# PFIZER WAY NW1/4 NE1/4 PROJECT LOCATION 18 SW1/4 SE1/4 SE1/4 SE1/4

**SECTION 18-47N-31W** 

SCALE 1" = 2000'

# LAND DISTURBANCE PLAN FOR WOODLAND GLEN LDP

# IN THE CITY OF LEE'S SUMMIT JACKSON COUNTY, MISSOURI

	Sheet List Table		
Sheet Number	Sheet Title		
0.0	COVER SHEET		
1.0	EROSION CONTROL PLAN		
2.0	EROSION CONTROL DETAILS		
2.1	EROSION CONTROL DETAILS		



PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

Š

AND GLEN LDP
TURBANCE PLAN
WINTHROP DRIVE LEE

WOODLAND LAND DISTUR ROAD & WINT

DESCRIPTION

CHECKED BY:
RPM
DATE PREPARED:
12/20/2024

COVER SHEET

0.0

# UTILITY CONTACTS:

LEGEND:

G/E

MLO

BACK TO BACKBUILDING LINE

- FLOW LINE

- LOW POINT

ELEVATION

PUBLIC EASEMENT

UTILITY EASEMENT

CURB & GUTTER

CATV<sub>X</sub> CABLE TV - EXISTING
T<sub>X</sub> TELEPHONE LINE - EXIST.

ELECTRIC LINE - EXISTING

—— SAN —— SANITARY SEWER MAIN

—— OHP<sub>x</sub> —— OVERHEAD POWER LINE - EXIST.

GAS LINE - EXISTING

**EXISTING MANHOLE** 

CABLE PEDISTAL

TREELINE

P/L PROPERTY LINES

—— STO—— STORM SEWER

TELEPHONE PEDESTAL

EXISTING PLAT LINES

——— SANITARY SEWER MAIN

—— SANITARY SEWER MAIN - EXIST.

----- FOC<sub>x</sub> ----- FIBER OPTIC CABLE - EXISTING

LIGHT - EXISTING

**EXISTING MANHOLE** 

EXISTING AREA INLET

EXISTING CURB INLET

EXISTING GRATE INLET EXISTING JUNCTION BOX

**EXISTING STORM MANHOLE** 

WATERLINE - EXISTING

EXISTING SANITARY MANHOLE

PROPOSED SANITARY MANHOLE

STORM SEWER - EXISTING

——Tx—— TELEPHONE LINE - EXIST.

GAS LINE - EXISTING

ELECTRIC LINE - EXISTING

CLEANOUT

---- CATV<sub>x</sub> ---- CABLE TV - EXISTING

**EXISTING SANITARY MANHOLE** 

EXISTING LOT AND R/W LINES

PROPOSED SANITARY MANHOLE

WATERLINE - EXISTING

DRAINAGE EASEMENT

GAS LINE EASEMENT

- ELECTRICAL EASEMENT

HIGH-DENSITY POLYETHYLENE

MINIMUM SERVICEABLE FLOOR

MINIMUM LOW OPENING

POLYVINYL CHLORIDE

- REINFORCED CONCRETE PIPE

SANITARY SEWER EASEMENT

CURB & GUTTER - EXISTING

EXISTING LOT AND R/W LINES

EXISTING PLAT LINES

TEMPORARY CONSTRUCTION

MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT) Steve Holloway 600 NE Colbern Road Lee's Summit, MO 64086 (816) 607-2186

MISSOURI GAS ENERGY (MGE)
Brent Jones
3025 SE Clover Drive
Lee's Summit, MO 64082
(816) 399-9633
brent.jones@spireenergy.com

KANSAS CITY POWER & LIGHT COMPANY (KCP&L)
Ron Dejarnette
1300 SE Hamblin Road
Lee's Summit, MO 64081
Office: (816) 347-4316
Cell: (816) 810-5234
ron.dejarnette@kcpl.com

