

OLDHAM VILLAGE

MASS GRADING, EROSION, AND SEDIMENT CONTROL PLANS

Section 7, Township 47 North, Range 31 West

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Tract Description

A tract of land being located in Sections 7 & 8, Township 47, Range 31, Lee's Summit, Jackson County Missouri, being more particularly described as follows:
Commencing at the East Quarter Corner of said Section 7; thence N87°41'40"W along the North line of said Section 7, a distance of 937.51 feet; thence S21°18'20"W, a distance of 41.88 feet to the Point of Beginning; thence N57°09'44"W, a distance of 458.00 feet; thence S22°26'55"W, a distance of 2068.05 feet; thence S87°33'04"E, a distance of 215.90 feet; thence N2°25'22"E, a distance of 555.23 feet; thence S88°17'49"E, a distance of 260.52 feet; thence S2°33'08"W, a distance of 221.84 feet; thence S87°48'02"E, a distance of 280.68 feet; thence S2°32'26"W, a distance of 303.63 feet; thence S88°04'40"E, a distance of 339.94 feet; thence S22°23'57"W, a distance of 37.99 feet; thence S87°48'18"E, a distance of 263.03 feet; thence S2°32'23"W, a distance of 493.69 feet; thence S22°23'15"W, a distance of 224.32 feet; thence S49°43'38"E, a distance of 34.42 feet; thence S88°29'59"E, a distance of 67.84 feet; thence N2°23'15"E, a distance of 12.78 feet; thence S87°30'25"E, a distance of 327.07 feet; thence N6°07'34"W, a distance of 1338.91 feet; thence N87°50'52"W, a distance of 62.60 feet; thence N2°37'19"E, a distance of 158.07; thence along a curve to the left tangent to the preceding course and having a radius of 1375.94 feet, an arc distance of 480.71 feet; thence N87°25'57"W, a distance of 74.50 feet; thence along a curve to the right tangent to the preceding course and having a radius of 250.00 feet, an arc distance of 183.56 feet; thence N43°39'15"W, a distance of 495.95 feet; thence N44°17'15"W, a distance of 122.21 feet; thence S45°42'45"W, a distance of 46.13 feet; thence S69°02'59"W, a distance of 78.09 feet; thence N52°34'07"W, a distance of 298.65 feet to the Point of Beginning.

GENERAL NOTES:

- 1 ~ ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
- 2 ~ ALL REQUIRED EASEMENTS WITHIN THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR ON THE FINAL PLAT.
- 3 ~ ANY REQUIRED EASEMENT LOCATED OUTSIDE OF THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR BY SEPARATE INSTRUMENT PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- 4 ~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.
- 5 ~ THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH THE IMPROVEMENTS PROPOSED BY THESE PLANS AND SITE CONDITIONS.
- 6 ~ THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND OBTAIN THE APPROPRIATE BLASTING PERMITS FOR A REQUIRED BLASTING. IF BLASTING IS ALLOWED, ALL BLASTING SHALL CONFORM TO STATE REGULATIONS AND LOCAL ORDINANCES.

UTILITY COMPANIES:

THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION AND VERIFYING THE ACTUAL LOCATION OF EACH UTILITY LINE. THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS.

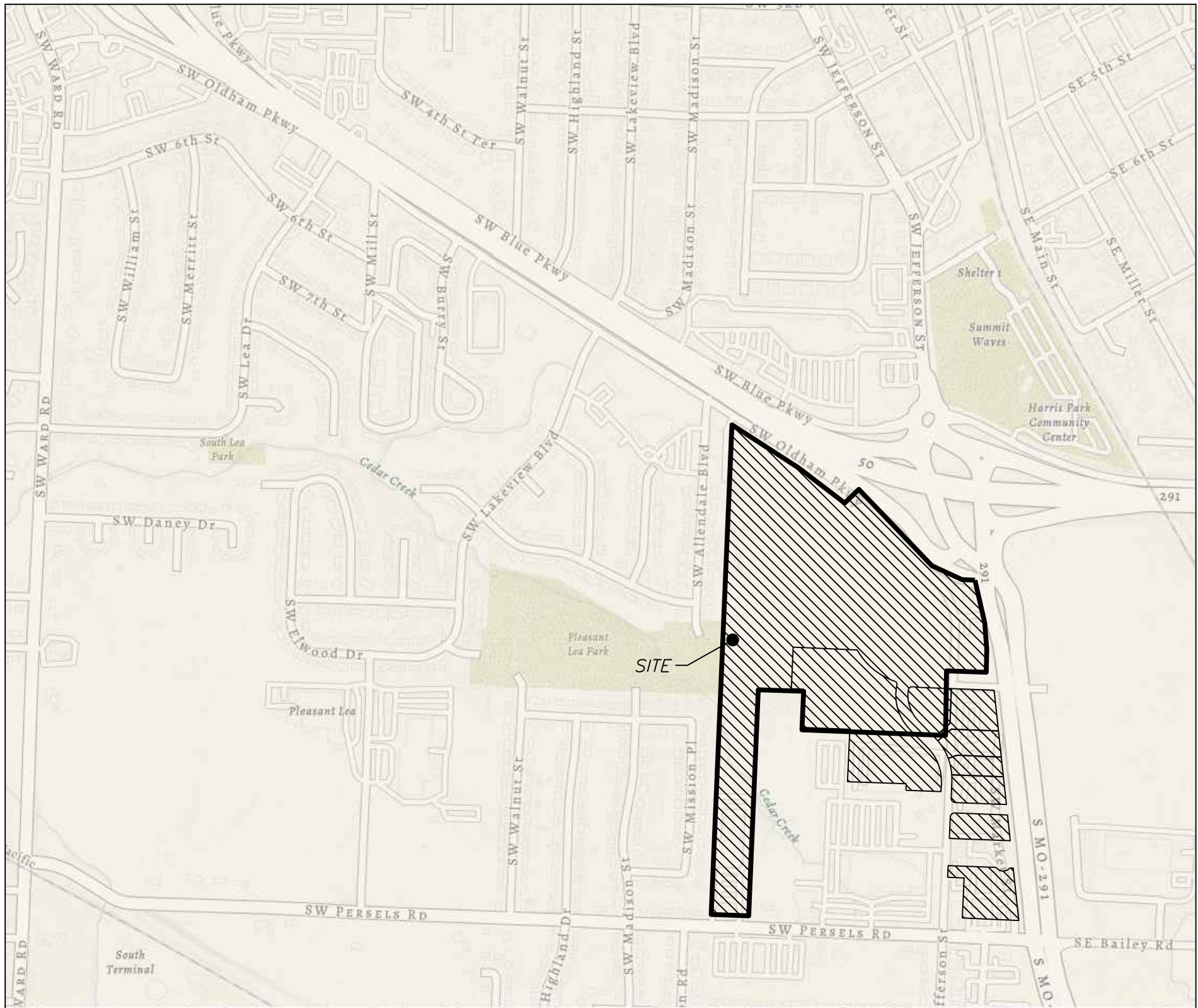
EVERGY ~ 298-1196
MISSOURI GAS ENERGY ~ 756-5261
SOUTHWESTERN BELL TELEPHONE ~ 761-5011
COMCAST CABLE ~ 795-1100
WILLIAMS PIPELINE ~ 422-6300
CITY OF LEE'S SUMMIT PUBLIC WORKS ~ 969-1800
CITY OF LEE'S SUMMIT DEVELOPMENT ENGINEERING INSPECTION AT 816.969.1200
CITY OF LEE'S SUMMIT WATER UTILITIES ~ 969-1900
MISSOURI ONE CALL (DIG RITE) ~ 1-800-344-7483

OIL - GAS WELLS

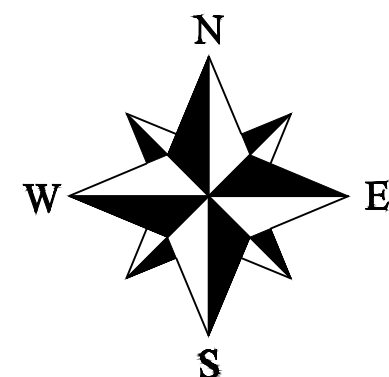
ACCORDING TO EDWARD ALTON MAY JR'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.

