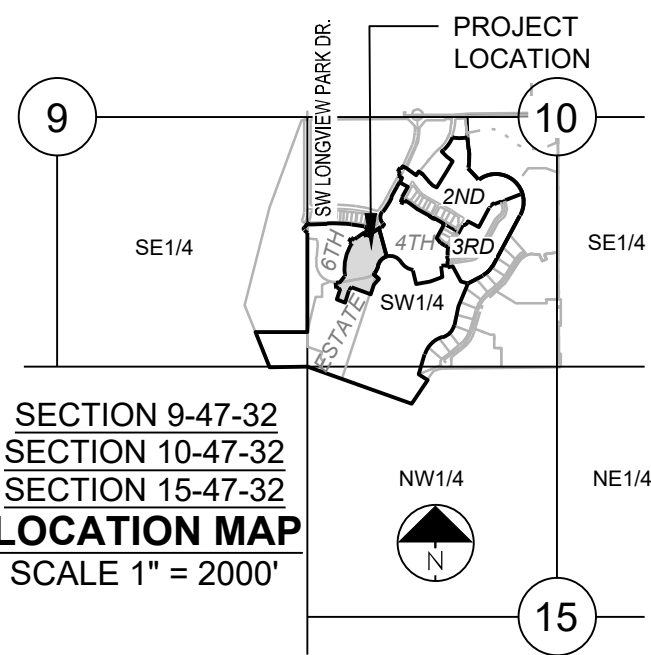
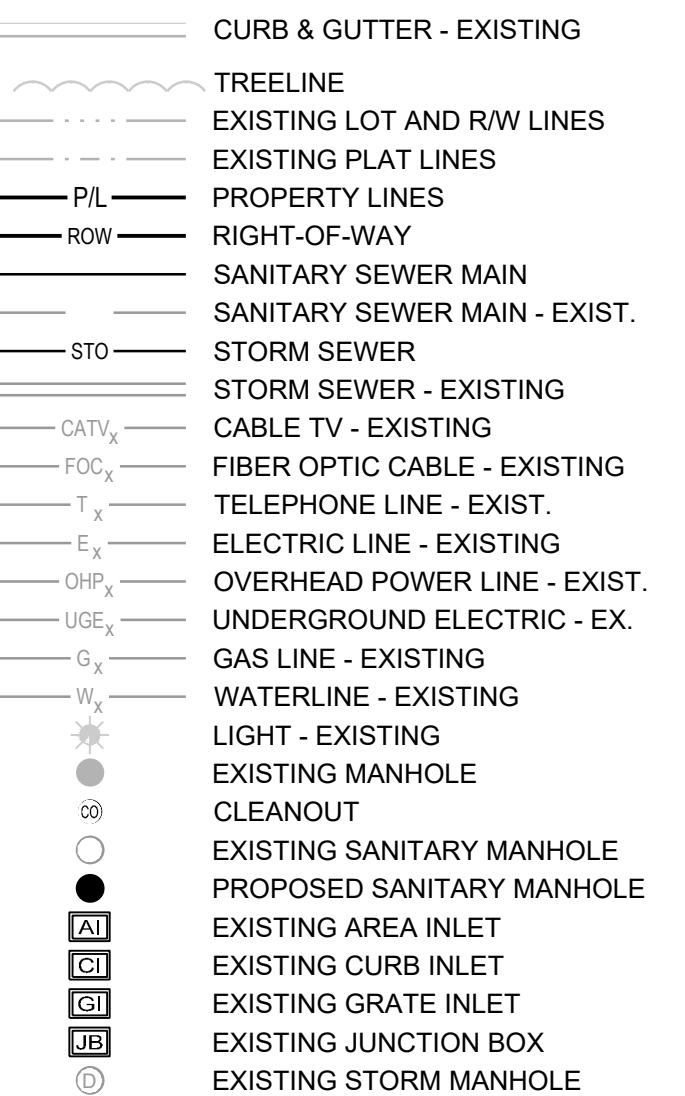
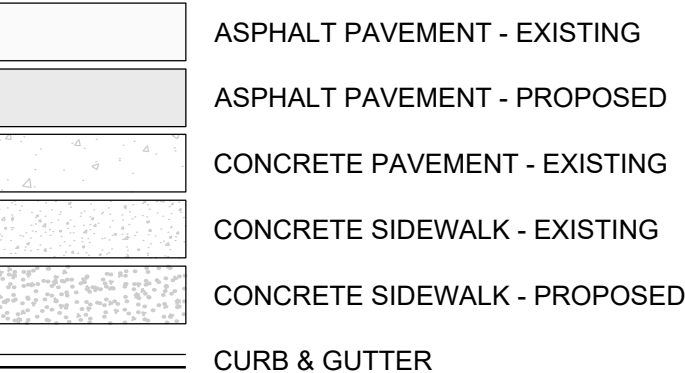


