SUMMIT SQUARE III
APARTMENTS
FINAL DEVELOPMENT PLANS

IN LEE'S SUMMIT, JACKSON COUNTY, MO

LOCATION MAP
SCALE 1:1500

SCALE 1:300

PROJECT TEAM:

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3313 N OAK TRAFFICWAY
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UTILITY CONTACT LIST:

PUBLIC WORKS
CITY OF LEE'S SUMMIT
PHONE: 816.969.1800

ELECTRIC
EVERGY
PHONE: 888.471.52.75

DOMESTIC GAS
SPIRE
PHONE: 816.756.5252

WATER SERVICE
CITY OF LEE'S SUMMIT
PHONE: 816.969.1900

CALL BEFORE YOU DIG
1-800-DIG-RITE
MISSOURI ONE CALL SYSTEM

PROPERTY DESCRIPTION:

AN 11.830 ACRE PORTION OF LOT 10, SUMMIT FAIR, SECOND PLAT, LOTS 8, 10-14 AND TRACT C, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 10 BEING NORTH 3° 08' 10" EAST, A DISTANCE OF 457.59 FEET FROM A ½" IRON BAR FOUND AT THE SOUTHEAST CORNER THEREOF;

THENCE NORTH 3° 08' 10" EAST, A DISTANCE OF 1025.00 FEET ALONG SAID WEST LINE;

THENCE, DEPARTING SAID LINE AT RIGHT ANGLES, SOUTH 86° 51' 50" EAST, A DISTANCE OF 587.85 FEET TO THE EAST LINE OF SAID LOT 10;

THENCE SOUTHERLY ALONG THE EAST LINE OF LOT 10, ON A CURVE TO THE RIGHT 848.89 FEET, SAID CURVE HAVING A RADIUS OF 1514.91 FEET, CENTRAL ANGLE OF 32° 06' 23" AND A CHORD BEARING SOUTH 15° 21' 15" WEST FOR 837.83 FEET;

THENCE SOUTH 31° 24' 27" WEST ALONG THE EAST LINE OF LOT 10, A DISTANCE OF 132.80 FEET TO A POINT OF CURVATURE;

THENCE SOUTHERLY ALONG THE EAST LINE OF LOT 10, ON A CURVE TO THE LEFT 98.13 FEET, SAID CURVE HAVING A RADIUS OF 760.00 FEET, CENTRAL ANGLE OF 7° 23' 53" AND A CHORD BEARING SOUTH 27° 42' 30" WEST FOR 98.06 FEET;

THENCE, DEPARTING SAID EAST LINE, NORTH 86° 51' 50" WEST, A DISTANCE OF 306.85 FEET TO THE POINT OF BEGINNING.

NOTE: ALL BEARINGS HEREIN ARE BASED ON MISSOURI STATE PLANE GRID NORTH, WEST ZONE, NAD 83 (NSRS 2011) AS OBSERVED BY TOBIN ROBERTS, MORLS 20010152 69 IN JANUARY OF 2022 AT WHICH POINT 5/8" IRON BARS WITH ID CAPS WERE SET AT ALL CORNERS.

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SITEPOINT
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NO.:	REVISIONS/APPROVALS:
	FDP SUBMITTAL

DATE: 2022.12.21

REVIEWED BY: M.G.D
DESIGNED BY: N.W.H
DRAFTED BY: D.A.H
SP PROJECT #: 4024
NEIL W. HAAS, P.E. 2022034072

COVER SHEET

SUMMIT SQUARE III
APARTMENTS
FINAL DEVELOPMENT PLANS
LEE'S SUMMIT, JACKSON COUNTY, MO

Certificate of Authority #:MO 2020018354

SHEET #:

C-0001

S:\01 PROJECTS\MULTI-FAMILY\4024 SUMMIT SQUARE 3\CONSTRUCTION DOCUMENTS - APARTMENTS\PLANS\FINAL DEVELOPMENT PLANS\C-0001 COVER SHEET.DWG

DISCLAIMER:

1. THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

GENERAL NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN LOCATED UTILITIES AND UTILITIES SHOWN ON THE PLANS. THE OWNER, DEVELOPER, CIVIL ENGINEER, AND GOVERNMENT ENTITIES SHALL NOT BE HELD RESPONSIBLE FOR ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION. CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR CHECKING ALL SUCH INFORMATION, LOCATING ALL UNDERGROUND FACILITIES, COORDINATING WITH THE FACILITY OWNERS, AND ANY DAMAGE THERETO RESULTING FROM THE WORK. THIS SHALL BE CONSIDERED A SUBSIDIARY ITEM OF THE WORK, THE COST OF WHICH SHALL BE INCLUDED IN THE CONTRACTOR'S BID FOR THE WORK.
2. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE DETAILS AND SPECIFICATIONS SHOWN OR REFERENCED IN THESE PLANS. FOR WORK WITHIN CITY, COUNTY OR STATE RIGHT OF WAY, THE RESPECTIVE CITY, COUNTY OR STATE DEPARTMENT OF TRANSPORTATION (DOT) STANDARD DETAILS AND SPECIFICATIONS SHALL TAKE PRECEDENCE.
3. CONTRACTOR SHALL NOTIFY ANY AFFECTED OWNERS (UTILITY COMPANIES OR AGENCIES) IN WRITING AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. NOTIFY MO ONE CALL OR DIG SAFE SERVICE TO LOCATE EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES.
4. CONTRACTOR SHALL VERIFY AND ACCEPT ALL TOPOGRAPHY, SURVEY MONUMENTS, CONTROL POINTS, AND BENCHMARKS SHOWN HEREIN. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES ARE FOUND PRIOR TO ANY CONSTRUCTION ACTIVITIES.
5. DIMENSIONS AND COORDINATES ARE PROVIDED TO INDICATE THE DESIGN INTENT OF THE ENGINEER. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY INCONSISTENCIES OR DISCREPANCIES FOUND DURING CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
6. ALL CONSTRUCTION SHALL CONFORM TO LOCAL DESIGN AND CONSTRUCTION MANUALS APPLICABLE TO PRIVATE DEVELOPMENTS. WHERE DISCREPANCIES BETWEEN THESE PLANS AND LOCAL DESIGN AND CONSTRUCTION MANUALS EXIST THE LOCAL DESIGN AND CONSTRUCTION MANUALS SHALL GOVERN.
7. CONTRACTOR WILL BE RESPONSIBLE FOR SECURING ALL BONDS, INSURANCE, AND PERMITS REQUIRED BY THE CONTRACT DOCUMENTS, ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THE WORK PROPOSED BY THESE DOCUMENTS, THE OWNER, AND THE DEVELOPER. THE COST FOR ALL BONDS AND INSURANCE SHALL BE INCLUDED IN THE CONTRACTOR'S BID FOR THE WORK.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND DISPOSING OF ALL WASTE FROM THE PROPOSED PROJECT SITE. WASTE INCLUDES ALL DEMOLITION DEBRIS, UNSUITABLE FILL MATERIALS, TRASH, OR OTHERWISE USELESS OR DEFECTIVE MATERIALS THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS. WASTE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE JURISDICTIONAL AUTHORITY REQUIREMENTS.
9. CONTRACTOR SHALL PERFORM A FINAL CLEAN-UP OF ALL WORK IN THESE DOCUMENTS PRIOR TO ACCEPTANCE BY THE OWNER OR DEVELOPER. THE SITE SHALL BE CLEAN AND ORDERLY TO THE SATISFACTION OF THE OWNER OR DEVELOPER.
10. BUILDING INFORMATION, INCLUDING BUT NOT LIMITED TO BUILDING DIMENSIONS, DOOR LOCATIONS, DOCK LOCATIONS, RAMP LOCATIONS, DOWNSPOUTS LOCATIONS, AND UTILITY CONNECTIONS, IS SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL REFER TO ARCHITECTURAL, MEP, AND OTHER BUILDING SPECIFIC PLANS FOR SUCH INFORMATION. CONTRACTOR SHALL VERIFY THAT THERE ARE NO DISCREPANCIES BETWEEN THOSE PLANS AND THESE PLANS PRIOR TO CONSTRUCTION.
11. THERE MAY BE OTHER PROJECTS UNDER CONSTRUCTION, OR SCHEDULED TO SOON BEGIN CONSTRUCTION, IN THE IMMEDIATE VICINITY OF THIS PROJECT. CONTRACTOR SHALL COORDINATE THEIR PROPOSED CONSTRUCTION ACTIVITIES WITH THOSE OF THE OTHER CONTRACTORS.
12. BY USE OF THE DOCUMENTS, THE CONTRACTOR HEREBY ACCEPTS TO HOLD THE OWNER, DEVELOPER, AND ENGINEER HARMLESS FOR ANY AND ALL INJURIES, CLAIMS, LOSSES OR DAMAGES RELATED TO THE PROJECT.
13. ALL PAVEMENT SECTIONS IN THE PLANS ARE AT THE RECOMMENDATION OF THE GEOTECHNICAL ENGINEER. THE OWNER, DEVELOPER, AND CONTRACTOR SHALL HOLD THE CIVIL ENGINEER HARMLESS FOR ANY PAVEMENT SECTION DEFICIENCIES.
14. ALL QUANTITIES LISTED IN THESE PLANS ARE PROVIDED FOR REFERENCE ONLY.
15. CONTRACTOR SHALL VERIFY ALL QUANTITIES. IF THE CONTRACTOR USES QUANTITIES IN THESE PLANS, THE CONTRACTOR ACCEPTS THEM AS THEIR OWN AND AGREES TO HOLD THE CIVIL ENGINEER, OWNER, AND DEVELOPER HARMLESS FOR ANY ERRORS OR OMISSIONS IN THE QUANTITIES.
16. CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF THE RIGHT OF WAY AND REPLACEMENT OF CURB, DRIVEWAYS, IRRIGATION SYSTEMS, SIDEWALKS, TRAFFIC SIGNALS, AND ANY OTHER IMPROVEMENTS WITHIN THE RIGHT OF WAY WHICH ARE DAMAGED DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING ANY IMPROVEMENTS WITHIN THE RIGHT OF WAY THAT ARE NOT CONSTRUCTED TO THE REGULATORY AUTHORITY'S SPECIFICATIONS PRIOR TO ANY CONSTRUCTION ACTIVITIES.
17. CONTRACTOR SHALL PROTECT ALL PROPERTY CORNERS AND SURVEY MONUMENTS. IF ANY ARE DISTURBED OR DAMAGED THEY SHALL BE RESET BY A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF MO AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL HOLD THE OWNER, DEVELOPER, GOVERNMENT AND CIVIL ENGINEER HARMLESS FOR THIS EXPENSE OR ANY EXPENSE RESULTING FROM DISTURBING A PROPERTY CORNER OR SURVEY MONUMENT.
18. PRIOR TO ORDERING PRECAST STRUCTURES, SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL.
19. CONTRACTOR SHALL REPAIR ALL INFRASTRUCTURE TO REMAIN AND AREAS TO REMAIN UNDISTURBED THAT ARE DAMAGED BY CONSTRUCTION ACTIVITIES. CONTRACTOR REPAIR SHALL BE BETTER OR EQUAL TO THE PRECONSTRUCTION CONDITION.
20. CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT DRAWINGS ON SITE AND DISTRIBUTE THOSE DRAWINGS TO THE ENGINEER UPON COMPLETION.
21. CONTRACTOR SHALL COORDINATE WITH THE OWNER AND/OR DEVELOPER'S TESTING AGENCY FOR TESTING AND SPECIAL INSPECTIONS. COORDINATION WILL INCLUDE SCHEDULING, OBTAINING SAMPLES, AND NOTIFYING THE TESTING AGENCY. ANY RETESTING OR REINSPECTION AS A RESULT OF NONCOMPLIANCE WILL BE AT THE EXPENSE OF THE CONTRACTOR.
22. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING.
23. CONTRACTOR SHALL PROTECT ALL TREES TO REMAIN. CONTRACTOR SHALL NOT OPERATE EQUIPMENT OR STORE MATERIALS UNDER THE DRIPLINES OF TREES TO REMAIN.
24. ALL PAINT ON ASPHALT OR CONCRETE PAVEMENT SHALL BE FAST DRY TRAFFIC MARKING PAINT. CONTRACTOR SHALL APPLY 2 COATS.'
25. IF LIVESTOCK OR OTHER DOMESTICATED ANIMALS ARE PRESENT ON SITE, CONTRACTOR SHALL COORDINATE WITH THE OWNER AND DEVELOPER TO PROVIDE TEMPORARY FENCING TO PROTECT THE ANIMALS.
26. CONTRACTOR IS RESPONSIBLE FOR PERFORMING ALL WORK IN COMPLIANCE WITH OSHA REGULATIONS.
27. CONTRACTOR SHALL SUPPLY THE OWNER/DEVELOPER WITH A LIST OF ALL SUBCONTRACTORS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.

DEMOLITION NOTES:

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

SITE PLAN NOTES:

1. PARKING STRIPES SHALL BE 4-INCH WHITE PAINT.
2. HANDICAP STALL MARKINGS AND SIGNAGE SHALL BE CONSTRUCTED AT LOCATIONS SHOWN ON THE PLANS.
3. ALL PAVING DIMENSIONS ARE MEASURED FROM THE BACK OF CURB. WHERE NO CURB IN PROPOSED DIMENSIONS ARE MEASURED FROM THE EDGE OF PAVEMENT.
4. ALL DIMENSIONS SHOWN TO BUILDING ARE TO FACE OF BUILDING. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
5. ALL STRIPING SHALL BE INCLUDED IN PAVING CONTRACTOR'S SCOPE OF WORK.
6. TRAFFIC CONTROL SIGNAGE SHALL BE FABRICATED AND INSTALLED PER THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
7. CURB RETURN RADII ARE 4' UNLESS OTHERWISE NOTED.

EROSION CONTROL NOTES:

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

EARTHWORK AND GRADING NOTES:

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

PAVING NOTES:

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

ADA NOTES:

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

UTILITY NOTES:

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

STORM SEWER NOTES:

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

SANITARY SEWER NOTES:

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

WATER LINE NOTES:

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

FIRE PROTECTION NOTES:

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

TRAFFIC CONTROL NOTES:

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

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2022.12.21		FDP SUBMITTAL

REVIEWED BY: M.G.D
DESIGNED BY: N.W.H
DRAFTED BY: D.A.H
SP PROJECT #: 4024
NEIL W. HAAS, P.E. 2022034072

GENERAL NOTES

SUMMIT SQUARE III APARTMENTS
FINAL DEVELOPMENT PLANS
LEE'S SUMMIT, JACKSON COUNTY, MO

Certificate of Authority #:MO 2020018354

SHEET #:

C-0010

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(2015E00112075-1)

PRIVATE DRIVE

PRIVATE DRIVE

OUTERVIEW DRIVE

EXISTING PRIVATE WATER LINES

LOT 10C

580 L.F OF PRIVATE STORM SEWER TO BE ABANDONED

SANITARY LINE TO BE ABANDONED REFER TO PUBLIC SANITARY PLANS FOR DETAILS

EXISTING STRUCTURE TO BE REMOVED

EXISTING FIRE HYDRANT TO BE REMOVED

STORM MANHOLE TO BE ABANDONED

EXISTING STORM SEWER

EXISTING WATER FEATURE TO GET REMOVED

ABANDONED ELECTRIC DUCT BANK

LOT 10B

LOT 10A

EXISTING GRAVEL DRIVE TO BE REMOVED

EXISTING ELECTRICAL VAULT

EXISTING ELECTRICAL DUCT BANK

EXISTING UNDERGROUND ELECTRIC

EXISTING FIBER OPTIC

EXISTING PUBLIC WATER MAIN

PRIVATE DRIVE

NW Chipman Road
Owner: (Unknown)
Parcel Number: 52-900-03-70-00-0-00-000

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

NW DONOVAN ROAD

NW WARD ROAD
120' PUBLIC ROW

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

SURVEY PREPARED BY ANDERSON ENGINEERING, INC.
LOTS PROPOSED BY MINOR LOT LINE ADJUSTMENT BY ANDERSON ENGINEERING, INC.

