

LEGAL DESCRIPTION:

NW 1/4

NE 1/4

SW 1/4

SE 1/4

32

NE Independence Avenue

E. Chipman Road

Project Location

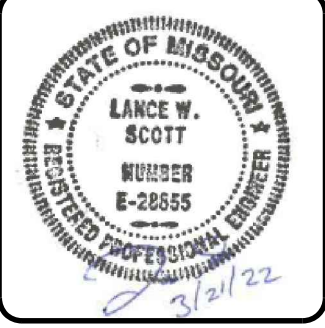
Section 32, Township 48 N, Range 31 E
Not to Scale

UTILITY INFORMATION

UTILITY LOCATION	MISSOURI ONE-CALL SYSTEM 1-800-DIG-RITE 1-800-344-7483
ELECTRIC	EVERGY 1300 SE HAMBLEN ROAD LEE'S SUMMIT, MISSOURI 800-383-1183
GAS SERVICE	SPIRE 3025 SE CLOVER DRIVE LEE'S SUMMIT, MISSOURI 816-969-2200
TELEPHONE	AT&T 777 NW BLUE PARKWAY, #3080 LEE'S SUMMIT, MISSOURI 64066 816-251-2800
WATER SERVICE	CITY OF LEE'S SUMMIT UTILITIES 220 SE GREEN STREET LEE'S SUMMIT, MISSOURI 64063 816-966-1900

C1000 - TITLE SHEET
C1001 - PUBLIC SANITARY SEWER PLAN & PROFILE
C1002 - STORM SEWER PLAN (NORTH) PUBLIC IMP.
C1003 - PUBLIC STORM SEWER PLAN & PROFILE
C1004 - PUBLIC STREET DETAILS

1. THE BOUNDARY INFORMATION, EXISTING UTILITY LINES, AND TOPOGRAPHIC FEATURES SHOWN ARE ACCORDING TO THIS INFORMATION MADE AVAILABLE TO THE ENGINEER. HOWEVER, ALL UTILITIES EXISTING MAY NOT BE SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY EXISTING TOPOGRAPHIC FEATURES AND EXISTING UTILITY LOCATIONS AND REPORT ANY DISCREPANCIES TO THE OWNER AND ENGINEER PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. PORTION OF TOPOGRAPHIC SURVEY PROVIDED BY OWNER.
2. THE CONTRACTOR SHALL SUBMIT AN EXPANSION/CONTRACTION JOINT PLAN TO THE ENGINEER FOR APPROVAL PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
3. ALL EXCAVATION SHALL BE UNCLASSIFIED.
4. THE CONTRACTOR SHALL CONTACT THE CITY OF LEE'S SUMMIT PUBLIC WORKS INSPECTIONS AT (816) 969-1829 WITHIN 48 HOURS OF COMMENCEMENT OF CONSTRUCTION.
5. THE CONTRACTOR SHALL CONTACT RIGHT-OF-WAY INSPECTIONS AT (816) 969-1838 PRIOR TO ANY LAND DISTURBANCE ACTIVITIES WITHIN THE RIGHTS-OF-WAY. THESE ACTIVITIES MAY REQUIRE A PERMIT.



