TRILOGY
APARTMENT COMPLEX
CONSTRUCTION DOCUMENTS

IN LEE'S SUMMIT, JACKSON COUNTY, MO

LOCATION MAP
SCALE 1:1500

SCALE 1:300

PROJECT TEAM:

OWNER
SUMMIT SQUARE RESIDENCE III, LLC.
3313 N OAK TRAFFICWAY
KANSAS CITY, MO 64116

DEVELOPER
NORTHPOINT DEVELOPMENT
3313 N OAK TRAFFICWAY
KANSAS CITY, MO 64116
CONTACT: BRIAN BENJAMIN
PHONE: 816.888.7380
EMAIL: BBENJAMIN@NORTHPOINTKC.COM

ENGINEER
SITEPOINT, LLC
3313 N OAK TRAFFICWAY
KANSAS CITY, MO 64116
CONTACT: NEIL W. HAAS, P.E.
PHONE: 816.888.7380
EMAIL: NHAAS@NORTHPOINTKC.COM

SURVEYOR
ANDERSON ENGINEERING, INC
4240 PHILIPS FARM ROAD, SUITE 101
COLUMBIA, MO 65201
CONTACT: JOHN HUSS, P.E.
PHONE: 573.397.5476

ARCHITECT
NSPJ ARCHITECTS
3515 W. 75TH STREET, SUIT 201
PRAIRIE VILLAGE, KS 66208
CONTACT: SARA WELLS
PHONE: 913.8311415

NSPJ ARCHITECTS.
3515 W. 75TH STREET, SUITE 201
PRAIRIE VILLAGE, KS 66208
P 913.831.1415 F 913.831.1563 NSPJARCH.COM
Architecture | Landscape Architecture | Interiors | Energy Services

UTILITY CONTACT LIST:

PUBLIC WORKS
CITY OF LEE'S SUMMIT
PHONE:816.969.1800

ELECTRIC
EVERGY
PHONE:888.471.52.75

DOMESTIC GAS
SPIRE
PHONE:816.756.5252

WATER SERVICE
CITY OF LEE'S SUMMIT
PHONE:816.969.1900

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

PROPERTY DESCRIPTION:

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

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

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

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

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

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

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

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

NOTE: ALL BEARINGS HEREIN ARE BASED ON MISSOURI STATE PLANE GRID NORTH, WEST ZONE, NAD 83 (NSRS 2011) AS OBSERVED BY TOBIN ROBERTS, MORLS 2001015269 IN JANUARY OF 2022 AT WHICH POINT 5/8" IRON BARS WITH ID CAPS WERE SET AT ALL CORNERS.

PROJECT CONTROL:

CP 1	CP 4
N:1005856.64	N:1006085.33
E:2818546.66	E:2819227.33
ELEVATION:1010.39	ELEVATION:991.98
1-1/2" REBAR W/CAP	1/2" REBAR W/ SITEPOINT CAP
CP 2	CP 1000
N:1005467.89	N:1004637.63
E:2819172.83	E:2818559.79
ELEVATION:1006.37	ELEVATION:997.21
1-1/2" REBAR W/CAP	FOUND 1/2" REBAR
CP 3	CP 1001
N:1004895.44	N:1007156.13
E:2818846.42	E:2818697.32
ELEVATION:1002.66	ELEVATION:976.80
CHISELED "X"	FOUND CHISELED "+"

Sheet List Table

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

NO.	DATE:	REVISIONS/APPROVALS:
	2023.03.15	BUILDING PERMIT
1	2023.04.11	CITY COMMENTS
2	2023.04.28	REVISED PER CITY COMMENTS
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REVIEWED BY: M.G.D
DESIGNED BY: N.W.H.
DRAFTED BY: D.A.H
SP PROJECT #: 4024
NEIL W. HAAS, P.E. 2022034072

COVER SHEET
TRILOGY
APARTMENT COMPLEX
CONSTRUCTION DOCUMENTS
LEE'S SUMMIT, JACKSON COUNTY, MO

STATE OF MISSOURI
NEIL W. HAAS
NUMBER
PE-2022034072
PROFESSIONAL ENGINEER
Neil W. Haas 5/9/2023
Certificate of Authority #MO 2020018354

SHEET #:

C-0001

S:\01 PROJECTS\MULTI-FAM\Y-4024 SUMMIT SQUARE 3\PERMIT SET WDE CD'S\PLANS\01_SITE PLANS\C-0001 COVER SHEET.DWG

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FLOODPLAIN NOTES:
1. CONTRACTOR SHALL NOT PERFORM WORK IN ANY FLOOD ZONE WITHOUT OBTAINING PERMITS FROM AUTHORITIES HAVING JURISDICTION. CONTRACTOR SHALL HOLD THE OWNER, DEVELOPER, LOCAL GOVERNMENT AND ENGINEER HARMLESS AGAINST SUCH VIOLATION.

WETLANDS NOTES:
1. ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. CONTRACTOR SHALL HOLD THE OWNER, DEVELOPER, LOCAL GOVERNMENT AND ENGINEER HARMLESS AGAINST SUCH VIOLATION.

LEGEND

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

SITEPOINT
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3315 N Oak Trafficway
Kansas City, MO 64116
816.888.7380
sitepoint@northpointkc.com

DATE:	NO.:	REVISIONS/APPROVALS:
2023.03.15		BUILDING PERMIT
2023.04.11	1	CITY COMMENTS
2023.04.28	2	REVISED PER CITY COMMENTS

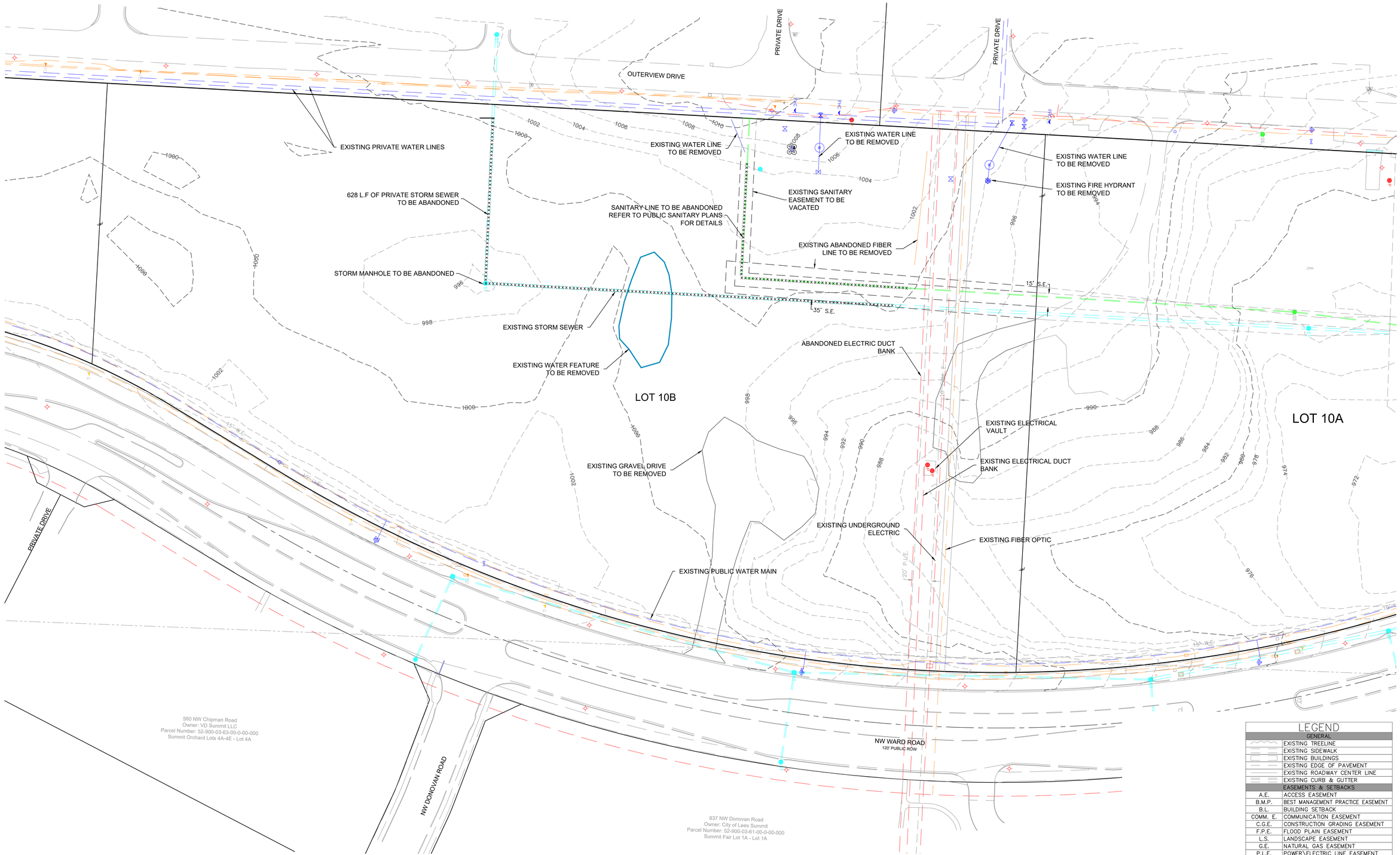
REVIEWED BY: M.G.D
DESIGNED BY: N.W.H
DRAFTED BY: D.A.H
SP PROJECT #: 4024
NEIL W. HAAS, P.E. 2022034072

GENERAL NOTES

TRILOGY
APARTMENT COMPLEX
CONSTRUCTION DOCUMENTS
LEE'S SUMMIT, JACKSON COUNTY, MO

NEIL W. HAAS
NUMBER
PE-2022034072
Neil W. Haas 09/07/2023
Certificate of Authority #:MO 2020018354

SHEET #:
C-0010



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

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

N

0' 20' 40' 80'
SCALE IN FEET

LEGEND

GENERAL	
	EXISTING TREELINE
	EXISTING SIDEWALK
	EXISTING BUILDINGS
	EXISTING EDGE OF PAVEMENT
	EXISTING ROADWAY CENTER LINE
	EXISTING CURB & GUTTER
EASEMENTS & SETBACKS	
A.E.	ACCESS EASEMENT
B.M.P.	BEST MANAGEMENT PRACTICE EASEMENT
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TEMP. ESMT.	TEMPORARY EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
F.Y.S	FRONT YARD SETBACK
R.Y.S.	REAR YARD SETBACK
S.Y.S.	SIDE YARD SETBACK
CONTOURS	
100	EXISTING INDEX CONTOURS
100	EXISTING INTERMEDIATE CONTOURS
BOUNDARIES	
	SECTION LINE
P	EXISTING PROPERTY BOUNDARY
L	EXISTING LOT LINE
R/W	EXISTING RIGHT-OF-WAY
UTILITIES	
	EXISTING COMMUNICATIONS LINE
	EXISTING NATURAL GAS LINE
	EXISTING POWER\ELECTRIC LINE
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATER LINE

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Kansas City, MO 64116

NO.	REVISIONS/APPROVALS:	DATE:
		2023.03.15
1	BUILDING PERMIT	2023.04.11
2	CITY COMMENTS	2023.04.28
4	REVISED PER CITY COMMENTS	2023.06.17
	ADDENDUM 3	

REVIEWED BY: M.G.D
DESIGNED BY: N.W.H
DRAFTED BY: D.A.H
SP PROJECT #: 42024
NEIL W. HAAS, P.E. 2022034072

EXISTING CONDITIONS PLAN

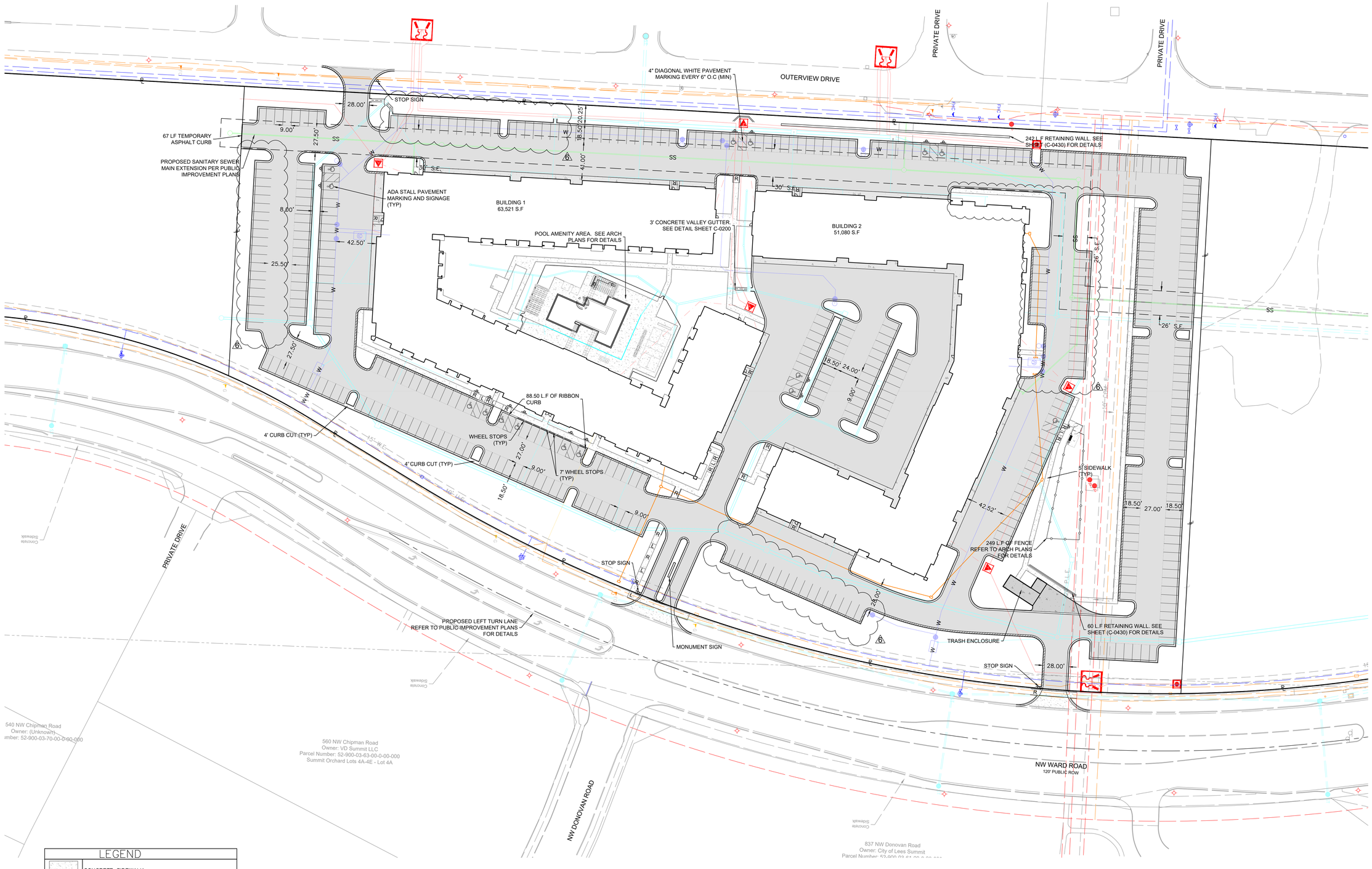
TRILOGY
APARTMENT COMPLEX
CONSTRUCTION DOCUMENTS
LEE'S SUMMIT, JACKSON COUNTY, MO

STATE OF MISSOURI
NEIL W. HAAS
NUMBER
PE-2022034072
PROFESSIONAL ENGINEER
Not valid without original signature 2023
Certificate of Authority #MO 2020018354

SHEET #:

C-0100

S:\JD PROJECTS\MLTK-FAMILY\42024 SUMMIT SQUARE 2\PERMIT SET 2023\PLANS\01-SITE PLANS\C-0100 EXISTING CONDITIONS PLAN.DWG



LEGEND

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

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

SITE DATA

Lot No.	Total Area	Impervious Coverage	Maximum Building Height	Building Area (All stories)	Floor Area Ratio (FAR)/Density	Proposed Building Use	Parking Requirement		Parking Proposed
10B	11.83 AC. (515,315 S.F.)	351,720 S.F. (68%)	65', 4 Stories	470,000 S.F. (Building 1, 255,000 S.F. Building 2, 215,000 S.F.)	27 DU/Acre	Multifamily Residential	1.75 per DU	565	565
							Lot 10B - PARKING TYPES		
							Surface Stalls		440
							Under Ground Parking		125
							Total		**565**

UNIT MATRIX

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

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

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

N

0' 20' 40' 80'
SCALE IN FEET

SITEPOINT
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816.888.7380
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3315 N Oak Trafficway
Kansas City, MO 64116

NO.	DATE:	REVISIONS/APPROVALS:
1	2023.03.15	BUILDING PERMIT
1	2023.04.11	CITY COMMENTS
2	2023.04.28	REVISED PER CITY COMMENTS
3	2023.05.11	ADDENDUM 2
5	2023.06.09	ASI 1
6	2023.06.19	ASI 2

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

SITE PLAN

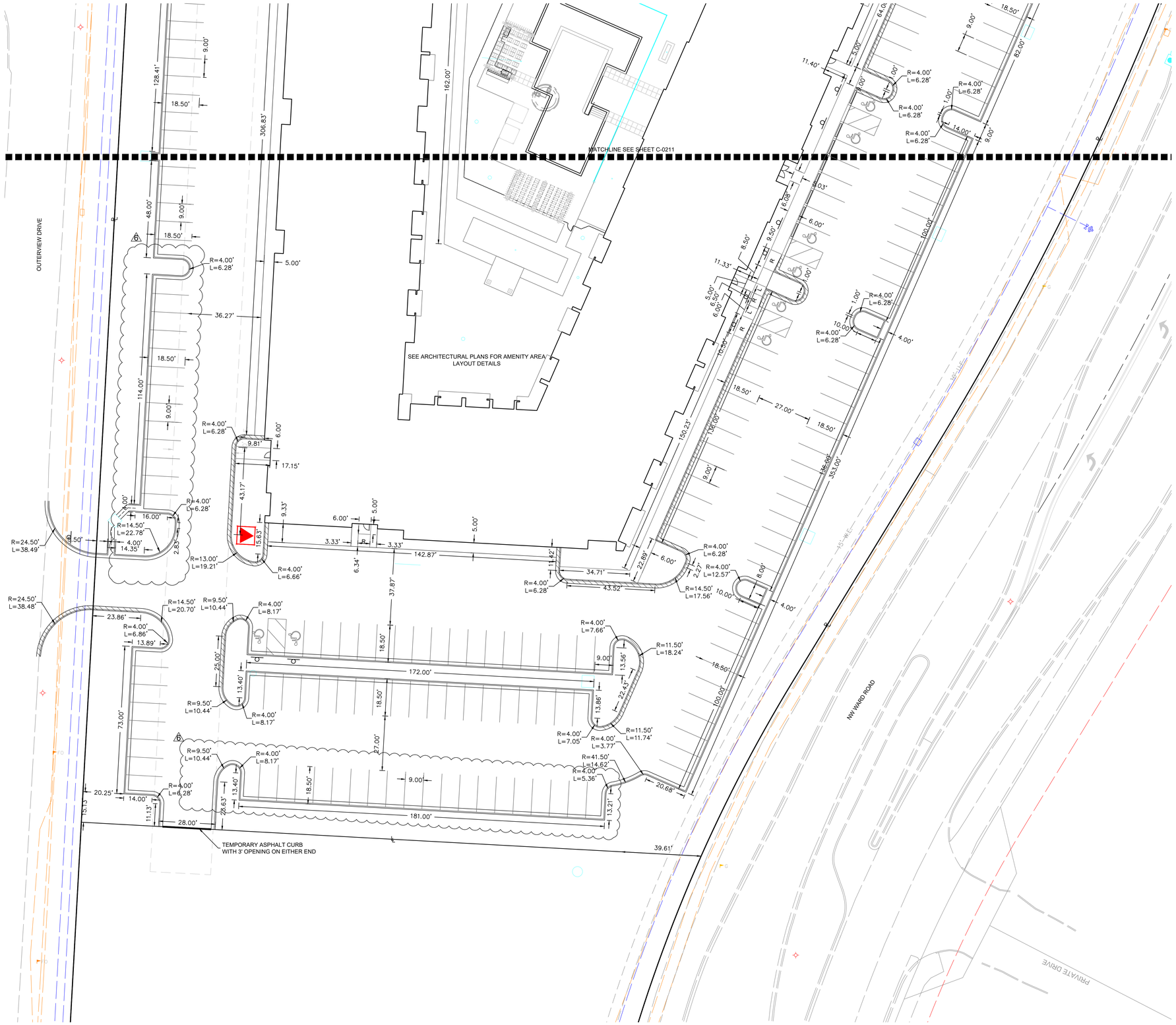
TRILOGY
APARTMENT COMPLEX
CONSTRUCTION DOCUMENTS
LEE'S SUMMIT, JACKSON COUNTY, MO

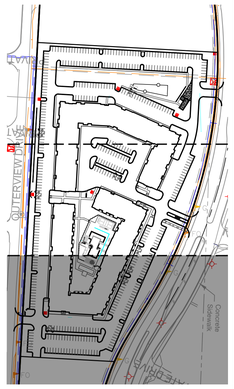
STATE OF MISSOURI
NEIL W. HAAS
NUMBER
PE-2022034072
PROFESSIONAL ENGINEER
Neil Haas 6/19/2023
Certificate of Authority # MO 2020018354

SHEET #:

C-0200

S:\01 PROJECTS\MULTI-FAMILY\4024 SUMMIT SQUARE 3\PERMIT SET 50% CD'S\PLANS\01_SITE PLANS\C-0200 SITE PLAN.DWG





KEY MAP
SCALE 1:200

NOTES

*ALL DIMENSIONS ARE TO BACK OF CURB

N

0' 10' 20' 40'
SCALE IN FEET

SITEPOINT
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Kansas City, MO 64116

NO:	REVISIONS/APPROVALS:
	BUILDING PERMIT
1	CITY COMMENTS
2	REVISED PER CITY COMMENTS
6	ASI 2

DATE:	
2023.03.15	
2023.04.11	
2023.04.28	
2023.06.19	
REVIEWED BY: M.G.D	
DESIGNED BY: N.W.H	
DRAFTED BY: D.A.H	
SP PROJECT #: 14024	
NEIL W. HAAS, P.E. 2022034072	

DIMENSION PLAN

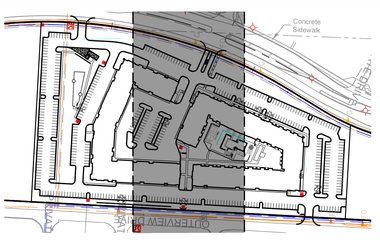
TRILOGY
APARTMENT COMPLEX
CONSTRUCTION DOCUMENTS
LEE'S SUMMIT, JACKSON COUNTY, MO

STATE OF MISSOURI
NEIL W. HAAS
NUMBER
PE-2022034072
PROFESSIONAL ENGINEER
Not Valid Unless Signed 2023
Certificate of Authority #MO 2020018354

SHEET #:

C-0210

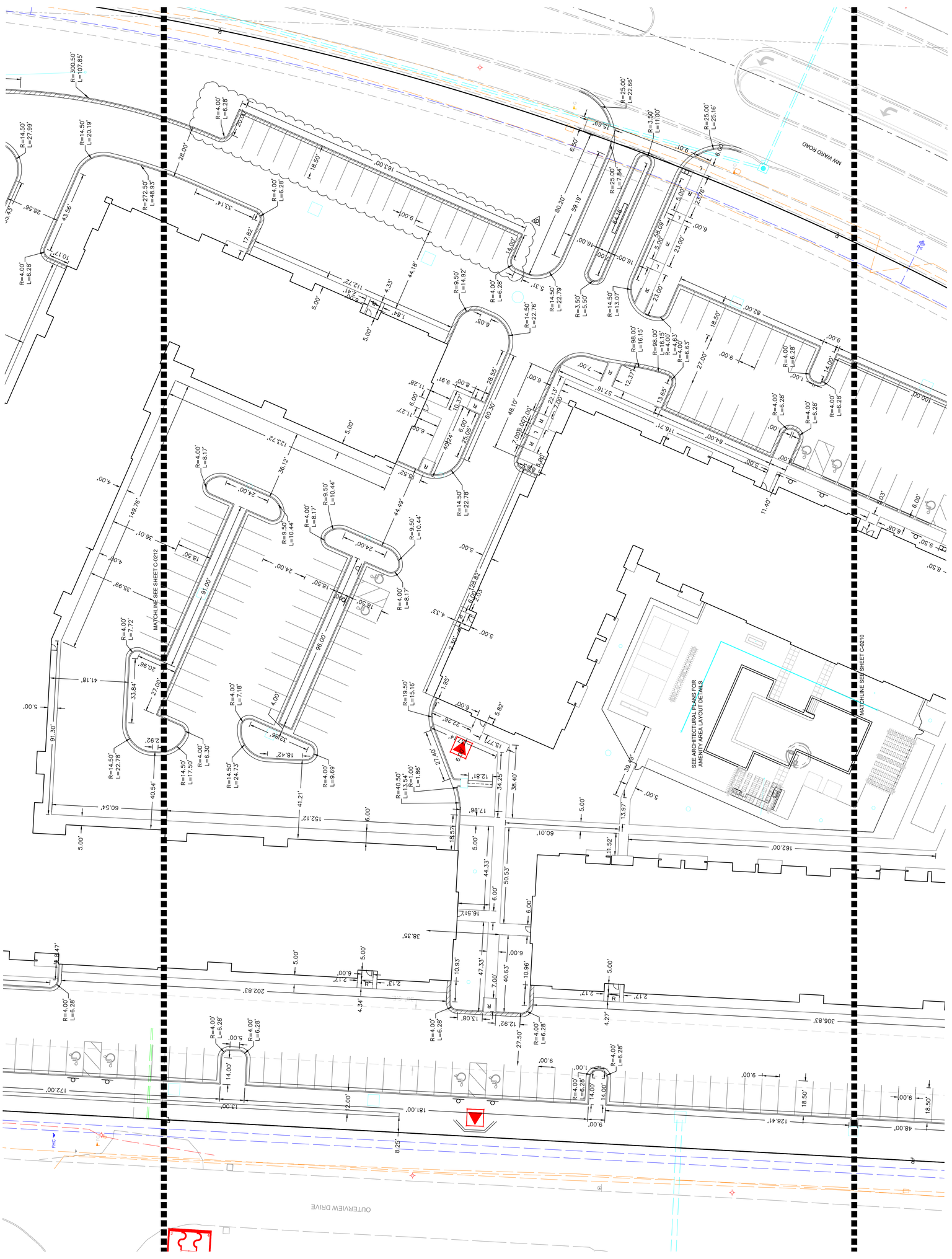
S:\01 PROJECTS\M-S-F-H\M-TY-KOA SUMMIT SQUARE 2\FORMAT SET MOE CD'S\PLANS\01_SITE PLANS\C-0210 DIMENSION PLAN.DWG



