
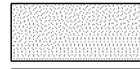
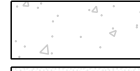
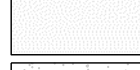
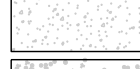
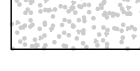
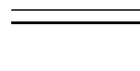


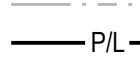
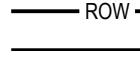
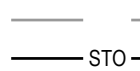



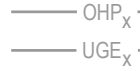










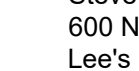
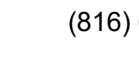

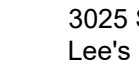
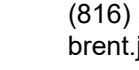

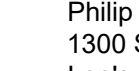
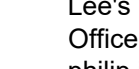
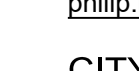
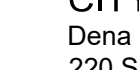


**LEGEND:**

- A/E - ACCESS EASEMENT
  - BC - BACK OF CURB
  - B/B - BACK TO BACK
  - BM - BENCHMARK
  - BL or B.L. - BUILDING LINE
  - CO - CLEANOUT
  - TJB - TELEPHONE JUNCTION BOX
  - C&G - CURB AND GUTTER
  - D/E - DRAINAGE EASEMENT
  - E/E - ELECTRICAL EASEMENT
  - EL - ELEVATION
  - FL - FLOW LINE
  - G/E - GAS LINE EASEMENT
  - HDPE - HIGH-DENSITY POLYETHYLENE
  - L/E - LANDSCAPE EASEMENT
  - MSFE - MINIMUM SERVICEABLE FLOOR ELEVATION
  - PVC - POLYVINYL CHLORIDE
  - P/L - PROPERTY LINE
  - PUB/E - PUBLIC EASEMENT
  - RCP - REINFORCED CONCRETE PIPE
  - ROW or RW - RIGHT-OF-WAY
  - S/E - SANITARY SEWER EASEMENT
  - SL - SERVICE LINE
  - S/W - SIDEWALK
  - TE - TOP ELEVATION
  - U/E - UTILITY EASEMENT
  - WSE - WATER SURFACE ELEVATION
  - WE - WATERLINE EASEMENT
-  ASPHALT PAVEMENT - EXISTING
  -  ASPHALT PAVEMENT - PROPOSED
  -  CONCRETE PAVEMENT - EXISTING
  -  CONCRETE PAVEMENT - PROPOSED
  -  ASPHALT PAVEMENT - EXISTING
  -  CONCRETE SIDEWALK - EXISTING
  -  CONCRETE SIDEWALK - PROPOSED
  -  CURB & GUTTER
  -  CURB & GUTTER - EXISTING
  -  TREELINE
  -  EXISTING LOT AND R/W LINES
  -  EXISTING PLAT LINES
  -  PROPERTY LINES
  -  RIGHT-OF-WAY
  -  SANITARY SEWER MAIN
  -  SANITARY SEWER MAIN - EXIST.
  -  STORM SEWER
  -  STORM SEWER - EXISTING
  -  CABLE TV - EXISTING
  -  FIBER OPTIC CABLE - EXISTING
  -  TELEPHONE LINE - EXIST.
  -  ELECTRIC LINE - EXISTING
  -  OVERHEAD POWER LINE - EXIST.
  -  UNDERGROUND ELECTRIC - EX.
  -  GAS LINE - EXISTING
  -  WATERLINE - EXISTING
  -  LIGHT - EXISTING
  -  EXISTING MANHOLE
  -  CLEANOUT
  -  EXISTING SANITARY MANHOLE
  -  PROPOSED SANITARY MANHOLE
  -  EXISTING AREA INLET
  -  EXISTING CURB INLET
  -  EXISTING GRATE INLET
  -  EXISTING JUNCTION BOX
  -  EXISTING STORM MANHOLE

**UTILITY CONTACTS:**

**MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT)**  
Steve Holloway  
600 NE Colbern Road  
Lee's Summit, MO 64086  
(816) 607-2186

**SPiRE**  
Brent Jones  
3025 SE Clover Drive  
Lee's Summit, MO 64082  
(816) 399-0663  
brent\_jones@spireenergy.com

**EVERGY**  
Philip Ingram  
1300 SE Hamblin Road  
Lee's Summit, MO 64081  
Office: (816) 347-347-4339  
philip.ingram@evergy.com

**CITY OF LEE'S SUMMIT PUBLIC WORKS**

Dena Mezger  
220 SE Green Street  
Lee's Summit, MO 64063  
(816) 969-1800

**AT&T**

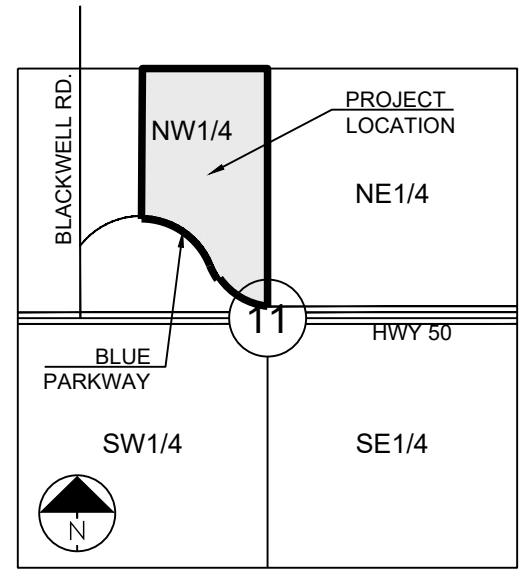
Mark Manion or Marty Loper  
500 E. 8th Street, Room 370  
Kansas City, MO 64108  
(816) 275-2341 or (816) 275-1550

**COMCAST CABLE**

John Meadows  
4700 Little Blue Parkway  
Independence, MO 64057  
(816) 795-2257

**CITY OF LEE'S SUMMIT WATER UTILITIES**

Mark Schauler  
1200 SE Hamblin Road  
Lee's Summit, MO 64081  
(816) 969-1900



SECTION 11-47-31  
LOCATION MAP  
SCALE 1" = 2000'

**SUMMARY OF QUANTITIES**

	ITEM	QUANTITY	UNITS
1	EARTHWORK (FINAL GRADING)*	1	LS
2	INSTALL 6" AGGREGATE BASE	22,556	SY
3	INSTALL 4" AGGREGATE BASE	3,350	SY
4	INSTALL 9" SUBGRADE STABILIZATION	22,556	SY
5	INSTALL ACC SURFACE	2,271	TONS
6	INSTALL ACC BASE	3,918	TONS
7	INSTALL CURB & GUTTER	7,235	LF
8	INSTALL 7" PCC TRASH PAD	230	SY
9	INSTALL 6" x 5' CURB INLET	1	EA
10	INSTALL 6" x 4' CURB INLET	13	EA
11	INSTALL 4' x 4' AREA INLET	2	EA
12	INSTALL 5' x 5' JUNCTION BOX	2	EA
13	INSTALL 4' DIA. JUNCTION BOX	2	EA
14	INSTALL 3' x 3' GRATE INLET	1	EA
15	INSTALL 5' x 5' EWDB OUTLET STRUCTURE	1	EA
16	INSTALL 36" HDPE	370	LF
17	INSTALL 30" RCP	73	LF
18	INSTALL 30" HDPE	433	LF
19	INSTALL 24" HDPE	600	LF
20	INSTALL 18" HDPE	167	LF
21	INSTALL 15" HDPE	940	LF
22	INSTALL 36" HDPE FLARED END SECTION W/ TOEWALL	2	EA
23	INSTALL 30" RCP FLARED END SECTION W/ TOEWALL	1	EA
24	INSTALL 24" HDPE FLARED END SECTION W/ TOEWALL	1	EA
25	INSTALL STONE RIP-RAP	35	CY
26	INSTALL 8" PVC C900 DR18	60	LF
27	INSTALL 4" PVC C900 DR18	35	LF
28	INSTALL 8" GATE VALVE	6	EA
29	INSTALL BACKFLOW PREVENTER VAULT	2	EA
30	INSTALL FIRE HYDRANT ASSEMBLY	6	EA
31	INSTALL 4' DIA. MANHOLE	9	EA
32	EXTRA DEPTH IN MANHOLE	32	VF
33	INSTALL 8" PVC SDR-26	1546	LF
34	INSTALL 6" PVC SDR-26	214	LF
35	SEED & MULCH DISTURBED AREAS*	1	LS
36	EROSION CONTROL (MAINTENANCE & REMOVAL)*	1	LS

\* SEE MASS GRADING AND EROSION SEDIMENT CONTROL PLANS FOR RESIDENCES, REUNION AND RESERVE AT BLACKWELL FOR ADDITIONAL QUANTITIES.

**GENERAL NOTES:**

- ALL CONSTRUCTION TO FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 8815.
- ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DEPARTMENT OF THE CITY OF LEE'S SUMMIT, MISSOURI.
- LINEAL FOOT MEASUREMENTS SHOWN ON THE PLANS ARE HORIZONTAL MEASUREMENTS, NOT SLOPE MEASUREMENTS. ALL PAYMENTS SHALL BE MADE ON HORIZONTAL MEASUREMENTS.
- NO GEOLOGICAL INVESTIGATION HAS BEEN PERFORMED ON THE SITE.
- THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE TAKEN FROM UTILITY COMPANY RECORDS AND APPARENT FIELD LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL ADHERE TO THE PROVISIONS OF THE SENATE BILL NUMBER 583, 78TH GENERAL ASSEMBLY OF THE STATE OF MISSOURI. THE BILL REQUIRES THAT ANY PERSON OR FIRM DOING EXCAVATION ON PUBLIC RIGHT OF WAY DO SO ONLY AFTER GIVING NOTICE TO, AND OBTAINING INFORMATION FROM, UTILITY COMPANIES. STATE LAW REQUIRES 48 HOURS ADVANCE NOTICE. THE CONTRACTOR MAY ALSO UTILIZE THE FOLLOWING TOLL FREE PHONE NUMBER PROVIDED BY "MISSOURI ONE CALL SYSTEM, INC.": 1-800-DIG-RITE. THIS PHONE NUMBER IS APPLICABLE ANYWHERE WITHIN THE STATE OF MISSOURI. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE PERFORMED. PRIOR TO ORDERING PRECAST STRUCTURES, SHOP DRAWING SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL.
- THE CONTRACTOR SHALL PROTECT ALL MAJOR TREES FROM DAMAGE. NO TREE SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER, UNLESS SHOWN OTHERWISE.
- CLEARING AND GRUBBING OPERATIONS AND DISPOSAL OF ALL DEBRIS THEREFROM SHALL BE PERFORMED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
- ALL WASTE MATERIAL RESULTING FROM THE PROJECT SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, OR AS DIRECTED BY THE OWNER AT NO ADDITIONAL COST.
- ALL EXCAVATIONS SHALL BE UNCLASSIFIED. NO SEPARATE PAYMENT WILL BE MADE FOR ROCK EXCAVATION.
- THE CONTRACTOR SHALL CONTROL THE EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION AND SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.
- THE CONTRACTOR SHALL CONTACT DEVELOPMENT SERVICES INSPECTIONS AT: 816-969-1800 TO OBTAIN A DEVELOPMENT SERVICES CONSTRUCTION PERMIT. A MINIMUM 48 HOUR NOTICE SHALL BE GIVEN PRIOR TO PERMIT ISSUANCE.
- THE CONTRACTOR SHALL CONTACT THE RIGHT OF WAY INSPECTOR AT 816-969-1800 PRIOR TO ANY LAND DISTURBANCE ACTIVITIES WITHIN THE RIGHT OF WAY. THESE ACTIVITIES MAY REQUIRE A PERMIT.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL TRAFFIC HANDLING MEASURES NECESSARY TO ENSURE THAT THE GENERAL PUBLIC IS PROTECTED AT ALL TIMES. TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD-LATEST EDITION).
- ALL SANITARY SEWER LATERALS SHALL HAVE A TRENCH CHECK, CONSISTING OF FLOWABLE BACKFILL, INSTALLED DURING CONSTRUCTION. TRENCH CHECK SHALL EXTEND TO BOTTOM OF TRENCH, TO WIDTH OF TRENCH, TO 12 INCHES ABOVE PIPE, FOR A MINIMUM LENGTH OF 12 INCHES. TRENCH CHECK SHALL BE LOCATED AT LEAST 5 FEET FROM SANITARY MAIN.

**EARTHWORK:**

- PRIOR TO EARTHWORK ACTIVITIES, PRE-DISTURBANCE EROSION AND SEDIMENT CONTROL DEVICES SHALL BE IN PLACE PER THE STORM WATER POLLUTION PREVENTION PLAN AND/OR THE EROSION AND SEDIMENT CONTROL PLAN PREPARED FOR THIS SITE.
- ALL BACKFILL MATERIAL SHALL BE PLACED IN MAXIMUM 6-INCH LIFTS AND COMPACTED TO 95-PERCENT OF MAXIMUM DENSITY AS DEFINED USING A STANDARD PROCTOR TEST (AASHTO T99/ASTM 698).
- BACKFILL MATERIALS SHALL NOT INCLUDE ORGANIC MATTER, DEBRIS OR TOPSOIL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TOPSOIL OVER PROPOSED TURF AND LANDSCAPED AREAS TO A MINIMUM DEPTH OF 6-INCHES BELOW FINAL GRADE.
- ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE. UNLESS NOTED OTHERWISE THE FOLLOWING GRADES SHALL APPLY:
  - A. TURF AREAS - 2.5% MINIMUM, 4H:1V MAXIMUM
- ALL DISTURBED AREAS SHALL BE FERTILIZED, SEEDED AND MULCHED IMMEDIATELY AFTER EXCAVATION ACTIVITIES HAVE CEASED. SEEDING SHALL BE PER THE EROSION AND SEDIMENT CONTROL PLAN AND/OR LANDSCAPE PLAN. IF NOT SPECIFIED SEEDING SHALL BE PER APWA SECTION 2400, LATEST EDITION. UNLESS OTHERWISE NOTED, SEEDING SHALL BE SUBSIDIARY TO THE CONTRACT PRICE FOR PIPE INSTALLATION. CONTRACTOR SHALL ADHERE TO THE REPORTING REQUIREMENTS OUTLINED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THIS PROJECT. EROSION AND SEDIMENT CONTROL DEVICES SHALL BE PROPERLY MAINTAINED AND KEPT CLEAN OF SILT AND DEBRIS AND IN GOOD WORKING ORDER. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AS REQUIRED.

**UTILITIES:**

- EXISTING UTILITIES HAVE BEEN SHOWN TO THE GREATEST EXTENT POSSIBLE BASED UPON INFORMATION PROVIDED TO THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE RESPECTIVE UTILITY COMPANIES AND FIELD LOCATING UTILITIES PRIOR TO CONSTRUCTION AND IDENTIFYING ANY POTENTIAL CONFLICTS. ALL CONFLICTS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ANY REQUIRED UTILITY RELOCATIONS. UTILITIES DAMAGED THROUGH THE NEGLIGENCE OF THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL VERIFY FLOW-LINES AND STRUCTURE TOPS PRIOR TO CONSTRUCTION, AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES. PREPARED SHOP DRAWINGS FOR ALL PRECAST AND MANUFACTURED UTILITY STRUCTURES FOR REVIEW BY THE ENGINEER PRIOR TO CONSTRUCTION OF THE STRUCTURES.
- UTILITY SEPARATION: WATERLINES SHALL HAVE A MINIMUM OF 10 FEET HORIZONTAL AND 2 FEET (MINIMUM OF 1.5 FEET) VERTICAL SEPARATION FROM ALL SANITARY AND STORM SEWER LINES. IF MINIMUM SEPARATIONS CAN NOT BE OBTAINED, DUCTILE IRON PIPE, DIP, SHALL BE REQUIRED 10 FEET IN EACH DIRECTION OF THE CONFLICT ON THE WATER LINE.
- PAYMENT FOR TRENCHING, BACKFILLING, PIPE EMBEDMENT, FLOWABLE FILL, BACKFILL MATERIALS, CLEAN UP, SEEDING, SODDING AND ANY OTHER ITEMS NECESSARY FOR THE CONSTRUCTION OF THE UTILITY LINE SHALL BE INCLUDED IN THE CONTRACT PRICE FOR THE UTILITY INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING RESPECTIVE UTILITY COMPANIES 48-HOURS IN ADVANCE FOR THE INSPECTION OF ANY PROPOSED UTILITY MAIN EXTENSION OR SERVICE LINE OR SERVICE CONNECTION TO ANY EXISTING MAIN.
- TRENCH SPOILS SHALL BE NEATLY PLACED ONSITE ADJACENT TO THE TRENCH, AND COMPACTED TO PREVENT SATURATION AND EXCESS SEDIMENT RUNOFF. UNSUITABLE MATERIALS, ROCK AND SHALE, ASPHALT, CONCRETE, TREES, BRUSH ETC. SHALL BE PROPERLY DISPOSED OF OFFSITE. MATERIALS MAY BE WASTED ONSITE AT THE DIRECTION OF THE OWNER OR HIS APPOINTED REPRESENTATIVE.

**DESCRIPTION:**

A tract of land lying in the Northwest One-Quarter of Section 11, Township 47 North, Range 31 West in the City of Lee's Summit, Jackson County, Missouri being more particularly described as follows:

Commencing at the Northeast Corner of said Northwest One-Quarter, thence along the East line of said Northwest One-Quarter, South 02 degrees 19 minutes 49 seconds West, a distance of 958.03 feet to the Point of Beginning; thence continuing along the East line of said Northwest One-Quarter South 02 degrees 19 minutes 49 seconds West, a distance of 1556.23 to a point of curvature on the Northerly right-of-way line of North Outer Drive of existing East Bound Route 50 as described in General Warranty Deed, Instrument Number 2014E0064845 recorded in the Jackson County Recorder of Deeds; thence on said Northerly right-of-way line the following four courses, Northwesterly on a curve to the right having an initial tangent bearing of North 80 degrees 17 minutes 46 seconds West, a radius of 708.50 feet, a central angle of 47 degrees 20 minutes 45 seconds and an arc length of 585.46 feet; thence South 57 degrees 03 minutes 00 seconds West, a distance of 31.00 feet to a point of curvature; thence Northwesterly on a curve to the right having an initial tangent bearing of North 32 degrees 57 minutes 00 seconds West, a radius of 739.50 feet, a central angle of 13 degrees 17 minutes 24 seconds and an arc length of 171.53 feet to a point of reverse curvature; thence Northwesterly on a curve to the left having an initial tangent bearing of North 19 degrees 39 minutes 36 seconds West, a radius of 784.50 feet, a central angle of 35 degrees 14 minutes 40 seconds and an arc distance of 542.47 feet; thence North 30 degrees 43 minutes 14 seconds East, a distance of 11.28 feet to a point of curvature; thence Northeasterly on a curve to the left having an initial tangent bearing of South 59 degrees 16 minutes 46 seconds East, a radius of 236 feet, a central angle of 33 degrees 54 minutes 06 seconds and an arc length of 139.64 feet to a point of reverse curvature; thence Northeasterly on a curve to the right having an initial tangent bearing of North 89 degrees 52 minutes 21 seconds East, a radius of 88.00 feet, a central angle of 54 degrees 52 minutes 35 seconds and an arc length of 65.12 feet; thence North 34 degrees 59 minutes 51 seconds East, a distance of 246.04 feet; thence North 09 degrees 50 minutes 26 seconds West, a distance of 7.22 feet; thence North 54 degrees 59 minutes 26 seconds West, a distance of 12.90 feet; thence North 35 degrees 00 minutes 34 seconds East, a distance of 50.00 feet; thence South 54 degrees 59 minutes 26 seconds East, a distance of 12.91 feet; thence North 79 degrees 59 minutes 47 seconds East, a distance of 7.20 feet; thence North 34 degrees 59 minutes 47 seconds East, a distance of 349.20 feet to a point of curvature; thence Northeasterly on a curve to the right being tangent to the previous course having a radius of 365.00 feet, a central angle of 45 degrees 16 minutes 22 seconds and an arc length of 288.41 feet; thence North 41 degrees 25 minutes 38 seconds East, a distance of 7.75 feet; thence North 02 degrees 11 minutes 34 seconds East, a distance of 28.69 feet; thence South 07 degrees 45 minutes 26 seconds East, a distance of 50.00 feet; thence South 02 degrees 11 minutes 34 seconds West, a distance of 18.39 feet; thence South 44 degrees 03 minutes 48 seconds East, a distance of 12.45 feet to a point of curvature; thence Southwesterly on a curve to the left having an initial tangent bearing of South 89 degrees 37 minutes 04 seconds East, a radius of 365.00 feet, a central angle of 01 degree 52 minutes 38 seconds and an arc length of 11.95 feet; thence South 87 degrees 44 minutes 22 seconds East, a distance of 88.60 feet to the Point of Beginning and containing 19.21 acres more or less.

Sheet List Table	
Sheet Number	Sheet Title
C100	GENERAL NOTES
C101	GENERAL LAYOUT - OVERALL
C102	GENERAL LAYOUT - NORTH
C103	GENERAL LAYOUT - SOUTH
C200	GRADING PLAN - NORTH
C201	GRADING PLAN - SOUTH
C202	SPOT ELEVATION & WALL PLAN - NORTH
C203	SPOT ELEVATION & WALL PLAN - SOUTH
C204	LIMESTONE WALL & PEDESTRIAN BRIDGE DETAILS
C300	UTILITY PLAN - NORTH
C301	UTILITY PLAN - SOUTH
C302	FIRE PROTECTION PLAN
C400	DRAINAGE MAP
C401	STORM CALCS
C402	STORM SEWER LINE 100
C403	STORM SEWER LINE 300
C404	STORM SEWER LINE 400
C405	STORM SEWER LINES 500 & 600
C406	STORM SEWER LINES 700 & 900
C407	STORM DETAILS
C408	STORM DETAILS
C409	STORM DETAILS
C500	PRE-CONSTRUCTION EROSION CONTROL PLAN
C501	EROSION CONTROL PLAN
C502	POST-CONSTRUCTION EROSION CONTROL PLAN
C503	EROSION CONTROL DETAILS
C504	EROSION CONTROL DETAILS
C505	OUTLET STRUCTURE 801
C600	SANITARY SEWER LINE A (PRIVATE)
C601	SANITARY SEWER LINE A (PRIVATE)
C602	SANITARY SEWER DETAILS
C700	WATER LINE A
C701	WATER LINE A
C702	WATER LINE B
C703	WATER DETAILS
C704	WATER DETAILS
C800	GENERAL DETAILS
C801	GENERAL DETAILS
L100	LANDSCAPE COVER
L101	OVERALL LANDSCAPE PLAN
L102	BUILDING A LANDSCAPE PLAN
L103	BUILDING B LANDSCAPE PLAN
L104	BUILDING C LANDSCAPE PLAN
L105	BUILDING D LANDSCAPE PLAN
L106	CLUBHOUSE LANDSCAPE PLAN
L107	LAKE LANDSCAPE PLAN
L108	MONUMENT SIGN LANDSCAPE PLAN
L109	LANDSCAPE DETAILS
L110	LANDSCAPE DETAILS

**OWNER/DEVELOPER:**

GRIFFIN RILEY PROPERTY GROUP  
JAKE LOVELESS, VICE PRESIDENT  
21 SE 29TH TERRACE  
LEE'S SUMMIT  
p 816-366-7900  
JAKE@GRIFFINRILEY.COM

**MO GRS BENCHMARK:**

STATION NAME - JA-90

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

ELEV. 997.045

**PROJECT BENCHMARK:**

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

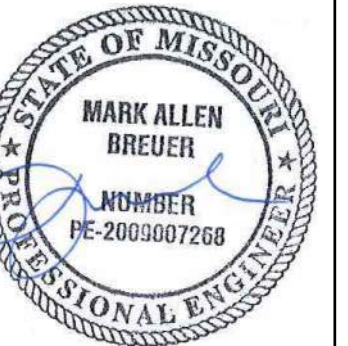
ELEV. 1005.719

RELEASED FOR CONSTRUCTION  
Development Services Department  
Lee's Summit, Missouri  
06/19/2023

REVISION DATE	DESCRIPTION
01/23/2023	PER CITY COMMENTS
03/24/2023	PER CITY COMMENTS
04/28/2023	PER CITY COMMENTS
06/12/2023	PER CITY COMMENTS
26/06/23	DATE PREPARED
22-102	PROJ. NUMBER

**GENERAL NOTES**

PREPARED BY:

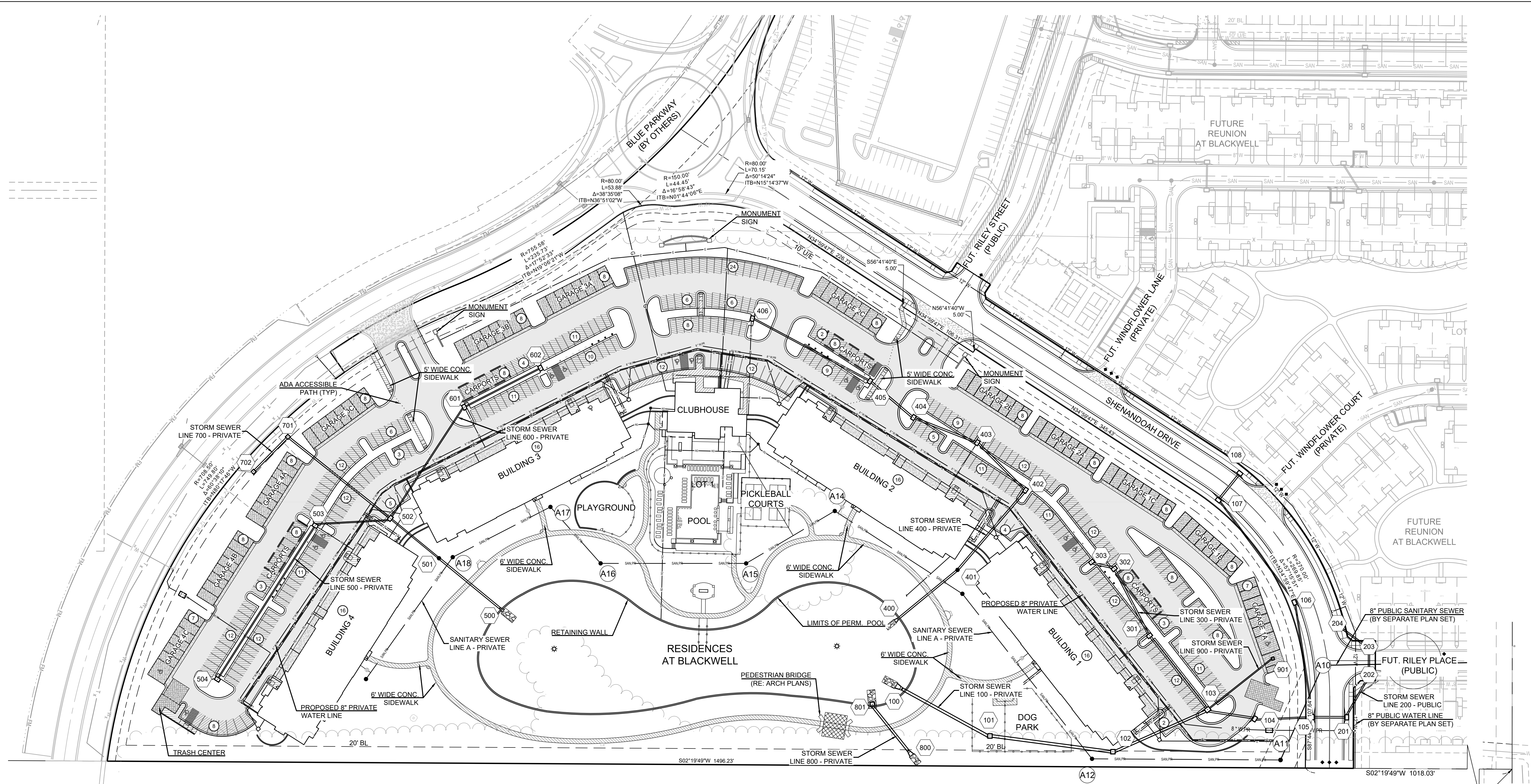


06.12.2023

SCHLAGEL & ASSOCIATES, P.A.

**RESIDENCES AT BLACKWELL  
 FINAL DEVELOPMENT PLAN**

**HERITAGE STREET LEE'S SUMMIT, MO**



**RP-4 PARKING DATA**

PARKING REQUIRED  
 CODE REQUIREMENT (Sec. 8.530 - Vehicle parking Table 8-1)

TYPE I BLDG PARKING REQUIRED 36(STD)X1P + 120(1BD)X1.5P + 88(2 BD)X1.5P + 24(3BD)X2P = 378 + 0.5PX 268	530 SPACES (132.5 SPACES PER BLDG)
CLUBHOUSE PARKING REQUIRED (MINIMUM OF 6)	6 SPACES
TOTAL APARTMENT PARKING REQUIRED	536 SPACES
ACCESSIBLE PARKING SPACES REQUIRED (2% OF TOTAL OPEN SPACES 317X.02)	7 SPACES

PARKING PROVIDED

TYPE I BLDG DETACHED GARAGE PARKING PROVIDED (10 BLDGS X8, 2 BLDGS X7)	94 SPACES
TYPE I BLDG CARPORT PARKING PROVIDED (4 CARPORTS X8)	32 SPACES
TYPE I BLDG OPEN PARKING PROVIDED	317 SPACES
TYPE I BLDG ATTACHED GARAGE PARKING PROVIDED (4 BLDGS X16)	64 SPACES
TOTAL APARTMENT PARKING PROVIDED	507 SPACES

OPEN ACCESSIBLE SPACES PROVIDED

DETACHED GARAGE ACCESSIBLE SPACES PROVIDED	10 SPACES
ATTACHED GARAGE ACCESSIBLE SPACES PROVIDED	2 SPACE
CARPORT ACCESSIBLE SPACES PROVIDED	1 SPACE
TOTAL ACCESSIBLE PARKING PROVIDED	14 SPACES

**SITE DATA**

TOTAL LAND AREA:	16.9 AC
IMPERVIOUS AREA:	14.7 AC (87%)

**APARTMENT DATA**

DWELLING UNITS:	268
STORIES:	4
FLOOR AREA:	

**CLUBHOUSE DATA**

STORIES:	1
FLOOR AREA:	

**PAVEMENT LEGEND**

<b>HEAVY DUTY ASPHALT</b> 2" ACC SURFACE COURSE 6" ACC BASE COURSE 9" CHEMICALLY STABILIZED SUBGRADE	<b>HEAVY DUTY CONCRETE</b> 6" PCC 4" OPEN GRADED ROCK (ASTM C33 SIZE NO. 57 AGGREGATE OR SIMILAR)
<b>LIGHT DUTY ASPHALT</b> 2" ACC SURFACE COURSE 4" ACC BASE COURSE 9" CHEMICALLY STABILIZED SUBGRADE	<b>LIGHT DUTY CONCRETE</b> 5" PCC 4" OPEN GRADED ROCK (ASTM C33 SIZE NO. 57 AGGREGATE OR SIMILAR)
<b>TRASH CONTAINER PAD</b> 7" PCC 4" OPEN GRADED ROCK (ASTM C33 SIZE NO. 57 AGGREGATE OR SIMILAR)	<b>SIDEWALK/TRASH PAD/BENCH PAD</b> 4" PCC 4" COMPACTED AGGREGATE BASE ON COMPACTED STABLE EARTH SUBGRADE

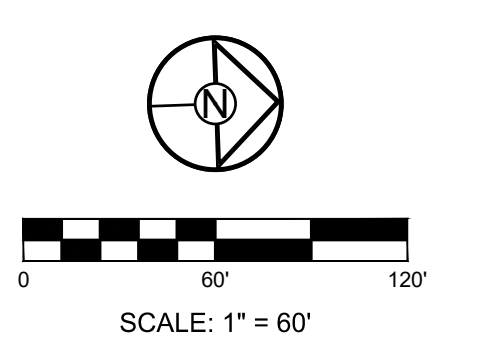
**LEGEND**

	TYPE CG-1 CURB AND GUTTER
	TYPE CG-1 DRIB CURB AND GUTTER
	TYPE E RIBBON CURB
	ADA ACCESSIBLE PATH
	STORM STRUCTURE ID
	SANITARY STRUCTURE ID

**NOTE:**  
 PAVEMENT SECTIONS BASED ON GEOTECHNICAL REPORT PROVIDED BY TERRACON CONSULTANTS, INC.  
 (RE: MIXED USE DEVELOPMENT LEE'S SUMMIT, MISSOURI GEOTECHNICAL REPORT DATED JULY 26, 2022.)

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

**RELEASED FOR CONSTRUCTION**  
 Development Services Department  
 Lee's Summit, Missouri  
 06/12/2023

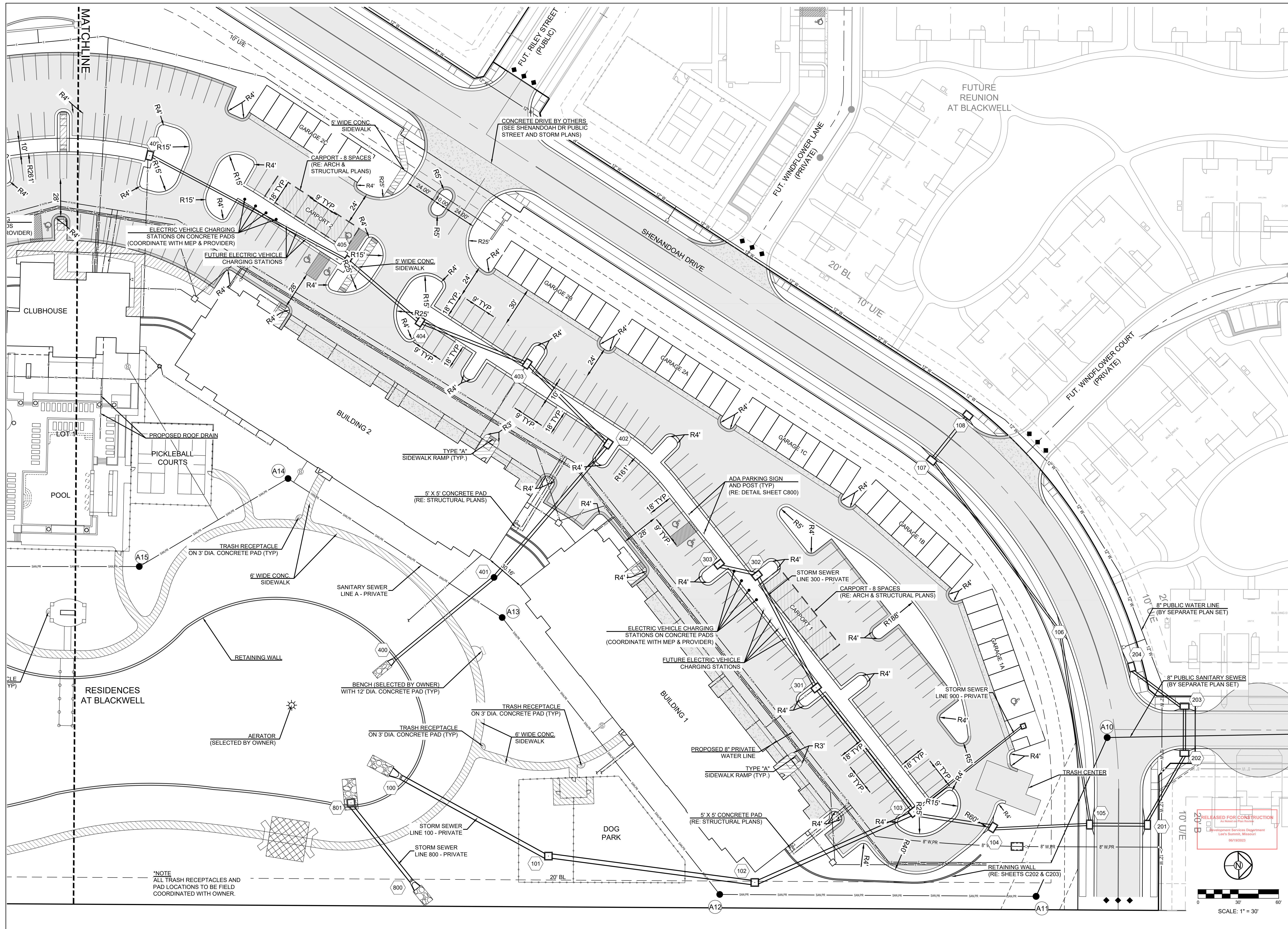


REVISION DATE	DESCRIPTION
01/23/2023	PER CITY COMMENTS
03/24/2023	PER CITY COMMENTS
04/28/2023	PER CITY COMMENTS
06/12/2023	PER CITY COMMENTS

DRAWN BY: TRC  
 CHECKED BY: MAB  
 DATE PREPARED: 2/9/2023  
 PROJ. NUMBER: 22-102

GENERAL LAYOUT - OVERALL

SHEET  
**C101**



\*NOTE  
ALL TRASH RECEPTACLES AND  
PAD LOCATIONS TO BE FIELD  
COORDINATED WITH OWNER.

RELEASED FOR CONSTRUCTION  
As shown on this drawing  
Engineering Services Department  
Lee's Summit, Missouri  
06/15/2023



SCALE: 1" = 30'

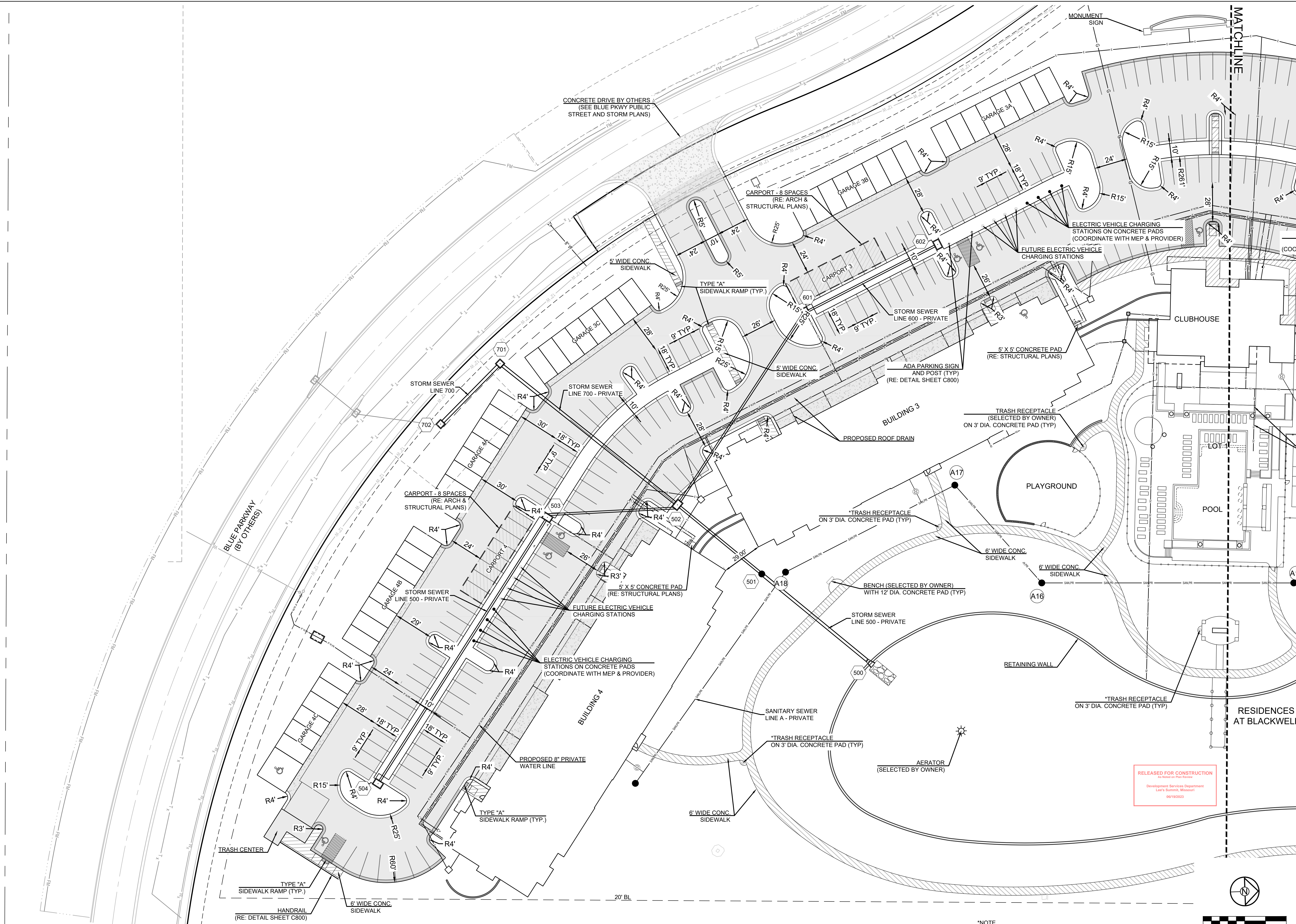
RESIDENCES AT BLACKWELL  
FINAL DEVELOPMENT PLAN  
HERITAGE STREET LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
01/23/2023	PER CITY COMMENTS
03/24/2023	PER CITY COMMENTS
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DRAWN BY:	TRC
CHECKED BY:	MAB
DATE PREPARED:	2/6/2023
PROJ. NUMBER:	22-102

GENERAL LAYOUT - NORTH



\*NOTE  
ALL TRASH RECEPTACLES AND  
PAD LOCATIONS TO BE FIELD  
COORDINATED WITH OWNER.



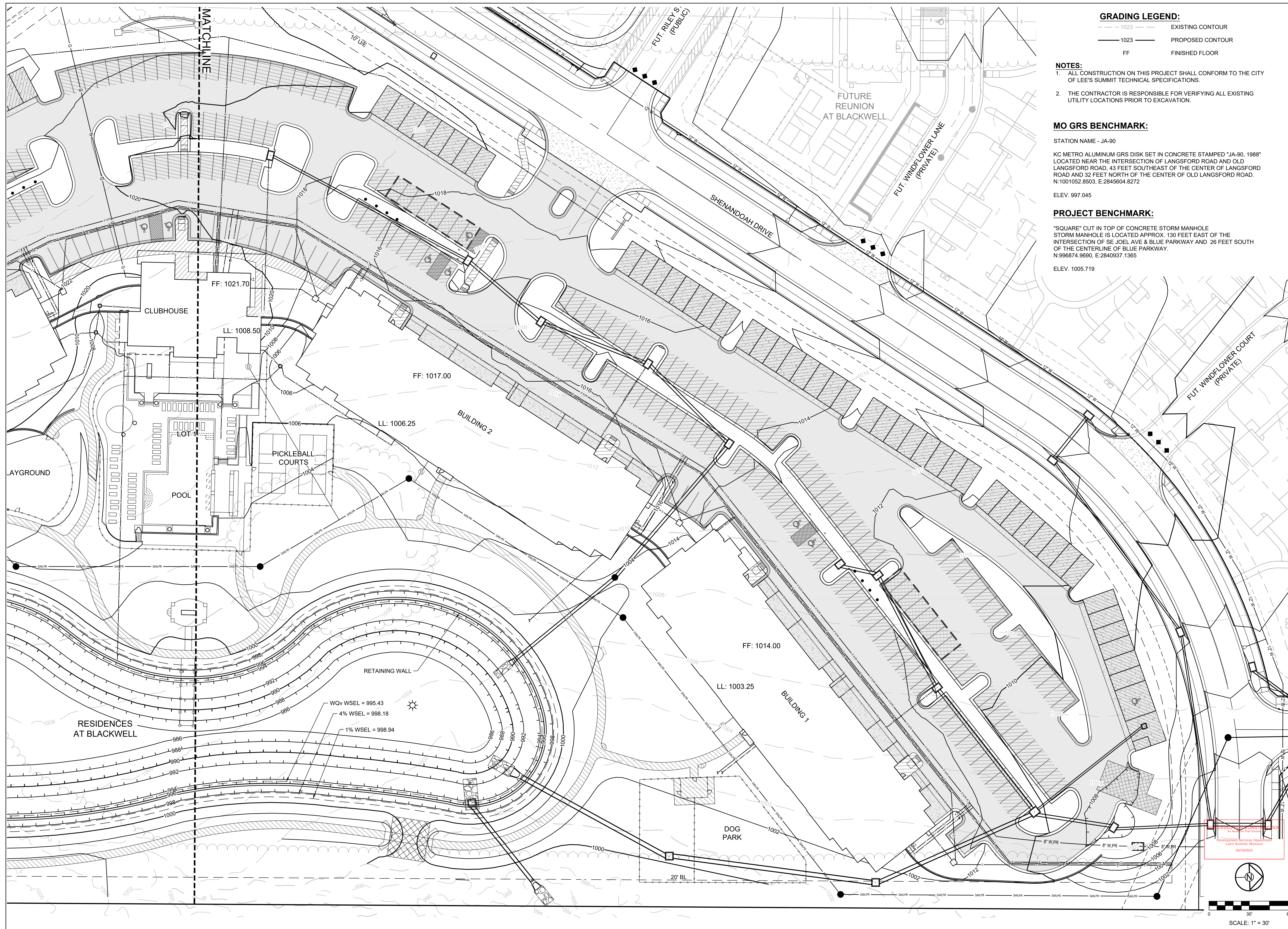
RESIDENCES AT BLACKWELL  
FINAL DEVELOPMENT PLAN  
HERITAGE STREET LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
01/23/2023	PER CITY COMMENTS
03/24/2023	PER CITY COMMENTS
04/28/2023	PER CITY COMMENTS
06/12/2023	PER CITY COMMENTS
28/2023	DATE PREPARED:
22-102	PROJ. NUMBER:

GENERAL LAYOUT - SOUTH

SHEET  
**C103**

RELEASED FOR CONSTRUCTION  
As Noted on Plan Review  
Development Services Department  
Lee's Summit, Missouri  
06/19/2023



**GRADING LEGEND:**

--- 1023 ---	EXISTING CONTOUR
— 1023 —	PROPOSED CONTOUR
FF	FINISHED FLOOR

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

**MO GRS BENCHMARK:**

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

**PROJECT BENCHMARK:**

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

**SCHLAGEL**  
 ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS  
 14920 West 107th Street • Lenexa, Kansas 66215  
 (913) 492-5158 • Fax: (913) 492-8400  
 WWW.SCHLAGELASSOCIATES.COM  
 Missouri State Certificate of Authority #E2200203690-F #LAC201005237 #LS200208695-F

PREPARED BY:  
  
 06.12.2023

SCHLAGEL & ASSOCIATES, P.A.

RESIDENCES AT BLACKWELL  
 FINAL DEVELOPMENT PLAN  
 HERITAGE STREET LEE'S SUMMIT, MO

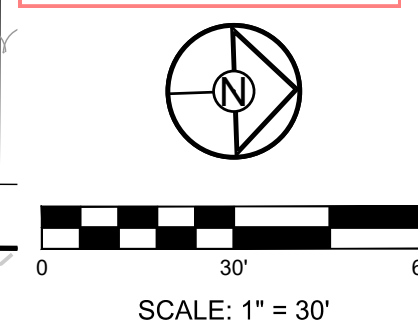
REVISION DATE	DESCRIPTION
01/23/2023	PER CITY COMMENTS
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04/28/2023	PER CITY COMMENTS
06/12/2023	PER CITY COMMENTS

DRAWN BY:	TRC
CHECKED BY:	MAB
DATE PREPARED:	2/6/2023
PROJ. NUMBER:	22-102

GRADING PLAN - NORTH

SHEET  
**C200**



**GRADING LEGEND:**

- 1023 --- EXISTING CONTOUR
- 1023 — PROPOSED CONTOUR
- FF FINISHED FLOOR

**NOTES:**

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2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.

**MO GRS BENCHMARK:**

STATION NAME - JA-90

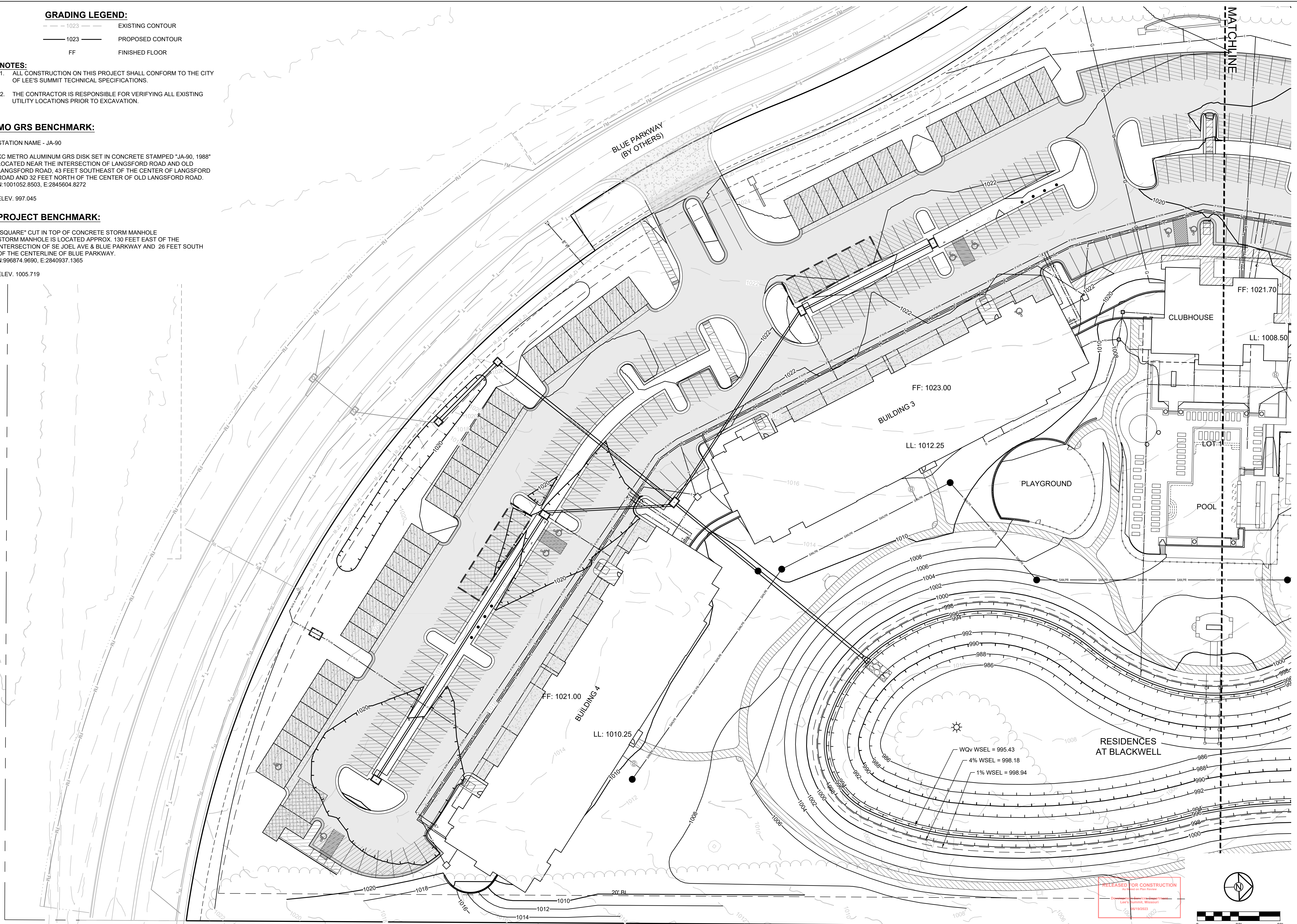
KC METRO ALUMINUM GRS DISK SET IN CONCRETE STAMPED "JA-90, 1988" LOCATED NEAR THE INTERSECTION OF LANGSFORD ROAD AND OLD LANGSFORD ROAD, 43 FEET SOUTHEAST OF THE CENTER OF LANGSFORD ROAD AND 32 FEET NORTH OF THE CENTER OF OLD LANGSFORD ROAD. N:1001052.8503, E:2845604.8272

ELEV. 997.045

**PROJECT BENCHMARK:**

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

ELEV. 1005.719



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PREPARED BY:  
  
 06.12.2023

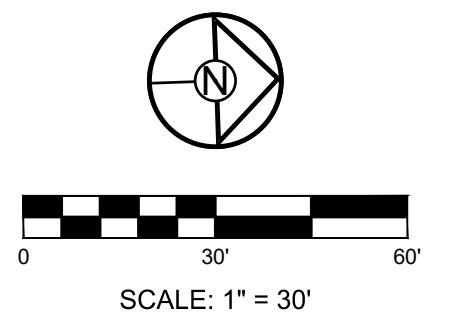
SCHLAGEL & ASSOCIATES, P.A.

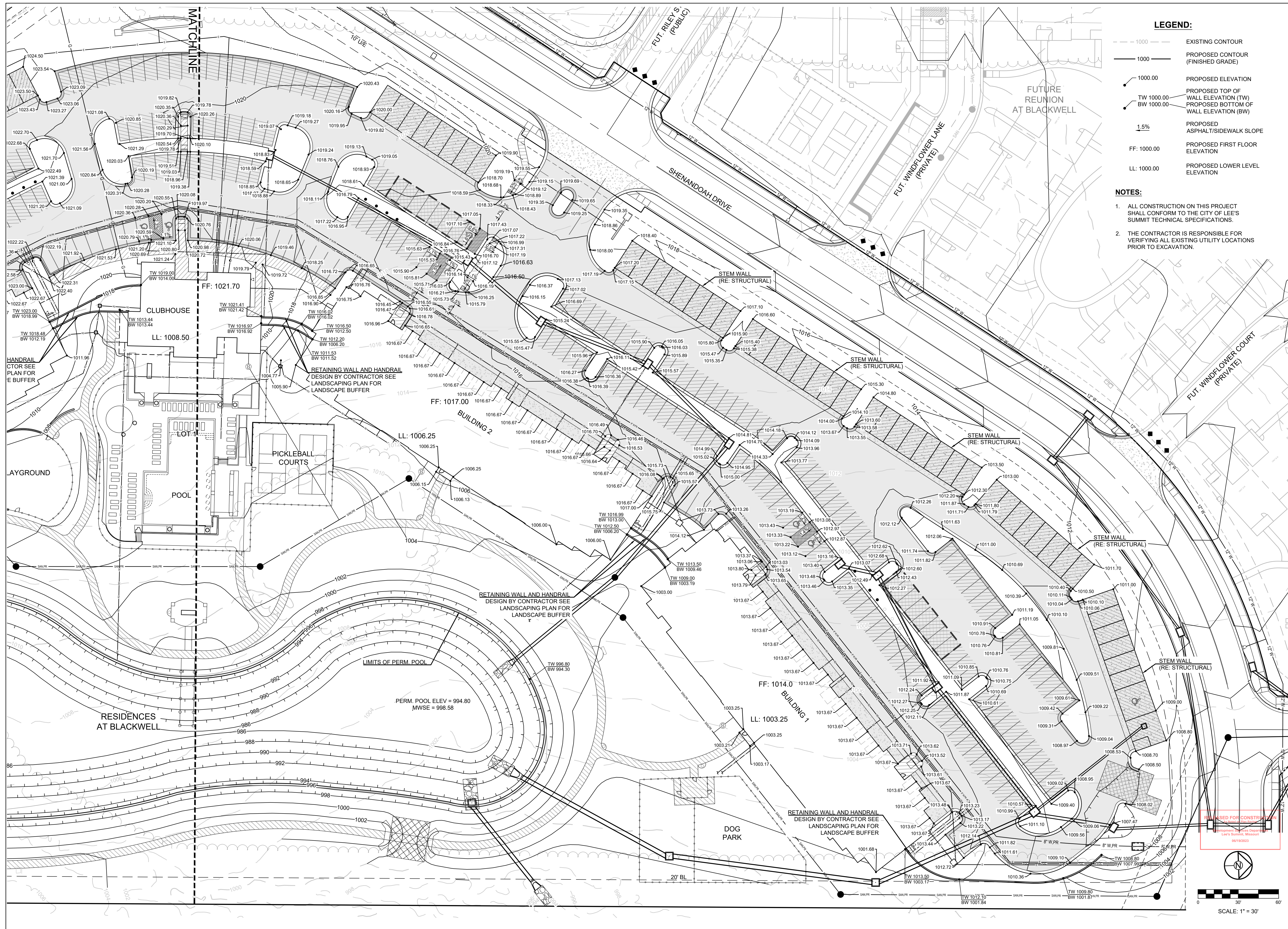
**RESIDENCES AT BLACKWELL**  
**FINAL DEVELOPMENT PLAN**  
**HERITAGE STREET LEE'S SUMMIT, MO**

REVISION DATE	DESCRIPTION
01/23/2023	PER CITY COMMENTS
03/24/2023	PER CITY COMMENTS
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06/12/2023	PER CITY COMMENTS

GRADING PLAN - SOUTH

SHEET  
**C201**





**LEGEND:**

- - - 1000	EXISTING CONTOUR
— 1000 —	PROPOSED CONTOUR (FINISHED GRADE)
● 1000.00	PROPOSED ELEVATION
● TW 1000.00	PROPOSED TOP OF WALL ELEVATION (TW)
● BW 1000.00	PROPOSED BOTTOM OF WALL ELEVATION (BW)
1.5%	PROPOSED ASPHALT/SIDEWALK SLOPE
FF: 1000.00	PROPOSED FIRST FLOOR ELEVATION
LL: 1000.00	PROPOSED LOWER LEVEL ELEVATION

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

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PREPARED BY:  
  
 06.12.2023  
 SCHLAGEL & ASSOCIATES, P.A.

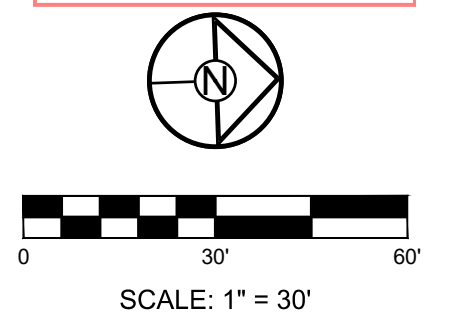
RESIDENCES AT BLACKWELL  
 FINAL DEVELOPMENT PLAN  
 HERITAGE STREET LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
01/23/2023	PER CITY COMMENTS
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DRAWN BY: TRC  
 CHECKED BY: MAB  
 DATE PREPARED: 2/6/2023  
 PROJ. NUMBER: 22-102

SPOT ELEVATION & WALL PLAN - NORTH

SHEET  
**C202**




**LEGEND:**

- 1000 --- EXISTING CONTOUR
- 1000 — PROPOSED CONTOUR (FINISHED GRADE)
- 1000.00 PROPOSED ELEVATION
- TW 1000.00 PROPOSED TOP OF WALL ELEVATION (TW)
- BW 1000.00 PROPOSED BOTTOM OF WALL ELEVATION (BW)
- 1.5% PROPOSED ASPHALT/SIDEWALK SLOPE
- FF: 1000.00 PROPOSED FIRST FLOOR ELEVATION
- LL: 1000.00 PROPOSED LOWER LEVEL ELEVATION

**NOTES:**

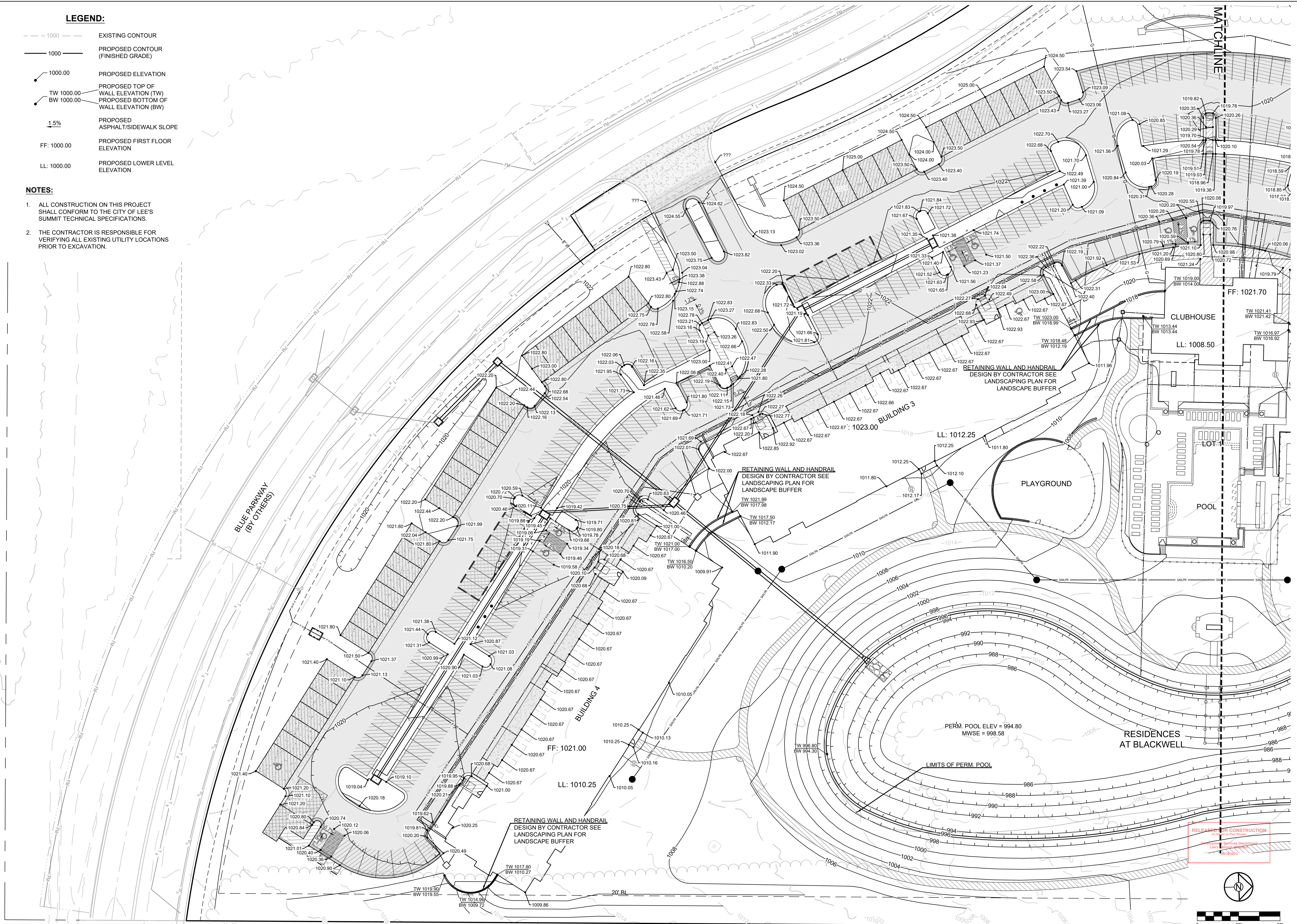
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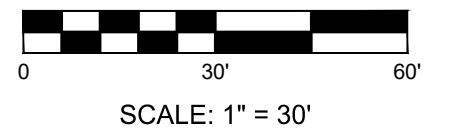
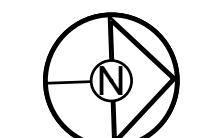
PREPARED BY:  
  
