

GENERAL

- Lineal foot measurements shown on the plans are horizontal measurements, not slope measurements. All payments shall be made on horizontal measurements.
- No geological information is shown on these plans.
- The utility locations shown on these plans are taken from utility company records and are approximate only. They do not constitute actual field locations. The contractor shall verify the location and depth of all utilities prior to construction.
- 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 of firm doing excavation on public right-of-way do so only after giving notice to, and obtaining information from, utility companies. State law requires 48 hours advance notice. The names and telephone numbers of utility companies, even if only remotely involved with this project are provided. 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.
- All waste material resulting from the project shall be disposed of off-site by the contractor.
- All excavation shall be unclassified. No separate payment will be made for rock excavation.
- The contractor shall control the erosion and siltation during all phases construction, and he shall keep the streets clean of mud and debris.
- All manholes, catch basins, utility valves and meter pits to be adjusted or rebuilt to grade as required. All existing utilities shall be adjusted as required.
- Subgrade soil for all concrete structures, regardless of the type or location, shall be firm, dense and thoroughly compacted and consolidated; shall be free from muck and mud; and shall be sufficiently stable to remain firm and intact under the feet of the workmen or machinery engaged in subgrade surfacing, laying reinforcing steel, and depositing concrete thereon. In all cases where subsoil is mucky or works into mud or muck during such operation, a seal course of either concrete or rock shall be placed below subgrade to provide a firm base for working and for placing the floor slab.
- The contractor is responsible for providing all surveying that may be required.
- Easements indicated on these drawings will be provided for on the final plat and properly dimensions. Easements outside the platted area will be provided for by separate documents prior to issuance of a construction permit.

STREETS & STORM SEWER

- All construction shall follow the City of Lee's Summit Design and Construction Manual as adopted by Ordinance 5813.

LAND DISTURBANCE PLAN FOR

LOT 6a & LOT 7 OF
2701 AND 2721 NE McBain Dr.
I-470 BUSINESS AND TECHNOLOGY CENTER
SECTION 20, TOWNSHIP 48, RANGE 31
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

DEVELOPER:

BLUE SPRINGS SAFETY STORAGE LLC
1120 NW EAGLE RIDGE BLVD.
GRAIN VALLEY, MISSOURI 64029
Ph.# 816-229-8115

SHEET INDEX

- C100 CIVIL PLANS COVER SHEET
C301 SITE ESC PHASE 1 & 2 PLAN
C302 SITE ESC DETAILS

LEGAL DESCRIPTION:
I-470 BUSINESS AND TECHNOLOGY CENTER LOT 13A
A REPLAT OF LOTS 6a AND LOT 7 OF I-470 BUSINESS
AND TECHNOLOGY CENTER A SUBDIVISION IN LEE'S
SUMMIT, JACKSON COUNTY, MISSOURI

UTILITY NOTES:

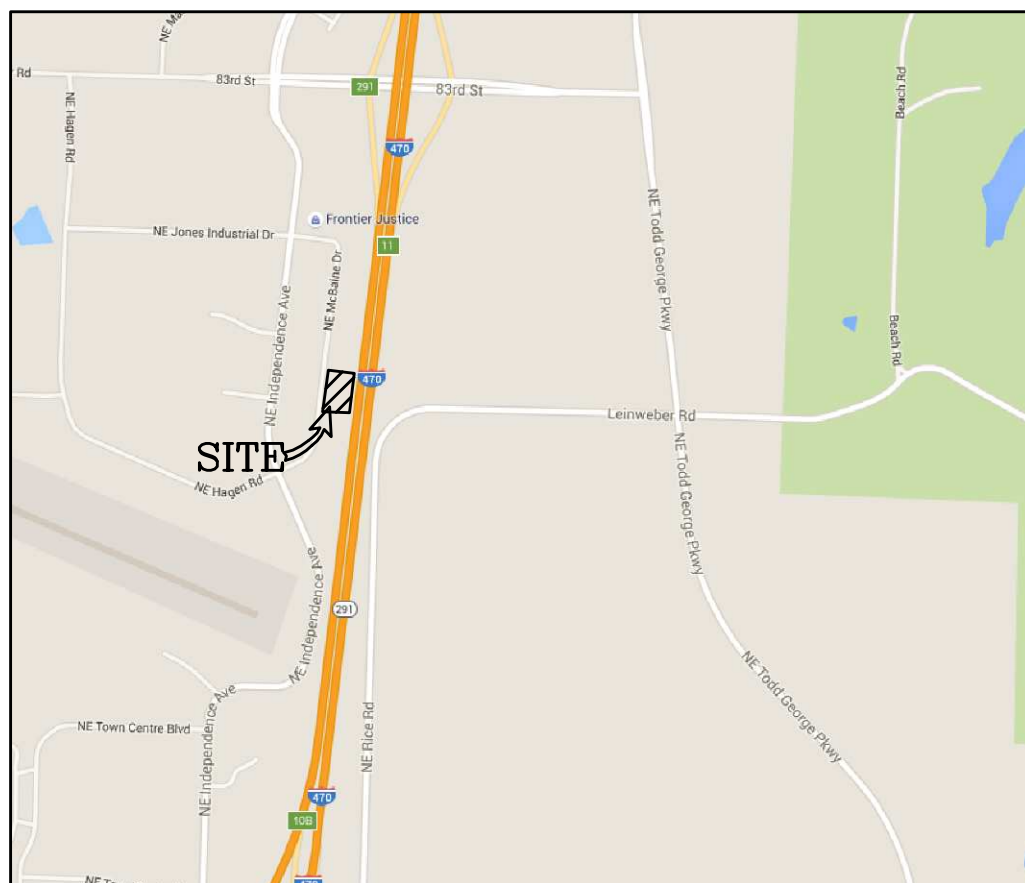
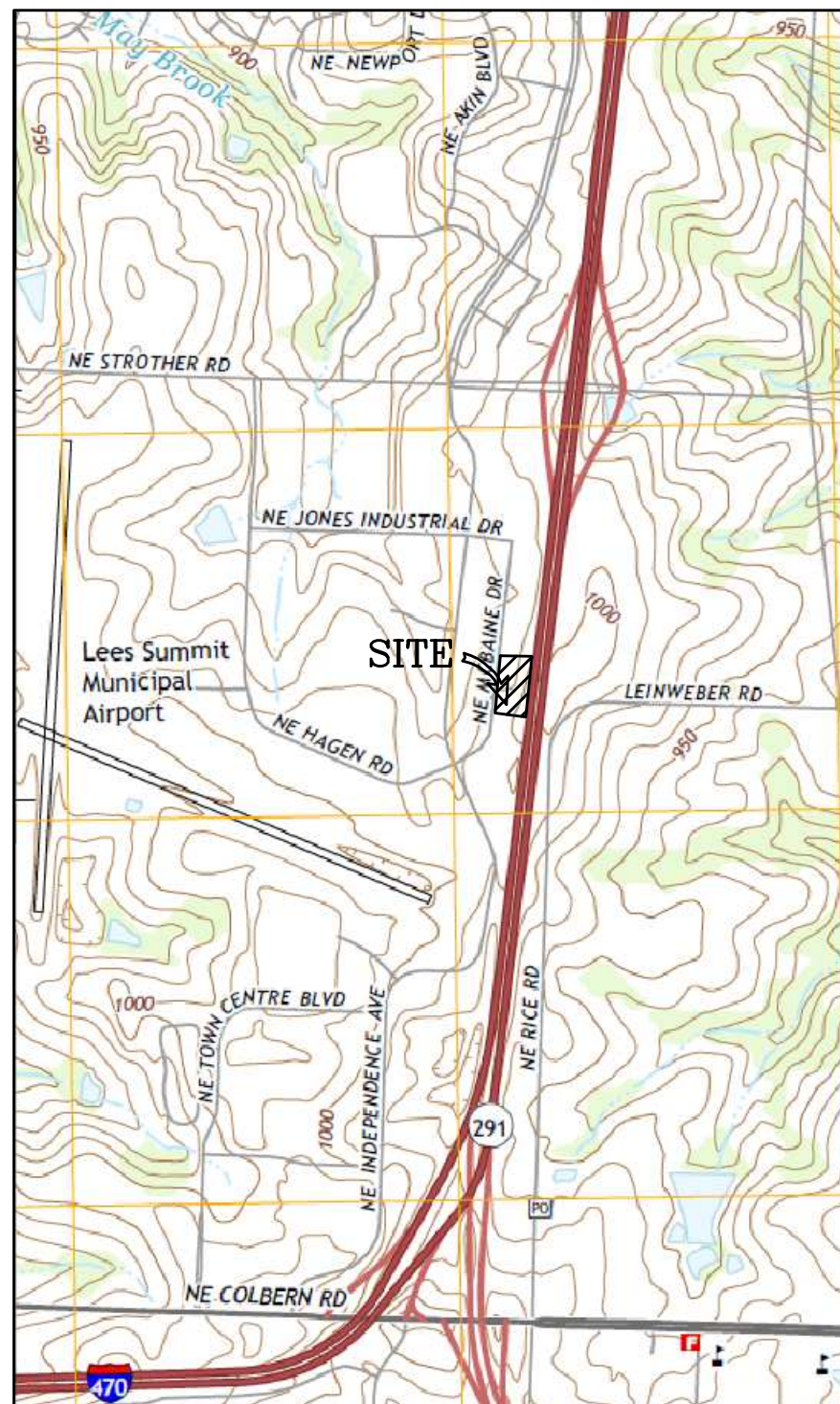
- NO UTILITIES ARE PROPOSED WITH THESE PLANS

