

STAR EXCAVATION LLC.

THE FAMILY RANCH RECLAMATION PROJECT

LEE'S SUMMIT, MISSOURI

PRLD20221931

RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
06/13/2022

GBA
architects
engineers

9801 Renner Boulevard
Lenexa, Kansas 66219
913.492.0400
www.gbateam.com

Star Excavation LLC.

The Family Ranch Reclamation Project

Original 2013 Permit: 14.65 Acres

(Permit : #PRPWLD20130577)

Expanded 2015 Permit: 26.53 Acres

Total Area: 41.18 Acres

Expanded 2021 Permit: 8.00 Acres

Total Area: 49.18 Acres

General Notes:

1. Tree Locations and Sizes are Approximate and are for Reference Only.
2. Property dimensions and bearings shown were taken from an Alta/Acsm Land Title Survey prepared by Engineering Solutions, October 16th, 2012 and have not been checked by GBA.
3. Any construction stormwater discharges from the project site shall be treated with appropriate BMPs in accordance with the project SWPPP and Missouri State Operating Permit MO-G491279.
4. Oil / Gas wells are not present on site per Missouri Department of Natural Resources.
5. 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.
6. Suitable Bat Tree Review was performed on March 28th, 2022 by GBA.

FLOODPLAIN NOTE:

According to FEMA Flood Insurance Rate Map (FIRM) Community Panel No. 29095C0408G, effective Date 1/20/17, and Panel No. 29095C0416G, effective Date 1/20/17, the tract lies outside of the Areas Designated as Flood Hazard Areas.

UTILITY CONTACTS

Sanitary Sewers:

Mr. Jeff Thorn, PE
City of Lee's Summit Water Utilities
1200 SE Hamblen Road
Lee's Summit, MO 64063
(816) 969-1900
email: jeff.thorn@cityofLS.net

Mr. Jeff Shook
Little Blue Valley Sewer District
21101 East 78 Highway
Independence, MO 64057
(816) 285-1522
email: jshook@lbvwsd.net

Water:

Mr. Jeff Thorn, PE
City of Lee's Summit Water Utilities
1200 SE Hamblen Road
Lee's Summit, MO 64063
(816) 969-1900
email: jeff.thorn@cityofLS.net

Electric Service:

Mr. Nathan Michael
Kansas City Power & Light
P.O. Box 418679
Kansas City, MO 64141
(816) 220-5210
Fax (816) 245-3623
email: Nathan.Michael@kcpl.com

Gas:

Mr. Donnie Richards
Missouri Gas Energy
7500 E 35th Terrace
Kansas City, MO 64129
(816) 472-9464
Fax (816) 472-3488
email: donnie.richards@sug.com

Cable Television:

Mr. Greg Thomas
Time Warner Cable
8221 W. 119th Street
Overland Park, KS 66213
(913) 643-1950
email: greg.thomas@twcable.com