 06.12.2023

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RESIDENCES AT BLACKWELL  
 FINAL DEVELOPMENT PLAN  
 HERITAGE STREET LEE'S SUMMIT, MO



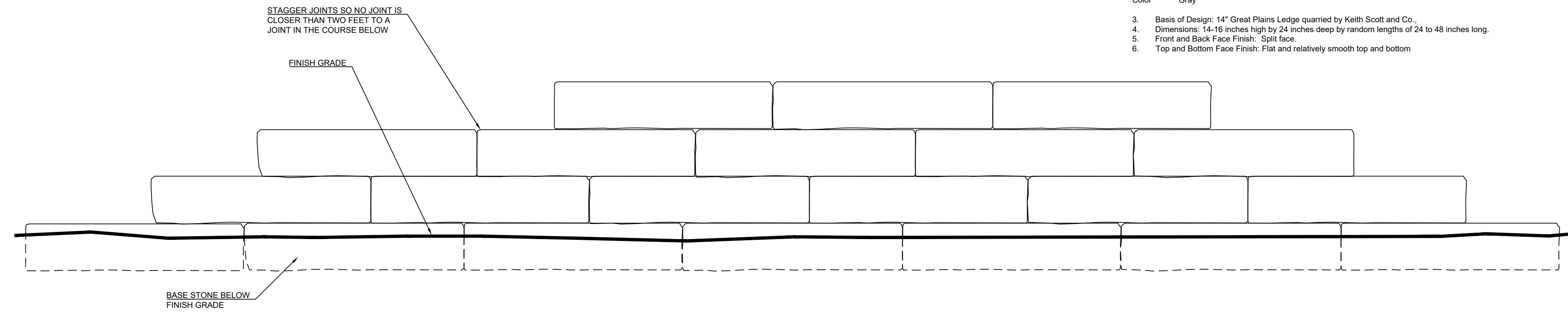
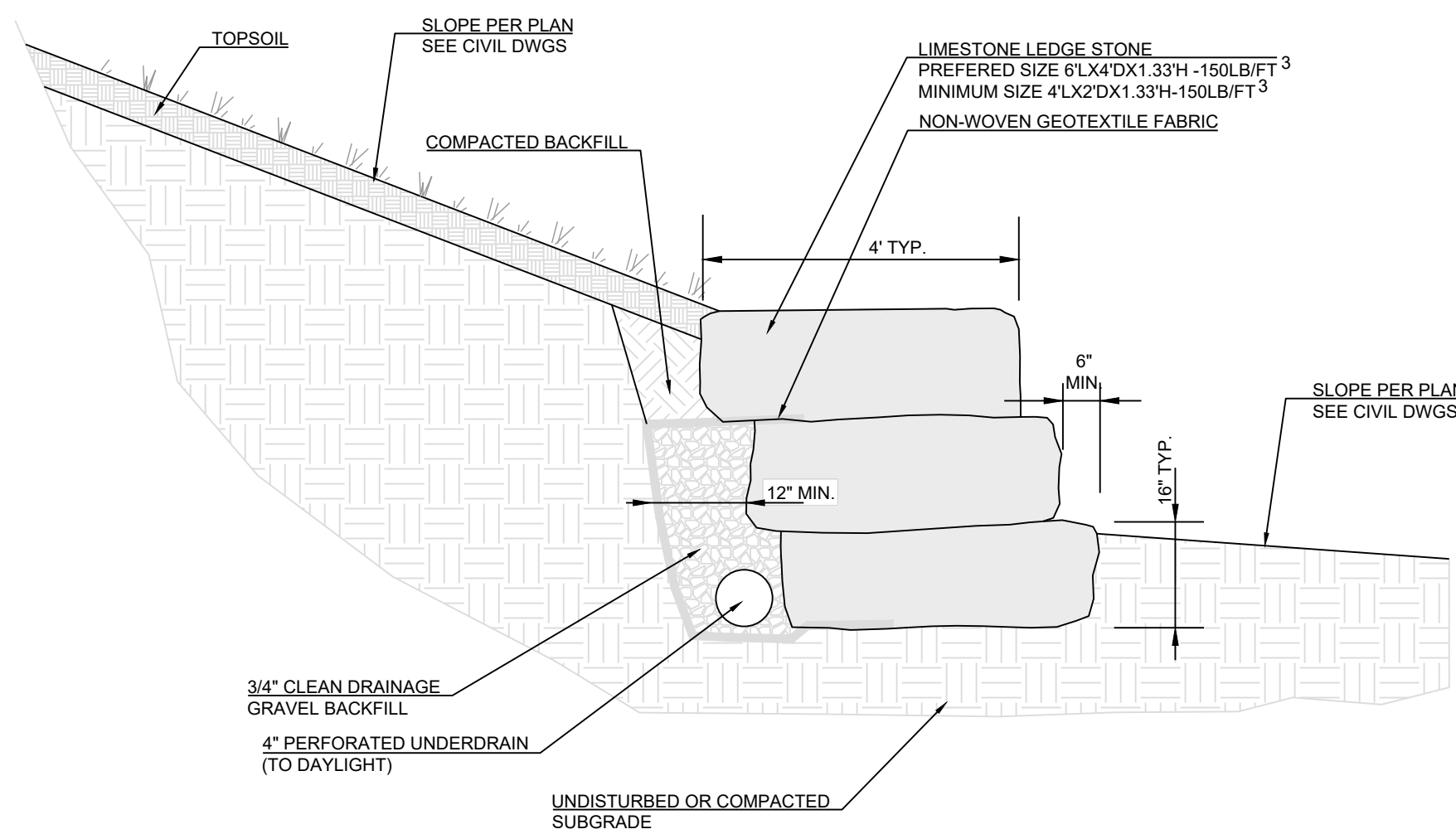
RELEASED FOR CONSTRUCTION  
 Lee's Summit Department  
 5/13/2023



REVISION DATE	DESCRIPTION
01/23/2023	PER CITY COMMENTS
03/24/2023	PER CITY COMMENTS
04/28/2023	PER CITY COMMENTS
06/12/2023	PER CITY COMMENTS

SPOT ELEVATION & WALL PLAN - SOUTH

SHEET  
**C203**



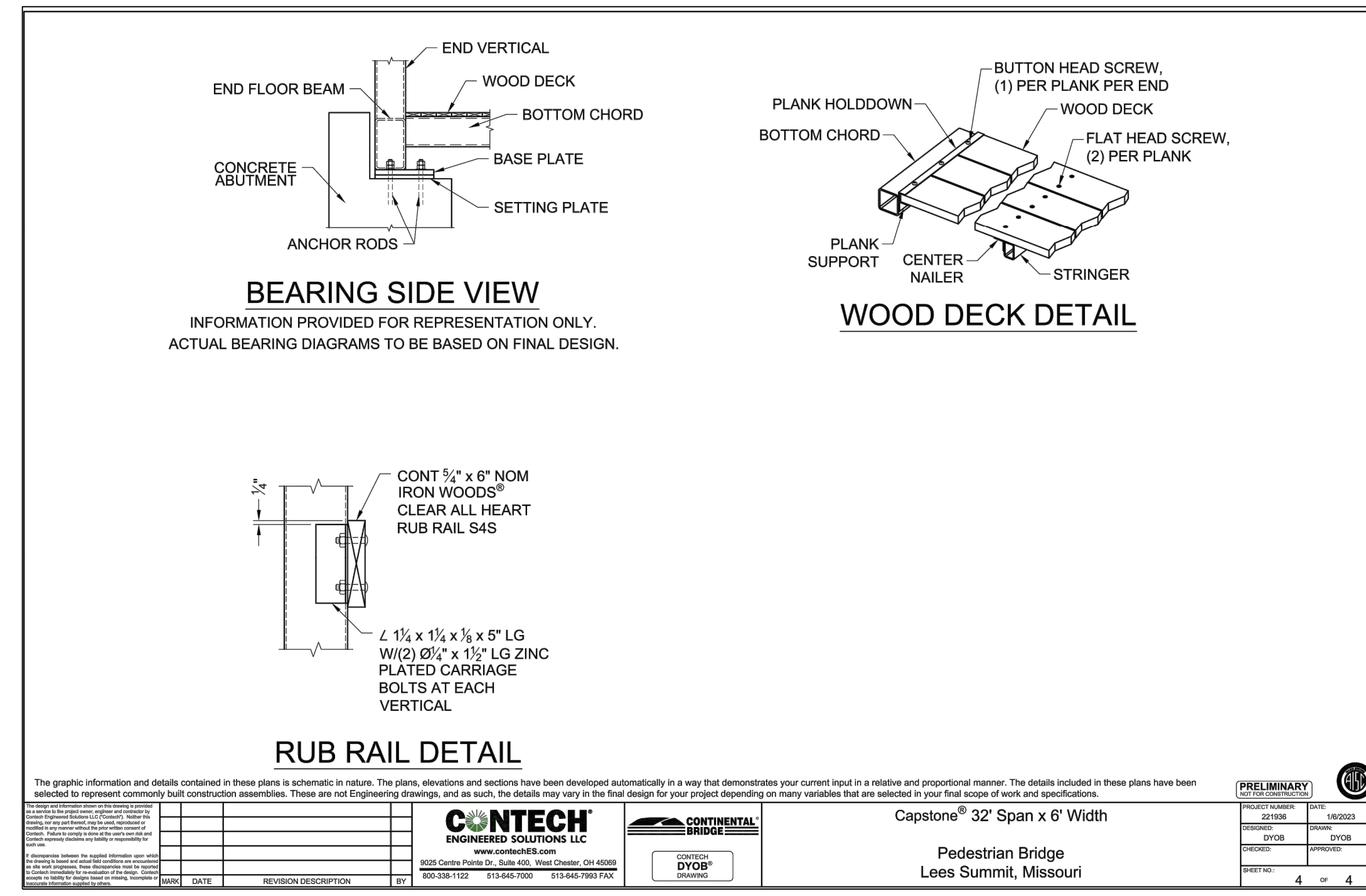
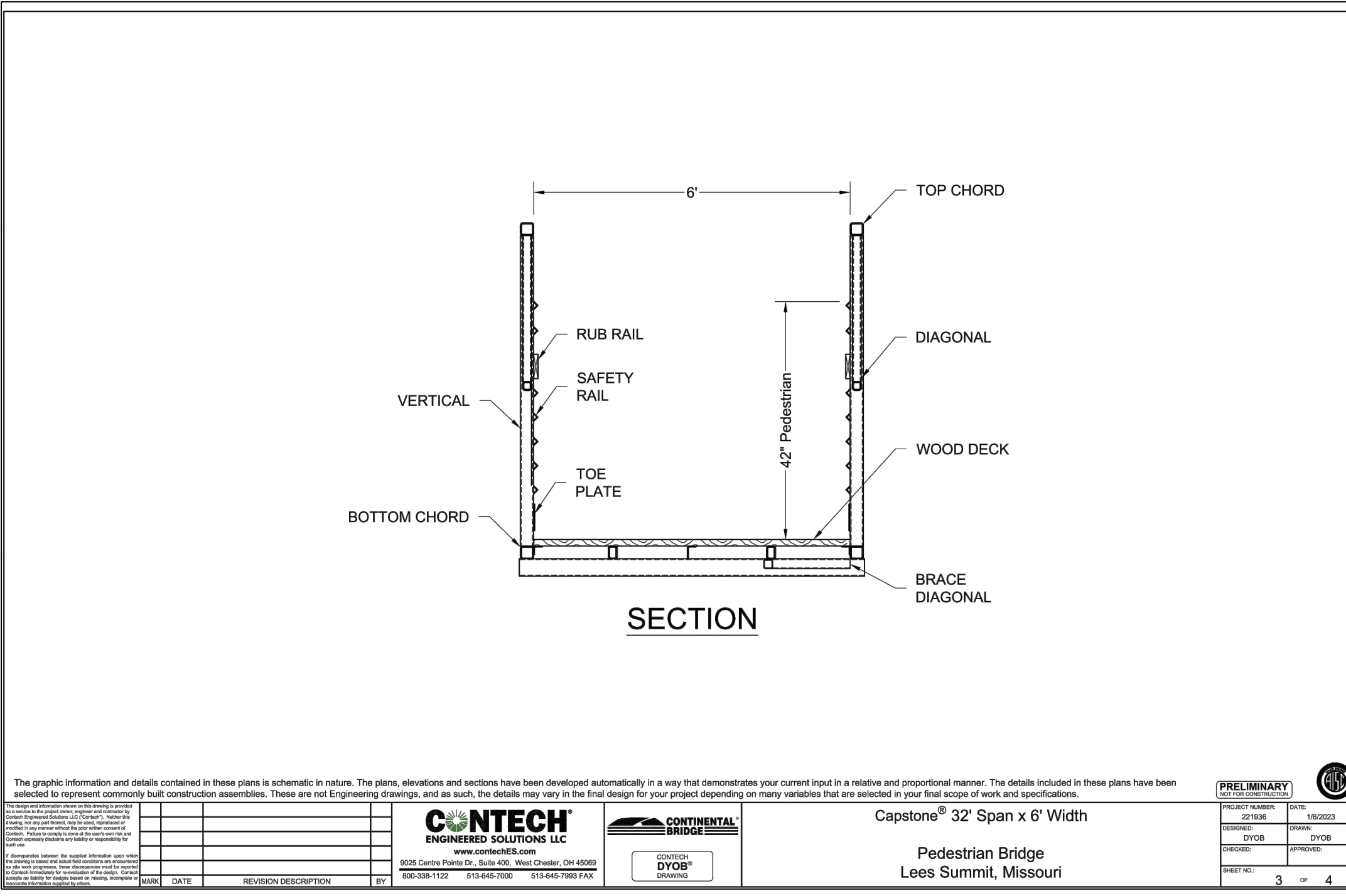
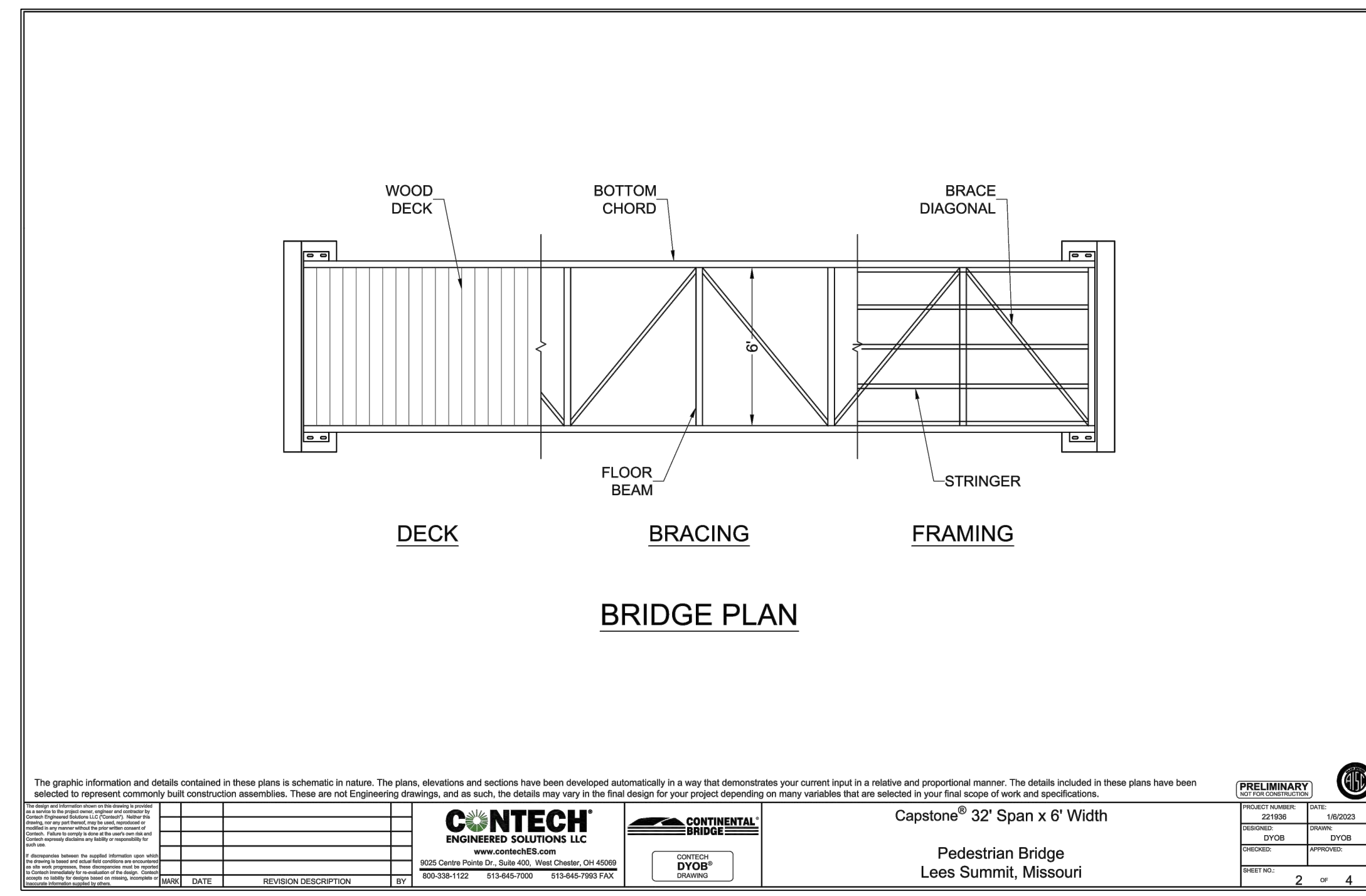
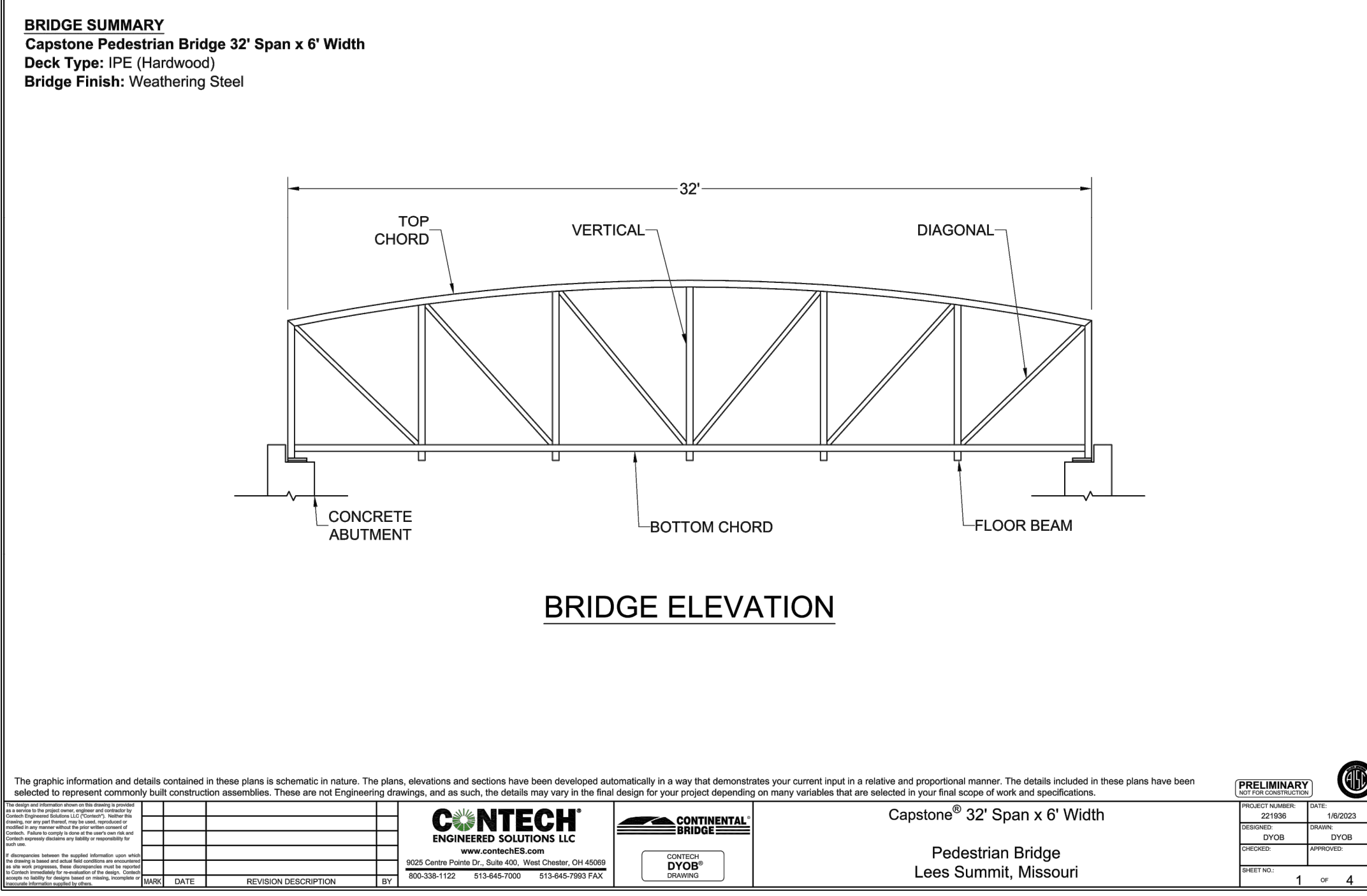
- A. Material Quality Standard: ASTM C 568.
- Regional Limestone Ledgestone obtained from a regional source and quarried within Kansas or Missouri from quarries that do not use dynamite.
  - Limestone Ledgestone obtained from offsite sources shall meet the following minimum specifications:
- | Property                   | Avg. Value  | Standard  |
|----------------------------|-------------|-----------|
| Water Absorption           | 3% MAX      | ASTM C97  |
| Density (lbs/cft.)         | 150 Min.    | ASTM C97  |
| Specific Gravity           | 2.400 Min.  | ASTM C97  |
| Compressive Strength (PSI) | 13,500 Min. | ASTM C170 |
| Modulus of Rupture (PSI)   | 1,800 Min.  | ASTM C99  |
| Color                      | Gray        |           |
- Basis of Design: 14" Great Plains Ledge quarried by Keith Scott and Co.
  - Dimensions: 14-16 inches high by 24 inches deep by random lengths of 24 to 48 inches long.
  - Front and Back Face Finish: Split face.
  - Top and Bottom Face Finish: Flat and relatively smooth top and bottom.

TYP. LESS THAN 4' HEIGHT STACKED STONE WALL  
NO SCALE

TYP. LESS THAN 4' HEIGHT STONE STACKED STONE WALL ELEVATION  
NO SCALE

STONES SHALL BE SOLID NON-WEATHERED LIMESTONE (NOT AVAILABLE ON SITE)

STONES SHALL BE SOLID NON-WEATHERED LIMESTONE (NOT AVAILABLE ON SITE)



RELEASED FOR CONSTRUCTION  
As Noted on Plan Review  
Development Services Department  
Lee's Summit, Missouri  
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PREPARED BY:  
**MARK ALLEN BREUER**  
REGISTERED PROFESSIONAL ENGINEER  
NO. 2003607268  
06.12.2023

SCHLAGEL & ASSOCIATES, P.A.

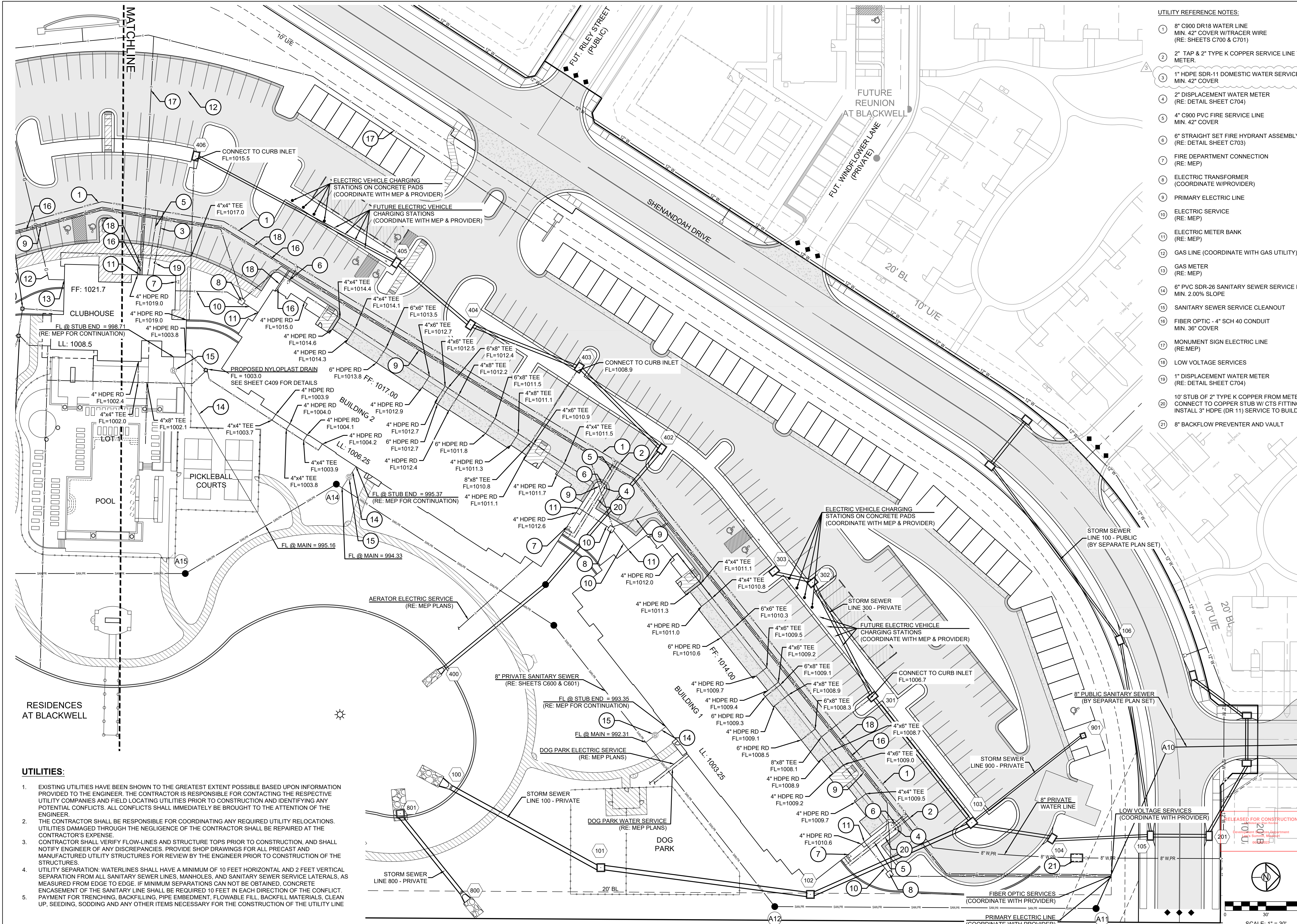
RESIDENCES AT BLACKWELL  
FINAL DEVELOPMENT PLAN  
HERITAGE STREET LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
01/23/2023	ISSUED FOR PERMITS
03/24/2023	REVISED PER COMMENTS
04/28/2023	REVISED PER COMMENTS
06/12/2023	REVISED PER COMMENTS
06/19/2023	REVISED PER COMMENTS

DRAWN BY:	TRC	CHECKED BY:	MAB	DATE PREPARED:	2/6/2023	PROJ. NUMBER:	22-102
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LIMESTONE WALL & PEDESTRIAN BRIDGE DETAILS

SHEET  
**C204**



- UTILITY REFERENCE NOTES:**
- 1 8" C900 DR18 WATER LINE  
MIN. 42" COVER W/TRACER WIRE  
(RE: SHEETS C700 & C701)
  - 2 2" TAP & 2" TYPE K COPPER SERVICE LINE TO METER.
  - 3 1" HDPE SDR-11 DOMESTIC WATER SERVICE  
MIN. 42" COVER
  - 4 2" DISPLACEMENT WATER METER  
(RE: DETAIL SHEET C704)
  - 5 4" C900 PVC FIRE SERVICE LINE  
MIN. 42" COVER
  - 6 6" STRAIGHT SET FIRE HYDRANT ASSEMBLY  
(RE: DETAIL SHEET C703)
  - 7 FIRE DEPARTMENT CONNECTION  
(RE: MEP)
  - 8 ELECTRIC TRANSFORMER  
(COORDINATE W/PROVIDER)
  - 9 PRIMARY ELECTRIC LINE
  - 10 ELECTRIC SERVICE  
(RE: MEP)
  - 11 ELECTRIC METER BANK  
(RE: MEP)
  - 12 GAS LINE (COORDINATE WITH GAS UTILITY)
  - 13 GAS METER  
(RE: MEP)
  - 14 6" PVC SDR-26 SANITARY SEWER SERVICE LINE  
MIN. 2.00% SLOPE
  - 15 SANITARY SEWER SERVICE CLEANOUT
  - 16 FIBER OPTIC - 4" SCH 40 CONDUIT  
MIN. 36" COVER
  - 17 MONUMENT SIGN ELECTRIC LINE  
(RE:MEP)
  - 18 LOW VOLTAGE SERVICES
  - 19 1" DISPLACEMENT WATER METER  
(RE: DETAIL SHEET C704)
  - 20 10' STUB OF 2" TYPE K COPPER FROM METER.  
CONNECT TO COPPER STUB W/ CTS FITTING &  
INSTALL 3" HDPE (DR 11) SERVICE TO BUILDING.
  - 21 8" BACKFLOW PREVENTER AND VAULT

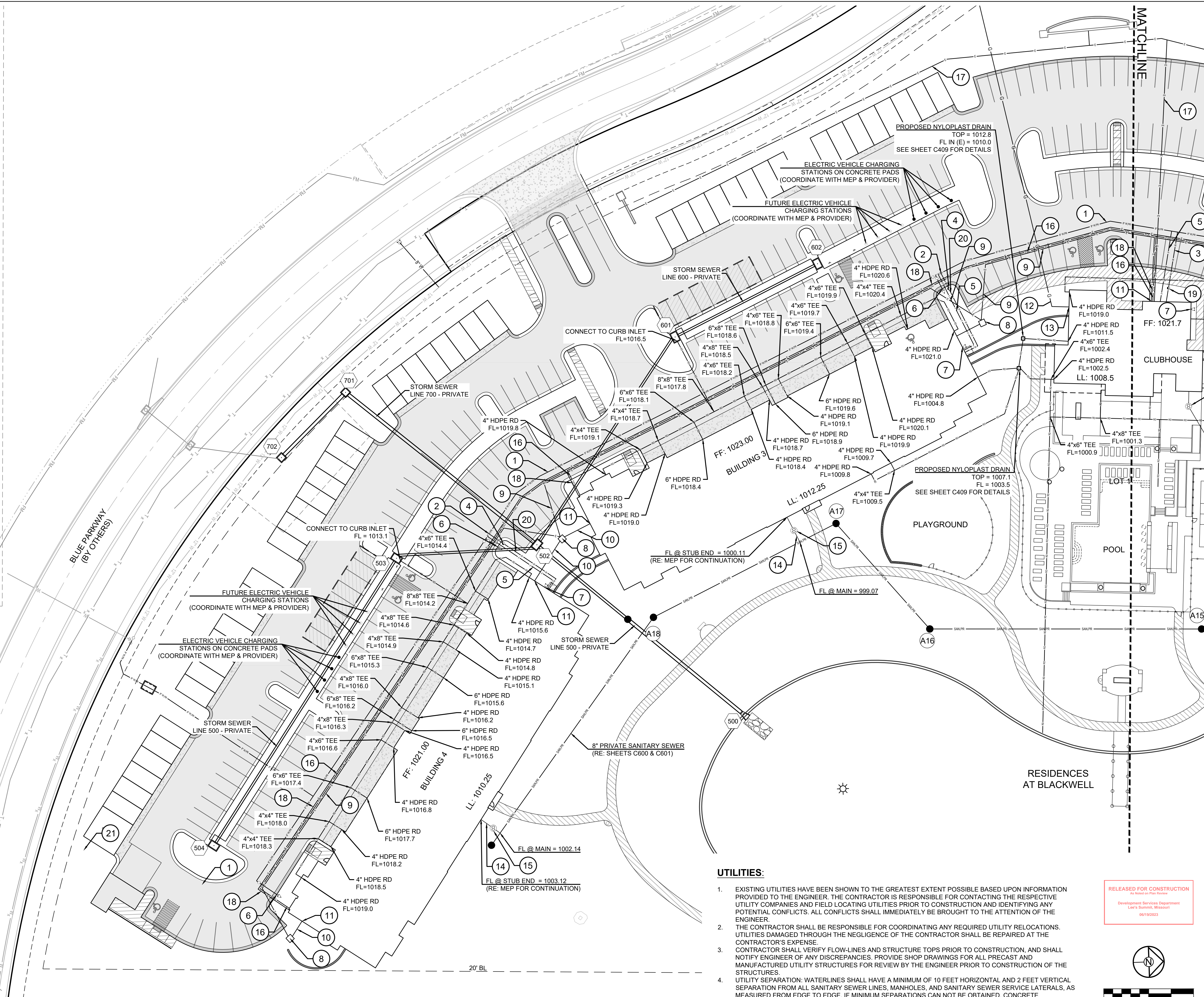
- UTILITIES:**
1. EXISTING UTILITIES HAVE BEEN SHOWN TO THE GREATEST EXTENT POSSIBLE BASED UPON INFORMATION PROVIDED TO THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE RESPECTIVE UTILITY COMPANIES AND FIELD LOCATING UTILITIES PRIOR TO CONSTRUCTION AND IDENTIFYING ANY POTENTIAL CONFLICTS. ALL CONFLICTS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
  2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ANY REQUIRED UTILITY RELOCATIONS. UTILITIES DAMAGED THROUGH THE NEGLIGENCE OF THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
  3. CONTRACTOR SHALL VERIFY FLOW-LINES AND STRUCTURE TOPS PRIOR TO CONSTRUCTION, AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES. PROVIDE SHOP DRAWINGS FOR ALL PRECAST AND MANUFACTURED UTILITY STRUCTURES FOR REVIEW BY THE ENGINEER PRIOR TO CONSTRUCTION OF THE STRUCTURES.
  4. UTILITY SEPARATION: WATERLINES SHALL HAVE A MINIMUM OF 10 FEET HORIZONTAL AND 2 FEET VERTICAL SEPARATION FROM ALL SANITARY SEWER LINES, MANHOLES, AND SANITARY SEWER SERVICE LATERALS, AS MEASURED FROM EDGE TO EDGE. IF MINIMUM SEPARATIONS CAN NOT BE OBTAINED, CONCRETE ENCASUREMENT OF THE SANITARY LINE SHALL BE REQUIRED 10 FEET IN EACH DIRECTION OF THE CONFLICT. PAYMENT FOR TRENCHING, BACKFILLING, PIPE EMBEDMENT, FLOWABLE FILL, BACKFILL MATERIALS, CLEAN UP, SEEDING, SODDING AND ANY OTHER ITEMS NECESSARY FOR THE CONSTRUCTION OF THE UTILITY LINE

RESIDENCES AT BLACKWELL  
FINAL DEVELOPMENT PLAN  
HERITAGE STREET LEE'S SUMMIT, MO

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28/02/23	DATE PREPARED
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22-102	

UTILITY REFERENCE NOTES:

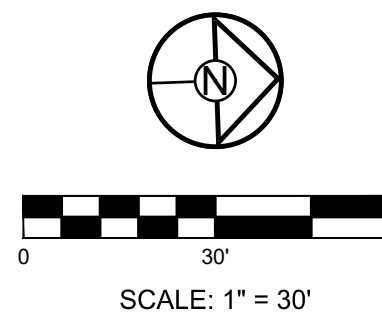
- ① 8" C900 DR18 WATER LINE  
MIN. 42" COVER W/TRACER WIRE  
(RE: SHEETS C700 & C701)
- ② 2" TAP & 2" TYPE K COPPER SERVICE LINE TO METER.
- ③ 1" HDPE SDR-11 DOMESTIC WATER SERVICE  
MIN. 42" COVER
- ④ 2" DISPLACEMENT WATER METER  
(RE: DETAIL SHEET C704)
- ⑤ 4" C900 PVC FIRE SERVICE LINE  
MIN. 42" COVER
- ⑥ 6" STRAIGHT SET FIRE HYDRANT ASSEMBLY  
(RE: DETAIL SHEET C703)
- ⑦ FIRE DEPARTMENT CONNECTION  
(RE: MEP)
- ⑧ ELECTRIC TRANSFORMER  
(COORDINATE W/PROVIDER)
- ⑨ PRIMARY ELECTRIC LINE
- ⑩ ELECTRIC SERVICE  
(RE: MEP)
- ⑪ ELECTRIC METER BANK  
(RE: MEP)
- ⑫ GAS LINE (COORDINATE WITH GAS UTILITY)
- ⑬ GAS METER  
(RE: MEP)
- ⑭ 6" PVC SDR-26 SANITARY SEWER SERVICE LINE  
MIN. 2.0% SLOPE
- ⑮ SANITARY SEWER SERVICE CLEANOUT
- ⑯ FIBER OPTIC - 4" SCH 40 CONDUIT  
MIN. 36" COVER
- ⑰ MONUMENT SIGN ELECTRIC LINE  
(RE: MEP)
- ⑱ LOW VOLTAGE SERVICES
- ⑲ 1" DISPLACEMENT WATER METER  
(RE: DETAIL SHEET C704)
- ⑳ 10" STUB OF 2" TYPE K COPPER FROM METER.  
CONNECT TO COPPER STUB W/ CTS FITTING &  
INSTALL 3" HDPE (DR 11) SERVICE TO BUILDING.
- ㉑ 8" BACKFLOW PREVENTER AND VAULT



UTILITIES:

1. EXISTING UTILITIES HAVE BEEN SHOWN TO THE GREATEST EXTENT POSSIBLE BASED UPON INFORMATION PROVIDED TO THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE RESPECTIVE UTILITY COMPANIES AND FIELD LOCATING UTILITIES PRIOR TO CONSTRUCTION AND IDENTIFYING ANY POTENTIAL CONFLICTS. ALL CONFLICTS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ANY REQUIRED UTILITY RELOCATIONS. UTILITIES DAMAGED THROUGH THE NEGLIGENCE OF THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
3. CONTRACTOR SHALL VERIFY FLOW-LINES AND STRUCTURE TOPS PRIOR TO CONSTRUCTION, AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES. PROVIDE SHOP DRAWINGS FOR ALL PRECAST AND MANUFACTURED UTILITY STRUCTURES FOR REVIEW BY THE ENGINEER PRIOR TO CONSTRUCTION OF THE STRUCTURES.
4. UTILITY SEPARATION: WATERLINES SHALL HAVE A MINIMUM OF 10 FEET HORIZONTAL AND 2 FEET VERTICAL SEPARATION FROM ALL SANITARY SEWER LINES, MANHOLES, AND SANITARY SEWER SERVICE LATERALS, AS MEASURED FROM EDGE TO EDGE. IF MINIMUM SEPARATIONS CAN NOT BE OBTAINED, CONCRETE ENCASUREMENT OF THE SANITARY LINE SHALL BE REQUIRED 10 FEET IN EACH DIRECTION OF THE CONFLICT. PAYMENT FOR TRENCHING, BACKFILLING, PIPE EMBEDMENT, FLOWABLE FILL, BACKFILL MATERIALS, CLEAN UP, SEEDING, SODDING AND ANY OTHER ITEMS NECESSARY FOR THE CONSTRUCTION OF THE UTILITY LINE

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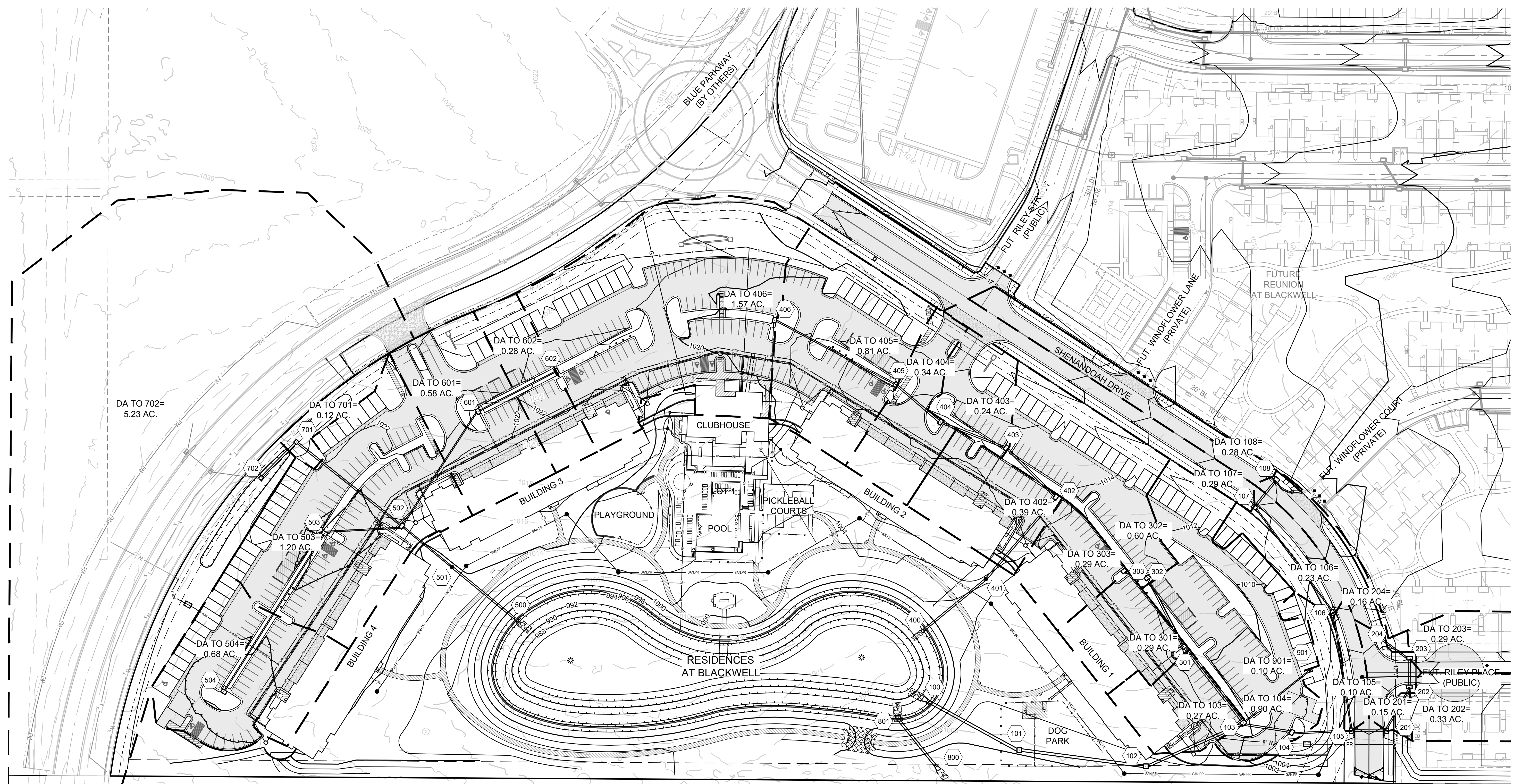
PREPARED BY:  
  
06.12.2023  
SCHLAGEL & ASSOCIATES, P.A.

RESIDENCES AT BLACKWELL  
FINAL DEVELOPMENT PLAN  
HERITAGE STREET LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
01/23/2023	PER CITY COMMENTS
03/24/2023	PER CITY COMMENTS
04/28/2023	PER CITY COMMENTS
06/12/2023	PER CITY COMMENTS
06/19/2023	DATE PREPARED
28/02/23	PROJ. NUMBER
22-102	

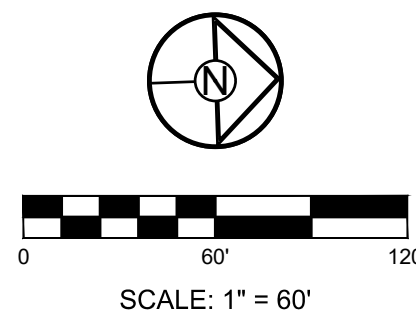
UTILITY PLAN - SOUTH  
SHEET  
**C301**





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

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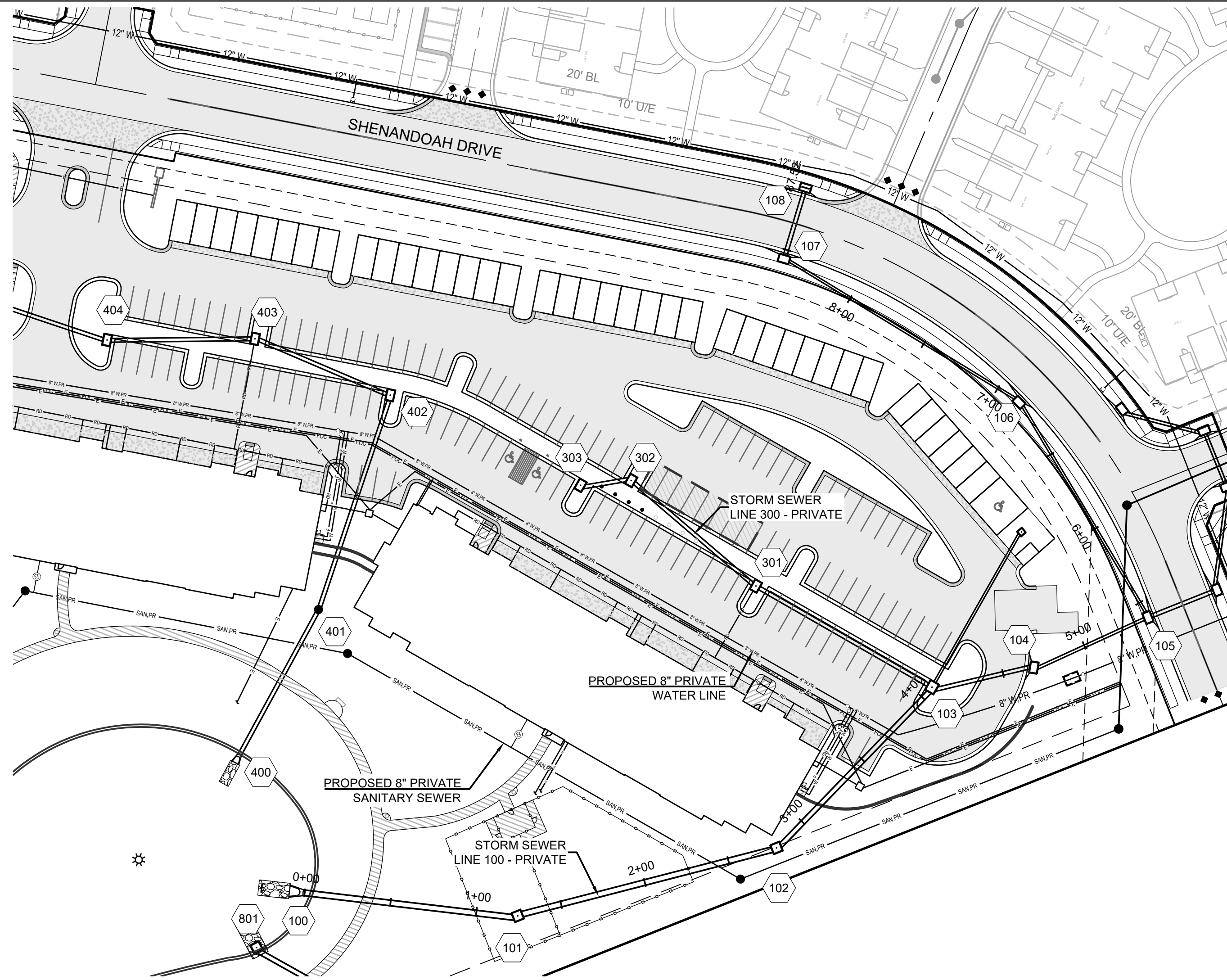
  

DRAWN BY:	TRC
CHECKED BY:	MAB
DATE PREPARED:	2/6/2023
PROJ. NUMBER:	22-102

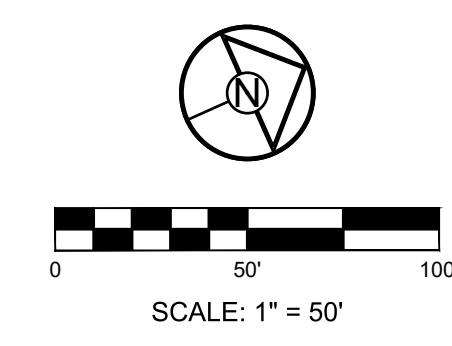
DRAINAGE MAP

SHEET  
**C400**





Storm Sewer Construction Notes	
Structure	Notes
100	STA 0+00.01, LINE 100 INSTALL 36" HDPE FLARED END SECTION W/ TOEWALL AND 12 CU. YD. (18'X9'X2.0') STONE RIP-RAP USING A MIN. 100# (D50=15") STONE. PLACE FILTER FABRIC PRIOR TO INSTALLATION OF RIP-RAP N 996948.1080 E 2842165.5474
101	STA 1+23.99, LINE 100 INSTALL 5 X 5 JUNCTION BOX N 997055.3212 E 2842227.8473
102	STA 2+78.78, LINE 100 INSTALL 5 X 5 JUNCTION BOX N 997208.0735 E 2842252.8332
103	STA 4+08.21, LINE 100 INSTALL 6 X 5 CURB INLET N 997328.1257 E 2842204.4665
104	STA 4+68.18, LINE 100 INSTALL 6 X 4 CURB INLET N 997386.5369 E 2842218.0616
105	STA 5+40.24, LINE 100 INSTALL 6 X 4 CURB INLET N 997458.5932 E 2842218.4336
106	STA 6+85.29, LINE 100 INSTALL 6 X 4 CURB INLET N 997441.0920 E 2842074.4403
107	STA 8+44.52, LINE 100 INSTALL 6 X 4 CURB INLET N 997350.6401 E 2841943.3993
108	STA 8+87.52, LINE 100 INSTALL 6 X 4 CURB INLET N 997378.6818 E 2841910.8017
201	STA 0+43.00, LINE 200 - PUBLIC INSTALL 6 X 4 CURB INLET N 997501.5598 E 2842220.1297
202	STA 1+02.95, LINE 200 - PUBLIC INSTALL 6 X 4 CURB INLET N 997530.9285 E 2842167.8656
203	STA 1+37.95, LINE 200 - PUBLIC INSTALL 6 X 4 CURB INLET N 997532.2676 E 2842132.8913
204	STA 1+86.96, LINE 200 - PUBLIC INSTALL 6 X 4 CURB INLET N 997493.9804 E 2842102.2912

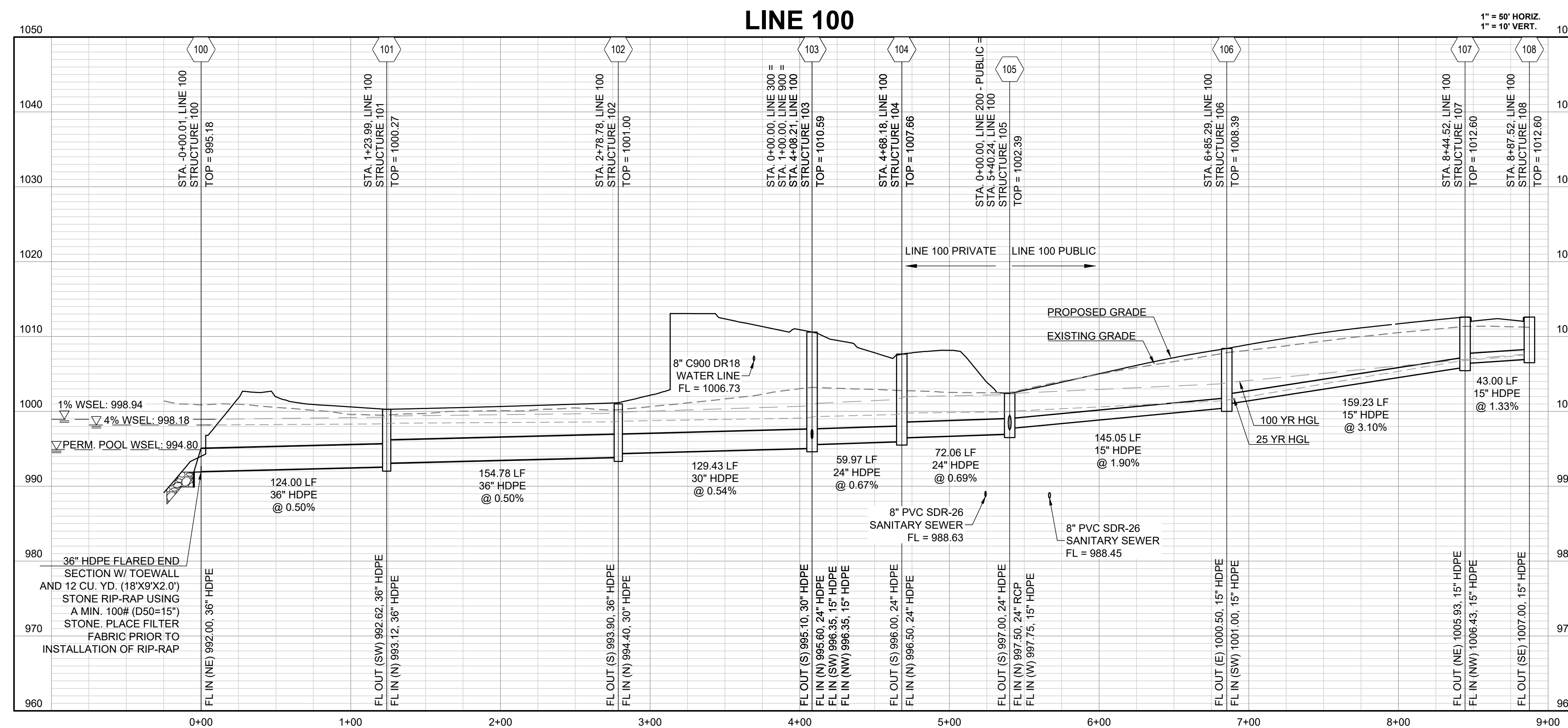


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PREPARED BY:  
  
06.12.2023

SCHLAGEL & ASSOCIATES, P.A.