NOTES
*ALL DIMENSIONS ARE TO BACK OF CURB

N

0' 10' 20' 40'
SCALE IN FEET



DIMENSION PLAN

TRILOGY
APARTMENT COMPLEX
CONSTRUCTION DOCUMENTS
LEE'S SUMMIT, JACKSON COUNTY, MO

STATE OF MISSOURI
NEIL W. HAAS
NUMBER
2022020401
PROFESSIONAL ENGINEER
Neil W. Haas, P.E.
Certificate of Authority #MO 2020018304
Expiration Date: 12/31/2023

SHEET #:
C-0211

REVIEWED BY:	DATE:	NO.:	REVISIONS/APPROVALS:
M.G.D	2023.03.15		
DESIGNED BY:	2023.03.15		BUILDING PERMIT
N.W.H	2023.04.11	1	CITY COMMENTS
DRAFTED BY:	2023.04.28	2	REVISED PER CITY COMMENTS
D.A.H	2023.05.11	3	ADDENDUM 2
SP PROJECT #:	2023.06.19	6	ASI 2
4024			
NEIL W. HAAS, P.E.			
2022020401			

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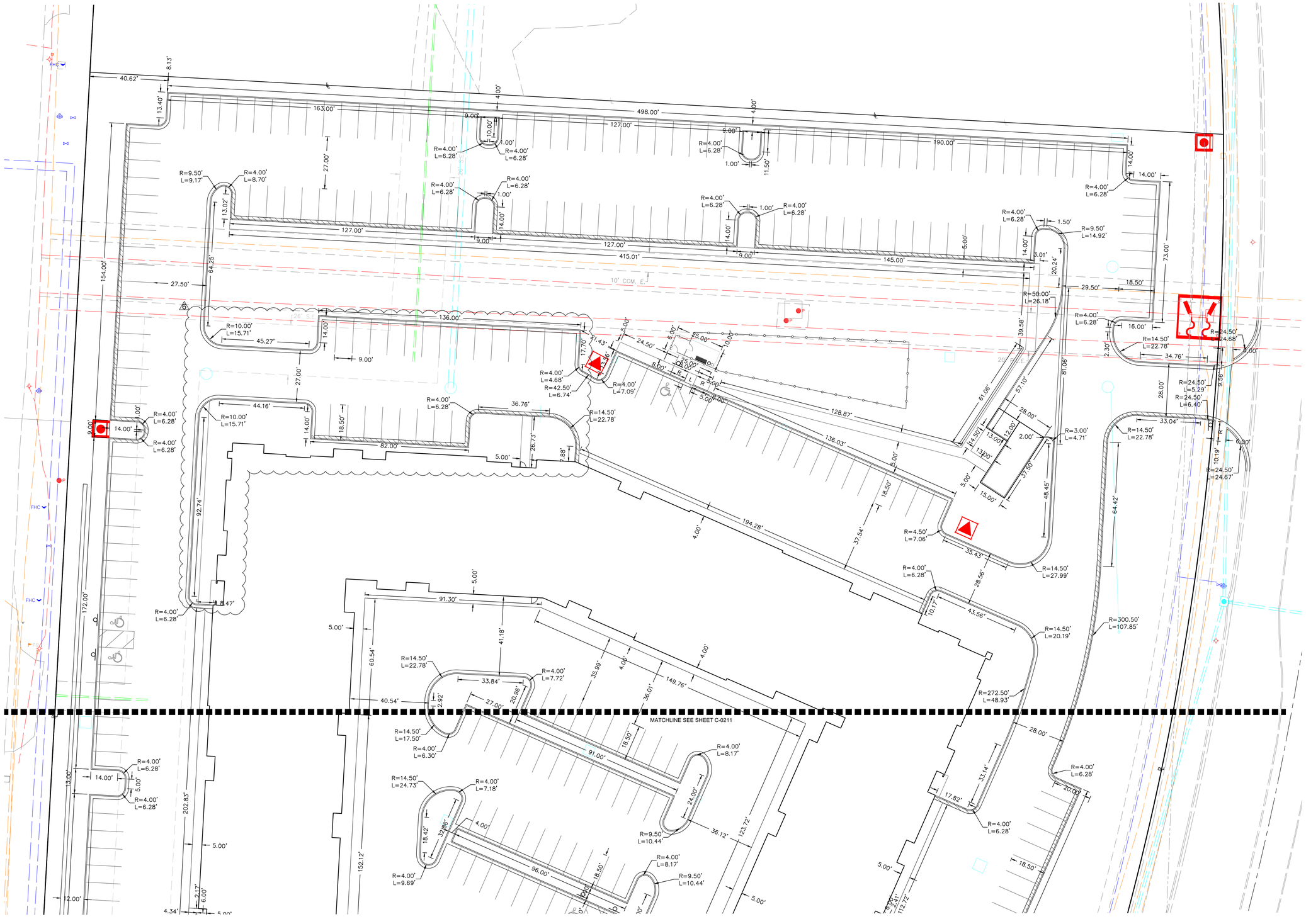
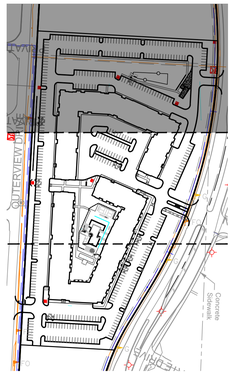
S:\01 PROJECTS\MULTI-FAMILY\4024 SUMMIT SQUARE 3\PERMIT SET 90K CDS\PLANS\01 SITE PLANS\C-0210 DIMENSION PLAN.DWG





KEY MAP
SCALE 1:200

NOTES

*ALL DIMENSIONS ARE TO BACK OF CURB

N

0' 10' 20' 40'
SCALE IN FEET

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

NO.	REVISIONS/APPROVALS:
	BUILDING PERMIT
1	CITY COMMENTS
2	REVISED PER CITY COMMENTS
6	ASI 2

DATE:
2023.03.15
2023.04.11
2023.04.28
2023.06.19

REVIEWED BY: M.G.D
DESIGNED BY: N.W.H
DRAFTED BY: D.A.H
SP PROJECT #: 40204
NEIL W. HAAS, P.E. 2022034072

DIMENSION PLAN

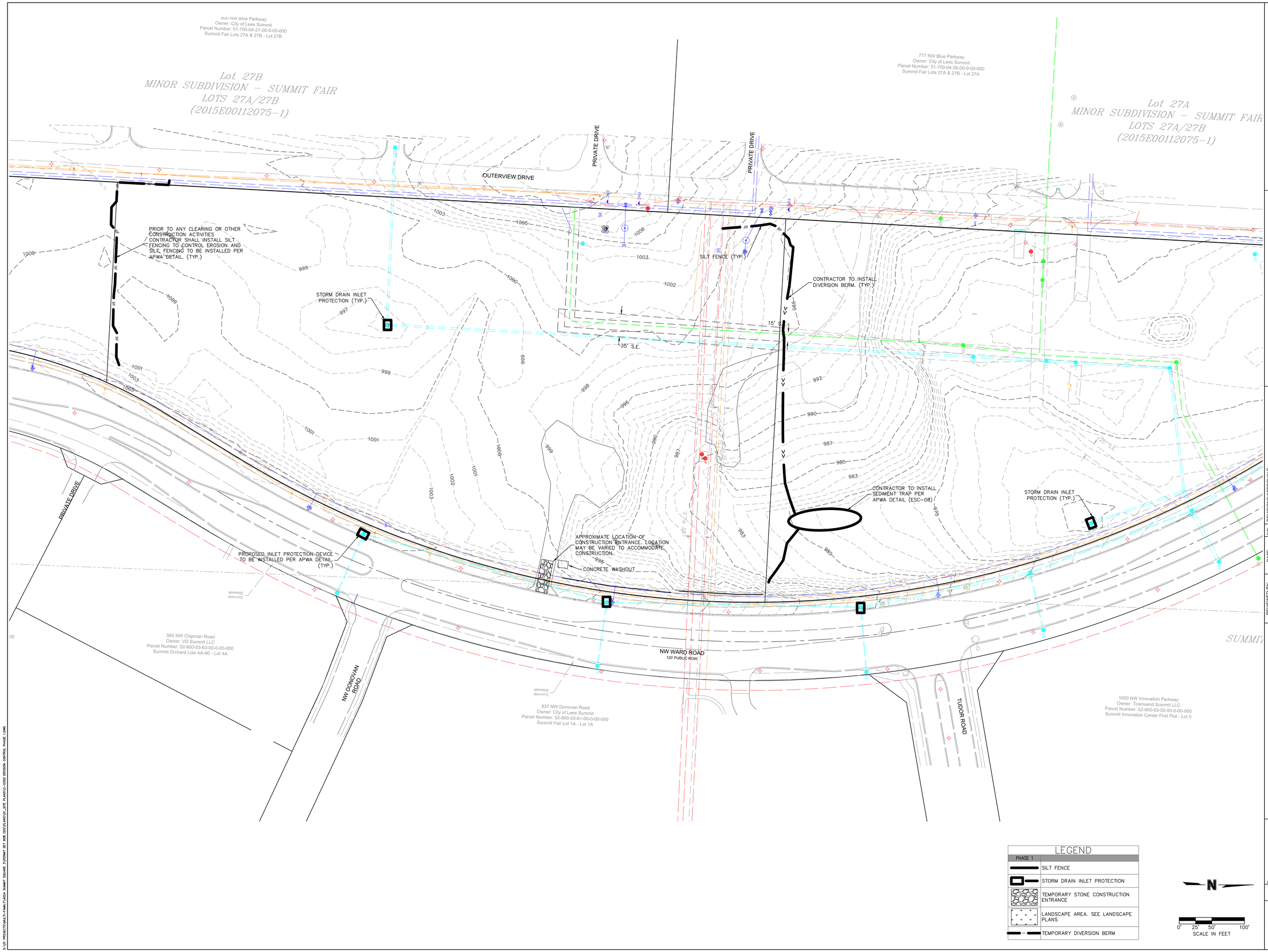
TRILOGY
APARTMENT COMPLEX
CONSTRUCTION DOCUMENTS
LEE'S SUMMIT, JACKSON COUNTY, MO

STATE OF MISSOURI
NEIL W. HAAS
NUMBER
PE-2022034072
PROFESSIONAL ENGINEER
Not Valid Without Raised Seal
Certificate of Authority # MO 2020018354

SHEET #:

C-0212

S:\SP PROJECTS\MULTI-FAM-Y\4204 SUMMIT SQUARE 3\PERMIT SET BOR 2023\PLANS\01-SITE PLAN\C0-0210 DIMENSION PLAN.DWG



LEGEND

PHASE 1	
	SILT FENCE
	STORM DRAIN INLET PROTECTION
	TEMPORARY STONE CONSTRUCTION ENTRANCE
	LANDSCAPE AREA. SEE LANDSCAPE PLANS
	TEMPORARY DIVERSION BERM

N

0' 25' 50' 100'
SCALE IN FEET

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

NO:	DATE:	REVISIONS/APPROVALS:
	2023.03.15	BUILDING PERMIT
1	2023.04.11	CITY COMMENTS
2	2023.04.28	REVISED PER CITY COMMENTS

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

EROSION CONTROL PLAN - PHASE 1

TRILOGY
APARTMENT COMPLEX
CONSTRUCTION DOCUMENTS
LEE'S SUMMIT, JACKSON COUNTY, MO

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

SHEET #:

C-0300

S:\01 PROJECTS\MULTI-FAMILY\4024 SUMMIT SQUARE 3\PERMIT SET 30B C03\PLANS\PLAN\C-0300 EROSION CONTROL PHASE 1.DWG

Owner: City of Lees Summit
Parcel Number: 51-700-04-27-00-0-00-000
Summit Fair Lots 27A & 27B - Lot 27B

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

777 NW Blue Parkway
Owner: City of Lees Summit
Parcel Number: 51-700-04-26-00-0-00-000
Summit Fair Lots 27A & 27B - Lot 27A

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

OUTERVIEW DRIVE

PRIVATE DRIVE

PRIVATE DRIVE

MAINTAIN SILT FENCE UNTIL UPSTREAM AREAS HAVE BEEN STABILIZED (TYP.)

INSTALL STORM DRAIN INLET PROTECTION PER ARWA DETAIL

CONTRACTOR TO CHECK SEDIMENT TRAPS AFTER PERIODS OF SIGNIFICANT RUNOFF.

PRIVATE DRIVE

MAINTAIN STORM DRAIN INLET PROTECTION UNTIL UPSTREAM AREAS HAVE BEEN STABILIZED (TYP.)

APPROXIMATE LOCATION OF CONSTRUCTION ENTRANCE. LOCATION MAY BE VARIED TO ACCOMMODATE CONSTRUCTION.

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

NW DONOVAN ROAD

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

NW WARD ROAD
120' PUBLIC ROW

TUDOR ROAD

1050 NW Innovation Parkway
Owner: Townsend Summit LLC
Parcel Number: 52-900-03-52-00-0-00-000
Summit Innovation Center First Plat - Lot 5

SUMMIT

LEGEND

PHASE 1	PHASE 2	
		SILT FENCE
		STORM DRAIN INLET PROTECTION
		TEMPORARY STONE CONSTRUCTION ENTRANCE
		LANDSCAPE AREA. SEE LANDSCAPE PLANS
		TEMPORARY DIVERSION BERM

N

0' 25' 50' 100'
SCALE IN FEET

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

NO.	DATE:	REVISIONS/APPROVALS:
	2023.03.15	BUILDING PERMIT
1	2023.04.11	CITY COMMENTS
2	2023.04.28	REVISED PER CITY COMMENTS

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

EROSION CONTROL PLAN - PHASE 2

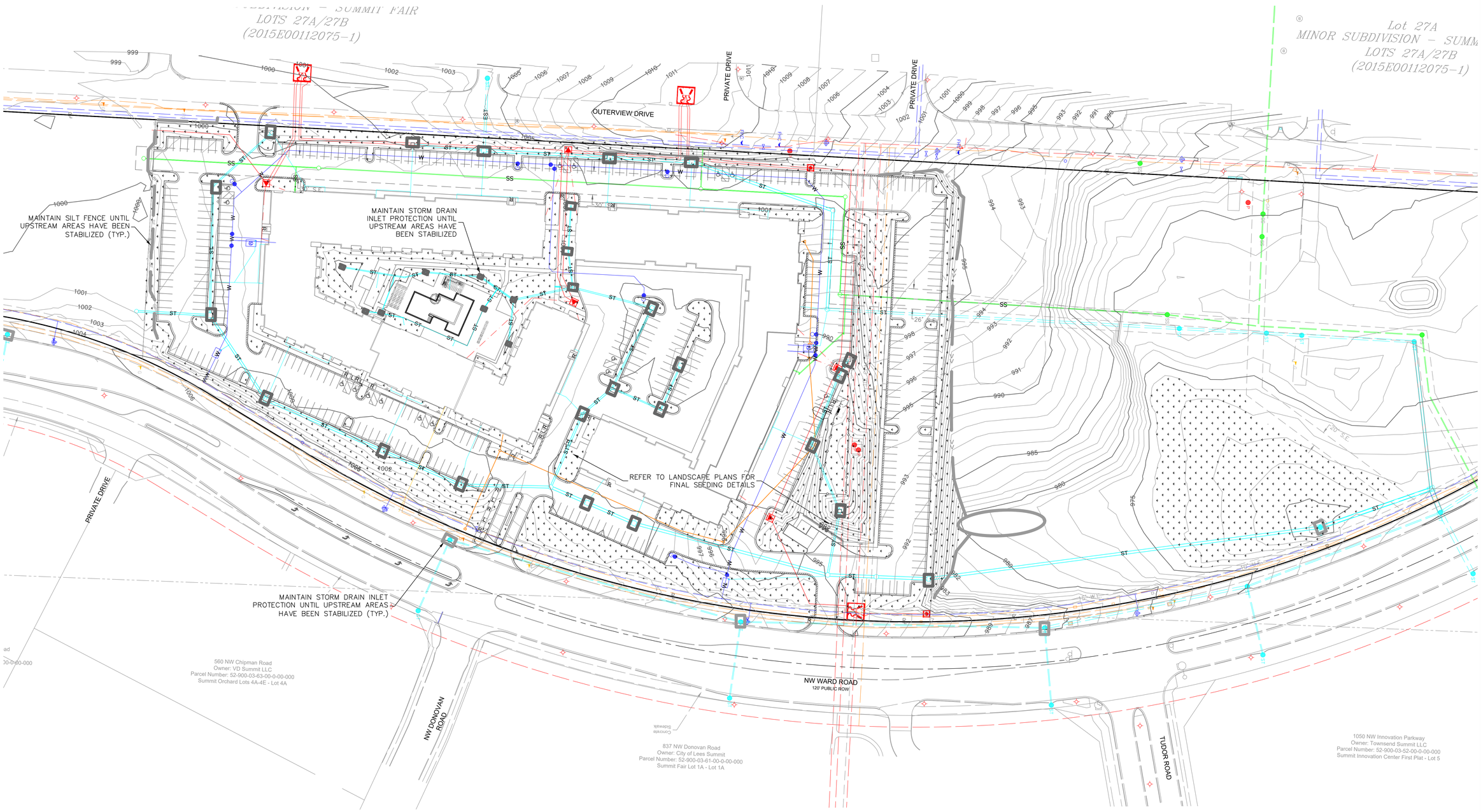
TRILOGY
APARTMENT COMPLEX
CONSTRUCTION DOCUMENTS
LEE'S SUMMIT, JACKSON COUNTY, MO

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

SHEET #:

C-0310

S:\01 PROJECTS\MULTI-FAMILY\4024 SUMMIT SQUARE SYNTHAT SET 90% CD'S\PLANS\01_SITE PLANS\C-0310 EROSION CONTROL PHASE 2.DWG



LEGEND

PHASE 1	PHASE 2	PHASE 3	
			SILT FENCE
			STORM DRAIN INLET PROTECTION
			TEMPORARY STONE CONSTRUCTION ENTRANCE
			LANDSCAPE AREA. SEE LANDSCAPE PLANS

N

0' 25' 50' 100'
SCALE IN FEET

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

NO:	DATE:	REVISIONS/APPROVALS:
	2023.03.15	BUILDING PERMIT
1	2023.04.11	CITY COMMENTS
2	2023.04.28	REVISED PER CITY COMMENTS

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

EROSION CONTROL PLAN - PHASE 3

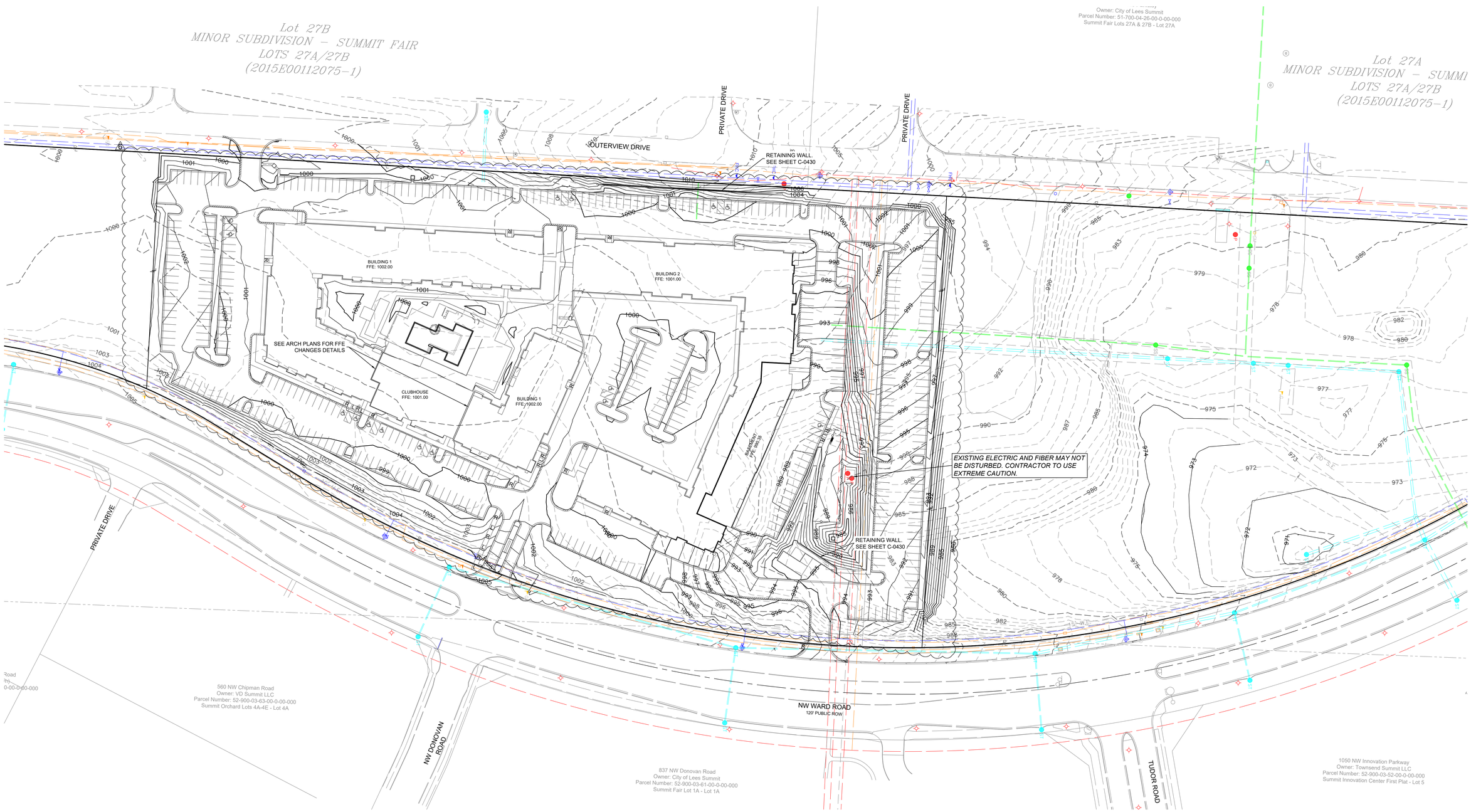
TRILOGY
APARTMENT COMPLEX
CONSTRUCTION DOCUMENTS
LEE'S SUMMIT, JACKSON COUNTY, MO

STATE OF MISSOURI
NEIL W. HAAS
NUMBER
PE-2022034072
PROFESSIONAL ENGINEER
Neil Haas 5/9/2023
Certificate of Authority #MO 2020018354

SHEET #:

C-0320

S:\01 PROJECTS\MULTI-FAMILY\4024 SUMMIT SQUARE 3\PERMIT SET 908 020\PLANS\01-SITE PLANS\C-0320 EROSION CONTROL PHASE 3.DWG



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

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

N

0' 25' 50' 100'
SCALE IN FEET

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

NO.	REVISIONS/APPROVALS:	DATE:
	BUILDING PERMIT	2023.03.15
1	CITY COMMENTS	2023.04.11
2	REVISED PER CITY COMMENTS	2023.04.28
6	AS1.2	2023.06.19

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

GRADING PLAN

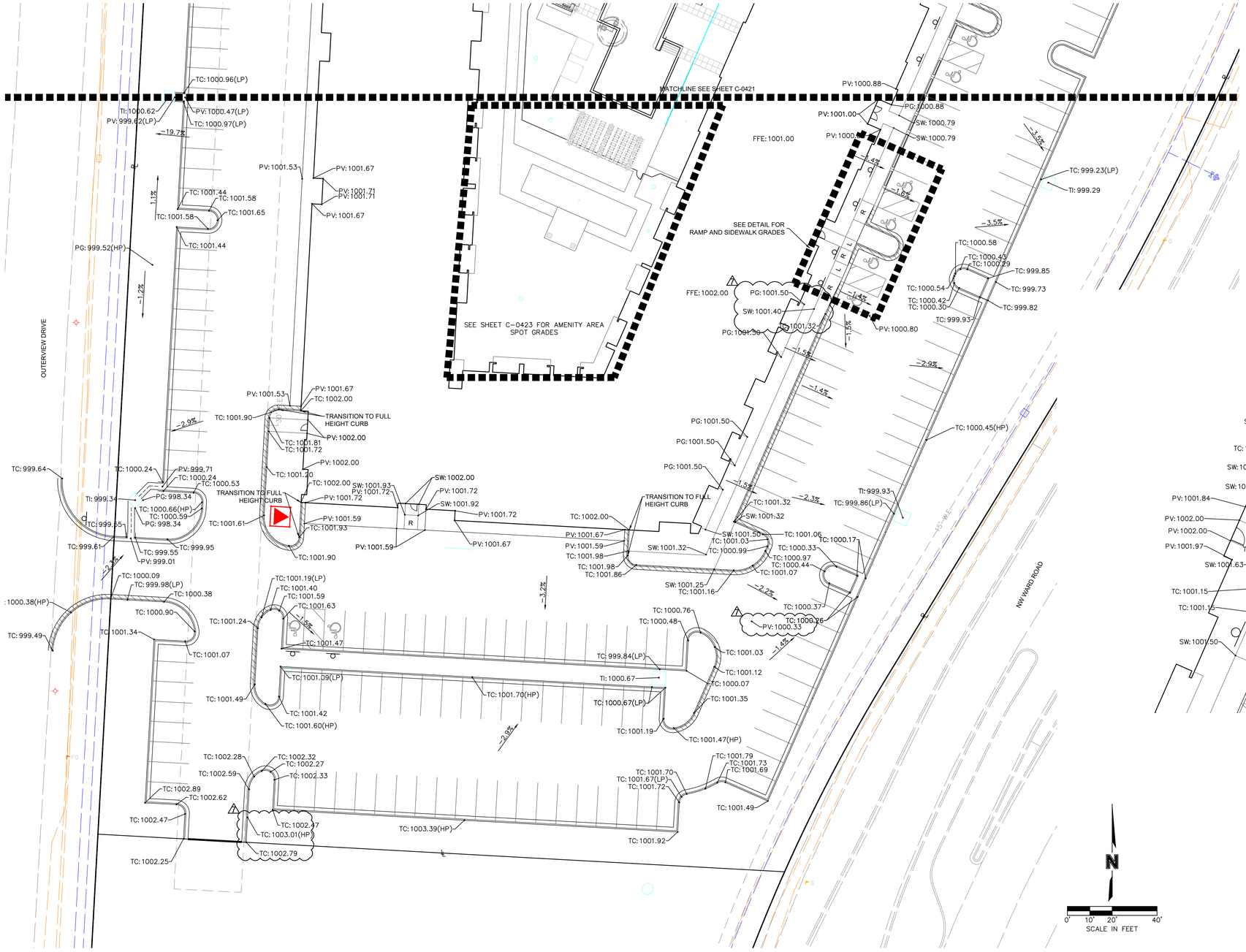
TRILOGY
APARTMENT COMPLEX
CONSTRUCTION DOCUMENTS
LEE'S SUMMIT, JACKSON COUNTY, MO

