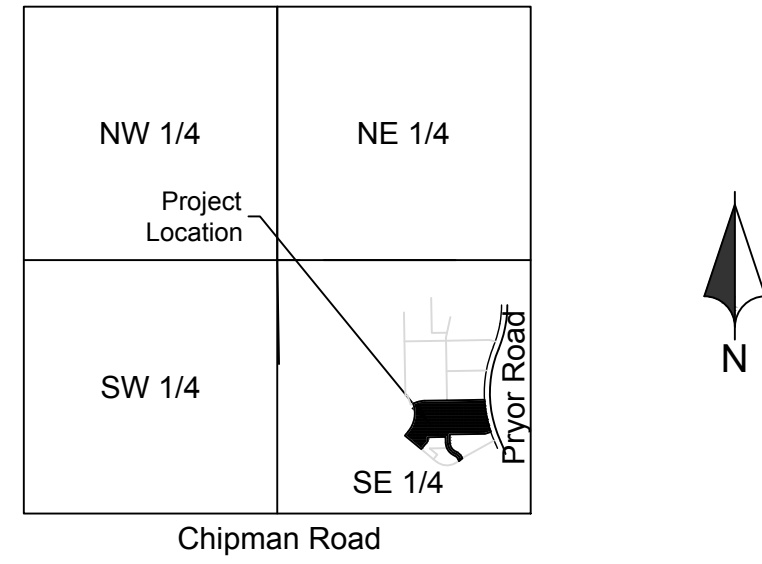


Final Development Plans For McKeever's Market & Eatery #950 Lee's Summit, Jackson County, Missouri

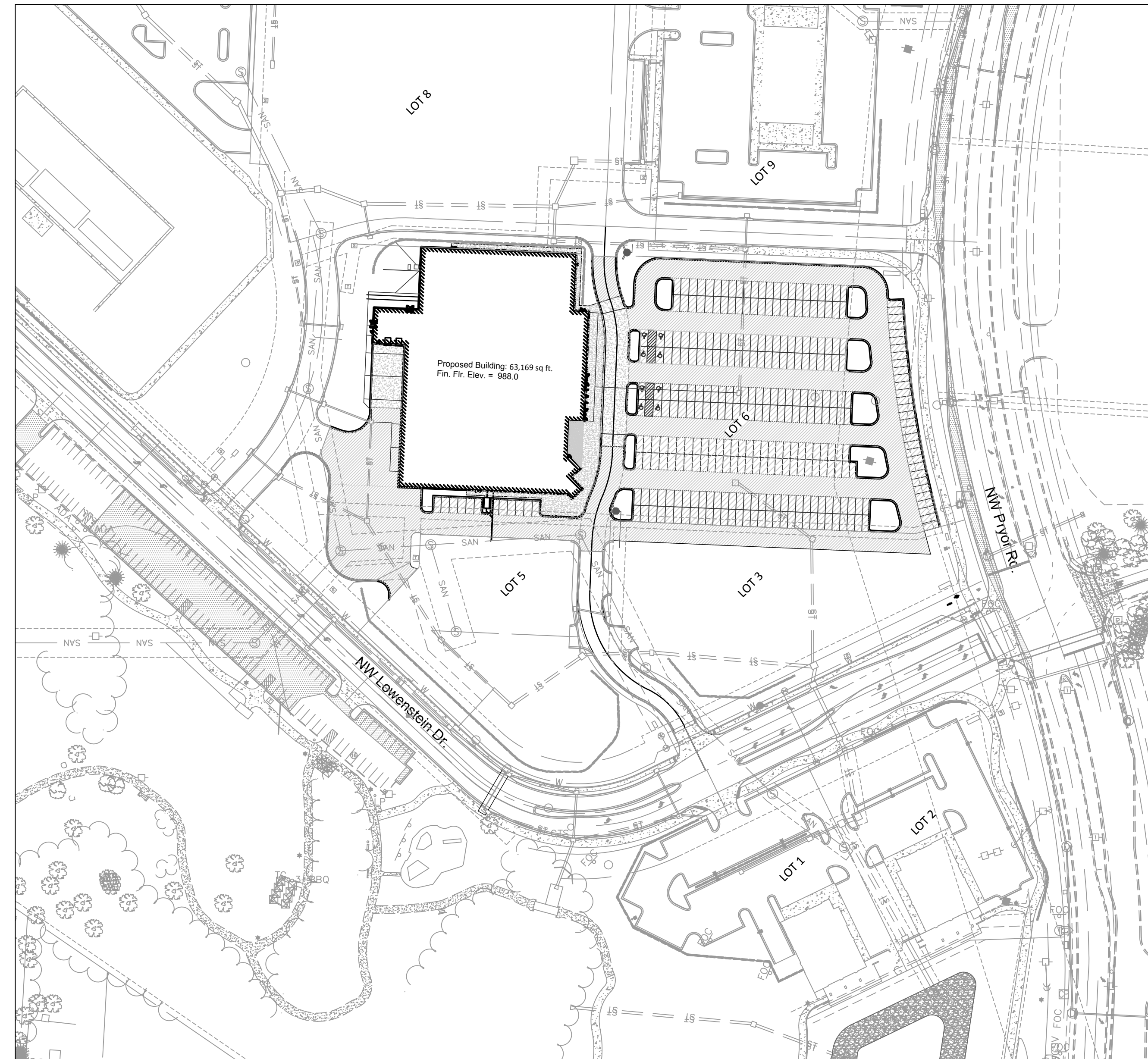
DEVELOPER/APPLICANT
Super Market Developers, Inc.
Attn: Joel Riggs
5000 Kansas Avenue
Kansas City, Kansas 66106

INDEX OF SHEETS	
Sheet Number	Sheet Title
C01	Title Sheet
C02	General Layout
C03	Existing Conditions
C04	Site Plan
C05	Grading Plan
C06	Grading Details
C07	Site Utility Plan
C08	Drainage Area Map
C09	Drainage Calc
C10	Erosion Control Stage A
C11	Erosion Control Stage B
C12	Erosion Control Stage C
L01- L02	Landscape Plans

CONSULTANT
Renaissance Infrastructure Consulting
Dustin Burton, P.E.
1815 McGee Street, Suite 200
Kansas City, MO 64108



LOCATION MAP
SECTION 35-48-32
Scale 1" = 200'



GENERAL NOTES

All construction shall be in accordance with the current City of Lee's Summit "Design and Construction Manual" as adopted by Ordinance 5813. Where discrepancies exist between the Preliminary Development Plan and the Design and Construction Manual, the Design and Construction Manual shall govern.

