

TREE CLEARING PLAN **FOR** **RESIDENCES, TRADITIONS & RESERVE AT** **BLACKWELL** **IN THE CITY OF LEE'S SUMMIT** **JACKSON COUNTY, MO**

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6	EROSION CONTROL DETAILS

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

HERITAGE STREET LEE'S SUMMIT, MO

REVISION	DATE	DESCRIPTION
1		
2		
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COVER SHEET

SHEET

1

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.
N:1001052.8503, E:2845604.8272

ELEV. 997.045

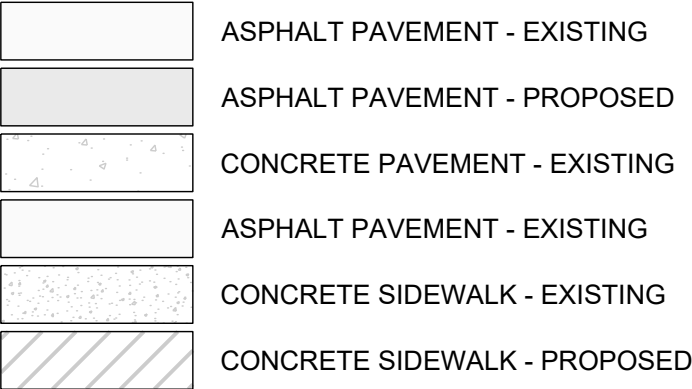
PROJECT BENCHMARK:





























"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

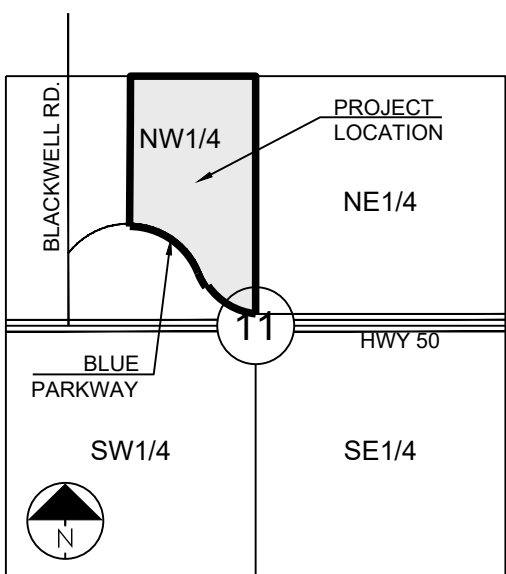
ELEV. 1005.719

LEGEND:

- | | |
|------------|---------------------------------------|
| A/E | - 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 |



- | | |
|---|------------------------------|
|  | CURB & GUTTER - EXISTING |
|  | TREELINE |
|  | EXISTING LOT AND R/W LINES |
|  | EXISTING PLAT LINES |
|  | PROPERTY LINES |
|  | RIGHT-OF-WAY |
|  | SANITARY SEWER MAIN |
|  | SANITARY SEWER MAIN - EXIST. |
|  | STORM SEWER |
|  | STORM SEWER - EXISTING |
|  | CABLE TV - EXISTING |
|  | FIBER OPTIC CABLE - EXISTING |
|  | TELEPHONE LINE - EXIST. |
|  | ELECTRIC LINE - EXISTING |
|  | OVERHEAD POWER LINE - EXIST. |
|  | UNDERGROUND ELECTRIC - EX. |
|  | Gas Line - EXISTING |
|  | WATERLINE - EXISTING |
|  | LIGHT - EXISTING |
|  | EXISTING MANHOLE |
|  | CLEANOUT |
|  | EXISTING SANITARY MANHOLE |
|  | PROPOSED SANITARY MANHOLE |
|  | EXISTING AREA INLET |
|  | EXISTING CURB INLET |
|  | EXISTING GRATE INLET |
|  | EXISTING JUNCTION BOX |
|  | EXISTING STORM MANHOLE |



SECTION 11-47-31

LOCATION MAP
SCALE 1" = 2000'

UTILITY CONTACTS:MISSOURI DEPARTMENT OF
TRANSPORTATION (MODOT)

Steve Holloway
600 NE Colbern Road
Lee's Summit, MO 64086
(816) 607-2186

SPIRE

Brent Jones
3025 SE Clover Drive
Lee's Summit, MO 64082
(816) 399-0663 brent.jones@spireenergy.com

