SERVICE LINE SIDEWALK

TOP ELEVATION

CURB & GUTTER

WATERLINE EASEMENT

**ASPHALT PAVEMENT - EXISTING** 

**ASPHALT PAVEMENT - PROPOSED** 

CONCRETE PAVEMENT - EXISTING

**ASPHALT PAVEMENT - EXISTING** 

CONCRETE SIDEWALK - EXISTING

CONCRETE SIDEWALK - PROPOSED

**CURB & GUTTER - EXISTING** 

STORM SEWER - EXISTING

FIBER OPTIC CABLE - EXISTING

EXISTING SANITARY MANHOLE PROPOSED SANITARY MANHOLE

CABLE TV - EXISTING

----- OHP<sub>y</sub> ----- OVERHEAD POWER LINE - EXIST

—— UGE<sub>Y</sub> —— UNDERGROUND ELECTRIC - EX.

LIGHT - EXISTING

CLEANOUT

17 BONDS

**EXISTING MANHOLE** 

EXISTING AREA INLET

**EXISTING CURB INLET** 

EXISTING GRATE INLET

**EXISTING JUNCTION BOX** 

EXISTING STORM MANHOLE

WATERLINE - EXISTING

GAS LINE - EXISTING

SCALE 1" = 2000'

#### **UTILITY CONTACTS:**

MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT) Steve Holloway 600 NE Colbern Road Lee's Summit. MO 64086

Brent Jones 3025 SE Clover Drive Lee's Summit, MO 64082 (816) 399-9633 brent.jones@spireenergy.com

#### EVERGY (KCP&L) Gary Jones Gary.Jones@evergy.com

CITY OF LEES SUMMIT PUBLIC WORKS Dena Mezger 220 SE Green Street Lee's Summit, MO 64063 (816) 969-1800

#### AT&T Mark Manion or Marty Loper 500 E. 8th Street, Room 370 Kansas City, MO 64106

(816) 275-2341 or (816) 275-1550 COMCAST CABLE John Meadows

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

PUBLIC WATER SUPPLY DISTRICT Mark Schaufler 220 SE Green Street Lee's Summit, MO 64063

(816) 969-1900

#### **SUMMARY OF QUANTITIES** QUANTITY UNITS 1 GRADING LS 2 SEEDING AND SODDING LS 3 TYPE "CG-2" CURB AND GUTTER 1,535 LF 4 TYPE "CG-1" CURB AND GUTTER LF 151 5 SAWCUT EXISTING PAVEMENT LF 6 6" ASPHALT SY 465 6" BASE COURSE - MODOT TYPE 5 (6" CHEMICAL STABILIZATION) (OPTION A) SY 8 ASPHALT REMOVAL 675 SY 9 ADA RAMP EA 10 5' SIDEWALK 35 11 5' SIDEWALK REMOVAL 175 LF 12 STD. 6'X4' CURB INLET EΑ 13 CONNECT TO EXISTING STORM EΑ 14 | EROSION CONTROL DEVICES 15 CITY PERMIT FEE LS 16 LAND DISTURBANCE CITY FEE LS

# SEDIMENT CONTROL PLAN, MASTER DRAINAGE PLAN, STREET, AND STORMWATER PLANS

# WINTERSET VALLEY REPLAT LOTS 1450, 1451, & TRACT A51

IN THE CITY OF LEE'S SUMMIT JACKSON COUNTY, MISSOURI

#### **GENERAL NOTES**

- ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DEPARTMENT OF THE CITY OF LEE'S SUMMIT, MISSOURI
- LINEAL FOOT MEASUREMENTS SHOWN ON THE PLANS ARE HORIZONTAL MEASUREMENTS, NOT SLOPE

- AND SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.

- DISTURBANCE ACTIVITIES WITHIN THE RIGHT OF WAY. THESE ACTIVITIES MAY REQUIRE A PERMIT
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL TRAFFIC HANDLING MEASURES NECESSARY TO ENSURE THAT THE GENERAL PUBLIC IS PROTECTED AT ALL TIMES. TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD-LATEST EDITION).

#### STREET NOTES:

LS

- 1. ALL STREET CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL. ALL APPLICABLE AASHTO STANDARDS HAVE BEEN MET.
- 2. ALL INSPECTION OF STREET CONSTRUCTION TO BE PERFORMED BY THE CITY OF LEE'S SUMMIT PUBLIC
- CURB RETURN RADII SHALL BE 25' AT BACK OF CURB UNLESS OTHERWISE NOTED.
- SUBGRADE TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY. ASSUMED DESIGN SPEED = 25 MPH (COLLECTOR).
- MINIMUM STOPPING SIGHT DISTANCE = 155 FEET. MINIMUM K, SAG CURVE = 26 (14 WITH LIGHTING), CREST CURVE = 12.
- GRADE INTERSECTIONS TO DRAIN AS SHOWN.
- 9. SSD = STOPPING SIGHT DISTANCE.

#### **EARTHWORK**

- EXISTING SITE TO THE FINISHED GRADE (OR SUB-GRADE) ELEVATIONS PROVIDED ON THE PLANS AS SPO-

- LANDSCAPED AREAS TO A MINIMUM DEPTH OF 6-INCHES BELOW FINAL GRADE
- A. TURF AREAS 2.5% MINIMUM, 4H:1V MAXIMUM
- B. PAVED AREAS 1.2% MINIMUM, 5% MAXIMUM ALL DISTURBED AREAS SHALL BE FERTILIZED. SEEDED AND MULCHED IMMEDIATELY AFTER EARTHWORK ACTIVITIES HAVE CEASED. SEEDING SHALL BE PER THE EROSION AND SEDIMENT CONTROL PLAN AND/OR LANDSCAPE PLAN. IF NOT SPECIFIED SEEDING SHALL BE PER APWA SECTION 2400, LATEST EDITION. UNLESS OTHERWISE NOTED, SEEDING SHALL BE SUBSIDIARY TO THE CONTRACT PRICE FOR EARTHWORK AND
- 14. ALL DISTURBED AREAS IN THE RIGHT-OF-WAY SHALL BE SODDED.
- 15. UNDERDRAINS ARE RECOMMENDED FOR ALL PAVED AREAS ADJACENT TO IRRIGATED TURF AND
- CONTRACTOR SHALL ADHERE TO THE REPORTING REQUIREMENTS OUTLINED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THIS PROJECT. EROSION AND SEDIMENT CONTROL DEVICES SHALL BE PROPERLY MAINTAINED AND KEPT CLEAN OF SILT AND DEBRIS AND IN GOOD WORKING ORDER. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AS REQUIRED.

#### UTILITIES:

- EXISTING UTILITIES HAVE BEEN SHOWN TO THE GREATEST EXTENT POSSIBLE BASED UPON INFORMATION PROVIDED TO THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE RESPECTIVE UTILITY COMPANIES AND FIELD LOCATING UTILITIES PRIOR TO CONSTRUCTION AND IDENTIFYING ANY POTENTIAL CONFLICTS. ALL CONFLICTS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ANY REQUIRED UTILITY RELOCATIONS. UTILITIES DAMAGED THROUGH THE NEGLIGENCE OF THE CONTRACTOR SHALL BE REPAIRED AT THE
- CONTRACTOR SHALL VERIFY FLOW-LINES AND STRUCTURE TOPS PRIOR TO CONSTRUCTION, AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES. PROVIDE SHOP DRAWINGS FOR ALL PRECAST AND MANUFACTURED UTILITY STRUCTURES FOR REVIEW BY THE ENGINEER PRIOR TO CONSTRUCTION OF THE
- UTILITY SEPARATION: WATERLINES SHALL HAVE A MINIMUM OF 10 FEET HORIZONTAL AND 2 FEET VERTICAL SEPARATION FROM ALL SANITARY AND STORM SEWER LINES. IF MINIMUM SEPARATIONS CAN NOT BE OBTAINED, A CONTINUOUS CASING PIPE MUST BE USED ON THE WATER LINE AND EXTEND NO LESS THAN 10 FEET IN EACH DIRECTION FROM THE CROSSING OF THE SANITARY OR STORM SEWER LINE IN CONFLICT. PAYMENT FOR TRENCHING, BACKFILLING, PIPE EMBEDMENT, FLOWABLE FILL, BACKFILL MATERIALS, CLEAN
- UP, SEEDING, SODDING AND ANY OTHER ITEMS NECESSARY FOR THE CONSTRUCTION OF THE UTILITY LINE SHALL BE INCLUDED IN THE CONTRACT PRICE FOR THE UTILITY INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING RESPECTIVE UTILITY COMPANIES 48-HOURS IN
- ADVANCE FOR THE INSPECTION OF ANY PROPOSED UTILITY MAIN EXTENSION OR SERVICE LINE OR SERVICE CONNECTION TO ANY EXISTING MAIN. TRENCH SPOILS SHALL BE NEATLY PLACED ONSITE ADJACENT TO THE TRENCH, AND COMPACTED TO
- PREVENT SATURATION AND EXCESS SEDIMENT RUNOFF. UNSUITABLE MATERIALS, EXCESS ROCK AND SHALE, ASPHALT, CONCRETE, TREES, BRUSH ETC. SHALL BE PROPERLY DISPOSED OF OFFSITE. MATERIALS MAY BE WASTED ONSITE AT THE DIRECTION OF THE OWNER OR HIS APPOINTED REPRESENTATIVE.

	Sheet List Table
Sheet Number	Sheet Title
1	COVER SHEET
2	PRE-CLEARING PLAN
3	ECP-CONSTRUCTION
4	FINAL STABILIZATION PLAN
5	EROSION CONTROL DETAILS
6	GENERAL LAYOUT
7	MDP - GRADING PLAN
8	MDP SPOT ELEVATIONS
9	MDP DRAINAGE AREA
10	INT DET (ADA RAMPS)
10.1	INT DET (ADA RAMP DETAIL)
11	EXISTING LINE 100 PLAN & PROFILE
12	STANDARD DETAILS
13	STANDARD DETAILS

**APPROVED BY** 

CITY ENGINEER APPROVED FOR ONE YEAR FROM THIS DATE

DATE

GALE COMMUNITIES, INC. DAVID GALE 400 SW LONGVIEW BLVD, STE 109 LEE'S SUMMIT, MISSOURI 64081 O: (816) 761-9292

**OWNER/DEVELOPER:** 

C: (816) 645-2336 DGALE@GALECOMMUNITIES.COM



#### MISSOURI GEOGRAPHIC REFERENCE SYSTEM **BENCH MARK:**

BM JA-136, LOCATED AT INTERSECTION OF SW OLDHAM PARKWAY AND SW WARD ROAD, 61 FT SOUTH OF CL OF OLDHAM PARKWAY AND 28.9 FT EAST OF THE EAST EDGE OF WARD ROAD.

ELEV. 993.11'

### **PROJECT BENCH MARK:**

SANITARY MANHOLE H2 AT NW CORNER OF LOT 1153 WINTERSET VALLEY 1ST PLAT, APPROX. 39' RT. OF CL OF NW PEALE BLVD.

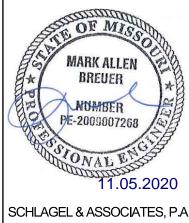
ELEV.935.45'

CONFORMING TO CONSTRUCTION RECORDS. 10.29.2020

DATE

BY

PREPARED BY



**COVER SHEET** 

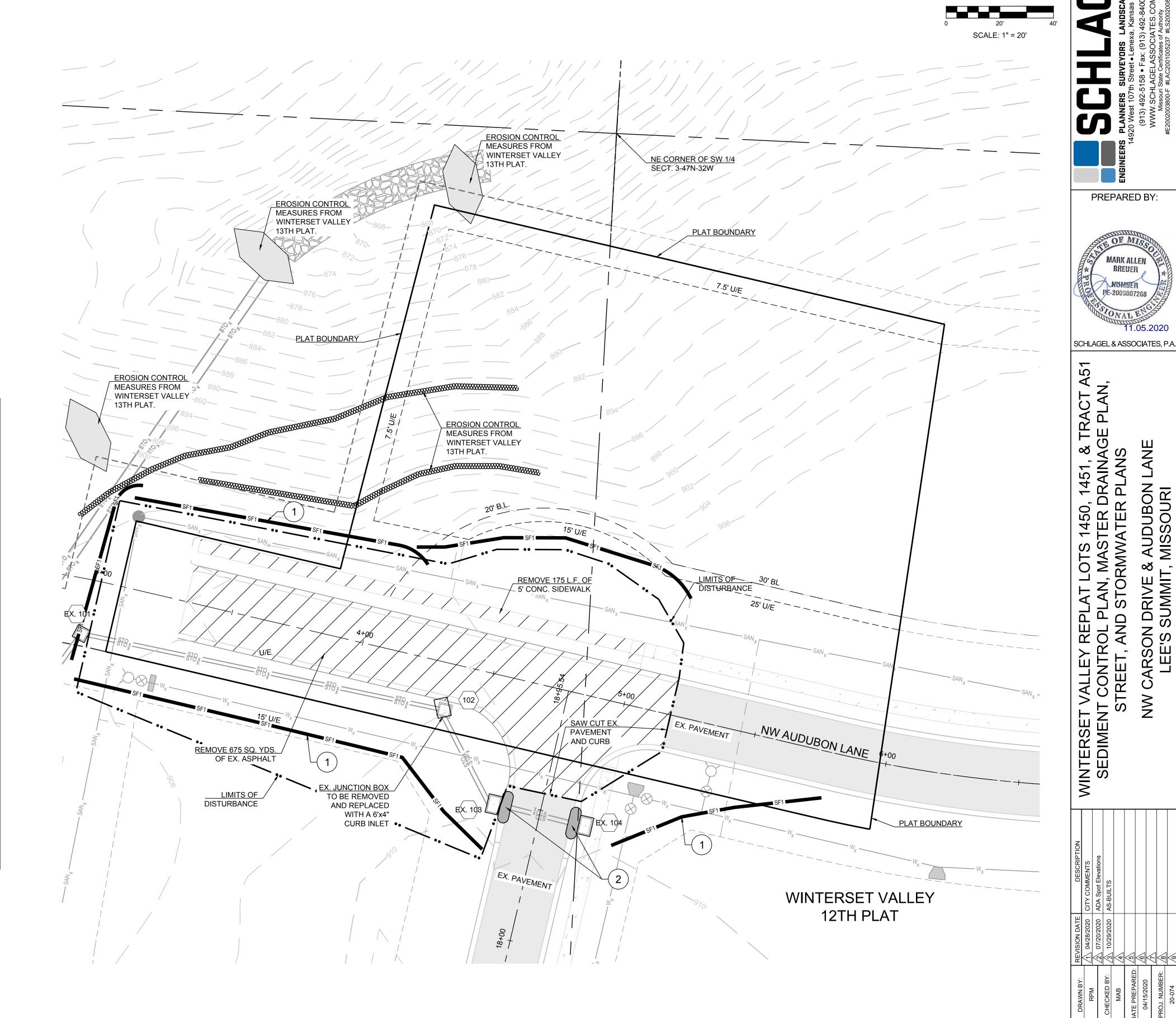
1. CONSTRUCTION OF THIS CONTRACT IS TO BE CONCURRENT WITH WINTERSET VALLEY 13TH PLAT IMPROVEMENTS. THEREFORE EROSION CONTROL MEASURES FROM WINTERSET VALLEY 13TH PLAT SHALL REMAIN OR BE IMPROVED UPON DURING THIS CONTRACT.