NO EXISTING OIL AND GAS WELLS LOCATED ON SITE ACCORDING TO MISSOURI DEPARTMENT OF NATURAL RESOURCES' MISSOURI GEOLOGICAL SURVEY

N

0' 25' 50' 100'
SCALE IN FEET

LEGEND

GENERAL	
	EXISTING TREELINE
	EXISTING SIDEWALK
	EXISTING BUILDINGS
	EXISTING EDGE OF PAVEMENT
	EXISTING ROADWAY CENTER LINE
	EXISTING CURB & GUTTER
EASEMENTS & SETBACKS	
A.E.	ACCESS EASEMENT
B.M.P.	BEST MANAGEMENT PRACTICE EASEMENT
B.L.	BUILDING SETBACK
COMM. E.	COMMUNICATION EASEMENT
C.G.E.	CONSTRUCTION GRADING EASEMENT
F.P.E.	FLOOD PLAIN EASEMENT
L.S.	LANDSCAPE EASEMENT
G.E.	NATURAL GAS EASEMENT
P.L.E.	POWER\ELECTRIC LINE EASEMENT
P.S.	PARKING SETBACK
S.B.	STREAM BUFFER
S.D.E.	SURFACE DRAINAGE EASEMENT
S.E.	SANITARY SEWER EASEMENT
D.E.	STORM DRAINAGE EASEMENT
TEMP. ESMT.	TEMPORARY EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
F.Y.S	FRONT YARD SETBACK
R.Y.S.	REAR YARD SETBACK
S.Y.S.	SIDE YARD SETBACK
CONTOURS	
100	EXISTING INDEX CONTOURS
100	EXISTING INTERMEDIATE CONTOURS
BOUNDARIES	
	SECTION LINE
PL	EXISTING PROPERTY BOUNDARY
LL	EXISTING LOT LINE
R/W	EXISTING RIGHT-OF-WAY
UTILITIES	
	EXISTING COMMUNICATIONS LINE
	EXISTING NATURAL GAS LINE
	EXISTING POWER\ELECTRIC LINE
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATER LINE

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REVIEWED BY: M.G.D
DESIGNED BY: N.W.H
DRAFTED BY: D.A.H
SP PROJECT #: 4024
NEIL W. HAAS, P.E. 2022034072

EXISTING CONDITIONS PLAN

SUMMIT SQUARE III
APARTMENTS
FINAL DEVELOPMENT PLANS
LEE'S SUMMIT, JACKSON COUNTY, MO

Certificate of Authority #:MO 2020018354

SHEET #:

C-0100

S:\01 PROJECTS\MULTI-FAMILY\4024 SUMMIT SQUARE 3\CONSTRUCTION DOCUMENTS - APARTMENTS\PLANS\FINAL DEVELOPMENT PLANS\C-0100 EXISTING CONDITIONS PLAN.DWG

(2015E00112075-1)

OUTERVIEW DRIVE

PRIVATE DRIVE

PRIVATE DRIVE

4" DIAGONAL WHITE PAVEMENT MARKING EVERY 6" O.C (MIN)

GARAGE (TYP)

ADA STALL PAVEMENT MARKING AND SIGNAGE (TYP)

BUILDING 1

BUILDING 2

LOT 10B
11.83 AC.

5' SIDEWALK (TYP)

PRIVATE DRIVE

PROPOSED LEFT TURN LANE
REFER TO PUBLIC IMPROVEMENT PLANS FOR DETAILS

MONUMENT SIGN

REFER TO PUBLIC IMPROVEMENT PLANS FOR NEW DRIVEWAY DETAILS

TRASH ENCLOSURE

REFER TO PUBLIC IMPROVEMENT PLANS FOR NEW DRIVEWAY DETAILS

NW WARD ROAD
120' PUBLIC R/W

NW DONOVAN ROAD

540 NW Chipman Road
Owner: (Unknown)
Parcel Number: 52-900-03-70-00-0-00-000

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

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

LEGEND

	CONCRETE SIDEWALK
	STANDARD DUTY ASPHALT PAVEMENT 2" APWA TYPE 3 ASPHALTIC CONCRETE SURFACE COURSE 4" APWA TYPE 1 ASPHALTIC BASE COURSE 6" MoDOT TYPE 5 CRUSHED STONE BASE 8" AGGREGATE BASE
	HEAVY DUTY PAVEMENT 8" APWA TYPE 3 ASPHALTIC CONCRETE SURFACE COURSE 4" AGGREGATE BASE
	CG-1 CURB & GUTTER (See Detail Sheet)

SITE DATA

Lot No.	Total Area	Impervious Coverage	Maximum Building Height	Building Area (All stories)	Floor Area Ratio (FAR)/Density	Proposed Building Use	Parking		
							Requirement		Proposed
10B	11.83 AC. (515,315 S.F.)	351,720 S.F. (68%)	65', 4 Stories	470,000 S.F. (Building 1, 255,000 S.F. Building 2, 215,000 S.F.)	27 DU/Acre	Multifamily Residential	1.75 per DU	565	579

Lot 10B - COUNTS	
Garage Spaces	48
Surface Stalls	406
Under Ground Parking	125
Total	**579**

N

0' 25' 50' 100'
SCALE IN FEET

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REVIEWED BY: M.G.D
DESIGNED BY: N.W.H
DRAFTED BY: D.A.H
SP PROJECT #: 4024
NEIL W. HAAS, P.E. 2022034072

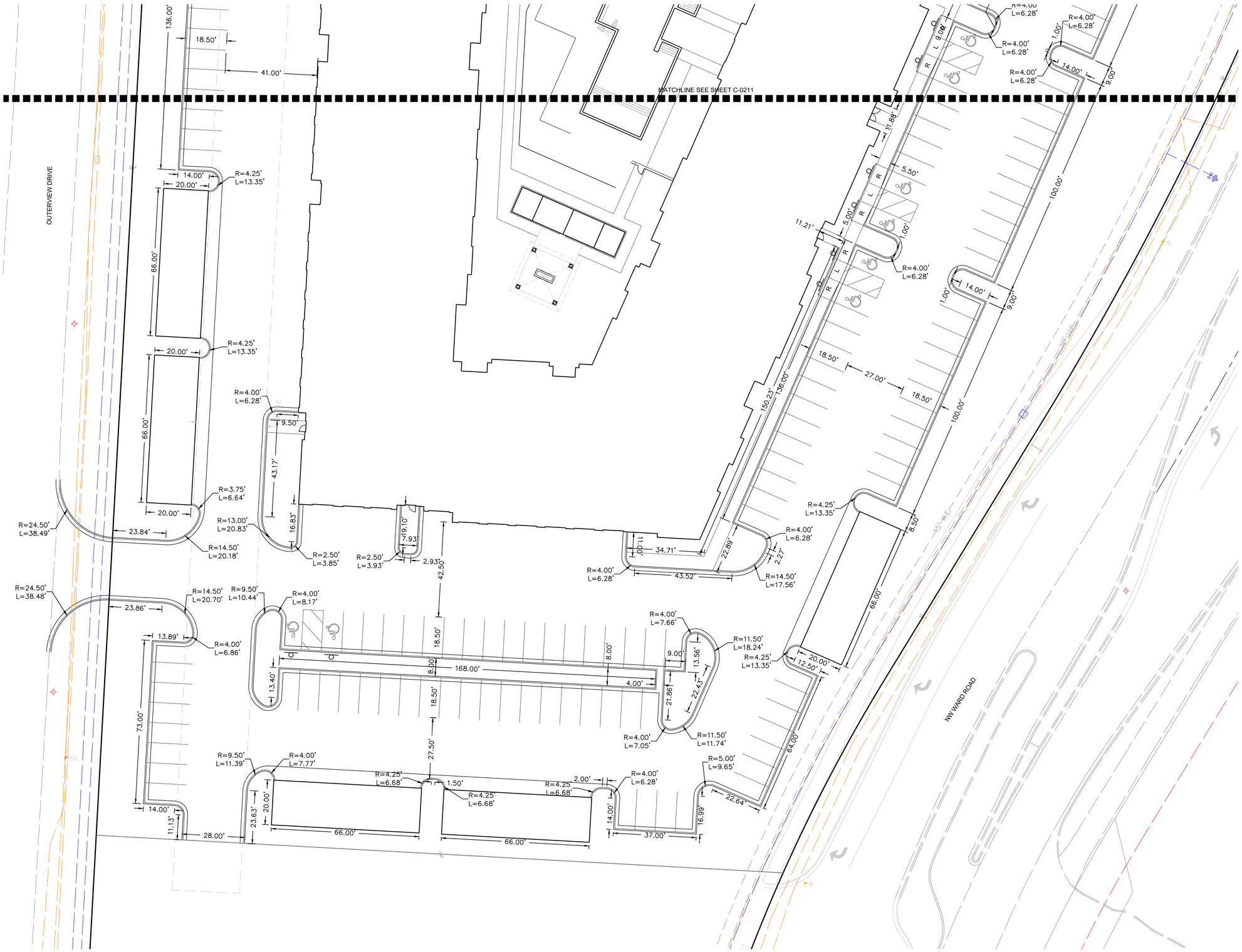
SITE PLAN
SUMMIT SQUARE III
APARTMENTS
FINAL DEVELOPMENT PLANS
LEE'S SUMMIT, JACKSON COUNTY, MO

Certificate of Authority #:MO 2020018354

SHEET #:

C-0200

S:\01 PROJECTS\MULTI-FAMILY\4024 SUMMIT SQUARE 3\CONSTRUCTION DOCUMENTS - APARTMENTS\PLANS\FINAL DEVELOPMENT PLANS\C-0200 SITE PLAN.DWG



KEY MAP
SCALE 1:200

NOTES

*ALL DIMENSIONS ARE TO BACK OF CURB

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DIMENSION PLAN

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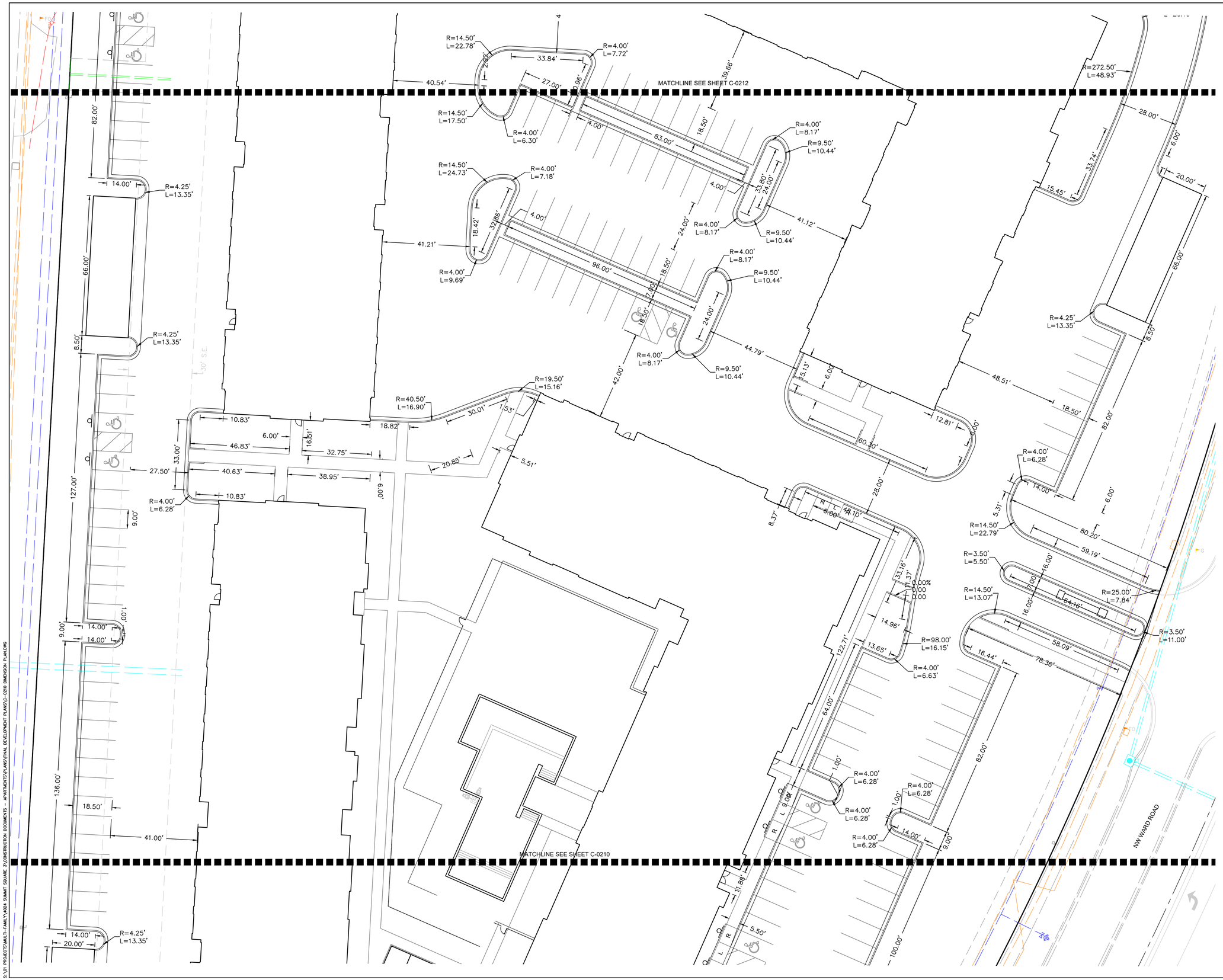
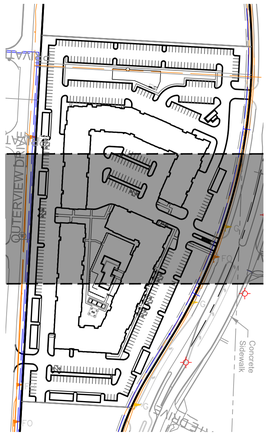
S:\01 PROJECTS\MULTI-FAMILY\4024 SUMMIT SQUARE 3\CONSTRUCTION DOCUMENTS - - APARTMENTS\PLANS\FINAL DEVELOPMENT PLANS\C-0210 DIMENSION PLAN.DWG





KEY MAP
SCALE 1:200

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DIMENSION PLAN
SUMMIT SQUARE III
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LEE'S SUMMIT, JACKSON COUNTY, MO

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S:\01 PROJECTS\MULTI-FAMILY\4024 SUMMIT SQUARE 3\CONSTRUCTION DOCUMENTS - APARTMENTS\PLANS\FINAL DEVELOPMENT PLANS\C-0210 DIMENSION PLAN.DWG

