PL2022436
PRCOM20231105

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
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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 2001015269 IN JANUARY OF 2022 AT WHICH POINT 5/8" IRON BARS WITH ID CAPS WERE SET AT ALL CORNERS.

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RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
03/20/2023

Mike Weisenborn
Digitally signed by Mike Weisenborn
Date: 2023.03.20 09:33:26-05'00'

SITEPOINT
A Division of NorthPoint Development
3315 N Oak Trafficway
Kansas City, MO 64116
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NO.	DATE:	REVISIONS/APPROVALS:
	2022.12.21	FDP SUBMITTAL
1	2023.01.30	REVISED PER CITY COMMENTS
2	2023.02.10	REVISED PER CITY COMMENTS
3	2023.03.03	REVISED PER CITY COMMENTS
4		

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

STATE OF MISSOURI
NEIL W. HAAS
NUMBER PE-2022034072
PROFESSIONAL ENGINEER
Neil W. Haas 03/17/2023
Certificate of Authority # MO 2020018354

SHEET #:
C-0001

S:\01 PROJECTS\MULTI-FAMILY\4024 SUMMIT SQUARE 3\FDP AND PUBLIC IMPROVEMENTS\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.

RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
03/20/2023

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

DATE:	NO.:	REVISIONS/APPROVALS:
2022.12.21		FDP SUBMITTAL

GENERAL NOTES

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

STATE OF MISSOURI
NEIL W. HAAS
NUMBER
PE-2022034072
PROFESSIONAL ENGINEER
Neil W. Haas 03/07/2023
Certificate of Authority #:MO 2020018354

SHEET #:
C-0010

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(2015E00112075-1)

OUTERVIEW DRIVE

PRIVATE DRIVE

PRIVATE DRIVE

LOT 10C

EXISTING PRIVATE WATER LINES

580 L.F OF PRIVATE STORM SEWER TO BE ABANDONED

STORM MANHOLE TO BE ABANDONED

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

EXISTING SANITARY EASEMENT TO BE VACATED

EXISTING FIRE HYDRANT TO BE REMOVED

15' S.E.

35' S.E.

EXISTING STORM SEWER

EXISTING WATER FEATURE TO GET REMOVED

LOT 10B

ABANDONED ELECTRIC DUCT BANK

EXISTING ELECTRICAL VAULT

EXISTING ELECTRICAL DUCT BANK

LOT 10A

EXISTING GRAVEL DRIVE TO BE REMOVED

EXISTING UNDERGROUND ELECTRIC

EXISTING FIBER OPTIC

EXISTING PUBLIC WATER MAIN

20' P.L.E.

15' W.E.

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

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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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	2022.12.21	FDP SUBMITTAL
1	2023.01.30	REVISED PER CITY COMMENTS

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

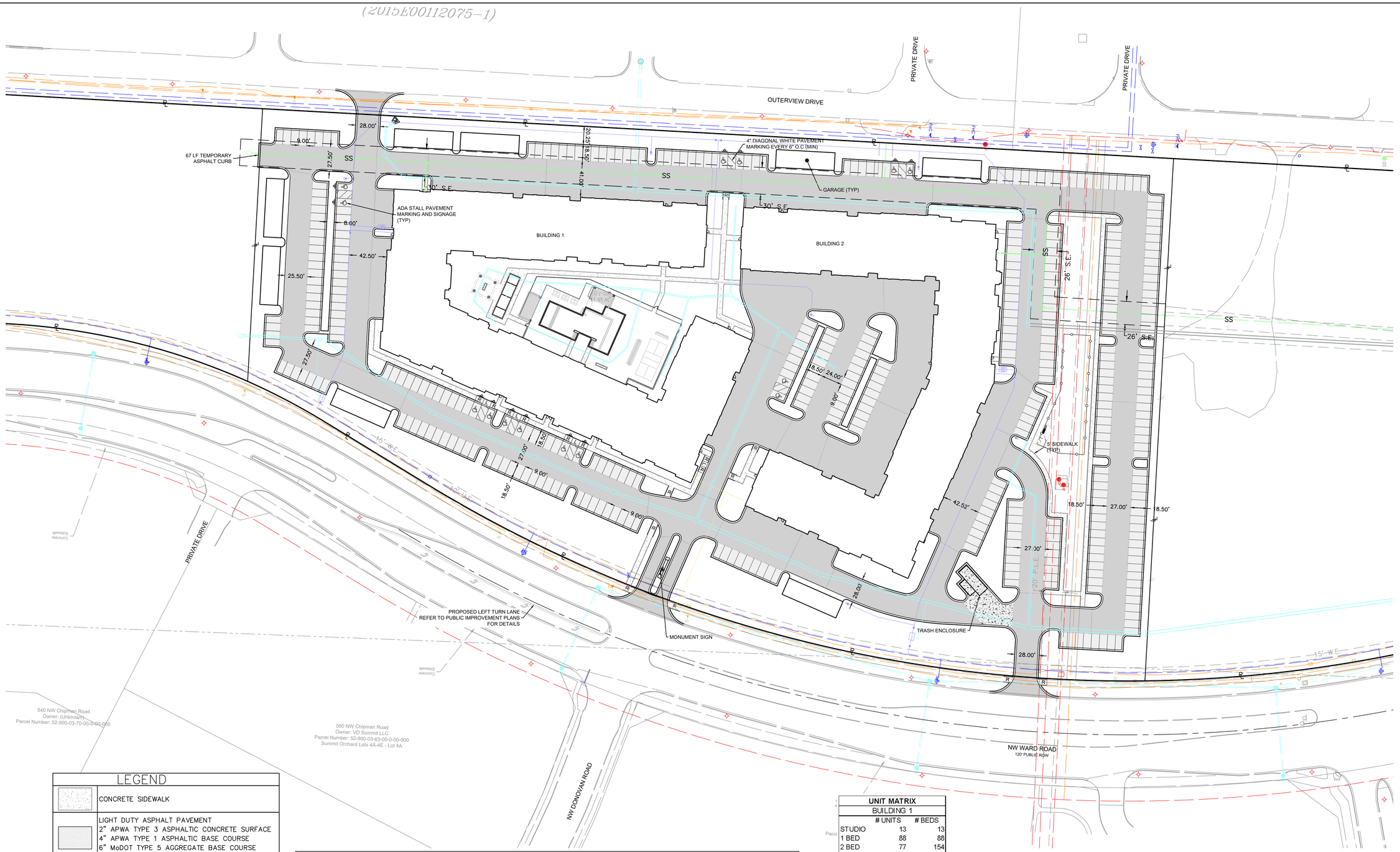
STATE OF MISSOURI
NEIL W. HAAS
NUMBER
PE-2022034072
PROFESSIONAL ENGINEER
Neil W. Haas 03/20/2023
Certificate of Authority #:MO 2020018354

SHEET #:

C-0100

S:\01 PROJECTS\MULTI-FAMILY\4024 SUMMIT SQUARE 3\FDP AND PUBLIC IMPROVEMENTS\PLANS\FINAL DEVELOPMENT PLANS\C-0100 EXISTING CONDITIONS PLAN.DWG

(2015E00112075-1)



LEGEND

	CONCRETE SIDEWALK
	LIGHT DUTY ASPHALT PAVEMENT 2" APWA TYPE 3 ASPHALTIC CONCRETE SURFACE 4" APWA TYPE 1 ASPHALTIC BASE COURSE 6" MoDOT TYPE 5 AGGREGATE BASE COURSE 6" STABILIZED SUBGRADE OR GEOGRID
	HEAVY DUTY ASPHALT PAVEMENT 2" APWA TYPE 3 ASPHALTIC CONCRETE SURFACE 6" APWA TYPE 1 ASPHALTIC CONCRETE BASE 6" MODOT TYPE 5 AGGREGATE BASE COURSE 6" STABILIZED SUBGRADE OR GEOGRID
	HEAVY DUTY CONCRETE PAVEMENT 8" PORTLAND CEMENT CONCRETE 6" MODOT TYPE 5 AGGREGATE BASE COURSE
	CG-1 CURB & GUTTER (See Detail Sheet)

NOTE: AGGREGATE BASE AND COMPACTED SUBGRADE SHALL EXTEND 1' BEYOND THE BACK OF CURB

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		Parking 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 - PARKING TYPES	
Garage Spaces	48
Surface Stalls	406
Under Ground Parking	125
Total	**579**

UNIT MATRIX

BUILDING 1	# UNITS	# BEDS
STUDIO	13	13
1 BED	88	88
2 BED	77	154
GUEST	1	1
TOTAL	**179**	**256**

BUILDING 2	# UNITS	# BEDS
STUDIO	7	7
1 BED	69	69
2 BED	69	138
TOTAL	**145**	**214**

SITE TOTAL	# UNITS	# BEDS
STUDIO	20	20
1 BED	157	157
2 BED	146	292
GUEST	1	1
TOTAL	**323**	**469**
GUEST STALLS		

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N

0' 25' 50' 100'
SCALE IN FEET

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2	2023.03.03	REVISED PER CITY COMMENT
3		
4		
5		
6		

REVIEWED BY: M.G.D
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DRAFTED BY: D.A.H
SP PROJECT #: 4024
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SITE PLAN

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

STATE OF MISSOURI
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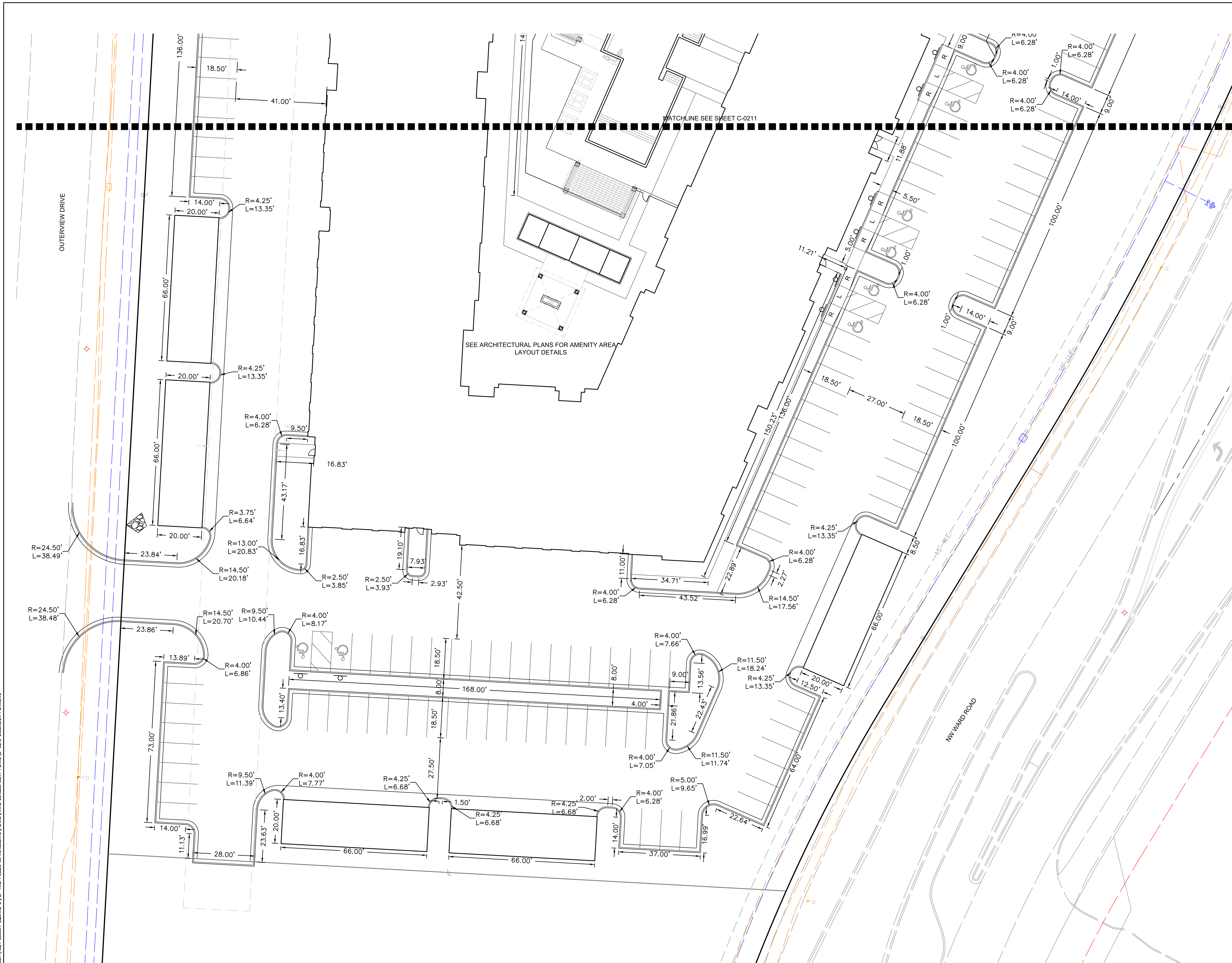
SHEET #:

C-0200

S:\01 PROJECTS\MULTI-FAMILY\4024 SUMMIT SQUARE 3\FDP AND PUBLIC IMPROVEMENTS\PLANS\FINAL DEVELOPMENT PLANS\C-0200 SITE PLAN.DWG



KEY MAP
SCALE 1:200

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DIMENSION PLAN

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

NOTES

*ALL DIMENSIONS ARE TO BACK OF CURB

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Neil W. Haas 03/07/2023
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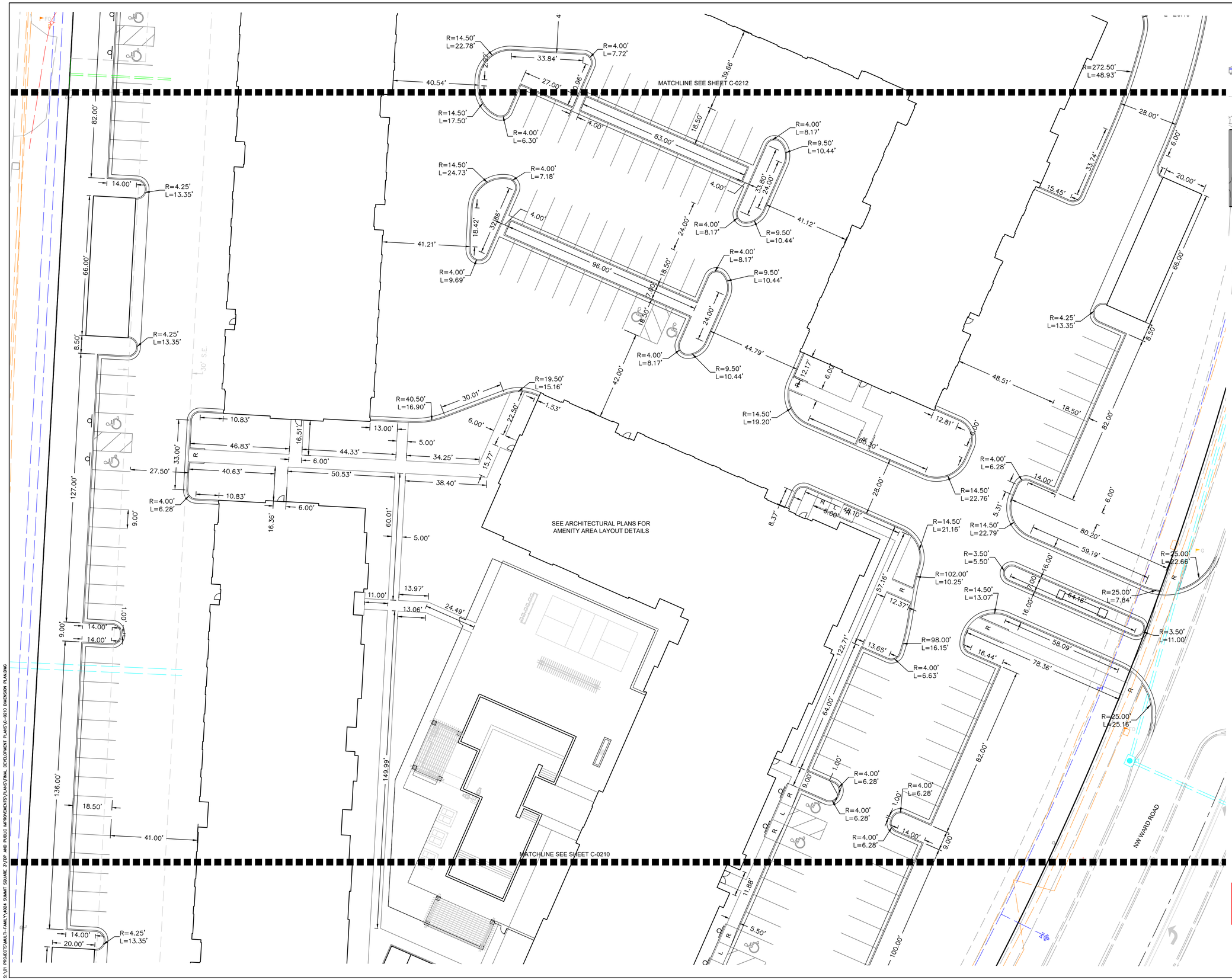
N

0' 10' 20' 40'
SCALE IN FEET

SHEET #:
C-0210

S:\01 PROJECTS\MULTI-FAMILY\4024 SUMMIT SQUARE 3\FDP AND PUBLIC IMPROVEMENTS\PLANS\FINAL DEVELOPMENT PLANS\C-0210 DIMENSION PLAN.DWG



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

STATE OF MISSOURI
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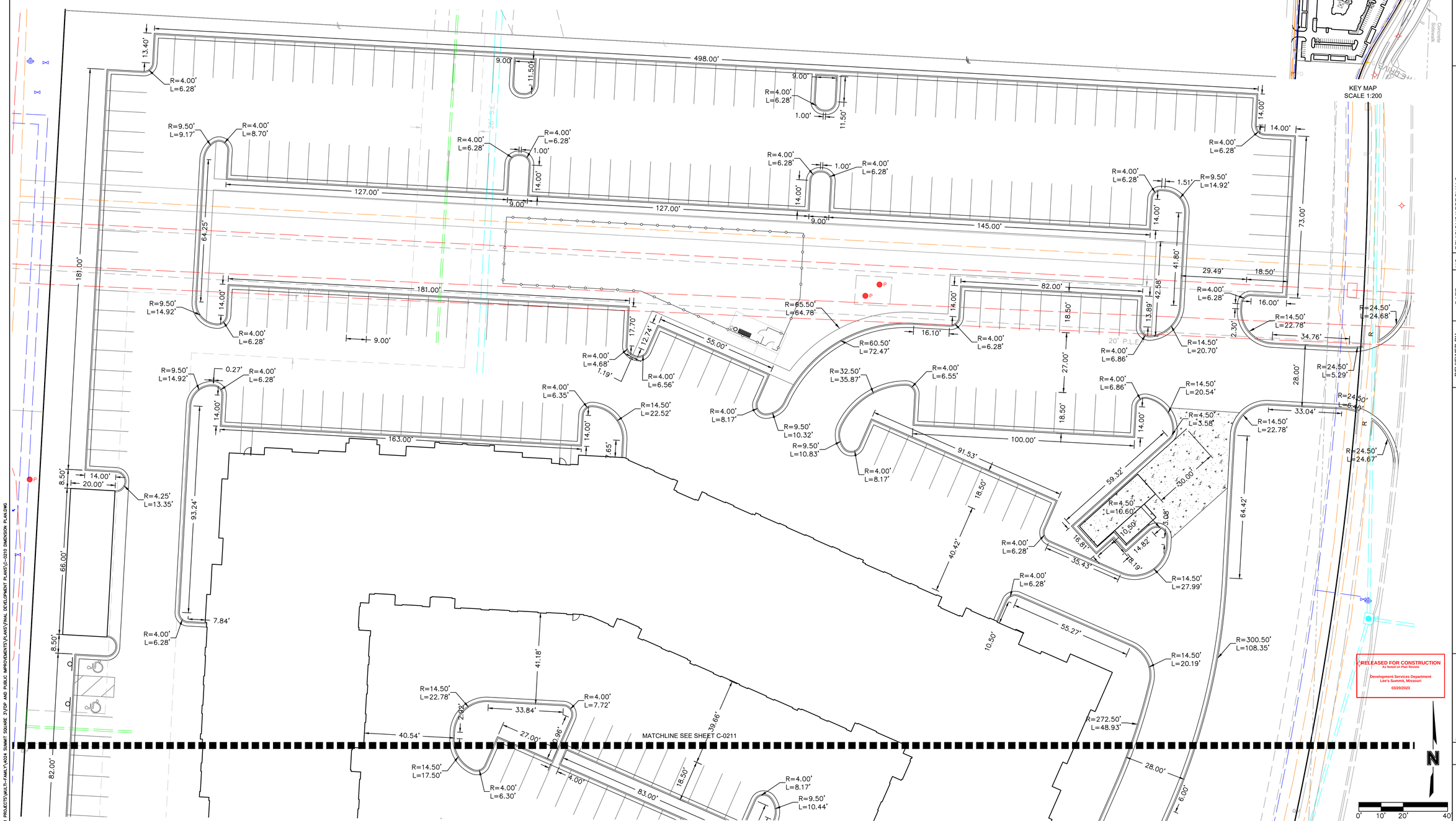
SHEET #:
C-0211

S:\01 PROJECTS\MULTI-FAMILY\4024 SUMMIT SQUARE 3\FDP AND PUBLIC IMPROVEMENTS\PLANS\FINAL DEVELOPMENT PLANS\C-0210 DIMENSION PLAN.DWG

NOTES

*ALL DIMENSIONS ARE TO BACK OF CURB



KEY MAP
SCALE 1:200

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DIMENSION PLAN

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

STATE OF MISSOURI
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SHEET #:

C-0212

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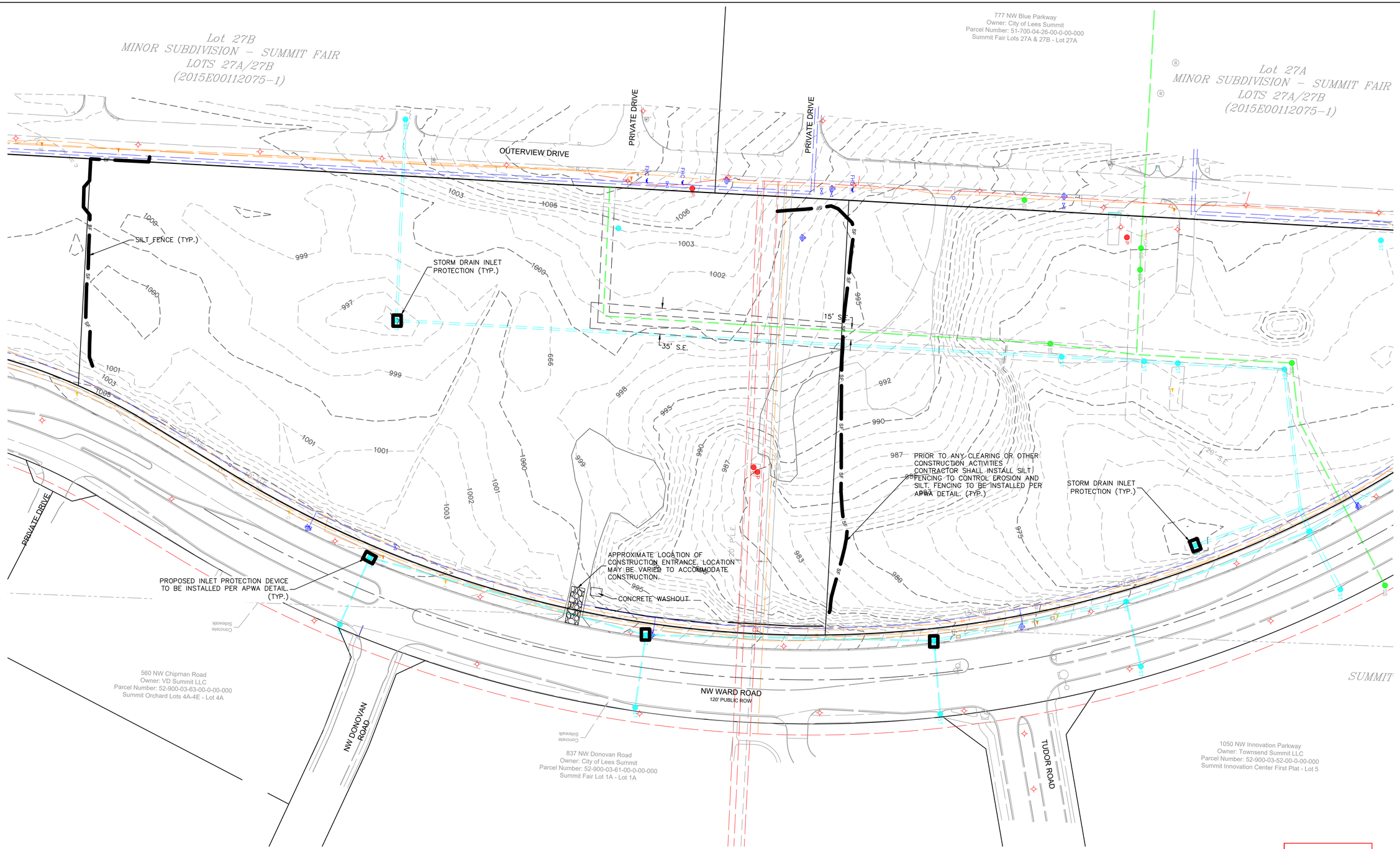

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Lee's Summit, Missouri
03/20/2023

LEGEND

PHASE 1	
	SILT FENCE
	STORM DRAIN INLET PROTECTION
	TEMPORARY STONE CONSTRUCTION ENTRANCE
	TURF GRASS SEEDING

N

0' 30' 60' 120'
SCALE IN FEET

SITEPOINT
A Division of NorthPoint Development
816.868.7360
sitepoint@northpointkc.com
3315 N Oak Trafficway
Kansas City, MO 64116

NO.	REVISIONS/APPROVALS:	DATE:
	FDP SUBMITTAL	2022.12.21
1	REVISED PER CITY COMMENTS	2023.01.30
2	REVISED PER DESIGN CHANGES	2023.03.03

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

EROSION CONTROL PLAN - PHASE 1

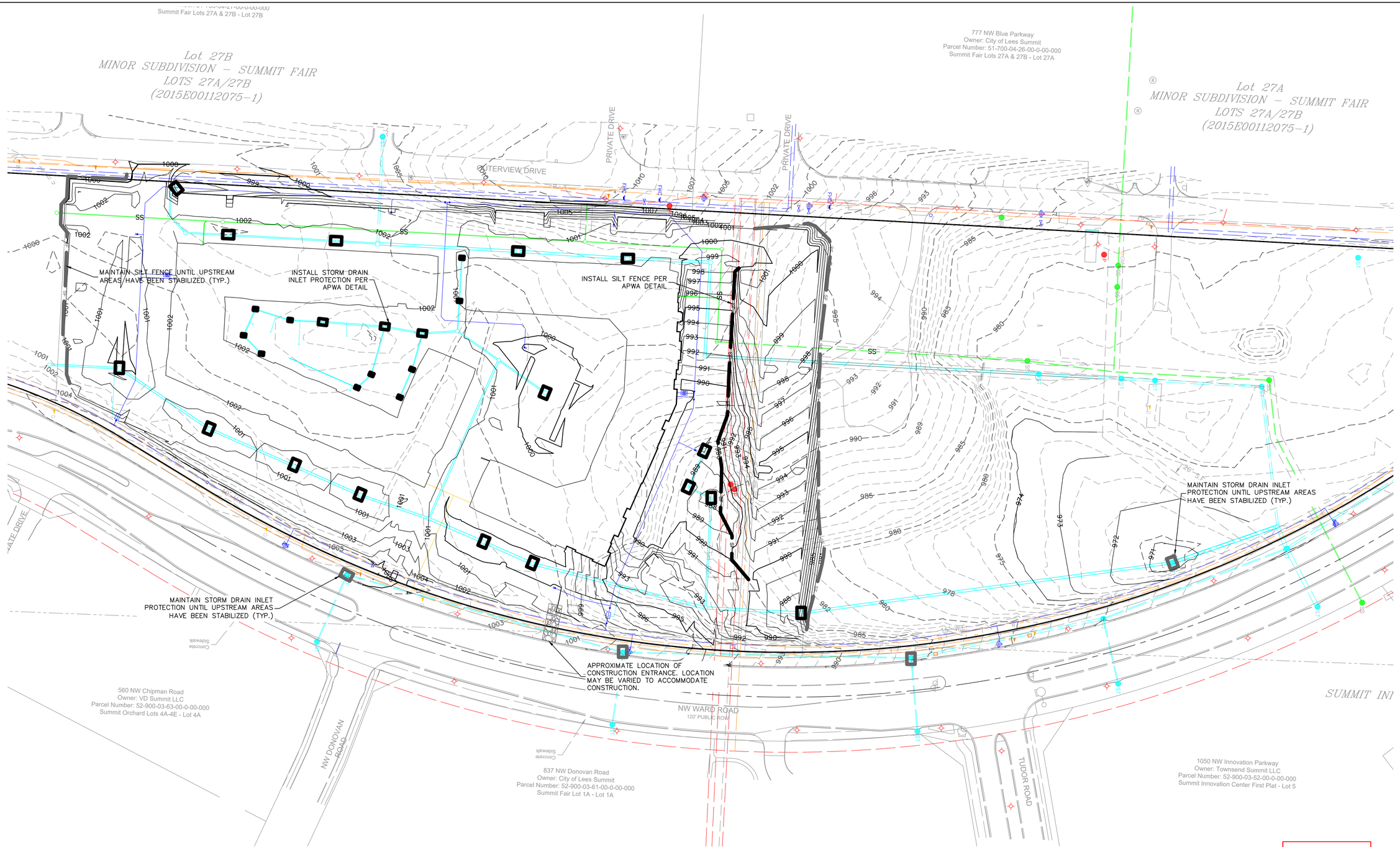
SUMMIT SQUARE III APARTMENTS
FINAL DEVELOPMENT PLANS
LEE'S SUMMIT, JACKSON COUNTY, MO

STATE OF MISSOURI
NEIL W. HAAS
NUMBER
PE-2022034072
PROFESSIONAL ENGINEER
Neil W. Haas 03/17/2023
Certificate of Authority # MO 2020018354

SHEET #:

C-0300

S:\01 PROJECTS\MULTI-FAMILY\4024 SUMMIT SQUARE 3\FDP AND PUBLIC IMPROVEMENTS\PLANS\FINAL DEVELOPMENT PLANS\C-0300 EROSION CONTROL PHASE 1.DWG



LEGEND

PHASE 1	PHASE 2	
		SILT FENCE
		STORM DRAIN INLET PROTECTION
		TEMPORARY STONE CONSTRUCTION ENTRANCE
		TURF GRASS SEEDING

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Development Services Department
Lee's Summit, Missouri
03/20/2023

N

0' 30' 60' 120'
SCALE IN FEET

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	3	

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

EROSION CONTROL PLAN - PHASE 2

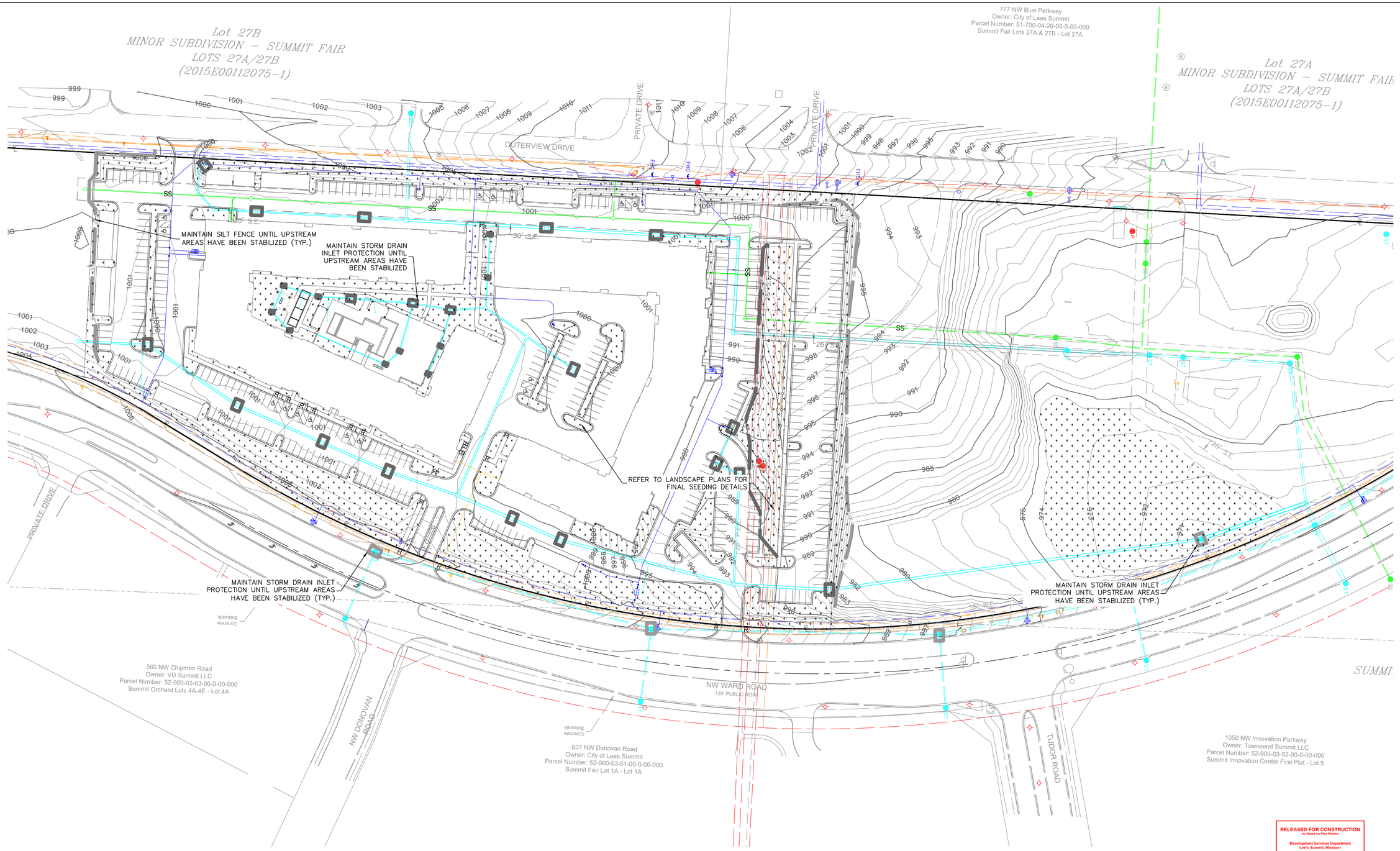
SUMMIT SQUARE III APARTMENTS
FINAL DEVELOPMENT PLANS
LEE'S SUMMIT, JACKSON COUNTY, MO

STATE OF MISSOURI
NEIL W. HAAS
NUMBER
PE-2022034072
PROFESSIONAL ENGINEER
Neil W. Haas 03/20/2023
Certificate of Authority #MO 2020018354

SHEET #:

C-0310

S:\01 PROJECTS\MULTI-FAMILY\4024 SUMMIT SQUARE 3\FDP AND PUBLIC IMPROVEMENTS\PLANS\FINAL DEVELOPMENT PLANS\C-0310 EROSION CONTROL PHASE 2.DWG



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Development Services Department
Lee's Summit, Missouri

03/20/2023

LEGEND

PHASE 1	PHASE 2	PHASE 3	
			SILT FENCE
			STORM DRAIN INLET PROTECTION
			TEMPORARY STONE CONSTRUCTION ENTRANCE
			TURF GRASS SEEDING

N

0' 30' 60' 120'
SCALE IN FEET

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3		

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

EROSION CONTROL PLAN - PHASE 3

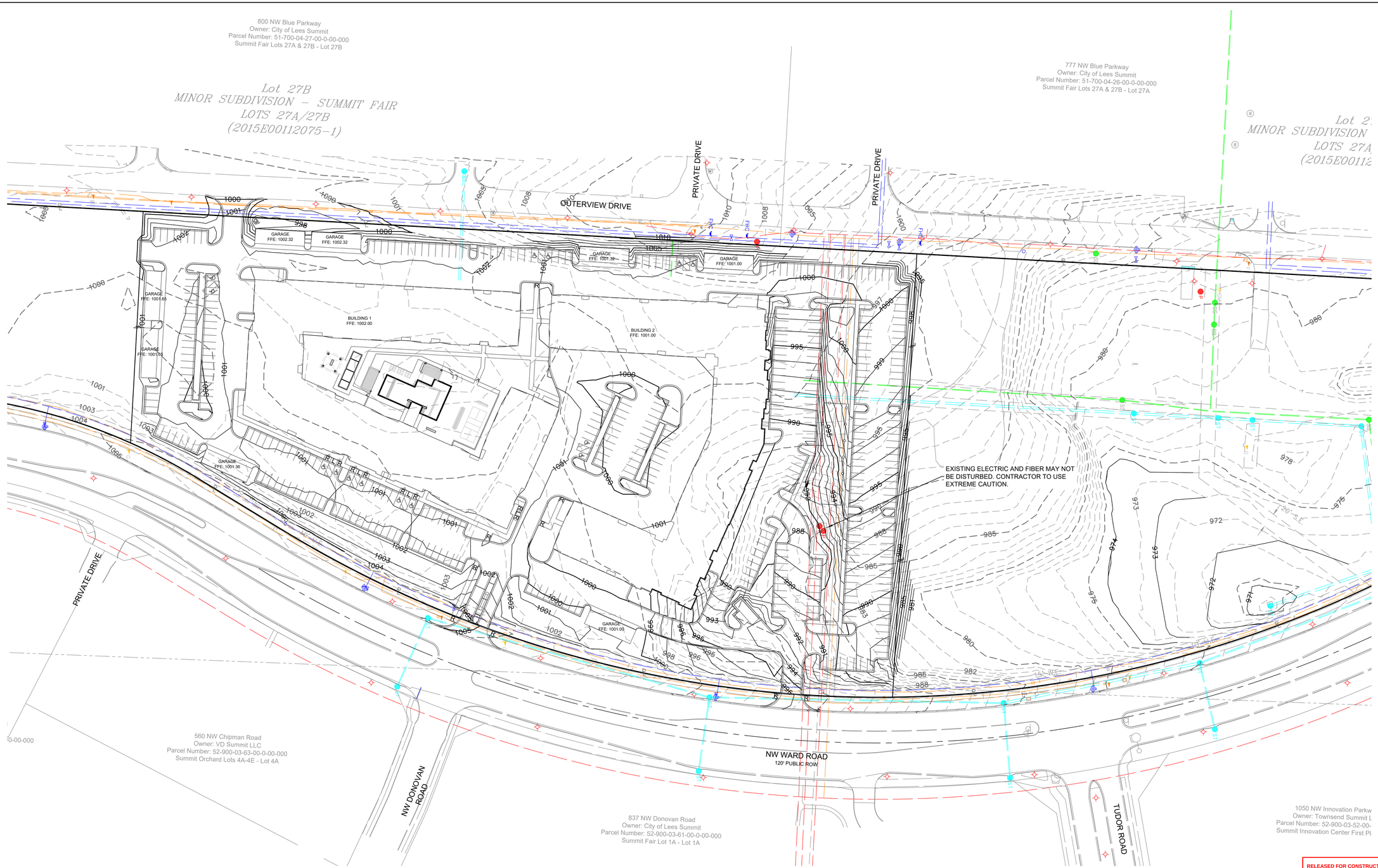
SUMMIT SQUARE III APARTMENTS
FINAL DEVELOPMENT PLANS
LEE'S SUMMIT, JACKSON COUNTY, MO

STATE OF MISSOURI
NEIL W. HAAS
NUMBER
PE-2022034072
PROFESSIONAL ENGINEER
Neil W. Haas 03/20/2023
Certificate of Authority #:MO 2020018354

SHEET #:

C-0320

S:\01 PROJECTS\MULTI-FAMILY\4024 SUMMIT SQUARE 3\FDP AND PUBLIC IMPROVEMENTS\PLANS\FINAL DEVELOPMENT PLANS\C-0320 EROSION CONTROL PHASE 3.DWG



NOTE: AGGREGATE BASE AND SUBGRADE SHALL EXTEND A MINIMUM OF 1' BEYOND THE BACK OF CURB.

