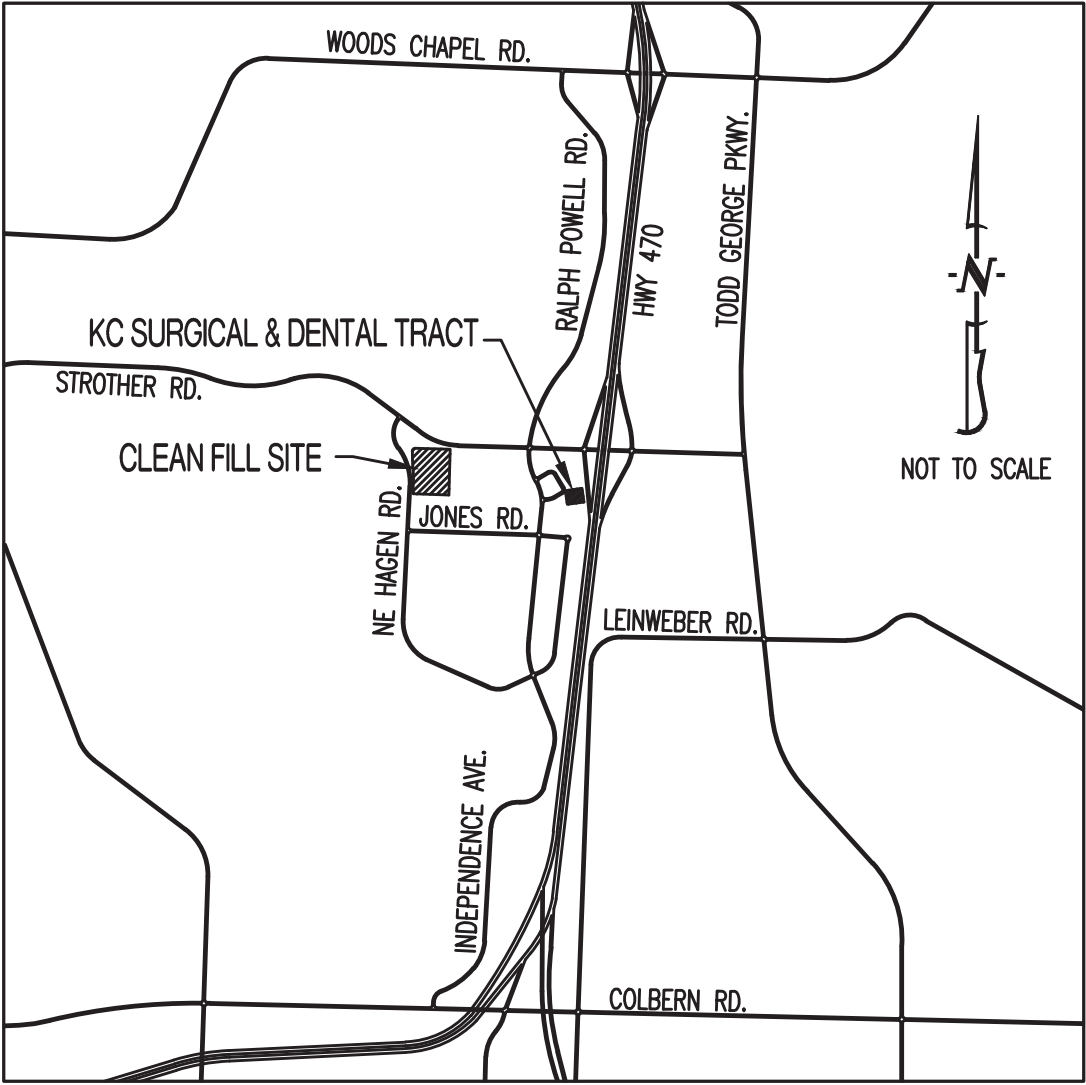


LOCATION MAP



PROJECT BENCHMARK (FROM KC SURGICAL & DENTAL SITE):

TBM #1 – NORTHWEST BOLT OF FIRE HYDRANT LOCATED APPROX. 143' NORTHWEST OF THE NORTHWEST CORNER OF LOT 4A, STROTHER CROSSING, PLAT NO. 1-A.
N = 1019649.4102
E = 2828361.3997
TOP ELEVATION = 991.07

TBM #2 – CHISELED SQUARE AT SOUTHEAST CORNER OF TRANSFORMER PAD LOCATED APPROX. 100' NORTH OF THE SOUTHWEST CORNER OF LOT 4C, STROTHER CROSSING, PLAT NO. 1-A.
N = 1019152.9635
E = 2828173.5172
TOP ELEVATION = 980.62

COORDINATES IN NAD83 MISSOURI STATE PLANE, WEST ZONE

FLOOD PLAIN STATEMENT:

NO PART OF THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS PER THE FIRM MAP #29095C04306, DATED JANUARY 20, 2017.