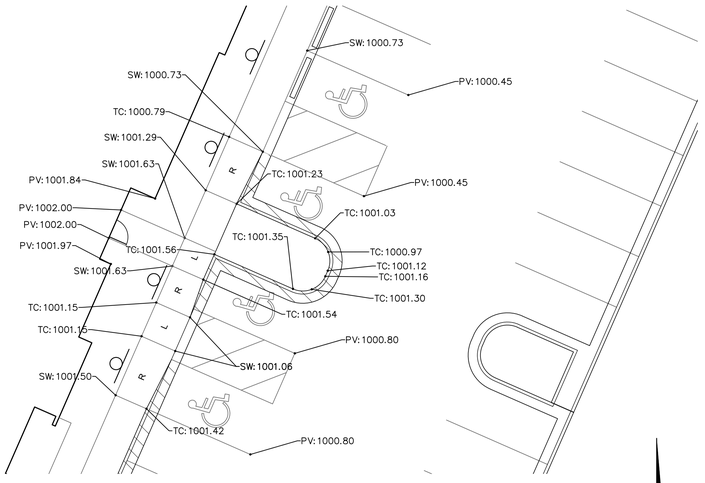
STATE OF MISSOURI
NEIL W. HAAS
NUMBER
PE-2022034072
PROFESSIONAL ENGINEER
Neil W. Haas 2023
Certificate of Authority #MO 2020018364

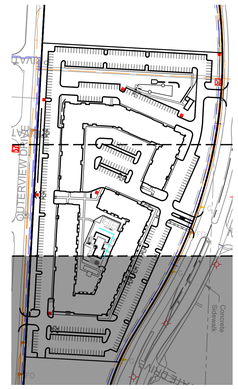
SHEET #:

C-0400

S:\01 PROJECTS\MLS-FAMILY\4024 SUMMIT SQUARE SYRENNIT SET 005 CD\DWGS\01_SITE PLANS\C-0400 GRADING PLAN.DWG







KEY MAP
SCALE 1:200

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

NO.	DATE:	REVISIONS/APPROVALS:
	2023.03.15	BUILDING PERMIT
1	2023.04.11	CITY COMMENTS
2	2023.04.28	REVISED PER CITY COMMENTS
4	2023.05.17	ADDENDUM 3
6	2023.06.19	CIVIL REVISIONS

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

SPOT ELEVATION PLAN

TRILOGY
APARTMENT COMPLEX
CONSTRUCTION DOCUMENTS
LEE'S SUMMIT, JACKSON COUNTY, MO

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

SHEET #:

C-0420

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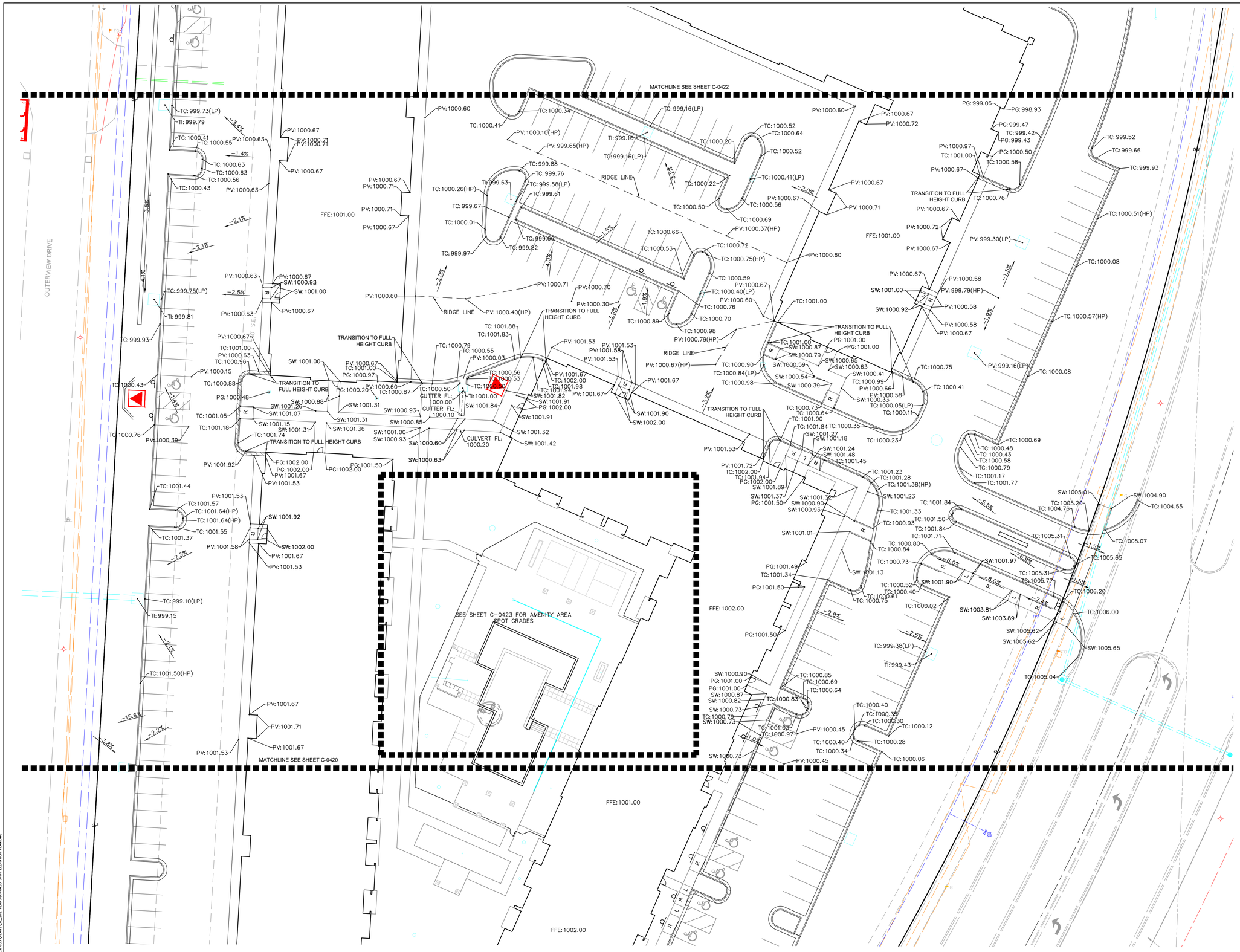
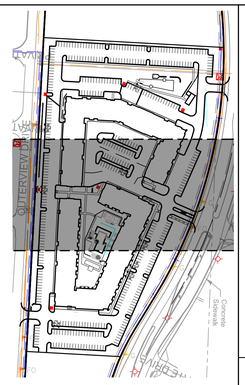




KEY MAP
SCALE 1:200

N

0' 10' 20' 40'
SCALE IN FEET

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

NO.	REVISIONS/APPROVALS:
	BUILDING PERMIT
1	CITY COMMENTS
2	REVISED PER CITY COMMENTS
3	ADDENDUM 2
4	ADDENDUM 3
5	ASI 1
6	ASI 2

		DATE:
REVIEWED BY:	M.G.D	2023.03.15
DESIGNED BY:	N.W.H	2023.04.11
DRAFTED BY:	D.A.H	2023.04.28
SP PROJECT #:	40024	2023.05.17
NEIL W. HAAS, P.E.	2022034072	2023.06.09
		2023.06.19

SPOT ELEVATION PLAN

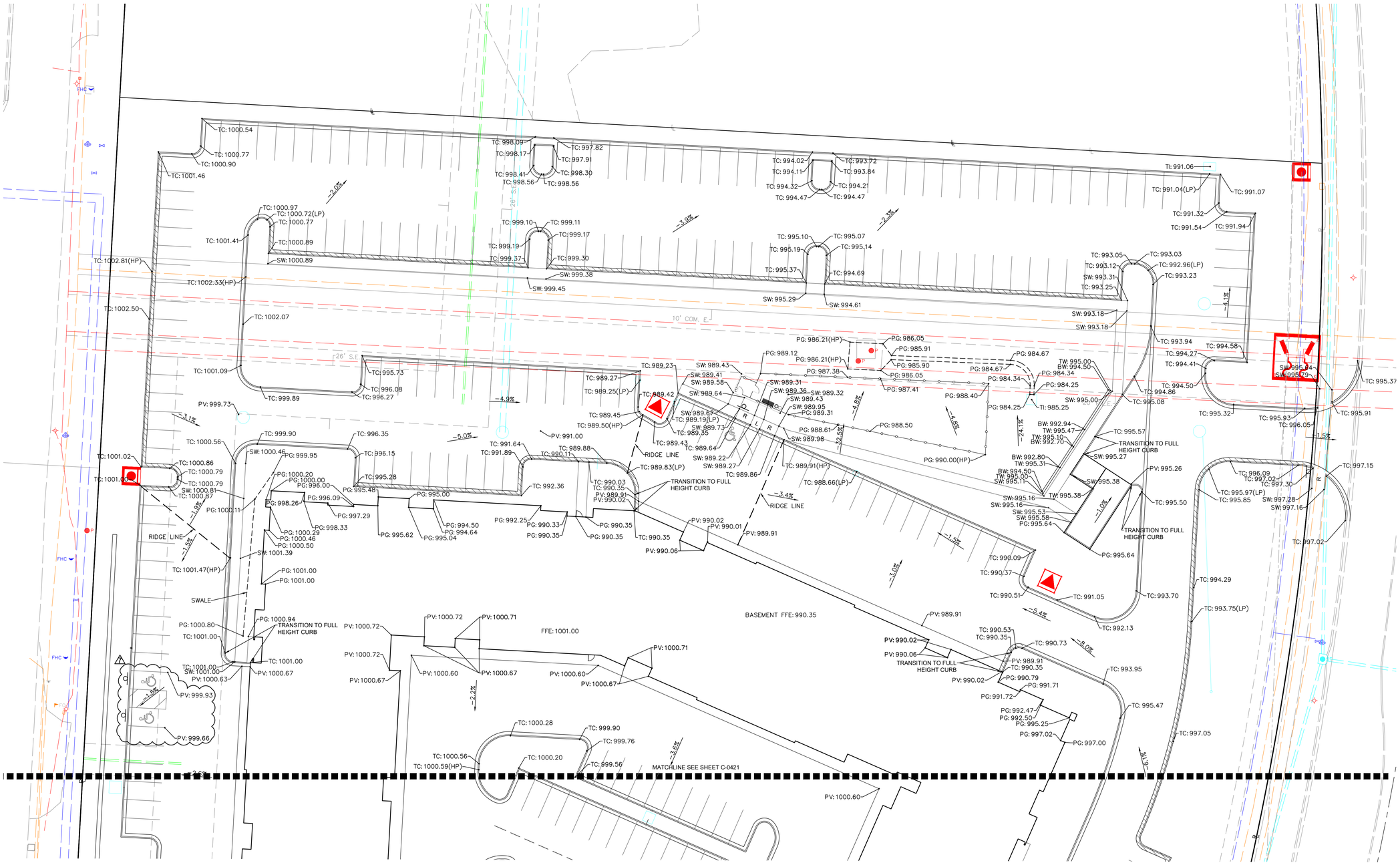
TRILOGY
APARTMENT COMPLEX
CONSTRUCTION DOCUMENTS
LEE'S SUMMIT, JACKSON COUNTY, MO

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

SHEET #:

C-0421

S:\01 PROJECTS\MULTI-FAMILY\4024 SUMMIT SQUARE 2\PERMIT SET 90% CD'S\PLANS\C-0420 SPOT ELEVATION PLAN.DWG



KEY MAP
SCALE 1:200

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

NO.	DATE:	REVISIONS/APPROVALS:
	2023.03.15	BUILDING PERMIT
1	2023.04.11	CITY COMMENTS
2	2023.04.28	REVISED PER CITY COMMENTS
4	2023.06.17	ADDENDUM 3
6	2023.06.19	ASI 2

REVIEWED BY: M.G.D
DESIGNED BY: N.W.H
DRAFTED BY: D.A.H
SP PROJECT #: 40244
NEIL W. HAAS, P.E. 2022034072

SPOT ELEVATION PLAN

TRILOGY
APARTMENT COMPLEX
CONSTRUCTION DOCUMENTS
LEE'S SUMMIT, JACKSON COUNTY, MO

STATE OF MISSOURI
NEIL W. HAAS
NUMBER
PE-2022034072
PROFESSIONAL ENGINEER
Not Valid Without Original Signature
Certificate of Authority # MO 2020018354

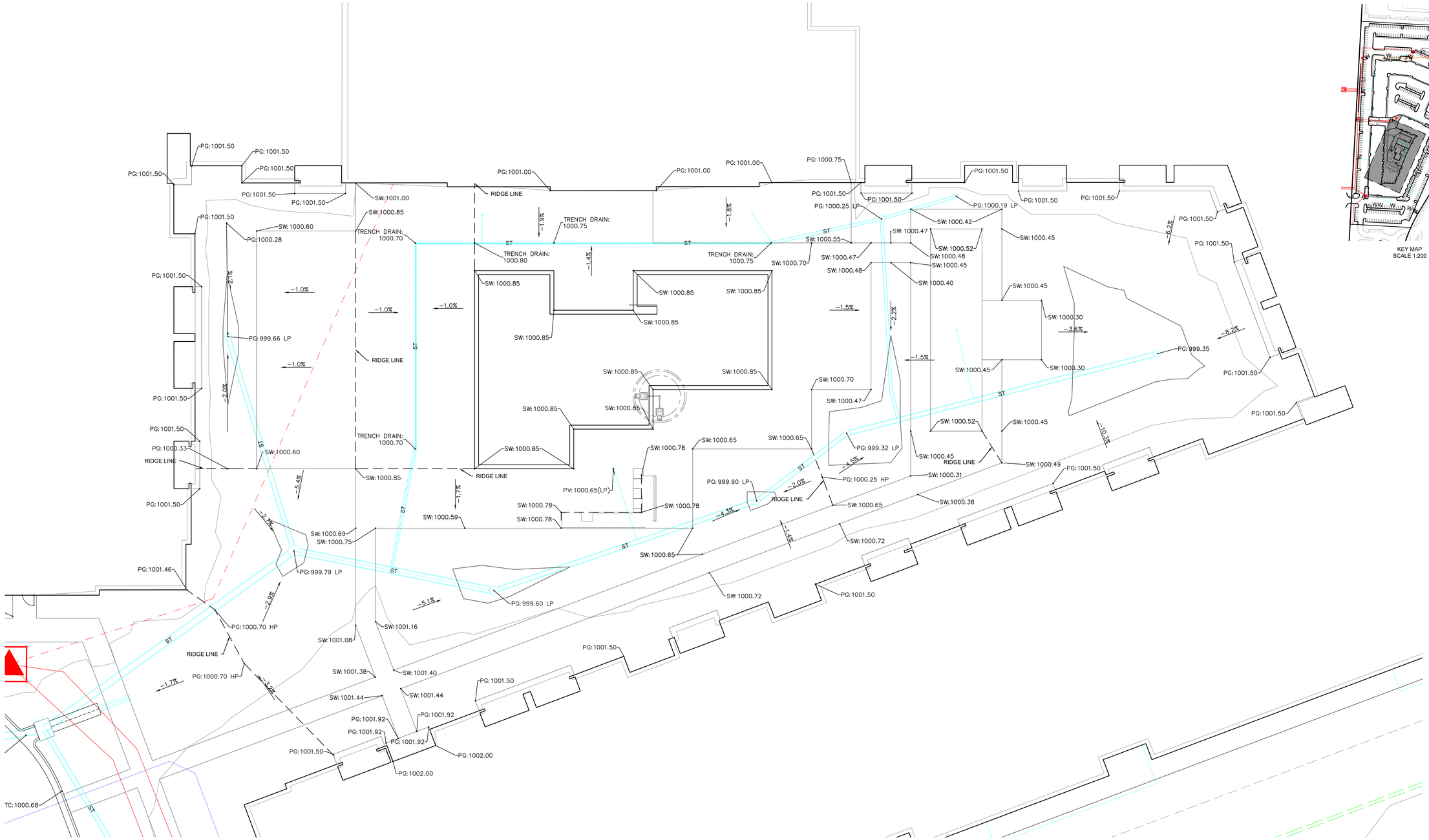
SHEET #:

C-0422

N

0' 10' 20' 40
SCALE IN FEET

S:\3D PROJECTS\MULTI-FAMILY\4024 SUMMIT SQUARE 2\PERMIT SET BOB CDD\PLANS\01_SITE PLANS\C-4420 SPOT ELEVATION PLAN.DWG



KEY MAP
SCALE 1:200

POOL DECK SPOT ELEVATIONS
SCALE 1:10

LEGEND	
TC–	TOP OF CURB
PV–	TOP OF PAVEMENT
SW–	SIDEWALK
FF–	FINISHED FLOOR ELEVATION
EG–	EXISTING GRADE
PG–	PROPOSED GRADE
TE–	TOP ELEVATION OF STRUCTURE
TS–	TOP OF STEPS
BS–	BOTTOM OF STEPS
TW–	PROPOSED GRADE AT TOP OF WALL
BW–	PROPOSED GRADE AT BOTTOM OF WALL

0' 5' 10' 20'
SCALE IN FEET

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

NO.	DATE:	REVISIONS/APPROVALS:
	2023.03.15	BUILDING PERMIT
1	2023.04.11	CITY COMMENTS
2	2023.04.28	REVISED PER CITY COMMENTS
5	2023.06.09	ASI 1
6	2023.06.19	ASI 2

REVIEWED BY: M.G.D
DESIGNED BY: N.W.H
DRAFTED BY: D.A.H
SP PROJECT #: 14024
NEIL W. HAAS, P.E. 2022034072

SPOT ELEVATION PLAN

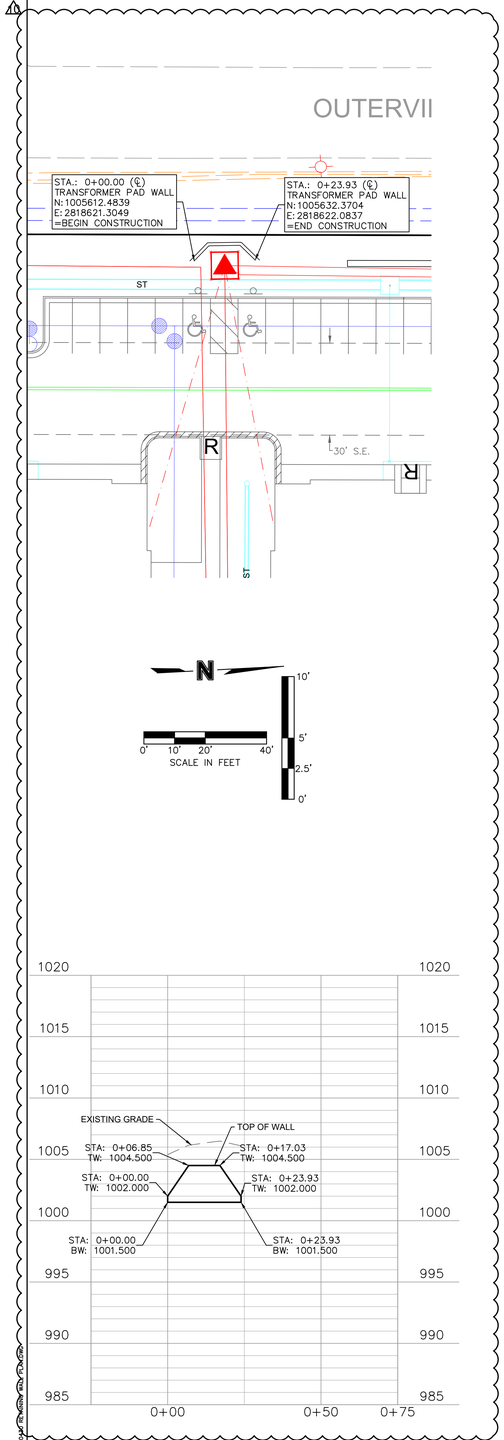
TRILOGY
APARTMENT COMPLEX
CONSTRUCTION DOCUMENTS
LEE'S SUMMIT, JACKSON COUNTY, MO

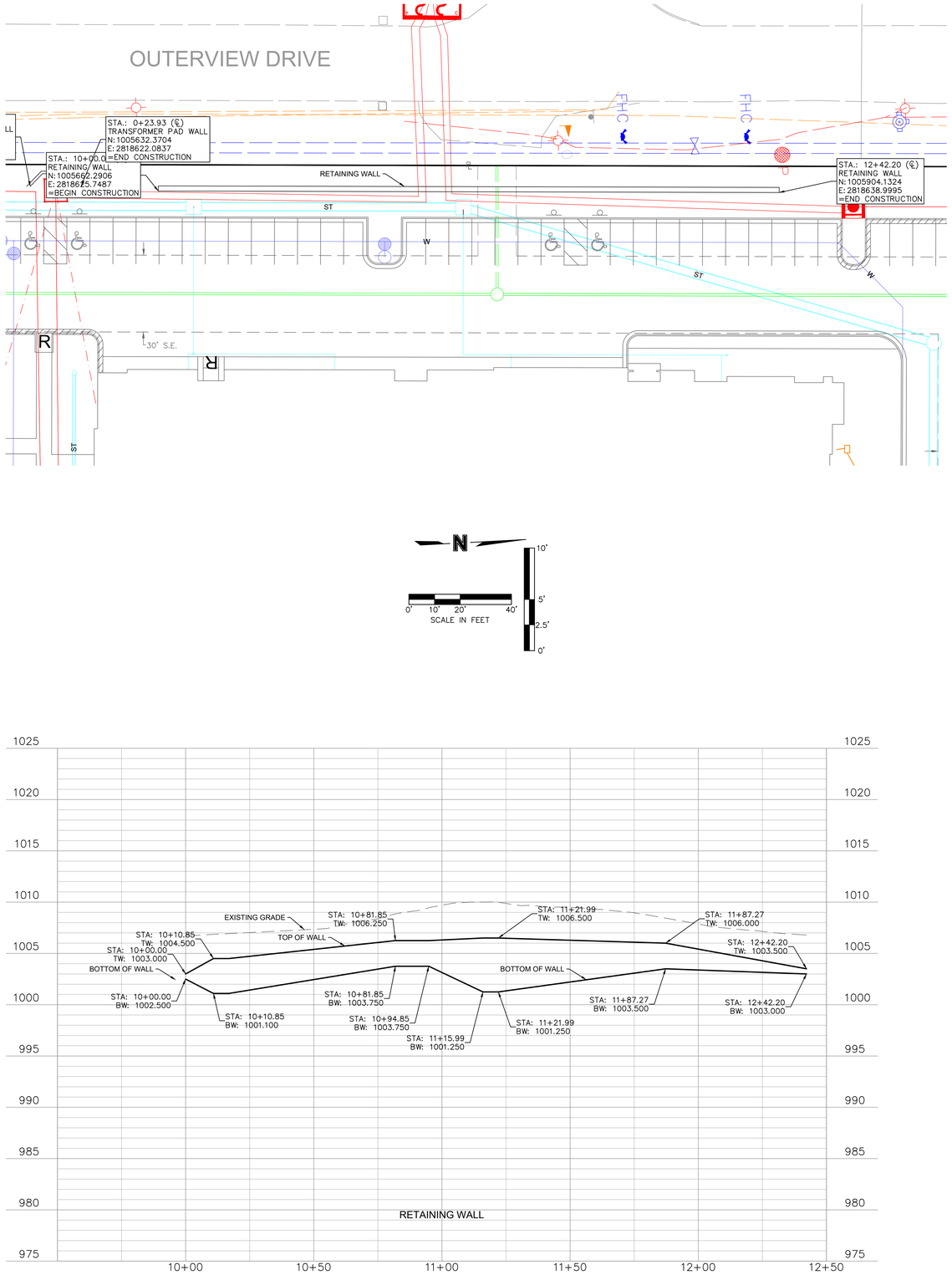
STATE OF MISSOURI
NEIL W. HAAS
NUMBER
PE-2022034072
PROFESSIONAL ENGINEER
Neil W. Haas, III 2023
Certificate of Authority #:MO 2020018354

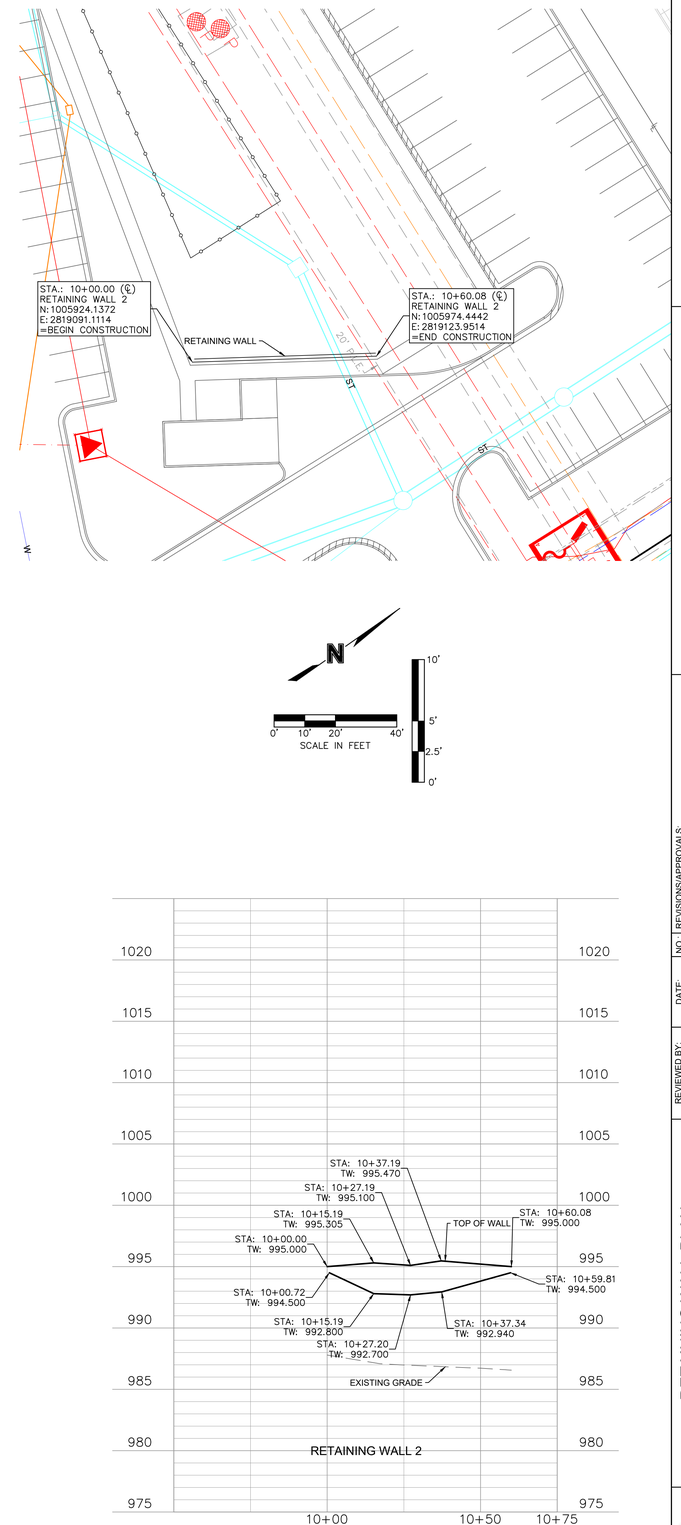
SHEET #:

C-0423

S:\01 PROJECTS\R-S-T\MLK\14024 SUMMIT SQUARE 3\SYSTEM SET 2\06 CD'S\R-MKT\01_SITE PLAN\C-0423 SPOT ELEVATION PLAN.DWG







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

NO.	REVISIONS/APPROVALS:
	BUILDING PERMIT
1	CITY COMMENTS
2	REVISED PER CITY COMMENTS
5	ASI 1
10	ASI 6

REVIEWED BY: M.G.D	DATE: 2023.03.15
DESIGNED BY: N.W.H	2023.04.11
DRAFTED BY: D.A.H	2023.04.28
SP PROJECT #: 42024	2023.06.09
NEIL W. HAAS, P.E. 2022034072	2023.09.15

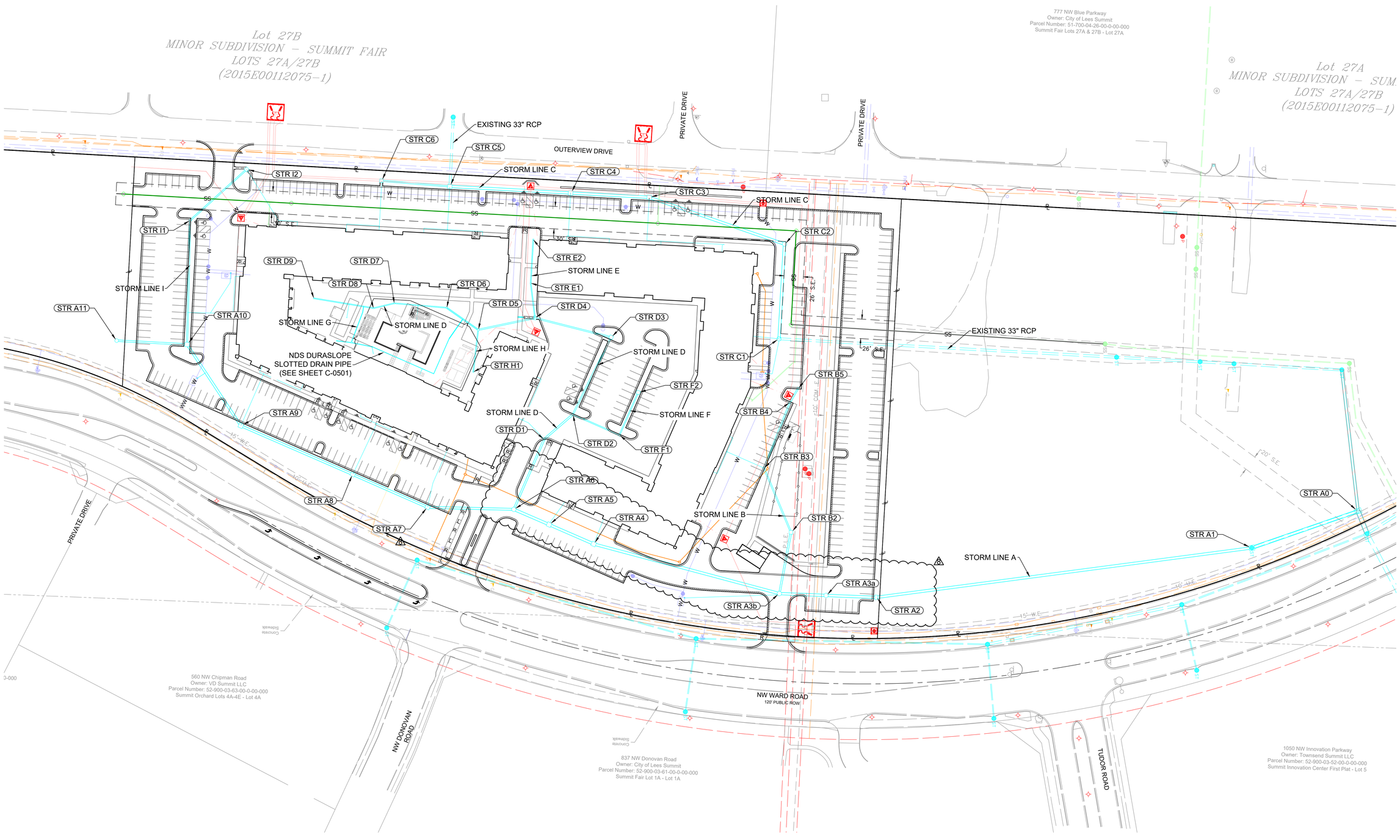
RETAINING WALL PLAN

TRILOGY
APARTMENT COMPLEX
CONSTRUCTION DOCUMENTS
LEE'S SUMMIT, JACKSON COUNTY, MO

STATE OF MISSOURI
NEIL W. HAAS
NUMBER
PE-2022034072
PROFESSIONAL ENGINEER
Not Valid Without Signature 2023
Certificate of Authority #MO 2020018354

SHEET #:

C-0430



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

N

0' 25' 50' 100'
SCALE IN FEET

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

NO.	REVISIONS/APPROVALS:	DATE:
	BUILDING PERMIT	2023.03.15
1	CITY COMMENTS	2023.04.11
2	REVISED PER CITY COMMENTS	2023.04.28
8	AS1.4	2023.08.11

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

STORM SEWER GENERAL LAYOUT

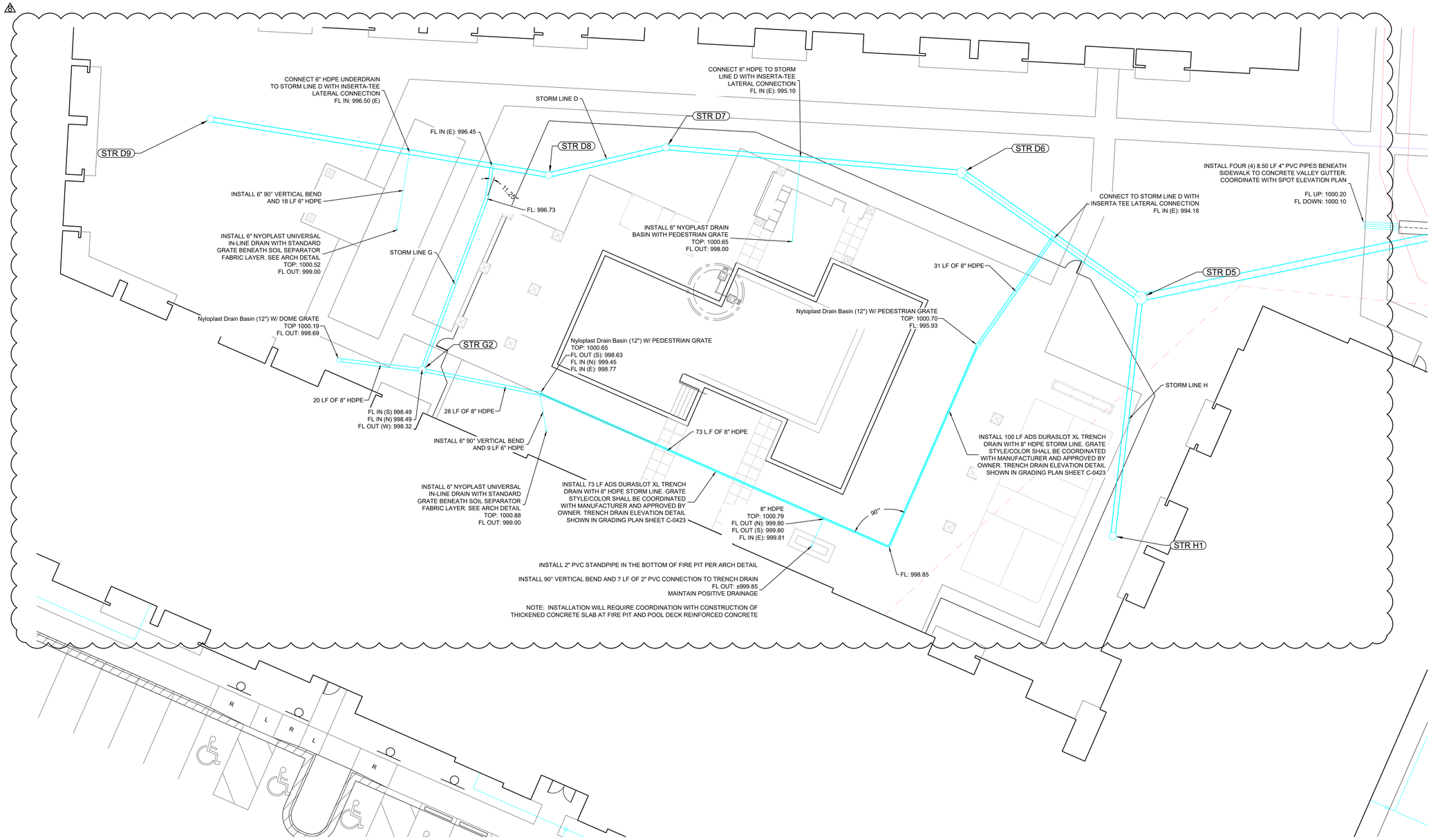
TRILOGY
APARTMENT COMPLEX
CONSTRUCTION DOCUMENTS
LEE'S SUMMIT, JACKSON COUNTY, MO

STATE OF MISSOURI
NEIL W. HAAS
NUMBER
PE-2022034072
PROFESSIONAL ENGINEER
Neil W. Haas 8/9/2023
Certificate of Authority # MO 2020018364

SHEET #:

C-0500

S:\01 PROJECTS\MULTI-FAMILY\4024 SUMMIT SQUARE SYSTEMWIDE SITE DEVELOPMENT\SITE PLANS\C-0500 STORM SEWER GENERAL LAYOUT.DWG



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

N

0' 5' 10' 20'
SCALE IN FEET

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

NO.	DATE:	REVISIONS/APPROVALS:
	2023.03.15	BUILDING PERMIT
1	2023.04.11	CITY COMMENTS
2	2023.04.28	REVISED PER CITY COMMENTS
4	2023.05.17	ADDENDUM 3
5	2023.06.09	ASI 1
8	2023.08.11	ASI 4

REVIEWED BY: M.G.D
DESIGNED BY: N.W.H
DRAFTED BY: D.A.H
SP PROJECT #: 40024
NEIL W. HAAS, P.E. 2022034072

STORM SEWER GENERAL LAYOUT

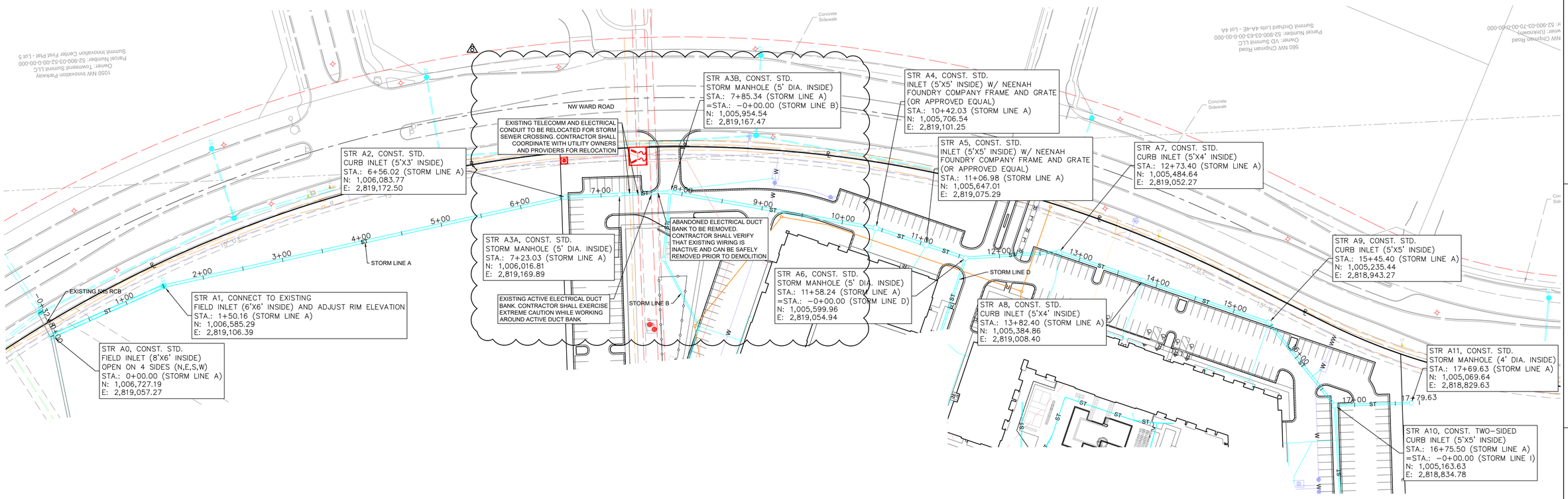
TRILOGY
APARTMENT COMPLEX
CONSTRUCTION DOCUMENTS
LEE'S SUMMIT, JACKSON COUNTY, MO

STATE OF MISSOURI
NEIL W. HAAS
NUMBER
PE-2022034072
PROFESSIONAL ENGINEER
NorthPoint Development, LLC
Certificate of Authority #:MO 2020018354

SHEET #:

C-0501

S:\SP PROJECTS\WALTS-FAMILY\4024 SUMMIT SQUARE 2\PERMIT SET BDS 0201\PLANS\01-SITE PLANS\C-0501 STORM SEWER GENERAL LAYOUT - POOL DECK.DWG



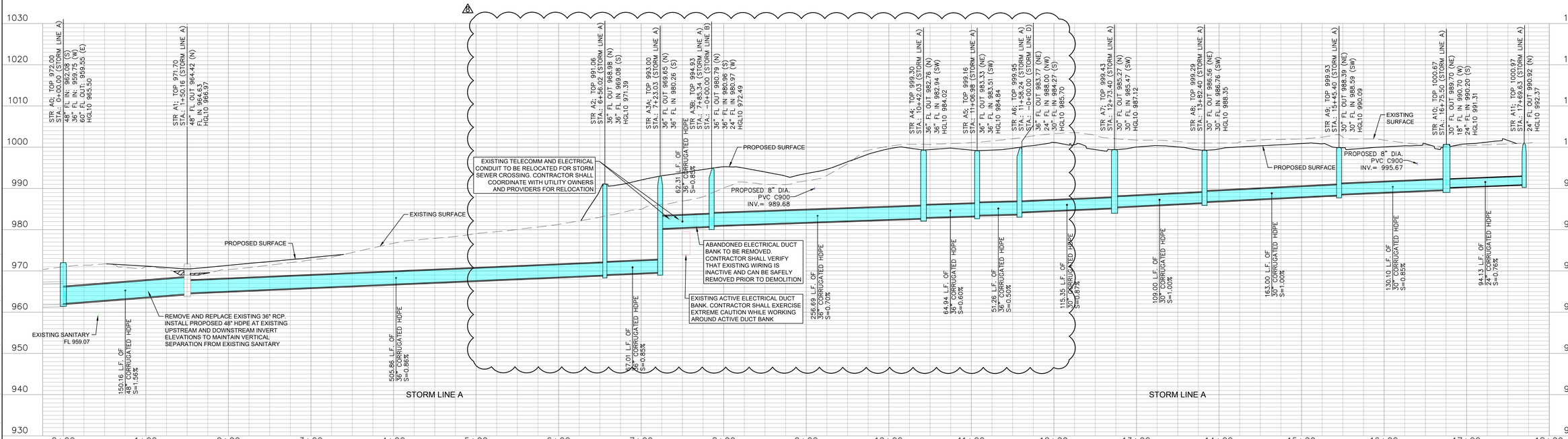
*NOTE:
COMPACTED FILL SHALL BE PLACED TO A MINIMUM 18" ABOVE THE TOP OF PIPE AFTER INSTALLATION IN HATCHED AREAS.

ALL STORM LINES ARE PRIVATE UNLESS OTHERWISE NOTED.

N

0' 25' 50' 100'
SCALE IN FEET

20' 10' 5' 0'



NO.	REVISIONS/APPROVALS:	DATE:
	BUILDING PERMIT	2023.03.15
1	CITY COMMENTS	2023.04.11
2	REVISED PER CITY COMMENTS	2023.04.28
3	ADDENDUM 2	2023.05.11
4	ADDENDUM 3	2023.05.17
8	ASI 4	2023.08.11

REVIEWED BY: M.G.D
DESIGNED BY: N.W.H
DRAFTED BY: D.A.H
SP PROJECT #: 40024
NEIL W. HAAS, P.E. 2022034072

STORM SEWER PLAN AND PROFILE

TRILOGY
APARTMENT COMPLEX
CONSTRUCTION DOCUMENTS
LEE'S SUMMIT, JACKSON COUNTY, MO

STATE OF MISSOURI
NEIL W. HAAS
NUMBER
PE-2022034072
PROFESSIONAL ENGINEER

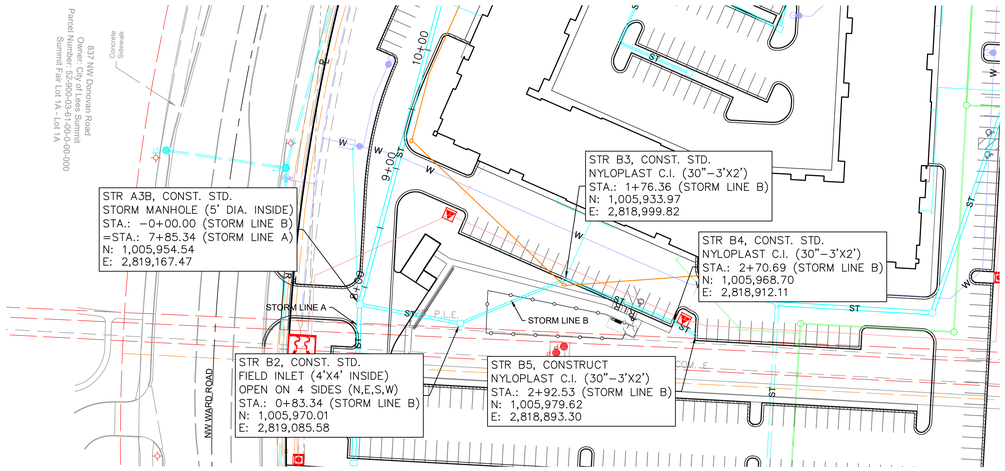
Neil Haas 2023.08.11 07:22:02 -05'00'
Certificate of Authority #MO 2020018354

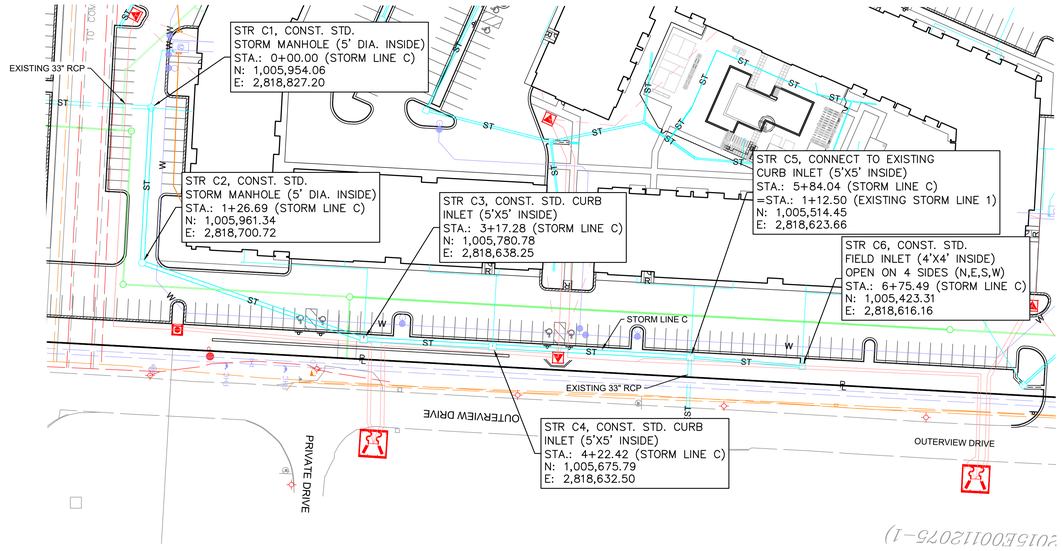
SHEET #:

C-0510

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

S:\01 PROJECTS\MULTI-FAMILY\4024 SUMMIT SQUARE SITEPLAN\1 SET WORK CODE\PLANS\01_SITE PLANS\C-0510 STORM SEWER PLAN & PROFILE.DWG





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N

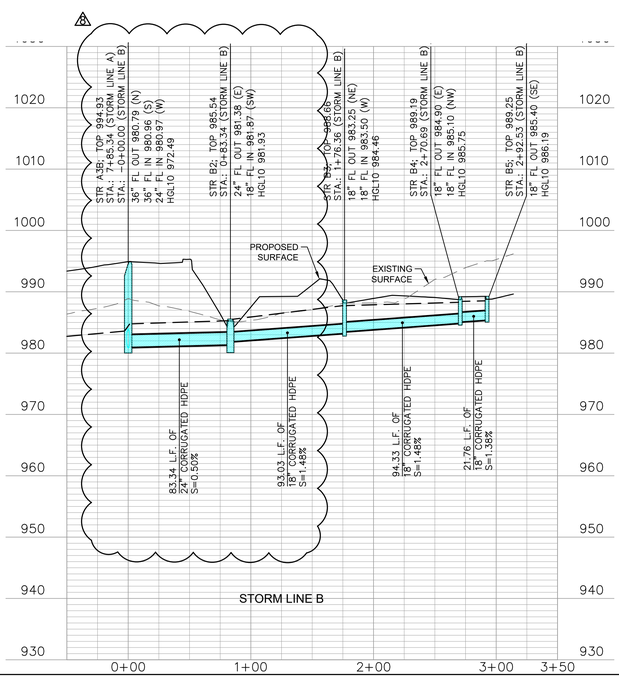
0' 25' 50' 100'
SCALE IN FEET

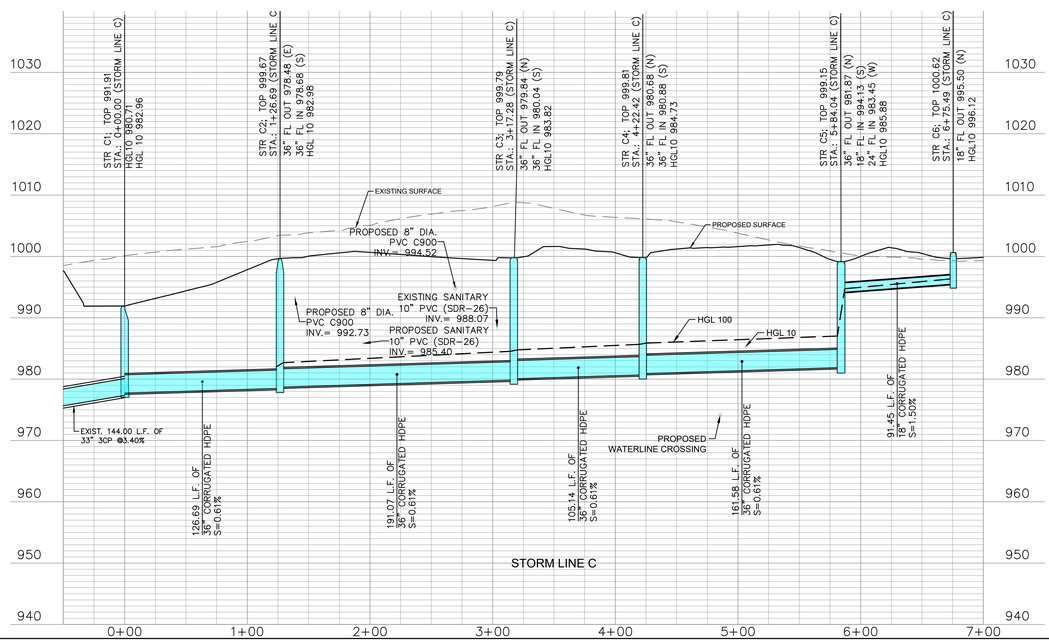
20' 10' 5' 0'

N

0' 25' 50' 100'
SCALE IN FEET

20' 10' 5' 0'





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Kansas City, MO 64116

NO.	DATE:	REVISIONS/APPROVALS:
	2023.03.15	BUILDING PERMIT
1	2023.04.11	CITY COMMENTS
2	2023.04.28	REVISED PER CITY COMMENTS
4	2023.05.17	ADDENDUM 3
6	2023.06.19	ASI 2
8	2023.08.11	ASI 4

