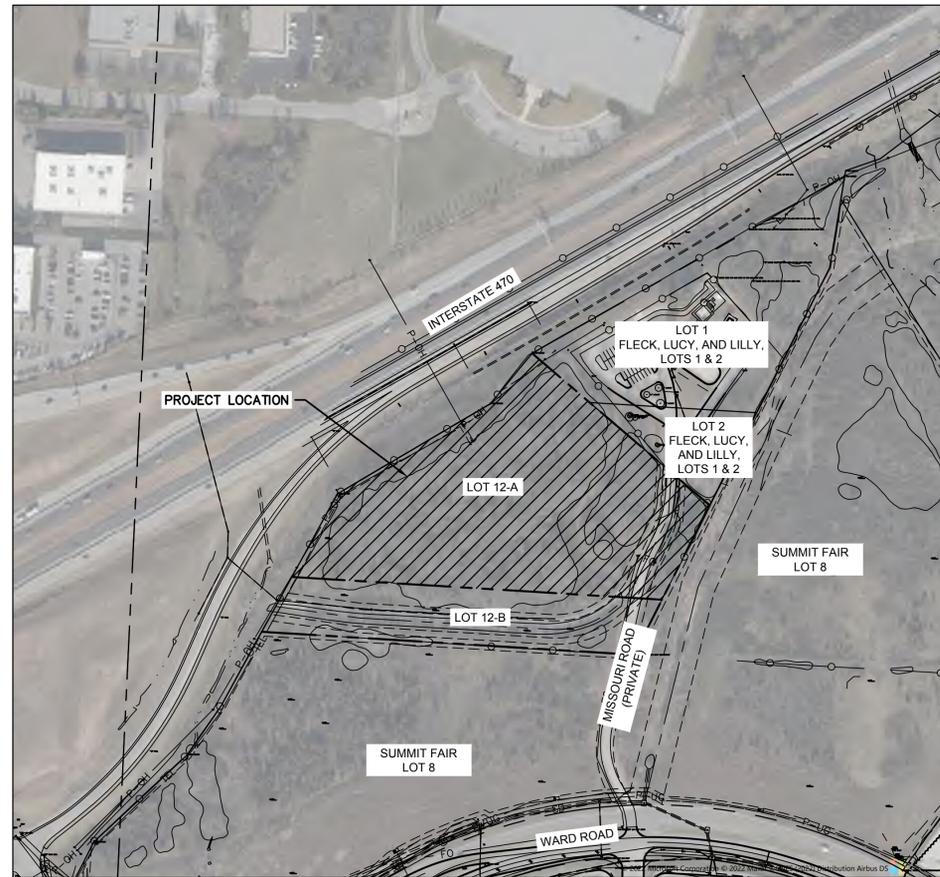


LAND DISTURBANCE PLANS FOR CHURCH AT WARD ROAD, LLC

PART OF
1251 NW WARD ROAD
LOT 12-A, SUMMIT FAIR LOT 12A & 12B, SUMMIT FAIR SECOND PLAT SECTION 36,
TOWNSHIP 48 NORTH, RANGE 32 WEST, IN THE CITY OF LEE'S SUMMIT, JACKSON
COUNTY, MISSOURI

UTILITY AND GOVERNING AGENCY CONTACT INFORMATION	
CITY OF LEE'S SUMMIT: FIRE CHIEF	207 SE DOUGLAS LEE'S SUMMIT, MO 64063 816.969.7360
CITY OF LEE'S SUMMIT STORM SEWER	220 SE GREEN STREET LEE'S SUMMIT, MO 64063 816.969.1800
CITY OF LEE'S SUMMIT: WASTEWATER	1200 SE HAMBLIN ROAD LEE'S SUMMIT, MO 64081 816.969.1900
CITY OF LEE'S SUMMIT: WATER	1200 SE HAMBLIN ROAD LEE'S SUMMIT, MO 64081 816.969.1900
CITY OF LEE'S SUMMIT POLICE DEPARTMENT	10 NE TUDOR ROAD LEE'S SUMMIT, MO 64086 816.969.1700
AT&T	500 EAST 8TH STREET, ROOM 1152 KANSAS CITY, MO 64106 816.275.2721
EVERGY (POWER)	401 SE BAILEY DRIVE LEE'S SUMMIT, MO 64081 816.347-4320
SPIRE GAS	3025 SE CLOVER DRIVE LEE'S SUMMIT, MO 64082 816.472.3489
SPECTRUM	8221 W. 119TH STREET OVERLAND PARK, KANSAS 66213 913.643-1960
MISSOURI DEPARTMENT OF TRANSPORTATION	600 N.E. COLBERN ROAD LEE'S SUMMIT, MO 64086 816.607.2186



LOCATION MAP

NOT TO SCALE

LEGAL DESCRIPTION:

SUMMIT FAIR LOT 12A & 12B SUMMIT FAIR SECOND PLAT LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

Sheet List Table	
Sheet Number	Sheet Title
LD1.0	COVER SHEET
LD1.2	GENERAL NOTES
LD2.0	EXISTING CONDITIONS & CLEARING PLAN
LD3.0	OVERALL GRADING PLAN
LD4.0	EROSION CONTROL PLAN - PRE DISTURBANCE
LD4.1	EROSION CONTROL PLAN - MASS GRADING
LD4.2	EROSION CONTROL PLAN - FINAL STABILIZATION
LD4.3	SEDIMENT TRAP DETAILS
LD5.0	STANDARD DETAILS
LD5.1	STANDARD DETAILS

Brett Lauritsen

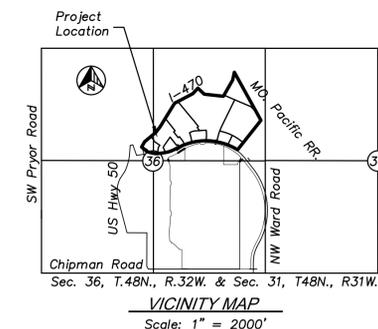
BRETT LAURITSEN, P.E.
CIVIL ENGINEER
MO # PE-2012028379

02.15.2022

DATE

<input type="checkbox"/>	NOT FOR CONSTRUCTION
<input checked="" type="checkbox"/>	REVIEWED FOR CONSTRUCTION

DEVELOPMENT TEAM CONTACT INFORMATION	
OWNER/DEVELOPER	
CHURCH AT WARD RD, LLC DESIREE GOOD	211 N ROBINSON AVE. 8TH FLOOR TWO LEADERSHIP SQUARE OKLAHOMA CITY, OK 73012 PH: 405.216.7106 INFO@SEED.SERVICES
CIVIL ENGINEER	
OLSSON, INC MASON OLSON	7301 W. 133RD STREET SUITE 200 OVERLAND PARK, KS 66213 PH: 913.381.1170 FAX: 913.381.1174 MSolson@olsson.com



VICINITY MAP
Scale: 1" = 2000'

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TEL 913.381.1170 www.olsson.com



REV. NO.	DATE	DESCRIPTION
1	02.15.2022	REVISION PER CITY COMMENTS

COVER SHEET
LAND DISTURBANCE PLANS
CHURCH AT WARD RD, LLC.
1251 NW WARD ROAD
LEE'S SUMMIT, MO

drawn by: HL
checked by: MO
approved by: BL
QA/QC by: MAP
project no.: 021-05070
drawing no.: C_GEN01_02105070
date: 2022.02.15

SHEET
LD1.0

DWG: F:\2021\05070\021-05070\40-Desig\AutoCAD\Final Plans\Sheets\GENVA Mass Credit\C_GEN01_02105070.dwg USER: msolson
DATE: Feb 15, 2022 10:56am AREFS: C:\PSR\F\02105070 C:\PSR\F\02105070 V:\XBL_02105070



MISSOURI STATE PLANE COORDINATE SYSTEM
1983, MISSOURI WEST ZONE
(2003 ADJUSTMENT)
REFERENCE MONUMENT JA-43
N-307528.309
E-860514.793
COMBINED SCALE FACTOR 0.99899480
COORDINATES SHOWN IN METERS

THE CONTRACTOR SHALL ADHERE TO THE PROVISIONS OF THE SENATE BILL NUMBER 583, 78TH GENERAL ASSEMBLY OF THE STATE OF MISSOURI. THE BILL REQUIRES THAT ANY PERSON OR FIRM DOING EXCAVATION ON PUBLIC RIGHT-OF-WAY DO SO ONLY AFTER GIVING NOTICE TO, & OBTAINING INFORMATION FROM, UTILITY COMPANIES. STATE LAW REQUIRES 48 HOURS ADVANCE NOTICE. CALL 1-800-DIG-RITE.

