SECTION 11-47-31 LOCATION MAP SCALE 1" = 2000'

UTILITY CONTACTS:

MISSOURI DEPARTMENT OF Steve Holloway 600 NE Colbern Road

CONCRETE PAVEMENT - EXISTING SPIRE Brent Jones 3025 SE Clover Drive ASPHALT PAVEMENT - EXISTING

Lee's Summit, MO 64082 (816) 399-0663brent.jones@spireenergy.com EVERGY

Office: (816) 347-347-4331 philip.inghram@evergy.com

CITY OF LEES SUMMIT PUBLIC WORKS

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

AT&T

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

COMCAST CABLE

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

CITY OF LEE'S SUMMIT WATER UTILITIES Mark Schaufler 1200 SE Hamblen Road Lee's Summit, MO 64081 (816) 969-1900



1-800-344-7483

MASS GRADING & EROSION SEDIMENT CONTROL PLANS **RESIDENCES, TRADITIONS & RESERVE AT BLACKWELL**

IN THE CITY OF LEE'S SUMMIT JACKSON COUNTY, MO

GENERAL NOTES:

STREET NOTES:

- ALL CONSTRUCTION TO FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ALL CONSTRUCTION MANUAL AS ALL WINDOWS AND ANTIFICATE SHALL BE SURJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DEPARTMENT OF THE CITY OF LEES SUMMIT, MISSOURI, LINEAL FOOT MESSUREMENTS SHOWN ON THE FLANS ARE HORIZONTAL MEASUREMENTS, NOT SLOPE LINEAL FOOT MESSUREMENTS SHOWN ON THE FLANS ARE HORIZONTAL MEASUREMENTS. NOT SLOPE AND GEOLOGICAL MINESTRATION AS SEEN PERFORMENT OF THE STREET MESSUREMENTS.

 THE UTILITY LOCATIONS SHOWN ON THESE FLANS ARE TAKEN FROM UTILITY COMPANY RECREDS AND THE UTILITY LOCATIONS SHOWN ON THESE FLANS ARE TAKEN FROM UTILITY COMPANY RECREDS AND THE UTILITY LOCATIONS SHOWN ON THESE FLANS ARE TAKEN FROM UTILITY COMPANY RECREDS AND THE UTILITY LOCATIONS SHOWN ON THESE FLANS ARE TAKEN FROM UTILITY COMPANY RECREDS AND THE UTILITY LOCATIONS SHOWN ON THESE FLANS ARE TAKEN FROM UTILITY COMPANY RECREDS AND THE UTILITY LOCATION AND DEPTH OF ALL UTILITIES PROPRIED TO CONTRICT AND THE UTILITY LOCATION AND DEPTH OF ALL UTILITIES PROPRIED TO CONTRICT AND THE UTILITY LOCATION AND DEPTH OF ALL UTILITIES.
- APPARENT FIELD LOCATIONS. THE CONTRACTOR SHALL VERIET THE LOCATION AND DEPTH OF ALL UTILITIES PRIVED TO CONSTRUCTION.

 PRIVED TO CONSTRUCTION.

 PRIVED TO CONSTRUCTION.

 PRIVED TO CONSTRUCT TO THE STATE OF DISSOURI. THE BILL REQUIRES THAT ANY FERSON OR FIRM DOING SECONDATION OF PUBLIC REGIOT OF WAY DO SO ONLY AFTER GIVING NOTICE. THE OWN DOTTON TO AND DISTANTING THE INFORMATION FROM, UTILITY COMPANIES. STATE LAW REQUIRES A FOUND ADDISACE MOTICE. THE INFORMATION FROM UTILITY COMPANIES. STATE LAW REQUIRES ARE FOUND ADDISACE MOTICE. THE INFORMATION FROM UTILITY COMPANIES. STATE LAW REQUIRES A FOUND ADDISACE MOTICE. THE STATE OF MISSOURI. PRIVATE TO ADDISACE THE SHOWN DOWN THE CONTRACTOR SHALL NOTIFY ALL THOSE COMPANIES PRIVATE AND ADDISACE AND ADDISACE

- ALL WASTE MYTERIAL RESULTING FROM THE PROJECT SHALL BE DISPOSED OF OH-SHILL BY THE CONTRACTION, DATA DISPOSED OF THE OWNER. CONTRACTION CASE DISPOSED OF THE OWNER OF THE OWNER OWNE

- THE CONTRACTOR SHALL CONTACT THE RIGHT OF WAY INSPECTOR AT 518-969-1900 PRIOR TO ANY LAND DISTURBANCE ACTIVITIES WITHIN THE RIGHT OF WAY. THESE ACTIVITIES WAY REQUIRE A PERMIT. 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 (MUTCO-LATEST EDITION).