CITY OF LEES SUMMIT PUBLIC WORKS

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

500 E. 8th Street, Room 370 Kansas City, MO 64106 (816) 275-2341 or (816) 275-1550 COMCAST CABLE Barbara Brown

3400 W. Duncan Road

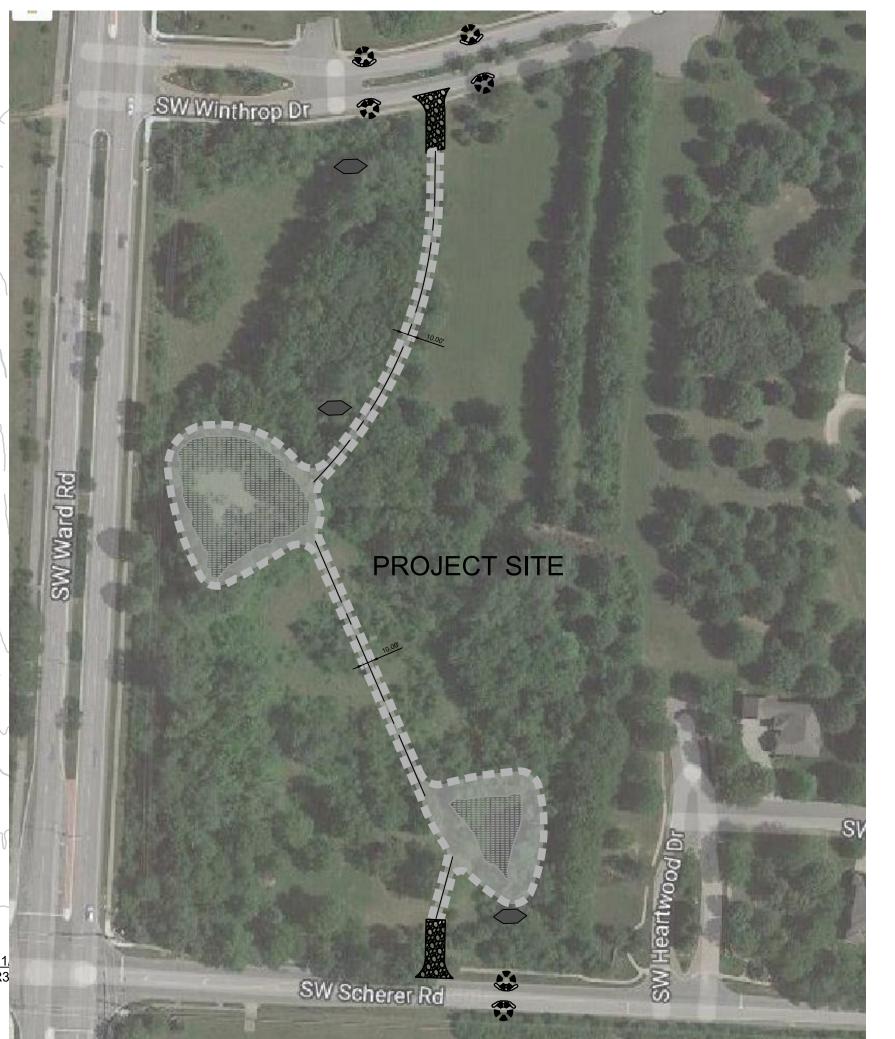
Blue Springs, MO 64015

Mark Manion or Marty Loper

(816) 795-2255

PUBLIC WATER SUPPLY DISTRICT
Mark Schaufler

220 SE Green Street Lee's Summit, MO 64063 (816) 969-1900



SITE MAP SCALE: 1' = 100'

# GENERAL NOTES:

- 1. ALL CONSTRUCTION TO FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
- ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DEPARTMENT OF THE CITY OF LEE'S SUMMIT, MISSOURI.
- B. LINEAL FOOT MEASUREMENTS SHOWN ON THE PLANS ARE HORIZONTAL MEASUREMENTS, NOT SLOPE
- MEASUREMENTS. ALL PAYMENTS SHALL BE MADE ON HORIZONTAL MEASUREMENTS.

  4. NO GEOLOGICAL INVESTIGATION HAS BEEN PERFORMED ON THE SITE.
- 5. THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE TAKEN FROM UTILITY COMPANY RECORDS AND APPARENT 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 OR 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 CONTRACTOR MAY ALSO UTILIZE THE FOLLOWING TOLL FREE PHONE NUMBER PROVIDED BY "MISSOURI ONE CALL SYSTEM, INC.": 1-800-DIG-RITE. THIS PHONE NUMBER IS APPLICABLE ANYWHERE WITHIN THE STATE OF MISSOURI. 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.