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As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
03/20/2023

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

N

0' 30' 60' 120'
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

GRADING PLAN

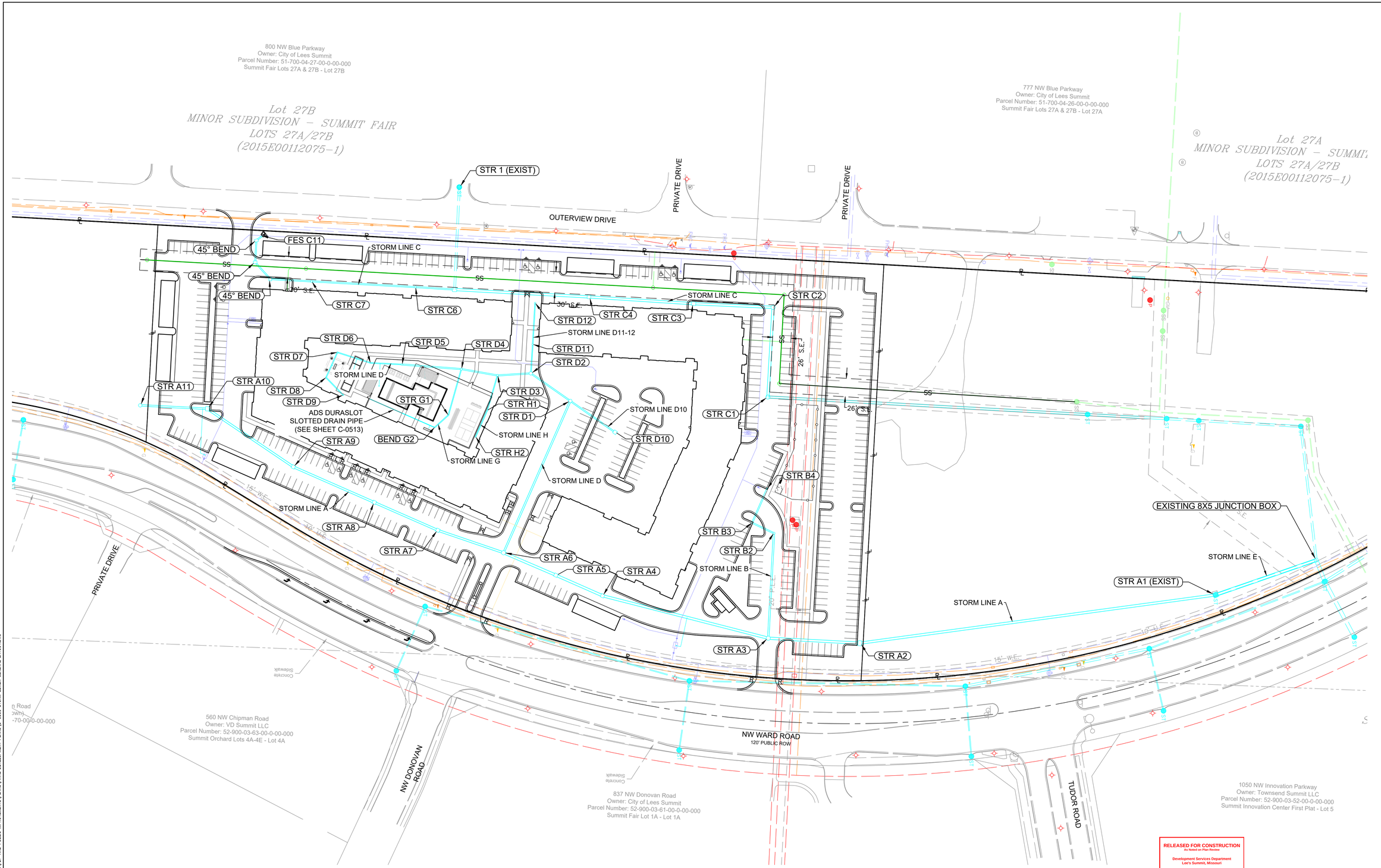
SUMMIT SQUARE III APARTMENTS
FINAL DEVELOPMENT PLANS
LEE'S SUMMIT, JACKSON COUNTY, MO

STATE OF MISSOURI
NEIL W. HAAS
NUMBER
PE-2022034072
PROFESSIONAL ENGINEER
Neil W. Haas III 03/20/2023
Certificate of Authority # MO 2020018354

SHEET #:

C-0400

S:\01 PROJECTS\MULTI-FAMILY\4024 SUMMIT SQUARE 3\FDP AND PUBLIC IMPROVEMENTS\PLANS\FINAL DEVELOPMENT PLANS\C-0400 GRADING PLAN.DWG



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

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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 GENERAL LAYOUT

SUMMIT SQUARE III APARTMENTS

FINAL DEVELOPMENT PLANS

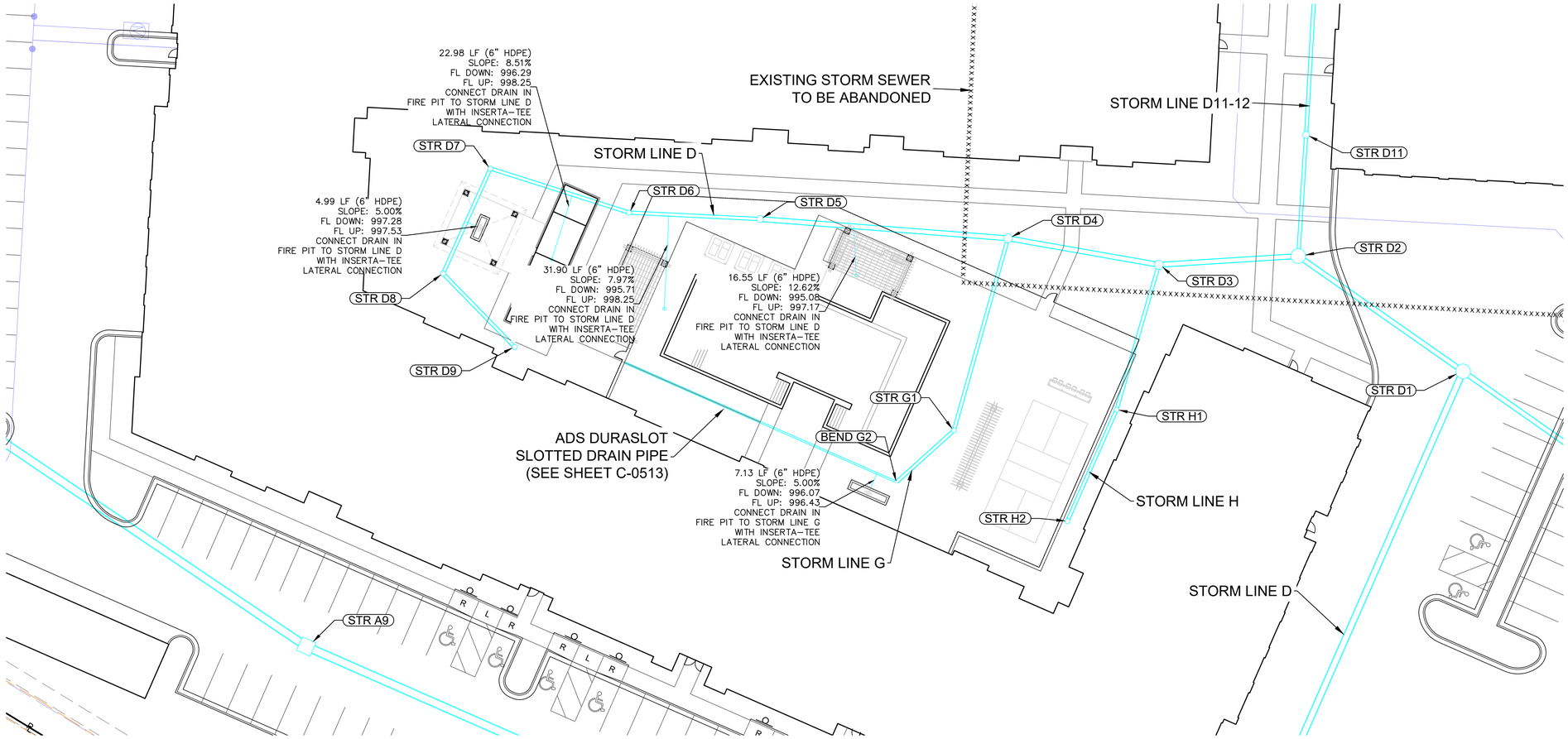
LEE'S SUMMIT, JACKSON COUNTY, MO

STATE OF MISSOURI
NEIL W. HAAS
NUMBER
PE-2022034072
PROFESSIONAL ENGINEER
Neil W. Haas 03/20/2023
Certificate of Authority #:MO 2020018354

SHEET #:

C-0500

S:\01 PROJECTS\MULTI-FAMILY\4024 SUMMIT SQUARE 3\FDP AND PUBLIC IMPROVEMENTS\PLANS\FINAL DEVELOPMENT PLANS\C-0500 STORM SEWER GENERAL LAYOUT.DWG



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03/20/2023

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N

0' 25' 50' 100'
SCALE IN FEET

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NEIL W. HAAS, P.E. 2022034072

STORM SEWER GENERAL LAYOUT

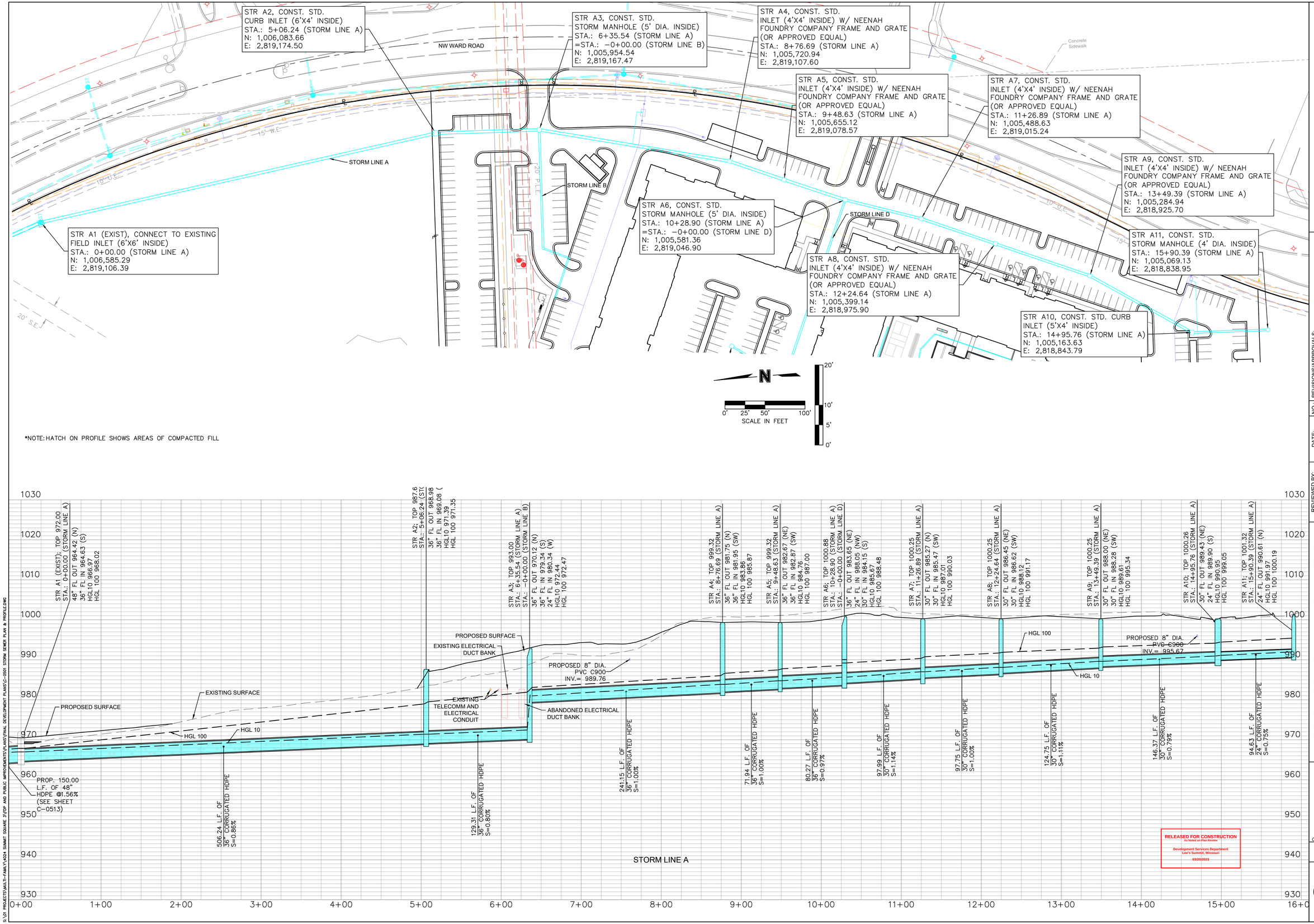
SUMMIT SQUARE III
APARTMENTS
FINAL DEVELOPMENT PLANS
LEE'S SUMMIT, JACKSON COUNTY, MO

STATE OF MISSOURI
NEIL W. HAAS
NUMBER
PE-2022034072
PROFESSIONAL ENGINEER
Neil W. Haas III 03/22/2023
Certificate of Authority # MO 2020018354

SHEET #:

C-0501

S:\01 PROJECTS\MULTI-FAMILY\4024 SUMMIT SQUARE 3\FDP AND PUBLIC IMPROVEMENTS\PLANS\FINAL DEVELOPMENT PLANS\C-0501 STORM SEWER GENERAL LAYOUT - POOL DECK.DWG



*NOTE: HATCH ON PROFILE SHOWS AREAS OF COMPACTED FILL

S:\01 PROJECTS\MULTI-FAMILY\4024 SUMMIT SQUARE 3\FDP AND PUBLIC IMPROVEMENTS\PLANS\FINAL DEVELOPMENT PLANS\C-0501 STORM SEWER PLAN & PROFILE.DWG

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

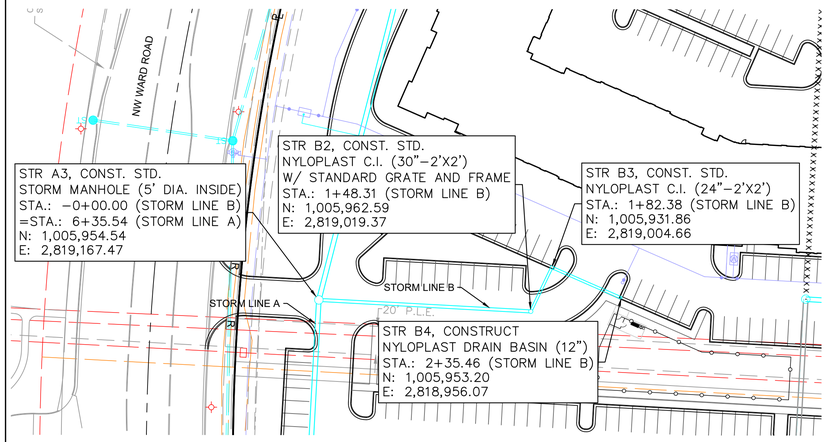
STORM SEWER PLAN AND PROFILE

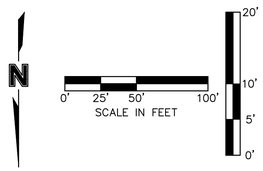
SUMMIT SQUARE III APARTMENTS
FINAL DEVELOPMENT PLANS
LEE'S SUMMIT, JACKSON COUNTY, MO

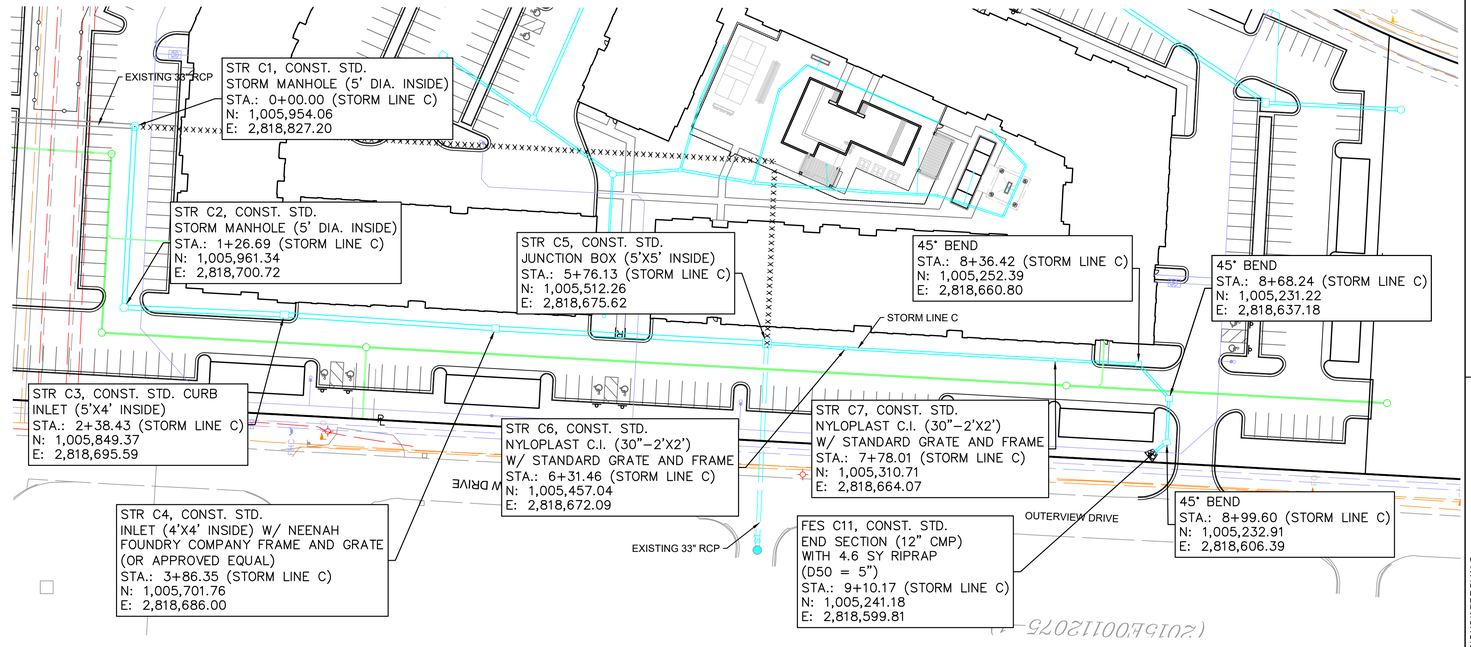
STATE OF MISSOURI
NEIL W. HAAS
NUMBER
PE-2022034072
PROFESSIONAL ENGINEER
Neil W. Haas 03/30/2023
Certificate of Authority # MO 2020018354

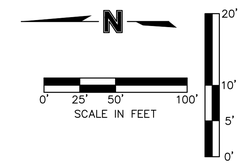
SHEET #:

C-0510









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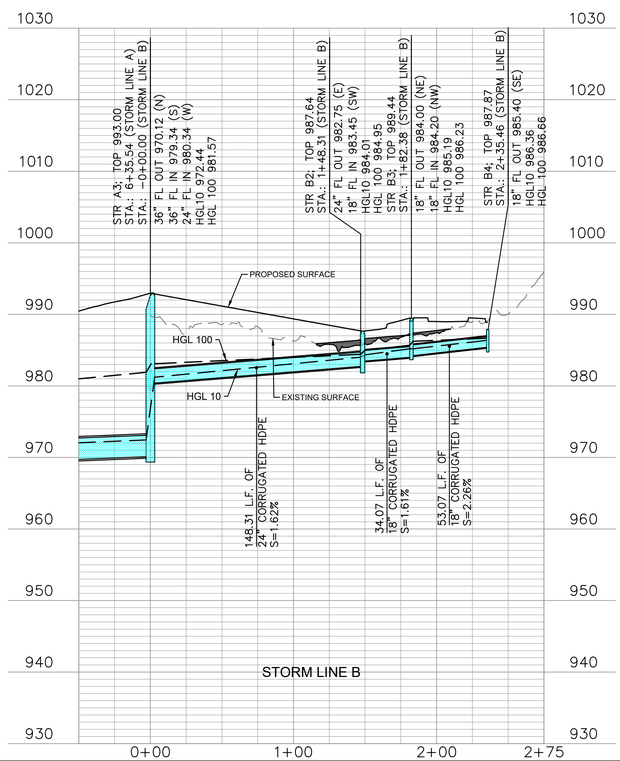

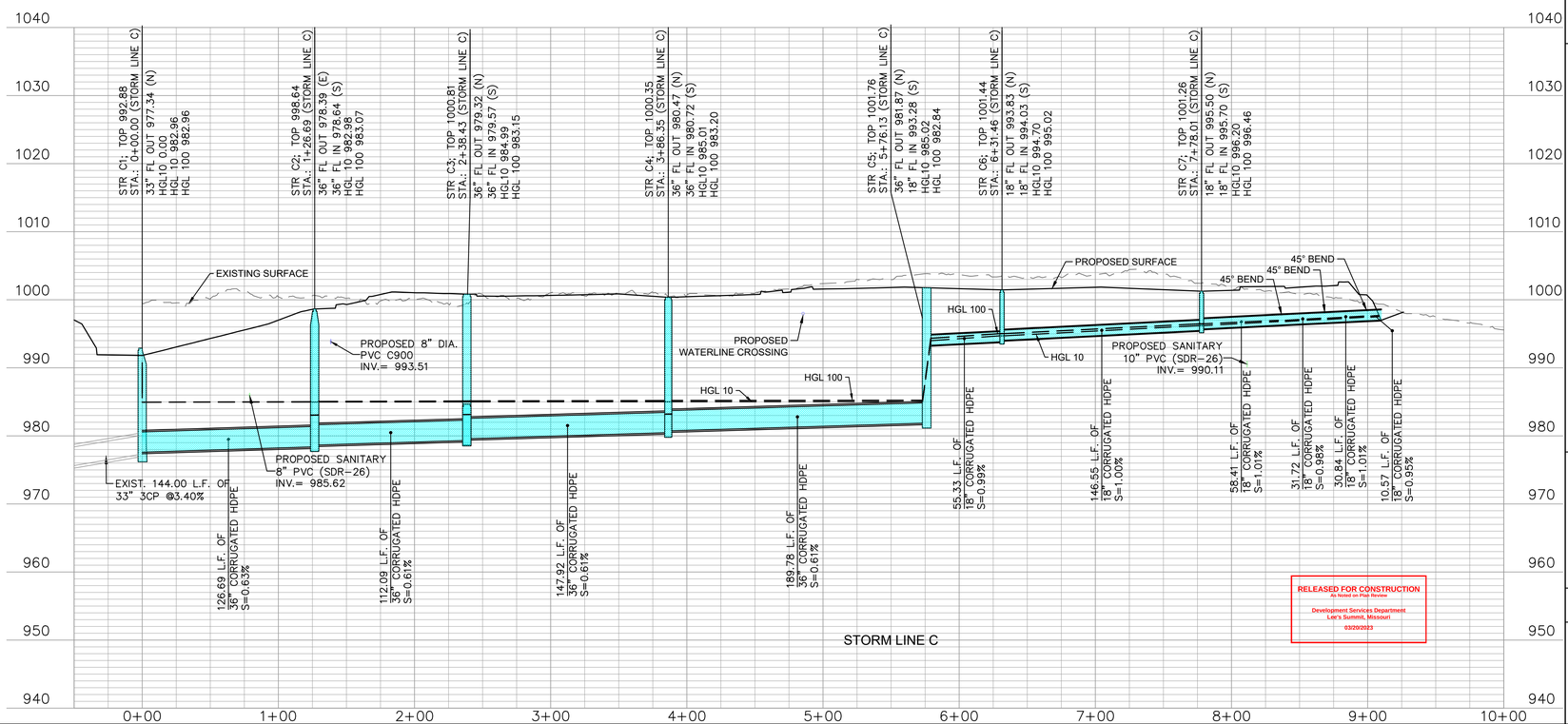

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Development Services Department
Lee's Summit, Missouri
03/20/2023

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REVIEWED BY: M.G.D
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SP PROJECT #: 4024
NEIL W. HAAS, P.E. 2022034072

STORM SEWER PLAN AND PROFILE

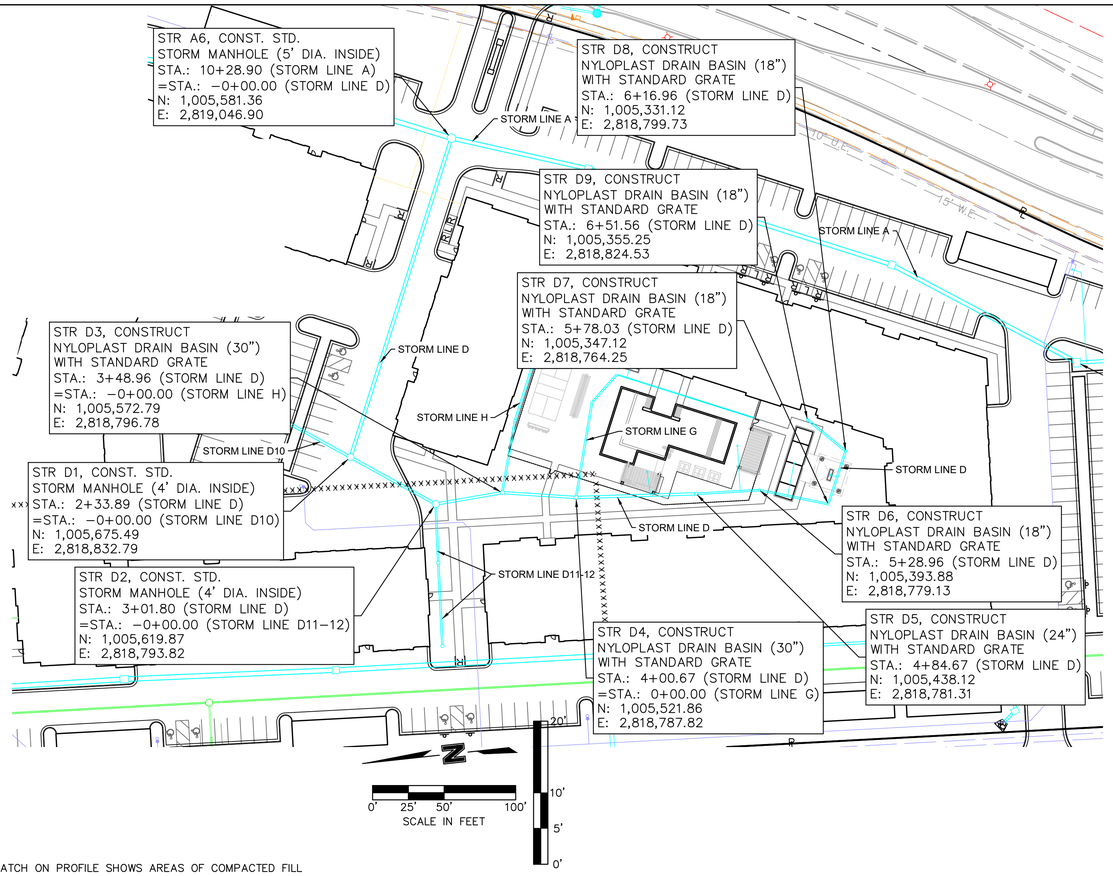
SUMMIT SQUARE III APARTMENTS
FINAL DEVELOPMENT PLANS
LEE'S SUMMIT, JACKSON COUNTY, MO

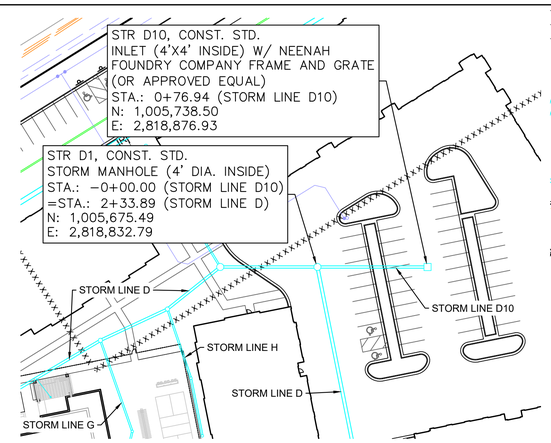
STATE OF MISSOURI
NEIL W. HAAS
NUMBER
PE-2022034072
PROFESSIONAL ENGINEER
Neil W. Haas 03/20/2023
Certificate of Authority #MO 2020018354

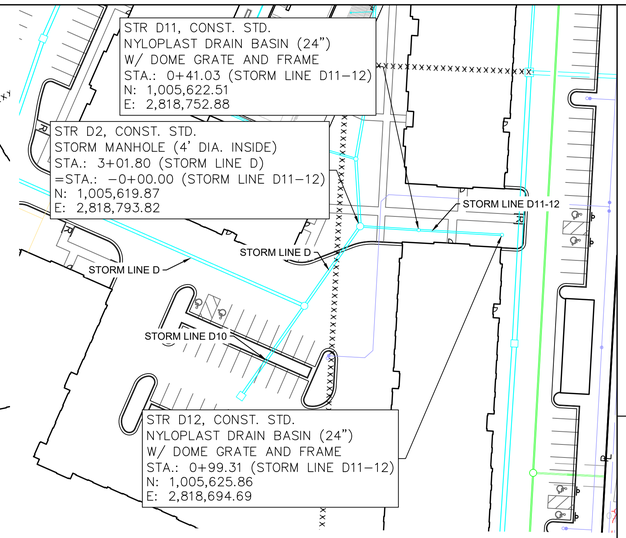
SHEET #:

C-0511

S:\01 PROJECTS\MULTI-FAMILY\4024 SUMMIT SQUARE 3\FDP AND PUBLIC IMPROVEMENTS\PLANS\FINAL DEVELOPMENT PLANS\C-0501 STORM SEWER PLAN & PROFILE.DWG