- The Contractor shall be responsible for obtaining insurance and securing all bonds, as required by the Contract Documents, the City of Lee's Summit, Mo., and all other governing agencies (including local, county, state, and federal authorities) having jurisdiction over the work proposed by these Construction Documents. The cost for all bonds, and insurance shall be the contractor's responsibility and shall be included in the bid for the work.
- All existing utilities indicated on the drawings are according to the best information available to the engineer; however, all utilities actually existing may not be shown. The contractor shall be responsible for contacting all utility companies for an exact field location of each utility prior to any construction. All utilities, shown and not shown, damaged through the negligence of the contractor shall be repaired or replaced by the contractor at his/her expense.
- The contractor shall be responsible for all damages to existing utilities, pavement, fences, structures, and other features caused by construction activities not designated for removal. The contractor shall repair all damages at his/her expense.
- The demolition of existing pavement, curbs, structures, and all other features necessary to construct the proposed improvements, shall be performed by the contractor. All waste material removed during construction shall be disposed off the project site. The contractor shall be responsible for all permits for hauling and disposing of waste material. The disposal of waste material shall be in accordance with all local, state, and federal regulations.
- By use of these construction documents the contractor hereby agrees that he shall be solely responsible for the safety of the construction workers and the public. The contractor agrees to hold the engineer and owner harmless for any and all injuries, claims, losses, or damages related to the project.
- The contractor shall be responsible for providing all signage, barricades, lighting, etc., as required for temporary traffic control during the construction of this project. Maintenance of the temporary traffic control devices will be the contractor's responsibility. All traffic control in conjunction with construction in the right-of-way shall be in conformance with the City Traffic Control Requirements.
- Contractor shall furnish evidence that his/her insurance meets the requirements of the City of Lee's Summit, Missouri Municipal Code.
- Prior to installing, constructing, or performing any work on the public storm sewer line (including connecting private drainage systems to the storm sewer), contact the City of Lee's Summit Public Works Inspections.
- Connections to the public storm sewers between structures shall not be permitted.
- Contractor shall verify and accept existing topography shown herein. Contractor shall notify Engineer of any discrepancies found prior to any earthwork activities.
- Planning and Codes Administration require retaining wall design by a registered engineer in the State of Missouri.
- Geogrid, footings, or other elements of the retaining wall(s) shall not encroach into the right of way or public easements.
- A Knox Box shall be provided for Each Building.
- All building and life safety issues shall comply with the 2012 International Fire Code and local amendments as adopted by the City of Lee's Summit.

UTILITIES

WATER & SANITARY SEWER
City of Lee's Summit Water Utilities
220 SE Green St
Lee's Summit, MO
Phone: 816.969.1900

TELEPHONE
AT&T
Phone: 800.288.2020

Time Warner Cable
Phone: 816.222.5952

ELECTRICITY
Kansas City Power and Light
Phone: 816.471.5275

CABLE TV
Comcast
Phone: 816.795.1100

GAS
Missouri Gas Energy
PO Box 219255
Kansas City, Missouri 64141
Phone: 816.756.5252

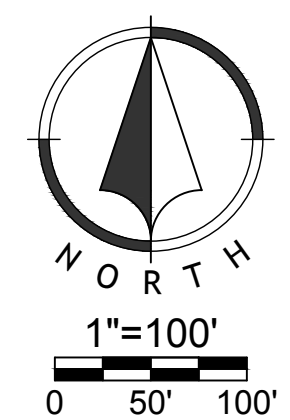
Time Warner Cable
Phone: 816.358.8833

Oil / Gas Well Note:
There is no visible evidence, this date, of abandoned oil or gas wells located within the property boundary, as identified in "Environmental Impact Study of Abandoned Oil and Gas Wells in Lee's Summit, Missouri."

Flood Plain Note
We have reviewed the F.E.M.A. Flood Insurance Rate Map Number 29095C0417G, revised January 20, 2017, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.

LEGEND

	Existing Section Line		Proposed Right-of-Way
	Existing Right-of-Way Line		Proposed Property Line
	Existing Lot Line		Proposed Lot Line
	Existing Easement Line		Proposed Easement
	Existing Curb & Gutter		Proposed Curb & Gutter
	Existing Sidewalk		Proposed Sidewalk
	Existing Storm Sewer		Proposed Storm Sewer
	Existing Storm Structure		Proposed Storm Structure
	Existing Waterline		Proposed Fire Hydrant
	Existing Gas Main		Proposed Waterline
	Existing Sanitary Sewer		Proposed Sanitary Sewer
	Existing Sanitary Manhole		Proposed Sanitary Manhole
	Existing Contour Major		Proposed Contour Major
	Existing Contour Minor		Proposed Contour Minor
			Future Curb and Gutter



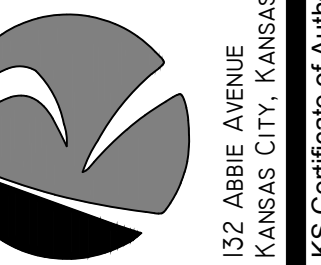
Final Development Plans

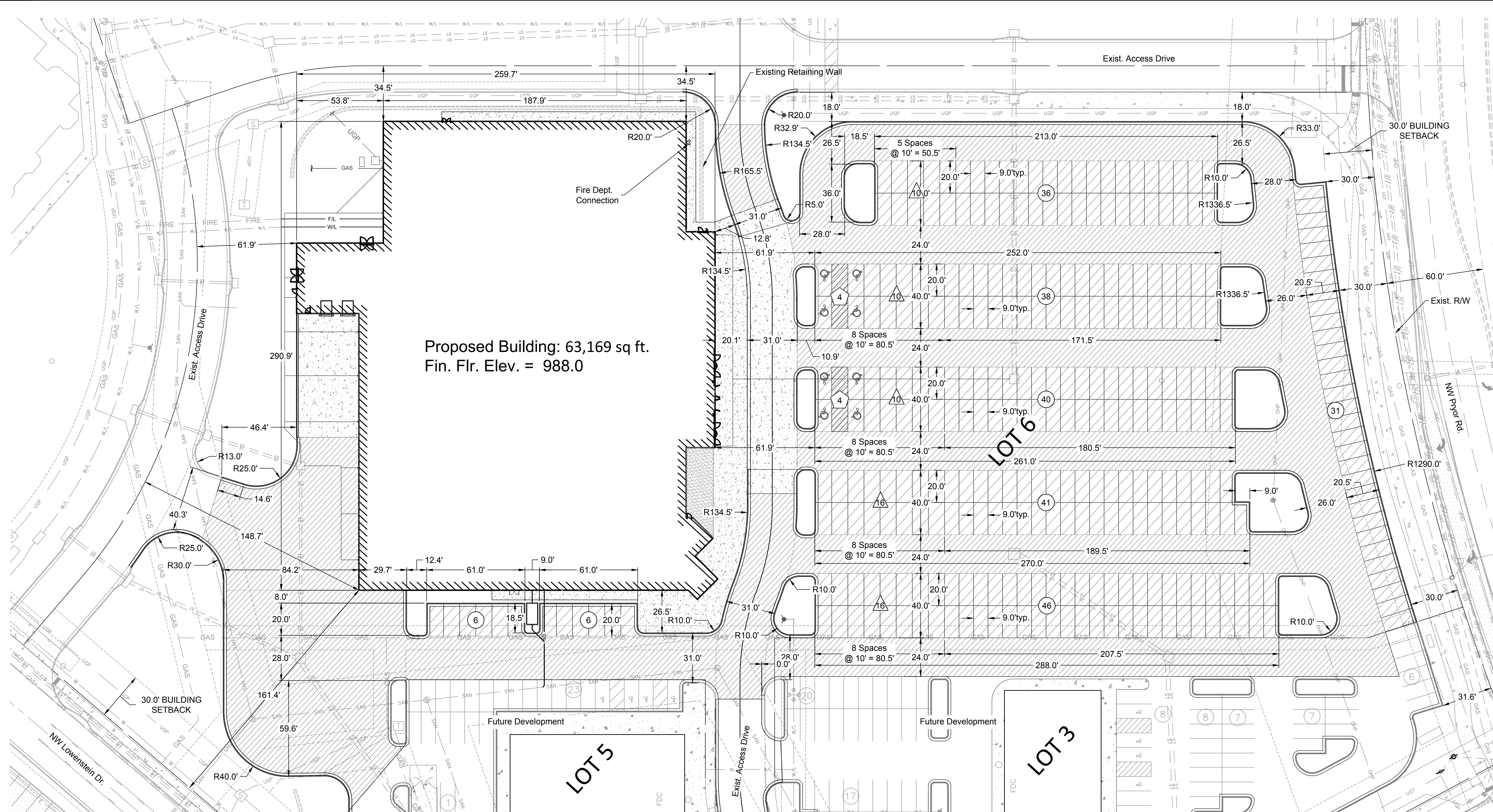
18-0281
McKeever's Market & Eatery #950
Lee's Summit, Jackson, Missouri