GENERAL NOTES:

- THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL LINES PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL "1-800-DIG-RITE", 1(800)344-7483 OR 811 AND COORDINATE FIELD LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING GRADING ACTIVITIES. !!STOP!! CALL BEFORE YOU DIG!!
- DESIGN GRADING BASED ON SURVEY BENCHMARKS, AND DATUM PROVIDED BY ANDERSON ENGINEERING ON 11.12.2021
- THE CONTRACTOR SHALL NOT CHANGE OR DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE OWNER AND ENGINEER.
- ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
- ALL ESTIMATES OF QUANTITIES ARE FOR INFORMATION PURPOSES ONLY. CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL QUANTITIES AND FOR BRINGING THE PROJECT TO THE LINES AND GRADES SHOWN HEREIN. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS REQUIRED TO FULFILL THE PLANS IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE EARTHWORK QUANTITIES AND TO ACCOUNT FOR HAUL IN OR HAUL OFF OF MATERIAL AS NECESSARY TO MEET THE LINES AND GRADES OF THE PLANS EVEN IF QUANTITY ESTIMATES ARE SHOWN WITHIN THESE DOCUMENTS. NO ADDITIONAL PAYMENTS WILL BE MADE FOR IMPORT OR EXPORT OF MATERIAL OR FOR ADJUSTMENTS TO QUANTITY ESTIMATES.
- ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL. IF ANY DISCREPANCIES EXIST WITHIN PLANS, CITY OF LEES SUMMIT DESIGN & CONSTRUCTION MANUAL OVERRIDES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS, PAYING ALL FEES AND FOR OTHERWISE COMPLYING WITH ALL APPLICABLE REGULATIONS GOVERNING THE WORK.
- THE CONTRACTOR SHALL ADHERE TO THE PROVISIONS OF MISSOURI STATE LAW WHICH REQUIRES THAT ANY PERSON OR FIRM DOING EXCAVATION ON PUBLIC RIGHT-OF-WAY DO SO ONLY AFTER GIVING NOTICE TO, AND OBTAINING INFORMATION FROM UTILITY COMPANIES.
- PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE PERFORMED.
- THE CONTRACTOR SHALL LIMIT THE REMOVAL OF TREES TO THE LIMITS OF DEMOLITION SHOWN ON THE DEMOLITION PLAN.
- CLEARING AND GRUBBING OPERATIONS AND DISPOSAL OF ALL DEBRIS THEREFROM SHALL BE PERFORMED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
- ALL WASTE MATERIAL RESULTING FROM THE PROJECT SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR.
- ALL MANHOLES, CATCH BASINS, UTILITY VALVES AND METER PITS ARE TO BE ADJUSTED OR REBUILT TO GRADE AS REQUIRED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROL OF SURFACE EROSION DURING CONSTRUCTION AND UNTIL THE OWNER ACCEPTS THE WORK AS COMPLETE. EROSION CONTROL MEASURES INCLUDING, BUT NOT LIMITED TO, THE SILT FENCES AND GRAVEL FILTER BAGS SHOWN ON THE EROSION CONTROL PLAN SHALL BE IN PLACE FOR THE DURATION OF THE SITE IMPROVEMENTS.
- ALL HDPE PIPE SHALL BE ADS (N-12) OR APPROVED EQUAL, AND CONFORM TO AASHTO M294 SPECIFICATIONS. ALL PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
- IF PRECAST CONCRETE STORM SEWER STRUCTURES ARE TO BE USED ON THIS PROJECT, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND HAVE THEM APPROVED BY THE ENGINEER PRIOR TO FABRICATION OF THE STRUCTURES. FAILURE TO DO SO SHALL BE CAUSE FOR REJECTION.
- SITE PREPARATION, GRADING AND EXCAVATION PROCEDURES SHALL CONFORM TO RECOMENDATIONS AS OUTLINED IN GEOTECHNICAL REPORT PROVIDED BY OLSSON, DATED OCTOBER 1, 2021, AND ALL ADDENDUMS FOR ADDITIONAL REQUIREMENTS.
- THE CONTRACTOR SHALL, BY HIS OWN INVESTIGATION, AND PRIOR TO COMMENCING WORK, SATISFY HIMSELF AS TO THE SURFACE AND SUBSURFACE CONDITIONS TO BE ENCOUNTERED.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL BOUNDARY CORNERS AND SECTION CORNERS. ANY BOUNDARY CORNER AND/OR SECTION CORNER DISTURBED OR DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE RESET BY A LAND SURVEYOR LICENSED IN THE STATE OF MISSOURI, AT THE CONTRACTOR'S EXPENSE.
- NO FEDERALLY OWNED MAILBOX MAY BE DISTURBED. THE CONTRACTOR SHALL GIVE AT LEAST TWENTY-FOUR (24) HOURS ADVANCE NOTICE TO THE MANAGER OF DELIVERY AND COLLECTIONS. TAMPERING WITH FEDERAL MAIL FACILITIES MAY SUBJECT THE CONTRACTOR TO PROSECUTION BY THE FEDERAL GOVERNMENT.
- THE CONTOUR LINES SHOWN ARE FOR MASS GRADING PURPOSES.
- THE CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN 1 FOOT VERTICAL IN 3 FEET HORIZONTAL UNLESS OTHERWISE SHOWN BY CONTOURS OR SPOT ELEVATIONS.
- THE CONTRACTOR SHALL MAKE HIS OWN ASSUMPTIONS ON THE LOCATION AND CONSISTENCY OF ANY EXISTING ROCK LAYERS UNDERLYING THE PROJECT SITE. ALL ROCK EXCAVATION AND REMOVAL SHALL BE INCLUDED IN THE CONTRACTORS' BID.
- CONTRACTOR TO FIELD VERIFY ELEVATIONS AND LOCATIONS OF EXISTING UTILITIES AND INFRASTRUCTURE PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN PLANS AND FIELD CONDITIONS.
- BY ACCEPTING AND UTILIZING ANY ELECTRONIC FILE OF ANY DRAWING, REPORT OR DATA TRANSMITTED BY OLSSON (OLSSON), THE RECIPIENT AGREES FOR ITSELF, ITS SUCCESSORS, ASSIGNS, INSURERS AND ALL THOSE CLAIMING UNDER OR THROUGH IT, THAT BY USING ANY OF THE INFORMATION CONTAINED IN THE ELECTRONIC FILE, ALL USERS AGREE TO BE BOUND BY THE FOLLOWING TERMS. ALL OF THE INFORMATION CONTAINED IN THIS ELECTRONIC FILE IS THE WORK PRODUCT AND INSTRUMENT OF SERVICE OF OLSSON, WHO SHALL BE DEEMED THE AUTHOR, AND SHALL RETAIN ALL COMMON LAW, STATUTORY LAW AND OTHER RIGHTS, INCLUDING COPYRIGHTS, UNLESS THE SAME HAVE PREVIOUSLY BEEN TRANSFERRED IN WRITING TO THE RECIPIENT. THE INFORMATION CONTAINED IN THE ELECTRONIC FILE IS PROVIDED FOR THE CONVENIENCE OF THE RECIPIENT AND IS PROVIDED IN "AS IS" CONDITION. THE RECIPIENT IS AWARE THAT DIFFERENCES MAY EXIST BETWEEN THE ELECTRONIC FILES AND THE PRINTED HARD-COPY ORIGINAL SIGNED AND SEALED DRAWINGS OR REPORTS. IN THE EVENT OF A CONFLICT BETWEEN THE SIGNED AND SEALED ORIGINAL DOCUMENTS PREPARED BY OLSSON AND THE ELECTRONIC FILES TRANSFERRED HERewith, THE SIGNED AND SEALED ORIGINAL DOCUMENTS SHALL GOVERN. OLSSON SPECIFICALLY DISCLAIMS ALL WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE WITH RESPECT TO ELECTRONIC FILES. IT SHALL BE THE RECIPIENT'S RESPONSIBILITY TO CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED IN THE ELECTRONIC FILE AND THAT IT ACCURATELY REFLECTS THE INFORMATION NEEDED BY THE RECIPIENT. THE RECIPIENT SHALL NOT RETRANSMIT THE ELECTRONIC FILE, OR ANY PORTION THEREOF, WITHOUT INCLUDING THIS DISCLAIMER AS PART OF ANY SUCH TRANSMISSION. IN ADDITION, THE RECIPIENT AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS OLSSON, ITS OFFICERS, DIRECTORS, EMPLOYEES AND SUBCONSULTANTS AGAINST ANY AND ALL DAMAGES, LIABILITIES, CLAIMS OR COSTS, INCLUDING REASONABLE ATTORNEY'S AND EXPERT WITNESS FEES AND DEFENSE COSTS, ARISING FROM ANY CHANGES MADE BY ANYONE OTHER THAN OLSSON OR FROM ANY REUSE OF THE ELECTRONIC FILES WITHOUT THE PRIOR WRITTEN CONSENT OF OLSSON.
- DESIGN PROFESSIONAL SHALL REVIEW SHOP DRAWINGS OR SAMPLES FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPTS ON THE PROJECT AND FOR COMPLIANCE WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS, AND SHALL NOT EXTEND TO MEANS OR METHODS OF CONSTRUCTION. THE DESIGN PROFESSIONAL'S REVIEW SHALL NOT RELIEVE CONTRACTOR FROM RESPONSIBILITY FOR ANY VARIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS UNLESS CONTRACTOR HAS IN WRITING CALLED DESIGN PROFESSIONAL'S ATTENTION TO EACH SUCH VARIATION AT THE TIME OF SUBMISSION, AND DESIGN PROFESSIONAL HAS GIVEN WRITTEN APPROVAL OF EACH SUCH VARIATION BY SPECIFIC WRITTEN NOTATION THEREOF INCORPORATED INTO OR ACCOMPANYING THE SHOP DRAWING OR SAMPLE; NOR WILL ANY APPROVAL BY THE DESIGN PROFESSIONAL RELIEVE CONTRACTOR FROM RESPONSIBILITY FOR ERRORS OR OMISSIONS IN SHOP DRAWINGS WITH CONFORMANCE TO CONTRACT DOCUMENTS.
- GENERAL CONSTRUCTION NOTE REGARDING SEQUENCING OF EROSION CONTROL - ALL PERIMETER SILT FENCE, EARTH DIKES, SEDIMENT TRAPS, AND ROCK CONSTRUCTION ENTRANCES WILL BE INSTALLED BEFORE GRADING OPERATIONS BEGIN, EXCEPT THAT SILT FENCE WHICH IS TO BE PLACED ALONG THE BACK OF CURB FOR PROTECTION OF THE STREET, SILT FENCE AND EARTH DIKES THAT ARE PLACED BEFORE GRADING BEGINS WILL BE MAINTAINED BY THE GRADING CONTRACTOR UNTIL ALL UTILITIES ARE IN PLACE. THE SILT FENCE THAT IS PLACED ALONG THE BACK OF THE CURB OR RIGHT -OF-WAY WILL BE INSTALLED IMMEDIATELY AFTER THE CURB IS CONSTRUCTED. EROSION AND SEDIMENTATION CONTROLS ARE TEMPORARY AND MUST BE REMOVED BY THE CONTRACTOR AFTER CONSTRUCTION IS COMPLETE AND THE DISTURBED AREA IS AT LEAST 70% PERMANENTLY VEGETATED.
- ALL ON-SITE WIRING AND CABLES SHALL BE PLACED UNDERGROUND.
- ANY CONTRACTOR BIDDING ANY PORTION OF THIS WORK SHALL HAVE IN HIS OR HER POSSESSION A COMPLETE SET OF CONSTRUCTION DOCUMENTS AND BE FAMILIAR WITH ALL SCOPES OF WORK AND TRADES TO UNDERSTAND THEIR INTERACTIONS.
- THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH AN INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.