PERGOLA PARK 5TH PLAT

ACE	- ACCESS EASEMENT
BC	- BACK OF CURB
B/B	- BACK TO BACK
BM	- BENCHMARK
BL or B.L.	- BUILDING LINE
CO	- CLEANOUT
TJB	- TELEPHONE JUNCTION BOX
C&G	- CURB AND GUTTER
D/E	- DRAINAGE EASEMENT
E/E	- ELECTRICAL EASEMENT
EL	- ELEVATION
FL	- FLOW LINE
G/E	- GAS LINE EASEMENT
HDPE	- HIGH-DENSITY POLYETHYLENE
L/E	- LANDSCAPE EASEMENT
MSFE	- MINIMUM SERVICEABLE FLOOR ELEVATION
PVC	- POLYVINYL CHLORIDE
P/L	- PROPERTY LINE
PUB/E	- PUBLIC EASEMENT
RCP	- REINFORCED CONCRETE PIPE
ROW or R/W	- RIGHT-OF-WAY
S/E	- SANITARY SEWER EASEMENT
SL	- SERVICE LINE
S/W	- SIDEWALK
TE	- TOP ELEVATION
U/E	- UTILITY EASEMENT
WSE	- WATER SURFACE ELEVATION
W/E	- WATERLINE EASEMENT



MISSOURI DEPARTMENT OF
TRANSPORTATION (MODOT)
Steve Holloway
600 NE Colbern Road
Lee's Summit, MO 64086
(816) 607-2186

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

Ron DeJarnette
1300 SE Hamblin Road
Lee's Summit, MO 64081
Office: (816) 347-4316
Cell: (816) 810-5234
ron.dejarnette@evergy.com

220 SE Green Street
Lee's Summit, MO 64063
(816) 969-1800

Mark Manion or Marty Loper
500 E. 8th Street, Room 370
Kansas City, MO 64106
(816) 275-2341 or (816) 275-1550

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

Mark Schautler
1200 SE Hamblen Road
Lee's Summit, MO 64081
(816) 969-1900



1. ALL CONSTRUCTION TO FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
2. ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DEPARTMENT OF THE CITY OF LEE'S SUMMIT, MISSOURI.
3. LINEAL FOOT MEASUREMENTS SHOWN ON THE PLANS ARE HORIZONTAL MEASUREMENTS, NOT SLOPE MEASUREMENTS. ALL VERTICAL MEASUREMENTS ARE MADE ON HORIZONTAL MEASUREMENTS.
4. NO GEOLOGICAL INVESTIGATION HAS BEEN PERFORMED ON THE SITE.
5. THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE TAKEN FROM UTILITY COMPANY RECORDS AND APPARENT FIELD LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
6. 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, AND OBTAINING INFORMATION FROM, ALL UTILITY COMPANIES. STATE LAW REQUIRES 48 HOURS ADVANCE NOTICE. THE CONTRACTOR MAY ALSO UTILIZE THE FOLLOWING TOLL FREE PHONE NUMBER PROVIDED BY "MISSOURI ONE CALL SYSTEM, INC.": 1-800-DIG-RITE. THIS PHONE NUMBER IS APPLICABLE ANYWHERE WITHIN THE STATE OF MISSOURI. 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.
7. PRIOR TO ORDERING PRECAST STRUCTURES, SHOP DRAWING SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL. AFTER APPROVAL OF THE SHOP DRAWINGS, A COPY OF THE APPROVED AND SIGNED SHOP DRAWINGS SHALL BE PROVIDED TO THE INSPECTOR FOR SIGNATURE UPON REQUEST.
8. THE CONTRACTOR SHALL NOT CUT OR REMOVE TREES FROM DAMAGE. NO TREE SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER, UNLESS SHOWN OTHERWISE.
9. 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.
10. ALL WASTE MATERIAL RESULTING FROM THE PROJECT SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, OR AS DIRECTED BY THE OWNER.
11. ALL EXCAVATIONS SHALL BE UNCLASSIFIED. NO SEPARATE PAYMENT WILL BE MADE FOR ROCK EXCAVATION.
12. THE CONTRACTOR SHALL CONTROL THE EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION, AND SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.
13. ALL MANHOLES, CATCH BASINS, UTILITY VALVES AND METER PITS TO BE ADJUSTED OR REBUILT TO GRADE AS REQUIRED.
14. 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.
15. THE CONTRACTOR SHALL CONTACT THE RIGHT OF WAY INSPECTOR AT 816-969-1800 PRIOR TO ANY LAND DISTURBANCE ACTIVITIES WITHIN THE RIGHT OF WAY. THESE ACTIVITIES MAY REQUIRE A PERMIT.
16. 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).