FLOOD INFORMATION:

The property is located in Zone "X" areas outside the 100 year flood plain per FEMA Map 29095C0419G, dated January 20, 2017



Vicinity Map



LEGEND:

- B/L - BUILDING SET-BACK
- C/A - COMMON AREA
- D/E - DRAINAGE EASEMENT
- FND - FOUND
- L/E - LANDSCAPE EASEMENT
- L.N.A. - LIMITS OF NO ACCESS
- R/W - RIGHT OF WAY
- SAN - SANITARY SEWER LINE
- S/W - SIDEWALK
- U/E - UTILITY EASEMENT
- W - WATER LINE
- ST - STORM SEWER LINE

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PROJECT HAS BEEN DESIGNED AND THESE PLANS PREPARED IN ACCORDANCE WITH THE CURRENT DESIGN CRITERIA OF THE CITY OF LEE'S SUMMIT, MISSOURI AND THE STATE OF MISSOURI. I FURTHER CERTIFY THAT THESE PLANS WERE DESIGNED IN ACCORDANCE TO AASHTO STANDARDS.

Summary of Quantities:

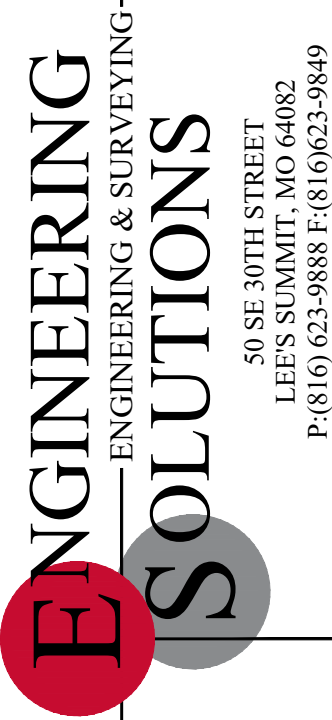
ITEM AND DESCRIPTION	UNIT	ESTIMATED QUANTITY
CLEARING, GRADING & GRUBBING	LS	1
SILT FENCE	FT	28,000.00
INLET PROTECTION	UNIT	82.00
SEEDING / MULCHING/ FERTILIZING	AC	60.37
FAIRCLOTH SKIMMER ASSEMBLY	UNIT	2.00
CONST. ENTRANCE	UNIT	2.00
60" HDPE END SECTION / TOE WALL	LS	6
24" HDPE END SECTION / TOE WALL	LS	1
FES TRASH GUARD	LS	3
60" HDPE	FT	211.56
24" HDPE	FT	44.55
DETENTION CONTROL STRUCTURE	EA	3
RIP RAP W/ FABRIC	CY	156

DEVELOPER:

Oldham Investors, LLC
David Olson
1700 132nd St, Suite 150
Phone: 314-413-3598

INDEX OF SHEETS:

- C.001 ~ COVER SHEET
- C.050 ~ ESC PHASE 1 - PRE CLEARING PLAN
- C.051 ~ ESC PHASE 2 - INITIAL AREA STABILIZATION PLAN
- C.052 ~ ESC PHASE 3 - FINAL RESTORATION PLAN
- C.053 ~ ESC - STANDARD DETAILS
- C.200 ~ GRADING PLAN
- C.201 ~ RETENTION BASIN PLAN
- C.300 ~ STORM PLAN & PROFILE

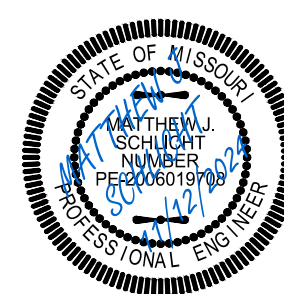


Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1685
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Oldham Village
Lee's Summit, Jackson County, Missouri

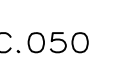
Project
MARKETPLACE
LSMO
Issue Date
September 26, 2024

Street & Storm Cover Sheet
Construction Plans for:
Oldham Village
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS



C 051

ONCE SITE IS 90% VEGETATED ALL ESC
DEVICES SHALL BE REMOVED AND ANY
DISTURBED AREAS SHALL BE RESTORED

DURING ALL PHASES OF CONSTRUCTION, INACTIVE
AREA STABILIZATION METHODS AS DESCRIBED IN
APWA SECTION 5111.3 SHALL BE USED TO CONTROL
EROSION AND SILTATION.



SILT FENCE PROTECTION
TO BE MAINTAINED BY CONTRACTOR

LEGEND

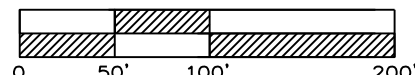
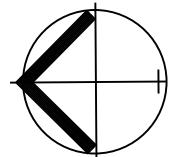
PHASE 1 SILT FENCE

SF-1 SF-1

PHASE 2 SILT FENCE

SF-2 SF-2

INLET PROTECTION

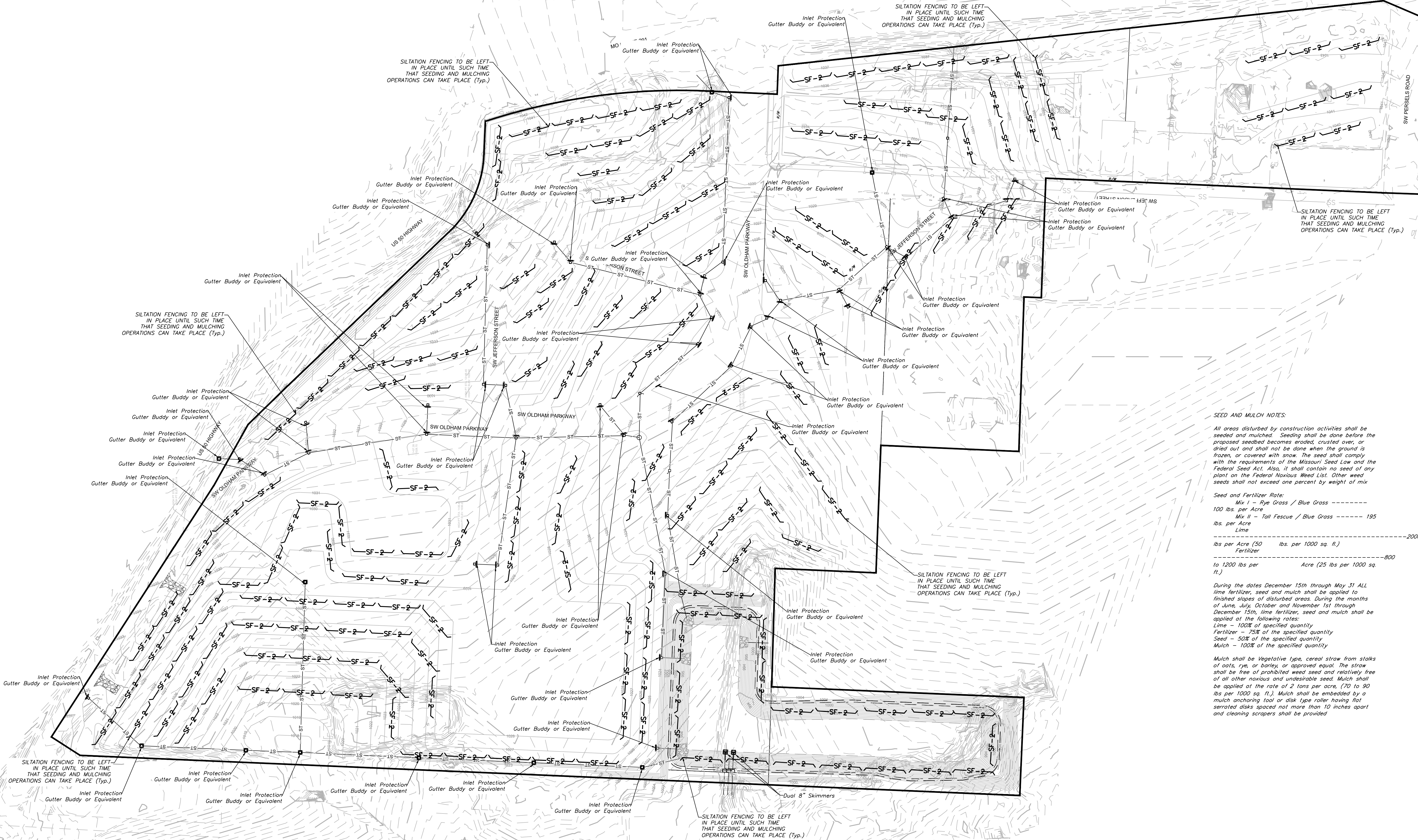


ESC PHASE FINAL

SCALE: 1" = 100'

NOTES: The Land Disturbance Plans indicates the Final
placement of erosion control devices. The contractor(s)
may proceed with construction prior to the final
placement of these devices by providing additional
devices to control erosion on their items of work.
These devices shall be maintained until the final devices
are in place.