NOTES

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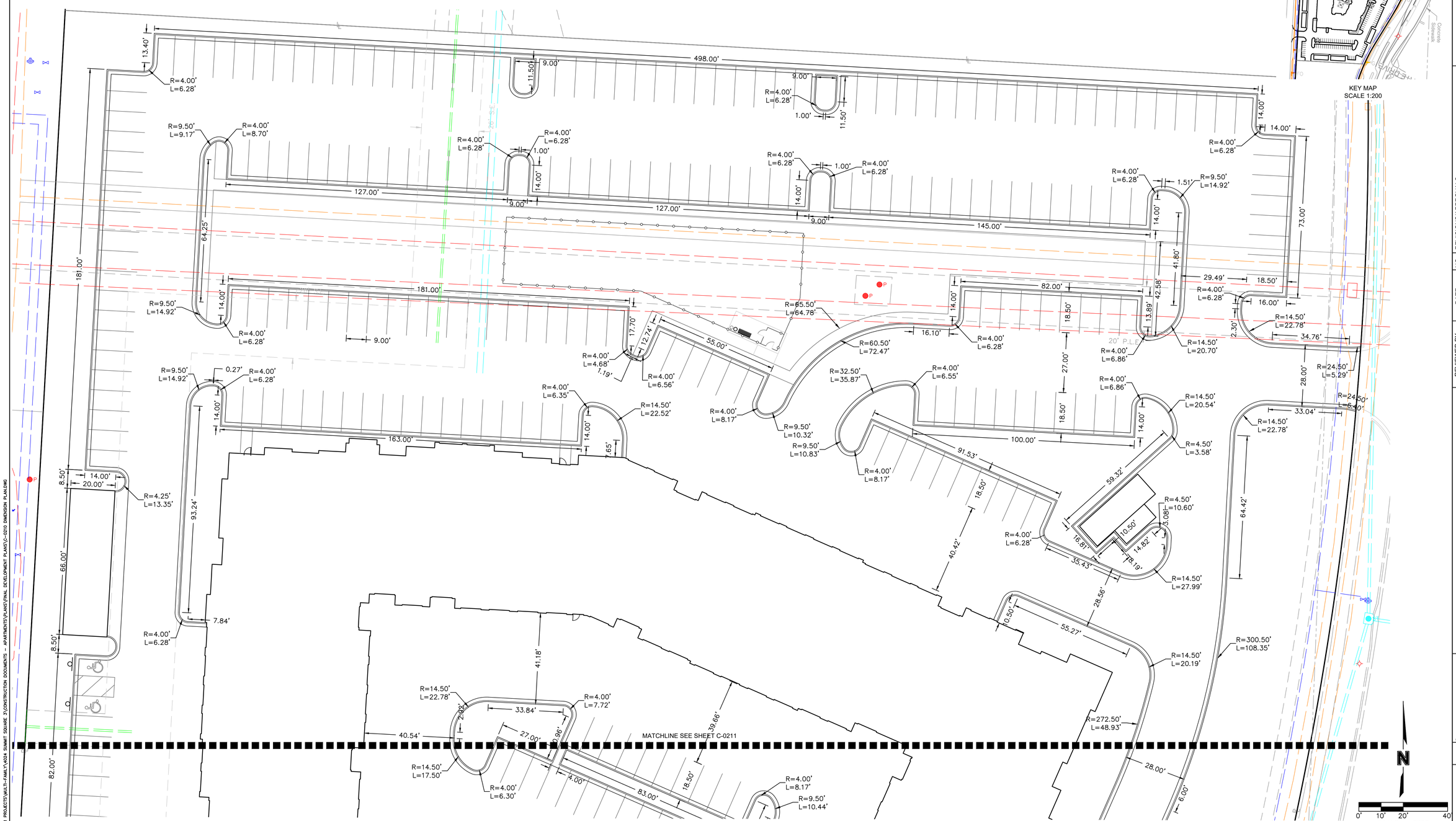

KEY MAP
SCALE 1:200

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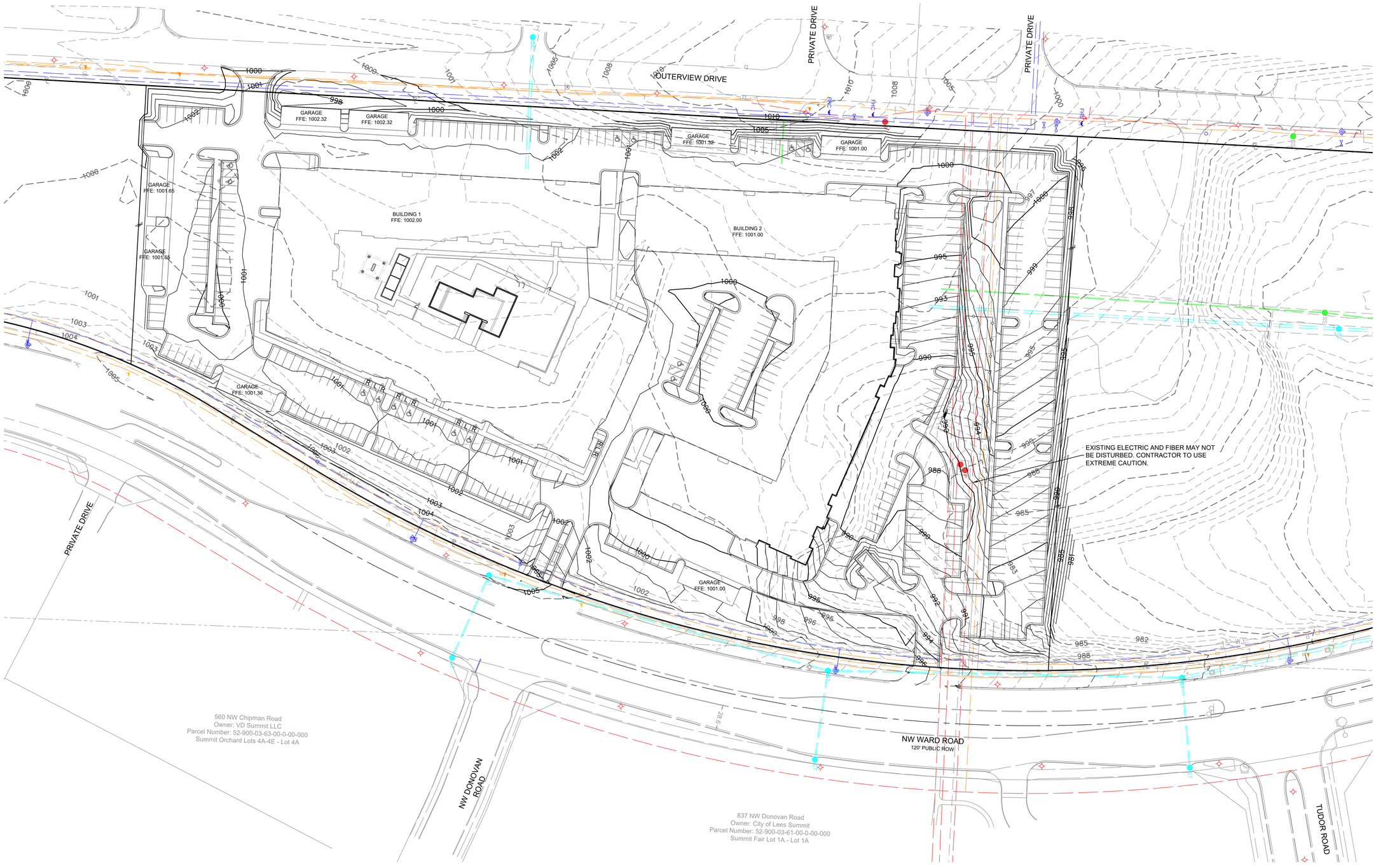

LEGEND	
100	EXISTING INDEX CONTOURS
100	EXISTING INTERMEDIATE CONTOURS
100	PROPOSED INDEX CONTOURS
100	PROPOSED INTERMEDIATE CONTOURS

N

0' 25' 50' 100'
SCALE IN FEET

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GRADING PLAN

SUMMIT SQUARE III
APARTMENTS
FINAL DEVELOPMENT PLANS
LEE'S SUMMIT, JACKSON COUNTY, MO

Certificate of Authority #:MO 2020018354

SHEET #:

C-0400

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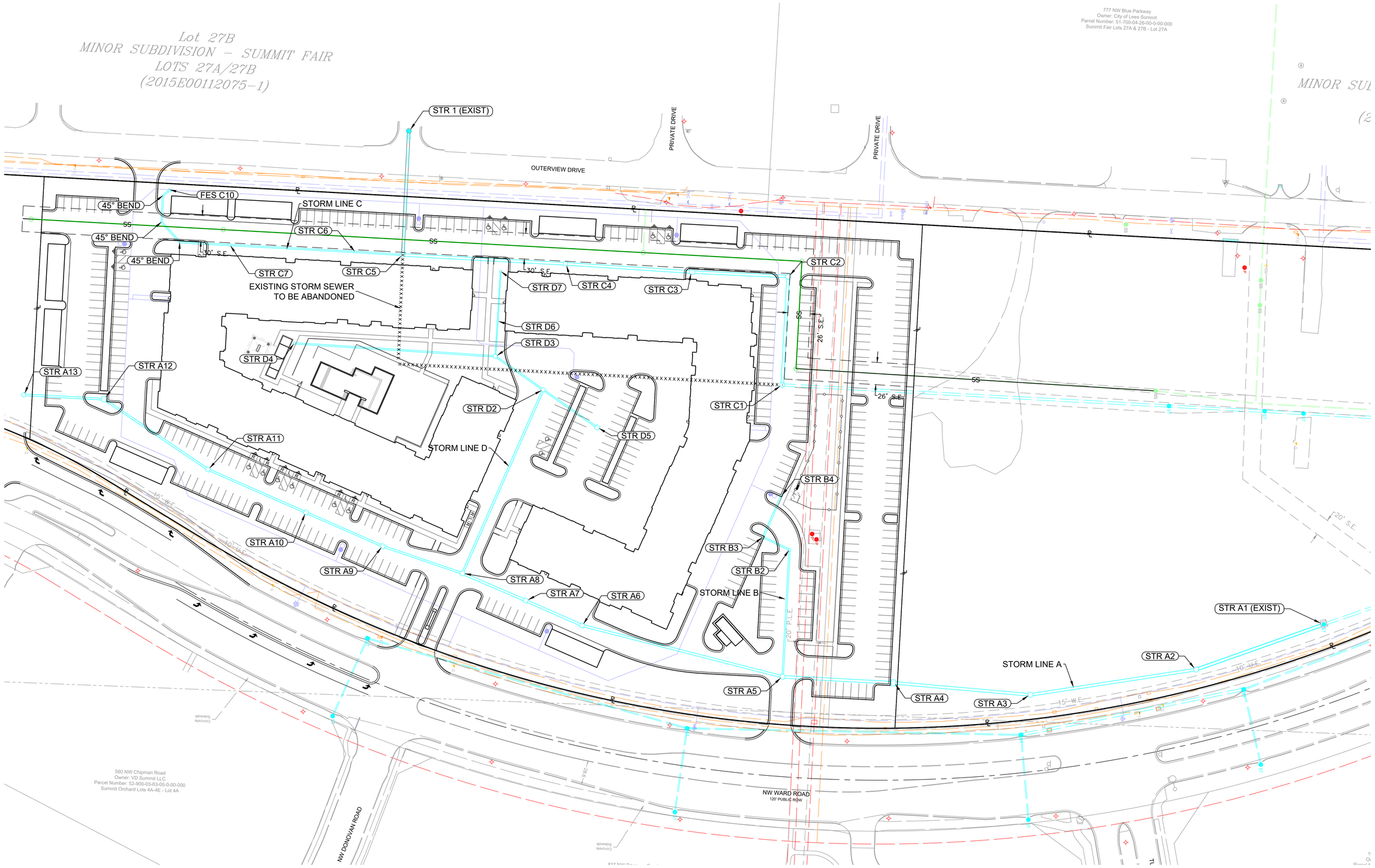

ALL PROPOSED STORM SEWER IMPROVEMENTS SHOWN IN THESE PLANS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER, PER CITY OF LEE'S SUMMIT CODE

0' 25' 50' 100'
SCALE IN FEET

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STORM SEWER GENERAL LAYOUT

SUMMIT SQUARE III
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LEE'S SUMMIT, JACKSON COUNTY, MO

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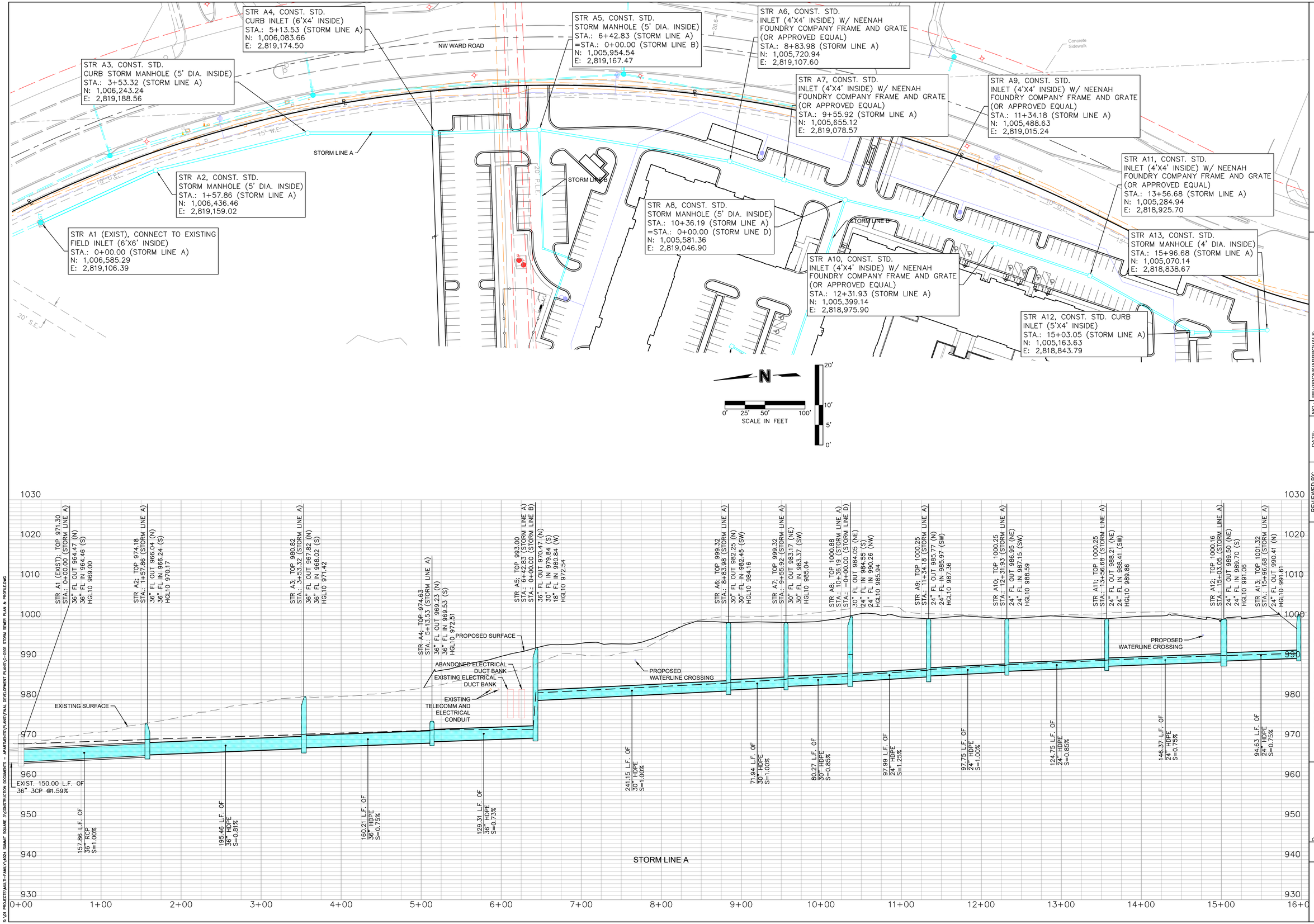