SITE DATA TABLE:

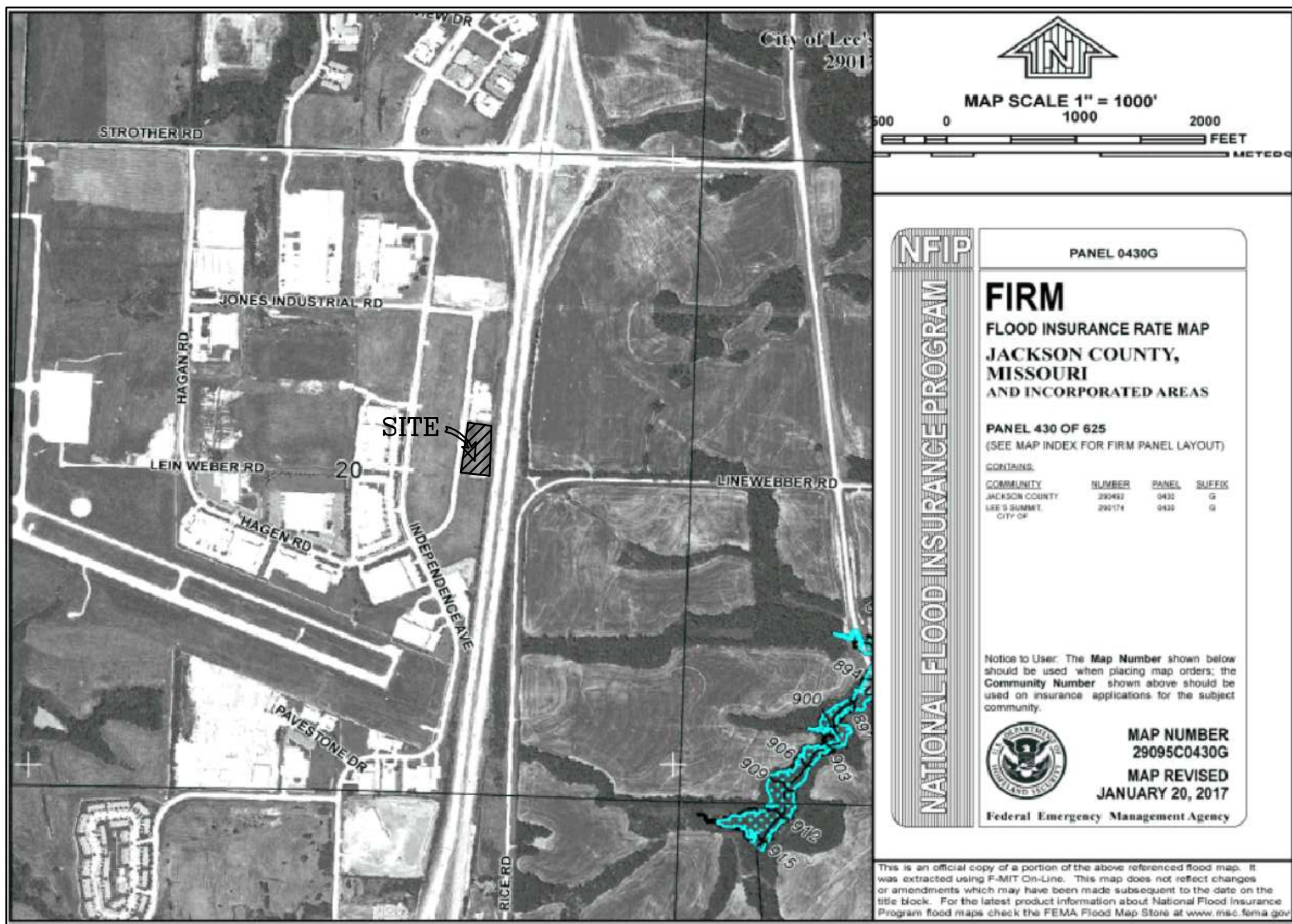
- NO IMPROVEMENTS ARE PROPOSED WITH THESE PLANS