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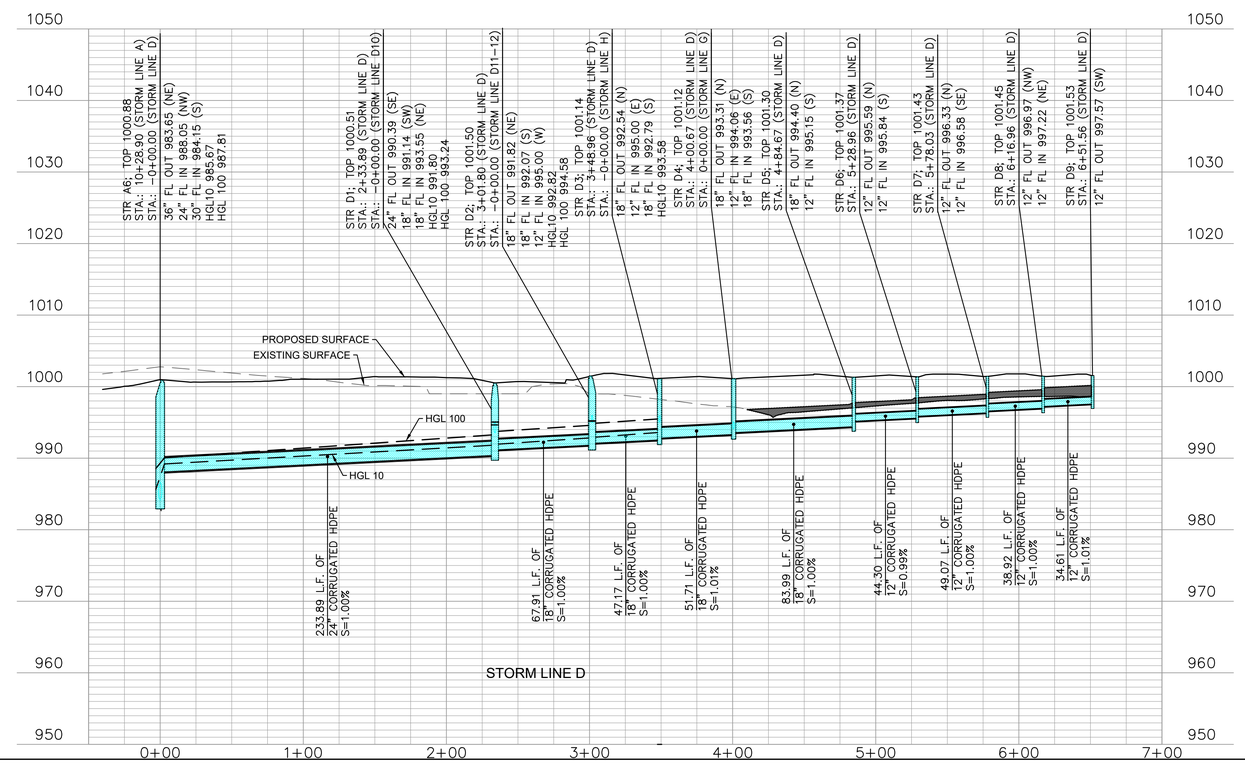

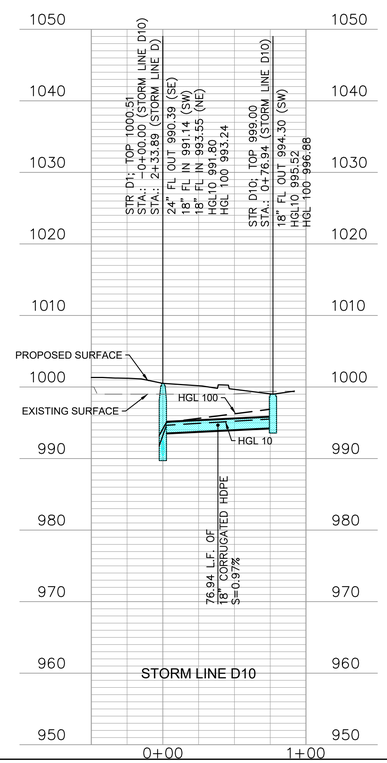

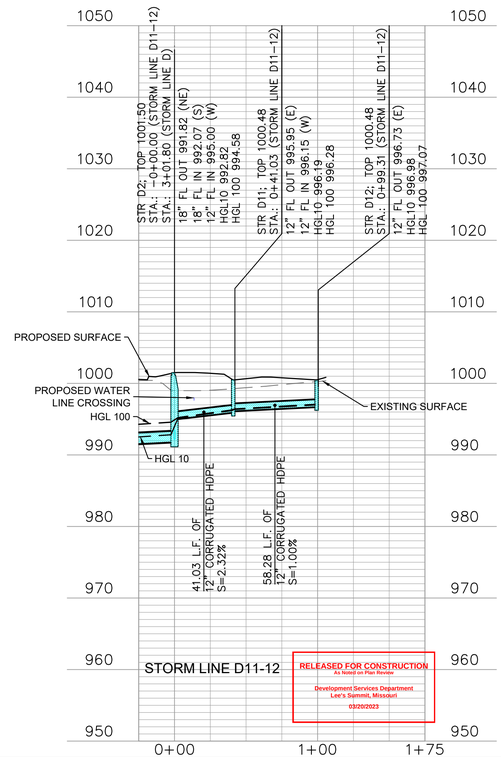

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REVIEWED BY: M.G.D
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STORM SEWER PLAN AND PROFILE

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

STATE OF MISSOURI
NEIL W. HAAS
NUMBER PE-2022034072
PROFESSIONAL ENGINEER
Neil W. Haas, III 03/20/2023
Certificate of Authority # MO 2020018354

SHEET #:

C-0512

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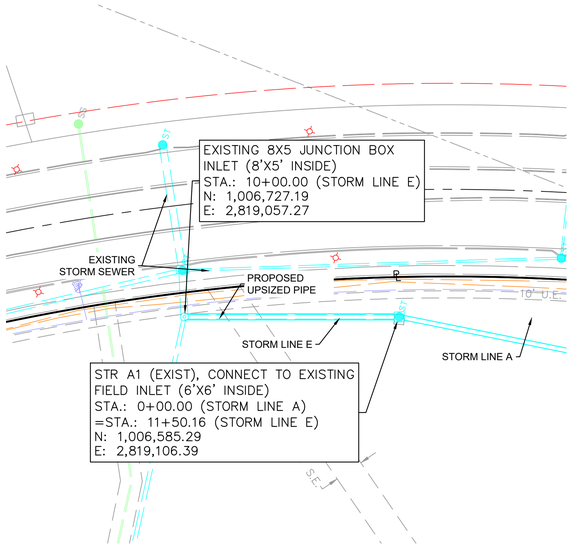

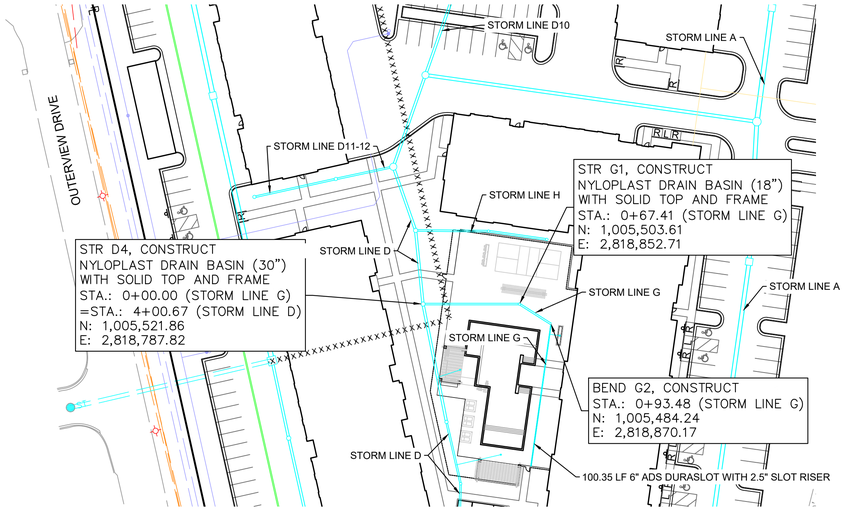

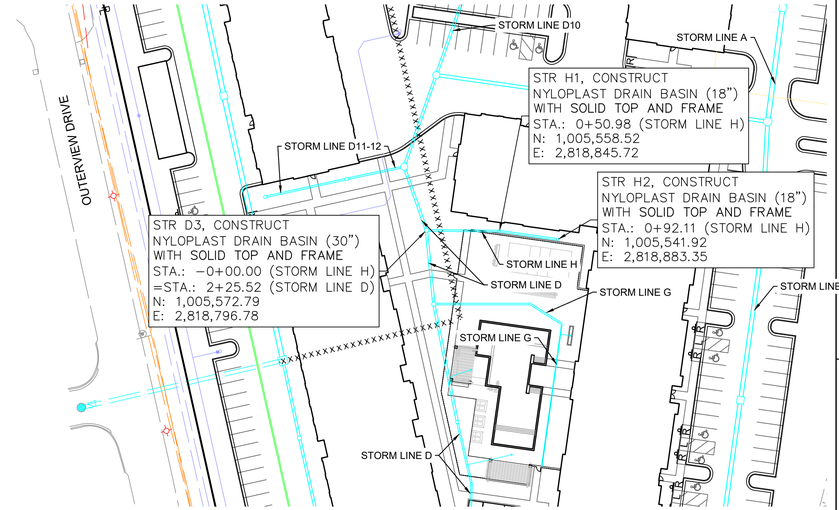

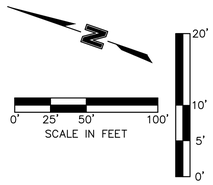

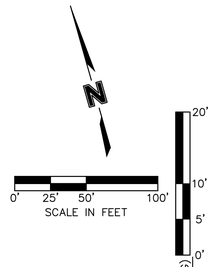

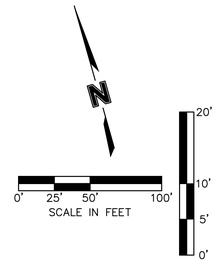

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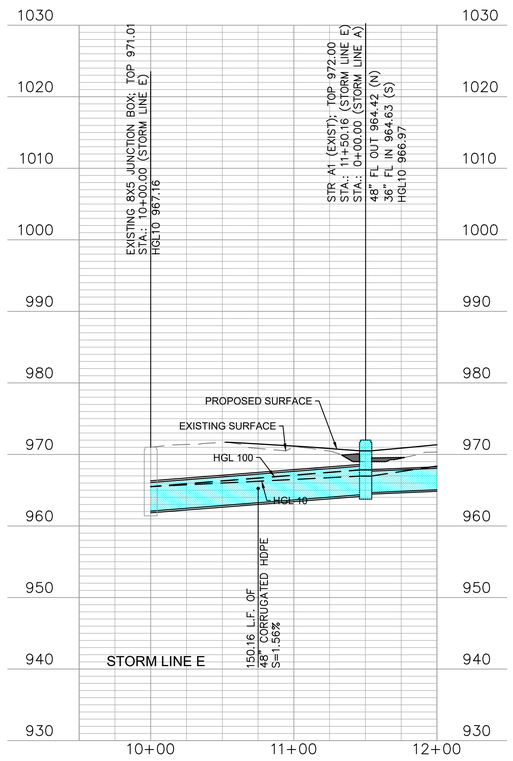

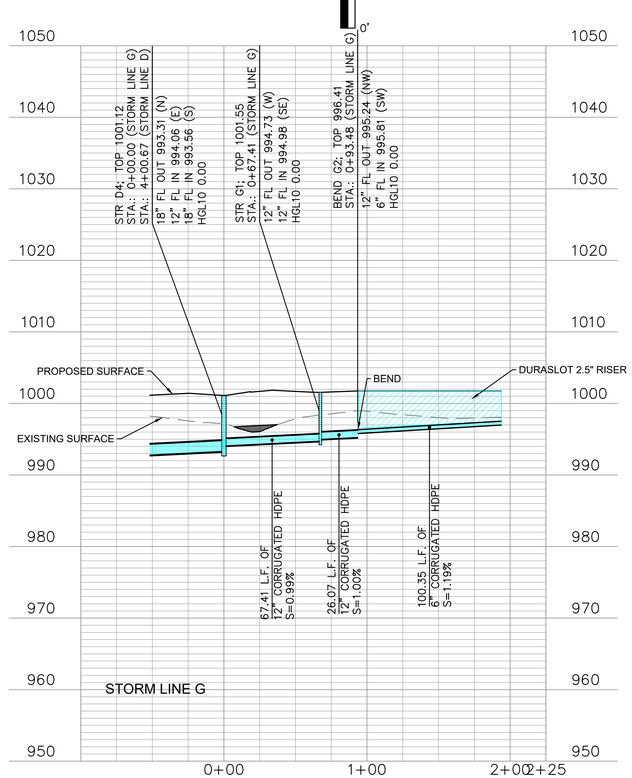

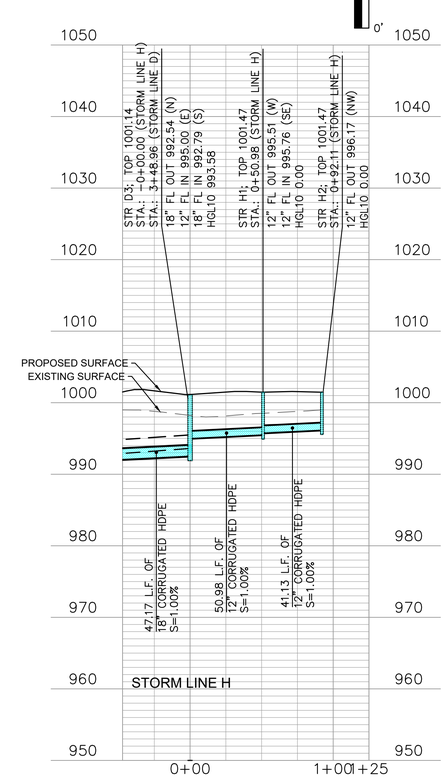

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REVIEWED BY: M.G.D
DESIGNED BY: N.W.H
DRAFTED BY: D.A.H
SP PROJECT #: 4024
NEIL W. HAAS, P.E. 2022034072

STORM SEWER PLAN AND PROFILE

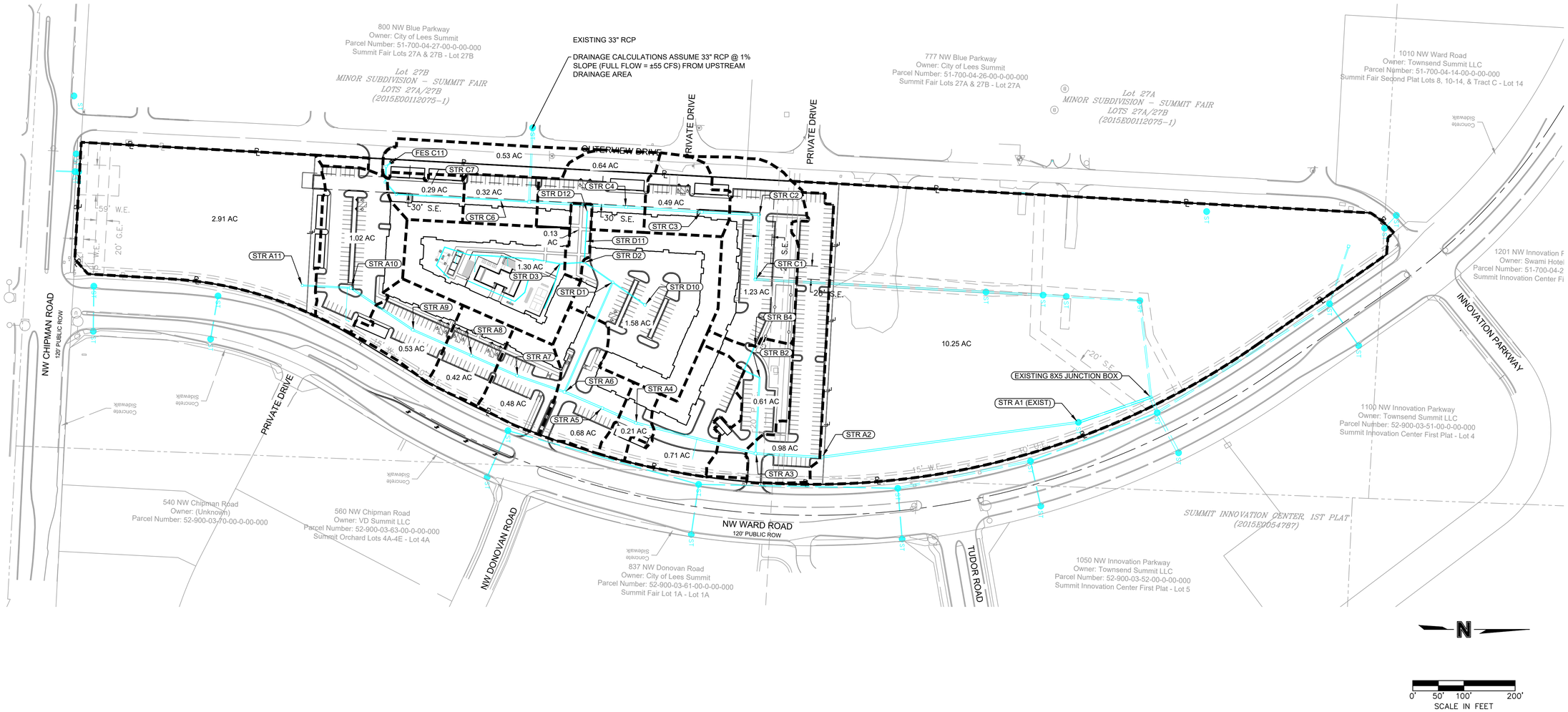
SUMMIT SQUARE III APARTMENTS
FINAL DEVELOPMENT PLANS
LEE'S SUMMIT, JACKSON COUNTY, MO

STATE OF MISSOURI
NEIL W. HAAS
NUMBER PE-2022034072
PROFESSIONAL ENGINEER
Neil W. Haas 03/20/2023
Certificate of Authority # MO 2020018354

SHEET #:

C-0513

S:\0\1 PROJECTS\MULTI-FAMILY\4024 SUMMIT SQUARE 3\FDP AND PUBLIC IMPROVEMENTS\PLANS\FINAL DEVELOPMENT PLANS\C-0501 STORM SEWER PLAN & PROFILE.DWG



RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
03/20/2023

SITEPOINT
A Division of NorthPoint Development
816.888.7380
sitepoint@northpointkc.com
3315 N Oak Trafficway
Kansas City, MO 64116

NO.	REVISIONS/APPROVALS:	DATE:
	FDP SUBMITTAL	2022.12.21
1	REVISED PER CITY COMMENTS	
2	REVISED PER DESIGN CHANGES	2023.03.01

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

STATE OF MISSOURI
NEIL W. HAAS
NUMBER
PE-2022034072
PROFESSIONAL ENGINEER
Neil W. Haas 03/17/2023
Certificate of Authority #:MO 2020018354

SHEET #:

C-0530

S:\01 PROJECTS\MULTI-FAMILY\4024 SUMMIT SQUARE 3\FDP AND PUBLIC IMPROVEMENTS\PLANS\FINAL DEVELOPMENT PLANS\C-0530 DRAINAGE PLAN.DWG

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 A1 (EXIST)	150.16	964.42	962.08	1.56	48	0.012	194.26	71.33	8.43	0.15	972.00	966.97	10.25	0.30	11	5.92
STR A2	506.24	968.98	964.63	0.86	36	0.012	66.98	55.48	9.10	0.15	987.61	971.39	0.98	0.83	5	7.34
STR A3	129.31	970.12	969.08	0.80	36	0.012	64.80	51.12	8.70	0.40	993.00	972.44	0	0.00	0	0.00
STR A4	241.15	981.75	979.34	1.00	36	0.012	72.23	41.84	7.90	0.30	999.32	983.86	0.21	0.73	5	7.34
STR A5	71.94	982.67	981.95	1.00	36	0.012	72.28	41.17	7.84	0.15	999.32	984.76	0.68	0.71	5	7.34
STR A6	80.27	983.65	982.87	0.97	36	0.012	71.23	38.49	7.61	0.40	1000.88	985.67	0	0.00	0	0.00
STR D1	233.89	990.39	988.05	1.00	24	0.012	24.51	15.28	6.47	0.40	1000.51	991.80	0	0.00	0	0.00
STR D2	67.91	991.82	991.14	1.00	18	0.012	11.38	6.68	5.34	0.40	1001.50	992.82	0	0.00	0	0.00
STR D3	47.17	992.54	992.07	1.00	18	0.012	11.36	7.26	5.54	0.40	1001.15	993.58	1.3	0.76	5	7.34
STR D11	41.03	995.95	995.00	2.32	12	0.012	5.87	0.34	2.35	0.15	1000.48	996.19	0	0.00	5	0.00
STR D12	58.28	996.73	996.15	1.00	12	0.012	3.85	0.37	2.40	0.15	1000.48	996.98	0.13	0.39	5	7.34
STR D10	76.94	994.30	993.55	0.97	18	0.012	11.23	9.98	6.50	0.15	999.00	995.52	1.58	0.86	5	7.34
STR A7	97.99	985.27	984.15	1.14	30	0.012	47.50	26.00	7.14	0.30	1000.25	987.01	0.48	0.66	5	7.34
STR A8	97.75	986.45	985.47	1.00	30	0.012	44.49	24.13	6.92	0.15	1000.25	988.12	0.42	0.69	5	7.34
STR A9	124.75	988.00	986.62	1.11	30	0.012	46.73	22.52	6.72	0.30	1000.25	989.61	0.53	0.75	5	7.34
STR A10	146.37	989.43	988.28	0.79	30	0.012	39.38	20.18	6.44	0.30	1000.26	990.95	1.02	0.82	5	7.34
STR A11	94.63	990.61	989.90	0.75	24	0.012	21.22	14.32	6.28	0.15	1001.32	991.97	2.91	0.67	5	7.34
STR B2	148.31	982.75	980.34	1.62	24	0.012	31.23	12.26	5.90	0.40	987.64	984.01	0.61	0.65	5	7.34
STR B3	34.07	984.00	983.45	1.61	18	0.012	14.45	9.43	6.30	0.40	989.44	985.19	0.71	0.65	5	7.34
STR B4	53.07	985.40	984.20	2.26	18	0.012	17.11	6.14	5.16	0.15	987.87	986.36	1.23	0.68	5	7.34
STR C2	126.69	978.39	977.59	0.63	36	0.012	57.41	8.30	1.17	0.40	998.64	984.97	0	0.00	0	0.00
STR C3	112.09	979.32	978.64	0.61	36	0.012	56.28	8.59	1.22	0.15	1000.81	984.99	0.49	0.73	5	7.34
STR C4	147.92	980.47	979.57	0.61	36	0.012	56.36	7.11	1.01	0.15	1000.35	985.01	0.64	0.74	5	7.34
STR C5	189.78	981.87	980.72	0.61	36	0.012	56.24	5.08	0.72	0.15	1001.76	985.02	0	0.00	0	0.00
STR C6	55.33	993.83	993.28	0.99	18	0.012	11.34	5.13	4.82	0.15	1001.44	994.70	0.32	0.90	5	7.34
STR C7	146.55	995.50	994.03	1.00	18	0.012	11.39	3.41	4.19	0.15	1001.26	996.20	0.29	0.86	5	7.34
45 DEG BEND	58.41	996.29	995.70	1.01	18	0.012	11.43	1.78	3.44	0.75	-	996.79	0	0.00	0	0.00
45 DEG BEND	31.72	996.60	996.29	0.98	18	0.012	11.25	1.82	3.46	0.75	-	997.11	0	0.00	0	0.00
45 DEG BEND	30.84	996.91	996.60	1.01	18	0.012	11.41	1.86	3.48	0.79	-	997.42	0	0.00	0	0.00
FES C11	10.57	997.01	996.91	0.95	18	0.012	11.07	1.87	3.49	0.15	998.64	997.52	0.53	0.48	5	7.34

RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
03/20/2023

PIPE DESIGN TABLE (100-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 A1 (EXIST)	150.16	964.42	962.08	1.56	48.00	0.012	194.26	131.12	10.43	0.15	972.00	969.07	10.25	0.30	11	10.57
STR A2	506.24	968.98	964.63	0.86	36.00	0.012	66.98	107.08	15.15	0.15	987.61	980.44	0.98	0.83	5	12.90
STR A3	129.31	970.12	969.08	0.80	36.00	0.012	64.80	98.28	13.90	0.40	993.00	983.37	0	0.00	0	0.00
STR A4	241.15	981.75	979.34	1.00	36.00	0.012	72.23	79.70	11.28	0.30	999.32	987.51	0.21	0.73	5	12.90
STR A5	71.94	982.67	981.95	1.00	36.00	0.012	72.28	78.20	11.06	0.15	999.32	988.95	0.68	0.71	5	12.90
STR A6	80.27	983.65	982.87	0.97	36.00	0.012	71.23	72.86	10.31	0.40	1000.88	990.05	0	0.00	0	0.00
STR D1	233.89	990.39	988.05	1.00	24.00	0.012	24.51	28.63	9.11	0.40	1000.51	993.91	0	0.00	0	0.00
STR D2	67.91	991.82	991.14	1.00	18.00	0.012	11.38	12.47	7.05	0.40	1001.50	995.24	0	0.00	0	0.00
STR D3	47.17	992.54	992.07	1.00	18.00	0.012	11.36	12.74	7.21	0.40	1001.15	996.14	1.3	0.76	5	12.90
STR D11	41.03	995.95	995.00	2.32	12.00	0.012	5.87	0.63	2.78	0.15	1000.48	996.28 j	0	0.00	5	0.00
STR D12	58.28	996.73	996.15	1.00	12.00	0.012	3.85	0.65	2.82	0.15	1000.48	997.07	0.13	0.39	5	12.90
STR D10	76.94	994.30	993.55	0.97	18.00	0.012	11.23	17.52	9.92	0.15	999.00	996.88	1.58	0.86	5	12.90
STR A7	97.99	985.27	984.15	1.14	30.00	0.012	47.50	47.13	9.60	0.30	1000.25	991.82	0.48	0.66	5	12.90
STR A8	97.75	986.45	985.47	1.00	30.00	0.012	44.49	43.49	8.86	0.15	1000.25	993.18	0.42	0.69	5	12.90
STR A9	124.75	988.00	986.62	1.11	30.00	0.012	46.73	40.25	8.20	0.30	1000.25	994.39	0.53	0.75	5	12.90
STR A10	146.37	989.43	988.28	0.79	30.00	0.012	39.38	35.67	7.27	0.30	1000.26	995.65	1.02	0.82	5	12.90
STR A11	94.63	990.61	989.90	0.75	24.00	0.012	21.22	25.14	8.00	0.15	1001.32	996.89	2.91	0.67	5	12.90
STR B2	148.31	982.75	980.34	1.62	24.00	0.012	31.23	21.68	6.90	0.40	987.64	985.74	0.61	0.65	5	12.90
STR B3	34.07	984.00	983.45	1.61	18.00	0.012	14.45	16.65	9.42	0.40	989.44	986.77	0.71	0.65	5	12.90
STR B4	53.07	985.40	984.20	2.26	18.00	0.012	17.11	10.79	6.10	0.15	987.87	987.79	1.23	0.68	5	12.90
STR C2	126.69	978.39	977.59	0.63	36.00	0.012	57.41	17.01	2.41	0.40	998.64	985.02	0	0.00	0	0.00
STR C3	112.09	979.32	978.64	0.61	36.00	0.012	56.28	17.38	2.46	0.15	1000.81	985.12	0.49	0.73	5	12.90
STR C4	147.92	980.47	979.57	0.61	36.00	0.012	56.36	14.05	1.99	0.15	1000.35	985.19	0.64	0.74	5	12.90
STR C5	189.78	981.87	980.72	0.61	36.00	0.012	56.24	9.49	1.34	0.15	1001.76	985.23	0	0.00	0	0.00
STR C6	55.33	993.83	993.28	0.99	18.00	0.012	11.34	9.54	6.34	0.15	1001.44	995.02	0.32	0.90	5	12.90
STR C7	146.55	995.50	994.03	1.00	18.00	0.012	11.39	6.22	5.19	0.15	1001.26	996.46 j	0.29	0.86	5	12.90
STR C8	58.41	996.29	995.70	1.01	18.00	0.012	11.43	3.20	4.10	0.75	1001.96	996.97 j	0	0.00	0	0.00
STR C9	31.72	996.60	996.29	0.98	18.00	0.012	11.25	3.24	4.12	0.75	1002.00	997.28	0	0.00	0	0.00
STR C10	30.84	996.91	996.60	1.01	18.00	0.012	11.41	3.27	4.13	0.79	1000.72	997.60	0	0.00	0	0.00
FES C11	10.57	997.01	996.91	0.95	18.00	0.012	11.07	3.28	4.14	0.15	998.64	997.70	0.53	0.48	5	12.90

SITEPOINT
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33515 N Oak Trafficway
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NO.:	DATE:	REVISIONS/APPROVALS:
	2022.12.21	FDP SUBMITTAL
1	2023.01.30	REVISED PER CITY COMMENTS
2	2023.03.03	REVISED PER CITY COMMENT

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 TABLES

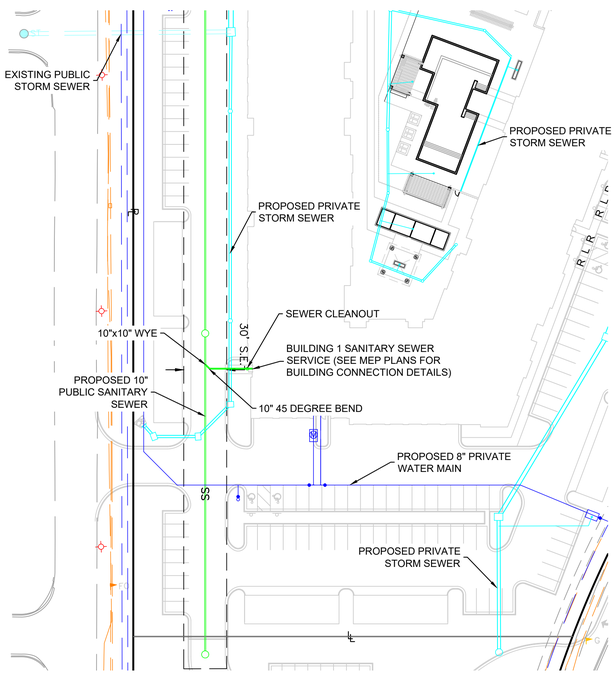
SUMMIT SQUARE III
APARTMENTS
FINAL DEVELOPMENT PLANS
LEE'S SUMMIT, JACKSON COUNTY, MO

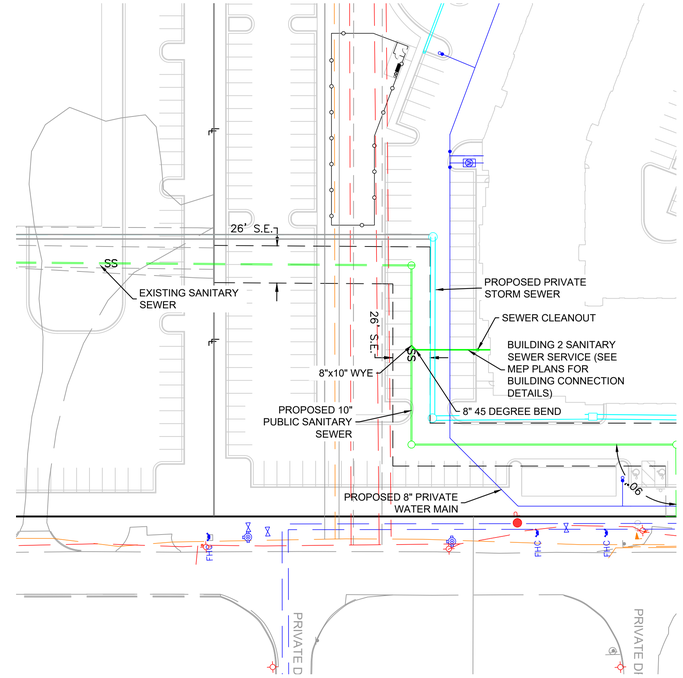
STATE OF MISSOURI
NEIL W. HAAS
NUMBER
PE-2022034072
PROFESSIONAL ENGINEER
Neil W. Haas III 03/20/2023
Certificate of Authority #MO 2020018354

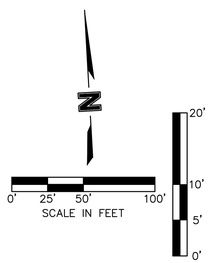
SHEET #:

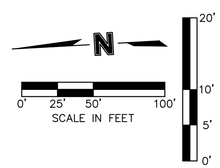
C-0540

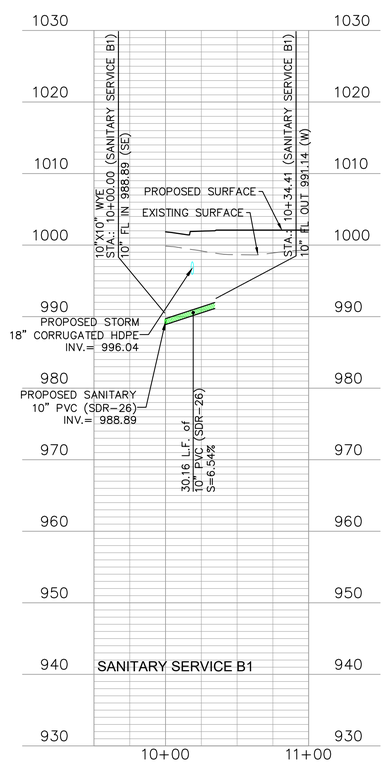
S:\01 PROJECTS\MULTI-FAMILY\4024 SUMMIT SQUARE 3\FDP AND PUBLIC IMPROVEMENTS\PLANS\FINAL DEVELOPMENT PLANS\C-0540 DRAINAGE TABLES.DWG

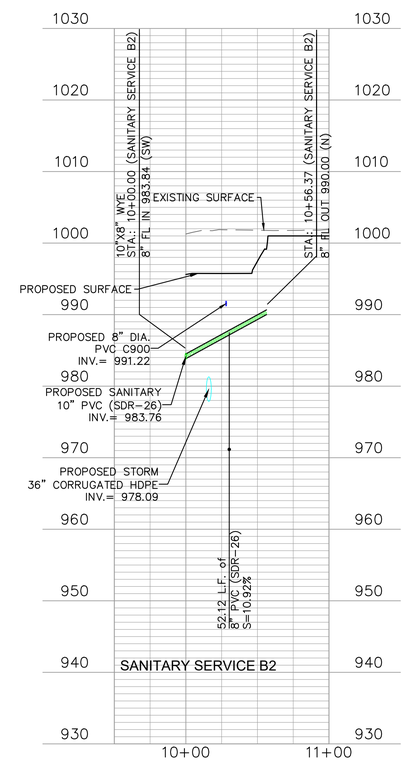












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As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri
03/20/2023

SITEPOINT
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Kansas City, MO 64116

NO.:	DATE:	REVISIONS/APPROVALS:
	2022.12.21	FDP SUBMITTAL
1	2023.01.30	REVISED PER CITY COMMENTS
2	2023.02.10	REVISED PER CITY COMMENTS
3		

