

HIGHLAND MEADOWS - 5TH PLAT

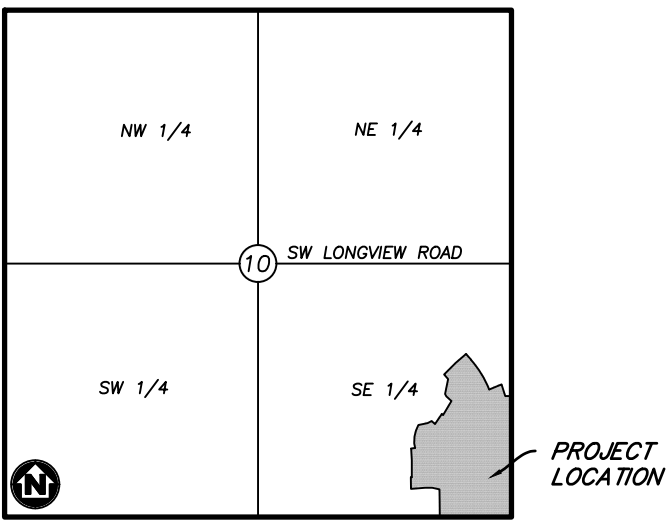
STREET, STORM SEWER, AND EROSION CONTROL PLANS

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

SEC. 10, TWP. 47N, RNG. 32W

DATE: 3/10/2021

LOTS: 134-159 (26 TOTAL)



VICINITY MAP

SECTION 10, TOWNSHIP 47, RANGE 32
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
NOT TO SCALE

LEGAL DESCRIPTION:

THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 47 NORTH, RANGE 32 WEST, EXCEPT THOSE PARTS PLATTED AS HIGHLAND MEADOWS FIRST PLAT, HIGHLAND MEADOWS SECOND PLAT, HIGHLAND MEADOWS THIRD PLAT, HIGHLAND MEADOWS 4TH PLAT, SUBDIVISIONS IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

OIL AND GAS WELL NOTES:

NO ABANDONED OIL OR GAS WELLS HAVE BEEN IDENTIFIED WITHIN THE PROPERTY LIMITS OF THE PROPOSED CONSTRUCTION ACTIVITIES, PER THE MISSOURI DEPARTMENT OF NATURAL RESOURCES (MDNR) PERMITTED OIL AND GAS DATABASE, DATED JUNE 2, 2020.



Know what's below.
Call before you dig.



UTILITY CONTACTS:

SANITARY & WATER:

CITY OF LEE'S SUMMIT
JEFF THORN
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063
PHONE (816) 969-1900

STORMWATER:

CITY OF LEE'S SUMMIT
PUBLIC WORKS
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063
PHONE (816) 969-1800

STREETS:

CITY OF LEE'S SUMMIT
MICHAEL PARK
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063
PHONE (816) 969-1900

AT&T:

RONALD GIFFERT
500 E 8TH STREET
KANSAS CITY, MO 64106
PHONE (816) 275-1550

EVERGY:

DOUG DAVIN
1300 SE HAMBLIN ROAD
LEE'S SUMMIT, MO 64081
PHONE (816) 347-4320

MISSOURI GAS ENERGY:

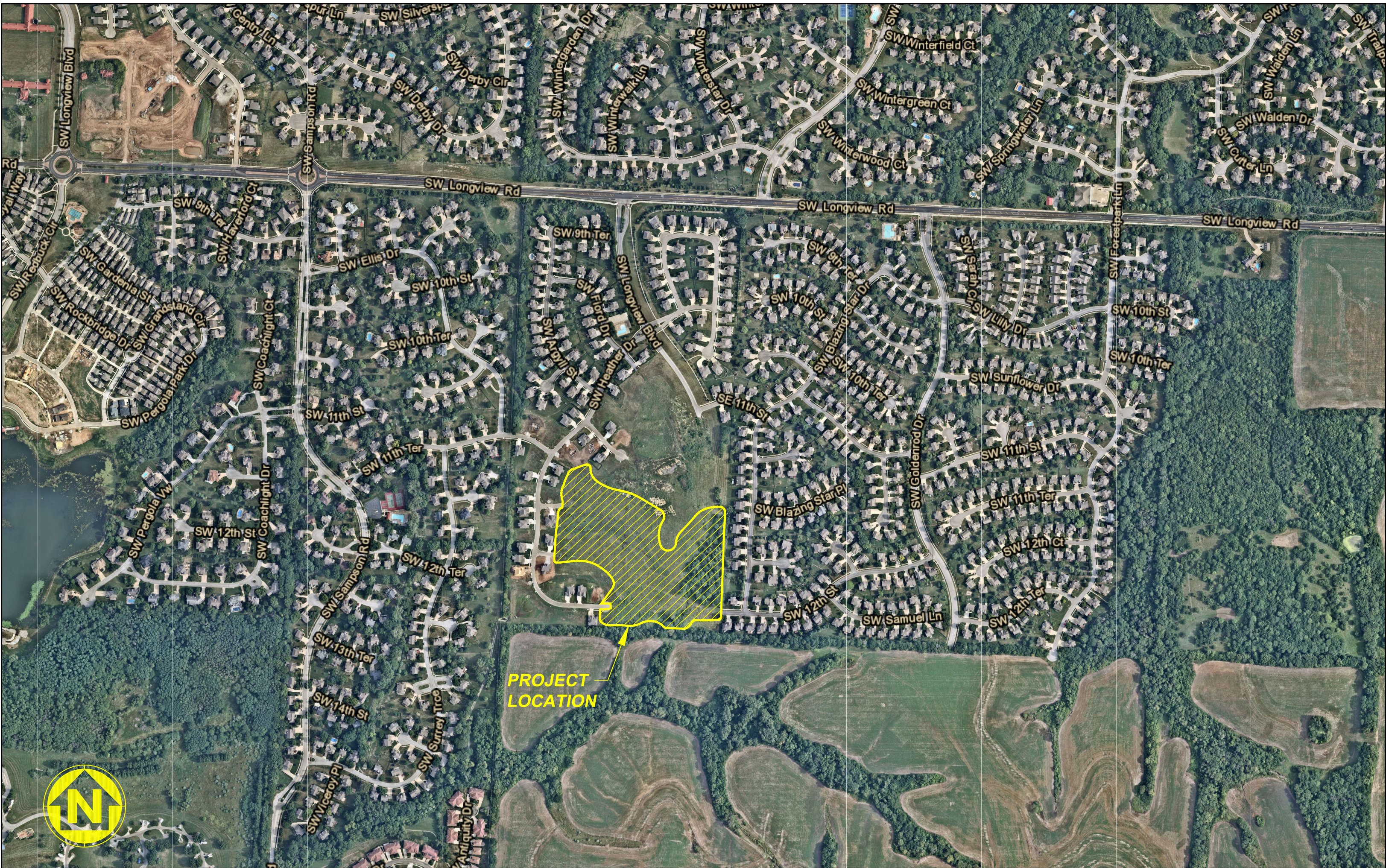
RICHARD FROCK
3025 SW CLOVER DRIVE
LEE'S SUMMIT, MO 64082
PHONE (816) 472-3489

FEMA FLOOD INFORMATION:

THE SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, PER FEMA FIRM MAP 29095C0418G: EFFECTIVE DATE OF JANUARY 20, 2017. NO LETTERS OF MAP AMENDMENT OR REVISIONS ARE BEING PROPOSED.

BENCHMARK:

BM #1 N=999843.9665 E=2898946.9717 ELEV=935.04
DESCRIPTION = "JA-148" REFERENCE SYSTEM MONUMENT



WATERSHED: LITTLE BLUE RIVER

DISTURBED AREA: 15.3 AC

SURVEY CONTROL:

COORDINATES ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, USING JACKSON COUNTY, MISSOURI, GEOGRAPHIC REFERENCE SYSTEM MONUMENT JA-148 (2003 ADJUSTMENT) AND ARE MODIFIED FROM GRIS COORDINATES TO GROUND COORDINATES BY UTILIZING A GRID SCALE FACTOR OF 0.9999020 AT REFERENCE MONUMENT JA-148.

PROJECT ELEVATIONS ARE BASED ON JACKSON COUNTY, MISSOURI, GEOGRAPHIC REFERENCE SYSTEM MONUMENT JA-148 (2003 ADJUSTMENT).

"JA-148" - STANDARD KC METRO ALUMINUM GRS DISK SET IN CONCRETE FLUSH WITH THE GROUND AND STAMPED "JA-148, 2002" LOCATED ON THE NORTH SIDE OF 3RD STREET, 12.5 FEET NORTH OF A SIDEWALK AND 102.5 FEET WEST OF THE PARKING LOT EXIT OF CEDAR CREEK ELEMENTARY SCHOOL.

GENERAL NOTES:

- CONTRACTOR SHALL SATISFY THEMSELVES AS TO THE EXISTING CONDITIONS OF THE SITE AND HAVE ALL UTILITIES MARKED PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTOR SHALL POTHOLE ALL CONNECTION POINTS TO EXISTING UTILITIES AND POTENTIAL UTILITY CONFLICT LOCATIONS PRIOR TO ANY CONSTRUCTION ACTIVITIES. NOTIFY ENGINEER IMMEDIATELY IF CONFLICT OR DISCREPANCY EXISTS.
- CONTRACTOR SHALL PROTECT EXISTING STRUCTURES TO REMAIN FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION. ANY DAMAGE SHALL BE REPAIRED/ REPLACED TO PRE-CONSTRUCTION CONDITION AT CONTRACTOR'S EXPENSE.
- 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.

DEVELOPER:

BRAD KEMPF
SUMMIT HOMES KC
120 SE 30TH STREET
LEE'S SUMMIT, MO 64082
BRADLEY@SUMMITHOMESKC.COM
(816) 927-9711

CIVIL ENGINEER:

ZACH MYERS
ANDERSON ENGINEERING, INC.
941 W 141ST TERR
KANSAS CITY, MO 64145
ZMYERS@ANDERSONENGINEERINGINC.COM
(816) 380-4821

PREPARED & SUBMITTED BY:

ANDERSON ENGINEERING INC.
KANSAS CITY, MISSOURI

ZACH MYERS, P.E.
MISSOURI P.E. NO. 2012009232

DATE

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PROJECT SPECIFICATIONS:

THE SPECIFICATIONS FOR THIS PROJECT SHALL BE THE FOLLOWING:

- MOST CURRENT VERSION OF THE DESIGN AND CONSTRUCTION MANUAL OF THE CITY OF LEE'S SUMMIT AS ADOPTED BY ORDINANCE 5813.

THE STANDARD SPECIFICATIONS THROUGH AND INCLUDING THE LATEST AMENDMENTS SHALL BE PART OF THESE PROJECT DRAWINGS AND SPECIFICATIONS AND ARE INCORPORATED HEREIN BY REFERENCE. THE MORE STRINGENT OF THESE STANDARD SPECIFICATIONS AND THOSE PREPARED BY THE ENGINEER PREPARING THESE PLANS SHALL GOVERN.