	EROSIC	ON AND SEDIMENT CONT	ROL ST	AGING CHART
PROJECT STAGE	BMP PLAN REF. NO	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
	N/A	CONSTRUCTION ENTRANCE & STAGING AREA	D	MAINTAIN, REPAIR, OR REPLACE AS NECESSARY
A - PRIOR TO LAND DISTURBANCE	1	SILT FENCE 1 (PRIOR TO LAND DISTURBANCE)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
	2	EXISTING INLET PROTECTION (GRAVEL CURB INLET SEDIMENT TRAP)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
	3	SILT FENCE 2 (DURING CONSTRUCTION)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
B - MASS GRADING	4	SILT SOCK/ ROCK SOCK/ SOCK WATTLE	D	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
	5	FOAM SILT DIKE OR ROCK DITCH CHECK	E	PLACE WHERE INDICATED AS SOON AS SWALE IS ESTABLISHED, REPAIR OR REPLACE AS NECESSARY
	6	CONCRETE WASHOUT AREA	E	MAINTAIN, REPAIR, OR REPLACE AS NECESSARY
C - UTILITY CONSTRUCTION	7	INLET PROTECTION (SILT FENCE)	D/E	PLACE SILT FENCE AROUND ALL STORM SEWER STRUCTURES / YARD AREA STORM STRUCTURES TO HAVE SILT FENCE REMOVED ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHEI
	8	INLET PROTECTION (GRAVEL FILTER BAGS)	E	BOARDS SHALL BE PLACED IN FRONT OF INLET OPENING FROM THE TIME SILT FENCE IS REMOVED UNTIL SUCH TIME THAT THE CURB / THROAT IS POURED. PLACE GRAVEL FILTER BAGS AT THE OPENING OF ALL CURB INLETS IMMEDIATELY AFTER THE INLET THROATS ARE POURED
D - AFTER PAVING OPERATIONS	9	SILT FENCE 2 (AFTER CURB CONSTRUCTION)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
	10	SEEDING AND MULCHING	E	ALL DISTURBED AREAS AFTER 14 DAYS OF CONSTRUCTION INACTIVITY
E - UNTIL CLOSURE OF LAND DISTURBANCE PERMIT				ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES MAY BE REQUIRED ANY TIME CURRENT MEASURES ARE FOUND TO BE INEFFECTIVE.

## DISTURBED AREA = 0.44 A.C.

#### **SITE SPECIFIC NOTES:**

- 1. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.
- THERE ARE NO WETLANDS, NATURAL OR ARTIFICIAL WATER STORAGE DETENTION AREAS IN THE PROJECT AREA.
- NO PART OF THE PROJECT LIES WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 29095C0412G DATED JANUARY 20, 2017.
- 4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED ACCORDING TO THE BMP STAGING CHART.
- ADDITIONAL EROSION CONTROL MAY BE REQUIRED BY THE CITY ENGINEER AT ANY TIME EXISTING MEASURES ARE FOUND TO BE INEFFECTIVE OR PROBLEMATIC AREAS ARE NOTED IN THE FIELD.
- STABILIZATION OF DISTURBED AREAS MUST, AT A MINIMUM, BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING, OR OTHER SOIL DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. THE DISTURBED AREAS SHALL BE PROTECTED FROM EROSION BY STABILIZING THE AREA WITH MULCH OR OTHER SIMILARLY EFFECTIVE SOIL STABILIZING BMPS. INITIAL STABILIZATION ACTIVITIES MUST BE COMPLETED WITHIN 14 DAYS AFTER SOIL DISTURBING ACTIVITIES CEASE.
- ALL PERIMETER SILT FENCE, EARTH DIKES, SEDIMENT BASINS, AND ROCK CONSTRUCTION ENTRANCES WILL BE INSTALLED BEFORE GRADING OPERATIONS BEGIN.
- SILT FENCE AND EARTH DIKES THAT ARE PLACED BEFORE GRADING BEGINS WILL BE MAINTAINED BY THE GRADING CONTRACTOR.
- AREAS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE SODDED IMMEDIATELY AFTER CONSTRUCTION IS COMPLETE.



CONFORMING TO CONSTRUCTION RECORDS. 10.29.2020

DATE



PRE-CLEARING PLAN

MARK ALLEN

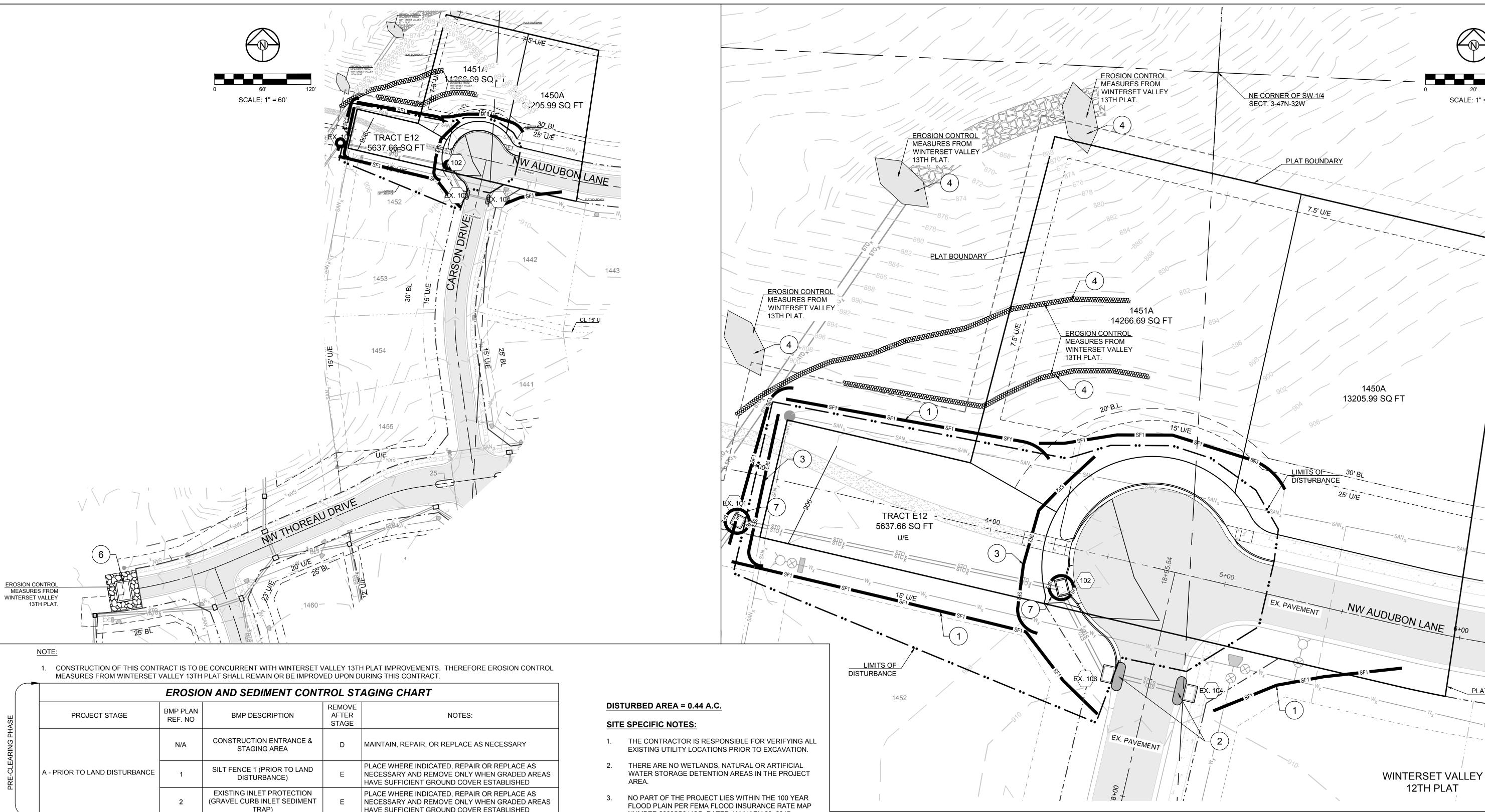
BREUER

MUMBER

PE-2009007268

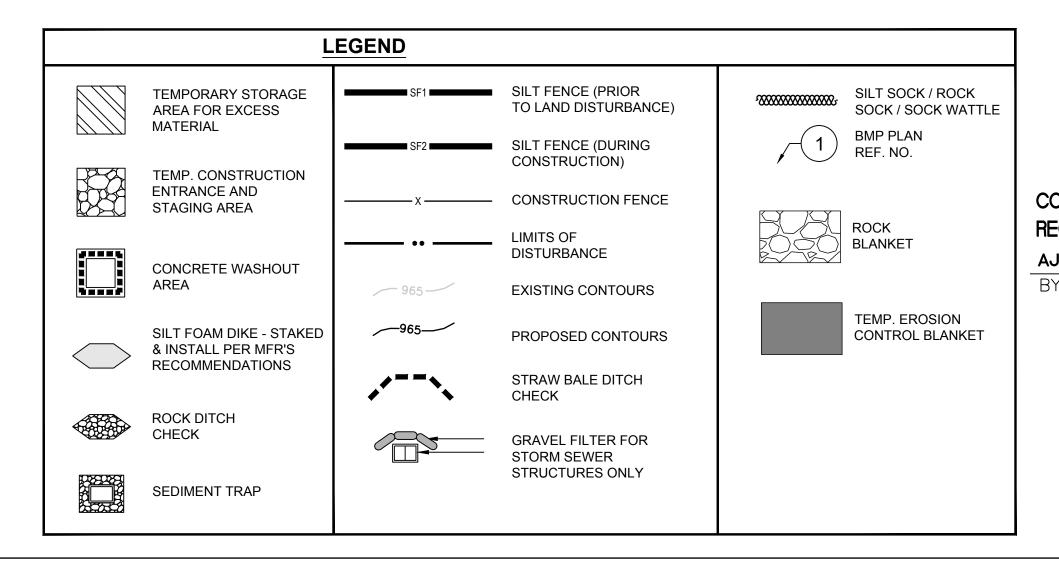
11.05.2020

AUDUBON I MISSOURI



	PROJECT STAGE	BMP PLAN REF. NO	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
		N/A	CONSTRUCTION ENTRANCE & STAGING AREA	D	MAINTAIN, REPAIR, OR REPLACE AS NECESSARY
	A - PRIOR TO LAND DISTURBANCE	1	SILT FENCE 1 (PRIOR TO LAND DISTURBANCE)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED ARE HAVE SUFFICIENT GROUND COVER ESTABLISHED
_		2	EXISTING INLET PROTECTION (GRAVEL CURB INLET SEDIMENT TRAP)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED ARE HAVE SUFFICIENT GROUND COVER ESTABLISHED
		3	SILT FENCE 2 (DURING CONSTRUCTION)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED ARE HAVE SUFFICIENT GROUND COVER ESTABLISHED
	B - MASS GRADING	4	SILT SOCK/ ROCK SOCK/ SOCK WATTLE	D	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED ARE HAVE SUFFICIENT GROUND COVER ESTABLISHED
		5	FOAM SILT DIKE OR ROCK DITCH CHECK	Е	PLACE WHERE INDICATED AS SOON AS SWALE IS ESTABLISHED, REPAIR OR REPLACE AS NECESSARY
		6	CONCRETE WASHOUT AREA	E	MAINTAIN, REPAIR, OR REPLACE AS NECESSARY
	C - UTILITY CONSTRUCTION	7	INLET PROTECTION (SILT FENCE)	D/E	PLACE SILT FENCE AROUND ALL STORM SEWER STRUCTURES / YARD AREA STORM STRUCTURES TO HAVE SILT FENCE REMOVED ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLIS
		8	INLET PROTECTION (GRAVEL FILTER BAGS)	E	BOARDS SHALL BE PLACED IN FRONT OF INLET OPEN FROM THE TIME SILT FENCE IS REMOVED UNTIL SUCI TIME THAT THE CURB / THROAT IS POURED. PLACE GRAVEL FILTER BAGS AT THE OPENING OF ALL CURE INLETS IMMEDIATELY AFTER THE INLET THROATS AR POURED
PHASE	D - AFTER PAVING OPERATIONS	9	SILT FENCE 2 (AFTER CURB CONSTRUCTION)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED ARE HAVE SUFFICIENT GROUND COVER ESTABLISHED
		10	SEEDING AND MULCHING	E	ALL DISTURBED AREAS AFTER 14 DAYS OF CONSTRUCTION INACTIVITY
	E - UNTIL CLOSURE OF LAND DISTURBANCE PERMIT				ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES MAY BE REQUIRED ANY TIME CURRENT MEASURES ARE FOUND TO BE INEFFECTIVE.

- NUMBER 29095C0412G DATED JANUARY 20, 2017.
- 4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED ACCORDING TO THE BMP STAGING CHART.
- ADDITIONAL EROSION CONTROL MAY BE REQUIRED BY THE CITY ENGINEER AT ANY TIME EXISTING MEASURES ARE FOUND TO BE INEFFECTIVE OR PROBLEMATIC AREAS ARE NOTED IN THE FIELD.
- STABILIZATION OF DISTURBED AREAS MUST, AT A MINIMUM, BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING, OR OTHER SOIL DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. THE DISTURBED AREAS SHALL BE PROTECTED FROM EROSION BY STABILIZING THE AREA WITH MULCH OR OTHER SIMILARLY EFFECTIVE SOIL STABILIZING BMPS. INITIAL STABILIZATION ACTIVITIES MUST BE COMPLETED WITHIN 14 DAYS AFTER SOIL DISTURBING ACTIVITIES CEASE.
- ALL PERIMETER SILT FENCE, EARTH DIKES, SEDIMENT BASINS, AND ROCK CONSTRUCTION ENTRANCES WILL BE INSTALLED BEFORE GRADING OPERATIONS BEGIN.
- SILT FENCE AND EARTH DIKES THAT ARE PLACED BEFORE GRADING BEGINS WILL BE MAINTAINED BY THE GRADING CONTRACTOR.
- AREAS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE SODDED IMMEDIATELY AFTER CONSTRUCTION IS COMPLETE.