  7. PRIOR TO ORDERING PRECAST STRUCTURES, SHOP DRAWING SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL. AFTER APPROVAL OF THE SHOP DRAWINGS, A COPY OF THE APPROVED AND SIGNED SHOP DRAWINGS SHALL BE PROVIDED TO THE CITY INSPECTOR UPON REQUEST.
- 8. THE CONTRACTOR SHALL PROTECT ALL MAJOR TREES FROM DAMAGE. NO TREE SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER, UNLESS SHOWN OTHERWISE.

  9. CLEARING AND GRUBBING OPERATIONS AND DISPOSAL OF ALL DEBRIS THEREFROM SHALL BE PERFORMED.
- 9. CLEARING AND GRUBBING OPERATIONS AND DISPOSAL OF ALL DEBRIS THEREFROM SHALL BE PERFORMED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
- 10. ALL WASTE MATERIAL RESULTING FROM THE PROJECT SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, OR AS DIRECTED BY THE OWNER.
- 11. ALL EXCAVATIONS SHALL BE UNCLASSIFIED. NO SEPARATE PAYMENT WILL BE MADE FOR ROCK
- 12. THE CONTRACTOR SHALL CONTROL THE EROSION AND SILTATION DURING ALL PHASED OF CONSTRUCTION, AND SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.
- 13. ALL MANHOLES, CATCH BASINS, UTILITY VALVES AND METER PITS TO BE ADJUSTED OR REBUILT TO GRADE
- AS REQUIRED.

  14. THE CONTRACTOR SHALL CONTACT DEVELOPMENT SERVICES INSPECTOR AT: 816-969-1200 PRIOR TO
- OBTAIN A DEVELOPMENT SERVICES CONSTRUCTION PERMIT. A MINIMUM 48 HOUR NOTICE SHALL BE GIVEN PRIOR TO PRIOR TO PRIOR TO PERMIT ISSUANCE.
- 15. 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).

# UTILITIES:

- EXISTING UTILITIES HAVE BEEN SHOWN TO THE GREATEST EXTENT POSSIBLE BASED UPON INFORMATION PROVIDED TO THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE RESPECTIVE UTILITY COMPANIES AND FIELD LOCATING UTILITIES PRIOR TO CONSTRUCTION AND IDENTIFYING ANY POTENTIAL CONFLICTS. ALL CONFLICTS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ANY REQUIRED UTILITY RELOCATIONS.

  UTILITIES DAMAGED THROUGH THE NEGLIGENCE OF THE CONTRACTOR SHALL BE REPAIRED AT THE

  CONTRACTOR'S EXPENSE.
- 3. CONTRACTOR SHALL VERIFY FLOW-LINES AND STRUCTURE TOPS PRIOR TO CONSTRUCTION, AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES. PROVIDE SHOP DRAWINGS FOR ALL PRECAST AND MANUFACTURED UTILITY STRUCTURES FOR REVIEW BY THE ENGINEER PRIOR TO CONSTRUCTION OF THE STRUCTURES.
- 4. UTILITY SEPARATION: WATERLINES SHALL HAVE A MINIMUM OF 10 FEET HORIZONTAL AND 2 FEET VERTICAL SEPARATION FROM ALL STORM SEWER LINES. IF MINIMUM SEPARATIONS CAN NOT BE OBTAINED, CONCRETE ENCASEMENT OF THE STORM SEWER LINE SHALL BE REQUIRED 10 FEET IN EACH DIRECTION OF THE
- 5. PAYMENT FOR TRENCHING, BACKFILLING, PIPE EMBEDMENT, FLOWABLE FILL, BACKFILL MATERIALS, CLEAN UP, SEEDING, SODDING AND ANY OTHER ITEMS NECESSARY FOR THE CONSTRUCTION OF THE UTILITY LINE
- SHALL BE INCLUDED IN THE CONTRACT PRICE FOR THE UTILITY INSTALLATION.

