

FINAL DEVELOPMENT PLAN
SUMMIT POINT 2nd PLAT
LEE'S SUMMIT, MISSOURI

LEGAL DESCRIPTION:

A tract of land in the Southwest Quarter of Section 32, Township 48N, Range 31W in Lee's Summit, Jackson County, Missouri, described as follows:
Commencing at the Southeast corner of the Southwest Quarter of Section 32; thence North 88 degrees, 00 minutes, 27 seconds West, along the South line of the Southwest Quarter, 1525.36 feet; thence North 01 degree, 59 minutes, 33 seconds East, leaving the South line, 97.98 feet to a point on the existing North Right-Of-Way of Chipman Road and the Southwest corner of "Summit Point First Plat", recorded in Book 41 at Page 60; thence North 01 degree, 54 minutes, 38 seconds East, along the West line of the plat, 417.58 feet (measured), (420.12 feet, plat), to the Northwest corner of the plat and the POINT OF BEGINNING; thence North 01 degree, 54 minutes, 38 seconds East, 155.86 feet; thence North 72 degrees, 33 minutes, 20 seconds West, 5.19 feet; thence North 22 degrees, 20 minutes, 37 seconds East, 250.76 feet to a point on the South line of "AMLI Summit Ridge Lot 1", recorded in Book 166 at Page 48; thence North 72 degrees, 31 minutes, 35 seconds East, along the South line of the plat, 330.00 feet; thence South 87 degrees, 28 minutes, 25 seconds East, continuing along the South line, 251.73 feet to the Southeast corner of the plat, also being a point on the West line of "Maple Tree Manor-1st Plat", recorded in Book 160 at Page 59; thence South 57 degrees, 28 minutes, 25 seconds East, along the West line of the plat, 44.56 feet to a point on the West line of "Maple Tree Manor, Lot 8A and 8B", recorded in Book 1116 at Page 85; thence South 02 degrees, 04 minutes, 01 second West, along the West line of the plat, 32.10 feet to the Southwest corner of the plat and the Northwest corner of "Replat of English Manor Units 41-72 Inclusive", recorded in Book 149 at Page 13; thence South 02 degrees, 04 minutes, 01 second West, along the West line of the plat, 439.00 feet to the Southwest corner of the plat and the Northwest corner of "St. Matthews Acres", recorded in Book 39 at Page 160; thence South 02 degrees, 04 minutes, 01 second West, along the West line of the plat, 65.45 feet to the Northeast corner of "Summit Point First Plat", thence along the North line of the plat the following three courses:
North 88 degrees, 05 minutes, 22 seconds West, 218.00 feet;
North 01 degree, 54 minutes, 38 seconds East, 81.01 feet;
North 88 degrees, 05 minutes, 22 seconds West, 470.58 feet
to the POINT OF BEGINNING, containing 314,151.52 square feet, or 7.21 acres, more or less.

SITE DATA TABLE:

AREA OF SITE = 7.21 ACRES
EXISTING ZONING - RP-4
PROPOSED ZONING - RP-4

DENSITY = 36 UNITS/4.97 ACRES = 7.24 UNITS PER ACRE

UNIT MIX (NEW CONSTRUCTION)

48 - 1 BEDROOM
72 - 2 BEDROOM
24 - 3 BEDROOM

PARKING REQUIREMENTS

5 - EXISTING BUILDINGS (100 UNITS)
1 & 2 BR @ 1.5 PER UNIT + 0.5 GUEST PER UNIT
(100x1.5) + (100x0.5) = 200 spaces
3 - Type A Buildings (72 UNITS)
24 - 2 BR @ 1.5 PER UNIT + 0.5 GUEST PER UNIT
3(24x1.5) + 3(24x0.5) = 144 spaces
1 - Type B Building (24 UNITS)
12 - 1 BR @ 1.5 PER UNIT + 0.5 GUEST PER UNIT
1(12x1.5) + 1(12x0.5) = 24 spaces
12 - 3 BR @ 2 PER UNIT + 0.5 GUEST PER UNIT
1(12x2.0) + 1(12x0.5) = 30 spaces
2 - Type C Building (48 UNITS)
18 - 1 BR @ 1.5 PER UNIT + 0.5 GUEST PER UNIT
2(18x1.5) + 2(18x0.5) = 72 spaces
6 - 3 BR @ 2 PER UNIT + 0.5 GUEST PER UNIT
2(6x2.0) + 2(6x0.5) = 30 spaces
500 TOTAL SPACES REQUIRED

PARKING PROVIDED

230 EXISTING
245 NEW
475 TOTAL SPACES PROVIDED

PROJECT DENSITY (PHASES 1 & 2)

5 - EXISTING BUILDINGS (100 1 & 2 BR UNITS)
3 - Type A Buildings (72 2 BR UNITS)
1 - Type B Building (12 1BR UNITS & 12 3BR UNITS)
2 - Type C Building (36 1BR UNITS & 12 3BR UNITS)
244 TOTAL UNITS EXISTING AND PROPOSED
100 UNITS ON EXISTING PROPERTY (PHASE I)
144 UNITS ON NORTH PROPERTY (PHASE II)

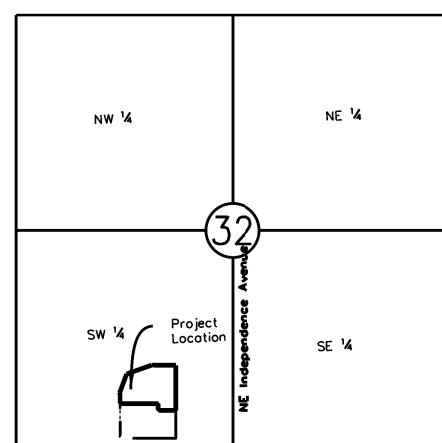
AREA OF TRACT (PHASES I & II) = 13.96 ACRES
DENSITY 244 UNITS /13.96 ACRES = 17.48 UNITS PER ACRE (PHASES I-II)

IMPERVIOUS AREA = 3.8 ACRES
GREEN SPACE (PERVIOUS AREA) = 3.41 ACRES = 47%

FLOOR AREA RATIO (FAR)

3A BUILDINGS @ 11,300 SF - 33,900 SF
1B BUILDING @ 11,000 SF - 11,000 SF
2C BUILDINGS @ 10,580 SF - 21,160 SF
TOTAL - 66,060 SF

FAR = 66,060/314,068 (7.21 ACRES) = 0.21



Vicinity Map

ID	OWNER	ZONING
①	MAPLE TREE MANOR HOMES ASSOCIATION LLC	RP-3
②	LANDON M GOMES	RP-3
③	RKM REAL ESTATE LLC	RP-3
④	ROBIN L HALL	RP-3
⑤	ERW PROPERTIES LLC (7 UNITS)	RP-3
⑥	LW PROPERTIES LLC (8 UNITS)	RP-3
⑦	ST MATTHEW LUTHERAN CHURCH	R-1
⑧	JEFFREY AND LAUREN DITTMER	RP-2
⑨	BRUCE RUSSELL SCOGGAN	RP-2
⑩	A&R INVESTMENT SOLUTIONS LLC	RP-2
⑪	RONNIE JOANNE BABICH	RP-2
⑫	SHE SHERMAN & ZHON SHELLEY	RP-2
⑬	JABAN M MOORE	RP-2
⑭	DAN A NEUSTADTER	RP-2
⑮	MCAP SAGE LP	RP-4
⑯	CARROLL L METZGER TRUSTEE	CP-2
⑰	CARROLL L METZGER TRUSTEE	RP-4
⑱	REORGANIZED SCHOOL DISTRICT NO 7	R-1
⑲	JVM SUMMIT RIDGE APARTMENTS LLC	RP-4

FLOOD PLAN ELEVATION:

THE MAXIMUM 100-YEAR WSEL ON THE PROPERTY WAS CALCULATED TO BE ELEVATION 998.8. THE MINIMUM FLOOR ELEVATION FOR ANY OF THE PROPOSED IS SET AT 1000.8 (2' FREEBOARD.)

SEWER IMPACT STATEMENT:

THE PROPOSED DEVELOPMENT WILL PRODUCE MINIMAL SEWAGE TO THE SYSTEM, ASSUMING AN AVERAGE FLOW OF 100 GPCD AND AN AVERAGE OF 1 PERSON PER BEDROOM (414 BEDROOMS), THE SYSTEM WILL RECEIVE 41,400 GPD OR 29 GPM. THE EXISTING SEWER HAS AVAILABLE CAPACITY.

WATER MAIN CAPACITY:

PER STAFF, THE EXISTING WATER MAIN IN CHIPMAN ROAD HAS THE CAPACITY TO SERVE THE PROJECT.

NOTES:

- PROJECT SHALL BE CONSTRUCTED IN ONE PHASE AND BE PLATTED IN ONE LOT.
- CONSTRUCTION SHALL COMMENCE SPRING 2021
- CONSTRUCTION COMPLETE FALL 2022
- AS PER FEMA MAP (COMMUNITY PANEL NO. 29085C0436G) DATED JANUARY 20, 2017, THE PROPERTY LIES TO THE SOUTH OF TRIBUTARY P3 OF PRAIRIE LEE LAKE WHERE LOCATED IN FEMA DESIGNATED ZONE A WHERE NO BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED.

MODIFICATIONS:

- REDUCTION OF GUEST PARKING REQUIREMENTS FROM 122 TO 111
- INCREASE OF PROJECT DENSITY TO 17.48 UNITS PER ACRE

OIL & GAS WELLS

We have made a visual inspection of the premises and have determined that there is no visual evidence that any oil or gas wells exist within the boundary of the subject property.

We have also made a review of the file "Oil and Gas Permits Database" found at <https://dnr.mo.gov/geology/geonvlandgas.htm> and find no permits for oil and gas wells on the subject property.

ADDRESSES

All units shall be addressed separately. House numbers will be provided by the city.

BENCH MARK:

CHIS "X" ON CURB INLET
NORTH SIDE OF CHIPMAN ROAD
130' WEST OF SOUTHWEST CORNER
ELEV = 1022.38

DEVELOPER:

CANYON VIEW PROPERTIES
331 SOQUEL AVENUE, SUITE 100
SANTA CRUZ, CA 95062
831.480.6339
ATTN: GARY RAUSCHER

ENGINEER:

CFS ENGINEERS
9229 WARD PARKWAY, SUITE 110
KANSAS CITY, MO 64114
816.333.4477
ATTN: LANCE SCOTT

OWNER:

SUMMIT POINT PHASE II LLC
331 SOQUEL AVENUE, SUITE 100
SANTA CRUZ, CA 95062
831.480.6339
ATTN: GARY RAUSCHER

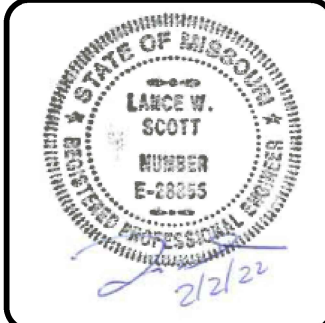
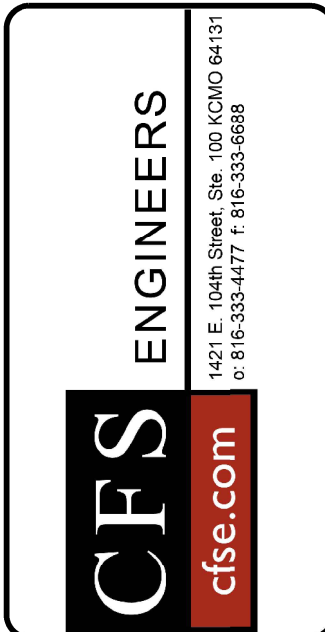
ARCHITECT:

BCS Design
19920 West 161st Street
Olathe, Kansas 66062
913.780.4820
Attn: Jeff Shinkle



FEMA Zone A limits
per LOMA Case 22-07-0199A
dated 12-16-2021.

FEMA Zone A limits
per LOMA Case 22-07-0199A
dated 12-16-2021.