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NO.	DESCRIPTION	BY	DATE	GC	ZM
1.	REVISED PER CITY COMMENTS	GC	1/15/21	GC	FE-2012009232
2.	REVISED PER CITY COMMENTS	GC	2/26/21	GC	12/2/2020
3.	REVISED PER CITY COMMENTS	GC	3/10/21	GC	20K0210057
		ISSUED FOR:		JOB NUMBER:	
				MO COA NO.	
				000062	

SUMMIT HOMES KC
HIGHLAND MEADOWS - 5TH PLAT

COVER SHEET

S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



SHEET NUMBER
CVR
1 OF 40

GENERAL NOTES

26. DRIVEWAYS, SIDEWALKS, PARKING LOTS, YARD LIGHTS, FENCES, SPRINKLER SYSTEMS, UTILITY SERVICE LINE CONNECTIONS, LANDSCAPING, SEPTIC SYSTEMS, AND OTHER AREAS OUTSIDE THE CONSTRUCTION EASEMENTS THAT ARE DAMAGED BY THE CONTRACTOR SHALL BE RESTORED AT HIS EXPENSE TO A CONDITION EQUAL TO OR BETTER THAN EXISTING BEFORE DAMAGE OCCURRED.

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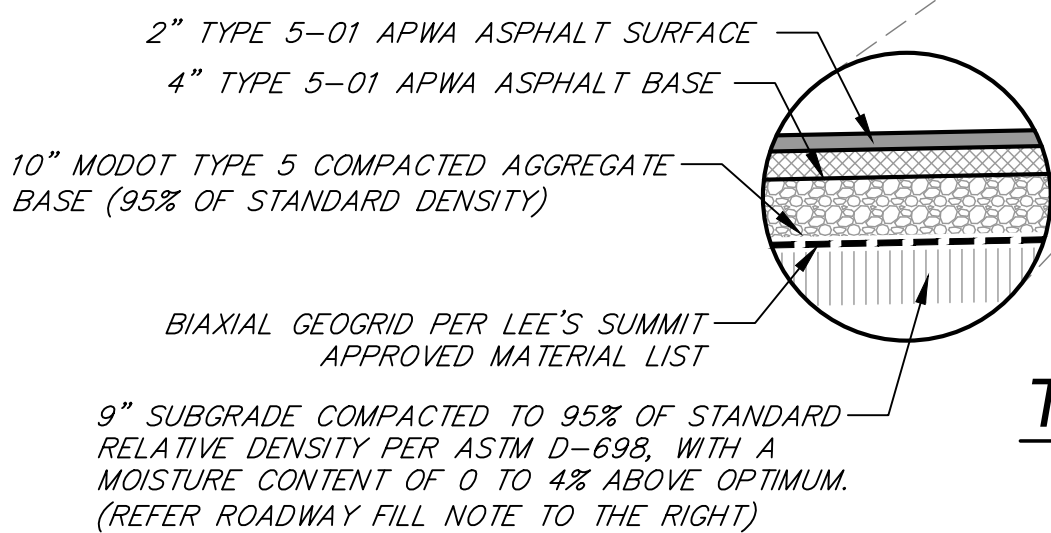
SUMMIT HOMES KC
HIGHLAND MEADOWS - 5TH PLAT

GENERAL NOTES

S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



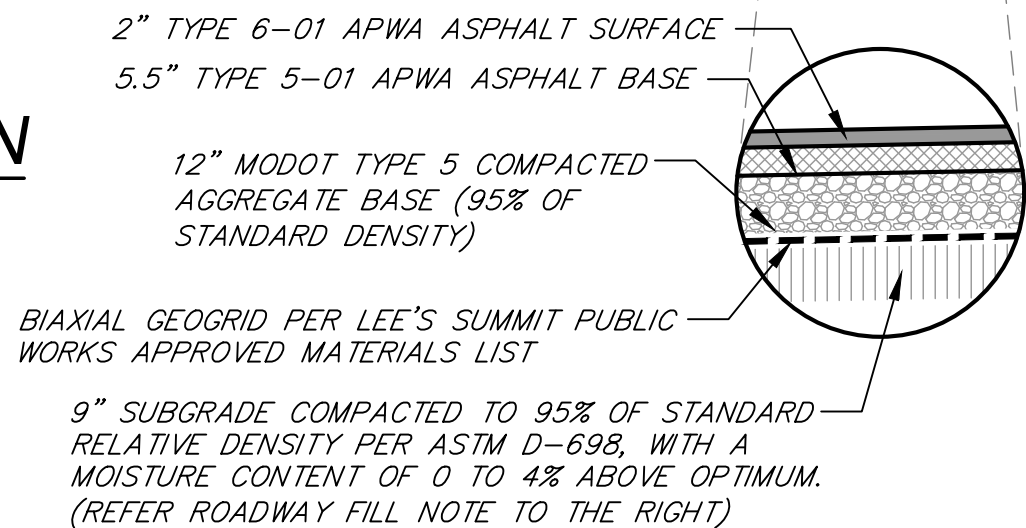
SHEET NUMBER
C050
2 OF 40



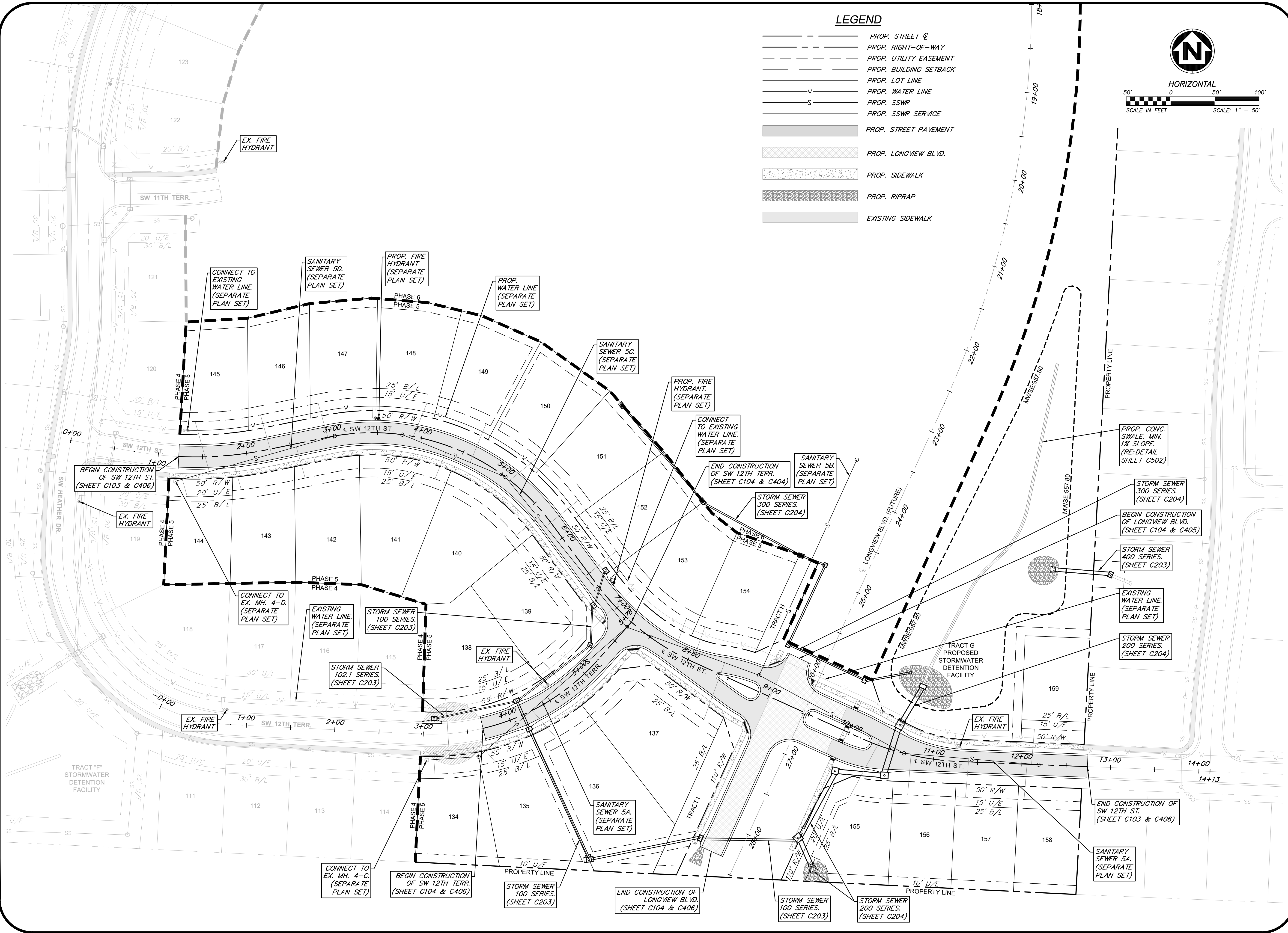
(LOOKING UP STATION)
NOT TO SCALE

SW 12TH STREET:
STA:1+23.21 - 6+89.12
STA:7+57.33 - 7+69.34
STA:11+34.96 - 12+74.09

SW 12TH TERRACE:
STA:3+68.01 - 5+41.89



Mar 11, 2021 - 1:57pm Plotted By: gacite G:\Shared drives\KCTO - Land Development\Projects\2020\20KCI0057 Highland Meadows - 5th Plat\01 CIVIL\03-DWG\Sheet\STREET AND STORM\20KCI0057 - SH1 - GENERAL LAYOUT.dwg Layout: GENERAL LAYOUT



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		JOB NUMBER:	20KCI0057
		MO COA NO.	00062