Title Sheet

NO.	BY	DATE	REVISION

Renaissance Infrastructure Consulting
913.317.9500
WWW.RIC-CONSULT.COM

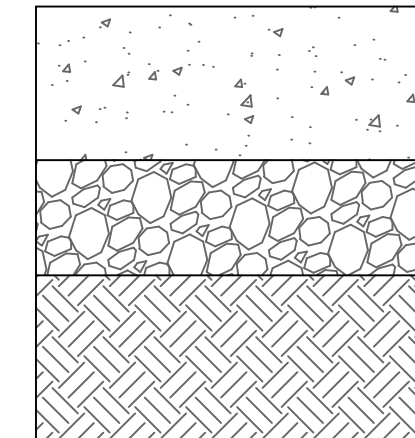




Proposed Building: 63,169 sq ft.
Fin. Flr. Elev. = 988.0

Pavement Section Details

PC Concrete Pavement

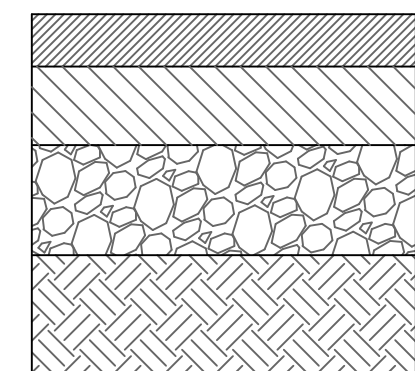


7" PC Concrete Pavement
(4000 PSI, Air Entrained)
KCMMB 4K

4" Compacted Agg.
MODOT TYPE 5

8" Compacted Subgrade
(95% Std. Proctor Treated
with Lime or Class "C"
Flyash)

Heavy Duty Asphalt Pavement



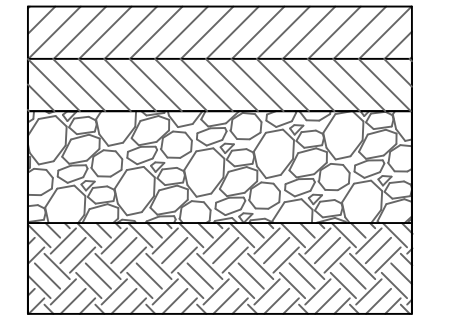
2" AC Surface Course (APWA 3-01)

4" AC Base Course (APWA 1-01)

6" Compacted Agg.
MODOT TYPE 5

6" Compacted Subgrade (95% Std. Proctor
Treated with Lime or Class "C" Flyash)

Light Duty Asphalt Pavement



2" AC Surface Course (APWA 3-01)

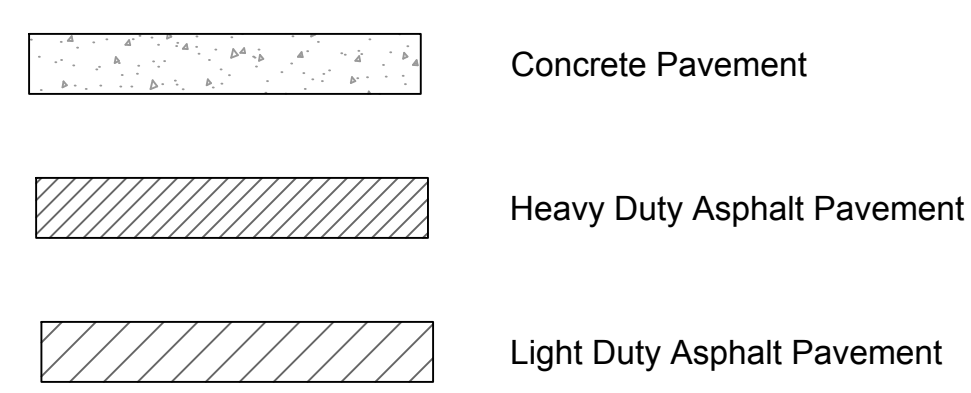
2" AC Base Course (APWA 1-01)

6" Compacted Agg.
MODOT TYPE 5

6" Compacted Subgrade (95% Std. Proctor
Treated with Lime or Class "C" Flyash)

Pavement Sections are based on information from
a Geotechnical Report, Dated 06/15/2018
Prepared By Cook, Flatt & Strobel Engineers, P.A.

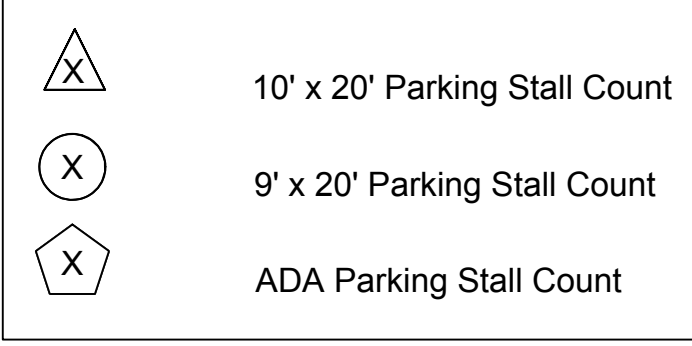
Pavement Legend



Curb Legend



Parking Count Legend:



Parking Required

253 Stalls
Parking Provided

62 10' Stalls
244 9' Stalls
8 10' ADA Stalls

314 Total Stalls Provided

SITE DATA TABLE

FAR :	(63169 / 311668) = 20.3%
Lot Area (sf):	311,668 sf
Lot Area (ac):	7.15 ac
Building Area:	63,169 sf
Paved Area:	186,285 sf
Impervious Area:	249,454 sf (80%)
Pervious Area:	62,214 sf (20%)

