



SECTION 30, TOWNSHIP 48N, RANGE 31W
IN LEE'S SUMMIT, JACKSON COUNTY, MO

Map showing the project area (outlined in red) located near the intersection of NW Lees Summit Rd and NE Douglas St. The area is bounded by NW Lees Summit Rd to the north, NE Douglas St to the east, and NW Colbern Rd to the south. The map also shows the location of Lee's Summit Municipal Airport to the northeast and Saini Luke's East Hospital to the southwest. The project area is situated between NW Lees Summit Rd and NW Colbern Rd, east of NW Douglas St.

OIL/GAS WELLS:

NO OIL OR GAS WELLS ARE LOCATED WITHIN PROJECT LIMITS.
INFORMATION OBTAINED FROM THE MISSOURI DEPARTMENT OF NATURAL RESOURCES,
GEOLOGICAL SURVEY GEOSCIENCES TECHNICAL RESOURCE ASSESSMENT TOOL (GEOSTRAT).

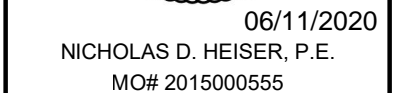
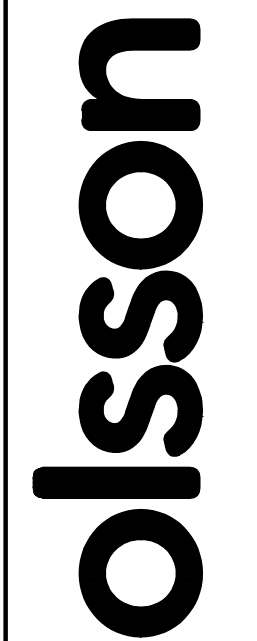
THE ENTIRE SITE IS LOCATED WITHIN ZONE X, "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM THE 1% ANNUAL CHANCE FLOOD" AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 29095C0409G, REVISION DATE JANUARY 20, 2017.

REVIEWED BY:

CITY OF LEE'S SUMMIT

06/11/2020
DATE

NICHOLAS D. HEISER, P.E.
CIVIL ENGINEER
MO#2015000555



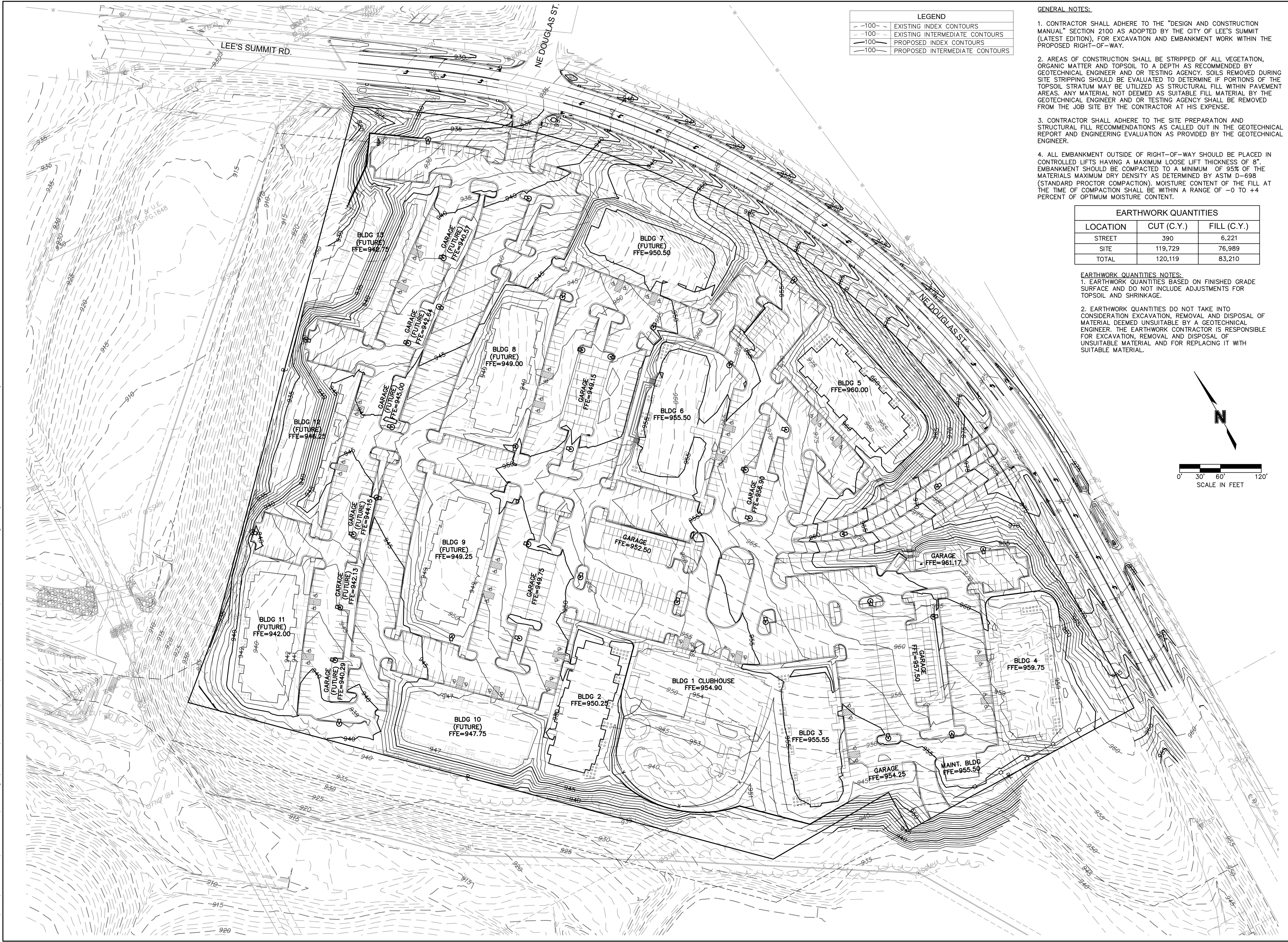
TITLE SHEET	
SITE GRADING & SITE DISTURBANCE PLANS	
ARIA APARTMENTS PHASE 1	
LEE'S SUMMIT, MO	2020

drawn by: M.J.D.
checked by: N.D.H.
designed by: M.J.D.
QA/QC by: N.D.H.
project no.: 019-0012-B
date: 2020.06.12

SHEET
01 OF 13

GENERAL LAYOUT SITE GRADING & SITE DISTURBANCE PLANS	ARIA APARTMENTS PHASE 1	LEE'S SUMMIT, MO	2020
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LEGEND	
-100-	EXISTING INDEX CONTOURS
100	EXISTING INTERMEDIATE CONTOURS
-100-	PROPOSED INDEX CONTOURS
100	PROPOSED INTERMEDIATE CONTOURS

- GENERAL NOTES:
1. CONTRACTOR SHALL ADHERE TO THE "DESIGN AND CONSTRUCTION MANUAL" SECTION 2100 AS ADOPTED BY THE CITY OF LEE'S SUMMIT (LATEST EDITION), FOR EXCAVATION AND EMBANKMENT WORK WITHIN THE PROPOSED RIGHT-OF-WAY.
 2. AREAS OF CONSTRUCTION SHALL BE STRIPPED OF ALL VEGETATION, ORGANIC MATTER AND TOPSOIL TO A DEPTH AS RECOMMENDED BY GEOTECHNICAL ENGINEER AND OR TESTING AGENCY. SOILS REMOVED DURING SITE STRIPPING SHOULD BE EVALUATED TO DETERMINE IF PORTIONS OF THE TOPSOIL STRATUM MAY BE UTILIZED AS STRUCTURAL FILL WITHIN PAVEMENT AREAS. ANY MATERIAL NOT DEEMED AS SUITABLE FILL MATERIAL BY THE GEOTECHNICAL ENGINEER AND OR TESTING AGENCY SHALL BE REMOVED FROM THE JOB SITE BY THE CONTRACTOR AT HIS EXPENSE.
 3. CONTRACTOR SHALL ADHERE TO THE SITE PREPARATION AND STRUCTURAL FILL RECOMMENDATIONS AS CALLED OUT IN THE GEOTECHNICAL REPORT AND ENGINEERING EVALUATION AS PROVIDED BY THE GEOTECHNICAL ENGINEER.
 4. ALL EMBANKMENT OUTSIDE OF RIGHT-OF-WAY SHOULD BE PLACED IN CONTROLLED LIFTS HAVING A MAXIMUM LOOSE LIFT THICKNESS OF 8". EMBANKMENT SHOULD BE COMPACTED TO A MINIMUM OF 95% OF THE MATERIALS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698 (STANDARD PROCTOR COMPACTION). MOISTURE CONTENT OF THE FILL AT THE TIME OF COMPACTION SHALL BE WITHIN A RANGE OF -0 TO +4 PERCENT OF OPTIMUM MOISTURE CONTENT.

