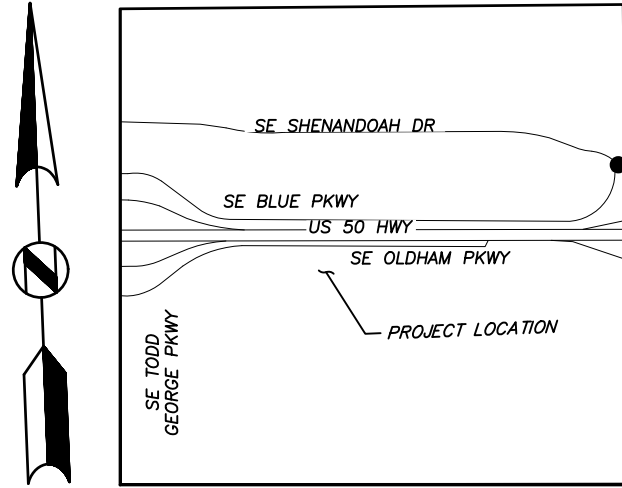


Feb 03, 2023 -- 11:57am Plotted By: KC Eng 6 G:\Shared drives\Projects\2023\23KC10002-Princeton Detention Basin\01 CIVIL\03-DWG\Sheet\PRINCETON DETENTION BASIN\23KC10002-SHT-CVR.dwg Layout: COVER SHEET



VICINITY MAP

NE 1/4, SW 1/4, S10-T47N-R31W  
(1" = 2000')

# DETENTION BASIN IMPROVEMENT PLANS FOR: THE PRINCETON

1701 SE OLDHAM PARKWAY, LEE'S SUMMIT, JACKSON COUNTY, MISSOURI 64081

NE 1/4, SW 1/4, SECTION 10, TOWNSHIP 47N, RANGE 31W

RELEASED FOR CONSTRUCTION  
As Noted on Plan Review

Development Services Department  
Lee's Summit, Missouri

03/14/2023



GENERAL NOTES

- ALL WORK IN PUBLIC EASEMENT AND RIGHT-OF-WAY SHALL BE INSTALLED PER THE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF LEE'S SUMMIT, MISSOURI AND ADOPTED APWA SPECIFICATIONS.
- THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL FEDERAL, STATE, AND LOCAL PERMITS REQUIRED FOR THIS PROJECT PRIOR TO COMMENCING CONSTRUCTION.
- ANY WORK ADJACENT TO OR CROSSING EXISTING STREETS REQUIRES PROPER TRAFFIC CONTROL DEVICES. TRAFFIC CONTROL DEVICES SHALL BE PLACED IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- THE CONTRACTOR SHALL BE REQUIRED TO DEMOLISH, REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, PAVEMENTS, AND FEATURES NECESSARY TO CONSTRUCT THE IMPROVEMENTS SHOWN HEREON. ANY WASTE MATERIALS GENERATED DURING CONSTRUCTION SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS GOVERNING SUCH DISPOSAL.
- THE CONTRACTOR SHALL PREVENT ANY TRASH, DEBRIS, OR LIQUID WASTES FROM BEING DISPOSED OF IN SANITARY SEWERS, STORM SEWERS, OR OPEN DRAINAGE SYSTEMS.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO PROTECT ADJACENT PROPERTY, STRUCTURES, AND OTHER IMPROVEMENTS FROM DAMAGE DURING CONSTRUCTION. IN THE EVENT OF DAMAGE TO ADJACENT PROPERTY, STRUCTURES, OR IMPROVEMENTS, THE CONTRACTOR SHALL REPAIR OR REPLACE SUCH DAMAGE TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- CONTRACTORS AT THE SITE SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY FOR ALL ASPECTS OF WORK SHOWN HEREON.
- ALL WORK AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN HEREON SHALL COMPLY WITH ALL REFERENCED STANDARDS, SPECIFICATIONS, AND PLAN NOTES.
- ALL BUILDINGS ARE SHOWN AS A REFERENCE ONLY. ALL BUILDINGS SHALL BE LOCATED AND CONSTRUCTED PER THE ARCHITECTURAL DRAWINGS PREPARED BY OTHERS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATIONS OF UNDERGROUND UTILITIES AFFECTED BY THE CONTRACT. ALL EXISTING UTILITIES INDICATED ON THESE PLANS ARE ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER; HOWEVER, ALL UTILITIES ACTUALLY EXISTING MAY NOT BE SHOWN. UTILITIES DAMAGED THROUGH THE NEGLIGENCE OF THE CONTRACTOR TO OBTAIN THE LOCATION OF SAME SHALL BE REPAIRED OR REPLACED AT THE EXPENSE OF THE CONTRACTOR.
- COORDINATE WITH FACILITY REPRESENTATIVE AS TO WHEN CONSTRUCTION ACTIVITIES MAY BE PERFORMED TO WORK WITH THE OPERATIONS OF THE FACILITY.
- ANY AND ALL HAZARDS SHALL BE PROPERLY IDENTIFIED AND BARRICADED FROM ACCESS DURING ALL NON-CONSTRUCTION PERIODS.
- UNLESS SPECIFIED OTHERWISE, ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT MISSOURI STANDARD SPECIFICATIONS, EXCEPT AS MODIFIED BY THESE PLANS.

LIST OF AUTHORITIES & UTILITY CONTACTS

WATER — CITY OF LEE'S SUMMIT, MO  
1200 SE HAMBLIN RD  
LEE'S SUMMIT, MO 64081  
PHONE: 816.969.1900

SANITARY SEWER — CITY OF LEE'S SUMMIT, MO  
1200 SE HAMBLIN RD  
LEE'S SUMMIT, MO 64081  
PHONE: 816.969.1900

STORM SEWER — CITY OF LEE'S SUMMIT, MO  
1200 SE HAMBLIN RD  
LEE'S SUMMIT, MO 64081  
PHONE: 816.969.1900

SPIRE ENERGY — GAS  
BEVERLY PASSANTINO  
3420 BROADWAY BLVD  
KANSAAS CITY, MO 64111  
PHONE: 816.472.3434  
EMAIL: BEVERLY.PASSANTINO@SPIREENERGY.COM

EVERGY — POWER  
1300 SE HAMBLIN RD  
LEE'S SUMMIT, MO 64081  
PHONE: 888.471.5275

GOOGLE FIBER — TELECOMMUNICATION  
GOOGLE FIBER CUSTOMER SERVICE CENTER  
8615 NW PRAIRIE VIEW RD  
KANSAAS CITY, MO 64153  
866.777.7550  
GOOGLE FIBER CONSTRUCTION SERVICES  
PHONE: 877.454.6959

AT&T — TELECOMMUNICATION  
MORGAN CHEYNE  
2121 E 63RD ST  
KANSAAS CITY, MO 64130  
PHONE: 918.231.1834  
EMAIL: MC733U@ATT.COM

PROPERTY OWNER

LEE'S SUMMIT SENIOR COMMUNITY, LLC  
5051 S. NATIONAL AVENUE, STE. 4-110  
SPRINGFIELD, MO 65810  
PHONE: 417-893-6006

PROPERTY ADDRESS

THE PRINCETON SENIOR LIVING  
1701 SE OLDHAM PARKWAY  
LEE'S SUMMIT, MO 64081

FEMA INFORMATION:

THIS SITE IS LOCATED WITHIN ZONE X PER FEMA FIRM MAP 29095C0349C, EFFECTIVE DATE OF JANUARY 20TH, 2017. NO LETTERS OF MAP AMENDMENT OR REVISIONS ARE BEING PROPOSED.



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SHEET LIST

CVR — COVER SHEET  
C100 — GRADING PLAN  
C101 — GRADING PLAN—BID ALTERNATE  
C200 — EROSION CONTROL PLAN  
C201 — EROSION CONTROL PLAN  
C300 — STANDARD DETAILS

PROPERTY DESCRIPTION

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 47 NORTH, RANGE 31 WEST, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 47 NORTH, RANGE 31 WEST, SAID POINT ALSO LYING ON THE CENTERLINE OF WESTBOUND U.S. ROUTE 50 RIGHT OF WAY, AS ESTABLISHED IN MODOT JOB NO. J4P1191, DATED 12/14/98; THENCE SOUTH 87 DEGREES 49 MINUTES 47 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, AND ALONG SAID CENTERLINE, A DISTANCE OF 1938.21 FEET TO A POINT; THENCE SOUTH 02 DEGREES 10 MINUTES 13 SECONDS WEST, DEPARTING SAID NORTH LINE AND SAID CENTERLINE, A DISTANCE OF 246.56 FEET TO A POINT ON THE SOUTH LINE OF SAID U.S. ROUTE 50 RIGHT OF WAY, AS ESTABLISHED IN SAID MODOT JOB NO. J4P1191, DATED 12/14/98, THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES 48 MINUTES 47 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 375.44 FEET TO A POINT; THENCE SOUTH 82 DEGREES 16 MINUTES 26 SECONDS EAST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 72.52 FEET TO A POINT; THENCE NORTH 79 DEGREES 54 MINUTES 16 SECONDS EAST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 94.02 FEET TO A POINT; THENCE SOUTH 87 DEGREES 48 MINUTES 47 SECONDS EAST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 162.49 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 02 DEGREES 13 MINUTES 14 SECONDS WEST, DEPARTING SAID SOUTH LINE, ALONG SAID EAST LINE, A DISTANCE OF 769.10 FEET TO THE NORTHEAST CORNER OF PRINCETON HEIGHTS 3RD PLAT, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI; THENCE NORTH 87 DEGREES 51 MINUTES 04 SECONDS WEST, DEPARTING SAID EAST LINE, ALONG THE NORTH LINE OF SAID PRINCETON HEIGHTS 3RD PLAT, AND ALONG THE NORTH LINE OF PRINCETON HEIGHTS 2ND PLAT, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, A DISTANCE OF 701.97 FEET TO A POINT; THENCE NORTH 02 DEGREES 13 MINUTES 14 SECONDS EAST, DEPARTING SAID NORTH LINES, A DISTANCE OF 756.57 FEET TO THE POINT OF BEGINNING, CONTAINING 533,062 SQUARE FEET OR 12.2374 ACRES, MORE OR LESS.