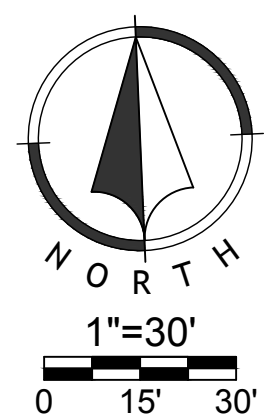
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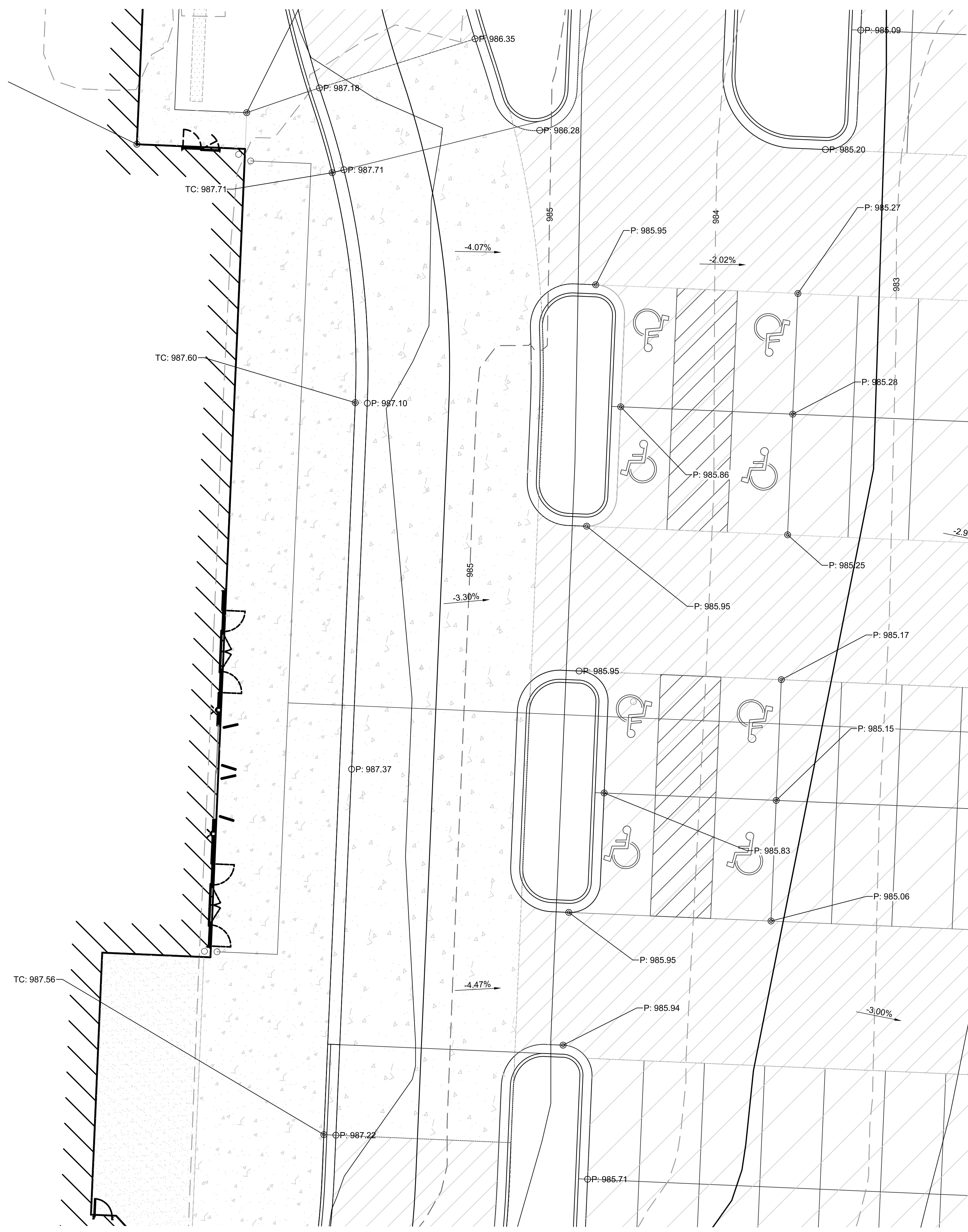
Renaissance Infrastructure Consulting

913.317.9500
132 ABBIE AVENUE
KANSAS CITY, KANSAS 66103
WWW.RIC-CONSULT.COM

KS Certificate of Authority: E-1814

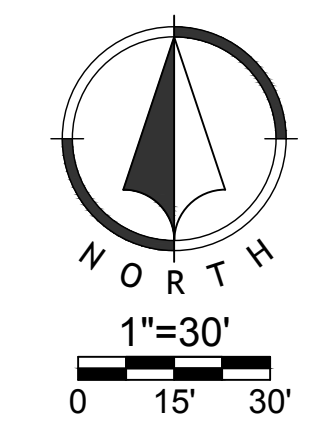


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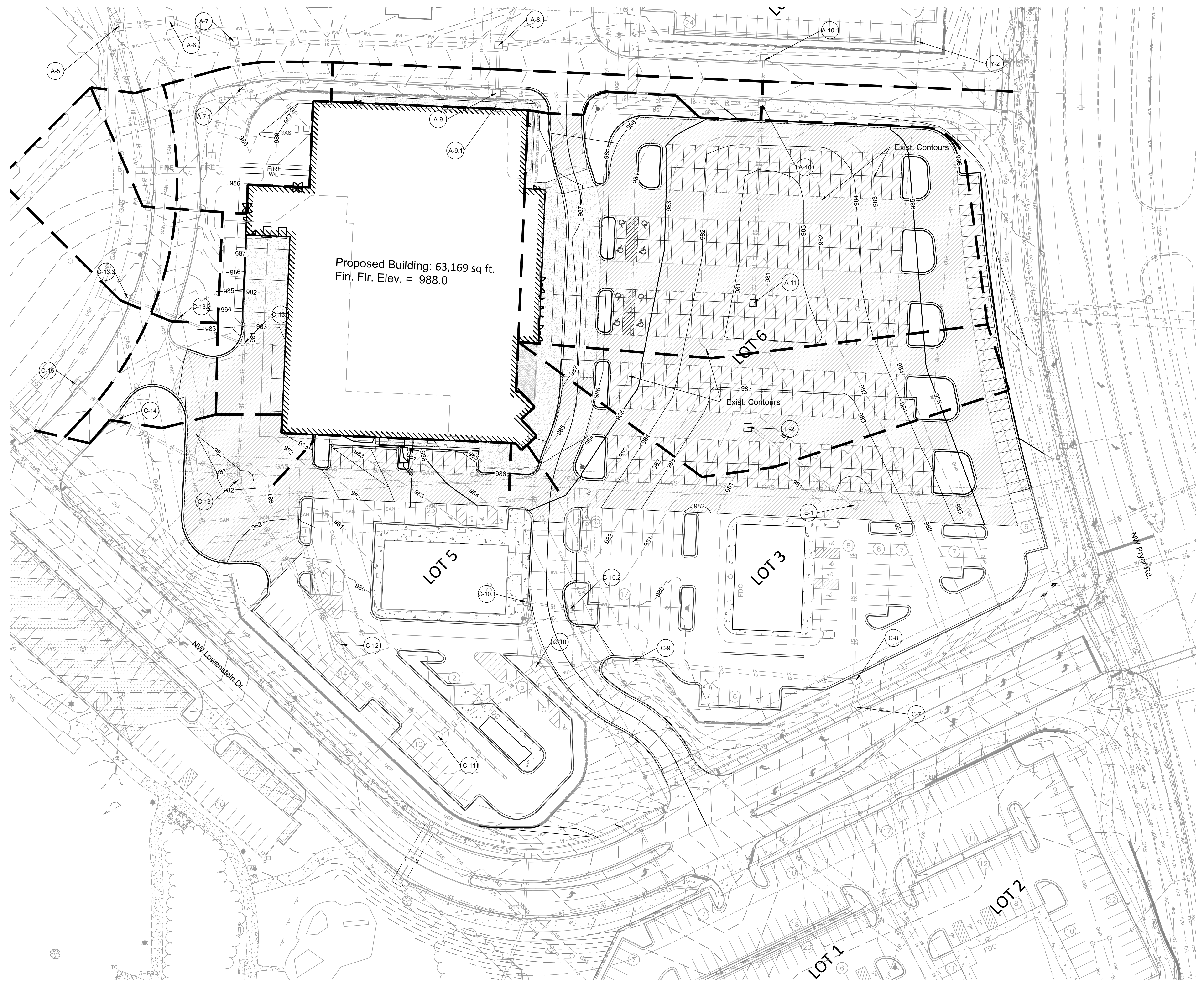


ADA Parking Grading Detail Plan
Scale: 1" = 10'

- LEGEND**
- TC: Top of Curb
 - P: Pavement
 - TS: Top of Structure
 - FL: Flowline of Pipe
 - G: Ground
 - (HP) High Point
 - (LP) Low Point
 - TW: Top of Wall
 - BW: Bottom of Wall



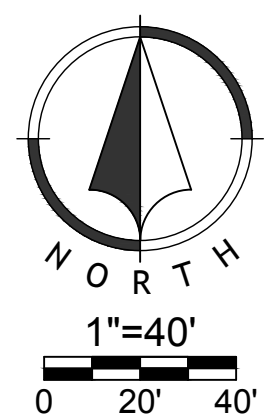
Sheet C06																									
Final Development Plans 18-0281 McKeever's Market & Eatery #950 Lee's Summit, Jackson, Missouri																									
Grading Details																									
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<div style="display: flex; align-items: center;"> <div> <p>Renaissance Infrastructure Consulting</p> <p>913.317.9500 132 ABBIE AVENUE KANSAS CITY, KANSAS 66103 WWW.RIC-CONSULT.COM</p> </div> </div>																									
<div style="display: flex; align-items: center;"> <div> <p>DUSTIN J. BURTON No. 117888 PE-2011013709 PROFESSIONAL ENGINEER</p> </div> </div>																									
AS Certificate of Authority: E-1814																									



LEGEND:
 Drainage Area (Acres)
 Discharge Point
 Proposed Drainage Structure

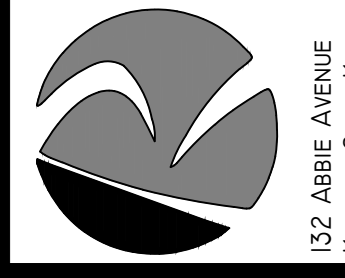
NOTE
 Information shown is taken from the "Streets of West Pryor Final Drainage Study" Prepared by Kaw Valley Engineering, Inc., 2319 N. Jackson, Junction City, Kansas, 66441, (785)762-5040. Renaissance Infrastructure Consulting is not responsible for the accuracy of the information shown hereon and the accompanying tables shown on sheet C09.

Proposed Building: 63,169 sq ft.
 Fin. Flr. Elev. = 988.0



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 Z:\RGC Design\1818-0281 ANVC Lee's Summit\Lee's Summit\McKeever's\DWG\FDP\Drainage C08-04-11-19.dwg

Renaissance Infrastructure Consulting
 913.317.9500
 132 ABIE AVENUE
 KANSAS CITY, KANSAS 66103
 WWW.RIC-CONSULT.COM



NO.	BY	CD	DATE	REVISION

AS Certificate of Authority: E-1814

NO.	BY	DD	DATE	Submit to City	REVISION
			06/24/19		

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913.317.9500
WWW.RIC-CONSULT.COM

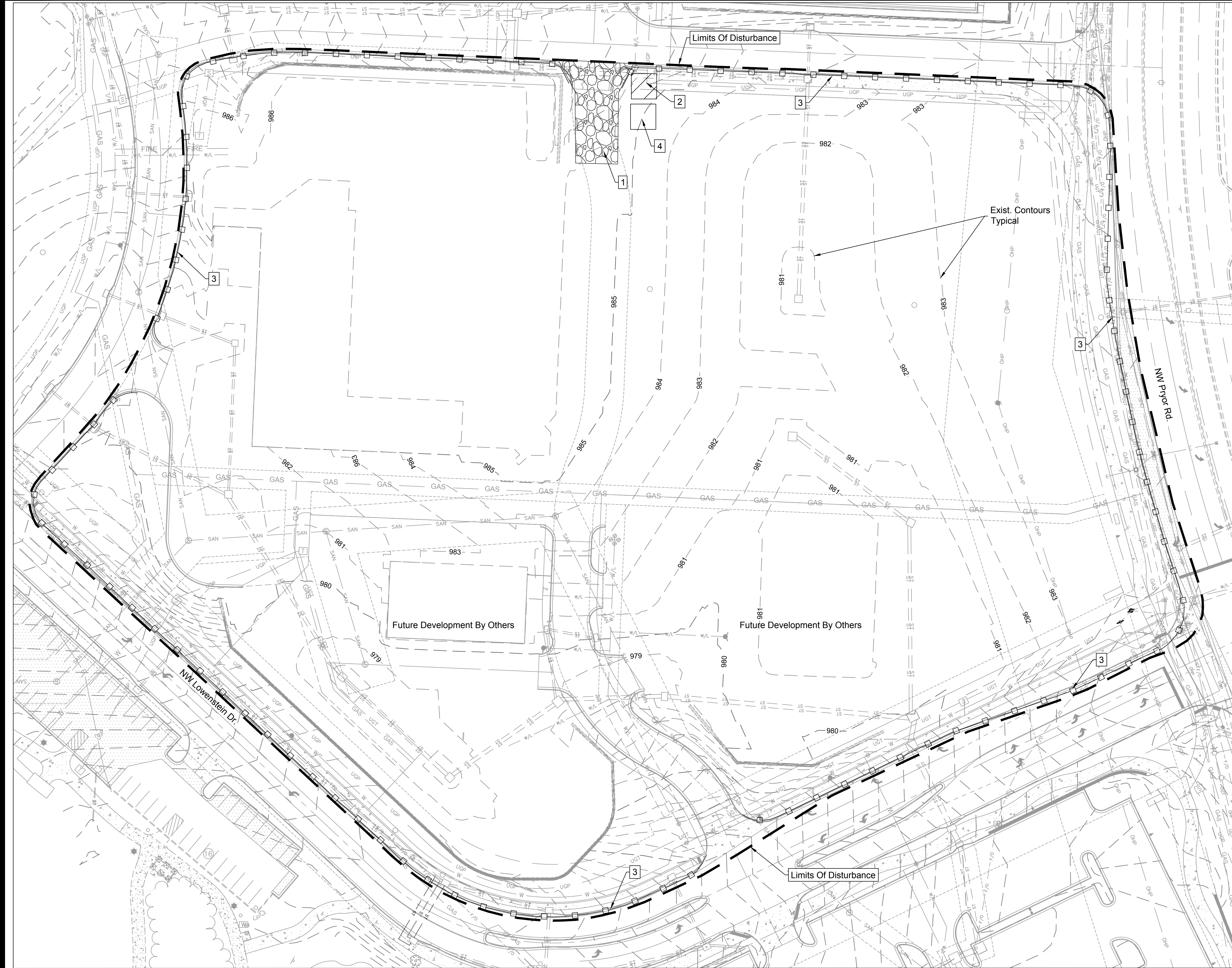
132 ABIE AVENUE
KANSAS CITY, KANSAS 66103

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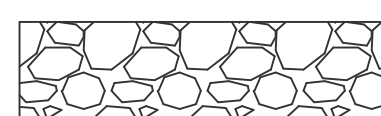
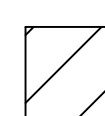
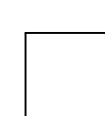