RESIDENCES AT BLACKWELL  
FINAL DEVELOPMENT PLAN  
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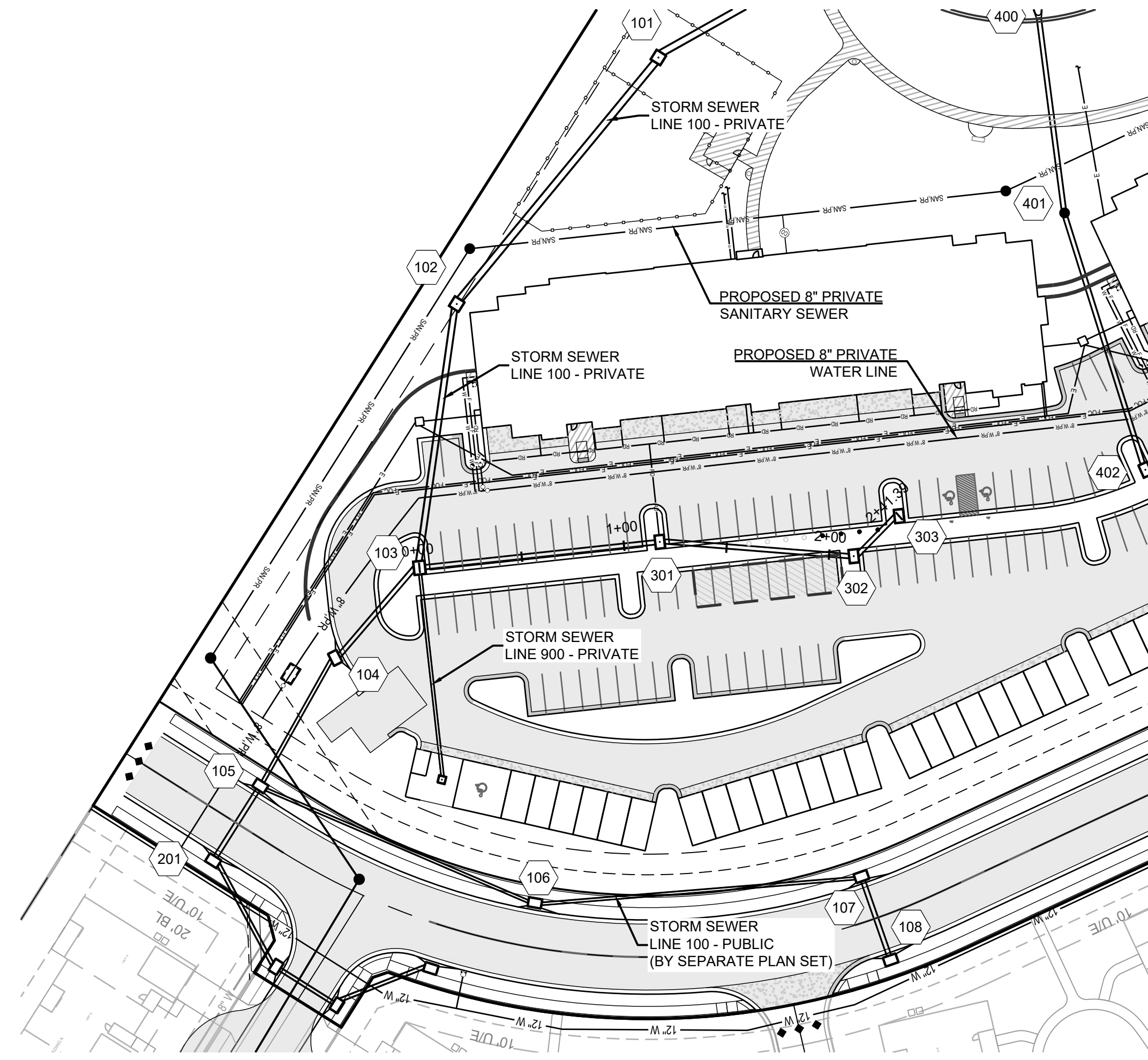


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Lee's Summit, Missouri  
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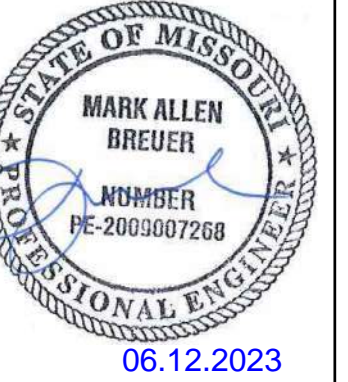
STORM SEWER  
LINE 100

SHEET  
**C402**



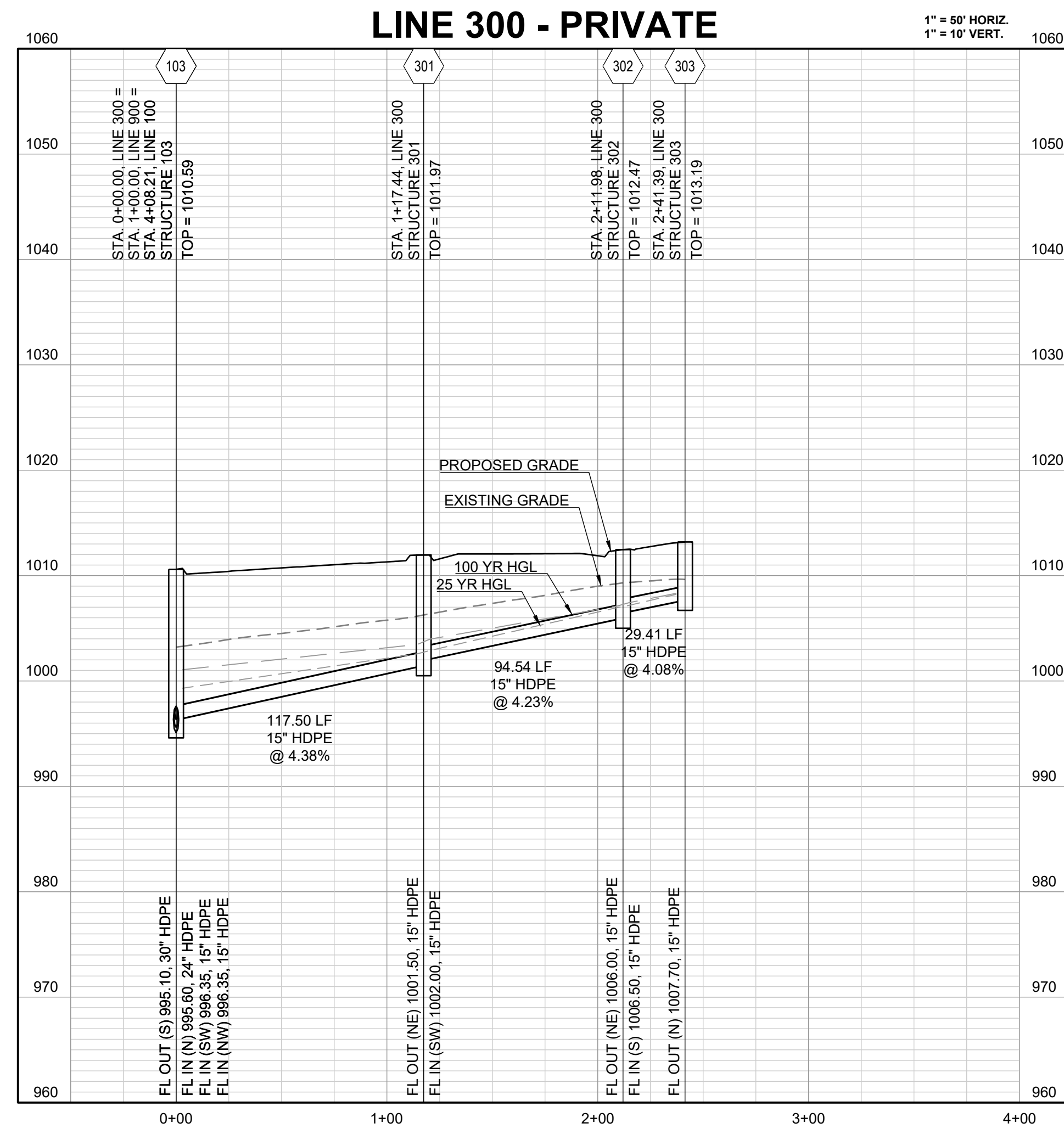
Storm Sewer Construction Notes	
Structure	Notes
301	STA 1+17.44, LINE 300 INSTALL 6 X 4 CURB INLET N 997258.8225 E 2842109.5806
302	STA 2+11.98, LINE 300 INSTALL 6 X 4 CURB INLET N 997217.6979 E 2842024.4527
303	STA 2+41.39, LINE 300 INSTALL 6 X 4 CURB INLET N 997189.8142 E 2842015.0986

PREPARED BY:



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RESIDENCES AT BLACKWELL  
 FINAL DEVELOPMENT PLAN  
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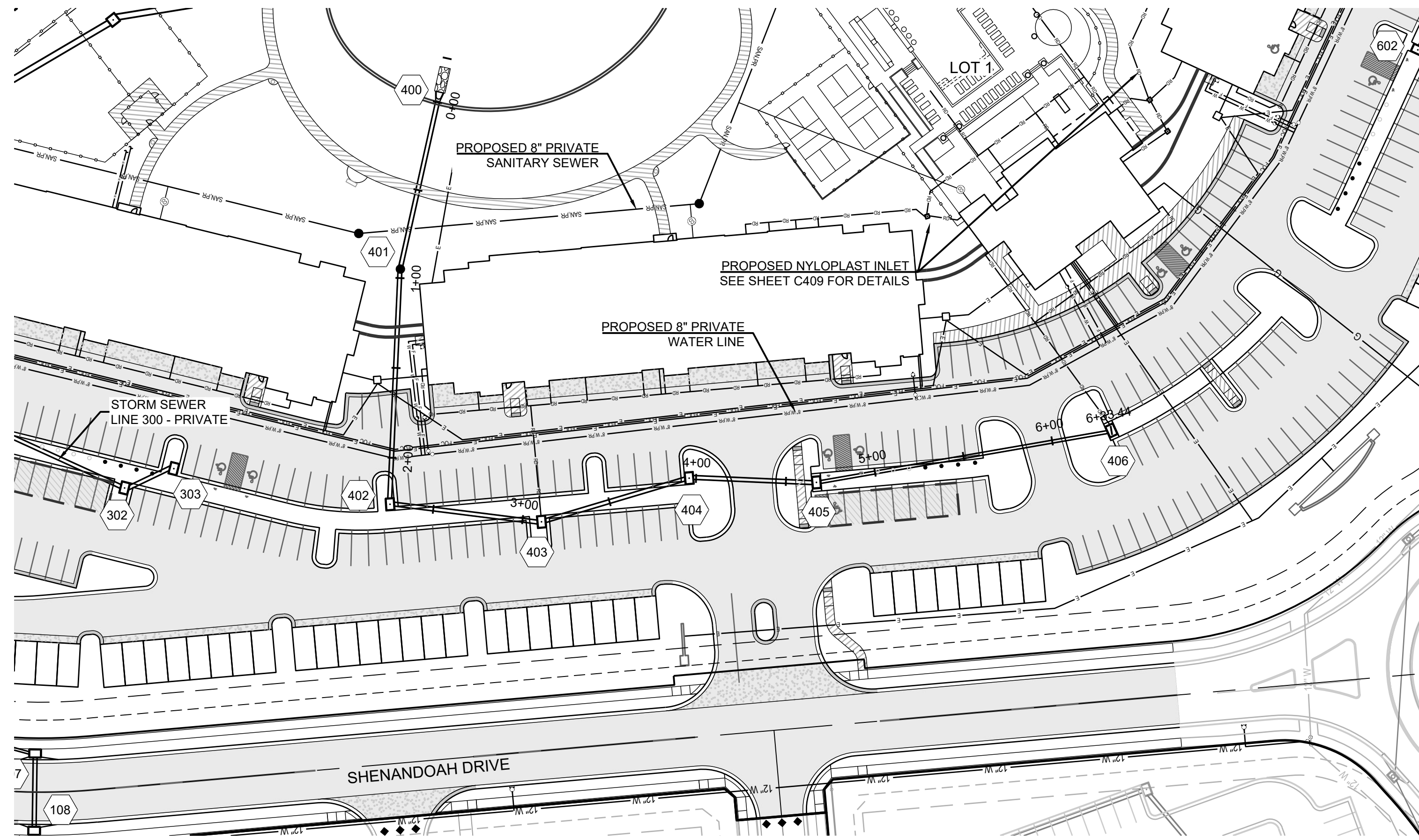


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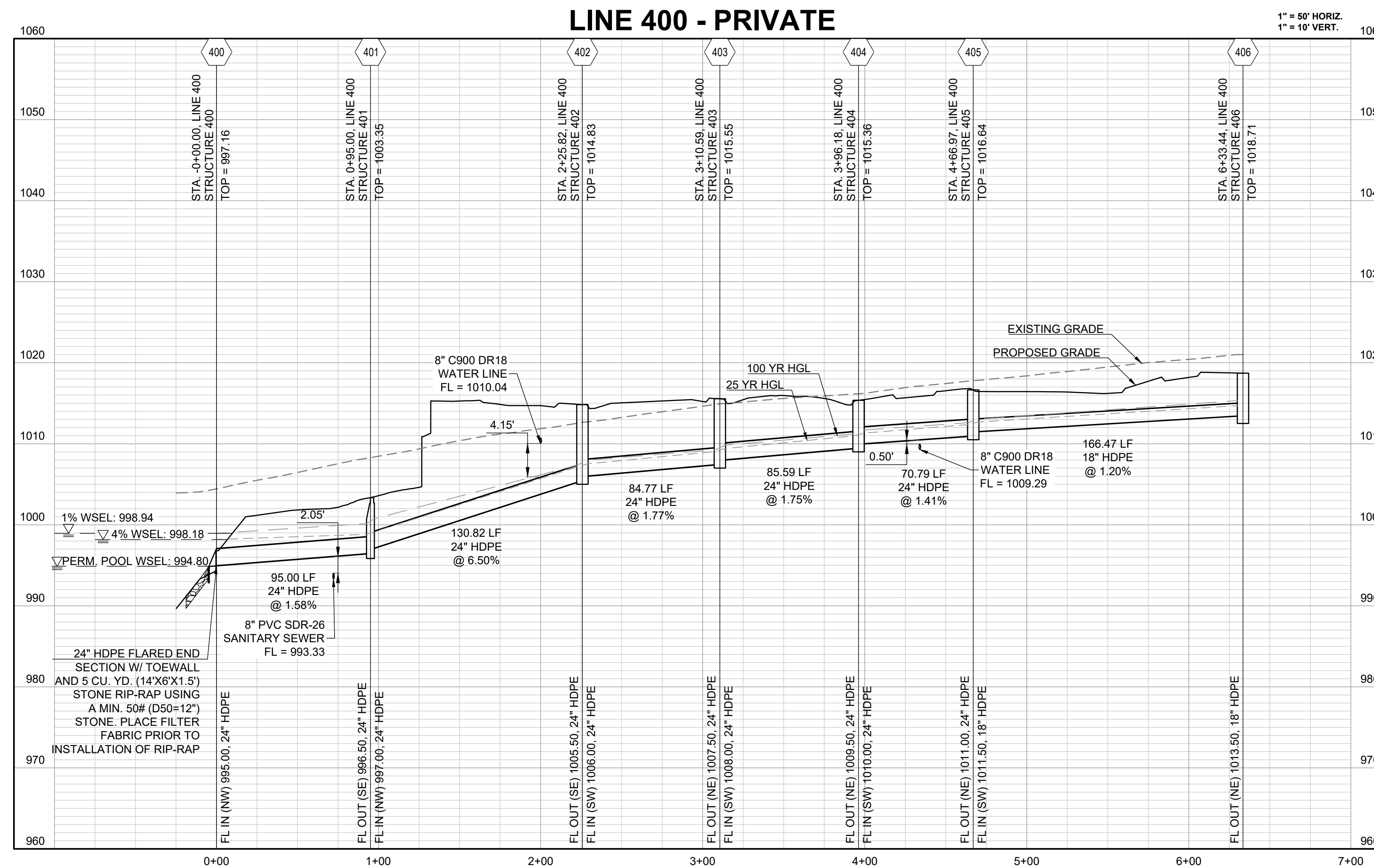
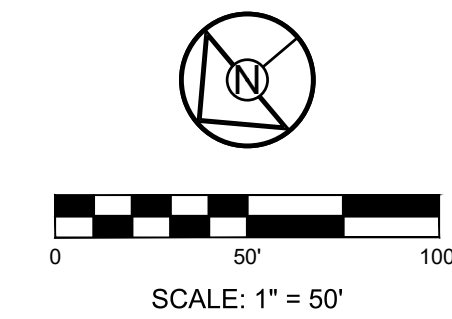
REVISION DATE	DESCRIPTION
01/23/2023	PER CITY COMMENTS
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04/28/2023	PER CITY COMMENTS
06/12/2023	PER CITY COMMENTS

STORM SEWER  
 LINE 300

SHEET  
**C403**



Storm Sewer Construction Notes	
Structure	Notes
400	STA 0+00.00, LINE 400 INSTALL 24" HDPE FLARED END SECTION W/ TOEWALL AND 5 CU. YD. (14'X6'X1.5') STONE RIP-RAP USING A MIN. 50# (D50=12") STONE. PLACE FILTER FABRIC PRIOR TO INSTALLATION OF RIP-RAP N 996946.6755 E 2842076.9140
401	STA 0+95.00, LINE 400 INSTALL STANDARD 4' DIA ECCENTRIC MANHOLE N 997022.0637 E 2842019.1072
402	STA 2+25.82, LINE 400 INSTALL 6 X 4 CURB INLET N 997110.4795 E 2841922.6841
403	STA 3+10.59, LINE 400 INSTALL 6 X 4 CURB INLET N 997052.2404 E 2841861.0868
404	STA 3+96.18, LINE 400 INSTALL 6 X 4 CURB INLET N 996973.7770 E 2841826.9058
405	STA 4+66.97, LINE 400 INSTALL 6 X 4 CURB INLET N 996921.0799 E 2841779.6358
406	STA 6+33.44, LINE 400 INSTALL 6 X 4 CURB INLET N 996776.9387 E 2841696.3656

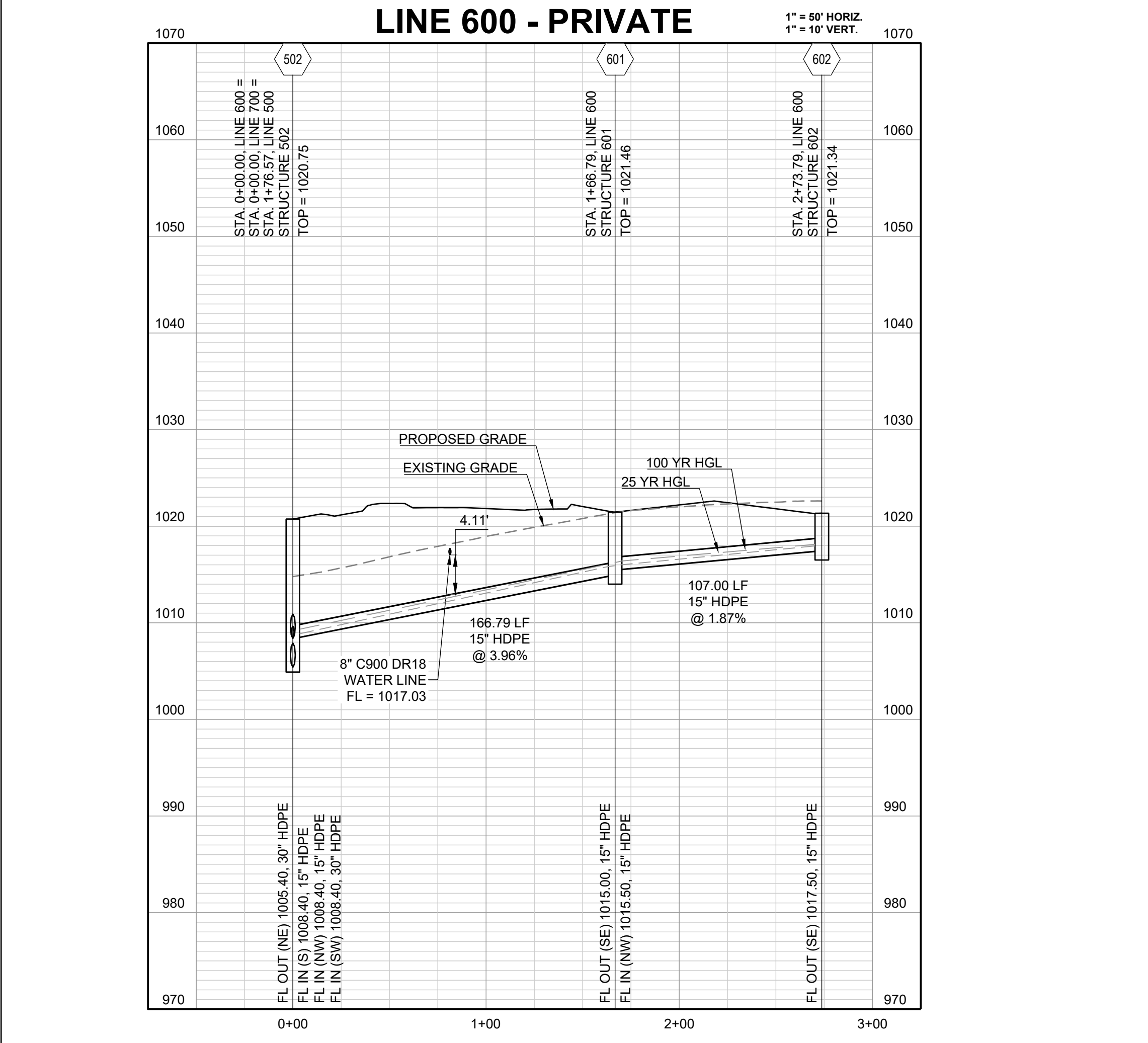
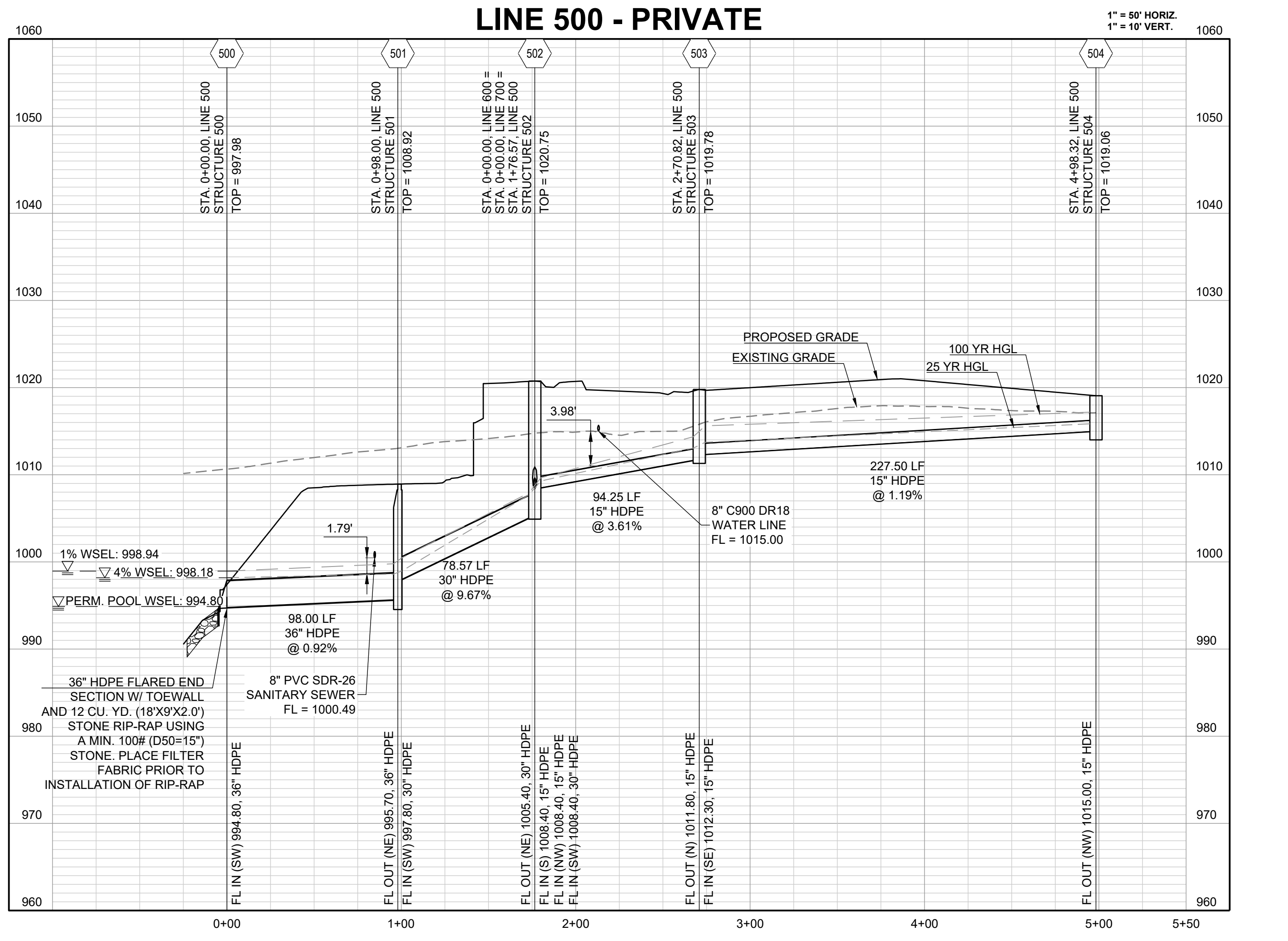
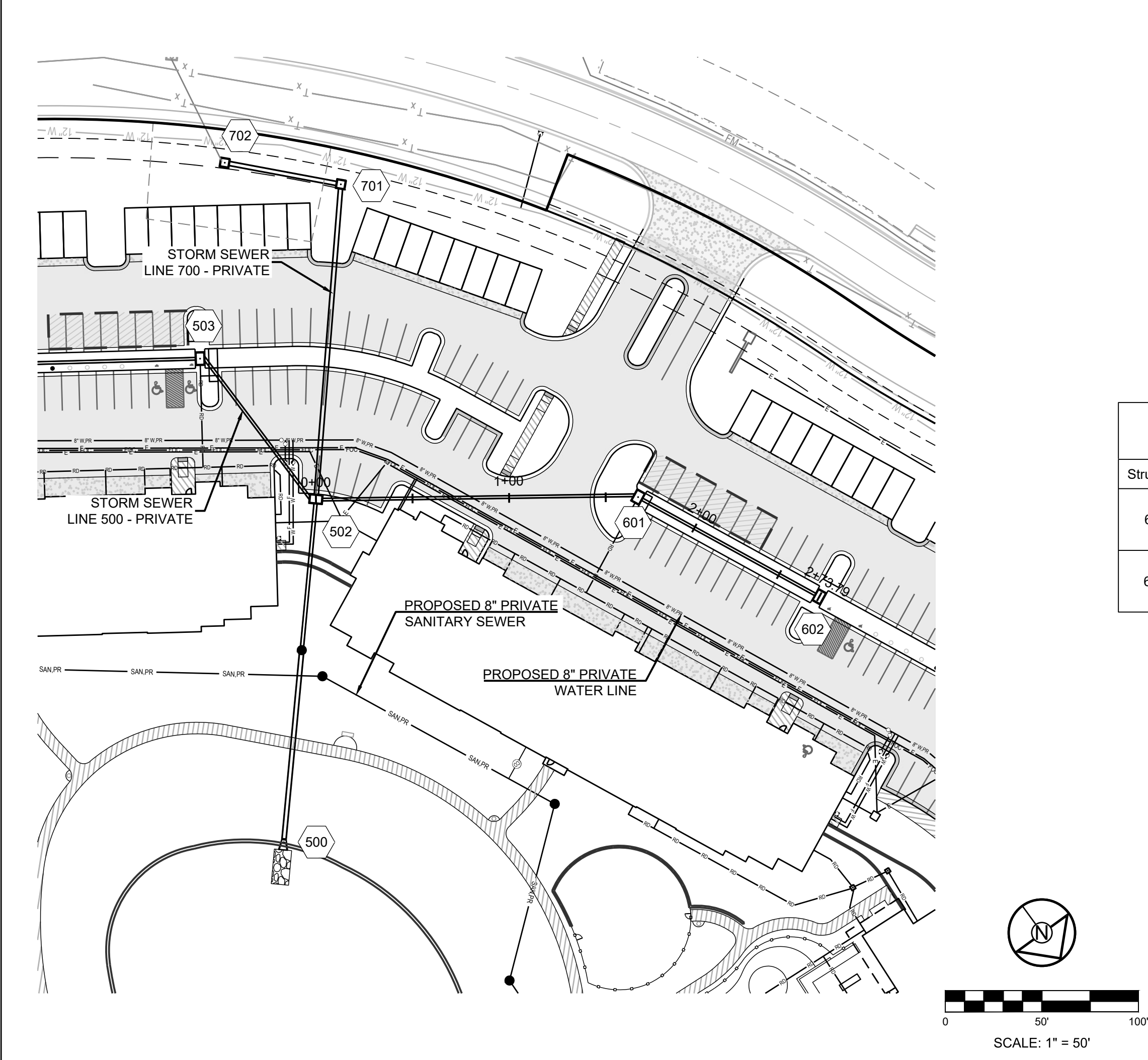
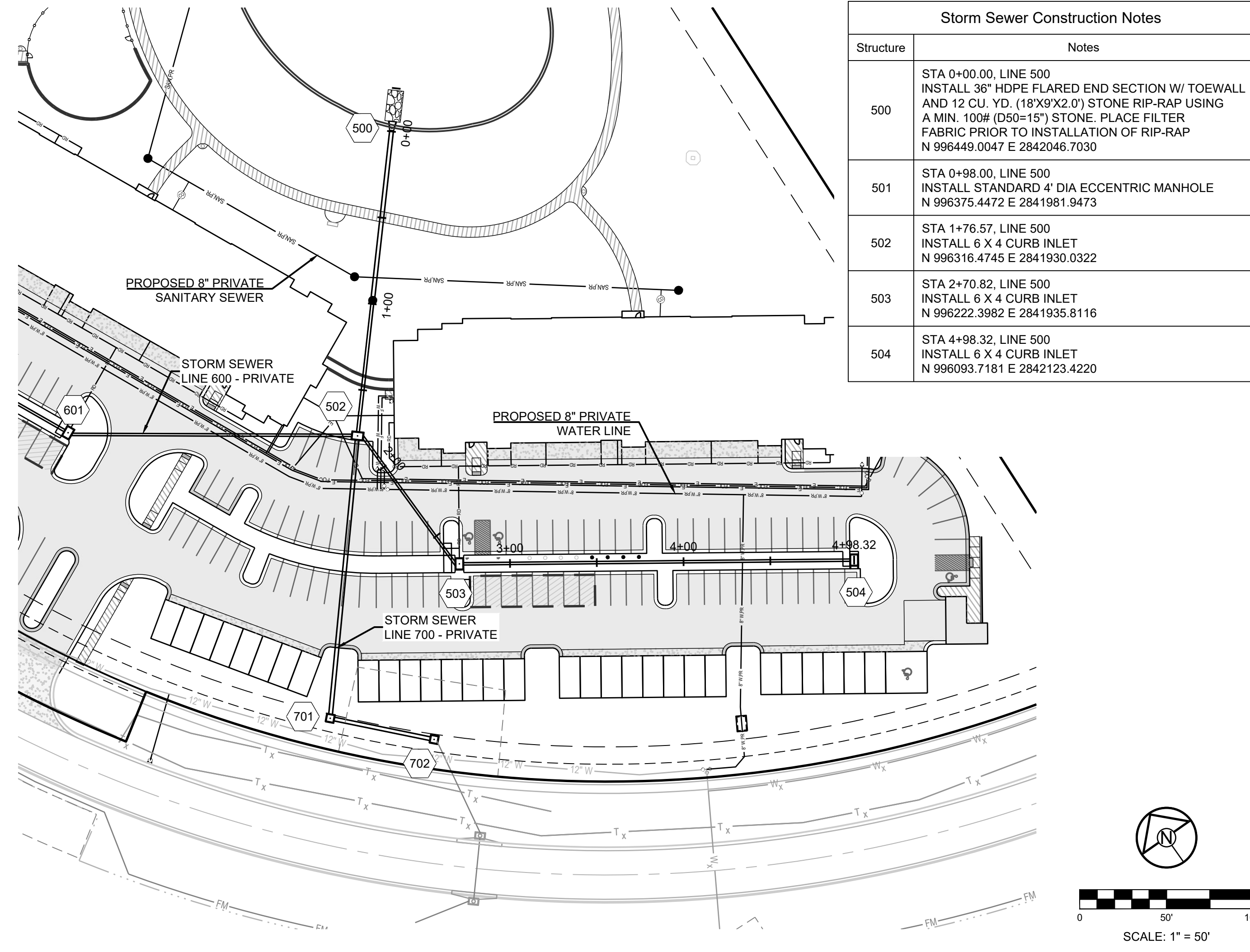


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26/2023	DATE PREPARED
22-102	PROJ. NUMBER

STORM SEWER  
LINE 400

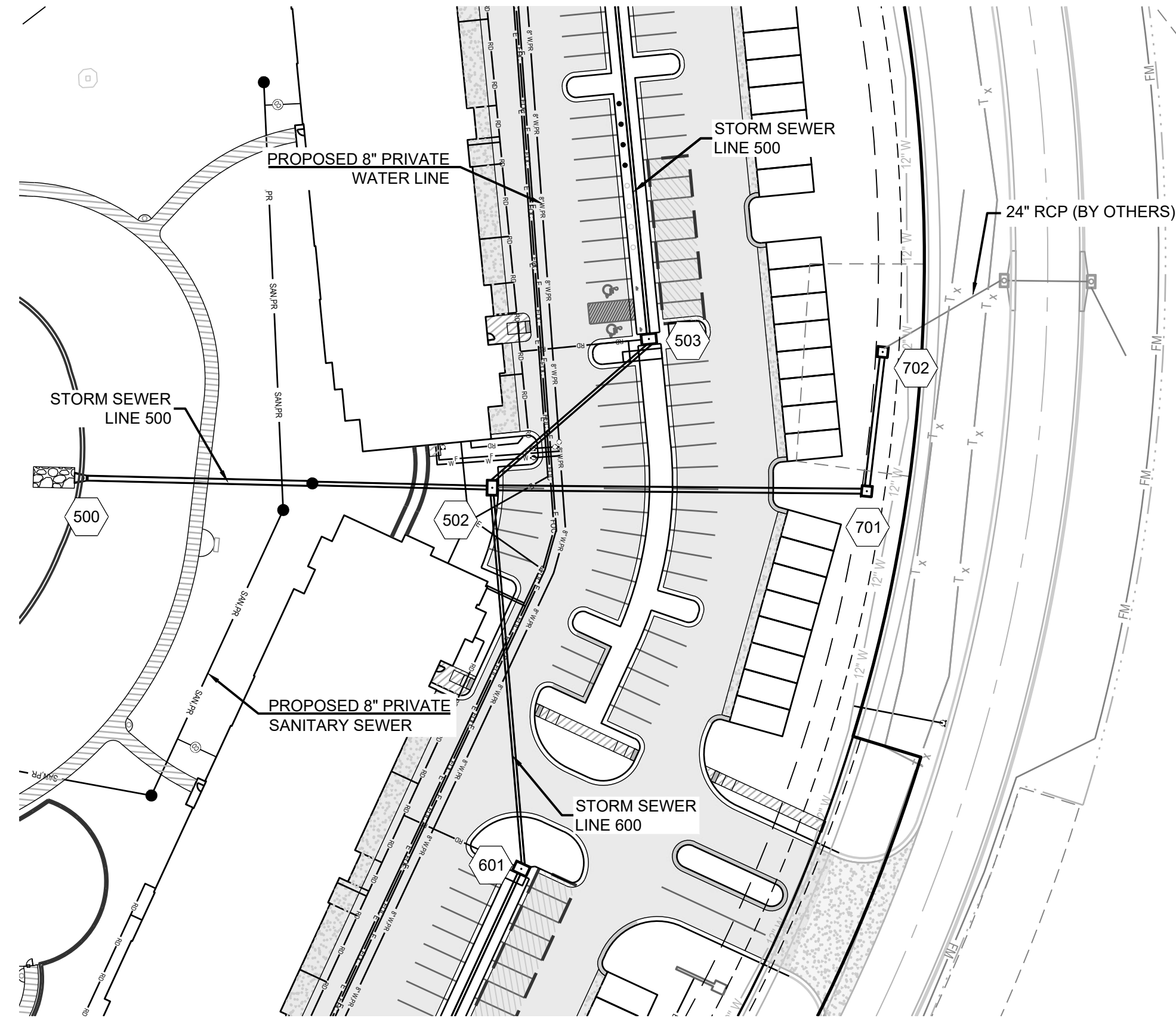
SHEET  
**C404**



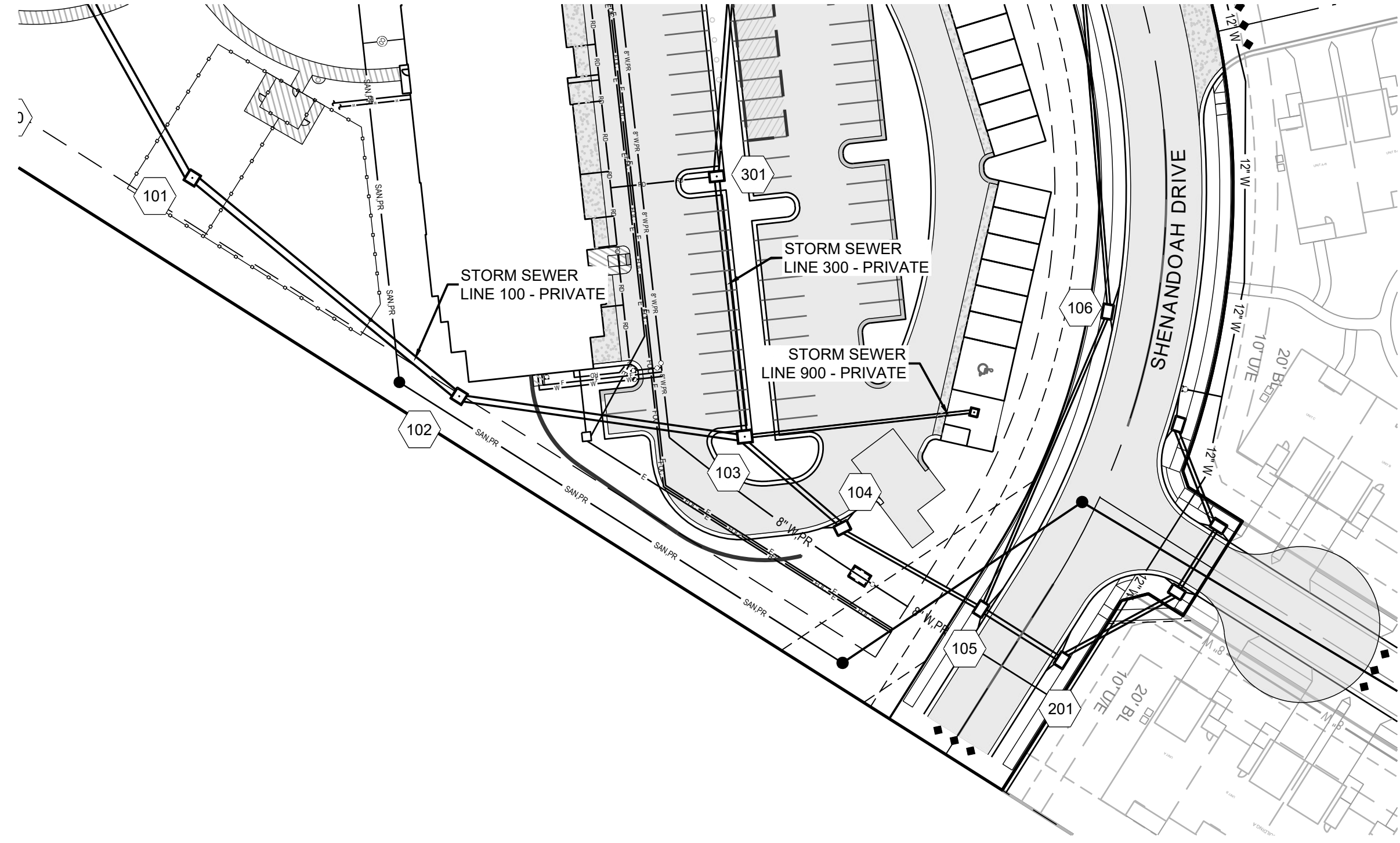
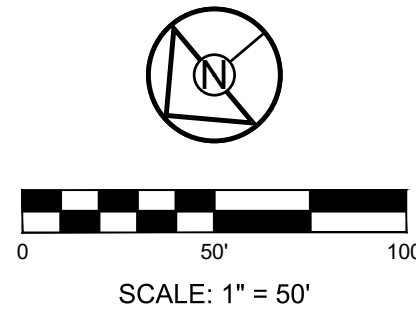
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 As Noted on Plan Review  
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 Lee's Summit, Missouri  
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04/28/2023	PER CITY COMMENTS
06/12/2023	PER CITY COMMENTS
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22-102	PROJ. NUMBER

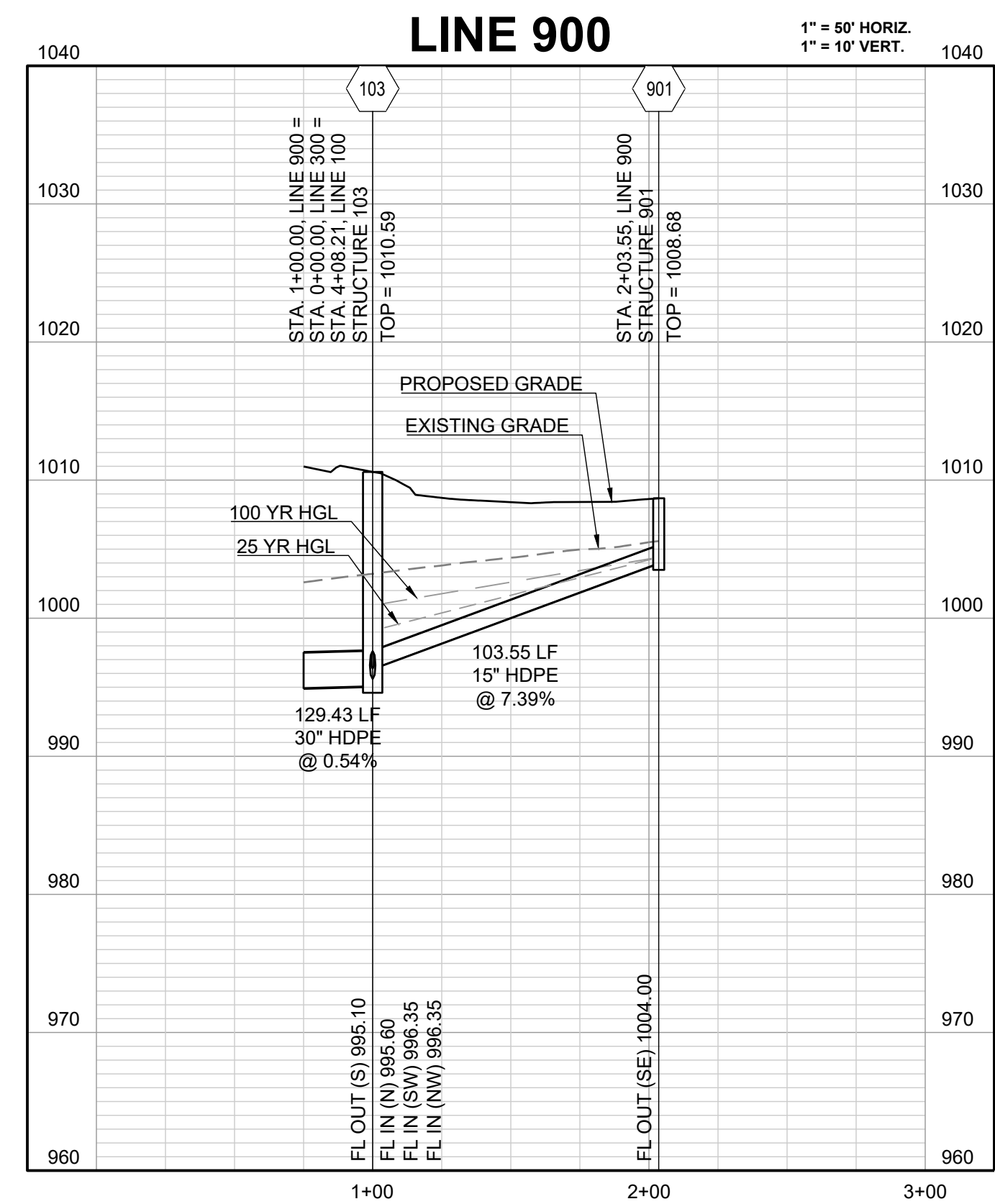
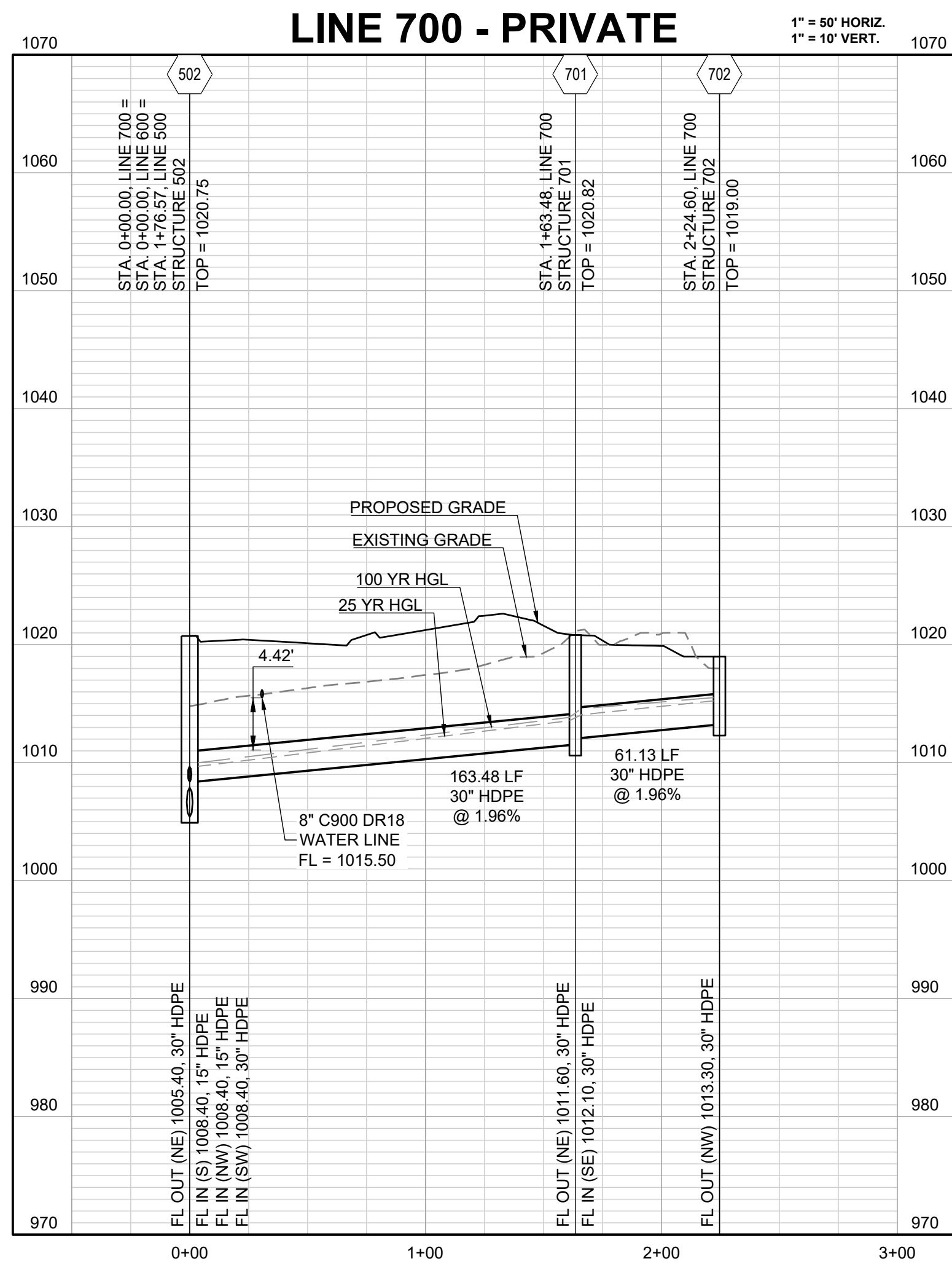
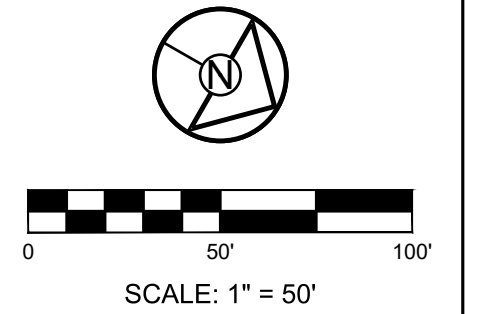
STORM SEWER  
 LINES 500 & 600



Storm Sewer Construction Notes	
Structure	Notes
701	STA 1+63.48, LINE 700 INSTALL 4 X 4 AREA INLET N 996192.2134 E 2841823.8047
702	STA 2+24.60, LINE 700 INSTALL 4 X 4 AREA INLET N 996147.8564 E 2841865.8612

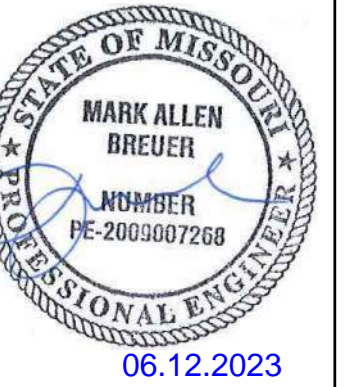


Storm Sewer Construction Notes	
Structure	Notes
901	STA 2+03.55, LINE 900 INSTALL 3 X 3 GRATE INLET N 997411.8528 E 2842143.5436



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Lee's Summit, Missouri  
06/19/2023

PREPARED BY:



06.12.2023

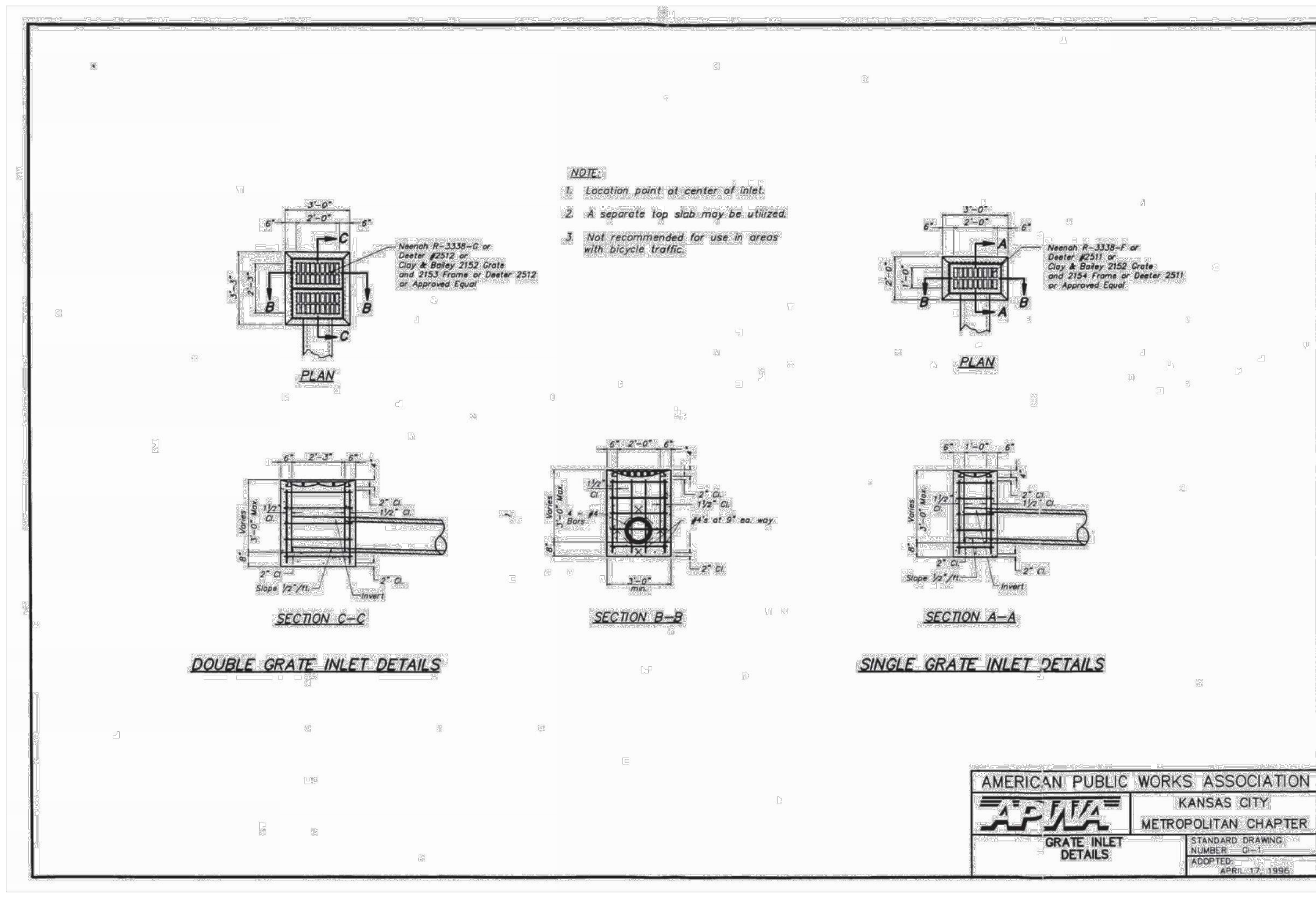
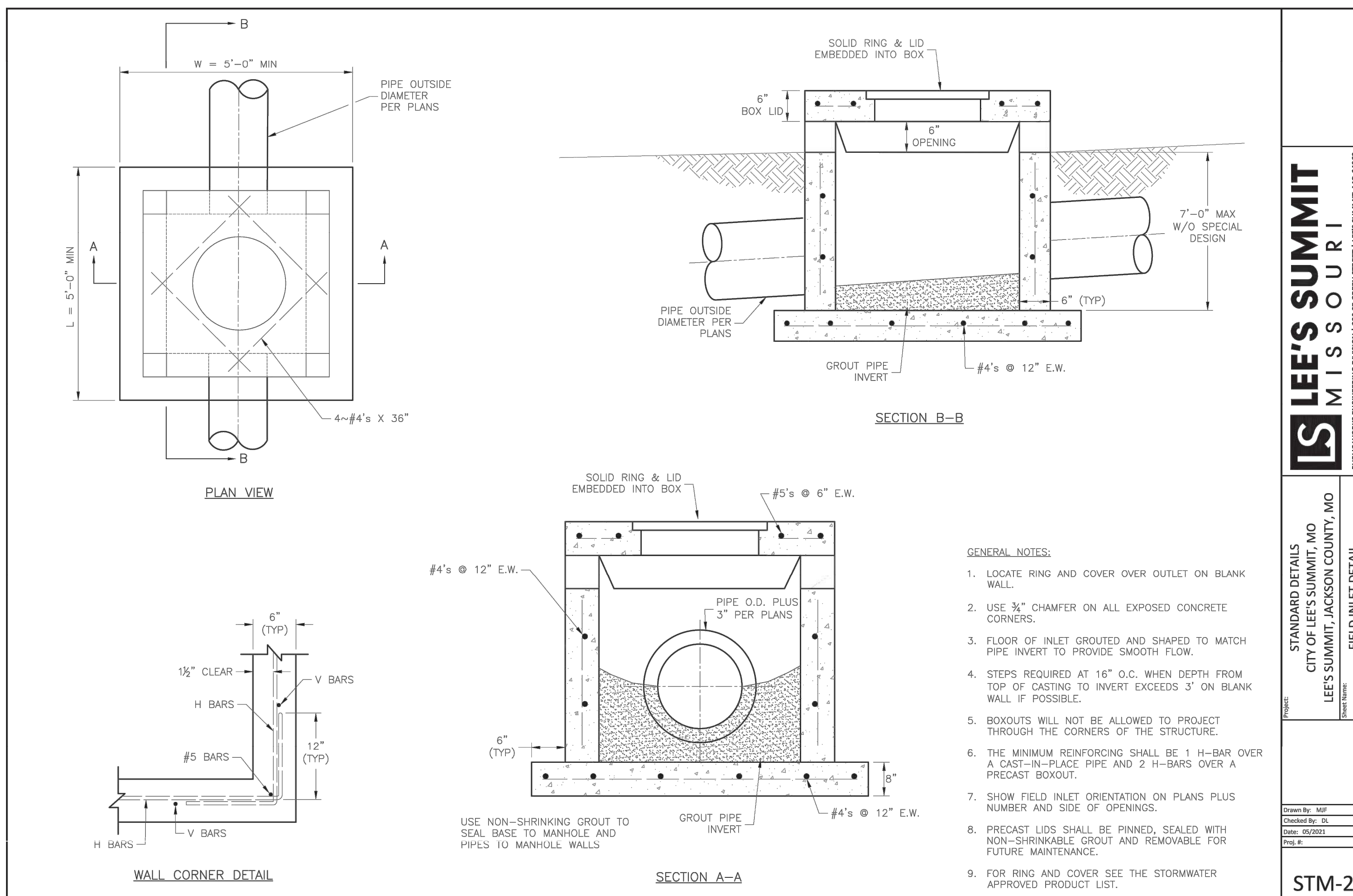
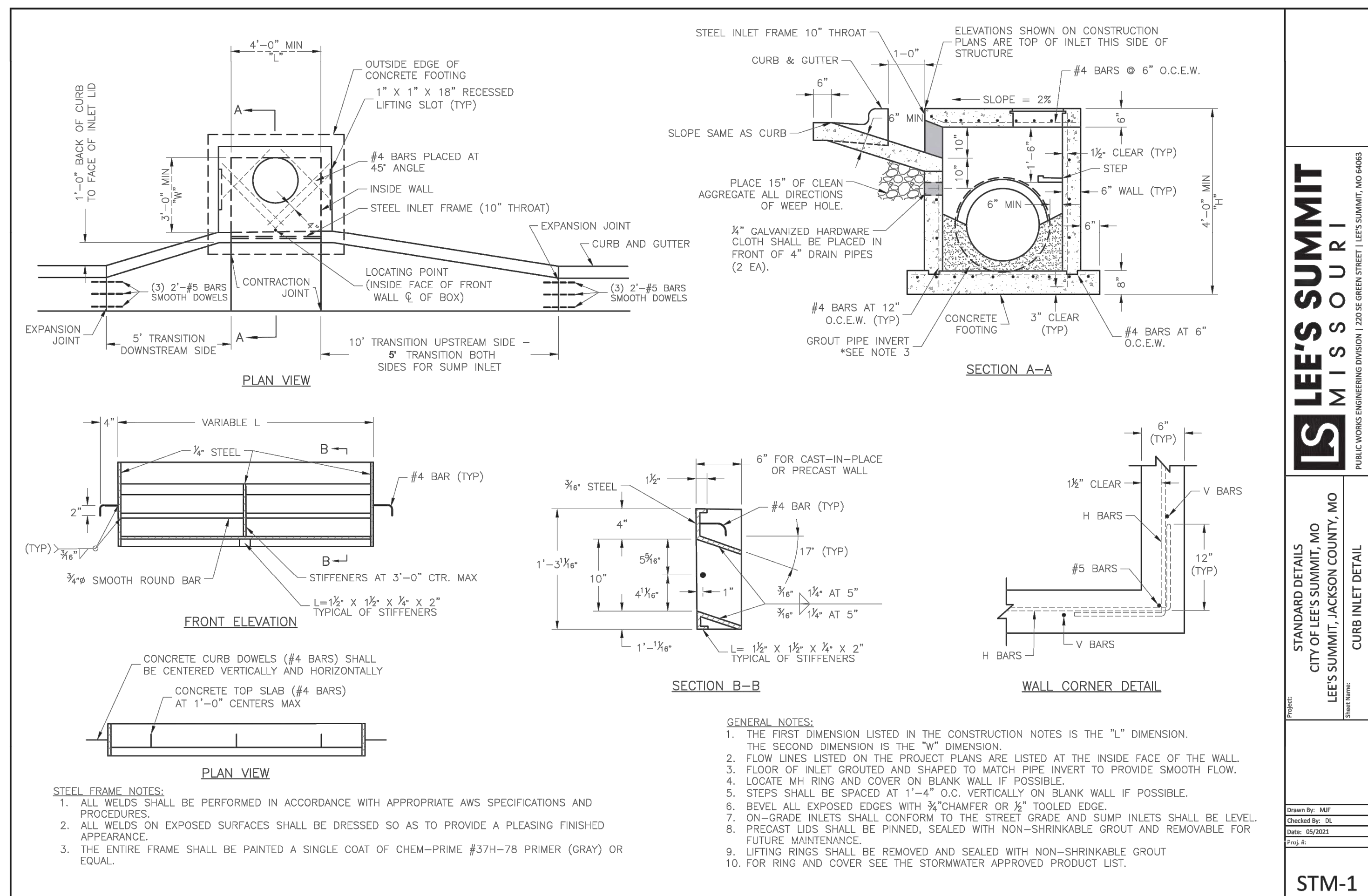
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RESIDENCES AT BLACKWELL  
FINAL DEVELOPMENT PLAN  
HERITAGE STREET LEE'S SUMMIT, MO

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06/12/2023	PER CITY COMMENTS

STORM SEWER  
LINES 700 & 900

SHEET  
**C406**

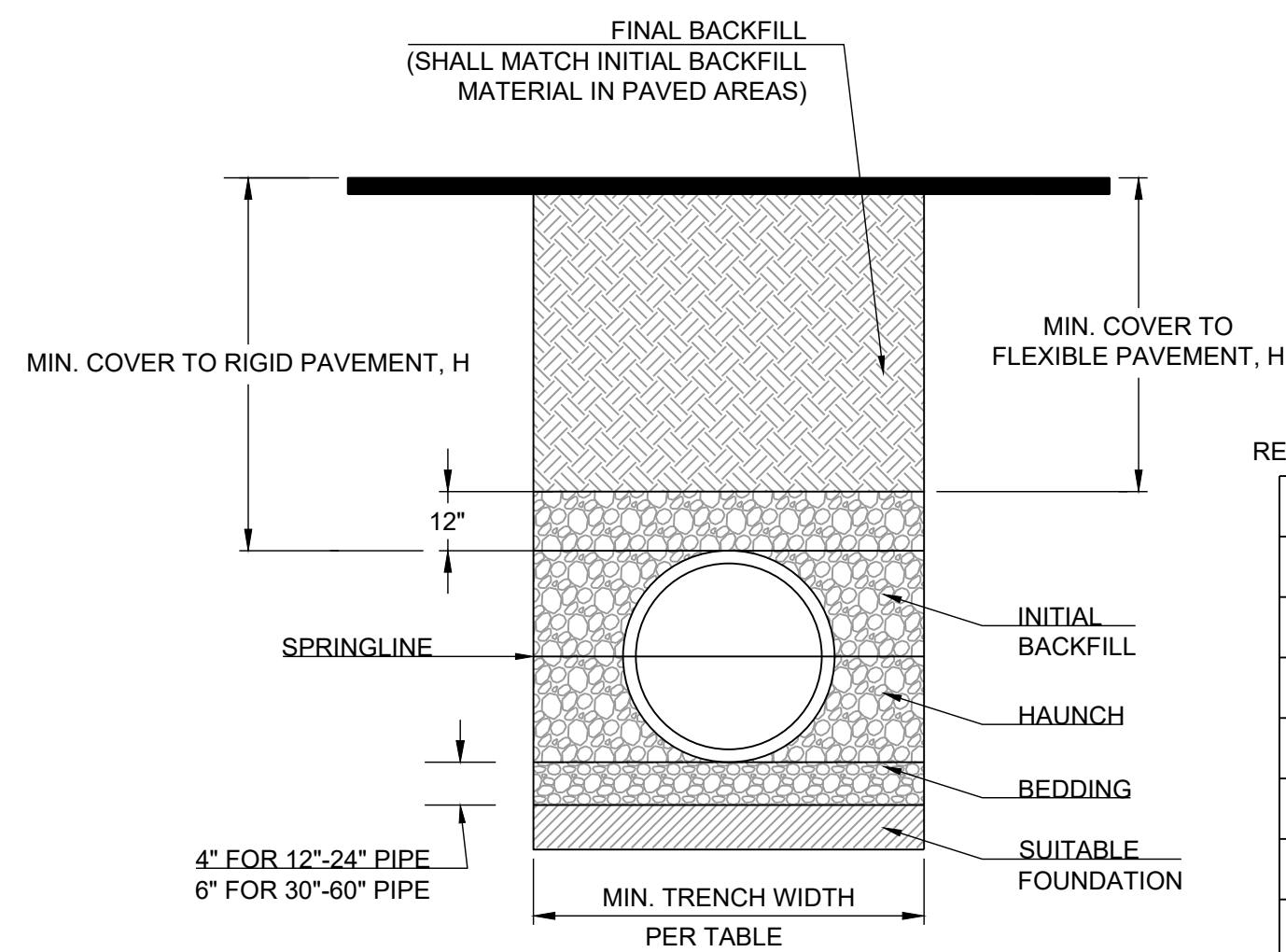


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04/28/2023	PER CITY COMMENTS
06/12/2023	PER CITY COMMENTS

DRAWN BY: TRC  
CHECKED BY: MAB  
DATE PREPARED: 2/5/2023  
PROJ. NUMBER: 22-102

STORM DETAILS

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As Noted on This Review  
Development Services Department  
Lee's Summit, Missouri  
06/19/2023



RECOMMENDED MINIMUM TRENCH WIDTHS

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

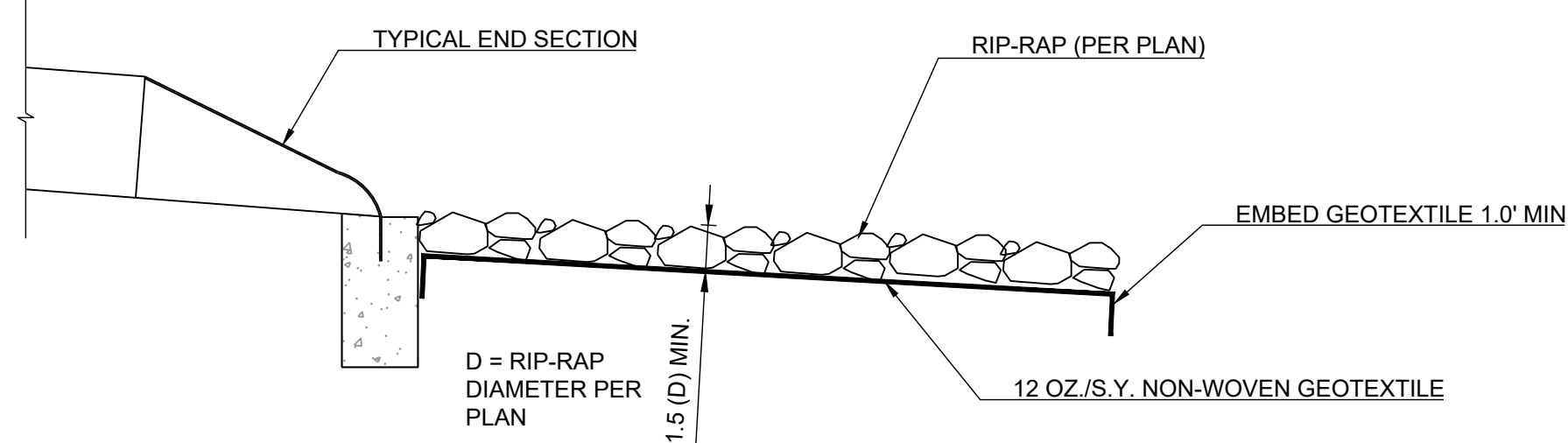
MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS SURFACE LIVE LOADING CONDITION

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

\* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER

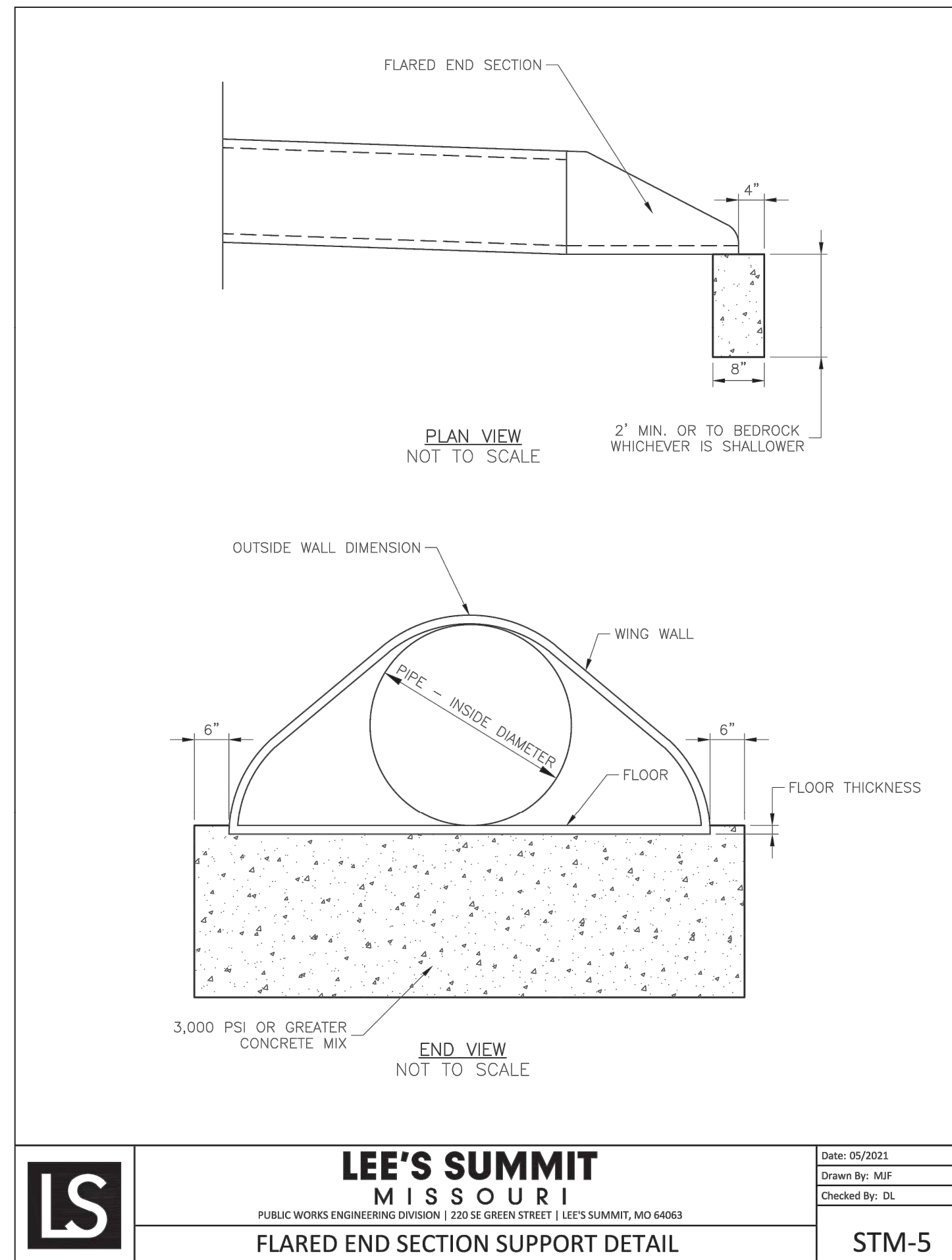
NOTES:

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



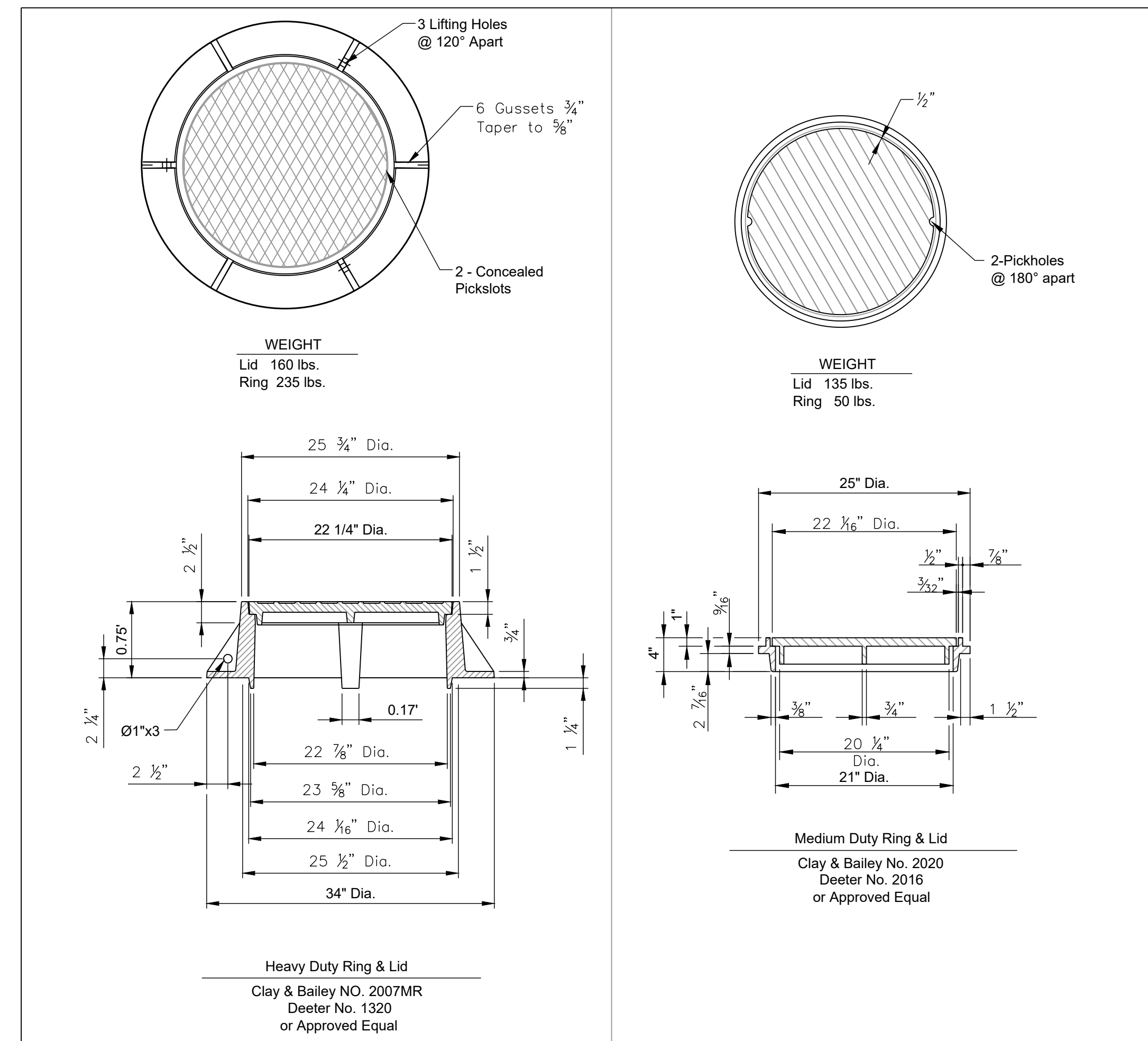
RIP-RAP AT OUTLET

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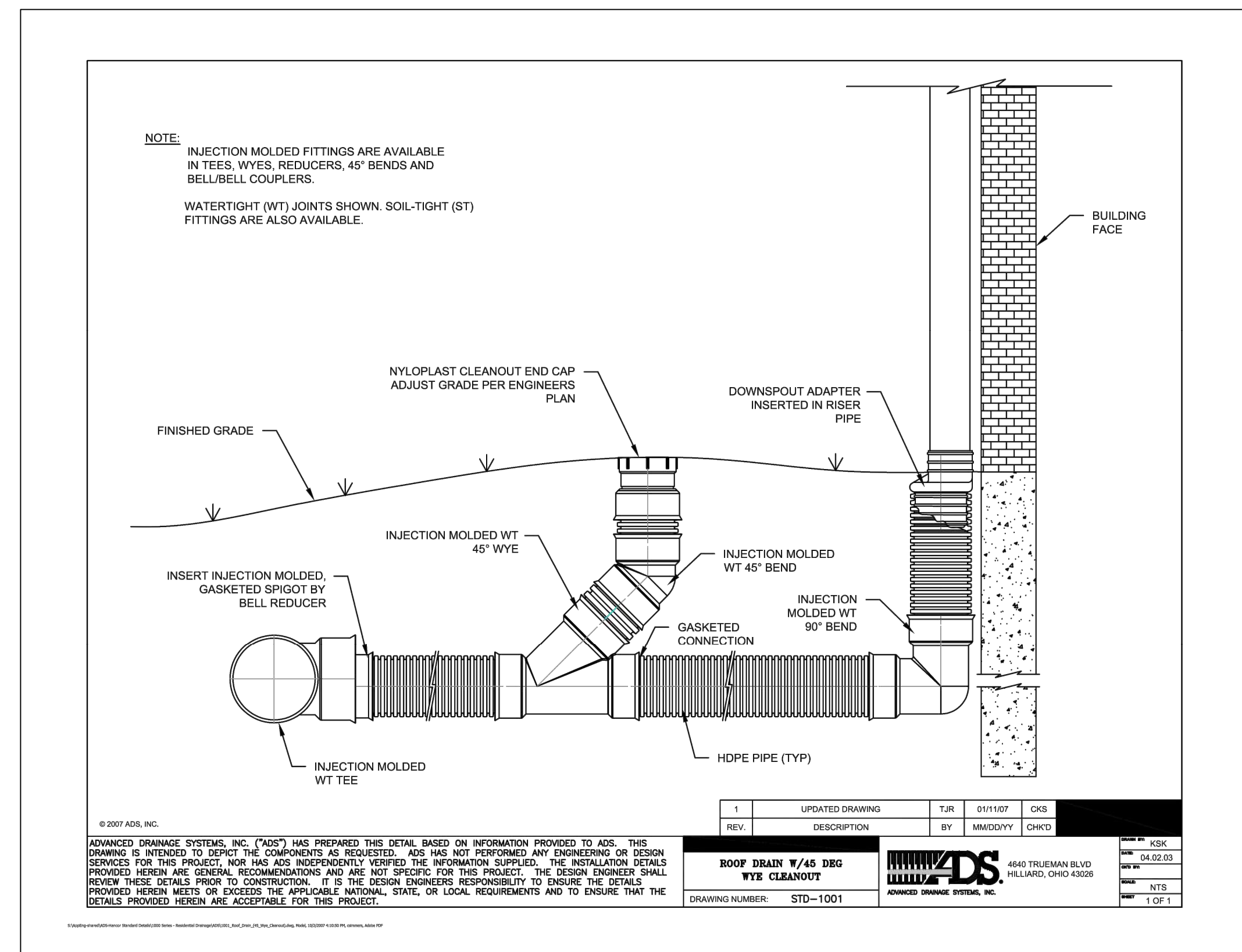


LEE'S SUMMIT MISSOURI  
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64083

Date: 05/2021  
Drawn By: MEF  
Checked By: DL  
STM-5



MANHOLE RING AND COVER



REV.	DESCRIPTION	TJR	DATE	CHK
1	UPDATED DRAWING	TJR	01/11/2023	CHK
2	DESCRIPTION	BY	MM/DD/YY	CHK

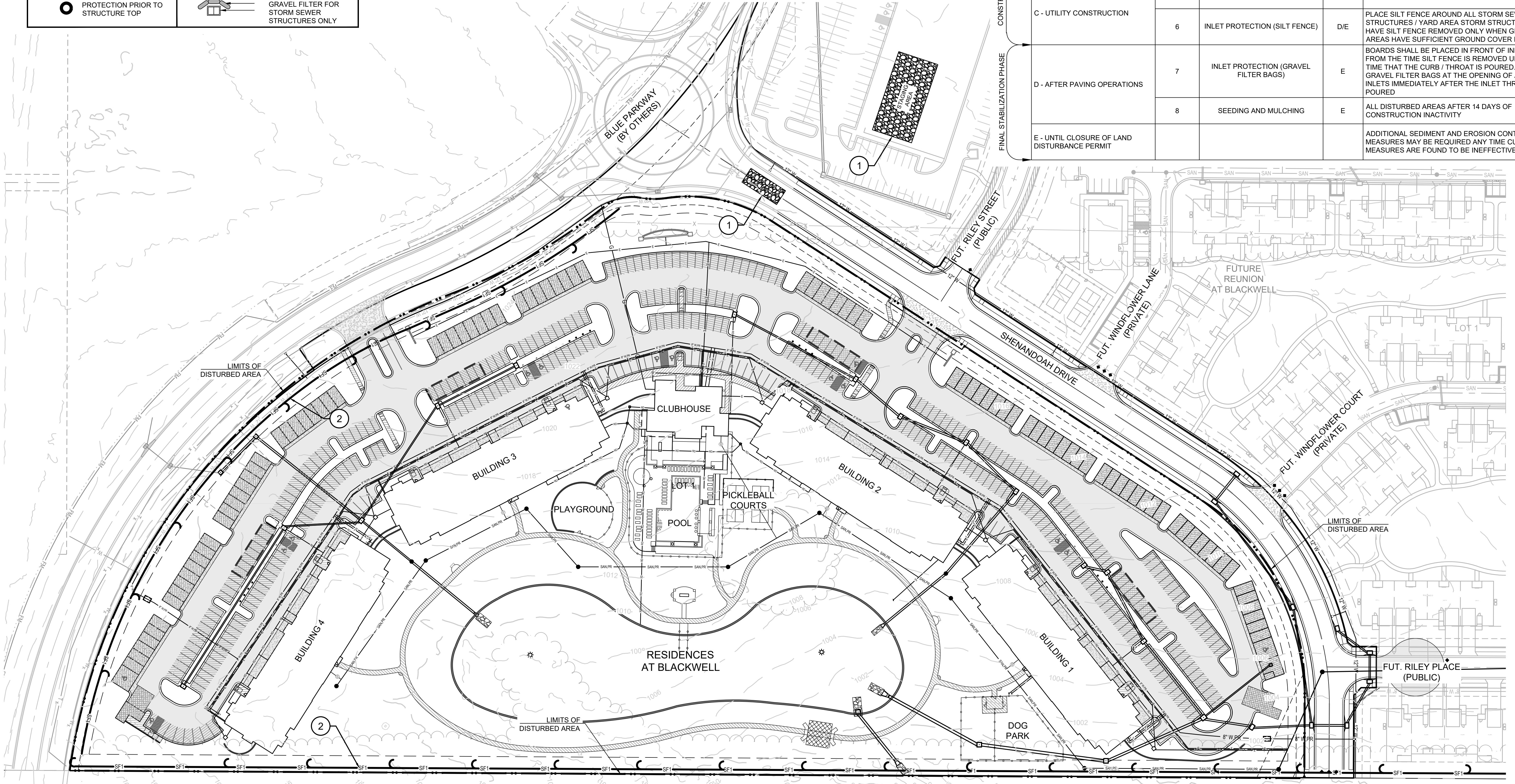
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06/12/2023	PER CITY COMMENTS	
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22-102	PROJ. NUMBER	

STORM DETAILS



LEGEND	
	TEMP. CONSTRUCTION ENTRANCE AND STAGING AREA
	CONCRETE WASHOUT AREA
	SILT FOAM DIKE - STAKED & INSTALL PER MFR'S RECOMMENDATIONS
	BMP PLAN REF. NO.
	SILT FENCE FOR INLET PROTECTION PRIOR TO STRUCTURE TOP
	SUPER SEDIMENT SILT FENCE (PRIOR TO LAND DISTURBANCE)
	SILT FENCE (PRIOR TO LAND DISTURBANCE)
	SILT FENCE (DURING CONSTRUCTION)
	LIMITS OF DISTURBANCE
	EXISTING CONTOURS
	PROPOSED CONTOURS
	GRAVEL FILTER FOR STORM SEWER STRUCTURES ONLY

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



**DISTURBED AREA = 16.98 A.C.**

**SITE SPECIFIC NOTES:**

- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.
- THERE ARE NO WETLANDS, NATURAL OR ARTIFICIAL WATER STORAGE DETENTION AREAS IN THE PROJECT AREA.
- NO PART OF THE PROJECT LIES WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBERS 29095C0441G, 29095C0445G, 29095C0437G AND 29095C0439G DATED JANUARY 20TH, 2017.

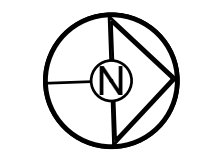
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED ACCORDING TO THE BMP STAGING CHART.
- ADDITIONAL EROSION CONTROL MAY BE REQUIRED BY THE CITY ENGINEER AT ANY TIME EXISTING MEASURES ARE FOUND TO BE INEFFECTIVE OR PROBLEMATIC AREAS ARE NOTED IN THE FIELD.
- STABILIZATION OF DISTURBED AREAS MUST, AT A MINIMUM, BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING, OR OTHER SOIL DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. THE DISTURBED AREAS

- SHALL BE PROTECTED FROM EROSION BY STABILIZING THE AREA WITH MULCH OR OTHER SIMILARLY EFFECTIVE SOIL STABILIZING BMPs. INITIAL STABILIZATION ACTIVITIES MUST BE COMPLETED WITHIN 14 DAYS AFTER SOIL DISTURBING ACTIVITIES CEASE.
- ALL PERIMETER SILT FENCE, EARTH DIKES, SEDIMENT BASINS, AND ROCK CONSTRUCTION ENTRANCES WILL BE INSTALLED BEFORE GRADING OPERATIONS BEGIN.
- SILT FENCE AND EARTH DIKES THAT ARE PLACED BEFORE GRADING BEGINS WILL BE MAINTAINED BY THE GRADING CONTRACTOR.
- AREAS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE SODDED IMMEDIATELY AFTER CONSTRUCTION IS COMPLETE.

**NOTES:**

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

RELEASED FOR CONSTRUCTION  
As Noted to Plan Review  
Development Services Department  
Lee's Summit, Missouri  
06/12/2023



0 60' 120'  
SCALE: 1" = 60'

**SCHLAGEL**  
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS  
14920 West 107th Street • Lenexa, Kansas 66215  
(913) 492-5158 • Fax: (913) 492-8400  
WWW.SCHLAGELASSOCIATES.COM  
Missouri State Certificates of Authority  
#E2002003690-F #LAC201005237 #LS200200869-F

PREPARED BY:  
  
06.12.2023

SCHLAGEL & ASSOCIATES, P.A.

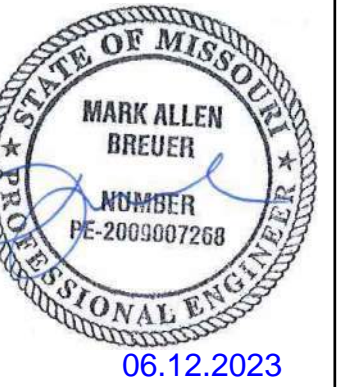
RESIDENCES AT BLACKWELL  
FINAL DEVELOPMENT PLAN  
HERITAGE STREET LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
01/23/2023	PER CITY COMMENTS
03/24/2023	PER CITY COMMENTS
04/28/2023	PER CITY COMMENTS
06/12/2023	PER CITY COMMENTS

PRE-CONSTRUCTION  
EROSION  
CONTROL PLAN

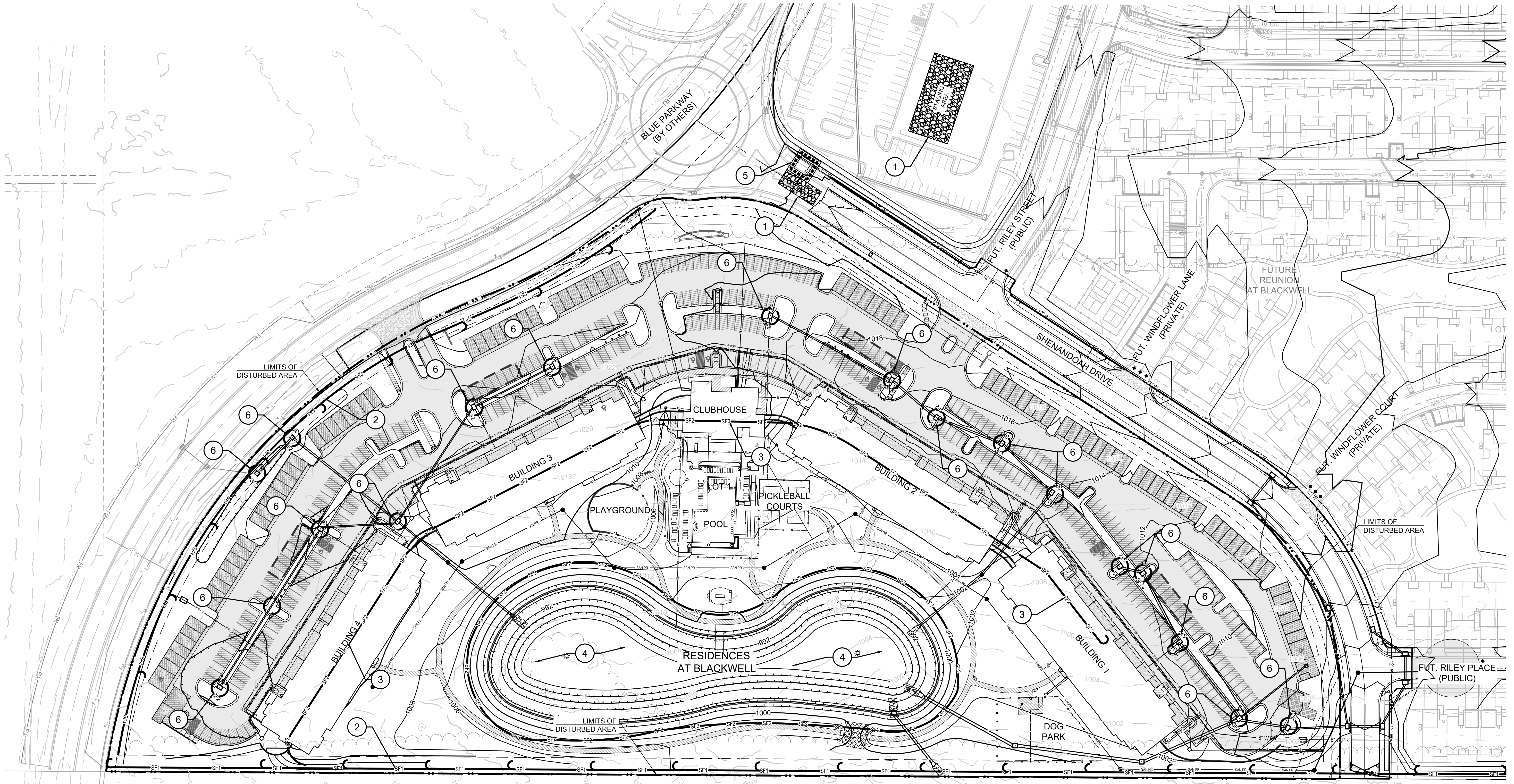
SHEET  
**C500**

PREPARED BY:



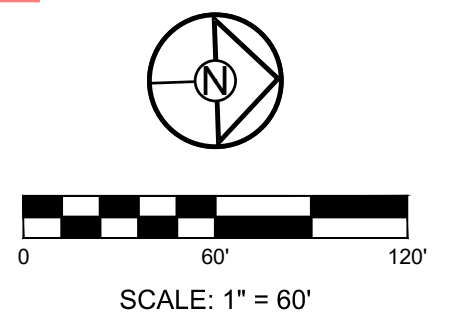
SCHLAGEL & ASSOCIATES, P.A.

RESIDENCES AT BLACKWELL  
 FINAL DEVELOPMENT PLAN  
 HERITAGE STREET LEE'S SUMMIT, MO



- NOTES:**
1. ALL CONSTRUCTION ON THIS PROJECT SHALL CONFORM TO THE CITY OF LEE'S SUMMIT TECHNICAL SPECIFICATIONS.
  2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.
  3. SEE SHEET C500 FOR EROSION CONTROL NOTES, LEGEND AND STAGING CHART.

RELEASED FOR CONSTRUCTION  
 Development Services Department  
 Lee's Summit, Missouri  
 06/19/2023

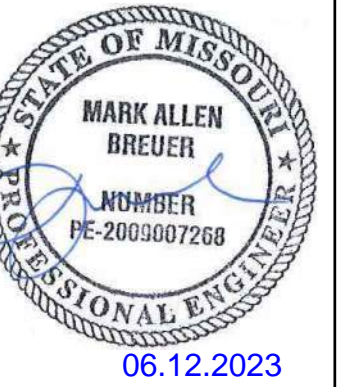


REVISION DATE	DESCRIPTION
01/23/2023	PER CITY COMMENTS
03/24/2023	PER CITY COMMENTS
04/28/2023	PER CITY COMMENTS
06/12/2023	PER CITY COMMENTS
26/2023	DATE PREPARED
22-102	PROJ. NUMBER

EROSION CONTROL PLAN

SHEET  
**C501**

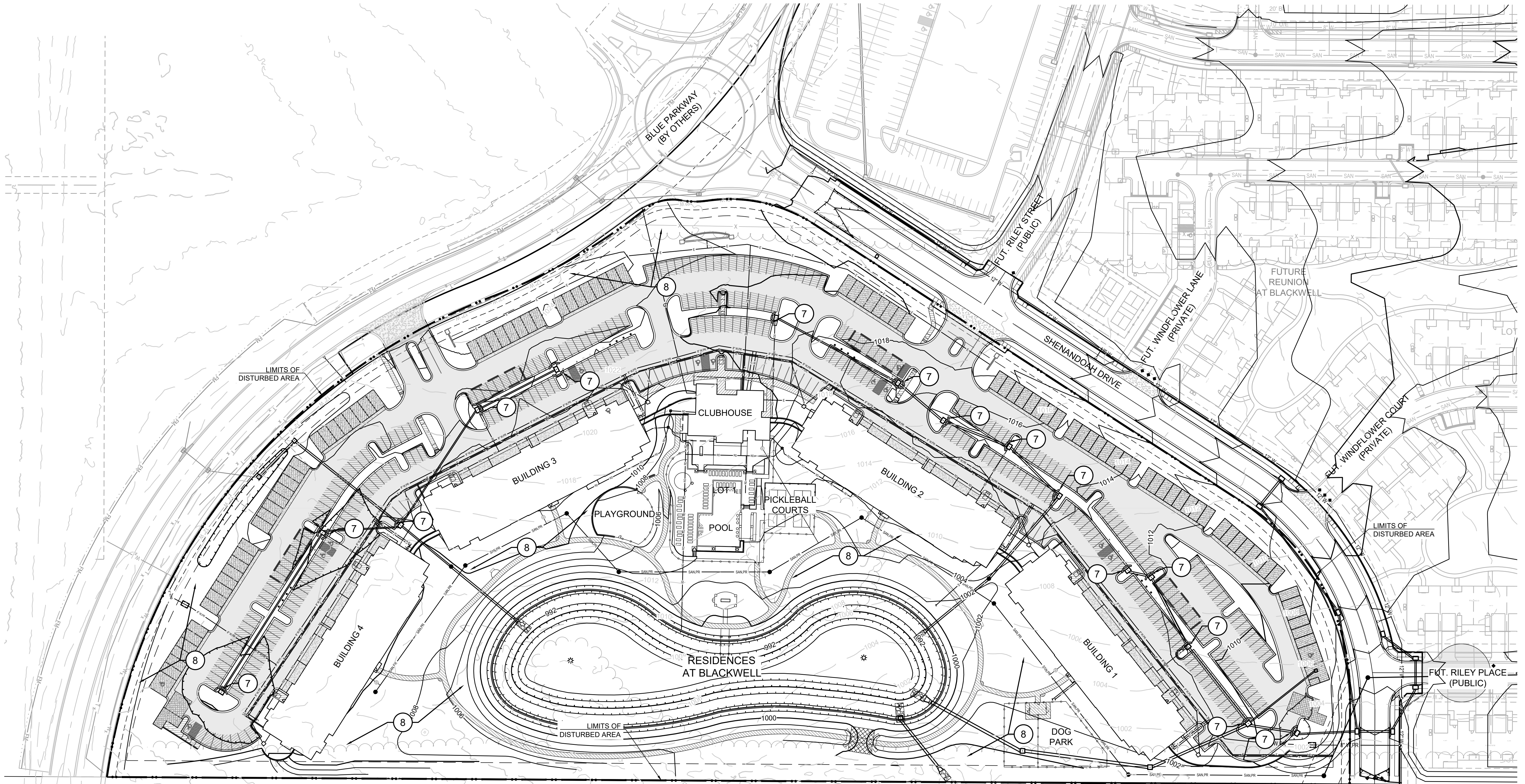
PREPARED BY:



06.12.2023

SCHLAGEL & ASSOCIATES, P.A.

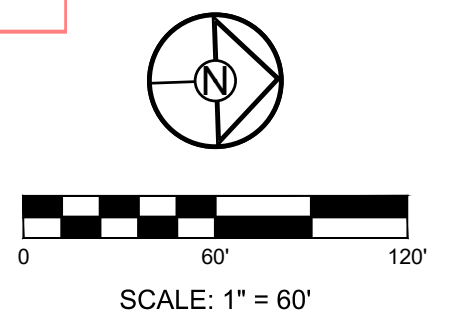
RESIDENCES AT BLACKWELL  
 FINAL DEVELOPMENT PLAN  
 HERITAGE STREET LEE'S SUMMIT, MO



NOTES:

1. ALL CONSTRUCTION ON THIS PROJECT SHALL CONFORM TO THE CITY OF LEE'S SUMMIT TECHNICAL SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.
3. SEE SHEET C500 FOR EROSION CONTROL NOTES, LEGEND AND STAGING CHART.

RELEASED FOR CONSTRUCTION  
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 Lee's Summit, Missouri  
 06/19/2023



REVISION DATE	DESCRIPTION
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06/12/2023	PER CITY COMMENTS

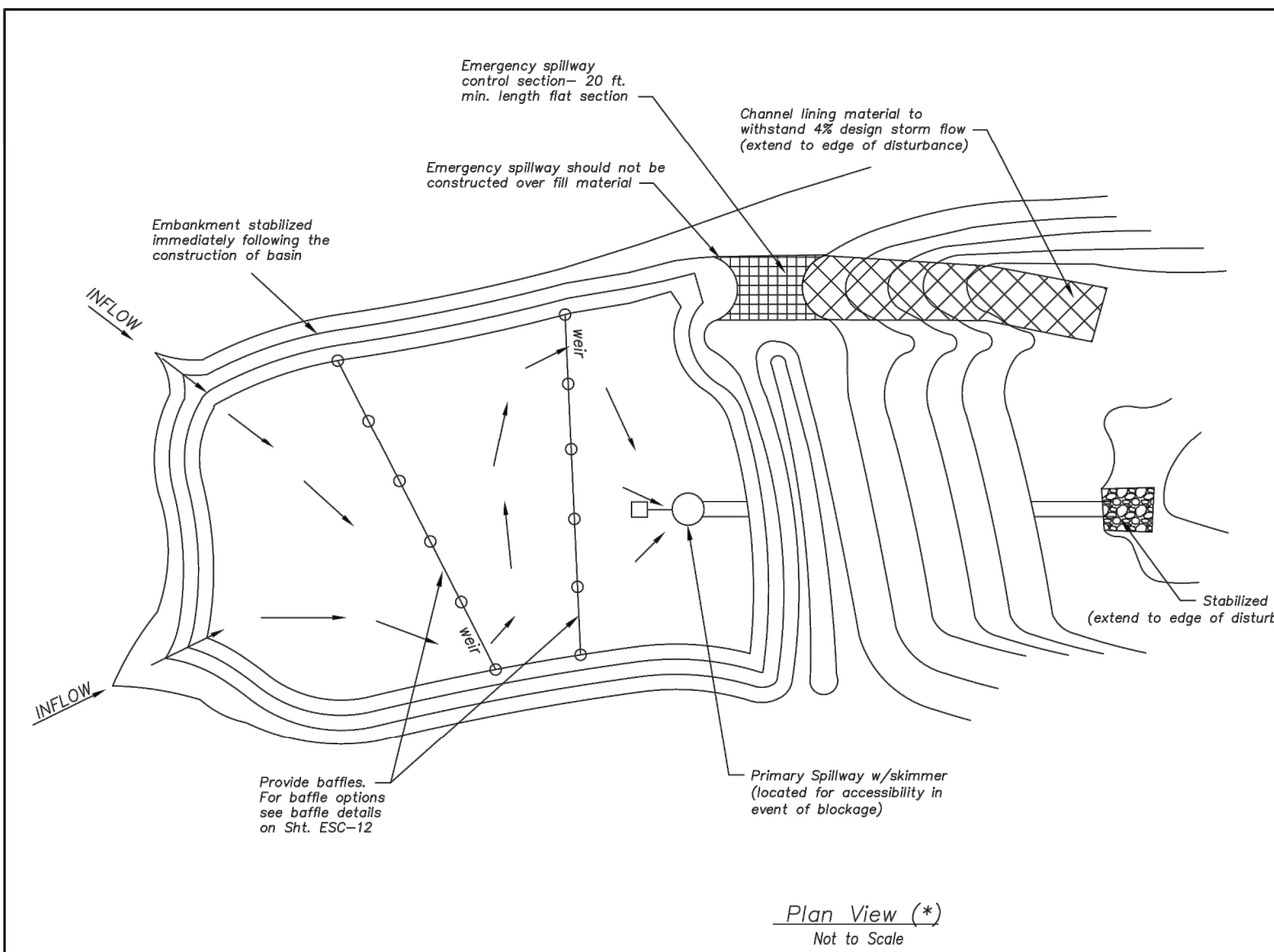
  

DRAWN BY:	TRC
CHECKED BY:	MAB
DATE PREPARED:	2/6/2023
PROJ. NUMBER:	22-102

POST-CONSTRUCTION  
 EROSION  
 CONTROL PLAN

SHEET  
**C502**





Plan View (\*)  
Not to Scale

Design Item	Basin #1	Basin #2	Units	Notes
Site Data:				
Tributary Drainage Area to Pond	26.02		Acres	
50% (2 yr) Design Flow	103.5		cfs	
4% (25 yr) Design Flow	210.6		cfs	
Pond Data:				
Minimum Sediment Storage Volume	3,487		cu yd	1.34 cu yd/acre required minimum
Provided Sediment Storage Volume	27,961		cu yd	
Bottom Elevation	986.0		ft	
Sediment Cleanout Elevation	988.5		ft	Elevation equal to 20% of original design volume
Top of River Elevation	998.50		ft	Top of dry storage volume
Emergency Spillway Elevation	999.70		ft	at or above 0-2' elevation, 1.0 ft min above principal spillway
Top of Dam Elevation	1,000		ft	1.0 ft min above 0-25' elevation
Basin Shape Data:				
A = Area at Normal Pool	38,923		SF	
L = Length of Flow Path	435		ft	
We = Effective Width = A/L	89.5		ft	
Length to Width Ratio = L/We	4.86			
Principal Spillway Data:				
Riser Pipe dia	60x60		in	15" min. Size for 2 year flow minimum
Barrel Pipe dia	30		in	15" min. Size for 2 year flow minimum
Concrete Base Size for Riser Pipe	N/A		CY	Size to prevent flotation, 1.25 safety factor required
Skimmer Size	8			Designer to provide specific details and calculations per application to dewater in 48 to 72 hours
Emergency Spillway Data:				
Design Depth in Spillway	1.5		ft	
Design Velocity in Spillway	2.2		ft/sec	
Lining Material				Designer to provide specific details and calculations per application

(\*\*) - Required on all Sediment Basin Plan Sheets

**Sediment Basin Notes:**

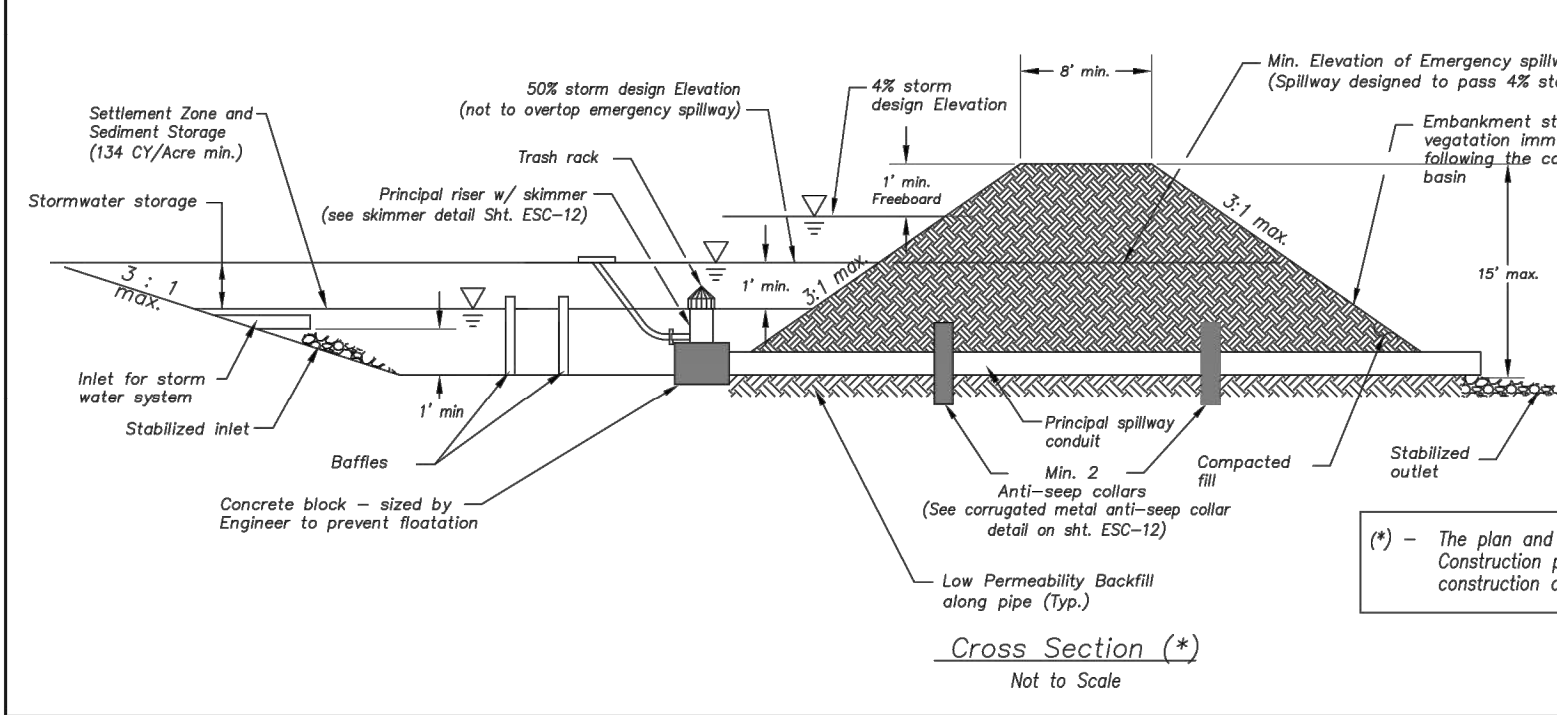
- Interior baffles shall be provided to reduce short-circuiting of the basin. See Sht. ESC-12 for approved baffle options.
- Emergency spillways to be located in a non-fill location when feasible and shall be lined with a non-erodible material such as Riprap or Turf Reinforcement Mat.
- When directed, sediment basins shall be fenced using construction fence or other material for safety reasons and include warning signs, reading: "DANGER - KEEP OUT".

**Maintenance:**

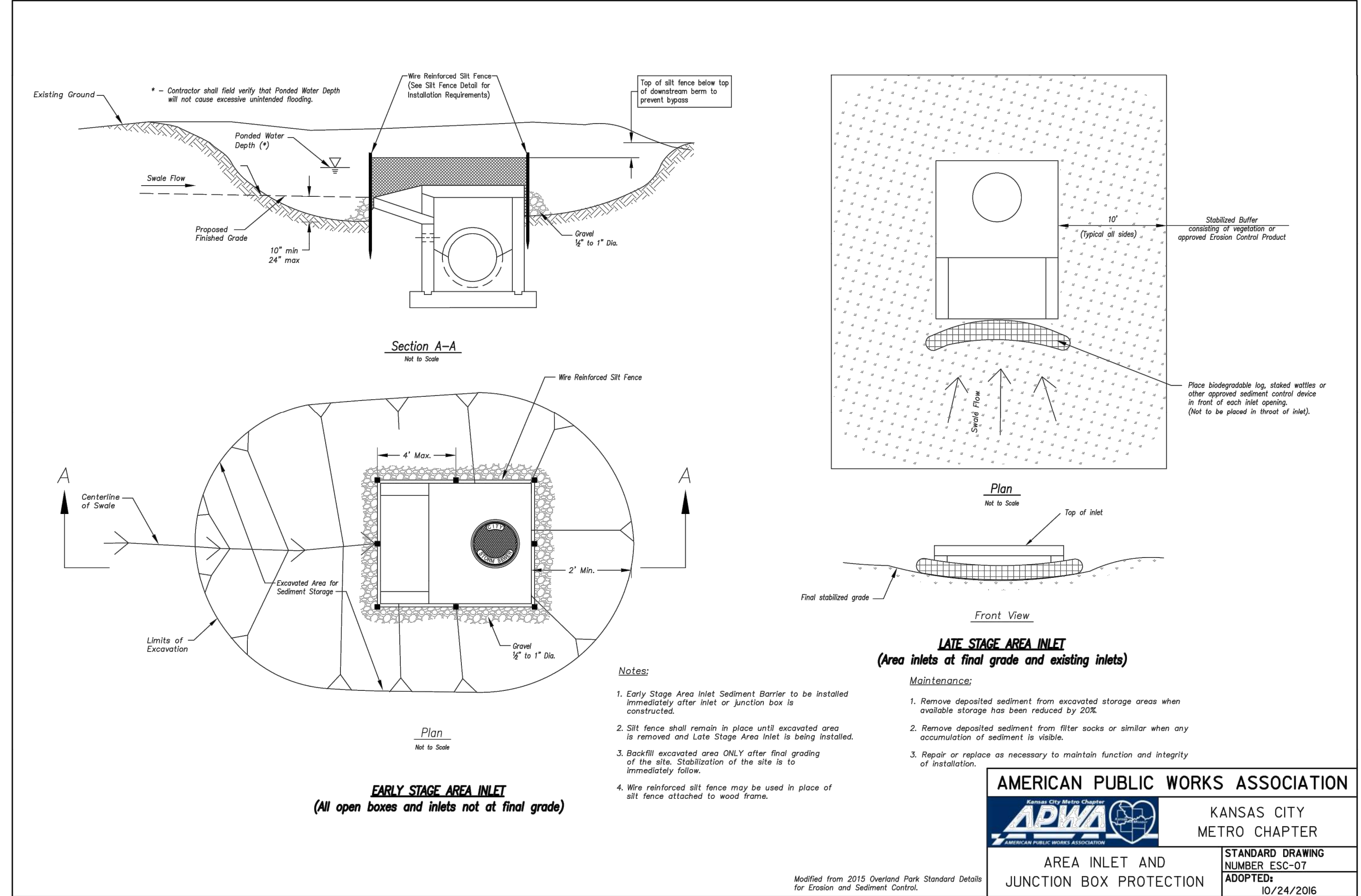
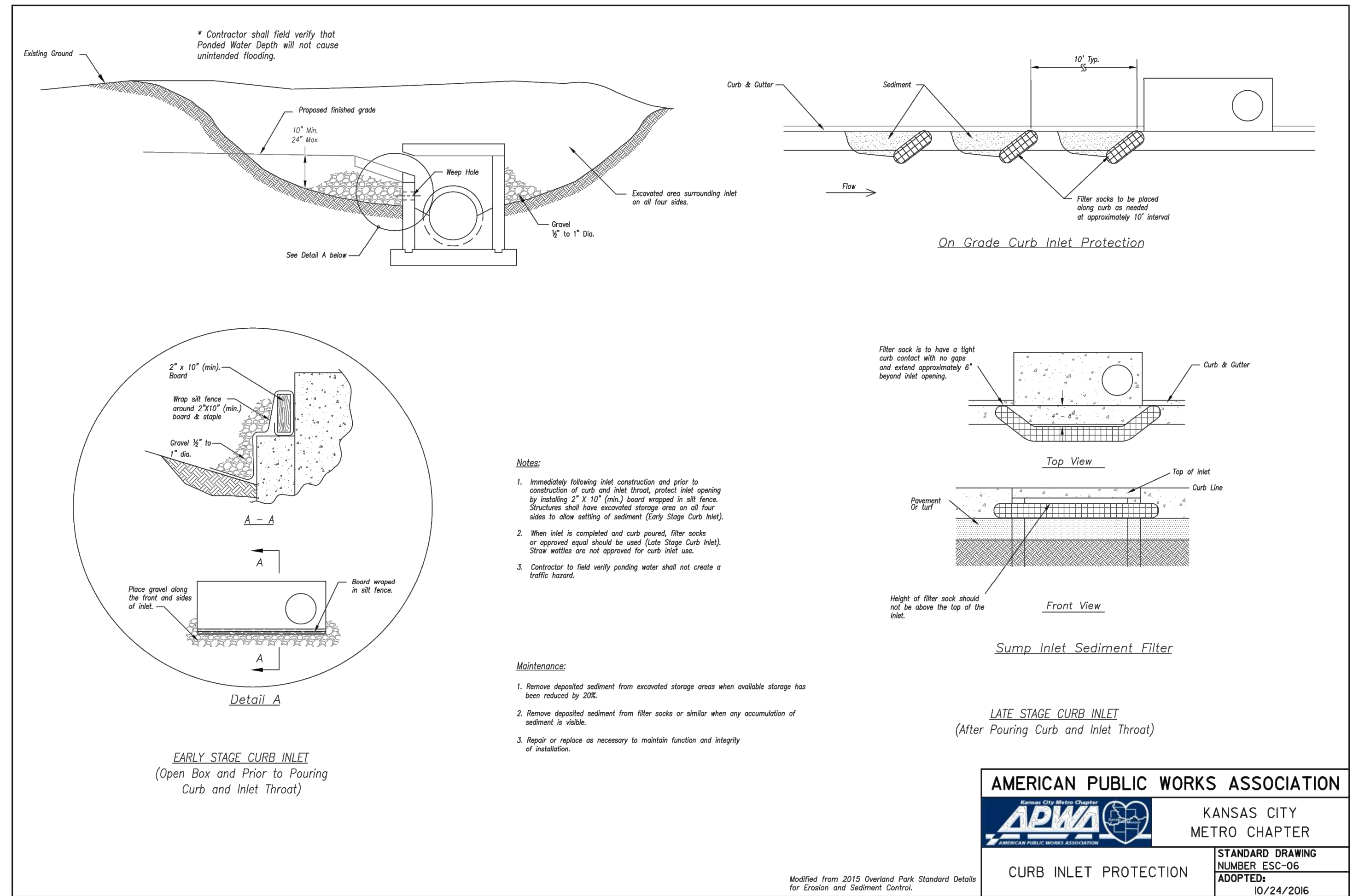
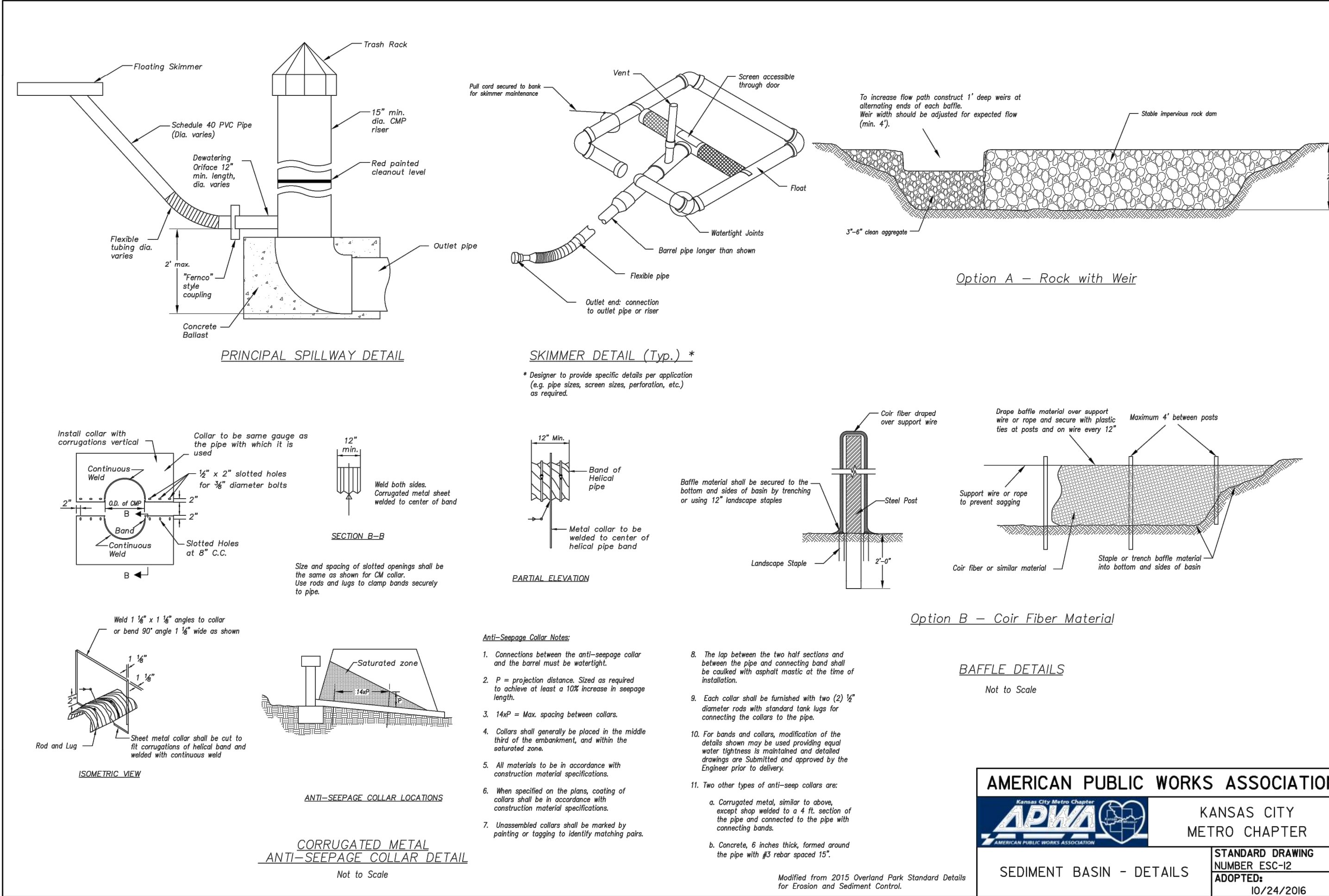
- Check temporary sediment basins after periods of significant runoff.
- Remove sediment and restore the basin to its original dimensions when sediment accumulates to 20% of the storage capacity.
- Immediately repair any erosion damage to the embankment and outlets.
- Repair and/or replace baffles as necessary to maintain function and integrity of installation.
- Keep outlet, skimmer and pool area free of all trash and other debris.

**AMERICAN PUBLIC WORKS ASSOCIATION**  
KANSAS CITY METRO CHAPTER  
STANDARD DRAWING NUMBER ESC-11  
ADOPTED: 10/24/2016

SEDIMENT BASIN



Cross Section (\*)  
Not to Scale



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Missouri State Certificate of Authority #S200200360F #AC200100237 #S200200859F

PREPARED BY:  
**MARK ALLEN BREUER**  
PROFESSIONAL ENGINEER  
NUMBER PE-2005007268  
06.12.2023

SCHLAGEL & ASSOCIATES, P.A.

RESIDENCES AT BLACKWELL FINAL DEVELOPMENT PLAN  
HERITAGE STREET LEE'S SUMMIT, MO

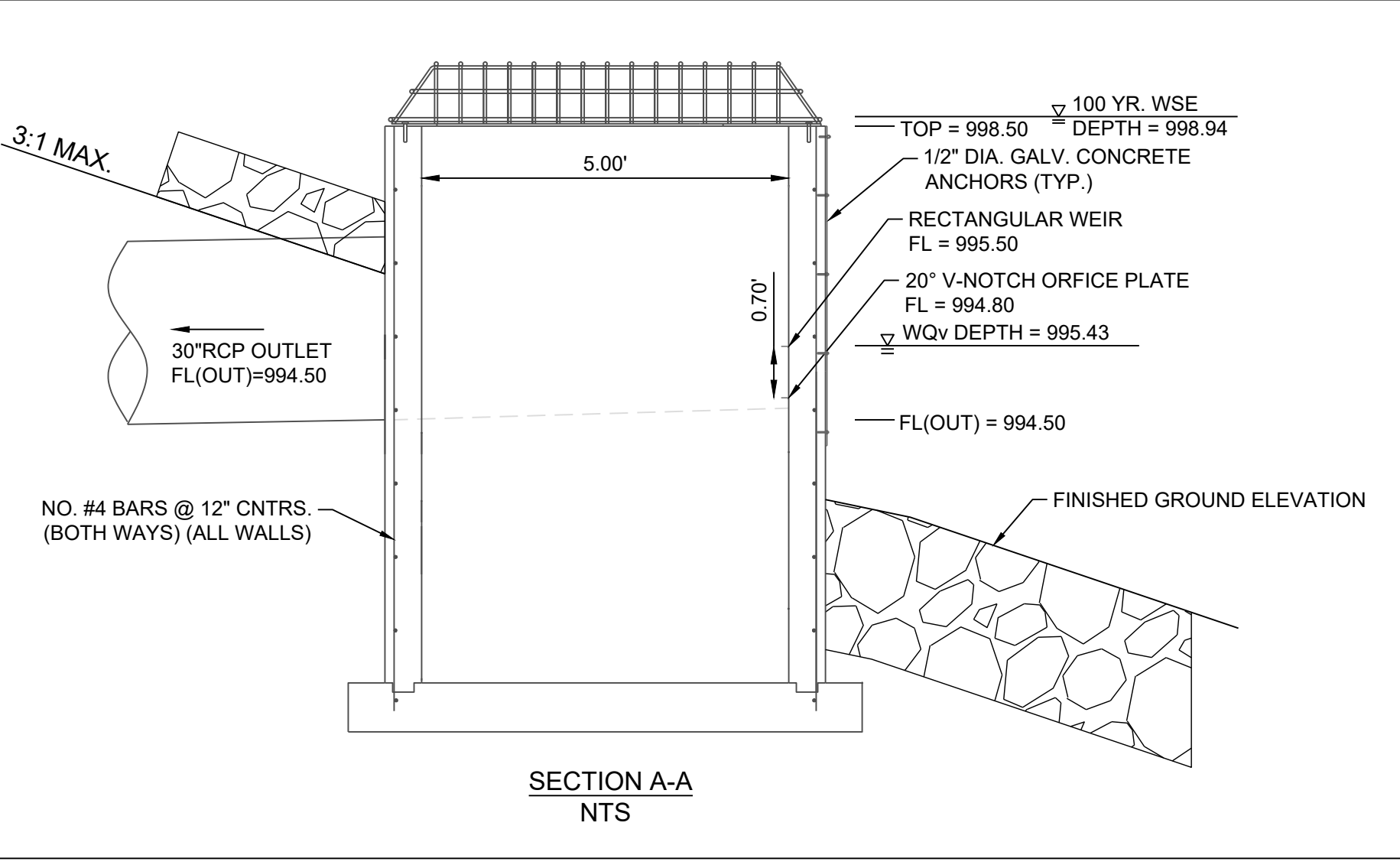
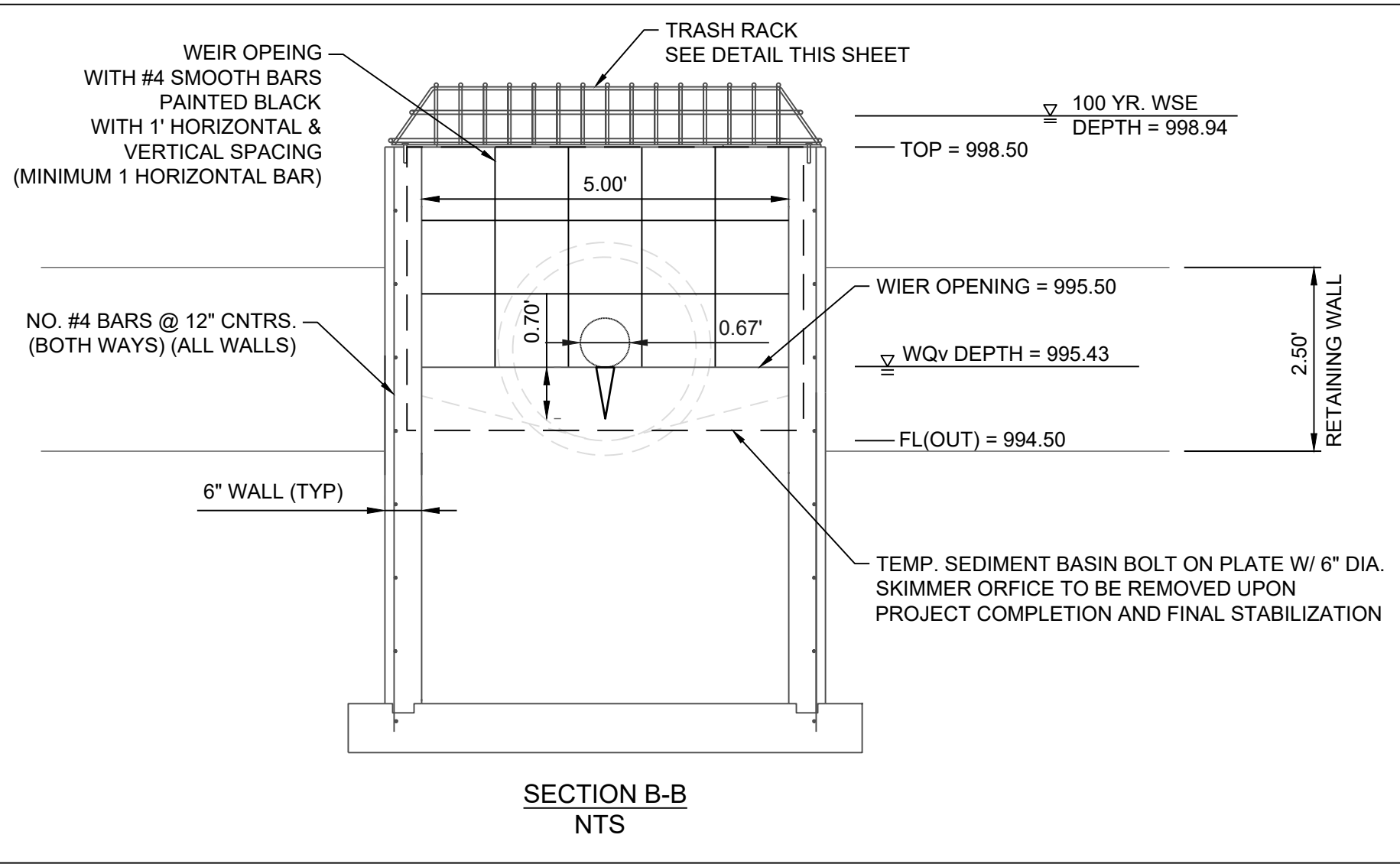
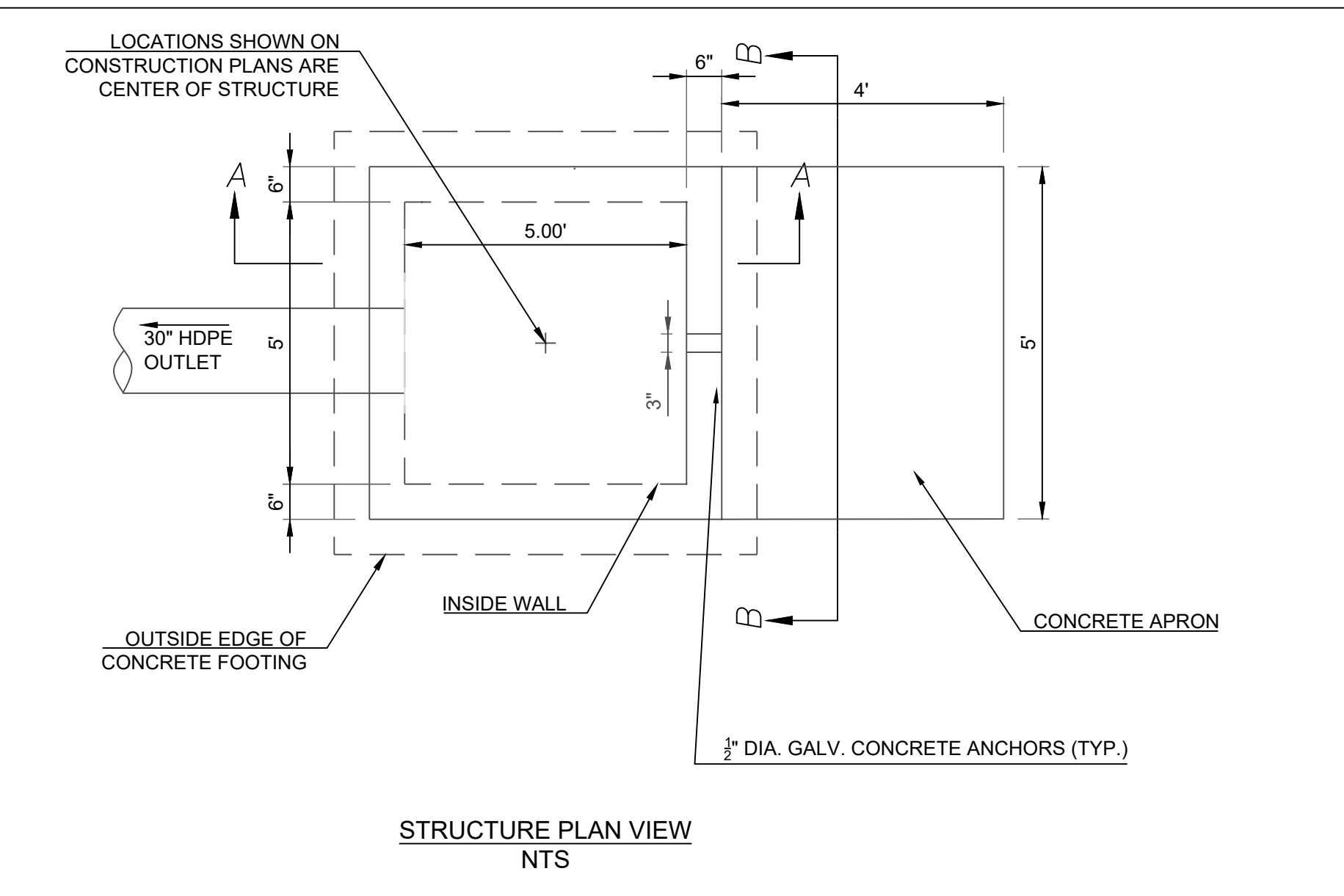
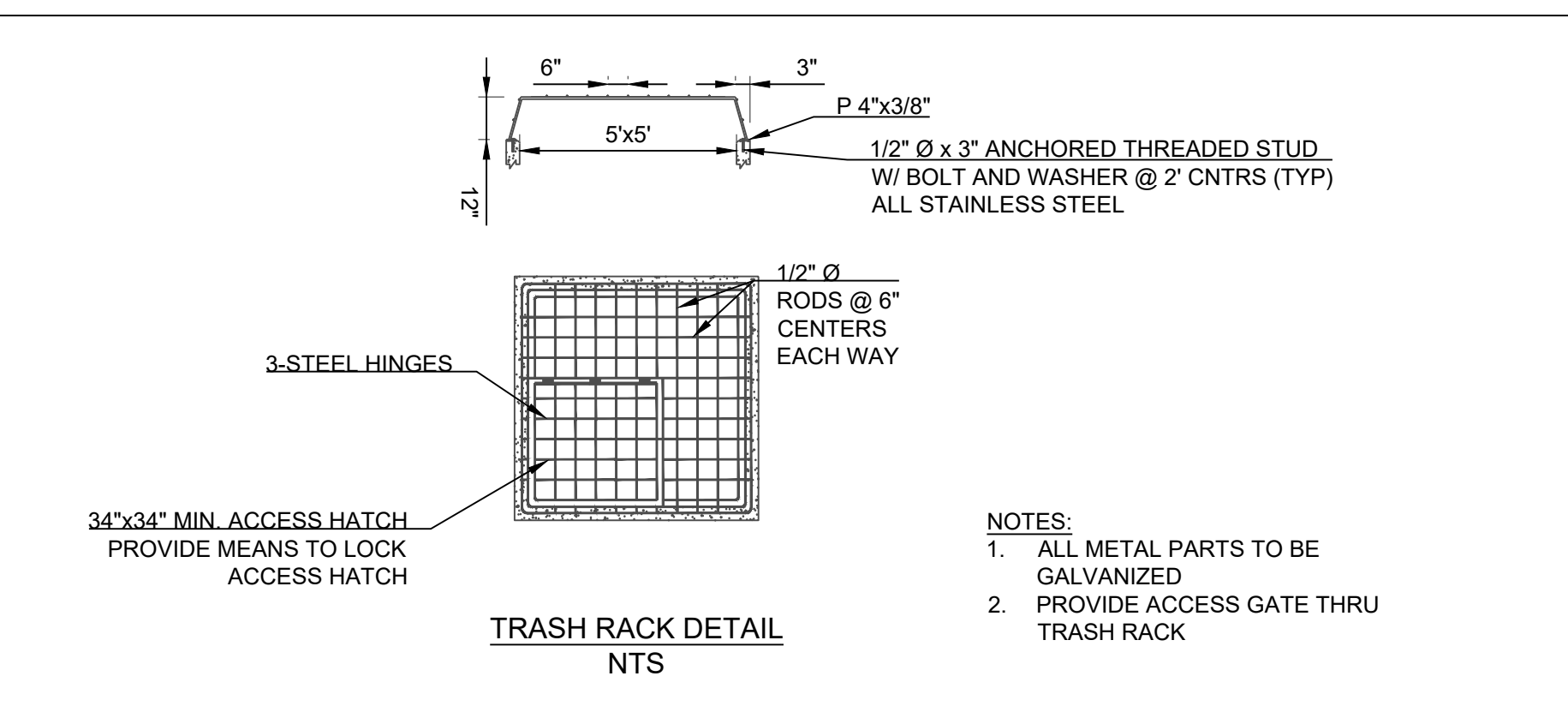
REVISION DATE	DESCRIPTION
01/23/2023	PER CITY COMMENTS
03/24/2023	PER CITY COMMENTS
04/28/2023	PER CITY COMMENTS
06/12/2023	PER CITY COMMENTS