CONFORMING TO CONSTRUCTION RECORDS. AJC 10.29.2020

SCALE: 1" = 20'

PREPARED BY:

BREUER

MUMBER

PE-2009007268

SCHLAGEL & ASSOCIATES, P.A.

A51

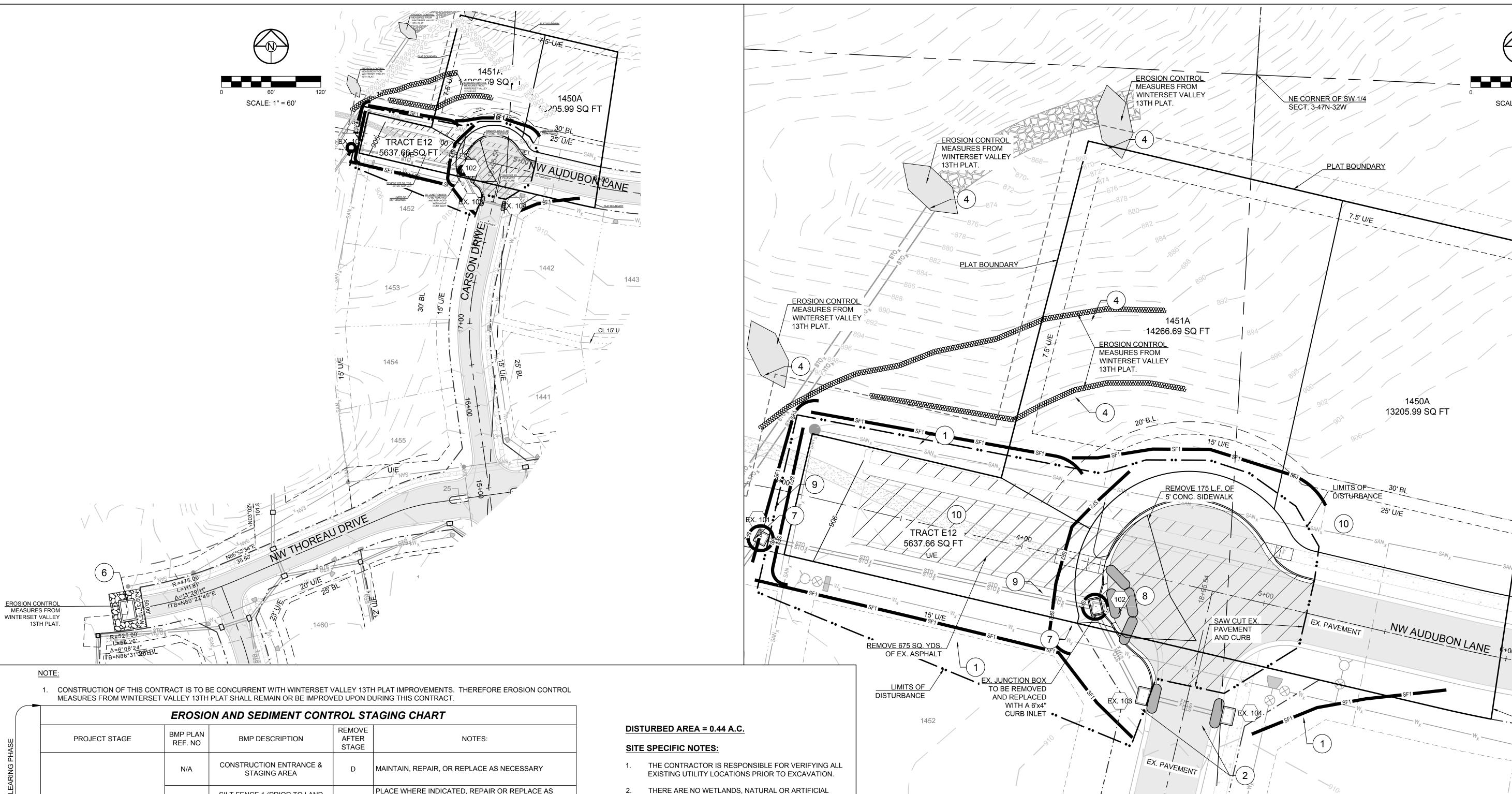
LAT LOTS 1450, 1451, & TRACT / LAN, MASTER DRAINAGE PLAN STORMWATER PLANS

WINTERS SEDIME

11.05.2020

AUDUBON I MISSOURI

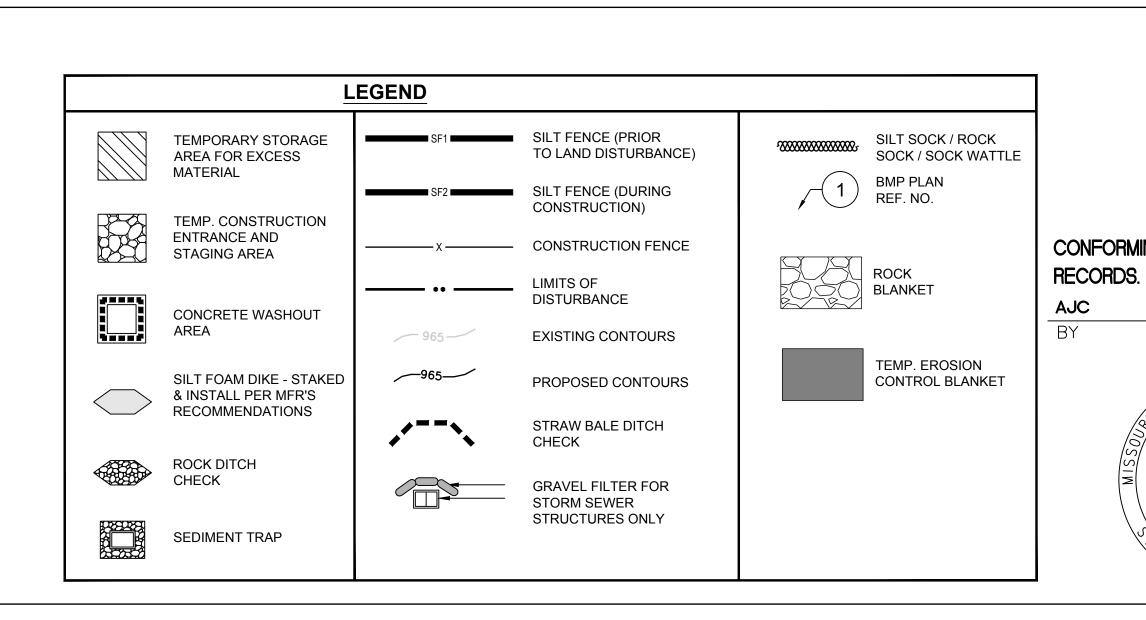
DATE **#CP-CONSTRUCTION** 

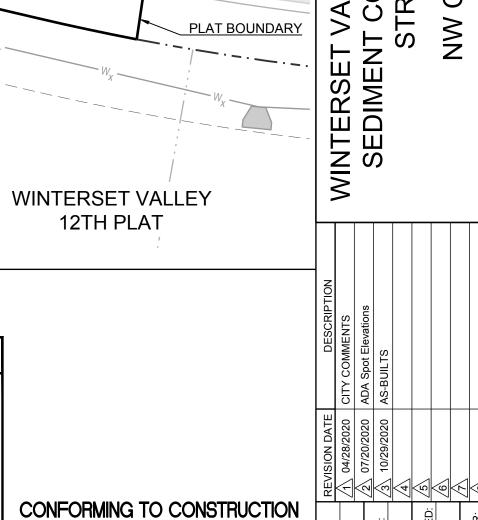


	PROJECT STAGE	BMP PLAN REF. NO	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
		N/A	CONSTRUCTION ENTRANCE & STAGING AREA	D	MAINTAIN, REPAIR, OR REPLACE AS NECESSARY
	A - PRIOR TO LAND DISTURBANCE	1	SILT FENCE 1 (PRIOR TO LAND DISTURBANCE)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
		2	EXISTING INLET PROTECTION (GRAVEL CURB INLET SEDIMENT TRAP)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
		3	SILT FENCE 2 (DURING CONSTRUCTION)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
	B - MASS GRADING	4	SILT SOCK/ ROCK SOCK/ SOCK WATTLE	D	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
		5	FOAM SILT DIKE OR ROCK DITCH CHECK	E	PLACE WHERE INDICATED AS SOON AS SWALE IS ESTABLISHED, REPAIR OR REPLACE AS NECESSARY
		6	CONCRETE WASHOUT AREA	E	MAINTAIN, REPAIR, OR REPLACE AS NECESSARY
	C - UTILITY CONSTRUCTION	7	INLET PROTECTION (SILT FENCE)	D/E	PLACE SILT FENCE AROUND ALL STORM SEWER STRUCTURES / YARD AREA STORM STRUCTURES TO HAVE SILT FENCE REMOVED ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHE
		8	INLET PROTECTION (GRAVEL FILTER BAGS)	E	BOARDS SHALL BE PLACED IN FRONT OF INLET OPENIN FROM THE TIME SILT FENCE IS REMOVED UNTIL SUCH TIME THAT THE CURB / THROAT IS POURED. PLACE GRAVEL FILTER BAGS AT THE OPENING OF ALL CURB INLETS IMMEDIATELY AFTER THE INLET THROATS ARE POURED
PHASE	D - AFTER PAVING OPERATIONS	9	SILT FENCE 2 (AFTER CURB CONSTRUCTION)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
		10	SEEDING AND MULCHING	E	ALL DISTURBED AREAS AFTER 14 DAYS OF CONSTRUCTION INACTIVITY
	E - UNTIL CLOSURE OF LAND DISTURBANCE PERMIT				ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES MAY BE REQUIRED ANY TIME CURRENT MEASURES ARE FOUND TO BE INEFFECTIVE.

- 2. THERE ARE NO WETLANDS, NATURAL OR ARTIFICIAL WATER STORAGE DETENTION AREAS IN THE PROJECT AREA.
- 3. NO PART OF THE PROJECT LIES WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 29095C0412G DATED JANUARY 20, 2017.
- 4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED ACCORDING TO THE BMP STAGING CHART.
- 5. ADDITIONAL EROSION CONTROL MAY BE REQUIRED BY THE CITY ENGINEER AT ANY TIME EXISTING MEASURES ARE FOUND TO BE INEFFECTIVE OR PROBLEMATIC AREAS ARE
- NOTED IN THE FIELD.

  STABILIZATION OF DISTURBED AREAS MUST, AT A MINIMUM, BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING, OR OTHER SOIL DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. THE DISTURBED AREAS SHALL BE PROTECTED FROM EROSION BY STABILIZING THE AREA WITH MULCH OR OTHER SIMILARLY EFFECTIVE SOIL STABILIZING BMPS. INITIAL STABILIZATION ACTIVITIES MUST BE COMPLETED WITHIN 14 DAYS AFTER SOIL DISTURBING ACTIVITIES CEASE.
- ALL PERIMETER SILT FENCE, EARTH DIKES, SEDIMENT BASINS, AND ROCK CONSTRUCTION ENTRANCES WILL BE INSTALLED BEFORE GRADING OPERATIONS BEGIN.
- SILT FENCE AND EARTH DIKES THAT ARE PLACED BEFORE GRADING BEGINS WILL BE MAINTAINED BY THE GRADING CONTRACTOR.
- AREAS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE SODDED IMMEDIATELY AFTER CONSTRUCTION IS COMPLETE.





SCALE: 1" = 20'

PREPARED BY:

BREUER

MOMBER

PE-2009007268

SCHLAGEL & ASSOCIATES, P.A.