EROSION CONTROL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL EROSION & SEDIMENT CONTROL MEASURES AND PRACTICES THROUGHOUT THE PROJECT. ANY AND ALL FINES ASSOCIATED WITH EROSION CONTROL VIOLATIONS WILL BE THE CONTRACTOR'S RESPONSIBILITY.
- EROSION CONTROL IS THE CONTRACTOR'S RESPONSIBILITY. THIS PLAN SHOULD BE USED AS A GUIDE AND REPRESENTS THE MINIMUM EROSION CONTROL DEVICES REQUIRED.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON SITE INSPECTION.
- CONTRACTOR IS RESPONSIBLE FOR INSPECTING AND REPAIRING ALL EROSION AND SEDIMENT CONTROL DEVICES AFTER EACH RAINFALL EVENT.
- THE CONTRACTOR SHALL PROVIDE ANY FURTHER EROSION CONTROL MEASURES IN ADDITION TO THOSE LISTED TO ENSURE THAT SILT WILL NOT LEAVE THE PROJECT CONFINES.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED WITH A HEALTHY STAND OF PERMANENT VEGETATION.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AT COMPLETION OF CONSTRUCTION.
- THE CONTRACTOR SHALL ENSURE THAT ALL DRAINAGE STRUCTURES, FLUMES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
- THE CONTRACTOR SHALL PROVIDE ANY TEMPORARY STABILIZATION AS REQUIRED.
- THE CONTRACTOR SHALL LEAVE THE EROSION CONTROL DEVICES AROUND ALL FIELD INLETS AT THE COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL PROVIDE AN INGRESS/EGRESS TRACKING PAD FOR VEHICULAR TRAFFIC AT A LOCATION APPROVED BY THE OWNERS REPRESENTATIVE.
- ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL. ALL EROSION CONTROL DEVICES SHALL CONFORM TO THE APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS AND DESIGN CRITERIA OF THE ENGINEERING DIVISION, DEPARTMENT OF PUBLIC WORKS, CITY OF LEE'S SUMMIT, MISSOURI AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, WATER POLLUTION CONTROL DIVISION, MOST CURRENT EDITIONS.
- AT ANY TIME DURING CONSTRUCTION THE CITY FIELD ENGINEERING INSPECTOR MAY REQUIRE ADDITIONAL EROSION/SILTATION CONTROL MEASURES TO BE INSTALLED IN ORDER TO ADDRESS PROBLEM SITUATIONS OBSERVED ON THE SITE. WHEN REQUIRED SUCH MEASURES SHALL BE INSTALLED WITHIN 48 HOURS OF THE CITY FIELD ENGINEERING INSPECTOR'S VERBAL OR WRITTEN ORDER.
- PROPOSED CONTOURS SHOWN ARE TO FINISH GRADE AND REFLECT SURFACE ELEVATIONS.
- THE CONTRACTOR SHALL PLACE SEED AND TURF REINFORCEMENT EXCELSIOR BLANKETS (OR OTHER APPROVED EQUAL EROSION CONTROL BLANKETS) ON ALL SLOPES 6:1 AND GREATER.
- SEED ALL DISTURBED AREA PER CITY STANDARDS AND SPECIFICATIONS.

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THE CONTRACTOR SHALL ADHERE TO THE PROVISIONS OF THE SENATE BILL NUMBER 583, 78TH GENERAL ASSEMBLY OF THE STATE OF MISSOURI. THE BILL REQUIRES THAT ANY PERSON OR FIRM DOING EXCAVATION ON PUBLIC RIGHT-OF-WAY DO SO ONLY AFTER GIVING NOTICE TO, & OBTAINING INFORMATION FROM, UTILITY COMPANIES. STATE LAW REQUIRES 48 HOURS ADVANCE NOTICE. CALL 1-800-DIG-RITE.



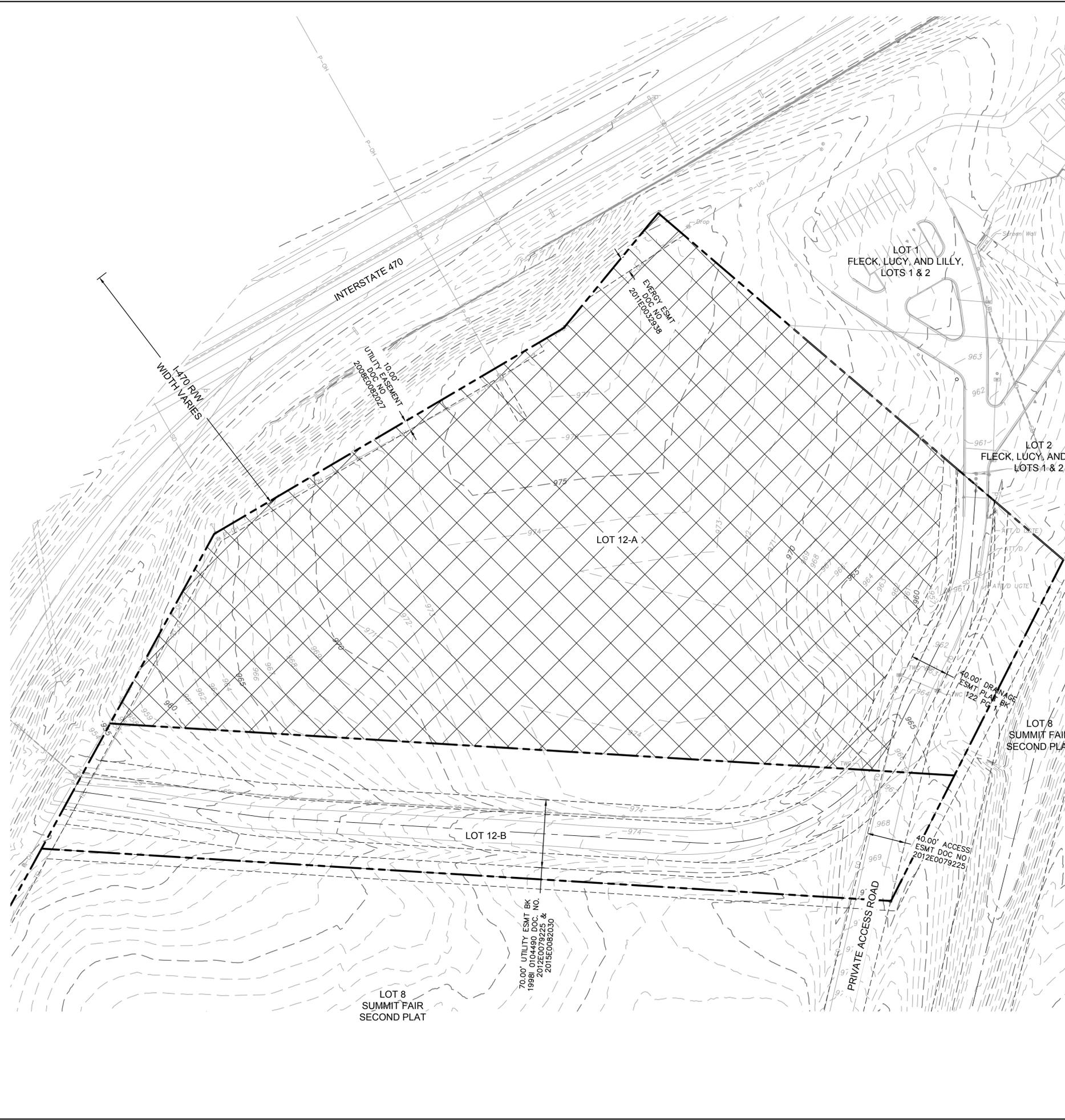
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 Overland Park, KS 66213-4750
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REV. NO.	DATE	REVISIONS DESCRIPTION	BY	ISO
1	02.15.2022	REVISED PER CITY COMMENTS		

GENERAL NOTES
 LAND DISTURBANCE PLANS
 CHURCH AT WARD RD, LLC.
 1251 NW WARD ROAD
 LEE'S SUMMIT, MO
 2022

SHEET
 LD1.2

DWG: F:\2021\05070\021-05070\40-Design\AutoCAD\Final Plans\Sheets\NCV\Mass Credit\C_EX001_02105070.dwg USER: msolsson
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LEGEND