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

SANITARY SEWER PLAN & PROFILE

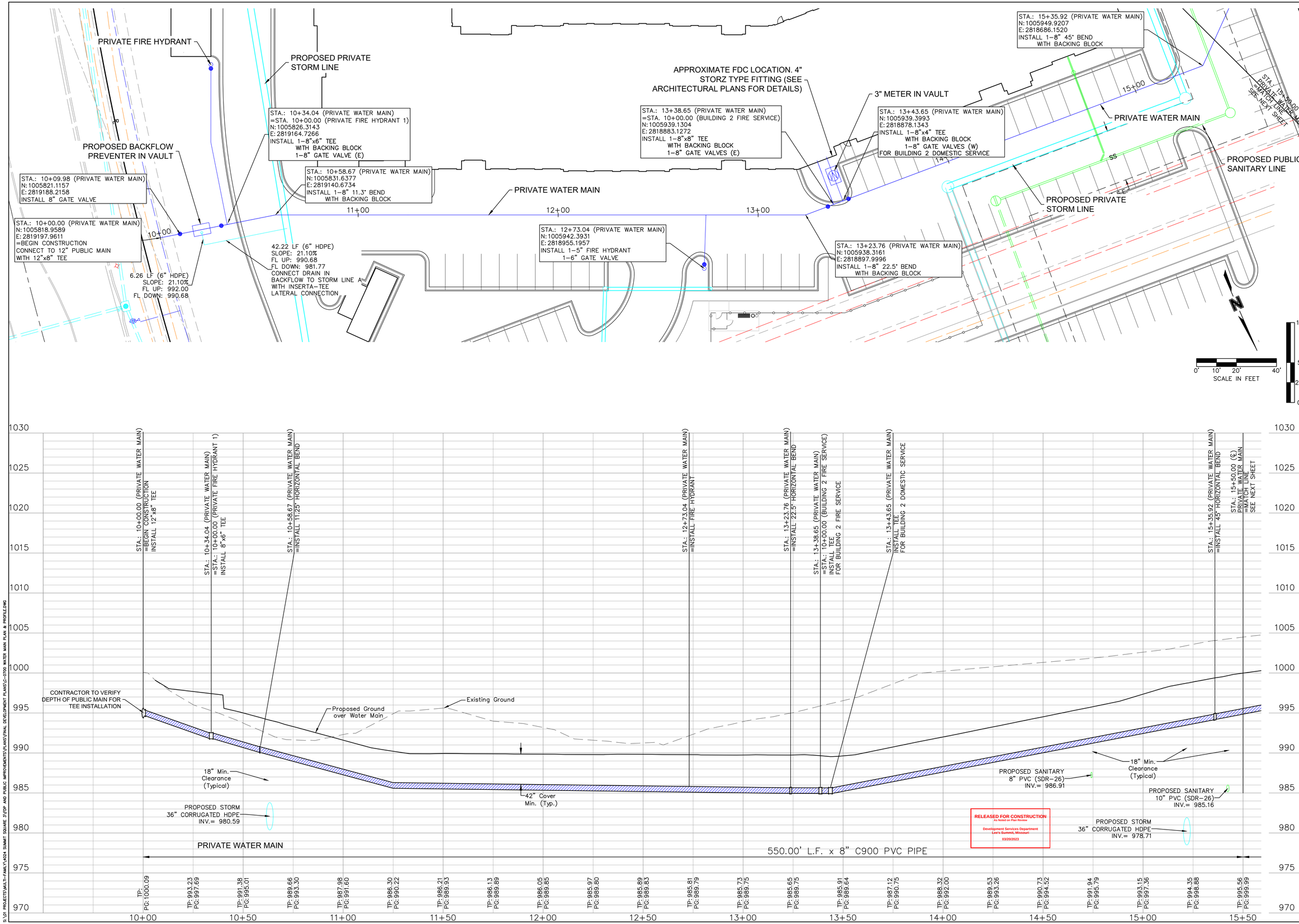
SUMMIT SQUARE III APARTMENTS
FINAL DEVELOPMENT PLANS
LEE'S SUMMIT, JACKSON COUNTY, MO

STATE OF MISSOURI
NEIL W. HAAS
NUMBER
PE-2022034072
PROFESSIONAL ENGINEER
Neil W. Haas 03/20/2023
Certificate of Authority # MO 2020018354

SHEET #:

C-0601

S:\01 PROJECTS\MULTI-FAMILY\4024 SUMMIT SQUARE 3\FDP AND PUBLIC IMPROVEMENTS\PLANS\FINAL DEVELOPMENT PLANS\C-0600 SANITARY SEWER PLAN & PROFILE.DWG



RELEASED FOR CONSTRUCTION
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Development Services Department
Lee's Summit, Missouri
03/20/2023

S:\01 PROJECTS\MULTI-FAMILY\4024 SUMMIT SQUARE 3\FDP AND PUBLIC IMPROVEMENTS\PLANS\FINAL DEVELOPMENT PLANS\C-0700 WATER MAIN PLAN & PROFILE.DWG

SITEPOINT
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3315 N Oak Trafficway
Kansas City, MO 64116

NO.	REVISIONS/APPROVALS:	DATE:
	FDP SUBMITTAL	2022.12.21
1	REVISED PER CITY COMMENTS	2023.01.30
2	REVISED PER CITY COMMENTS	2023.02.10
3		

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

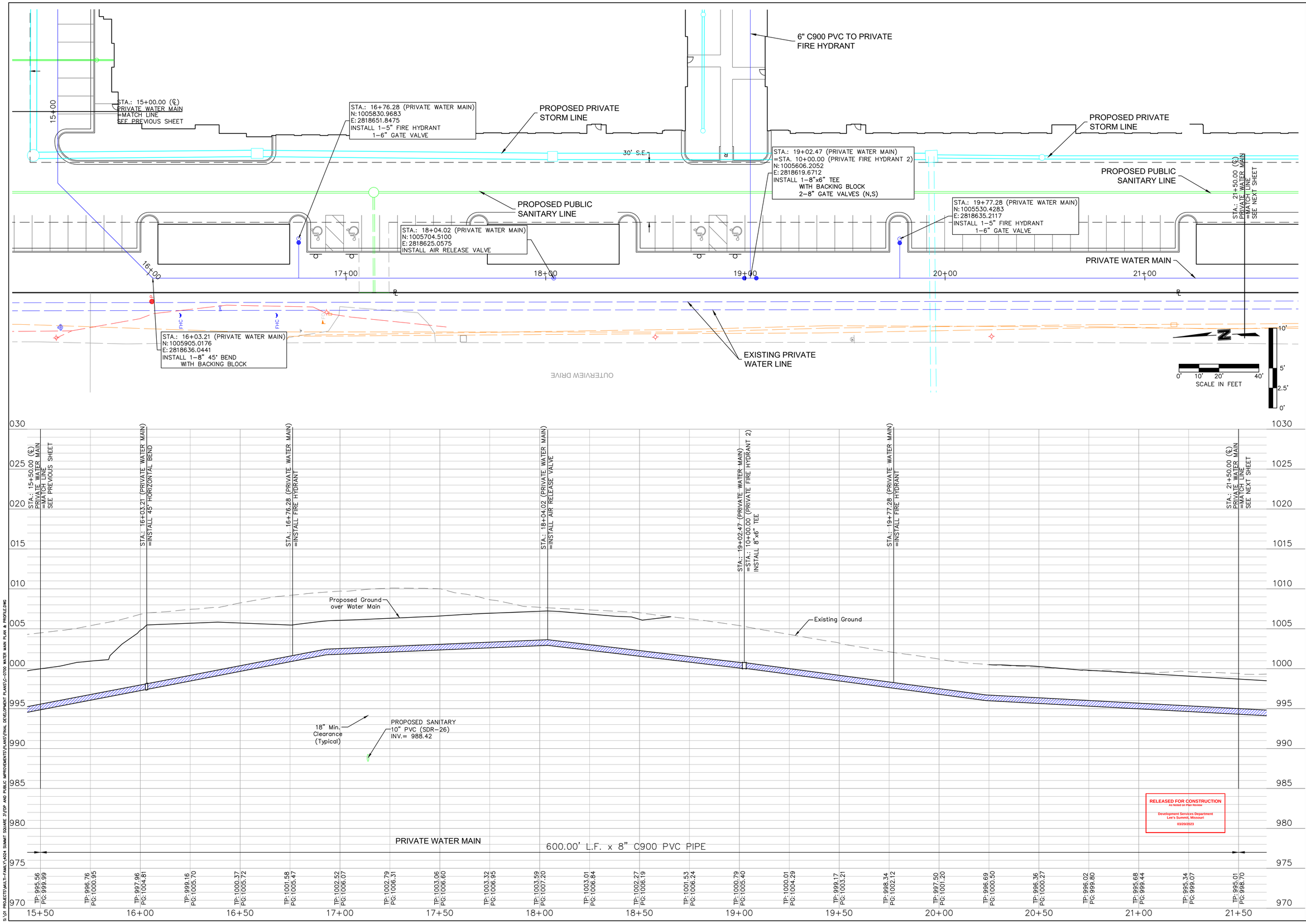
WATER MAIN PLAN & PROFILE

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

STATE OF MISSOURI
NEIL W. HAAS
NUMBER
PE-2022034072
PROFESSIONAL ENGINEER
Neil W. Haas 03/20/2023
Certificate of Authority # MO 2020018354

SHEET #:

C-0700



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SITEPOINT
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Kansas City, MO 64116

NO.	REVISIONS/APPROVALS:
	FDP SUBMITTAL
1	
2	
3	

DATE:	2022.12.21
	2023.01.30
	2023.02.10
REVIEWED BY:	M.G.D
DESIGNED BY:	N.W.H
DRAFTED BY:	D.A.H
SP PROJECT #:	4024
NEIL W. HAAS, P.E.	2022034072

WATER MAIN PLAN & PROFILE

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

STATE OF MISSOURI
NEIL W. HAAS
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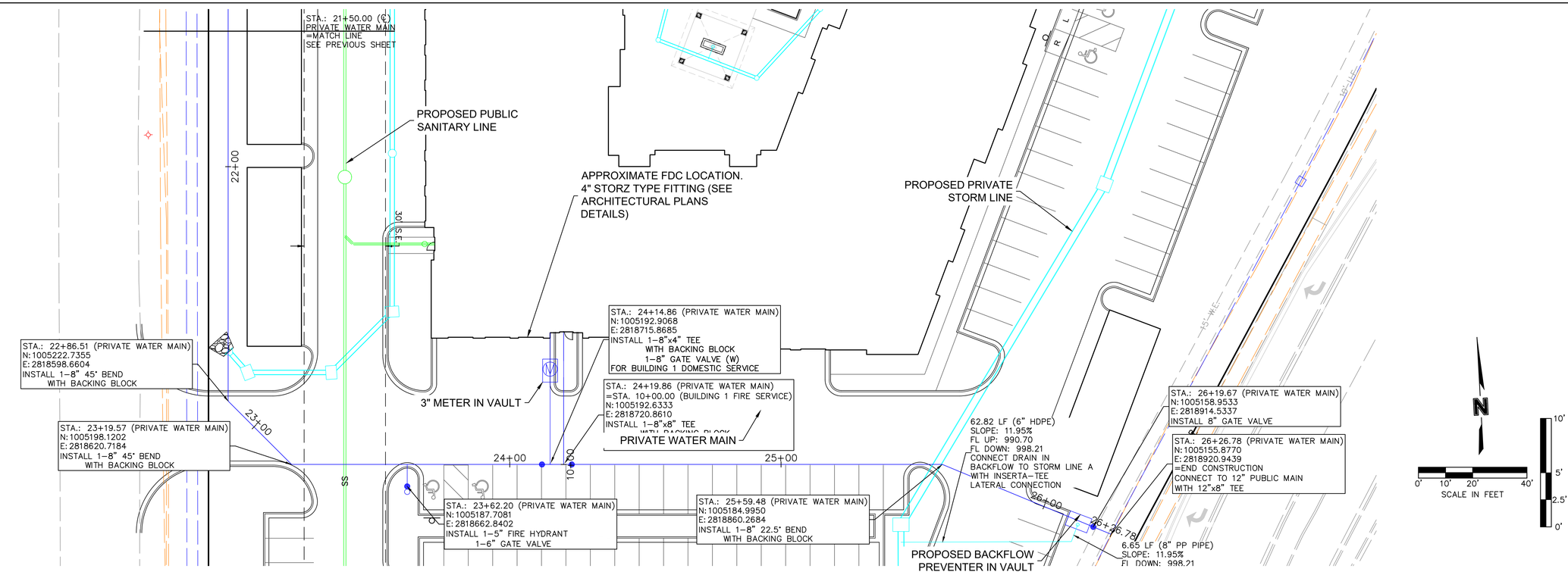
PROFESSIONAL ENGINEER
Neil W. Haas 03/20/2023
Certificate of Authority #:MO 2020018354

SHEET #:

C-0701



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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

WATER MAIN PLAN & PROFILE

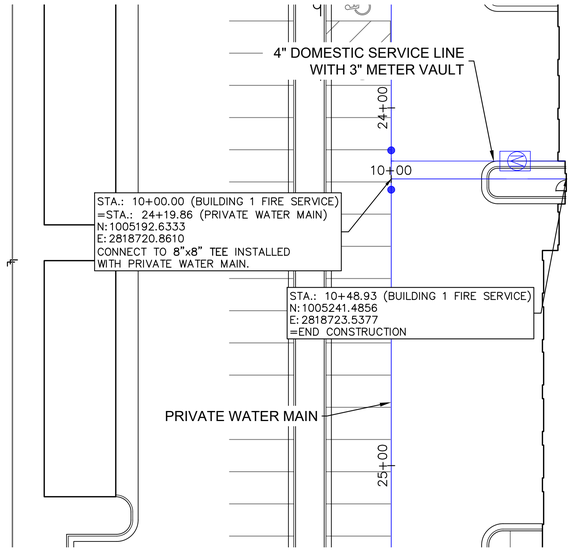
SUMMIT SQUARE III APARTMENTS
FINAL DEVELOPMENT PLANS
LEE'S SUMMIT, JACKSON COUNTY, MO

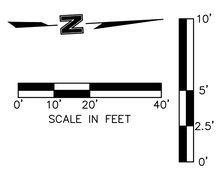
STATE OF MISSOURI
NEIL W. HAAS
NUMBER
PE-2022034072
PROFESSIONAL ENGINEER
Neil W. Haas 03/20/2023
Certificate of Authority #MO 2020018354

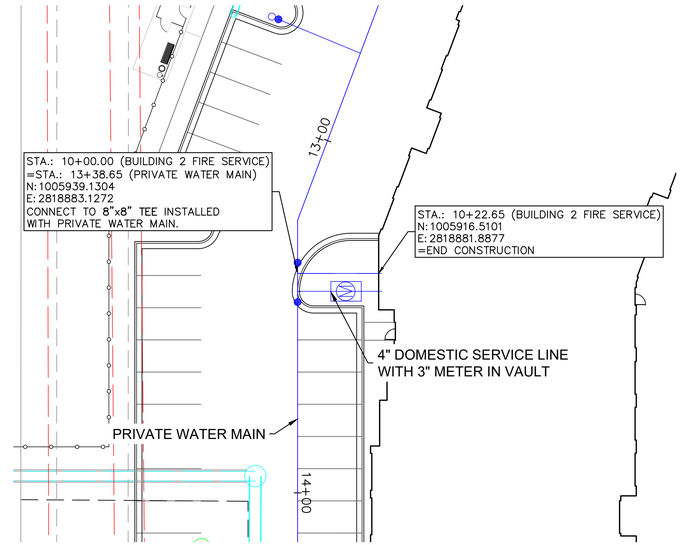
SHEET #:

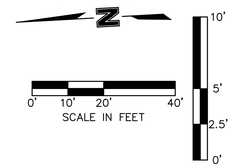
C-0702

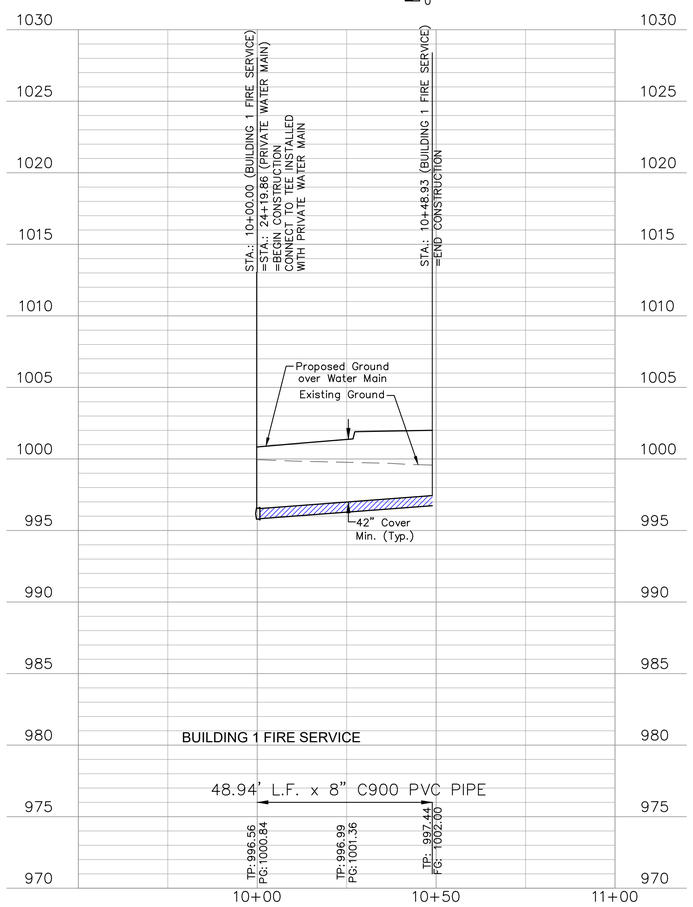
S:\01 PROJECTS\VAULT-FAMILY\4024 SUMMIT SQUARE 3\FDP AND PUBLIC IMPROVEMENTS\PLANS\FINAL DEVELOPMENT PLANS\C-0700 WATER MAIN PLAN & PROFILE.DWG

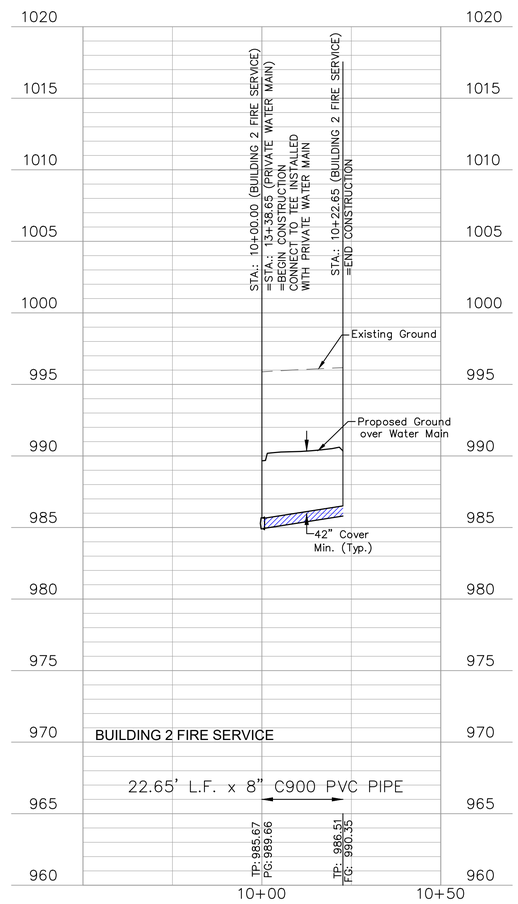












RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

03/20/2023

SITEPOINT
A Division of NorthPoint Development
3315 N Oak Trafficway
Kansas City, MO 64116
816.888.7380
sitepoint@northpointkc.com

NO:	REVISIONS/APPROVALS:	DATE:
	FDP SUBMITTAL	2022.12.21
1		2023.01.30
2		2023.02.10
3		

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

WATER MAIN PLAN & PROFILE

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

STATE OF MISSOURI
NEIL W. HAAS
NUMBER
PE-2022034072
PROFESSIONAL ENGINEER
Neil W. Haas 03/20/2023
Certificate of Authority #MO 2020018354

SHEET #:

C-0703

S:\01 PROJECTS\MULTI-FAMILY\4024 SUMMIT SQUARE 3\FDP AND PUBLIC IMPROVEMENTS\PLANS\FINAL DEVELOPMENT PLANS\C-0700 WATER MAIN PLAN & PROFILE.DWG

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

Summit Fair Lots 27A & 27E

OUTERVIEW DRIVE
PRIVATE DRIVE
PRIVATE DRIVE
PRIVATE DRIVE
NW WARD ROAD
120' PUBLIC ROW

EXISTING PRIVATE WATER LINES
INSTALL 45° BEND
10" X 10" PVC WYE
PRIVATE FIRE HYDRANT (TYP)
PRIVATE FIRE HYDRANT (TYP)
INSTALL 45° BEND
PRIVATE FIRE HYDRANT (TYP)
SEWER CLEANOUT
BUILDING 1 SANITARY SERVICE LINE (SEE SHEET C-0601)
3" METER IN VAULT FOR DOMESTIC WATER SERVICE
APPROXIMATE FDC LOCATION
INSTALL 8"x4" TEE
INSTALL 8"x8" TEE
47 LF 4" SOFT TYPE-K COPPER DOMESTIC WATER SERVICE WITH BACKFLOW PREVENTER INSIDE BUILDING
49 LF 8" PVC C900 FIRE SERVICE LINE
299 LF 6" PVC C900 TO PRIVATE FIRE HYDRANT
SEE PUBLIC SANITARY PLANS FOR DETAILS
INSTALL 45° BEND
INSTALL 45° BEND
PRIVATE FIRE HYDRANT (TYP)
1,627 L.F. OF 8" PVC C900 PRIVATE WATER MAIN
SEWER CLEANOUT
BUILDING 2 SANITARY SERVICE LINE (SEE SHEET C-0601)
10" X 8" PVC WYE
3" METER IN VAULT FOR DOMESTIC WATER SERVICE
APPROXIMATE FDC LOCATION
23 LF 4" SOFT TYPE-K COPPER DOMESTIC WATER SERVICE WITH BACKFLOW PREVENTER INSIDE BUILDING
23 LF 8" PVC C900 FIRE SERVICE LINE
INSTALL 8"x4" TEE
INSTALL 8"x8" TEE
INSTALL 22.5° BEND
INSTALL 22.5° BEND
PROPOSED BACKFLOW PREVENTER IN VAULT
INSTALL 12"x8" TEE
PROPOSED STORM SEWER
NATURAL GAS CONNECTION (BY OTHERS)
EXISTING ELECTRICAL VAULT
EXISTING UNDERGROUND ELECTRIC
EXISTING ELECTRICAL DUCK BANK
ABANDONED ELECTRICAL DUCT BANK
EXISTING FIBER OPTIC
EXISTING PUBLIC WATER MAIN
EXISTING FIRE HYDRANT (TYP.)
79 LF 6" PVC C900 TO PRIVATE FIRE HYDRANT
PRIVATE FIRE HYDRANT (TYP)
INSTALL 11.25° BEND
INSTALL 11.25° BEND
PROPOSED BACKFLOW PREVENTER IN VAULT
INSTALL 12"x8" TEE
EXISTING FIRE HYDRANT (TYP.)

540 NW Chipman Road
Owner: (Unknown)
rcel 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

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

RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
03/20/2023

N

0' 25' 50' 100'
SCALE IN FEET

SITEPOINT
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816.868.7360
sitepoint@northpointkc.com
3315 N Oak Trafficway
Kansas City, MO 64116

NO:	REVISIONS/APPROVALS:	DATE:
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1	REVISED PER CITY COMMENTS	2023.01.30

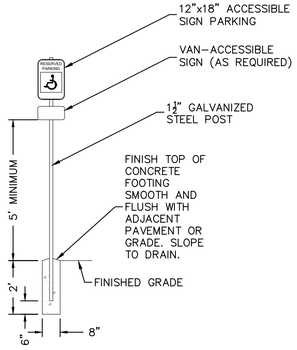
REVIEWED BY: M.G.D
DESIGNED BY: N.W.H
DRAFTED BY: D.A.H
SP PROJECT #: 4024
NEIL W. HAAS, P.E. 2022034072

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

STATE OF MISSOURI
NEIL W. HAAS
NUMBER
PE-2022034072
PROFESSIONAL ENGINEER
Neil W. Haas 03/20/2023
Certificate of Authority #:MO 2020018354

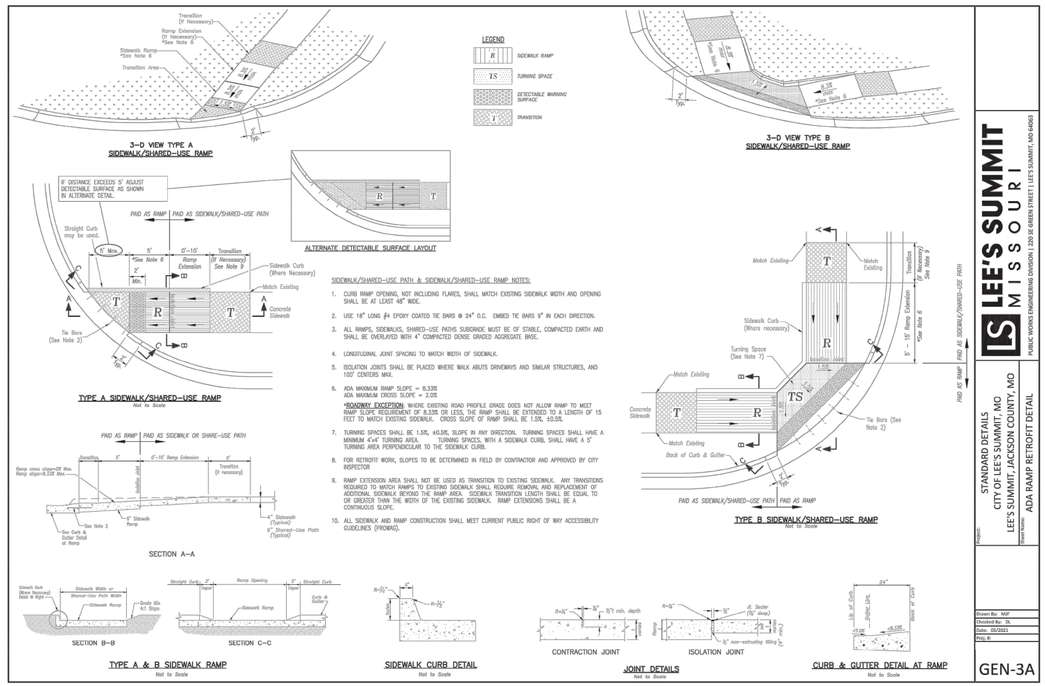
SHEET #:
C-0900

S:\01 PROJECTS\MULTI-FAMILY\4024 SUMMIT SQUARE 3\FDP AND PUBLIC IMPROVEMENTS\PLANS\FINAL DEVELOPMENT PLANS\C-0900 UTILITY PLAN.DWG



ACCESSIBLE PARKING SIGN DETAIL

NTS



SIDEWALK/SHARED-USE PATH & SIDEWALK/SHARED-USE RAMP NOTES:

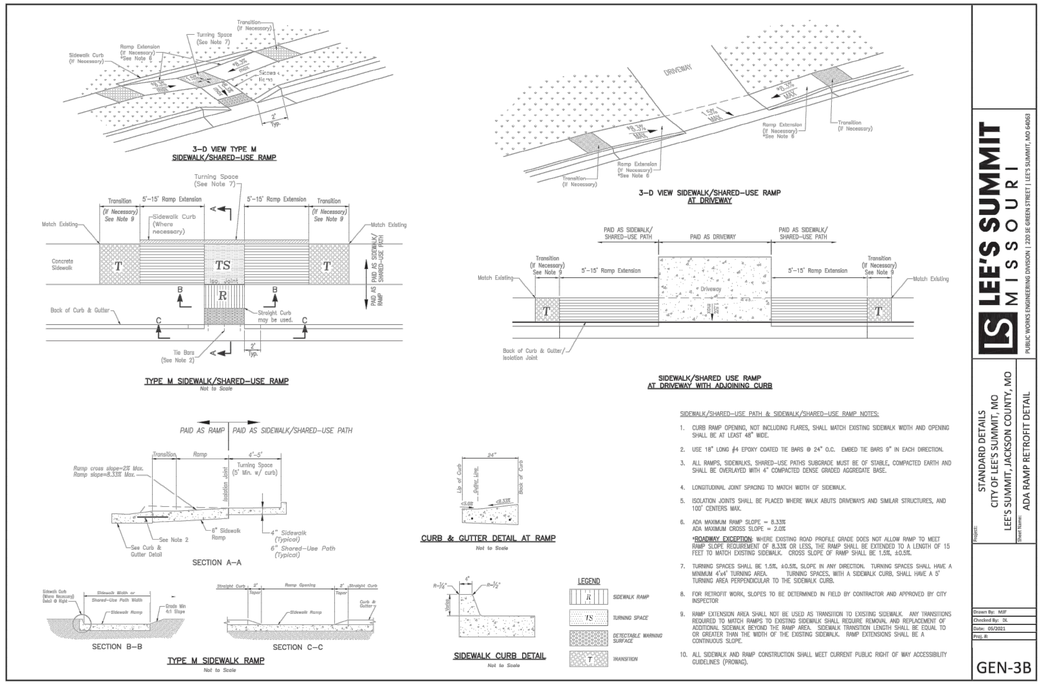
1. CURB RAMP OPENING, NOT INCLUDING FLARES, SHALL MATCH EXISTING SIDEWALK WIDTH AND OPENING SHALL BE AT LEAST 48" WIDE.
2. USE 18" LONG #4 EPOXY COATED TIE BARS @ 24" O.C. EMBED TIE BARS 9" IN EACH DIRECTION.
3. ALL RAMPS, SIDEWALKS, SHARED-USE PATHS SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
4. LONGITUDINAL JOINT SPACING TO MATCH WIDTH OF SIDEWALK.
5. ISOLATION JOINTS SHALL BE PLACED WHERE WALK ABUTS DRIVEWAYS AND SIMILAR STRUCTURES, AND 100' CENTERS MAX.
6. ADA MAXIMUM RAMP SLOPE = 8.33%
   ADA MAXIMUM CROSS SLOPE = 2.0%
   *ROADWAY EXCEPTION: WHERE EXISTING ROAD PROFILE GRADE DOES NOT ALLOW RAMP TO MEET RAMP SLOPE REQUIREMENT OF 8.33% OR LESS, THE RAMP SHALL BE EXTENDED TO A LENGTH OF 15 FEET TO MATCH EXISTING SIDEWALK. CROSS SLOPE OF RAMP SHALL BE 1.5%, ±0.3%.
7. TURNING SPACES SHALL BE 1.5%, ±0.5%, SLOPE IN ANY DIRECTION. TURNING SPACES SHALL HAVE A MINIMUM 4'x4' TURNING AREA. TURNING SPACES, WITH A SIDEWALK CURB, SHALL HAVE A 5' TURNING AREA PERPENDICULAR TO THE SIDEWALK CURB.
8. FOR RETROFIT WORK, SLOPES TO BE DETERMINED IN FIELD BY CONTRACTOR AND APPROVED BY CITY INSPECTOR
9. RAMP EXTENSION AREA SHALL NOT BE USED AS TRANSITION TO EXISTING SIDEWALK. ANY TRANSITIONS REQUIRED TO MATCH RAMPS TO EXISTING SIDEWALK SHALL REQUIRE REMOVAL AND REPLACEMENT OF ADDITIONAL SIDEWALK BEYOND THE RAMP AREA. SIDEWALK TRANSITION LENGTH SHALL BE EQUAL TO OR GREATER THAN THE WIDTH OF THE EXISTING SIDEWALK. RAMP EXTENSIONS SHALL BE A CONTINUOUS SLOPE.
10. ALL SIDEWALK AND RAMP CONSTRUCTION SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).

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

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

Drawn By: MAP
Checked By: DL
Date: 05/2021
Proj. #:

GEN-3A



SIDEWALK/SHARED-USE PATH & SIDEWALK/SHARED-USE RAMP NOTES:

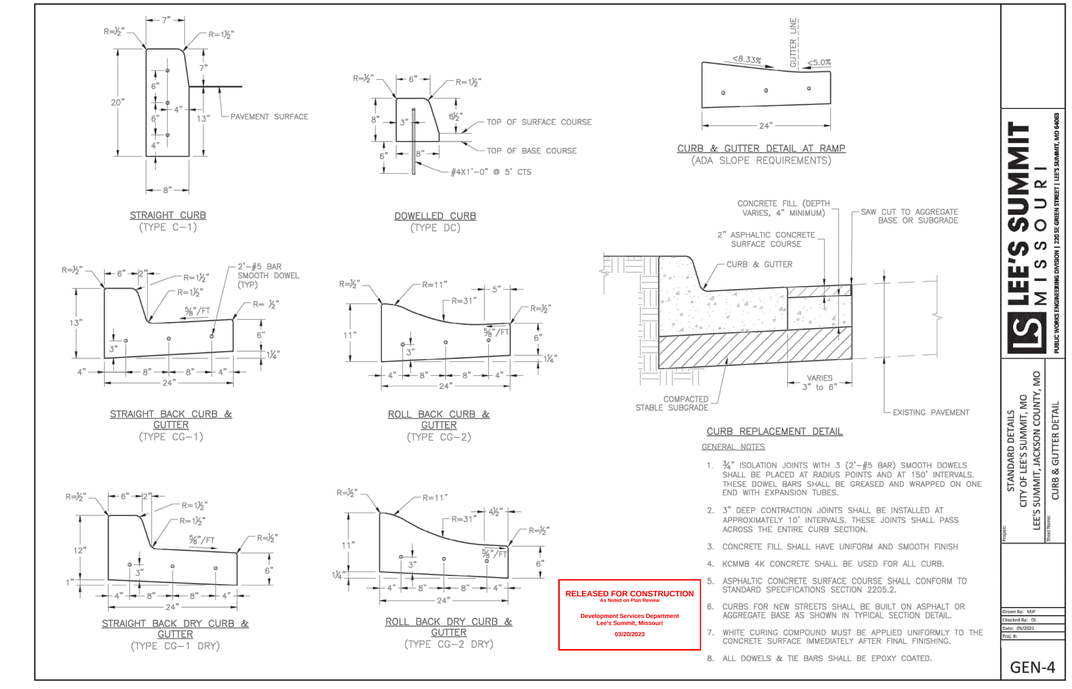
1. CURB RAMP OPENING, NOT INCLUDING FLARES, SHALL MATCH EXISTING SIDEWALK WIDTH AND OPENING SHALL BE AT LEAST 48" WIDE.
2. USE 18" LONG #4 EPOXY COATED TIE BARS @ 24" O.C. EMBED TIE BARS 9" IN EACH DIRECTION.
3. ALL RAMPS, SIDEWALKS, SHARED-USE PATHS SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
4. LONGITUDINAL JOINT SPACING TO MATCH WIDTH OF SIDEWALK.
5. ISOLATION JOINTS SHALL BE PLACED WHERE WALK ABUTS DRIVEWAYS AND SIMILAR STRUCTURES, AND 100' CENTERS MAX.
6. ADA MAXIMUM RAMP SLOPE = 8.33%
   ADA MAXIMUM CROSS SLOPE = 2.0%
   *ROADWAY EXCEPTION: WHERE EXISTING ROAD PROFILE GRADE DOES NOT ALLOW RAMP TO MEET RAMP SLOPE REQUIREMENT OF 8.33% OR LESS, THE RAMP SHALL BE EXTENDED TO A LENGTH OF 15 FEET TO MATCH EXISTING SIDEWALK. CROSS SLOPE OF RAMP SHALL BE 1.5%, ±0.3%.
7. TURNING SPACES SHALL BE 1.5%, ±0.5%, SLOPE IN ANY DIRECTION. TURNING SPACES SHALL HAVE A MINIMUM 4'x4' TURNING AREA. TURNING SPACES, WITH A SIDEWALK CURB, SHALL HAVE A 5' TURNING AREA PERPENDICULAR TO THE SIDEWALK CURB.
8. FOR RETROFIT WORK, SLOPES TO BE DETERMINED IN FIELD BY CONTRACTOR AND APPROVED BY CITY INSPECTOR
9. RAMP EXTENSION AREA SHALL NOT BE USED AS TRANSITION TO EXISTING SIDEWALK. ANY TRANSITIONS REQUIRED TO MATCH RAMPS TO EXISTING SIDEWALK SHALL REQUIRE REMOVAL AND REPLACEMENT OF ADDITIONAL SIDEWALK BEYOND THE RAMP AREA. SIDEWALK TRANSITION LENGTH SHALL BE EQUAL TO OR GREATER THAN THE WIDTH OF THE EXISTING SIDEWALK. RAMP EXTENSIONS SHALL BE A CONTINUOUS SLOPE.
10. ALL SIDEWALK AND RAMP CONSTRUCTION SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).

