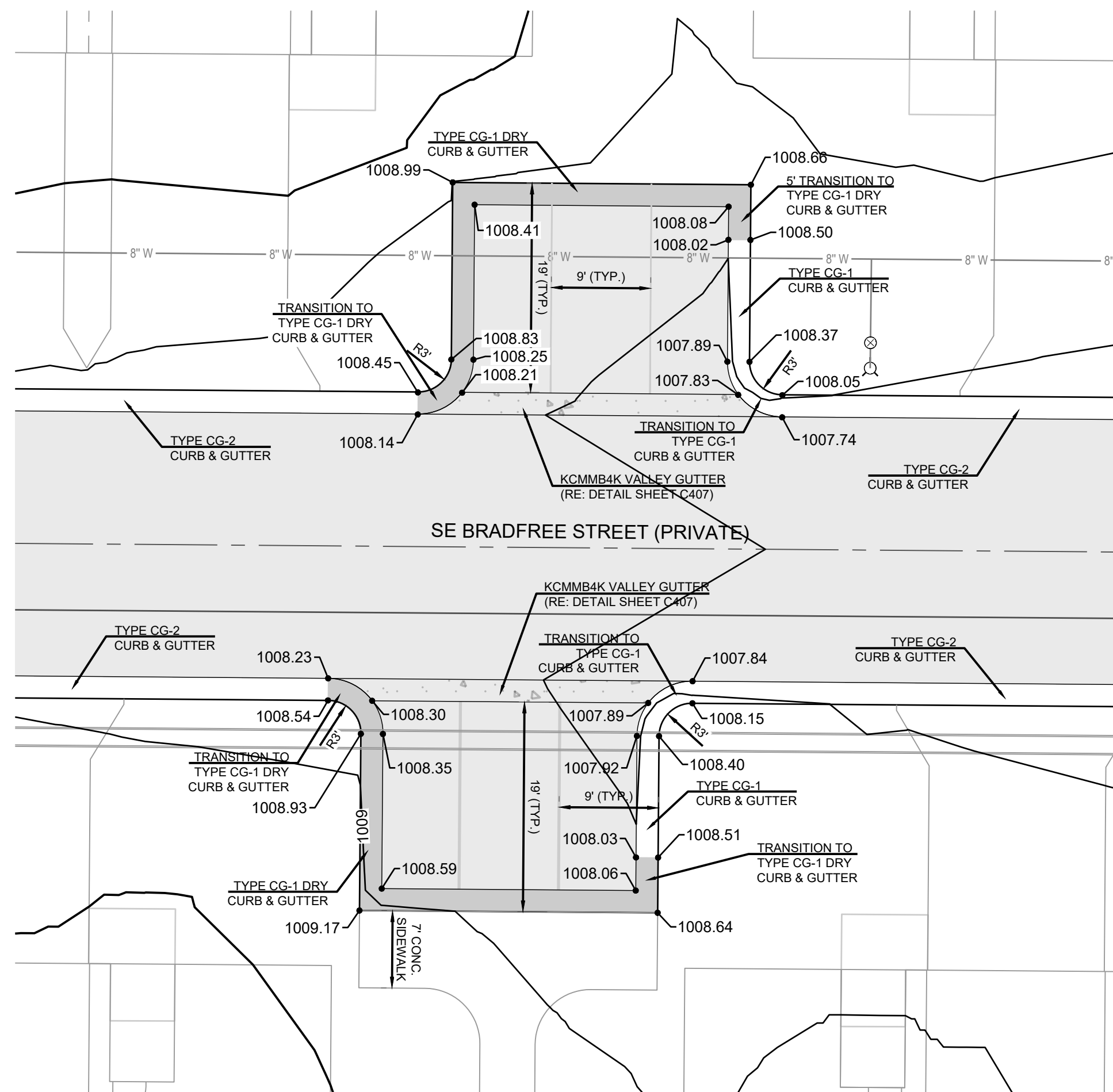
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03/03/2023	
22-597	PROJ. NUMBER:

SPOT
ELEVATIONS -
PARKING

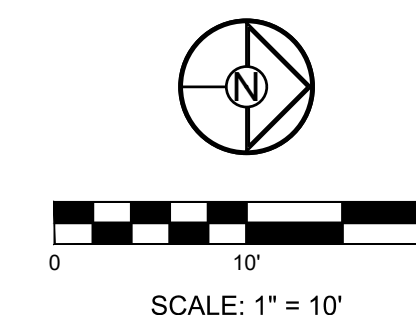
SHEET
C202



KEY MAP
1" = 200'



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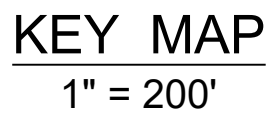
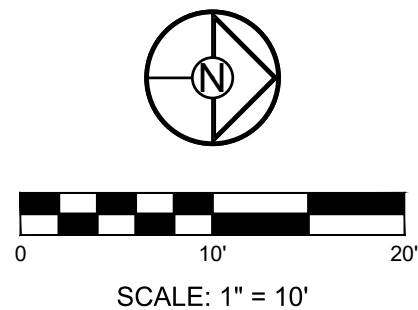
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DRAWN BY:	TRC
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DATE PREPARED:	03/03/2023
PROJ. NUMBER:	22-597

SPOT
ELEVATIONS -
PARKING

SHEET
C203



PREPARED BY:



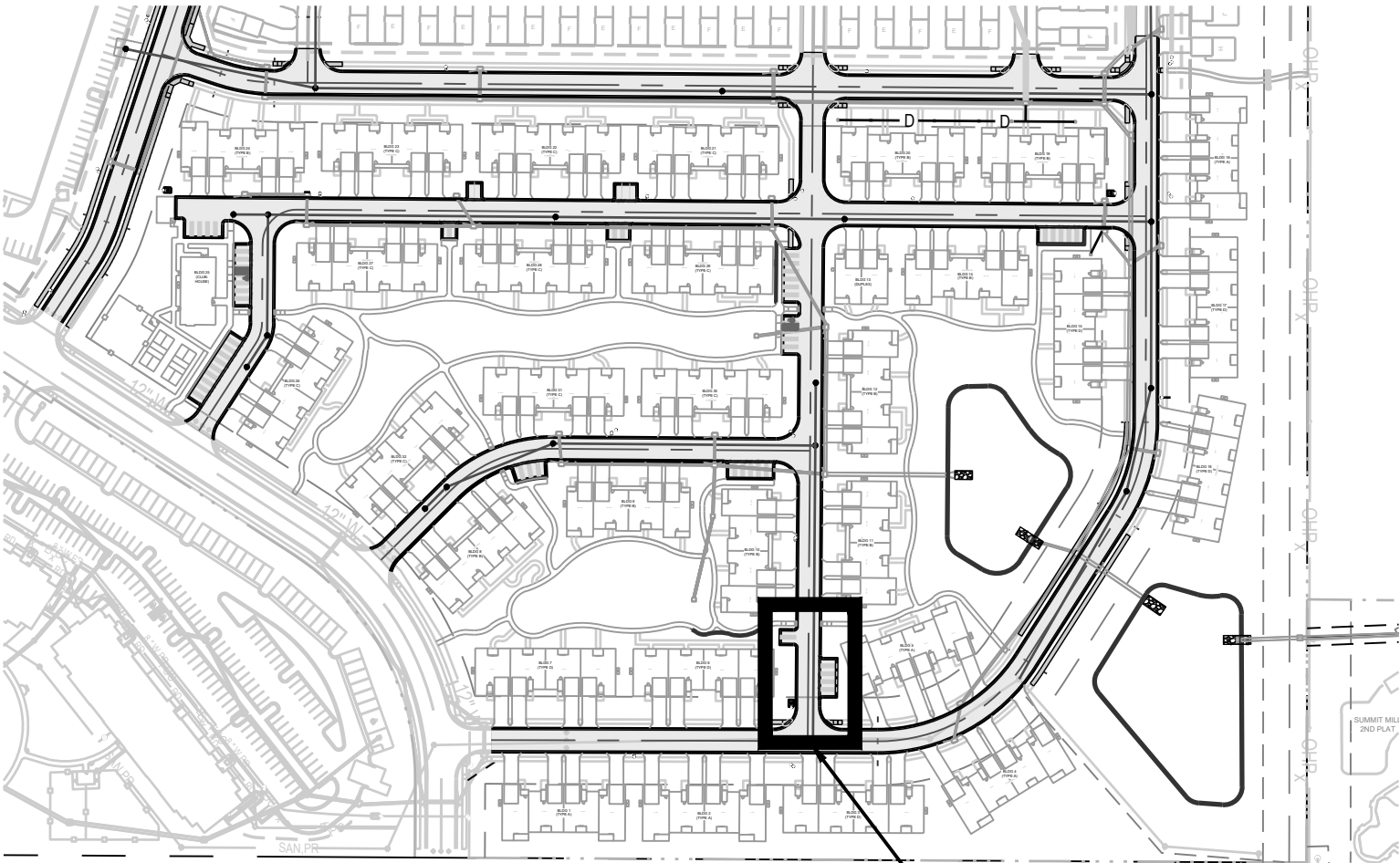
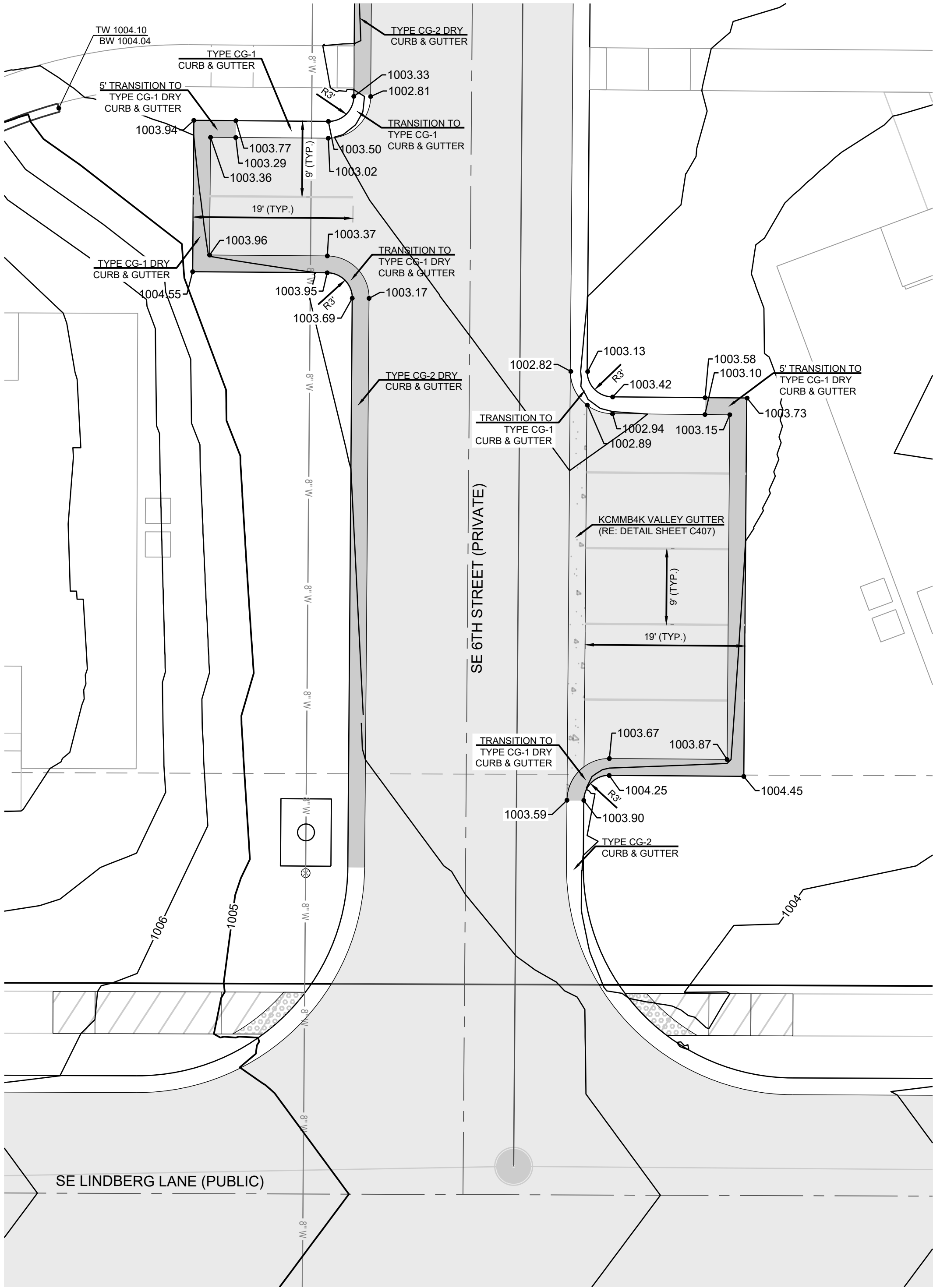
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REUNION AT BLACKWELL
FINAL DEVELOPMENT PLAN

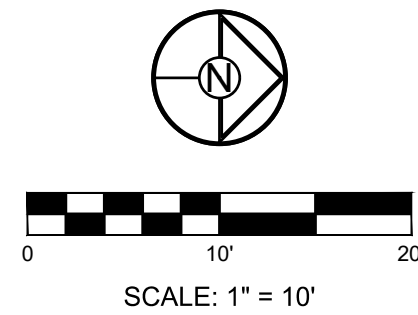
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5	10/05/23	PER CITY COMMENTS
6		
7		
8		
9		
10		

SPOT
ELEVATIONS -
PARKING

SHEET
C204



KEY MAP
1" = 200'



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PREPARED BY:

STATE OF MISSOURI

MARK ALLEN BREUER

NUMBER

PE-2003007268

PROFESSIONAL ENGINEER

10.05.2023

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REUNION AT BLACKWELL
FINAL DEVELOPMENT PLAN

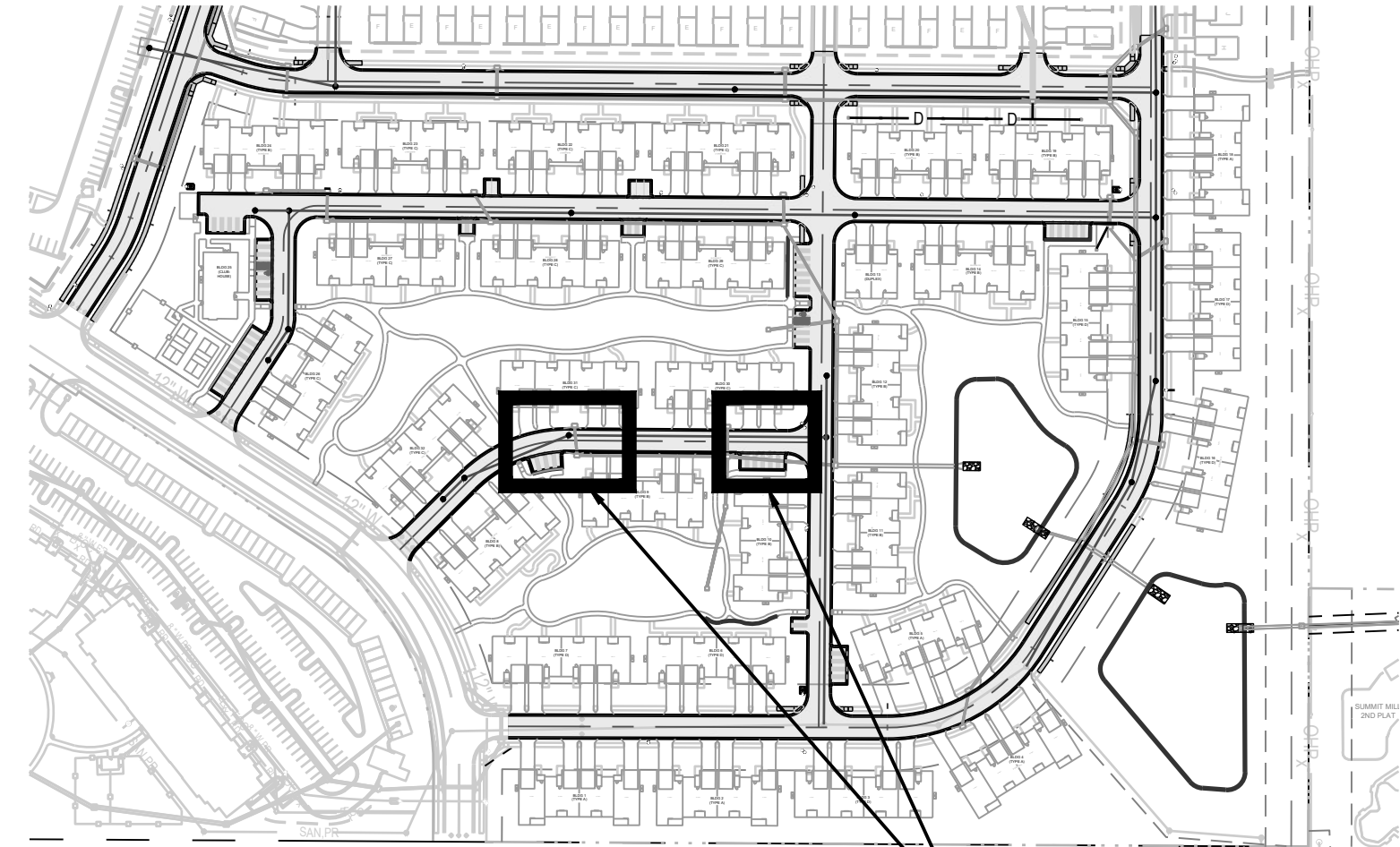
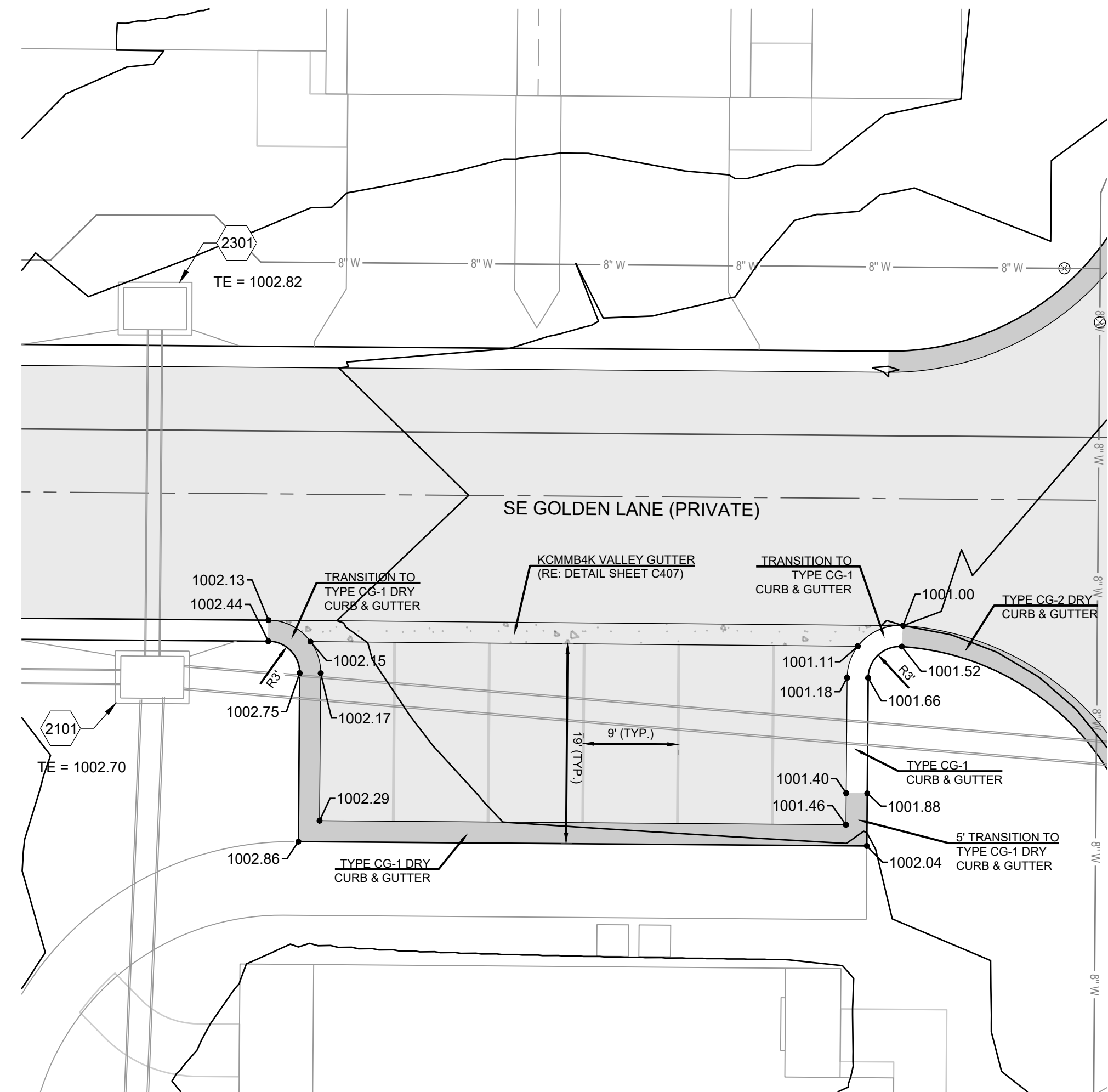
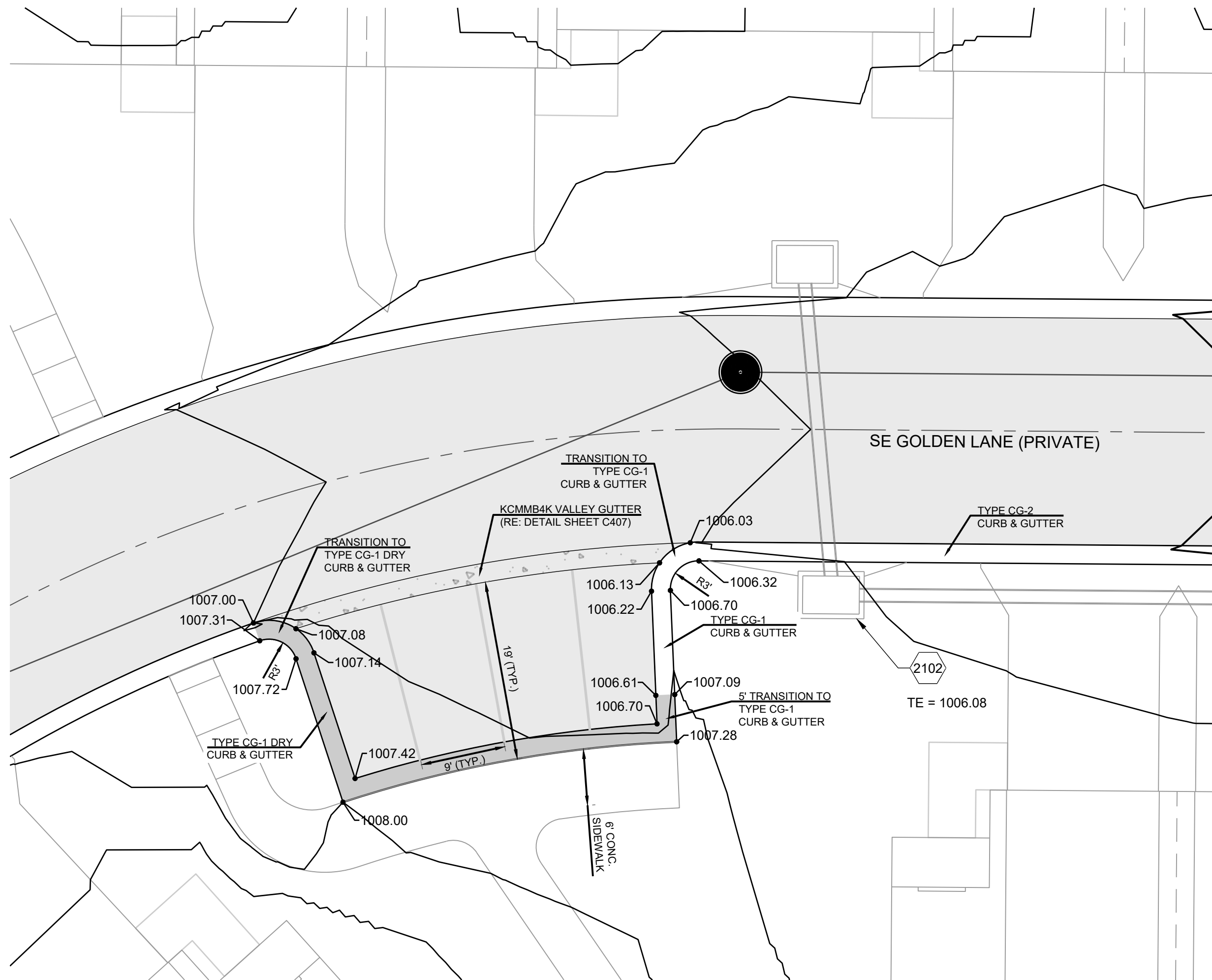
SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

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8	

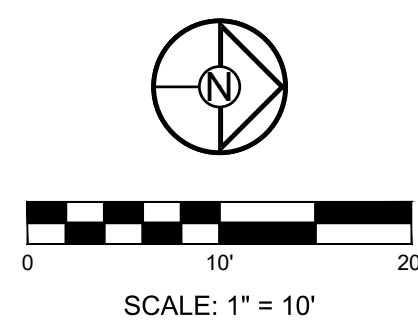
DRAWN BY:	TRC
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DATE PREPARED:	03/03/2023
PROJ. NUMBER:	22-597

SPOT
ELEVATIONS -
PARKING

SHEET
C205



KEY MAP
1" = 200'



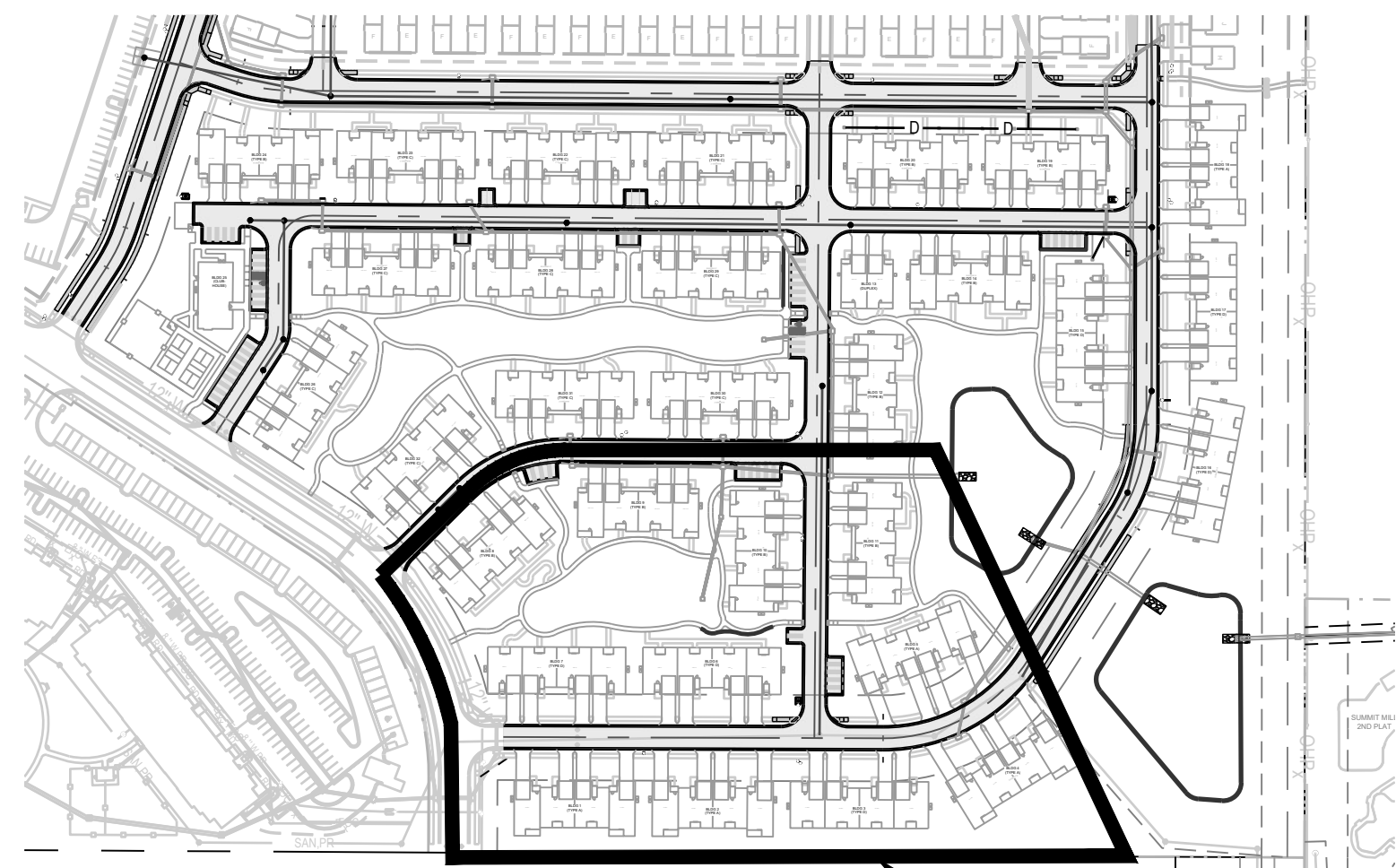
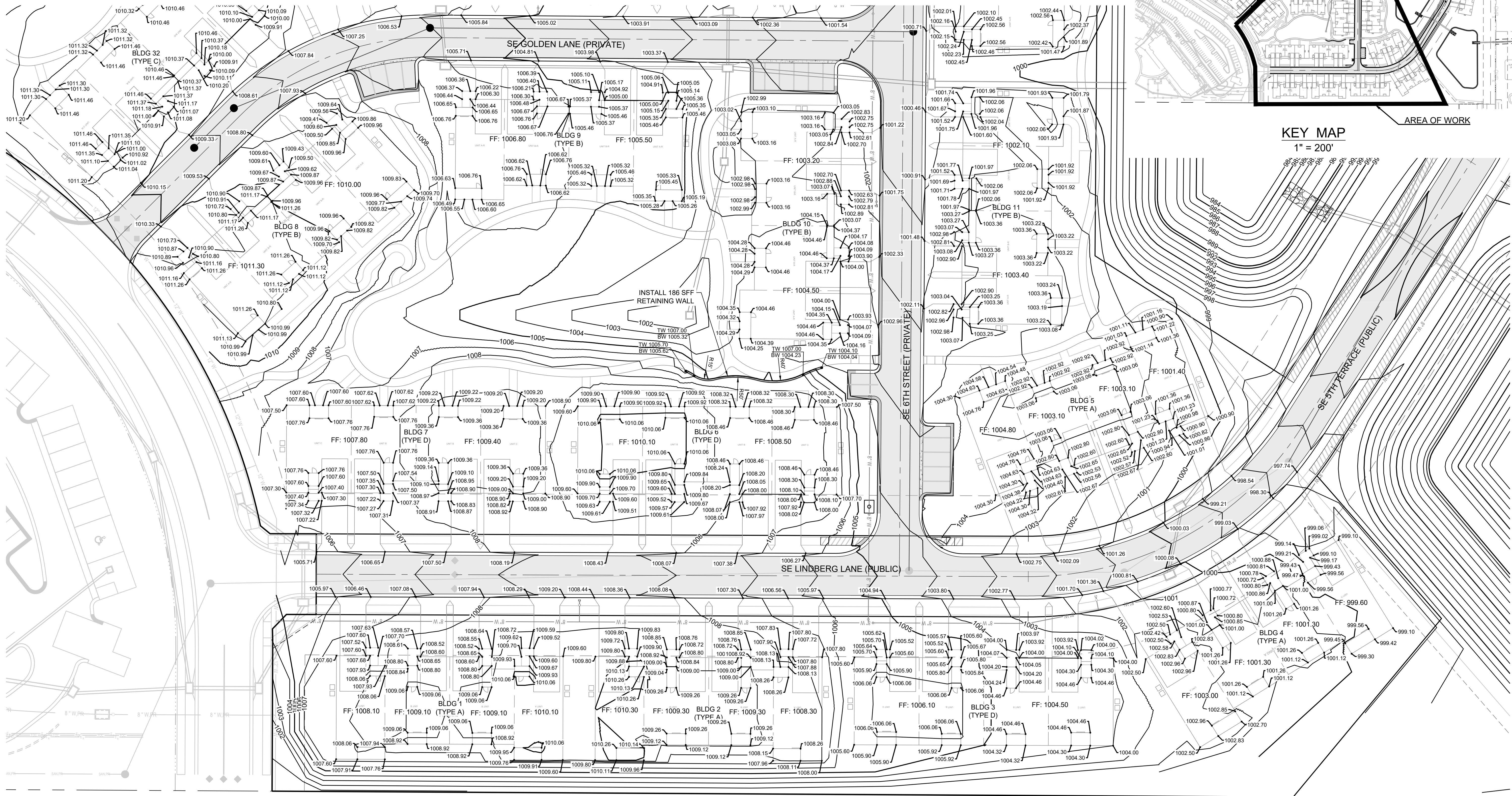
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6 03/03/2023	
7 03/03/2023	
8 22-597	

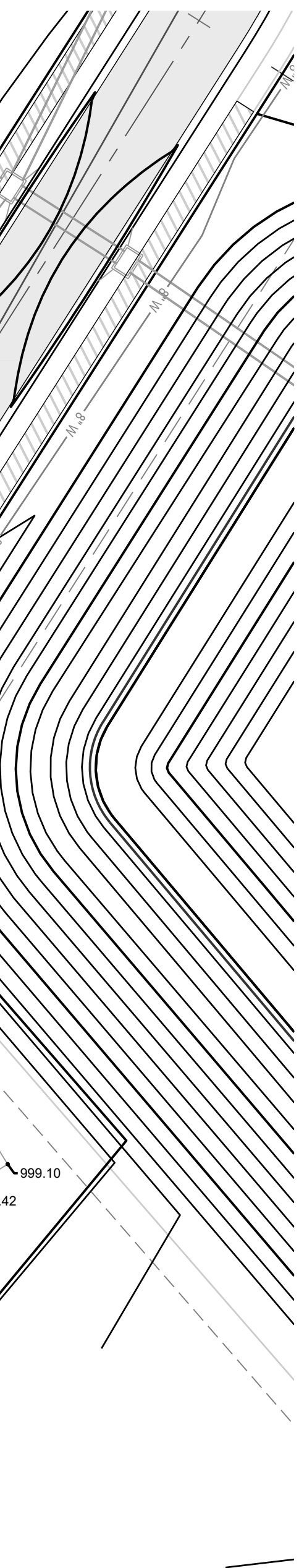
SPOT
ELEVATIONS -
PARKING

SHEET
C206

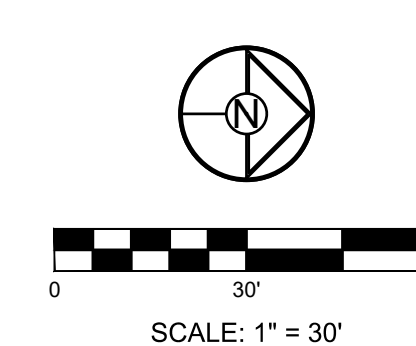


KEY MAP
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AREA OF WORK



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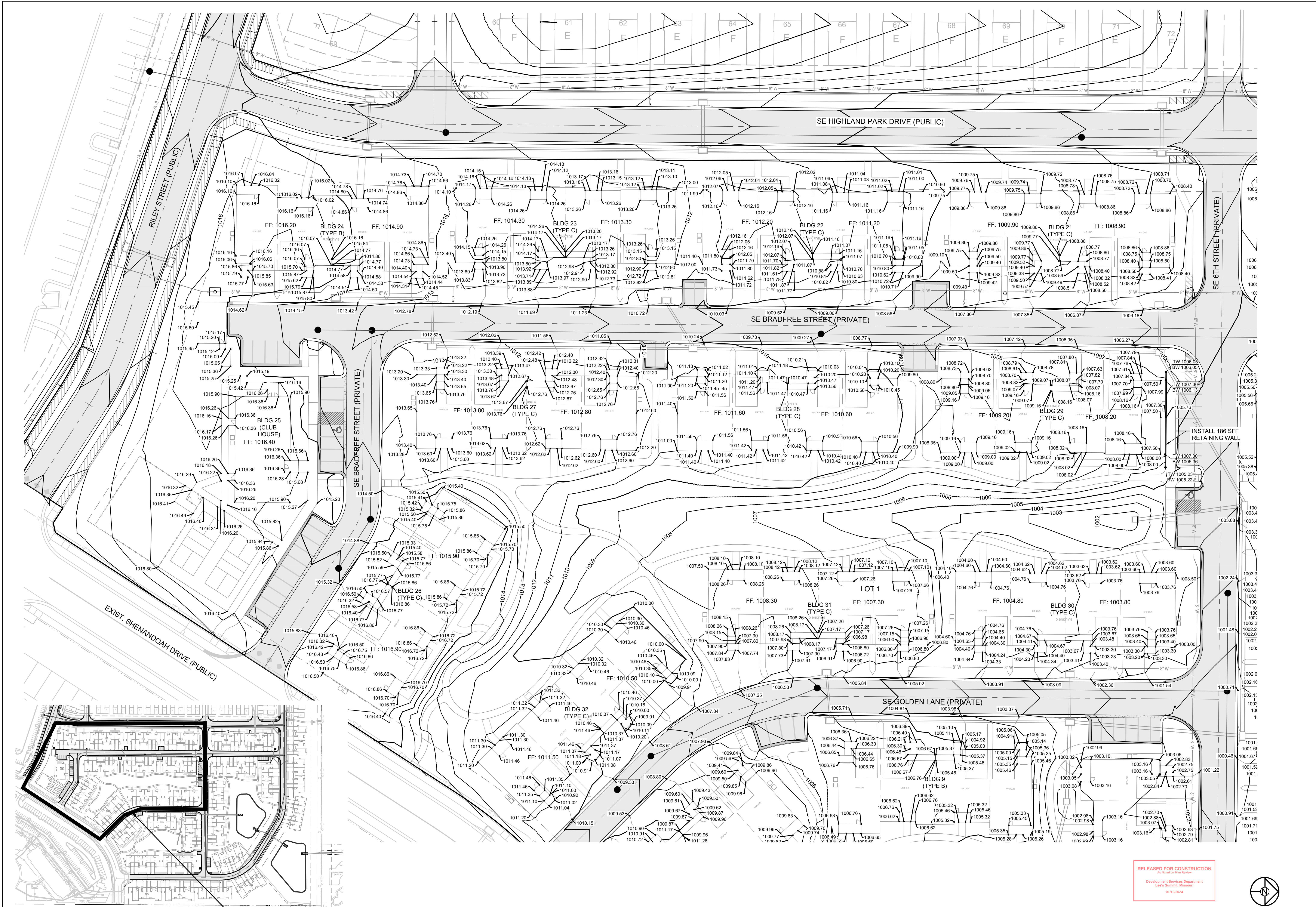
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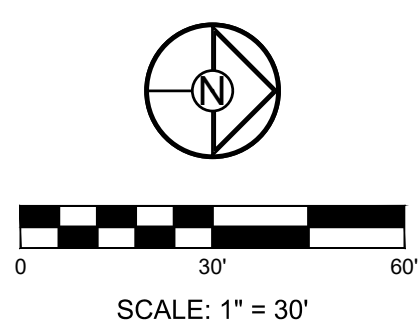
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SPOT
ELEVATIONS -
BUILDINGS
SHEET
C207



KEY MAP
1" = 200'
AREA OF WORK

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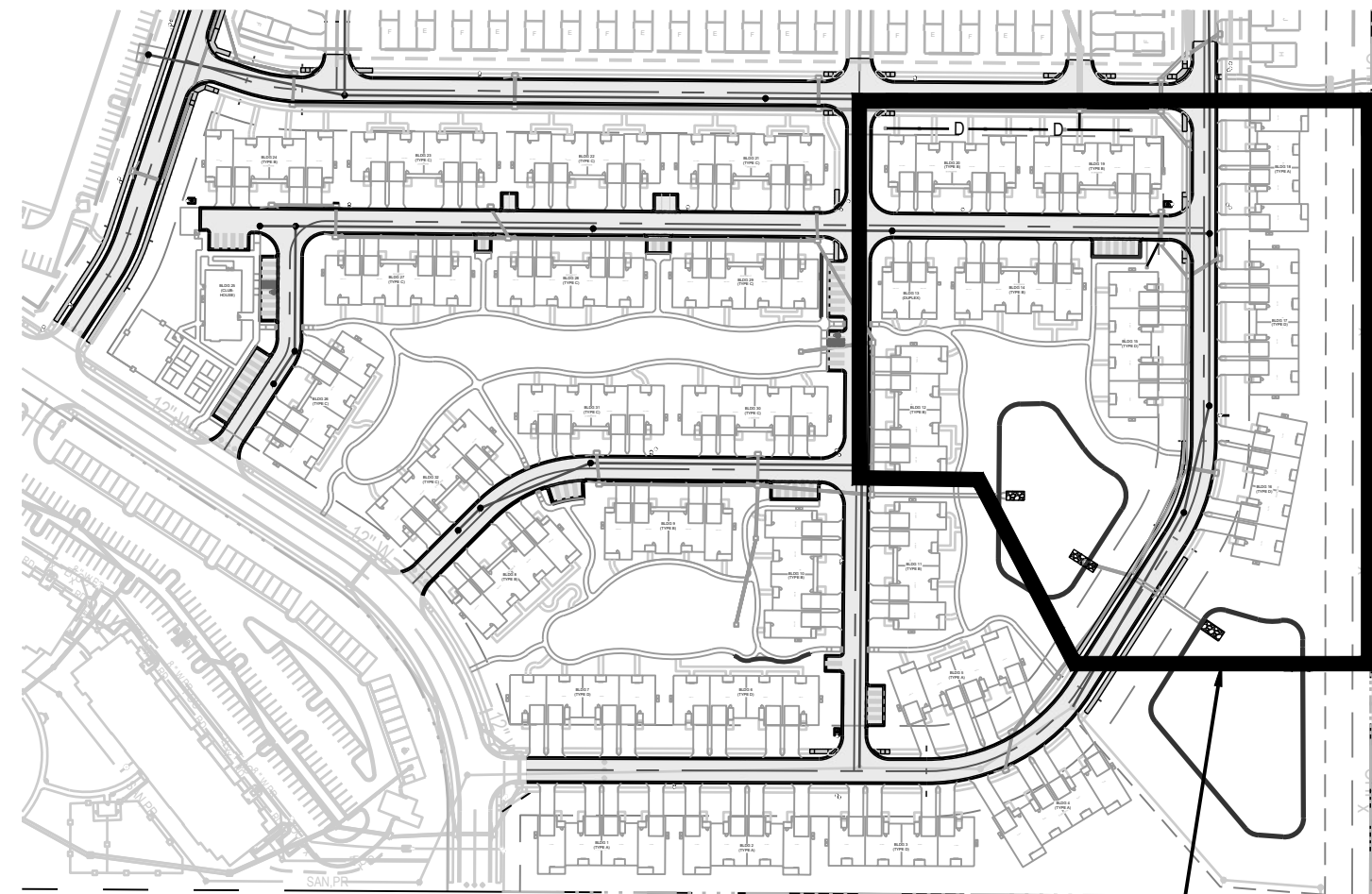
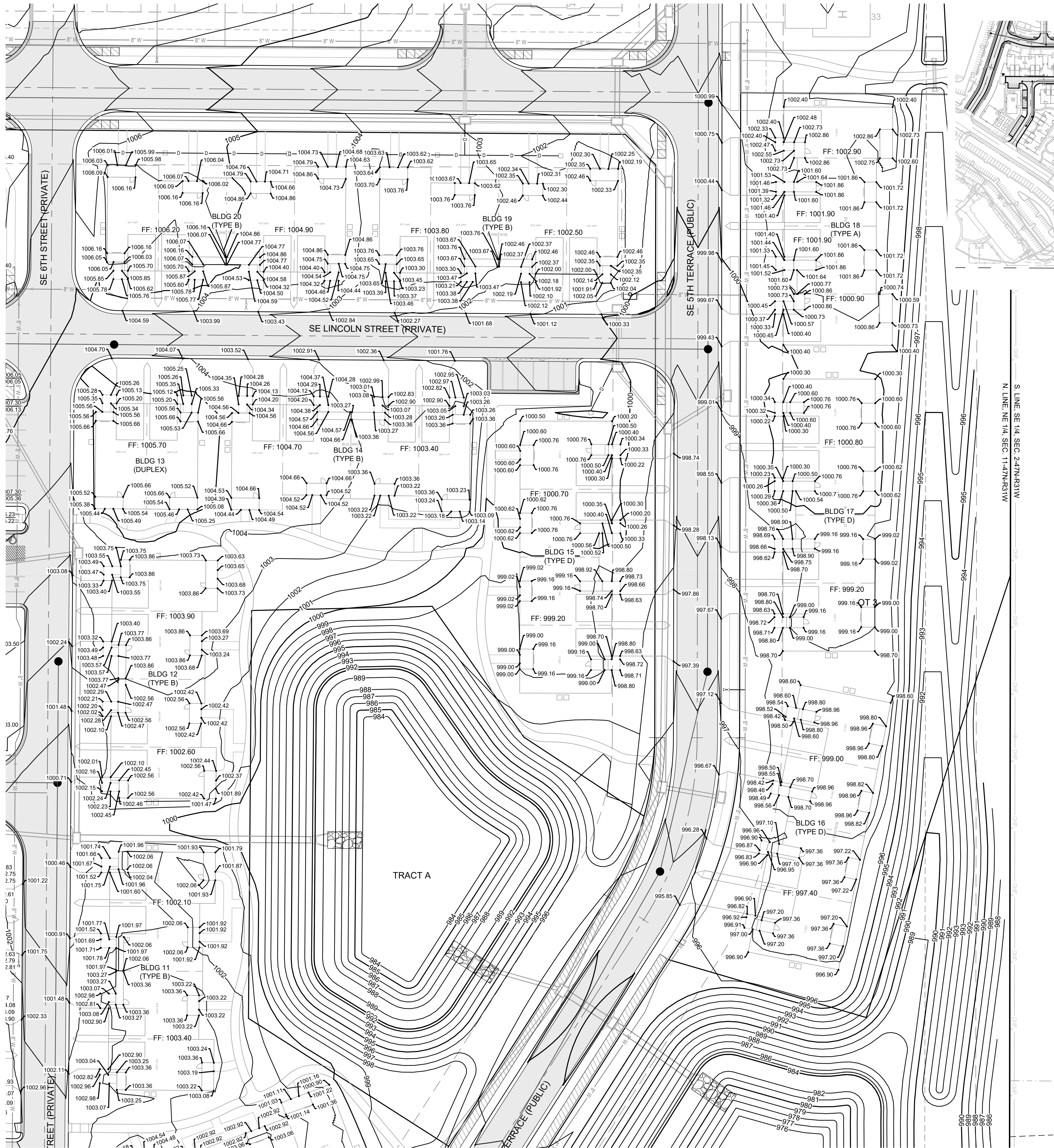
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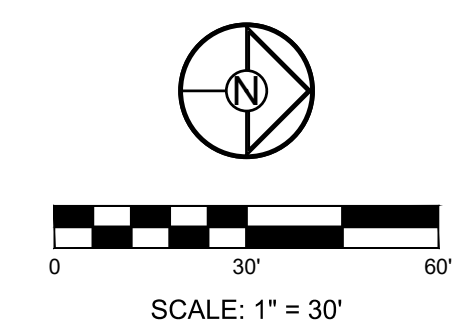
SHEET
C208

SPOT
ELEVATIONS -
BUILDINGS



KEY MAP
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AREA OF WORK



RELEASED FOR CONSTRUCTION
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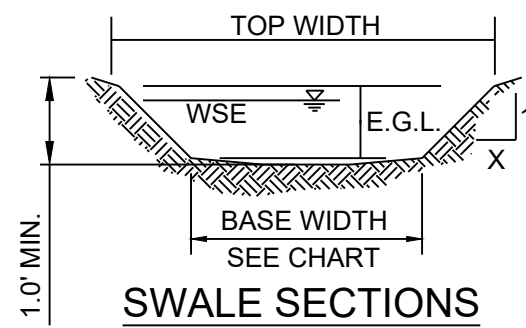
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SHEET
C209

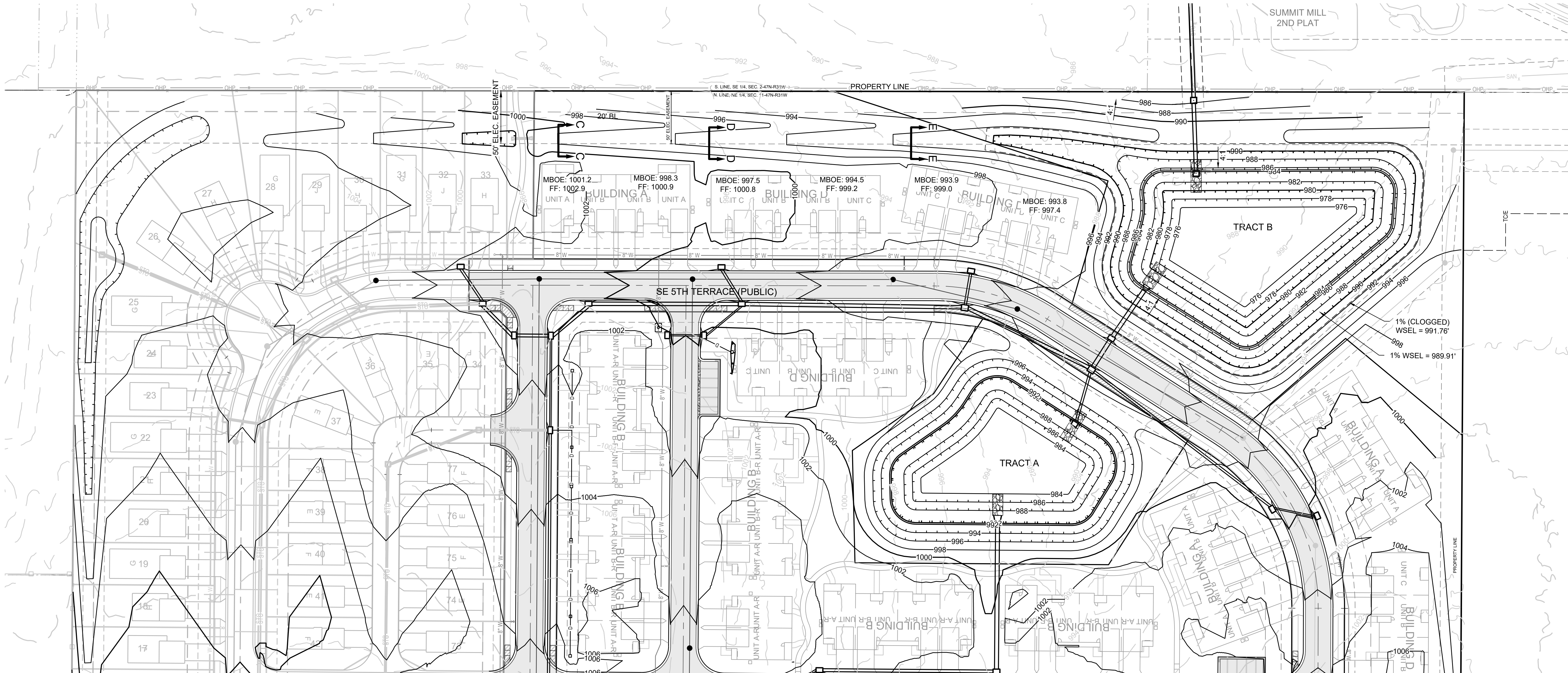


RUNOFF CALCULATIONS:
 $Q = K \cdot C \cdot I \cdot A$
 $K_{100} = 1.25 K_{10} = 1.0 C = 0.51$
 $K_{10} = 7.35$ $K_{100} = 10.32$
VELOCITY HEAD = $(\text{VELOCITY})^2 / 64.4$
EGL = DEPTH + VELOCITY HEAD

EXISTING CHANNEL															
SECTION	DRAINAGE AREA (AC.)	Q100 (CFS)	Q10 (CFS)	DESIGN OVERFLOW FORMULA	DESIGN OVERFLOW (CFS)	BED SLOPE (%)	SIDE SLOPE (X:1)	SIDE SLOPE (X:2)	BASE WIDTH (FT)	CROSS SECTION AREA (FT2)	TOP WIDTH (FT)	NOMINAL DEPTH (FT.)	AVERAGE VELOCITY (FPS)	VELOCITY HEAD (FT.)	EGL (FT.)
C	0.45	3.83	2.73	Q100(C)	3.83	2.00	4.00	4.00	10.00	2.62	11.92	0.17	2.07	0.07	0.24
D	0.69	5.87	4.18	Q100(C)	5.87	2.00	4.00	4.00	10.00	3.51	12.49	0.22	2.43	0.09	0.31
E	1.01	8.60	6.12	Q100(C)	8.60	2.00	4.00	4.00	10.00	4.65	13.21	0.28	2.79	0.12	0.40

NOTES:

- MBOE = MINIMUM BUILDING OPENING ELEVATION FOR HOUSES ADJACENT TO ENGINEERED OVERFLOW SWALES SHALL BE A MINIMUM OF 2 FEET ABOVE THE WATER SURFACE ELEVATION FOR THE 1% CHANCE STORM EVENT. APPROVED INDIVIDUAL LOT PLOT PLANS MAY ALTER THE CONSTRUCTED SWALES IN ELEVATION (CONTOUR) FROM THE GRADING PLAN AS LONG AS THE MBOE IS ADJUSTED ACCORDING TO THE ABOVE CRITERIA.
- EGL = ENERGY GRADE LINE (100 YR)
- MWSE = MAXIMUM WATER SURFACE ELEVATION (100 YR)
- MBOE'S ADJACENT TO SUMPED AREA INLETS SHALL BE A MINIMUM OF 1' ABOVE TOP OF ADJACENT BERM.



MO GRS BENCHMARK:

STATION NAME - JA-90

KC METRO ALUMINUM GRS DISK SET IN CONCRETE STAMPED "JA-90, 1988" LOCATED NEAR THE INTERSECTION OF LANGSFORD ROAD AND OLD LANGSFORD ROAD. 43 FEET SOUTHEAST OF THE CENTER OF LANGSFORD ROAD AND 32 FEET NORTH OF THE CENTER OF OLD LANGSFORD ROAD. N:1001052.8503, E:2845604.8272

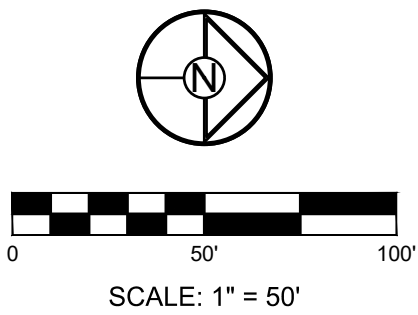
ELEV. 997.045

PROJECT BENCHMARK:

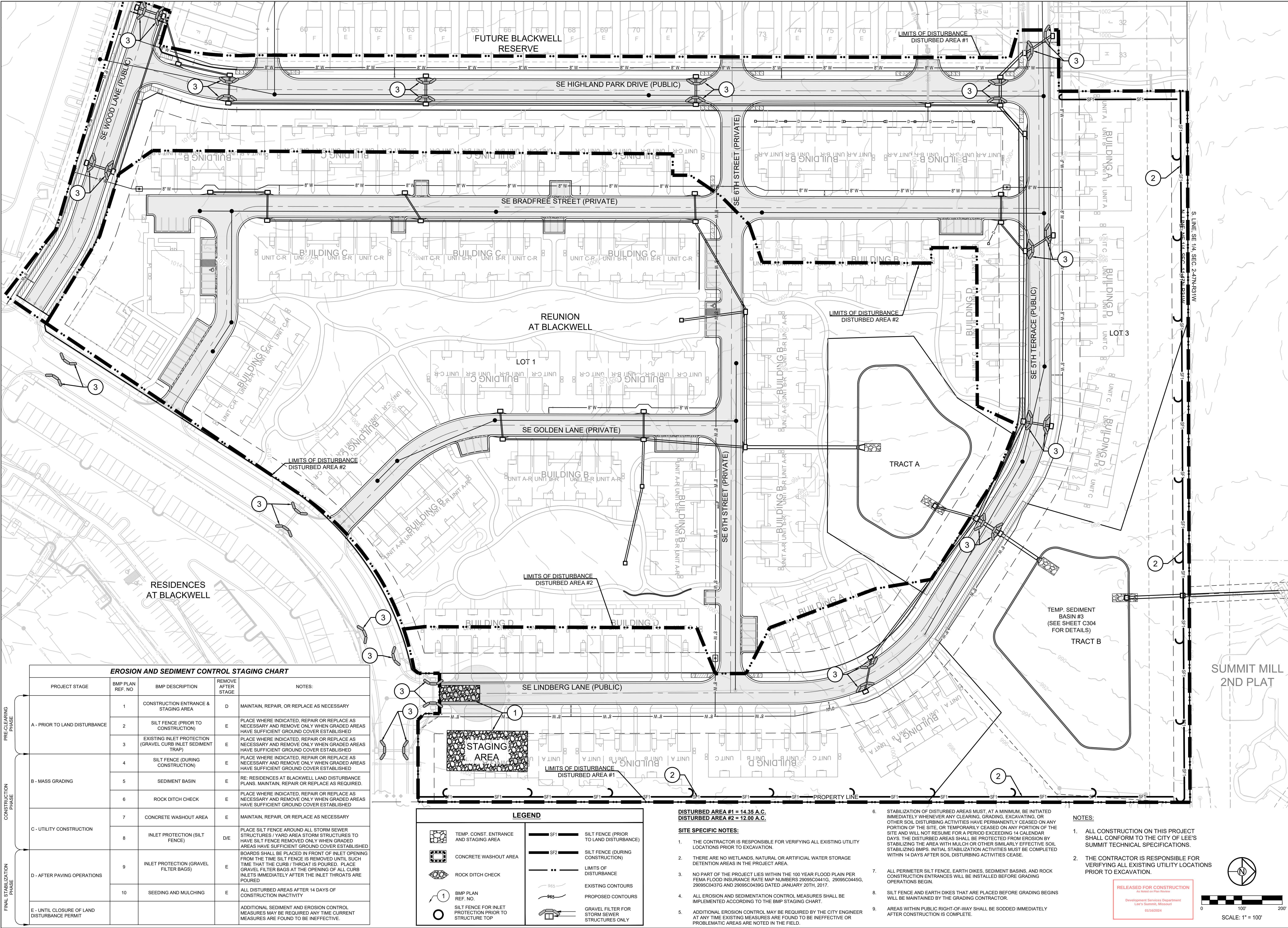
"SQUARE" CUT IN TOP OF CONCRETE STORM MANHOLE STORM MANHOLE IS LOCATED APPROX. 130 FEET EAST OF THE INTERSECTION OF SE JOEL AVE & BLUE PARKWAY AND 26 FEET SOUTH OF THE CENTERLINE OF BLUE PARKWAY. N:996874.9690, E:2840937.1365

ELEV. 1005.719

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
03/10/2024



REVISION DATE	DESCRIPTION
05/05/23	PER CITY COMMENTS
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09/25/23	PER CITY COMMENTS
10/05/23	PER CITY COMMENTS
03/03/2023	DATE PREPARED
22-597	PROJ. NUMBER



EROSION AND SEDIMENT CONTROL STAGING CHART				
PROJECT STAGE	BMP PLAN REF. NO.	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES
A - PRIOR TO LAND DISTURBANCE	1	CONSTRUCTION ENTRANCE & STAGING AREA	D	MAINTAIN, REPAIR, OR REPLACE AS NECESSARY
	2	SILT FENCE (PRIOR TO CONSTRUCTION)	E	PLACE WHERE INDICATED. REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
	3	EXISTING INLET PROTECTION (GRAVEL CURB INLET SEDIMENT TRAP)	E	PLACE WHERE INDICATED. REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
B - MASS GRADING	4	SILT FENCE (DURING CONSTRUCTION)	E	PLACE WHERE INDICATED. REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
	5	SEDIMENT BASIN	E	RE: RESIDENCES AT BLACKWELL LAND DISTURBANCE PLANS. MAINTAIN, REPAIR OR REPLACE AS REQUIRED.
	6	ROCK DITCH CHECK	E	PLACE WHERE INDICATED. REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
C - UTILITY CONSTRUCTION	7	CONCRETE WASHOUT AREA	E	MAINTAIN, REPAIR, OR REPLACE AS NECESSARY
	8	INLET PROTECTION (SILT FENCE)	D/E	PLACE SILT FENCE AROUND ALL STORM SEWER STRUCTURES / YARD AREA STORM STRUCTURES TO HAVE SILT FENCE REMOVED ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED. BOARDS SHALL BE PLACED IN FRONT OF INLET OPENING FROM THE TIME SILT FENCE IS REMOVED UNTIL SUCH TIME THAT THE CURB / THROAT IS POURED. PLACE GRAVEL FILTER BAGS AT THE OPENING OF ALL CURB INLETS IMMEDIATELY AFTER THE INLET THROATS ARE POURED
D - AFTER PAVING OPERATIONS	9	INLET PROTECTION (GRAVEL FILTER BAGS)	E	
	10	SEEDING AND MULCHING	E	ALL DISTURBED AREAS AFTER 14 DAYS OF CONSTRUCTION INACTIVITY
E - UNTIL CLOSURE OF LAND DISTURBANCE PERMIT				ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES MAY BE REQUIRED ANY TIME CURRENT MEASURES ARE FOUND TO BE INEFFECTIVE.

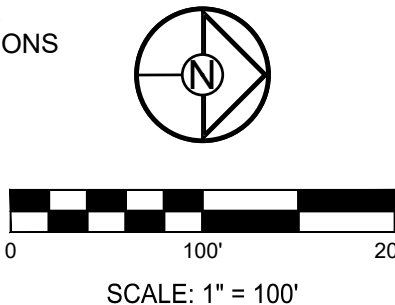
LEGEND	
	TEMP. CONST. ENTRANCE AND STAGING AREA
	CONCRETE WASHOUT AREA
	ROCK DITCH CHECK
	BMP PLAN REF. NO.
	SILT FENCE FOR INLET PROTECTION PRIOR TO STRUCTURE TOP
	SF1 SILT FENCE (PRIOR TO LAND DISTURBANCE)
	SF2 SILT FENCE (DURING CONSTRUCTION)
	LIMITS OF DISTURBANCE
	EXISTING CONTOURS
	PROPOSED CONTOURS
	GRAVEL FILTER FOR STORM SEWER STRUCTURES ONLY

- DISTURBED AREA #1 = 14.35 A.C.**
DISTURBED AREA #2 = 12.00 A.C.
- SITE SPECIFIC NOTES:**
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 - THERE ARE NO WETLANDS, NATURAL OR ARTIFICIAL WATER STORAGE DETENTION AREAS IN THE PROJECT AREA.
 - NO PART OF THE PROJECT LIES WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBERS 29050C04113, 29050C04456, 29050C0437G AND 29050C0439G DATED JANUARY 20TH, 2017.
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- STABILIZATION OF DISTURBED AREAS MUST, AT A MINIMUM, BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING, OR OTHER SOIL DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE. OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. THE DISTURBED AREAS SHALL BE PROTECTED FROM EROSION BY STABILIZING THE AREA WITH MULCH OR OTHER SIMILARLY EFFECTIVE SOIL STABILIZING BMPs. INITIAL STABILIZATION ACTIVITIES MUST BE COMPLETED WITHIN 14 DAYS AFTER SOIL DISTURBING ACTIVITIES CEASE.
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- AREAS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE SODDED IMMEDIATELY AFTER CONSTRUCTION IS COMPLETE.

- NOTES:**
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RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
05/16/2024



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#E2002003606F #LAC2001005237 #LS200200859F

PREPARED BY:

10.05.2023
SCHLAGEL & ASSOCIATES, P.A.

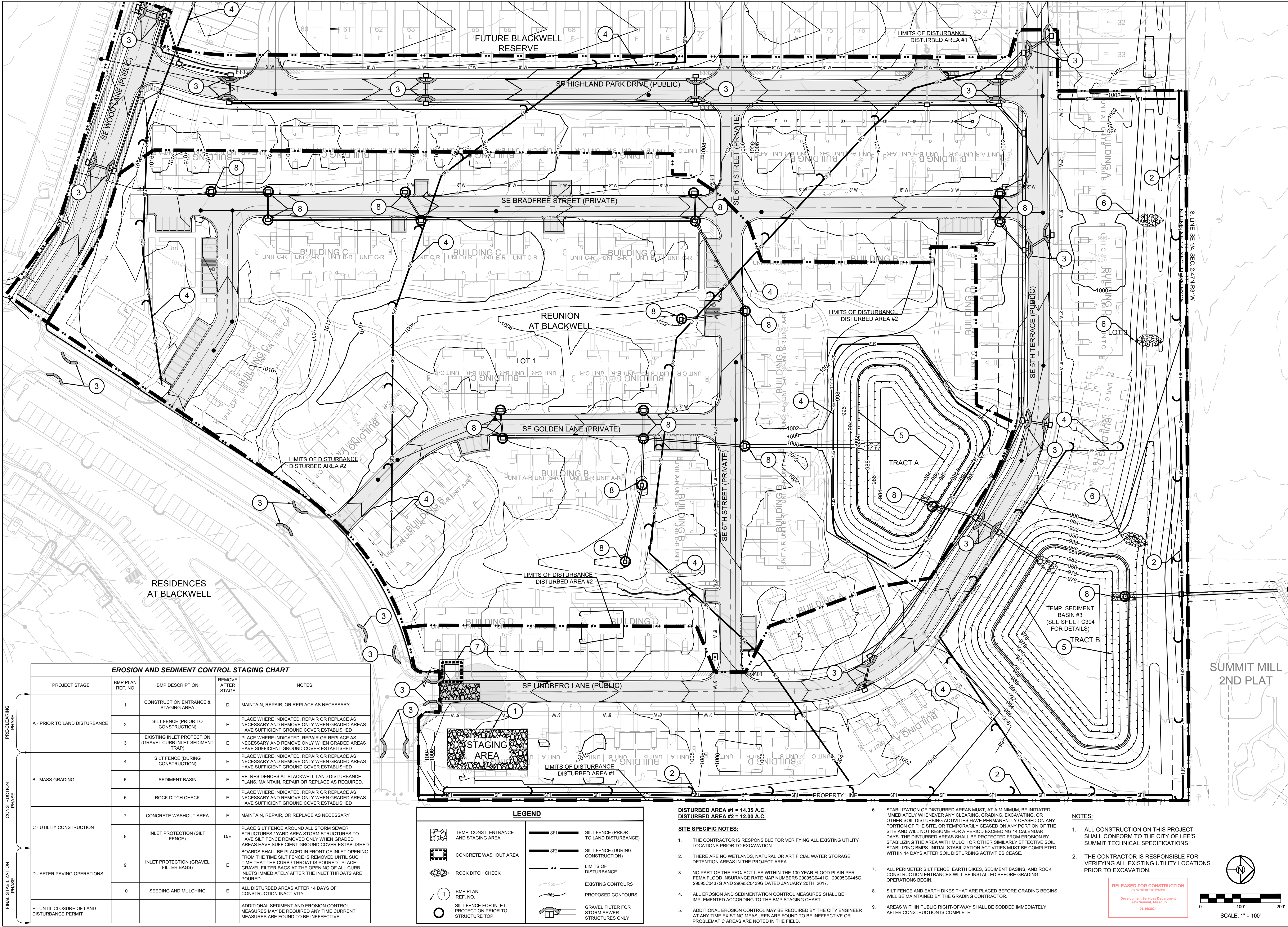
REUNION AT BLACKWELL
FINAL DEVELOPMENT PLAN

SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
05/05/23	PER CITY COMMENTS
06/27/23	PER CITY COMMENTS
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10/05/23	PER CITY COMMENTS
03/03/2023	
PROJ. NUMBER:	22-597

PRE-CLEARING
EROSION
CONTROL PLAN

SHEET
C300



EROSION AND SEDIMENT CONTROL STAGING CHART				
PROJECT STAGE	BMP PLAN REF. NO.	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES
A - PRIOR TO LAND DISTURBANCE	1	CONSTRUCTION ENTRANCE & STAGING AREA	D	MAINTAIN, REPAIR, OR REPLACE AS NECESSARY
	2	SILT FENCE (PRIOR TO CONSTRUCTION)	E	PLACE WHERE INDICATED. REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
	3	EXISTING INLET PROTECTION (GRAVEL CURB INLET SEDIMENT TRAP)	E	PLACE WHERE INDICATED. REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
B - MASS GRADING	4	SILT FENCE (DURING CONSTRUCTION)	E	PLACE WHERE INDICATED. REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
	5	SEDIMENT BASIN	E	RE: RESIDENCES AT BLACKWELL LAND DISTURBANCE PLANS. MAINTAIN, REPAIR OR REPLACE AS REQUIRED.
	6	ROCK DITCH CHECK	E	PLACE WHERE INDICATED. REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
C - UTILITY CONSTRUCTION	7	CONCRETE WASHOUT AREA	E	MAINTAIN, REPAIR, OR REPLACE AS NECESSARY
	8	INLET PROTECTION (SILT FENCE)	D/E	PLACE SILT FENCE AROUND ALL STORM SEWER STRUCTURES / YARD AREA STORM STRUCTURES TO HAVE SILT FENCE REMOVED ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED. BOARDS SHALL BE PLACED IN FRONT OF INLET OPENING FROM THE TIME SILT FENCE IS REMOVED UNTIL SUCH TIME THAT THE CURB / THROAT IS POURED. PLACE GRAVEL FILTER BAGS AT THE OPENING OF ALL CURB INLETS IMMEDIATELY AFTER THE INLET THROATS ARE POURED
D - AFTER PAVING OPERATIONS	9	INLET PROTECTION (GRAVEL FILTER BAGS)	E	
	10	SEEDING AND MULCHING	E	ALL DISTURBED AREAS AFTER 14 DAYS OF CONSTRUCTION INACTIVITY
E - UNTIL CLOSURE OF LAND DISTURBANCE PERMIT				ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES MAY BE REQUIRED ANY TIME CURRENT MEASURES ARE FOUND TO BE INEFFECTIVE.

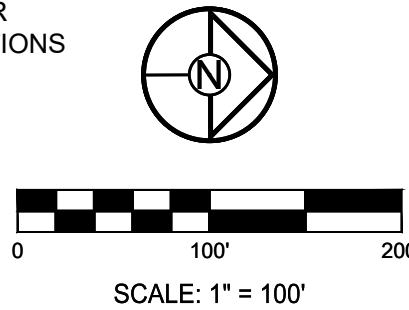
LEGEND			
	TEMP. CONST. ENTRANCE AND STAGING AREA		SILT FENCE (PRIOR TO LAND DISTURBANCE)
	CONCRETE WASHOUT AREA		SILT FENCE (DURING CONSTRUCTION)
	ROCK DITCH CHECK		LIMITS OF DISTURBANCE
	BMP PLAN REF. NO.		EXISTING CONTOURS
	SILT FENCE FOR INLET PROTECTION PRIOR TO STRUCTURE TOP		PROPOSED CONTOURS
			GRAVEL FILTER FOR STORM SEWER STRUCTURES ONLY

- DISTURBED AREA #1 = 14.35 A.C.**
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- NOTES:**
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RELEASED FOR CONSTRUCTION
As Based on Plan Review
Development Services Department
Lee's Summit, Missouri
01/16/2024



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PREPARED BY:

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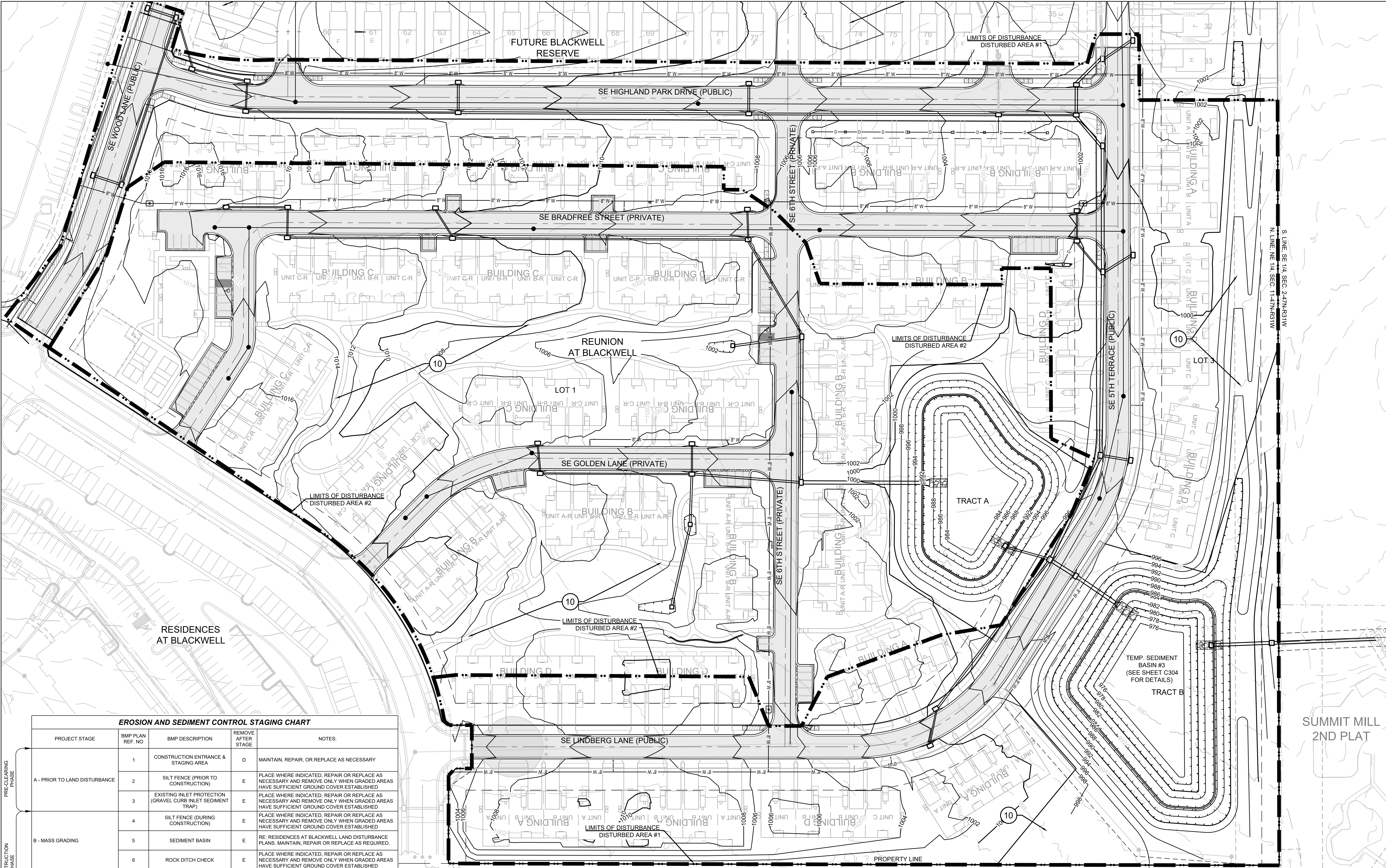
REUNION AT BLACKWELL
FINAL DEVELOPMENT PLAN

SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

DRAWN BY:	TRC	DESCRIPTION	PER CITY COMMENTS
CHECKED BY:	MAB	PER CITY COMMENTS	
DATE PREPARED:	03/03/2023	PER CITY COMMENTS	
PROJ. NUMBER:	22-597	PER CITY COMMENTS	

CONSTRUCTION
PHASE EROSION
CONTROL PLAN

SHEET
C301



EROSION AND SEDIMENT CONTROL STAGING CHART					
	PROJECT STAGE	BMP PLAN REF. NO	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
PRE-CLEARING PHASE	A - PRIOR TO LAND DISTURBANCE	1	CONSTRUCTION ENTRANCE & STAGING AREA	D	MAINTAIN, REPAIR, OR REPLACE AS NECESSARY
		2	SILT FENCE (PRIOR TO CONSTRUCTION)	E	PLACE WHERE INDICATED. REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
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CONSTRUCTION PHASE	B - MASS GRADING	4	SILT FENCE (DURING CONSTRUCTION)	E	PLACE WHERE INDICATED. REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
		5	SEDIMENT BASIN	E	RE: RESIDENCES AT BLACKWELL LAND DISTURBANCE PLANS. MAINTAIN, REPAIR OR REPLACE AS REQUIRED.
		6	ROCK DITCH CHECK	E	PLACE WHERE INDICATED. REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
FINAL STABILIZATION PHASE	C - UTILITY CONSTRUCTION	7	CONCRETE WASHOUT AREA	E	MAINTAIN, REPAIR, OR REPLACE AS NECESSARY
		8	INLET PROTECTION (SILT FENCE)	D/E	PLACE SILT FENCE AROUND ALL STORM SEWER STRUCTURES / YARD AREA STORM STRUCTURES TO HAVE SILT FENCE REMOVED ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED. BOARDS SHALL BE PLACED IN FRONT OF INLET OPENING FROM THE TIME SILT FENCE IS REMOVED UNTIL SUCH TIME THAT THE CURB / THROAT IS POURED. PLACE GRAVEL FILTER BAGS AT THE OPENING OF ALL CURB INLETS IMMEDIATELY AFTER THE INLET THROATS ARE POURED
	D - AFTER PAVING OPERATIONS	9	INLET PROTECTION (GRAVEL FILTER BAGS)	E	
		10	SEEDING AND MULCHING	E	ALL DISTURBED AREAS AFTER 14 DAYS OF CONSTRUCTION INACTIVITY
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LEGEND	
	TEMP. CONST. ENTRANCE AND STAGING AREA
	CONCRETE WASHOUT AREA
	ROCK DITCH CHECK
	BMP PLAN REF. NO.
	SILT FENCE FOR INLET PROTECTION PRIOR TO STRUCTURE TOP
	SF1 SILT FENCE (PRIOR TO LAND DISTURBANCE)
	SF2 SILT FENCE (DURING CONSTRUCTION)
	LIMITS OF DISTURBANCE
	EXISTING CONTOURS
	PROPOSED CONTOURS
	GRAVEL FILTER FOR STORM SEWER STRUCTURES ONLY

DISTURBED AREA #1 = 14.35 A.C.
DISTURBED AREA #2 = 12.00 A.C.