ALL STREET CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUEL, ALL APPLICABLE ASAFTO STANDARDS HAVE BEEN MET.

ALL INSPECTION OF STREET CONSTRUCTION TO BE FRENCHEDED BY THE CITY OF LEE'S LUMMIT DEVELOPMENT FROM STREET CONSTRUCTION TO STREET CONSTRUCTION

GENERAL NOTES

UTILITIES:

- ALL CONSTRUCTION TO FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS

- APPARENT FIELD LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIVATE DISCONTRACTOR SHALL ADHERE TO THE PROVISIONS OF THE SENATE BILL NUMBER 837, 78TH GENERAL SESSIONAL OF THE STATE OF MISSOURI. THE BILL REQUIRES THAT ANY PERSON OF PIRM DOMEON ASSEMBLY OF THE STATE OF MISSOURI. THE BILL REQUIRES THAT ANY PERSON OF PIRM DOMEON OF PIR

- AS REQUIRED.

 THE CONTRACTOR SHALL CONTACT DEVELOPMENT SERVICES INSPECTIONS AT: 816-889-1200 TO OBTAIN A DEVELOPMENT SERVICES CONSTRUCTION PERMIT. A MINIMUM 48 HOUR NOTICE SHALL BE GIVEN PRIOR TO PERMIT ISSUANCE.

 THE CONTRACTOR SHALL CONTACT THE RIGHT OF WAY INSPECTOR AT 816-989-1800 PRIOR TO ANY LAND.

Existing Utilities have been shown to the greatest extent possible based upon information provided to the Engineer. This contractor is responsible for contracting the responsible for contracting any required trulk problems that the further contracting the responsible for contracting the responsibility for contracting the responsibility of the responsibility for the respo

ructures. Separation: Waterlines shall have a minimum of 10 feet horizontal and 2 feet vertical separation from all sanitary lines, manhotes, and sanitary sewer service laterals, as measured from edge to edge, if minimum separations cr

Solution of Walerfores shall have a minimum of 10 feet horizontal and 2 feet vertical apparation from all sanitary server fines, membrides, and analizary server enrice laterals, are researced from dept to dept. If minimum apparations can not be obtained, concrete encasement of the sanitary line shall be required 10 feet in each direction of the conflict. Payment for terrorizing, baddlilling, piece enderheant, flowable is buddlill active and use of section of the conflict of the sanitary line shall be included in the contract price to the sanitary other ferms necessary for the construction of the sallilly line shall be included in the contract price to the sulfilly installation. The sanitary of the sanitary is set to the sanitary of the sanitary proposed sulfill man electration or exercise line or service connection to any existing main. Tench spoils shall be nearly plosed orisits adjuvant to the tench, and compacted to prevent saluration and excess sectioned runnel. Usuable materials, excess rock and shall, as spirit, corcors, lines, bound so the sanitary of the sanitar

THE CONTRACTOR SHALL CONTACT THE HIGHT OF WAY INSPECTOR AT 318-998-1800 PRIOR TO ANY LAND DISTURBANCE ACTIVITIES WITHIN THE RICHIT OF WAY. THESE ACTIVITIES WAY REQUIRE A PERMIT. 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).

APPROVED BY

CITY ENGINEER

ш

כם

വ

S

E AT BLACKWELL CONTROL PLANS

& RESERVE /

TRADITIONS &

RESIDENCES, T MASS GRADING

STREET

PREPARED BY

OWNER/DEVELOPER:

GRIFFIN RILEY PROPERTY GROUE

Sheet Title

RE-CONSTRUCTION EROSION CONTROL PLAN

EROSION CONTROL PLAN

EROSION CONTROL DETAILS

EROSION CONTROL DETAILS

DNSTRUCTION EROSION CONTROL PLAN

21 SE 29TH TERRACE LEE'S SUMMIT JAKE@GRIFFINRILEY.COM

MO GRS BENCHMARK:

KC METRO ALUMINUM GRS DISK SET IN CONCRETE STAMPED "JA-90, 198 KG ME INCALOMINUM ORS DISK SE IN CURNICE IES 1 MAINED 4-99, THE LOCATED NART THE INTERSECTION OF LANGSFORD ROAD AND OLD LANGSFORD ROAD, 43 FEET SOUTHEAST OF THE CENTER OF LANGSFOR ROAD AND 32 FEET NORTH OF THE CENTER OF OLD LANGSFORD ROAD. N.1001052.8503, E:284504.8272

