

EROSION AND SEDIMENT CONTROL PLANS FOR SUMMIT INNOVATION CENTER

1151 & 1221 NW WARD RD
LEE'S SUMMIT, MISSOURI 64086



GENERAL NOTES

1. THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.
2. ALL WORK IN PUBLIC EASEMENT AND RIGHT-OF-WAY SHALL BE INSTALLED PER THE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF LEE'S SUMMIT.
3. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL FEDERAL, STATE, AND LOCAL PERMITS REQUIRED FOR THIS PROJECT PRIOR TO COMMENCING CONSTRUCTION.
4. ANY WORK ADJACENT TO OR CROSSING EXISTING STREETS REQUIRES PROPER TRAFFIC CONTROL DEVICES. TRAFFIC CONTROL DEVICES SHALL BE PLACED IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
5. THE CONTRACTOR SHALL NOT DISRUPT ANY OPERATIONS OF ADJACENT PROPERTIES DURING CONSTRUCTION. IF DISRUPTION IS NECESSARY TO FACILITATE CONSTRUCTION, CONTRACTOR IS TO CONTACT ENGINEER FOR COORDINATION.
6. ANY UNFORESEEN CONDITIONS, SITE DISCOVERIES, OR INTERACTION WITH ADJACENT PROPERTY OWNERS OR THE CITY SHALL BE BROUGHT UP WITH THE ENGINEER IMMEDIATELY FOR REMEDY AND DOCUMENTATION. ANY MODIFICATION TO THE PLANS MUST BE AUTHORIZED BY THE ENGINEER WHERE APPLICABLE.
7. THE CONTRACTOR SHALL BE REQUIRED TO DEMOLISH, REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, PAVEMENTS, AND FEATURES NECESSARY TO CONSTRUCT THE IMPROVEMENTS SHOWN HEREON. ANY WASTE MATERIALS GENERATED DURING CONSTRUCTION SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS GOVERNING SUCH DISPOSAL.
8. THE CONTRACTOR SHALL PREVENT ANY TRASH, DEBRIS, OR LIQUID WASTES FROM BEING DISPOSED OF IN SANITARY SEWERS, STORM SEWERS, OR OPEN DRAINAGE SYSTEMS.
9. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DAMAGE CAUSED TO OTHER PROPERTIES DURING CONSTRUCTION. IN THE EVENT OF DAMAGE TO ADJACENT PROPERTY, STRUCTURES, OR IMPROVEMENTS, THE CONTRACTOR SHALL REPAIR OR REPLACE SUCH DAMAGE TO THE PRECONSTRUCTION CONDITION AT THE CONTRACTOR'S EXPENSE.
10. CONTRACTORS AT THE SITE SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY FOR ALL ASPECTS OF WORK SHOWN HEREON.
11. ALL WORK AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN HEREON SHALL COMPLY WITH ALL REFERENCED STANDARDS, SPECIFICATIONS, AND PLAN NOTES.
12. ALL BUILDINGS ARE SHOWN AS A REFERENCE ONLY. ALL BUILDINGS SHALL BE LOCATED AND CONSTRUCTED PER THE ARCHITECTURAL DRAWINGS PREPARED BY OTHERS.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATIONS OF UNDERGROUND UTILITIES AFFECTED BY THE CONTRACT. ALL EXISTING UTILITIES INDICATED ON THESE PLANS ARE ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER; HOWEVER, ALL UTILITIES ACTUALLY EXISTING MAY NOT BE SHOWN. UTILITIES DAMAGED THROUGH THE NEGLIGENCE OF THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT THE EXPENSE OF THE CONTRACTOR.
14. ANY AND ALL HAZARDS SHALL BE PROPERLY IDENTIFIED AND BARRICADED FROM ACCESS DURING ALL NON-CONSTRUCTION PERIODS. ALL EXCAVATIONS AND HAZARDOUS AREAS SHALL BE FENCED OFF OR OTHERWISE SECURED AS TO NOT PRESENT A HAZARD TO THE GENERAL PUBLIC, AT A MINIMUM AT THE END OF EACH WORKING DAY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOBSITE SAFETY.
15. UNLESS SPECIFIED OTHERWISE, ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT STANDARD SPECIFICATIONS, EXCEPT AS MODIFIED BY THESE PLANS.
16. PRIVATE EROSION & SEDIMENT CONTROL INSPECTIONS ARE REQUIRED IN ACCORDANCE WITH NPDES SCHEDULE AND REQUIREMENTS. AFTER INSPECTIONS, PROVIDE THE CITY OF LEE'S SUMMIT WITH REPORTS AND DOCUMENTATION.
17. A RIGHT-OF-WAY PERMIT IS REQUIRED FROM THE CITY OF LEE'S SUMMIT PUBLIC WORKS DEPARTMENT FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
18. WORKING HOURS SHALL BE FROM 7AM TO 7PM MONDAY THROUGH SATURDAY, WITH NO WORK ON SUNDAY WITHOUT PRIOR WRITTEN PERMISSION FROM THE CITY OF LEE'S SUMMIT.
19. CONTRACTOR SHALL PROVIDE ONE CHEMICALLY-TREATED PORTABLE TOILET FOR EVERY 20 EMPLOYEES ON THE JOB SITE.
20. FOLLOWING SUBSTANTIAL COMPLETION OF SITE/BUILDING IMPROVEMENTS, THE CONTRACTOR SHALL CONTACT THE ENGINEER TO PERFORM A CHECKLIST OF SITE IMPROVEMENTS PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.



Know what's below.
Call before you dig.



UTILITIES

SANITARY & WATER
CITY OF LEE'S SUMMIT
JEFF THORN
1200 SE HAMBLEN STREET
LEE'S SUMMIT, MO 64081
PHONE (816) 969-1900

STREETS
CITY OF LEE'S SUMMIT
MICHAEL PARK
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063
PHONE (816) 969-1800

EVERGY
RON DEJARNETTE
1300 SE HAMBLEN ROAD
LEE'S SUMMIT, MO 64081
PHONE (816) 347-4316

STORM WATER
CITY OF LEE'S SUMMIT
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063
PHONE (816) 969-1800

AT&T
RONALD GIPPERT
500 E 8TH STREET
KANSAS CITY, MO 64106
PHONE (816) 275-1550

MISSOURI GAS ENERGY
RICHARD FROCK
3025 SW CLOVER DRIVE
LEE'S SUMMIT, MO 64082
PHONE (816) 472-3489

SHEET INDEX

SITE CIVIL
C001 COVER SHEET
C101 EROSION AND SEDIMENT CONTROL PLAN
C102 DETAILS

FEMA INFORMATION:

THE SITE IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS (SFHA) PER FEMA FIRM MAP 29095C0417G; EFFECTIVE DATE OF JANUARY 20, 2017. NO LETTERS OF MAP AMENDMENT OR REVISIONS ARE BEING PROPOSED.

DEVELOPER

TOWNSEND SUMMIT, LLC.
230 SHILLING CIRCLE, SUITE 120
HUNT VALLEY, MARYLAND 21031
(303)-947-2044
CONTACT: STEVE RICH

OIL & GAS WELLS

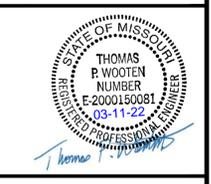
Per the Missouri Department of Natural Resources Well Database, there are no Active, Inactive or Capped Oil or Gas Wells Located on this Site.