DRAWN BY: TRC  
CHECKED BY: MAB  
DATE PREPARED: 2/9/2023  
PROJ. NUMBER: 22-102

**EROSION CONTROL DETAILS**

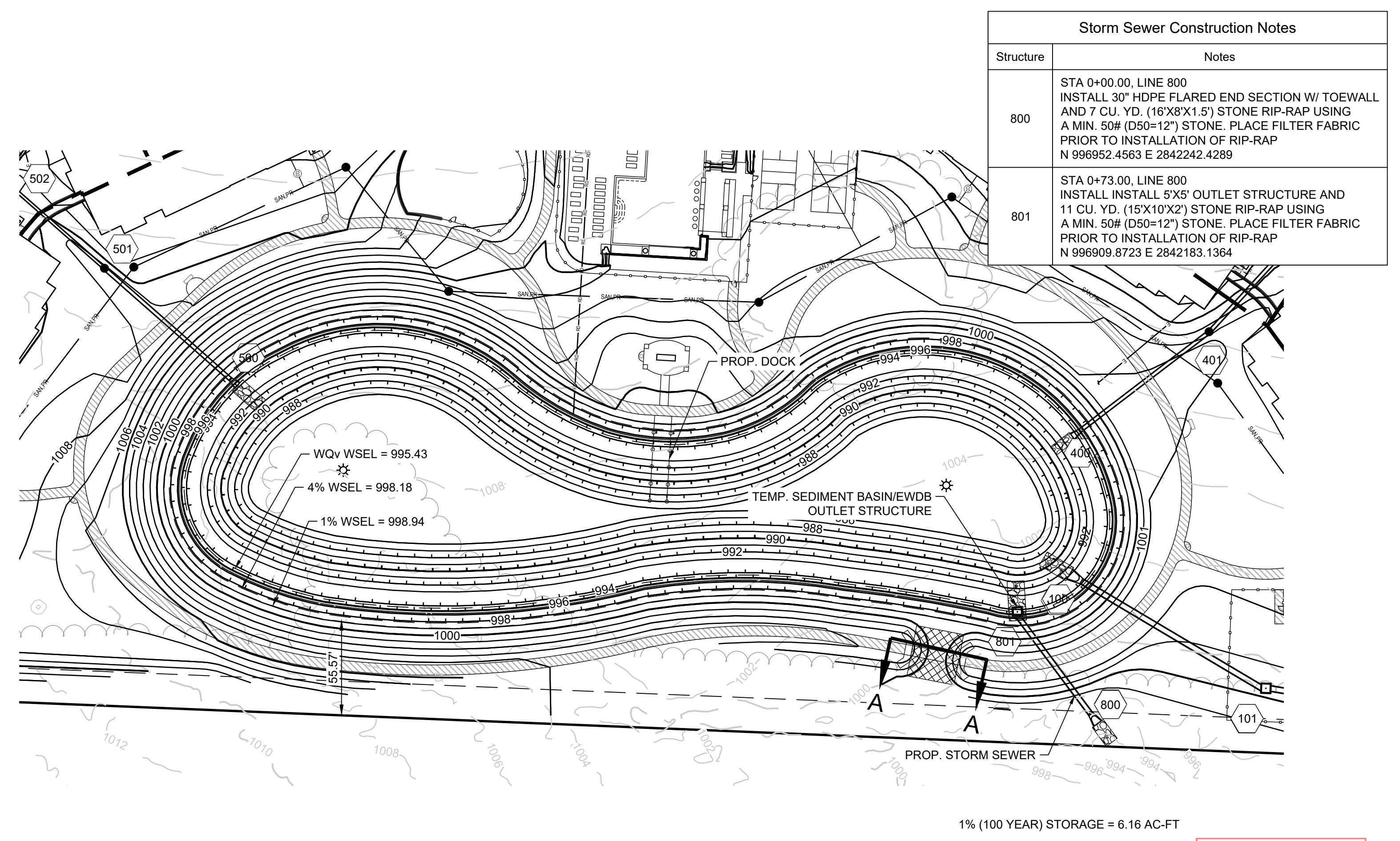
SHEET  
**C504**

RELEASED FOR CONSTRUCTION  
As Noted on Plan Review  
Development Services Department  
Lee's Summit, Missouri  
06/19/2023



- NOTES:
1. ALL METAL PARTS TO BE GALVANIZED
  2. PROVIDE ACCESS GATE THRU TRASH RACK

Storm Sewer Construction Notes	
Structure	Notes
800	STA 0+00.00, LINE 800 INSTALL 30" HDPE FLARED END SECTION W/ TOEWALL AND 7 CU. YD. (16'X8'X1.5') STONE RIP-RAP USING A MIN. 50# (D50=12") STONE. PLACE FILTER FABRIC PRIOR TO INSTALLATION OF RIP-RAP N 996952.4563 E 2842242.4289
801	STA 0+73.00, LINE 800 INSTALL 5'X5' OUTLET STRUCTURE AND 11 CU. YD. (15'X10'X2') STONE RIP-RAP USING A MIN. 50# (D50=12") STONE. PLACE FILTER FABRIC PRIOR TO INSTALLATION OF RIP-RAP N 996909.8723 E 2842183.1364

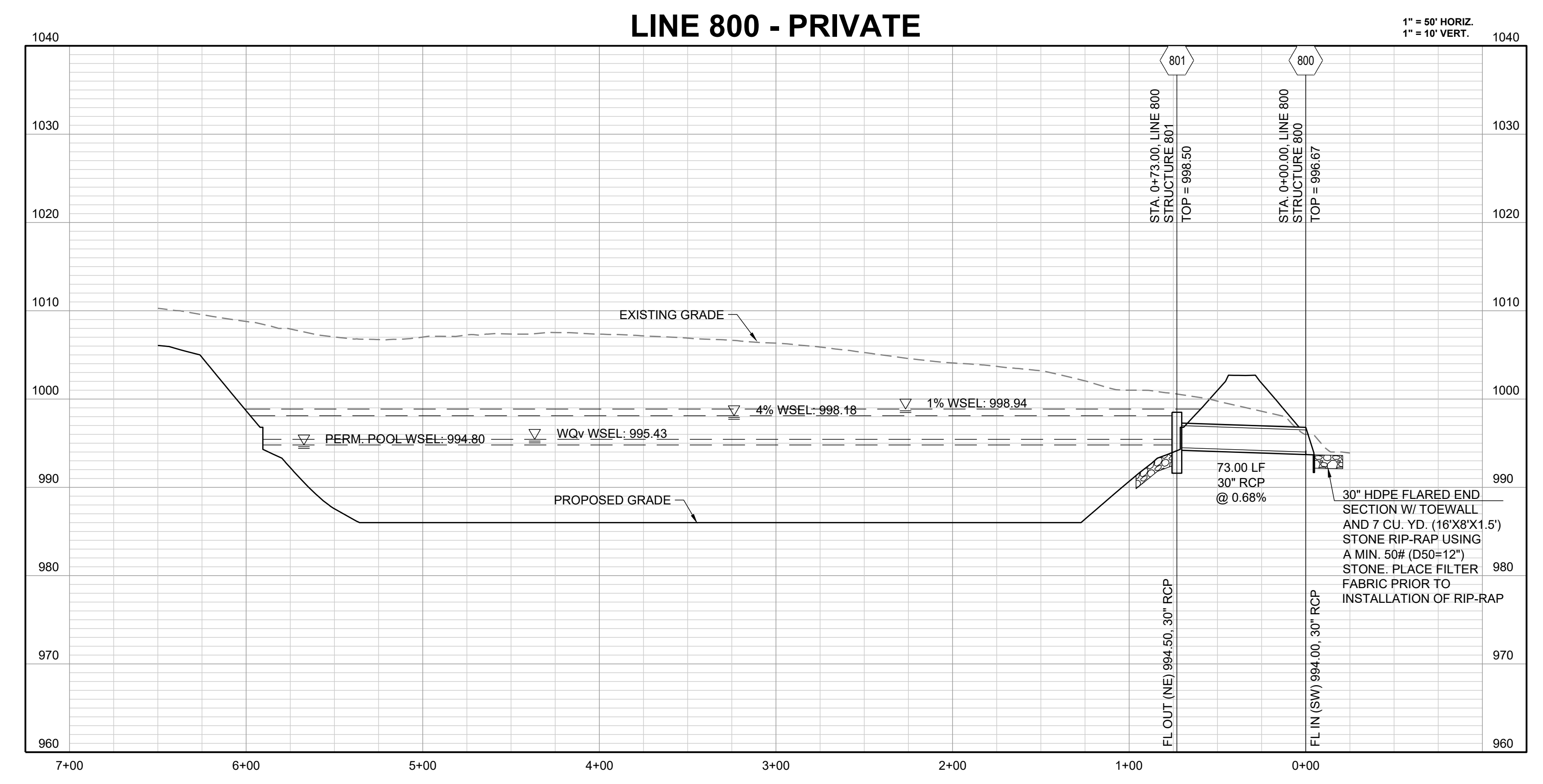
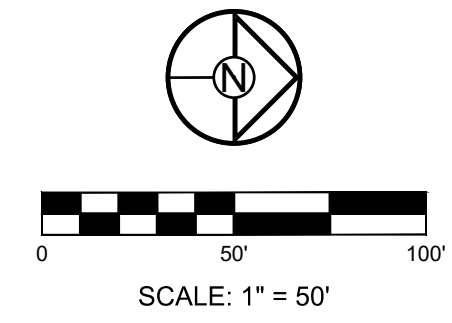
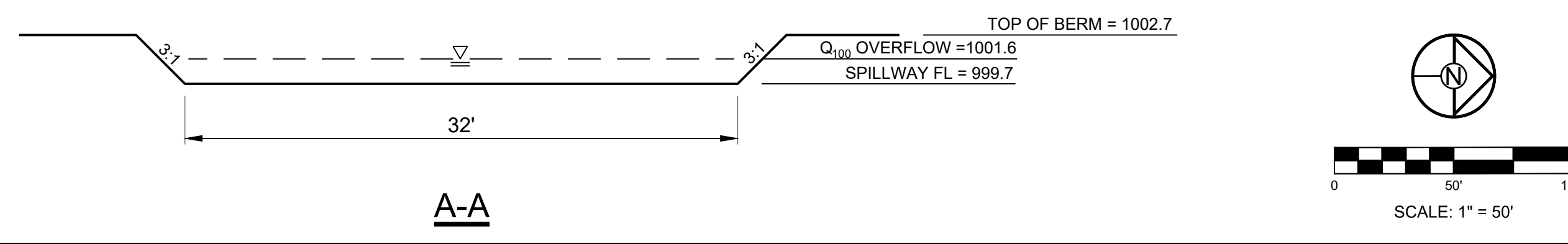


AUXILIARY SPILLWAY DESIGN:  
 $Q_{100} = 252 \text{ CFS}$ ,  $Q = CLH^{3/2}$ ,  $C = 3.1$ ,  $L = 32.0'$ ,  $H = 1.9'$

1% (100 YEAR) STORAGE = 6.16 AC-FT

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 An Order on Plan Review  
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 Lee's Summit, Missouri  
 06/19/2023

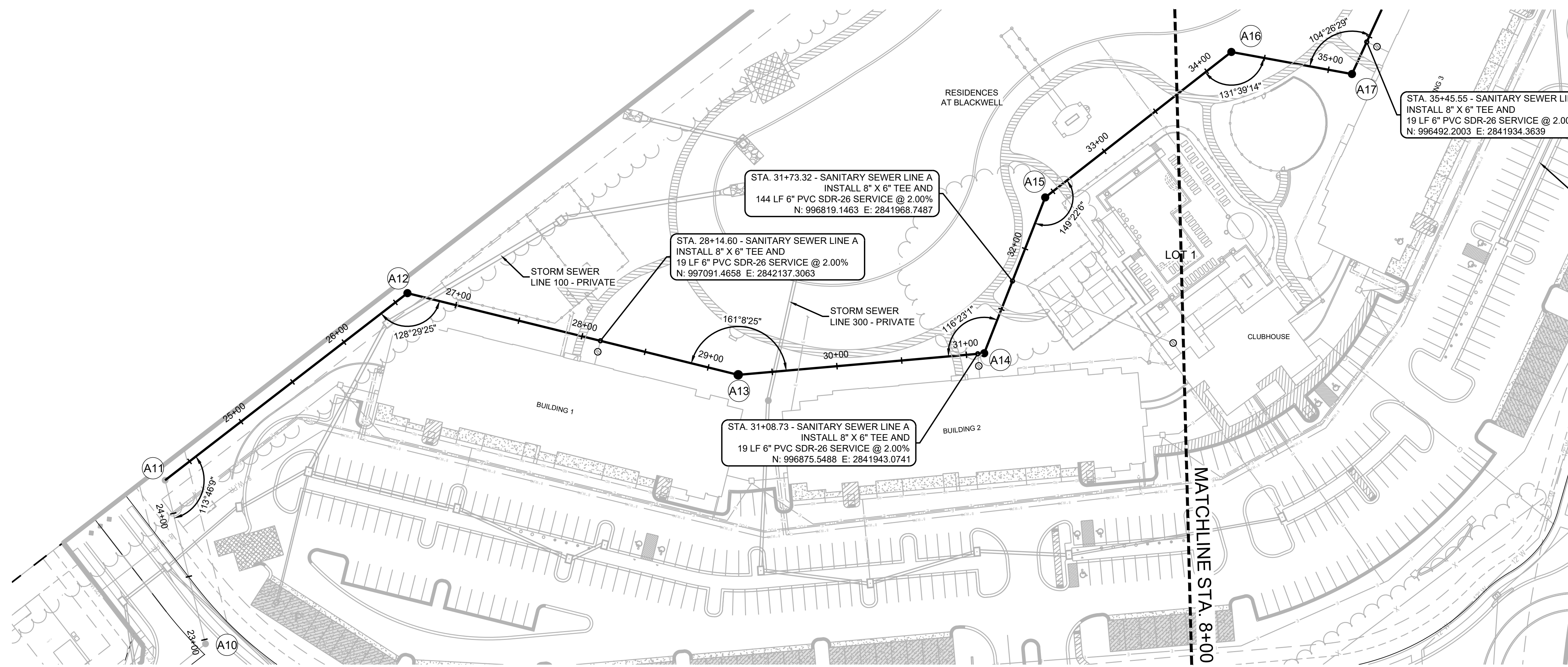
NOTE:  
 TEMPORARY SEDIMENT BASIN AND OUTLET STRUCTURE W/ SKIMMER AND PLATE SHALL BE CONSTRUCTED WITH THE FIRST PHASE OF THE EROSION CONTROL PLAN. UPON FINAL STABILIZATION THE SKIMMER, PLATE, AND SEDIMENT SHALL BE REMOVED AND FINAL CONVERSION TO DETENTION BASIN COMPLETED. AN AS-BUILT RECORD DRAWING ACCEPTED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



REVISION DATE	DESCRIPTION
01/23/2023	PER CITY COMMENTS
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04/28/2023	PER CITY COMMENTS
06/08/2023	PER CITY COMMENTS

OUTLET STRUCTURE 801

SHEET  
**C505**



Structure Table		
Structure Name	Structure Northing	Structure Easting
A11	997416.9097	2842270.4633
A12	997181.6820	2842260.8249
A13	997027.0949	2842049.1734
A14	996871.4528	2841940.2065
A15	996758.5509	2842001.8141

**MO GRS BENCHMARK:**

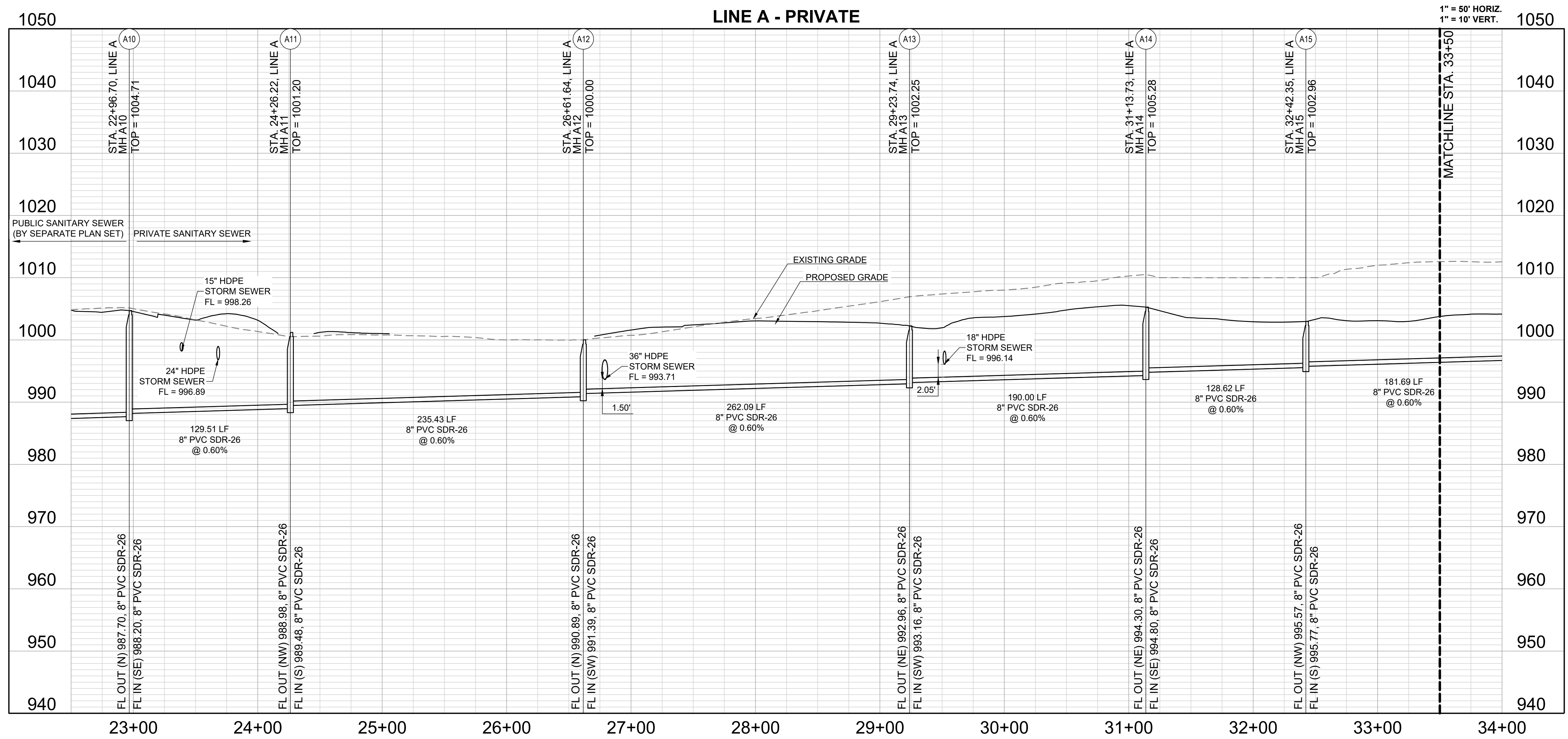
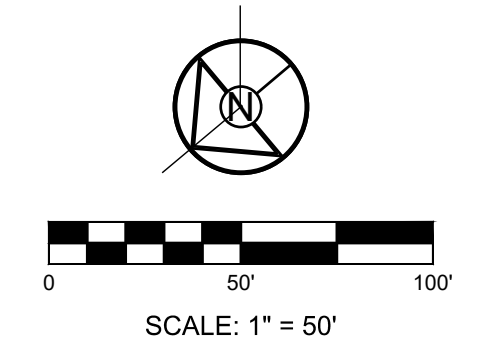
STATION NAME - JA-90  
 KC METRO ALUMINUM GRS DISK SET IN CONCRETE STAMPED "JA-90, 1988"  
 LOCATED NEAR THE INTERSECTION OF LANGSFORD ROAD AND OLD  
 LANGSFORD ROAD, 43 FEET SOUTH OF THE CENTER OF LANGSFORD  
 ROAD AND 32 FEET NORTH OF THE CENTER OF OLD LANGSFORD ROAD.  
 N:1001052.8503, E:2845604.8272

ELEV. 997.045

**PROJECT BENCHMARK:**

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

ELEV. 1005.719

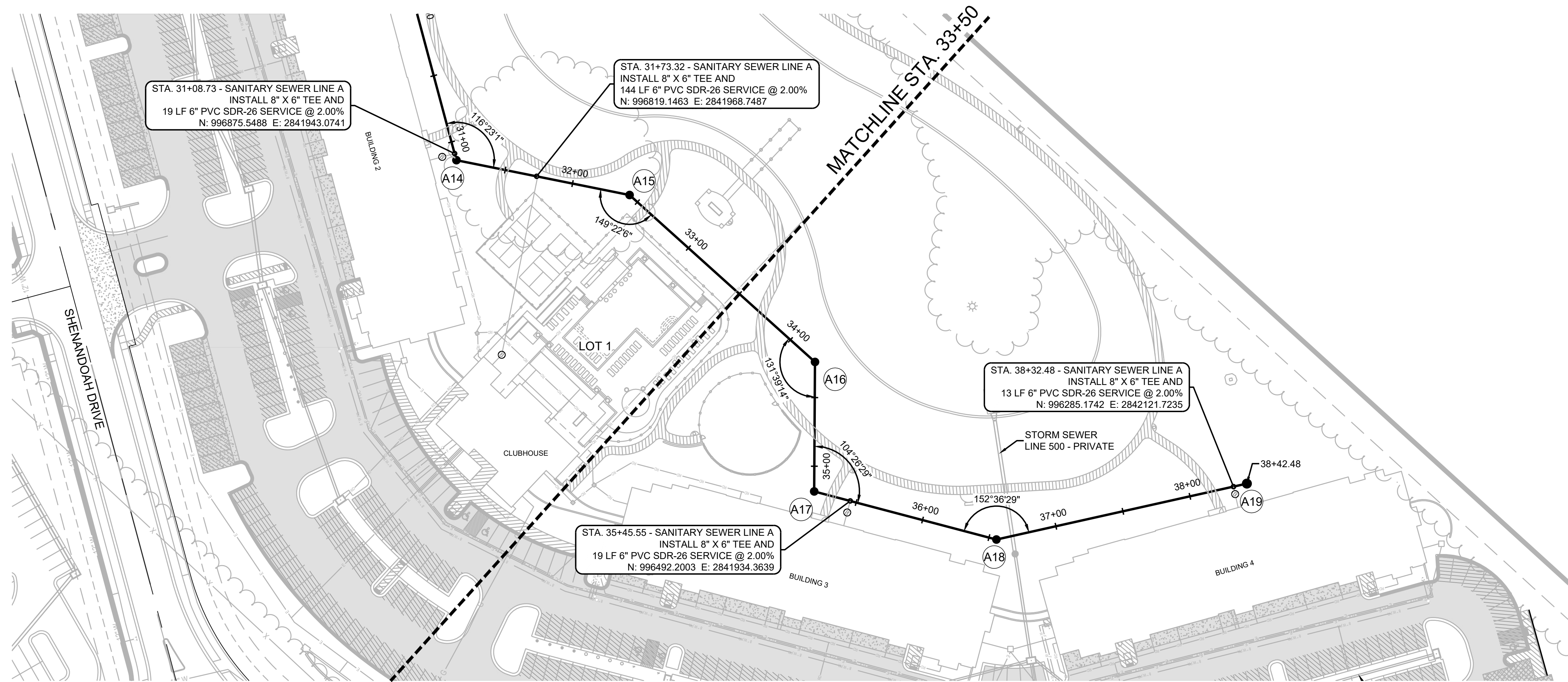


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 Lee's Summit, Missouri  
 06/19/2023

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01/23/2023	PER CITY COMMENTS
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04/28/2023	PER CITY COMMENTS
06/12/2023	PER CITY COMMENTS
26/02/23	DATE PREPARED
22-102	PROJ. NUMBER

SANITARY SEWER LINE A (PRIVATE)

SHEET  
**C600**



Structure Table		
Structure Name	Structure Northing	Structure Easting
A16	996576.9718	2841995.4362
A17	996516.7867	2841922.7940
A18	996392.6234	2841981.2230
A19	996279.0995	2842129.6669

**MO GRS BENCHMARK:**

STATION NAME - JA-90

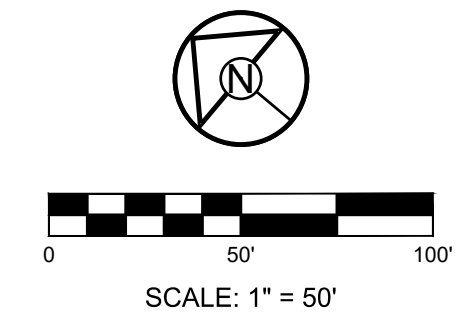
KC METRO ALUMINUM GRS DISK SET IN CONCRETE STAMPED "JA-90, 1988" LOCATED NEAR THE INTERSECTION OF LANGSFORD ROAD AND OLD LANGSFORD ROAD, 43 FEET SOUTHEAST OF THE CENTER OF LANGSFORD ROAD AND 32 FEET NORTH OF THE CENTER OF OLD LANGSFORD ROAD. N:1001052.8503, E:2845604.8272

ELEV. 997.045

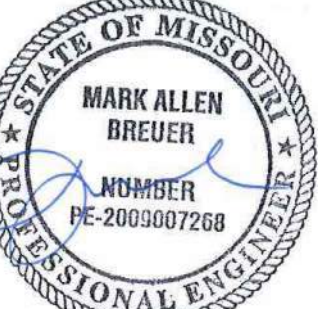
**PROJECT BENCHMARK:**

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

ELEV. 1005.719



PREPARED BY:

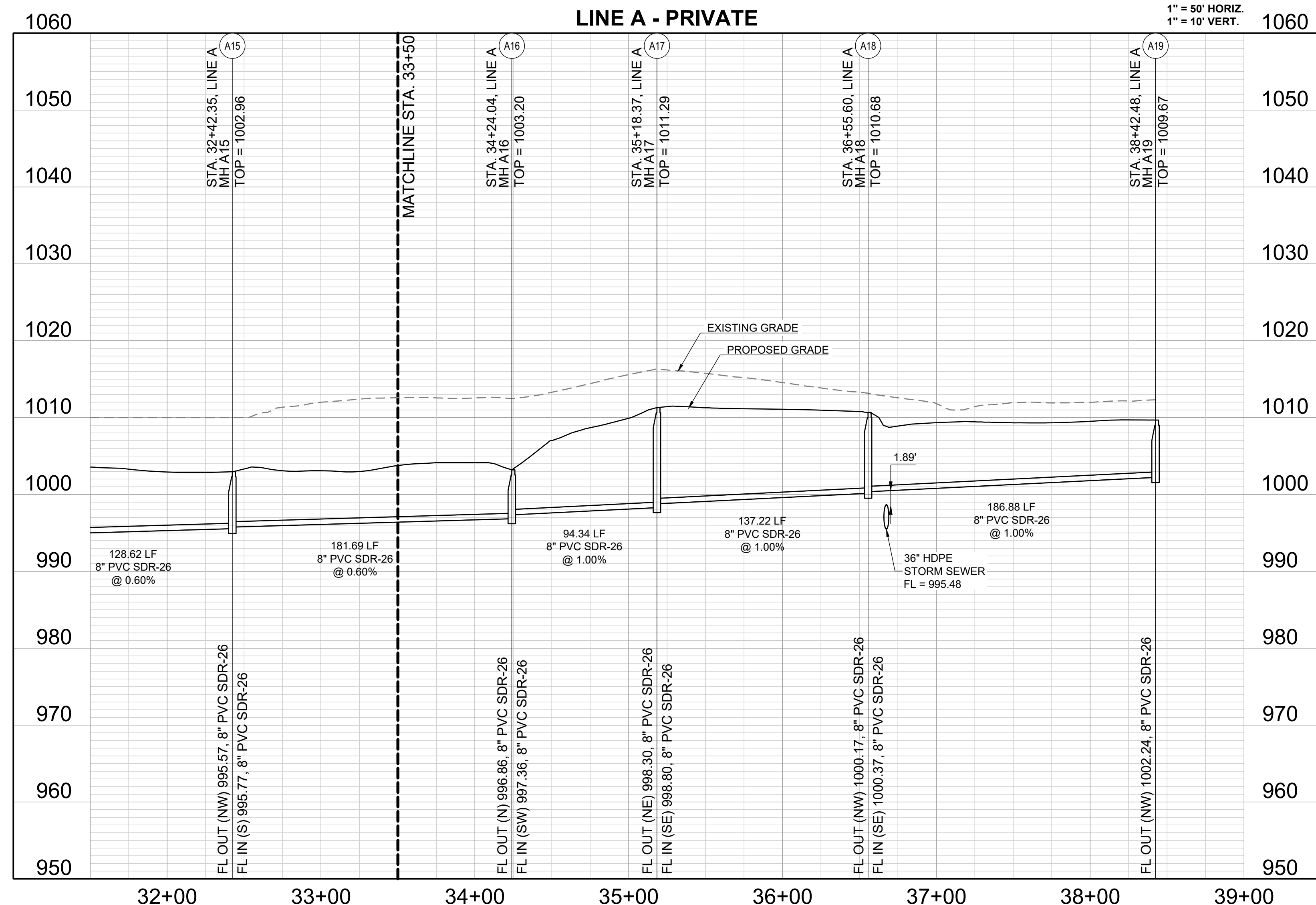


06.12.2023

SCHLAGEL & ASSOCIATES, P.A.

RESIDENCES AT BLACKWELL  
 FINAL DEVELOPMENT PLAN

HERITAGE STREET LEE'S SUMMIT, MO

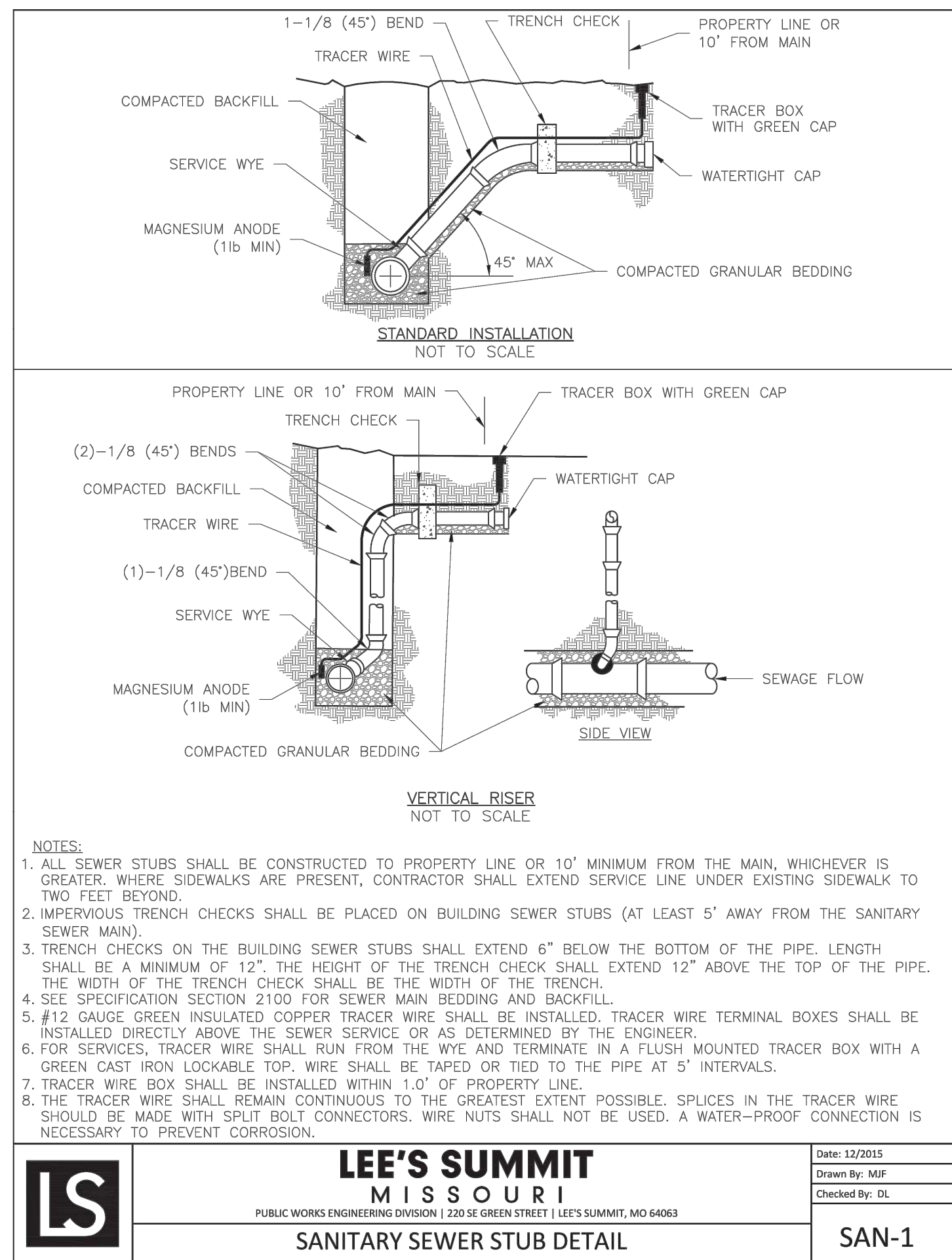


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04/28/2023	PER CITY COMMENTS
06/12/2023	PER CITY COMMENTS

SANITARY SEWER LINE A (PRIVATE)

SHEET  
**C601**

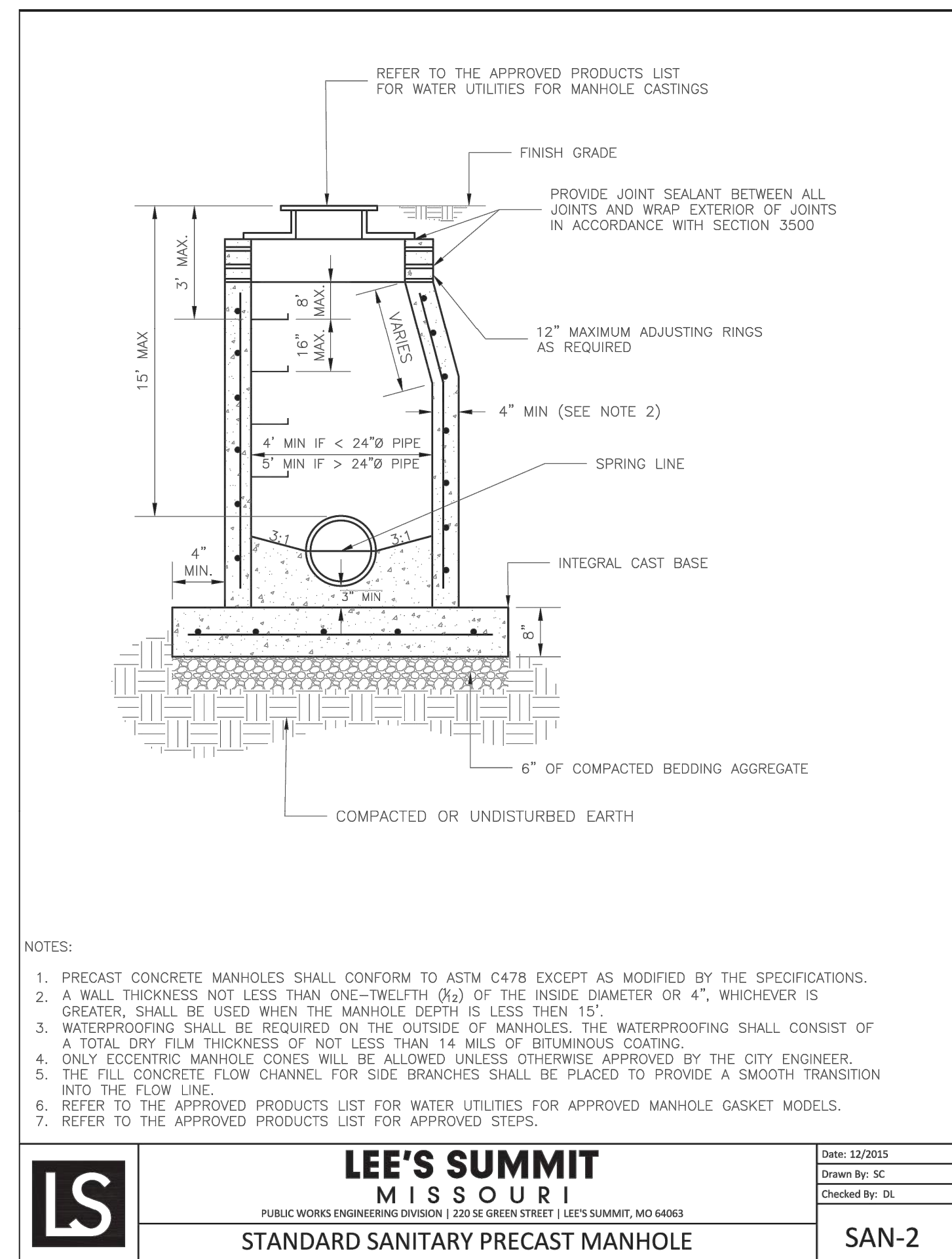


**LEE'S SUMMIT MISSOURI**  
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64668

**SANITARY SEWER STUB DETAIL**

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

**SAN-1**

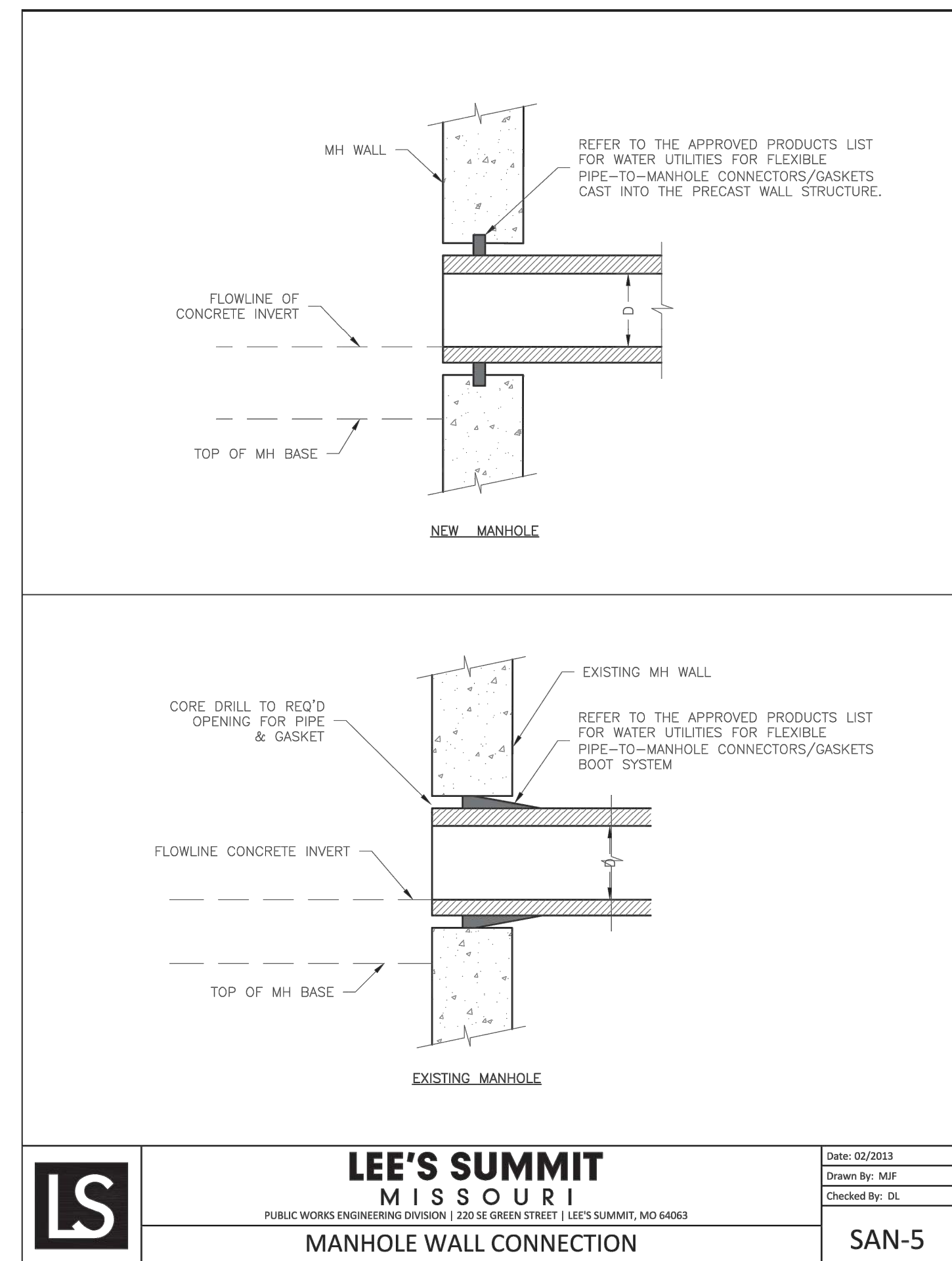


**LEE'S SUMMIT MISSOURI**  
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64668

**STANDARD SANITARY PRECAST MANHOLE**

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

**SAN-2**



**LEE'S SUMMIT MISSOURI**  
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64668

**MANHOLE WALL CONNECTION**

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

**SAN-5**

FINAL BACKFILL (SHALL MATCH INITIAL BACKFILL MATERIAL IN PAVED AREAS)

MIN. COVER TO RIGID PAVEMENT, H

MIN. COVER TO FLEXIBLE PAVEMENT, H

12"

SPRINGLINE

INITIAL BACKFILL

HAUNCH

BEDDING

SUITABLE FOUNDATION

4" FOR 12"-24" PIPE  
6" FOR 30"-60" PIPE

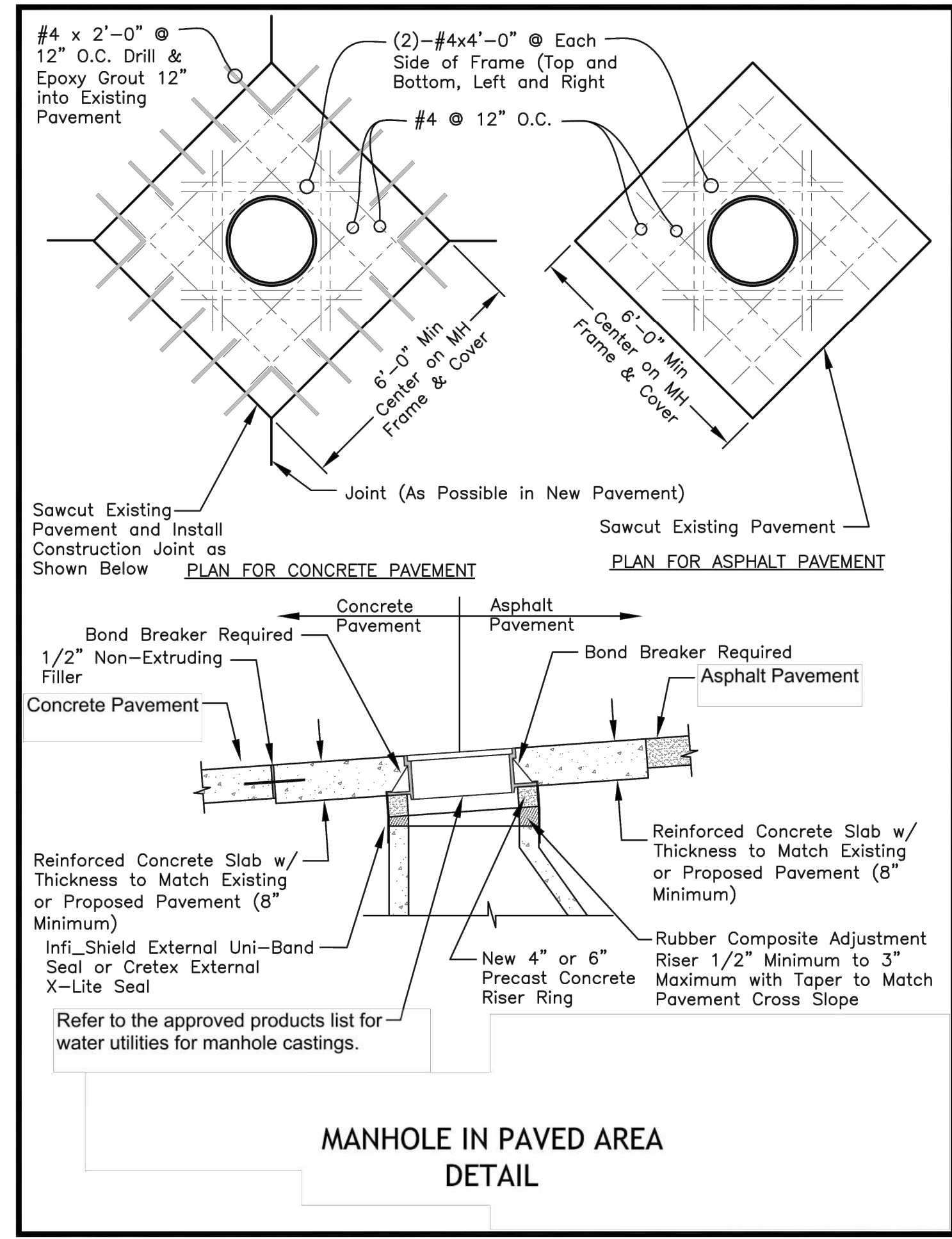
MIN. TRENCH WIDTH PER TABLE

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

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

\* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER

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

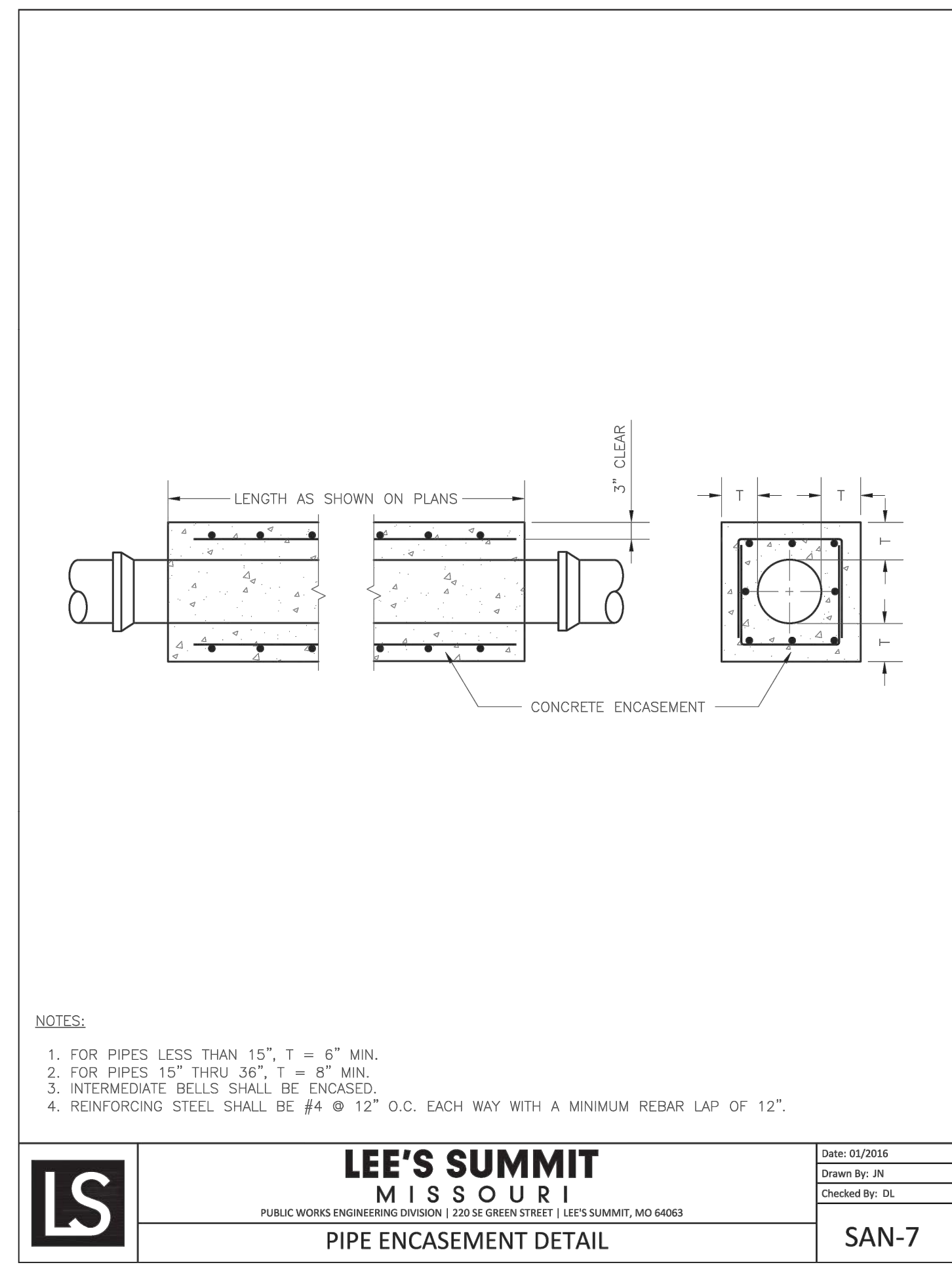


**LEE'S SUMMIT MISSOURI**  
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64668

**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  
06/19/2023

**SCHLAGEL ARCHITECTS**  
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS  
14920 West 107th Street • Lenexa, Kansas 66215  
(913) 492-5158 • Fax: (913) 492-8400  
WWW.SCHLAGELASSOCIATES.COM  
Missouri State Certificates of Authority  
#E200200360P #LAC201005237 #S200200869F

PREPARED BY:  
**MARK ALLEN BREUER**  
REGISTERED PROFESSIONAL ENGINEER  
NO. 2003007268  
06.12.2023

SCHLAGEL & ASSOCIATES, P.A.

RESIDENCES AT BLACKWELL  
FINAL DEVELOPMENT PLAN

HERITAGE STREET LEE'S SUMMIT, MO

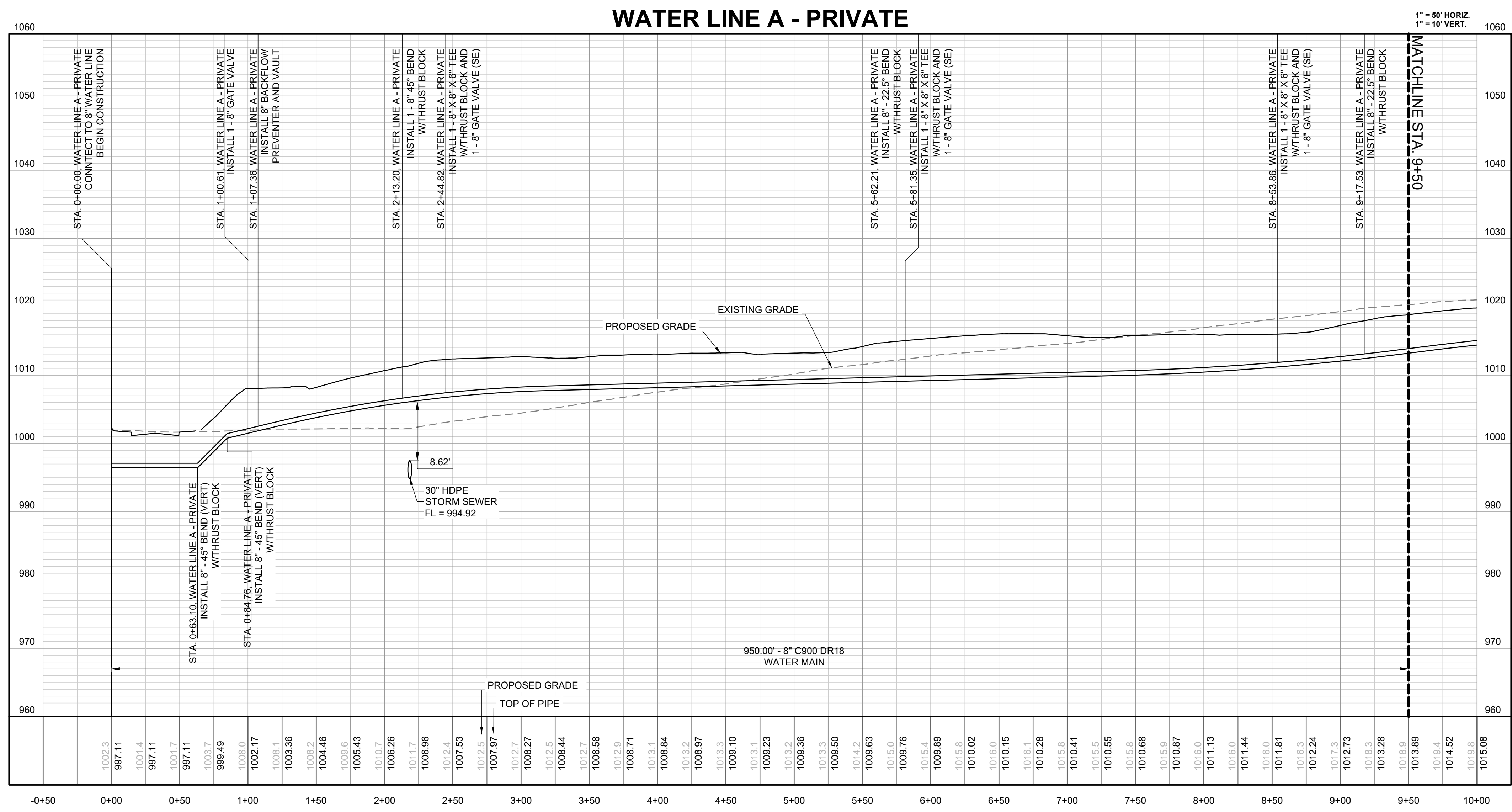
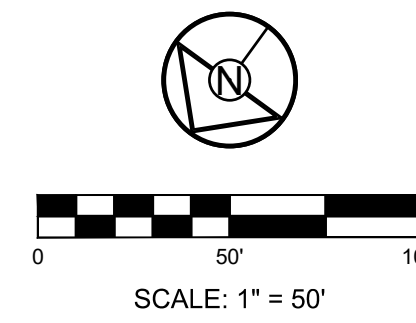
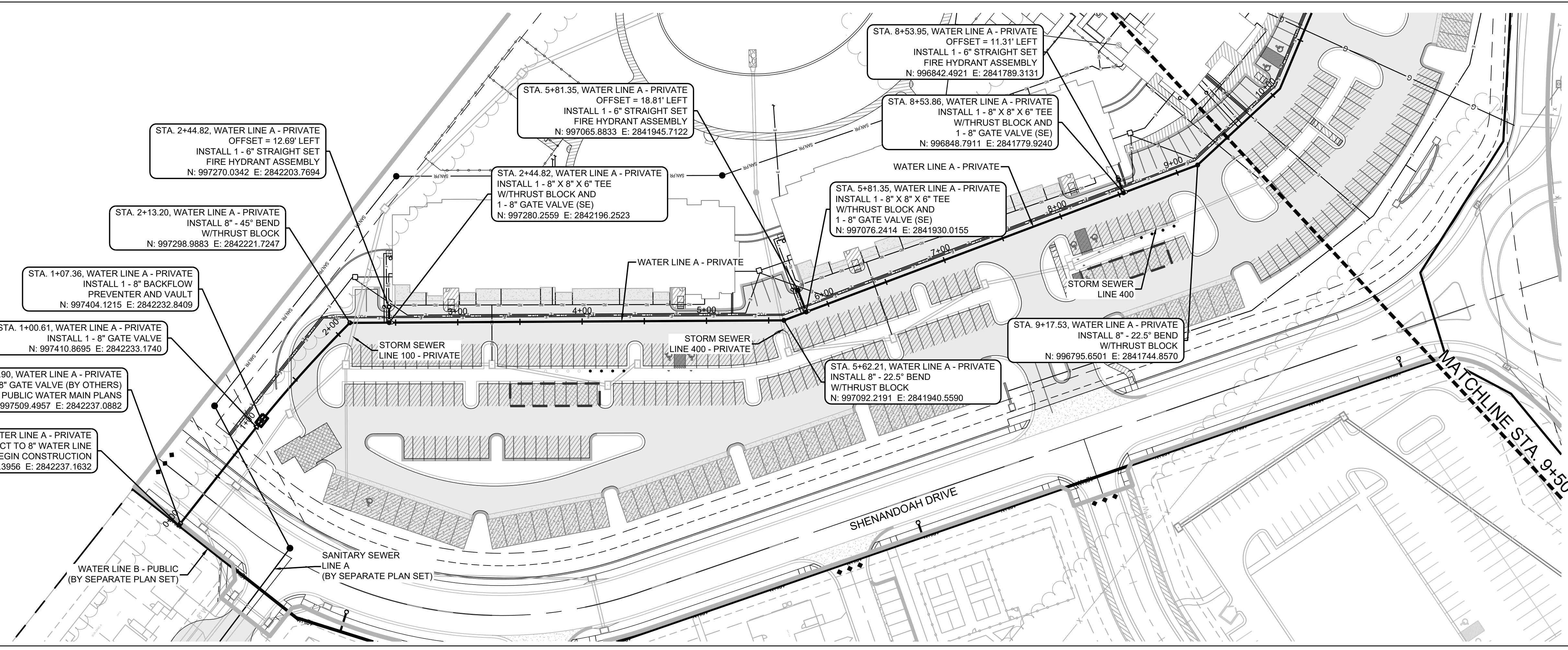
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03/24/2023	PER CITY COMMENTS
04/28/2023	PER CITY COMMENTS
06/12/2023	PER CITY COMMENTS
06/12/2023	DATE PREPARED
28/0023	PROJ. NUMBER
22-102	

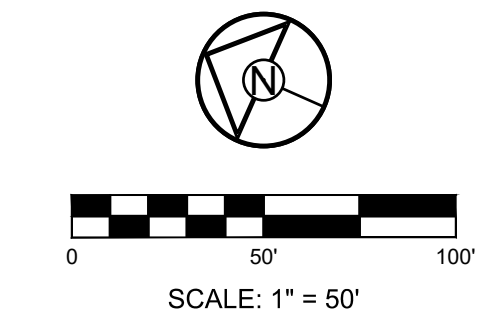
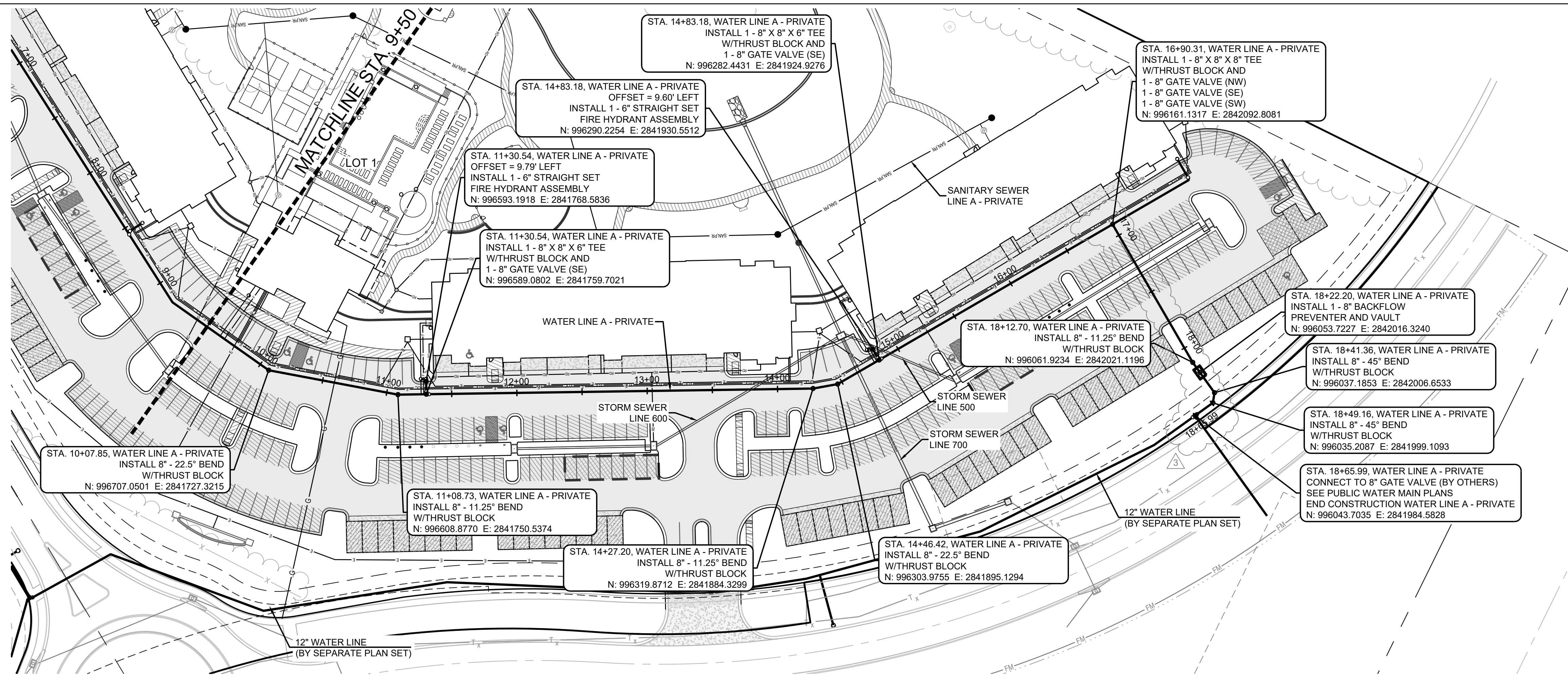
**SANITARY SEWER DETAILS**