EARTHWORK QUANTITIES		
LOCATION	CUT (C.Y.)	FILL (C.Y.)
STREET	390	6,221
SITE	119,729	76,989
TOTAL	120,119	83,210

- EARTHWORK QUANTITIES NOTES:
1. EARTHWORK QUANTITIES BASED ON FINISHED GRADE SURFACE AND DO NOT INCLUDE ADJUSTMENTS FOR TOPSOIL AND SHRINKAGE.
 2. EARTHWORK QUANTITIES DO NOT TAKE INTO CONSIDERATION EXCAVATION, REMOVAL AND DISPOSAL OF MATERIAL DEEMED UNSUITABLE BY A GEOTECHNICAL ENGINEER. THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR EXCAVATION, REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL AND FOR REPLACING IT WITH SUITABLE MATERIAL.

olsson

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STATE OF MISSOURI
NICHOLAS D. HEISER
NUMBER
PE-2015000555
06/11/2020
NICHOLAS D. HEISER, P.E.
MO# 2015000555

BY

NO. REV.

DATE

REVISIONS DESCRIPTION

SITE GRADING & SITE DISTURBANCE PLANS

ARIA APARTMENTS
PHASE 1

LEE'S SUMMIT, MO

2020

drawn by: M.J.D.
checked by: N.D.H.
designed by: M.J.D.
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project no.: 019-0012-B
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04 OF 13

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EROSION CONTROL PHASING CHART				
PROJECT PHASE	BMP REFERENCE NO.	BMP DESCRIPTION	REMOVE AFTER PHASE	NOTES:
1 - PRE-MASS GRADING	1A	CONSTRUCTION ENTRANCE	4	INSTALL PER APWA DETAIL ESC-01
	1B	CONCRETE WASHOUT	4	INSTALL PER APWA DETAIL ESC-01
	1C	DIVERSION BERM	3	INSTALL PER APWA DETAIL ESC-05
	1D	SEDIMENT TRAP	3	INSTALL PER APWA DETAIL ESC-08
	1E	AREA INLET PROTECTION	5	INSTALL PER APWA DETAIL ESC-07
	1F	SILT FENCE	5	INSTALL PER APWA DETAIL ESC-03
	1G	ROCK DITCH CHECK	5	INSTALL PER APWA DETAIL ESC-10
2 - MASS GRADING & RETAINING WALLS	2A	CONSTRUCTION ENTRANCE	4	INSTALL PER APWA DETAIL ESC-01
	2B	CONCRETE WASHOUT	4	INSTALL PER APWA DETAIL ESC-01
	2C	DIVERSION BERM	5	INSTALL PER APWA DETAIL ESC-05
	2D	ROCK DITCH CHECK	5	INSTALL PER APWA DETAIL ESC-10
	2E	SEDIMENT TRAP	3	INSTALL PER APWA DETAIL ESC-08
3 - STORM SEWER, SANITARY SEWER & BUILDINGS	3A	CURB INLET PROTECTION	4	INSTALL PER APWA DETAIL ESC-06
	3B	AREA INLET PROTECTION	4	INSTALL PER APWA DETAIL ESC-07
UPON REMOVAL CONTRACTOR TO OVER-EXCAVATE SEDIMENT TRAPS, FULLY REMOVING ALL SILT, AND FILLING IN CONTROLLED LIFTS TO PREVENT VOIDS OR EXCESSIVE SETTLING THAT COULD IMPACT BUILDING FOUNDATIONS.				
4 - BUILDINGS, SITE UTILITIES, CURB & GUTTER	4A	LATE STAGE CURB INLET PROTECTION	5	INSTALL PER APWA DETAIL ESC-06
	4B	LATE STAGE AREA INLET PROTECTION	5	INSTALL PER APWA DETAIL ESC-07
5 - PAVING & FINAL STABILIZATION	N/A	SEED, SOD AND STABILIZE ALL DISTURBED AREAS AND INSTALL ALL PLANTINGS PER LANDSCAPE PLAN		SITE STABILIZATION PER LOCAL CODES AND ORDINANCES. AT A MINIMUM STABILIZATION SHALL CONFORM WITH APWA SECTION 2406.

LEGEND	
PROPOSED	
	SILT FENCE
	STORM DRAIN INLET PROTECTION
	TEMPORARY DIVERSION BERM
	CONCRETE WASHOUT
	ROCK DITCH CHECK
	TEMPORARY STONE CONSTRUCTION ENTRANCE
	SEED/SOD/LANDSCAPE
	SOIL STABILIZATION BLANKETS & MATTING
	SEDIMENT TRAP DRAINAGE BOUNDARY

NOTE:
THE SITE DISTURBANCE PLANS INDICATES THE FINAL PLACEMENT OF EROSION CONTROL DEVICES. THE CONTRACTOR(S) MAY PROCEED WITH THE CONSTRUCTION PRIOR TO THE FINAL PLACEMENT OF THESE DEVICES BY PROVIDING ADDITIONAL DEVICES TO CONTROL EROSION ON THEIR ITEMS OF WORK. THESE DEVICES SHALL BE MAINTAINED UNTIL THE FINAL DEVICES ARE IN PLACE.

erosion control plan - PHASE 1

site grading & site disturbance plans

ARIA APARTMENTS

PHASE 1

LEE'S SUMMIT, MO

2020

NO. REV.

DATE

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REVISIONS DESCRIPTION

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project no.: 019-0012-B

date: 2020.06.12

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05 OF 13

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STATE OF MISSOURI

NICHOLAS D. HEISER

NUMBER PE-2015000555

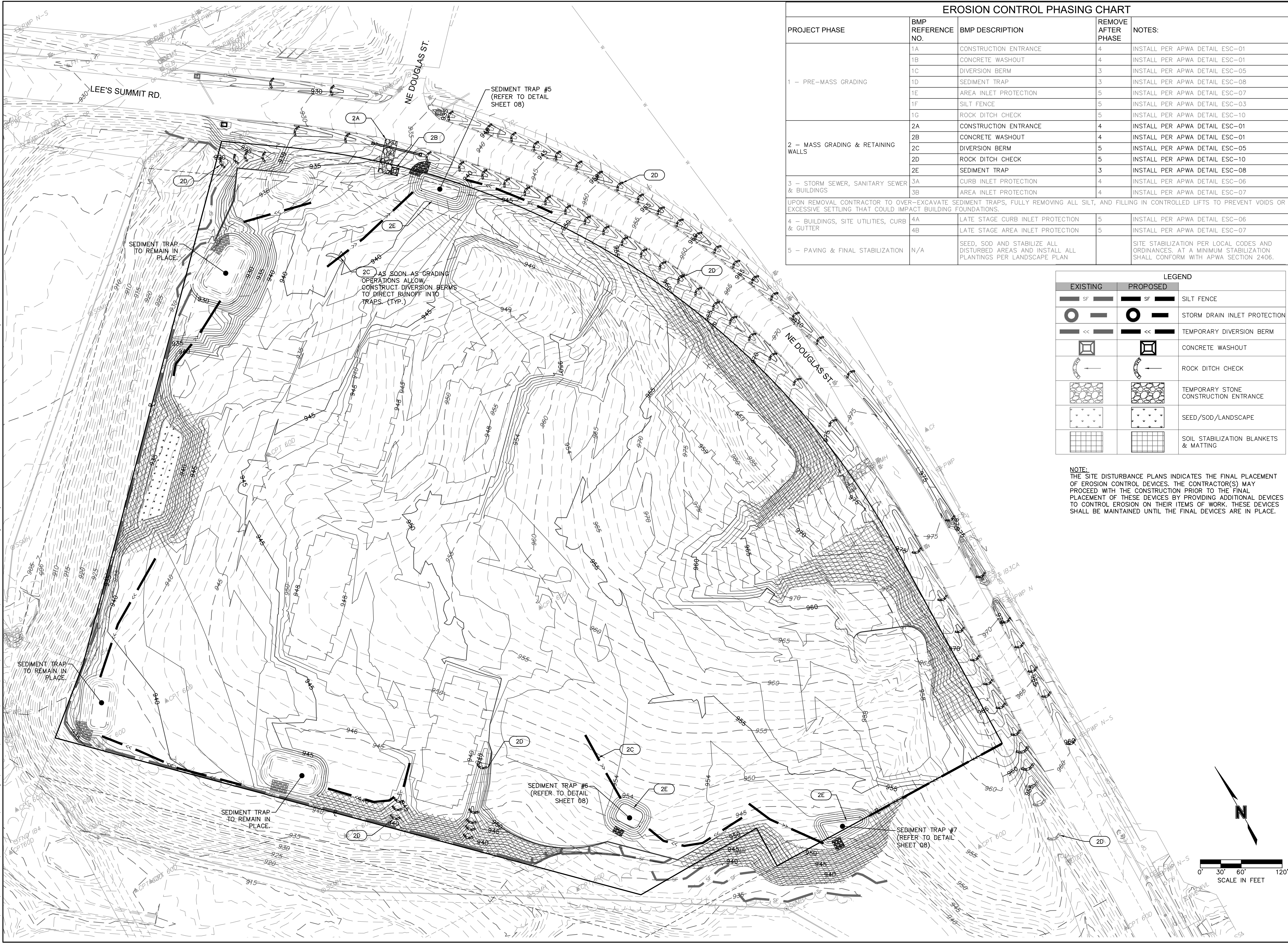
06/11/2020

NICHOLAS D. HEISER, P.E.

MO# 2015000555










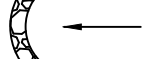
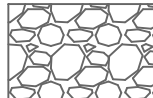
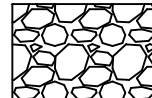

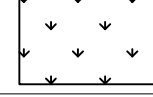


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EROSION CONTROL PHASING CHART

PROJECT PHASE	BMP REFERENCE NO.	BMP DESCRIPTION	REMOVE AFTER PHASE	NOTES:
1 - PRE-MASS GRADING	1A	CONSTRUCTION ENTRANCE	4	INSTALL PER APWA DETAIL ESC-01
	1B	CONCRETE WASHOUT	4	INSTALL PER APWA DETAIL ESC-01
	1C	DIVERSION BERM	3	INSTALL PER APWA DETAIL ESC-05
	1D	SEDIMENT TRAP	3	INSTALL PER APWA DETAIL ESC-08
	1E	AREA INLET PROTECTION	5	INSTALL PER APWA DETAIL ESC-07
	1F	SILT FENCE	5	INSTALL PER APWA DETAIL ESC-03
	1G	ROCK DITCH CHECK	5	INSTALL PER APWA DETAIL ESC-10
2 - MASS GRADING & RETAINING WALLS	2A	CONSTRUCTION ENTRANCE	4	INSTALL PER APWA DETAIL ESC-01
	2B	CONCRETE WASHOUT	4	INSTALL PER APWA DETAIL ESC-01
	2C	DIVERSION BERM	5	INSTALL PER APWA DETAIL ESC-05
	2D	ROCK DITCH CHECK	5	INSTALL PER APWA DETAIL ESC-10
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LEGEND		
EXISTING	PROPOSED	
		SILT FENCE
		STORM DRAIN INLET PROTECTION
		TEMPORARY DIVERSION BERM
		CONCRETE WASHOUT
		ROCK DITCH CHECK
		TEMPORARY STONE CONSTRUCTION ENTRANCE
		SEED/SOD/LANDSCAPE
		SOIL STABILIZATION BLANKETS & MATTING

NOTE:
THE SITE DISTURBANCE PLANS INDICATES THE FINAL PLACEMENT OF EROSION CONTROL DEVICES. THE CONTRACTOR(S) MAY PROCEED WITH THE CONSTRUCTION PRIOR TO THE FINAL PLACEMENT OF THESE DEVICES BY PROVIDING ADDITIONAL DEVICES TO CONTROL EROSION ON THEIR ITEMS OF WORK. THESE DEVICES SHALL BE MAINTAINED UNTIL THE FINAL DEVICES ARE IN PLACE.

erosion control plan - PHASE 2
site grading & site disturbance plans

ARIA APARTMENTS
PHASE 1

LEE'S SUMMIT, MO

NO. REV.

DATE

BY

REVISIONS DESCRIPTION

2020











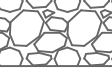


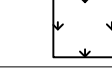


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STATE OF MISSOURI
NICHOLAS D. HEISER
NUMBER
PE-2015000555
PROFESSIONAL ENGINEER

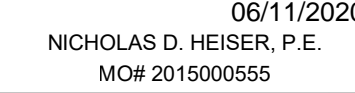
06/11/2020
NICHOLAS D. HEISER, P.E.
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olsson

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LEGEND		
EXISTING	PROPOSED	
		SILT FENCE
		STORM DRAIN INLET PROTECTION
		TEMPORARY DIVERSION BERM
		CONCRETE WASHOUT
		ROCK DITCH CHECK
		TEMPORARY STONE CONSTRUCTION ENTRANCE
		SEED/SOD/LANDSCAPE
		SOIL STABILIZATION BLANKETS & MATTING

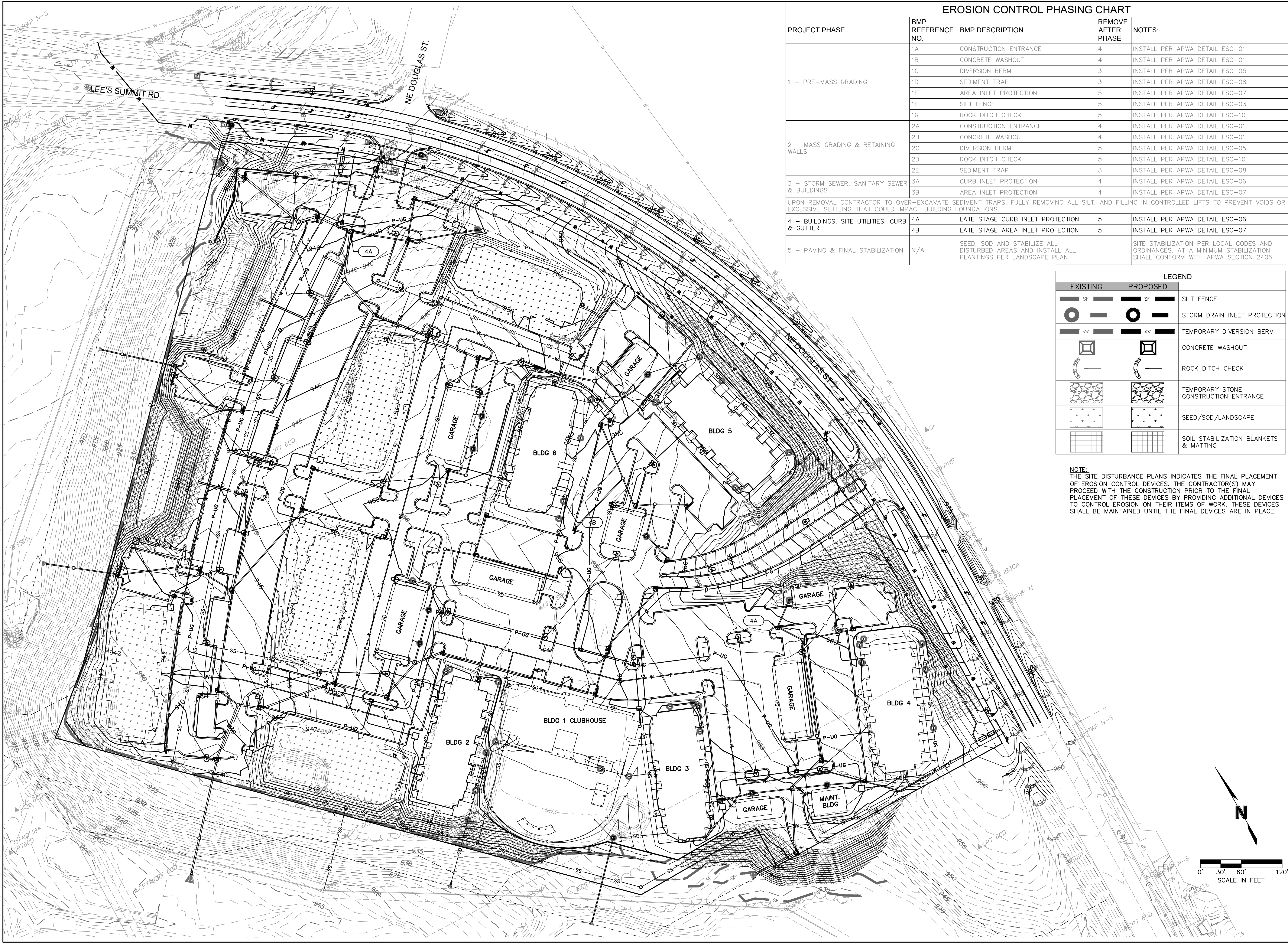
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THE SITE DISTURBANCE PLANS INDICATES THE FINAL PLACEMENT OF EROSION CONTROL DEVICES. THE CONTRACTOR(S) MAY PROCEED WITH THE CONSTRUCTION PRIOR TO THE FINAL PLACEMENT OF THESE DEVICES BY PROVIDING ADDITIONAL DEVICES TO CONTROL EROSION ON THEIR ITEMS OF WORK. THESE DEVICES SHALL BE MAINTAINED UNTIL THE FINAL DEVICES ARE IN PLACE.

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EROSION CONTROL PLAN - PHASE 3 E GRADING & SITE DISTURBANCE PLANS	ARIA APARTMENTS PHASE 1	JMMIT_MO	2
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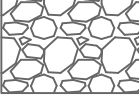
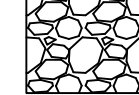
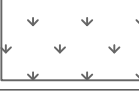
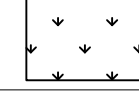

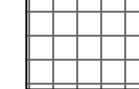
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EROSION CONTROL PHASING CHART

PROJECT PHASE	BMP REFERENCE NO.	BMP DESCRIPTION	REMOVE AFTER PHASE	NOTES:
1 - PRE-MASS GRADING	1A	CONSTRUCTION ENTRANCE	4	INSTALL PER APWA DETAIL ESC-01
	1B	CONCRETE WASHOUT	4	INSTALL PER APWA DETAIL ESC-01
	1C	DIVERSION BERM	3	INSTALL PER APWA DETAIL ESC-05
	1D	SEDIMENT TRAP	3	INSTALL PER APWA DETAIL ESC-08
	1E	AREA INLET PROTECTION	5	INSTALL PER APWA DETAIL ESC-07
	1F	SILT FENCE	5	INSTALL PER APWA DETAIL ESC-03
	1G	ROCK DITCH CHECK	5	INSTALL PER APWA DETAIL ESC-10
2 - MASS GRADING & RETAINING WALLS	2A	CONSTRUCTION ENTRANCE	4	INSTALL PER APWA DETAIL ESC-01
	2B	CONCRETE WASHOUT	4	INSTALL PER APWA DETAIL ESC-01
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5 - PAVING & FINAL STABILIZATION	N/A	SEED, SOD AND STABILIZE ALL DISTURBED AREAS AND INSTALL ALL PLANTINGS PER LANDSCAPE PLAN		SITE STABILIZATION PER LOCAL CODES AND ORDINANCES. AT A MINIMUM STABILIZATION SHALL CONFORM WITH APWA SECTION 2406.

LEGEND		
EXISTING	PROPOSED	
		SILT FENCE
		STORM DRAIN INLET PROTECTION
		TEMPORARY DIVERSION BERM
		CONCRETE WASHOUT
		ROCK DITCH CHECK
		TEMPORARY STONE CONSTRUCTION ENTRANCE
		SEED/SOD/LANDSCAPE
		SOIL STABILIZATION BLANKETS & MATTING

NOTE:
THE SITE DISTURBANCE PLANS INDICATES THE FINAL PLACEMENT OF EROSION CONTROL DEVICES. THE CONTRACTOR(S) MAY PROCEED WITH THE CONSTRUCTION PRIOR TO THE FINAL PLACEMENT OF THESE DEVICES BY PROVIDING ADDITIONAL DEVICES TO CONTROL EROSION ON THEIR ITEMS OF WORK. THESE DEVICES SHALL BE MAINTAINED UNTIL THE FINAL DEVICES ARE IN PLACE.

erosion control plan - PHASE 4
SITE GRADING & SITE DISTURBANCE PLANS

ARIA APARTMENTS
PHASE 1

LEE'S SUMMIT, MO

NO. REV.

DATE

BY

REVISIONS DESCRIPTION

2020

drawn by: M.J.D.
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SHEET
10 OF 13

STATE OF MISSOURI
NICHOLAS D. HEISER
NUMBER
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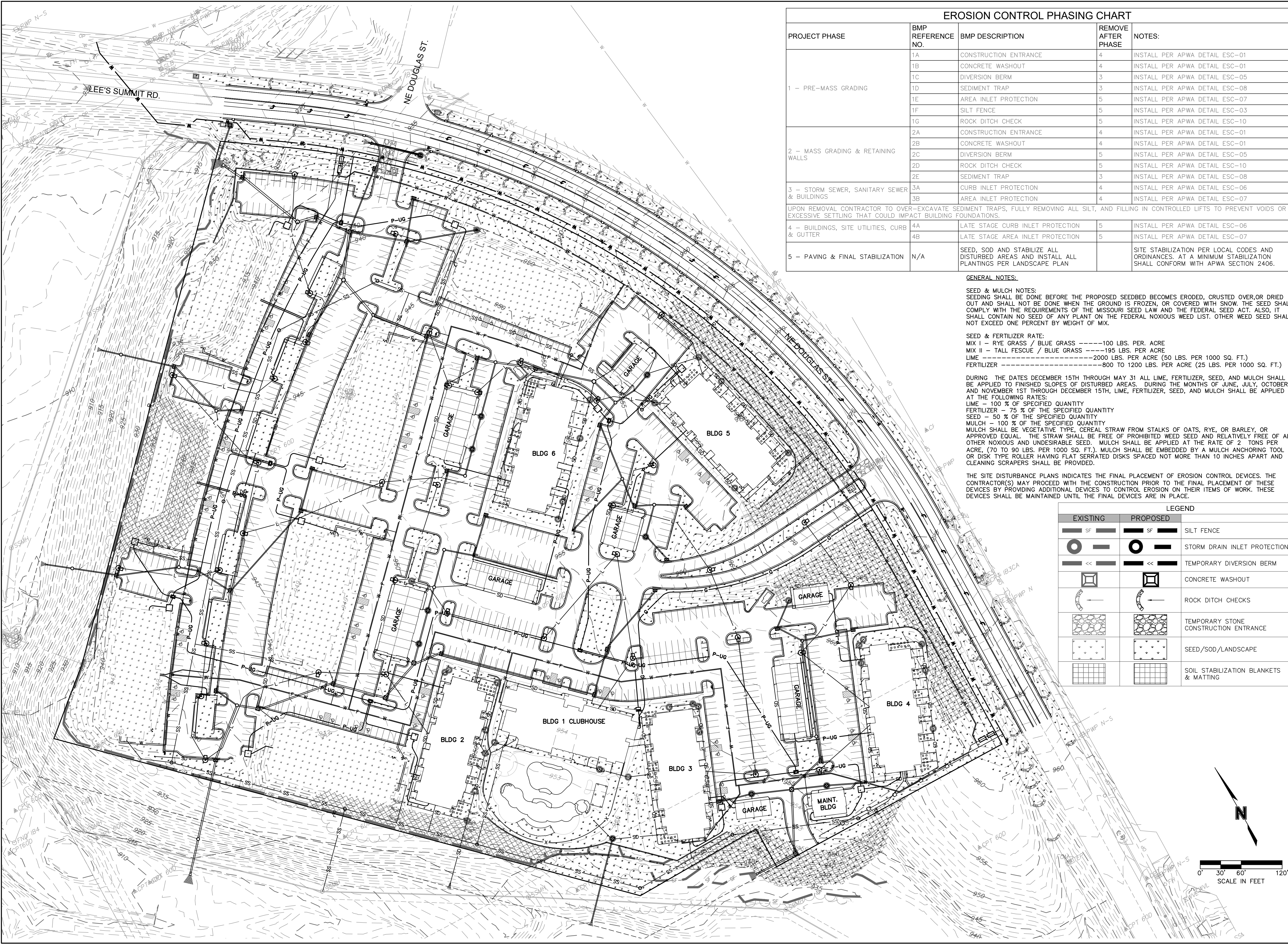
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NICHOLAS D. HEISER, P.E.
MO# 2015000555

REVISIONS

06/11/2020
NICHOLAS D. HEISER, P.E.
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EROSION CONTROL PHASING CHART

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1 - PRE-MASS GRADING	1A	CONSTRUCTION ENTRANCE	4	INSTALL PER APWA DETAIL ESC-01
	1B	CONCRETE WASHOUT	4	INSTALL PER APWA DETAIL ESC-01
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	4B	LATE STAGE AREA INLET PROTECTION	5	INSTALL PER APWA DETAIL ESC-07
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GENERAL NOTES:

SEED & MULCH NOTES:
SEEDING SHALL BE DONE BEFORE THE PROPOSED SEEDBED BECOMES ERODED, CRUSTED OVER, OR DRIED OUT AND SHALL NOT BE DONE WHEN THE GROUND IS FROZEN, OR COVERED WITH SNOW. THE SEED SHALL COMPLY WITH THE REQUIREMENTS OF THE MISSOURI SEED LAW AND THE FEDERAL SEED ACT. ALSO, IT SHALL CONTAIN NO SEED OF ANY PLANT ON THE FEDERAL NOXIOUS WEED LIST. OTHER WEED SEED SHALL NOT EXCEED ONE PERCENT BY WEIGHT OF MIX.

SEED & FERTILIZER RATE:
MIX I - RYE GRASS / BLUE GRASS -----100 LBS. PER ACRE
MIX II - TALL FESCUE / BLUE GRASS -----195 LBS. PER ACRE
LIME -----2000 LBS. PER ACRE (50 LBS. PER 1000 SQ. FT.)
FERTILIZER -----800 TO 1200 LBS. PER ACRE (25 LBS. PER 1000 SQ. FT.)

DURING THE DATES DECEMBER 15TH THROUGH MAY 31 ALL LIME, FERTILIZER, SEED, AND MULCH SHALL BE APPLIED TO FINISHED SLOPES OF DISTURBED AREAS. DURING THE MONTHS OF JUNE, JULY, OCTOBER, AND NOVEMBER 1ST THROUGH DECEMBER 15TH, LIME, FERTILIZER, SEED, AND MULCH SHALL BE APPLIED AT THE FOLLOWING RATES:
LIME - 100 % OF SPECIFIED QUANTITY
FERTILIZER - 75 % OF THE SPECIFIED QUANTITY
SEED - 50 % OF THE SPECIFIED QUANTITY
MULCH - 100 % OF THE SPECIFIED QUANTITY
MULCH SHALL BE VEGETATIVE TYPE, CEREAL STRAW FROM STALKS OF OATS, RYE, OR BARLEY, OR APPROVED EQUAL. THE STRAW SHALL BE FREE OF PROHIBITED WEED SEED AND RELATIVELY FREE OF ALL OTHER NOXIOUS AND UNDESIRABLE SEED. MULCH SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE (70 TO 90 LBS. PER 1000 SQ. FT.). MULCH SHALL BE EMBEDDED BY A MULCH ANCHORING TOOL OR DISK TYPE ROLLER HAVING FLAT SERRATED DISKS SPACED NOT MORE THAN 10 INCHES APART AND CLEANING SCRAPERS SHALL BE PROVIDED.

THE SITE DISTURBANCE PLANS INDICATES THE FINAL PLACEMENT OF EROSION CONTROL DEVICES. THE CONTRACTOR(S) MAY PROCEED WITH THE CONSTRUCTION PRIOR TO THE FINAL PLACEMENT OF THESE DEVICES BY PROVIDING ADDITIONAL DEVICES TO CONTROL EROSION ON THEIR ITEMS OF WORK. THESE DEVICES SHALL BE MAINTAINED UNTIL THE FINAL DEVICES ARE IN PLACE.

LEGEND		
EXISTING	PROPOSED	
		SILT FENCE
		STORM DRAIN INLET PROTECTION
		TEMPORARY DIVERSION BERM
		CONCRETE WASHOUT
		ROCK DITCH CHECKS
		TEMPORARY STONE CONSTRUCTION ENTRANCE
		SEED/SOD/LANDSCAPE
		SOIL STABILIZATION BLANKETS & MATTING

erosion

OLSSON - CIVIL ENGINEERING
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STATE OF MISSOURI
NICHOLAS D. HEISER
NUMBER PE-2015000555
06/11/2020
NICHOLAS D. HEISER, P.E.
MO# 2015000555

BY

REVISIONS DESCRIPTION

DATE

NO. REV.

EROSION CONTROL PLAN - PHASE 5
SITE GRADING & SITE DISTURBANCE PLANS

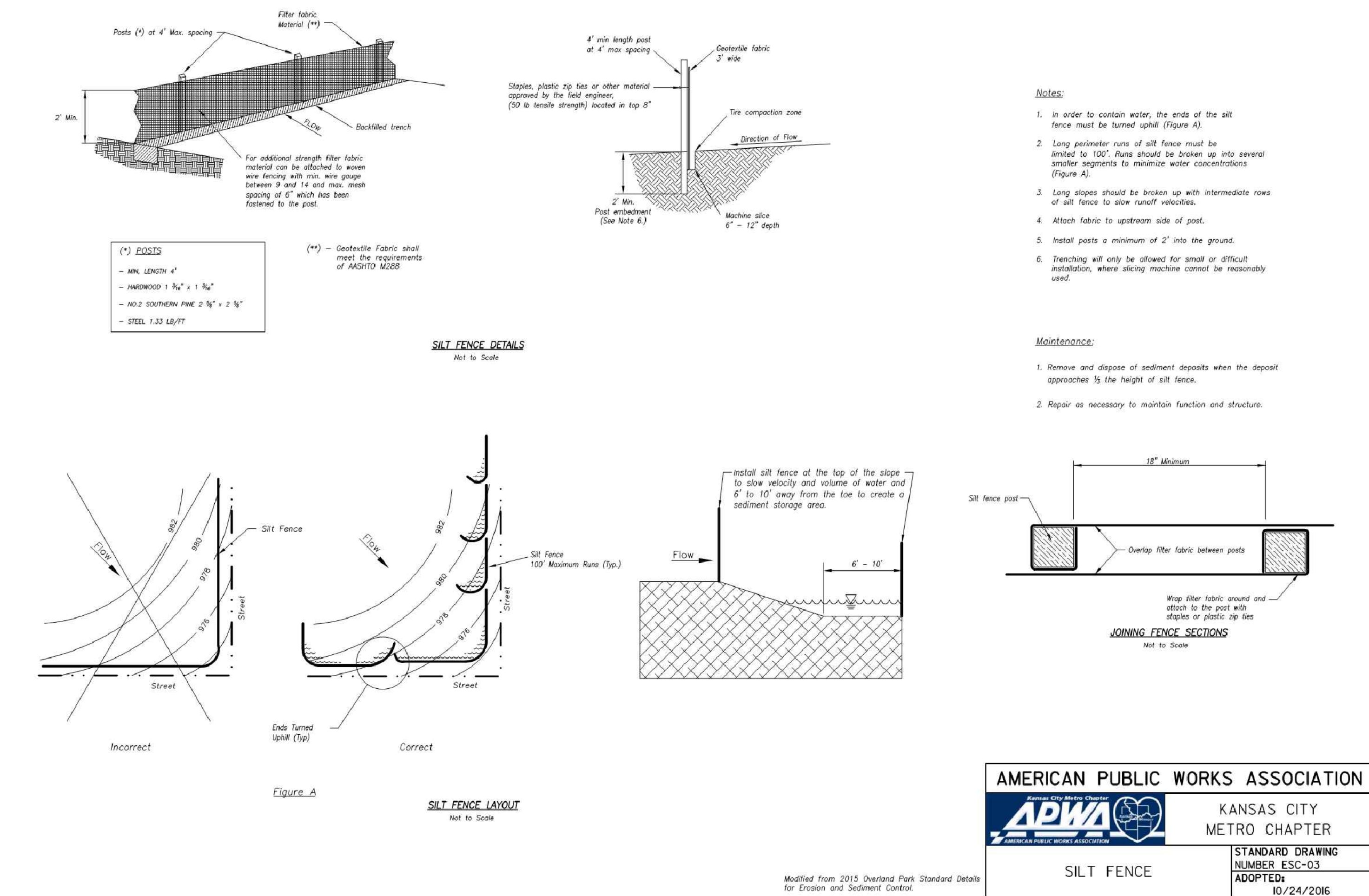
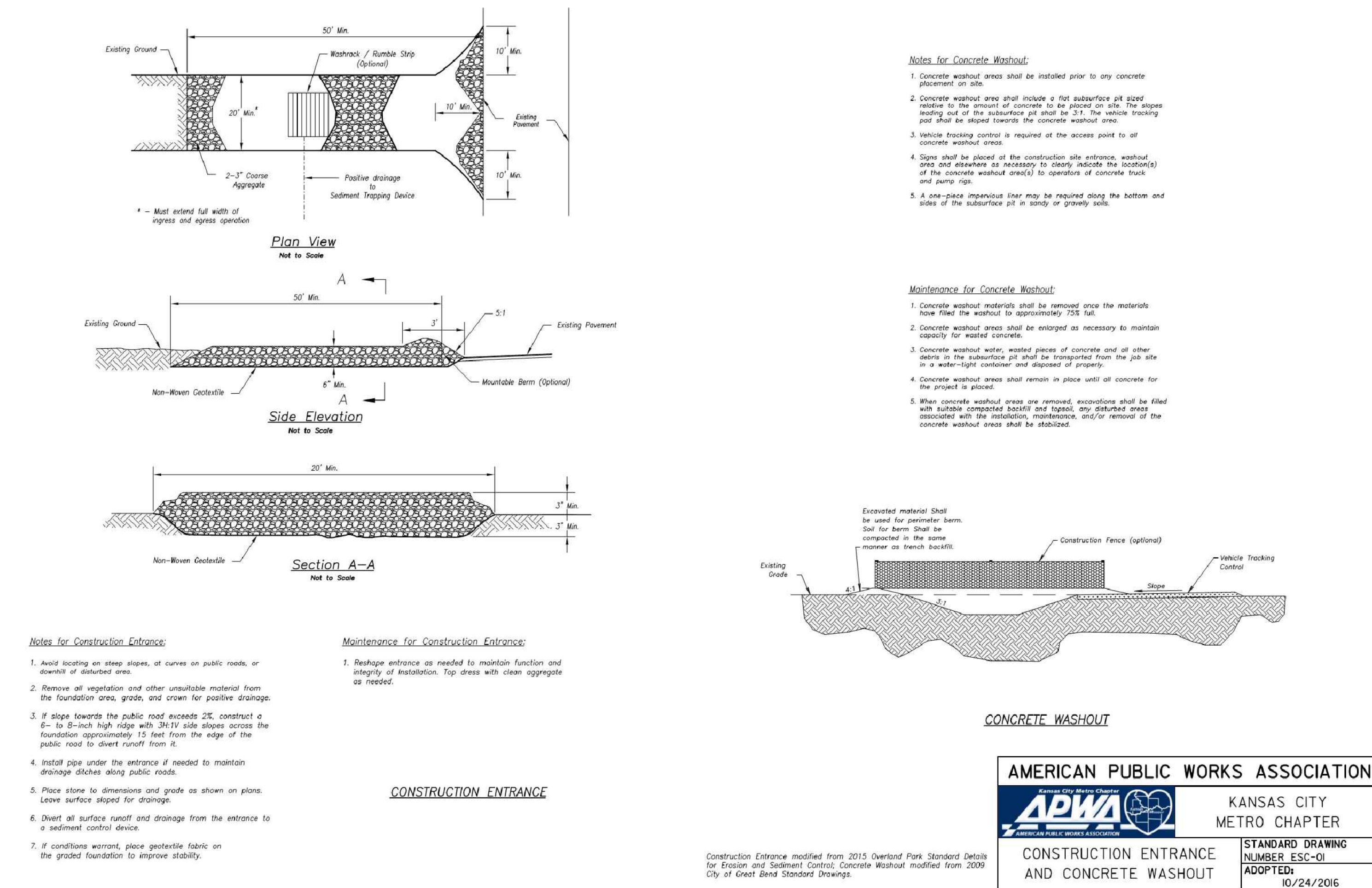
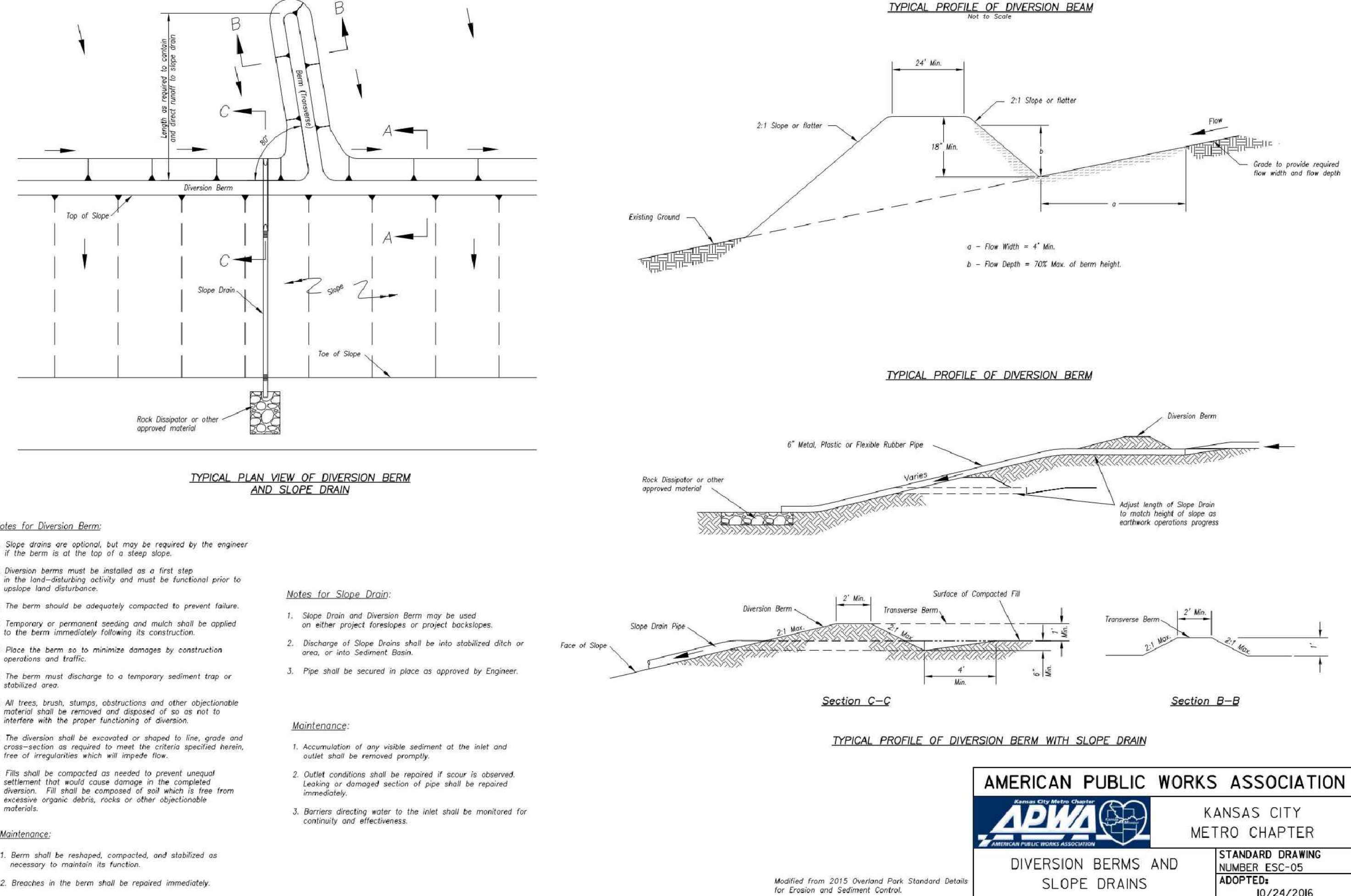
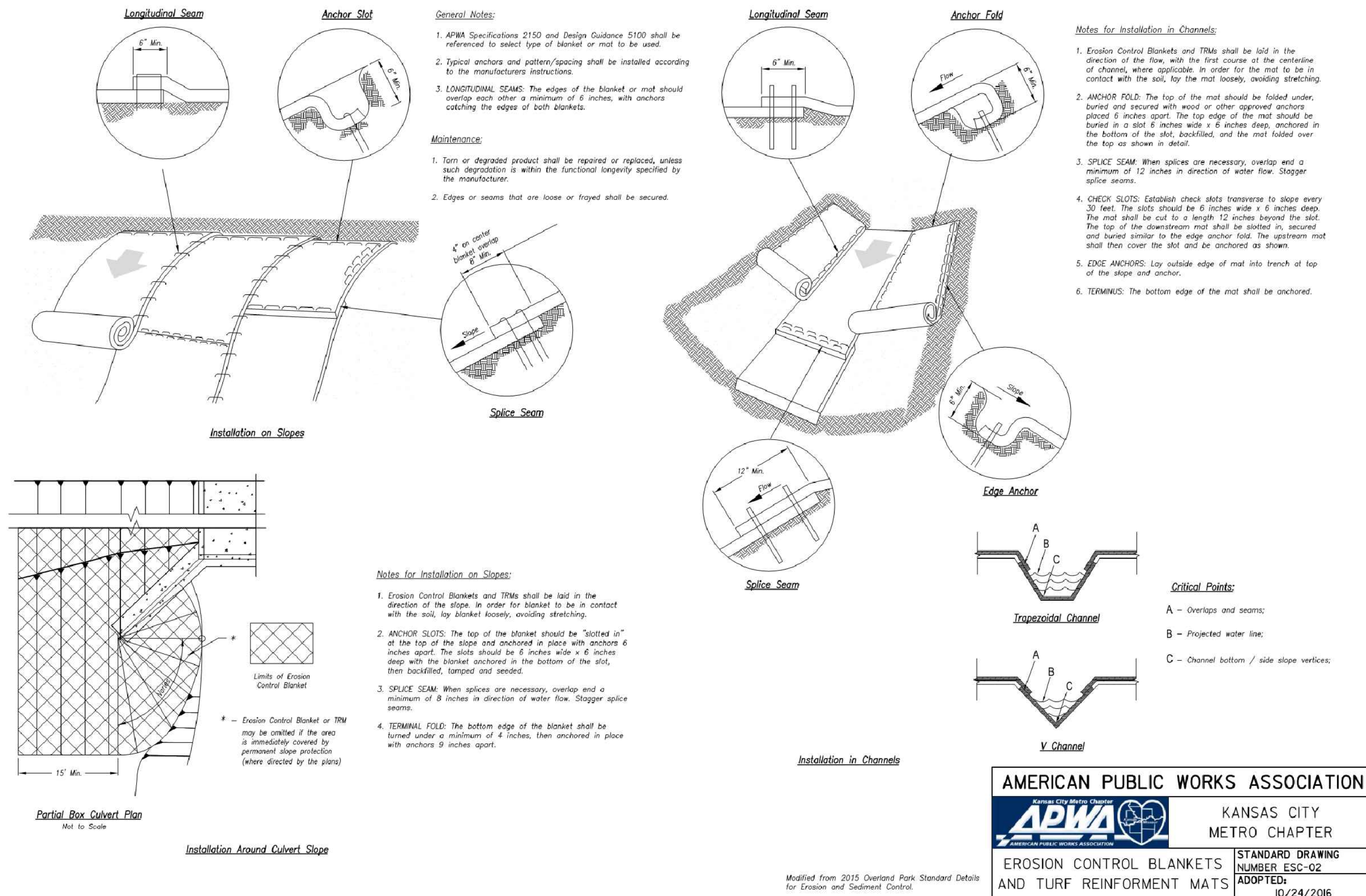
ARIA APARTMENTS
PHASE 1

LEE'S SUMMIT, MO

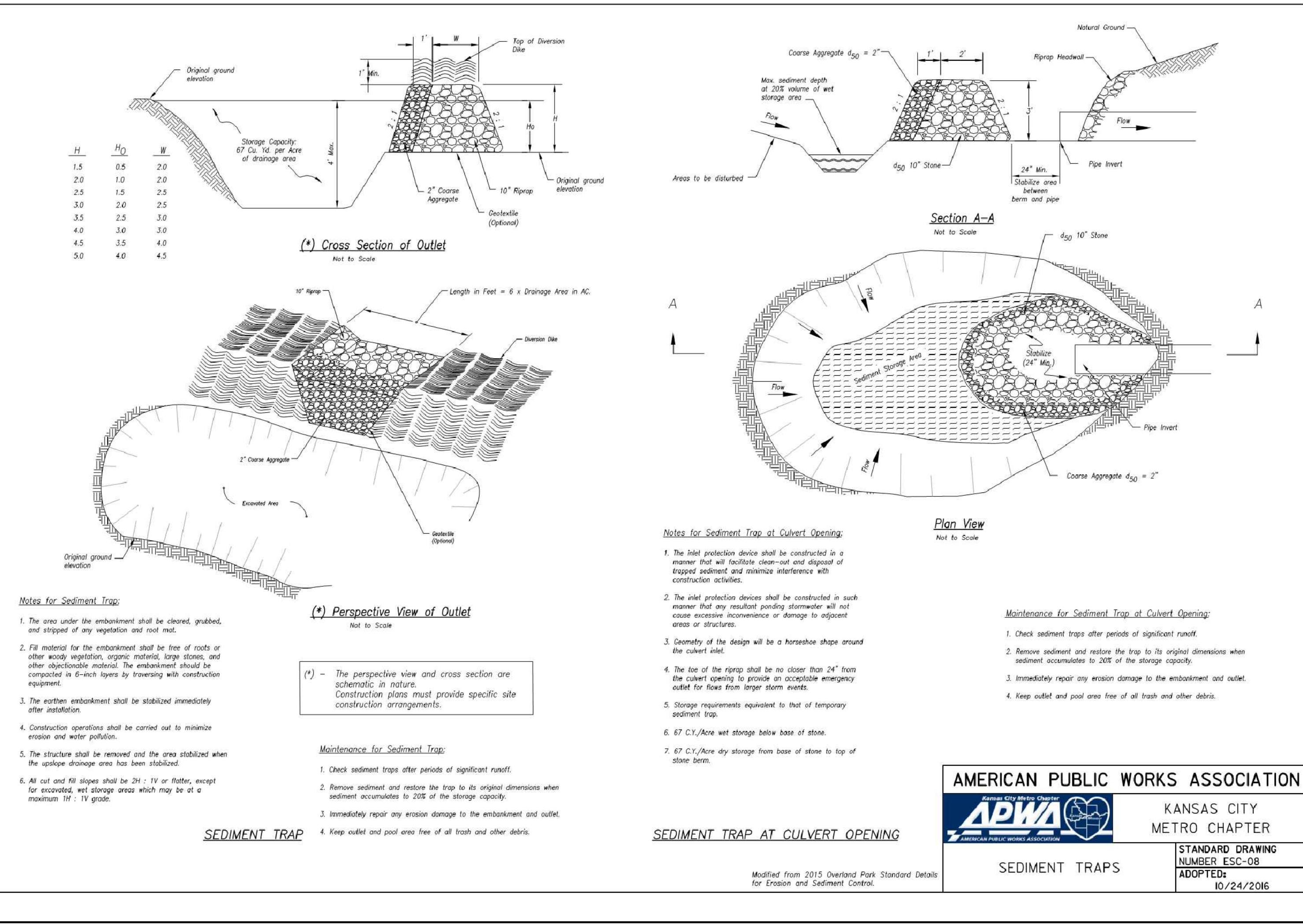
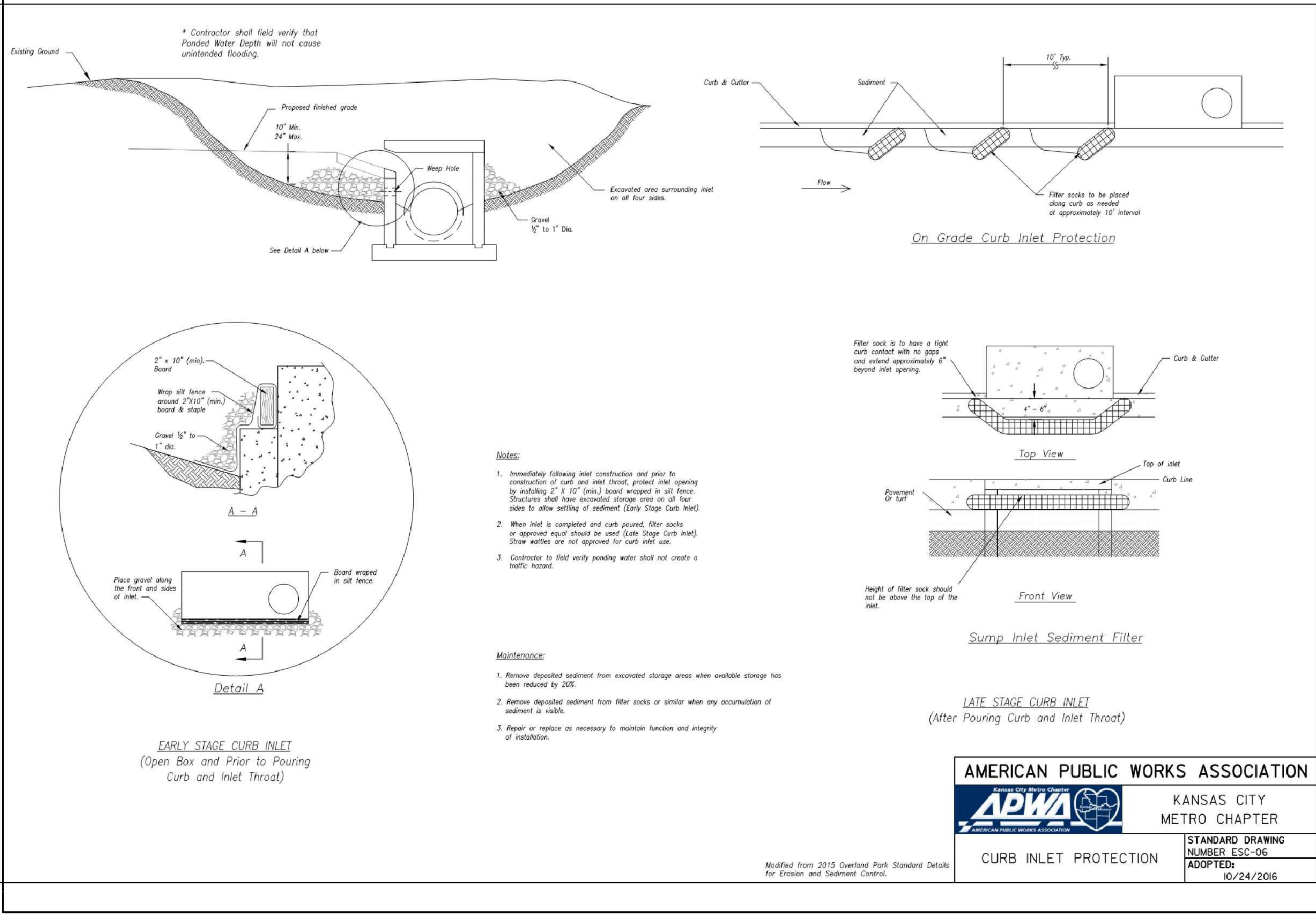
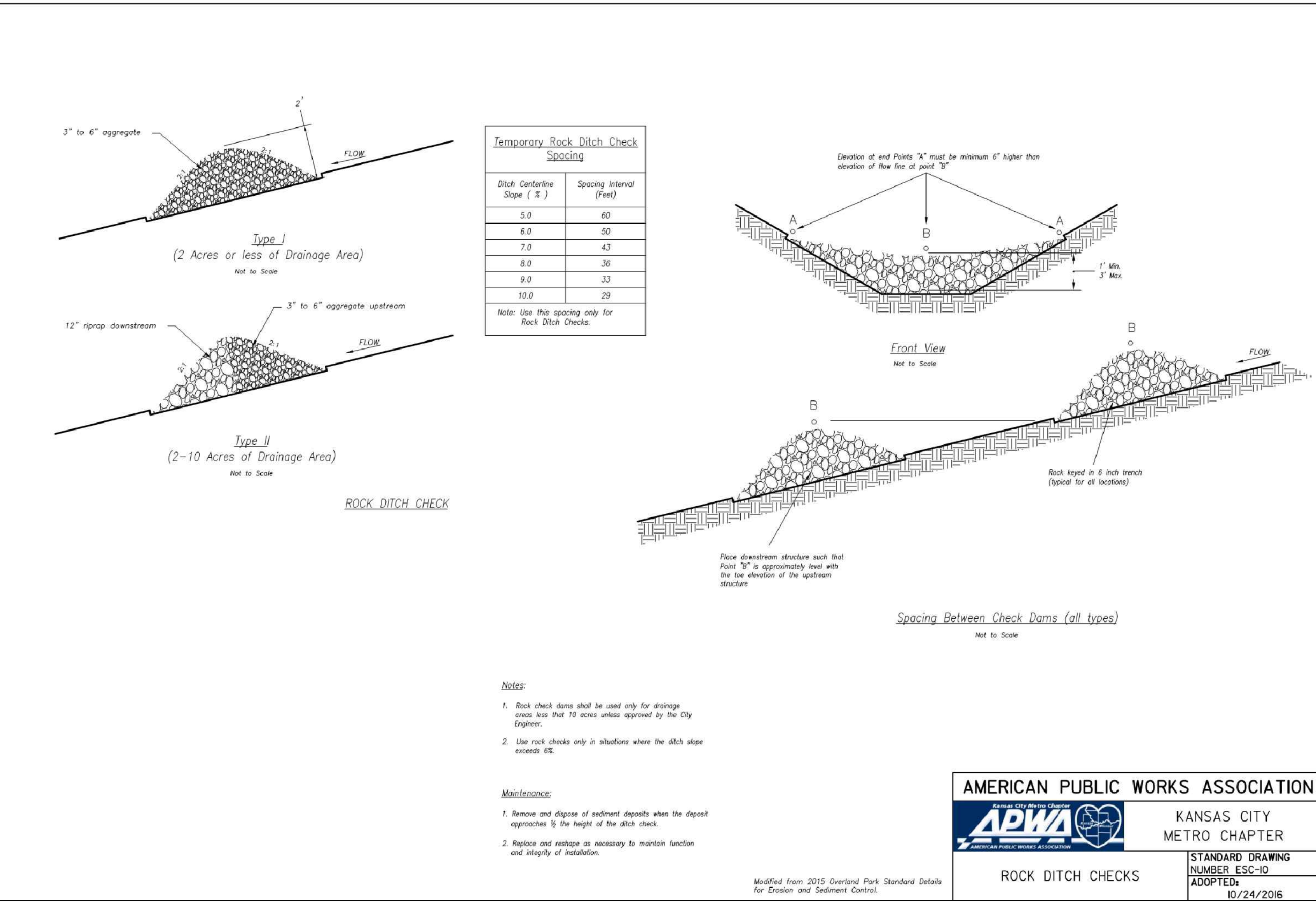
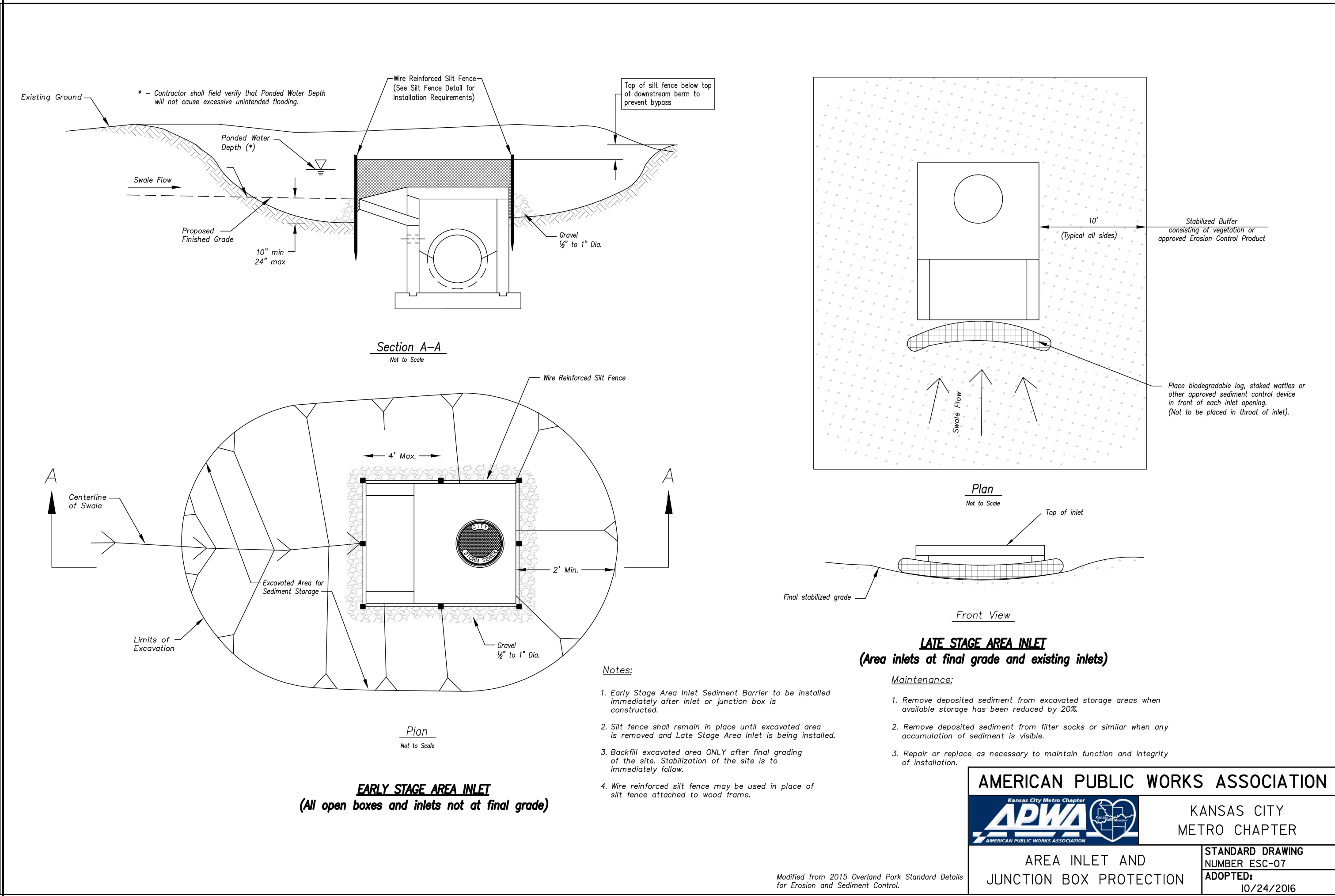
2020

SHEET
11 OF 13

drawn by: M.J.D.
checked by: N.D.H.
designed by: M.J.D.
QA/QC by: N.D.H.
project no.: 019-0012-B
date: 2020.06.12



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STATE OF MISSOURI
NICHOLAS D. HEISER
NUMBER PE-2015000555
06/11/2020
NICHOLAS D. HEISER, P.E.
MO# 2015000555

BY: _____
NO. REV. _____
DATE _____
REVISIONS DESCRIPTION _____

DETAIL SHEET
SITE GRADING & SITE DISTURBANCE PLANS
ARIA APARTMENTS
PHASE 1
LEE'S SUMMIT, MO
2020

drawn by: _____ M.J.D.
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SHEET
13 OF 13