MO R001111-1-1



SEED AND MULCH NOTES:

All areas disturbed by construction activities shall be
seeded and mulched. Seeding shall be done before the
proposed seedbed becomes eroded, crusted over, or
dried out and shall not be done when the ground is
frozen, or covered with snow. The seed shall comply
with the requirements of the Missouri Seed Law and the
Federal Seed Act. Also, it shall contain no seed of any
plant on the Federal Noxious Weed List. Other weed
seeds shall not exceed one percent by weight of mix

Seed and Fertilizer Rate:

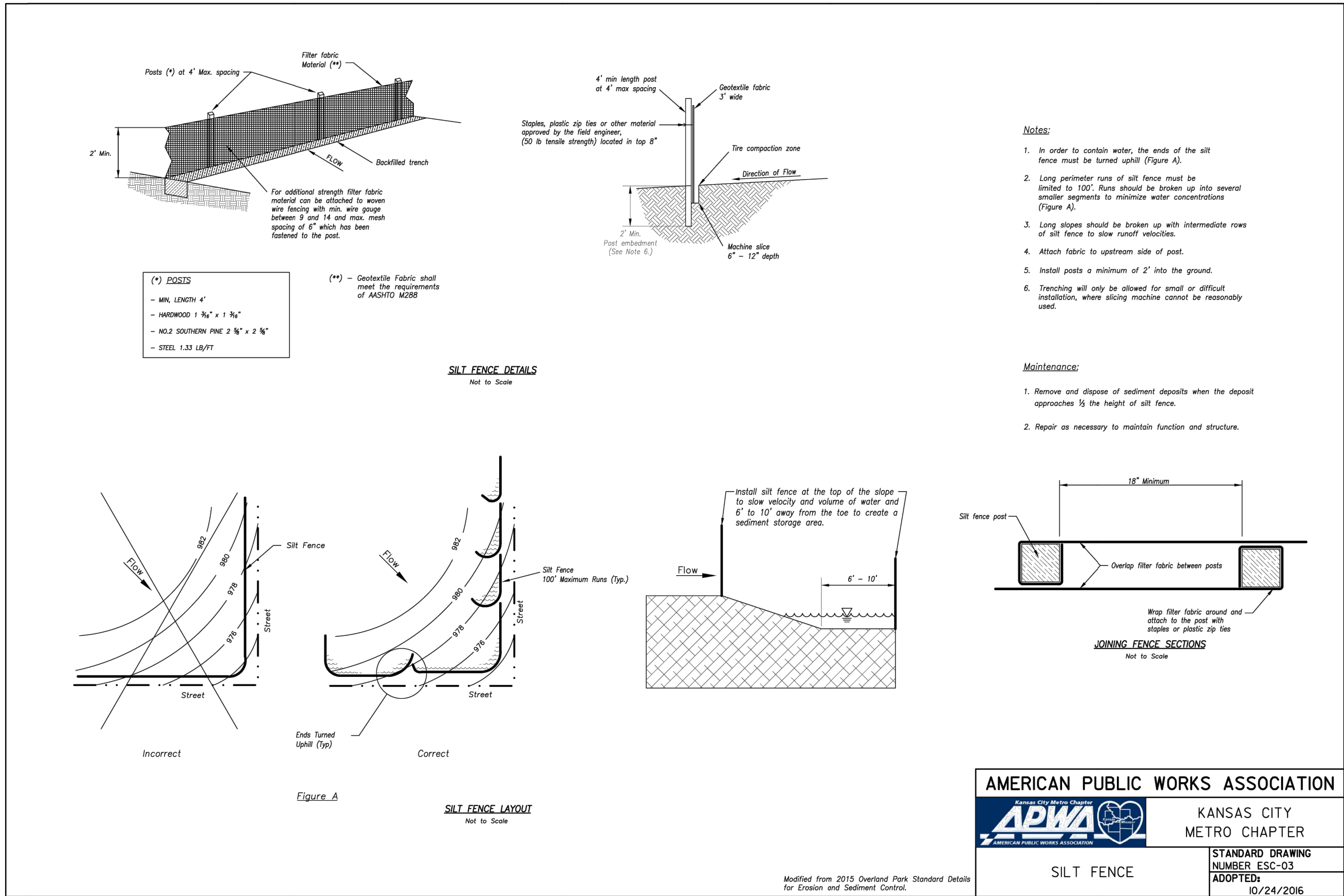
Mix I - Rye Grass / Blue Grass -----
100 lbs. per Acre
Mix II - Tall Fescue / Blue Grass ----- 195
lbs. per Acre
Lime

lbs per Acre (50 lbs. per 1000 sq. ft.)
Fertilizer -----2000
to 1200 lbs per Acre (25 lbs per 1000 sq. ft.)

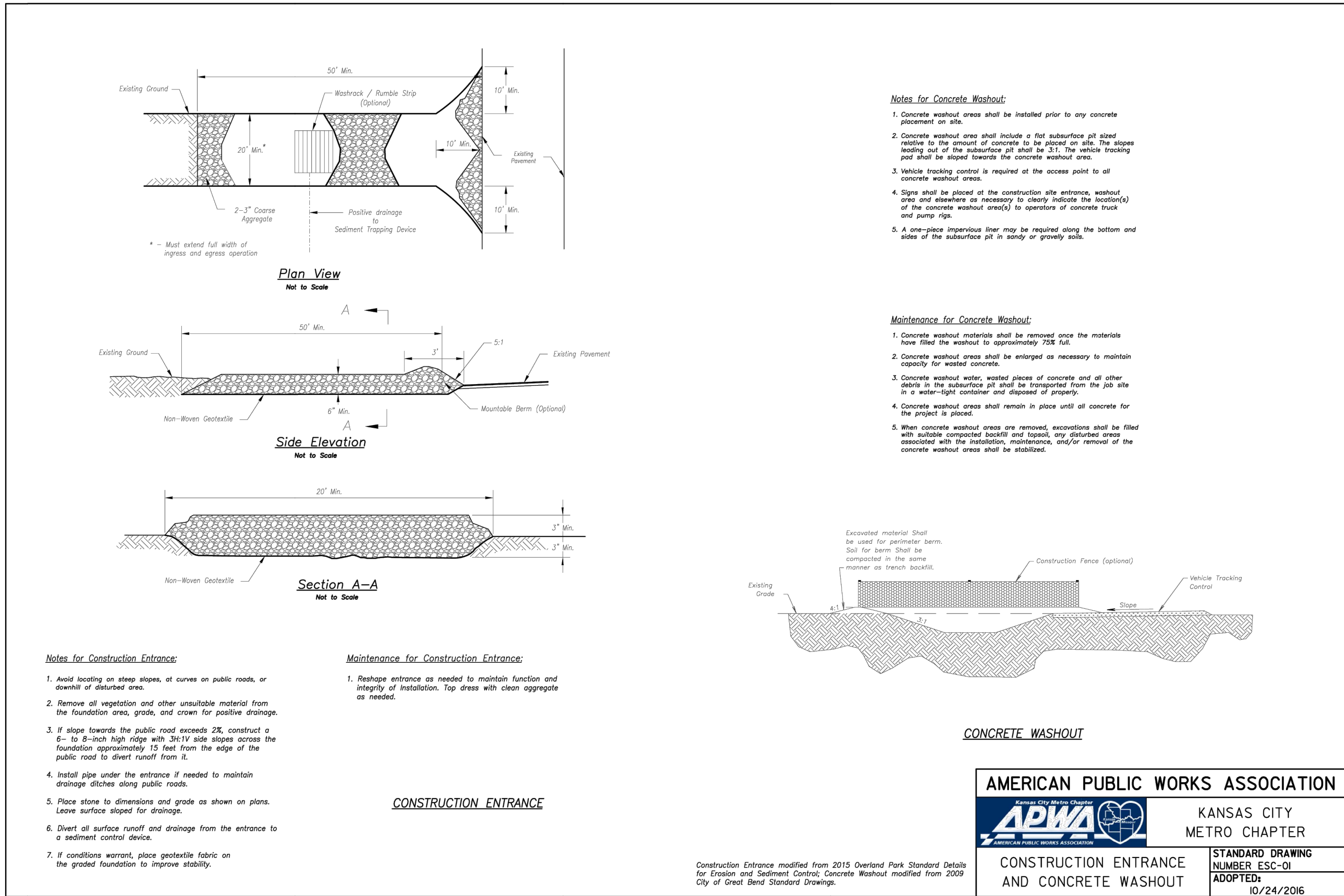
During the dates December 15th through May 31 ALL
lime fertilizer, seed and mulch shall be applied to
finished slopes of disturbed areas. During the months
of June, July, October and November 1st through
December 15th, lime fertilizer, seed and mulch shall be
applied at the following rates:
Lime - 100% of specified quantity
Fertilizer - 75% of the specified quantity
Seed - 50% of the specified quantity
Mulch - 100% of the specified quantity