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

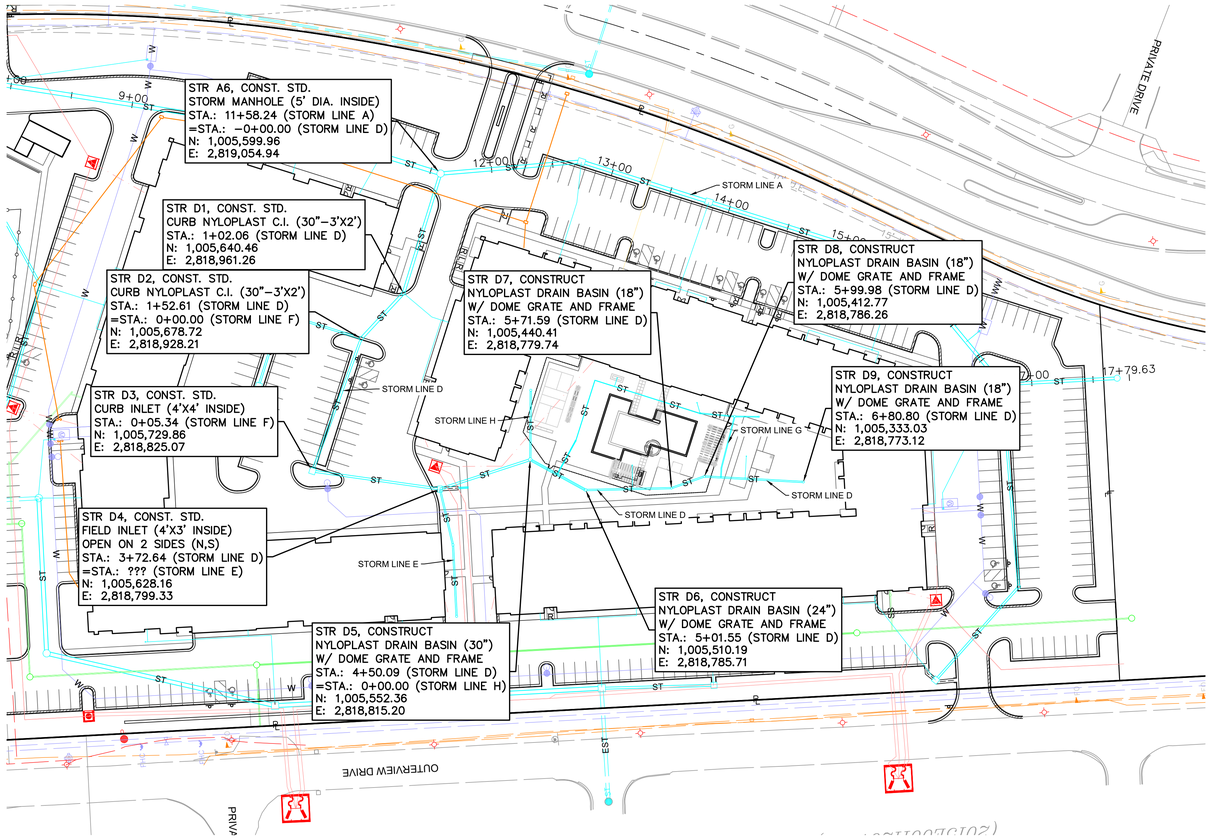
STORM SEWER PLAN AND PROFILE

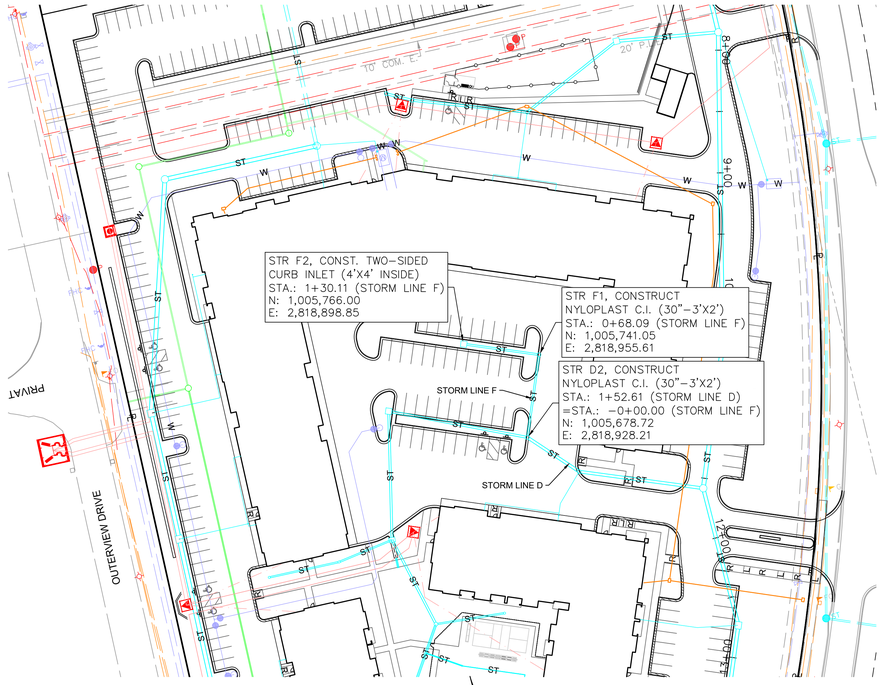
TRILOGY
APARTMENT COMPLEX
CONSTRUCTION DOCUMENTS
LEE'S SUMMIT, JACKSON COUNTY, MO

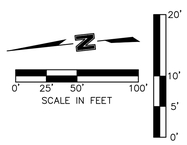
STATE OF MISSOURI
NEIL W. HAAS
NUMBER
PE-2022034072
PROFESSIONAL ENGINEER
Neil W. Haas, III 2023
Certificate of Authority #LC-2020016354

SHEET #:

C-0511







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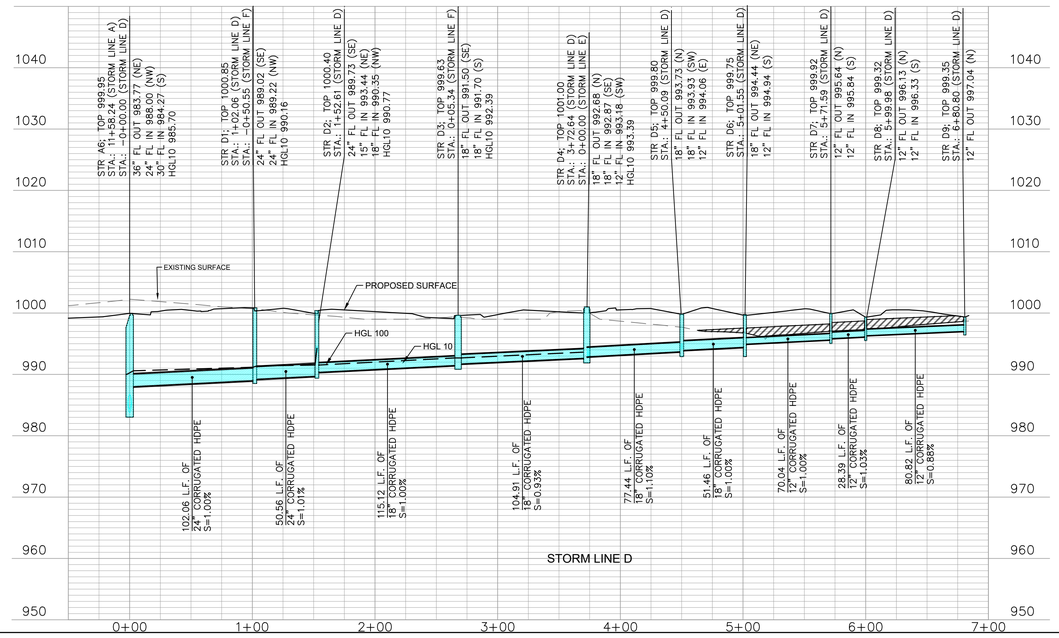

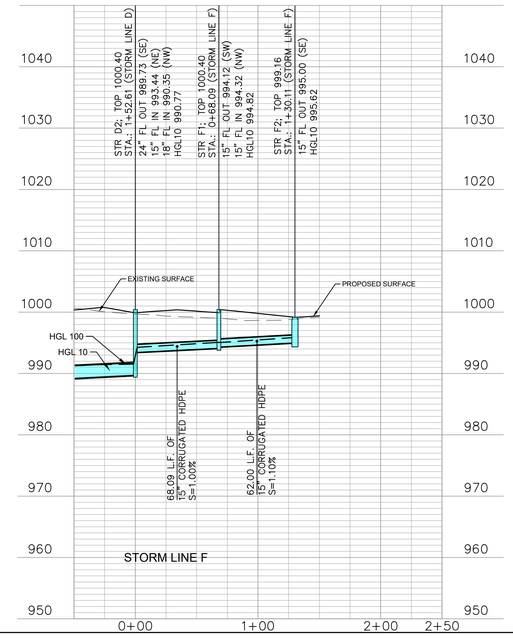

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3315 N Oak Trafficway
Kansas City, MO 64116

NO.	DATE:	REVISIONS/APPROVALS:
	2023.03.15	BUILDING PERMIT
1	2023.04.11	CITY COMMENTS
2	2023.04.28	REVISED PER CITY COMMENTS
4	2023.05.17	ADDENDUM 3
6	2023.06.19	CIVIL REVISIONS

REVIEWED BY: M.G.D
DESIGNED BY: N.W.H
DRAFTED BY: D.A.H
SP PROJECT #: 14024
NEIL W. HAAS, P.E. 2022034072

STORM SEWER PLAN AND PROFILE

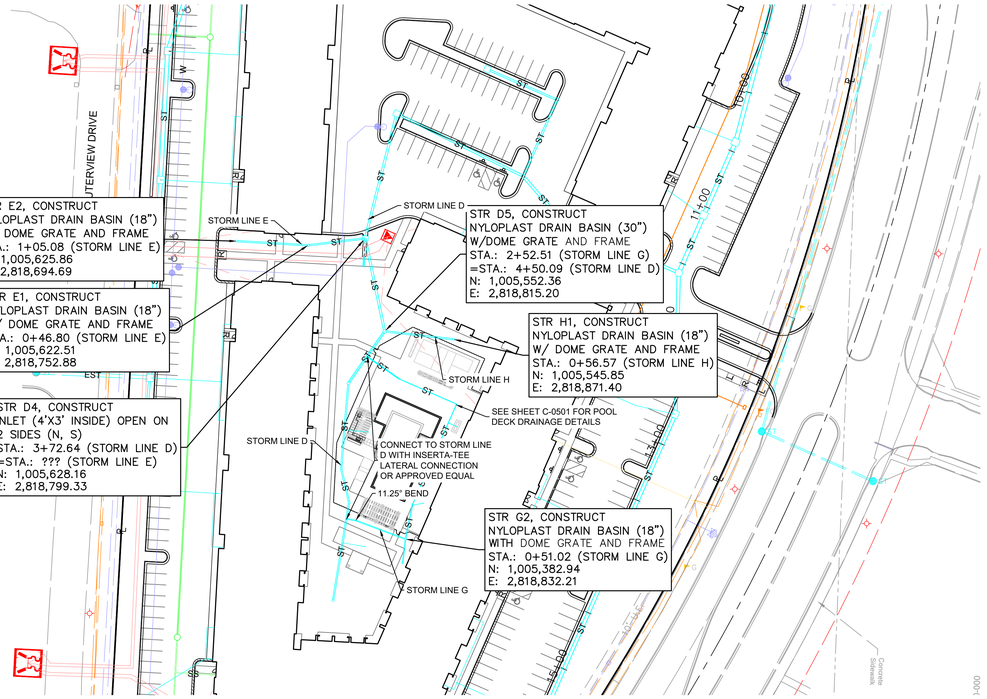
TRILOGY
APARTMENT COMPLEX
CONSTRUCTION DOCUMENTS
LEE'S SUMMIT, JACKSON COUNTY, MO

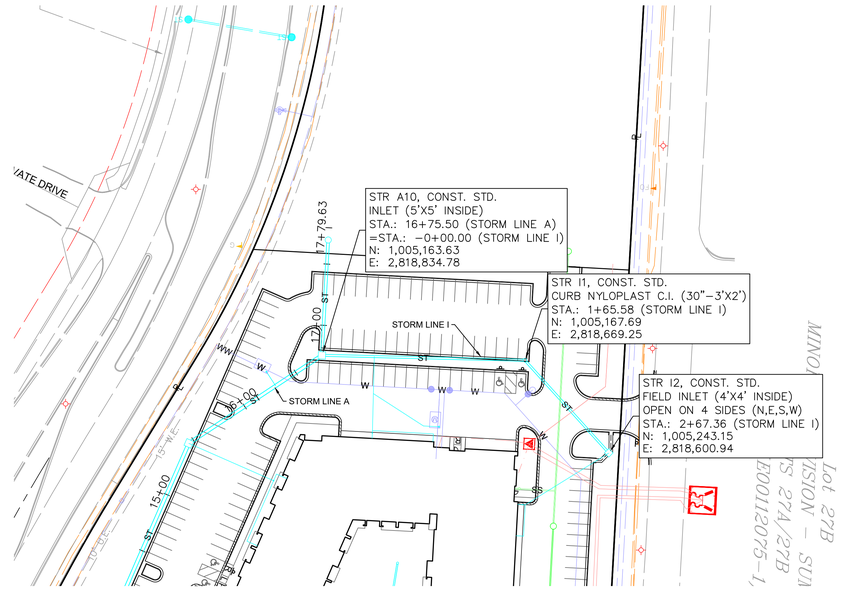
STATE OF MISSOURI
NEIL W. HAAS
NUMBER
PE-2022034072
PROFESSIONAL ENGINEER
Not Valid Without Signature 2023
Certificate of Authority #-MO 2020018354

SHEET #:

C-0512

S:\01 PROJECTS\MLS-FAM\X-0024 SUMMIT SQUARE, SYDYMAT SET, WOS C201\PLANS\01_SITE PLANS\C-0501 STORM SEWER PLAN & PROFILE.DWG





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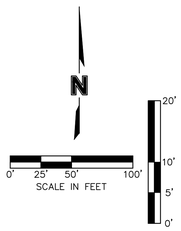

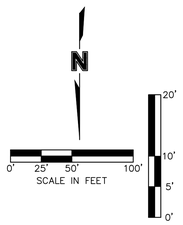

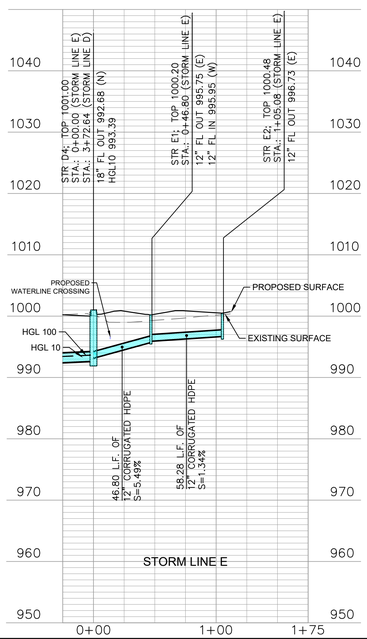

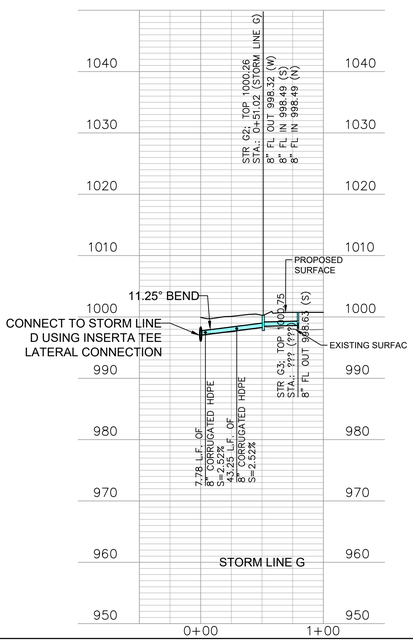

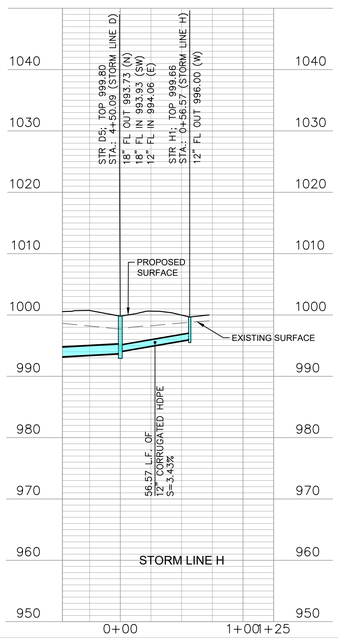

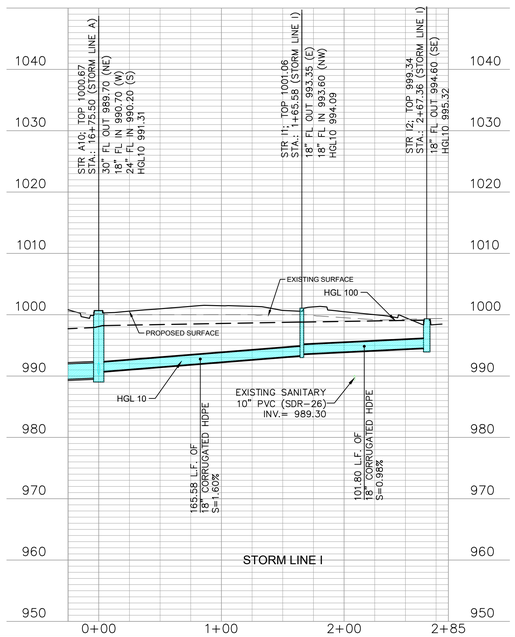

SITEPOINT
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816.888.7380
sitepoint@northpointkc.com
3315 N Oak Trafficway
Kansas City, MO 64116

NO.	DATE:	REVISIONS/APPROVALS:
	2023.03.15	BUILDING PERMIT
1	2023.04.11	CITY COMMENTS
2	2023.04.28	REVISED PER CITY COMMENTS
4	2023.05.17	ADDENDUM 3
5	2023.06.09	ASI 1

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

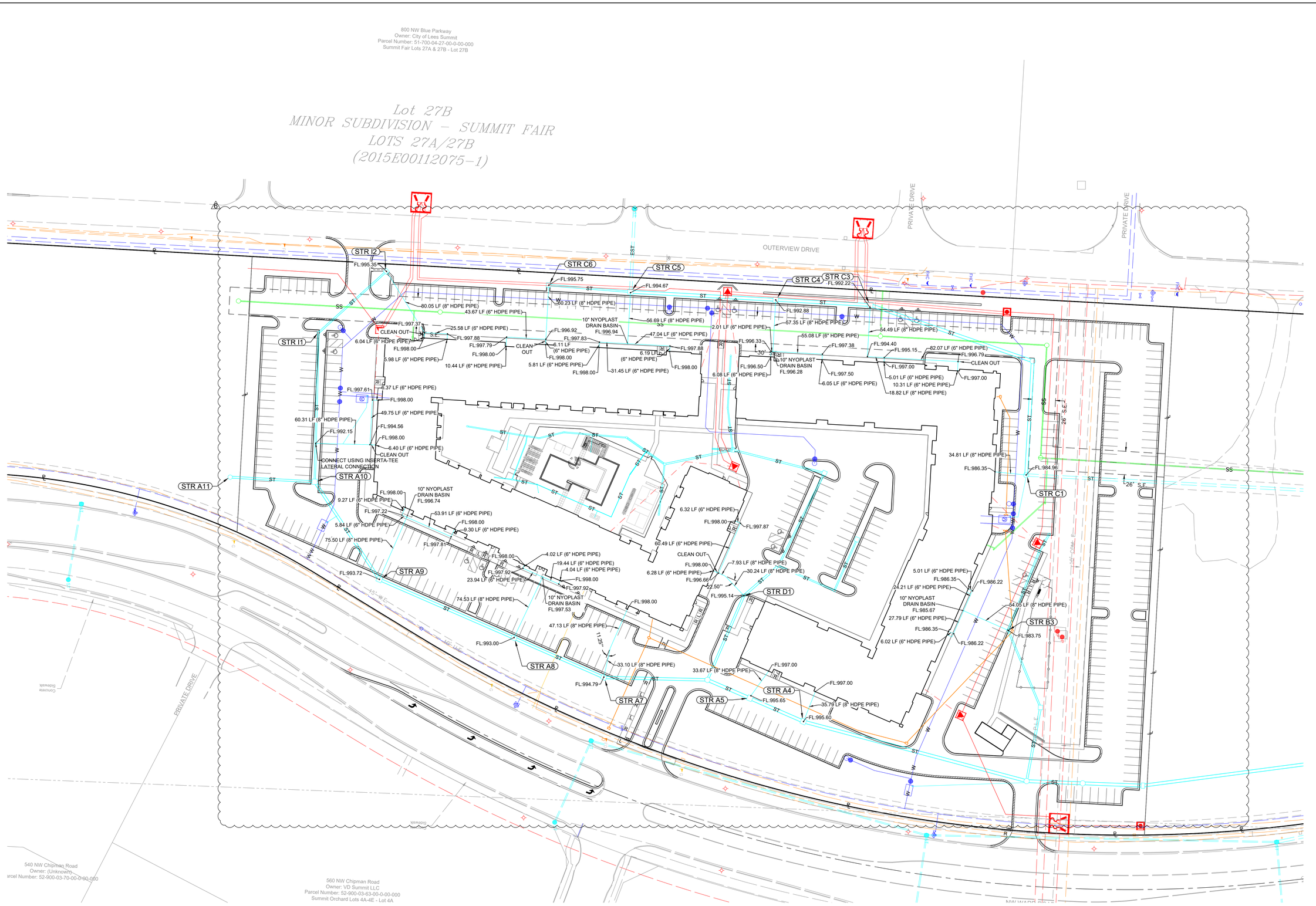
STORM SEWER PLAN AND PROFILE

TRILOGY
APARTMENT COMPLEX
CONSTRUCTION DOCUMENTS
LEE'S SUMMIT, JACKSON COUNTY, MO

STATE OF MISSOURI
NEIL W. HAAS
NUMBER
PE-2022034072
PROFESSIONAL ENGINEER
Neil W. Haas, III 2023
Certificate of Authority #LC-2020016354

SHEET #:

C-0513



NOTE: ALL CLEAN OUTS AND NYOPLAST DRAIN BASINS TO BE INSTALLED WITH STANDARD GRATE IN LANDSCAPED OR PAVEMENT AREAS. PEDESTRIAN GRATES SHALL BE USED IN CONCRETE SIDEWALKS

SITEPOINT
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NO.	DATE:	REVISIONS/APPROVALS:
-1-	2023.03.15	BUILDING PERMIT
	2023-04.11	CITY COMMENTS
2	2023.04.28	REVISED PER CITY COMMENTS
3	2023.05.11	ADDENDUM 2
5	2023.06.09	ASI 1
6	2023.06.19	ASI 2

REVIEWED BY: M.G.D
DESIGNED BY: N.W.H
DRAFTED BY: D.A.H
SP PROJECT #: 14024
NEIL W. HAAS, P.E. 2022034072

ROOF DRAIN PLAN

TRILOGY
APARTMENT COMPLEX
CONSTRUCTION DOCUMENTS
LEE'S SUMMIT, JACKSON COUNTY, MO

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

SHEET #:

C-0520

S:\01 PROJECTS\MILL-FAMILY\1024 SUMMIT SQUARE 3\SYDNEY SET 90% CD'S\PLANS\01-SITE PLANS\C-0520 ROOF DRAIN PLAN.DWG

EXISTING 33" RCP

DRAINAGE CALCULATIONS ASSUME 33" RCP @ 1% SLOPE (FULL FLOW = ±55 CFS) FROM UPSTREAM DRAINAGE AREA

OUTERVIEW DRIVE

PRIVATE DRIVE

PRIVATE DRIVE

NW CHIPMAN ROAD 120' PUBLIC ROW

NW WARD ROAD 120' PUBLIC ROW

PRIVATE DRIVE

BREAK LINE

BREAK LINE

10.25 AC

10.25 AC

A=2.93 ac.

A=0.05 ac.

A=0.69 ac.

A=0.50 ac.

A=0.46 ac.

A=0.70 ac.

A=0.08 ac.

A=0.46 ac.

A=0.99 ac.

A=0.67 ac.

A=0.79 ac.

A=0.22 ac.

A=0.33 ac.

A=0.41 ac.

A=0.27 ac.

A=0.64 ac.

0.53 AC

A=0.73 ac.

A=0.09 ac.

A=0.14 ac.

A=1.05 ac.

A=0.10 ac.

A=0.54 ac.

A=1.07 ac.

A=0.34 ac.

A=0.29 ac.

A=0.57 ac.

STR I2 · STR C6 · STR C5 · STR C4 · STR I1 · STR E2 · STR C3 · STR C2 · STR C1 · STR A11 · STR D9 · STR D7 · STR D6 · STR D4 · STR D3 · STR E1 · STR A10 · STR D5 · STR B5 · STR A9 · STR F2 · STR D2 · STR B4 · STR D1 · STR F1 · STR B3 · STR A8 · STR A6 · STR A7 · STR A5 · STR A4 · STR B2 · STR A2 · STR A3b · STR A0 · STR A1

1100 NW Innovation Parkway
Owner: Townsend Summit LLC
Parcel Number: 52-900-03-51-00-0-00-000
Summit Innovation Center First Plat - Lot 4

N

0' 25' 50' 100'
SCALE IN FEET

LEGEND	
108	EXISTING INDEX CONTOURS
100	EXISTING INTERMEDIATE CONTOURS
	RIDGE LINE
00	STORM STRUCTURE NUMBER
A	DRAINAGE AREA
C	RUNOFF COEFFICIENT

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REVIEWED BY: M.G.D
DESIGNED BY: N.W.H
DRAFTED BY: D.A.H
SP PROJECT #: 14024
NEIL W. HAAS, P.E. 2022034072

DRAINAGE PLAN

TRILOGY APARTMENT COMPLEX CONSTRUCTION DOCUMENTS

LEE'S SUMMIT, JACKSON COUNTY, MO

STATE OF MISSOURI · NEIL W. HAAS · NUMBER · PE-2022034072 · PROFESSIONAL ENGINEER

Neil W. Haas 5/29/2023

Certificate of Authority #MO 2020018354

SHEET #:

C-0530

S:\01 PROJECTS\MLS-FAMILY\ADA SUMMIT SQUARE_SYSTEMIT SET_BOB CZO\PLANS\01_SITE PLANS\C-0530 DRAINAGE PLAN.DWG

PIPE DESIGN TABLE (10-YEAR)