A51

OTS 1450, 1451, & TRACT , MASTER DRAINAGE PLAN RMWATER PLANS

Y REPL TROL PL F, AND S

11.05.2020

AUDUBON I MISSOURI

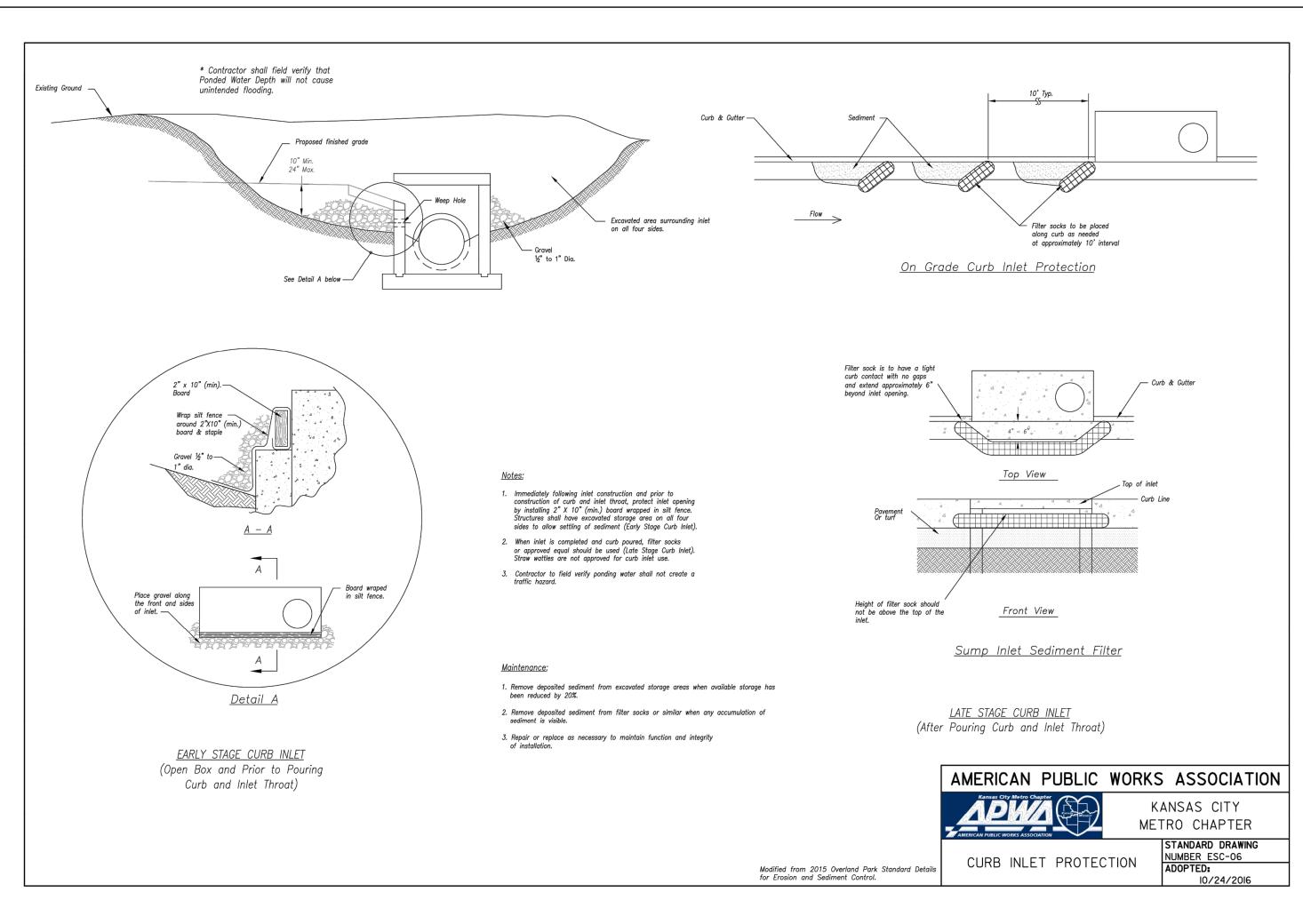
DATE

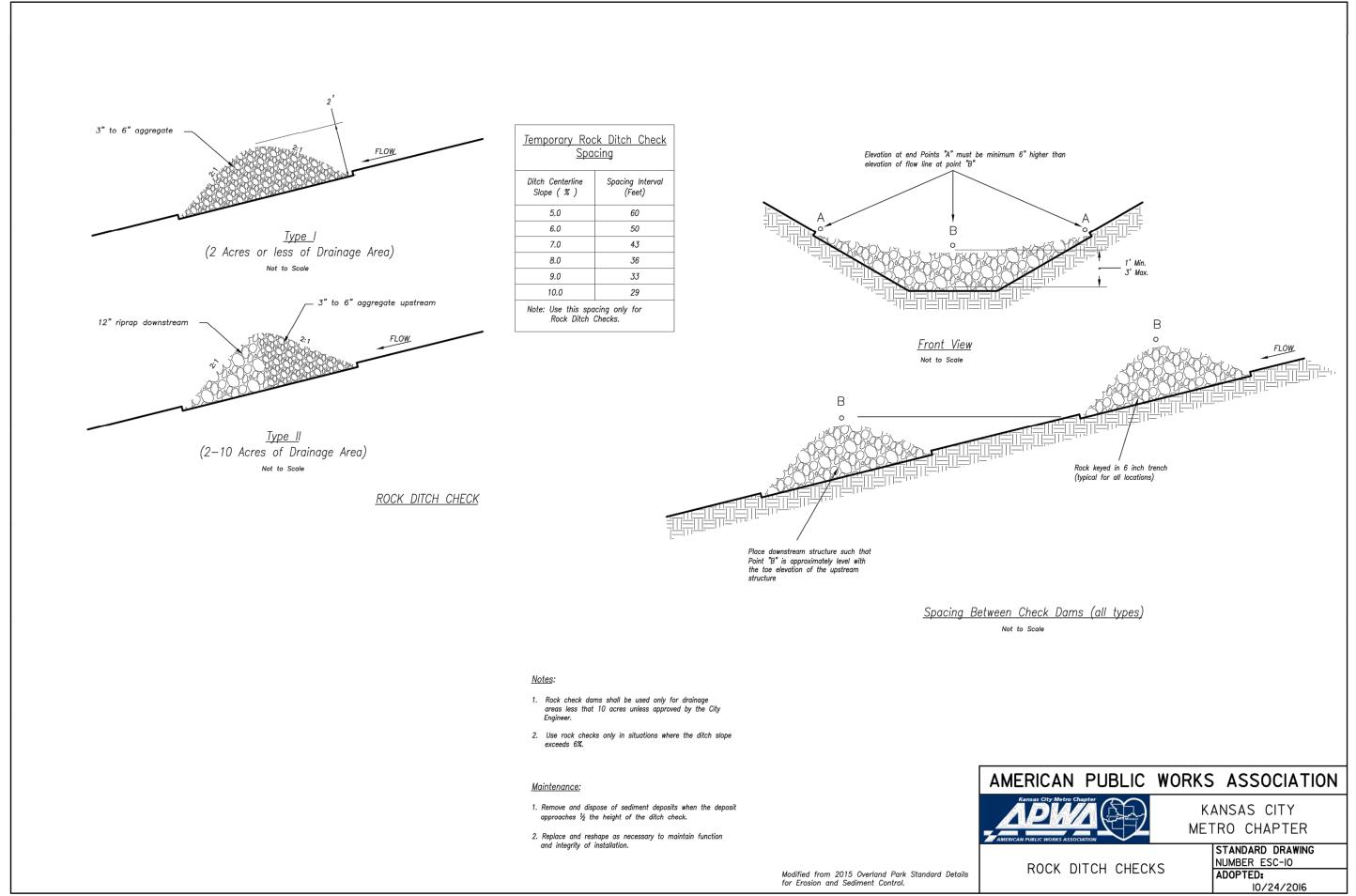
DATE

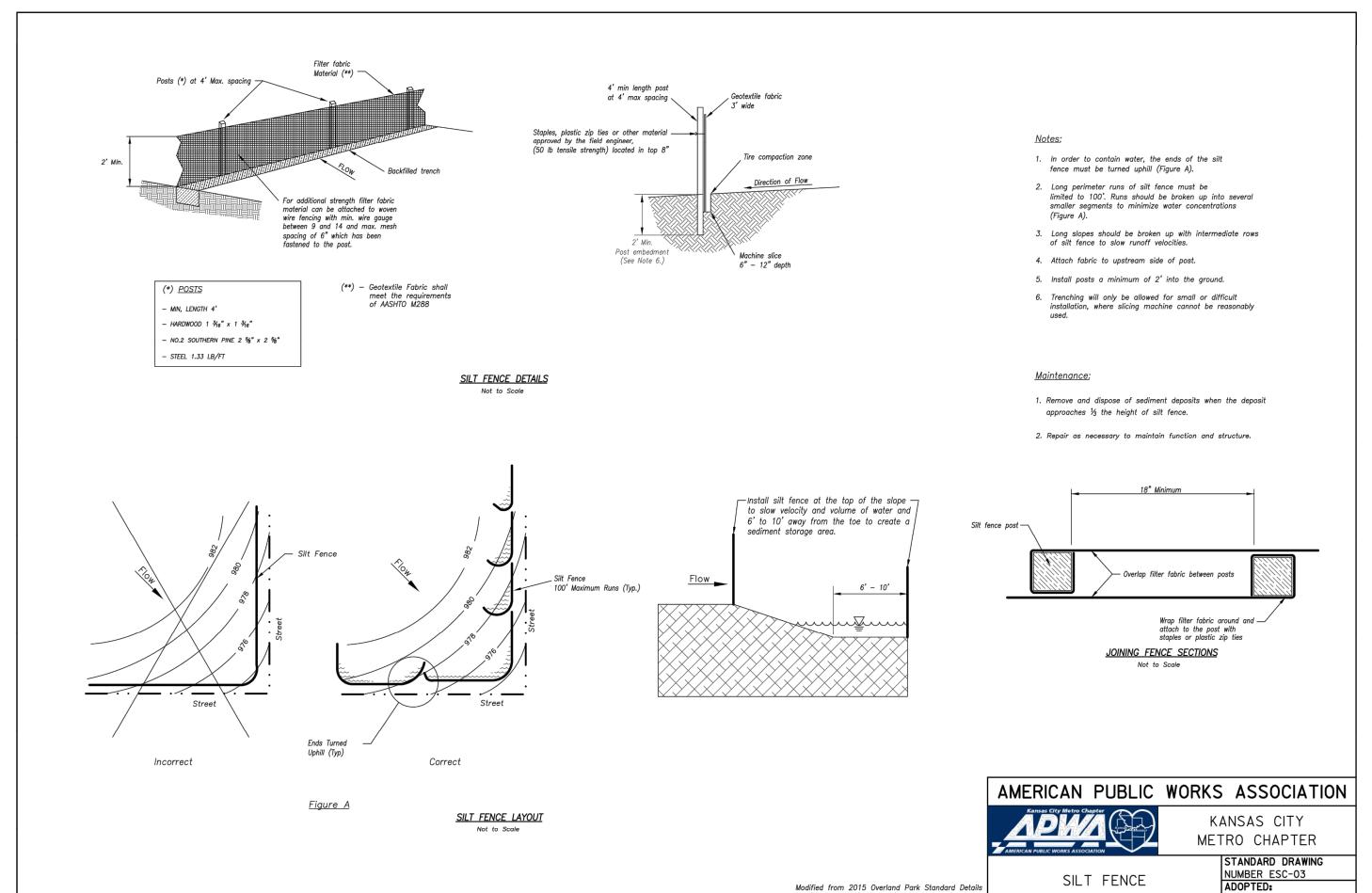
FINAL STABILIZATION PLAN

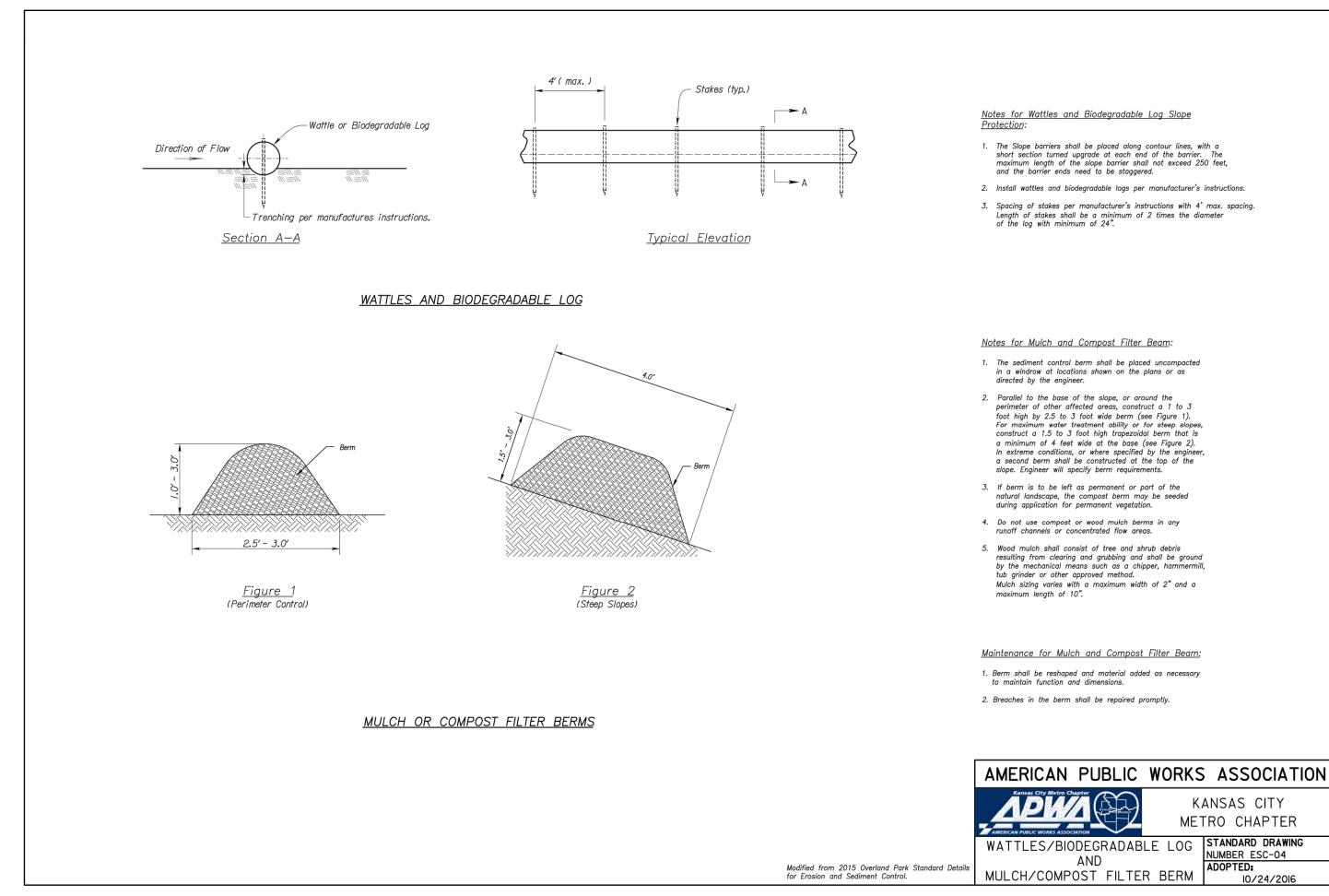
SHEET

4









CONFORMING TO CONSTRUCTION RECORDS.