Mulch shall be Vegetative type, cereal straw from stalks of
oats, rye, or barley, or approved equal. The straw
shall be free of prohibited weed seed and relatively free
of all other noxious and undesirable seed. Mulch shall
be applied at the rate of 2 tons per acre, (70 to 90
lbs per 1000 sq. ft.). Mulch shall be embedded by a
mulch anchoring tool or disk type roller having flat
serrated disks spaced not more than 10 inches apart
and cleaning scrapers shall be provided

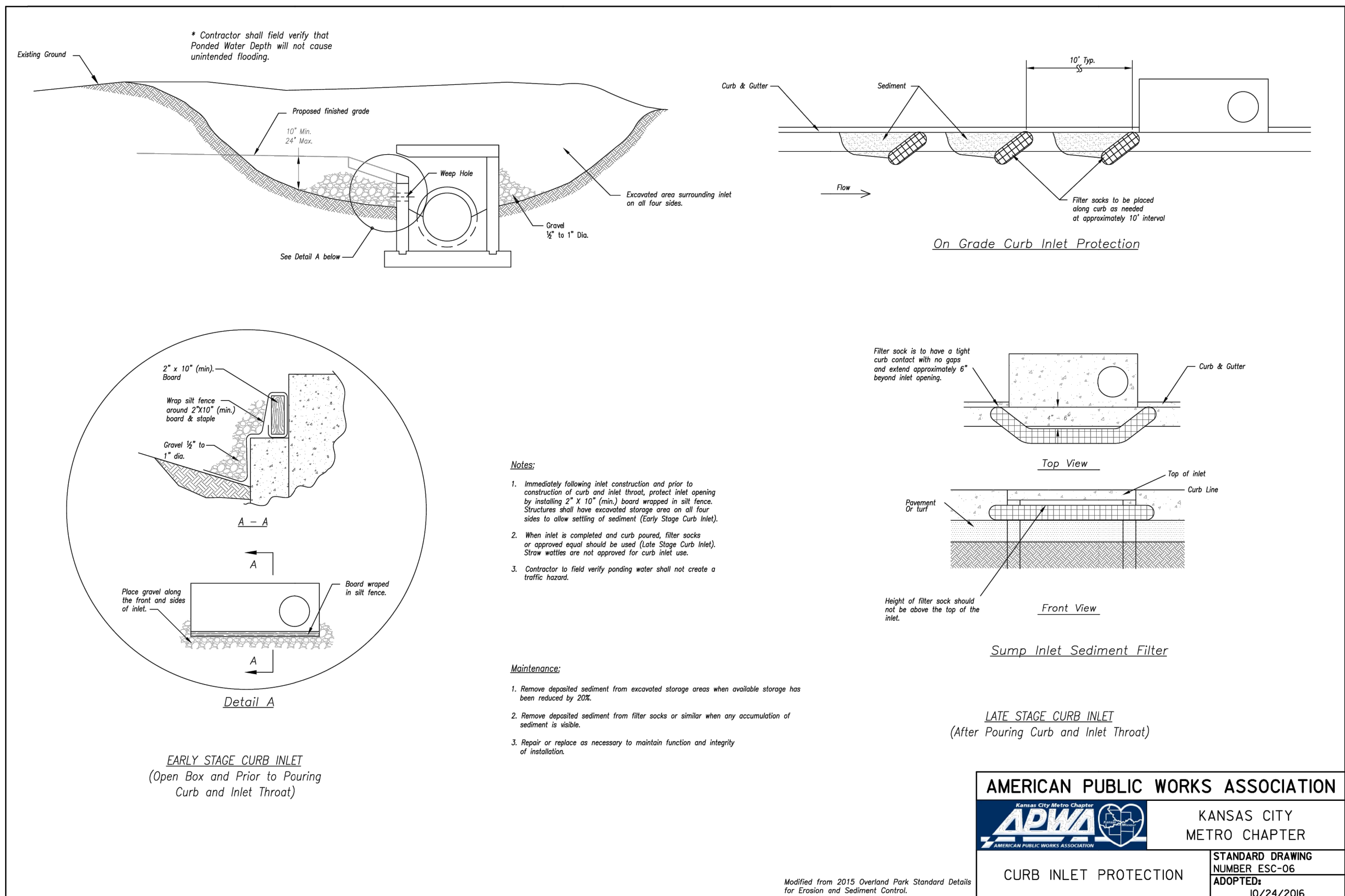
REVISIONS



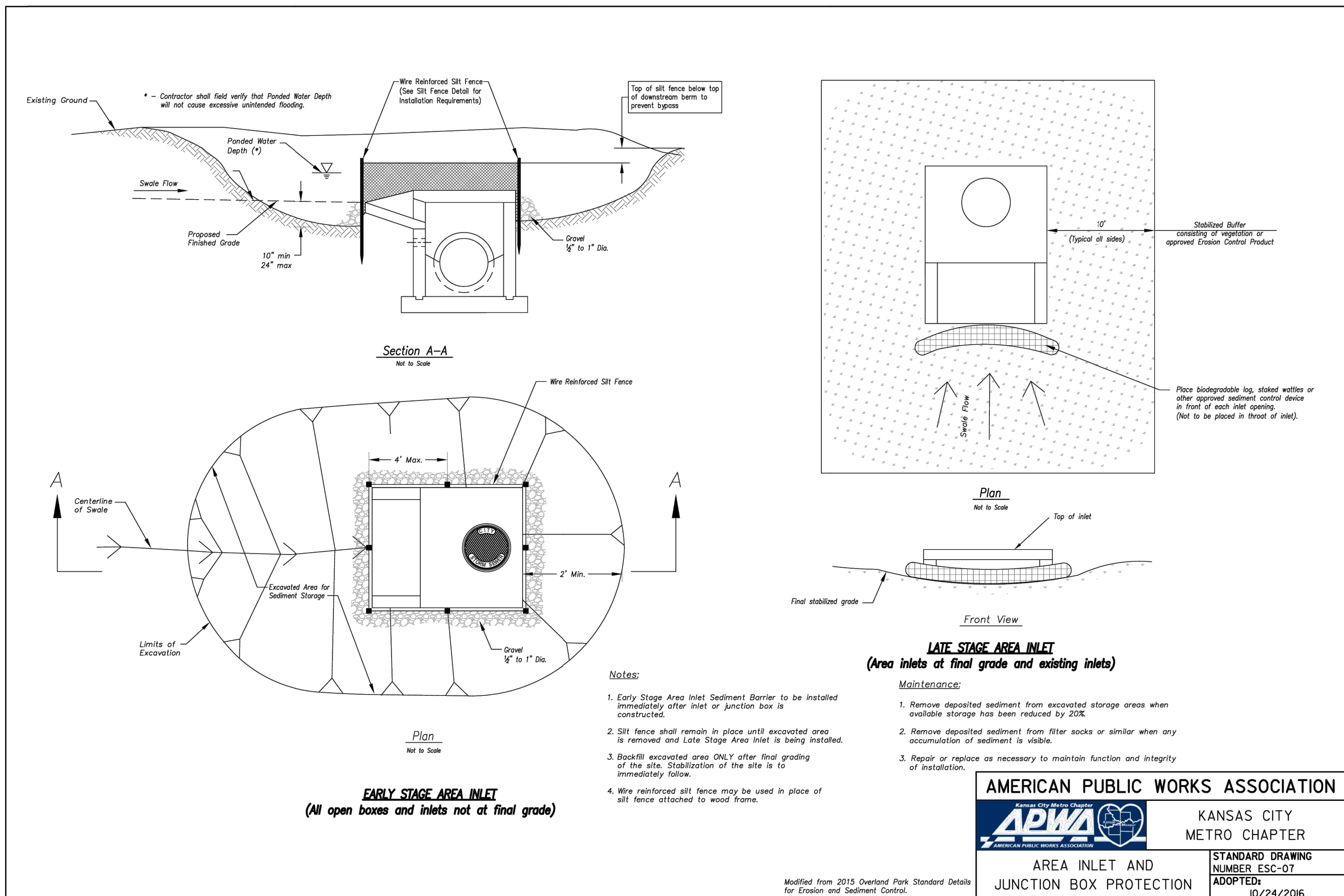
AMERICAN PUBLIC WORKS ASSOCIATION	
	KANSAS CITY METRO CHAPTER
STANDARD DRAWING NUMBER ESC-03	ADOPTED: 10/24/2016
SILT FENCE	