	PROPERTY LINE
	LOT LINE
	EXISTING EASEMENT
	EXISTING CONTOUR
	TREE CLEARING & GRUBBING

- NOTES**
- ALL TREE CLEARING ACTIVITIES TO BE PERFORMED ACCORDING TO CITY OF LEE'S SUMMIT STANDARDS AND SPECIFICATIONS AND APPLICABLE ORDINANCES.
 - PER SURVEY PROVIDED BY ANDERSON ENGINEERING DATED 11.12.2021, NO OIL/GAS WELLS WERE LOCATED ON-SITE
 - PER FEMA FLOOD MAP #29095C0417G PANEL 0417 DATED JANUARY 20, 2017, PROJECT AREA RESIDES IN ZONE X - AREA OF MINIMAL FLOOD HAZARD



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1	02.15.2022	REVISED PER CITY COMMENTS		

EXISTING CONDITIONS & CLEARING PLAN
 LAND DISTURBANCE PLANS
 CHURCH AT WARD RD, LLC.
 1251 NW WARD ROAD
 LEE'S SUMMIT, MO 2022

drawn by: _____ HL
 checked by: _____ MO
 approved by: _____ BL
 QA/QC by: _____ MAP
 project no.: 021-05070
 drawing no.: C_EX001_02105070
 date: 2022.02.15

SHEET LD2.0

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LEGEND

	PROPERTY LINE
	LOT LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR

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REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	02.15.2022	REVISED PER CITY COMMENTS	MSO

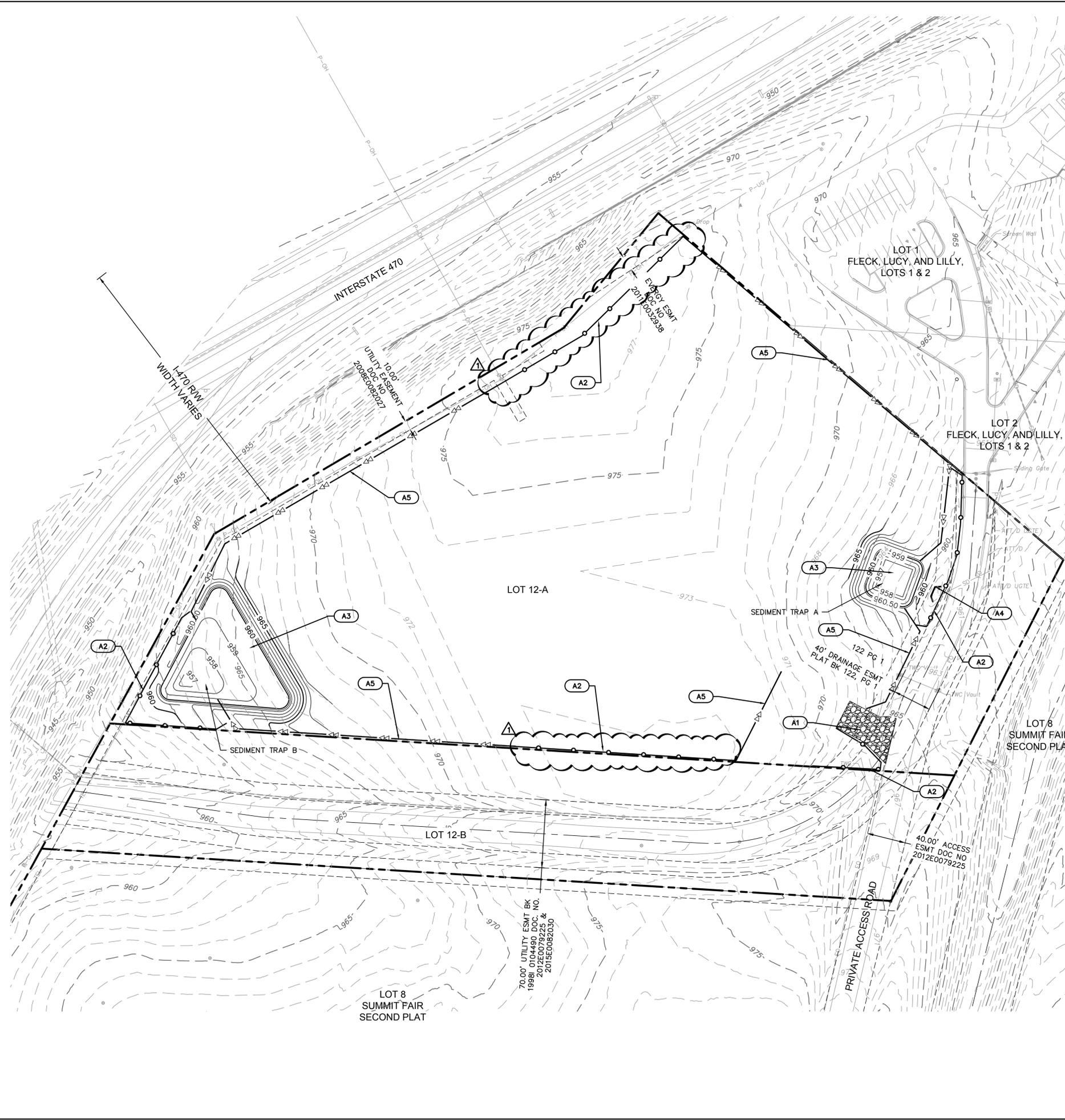
OVERALL GRADING PLAN
 LAND DISTURBANCE PLANS
 CHURCH AT WARD RD, LLC.
 1251 NW WARD ROAD
 LEE'S SUMMIT, MO

2022

drawn by: HL
 checked by: MO
 approved by: BL
 QA/QC by: MAP
 project no.: 021-05070
 drawing no.: C_GRD01_02105070
 date: 2022.02.15

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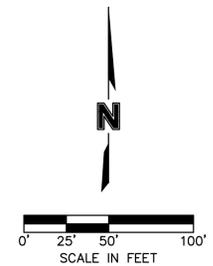
	PROPERTY LINE
	LOT LINE
	PROPOSED CONTOUR
	EXISTING CONTOUR
	LIMITS OF DISTURBANCE (7.50+/- ACRES)
	SILT FENCE
	TEMPORARY CONSTRUCTION ENTRANCE
	EROSION CONTROL REFERENCE NUMBER
	DIVERSION BERM

EROSION CONTROL STAGING CHART

PROJECT STAGE	EROSION CONTROL BMP REFERENCE NO.	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
A - PRE DISTURBANCE	A1	CONSTRUCTION ENTRANCE	C	INSTALL AS INDICATED ON PLANS (IF SITE DISRUPTION LASTS LONGER THAN 14 DAYS)
	A2	SILT FENCE	C	INSTALL AS INDICATED ON PLANS
	A3	SEDIMENT TRAP	SEE NOTE #1	SEE DETAILS ON SHEETS LD4.3 & LD5.0
	A4	COMPOST FILTER BERM	C	INSTALL AS INDICATED ON PLANS
	A5	DIVERSION BERM	C	INSTALL AS INDICATED ON PLANS
B - MASS GRADING	B1	EROSION CONTROL MAT	N/A	INSTALL AS INDICATED ON PLANS
C - FINAL STABILIZATION	C1	REPLACE TOP SOIL, SEED MULCH	N/A	ESTABLISH PERENNIAL VEGETATION WITH A 70% DENSITY OVER 100% OF DISTURBED AREA.

NOTES

- SEDIMENT TRAPS "A" & "B" TO REMAIN ON SITE UNTIL SITE DEVELOPS. SEDIMENT TRAP "B" TO BE CONVERTED INTO DETENTION BASIN WHEN SITE DEVELOPS. SEDIMENT TRAP "A" TO BE FILLED IN AND REPLACED WITH STORM SEWER STRUCTURE & PIPING WHEN SITE DEVELOPS.



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1	02.15.2022	REVISED PER CITY COMMENTS		