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

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

Drawn By: MAP
Checked By: DL
Date: 05/2021
Proj. #:

GEN-3B



GENERAL NOTES

1. ¾" ISOLATION JOINTS WITH .3 (2'-#5 BAR) SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
2. 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
3. CONCRETE FILL SHALL HAVE UNIFORM AND SMOOTH FINISH
4. KCMMB 4K CONCRETE SHALL BE USED FOR ALL CURB.
5. ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2205.2.
6. CURBS FOR NEW STRECTS SHALL BE BUILT ON ASPHALT OR AGGREGATE BASE AS SHOWN IN TYPICAL SECTION DETAIL.
7. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.
8. ALL DOWELS & TIE BARS SHALL BE EPOXY COATED.

RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
03/29/2023

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

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

Drawn By: MAP
Checked By: DL
Date: 05/2021
Proj. #:

GEN-4

SITEPOINT
A Division of NorthPoint Development
3315 N Oak Trafficway
Kansas City, MO 64116
816.868.7360
sitepoint@northpointkc.com

NO:	REVISIONS/APPROVALS:	DATE:
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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

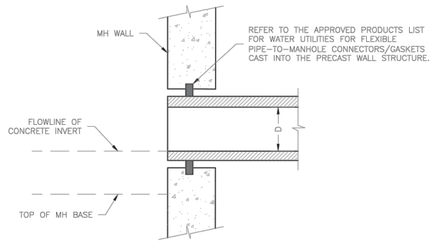
DETAIL SHEET
SUMMIT SQUARE III APARTMENTS
FINAL DEVELOPMENT PLANS
LEE'S SUMMIT, JACKSON COUNTY, MO

STATE OF MISSOURI
NEIL W. HAAS
NUMBER PE-2022034072
PROFESSIONAL ENGINEER
Neil W. Haas III 2023
Certificate of Authority # MO 2020018354

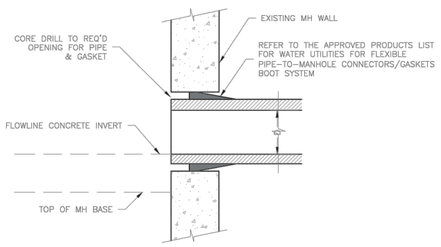
SHEET #:

C-2000

S:\01 PROJECTS\MULTI-FAMILY\4024 SUMMIT SQUARE 3\FDP AND PUBLIC IMPROVEMENTS\PLANS\FINAL DEVELOPMENT PLANS\C-2000 DETAIL SHEET.DWG



NEW MANHOLE



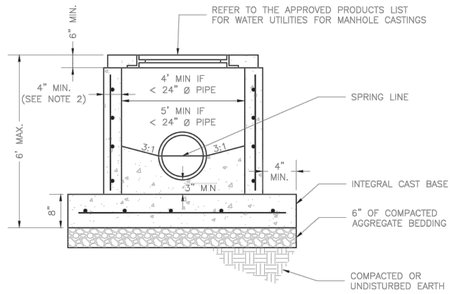
EXISTING MANHOLE

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

MANHOLE WALL CONNECTION

Date: 02/2013
Drawn By: MJF
Checked By: DL

SAN-5



NOTES:

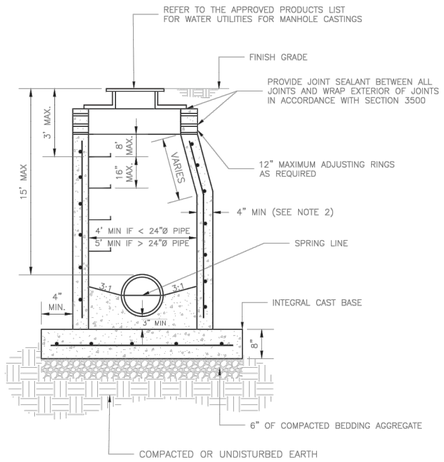
1. PRECAST CONCRETE MANHOLES SHALL CONFORM TO ASTM C478 EXCEPT AS MODIFIED BY THE SPECIFICATIONS.
2. A WALL THICKNESS NOT LESS THAN ONE–TWELFTH (1/12) OF THE INSIDE DIAMETER OR 4", WHICHEVER IS GREATER SHALL BE USED.
3. WATERPROOFING SHALL BE REQUIRED ON THE OUTSIDE OF MANHOLES. THE WATERPROOFING SHALL CONSIST OF A TOTAL DRY FILM THICKNESS OF NOT LESS THEN 14 MILS OF BITUMINOUS COATING.
4. THE FILL CONCRETE FLOW CHANNEL FOR SIDE BRANCHES SHALL BE PLACED TO PROVIDE A SMOOTH TRANSITION INTO THE FLOW LINE.
5. REFER TO THE APPROVED PRODUCTS LIST FOR MANHOLE GASKET MODELS.
6. PROVIDE STEPS AS SHOWN ON THE APPROVED PRODUCTS LIST FOR MANHOLE DEPTHS GREATER THAN 4'.

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

STANDARD SHALLOW SANITARY PRECAST MANHOLE

Date: 12/2015
Drawn By: MJF
Checked By: DL

SAN-3



NOTES:

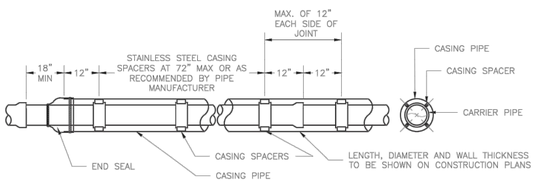
1. PRECAST CONCRETE MANHOLES SHALL CONFORM TO ASTM C478 EXCEPT AS MODIFIED BY THE SPECIFICATIONS.
2. A WALL THICKNESS NOT LESS THAN ONE–TWELFTH (1/12) OF THE INSIDE DIAMETER OR 4", WHICHEVER IS GREATER, SHALL BE USED WHEN THE MANHOLE DEPTH IS LESS THEN 15'.
3. WATERPROOFING SHALL BE REQUIRED ON THE OUTSIDE OF MANHOLES. THE WATERPROOFING SHALL CONSIST OF A TOTAL DRY FILM THICKNESS OF NOT LESS THAN 14 MILS OF BITUMINOUS COATING.
4. ONLY ECCENTRIC MANHOLE CONES WILL BE ALLOWED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
5. THE FILL CONCRETE FLOW CHANNEL FOR SIDE BRANCHES SHALL BE PLACED TO PROVIDE A SMOOTH TRANSITION INTO THE FLOW LINE.
6. REFER TO THE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR APPROVED MANHOLE GASKET MODELS.
7. REFER TO THE APPROVED PRODUCTS LIST FOR APPROVED STEPS.

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

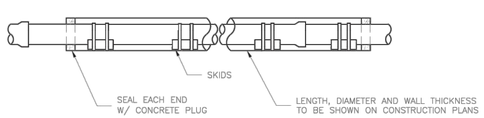
STANDARD SANITARY PRECAST MANHOLE

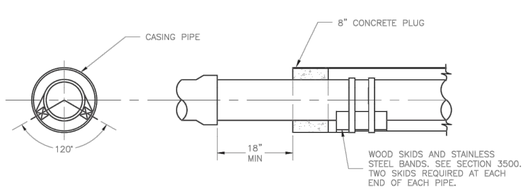
Date: 12/2015
Drawn By: SC
Checked By: DL

SAN-2



STAINLESS STEEL SPACERS





WOOD SKIDS

NOTE:

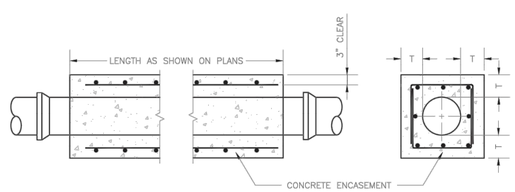
IF WOOD SKIDS ARE USED, ANNULAR SPACE BETWEEN CASING PIPE AND CARRIER PIPE SHALL BE FILLED WITH SAND.

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

CASING PIPE DETAILS

Date: 02/2013
Drawn By: MJF
Checked By: DL

SAN-6



NOTES:

1. FOR PIPES LESS THAN 15", T = 6" MIN.
2. FOR PIPES 15" THRU 36", T = 8" MIN.
3. INTERMEDIATE BELLS SHALL BE ENCASED.
4. REINFORCING STEEL SHALL BE #4 @ 12" O.C. EACH WAY WITH A MINIMUM REBAR LAP OF 12".

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

PIPE ENCASEMENT DETAIL

Date: 01/2016
Drawn By: JN
Checked By: DL

SAN-7

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri
03/20/2023

SITEPOINT
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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

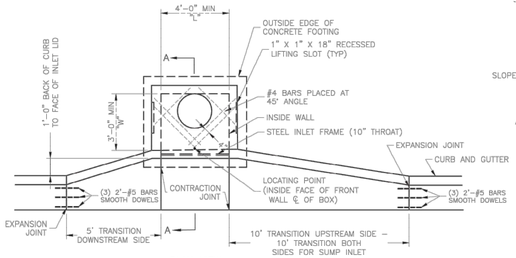
DETAIL SHEET
SUMMIT SQUARE III
APARTMENTS
FINAL DEVELOPMENT PLANS
LEE'S SUMMIT, JACKSON COUNTY, MO

STATE OF MISSOURI
NEIL W. HAAS
NUMBER
#E-2022034072
PROFESSIONAL ENGINEER
Neil W. Haas 03/20/2023
Certificate of Authority #:MO 2020018354

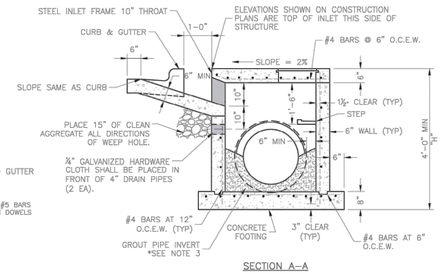
SHEET #:

C-2001

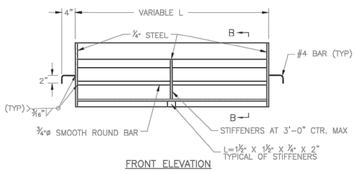
S:\01 PROJECTS\MULTI-FAMILY\4024 SUMMIT SQUARE 3\FDP AND PUBLIC IMPROVEMENTS\PLANS\FINAL DEVELOPMENT PLANS\C-2000 DETAIL SHEET.DWG



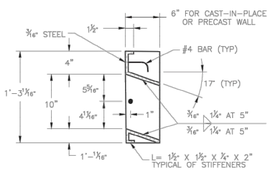
PLAN VIEW



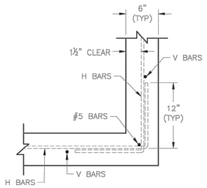
SECTION A–A



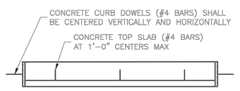
FRONT ELEVATION



SECTION B–B



WALL CORNER DETAIL



PLAN VIEW

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

GENERAL NOTES:
1. THE FIRST DIMENSION LISTED IN THE CONSTRUCTION NOTES IS THE "L" DIMENSION. THE SECOND DIMENSION IS THE "W" DIMENSION.
2. FLOW LINES LISTED ON THE PROJECT PLANS ARE LISTED AT THE INSIDE FACE OF THE WALL.
3. FLOOR OF INLET GROUTED AND SHAPED TO MATCH PIPE INVERT TO PROVIDE SMOOTH FLOW.
4. LOCATE MH RING AND COVER ON BLANK WALL IF POSSIBLE.
5. STEPS SHALL BE SPACED AT 1'–4" O.C. VERTICALLY ON BLANK WALL IF POSSIBLE.
6. BEVEL ALL EXPOSED EDGES WITH ¾"CHAMFER OR ½" TOOLED EDGE.
7. ON–GRADE INLETS SHALL CONFORM TO THE STREET GRADE AND SUMP INLETS SHALL BE LEVEL.
8. PRECAST LIDS SHALL BE PINNED, SEALED WITH NON–SHRINKABLE GROUT AND REMOVABLE FOR FUTURE MAINTENANCE.
9. LIFTING RINGS SHALL BE REMOVED AND SEALED WITH NON–SHRINKABLE GROUT
10. FOR RING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.

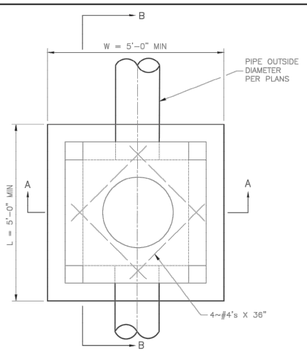
LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

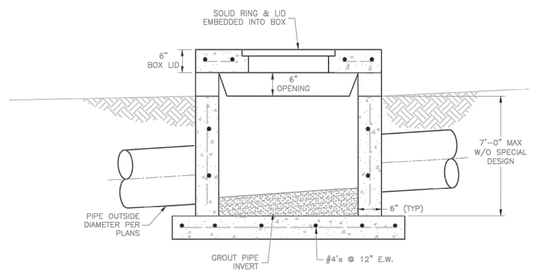
Project:
Sheet Name: CURB INLET DETAIL

Drawn By: MAF
Checked By: DL
Date: 05/2021
Proj. #:

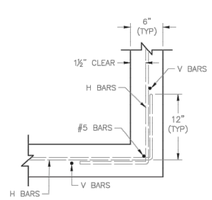
STM-1



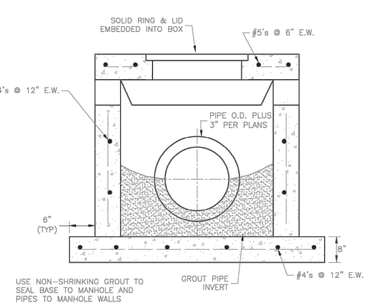
PLAN VIEW



SECTION B–B



WALL CORNER DETAIL



SECTION A–A

GENERAL NOTES:
1. LOCATE RING AND COVER OVER OUTLET ON BLANK WALL.
2. USE ¾" CHAMFER ON ALL EXPOSED CONCRETE CORNERS.
3. FLOOR OF INLET GROUTED AND SHAPED TO MATCH PIPE INVERT TO PROVIDE SMOOTH FLOW.
4. STEPS REQUIRED AT 16" O.C. WHEN DEPTH FROM TOP OF CASTING TO INVERT EXCEEDS 3' ON BLANK WALL IF POSSIBLE.
5. BOXOUTS WILL NOT BE ALLOWED TO PROJECT THROUGH THE CORNERS OF THE STRUCTURE.
6. THE MINIMUM REINFORCING SHALL BE 1 H–BAR OVER A CAST–IN–PLACE PIPE AND 2 H–BARS OVER A PRECAST BOXOUT.
7. SHOW FIELD INLET ORIENTATION ON PLANS PLUS NUMBER AND SIDE OF OPENINGS.
8. PRECAST LIDS SHALL BE PINNED, SEALED WITH NON–SHRINKABLE GROUT AND REMOVABLE FOR FUTURE MAINTENANCE.
9. FOR RING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.

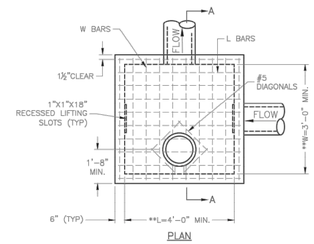
LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

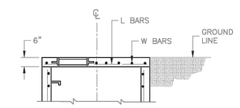
Project:
Sheet Name: FIELD INLET DETAIL

Drawn By: MAF
Checked By: DL
Date: 05/2021
Proj. #:

STM-2



PLAN

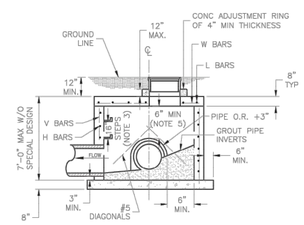


SLAB TOP ALTERNATE FOR JUNCTION BOX (SHALLOW)

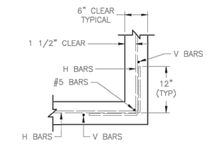
**INCREASE IN MULTIPLES OF 6" (7'–0") MAX WITHOUT SPECIAL DESIGN. (SEE PROJECT PLANS FOR DETAILS)

REINFORCING

BARS	BAR SIZE	SPACING (IN.)
H	4	12
V	4	12
L	5	6
W	5	6



SECTION A–A



WALL CORNER DETAIL

GENERAL NOTES:
1. LOCATE RING AND COVER ON BLANK WALL.
2. USE ¾" CHAMFER STRIP OR ¾" R EDGER TOOL ON ALL EXPOSED CONCRETE CORNERS.
3. STEPS REQUIRED AT 16" O.C. WHEN DEPTH FROM TOP OF CASTING TO INVERT EXCEEDS 4' ON BLANK WALL IF POSSIBLE.
4. BOXOUTS WILL NOT BE ALLOWED TO PROJECT THROUGH THE CORNERS OF THE STRUCTURE AND THE MINIMUM DISTANCE BETWEEN BOXOUTS IS 6".
5. THE MINIMUM REINFORCING SHALL BE 1 H–BAR OVER A CAST–IN–PLACE PIPE AND 2 H–BARS OVER A PRECAST BOXOUT.
8. PRECAST LIDS SHALL BE PINNED, SEALED WITH NON–SHRINKABLE GROUT AND REMOVABLE FOR FUTURE MAINTENANCE.
9. REINFORCING OF COVERS IN STREETS REQUIRE SPECIAL DESIGN.
10. FOR RING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.

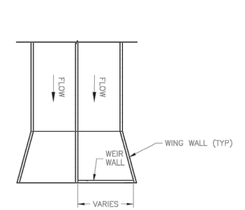
LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

Project:
Sheet Name: JUNCTION BOX DETAIL

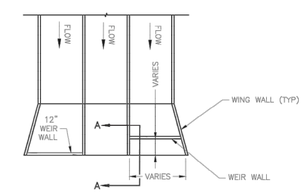
Drawn By: MAF
Checked By: DL
Date: 05/2021
Proj. #:

STM-3

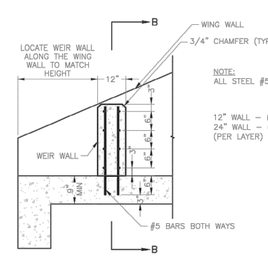


WEIR WALL INSTALLATION
DOUBLE BOX
N.T.S.

NOTE:
LOCATE WEIR WALL TO MATCH WING WALL HEIGHT



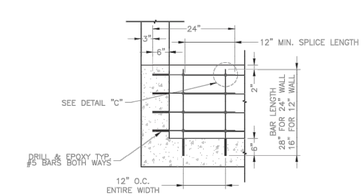
WEIR WALL INSTALLATION
TRIPLE BOX
N.T.S.



SECTION A–A
N.T.S

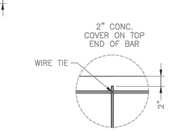
NOTE:
ALL STEEL #5 BARS – DEFORMED

12" WALL – (2) #5 BARS
24" WALL – (4) #5 BARS
(PER LAYER)



SECTION B–B
N.T.S.

NOTE: MIN. 4000 PSI CONCRETE KCMMB



DETAIL C
N.T.S.

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

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

Project:
Sheet Name: WEIR WALL DETAIL

Drawn By: MAF
Checked By: DL
Date: 05/2021
Proj. #:

STM-4

RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
03/20/2023

SITEPOINT
A Division of NorthPoint Development
816.868.7360
sitepoint@northpointkc.com
3315 N Oak Trafficway
Kansas City, MO 64116

DATE:	NO.:	REVISIONS/APPROVALS:
2022.12.21		FDP SUBMITTAL
2023.01.30	1	REVISED PER CITY COMMENTS

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

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

STATE OF MISSOURI
NEIL W. HAAS
NUMBER
PE-2022034072
PROFESSIONAL ENGINEER
Neil W. Haas 03/20/2023
Certificate of Authority #MO 2020018354

SHEET #:
C-2002

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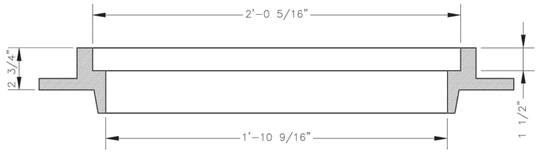
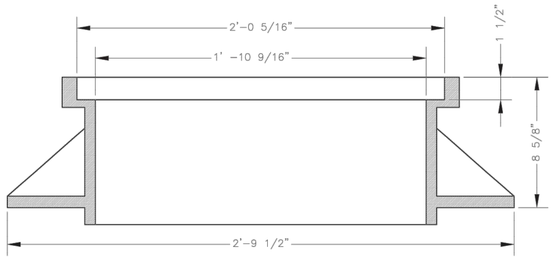


SLAB MANHOLE FRAME
LEE'S SUMMIT PART NO.: LS103A
MINIMUM WEIGHT = 145 LB



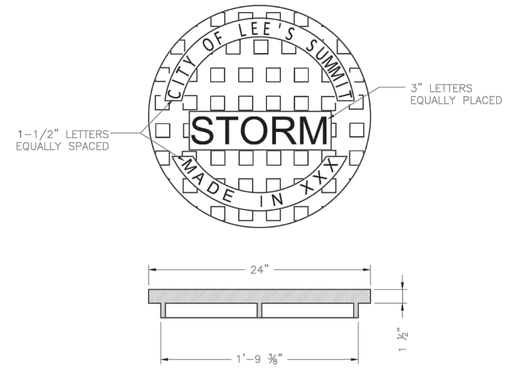
STANDARD 24" MANHOLE FRAME
LEE'S SUMMIT PART NO.: LS101A
MINIMUM WEIGHT = 250 LB

*COVER AND FRAME MODEL INFORMATION REFER TO THE STORMWATER APPROVED PRODUCTS LIST.

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

STORM MANHOLE FRAME DETAIL

Date: 05/2021
Drawn By: MJF
Checked By: DL
DWG-7



STANDARD 24" MANHOLE COVER
MINIMUM WEIGHT = 160 LB
NOTE: PICK HOLES NOT SHOWN

*COVER AND FRAME MODEL INFORMATION REFER TO THE STORMWATER APPROVED PRODUCT LIST.

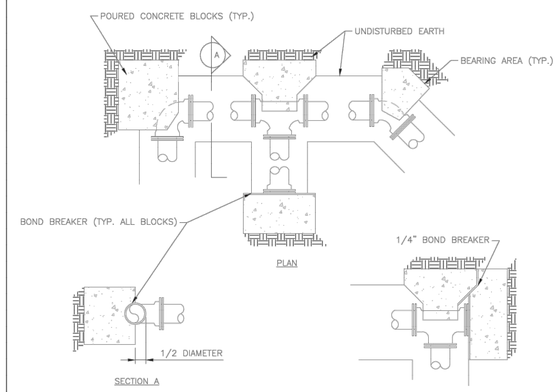
LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STORM MANHOLE COVER DETAIL

Date: 05/2021
Drawn By: MJF
Checked By: DL
STM-6

REQUIRED CONCRETE BEARING AREA (SQUARE FEET – SF)

NOM. DIA. (INCHES)	180 TEE, PLUG	90 BEND	45 BEND	22.5 BEND	11.25 BEND
6	4.7	6.7	4.0	4.0	4.0
8	8.4	11.8	6.4	4.0	4.0
10	13.1	18.5	10.0	5.1	4.0
12	18.8	26.7	14.4	7.4	4.0
14	25.7	36.3	19.6	10.0	5.0
16	33.5	47.4	25.6	13.1	6.6
18	42.4	REST. JT.	32.5	16.5	8.3
20	REST. JT.	REST. JT.	40.1	20.4	10.3
24	REST. JT.	REST. JT.	REST. JT.	29.4	14.8



NOTES:
1. ALL BENDS WITHOUT RESTRAINED JOINTS SHALL HAVE CONCRETE THRUST BLOCKS INSTALLED FOR RESTRAINT.
2. MEGA LUGS MAY BE USED ONLY IN CONJUNCTION WITH CONCRETE THRUST BLOCKING.
3. BEARING AREA MUST BE AGAINST UNDISTURBED SOIL.
4. DO NOT COVER JOINTS OR BOLTS (WHERE APPLICABLE) WITH CONCRETE.

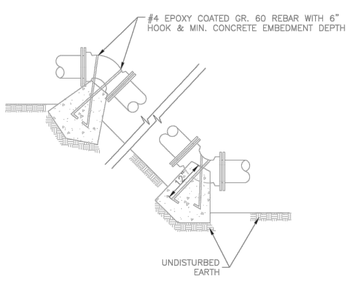
LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

HORIZONTAL THRUST BLOCK

Date: 01/2016
Drawn By: JN
Checked By: DL
WAT-1

REQUIRED CONCRETE VOLUME (CUBIC FEET – CF)

NOM. DIA. (INCHES)	180 TEE, PLUG	90 BEND	45 BEND	22.5 BEND	11.25 BEND
6	50.5	71.4	38.6	19.7	9.9
8	89.8	126.9	68.7	35.0	17.6
10	140.2	198.3	107.3	54.7	27.5
12	202.0	REST. JT.	154.6	78.8	39.6
14	REST. JT.	REST. JT.	210.4	107.3	53.9
16	REST. JT.	REST. JT.	REST. JT.	140.1	70.4
18	REST. JT.	REST. JT.	REST. JT.	177.3	89.1
20	REST. JT.	REST. JT.	REST. JT.	REST. JT.	110.0
24	REST. JT.	REST. JT.	REST. JT.	REST. JT.	158.4

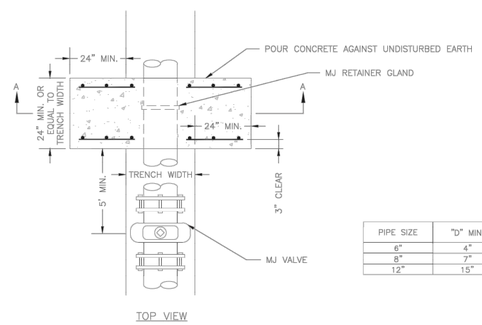


NOTES:
1. ALL BENDS WITHOUT RESTRAINED JOINTS SHALL HAVE CONCRETE THRUST BLOCKS INSTALLED FOR RESTRAINT.
2. MEGA LUGS MAY BE USED ONLY IN CONJUNCTION WITH CONCRETE THRUST BLOCKING.
3. BEARING MUST BE AGAINST UNDISTURBED SOIL.
4. DO NOT COVER JOINTS OR BOLTS (WHERE APPLICABLE) WITH CONCRETE.

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

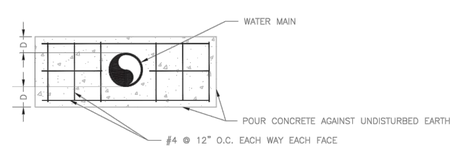
VERTICAL THRUST BLOCK

Date: WAT-2
Drawn By: JN
Checked By: DL
WAT-2



TOP VIEW

PIPE SIZE	"D" MIN.
6"	4"
8"	7"
12"	15"



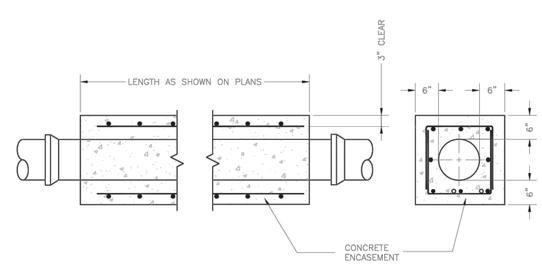
SECTION A–A

NOTE:
THIS DETAIL NOT TO BE USED FOR PIPE GREATER THAN 12"

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

STRADDLE BLOCK

Date: 01/2016
Drawn By: JN
Checked By: DL
WAT-3



NOTES:
1. INTERMEDIATE BELLS SHALL BE ENCASED.
2. REINFORCING STEEL SHALL BE #4 @ 12" O.C. EACH WAY WITH A MINIMUM REBAR LAP OF 12".
3. THIS DETAIL IS FOR PIPES 12" AND SMALLER.

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

WATER PIPE ENCASEMENT

Date: 01/2016
Drawn By: JN
Checked By: DL
WAT-4

RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
03/20/2023

SITEPOINT
A Division of NorthPoint Development
3315 N Oak Trafficway
Kansas City, MO 64116
816.888.7380
sitepoint@northpointkc.com

NO.	REVISIONS/APPROVALS:	DATE:
	FDP SUBMITTAL	2022.12.21
1	REVISED PER CITY COMMENTS	2023.01.30

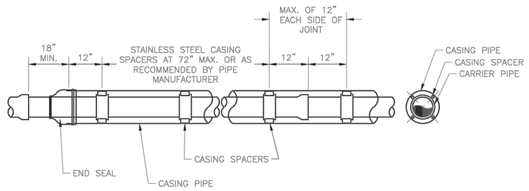
REVIEWED BY: M.G.D
DESIGNED BY: N.W.H
DRAFTED BY: D.A.H
SP PROJECT #: 4024
NEIL W. HAAS, P.E. 2022034072

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

STATE OF MISSOURI
NEIL W. HAAS
NUMBER
PE-2022034072
PROFESSIONAL ENGINEER
Neil W. Haas, 03/20/2023
Certificate of Authority #MO 2020018354

SHEET #:
C-2003

S:\01 PROJECTS\MULTI-FAMILY\4024 SUMMIT SQUARE 3\FDP AND PUBLIC IMPROVEMENTS\PLANS\FINAL DEVELOPMENT PLANS\C-2000 DETAIL SHEET.DWG

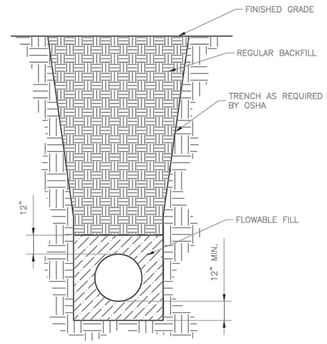


NOTES:
1. REFER TO SPECIFICATION SECTION 3900 FOR ADDITIONAL INFORMATION.
2. LENGTH, DIAMETER, AND WALL THICKNESS TO BE SHOWN ON CONSTRUCTION PLANS.

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

Date: 01/2016
Drawn By: JN
Checked By: DL

WATER CASING PIPE DETAIL — WAT-5



NOTES:
1. FLOWABLE FILL SHALL MEET THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL.
2. REGULAR BACKFILL ABOVE THE TRENCH CHECK SHALL BE FREE OF DEBRIS, ORGANIC MATTER, AND STONES > 6" IN ANY DIMENSION.
3. TOP OF FLOWABLE BACKFILL SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE.
4. LENGTH OF TRENCH CHECK SHALL BE A MINIMUM OF 12".

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Date: 01/2016
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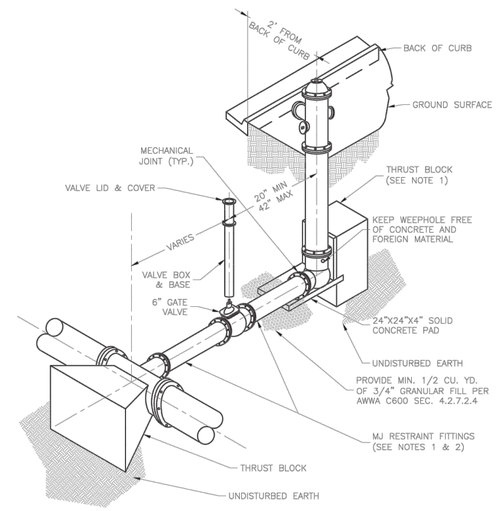
WATER TRENCH CHECK DETAIL — WAT-6



NOTES:
1. WHEN RETAINER GLANDS ARE USED IN LIEU OF MECHANICAL JOINT (MJ) RESTRAINT FITTINGS, HORIZONTAL THRUST BLOCKS ARE REQUIRED.
2. GATE VALVE MAY BE BOLTED DIRECTLY TO MJ RESTRAINT TEE.
3. SEE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR FIRE HYDRANT, VALVES, VALVE BOX LID, AND COVER.
4. BOTTOM HYDRANT FLANGE SHALL BE 2" TO 6" ABOVE FINISHED GRADE.
5. FOR STREETS WITHOUT CURBS FIRE HYDRANTS SHALL BE PLACED WITHIN 1 FOOT OF THE R/W LINE, BUT NOT MORE THAN 10' FROM EDGE OF PAVEMENT. FIRE HYDRANT SHALL NOT BE PLACED IN BOTTOM OF DITCH.
6. HYDRANT SHALL BE ROTATED AS DIRECTED BY INSPECTOR.