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



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



AMERICAN PUBLIC WORKS ASSOCIATION	
	KANSAS CITY METRO CHAPTER
STANDARD DRAWING NUMBER ESC-07	ADOPTED: 10/24/2016
AREA INLET AND JUNCTION BOX PROTECTION	

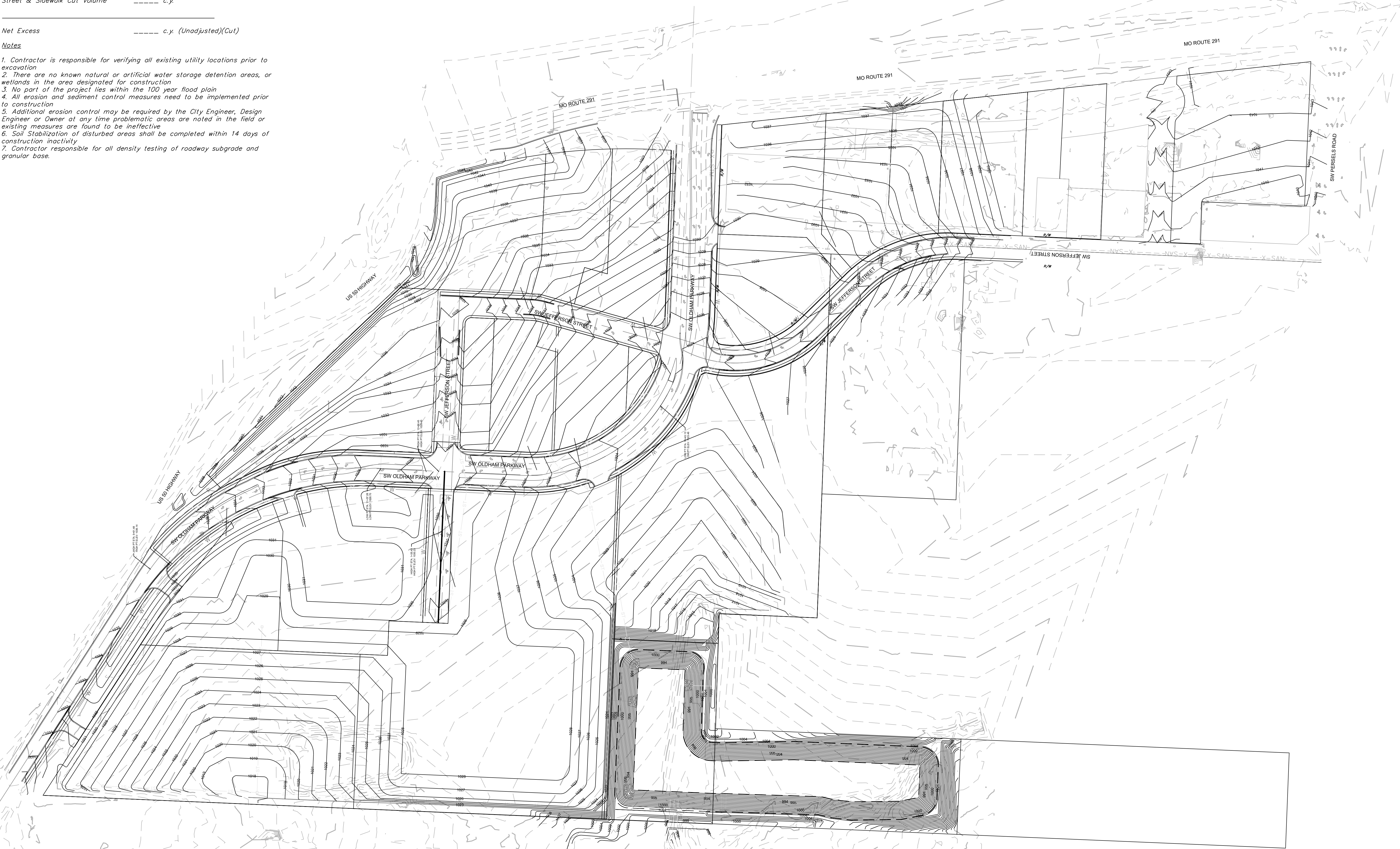
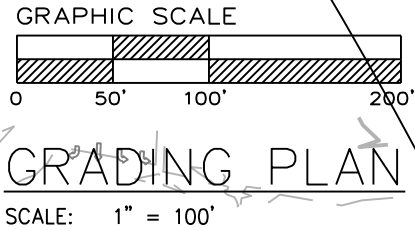
Estimated Cut / Fill Quantities

Site Area ----- Acres
Cut Volume (Unadjusted) ----- c.y.
Fill Volume (Unadjusted) ----- c.y.
Street & Sidewalk Cut Volume ----- c.y.

Net Excess ----- c.y. (Unadjusted)(Cut)

Notes

1. Contractor is responsible for verifying all existing utility locations prior to excavation
2. There are no known natural or artificial water storage detention areas, or wetlands in the area designated for construction
3. No part of the project lies within the 100 year flood plain
4. All erosion and sediment control measures need to be implemented prior to construction
5. Additional erosion control may be required by the City Engineer, Design Engineer or Owner at any time problematic areas are noted in the field or existing measures are found to be ineffective
6. Soil Stabilization of disturbed areas shall be completed within 14 days of construction inactivity
7. Contractor responsible for all density testing of roadway subgrade and granular base.



Master Drainage Plan 1 of 3:

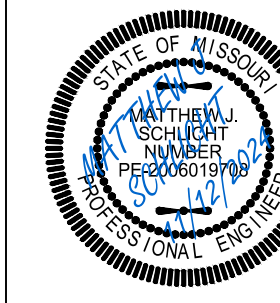
Grading Plan

Construction Plans for:

Oldham Village
Lee's Summit, Jackson County, Missouri

Project:
MARKETPLACE
LSMO

Issue Date:
September 26, 2024



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE 14335

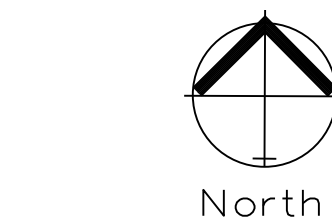
REVISIONS

Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821



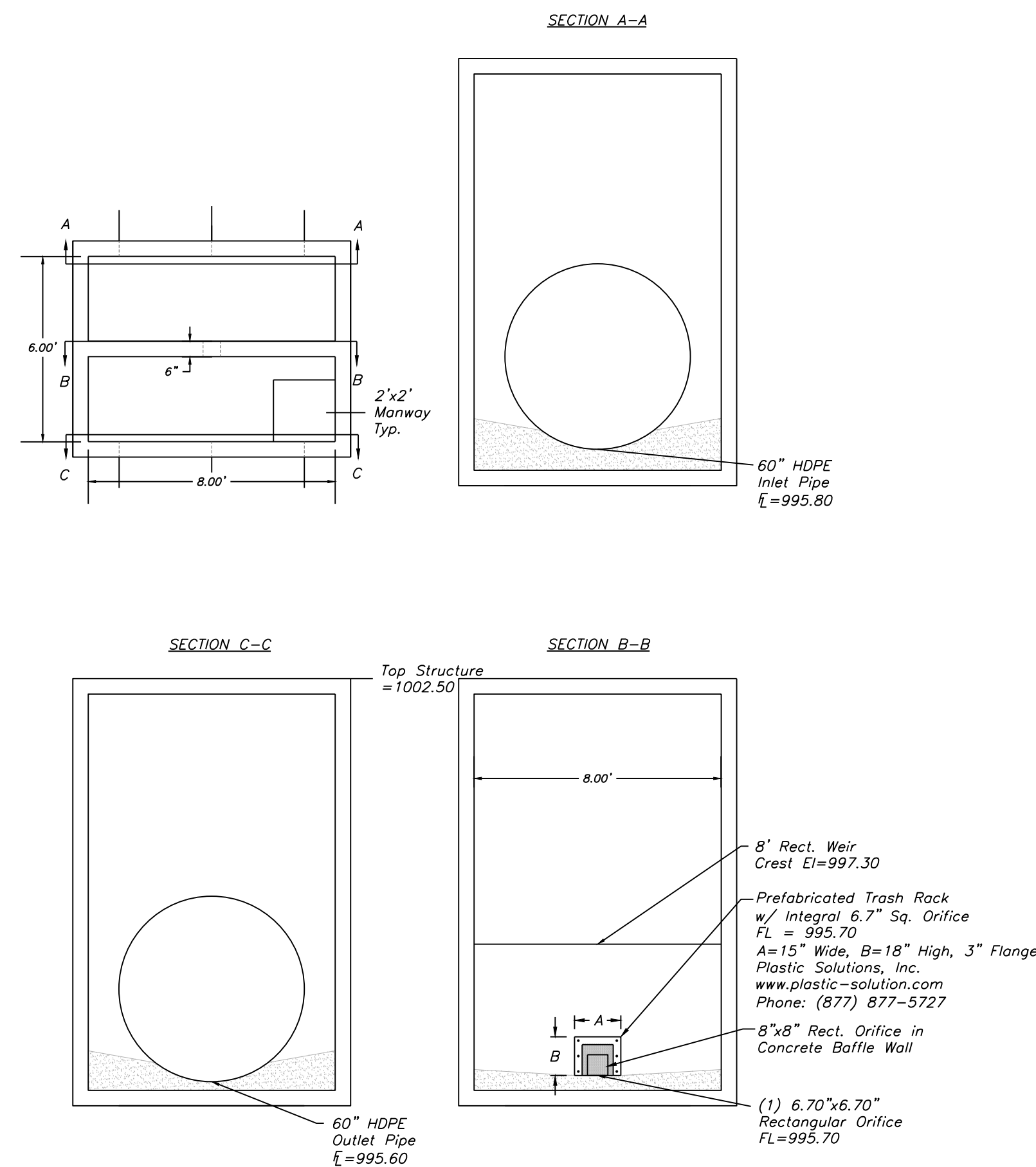
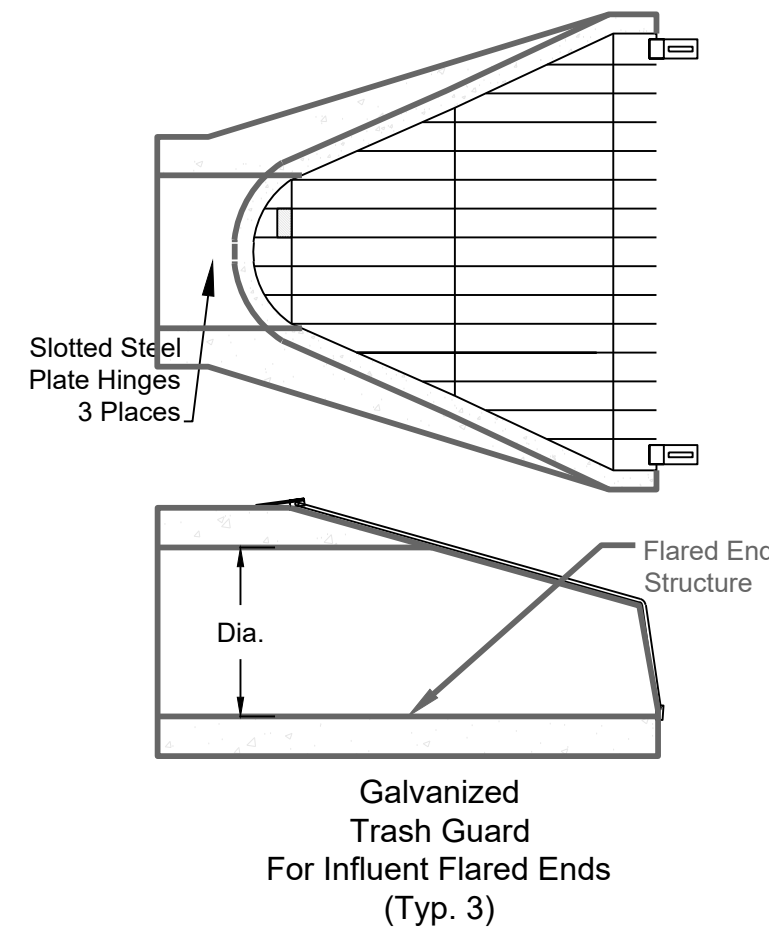
Oldham Village
Lee's Summit, Jackson County, Missouri

50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-9849



NOTES:

1. THE BASIN SHALL BE CONSTRUCTED WITH THE EROSION AND SEDIMENT CONTROL MEASURES.
2. AN AS-BUILT DETENTION BASIN PLAN SHALL BE SUBMITTED AND ACCEPTED PRIOR TO ISSUANCE OF A CERTIFICATE OF SUBSTANTIAL COMPLETION, WITH AS-BUILT VERSUS PROPOSED STORAGE.
3. TURF REINFORCEMENT MAT SHALL BE NORTH AMERICAN GREEN ERNET OR APPROVED EQUAL. TRM TO BE VEGETATED.
4. RIPRAP REVESTMENT STONE SHALL HAVE A D50 SIZE OF 12". THE REVESTMENT THICKNESS SHALL BE 2' AND BEDDED ON 4" WORKS OF GEOTEXTILE. REVESTMENT SHALL BE FIELD PLACED AND VERIFIED DURING CONSTRUCTION. REVESTMENT SHALL BE PLACED FROM ELEVATION 989.65 TO 996.00.