  6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING RESPECTIVE UTILITY COMPANIES 48-HOURS IN ADVANCE FOR THE INSPECTION OF ANY PROPOSED UTILITY MAIN EXTENSION OR SERVICE LINE OR SERVICE CONNECTION TO ANY EXISTING MAIN.
- 7. TRENCH SPOILS SHALL BE NEATLY PLACED ONSITE ADJACENT TO THE TRENCH, AND COMPACTED TO PREVENT SATURATION AND EXCESS SEDIMENT RUNOFF. UNSUITABLE MATERIALS, EXCESS ROCK AND SHALE, ASPHALT, CONCRETE, TREES, BRUSH ETC. SHALL BE PROPERLY DISPOSED OF OFFSITE. MATERIALS MAY BE WASTED ONSITE AT THE DIRECTION OF THE OWNER OR HIS APPOINTED REPRESENTATIVE.

**APPROVED BY** 

CITY ENGINEER

APPROVED FOR ONE YEAR FROM THIS DATE

# OWNER/DEVELOPER:

ABP FUNDING, LLC JOHN DUGGAN 9101 W. 110TH STREET, SUITE 200 OVERLAND PARK, KANSAS 66210 p 913-208-2283 JDUGGAN@KC-DSDLAW.COM

# PROJECT BENCHMARK:

SW. CORNER NW.  $\frac{1}{4}$  SEC. 18-47N-31W, JACKSON COUNTY, MO. 3" DIAMETER ALUMINUM DISK IN MONUMENT BOX M.D.N.R. DOC. NO. 600-65374

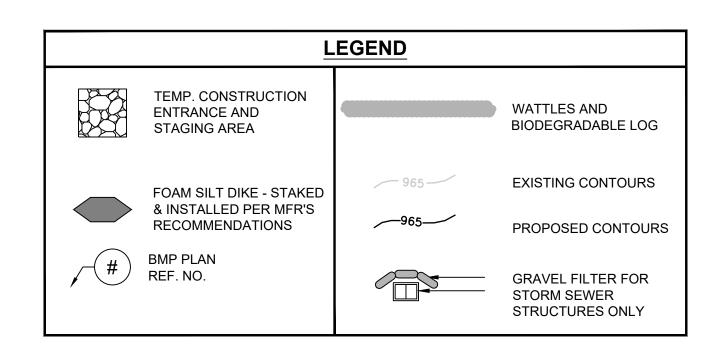
ELEV. 1036.41

EROSION AND SEDIMENT CONTROL STAGING CHART				
PROJECT STAGE	BMP PLAN REF. NO	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
A - PRIOR TO LAND DISTURBANCE	1	CONSTRUCTION ENTRANCE	С	MAINTAIN, REPAIR, OR REPLACE AS NECESSARY
	2	WATTLES OR COMPOST FILTER BERMS (PRIOR TO LAND DISTURBANCE)	D	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
	3	EXISTING INLET PROTECTION (GUTTER BUDDY OR EQUIVALENT)	D	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
B - MASS GRADING	4	WATTLES OR COMPOST FILTER BERMS (DURING CONSTRUCTION)	D	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
	5	FOAM SILT DIKE OR MULCH OR COMPOST FILTER BERMS	D	PLACE WHERE INDICATED AS SOON AS SWALE IS ESTABLISHED, REPAIR OR REPLACE AS NECESSARY
C - AFTER MASS GRADING	6	SEEDING AND MULCHING	D	ALL DISTURBED AREAS AFTER 14 DAYS OF CONSTRUCTION INACTIVITY
D - UNTIL CLOSURE OF LAND DISTURBANCE PERMIT				ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES MAY BE REQUIRED ANY TIME CURRENT MEASURES ARE FOUND TO BE INEFFECTIVE.

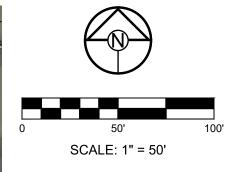
### DISTURBED AREA = 39354.83 S.F. = 0.90 AC.