PREPARED & SUBMITTED BY:

ANDERSON ENGINEERING, INC.  
941 W 141ST TERRACE  
KANSAAS CITY, MISSOURI 64145

Trevor Fox

02-17-2023

TREVOR A. FOX, P.E.  
MO P.E. — 2021009513

APPROVED BY:

GOVERNING BODY

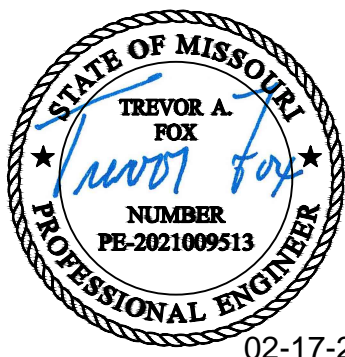
AUTHORIZING POSITION

DATE

PRINCETON DETENTION BASIN

COVER SHEET

1701 S.E. OLDHAM PARKWAY, LEE'S SUMMIT, MO



SHEET NUMBER

CVR  
1 OF 6

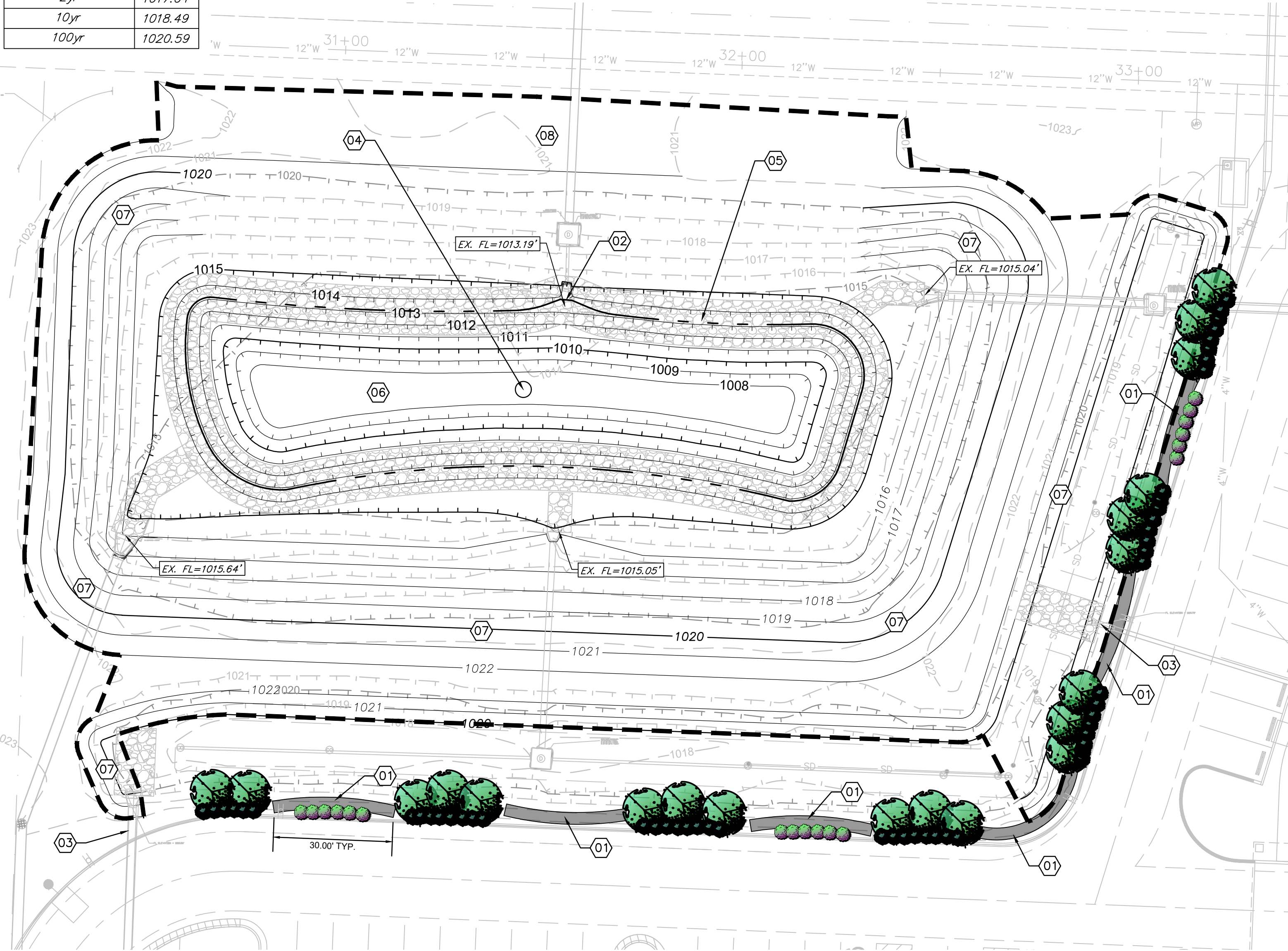
ANDERSON  
ENGINEERING  
EMPLOYEE OWNED

ENGINEERS • SURVEYORS • LABORATORIES • DRILLING  
941 W 141ST TERR. STE. A • KANSAS CITY, MO 64145 • PHONE (816) 777-0400  
A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION - LC 62



Feb 17, 2023 - 8:22am Plotted By: KC\_Eng\_6 G:\Shared drives\KC10 - Land Development\Projects\2023\23KC1002-Princeton Detention Basin\23KC1002-SHT-GRAD.dwg Layout: GRADING PLAN-OPT 1

RETURN PERIOD	M.W.S.E.
2yr	1017.04
10yr	1018.49
100yr	1020.59



#### LEGEND

850	FINISH GRADE 5' CONTOUR
849	FINISH GRADE 1' CONTOUR
850	EXISTING GRADE 5' CONTOUR
849	EXISTING GRADE 1' CONTOUR
	STONE EDGE TREATMENT
	STACKED LEDGESTONE
	DISTURBED AREA
	PERMANENT POOL ELEVATION (1013.19)

#### GENERAL NOTES

- ALL TOPSOIL, VEGETATION, ROOT STRUCTURES, AND DELETERIOUS MATERIALS SHALL BE STRIPPED FROM THE GROUND SURFACE PRIOR TO THE PLACEMENT OF EMBANKMENTS.
- ALL DISTURBED AREAS THAT ARE NOT TO BE PAVED (GREEN SPACES) SHALL BE FINISH GRADED WITH A MINIMUM OF SIX INCHES OF TOPSOIL.
- FINISHED GRADES SHALL NOT BE STEEPER THAN 3:1.
- EXISTING GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS. PROPOSED GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS.
- HAUL OFF AND MATERIAL IMPORT SHALL NOT BE AN EXCLUDED ITEM IN THE BASE BID. ALL EXCAVATION SHALL BE CONSIDERED NON-CLASSIFIED. NO ADDITIONAL PAYMENT WILL BE MADE FOR ROCK EXCAVATION OR BLASTING.
- ALL DISTURBED AREAS ARE TO RECEIVE TOPSOIL (6"), SEED/SOD, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. RE-SEEDING SHALL BE REQUIRED.
- WITHIN FORTY-EIGHT HOURS PRIOR TO ANY ASPHALT OR CONCRETE PAVING, THE SUBGRADE SHALL BE PROOF-ROLLED WITH A FULLY LOADED TANDEM WHEEL DUMP TRUCK AND OBSERVED BY THE ON-SITE GEOTECHNICAL ENGINEER. AREAS OF THE SUBGRADE WITH EXCESSIVE RUTTING AND/OR PUMPING SHALL BE RE-WORKED OR REMOVED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. FLY ASH OR GRANULAR MATERIAL MAY BE ADDED BY THE CONTRACTOR (AS APPROVED BY THE ON-SITE GEOTECHNICAL ENGINEER) TO STABILIZE THE SUBGRADE.
- REFERENCE GEOTECHNICAL REPORT FOR BUILDING PAD PREPARATION.
- CONTRACTOR SHALL OPERATE UNDER THE TERMS AND PERMITS INCLUDED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THIS PROJECT AND PERMITTED THROUGH THE STATE OF MISSOURI. CONTRACTOR SHALL EMPLOY A QUALIFIED PERSON TO CONDUCT REGULAR INSPECTIONS OF THE SITE EROSION CONTROL MEASURES AND DOCUMENT SUCH INSPECTIONS IN THE SWPPP DOCUMENT MAINTAINED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH THE CONSTRUCTION ACTIVITIES AS ISSUED BY THE CITY OF LEE'S SUMMIT, MO.
- REFERENCE OLSSON GEOTECHNICAL REPORT, DATED FEBRUARY 15, 2019, FOR BORING LOGS EXPLORATION RESULTS