**EROSION CONTROL PLAN - PRE DISTURBANCE
LAND DISTURBANCE PLANS**

CHURCH AT WARD RD, LLC.
1251 NW WARD ROAD

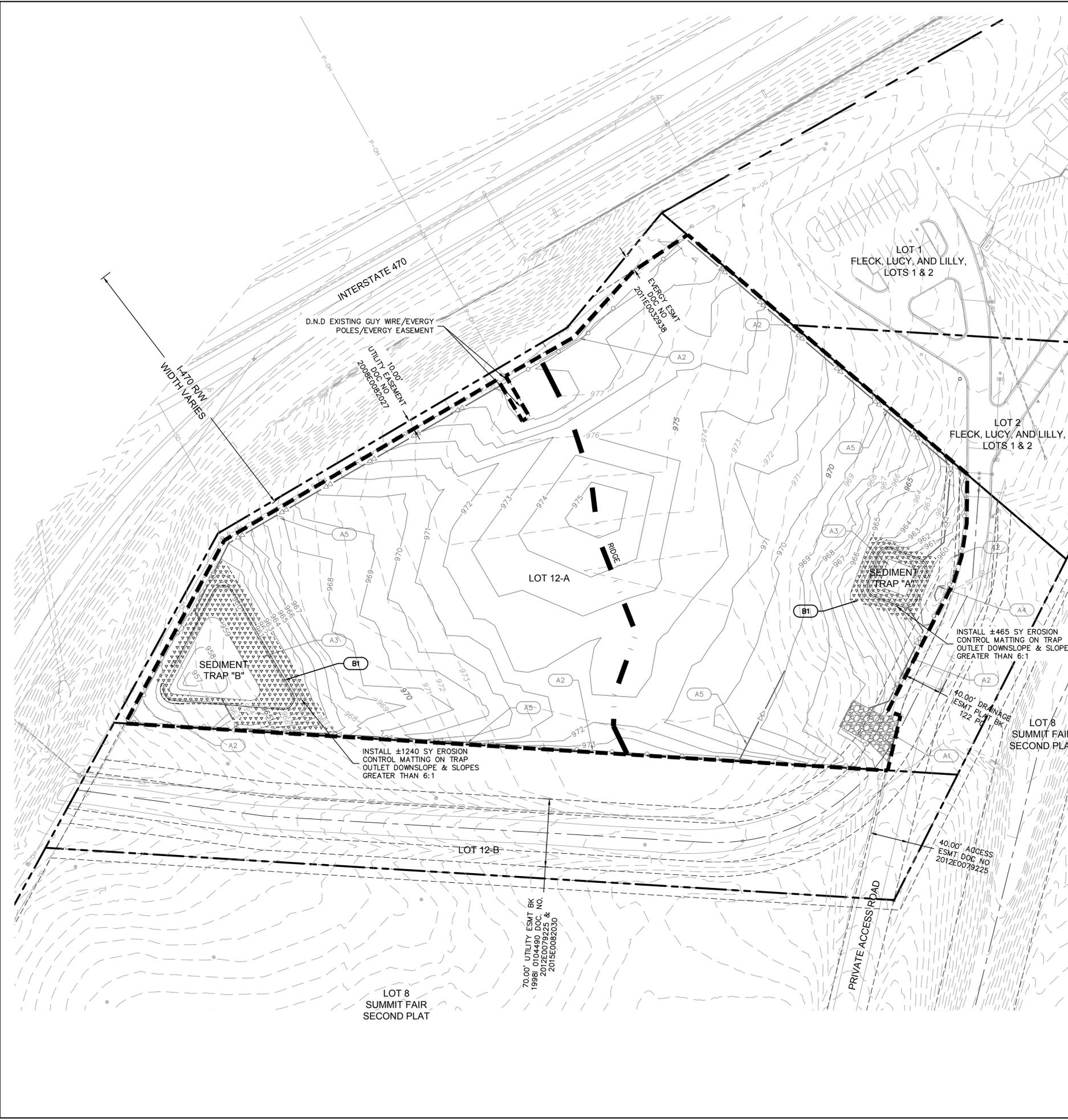
LEE'S SUMMIT, MO

2022

drawn by: _____	HL
checked by: _____	MO
approved by: _____	BL
QA/QC by: _____	MAP
project no.: 021-05070	
drawing no.: C_ER001_02105070	
date: 2022.02.15	

**SHEET
LD4.0**

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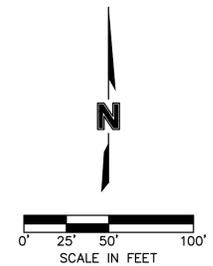


LEGEND

	PROPERTY LINE
	LOT LINE
	PROPOSED CONTOUR
	EXISTING CONTOUR
	LIMITS OF DISTURBANCE (7.50+/- ACRES)
	SILT FENCE
	TEMPORARY CONSTRUCTION ENTRANCE
	EROSION CONTROL REFERENCE NUMBER

EROSION CONTROL STAGING CHART

PROJECT STAGE	EROSION CONTROL BMP REFERENCE NO.	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
A - PRE DISTURBANCE	A1	CONSTRUCTION ENTRANCE	C	INSTALL AS INDICATED ON PLANS (IF SITE DISRUPTION LASTS LONGER THAN 14 DAYS)
	A2	SLOPE PROTECTION (SILT FENCE)	C	INSTALL AS INDICATED ON PLANS
	A3	SEDIMENT TRAP	SEE NOTE #1 ON LD4.0	SEE DETAILS ON SHEETS LD4.3 & LD5.0
	A4	COMPOST FILTER BERM	C	INSTALL AS INDICATED ON PLANS
	A5	DIVERSION BERM	C	INSTALL AS INDICATED ON PLANS
B - MASS GRADING	B1	EROSION CONTROL MAT	N/A	INSTALL AS INDICATED ON PLANS
C - FINAL STABILIZATION	C1	REPLACE TOP SOIL, SEED, MULCH	N/A	ESTABLISH PERENNIAL VEGETATION WITH A 70% DENSITY OVER 100% OF DISTURBED AREA.



olsson

7301 West 133rd Street, Suite 200
Overland Park, KS 66213-4750
TEL 913.381.1170 www.olson.com

STATE OF MISSOURI
Professional Engineer
No. 2015-22

BY: MSO

DATE: 02.15.2022

REVISIONS DESCRIPTION

REV. NO.	DATE	REVISIONS DESCRIPTION
1	02.15.2022	REVISED PER CITY COMMENTS

2022

EROSION CONTROL PLAN - MASS GRADING
LAND DISTURBANCE PLANS

CHURCH AT WARD RD, LLC.
1251 NW WARD ROAD

LEE'S SUMMIT, MO

drawn by: HL
checked by: MO
approved by: BL
QA/QC by: MAP
project no.: 021-05070
drawing no.: C_ERO02_02105070
date: 2022.02.15

SHEET
LD4.1

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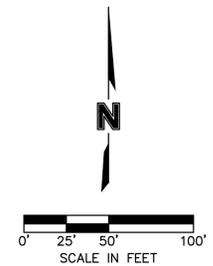


LEGEND

- PROPERTY LINE
- LOT LINE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- LIMITS OF DISTURBANCE (7.50+/- ACRES)
- SILT FENCE
- ESTABLISH PERENNIAL VEGETATION WITH A 70% DENSITY OVER 100% OF DISTURBED AREA.
- EROSION CONTROL REFERENCE NUMBER

EROSION CONTROL STAGING CHART

PROJECT STAGE	EROSION CONTROL BMP REFERENCE NO.	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
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REV. NO.	DATE	REVISIONS DESCRIPTION	BY	MSD
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**EROSION CONTROL PLAN - FINAL STABILIZATION
LAND DISTURBANCE PLANS**

CHURCH AT WARD RD, LLC.
1251 NW WARD ROAD

LEE'S SUMMIT, MO

2022

REVISIONS

drawn by: _____ HL
 checked by: _____ MO
 approved by: _____ BL
 QA/QC by: _____ MAP