SITE SPECIFIC NOTES:

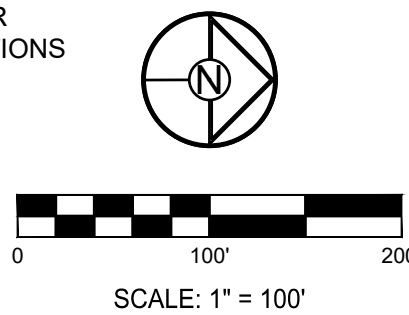
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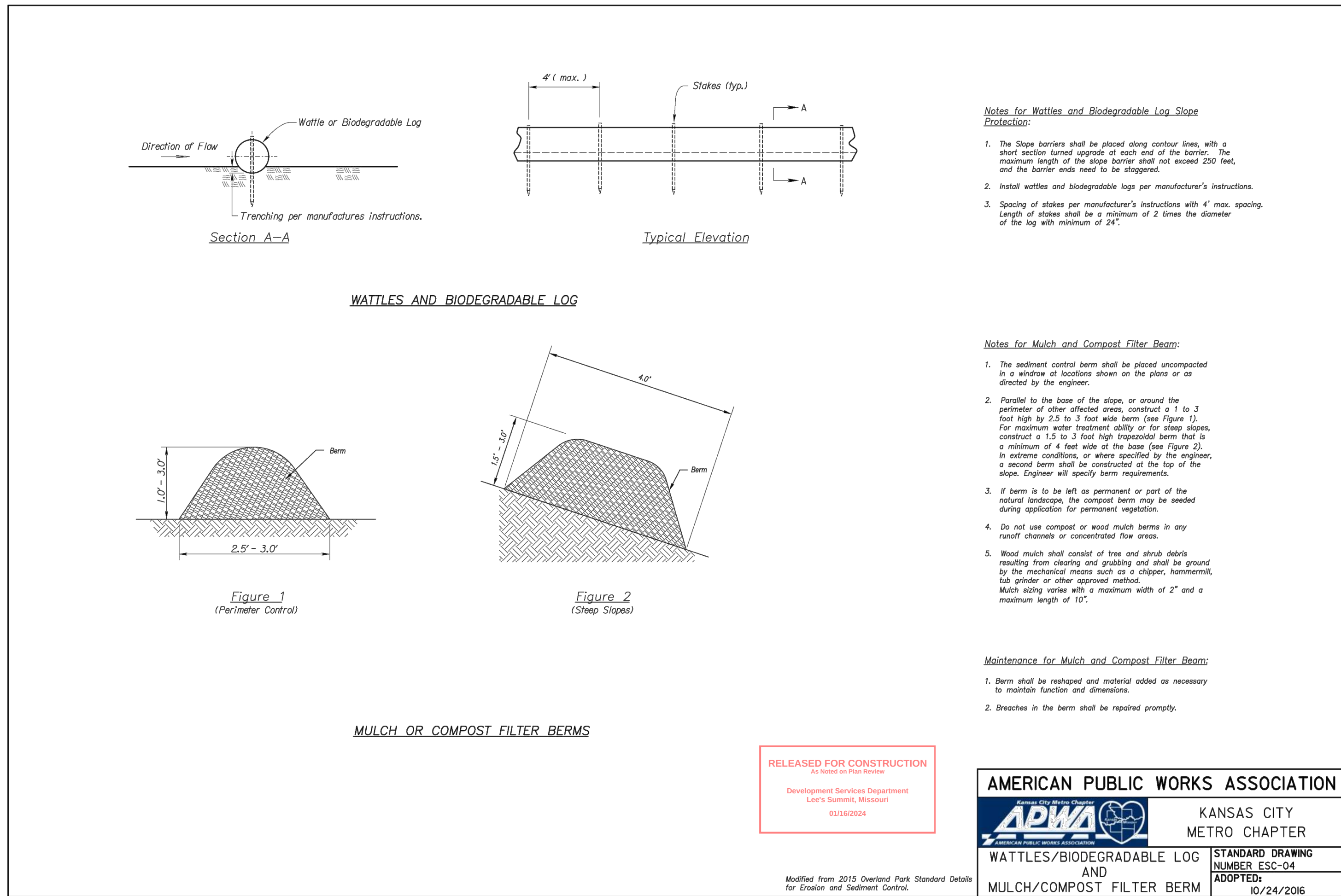
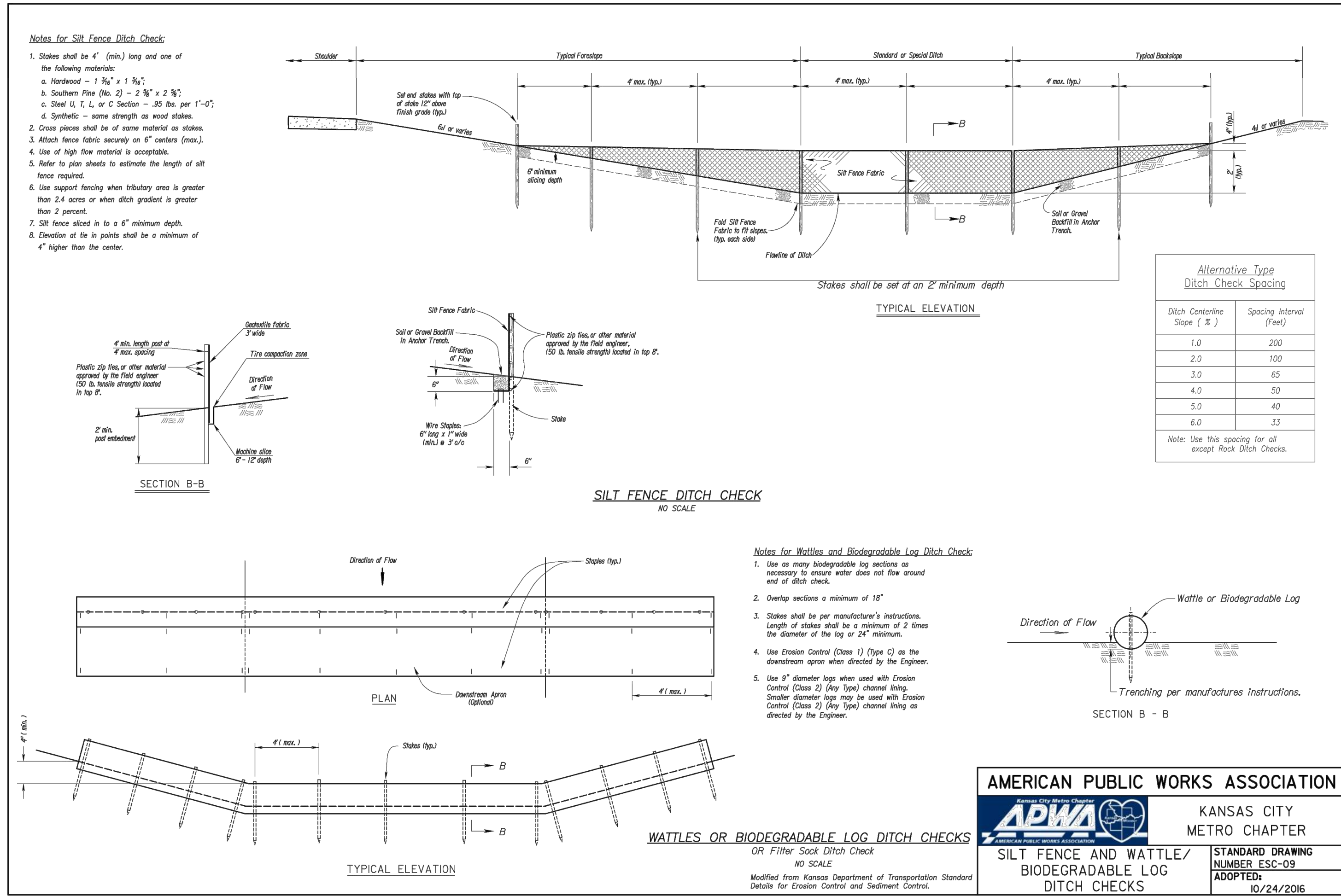
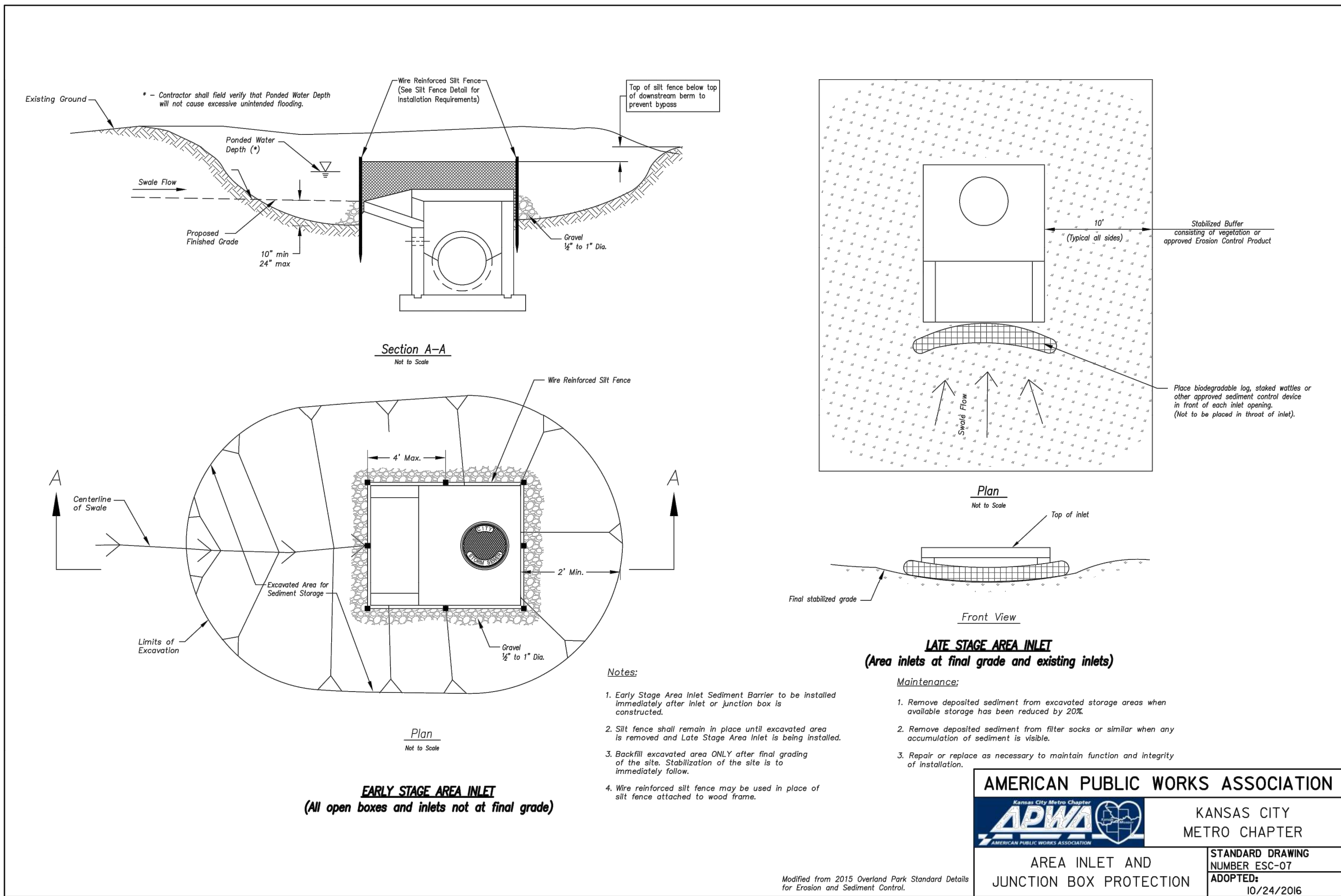
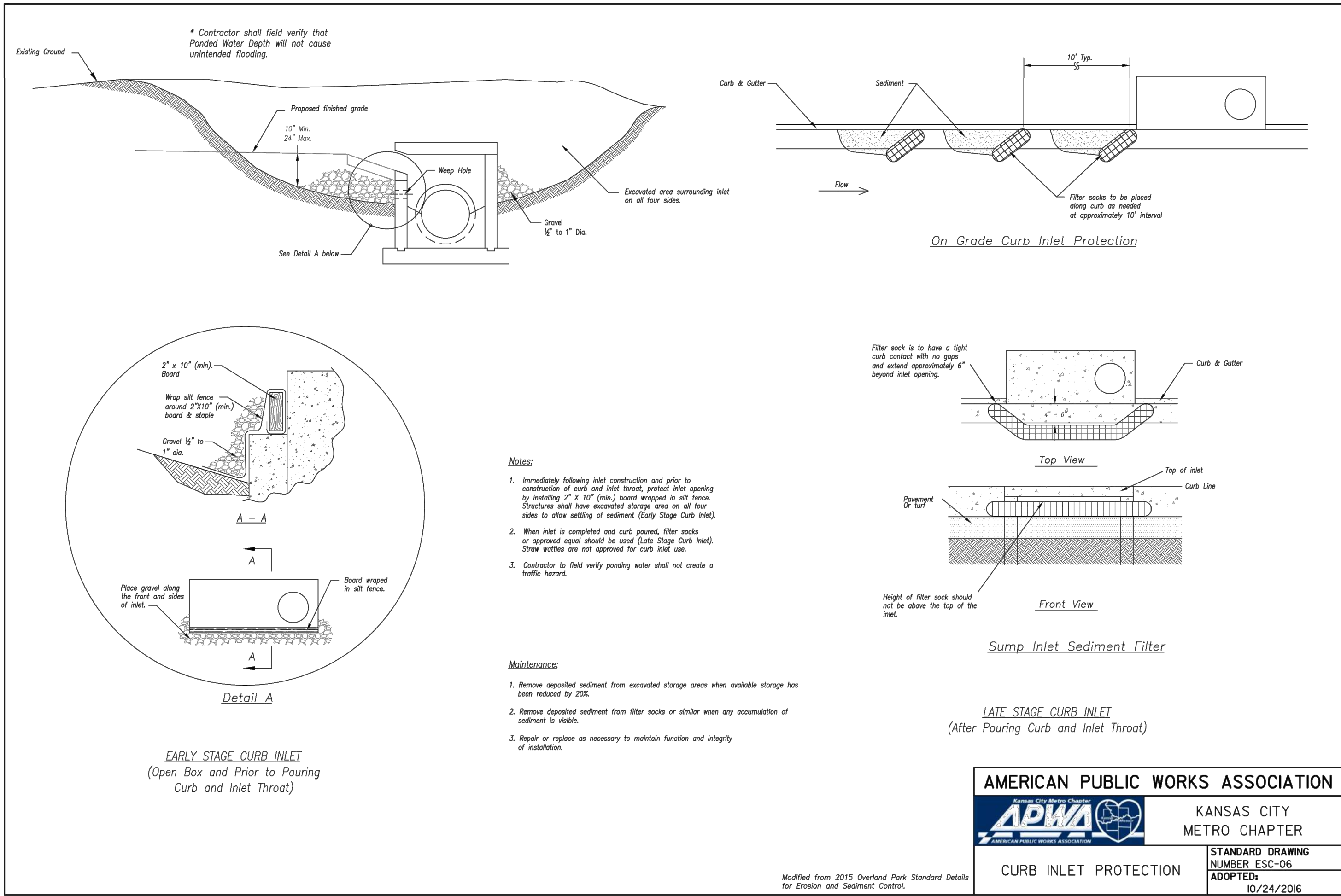
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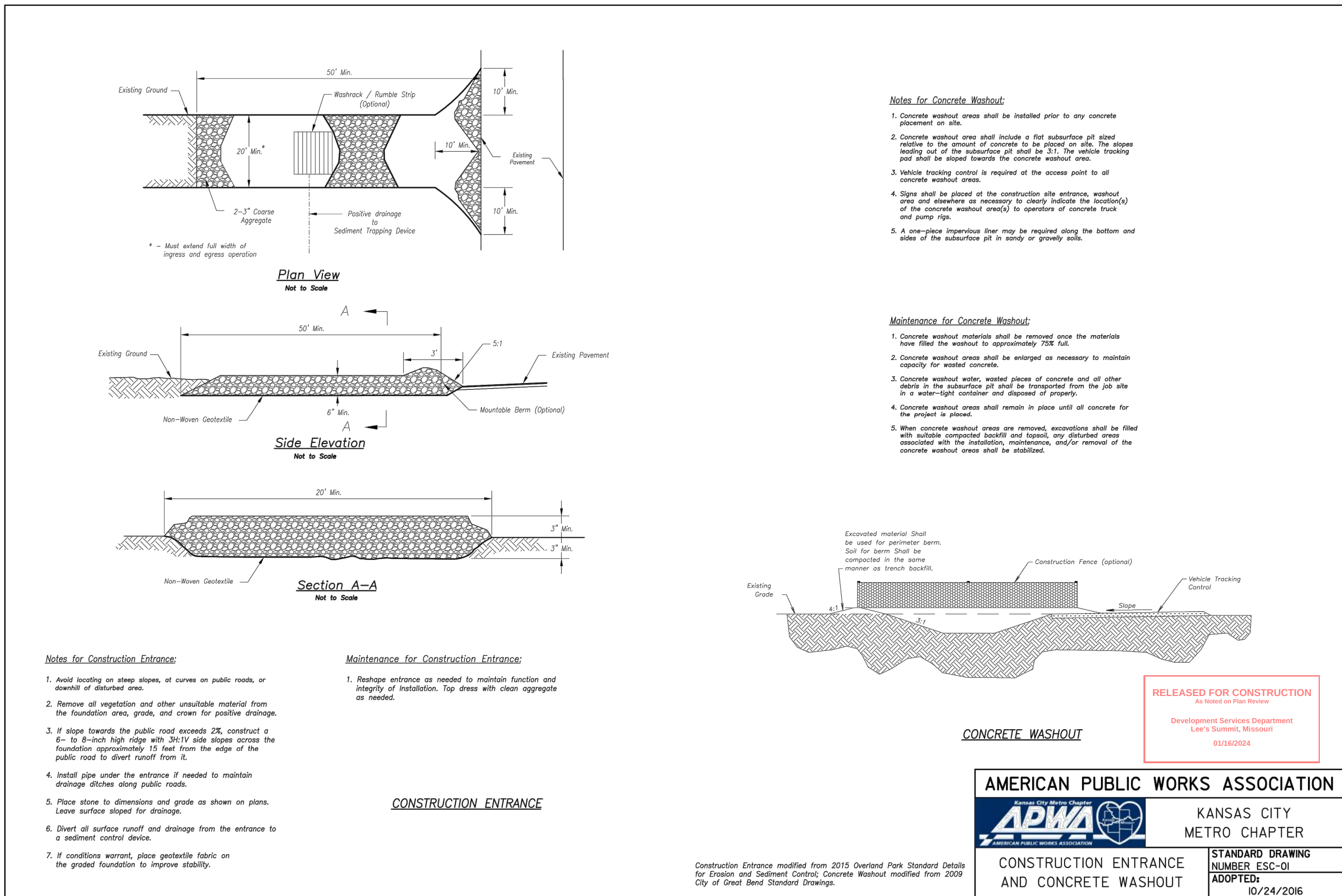
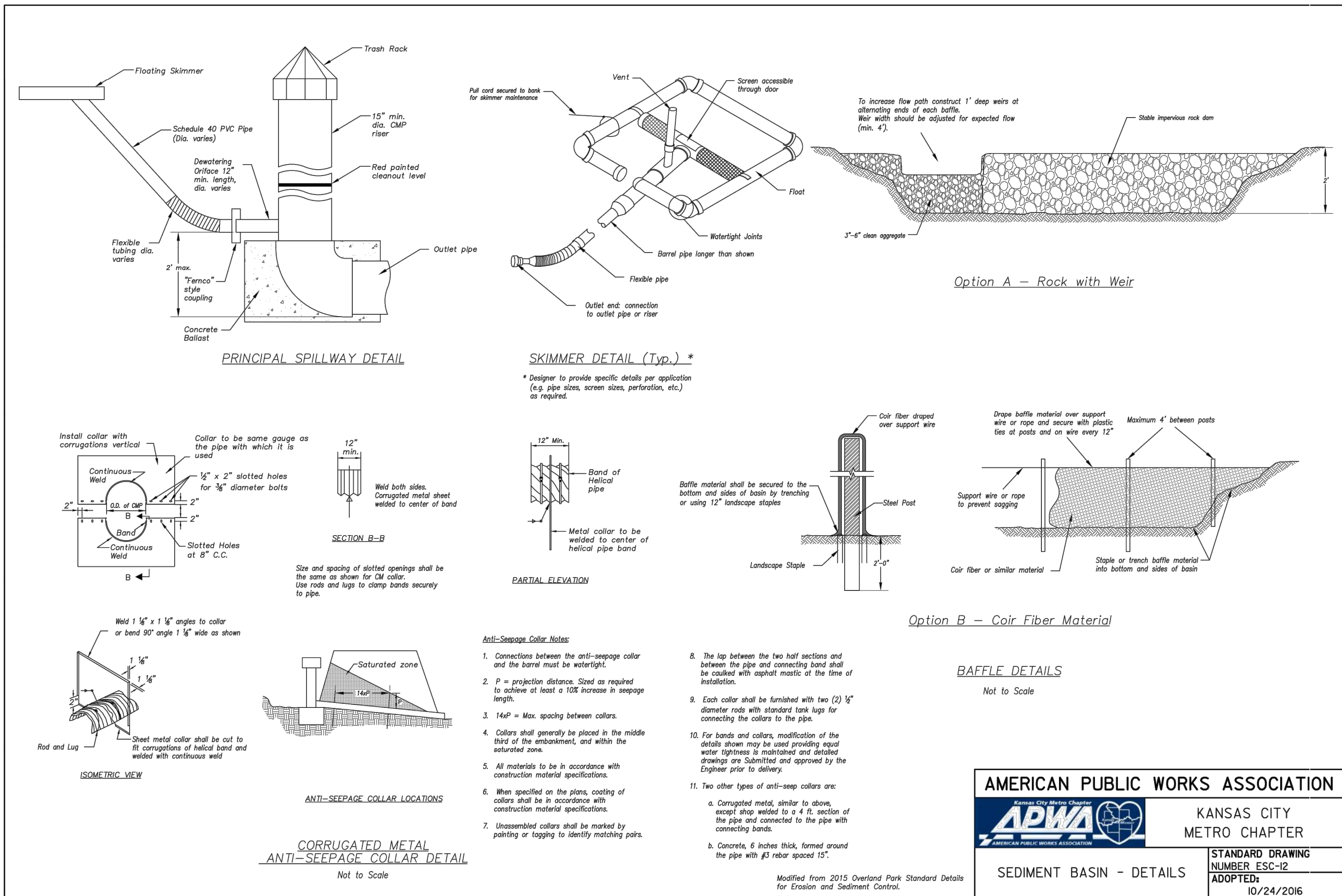
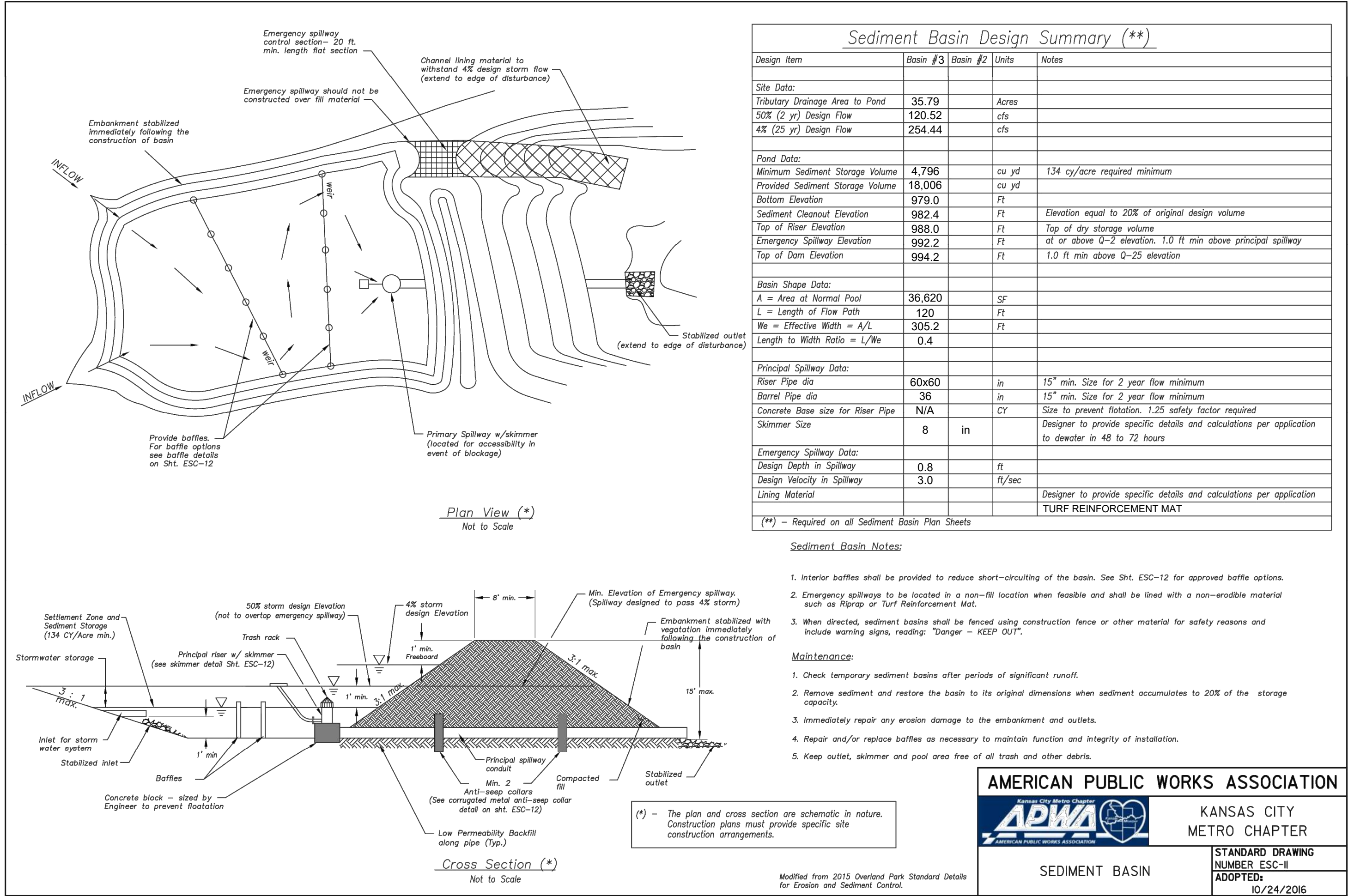
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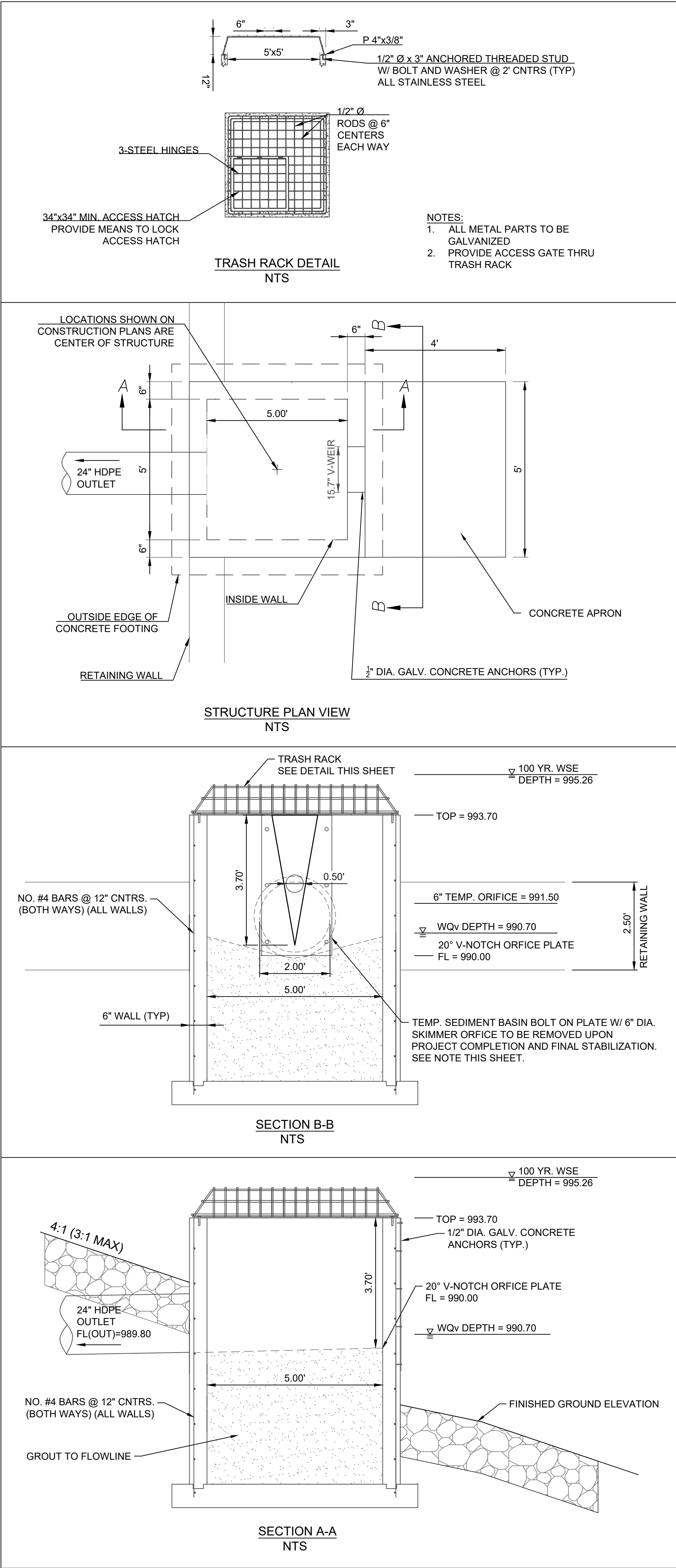
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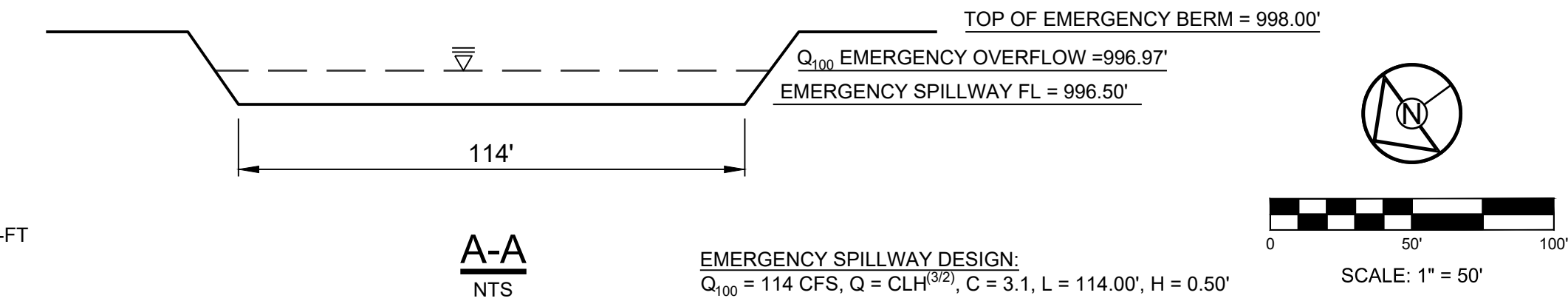
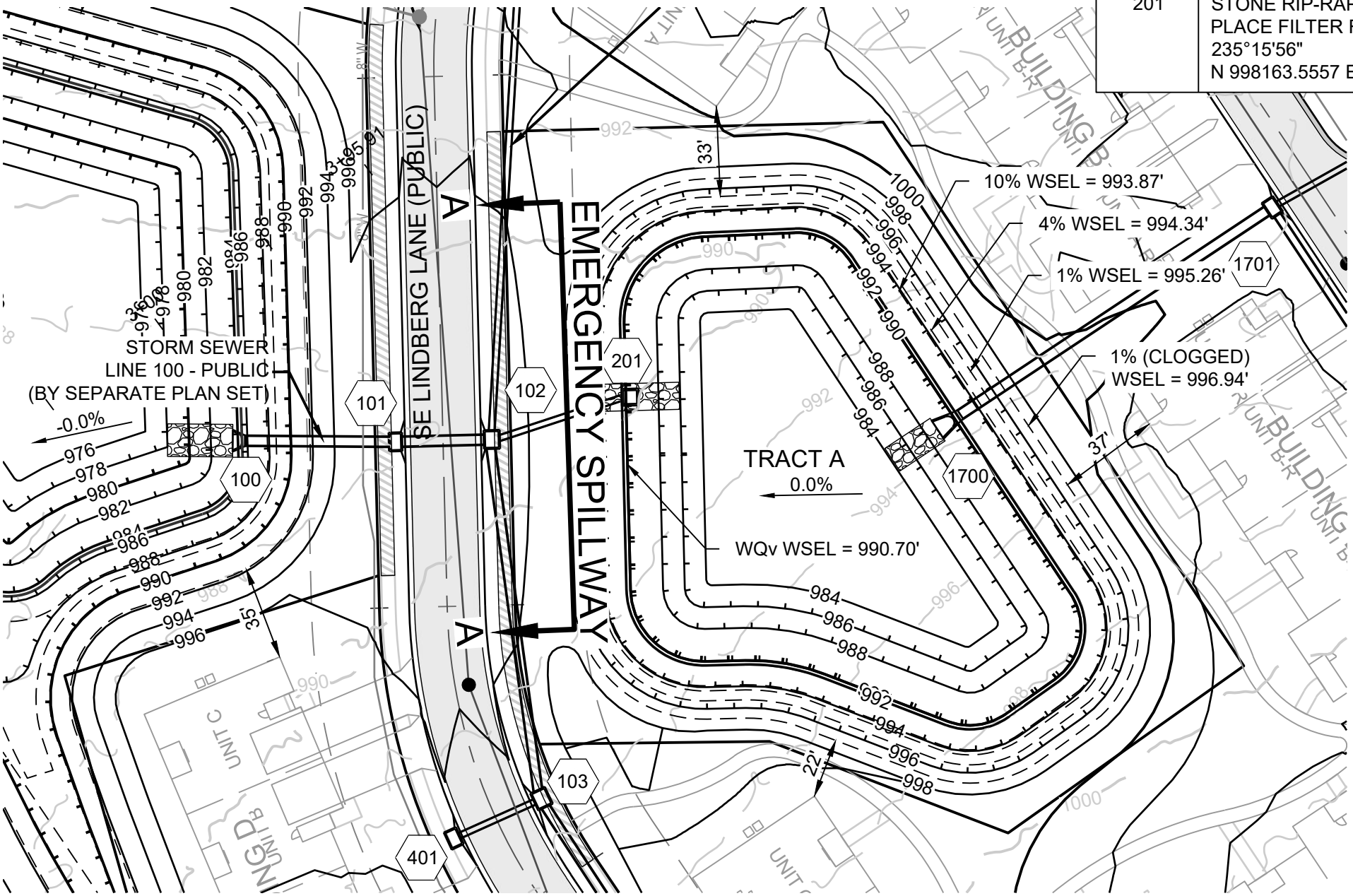


REVISION DATE	DESCRIPTION
05/05/23	PER CITY COMMENTS
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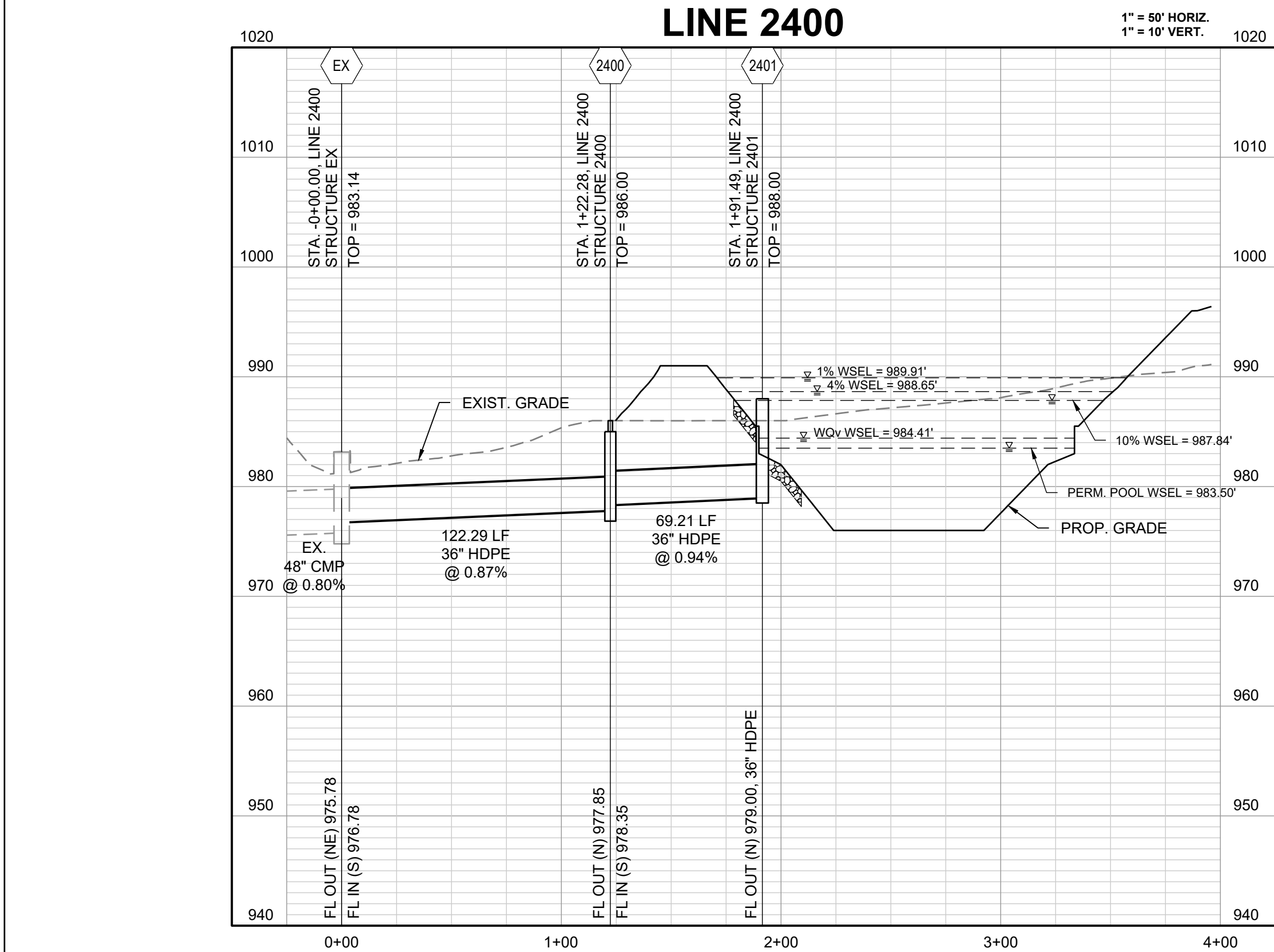
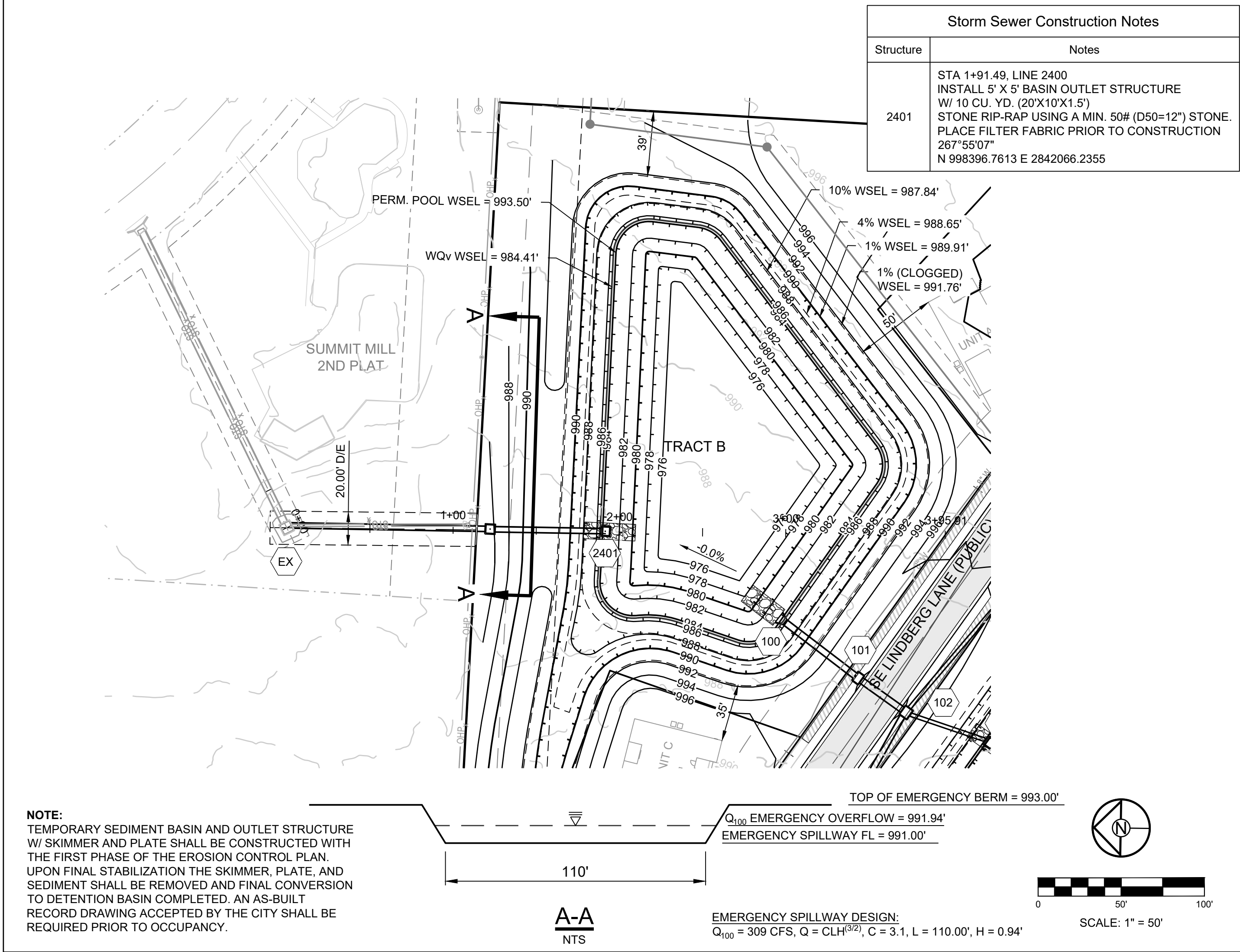
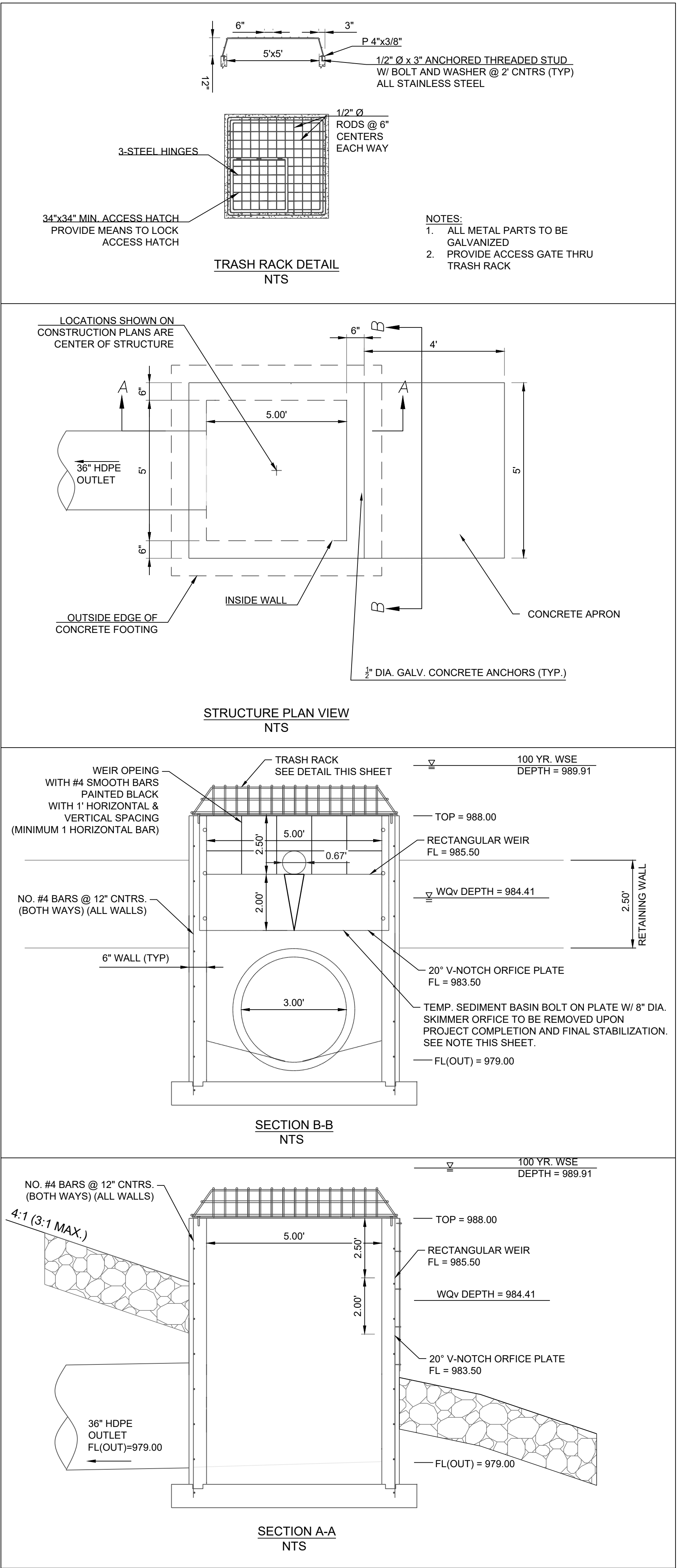
NOTE:
TEMPORARY SEDIMENT BASIN AND OUTLET STRUCTURE W/ SKIMMER AND PLATE SHALL BE CONSTRUCTED WITH THE FIRST PHASE OF THE EROSION CONTROL PLAN. UPON FINAL STABILIZATION THE SKIMMER, PLATE, AND SEDIMENT SHALL BE REMOVED AND FINAL CONVERSION TO DETENTION BASIN COMPLETED. AN AS-BUILT RECORD DRAWING ACCEPTED BY THE CITY SHALL BE REQUIRED PRIOR TO OCCUPANCY.



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Lee's Summit, Missouri
01/16/2024

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22-597	PROJ. NUMBER

OUTLET
STRUCTURE 201



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Missouri State Certificates of Authority
#E200200360-F #LAC200100523 #LS200200859-F

PREPARED BY:
MARK ALLEN BREUER
JANUARY
PE-2003607268
10.05.2023

SCHLAGEL & ASSOCIATES, P.A.

REUNION AT BLACKWELL
FINAL DEVELOPMENT PLAN
SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

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OUTLET
STRUCTURE 2401

SHEET
C306

TABLE LS-2: MINIMUM ASPHALT PAVEMENT THICKNESSES						
Street Classification	Pavement Option	AC Surface (in.)	AC Base (in.)	Aggregate Base (in.)	Chemical Subgrade Stabilization (in.)	Geogrid / Geotextile ⁽¹⁾
PUBLIC STREETS → Residential Local/Access	A	2	4	6	6	--
	B	2	4	10	--	Geogrid / Geotextile
Residential Collector	A	2	5.5	6	9	--
	B	2	5.5	12	--	Geogrid / Geotextile
Commercial Industrial Local/Collector	A	2	7.5	6	9	--
	B	2	7.5	12	--	Geogrid / Geotextile

Notes:
(1) Geogrid shall be polypropylene material and Geotextile shall be woven, polypropylene as shown in the City's Approved Products List

Asphalt location	Mix Type	Recycled Mix Allowed?	Upper PG Limit	Lower PG limit
Industrial/Arterial surface	5 or 6	no	70 or greater	-22 or less
Base courses greater than 2 inches below the surface on industrial and arterial streets	5	yes	64 or greater	-22 or less
Local and Collector surface	5 or 6	no	64 or greater	-22 or less
Base courses greater than 2 inches below the surface on local and collector streets	5	yes	64 or greater	-22 or less

MO GRS BENCHMARK:

STATION NAME - JA-90

KC METRO ALUMINUM GRS DISK SET IN CONCRETE STAMPED "JA-90, 1988"
LOCATED NEAR THE INTERSECTION OF LANGSFORD ROAD AND OLD LANGSFORD ROAD, 43 FEET SOUTHEAST OF THE CENTER OF LANGSFORD ROAD AND 32 FEET NORTH OF THE CENTER OF OLD LANGSFORD ROAD.
N:1001052.8503, E:2845604.8272

ELEV. 997.045

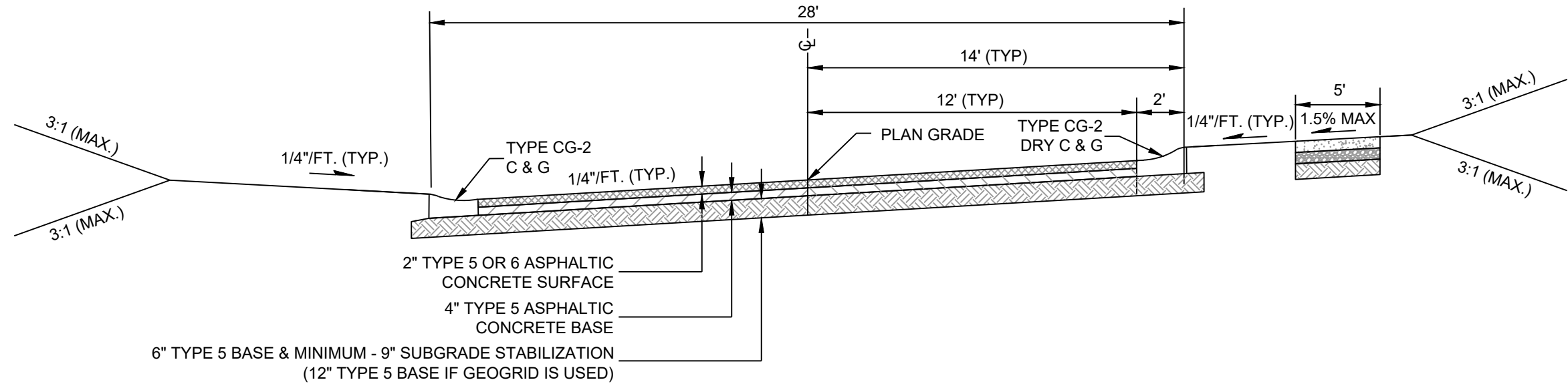
PROJECT BENCHMARK:

"SQUARE" CUT IN TOP OF CONCRETE STORM MANHOLE
STORM MANHOLE IS LOCATED APPROX. 130 FEET EAST OF THE INTERSECTION OF SE JOEL AVE & BLUE PARKWAY AND 26 FEET SOUTH OF THE CENTERLINE OF BLUE PARKWAY.
N:996874.9690, E:2840937.1365

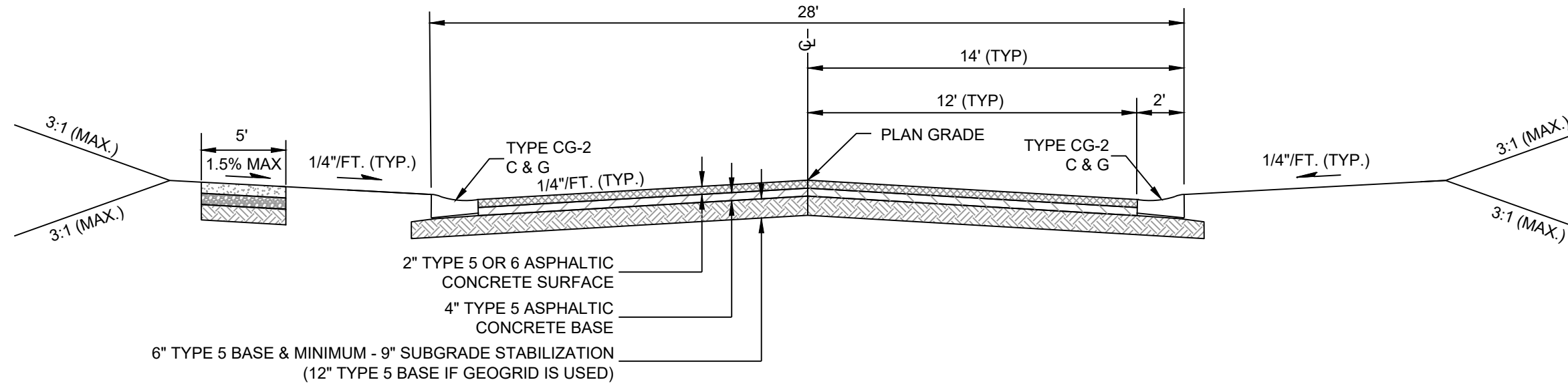
ELEV. 1005.719

STREET NOTES:

- ALL STREET CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL. ALL APPLICABLE AASHTO STANDARDS HAVE BEEN MET.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.
- ALL INSPECTION OF STREET CONSTRUCTION TO BE PERFORMED BY THE CITY OF LEE'S SUMMIT DEVELOPMENT ENGINEERING.
- CURB RETURN RADII SHALL BE 25' AT BACK OF CURB UNLESS OTHERWISE NOTED.
- SUBGRADE TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- ASSUMED DESIGN SPEED = 25 MPH (RESIDENTIAL LOCAL).
- MINIMUM STOPPING SIGHT DISTANCE = 155 FEET.
- MINIMUM K, SAG CURVE = 26 (14 WITH LIGHTING), CREST CURVE = 12.
- GRADE INTERSECTIONS TO DRAIN AS SHOWN.
- SSD = STOPPING SIGHT DISTANCE.
- ALL ADA SIDEWALK RAMPS SHALL BE CONSTRUCTED BY THE DEVELOPER WITH THE PUBLIC INFRASTRUCTURE.



PRIVATE STREETS
RESIDENTIAL LOCAL
SE 6TH STREET STA. 2+35.78 TO STA. 9+83.13
(NTS)



PRIVATE STREETS
RESIDENTIAL LOCAL
SE BRADFREET STREET STA. 0+30.00 TO STA. 12+55.57
SE GOLDEN LANE STA. 0+30.00 TO STA. 5+26.90
(NTS)

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

REUNION AT BLACKWELL
FINAL DEVELOPMENT PLAN

SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

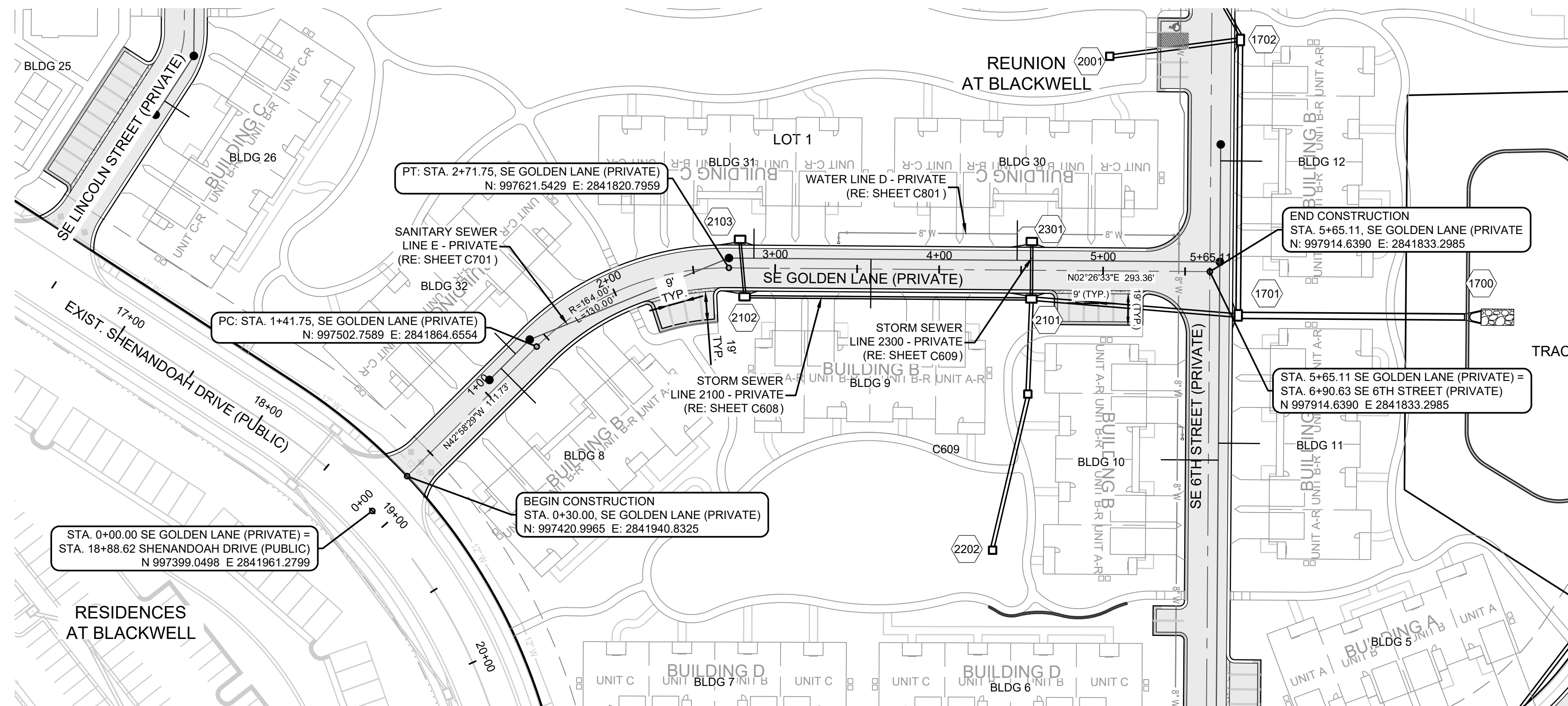
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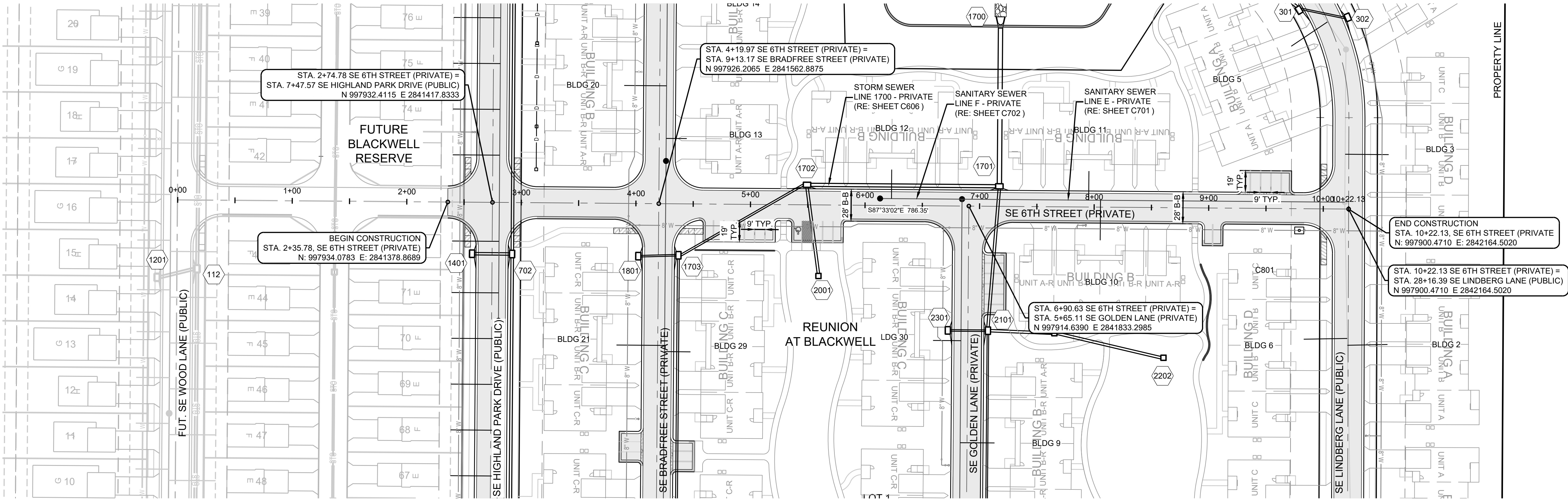
TYPICAL STREET
SECTION

SHEET
C400

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SHEET
C401





MO GRS BENCHMARK:

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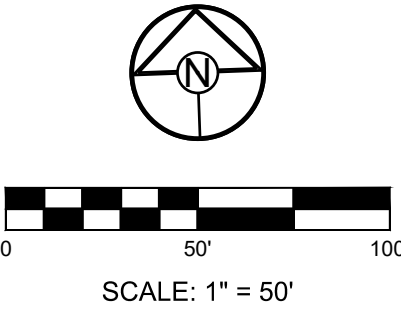
ELEV. 997.045

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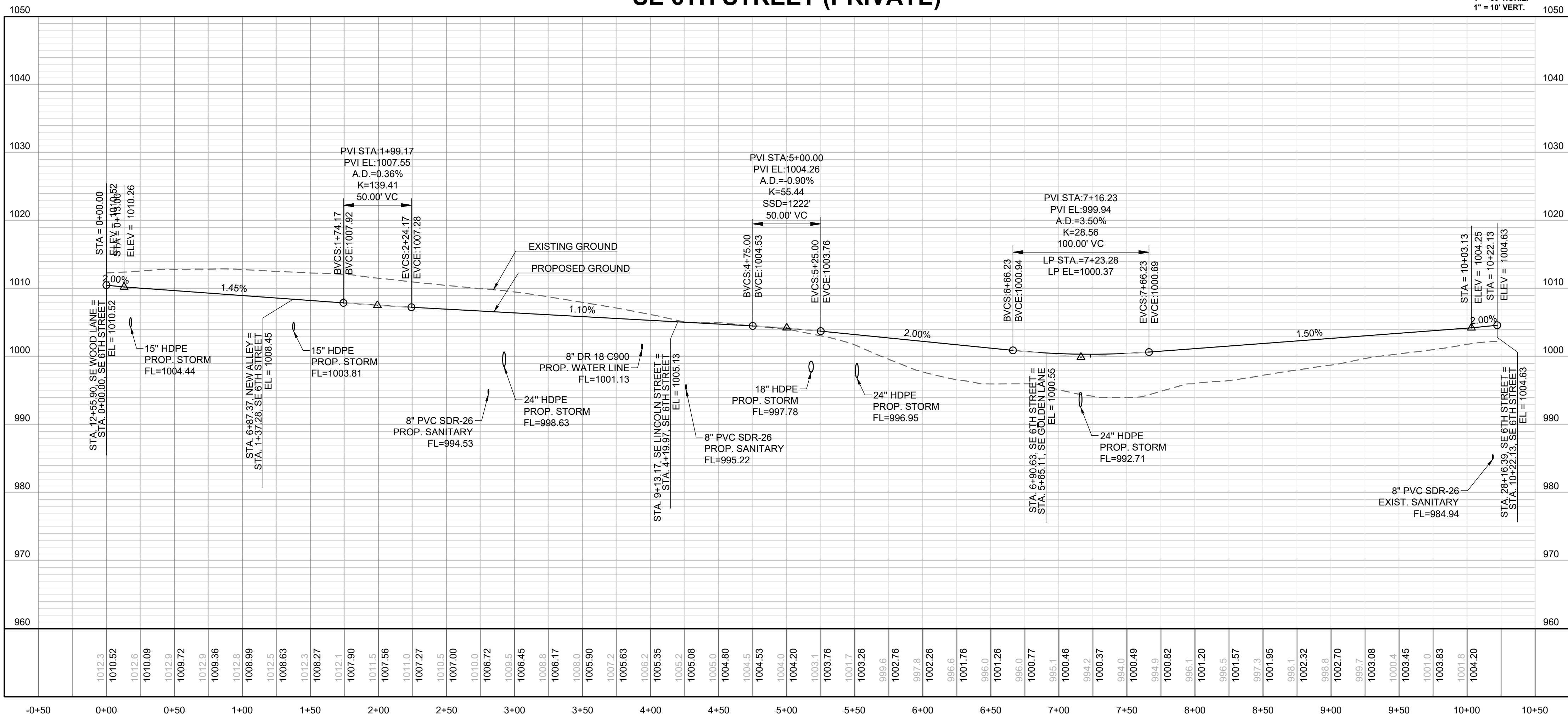
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N:996874.9690, E:2840937.1365

ELEV. 1005.719

SIDEWALK NOTE:
SIDEWALKS ADJACENT TO BUILDINGS WILL BE INSTALLED BY OTHERS, UNLESS NOTED OTHERWISE.



SE 6TH STREET (PRIVATE)



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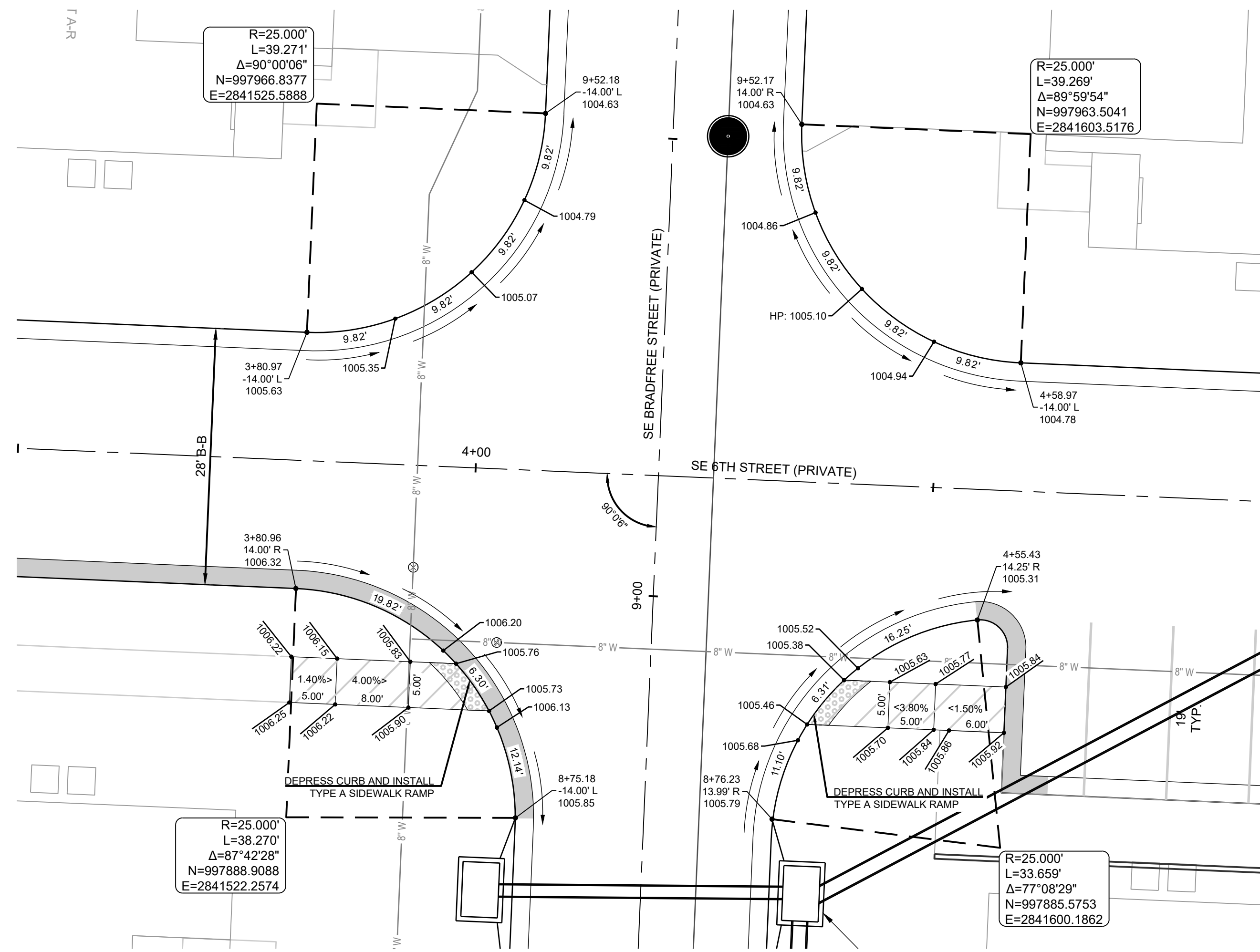


SCHLAGEL & ASSOCIATES, P.A.