SHEET  
**C602**

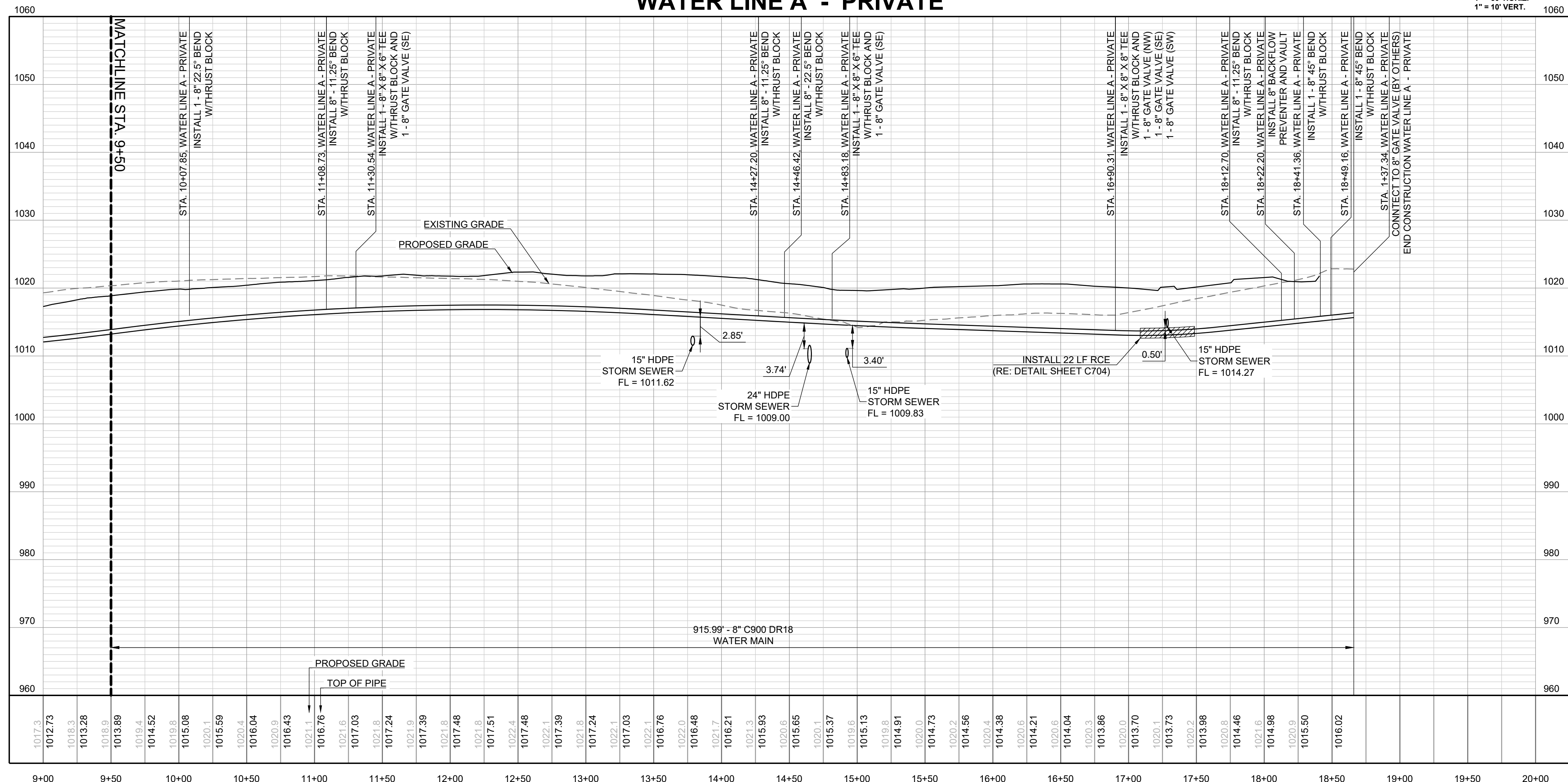
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04/28/2023	PER CITY COMMENTS
06/12/2023	PER CITY COMMENTS
06/12/2023	PER CITY COMMENTS
06/12/2023	PER CITY COMMENTS
06/12/2023	PER CITY COMMENTS

RELEASED FOR CONSTRUCTION  
 As Noted on Plan Review  
 Development Services Department  
 Lee's Summit, Missouri  
 06/19/2023





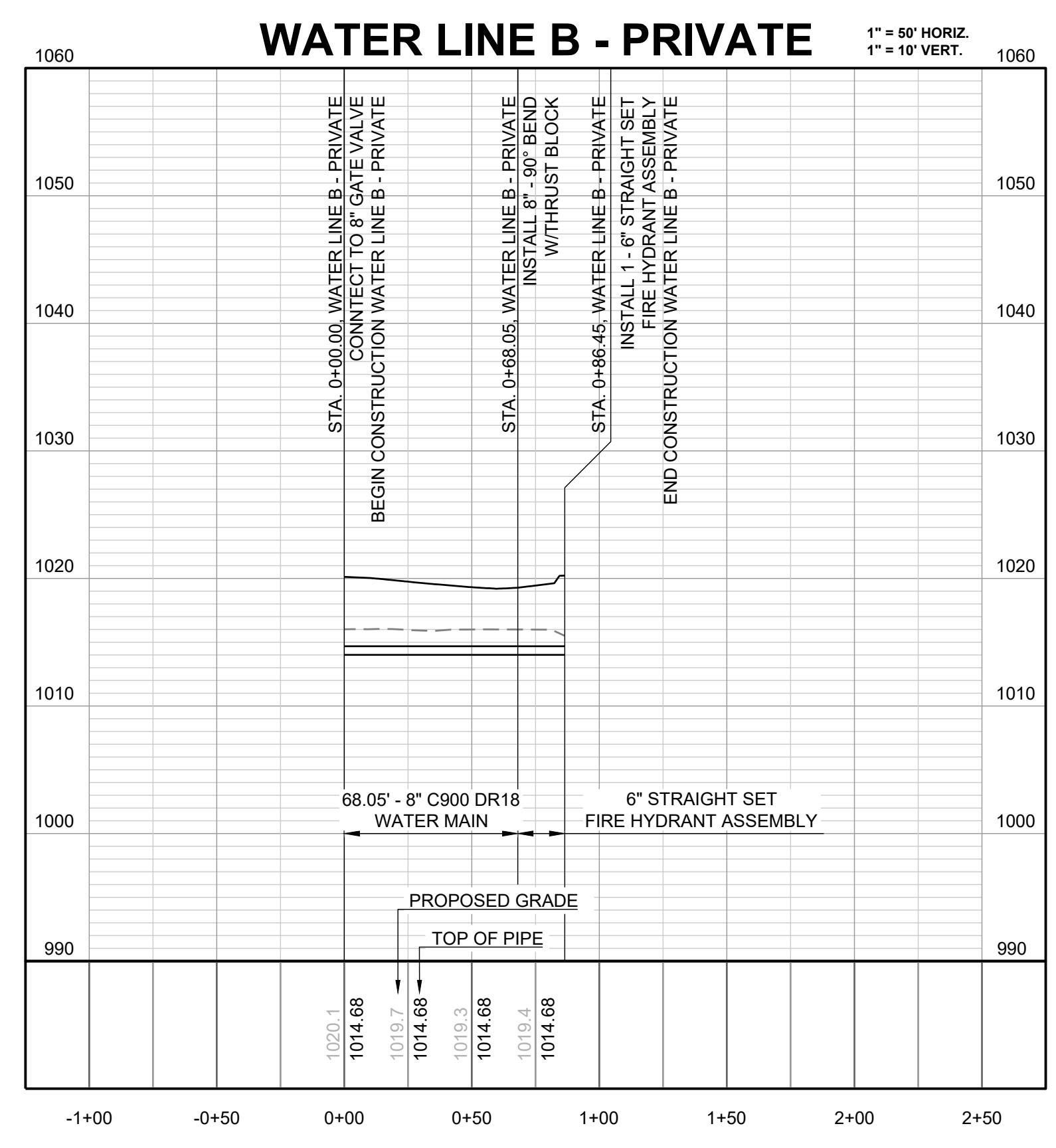
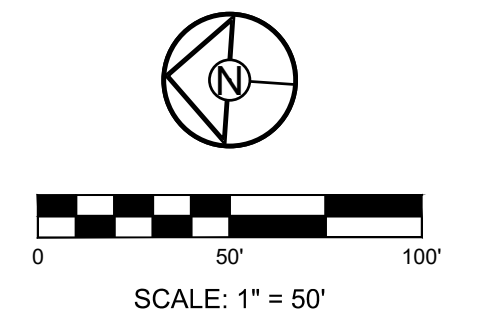
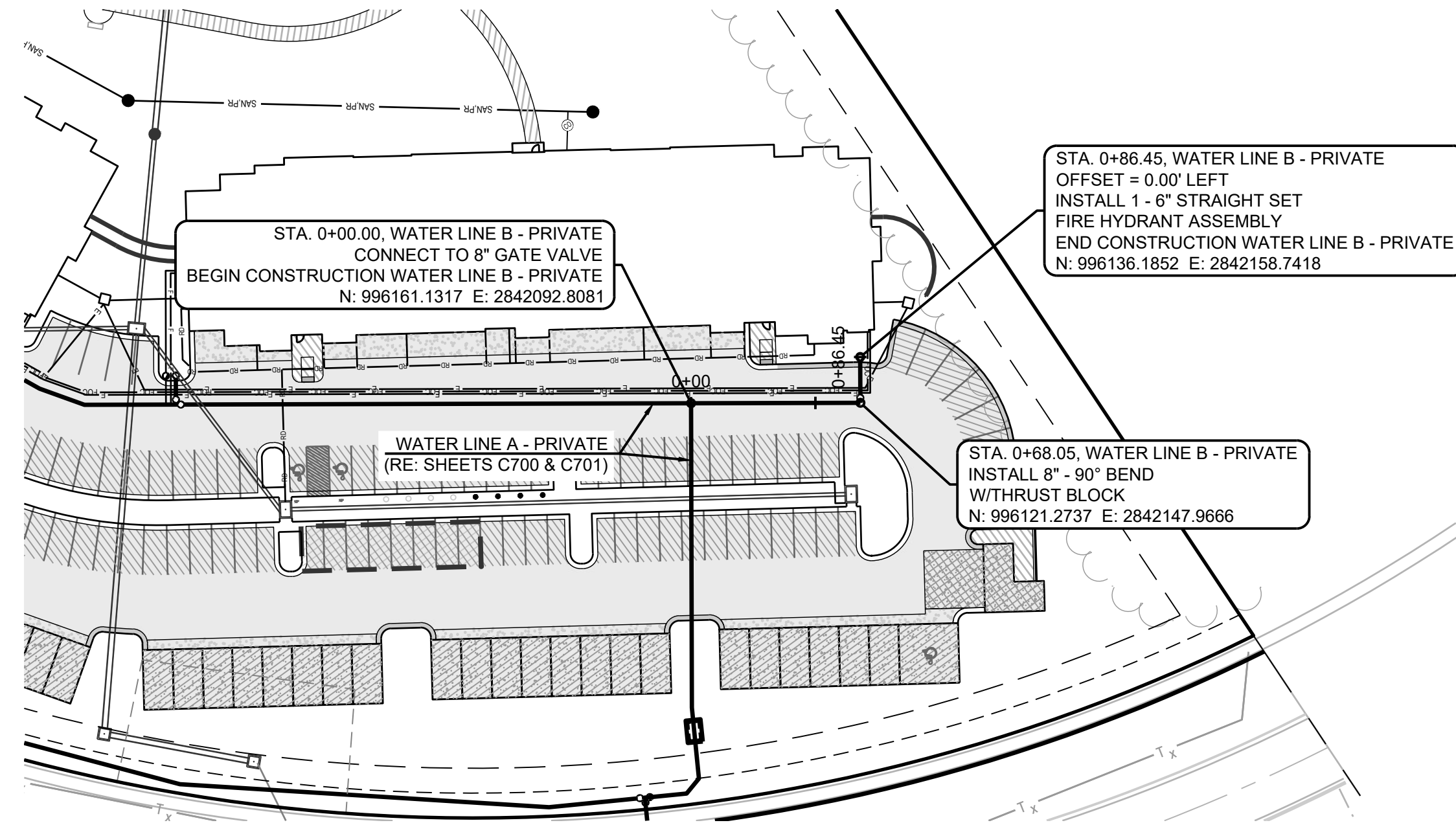
**WATER LINE A - PRIVATE**



RELEASED FOR CONSTRUCTION  
Development Services Department  
Lee's Summit, Missouri  
06/19/2023

REVISION DATE	DESCRIPTION
01/23/2023	PER CITY COMMENTS
03/24/2023	PER CITY COMMENTS
04/28/2023	PER CITY COMMENTS
06/12/2023	PER CITY COMMENTS

WATER LINE A



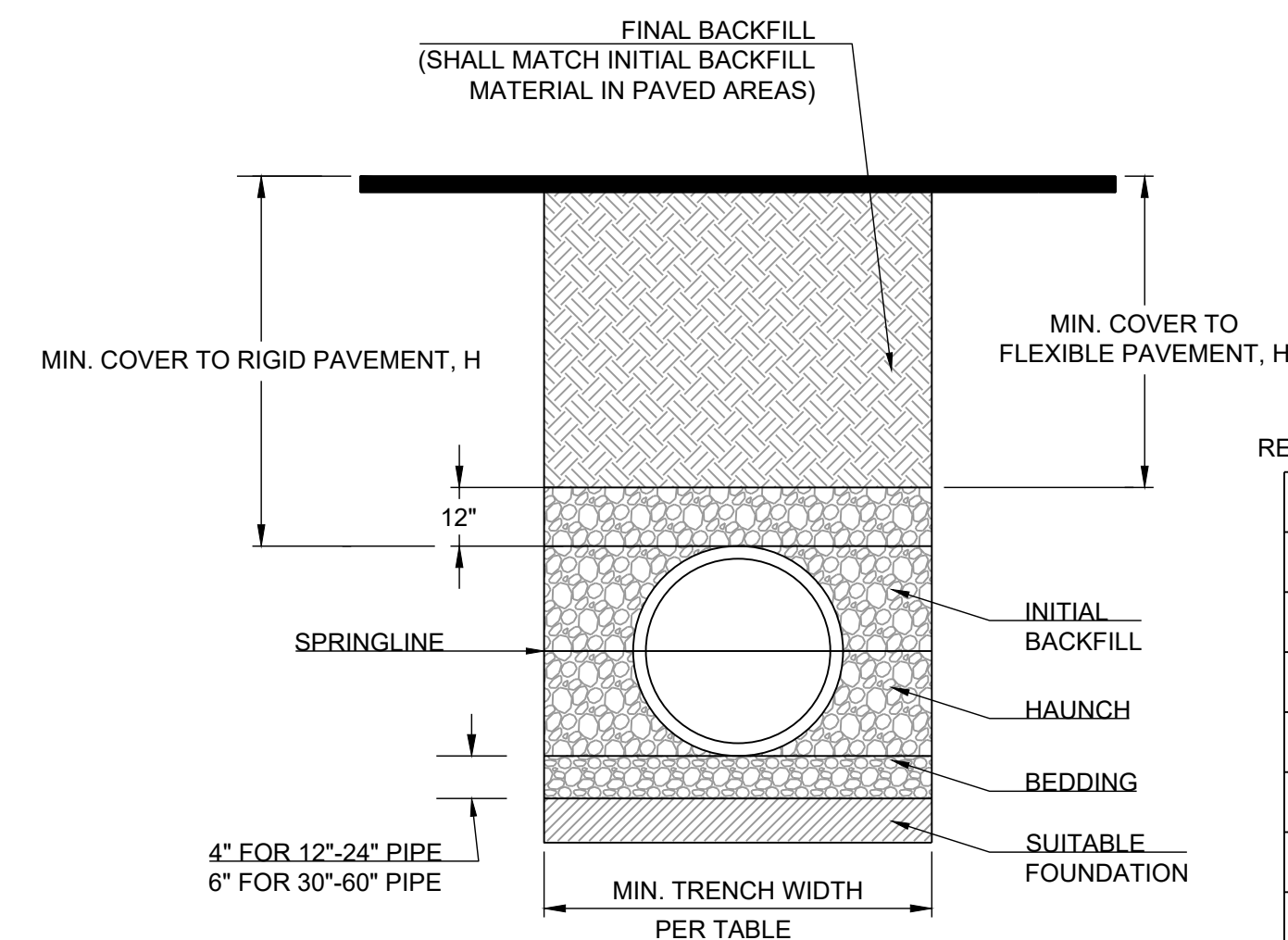
RELEASED FOR CONSTRUCTION  
As Noted on Plan Review  
Development Services Department  
Lee's Summit, Missouri  
06/19/2023

REVISION DATE	DESCRIPTION
01/23/2023	PER CITY COMMENTS
03/24/2023	PER CITY COMMENTS
04/28/2023	PER CITY COMMENTS
06/12/2023	PER CITY COMMENTS

DRAWN BY: TRC  
CHECKED BY: MAB  
DATE PREPARED: 2/9/2023  
PROJ. NUMBER: 22-102

WATER LINE B

SHEET  
**C702**



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

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

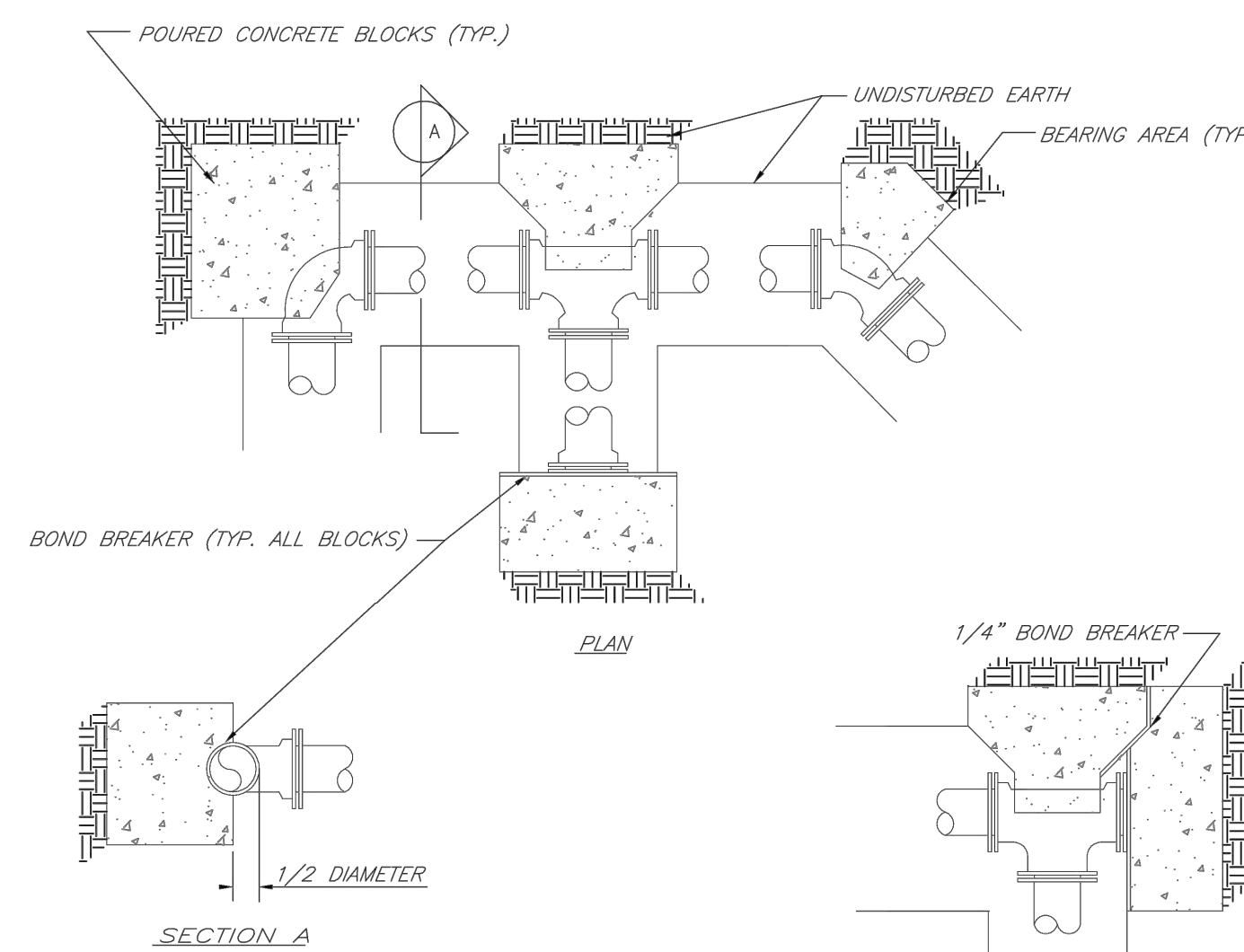
\* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER

**NOTES:**

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REQUIRED CONCRETE BEARING AREA (SQUARE FEET - SF)						
NOM. DIA. (INCHES)	TEE, FLUG	BEND	BEND	BEND	BEND	BEND
6	4.7	6.7	4.0	4.0	4.0	4.0
8	8.4	11.8	6.4	4.0	4.0	4.0
10	13.1	18.5	10.0	5.1	4.0	4.0
12	18.8	26.7	14.4	7.1	4.0	4.0
14	25.7	36.3	19.6	10.0	5.0	4.0
16	33.5	47.4	25.6	13.1	6.6	4.0
18	42.4	REST. JT.	32.5	16.5	8.3	4.0
20	REST. JT.	REST. JT.	40.1	20.4	10.3	4.0
24	REST. JT.	REST. JT.	REST. JT.	29.4	14.8	4.0

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

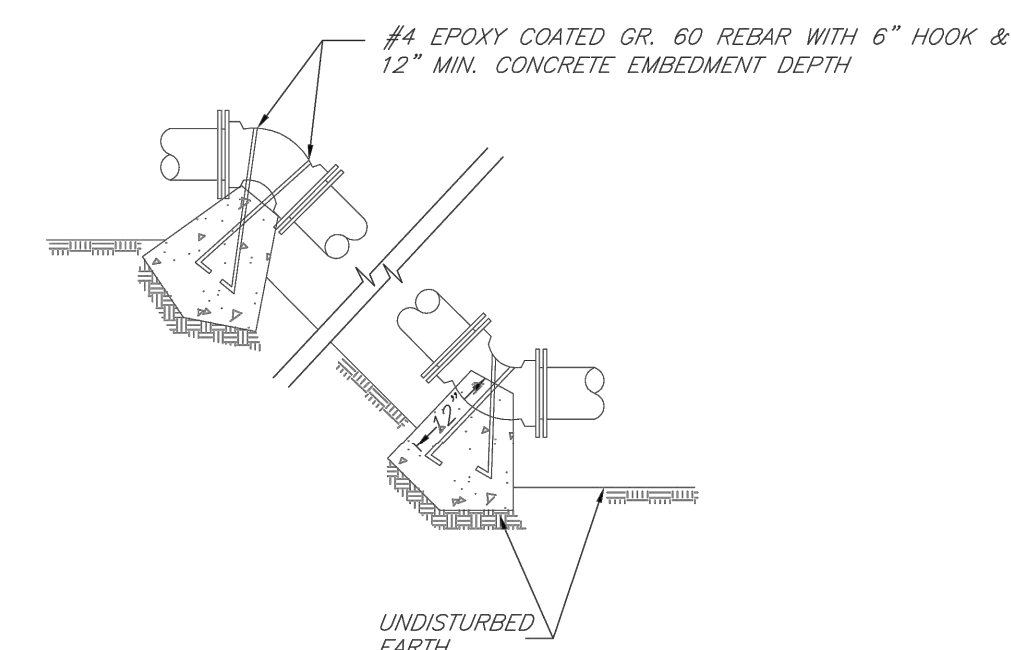


**LEE'S SUMMIT MISSOURI**  
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063  
**HORIZONTAL THRUST BLOCKS**

Date: 02/13  
Drawn By: JN  
Checked By: DL  
FILE: WAT-1  
Rev: 1/14  
Rev:

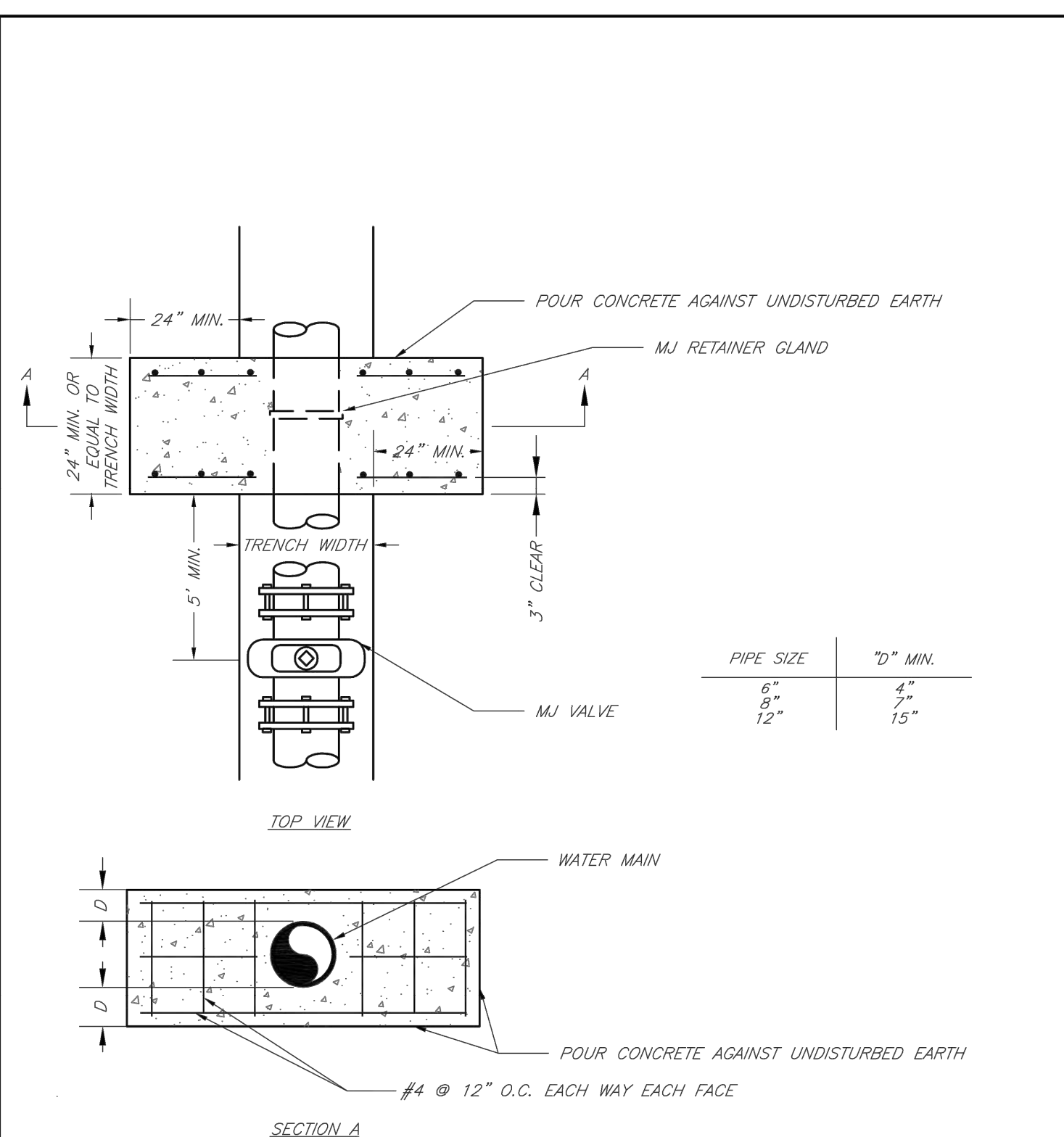
REQUIRED CONCRETE VOLUME (CUBIC FEET - CF)						
NOM. DIA. (INCHES)	TEE, FLUG	BEND	BEND	BEND	BEND	BEND
6	50.5	71.4	38.6	19.7	9.9	9.9
8	89.9	126.9	68.7	35.0	17.6	17.6
10	140.2	198.3	107.3	54.7	27.5	27.5
12	202.0	REST. JT.	154.6	78.8	39.6	39.6
14	REST. JT.	REST. JT.	210.4	107.3	53.9	53.9
16	REST. JT.	REST. JT.	REST. JT.	140.1	70.4	70.4
18	REST. JT.	REST. JT.	REST. JT.	177.3	89.1	89.1
20	REST. JT.	REST. JT.	REST. JT.	REST. JT.	110.0	110.0
24	REST. JT.	REST. JT.	REST. JT.	REST. JT.	158.4	158.4

- NOTES:**
- ALL BENDS WITHOUT RESTRAINED JOINTS SHALL HAVE CONCRETE THRUST BLOCKS INSTALLED FOR RESTRAINT.
  - MEGA LUGS MAY BE USED ONLY IN CONJUNCTION WITH CONCRETE THRUST BLOCKING.
  - BEARING MUST BE AGAINST UNDISTURBED SOIL.
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**LEE'S SUMMIT MISSOURI**  
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063  
**VERTICAL THRUST BLOCKS**

Date: 02/13  
Drawn By: JN  
Checked By: DL  
FILE: WAT-2  
Rev: 1/14  
Rev:

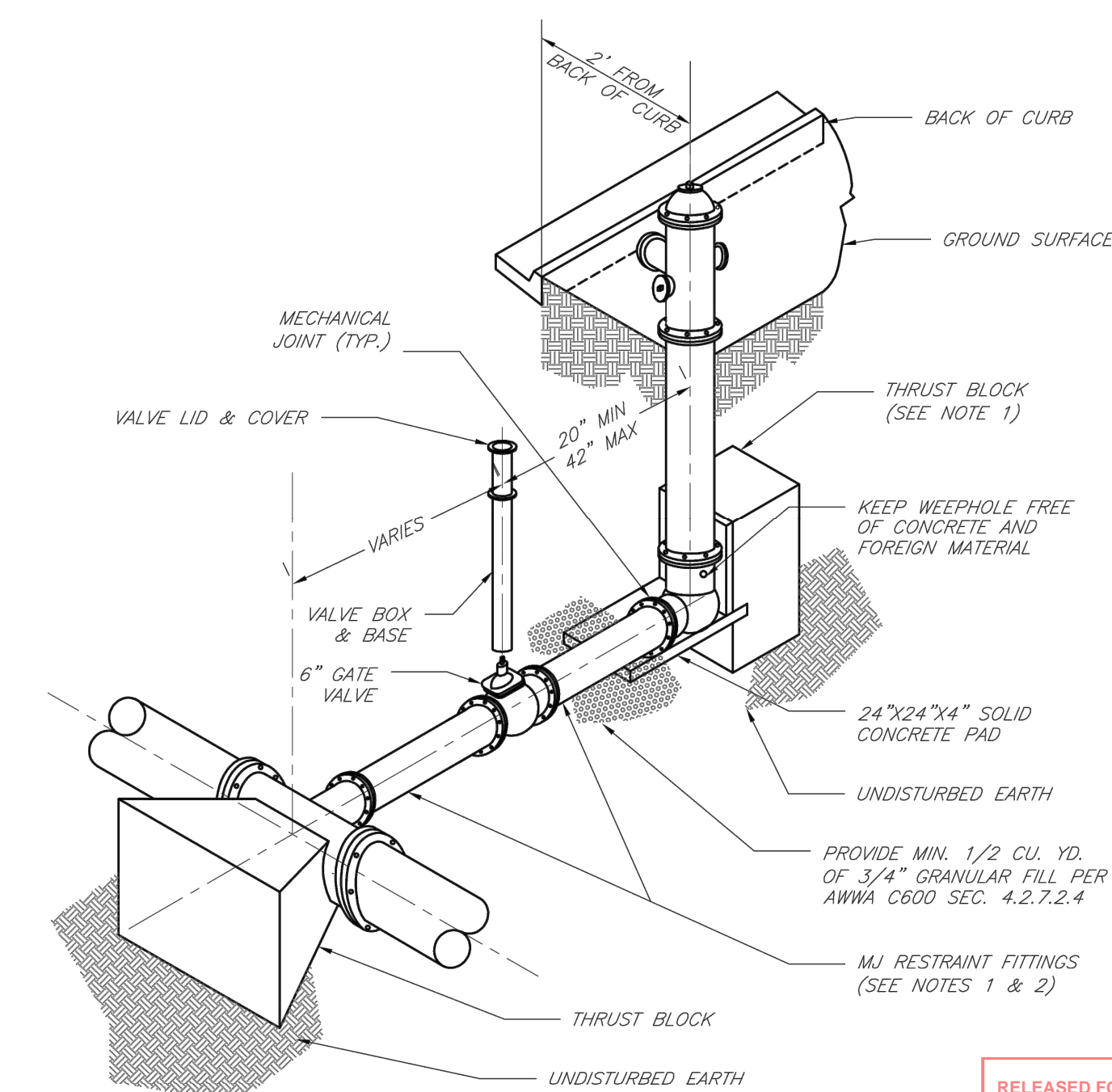


**NOTE:**  
THIS DETAIL NOT TO BE USED FOR PIPE GREATER THAN 12"



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

Date: 02/13  
Drawn By: JN  
Checked By: DL  
FILE: WAT-3  
Rev: 1/14  
Rev:



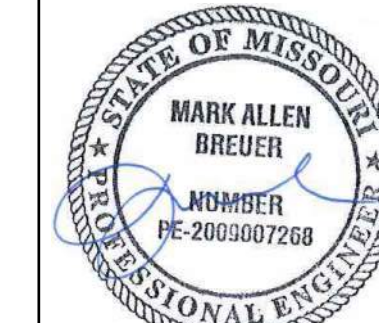
- NOTES:**
- WHEN RETAINER GLANDS ARE USED IN LIEU OF MECHANICAL JOINT (MJ) RESTRAINT FITTINGS, HORIZONTAL THRUST BLOCKS ARE REQUIRED.
  - GATE VALVE MAY BE BOLTED DIRECTLY TO MJ RESTRAINT TEE.
  - SEE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR FIRE HYDRANT, VALVES, VALVE BOX LID, AND COVER.
  - BOTTOM HYDRANT FLANGE SHALL BE 2" TO 6" ABOVE FINISHED GRADE.
  - 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.
  - 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  
**HYDRANT INSTALLATION - STRAIGHT SET**

Date: 02/13  
Drawn By: JN  
Checked By: DL  
FILE: WAT-7  
Rev: 1/14  
Rev:

PREPARED BY:



06.12.2023

SCHLAGEL & ASSOCIATES, P.A.

RESIDENCES AT BLACKWELL  
FINAL DEVELOPMENT PLAN

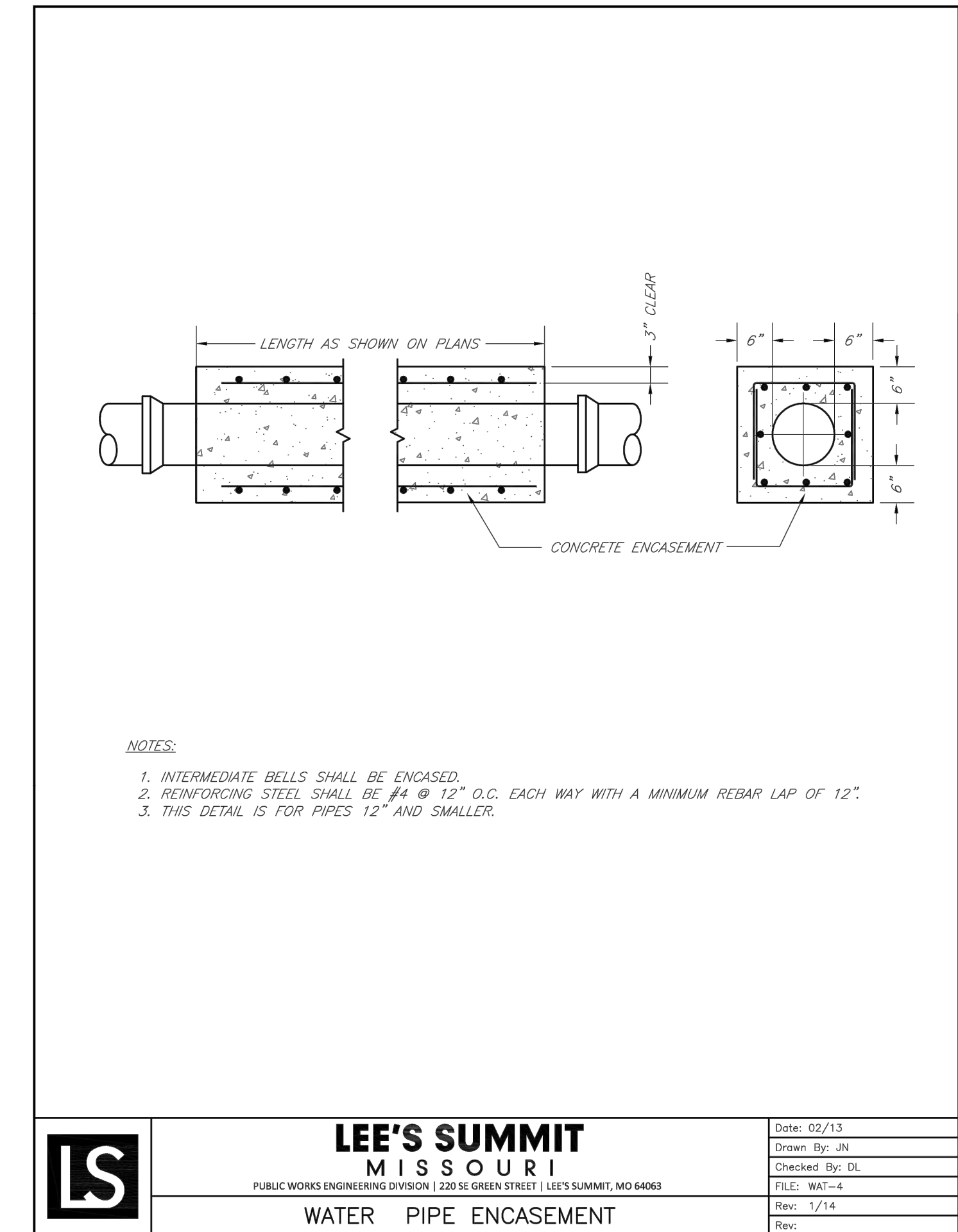
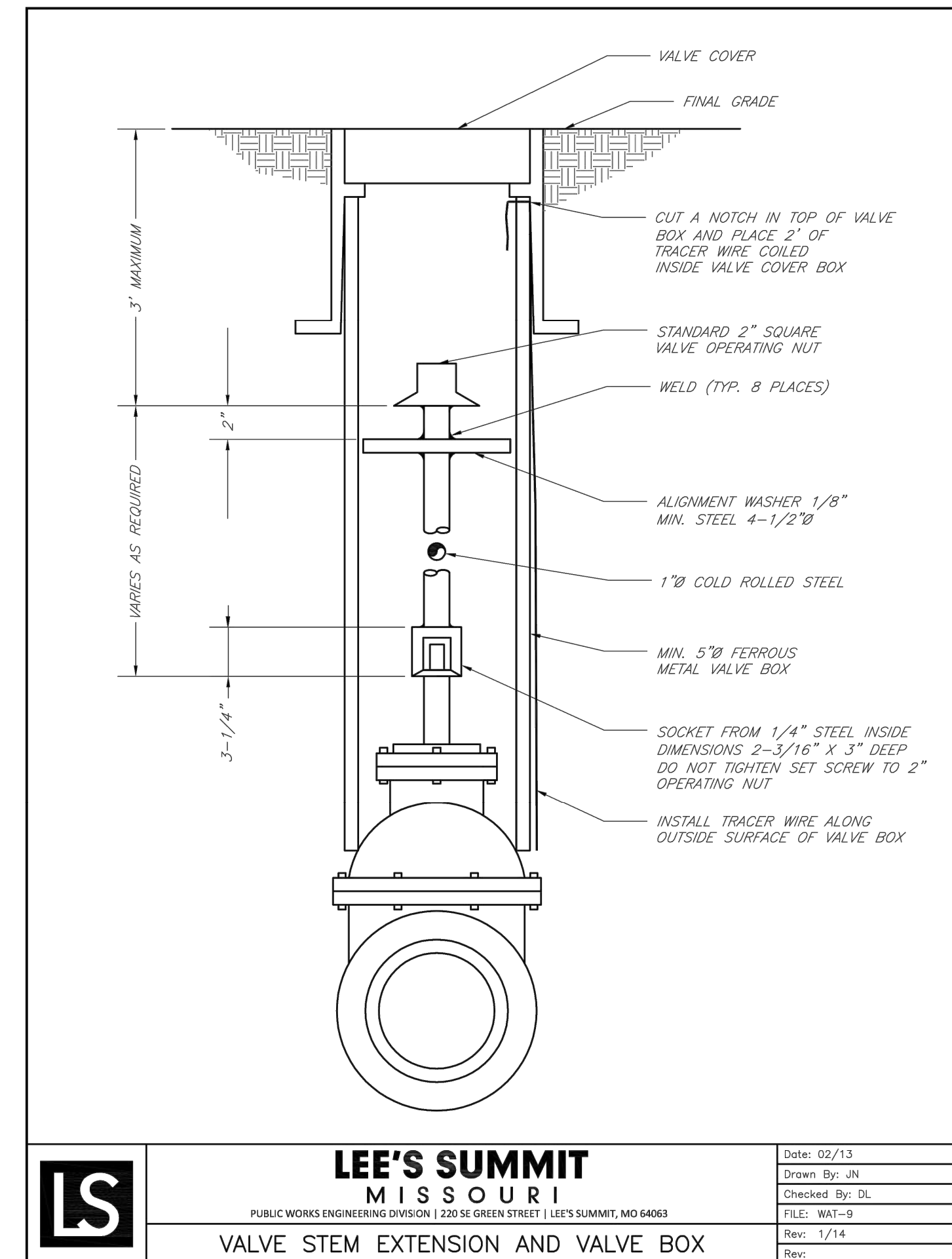
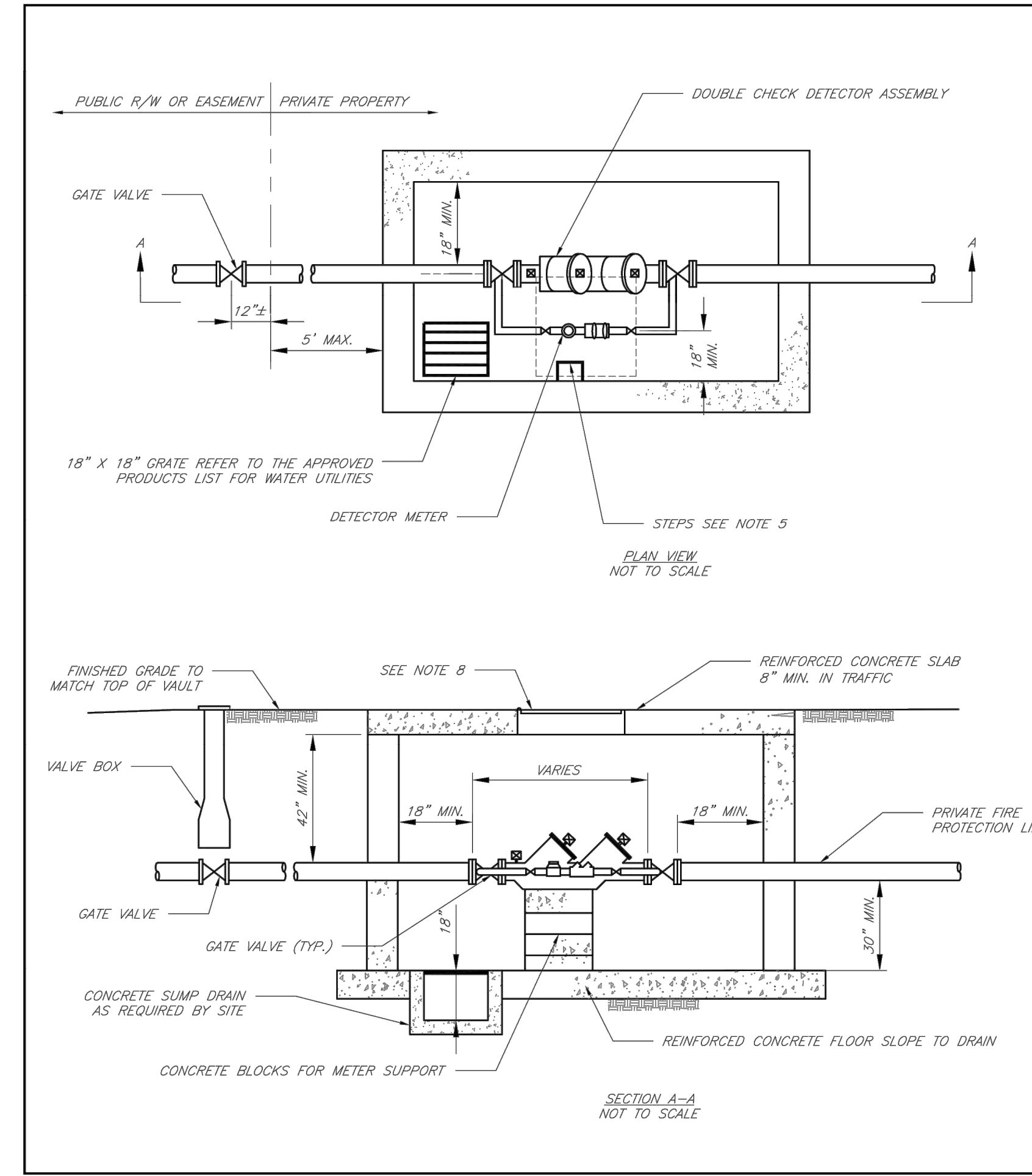
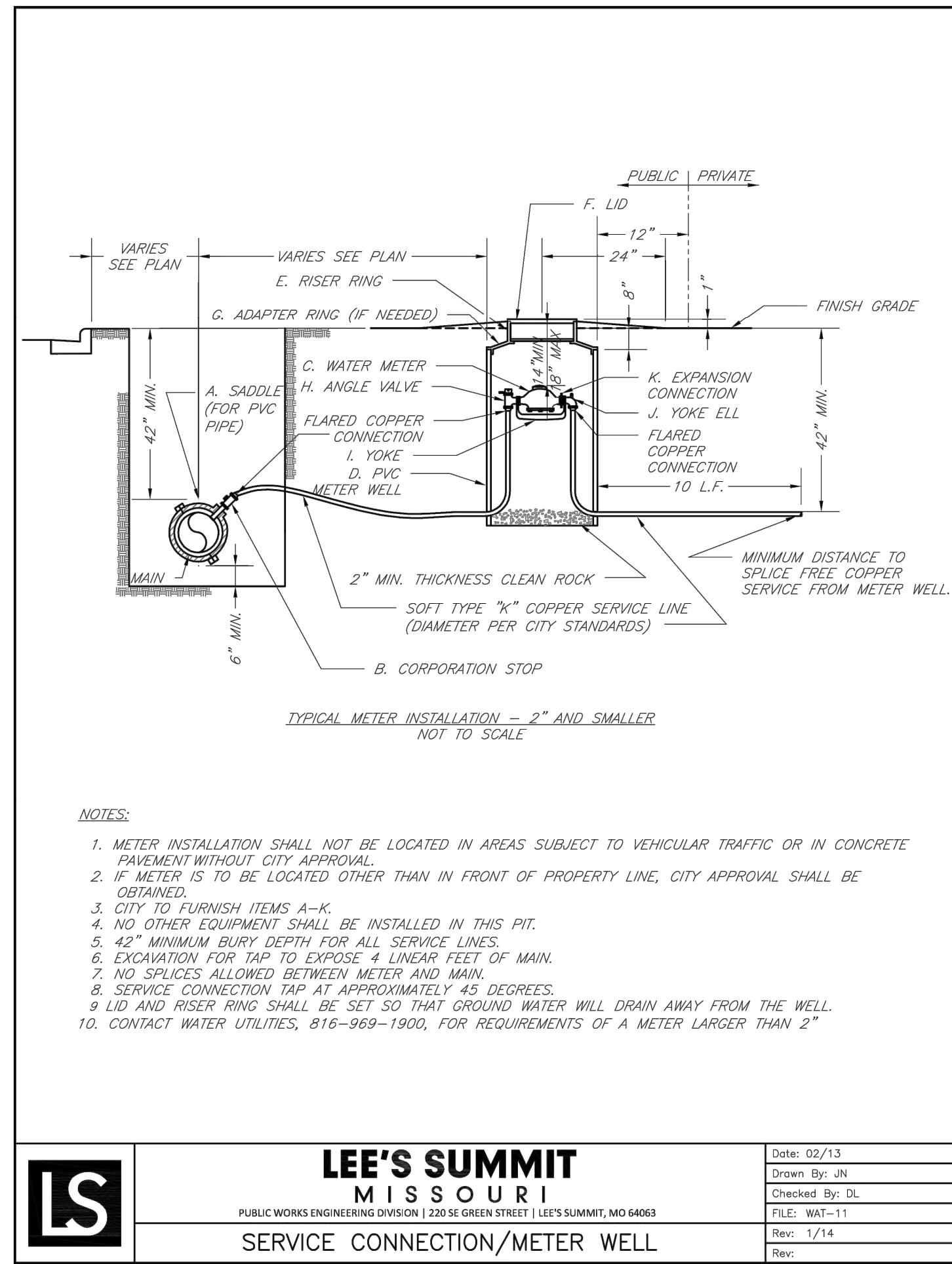
HERITAGE STREET LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
01/23/2023	PER CITY COMMENTS
03/24/2023	PER CITY COMMENTS
04/28/2023	PER CITY COMMENTS
06/12/2023	PER CITY COMMENTS
06/19/2023	PER CITY COMMENTS

RELEASED FOR CONSTRUCTION  
As noted on this drawing  
Development Services Department  
Lee's Summit, Missouri  
06/19/2023

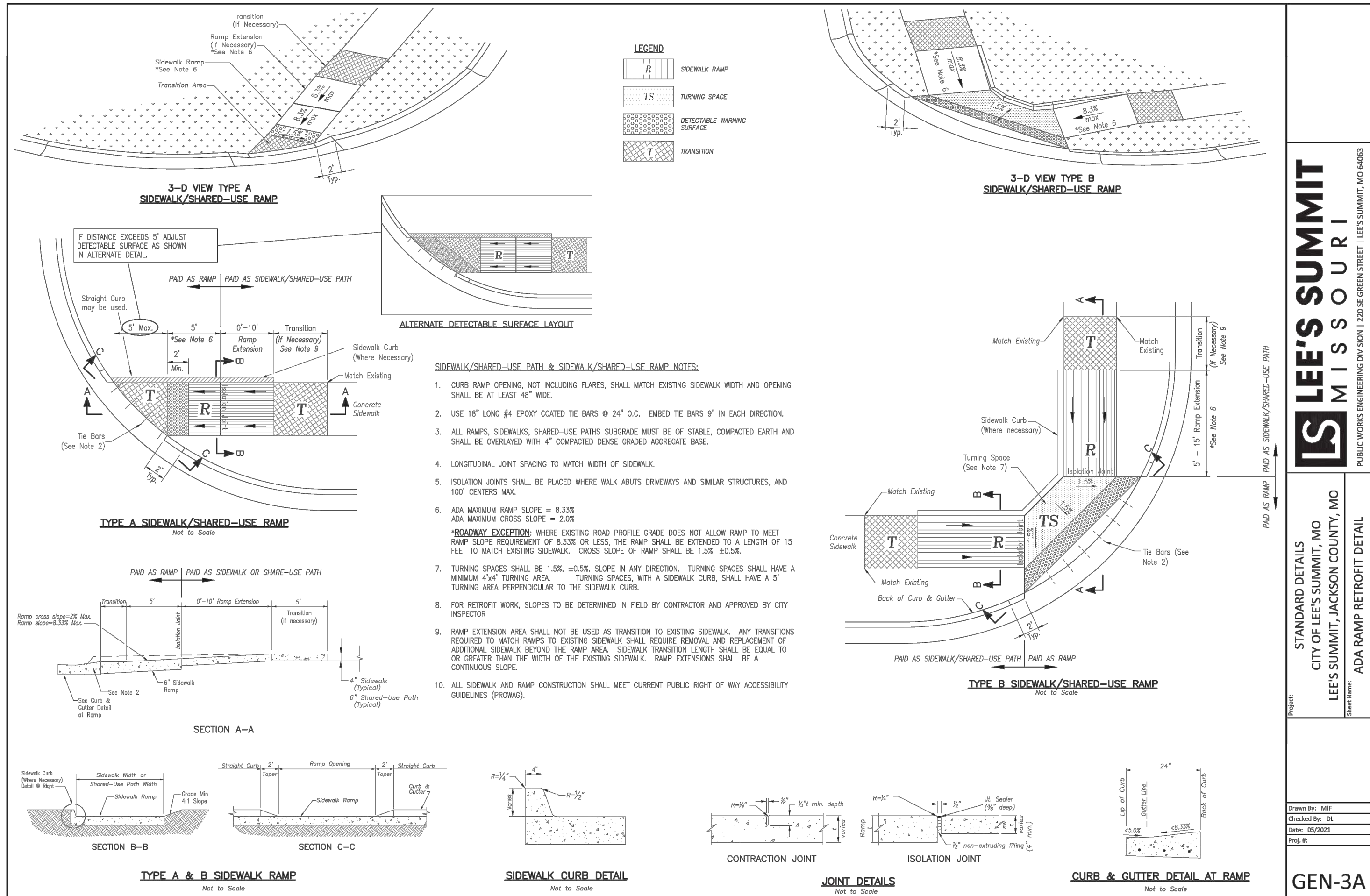
WATER DETAILS

SHEET  
**C703**



REVISION DATE	DESCRIPTION
01/23/2023	PER CITY COMMENTS
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04/28/2023	PER CITY COMMENTS
06/12/2023	PER CITY COMMENTS
2/9/2023	
22-102	

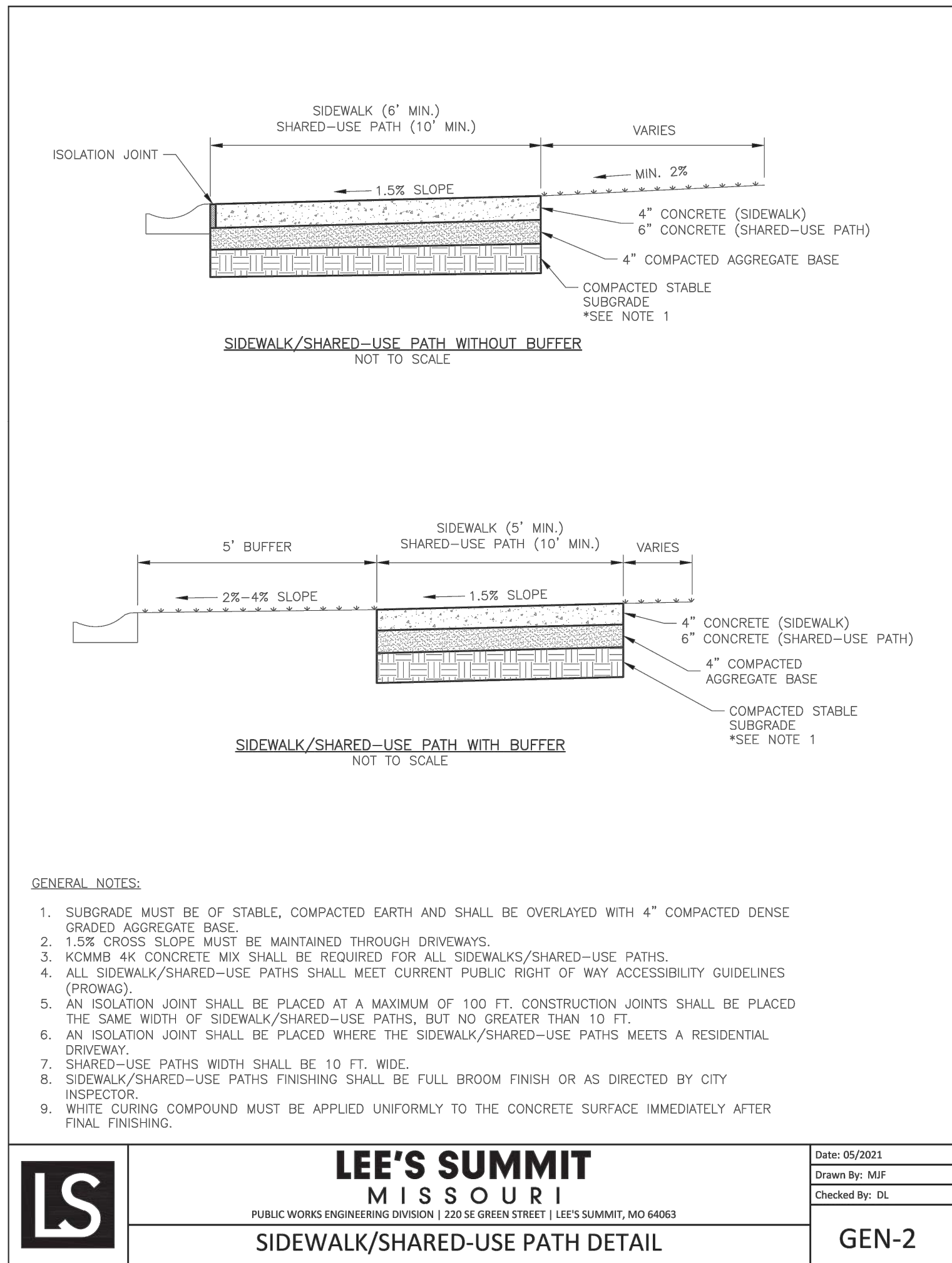
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CHECKED BY: MAB	DRAWN BY: JN
DATE PREPARED: 2/9/2023	CHECKED BY: DL
PROJ. NUMBER: 22-102	FILE: WAT-4
	REV: 1/14
	REV:



**LEE'S SUMMIT MISSOURI**  
 PUBLIC WORKS ENGINEERING DIVISION | 1201 SE GREEN STREET | LEE'S SUMMIT, MO 64083

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

Drawn By: MJP  
 Checked By: DL  
 Date: 06/2023  
 Proj. #: GEN-3A

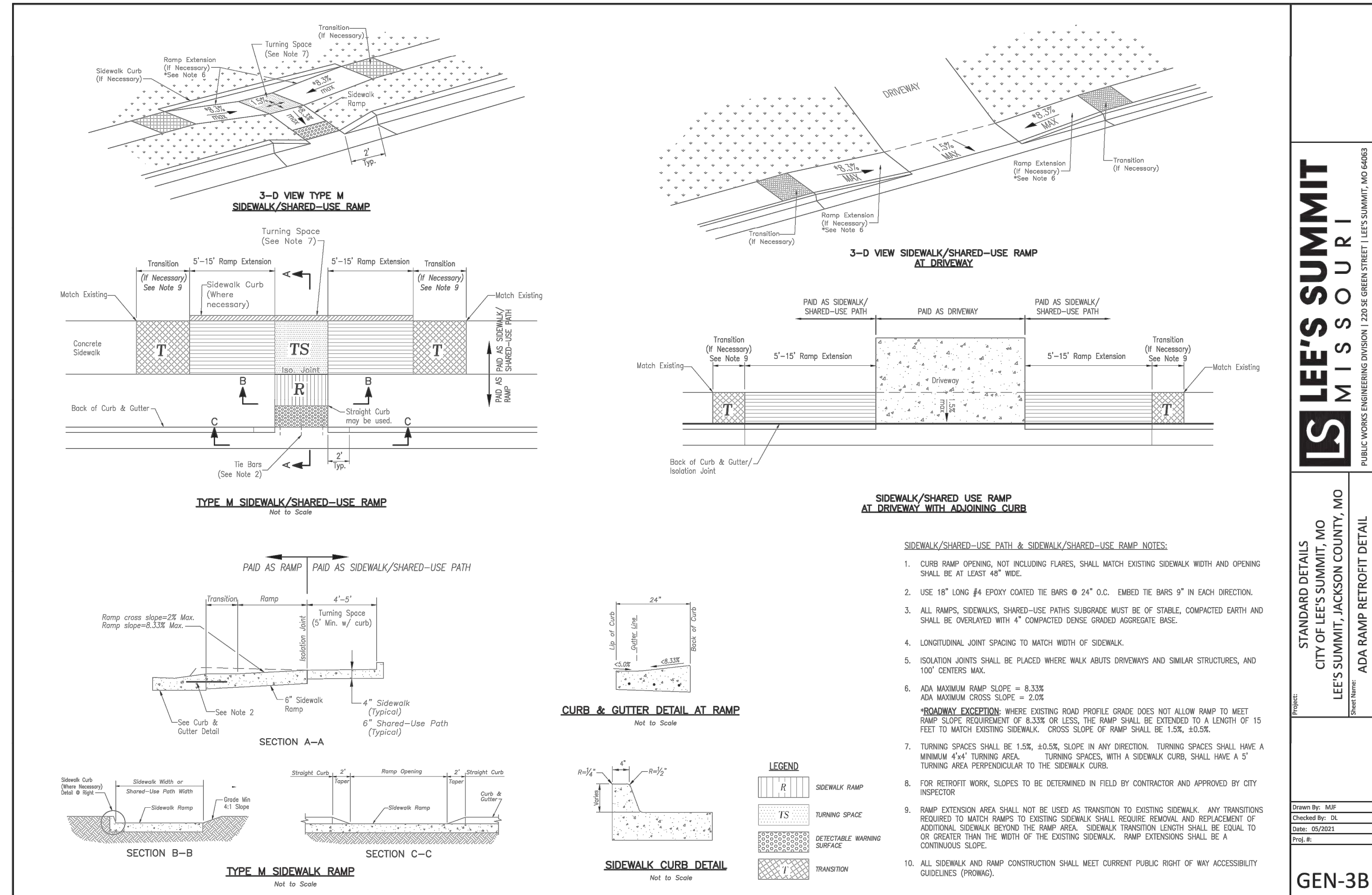


**LEE'S SUMMIT MISSOURI**  
 PUBLIC WORKS ENGINEERING DIVISION | 1201 SE GREEN STREET | LEE'S SUMMIT, MO 64083

**SIDEWALK/SHARED-USE PATH DETAIL**

Date: 06/2023  
 Drawn By: MJP  
 Checked By: DL

GEN-2



**LEE'S SUMMIT MISSOURI**  
 PUBLIC WORKS ENGINEERING DIVISION | 1201 SE GREEN STREET | LEE'S SUMMIT, MO 64083

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

Drawn By: MJP  
 Checked By: DL  
 Date: 06/2023  
 Proj. #: GEN-3B

**SCHLAGEL**  
 ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS  
 14920 West 107th Street • Lenexa, Kansas 66215  
 (913) 492-5158 • Fax: (913) 492-8400  
 WWW.SCHLAGELASSOCIATES.COM  
 Missouri State Certificates of Authority  
 #E200200360P-F #LAC2001005237 #LS200200869-F

PREPARED BY:  
  
 06.12.2023

SCHLAGEL & ASSOCIATES, P.A.