10.29.2020 DATE

O PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

, 1451, & TRACT A DRAINAGE PLAN, PLANS

LOTS 1450, 1 , MASTER DF )RMWATER F

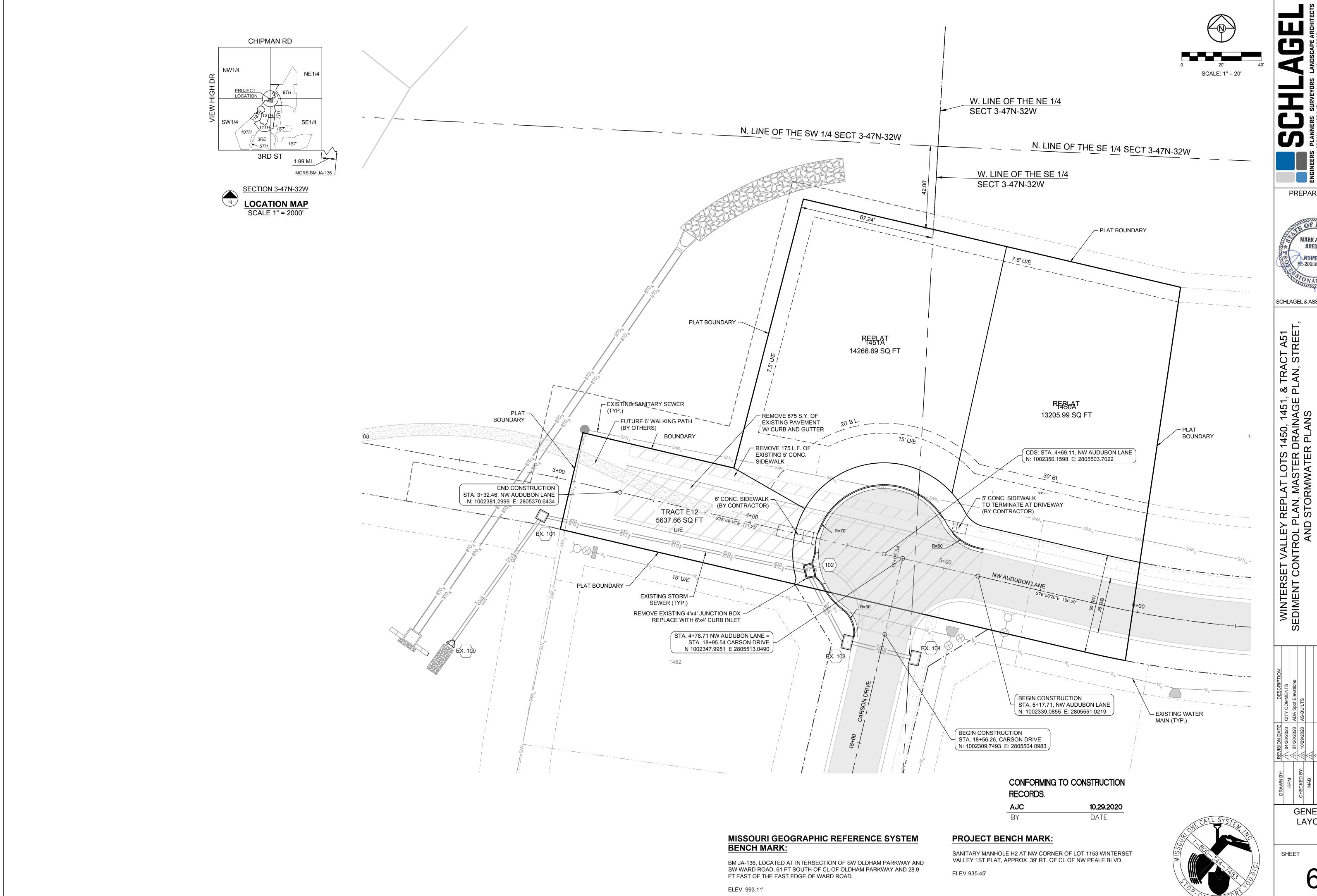
Y REPLAT L IROL PLAN, I, AND STOF

WINTERSET VALLEY F SEDIMENT CONTRO STREET, A

N DRIVE SUMMIT

NUMBER ESC-03
ADOPTED: 10/24/2016

**EROSION** CONTROL **DETAILS** 



PREPARED BY:

MARK ALLEN BREUER NUMBER PE-2009007268 11.05.2020

SCHLAGEL & ASSOCIATES, P.A.

\* AUDUBON I MISSOURI

GENERAL

LAYOUT

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

NOTE:

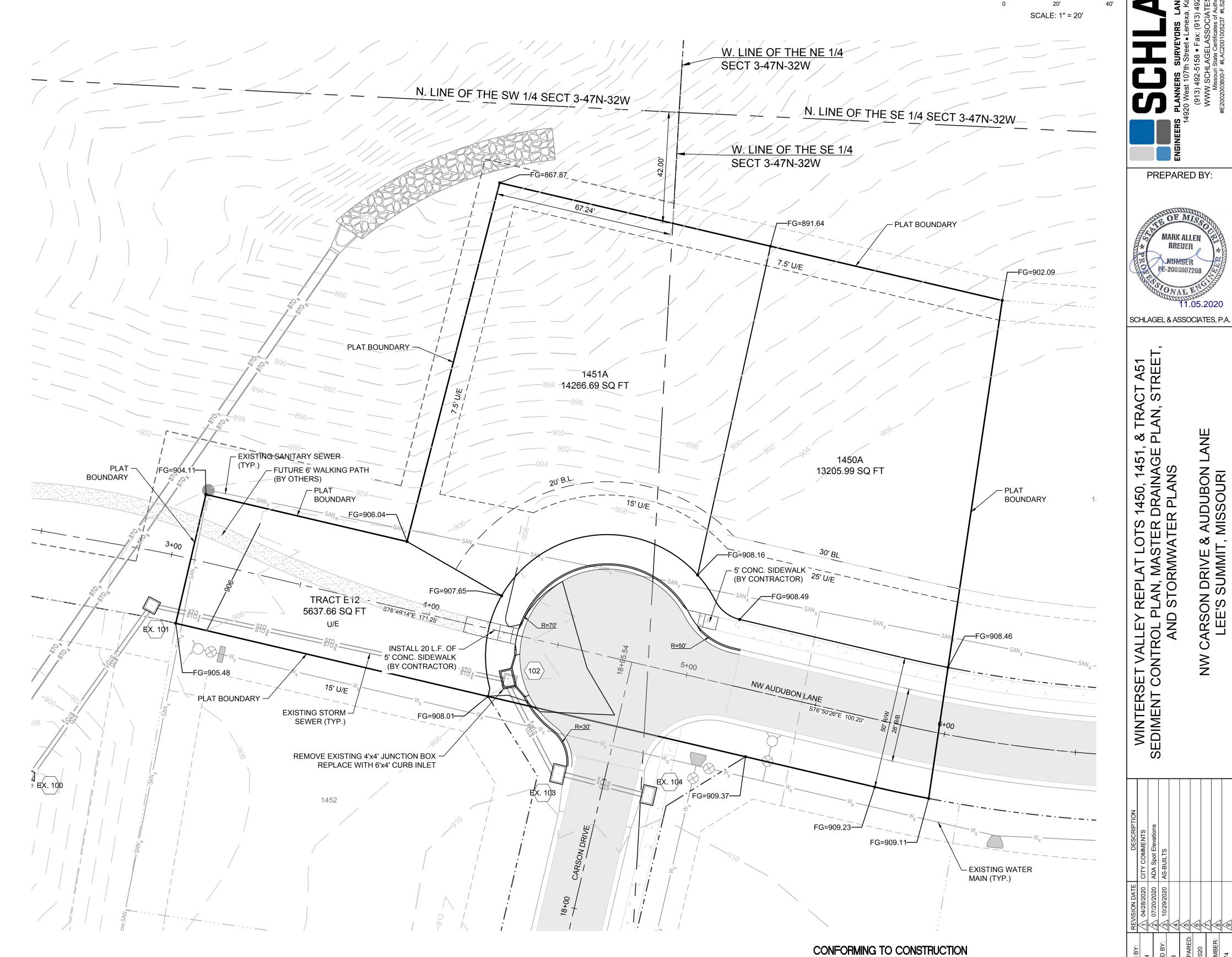
THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATIONS.

DENOTES RETAINING WALL

DENOTES PROPOSED MAJOR CONTOUR DENOTES PROPOSED MINOR CONTOUR

DENOTES EXISTING MINOR CONTOUR

DENOTES EXISTING MAJOR CONTOUR



### MISSOURI GEOGRAPHIC REFERENCE SYSTEM **BENCH MARK:**

BM JA-136, LOCATED AT INTERSECTION OF SW OLDHAM PARKWAY AND SW WARD ROAD, 61 FT SOUTH OF CL OF OLDHAM PARKWAY AND 28.9 FT EAST OF THE EAST EDGE OF WARD ROAD.

ELEV. 993.11'

# PROJECT BENCH MARK:

SANITARY MANHOLE H2 AT NW CORNER OF LOT 1153 WINTERSET VALLEY 1ST PLAT, APPROX. 39' RT. OF CL OF NW PEALE BLVD. ELEV.935.45'

RECORDS.

10.29.2020

DATE

AJC



MDP - GRADING PLAN

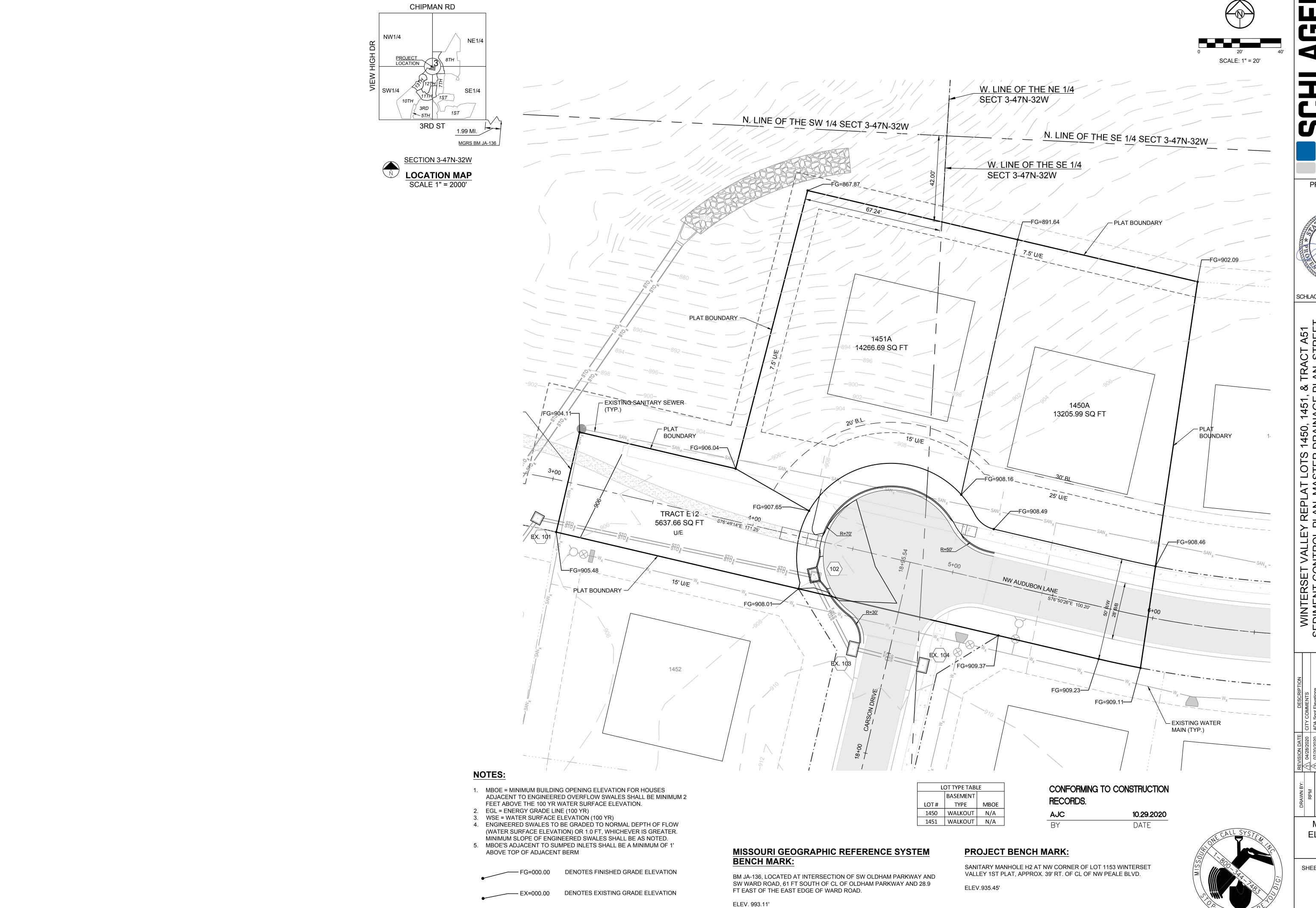
MARK ALLEN BREUER

MUMBER PE-2009007268

11.05.2020

\* AUDUBON I MISSOURI

≥



DENOTES LOT HIGH POINT ELEVATION

PREPARED BY:

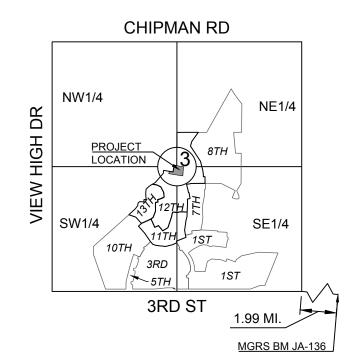
MARK ALLEN BREUER MUMBER PE-2009007268 ONALE! 11.05.2020

SCHLAGEL & ASSOCIATES, P.A.

LOTS 1450, 1451, & TRACT A51 STER DRAINAGE PLAN, STREET VATER PLANS

E & AUDUBON I IT, MISSOURI

MDP SPOT **ELEVATIONS** 



SECTION 3-47N-32W SCALE 1" = 2000'

100 HDPE 0.012 15 77.23 3.24 0.58 894.50 892.00 906.00

101 HDPE 0.012 15 161.25 1.48 4.15 897.47 895.08 908.00

0.00 0.00 103 102 HDPE 0.012 15 39.62 1.21 0.50 902.10 901.62 909.63

0.00 0.00 104 103 HDPE 0.012 15 35.00 1.63 N/A 903.17 902.60 909.63 904.11

# SCALE: 1" = 40' 1,4206 69 SQ FT 13205.99 SQ FT 1449 TRACT E12 5637.66 SQ FT 0.99 AC 40 PLAT BOUNDARY

# CONFORMING TO CONSTRUCTION RECORDS.

AJC	10.29.20
BY	DATE

#### 100 YR STORM SEWER DESIGN CALCULATIONS

10 YR STORM SEWER DESIGN CALCULATIONS

0.37 0.51 1.76 0.90 5.2 7.30

EX. 103 0.40 0.51 1.39 0.71 5.1 7.33 1.49 EX. 104 0.99 0.51 0.99 0.50 5.0 7.35 3.71

Runoff Calculations

	Runoff (	Calculation	าร													Pipe Pr	operties										
				Cumul.				Runoff		Full		Up	Up	Up									Drop				
	Inlet	Area	"C"	Area	Cumul.			To	Cumul.	Pipe	Pipe	Piped	Piped	Area	Up	Up	Down	Pipe	"n"	Pipe		Slope	In			Inlet	HGL
	#	(acres)	Value	(acres)	CxA	Tc	Intensity	Inlet	Runoff	Cap.	Vel.	Inlet 1	Inlet 2	(acres)	CxA	Inlet	Inlet	Type	Value	Size	Length	%	Inlet	FL Up	FL Down	Тор	Elev.
	LINE 10	00																					DS 1	TAILWAT	ER @ STF	R #100	FREE
EX.	101	0.00	0.51	1.76	0.90	5.6	10.09	0.00	11.32	12.60	10.26			0.00	0.00	101	100	HDPE	0.012	15	77.23	3.24	0.58	894.50	892.00	906.00	896.41
	102	0.37	0.51	1.76	0.90	5.2	10.25	2.42	11.50	8.51	6.94			0.00	0.00	102	101	HDPE	0.012	15	161.25	1.48	4.15	897.47	895.08	908.00	901.45
EX.	103	0.40	0.51	1.39	0.71	5.1	10.29	2.62	9.12	7.70	6.27			0.00	0.00	103	102	HDPE	0.012	15	39.62	1.21	0.50	902.10	901.62	909.63	903.92
EX.	104	0.99	0.51	0.99	0.50	5.0	10.32	6.51	6.51	8.93	7.28			0.00	0.00	104	103	HDPE	0.012	15	35.00	1.63	N/A	903.17	902.60	909.63	904.48

8.51 6.94

5.20 7.70 6.27

3.71 8.93 7.28

#### MISSOURI GEOGRAPHIC REFERENCE SYSTEM **BENCH MARK:**

BM JA-136, LOCATED AT INTERSECTION OF SW OLDHAM PARKWAY AND SW WARD ROAD, 61 FT SOUTH OF CL OF OLDHAM PARKWAY AND 28.9 FT EAST OF THE EAST EDGE OF WARD ROAD.