### **EROSION CONTROL NOTES:**

- 1. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.
- 2. NO PART OF THE PROJECT LIES WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 29095C0419G DATED JANUARY 20, 2017.
- 3. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED ACCORDING TO THE BMP STAGING CHART.
- 4. ADDITIONAL EROSION CONTROL MAY BE REQUIRED BY THE CITY ENGINEER AT ANY TIME EXISTING MEASURES ARE FOUND TO BE INEFFECTIVE OR PROBLEMATIC AREAS ARE NOTED IN THE FIELD.
- 5. 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.
- ALL PERIMETER SILT FENCE, EARTH DIKES, SEDIMENT BASINS, AND ROCK CONSTRUCTION ENTRANCES WILL BE INSTALLED BEFORE GRADING OPERATIONS
- SILT FENCE AND EARTH DIKES THAT ARE PLACED BEFORE GRADING BEGINS WILL BE MAINTAINED BY THE GRADING CONTRACTOR.
- 8. AREAS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE SODDED IMMEDIATELY AFTER CONSTRUCTION IS COMPLETE.









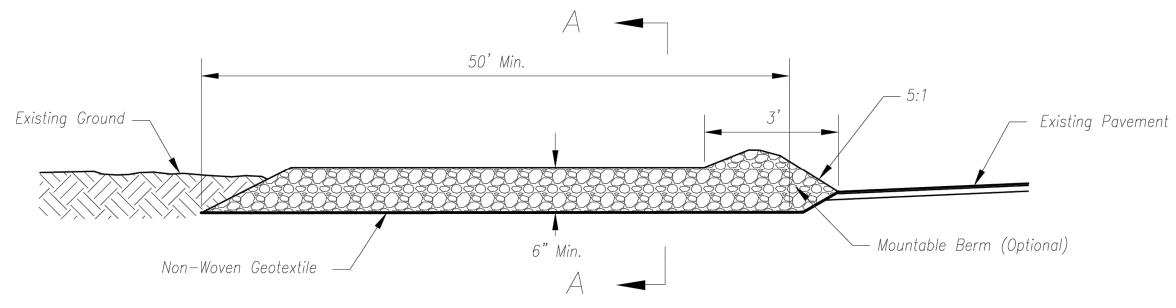
SCHLAGEL & ASSOCIATES, P.A.

WOODLAND ( ROAD & WINT SUMMIT, N

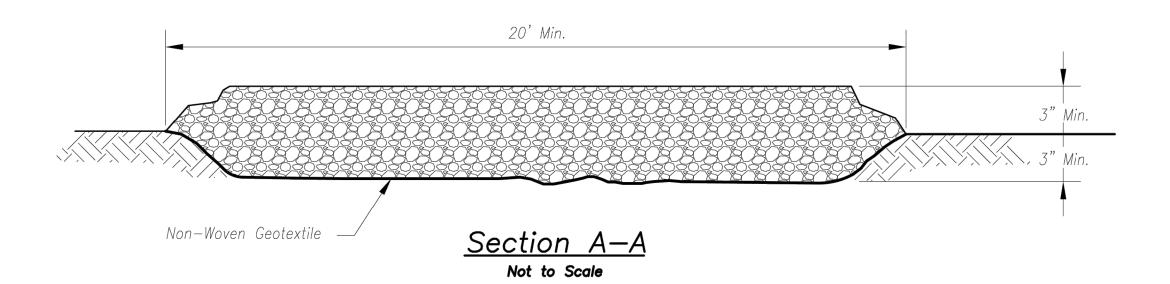
**EROSION CONTROL PLAN** 

SHEET

# Plan View Not to Scale



# Side Elevation Not to Scale



# Notes for Construction Entrance:

- Avoid locating on steep slopes, at curves on public roads, or downhill of disturbed area.
- 2. Remove all vegetation and other unsuitable material from the foundation area, grade, and crown for positive drainage.
- 3. If slope towards the public road exceeds 2%, construct a 6- to 8-inch high ridge with 3H:1V 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.
- 6. Divert all surface runoff and drainage from the entrance to a sediment control device.
- 7. 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

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.

# AMERICAN PUBLIC WORKS ASSOCIATION



KANSAS CITY METRO CHAPTER

CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT

STANDARD DRAWING
NUMBER ESC-OI
ADOPTED:
10/24/2016

ENGINEERS PLANNERS SURVEYORS LANDSC,

HA920 West 107th Street • Lenexa, Kansas (913) 492-5158 • Fax: (913) 492-840

WWW.SCHLAGELASSOCIATES.CO
Kansas State Certificates of Authority
#E-296 #LA-29 #LS-54

SCHLAGEL & ASSOCIATES, P.A.