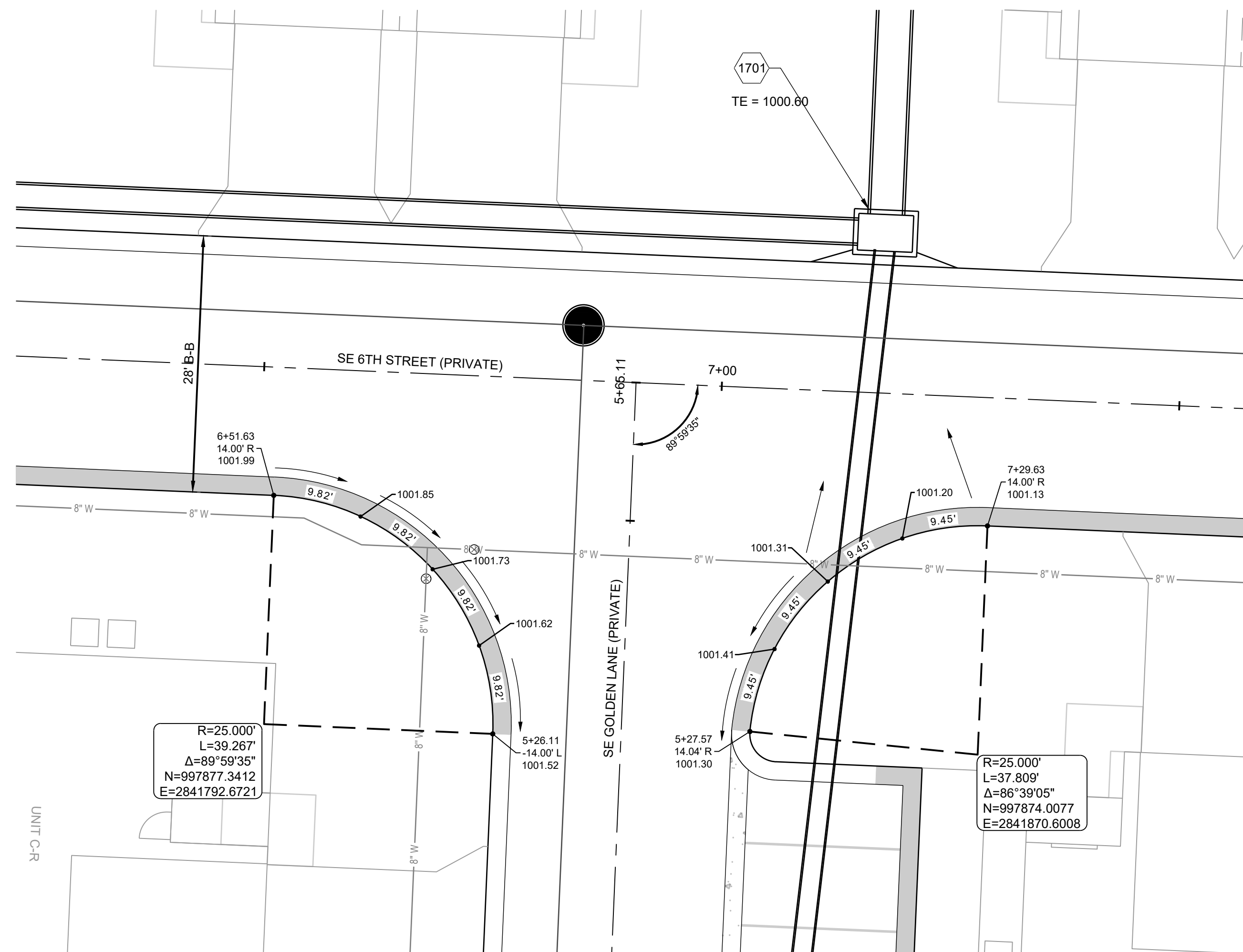
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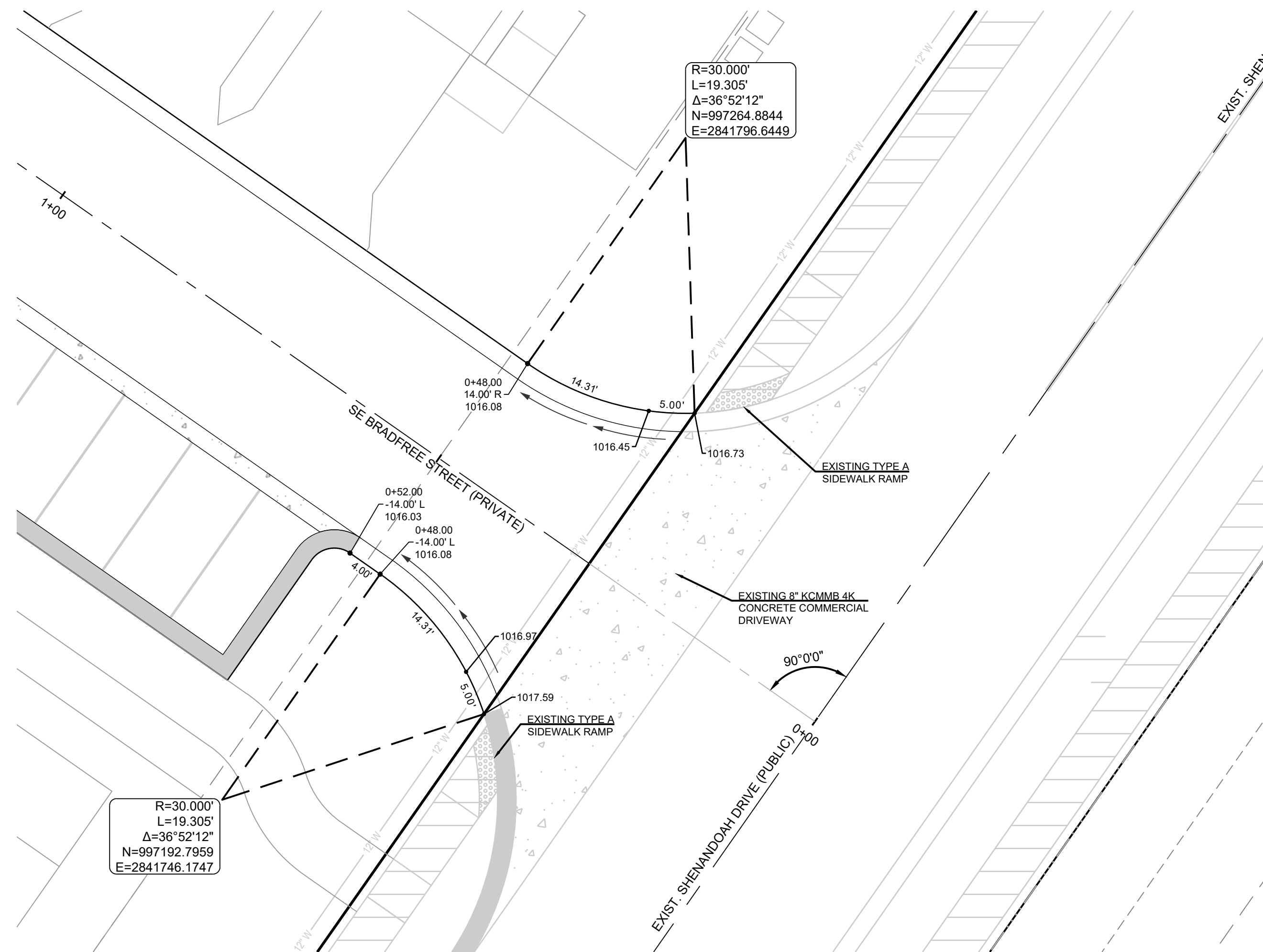
SE 6TH STREET -
PLAN & PROFILE



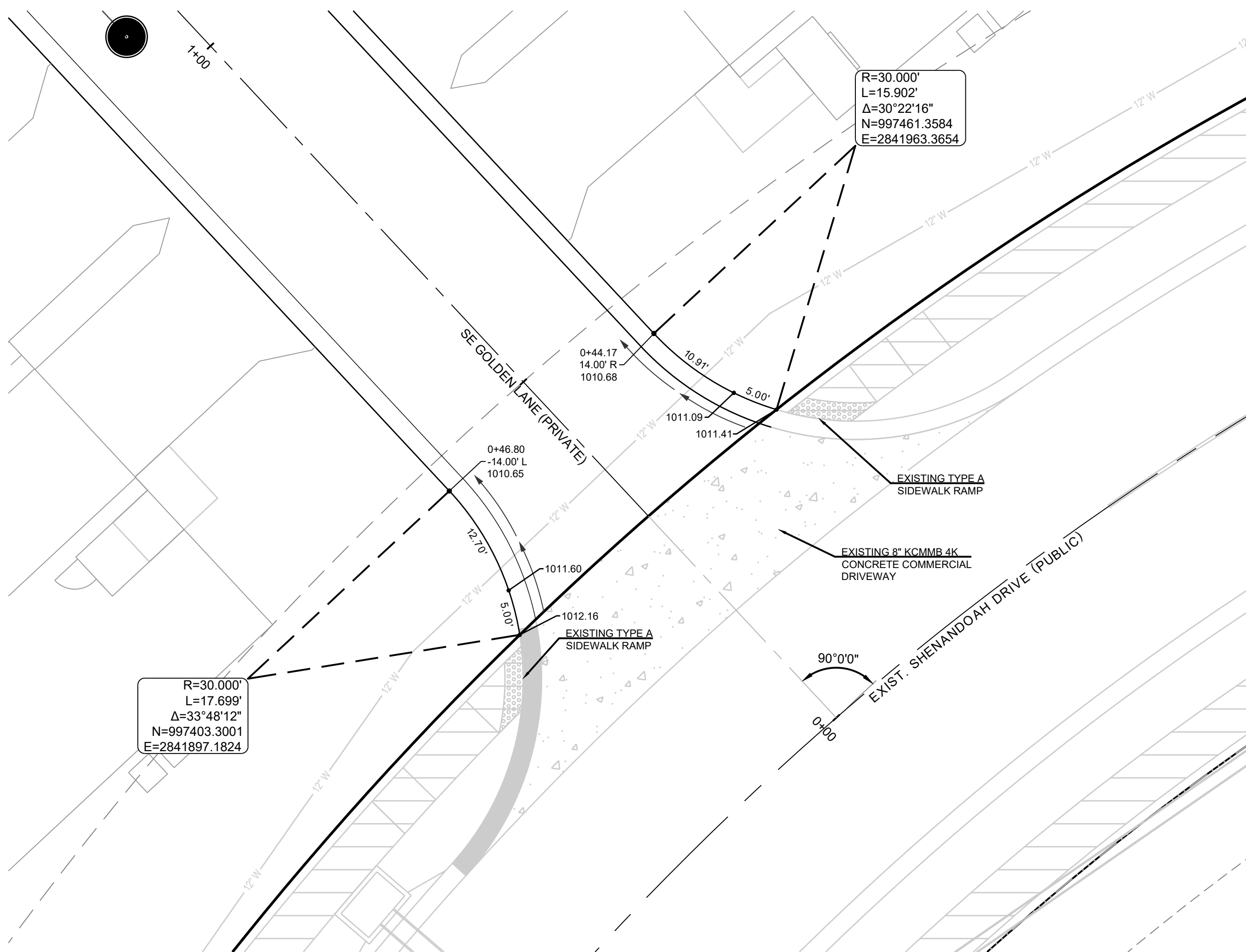
SE BRADFREET STREET (PRIVATE) & SE 6TH STREET (PRIVATE)



SE GOLDEN LANE (PRIVATE) & SE 6TH STREET (PRIVATE)

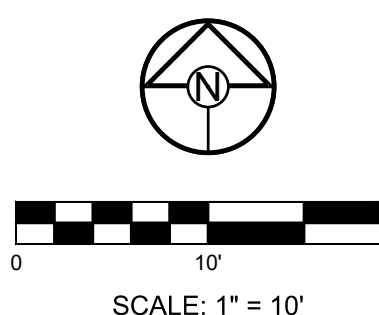


SE BRADFREET STREET (PRIVATE) & EXIST. SHENANDOAH DRIVE (PUBLIC)



SE GOLDEN LANE (PRIVATE) & EXIST. SHENANDOAH DRIVE (PUBLIC)

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Lee's Summit, Missouri
02/16/2024



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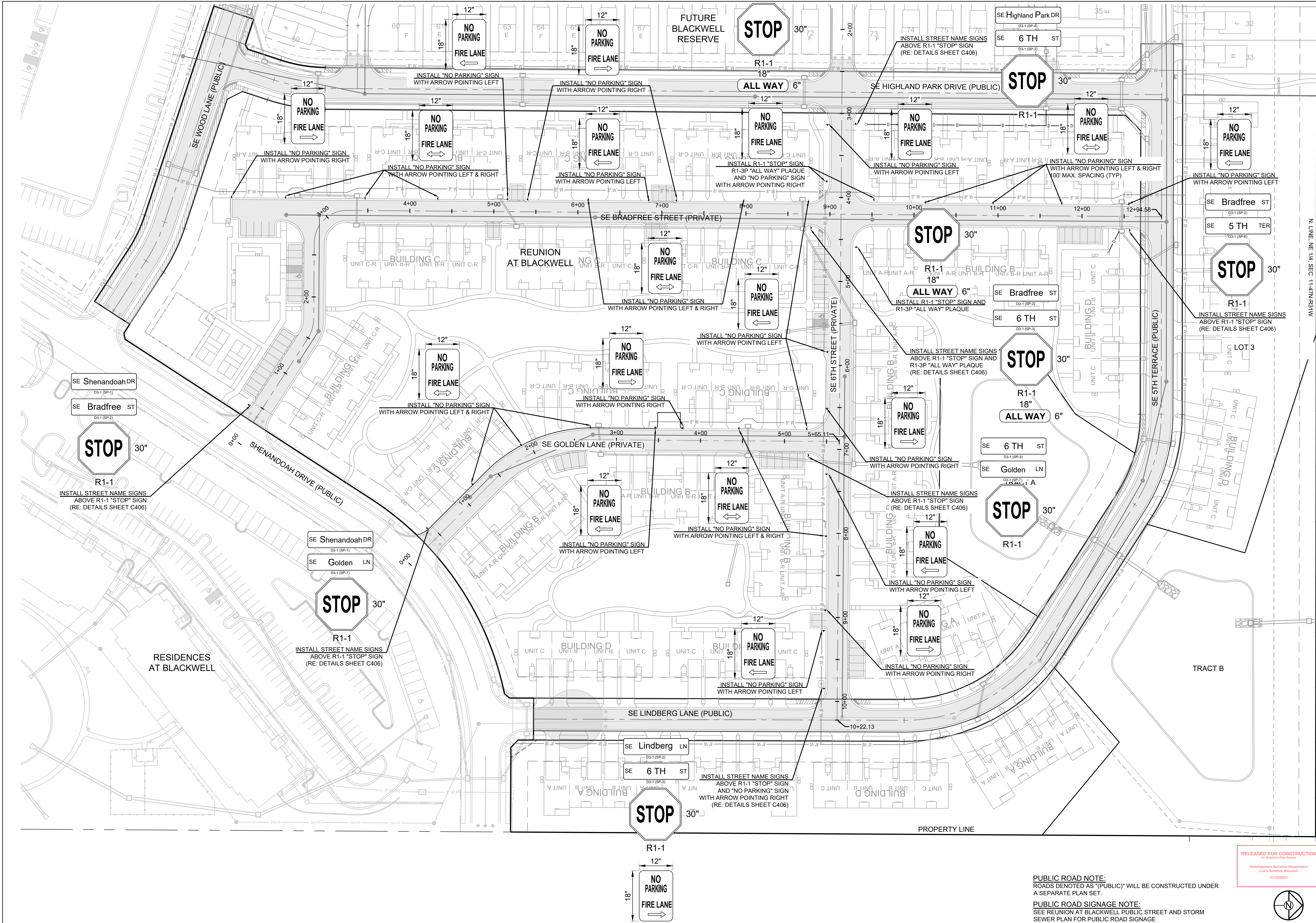
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REUNION AT BLACKWELL
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INTERSECTION
DETAILS

SHEET
C404



PUBLIC ROAD NOTE:
ROADS DENOTED AS "PUBLIC" WILL BE CONSTRUCTED UNDER A SEPARATE PLAN SET.

PUBLIC ROAD SIGNAGE NOTE:
SEE REUNION AT BLACKWELL PUBLIC STREET AND STORM SEWER PLAN FOR PUBLIC ROAD SIGNAGE

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SCALE: 1" = 50'

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PREPARED BY:

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REUNION AT BLACKWELL
FINAL DEVELOPMENT PLAN

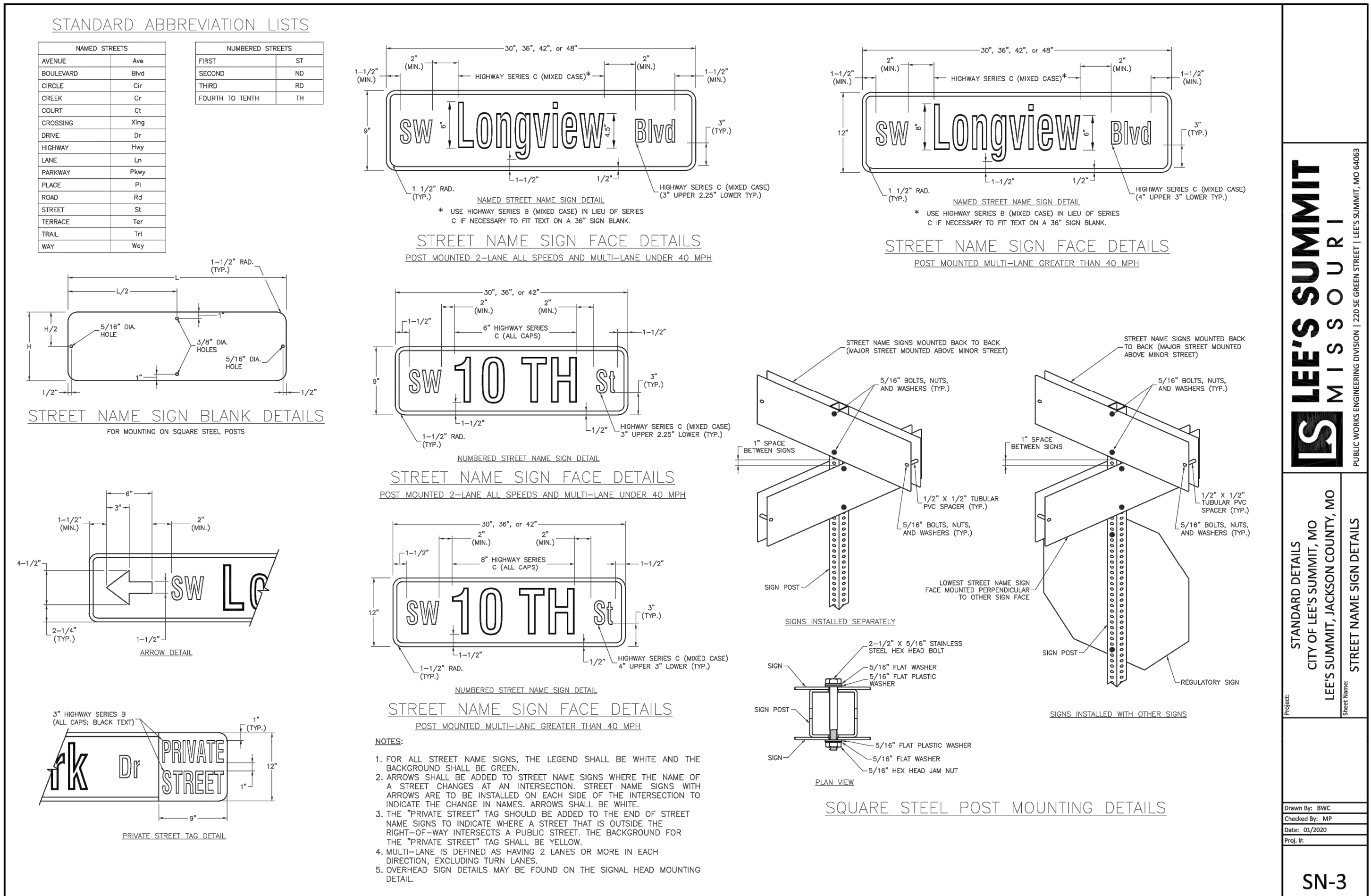
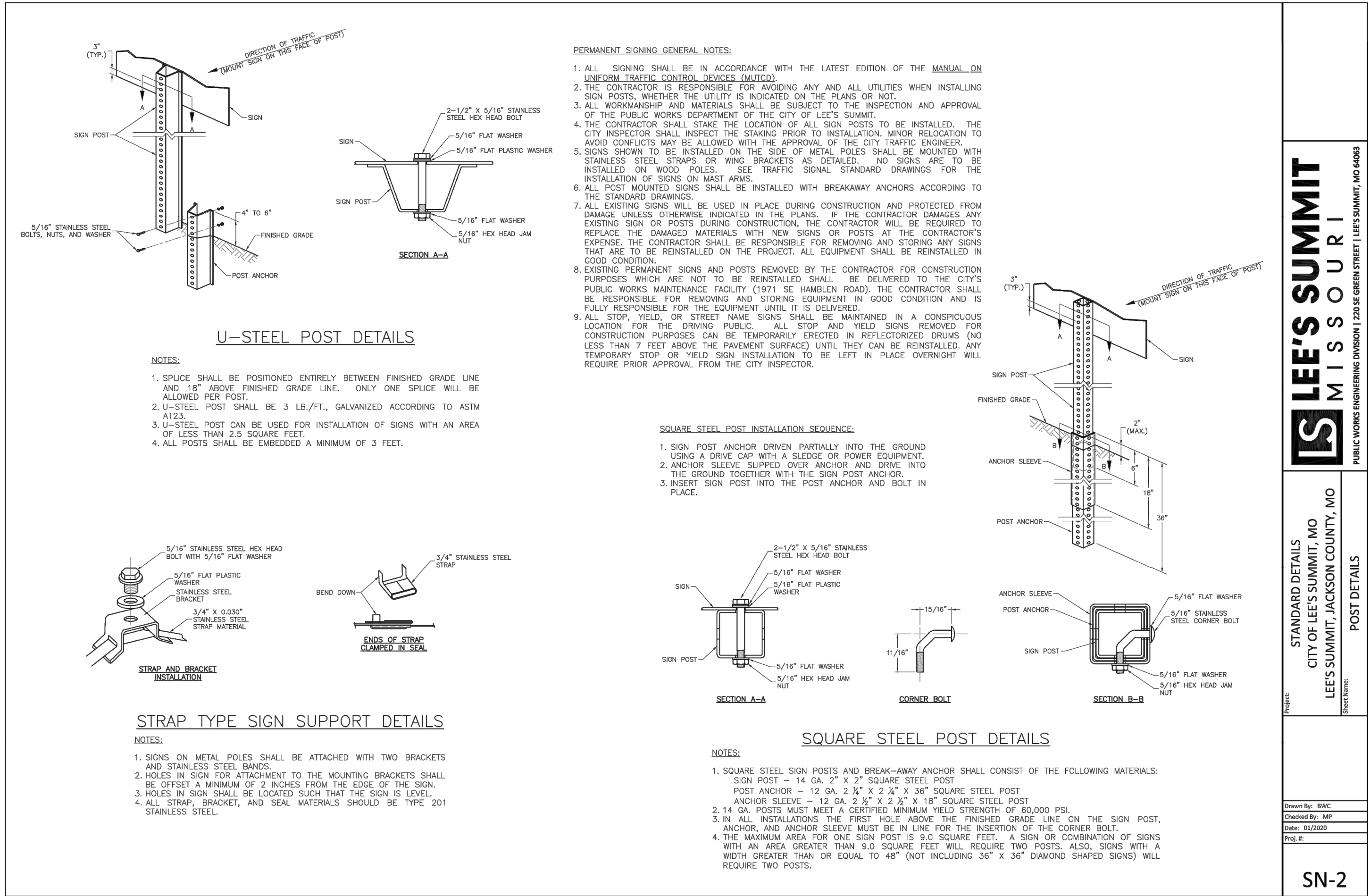
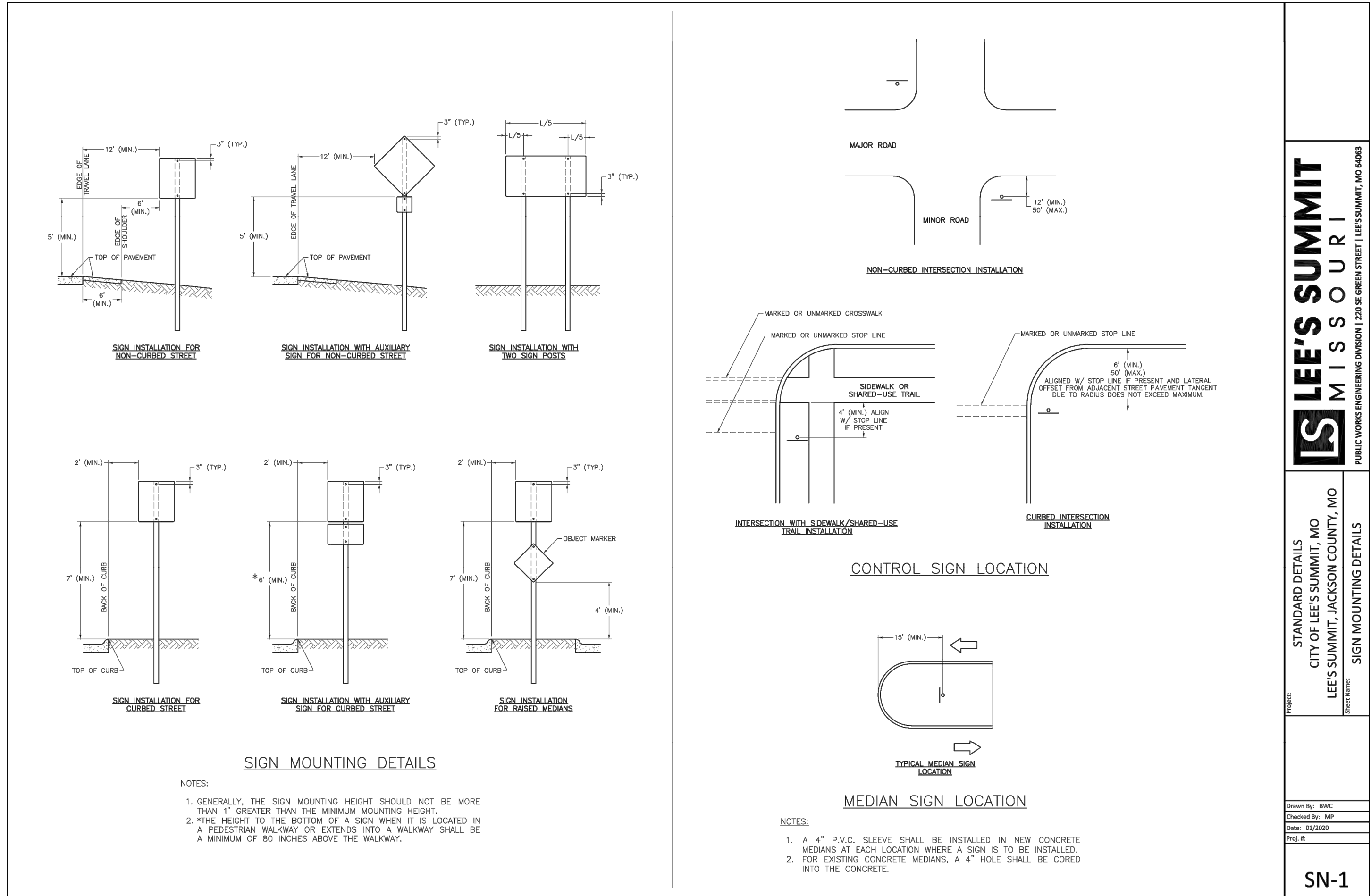
SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

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DRAWN BY: TRC
CHECKED BY: MAB
DATE PREPARED: 03/03/2023
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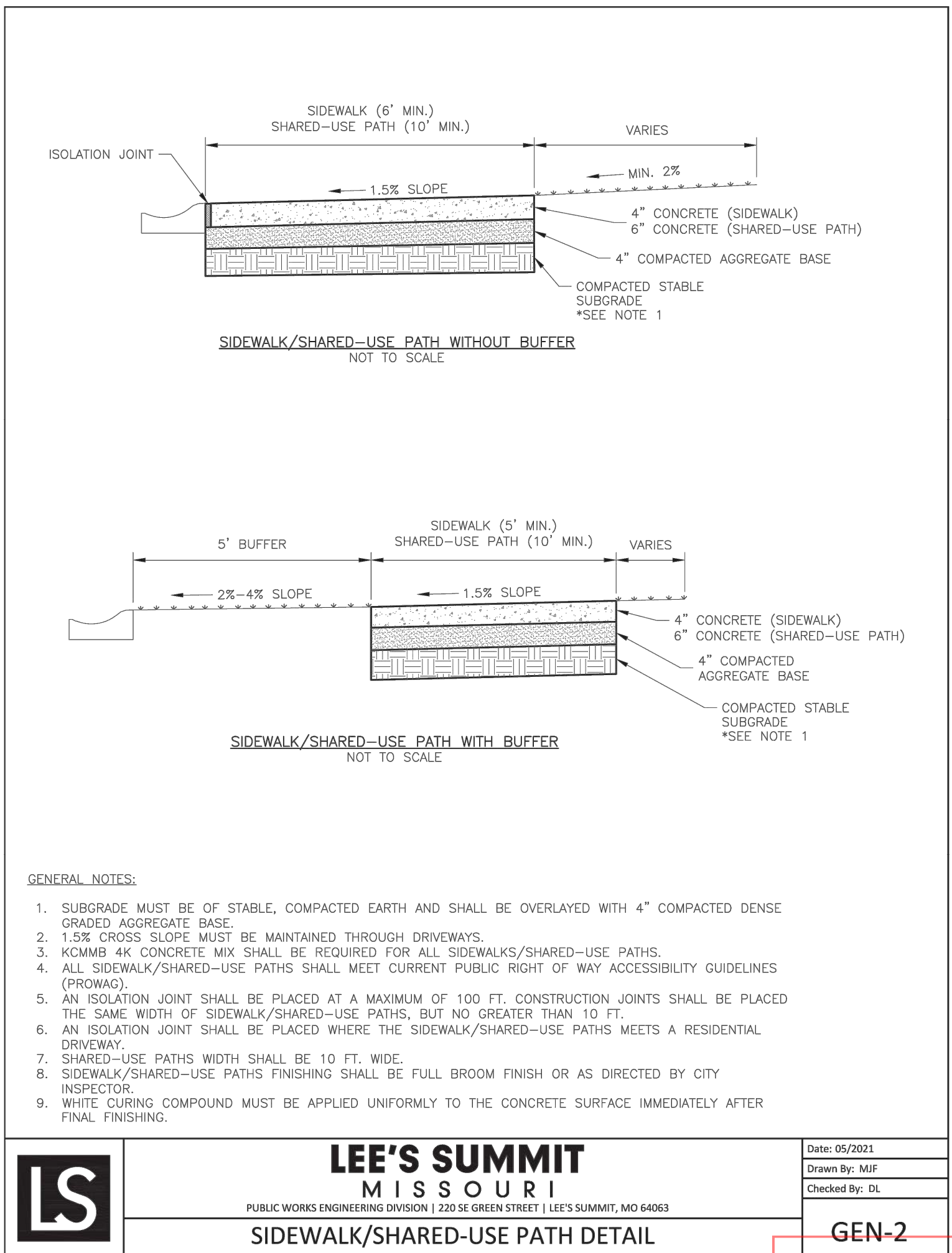
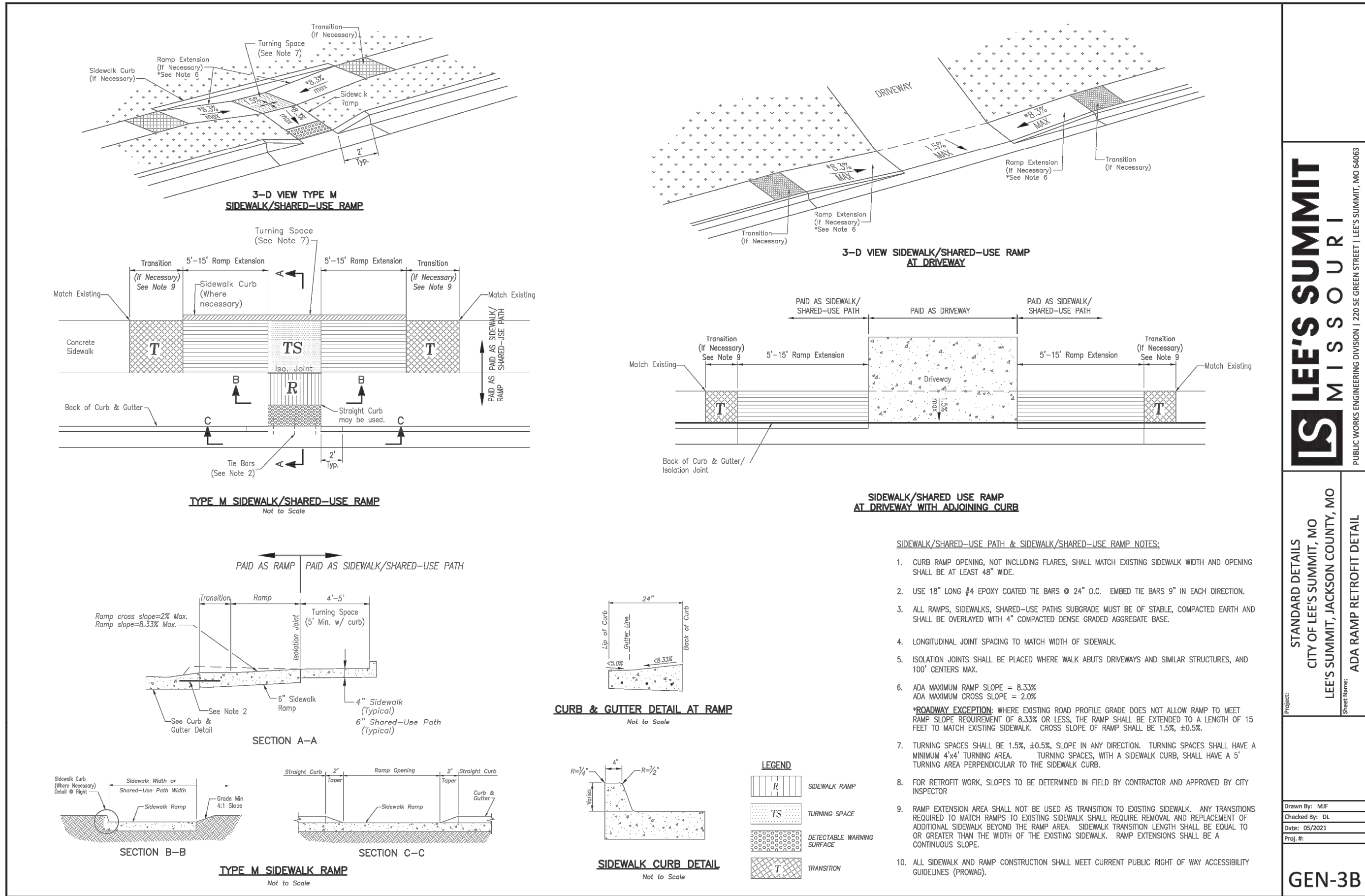
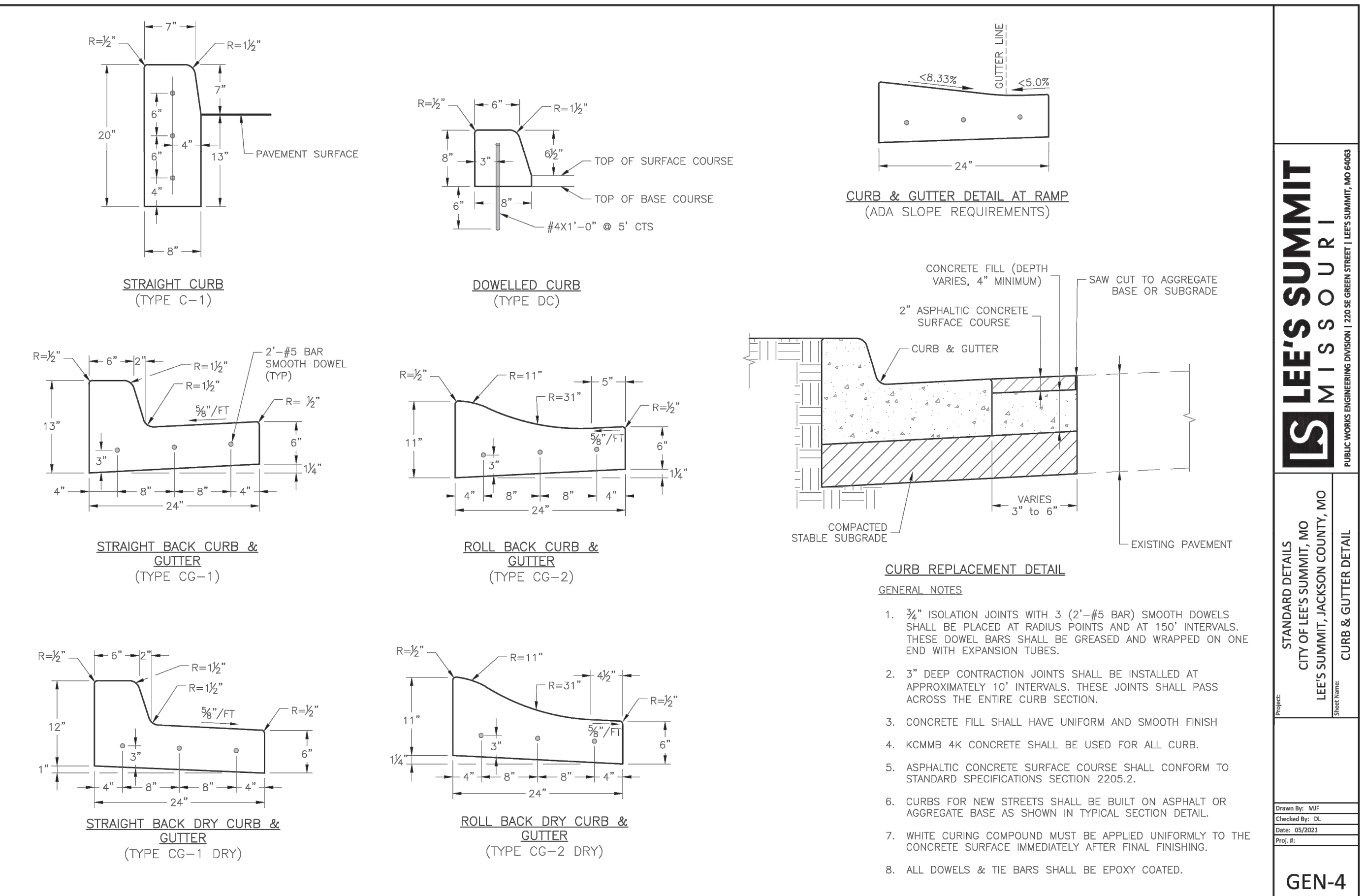
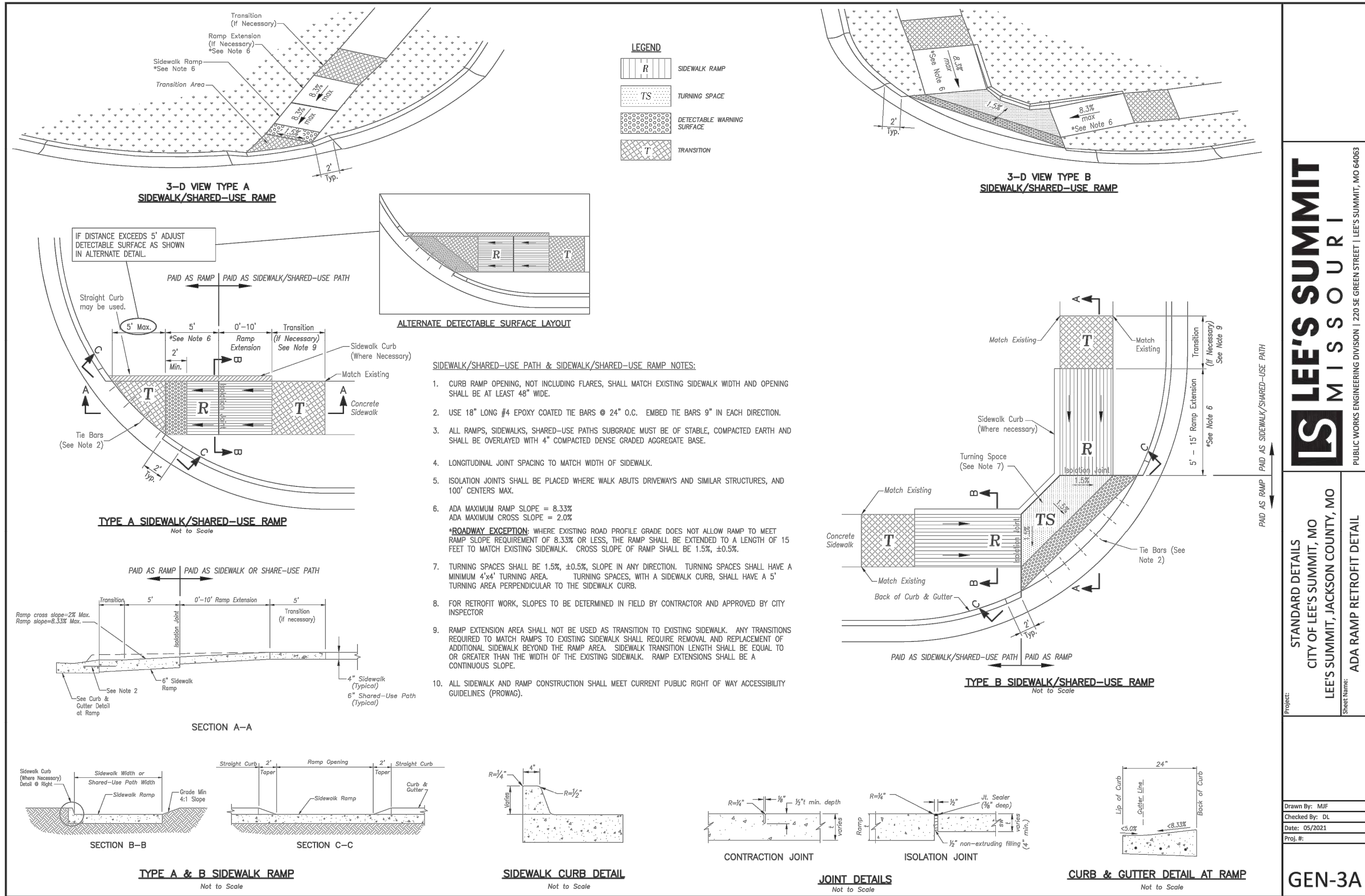
STREET SIGN PLAN

SHEET
C405

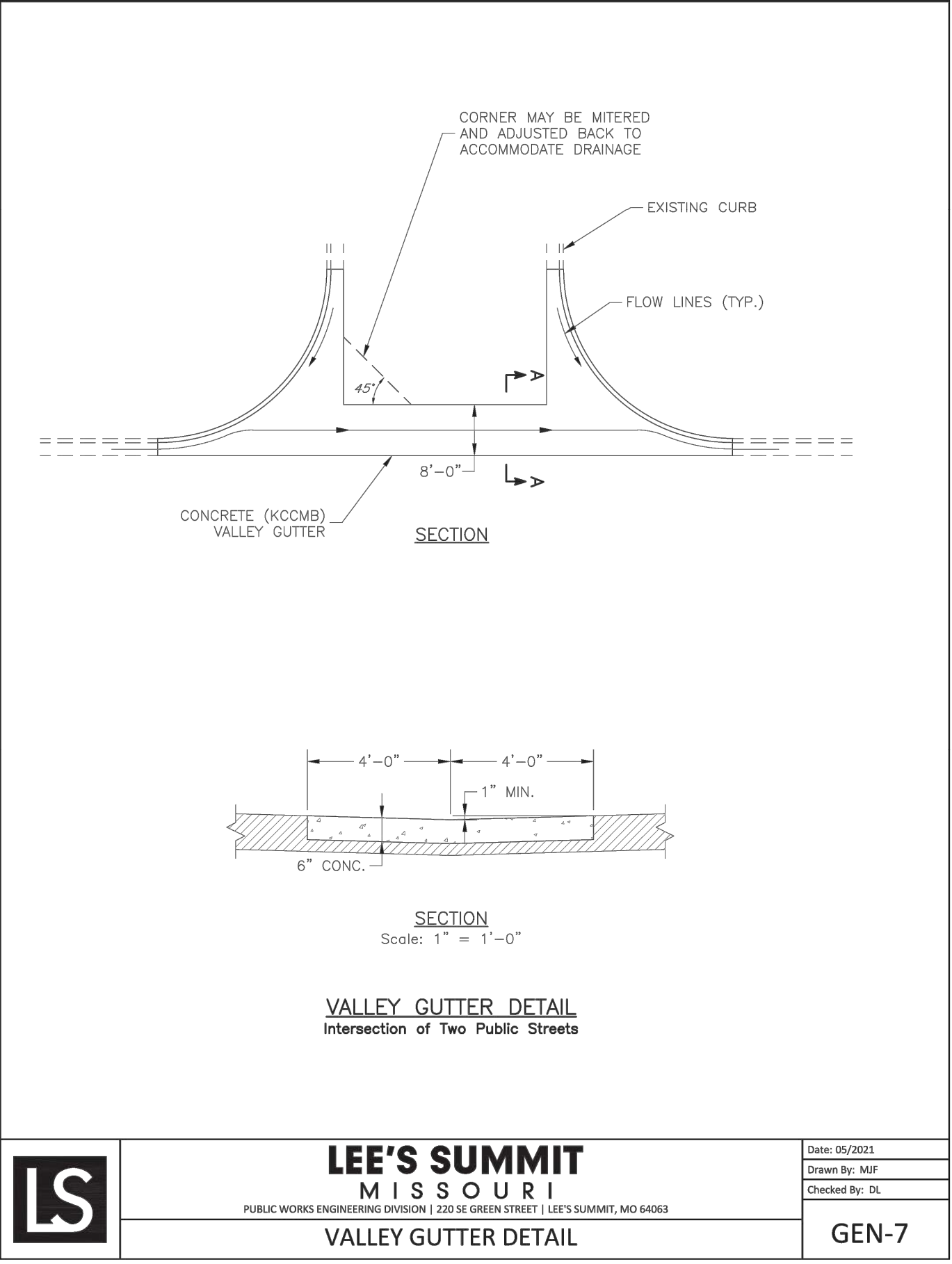
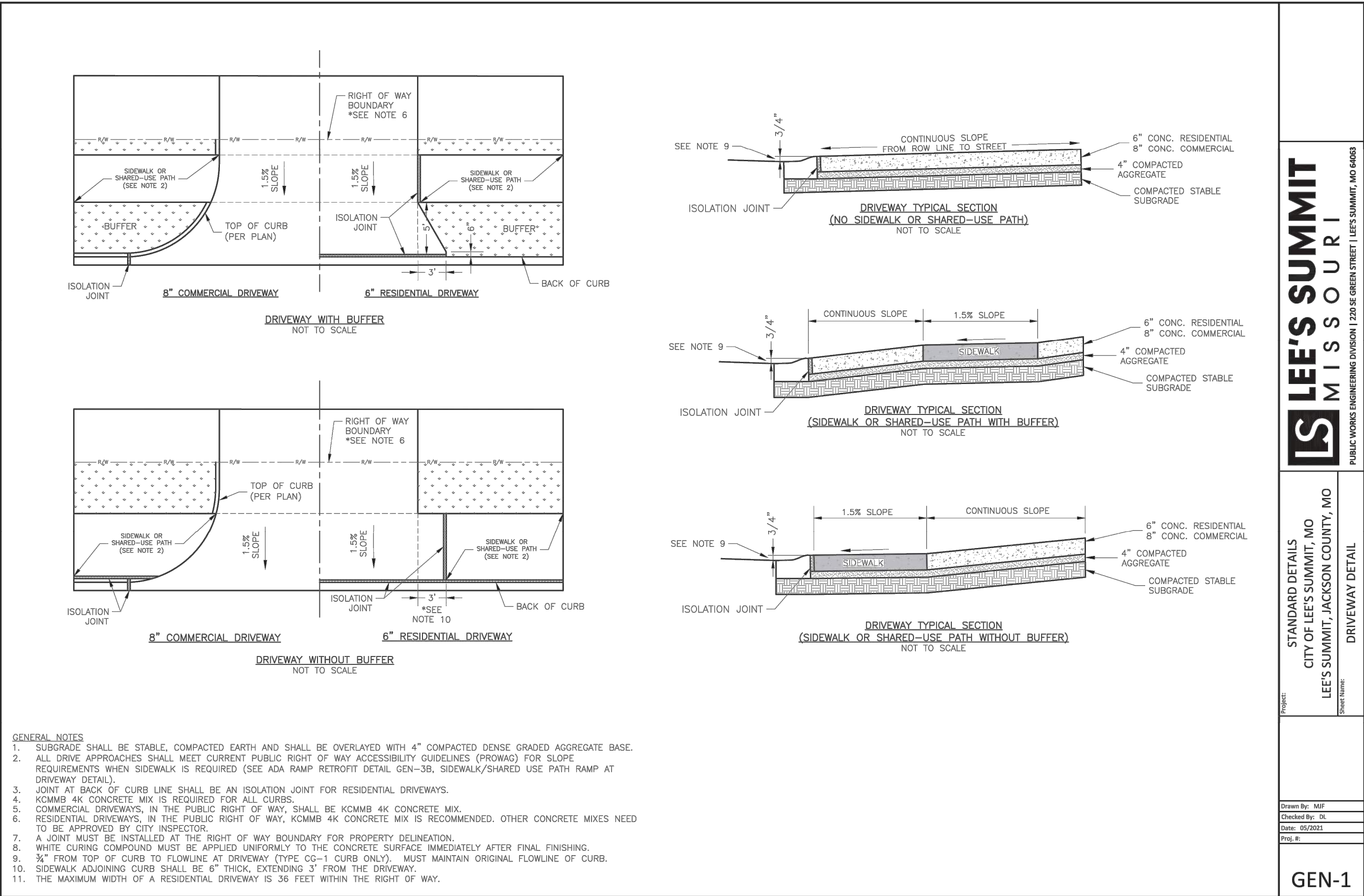


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09/25/23	MAB
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STREET SIGN DETAILS



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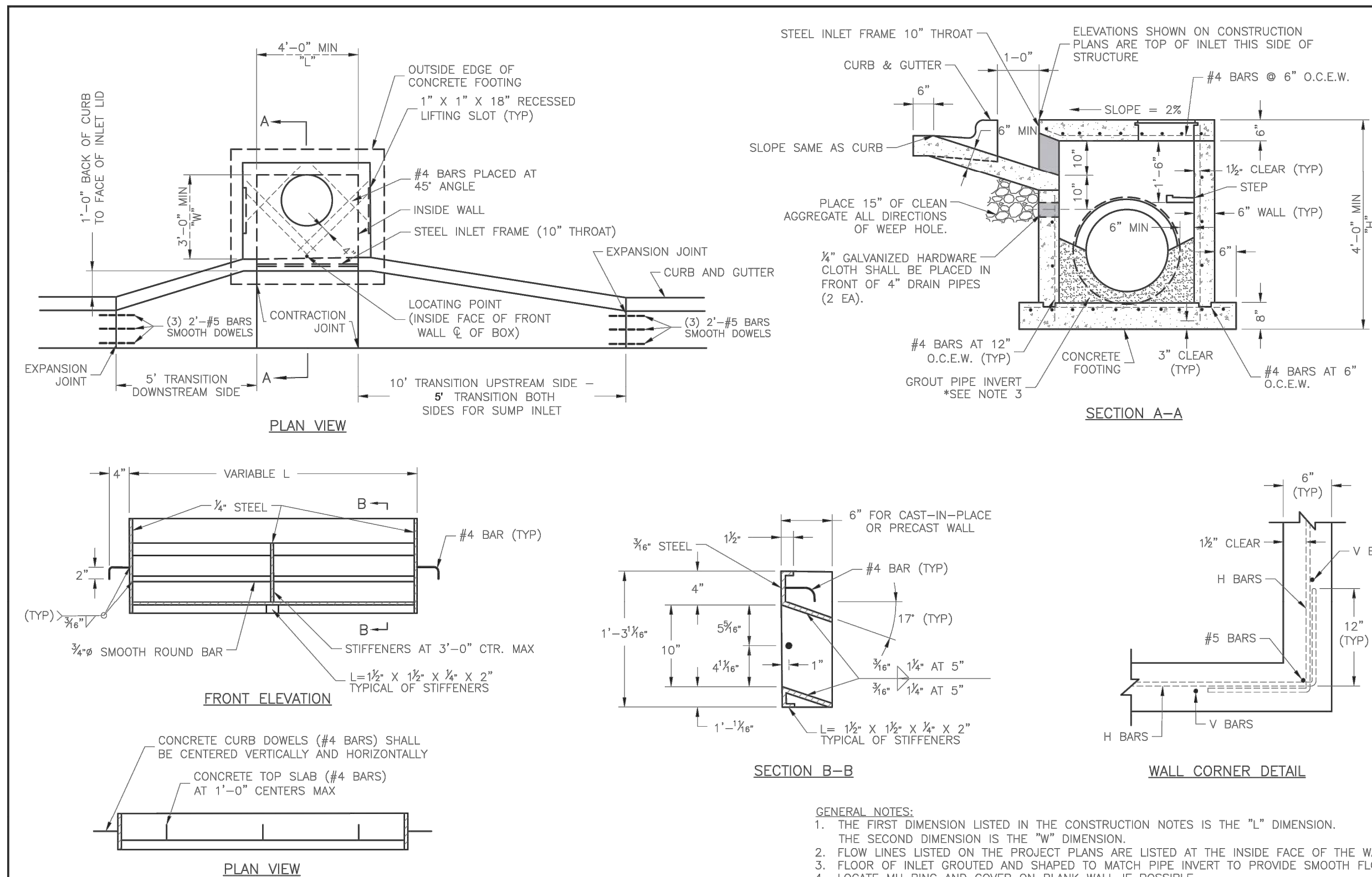


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REUNION AT BLACKWELL
FINAL DEVELOPMENT PLAN
SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

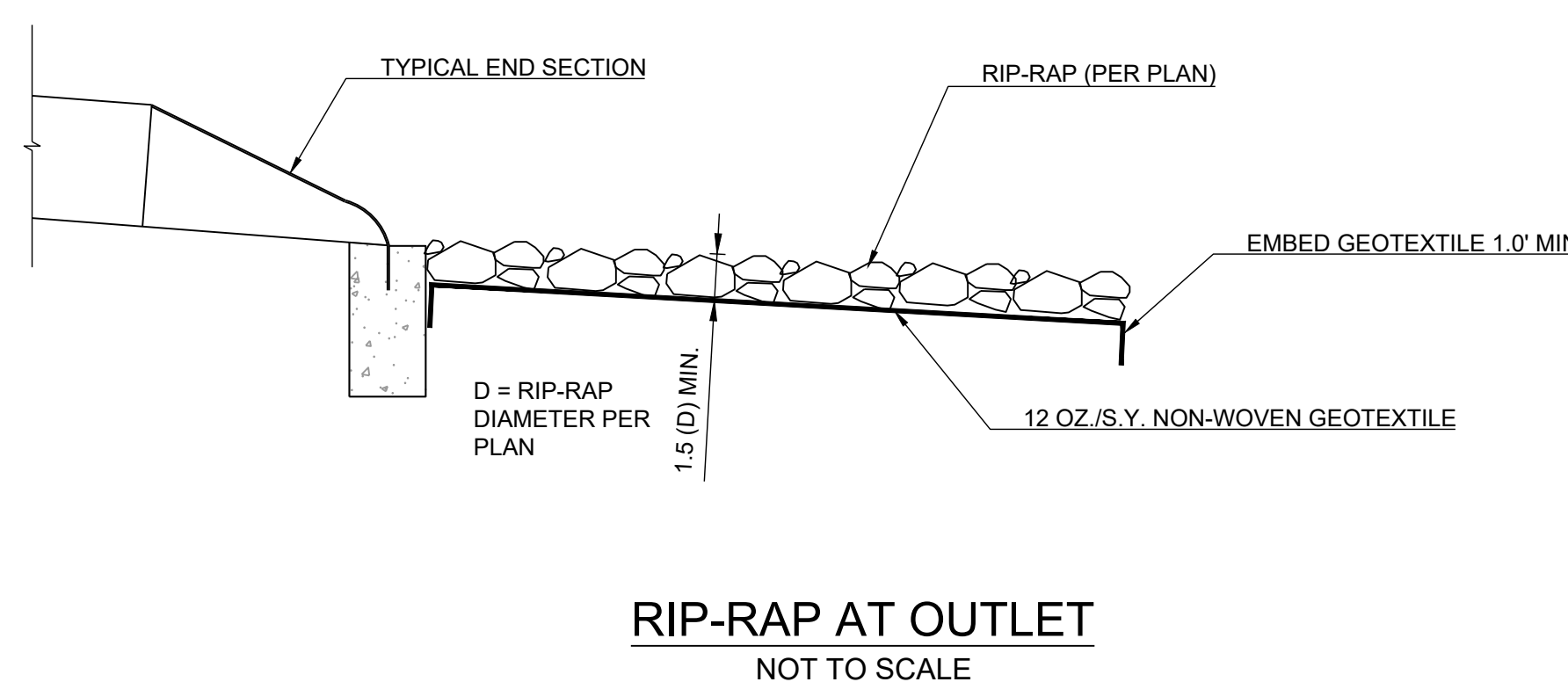
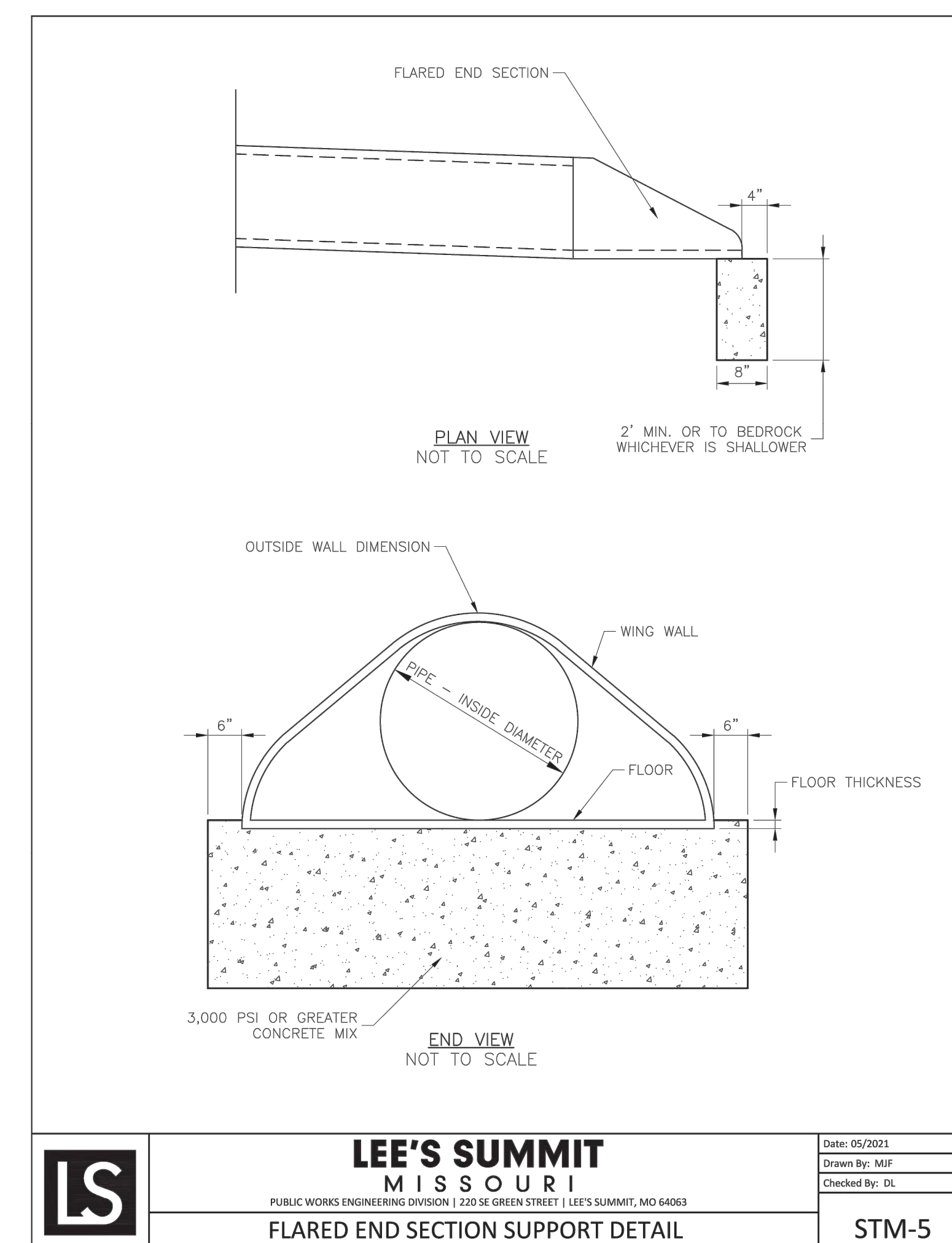
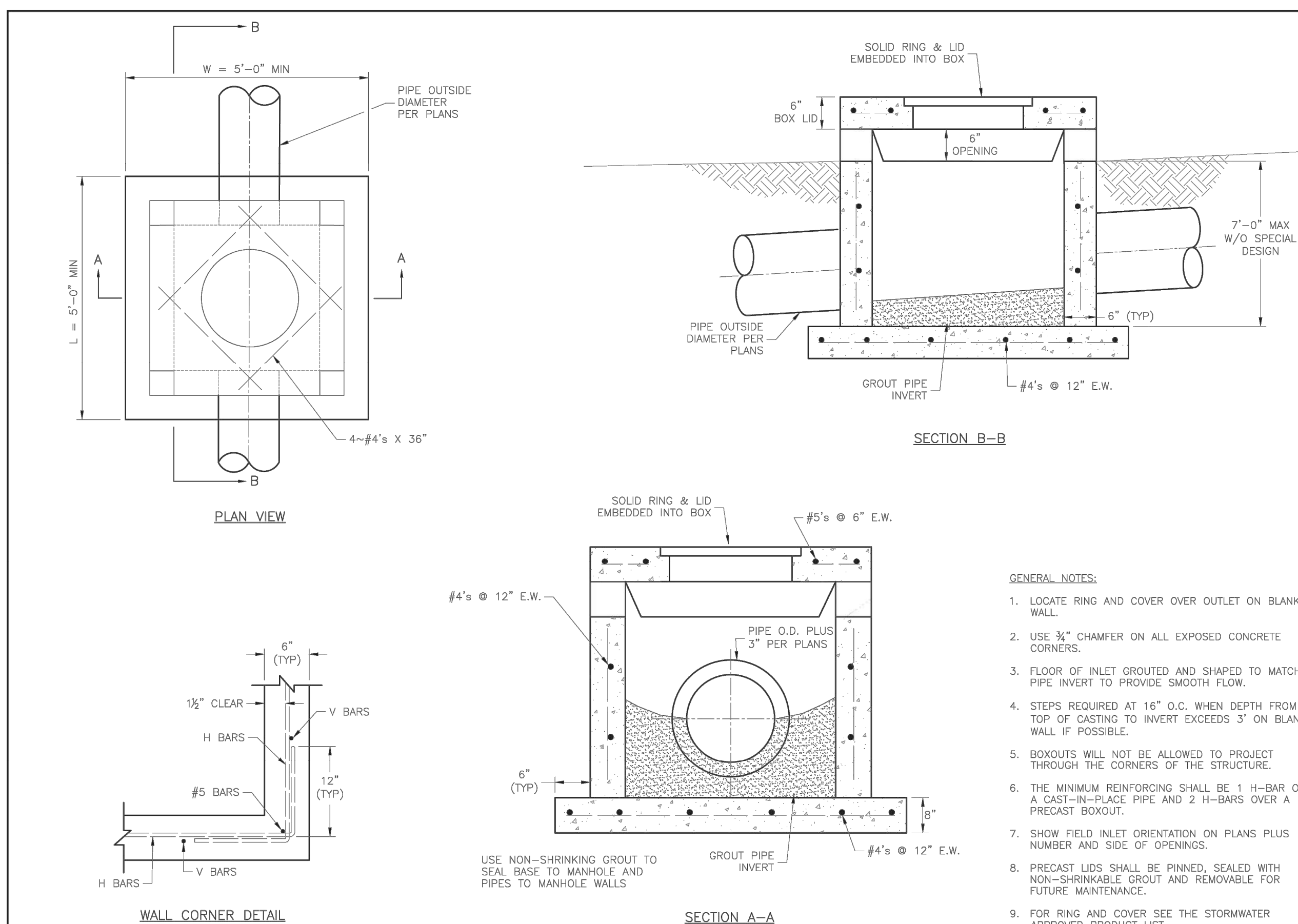
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STREET DETAILS



STEEL FRAME NOTES:

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



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REUNION AT BLACKWELL
FINAL DEVELOPMENT PLAN

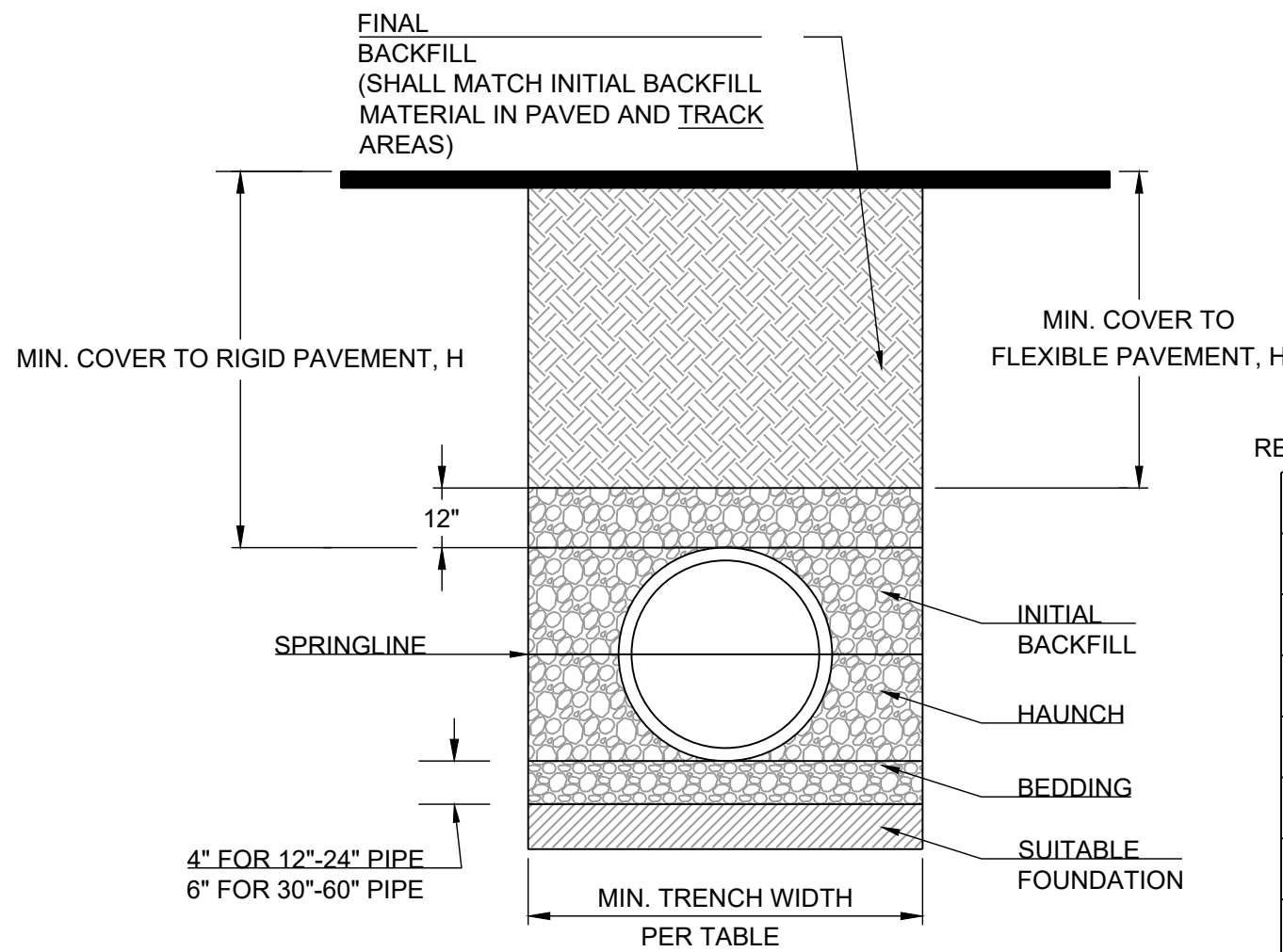
SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

DRAWN BY:	REVISION DATE	DESCRIPTION
TRC	05/05/23	PER CITY COMMENTS
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CHECKED BY:	09/24/23	PER CITY COMMENTS
MAB	09/25/23	PER CITY COMMENTS
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03/03/2023		
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22-097		

STORM DETAILS

SHEET

C409



MINIMUM RECOMMENDED COVER BASED ON VEHICLE LIVE LOADING CONDITION		
PIPE DIAM.	H-25	HEAVY CONSTRUCTION (75T AXLE LOAD) *
12" - 48"	12"	48"
54" - 60"	24"	60"

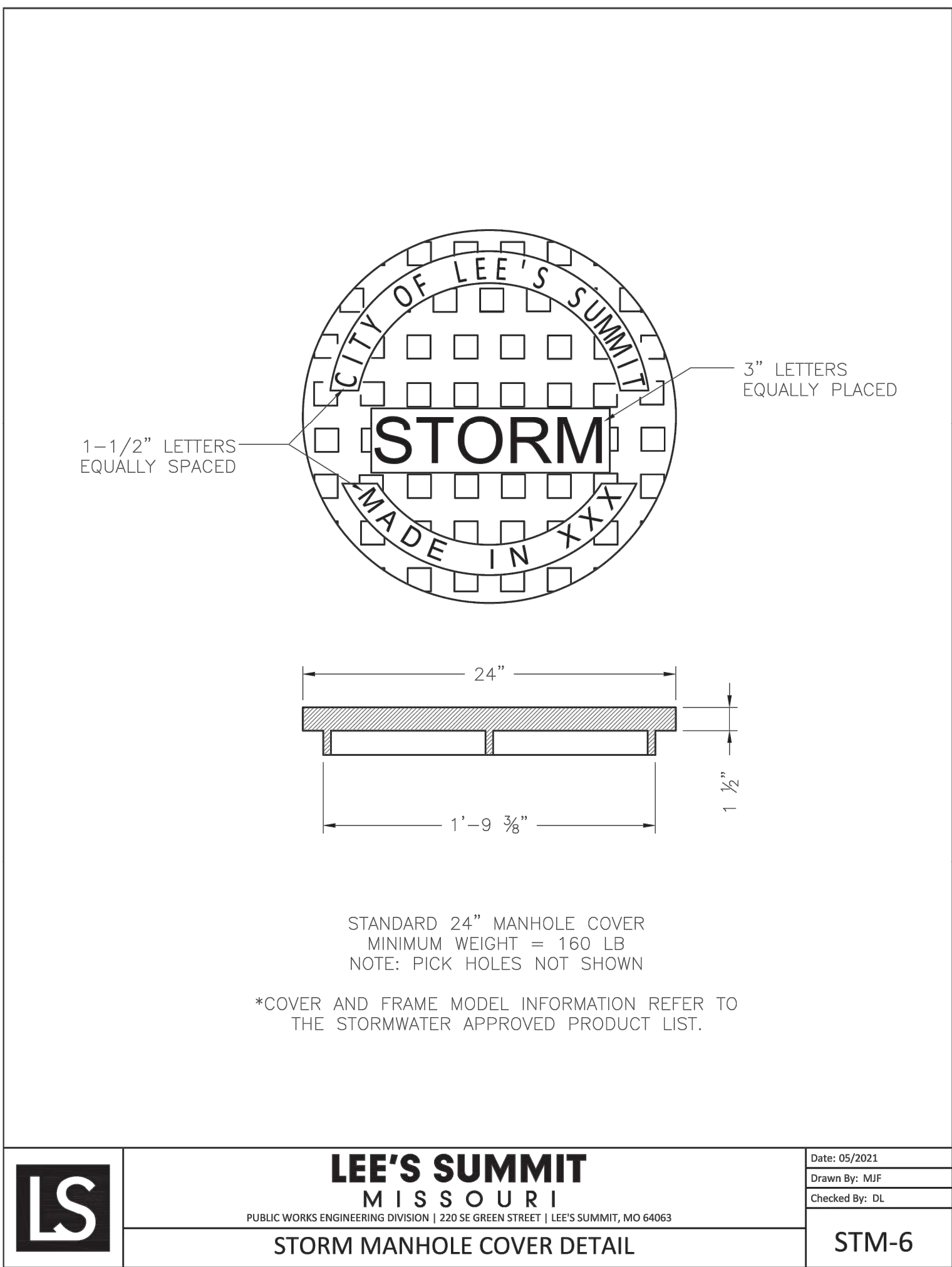
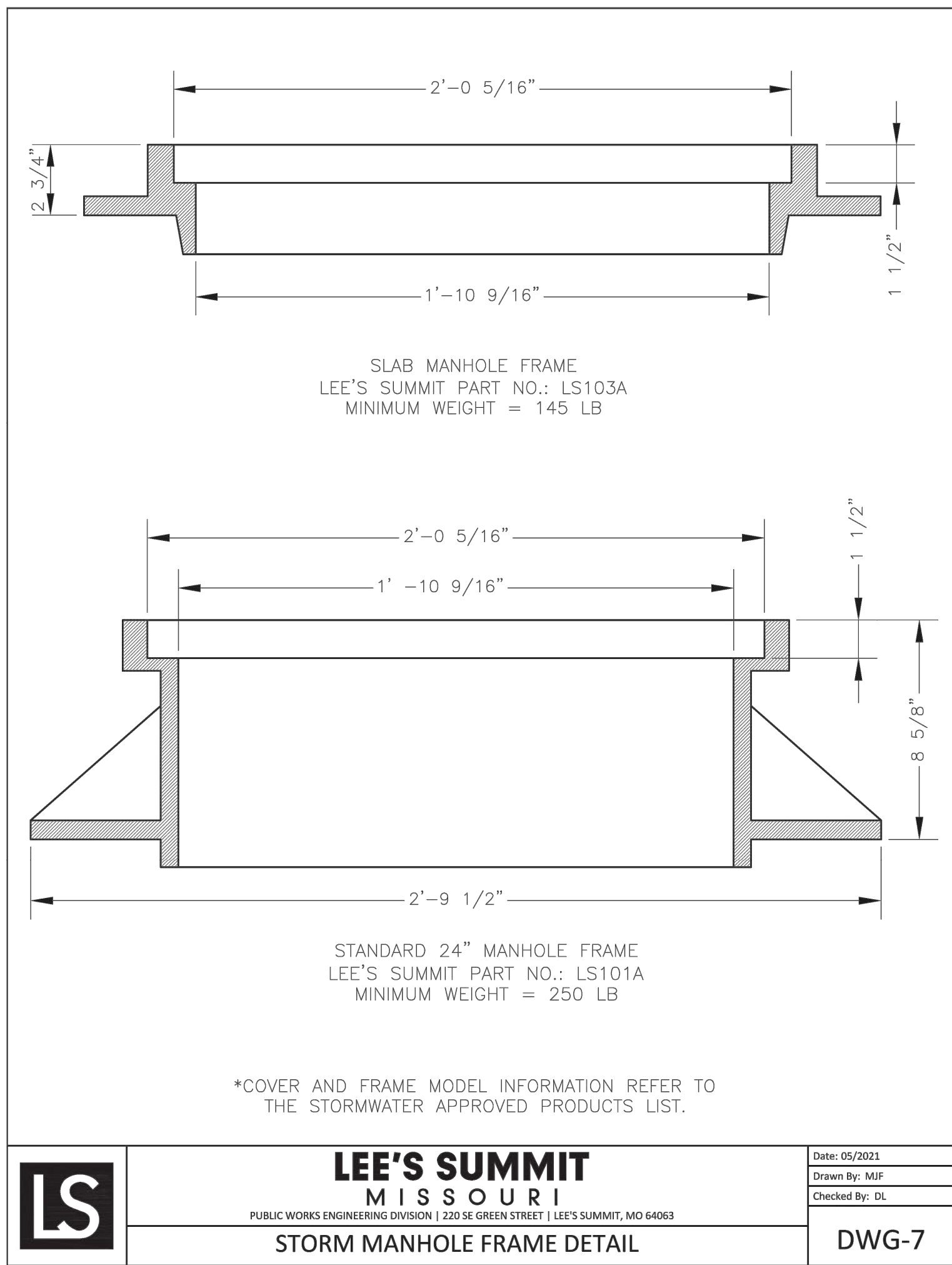
* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER

RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
4"	21"
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
42"	72"
48"	80"
54"	88"
60"	96"

NOTES:

- ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION
- MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
- FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
- BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).
- INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
- MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.
- TESTING: CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL MATERIAL TESTING REQUIRED FOR THEIR WORK. THIS INCLUDES SCHEDULING OF TESTS, COORDINATING AND PROVIDING ACCESS TO SAMPLE LOCATIONS, AND SATISFYING ALL TEST RESULT REPORTING REQUIREMENTS.