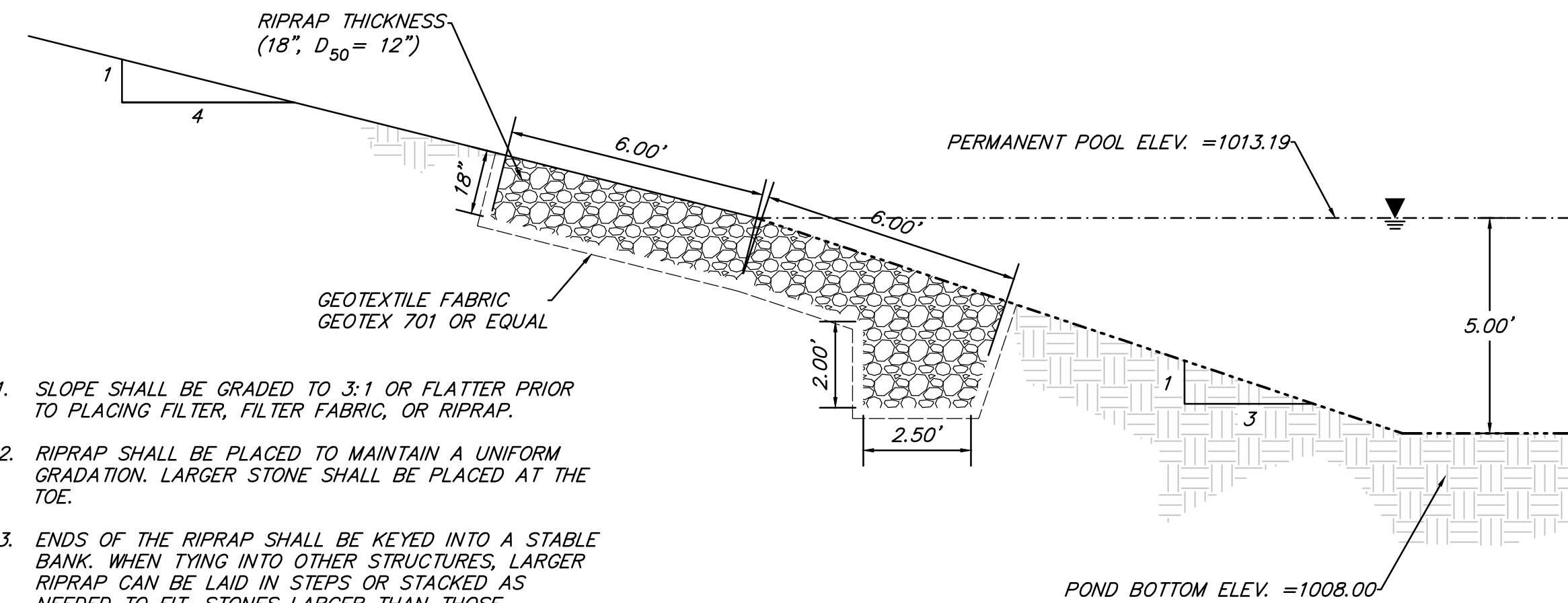
**BASE BID INCLUDES A NATURAL CLAY BOTTOM BASIN WITH RIPRAP EDGE TREATMENT. NOTE BID ALTERNATES ON SHEET C100 AND C101**

**DISTURBED AREA: 0.99 AC**



#### KEYED NOTES

- 01 **BID ALTERNATE:** INSTALL STACKED LEDGESTONE IN ARC AS SHOWN. CONTRACTOR TO STACK STONE AS NECESSARY UNTIL 24" MIN. ABOVE EXISTING FLUSH CURB IS EXPOSED. CONTRACTOR TO COORDINATE COLOR WITH OWNER.
- 02 EXISTING CONCRETE HEADWALL W/ FLOW CONTROL ASSEMBLY TO REMAIN. CONTRACTOR SHALL NOT DISTURB EXISTING CONCRETE HEADWALL.
- 03 EXISTING STORM SEWER TO REMAIN. CONTRACTOR SHALL NOT DISTURB EXISTING STORM SEWER.
- 04 INSTALL SCOTT AERATOR (DA-20) WITH SCOTT NIGHT GLO LED LIGHTING KIT, OR APPROVED EQUAL, AS SHOWN ON PLANS. REFERENCE MEP PLANS FOR ELECTRICAL ROUTING AND POWER REQUIREMENTS. CONTRACTOR TO COORDINATE WITH OWNER ON HORSEPOWER REQUIREMENT FOR DESIRED SPRAY HEIGHT AND DIAMETER
- 05 INSTALL RIPRAP EDGE TREATMENT PER POND EDGE TREATMENT DETAIL ON THIS SHEET.  
**BID ALTERNATE:** INSTALL CONCRETE WALL EDGE TREATMENT. GRADING AND DETAIL PER SHEET C101.
- 06 WET BOTTOM RETENTION BASIN. CONTRACTOR TO PROVIDE THE FOLLOWING BID ALTERNATES FOR POND BOTTOM LINING.  
1. 18" BENTONITE CLAY LINER TO PERMANENT POOL ELEVATION  
2. 45 MIL. EPDM POND LINER INSTALLATION.
- 07 CONTRACTOR TO REESTABLISH EXISTING CONTOURS AS SHOWN ON PLAN TO PROVIDED MIN. REQUIRED DETENTION VOLUME.
- 08 CONTRACTOR TO VERIFY EMERGENCY SPILLWAY ELEVATIONS.



- SLOPE SHALL BE GRADED TO 3:1 OR FLATTER PRIOR TO PLACING FILTER, FILTER FABRIC, OR RIPRAP.
- RIPRAP SHALL BE PLACED TO MAINTAIN A UNIFORM GRADATION. LARGER STONE SHALL BE PLACED AT THE TOE.
- ENDS OF THE RIPRAP SHALL BE KEYED INTO A STABLE BANK. WHEN TYING INTO OTHER STRUCTURES, LARGER RIPRAP CAN BE LAID IN STEPS OR STACKED AS NEEDED TO FIT. STONES LARGER THAN THOSE DESIGNED FOR FLOW SHALL BE USED FOR THIS PURPOSE.
- REMAINING DISTURBED AREAS SHALL BE GRADED AND PERMANENTLY SEEDED AND MULCHED.
- RIPRAP SHALL BE GREY LIMESTONE, OR APPROVED EQUAL, AND SHALL MEET MODOT STANDARDS FOR SOUNDNESS, ABRASION, AND DURABILITY

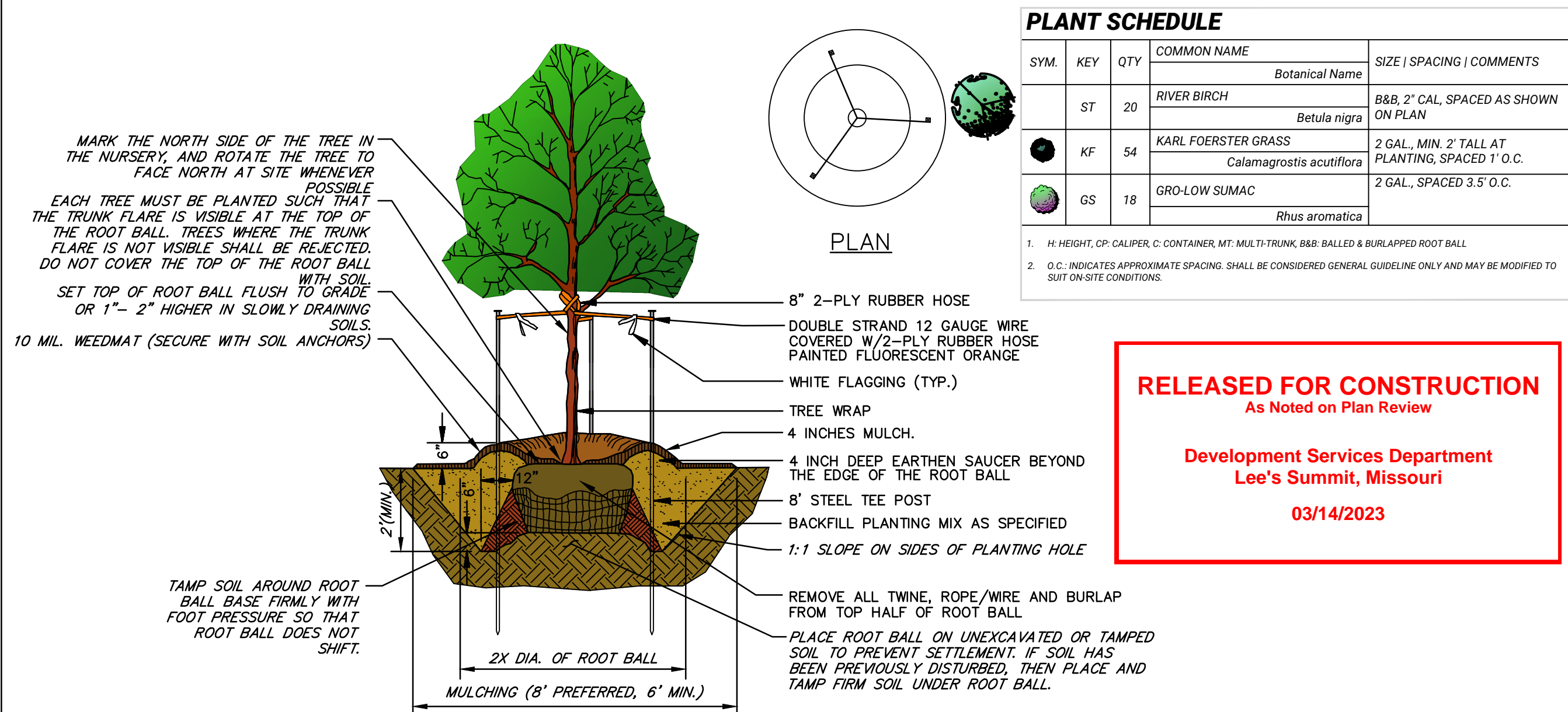
#### POND EDGE TREATMENT DETAIL

SCALE: N.T.S.