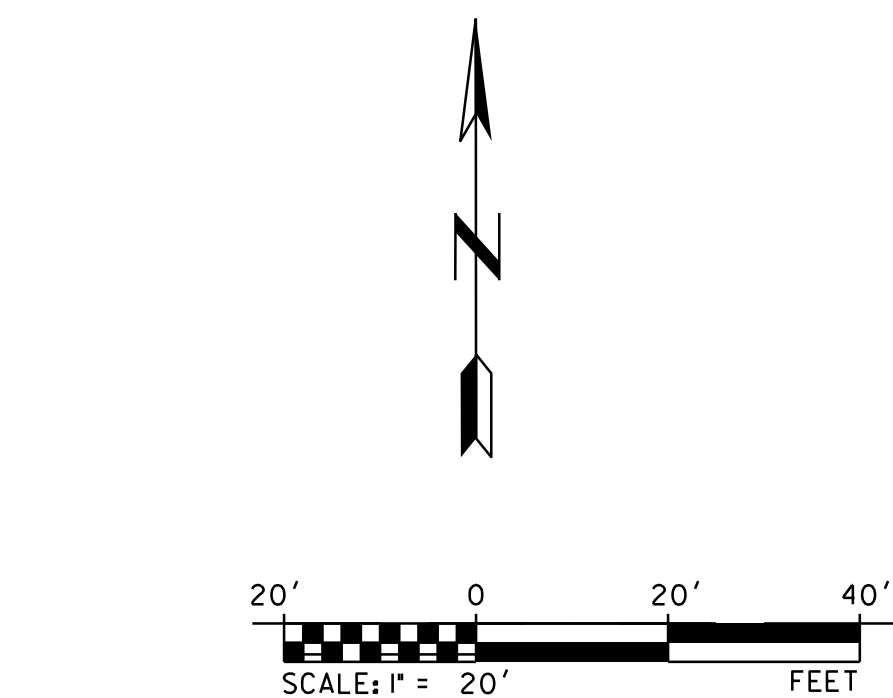
Mark	Description	Date	Appr.
09/xx/21	IMPROVABILITY SUBMITTAL		
		11/12/21	
	REVISED PER COMMENTS	3/21/22	

SUMMIT POINT 504 NE Chipman Road Lee's Summit, Missouri		Designed by: RE	Date: 03-25-2015	Rev.: -
		Drawn by: LMS	Checked by: ---	Reviewed by: ---
Public Street Construction Drawings		Submitted by: ---	Plot scale: 1/625	
File name: 45-25-27-SH-CID CD Cover Sheet-Storm & S Plot dated 4/2/2016 3:33:56 PM				