EVERGY

Philip Ingram
1300 SE Hamblin Road
Lee's Summit, MO 64081
Office: (816) 347-347-4339
philip.ingram@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

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
CITY OF LEE'S SUMMIT WATER UTILITIES


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








811 or
1-800-344-7483
mo1call.com

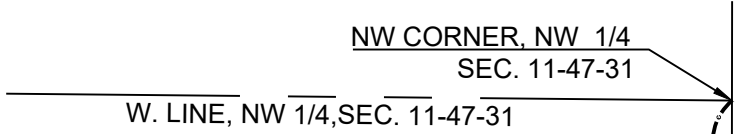
LEGEND

 TEMP. CONSTRUCTION
ENTRANCE AND
STAGING AREA

 CONCRETE WASHOUT
AREA

 MULCH OR COMPOST
FILTER BERM

	SUPER SEDIMENT SILT FENCE (PRIOR TO LAND DISTURBANCE)
	SILT FENCE (PRIOR TO LAND DISTURBANCE)
	SILT FENCE (DURING CONSTRUCTION)
	EXISTING CONTOURS



FUTURE
BLACKWELL
RESERVE

50' ELECTRIC LINE EASEMENT
DOC. NO. 198710819794
BK I-1759 AT PG. 2009

CAUTION!!! HIGH -
VOLTAGE OVERHEAD
LINES. CONTACT
EVERY PRIOR TO
WORK IN EASEMENT

FUTURE
TRADITIONS
AT BLACKWELL

— APPROXIMATE LIMITS
OF EXISTING TREES

RESIDENCES AT BLACKWELL

LÓT 1

UNPLATTED
PARCEL #
60-500-01-02-02-0-00-000
FURRY, MICHAEL E
PIERSON, ARMINDA K
FURRY, BLAKE
WEST 1/2, WEST 1/2, NE 1/4

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



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 NUMBERS 29095C0441G, 29095C0445G, 29095C0437G AND 29095C0439G 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

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-
-
6. CITY ENGINEER AT ANY TIME EXISTING MEASURES ARE FOUND TO BE INEFFECTIVE OR PROBLEMATIC AREAS ARE NOTED IN THE FIELD.
7. 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.
8. 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.

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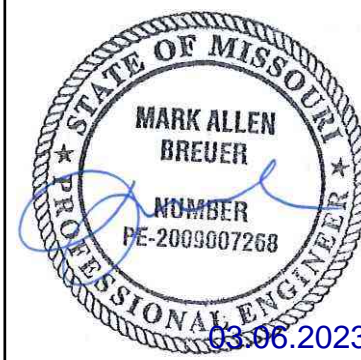
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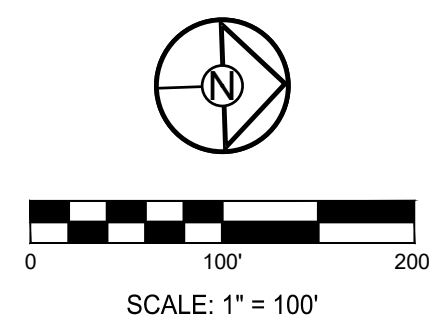
RESIDENCES, TRADITIONS & RESERVE AT BLACKWELL
TREE CLEARING PLAN

HERITAGE STREET LEE'S SUMMIT. MO

REVISION DATE	DESCRIPTION
1	
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PRE-TREE CLEARING PLAN

SHEET



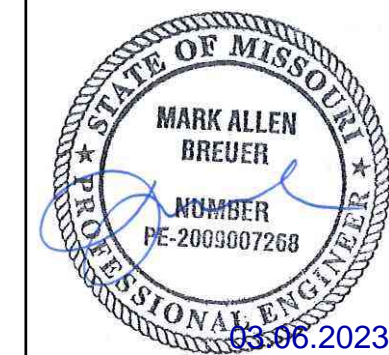
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SHEET