NOTES:

- CONTRACTOR SHALL CONTACT THE CITY'S
DEVELOPMENT SERVICES ENGINEERING INSPECTION TO
SCHEDULE A PRE-CONSTRUCTION MEETING WITH FIELD
ENGINEERING INSPECTOR PRIOR TO ANY LAND
DISTURBANCE WORK. CALL (816)969-1200



LOCATION MAP



UTILITIES

LEE'S SUMMIT PUBLIC WORKS
220 SE GREEN STREET
LEE'S SUMMIT, MISSOURI 64063
(816) 969-1800

KANSAS CITY POWER & LIGHT CO.
P.O. BOX 219330
KANSAS CITY, MO 64121-9330
(816) 471-5275

MISSOURI ONE-CALL
1-800-344-7483

MO GAS ENERGY
P.O. BOX 219255
KANSAS CITY, MO 64141
(816) 756-5252

TELEPHONE COMPANY
CENTURY LINK
P.O. BOX 2961
PHOENIX, AZ 85062
(800) 788-3600

LEE'S SUMMIT WATER DEPARTMENT
1200 SE HAMBLIN RD
LEE'S SUMMIT, MISSOURI 64081
(816) 969-1900

FIRE DEPARTMENT
(816) 969-1300

BEFORE YOU
DIG - DRILL - BLAST



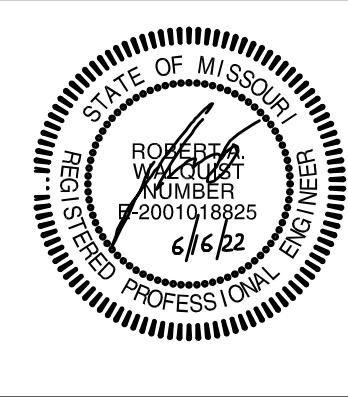
Call
1-800-344-7483 (MISSOURI)
1-800-344-7233 (KANSAS)

PRLD2022-2209

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Development Services Department
Lee's Summit, Missouri
06/29/2022

PROJECT CONTACTS: ROBERT WALQUIST, P.E.
821 NE COLUMBUS ST
LEE'S SUMMIT, MISSOURI 64063
Phone: (816) 550-5675

CIVIL PLANS COVER SHEET



I-470 LOT 6a & 7
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Quist Engineering, Inc
Civil Engineering for Residential &
Commercial Site Development