ELEV. 993.11'

#### **PROJECT BENCH MARK:**

SANITARY MANHOLE H2 AT NW CORNER OF LOT 1153 WINTERSET VALLEY 1ST PLAT, APPROX. 39' RT. OF CL OF NW PEALE BLVD.

ELEV.935.45'



MDP DRAINAGE SHEET

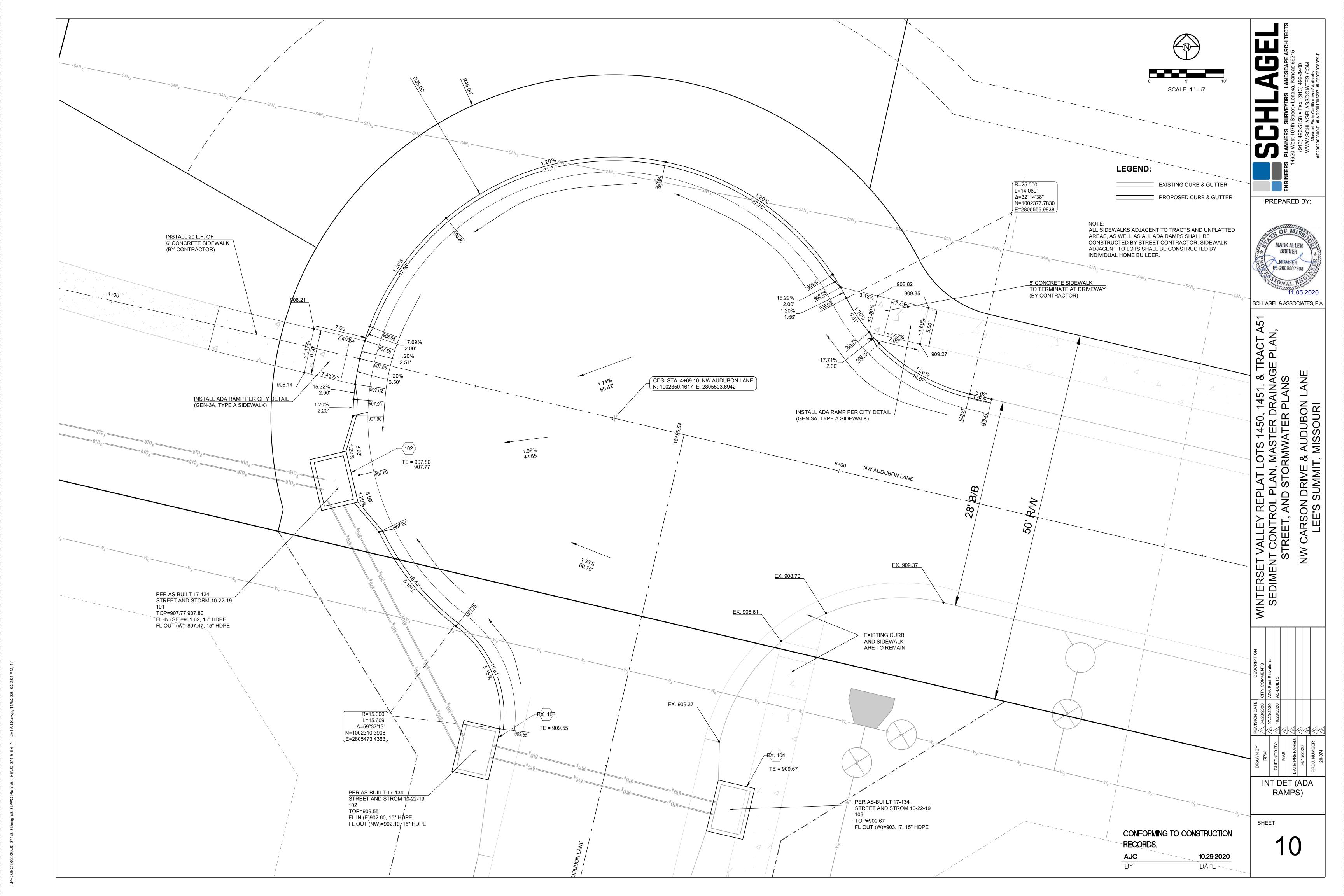
PREPARED BY:

11.05.2020

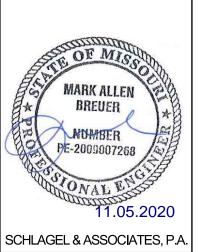
AUDUBON I MISSOURI

SCHLAGEL & ASSOCIATES, P.A.

LOTS 1450, 1451, & TRACT A51 STER DRAINAGE PLAN, STREET VATER PLANS







WINTERSET VALLEY REPLAT LOTS 1450, 1451, & TRACT A SEDIMENT CONTROL PLAN, MASTER DRAINAGE PLAN STREET, AND STORMWATER PLANS

INT DET (ADA

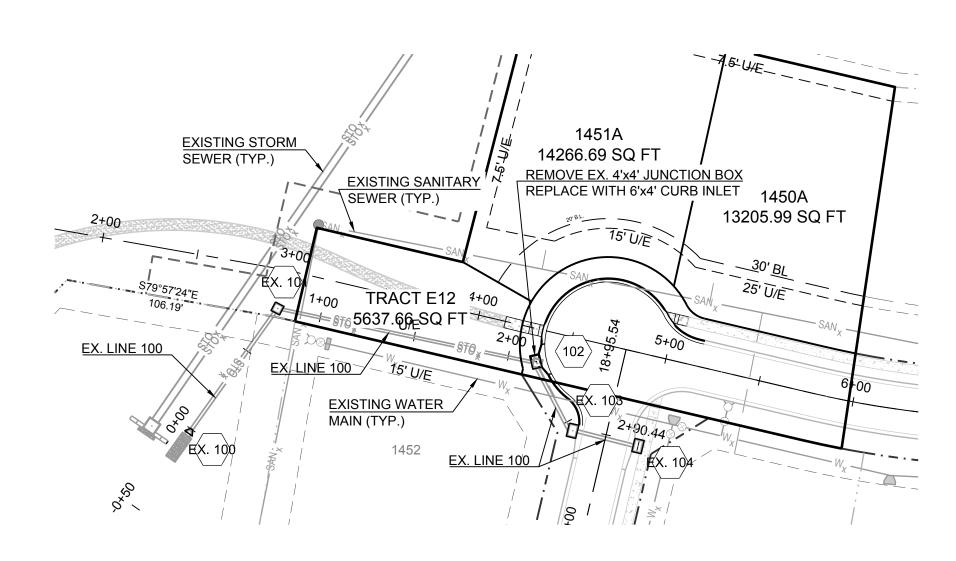
RAMP DETAIL)

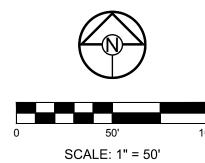
SHEET

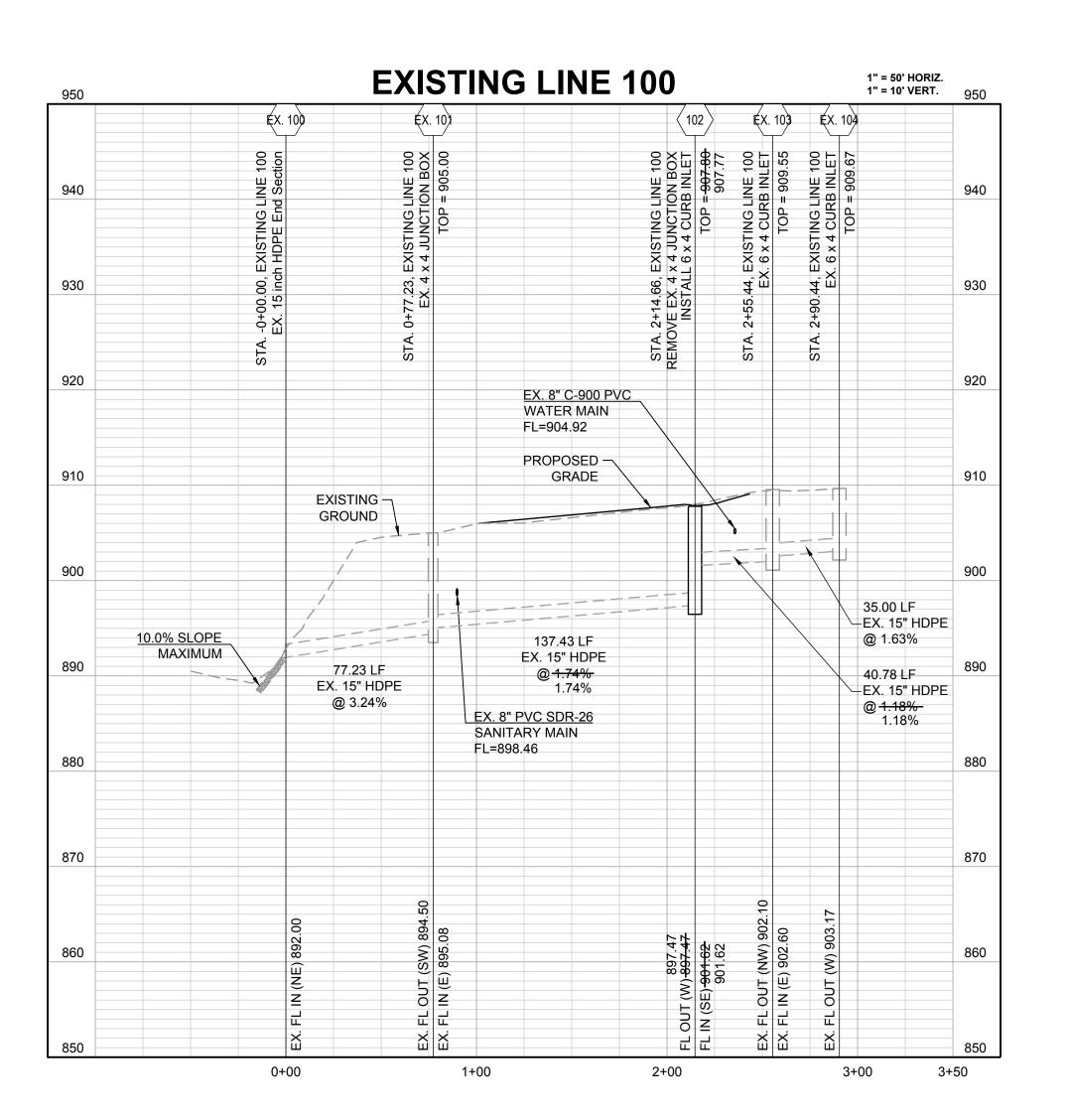
CONFORMING TO CONSTRUCTION RECORDS.

BY

10.29.2020 DATE







LEGEND:

EXISTING CURB & GUTTER

ALL SIDEWALKS ADJACENT TO TRACTS AND UNPLATTED AREAS, AS WELL AS ALL ADA RAMPS SHALL BE CONSTRUCTED BY STREET CONTRACTOR. SIDEWALK ADJACENT TO LOTS SHALL BE CONSTRUCTED BY INDIVIDUAL HOME BUILDER.

100 PLAN & PROFILE PROPOSED CURB & GUTTER

SHEET

**EXISTING LINE** 

PREPARED BY:

11.05.2020

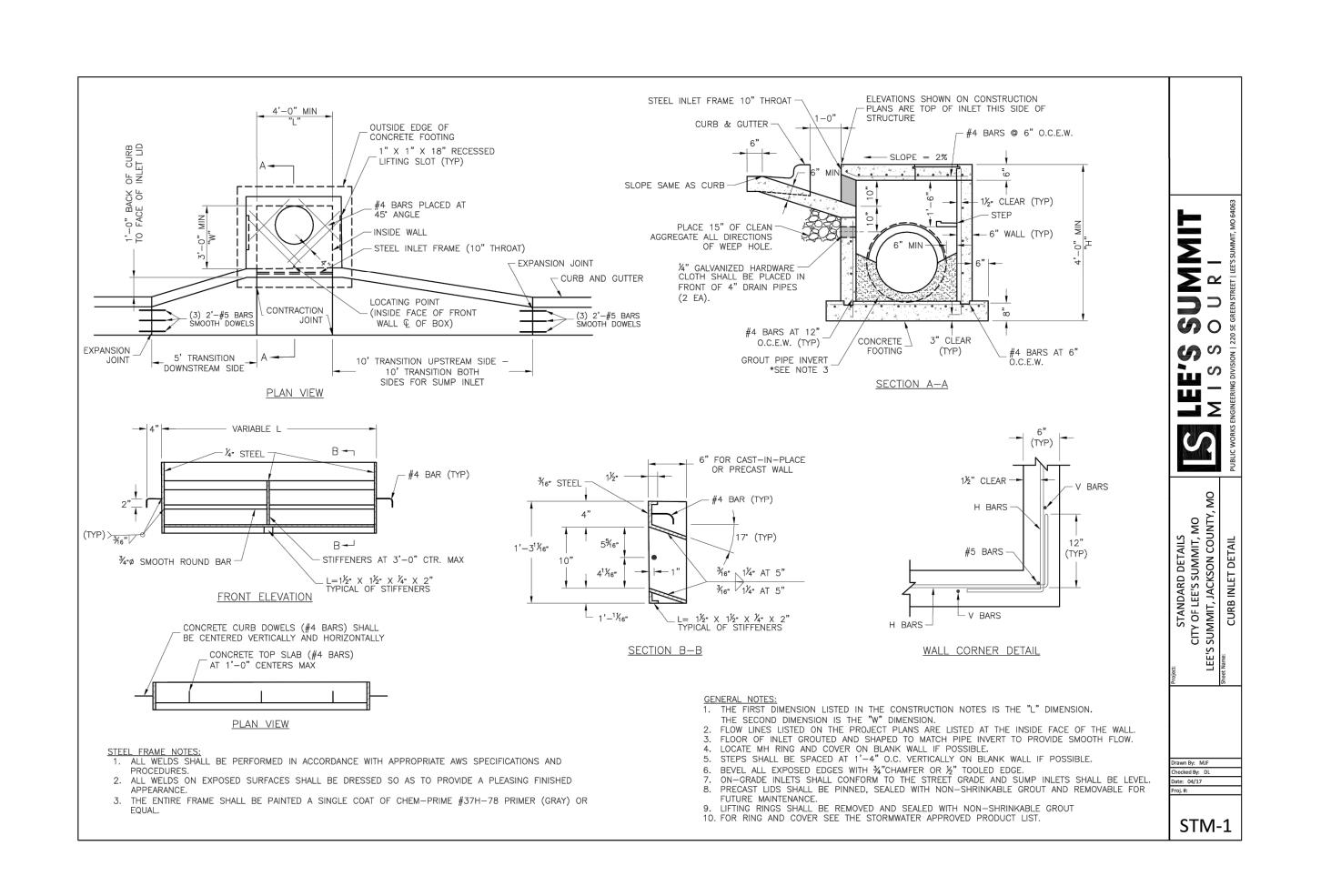
& AUDUBON LANE , MISSOURI

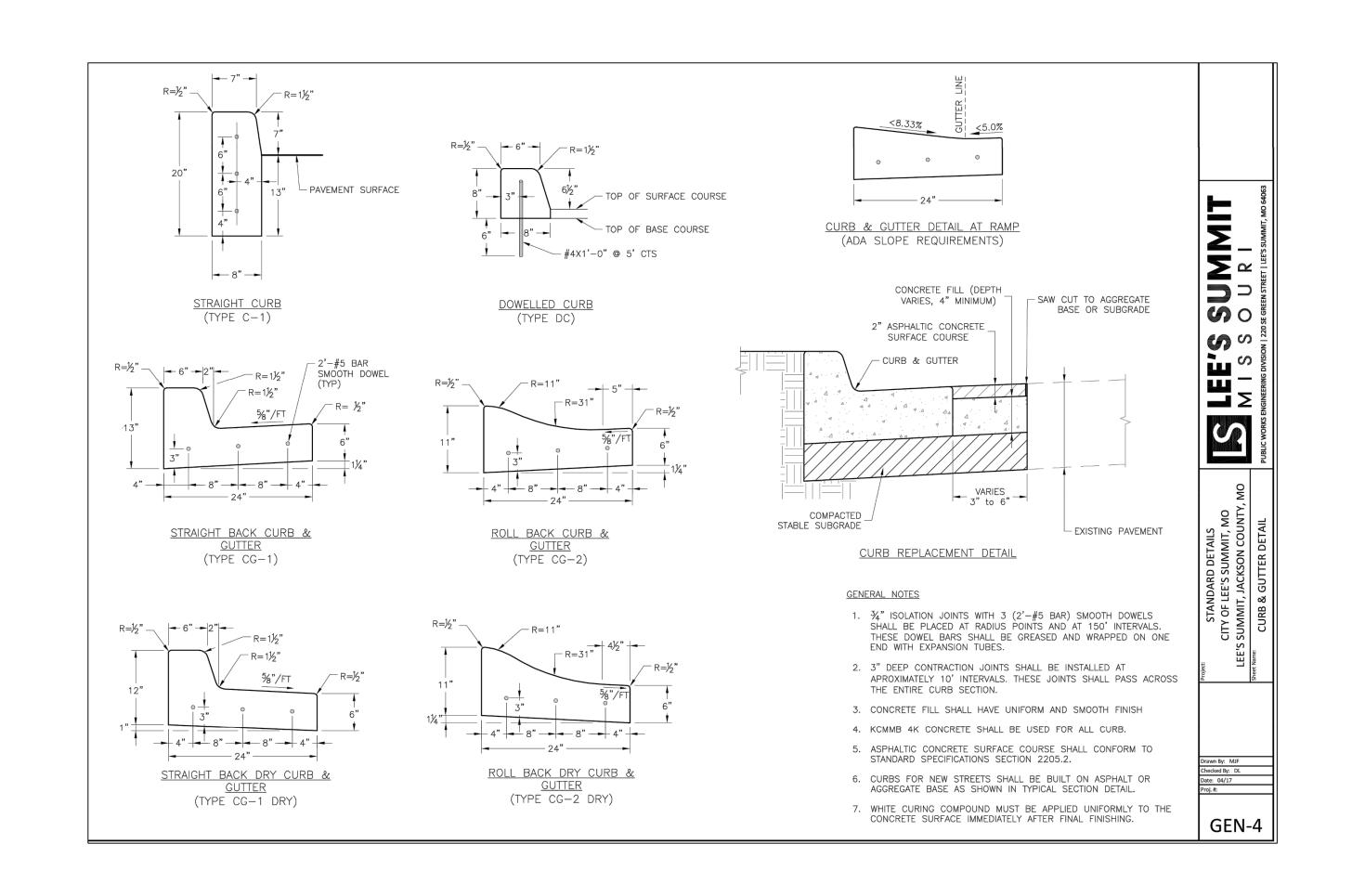
SCHLAGEL & ASSOCIATES, P.A.

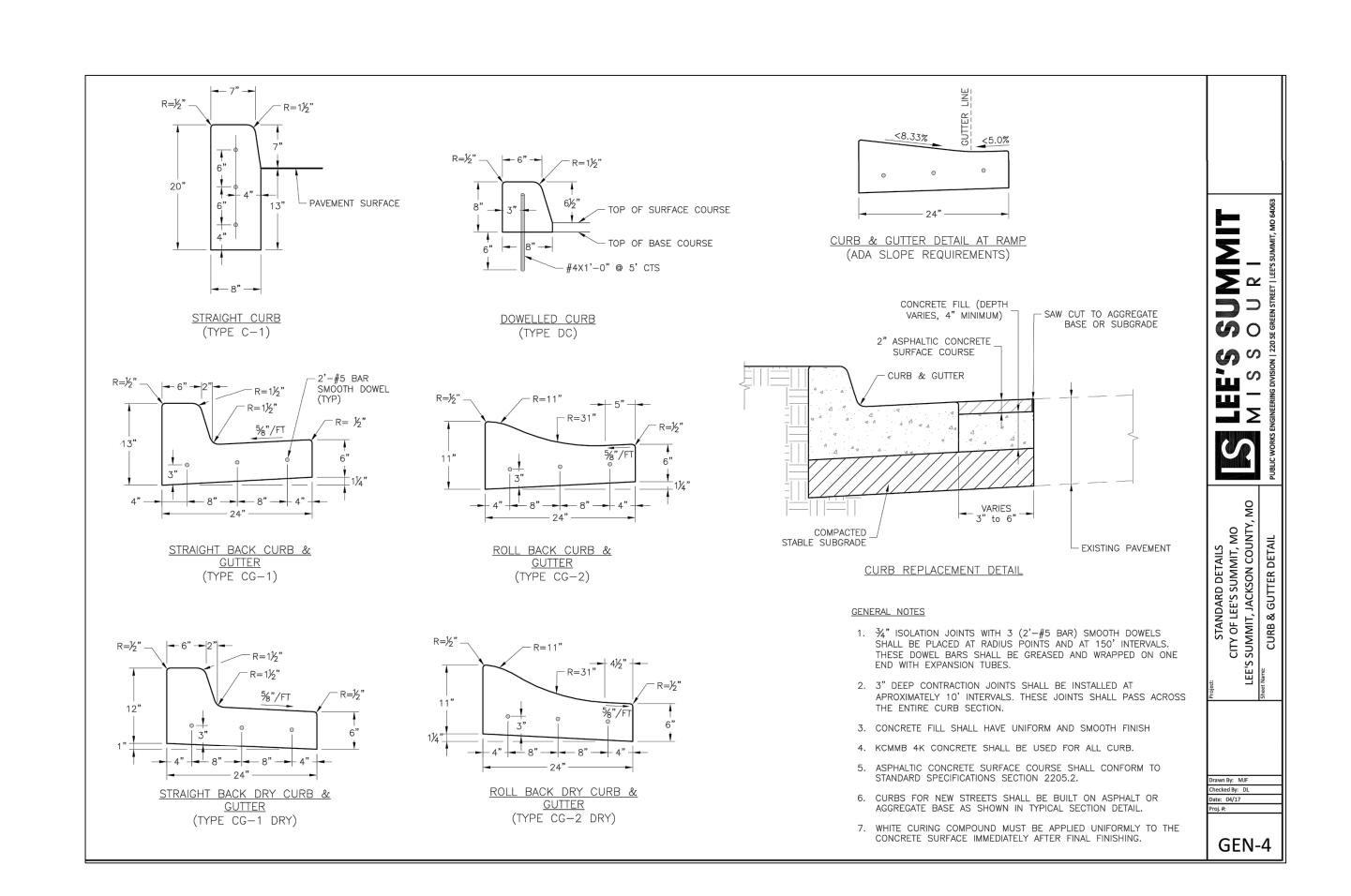
WINTERSET VALLEY REPLAT LOTS 1450, 1451, & TRACT A SEDIMENT CONTROL PLAN, MASTER DRAINAGE PLAN STREET, AND STORMWATER PLANS

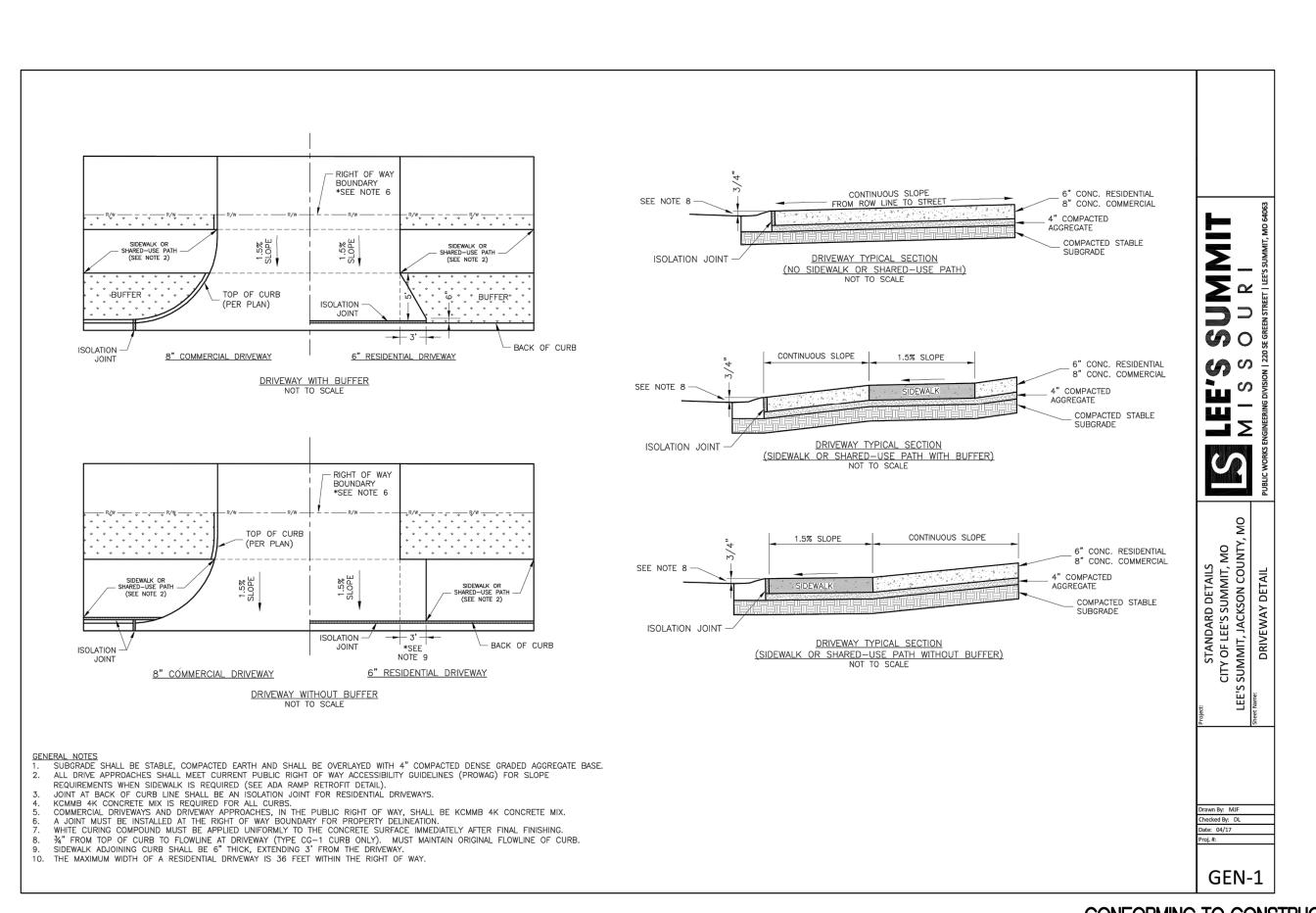
AJC BY DATE

CONFORMING TO CONSTRUCTION RECORDS. 10.29.2020









CONFORMING TO CONSTRUCTION RECORDS.

AJC 10.29.2020

DATE

12

SHEET

STANDARD

DETAILS

PREPARED BY:

OF MIS

MARK ALLEN

BREUER

NOMBER PE-2009007268

ONAL E

SCHLAGEL & ASSOCIATES, P.A.