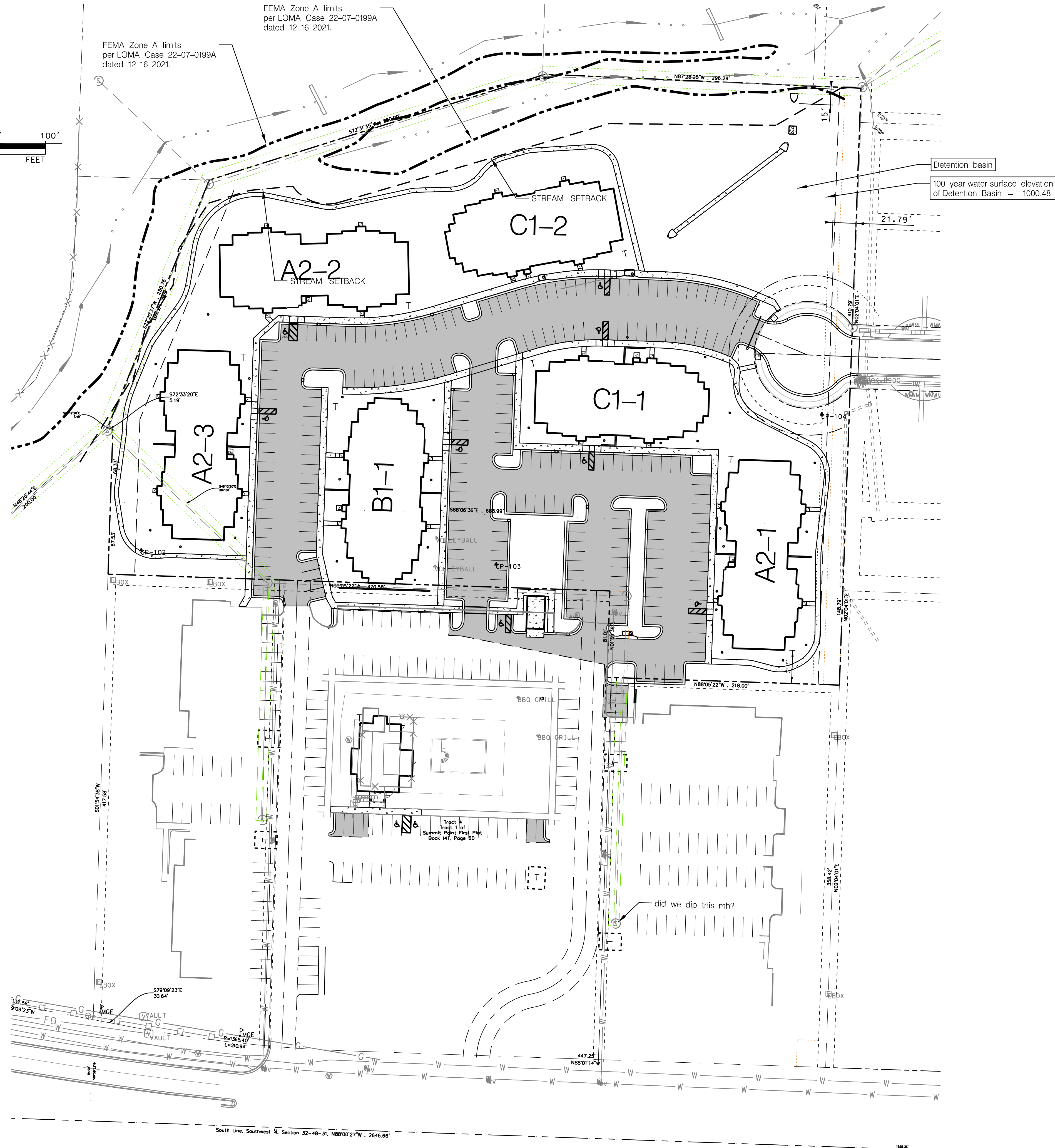
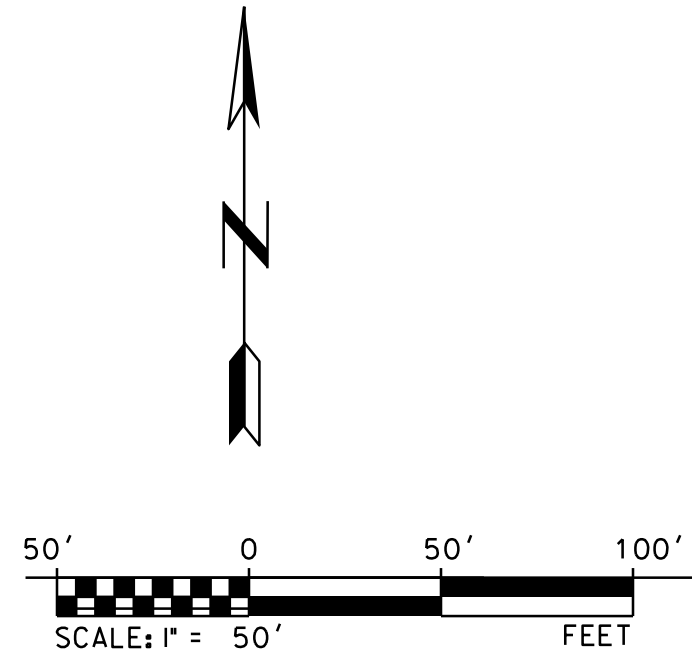
Work	City	Submission	Date	Appr.
			2-2-22	

Designated by:	Date:	Rev.
RP	05-25-2005	-
Drawn by:	Check by:	Reviewed by:
RP	LMS	---
Submitted by:	Plot scale:	Plot scale:
---	1/400	1/400
File name: 20050525-05-SH-FDP-Existing Conditions.dgn	Plot date: 05/25/2005	2:28 PM

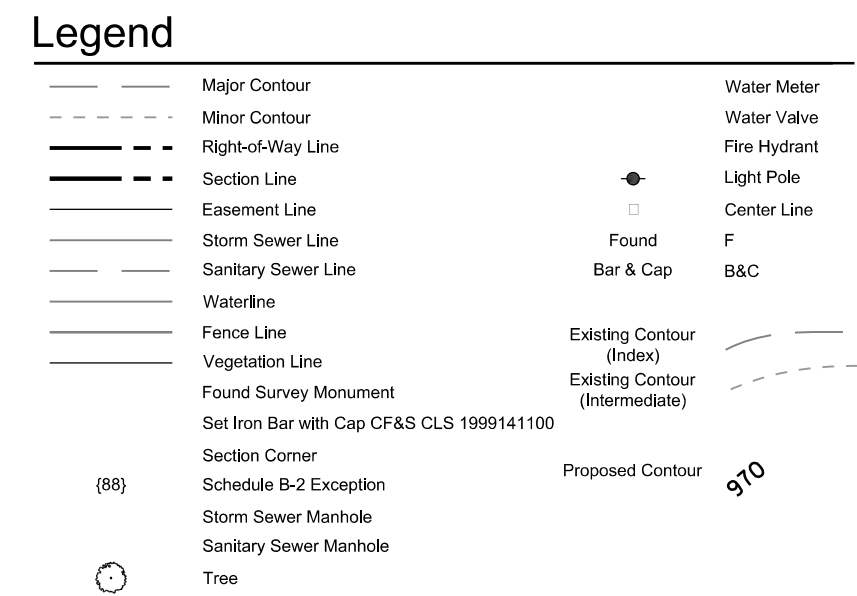
SUMMIT POINT 504 NE Chipman Road Lee's Summit, Missouri	Final Development Plan
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INDEX AND SITE DATA

Sheet reference number: C101



- NOTES:**
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 - CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.
 - CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT TO PROVIDE SMOOTH SURFACE TRANSITIONS BETWEEN NEW ENTRANCE DRIVES AND EXISTING STREETS.
 - CONTRACTOR SHALL MATCH EXISTING CURB & GUTTER IN GRADE, SIZE, TYPE, AND ALIGNMENT AT CONNECTIONS TO EXISTING STREETS.
 - CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION SUCH AS, BUT NOT LIMITED TO, DRAINAGE UTILITIES, PAVEMENT, STRIPING, CURB, ETC., AND TO INCLUDE ANY WORK IN DOT R.O.W. AND/OR CITY R.O.W. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
 - ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH GEOTECHNICAL REPORT.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND PRECISE BUILDING DIMENSIONS, SIDEWALK AND SPECIFIC BUILDING AREA TREATMENTS AND IMPROVEMENTS.
 - ALL DIMENSIONS SHOWN ON BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.
 - ALL RADII SHALL BE 4.0' MEASURED AT THE BACK OF CURB UNLESS OTHERWISE NOTED.
 - THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH THE ARCHITECTURAL SPECIFICATIONS AND GEOTECH REPORT.
 - PARKING LOT STRIPING SHALL BE ACCORDING TO KANSAS CITY METROPOLITAN CHAPTER OF APWA. ALL STRIPING IS TO HAVE TWO COATS OF PAINT (MIN.). ALL STRIPING OTHER THAN ACCESSIBLE SHALL BE WHITE. ACCESSIBLE STRIPING SHALL BE BLUE.
 - ALL CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF LEE'S SUMMIT, MISSOURI STANDARDS AND SPECIFICATIONS.
 - ALL ACCESSIBLE PARKING SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS.
 - THE CONTRACTOR SHALL SUPPLY THE OWNER WITH A LIST OF ALL SUB-CONTRACTORS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OPERATIONS.
 - ALL CURB AND GUTTER SHALL BE TYPE CG-1 OR CG-2 AS NOTED ON THE PLAN.
 - ALL WORK SHALL CONFORM TO THE APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS AND DESIGN CRITERIA OF THE METROPOLITAN CHAPTER OF APWA AND THE CITY OF LEE'S SUMMIT, MISSOURI, IN CURRENT USAGE EXCEPT AS NOTED.



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STATE OF MISSOURI
LEE'S SUMMIT
NUMBER E-23225
2/21/23

Work	Description	Date	Appr.
	CITY SUBMITTAL	02/02/23	

SUMMIT POINT
504 NE Chipman Road
Lee's Summit, Missouri

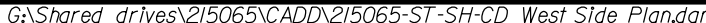
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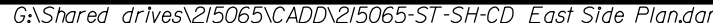
Designed by:	Drawn by:	Checked by:	Reviewed by:	Rev.
RP	RP	LWS	---	-
Submitted by:	Plot scale:			
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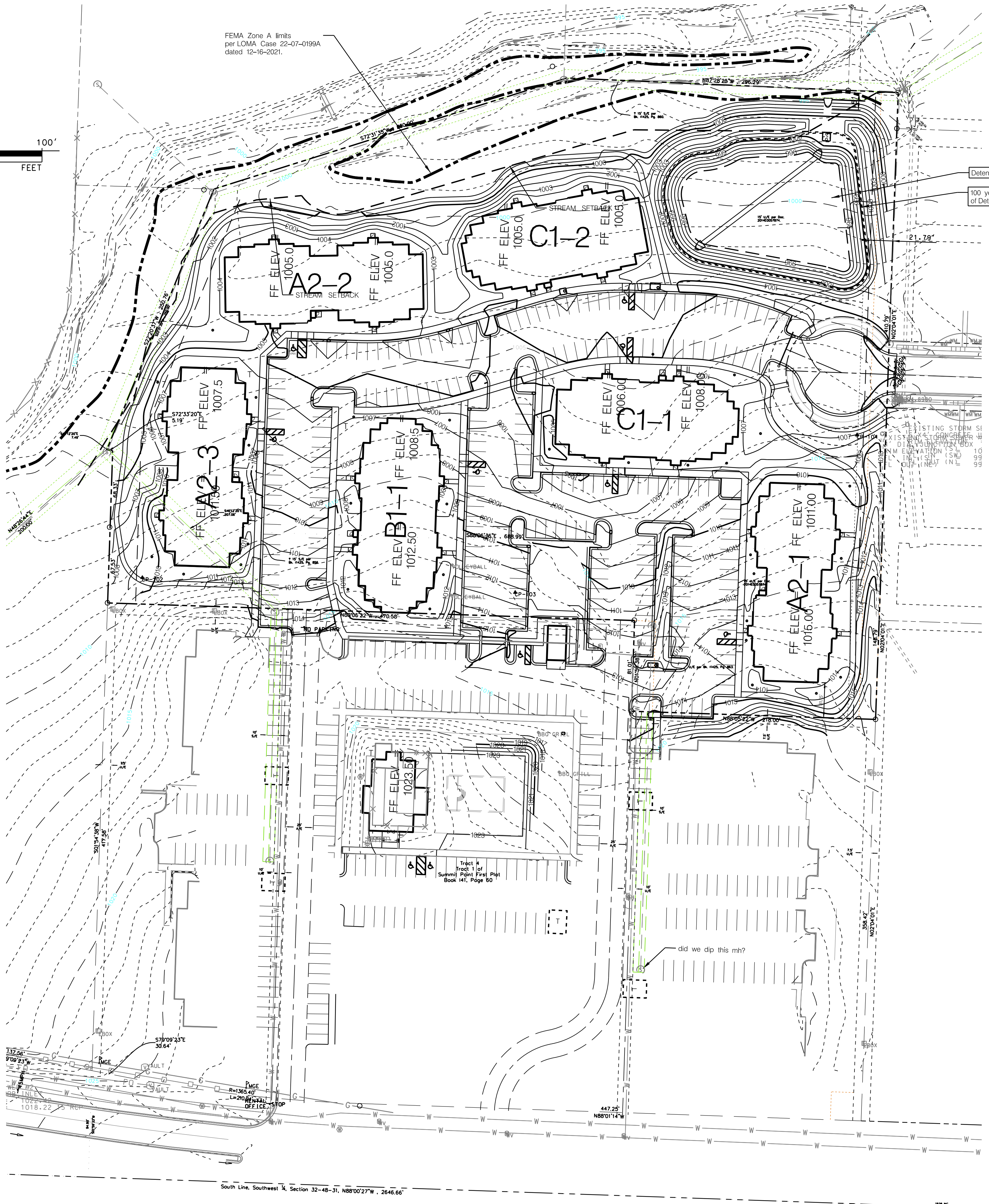
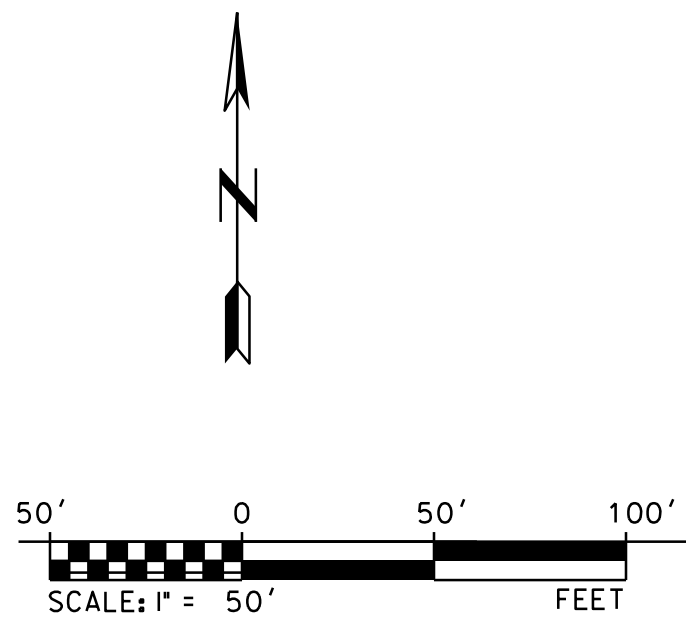
OVERALL SITE PLAN

Sheet reference number:

C200







GRADING NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC., AND TO INCLUDE ANY WORK IN STATE RIGHT OF WAY AND/OR CITY RIGHT OF WAY. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.
- EXISTING AND PROPOSED CONTOURS ARE SHOWN AT ONE FOOT (1') INTERVALS AND ARE REFERENCED TO USGS DATUM.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE NECESSARY PERMITS FOR THE COMPLETION OF EARTHWORK AS SHOWN AND FOR HAULING BORROW MATERIAL IN AND WASTE MATERIAL OFF OF THE SITE.
- AREAS OF PROPOSED CONSTRUCTION SHALL BE STRIPPED OF ALL VEGETATION AND TOPSOIL TO A DEPTH OF SIX INCHES (6") OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER. THE TOPSOIL SHALL BE STOCKPILED AND REDISTRIBUTED PER THE SPECIFICATIONS. TOPSOIL SHALL NOT BE USED FOR STRUCTURAL FILL IN BUILDING AND PAVEMENT AREAS.
- TESTING AND INSPECTION OF EARTHWORK SHALL BE PROVIDED BY A TESTING LABORATORY SELECTED BY THE OWNER. THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF TESTING.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD ADJUST THE TOPS OF ALL MANHOLES AND VALVE/METER BOXES AS NECESSARY TO MATCH THE FINISH GRADE OF ADJACENT AREAS. NO SEPARATE OR ADDITIONAL COMPENSATION SHALL BE MADE TO THE CONTRACTOR FOR MAKING FINAL ADJUSTMENTS TO MANHOLES AND BOXES.
- SOIL FOR FILLING SHOULD BE GRADED AS IT ARRIVES.
- GRADING SHALL NOT EXCEED A 3' HORIZONTAL TO A 1' VERTICAL SLOPE.
- THE CONTRACTOR SHALL NOT GRADE OUTSIDE THE PROPERTY LINE UNTIL APPROVED FROM APPROPRIATE REGULATORY AGENCIES.
- REMOVE FROM THE SITE MATERIAL ENCOUNTERED IN GRADING OPERATIONS THAT, IN THE OPINION OF THE OWNER OR OWNER'S REPRESENTATIVE, IS UNSUITABLE OR UNDESIRABLE FOR BACKFILLING SUBGRADE OR FOUNDATION PURPOSES. SHALL BE DISPOSED OF IN A MANNER SATISFACTORY TO THE OWNER. BACKFILL AREAS WITH LAYERS OF SUITABLE MATERIAL SHALL BE COMPACTED AS SPECIFIED.
- UNLESS OTHERWISE INDICATED ON THE DRAWINGS, REMOVE TREES, SHRUBS, GRASS, OTHER VEGETATION, IMPROVEMENTS, OR OBSTRUCTIONS INTERFERING WITH INSTALLATION OF NEW CONSTRUCTION. REMOVAL INCLUDES DIGGING OUT STUMPS AND ROOTS. DO NOT REMOVE ITEMS ELSEWHERE IN SITE OR PREMISES UNLESS SPECIFICALLY INDICATED.
- STRIP TOPSOIL TO WHATEVER DEPTHS ENCOUNTERED TO PREVENT INTERMINGLING WITH UNDERLYING SUBSOIL OR OTHER OBJECTIONABLE MATERIAL. CUT HEAVY GROWTHS OF GRASS FROM AREAS BEFORE STRIPPING. TOPSOIL SHALL CONSIST OF SANDY CLAY SURFICIAL SOIL FOUND IN DEPTH OF NOT LESS THAN 6". SATISFACTORY TOPSOIL IS REASONABLY FREE OF SUBSOIL, CLAY LUMPS, STONES, AND OTHER OBJECTS OVER 2" IN DIAMETER, WEEDS, ROOTS, AND OTHER OBJECTIONABLE MATERIAL.
- STOCKPILE TOPSOIL IN STORAGE PILES IN AREAS SHOWN OR WHERE DIRECTED. CONSTRUCT STORAGE PILES TO FREELY DRAIN SURFACE WATER. COVER STORAGE PILES IF REQUIRED TO PREVENT WINDBLOWN DUST. DISPOSE OF UNSUITABLE WASTE MATERIAL. EXCESS TOPSOIL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS.
- COMPLETELY REMOVE STUMPS, ROOTS, AND OTHER DEBRIS BELOW PROPOSED SUBGRADE ELEVATION. FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL. UNLESS FURTHER EXCAVATION OR EARTHWORK IS REQUIRED.
- REMOVE EXISTING SOIL ABOVE AND BELOW GRADE IMPROVEMENTS AND ABANDON UNDERGROUND PIPING OR CONDUIT NECESSARY TO PERMIT CONSTRUCTION AND OTHER WORK.
- UNLESS SPECIFICALLY INDICATED OTHERWISE ON THE DRAWINGS OR IN THE SOIL INVESTIGATION REPORT, AREAS EXPOSED BY EXCAVATION OR STRIPPING AND ON WHICH SUBGRADE PREPARATIONS ARE TO BE PERFORMED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 8" AND COMPACTED TO A MINIMUM OF 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY, IN ACCORDANCE WITH ASTM D 698. AT A MOISTURE CONTENT OF NOT LESS THAN 2% BELOW AND NOT MORE THAN 2% ABOVE THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY THE STANDARD PROCTOR. THESE AREAS SHALL THEN BE PROOFROLLED TO DETECT ANY AREAS OF INSUFFICIENT COMPACTION. PROOFROLLING SHALL BE ACCOMPLISHED BY MAKING TWO (2) COMPLETE PASSES WITH A FULLY LOADED TANDER-AXLE DUMP TRUCK, OR APPROVED EQUIVALENT, IN EACH OF THE TWO PERPENDICULAR DIRECTIONS UNDER THE SUPERVISION AND DIRECTION OF A FIELD GEOTECHNICAL ENGINEER. AREAS OF FAILURE SHALL BE EXCAVATED AND RE-COMPACTED AS STATED ABOVE.
- UNLESS SPECIFICALLY INDICATED OTHERWISE ON THE DRAWINGS, FILL MATERIALS USED IN PREPARATION OF SUBGRADE SHALL BE PLACED IN LIFTS OR LAYERS NOT TO EXCEED 8" LOOSE MEASURE AND COMPACTED TO A MINIMUM DENSITY OF 96% OF THE STANDARD PROCTOR DRY DENSITY, IN ACCORDANCE WITH ASTM D 698. AT A MOISTURE CONTENT OF NOT LESS THAN 2% BELOW AND NOT MORE THAN 2% ABOVE THE OPTIMUM MOISTURE CONTENT. THE COMPACTION SHOULD BE INCREASED TO 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY IN THE UPPER 24 INCHES OF FILL SUPPORTED PAVEMENT AREAS.
- ALL GRADING SHALL COMPLY WITH THE GEOTECHNICAL REPORT.
- THE CONTRACTOR SHALL PROVIDE EROSION CONTROL IN ACCORDANCE WITH THE APPROVED LAND DISTURBANCE PERMIT ISSUED BY THE CITY OF LEE'S SUMMIT, MISSOURI PUBLIC WORKS.
- SEE SHEETS C301 AND C302 FOR SPOT ELEVATIONS.

Legend

- Major Contour
- Minor Contour
- Right-of-Way Line
- Section Line
- Easement Line
- Storm Sewer Line
- Sanitary Sewer Line
- Waterline
- Fence Line
- Vegetation Line
- Found Survey Monument
- Set Iron Bar with Cap CP43 CLS 1999141100
- Section Corner
- Schedule B-2 Exception
- Storm Sewer Manhole
- Sanitary Sewer Manhole
- Tree
- Water Meter
- Water Valve
- Fire Hydrant
- Light Pole
- Center Line
- Found
- Bar & Cap
- B&C
- Existing Contour (Index)
- Existing Contour (Intermediate)
- Proposed Contour

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1421 E. 104th Street, Ste. 100 KC MO 64131
P 816-333-4077 F 816-333-6668

STATE OF MISSOURI

LANDS & NATURAL RESOURCES

REGISTERED PROFESSIONAL ENGINEER

NUMBER E-23323

2/21/23

Work	Description	Date	Appr.
	CITY SUBMITAL	02/02/23	

Designed by: RP

Drawn by: RP

Checked by: LWS

Submitted by: ---

Date: 02/28/2022

Rev. 02-25-205

Reviewed by: ---

Plot scale: 1/50

File: n:\mca\215065\215065-ST-SH-CD Overall Grading Plan.dgn

Plot: 02/28/2022 04:25 AM

SUMMIT POINT

504 NE Chipman Road

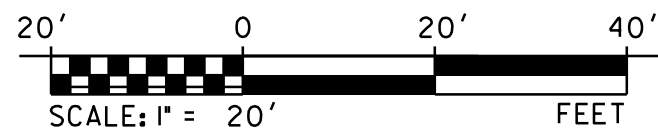
Lee's Summit, Missouri

Construction Drawings

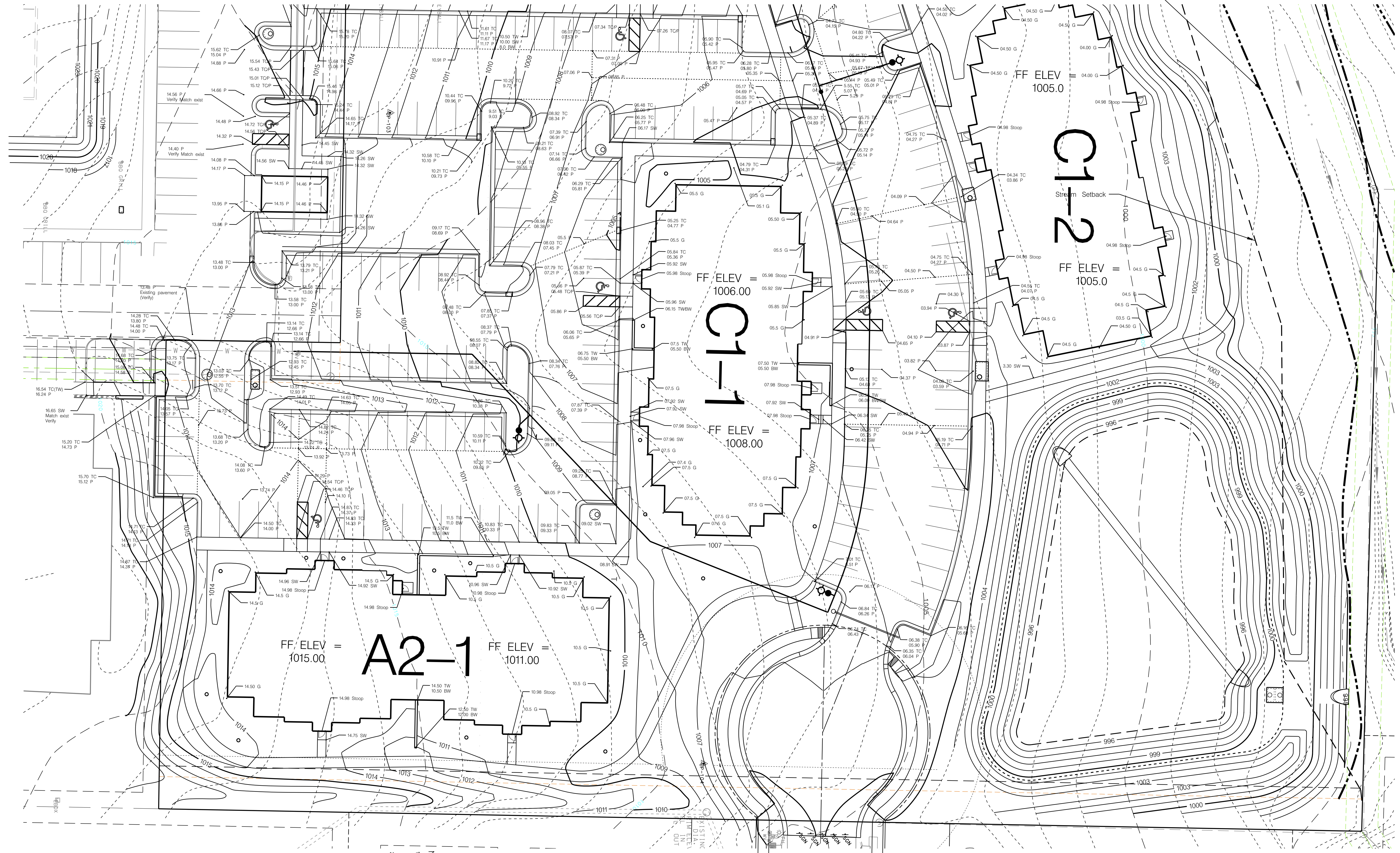
OVERALL GRADING PLAN

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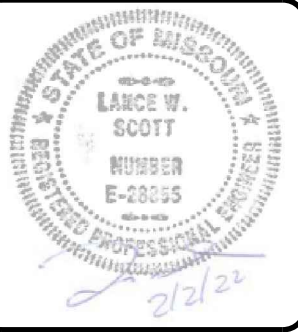
C300



FEMA Zone A limits
per LOMA Case 22-07-0199A
dated 12-16-2021.