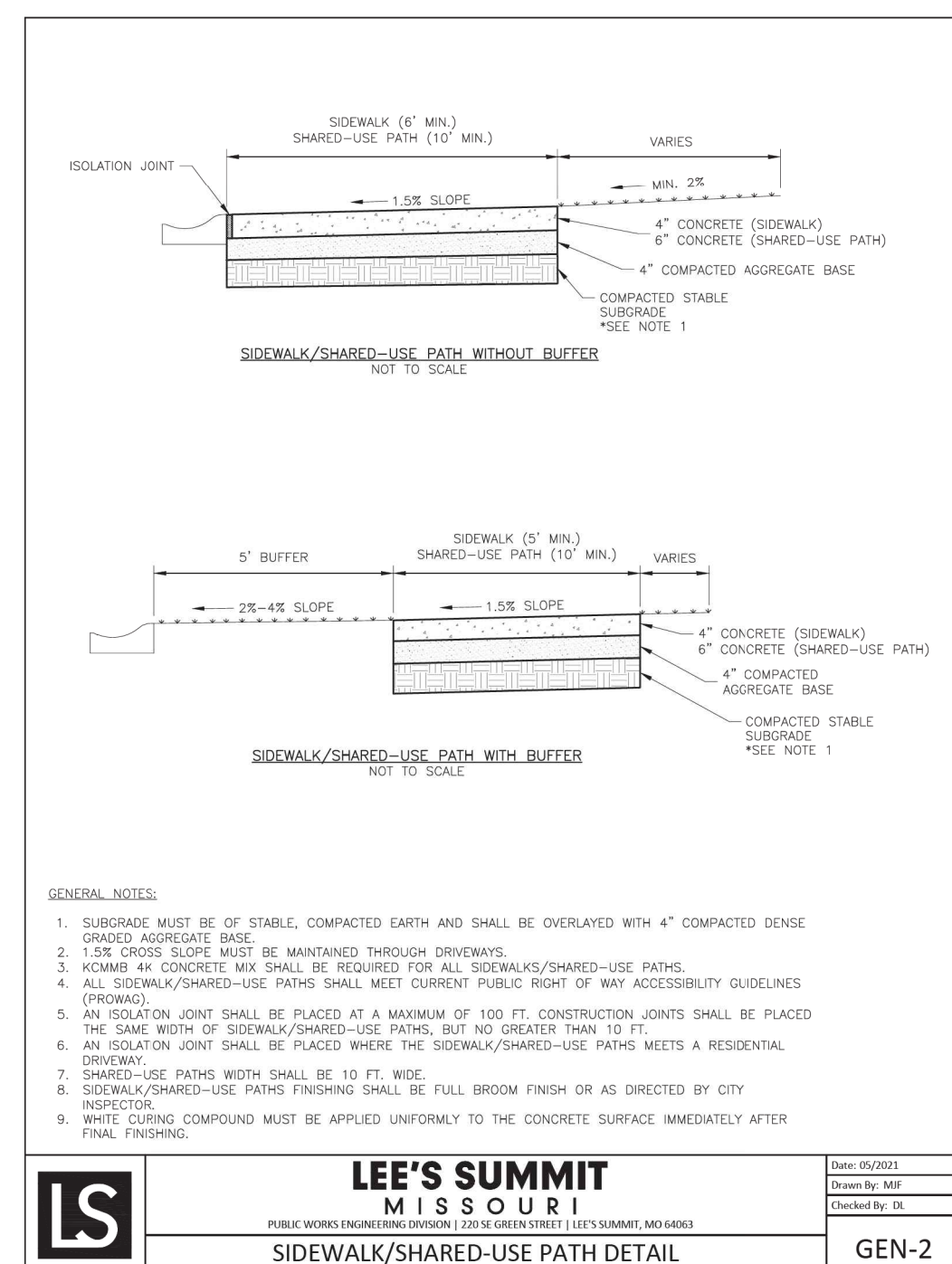
TITLE SHEET

Sheet
reference
number:

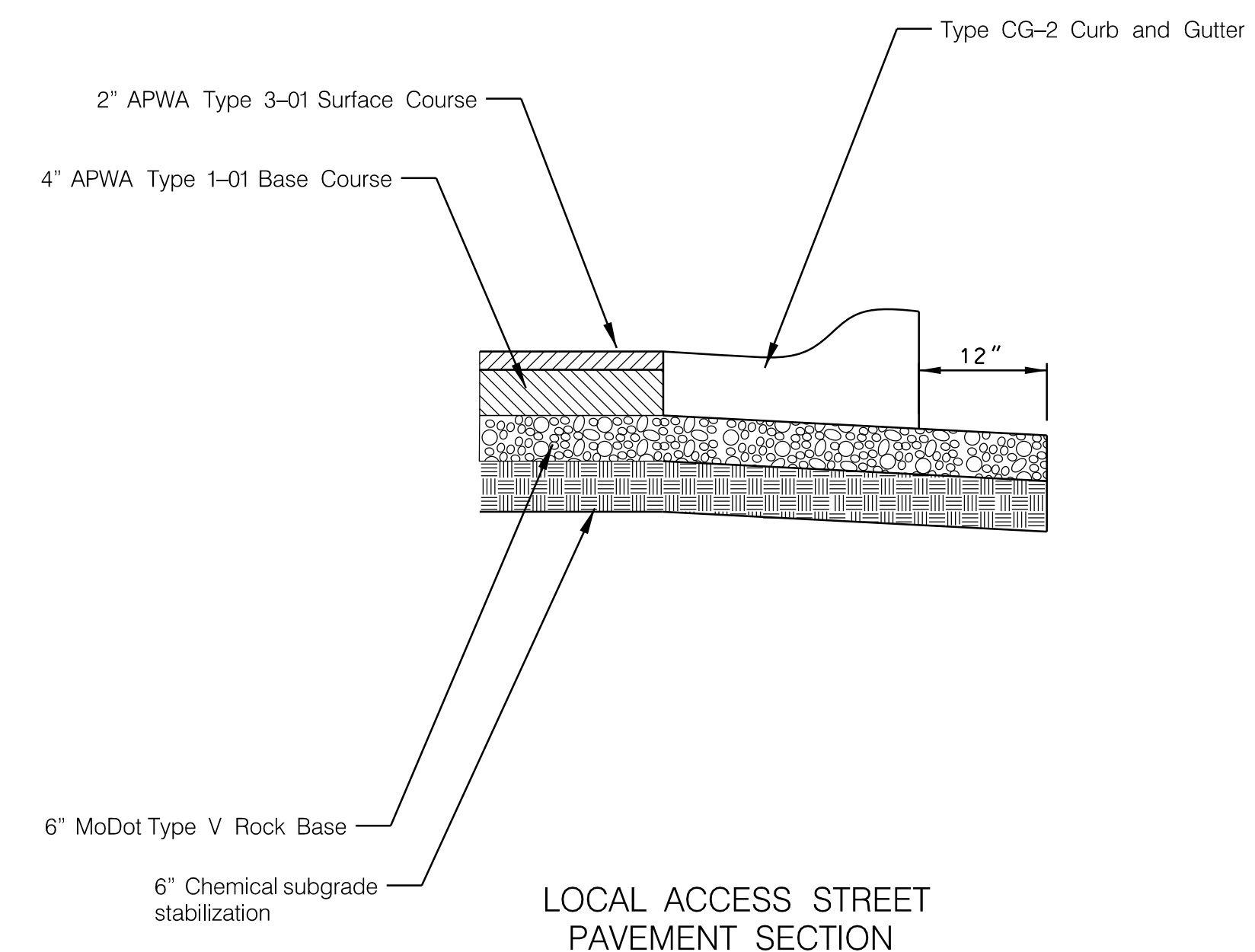
C-1000



1. All construction within the right of way shall be done per the Standards and Specifications of the City of Lee's Summit.
2. Curb and gutter shall be Type CG-2 unless noted otherwise.



1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.
3. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT TO PROVIDE SMOOTH SURFACE TRANSITIONS BETWEEN NEW ENTRANCE DRIVES AND EXISTING STREETS.
4. CONTRACTOR SHALL MATCH EXISTING CURB & GUTTER IN GRADE, SIZE, TYPE, AND ALIGNMENT AT CONNECTIONS TO EXISTING STREETS.
5. 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.
6. ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH GEOTECHNICAL REPORT.
7. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND PRECISE BUILDING DIMENSIONS, SIDEWALK AND SPECIFIC BUILDING AREA TREATMENTS AND IMPROVEMENTS.
8. ALL DIMENSIONS SHOWN ON BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.
9. ALL RADII SHALL BE 4.0' MEASURED AT THE BACK OF CURB UNLESS OTHERWISE NOTED.
10. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH THE ARCHITECTURAL SPECIFICATIONS AND GEOTECH REPORT.
11. 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.
12. ALL CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF LEE'S SUMMIT, MISSOURI STANDARDS AND SPECIFICATIONS.
13. ALL ACCESSIBLE PARKING SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS.
14. THE CONTRACTOR SHALL SUPPLY THE OWNER WITH A LIST OF ALL SUB-CONTRACTORS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OPERATIONS.
15. ALL CURB AND GUTTER SHALL BE TYPE CG-1 OR CG-2 AS NOTED ON THE PLAN.
16. 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.



15' U/t per Uoc.
2014E0057874.

Install Sediment Fence
Per ESC-10, ESC-11
(Typ.)

6 HEDGE

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
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Install Sediment Fence
Per ESC-10, ESC-11
(Typ.)

GRADING NOTES:

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.

EROSION CONTROL NOTES:

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 IN 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 CONFINES.
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-HYDROSEED 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.

Rev.	Description	Date	Appr.
1	REVISION PER COMMENTS	3/21/22	
2	REVISION PER COMMENTS	11/12/21	
3	CITY SUBMITTAL	10/21/21	

Rev.	Description	Date	Appr.
1	DESIGNED BY: RP	05-25-2015	
2	DRAWN BY: RP	05-25-2015	
3	CHECKED BY: LWS	---	
4	SUBMITTED BY: ---	Plot scale: 1/8" = 1'-0"	

SUMMIT POINT 504 NE Chipman Road Lee's Summit, Missouri	Public Street Construction Drawings
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NE ENGLISH MANOR DRIVE GRADING AND EROSION CONTROL PLAN
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