Overland Flow										System Flow					Node	Pipe Design										Structure Design	Hydraulic Grade Line (100-YR)												
Design Storm	Structure	Downstream Structure	Pipe	Tributary Area (A)	Runoff coefficient (C)	A x C	Antecedent Precipitation (K)	A x C x K	Time of Concentration (Tc)	Rainfall Intensity	Tributary Runoff (cfs)	Total Runoff (cfs)	Total Area	Summation of Inlet A x C x K	System Tc	System Rainfall Intensity	System Discharge1	Node Condition	Pipe Material	Pipe Shape	Pipe Size	Manning's Coefficient	Upstream Invert	Downstream Invert	Length	Pipe Slope	Design Flow	Full Flow Capacity	Design Velocity	Full Flow Velocity	Depth (in.)	Flow Time (sec)	Upstream Crown Elevations	Downstream Crown Elevations	Upstream Depth of Cover	Downstream Depth of Cover	Rim Elevation	Downstream	Upstream
LINE A																																							
25-year	A11	A10	A11 - A10	2.36	0.90	2.12	1.1	2.34	5.0	8.5	19.9	19.9	2.36	2.34	5.0	8.5	19.9	Inlet	RCP	Circular	30	0.013	978.00	977.10	174.0	0.52%	27.4	29.5	6.825	6.0	22.869	25.5	980.5	979.6	1.5	4.9	982.00	970.00	979.79
100-year	A11	A10	A11 - A10	2.36	0.90	2.12	1.25	2.86	5.0	10.3	27.4	27.4	2.36	2.86	5.0	10.3	27.4	Inlet	RCP	Circular	30	0.013	978.00	977.10	174.0	0.52%	27.4	29.5	6.825	6.0	22.869	25.5	980.5	979.6	1.5	4.9	982.00	970.00	979.79
25-year	A10	A9	A10 - A9	0.49	0.90	0.44	1.1	0.49	5.0	8.5	4.1	24.1	2.85	2.82	5.4	8.4	23.6	Inlet	RCP	Circular	30	0.013	976.90	975.40	232.0	0.65%	32.5	33.0	7.659	6.7	24.231	30.3	979.4	977.9	5.1	11.6	984.50	977.27	978.84
100-year	A10	A9	A10 - A9	0.49	0.90	0.44	1.25	0.55	5.0	10.3	5.7	33.1	2.85	3.21	5.4	10.1	32.5	Inlet	RCP	Circular	30	0.013	976.90	975.40	232.0	0.65%	32.5	33.0	7.659	6.7	24.231	30.3	979.4	977.9	5.1	11.6	984.50	977.27	978.84
25-year	A9	A8	A9 - A8	0.41	0.90	0.37	1.1	0.41	5.0	8.5	3.5	27.5	3.26	3.23	5.9	8.2	26.5	Inlet	RCP	Circular	30	0.013	975.20	974.80	42.0	0.95%	36.5	40.0	9.243	8.2	22.494	4.5	977.7	977.3	11.8	12.2	989.50	976.55	977.24
100-year	A9	A8	A9 - A8	0.41	0.90	0.37	1.25	0.46	5.0	10.3	4.8	37.9	3.26	3.67	5.9	9.9	36.5	Inlet	RCP	Circular	30	0.013	975.20	974.80	42.0	0.95%	36.5	40.0	9.243	8.2	22.494	4.5	977.7	977.3	11.8	12.2	989.50	976.55	977.24
25-year	A8	A7	A8 - A7	3.35	0.90	3.02	1.1	3.32	5.0	8.5	28.3	55.8	6.61	6.54	6.0	8.2	53.6	Inlet	RCP	Circular	42	0.013	973.80	972.50	231.0	0.56%	73.8	75.5	8.941	7.8	33.596	25.8	977.3	976.0	12.2	14.0	989.50	975.09	976.48
100-year	A8	A7	A8 - A7	3.35	0.90	3.02	1.25	3.77	5.0	10.3	38.9	76.8	6.61	7.44	6.0	9.9	73.8	Inlet	RCP	Circular	42	0.013	973.80	972.50	231.0	0.56%	73.8	75.5	8.941	7.8	33.596	25.8	977.3	976.0	12.2	14.0	989.50	975.09	976.48
25-year	A7	A6	A7 - A6	0.15	0.90	0.14	1.1	0.15	5.0	8.5	1.3	57.1	6.76	6.69	6.4	8.0	53.8	Inlet	RCP	Circular	42	0.013	972.30	971.90	59.0	0.68%	74.2	82.8	9.738	8.6	31.025	6.1	975.8	975.4	14.2	11.8	990.00	974.44	974.99
100-year	A7	A6	A7 - A6	0.15	0.90	0.14	1.25	0.17	5.0	10.3	1.7	78.5	6.76	7.61	6.4	9.8	74.2	Inlet	RCP	Circular	42	0.013	972.30	971.90	59.0	0.68%	74.2	82.8	9.738	8.6	31.025	6.1	975.8	975.4	14.2	11.8	990.00	974.44	974.99
25-year	A6	A5	A6 - A5	0.34	0.90	0.31	1.1	0.34	5.0	8.5	2.9	60.0	7.10	7.03	6.5	8.0	36.5	Inlet	RCP	Circular	42	0.013	971.70	971.40	44.0	0.68%	77.6	83.1	9.812	8.6	32.189	4.5	975.2	974.9	12.0	12.3	987.20	973.89	974.44
100-year	A6	A5	A6 - A5	0.34	0.90	0.31	1.25	0.38	5.0	10.3	3.9	82.5	7.10	7.99	6.5	9.7	77.6	Inlet	RCP	Circular	42	0.013	971.70	971.40	44.0	0.68%	77.6	83.1	9.812	8.6	32.189	4.5	975.2	974.9	12.0	12.3	987.20	973.89	974.44
25-year	A5	A4	A5 - A4	1.25	0.90	1.13	1.1	1.24	5.0	8.5	10.6	70.5	8.35	8.27	6.6	8.0	66.0	Inlet	RCP	Circular	48	0.013	970.90	970.20	123.0	0.57%	91.1	108.4	9.662	8.6	33.691	12.7	974.9	974.2	12.3	15.8	987.20	972.86	973.78
100-year	A5	A4	A5 - A4	1.25	0.90	1.13	1.25	1.41	5.0	10.3	14.5	97.0	8.35	9.39	6.6	9.7	91.1	Inlet	RCP	Circular	48	0.013	970.90	970.20	123.0	0.57%	91.1	108.4	9.662	8.6	33.691	12.7	974.9	974.2	12.3	15.8	987.20	972.86	973.78
25-year	A4	A3	A4 - A3			0.00	1.1	0.00	5.0	8.5	0.0	70.5	8.35	8.27	6.8	7.9	65.5	Junction Box	RCP	Circular	48	0.013	970.00	969.20	152.0	0.53%	90.3	104.2	9.336	8.3	34.517	16.3	974.0	973.2	16.0	14.3	990.00	972.23	972.86
100-year	A4	A3	A4 - A3			0.00	1.25	0.00	5.0	10.3	0.0	97.0	8.35	9.39	6.8	9.6	90.3	Junction Box	RCP	Circular	48	0.013	970.00	969.20	152.0	0.53%	90.3	104.2	9.336	8.3	34.517	16.3	974.0	973.2	16.0	14.3	990.00	972.23	972.86
25-year	A3	A2	A3 - A2	2.55	0.90	2.30	1.1	2.52	5.0	8.5	21.5	92.0	10.90	10.79	7.1	7.8	84.6	Inlet	RCP	Circular	48	0.013	969.00	966.70	345.0	0.67%	116.7	117.3	10.640	9.3	39.130	32.4	973.0	970.7	14.5	12.3	987.50	970.45	972.23
100-year	A3	A2	A3 - A2	2.55	0.90	2.30	1.25	2.87	5.0	10.3	29.6	126.6	10.90	12.26	7.1	9.5	116.7	Inlet	RCP	Circular	48	0.013	969.00	966.70	345.0	0.67%	116.7	117.3	10.640	9.3	39.130	32.4	973.0	970.7	14.5	12.3	987.50	970.45	972.23
25-year	A2	A1	A2 - A1	15.02	0.90	13.52	1.1	14.87	5.0	8.5	128.8	218.9	25.92	25.66	7.6	7.7	197.0	Junction Box	RCP	Circular	48	0.013	966.50	954.85	305.0	3.82%	272.1	280.7	25.454	22.3	38.074	12.0	970.5	958.9	12.5	0.0	983.00	958.82	970.45
100-year	A2	A1	A2 - A1	15.02	0.90	13.52	1.25	16.90	5.0	10.3	174.4	301.0	25.92	29.16	7.6	9.3	272.1	Junction Box	RCP	Circular	48	0.013	966.50	954.85	305.0	3.82%	272.1	280.7	25.454	22.3	38.074	12.0	970.5	958.9	12.5	0.0	983.00	958.82	970.45