project no.: 021-05070
 drawing no.: C_ERO02_02105070
 date: 2022.02.15

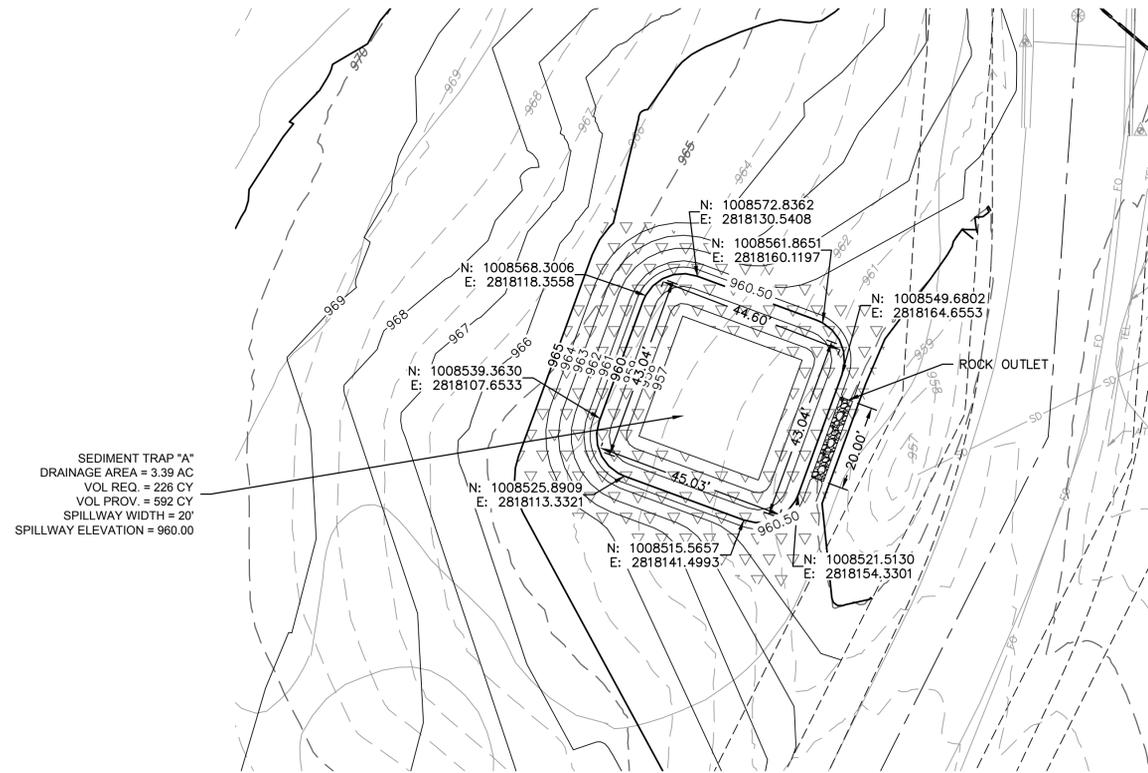
SHEET
LD4.2

SEDIMENT TRAP DESIGN DATA

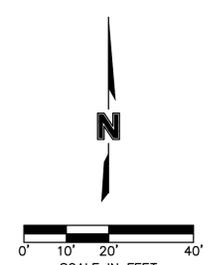
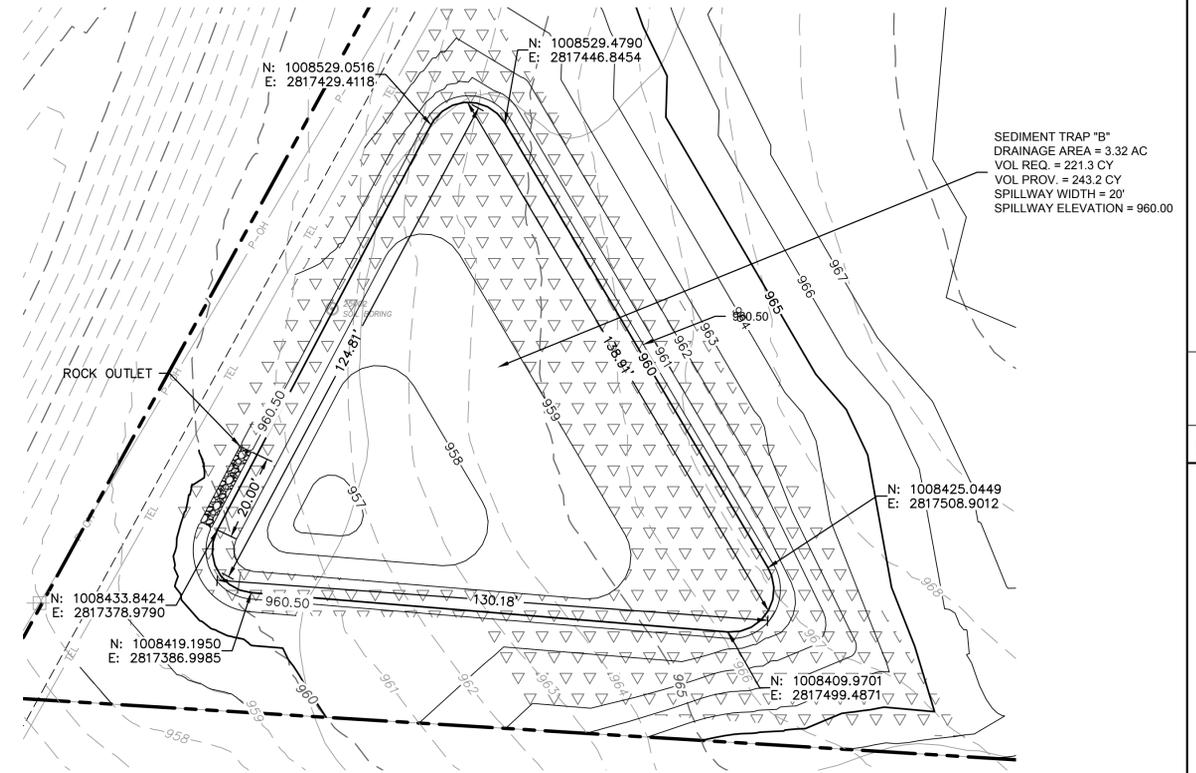
TITLE: CHURCH AT WARD ROAD, LLC
JOB #: 021-05070

Design Item:	Trap #A	Trap #B	Units	Notes:
<i>Pond Data</i>				
Drainage Area	3.32	3.39	acres	
Required Volume (1800 cf/acre)	221.3	226.0	cy	
Provided Volume	243.2	592.0	cy	
Excavated Volume	858.0	2250.0	cy	
Sediment Cleanout Volume	48.6	118.4	cy	20% OF PROVIDED VOLUME
Sediment Cleanout Elevation	958.4	959.0		

SEDIMENT TRAP "A" DETAIL



SEDIMENT TRAP "B" DETAIL



DWG: F:\2021\05070\021-05070\40-Design\AutoCAD\Final Plans\Sheet\NCVA Mass Credit\ C_DRN01_02105070.dwg USER: molsen
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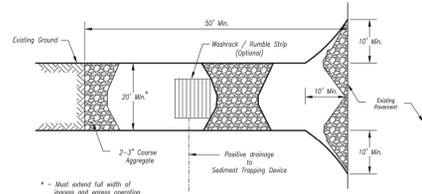
REV. NO.	DATE	REVISIONS DESCRIPTION	BY
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SEDIMENT TRAP DETAILS
LAND DISTURBANCE PLANS
CHURCH AT WARD RD, LLC.
1251 NW WARD ROAD
LEE'S SUMMIT, MO

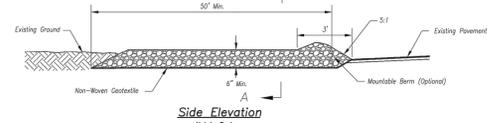
2022

drawn by: _____ HL
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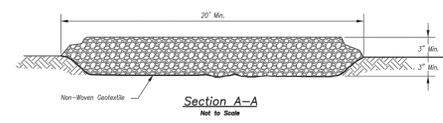
SHEET
LD4.3



Plan View
Not to Scale



Side Elevation
Not to Scale



Section A-A
Not to Scale

Notes for Construction Entrance:

1. Avoid locating on steep slopes, or curves on public roads, or adjacent to disturbed areas.
2. Remove all vegetation and other unsuitable material from the foundation area, grade, and crown for positive drainage.
3. If slope towards the public road exceeds 2%, construct a 6- to 8-inch high ridge with 20:1 side slopes across the foundation approximately 15 feet from the edge of the public road to divert runoff from it.
4. Install pipe under the entrance if needed to maintain drainage ditches along public roads.
5. Place stone to dimensions and grade as shown on plans. Leave surface sloped for drainage.
6. Divert all surface runoff and drainage from the entrance to a sediment control device.
7. If conditions warrant, place geotextile fabric on the graded foundation to improve stability.

Maintenance for Construction Entrance:

1. Reshape entrance as needed to maintain function and integrity of installation. Top dress with clean aggregate as needed.

CONSTRUCTION ENTRANCE

Notes for Concrete Washout:

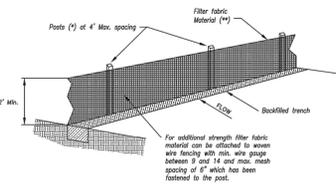
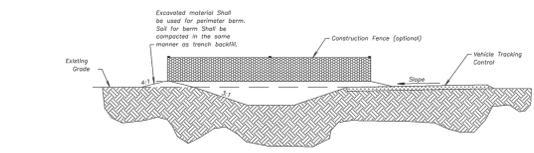
1. Concrete washout areas shall be installed prior to any concrete placement on site.
2. Concrete washout areas shall include a flat substrate pit sized to the amount of concrete to be placed on site. The slope leading out of the substrate pit shall be 3:1. The vehicle tracking mat shall be placed towards the concrete washout area.
3. Vehicle tracking control is required at the access point to all concrete washout areas.
4. Stone shall be placed at the construction site entrance, washout area and wherever necessary to clearly indicate the location(s) of the concrete washout area(s) to operators of concrete trucks and pump rigs.
5. A cover-type impermeable liner may be required along the bottom and sides of the substrate pit in sandy or gravelly soils.

Maintenance for Concrete Washout:

1. Concrete washout materials shall be removed once the materials have filled the washout to approximately 75% full.
2. Concrete washout areas shall be enlarged as necessary to maintain capacity for washed concrete.
3. Concrete washout water, washed pieces of concrete and all other debris in the washout pit shall be transported from the job site in a water-tight container and disposed of properly.
4. Concrete washout areas shall remain in place until all concrete for the project is placed.
5. When concrete washout areas are removed, excavations shall be filled with suitable compacted gravel and topped, any disturbed areas associated with the installation, maintenance, and/or removal of the concrete washout areas shall be stabilized.

CONCRETE WASHOUT

AMERICAN PUBLIC WORKS ASSOCIATION
 KANSAS CITY METRO CHAPTER
 CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT
 STANDARD DRAWING NUMBER ESC-03
 ADOPTED: 10/24/2016



- (*) EGDSIS
- MIN. LENGTH 4'
 - HORIZONTAL 1 1/2" x 1 1/2"
 - MAX. SOONER PINE 2 1/2" x 2 1/2"
 - STEEL 1.32 LB/FT

(**) - Geotextile fabric shall meet the requirements of ASTM D 2196

SILT FENCE DETAILS

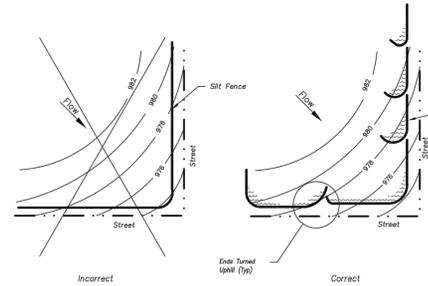
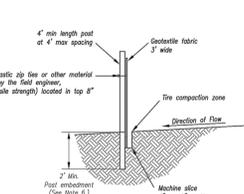
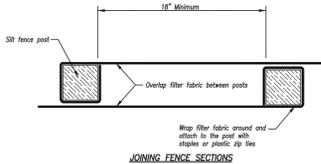
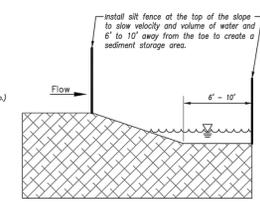


Figure A
SILT FENCE LAYOUT
Not to Scale

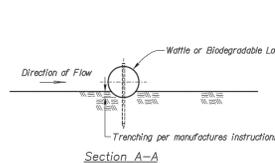


JOINING FENCE SECTIONS
Not to Scale

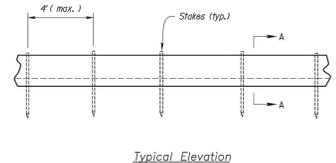
Maintenance:

1. Remove and dispose of sediment deposits when the deposit approaches 1/2 the height of silt fence.
2. Repair as necessary to maintain function and structure.