ELEV. 997.045

PROJECT BENCHMARK:

"SQUARE" CUT IN TOP OF CONCRETE STORM MANHOLE STORM MANHOLE IS LOCATED APPROX. 130 FEET EAST OF THE INTERSECTION OF SE JOEL AVE & BLUE PARKWAY AND 26 FEET SOUTH OF THE CENTERLINE OF BLUE PARKWAY N:996874.9690, E:2840937.1365

	DESCRIPTION	PER CITY COMMENTS									
	REVISION DATE	A 01/23/2023	<	•		4	ℽ	∀	♥	■	
8°	DRAWN BY:	TDV	au.	CHECKED BY:	WA8	nate openation.	4413013033	-	PROJ. NUMBER:	22-102	
	COVER SHEET										

SUMMARY OF QUANTITIES								
	ITEM	QUANTITY	UNITS					
1	CLEARING, GRUBBING & DISPOSAL	-1	LS					
2	CONSTRUCTION ENTRANCE	1	EA					
3	CONCRETE WASHOUT AREA	- 1	EA					
4	SILT FENCE (PRIOR TO CONSTRUCTION)	7,470	LF					
5	SILT FENCE (DURING CONSTRUCTION)	8,504	LF					
6	SEDIMENT BASIN	3	EA					
7	ROCK DITCH CHECK	7	EA					
8	INLET PROTECTION (SILT FENCE)	624	UF					
9	INLET PROTECTION (GRAVEL FILTER BAGS)	28	EA					
10	EARTHWORK - TOTAL FOR FULL SITE	294,618	CY					
11	EARTHWORK - TOTAL SRD PLAT PUBLIC IMPROVEMENTS	72,334	CY					
12	EARTHWORK - TOTAL SRD PLAT PRIVATE IMPROVEMENTS	222,284	CY					
13	SEEDING & MULCHING	37	ACRES					

MSFE

P/L PUB/E RCP ROW or R/W

POLYVINYL CHLORIDE

PUBLIC EASEMENT REINFORCED CONCRETE PIPE

SANITARY SEWER EASEMENT

TOP ELEVATION UTILITY EASEMENT WATER SURFACE ELEVATION

ASPHALT PAVEMENT - EXISTING

ASPHALT PAVEMENT - PROPOSED

CONCRETE SIDEWALK - PROPOSED

TREELINE EXISTING LOT AND R/W LINES

STORM SEWER - EXISTING

CABLE TV - EXISTING FIRER OPTIC CARLE - EXISTING TELEPHONE LINE - EXISTING TELEPHONE LINE - EXIST. ELECTRIC LINE - EXISTING OVERHEAD POWER LINE - EXIST. UNDERGROUND ELECTRIC - EX.