1. It is recommended that a Geotechnical Engineer observe and document all earthwork activities.
2. Contours have been shown at 1-foot or 2-foot intervals, as indicated. Grading shall consist of completing the earthwork required to bring the physical ground elevations of the existing site to the finished grade (or sub-grade) elevations provided on the plans as spot grades, contours or others means as indicated on the plans.
3. The existing site topography depicted on the plans by contouring has been established by aerial photography and field verified by g.p.s. observation near 2-20-19. The contour elevations provided may not be exact ground elevations, but rather interpretations of such. Accuracy shall be considered to be such that not more than 10 percent of spot elevation checks shall be in error by more than one-half the contour interval provided, as defined by the National Map Accuracy Standards. Any quantities provided for earthwork volumes are established using this topography contour accuracy, and therefore the inherent accuracy of any earthwork quantity is assumed from the topography accuracy.
4. Proposed contours are to approximate finished grade.
5. Unless otherwise noted, payment for earthwork shall include backfilling of the curb and gutter, sidewalk and further manipulation of utility trench spoils. The site shall be left in a movable condition and positive drainage maintained throughout.
6. Unless otherwise noted, all earthwork is considered Unclassified. No additional compensation will be provided for rock or shale excavation, unless specifically stated otherwise.
7. Prior to earthwork activities, pre-disturbance erosion and sediment control devices shall be in place per the Storm Water Pollution Prevention plan and/or the Erosion and Sediment Control Plan prepared for this site.
8. All topsoil shall be stripped from all areas to be graded and stockpiled adjacent to the site at an area specified by the project owner or his appointed representative. Vegetation, trash, trees, brush, tree roots and limbs, rock fragments greater than 6-inches and other deleterious materials shall be removed and properly disposed of offsite or as directed by the owner or his appointed representative.
9. Unless otherwise specified in the Geotechnical Report, all fills shall be placed in maximum 6-inch lifts and compacted to 95-percent of maximum density as defined using a standard proctor test (AASHTO T99/ASTM 698).
10. Fill materials shall be per Geotechnical Report and shall not include organic matter, debris or topsoil. All fills placed on slopes greater than 6:1 shall be benched.
11. The contractor shall be responsible for redistributing the topsoil over proposed turf and landscaped areas to a minimum depth of 6-inches below final grade.
12. All areas shall be graded for positive drainage. Unless noted otherwise the following grades shall apply:
 - a. Turf Areas – 2-5% Minimum, 4H:1V Maximum
 - b. Paved Areas – 1-2% Minimum, 5% Maximum
13. 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 grading activities.
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 landscaped beds.
16. 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.

1. 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 Engineer.
2. The Contractor shall be responsible for coordinating any required utility relocations. Utilities damaged through the construction of the project shall be repaired at the Contractor's expense.
3. 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 structures.
4. Utility Separation: Waterlines shall have a minimum of 10 feet horizontal and 2 feet vertical separation from all sanitary sewer, manholes, and sanitary sewer service laterals, as measured from edge to edge. If minimum separations cannot be obtained, concrete encasement of the sanitary line shall be required 10 feet in each direction of the conflict.
5. 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.
6. 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.
7. The Contractor shall be responsible for the trenching, backfilling, pipe embedment, flowable fill, backfill materials, clean up, seeding, sodding and any other items necessary for the construction of the utility line. The Contractor shall be responsible for the removal of vegetation, stumps, 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.
8. All excavation is considered unclassified, unless noted otherwise. Unclassified excavation for utility trenching is subsidiary to the unit price provided for the pipe. Any quantity provided for rock excavation is estimated based on the best information provided to the Project Engineer. The Engineer has the authority to identify and define the physical characteristics to determine the classification of the excavation. The Contractor shall excavate to a depth said at a trench width of the nominal pipe diameter of the installed main plus 18 inches. Contractor is required to dispose of excess rock from their trenches by disposing it in areas as specified by the Project Engineer.

MISSOURI GEOGRAPHIC REFERENCE SYSTEM
BENCH MARK:

BM JA-148, IS A STAMPED KC METRO DISK SET IN CONCRETE LOCATED 2 MILES WEST OF THE INTERSECTION OF HIGHWAY 50 AND 3RD ST. IT IS 44 FT NORTH OF THE CENTER OF 3RD ST. AND 102.5 FT WEST OF THE CENTER OF THE EXIT FROM THE ADJACENT PARKING LOT.

ELEV. 935.18

CHISELED "SQUARE" ON STORM CURB INLET AT NORTHWEST
INTERSECTION OF SW. TOWER PARK DRIVE AND SW. LONGVIEW
BOULEVARD.

NORTHING: 998893.4148
EASTING: 2803318.5413
ELEV. 1004.09

**RELEASED FOR
CONSTRUCTION**
As Noted on Plans Review

Development Services Department
Lee's Summit, Missouri
04/27/2022

PL2021455
PRSUBD20221459

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

PERGOLA PARK 5TH PLAT
MASS GRADING AND EROSION SEDIMENT
CONTROL PLANS
- LEE'S SUMMIT, MISSOURI

REVISION		DESCRIPTION
DRAWN BY:	2-4-22	CITY COMMENTS
###	2-3-22	CITY COMMENTS
CHECKED BY:		
###		
DATE PREPARED:		
1-14-2022		
PROJ. NUMBER		
20-180		

COVER SHEET

SHEET

1

I:\PROJECTS\2020\20-189\3.0 DWG Plans\3.0 LD20-189-ESC-EROS.dwg, 4/12/2022 2:20:20 PM, 1.1



EROSION AND SEDIMENT CONTROL STAGING CHART					
PRE-CLEARING PHASE	PROJECT STAGE	BMP PLAN REF. NO	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
	A - PRIOR TO LAND DISTURBANCE	1	CONSTRUCTION ENTRANCE & STAGING AREA	D	MAINTAIN, REPAIR, OR REPLACE AS NECESSARY
		2	SILT FENCE WITH WOVEN WIRE FENCING	E	PLACE WHERE INDICATED. REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
		3	EXISTING INLET PROTECTION	E	PLACE WHERE INDICATED. REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
CONSTRUCTION PHASE	B - MASS GRADING	4	SILT FENCE (DURING CONSTRUCTION)	E	PLACE WHERE INDICATED. REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
	C - UTILITY CONSTRUCTION	5	CONCRETE WASHOUT AREA	E	MAINTAIN, REPAIR, OR REPLACE AS NECESSARY
		6	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 ESTABLISHED
FINAL STABILIZATION PHASE	D - AFTER PAVING OPERATIONS	7	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
		8	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.

LEGEND			
	TEMP. CONSTRUCTION ENTRANCE AND STAGING AREA		SILT FENCE WITH WOVEN WIRE FENCING
	CONCRETE WASHOUT AREA		SILT FENCE (PRIOR TO LAND DISTURBANCE)
	SILT FOAM DIKE - STAKED & INSTALL PER MFR'S RECOMMENDATIONS		SILT FENCE (DURING CONSTRUCTION)
	BMP PLAN REF. NO.		LIMITS OF DISTURBANCE
	SILT FENCE FOR INLET PROTECTION PRIOR TO STRUCTURE TOP		EXISTING CONTOURS
			PROPOSED CONTOURS
			GRAVEL FILTER FOR STORM SEWER STRUCTURES ONLY

DISTURBED AREA = 6.27 A.C.

SITE SPECIFIC NOTES:

- 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 29095C0414G DATED JANUARY 20TH, 2017.
- 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.

MISSOURI GEOGRAPHIC REFERENCE SYSTEM BENCH MARK:

BM JA-148, IS A STAMPED KC METRO DISK SET IN CONCRETE LOCATED 2 MILES WEST OF THE INTERSECTION OF HIGHWAY 50 AND 3RD ST. IT IS 44 FT NORTH OF THE CENTER OF 3RD ST. AND 102.5 FT WEST OF THE CENTER OF THE EXIT FROM THE ADJACENT PARKING LOT.

ELEV. 935.18

PROJECT BENCHMARK:

CHISELED "SQUARE" ON STORM CURB INLET AT NORTHWEST INTERSECTION OF SW. TOWER PARK DRIVE AND SW. LONGVIEW BOULEVARD.

NORTHING: 998893.4148
EASTING: 2803318.5413
ELEV. 1004.09

RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
04/27/2022

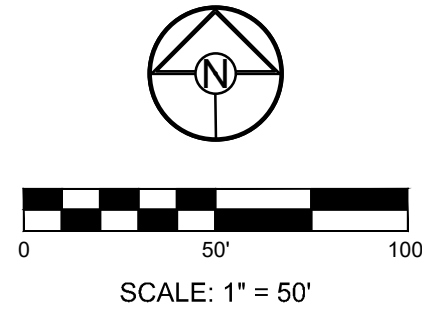
PREPARED BY:




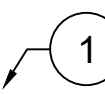







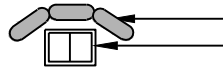


SCHLAGEL & ASSOCIATES, P.A.

PERGOLA PARK 5TH PLAT
MASS GRADING AND EROSION SEDIMENT
CONTROL PLANS
- LEE'S SUMMIT, MISSOURI

PRE CONSTRUCTION EROSION CONTROL PLAN		
REVISION DATE	DESCRIPTION	
1. 2-4-22	CITY COMMENTS	
2. 3-23-22	CITY COMMENTS	
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		
21.		
22.		
23.		
24.		
25.		
26.		
27.		
28.		
29.		
30.		
31.		
32.		
33.		
34.		
35.		
36.		
37.		
38.		
39.		
40.		
41.		
42.		
43.		
44.		
45.		
46.		
47.		
48.		
49.		
50.		
51.		
52.		
53.		
54.		
55.		
56.		
57.		
58.		
59.		
60.		
61.		
62.		
63.		
64.		
65.		
66.		
67.		
68.		
69.		
70.		
71.		
72.		
73.		
74.		
75.		
76.		
77.		
78.		
79.		
80.		
81.		
82.		
83.		
84.		
85.		
86.		
87.		
88.		
89.		
90.		
91.		
92.		
93.		
94.		
95.		
96.		
97.		
98.		
99.		
100.		
101.		
102.		
103.		
104.		
105.		
106.		
107.		
108.		
109.		
110.		
111.		
112.		
113.		
114.		
115.		
116.		
117.		
118.		
119.		
120.		
121.		
122.		
123.		
124.		
125.		
126.		
127.		
128.		
129.		
130.		
131.		
132.		
133.		
134.		
135.		
136.		
137.		
138.		
139.		
140.		
141.		
142.		
143.		
144.		
145.		
146.		
147.		
148.		
149.		
150.		
151.		
152.		
153.		
154.		
155.		
156.		
157.		
158.		
159.		
160.		
161.		
162.		
163.		
164.		
165.		
166.		
167.		
168.		
169.		
170.		
171.		
172.		
173.		
174.		
175.		
176.		
177.		
178.		
179.		
180.		
181.		
182.		
183.		
184.		
185.		
186.		
187.		
188.		
189.		
190.		
191.		
192.		
193.		
194.		
195.		
196.		
197.		
198.		
199.		
200.		
201.		
202.		
203.		
204.		
205.		
206.		
207.		
208.		
209.		
210.		
211.		
212.		
213.		
214.		
215.		
216.		
217.		
218.		
219.		
220.		
221.		
222.		
223.		
224.		
225.		
226.		
227.		
228.		
229.		
230.		
231.		
232.		
233.		
234.		
235.		
236.		
237.		
238.		
239.		
240.		
241.		
242.		
243.		
244.		
245.		
246.		
247.		
248.		
249.		
250.		
251.		
252.		
253.		
254.		
255.		
256.		
257.		
258.		
259.		
260.		
261.		
262.		
263.		
264.		
265.		
266.		
267.		
268.		
269.		
270.		
271.		
272.		
273.		
274.		
275.		
276.		
277.		
278.		
279.		
280.		
281.		
282.		
283.		
284.		
285.		
286.		
287.		
288.		
289.		
290.		
291.		
292.		
293.		
294.		
295.		
296.		
297.		
298.		
299.		
300.		
301.		
302.		
303.		
304.		
305.		
306.		
307.		
308.		
309.		
310.		
311.		
312.		
313.		
314.		
315.		
316.		
317.		
318.		
319.		
320.		
321.		
322.		
323.		
324.		
325.		
326.		
327.		
328.		
329.		
330.		
331.		
332.		
333.		
334.		
335.		
336.		
337.		
338.		
339.		
340.		
341.		
342.		
343.		
344.		
345.		
346.		
347.		
348.		
349.		
350.		
351.		
352.		
353.		
354.		
355.		
356.		
357.		
358.		
359.		
360.		
361.		
362.		
363.		
364.		
365.		
366.		
367.		
368.		
369.		
370.		
371.		
372.		
373.		
374.		
375.		
376.		
377.		
378.		
379.		
380.		
381.		
382.		
383.		
384.		
385.		
386.		
387.		
388.		
389.		
390.		
391.		
392.		
393.		
394.		
395.		
396.		
397.		
398.		
399.		
400.		
401.		
402.		
403.		
404.		
405.		
406.		
407.		
408.		
409.		
410.		
411.		
412.		
413.		
414.		
415.		
416.		
417.		
418.		
419.		
420.		
421.		
422.		
423.		
424.		
425.		
426.		
427.		
428.		
429.		
430.		
431.		
432.		
433.		
434.		
435.		
436.		
437.		
438.		
439.		
440.		
441.		
442.		
443.		
444.		
445.		
446.		
447.		
448.		
449.		
450.		
451.		
452.		
453.		
454.		
455.		
456.		
457.		
458.		
459.		
460.		
461.		
462.		
463.		
464.		
465.		
466.		
467.		
468.		
469.		
470.		
471.		
472.		
473.		
474.		
475.		
476.		
477.		
478.		
479.		
480.		
481.		
482.		
483.		
484.		
485.		
486.		
487.		
488.		
489.		
490.		
491.		
492.		
493.		
494.		
495.		
496.		
497.		
498.		
499.		
500.		
501.		
502.		
503.		
504.		
505.		
506.		
507.		
508.		
509.		
510.		
511.		
512.		
513.		
514.		
515.		
516.		
517.		
518.		
519.		
520.		
521.		
522.		
523.		
524.		
525.		
526.		
527.		
528.		
529.		
530.		
531.		
532.		
533.		
534.		
535.		
536.		
537.		
538.		
539.		
540.		
541.		
542.		
543.		
544.		
545.		
546.		
547.		
548.		
549.		
550.		
551.		
552.		
553.		
554.		
555.		
556.		
557.		
558.		
559.		
560.		
561.		
562.		
563.		
564.		
565.		
566.		
567.		
568.		
569.		
570.		
571.		
572.		
573.		
574.		
575.		
576.		
577.		
578.		
579.		
580.		
581.		
582.		
583.		
584.		
585.		
586.		
587.		
588.		
589.		
590.		
591.		
592.		



LEGEND	
	TEMP. CONSTRUCTION ENTRANCE AND STAGING AREA
	CONCRETE SHOWOUT AREA
	SILT FOAM DIKE - STAKED & INSTALL PER MFR'S RECOMMENDATIONS
	BMP PLAN REF. NO.
	SILT FENCE FOR INLET PROTECTION PRIOR TO STRUCTURE TOP
	SUPER SEDIMENT SILT FENCE (PRIOR TO LAND DISTURBANCE)
	SILT FENCE (PRIOR TO LAND DISTURBANCE)
	SILT FENCE (DURING CONSTRUCTION)
	LIMITS OF DISTURBANCE
	EXISTING CONTOURS
	PROPOSED CONTOURS
	GRAVEL FILTER FOR STORM SEWER STRUCTURES ONLY

SITE SPECIFIC NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.
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 29095C0414G DATED JANUARY 20TH, 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.
6. 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 BMP'S. INITIAL STABILIZATION ACTIVITIES MUST BE COMPLETED WITHIN 14 DAYS AFTER SOIL DISTURBING ACTIVITIES CEASE.
7. ALL PERIMETER SILT FENCE, EARTH DIKES, SEDIMENT BASINS, AND ROCK CONSTRUCTION ENTRANCES WILL BE INSTALLED BEFORE GRADING OPERATIONS BEGIN.
8. SILT FENCE AND EARTH DIKES THAT ARE PLACED BEFORE GRADING BEGINS WILL BE MAINTAINED BY THE GRADING CONTRACTOR.
9. AREAS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE SODDED IMMEDIATELY AFTER CONSTRUCTION IS COMPLETE.

BM JA-148, IS A STAMPED KC METRO DISK SET IN CONCRETE LOCATED 2 MILES WEST OF THE INTERSECTION OF HIGHWAY 50 AND 3RD ST. IT IS 44 FT NORTH OF THE CENTER OF 3RD ST. AND 102.5 FT WEST OF THE CENTER OF THE EXIT FROM THE ADJACENT PARKING LOT.

ELEV. 935.18

CHISELED "SQUARE" ON STORM CURB INLET AT NORTHWEST
INTERSECTION OF SW. TOWER PARK DRIVE AND SW. LONGVIEW
BOULEVARD.

NORTHING: 998893.4148
EASTING: 2803318.5413
ELEV. 1004.09

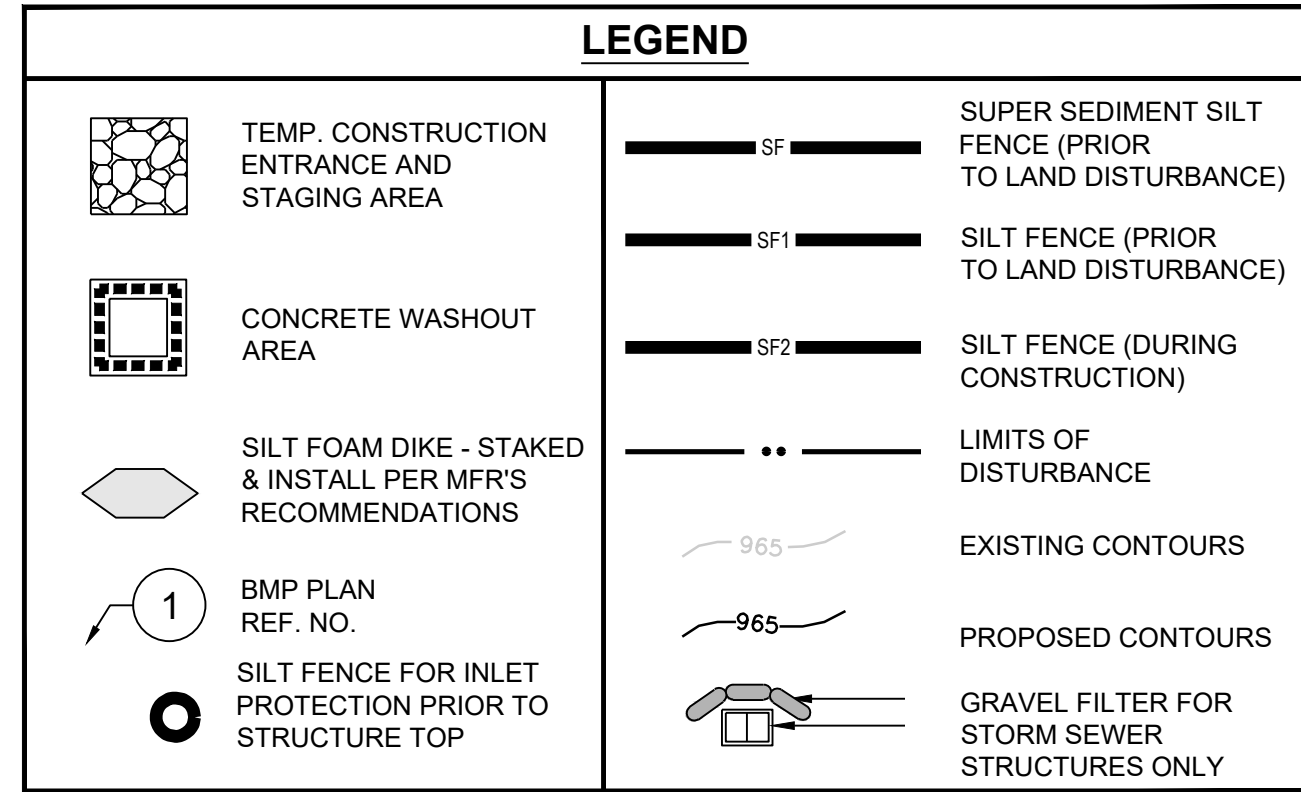
**RELEASED FOR
CONSTRUCTION**
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
04/27/2022

— LEE'S SUMMIT, MISSOURI

3



EROSION AND SEDIMENT CONTROL STAGING CHART					
PROJECT STAGE		BMP PLAN REF. NO	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
PRE-CLEARING PHASE	A - PRIOR TO LAND DISTURBANCE	1	CONSTRUCTION ENTRANCE & STAGING AREA	D	MAINTAIN, REPAIR, OR REPLACE AS NECESSARY
		2	SILT FENCE WITH WOVEN WIRE FENCING	E	PLACE WHERE INDICATED. REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
		3	EXISTING INLET PROTECTION	E	PLACE WHERE INDICATED. REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
CONSTRUCTION PHASE	B - MASS GRADING	4	SILT FENCE (DURING CONSTRUCTION)	E	PLACE WHERE INDICATED. REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
	C - UTILITY CONSTRUCTION	5	CONCRETE WASHOUT AREA	E	MAINTAIN, REPAIR, OR REPLACE AS NECESSARY
		6	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 ESTABLISHED
FINAL STABILIZATION PHASE	D - AFTER PAVING OPERATIONS	7	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
		8	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 = 6.27 A.C

SITE SPECIFIC NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.
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 29095C0414G DATED JANUARY 20TH, 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.
6. 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.
7. ALL PERIMETER SILT FENCE, EARTH DIKES, SEDIMENT BASINS, AND ROCK CONSTRUCTION ENTRANCES WILL BE INSTALLED BEFORE GRADING OPERATIONS BEGIN.
8. SILT FENCE AND EARTH DIKES THAT ARE PLACED BEFORE GRADING BEGINS WILL BE MAINTAINED BY THE GRADING CONTRACTOR.
9. AREAS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE SODDED IMMEDIATELY AFTER CONSTRUCTION IS COMPLETE.

MISSOURI GEOGRAPHIC REFERENCE SYSTEM
BENCH MARK:

BM JA-148, IS A STAMPED KC METRO DISK SET IN CONCRETE LOCATED 2 MILES WEST OF THE INTERSECTION OF HIGHWAY 50 AND 3RD ST. IT IS 44 FT NORTH OF THE CENTER OF 3RD ST. AND 102.5 FT WEST OF THE CENTER OF THE EXIT FROM THE ADJACENT PARKING LOT.

ELEV. 935.18

PROJECT BENCHMARK:

CHISELED "SQUARE" ON STORM CURB INLET AT NORTHWEST
INTERSECTION OF SW. TOWER PARK DRIVE AND SW. LONGVIEW
BOULEVARD.

NORTHING: 998893.4148
EASTING: 2803318.5413
ELEV. 1004.09

**RELEASED FOR
CONSTRUCTION**
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
04/27/2022



PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

PERGOLA PARK 5TH PLAT
MASS GRADING AND EROSION SEDIMENT
CONTROL PLANS

— LEE'S SUMMIT, MISSOURI

DRAWN BY:		REVISION DATE	DESCRIPTION
BAL		2-4-22	CITY COMMENTS
CHECKED BY:		3-29-22	CITY COMMENTS
MAB			
DATE PREPARED			
1-14-2022			
PROJ. NUMBER:			
201-1590			

4