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

Date: 01/2016
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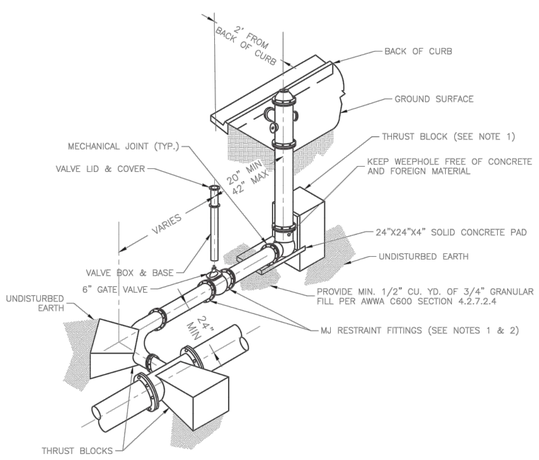
HYDRANT - STRAIGHT SET — WAT-7



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Date: 01/2016
Drawn By: JN
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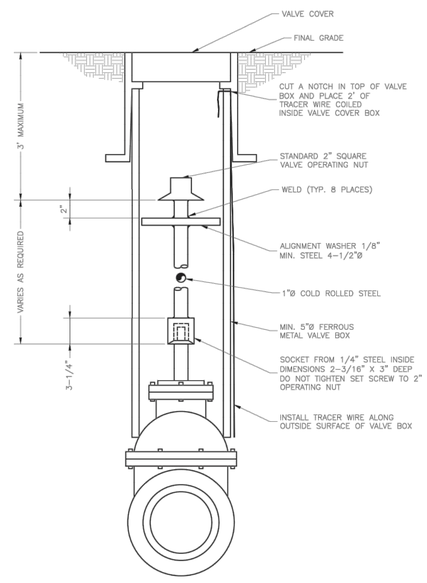
HYDRANT WITH 90 DEGREE BEND — WAT-8



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

Date: 01/2016
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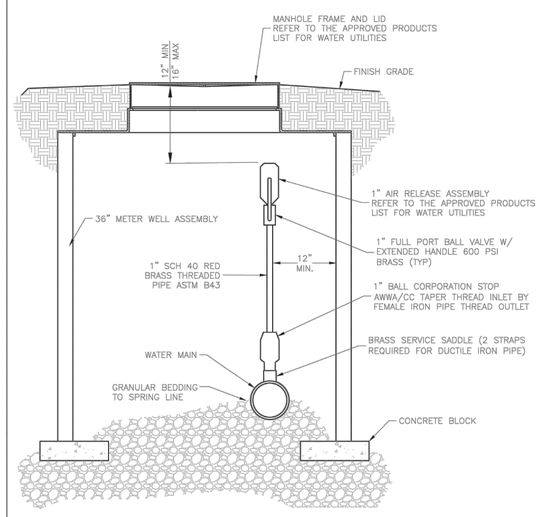
Checked By: DL

VALVE STEM EXTENSION AND VALVE BOX — WAT-9



AIR RELEASE ASSEMBLY
NOT TO SCALE

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

Date: 01/2014
Drawn By: JN
Checked By: DL

AIR RELEASE ASSEMBLY — WAT-10

RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
03/20/2023

SITEPOINT
A Division of NorthPoint Development
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sitepoint@northpointkc.com
3315 N Oak Trafficway
Kansas City, MO 64116

DATE:	NO.:	REVISIONS/APPROVALS:
2022.12.21		FDP SUBMITTAL
2023.01.30	1	REVISED PER CITY COMMENTS

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

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

STATE OF MISSOURI — NEIL W. HAAS — NUMBER PE-2022034072 — PROFESSIONAL ENGINEER
Neil W. Haas 03/20/2023
Certificate of Authority #MO 2020018354

SHEET #:
C-2004

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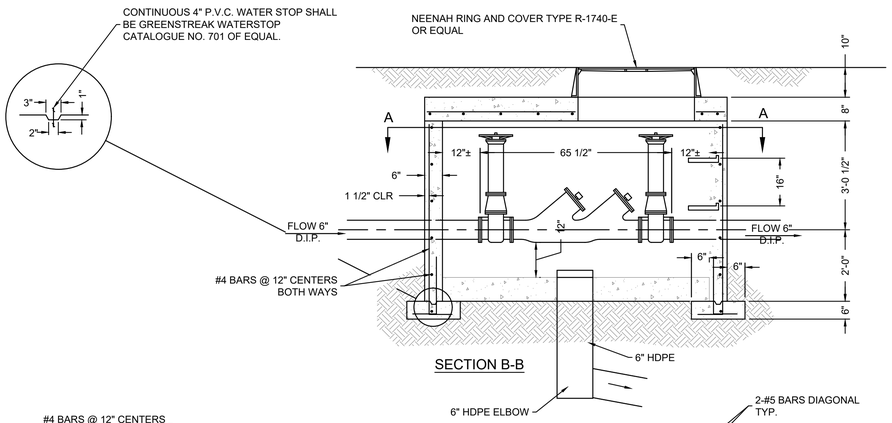
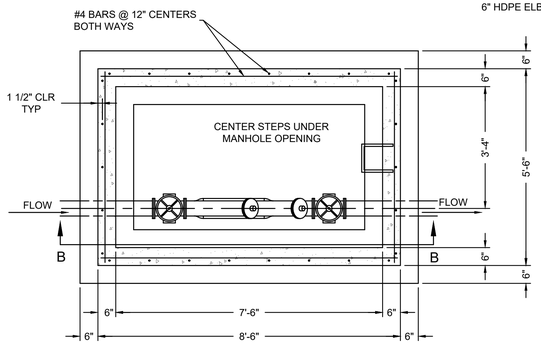
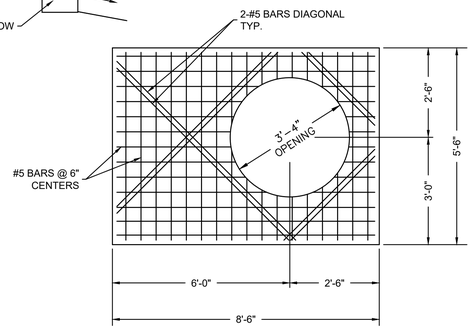


SECTION B-B



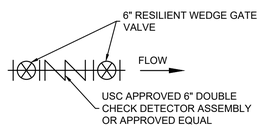
SECTION A-A



SLAB TOP

NOTES:

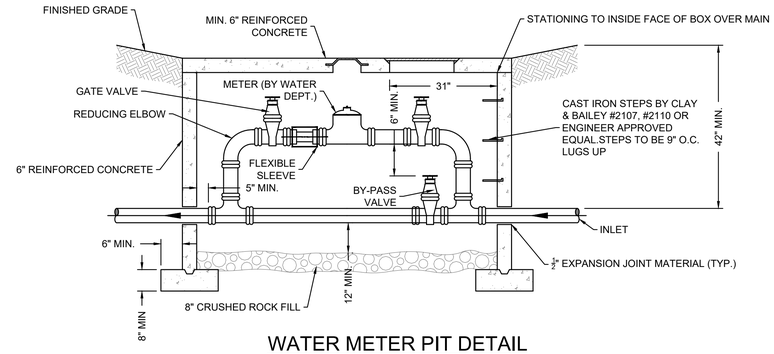
1. POUR FOOTING ON FIRM UNDISTURBED EARTH.
2. ALL PIPING IN METER PIT SHALL BE D.I.P.
3. WALLS TO BE DOUBLE FORMED.
4. ALL REBARS TO HAVE 1 1/2" CLEARENCE.
5. CONCRETE SHALL BE M.C.I.B. A543-1-4.
6. LADDER SHALL BE CONSTRUCTED WITH 2"x2"x1/4" STEEL VERTICAL SIDE STRAPS DRILLED AT 16" CENTERS AND 3/4" REBAR STEPS INSERTED AND WELDED IN PLACE. INSIDE STEP WIDTH TO BE 12". LADDER SHALL BE FASTENED TO 2"x2"x1/8" ANGLE IRON. ANCHOR PLATES SHALL BE FASTENED TO TOP SLAB AND BOTTOM ANCHOR SLAB. LADDER SHALL BE GALVANIZED AFTER FABRICATION.



SCHEMATIC

DOUBLE CHECK VALVE BACKFLOW PREVENTOR

NTS



WATER METER PIT DETAIL

NTS

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

03/20/2023

SITEPOINT
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816.868.7360
sitepoint@northpointkc.com
3315 N Oak Trafficway
Kansas City, MO 64116

NO:	REVISIONS/APPROVALS:	DATE:
	FDP SUBMITTAL	2022.12.21
1	REVISED PER CITY COMMENTS	2023.01.30
2	REVISED PER CITY COMMENTS	2023.02.10
3		

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

DETAIL SHEET

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

STATE OF MISSOURI
NEIL W. HAAS
NUMBER
PE-2022034072
PROFESSIONAL ENGINEER
Neil W. Haas 03/07/2023
Certificate of Authority # MO 2020018354

SHEET #:

C-2005

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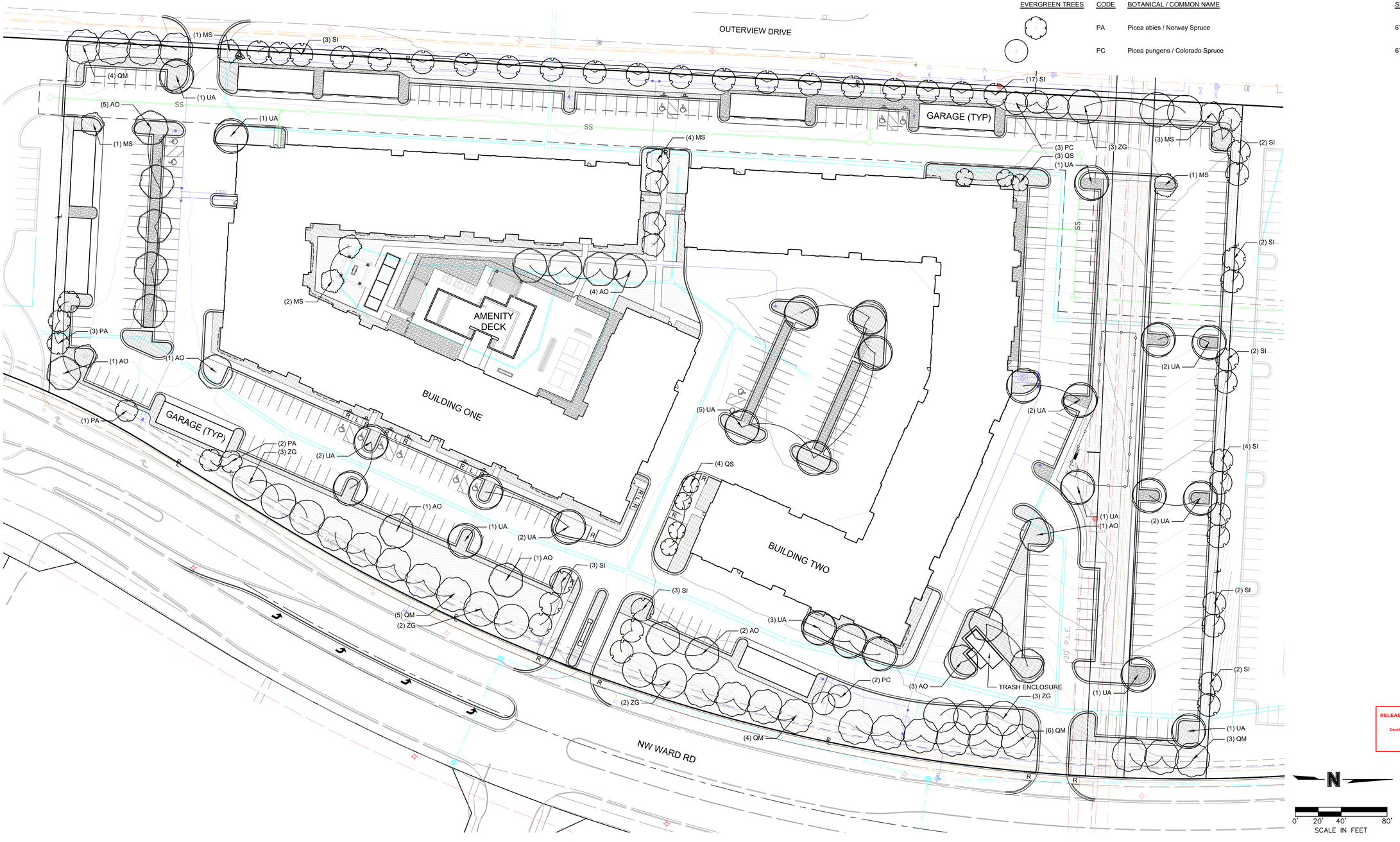
LANDSCAPE DATA	Right of Way Length (Outerview Dr)	Right of Way Length (NW Ward Rd)	Open Yard Area
Street Frontage Trees (1 tree per 30 L.F.)	1,025 L.F.	1,079 L.F.	
Required	34	36	
Provided	34	36	
Street Frontage Shrubs (1 shrub per 20 L.F.)	1,025 L.F.	1,079 L.F.	
Required	52	54	
Provided	52	54	
Open Yard Trees (1 tree per 5,000 S.F.)			398,810 S.F.
Required			80
Provided			80

LANDSCAPE DATA	Open Yard Area	Parking Area	Parking Lot Screening
Open Yard Shrubs (2 shrubs per 5,000 S.F.)	398,810 S.F.		
Required	160		
Provided	160		
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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	FDP RESUBMITTAL	2023.02.17
	FDP RESUBMITTAL	2023.03.06

REVIEWED BY: B.P.F.
DESIGNED BY: R.E.B.
DRAFTED BY: R.E.B.
SP PROJECT #: 4024
JAMES KRAATZ PLA 2020005159

LANDSCAPE PLAN - OVERVIEW

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

STATE OF MISSOURI
JAMES KRAATZ
NUMBER PLA-2020005159
PROFESSIONAL LANDSCAPE ARCHITECT

James Kraatz 03/07/2023
Certificate of Authority #MO 2020018354

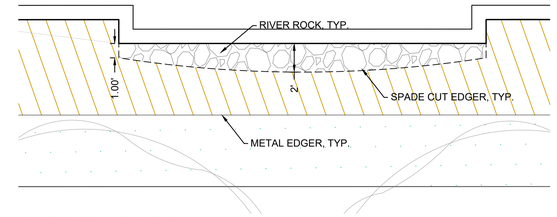
SHEET #:

L-0100

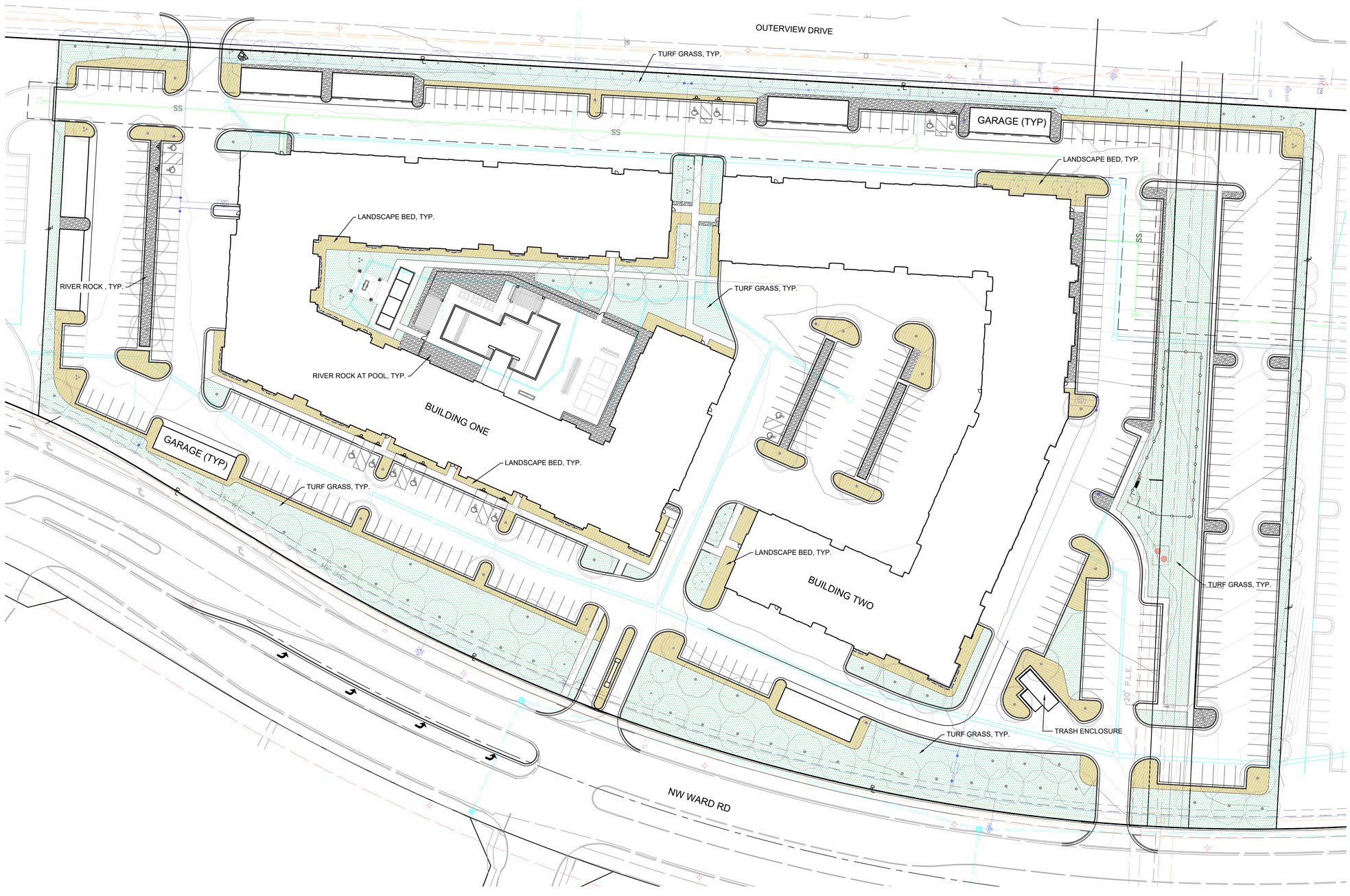
S:\01 PROJECTS\MULTI-FAMILY\4024 SUMMIT SQUARE 3\FDP AND PUBLIC IMPROVEMENTS\PLANS\FINAL DEVELOPMENT PLANS\L-0100 LANDSCAPE PLAN - OVERVIEW.DWG

GROUND COVER LEGEND

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



RIVER ROCK AT PATIO
SCALE: 1" = 5'



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REVIEWED BY: B.P.F.
DESIGNED BY: R.E.B.
DRAFTED BY: R.E.B.
SP PROJECT #: 4024
JAMES KRAATZ P.L.A. 2020005159

LANDSCAPE PLAN - OVERVIEW

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

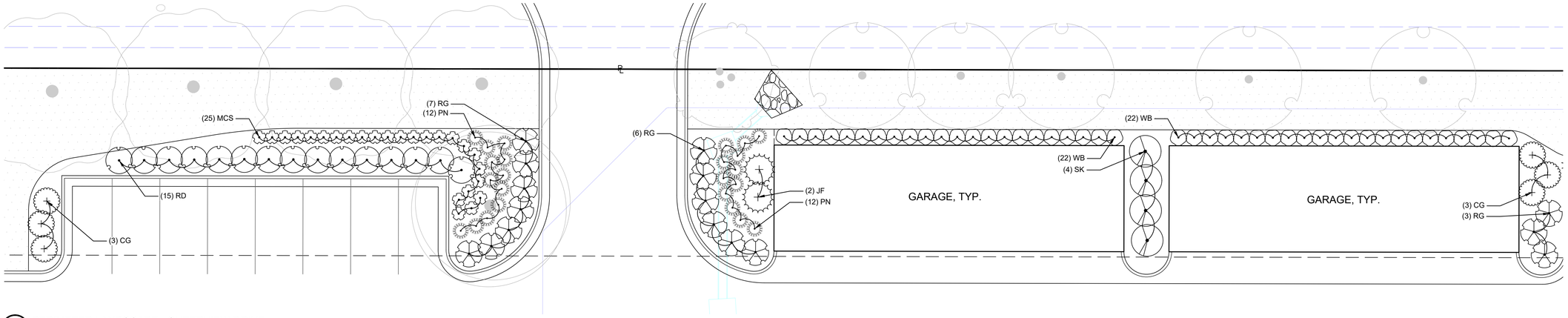
STATE OF MISSOURI
JAMES KRAATZ
NUMBER PLA-2020005159
PROFESSIONAL LANDSCAPE ARCHITECT

James Kraatz 03/07/2023
Certificate of Authority #MO 2020018354

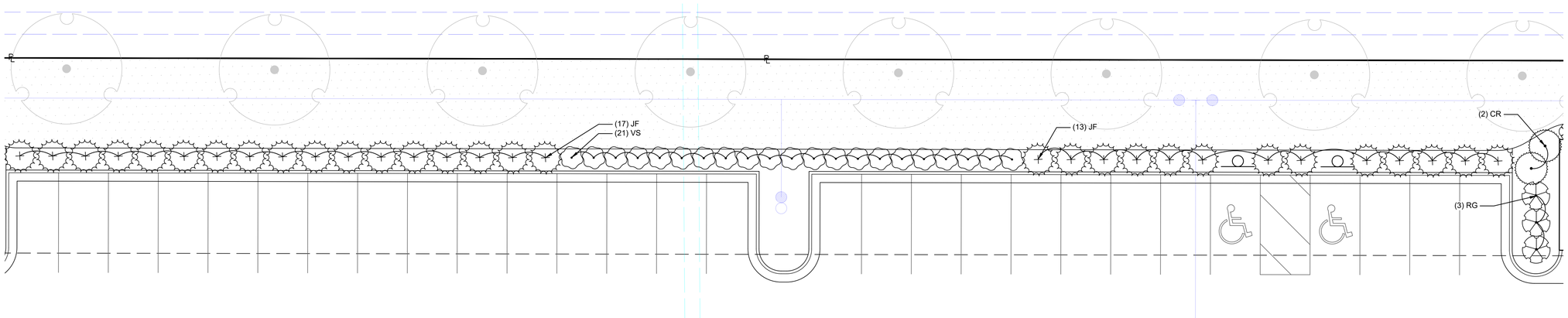
SHEET #:

L-0200

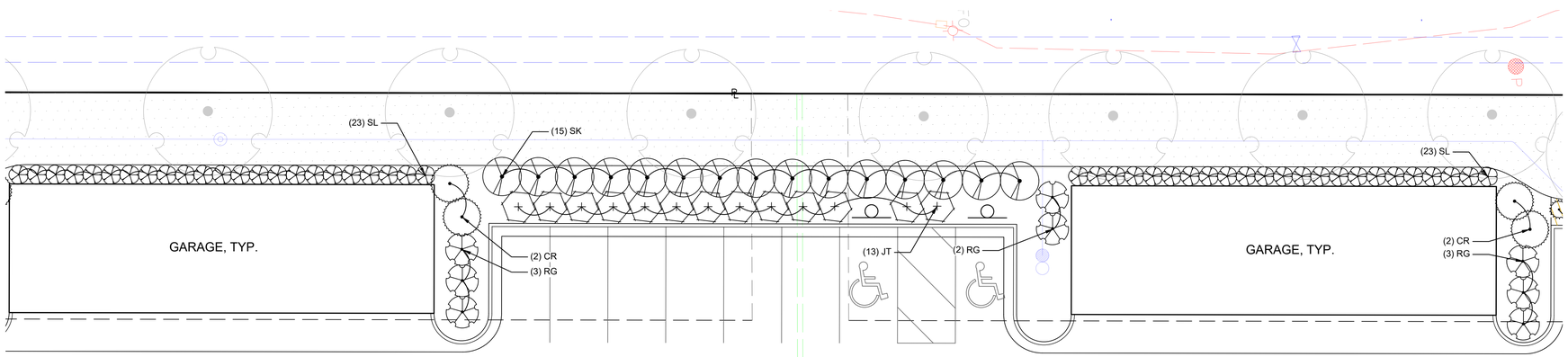
S:\01 PROJECTS\MULTI-FAMILY\4024 SUMMIT SQUARE 3\FDP AND PUBLIC IMPROVEMENTS\PLANS\FINAL DEVELOPMENT PLANS\L-0200.LANDSCAPE PLAN - OVERVIEW GROUND COVER.DWG



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



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



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

KEY MAP
SCALE 1:200

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Development Services Department
Lee's Summit, Missouri
03/20/2023

N

0' 5' 10' 20'
SCALE IN FEET

SITEPOINT
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Kansas City, MO 64116

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REVIEWED BY: B.P.F.
DESIGNED BY: R.E.B.
DRAFTED BY: R.E.B.
SP PROJECT #: 4024
JAMES KRAATZ PLA NO. 2020005159

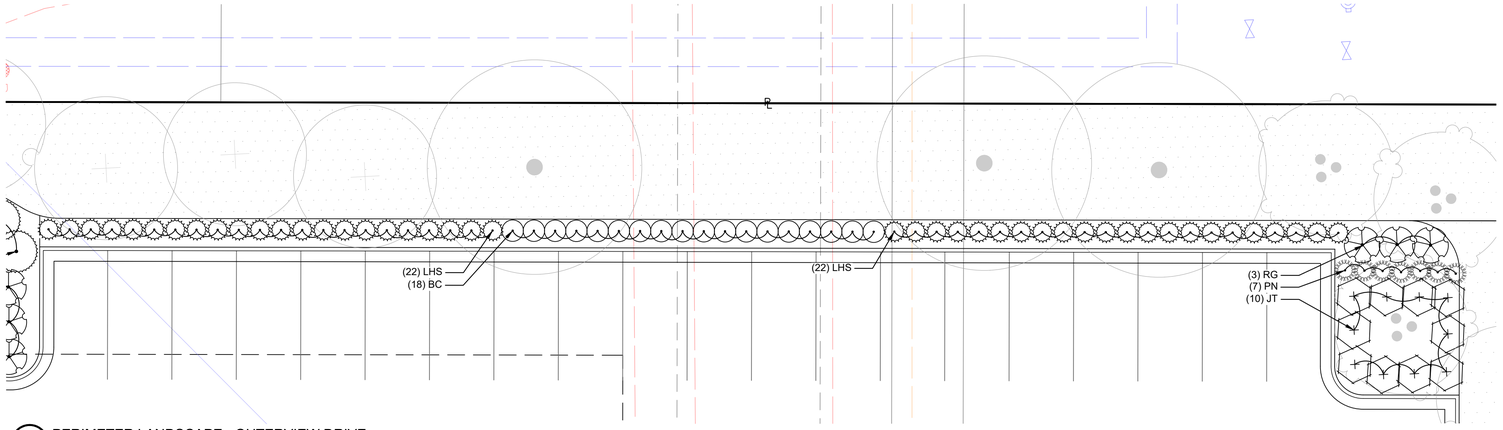
LANDSCAPE PLAN
SUMMIT SQUARE III
APARTMENTS
FINAL DEVELOPMENT PLANS
LEE'S SUMMIT, JACKSON COUNTY, MO

STATE OF MISSOURI
JAMES KRAATZ
NUMBER
PLA-2020005159
PROFESSIONAL LANDSCAPE ARCHITECT

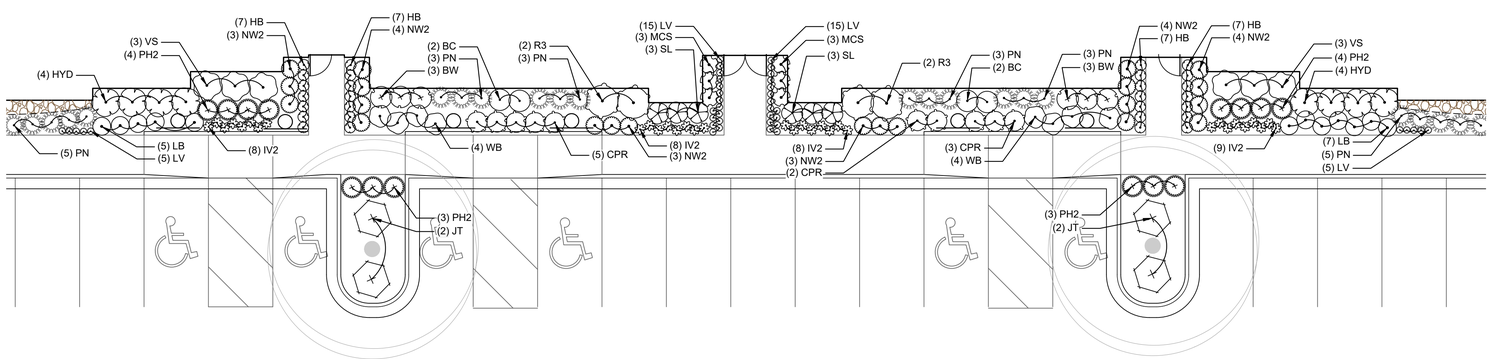
James Kraatz 03/07/2023
Certificate of Authority #MO 2020018354

SHEET #:
L-0300

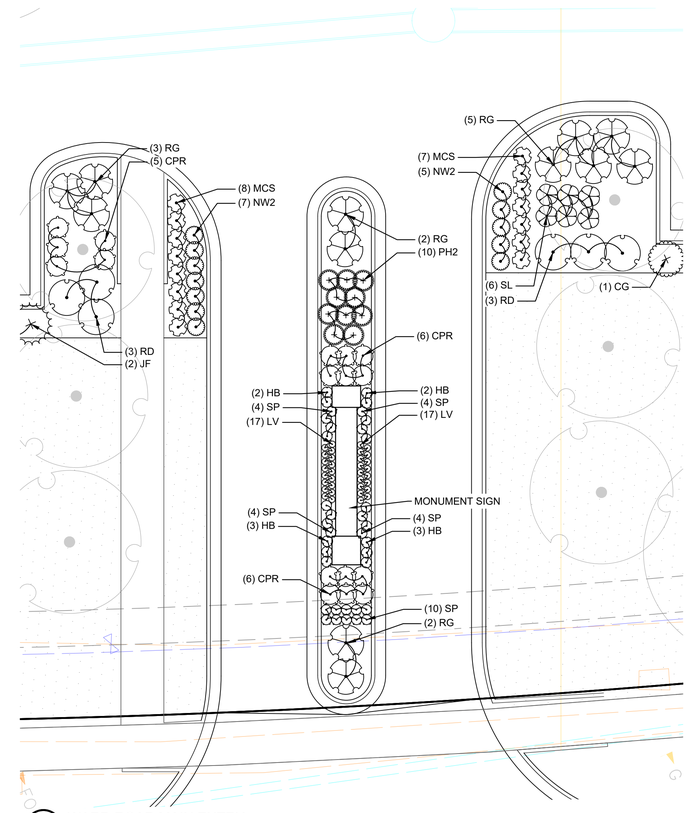
S:\01 PROJECTS\MULTI-FAMILY\4024 SUMMIT SQUARE 3\FDP AND PUBLIC IMPROVEMENTS\PLANS\FINAL DEVELOPMENT PLANS\L-0300 LANDSCAPE PLAN - DETAILED.DWG



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



2 CLUBHOUSE ENTRY LANDSCAPE
SCALE: 1" = 10'



3 WARD ROAD MAIN ENTRY
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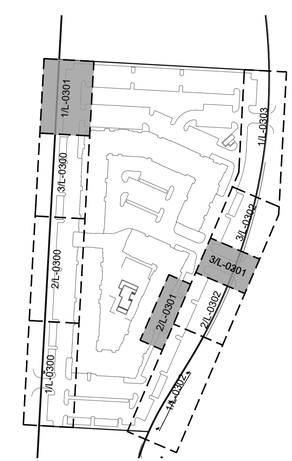

KEY MAP
SCALE 1:200

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Development Services Department
Lee's Summit, Missouri
03/20/2023

N

0' 5' 10' 20'
SCALE IN FEET

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JAMES KRAATZ PLA 2020005159

LANDSCAPE PLAN

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

STATE OF MISSOURI
JAMES KRAATZ
NUMBER
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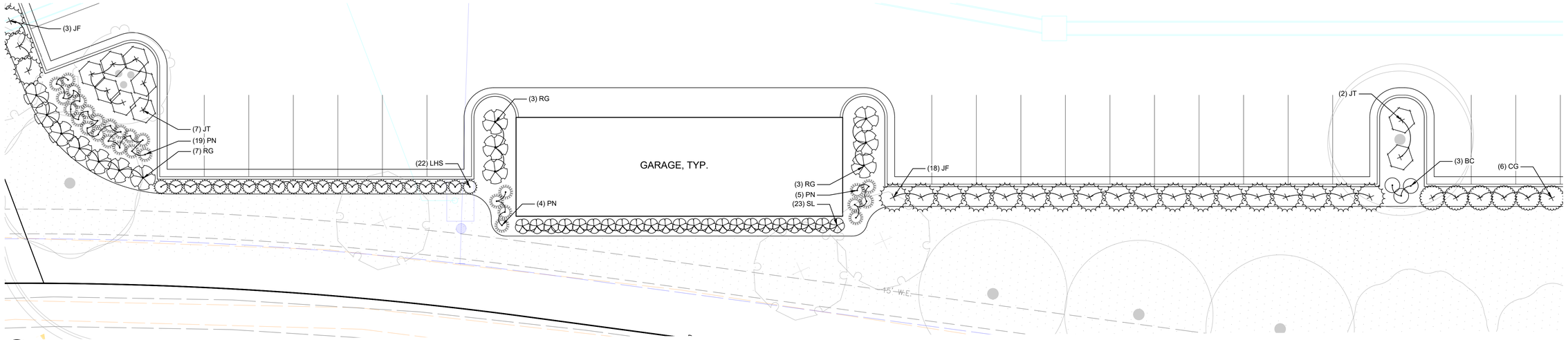
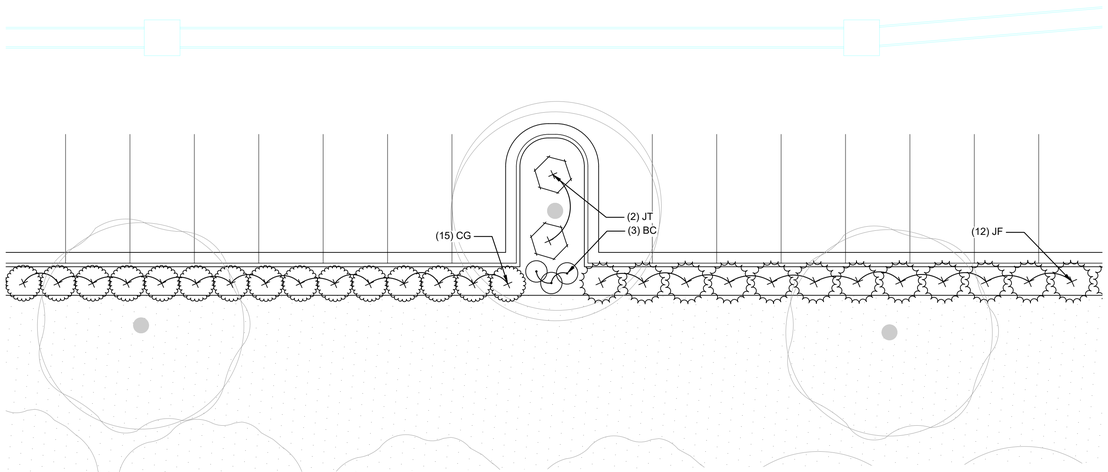
SHEET #:

L-0301

S:\0\ PROJECTS\MULTI-FAMILY\4024 SUMMIT SQUARE 3\FDP AND PUBLIC IMPROVEMENTS\PLANS\FINAL DEVELOPMENT PLANS\L-0300 LANDSCAPE PLAN - DETAILED.DWG



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



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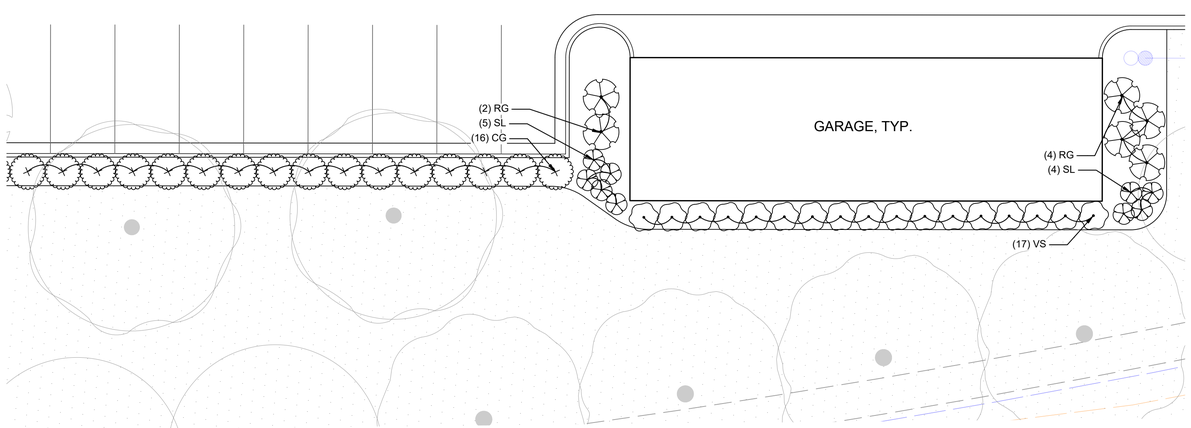
SCALE: 1" = 10'



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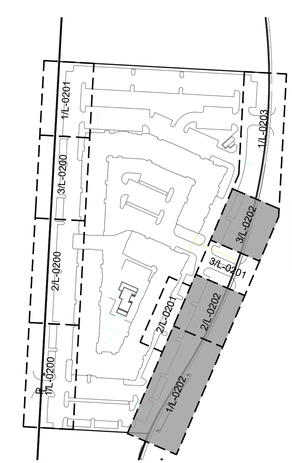
SCALE: 1" = 10'



KEY MAP
SCALE 1:200

RELEASED FOR CONSTRUCTION
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Development Services Department
Lee's Summit, Missouri
03/20/2023

N

0' 5' 10' 20'
SCALE IN FEET

SITEPOINT
A Division of NorthPoint Development
816.868.7360
sitepoint@northpointkc.com
3315 N Oak Trafficway
Kansas City, MO 64116

NO.:	DATE:	REVISIONS/APPROVALS:
	2022.12.21	FDP SUBMITTAL
	2023.01.30	FDP RESUBMITTAL
	2023.02.17	FDP RESUBMITTAL
	2023.03.06	FDP RESUBMITTAL

REVIEWED BY: B.P.F.
DESIGNED BY: R.E.B.
DRAFTED BY: R.E.B.
SP PROJECT #: 4024
JAMES KRAATZ PLA 2020005159

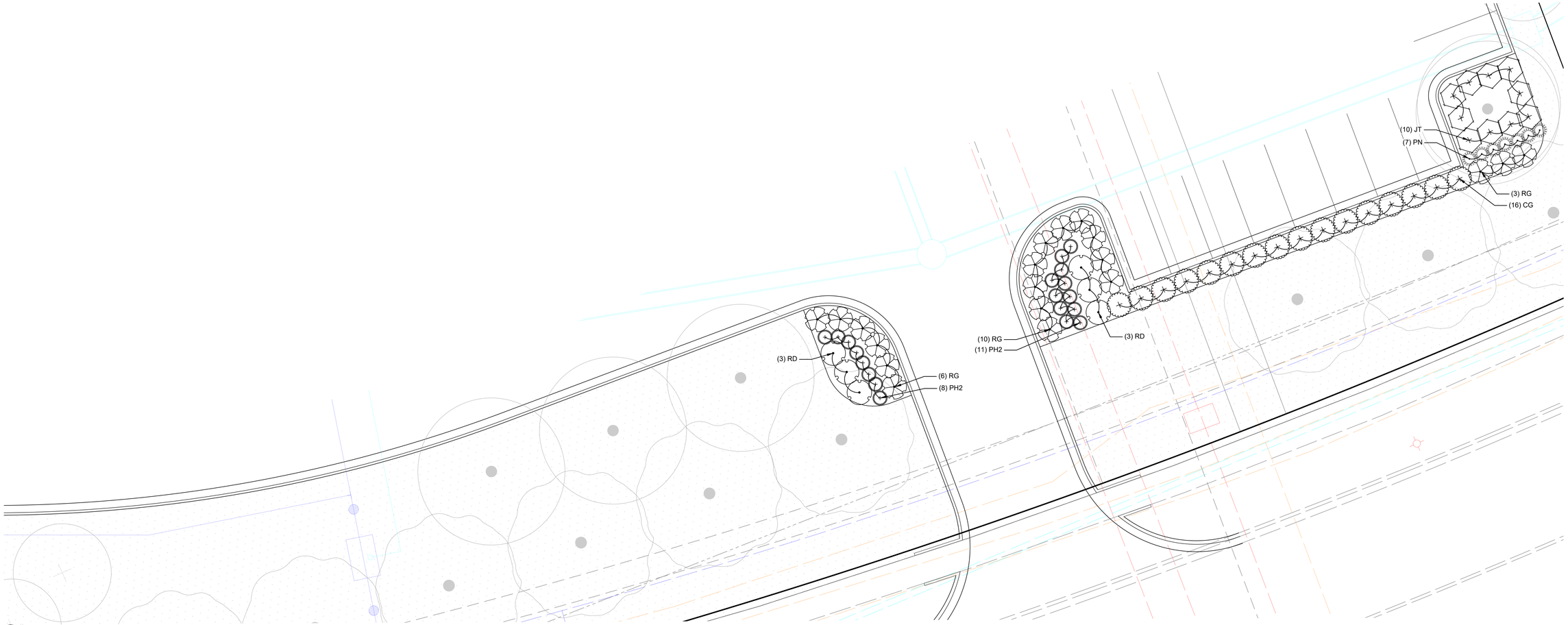
LANDSCAPE PLAN
SUMMIT SQUARE III
APARTMENTS
FINAL DEVELOPMENT PLANS
LEE'S SUMMIT, JACKSON COUNTY, MO

STATE OF MISSOURI
JAMES KRAATZ
NUMBER
PLA-2020005159
PROFESSIONAL LANDSCAPE ARCHITECT

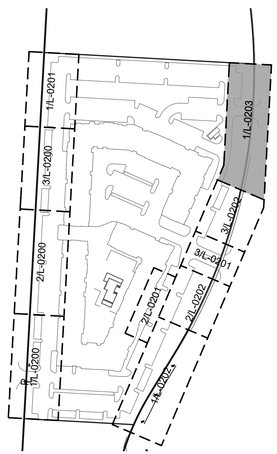
James Kraatz 03/07/2023
Certificate of Authority #MO.2020018354

SHEET #:
L-0302

S:\0\ PROJECTS\MULTI-FAMILY\4024 SUMMIT SQUARE 3\FDP AND PUBLIC IMPROVEMENTS\PLANS\FINAL DEVELOPMENT PLANS\L-0300 LANDSCAPE PLAN - DETAILED.DWG



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



KEY MAP
SCALE 1:200

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Development Services Department
Lee's Summit, Missouri
03/20/2023

N

0' 5' 10' 20'
SCALE IN FEET

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REVIEWED BY: B.P.F.
DESIGNED BY: R.E.B.
DRAFTED BY: R.E.B.
SP PROJECT #: 4024
JAMES KRAATZ PLA 2020005159

LANDSCAPE PLAN

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

STATE OF MISSOURI
JAMES KRAATZ
NUMBER
PLA-2020005159
PROFESSIONAL LANDSCAPE ARCHITECT

James Kraatz 03/07/2023
Certificate of Authority #MO.2020018354

SHEET #:

L-0303

S:\01 PROJECTS\MULTI-FAMILY\4024 SUMMIT SQUARE 3\FDP AND PUBLIC IMPROVEMENTS\PLANS\FINAL DEVELOPMENT PLANS\L-0300 LANDSCAPE PLAN - DETAILED.DWG

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	19
	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	40
	UA	Ulmus parvifolia 'Allee' TM / Allee Lacebark Elm	2" Cal.	B&B	25
	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 Lilyturf	#1	Pot	116
	PN	Panicum virgatum 'Northwind' / Northwind Switch Grass	1 gal.	Container	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.	Container	78
	IV2	Iris virginica / Blue Flag Iris	1 gal.	Container	46
	LB	Leucanthemum x superbum 'Becky' / Becky Shasta Daisy	1 gal.	Container	41
	NW2	Nepeta x 'Walker's Low' / Walker's Low Catmint	1 gal.	Container	42
	SP	Salvia nemorosa / Meadow Sage	1 gal.	Container	33

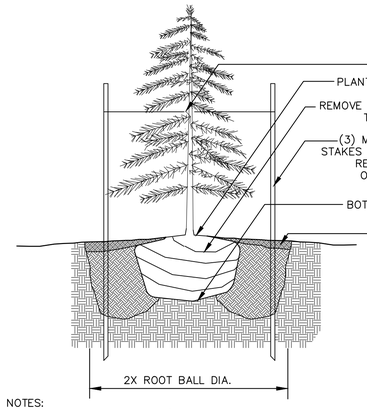
GENERAL NOTES:
1. ALL PLANTS MUST BE HEALTHY AND FREE OF PESTS AND DISEASE.
2. ALL TREES MUST BE STRAIGHT TRUNKED AND MEET ALL SPECIFICATIONS.
3. ALL PLANTS ARE SUBJECT TO APPROVAL OF NORTHPOINT DEVELOPMENT BEFORE, DURING, AND AFTER INSTALLATION.
4. ALL PLANTS MUST BE INSTALLED PER DETAILS.
5. THE CONTRACTOR 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.

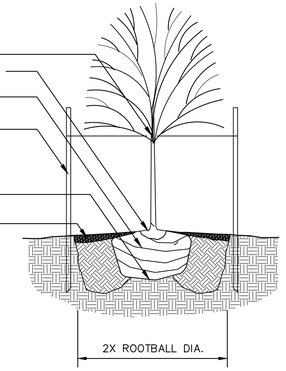
MULCH NOTES:
1. ALL PLANTING AREAS SHALL BE COVERED WITH 3" OF BROWN HARDWOOD MULCH OR 3" OF RIVER ROCK AS INDICATED ON THE PLANS AND DETAILS.
2. MULCH SHALL BE FREE OF ROCKS AND OTHER FOREIGN MATERIAL.
3. RIVER ROCK SHALL BE 1-3" IN SIZE, ROUNDED EDGES, SMOOTH SURFACE, WASHED AND FREE OF FINES AND OTHER 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.



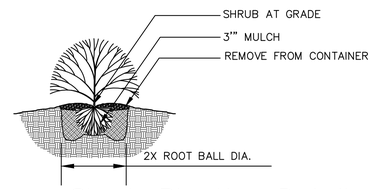
NOTES:
1. IN TURF AREA, PROVIDE 6' DIAMETER OF MULCH

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
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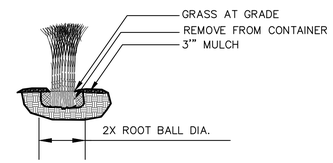

Grass Planting Detail
not to scale

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03/20/2023

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REVIEWED BY: B.P.F.
DESIGNED BY: R.E.B.
DRAFTED BY: R.E.B.
SP PROJECT #: 4024
JAMES KRAATZ PLA 2020005159

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

STATE OF MISSOURI
JAMES KRAATZ
NUMBER
PLA-2020005159
PROFESSIONAL LANDSCAPE ARCHITECT

James Kraatz 03/07/2023
Certificate of Authority #MO 2020018354

SHEET #:
L-0400

S:\01 PROJECTS\MULTI-FAMILY\4024 SUMMIT SQUARE 3\FDP AND PUBLIC IMPROVEMENTS\PLANS\FINAL DEVELOPMENT PLANS\L-0400 DETAIL SHEET.DWG

ARCH D 24" x 36"

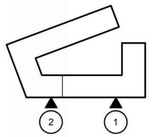
2 BUILDING 1 - EAST ELEVATION - SOUTH
1/8" = 1'-0"

1 BUILDING 1 - EAST ELEVATION - NORTH
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

1. CHARCOAL COLORED BRICK
2. CEMENTITIOUS LAP SIDING PAINTED BLACK
3. CEMENTITIOUS LAP SIDING PAINTED BROWN
4. CEMENTITIOUS LAP SIDING PAINTED WHITE
5. STUCCO PAINTED BLACK
6. STUCCO PAINTED WHITE
7. NICHIHA - VINTAGE WOOD

- ROOFTOP MECHANICAL EQUIPMENT TO BE SCREEN BY RAISED ROOF ELEMENTS
- REFER TO ELEVATIONS FOR EXTENT OF ROOF LINE



BLDG. 1 - KEY PLAN

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ARCHITECTURE
ENERGY SERVICES

NSPJ ARCHITECTS PA
3515 W. 75TH ST., SUITE 201
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- 08.26.2022 - PLAN REVIEW
- 12.16.2022 - PROGRESS SET
- 01.20.2023 - PROGRESS SET

△ REVISIONS

JOB NO. 705922
DATE 01.20.2023
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1/27/2023
FDP RESUBMITTAL
SHEET NAME BLDG. 1 - ELEVATIONS
SHEET NO. A-300

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ARCH D 24" x 36"

2 BUILDING 1 - WEST ELEVATION - SOUTH
1/8" = 1'-0"

1 BUILDING 1 - SOUTH ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

1. CHARCOAL COLORED BRICK
2. CEMENTITIOUS LAP SIDING PAINTED BLAC
3. CEMENTITIOUS LAP SIDING PAINTED BROV
4. CEMENTITIOUS LAP SIDING PAINTED WHIT
5. STUCCO PAINTED BLACK
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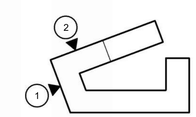

BLDG. 1 - KEY PLAN

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SHEET NO. A-301

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ARCH D 24" x 36"

2 BUILDING 1 - NORTH ELEVATION
1/8" = 1'-0"

1 BUILDING 1 - WEST ELEVATION - NORTH
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

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- ROOFTOP MECHANICAL EQUIPMENT TO BE SCREEN BY RAISED ROOF ELEMENTS
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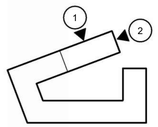

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SHEET NAME BLDG. 1 - ELEVATIONS
SHEET NO. A-302

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ARCH D 24" x 36"

2 BUILDING 1 - NORTH ELEVATION
1/8" = 1'-0"

1 BUILDING 1 - WEST ELEVATION
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EXTERIOR MATERIAL LEGEND

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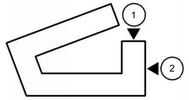
- 08.26.2022 - PLAN REVIEW
- 12.16.2022 - PROGRESS SET
- 01.20.2023 - PROGRESS SET

△ REVISIONS



BLDG. 1 - KEY PLAN

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Development Services Department
Lee's Summit, Missouri
03/20/2023

JOB NO. 705922
DATE 01.20.2023
DRAWN BY TSC/SIW
1/27/2023
FDP RESUBMITTAL
SHEET NAME BLDG. 1 - ELEVATIONS
SHEET NO. A-303

1/25/2023 11:00:36 AM

ARCH D 24" x 36"

4 BLDG. 1 - COURTYARD EAST - SOUTH
1/8" = 1'-0"

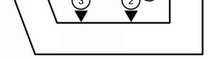
2 BLDG. 1 - COURTYARD EAST-NORTH
1/8" = 1'-0"

1 BLDG. 1 - COURTYARD NORTH
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

1. CHARCOAL COLORED BRICK
2. CEMENTITIOUS LAP SIDING PAINTED BLACK
3. CEMENTITIOUS LAP SIDING PAINTED BROWN
4. CEMENTITIOUS LAP SIDING PAINTED WHITE
5. STUCCO PAINTED BLACK
6. STUCCO PAINTED WHITE
7. NICHIHA - VINTAGE WOOD

- ROOFTOP MECHANICAL EQUIPMENT TO BE SCREEN BY RAISED ROOF ELEMENTS
- REFER TO ELEVATIONS FOR EXTENT OF ROOF LINE



KEY PLAN

ARCHITECTURE
LANDSCAPE
ARCHITECTURE
ENERGY SERVICES

NSPJ ARCHITECTS, PA
3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208

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- 01.20.2023 - PROGRESS SET

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JOB NO. 705922
DATE 01.20.2023
DRAWN BY TSC/SIW
1/27/2023
FDP RESUBMITTAL

SHEET NAME
BLDG. 1 - COURTYARD ELEVATIONS

SHEET NO.
A-304

RELEASED FOR CONSTRUCTION
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Development Services Department
Lee's Summit, Missouri
03/20/2023

1/25/2023 11:08:30 AM

ARCH D 24" x 36"

3 BLDG. 1 - COURTYARD WEST - NORTH
1/8" = 1'-0"

1 BLDG. 1 - COURTYARD SOUTH
1/8" = 1'-0"

2 BLDG. 1 - COURTYARD WEST - SOUTH
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

1. CHARCOAL COLORED BRICK
2. CEMENTITIOUS LAP SIDING PAINTED BLACK
3. CEMENTITIOUS LAP SIDING PAINTED BROWN
4. CEMENTITIOUS LAP SIDING PAINTED WHITE
5. STUCCO PAINTED BLACK
6. STUCCO PAINTED WHITE
7. NICHIHA - VINTAGE WOOD

- ROOFTOP MECHANICAL EQUIPMENT TO BE SCREEN BY RAISED ROOF ELEMENTS
- REFER TO ELEVATIONS FOR EXTENT OF ROOF LINE

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LANDSCAPE
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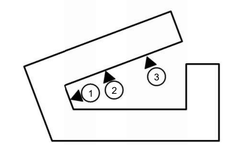

KEY PLAN

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DATE 01.20.2023
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1/27/2023
FDP RESUBMITTAL
SHEET NAME BLDG. 1 - COURTYARD ELEVATIONS
SHEET NO. A-305

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Development Services Department
Lee's Summit, Missouri
03/20/2023

1/25/2023 11:18:11 AM

ARCH D 24" x 36"

2 BUILDING 2 - WEST ELEVATION - NORTH
1/8" = 1'-0"

1 BUILDING 2 - WEST ELEVATION - SOUTH
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

1. CHARCOAL COLORED BRICK
2. CEMENTITIOUS LAP SIDING PAINTED BLACK
3. CEMENTITIOUS LAP SIDING PAINTED BROWN
4. CEMENTITIOUS LAP SIDING PAINTED WHITE
5. STUCCO PAINTED BLACK
6. STUCCO PAINTED WHITE
7. NICHIHA - VINTAGE WOOD

- ROOFTOP MECHANICAL EQUIPMENT TO BE SCREEN BY RAISED ROOF ELEMENTS
- REFER TO ELEVATIONS FOR EXTENT OF ROOF LINE

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- 12.16.2022 - PROGRESS SET
- 01.20.2023 - PROGRESS SET

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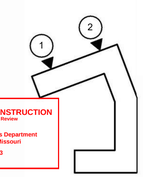

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BLDG. 2 - KEY PLAN

JOB NO. 705922
DATE 01.20.2023
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FDP RESUBMITTAL
SHEET NAME BLDG. 2 - ELEVATIONS
SHEET NO. A-306

1/25/2023 11:55:52 AM

ARCH D 24" x 36"

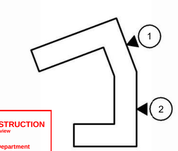
2 BUILDING 2 - NORTH ELEVATION - EAST
1/8" = 1'-0"

1 BUILDING 2 - NORTH ELEVATION - WEST
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

1. CHARCOAL COLORED BRICK
2. CEMENTITIOUS LAP SIDING PAINTED BLACK
3. CEMENTITIOUS LAP SIDING PAINTED BROWN
4. CEMENTITIOUS LAP SIDING PAINTED WHITE
5. STUCCO PAINTED BLACK
6. STUCCO PAINTED WHITE
7. NICHIHA - VINTAGE WOOD

- ROOFTOP MECHANICAL EQUIPMENT TO BE SCREEN BY RAISED ROOF ELEMENTS
- REFER TO ELEVATIONS FOR EXTENT OF ROOF LINE



BLDG. 2 - KEY PLAN

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DATE 01.20.2023
DRAWN BY TSC/SIW
1/27/2023
FDP RESUBMITTAL
SHEET NAME BLDG. 2 - ELEVATIONS
SHEET NO. A-307

1/25/2023 12:08:56 PM

ARCH D 24" x 36"

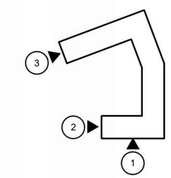
2 BUILDING 2 - SOUTH - EAST
1/8" = 1'-0"

3 BUILDING 2 - SOUTH - WEST
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

1. CHARCOAL COLORED BRICK
2. CEMENTITIOUS LAP SIDING PAINTED BLACK
3. CEMENTITIOUS LAP SIDING PAINTED BROWN
4. CEMENTITIOUS LAP SIDING PAINTED WHITE
5. STUCCO PAINTED BLACK
6. STUCCO PAINTED WHITE
7. NICHIHA - VINTAGE WOOD

- ROOFTOP MECHANICAL EQUIPMENT TO BE SCREEN BY RAISED ROOF ELEMENTS
- REFER TO ELEVATIONS FOR EXTENT OF ROOF LINE



BLDG. 2 - KEY PLAN

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LANDSCAPE
ARCHITECTURE
ENERGY SERVICES

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1 BUILDING 2 - EAST ELEVATION
1/8" = 1'-0"

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DATE 01.20.2023
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FDP RESUBMITTAL
SHEET NAME BLDG. 2 - ELEVATIONS
SHEET NO. A-308

1/25/2023 12:16:42 PM

ARCH D 24" x 36"

2 BLDG. 2 - COURTYARD NORTHWEST
1/8" = 1'-0"

1 BUILDING 2 - COURTYARD WEST
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

1. CHARCOAL COLORED BRICK
2. CEMENTITIOUS LAP SIDING PAINTED BLACK
3. CEMENTITIOUS LAP SIDING PAINTED BROWN
4. CEMENTITIOUS LAP SIDING PAINTED WHITE
5. STUCCO PAINTED BLACK
6. STUCCO PAINTED WHITE
7. NICHIHA - VINTAGE WOOD

- ROOFTOP MECHANICAL EQUIPMENT TO BE SCREEN BY RAISED ROOF ELEMENTS
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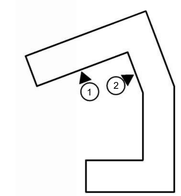

KEY PLAN

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Lee's Summit, Missouri
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SHEET NAME
BLDG. 2 - COURTYARD ELEVATIONS

SHEET NO.
A-309

1/25/2023 12:25:39 PM

ARCH D 24" x 36"

2 BLDG. 2 - COURTYARD EAST
1/8" = 1'-0"

1 BLDG. 2 - COURTYARD NORTH
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

1. CHARCOAL COLORED BRICK
2. CEMENTITIOUS LAP SIDING PAINTED BLACK
3. CEMENTITIOUS LAP SIDING PAINTED BROWN
4. CEMENTITIOUS LAP SIDING PAINTED WHITE
5. STUCCO PAINTED BLACK
6. STUCCO PAINTED WHITE
7. NICHIHA - VINTAGE WOOD

- ROOFTOP MECHANICAL EQUIPMENT TO BE SCREEN BY RAISED ROOF ELEMENTS
- REFER TO ELEVATIONS FOR EXTENT OF ROOF LINE

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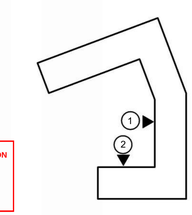

KEY PLAN

ARCHITECTURE
LANDSCAPE
ARCHITECTURE
ENERGY SERVICES

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DATE 01.20.2023
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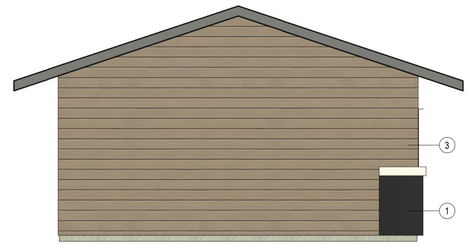
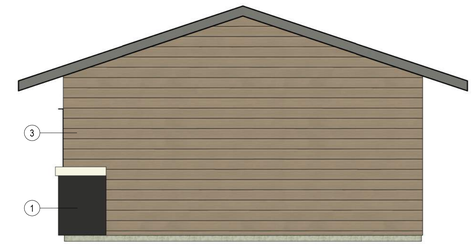
1/27/2023
FDP RESUBMITTAL
SHEET NAME BLDG. 2 - COURTYARD ELEVATIONS
SHEET NO. A-310

1/25/2023 12:33:11 PM

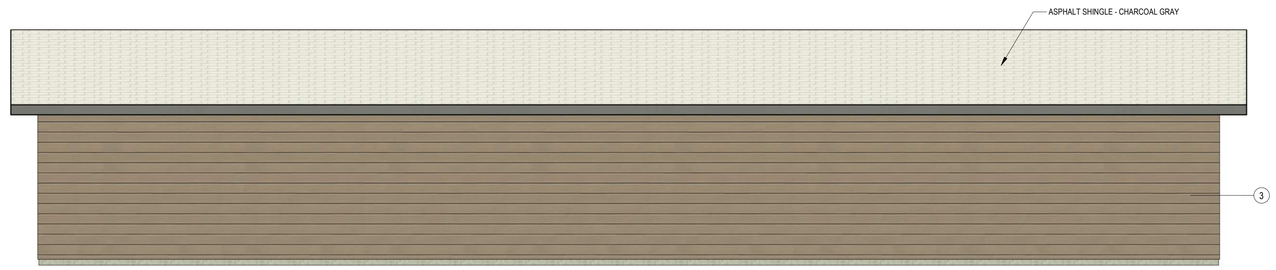
ARCH D 24" x 36"



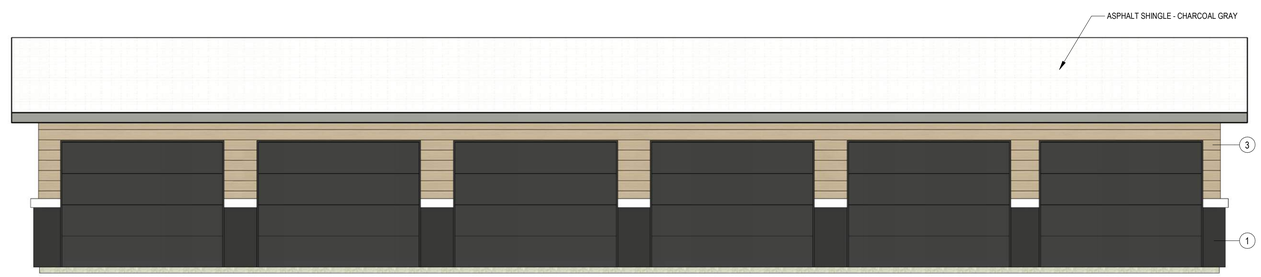
4 DETACHED GARAGE LEFT SIDE
1/4" = 1'-0"



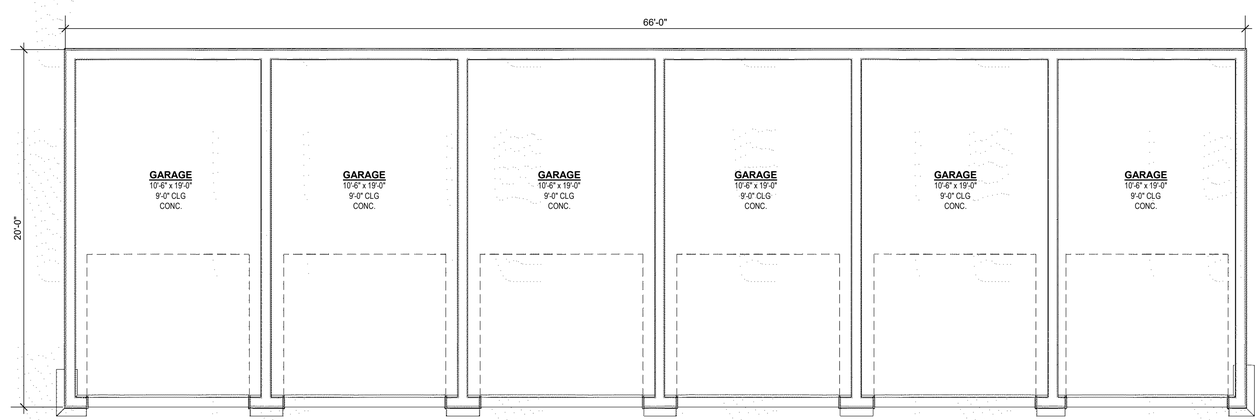
5 DETACHED GARAGE RIGHT SIDE
1/4" = 1'-0"



3 DETACHED GARAGE REAR
1/4" = 1'-0"



2 DETACHED GARAGE FRONT
1/4" = 1'-0"



1 GARAGE FLOOR PLAN
1/4" = 1'-0"

EXTERIOR MATERIAL LEGEND

1. CHARCOAL COLORED BRICK
2. CEMENTITIOUS LAP SIDING PAINTED BLA
3. CEMENTITIOUS LAP SIDING PAINTED BRO
4. CEMENTITIOUS LAP SIDING PAINTED WHI
5. STUCCO PAINTED BLACK
6. STUCCO PAINTED WHITE
7. NICHIHA - VINTAGE WOOD

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LANDSCAPE
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DATE 01.20.2023
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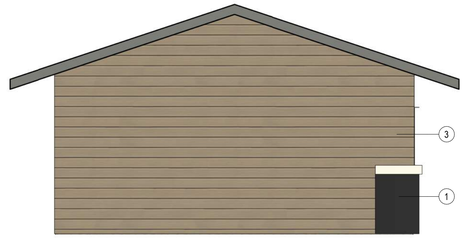
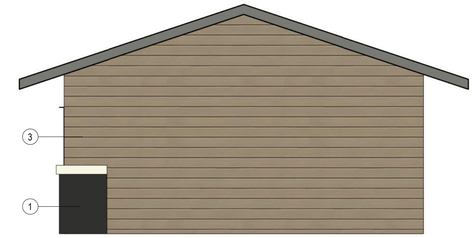
FDP RESUBMITTAL
SHEET NAME DETACHED GARAGES
SHEET NO. A-800

1/25/2023 9:53:13 AM

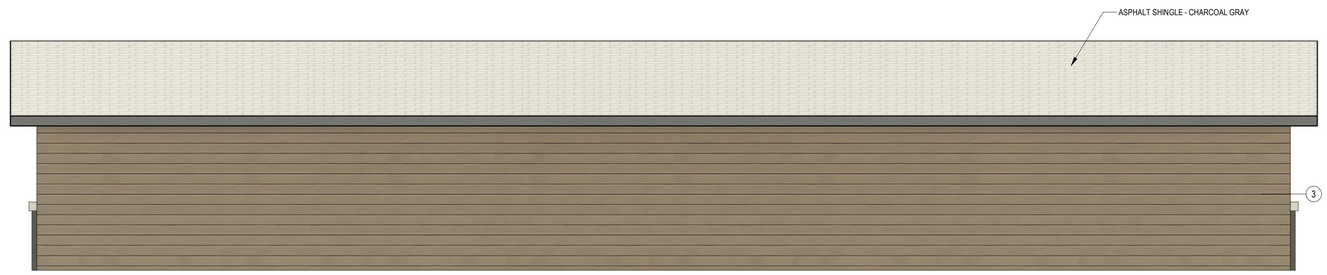
ARCH D 24" x 36"



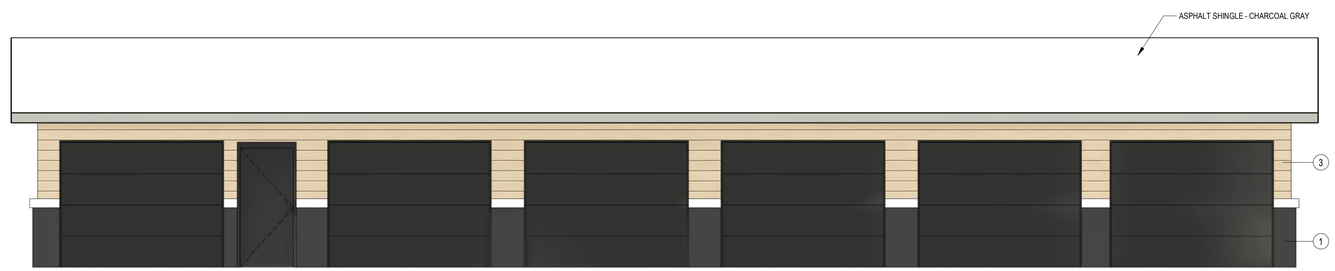
4 DETACHED GARAGE LEFT SIDE
1/4" = 1'-0"



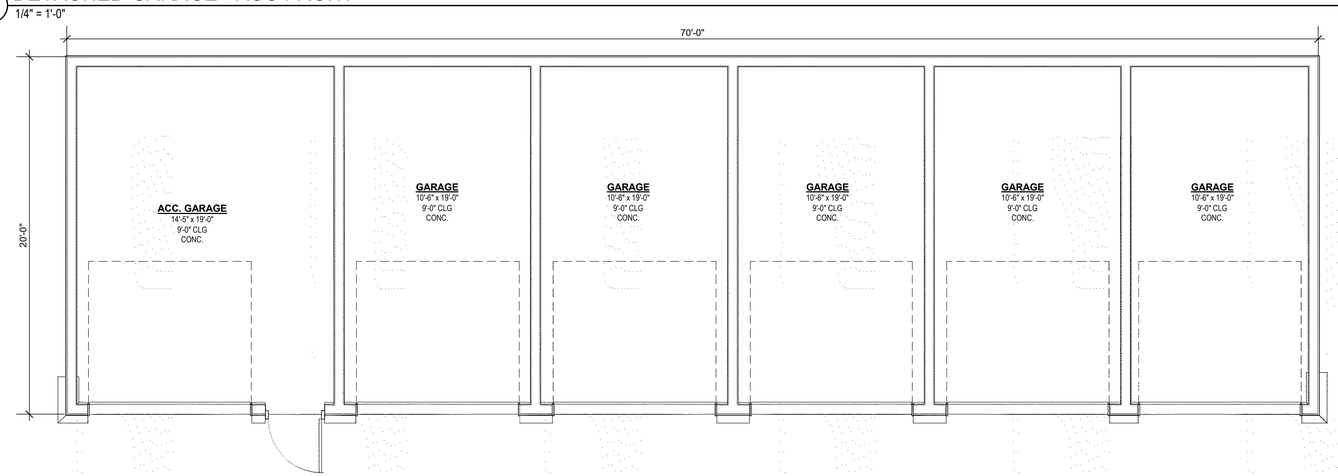
5 DETACHED GARAGE RIGHT SIDE
1/4" = 1'-0"



3 DETACHED GARAGE - ACC REAR
1/4" = 1'-0"



2 DETACHED GARAGE - ACC FRONT
1/4" = 1'-0"



1 ACCESSIBLE GARGE FLOOR PLAN
1/4" = 1'-0"

EXTERIOR MATERIAL LEGEND

1. CHARCOAL COLORED BRICK
2. CEMENTITIOUS LAP SIDING PAINTED BLA
3. CEMENTITIOUS LAP SIDING PAINTED BRO
4. CEMENTITIOUS LAP SIDING PAINTED WHI
5. STUCCO PAINTED BLACK
6. STUCCO PAINTED WHITE
7. NICHIHA - VINTAGE WOOD

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DATE 01.20.2023
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FDP RESUBMITTAL
SHEET NAME DETACHED GARAGES
SHEET NO. A-801