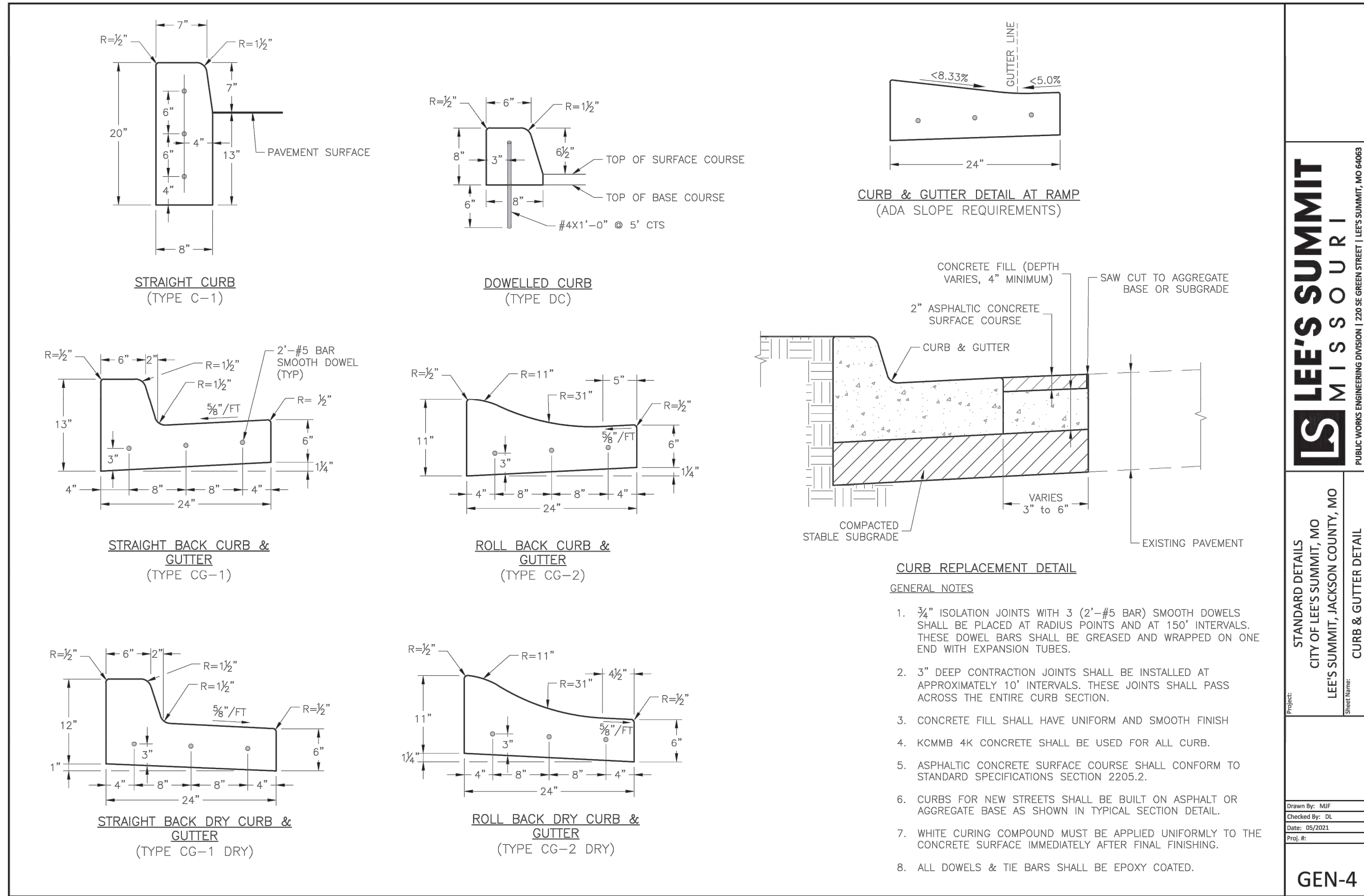
RESIDENCES AT BLACKWELL  
 FINAL DEVELOPMENT PLAN  
 HERITAGE STREET LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
01/23/2023	PER CITY COMMENTS
03/24/2023	PER CITY COMMENTS
04/28/2023	PER CITY COMMENTS
06/12/2023	PER CITY COMMENTS
20/2023	
22-102	

GENERAL DETAILS

SHEET  
**C800**

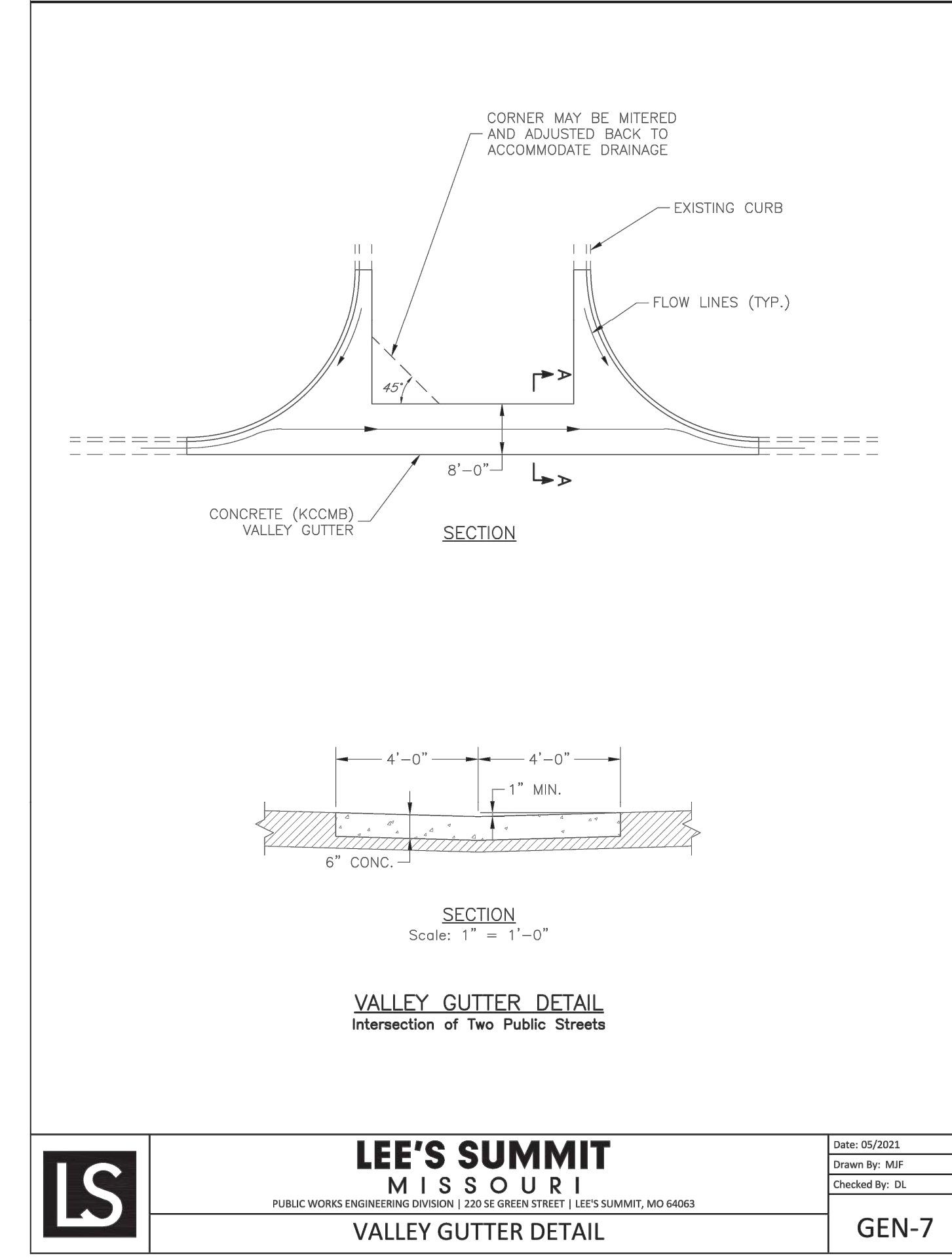
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 Lee's Summit, Missouri  
 06/19/2023



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

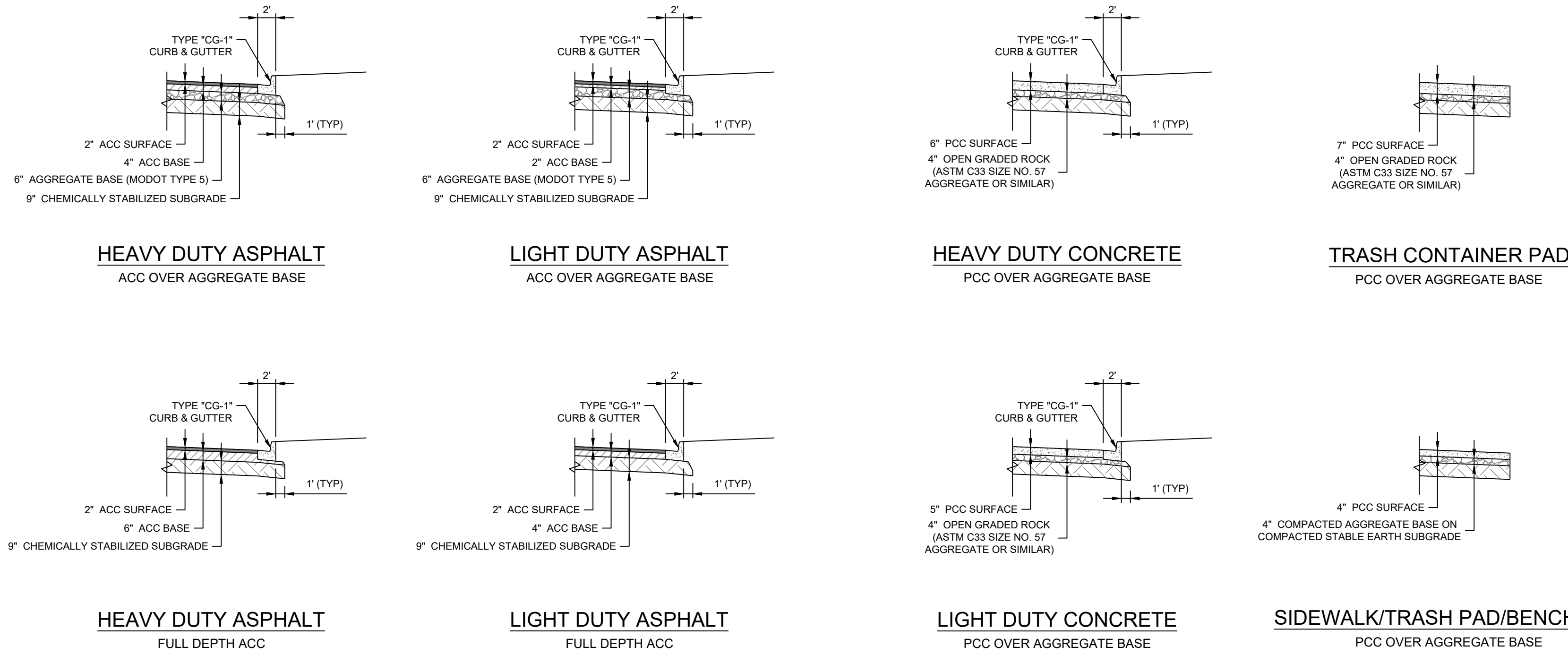
STANDARD DETAILS  
 CITY OF LEE'S SUMMIT, MO  
 LEE'S SUMMIT, JACKSON COUNTY, MO  
 CURB & GUTTER DETAIL

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



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

Date: 05/2021  
 Drawn By: MIF  
 Checked By: DL  
 GEN-7



REVISION DATE	DESCRIPTION
01/23/2023	PER CITY COMMENTS
03/24/2023	PER CITY COMMENTS
04/28/2023	PER CITY COMMENTS
06/12/2023	PER CITY COMMENTS

DRAWN BY:	TRC
CHECKED BY:	MAB
DATE PREPARED:	2/6/2023
PROJ. NUMBER:	22-102

GENERAL DETAILS

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 As Noted on Plan Sheets  
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 Lee's Summit, Missouri  
 06/19/2023

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

RESIDENCES AT BLACKWELL  
 FINAL DEVELOPMENT PLAN  
 HERITAGE STREET LEE'S SUMMIT, MO

Sheet List Table	
Sheet Number	Sheet Title
L100	COVER
L100	OVERALL LANDSCAPE PLAN
L101	BUILDING A LANDSCAPE PLAN
L102	BUILDING B LANDSCAPE PLAN
L103	BUILDING C LANDSCAPE PLAN
L104	BUILDING D LANDSCAPE PLAN
L105	CLUBHOUSE LANDSCAPE PLAN
L106	LAKE LANDSCAPE PLAN
L107	MONUMENT SIGN LANDSCAPE PLAN

**GENERAL NOTES:**

- ALL CONSTRUCTION TO FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813
- ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DEPARTMENT OF THE CITY OF LEE'S SUMMIT, MISSOURI
- LINEAL FOOT MEASUREMENTS SHOWN ON THE PLANS ARE HORIZONTAL MEASUREMENTS, NOT SLOPE MEASUREMENTS. ALL PAYMENTS SHALL BE MADE ON HORIZONTAL MEASUREMENTS.
- NO GEOLOGICAL INVESTIGATION HAS BEEN PERFORMED ON THE SITE.
- THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE TAKEN FROM UTILITY COMPANY RECORDS AND APPARENT FIELD LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL ADHERE TO THE PROVISIONS OF THE SENATE BILL NUMBER 583, 78TH GENERAL ASSEMBLY OF THE STATE OF MISSOURI. THE BILL REQUIRES THAT ANY PERSON OR FIRM DOING EXCAVATION ON PUBLIC RIGHT OF WAY DO SO ONLY AFTER GIVING NOTICE TO, AND OBTAINING INFORMATION FROM, UTILITY COMPANIES. STATE LAW REQUIRES 48 HOURS ADVANCE NOTICE. THE CONTRACTOR MAY ALSO UTILIZE THE FOLLOWING TOLL FREE PHONE NUMBER PROVIDED BY "MISSOURI ONE CALL SYSTEM, INC.": 1-800-DIG-RITE. THIS PHONE NUMBER IS APPLICABLE ANYWHERE WITHIN THE STATE OF MISSOURI. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE PERFORMED. PRIOR TO ORDERING PRECAST STRUCTURES, SHOP DRAWING SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL.
- THE CONTRACTOR SHALL PROTECT ALL MAJOR TREES FROM DAMAGE. NO TREE SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER, UNLESS SHOWN OTHERWISE.
- CLEARING AND GRUBBING OPERATIONS AND DISPOSAL OF ALL DEBRIS THEREFROM SHALL BE PERFORMED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
- ALL WASTE MATERIAL RESULTING FROM THE PROJECT SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, OR AS DIRECTED BY THE OWNER AT NO ADDITIONAL COST.
- ALL EXCAVATIONS SHALL BE UNCLASSIFIED. NO SEPARATE PAYMENT WILL BE MADE FOR ROCK EXCAVATION.
- THE CONTRACTOR SHALL CONTROL THE EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION AND SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.
- THE CONTRACTOR SHALL CONTACT DEVELOPMENT SERVICES INSPECTIONS AT: 816-969-1800 TO OBTAIN A DEVELOPMENT SERVICES CONSTRUCTION PERMIT. A MINIMUM 48 HOUR NOTICE SHALL BE GIVEN PRIOR TO PERMIT ISSUANCE.
- THE CONTRACTOR SHALL CONTACT THE RIGHT OF WAY INSPECTOR AT 816-969-1800 PRIOR TO ANY LAND DISTURBANCE ACTIVITIES WITHIN THE RIGHT OF WAY. THESE ACTIVITIES MAY REQUIRE A PERMIT.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL TRAFFIC HANDLING MEASURES NECESSARY TO ENSURE THAT THE GENERAL PUBLIC IS PROTECTED AT ALL TIMES. TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD-LATEST EDITION).
- ALL SANITARY SEWER LATERALS SHALL HAVE A TRENCH CHECK, CONSISTING OF FLOWABLE BACKFILL, INSTALLED DURING CONSTRUCTION. TRENCH CHECK SHALL EXTEND TO BOTTOM OF TRENCH, TO WIDTH OF TRENCH, TO 12 INCHES ABOVE PIPE, FOR A MINIMUM LENGTH OF 12 INCHES. TRENCH CHECK SHALL BE LOCATED AT LEAST 5 FEET FROM SANITARY MAIN.

**EARTHWORK:**

- PRIOR TO EARTHWORK ACTIVITIES, PRE-DISTURBANCE EROSION AND SEDIMENT CONTROL DEVICES SHALL BE IN PLACE PER THE STORM WATER POLLUTION PREVENTION PLAN AND/OR THE EROSION AND SEDIMENT CONTROL PLAN PREPARED FOR THIS SITE.
- ALL BACKFILL MATERIAL SHALL BE PLACED IN MAXIMUM 6-INCH LIFTS AND COMPACTED TO 95-PERCENT OF MAXIMUM DENSITY AS DEFINED USING A STANDARD PROCTOR TEST (AASHTO T99/ASTM 698).
- BACKFILL MATERIALS SHALL NOT INCLUDE ORGANIC MATTER, DEBRIS OR TOPSOIL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REDISTRIBUTING THE TOPSOIL OVER PROPOSED TURF AND LANDSCAPED AREAS TO A MINIMUM DEPTH OF 6-INCHES BELOW FINAL GRADE.
- ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE. UNLESS NOTED OTHERWISE THE FOLLOWING GRADES SHALL APPLY:
  - TURF AREAS - 2.5% MINIMUM, 4H:1V MAXIMUM
- ALL DISTURBED AREAS SHALL BE FERTILIZED, SEEDED AND MULCHED IMMEDIATELY AFTER EXCAVATION ACTIVITIES HAVE CEASED. SEEDING SHALL BE PER THE EROSION AND SEDIMENT CONTROL PLAN AND/OR LANDSCAPE PLAN. IF NOT SPECIFIED SEEDING SHALL BE PER APWA SECTION 2400, LATEST EDITION. UNLESS OTHERWISE NOTED, SEEDING SHALL BE SUBSIDIARY TO THE CONTRACT PRICE FOR PIPE INSTALLATION. CONTRACTOR SHALL ADHERE TO THE REPORTING REQUIREMENTS OUTLINED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THIS PROJECT. EROSION AND SEDIMENT CONTROL DEVICES SHALL BE PROPERLY MAINTAINED AND KEPT CLEAN OF SILT AND DEBRIS AND IN GOOD WORKING ORDER. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AS REQUIRED.

**UTILITIES:**

- EXISTING UTILITIES HAVE BEEN SHOWN TO THE GREATEST EXTENT POSSIBLE BASED UPON INFORMATION PROVIDED TO THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE RESPECTIVE UTILITY COMPANIES AND FIELD LOCATING UTILITIES PRIOR TO CONSTRUCTION AND IDENTIFYING ANY POTENTIAL CONFLICTS. ALL CONFLICTS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ANY REQUIRED UTILITY RELOCATIONS. UTILITIES DAMAGED THROUGH THE NEGLIGENCE OF THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL VERIFY FLOW-LINES AND STRUCTURE TOPS PRIOR TO CONSTRUCTION, AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES. PROVIDE SHOP DRAWINGS FOR ALL PRECAST AND MANUFACTURED UTILITY STRUCTURES FOR REVIEW BY THE ENGINEER PRIOR TO CONSTRUCTION OF THE STRUCTURES.
- UTILITY SEPARATION: WATERLINES SHALL HAVE A MINIMUM OF 10 FEET HORIZONTAL AND 2 FEET (MINIMUM OF 1.5 FEET) VERTICAL SEPARATION FROM ALL SANITARY AND STORM SEWER LINES. IF MINIMUM SEPARATIONS CAN NOT BE OBTAINED, DUCTILE IRON PIPE, DIP, SHALL BE REQUIRED 10 FEET IN EACH DIRECTION OF THE CONFLICT ON THE WATER LINE.
- PAYMENT FOR TRENCHING, BACKFILLING, PIPE EMBEDMENT, FLOWABLE FILL, BACKFILL MATERIALS, CLEAN UP, SEEDING, SODDING AND ANY OTHER ITEMS NECESSARY FOR THE CONSTRUCTION OF THE UTILITY LINE SHALL BE INCLUDED IN THE CONTRACT PRICE FOR THE UTILITY INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING RESPECTIVE UTILITY COMPANIES 48-HOURS IN ADVANCE FOR THE INSPECTION OF ANY PROPOSED UTILITY MAIN EXTENSION OR SERVICE LINE OR SERVICE CONNECTION TO ANY EXISTING MAIN.
- TRENCH SPOILS SHALL BE NEATLY PLACED ONSITE ADJACENT TO THE TRENCH, AND COMPACTED TO PREVENT SATURATION AND EXCESS SEDIMENT RUNOFF. UNSUITABLE MATERIALS, ROCK AND SHALE, ASPHALT, CONCRETE, TREES, BRUSH ETC. SHALL BE PROPERLY DISPOSED OF OFFSITE. MATERIALS MAY BE WASHED ONSITE AT THE DIRECTION OF THE OWNER OR HIS APPOINTED REPRESENTATIVE.

**OWNER/DEVELOPER:**

GRIFFIN RILEY PROPERTY GROUP  
 JAKE LOVELESS, VICE PRESIDENT  
 21 SE 29TH TERRACE  
 LEE'S SUMMIT  
 p 816-366-7900  
 JAKE@GRIFFINRILEY.COM

**MO GRS BENCHMARK:**

STATION NAME - JA-90

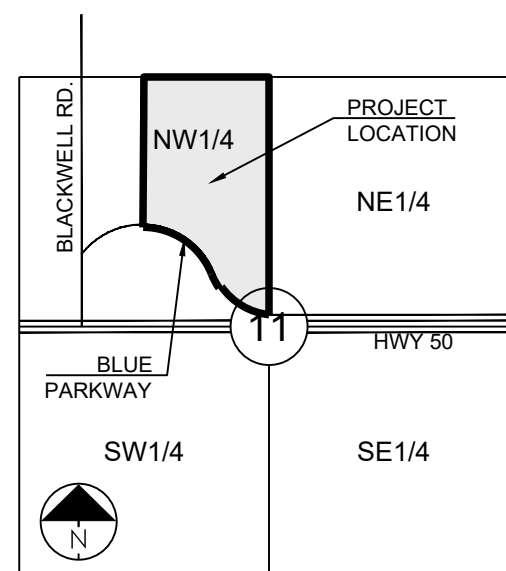
KC METRO ALUMINUM GRS DISK SET IN CONCRETE STAMPED "JA-90, 1988" LOCATED NEAR THE INTERSECTION OF LANGSFORD ROAD AND OLD LANGSFORD ROAD, 43 FEET SOUTHEAST OF THE CENTER OF LANGSFORD ROAD AND 32 FEET NORTH OF THE CENTER OF OLD LANGSFORD ROAD. N:1001052.8503, E:2845604.8272

ELEV. 997.045

**PROJECT BENCHMARK:**

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

ELEV. 1005.719



SECTION 11-47-31

**LOCATION MAP**  
 SCALE 1" = 2000'

**UTILITY CONTACTS:**

**MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT)**

Steve Holloway  
 600 NE Colbern Road  
 Lee's Summit, MO 64086  
 (816) 607-2186

**SPIRE**

Brent Jones  
 3025 SE Clover Drive  
 Lee's Summit, MO 64082  
 (816) 399-0663  
 brent.jones@spireenergy.com

**EVERGY**

Philip Ingram  
 1300 SE Hamblin Road  
 Lee's Summit, MO 64081  
 Office: (816) 347-347-4339  
 philip.ingram@evergy.com

**CITY OF LEE'S SUMMIT PUBLIC WORKS**

Dena Mezger  
 220 SE Green Street  
 Lee's Summit, MO 64063  
 (816) 969-1800

**AT&T**

Mark Manion or Marty Loper  
 500 E. 8th Street, Room 370  
 Kansas City, MO 64106  
 (816) 275-2341 or (816) 275-1550

**COMCAST CABLE**

John Meadows  
 4700 Little Blue Parkway  
 Independence, MO 64057  
 (816) 795-2257

**CITY OF LEE'S SUMMIT WATER UTILITIES**

Mark Schaufler  
 1200 SE Hamblin Road  
 Lee's Summit, MO 64081  
 (816) 969-1900



811 or  
 1-800-344-7483  
 mo1call.com

**FEMA NOTE:**

NO PART OF THE PROJECT LIES WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBERS 29095C0441G, 29095C0445G, 29095C0437G AND 29095C0439G DATED JANUARY 20TH, 2017.

**OIL/GAS NOTE:**

THERE ARE NOT OIL/GAS WELLS PRESENT ON THE PROJECT PER MISSOURI DEPARTMENT OF NATURAL RESOURCES - MISSOURI GEOLOGICAL SURVEY GeoSTRAT MAPPING.

**LEGEND:**

- A/E - ACCESS EASEMENT
- BC - BACK OF CURB
- B/B - BACK TO BACK
- BM - BENCHMARK
- BL or B.L. - BUILDING LINE
- CO - CLEANOUT
- TJB - TELEPHONE JUNCTION BOX
- C&G - CURB AND GUTTER
- D/E - DRAINAGE EASEMENT
- E/E - ELECTRICAL EASEMENT
- EL - ELEVATION
- FL - FLOW LINE
- G/E - GAS LINE EASEMENT
- HDPE - HIGH-DENSITY POLYETHYLENE
- L/E - LANDSCAPE EASEMENT
- MSFE - MINIMUM SERVICEABLE FLOOR ELEVATION
- PVC - POLYVINYL CHLORIDE
- P/L - PROPERTY LINE
- PUB/E - PUBLIC EASEMENT
- RCP - REINFORCED CONCRETE PIPE
- ROW or R/W - RIGHT-OF-WAY
- S/E - SANITARY SEWER EASEMENT
- SL - SERVICE LINE
- SW - SIDEWALK
- TE - TOP ELEVATION
- U/E - UTILITY EASEMENT
- WSE - WATER SURFACE ELEVATION
- W/E - WATERLINE EASEMENT

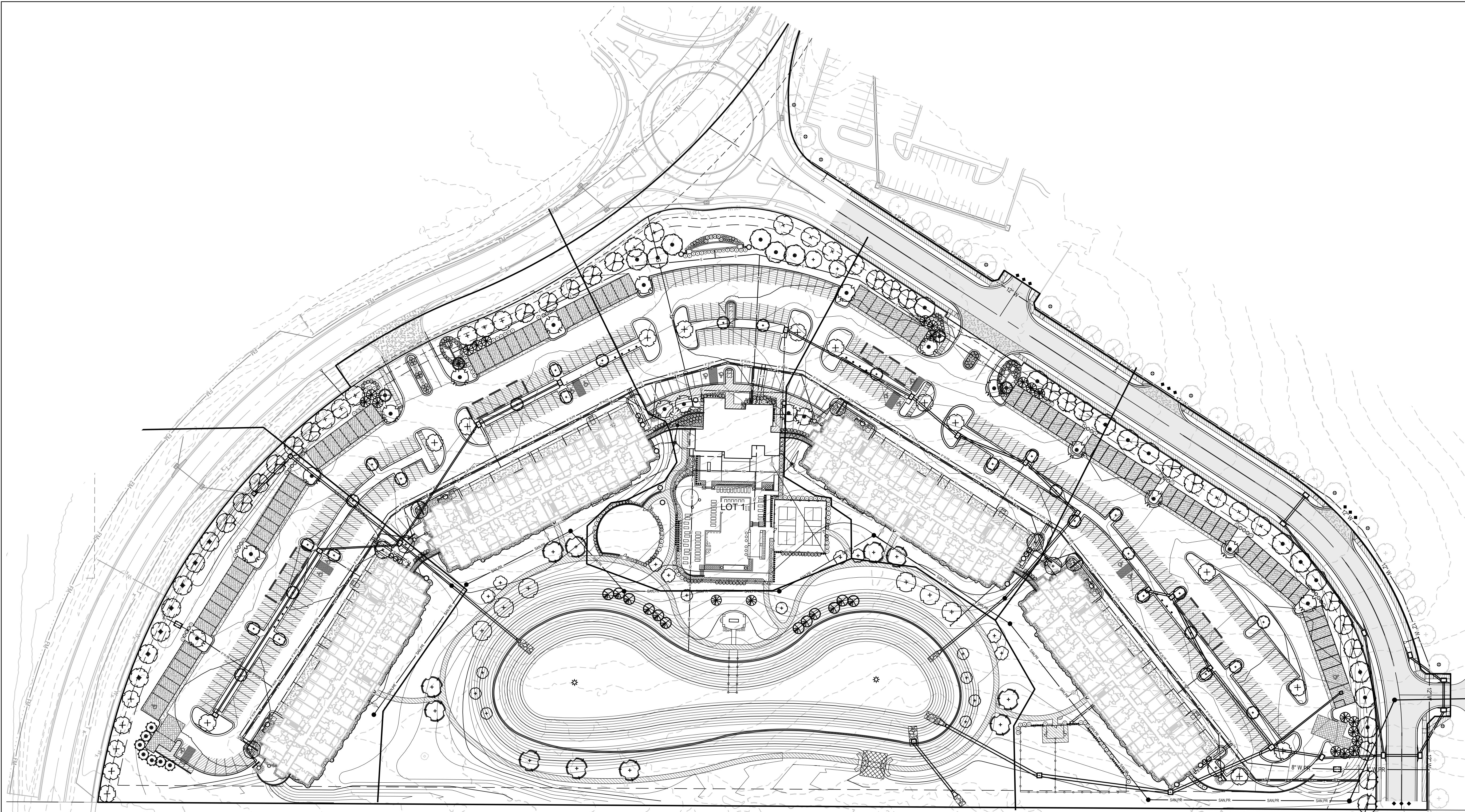
- [Pattern] ASPHALT PAVEMENT - EXISTING
- [Pattern] ASPHALT PAVEMENT - PROPOSED
- [Pattern] CONCRETE PAVEMENT - EXISTING
- [Pattern] ASPHALT PAVEMENT - EXISTING
- [Pattern] CONCRETE SIDEWALK - EXISTING
- [Pattern] CONCRETE SIDEWALK - PROPOSED
- [Symbol] CURB & GUTTER
- [Symbol] CURB & GUTTER - EXISTING
- [Symbol] TREELINE
- [Symbol] EXISTING LOT AND R/W LINES
- [Symbol] EXISTING PLAT LINES
- [Symbol] P/L - PROPERTY LINES
- [Symbol] ROW - RIGHT-OF-WAY
- [Symbol] SANITARY SEWER MAIN
- [Symbol] SANITARY SEWER MAIN - EXIST.
- [Symbol] STORM SEWER
- [Symbol] STORM SEWER - EXISTING
- [Symbol] CATV - CABLE TV - EXISTING
- [Symbol] FOC - FIBER OPTIC CABLE - EXISTING
- [Symbol] T - TELEPHONE LINE - EXIST.
- [Symbol] E - ELECTRIC LINE - EXISTING
- [Symbol] OHP - OVERHEAD POWER LINE - EXIST.
- [Symbol] UGE - UNDERGROUND ELECTRIC - EX.
- [Symbol] G - GAS LINE - EXISTING
- [Symbol] W - WATERLINE - EXISTING
- [Symbol] LIGHT - EXISTING
- [Symbol] EXISTING MANHOLE
- [Symbol] CLEANOUT
- [Symbol] EXISTING SANITARY MANHOLE
- [Symbol] PROPOSED SANITARY MANHOLE
- [Symbol] EXISTING AREA INLET
- [Symbol] EXISTING CURB INLET
- [Symbol] EXISTING GRATE INLET
- [Symbol] EXISTING JUNCTION BOX
- [Symbol] EXISTING STORM MANHOLE

REVISION DATE	DESCRIPTION
01/23/2023	PER CITY COMMENTS
03/24/2023	PER CITY COMMENTS
04/28/2023	PER CITY COMMENTS
06/12/2023	PER CITY COMMENTS
28/02/23	
22-102	

LANDSCAPE COVER

SHEET  
**L100**

RELEASED FOR CONSTRUCTION  
 Development Services Department  
 Lee's Summit, Missouri  
 06/19/2023



LANDSCAPE DATA

STREET FRONTAGE LANDSCAPE (Sec. 8.790 A)

BLUE PARKWAY COLLECTOR PUBLIC TREES REQUIRED (1 PER 30')(1058.5/30') 35 TREES  
 COLLECTOR PUBLIC TREES PROVIDED 35 TREES  
 BLUE PARKWAY COLLECTOR PUBLIC STREET SHRUBS REQUIRED (1 PER 20')(1058.5/20') 53 SHRUBS  
 COLLECTOR PUBLIC STREET SHRUBS PROVIDED 53 SHRUBS

HERITAGE COLLECTOR PUBLIC TREES REQUIRED (1 PER 30')(952.42/30') 32 TREES  
 COLLECTOR PUBLIC TREES PROVIDED 32 TREES  
 HERITAGE COLLECTOR PUBLIC STREET SHRUBS REQUIRED (1 PER 20')(952.42/20') 48 SHRUBS  
 COLLECTOR PUBLIC STREET SHRUBS PROVIDED 48 SHRUBS

OPEN YARD/SITE LANDSCAPE REQUIRED (Sec. 8.790 B)

LOT AREA 744,806 S.F.  
 TREES REQUIRED (1 PER 5,000 S.F. OF LOT AREA EXCL. BLDG.) (445,403/5000) 89 TREES  
 TREES PROVIDED 89 TREES  
 SHRUBS REQUIRED (2 PER 5,000 S.F. OF LOT AREA EXCL. BLDG.) (445,403/5000X2) 178 SHRUBS  
 SHRUBS PROVIDED 652 SHRUBS

PARKING LOT LANDSCAPE (Sec. 8.810 & 8.820)

LANDSCAPE AREA REQUIRED (5% OF PARKING AREA) (223,108X.05) 11,156 S.F.  
 LANDSCAPE AREA PROVIDED 11,156 S.F.  
 TREES REQUIRED 1 PER ISLAND  
 TREES PROVIDED 1 PER ISLAND  
 SCREENING REQUIRED (2.5 FT. HT. ALONG ENTIRE FRONTAGE ADJ. TO STREET)  
 SCREENING PROVIDED (2.5 FT. HT. ALONG ENTIRE FRONTAGE ADJ. TO STREET)  
 DETACHED GARAGES LINE THE PERIMETER & ARE DESIGNED WITH THE SAME ARCHITECTURAL AESTHETIC AS THE BUILDINGS (C.3 "WALL", & THE LANDSCAPING PROVIDED UNDER SEC. 8.970 A.3 FOR STREET FRONTAGE PROVIDED WILL BE CONSOLIDATED AT THE GAPS TO MEET THE DENSITY OF C.1 "PLANTED".

BUFFER SCREENING & LANDSCAPE (Sec. 8.890 Table 8.8908 Sec. 8.900)

MODIFICATION REQUESTED SINCE USES ARE WITHIN THE SAME PROJECT

SHADE TREES

ASL	8 EA.	Acer saccharum 'Legacy'	Legacy Sugar Maple	B&B	2.5' Cal.
AMM	25 EA.	Acer miyabei 'Morton'	State Street Miyabe Maple	B&B	2.5' Cal.
ATS	17 EA.	Acer truncatum	Shantung Maple	B&B	2.5' Cal.
GPC	15 EA.	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	B&B	2.5' Cal.
NSW	17 EA.	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	B&B	2.5' Cal.
PAE	6 EA.	Platanus x acerifolia 'Exclamation'	Exclamation London Planetree	B&B	2.5' Cal.
QR	7 EA.	Quercus rubra	Red Oak	B&B	2.5' Cal.
TAB	9 EA.	Tilia americana 'Boulevard'	Boulevard Linden	B&B	2.5' Cal.
UXF	13 EA.	Ulmus x Frontier	Frontier Elm	B&B	2.5' Cal.
ZSM	29 EA.	Zelkova serrata 'Musashino'	Musashino Columnar Zelkova	B&B	2.5' Cal.

ORNAMENTAL TREES

BN	9 EA.	Betula nigra	River Birch	B&B	2.5' Cal.
MRR	4 EA.	Malus sp. 'Royal Raindrops'	Royal Raindrops Crabapple	B&B	2' Cal. & 8' ht.
SRI	4 EA.	Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac	B&B	2' Cal. & 8' ht.
JVC	7 EA.	Juniperus virginiana 'Canaertii'	Canaert Juniper	B&B	6' ht.
JVT	8 EA.	Juniperus virginiana 'Taylor'	Taylor Juniper	B&B	6' ht.
PA	21 EA.	Picea abies	Norway Spruce	B&B	6' ht.
PAC	23 EA.	Picea abies 'Cupressina'	Cupressina Norway Spruce	B&B	6' ht.
TD	12 EA.	Taxodium distichum	Bald Cypress	B&B	6' ht.

SHRUBS

AMU	36 EA.	Aronia melanocarpa 'UCONNAM165'	Low Scope Mount™ Chokeberry	Cont.	5 gal.
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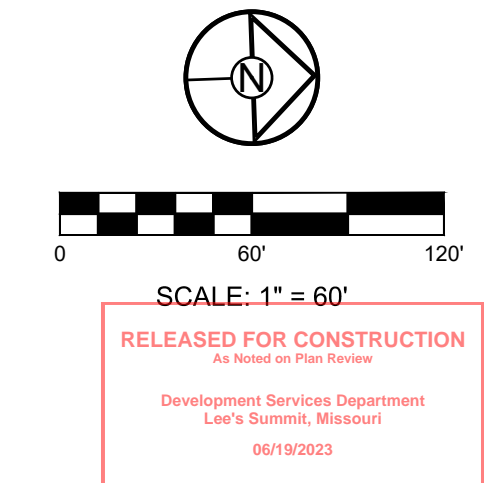
BGV	307 EA.	Buxus x 'Green Velvet'	Green Velvet Boxwood	Cont.	5 gal.
BSD	106 EA.	Buxus sempervirens 'Dee Runk'	Dee Runk Boxwood	Cont.	7 gal. 4'-5' ht.
BTO	24 EA.	Berberis thunbergii 'Orange Pillar'	Orange Pillar Barbary	Cont.	5 gal.
EFM	27 EA.	Euonymus fortunei 'Moonshadow'	Moonshadow Euonymus	Cont.	5 gal.
FIM	36 EA.	Forsythia x intermedia 'Minforb' P.P.A.F., C.B.R.A.F.	Show Off™ Starlet Forsythia	Cont.	5 gal.
HPP	28 EA.	Hibiscus syriacus 'Purple Pillar'	Purple Pillar Hibiscus	Cont.	5 gal.
HBV	54 EA.	Hypericum x 'Blue Velvet'	Blue Velvet Hypericum	Cont.	3 gal.
HAW	87 EA.	Hydrangea arborescens 'Invincibell Wee White'	Invincibell Wee White® Hydrangea	Cont.	5 gal.
ICW	43 EA.	Ilex x meserveae 'Heckenstar' Plant Patent #14,308	Castle Wall® Blue Holly (Cas. Spire pol)	Cont.	7 gal. 4'-5' ht.
IML	116 EA.	Ilex x 'Mondo' (Male)	Little Rascal® Holly	Cont.	5 gal.
IVS	116 EA.	Itea virginica 'Sprich' P.P. #10,888	Little Henry Sweetspire	Cont.	5 gal.
JHE	6 EA.	Juniperus horizontalis 'Emerald Isle'	Emerald Isle Juniper	Cont.	5 gal.
JHH	222 EA.	Juniperus horizontalis 'Hughes'	Hughes Juniper	Cont.	5 gal.
PCI	24 EA.	Philadelphus coronarius 'Illuminati Tower'	Illuminati Tower Mock Orange	Cont.	5 gal.
SJM	40 EA.	Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea	Cont.	5 gal.
VCS	51 EA.	Viburnum catesbaei 'Spice Baby'	Spice Baby Korean Spice Viburnum	Cont.	7 gal.
VPS	114 EA.	Viburnum plicatum tomentosum 'Summer Snowflake'	Summer Snowflake Viburnum	Cont.	7 gal.
WVS	53 EA.	Weigela florida 'VUKOZLYra' (Snippet® Dark Pink)	Snippet® Weigela	Cont.	5 gal.

GRASSES

CAK	173 EA.	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Grass	Cont.	2 gal.
PAH	41 EA.	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	Cont.	3 gal.

PERENNIALS

LMV	89 EA.	Lilium muscari 'Variegata'	Variegated Lilyturf	Cont.	1 gal.
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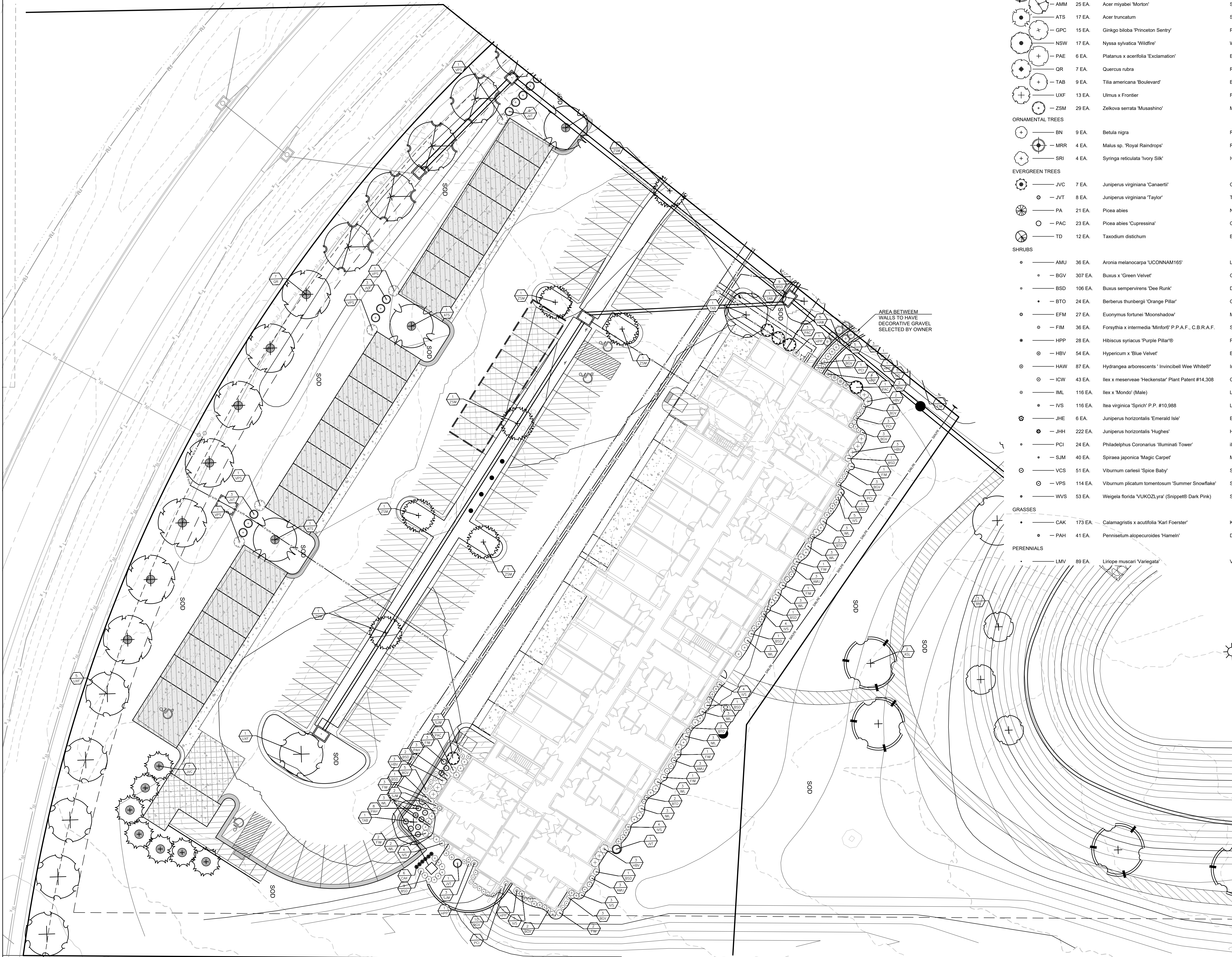


REVISION DATE	DESCRIPTION
01/23/2023	PER CITY COMMENTS
03/24/2023	PER CITY COMMENTS
04/28/2023	PER CITY COMMENTS
06/12/2023	PER CITY COMMENTS

OVERALL LANDSCAPE PLAN

SHEET  
**L101**

RELEASED FOR CONSTRUCTION  
 As Noted on Plan Review  
 Development Services Department  
 Lee's Summit, Missouri  
 06/19/2023

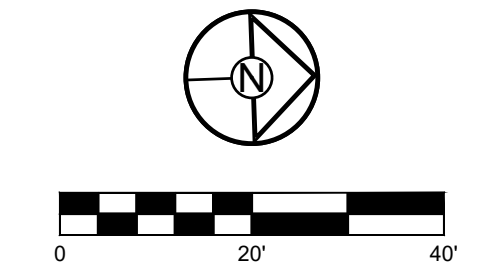


SHADE TREES					
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PAE	6 EA.	Platanus x acerifolia 'Exclamation'	Exclamation London Planetree	B&B	2.5' Cal.
QR	7 EA.	Quercus rubra	Red Oak	B&B	2.5' Cal.
TAB	9 EA.	Tilia americana 'Boulevard'	Boulevard Linden	B&B	2.5' Cal.
UXF	13 EA.	Ulmus x Frontier	Frontier Elm	B&B	2.5' Cal.
ZSM	29 EA.	Zelkova serrata 'Musashino'	Musashino Columnar Zelkova	B&B	2.5' Cal.
ORNAMENTAL TREES					
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MRR	4 EA.	Malus sp. 'Royal Raindrops'	Royal Raindrops Crabapple	B&B	2' Cal. & 8' ht.
SRI	4 EA.	Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac	B&B	2' Cal. & 8' ht.
EVERGREEN TREES					
JVC	7 EA.	Juniperus virginiana 'Canaertii'	Canaert Juniper	B&B	6' ht.
JVT	8 EA.	Juniperus virginiana 'Taylor'	Taylor Juniper	B&B	6' ht.
PA	21 EA.	Picea abies	Norway Spruce	B&B	6' ht.
PAC	23 EA.	Picea abies 'Cupressina'	Cupressina Norway Spruce	B&B	6' ht.
TD	12 EA.	Taxodium distichum	Bald Cypress	B&B	6' ht.
SHRUBS					
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BSD	106 EA.	Buxus sempervirens 'Dee Runk'	Dee Runk Boxwood	Cont.	7 gal. 4'-5' ht.
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EFM	27 EA.	Euonymus fortunei 'Moonshadow'	Moonshadow Euonymus	Cont.	5 gal.
FIM	36 EA.	Forsythia x intermedia 'Minfor' P.P.A.F., C.B.R.A.F.	Show Off™ Starlet Forsythia	Cont.	5 gal.
HPP	28 EA.	Hibiscus syriacus 'Purple Pillar®'	Purple Pillar Hibiscus	Cont.	5 gal.
HBV	54 EA.	Hypericum x 'Blue Velvet'	Blue Velvet Hypericum	Cont.	3 gal.
HAW	87 EA.	Hydrangea arborescens 'Invincibel Wee White®'	Invincibelle Wee White® Hydrangea	Cont.	5 gal.
ICW	43 EA.	Ilex x meserveae 'Heckenstar' Patent #14,308	Castle Wall® Blue Holly (Cas. Spire pol)	Cont.	7 gal. 4'-5' ht.
IML	116 EA.	Ilex x 'Mondo' (Male)	Little Rascal® Holly	Cont.	5 gal.
IVS	116 EA.	Itea virginica 'Sprich' P.P. #10,988	Little Henry Sweetpire	Cont.	5 gal.
JHE	6 EA.	Juniperus horizontalis 'Emerald Isle'	Emerald Isle Juniper	Cont.	5 gal.
JHH	222 EA.	Juniperus horizontalis 'Hughes'	Hughes Juniper	Cont.	5 gal.
PCI	24 EA.	Philadelphus coronarius 'Illuminati Tower'	Illuminati Tower Mock Orange	Cont.	5 gal.
SJM	40 EA.	Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea	Cont.	5 gal.
VCS	51 EA.	Viburnum carlesii 'Spice Baby'	Spice Baby Koreanspice Viburnum	Cont.	7 gal.
VPS	114 EA.	Viburnum plicatum tomentosum 'Summer Snowflake'	Summer Snowflake Viburnum	Cont.	7 gal.
WVS	53 EA.	Weigela florida 'UKOZL'Yrs' (Snippet® Dark Pink)	Snippet® Weigela	Cont.	5 gal.
GRASSES					
CAK	173 EA.	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Grass	Cont.	2 gal.
PAH	41 EA.	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	Cont.	3 gal.
PERENNIALS					
LMV	89 EA.	Liriope muscari 'Variegata'	Variegated Lilyturf	Cont.	1 gal.

AREA BETWEEN WALLS TO HAVE DECORATIVE GRAVEL SELECTED BY OWNER

PREPARED BY:  
 SCHLAGEL & ASSOCIATES, P.A.

**RESIDENCES AT BLACKWELL**  
**FINAL DEVELOPMENT PLAN**  
 HERITAGE STREET LEE'S SUMMIT, MO



SCALE: 1" = 20'  
 RELEASED FOR CONSTRUCTION  
 As Noted On This Notice  
 Development Services Department  
 Lee's Summit, Missouri  
 06/19/2023

REVISION DATE	DESCRIPTION
01/23/2023	PER CITY COMMENTS
03/24/2023	PER CITY COMMENTS
04/28/2023	PER CITY COMMENTS
06/12/2023	PER CITY COMMENTS

DRAWN BY:	TRC
CHECKED BY:	MAB
DATE PREPARED:	2/6/2023
PROJ. NUMBER:	22-102

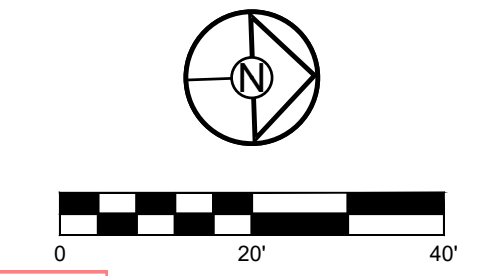
**BUILDING A LANDSCAPE PLAN**

SHEET  
**L102**



SHADE TREES				
ASL 8 EA.	Acer saccharum 'Legacy'	Legacy Sugar Maple	B&B	2.5' Cal.
AMM 25 EA.	Acer miyabei 'Morton'	State Street Miyabe Maple	B&B	2.5' Cal.
ATS 17 EA.	Acer truncatum	Shantung Maple	B&B	2.5' Cal.
GPC 15 EA.	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	B&B	2.5' Cal.
NSW 17 EA.	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	B&B	2.5' Cal.
PAE 6 EA.	Platanus x acerifolia 'Exclamation'	Exclamation London Planetree	B&B	2.5' Cal.
QR 7 EA.	Quercus rubra	Red Oak	B&B	2.5' Cal.
TAB 9 EA.	Tilia americana 'Boulevard'	Boulevard Linden	B&B	2.5' Cal.
UXF 13 EA.	Ulmus x Frontier	Frontier Elm	B&B	2.5' Cal.
ZSM 29 EA.	Zelkova serrata 'Musashino'	Musashino Columnar Zelkova	B&B	2.5' Cal.
ORNAMENTAL TREES				
BN 9 EA.	Betula nigra	River Birch	B&B	2.5' Cal.
MRR 4 EA.	Malus sp. 'Royal Raindrops'	Royal Raindrops Crabapple	B&B	2" Cal. & 8' ht.
SRI 4 EA.	Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac	B&B	2" Cal. & 8' ht.
EVERGREEN TREES				
JVC 7 EA.	Juniperus virginiana 'Canaertii'	Canaert Juniper	B&B	6' ht.
JVT 8 EA.	Juniperus virginiana 'Taylor'	Taylor Juniper	B&B	6' ht.
PA 21 EA.	Picea abies	Norway Spruce	B&B	6' ht.
PAC 23 EA.	Picea abies 'Cupressina'	Cupressina Norway Spruce	B&B	6' ht.
TD 12 EA.	Taxodium distichum	Bald Cypress	B&B	6' ht.
SHRUBS				
AMU 36 EA.	Aronia melanocarpa 'UCONN165'	Low Scape Mound™ Chokeberry	Cont.	5 gal.
BGV 307 EA.	Buxus x 'Green Velvet'	Green Velvet Boxwood	Cont.	5 gal.
BSD 106 EA.	Buxus sempervirens 'Dee Runk'	Dee Runk Boxwood	Cont.	7 gal. 4'-5' ht.
BTO 24 EA.	Berberis thunbergii 'Orange Pillar'	Orange Pillar Barberry	Cont.	5 gal.
EFM 27 EA.	Euonymus fortunei 'Moonshadow'	Moonshadow Euonymus	Cont.	5 gal.
FIM 36 EA.	Forsythia x intermedia 'Minforb' P.P.A.F., C.B.R.A.F.	Show Off™ Starlet Forsythia	Cont.	5 gal.
HPP 28 EA.	Hibiscus syriacus 'Purple Pillar®'	Purple Pillar Hibiscus	Cont.	5 gal.
HBV 54 EA.	Hypericum x 'Blue Velvet'	Blue Velvet Hypericum	Cont.	3 gal.
HAW 87 EA.	Hydrangea arborescens 'Invincibel Wee White®'	Invincibelle Wee White® Hydrangea	Cont.	5 gal.
ICW 43 EA.	Ilex x meserveae 'Heckenstar' Plant Patent #14,308	Castle Wall® Blue Holly(Cas. Spire pol)	Cont.	7 gal. 4'-5' ht.
IML 116 EA.	Ilex x 'Mondo' (Male)	Little Rascal® Holly	Cont.	5 gal.
IVS 116 EA.	Itea virginica 'Sprich' P.P. #10,988	Little Henry Sweetpire	Cont.	5 gal.
JHE 6 EA.	Juniperus horizontalis 'Emerald Isle'	Emerald Isle Juniper	Cont.	5 gal.
JHH 222 EA.	Juniperus horizontalis 'Hughes'	Hughes Juniper	Cont.	5 gal.
PCI 24 EA.	Philadelphus coronarius 'Illuminati Tower'	Illuminati Tower Mock Orange	Cont.	5 gal.
SJM 40 EA.	Spiraea japonica 'Magic Carpet'	Magic Carpet Spiraea	Cont.	5 gal.
VCS 51 EA.	Viburnum carlesii 'Spice Baby'	Spice BabyKoreanspice Viburnum	Cont.	7 gal.
VPS 114 EA.	Viburnum plicatum tomentosum 'Summer Snowflake'	Summer Snowflake Viburnum	Cont.	7 gal.
WWS 53 EA.	Weigela florida 'UKOZL'Yrs' (Shippett® Dark Pink)	Snippet® Weigela	Cont.	5 gal.
GRASSES				
CAK 173 EA.	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Grass	Cont.	2 gal.
PAH 41 EA.	Pennisetum alopecuroides 'Hamel'	Dwarf Fountain Grass	Cont.	3 gal.
PERENNIALS				
LMV 89 EA.	Liriope muscari 'Variegata'	Variegated Lilyturf	Cont.	1 gal.

AREA BETWEEN WALLS TO HAVE DECORATIVE GRAVEL SELECTED BY OWNER



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Development Services Department  
Lee's Summit, Missouri  
06/12/2023

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

RESIDENCES AT BLACKWELL  
FINAL DEVELOPMENT PLAN  
HERITAGE STREET LEE'S SUMMIT, MO

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03/24/2023	PER CITY COMMENTS
04/28/2023	PER CITY COMMENTS
06/12/2023	PER CITY COMMENTS

DRAWN BY:	TRC
CHECKED BY: <td>MAB</td>	MAB
DATE PREPARED: <td>2/6/2023</td>	2/6/2023
PROJ. NUMBER: <td>22-102</td>	22-102

BUILDING B  
LANDSCAPE  
PLAN

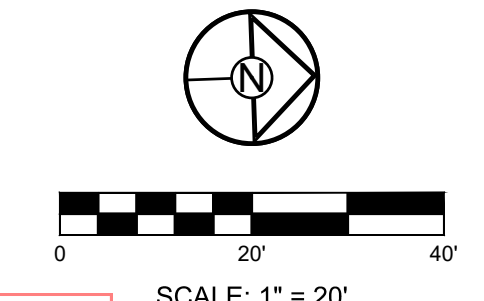
SHEET  
**L103**





AREA BETWEEN WALLS TO HAVE DECORATIVE GRAVEL SELECTED BY OWNER

SHADE TREES	
ASL	8 EA. Acer saccharum 'Legacy'
AMM	25 EA. Acer miyabei 'Morton'
ATS	17 EA. Acer truncatum
GPC	15 EA. Ginkgo biloba 'Princeton Sentry'
NSW	17 EA. Nysa sylvatica 'Wildfire'
PAE	6 EA. Platanus x acerifolia 'Exclamation'
QR	7 EA. Quercus rubra
TAB	9 EA. Tilia americana 'Boulevard'
UXF	13 EA. Ulmus x Frontier
ZSM	29 EA. Zelkova serrata 'Musashino'
ORNAMENTAL TREES	
BN	9 EA. Betula nigra
MRR	4 EA. Malus sp. 'Royal Raindrops'
SRI	4 EA. Syringa reticulata 'Ivory Silk'
EVERGREEN TREES	
JVC	7 EA. Juniper virginiana 'Canaert'
JVT	8 EA. Juniper virginiana 'Taylor'
PA	21 EA. Picea abies
PAC	23 EA. Picea abies 'Cupressina'
TD	12 EA. Taxodium distichum
SHRUBS	
AMU	36 EA. Aronia melanocarpa 'UCONNAM165'
BGV	307 EA. Buxus x 'Green Velvet'
BSD	106 EA. Buxus sempervirens 'Dee Runk'
BTO	24 EA. Berberis thunbergii 'Orange Pillar'
EFM	27 EA. Euonymus fortunei 'Moonshadow'
FIM	36 EA. Forsythia x intermedia 'Minford' P.P.A.F., C.B.R.A.F.
HPP	28 EA. Hibiscus syriacus 'Purple Pillar®'
HBV	54 EA. Hypericum x 'Blue Velvet'
HAW	87 EA. Hydrangea arborescens 'Invincibel Wee White®'
ICW	43 EA. Ilex x meserveae 'Heckenstar' Plant Patent #14,308
IML	116 EA. Ilex x 'Mondo' (Male)
IVS	116 EA. Itea virginica 'Sprich' P.P. #10,988
JHE	6 EA. Juniperus horizontalis 'Emerald Isle'
JHH	222 EA. Juniperus horizontalis 'Hughes'
PCI	24 EA. Philadelphus coronarius 'Illuminati Tower'
SJM	40 EA. Spiraea japonica 'Magic Carpet'
VCS	51 EA. Viburnum carlesii 'Spice Baby'
VPS	114 EA. Viburnum plicatum tomentosum 'Summer Snowflake'
WVS	53 EA. Weigela florida 'UKOZLYrs' (Snippet® Dark Pink)
GRASSES	
CAK	173 EA. Calamagrostis x acutifolia 'Karl Foerster'
PAH	41 EA. Pennisetum alopecuroides 'Hamein'
PERENNIALS	
LMV	89 EA. Liriope muscari 'Variegata'



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Lee's Summit, Missouri  
06/19/2023

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

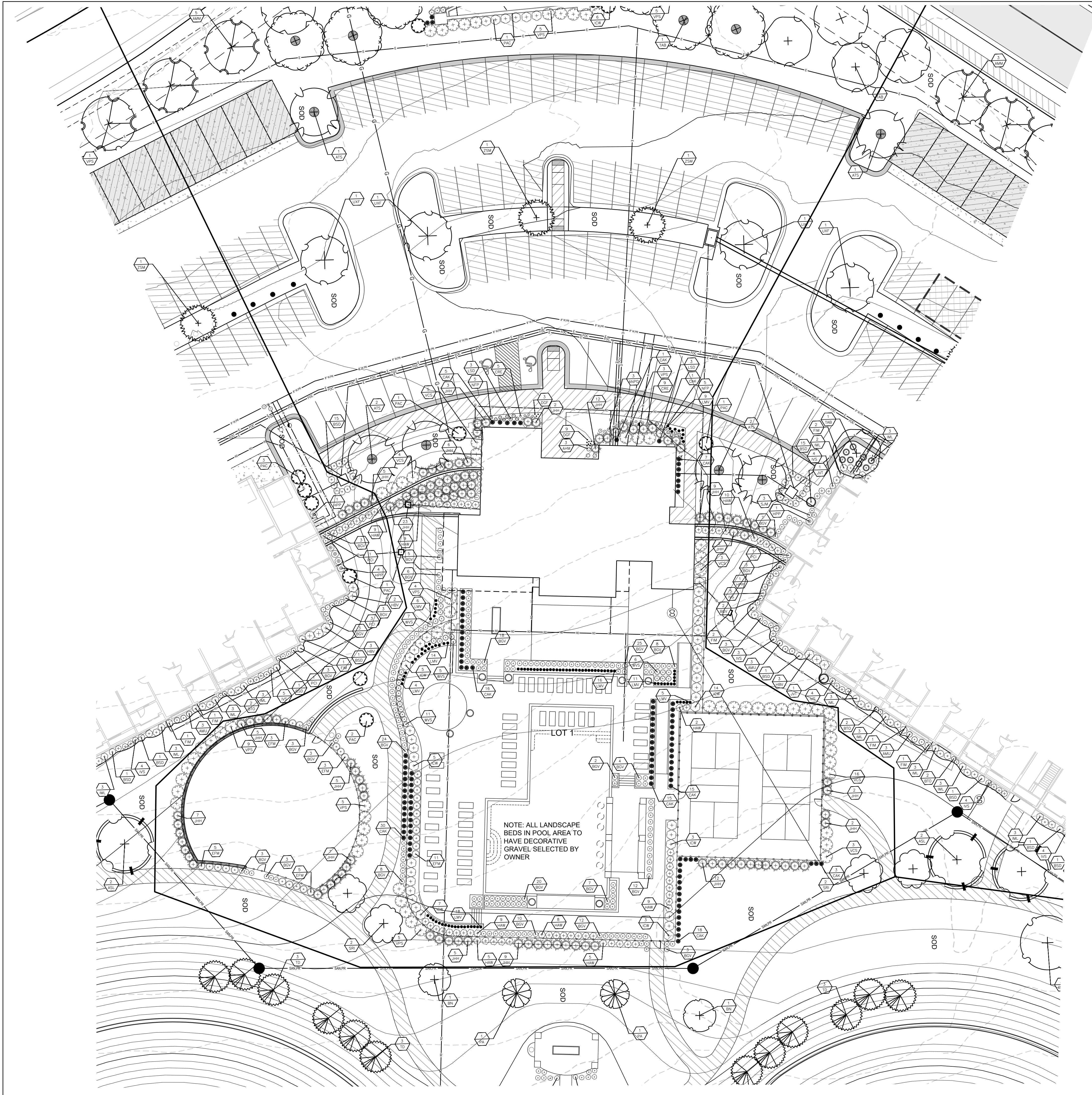
RESIDENCES AT BLACKWELL  
FINAL DEVELOPMENT PLAN  
HERITAGE STREET LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
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06/12/2023	PER CITY COMMENTS

DRAWN BY:	TRC
CHECKED BY:	MAB
DATE PREPARED:	2/9/2023
PROJ. NUMBER:	22-102

BUILDING D  
LANDSCAPE  
PLAN

SHEET  
**L105**

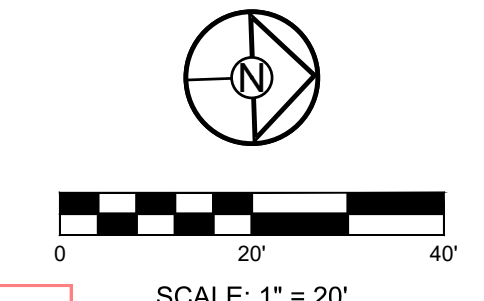


SHADE TREES					
ASL	8 EA.	Acer saccharum 'Legacy'	Legacy Sugar Maple	B&B	2.5' Cal.
AMM	25 EA.	Acer miyabei 'Morton'	State Street Miyabe Maple	B&B	2.5' Cal.
ATS	17 EA.	Acer truncatum	Shantung Maple	B&B	2.5' Cal.
GPC	15 EA.	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	B&B	2.5' Cal.
NSW	17 EA.	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	B&B	2.5' Cal.
PAE	6 EA.	Platanus x acerifolia 'Exclamation'	Exclamation London Planetree	B&B	2.5' Cal.
QR	7 EA.	Quercus rubra	Red Oak	B&B	2.5' Cal.
TAB	9 EA.	Tilia americana 'Boulevard'	Boulevard Linden	B&B	2.5' Cal.
UXF	13 EA.	Ulmus x Frontier	Frontier Elm	B&B	2.5' Cal.
ZSM	29 EA.	Zelkova serrata 'Musashino'	Musashino Columnar Zelkova	B&B	2.5' Cal.
ORNAMENTAL TREES					
BN	9 EA.	Betula nigra	River Birch	B&B	2.5' Cal.
MRR	4 EA.	Malus sp. 'Royal Raindrops'	Royal Raindrops Crabapple	B&B	2' Cal. & 8' ht.
SRI	4 EA.	Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac	B&B	2' Cal. & 8' ht.
EVERGREEN TREES					
JVC	7 EA.	Juniperus virginiana 'Canaertii'	Canaert Juniper	B&B	6' ht.
JVT	8 EA.	Juniperus virginiana 'Taylor'	Taylor Juniper	B&B	6' ht.
PA	21 EA.	Picea abies	Norway Spruce	B&B	6' ht.
PAC	23 EA.	Picea abies 'Cupressina'	Cupressina Norway Spruce	B&B	6' ht.
TD	12 EA.	Taxodium distichum	Bald Cypress	B&B	6' ht.
SHRUBS					
AMU	36 EA.	Aronia melanocarpa 'UCONNAM165'	Low Scape Mound™ Chokeberry	Cont.	5 gal.
BGV	307 EA.	Buxus x 'Green Velvet'	Green Velvet Boxwood	Cont.	5 gal.
BSD	106 EA.	Buxus sempervirens 'Dee Runk'	Dee Runk Boxwood	Cont.	7 gal. 4'-5' ht.
BTO	24 EA.	Berberis thunbergii 'Orange Pillar'	Orange Pillar Barberry	Cont.	5 gal.
EFM	27 EA.	Euonymus fortunei 'Moonshadow'	Moonshadow Euonymus	Cont.	5 gal.
FIM	36 EA.	Forsythia x intermedia 'Minfor' P.P.A.F., C.B.R.A.F.	Show Off™ Starlet Forsythia	Cont.	5 gal.
HPP	28 EA.	Hibiscus syriacus 'Purple Pillar®'	Purple Pillar Hibiscus	Cont.	5 gal.
HBV	54 EA.	Hypericum x 'Blue Velvet'	Blue Velvet Hypericum	Cont.	3 gal.
HAW	87 EA.	Hydrangea arborescens 'Invincibel Wee White®'	Invincibel Wee White® Hydrangea	Cont.	5 gal.
ICW	43 EA.	Ilex x meserveae 'Heckenstar' Plant Patent #14,308	Castle Wall® Blue Holly(Cas. Spire pol)	Cont.	7 gal. 4'-5' ht.
IML	116 EA.	Ilex x 'Mondo' (Male)	Little Rascal® Holly	Cont.	5 gal.
IVS	116 EA.	Itea virginica 'Sprich' P.P. #10,988	Little Henry Sweetpire	Cont.	5 gal.
JHE	6 EA.	Juniperus horizontalis 'Emerald Isle'	Emerald Isle Juniper	Cont.	5 gal.
JHH	222 EA.	Juniperus horizontalis 'Hughes'	Hughes Juniper	Cont.	5 gal.
PCI	24 EA.	Philadelphus coronarius 'Illuminati Tower'	Illuminati Tower Mock Orange	Cont.	5 gal.
SJM	40 EA.	Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea	Cont.	5 gal.
VCS	51 EA.	Viburnum carlesii 'Spice Baby'	Spice BabyKoreanspice Viburnum	Cont.	7 gal.
VPS	114 EA.	Viburnum plicatum tomentosum 'Summer Snowflake'	Summer Snowflake Viburnum	Cont.	7 gal.
WVS	53 EA.	Weigela florida 'UKOZL'yr' (Snippet® Dark Pink)	Snippet® Weigela	Cont.	5 gal.
GRASSES					
CAK	173 EA.	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Grass	Cont.	2 gal.
PAH	41 EA.	Pennisetum alopecuroides 'Hamein'	Dwarf Fountain Grass	Cont.	3 gal.
PERENNIALS					
LMV	89 EA.	Liriope muscari 'Variegata'	Variegated Lilyturf	Cont.	1 gal.