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Kansas City, MO 64116

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	FDP SUBMITTAL	2022.12.21

REVIEWED BY: M.G.D
DESIGNED BY: N.W.H
DRAFTED BY: D.A.H
SP PROJECT #: 4024
NEIL W. HAAS, P.E. 2022034072

STORM SEWER PLAN & PROFILE

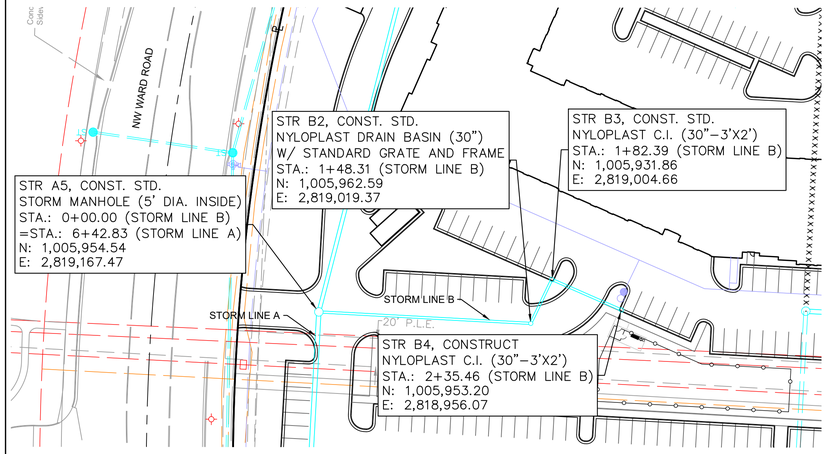
SUMMIT SQUARE III
APARTMENTS
FINAL DEVELOPMENT PLANS
LEE'S SUMMIT, JACKSON COUNTY, MO

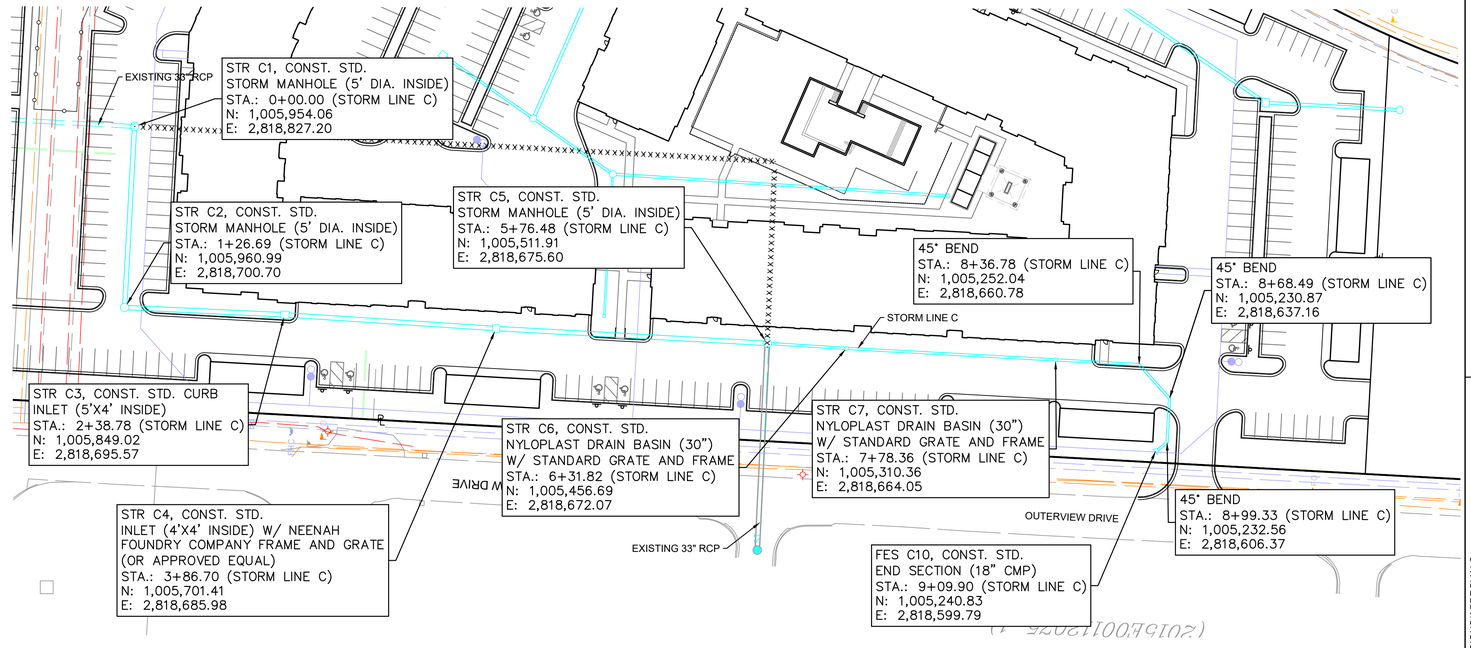
Certificate of Authority #MO 2020018354

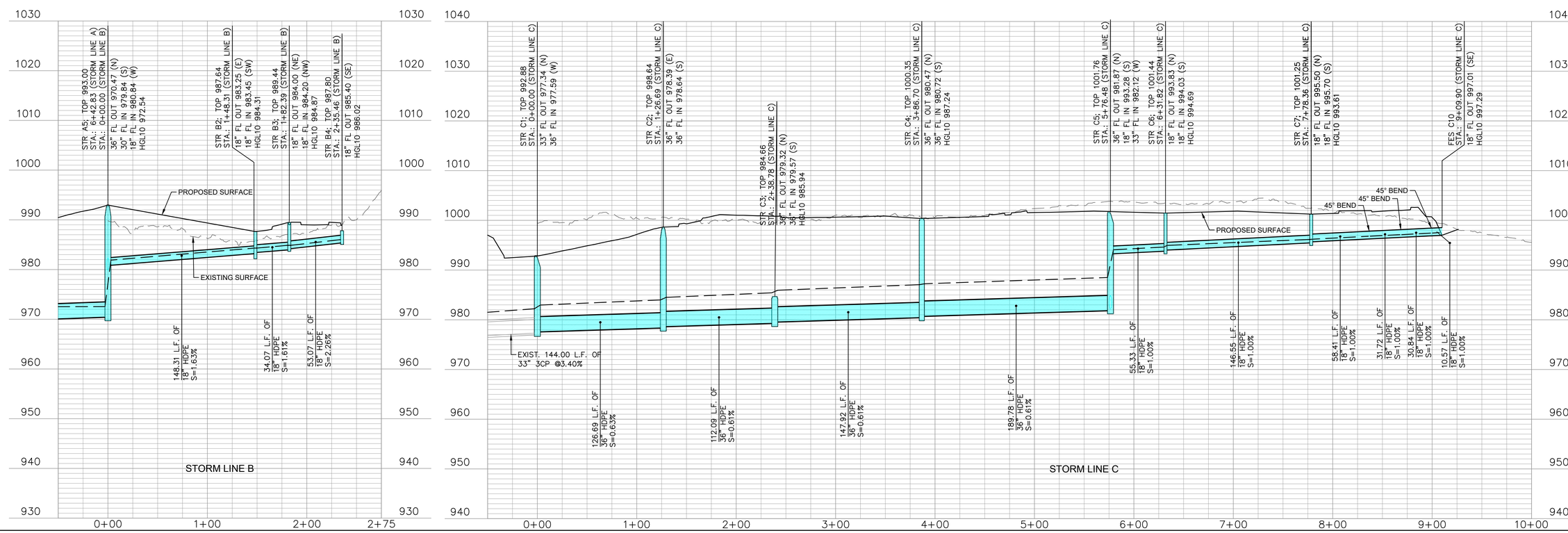
SHEET #:

C-0501

S:\01 PROJECTS\MULTI-FAMILY\4024 SUMMIT SQUARE 3\CONSTRUCTION DOCUMENTS - APARTMENTS\PLANS\FINAL DEVELOPMENT PLANS\C-0501 STORM SEWER PLAN & PROFILE.DWG







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NO:	REVISIONS/APPROVALS:
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DESIGNED BY: N.W.H
DRAFTED BY: D.A.H
SP PROJECT #: 4024
NEIL W. HAAS, P.E. 2022034072

STORM SEWER PLAN & PROFILE

SUMMIT SQUARE III APARTMENTS
FINAL DEVELOPMENT PLANS
LEE'S SUMMIT, JACKSON COUNTY, MO

Certificate of Authority #MO 2020018354

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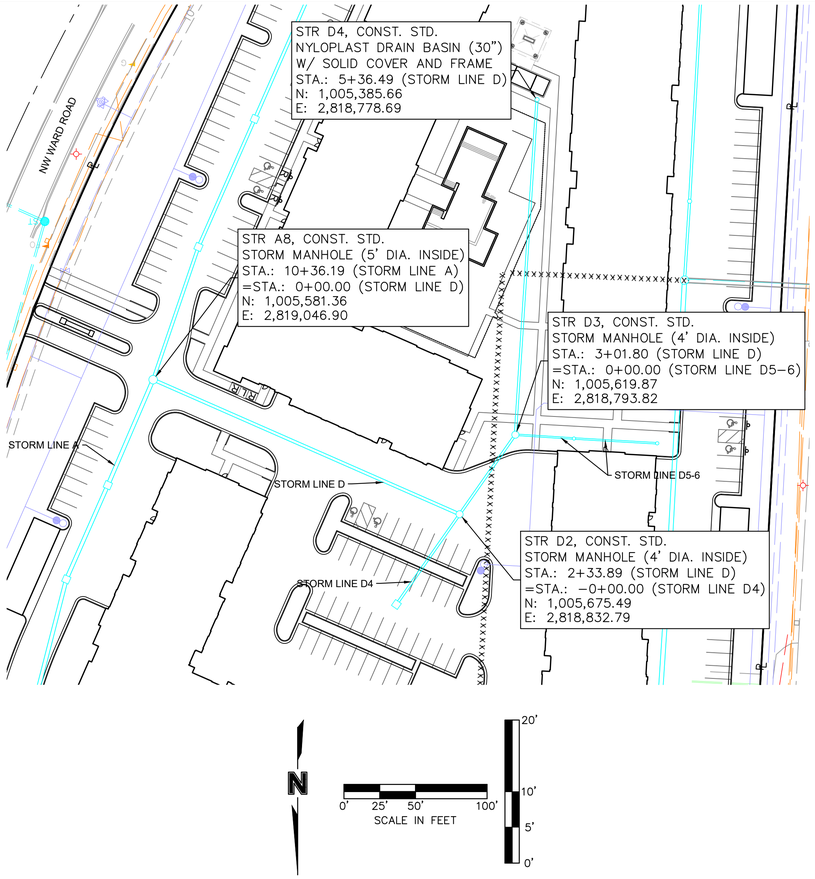