WOODLAND GLEN LDP
LAND DISTURBANCE PLAN
WARD ROAD & WINTHROP DRIVE LEE'S

 DRAWN BY:
 REVISION DATE
 DESCRIPTION

 RPM
 1
 2

 CHECKED BY:
 3
 3

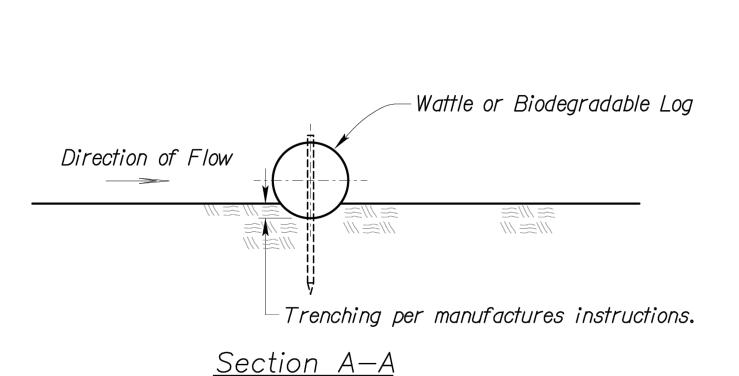
 RPM
 4
 4

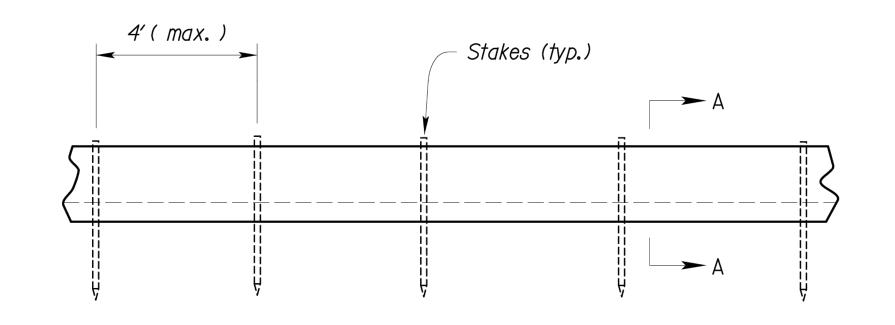
 DATE PREPARED:
 5
 4

 PROJ. NUMBER:
 8

EROSION CONTROL DETAILS

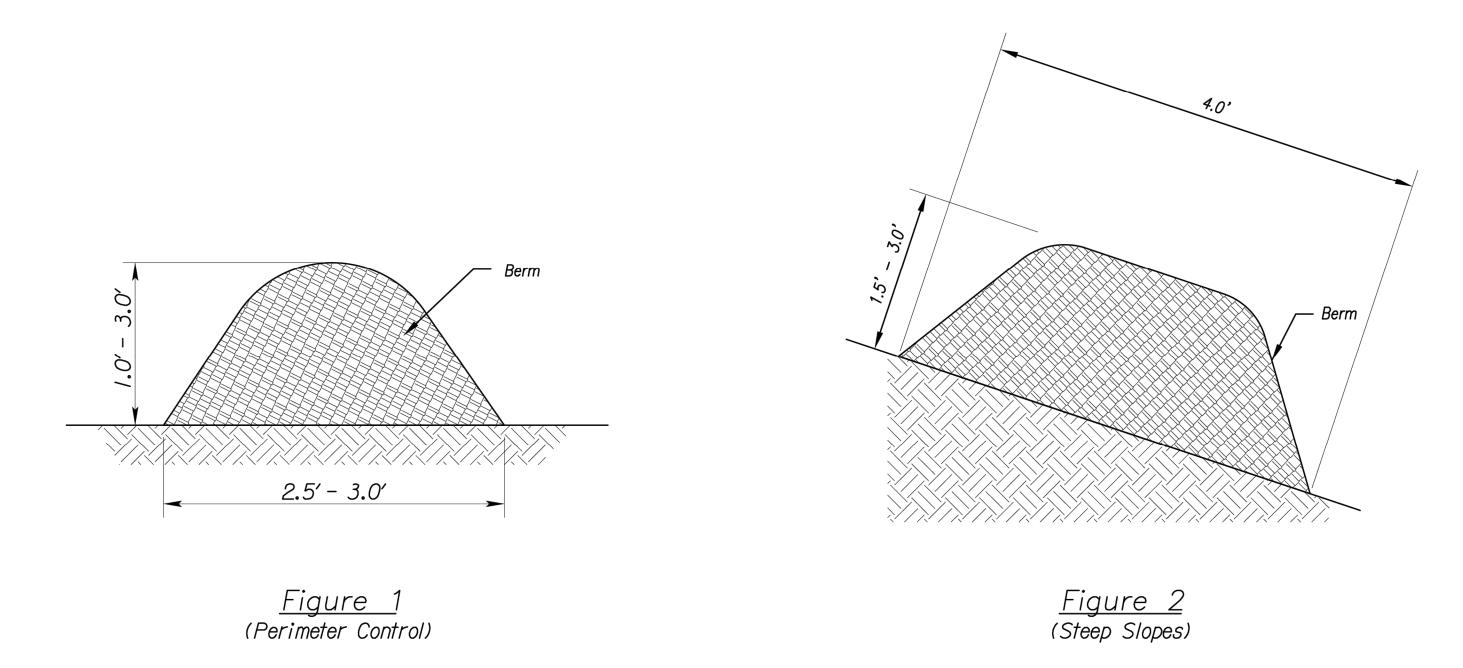
2.0





Typical Elevation

# WATTLES AND BIODEGRADABLE LOG



# MULCH OR COMPOST FILTER BERMS

### Notes for Wattles and Biodegradable Log Slope **Protection**:

- 1. The Slope barriers shall be placed along contour lines, with a short section turned upgrade at each end of the barrier. The maximum length of the slope barrier shall not exceed 250 feet, and the barrier ends need to be staggered.
- 2. Install wattles and biodegradable logs per manufacturer's instructions.
- 3. Spacing of stakes per manufacturer's instructions with 4' max. spacing. Length of stakes shall be a minimum of 2 times the diameter of the log with minimum of 24".

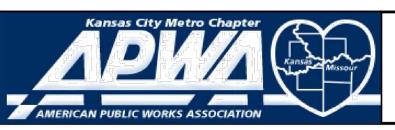
## Notes for Mulch and Compost Filter Beam:

- 1. The sediment control berm shall be placed uncompacted in a windrow at locations shown on the plans or as directed by the engineer.
- 2. Parallel to the base of the slope, or around the perimeter of other affected areas, construct a 1 to 3 foot high by 2.5 to 3 foot wide berm (see Figure 1). For maximum water treatment ability or for steep slopes, construct a 1.5 to 3 foot high trapezoidal berm that is a minimum of 4 feet wide at the base (see Figure 2). In extreme conditions, or where specified by the engineer, a second berm shall be constructed at the top of the slope. Engineer will specify berm requirements.
- 3. If berm is to be left as permanent or part of the natural landscape, the compost berm may be seeded during application for permanent vegetation.
- 4. Do not use compost or wood mulch berms in any runoff channels or concentrated flow areas.
- 5. Wood mulch shall consist of tree and shrub debris resulting from clearing and grubbing and shall be ground by the mechanical means such as a chipper, hammermill, tub grinder or other approved method. Mulch sizing varies with a maximum width of 2" and a maximum length of 10".

# Maintenance for Mulch and Compost Filter Beam:

- 1. Berm shall be reshaped and material added as necessary to maintain function and dimensions.
- 2. Breaches in the berm shall be repaired promptly.





KANSAS CITY METRO CHAPTER

WATTLES/BIODEGRADABLE LOG MULCH/COMPOST FILTER BERM

NUMBER ESC-04 ADOPTED: 10/24/2016

STANDARD DRAWING

SHEET

**EROSION** 

CONTROL

**DETAILS** 

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

O GLEN LDP RBANCE PLAN

WOODLAND (

**WARD** 

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