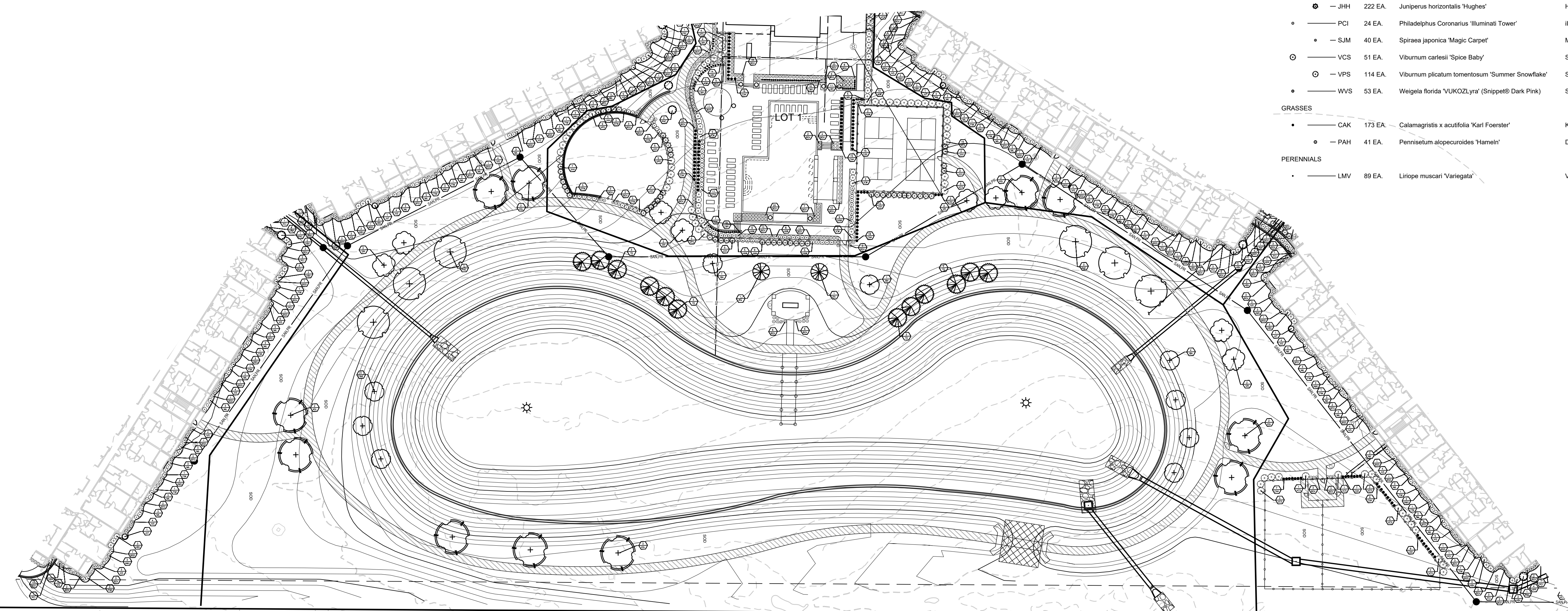
NOTE: THE FOLLOWING PERENNIALS ARE NOT REQUIRED BY CODE. THE OWNER WILL MAKE THE DECISION TO INSTALL OR NOT.

PERENNIALS					
AHM	3 EA.	Allium hybrid 'Millenium'	Millenium Ornamental Onion	1 gal.	Cont.
ANPD	3 EA.	Aster novae-angliae 'Purple Dome'	Purple Dome New England Aster	1 gal.	Cont.
CRE	14 EA.	Coreopsis 'Red Elf' (L/L Bang)	Red Elf Coreopsis	1 gal.	Cont.
CVZ	10 EA.	Coreopsis verticillata 'Zagreb'	Threadleaf coreopsis	1 gal.	Cont.
DGF	12 EA.	Dianthus gratianopolitanus 'Fire Witch'	Fire Witch Cheddar Pink	1 gal.	Cont.
LMV	9 EA.	Liriope muscari 'Variegata'	Variegated Lilyturf	1 gal.	Cont.
LSD	6 EA.	Leucanthemum x superbum	Shasta Daisy	1 gal.	Cont.
NFP	21 EA.	Nepta faassenii 'Purrsian Blue' PP24788	Purrsian Blue Catmint	1 gal.	Cont.
VRC	14 EA.	Veronica Royal Candles	Royal Candles Speedwell	1 gal.	Cont.

RELEASED FOR CONSTRUCTION  
Development Services Department  
Lee's Summit, Missouri  
06/19/2023

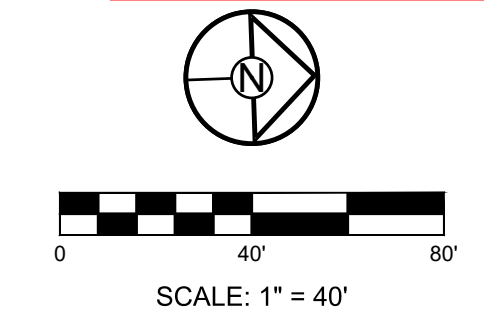


REVISION DATE	DESCRIPTION
01/23/2023	PER CITY COMMENTS
03/24/2023	PER CITY COMMENTS
04/28/2023	PER CITY COMMENTS
06/12/2023	PER CITY COMMENTS
20/2023	DATE PREPARED:
22-102	PROJ. NUMBER:



SHADE TREES				
ASL 8 EA.	Acer saccharum 'Legacy'	Legacy Sugar Maple	B&B	2.5' Cal.
AMM 25 EA.	Acer miyabei 'Morton'	State Street Miyabe Maple	B&B	2.5' Cal.
ATS 17 EA.	Acer truncatum	Shantung Maple	B&B	2.5' Cal.
GPC 15 EA.	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	B&B	2.5' Cal.
NSW 17 EA.	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	B&B	2.5' Cal.
PAE 6 EA.	Platanus x acerifolia 'Exclamation'	Exclamation London Planetree	B&B	2.5' Cal.
QR 7 EA.	Quercus rubra	Red Oak	B&B	2.5' Cal.
TAB 9 EA.	Tilia americana 'Boulevard'	Boulevard Linden	B&B	2.5' Cal.
UXF 13 EA.	Ulmus x Frontier	Frontier Elm	B&B	2.5' Cal.
ZSM 29 EA.	Zelkova serrata 'Musashino'	Musashino Columnar Zelkova	B&B	2.5' Cal.
ORNAMENTAL TREES				
BN 9 EA.	Betula nigra	River Birch	B&B	2.5' Cal.
MRR 4 EA.	Malus sp. 'Royal Raindrops'	Royal Raindrops Crabapple	B&B	2' Cal. & 8' ht.
SRI 4 EA.	Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac	B&B	2' Cal. & 8' ht.
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JVC 7 EA.	Juniperus virginiana 'Canaertii'	Canaert Juniper	B&B	6' ht.
JVT 8 EA.	Juniperus virginiana 'Taylor'	Taylor Juniper	B&B	6' ht.
PA 21 EA.	Picea abies	Norway Spruce	B&B	6' ht.
PAC 23 EA.	Picea abies 'Cupressina'	Cupressina Norway Spruce	B&B	6' ht.
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As Shown on this drawing  
 Development Services Department  
 Lee's Summit, Missouri  
 06/19/2023



PREPARED BY:  
 SCHLAGEL & ASSOCIATES, P.A.

RESIDENCES AT BLACKWELL  
 FINAL DEVELOPMENT PLAN  
 HERITAGE STREET LEE'S SUMMIT, MO

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DRAWN BY:	TRC
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DATE PREPARED:	2/6/2023
PROJ. NUMBER:	22-102

LAKE  
 LANDSCAPE  
 PLAN

SHEET  
**L107**

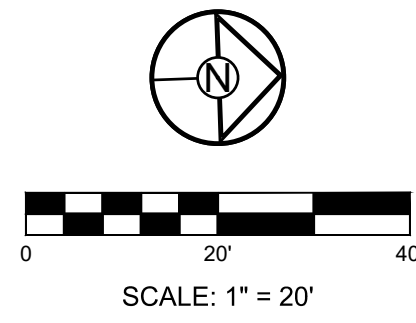


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TD	12 EA.	Taxodium distichum	Bald Cypress	B&B	6' ht.
SHRUBS					
AMU	36 EA.	Aronia melanocarpa 'UCONNAM165'	Low Scape Mound™ Chokeberry	Cont.	5 gal.
BGV	307 EA.	Buxus x 'Green Velvet'	Green Velvet Boxwood	Cont.	5 gal.
BSD	106 EA.	Buxus sempervirens 'Dee Runk'	Dee Runk Boxwood	Cont.	7 gal. 4'-5' ht.
BTO	24 EA.	Berberis thunbergii 'Orange Pillar'	Orange Pillar Barberry	Cont.	5 gal.
EFM	27 EA.	Euonymus fortunei 'Moonshadow'	Moonshadow Euonymus	Cont.	5 gal.
FIM	36 EA.	Forsythia x intermedia 'Minford' P.P.A.F., C.B.R.A.F.	Show Off™ Starlet Forsythia	Cont.	5 gal.
HPP	28 EA.	Hibiscus syriacus 'Purple Pillar®'	Purple Pillar Hibiscus	Cont.	5 gal.
HBV	54 EA.	Hypericum x 'Blue Velvet'	Blue Velvet Hypericum	Cont.	3 gal.
HAW	87 EA.	Hydrangea arborescens 'Invincibel Wee White®'	Invincibelle Wee White® Hydrangea	Cont.	5 gal.
ICW	43 EA.	Ilex x meserveae 'Heckenstar' Plant Patent #14,308	Castle Wall® Blue Holly(Cas. Spire pol)	Cont.	7 gal. 4'-5' ht.
IML	116 EA.	Ilex x 'Mondo' (Male)	Little Rascal® Holly	Cont.	5 gal.
IVS	116 EA.	Itea virginica 'Sprich' P.P. #10,988	Little Henry Sweetpire	Cont.	5 gal.
JHE	6 EA.	Juniperus horizontalis 'Emerald Isle'	Emerald Isle Juniper	Cont.	5 gal.
JHH	222 EA.	Juniperus horizontalis 'Hughes'	Hughes Juniper	Cont.	5 gal.
PCI	24 EA.	Philadelphus coronarius 'Illuminati Tower'	Illuminati Tower Mock Orange	Cont.	5 gal.
SJM	40 EA.	Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea	Cont.	5 gal.
VCS	51 EA.	Viburnum carlesii 'Spice Baby'	Spice BabyKoreanspice Viburnum	Cont.	7 gal.
VPS	114 EA.	Viburnum plicatum tomentosum 'Summer Snowflake'	Summer Snowflake Viburnum	Cont.	7 gal.
WVS	53 EA.	Weigela florida 'UKOZL'yr' (Snippet® Dark Pink)	Snippet® Weigela	Cont.	5 gal.
GRASSES					
CAK	173 EA.	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Grass	Cont.	2 gal.
PAH	41 EA.	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	Cont.	3 gal.
PERENNIALS					
LMV	89 EA.	Liriope muscari 'Variegata'	Variegated Lilyturf	Cont.	1 gal.

PREPARED BY:  
 SCHLAGEL & ASSOCIATES, P.A.

**RESIDENCES AT BLACKWELL**  
**FINAL DEVELOPMENT PLAN**  
 HERITAGE STREET LEE'S SUMMIT, MO

RELEASED FOR CONSTRUCTION  
 Development Services Department  
 Lee's Summit, Missouri  
 06/19/2023

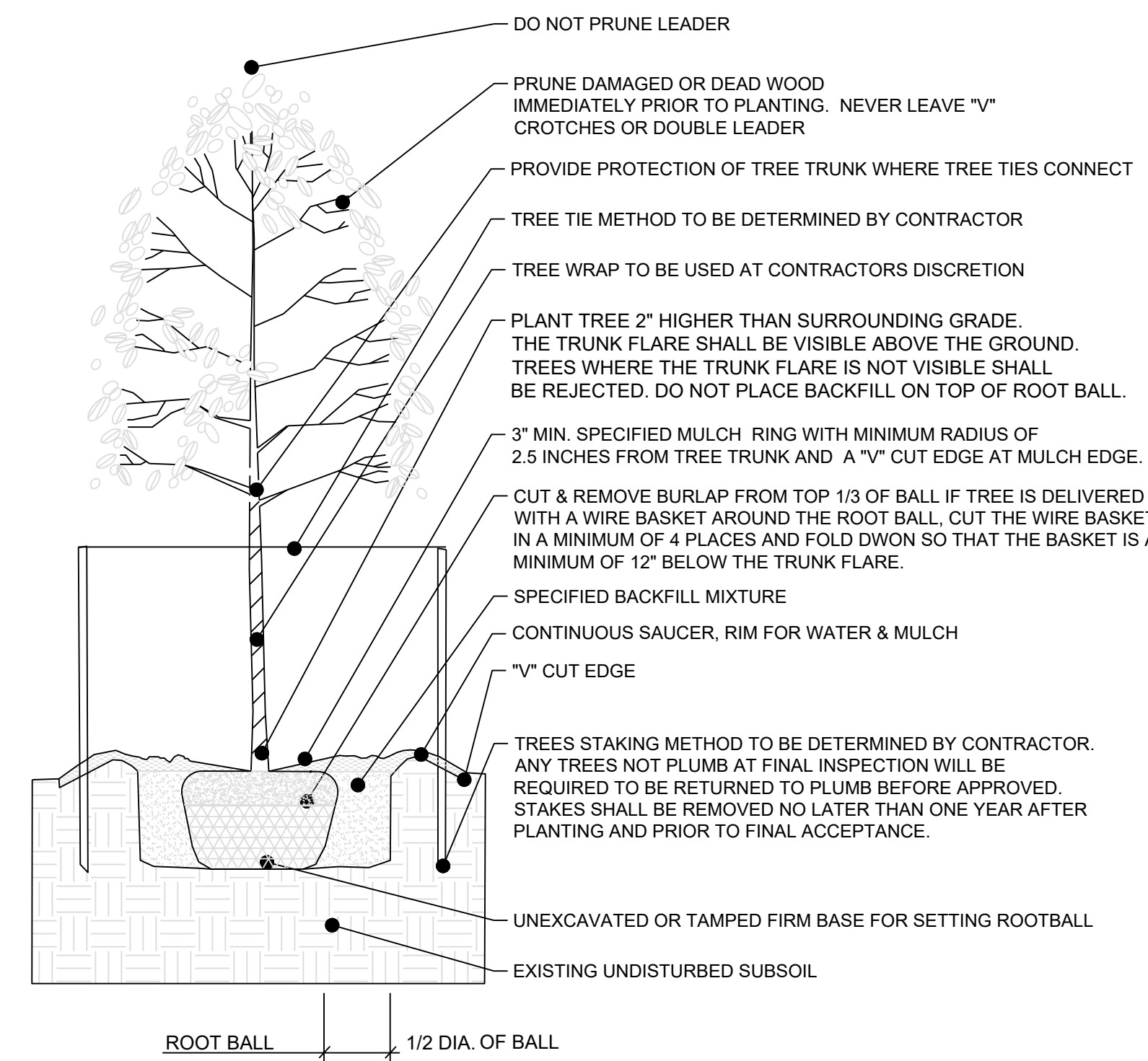


REVISION DATE	DESCRIPTION
01/23/2023	PER CITY COMMENTS
03/24/2023	PER CITY COMMENTS
04/28/2023	PER CITY COMMENTS
06/12/2023	PER CITY COMMENTS

DRAWN BY:	TRC
CHECKED BY:	MAB
DATE PREPARED:	2/6/2023
PROJ. NUMBER:	22-102

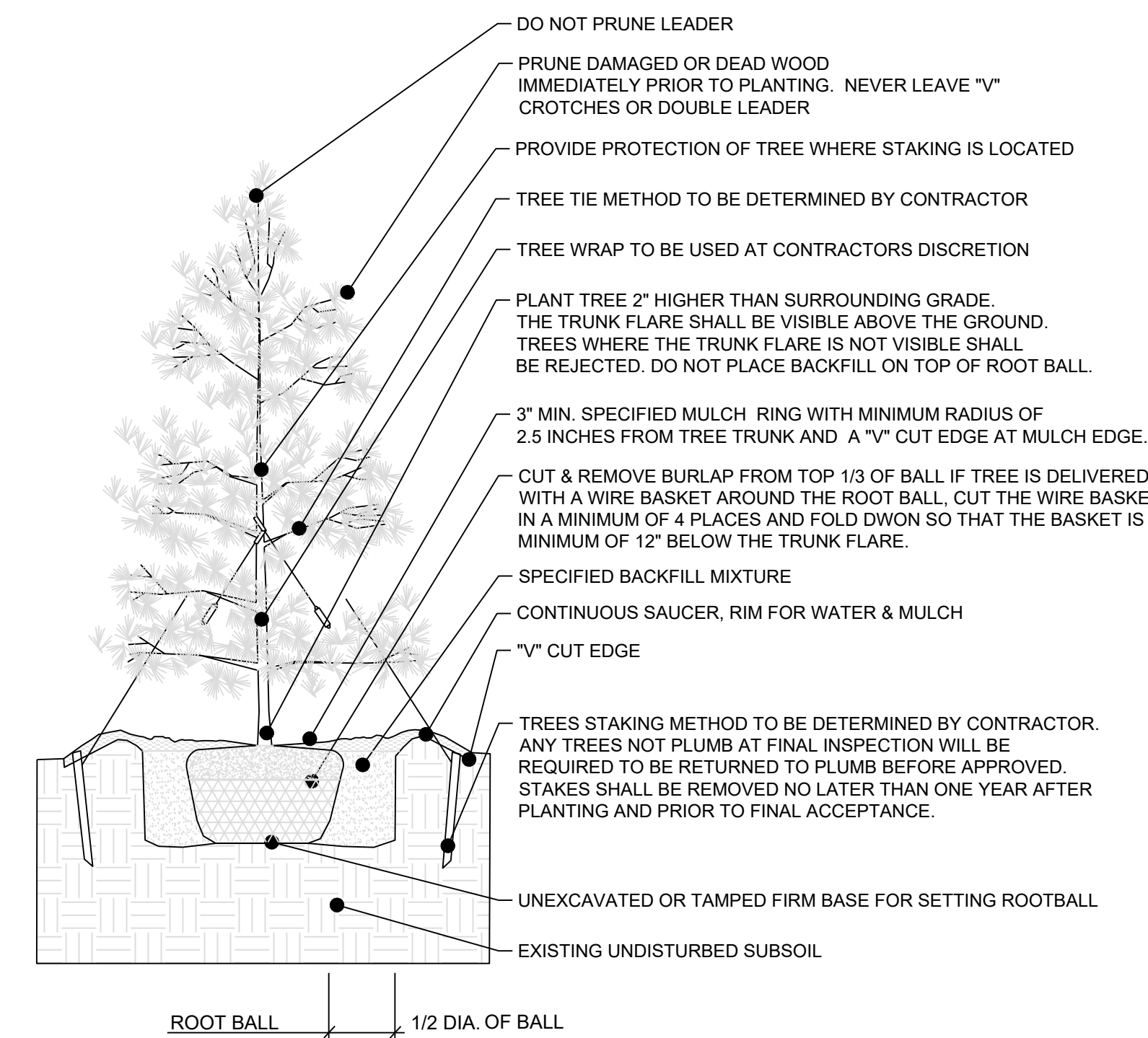
MONUMENT SIGN  
 LANDSCAPE  
 PLAN

SHEET  
**L108**



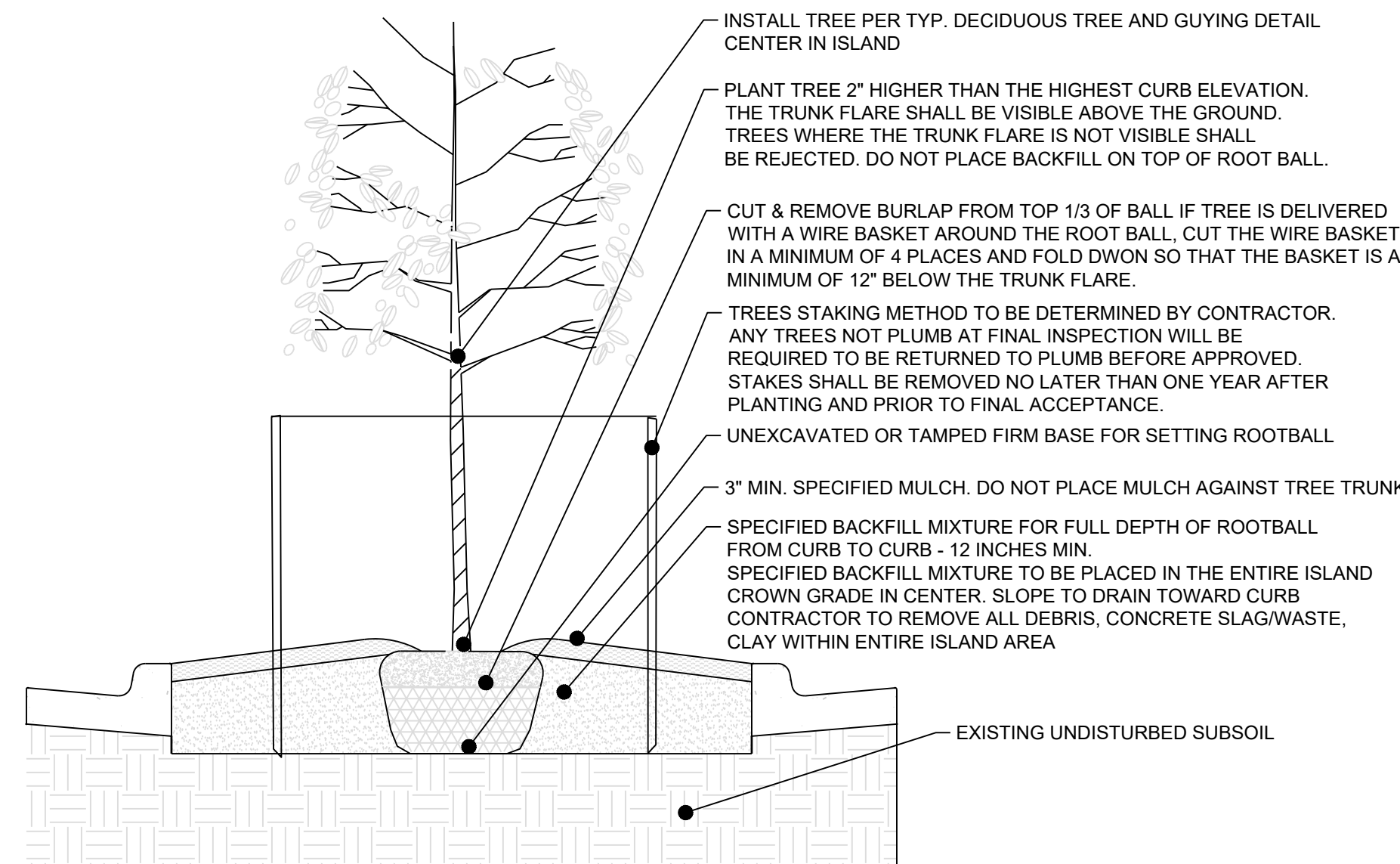
TYP. DECIDUOUS PLANTING & GUYING

NO SCALE



TYP. EVERGREEN PLANTING & GUYING

NO SCALE



TYP. PARKING LOT ISLAND PLANTING

NO SCALE

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

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

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

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

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

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

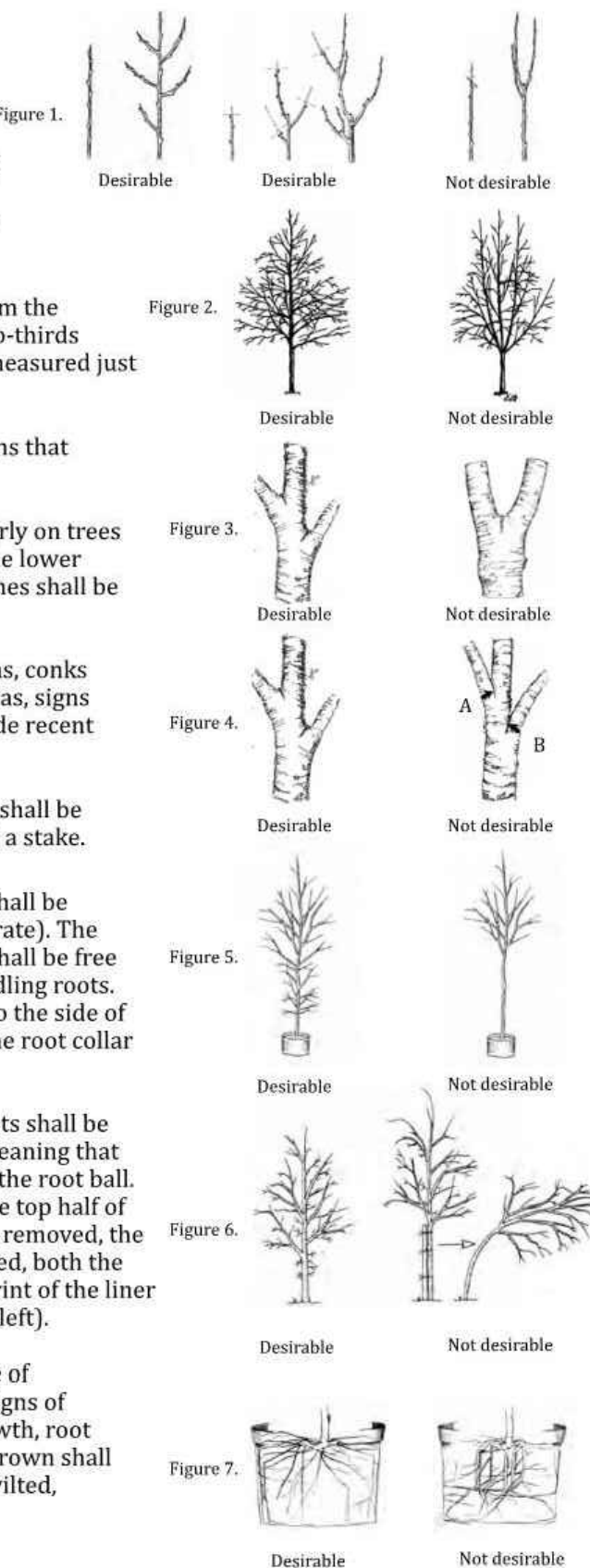
The trunk caliper (diameter) and taper (Figure 6) shall be sufficient so that the tree remains vertical without a stake.

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

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

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

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NOTES:

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

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

RELEASED FOR CONSTRUCTION  
 Development Services Department  
 Lee's Summit, Missouri  
 06/19/2023

LANDSCAPE  
 DETAILS

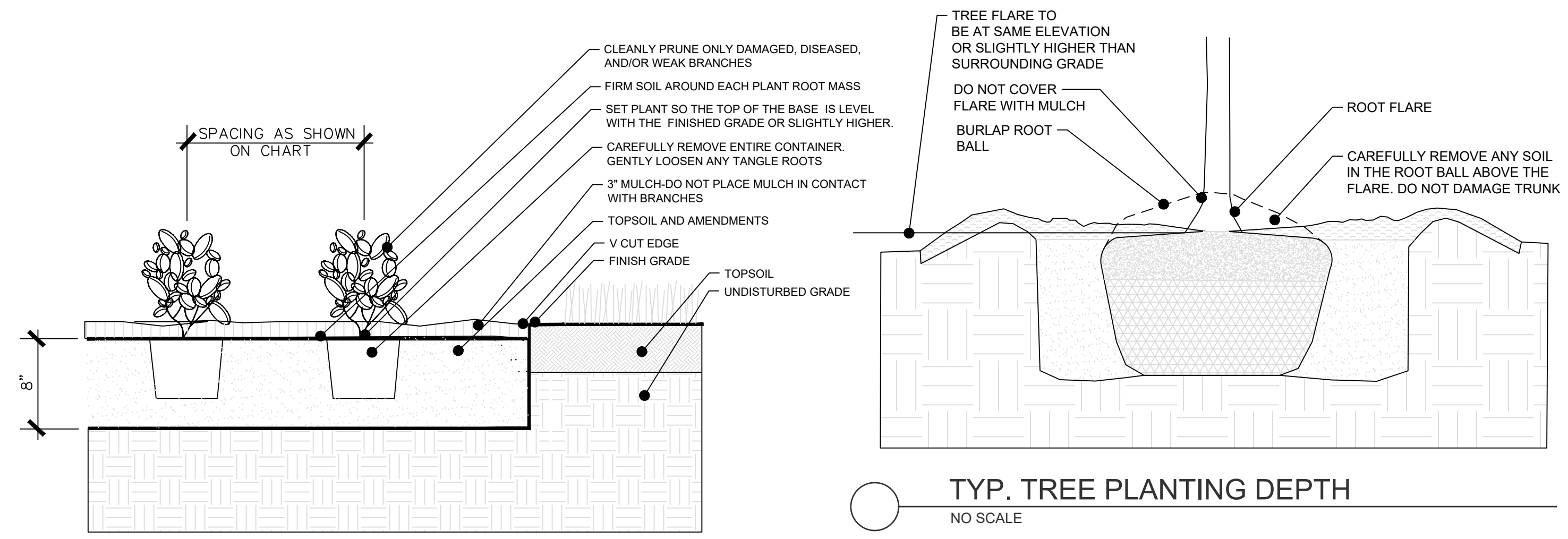
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**L109**

PREPARED BY:

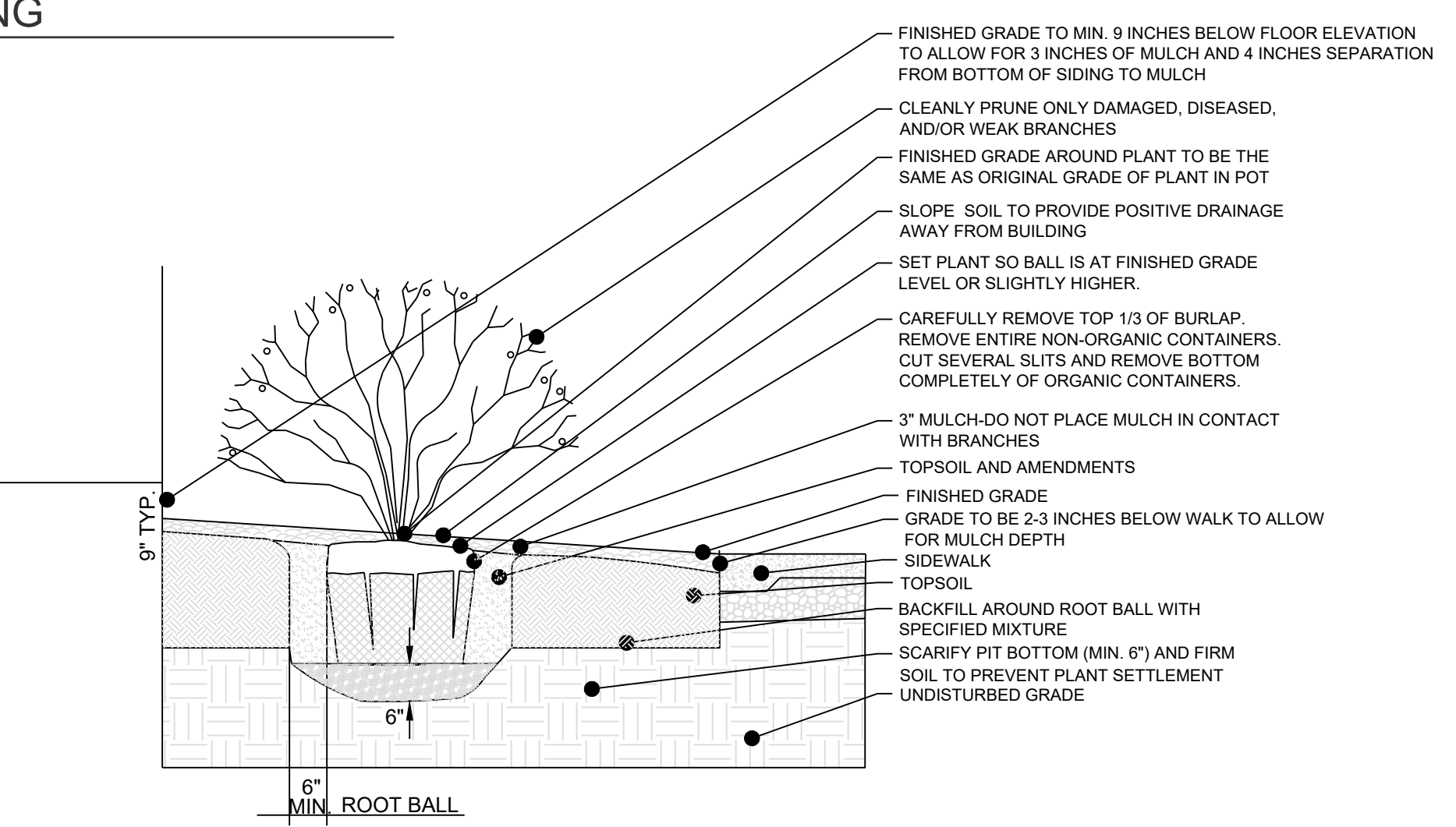
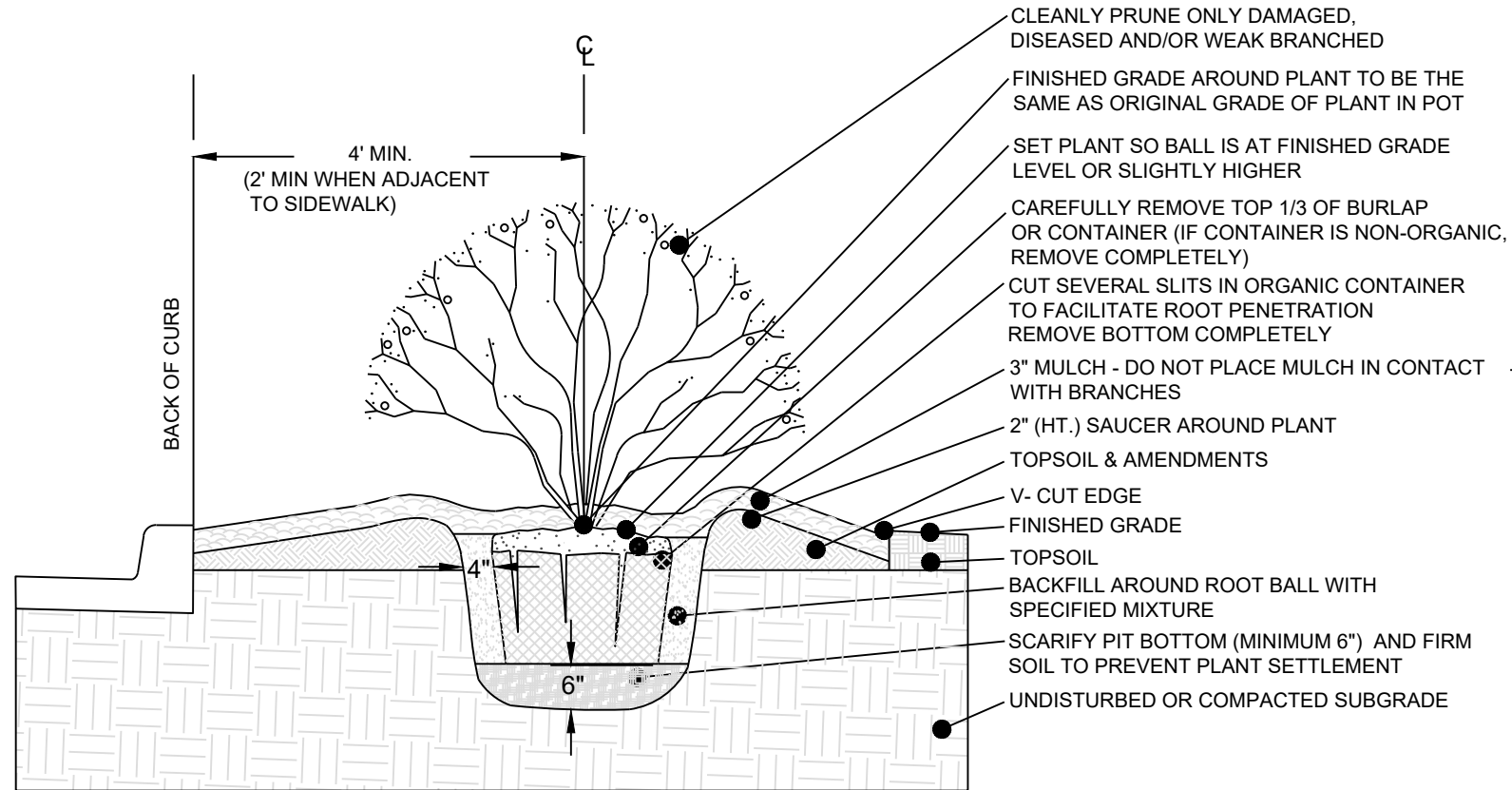
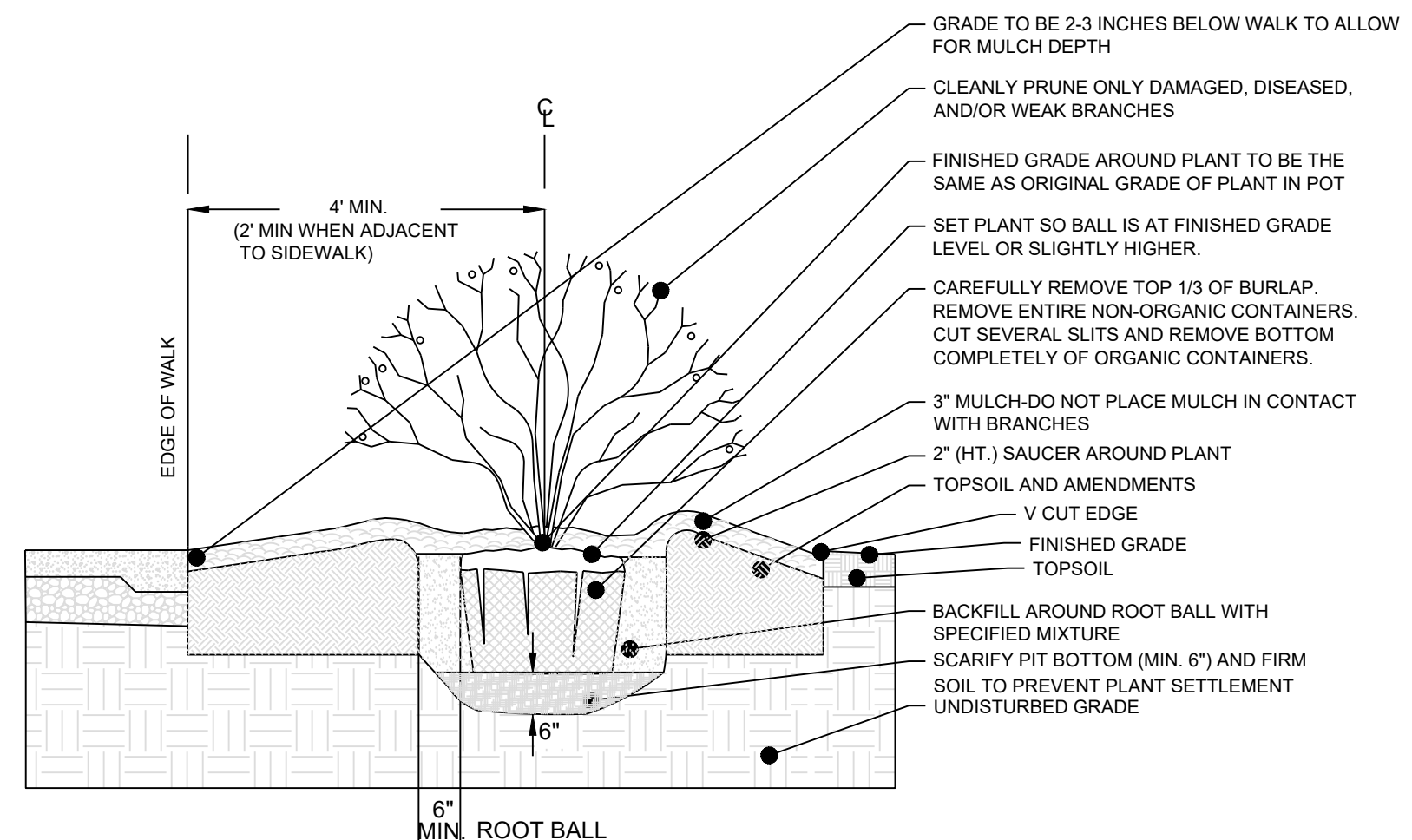
SCHLAGEL & ASSOCIATES, P.A.

RESIDENCES AT BLACKWELL  
 FINAL DEVELOPMENT PLAN

HERITAGE STREET LEE'S SUMMIT, MO



**TYP. ANNUAL/PERENNIAL PLANTING**  
NO SCALE



REVISION DATE	DESCRIPTION
01/23/2023	PER CITY COMMENTS
03/24/2023	PER CITY COMMENTS
04/28/2023	PER CITY COMMENTS
06/12/2023	PER CITY COMMENTS
2/6/2023	DATE PREPARED:
22-102	PROJ. NUMBER:

LANDSCAPE  
 DETAILS

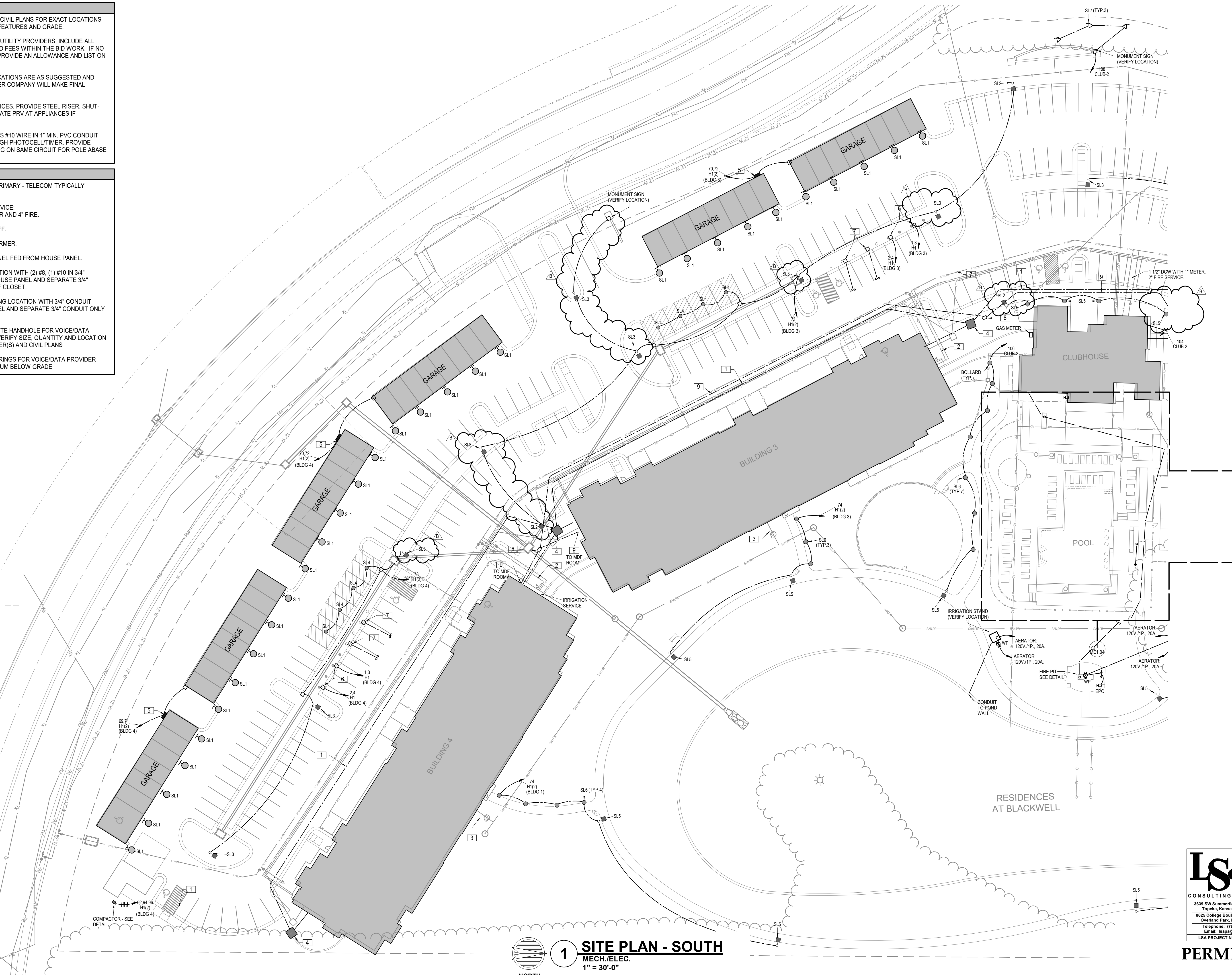
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 Lee's Summit, Missouri  
 06/19/2023



ARCH D 24'-0", 36' 6/6/2023 4:44:36 PM NSPJ ARCHITECTS © Autodesk Docs/Blackwell (Griffin Rhy)/Blackwell MEP R22.dwg

- NOTES:**
- COORDINATE WITH CIVIL PLANS FOR EXACT LOCATIONS OF UTILITIES, SITE FEATURES AND GRADE.
  - COORDINATE WITH UTILITY PROVIDERS. INCLUDE ALL REQUIREMENTS AND FEES WITHIN THE BID WORK. IF NO FEE IS AVAILABLE, PROVIDE AN ALLOWANCE AND LIST ON BID SUBMISSION.
  - TRANSFORMER LOCATIONS ARE AS SUGGESTED AND PREFERRED. POWER COMPANY WILL MAKE FINAL DETERMINATION.
  - FOR ANY GAS SERVICES, PROVIDE STEEL RISER, SHUT-OFF AND APPROPRIATE PRV AT APPLIANCES IF APPROPRIATE.
  - ALL SITE LIGHTING IS #10 WIRE IN 1" MIN. PVC CONDUIT AND ROUTE THROUGH PHOTOCELL/TIMER. PROVIDE ADDITIONAL HOT LEG ON SAME CIRCUIT FOR POLE ABASE RECEPTACLE.

- LEGEND: SITE**
- PROPOSED POWER PRIMARY - TELECOM TYPICALLY FOLLOWS THIS.
  - BUILDING WATER SERVICE: 3" DCW WITH 2" METER AND 4" FIRE.
  - 6" SANITARY AT = 5' BFF.
  - PROPOSED TRANSFORMER.
  - GARAGE SERVICE PANEL FED FROM HOUSE PANEL.
  - CAR CHARGING LOCATION WITH (2) #8, (1) #10 IN 3/4" CONDUIT ONLY TO HOUSE PANEL AND SEPARATE 3/4" CONDUIT ONLY TO IDF CLOSET.
  - FUTURE CAR CHARGING LOCATION WITH 3/4" CONDUIT ONLY TO HOUSE PANEL AND SEPARATE 3/4" CONDUIT ONLY TO IDF CLOSET.
  - 24"Wx36"Lx30"D QUAZITE HANDHOLE FOR VOICE/DATA PROVIDER CABLING. VERIFY SIZE, QUANTITY AND LOCATION WITH UTILITY PROVIDER(S) AND CIVIL PLANS
  - (3) 4"C. WITH PULL STRINGS FOR VOICE/DATA PROVIDER CABLING AT 36" MINIMUM BELOW GRADE



**1 SITE PLAN - SOUTH**  
MECH./ELEC.  
1" = 30'-0"

ARCHITECTURE  
LANDSCAPE  
ARCHITECTURE  
ENERGY SERVICES

**NSPJ**

ARCHITECTS<sup>SM</sup>  
3515 W. 75TH ST., SUITE 201  
PRAIRIE VILLAGE, KS 66208

P. 913.831.1415  
F. 913.831.1563  
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STATE OF MISSOURI  
RICHARD R. BEAUCHAMPE  
PROFESSIONAL ENGINEER  
6-6-2023

A NEW DEVELOPMENT:  
**RESIDENCES AT BLACKWELL**  
50 Highway & Blackwell, Lee's Summit, MO

DRAWING RELEASE LOG

REVISIONS:  
6/6/2023 Comment Response

RELEASED FOR CONSTRUCTION  
Development Services Department  
Lee's Summit, Missouri  
06/19/2023

**LS&A**  
Latimer Sommers  
& Associates P.A.  
CONSULTING ENGINEERS  
3639 SW Summerfield Drive, Suite A  
Topeka, Kansas 6614-3974  
8625 College Boulevard, Suite 102  
Overland Park, Kansas 66210  
Telephone: (785) 233-3232  
Email: lsapa@lsapa.com  
LSA PROJECT NO. 2204073

DATE:  
3/24/2023  
JOB NO.  
696521  
DRAWN BY:  
Author  
SHEET NO.

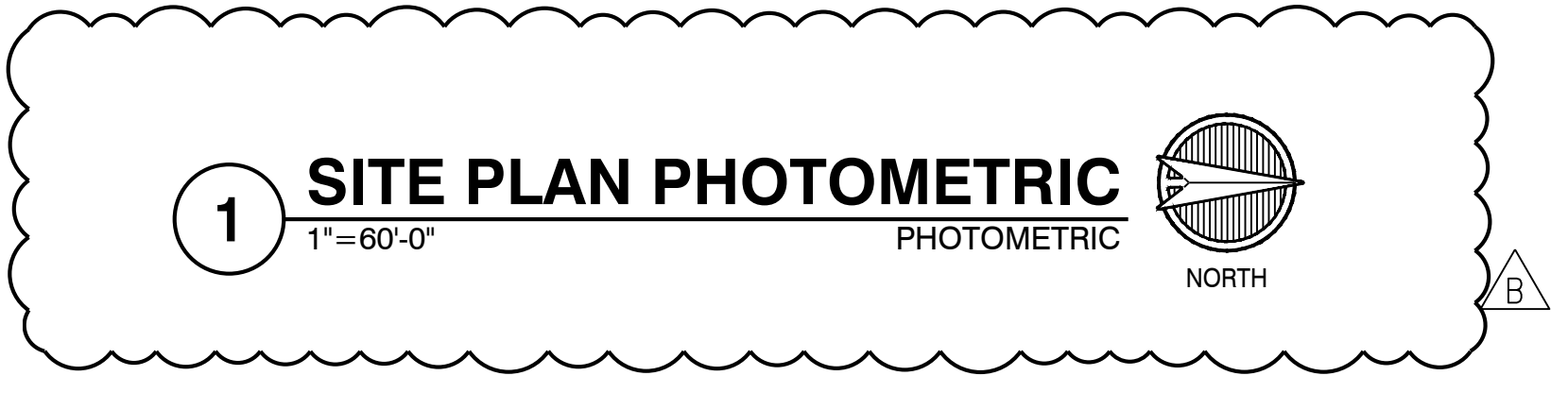
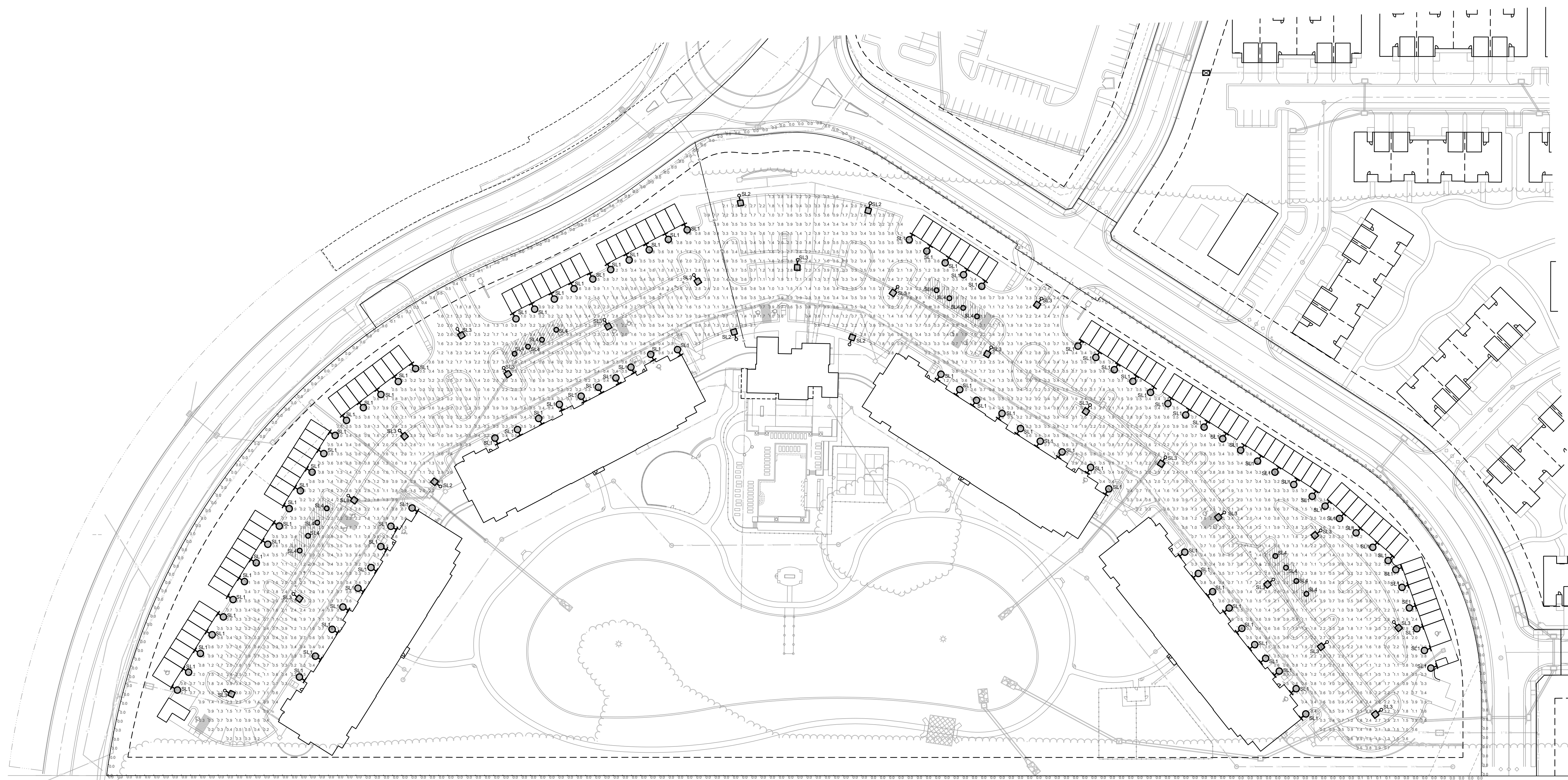
**PERMIT**  
**ME1.03**

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11/3/2023 8:37:00 AM NSPJ ARCHITECTS ©  
Autodesk Docs (Griffin Riley) (Blackwell) (MEP R22).rvt  
LSA PROJECT NO. 2204073

STATISTICS					
Description	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	1.2 FC	4.3 FC	0.2	21.5:1	6.0:1
Perimeter	0.0 FC	0.1 FC	0.0 FC	N/A	N/A

MARK	MANUFACTURE	MODEL NUMBER	MOUNTING				LAMPS					REMARKS
			RECESS	SURFACE	WALL	FINISH	LED	FLOUR.	HID	CODE	QUANTITY	
SL 1	PRESCOLITE	1152-962			X	BLACK	X			8W PAR 30 LED	1	1
SL 2	COOPER	GALN-SA1B-740-U-SL2		POLE		BLACK	X			5746LUM/44W	1	2, 3, 4
SL 3	COOPER	GALN-SA2B-740-U-SWQ		POLE		BLACK	X			11978LUM/82W	1	2, 3, 4
SL 4	HUBBELL	BRLU-04		X		WHITE	X			830LUM/15W	1	5

- REMARKS:
- 1 MOUNT AT 8' AFG.
  - 2 PROVIDE WITH (1) HEAD.
  - 3 MOUNT ON 2" POLE ROUND STRAIGHT STEEL, 80 MPH RATED.
  - 4 VERIFY EPA RATING OF POLE WITH MANUFACTURER.
  - 5 MOUNT IN CARPORT CANOPY.



ARCHITECTURE  
LANDSCAPE  
ARCHITECTURE  
ENERGY SERVICES

**NSPJ**

ARCHITECTS<sup>INC</sup>  
3515 W. 75TH ST., SUITE 201  
PRAIRIE VILLAGE, KS 66208

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F: 913.831.1563  
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Multi-Family:  
**Griffin Riley**  
50 Highway & Blackwell, Lee's Summit, MO

DRAWING RELEASE LOG

REVISIONS:  
B 6.6.2023 Comment Response

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Development Services Department  
Lee's Summit, Missouri  
06/19/2023

**LS&A**  
Lattimer Sommers  
& Associates, P.A.  
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3639 SW Summerfield Drive, Suite A  
Topeka, Kansas 66614-3074  
8625 College Boulevard, Suite 102  
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Telephone: (785) 234-5252  
Email: lsaa@lsaa.com

DATE:  
03/30/2023  
JOB NO.  
696521  
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Author  
SHEET NO.  
**E0.01**