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HIGHLAND MEADOWS - 5TH PLAT

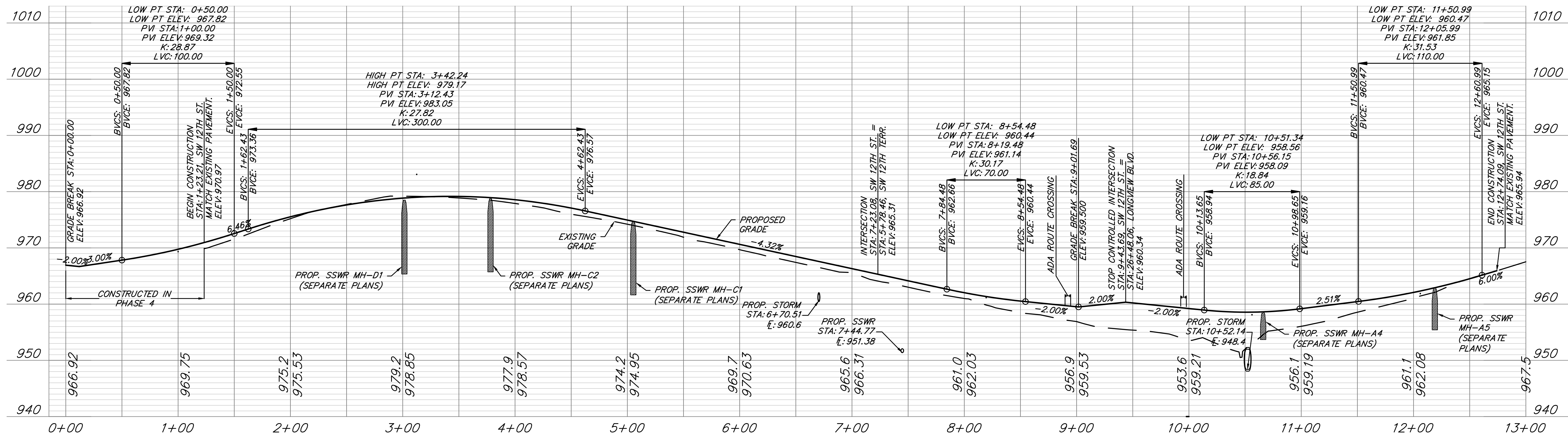
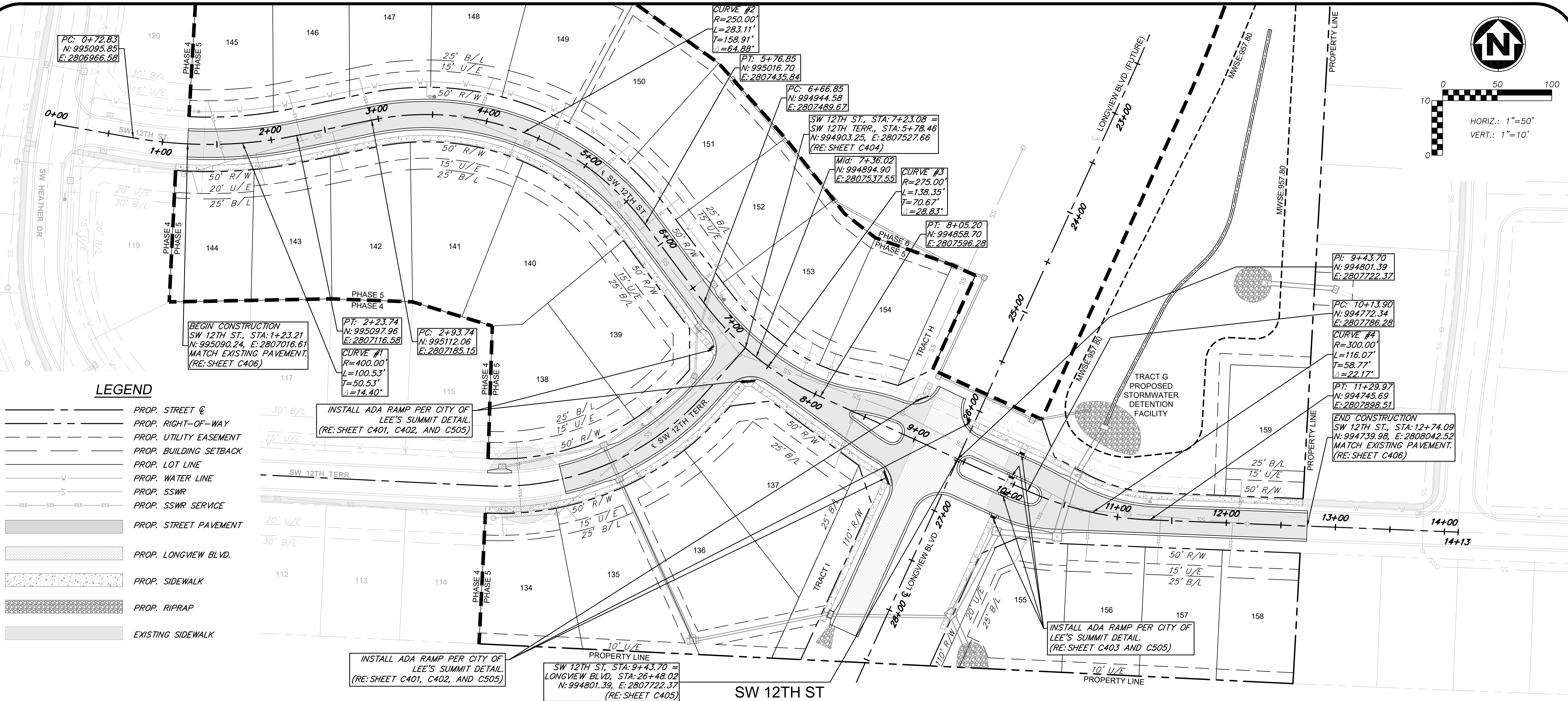
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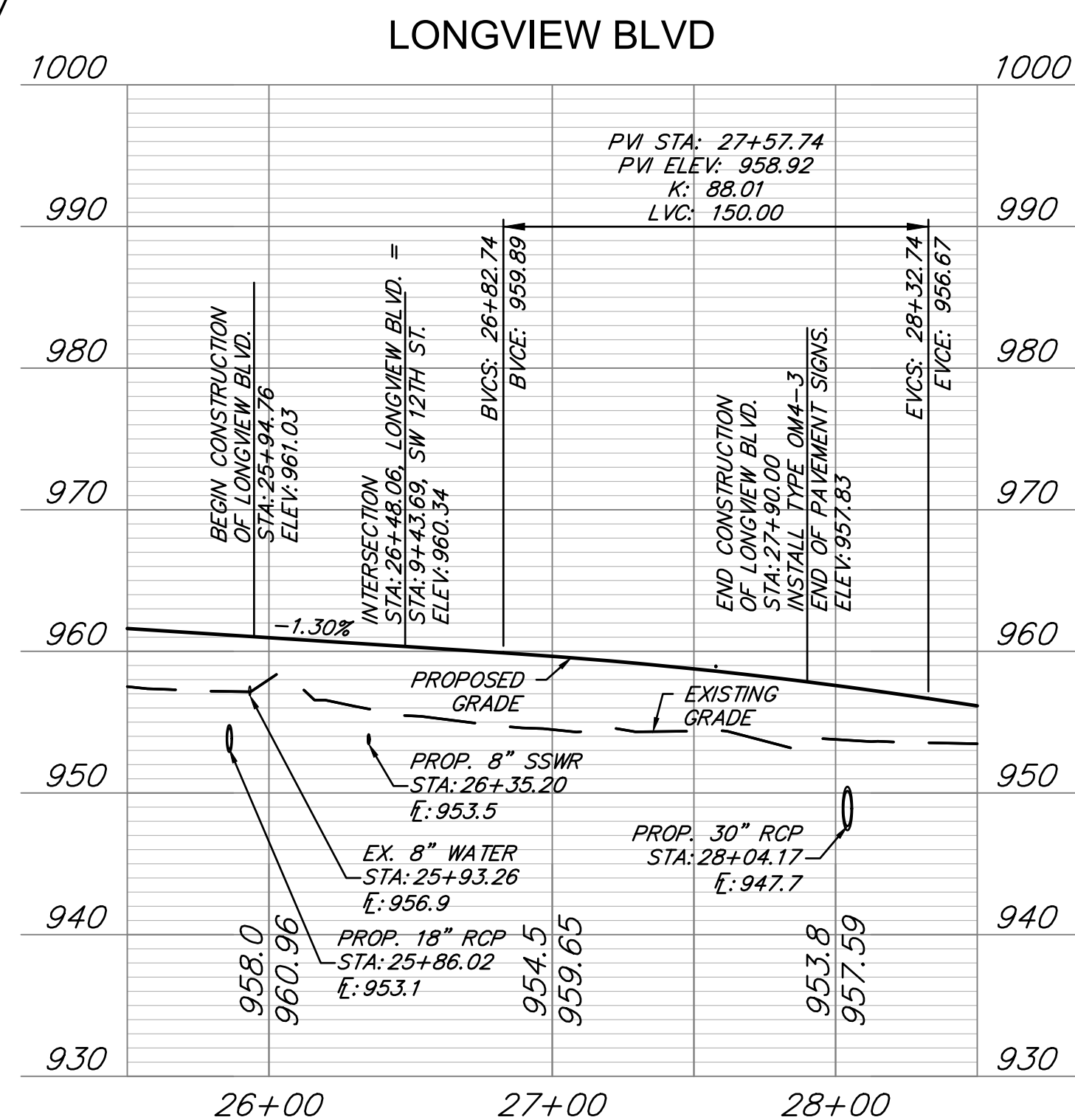
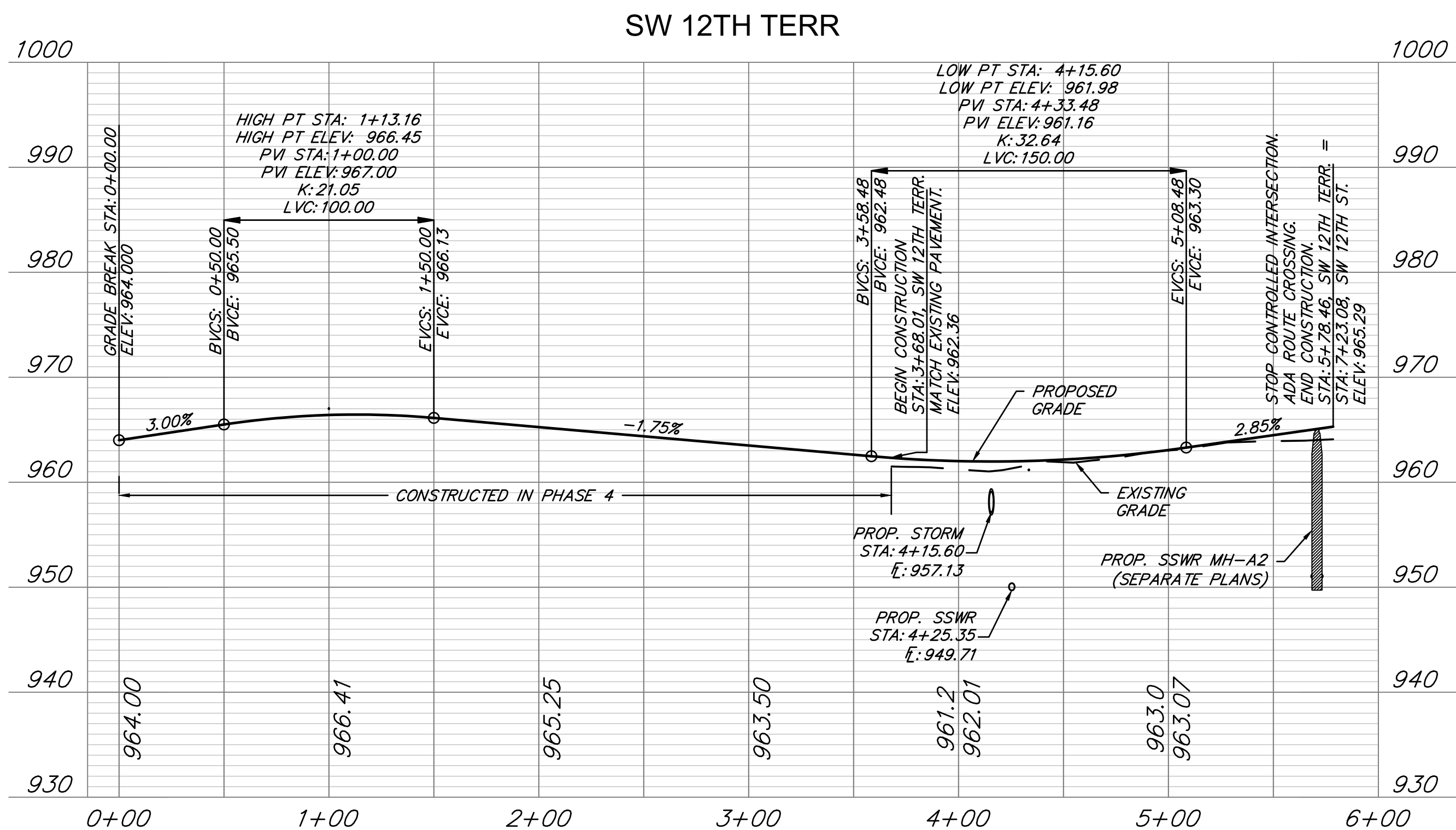
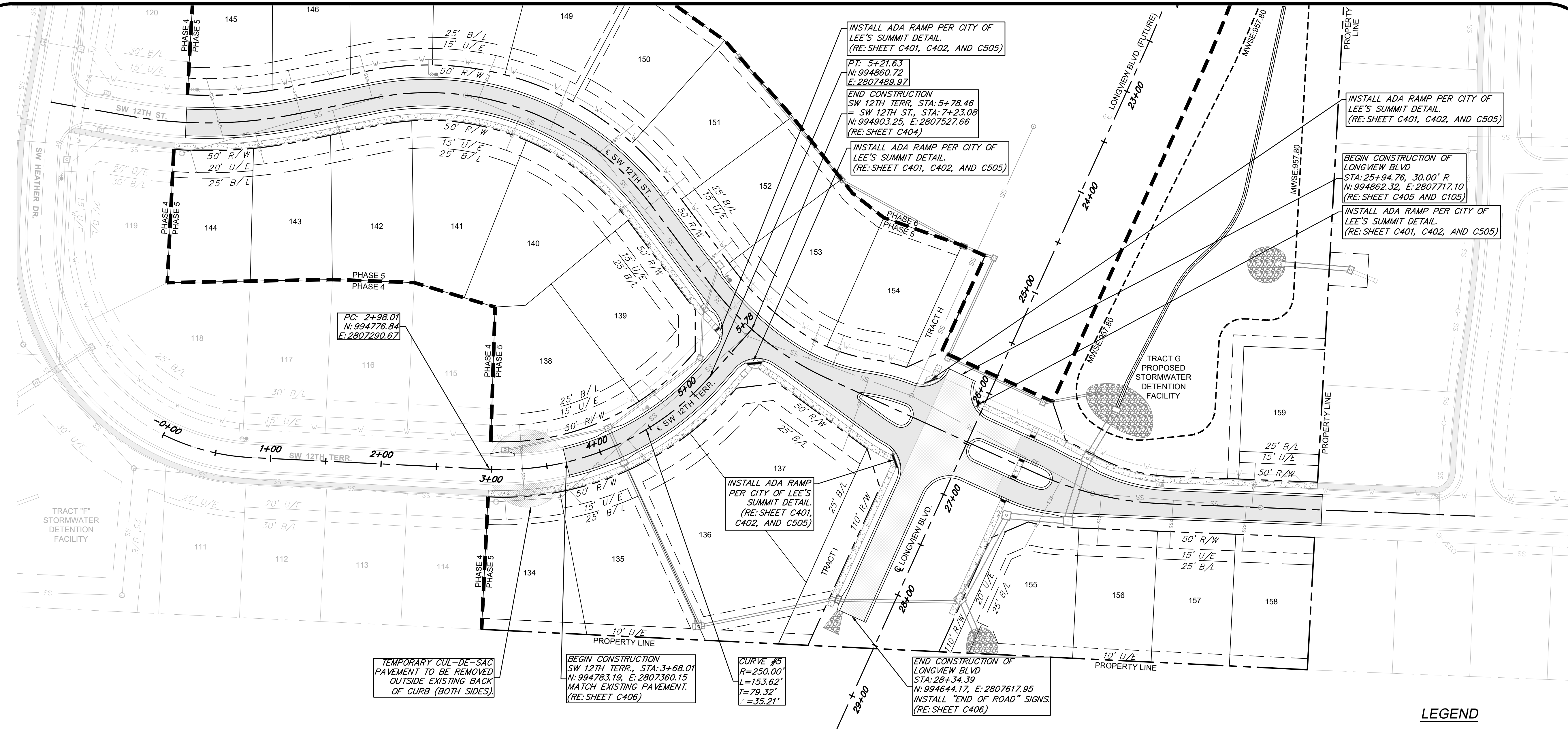
S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
ZACH A. MYERS
NUMBER
FE-2012000232
2/15/21
PROFESSIONAL ENGINEER