AMERICAN PUBLIC WORKS ASSOCIATION
 KANSAS CITY METRO CHAPTER
 SILT FENCE
 STANDARD DRAWING NUMBER ESC-03
 ADOPTED: 10/24/2016



Section A-A



Typical Elevation

WATTLES AND BIODEGRADABLE LOG

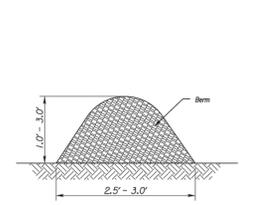


Figure 1
(Perimeter Control)

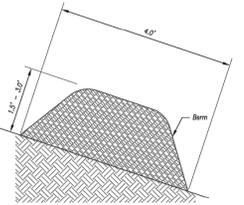


Figure 2
(Slope Slopes)

MULCH OR COMPOST FILTER BERMS

Notes for Wattles and Biodegradable Log Slope Protection:

1. The Slope barriers shall be placed along contour lines, with a short section turned upwind at each end of the barrier. The maximum length of the slope barrier shall not exceed 250 feet, and the barrier ends need to be staggered.
2. Install wattles and biodegradable logs per manufacturer's instructions.
3. Spacing of stakes per manufacturer's instructions with 4' max. spacing. Length of stakes shall be a minimum of 2 times the diameter of the log with minimum of 24".

Notes for Mulch and Compost Filter Berms:

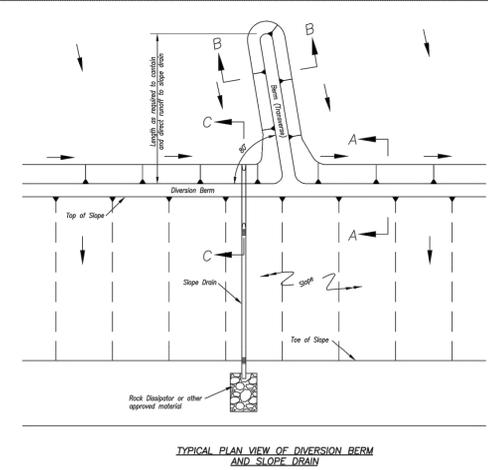
1. The sediment control berm shall be placed uncompact in a witness at locations shown on the plans or as directed by the engineer.
2. Parallel to the base of the slope, or around the perimeter of other affected areas, construct a 1 to 3 foot high by 2.5 to 3 foot wide berm (see Figure 1). For maximum water treatment ability or for steep slopes, construct a 1.5 to 3 foot high trapezoidal berm that is a minimum of 4 feet wide at the base (see Figure 2). In extreme conditions, or where specified by the engineer, a second berm shall be constructed at the top of the slope. Engineer will specify berm requirements.
3. If berm is to be left as permanent or part of the natural landscape, the compost berm may be seeded during application for permanent vegetation.
4. Do not use compost or wood mulch berms in any runoff channels or concentrated flow areas.
5. Wood mulch shall consist of fine and shub debris resulting from clearing and grubbing and shall be ground by the mechanical means such as a chipper, hammermill, tub grinder or other approved method. Mulch stich varies with a maximum width of 2" and a maximum length of 10".

Maintenance for Mulch and Compost Filter Berms:

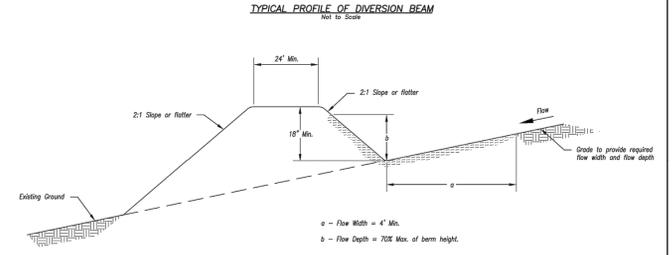
1. Berms shall be reshaped and material added as necessary to maintain function and dimensions.
2. Breaches in the berm shall be repaired promptly.

AMERICAN PUBLIC WORKS ASSOCIATION
 KANSAS CITY METRO CHAPTER
 WATTLES/Biodegradable LOG AND MULCH/COMPOST FILTER BERM
 STANDARD DRAWING NUMBER ESC-04
 ADOPTED: 10/24/2016

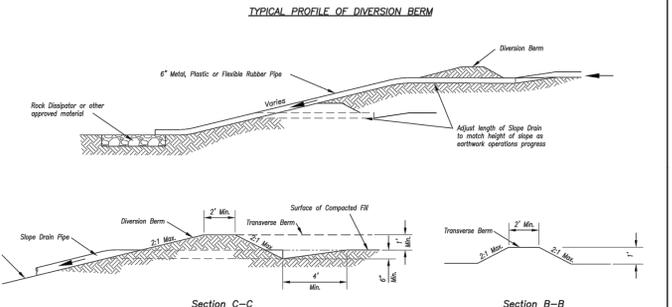
Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.



Typical Plan View of Diversion Berm and Slope Drain



Typical Profile of Diversion Berm



Typical Profile of Diversion Berm with Slope Drain

Notes for Diversion Berms:

1. Slope drains are optional, but may be required by the engineer if the berm is at the top of a steep slope.
2. Diversion berms must be installed as a first step in the land-disturbing activity and must be functional prior to upstage land disturbance.
3. The berm should be adequately compacted to prevent failure.
4. Temporary or permanent seeding and mulch shall be applied to the berm immediately following its construction.
5. Place the berm on to minimize damages by construction operations and traffic.
6. The berm must discharge to a temporary sediment trap or stabilized area.
7. All trees, shrubs, stumps, obstructions and other objectionable material shall be removed and disposed of so as not to interfere with the proper functioning of diversion.
8. The diversion shall be excavated or shaped to the grade and cross-section as required to meet the criteria specified herein, free of irregularities which will impede flow.
9. Fill shall be compacted as needed to prevent unequal settlement that would cause damage in the completed diversion. Fill shall be composed of soil free from excessive organic debris, rocks or other objectionable materials.

Notes for Slope Drain:

1. Slope Drain and Diversion Berm may be used on other project features or project backdrops.
2. Discharge of Slope Drains shall be into stabilized ditch or area, or into Sediment Basin.
3. Pipe shall be secured in place as approved by Engineer.

Maintenance:

1. Accumulation of any visible sediment at the inlet and outlet shall be removed promptly.
2. Outlet conditions shall be repaired if occur is observed. Leaking or damaged section of pipe shall be repaired immediately.
3. Barriers directing water to the inlet shall be monitored for continuity and effectiveness.

Maintenance:

1. Berm shall be reshaped, compacted, and stabilized as necessary to maintain its function.
2. Breaches in the berm shall be repaired immediately.

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

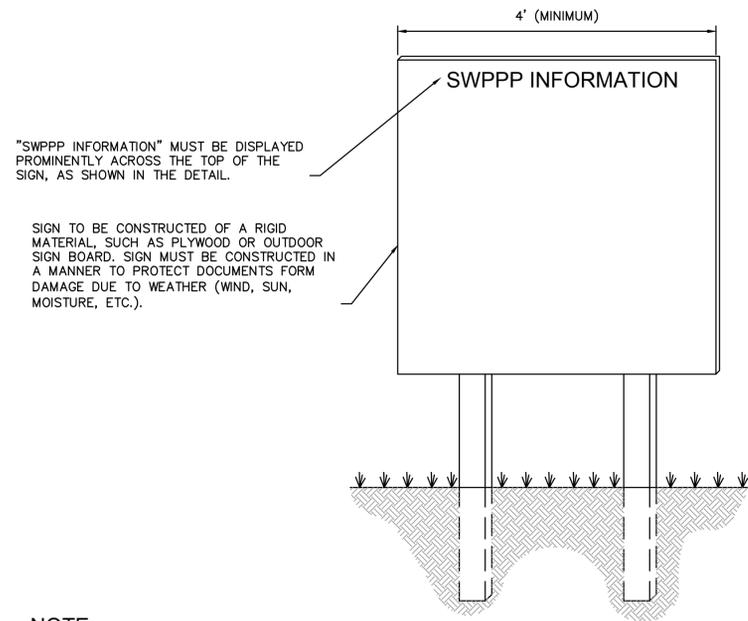
AMERICAN PUBLIC WORKS ASSOCIATION
 KANSAS CITY METRO CHAPTER
 DIVERSION BERMS AND SLOPE DRAINS
 STANDARD DRAWING NUMBER ESC-05
 ADOPTED: 10/24/2016



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STANDARD DETAILS
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 CHURCH AT WARD RD, LLC.
 1251 NW WARD ROAD
 LEE'S SUMMIT, MO

drawn by: HL
 checked by: MO
 approved by: BL
 QA/QC by: MAP
 project no.: 021-05070
 drawing no.: C-DTL01-02105070
 date: 2022.02.15