- CONTRACTOR TO CUT INTO EXISTING SLOPE AND PLACE STONE ON A STABLE SHELF LEAVING 24" OF STONE EXPOSED AT CURB EDGE.
- CONTRACTOR TO COORDINATE WITH OWNER ON STONE COLOR FROM SUPPLIER. PHOTOS PROVIDED AS REFERENCE ONLY.

#### STACKED LEDGESTONE LANDSCAPING (BID ALTERNATE)



#### PLANT SCHEDULE

SYM.	KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE   SPACING   COMMENTS
ST	20		RIVER BIRCH	Betula nigra	B&B, 2" CAL. SPACED AS SHOWN ON PLAN
KF	54		KARL FOERSTER GRASS	Calamagrostis acutiflora	2 GAL. MIN. 2' TALL AT PLANTING, SPACED 1' O.C.
GS	18		GRO-LOW SUMAC	Rhus aromatica	2 GAL., SPACED 3.5' O.C.

1. H= HEIGHT, CP= CALIPER, C= CONTAINER, MT= MULTI-TRUNK, B&B= BALLED & BURLAPPED ROOT BALL  
2. O.C.= INDICATES APPROXIMATE SPACING. SHALL BE CONSIDERED GENERAL GUIDELINE ONLY AND MAY BE MODIFIED TO SUIT ON-SITE CONDITIONS.

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

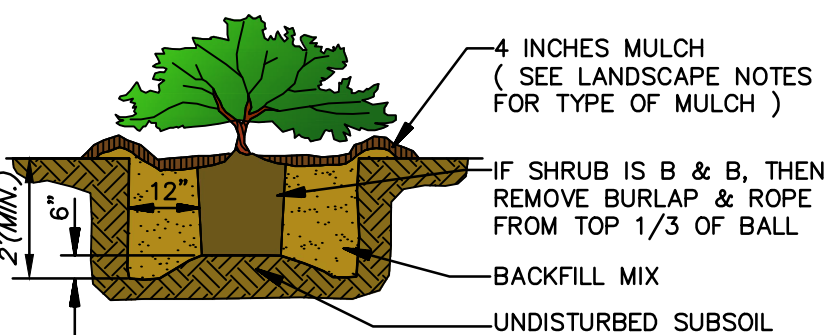
Development Services Department  
Lee's Summit, Missouri  
03/14/2023

#### TREE PLANTING DETAIL

N.T.S.

AE-L1

#### LANDSCAPE DETAILS (BID ALTERNATE)



#### SHRUB PLANTING

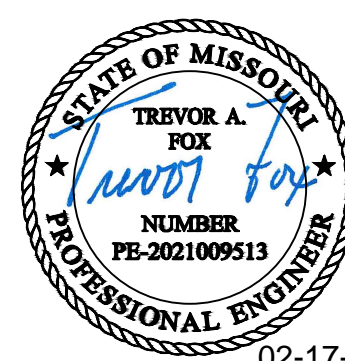
N.T.S.

AE-L2

PRINCETON DETENTION BASIN

#### GRADING PLAN

1701 S.E. OLDHAM PARKWAY, LEE'S SUMMIT, MO



SHEET NUMBER

**C100**  
2 OF 6

**ANDERSON ENGINEERING**  
EMPLOYEE OWNED

ENGINEERS • SURVEYORS • LABORATORIES • DRILLING  
941 W 141ST TERR. STE. A • KANSAS CITY, MO 64145 • PHONE (816) 777-0400  
A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION - LC 62

DRAWING INFO.