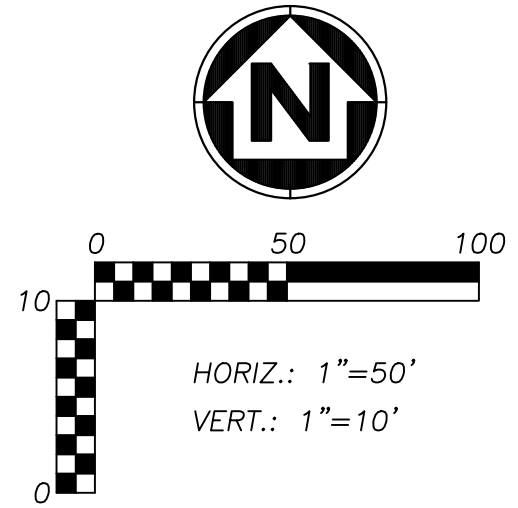
SHEET NUMBER
C102
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Mar 11, 2021 - 1:58pm Plotted By: gacie G:\Shared drives\K1010 - Land Development\Projects\2020\20K10057 - BASE - PROP - GRADING.dwg Layout: 12TH STREET PLAN & PROFILE





- LEGEND**
- PROP. STREET &
 - PROP. RIGHT-OF-WAY
 - PROP. UTILITY EASEMENT
 - PROP. BUILDING SETBACK
 - PROP. LOT LINE
 - PROP. WATER LINE
 - PROP. SSWR
 - PROP. SSWR SERVICE
 - PROP. STREET PAVEMENT
 - PROP. LONGVIEW BLVD.
 - PROP. SIDEWALK
 - PROP. RIPRAP
 - EXISTING SIDEWALK



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		MO COA NO.	00062

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HIGHLAND MEADOWS - 5TH PLAT

12TH TERR. & LONGVIEW BLVD.
PLAN & PROFILE

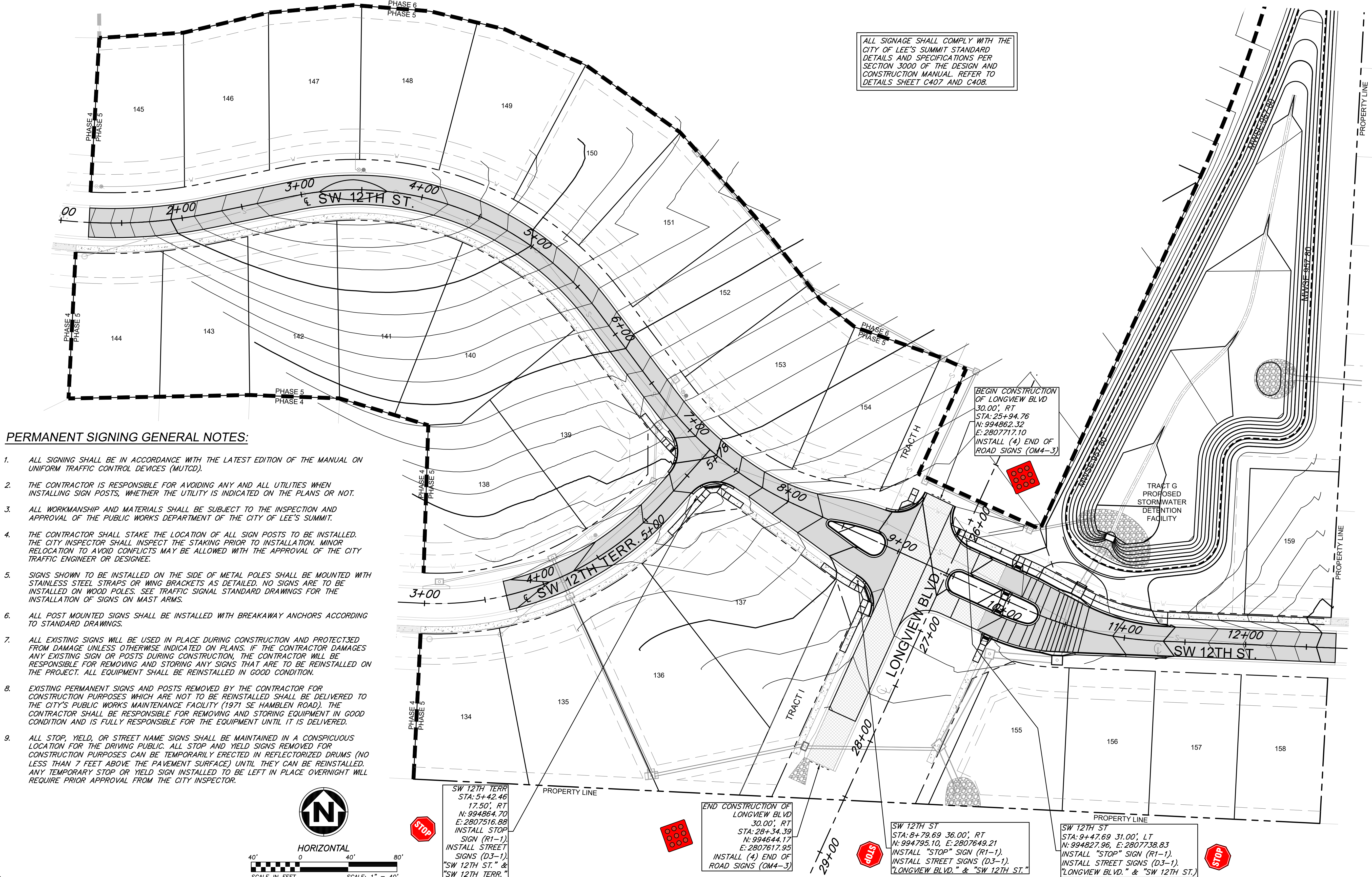
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LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

SHEET NUMBER
C104
6 OF 40

Mar 11, 2021 - 1:59pm Plotted By: gacite G:\Shared drives\KCTO - Land Development\Projects\2020\20KCI0057 Highland Meadows - 5th Plat\01 CIVIL\03-DWG\Sheet\STREET AND STORM\20KCI0057 - SH1 - INTERSECTION DETAILS.dwg Layout: STREET SIGNAGE PLAN

LEGEND

- TYPICAL 28' ROADWAY PAVEMENT SECTION
- LONGVIEW BLVD. PAVEMENT SECTION
- 5' CONCRETE SIDEWALK
- RIPRAP OUTLET STABILIZATION
- RIGHT-OF-WAY
- ROAD CENTERLINE



ALL SIGNAGE SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT STANDARD DETAILS AND SPECIFICATIONS PER SECTION 3000 OF THE DESIGN AND CONSTRUCTION MANUAL. REFER TO DETAILS SHEET C407 AND C408.