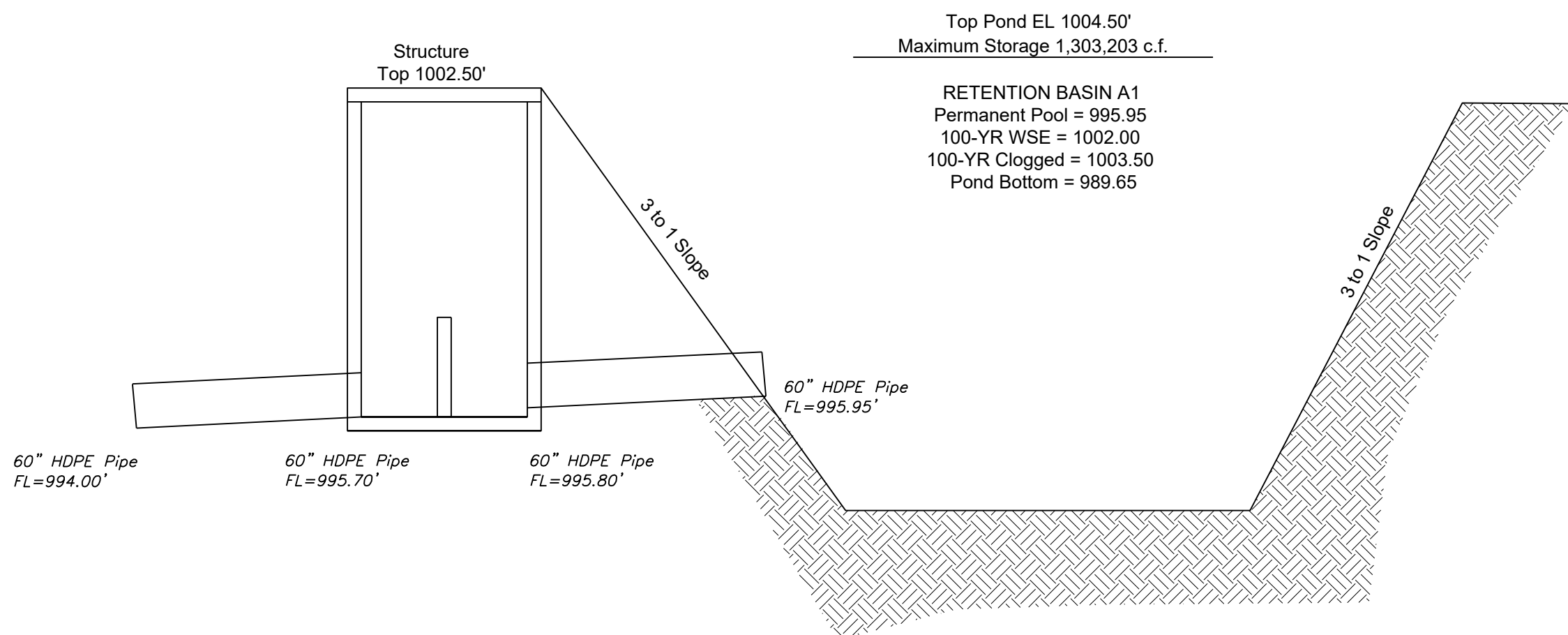


CONTROL STRUCTURE - BASIN A1

$$1/4" = 1'-0"$$

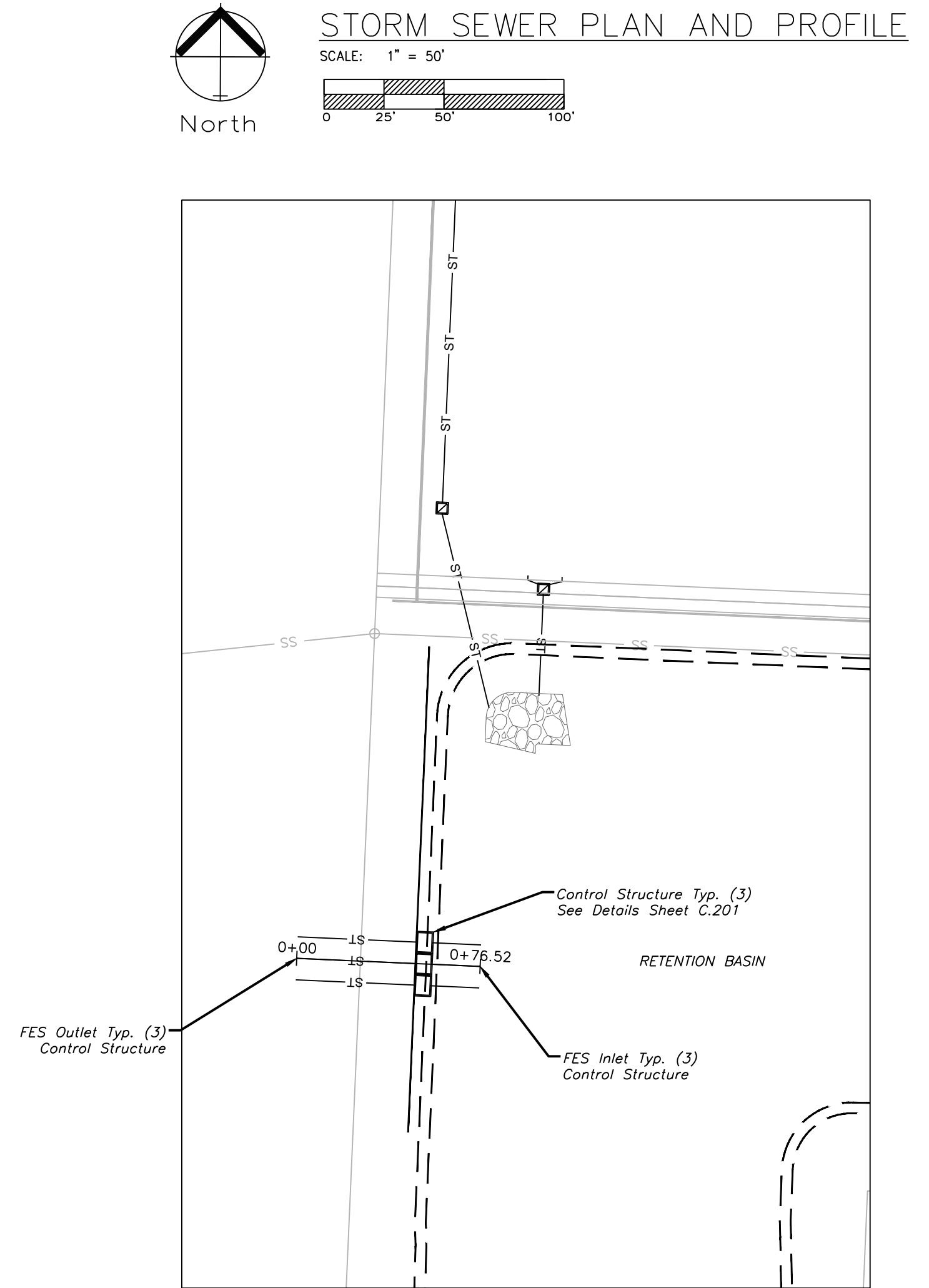
Control Structure Notes:

1. Control Structure depicted is the center box of (3) 8'x6" precast boxes.
2. The adjacent boxes shall not contain the 6.70" Rectangular Orifice.
3. Both adjacent structures shall have 10" diameter leveler pipes installed to center box upstream of the weir wall at FL elevation 995.80 to 995.70.
4. Top of structures shall have No. 4 rebar on 12" centers each way with 2'x2' manway access for each structure.
5. Install trash rack per manufacturer's recommendations.

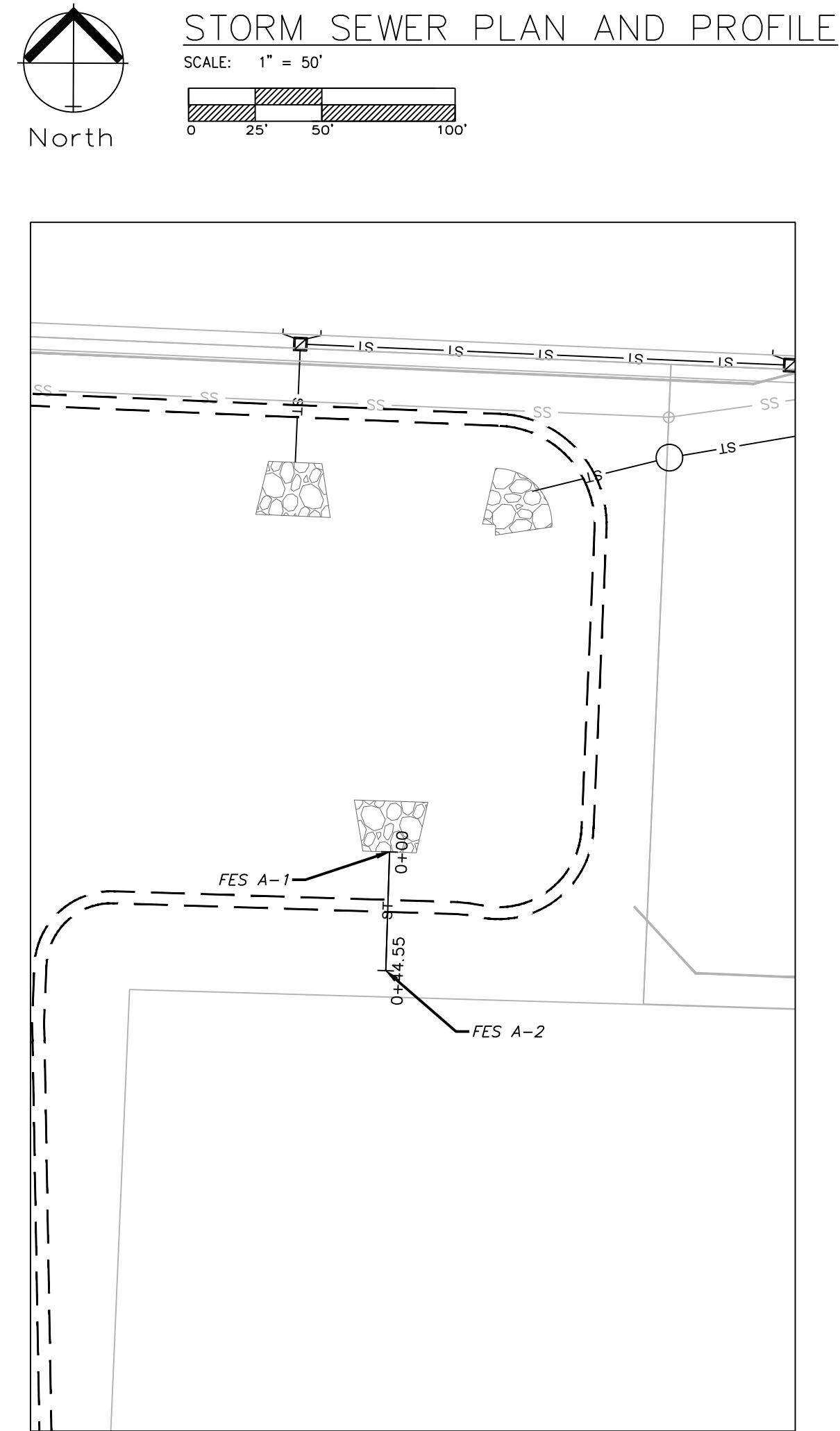
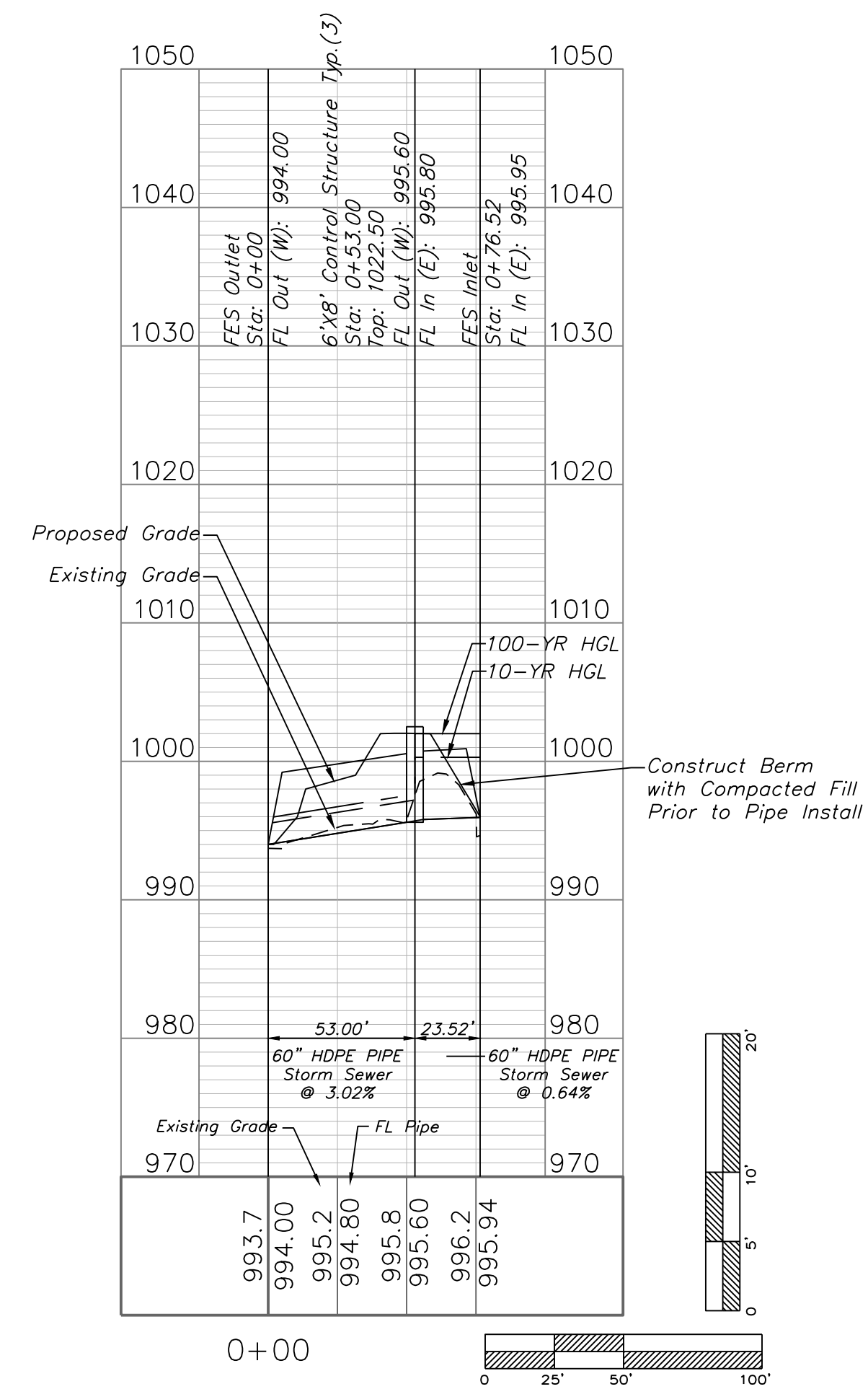


