

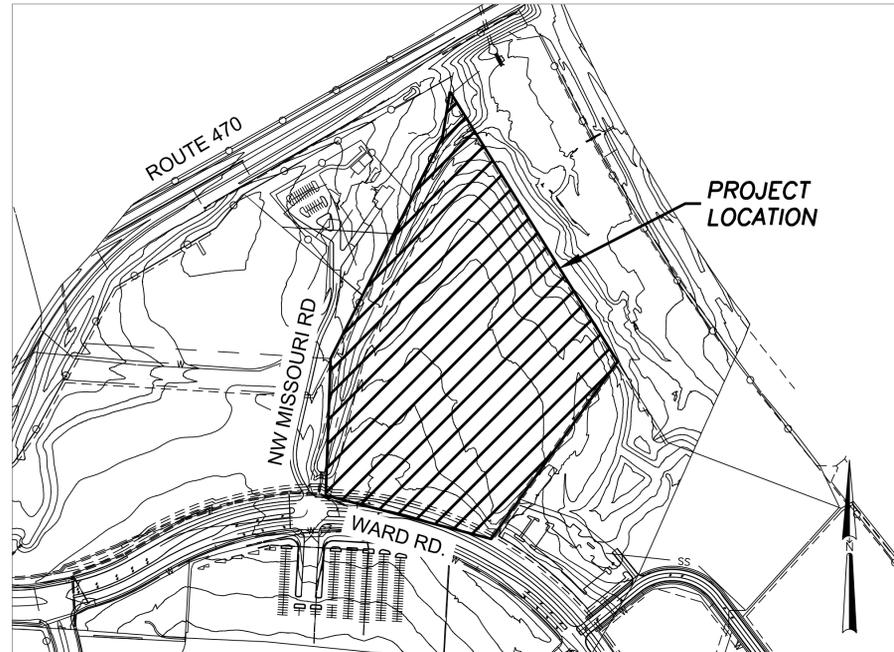
# LOT 1B SITE CLEAN UP

## 1001 NW WARD RD

### LEE'S SUMMIT, MISSOURI 64086

#### GENERAL NOTES

1. THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.
2. ALL WORK IN PUBLIC EASEMENT AND RIGHT-OF-WAY SHALL BE INSTALLED PER THE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF LEE'S SUMMIT.
3. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL FEDERAL, STATE, AND LOCAL PERMITS REQUIRED FOR THIS PROJECT PRIOR TO COMMENCING CONSTRUCTION.
4. 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).
5. THE CONTRACTOR SHALL NOT DISRUPT ANY OPERATIONS OF ADJACENT PROPERTIES DURING CONSTRUCTION. IF DISRUPTION IS NECESSARY TO FACILITATE CONSTRUCTION, CONTRACTOR IS TO CONTACT ENGINEER FOR COORDINATION.
6. ANY UNFORESEEN CONDITIONS, SITE DISCOVERIES, OR INTERACTION WITH ADJACENT PROPERTY OWNERS OR THE CITY SHALL BE BROUGHT UP WITH THE ENGINEER IMMEDIATELY FOR REMEDY AND DOCUMENTATION. ANY MODIFICATION TO THE PLANS MUST BE AUTHORIZED BY THE ENGINEER WHERE APPLICABLE.
7. 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.
8. THE CONTRACTOR SHALL PREVENT ANY TRASH, DEBRIS, OR LIQUID WASTES FROM BEING DISPOSED OF IN SANITARY SEWERS, STORM SEWERS, OR OPEN DRAINAGE SYSTEMS.
9. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DAMAGE CAUSED TO OTHER PROPERTIES DURING CONSTRUCTION. IN THE EVENT OF DAMAGE TO ADJACENT PROPERTY, STRUCTURES, OR IMPROVEMENTS, THE CONTRACTOR SHALL REPAIR OR REPLACE SUCH DAMAGE TO THE PRECONSTRUCTION CONDITION AT THE CONTRACTOR'S EXPENSE.
10. CONTRACTORS AT THE SITE SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY FOR ALL ASPECTS OF WORK SHOWN HEREON.
11. ALL WORK AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN HEREON SHALL COMPLY WITH ALL REFERENCED STANDARDS, SPECIFICATIONS, AND PLAN NOTES.
12. ALL BUILDINGS ARE SHOWN AS A REFERENCE ONLY. ALL BUILDINGS SHALL BE LOCATED AND CONSTRUCTED PER THE ARCHITECTURAL DRAWINGS PREPARED BY OTHERS.
13. 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 SHALL BE REPAIRED OR REPLACED AT THE EXPENSE OF THE CONTRACTOR.
14. ANY AND ALL HAZARDS SHALL BE PROPERLY IDENTIFIED AND BARRICADED FROM ACCESS DURING ALL NON-CONSTRUCTION PERIODS. ALL EXCAVATIONS AND HAZARDOUS AREAS SHALL BE FENCED OFF OR OTHERWISE SECURED AS TO NOT PRESENT A HAZARD TO THE GENERAL PUBLIC, AT A MINIMUM AT THE END OF EACH WORKING DAY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOBSITE SAFETY.
15. UNLESS SPECIFIED OTHERWISE, ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT STANDARD SPECIFICATIONS, EXCEPT AS MODIFIED BY THESE PLANS.
16. PRIVATE EROSION & SEDIMENT CONTROL INSPECTIONS ARE REQUIRED IN ACCORDANCE WITH NPDES SCHEDULE AND REQUIREMENTS. AFTER INSPECTIONS, PROVIDE THE CITY OF LEE'S SUMMIT WITH REPORTS AND DOCUMENTATION.
17. A RIGHT-OF-WAY PERMIT IS REQUIRED FROM THE CITY OF LEE'S SUMMIT PUBLIC WORKS DEPARTMENT FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
18. WORKING HOURS SHALL BE FROM 7AM TO 7PM MONDAY THROUGH SATURDAY, WITH NO WORK ON SUNDAY WITHOUT PRIOR WRITTEN PERMISSION FROM THE CITY OF LEE'S SUMMIT.
19. CONTRACTOR SHALL PROVIDE ONE CHEMICALLY-TREATED PORTABLE TOILET FOR EVERY 20 EMPLOYEES ON THE JOB SITE.
20. FOLLOWING SUBSTANTIAL COMPLETION OF SITE/BUILDING IMPROVEMENTS, THE CONTRACTOR SHALL CONTACT THE ENGINEER TO PERFORM A CHECKLIST OF SITE IMPROVEMENTS PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.