DRAWN BY:	DNT
CHECK BY:	JGD
LICENSE NO.	
DATE:	2/17/23
ISSUED FOR:	FOR REVIEW
JOB NUMBER:	23KC10002

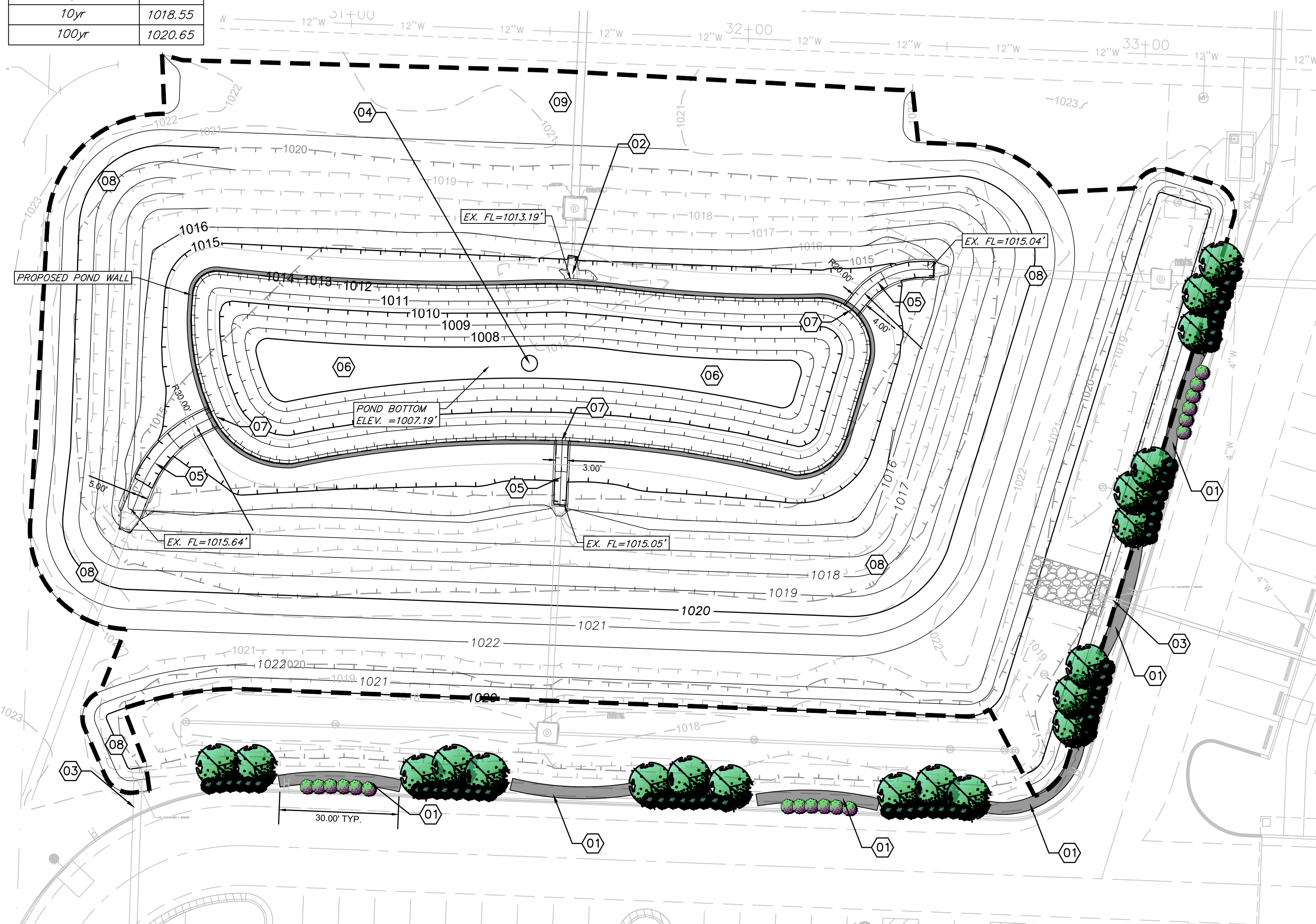
REVISIONS

NO.	DESCRIPTION	BY	DATE

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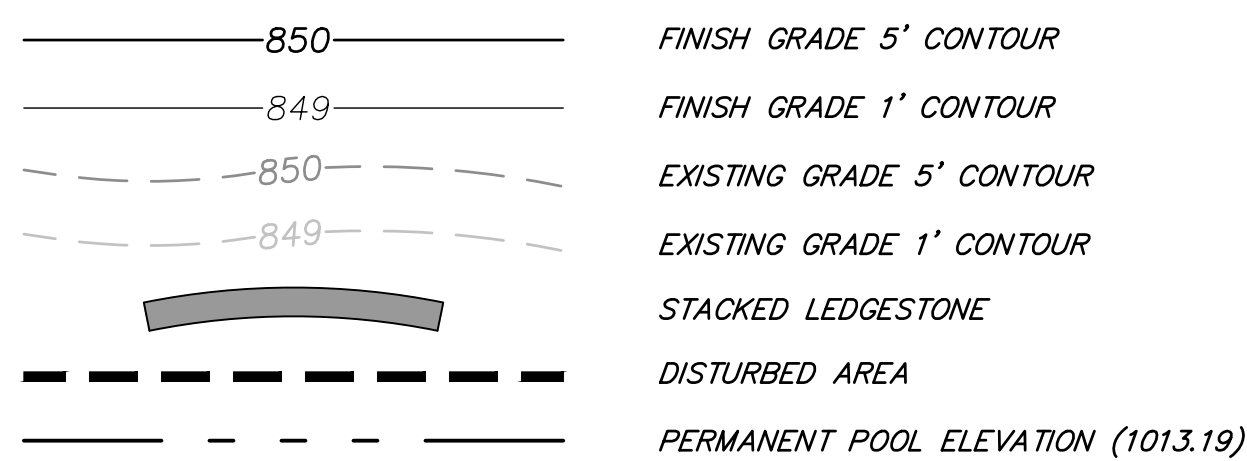
RETURN PERIOD	M.W.S.E
2yr	1017.10
10yr	1018.55
100yr	1020.65



**DISTURBED AREA: 0.99 AC**



## LEGEND



## GENERAL NOTES

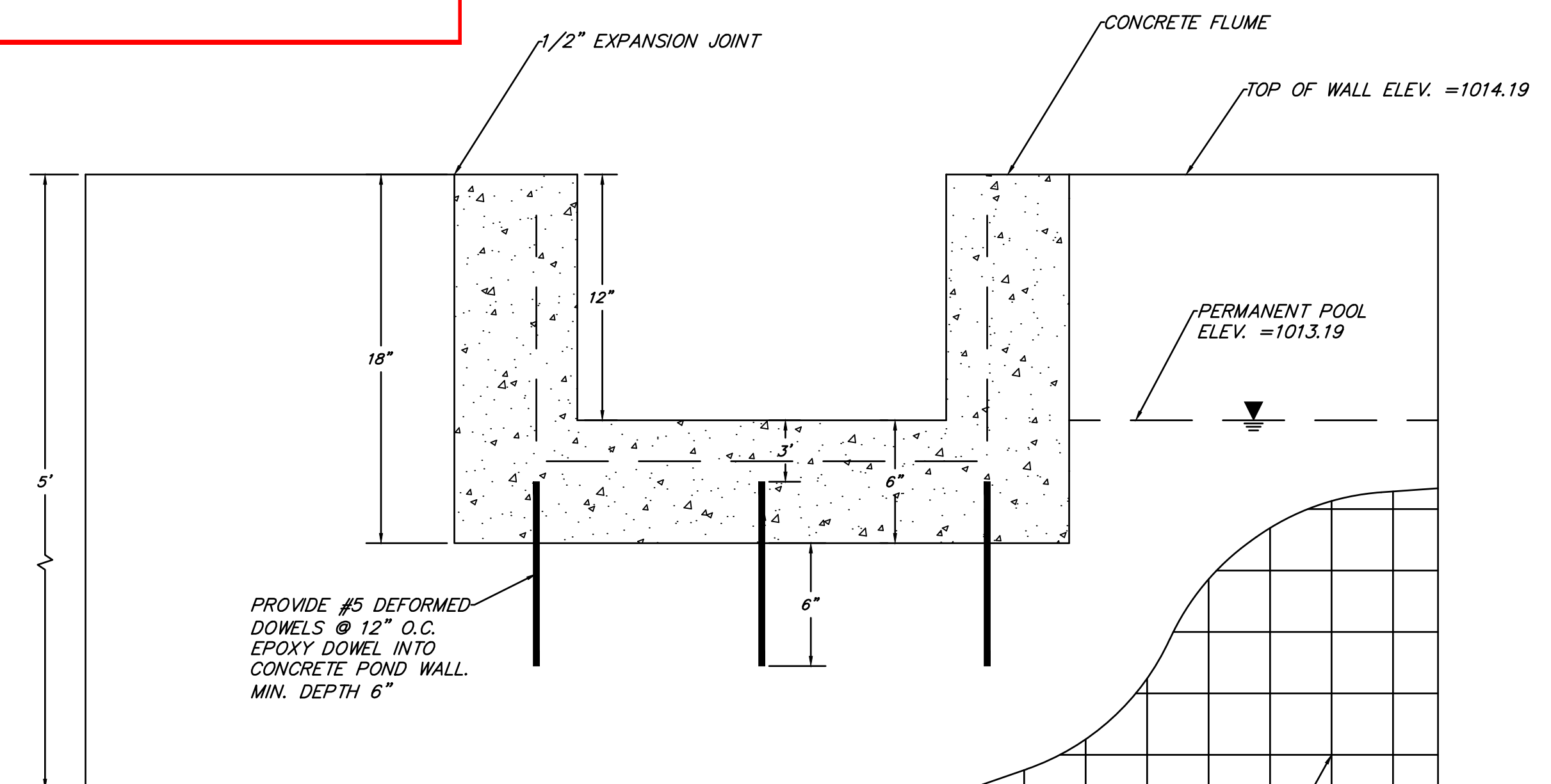
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2. ALL DISTURBED AREAS THAT ARE NOT TO BE PAVED (GREEN SPACES) SHALL BE FINISH GRADED WITH A MINIMUM OF SIX INCHES OF TOPSOIL.
3. FINISHED GRADES SHALL NOT BE STEEPER THAN 3:1.
4. EXISTING GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS. PROPOSED GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS.
5. HAIL, OFF AND MATERIAL IMPORT SHALL NOT BE AN EXCLUDED ITEM IN THE BASE BID. ALL EXCAVATION SHALL BE CONSIDERED NON-CLASSIFIED. NO ADDITIONAL PAYMENT WILL BE MADE FOR ROCK EXCAVATION OR BLASTING.
6. ALL DISTURBED AREAS ARE TO RECEIVE TOPSOIL (6"). SEED/SOD, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. RE-SEEDING SHALL BE REQUIRED.
7. WITHIN FORTY-EIGHT HOURS PRIOR TO ANY ASPHALT OR CONCRETE PAVING, THE SUBGRADE SHALL BE PROOF-ROLLED WITH A FULLY LOADED TANDEM WHEEL DUMP TRUCK AND OBSERVED BY THE ON-SITE GEOTECHNICAL ENGINEER. AREAS OF THE SUBGRADE WITH EXCESSIVE RUTTING AND/OR PUMPING SHALL BE RE-WORKED OR REMOVED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. FLY ASH OR GRANULAR MATERIAL MAY BE ADDED BY THE CONTRACTOR (AS APPROVED BY THE ON-SITE GEOTECHNICAL ENGINEER) TO STABILIZE THE SUBGRADE.
8. REFERENCE GEOTECHNICAL REPORT FOR BUILDING PAD PREPARATION.
9. CONTRACTOR SHALL OPERATE UNDER THE TERMS AND PERMITS INCLUDED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THIS PROJECT AND PERMITTED THROUGH THE STATE OF MISSOURI. CONTRACTOR SHALL EMPLOY A QUALIFIED PERSON TO CONDUCT REGULAR INSPECTIONS OF THE SITE EROSION CONTROL MEASURES AND DOCUMENT SUCH INSPECTIONS IN THE SWPPP DOCUMENT MAINTAINED BY THE CONTRACTOR.
10. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH THE CONSTRUCTION ACTIVITIES AS ISSUED BY THE CITY OF LEE'S SUMMIT, MO.
11. REFERENCE OLSSON GEOTECHNICAL REPORT, DATED FEBRUARY 15, 2019, FOR BORING LOGS EXPLORATION RESULTS.