821 NE Columbus St.
Lee's Summit, Missouri 64063
Phone: (816) 550-5675
email: rwalquist@quistengineering.com

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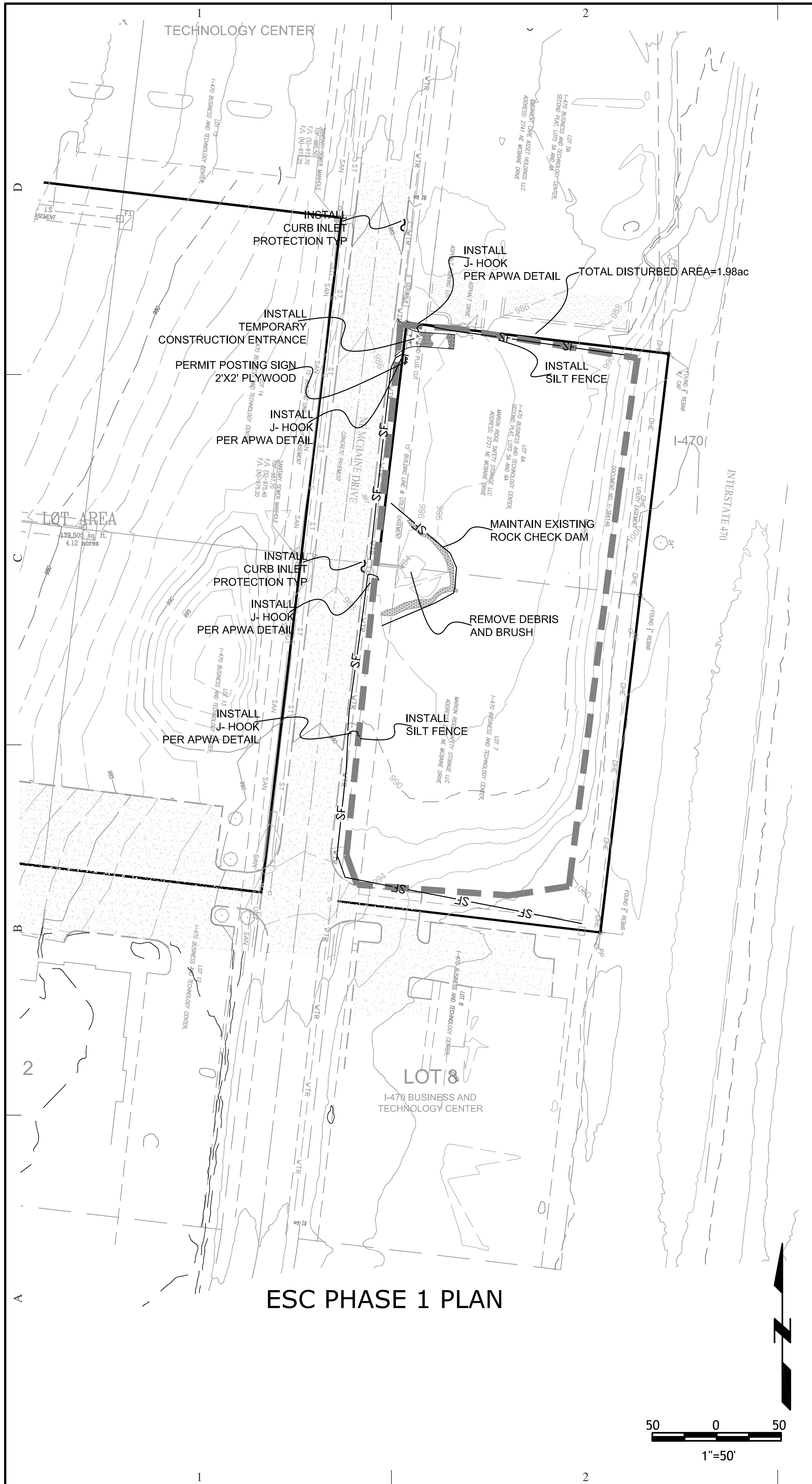
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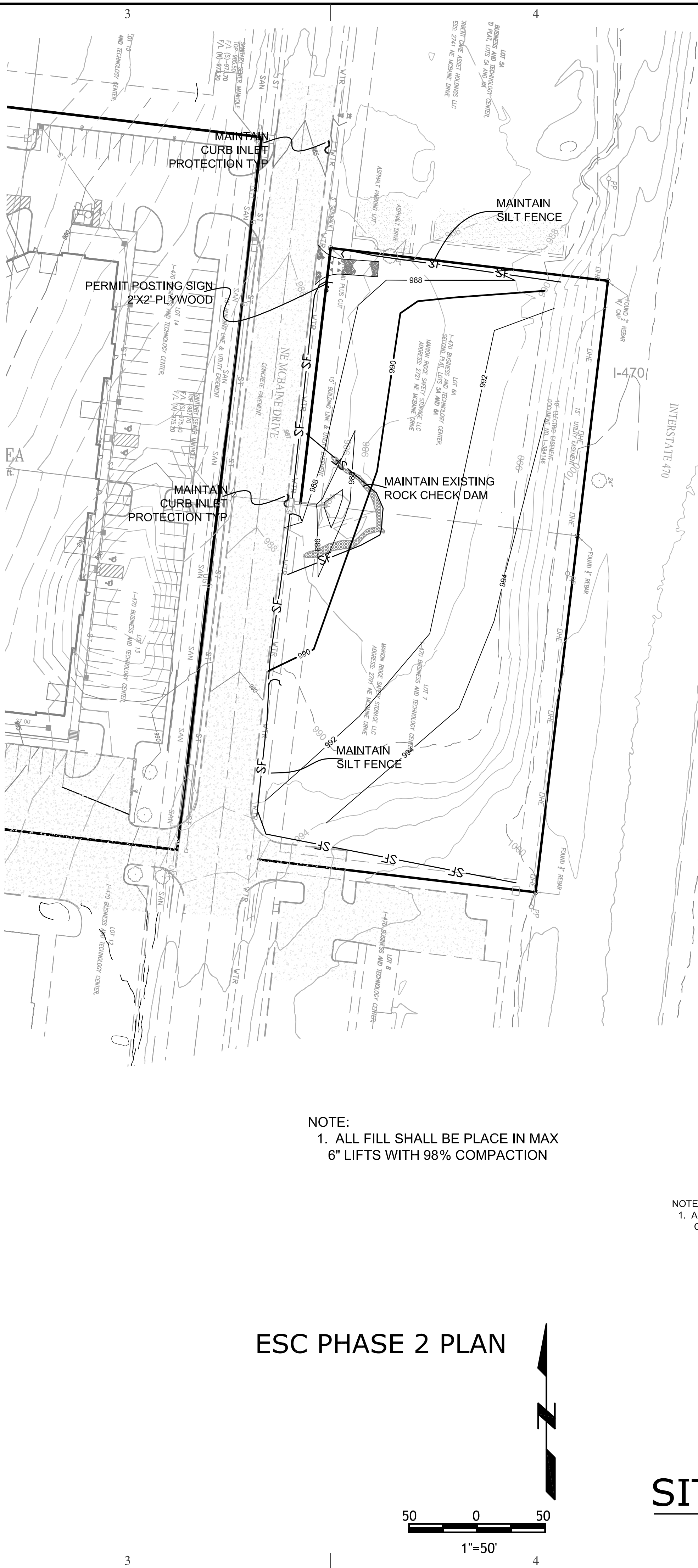
C100

JOB NO.

E18-337



ESC PHASE 1 PLAN



ESC PHASE 2 PLAN

- GENERAL NOTES:**
- ADJACENT LAND ACRES SHALL BE PROTECTED FROM EROSION AND SILTATION WITH FILTER FABRIC. SILT CONTAINMENT SHALL REMAIN IN PLACE UNTIL VEGETATION IS REESTABLISHED.
 - OUTFALL LINES FROM THE ENCLOSED STORM DRAINAGE SYSTEMS SHALL BE PROVIDED WITH END SECTIONS AND THE DRAINAGE DITCHES RIP RAPPED TO DISSIPATE FLOW AND CONTROL EROSION.
 - ALL METHODS SHALL BE UTILIZED AND MAINTAINED UNTIL THE SURFACE HAS BEEN STABILIZED WITH VEGETATION OR MULCH.
 - GRADING AND SEDIMENT CONTROL SHALL BE AS SPECIFIED IN THE "MODEL GRADING AND SEDIMENT CONTROL ORDINANCE" DEVELOPED BY THE MO-AMERICA ASSOCIATION OF CONSERVATION DISTRICTS AND THE MO-AMERICA REGIONAL COUNCIL.
 - SEDIMENT SHALL BE REMOVED WHEN IT REACHES ONE THIRD THE HEIGHT OF SEDIMENT FENCE. INLET CONTROLS OR ROCK DITCH CHECKS
6. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF EROSION OR SEDIMENT CONTROL DEVICES UNTIL UPSTATE AREAS HAVE BEEN STABILIZED.
7. VEGETATION ESTABLISHMENT FOR URBAN DEVELOPMENT SITES: GRADED AND EXCAVATED AREA OF 2.0 ACRES TO BE SOON AFTER CONSTRUCTION WITH ONE OF THE FOLLOWING:
- A. TALL FESCUE - 25 LBS./ACRE
 - B. SMOOTH BROME - 35 LBS./ACRES
 - C. COMBINED: FESCUE @ 20 LBS./ACRE AND BROME @ 15 LBS./ACRE
 - D. OTHER SEEDING MIXTURES AS APPROVED BY THE SOIL CONSERVATION SERVICE.
- SEEDING PERIODS:
FESCUE OR BROME - MARCH 1 TO JUNE 1
- MULCH RATES: (REQUIRED FOR ALL PERMANENT SEEDING)
4,500 LBS./ACRE
- FERTILIZER:
A. NITROGEN 80 LBS./ACRE
B. PHOSPHATE 80 LBS./ACRE
C. POTASSIUM 80 LBS./ACRE
D. UME 700 LBS./ACRE (EFFECTIVE NEUTRALIZING MATERIAL AS PER STATE EVALUATION OF QUARRIED ROCK.)
E. OTHER RATES AS DEFINED BY A CURRENT SOIL TEST AND APPROVED BY THE SOIL CONSERVATION SERVICE.