PERMANENT SIGNING GENERAL NOTES:

- ALL SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- THE CONTRACTOR IS RESPONSIBLE FOR AVOIDING ANY AND ALL UTILITIES WHEN INSTALLING SIGN POSTS, WHETHER THE UTILITY IS INDICATED ON THE PLANS OR NOT.
- ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE PUBLIC WORKS DEPARTMENT OF THE CITY OF LEE'S SUMMIT.
- THE CONTRACTOR SHALL STAKE THE LOCATION OF ALL SIGN POSTS TO BE INSTALLED. THE CITY INSPECTOR SHALL INSPECT THE STAKING PRIOR TO INSTALLATION. MINOR RELOCATION TO AVOID CONFLICTS MAY BE ALLOWED WITH THE APPROVAL OF THE CITY TRAFFIC ENGINEER OR DESIGNEE.
- SIGNS SHOWN TO BE INSTALLED ON THE SIDE OF METAL POLES SHALL BE MOUNTED WITH STAINLESS STEEL STRAPS OR WING BRACKETS AS DETAILED. NO SIGNS ARE TO BE INSTALLED ON WOOD POLES. SEE TRAFFIC SIGNAL STANDARD DRAWINGS FOR THE INSTALLATION OF SIGNS ON MAST ARMS.
- ALL POST MOUNTED SIGNS SHALL BE INSTALLED WITH BREAKAWAY ANCHORS ACCORDING TO STANDARD DRAWINGS.
- ALL EXISTING SIGNS WILL BE USED IN PLACE DURING CONSTRUCTION AND PROTECTED FROM DAMAGE UNLESS OTHERWISE INDICATED ON PLANS. IF THE CONTRACTOR DAMAGES ANY EXISTING SIGN OR POSTS DURING CONSTRUCTION, THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING AND STORING ANY SIGNS THAT ARE TO BE REINSTALLED ON THE PROJECT. ALL EQUIPMENT SHALL BE REINSTALLED IN GOOD CONDITION.
- EXISTING PERMANENT SIGNS AND POSTS REMOVED BY THE CONTRACTOR FOR CONSTRUCTION PURPOSES WHICH ARE NOT TO BE REINSTALLED SHALL BE DELIVERED TO THE CITY'S PUBLIC WORKS MAINTENANCE FACILITY (1971 SE HAMLEN ROAD). THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND STORING EQUIPMENT IN GOOD CONDITION AND IS FULLY RESPONSIBLE FOR THE EQUIPMENT UNTIL IT IS DELIVERED.
- ALL STOP, YIELD, OR STREET NAME SIGNS SHALL BE MAINTAINED IN A CONSPICUOUS LOCATION FOR THE DRIVING PUBLIC. ALL STOP AND YIELD SIGNS REMOVED FOR CONSTRUCTION PURPOSES CAN BE TEMPORARILY ERECTED IN REFLECTORIZED DRUMS (NO LESS THAN 7 FEET ABOVE THE PAVEMENT SURFACE) UNTIL THEY CAN BE REINSTALLED. ANY TEMPORARY STOP OR YIELD SIGN INSTALLED TO BE LEFT IN PLACE OVERNIGHT WILL REQUIRE PRIOR APPROVAL FROM THE CITY INSPECTOR.

SW 12TH TERR
STA: 5+42.46
17.50', RT
N: 994864.70
E: 2807516.88
INSTALL STOP
SIGN (R1-1).
INSTALL STREET
SIGNS (D3-1).
"SW 12TH ST." &
"SW 12TH TERR."

END CONSTRUCTION OF
LONGVIEW BLVD
30.00', RT
STA: 28+34.39
N: 994644.17
E: 2807617.95
INSTALL (4) END OF
ROAD SIGNS (OM4-3)

SW 12TH ST
STA: 8+79.69 36.00', RT
N: 994795.10, E: 2807649.21
INSTALL "STOP" SIGN (R1-1).
INSTALL STREET SIGNS (D3-1).
"LONGVIEW BLVD." & "SW 12TH ST."

SW 12TH ST
STA: 9+47.69 31.00', LT
N: 994827.96, E: 2807738.83
INSTALL "STOP" SIGN (R1-1).
INSTALL STREET SIGNS (D3-1).
"LONGVIEW BLVD." & "SW 12TH ST."

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HIGHLAND MEADOWS - 5TH PLAT

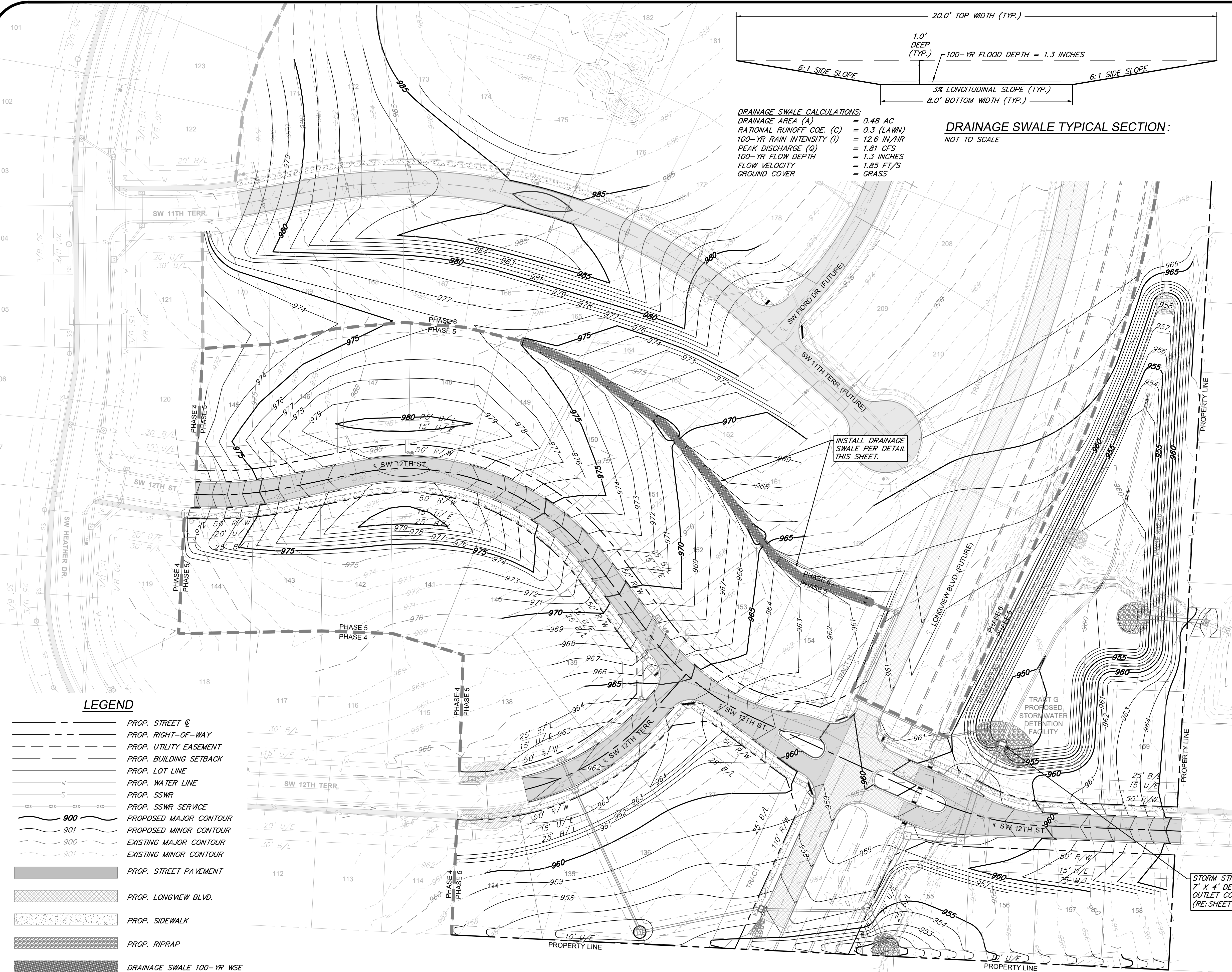
STREET SIGNAGE PLAN

STATE OF MISSOURI
ZACH A. MYERS
PROFESSIONAL ENGINEER
NUMBER FE-2012000232
2/10/21

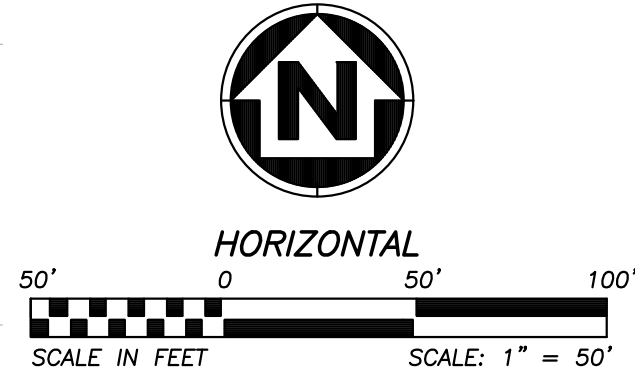
SHEET NUMBER
C105
7 OF 40

S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

LEGEND	
	PROP. STREET C/L
	PROP. RIGHT-OF-WAY
	PROP. UTILITY EASEMENT
	PROP. BUILDING SETBACK
	PROP. LOT LINE
	PROP. WATER LINE
	PROP. SSWR
	PROP. SSWR SERVICE
	900 PROPOSED MAJOR CONTOUR
	901 PROPOSED MINOR CONTOUR
	900 EXISTING MAJOR CONTOUR
	901 EXISTING MINOR CONTOUR
	PROP. STREET PAVEMENT
	PROP. LONGVIEW BLVD.
	PROP. SIDEWALK
	PROP. RIPRAP
	DRAINAGE SWALE 100-YR WSE
	EXISTING SIDEWALK



- GRADING NOTES:**
- PRIOR TO COMMENCEMENT OF SITE MOBILIZATION, THE CONTRACTOR SHALL RECEIVE ALL PERMITS.
 - REFER TO THE CITY OF LEE'S SUMMIT, MISSOURI TECHNICAL PROVISIONS AND STANDARD DRAWINGS FOR THE SPECIFICATIONS FOR GRADING AND SUBGRADE PREPARATION FOR THIS PROJECT.
 - EXISTING GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS. PROPOSED GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS.
 - ALL UNSURFACED AREAS THAT ARE DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES MINIMUM OF TOPSOIL. TOPSOIL SHALL BE BLACK SOIL FROM THE LOCAL VICINITY THAT PRODUCES HEAVY GROWTH.
 - ALL EXCAVATION SHALL BE CONSIDERED UNCLASSIFIED. NO SEPARATE OR ADDITIONAL PAYMENTS SHALL BE MADE FOR ROCK EXCAVATION.
 - CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
 - ALL FILL WITHIN LOTS SHALL BE COMPACTED TO 95% OF STANDARD RELATIVE DENSITY PER ASTM D-698, WITH A MOISTURE CONTENT OF -3 TO 3% ABOVE OPTIMUM. CONTRACTOR RESPONSIBLE FOR SOIL TESTING.



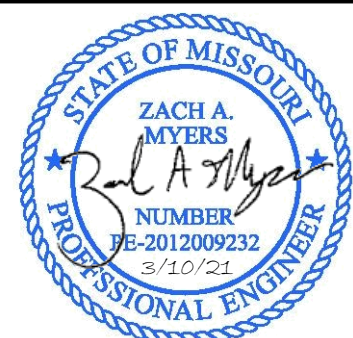
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HIGHLAND MEADOWS - 5TH PLAT

GRADING PLAN

S10, T47N, R22W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

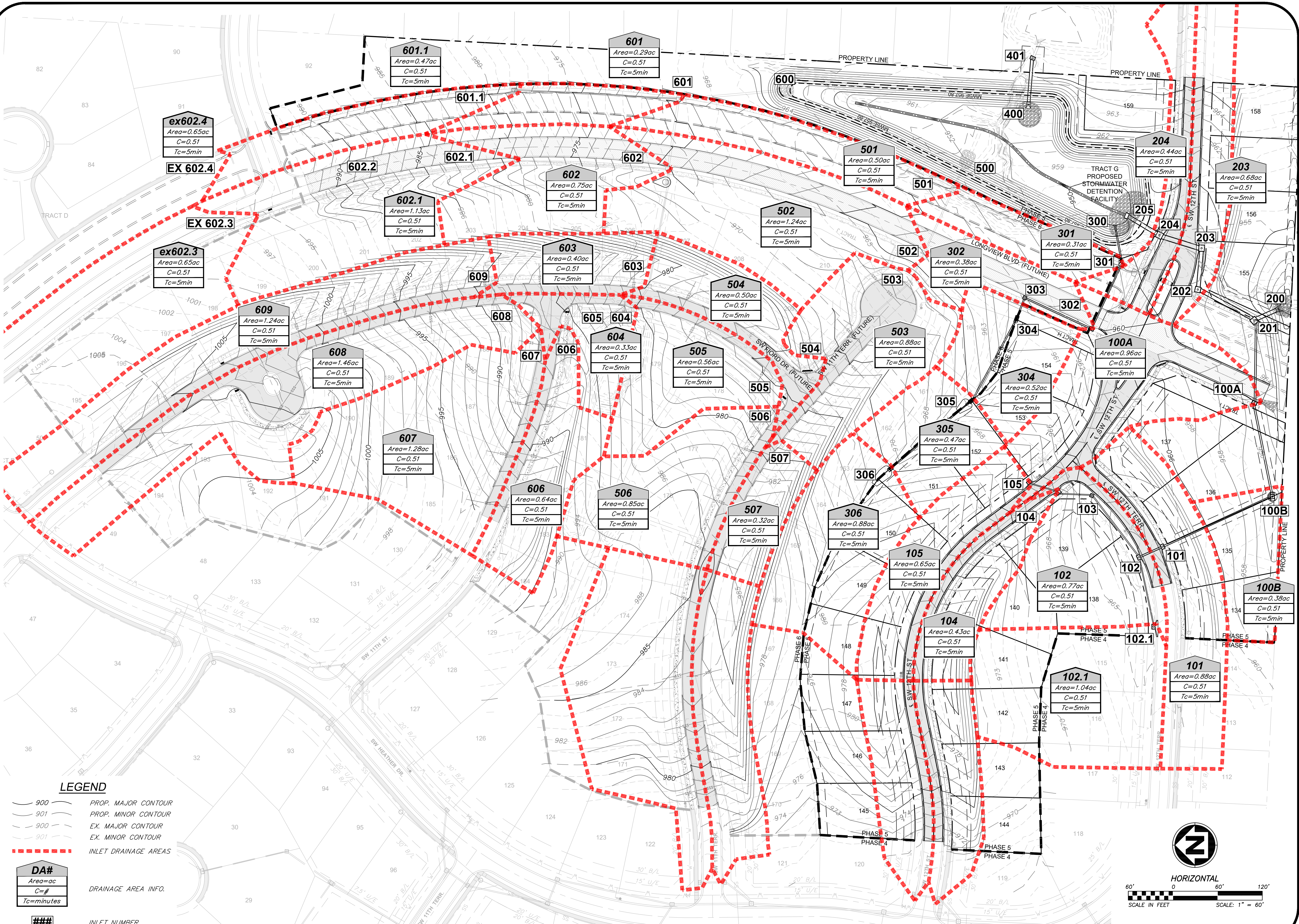


SHEET NUMBER
C106
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LEGEND

- 900 PROP. MAJOR CONTOUR
901 PROP. MINOR CONTOUR
900 EX. MAJOR CONTOUR
901 EX. MINOR CONTOUR
--- INLET DRAINAGE AREAS
- DA#
Area=ac
C=#
Tc=minutes
- ### INLET NUMBER
- DRAINAGE AREA INFO.

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		MO COA NO.:	00062

SUMMIT HOMES KC
HIGHLAND MEADOWS - 5TH PLAT

DRAINAGE AREA PLAN

S10, T47N, R22W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
ZACH A. MYERS
NUMBER
FE-2010000232
3/10/21
PROFESSIONAL ENGINEER

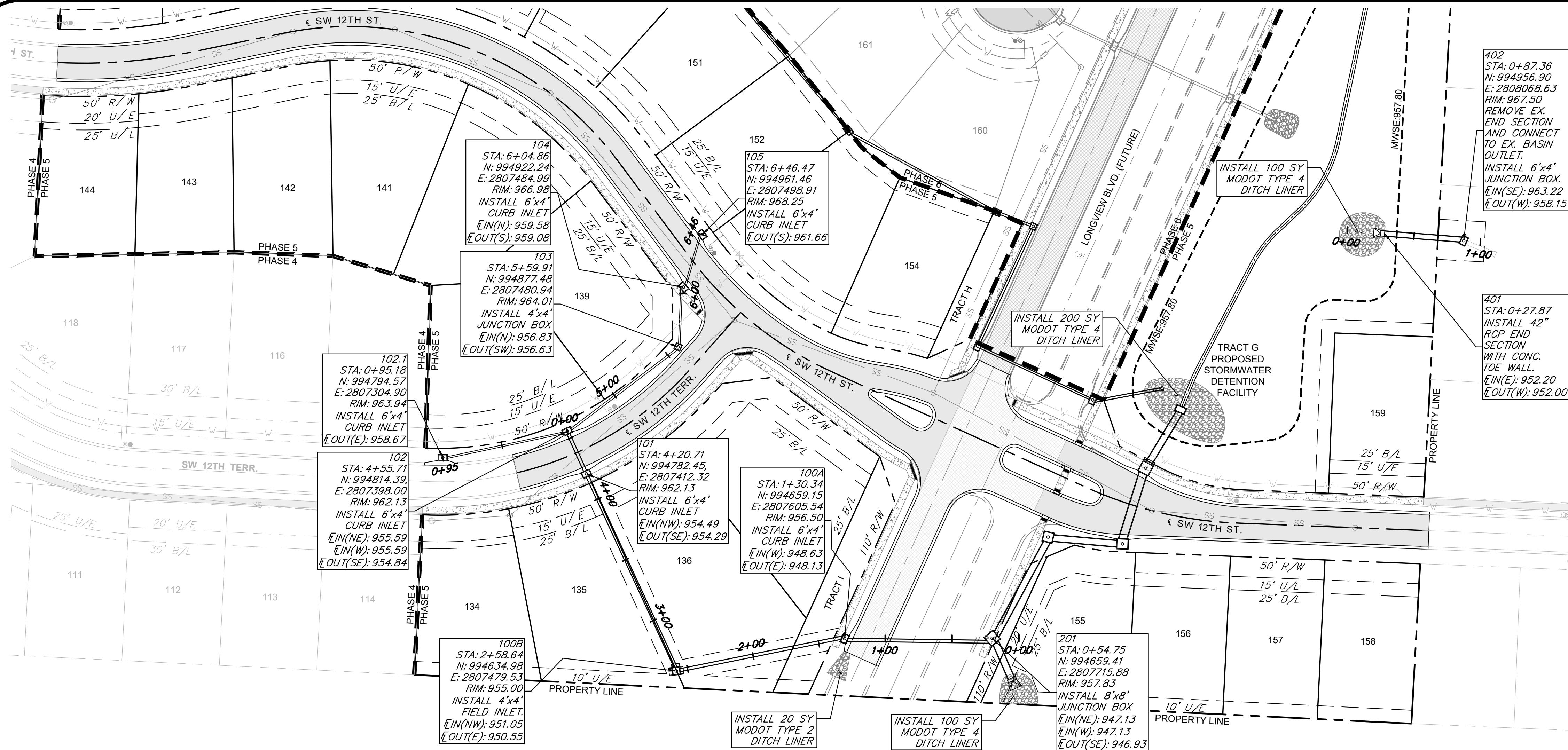
SHEET NUMBER
C201
9 OF 40

Mar 11, 2021 - 2:00pm Plotted By: gpcate G:\Shared drives\VC10 - Land Development\Projects\2020\20KCI0057 Highland Meadows - 5th Plat\01 CIV\03-DWG\Bases\20KCI0057 - BASE - PROP - STORM.dwg Layout: DRAINAGE CALCULATIONS

STORM SEWER DRAINAGE CALCULATIONS:

10-YEAR																																							
HYDROLOGY												HYDRAULICS												GUTTER/INLET DESIGN															
Line No.	Inlet ID	Downstream Line No.	DrainageArea	Runoff Coefficient	Local CxA	System CxA	Tc	Local Intensity	System Intensity	Incremental Flow	Total Runoff	Line No.	Line	U/S Ground Elev.	U/S Invert	D/S Invert	Length	Slope	Size	n	Capacity Full	Total Runoff	Velocity	Velocity Out	HGLUp	HGLDn	Line ID	Local Q	QBypass	Gutter Slope	Gutter Spread	Gutter Width							
			(ac)	(C)			(min)	(in/hr)	(in/hr)	(cfs)	(cfs)			(ft)	(ft)	(ft)	(ft)	(%)	(in)		(cfs)	(cfs)	(ft/s)	(ft/s)	(ft)	(ft)		(cfs)	(cfs)	(%)	(ft)	(ft)							
1	401	Outfall	0.00	0.00	0	0	0.0	0.00	0.00	0.00	0.00	LINE 401	401	967.50	958.15	952.20	59.49	10.00	36	0.013	210.92	0.00	9.01	9.01	960.54	954.59	LINE 401												
2	EX. DET.	1	0.00	0.00	0	0	0.0	0.00	0.00	54.51	0.00	LINE 402 (EX)	402	969.00	963.77	963.22	22.98	2.39	36	0.012	111.78	0.00	12.36	15.71	966.16	964.70	LINE 402 (EX)												
3	201	Outfall	0.00	0.00	0	0	7.7	0.00	7.06	0.00	22.43	LINE 201	201	957.83	946.93	946.77	31.01	0.50	54	0.013	141.26	22.43	9.71	9.71	950.10	949.94	LINE 201												
4	100A	3	0.96	0.51	0.49	0.49	7.2	8.34	7.26	4.09	18.92	LINE 100A	100A	956.50	948.13	947.13	110.34	0.91	30	0.013	39.04	18.92	4.03	3.86	950.29	950.10	LINE 100A	1.64	5.41	0.020	11.76	2.00							
5	100B	4	0.38	0.51	0.19	0.19	6.7	8.34	7.45	1.62	15.77	LINE 100B	100B	955.00	950.55	948.63	128.30	1.50	24	0.012	29.97	15.77	5.94	5.31	951.98	950.42	LINE 100B	1.62		Sag									
6	101	5	0.88	0.51	0.45	0.45	6.2	8.34	7.72	3.75	14.85	LINE 101	101	962.13	954.29	951.05	162.07	2.00	24	0.013	31.98	14.85	8.19	9.99	955.68	952.01	LINE 101	3.75		Sag									
7	102	6	0.77	0.51	0.39	0.39	6.0	8.34	7.80	3.28	11.50	LINE 102	102	962.13	954.84	954.49	35.00	1.00	24	0.013	22.62	11.50	5.83	5.92	956.06	955.68	LINE 102	7.60		Sag									
8	103	7	0.00	0.00	0	0	5.5	0.00	8.05	0.00	4.44	LINE 103	103	964.01	956.63	955.59	104.21	1.00	15	0.012	6.99	4.44	5.50	6.03	957.48	956.31	LINE 103												
9	104	8	0.43	0.51	0.22	0.22	5.3	8.34	8.17	1.83	4.50	LINE 104	104	966.98	959.08	956.83	44.95	5.00	15	0.012	15.65	4.50	5.97	6.94	959.94	957.48	LINE 104	0.65	1.18	0.050	5.34	2.00							
10	105	9	0.65	0.51	0.33	0.33	5.0	8.34	8.34	2.77	2.77	LINE 105	105	968.25	961.66	959.58	41.61	5.00	15	0.013	14.44	2.77	6.61	9.06	962.33	959.95	LINE 105	0.81	1.95	0.050	6.50	2.00							
11	102.1	7	1.04	0.51	0.53	0.53	5.0	8.34	8.34	4.43	4.43	LINE 102.1	102.1	963.94	958.67	955.59	95.18	3.24	15	0.012	12.58	4.43	7.16	9.35	959.52	956.10	LINE 102.1	1.28	3.14	0.020	9.73	2.00							
12	202	3	0.00	0.00	0	0	5.3	0.00	8.17	0.00	4.66	LINE 202	202	959.00	947.56	947.13	86.54	0.50	54	0.013	138.62	4.66	8.95	8.85	950.48	950.10	LINE 202												
13	203	12	0.68	0.51	0.35	0.35	5.2	8.34	8.25	2.89	4.71	LINE 203	203	958.63	948.04	947.76	55.83	0.50	54	0.013	139.27	4.71	9.28	9.50	950.96	950.56	LINE 203	2.89		Sag									
14	204	13	0.44	0.51	0.22	0.22	5.0	8.34	8.34	1.87	1.87	LINE 204	204	958.65	948.54	948.24	57.23	0.50	43 x 68	0.012	149.61	1.87	6.01	6.01	954.24	954.12	LINE 204	2.65		Sag									
15	205	14	0.00	0.00	0	0	0.0	0.00	0.00	94.04	0.00	LINE 205	205	958.30	949.00	948.74	51.16	0.50	54	0.013	140.16	0.00	5.91	5.91	954.64	954.52	LINE 205												
16	302	Outfall	0.31	0.51	0.16	0.16	7.6	8.34	7.09	1.32	9.25	LINE 301	301	960.84	952.42	950.58	45.96	4.00	18	0.013	21.01	9.25	6.23	6.23	953.60	951.76	LINE 301	0.54	0.78	0.050	4.50	2.00							
17	303	16	0.38	0.51	0.19	0.19	7.0	8.34	7.34	1.62	8.42	LINE 302	302	960.57	953.57	952.62	95.01	1.00	24	0.013	22.62	8.42	5.34	5.54	954.60	953.60	LINE 302	0.61	1.01	0.050	5.01	2.00							
18	304	17	0.00	0.00	0	0	6.6	0.00	7.52	0.00	7.17	LINE 303	303	962.04	955.55	954.07	98.87	1.50	18	0.012	13.92	7.17	6.72	7.93	956.59	954.83	LINE 303												
19	305	18	0.52	0.51	0.27	0.27	6.5	8.34	7.57	2.21	7.22	LINE 304	304	960.21	956.34	956.05	28.60	1.00	18	0.012	11.46	7.22	6.19	6.85	957.38	956.91	LINE 304	2.21		Sag									
20	306	19	0.47	0.51	0.24	0.24	5.8	8.34	7.91	2.00	5.45	LINE 305	305	964.74	959.07	956.54	126.66	2.00	18	0.012	16.08	5.45	5.14	5.35	959.97	957.38	LINE 305	2.00		Sag									
21	307	20	0.88	0.51	0.45	0.45	5.0	8.34	8.34	3.75	3.75	LINE 306	306	969.90	965.15	959.47	141.99	4.00	15	0.012	13.99	3.75	6.42	8.20	965.93	959.97	LINE 306	3.75		Sag									