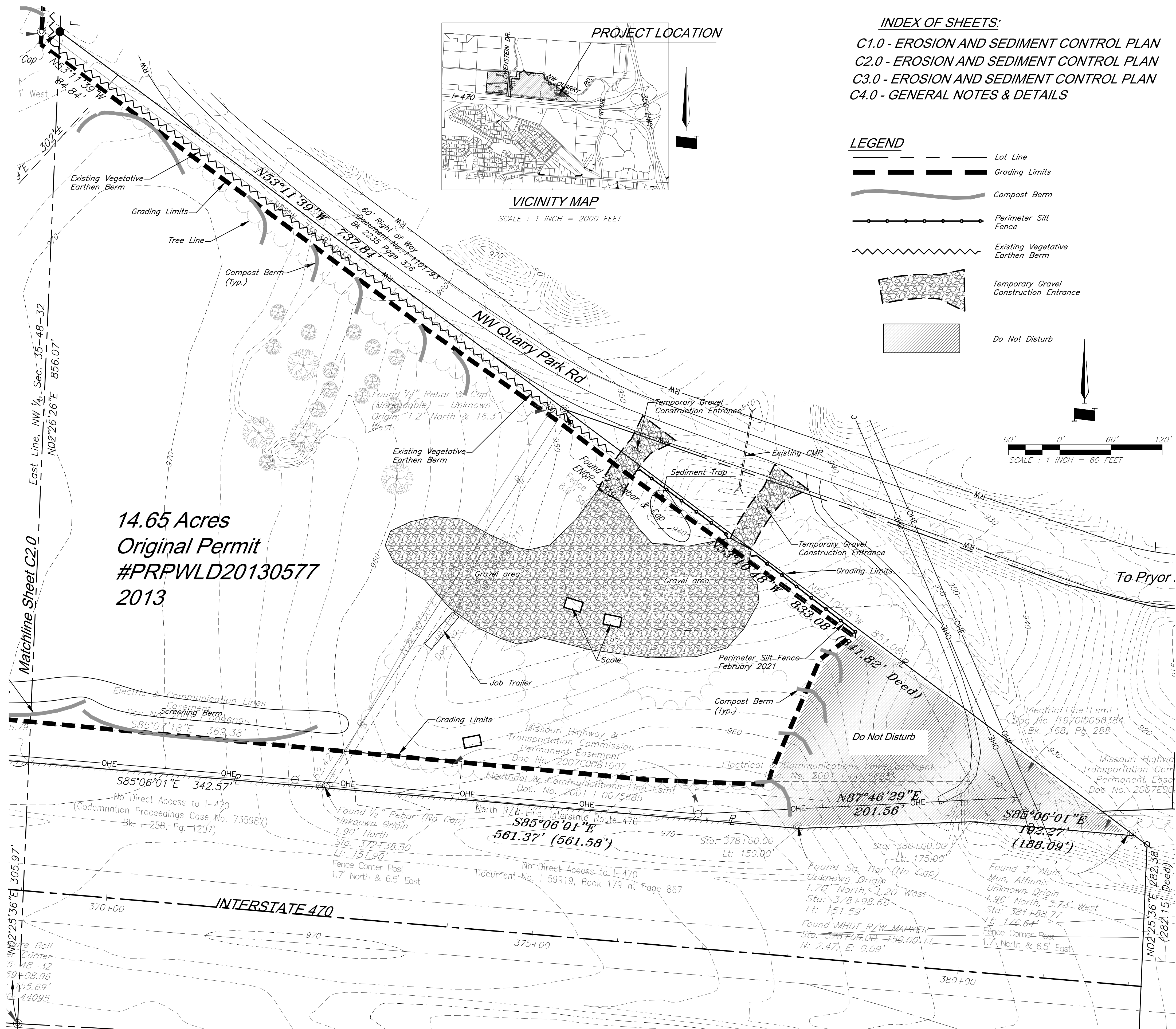
Telephone:

Ms. Glenda Charles
AT&T
1425 Oak Street
Kansas City, MO 64106
(816) 365-1669
Fax (816) 275-1109
email: gc6954@att.com

Missouri One Call System 1-800-344-7483 (DIG-RITE)

DEVELOPED AND OWNED BY:
PARAGON STAR LLC 801 NORTHWEST
COMMERCE CENTER LEE'S SUMMIT,
MISSOURI 64086
PHONE: (816) 802-6801
CONTACT: Mr. Flip Short
EMAIL: fshort@legacytouch.com

PREPARED & SUBMITTED BY:
GEORGE BUTLER ASSOCIATES, INC.
9801 RENNER BOULEVARD
LENEXA, KANSAS 66219
PHONE: 913-492-0400
FAX: 913-577-8312
CONTACT: BRAD BURTON P.E.
EMAIL: BBURTON@GBATEAM.COM



INDEX OF SHEETS:

- C1.0 - EROSION AND SEDIMENT CONTROL PLAN
- C2.0 - EROSION AND SEDIMENT CONTROL PLAN
- C3.0 - EROSION AND SEDIMENT CONTROL PLAN
- C4.0 - GENERAL NOTES & DETAILS

LEGEND

- Lot Line
- Grading Limits
- Compost Berm
- Perimeter Silt Fence
- Existing Vegetative Earthen Berm
- Temporary Gravel Construction Entrance
- Do Not Disturb

PROPOSED FACILITY FOR:
STAR EXCAVATION LLC.
THE FAMILY RANCH RECLAMATION PROJECT

1-470 & PRYOR ROAD
LEE'S SUMMIT, MISSOURI



REVISION
9-10-13 Added Details of Phase 1A Per Meeting with City.

PROJECT NUMBER
12720.01
DATE
03/21/13 10/08/21
09/10/13
10/22/15
02/04/21
08/16/21

DESIGNED
DWG
DRAWN
DWG/JWM
REVIEWED
BBB
SHEET TITLE
EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER

C1.0

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2022



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60' 0' 60' 120'
SCALE : 1" = 60 FEET

LEGEND

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- Compost Berm
- Perimeter Silt Fence
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- Temporary Gravel Construction Entrance
- Do Not Disturb

PROPOSED FACILITY FOR:

STAR EXCAVATION LLC. THE FAMILY RANCH RECLAMATION PROJECT

I-470 & PRYOR ROAD
LEE'S SUMMIT, MISSOURI



REVISION

9-10-13 Added Details of Phase 1A Per Meeting with City.

PROJECT NUMBER
12720.01

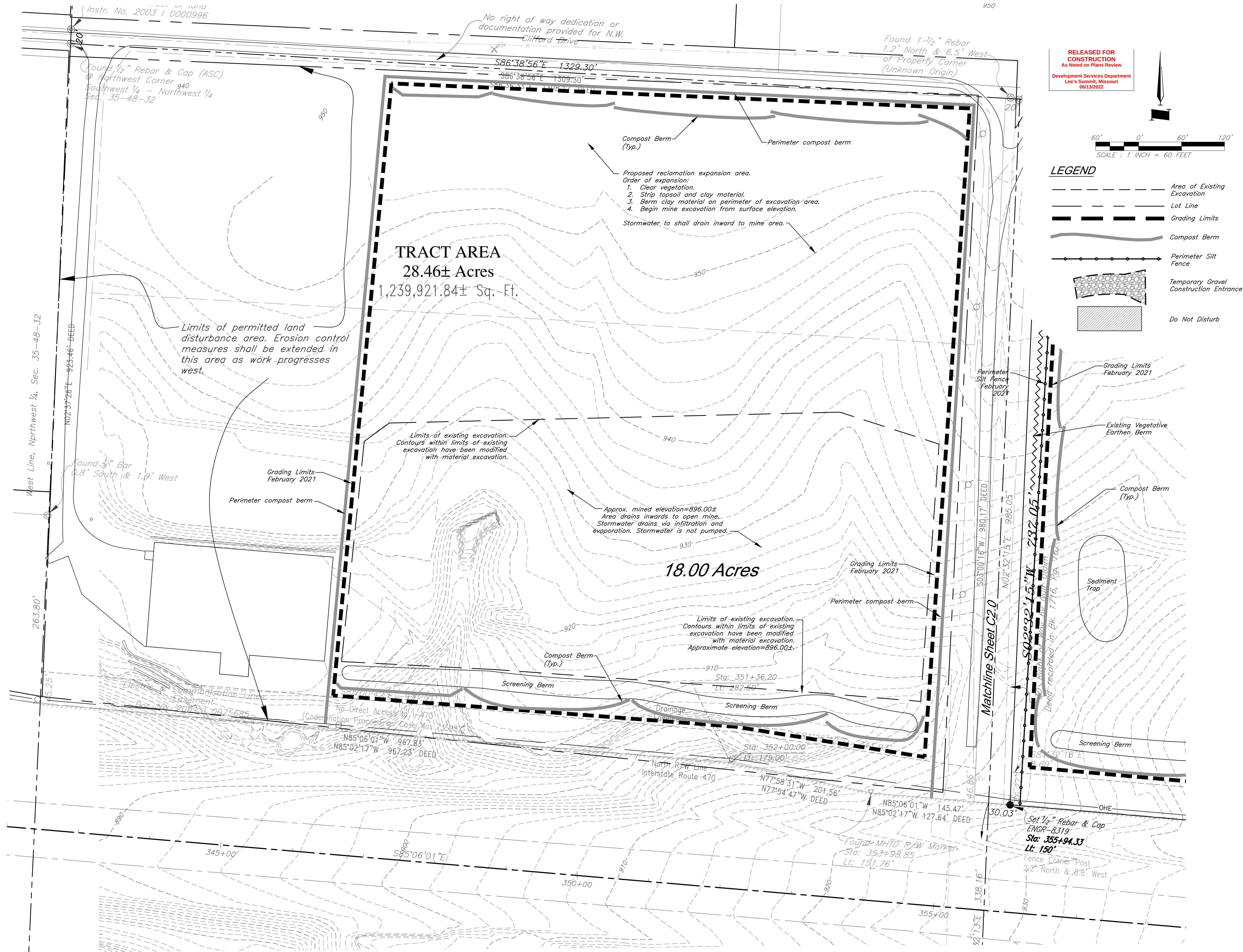
DATE
03/21/13
09/10/13
10/22/15
02/04/21
08/16/21