SECTION VIEW - BASIN A1

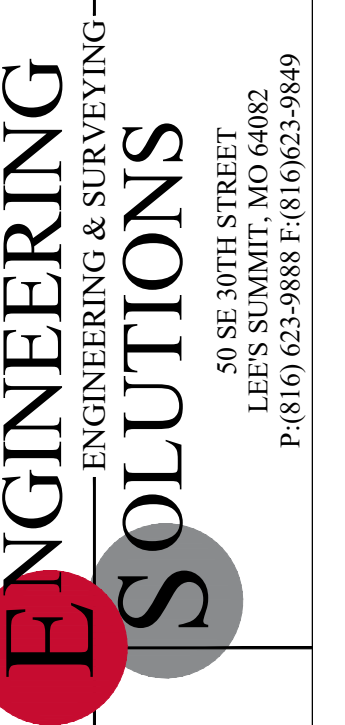
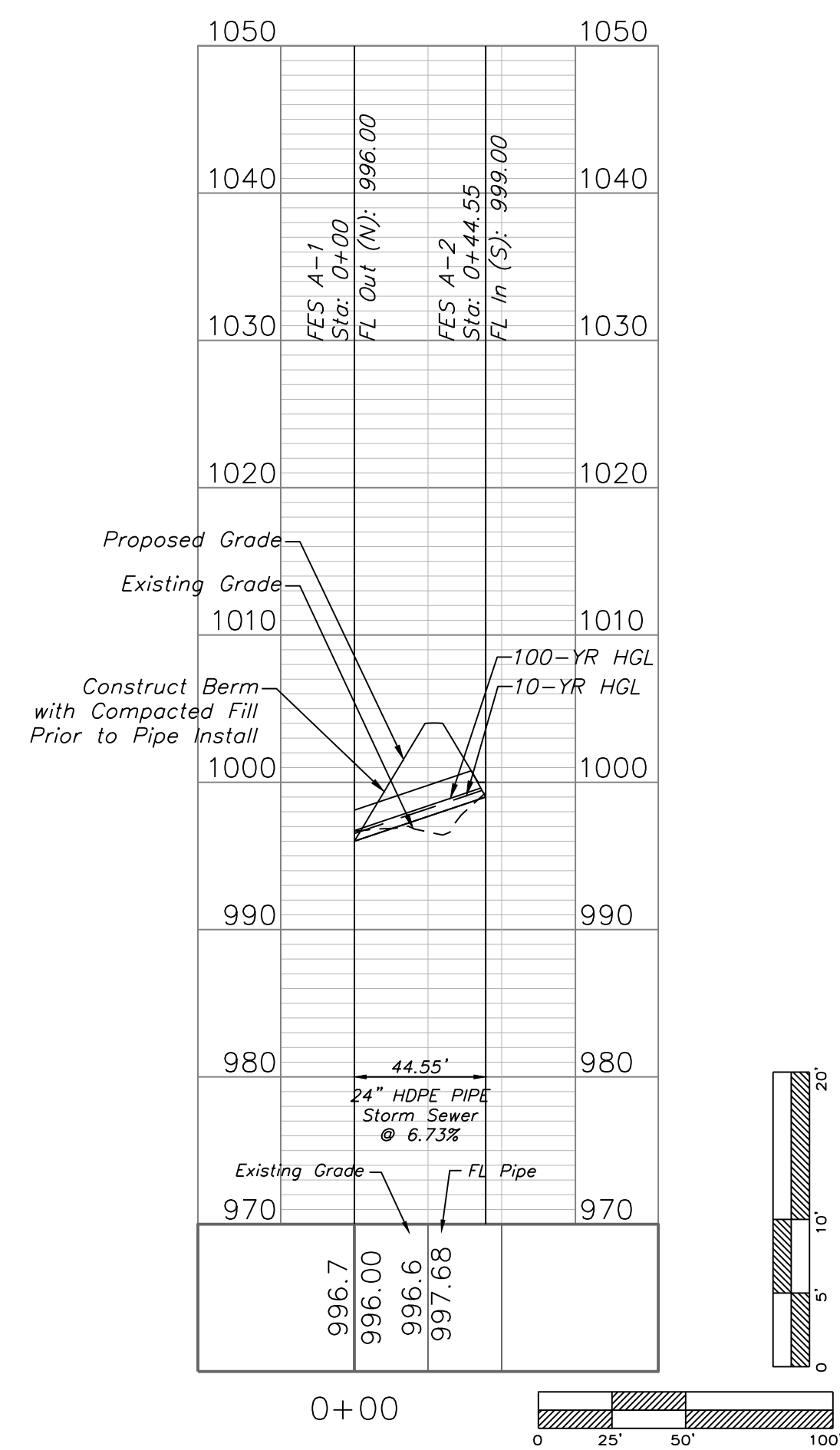
N.T.S



CONTROL STRUCTURE



STORM LINE A

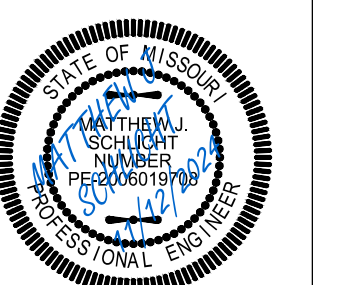


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Surveying 2005008319-D
Kansas
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Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Oldham Village
Lee's Summit, Jackson County, Missouri

Project
MARKETPLACE
LSMO
Issue Date
September 26, 2024

Storm Sewer Plan and Profile
Construction Plans for:
Oldham Village
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS