

# PUBLIC WATER MAIN EXTENSION FOR TAKE 5 OIL CHANGE

RTE 291 @ SE LANGSFORD RD  
LEE'S SUMMIT, MISSOURI



VICINITY MAP  
N.T.S

- NOTE:
- THIS PROJECT IS TO BE CONSTRUCTED WITHIN THE JURISDICTIONAL BOUNDARIES OF THE CITY OF LEE'S SUMMIT, MO.
  - UNLESS OTHERWISE NOTED ALL IMPROVEMENTS SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT, MO STANDARD SPECIFICATIONS AND DRAWINGS.

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

Development Services Department  
Lee's Summit, Missouri

05/07/2025

## DEVELOPER

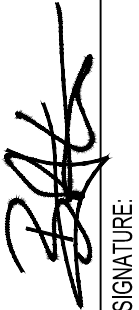
DRIVEN ASSETS, LLC  
2101 PEARL STREET  
BOULDER, CO 80302


PRSUBD20245695



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12/19/2024 REVISED PER CITY	KRG

**HIGH TIDE**  
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434 N. COLUMBIA ST, SUITE 200A  
COVINGTON, LA 70433  
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SIGNATURE  
DECEMBER 19, 2024  
DATE

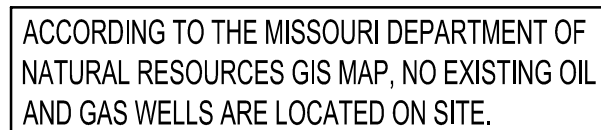
  
B. SHANE GUIN  
NUMBER  
202100076  
STATE OF MISSOURI  
PROFESSIONAL ENGINEER

STAMP

PUBLIC WATER MAIN EXTENSION FOR TAKE 5 OIL CHANGE  
LEE'S SUMMIT, MISSOURI

FOR DRIVEN ASSETS, LLC  
2101 PEARL STREET  
BOULDER, CO 80302

DRAWN KRG
CHECKED RCG
ISSUED DATE 10/24/2024
ISSUED FOR PERMITTING
PROJECT NO. 22-218
FILE 22-218 C-5 Offsite Utility Plan
SHEET CO



SEDIMENTATION/SILT FENCE WITH WIRE SUPPORT  
N.T.S.

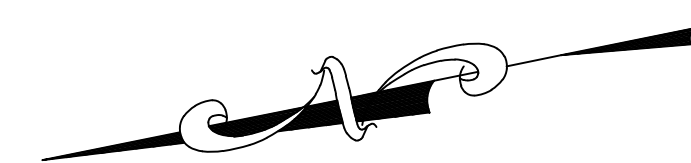
1. SEDIMENT AND EROSION CONTROL FACILITIES AND STORM DRAINAGE FACILITIES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.
2. CONTRACTOR SHALL MAINTAIN EROSION CONTROL FACILITIES DURING THE ENTIRE CONSTRUCTION PERIOD. FACILITIES ARE TO BE REMOVED UNTIL COMPLETION OF THE PROJECT.
3. ADDITIONAL EROSION CONTROL BMP'S MAY BE REQUIRED AS DEEMED NECESSARY BY GOVERNING AUTHORITIES.
4. SILT FENCES SHALL BE CLEANED OR REPLACED WHEN SILT BUILDS UP TO  $\frac{1}{2}$  THE HEIGHT OF THE FENCE.
5. EROSION CONTROL MEASURES ARE TO BE INSPECTED WEEKLY AND AFTER EACH RAINFALL AND REPAIRED AS NECESSARY.
6. ALL GRADED AREAS SHALL BE STABILIZED WITH A PERMANENT FAST GROWING COVER AND/OR MULCH UPON COMPLETION OF GRADING OPERATIONS. COMPLETION OF GRADING OPERATIONS DOES NOT MEAN AT THE END OF THE PROJECT. AS SOON AS FINAL GRADES ARE ESTABLISHED IN AN UNPAVED AREA, THE CONTRACTOR SHALL STABILIZE WITH A TEMPORARY GRASS OR PERMANENT SOIL. IF A TEMPORARY GRASS IS APPLIED, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO APPLY A PERMANENT SEED OR SOIL AT THE PROPER TIME OF YEAR.
7. FLIP SLOPES SHOULD BE PLANTED AS SOON AS AN AREA OF THE SITE IS BROUGHT TO FINAL GRADE. SURFACE RUNOFF SHALL BE INTERCEPTED AT THE TOP OF TEMPORARY AND PERMANENT SLOPES DURING CONSTRUCTION SO THAT WATER IS NOT ALLOWED TO FLOW OVER THE SLOPE FACE.
8. THE GENERAL CONTRACTOR AND THE GRADING CONTRACTOR SHALL REVIEW THEIR GRADING SEQUENCE TO INSURE THAT THE LEAST AMOUNT OF LAND POSSIBLE AT ANY ONE TIME IS DISTURBED WITHOUT PERMANENT STABILIZATION.
9. CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION ENTRANCES PRIOR TO ANY EARTHWORK OPERATIONS.
10. CONTRACTOR SHALL MAINTAIN SILT FENCE FOR THE DURATION OF THE PROJECT UNTIL ACCEPTED BY THE OWNER AT NO EXPENSE TO OWNER.
11. CONTRACTOR SHALL INSPECT ON A DAILY BASIS FOR NEEDED REMOVAL OF ANY ACCUMULATED SILTS, DEBRIS, OR REPAIR OF DAMAGED SILT FENCE AT NO ADDITIONAL EXPENSE TO OWNER.
12. PRIOR TO CONSTRUCTION, THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN HEREON SHALL BE IN PLACE. CLEARING AND GRUBBING OPERATIONS WILL BE ENGAGED IN ONLY AS NECESSARY TO ALLOW THE PLACEMENT OF EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN HEREON UNTIL ALL SUCH MEASURES ARE IN PLACE.
13. THE CONTRACTOR SHALL OBTAIN AND COMPLY WITH ALL MISSOURI DEPT. OF NATURAL RESOURCES/DPNR'S STORM WATER GENERAL PERMIT REQUIREMENTS THROUGHOUT THE DURATION OF THE CONSTRUCTION.
14. CONTRACTOR SHALL UPDATE MAP AS NEEDED DURING CONSTRUCTION TO INDICATE LOCATIONS OF PORTABLE TOILETS, MATERIAL STORAGE AREAS, CONCRETE WASHOUTS, ETC. AND TO DOCUMENT BMP INSTALLATION AND CHANGES.

ALL MEASURES STATED ON THIS SITE MAP 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 & SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, & REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES & BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETEIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, & RESEED AS NEEDED.
3. 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.
4. THE CONSTRUCTION ENTRANCE / EXIT 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.
5. TEMPORARY PARKING & STORAGE AREA PROVIDED BY CONTRACTOR SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING & STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND. PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. ANY DEBRIS &/OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.

—SF— TEMPORARY SILT FENCE

REFER TO SURVEY SHEETS FOR  
LEGEND OF EXISTING FEATURES

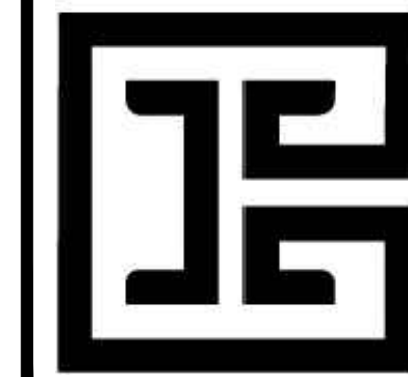


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REVISION	BY

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SIGNATURE: 

DECEMBER 19, 2024

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FOR DRIVEN ASSETS, LLC  
27101 PEARL STREET  
BOULDER, CO 80302

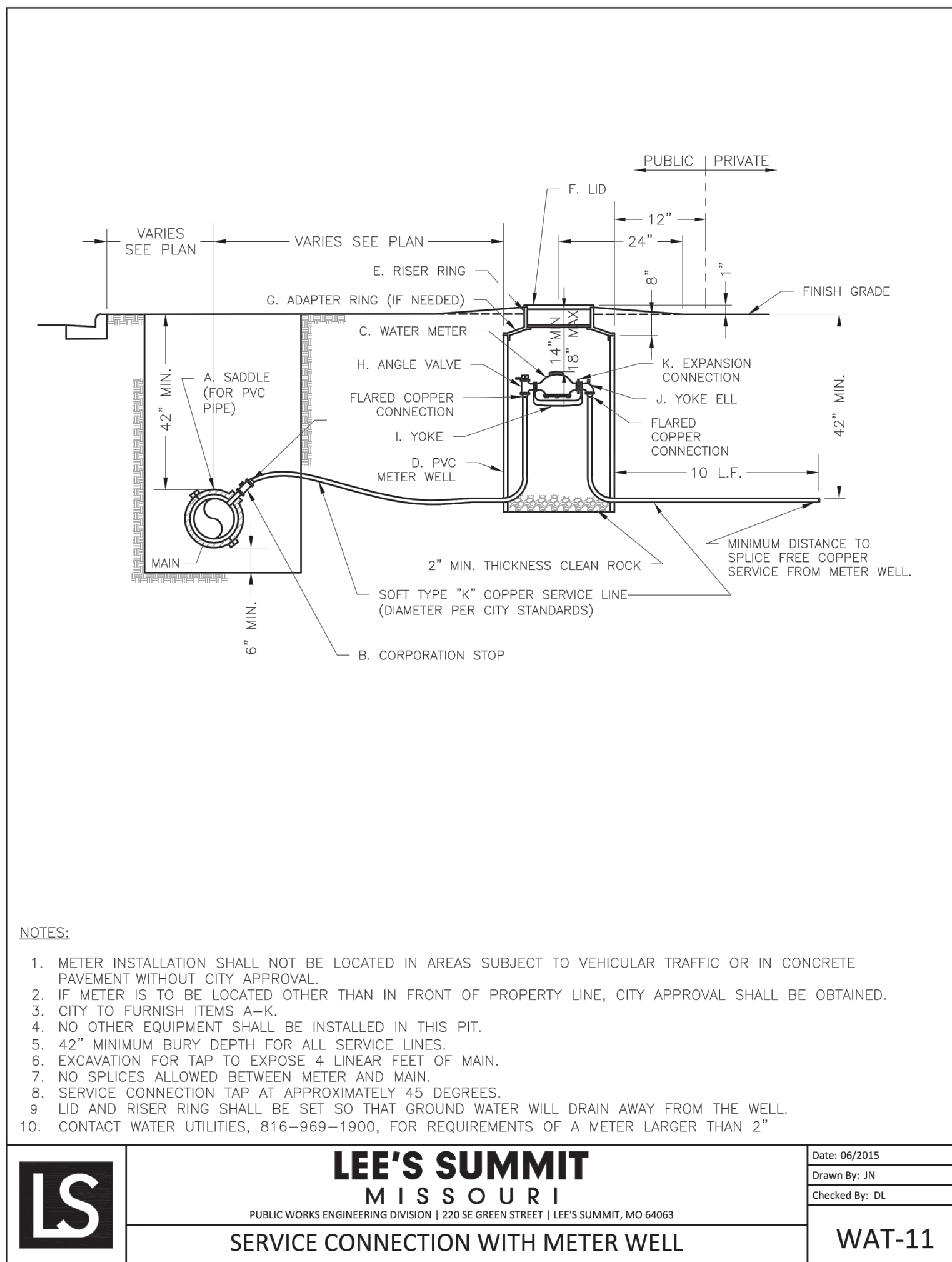
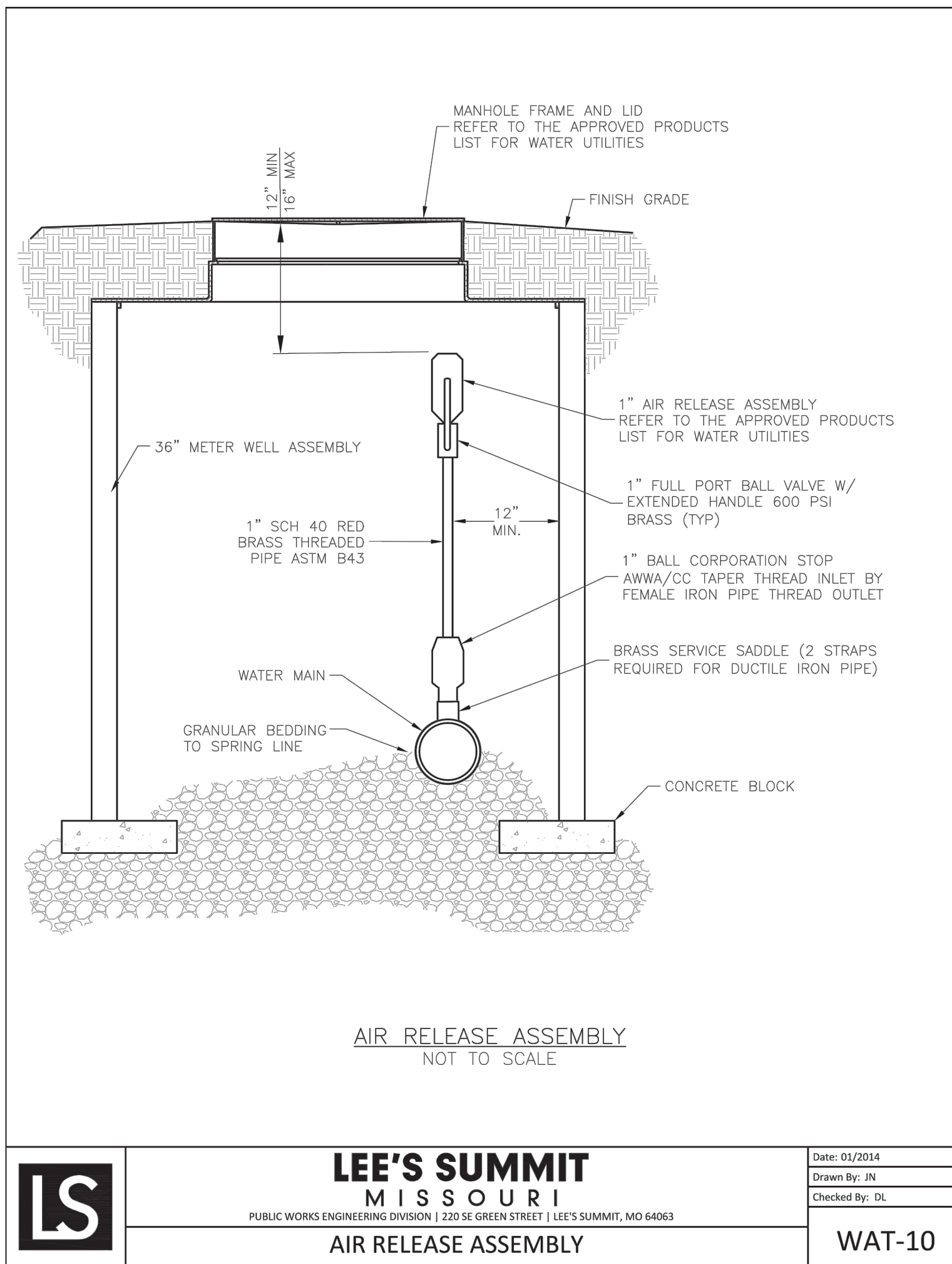
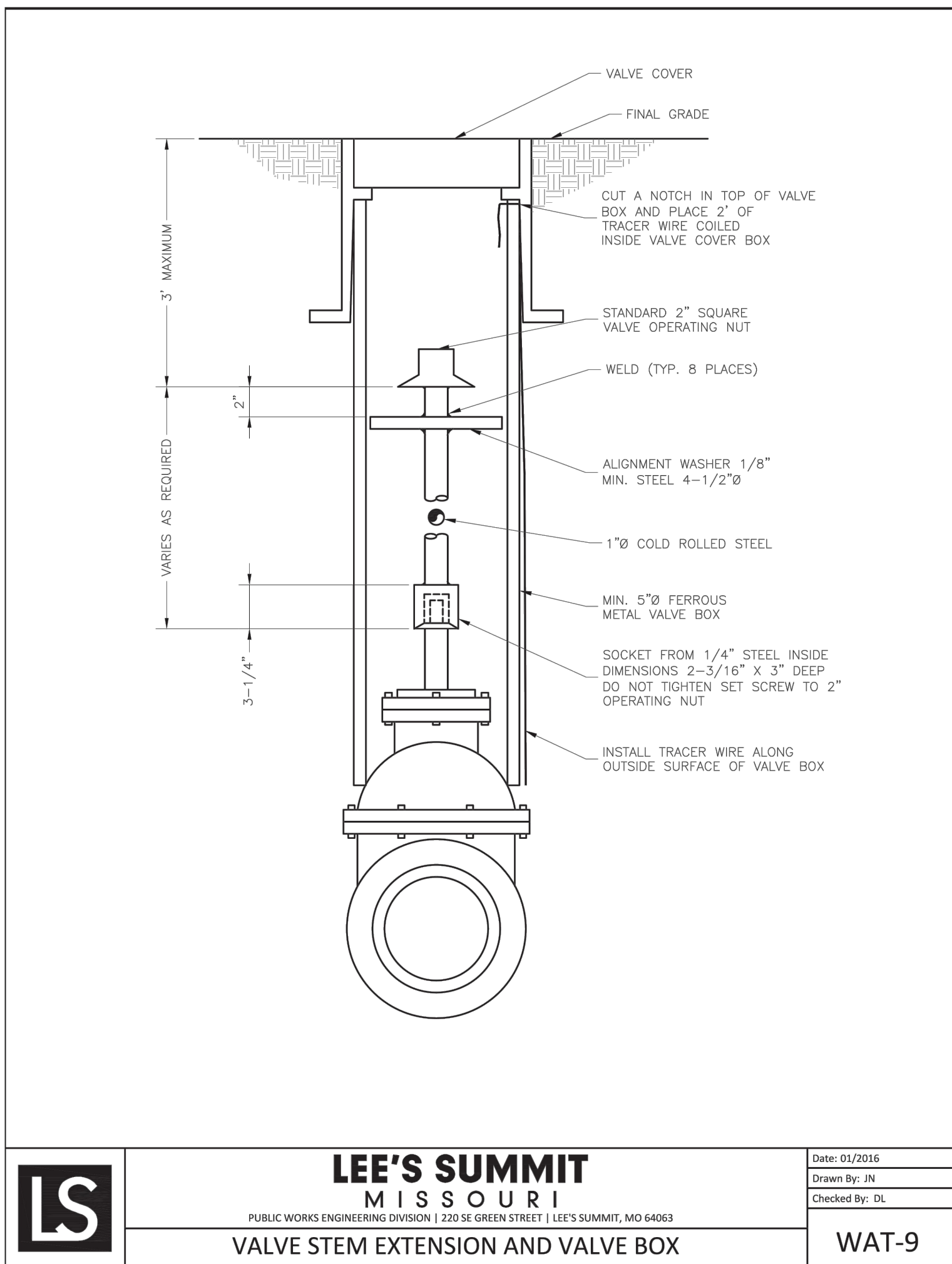
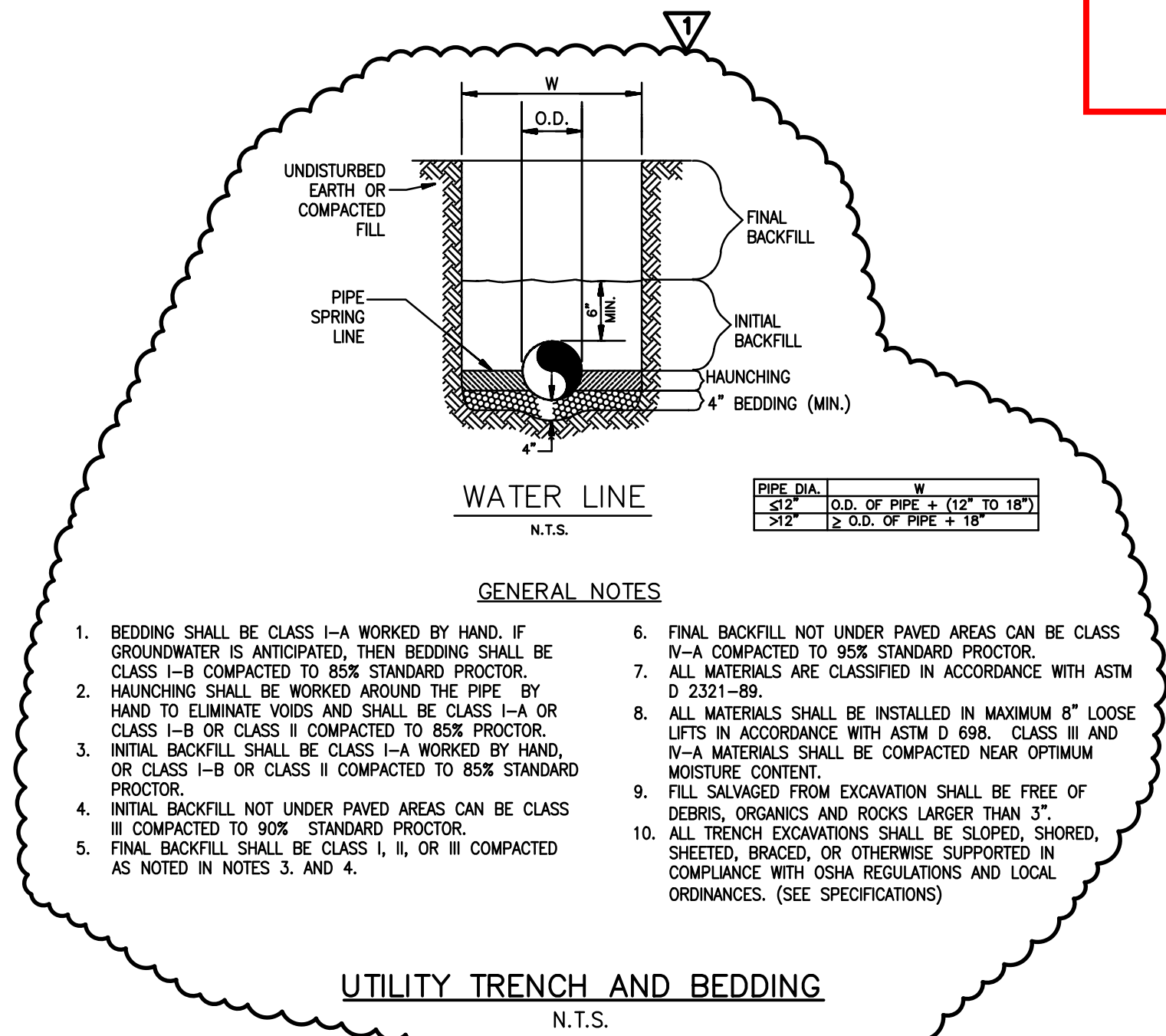
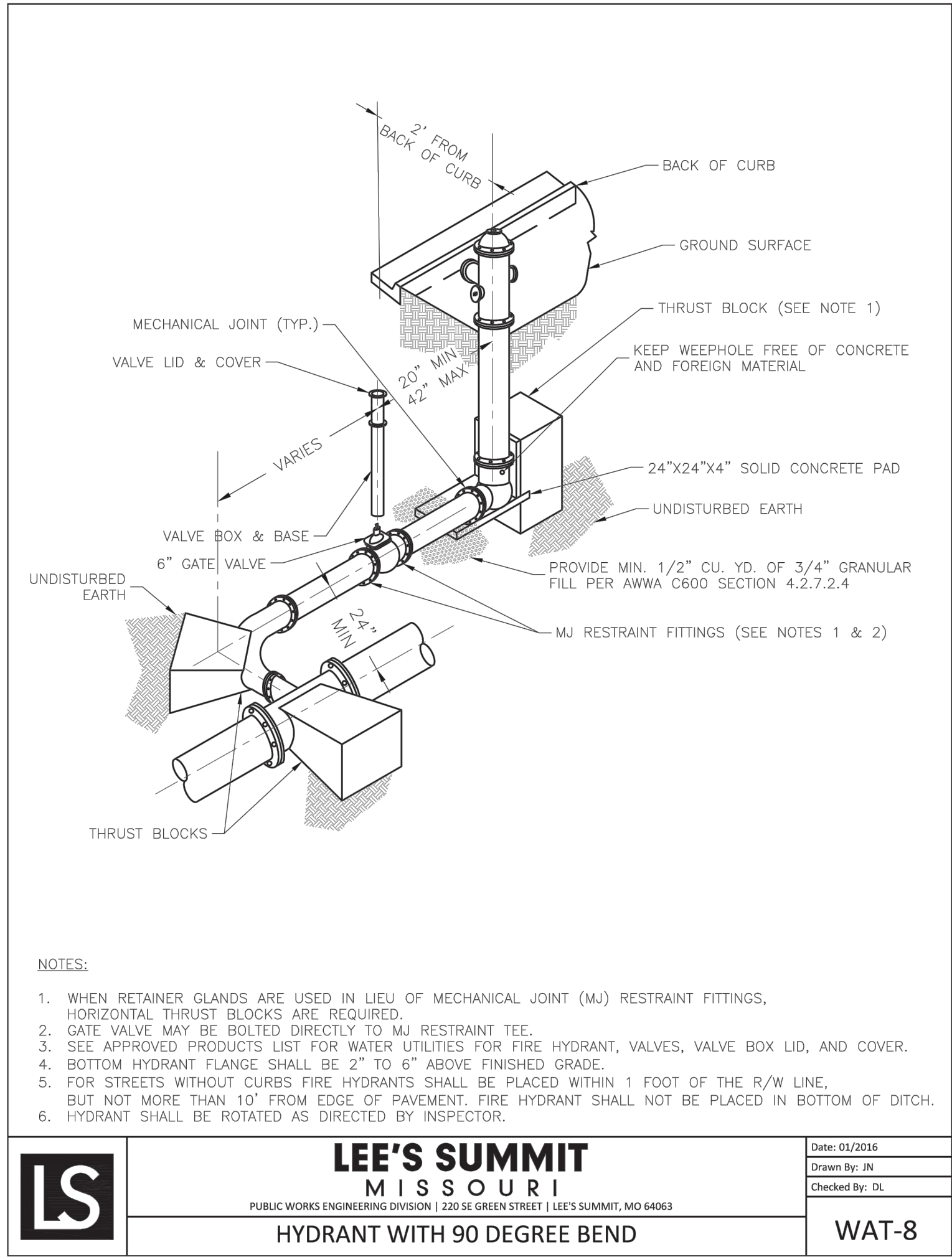
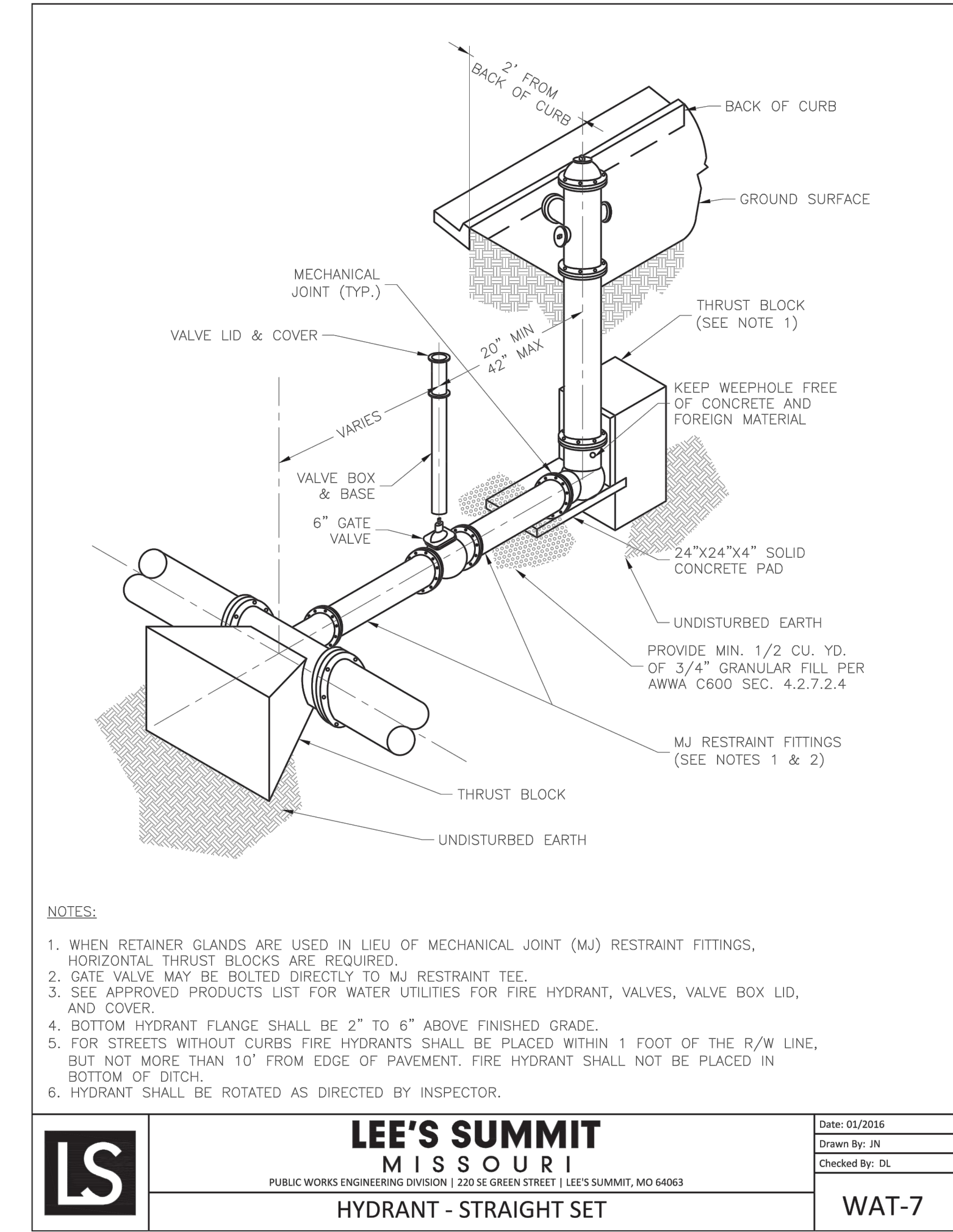
DRAWN KRG
CHECKED RCG
ISSUED DATE 12/19/2024
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PROJECT NO. 22-218
FILE