Inlet ID	Pipe Length	Upstream Invert	Downstream Invert	Line Slope	Pipe Diameter	Manning's n	Pipe Capacity	Total Flow	Velocity	Junction Loss Coefficient	Upstream Rim Elevation	Upstream HGL	Drainage Area	C-Value	Time of Concentration	i
	(ft)	(ft)	(ft)	(%)	(in)		(cfs)	(cfs)	(ft/s)		(ft)	(ft)	(ac)	(C)	(min)	(in/hr)
STR A1	150.16	964.42	962.08	1.56	48	0.012	194.26	71.26	8.43	0.15 z	971.70	966.97	10.25	0.3	11	5.92
STR A2	505.86	968.98	964.63	0.86	36	0.012	67.00	55.20	9.07	0.30 z	991.01	971.39	1.05	0.84	5	7.34
STR A3	129.32	970.18	969.08	0.85	36	0.012	66.64	50.36	8.63	0.40 z	994.79	972.49	0	0	0	0
STR A4	256.69	981.91	979.34	1.00	36	0.012	72.29	42.13	7.92	0.30 z	999.53	984.02	0.29	0.8	5	7.34
STR A5	64.94	982.76	982.11	1.00	36	0.012	72.28	40.93	7.82	0.15 z	999.16	984.84	0.57	0.67	5	7.34
STR A6	51.26	983.68	982.96	1.40	36	0.012	85.63	38.72	7.63	0.40 z	999.95	985.70	0	0	0	0
STR D1	102.06	989.02	988.00	1.00	24	0.012	24.50	10.14	5.49	0.40 z	1000.85	990.16	0.27	0.9	5	7.34
STR D2	50.56	989.73	989.22	1.01	24	0.012	24.61	8.58	5.18	0.40 z	1000.40	990.77	0.09	0.83	5	7.34
STR F1	68.09	994.12	993.44	1.00	15	0.012	6.99	3.01	4.28	1.00 z	1000.40	994.82	0.1	0.9	5	7.34
STR F2	62.00	995.00	994.32	1.10	15	0.012	7.33	2.41	3.96	0.40 z	999.16	995.62	0.41	0.8	5	7.34
STR A7	115.35	985.27	984.18	0.94	30	0.012	43.19	29.59	7.58	0.30 z	999.43	987.12	0.54	0.64	5	7.34
STR A8	109.00	986.56	985.47	1.00	30	0.012	44.43	27.67	7.35	0.15 z	999.29	988.35	0.73	0.67	5	7.34
STR A9	163.00	988.39	986.76	1.00	30	0.012	44.43	24.94	7.02	0.30 z	999.93	990.09	0.64	0.7	5	7.34
STR A10	130.10	989.70	988.59	0.85	30	0.012	41.04	22.34	6.70	0.30 z	1000.67	991.31	0.67	0.84	5	7.34
STR I1	165.58	993.35	990.70	1.60	18	0.012	14.39	3.76	4.33	1.00 z	1001.06	994.09	0.05	0.78	5	7.34
STR I2	101.80	994.60	993.60	0.98	18	0.012	11.28	3.60	4.26	0.15 z	999.02	995.32	0.69	0.71	5	7.34
STR D3	115.12	991.50	990.35	1.00	18	0.012	11.37	5.30	4.88	0.15 z	999.67	992.39	0.33	0.83	5	7.34
STR D4	104.91	992.68	991.70	0.93	18	0.012	11.00	3.48	4.22	0.40 z	1000.09	993.39	0.79	0.6	5	7.34
STR A11	94.13	990.92	990.20	0.76	24	0.012	21.43	16.24	6.65	0.15 z	1000.97	992.37	2.91	0.76	5	7.34
STR B2	83.34	980.76	980.09	0.80	24	0.012	21.97	10.63	5.59	0.40 z	984.91	981.93	0.34	0.35	5	7.34
STR B3	93.03	983.25	981.24	2.16	18	0.012	16.72	9.90	6.47	0.40 z	988.66	984.46	1.07	0.67	5	7.34
STR B4	94.33	984.90	983.50	1.48	18	0.012	13.86	4.90	4.74	0.30 z	989.32	985.75 j	0.14	0.69	5	7.34
STR B5	21.76	985.40	985.10	1.38	18	0.012	13.36	4.22	4.50	1.00 z	989.25	986.19	0.99	0.58	5	7.34
STR C2	126.69	978.48	977.71	0.61	36	0.012	56.33	63.79	9.02	0.40	996.93	981.70	0.22	0.9	5	7.34
STR C3	191.07	979.84	978.68	0.61	36	0.012	56.30	62.59	8.85	0.15	1001.06	983.64	0.46	0.74	5	7.34
STR C4	105.14	980.68	980.04	0.61	36	0.012	56.37	60.30	8.53	0.15	1001.09	984.56	0.71	0.68	5	7.34
STR C5	161.58	981.87	980.88	0.61	36	0.012	56.55	57.00	8.06	0.15	999.54	985.73	0.46	0.76	5	7.34
STR C6	91.452	995.5	994.13	1.5	18	0.012	13.92	2.64	3.87	0.15 z	1001.12	996.12	0.5	0.72	5	7.34

PIPE DESIGN TABLE (100-YEAR)

Inlet ID	Pipe Length	Upstream Invert	Downstream Invert	Line Slope	Pipe Diameter	Manning's n	Pipe Capacity	Total Flow	Velocity	Junction Loss Coefficient	Upstream Rim Elevation	Upstream HGL	Drainage Area	C-Value	Time of Concentration	i
	(ft)	(ft)	(ft)	(%)	(in)		(cfs)	(cfs)	(ft/s)		(ft)	(ft)	(ac)	(C)	(min)	(in/hr)
STR A1	150.16	964.42	962.08	1.56	48.00	0.012	194.26	128.38	10.22	0.15	971.70	969.27	10.25	0.3	11	10.57
STR A2	505.86	968.98	964.63	0.86	36.00	0.012	67.00	105.55	14.93	0.30	991.01	980.32	1.05	0.84	5	12.9
STR A3	129.32	970.18	969.08	0.85	36.00	0.012	66.64	95.85	13.56	0.40	994.79	983.63	0	0	0	0
STR A4	256.69	981.91	979.34	1.00	36.00	0.012	72.29	79.32	11.22	0.30	999.53	987.87	0.29	0.8	5	12.9
STR A5	64.94	982.76	982.11	1.00	36.00	0.012	72.28	76.85	10.87	0.15	999.16	989.20	0.57	0.67	5	12.9
STR A6	51.26	983.68	982.96	1.40	36.00	0.012	85.63	72.52	10.26	0.40	999.95	989.99	0	0	0	0
STR D1	102.06	989.02	988.00	1.00	24.00	0.012	24.50	18.42	5.86	0.40	1000.85	991.22	0.27	0.9	5	12.9
STR D2	50.56	989.73	989.22	1.01	24.00	0.012	24.61	15.50	5.07	0.40	1000.40	991.60	0.09	0.83	5	12.9
STR F1	68.09	994.12	993.44	1.00	15.00	0.012	6.99	5.33	5.41	1.00 z	1000.40	995.06	0.1	0.9	5	12.9
STR F2	62.00	995.00	994.32	1.10	15.00	0.012	7.33	4.23	4.88	0.40 z	999.16	995.83	0.41	0.8	5	12.9
STR A7	115.35	985.27	984.18	0.94	30.00	0.012	43.19	55.14	11.23	0.30	999.43	992.42	0.54	0.64	5	12.9
STR A8	109.00	986.56	985.47	1.00	30.00	0.012	44.43	51.30	10.45	0.15	999.29	994.46	0.73	0.67	5	12.9
STR A9	163.00	988.39	986.76	1.00	30.00	0.012	44.43	45.86	9.34	0.30	999.93	996.46	0.64	0.7	5	12.9
STR A10	130.10	989.70	988.59	0.85	30.00	0.012	41.04	40.76	8.30	0.30	1000.67	997.96	0.67	0.84	5	12.9
STR I1	165.58	993.35	990.70	1.60	18.00	0.012	14.39	6.70	3.79	1.00	1001.06	998.86	0.05	0.78	5	12.9
STR I2	101.80	994.60	993.60	0.98	18.00	0.012	11.28	6.32	3.58	0.15	999.02	999.39	0.69	0.71	5	12.9
STR D3	115.12	991.50	990.35	1.00	18.00	0.012	11.37	9.47	6.31	0.15 z	999.67	992.69 j	0.33	0.83	5	12.9
STR D4	104.91	992.68	991.70	0.93	18.00	0.012	11.00	6.11	5.15	0.40 z	1000.09	993.63 j	0.79	0.6	5	12.9
STR A11	94.13	990.92	990.20	0.76	24.00	0.012	21.43	28.52	9.08	0.15	1000.97	999.56	2.91	0.76	5	12.9
STR B2	83.34	980.76	980.09	0.80	24.00	0.012	21.97	19.03	6.06	0.40	984.91	985.28	0.34	0.35	5	12.9
STR B3	93.03	983.25	981.24	2.16	18.00	0.012	16.72	17.63	9.97	0.40	988.66	987.74	1.07	0.67	5	12.9
STR B4	94.33	984.90	983.50	1.48	18.00	0.012	13.86	8.62	4.88	0.30	989.32	988.90	0.14	0.69	5	12.9
STR B5	21.76	985.40	985.10	1.38	18.00	0.012	13.36	7.40	4.19	1.00	989.25	989.11	0.99	0.58	5	12.9
STR C2	126.69	978.48	977.71	0.61	36.00	0.012	56.33	73.21	10.36	0.40	996.93	982.01	0.22	0.9	5	12.9
STR C3	191.07	979.84	978.68	0.61	36.00	0.012	56.30	71.00	10.04	0.15	1001.06	984.53	0.46	0.74	5	12.9
STR C4	105.14	980.68	980.04	0.61	36.00	0.012	56.37	66.88	9.46	0.15	1001.09	985.66	0.71	0.68	5	12.9
STR C5	161.58	981.87	980.88	0.61	36.00	0.012	56.55	60.96	8.62	0.15	999.54	987.02	0.46	0.76	5	12.9
STR C6	91.452	995.5	994.13	1.5	18	0.012	13.92	4.64	4.65	0.15 z	1001.12	996.33	0.5	0.72	5	12.9

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

NO.	DATE:	REVISIONS/APPROVALS:
	2023.03.15	BUILDING PERMIT
1	2023.04.11	CITY COMMENTS
2	2023.04.28	REVISED PER CITY COMMENTS

REVIEWED BY: M.G.D
DESIGNED BY: N.W.H
DRAFTED BY: D.A.H
SP PROJECT #: 40024
NEIL W. HAAS, P.E. 2022034072

DRAINAGE TABLES

TRILOGY
APARTMENT COMPLEX
CONSTRUCTION DOCUMENTS
LEE'S SUMMIT, JACKSON COUNTY, MO

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

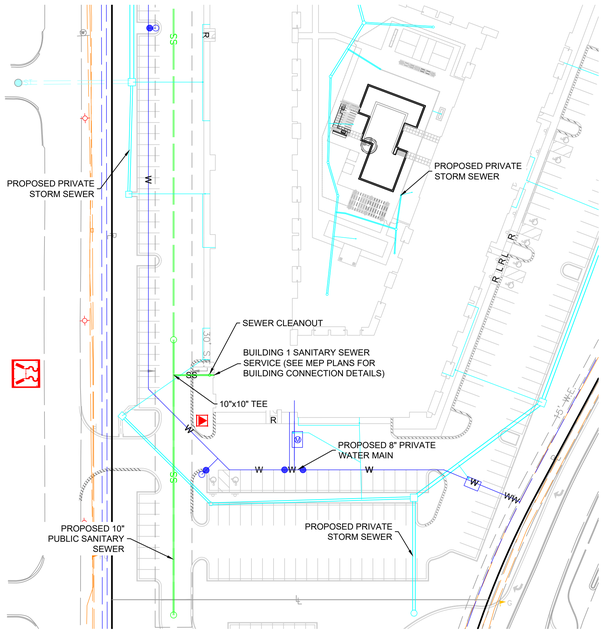
SHEET #:

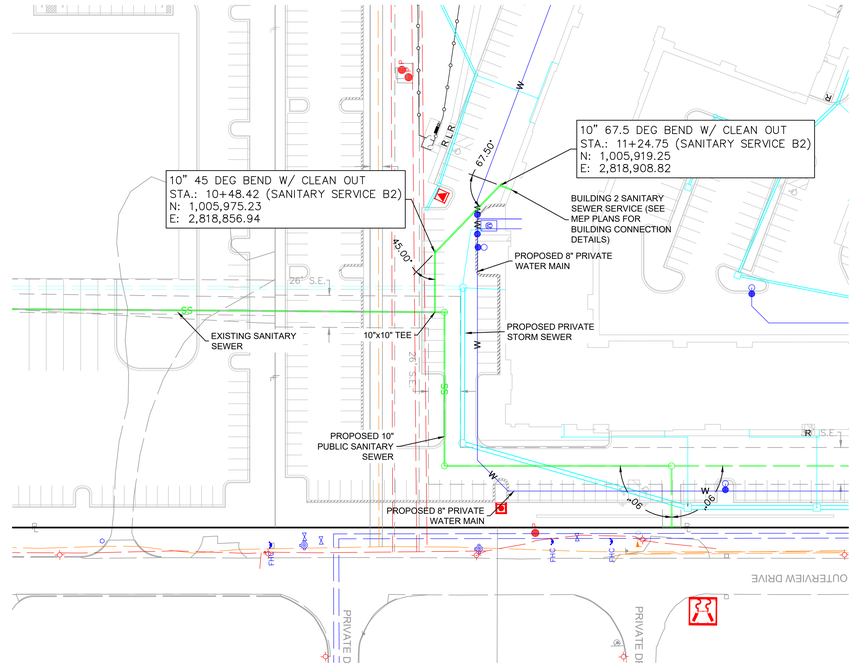
C-0540

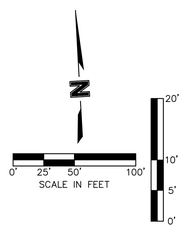
S:\01 PROJECTS\MULTI-FAMILY\4024 SUMMIT SQUARE 3\FORMAT SET WDS CDD\PLANS\01_SITE PLANS\C-0540 DRAINAGE TABLES.DWG

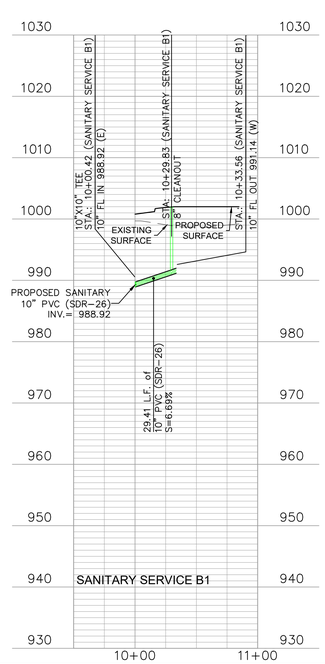
Parcel Number: 51-700-04-27-00-0-00-000
Summit Fair Lots 27A & 27B - Lot 27B

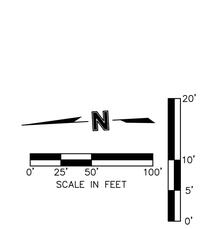
Lot 27B
MINOR SUBDIVISION - SUMMIT FAIR
LOTS 27A/27B
(2015E00112075-1)

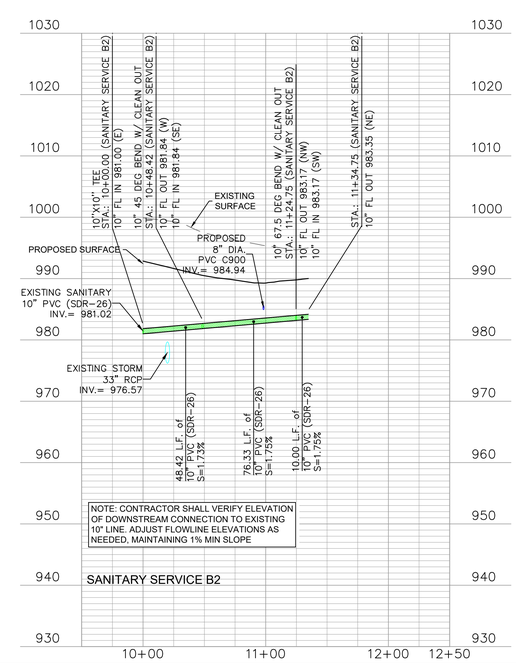












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Kansas City, MO 64116

NO:	REVISIONS/APPROVALS:	DATE:
1	BUILDING PERMIT	2023.03.15
1	CITY COMMENTS	2023.04.11
2	REVISED PER CITY COMMENTS	2023.04.28
3	ADDENDUM 2	2023.05.11
4	ADDENDUM 3	2023.05.17

REVIEWED BY: M.G.D
DESIGNED BY: N.W.H
DRAFTED BY: D.A.H
SP PROJECT #: 14024
NEIL W. HAAS, P.E. 2022034072

SANITARY SEWER PLAN & PROFILE

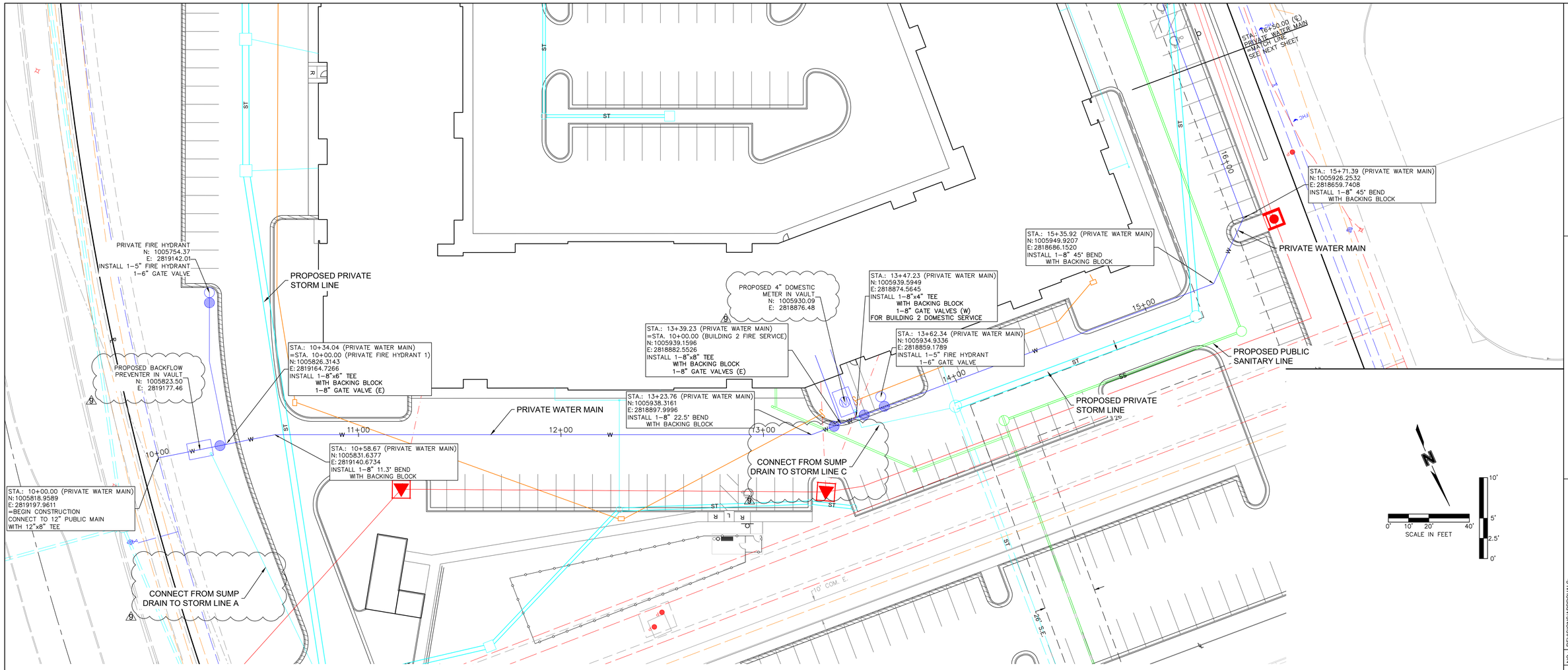
TRILOGY
APARTMENT COMPLEX
CONSTRUCTION DOCUMENTS
LEE'S SUMMIT, JACKSON COUNTY, MO

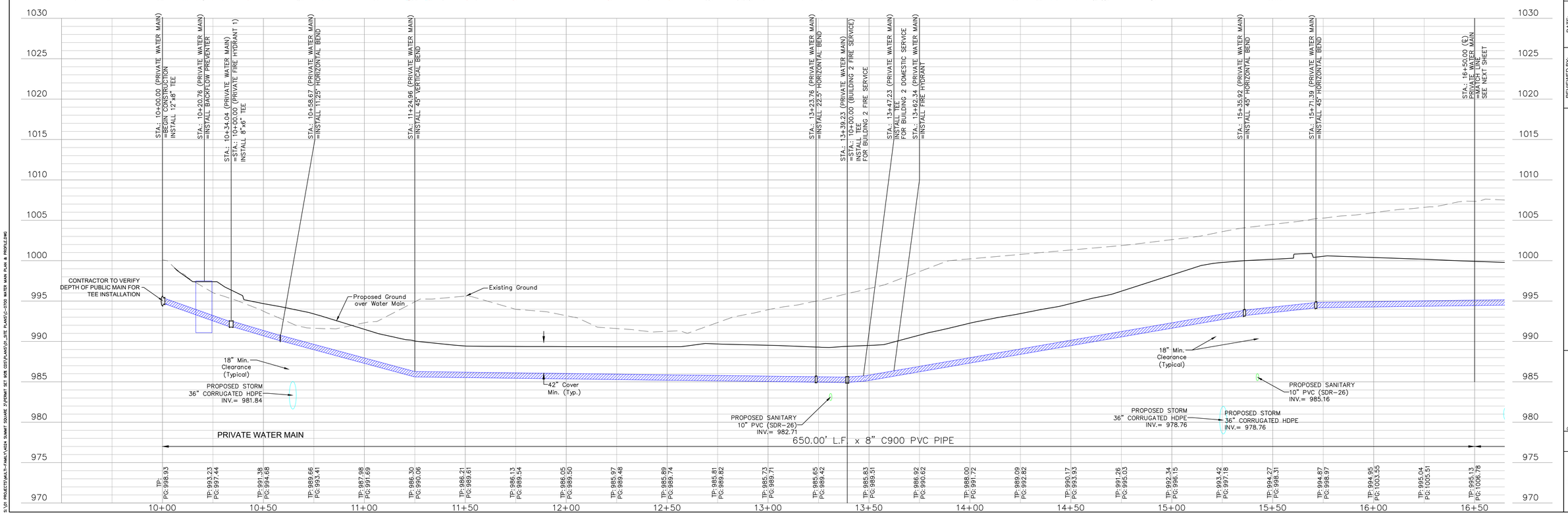
STATE OF MISSOURI
NEIL W. HAAS
NUMBER
PE-2022034072
PROFESSIONAL ENGINEER
Not Valid Until Signed 2023
Certificate of Authority #MQ 2020018354

SHEET #:

C-0601

S:\01 PROJECTS\M-S-F-MM\7-KADA SUMMIT SQUARE 3\FORMAT SET MOD CD\15\PLANS\01-SITE PLAN\01-C-0600 SANITARY SEWER PLAN & PROFILE.DWG





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816.888.7380
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3315 N Oak Trafficway
Kansas City, MO 64116

NO.:	REVISIONS/APPROVALS:	DATE:
	BUILDING PERMIT	2023.03.15
1	CITY COMMENTS	2023.04.11
2	REVISED PER CITY COMMENTS	2023.04.28
3	ADDENDUM 2	2023.05.11
8	ASI 4	2023.05.11
9	ASI 5	2023.06.17

REVIEWED BY: M.G.D
DESIGNED BY: D.A.H
DRAFTED BY: D.A.H
SP PROJECT #: 14024
NEIL W. HAAS, P.E. 2022034072

WATER MAIN PLAN & PROFILE

TRILOGY
APARTMENT COMPLEX
CONSTRUCTION DOCUMENTS
LEE'S SUMMIT, JACKSON COUNTY, MO

PROFESSIONAL ENGINEER — STATE OF MISSOURI — NEIL W. HAAS — NUMBER PE-2022034072
Not Valid Until Signed 2023
Certificate of Authority #MO 2020018354

SHEET #:

C-0700

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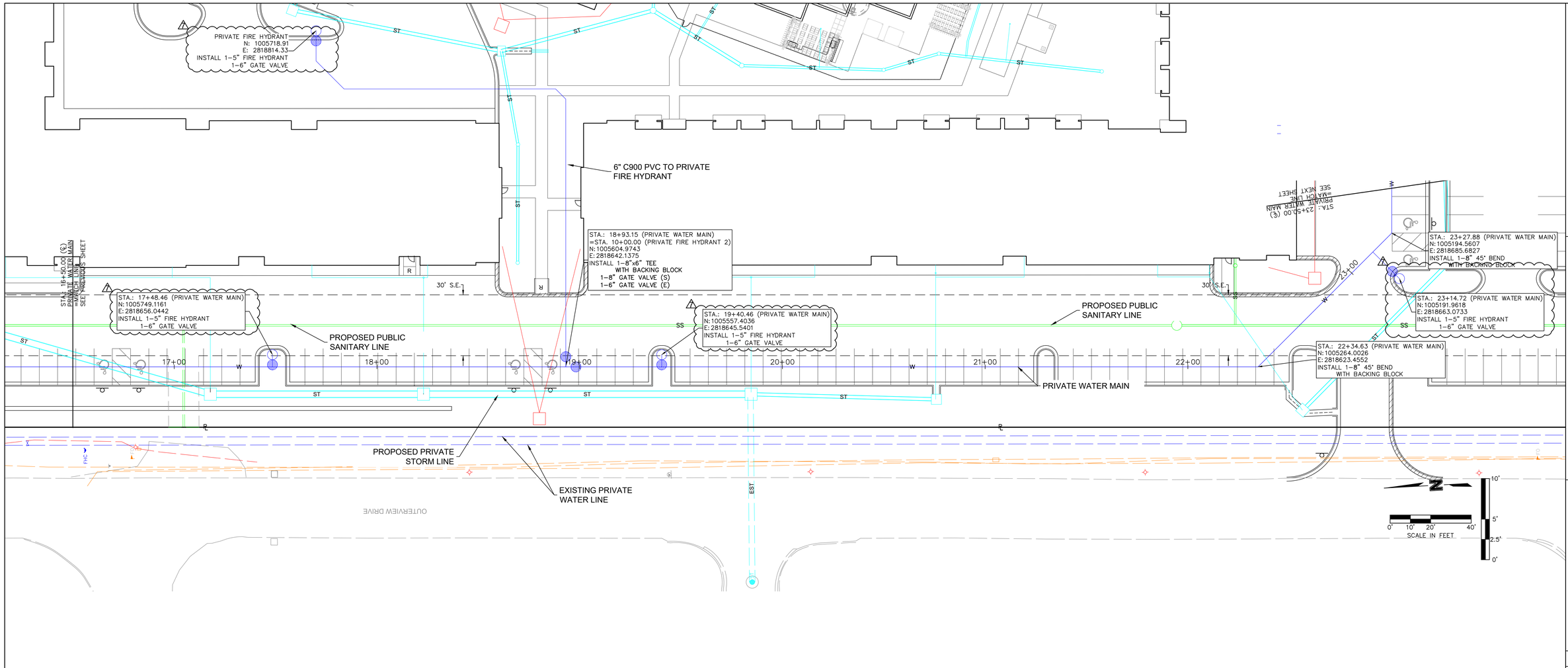

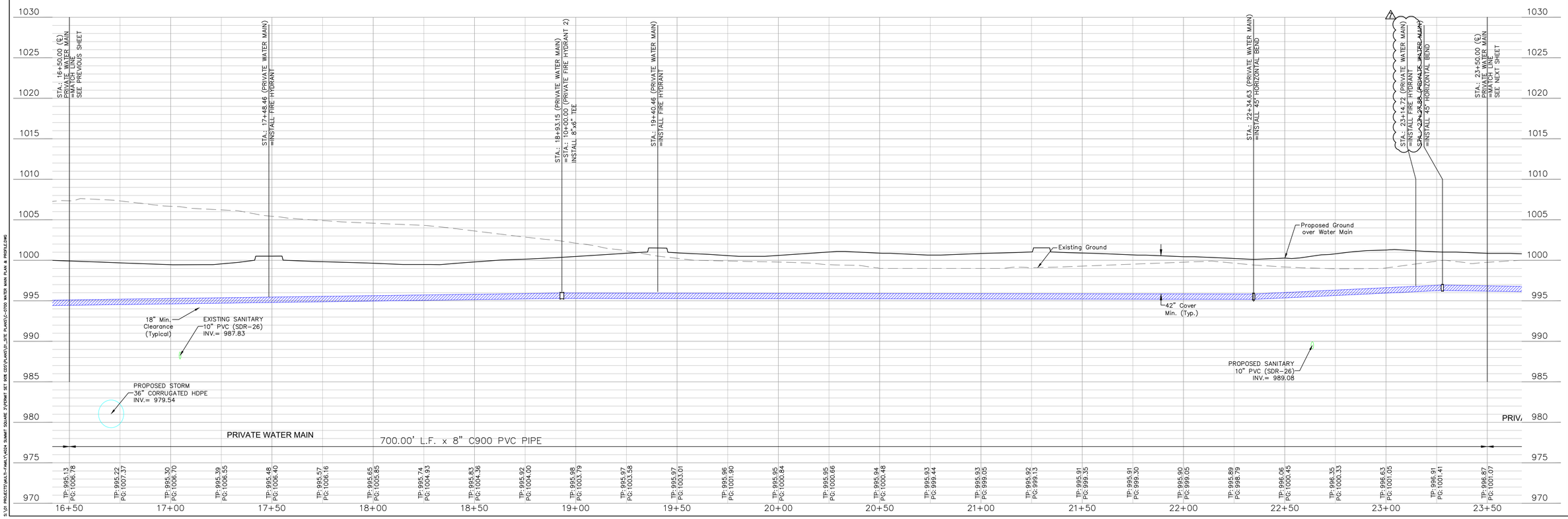

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3315 N Oak Trafficway
Kansas City, MO 64116