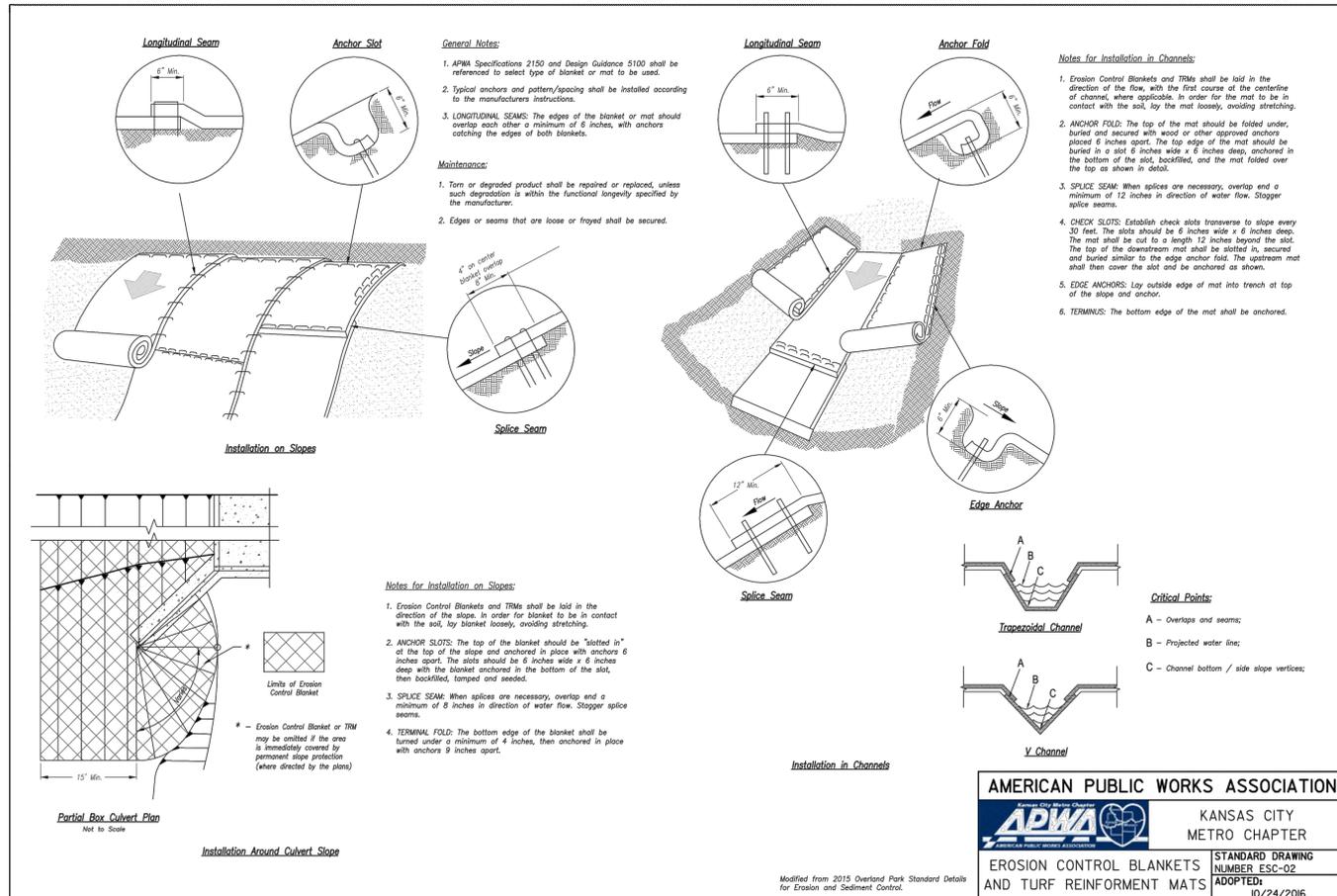
"SWPPP INFORMATION" MUST BE DISPLAYED PROMINENTLY ACROSS THE TOP OF THE SIGN, AS SHOWN IN THE DETAIL.

SIGN TO BE CONSTRUCTED OF A RIGID MATERIAL, SUCH AS PLYWOOD OR OUTDOOR SIGN BOARD. SIGN MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM DAMAGE DUE TO WEATHER (WIND, SUN, MOISTURE, ETC.).

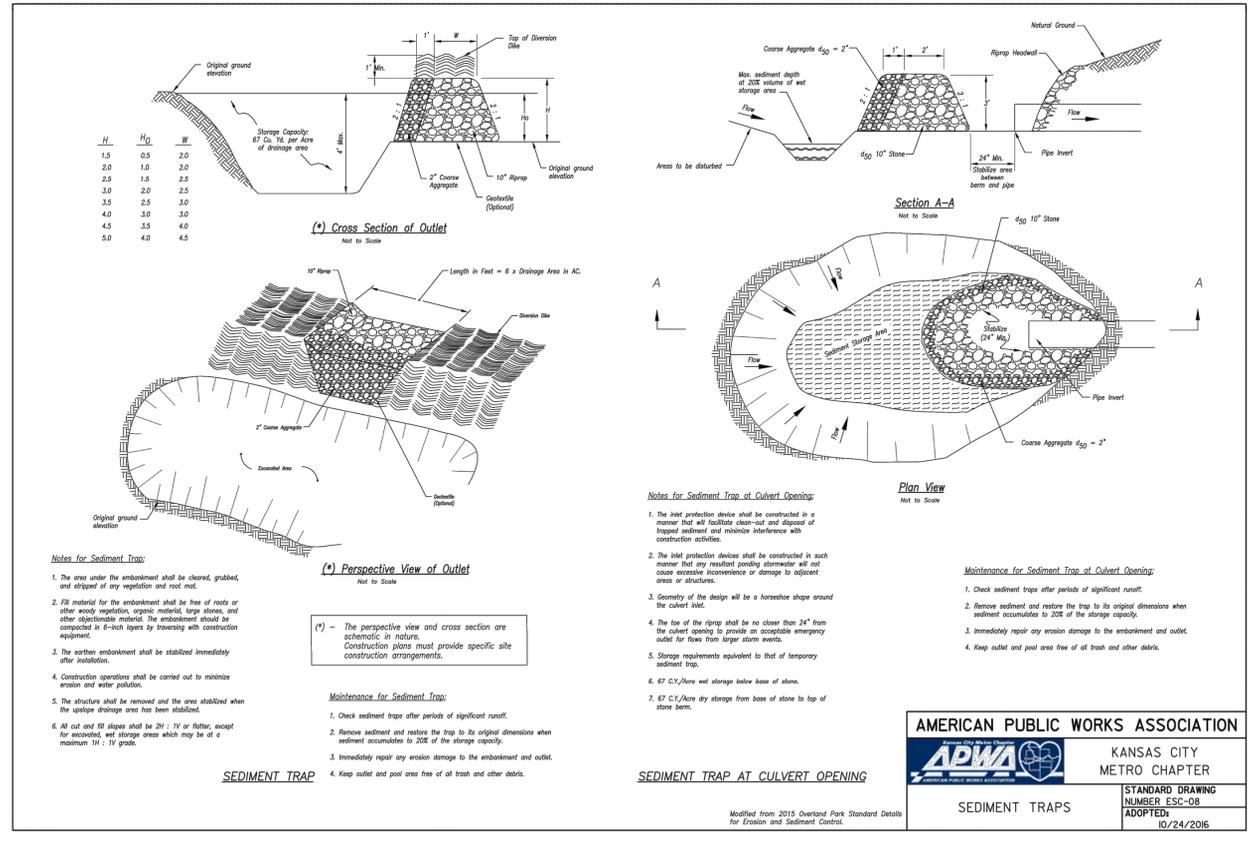
NOTE:

1. THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE ENTRANCE OF SITE, SUCH THAT IT IS ACCESSIBLE AND VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEW AS TO CAUSE A SAFETY HAZARD.
2. ALL POSTED DOCUMENTS REQUIRED BY THE DEPARTMENT OF NATURAL RESOURCES MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.
3. CONTRACTOR SHALL POST OTHER STORMWATER AND/OR EROSION CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCY.
4. SIGN SHALL BE LOCATED OUTSIDE PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
5. CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THE SWPPP INFORMATION SIGN.

SWPPP INFORMATION SIGN
NOT TO SCALE



AMERICAN PUBLIC WORKS ASSOCIATION
 KANSAS CITY METRO CHAPTER
 STANDARD DRAWING NUMBER ESC-02
 ADOPTED: 10/24/2016



- Notes for Sediment Trap:**
1. The area under the embankment shall be cleared, grubbed, and stripped of any vegetation and root mat.
 2. Fill material for the embankment shall be free of roots or other woody vegetation, organic material, large stones, and other objectionable material. The embankment shall be compacted in 6-inch layers by brooming with construction equipment.
 3. The earthen embankment shall be stabilized immediately after installation.
 4. Construction operations shall be carried out to minimize erosion and water pollution.
 5. The structure shall be removed and the area stabilized when the upslope drainage area has been stabilized.
 6. All cut and fill slopes shall be 2H : 1V or flatter, except for excavated wet storage areas which may be at a maximum 1H : 1V grade.
- Maintenance for Sediment Trap:**
1. Check sediment traps after periods of significant runoff.
 2. Remove sediment and restore the trap to its original dimensions when sediment accumulates to 20% of the storage capacity.
 3. Immediately repair any erosion damage to the embankment and outlet.
 4. Keep outlet and pool area free of all trash and other debris.

Notes for Sediment Trap of Culvert Opening:

1. The inlet protection device shall be constructed in a manner that will facilitate clean-out and disposal of trapped sediment and minimize interference with construction activities.
2. The inlet protection device shall be constructed in such manner that any resultant ponding abutment will not cause excessive accumulation or damage to adjacent areas or structures.
3. Geometry of the design will be a horseshoe shape around the culvert inlet.
4. The top of the ramp shall be no closer than 24" from the culvert opening to provide an acceptable emergency outlet for flow from larger storm events.
5. Storage requirements equivalent to that of temporary sediment trap.
6. 67 CY/acre wet storage below base of slope.
7. 67 CY/acre dry storage from base of slope to top of stone berm.

Maintenance for Sediment Trap of Culvert Opening:

1. Check sediment traps after periods of significant runoff.
2. Remove sediment and restore the trap to its original dimensions when sediment accumulates to 20% of the storage capacity.
3. Immediately repair any erosion damage to the embankment and outlet.
4. Keep outlet and pool area free of all trash and other debris.

AMERICAN PUBLIC WORKS ASSOCIATION
 KANSAS CITY METRO CHAPTER
 STANDARD DRAWING NUMBER ESC-08
 ADOPTED: 10/24/2016



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 CHURCH AT WARD RD, L.L.C.
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