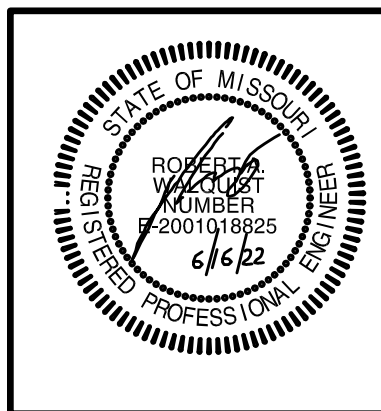
- PHASE 1**
- SHALL INCLUDE THE FOLLOWING:
- INSTALL SWPPP SIGN AND LOCATION OF MDNR PERMIT AND SWPPP REPORTS
 - INSTALL SILT FENCE
 - INSTALL TEMPORARY CONSTRUCTION ENTRANCE
 - REHABILITATE EXISTING ROCK CHECK DAM TO MEET CITY'S SPECIFICATION.
 - REHABILITATE EXISTING CURB INLET BY ROCK CHECK DAM ALONG MCBAIN DR.
 - INSTALL INLET PROTECTION.
- PHASE 2**
- SHALL INCLUDE THE FOLLOWING:
- MAINTAIN ALL ESC DEVICES
 - REMOVE TOP SOIL, AND TREES.
 - ROUGH GRADE CUT AND ENGINEERED FILL
 - SEED AND SOD ALL DISTURBED AREAS
- PHASE 3**
- SHALL INCLUDE THE FOLLOWING:
- FULLY VEGETATED SITE
 - REMOVE SILT FENCE
 - REMOVE INLET PROTECTION

NOTE:
1. ALL ESC INSPECTIONS REPORTS SHALL BE MADE PER THE CURRENT SWPPP REQUIREMENTS AND COPIES KEPT ONSITE.

OIL/ GAS WELL NOTE:
1. NONE ARE PRESENT ON THIS SITE PER MISSOURI DNR GeoSTRAT MAP.

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Lee's Summit, Missouri
06/29/2022

SITE ESC PHASE 1 AND 2 PLAN

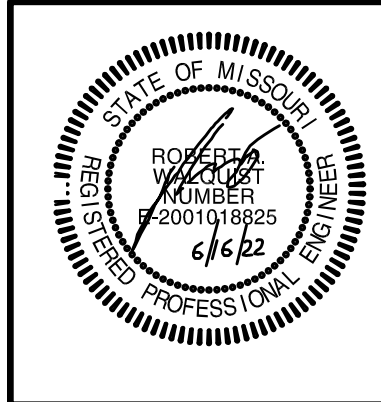


I-470 LOT 6a & 7

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Quist Engineering, Inc
Civil Engineering for Residential &
Commercial Site Development
821 NE Columbus St.
Lee's Summit, Missouri 64063
Phone: (816) 350-5675
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E18-337	



I-470 LOT 6a & 7

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JOB NO.
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Notes for Concrete Washout:

- Concrete washout areas shall be installed prior to any concrete placement on site.
- Concrete washout area shall include a flat subsurface pit sized relative to the amount of concrete to be placed on site. The slopes leading out of the subsurface pit shall be 2:1. The vehicle tracking post shall be spaced towards the concrete washout area.
- Vehicle tracking control is required at the access point to all concrete washout areas.
- Signs shall be placed at the construction site entrance, washout area and elsewhere as necessary to clearly indicate the location(s) of the concrete washout area(s) to operators of concrete truck and pump rigs.
- A one-place impervious liner may be required along the bottom and sides of the subsurface pit in sandy or gravelly soils.

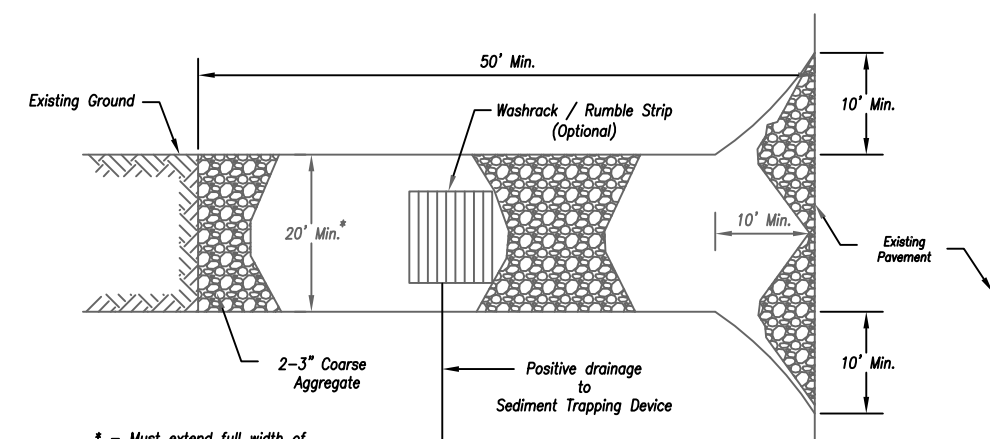
Maintenance for Concrete Washout:

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

CONCRETE WASHOUT

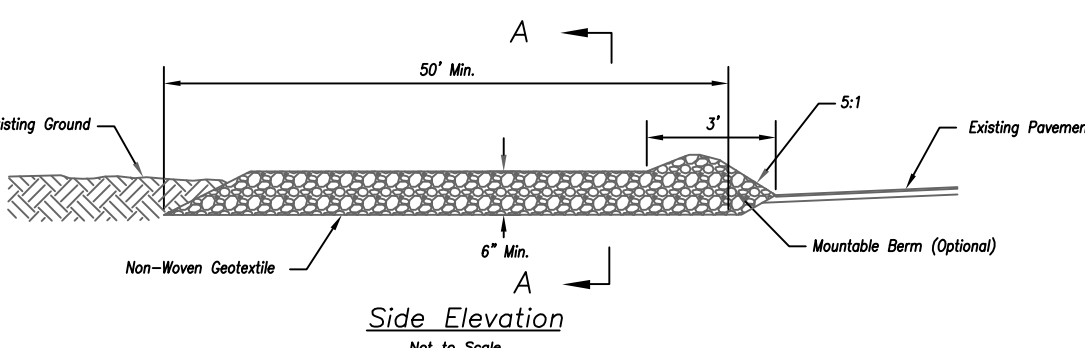
AMERICAN PUBLIC WORKS ASSOCIATION	
	KANSAS CITY METRO CHAPTER
CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT	STANDARD DRAWING NUMBER ESC-01 ADOPTED: 10/24/2016

Construction Entrance modified from 2015 Overland Park Standard Details for Erosion and Sediment Control. Concrete Washout modified from 2009 City of Great Bend Standard Drawings.



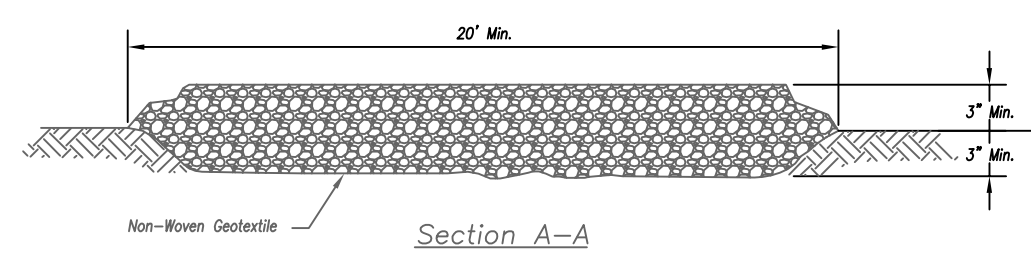
Plan View

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Side Elevation

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Section A-A

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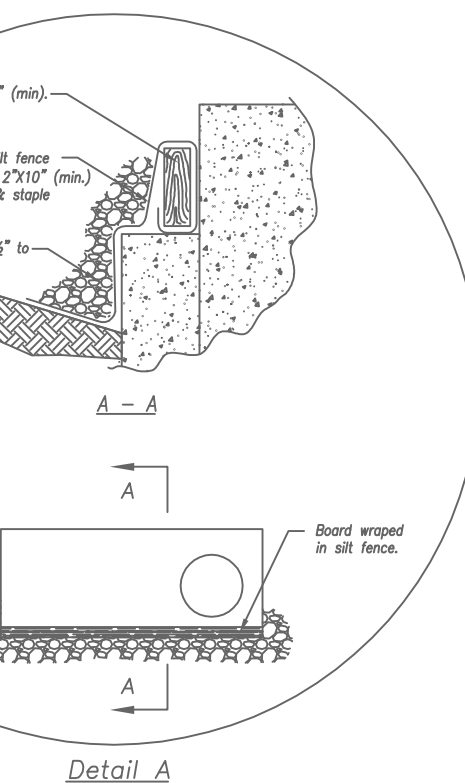
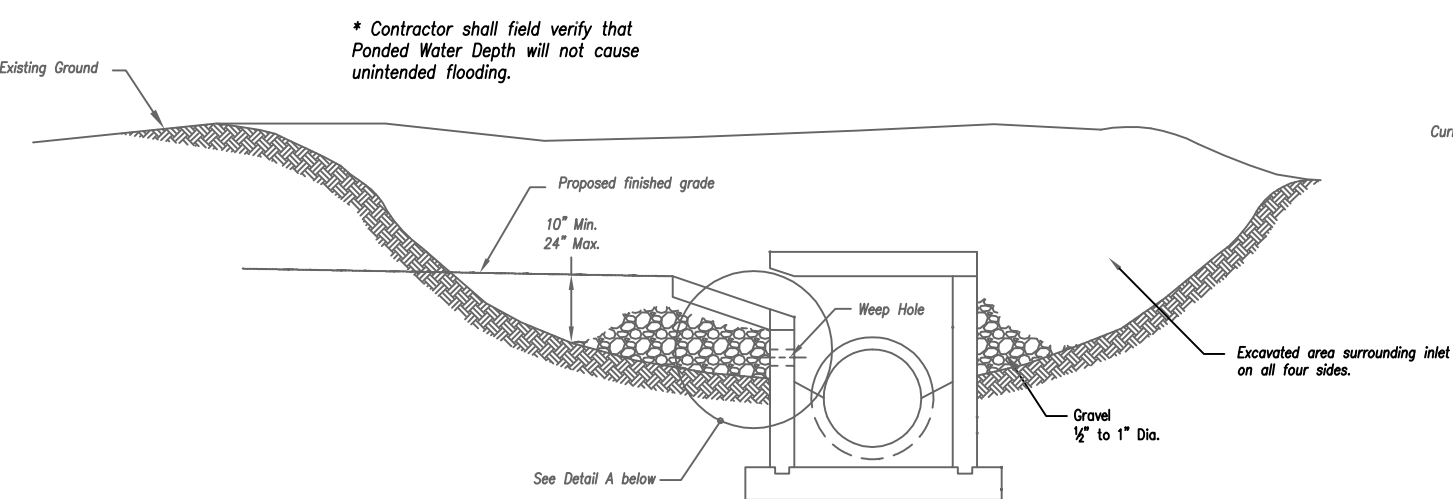
Notes for Construction Entrance:

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

Maintenance for Construction Entrance:

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

CONSTRUCTION ENTRANCE



EARLY STAGE CURB INLET
(Open Box and Prior to Pouring
Curb and Inlet Throat)