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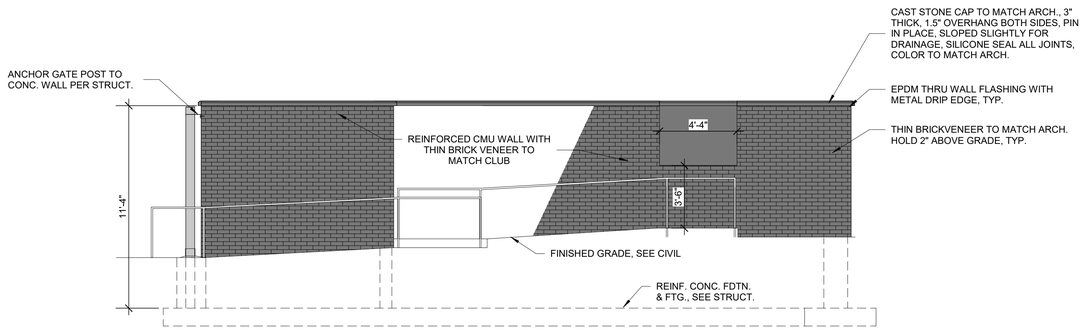
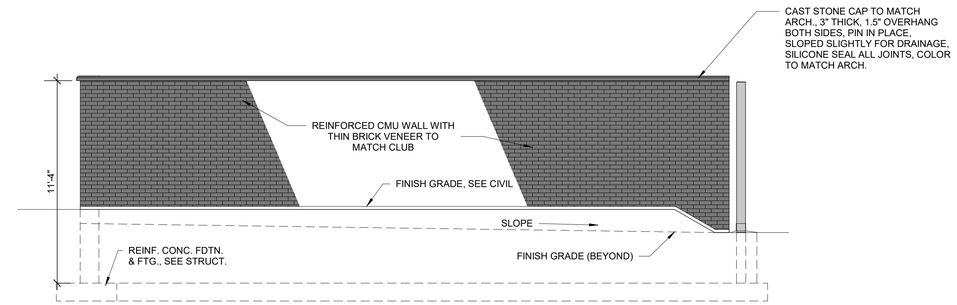
Development Services Department
Lee's Summit, Missouri
03/20/2023

1/25/2023 9:57:03 AM

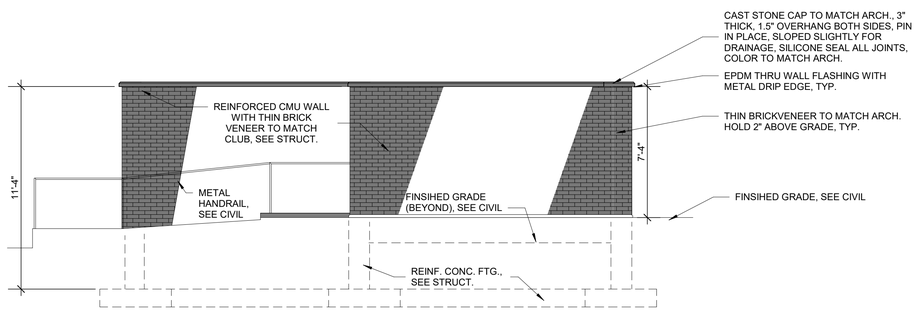
ARCH D 24" x 36"



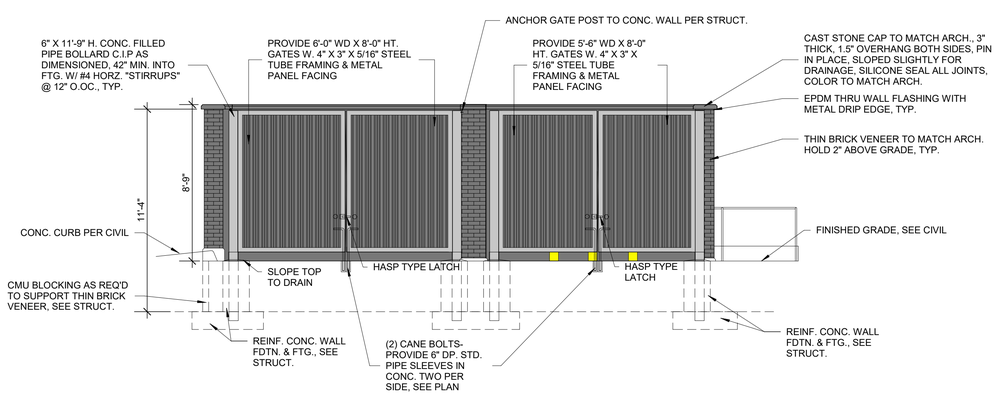
5 RIGHT ELEVATION
1/4" = 1'-0"



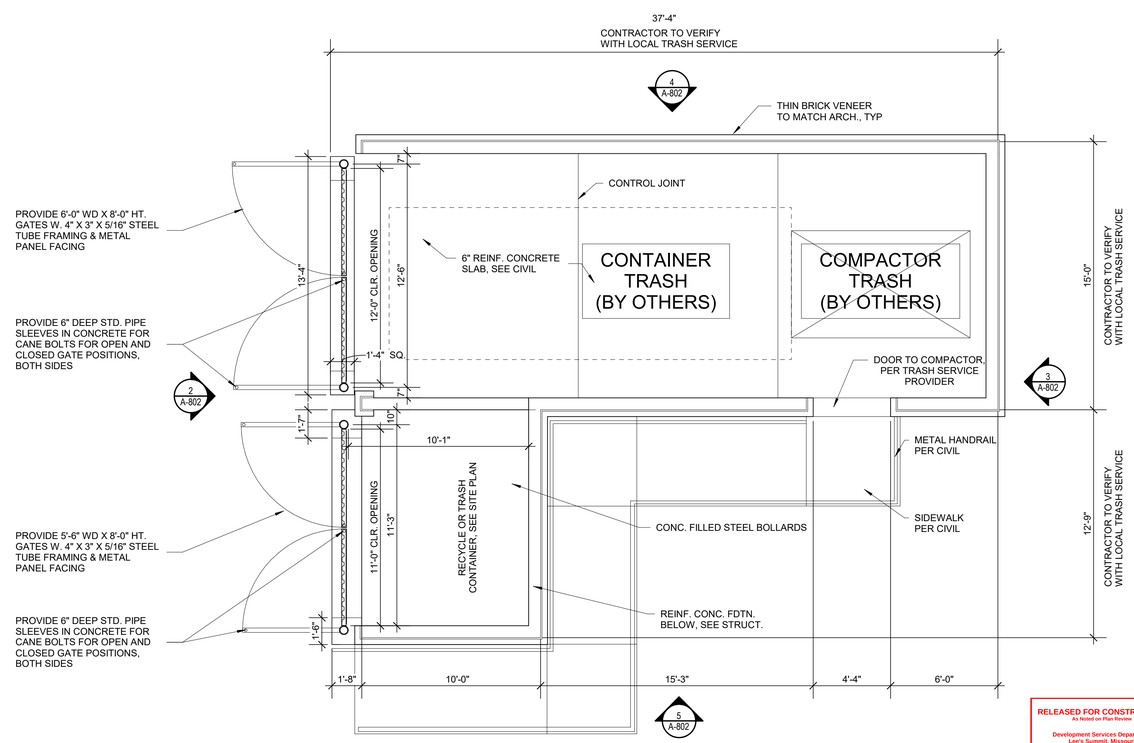
4 LEFT ELEVATION
1/4" = 1'-0"



3 BACK ELEVATION
1/4" = 1'-0"



2 FRONT ELEVATION
1/4" = 1'-0"



1 TRASH ENCLOSURE FLOOR PLAN
1/4" = 1'-0"

RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
03/20/2023

ARCHITECTURE
LANDSCAPE ARCHITECTURE
ENERGY SERVICES

NSPJ ARCHITECTS

3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208

P. 913.831.1415
F. 913.831.1563
NSPJARCH.COM

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NOT FOR CONSTRUCTION

A NEW RESIDENTIAL COMMUNITY AT:

TRILOGY

800 & 810 NW WARD RD. | LEE'S SUMMIT, MO

DRAWING RELEASE LOG
- 08.26.2022 - PLAN REVIEW
- 12.16.2022 - PROGRESS SET
- 01.20.2023 - PROGRESS SET

REVISIONS

JOB NO. 705922
DATE 01.20.2023
DRAWN BY TSC/SIW
1/27/2023
FDP RESUBMITTAL
SHEET NAME TRASH ENCLOSURE
SHEET NO. A-802

1/25/2023 9:48:50 AM

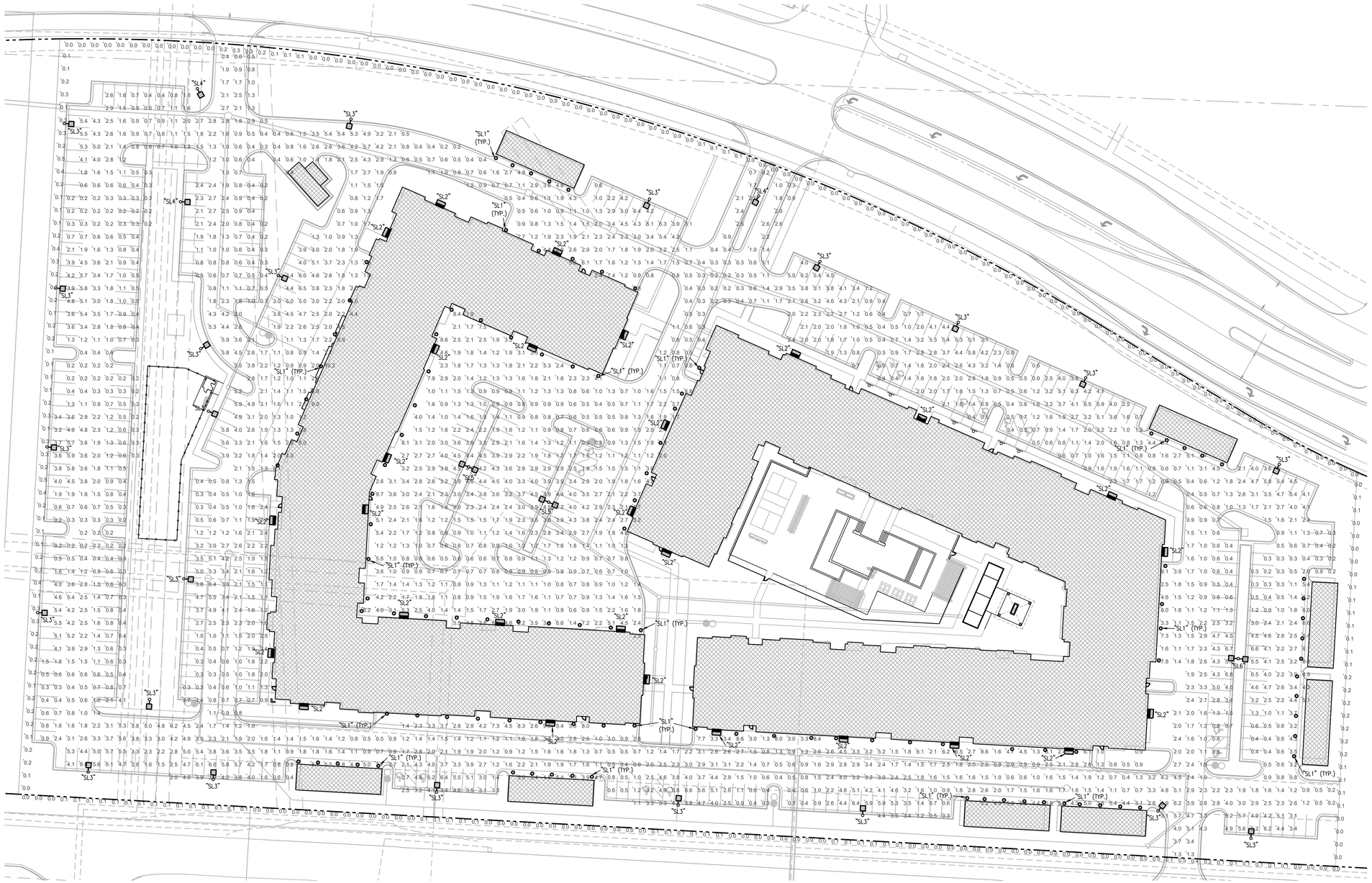
STATISTICS						
Description	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Drive Area	2.1 fc	10.2fc	0.2 fc	51.0:1	10.5:1	0.26:1
Property Line	0.1 fc	0.5 fc	0.0 fc	N/A	N/A	N/A

SITE LIGHT FIXTURE SCHEDULE

MARK	MANUFACTURE	MODEL NUMBER	MOUNTING			FINISH	LAMPS					REMARKS
			RECESS	SURFACE	WALL		LED	FLOUR.	HID	CODE	QUANTITY	
SL 1	PRESCOLITE	1152-962			X	BLACK	X			8W PAR 30 LED	1	1
SL 2	HUBBELL	LMC-30LU-3-K-4			X	BLACK	X				1	5
SL 3	CREE INC.	ARE-EDG-4MB-DA-12-E-UL-BK-525-40K		POLE		BLACK	X				1	2, 3. 4
SL 4	CREE INC.	ARE-EDG-3MP-DA-06-E-UL-BK-700-40K		POLE		BLACK	X				1	3, 4
SL 5	CREE INC.	ARE-EDG-3MP-DA-06-E-UL-BK-700-40K		POLE		BLACK	X				1	2, 3. 4
SL 6	CREE INC.	ARE-EDG-4MB-DA-12-E-UL-BK-525-40K		POLE		BLACK	X				1	3, 4

REMARKS:

1 MOUNT AT 8'AFG.
2 PROVIDE WITH (1) HEAD.
3 MOUNT ON 20' POLE ROUND STRAIGHT STEEL, 80 MPH RATED.
4 VERIFY EPA RATING OF POLE WITH MANUFACTURER.
5 MOUNT AT 16' AFG



1 **SITE PHOTOMETRIC PLAN**
1"=40'-0"

NORTH

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri
03/20/2023

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LSA PROJECT NO. 2204061

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Kansas City, MO 64116
816.888.7380
sitepoint@northpointkc.com

NO.	REVISIONS/APPROVALS:	DATE:
	PLAN REVIEW	2022.08.26
1	FDP	2022.12.21
2	FDP SUBMITTAL	2023.01.27

REVIEWED BY: KRW/RRB
DESIGNED BY: KRW/RRB
DRAFTED BY: CAD
SP PROJECT #: 4042
MELISSA G DEGONIA, P.E. 2011000892

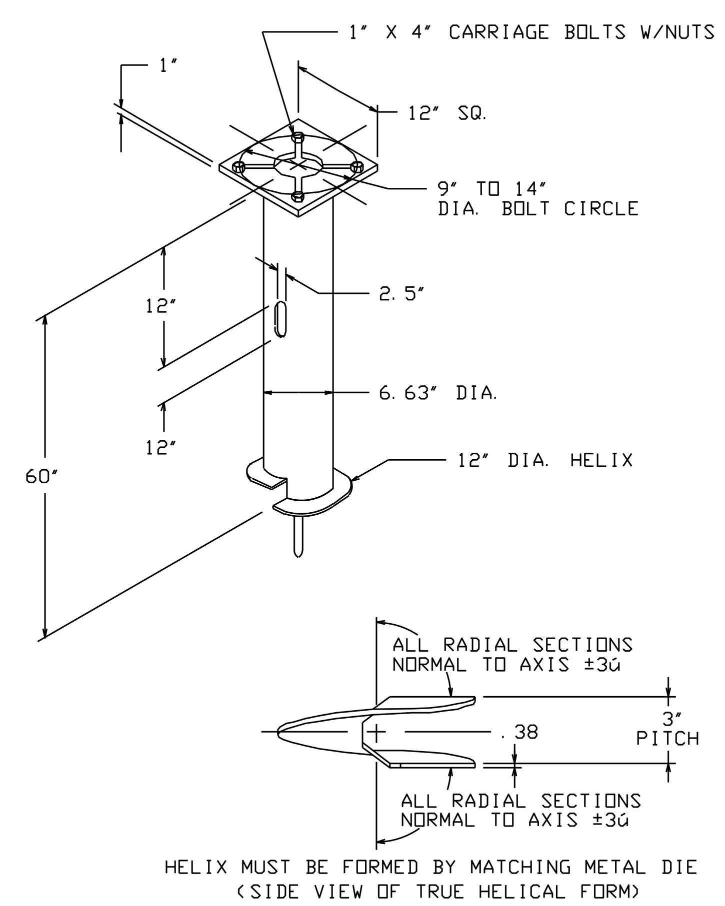
SITE PHOTOMETRIC PLAN

SUMMIT ORCHARDS WEST
PRELIMINARY DEVELOPMENT PLAN
LEE'S SUMMIT, JACKSON COUNTY, MO

STATE OF MISSOURI
RICHARD R. BEARDMORE
NUMBER E-27992
PROFESSIONAL ENGINEER
01-27-23
Certificate of Authority #:MO 2005000695

SHEET #:

E0.01



-NOTES-

1. FINISH: HOT DIP GALVANIZE PER ASTM-A153 (LATEST REVISION).
2. BASEPLATE TO BE PERPENDICULAR TO SHAFT AXIS (±1ú) AND HOLE CENTERLINE CONCENTRIC (±.188) TO SHAFT AXIS.
3. STENCIL MIN. 1/2 IN. LETTERS MANUFACTURER'S NUMBER AFTER GALVANIZING.
4. PILOT POINT AND SHAFT AXES TO BE CONCENTRIC (±.125 FIM) AND IN LINE (±2ú).
5. FLAME CUT SLOT PERPENDICULAR TO THE BASEPLATE.
6. PREHEAT, TUMBLEBLAST, HANDGRIND, AND CLEAN BASEPLATE, HELIX, AND PILOT POINT ON ALL WELDED AREAS.
7. FLAMECUT IRREGULARITIES PERMISSIBLE: (1) VALLEYS NOT TO EXCEED 3/32 IN. BELOW NOMINAL SURFACE LEVEL, (2) PEAKS OR POSITIVE IRREGULARITIES NOT TO EXCEED 1/32 IN. ABOVE NOMINAL SURFACE LEVEL OR INTERSECTIONS OF NOMINAL SURFACES.
8. MANUFACTURER TO HAVE IN EFFECT INDUSTRY RECOGNIZED WRITTEN QUALITY CONTROL FOR ALL MATERIALS AND MANUFACTURING PROCESSES.
9. ALL MATERIAL IS TO BE NEW, UNUSED AND MILL TRACEABLE MEETING THE FOLLOWING SPECIFICATIONS:

   BASEPLATE: ASTM A36-(LATEST REVISION) HOT ROLLED STEEL PLATE, (CONFORM TO AASHTO TECH. BUL. #270)

   SHAFT: STEEL PIPE PILES, SEAMLESS OR STRAIGHT WELDED, GRADE-2 PER ASTM A252. ALT. MATERIAL: STEEL PIPE TYPE E OR S, GRADE-B PER ASTM A53.

   HELIX: ASTM A635 (LATEST REVISION) HOT ROLLED STEEL.

   PILOT POINT: ASTM A575 (LATEST REVISION) STEEL BAR.

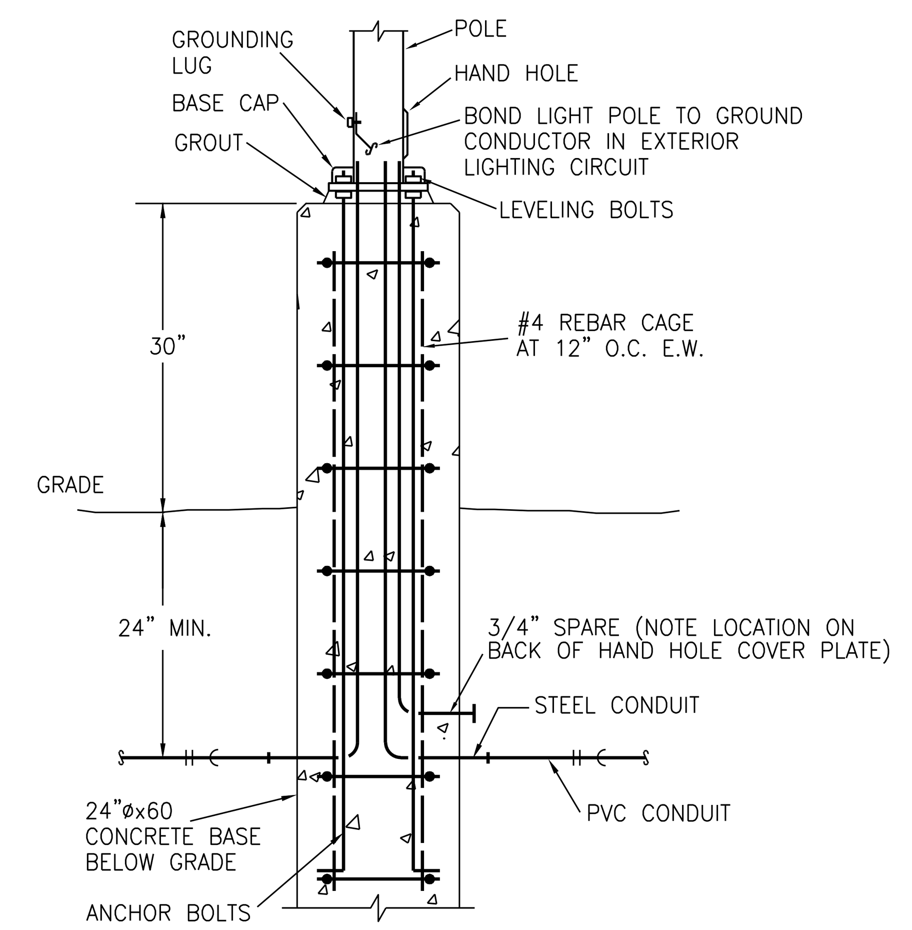
   BOLTS: CARR BOLT PER ANSI B-18.2.1, SAE J429 GRADE-5.

10. BASEPLATE IS PERMANENTLY STAMPED WITH MANUFACTURER'S IDENTIFICATION "ABC" IN 1/2" LETTERS AND DATE CODE IN 1/4" LETTERS.

1 LIGHT POLE FOUNDATION

NO SCALE — CAT. NO. C11242NG4VP

NOTE:
FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR BASE REINFORCING.



2 LIGHTING POLE BASE DETAIL

NO SCALE

5" Direct Wall Mount Cylinder

1152

One 75W BR30 or PAR30 Lamp
120V

DATE: TYPE: "SL1"
FIRM NAME:
PROJECT:

LiteForms™

For conversion to millimeters, multiply inches by 25.4
Not to Scale

APPLICATIONS:
The 1152 is a small-scale wall mount cylinder used to achieve direct illumination patterns on vertical walls or columns. The 1152 is suitable for a wide variety of commercial, retail and institutional applications.

HOUSING:
.052" thick seamless extruded aluminum cylinder with diecast aluminum canopy, arm and bracket. Interlocking parts ensure proper cylinder alignment. Durable powder coat paint finish. Specify: brushed aluminum, matte black, bronze, matte white or Prescolite's exclusive Zet, metallic silver.

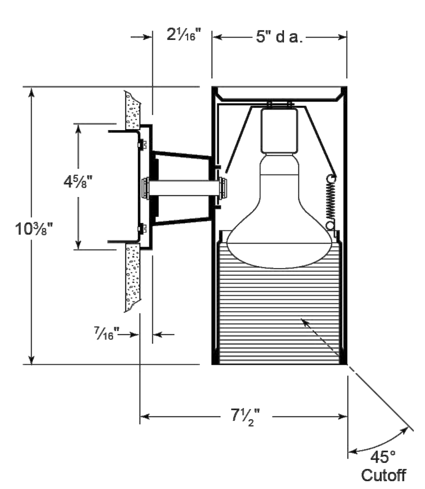
REFLECTOR:
Specify painted black interior, one-piece milligroove black baffle, black cone, or clear Alzak reflector.

LAMP:
One (1) 75W PAR30 or BR30 lamp. Lamp furnished by others.

SOCKET:
Porcelain socket with nickel plated screw shell.

INSTALLATION:
Easy installation onto standard J-box.

LABELS:
UL, CSA listed for wet locations



CATALOG NUMBER: EXAMPLE: 1152-962BZ

HOUSINGS
- ❑ **1152** 5" Direct wall mount cylinder with painted black interior. One 75W PAR30 or BR30
- ❑ **1152-910** 5" Direct wall mount cylinder with black milligrove baffle. One 75W PAR30 or BR30
- ❑ **1152-960** 5" Direct wall mount cylinder with black cone. One 75W PAR30 or BR30
- ❑ **1152-962** 5" Direct wall mount cylinder with clear Alzak reflector. One 75W PAR30 or BR30

FINISH OPTIONS
- ❑ **BA** Brushed aluminum-
- ❑ **BL** Matte black
- ❑ **BZ** Bronze
- ❑ **WH** Matte White
- ❑ **Z** "Zet" metallic silver

Special Reflector Finishes:
Refer to specification sheet LFO-INC-037 for reflector capabilities

prescolite
A D v s on of Hubbe L ght ng, Inc.

In a continuing effort to offer the best product possible we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product.
Web: **www.prescolite.com** • Tech Support: **(888) 777-4832**

LFO-INC-005

LAREDO SERIES

LMC - 30LEDs

Cat.#
Job
Type "SL2"
Approvals

SPAULDING LIGHTING

SPECIFICATIONS

Intended Use:
Full cut-off IDA compliant perimeter or entry lighting for 12-18ft mounting heights that require high light output and maximum energy efficiency. Laredo LMC-30 LED wallpack provides low installation costs with little or no maintenance and 60%+ energy savings. Ideal for schools, factories, hospitals, warehouses and retail applications.

Construction:
Decorative die-cast aluminum housing and door. Rugged design protects internal components and provides excellent thermal management for over 70% lumen maintenance at 50,000 hours minimum LED life. Lektrocote® series powder paint finishes provide lasting appearance in outdoor environments. Five standard finishes include: Bronze, Black, Gray, White and Platinum.

Optics/Electrical
LED:
30 High power LEDs delivers up to 6070 lumens at 700mA and up to 3489 lumens at 350mA. Variety of distributions – Types II, III and IV (Forward throw). High CRI LEDs provide excellent color rendition with up to 100 lumens per watt efficiency.

- CCT- 5100K/ 67 CRI, 4200K/ 70 CRI, 3000K/ 80 CRI
- Electronic driver 71w system, 0.4 AMPS max, or 35w, 0.3 amps max, 120-277V, 50/60Hz.
- 10 KVA surge protector

Lenses:
Full cut-off distribution - individual acrylic LED optics provide IES Type III and Type IV distributions.

Installation:
Quick mount system provides rigid mounting over recessed junction boxes – fixture does not require opening for mounting. Foam gasket for sealing to smooth surfaces provided. Superior performance with 5 to 1 spacing to mounting height ratio. Minimum operating temperature is -40˚C/ -40˚F.

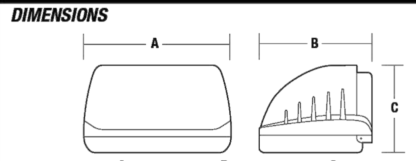
Listings:
- Listed to UL1598 for wet locations
- UL certified for thru-wiring.
- 25˚ C ambient environments.
- U.S. Patent No. D563,587
- DesignLights Consortium (DLC) qualified, Consult DLC website for more details: http://www.designlights.org/QPL

LMC-30LU Egress Wallpack:
Designed to meet strict 1fc minimum requirements. At 12ft mounting height 1fc covers 16x16ft area, well beyond the 10x10ft standard. 44w - 350mA drives 30LEDs at 3500 lumens at full power/ 2046 average lumens in battery mode. Outer clear impact resistant glass lens protects LED lenses. No uplight, external test button, quick mount, wet location listed. (Note: must use Type III)

Warranty:
Five year limited warranty (for more information visit: http://www.hubbelloutdoor.com/resources/warranty/

PRODUCT IMAGE(S)

DIMENSIONS



A	B	C
16.0" (406 mm)	12.125" (308 mm)	9.0" (229 mm)

ORDERING INFORMATION

ORDERING EXAMPLE: LMC-30LU-5K-3-1-PC(4)

LMC - ☐ - ☐ - ☐ - ☐ - ☐ - ☐

SERIES	NUMBER OF LEDS/SOURCE/VOLTAGE	CCT	IES DISTRIBUTION	DRIVE CURRENT	FINISH	OPTIONS
LMC Laredo Medium Cut-off	**30LU** 30 LEDs, 71w input, Universal voltage 120-277V **30LF** 30 LEDs, 71w input, 347V	**3K** 3000K nominal **4K** 4200K nominal **5K** 5100K nominal	**2** Type II **3** Type III **4** Type IV (Forward throw)	**BLANK** STD 700MA **035** 350MA	**1** Bronze **2** Black **3** Gray **4** White **5** Platinum	**PC(X)**[1] Button photocontrol, replace X with voltage, specify 1-120V, 2-208V, 3-240V, 4-277V **F(X)**[1] Fusing (specify voltage per footnote) **WIH** In fixture wireless control module, (120V & 277V only) order separately, consult factory

ORDERING INFORMATION EGRESS LMC-30LU

ORDERING EXAMPLE: LMC-30LU-5K-3-035-1-BBU277

LMC - ☐ - ☐ - 3 - 035 - ☐ - ☐

SERIES	NUMBER OF LEDS/SOURCE/VOLTAGE	CCT	IES DISTRIBUTION	DRIVE CURRENT	FINISH	OPTIONS
LMC Laredo Medium Cut-off	**30LU** 30 LEDs, 43w input, Universal voltage 120-277V **30LF** 30 LEDs, 43w input, 347V	**4K** 4200K nominal **5K** 5100K nominal	**3**[2] Type III	**035** 350MA	**1** Bronze **2** Black **3** Gray **4** White **5** Platinum	**BBU277** Integral battery for 120-277V rated for -20˚C ambient **BOC277** Integral battery for 120-277V rated for 0˚C ambient **PC(X)** Button photocontrol, replace X with voltage, specify 1-120V, 2-208V, 3-240V, 4-277V

1 PC(X) and F Replace X with 1-120V, 2-208V, 3-240V, 4-277V
2 Egress versions only Type III

Spaulding Lighting • 701 Millennium Boulevard • Greenville, SC 29607 • Phone: 864-678-1000
Due to our continued efforts to improve our products, product specifications are subject to change without notice.
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HUBBELL Lighting

Cree Edge™ Series

LED Area/Flood Luminaire

"SL3" THRU "SL6"

Product Description

The Cree Edge™ Series has a slim, low profile design. Its rugged cast aluminum housing minimizes wind load requirements and features an integral, weathertight LED driver compartment and high performance aluminum heat sinks. Various mounting choices: Adjustable Arm, Direct Arm, Direct Arm Long, or Side Arm (details on page 2). Includes a leaf/debris guard.
Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

Performance Summary

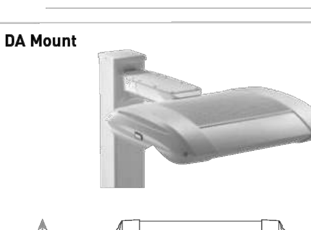
Patented NanoOptic® Product Technology
Made in the U.S.A. of U.S. and imported parts
CRI: Minimum 70 CRI
CCT: 4000K (+/- 300K), 5700K (+/- 500K) standard
Limited Warranty†**:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

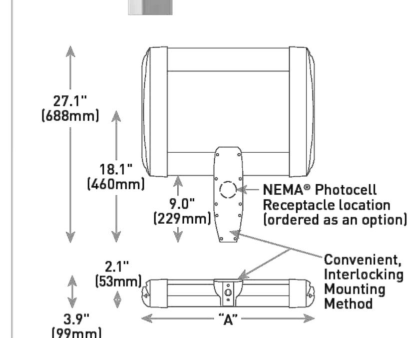
† See http://lighting.cree.com/warranty for warranty terms

Accessories

Field-Installed	
Bird Spikes XA-BRDSPK **Hand-Held Remote** XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required	**Backlight Control Shields** XA-20BLS-4 - Four-pack - Unpainted stainless steel

DA Mount





LED Count (x10)	Dim. "A"	Weight
02	12.1" (306mm)	21 lbs. (10kg)
04	12.1" (306mm)	24 lbs. (11kg)
06	14.1" (357mm)	27 lbs. (12kg)
08	16.1" (408mm)	28 lbs. (13kg)
10	18.1" (459mm)	32 lbs. (15kg)
12	20.1" (510mm)	34 lbs. (15kg)
14	22.1" (560mm)	37 lbs. (17kg)
16	24.1" (611mm)	41 lbs. (19kg)

AA/DL/SA Mount - see page 22 for weight & dimensions

Ordering Information

Example: ARE-EDG-2M-AA-12-E-UL-SV-350

Product	Optic	Mounting*	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options
				E				
ARE-EDG	**2M** Type II Medium **2MB** Type II Medium w/BLS **2MP** Type II Medium w/Partial BLS **3M** Type III Medium **3MB** Type III Medium w/BLS **3MP** Type III Medium w/Partial BLS **4M** Type IV Medium **4MB** Type IV Medium w/BLS **4MP** Type IV Medium w/Partial BLS **5M** Type V Medium **5S** Type V Short	**AA** Adjustable Arm **DA** Direct Arm **DL** Direct Long Arm	**02** **04** **06** **08** **10** **12** **14** **16**	**E**	**UL** Universal 120-277V **UH** Universal 347-480V	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**350** 350mA **525** 525mA **700** 700mA - Available with 20-60 LEDs	see below
FLD-EDG	**25** 25˚ Flood **40** 40˚ Flood **70** 70˚ Flood **SN** Sign **N6** NEMA® 6	**AA** Adjustable Arm **SA** Side Arm - Available with 20-60 LEDs						

Options:
- **DIM 0-10V Dimming**
  - Control by others
  - Refer to Dimming spec sheet for details
  - Can't exceed specified drive current
- **F Fuse**
  - Refer to ML spec sheet for availability with ML options
  - Available with UL voltage only
  - Available for U.S. applications only
  - When code dictates fusing, use time delay fuse
- **HL Hi/Low (Dual Circuit Input)**
  - Refer to HL spec sheet for details
  - Sensor not included
- **ML Multi-Level**
  - Refer to ML spec sheet for details
  - Intended for downlight applications at 0˚ tilt
- **P Photocell**
  - Refer to ML spec sheet for availability with ML options
  - Available with UL voltage only
- **PML Programmable Multi-Level, 20-40' Mounting Height**
  - Refer to PML spec sheet for details
  - Intended for downlight applications at 0˚ tilt
- **PML2 Programmable Multi-Level, 10-30' Mounting Height**
  - Refer to PML spec sheet for details
  - Intended for downlight applications at 0˚ tilt
- **R NEMA® Photocell Receptacle**
  - Intended for downlight applications with maximum 45˚ tilt
  - Photocell by others
  - Refer to ML spec sheet for availability with ML options
- **40K 4000K Color Temperature**
  - Minimum 70 CRI
  - Color temperature per luminaire

* Reference EPA and pole configuration suitability data beginning on page 19
NOTE: Price adder may apply depending on configuration

Rev. Date: V6 12/07/2017

US: lighting.cree.com T (800) 236-6800 F (262) 504-5415
Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

CREE

RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
03/20/2023

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8625 College Boulevard, Suite 102
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Telephone: (785) 233-3232
Email: lsapa@lsapa.com
LSA PROJECT NO. 2204061

SITEPOINT
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3315 N Oak Trafficway
Kansas City, MO 64116
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DATE:	NO.:	REVISIONS/APPROVALS:
2022.08.26		PLAN REVIEW
2022.12.21	1	FDP
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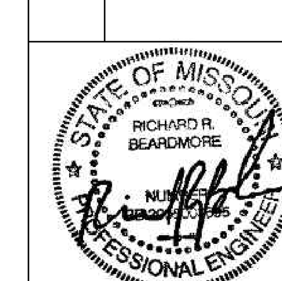
REVIEWED BY: KRW/RRB
DESIGNED BY: KRW/RRB
DRAFTED BY: CAD
SP PROJECT #: 4042
MELISSA G DEGONIA, P.E. 2011000892

CUTSHEETS

SUMMIT ORCHARDS WEST
PRELIMINARY DEVELOPMENT PLAN
LEE'S SUMMIT, JACKSON COUNTY, MO



01-27-23
Certificate of Authority #:MO 2005000695

SHEET #:

E0.02