NO.	REVISIONS/APPROVALS:	DATE:
	BUILDING PERMIT	2023.03.15
1	CITY COMMENTS	2023.04.11
2	REVISED PER CITY COMMENTS	2023.04.28
6	ASI 2	2023.06.19
7	ASI 3	2023.07.13

REVIEWED BY: M.G.D
DESIGNED BY: N.W.H.
DRAFTED BY: D.A.H
SP PROJECT #: 14024
NEIL W. HAAS, P.E. 2022034072

WATER MAIN PLAN & PROFILE

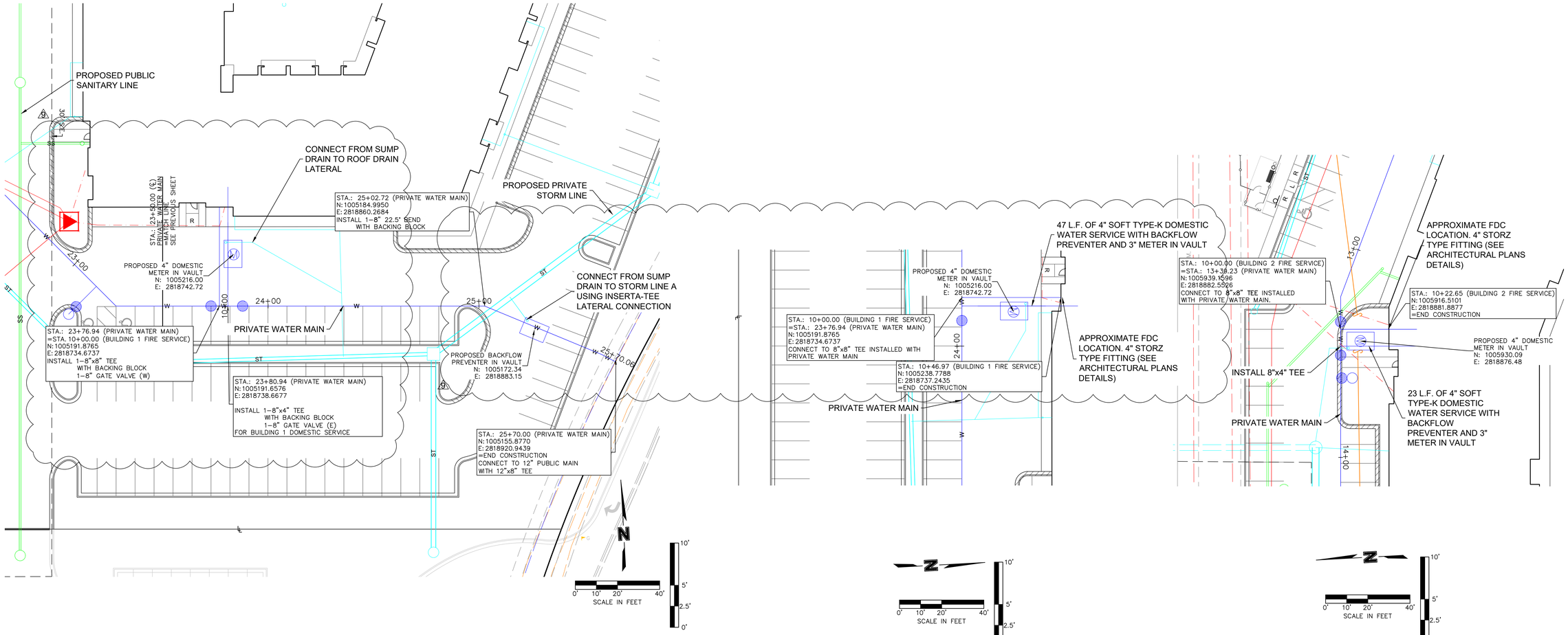
TRILOGY
APARTMENT COMPLEX
CONSTRUCTION DOCUMENTS
LEE'S SUMMIT, JACKSON COUNTY, MO

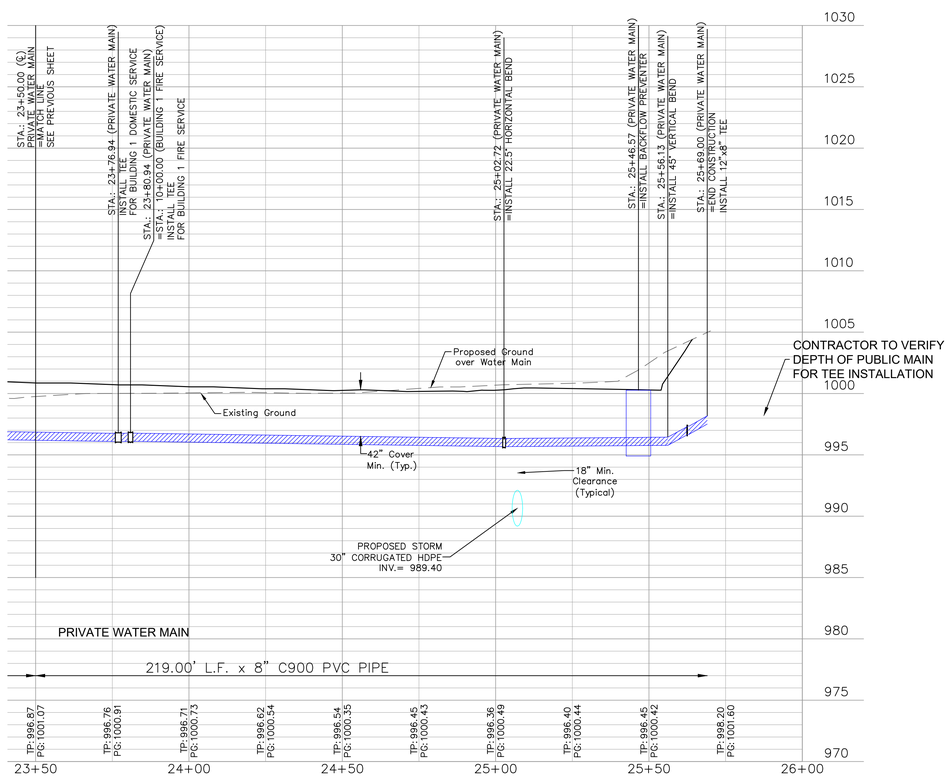
STATE OF MISSOURI
NEIL W. HAAS
NUMBER
PE-2022034072
PROFESSIONAL ENGINEER
Not Valid Without Original Signature 2023
Certificate of Authority # MO 2020018354

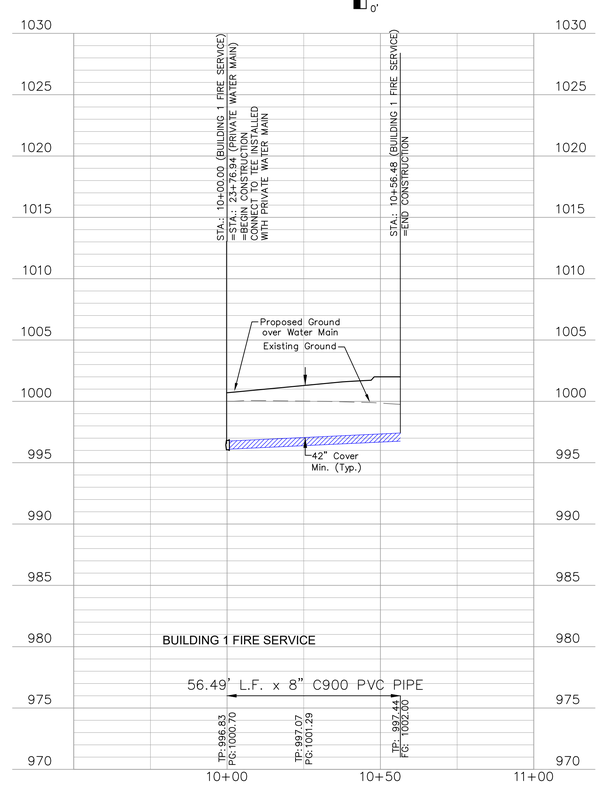
SHEET #:

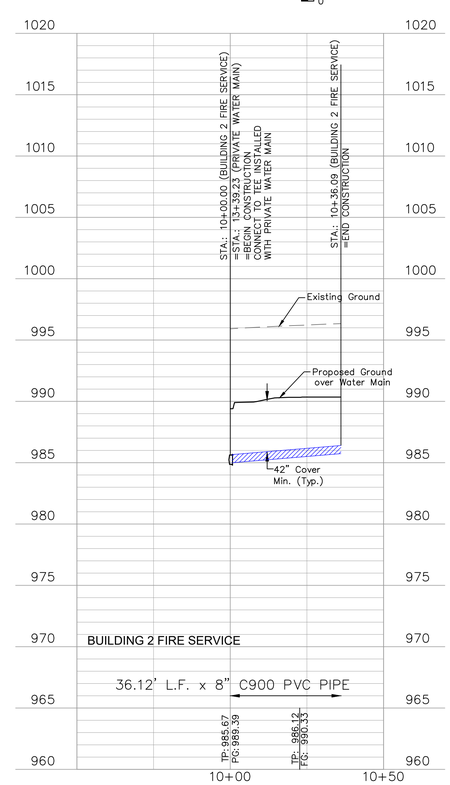
C-0701

S:\01 PROJECTS\MLS-FAM\C-024 SUMMIT SQUARE 3\SUBMIT SET 30% CD'S\PLANS\C-0700 WATER MAIN PLAN & PROFILE.DWG









SITEPOINT
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3315 N Oak Trafficway
Kansas City, MO 64116

NO.	REVISIONS/APPROVALS:
	BUILDING PERMIT
1	CITY COMMENTS
2	REVISED PER CITY COMMENTS
3	ADDENDUM 2
9	ASI 5

DATE:	2023.03.15
	2023.04.11
	2023.04.28
	2023.05.11
	2023.08.17
REVIEWED BY: M.G.D	
DESIGNED BY: N.W.H.	
DRAFTED BY: D.A.H	
SP PROJECT #: 40024	
NEIL W. HAAS, P.E. 2022034072	

WATER MAIN PLAN & PROFILE

TRILOGY APARTMENT COMPLEX CONSTRUCTION DOCUMENTS LEE'S SUMMIT, JACKSON COUNTY, MO

STATE OF MISSOURI
NEIL W. HAAS
NUMBER
PE-2022034072
PROFESSIONAL ENGINEER
Not Valid Without Original Seal
Certificate of Authority #MO 2020018354

SHEET #:

C-0702

S:\JO PROJECTS\MULTI-FAMILY\4024 SUMMIT SQUARE 3\PERMIT SET 2023\PLANS\01-SITE PLANS\C-0700 WATER MAIN PLAN & PROFILE.DWG

LOTS 27A/27B
(2015E00112075-1)

EXISTING PRIVATE WATER LINES
PROPOSED TRANSFORMER LOCATION (TYP.)
OUTERVIEW DRIVE
PRIVATE DRIVE
EXISTING 10" SANITARY SEWER
10" X 10" PVC TEE
PRIVATE FIRE HYDRANT (TYP)
PRIVATE FIRE HYDRANT (TYP)
PRIVATE FIRE HYDRANT (TYP)
BUILDING 1 SANITARY SERVICE LINE (SEE SHEET C-0601)
SEWER CLEANOUT
PROPOSED TRANSFORMER LOCATION (TYP.)
SEE PUBLIC SANITARY PLANS FOR DETAILS
PRIVATE WATER MAIN SEE SHEET C-0700 FOR DETAIL
ADJUST SANITARY SEWER STRUCTURE RIM ELEVATIONS TO REFLECT REVISION GRADING (ALL)
PROPOSED TRANSFORMER LOCATION (TYP.)
PRIVATE FIRE HYDRANT (TYP)
CONNECT TO 6" HDPE TO DRAIN TILE FL: 989.35
PROPOSED TRANSFORMER LOCATION (TYP.)
BUILDING 2 SANITARY SERVICE LINE (SEE SHEET C-0601)
FL IN: 985.25
57 L.F OF 6" HDPE S=7.21%
PROPOSED NATURAL GAS METER LOCATION. REFER TO MEP PLANS FOR DETAILS
CONNECTION TO EXISTING 12" PUBLIC MAIN
FL: 985.50
EXISTING ELECTRICAL VAULT
120.5 L.F OF 6" HDPE S= 3.19%
PROPOSED STORM SEWER
CONNECT 6" HDPE TO DRAIN TILE FL 989.35
EXISTING PUBLIC WATER MAIN
EXISTING UNDERGROUND ELECTRIC
EXISTING ELECTRICAL DUCT BANK
ABANDONED ELECTRICAL DUCT BANK
EXISTING FIRE HYDRANT (TYP.)
147 LF NATURAL GAS SERVICE LINE. COORDINATE WITH MEP AND UTILITY PROVIDER FOR ADDITIONAL DETAILS
PROPOSED TELECOMMUNICATION SERVICE
EXISTING FIBER OPTIC
PROPOSED TRANSFORMER LOCATION (TYP.)
CONNECTION TO EXISTING 12" PUBLIC MAIN
EXISTING FIRE HYDRANT (TYP.)
PRIVATE DRIVE
560 NW Chipman Road
Owner: KI Summit LLC
Parcel Number: 50-910-03-63-00-0-00-000
Summit Orchard Lots 4A-4E - Lot 4A
NW WARD ROAD
120' PUBLIC ROW
NOVAN ROAD

LEGEND

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

N

0' 20' 40' 80'
SCALE IN FEET

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

NO.	DATE:	REVISIONS/APPROVALS:
	2023.03.15	BUILDING PERMIT
1	2023.04.11	CITY COMMENTS
2	2023.04.28	REVISED PER CITY COMMENTS
3	2023.05.11	ADDENDUM 2
6	2023.06.19	ASI 2
8	2023.08.11	ASI 4
	----	----
	----	----

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

UTILITY PLAN

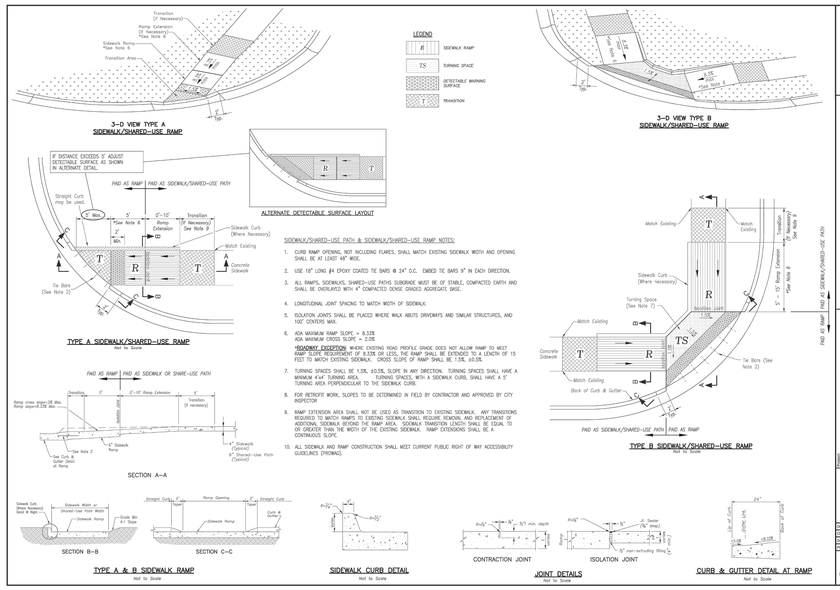
TRILOGY
APARTMENT COMPLEX
CONSTRUCTION DOCUMENTS
LEE'S SUMMIT, JACKSON COUNTY, MO

STATE OF MISSOURI
NEIL W. HAAS
NUMBER
PE-2022034072
PROFESSIONAL ENGINEER
Neil W. Haas, III 5/9/2023
Certificate of Authority # MO 2020018364

SHEET #:

C-0900

S:\01 PROJECTS\MULTI-FAMILY\4024 SUMMIT SQUARE SYREMIT SET 90% CD'S\PLANS\01_SITE PLANS\C-0900 UTILITY PLAN.DWG



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

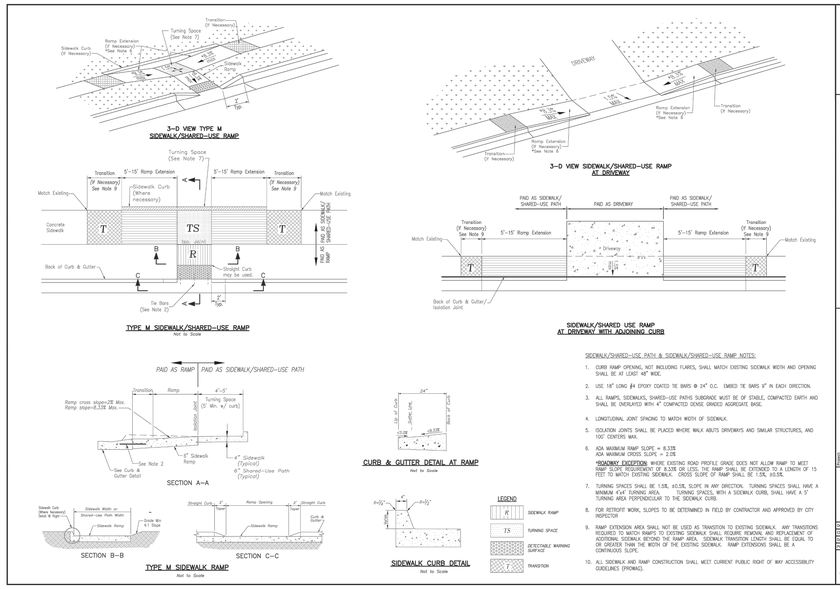
1. CURB RAMP OPENING, NOT INCLUDING FLARES, SHALL MATCH EXISTING SIDEWALK WIDTH AND OPENING SHALL BE AT LEAST 48" WIDE.
2. USE 18" LONG #4 EPOXY COATED TIE BARS @ 24" O.C. EMBED TIE BARS 9" IN EACH DIRECTION.
3. ALL RAMPS, SIDEWALKS, SHARED-USE PATHS SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL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

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

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

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

GEN-3A



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

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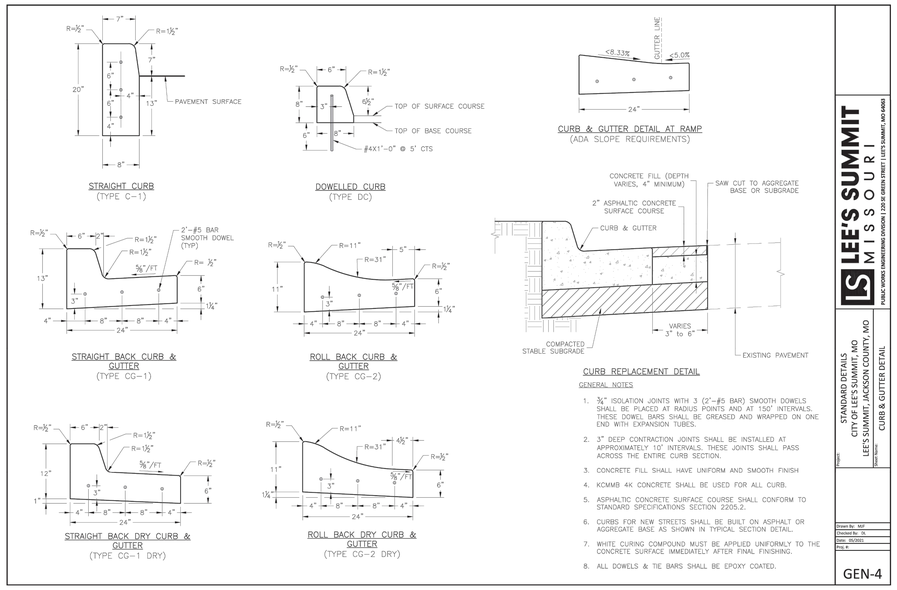
   ADA MAXIMUM CROSS SLOPE = 2.0%
   ***ROADWAY EXCEPTION** WHERE EXISTING ROAD PROFILE GRADE DOES NOT ALLOW RAMP TO MEET RAMP SLOPE REQUIREMENT OF 8.33% OR LESS, THE RAMP SHALL BE EXTENDED TO A LENGTH OF 15 FEET TO MATCH EXISTING SIDEWALK. CROSS SLOPE OF RAMP SHALL BE 1.5%, ±0.5%.
7. TURNING SPACES SHALL BE 1.5%, ±0.5%, SLOPE IN ANY DIRECTION. TURNING SPACES SHALL HAVE A MINIMUM 4'x4' TURNING AREA. TURNING SPACES, WITH A SIDEWALK CURB, SHALL HAVE A 5' TURNING AREA PERPENDICULAR TO THE SIDEWALK CURB.
8. FOR RETROFIT WORK, SLOPES TO BE DETERMINED IN FIELD BY CONTRACTOR AND APPROVED BY CITY INSPECTOR
9. RAMP EXTENSION AREA SHALL NOT BE USED AS TRANSITION TO EXISTING SIDEWALK. ANY TRANSITIONS REQUIRED TO MATCH RAMPS TO EXISTING SIDEWALK SHALL REQUIRE REMOVAL AND REPLACEMENT OF ADDITIONAL SIDEWALK BEYOND THE RAMP AREA. SIDEWALK TRANSITION LENGTH SHALL BE EQUAL TO OR GREATER THAN THE WIDTH OF THE EXISTING SIDEWALK. RAMP EXTENSIONS SHALL BE A CONTINUOUS SLOPE.
10. ALL SIDEWALK AND RAMP CONSTRUCTION SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).

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

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

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

GEN-3B



GENERAL NOTES

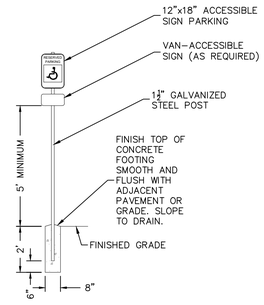
1. ¾" ISOLATION JOINTS WITH 3 (2"-#5 BAR) SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
2. 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS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

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

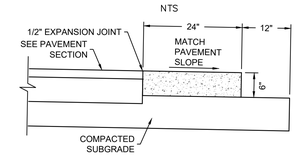
Drawn By: NGF
Checked By: DL
Date: 05/2021
Proj. #:

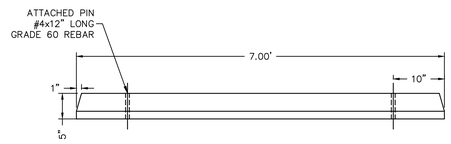
GEN-4



ACCESSIBLE PARKING SIGN DETAIL

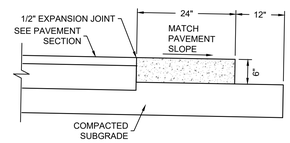
NTS





WHEEL STOP DETAIL

NTS

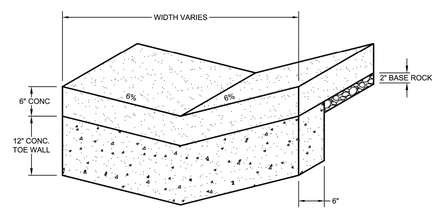


GENERAL NOTES:

1. 3/4" ISOLATION JOINTS WITH 5/8" DIA. X 2' SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
2. 1" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
3. FIX DOWEL BARS WITH BAR SUPPORTS.
4. DEPTH OF CURB SHALL BE A MINIMUM OF 8" THROUGH HANDICAP ACCESS RAMP.

CONCRETE RIBBON CURB

NOT TO SCALE



CONCRETE VALLEY GUTTER

NTS

NOTES:
1. CONSTRUCT CONTRACTION JOINTS EVERY 12.5' MAXIMUM.
2. USE CLASS 'B' CONCRETE.
3. CONSTRUCT EXPANSION JOINTS EVERY 50' MAXIMUM.