DESIGNED
DWC
DRAWN
DWC/JWM
REVIEWED
BDB
SHEET TITLE

EROSION AND SEDIMENT
CONTROL PLAN

SHEET NUMBER

C2.0



PROPOSED FACILITY FOR:
STAR EXCAVATION LLC.
THE FAMILY RANCH RECLAMATION PROJECT

1470 & PRYOR ROAD
LEE'S SUMMIT, MISSOURI



REVISION
9-10-13 Added Details of Phase 1A Per Meeting with City.
5-18-22 Revised per City Comment

PROJECT NUMBER
12720.01
DATE
03/21/13
09/10/13
10/22/15
02/04/21
08/16/21
5/6/22
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DWC
DRAWN
DWC/JWM
REVIEWED
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SHEET TITLE

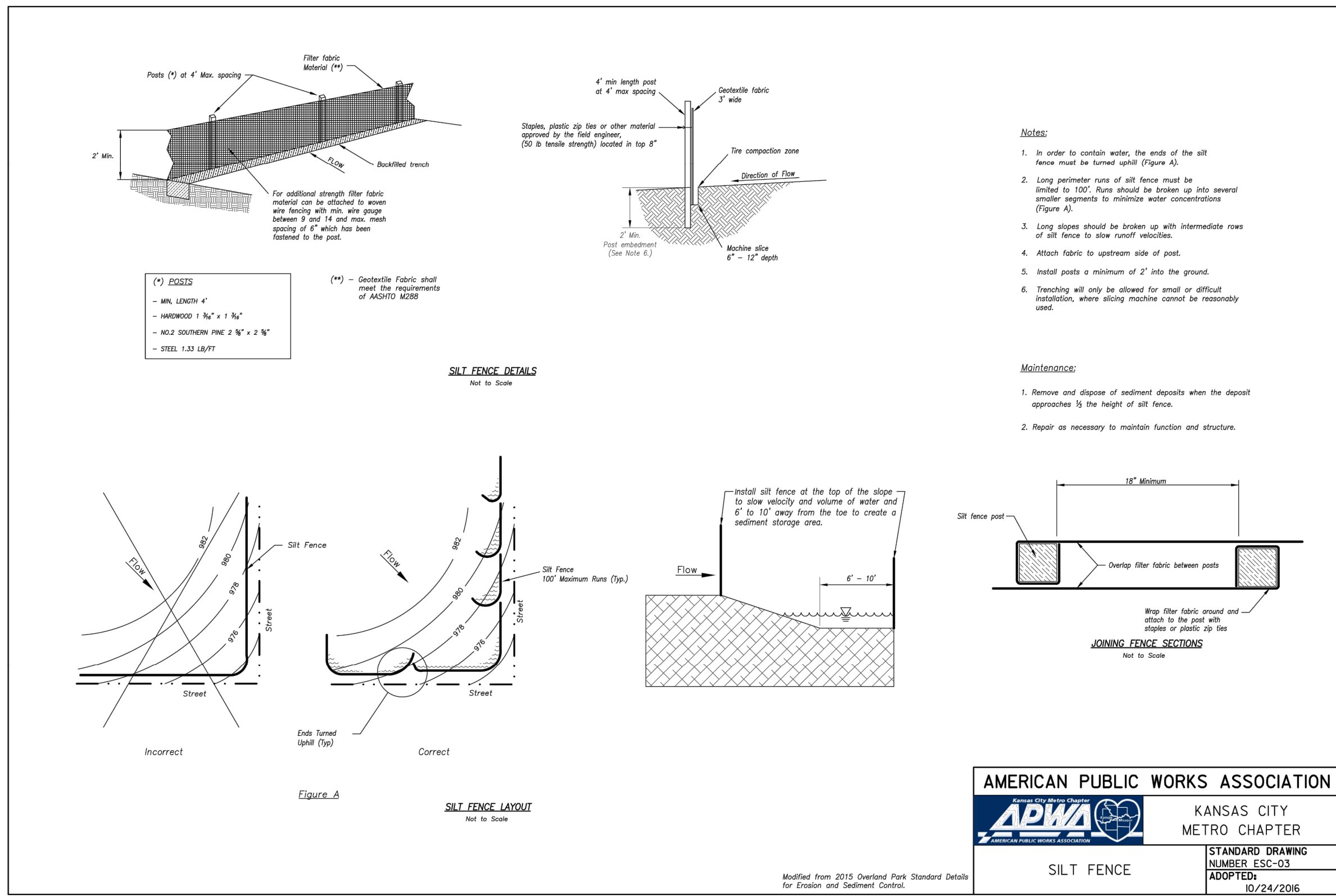