25-year	C15	C14	C15 - C14	0.95	0.60	0.57	1.1	0.63	5.0	8.5	5.3	5.3	0.95	0.63	5.0	8.5	5.3	Inlet	RCP	Circular	18	0.013	977.10	976.80	47.0	0.64%	7.4	8.4	5.355	4.7	13.059	8.8	978.6	978.3	1.8	2.1	980.40	979.73	900.17
100-year	C15	C14	C15 - C14	0.95	0.60	0.57	1.25	0.71	5.0	10.3	7.4	7.4	0.95	0.71	5.0	10.3	7.4	Inlet	RCP	Circular	18	0.013	977.10	976.80	47.0	0.64%	7.4	8.4	5.355	4.7	13.059	8.8	978.6	978.3	1.8	2.1	980.40	979.73	900.17
25-year	C14	C13	C14 - C13	0.17	0.90	0.15	1.1	0.17	5.0	8.5	1.4	6.8	1.12	0.80	5.1	8.5	6.7	Inlet	RCP	Circular	24	0.013	976.30	975.70	118.0	0.51%	9.3	16.1	5.313	5.1	13.049	22.2	978.3	977.7	2.1	4.3	980.40	979.33	979.65
100-year	C14	C13	C14 - C13	0.17	0.90	0.15	1.25	0.19	5.0	10.3	2.0	9.3	1.12	0.90	5.1	10.3	9.3	Inlet	RCP	Circular	24	0.013	976.30	975.70	118.0	0.51%	9.3	16.1	5.313	5.1	13.049	22.2	978.3	977.7	2.1	4.3	980.40	979.33	979.65
25-year	C13	C12	C13 - C12	1.05	0.90	0.95	1.1	1.04	5.0	8.5	8.9	15.6	2.17	1.83	5.5	8.3	15.3	Inlet	RCP	Circular	30	0.013	975.20	974.30	170.0	0.53%	21.1	29.8	6.591	6.1	18.606	25.8	977.7	976.8	4.3	2.2	982.00	978.58	979.1
100-year	C13	C12	C13 - C12	1.05	0.90	0.95	1.25	1.18	5.0	10.3	12.2	21.5	2.17	2.09	5.5	10.1	21.1	Inlet	RCP	Circular	30	0.013	975.20	974.30	170.0	0.53%	21.1	29.8	6.591	6.1	18.606	25.8	977.7	976.8	4.3	2.2	982.00	978.58	979.1
25-year	C12	C11	C12 - C11	1.23	0.90	1.11	1.1	1.22	5.0	8.5	10.4	28.0	3.40	3.05	6.9	8.2	25.0	Inlet	RCP	Circular	36	0.013	973.80	973.20	116.0	0.52%	34.5	48.0	7.384	6.8	22.594	15.7	976.8	976.2	2.2	2.8	979.00	978.12	978.44
100-year	C12	C11	C12 - C11	1.23	0.90	1.11	1.25	1.38	5.0	10.3	14.3	35.8	3.40	3.47	6.9	9.9	34.5	Inlet	RCP	Circular	36	0.013	973.80	973.20	116.0	0.52%	34.5	48.0	7.384	6.8	22.594	15.7	976.8	976.2	2.2	2.8	979.00	9	



EROSION CONTROL LEGEND

-  Stabilized Construction Entrance
-  Staging Area
-  Concrete Washout
-  Limits of Disturbance
-  Perimeter Silt Fence
-  Inlet Protection

EROSION CONTROL NOTES

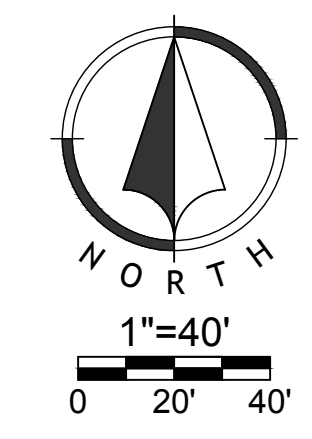
1. All work in public easements and right-of-way and all erosion control work must comply with the latest specifications set forth by the City of Lee's Summit, MO, the Kansas City Chapter of American Public Works Association (APWA), and MoDOT plans and specifications. If any of the specification and/or general notes conflict with the requirements provided by the City of Lee's Summit, the City of Lee's Summit's standards shall override.
2. The contractor shall provide all materials, tools, equipment, and labor as necessary to install and maintain adequate erosion control, keep the streets clean of mud and debris, and prevent soil from leaving the project site. The contractor's erosion control measures shall conform to the requirements of the City of Lee's Summit, MO, the Kansas City Chapter of American Public Works Association (APWA), and MoDOT plans and specifications.
3. Erosion control plan modifications shall be required if the plan fails to substantially control erosion and offsite sedimentation.
4. The contractor shall be responsible for maintaining erosion control devices and removing sediment until a minimum of 70% of permanent vegetation has become stabilized and established. Erosion control devices shall remain in place until the 70% established vegetation is met, or the duration of the project, whichever is the later date.
5. The contractor shall temporarily seed and mulch all disturbed areas if there is to be no construction activity on them for a period of fourteen (14) calendar days.
6. Install "J" Hooks on silt fence every 100 LF
7. Contractor to install all Phase I erosion control devices prior to construction.
8. Contractor shall replace disturbed area with seed or sod, as indicated on the plans, and shall be installed within 14 days after paving completion and final topsoil grading.
9. Topsoil replacement shall be 6" thick.
10. Silt fence to be installed in accordance with the City of Lee's Summit, MO.
11. Contractor shall remove mud and debris from City Streets and Outer Roadway within 4 hours of notification by City staff that it is a nuisance.

WRITTEN SEQUENCING

1. **Implement Pre-Construction Plan:**
All temporary structural BMP's shown on the BMP plan must be in place before any site disturbance. Clearing necessary to place temporary structural BMP's is the minimum required for installation. Coordinate clearing necessary to place temporary structural BMP's with local weather forecast so that clearing and placement may be completed within a forecast dry period. Stabilize all erosion control measures after installation. Temporary Barrier Fence shall be in Place, around areas not to be disturbed, prior to any construction activities. This area includes Stream Corridor.
2. **Clear and Stabilize Work Areas:**
Grade contractor areas and place all-weather surface on contractor areas.
3. **Clearing and Grubbing:**
After Phase A BMP's are installed, contractor may clear, grub, and demo required areas as necessary.