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ENGINEERS
1421 E. 104th Street, Ste. 100 KCMO
o: 816-333-4477 f: 816-333-6688
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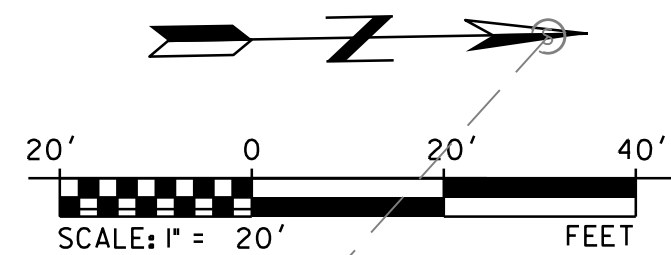
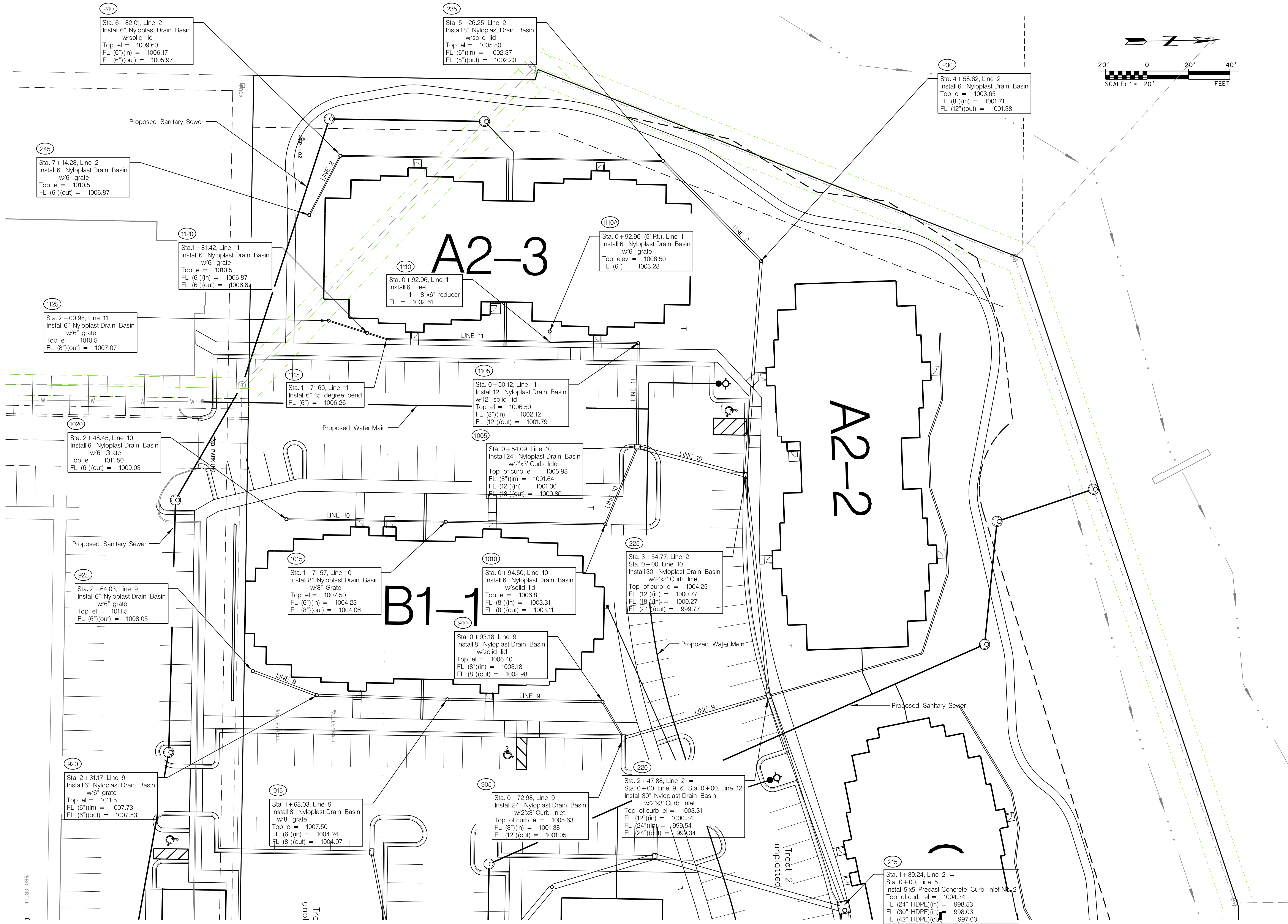
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EAST SIDE GRADING PLAN

C302

[illegible]



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Rev.	By	Date	Description	Appr.
1	Summit	02/02/23	Work	

Designed by:	Checked by:	Reviewed by:	Plot scale:	File name:	Plot date:
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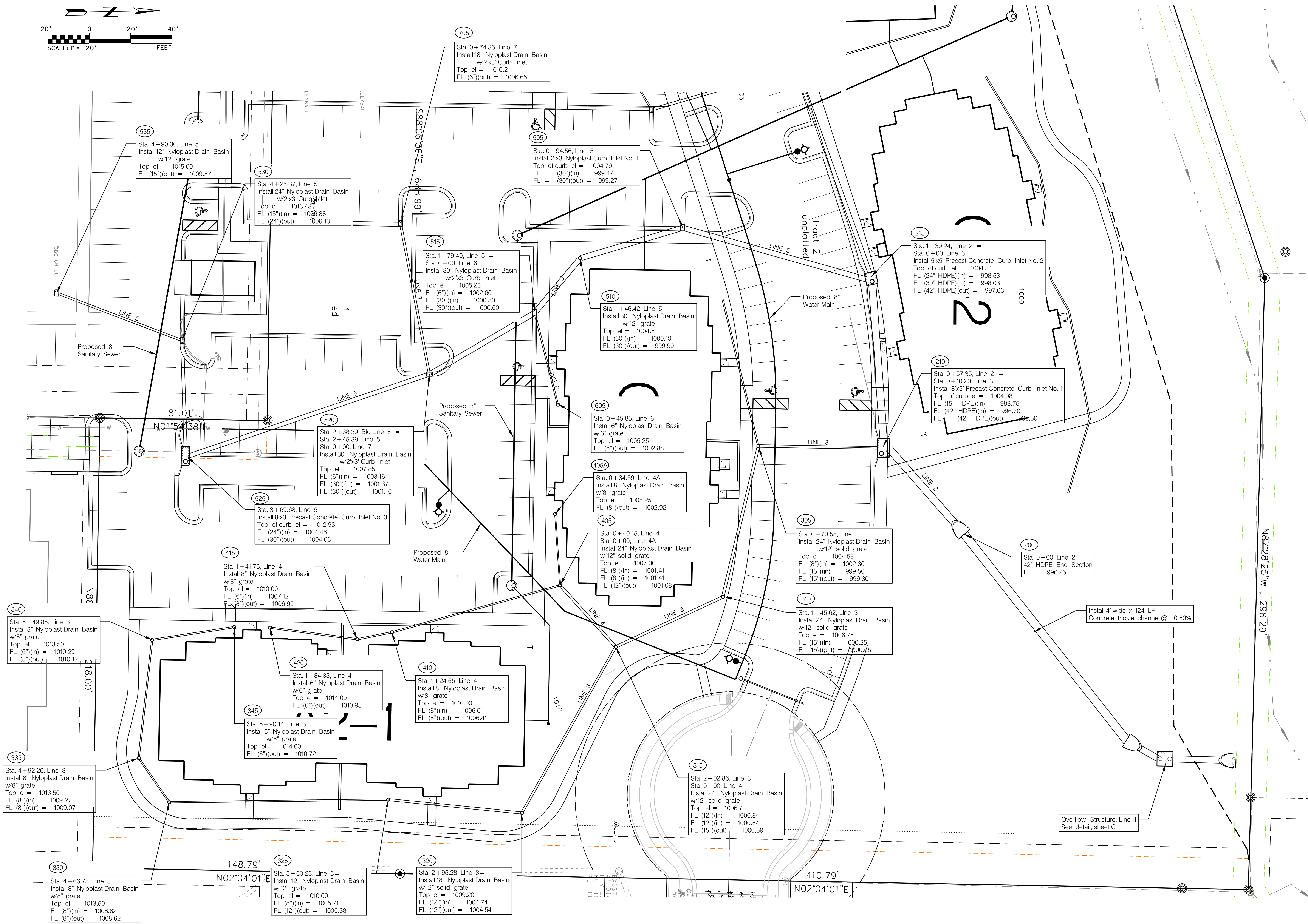
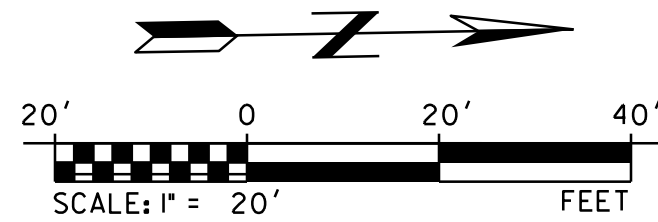
SUMMIT POINT
504 NE Chipman Road
Lee's Summit, Missouri

Construction Drawings

WEST SIDE DRAINAGE PLAN
L2, L9, L10, L11 & L12

C40I

\\fs01\shared\drives\215065\CA\215065-S1-SH-CD West Side Drainage Plan.dwg



CFS ENGINEERS

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1421 E. 104th Street, Ste. 100 KC MO 64131

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STATE OF MISSOURI

LANDS & SURVEY

REGISTERED PROFESSIONAL ENGINEER

E-23823

2/21/23

Rev.	Designated by:	Drawn by:	Checked by:	Reviewed by:	Plot scale:	City Submit:	Description:	Date:	Appr.
-	RP	RP	LWS	---	1/8" = 1'-0"	---	Construction Drawings	02/02/23	---

SUMMIT POINT

504 NE Chipman Road

Lee's Summit, Missouri

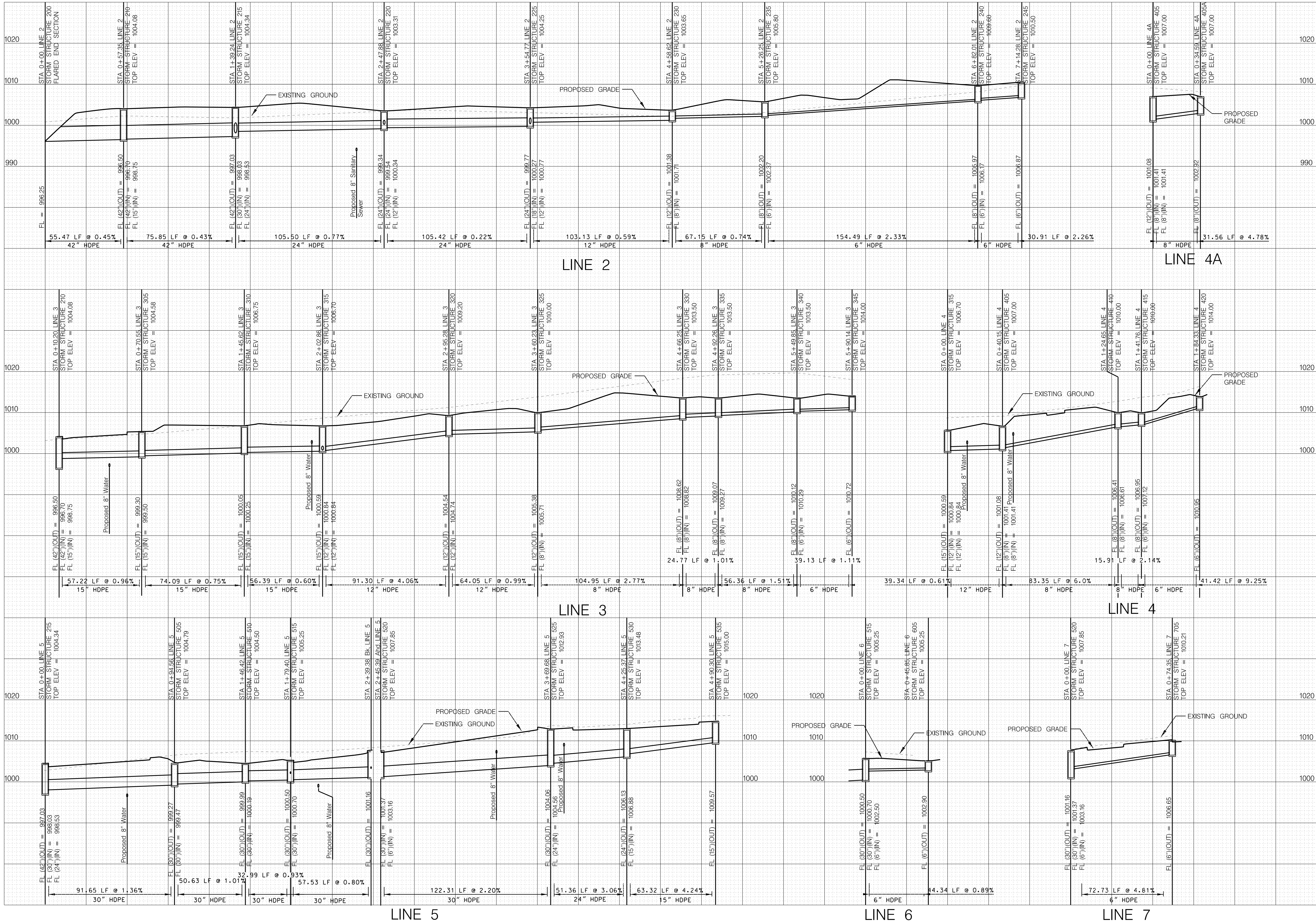
Construction Drawings

EAST SIDE DRAINAGE PLAN

LI, L2, L3, L4, L4A, L5, L6 & L7

C402

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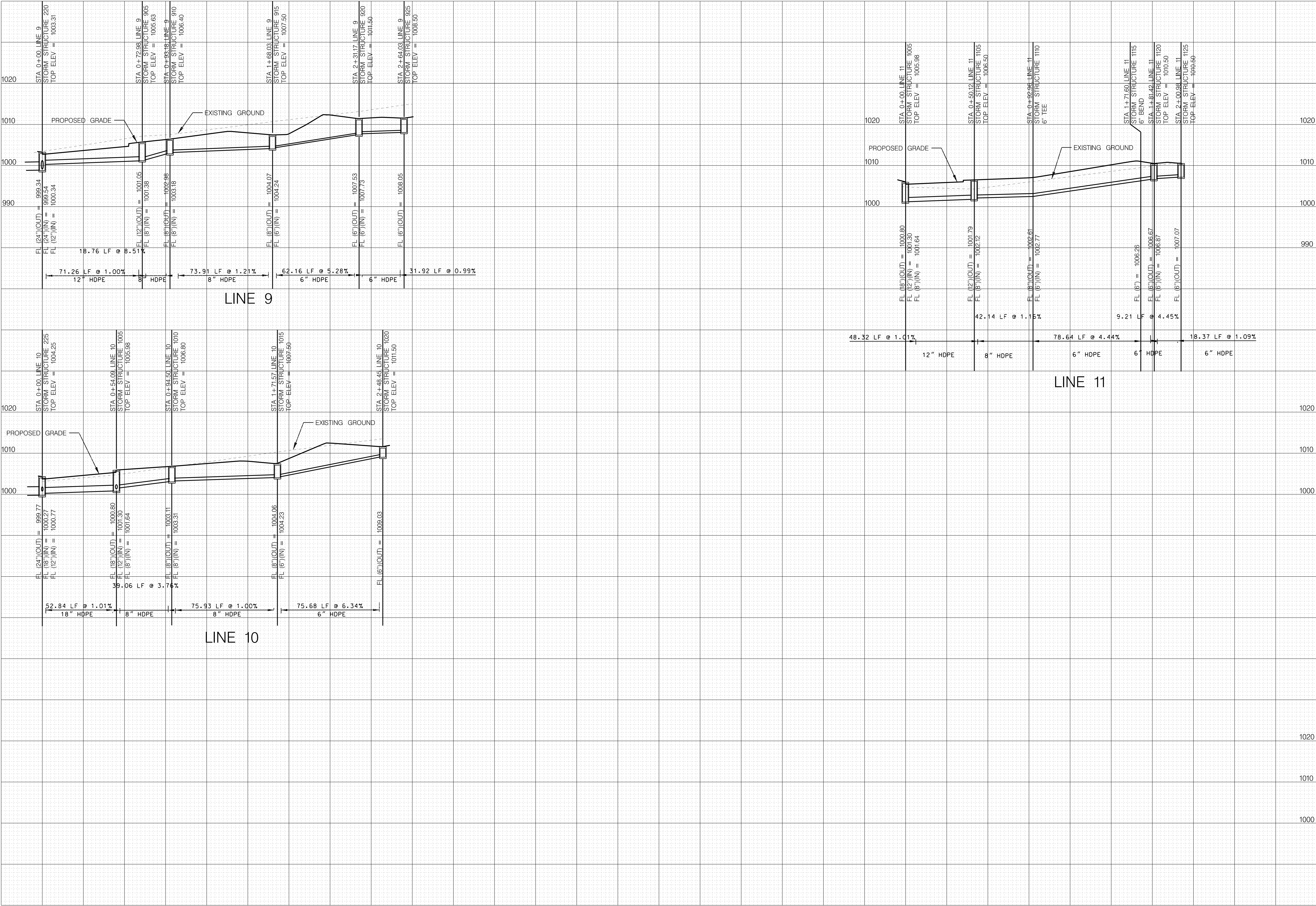
1421 E. 104th Street, Ste. 100 KC MO 64137
816-353-4077 F 816-353-5688

Rev.	By	Date	Description	Appr.
1	WMS	05/25/2016	Construction Drawings	
2	WMS	06/02/2016	Construction Drawings	

SUMMIT POINT
504 NE Chipman Road
Lee's Summit, Missouri

DRAINAGE PROFILES
L2, L3, L4, L4A, L5,
L6 & L7

C403



1421 E. 104th Street, Ste. 100 KC MO 64131

616-333-4077 / 616-333-6668

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STATE OF MISSOURI

LANDS & SURVEY

SCOTT

REGISTERED PROFESSIONAL ENGINEER

NUMBER E-28325

12/2/22

Rev.	Issued	Designed by	Drawn by	Checked by	Reviewed by	Plot scale	Plot date	City	Submitted by	Description	Date	Appr.
-	05-25-2015	RP	RP	MS	---	1/30	12/2/22	CITY	SUBMITTAL	Work	02/02/22	---

SUMMIT POINT

504 NE Chipman Road

Lee's Summit, Missouri

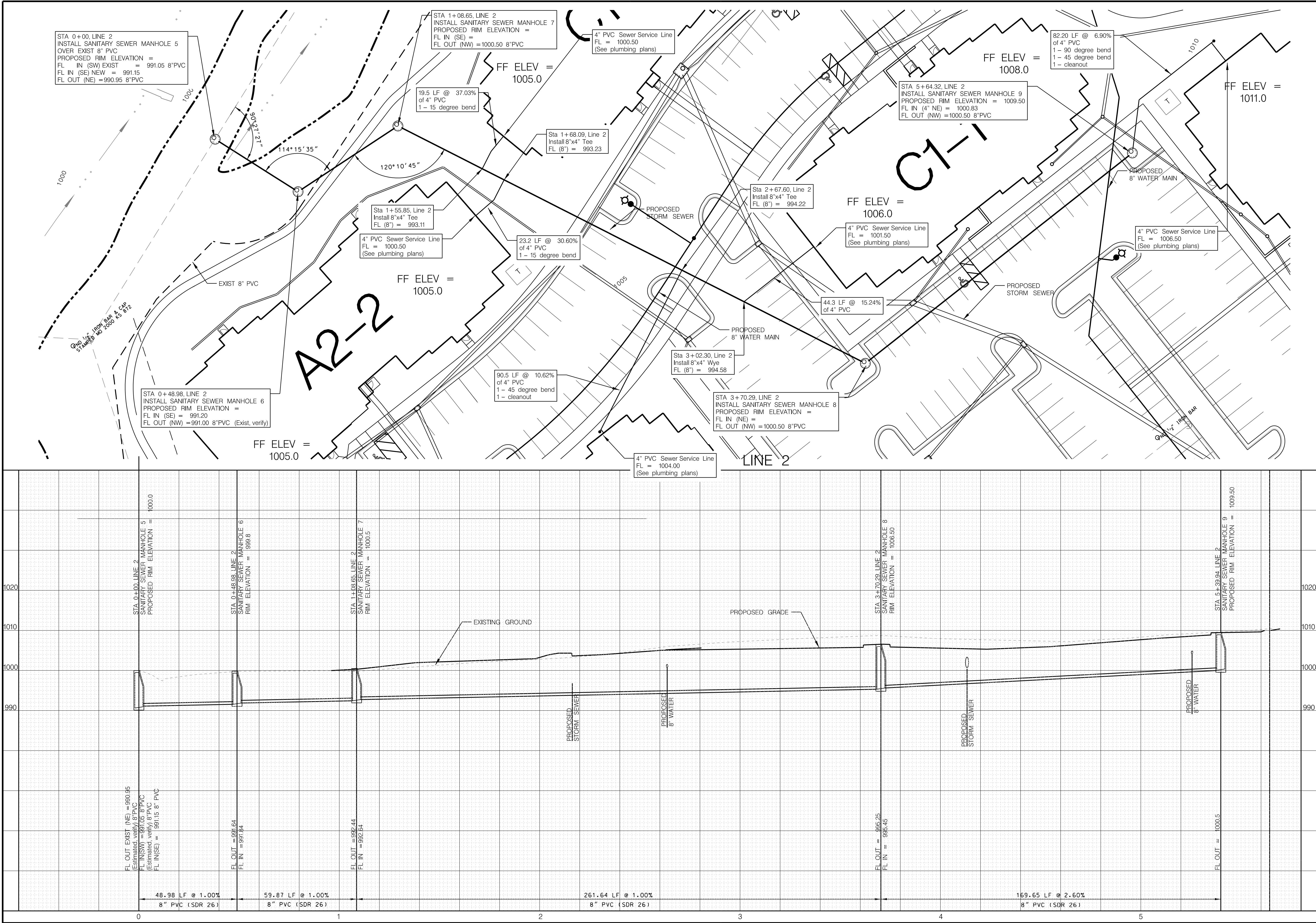
Construction Drawings

DRAINAGE PROFILES

L9, L10 & L11

C404

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STATE OF MISSOURI

LANDS & SURVEY

SCOTT

REGISTERED ENGINEER

E-23823

Rev.	By	Date	Description	Appr.
1	WJS	05/25/2016	Design	
2	WJS	06/02/2016	City Submit	
3	WJS	06/02/2016	Final	

SUMMIT POINT

504 NE Chipman Road

Lee's Summit, Missouri

Construction Drawings

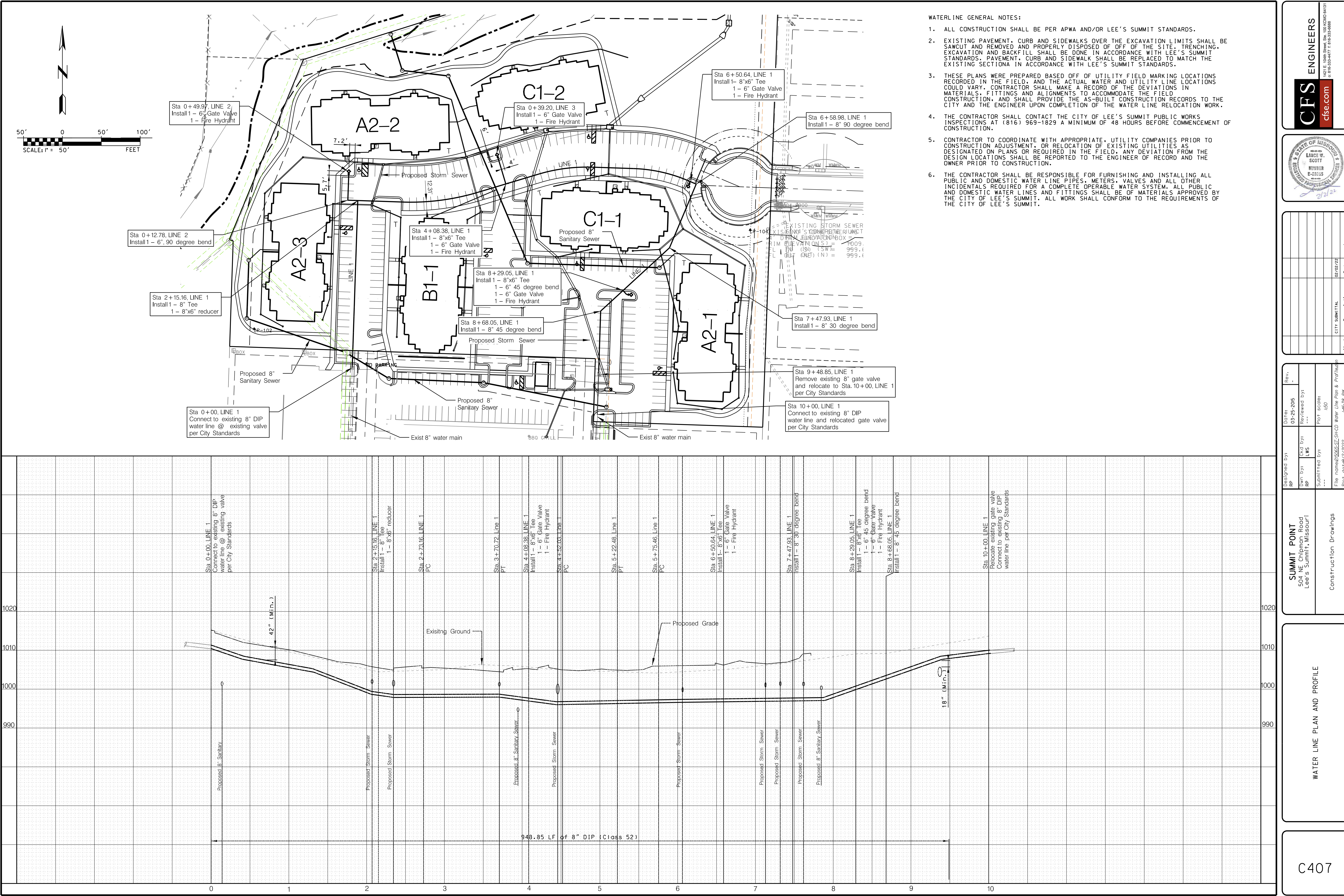
SANITARY SEWER

PLAN AND PROFILE

LINE 2

C406

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- WATERLINE GENERAL NOTES:
1. ALL CONSTRUCTION SHALL BE PER APWA AND/OR LEE'S SUMMIT STANDARDS.
 2. EXISTING PAVEMENT, CURB AND SIDEWALKS OVER THE EXCAVATION LIMITS SHALL BE SAWCUT AND REMOVED AND PROPERLY DISPOSED OF OFF OF THE SITE. TRENCHING, EXCAVATION AND BACKFILL SHALL BE DONE IN ACCORDANCE WITH LEE'S SUMMIT STANDARDS. PAVEMENT, CURB AND SIDEWALK SHALL BE REPLACED TO MATCH THE EXISTING SECTIONA IN ACCORDANCE WITH LEE'S SUMMIT STANDARDS.
 3. THESE PLANS WERE PREPARED BASED OFF OF UTILITY FIELD MARKING LOCATIONS RECORDED IN THE FIELD. AND THE ACTUAL WATER AND UTILITY LINE LOCATIONS COULD VARY. CONTRACTOR SHALL MAKE A RECORD OF THE DEVIATIONS IN MATERIALS, FITTINGS AND ALIGNMENTS TO ACCOMMODATE THE FIELD CONSTRUCTION, AND SHALL PROVIDE THE AS-BUILT CONSTRUCTION RECORDS TO THE CITY AND THE ENGINEER UPON COMPLETION OF THE WATER LINE RELOCATION WORK.
 4. THE CONTRACTOR SHALL CONTACT THE CITY OF LEE'S SUMMIT PUBLIC WORKS INSPECTIONS AT (816) 969-1829 A MINIMUM OF 48 HOURS BEFORE COMMENCEMENT OF CONSTRUCTION.
 5. CONTRACTOR TO COORDINATE WITH APPROPRIATE. UTILITY COMPANIES PRIOR TO CONSTRUCTION ADJUSTMENT, OR RELOCATION OF EXISTING UTILITIES AS DESIGNATED ON PLANS OR REQUIRED IN THE FIELD. ANY DEVIATION FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO THE ENGINEER OF RECORD AND THE OWNER PRIOR TO CONSTRUCTION.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL PUBLIC AND DOMESTIC WATER LINE PIPES, METERS, VALVES AND ALL OTHER INCIDENTALS REQUIRED FOR A COMPLETE OPERABLE WATER SYSTEM. ALL PUBLIC AND DOMESTIC WATER LINES AND FITTINGS SHALL BE OF MATERIALS APPROVED BY THE CITY OF LEE'S SUMMIT. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT.