2

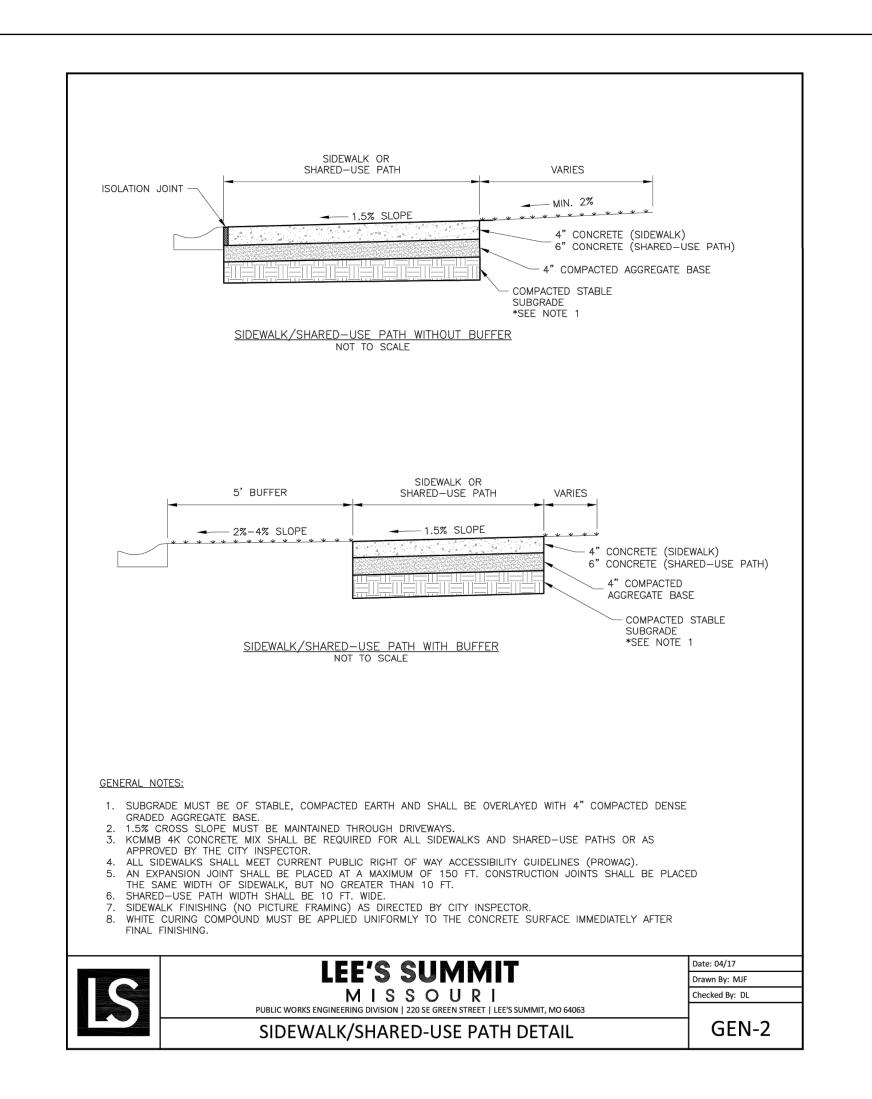
OTS 1450, 1451, & TRACT AND MASTER DRAINAGE PLAN RMWATER PLANS

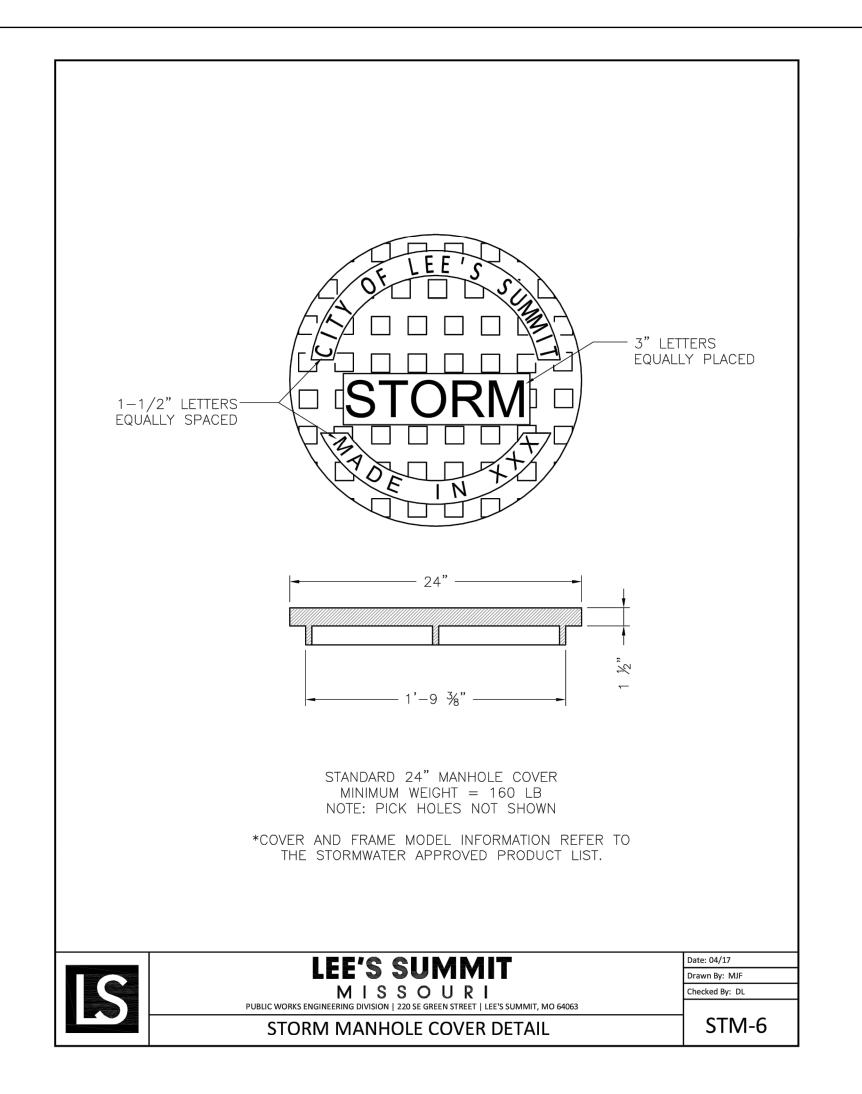
WINTERSET VALLEY REPLAT I SEDIMENT CONTROL PLAN, STREET, AND STO

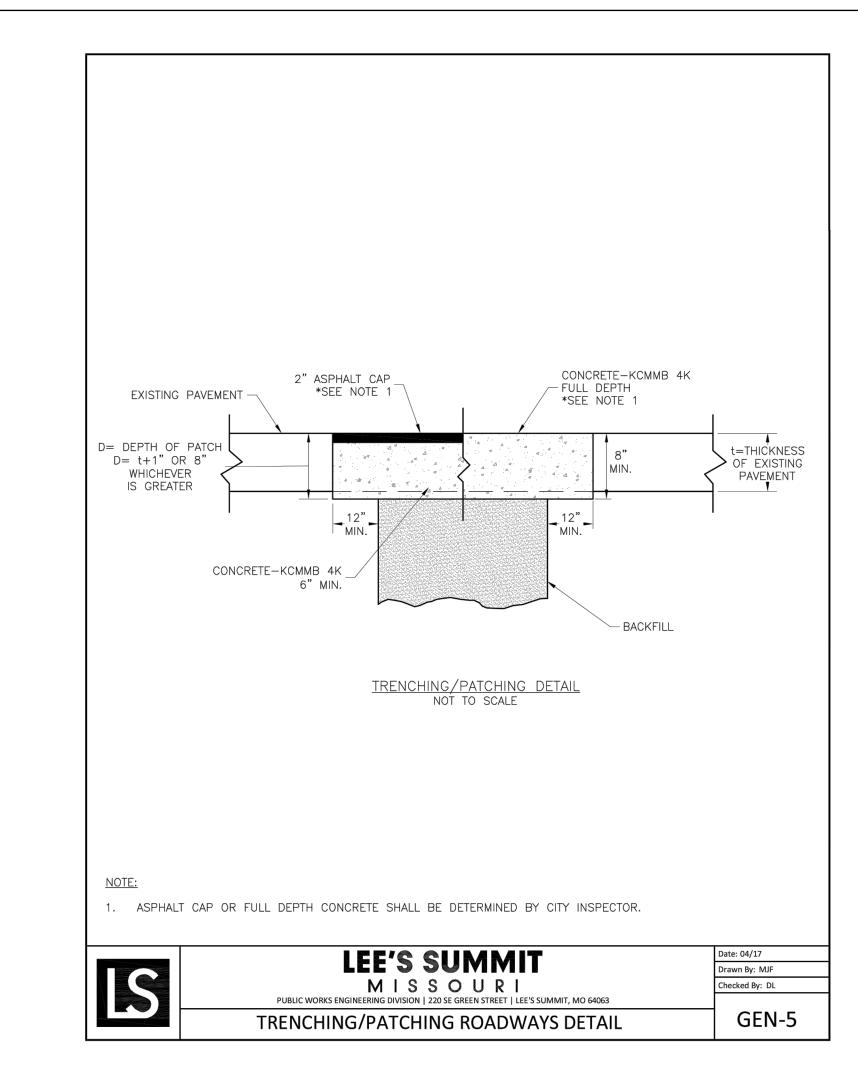
11.05.2020

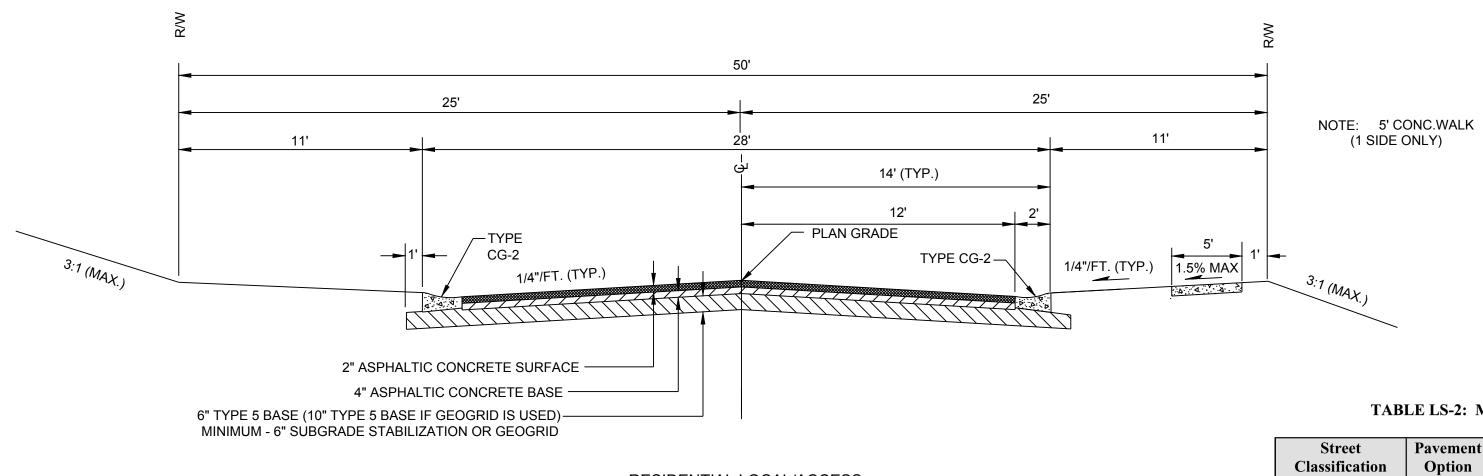
AUDUBON I MISSOURI

J DRIVE SUMMIT

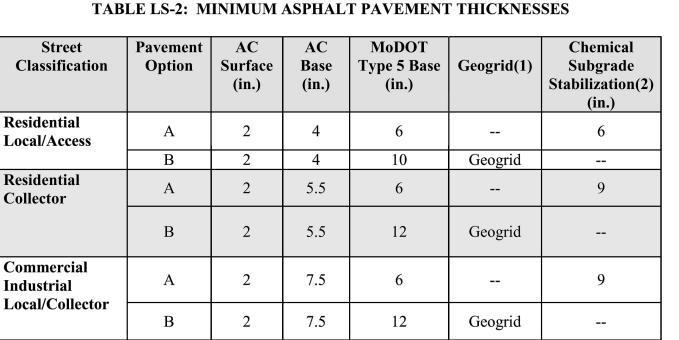












## TABLE LS-3: MINIMUM PCC PAVEMENT THICKNESSES

Street Classification	PCC (in.)	Aggregate Base (in.)	Subgrade Stabilization <sup>(1)</sup> (in.)
Residential Local/Access	6	4	
Residential Collector	6	4	6
Commercial Industrial	8	4	9

Local/Collector (1) Subgrade Stabilization and 4" aggregate base may be replaced by approved geogrid and 6" of aggregate base

RECORDS.

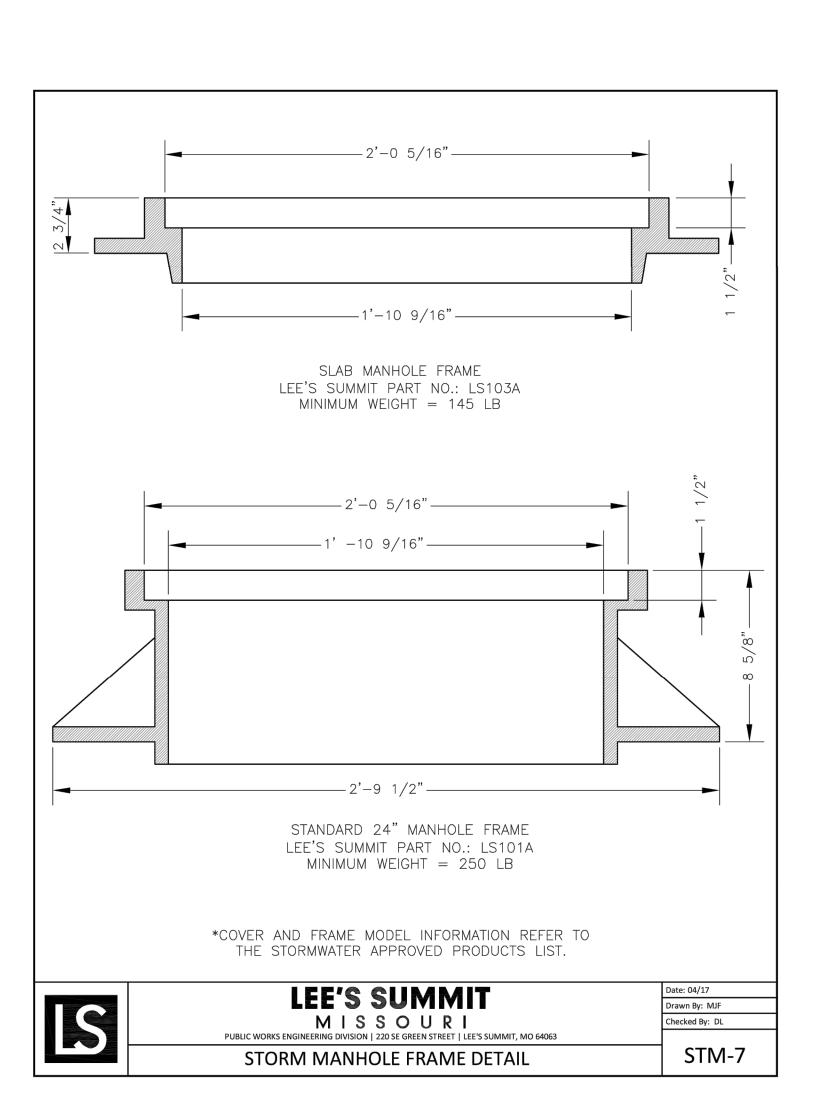
CONFORMING TO CONSTRUCTION

10.29.2020 BY DATE

LS5200

16

October 2016







SCHLAGEL & ASSOCIATES, P.A.

LOTS 1450, 1451, & TRACT , MASTER DRAINAGE PLAN RMWATER PLANS WINTERSET VALLEY REPLAT I SEDIMENT CONTROL PLAN, STREET, AND STO

STANDARD **DETAILS**