## KEYED NOTES

- 01 *BID ALTERNATE: INSTALL STACKED LEDGESTONE IN ARC AS SHOWN. CONTRACTOR TO STACK STONE AS NECESSARY UNTIL 24" MIN ABOVE EXISTING FLUSH CURB IS EXPOSED. CONTRACTOR TO COORDINATE COLOR WITH OWNER.*
- 02 *EXISTING CONCRETE HEADWALL W/ FLOW CONTROL ASSEMBLY TO REMAIN. CONTRACTOR SHALL NOT DISTURB EXISTING CONCRETE HEADWALL.*
- 03 *EXISTING STORM SEWER TO REMAIN. CONTRACTOR SHALL NOT DISTURB EXISTING STORM SEWER.*
- 04 *INSTALL SCOTT AERATOR (DA-20) WITH SCOTT NIGHT GLO LED LIGHTING KIT, OR APPROVED EQUAL AS SHOWN ON PLANS. REFERENCE MEP PLANS FOR ELECTRICAL ROUTING AND POWER REQUIREMENTS. CONTRACTOR TO COORDINATE WITH OWNER ON HORSEPOWER REQUIREMENT FOR DESIRED SPRAY HEIGHT AND DIAMETER.*
- 05 *CONCRETE FLUME. REFER TO DETAIL ON THIS SHEET.*
- 06 *WET BOTTOM RETENTION BASIN.*
- 07 *PROVIDE WALL KEY. REFER TO DETAIL ON THIS SHEET.*
- 08 *CONTRACTOR TO REESTABLISH EXISTING CONTOURS AS SHOWN ON PLAN TO PROVIDED MIN. REQUIRED DETENTION VOLUME*
- 09 *CONTRACTOR TO VERIFY EMERGENCY SPILLWAY ELEVATIONS*

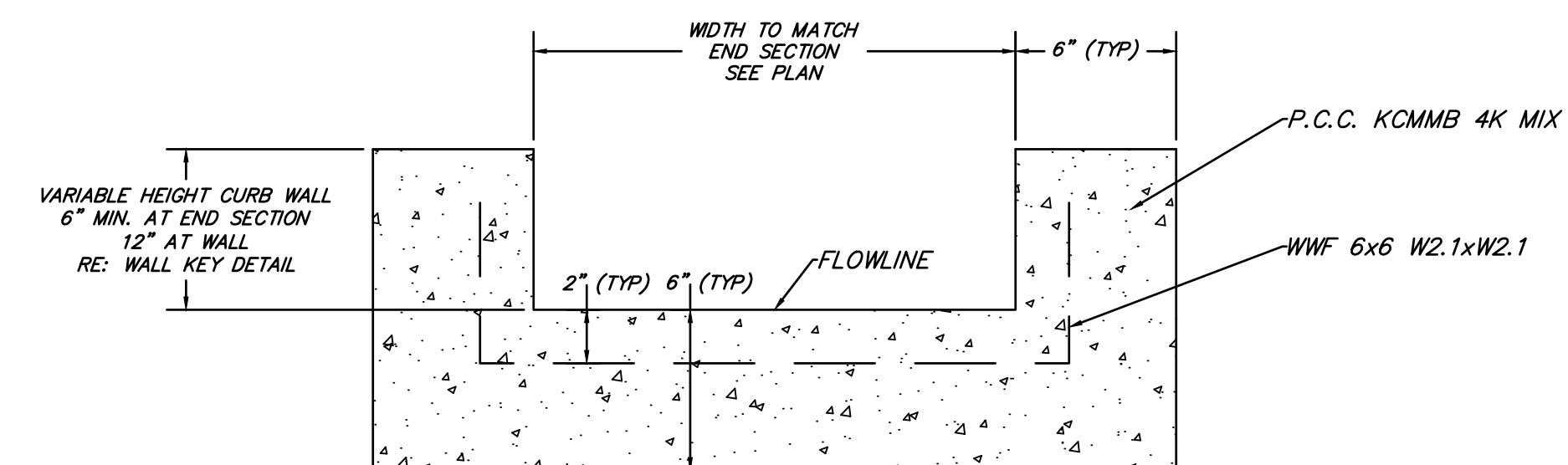
**RELEASED FOR CONSTRUCTION**  
As Noted on Plan Review

Development Services Department  
Lee's Summit, Missouri  
03/14/2023



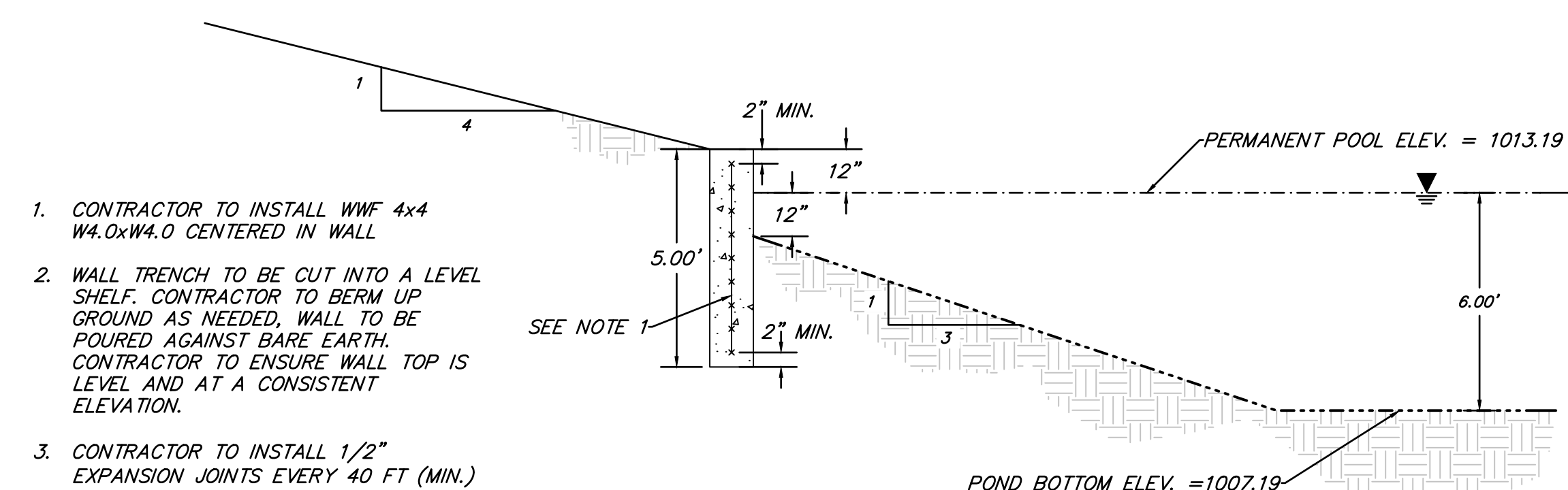
SECTION

WALL KEY DETAIL



SECTION

FLUME DETAIL



### POND WALL DETAIL (BID ALTERNATE)

SCALE: N.T.S.

REVISIONS			DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE	DRAWN BY:
				CHECK BY:
				LICENSE NO.
				DATE:
				ISSUED FOR:
				JOB NUMBER:

PRINCETON DETENTION BASIN

## GRADING PLAN-BID ALTERNATE



SHEET NUMBER

C101  
3 OF 6



Feb 03, 2023 -- 11:58am Plotted By: KC Eng 6 G:\Shared drives\VC10 - Land Development\Projects\2023\23KC10002-Princeton Detention Basin\01 CIVIL\03-DWG\Sheet\PRINCETON DETENTION BASIN\23KC10002-SIT-ESC.dwg Layout: EROSION CONTROL PLAN

LEGEND

- 980 — EXISTING GRADE 5' CONTOUR
- 980 — EXISTING GRADE 1' CONTOUR
- LIMITS OF DISTURBANCE (0.31 ACRES)
- ▲▲▲▲▲ (SF) SILT FENCE
- ┌ (WT) WATTLES OR BIODEGRADABLE LOGS

SEQUENCE OF CONSTRUCTION

- PHASE I OF LAND DISTURBANCE:
1. INSTALL PERIMETER EROSION CONTROL MEASURES
    - A. INSTALL PERIMETER SILT FENCE
    - B. INSTALL WATTLE OR BIODEGRADABLE LOG
  2. BEGIN GRADING OPERATION

\*\* EROSION DETAILS LISTED ABOVE CAN BE LOCATED BY ABBREVIATION ON SHEETS C300.

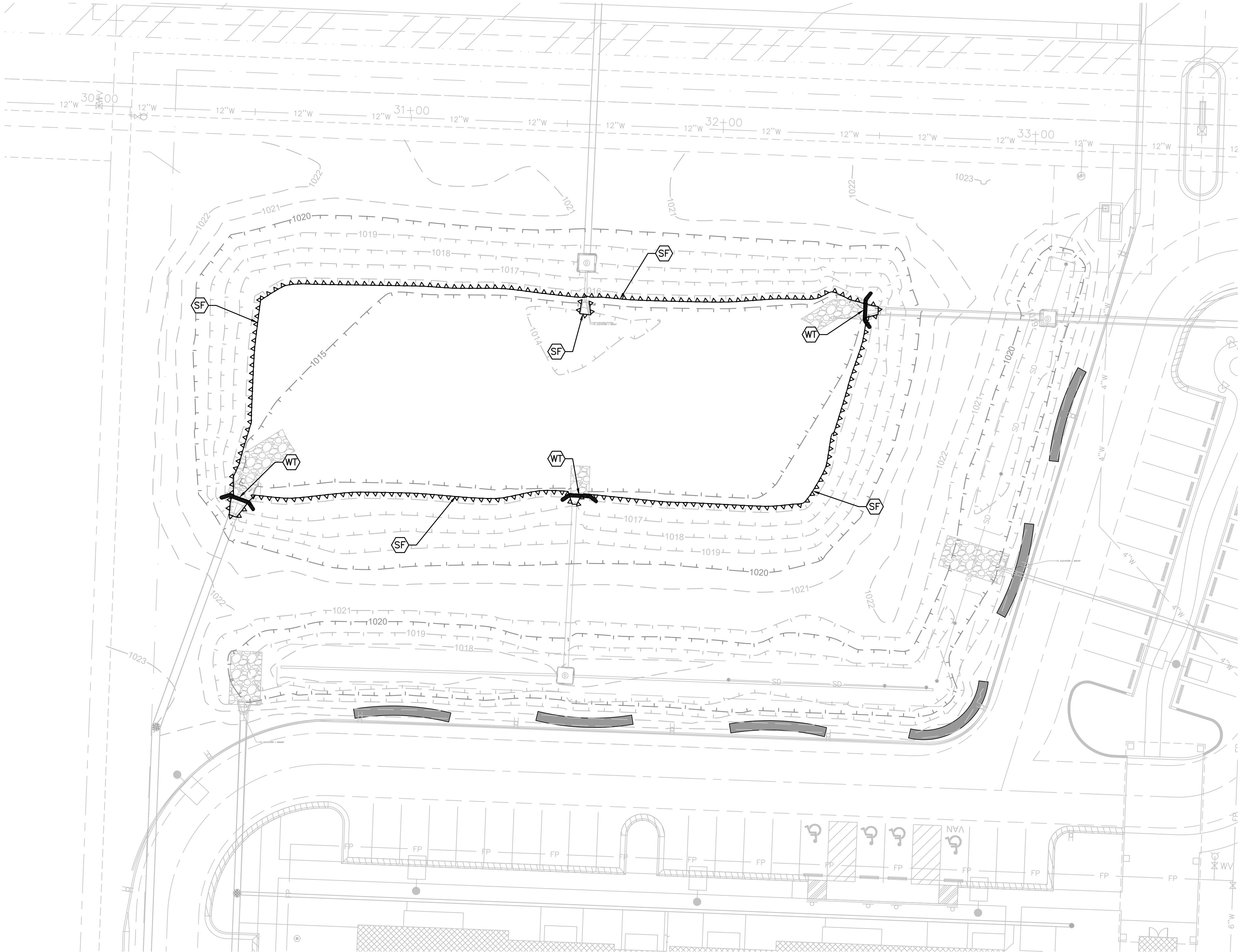
EROSION & SEDIMENTATION CONTROL MAINTENANCE

ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
2. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
3. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
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GENERAL EROSION & SEDIMENTATION NOTES:

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- B. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORMWATER POLLUTION PREVENTION PLAN OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
- C. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- D. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- E. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
- F. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
- G. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
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- I. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
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- K. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- L. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
- M. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL BE STOPPED FOR AT LEAST 7 DAYS, SHALL BE TEMPORARILY STABILIZED. THESE AREAS SHALL BE STABILIZED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
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- O. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. ONLY USE INGRESS/EGRESS LOCATIONS AS PROVIDED.
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- R. ON-SITE & OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
- S. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- T. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.



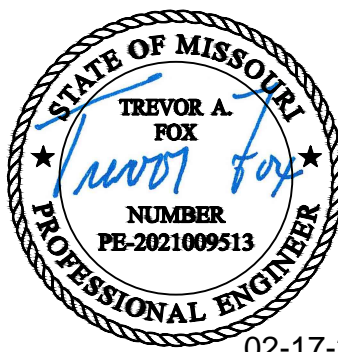
RELEASED FOR CONSTRUCTION  
As Noted on Plan Review

Development Services Department  
Lee's Summit, Missouri  
03/14/2023

PRINCETON DETENTION BASIN

EROSION CONTROL PLAN  
PHASE I

1701 S.E. OLDHAM PARKWAY, LEE'S SUMMIT, MO



SHEET NUMBER  
C200  
4 OF 6

**ANDERSON ENGINEERING**  
EMPLOYEE OWNED

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NO.	DESCRIPTION	BY	DATE	DRAWN BY:	DNT
				CHECK BY:	JGD
				LICENSE NO.	
				DATE:	2/3/23
				ISSUED FOR:	FOR REVIEW
				JOB NUMBER:	23KC10002

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Feb 03, 2023 -- 11:58am Plotted By: KC Eng 6 G:\Shared drives\VC10 - Land Development\Projects\2023\23KC10002-Princeton Detention Basin\01 CIVIL\03-DWG\Sheet\PRINCETON DETENTION BASIN\23KC10002-SIT-ESC.dwg Layout: EROSION CONTROL PLAN-PHASE II

LEGEND

- 980—

—980—

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SF

WT

SOD
- EXISTING GRADE 5' CONTOUR

EXISTING GRADE 1' CONTOUR

LIMITS OF DISTURBANCE (0.31 ACRES)

SILT FENCE

WATTLES OR BIODEGRADABLE LOGS

SEQUENCE OF CONSTRUCTION

- PHASE II OF LAND DISTURBANCE:
1. MAINTAIN SILT FENCE AND WATTLES.
  2. COMPLETE GRADING OPERATION
  3. SEED DISTURBED AREA AS SHOWN ON PLANS.

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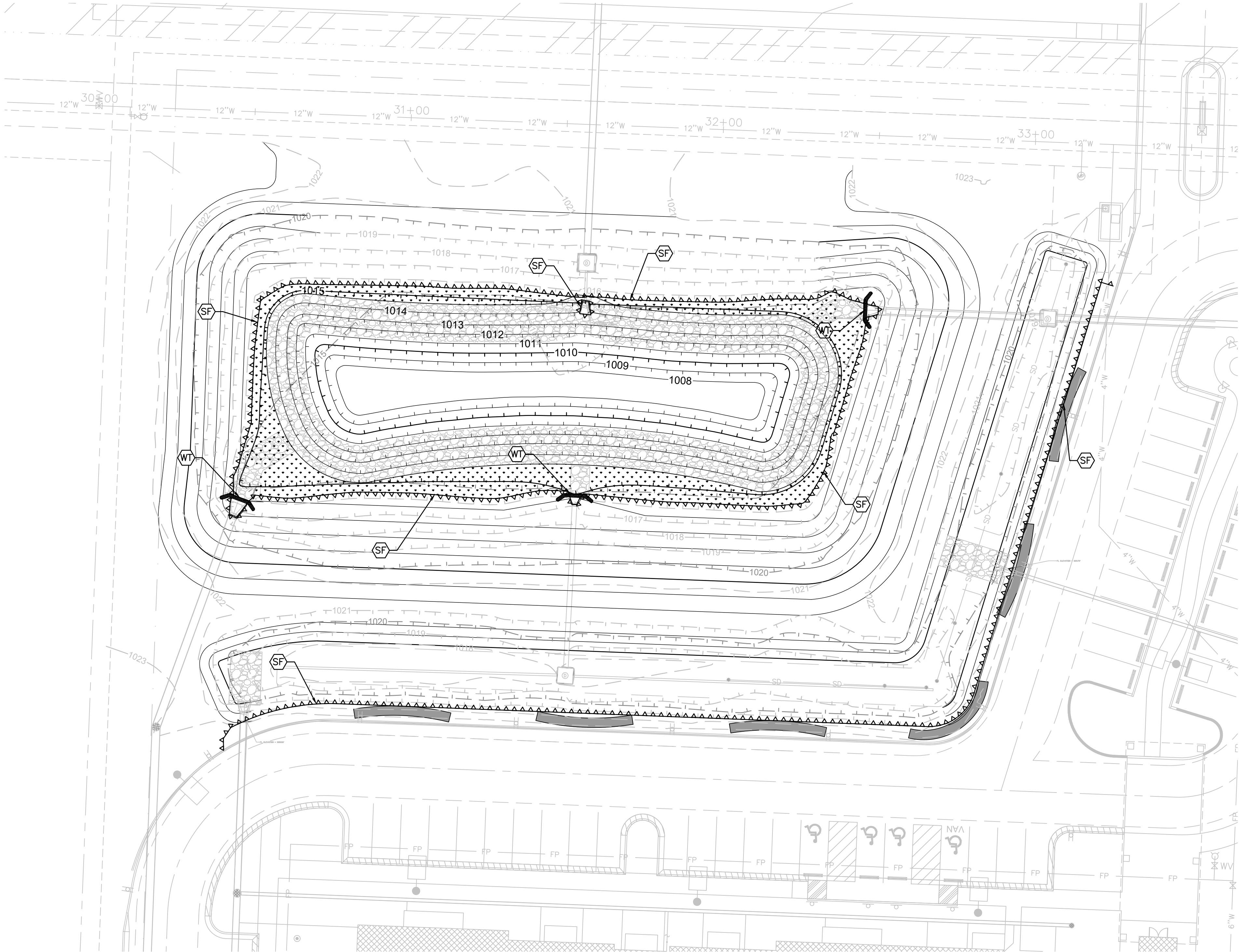
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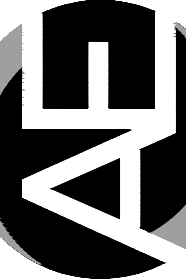
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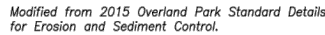
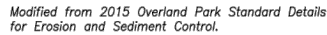
EROSION CONTROL PLAN  
PHASE II