22-218 ES-1.1 Offsite Erosion Control Plan

SHEET  
ES-1.1

SHEET

C-4.1



## OFFSITE WATER DETAILS

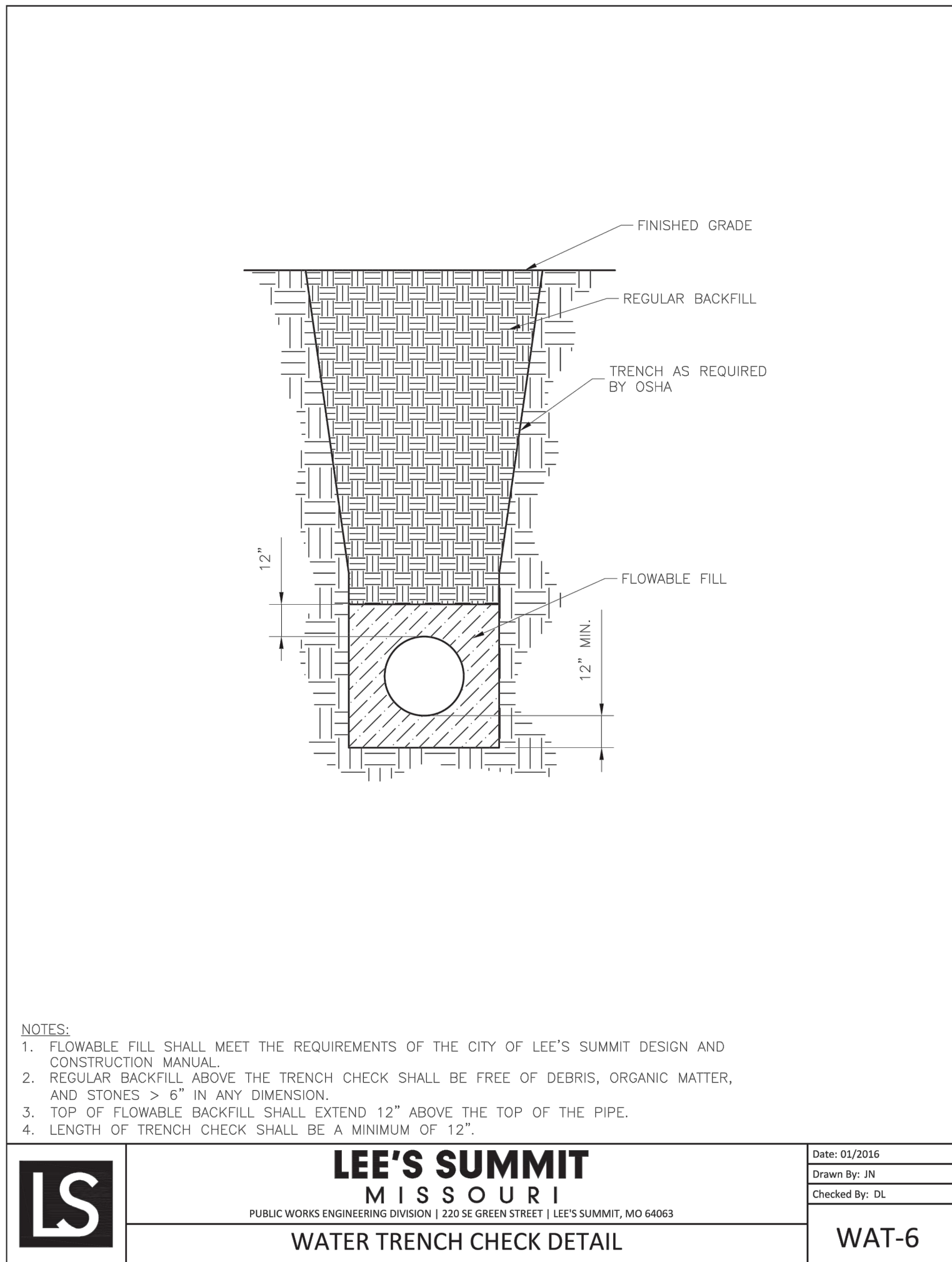
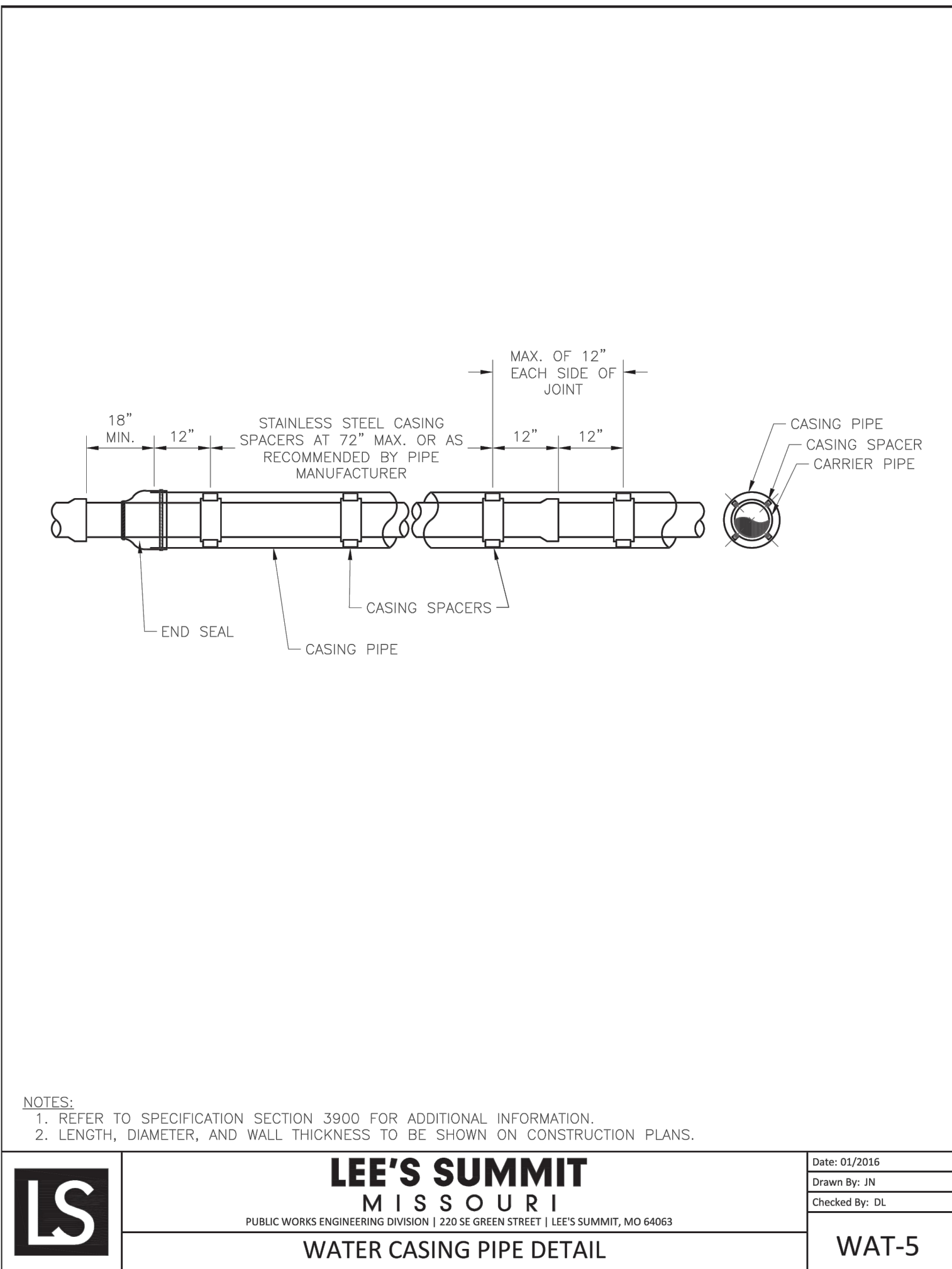
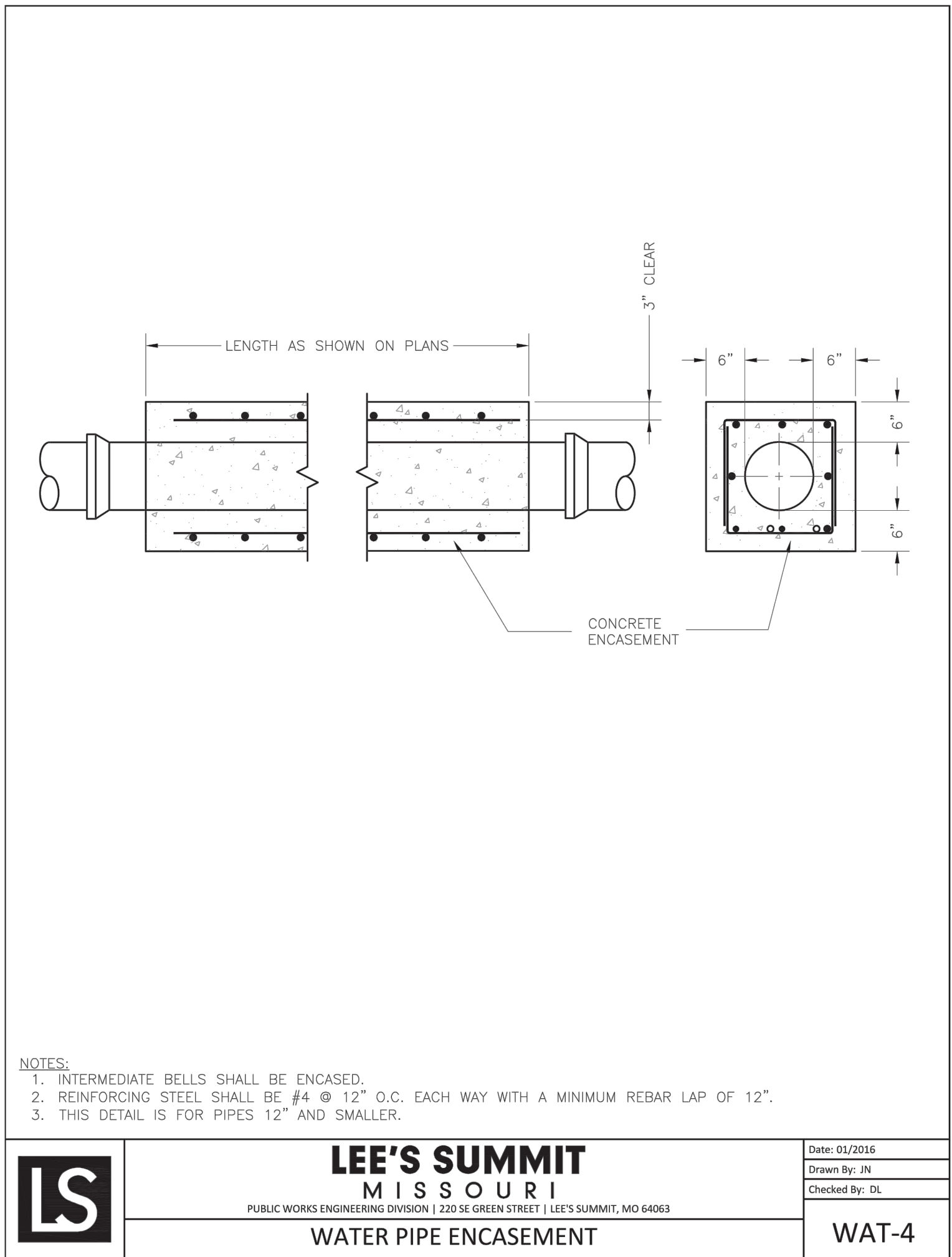
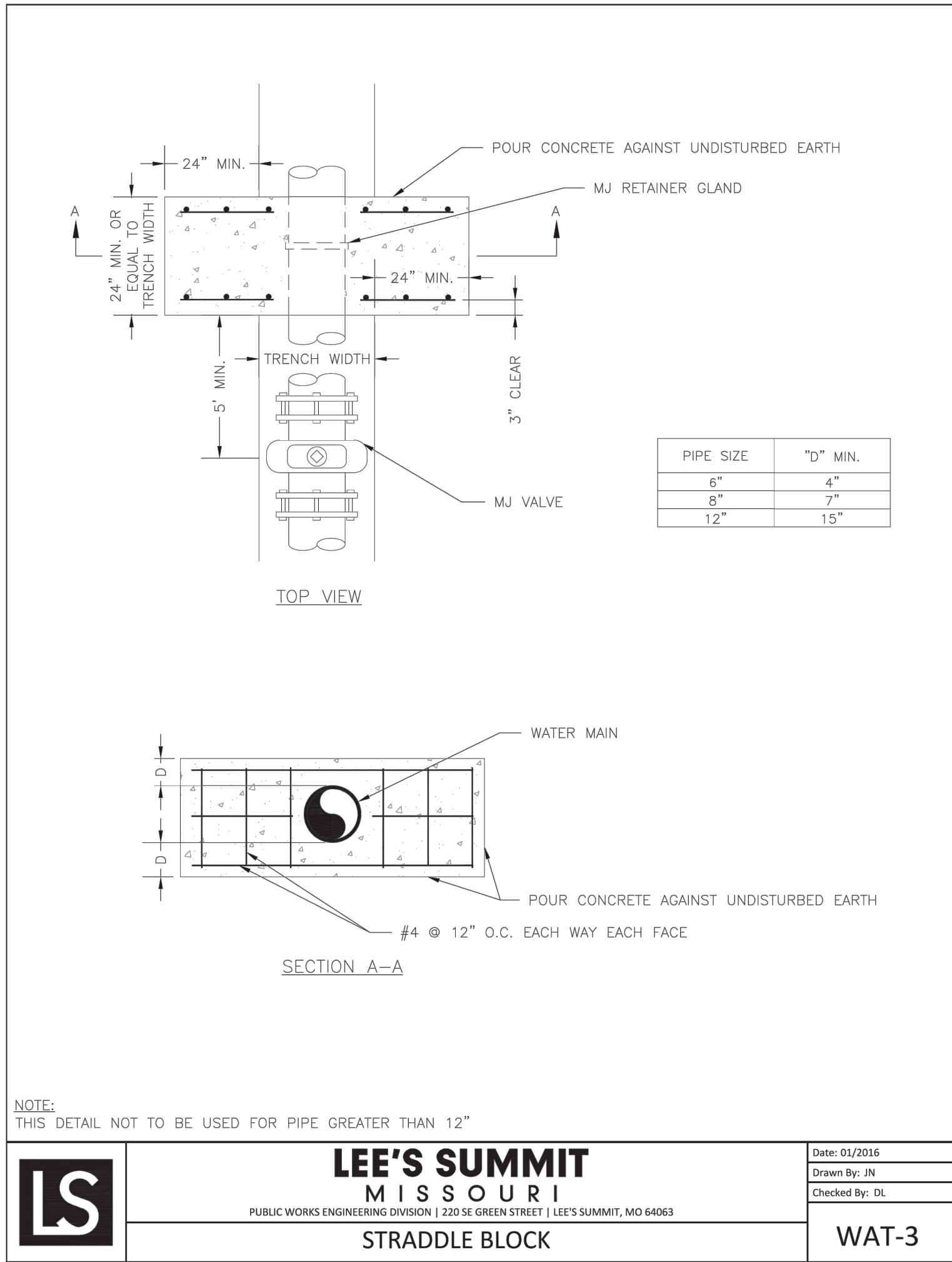
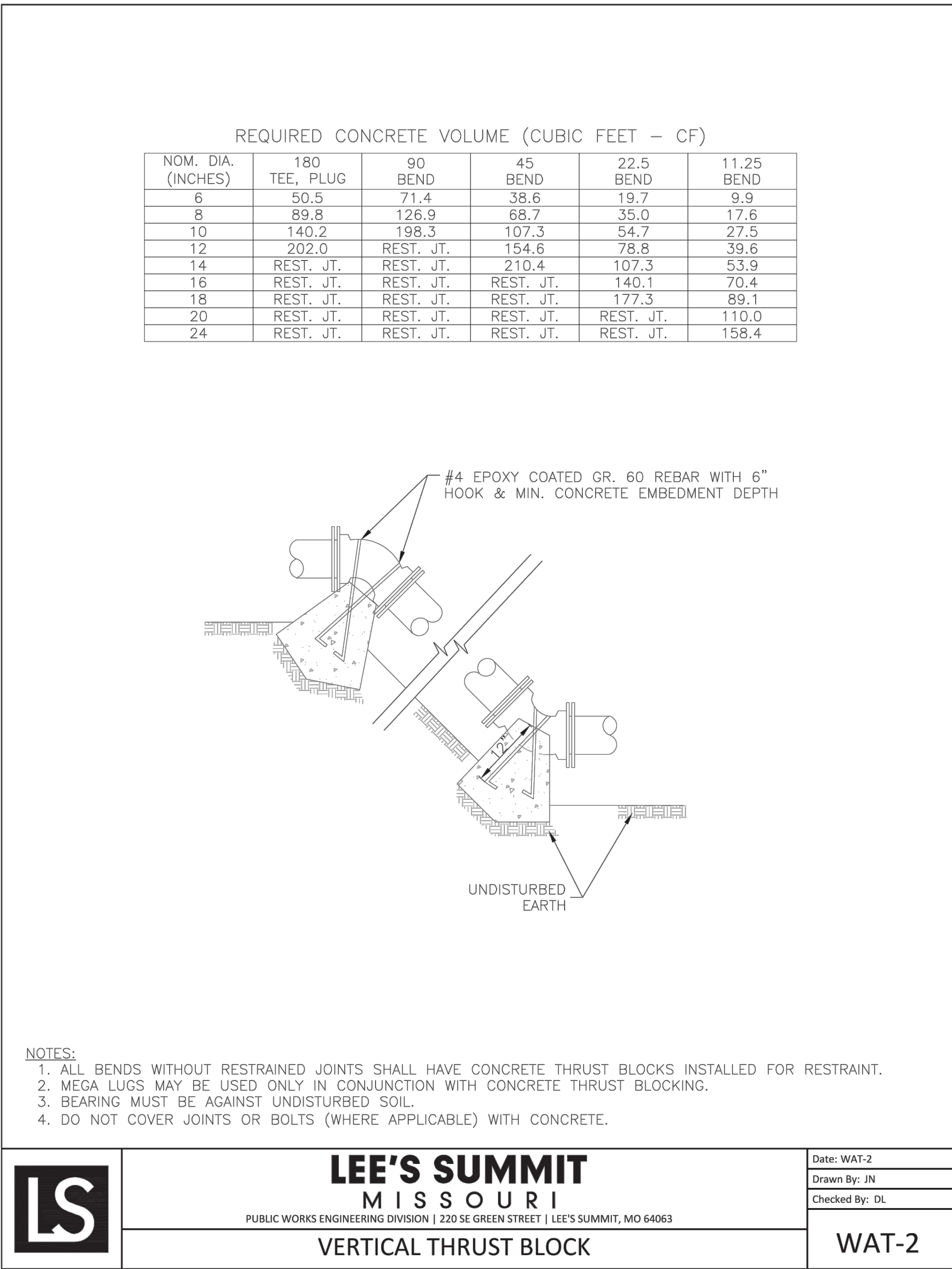
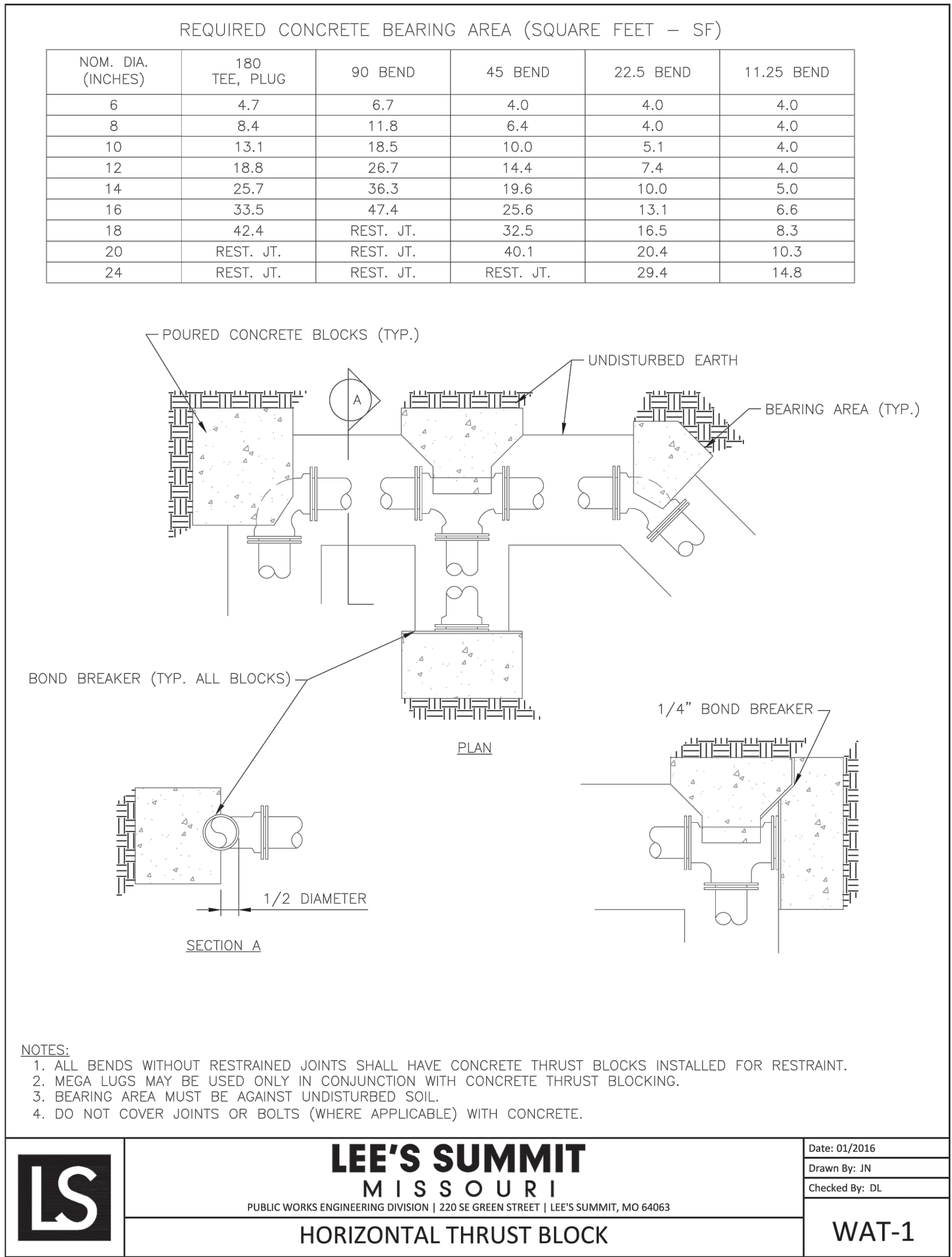
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Signature: [Signature]  
DATE: DECEMBER 19, 2024  
Professional Engineer Stamp: B. SHANE, GUN NUMBER 202100076, STATE OF MISSOURI, PROFESSIONAL ENGINEER

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FOR DRIVEN ASSETS, LLC  
2101 PEARL STREET  
BOULDER, CO 80302

DRAWN: KRG  
CHECKED: RCG  
ISSUED DATE: 11/09/22  
ISSUED FOR PERMITTING  
PROJECT NO.: 22-218  
FILE: 22-218 C-5 Offsite Utility Plan  
SHEET: C-4.2



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As Noted on Plan Review

Development Services Department  
Lee's Summit, Missouri

05/07/2025

OFFSITE WATER  
DETAILS

REVISION	BY

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DATE

OCTOBER 24, 2024

STATE OF MISSOURI

B. SHANE GUIN

NUMBER

FE - 202100076

ENGINEER

PROPOSED TAKE 5  
LEE'S SUMMIT, MISSOURI

FOR DRIVEN ASSETS, LLC  
2101 PEARL STREET  
BOULDER, CO 80302

DRAWN  
KRG

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ISSUED DATE  
11/XX/22

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22-218 C-5 Offsite Utility Plan