#### SHEET INDEX

SITE	CIVIL
C001	COVER SHEET
C100	EROSION AND SEDIMENT CONTROL PLAN
C101	DETAILS

#### FEMA INFORMATION:

THE SITE IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS (SFHA) PER FEMA FIRM MAP 29095C0417G; EFFECTIVE DATE OF JANUARY 20, 2017. NO LETTERS OF MAP AMENDMENT OR REVISIONS ARE BEING PROPOSED.

#### DEVELOPER

TOWNSEND SUMMIT, LLC.  
230 SHILLING CIRCLE, SUITE 120  
HUNT VALLEY, MARYLAND 21031  
(303)-947-2044  
CONTACT: STEVE RICH

#### OIL & GAS WELLS

Per the Missouri Department of Natural Resources Well Database, there are no Active, Inactive or Capped Oil or Gas Wells Located on this Site.

#### UTILITIES

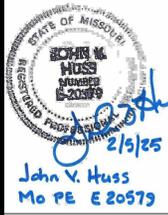
SANITARY & WATER	STORM WATER
CITY OF LEE'S SUMMIT JEFF THORN 1200 SE HAMBLIN STREET LEE'S SUMMIT, MO 64081 PHONE (816) 969-1900	CITY OF LEE'S SUMMIT 220 SE GREEN STREET LEE'S SUMMIT, MO 64063 PHONE (816) 969-1800
STREETS	AT&T
CITY OF LEE'S SUMMIT MICHAEL PARK 220 SE GREEN STREET LEE'S SUMMIT, MO 64063 PHONE (816) 969-1800	RONALD GIPPERT 500 E 8TH STREET KANSAS CITY, MO 64106 PHONE (816) 275-1550
EVERGY	MISSOURI GAS ENERGY
RON DEJARNETTE 1300 SE HAMBLIN ROAD LEE'S SUMMIT, MO 64081 PHONE (816) 347-4316	RICHARD FROCK 3025 SW CLOVER DRIVE LEE'S SUMMIT, MO 64082 PHONE (816) 472-3489