GAS LINE - EXISTING

WATERLINE - EXISTING LIGHT - EXISTING

EXISTING GRATE INLET

EXISTING GRATE INLET

EXISTING JUNCTION BOX

EXISTING STORM MANHOLE

EXISTING MANHOLE
CLEANOUT
EXISTING SANITARY MANHOLE

PROPOSED SANITARY MANHOLE EXISTING AREA INLET EXISTING CURR INLET

EXISTING PLAT LINES

WATERLINE EASEMENT

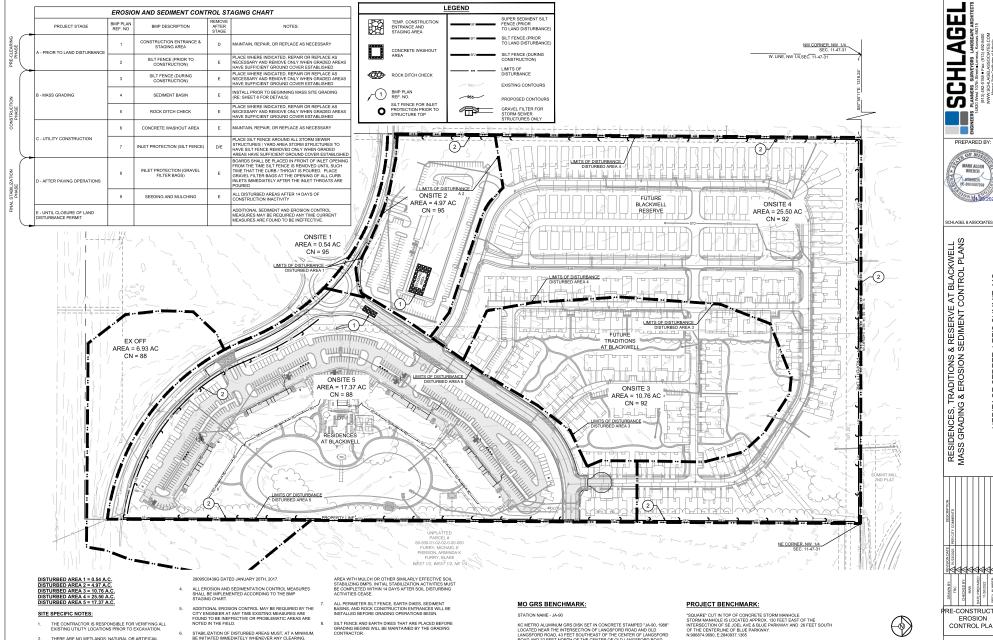
PROPERTY LINE

RIGHT-OF-WAY

SERVICE LINE

SIDEWALK

= CURB & GUTTER



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.

STABILIZATION OF DISTURBED AREAS MUST, AT A MINIMUM, STABILIZATION OF DISTABLY PROSS MIGS, AT A RIMINSTON, BE WITHTATED IMMEDIATELY WHENEVER ANY CLEARNING, GRADING, EXCAVATING, OR OTHER SCILL DISTURBING ACTIVITIES HAVE PERMANENTLY CLEASED ON ANY POPTION OF THE STEE, OR TEMPORAVILLY CLEASED ON ANY POPTION OF THE STEE AND WILL NOT RESUME FOR A REPORT OF THE STEE AND WILL NOT RESUME FOR A PERMANENTLY SERVICE OF THE STEE AND WILL NOT RESUME FOR A PERMANENTLY SERVICE OF THE STEE AND WILL NOT RESUME FOR A PERMANENT AND ANY STABLE OF THE STEEL AND WILL NOT RESUME THE STABLE OF THE STABLE

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 NUMBERS 29095C0441G, 29095C0445G, 29095C0437G AND

SCHLAGEL & ASSOCIATES, I

SUMMIT,

ree's

STREET

HERITAGE

144444444

RE-CONSTRUCTIO EROSION

CONTROL PLAN

SHEET

ELEV. 1005.719

KC METRO ALUMINUM GRS DISK SET IN CONCRETE STAMPED "JA-90, 1988" LOCATED NEAR THE INTERSECTION OF LANGSFORD ROAD AND OLD LANGSFORD ROAD AND AST DET SOUTHEAST OF THE CENTER OF LANGSFORD ROAD AND 32 FEET NORTH OF THE CENTER OF OLD LANGSFORD ROAD. NO.1010/32.803. E248504.827.

NOTE:

SEE SHEET 2 FOR EROSION CONTROL NOTES, LEGEND AND STAGING CHART.

MO GRS BENCHMARK:

STATION NAME - JA-90

KC METRO ALUMINUM GRS DISK SET IN CONCRETE STAMPED "JA-90, 1988" LOCATED NEAR THE INTERSECTION OF LANGSFORD ROAD AND OLD LANGSFORD ROAD, 43 FEET SOUTHEAST OF THE CENTER OF LANGSFORD ROAD AND 32 FEET NORTH OF THE CENTER OF OLD LANGSFORD ROAD. NO.1010/32.8036. Ze486604.827.

PROJECT BENCHMARK:

"SQUARE" CUT IN TOP OF CONCRETE STORM MANHOLE STORM MANHOLE IS LOCATED APPROX. 130 FEET EAST OF THE INTERSECTION OF SEJOEL AVEA & BLUE PARKWAY AND 26 FEET SOUTH OF THE CENTERLINE OF BLUE PARKWAY.

ELEV. 1005.719



LAGEL

PREPARED BY: MARK ALLER

RESIDENCES, TRADITIONS & RESERVE AT BLACKWELL MASS GRADING & EROSION SEDIMENT CONTROL PLANS

HERITAGE STREET LEE'S SUMMIT,

EROSION CONTROL PLAN

NOTE:

SEE SHEET 2 FOR EROSION CONTROL NOTES, LEGEND AND STAGING CHART.

MO GRS BENCHMARK:

STATION NAME - JA-90

KC METRO ALUMINUM GRS DISK SET IN CONCRETE STAMPED "JA-90, 1988" LOCATED NEAR THE INTERSECTION OF LANGSFORD ROAD AND OLD LANGSFORD ROAD, 43 FEET SOUTHEAST OF THE CENTER OF LANGSFORD ROAD AND 32 FEET NORTH OF THE CENTER OF OLD LANGSFORD ROAD. NO.1010/32.8036. Ze486604.827.