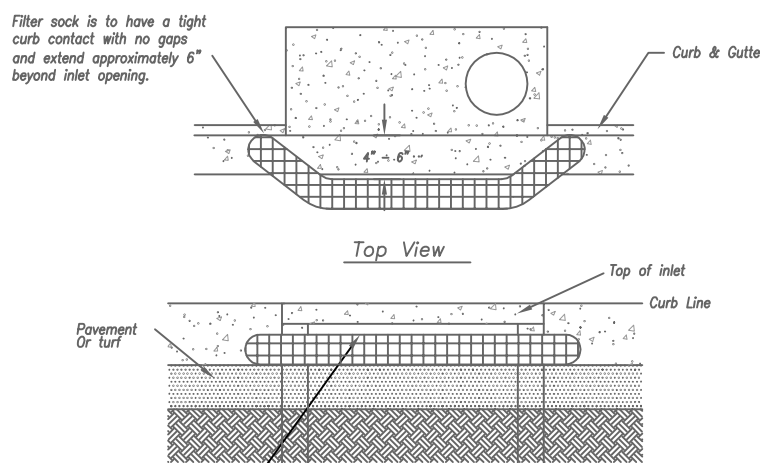
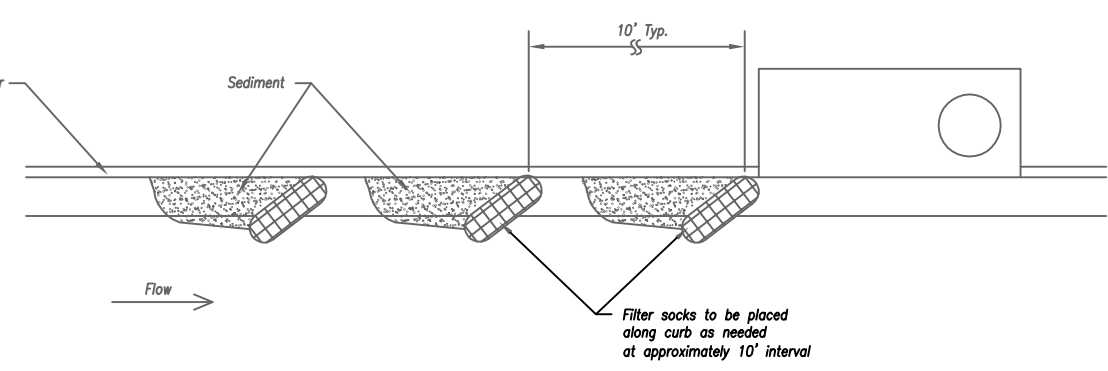
Notes:

- Immediately following inlet construction and prior to construction of curb and inlet throat, protect inlet opening by installing 2\"/>
- When inlet is completed and curb poured, filter socks or approved road should be used (Late Stage Curb Inlet). Show waffles are not approved for curb inlet use.
- Contractor to field verify ponding water shall not create a traffic hazard.

Maintenance:

- Remove deposited sediment from excavated storage areas when available storage has been reduced by 20%.
- Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
- Repair or replace as necessary to maintain function and integrity of installation.

On Grade Curb Inlet Protection



Front View

Sump Inlet Sediment Filter

LATE STAGE CURB INLET (After Pouring Curb and Inlet Throat)

AMERICAN PUBLIC WORKS ASSOCIATION	
	KANSAS CITY METRO CHAPTER
CURB INLET PROTECTION	STANDARD DRAWING NUMBER ESC-06 ADOPTED: 10/24/2016

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06/29/2022

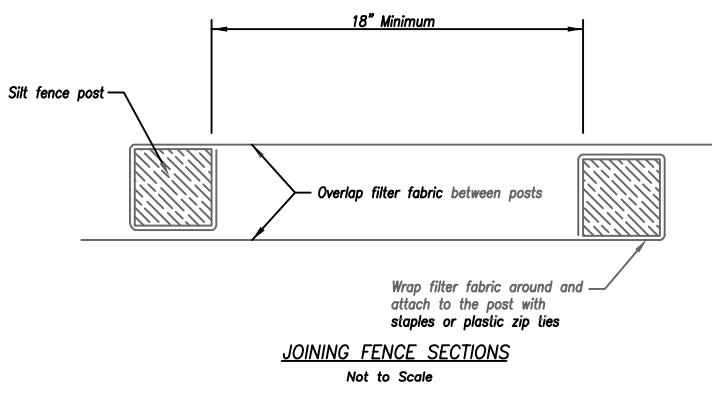
SITE ESC DETAILS

Notes:

- In order to contain water, the ends of the silt fence must be turned uphill (Figure A).
- Long perimeter runs of silt fence must be limited to 100'. Runs should be broken up into several smaller segments to minimize water concentrations (Figure A).
- Long slopes should be broken up with intermediate rows of silt fence to slow runoff velocities (Figure A).
- Attach fabric to upstream side of post.
- Install posts a minimum of 2' into the ground.
- Tranching will only be allowed for small or difficult installation, where slicing machine cannot be reasonably used.

Maintenance:

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

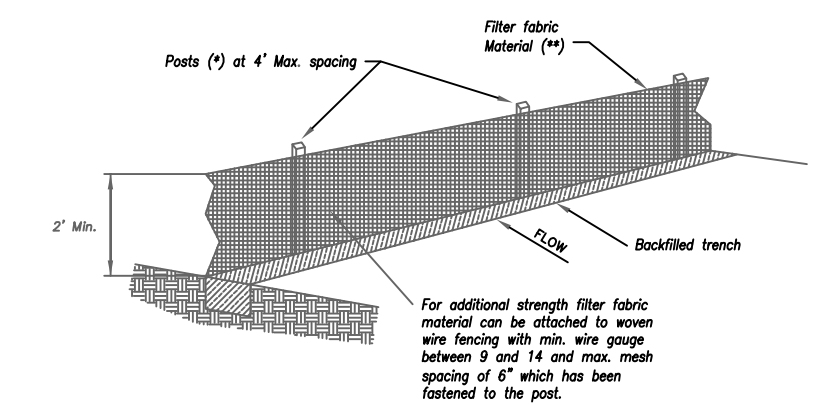


JOINING FENCE SECTIONS

Not to Scale

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

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



SILT FENCE DETAILS

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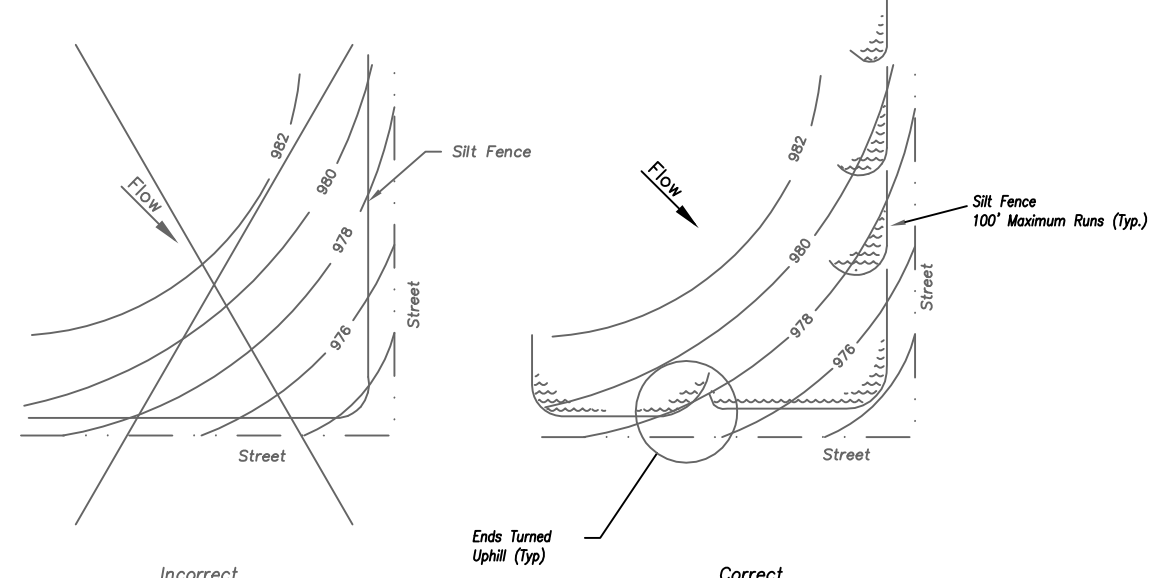


Figure A

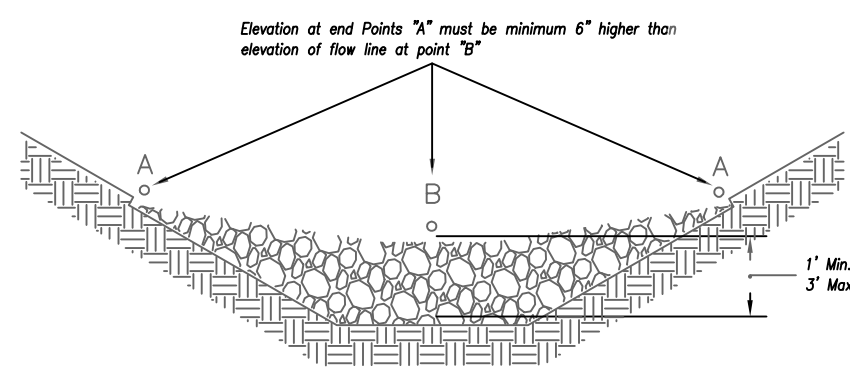
SILT FENCE LAYOUT

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Temporary Rock Ditch Check Spacing

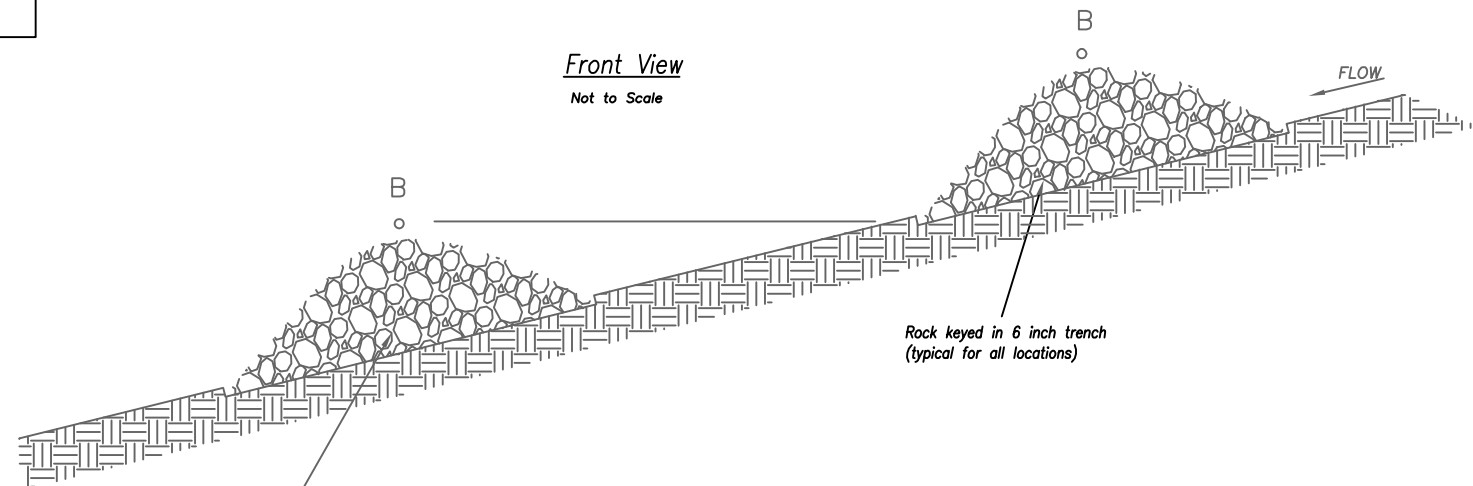
Ditch Centerline Slope (S)	Spacing Interval (feet)
5.0	60
6.0	50
7.0	43
8.0	36
9.0	33
10.0	29

Note: Use this spacing only for Rock Ditch Checks.



Front View

Not to Scale



Spacing Between Check Dams (all types)

Not to Scale

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

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

Notes:

- Rock ditch checks shall be used only for drainage areas less than 10 acres unless approved by the City Engineer.
- Use rock checks only in situations where the ditch slope exceeds 6%.

Maintenance:

- Remove and dispose of sediment deposits when the deposit approaches 1/2 the height of the ditch check.
- Replace and reshape as necessary to maintain function and integrity of installation.