PREPARED BY:



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REUNION AT BLACKWELL
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STORM DETAILS

SHEET

C410

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Lee's Summit, Missouri
011162024

Section 2722

Engineered Surface Drainage Products

GENERAL
PVC surface drainage inlets shall be of the inline drain type as indicated on the contract drawing and referenced within the contract specifications. The ductile iron grates for each of these fittings are to be considered an integral part of the surface drainage inlet and shall be furnished by the same manufacturer. The surface drainage inlets shall be as manufactured by Nyloplast a division of Advanced Drainage Systems, Inc., or prior approved equal.

MATERIALS
The inline drain required for this contract shall be manufactured from PVC pipe stock, utilizing a thermo-molding process to reform the pipe stock to the furnished configuration. The drainage pipe connection stubs shall be manufactured from PVC pipe stock and formed to provide a watertight connection with the specified pipe system. This joint tightness shall conform to ASTM D3212 for joints for drain and sewer plastic pipe using flexible elastomeric seals. The flexible elastomeric seals shall conform to ASTM F477. The pipe bell spigot shall be joined to the inline drain body by use of a **swage mechanical joint**. The raw material used to manufacture the pipe stock that is used to manufacture the inline drain body and pipe stubs of the surface drainage inlets shall conform to ASTM D1784 cell class 12454.

The grates furnished for all surface drainage inlets shall be ductile iron grates for sizes 8", 10", 12", 15", 18", 24" and 30" shall be made specifically for each fitting so as to provide a round bottom flange that closely matches the diameter of the surface drainage inlet. Grates for inline drains shall be capable of supporting H-20 wheel loading for traffic areas or H-10 loading for pedestrian areas. 12" and 15" square grates will be hinged to the frame using pins. Metal used in the manufacture of the castings shall conform to ASTM A536 grade 70-50-05 for ductile iron. Grates shall be provided painted black.

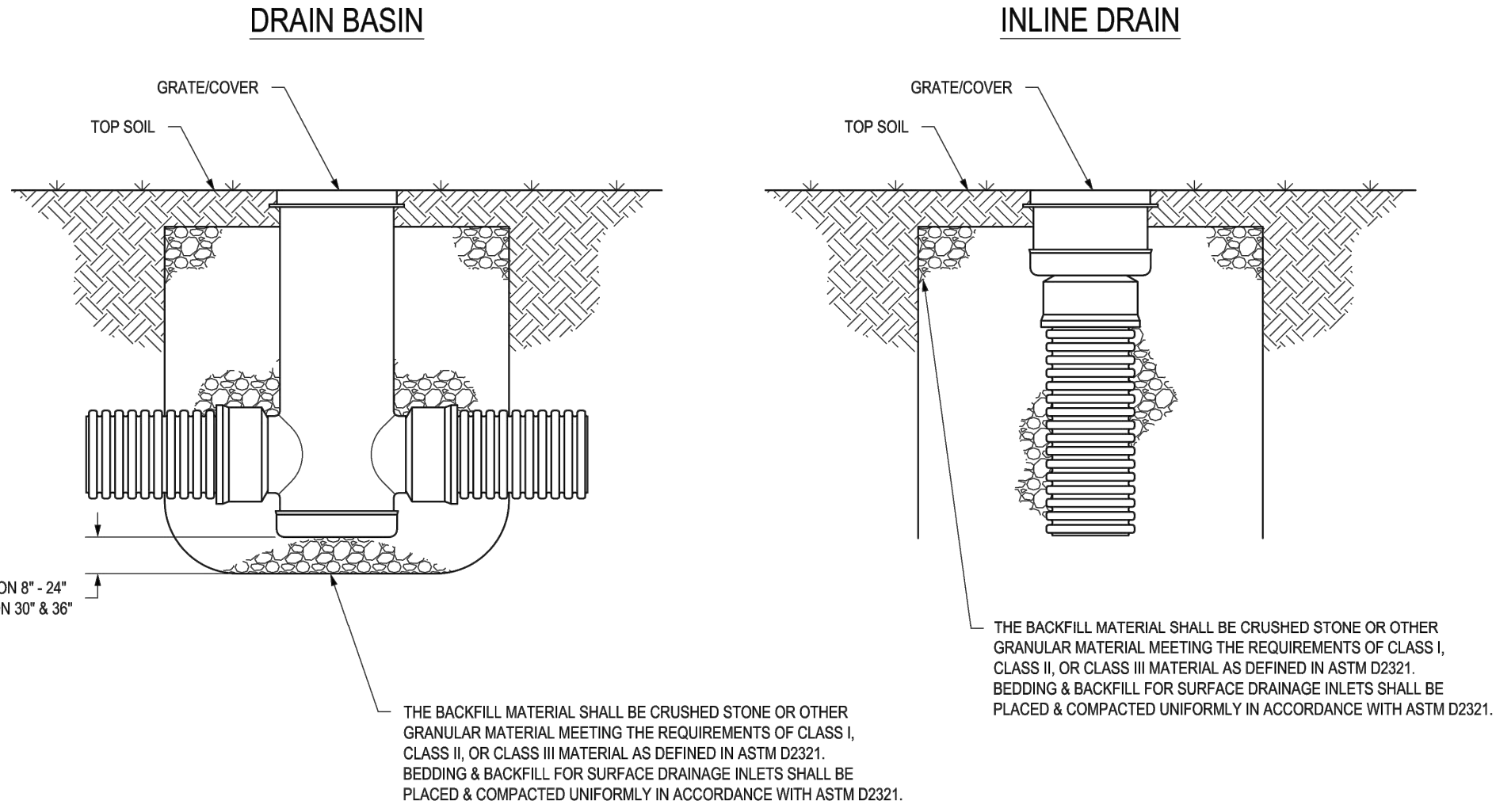
INSTALLATION
The specified PVC surface drainage inlet shall be installed using conventional flexible pipe backfill materials and procedures. The backfill material shall be crushed stone or other granular material meeting the requirements of class 1, class 2, or class 3 material as defined in ASTM D2321. Bedding and backfill for surface drainage inlets shall be well placed and compacted uniformly in accordance with ASTM D2321. The drain basin body will be cut at the time of the final grade. No brick, stone or concrete block will be required to set the grate to the final grade height. For H-20 load rated installations, a concrete ring will be poured under and around the grate and frame. The concrete slab must be designed taking into consideration local soil conditions, traffic loading, and other applicable design factors. For other installation considerations such as migration of fines, ground water, and soft foundations refer to ASTM D2321 guidelines.

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DRAWN BY: CJA
DATE: 03-10-00
REVISED BY: NMH
DATE: 03-15-16
PROJECT NO. NAME: 7003-110-005
DWG NO. 7003-110-005
SCALE: 1:1
SHEET: 1 OF 1
TITLE: 8 IN - 30 IN INLINE DRAIN SPECIFICATIONS
REV: H

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BURFORD, GA 30518
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NON TRAFFIC INSTALLATION

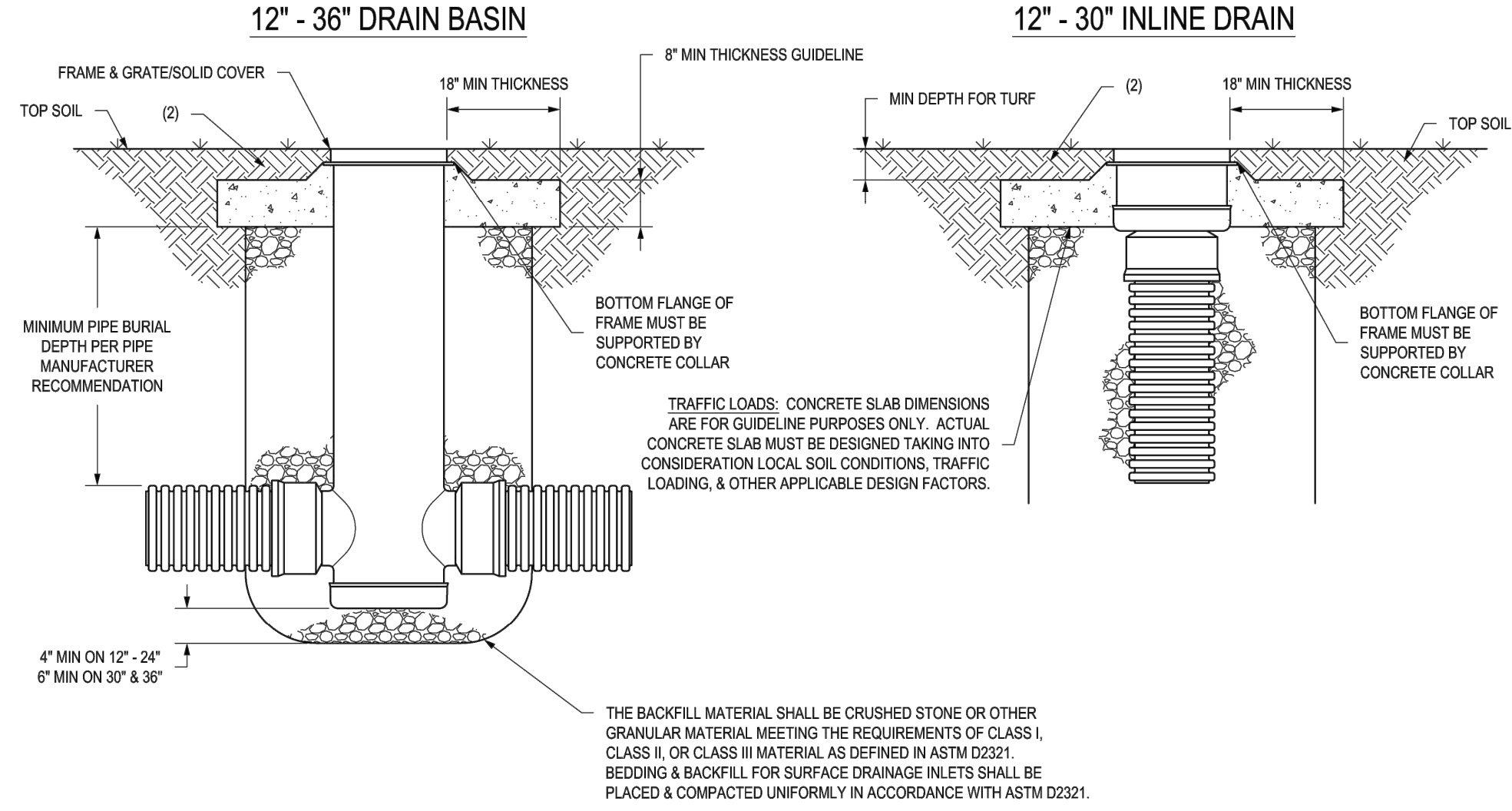


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DRAWN BY: CJA
DATE: 9-30-99
REVISED BY: NMH
DATE: 03-11-16
PROJECT NO. NAME: 7003-110-011
DWG NO. 7003-110-011
SCALE: 1:25
SHEET: 1 OF 1
TITLE: DRAIN BASIN & INLINE DRAIN NON TRAFFIC INSTALLATION
REV: F

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NYLOPLAST TURF TRAFFIC INSTALLATION



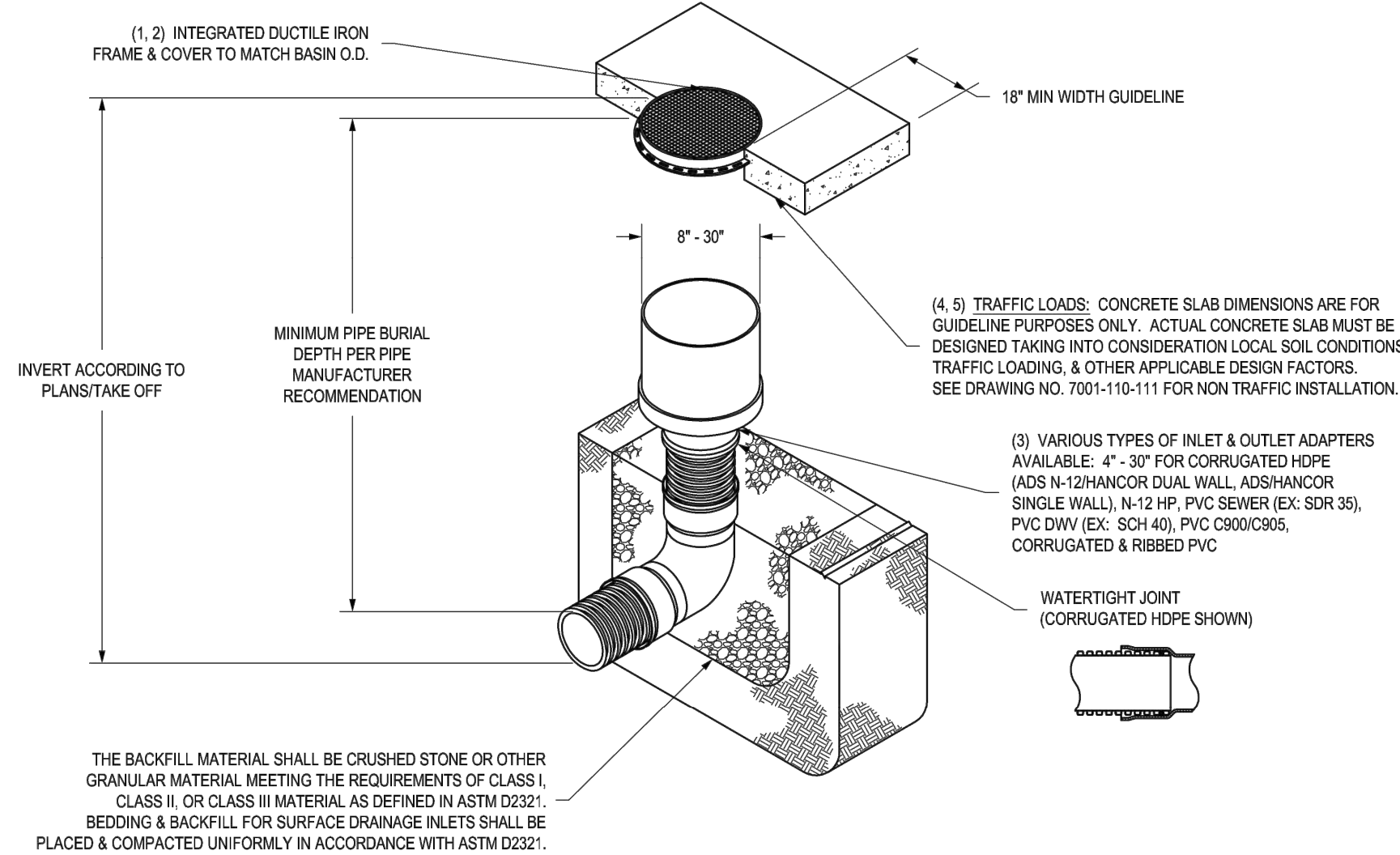
1. GRATES/SOLID COVERS SHALL MEET H-20 LOAD RATING FOR 30" PEDESTRIAN & 12" - 30" STANDARD & SOLID
2. DESIGN SHOULD ACCOUNT FOR ROOT DEPTH TO ALLOW TURF TO GROW AND PREVENT EROSION AROUND GRATE SO THAT HAZARDS DO NOT FORM.

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DRAWN BY: EBC
DATE: 01-05-00
REVISED BY: NMH
DATE: 06-12-18
PROJECT NO. NAME: 7003-110-348
DWG NO. 7003-110-348
SCALE: 1:25
SHEET: 1 OF 1
TITLE: DRAIN BASIN & INLINE DRAIN TURF TRAFFIC INSTALLATION
REV: G

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NYLOPLAST INLINE DRAIN WITH SOLID COVER



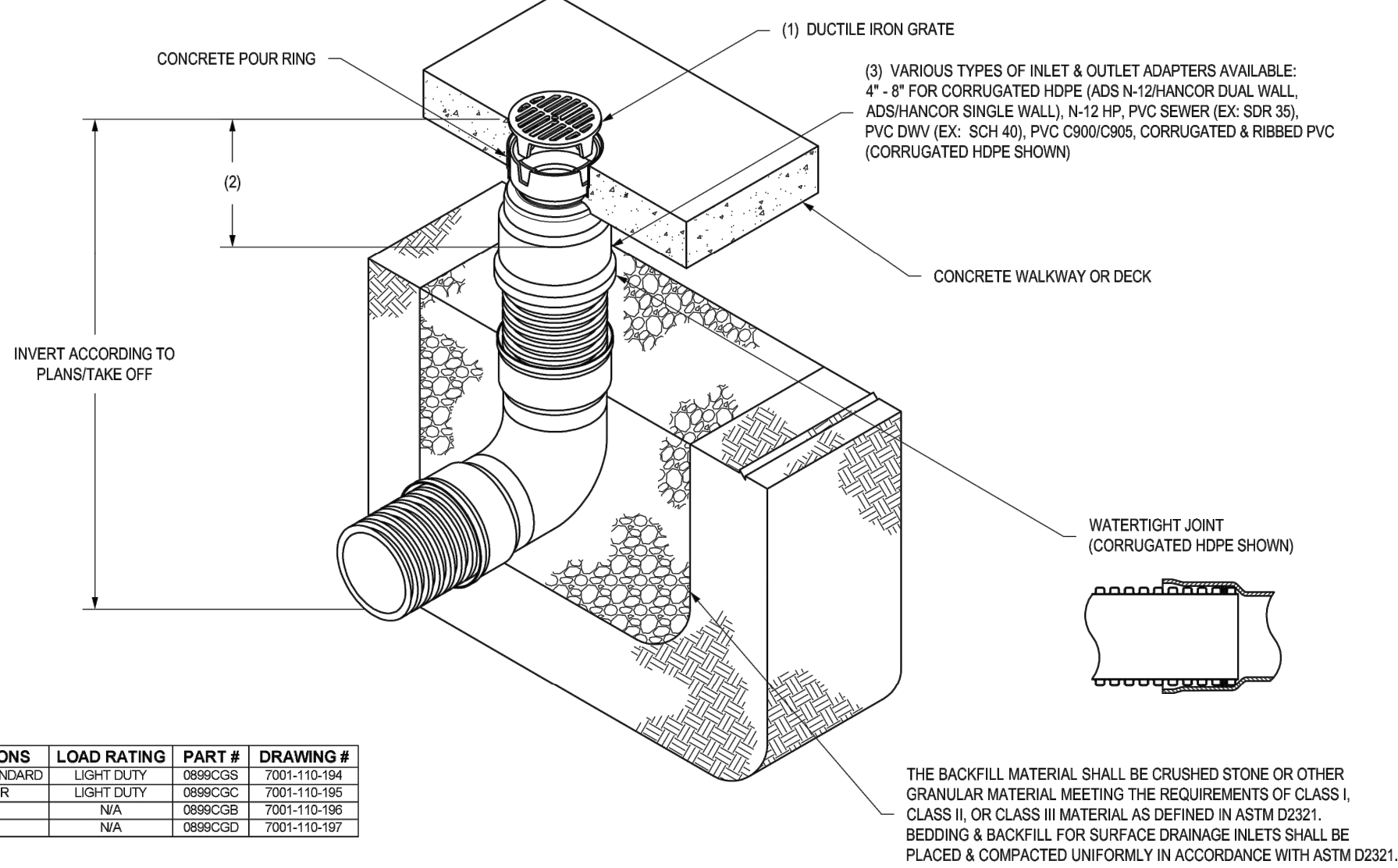
- 1 - 8" - 30" SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- 2 - 12" - 30" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- 3 - 8" & 10" SOLID COVERS FIT DIRECTLY ONTO INLINE DRAINS SEE DRAWING NO. 7003-110-001 & 7003-110-001.
- 4 - 12" - 30" SOLID COVERS SHALL MEET H-20 LOAD RATING.
- 5 - 8" & 10" SOLID COVERS ARE RATED FOR LIGHT DUTY APPLICATIONS ONLY. NO CONCRETE COLLAR NEEDED FOR LIGHT DUTY RATING.

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DRAWN BY: EBC
DATE: 03-22-10
REVISED BY: NMH
DATE: 03-15-16
PROJECT NO. NAME: 7003-110-005
DWG NO. 7003-110-005
SCALE: 1:40
SHEET: 1 OF 1
TITLE: 8 IN - 30 IN INLINE DRAIN WITH SOLID COVER QUICK SPEC INSTALLATION DETAIL
REV: C

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NYLOPLAST 8" INLINE DRAIN: 2708AG __ X



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN/STANDARD	LIGHT DUTY	0892C/S	7001-110-164
SOLID COVER	LIGHT DUTY	0892C/S	7001-110-165
BRONZE	N/A	0892C/S	7001-110-166
DOME	N/A	0892C/S	7001-110-167

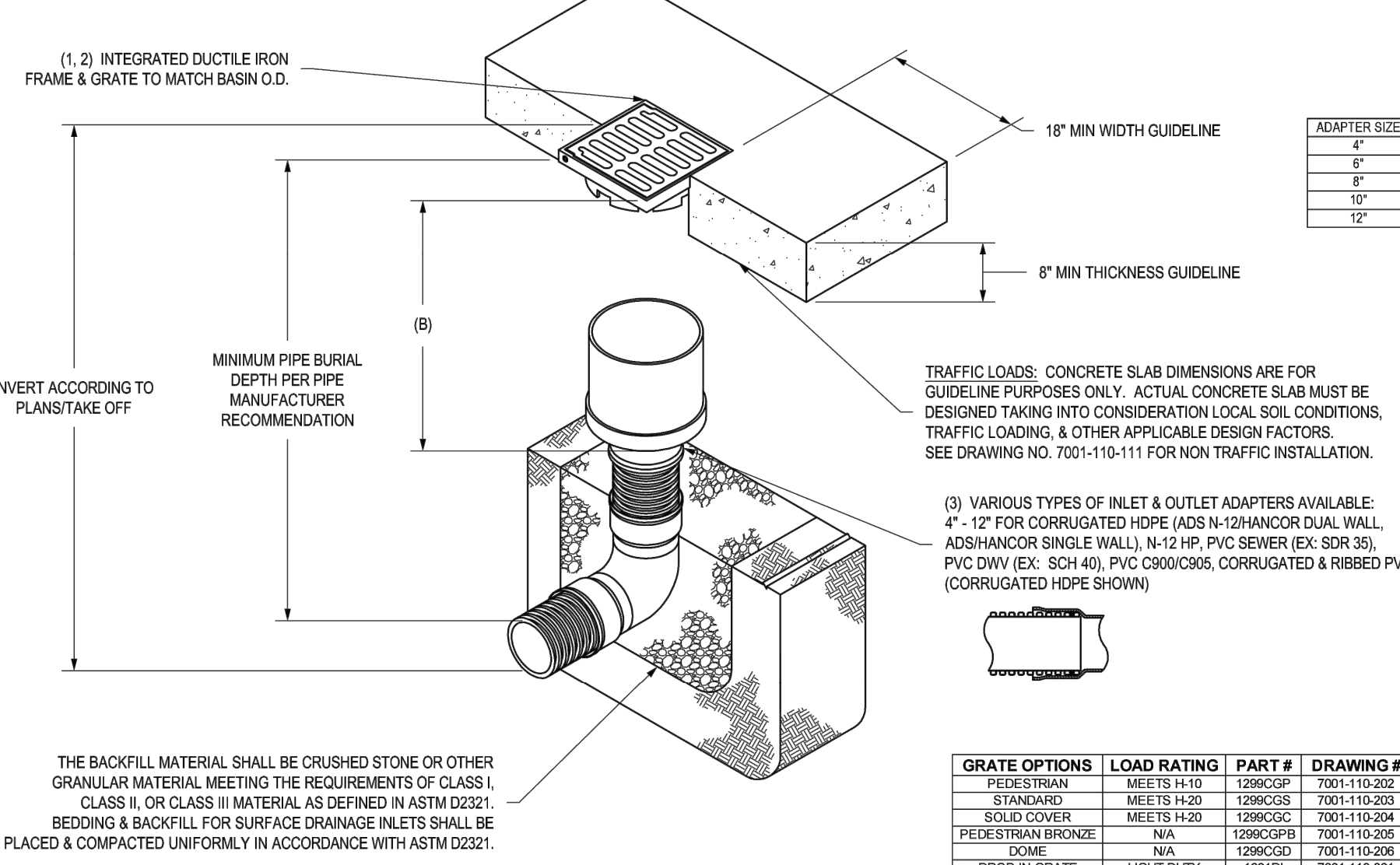
- 1 - GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05 WITH THE EXCEPTION OF THE BRONZE GRATE.
- 2 - FOR COMPLETE DESIGN DETAILS SEE DRAWING NO. 7003-110-001.
- 3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12 HANCOR DUAL WALL) & PVC SEWER.

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DRAWN BY: EBC
DATE: 11-15-06
REVISED BY: NMH
DATE: 03-15-16
PROJECT NO. NAME: 7003-110-033
DWG NO. 7003-110-033
SCALE: 1:16
SHEET: 1 OF 1
TITLE: 8 IN INLINE DRAIN QUICK SPEC INSTALLATION DETAIL
REV: F

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NYLOPLAST 12" INLINE DRAIN: 2712AG __ X



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-20	1296C/S	7001-110-202
STANDARD	MEETS H-20	1296C/S	7001-110-203
SOLID COVER	MEETS H-20	1296C/S	7001-110-204
PEDESTRIAN BRONZE	N/A	1296C/S	7001-110-205
DOME	N/A	1296C/S	7001-110-206
DROP IN GRATE	LIGHT DUTY	1201B	7001-110-021

- 1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
- 2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- 3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12 HANCOR DUAL WALL) & PVC SEWER.
- 4 - DIMENSIONS ARE FOR REFERENCE ONLY. ACTUAL DIMENSIONS MAY VARY.
- 5 - DIMENSIONS ARE IN INCHES.
- 6 - SEE DRAWING NO. 7001-110-275 FOR ADS N-12 & HANCOR DUAL WALL BELL INFORMATION & DRAWING NO. 7001-110-384 FOR N-12 HP BELL INFORMATION.

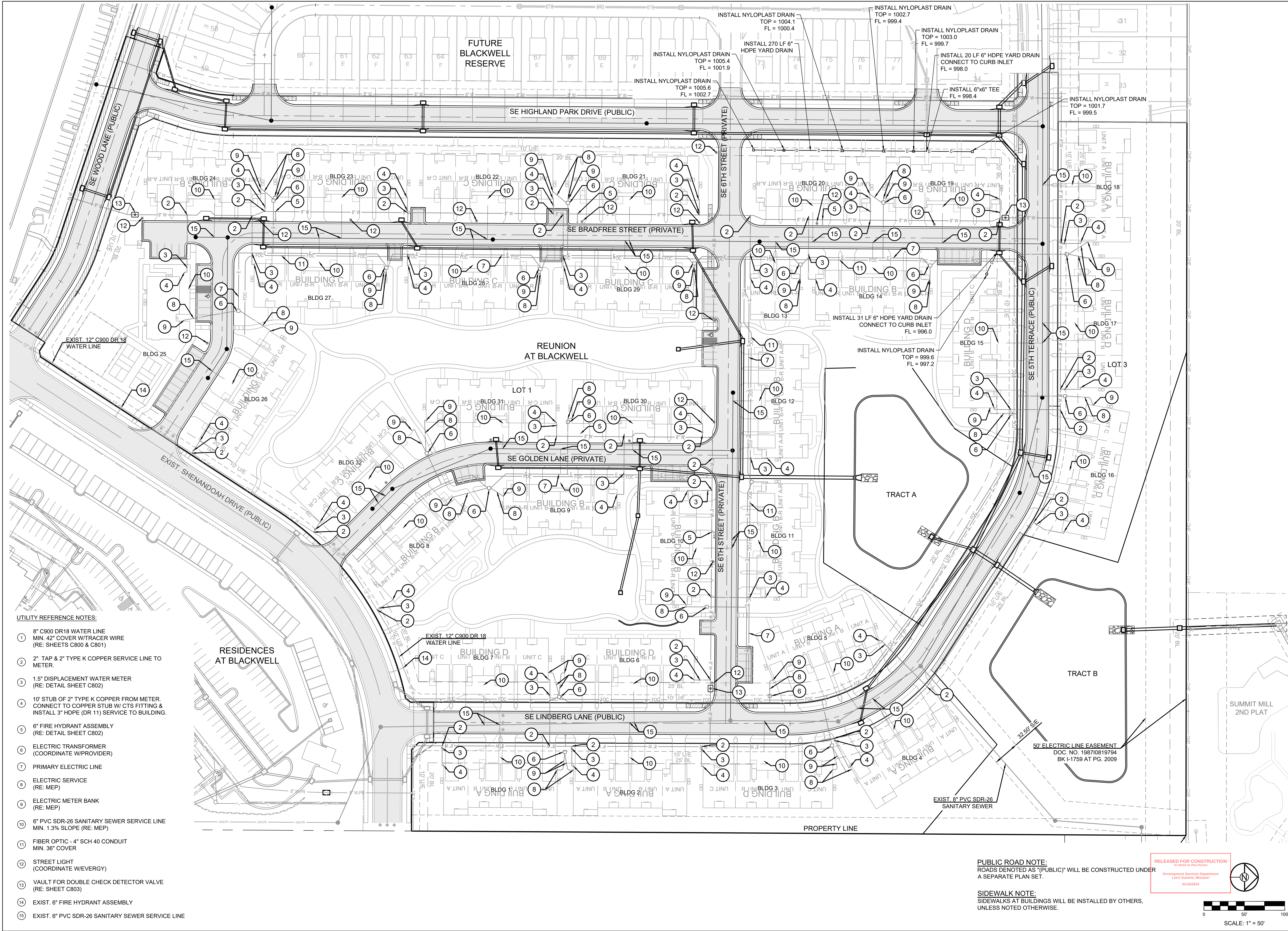
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DRAWN BY: EBC
DATE: 04-03-00
REVISED BY: NMH
DATE: 03-15-16
PROJECT NO. NAME: 7003-110-025
DWG NO. 7003-110-025
SCALE: 1:20
SHEET: 1 OF 1
TITLE: 12 IN INLINE DRAIN QUICK SPEC INSTALLATION DETAIL
REV: E

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REVISION DATE	DESCRIPTION	PER CITY COMMENTS
05/05/23	TRC	PER CITY COMMENTS
06/27/23	MAB	PER CITY COMMENTS
08/24/23	MAB	PER CITY COMMENTS
09/25/23	MAB	PER CITY COMMENTS
10/05/23	MAB	PER CITY COMMENTS
03/03/2023	PROJ. NUMBER:	22-597

STORM DETAILS



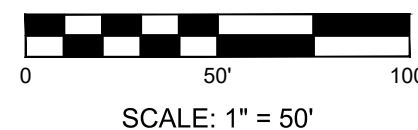
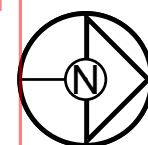
UTILITY REFERENCE NOTES:

- 1 8" C900 DR18 WATER LINE
MIN. 42" COVER W/TRACER WIRE
(RE: SHEETS C800 & C801)
- 2 2" TAP & 2" TYPE K COPPER SERVICE LINE TO
METER.
- 3 1.5" DISPLACEMENT WATER METER
(RE: DETAIL SHEET C802)
- 4 10' STUB OF 2" TYPE K COPPER FROM METER.
CONNECT TO COPPER STUB W/ CTS FITTING &
INSTALL 3" HDPE (DR 11) SERVICE TO BUILDING.
- 5 6" FIRE HYDRANT ASSEMBLY
(RE: DETAIL SHEET C802)
- 6 ELECTRIC TRANSFORMER
(COORDINATE W/PROVIDER)
- 7 PRIMARY ELECTRIC LINE
- 8 ELECTRIC SERVICE
(RE: MEP)
- 9 ELECTRIC METER BANK
(RE: MEP)
- 10 6" PVC SDR-26 SANITARY SEWER SERVICE LINE
MIN. 1.3% SLOPE (RE: MEP)
- 11 FIBER OPTIC - 4" SCH 40 CONDUIT
MIN. 36" COVER
- 12 STREET LIGHT
(COORDINATE W/EVERYGY)
- 13 VAULT FOR DOUBLE CHECK DETECTOR VALVE
(RE: SHEET C803)
- 14 EXIST. 6" FIRE HYDRANT ASSEMBLY
- 15 EXIST. 6" PVC SDR-26 SANITARY SEWER SERVICE LINE

PUBLIC ROAD NOTE:
ROADS DENOTED AS "PUBLIC" WILL BE CONSTRUCTED UNDER
A SEPARATE PLAN SET.

SIDEWALK NOTE:
SIDEWALKS AT BUILDINGS WILL BE INSTALLED BY OTHERS,
UNLESS NOTED OTHERWISE.

RELEASED FOR CONSTRUCTION
Development Services Department
Lee's Summit, Missouri
01/18/2024



PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

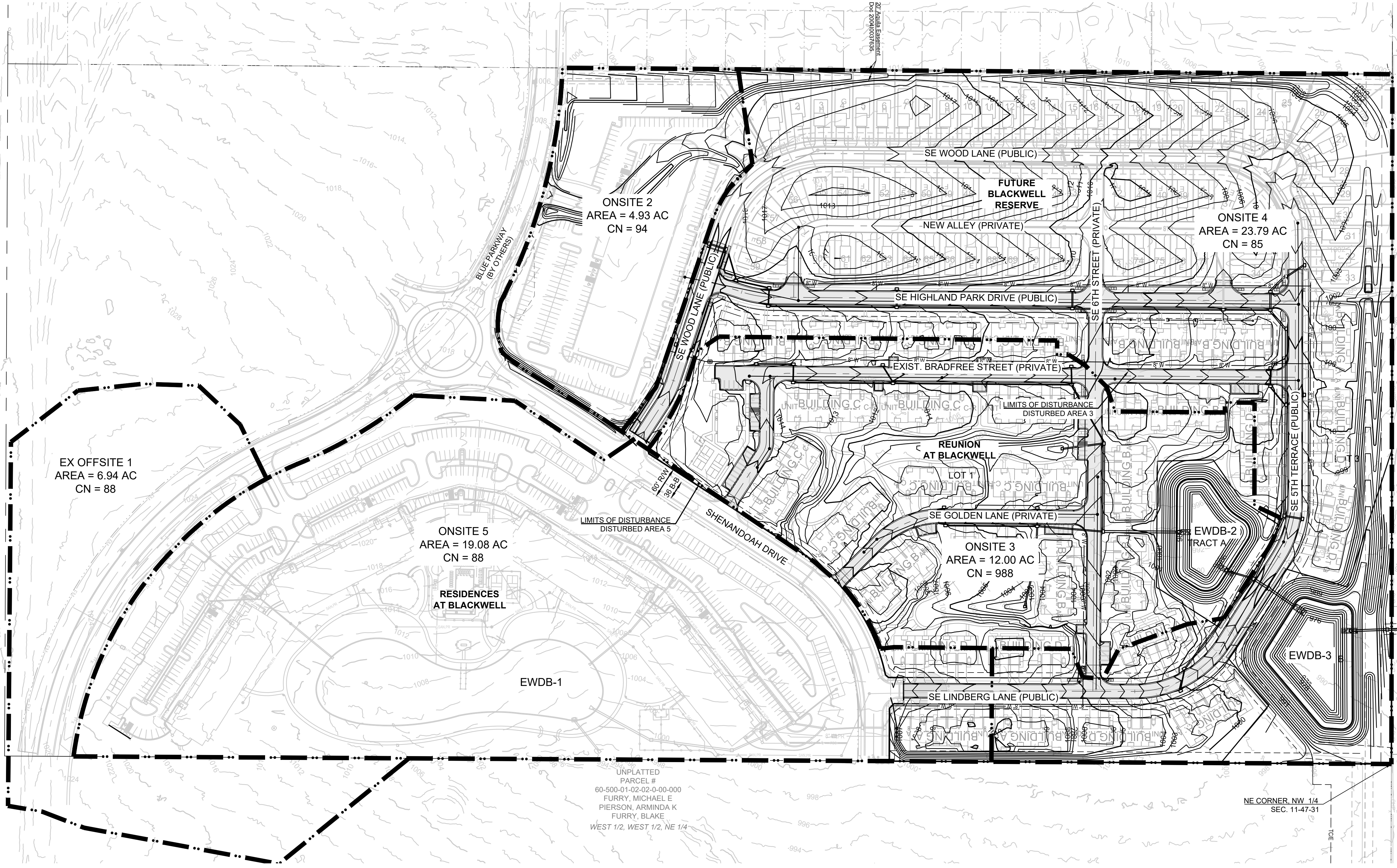
REUNION AT BLACKWELL
FINAL DEVELOPMENT PLAN
SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
05/05/23	PER CITY COMMENTS
06/27/23	PER CITY COMMENTS
08/24/23	PER CITY COMMENTS
09/25/23	PER CITY COMMENTS
10/05/23	PER CITY COMMENTS

DRAWN BY:	TRC
CHECKED BY:	MAB
DATE PREPARED:	03/03/2023
PROJ. NUMBER:	22-597

UTILITY PLAN

SHEET
C500



EX OFFSITE 1
AREA = 6.94 AC
CN = 88

ONSITE 5
AREA = 19.08 AC
CN = 88
RESIDENCES
AT BLACKWELL

ONSITE 2
AREA = 4.93 AC
CN = 94

FUTURE
BLACKWELL
RESERVE

ONSITE 4
AREA = 23.79 AC
CN = 85

ONSITE 3
AREA = 12.00 AC
CN = 988

EWDB-2
TRACT A

EWDB-3

EWDB-1

UNPLATTED
PARCEL #
60-500-01-02-02-0-00-000
FURRY, MICHAEL E
PIERSON, ARMINDA K
FURRY, BLAKE
WEST 1/2, WEST 1/2, NE 1/4

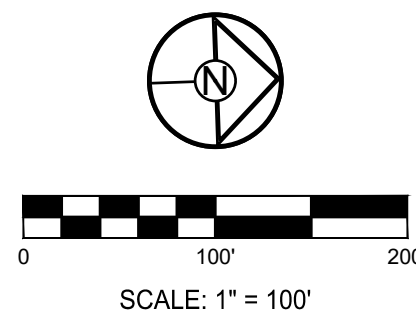
GRADING LEGEND:
--- 1000 --- EXISTING CONTOUR
—— 1000 —— PROPOSED CONTOUR
(FINISHED GRADE)

- NOTES:**
- ALL CONSTRUCTION ON THIS PROJECT SHALL CONFORM TO THE CITY OF LEE'S SUMMIT TECHNICAL SPECIFICATIONS.
 - THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.

MO GRS BENCHMARK:
STATION NAME - JA-90
KC METRO ALUMINUM GRS DISK SET IN CONCRETE STAMPED "JA-90, 1988"
LOCATED NEAR THE INTERSECTION OF LANGSFORD ROAD AND OLD
LANGSFORD ROAD, 43 FEET SOUTHEAST OF THE CENTER OF LANGSFORD
ROAD AND 32 FEET NORTH OF THE CENTER OF OLD LANGSFORD ROAD.
N:1001052.8503, E:2845604.8272
ELEV. 997.045

PROJECT BENCHMARK:
"SQUARE" CUT IN TOP OF CONCRETE STORM MANHOLE
STORM MANHOLE IS LOCATED APPROX. 130 FEET EAST OF THE
INTERSECTION OF SE JOEL AVE & BLUE PARKWAY AND 26 FEET SOUTH
OF THE CENTERLINE OF BLUE PARKWAY.
N:996874.9690, E:2840937.1365
ELEV. 1005.719

RELEASED FOR CONSTRUCTION
In Accordance with the
Development Services Department
Lee's Summit, Missouri
02/18/2024

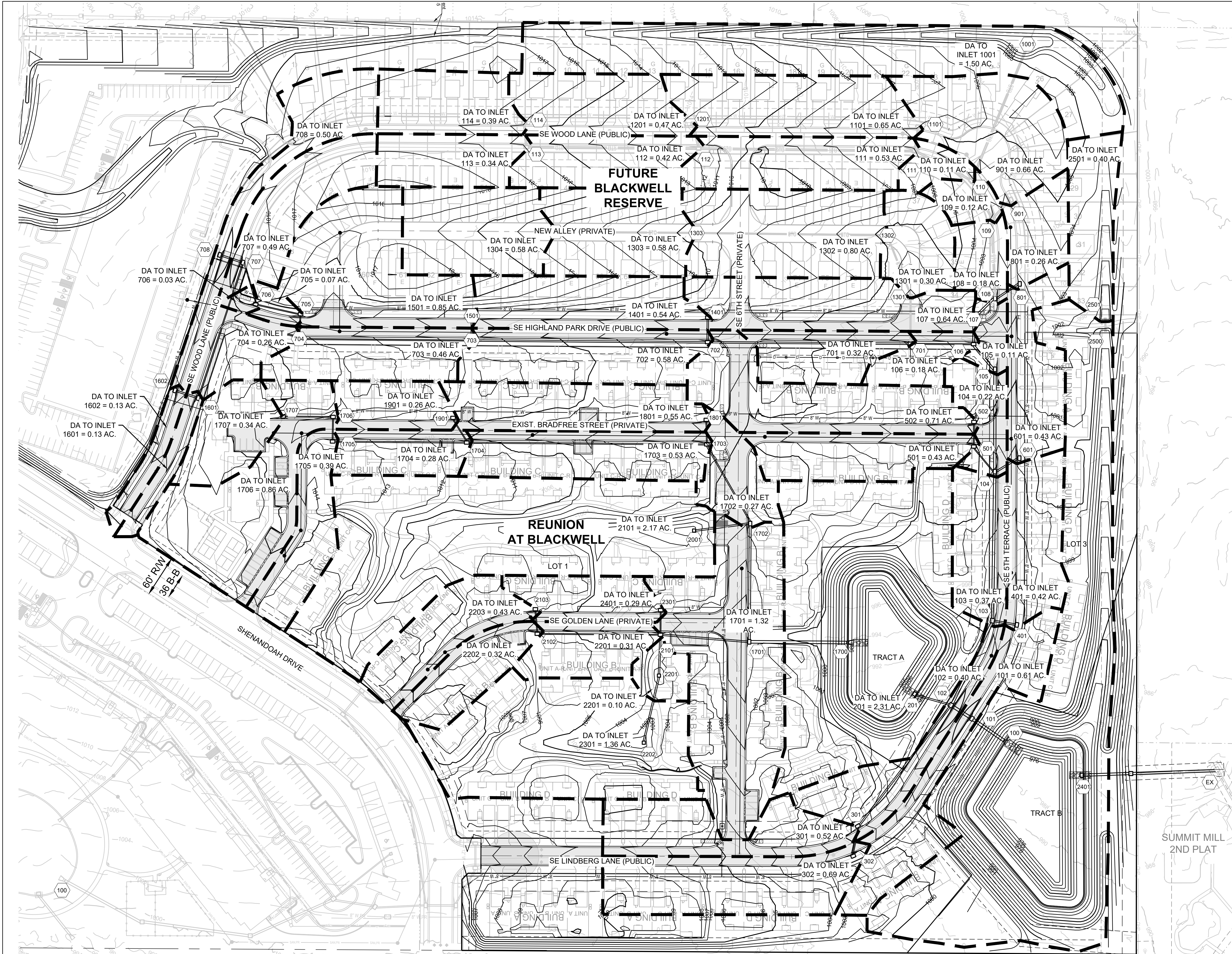


REUNION AT BLACKWELL
FINAL DEVELOPMENT PLAN
SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
05/05/23	PER CITY COMMENTS
06/27/23	PER CITY COMMENTS
08/24/23	PER CITY COMMENTS
09/03/2023	DATE PREPARED
22-597	PROJ. NUMBER

OVERALL
DRAINAGE MAP

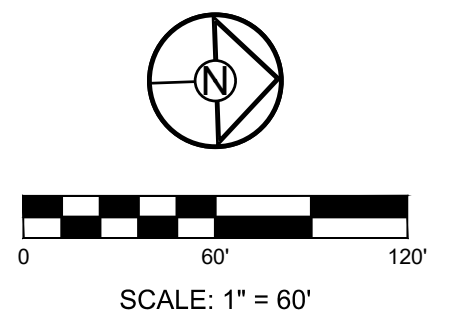
SHEET
C601



REUNION AT BLACKWELL
FINAL DEVELOPMENT PLAN
SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
05/05/23	PER CITY COMMENTS
06/27/23	PER CITY COMMENTS
08/24/23	PER CITY COMMENTS
09/03/2023	DATE PREPARED
22-597	PROJ. NUMBER

RELEASED FOR CONSTRUCTION
Development Services Department
Lee's Summit, Missouri
01/15/2024

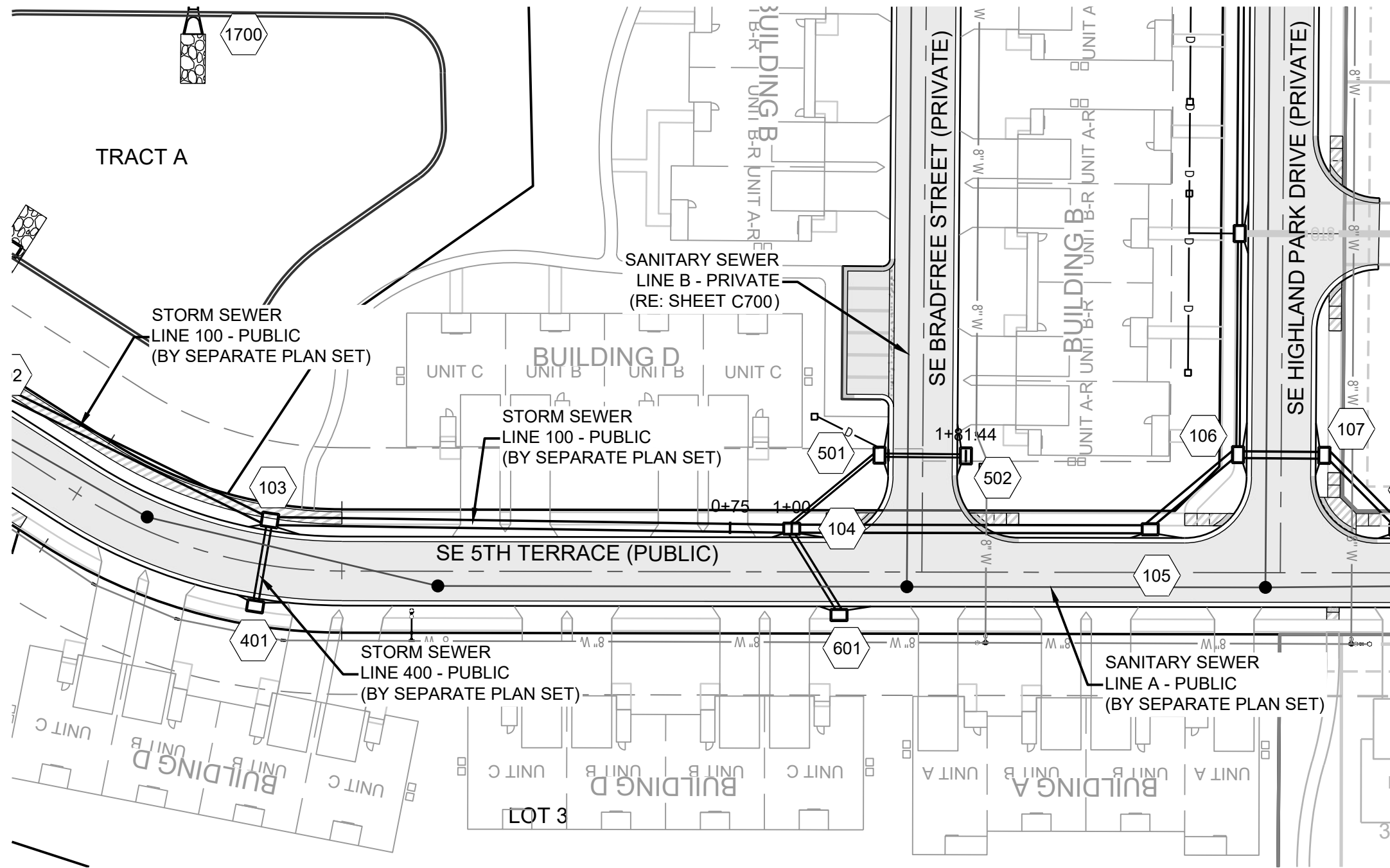


1 INPI ATTED

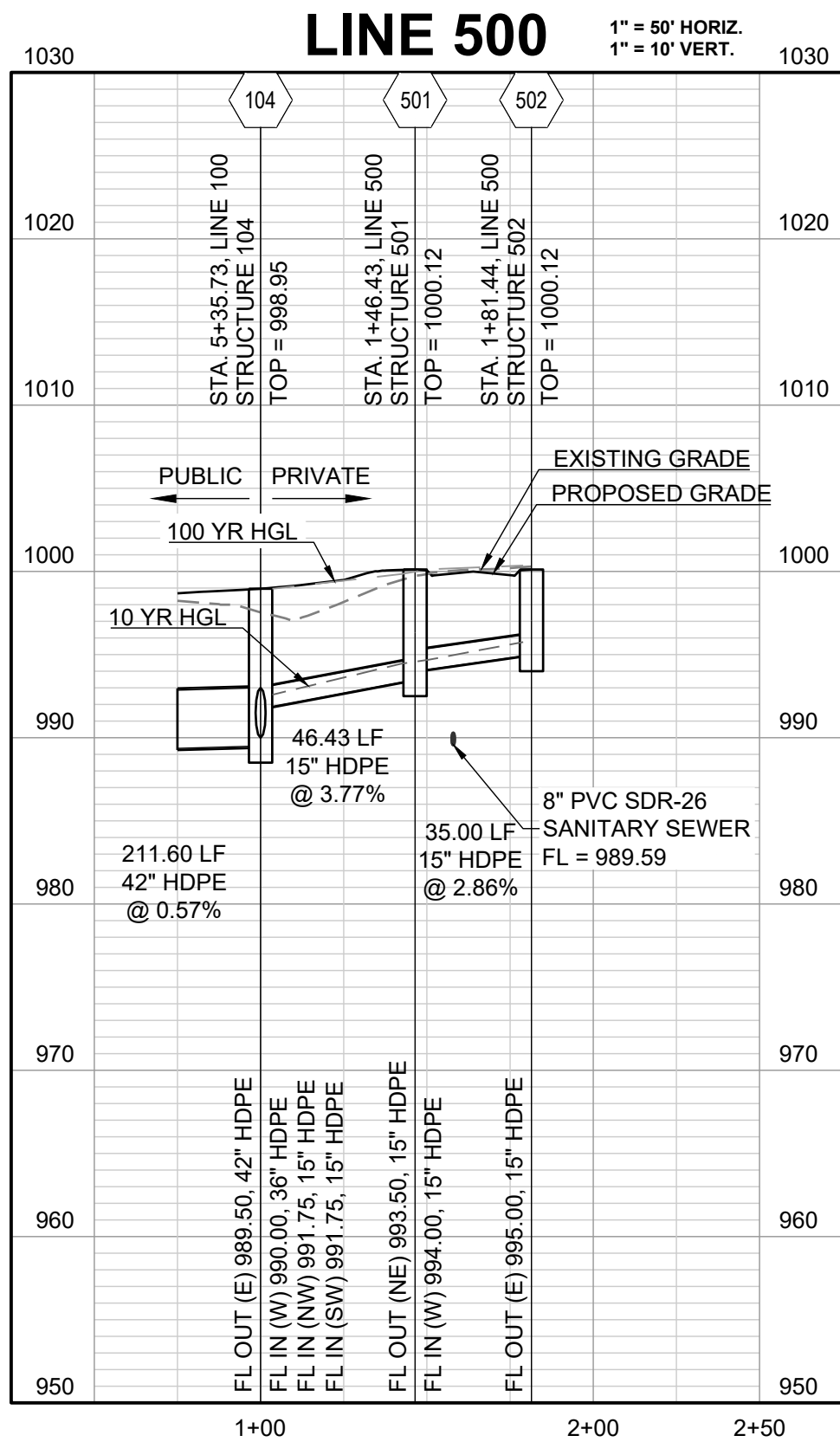
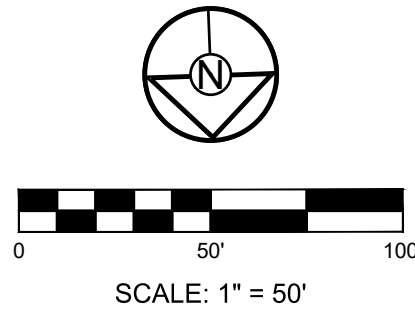
Design Storm:		100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
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SHEET
C603

RUNOFF CALCULATIONS											INLET DESIGN										GUTTER DESIGN			
INLET #	COMPOSITE "C"	AREA	INLET Tc	INTENSITY	RUNOFF	UPSTREAM INLET	UPSTREAM INLET	UPSTREAM INLET	UPSTREAM INLET	BYPASS FROM UPSTREAM INLET	TOTAL RUNOFF	STREET GRADE	STREET CROSS SLOPE	CURB TYPE	INLET LENGTH	EFFECTIVE LENGTH 80% CAP	INLET INTERCEPTION	BYPASS TO DOWNSTREAM INLET	STREET GRADE	STREET CROSS SLOPE	DEPTH AT CURB	SPREAD OF FLOW		
LINE 1																								
101	0.66	0.61	5	7.35	2.96	302	401			1.31	4.27	SUMP	2.00	A	6	4.8	13.44	0.00	SUMP	2.00	< 0.21	< 12		
102	0.66	0.40	5	7.35	1.94	103	301			0.82	2.76	SUMP	2.00	A	6	4.8	13.44	0.00	SUMP	2.00	< 0.21	< 12		
103	0.66	0.37	5	7.35	1.79	104				0.23	2.03	1.20	2.00	A	6	6	1.81	0.22	1.20	2.00	0.18	9.27		
104	0.66	0.22	5	7.35	1.07	501	502			1.02	2.08	1.20	2.00	A	6	6	1.85	0.23	1.20	2.00	0.18	9.36		
105	0.66	0.11	5	7.35	0.53	106	107	108		0.86	1.39	1.20	2.00	A	6	6	1.29	0.10	1.20	2.00	0.15	8.11		
106	0.66	0.18	5	7.35	0.87	701				0.12	1.00	1.20	2.00	A	6	6	0.95	0.05	1.20	2.00	0.13	7.22		
107	0.66	0.64	5	7.35	3.10	1401				0.68	3.78	1.20	2.00	A	6	6	3.00	0.77	1.20	2.00	0.22	11.57		
108	0.66	0.18	5	7.35	0.87	109				0.02	0.89	1.20	2.00	A	6	6	0.85	0.03	1.20	2.00	0.13	6.93		
109	0.66	0.12	5	7.35	0.58	110				0.08	0.66	1.21	2.00	A	6	6	0.64	0.02	1.21	2.00	0.11	6.25		
110	0.66	0.11	5	7.35	0.53	111				0.58	1.11	1.66	2.00	A	6	6	1.03	0.08	1.66	2.00	0.13	7.08		
111	0.66	0.53	5	7.35	2.57	112				0.34	2.91	1.66	2.00	A	6	6	2.33	0.58	1.66	2.00	0.19	9.94		
112	0.66	0.42	5	7.35	2.04	113				0.18	2.22	1.66	2.00	A	6	6	1.88	0.34	1.66	2.00	0.17	9.03		
113	0.66	0.34	5	7.35	1.65					0.00	1.65	1.66	2.00	A	6	6	1.47	0.18	1.66	2.00	0.15	8.13		
114	0.66	0.39	5	7.35	1.89					0.00	1.89	1.64	2.00	A	6	6	1.65	0.24	1.64	2.00	0.16	8.55		
LINE 3																								
301	0.66	0.52	5	7.35	2.52					0.00	2.52	2.70	2.00	A	6	6	1.92	0.60	2.70	2.00	0.16	8.67		
302	0.66	0.69	5	7.35	3.35					0.00	3.35	2.70	2.00	A	6	6	2.33	1.02	2.70	2.00	0.18	9.59		
LINE 4																								
401	0.66	0.42	5	7.35	2.04	601				0.30	2.34	1.20	2.00	A	6	6	2.04	0.30	1.20	2.00	0.18	9.75		
LINE 5																								
501	0.66	0.43	5	7.35	2.09					0.00	2.09	1.09	2.00	A	6	6	1.87	0.22	1.09	2.00	0.18	9.52		
502	0.66	0.71	5	7.35	3.44	702				0.52	3.97	1.09	2.00	A	6	6	3.17	0.80	1.09	2.00	0.23	11.98		
LINE 6																								
601	0.66	0.43	5	7.35	2.09	801				0.27	2.35	1.20	2.00	A	6	6	2.05	0.30	1.20	2.00	0.19	9.77		
LINE 7																								
701	0.66	0.32	5	7.35	1.55					0.00	1.55	1.20	2.00	A	6	6	1.43	0.12	1.20	2.00	0.16	8.43		
702	0.66	0.58	5	7.35	2.81	703				0.29	3.10	1.19	2.00	A	6	6	2.58	0.52	1.19	2.00	0.21	10.80		
703	0.66	0.46	5	7.35	2.23	704				0.08	2.31	1.19	2.00	A	6	6	2.02	0.29	1.19	2.00	0.18	9.72		
704	0.66	0.26	5	7.35	1.26	1601				0.02	1.28	1.19	2.00	A	6	6	1.20	0.08	1.19	2.00	0.15	7.88		
705	0.66	0.07	5	7.35	0.34					0.00	0.34	1.19	2.00	A	6	6	0.34	0.00	1.19	2.00	0.09	4.99		
706	0.66	0.03	5	7.35	0.15					0.00	0.15	1.19	2.00	A	6	6	0.15	0.00	1.19	2.00	0.07	3.77		
707	0.66	0.49	5	7.35	2.38	1601				0.02	2.39	SUMP	2.00	A	6	4.8	13.44	0.00	SUMP	2.00	< 0.21	< 12		
707	0.66	0.50	5	7.35	2.43					0.00	2.43	SUMP	2.00	A	6	4.8	13.44	0.00	SUMP	2.00	< 0.21	< 12		
LINE 8																								
801	0.66	0.26	5	7.35	1.26	901				0.95	2.21	1.20	2.00	A	6	6	1.95	0.27	1.20	2.00	0.18	9.56		
LINE 9																								
901	0.66	0.66	5	7.35	3.20	1101				0.86	4.07	1.33	2.00	A	6	6	3.11	0.95	1.33	2.00	0.22	11.66		
LINE 11																								
1101	0.66	0.65	5	7.35	3.15	1201				0.44	3.59	1.66	2.00	A	6	6	2.73	0.86	1.66	2.00	0.20	10.72		
LINE 12																								
1201	0.66	0.47	5	7.35	2.28	114				0.24	2.52	1.66	2.00	A	6	6	2.09	0.44	1.66	2.00	0.18	9.45		
LINE 14																								
1401	0.66	0.54	5	7.35	2.62	1501				0.91	3.53	1.19	2.00	A	6	6	2.86	0.68	1.19	2.00	0.22	11.31		
LINE 15																								
1501	0.66	0.85	5	7.35	4.12	705				0.00	4.13	1.19	2.00	A	6	6	3.21	0.91	1.19	2.00	0.23	11.96		
LINE 16																								
1601	0.66	0.13	5	7.35	0.63					0.00	0.63	1.33	2.00	A	6	6	0.61	0.02	1.33	2.00	0.11	6.05		
1602	0.66	0.13	5	7.35	0.63					0.00	0.63	1.33	2.00	A	7	7	0.62	0.01	1.33	2.00	0.11	6.05		
LINE 17																								
1701	0.66	1.32	5	7.35	6.40	1702	2101	2301		0.03	6.43	SUMP	2.00	A	6	4.8	13.44	0.00	SUMP	2.00	< 0.21	< 12		
1702	0.66	0.27	5	7.35	1.31	1703	1801			0.02	1.33	1.20	2.00	A	6	6	1.24	0.09	1.20	2.00	0.15	7.98		
1703	0.66	0.53	5	7.35	2.57	1704				0.01	2.58	1.33	2.00	A	6	6	2.19	0.39	1.33	2.00	0.19	9.91		
1704	0.66	0.28	5	7.35	1.36	1705				0.01	1.37	1.33	2.00	A	6	6	1.27	0.10	1.33	2.00	0.15	7.92		
1705	0.66	0.39	5	7.35	1.89					0.00	1.89	1.33	2.00	A	6	6	1.69	0.21	1.33	2.00	0.17	8.88		
1706	0.66	0.86	5	7.35	4.17	1707				0.01	4.18	1.25	2.00	A	6	6	3.22	0.97	1.25	2.00	0.23	11.91		
1707	0.66	0.34	5	7.35	1.65					0.00	1.65	1.40	2.00	A	6	6	1.49	0.16	1.40	2.00	0.16	8.38		
LINE 18																								
1801	0.66	0.55	5	7.35	2.67	1901				0.01	2.68	1.33	2.00	A	6	6	2.26	0.42	1.33	2.00	0.19	10.04		
LINE 19																								
1901	0.66	0.26	5	7.35	1.26	1706				0.01	1.27	1.33	2.00	A	6	6	1.18	0.09	1.33	2.00	0.14	7.72		
LINE 21																								
2101	0.66	0.31	5	7.35	1.50	2102				0.01	1.51	1.99	2.00	A	6	6	1.34	0.18	1.99	2.00	0.14	7.64		
2102	0.66	0.32	5	7.35	1.55					0.00	1.55	1.99	2.00	A	6	6	1.37	0.19	1.99	2.00	0.14	7.71		
2103	0.66	0.43	5	7.35	2.09					0.00	2.09	1.99	2.00	A	6	6	1.75	0.34	1.99	2.00	0.16	8.56		
LINE 23																								
2301	0.66	0.29	5	7.35	1.41	2103				0.01	1.42	1.99	2.00	A	6	6	1.26	0.15	1.99	2.00	0.14	7.47		



Storm Sewer Construction Notes	
Structure	Notes
501	STA 1+46.43, LINE 500 INSTALL 6 X 4 CURB INLET N 998259.2927 E 2841594.6459
502	STA 1+81.44, LINE 500 INSTALL 6 X 4 CURB INLET N 998260.8165 E 2841559.6759

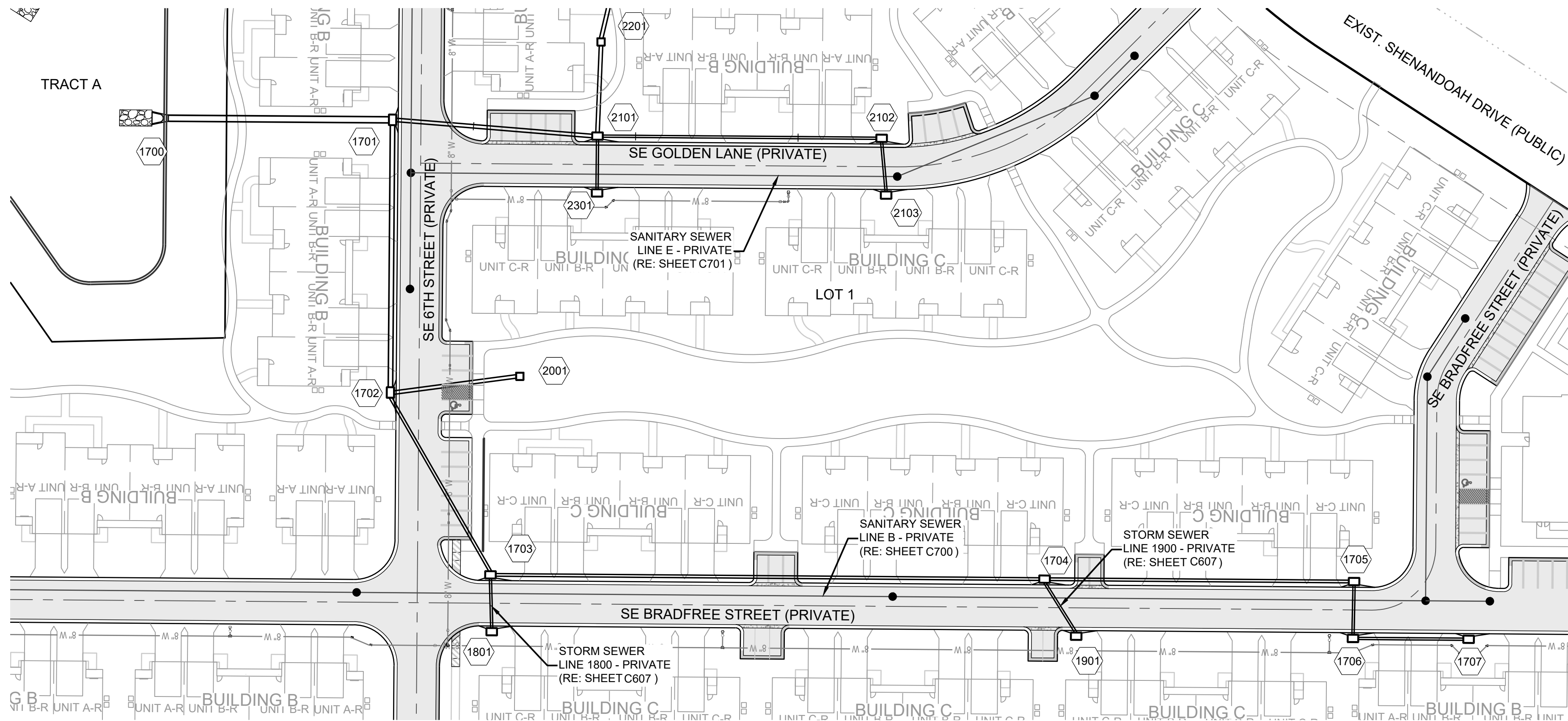


RELEASED FOR CONSTRUCTION
As noted on Plan Review
Development Services Department
Lee's Summit, Missouri
02/19/2024

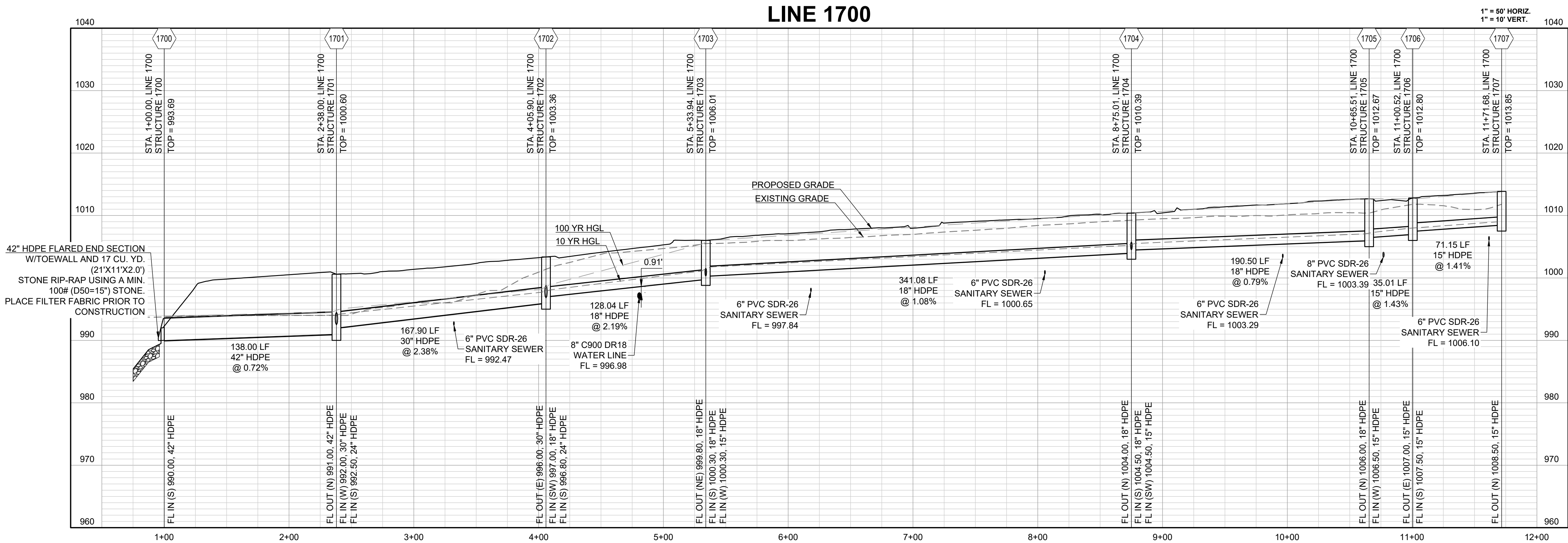
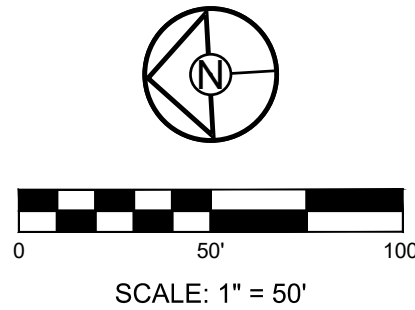
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05/05/23	PER CITY COMMENTS
06/27/23	PER CITY COMMENTS
08/24/23	PER CITY COMMENTS
09/25/23	PER CITY COMMENTS
10/05/23	PER CITY COMMENTS
03/03/2023	DATE PREPARED:
22-597	PROJ. NUMBER:

STORM SEWER
LINE 500

SHEET
C605



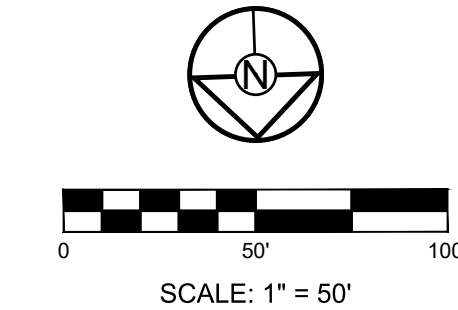
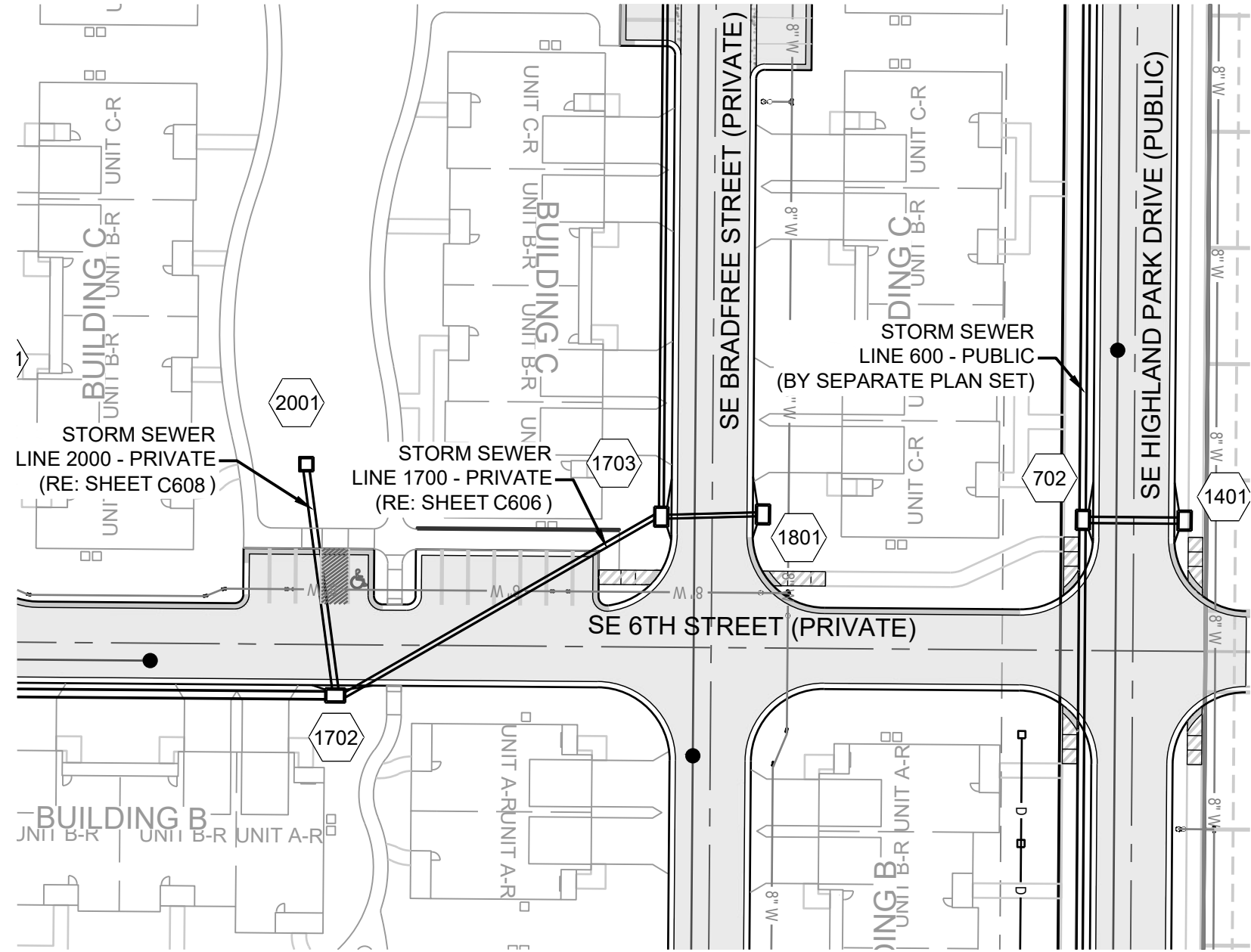
Storm Sewer Construction Notes	
Structure	Notes
1700	STA 1+00.00, LINE 1700 INSTALL 42" HDPE FLARED END SECTION W/TOWE WALL AND 17 CU. YD. (21'X11'X2.0') STONE RIP-RAP USING A MIN. 100# (D50=15") STONE. PLACE FILTER FABRIC PRIOR TO CONSTRUCTION N 998068.8668 E 2841866.3623
1701	STA 2+38.00, LINE 1700 INSTALL 6 X 4 CURB INLET N 997930.9896 E 2841860.5416
1702	STA 4+05.90, LINE 1700 INSTALL 6 X 4 CURB INLET N 997938.1655 E 2841692.7917
1703	STA 5+33.94, LINE 1700 INSTALL 6 X 4 CURB INLET N 997880.5592 E 2841578.4476
1704	STA 8+75.01, LINE 1700 INSTALL 6 X 4 CURB INLET N 997539.7940 E 2841563.8845
1705	STA 10+65.51, LINE 1700 INSTALL 6 X 4 CURB INLET N 997349.4678 E 2841555.7482
1707	STA 11+71.68, LINE 1700 INSTALL 6 X 4 CURB INLET N 997280.2711 E 2841517.7952