1701 S.E. OLDHAM PARKWAY, LEE'S SUMMIT, MO

STATE OF MISSOURI  
TREVOR A. FOX  
PROFESSIONAL ENGINEER  
NUMBER PE-2021009513  
02-17-2023

SHEET NUMBER  
C201  
5 OF 6



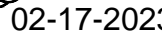


**Development Services Department**  
**Lee's Summit, Missouri**

## STANDARD DETAILS

MO

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6 OF 6



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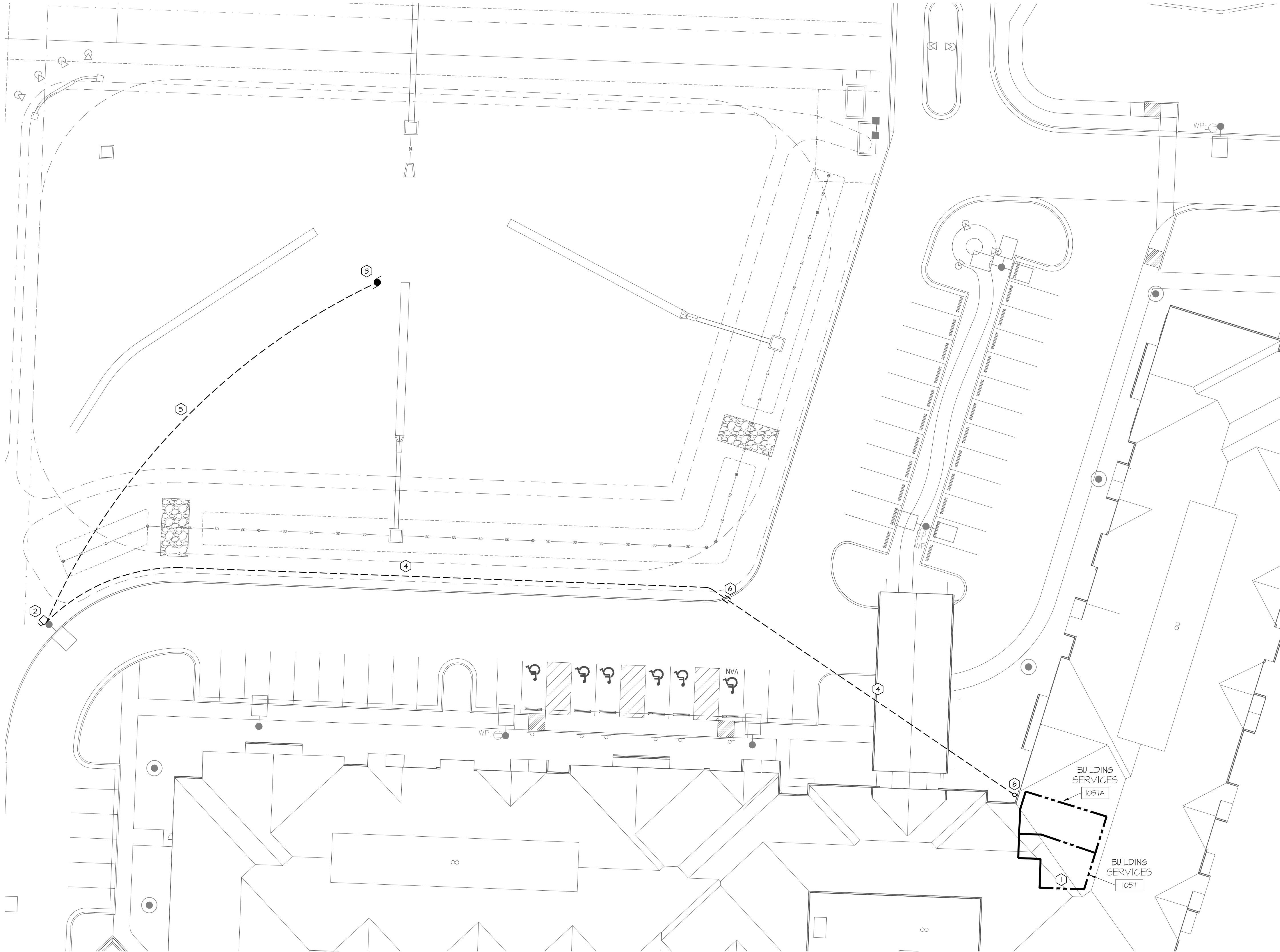
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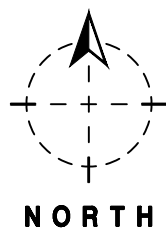
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MPE SITE BASIN PLAN  
SCALE: 1" = 30'-0"



#### GENERAL NOTES:

- THESE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL EXTENT OF THE WORK. PROVIDE PLUMBING SYSTEMS COMPLETE AND PER APPLICABLE CODES INCLUDING ALL NECESSARY COMPONENTS AND OFFSETS WHICH ARE REQUIRED DUE TO SPACE CONSTRAINTS OR OTHER CONDITIONS.
- REFER TO THE ARCHITECTURAL PLANS FOR THE EXACT LOCATIONS OF FIXTURES/DEVICES.
- COORDINATE THE SHUT DOWN OF ANY EXISTING SERVICES AND/OR EQUIPMENT WITH THE OWNER'S REPRESENTATIVE.
- ELECTRICAL CONTRACTOR SHALL DE-RATE CONDUCTORS AS REQUIRED BY THE N.E.C. WHEN GROUPED IN COMMON RACEWAYS.
- VERIFY REQUIREMENTS OF ALL MECHANICAL/PLUMBING EQUIPMENT WITH CONTRACTOR PROVIDED SUBMITTALS. NOTIFY ENGINEER OF ANY CONFLICTS BETWEEN THE SUBMITTALS AND ELECTRICAL DRAWINGS.
- WHERE BOXES ARE INSTALLED IN CONCRETE BLOCK WALLS, THE BOX MOUNTING HEIGHT SHALL BE AT THE BLOCK JOINT AND THE DEVICES SHALL BE PROVIDED WITH A JUMBO COVERPLATE.
- ALL WIRES RUN BELOW GRADE IN CONCRETE THAT IS IN DIRECT CONTACT WITH THE EARTH OR MASONRY THAT IS IN DIRECT CONTACT WITH THE EARTH SHALL BE WET LOCATION LISTED.
- E.G. TO PROVIDE NEW WIRING DEVICES AND COVER PLATES FOR ALL WIRING DEVICES LOCATED IN EXISTING WALLS.
- E.G. TO PROVIDE BLANK COVER PLATES FOR ALL EXISTING OPEN J-BOXES LOCATED IN EXISTING WALL.
- E.G. TO PROVIDE REVISED TYPED PANEL SCHEDULES FOR EXISTING PANELS AFTER WORK IS COMPLETED.
- E.G. TO MAINTAIN ALL EXISTING CIRCUIT CONTINUITIES.
- ONE MAY 120 VOLT CIRCUIT LENGTH CONDUCTOR SIZING UP TO AND INCLUDING 100 LINEAL FEET SHALL BE #12 AWG, FROM 100 LINEAL FEET TO 150 LINEAL FEET SHALL BE #10 AWG AND FROM 150 LINEAL FEET TO 200 LINEAL FEET SHALL BE #8 AWG.

#### # MPE PLAN NOTES:

- PANEL - APPROXIMATE LOCATION OF PANEL LP-111A. CONTRACTOR TO FIELD VERIFY EXACT LOCATION PRIOR TO INSTALLATION. PROVIDE NEW 20A/2P BREAKER IN PANEL LP-111A FOR 208V BASIN FOUNTAIN PUMP AND LABELED AS SUCH.
- DISCONNECT - PROVIDE 30 AMP, 208 VOLT, 2 POLE, NEMA 3R EXTERIOR RATED DISCONNECT SWITCH MOUNTED TO EXISTING SITE LIGHT POLE. COORDINATE EXACT LOCATION AND ELECTRICAL REQUIREMENTS OF BASIN PUMP WITH CIVIL PRIOR TO INSTALLATION.
- BASIN FOUNTAIN - SCOTT'S DA-20 230 VOLTS 1/2 HP AERATOR WITH LED "NIGHT GLO" TWO LIGHT SET WITH #10 WIRE LINE SETS. REFERENCE CIVIL DRAWINGS PRIOR TO INSTALLATION. COORDINATE ALL ELECTRICAL REQUIREMENTS WITH CIVIL PRIOR TO INSTALLATION.
- PUMP CONDUIT & CIRCUIT - ROUTE (2)#10's & #10G IN 1" CONDUIT FROM PANEL LP-111A TO BASIN FOUNTAIN PUMP DISCONNECT.
- PUMP CIRCUIT - ROUTE (2)#10's & #10 GROUND TO DISCONNECT SWITCH AND MAKE CONNECTION FOR FOUNTAIN PUMP POWER.
- CONDUIT BORE - BORE BELOW SITE PARKING LOT FOR 1" PUMP CONDUIT AND COME UP AT EDGE OF BUILDING PRIOR TO ENTERING BUILDING.

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Lee's Summit, Missouri  
03/14/2023

SWD  
ARCHITECTS

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ARCHITECTURAL CORPORATION  
MISSOURI CERTIFICATE  
OF AUTHORITY NO. 000073

THE PRINCETON  
BASIN FOUNTAIN ADDITION  
1701 S.E. OLDHAM PARKWAY  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STARK WILSON DUNCAN ARCHITECTS INC  
315 NICHOLS RD, STE 226, KANSAS CITY, MO 64112 - 816.531.1886 - WWW.SWDARCHITECTS.COM



MPE BASIN SITE PLAN

ISSUE DATE:  
FEBRUARY 9, 2023  
REVISIONS:

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15902 Midland Drive  
Shawnee, Kansas 66217  
913.362.9090 | mail@h-b.com  
H&B PROJECT NUMBER : 2310025  
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MO Certificate of Authority 01022

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