LEGAL DESCRIPTION:

LOT 29 OF LAKEWOOD BUSINESS CENTER ON 1-470 – PLAT Q, RECORDED AS INSTRUMENT NUMBER 2013E0093624, LOCATED IN SECTION 20, TOWNSHIP 48, RANGE 31, LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

UTILITY COMPANIES:

LOCATES:

MISSOURI ONE CALL INC.
1022 B NORTHEAST DRIVE
JEFFERSON CITY, MO 65109
1-800-344-7483

TELEPHONE:

AT&T
215 N. SPRING
INDEPENDENCE, MO
816-325-5610

NATURAL GAS:

SPIRE ENERGY
3025 SE CLOVER DRIVE
LEE'S SUMMIT, MO 64082
816-969-2266
CONTACT: BOBBIE SAULSBERRY

CABLE TELEVISION:

TIME WARNER
6550 WINCHESTER AVENUE
KANSAS CITY, MO
913-643-1901

WATER:

CITY OF LEE'S SUMMIT
DEPARTMENT OF PUBLIC WORKS
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063
816-969-1900

SANITARY SEWER:

CITY OF LEE'S SUMMIT
DEPARTMENT OF PUBLIC WORKS
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063
816-969-1900

ELECTRIC:

KCP&L
130 SE HAMBLIN ROAD
LEE'S SUMMIT, MO
816-347-4320

GENERAL NOTES:

THIS TRACT CONTAINS APPROXIMATELY 181,606 SQ.FT. (4.17 ACRES).

THIS TRACT IS ZONED PI, PLANNED INDUSTRIAL.

CONTRACTOR SHALL COORDINATE LOCATES (HORIZONTAL AND VERTICAL) PRIOR TO ANY EXCAVATION.

ALL EXCAVATION TO BE IN ACCORDANCE WITH SECTIONS 319.010-319.050, REVISED STATUTES OF THE STATE OF MISSOURI. SUCH COMPLIANCE SHALL NOT, HOWEVER, EXCUSE ANY PERSON MAKING ANY EXCAVATION FROM DOING SO IN A CAREFUL AND PRUDENT MANNER, NOR SHALL IT EXCUSE SUCH PERSON FROM LIABILITY FOR ANY DAMAGE OR INJURY TO UNDERGROUND UTILITIES RESULTING FROM THE EXCAVATION.

A GEOTECHNICAL EVALUATION OF THE SUBSURFACE SOIL, GROUNDWATER CONDITIONS, AND A SLOPE STABILITY ANALYSIS HAS NOT BEEN PERFORMED BY THIS ENGINEER. THE OWNER SHALL SATISFY THEMSELVES OF ALL GEOTECHNICAL CONDITIONS PRIOR TO ANY CONSTRUCTION.

ALL LAND DISTURBANCE ACTIVITIES SHALL BE IN ACCORDANCE WITH CITY OF LEE'S SUMMIT CODE OF ORDINANCES.

ANY FILL PLACEMENT WITHIN STREET RIGHT-OF-WAY SHALL BE INSPECTED BY THE CITY OF LEE'S SUMMIT.

REFER TO STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR NARRATIVE REPORT AND BMP DESCRIPTIONS AND DETAILS.

ALL PROPOSED GRADES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.

IT IS THE INTENT OF THESE PLANS TO COMPLY WITH THE REQUIREMENTS OF THE MOENR CLEAN WATER COMMISSION.

ALL DISTURBED AREAS WITHIN THE "LIMITS OF DISTURBANCE" SHALL BE FINE GRADED, SEEDED, AND MULCHED.

THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL DEVICES AND REMOVING THEM ONCE THE SITE IS STABILIZED.

ALL EXCAVATION WITHIN THE STREET RIGHT-OF-WAY SHALL BE BACKFILLED PER CURRENT CITY OF LEE'S SUMMIT SPECIFICATIONS.

IN ORDER TO TERMINATE A STATE OPERATING PERMIT THE MISSOURI DEPARTMENT OF NATURAL RESOURCES (DNR) REQUIRES THAT THE PERMITTEE SUBMIT A COMPLETED FORM H (INCLUDED WITH THE APPROVAL PERMIT) TO THE DNR. A PERMIT IS ELIGIBLE FOR TERMINATION WHEN EITHER PERENNIAL VEGETATION, PAVEMENT, BUILDINGS, OR STRUCTURES USING PERMANENT MATERIALS COVER ALL AREAS THAT HAVE BEEN DISTURBED. VEGETATIVE COVER SHALL BE AT LEAST 70% OF FULLY ESTABLISHED PLANT DENSITY OVER 100% OF THE DISTURBED AREA. A COPY OF FORM H SHOULD BE SUBMITTED TO THE CITY AT WHICH TIME THE CITY WILL REMOVE THE PROJECT FROM ITS INSPECTION SCHEDULE.

LAND DISTURBANCE SITES SHOULD BE INSPECTED ON A REGULAR SCHEDULE AND WITHIN A REASONABLE TIME PERIOD (NOT TO EXCEED 48 HOURS) FOLLOWING HEAVY RAINS. REGULARLY SCHEDULED INSPECTIONS SHALL BE AT A MINIMUM OF ONCE PER WEEK. ANY DEFICIENCIES SHALL BE NOTED IN A WEEKLY REPORT OF THE INSPECTION AND CORRECTED WITHIN SEVEN CALENDAR DAYS OF THE REPORT. CONTRACTORS ARE REQUIRED TO SUBMIT TO CITY INSPECTION STAFF COPIES OF THEIR INSPECTION REPORTS REQUIRED BY THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) ON A MONTHLY BASIS.

NO OIL AND GAS WELLS EXIST ON THIS TRACT ACCORDING TO THE MISSOURI DEPARTMENT OF NATURAL RESOURCES OIL AND GAS PERMIT DATABASE. ALSO, NO PHYSICAL EVIDENCE EXIST THAT AN OIL AND/OR GAS WELL IS PRESENT ON THIS TRACT.

TOTAL DISTURBED AREA ON SITE = 2.50 AC.

MISSOURI DNR LAND DISTURBANCE PERMIT NUMBER MORA14904.

SITE ADDRESS IS 3051 NE HAGAN ROAD, LEE'S SUMMIT, MO 64064

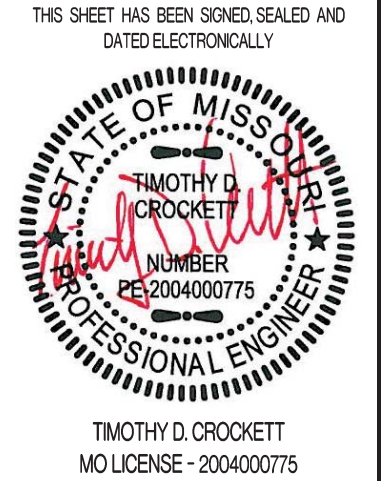
LEGEND OF LABELS:

- (A) LIMITS OF DISTURBANCE.
- (B) INSTALL 3" CRUSHED STONE FOR CONSTRUCTION EXIT (6" THICK x 12'W x 50'L). ALL CONSTRUCTION TRAFFIC SHALL LEAVE THE SITE VIA THIS EXIT.
- (C) INSTALL SILT FENCE AS SHOWN.
- (D) CONTRACTOR TO ENSURE FINAL GRADES PROVIDE POSITIVE DRAINAGE. FINAL GRADES SHALL BE 2% MINIMUM. CONTRACTOR SHALL SEED ALL DISTURBED AREAS. SEEDING SHALL CONFIRM TO SECTION 2400 OF THE KANSAS CITY METROPOLITAN CHAPTER OF APWA CONSTRUCTION AND MATERIAL SPECIFICATIONS, CURRENT EDITION.



REVISIONS:

NO.	DATE
ORIGINAL	12/02/2019



PREPARED BY:
CROCKETT
ENGINEERING CONSULTANTS
1000 W. KING BLVD., SUITE 1
COLUMBIA, MO 65205
(314) 447-0292
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri #2004000775

OWNER:
LDC DEVELOPMENT CORP
P.O. BOX 7258
COLUMBIA, MO 65205

**CLEAN FILL - LOT 29, LAKEWOOD
BUSINESS CENTER ON I-470 - PLAT Q**
SECTION 20, TOWNSHIP 48 NORTH, RANGE 31 WEST
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

DRAWING INCLUDES:
EROSION
CONTROL PLAN

DESIGNED:	TDC
DRAWN:	JEE
PROJECT NO:	190164
SHEET:	1 OF 2