REVISIONS		DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE
		DRAWN BY:	CWM
		LICENSE NO.	
		CHECKED BY:	
		LICENSE NO.	
		DATE:	03-11-2022
		JOB NUMBER:	18CO10004

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TOWNSEND SUMMIT LLC.
Cover Sheet
1151 & 1221 NW WARD RD
LEE'S SUMMIT, JACKSON COUNTY, MO

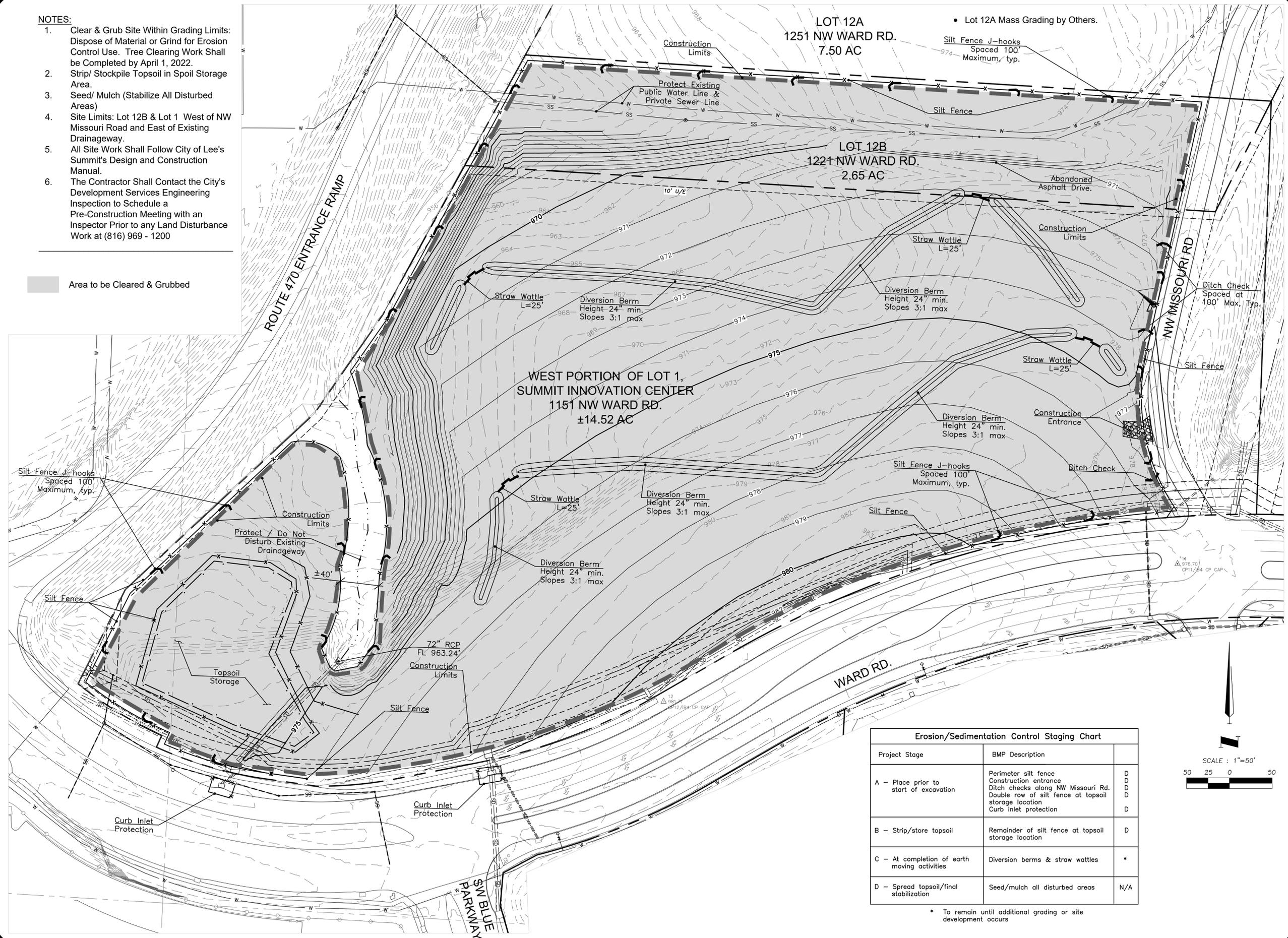


SHEET NUMBER
C001
1 OF 3

NOTES:

1. Clear & Grub Site Within Grading Limits: Dispose of Material or Grind for Erosion Control Use. Tree Clearing Work Shall be Completed by April 1, 2022.
2. Strip/ Stockpile Topsoil in Spoil Storage Area.
3. Seed/ Mulch (Stabilize All Disturbed Areas)
4. Site Limits: Lot 12B & Lot 1 West of NW Missouri Road and East of Existing Drainageway.
5. All Site Work Shall Follow City of Lee's Summit's Design and Construction Manual.
6. 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

Area to be Cleared & Grubbed



Erosion/Sedimentation Control Staging Chart		
Project Stage	BMP Description	
A - Place prior to start of excavation	Perimeter silt fence Construction entrance Ditch checks along NW Missouri Rd. Double row of silt fence at topsoil storage location Curb inlet protection	D D D D D
B - Strip/store topsoil	Remainder of silt fence at topsoil storage location	D
C - At completion of earth moving activities	Diversion berms & straw wattles	*
D - Spread topsoil/final stabilization	Seed/mulch all disturbed areas	N/A

* To remain until additional grading or site development occurs

Mar 11, 2022 - 4:10pm Plotted By: cminor Z:\ME-COL\1-Projects\Acci0004 - Townsend - GSA\1 Lot 1 SIC - 2022\DWG\SIC - 2022 - West Lot 1 & Lot 12B - 202229 C:\M.dwg Layout: C101

ANDERSON ENGINEERING
EMPLOYEE OWNED

ENGINEERS - SURVEYORS - LABORATORIES - DRILLING
4240 PHILLIPS ROAD, SUITE 100, JACOBSON, MISSOURI 64501
MISSOURI CERTIFICATE OF AUTHORITY #000062 EXPIRES 12/31/2023

DRAWING INFO.		REVISIONS	
NO.	DESCRIPTION	DATE	BY

DRAWN BY:	CVM
LICENSE NO.:	
CHECKED BY:	
LICENSE NO.:	
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TOWNSEND SUMMIT LLC.
EROSION & SEDIMENT CONTROL PLAN
LEE'S SUMMIT, JACKSON COUNTY, MO



SHEET NUMBER
C101
2 OF 3

Notes for Concrete Washout:

- Concrete washout must be installed prior to any concrete placement.
- Concrete washout must be installed in a trench that is at least 12" deep and 12" wide.
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Notes for Construction Entrance:

- Concrete washout must be installed in a trench that is at least 12" deep and 12" wide.
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AMERICAN PUBLIC WORKS ASSOCIATION
KANSAS CITY METRO CHAPTER
STANDARD DRAWING NUMBER: E-200150081
ADOPTED: 03/11/22

Notes:

- Silt fence must be installed in a trench that is at least 12" deep and 12" wide.
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AMERICAN PUBLIC WORKS ASSOCIATION
KANSAS CITY METRO CHAPTER
STANDARD DRAWING NUMBER: E-200150081
ADOPTED: 03/11/22

Notes:

- Early stage curb inlet must be installed in a trench that is at least 12" deep and 12" wide.
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KANSAS CITY METRO CHAPTER
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ADOPTED: 03/11/22

Notes for Diversion Berms:

- Diversion berms must be installed in a trench that is at least 12" deep and 12" wide.
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AMERICAN PUBLIC WORKS ASSOCIATION
KANSAS CITY METRO CHAPTER
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ADOPTED: 03/11/22

Notes:

- Rock ditch checks must be installed in a trench that is at least 12" deep and 12" wide.
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KANSAS CITY METRO CHAPTER
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ADOPTED: 03/11/22

Notes for Wattles and Biodegradable Log:

- Wattles and biodegradable logs must be installed in a trench that is at least 12" deep and 12" wide.
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Notes for Mulch or Compost Filter Berms:

- Mulch or compost filter berms must be installed in a trench that is at least 12" deep and 12" wide.
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TOWNSEND SUMMIT LLC.
DETAILS
 LEE'S SUMMIT, JACKSON COUNTY, MO

STATE OF MISSOURI
 REGISTERED PROFESSIONAL ENGINEER
 THOMAS P. WOOTEN
 NUMBER E-2000150081
 03-11-22

SHEET NUMBER
C102
 3 OF 3