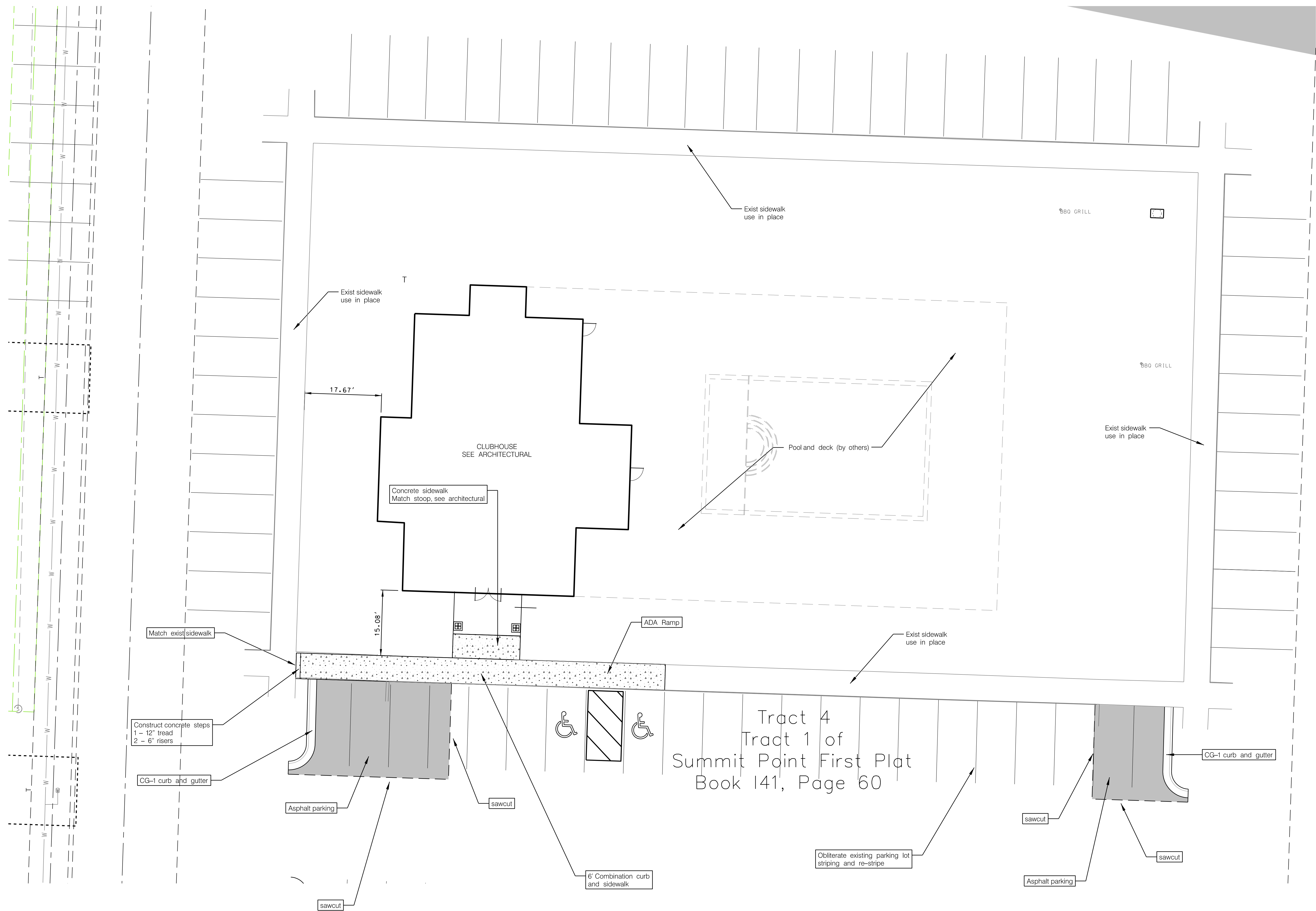
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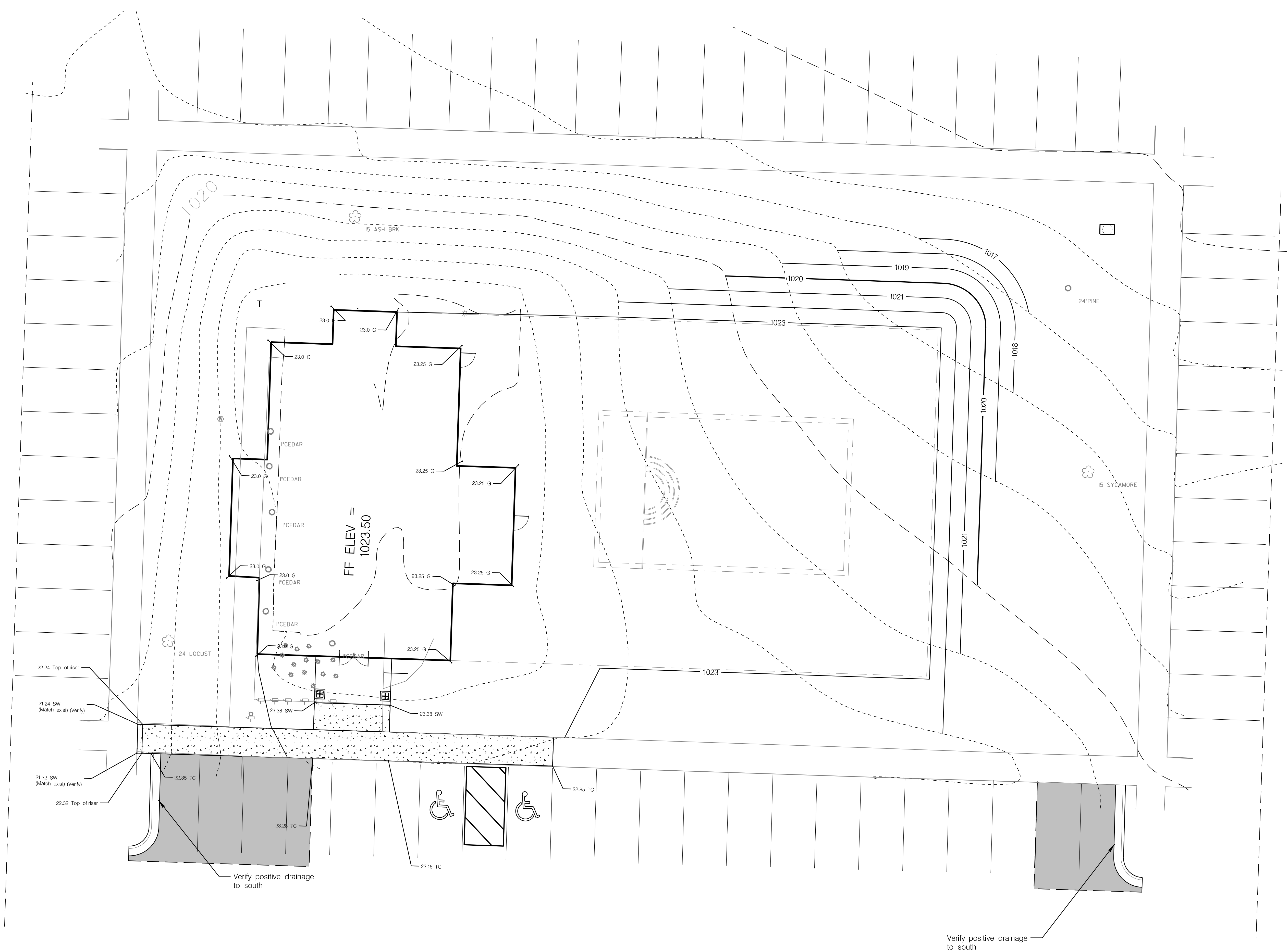
1421 E. 10th Street, Ste. 100 KC MO 64131
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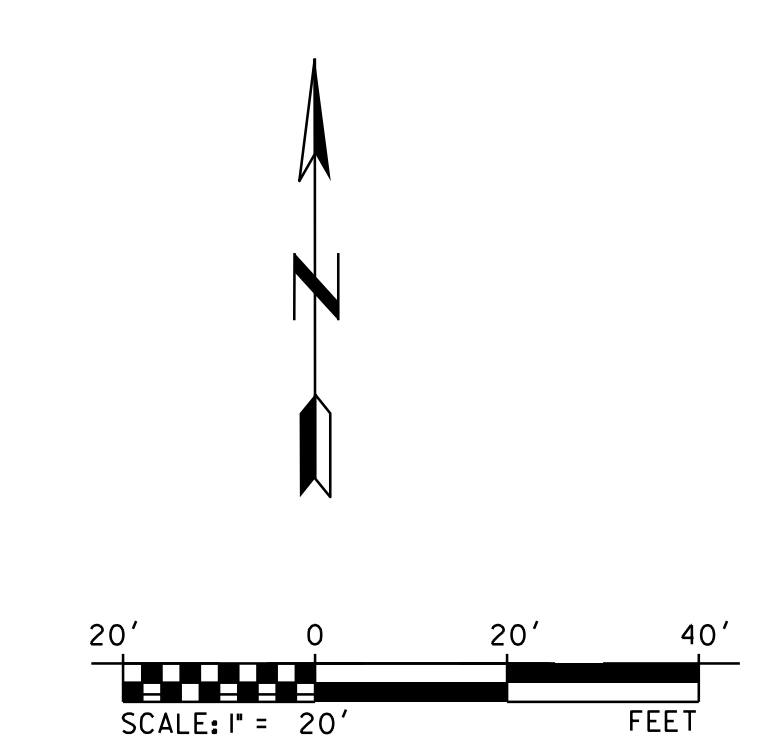
STATE OF MISSOURI
LAND SURVEYOR
SCOTT
NUMBER
E-23025
2/2/21

2/2/21

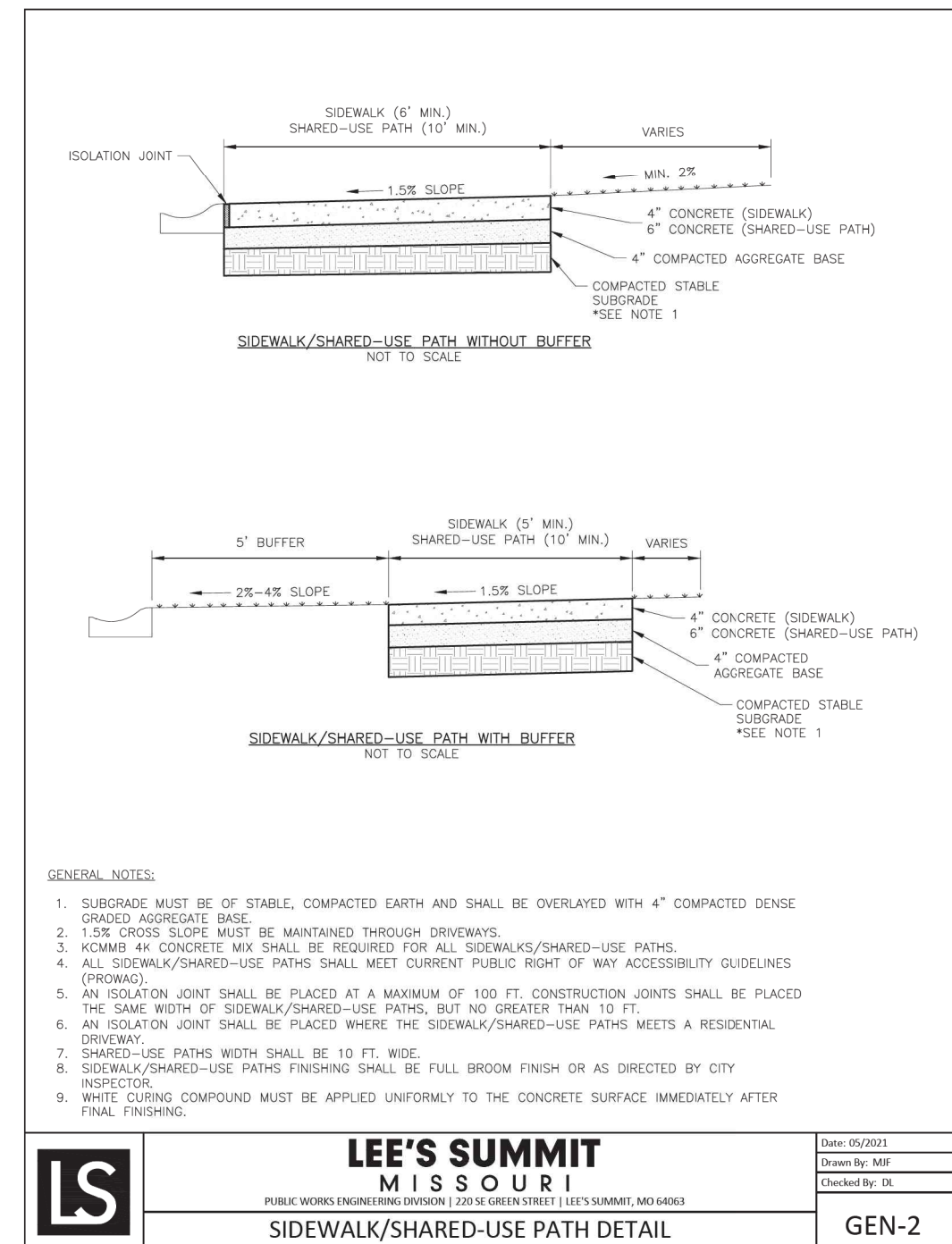
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-
- 2" APWA Type 3-01 Surface Course
- 4" APWA Type 1-01 Base Course
- 6" MoDot Type V Rock Base
- 6" Chemical subgrade stabilization
- Type CG-2 Curb and Gutter
- 12"
- LOCAL ACCESS STREET
PAVEMENT SECTION



This site plan illustrates the proposed stormwater management infrastructure. Key features include:

- Sediment Fences:** Two locations are identified for installation per ESC-10, ESC-11 (Typ.).
- Gravel Curb Inlets:** Three locations are identified for installation per ESC-24, Straw Wattles or approved Inlet Protection.
- Stormwater Management Features:** The plan shows various structures such as sediment traps, straw wattles, and inlet protection devices.
- Topography and Infrastructure:** Contour lines (e.g., 1005, 1006, 1007) and existing features like NE English Manor Drive and a hedge are shown.
- Elevation Data:** Numerous spot elevations and invert elevations are provided throughout the plan.
- Orientation:** A north arrow points towards the top right of the sheet.