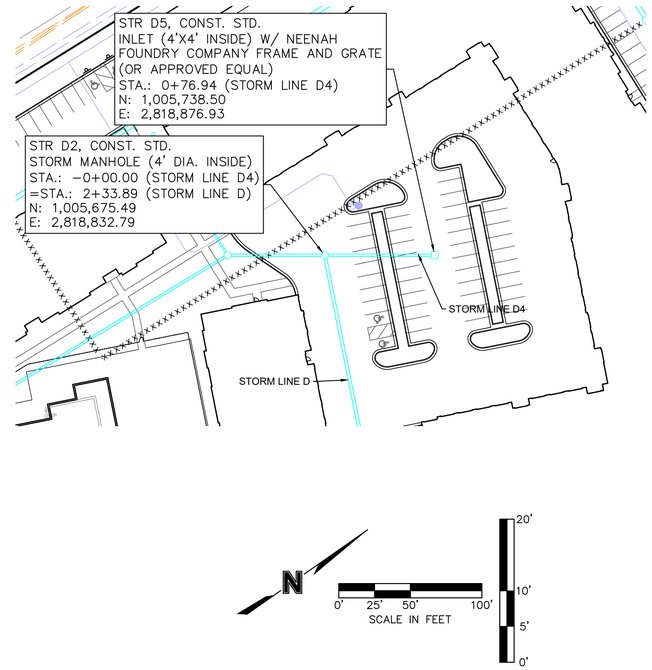

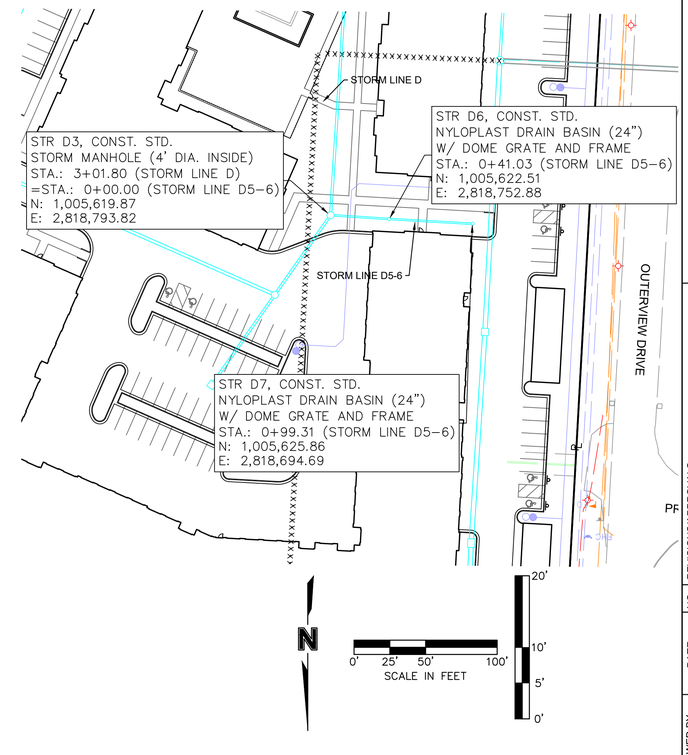

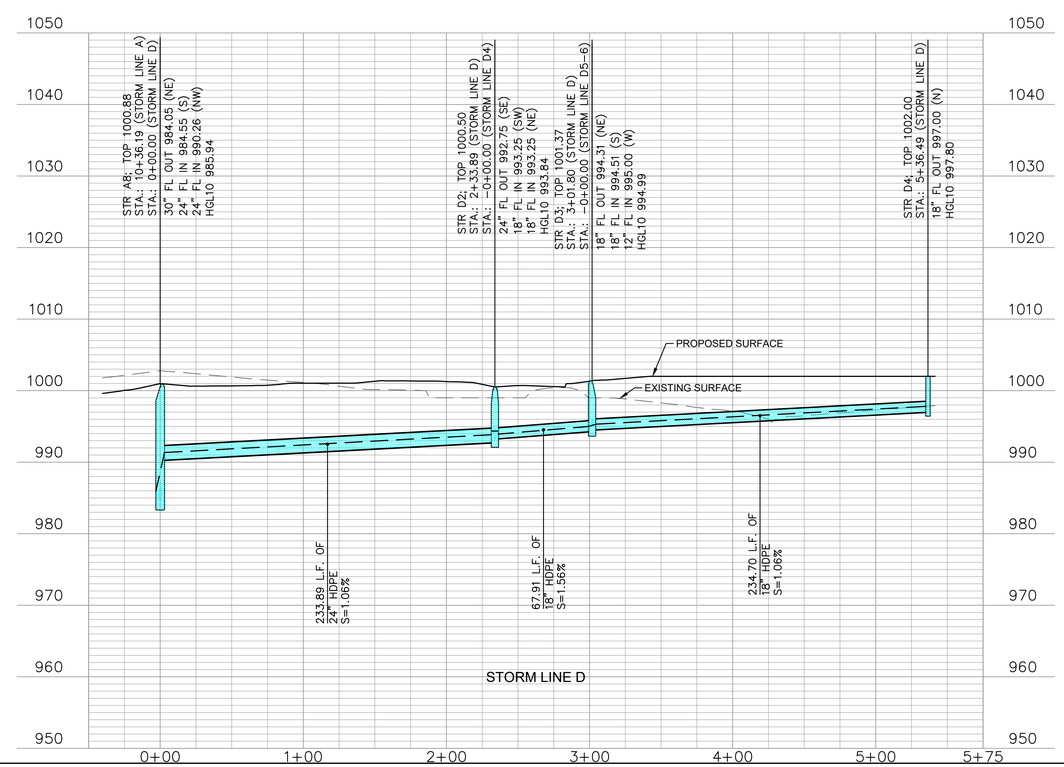

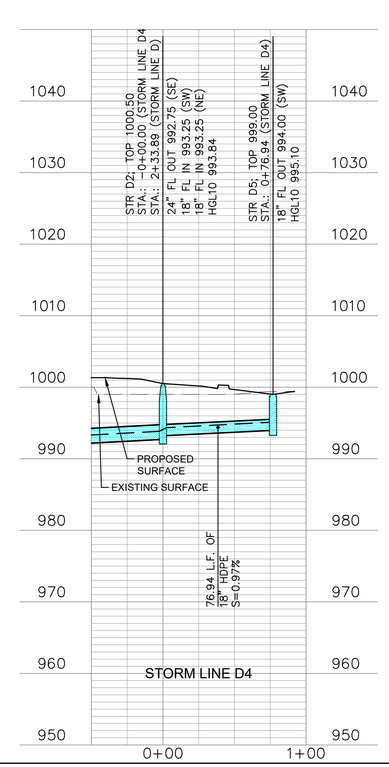

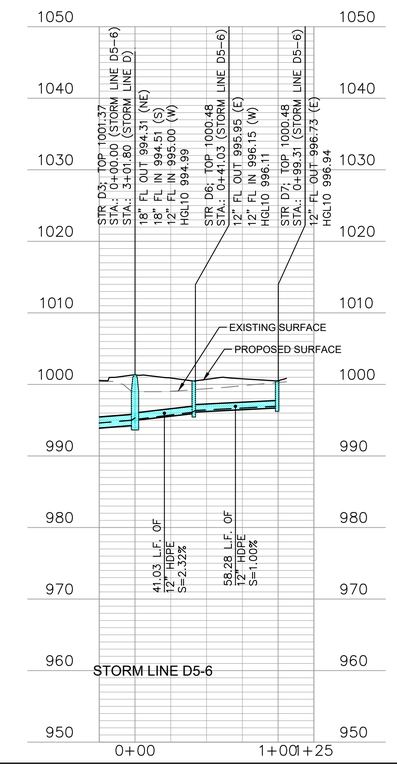

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STORM SEWER GENERAL LAYOUT

SUMMIT SQUARE III
APARTMENTS
FINAL DEVELOPMENT PLANS
LEE'S SUMMIT, JACKSON COUNTY, MO

Certificate of Authority #:MO 2020018354

SHEET #:

C-0503

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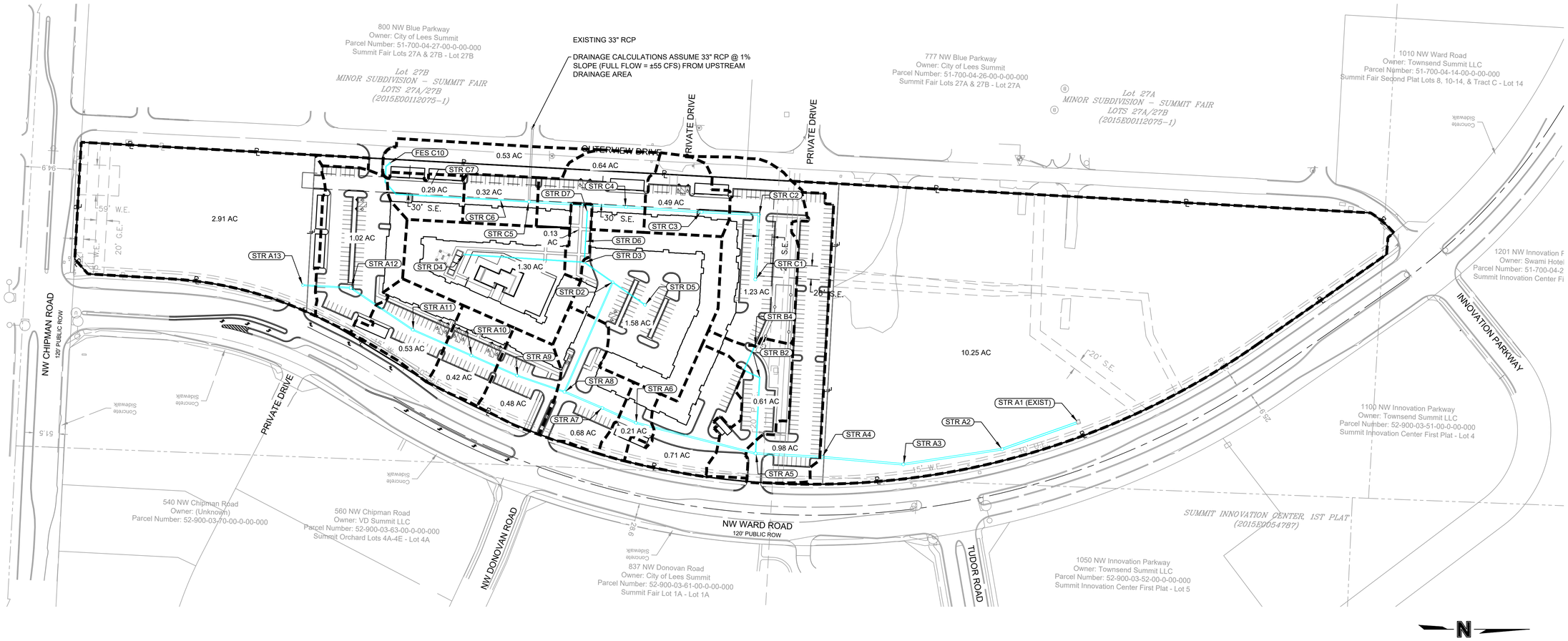

PIPE DESIGN TABLE (10-YEAR)

Inlet ID	Pipe Length	Upstream Invert	Downstream Invert	Line Slope	Pipe Diameter	Manning's n	Pipe Capacity	Total Flow	Velocity	Junction Loss Coefficient	Upstream Rim Elevation	Upstream HGL	Drainage Area	C-Value	Time of Concentration	i
	(ft)	(ft)	(ft)	(%)	(in)		(cfs)	(cfs)	(ft/s)		(ft)	(ft)	(ac)	(C)	(min)	(in/hr)
STR C1	451.35	977.34	972.69	1.03	33	0.013	53.68	63.28	10.65	0.40	992.88	981.91	0.00	0	0	0
STR C2	126.69	978.39	977.59	0.63	36	0.012	57.41	63.35	8.96	0.40	998.64	983.59	0.00	0	0	0
STR C3	112.09	979.32	978.64	0.61	36	0.012	56.28	63.41	8.97	0.40	984.66	984.95	0.49	0.73	5	7.34
STR C4	147.92	980.47	979.57	0.61	36	0.012	56.36	61.15	8.65	0.50	1000.35	986.51	0.00	0	0	0
STR C5	189.78	981.87	980.72	0.61	36	0.012	56.24	61.23	8.66	0.40	1001.76	988.46	0.00	0	0	0
STR C6	55.33	993.83	993.28	0.99	18	0.012	11.34	6.29	6.58	0.15	1001.44	994.63	0.32	0.9	5	7.34
STR C7	146.55	995.50	994.03	1.00	18	0.012	11.39	4.51	6.07	0.15	1001.26	996.16	0.29	0.86	5	7.34
BEND	58.41	996.29	995.70	1.01	18	0.012	11.43	2.83	5.36	0.30	997.93	996.80	0.00	0	0	0
BEND	31.72	996.60	996.29	0.98	18	0.012	11.25	2.87	5.32	0.30	998.17	997.12	0.00	0	0	0
BEND	30.84	996.91	996.60	1.01	18	0.012	11.41	2.91	5.39	0.30	998.56	997.43	0.00	0	0	0
FES C10	10.57	997.01	996.91	0.95	18	0.012	11.07	2.92	5.28	0.30	998.57	997.54	0.53	0.75	5	7.34
STR A1 (EXIST)	150.16	964.47	962.08	1.59	36	0.013	84.14	95.36	13.49	0.30	971.30	968.15	10.25	0.71	5	7.34
STR A2	157.86	966.04	964.46	1.00	36	0.013	66.72	53.91	7.63	0.15	974.18	970.03	0.00	0	0	0
STR A3	195.46	967.82	966.24	0.81	36	0.012	64.96	54.65	7.73	0.15	980.82	971.29	0.00	0	0	0
STR A4	160.21	969.23	968.02	0.76	36	0.012	62.79	55.25	7.82	0.15	974.63	972.36	0.98	0.83	5	7.34
STR A5	129.31	970.47	969.53	0.73	36	0.012	61.60	50.87	9.73	0.15	993.00	972.55	0.00	0	0	0
STR A6	241.15	982.25	979.84	1.00	30	0.012	44.42	41.25	10.28	0.30	999.32	984.16	0.21	0.73	5	7.34
STR A7	71.94	983.17	982.45	1.00	30	0.012	44.45	40.49	10.26	0.30	999.32	985.04	0.68	0.71	5	7.34
STR A8	80.27	984.05	983.37	0.85	30	0.012	40.89	37.72	9.45	0.40	1000.88	985.94	0.00	0	0	0
STR D2	233.89	992.75	990.26	1.06	24	0.012	25.28	14.60	8.33	0.40	1000.50	993.84	0.00	0	0	0
STR D3	67.91	994.31	993.25	1.56	18	0.012	14.21	6.01	7.70	0.40	1001.37	994.99	0.00	0	0	0
STR D6	41.03	995.95	995.00	2.32	12	0.012	5.87	0.34	4.07	0.15	1000.48	996.11	0.00	0	0	0
STR D7	58.28	996.73	996.15	1.00	12	0.012	3.85	0.37	3.10	0.15	1000.48	996.94	0.13	0.39	5	7.34
STR D4	234.70	997.00	994.51	1.06	18	0.012	11.72	6.49	6.80	0.15	1002.00	997.80	1.30	0.68	5	7.34
STR D5	76.94	994.00	993.25	0.97	18	0.012	11.23	9.98	7.18	0.15	999.00	995.10	1.58	0.86	5	7.34
STR A9	97.99	985.77	984.55	1.25	24	0.012	27.34	26.50	9.92	0.30	1000.25	987.36	0.48	0.66	5	7.34
STR A10	97.75	986.95	985.97	1.00	24	0.012	24.53	24.49	8.90	0.15	1000.25	988.59	0.42	0.69	5	7.34
STR A11	124.75	988.21	987.15	0.85	24	0.012	22.59	22.71	8.19	0.30	1000.25	989.86	0.53	0.75	5	7.34
STR A12	146.37	989.50	988.41	0.74	24	0.012	21.14	20.18	7.66	0.30	1000.07	991.06	1.02	0.82	5	7.34
STR A13	94.63	990.41	989.70	0.75	24	0.012	21.22	14.32	7.25	0.15	1001.32	991.61	2.91	0.67	5	7.34
STR B2	148.31	983.25	980.84	1.62	18	0.012	14.50	12.26	9.20	0.40	987.64	984.31	0.61	0.65	5	7.34
STR B3	34.07	984.00	983.45	1.61	18	0.012	14.45	9.43	8.72	0.40	989.44	984.88	0.71	0.65	5	7.34
STR B4	53.07	985.40	984.20	2.26	18	0.012	17.11	6.14	8.88	0.15	987.80	986.02	1.23	0.68	5	7.34

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REVIEWED BY: M.G.D
DESIGNED BY: N.W.H
DRAFTED BY: D.A.H
SP PROJECT #: 4024
NEIL W. HAAS, P.E. 2022034072

DRAINAGE PLAN

SUMMIT SQUARE III
APARTMENTS
FINAL DEVELOPMENT PLANS
LEE'S SUMMIT, JACKSON COUNTY, MO

Certificate of Authority #-MO 2020018354

SHEET #:

C-0530

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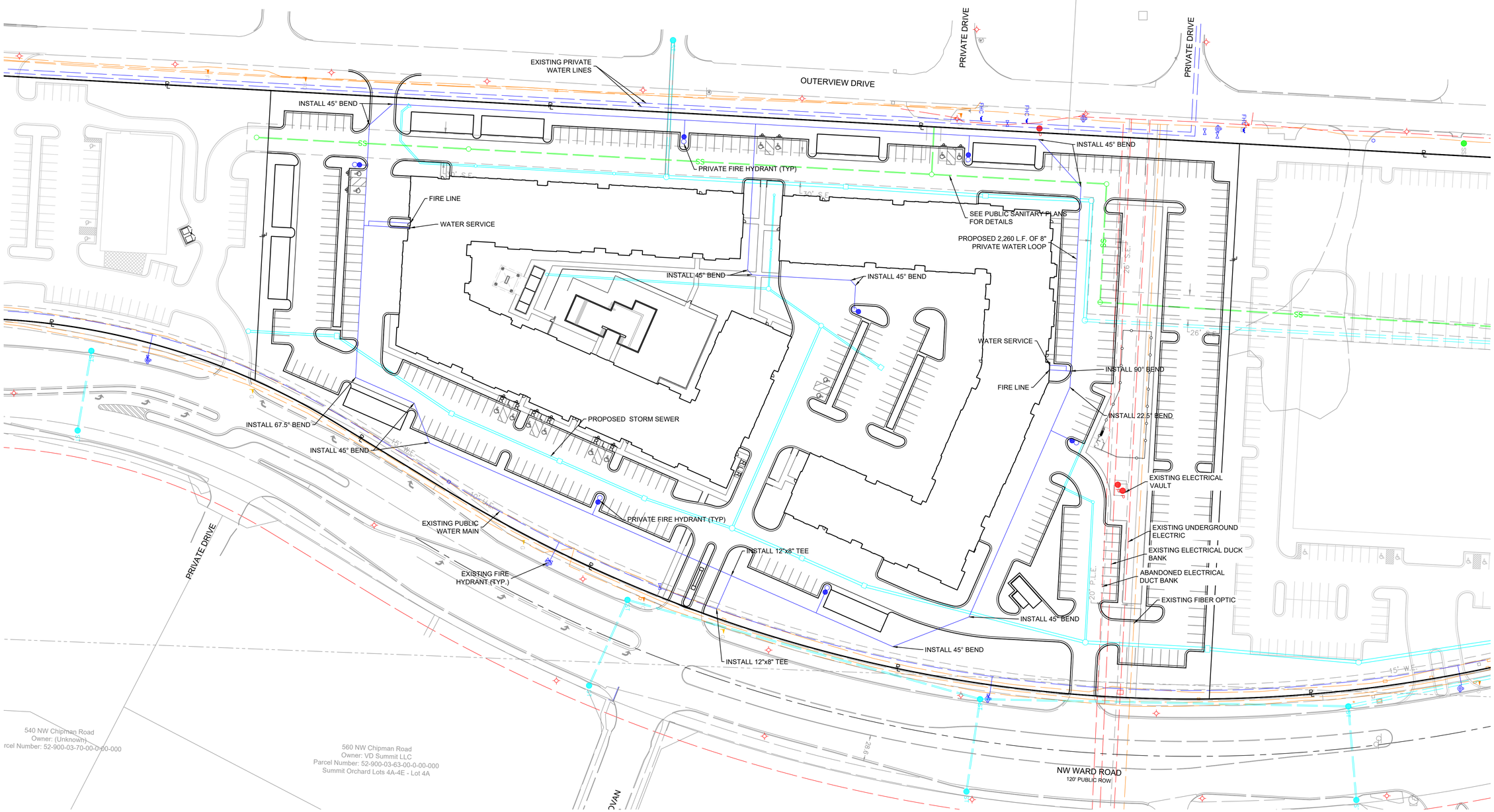
Lot 27B
MINOR SUBDIVISION – SUMMIT FAIR
LOTS 27A/27B
(2015E00112075-1)