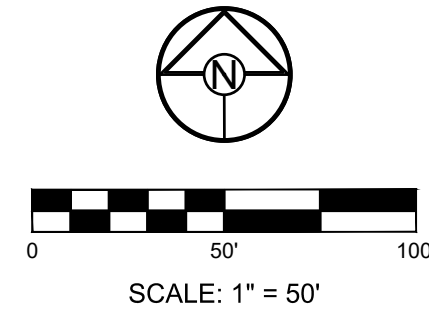
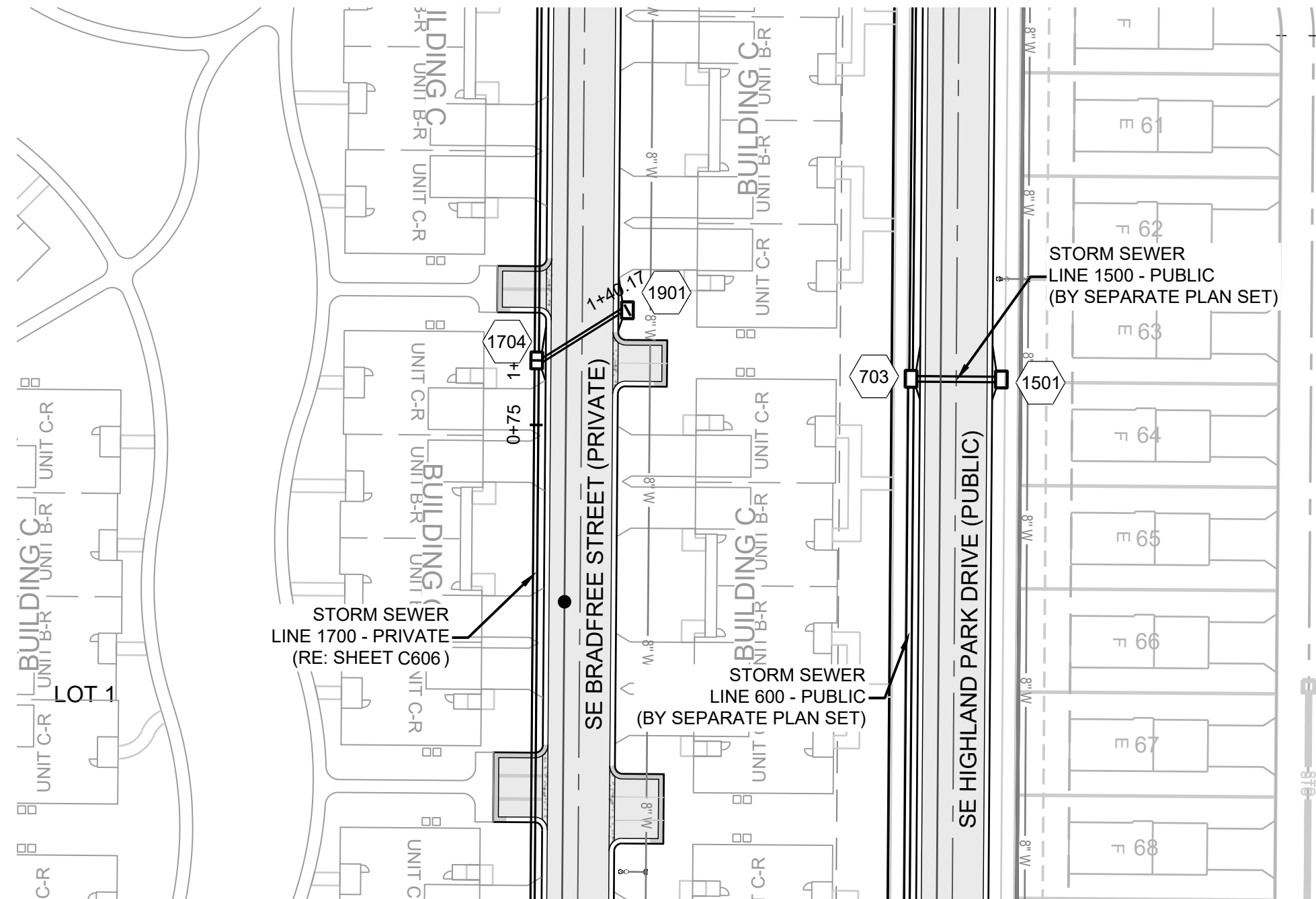
RELEASED FOR CONSTRUCTION
As noted on Plan Review
Development Services Department
Lee's Summit, Missouri
01/16/2024

REVISION DATE	DESCRIPTION
05/05/23	PER CITY COMMENTS
06/27/23	PER CITY COMMENTS
08/24/23	PER CITY COMMENTS
09/25/23	PER CITY COMMENTS
10/05/23	PER CITY COMMENTS
03/03/2023	DATE PREPARED
22-597	PROJ. NUMBER

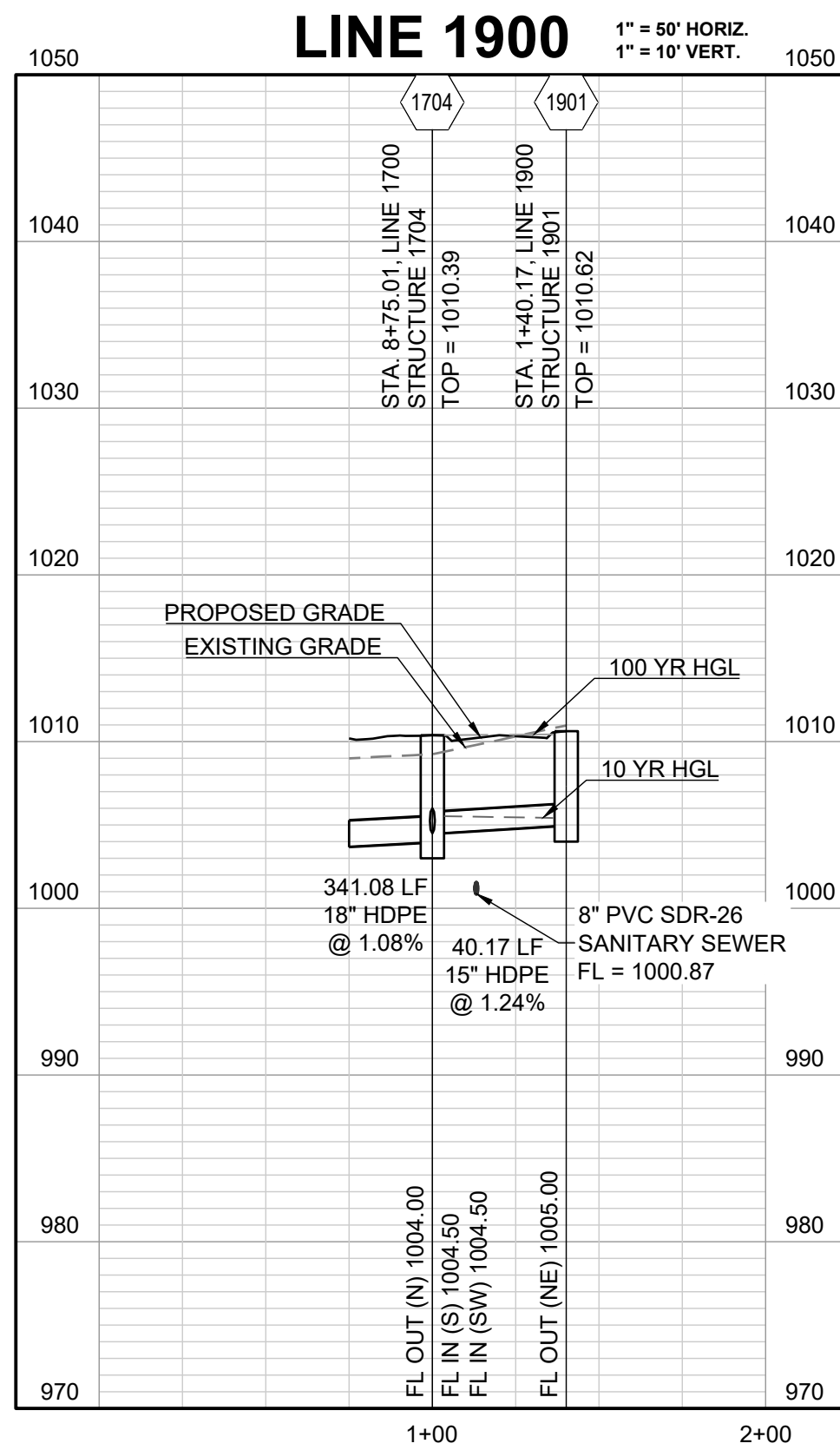
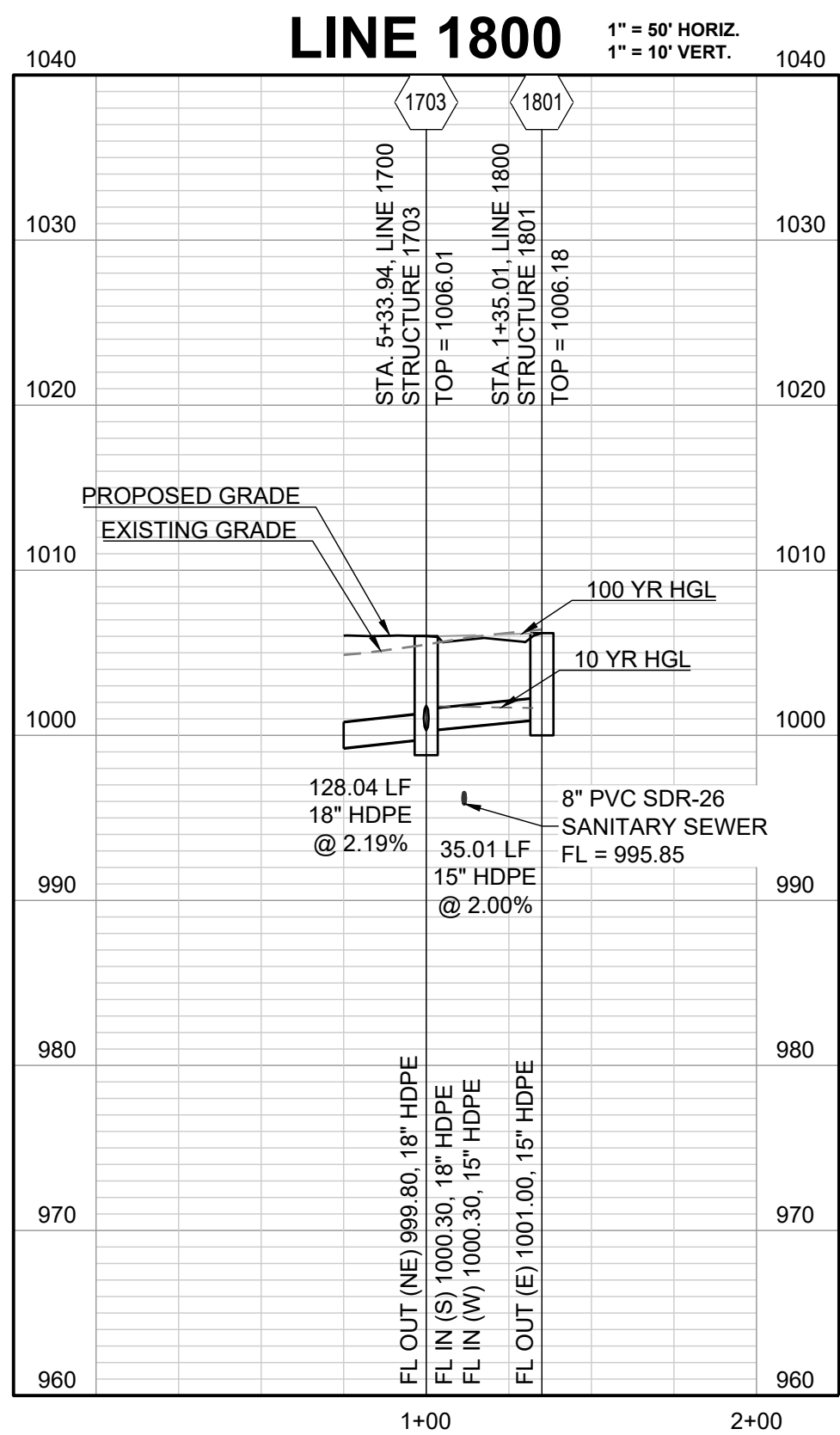
STORM SEWER
LINE 1700



Storm Sewer Construction Notes	
Structure	Notes
1801	STA 1+35.01, LINE 1800 INSTALL 6 X 4 CURB INLET N 997880.9969 E 2841543.4388



Storm Sewer Construction Notes	
Structure	Notes
1901	STA 1+40.17, LINE 1900 INSTALL 6 X 4 CURB INLET N 997521.5799 E 2841528.0763



RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
01/15/2024

REVISION DATE	DESCRIPTION
05/05/23	PER CITY COMMENTS
06/27/23	PER CITY COMMENTS
08/24/23	PER CITY COMMENTS
09/25/23	PER CITY COMMENTS
10/05/23	PER CITY COMMENTS
03/03/2023	DATE PREPARED
22-597	PROJ. NUMBER

STORM SEWER
LINES 1800 & 1900

SE GOLDEN LANE (PRIVATE)

LOT 1

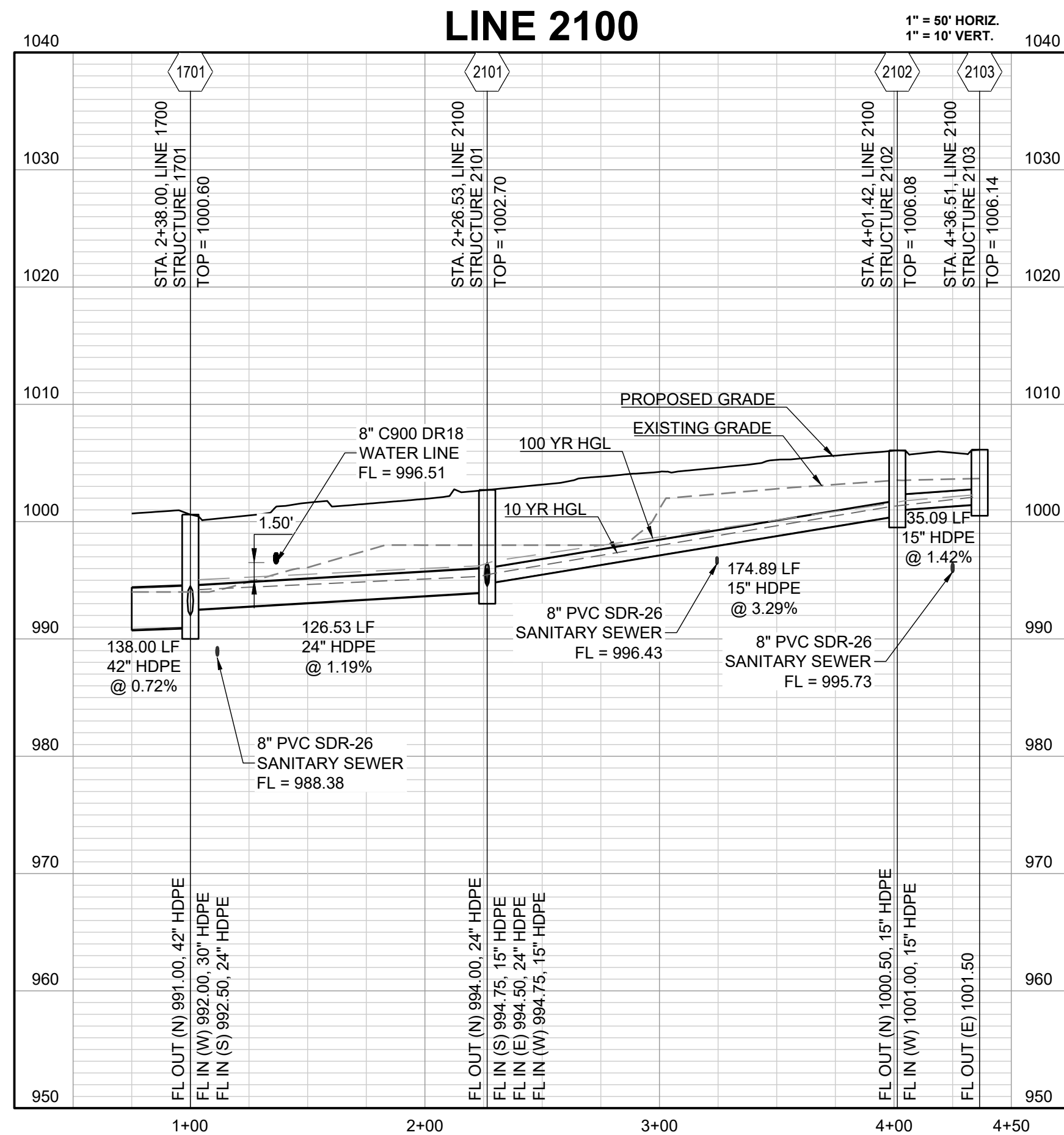
SE 6TH STREET (PRIVATE)

SE BRADFREET STREET (PRIVATE)

STORM SEWER LINE 1700 - PRIVATE (RE: SHEET C606)

STORM SEWER LINE 1800 - PRIVATE (RE: SHEET C607)

SCALE: 1" = 50'

[illegible]

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

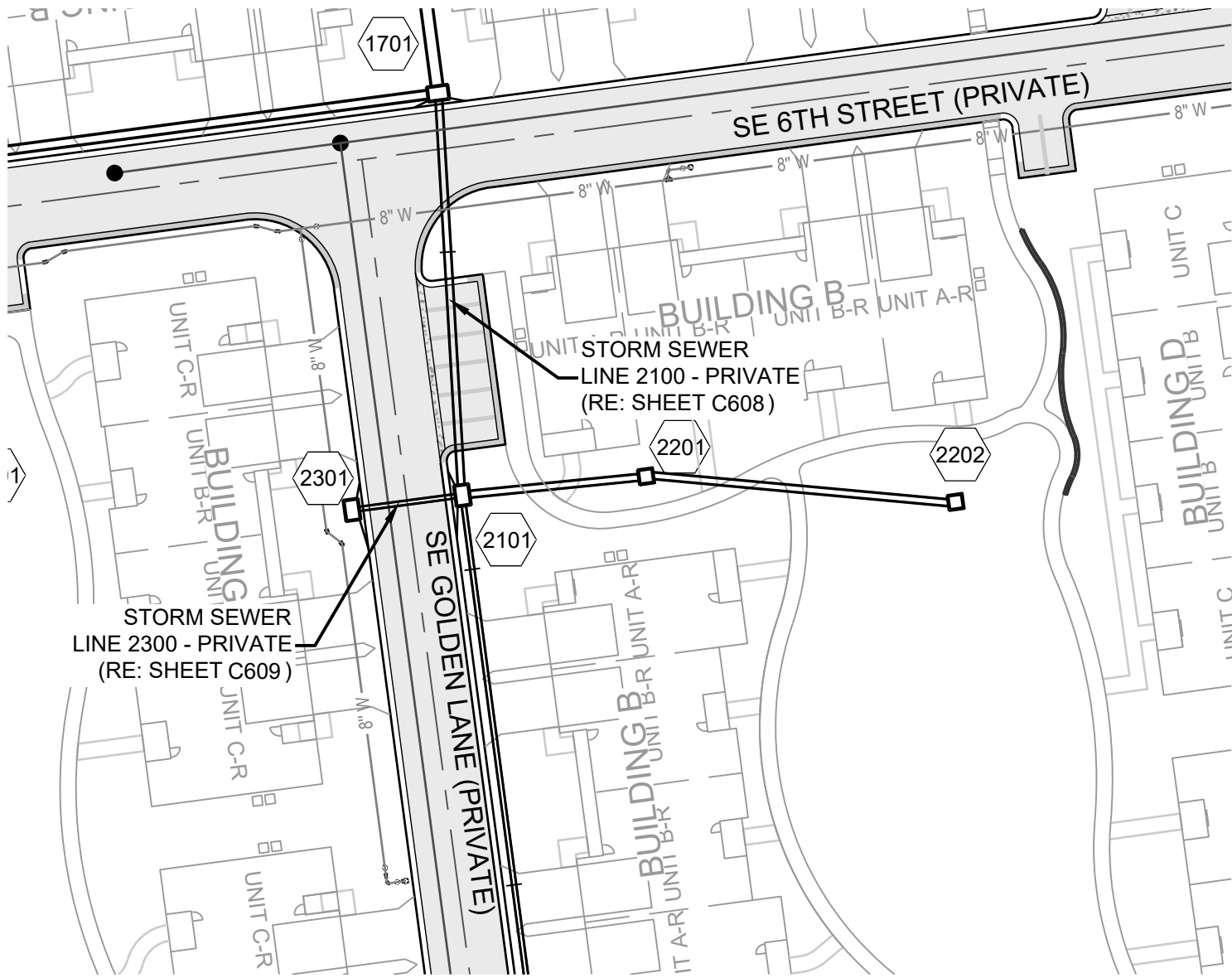
01/16/2024

REUNION AT BLACKWELL
FINAL DEVELOPMENT PLAN

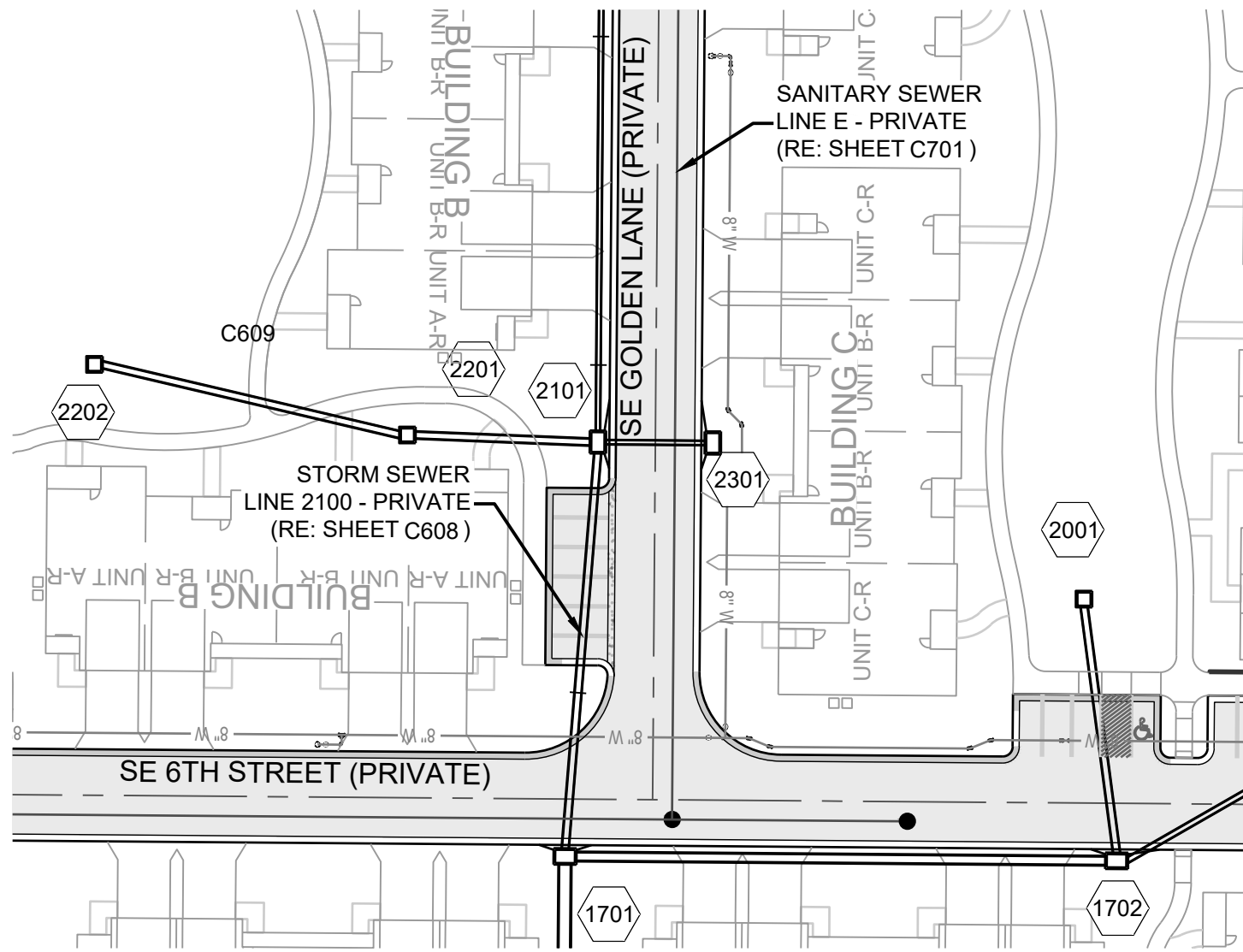
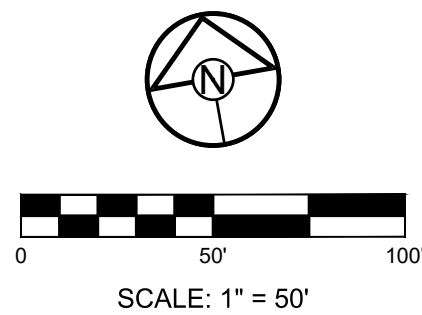
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	3	08/24/23	PER CITY COMMENTS
	4	09/25/23	PER CITY COMMENTS
IAB	5	10/05/23	PER CITY COMMENTS
	6		
	7		
	8		
DATE PREPARED:			
03/03/2023			
PROJ. NUMBER:			

STORM SEWER
LINES 2000 & 2100

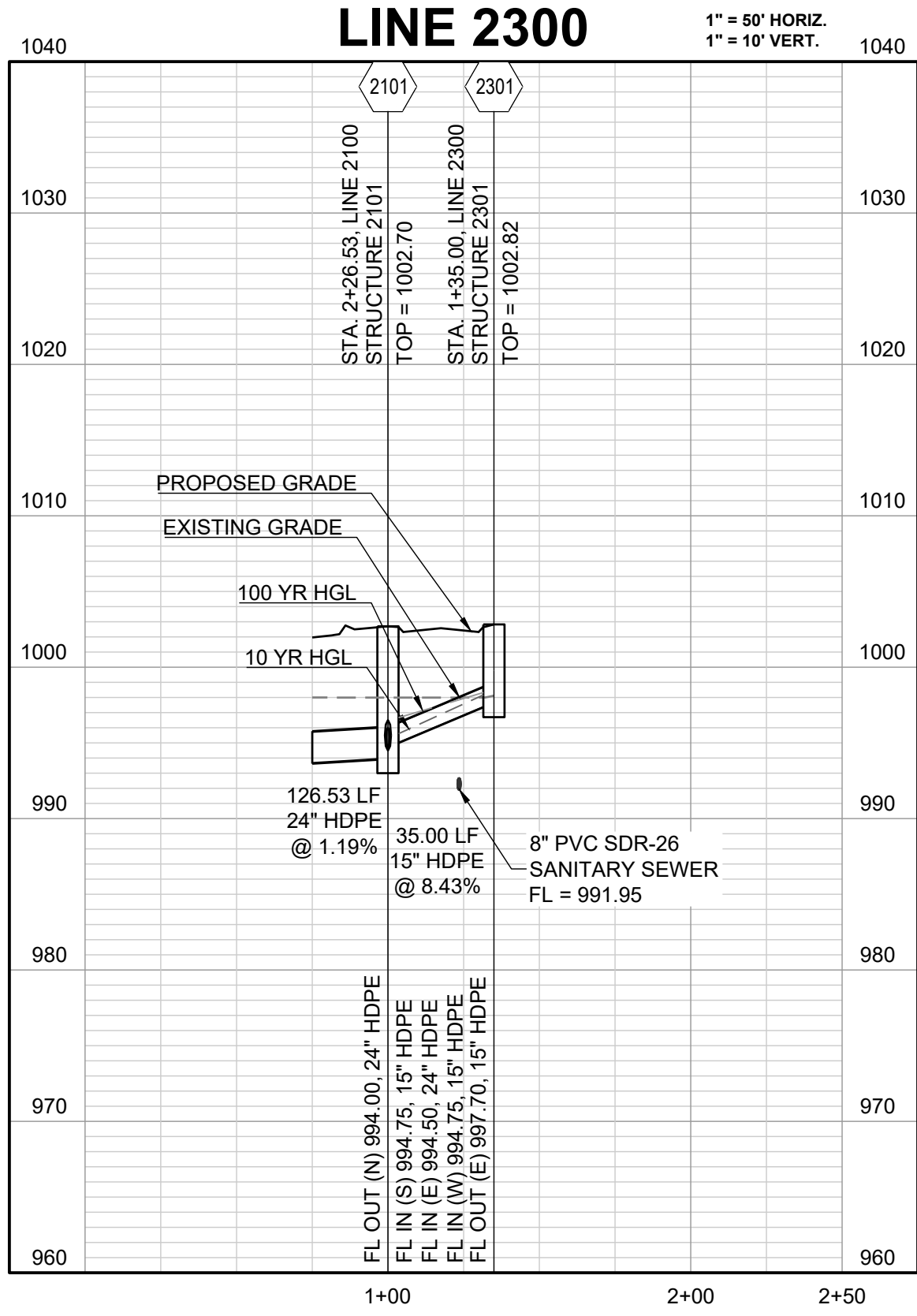
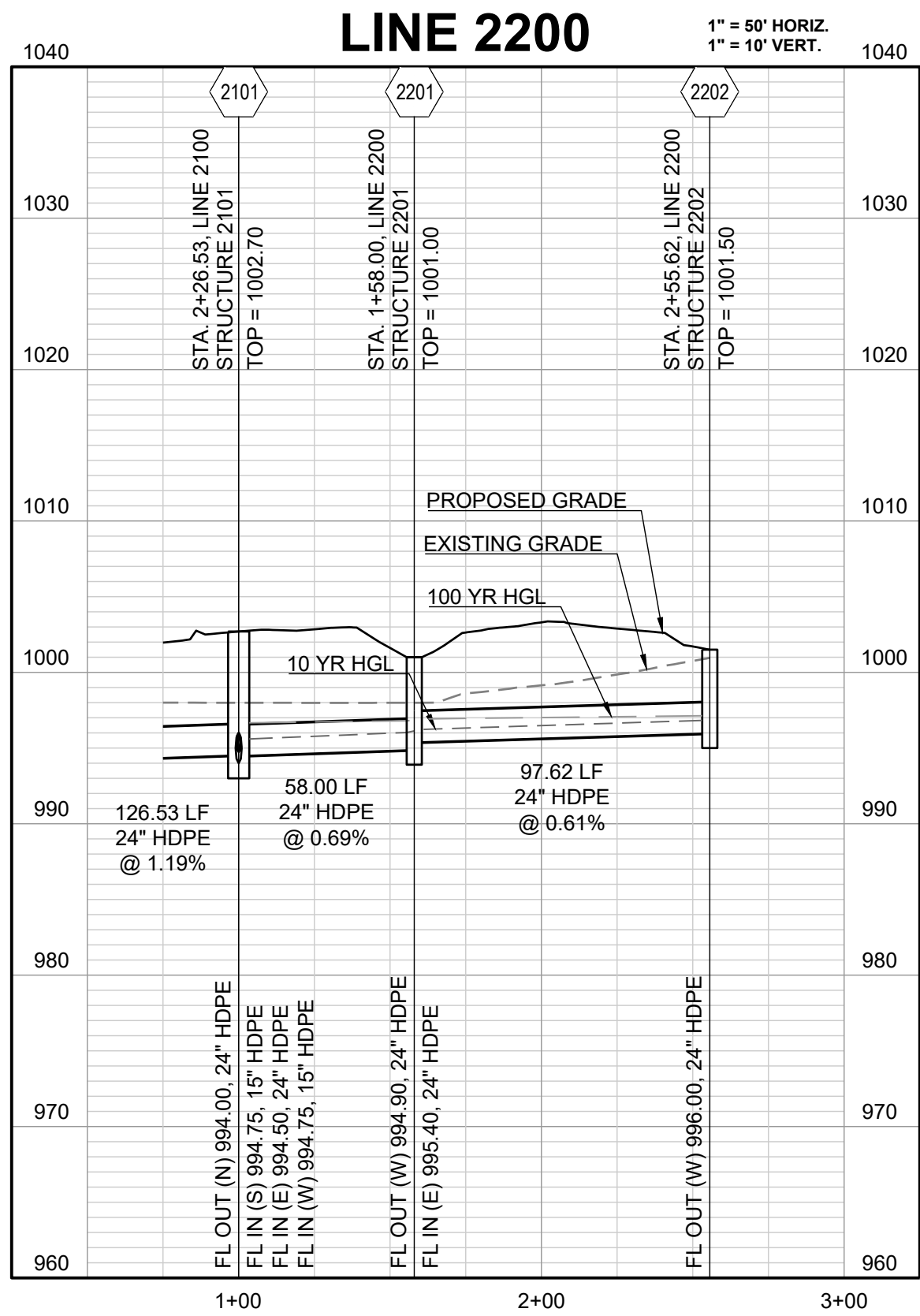
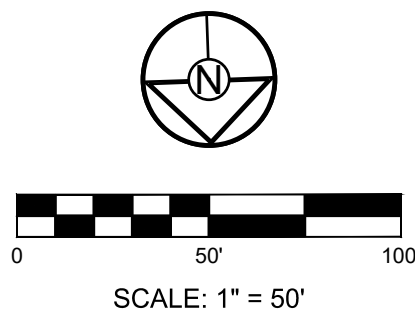
SHEET
C608



Storm Sewer Construction Notes	
Structure	Notes
2201	STA 1+58.00, LINE 2200 INSTALL 4 X 4 GRATE INLET N 997801.0920 E 2841903.9946
2202	STA 2+55.62, LINE 2200 INSTALL 4 X 4 AREA INLET N 997776.2979 E 2841998.4164



Storm Sewer Construction Notes	
Structure	Notes
2301	STA 1+35.00, LINE 2300 INSTALL 6 X 4 CURB INLET N 997806.7672 E 2841811.1811

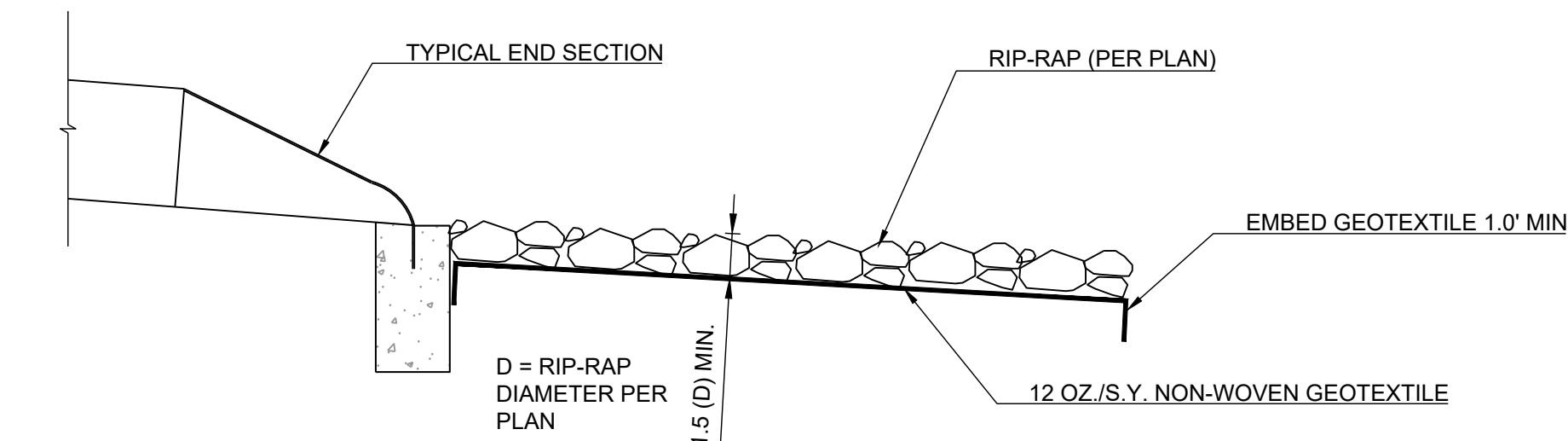
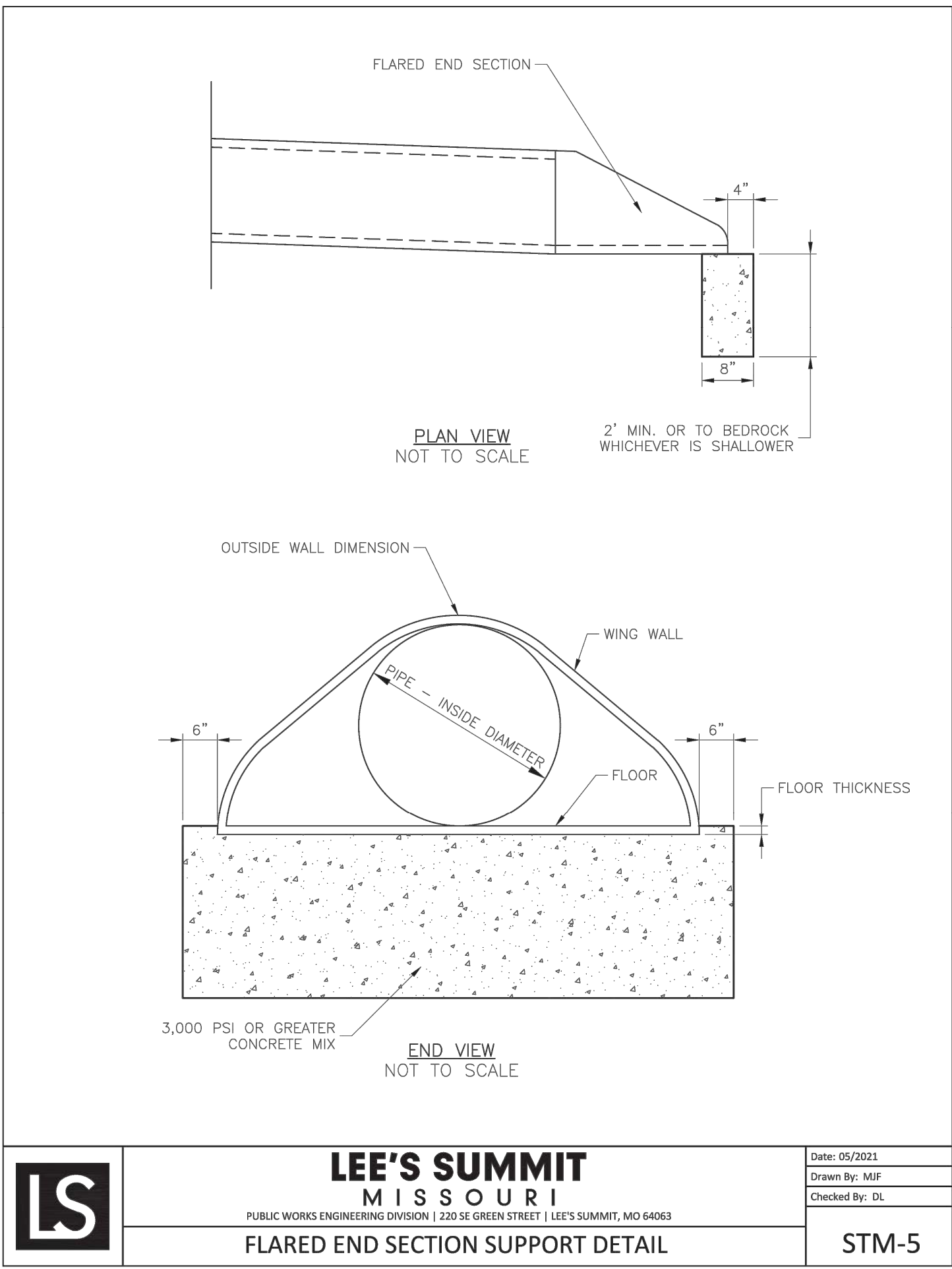


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Development Services Department
Lee's Summit, Missouri
03/10/2024

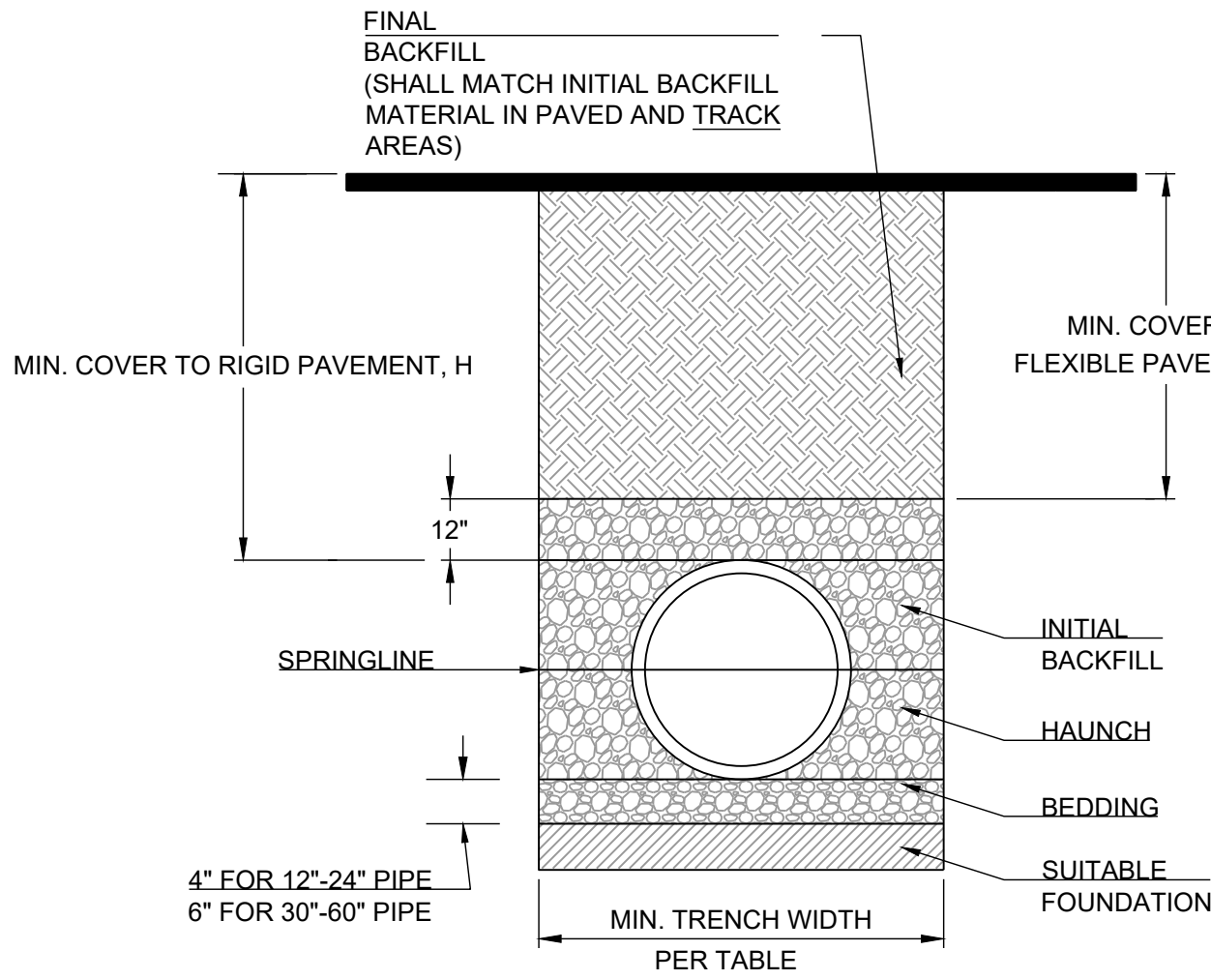
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08/24/23	PER CITY COMMENTS
09/25/23	PER CITY COMMENTS
10/05/23	PER CITY COMMENTS
03/03/2023	DATE PREPARED
22-597	PROJ. NUMBER

STORM SEWER
LINES 2200 & 2300

SHEET
C609



RIP-RAP AT OUTLET



MINIMUM RECOMMENDED COVER BASED ON
VECHICLE LOADING CONDITIONS

PIPE DIAM.	SURFACE LIVE LOADING CONDITION	
	H-25	HEAVY CONSTRUCTION (75T AXLE LOAD) *
12" - 48"	12"	48"
54" - 60"	24"	60"

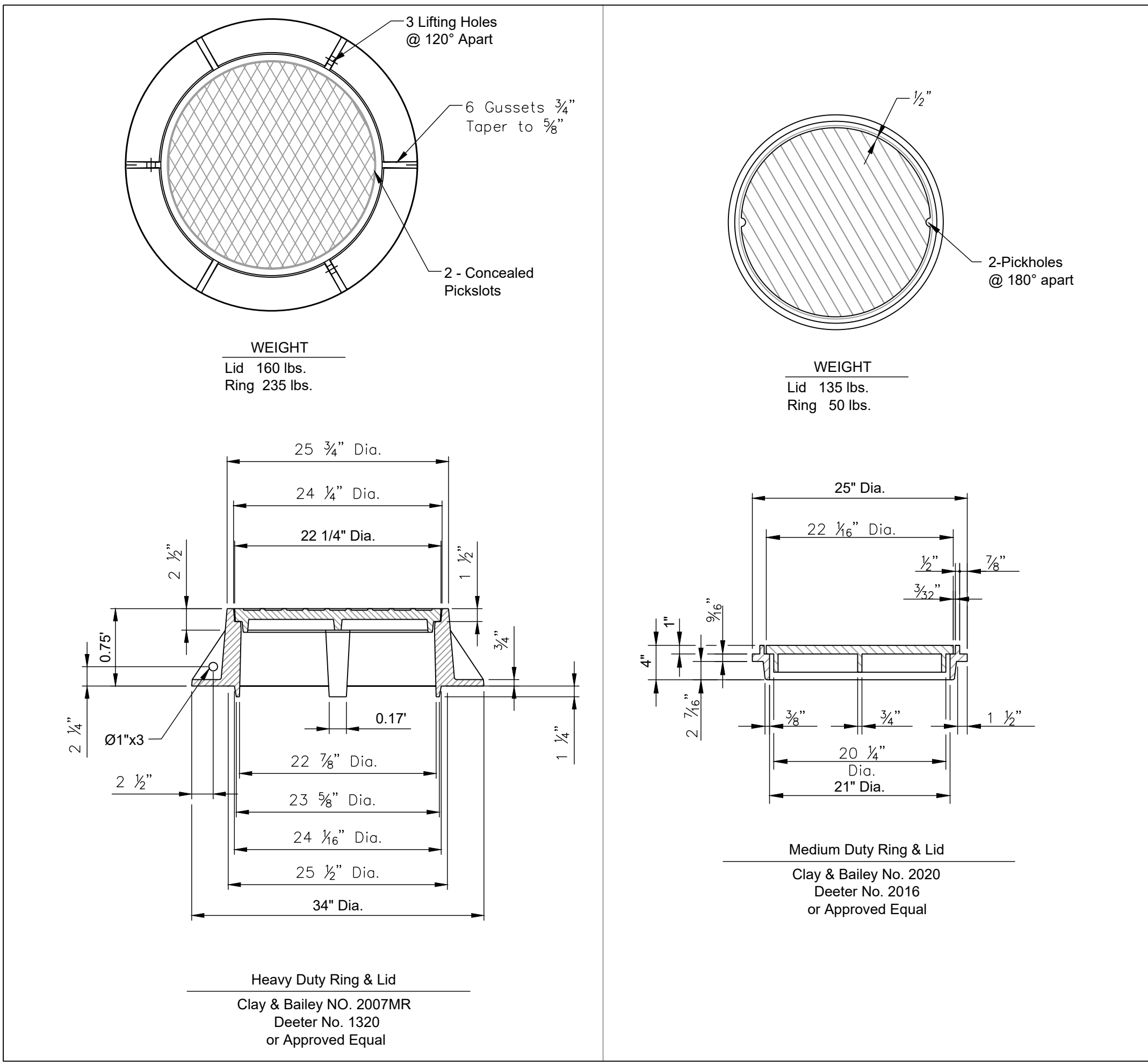
* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER

RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
4"	21"
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
42"	72"
48"	80"
54"	88"
60"	96"

NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
3. **FOUNDATION:** WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
4. **BEDDING:** SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).
5. **INITIAL BACKFILL:** SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
6. **MINIMUM COVER:** MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.
7. **TESTING:** CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL MATERIAL TESTING REQUIRED FOR THEIR WORK. THIS INCLUDES SCHEDULING OF TESTS, COORDINATING AND PROVIDING ACCESS TO SAMPLE LOCATIONS, AND SATISFYING ALL TEST RESULT REPORTING REQUIREMENTS.



MANHOLE RING AND COVER

RELEASED FOR CONSTRUCTION
As noted on Plan Notes
Development Services Department
Lee's Summit, Missouri
01/16/2024

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

REUNION AT BLACKWELL
FINAL DEVELOPMENT PLAN

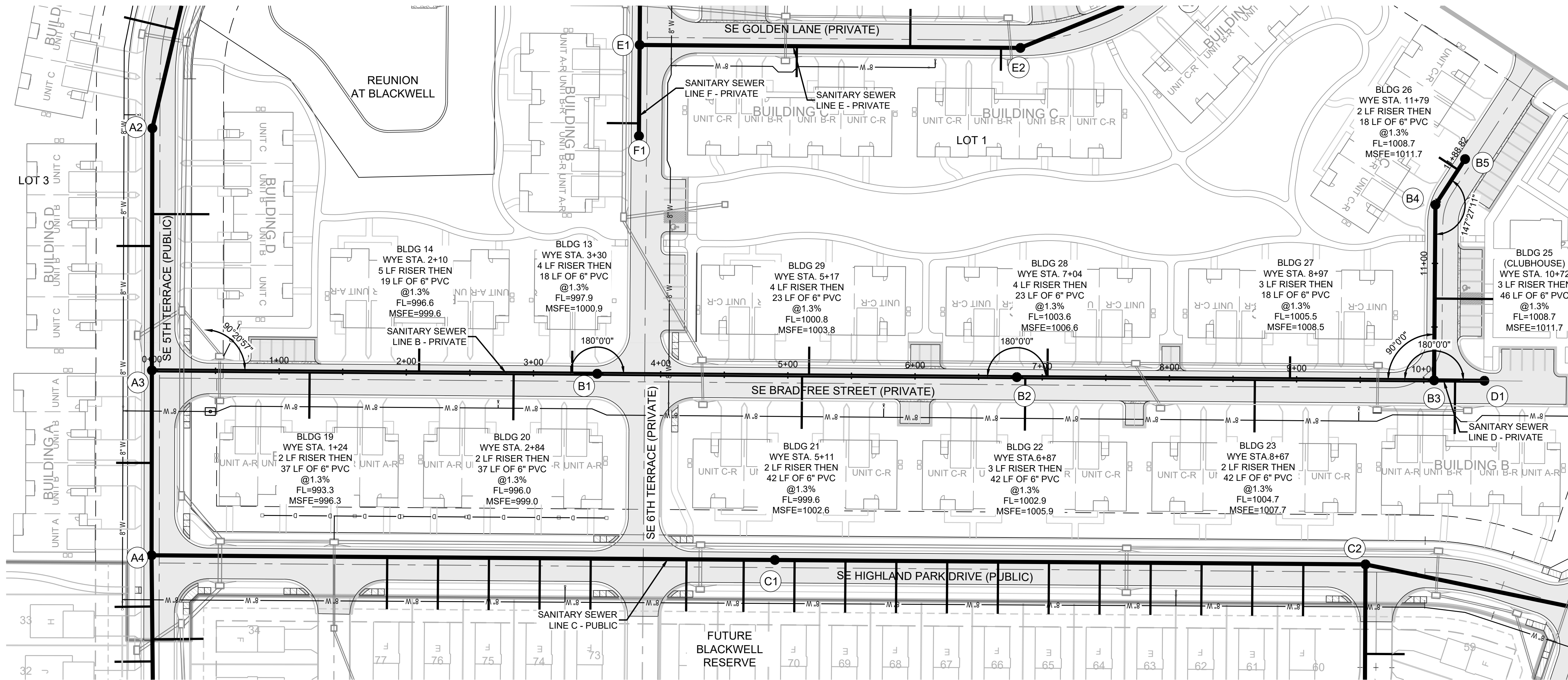
SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
05/05/23	PER CITY COMMENTS
06/27/23	PER CITY COMMENTS
08/24/23	PER CITY COMMENTS
09/25/23	PER CITY COMMENTS
10/05/23	PER CITY COMMENTS
03/03/2023	
22-597	

STORM DETAILS

SHEET

C611



MO GRS BENCHMARK:

STATION NAME - JA-90

KC METRO ALUMINUM GRS DISK SET IN CONCRETE STAMPED "JA-90, 1988"
LOCATED NEAR THE INTERSECTION OF LANGSFORD ROAD AND OLD
LANGSFORD ROAD, 43 FEET SOUTHEAST OF THE CENTER OF LANGSFORD
ROAD AND 32 FEET NORTH OF THE CENTER OF OLD LANGSFORD ROAD.
N:1001052.8503, E:2845604.8272

ELEV. 997.045

PROJECT BENCHMARK:

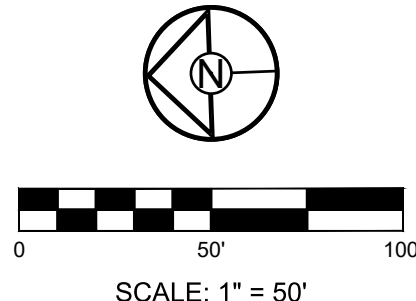
"SQUARE" CUT IN TOP OF CONCRETE STORM MANHOLE
STORM MANHOLE IS LOCATED APPROX. 130 FEET EAST OF THE
INTERSECTION OF SE JOEL AVE & BLUE PARKWAY AND 26 FEET SOUTH
OF THE CENTERLINE OF BLUE PARKWAY.
N:996874.9690, E:2840937.1365

ELEV. 1005.719

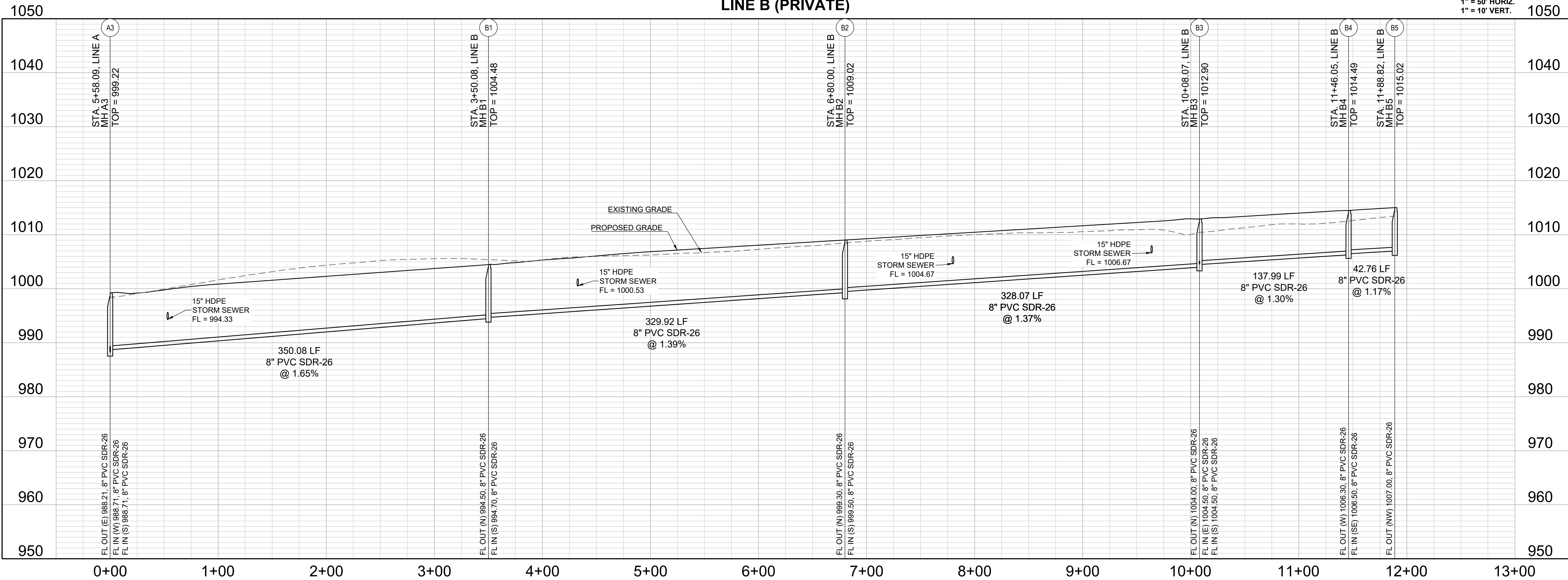
NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT TECHNICAL SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.
3. ALL WYES ARE STATIONED USING MAIN LINE STATIONS.
4. ALL EXCAVATION IS CONSIDERED UNCLASSIFIED.
5. ALL SERVICE STUB LINES SHALL HAVE A MINIMUM PIPE STIFFNESS OF SDR-26.
6. ALL SANITARY SEWER MANHOLES ARE 4' DIAMETER UNLESS OTHERWISE NOTED.
7. ALL SERVICE STUBS SHALL BE 90° TO THE MAIN, UNLESS OTHERWISE NOTED.
8. REFERENCE SHEET 7 FOR "MANHOLE IN PAVED AREA" DETAIL FOR PROPOSED MANHOLES IN ASPHALT OR CONCRETE PAVEMENT. REINFORCED CONCRETE COLLARS SHALL BE INSTALLED SO THE CONCRETE COLLAR FORMS A DIAMOND SHAPE WHEN VIEWED ALONG THE STREET.
9. PROPOSED GRADING IS FOR REFERENCE ONLY. CONTRACTOR IS TO GRADE WITHIN THE LIMITS OF DISTURBANCE AND PROVIDE SANITARY COVER AS REQUIRED BY THE CITY'S TECHNICAL SPECIFICATIONS.
10. MSFE = MINIMUM SERVICEABLE FLOOR ELEVATION.
11. SSNR = SEWER SERVICE NOT REQUIRED.
12. DDS = DISTANCE TO DOWNSTREAM MANHOLE.
13. ALL EXCAVATION IS CONSIDERED UNCLASSIFIED.
14. REFERENCE SHEET 7 FOR EXCAVATION BENEATH PROPOSED STREETS DETAIL.
15. EVERY STUB LINE SHALL BE MARKED AT THE END OF THE PIPE WITH A VERTICAL 2"x4" A MINIMUM OF SIX (6) FEET IN LENGTH.

Structure Table		
Structure Name	Structure Northing	Structure Easting
B1	997963.2724	2841570.4958
B2	997633.6584	2841556.3958
B3	997305.8924	2841542.3749
B4	997299.9950	2841680.2379
B5	997275.4687	2841715.2700



LINE B (PRIVATE)



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Development Services Department
Lee's Summit, Missouri
01/16/2024



PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

**REUNION AT BLACKWELL
FINAL DEVELOPMENT PLAN**

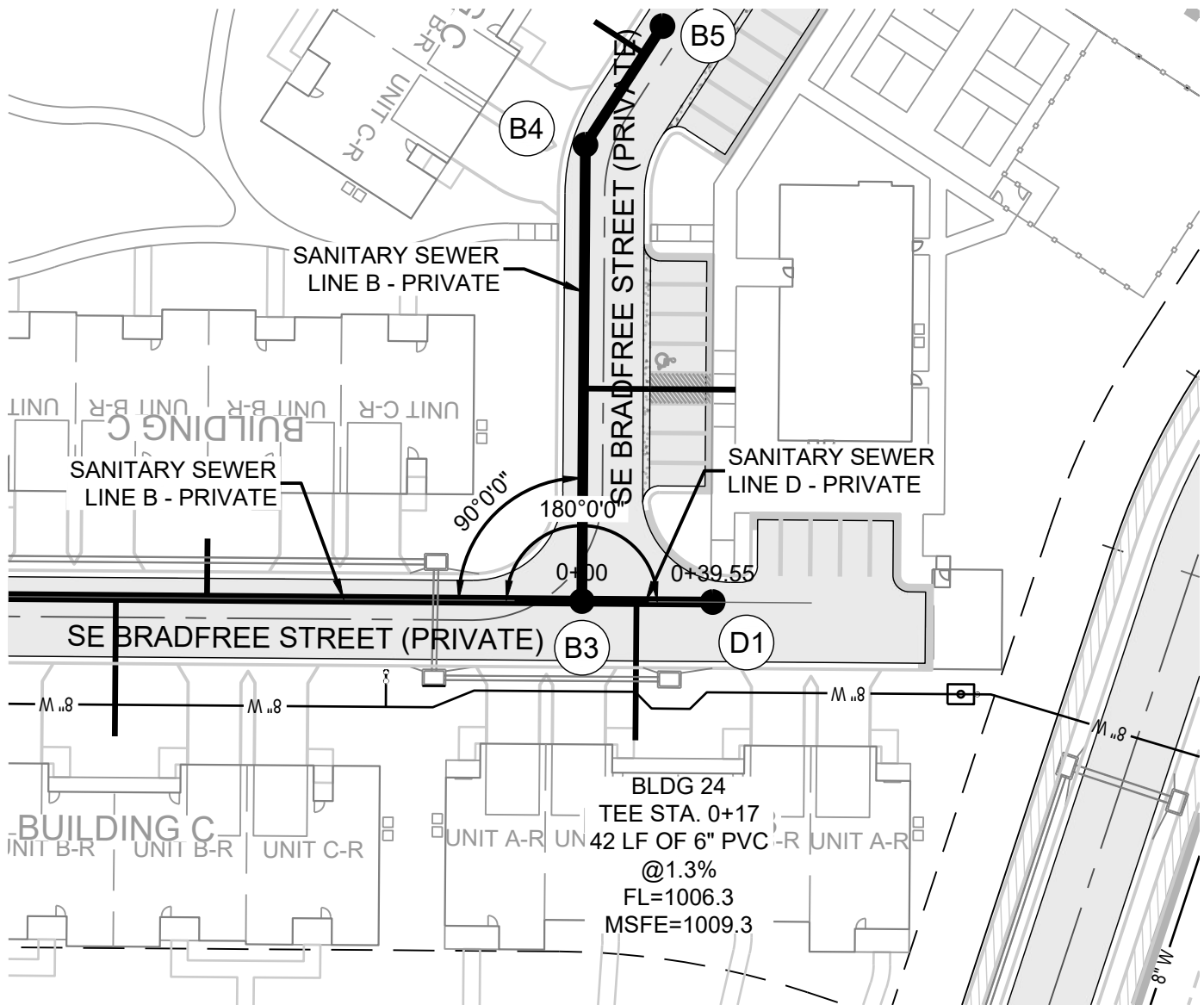
SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
05/05/23	PER CITY COMMENTS
06/27/23	PER CITY COMMENTS
08/24/23	PER CITY COMMENTS
09/25/23	PER CITY COMMENTS
10/05/23	PER CITY COMMENTS

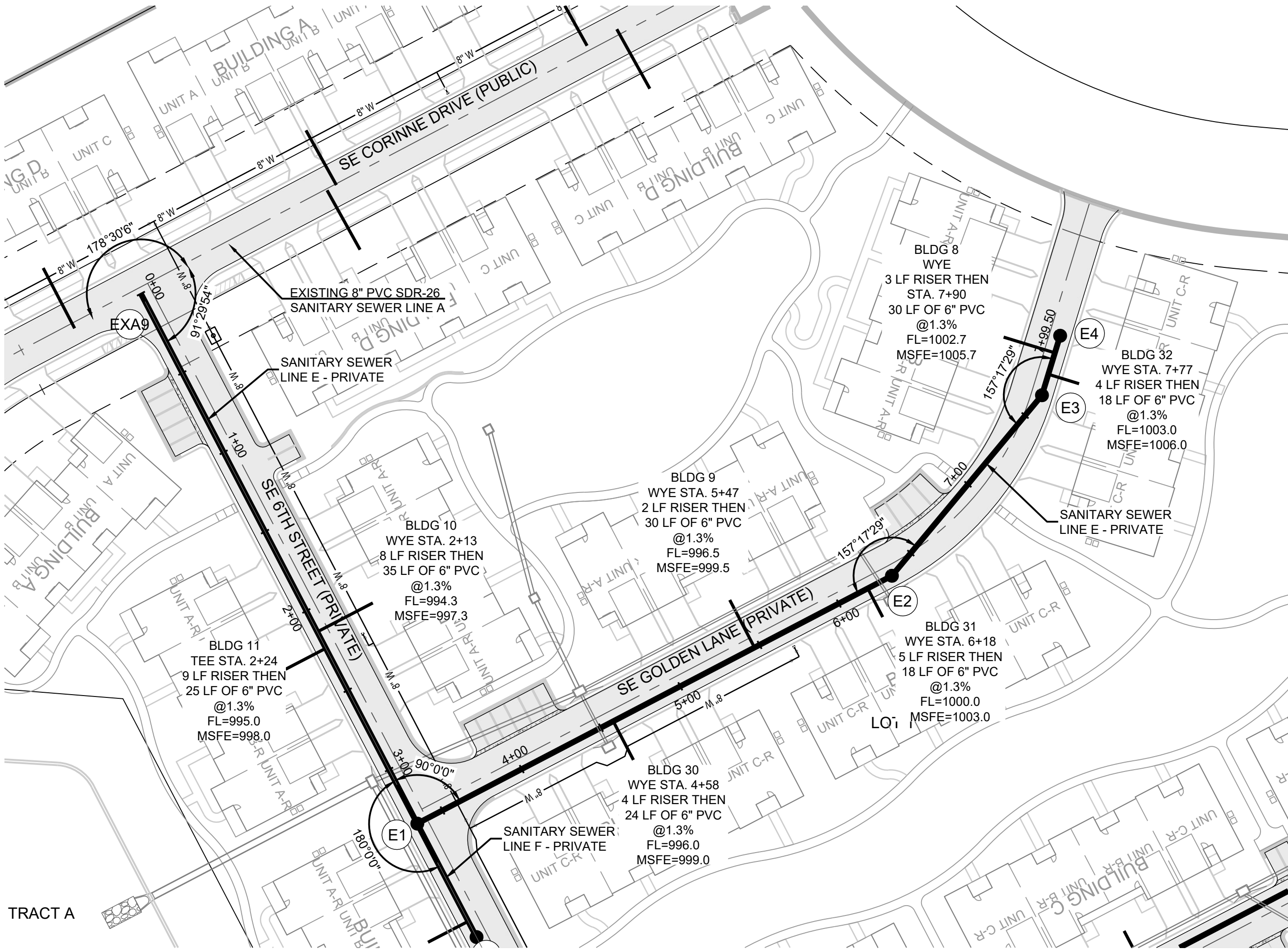
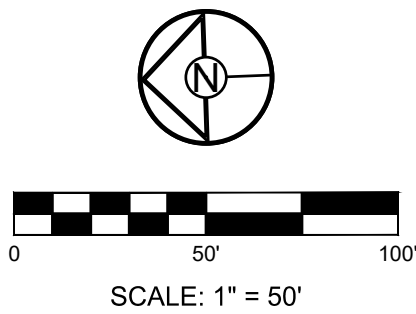
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CHECKED BY:	MAB
DATE PREPARED:	03/03/2023
PROJ. NUMBER:	22-597

SANITARY SEWER
LINE B

SHEET
C700



Structure Table		
Structure Name	Structure Northing	Structure Easting
D1	997266.3804	2841540.6847



MO GRS BENCHMARK:

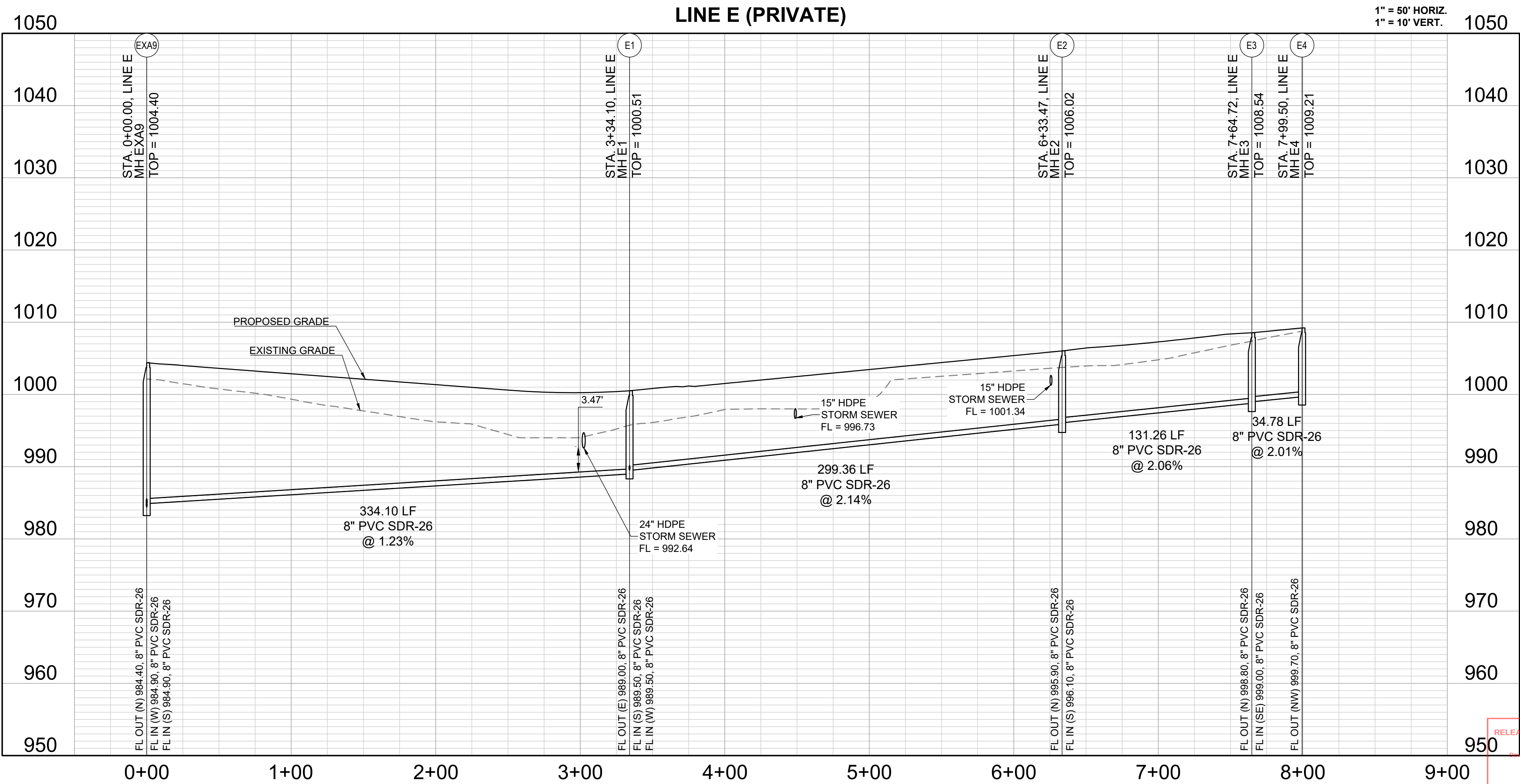
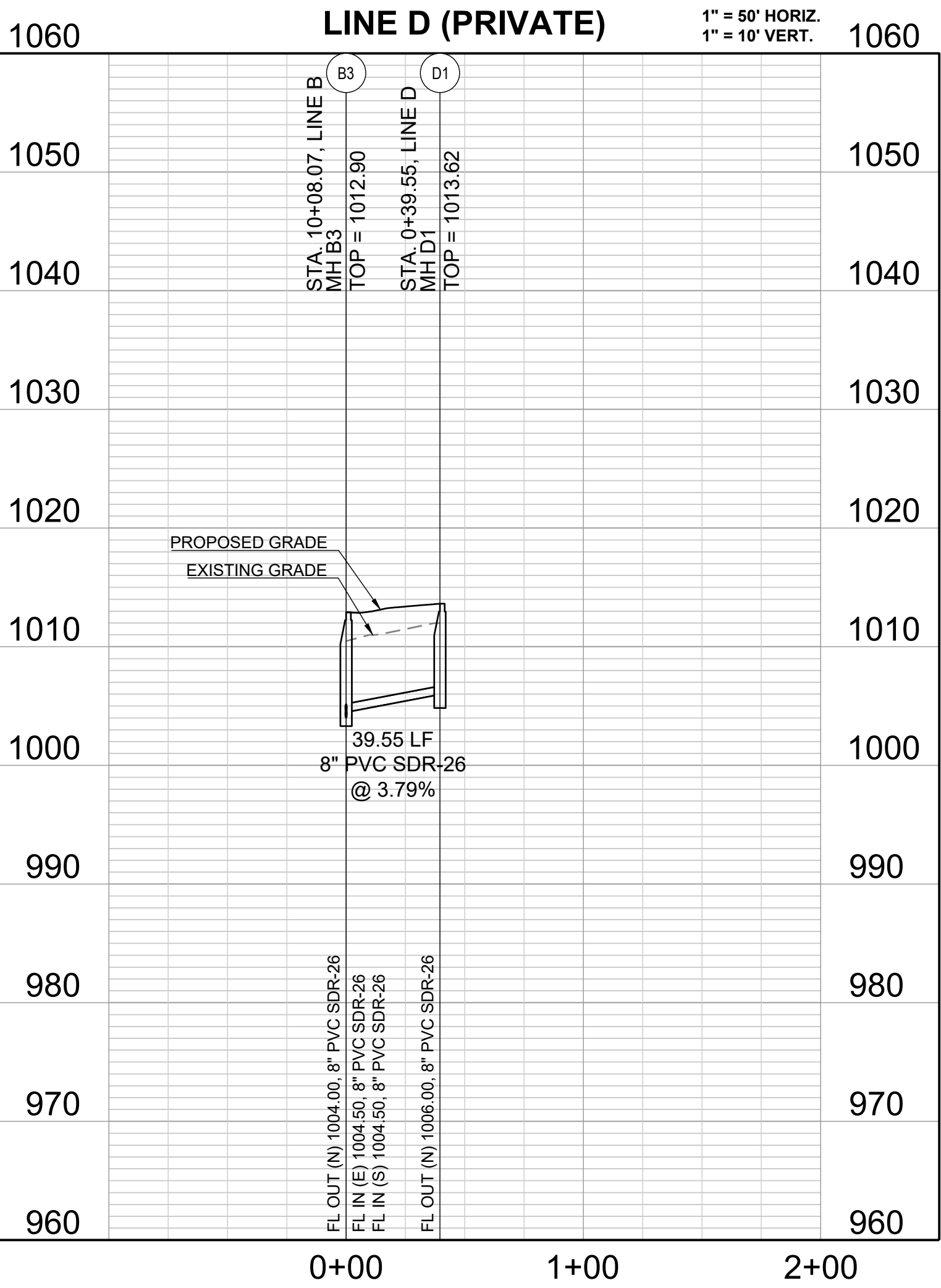
STATION NAME - JA-90
KC METRO ALUMINUM GRS DISK SET IN CONCRETE STAMPED "JA-90, 1988"
LOCATED NEAR THE INTERSECTION OF LANGSFORD ROAD AND OLD LANGSFORD ROAD, 43 FEET SOUTHEAST OF THE CENTER OF LANGSFORD ROAD AND 32 FEET NORTH OF THE CENTER OF OLD LANGSFORD ROAD.
N:1001052.8503, E:2845604.8272
ELEV. 997.045

PROJECT BENCHMARK:

"SQUARE" CUT IN TOP OF CONCRETE STORM MANHOLE
STORM MANHOLE IS LOCATED APPROX. 130 FEET EAST OF THE INTERSECTION OF SE JOEL AVE & BLUE PARKWAY AND 26 FEET SOUTH OF THE CENTERLINE OF BLUE PARKWAY.
N:996874.9690, E:2840937.1365
ELEV. 1005.719

- NOTES:**
- MSFE = MINIMUM SERVICEABLE FLOOR ELEVATION.
 - SSNR = SEWER SERVICE NOT REQUIRED.
 - DDS = DISTANCE TO DOWNSTREAM MANHOLE.
 - ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT TECHNICAL SPECIFICATIONS.
 - THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.
 - ALL EXCAVATION IS CONSIDERED UNCLASSIFIED.
 - ALL EXCAVATION BENEATH PROPOSED STREETS SHALL BE BACKFILLED PER CITY STANDARD DETAIL 40-3 TO FOUR (4) FEET BACK OF CURB.
 - ALL TEES ARE STATIONED USING MAIN LINE STATIONS.
 - ALL SERVICE STUB LINES SHALL HAVE A MINIMUM PIPE STIFFNESS OF SDR 23.5.
 - EVERY STUB LINE SHALL BE MARKED AT THE END OF THE PIPE WITH A VERTICAL 2"x4" A MINIMUM OF SIX (6) FEET IN LENGTH.
 - PRE-BLAST SURVEY LIMITS TO STAY WITHIN THE TC/E.

Structure Table		
Structure Name	Structure Northing	Structure Easting
E1	997920.8900	2841827.5597
E2	997621.7987	2841814.8014
E3	997498.6689	2841860.2655
E4	997473.2238	2841883.9724



PREPARED BY:

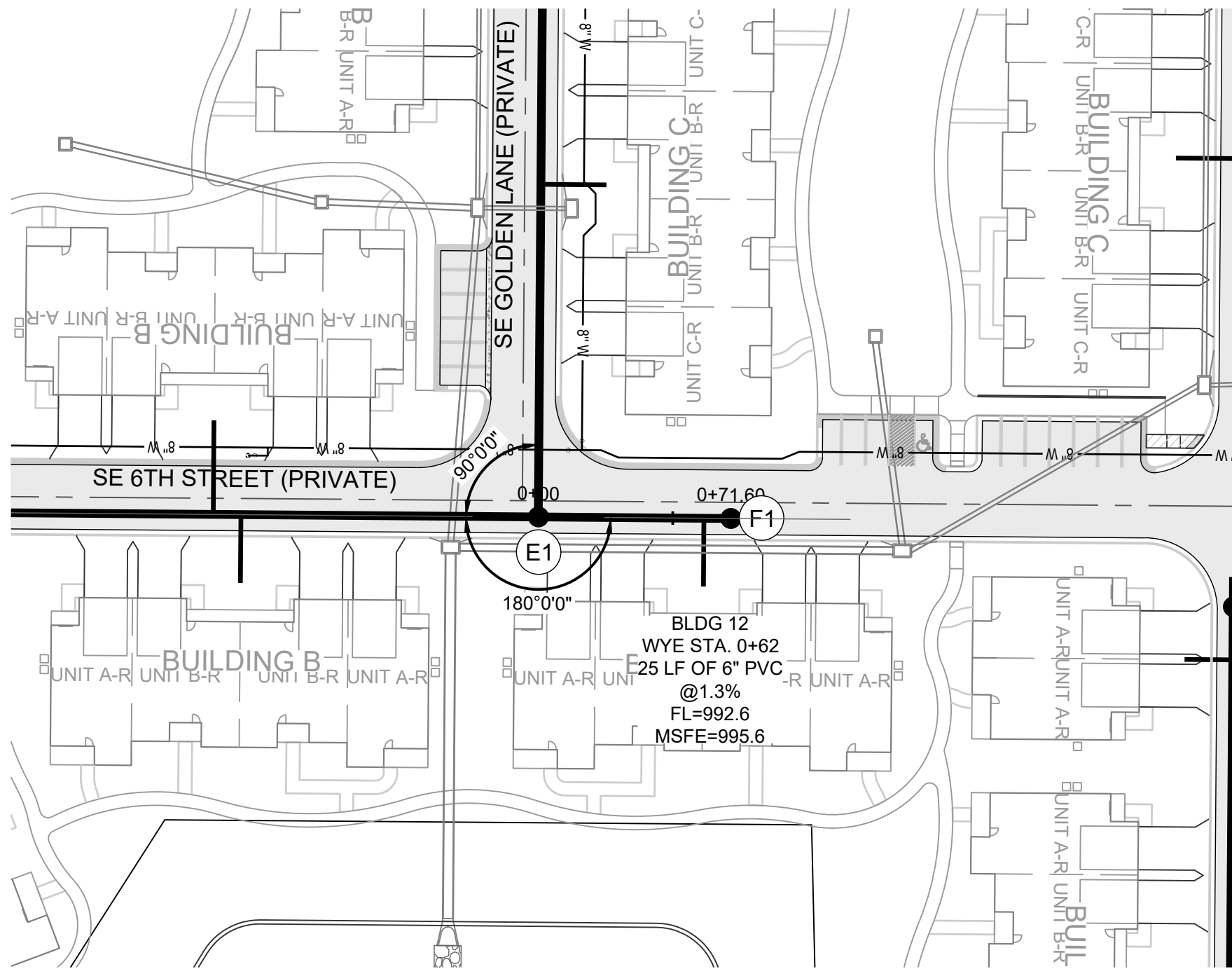


SCHLAGEL & ASSOCIATES, P.A.

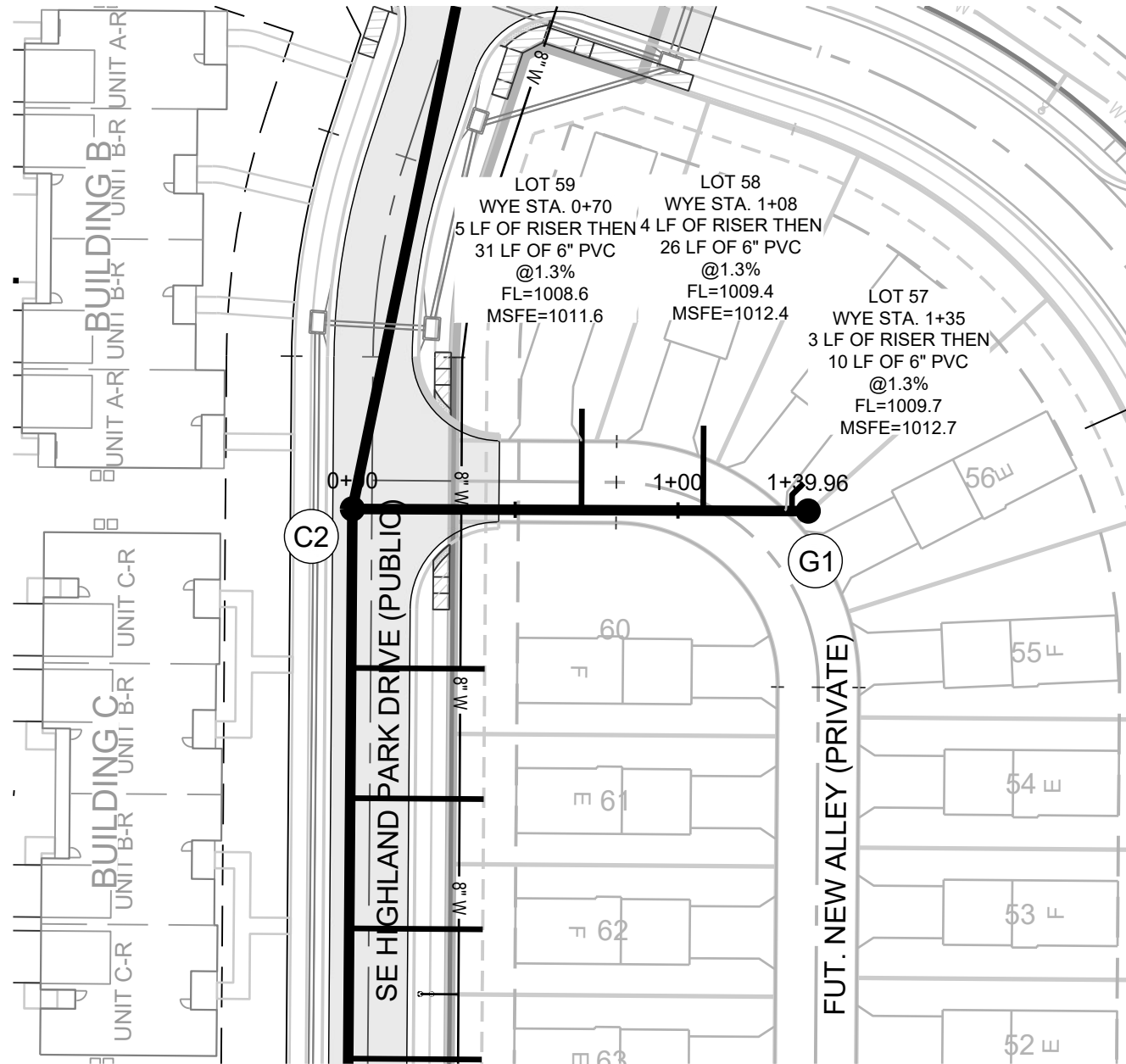
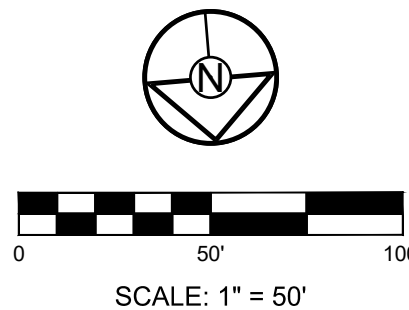
REUNION AT BLACKWELL
FINAL DEVELOPMENT PLAN
SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
05/05/23	PER CITY COMMENTS
06/27/23	PER CITY COMMENTS
08/24/23	PER CITY COMMENTS
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10/05/23	PER CITY COMMENTS
03/03/2023	DATE PREPARED
22-297	PROJ. NUMBER

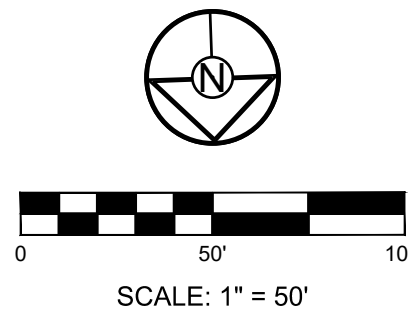
SANITARY SEWER
LINES D & E



Structure Table		
Structure Name	Structure Northing	Structure Easting
F1	997923.9487	2841756.0575



Structure Table		
Structure Name	Structure Northing	Structure Easting
G1	997370.3667	2841259.9255



MO GRS BENCHMARK:

STATION NAME - JA-90
KC METRO ALUMINUM GRS DISK SET IN CONCRETE STAMPED "JA-90, 1988"
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LANGSFORD ROAD, 43 FEET SOUTHEAST OF THE CENTER OF LANGSFORD
ROAD AND 32 FEET NORTH OF THE CENTER OF OLD LANGSFORD ROAD.
N:1001052.8503, E:2845604.8272

ELEV. 997.045

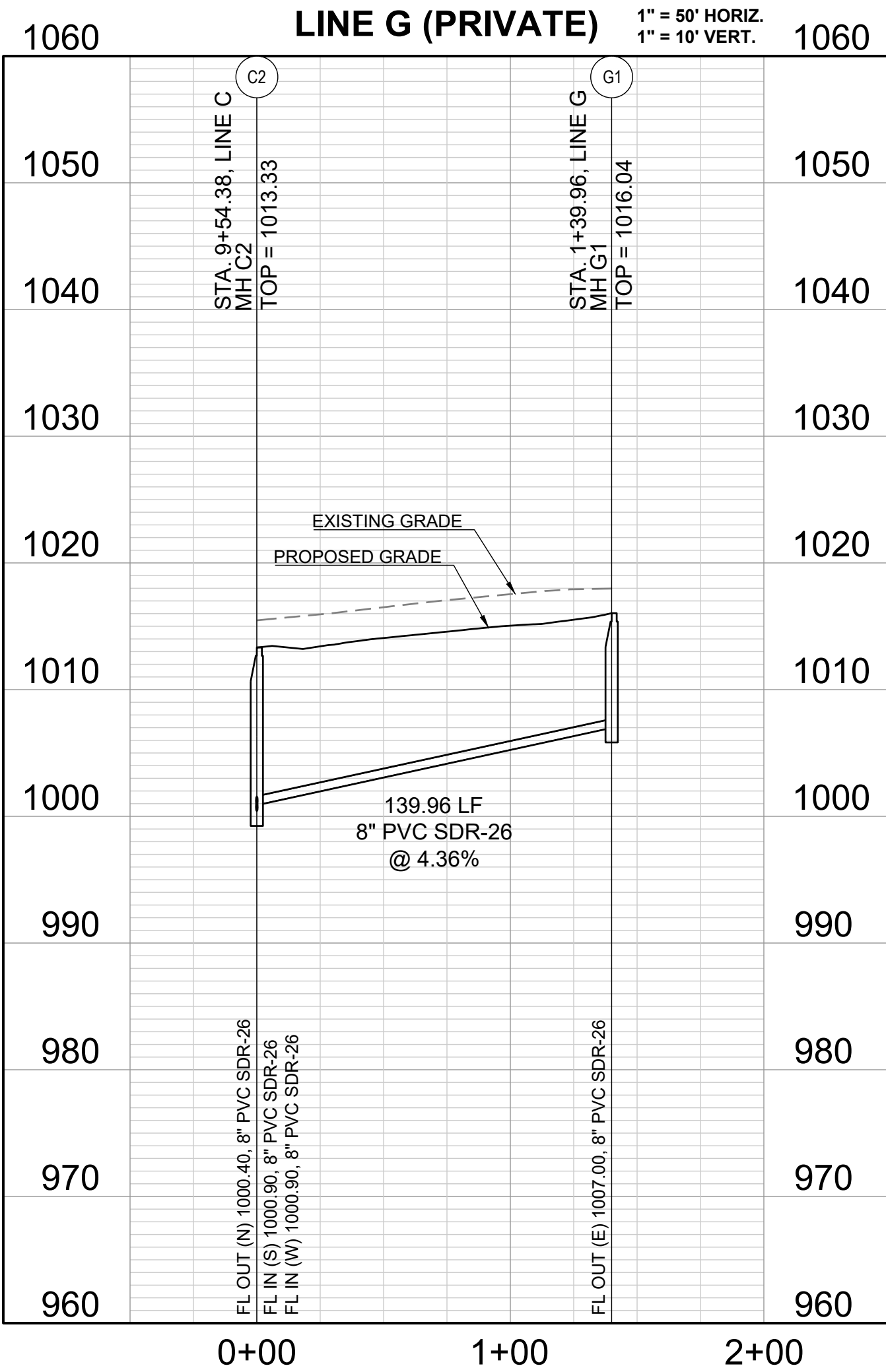
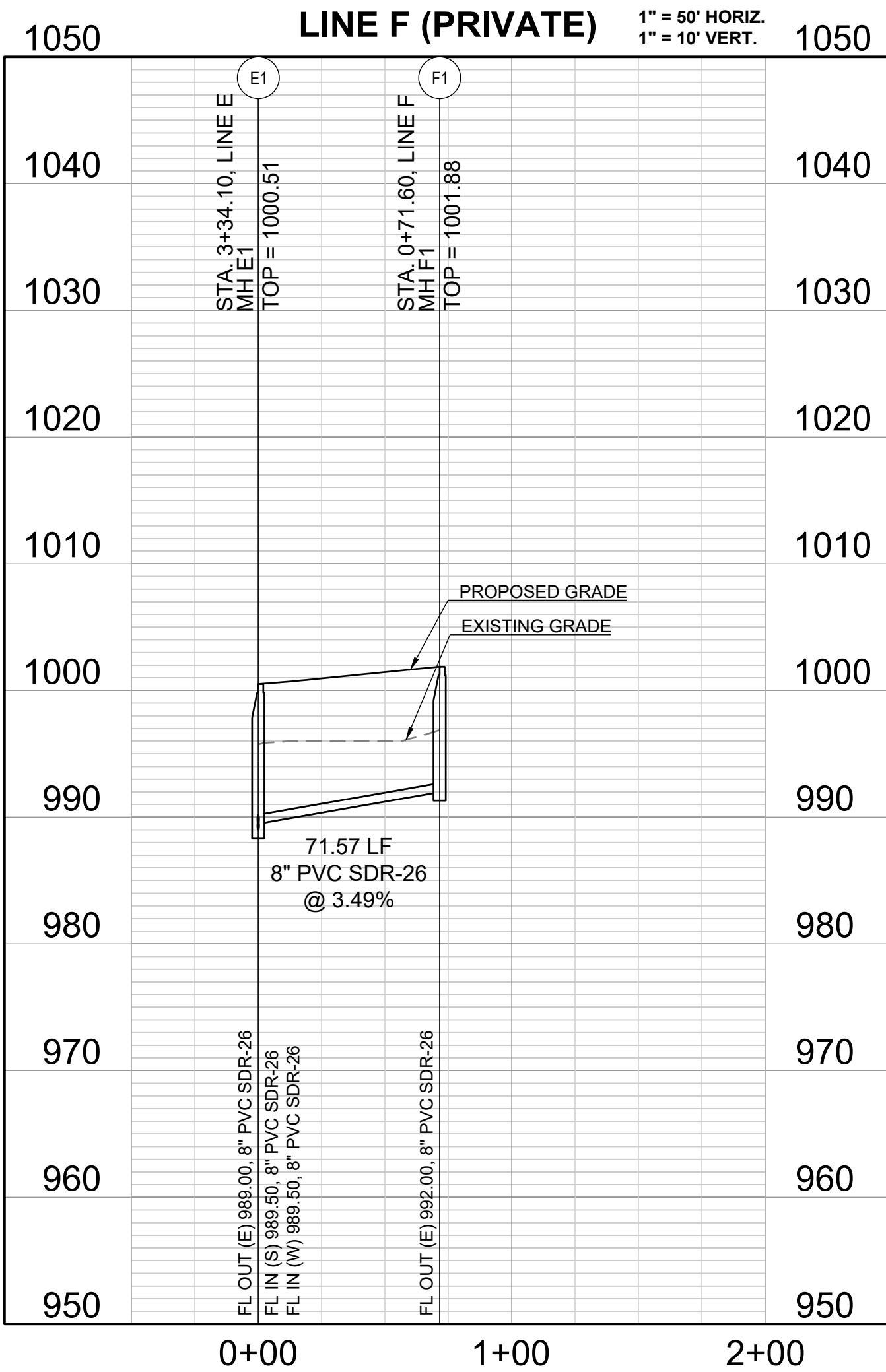
PROJECT BENCHMARK:

"SQUARE" CUT IN TOP OF CONCRETE STORM MANHOLE
STORM MANHOLE IS LOCATED APPROX. 130 FEET EAST OF THE
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OF THE CENTERLINE OF BLUE PARKWAY.
N:996874.9690, E:2840837.1365

ELEV. 1005.719

NOTES:

1. MSFE = MINIMUM SERVICEABLE FLOOR ELEVATION.
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3. DDS = DISTANCE TO DOWNSTREAM MANHOLE.
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8. ALL TEES ARE STATIONED USING MAIN LINE STATIONS.
9. ALL SERVICE STUB LINES SHALL HAVE A MINIMUM PIPE STIFFNESS OF SDR 23.5.
10. EVERY STUB LINE SHALL BE MARKED AT THE END OF THE PIPE WITH A VERTICAL 2"x4" A MINIMUM OF SIX (6) FEET IN LENGTH.
11. PRE-BLAST SURVEY LIMITS TO STAY WITHIN THE T.C.I.E.



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Lee's Summit, Missouri
01/18/2024

PREPARED BY:



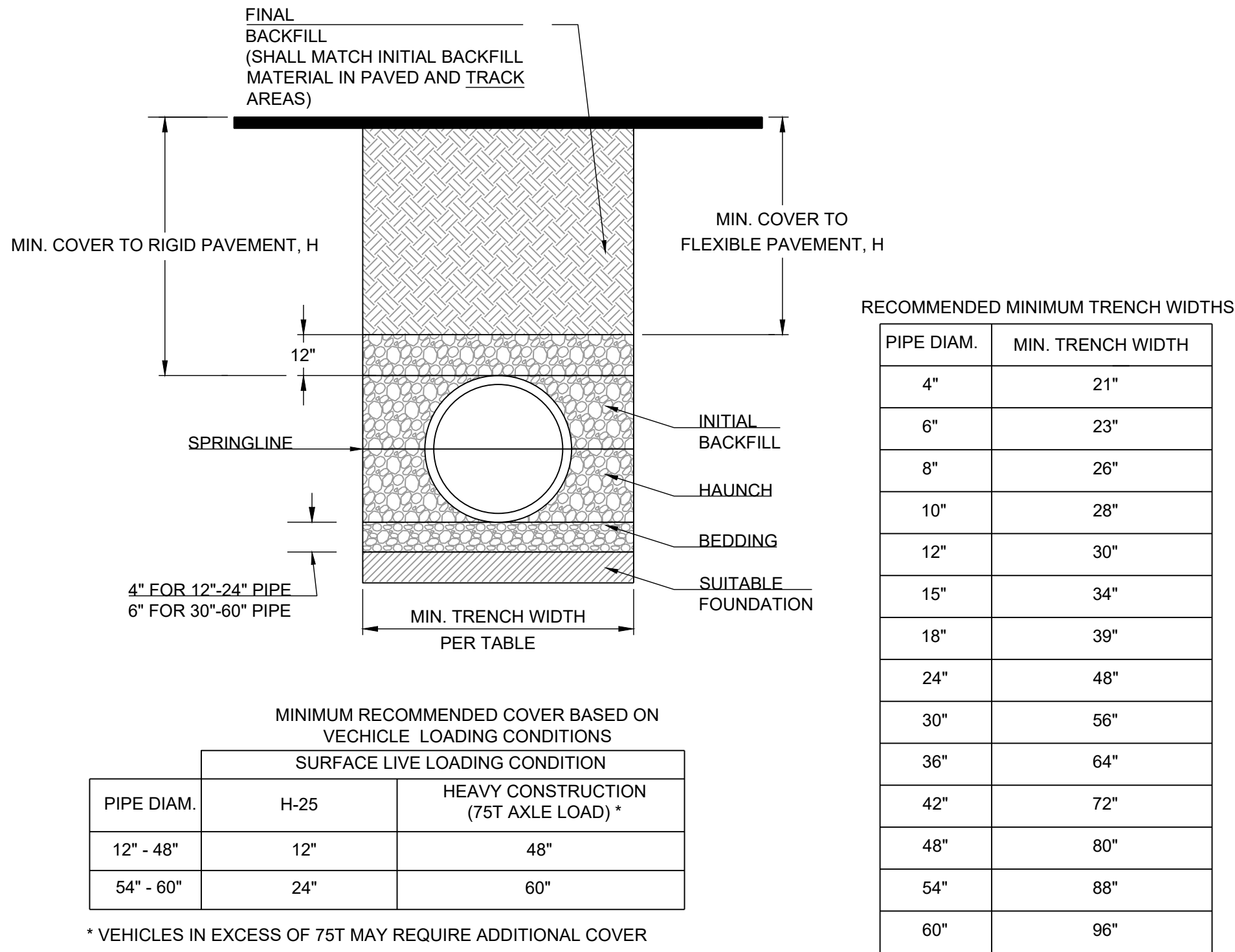
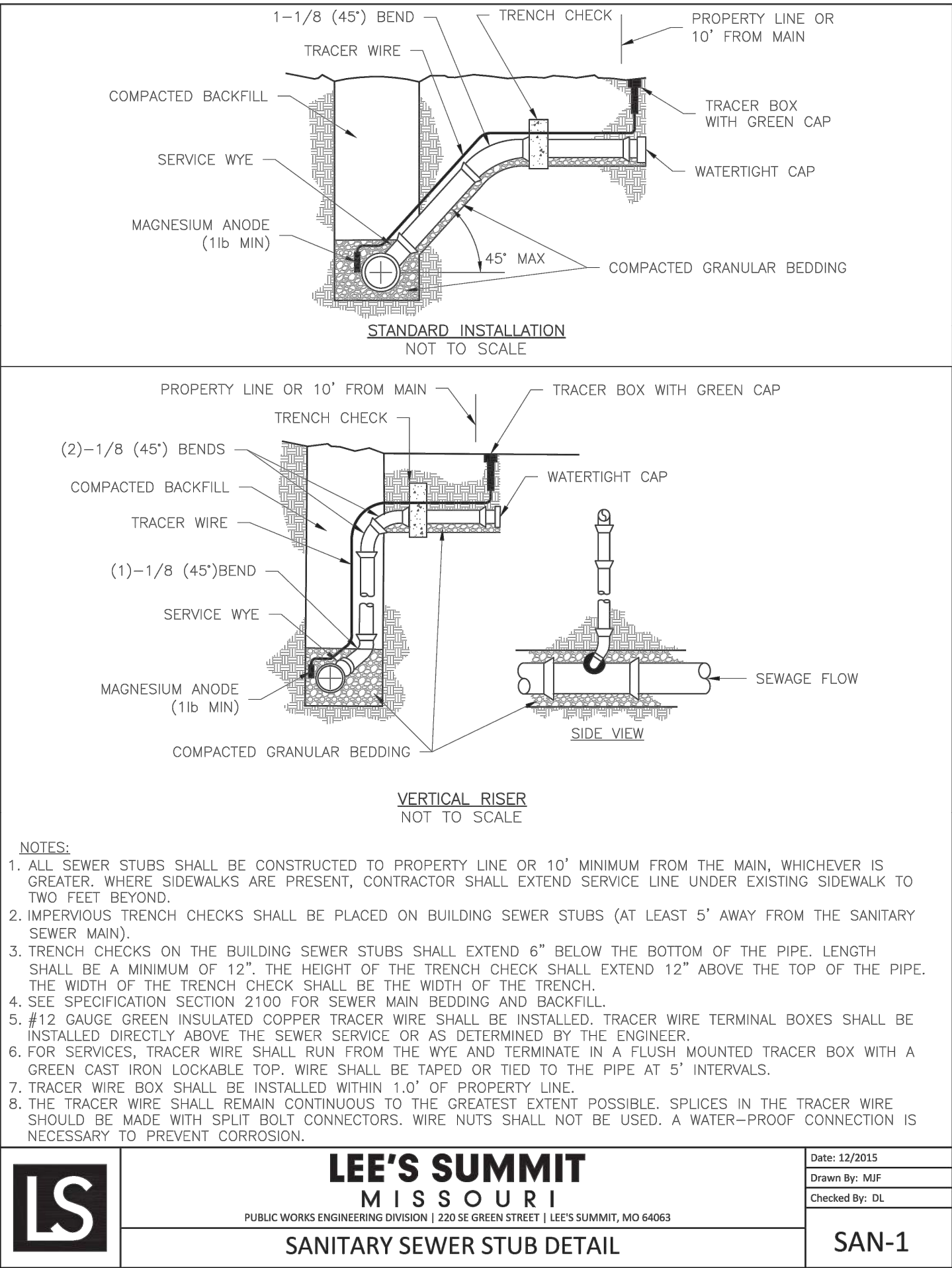
SCHLAGEL & ASSOCIATES, P.A.

REUNION AT BLACKWELL
FINAL DEVELOPMENT PLAN
SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

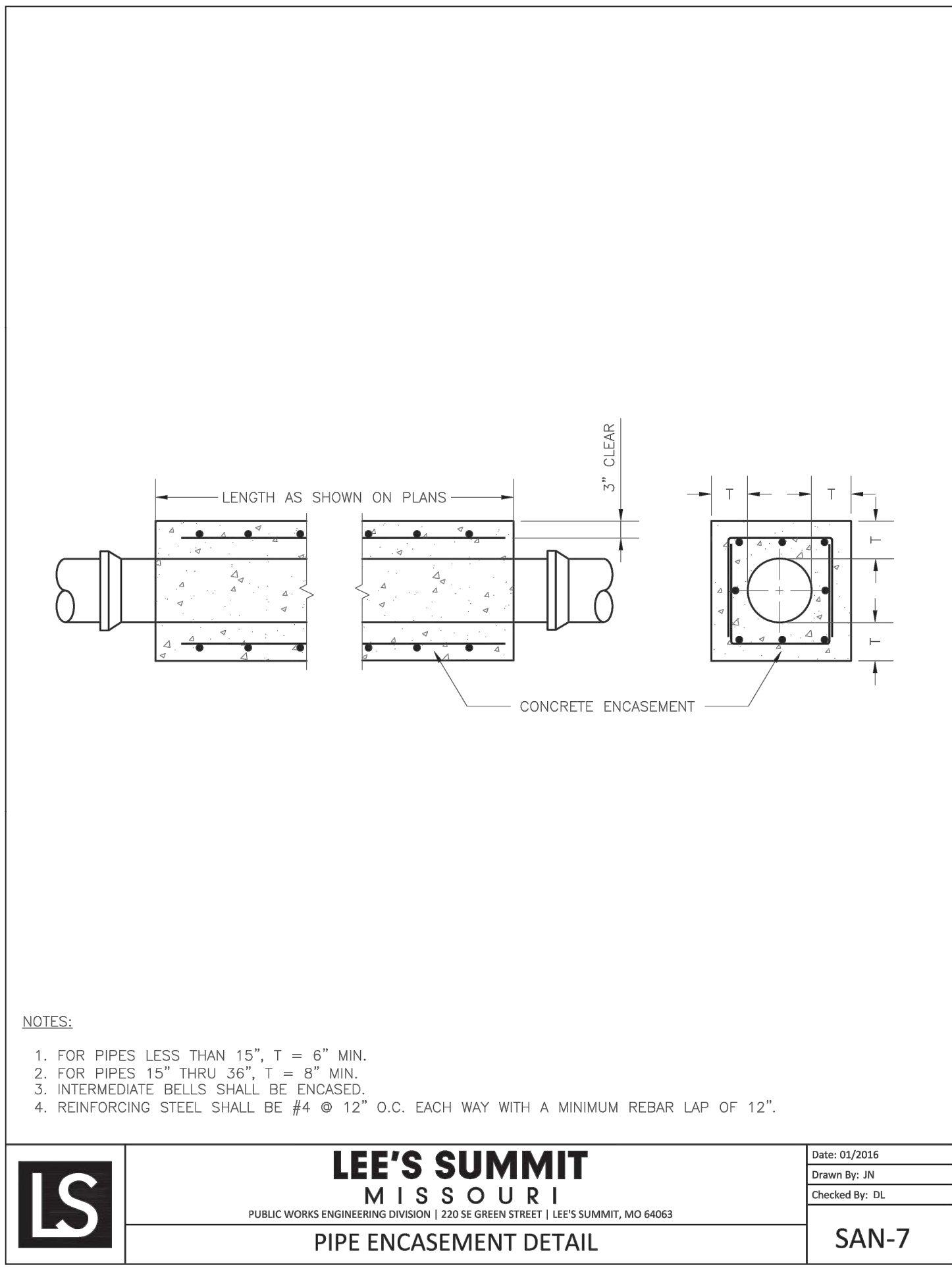
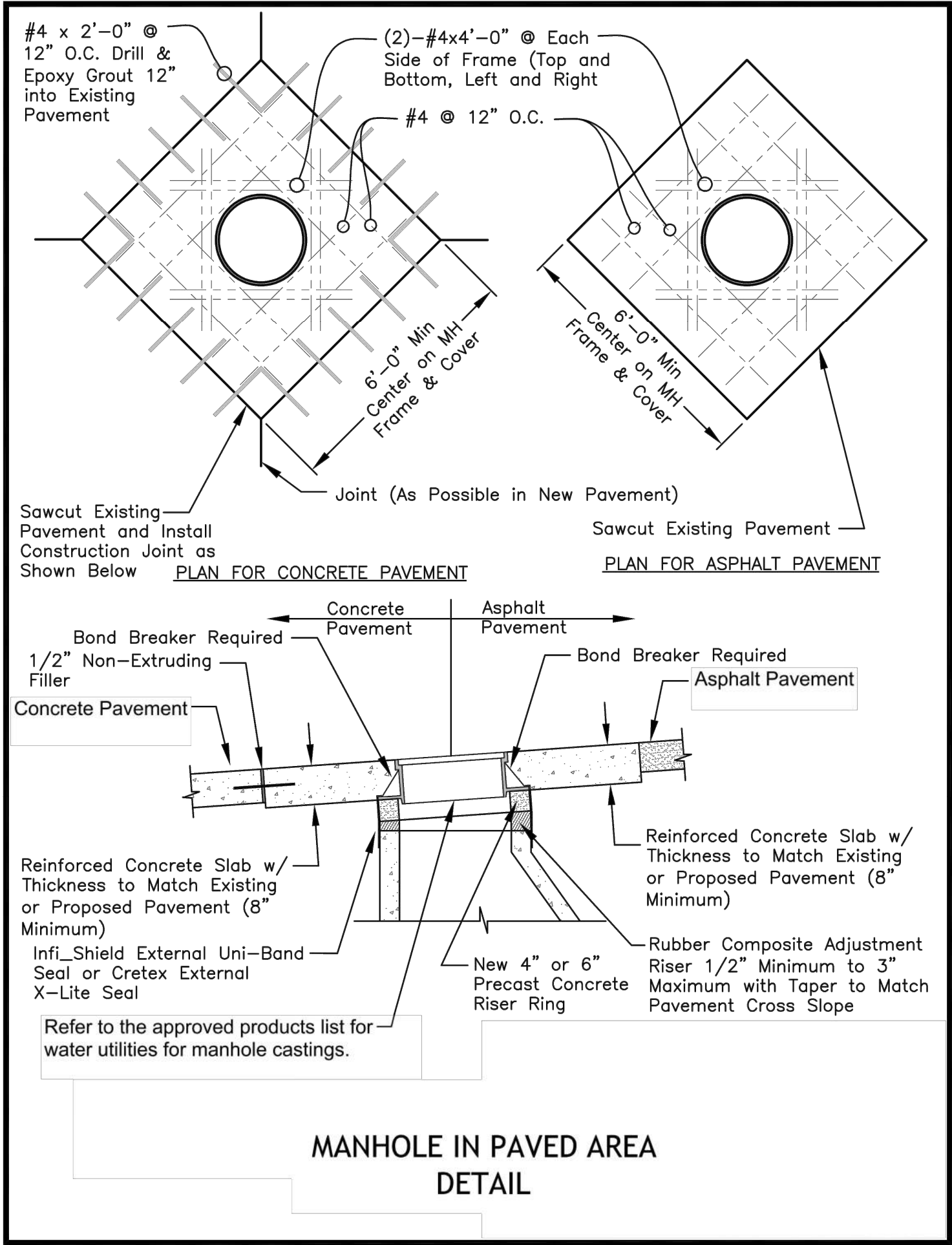
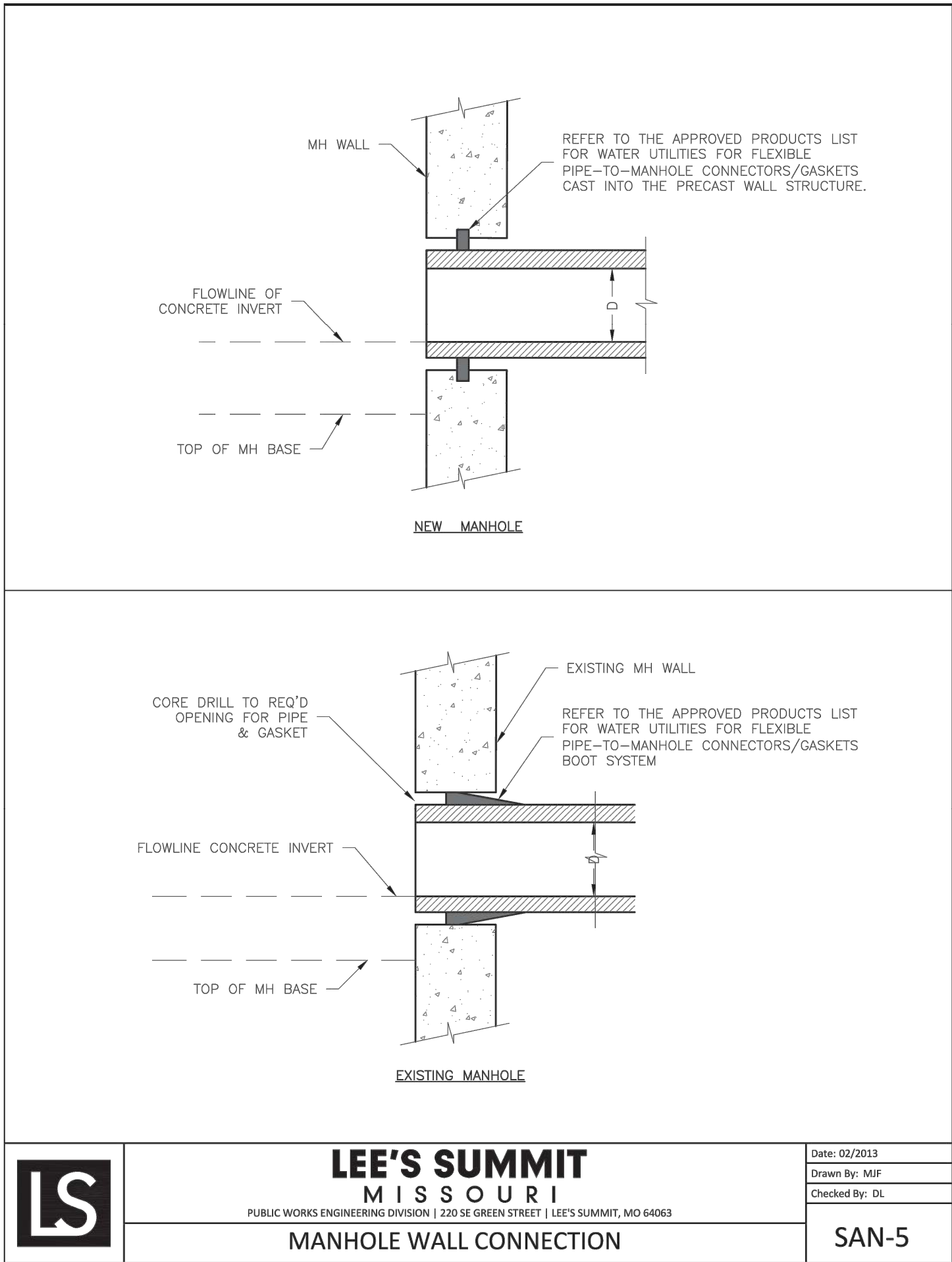
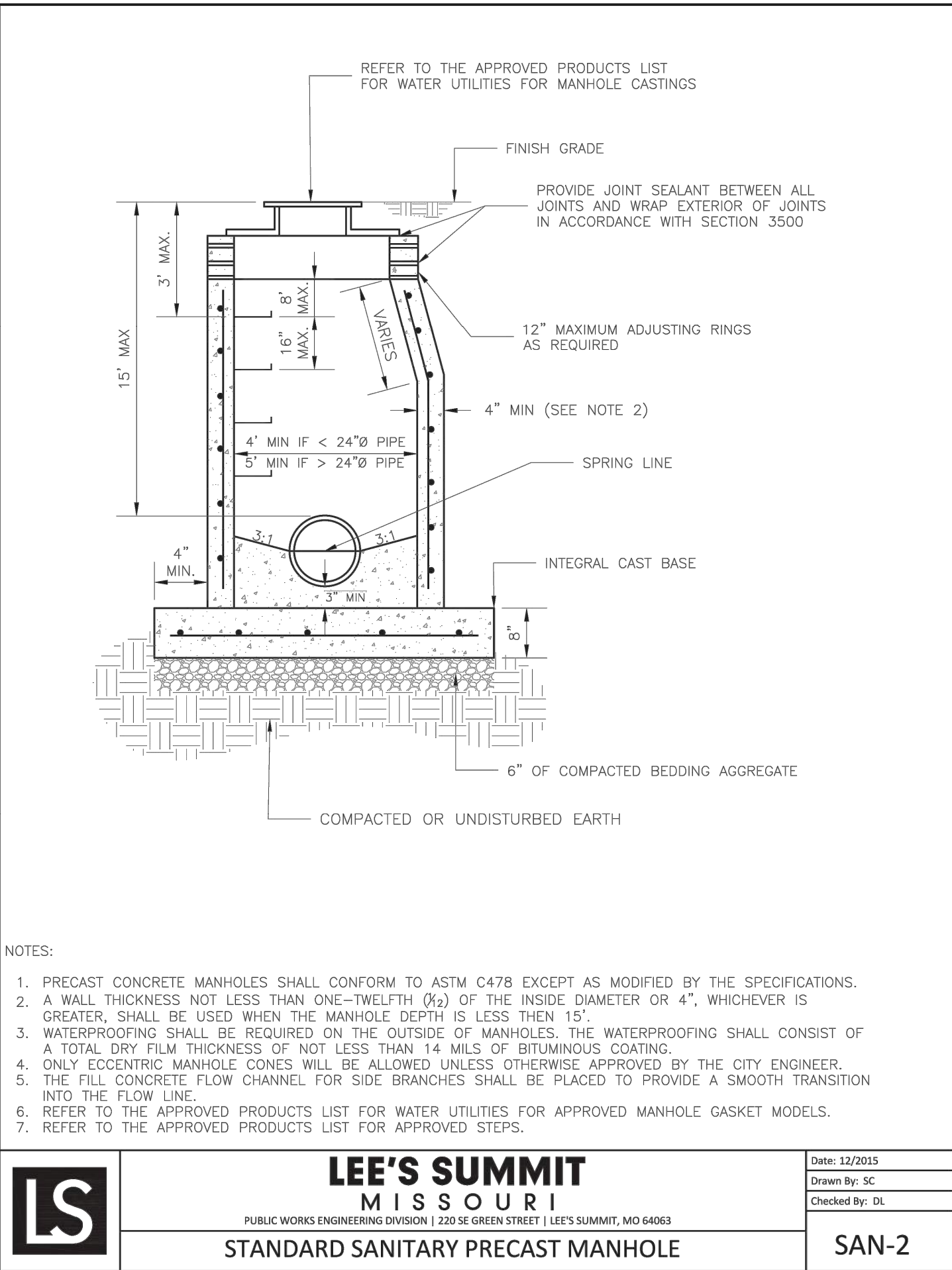
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08/24/23	PER CITY COMMENTS
09/25/23	PER CITY COMMENTS
10/05/23	PER CITY COMMENTS
03/03/2023	
22-597	

SANITARY SEWER
LINES F & G

SHEET
C702

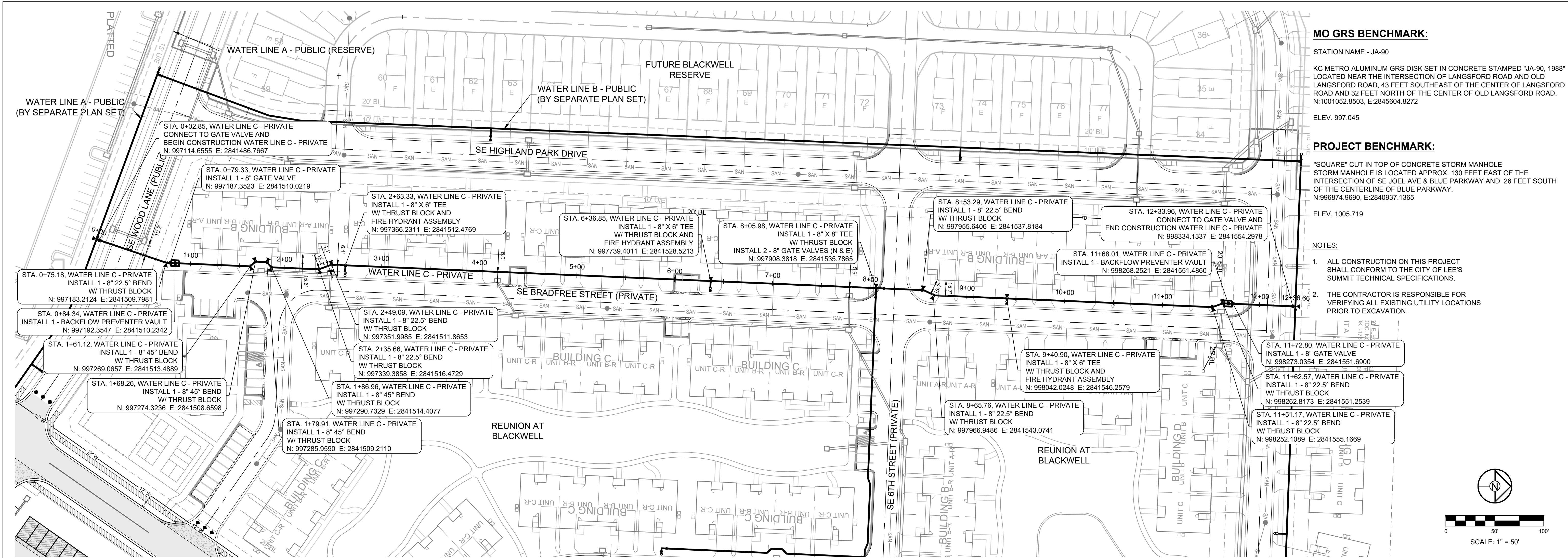


- NOTES:**
1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION
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RELEASED FOR CONSTRUCTION
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Development Services Department
Lee's Summit, Missouri
01/16/2024



MO GRS BENCHMARK:
STATION NAME - JA-90
KC METRO ALUMINUM GRS DISK SET IN CONCRETE STAMPED "JA-90, 1988"
LOCATED NEAR THE INTERSECTION OF LANGSFORD ROAD AND OLD LANGSFORD ROAD, 43 FEET SOUTHEAST OF THE CENTER OF LANGSFORD ROAD AND 32 FEET NORTH OF THE CENTER OF OLD LANGSFORD ROAD.
N:1001052.8503, E:2845604.8272
ELEV. 997.045

PROJECT BENCHMARK:
"SQUARE" CUT IN TOP OF CONCRETE STORM MANHOLE
STORM MANHOLE IS LOCATED APPROX. 130 FEET EAST OF THE INTERSECTION OF SE JOEL AVE & BLUE PARKWAY AND 26 FEET SOUTH OF THE CENTERLINE OF BLUE PARKWAY.
N:996874.9690, E:2840937.1365
ELEV. 1005.719

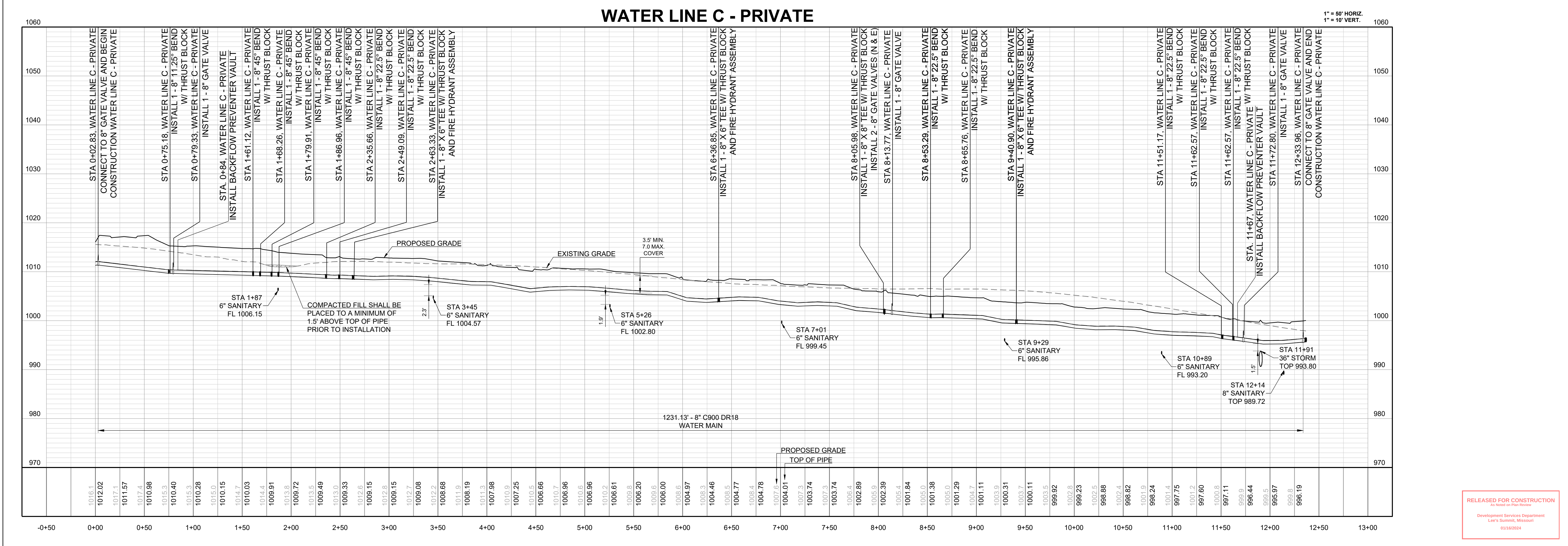
- NOTES:**
- ALL CONSTRUCTION ON THIS PROJECT SHALL CONFORM TO THE CITY OF LEE'S SUMMIT TECHNICAL SPECIFICATIONS.
 - THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.

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ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
14920 West 107th Street • Lenexa, Kansas 66215
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Missouri State Certificates of Authority
#E2002003600F #LAC2001003237 #LS200200859F

PREPARED BY:

10.05.2023

SCHLAGEL & ASSOCIATES, P.A.



REUNION AT BLACKWELL
FINAL DEVELOPMENT PLAN
SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

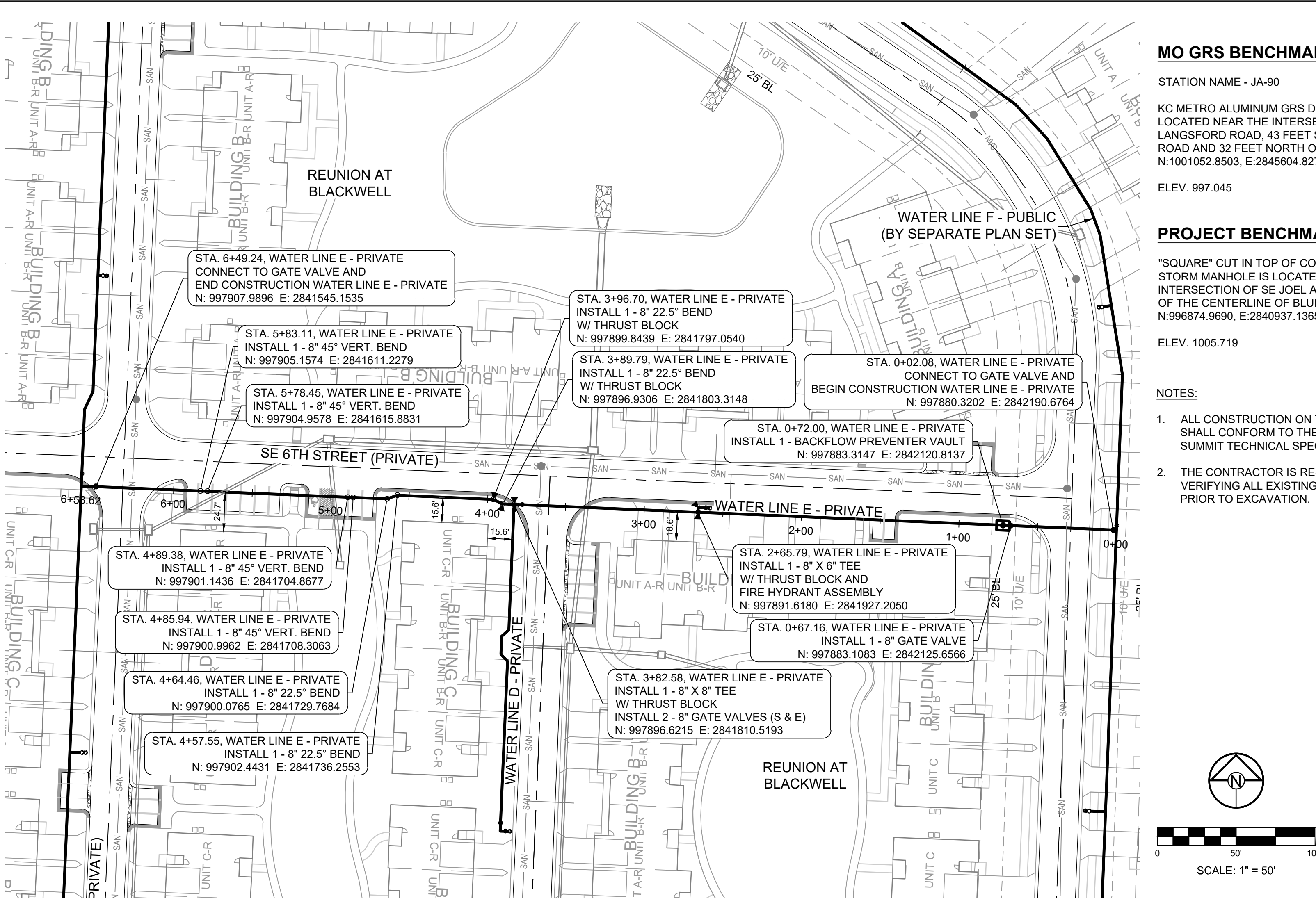
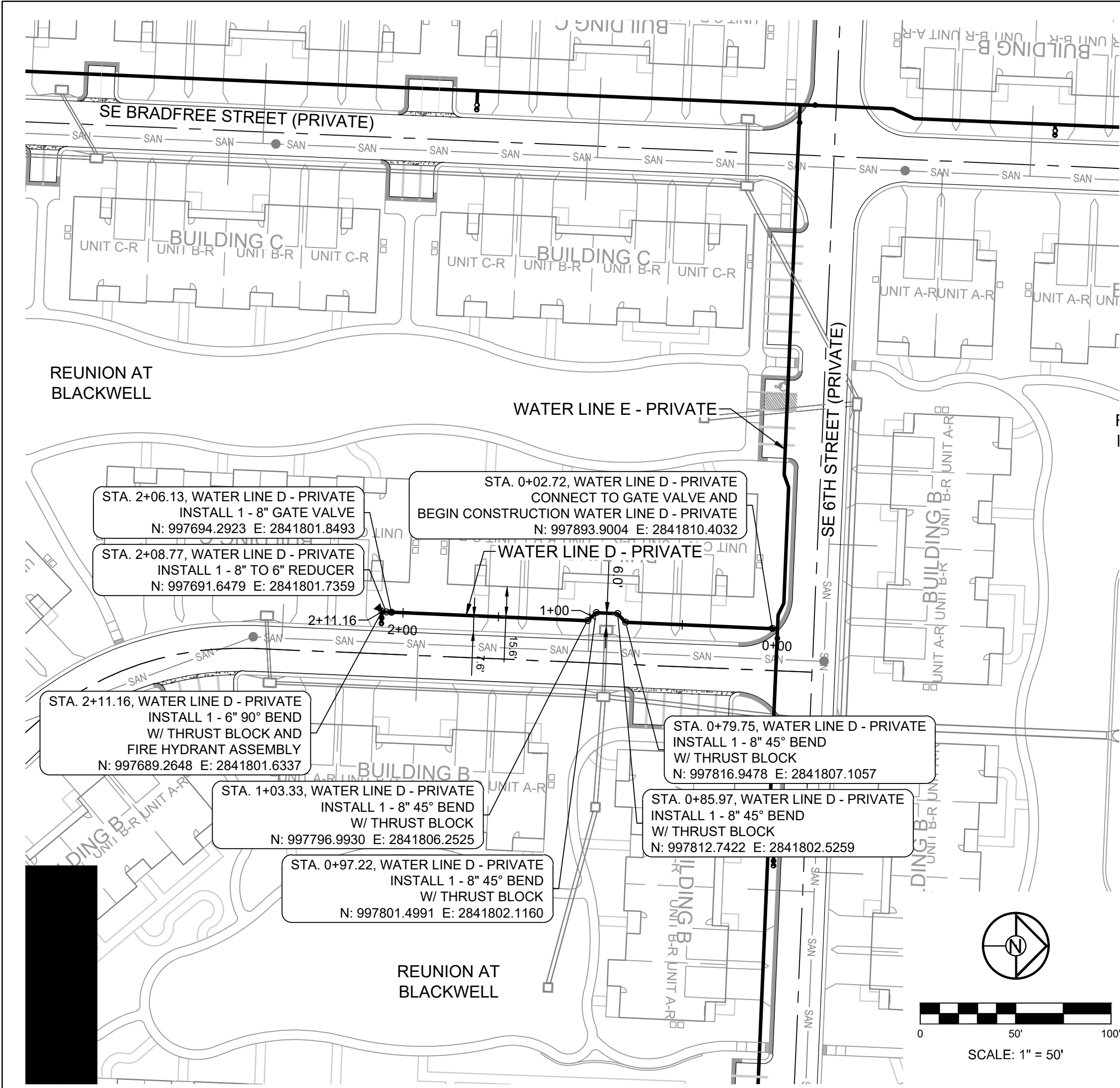
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05/05/23	PER CITY COMMENTS
06/27/23	PER CITY COMMENTS
08/24/23	PER CITY COMMENTS
09/25/23	PER CITY COMMENTS
10/05/23	PER CITY COMMENTS

DRAWN BY:	DESCRIPTION
JRJ	PER CITY COMMENTS
MAB	PER CITY COMMENTS
DATE PREPARED:	PER CITY COMMENTS
03/03/2023	
PROJ. NUMBER:	
22-597	

WATER LINE C - PRIVATE

SHEET
C800

RELEASED FOR CONSTRUCTION
As noted on Plan Review
Development Services Department
Lee's Summit, Missouri
031620024



MO GRS BENCHMARK:

STATION NAME - JA-90
KC METRO ALUMINUM GRS DISK SET IN CONCRETE STAMPED "JA-90, 1988"
LOCATED NEAR THE INTERSECTION OF LANGSFORD ROAD AND OLD
LANGSFORD ROAD, 43 FEET SOUTHEAST OF THE CENTER OF LANGSFORD
ROAD AND 32 FEET NORTH OF THE CENTER OF OLD LANGSFORD ROAD.
N:1001052.8503, E:2845604.8272

ELEV. 997.045

PROJECT BENCHMARK:

"SQUARE" CUT IN TOP OF CONCRETE STORM MANHOLE
STORM MANHOLE IS LOCATED APPROX. 130 FEET EAST OF THE
INTERSECTION OF SE JOEL AVE & BLUE PARKWAY AND 26 FEET SOUTH
OF THE CENTERLINE OF BLUE PARKWAY.
N:996874.9690, E:2840937.1365

ELEV. 1005.719

NOTES:

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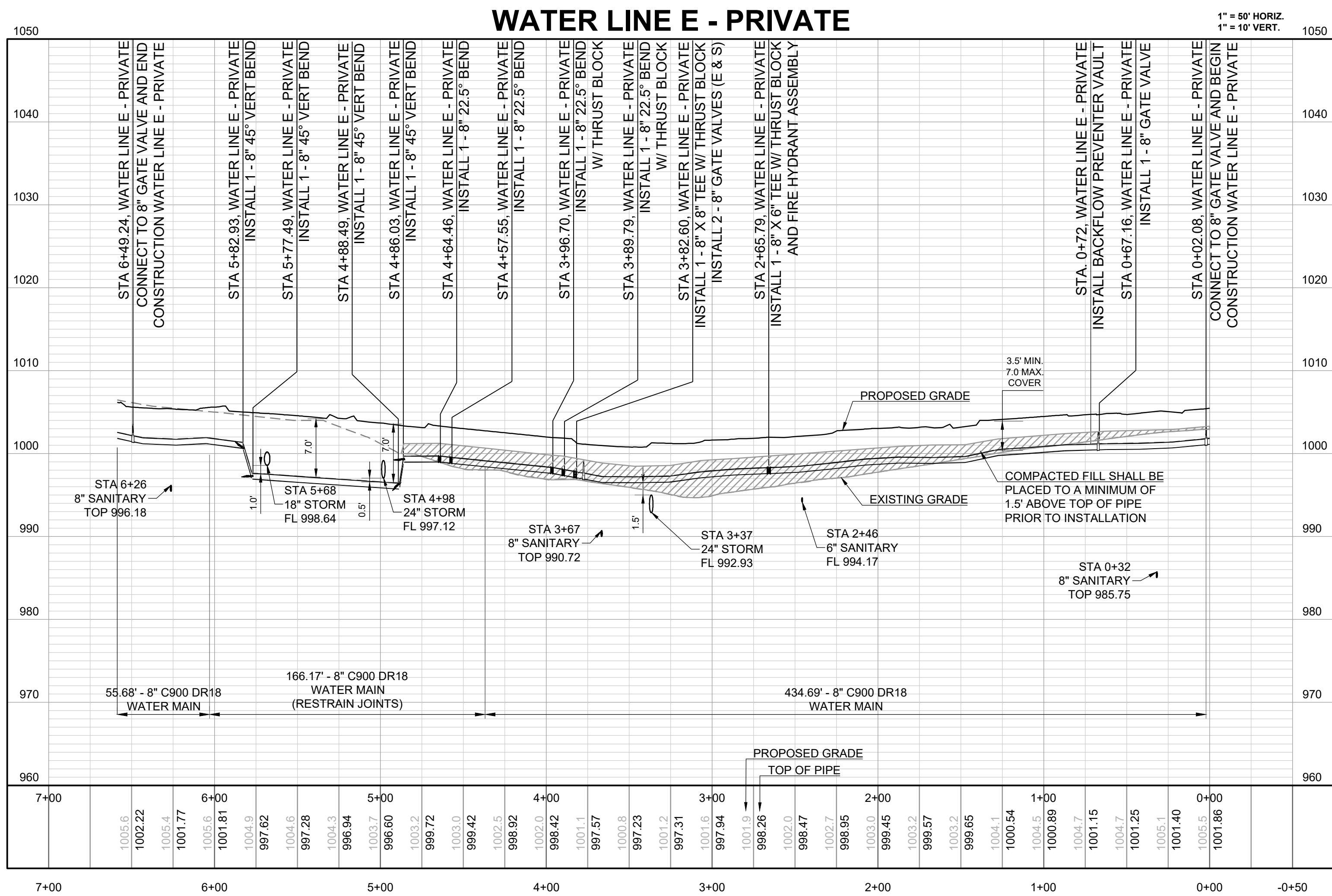
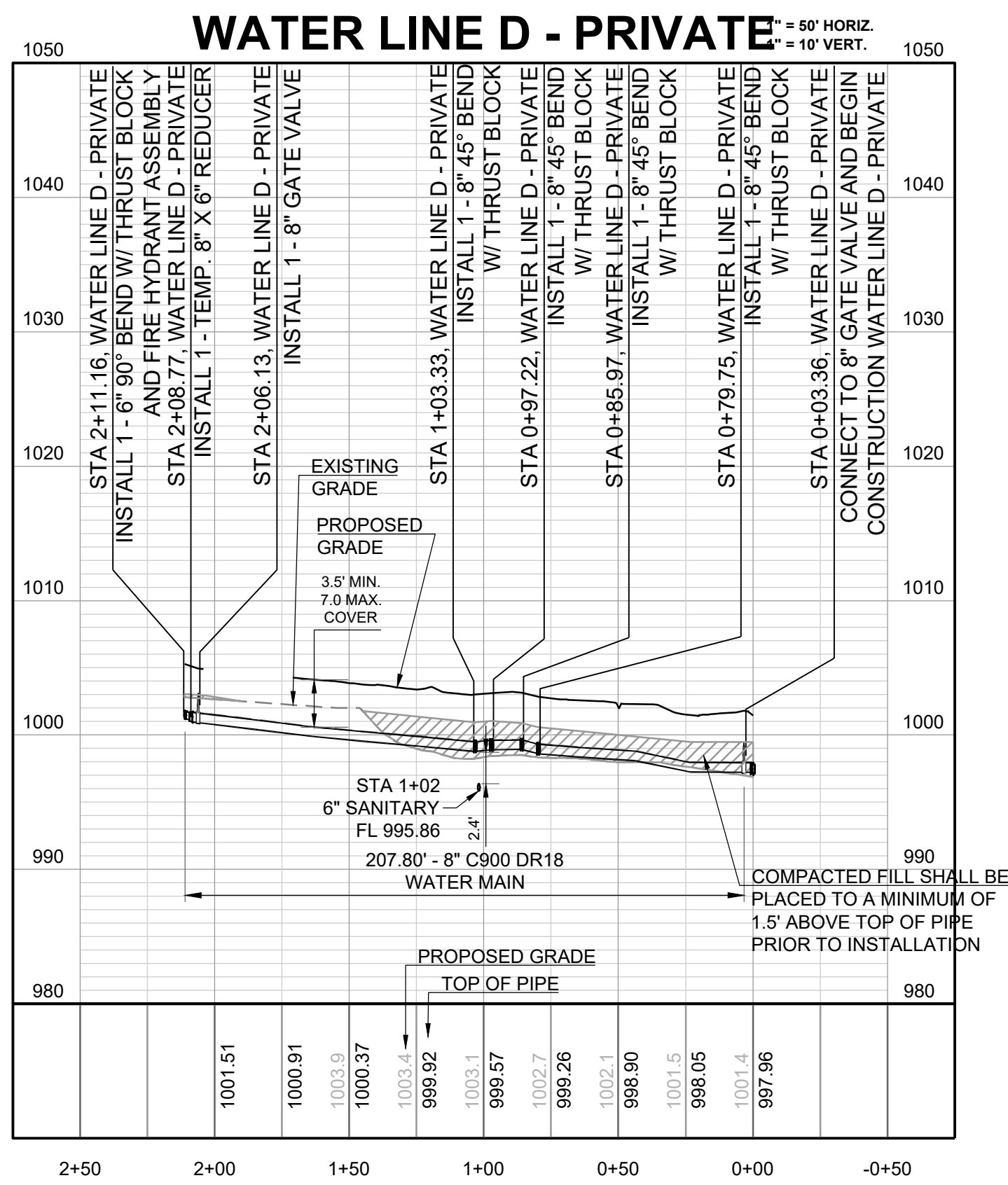


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REUNION AT BLACKWELL
FINAL DEVELOPMENT PLAN
SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

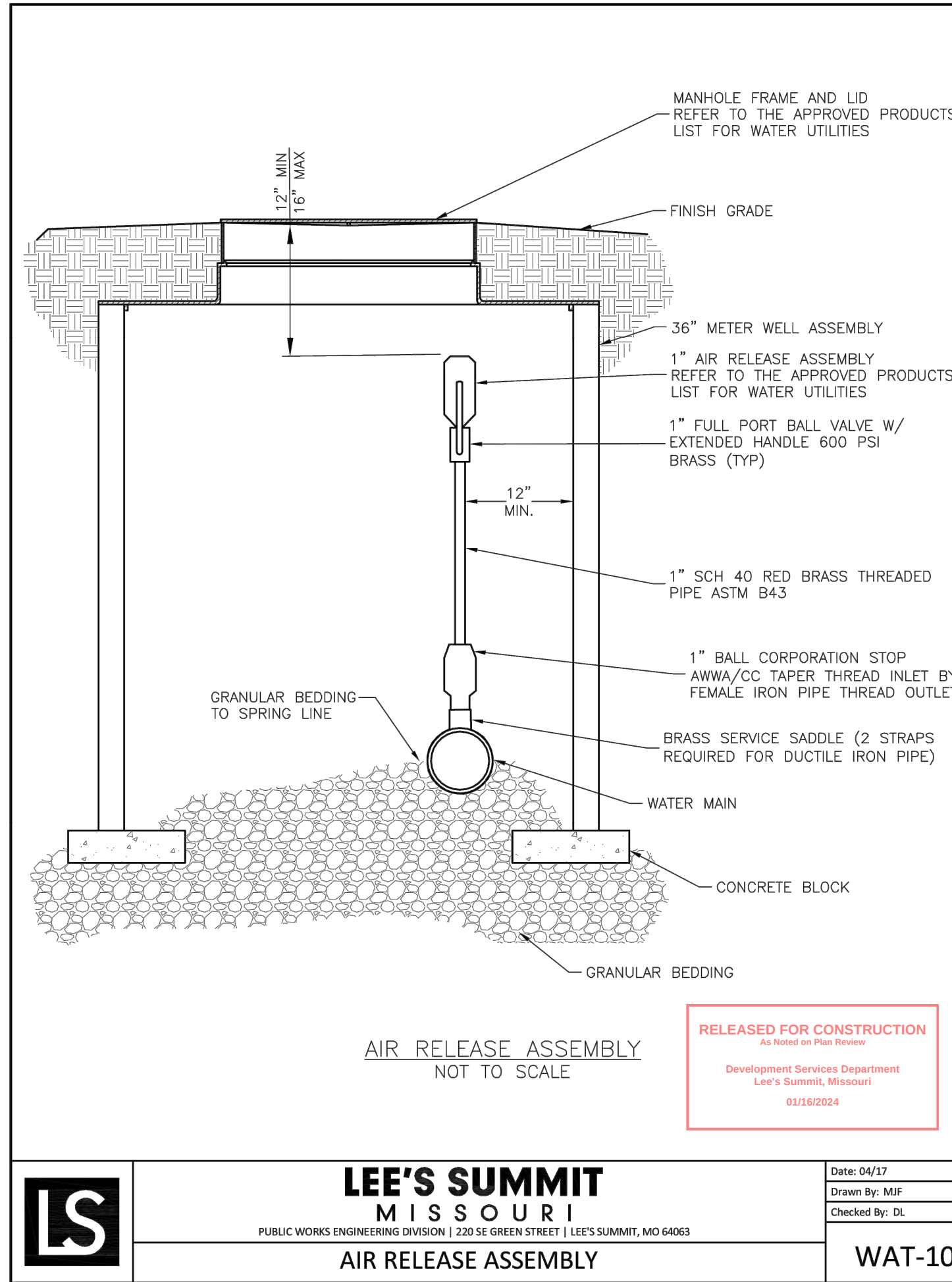
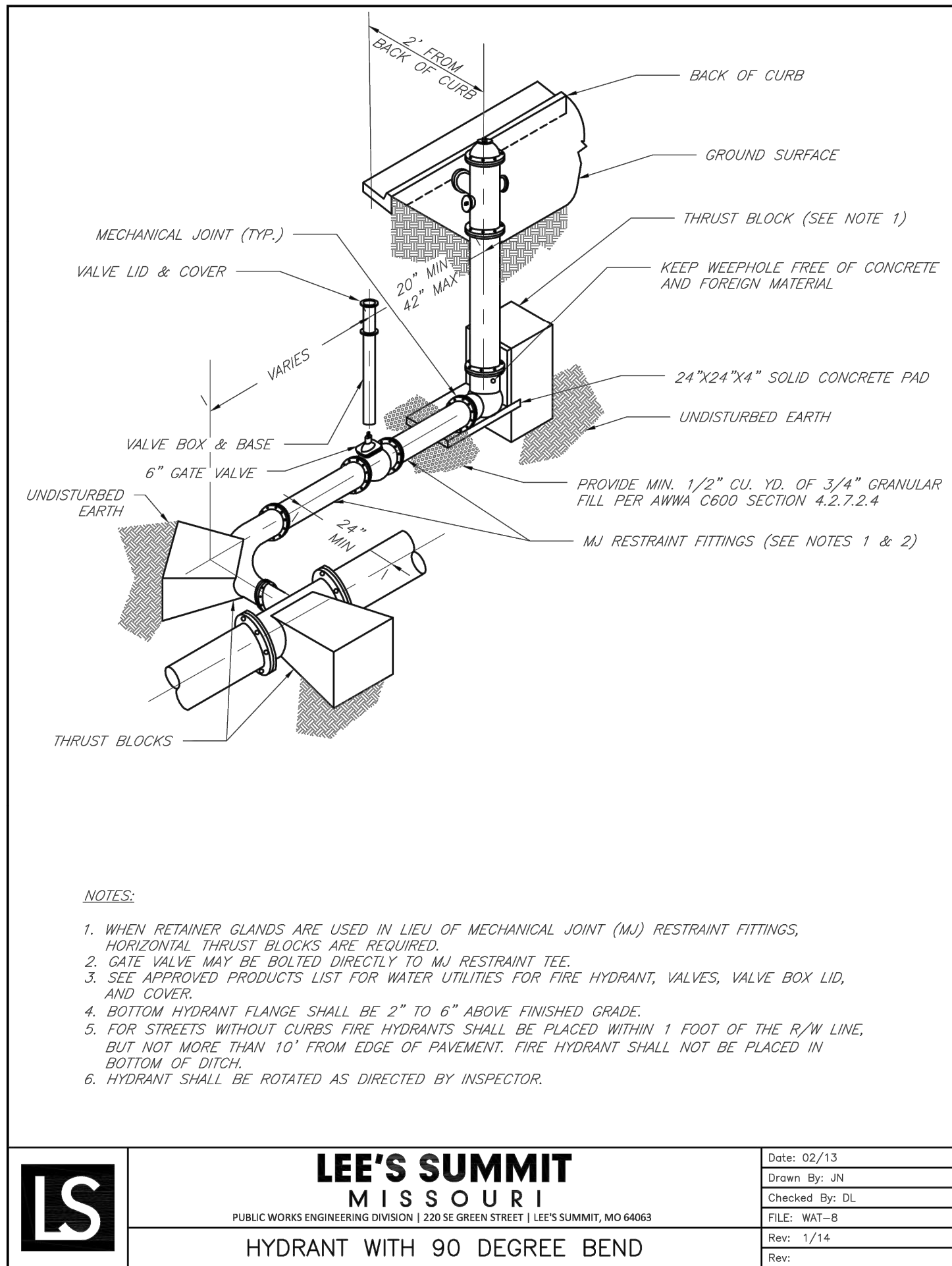
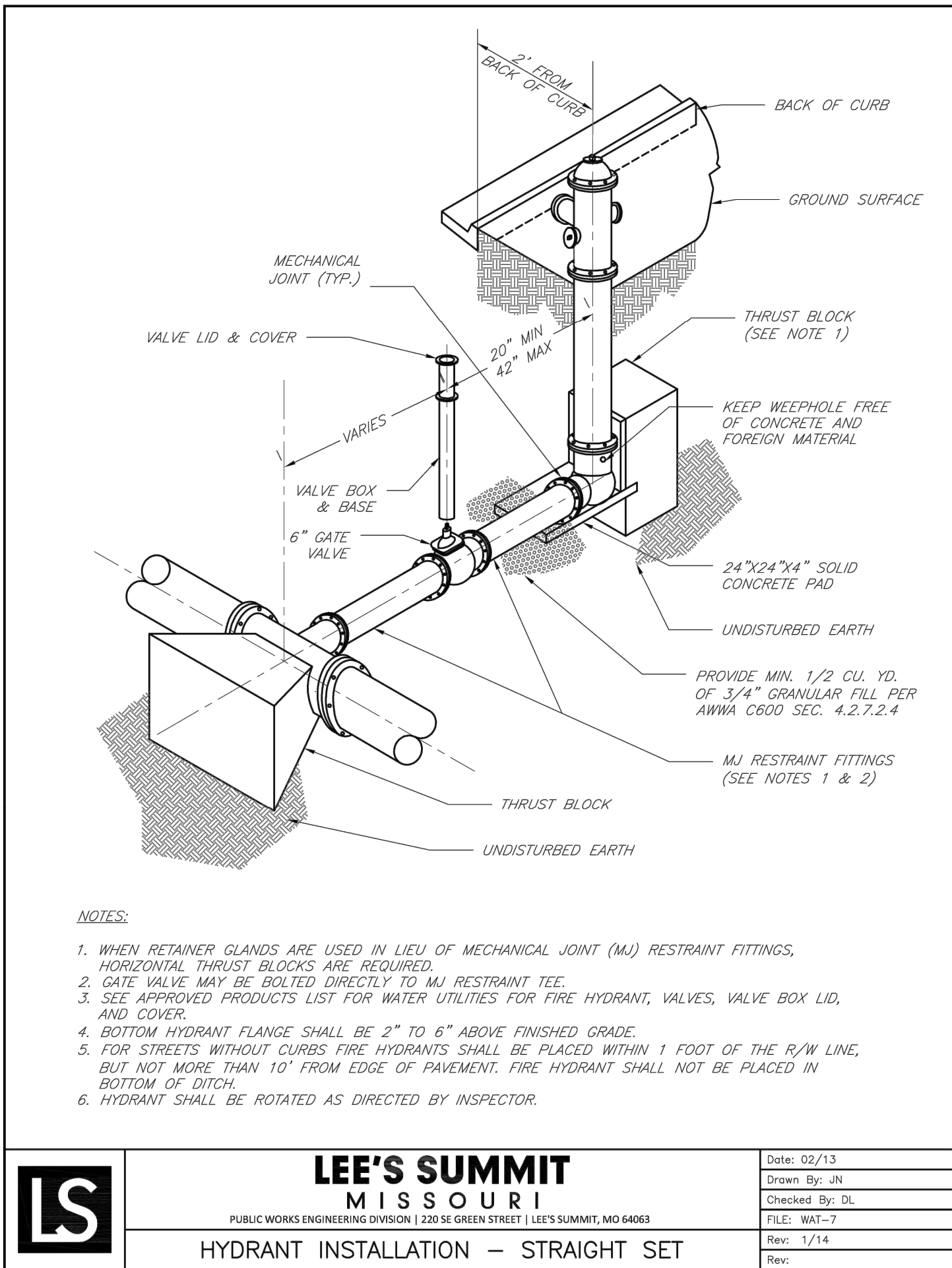
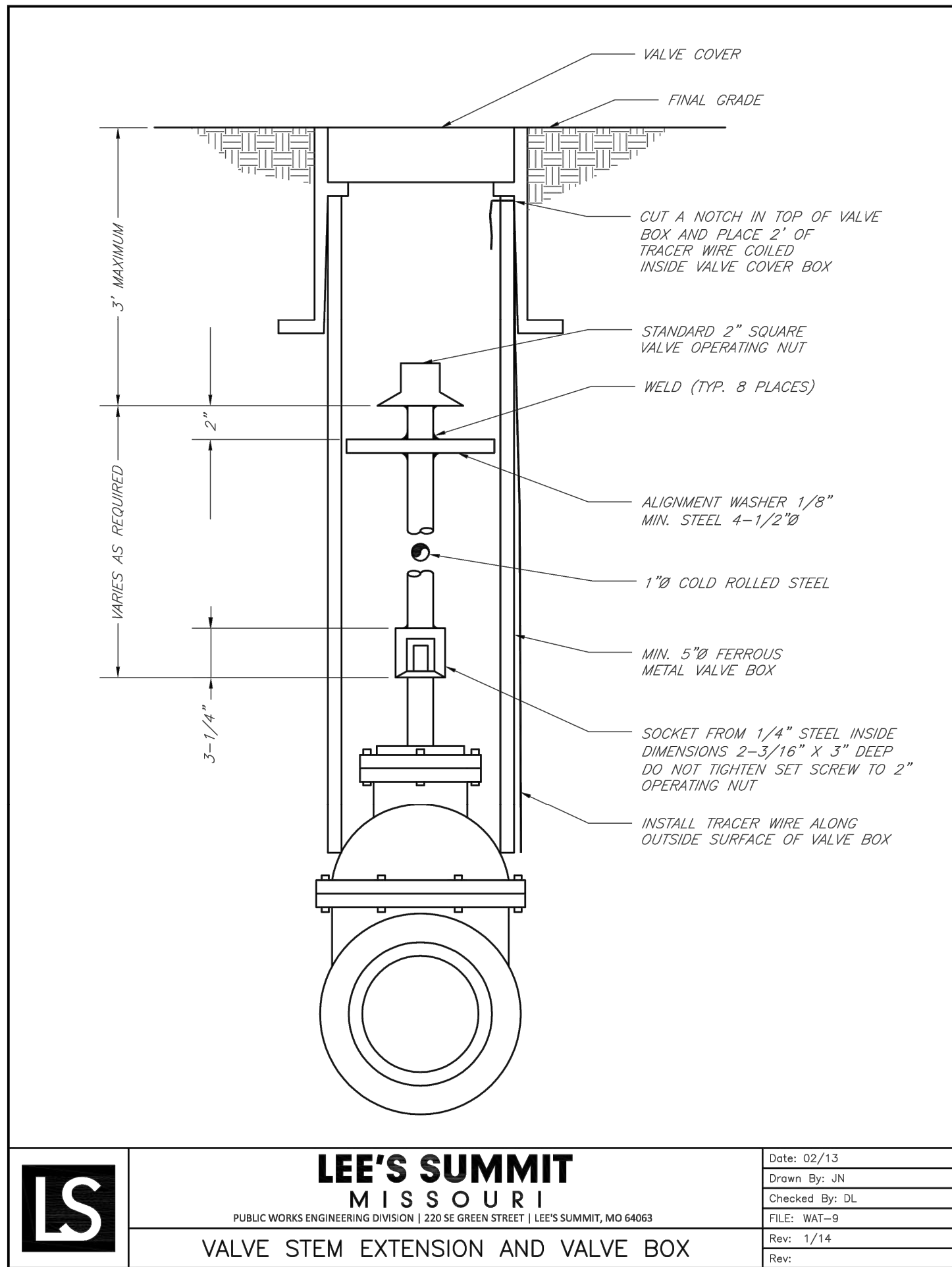
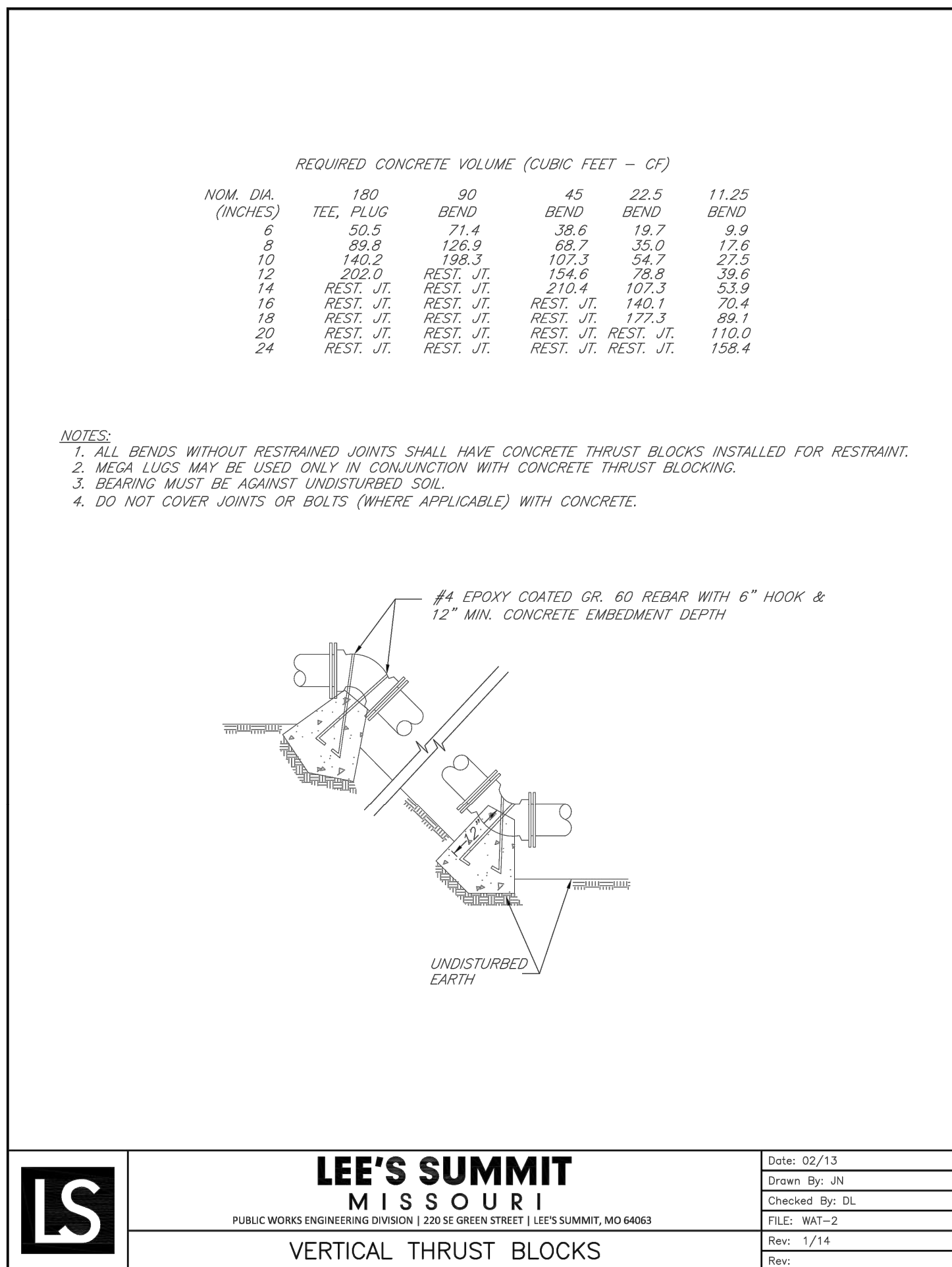
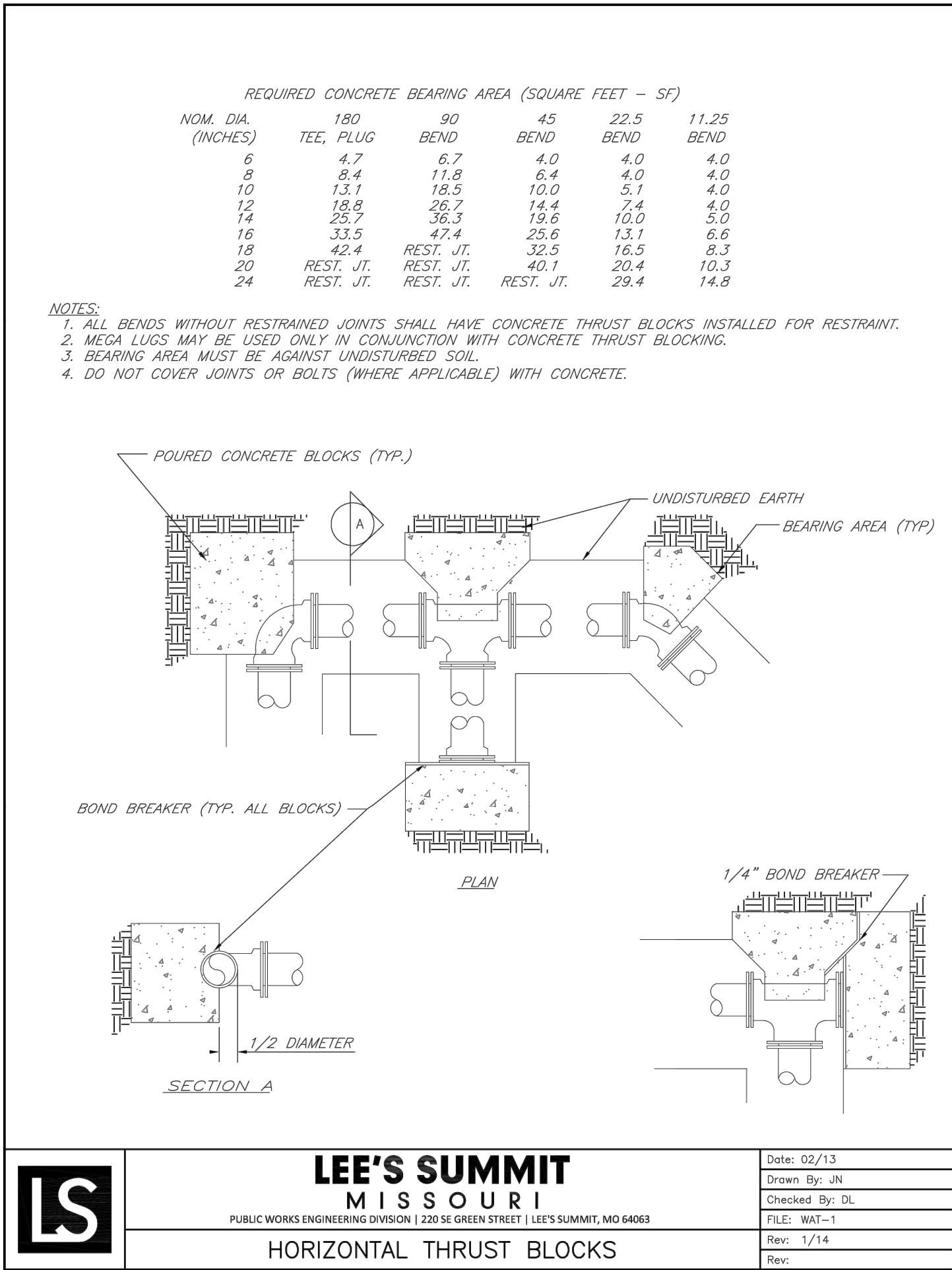


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03162024

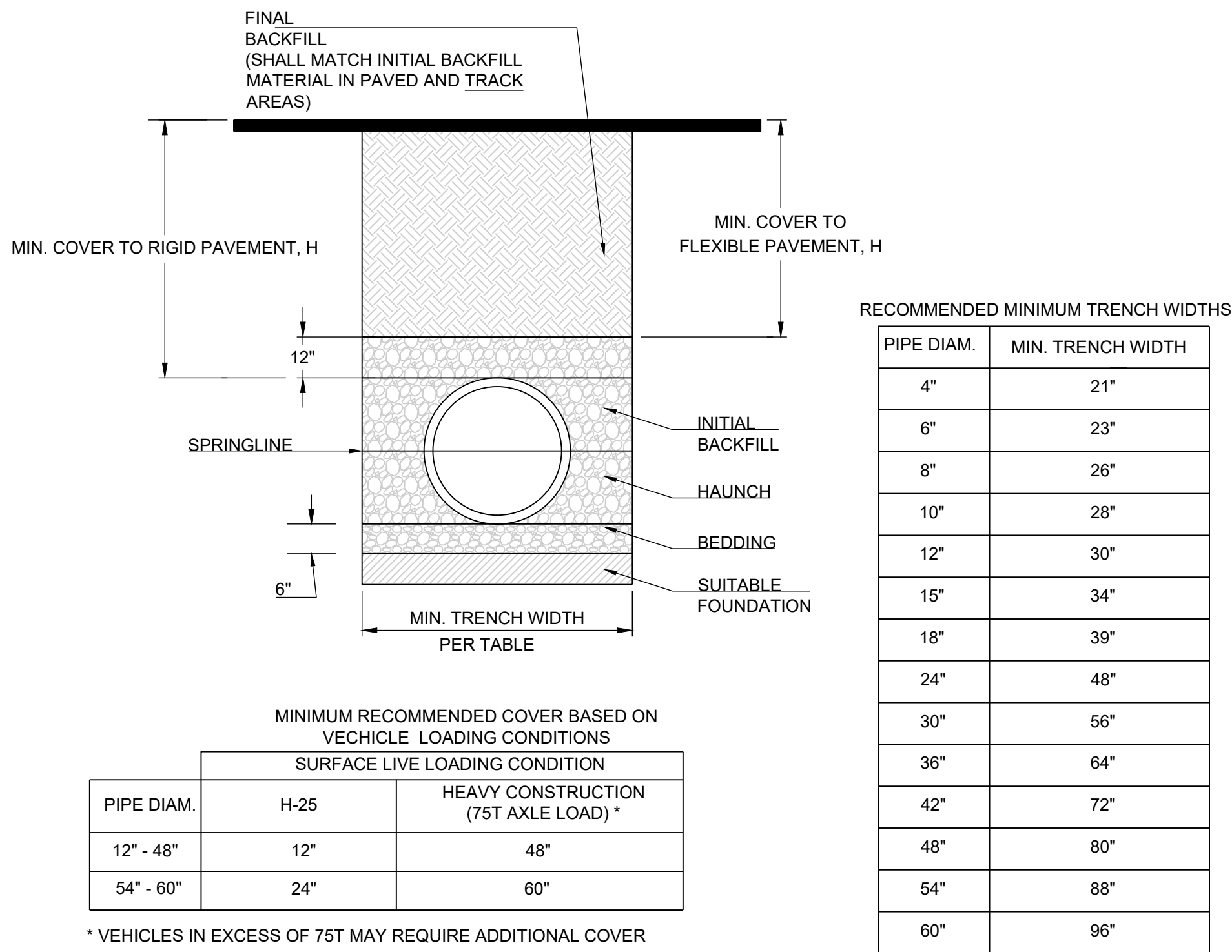
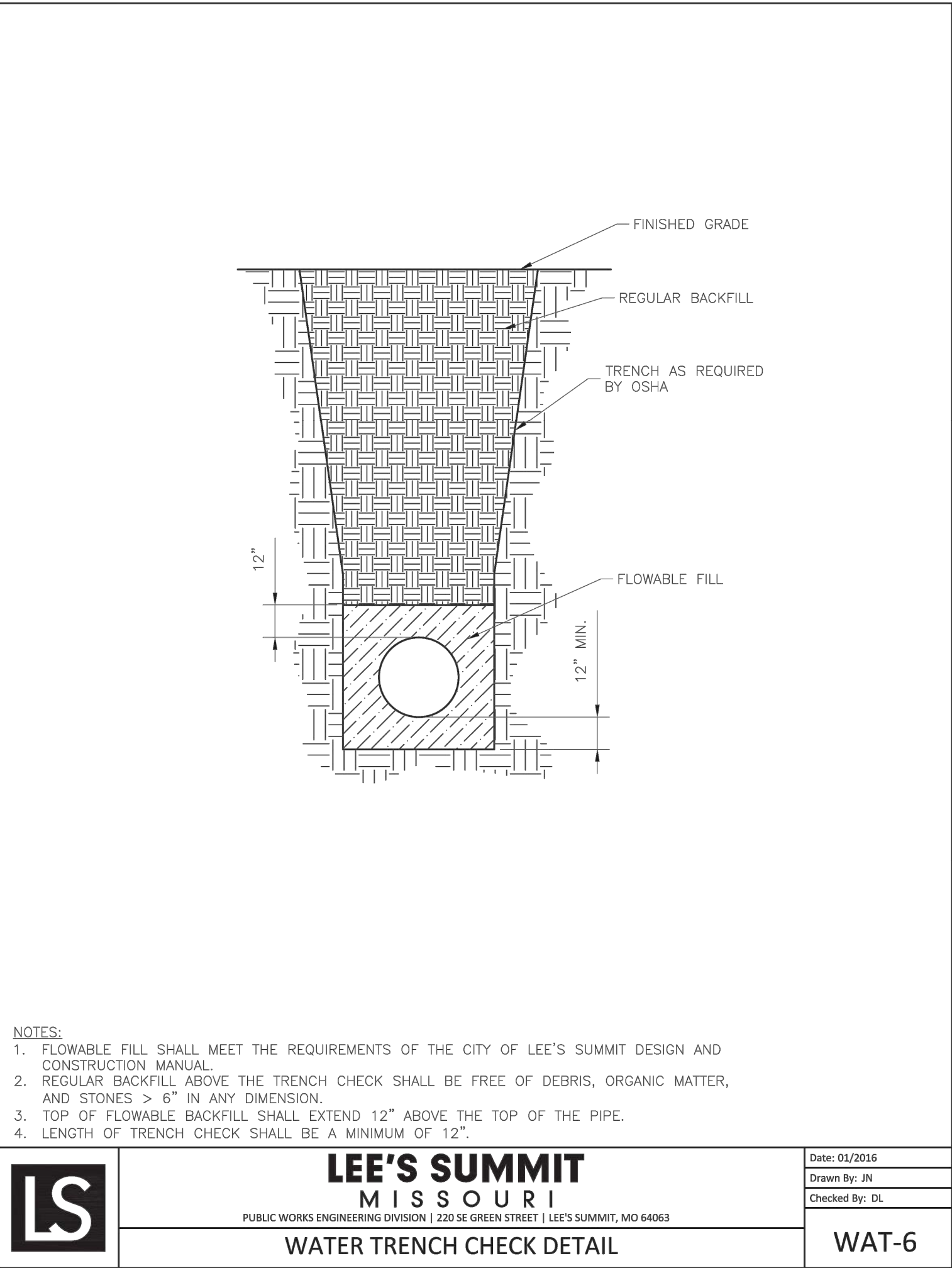
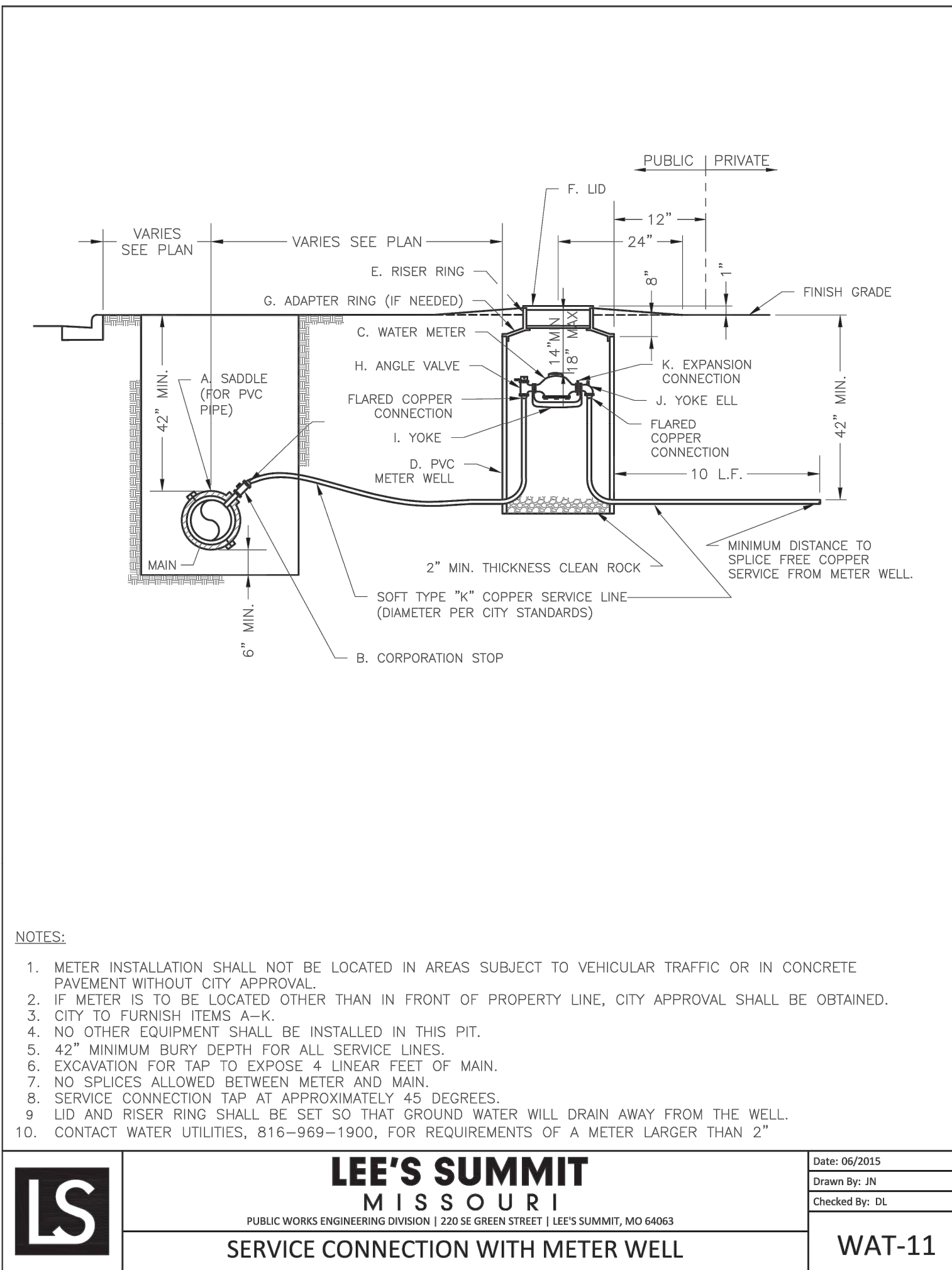
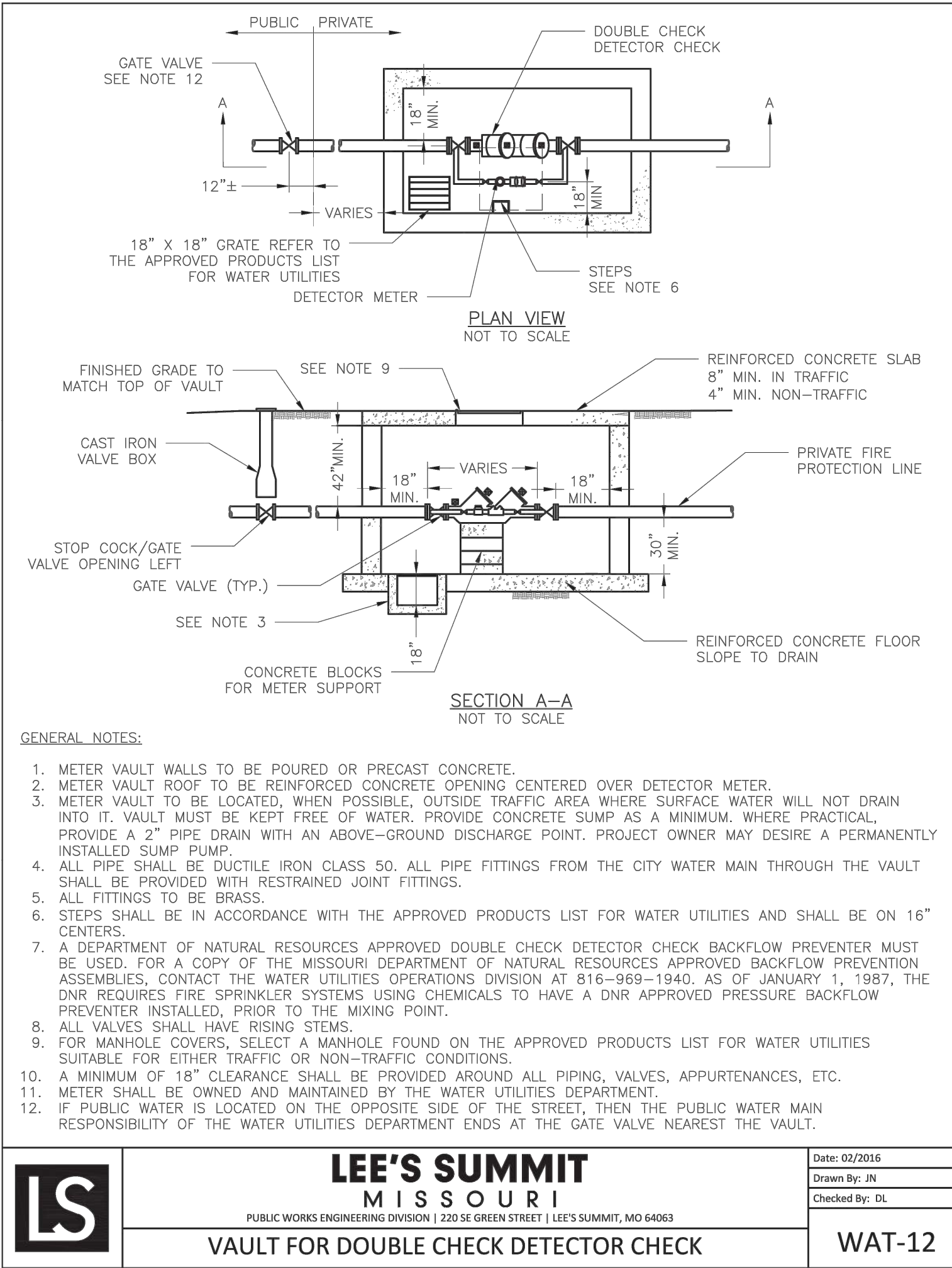
REVISION	DATE	DESCRIPTION
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3	08/24/23	PER CITY COMMENTS
4	09/25/23	PER CITY COMMENTS
5	10/05/23	PER CITY COMMENTS
6	03/03/24	DATE PREPARED
7	03/03/24	PROJ. NUMBER
8	22-597	

WATER LINE D & E - PRIVATE

SHEET
C801



REVISION DATE	DESCRIPTION
05/05/23	PER CITY COMMENTS
06/27/23	PER CITY COMMENTS
08/24/23	PER CITY COMMENTS
09/25/23	PER CITY COMMENTS
10/05/23	PER CITY COMMENTS
03/03/2023	DATE PREPARED
22-587	PROJ. NUMBER



- NOTES:**
- ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION
 - MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
 - FOUNDATION:** WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
 - BEDDING:** SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 6" (100mm) .
 - INITIAL BACKFILL:** SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
 - MINIMUM COVER:** MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

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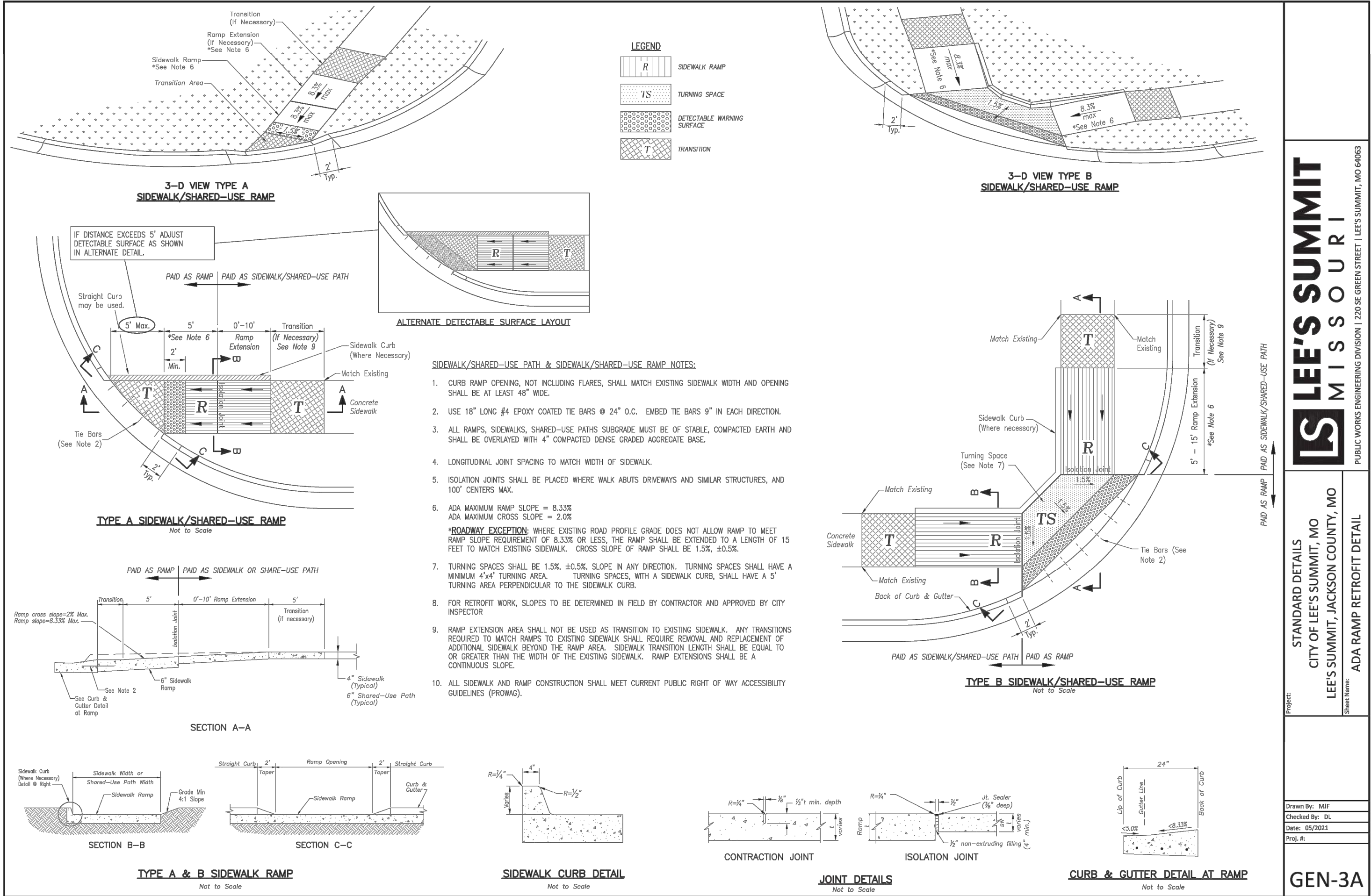
REUNION AT BLACKWELL
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03/03/2023	PROJ. NUMBER:
22-597	

WATER DETAILS

SHEET

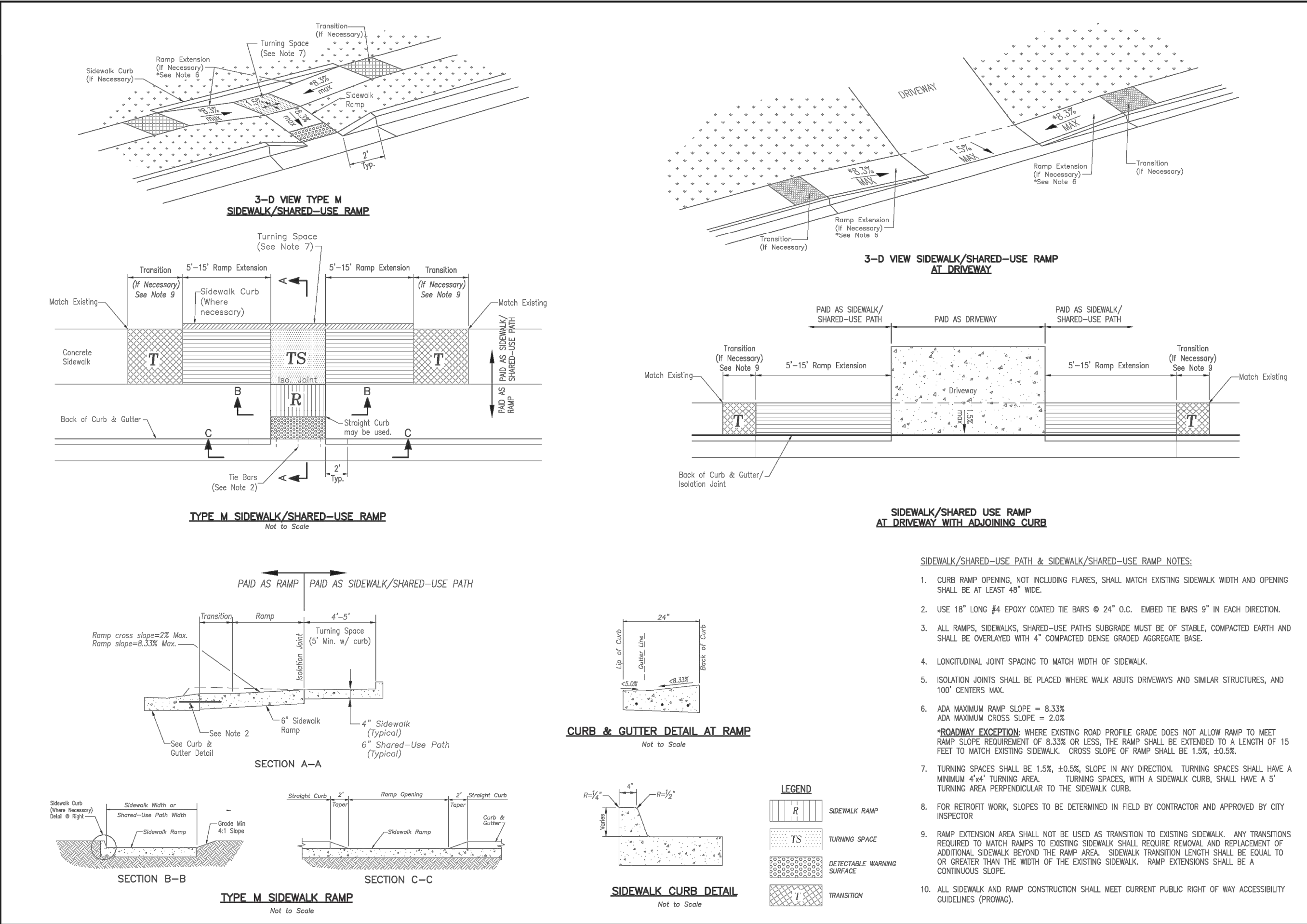
C803



LEE'S SUMMIT MISSOURI

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

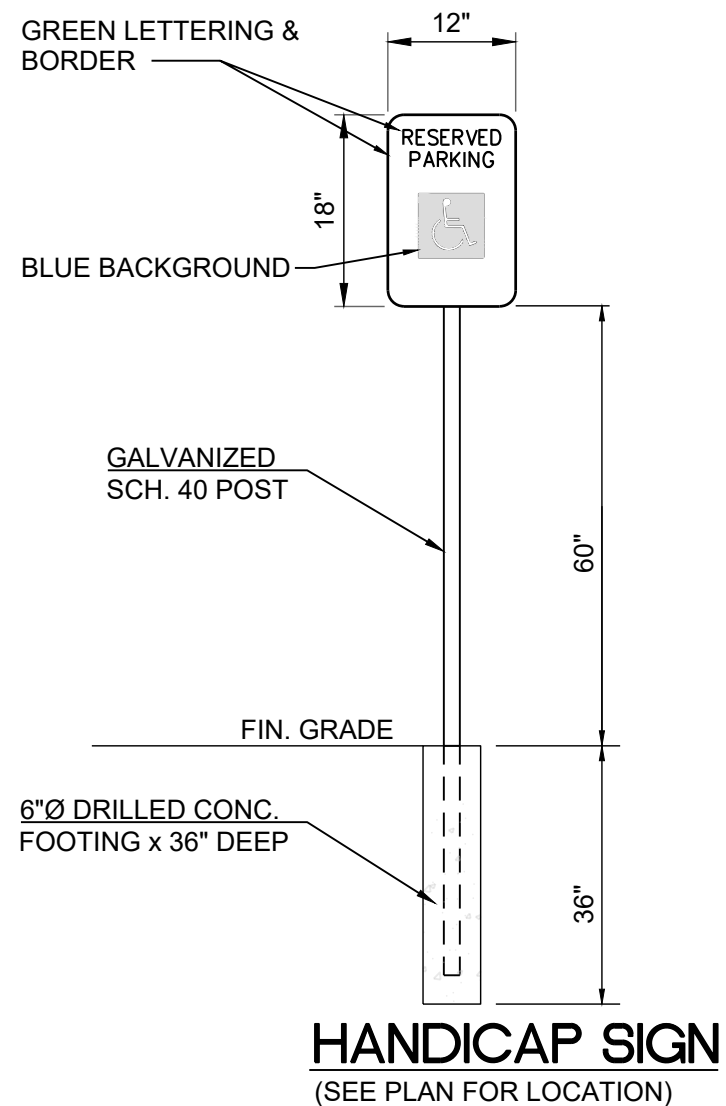
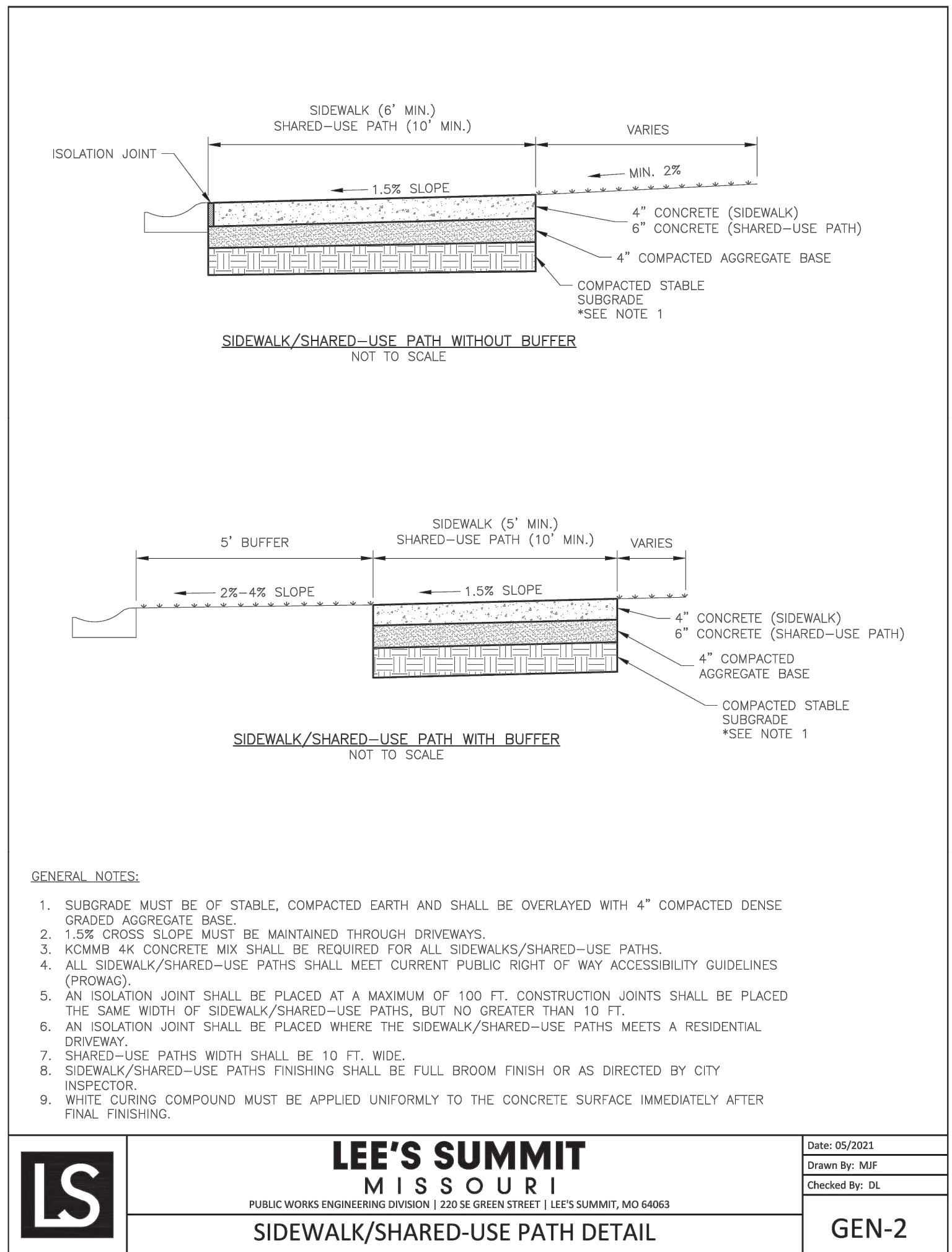
GEN-3A



LEE'S SUMMIT MISSOURI

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

GEN-3B



RELEASED FOR CONSTRUCTION

SCHLAGEL ENGINEERS, PLANNERS, SURVEYORS LANDSCAPE ARCHITECTS

PREPARED BY: MARK ALLEN BREUER

SCHLAGEL & ASSOCIATES, P.A.

REUNION AT BLACKWELL FINAL DEVELOPMENT PLAN SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
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08/24/23	PER CITY COMMENTS
09/25/23	PER CITY COMMENTS
10/05/23	PER CITY COMMENTS
03/03/2023	PROJ. NUMBER:
22-597	

GENERAL DETAILS

SHEET C900

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

REUNION AT BLACKWELL
FINAL DEVELOPMENT PLAN
SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

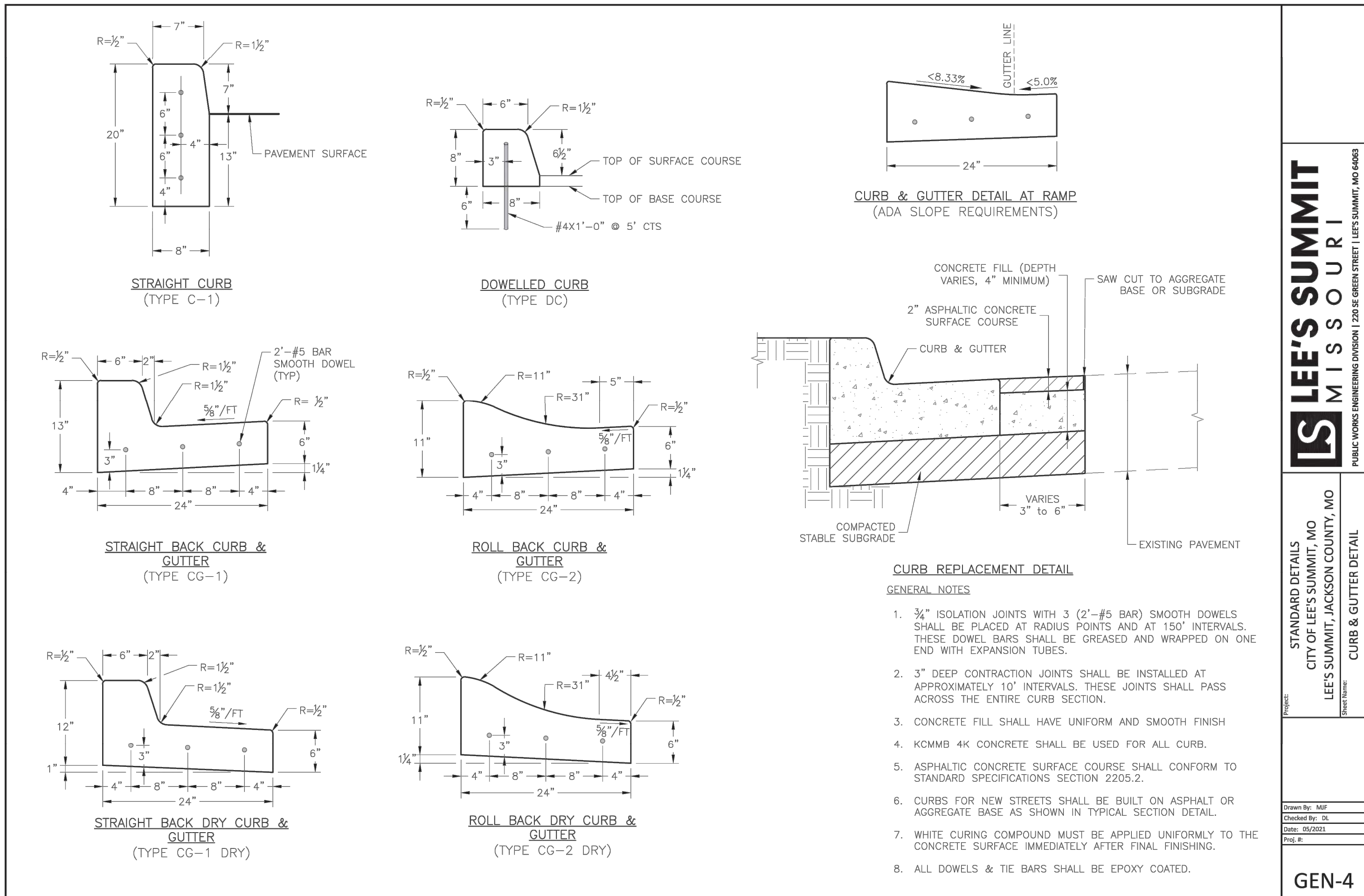
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5 10/05/23	PER CITY COMMENTS
6 03/03/2023	
7 22-597	

GENERAL
DETAILS

SHEET

C901

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As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
01/18/2024

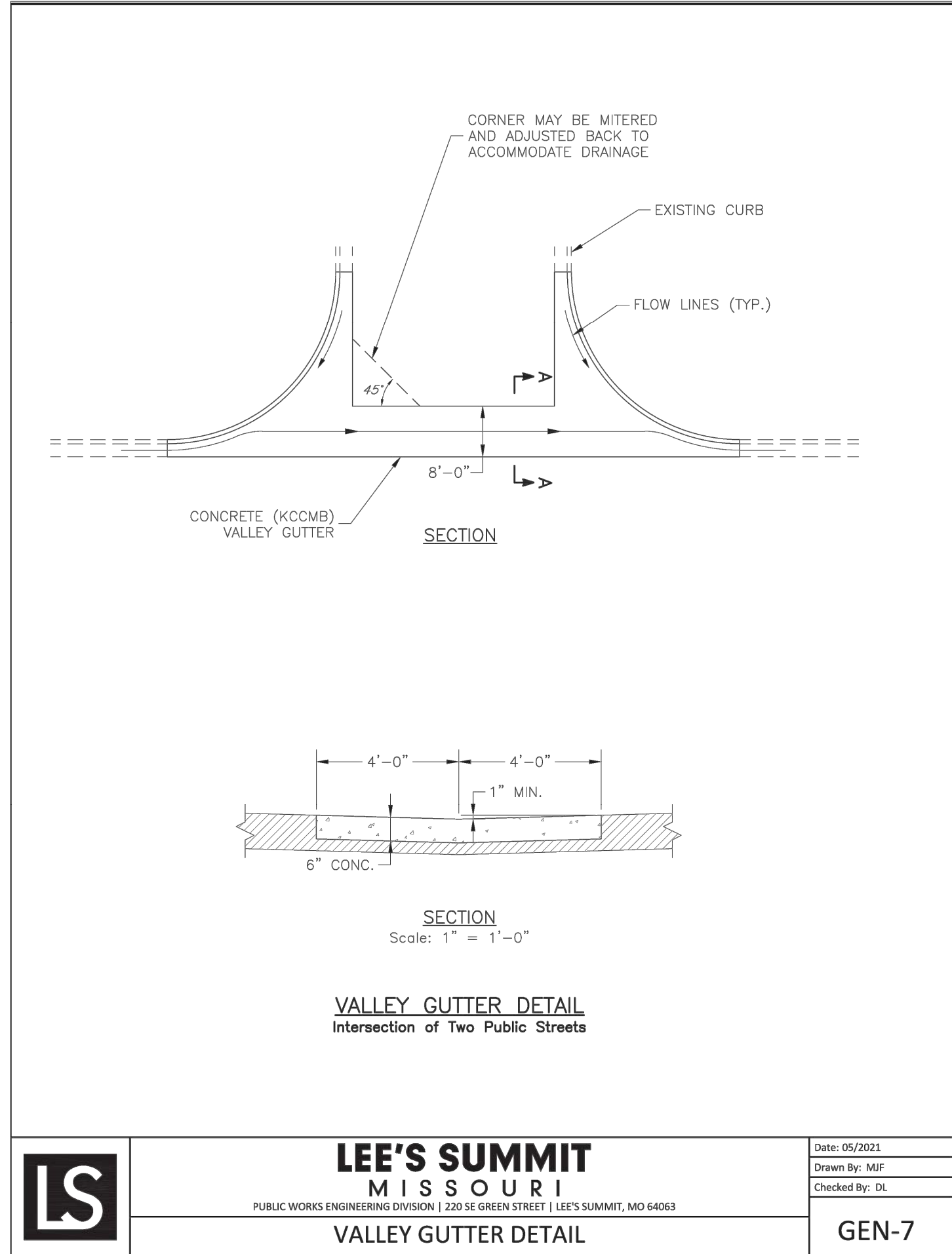


LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

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

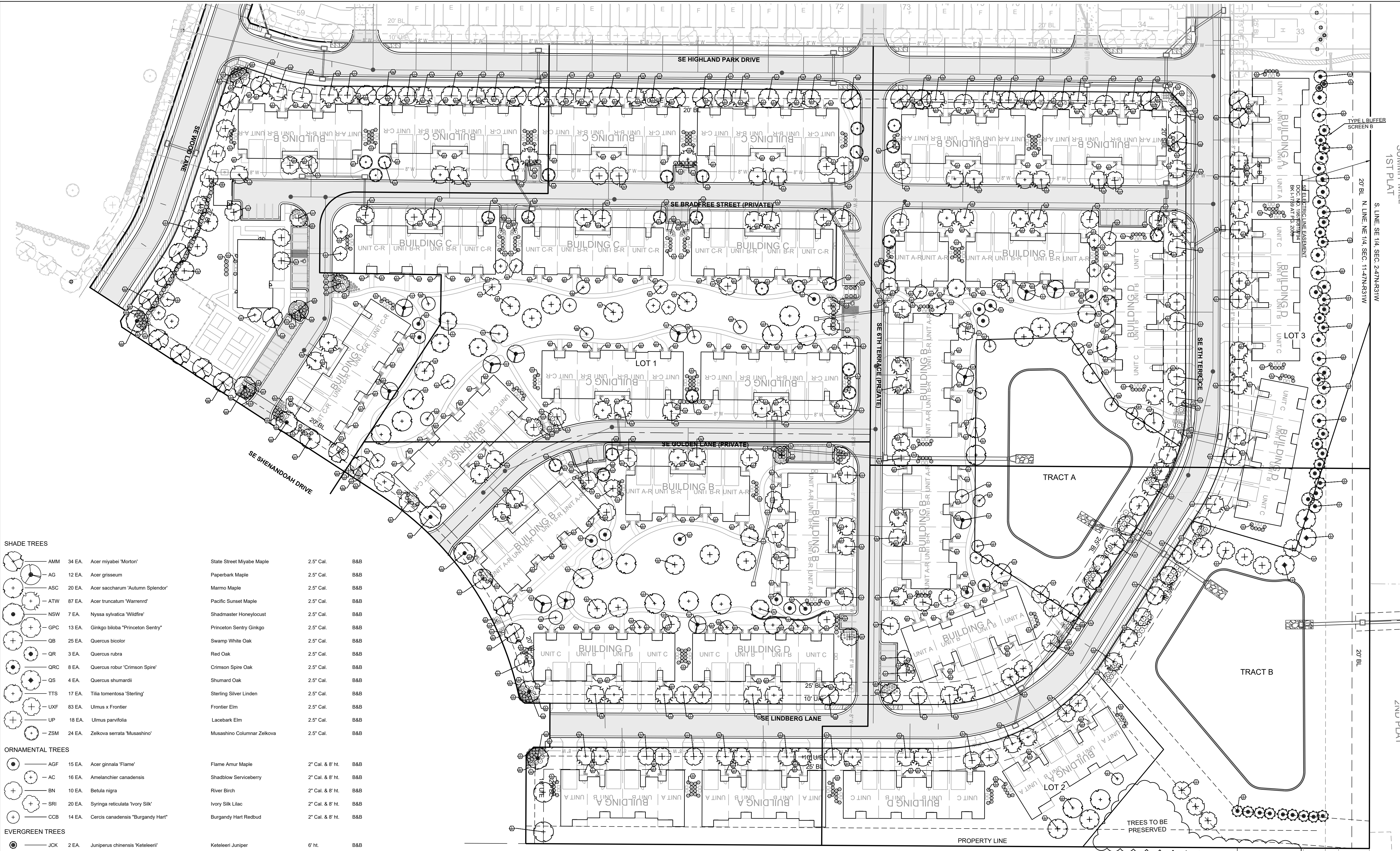
Drawn By: MIF
Checked By: DL
Date: 05/2021
Proj. #: GEN-4

GEN-4



Date: 05/2021
Drawn By: MIF
Checked By: DL

GEN-7



SHADE TREES					
AMM	34 EA.	Acer miyabei 'Morton'	State Street Miyabe Maple	2.5" Cal.	B&B
AG	12 EA.	Acer griseum	Paperbark Maple	2.5" Cal.	B&B
ASC	20 EA.	Acer saccharum 'Autumn Splendor'	Marmoe Maple	2.5" Cal.	B&B
ATW	87 EA.	Acer truncatum 'Warrend'	Pacific Sunset Maple	2.5" Cal.	B&B
NSW	7 EA.	Nyssa sylvatica 'Wildfire'	Shadmaster Honeylocust	2.5" Cal.	B&B
GPC	13 EA.	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	2.5" Cal.	B&B
QB	25 EA.	Quercus bicolor	Swamp White Oak	2.5" Cal.	B&B
QR	3 EA.	Quercus rubra	Red Oak	2.5" Cal.	B&B
QRC	8 EA.	Quercus robur 'Crimson Spire'	Crimson Spire Oak	2.5" Cal.	B&B
QS	4 EA.	Quercus shumardii	Shumard Oak	2.5" Cal.	B&B
TTS	17 EA.	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2.5" Cal.	B&B
UXF	83 EA.	Ulmus x Frontier	Frontier Elm	2.5" Cal.	B&B
UP	18 EA.	Ulmus parvifolia	Lacebark Elm	2.5" Cal.	B&B
ZSM	24 EA.	Zelkova serrata 'Musashino'	Musashino Columnar Zelkova	2.5" Cal.	B&B
ORNAMENTAL TREES					
AGF	15 EA.	Acer ginnala 'Flame'	Flame Amur Maple	2" Cal. & 8' ht.	B&B
AC	16 EA.	Amelanchier canadensis	Shadblow Serviceberry	2" Cal. & 8' ht.	B&B
BN	10 EA.	Betula nigra	River Birch	2" Cal. & 8' ht.	B&B
SRI	20 EA.	Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac	2" Cal. & 8' ht.	B&B
CCB	14 EA.	Cercis canadensis 'Burgandy Hart'	Burgandy Hart Redbud	2" Cal. & 8' ht.	B&B
EVERGREEN TREES					
JCK	2 EA.	Juniperus chinensis 'Keteleeri'	Keteleeri Juniper	6' ht.	B&B
JVC	24 EA.	Juniperus virginiana 'Canaertii'	Canaert Juniper	6' ht.	B&B
SHRUBS					
BGV	966 EA.	Buxus x 'Green Velvet'	Green Velvet Boxwood	5 gal.	Cont.
BSW	141 EA.	Buxus sinica var. 'insularis' 'Wintergreen'	Wintergreen Boxwood	5 gal.	Cont.
RAG	171 EA.	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant sumac	5 gal.	Cont.
SPM	30 EA.	Syringa patula 'Miss Kim'	Miss Kim Lilac	5 gal.	Cont.
SKP	27 EA.	Syringa x 'Penda'	Blooming Lilac	5 gal.	Cont.
VCK	44 EA.	Viburnum carlesii 'Korean Spice'	Koreanspice Viburnum	7 gal.	Cont.
VPS	26 EA.	Viburnum plicatum tomentosum 'Summer Snowflake'	Summer Snowflake Viburnum	7 gal.	Cont.
JHH	471 EA.	Juniperus horizontalis 'Hughes'	Hughes Juniper	5 gal.	Cont.
MODIFICATIONS REQUESTED:					
1. REDUCE THE CALIPER OF THE SHADE TREES FROM 3 INCHES TO 2.5 INCHES FOR THE BUFFER SCREENING AREA.					
2. REDUCE THE HEIGHT OF THE EVERGREEN TREES FROM 8 FEET TO 6 FEET.					
3. REDUCE THE CALIPER OF THE ORNAMENTAL TREES FROM 3" TO 2".					

LANDSCAPE DATA

STREET FRONTAGE LANDSCAPE(Sec. 8.790.A)

SE SHENANDOAH DRIVE(PUBLIC)			
COLLECTOR PUBLIC TREES REQUIRED (1 PER 30'X(792.68/30'))			
COLLECTOR PUBLIC STREET SHRUBS PROVIDED			
COLLECTOR PUBLIC STREET TREES REQUIRED (1 PER 20'X(1264.58/20'))			
COLLECTOR PUBLIC STREET SHRUBS PROVIDED			
SE GRIFFIN STREET(PUBLIC)			
COLLECTOR PUBLIC TREES REQUIRED (1 PER 30'X(1123.09/30'))			
COLLECTOR PUBLIC STREET SHRUBS PROVIDED			
COLLECTOR PUBLIC STREET TREES REQUIRED (1 PER 20'X(1123.09/20'))			
COLLECTOR PUBLIC STREET SHRUBS PROVIDED			
RILEY PLACE(PUBLIC)			
RESIDENTIAL PUBLIC STREET TREES REQUIRED (1 PER 30'X(1391.92/30'))			
RESIDENTIAL PUBLIC STREET TREES PROVIDED			
RESIDENTIAL PUBLIC STREET SHRUBS REQUIRED (1 PER 20'X(1391.92/20'))			
RESIDENTIAL PUBLIC STREET SHRUBS PROVIDED			
RILEY STREET(PUBLIC)			
RESIDENTIAL PUBLIC STREET TREES REQUIRED (1 PER 30'X(326.64/30'))			
RESIDENTIAL PUBLIC STREET TREES PROVIDED			
RESIDENTIAL PUBLIC STREET SHRUBS REQUIRED (1 PER 20'X(326.64/20'))			
RESIDENTIAL PUBLIC STREET SHRUBS PROVIDED			

WILDFLOWER LANE(PRIVATE)			
RESIDENTIAL STREET TREES REQUIRED (1 PER 30'X(1264.58/30'))			
RESIDENTIAL STREET TREES PROVIDED			
RESIDENTIAL STREET SHRUBS REQUIRED (1 PER 20'X(1264.58/20'))			
RESIDENTIAL STREET SHRUBS PROVIDED			
WILDFLOWER TERRACE(PRIVATE)			
RESIDENTIAL STREET TREES REQUIRED (1 PER 30'X(535.09/30'))			
RESIDENTIAL STREET TREES PROVIDED			
RESIDENTIAL STREET SHRUBS REQUIRED (1 PER 20'X(535.09/20'))			
RESIDENTIAL STREET SHRUBS PROVIDED			
SE 6TH TERRACE(PRIVATE)			
RESIDENTIAL STREET TREES REQUIRED (1 PER 30'X(747.35/30'))			
RESIDENTIAL STREET TREES PROVIDED			
RESIDENTIAL STREET SHRUBS REQUIRED (1 PER 20'X(747.35/20'))			
RESIDENTIAL STREET SHRUBS PROVIDED			
OPEN YARD/SITE LANDSCAPE REQUIRED(Sec. 8.790.B)			
LOT AREA			
BUILDING AREA			
TREES REQUIRED (1 PER 5,000 S.F. OF LOT AREA EXCL. BLDG.)(705.985/63/5000X2)			
TREES PROVIDED			
(12 ADD FOR PRIVATE STREET TREES)			

42 TREES			
23 TREES*			
63 SHRUBS			
37 SHRUBS			
18 TREES			
10 TREES*			
27 SHRUBS			
27 SHRUBS			
25 TREES			
20 TREES*			
37 SHRUBS			
37 SHRUBS			
11 TREES			
16 TREES*			
16 SHRUBS			
16 SHRUBS			

SHRUBS REQUIRED (2 PER 5,000 S.F. OF LOT AREA EXCL. BLDG.)(705.985/63/5000X2)			
SHRUBS PROVIDED			
(INCL. PARKING LOT SCREEN)			
282 SHRUBS			
282 SHRUBS			
LANDSCAPE AREA REQUIRED (5% OF PARKING AREA)(X.05)			
LANDSCAPE AREA PROVIDED			
TREES REQUIRED			
TREES PROVIDED			
OF PARKING ROW			
SCREENING REQUIRED			
ALONG ENTIRE FRONTAGE ADJ. TO STREET)			
SCREENING PROVIDED			
CODE			
AS REQUIRED BY			
BUFFER SCREENING & LANDSCAPE(Sec. 8.890 Table 8.890&Sec. 8.900)			
MODIFICATION REQUESTED SINCE USES ARE WITHIN THE SAME PROJECT			
*STREET INTERSECTIONS AND DRIVEWAYS PREVENT MEETING REQUIREMENT			

SCHLAGEL

ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS

14920 West 107th Street • Lenexa, Kansas 66215

(913) 492-5158 • Fax: (913) 492-8400

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Missouri State Certificates of Authority

#E200200360F #LAC2001005237 #LS2002008659F

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

REUNION AT BLACKWELL

FINAL DEVELOPMENT PLAN

SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION	PER CITY COMMENTS
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06/27/23	MAB	PER CITY COMMENTS
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10/05/23	MAB	PER CITY COMMENTS

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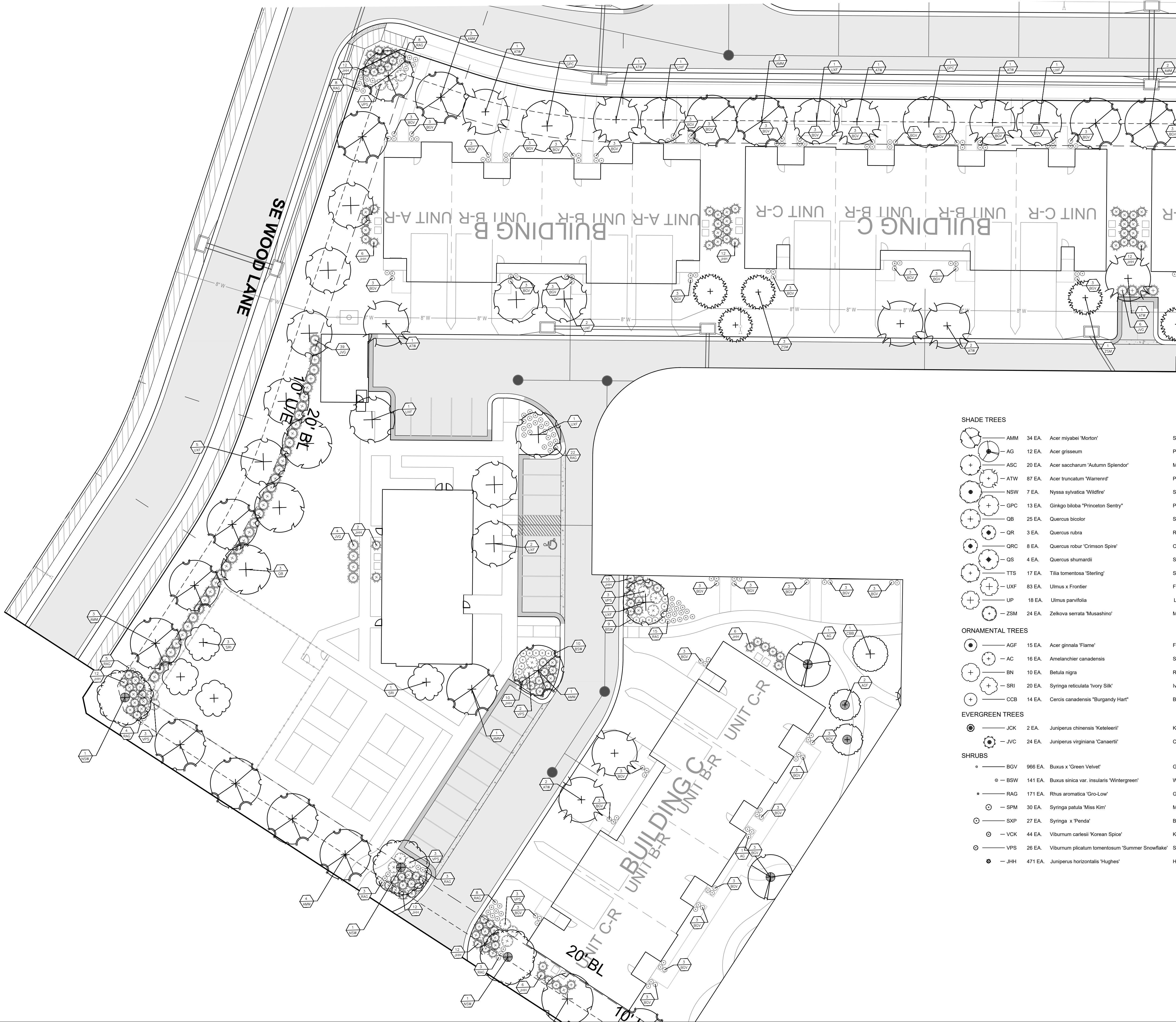
Lee's Summit, Missouri

01/16/2024

OVERALL LANDSCAPE PLAN

SHEET

L100



SHADE TREES

AMM	34 EA.	Acer miyabei 'Morton'	State Street Miyabe Maple	2.5" Cal.	B&B
AG	12 EA.	Acer griseum	Paperbark Maple	2.5" Cal.	B&B
ASC	20 EA.	Acer saccharum 'Autumn Splendor'	Marmo Maple	2.5" Cal.	B&B
ATW	87 EA.	Acer truncatum 'Warrend'	Pacific Sunset Maple	2.5" Cal.	B&B
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QB	25 EA.	Quercus bicolor	Swamp White Oak	2.5" Cal.	B&B
QR	3 EA.	Quercus rubra	Red Oak	2.5" Cal.	B&B
QRC	8 EA.	Quercus robur 'Crimson Spire'	Crimson Spire Oak	2.5" Cal.	B&B
QS	4 EA.	Quercus shumardii	Shumard Oak	2.5" Cal.	B&B
TTS	17 EA.	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2.5" Cal.	B&B
UXF	83 EA.	Ulmus x Frontier	Frontier Elm	2.5" Cal.	B&B
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ZSM	24 EA.	Zelkova serrata 'Musashino'	Musashino Columnar Zelkova	2.5" Cal.	B&B

ORNAMENTAL TREES

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BN	10 EA.	Betula nigra	River Birch	2" Cal. & 8' ht.	B&B
SRI	20 EA.	Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac	2" Cal. & 8' ht.	B&B
CCB	14 EA.	Cercis canadensis 'Burgandy Hart'	Burgandy Hart Redbud	2" Cal. & 8' ht.	B&B

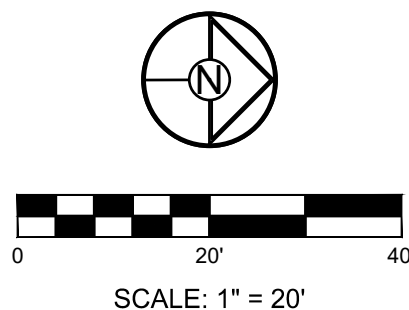
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JVC	24 EA.	Juniperus virginiana 'Canaertii'	Canaert Juniper	6' ht.	B&B

SHRUBS

BGV	966 EA.	Buxus x 'Green Velvet'	Green Velvet Boxwood	5 gal.	Cont.
BSW	141 EA.	Buxus sinica var. 'insularis' 'Wintergreen'	Wintergreen Boxwood	5 gal.	Cont.
RAG	171 EA.	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant sumac	5 gal.	Cont.
SPM	30 EA.	Syringa patula 'Miss Kim'	Miss Kim Lilac	5 gal.	Cont.
SXP	27 EA.	Syringa x 'Penda'	Blooming Lilac	5 gal.	Cont.
VCK	44 EA.	Viburnum carlesii 'Korean Spice'	Koreanspice Viburnum	7 gal.	Cont.
VPS	26 EA.	Viburnum plicatum tomentosum 'Summer Snowflake'	Summer Snowflake Viburnum	7 gal.	Cont.
JHH	471 EA.	Juniperus horizontalis 'Hughes'	Hughes Juniper	5 gal.	Cont.

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REUNION AT BLACKWELL
FINAL DEVELOPMENT PLAN

SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

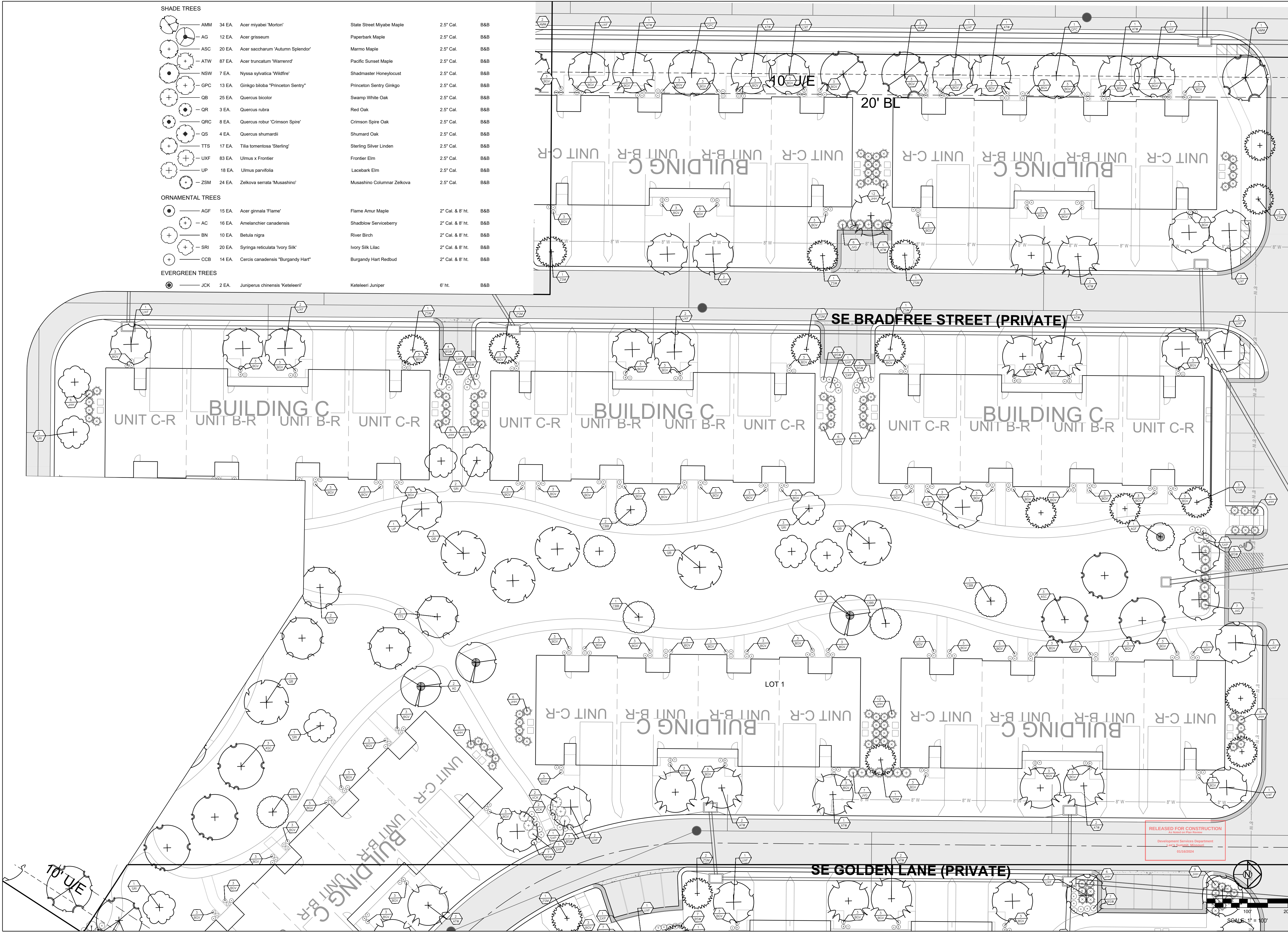
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08/24/23	PER CITY COMMENTS
09/25/23	PER CITY COMMENTS
10/05/23	PER CITY COMMENTS
03/03/2023	PROJ. NUMBER:
22-597	

LANDSCAPE
DETAIL PLAN

SHEET
L200

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.



SHADE TREES

AMM	34 EA.	Acer miyabei 'Morton'	State Street Miyabe Maple	2.5" Cal.	B&B
AG	12 EA.	Acer griseum	Paperbark Maple	2.5" Cal.	B&B
ASC	20 EA.	Acer saccharum 'Autumn Splendor'	Marmo Maple	2.5" Cal.	B&B
ATW	87 EA.	Acer truncatum 'Warrend'	Pacific Sunset Maple	2.5" Cal.	B&B
NSW	7 EA.	Nyssa sylvatica 'Wildfire'	Shadmaster Honeylocust	2.5" Cal.	B&B
GPC	13 EA.	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	2.5" Cal.	B&B
QB	25 EA.	Quercus bicolor	Swamp White Oak	2.5" Cal.	B&B
QR	3 EA.	Quercus rubra	Red Oak	2.5" Cal.	B&B
QRC	8 EA.	Quercus robur 'Crimson Spire'	Crimson Spire Oak	2.5" Cal.	B&B
QS	4 EA.	Quercus shumardii	Shumard Oak	2.5" Cal.	B&B
TTS	17 EA.	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2.5" Cal.	B&B
UXF	83 EA.	Ulmus x Frontier	Frontier Elm	2.5" Cal.	B&B
UP	18 EA.	Ulmus parvifolia	Lacebark Elm	2.5" Cal.	B&B
ZSM	24 EA.	Zelkova serrata 'Musashino'	Musashino Columnnar Zelkova	2.5" Cal.	B&B

ORNAMENTAL TREES

AGF	15 EA.	Acer ginnala 'Flame'	Flame Amur Maple	2" Cal. & 8' ht.	B&B
AC	16 EA.	Amelanchier canadensis	Shadblow Serviceberry	2" Cal. & 8' ht.	B&B
BN	10 EA.	Betula nigra	River Birch	2" Cal. & 8' ht.	B&B
SRI	20 EA.	Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac	2" Cal. & 8' ht.	B&B
CCB	14 EA.	Cercis canadensis 'Burgandy Hart'	Burgandy Hart Redbud	2" Cal. & 8' ht.	B&B

EVERGREEN TREES

JCK	2 EA.	Juniperus chinensis 'Keteleeri'	Keteleeri Juniper	6' ht.	B&B
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REUNION AT BLACKWELL

FINAL DEVELOPMENT PLAN

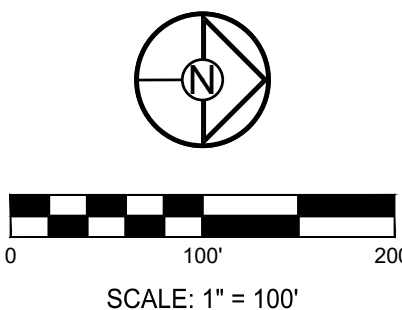
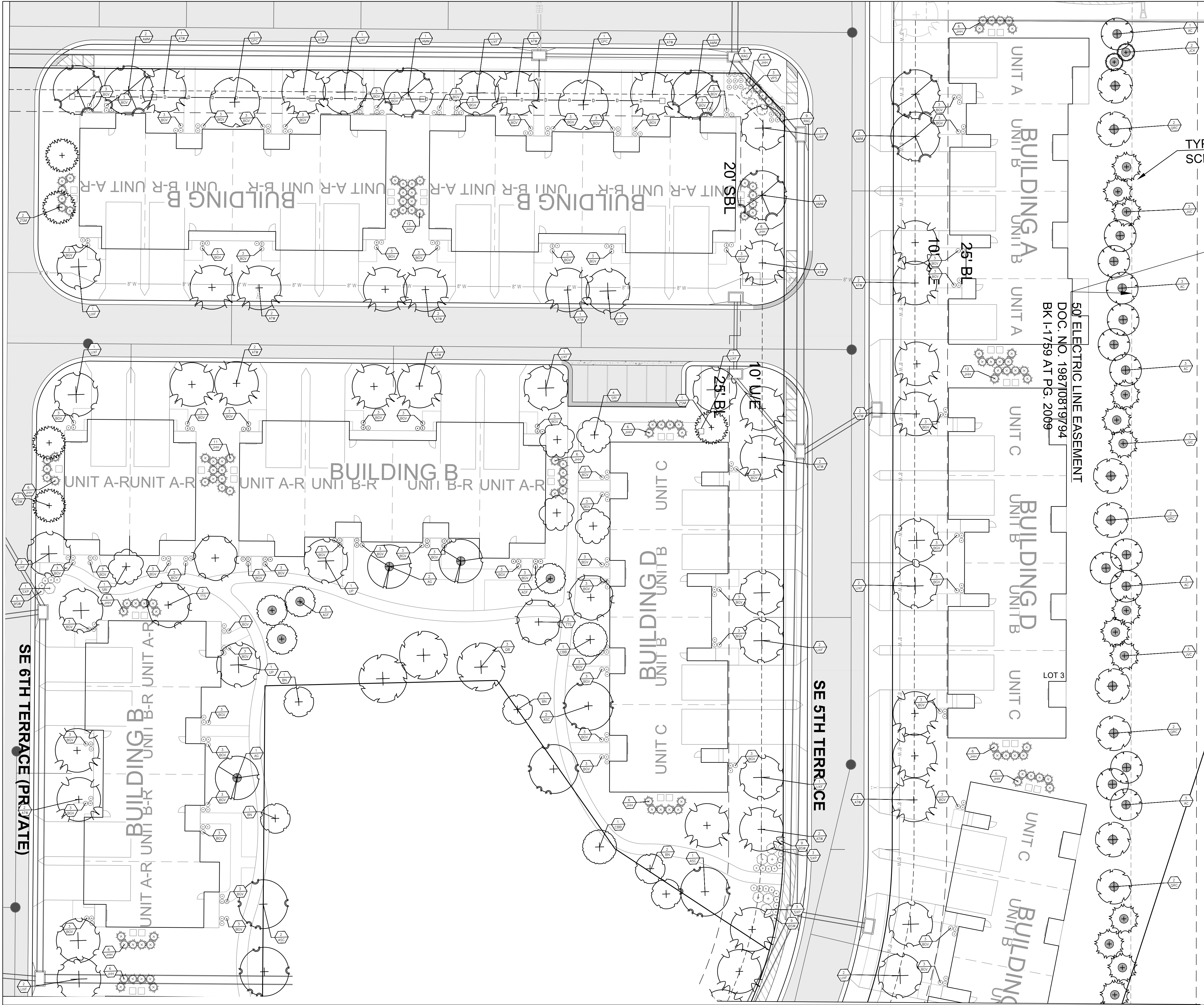
SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

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DRAWN BY:	TRC
CHECKED BY:	MAB
DATE PREPARED:	03/03/2023
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LANDSCAPE
DETAIL PLAN

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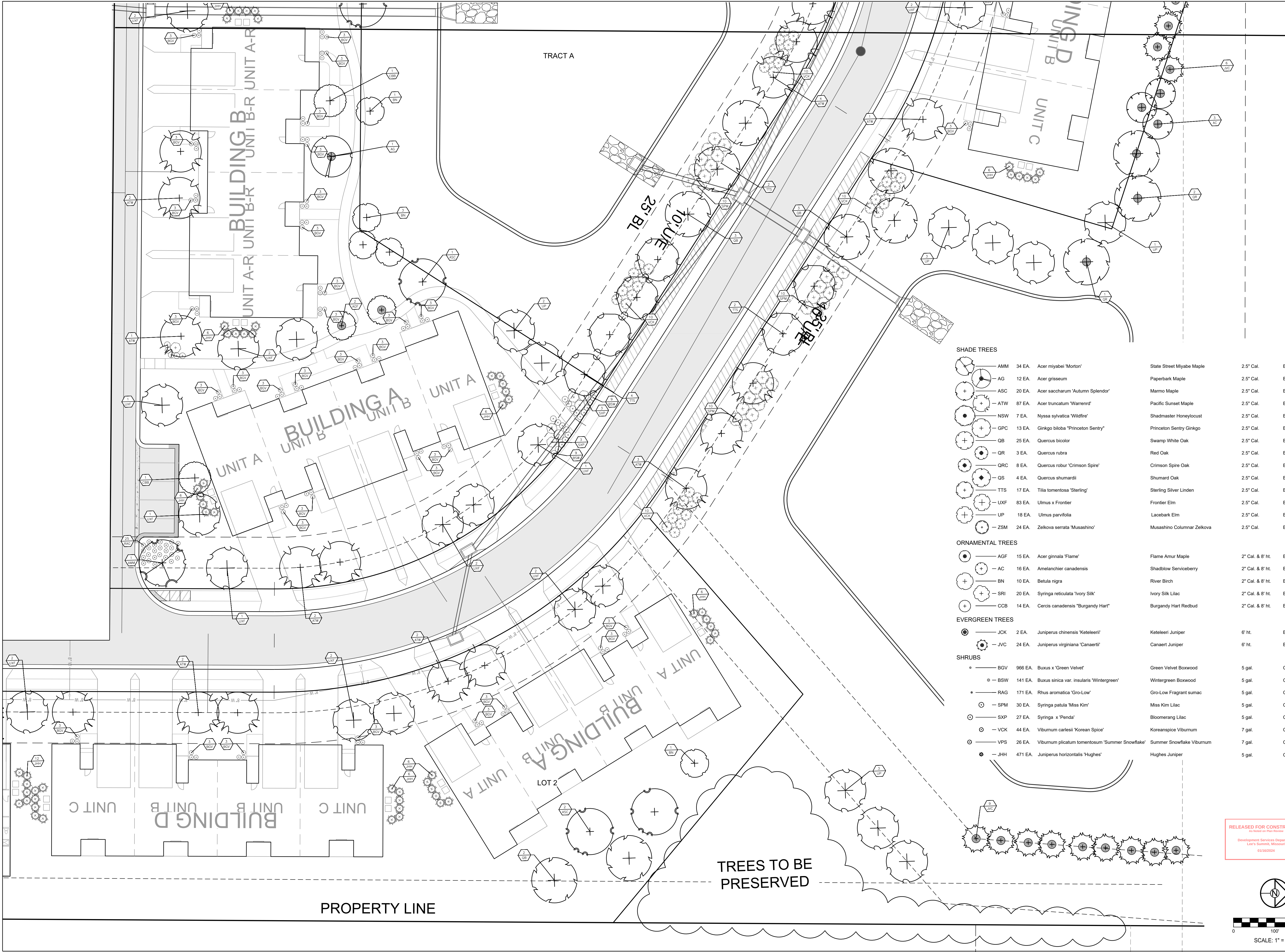
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Development Services Department
Lee's Summit, Missouri
01/16/2024

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REUNION AT BLACKWELL
FINAL DEVELOPMENT PLAN
SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

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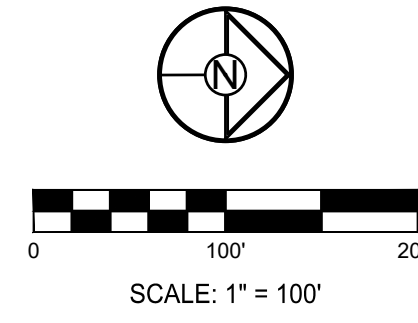
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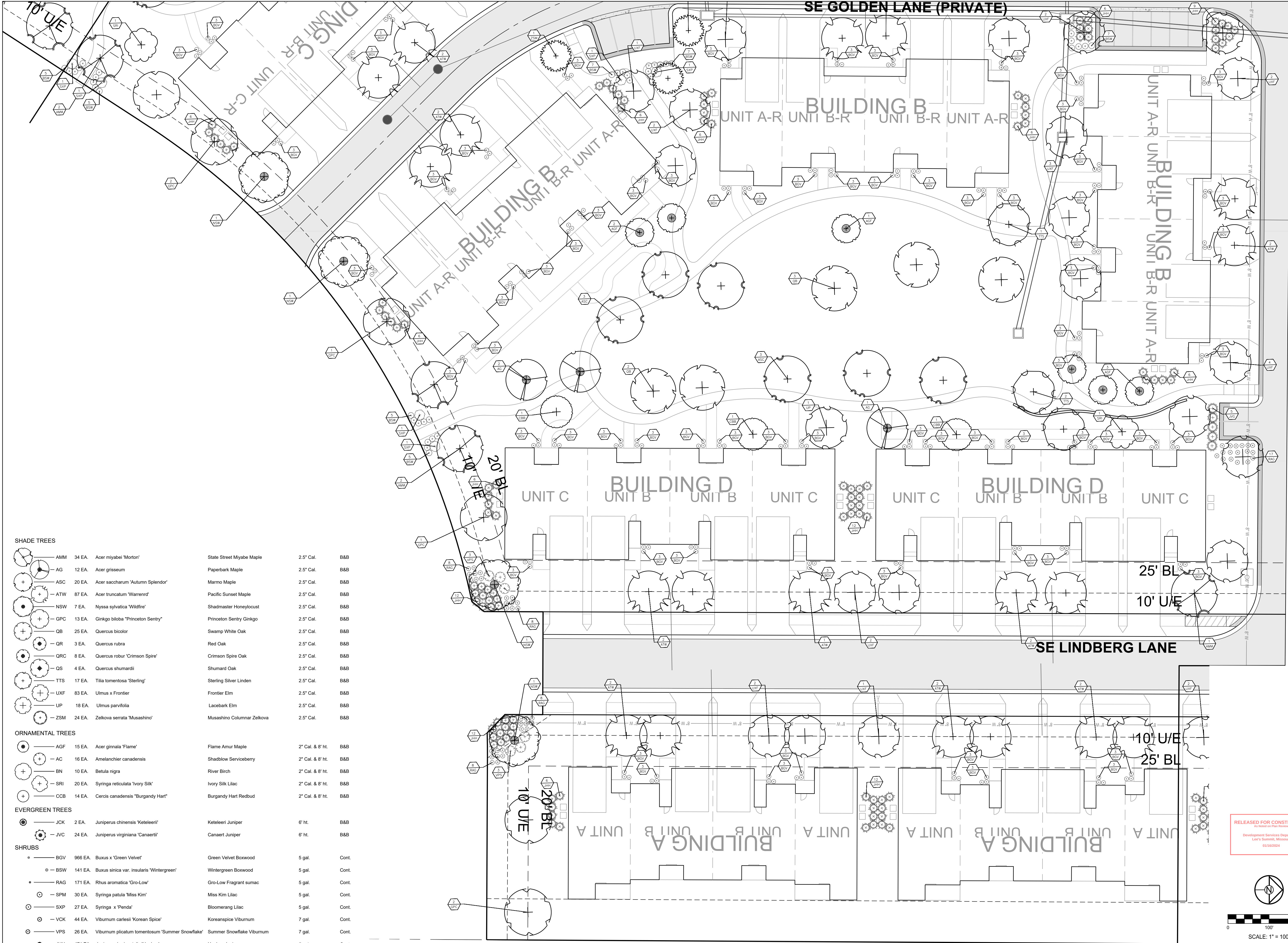
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SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

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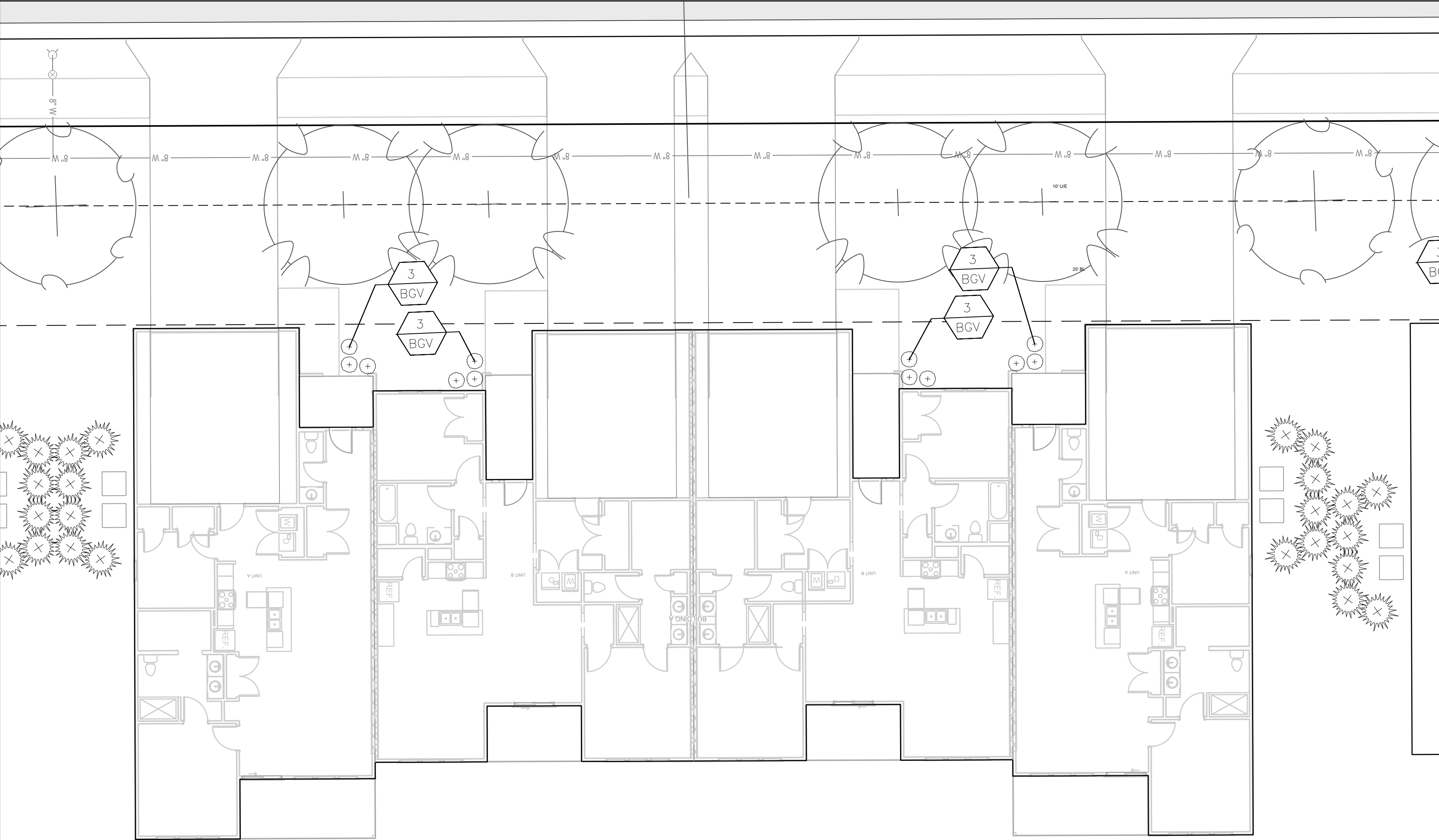
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SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

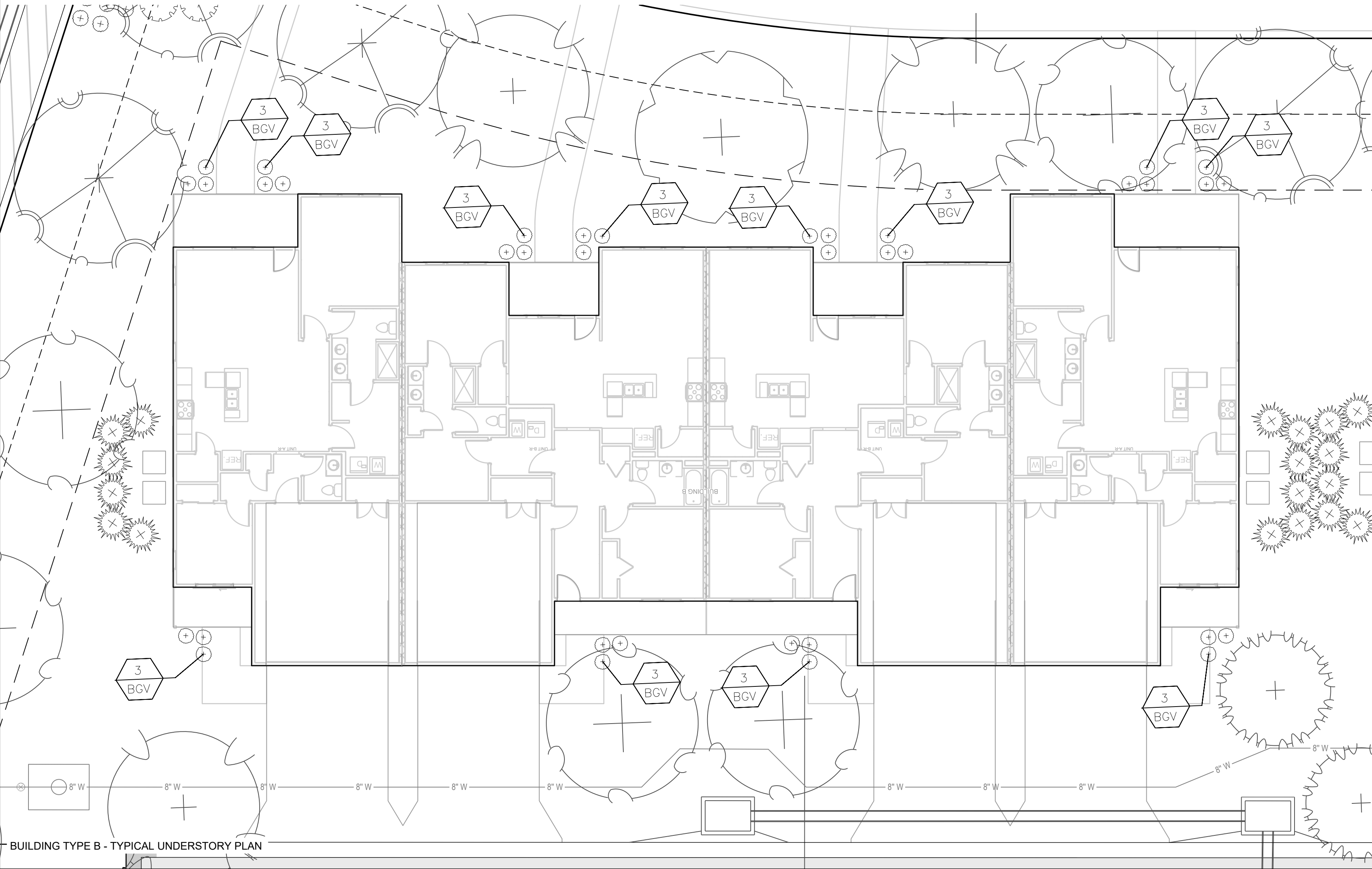
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LANDSCAPE
DETAIL PLAN

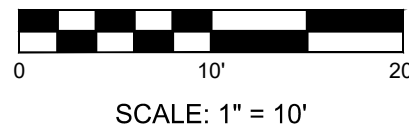
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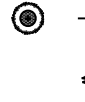
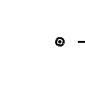
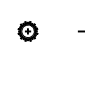


BUILDING TYPE A - TYPICAL UNDERSTORY PLAN



BUILDING TYPE B - TYPICAL UNDERSTORY PLAN



SHADE TREES						
	AMM	34 EA.	Acer miyabei 'Morton'	State Street Miyabe Maple	2.5" Cal.	B&B
	AG	12 EA.	Acer griseum	Paperbark Maple	2.5" Cal.	B&B
	ASC	20 EA.	Acer saccharum 'Autumn Splendor'	Marmo Maple	2.5" Cal.	B&B
	ATW	87 EA.	Acer truncatum 'Warrend'	Pacific Sunset Maple	2.5" Cal.	B&B
	NSW	7 EA.	Nyssa sylvatica 'Wildfire'	Shadmaster Honeylocust	2.5" Cal.	B&B
	GPC	13 EA.	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	2.5" Cal.	B&B
	QB	25 EA.	Quercus bicolor	Swamp White Oak	2.5" Cal.	B&B
	QR	3 EA.	Quercus rubra	Red Oak	2.5" Cal.	B&B
	QRC	8 EA.	Quercus robur 'Crimson Spire'	Crimson Spire Oak	2.5" Cal.	B&B
	QS	4 EA.	Quercus shumardii	Shumard Oak	2.5" Cal.	B&B
	TTS	17 EA.	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2.5" Cal.	B&B
	UXF	83 EA.	Ulmus x Frontier	Frontier Elm	2.5" Cal.	B&B
	UP	18 EA.	Ulmus parvifolia	Lacebark Elm	2.5" Cal.	B&B
	ZSM	24 EA.	Zelkova serrata 'Musashino'	Musashino Columnar Zelkova	2.5" Cal.	B&B
ORNAMENTAL TREES						
	AGF	15 EA.	Acer ginnala 'Flame'	Flame Amur Maple	2" Cal. & 8' ht.	B&B
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	BN	10 EA.	Betula nigra	River Birch	2" Cal. & 8' ht.	B&B
	SRI	20 EA.	Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac	2" Cal. & 8' ht.	B&B
	CCB	14 EA.	Cercis canadensis 'Burgandy Hart'	Burgandy Hart Redbud	2" Cal. & 8' ht.	B&B
EVERGREEN TREES						
	JCK	2 EA.	Juniperus chinensis 'Keteleeri'	Keteleeri Juniper	6' ht.	B&B
	JVC	24 EA.	Juniperus virginiana 'Canaertii'	Canaert Juniper	6' ht.	B&B
SHRUBS						
	BGV	966 EA.	Buxus x 'Green Velvet'	Green Velvet Boxwood	5 gal.	Cont.
	BSW	141 EA.	Buxus sinica var. insularis 'Wintergreen'	Wintergreen Boxwood	5 gal.	Cont.
	RAG	171 EA.	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant sumac	5 gal.	Cont.
	SPM	30 EA.	Syringa patula 'Miss Kim'	Miss Kim Lilac	5 gal.	Cont.
	SXP	27 EA.	Syringa x 'Penda'	Bloomerang Lilac	5 gal.	Cont.
	VCK	44 EA.	Viburnum carlesii 'Korean Spice'	Koreanspice Viburnum	7 gal.	Cont.
	VPS	26 EA.	Viburnum plicatum tomentosum 'Summer Snowflake'	Summer Snowflake Viburnum	7 gal.	Cont.
	JHH	471 EA.	Juniperus horizontalis 'Hughes'	Hughes Juniper	5 gal.	Cont.
	JVG	72 EA.	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	5 gal.	Cont.

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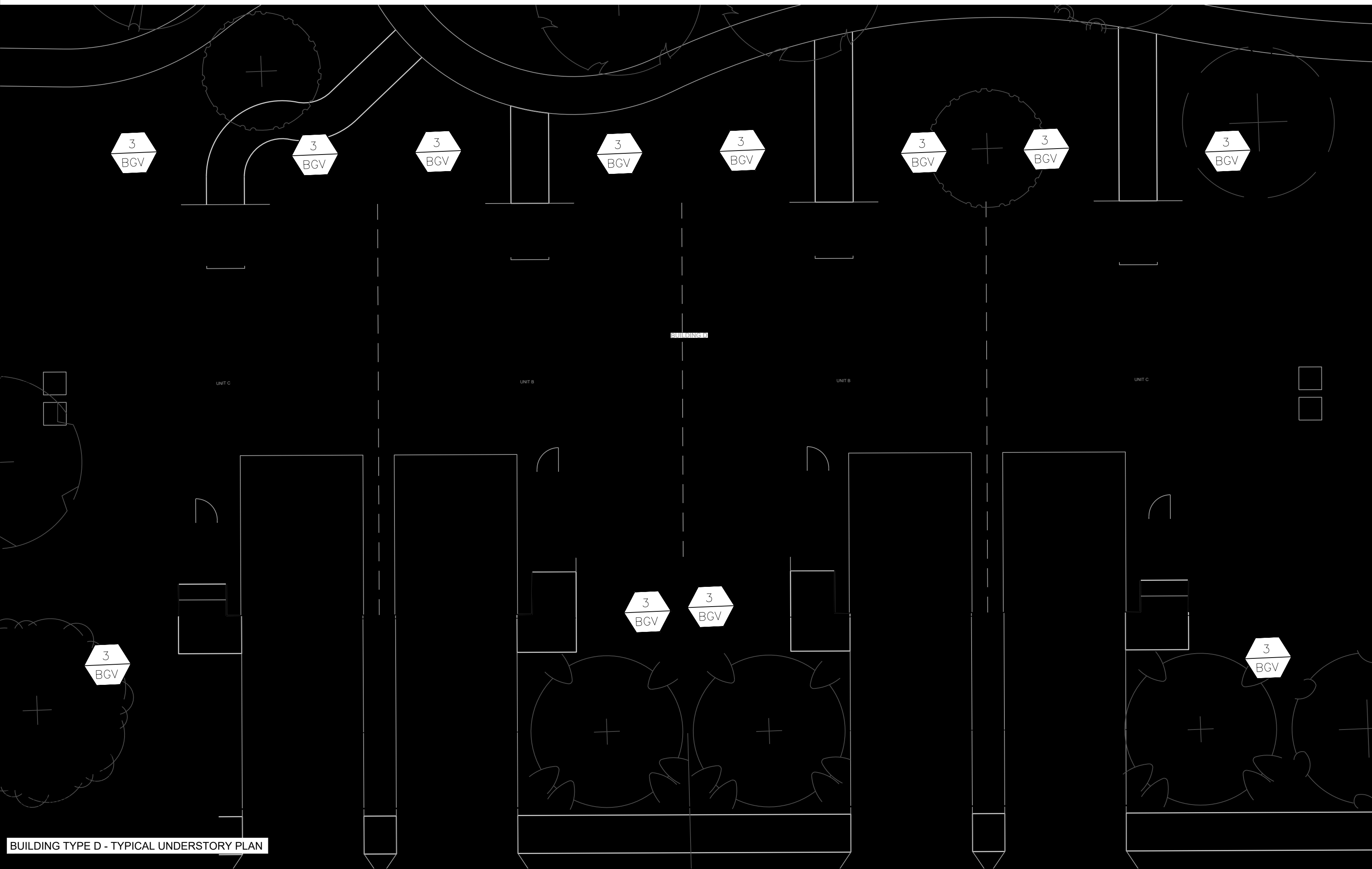
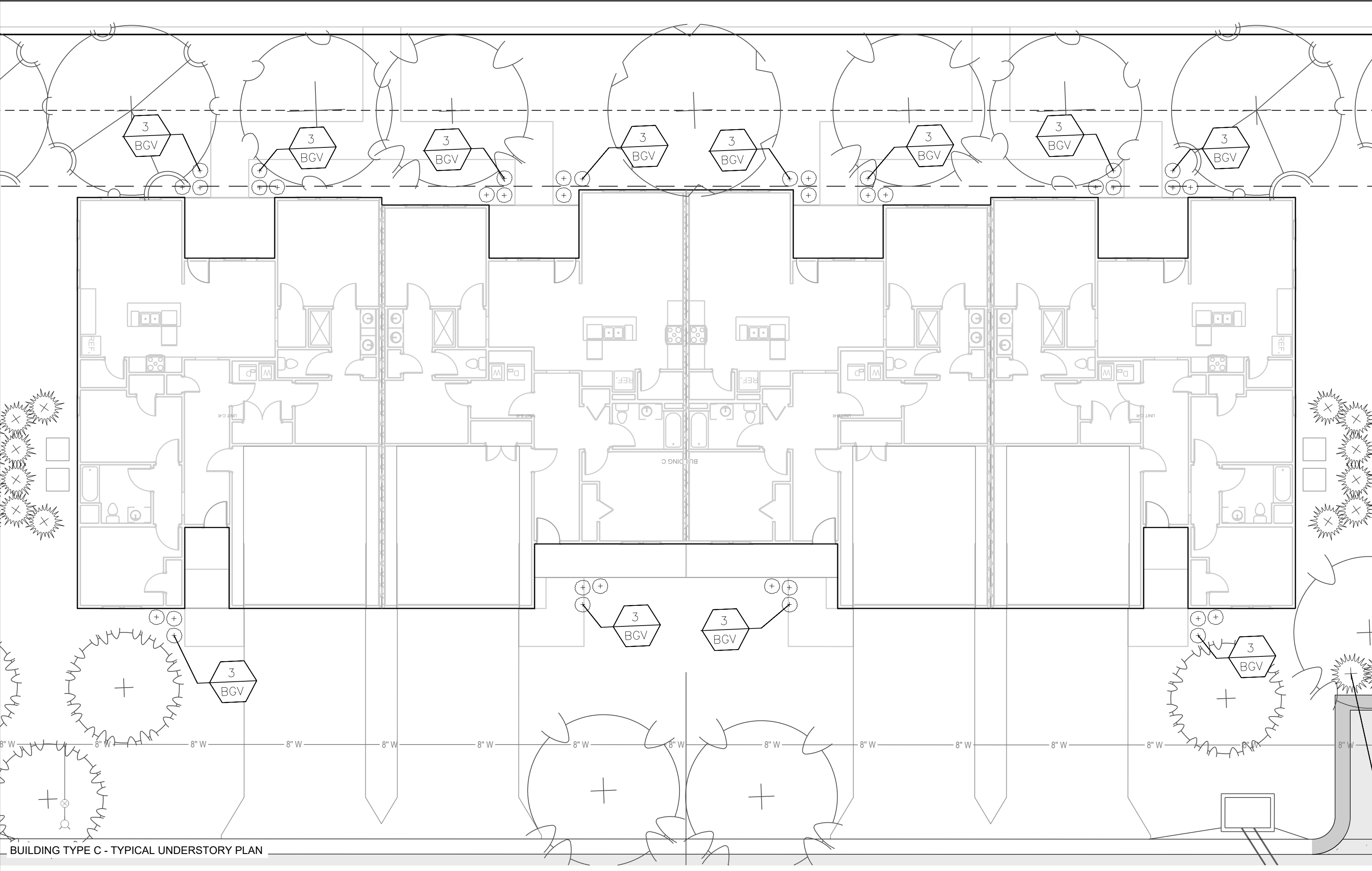
REUNION AT BLACKWELL
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SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

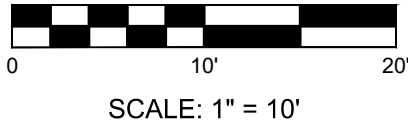
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UNDERSTORY
LANDSCAPE
PLAN

SHEET
L205



SHADE TREES				
AMM	34 EA.	Acer miyabei 'Morton'	State Street Miyabe Maple	2.5" Cal.
AG	12 EA.	Acer griseum	Paperbark Maple	2.5" Cal.
ASC	20 EA.	Acer saccharum 'Autumn Splendor'	Marmo Maple	2.5" Cal.
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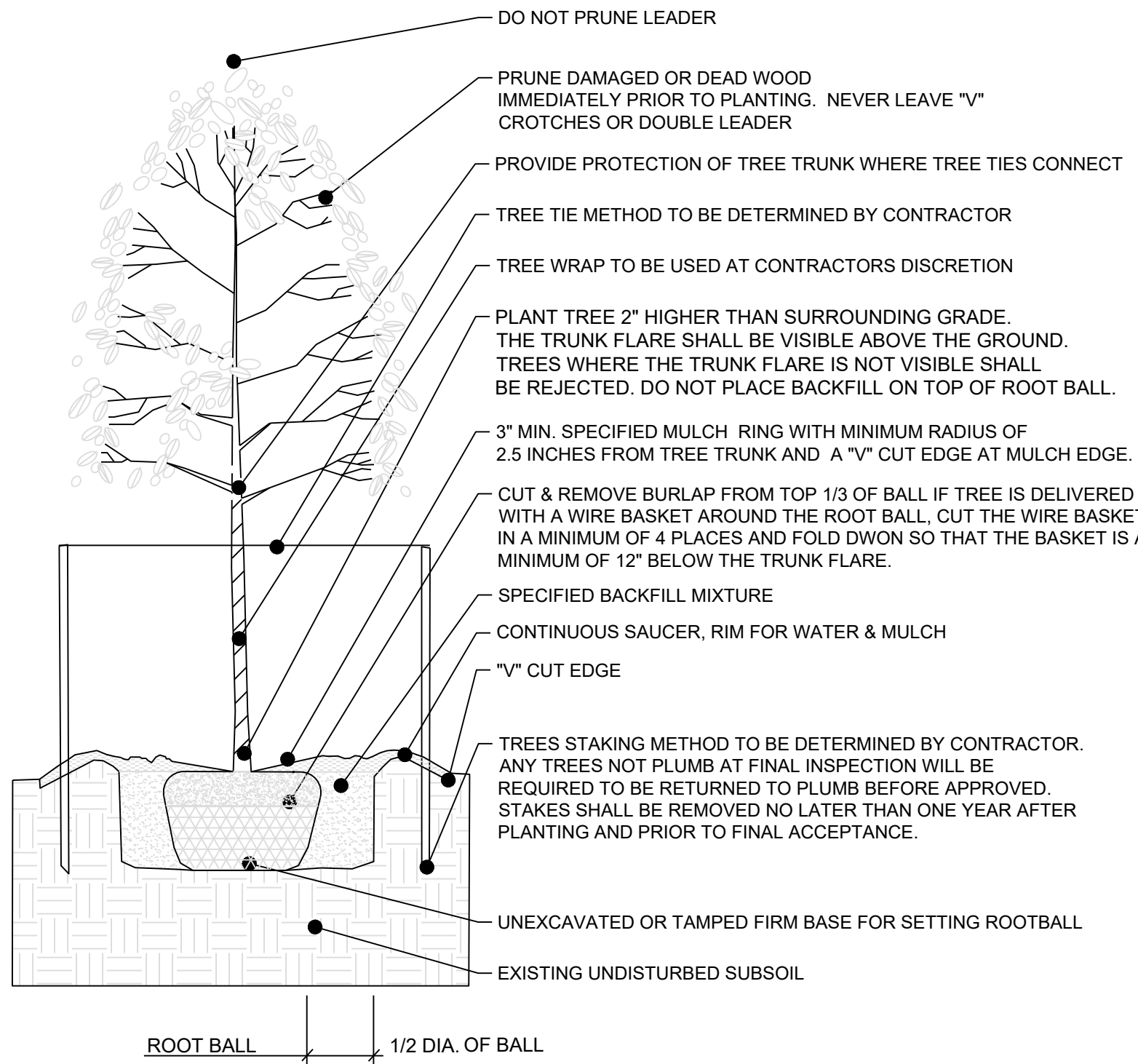
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REUNION AT BLACKWELL
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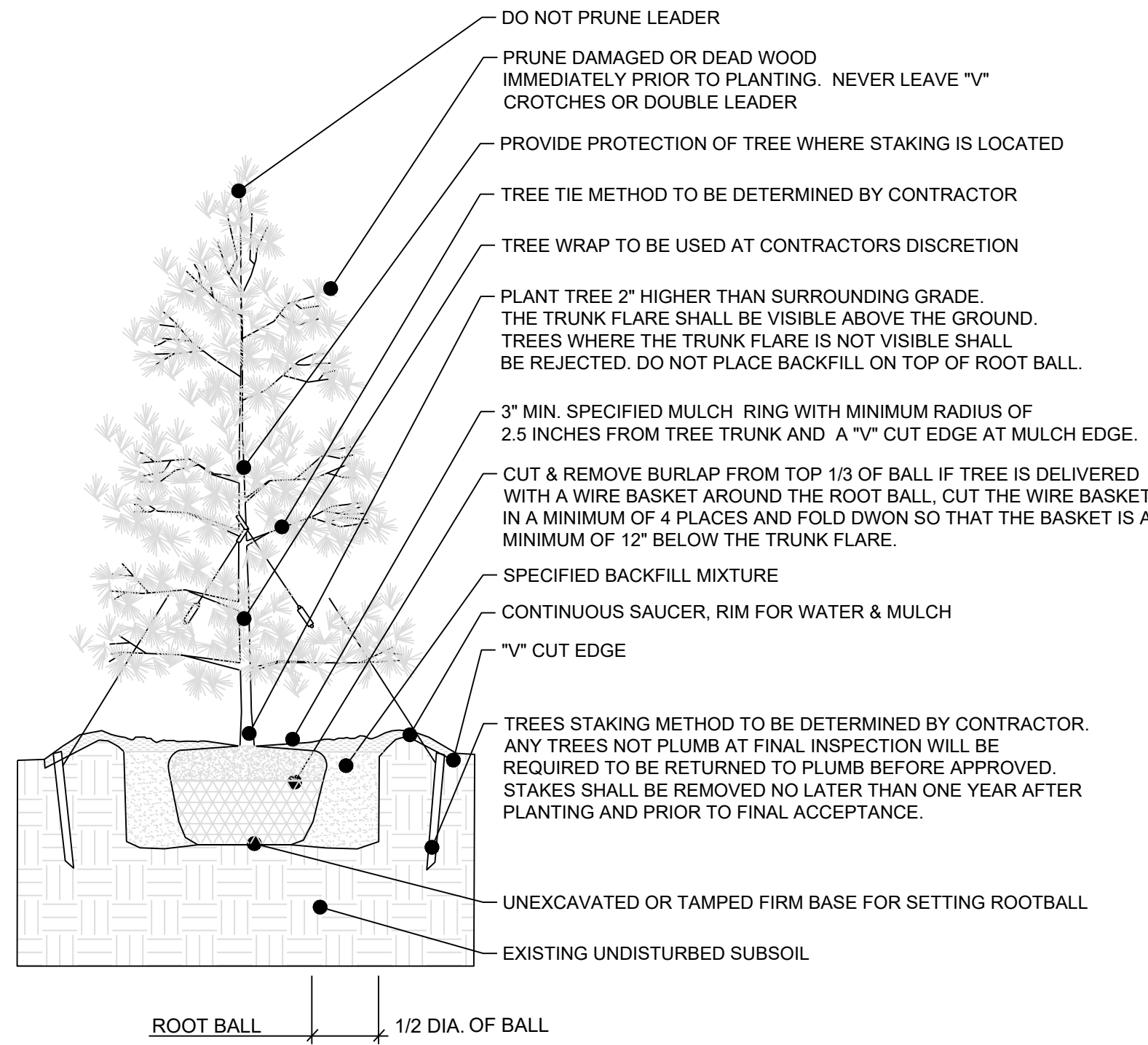
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PLAN

SHEET
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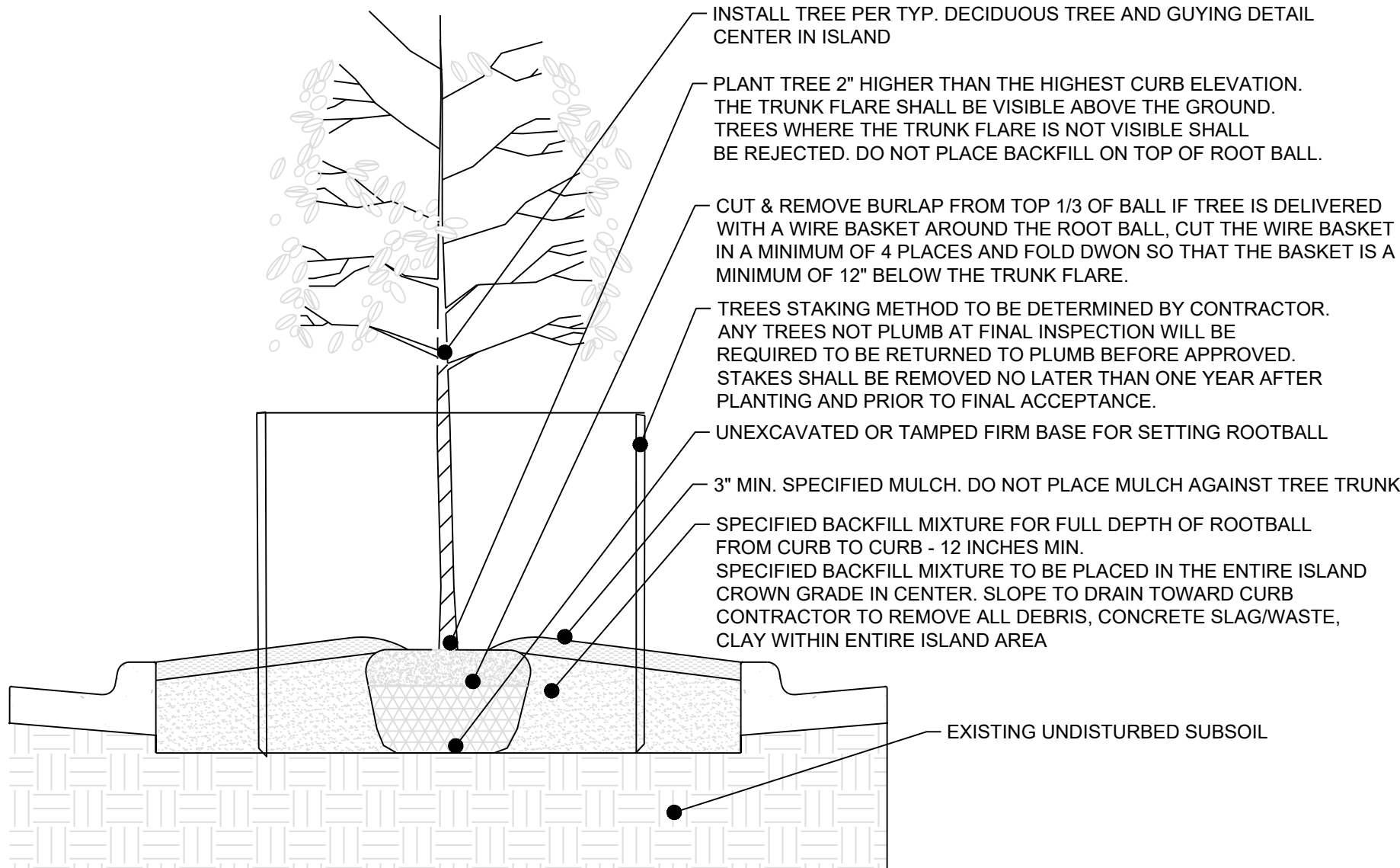
TYP. DECIDUOUS PLANTING & GUYING

NO SCALE



TYP. EVERGREEN PLANTING & GUYING

NO SCALE



TYP. PARKING LOT ISLAND PLANTING

NO SCALE

Shade trees that grow to be large shall have one relatively straight central leader (Figure 1). Heading the tree is acceptable provided the central leader is reestablished in the nursery.

Main branches (Figure 2) shall be well distributed along the central leader, not clustered together. They shall form a balanced crown appropriate for the cultivar or species.

The diameter of branches (Figure 3) that grow from the central leader, or trunk, shall be no larger than two-thirds (one-half is preferred) the diameter of the trunk measured just above the branch.

The largest branches shall be free of bark inclusions that extend into the branch union (Figure 4 A and B).

Small-diameter branches (Figure 5, left), particularly on trees less than 1 inch caliper, should be present along the lower trunk below the lowest main branch. These branches shall be no larger than 3/8 inch in diameter.

The trunk shall be free of wounds, sunburned areas, conks (fungal fruiting bodies), wood cracks, bleeding areas, signs of boring insects, cankers, or lesions. Properly made recent or closed pruning cuts are acceptable.

The trunk caliper (diameter) and taper (Figure 6) shall be sufficient so that the tree remains vertical without a stake.

The root collar (the uppermost roots) (Figure 7) shall be within the upper 2 inches of the soil media (substrate). The root collar and the inside portion of the root ball shall be free of defects, including circling, kinked, and stem-girdling roots. Roots at the surface should grow mostly straight to the side of the container. You may need to remove soil near the root collar to inspect for root defects.

The tree shall be well rooted in the soil media. Roots shall be uniformly distributed throughout the container, meaning that roots should not be concentrated at the bottom of the root ball. Some roots should contact the container wall in the top half of the root ball (Figure 7, left). When the container is removed, the root ball shall remain intact. When the trunk is lifted, both the trunk and root system shall move as one. The imprint of the liner or smaller container shall not be visible (Figure 7, left).

The root ball shall be moist throughout at the time of inspection and delivery. The roots shall show no signs of excess soil moisture as indicated by poor root growth, root discoloration, distortion, death, or foul odor. The crown shall show no signs of moisture stress as indicated by wilted, shriveled, or dead leaves or branch dieback.

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NOTES:

1. UTILITY INFORMATION SHOWN IS DESIGNED LOCATION OR LOCATIONS BASED ON UTILITY LOCATES. AS BUILT LOCATIONS MAY VARY. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO COMMENCING LANDSCAPE INSTALLATION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
2. QUANTITIES INDICATED ON THE PLAN ARE FOR CONVENIENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE PLAN QUANTITIES AND NUMBER OF SYMBOLS SHALL SUPERSEDE QUANTITIES IN THE SCHEDULE.
3. ALL PLANT MATERIAL SHALL COMPLY WITH CITY STANDARDS AND ANSI A60.1 THE AMERICAN STANDARD FOR NURSERY STOCK.
4. ALL TREES SHALL MEET THE SIZE REQUIREMENTS OF CITY ORDINANCE. ALL TREES SHALL BE CALLIPERED AND UNDERSIZED TREES SHALL BE REJECTED.
5. ALL SHRUBS TO BE UTILIZED FOR SCREENING SHALL BE 24" HEIGHT AT TIME OF PLANTING.
6. ALL PLANTING BEDS CONTAINING SHRUBS, GROUND COVER, PERENNIALS, ANNUALS SHALL BE IN A PLANTING BED WITH 3" MIN. DEPTH OF MULCH AND A "V" CUT EDGE.
7. ALL TREES SHALL HAVE A MIN. 3 FT. DIA. AREA THAT HAS 3" MIN. DEPTH OF WOOD MULCH.
8. ALL AREAS BETWEEN THE APARTMENT BUILDING AND THE SIDE WALK FROM THE DRIVEWAY TO THE FRONT DOORS SHALL BE MULCHED.
9. THE SMALL ISLANDS BETWEEN THE APARTMENT BUILDING DRIVEWAYS SHALL CONTAIN 2" COBBLE ROCK.
10. ALL TURF AREAS SHALL BE SODDED UNLESS INDICATED ON THE PLANS.
11. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL REQUIRE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT AND THE CITY. PRIOR TO INSTALLATION.
12. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING OPERATIONS.
13. INSTALLATION AND MAINTENANCE OF LANDSCAPING SHALL COMPLY WITH THE CITY STANDARDS.
14. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A MINIMUM CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT OF 1 FT. FOR PERENNIALS AND GROUND COVER AND 1.5 FT. FOR SHRUBS. A 2 FT. CLEARANCE (4 FEET FROM BACK OF CURB TO THE CENTER OF SHRUB) FOR CAR OVERHANG IS REQUIRED AT ALL PARKING ISLANDS AND PERIMETERS.
15. AFTER COMPLETE INSTALLATION OF ALL PLANT MATERIAL AND SOD THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT THAT THE WORK IS COMPLETE AND READY FOR REVIEW. THE LANDSCAPE ARCHITECT SHALL REVIEW THE LANDSCAPE INSTALLATION TO DETERMINE COMPLIANCE WITH THE APPROVED PLANS. WHEN THE LANDSCAPE INSTALLATION MEETS THE REQUIREMENTS OF THE APPROVED PLAN, THE LANDSCAPE ARCHITECT SHALL PROVIDE A SIGNED AND SEALED LETTER TO THE CITY STATING THAT ALL LANDSCAPE PLANTINGS HAVE BEEN INSTALLED PER THE APPROVED PLAN.
16. AN IRRIGATION SYSTEM OR ROSE BIBS MUST BE WITHIN 100 FEET OF ANY LANDSCAPE AREA IS REQUIRED BY CODE. CONTRACTOR TO PROVIDE IRRIGATION/WATERING PLAN AS DESIGN BUILD.
17. IN THE EVENT OF WORK IN OR ON THE SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THERE-OF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.
18. ALL LANDSCAPE PLANTINGS AND LAWN AREAS SHALL BE MAINTAINED AS REQUIRED BY CITY CODE. ALL LANDSCAPE PLANTING AND TURF AREAS WITHIN THE RIGHT OF WAY SHALL BE MAINTAINED BY THE ADJACENT OWNER AS REQUIRED BY THE CITY CODE.
19. LANDSCAPING ADJACENT TO THE FIRE DEPARTMENT CONNECTION SHALL ALLOW FOR UNOBSTRUCTED ACCESS TO THE CONNECTION. WITH NO SHRUBS/TREES WITHIN A 3 FOOT RADIUS OF THE CONNECTION.

1. All trees shall comply with State and Federal regulations. Trees should be obtained from local sources but must meet the quality guidelines herein. Trees transported from out of the region shall meet all State and Federal regulations and be certified to be disease and insect free.
2. Provide healthy stock, grown in a nursery and reasonably free of die-back, disease, insects, eggs, bores, and larvae. At the time of planting all plants shall have a root system, stem, and branch form that will not restrict normal growth, stability and health for the expected life of the plant.
3. All trees shall be healthy with the color, shape, size and distribution of trunk, stems, branches, buds and leaves normal to the plant type specified. Tree quality above the soil line shall comply with the following:
 - a.) Main branches shall be distributed along the central leader not clustered together. Potential main branches shall be evenly spaced and have appropriate space between them. They shall form a balanced crown appropriate for the cultivar/species.
 - b.) Branch diameter shall be no larger than two-thirds (one-half is preferred) the diameter of the central leader measured 1 inch above the branch union.
 - c.) The attachment of the largest branches (scaffold branches) shall be free of included bark.
 - d.) Branches shall be distributed radially around and vertically along the trunk, forming a generally symmetrical crown typical for the species.
 - e.) The attachment of scaffold branches shall be free of included bark.
9. Branch structure: The better quality, large-maturing shade trees (lower extreme left) have all branches less than about two-thirds the trunk diameter. Poor quality shade trees (lower left center) have larger upright branches. Trees such as crape myrtle and other small-maturing trees can have several trunks. Trees with extensive defects in branches such as cracks and included bark (lower right) represent lesser quality than trees free of these potential problems. Included bark can be seen between the two arrows below. Branches with bark inclusions are weakly attached to the trunk and can split easily.
10. Evergreen branch structure: The branch pattern should be dense, symmetrical and the branch stems should be evenly spaced completely around the trunk. The branches shall extend to within 12 inches of the ground and be along the full length of the trunk. Trees which are not symmetrical or that have an "open area" will be rejected. For structural integrity on evergreen trees, all side branches should be less than half the diameter of the adjacent trunk (less than one-third is preferred).
11. Trunk: The tree trunk shall be relatively straight, vertical, and free of wounds that penetrate to the wood (properly made pruning cuts, closed or not, are acceptable and are not considered wounds), sunburned areas, conks (fungal fruiting bodies), wood cracks, sap leakage, signs of boring insects, galls, cankers, girdling ties, or lesions (mechanical injury).
12. Evergreen tree trunk: Evergreen trees shall have a single trunk that is straight, vertical, and free of wounds that penetrate to the wood (properly made pruning cuts, closed or not, are acceptable and are not considered wounds), sunburned areas, conks (fungal fruiting bodies), wood cracks, sap leakage, signs of boring insects, galls, cankers, girdling ties, or lesions (mechanical injury). Codominant trunks (trunks of similar size) will not be accepted.
13. Temporary branches, unless otherwise specified, can be present along the lower trunk below the lowest main (scaffold) branch, particularly for trees less than 1 inch in caliper. These branches should be no greater than 3/8-inch diameter. Clear trunk should be no more than 40% of the total height of the tree.
14. Central Leader: **Trees shall have a single(one), relatively straight central leader** and tapered trunk, free of co-dominant stems and vigorous, upright branches that compete with the central leader. Preferably, the central leader should not have been headed. However, in cases where the original leader has been removed, an upright branch at least 1/2 (one-half) the diameter of the original leader just below the pruning point shall be present. All trees are assumed to have one central leader trees unless a different form is specified in the plant list or drawings. If the central leader is broken or damaged during delivery or installation the tree shall be rejected and removed from the site. If the central leader dies within the warranty period the tree shall be replaced at the end of the warranty period.
15. All graft unions, where applicable, shall be completely closed without visible sign of graft rejection. All grafts shall be visible above the soil line.
16. Trunk caliper and taper shall be sufficient so that the lower five feet of the trunk remains vertical without a stake. Auxiliary stake may be used to maintain a straight leader in the upper half of the tree.
17. Plant roots shall be normal to the plant type specified. Root observations shall take place without impacting tree health. Root quality at or below the soil line shall comply with the project Root Acceptance details and the following:
 18. The roots shall be reasonably free of scrapes, broken or split wood.
 19. The root system shall be reasonably free of injury from biotic (e.g., insects and pathogens) and abiotic (e.g., herbicide toxicity and salt injury) agents. Wounds resulting from root pruning used to produce a high quality root system are not considered injuries.
 20. A minimum of three structural roots reasonably distributed around the trunk (not clustered on one side) shall be found in each plant. Root distribution shall be uniform throughout the root ball, and growth shall be appropriate for the species.
 21. Plants with structural roots on only one side of the trunk (J roots) shall be rejected.
 22. The root collar shall be within the upper 1 inch of the substrate/soil. Two structural roots shall reach the side of the root ball near the top surface of the root ball. The grower may request a modification to this requirement for species with roots that rapidly descend, provided that the grower removes all stem girdling roots above the structural roots across the top of the root ball. Any excess soil shall be removed from the root ball so that the root flare is visible as indicated in the "Planting Depth Detail". The root collar shall be visible above the mulch layer.
 23. The root system shall be free of stem girdling roots over the root collar or kinked roots from nursery production practices.
 24. Plant Grower Certification: The final plant grower shall be responsible to have determined that the plants have been root pruned at each step in the plant production process to remove stem girdling roots and kinked roots, or that the previous production system used practices that produce a root system throughout the root ball that meets these specifications. Regardless of the work of previous growers, the plant's root system shall be modified at the final production stage, if needed, to produce the required plant root quality. The final grower shall certify in writing that all plants are reasonably free of stem girdling and kinked roots as defined in this specification, and that the tree has been grown and harvested to produce a plant that meets these specifications.
 25. At time of observations and delivery, the root ball shall be moist throughout. Roots shall not show signs of excess soil moisture conditions as indicated by stunted, discolored, distorted, or dead roots.

RELEASED FOR CONSTRUCTION
Development Services Department
Lee's Summit, Missouri
01/16/2024

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

REUNION AT BLACKWELL FINAL DEVELOPMENT PLAN

SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION	PER CITY COMMENTS
05/05/23	TRC	PER CITY COMMENTS
06/27/23	MAB	PER CITY COMMENTS
08/24/23	MAB	PER CITY COMMENTS
09/25/23	DATE PREPARED:	PER CITY COMMENTS
10/05/23	03/03/2023	PER CITY COMMENTS
22-097	PROJ. NUMBER:	22-097

LANDSCAPE DETAILS

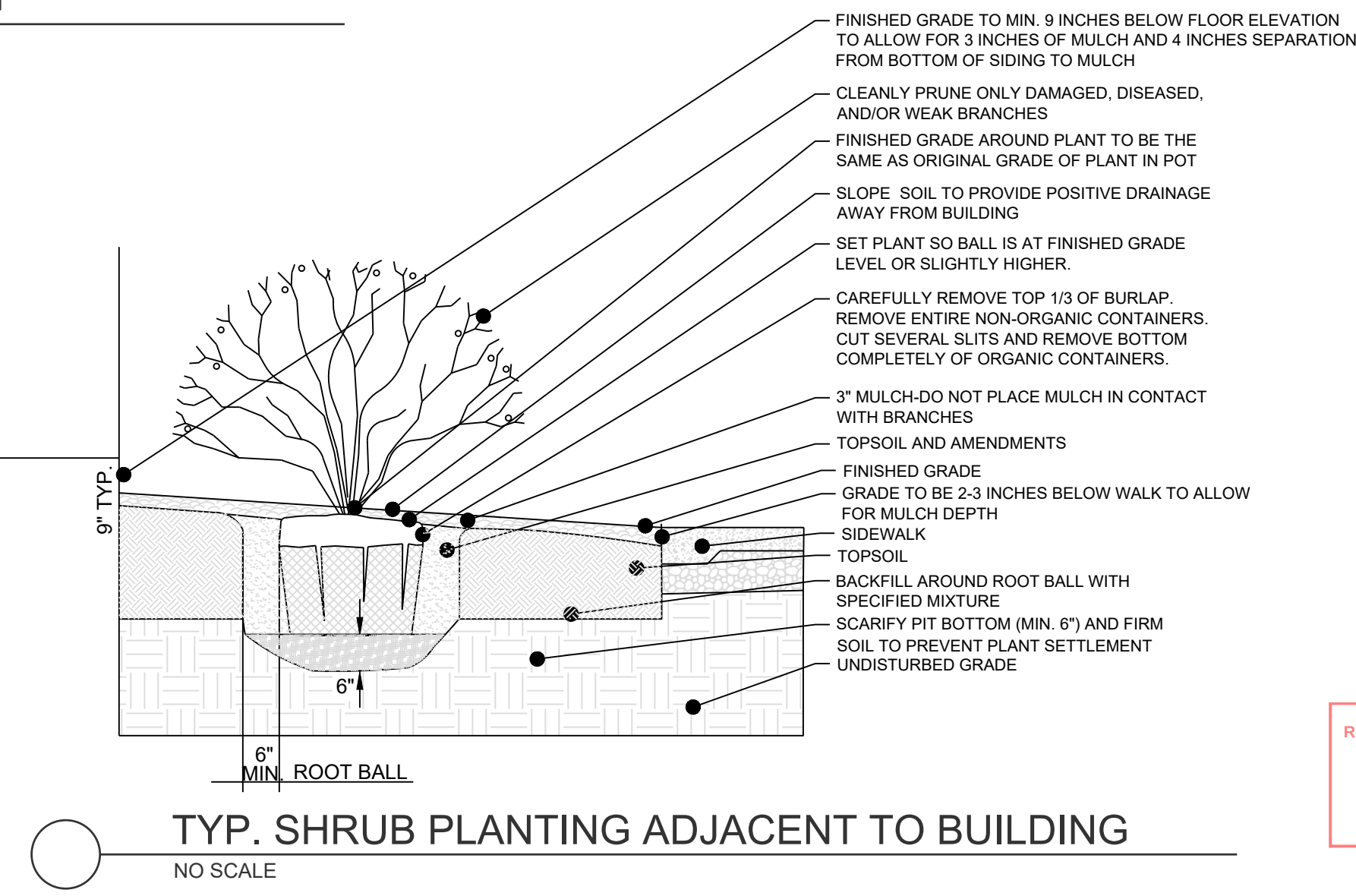
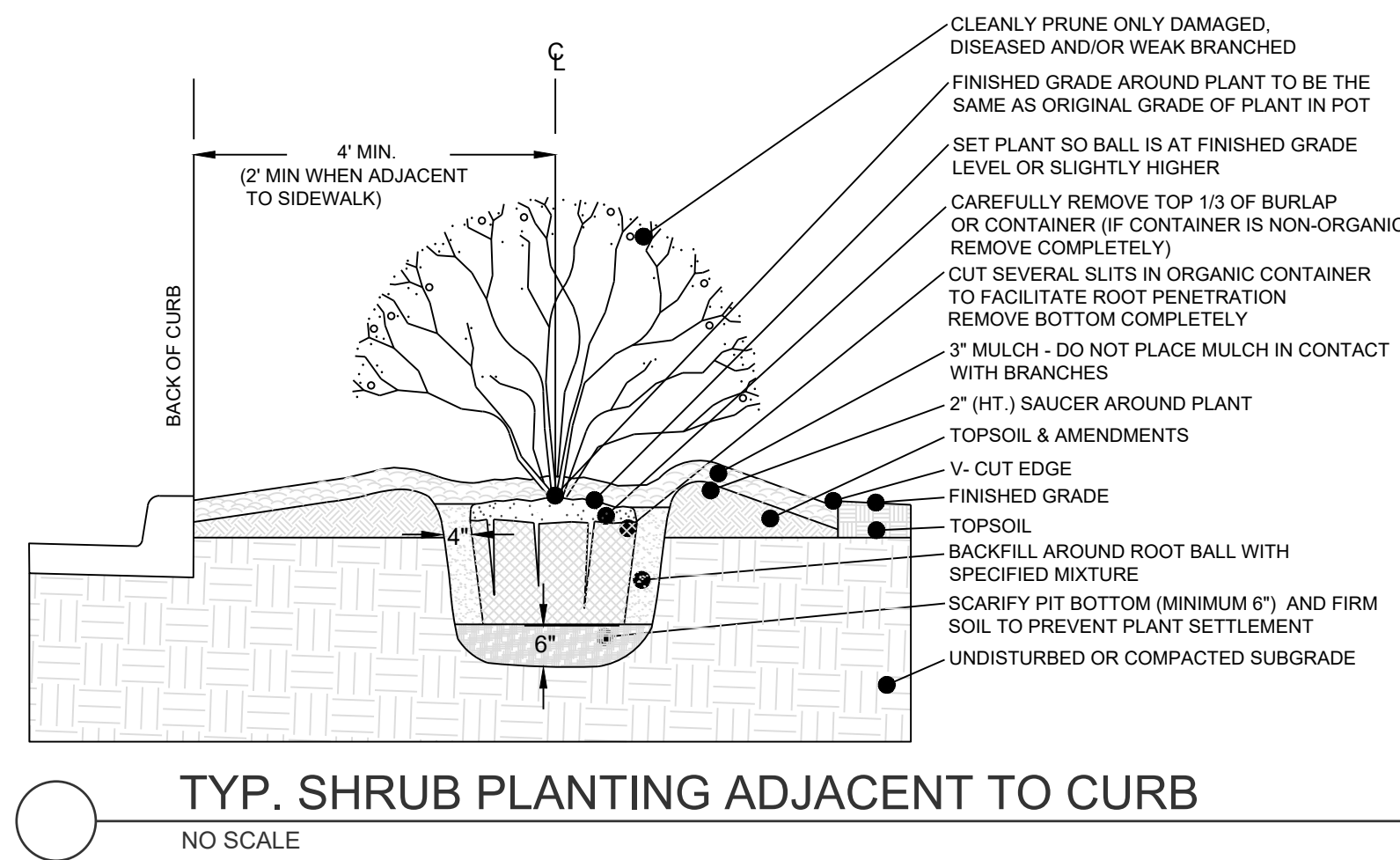
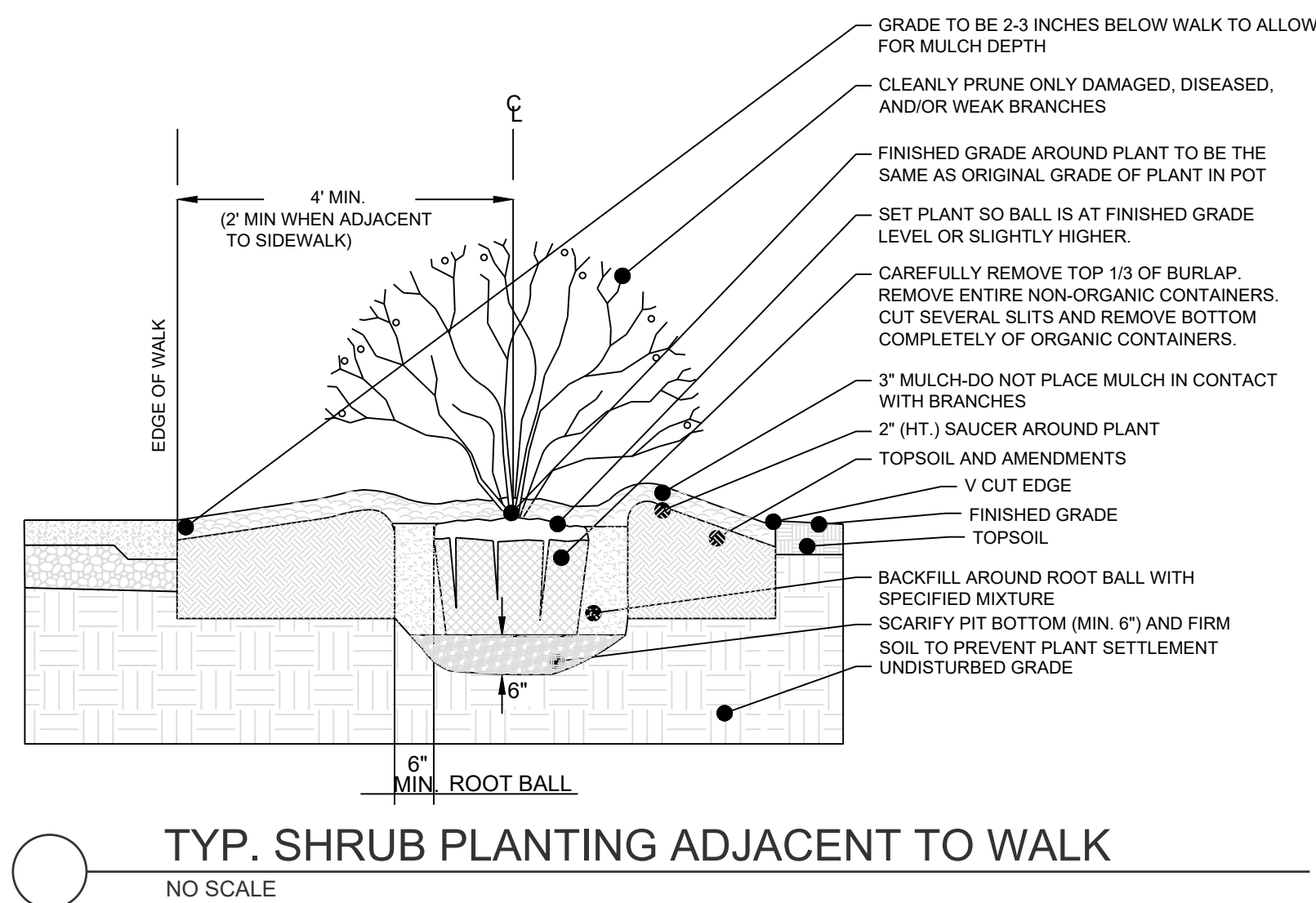
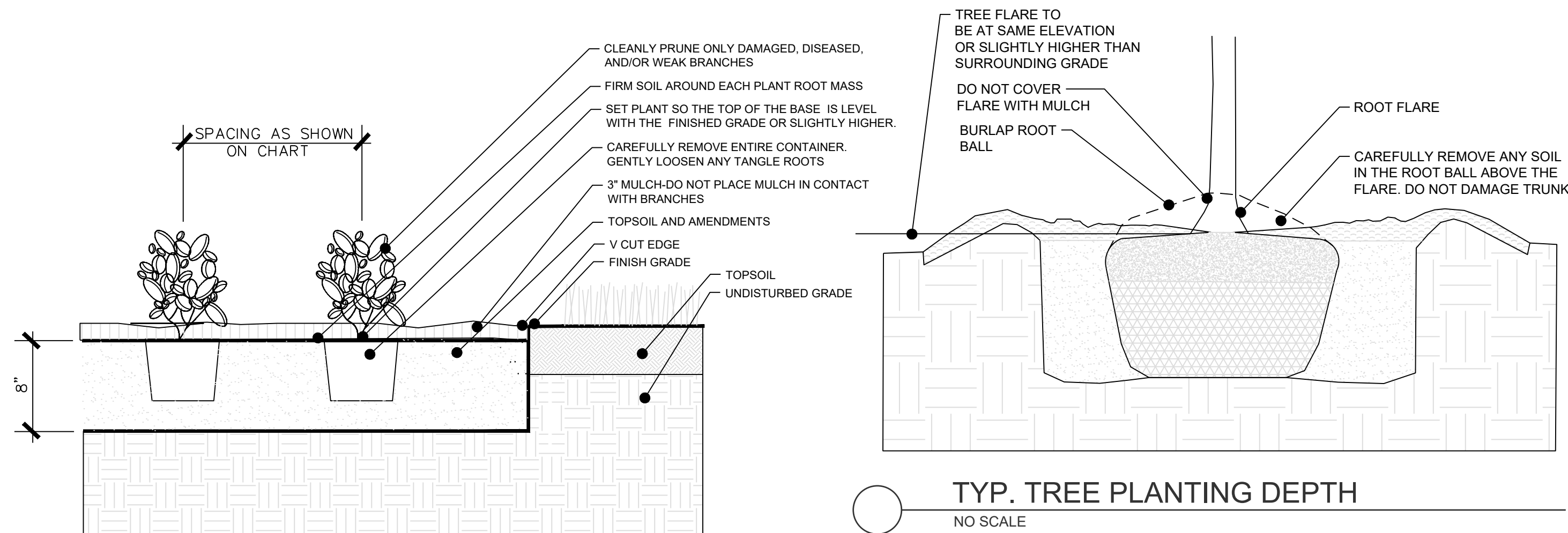
SHEET

L300

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

REUNION AT BLACKWELL
FINAL DEVELOPMENT PLAN
SE SHENANDOAH DRIVE LEE'S SUMMIT, MO



RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
01/06/2024

REVISION DATE	DESCRIPTION
05/05/23	PER CITY COMMENTS
06/27/23	PER CITY COMMENTS
08/24/23	PER CITY COMMENTS
09/25/23	PER CITY COMMENTS
10/05/23	PER CITY COMMENTS
03/03/2023	DATE PREPARED
22-597	PROJ. NUMBER

DRAWN BY: TRC	CHECKED BY: MAB	DATE PREPARED: 03/03/2023	PROJ. NUMBER: 22-597
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LANDSCAPE DETAILS

SHEET
L301