PROJECT BENCHMARK:

"SQUARE" CUT IN TOP OF CONCRETE STORM MANHOLE STORM MANHOLE IS LOCATED APPROX. 130 FEET EAST OF THE INTERSECTION OF SEJOEL AVEA & BLUE PARKWAY AND 26 FEET SOUTH OF THE CENTERLINE OF BLUE PARKWAY.

NE CORNER, NW 1/4 SEC, 11-47-31

ELEV. 1005.719



SCHLAGE

S PLANERS SHEVORS LANGELVE ARCHITETTS

1420 VAN CALL TO SERVE LANGELVE ARCHITETTS

1430 VAN CALL TO SERVE CALL TO SERVE CALL

WITH SALL CALL ARCHITES CALL

WITH SALL CALL ARCHITES CALL

THE CALL CALL ARCHITES CALL

THE CALL CALL CALL CALL

THE CALL CALL CALL

THE CALL CALL

THE CALL CALL

THE CALL CALL

THE CALL

TH PREPARED BY:



SCHLAGEL & ASSOCIATES, I

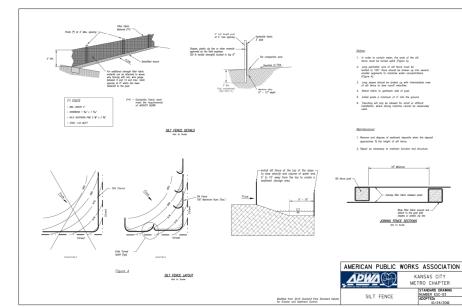
RESIDENCES, TRADITIONS & RESERVE AT BLACKWELL MASS GRADING & EROSION SEDIMENT CONTROL PLANS

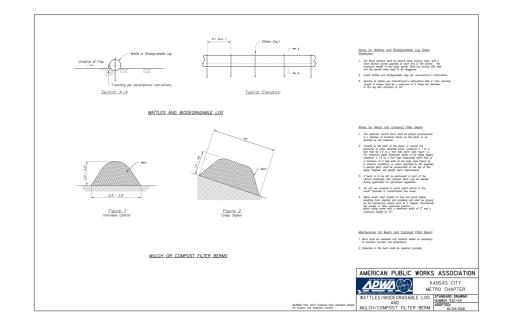
HERITAGE STREET LEE'S SUMMIT,

| |

POST-CONSTRUCTION EROSION CONTROL PLAN

SHEET 4

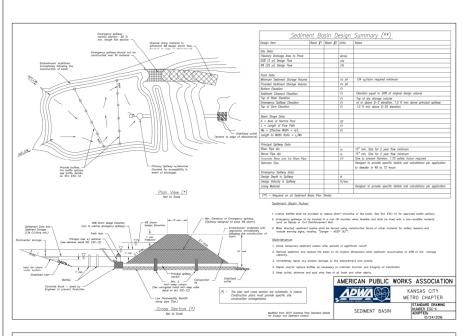


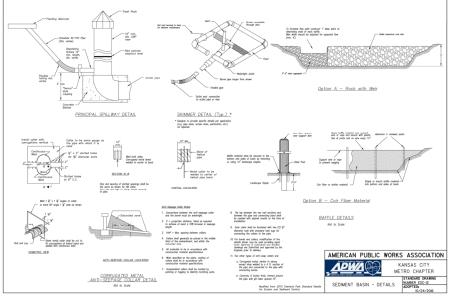


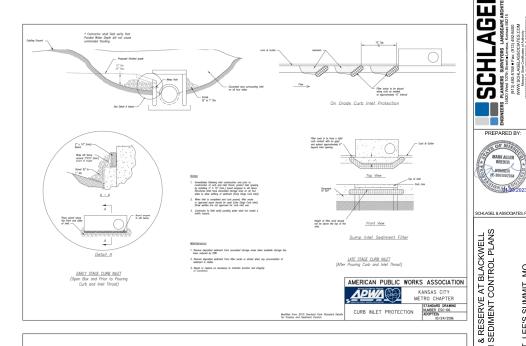
EROSION CONTROL DETAILS

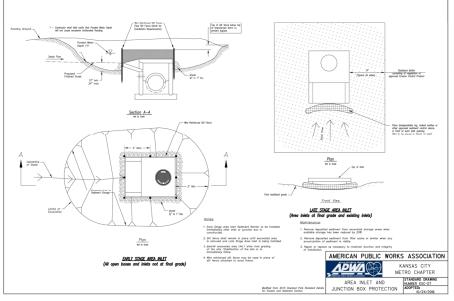
SHEET

5











SUMMIT,

LEE'S

STREET

EROSION CONTROL

DETAILS

SHEET 6