Install Gravel Curb Inlet
Sediment Trap Per
ESC-24, Straw Wattles
or approved Inlet Protection

Install Gravel Curb Inlet
Sediment Trap Per
ESC-24, Straw Wattles
or approved Inlet Protection

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE NECESSARY PERMITS FOR THE COMPLETION OF EARTHWORK AS SHOWN AND FOR HAULING BORROW MATERIAL IN AND WASTE MATERIAL OFF OF THE SITE.
2. AREAS OF PROPOSED CONSTRUCTION SHALL BE STRIPPED OF ALL VEGETATION AND TOPSOIL TO A DEPTH OF SIX INCHES (6") OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER. THE TOPSOIL SHALL BE STOCKPILED AND REDISTRIBUTED PER THE SPECIFICATIONS. TOPSOIL SHALL NOT BE USED FOR STRUCTURAL FILL IN BUILDING AND PAVEMENT AREAS.
3. TESTING AND INSPECTION OF EARTHWORK SHALL BE PROVIDED BY A TESTING LABORATORY SELECTED BY THE OWNER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD ADJUST THE TOPS OF ALL MANHOLES AND VALVE/METER BOXES AS NECESSARY TO MATCH THE FINISH GRADE OF ADJACENT AREAS, NO SEPARATE OR ADDITIONAL COMPENSATION SHALL BE MADE TO THE CONTRACTOR FOR MAKING FINAL ADJUSTMENTS TO MANHOLES AND BOXES.
5. THE CONTRACTOR SHALL CLEAN OUT ALL EXISTING AND PROPOSED INLETS, PIPES AND MANHOLES OF DEBRIS AND SEDIMENTATION AT COMPLETION OF SITEWORK. THIS WORK SHALL BE DONE TO THE SATISFACTION OF THE OWNER.
6. SOIL FROM THE CUT AREA TO BE MOVED AND GRADED INTO FILL AREA PROMPTLY.
7. SOIL FOR FILLING SHOULD BE GRADED AS IT ARRIVES.

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES THROUGHOUT THE PROJECT, ANY AND ALL FINES ASSOCIATED WITH EROSION CONTROL VIOLATIONS WILL BE THE CONTRACTOR'S RESPONSIBILITY.
2. EROSION CONTROL IS THE CONTRACTOR'S RESPONSIBILITY AND THIS PLAN SHOULD BE USED AS A GUIDE, AND REPRESENTS THE MINIMUM EROSION CONTROL DEVICES REQUIRED.
3. TOPSOIL FROM GRASS COVERED AREA SHALL BE SALVAGED AND STOCKPILED AND SURROUNDED BY SILT FENCE UNTIL IT CAN BE REPLACED IN PROPOSED GREEN SPACE AREAS.
4. SOIL EXCAVATED FROM THE CUT AREAS SHALL BE MOVED AND GRADED INTO FILL AREAS PROMPTLY.
5. SOIL BROUGHT TO THE SITE FOR FILLING SHALL BE GRADED INTO FILL AREAS AS IT ARRIVES.
6. GRAVEL FILTER BAGS OR STRAW BALES SHALL BE PLACED AROUND EACH INLET OR CULVERT PIPE IMMEDIATELY AFTER THEY ARE PLACED OR CONSTRUCTED.
7. THE CONTRACTOR SHALL PROVIDE ANY FURTHER EROSION CONTROL MEASURES IN ADDITION TO THOSE LISTED TO ENSURE THAT SILT WILL NOT LEAVE THE PROJECT CONTAINES.
8. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
9. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM THE SITE IF NOT RE-USEABLE ONSITE.
10. THE CONTRACTOR SHALL ENSURE THAT ALL DRAINAGE STRUCTURES, CULVERTS, INLETS, FLUMES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
11. THE CONTRACTOR SHALL PROVIDE ANY TEMPORARY STABILIZATION AS REQUIRED.
12. THE CONTRACTOR SHALL PROVIDE INGRESS/EGRESS TRACKING PAD(S) FOR VEHICULAR TRAFFIC TO ACCESS THE SITE AT LOCATION(S) APPROVED BY THE OWNER'S REPRESENTATIVE.
13. ALL DITCHES AND SLOPES WITHIN THE PROJECT LIMITS SHALL BE SEEDED AND STABILIZED IMMEDIATELY AFTER THEY HAVE BEEN GRADED AND CONSTRUCTED.
14. ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED UPON COMPLETION OF FINAL GRADING, INSTALLATION AND MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES (TEMPORARY & PERMANENT) SHALL BE A CONTINUOUS OPERATION UNTIL ALL SITEWORK IS COMPLETE.
15. ALL SLOPES AND AREAS DISTURBED DURING CONSTRUCTION SHALL BE GRADED SMOOTH AND 4" OF TOPSOIL APPLIED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL A HEALTHY STAND OF PERMANENT VEGETATION HAS BEEN ESTABLISHED FOR ALL DISTURBED AREAS.
16. SILT FENCES SHALL BE INSPECTED AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. THE CONTRACTOR SHALL MAKE ANY REPAIRS IMMEDIATELY.
17. SILT FENCES SHALL BE INSPECTED FOLLOWING ANY ACTIVITY ON THE SITE WHICH MAY HAVE DAMAGED THE FENCE OR CAUSED ADDITIONAL SEDIMENT TO ACCUMULATE.
18. SHOULD THE SILT FENCE FABRIC COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, THE CONTRACTOR SHALL REPLACE IT PROMPTLY.
19. SEDIMENT DEPOSITS ACCUMULATED ALONG THE SILT FENCE SHALL BE REMOVED AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE.
20. CARE MUST BE TAKEN TO AVOID UNDERMINING THE SILT FENCE DURING CLEANOUT.
21. THE LANDSCAPING PLAN INDICATES GREEN SPACE AREAS THAT SHALL BE COVERED WITH TOPSOIL, AND MULCH FOR GROWING PERMANENT VEGETATION, AND AREAS THAT SHALL BE PERMANENTLY STABILIZED WITH BUILDINGS, PAVEMENT AND SIDEWALKS.
22. ONCE THE SITE IS BROUGHT TO PROPOSED GRADE, PROVIDE TEMPORARY HYDROSEEDING TO ASSIST WITH EROSION AND SEDIMENT CONTROL ON THE AREAS THAT WILL NOT BE PAVED. IF HYDROSEEDING IS NOT SUCCESSFUL, THE AREA WILL BE RE-HYDROSEEDED UNTIL IT IS SUCCESSFUL.
23. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY THE OWNER'S REPRESENTATIVE.

[illegible]

Designed by: RP	Date: 03-25-2015	Rev. -
Own by: RP	Okd by: LWS	Reviewed by: ---
Submitted by: ---	Plot score: 1/20	

File name:215065-ST-SHCD Public Street Grading and E
Plot date:4/7/2022 11:59:51 AM

SUMMIT POINT
504 NE Chipman Road
Lee's Summit, Missouri

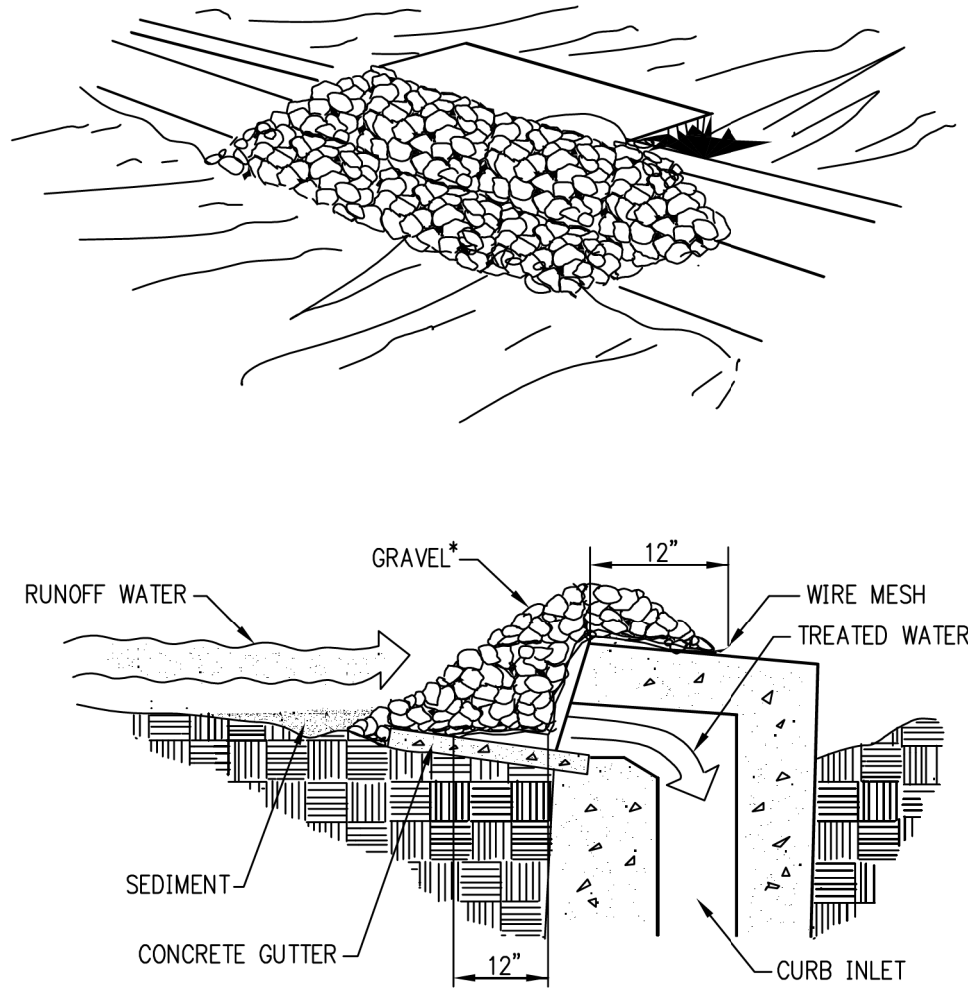
NE ENGLISH MANOR DRIVE
GRADING AND EROSION CONTROL PLAN

C1003

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GRAVEL CURB INLET SEDIMENT TRAP



CROSS SECTION

NOTE:

*USE CLEAN GRAVEL 1/2" TO 1" IN DIAMETER.

GRAVEL CURB INLET SEDIMENT TRAP NOTES:

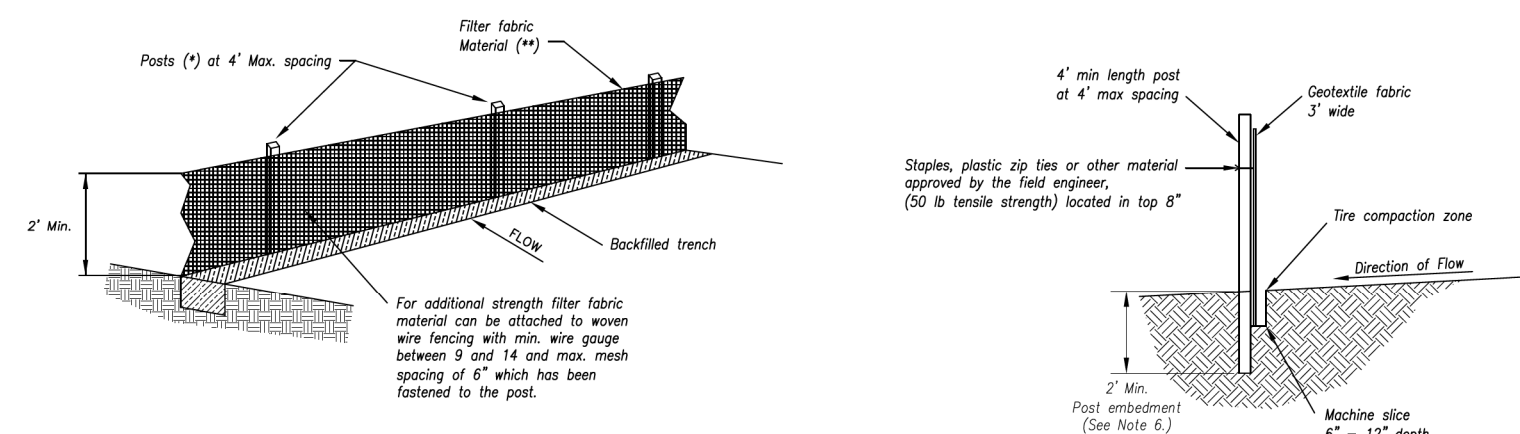
A) GENERAL NOTES:

- WIRE MESH WITH 1/2-INCH OPENINGS SHALL BE PLACED OVER THE CURB INLET OPENING SO THAT AT LEAST 12 INCHES OF WIRE EXTENDS ACROSS THE INLET COVER AND AT LEAST 12 INCHES OF WIRE EXTENDS ACROSS THE CONCRETE GUTTER FROM THE INLET OPENING.
- STONE SHALL BE PILED AGAINST THE WIRE SO AS TO ANCHOR IT AGAINST THE GUTTER AND INLET COVER AND TO COVER THE INLET OPENING COMPLETELY.
- IF THE STONE BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE BLOCK AND CLEANED OR REPLACED.