100-YEAR																																			
HYDROLOGY												HYDRAULICS												GUTTER/INLET DESIGN											
Line No.	Inlet ID	Downstream Line No.	DrainageArea	Runoff Coefficient	Local CxA	System CxA	Tc	Local Intensity	System Intensity	Incremental Flow	Total Runoff	Line No.	Line	U/S Ground Elev.	U/S Invert	D/S Invert	Length	Slope	Size	n	Capacity Full	Total Runoff	Velocity	Velocity Out	HGLUp	HGLDn	Line ID	Local Q	QBypass	Gutter Slope	Gutter Spread	Gutter Width			
			(ac)	(C)			(min)	(in/hr)	(in/hr)	(cfs)	(cfs)			(ft)	(ft)	(ft)	(ft)	(%)	(in)		(cfs)	(cfs)	(ft/s)	(ft/s)	(ft)	(ft)		(cfs)	(cfs)	(%)	(ft)	(ft)			
1	401	Outfall	0.00	0.00	0	0	0.0	0.00	0.00	0.00	0.00	LINE 401	401	967.50	958.15	952.20	59.49	10.00	36	0.013	210.92	0.00	15.99	15.99	961.08	955.13	LINE 401								
2	EX. DET.	1	0.00	0.00	0	0	0.0	0.00	0.00	112.38	0.00	LINE 402 (EX)	402	969.00	963.77	963.22	22.98	2.39	36	0.012	111.78	0.00	17.01	18.02	966.70	965.69	LINE 402 (EX)								
3	201	Outfall	0.00	0.00	0	0	6.8	0.00	11.18	0.00	35.51	LINE 201	201	957.83	946.93	946.77	31.01	0.50	54	0.013	141.26	35.51	14.65	14.86	951.56	950.97	LINE 201								
4	100A	3	0.96	0.51	0.49	0.49	6.4	12.60	11.41	6.17	29.74	LINE 100A	100A	956.50	948.13	947.13	110.34	0.91	30	0.013	39.04	29.74	6.06	6.06	955.15	954.57	LINE 100A	2.07	8.95	0.020	14.05	2.00			
5	100B	4	0.38	0.51	0.19	0.19	6.1	12.60	11.63	2.44	24.61	LINE 100B	100B	955.00	950.55	948.63	128.30	1.50	24	0.012	29.97	24.61	7.83	7.83	956.73	955.43	LINE 100B	2.44		Sag					
6	101	5	0.88	0.51	0.45	0.45	5.8	12.60	11.93	5.65	22.94	LINE 101	101	962.13	954.29	951.05	162.07	2.00	24	0.013	31.98	22.94	7.30	7.30	959.80	958.13	LINE 101	5.65		Sag					
7	102	6	0.77	0.51	0.39	0.39	5.7	12.60	12.02	4.95	17.71	LINE 102	102	962.13	954.84	954.49	35.00	1.00	24	0.013	22.62	17.71	5.64	5.64	960.43	960.21	LINE 102	11.99		Sag					
8	103	7	0.00	0.00	0	0	5.3	0.00	12.29	0.00	6.77	LINE 103	103	964.01	956.63	955.59	104.21	1.00	15	0.012	6.99	6.77	5.52	5.52	962.13	961.15	LINE 103								
9	104	8	0.43	0.51	0.22	0.22	5.2	12.60	12.41	2.76	6.84	LINE 104	104	966.98	959.08	956.83	44.95	5.00	15	0.012	15.65	6.84	5.57	5.57	962.93	962.50	LINE 104	0.81	1.95	0.050	6.50	2.00			
10	105	9	0.65	0.51	0.33	0.33	5.0	12.60	12.60	4.18	4.18	LINE 105	105	968.25	961.66	959.58	41.61	5.00	15	0.013	14.44	4.18	3.40	3.40	963.34	963.17	LINE 105	1.00	3.17	0.050	7.82	2.00			
11	102.1	7	1.04	0.51	0.53	0.53	5.0	12.60	12.60	6.68	6.68	LINE 102.1	102.1	963.94	958.67	955.59	95.18	3.24	15	0.012	12.58	6.68	5.45	5.45	962.02	961.15	LINE 102.1	1.59	5.09	0.020	11.51	2.00			
12	202	3	0.00	0.00	0	0	5.2	0.00	12.46	0.00	7.12	LINE 202	202	959.00	947.56	947.13	86.54	0.50	54	0.013	138.62	7.12	12.65	12.65	955.47	954.57	LINE 202								
13	203	12	0.68	0.51	0.35	0.35	5.1	12.60	12.53	4.37	7.15	LINE																							