Summit Fair Lots 27A & 27E



LEGEND
EXISTING COMMUNICATIONS LINE
PROPOSED COMMUNICATIONS LINE
EXISTING NATURAL GAS LINE
PROPOSED NATURAL GAS LINE
EXISTING POWER\ELECTRIC LINE
PROPOSED POWER\ELECTRIC LINE
EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER
EXISTING STORM SEWER
PROPOSED STORM SEWER
FUTURE STORM SEWER
EXISTING WATER LINE
PROPOSED WATER LINE

N

0' 25' 50' 100'
SCALE IN FEET

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SP PROJECT #: 4024
NEIL W. HAAS, P.E. 2022034072

UTILITY PLAN

SUMMIT SQUARE III
APARTMENTS
FINAL DEVELOPMENT PLANS
LEE'S SUMMIT, JACKSON COUNTY, MO

Certificate of Authority #:MO 2020018354

SHEET #:

C-0900

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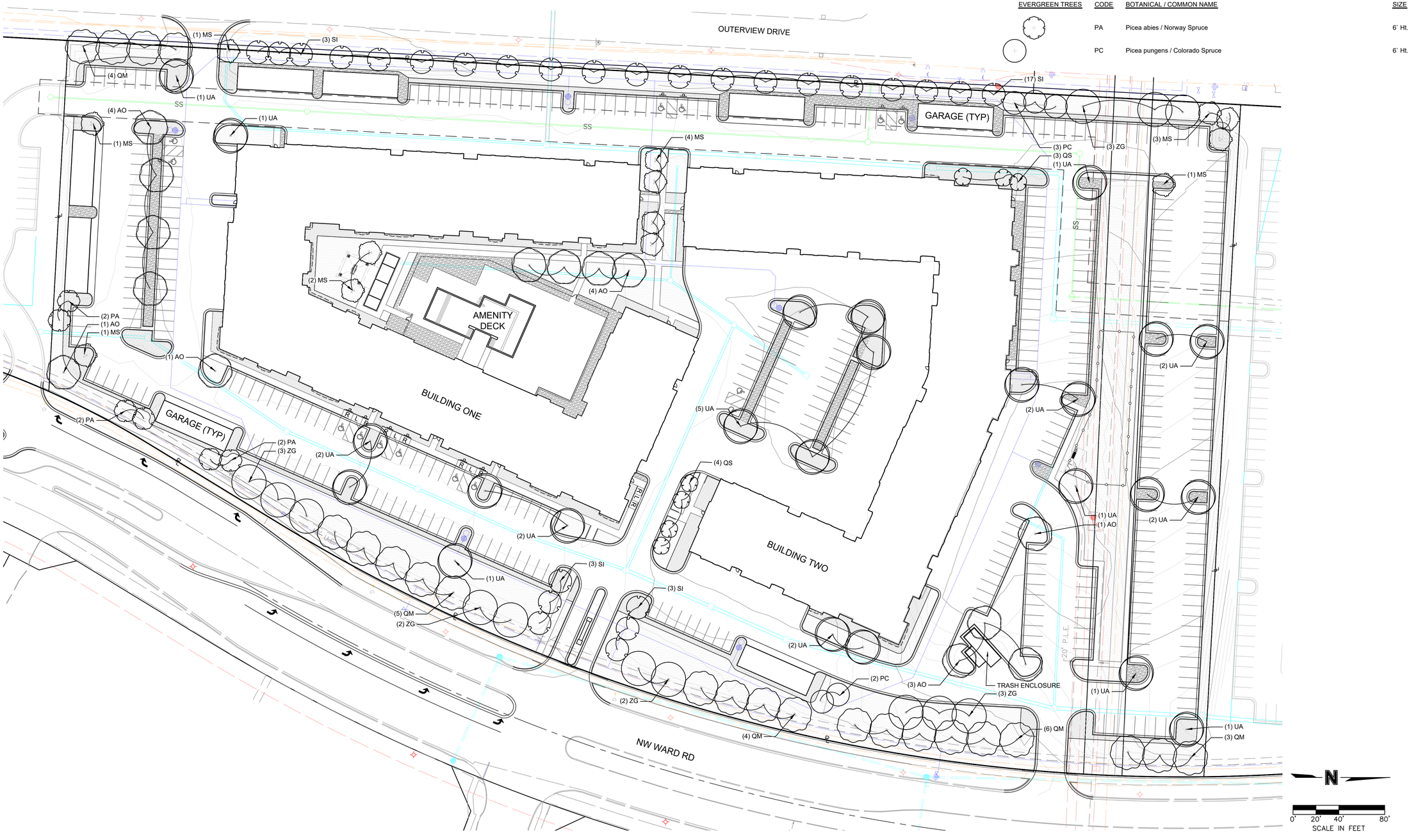
LANDSCAPE DATA			
	Right of Way Length (Outerview Dr)	Right of Way Length (NW Ward Rd)	Open Yard Area
Street Frontage Trees (1 tree per 30 L.F.)	1,025 L.F.	1,079 L.F.	
Required	34	36	
Provided	34	36	
Street Frontage Shrubs (1 shrub per 20 L.F.)	1,025 L.F.	1,079 L.F.	
Required	52	54	
Provided	52	54	
Open Yard Trees (1 tree per 5,000 S.F.)			140,295 S.F.
Required			28
Provided			30

LANDSCAPE DATA			
	Open Yard Area	Parking Area	Parking Lot Screening
Open Yard Shrubs (2 shrubs per 5,000 S.F.)	140,295 S.F.		
Required	56		
Provided	56		
Parking Lot Landscape Islands (5% of entire area)		212,846 S.F.	
Required		10,642 S.F.	
Provided		32,025 S.F.	
Screening Planting (12 shrubs per 40 L.F.)			1,041 L.F.
Required			313
Provided			314

PLANT SCHEDULE TREES

DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	AO	Acer rubrum 'October Glory' / October Glory Red Maple	2" Cal.	B&B
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	1.5" Cal.	B&B
	QM	Quercus macrocarpa / Burr Oak	2" Cal.	B&B
	QS	Quercus robur 'Fastigiata' TM / Skyrocket English Oak	2" Cal.	B&B
	SI	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	2" Cal.	B&B
	UA	Ulmus parvifolia 'Allee' TM / Allee Lacebark Elm	2" Cal.	B&B
	ZG	Zelkova serrata 'Green Vase' / Green Vase Sawleaf Zelkova	2" Cal.	B&B

EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	PA	Picea abies / Norway Spruce	6` Ht.	B&B
	PC	Picea pungens / Colorado Spruce	6` Ht.	B&B



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LANDSCAPE PLAN - OVERVIEW
SUMMIT SQUARE III
APARTMENTS
FINAL DEVELOPMENT PLANS
LEE'S SUMMIT, JACKSON COUNTY, MO

Certificate of Authority # MO 2020018354

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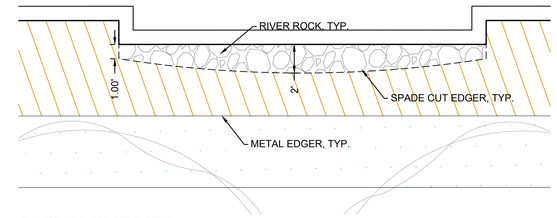
L-0100

S:\01 PROJECTS\MULTI-FAMILY\4024 SUMMIT SQUARE 3\CONSTRUCTION DOCUMENTS - APARTMENTS\PLANS\FINAL DEVELOPMENT PLANS\L-0100 LANDSCAPE PLAN - OVERVIEW.DWG

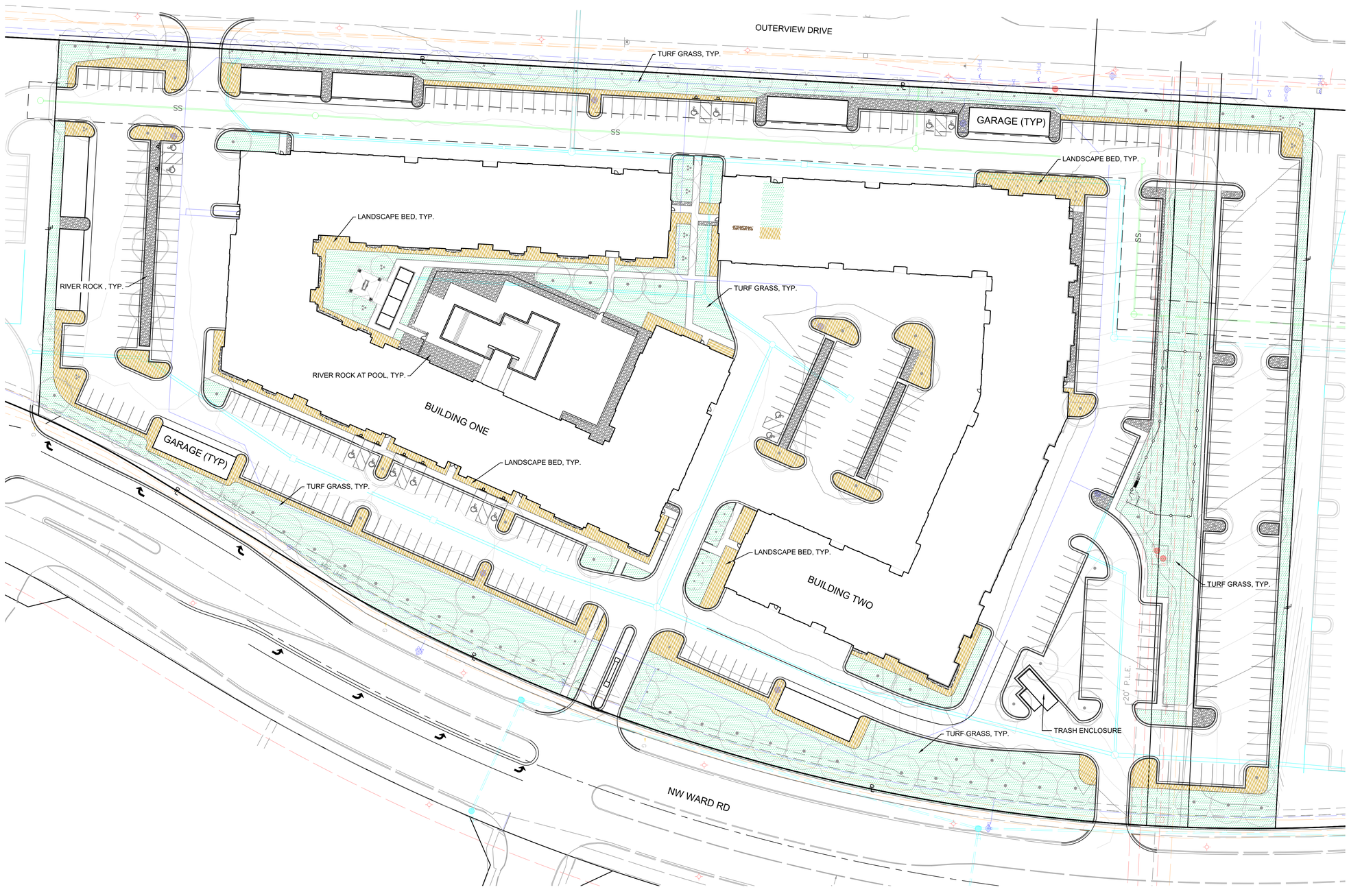
GROUND COVER LEGEND

- TURF GRASS, TYP.
- LANDSCAPE BED WOOD MULCH, TYP.
- RIVER ROCK, TYP.



RIVER ROCK AT PATIO

SCALE: 1" = 5'



S:\01 PROJECTS\MULTI-FAMILY\4024 SUMMIT SQUARE 3\CONSTRUCTION DOCUMENTS - APARTMENTS\PLANS\FINAL DEVELOPMENT PLANS\L-0200LANDSCAPE PLAN - OVERVIEW GROUND COVER.DWG

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LANDSCAPE PLAN - OVERVIEW
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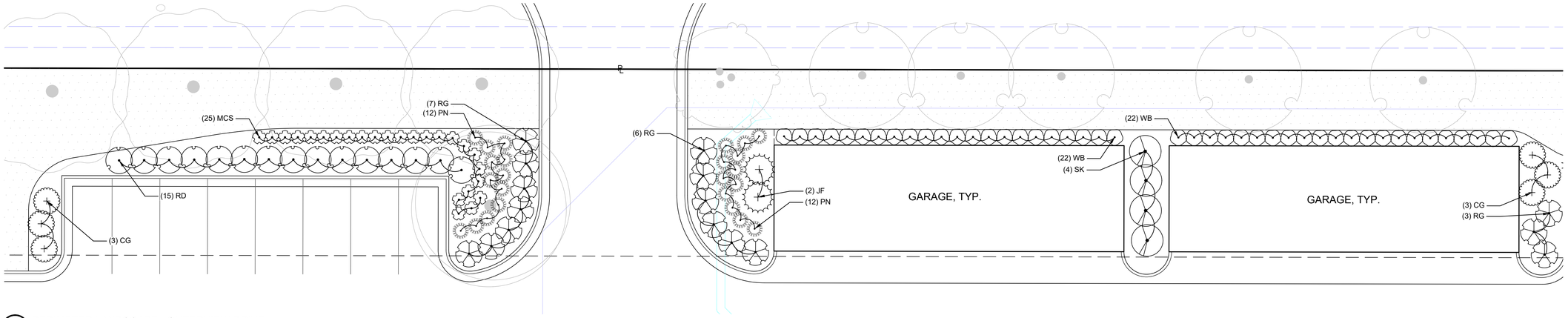
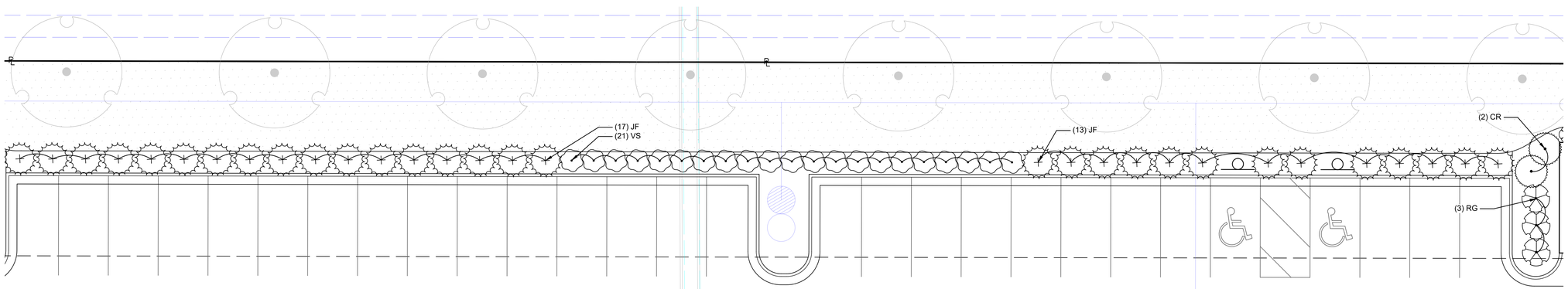
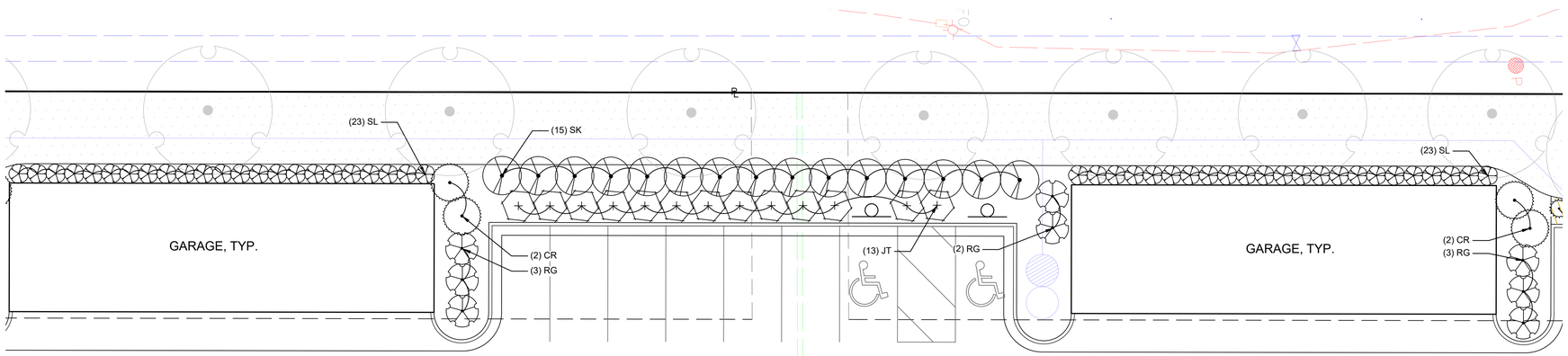