B) INSPECTION AND MAINTENANCE:

- THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN EVENT OF 1/2-INCH OR GREATER AND REPAIRS MADE AS NEEDED.
- SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE HALF THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA SO THAT IT WILL NOT ERODE.
- STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

AMERICAN PUBLIC WORKS ASSOCIATION	
APWA	KANSAS CITY METROPOLITAN CHAPTER
GRAVEL CURB INLET SEDIMENT TRAP	STANDARD DRAWING NUMBER ESC-24 ADOPTED:



(*) BASIS
- MIN. LENGTH 4'
- HARDWOOD 1 3/4" x 1 3/4"
- NO. 2 SOUTHERN PINE 2 3/4" x 2 3/4"
- STEEL 1.33 LB/YD

(**) - Geotextile Fabric shall meet the requirements of AASHTO M288

SILT FENCE DETAILS

Not to Scale

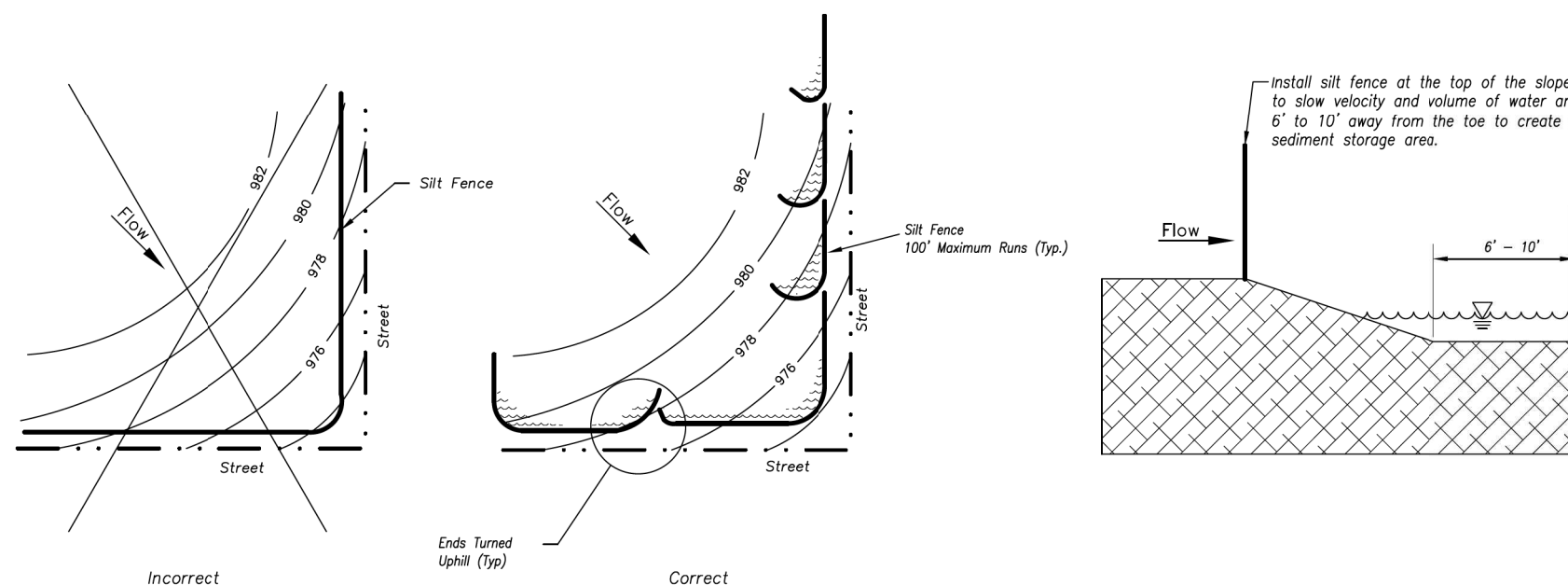


Figure A

SILT FENCE LAYOUT

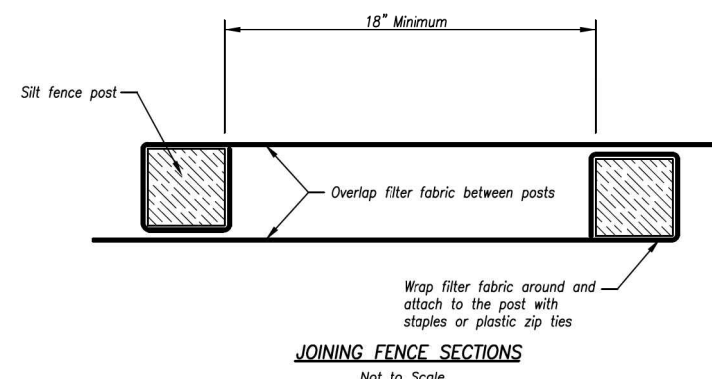
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Notes:

- In order to contain water, the ends of the silt fence must be turned uphill (Figure A).
- Long perimeter runs of silt fence must be limited to 100'. Runs should be broken up into several smaller segments to minimize water concentrations (Figure A).
- Long slopes should be broken up with intermediate rows of silt fence to slow runoff velocities.
- Attach fabric to upstream side of post.
- Install posts a minimum of 2' into the ground.
- Trenching will only be allowed for small or difficult installation, where slicing machine cannot be reasonably used.

Maintenance:

- Remove and dispose of sediment deposits when the deposit approaches 1/2 the height of silt fence.
- Repair as necessary to maintain function and structure.

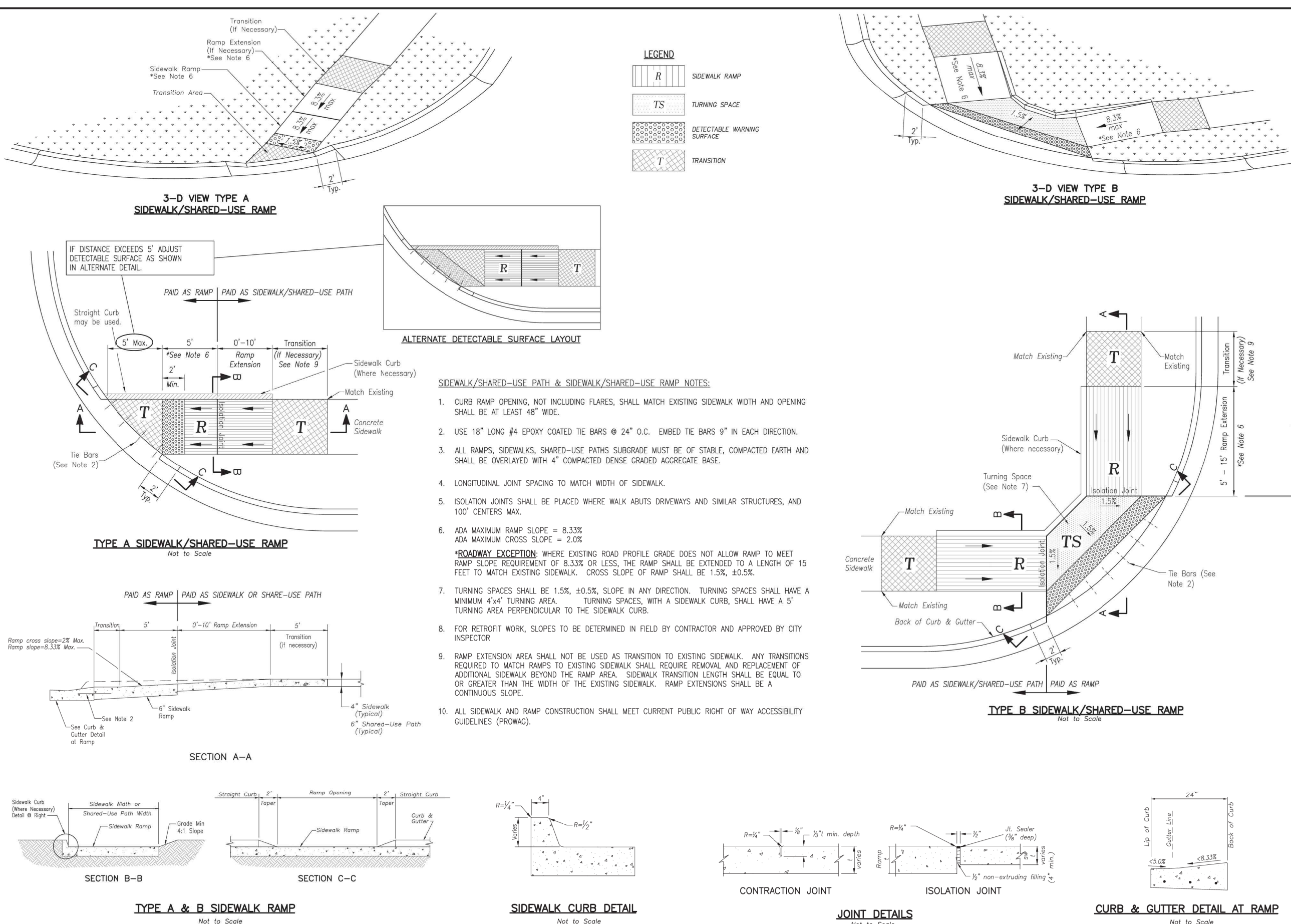


JOINING FENCE SECTIONS

Not to Scale

AMERICAN PUBLIC WORKS ASSOCIATION	
APWA	KANSAS CITY METRO CHAPTER
SILT FENCE	STANDARD DRAWING NUMBER ESC-03 ADOPTED 10/24/2016

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

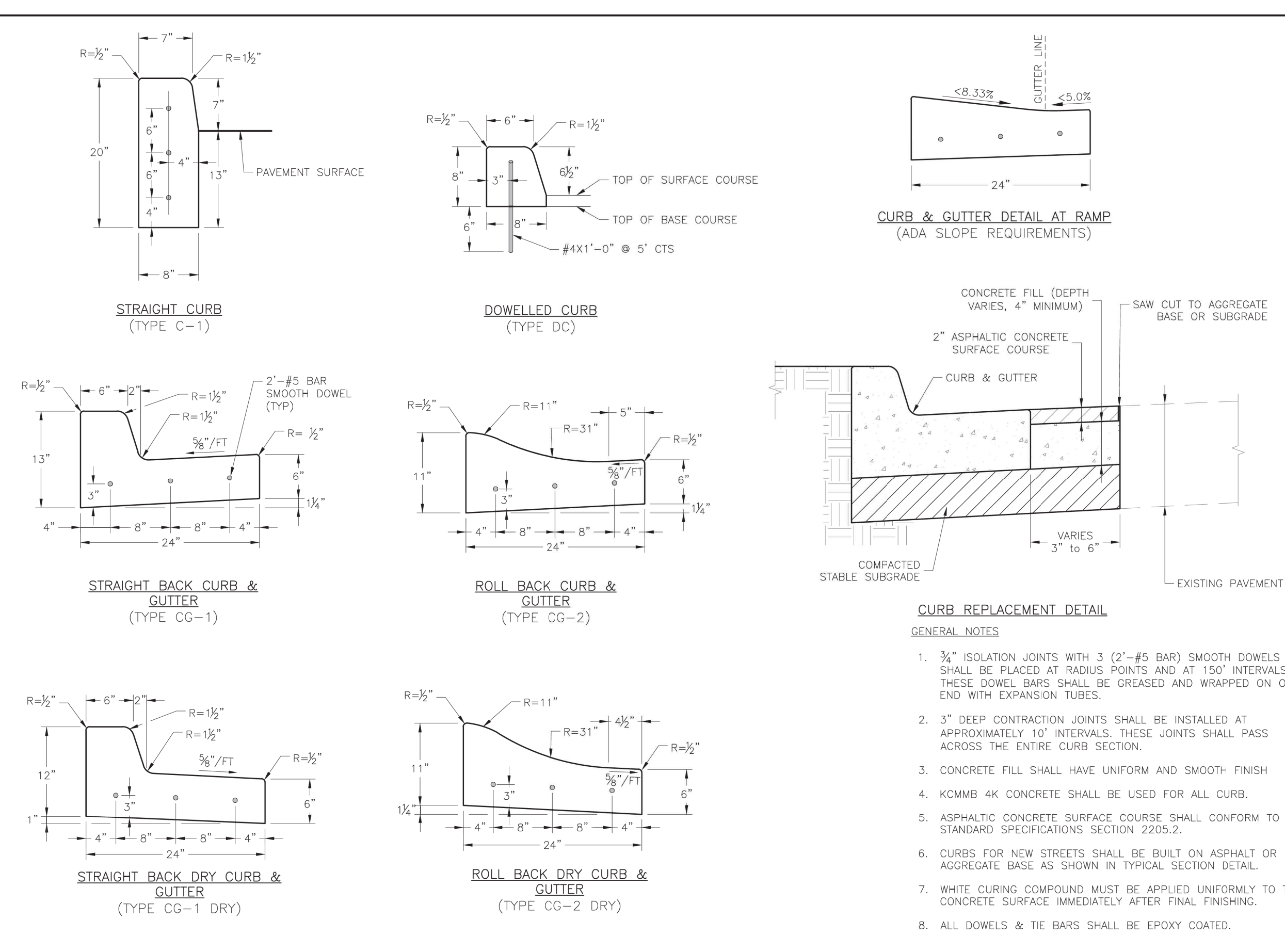


LEE'S SUMMIT
MISSOURI

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

CURB & GUTTER DETAIL

GEN-4

DETAILS

Sheet
reference
number:
C1004