	PROJECT STAGE	PLAN REFERENCE NUMBER	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES
Phase I	A-Prior to Construction	1	Construction Entrance	B	Install Construction Entrance in accordance with APWA Standard Detail ESC-01
		2	Staging Area	B	Install Staging Area
		3	Perimeter Silt Fence	C	Install Silt Fence in accordance with APWA Standard Detail ESC-03
		4	Concrete Washout	B	Install Concrete Washout as Shown on Plans Prior to Pouring Any Concrete in accordance with APWA Standard Detail ESC-01
Phase II	B-During Land Disturbance and Storm Infrastructure Installation	6	Inlet Protection	C	Install Filter Bags Prior to Construction
		7	Establish Perennial Vegetation	N/A	Redistribute Topsoil and Seed and Mulch all Disturbed Area. Stabilization Complete when 100% of Disturbed Area is Established with Perennial Vegetation with a Density of 70%

Disturbed Area for Site Improvements : 2.30 Acres

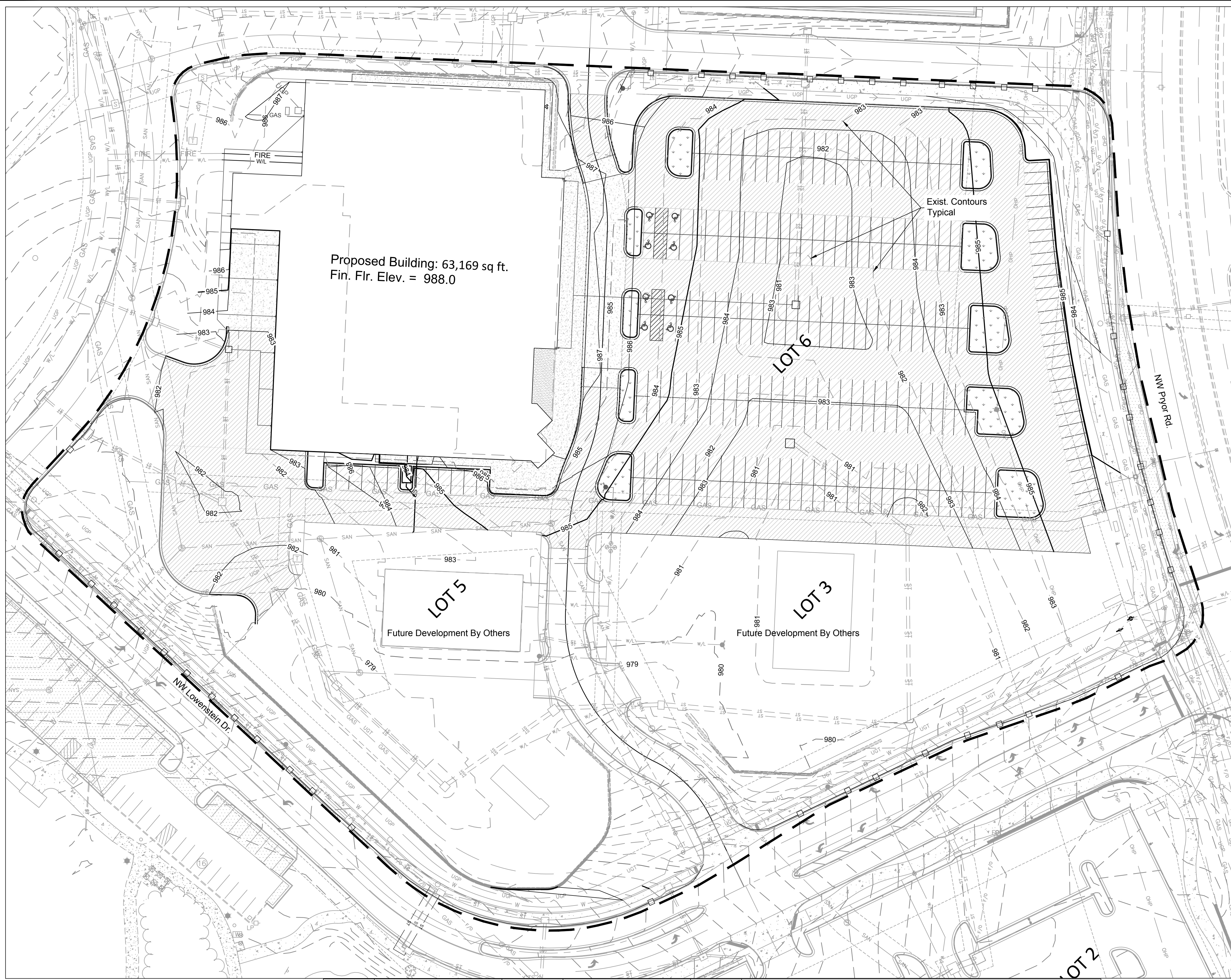


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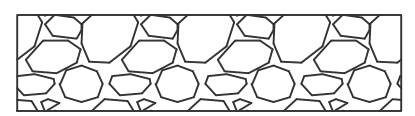
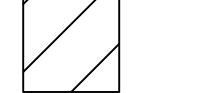
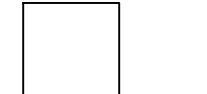

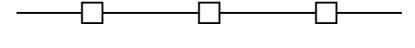

Renaissance Infrastructure Consulting
 913.317.9500
 132 ABIE AVENUE
 KANSAS CITY, KANSAS 66103
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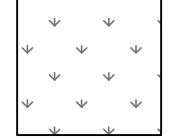
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EROSION CONTROL LEGEND

-  Stabilized Construction Entrance
-  Staging Area
-  Concrete Washout
-  Limits of Disturbance
-  Perimeter Silt Fence
-  Inlet Protection

LEGEND

-  Sod/Seed Areas

Proposed Building: 63,169 sq ft.
Fin. Flr. Elev. = 988.0

LOT 5
Future Development By Others

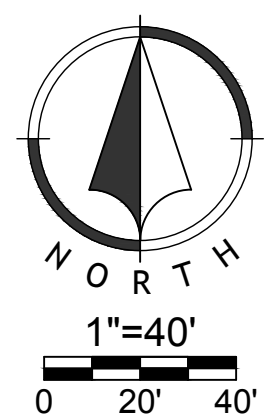
LOT 3
Future Development By Others

LOT 6

Exist. Contours
Typical

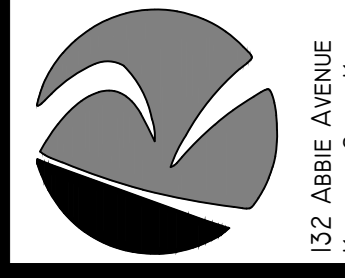
	PROJECT STAGE	PLAN REFERENCE NUMBER	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES
Phase I	A -Prior to Construction	1	Construction Entrance	B	Install Construction Entrance in accordance with APWA Standard Detail ESC-01
		2	Staging Area	B	Install Staging Area
		3	Perimeter Silt Fence	C	Install Silt Fence in accordance with APWA Standard Detail ESC-03
		4	Concrete Washout	B	Install Concrete Washout as Shown on Plans Prior to Pouring Any Concrete in accordance with APWA Standard Detail ESC-01
Phase II	B -During Land Disturbance and Storm Infrastructure Installation	5	Sediment Trap	C	Install Sediment Trap as Shown in Details and in accordance with Standard Detail ESC-08
		6	Inlet Protection	C	Install Filter Bags Prior to Construction
Phase III	C -Final Stabilization	7	Establish Perennial Vegetation	N/A	Redistribute Topsoil and Seed and Mulch all Disturbed Area. Stabilization Complete when 100% of Disturbed Area is Established with Perennial Vegetation with a Density of 70%

Disturbed Area for Site Improvements : **** Acres



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NO. BY CD DATE
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KS Certificate of Authority: E-1814