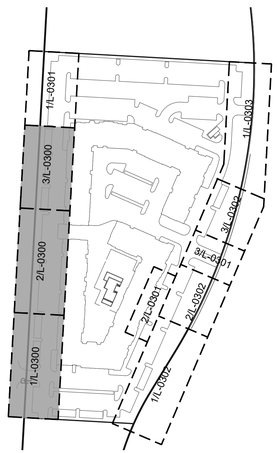
1 PERIMETER LANDSCAPE - OUTERVIEW DRIVE
SCALE: 1" = 10'



1 PERIMETER LANDSCAPE - OUTERVIEW DRIVE
SCALE: 1" = 10'



1 PERIMETER LANDSCAPE - OUTERVIEW DRIVE
SCALE: 1" = 10'



KEY MAP
SCALE 1:200

N

0' 5' 10' 20'
SCALE IN FEET

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LANDSCAPE PLAN
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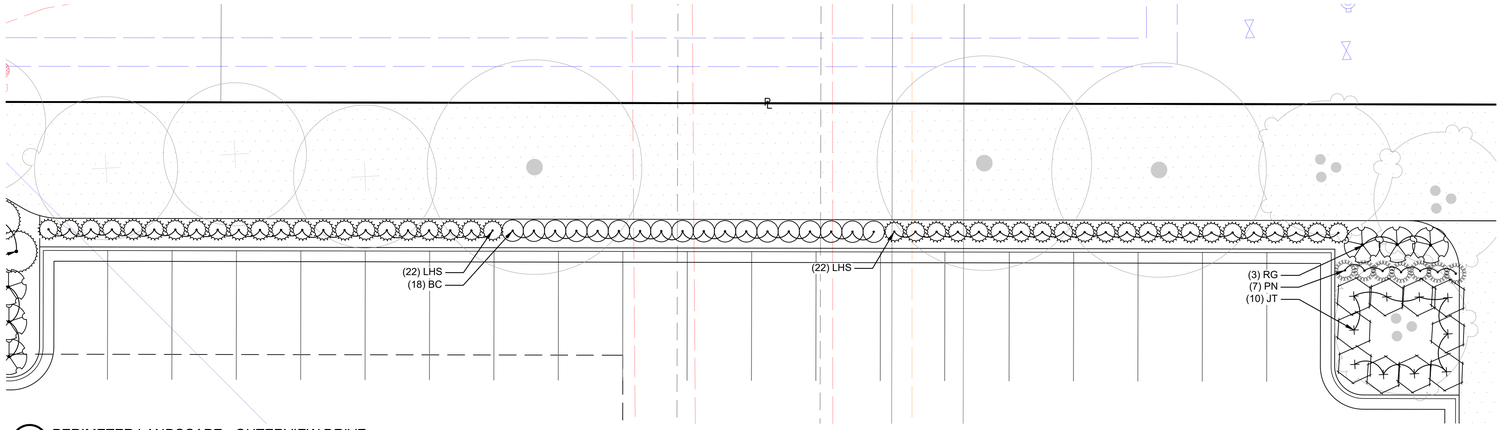
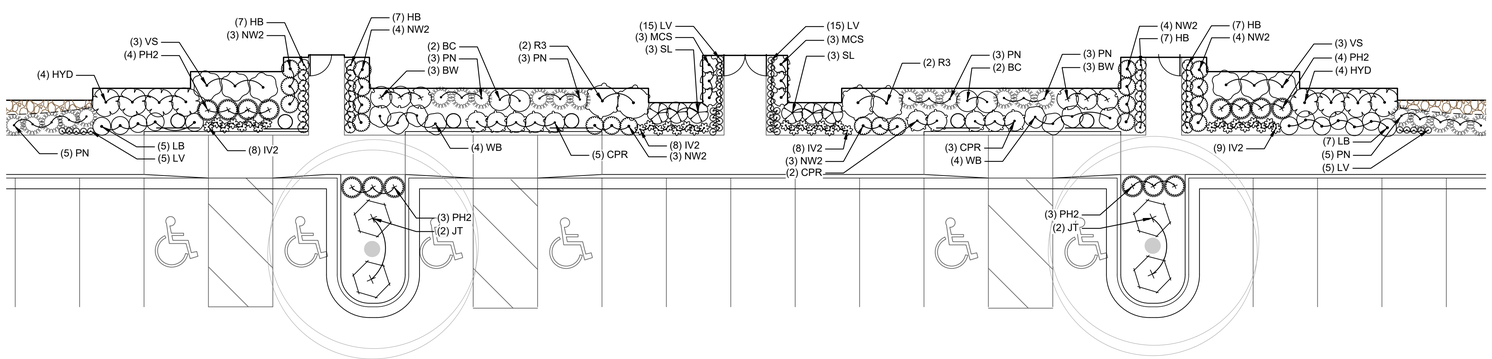
SHEET #:
L-0300

S:\0\! PROJECTS\MULTI-FAMILY\4024 SUMMIT SQUARE 3\CONSTRUCTION DOCUMENTS - APARTMENTS\PLANS\FINAL DEVELOPMENT PLANS\L-0300 LANDSCAPE PLAN - DETAILED.DWG



1 PERIMETER LANDSCAPE - OUTERVIEW DRIVE
SCALE: 1" = 10'



2 CLUBHOUSE ENTRY LANDSCAPE
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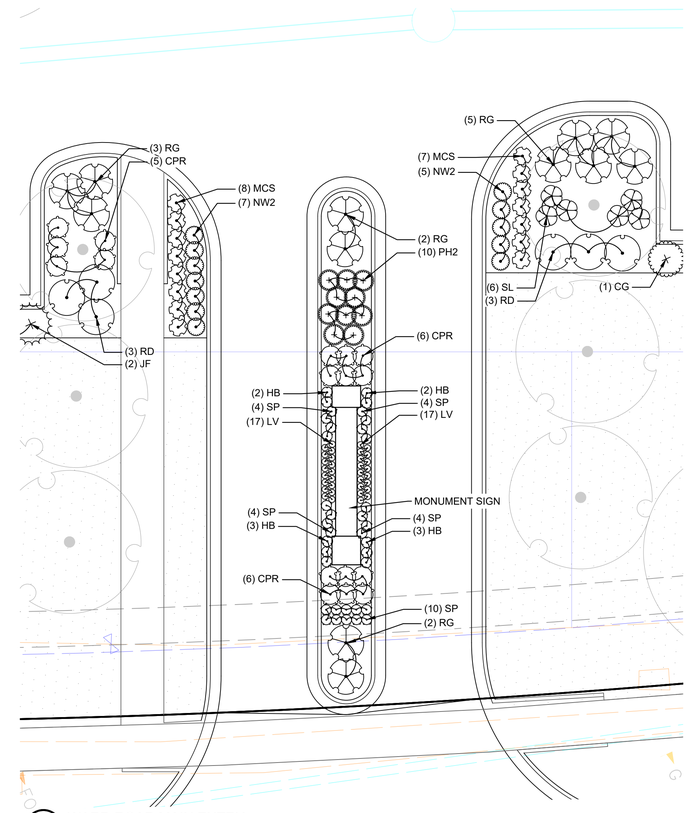
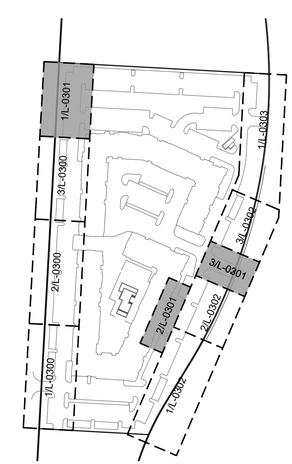


3 WARD ROAD MAIN ENTRY
SCALE: 1" = 10'



KEY MAP
SCALE 1:200

N

0' 5' 10' 20'
SCALE IN FEET

SITEPOINT
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Kansas City, MO 64116

NO:	REVISIONS/APPROVALS:
	FDP SUBMITTAL

DATE: 2022.12.21

REVIEWED BY: M.G.D
DESIGNED BY: N.W.H
DRAFTED BY: D.A.H
SP PROJECT #: 4024
NEIL W. HAAS, P.E. 2022034072

LANDSCAPE PLAN

SUMMIT SQUARE III
APARTMENTS
FINAL DEVELOPMENT PLANS
LEE'S SUMMIT, JACKSON COUNTY, MO

Certificate of Authority # MO 2020018354

SHEET #:

L-0301

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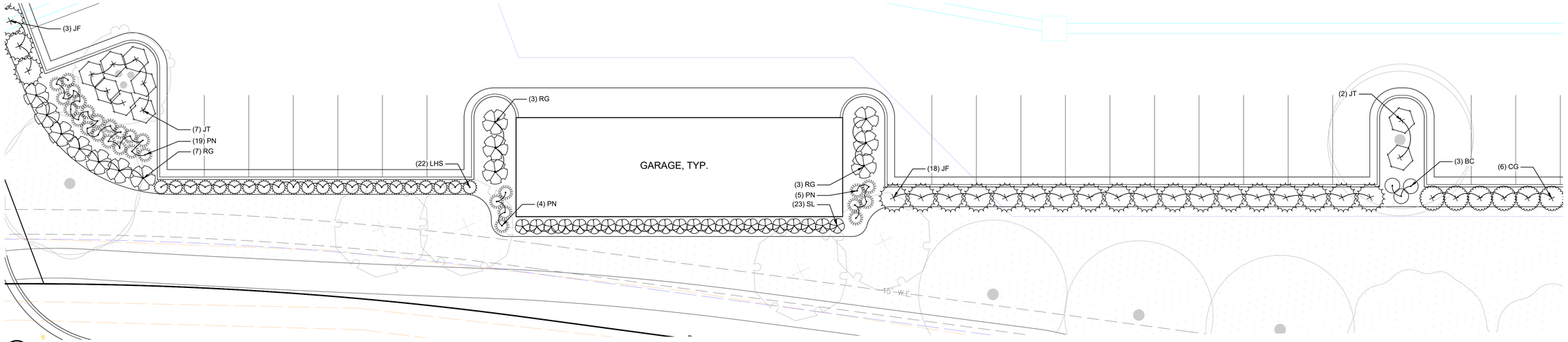
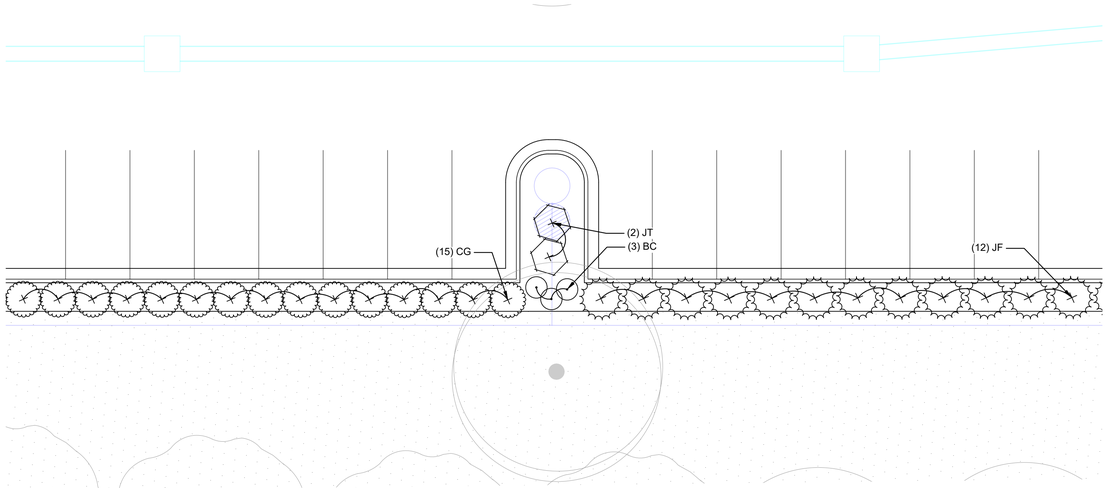
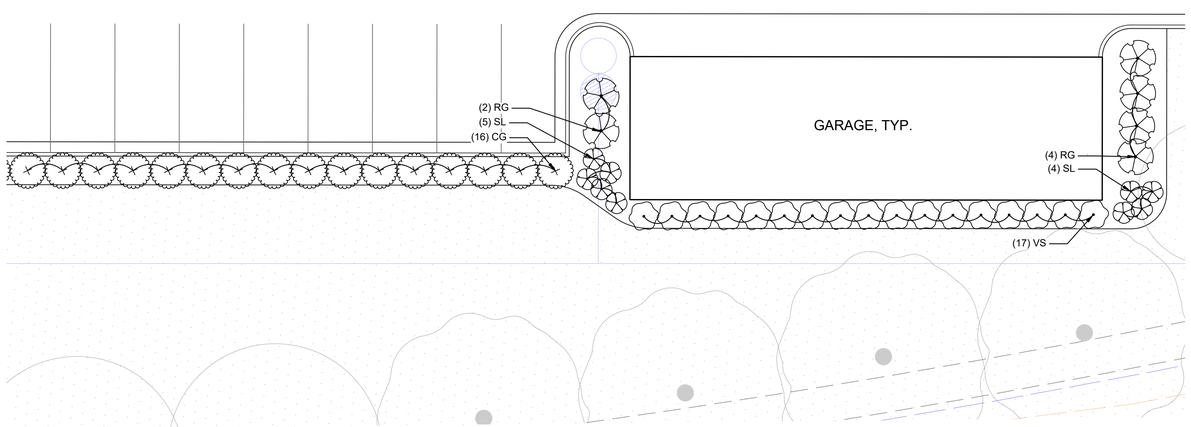


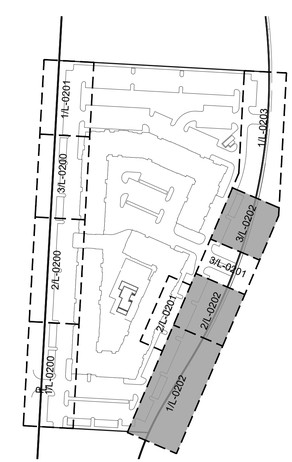
1 PERIMETER LANDSCAPE - WARD ROAD
SCALE: 1" = 10'



2 PERIMETER LANDSCAPE - WARD ROAD
SCALE: 1" = 10'



3 PERIMETER LANDSCAPE - WARD ROAD
SCALE: 1" = 10'



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NEIL W. HAAS, P.E. 2022034072