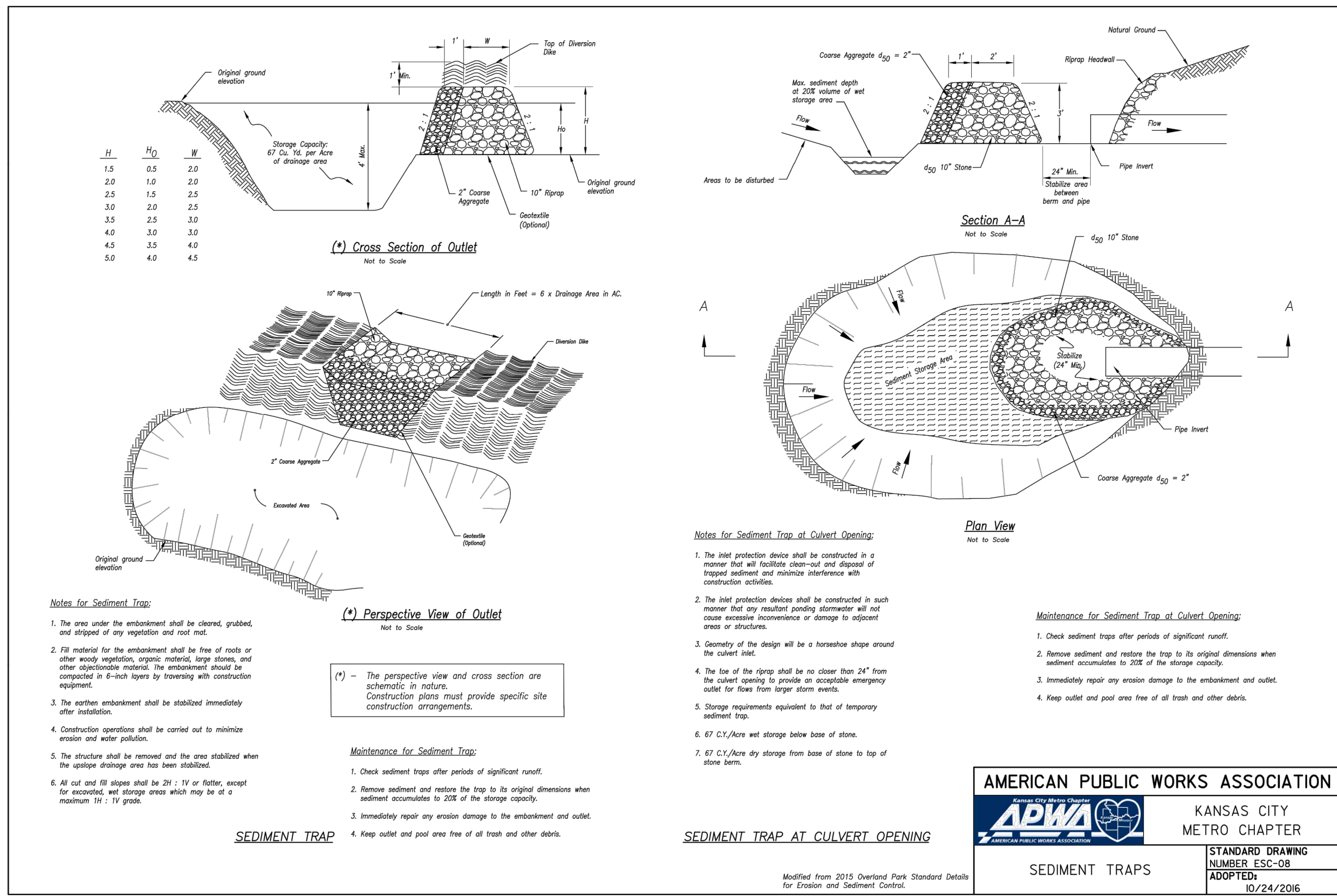
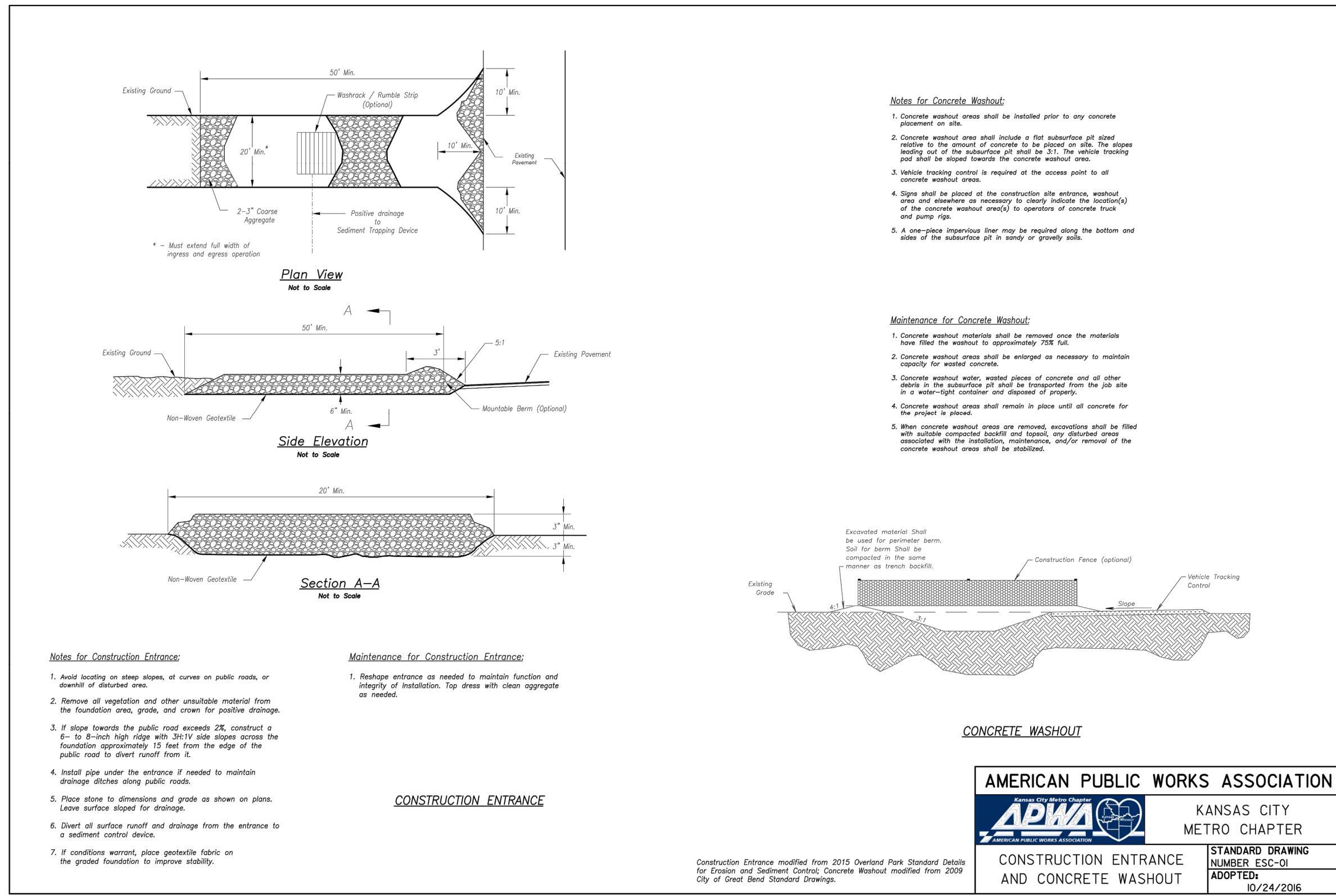
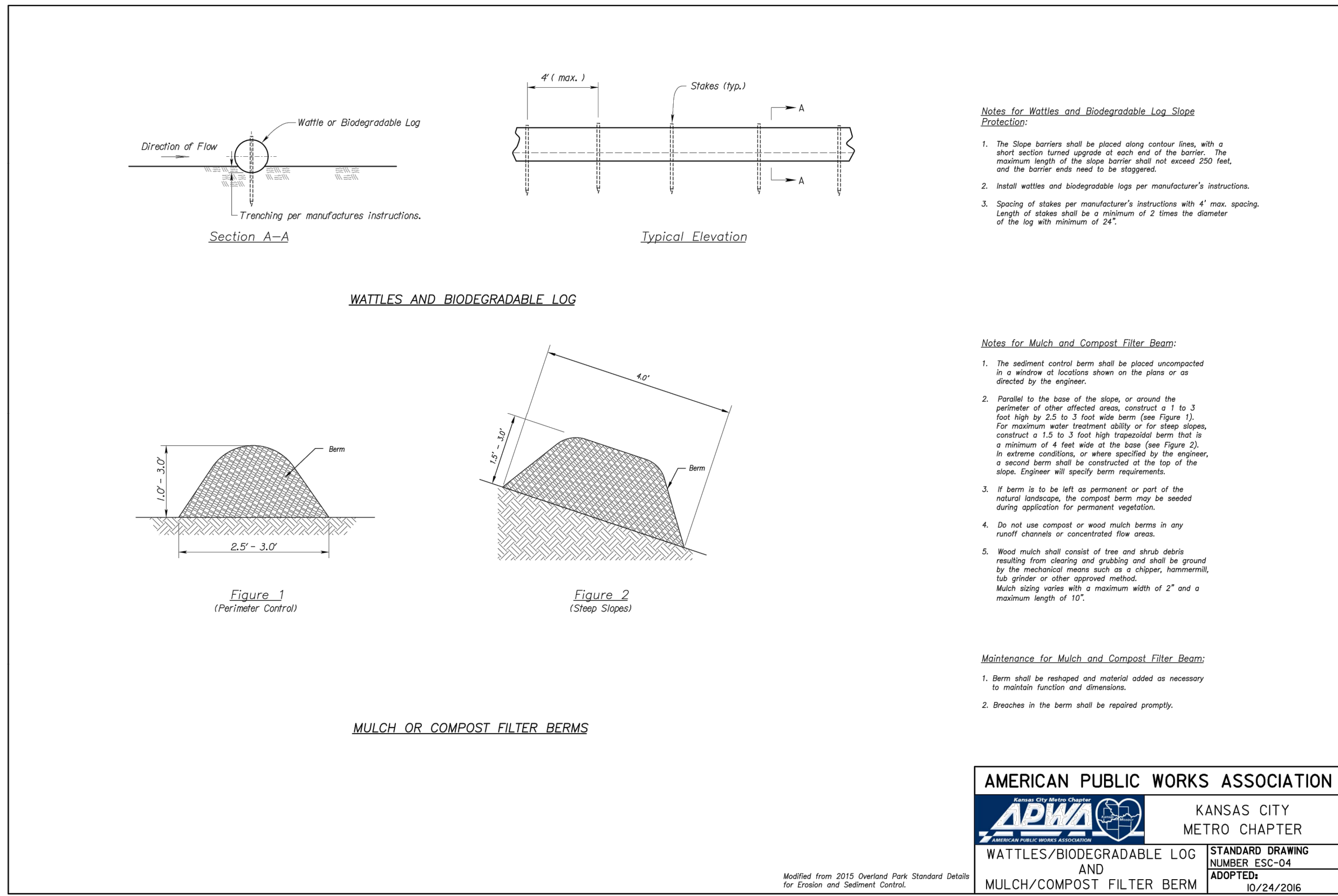
EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER
C3.0

Sediment Control General Notes:

- The construction covered by these plans shall conform to all applicable standards and specifications of the Lee's Summit design and construction manual.
- Except where necessary to install erosion and sediment control devices, clearing activities shall not begin until all erosion and sediment control devices have been installed.
- The contractor shall provide for control of surface erosion and sediment deposition during all phases of construction and until the owner accepts the work as complete. The contractor shall provide temporary seeding, berms, silt fence, sediment traps or other means to prevent sediment from reaching the public right-of-way, streams or adjacent property. In the event the prevention measures are not effective, the contractor shall remove any debris sediment and restore the right-of-way and adjacent property to its original or better condition.
- All land disturbances, including residential and commercial development projects, shall provide adequate erosion control to protect public streets, public storm sewer systems, adjacent property, streams, and surface waters from being polluted with sediment and silt.
- Contractor shall keep the entire project site free of debris and trash at all times. Contractor shall execute work using methods that minimize excessive noise or dust emissions. Contractor shall provide methods, means and facilities to prevent contamination of soil or water from discharge of potential construction site pollutants (i.e., diesel fuel, port-a-potty waste, paints, etc.)
- Areas are not noted on the plan sheets for stockpiling of materials. Soil stockpiles shall be graded such that they do not exceed 3:1, mulch berms or another effectively equal best management practice (bmp) shall be installed completely around the down gradient perimeter of the soil stockpiles and the disturbed areas shall be seeded within 14 days once construction activities on them cease. Gravel material stockpiles shall have mulch berms or another effectively equal bmp installed completely around the down gradient perimeter of the gravel material stockpile.
- Following stripping operations, the contractor shall remove existing topsoil and stockpile the material in an approved area. Stockpiles shall be stabilized by temporary seeding and mulch berms (see note 6).
- Soil stabilizing erosion control measures as detailed in sections 215.3 of APWA shall be implemented within 14 calendar days after construction activities have temporarily or permanently ceased on any portion of the project site.
- Contractor must install and maintain the erosion and sediment control measures shown on these plans. If the engineer determines that the installation or the maintenance is inadequate, the contractor must immediately correct at his expense. If it is determined that additional erosion and sediment control measures are needed the contractor will be directed to install and maintain those measures.
- All mulch berms shall be left in place following final stabilization of the project site.
- Erosion control BMPs shall remain in place until the watershed treated by each BMP has been stabilized.

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SHEET TITLE

EROSION AND SEDIMENT
CONTROL GENERAL NOTES
& DETAILS

SHEET NUMBER

C4.0

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2022