NO.	DATE	REVISIONS

LOT 1B SITE CLEAN UP  
1001 NW WARD RD  
LEE'S SUMMIT, MISSOURI 64086



SK JOB NUMBER: 24-190	CHECKED: JH	APPROVED:
DATE: 02-05-2025	DESIGNED: JH	DETAILED: JM



COVER SHEET

C001

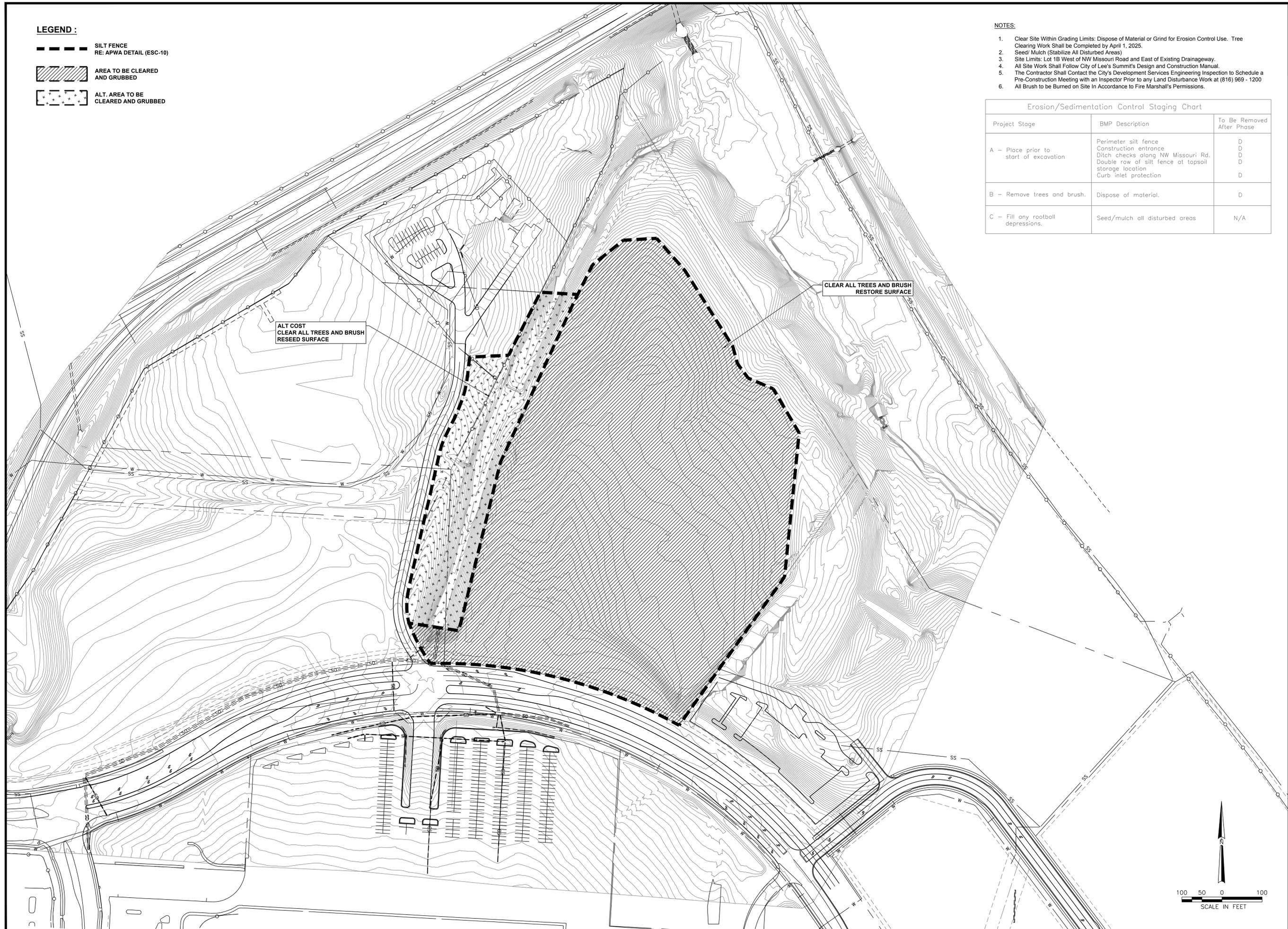
**LEGEND :**

-  SILT FENCE  
 RE: APWA DETAIL (ESC-10)
-  AREA TO BE CLEARED AND GRUBBED
-  ALT. AREA TO BE CLEARED AND GRUBBED

**NOTES:**

1. Clear Site Within Grading Limits: Dispose of Material or Grind for Erosion Control Use. Tree Clearing Work Shall be Completed by April 1, 2025.
2. Seed/ Mulch (Stabilize All Disturbed Areas)
3. Site Limits: Lot 1B West of NW Missouri Road and East of Existing Drainageway.
4. All Site Work Shall Follow City of Lee's Summit's Design and Construction Manual.
5. 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
6. All Brush to be Burned on Site in Accordance to Fire Marshall's Permissions.

Erosion/Sedimentation Control Staging Chart		
Project Stage	BMP Description	To Be Removed After Phase
A - Place prior to start of excavation	Perimeter silt fence	D
	Construction entrance	D
	Ditch checks along NW Missouri Rd.	D
	Double row of silt fence at topsoil storage location	D
	Curb inlet protection	D
B - Remove trees and brush.	Dispose of material.	D
C - Fill any rootball depressions.	Seed/mulch all disturbed areas	N/A



NO.	DATE	REVISIONS

**REVISIONS**

**LOT 1B SITE CLEAN UP**  
 1001 NW WARD RD  
 LEE'S SUMMIT, MISSOURI 64086



**SK Design Group, Inc.**  
 4600 College Blvd #100  
 Overland Park, KS 66211  
 Phone: 913-451-1818  
 Fax: 913-451-7599

SK JOB NUMBER: 24-190	CHECKED: JH	APPROVED:
DATE: 02-05-2025	DESIGNED: JH	DETAILED: JM



*John V. Huss*  
 Mo PE E 20579

**EROSION CONTROL PLAN**

**C100**