LANDSCAPE PLAN

SUMMIT SQUARE III
APARTMENTS
FINAL DEVELOPMENT PLANS
LEE'S SUMMIT, JACKSON COUNTY, MO

Certificate of Authority #:MO 2020018354

SHEET #:

L-0302

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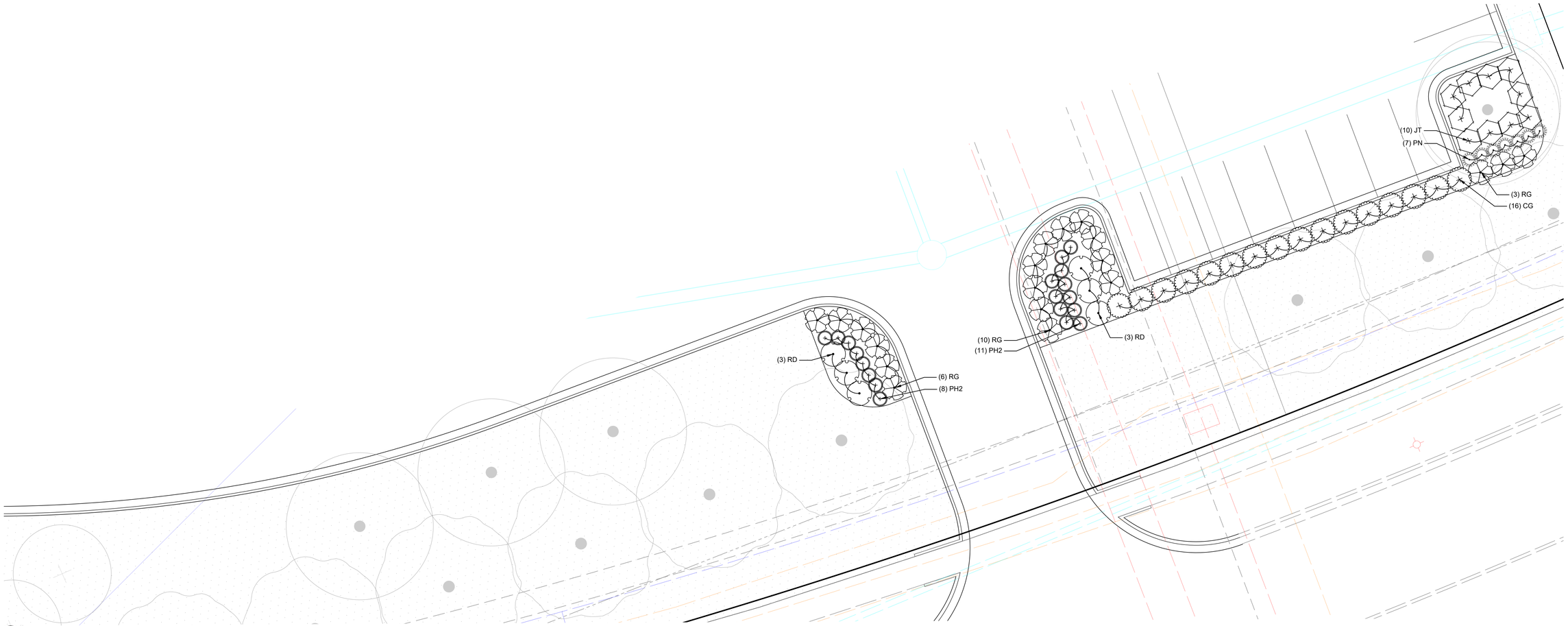
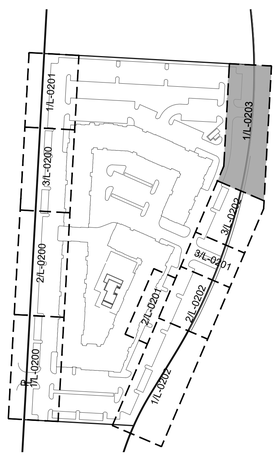


1 PERIMETER LANDSCAPE - WARD ROAD
SCALE: 1" = 10'



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DESIGNED BY: N.W.H
DRAFTED BY: D.A.H
SP PROJECT #: 4024
NEIL W. HAAS, P.E. 2022034072

LANDSCAPE PLAN
SUMMIT SQUARE III
APARTMENTS
FINAL DEVELOPMENT PLANS
LEE'S SUMMIT, JACKSON COUNTY, MO

Certificate of Authority #:MO 2020018354

SHEET #:
L-0303

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PLANT SCHEDULE TREES

DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	AO	Acer rubrum 'October Glory' / October Glory Red Maple	2" Cal.	B&B	14
	MS	Malus x 'Spring Snow' / Spring Snow Crabapple	1.5" Cal.	B&B	13
	QM	Quercus macrocarpa / Burr Oak	2" Cal.	B&B	22
	QS	Quercus robur 'Fastigiata' TM / Skyrocket English Oak	2" Cal.	B&B	7
	SI	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	2" Cal.	B&B	26
	UA	Ulmus parvifolia 'Allee' TM / Allee Lacebark Elm	2" Cal.	B&B	24
	ZG	Zelkova serrata 'Green Vase' / Green Vase Sawleaf Zelkova	2" Cal.	B&B	13

EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	PA	Picea abies / Norway Spruce	6` Ht.	B&B	6
	PC	Picea pungens / Colorado Spruce	6` Ht.	B&B	5

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	BC	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Japanese Barberry	5 gal.	Container	50
	CR	Cornus sericea / Red Twig Dogwood	5 gal.	Container	6
	HYD	Hydrangea macrophylla 'Bailmer' / Endless Summer® Hydrangea	2 gal.	Container	38
	LHS	Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire	2 gal.	Container	66
	RG	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	2 gal.	Container	122
	CPR	Rosa x 'Flower Carpet Appleblossom' / Flower Carpet® Appleblossom Groundcover Rose	2 gal.	Container	45
	R3	Rosa x 'Radtko' TM / Double Knock Out Red Rose	5 gal.	Container	10
	RD	Rosa x 'Radtkopink' TM / Pink Double Knock Out Rose	5 gal.	Container	39
	MCS	Spiraea japonica 'Walbuma' / Magic Carpet Japanese Spirea	2 gal.	Container	89
	SL	Spiraea x bumalda 'Little Princess' / Little Princess Spirea	5 gal.	Container	110
	SK	Syringa pubescens patula 'Miss Kim' / Miss Kim Korean Lilac	5 gal.	Container	23
	VC	Viburnum carlesii / Koreanspice Viburnum	5 gal.	Container	12
	VS	Viburnum plicatum tomentosum "Summer Snowflake' / Summer Snowflake Viburnum	2 gal.	Container	66
	WB	Weigela florida 'Bramwell' / Fine Wine® Weigela	2 gal.	Container	57

EVERGREEN	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	BW	Buxus sinica insularis 'Wintergreen' / Wintergreen Korean Boxwood	5 gal.	Container	6
	CG	Chamaecyparis pisifera 'Golden Mop' / Golden Mop Threadleaf Sawara Cypress	5 gal.	Container	60
	JF	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 gal.	Container	71
	JT	Juniperus sabina 'Tamariscifolia' / Tamarix Juniper	5 gal.	Container	93

GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	3 gal.	Container	21
	LV	Liriope muscari 'Variegata' / Variegated Liliyturf	#1	Pot	116
	PN	Panicum virgatum 'Northwind' / Northwind Switch Grass	1 gal.		141
	PH2	Pennisetum alopecuroides 'Hameln' / Hameln Fountain Grass	3 gal.	Container	89

PERENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	HB	Hemerocallis x 'Black Eyed Stella' / Black Eyed Stella Daylily	1 gal.		78
	IV2	Iris virginica / Blue Flag Iris	1 gal.		46
	LB	Leucanthemum x superbum 'Becky' / Becky Shasta Daisy	1 gal.		41
	NW2	Nepeta x 'Walker's Low' / Walker's Low Catmint	1 gal.		42
	SP	Salvia nemorosa / Meadow Sage	1 gal.		33

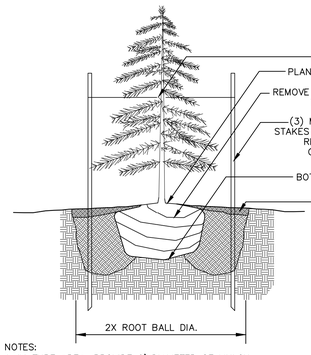
GENERAL NOTES:
1. ALL PLANTS MUST BE HEALTHY AND FREE OF PESTS AND DISEASE.
2. ALL TREES MUST BE STRAIGHT TRUNKED AND MEET ALL SPECIFICATIONS.
3. ALL PLANTS ARE SUBJECT TO APPROVAL OF NORTHPOINT DEVELOPMENT BEFORE, DURING, AND AFTER INSTALLATION.
4. ALL PLANTS MUST BE INSTALLED PER DETAILS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES AND SHALL AVOID DAMAGE TO THEM. UNDERGROUND UTILITIES ARE INDICATED ON PLANS ARE APPROXIMATE LOCATIONS. CONTRACTOR SHALL CALL UTILITY LOCATING SERVICES.
6. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
7. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES INDICATED ON THE PLANS.
8. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL PLANTS AND LAWN UNTIL THE WORK IS ACCEPTED BY NORTHPOINT DEVELOPMENT.
9. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE ACCEPTANCE OF THE LANDSCAPING. CONTRACTOR SHALL REPLACE ALL DEAD AND DYING PLANTS AT THE END OF THE GUARANTEE TIME.
10. ALL PLANTS THAT DIES, DEFOLIATES, OR TURNS BROWN PRIOR TO ACCEPTANCE BY NORTHPOINT DEVELOPMENT SHALL BE REPLACED.
11. ALL PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK.
12. MULCH OR RIVER ROCK SHALL BE INSTALLED IN ALL PLANTING BEDS, AROUND TREES, AND SHALL BE 3" THICK AS INDICATED ON THE PLANS AND DETAILS.
13. CONTRACTOR SHALL KEEP THE WORKSITE CLEAN AND REMOVE ALL WASTE MATERIALS FOR DISPOSAL PER LOCAL, STATE, AND FEDERAL REGULATIONS.
14. CONTRACTOR SHALL SEED ALL DISTURBED AREAS THAT ARE NOT INDICATED ON PLANS.

SODDING NOTES:
1. ALL AREAS SPECIFIED AS "SOD" SHALL BE SODDED WITH EITHER STRIPS OR ROLLS OF SOD SPECIES AS INDICATED IN THE PLANT LIST. CONTRACTOR SHALL VERIFY QUANTITIES.
2. AREA WHERE SOD IS TO BE INSTALLED SHALL BE FREE OF STONE, STICKS, AND OTHER FOREIGN MATERIALS.
3. SURFACE SHALL BE RACKED TO A SMOOTH SURFACE AND BE FREE OF DEPRESSIONS AND MOUNDS.
4. LAY SOD WITHIN 24 HOURS OF STRIPPING. DO NOT LAY SOD IF DORMANT OR IF GROUND IS FROZEN. PROTECT SOD FROM BREAKAGE AND DRYING.
5. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD. STAGGER SOD TO OFFSET JOINTS IN ADJACENT COURSES. AVOID DAMAGE TO SUBGRADE OR SOD DURING INSTALLATION.
6. FILL IN ALL GAPS WITH PIECES OF SOD AND REMOVE EXCESS SOD.
7. LAY SOD ACROSS ANGLE OF SLOPES EXCEEDING 1:4.
8. ANCHOR SOD ON SLOPES EXCEEDING 1:4 WITH WOOD PEGS TO PREVENT SLIPPAGE.
9. AFTER SOD HAS BEEN INSTALLED, ROLL AND SATURATE SOD WITH FINE WATER SPRAY WITHIN 2 HOURS OF PLANTING. DURING FIRST WEEK, WATER DAILY OR MORE FREQUENTLY AS NEEDED TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF 1-1/2 INCHES (38 MM) BELOW THE SOD. ROLL SOD TO ENSURE CONTACT WITH SOIL SURFACE.
10. TWO WEEKS AFTER SOD INSTALLATION, APPLY FERTILIZER AT RECOMMENDED RATE FOR NEWLY ESTABLISHED LAWNS.
11. CONTRACTOR SHALL MAINTAIN TURF UNTIL ACCEPTED BY NORTHPOINT DEVELOPMENT. MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO: WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, AND ROLLING. CONTRACTOR SHALL REGRADE AND REPLANT AS NECESSARY TO ESTABLISH A SMOOTH SODDED SURFACE, FREE OF ERODED OR BARE AREAS, FREE OF WEEDS AND ACCEPTABLE TO NORTHPOINT DEVELOPMENT.

SEEDING NOTES:
1. ALL AREAS SPECIFIED AS "SEED" SHALL BE HYDROSEEDED WITH SEED SPECIES AS INDICATED ON PLANT LIST. CONTRACTOR SHALL VERIFY QUANTITIES.
2. AREA WHERE SEED IS TO BE INSTALLED SHALL BE FREE OF STONE, STICKS, AND OTHER FOREIGN MATERIALS.
3. SURFACE SHALL BE RAKED TO A SMOOTH SURFACE AND BE FREE OF DEPRESSIONS AND MOUNDS.
4. HYDROSEEDING MIX SHALL CONSIST OF SEED, FERTILIZER, AND FIBER MULCH.
5. ALL DISTURBED AREAS SHALL BE HYDROSEEDED.
6. SEEDED AREAS WILL BE ACCEPTED BY NORTHPOINT DEVELOPMENT WHEN SEED HAS SPROUTED, ESTABLISHED, FREE OF WEEDS AND BARE AREAS.

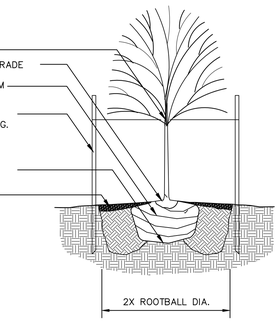
MULCH NOTES:
1. ALL PLANTING AREAS SHALL BE COVERED WITH 3" OF BROWN HARDWOOD MULCH OR 3" OF RIVER ROCK AS INDICATED ON THE PLANS AND DETAILS.
2. MULCH SHALL BE FREE OF ROCKS AND OTHER FOREIGN MATERIAL.
3. RIVER ROCK SHALL BE 3-5" IN SIZE, ROUNDED EDGES, SMOOTH SURFACE, WASHED AND FREE OF FINES AND OTHER DEBRIS.
4. ALL AREAS RECEIVING RIVER ROCK SHALL HAVE VIGORO WEEDBLOCK FILM INSTALLED BETWEEN THE ROCK AND SOIL.
5. CONTRACTOR SHALL SUBMIT SAMPLE OF RIVER ROCK TO NORTHPOINT DEVELOPMENT REPRESENTATIVE FOR APPROVAL.

METAL EDGING:
1. ALL AREAS RECEIVING RIVER ROCK SHALL BE SEPARATED FROM TURF AREAS WITH METAL EDGING.
2. METAL EDGING SHALL BE INSTALLED FREE OF KINKS AND ABRUPT BENDS.
3. METAL EDGING SHALL BE SECURED WITH STAKES DRIVEN INTO THE GROUND.



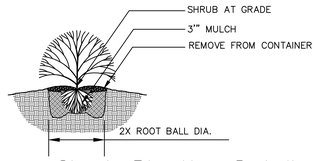
NOTES:
1. IN TURF AREA, PROVIDE 6' DIAMETER OF MULCH

Evergreen Tree Planting Detail
not to scale

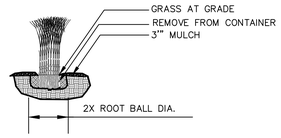


NOTES:
1. IN TURF AREA, PROVIDE 6' DIAMETER OF MULCH

Deciduous Tree Planting Detail
not to scale



Shrub Planting Detail
not to scale



Grass Planting Detail
not to scale

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