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

NO.	DATE:	REVISIONS/APPROVALS:
	2023.03.15	BUILDING PERMIT
1	2023.04.11	CITY COMMENTS
2	2023.04.28	REVISED PER CITY COMMENTS
3	2023.05.11	ADDENDUM 2
5	2023.06.09	ASI 1

REVIEWED BY: M.G.D
DESIGNED BY: N.W.H
DRAFTED BY: D.A.H
SP PROJECT #: 40024
NEIL W. HAAS, P.E. 2022203407/2

STATE OF MISSOURI
NEIL W. HAAS
NUMBER PE-2022034072
PROFESSIONAL ENGINEER
Not Valid Without Signature 06/09/2023
Certificate of Authority # MO 2020018354

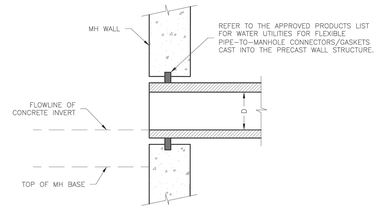
DETAIL SHEET

TRILOGY
APARTMENT COMPLEX
CONSTRUCTION DOCUMENTS
LEE'S SUMMIT, JACKSON COUNTY, MO

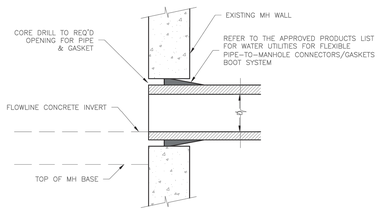
SHEET #:

C-2000

S:\SP PROJECTS\MULTI-FAMILY\4024 SUMMIT SQUARE 2\PERMIT SET DWG CD\PLANS\01_SITE PLANS\C-2000 DETAIL SHEET.DWG



NEW MANHOLE

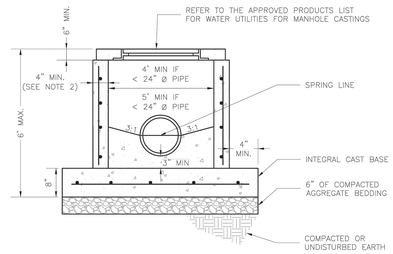


EXISTING MANHOLE

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

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

MANHOLE WALL CONNECTION — SAN-5



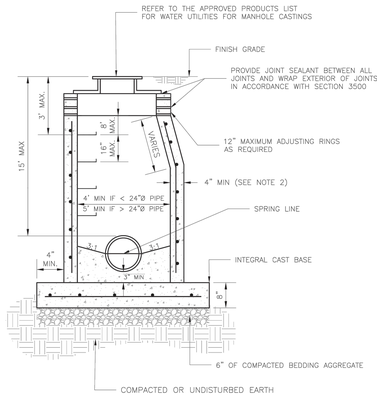
NOTES:

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

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

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

STANDARD SHALLOW SANITARY PRECAST MANHOLE — SAN-3



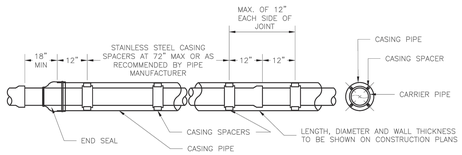
NOTES:

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

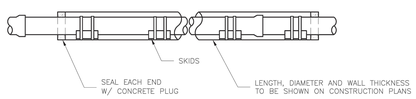
LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

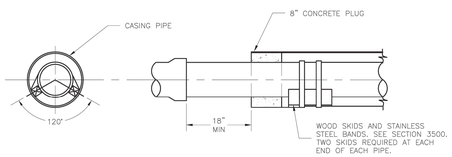
Date: 12/2015
Drawn By: SC
Checked By: DL

STANDARD SANITARY PRECAST MANHOLE — SAN-2



STAINLESS STEEL SPACERS





WOOD SKIDS

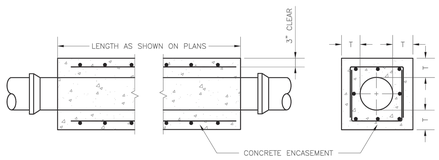
NOTE:

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

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

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

CASING PIPE DETAILS — SAN-6



NOTES:

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

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

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

PIPE ENCASEMENT DETAIL — SAN-7

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

NO.	DATE:	REVISIONS/APPROVALS:
	2023.03.15	BUILDING PERMIT
1	2023.04.11	CITY COMMENTS
2	2023.04.28	REVISED PER CITY COMMENTS

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

DETAIL SHEET

TRILOGY
APARTMENT COMPLEX
CONSTRUCTION DOCUMENTS
LEE'S SUMMIT, JACKSON COUNTY, MO

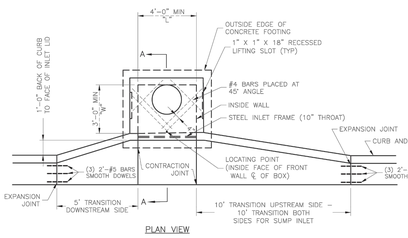
STATE OF MISSOURI — NEIL W. HAAS — NUMBER PE-2022034072 — PROFESSIONAL ENGINEER

Neil W. Haas 2023
Certificate of Authority #MO 2020018354

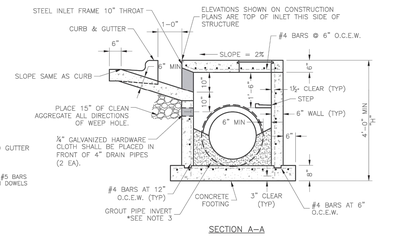
SHEET #:

C-2001

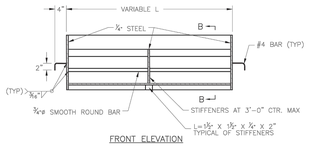
S:\01 PROJECTS\MULTI-FAMILY\4024 SUMMIT SQUARE 3\PERMIT SET WORK CODY\PLANS\01_SITE PLANS\C-2000 DETAIL SHEET.DWG



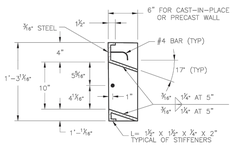
PLAN VIEW



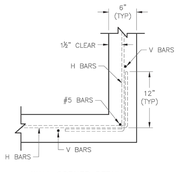
SECTION A–A



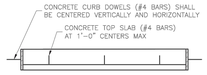
FRONT ELEVATION



SECTION B–B



WALL CORNER DETAIL



PLAN VIEW

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

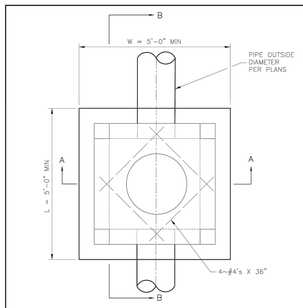
GENERAL NOTES:
1. THE FIRST DIMENSION LISTED IN THE CONSTRUCTION NOTES IS THE "L" DIMENSION. THE SECOND DIMENSION IS THE "W" DIMENSION.
2. FLOW LINES LISTED ON THE PROJECT PLANS ARE LISTED AT THE INSIDE FACE OF THE WALL.
3. FLOOR OF INLET GROUTED AND SHAPED TO MATCH PIPE INVERT TO PROVIDE SMOOTH FLOW.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

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

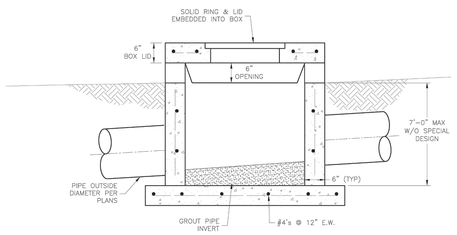
STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
CURB INLET DETAIL

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

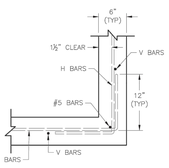
STM-1



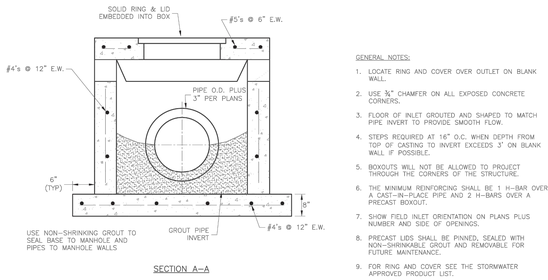
PLAN VIEW



SECTION B–B



WALL CORNER DETAIL



SECTION A–A

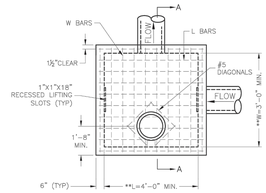
GENERAL NOTES:
1. LOCATE RING AND COVER OVER OUTLET ON BLANK WALL.
2. USE ¾" CHAMFER ON ALL EXPOSED CONCRETE CORNERS.
3. FLOOR OF INLET GROUTED AND SHAPED TO MATCH PIPE INVERT TO PROVIDE SMOOTH FLOW.
4. STEPS REQUIRED AT 16" O.C. WHEN DEPTH FROM TOP OF CASTING TO INVERT EXCEEDS 3' ON BLANK WALL IF POSSIBLE.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

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

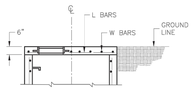
STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
FIELD INLET DETAIL

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

STM-2



PLAN

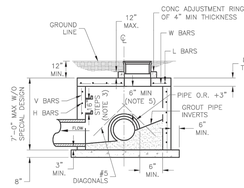


SLAB TOP ALTERNATE FOR JUNCTION BOX (SHALLOW)

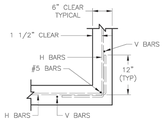
** INCREASE IN MULTIPLES OF 6" (7'-0") MAX WITHOUT SPECIAL DESIGN. (SEE PROJECT PLANS FOR DETAILS)

REINFORCING

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



SECTION A–A



WALL CORNER DETAIL

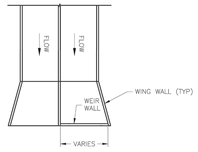
GENERAL NOTES:
1. LOCATE RING AND COVER ON BLANK WALL.
2. USE ¾" CHAMFER STRIP OR ½" R EDGER TOOL ON ALL EXPOSED CONCRETE CORNERS.
3. STEPS REQUIRED AT 16" O.C. WHEN DEPTH FROM TOP OF CASTING TO INVERT EXCEEDS 4' ON BLANK WALL IF POSSIBLE.
4. BOXOUTS WILL NOT BE ALLOWED TO PROJECT THROUGH THE CORNERS OF THE STRUCTURE AND THE MINIMUM DISTANCE BETWEEN BOXOUTS IS 6'.
5. THE MINIMUM REINFORCING SHALL BE 1 H-BAR OVER A CAST-IN-PLACE PIPE AND 2 H-BARS OVER A PRECAST BOXOUT.
8. PRECAST LIDS SHALL BE PINNED, SEALED WITH NON-SHRINKABLE GROUT AND REMOVABLE FOR FUTURE MAINTENANCE.
9. REINFORCING OF COVERS IN STREETS REQUIRE SPECIAL DESIGN.
10. FOR RING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.

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

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

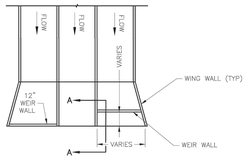
Drawn By: MAF
Checked By: DL
Date: 05/2021
Proj. #:

STM-3

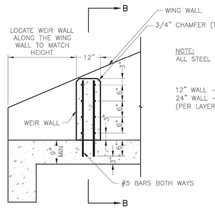


WEIR WALL INSTALLATION
DOUBLE BOX
N.T.S.

NOTE:
LOCATE WEIR WALL TO MATCH WING WALL HEIGHT



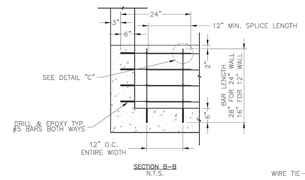
WEIR WALL INSTALLATION
TRIPLE BOX
N.T.S.



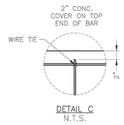
SECTION A–A
N.T.S

NOTE:
ALL STEEL #5 BARS – DEFORMED

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



SECTION B–B
N.T.S.



DETAIL C
N.T.S.

NOTE: MIN. 4000 PSI CONCRETE KCMMB

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
WEIR WALL DETAIL

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

STM-4

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

NO.	REVISIONS/APPROVALS:	DATE:
	BUILDING PERMIT	2023.03.15
1	CITY COMMENTS	2023.04.11
2	REVISED PER CITY COMMENTS	2023.04.28

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

DETAIL SHEET

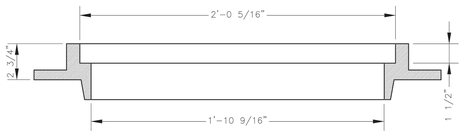
TRILOGY
APARTMENT COMPLEX
CONSTRUCTION DOCUMENTS
LEE'S SUMMIT, JACKSON COUNTY, MO

STATE OF MISSOURI
NEIL W. HAAS
NUMBER
PE-2022034072
PROFESSIONAL ENGINEER
Neil W. Haas 4/28/2023
Certificate of Authority #MO 2020018354

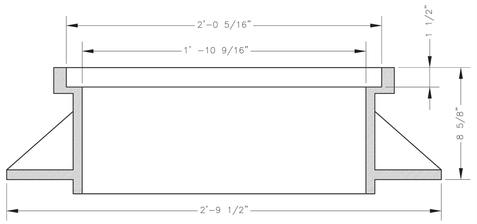
SHEET #:

C-2002

S:\01 PROJECTS\WALN-FAMILY\4024 SUMMIT SQUARE SYREMAT SET 80B 020\PLANS\01_SITE PLANS\C-2000 DETAIL SHEETS.DWG



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



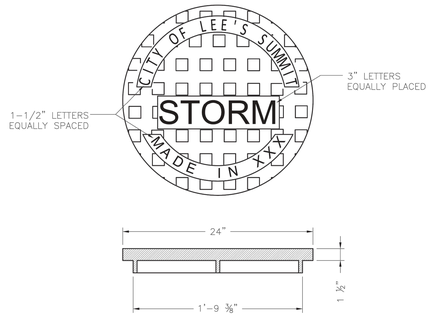
STANDARD 24" MANHOLE FRAME
LEE'S SUMMIT PART NO.: LS101A
MINIMUM WEIGHT = 250 LB

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

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

Date: 05/2021
Drawn By: MJF
Checked By: DL

STORM MANHOLE FRAME DETAIL — DWG-7



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

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

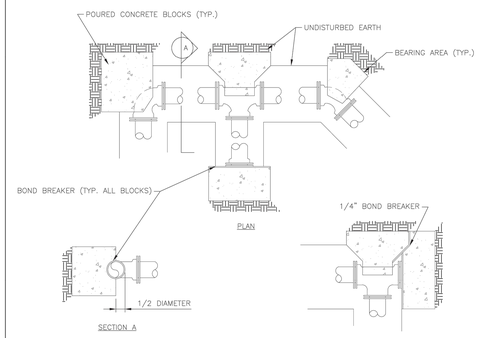
LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

Date: 05/2021
Drawn By: MJF
Checked By: DL

STORM MANHOLE COVER DETAIL — STM-6

REQUIRED CONCRETE BEARING AREA (SQUARE FEET – SF)

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



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

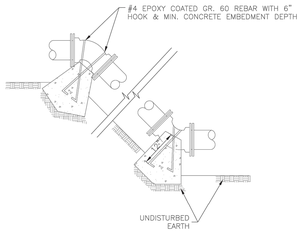
LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

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

HORIZONTAL THRUST BLOCK — WAT-1

REQUIRED CONCRETE VOLUME (CUBIC FEET – CF)

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

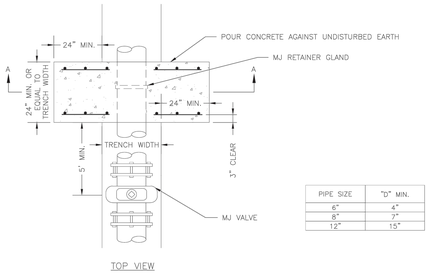


NOTES:
1. ALL BENDS WITHOUT RESTRAINED JOINTS SHALL HAVE CONCRETE THRUST BLOCKS INSTALLED FOR RESTRAINT.
2. MEGA LUGS MAY BE USED ONLY IN CONJUNCTION WITH CONCRETE THRUST BLOCKING.
3. BEARING MUST BE AGAINST UNDISTURBED SOIL.
4. DO NOT COVER JOINTS OR BOLTS (WHERE APPLICABLE) WITH CONCRETE.

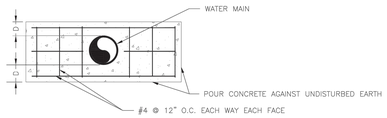
LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

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

VERTICAL THRUST BLOCK — WAT-2



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



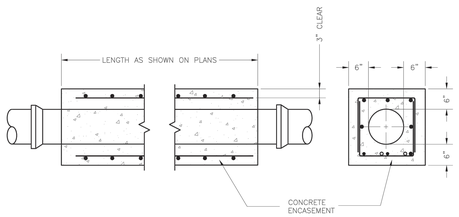
SECTION A–A

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

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

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

STRADDLE BLOCK — WAT-3



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

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

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

WATER PIPE ENCASEMENT — WAT-4

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

DATE:	NO.:	REVISIONS/APPROVALS:
2023.03.15		BUILDING PERMIT
2023.04.11	1	CITY COMMENTS
2023.04.28	2	REVISED PER CITY COMMENTS

REVIEWED BY: M.G.D
DESIGNED BY: N.W.H
DRAFTED BY: D.A.H
SP PROJECT #: 14024
NEIL W. HAAS, P.E. 2022034072

DETAIL SHEET

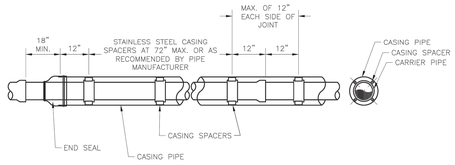
TRILOGY
APARTMENT COMPLEX
CONSTRUCTION DOCUMENTS
LEE'S SUMMIT, JACKSON COUNTY, MO

STATE OF MISSOURI — NEIL W. HAAS — NUMBER PE-2022034072 — PROFESSIONAL ENGINEER
Not Valid Until Signed & Dated 2023
Certificate of Authority #MO 2020018354

SHEET #:

C-2003

S:\01 PROJECTS\M-S-T-FAM\TX\4024 SUMMIT SQUARE 3\TRINIT SET WOR CDS\PLANS\D_SITE PLAN\5-2000 DETAIL SHEET.DWG

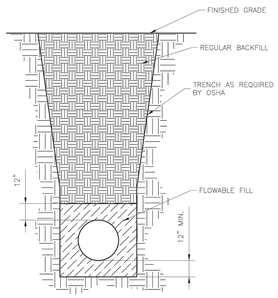


NOTES:
1. REFER TO SPECIFICATION SECTION 3900 FOR ADDITIONAL INFORMATION.
2. LENGTH, DIAMETER, AND WALL THICKNESS TO BE SHOWN ON CONSTRUCTION PLANS.

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

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

WATER CASING PIPE DETAIL — WAT-5

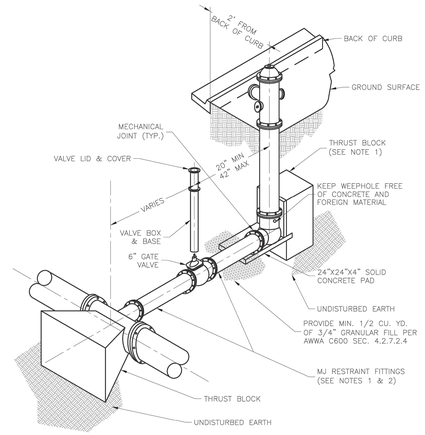


NOTES:
1. FLOWABLE FILL SHALL MEET THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL.
2. REGULAR BACKFILL ABOVE THE TRENCH CHECK SHALL BE FREE OF DEBRIS, ORGANIC MATTER, AND STONES > 6" IN ANY DIMENSION.
3. TOP OF FLOWABLE BACKFILL SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE.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

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

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

WATER TRENCH CHECK DETAIL — WAT-6

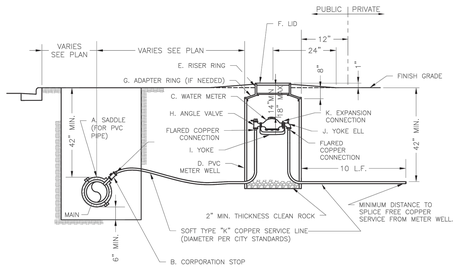


NOTES:
1. WHEN RETAINER GLANDS ARE USED IN LIEU OF MECHANICAL JOINT (MJ) RESTRAINT FITTINGS, HORIZONTAL THRUST BLOCKS ARE REQUIRED.
2. GATE VALVE MAY BE BOLTED DIRECTLY TO MJ RESTRAINT TEE.
3. SEE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR FIRE HYDRANT, VALVES, VALVE BOX LID, AND COVER.
4. BOTTOM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

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

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

HYDRANT - STRAIGHT SET — WAT-7

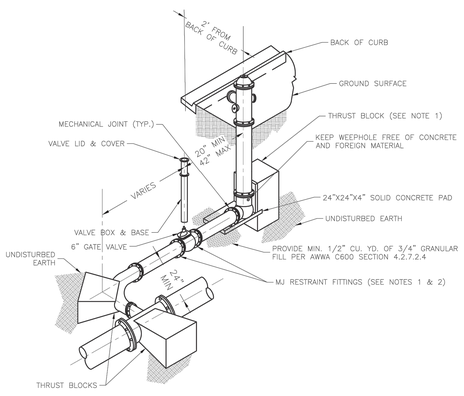


NOTES:
1. METER INSTALLATION SHALL NOT BE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC OR IN CONCRETE PAVEMENT WITHOUT CITY APPROVAL.
2. IF METER IS TO BE LOCATED OTHER THAN IN FRONT OF PROPERTY LINE, CITY APPROVAL SHALL BE OBTAINED.
3. CITY TO FURNISH ITEMS A–K.
4. NO OTHER EQUIPMENT SHALL BE INSTALLED IN THIS PIT.
5. 42" MINIMUM BURY DEPTH FOR ALL SERVICE LINES.
6. EXCAVATION FOR TAP TO EXPOSE 4 LINEAR FEET OF MAIN.
7. NO SPLICES ALLOWED BETWEEN METER AND MAIN.
8. SERVICE CONNECTION TAP AT APPROXIMATELY 45 DEGREES.
9. LID AND RISER RING SHALL BE SET SO THAT GROUND WATER WILL DRAIN AWAY FROM THE WELL.
10. CONTACT WATER UTILITIES, 816–969–1900, FOR REQUIREMENTS OF A METER LARGER THAN 2"

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

Date: 06/2015
Drawn By: JN
Checked By: DL

SERVICE CONNECTION WITH METER WELL — WAT-11

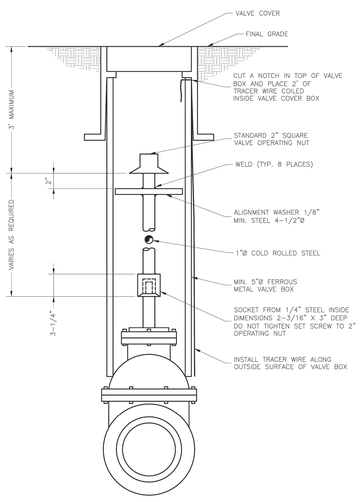


NOTES:
1. WHEN RETAINER GLANDS ARE USED IN LIEU OF MECHANICAL JOINT (MJ) RESTRAINT FITTINGS, HORIZONTAL THRUST BLOCKS ARE REQUIRED.
2. GATE VALVE MAY BE BOLTED DIRECTLY TO MJ RESTRAINT TEE.
3. SEE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR FIRE HYDRANT, VALVES, VALVE BOX LID, AND COVER.
4. BOTTOM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

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

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

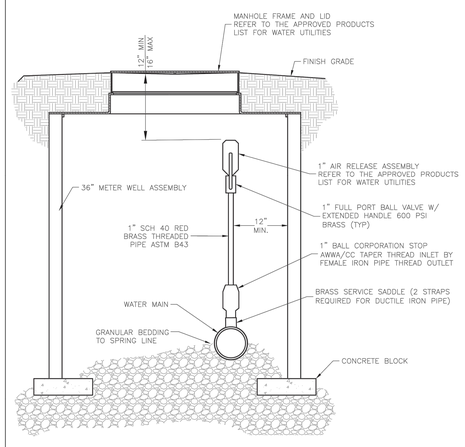
HYDRANT WITH 90 DEGREE BEND — WAT-8



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

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

VALVE STEM EXTENSION AND VALVE BOX — WAT-9

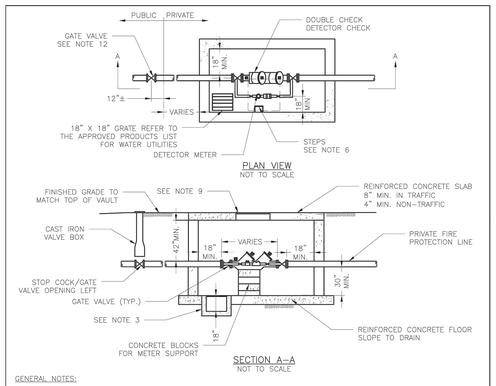


AIR RELEASE ASSEMBLY
NOT TO SCALE

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

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

AIR RELEASE ASSEMBLY — WAT-10



GENERAL NOTES:
1. METER VAULT WALLS TO BE POURED OR PRECAST CONCRETE.
2. METER VAULT ROOF TO BE REINFORCED CONCRETE OPENING CENTERED OVER DETECTOR METER.
3. METER VAULT TO BE LOCATED, WHEN POSSIBLE, OUTSIDE TRAFFIC AREA WHERE SURFACE WATER WILL NOT DRAIN INTO IT. VAULT MUST BE KEPT FREE OF WATER. PROVIDE CONCRETE SUMP AS A MINIMUM. WHERE PRACTICAL, PROVIDE A 2" PIPE DRAIN WITH AN ABOVE–GROUND DISCHARGE POINT. PROJECT OWNER MAY DESIRE A PERMANENTLY INSTALLED SUMP PUMP.
4. ALL PIPE SHALL BE DUCTILE IRON CLASS 50. ALL PIPE FITTINGS FROM THE CITY WATER MAIN THROUGH THE VAULT SHALL BE PROVIDED WITH RESTRAINED JOINT FITTINGS.
5. ALL FITTINGS TO BE BRASS.
6. STEPS SHALL BE IN ACCORDANCE WITH THE APPROVED PRODUCTS LIST FOR WATER UTILITIES AND SHALL BE ON 16" CENTERS.
7. A DEPARTMENT OF NATURAL RESOURCES APPROVED DOUBLE CHECK DETECTOR CHECK BACKFLOW PREVENTER MUST BE USED. FOR A COPY OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES APPROVED BACKFLOW PREVENTION ASSEMBLIES, CONTACT THE WATER UTILITIES OPERATIONS DIVISION AT 816–969–1940. AS OF JANUARY 1, 1987, THE DNR REQUIRES FIRE SPRINKLER SYSTEMS USING CHEMICALS TO HAVE A DNR APPROVED PRESSURE BACKFLOW PREVENTER INSTALLED, PRIOR TO THE MIXING POINT.
8. ALL VALVES SHALL HAVE RISING STEMS.
9. FOR MANHOLE COVERS, SELECT A MANHOLE FOUND ON THE APPROVED PRODUCTS LIST FOR WATER UTILITIES SUITABLE FOR EITHER TRAFFIC OR NON–TRAFFIC CONDITIONS.
10. A MINIMUM OF 18" CLEARANCE SHALL BE PROVIDED AROUND ALL PIPING, VALVES, APPURTENANCES, ETC.
11. METER SHALL BE OWNED AND MAINTAINED BY THE WATER UTILITIES DEPARTMENT.
12. IF PUBLIC WATER IS LOCATED ON THE OPPOSITE SIDE OF THE STREET, THEN THE PUBLIC WATER MAIN RESPONSIBILITY OF THE WATER UTILITIES DEPARTMENT ENDS AT THE GATE VALVE NEAREST THE VAULT.

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

Date: 02/2016
Drawn By: JN
Checked By: DL

VAULT FOR DOUBLE CHECK DETECTOR CHECK — WAT-12

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

NO.	DATE:	REVISIONS/APPROVALS:
	2023.03.15	BUILDING PERMIT
1	2023.04.11	CITY COMMENTS
2	2023.04.28	REVISED PER CITY COMMENTS

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

DETAIL SHEET
TRILOGY
APARTMENT COMPLEX
CONSTRUCTION DOCUMENTS
LEE'S SUMMIT, JACKSON COUNTY, MO

STATE OF MISSOURI — NEIL W. HAAS — NUMBER PE-2022034072 — PROFESSIONAL ENGINEER
Not Valid Without Original Signature
Certificate of Authority #MO 2020018354

SHEET #:
C-2004

S:\JD PROJECTS\WALTR-FAM-TY\4024 SUMMIT SQUARE 2\PERMIT SET BOR CD\PLANS\D-SITE PLAN\C-2000 DETAIL SHEET.DWG