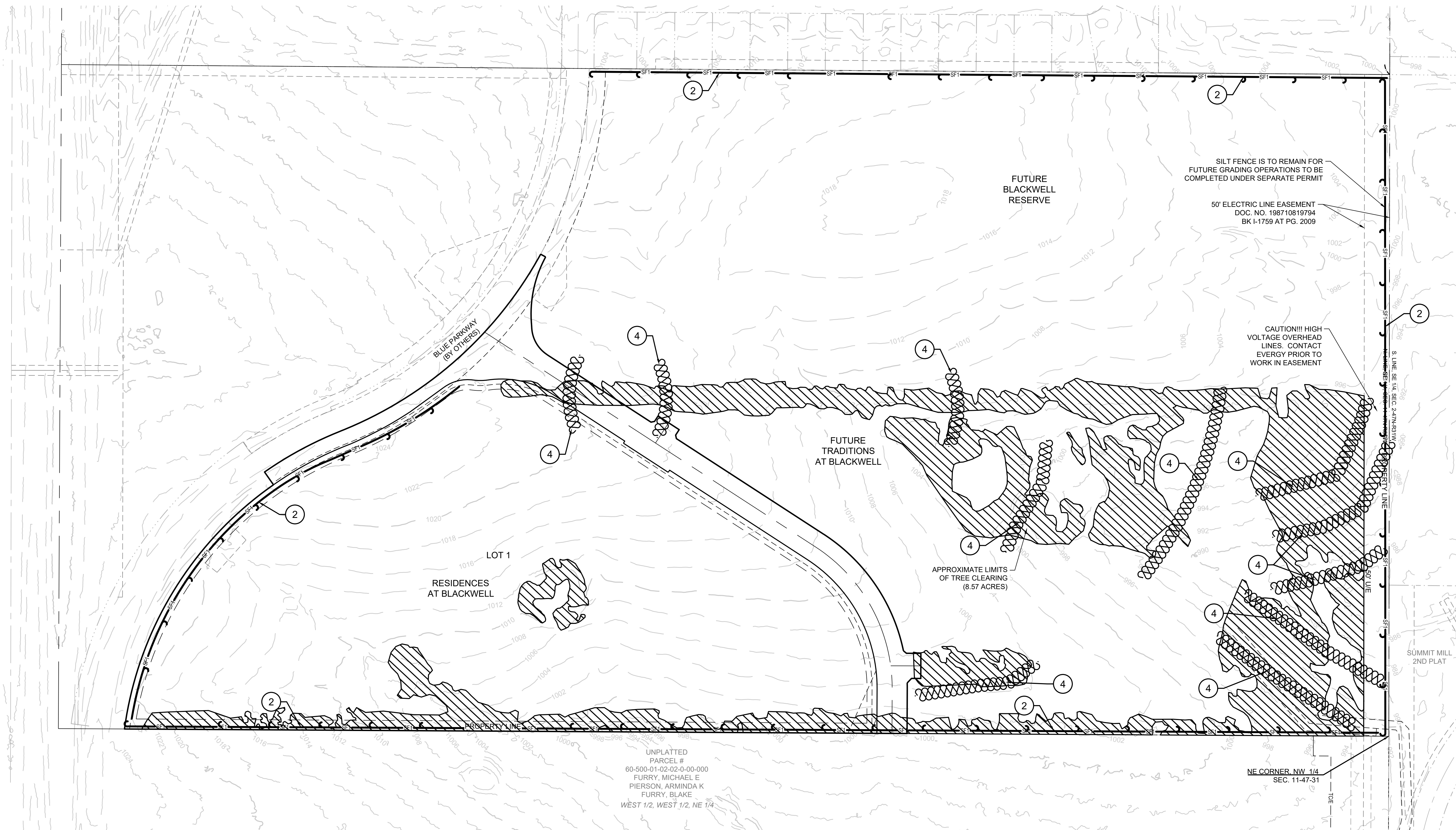
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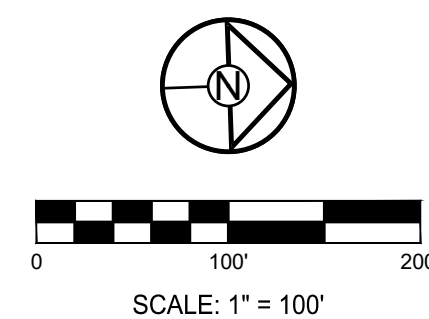
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DRAWN BY:		REVISION DATE	DESCRIPTION
TRC		1	
		2	
CHECKED BY:		3	
MAB		4	
		5	
DATE PREPARED:		6	
11/30/2022			
PROJ. NUMBER:		8	
203450			

POST-TREE CLEARING PLAN

SHEET

4



SCHLAGEL & ASSOCIATES, P.A.

RESIDENCES, TRADITIONS & RESERVE AT BLACKWELL
TREE CLEARING PLAN

HERITAGE STREET LEE'S SUMMIT, MO