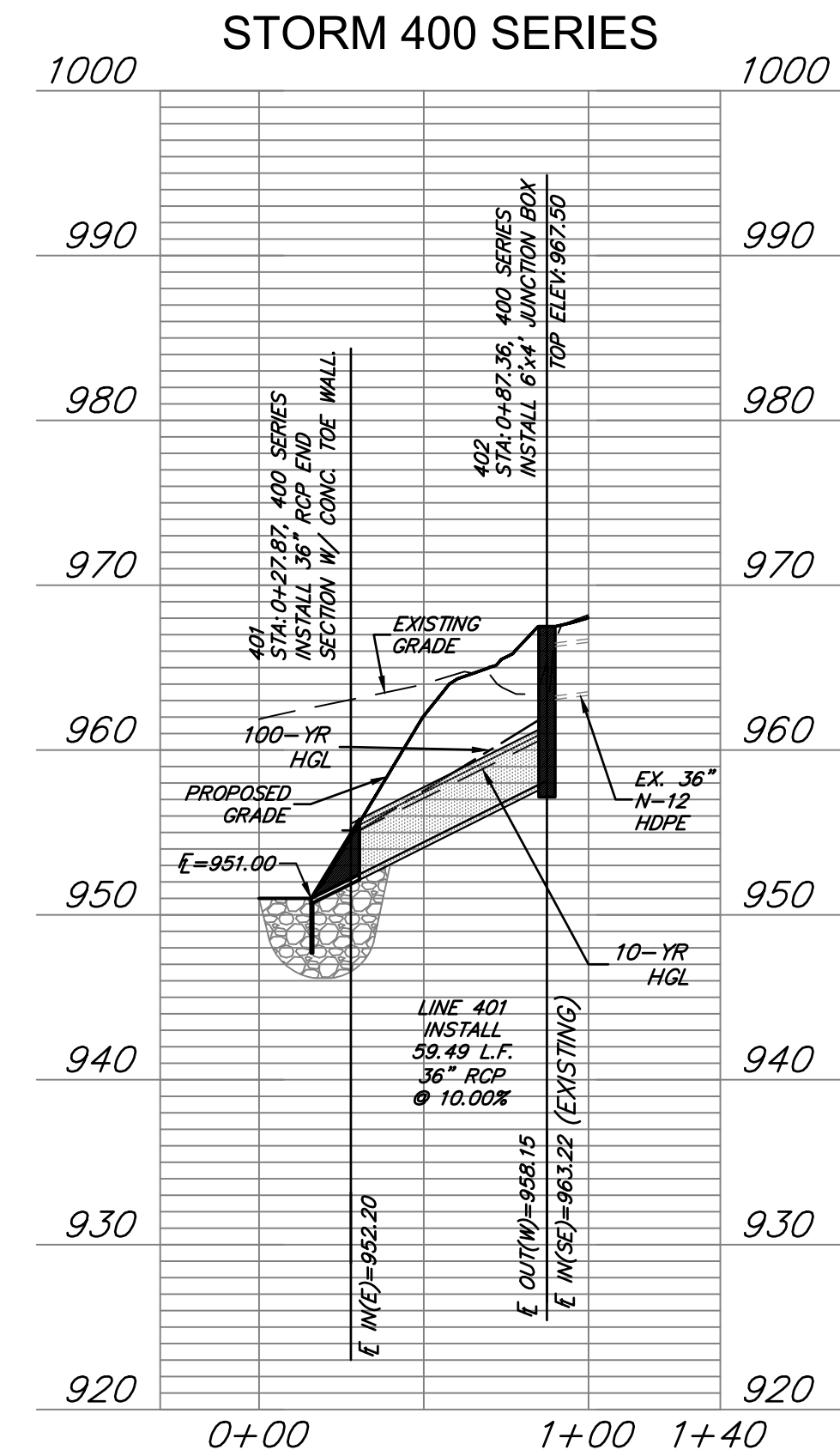
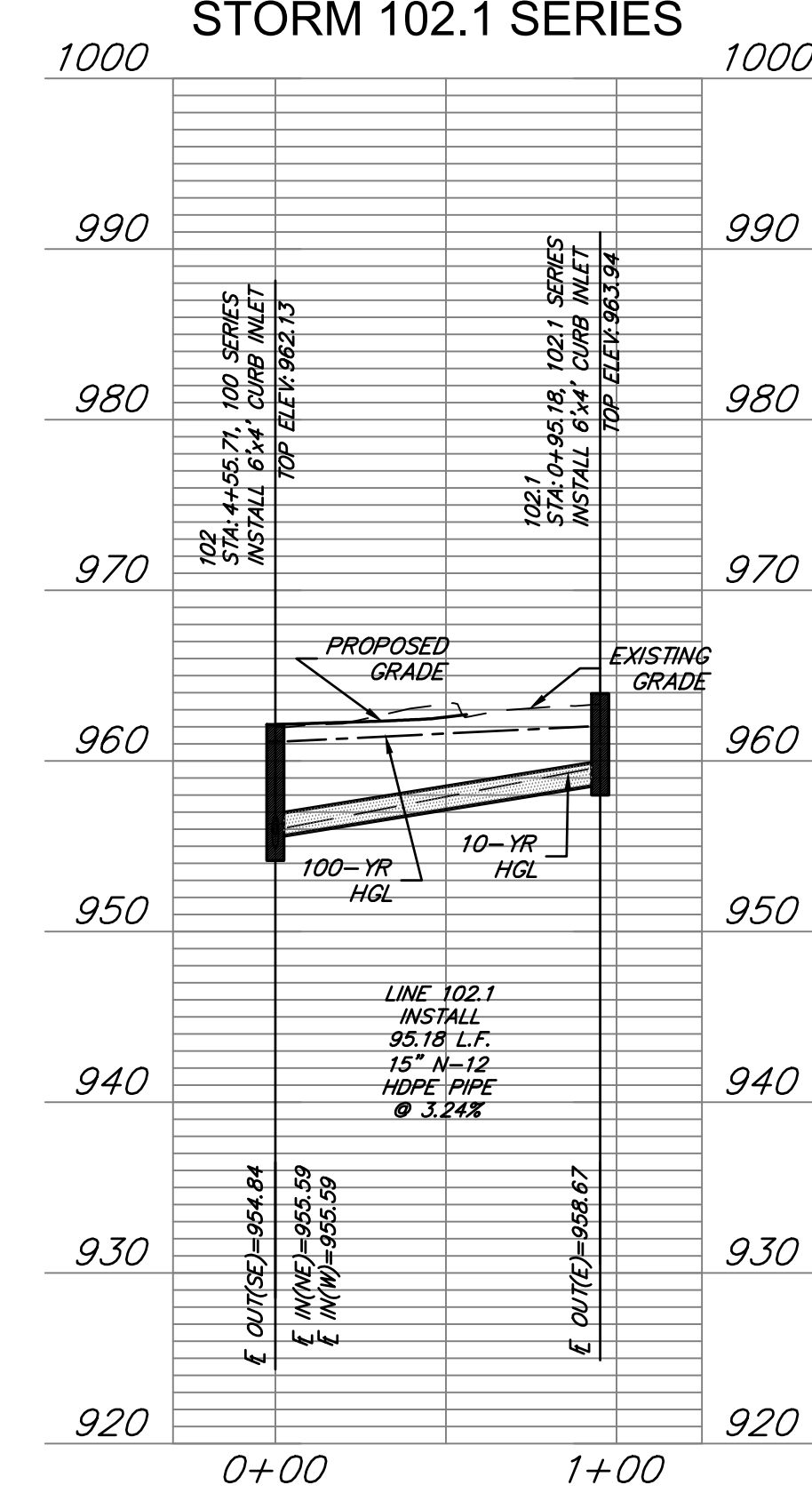
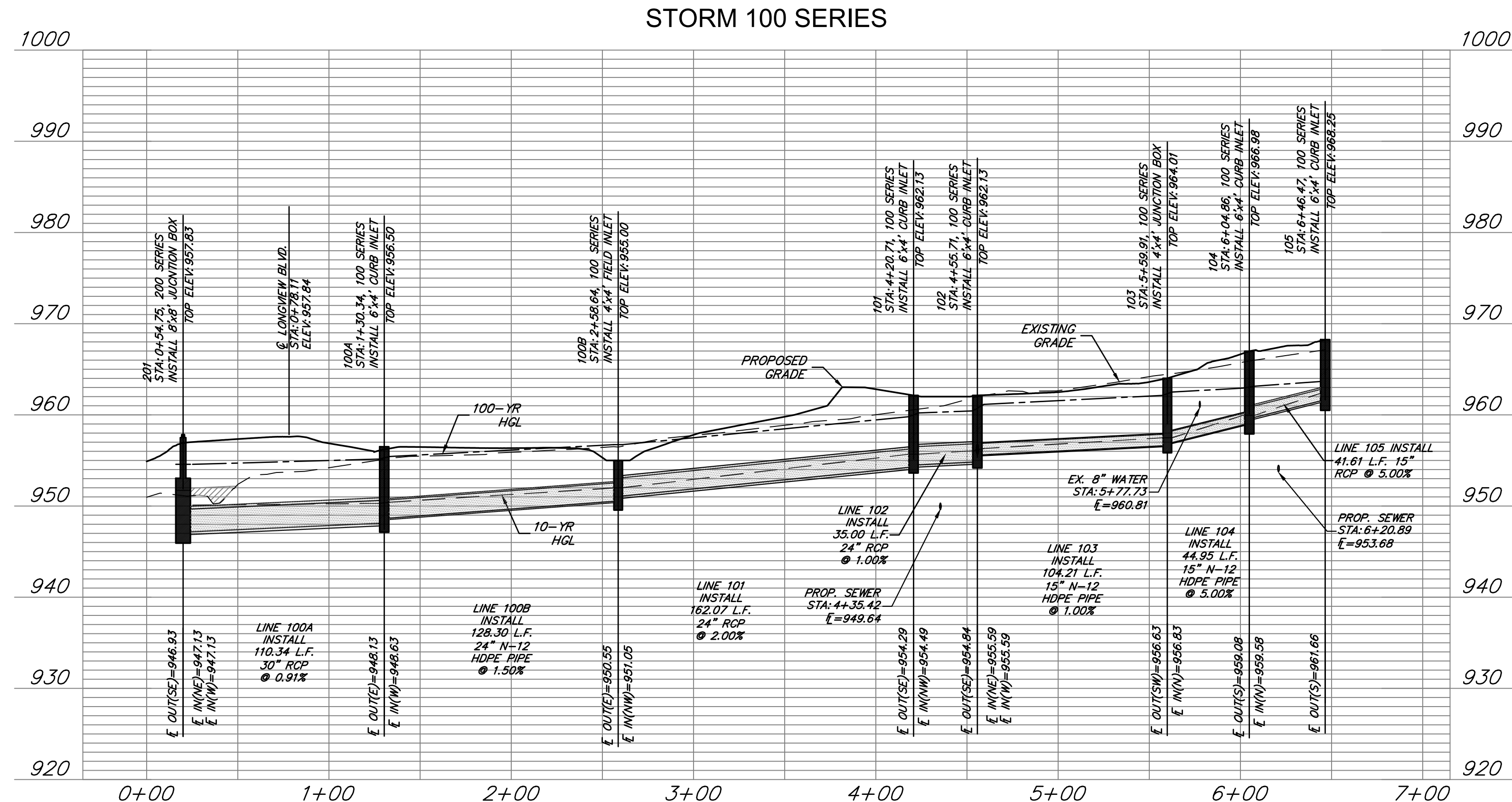
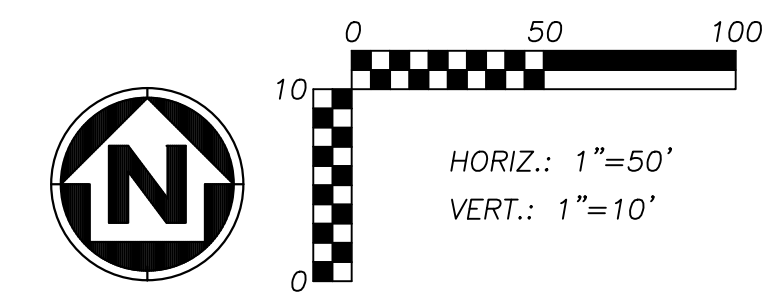


STORM PIPE AND STRUCTURES:

- HDPE PIPE SHALL CONFORM TO ASTM F2306. JOINTS SHALL BE INTEGRAL BELL AND SPIGOT WITH RUBBER GASKETS. JOINTS SHALL BE WATER TIGHT AS DEFINED BY ASTM F2306.
- CONCRETE PIPE SHALL CONFORM TO ASTM C76, CLASS III, WALL TYPE B. JOINTS SHALL BE TONGUE-IN-GROOVE WITH PREFORMED, FLEXIBLE SEALANTS AND SHALL CONFORM TO ASTM C990.
- PROPOSED CURB INLETS AND JUNCTION BOXES SHALL CONFORM TO THE CITY OF LEE'S SUMMIT STANDARD DETAILS.
- DOUBLE WALL POLYPROPYLENE PIPE IS AN APPROVED EQUAL AND SHALL CONFORM TO THE CITY OF LEE'S SUMMIT SPECIFICATIONS PER SECTION 2602.2.G. OF THE DESIGN AND CONSTRUCTION MANUAL.

GENERAL NOTES:

- COORDINATES AT TOP ELEVATIONS SHOWN ARE LOCATED AT CENTER OF STRUCTURES. ROAD OFFSETS AREA AT INSIDE FACE OF CURB INLETS, AND AT CENTER OF MANHOLES AND JUNCTIONS BOXES.
- PIPE LENGTHS INDICATED ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
- INSIDE FRONT FACE OF CURB INLETS SHALL BE LOCATED 1.5 FEET BEHIND BACK OF CURB. STRUCTURE SHALL BE PARALLEL WITH CURB ALIGNMENT.
- TOP ELEVATION OF CURB INLETS SHALL BE SLOPED TO CONFORM TO GRADE OF STREET.
- WATER MAINS AND STORM SEWERS SHALL HAVE AT LEAST 3' OF CLEAR HORIZONTAL SEPARATION.
- CONTROLLED FILL: PRIOR TO INSTALLATION OF STORM SEWER PIPING IN FILL AREAS, FILL SHALL BE PLACED AND COMPACTED TO A MINIMUM 95% OF STANDARD PROCTOR DENSITY PER ASTM D 698 TO A MINIMUM DEPTH OF 2 FEET ABOVE THE TOP OF PIPE.



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REVISIONS		DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE
1.	REVISED PER CITY COMMENTS	GC	1/15/21
2.	REVISED PER CITY COMMENTS	GC	2/26/21
3.	REVISED PER CITY COMMENTS	GC	3/10/21
		ISSUED FOR:	20K10057
		JOB NUMBER:	00062
		MO COA NO.:	00062

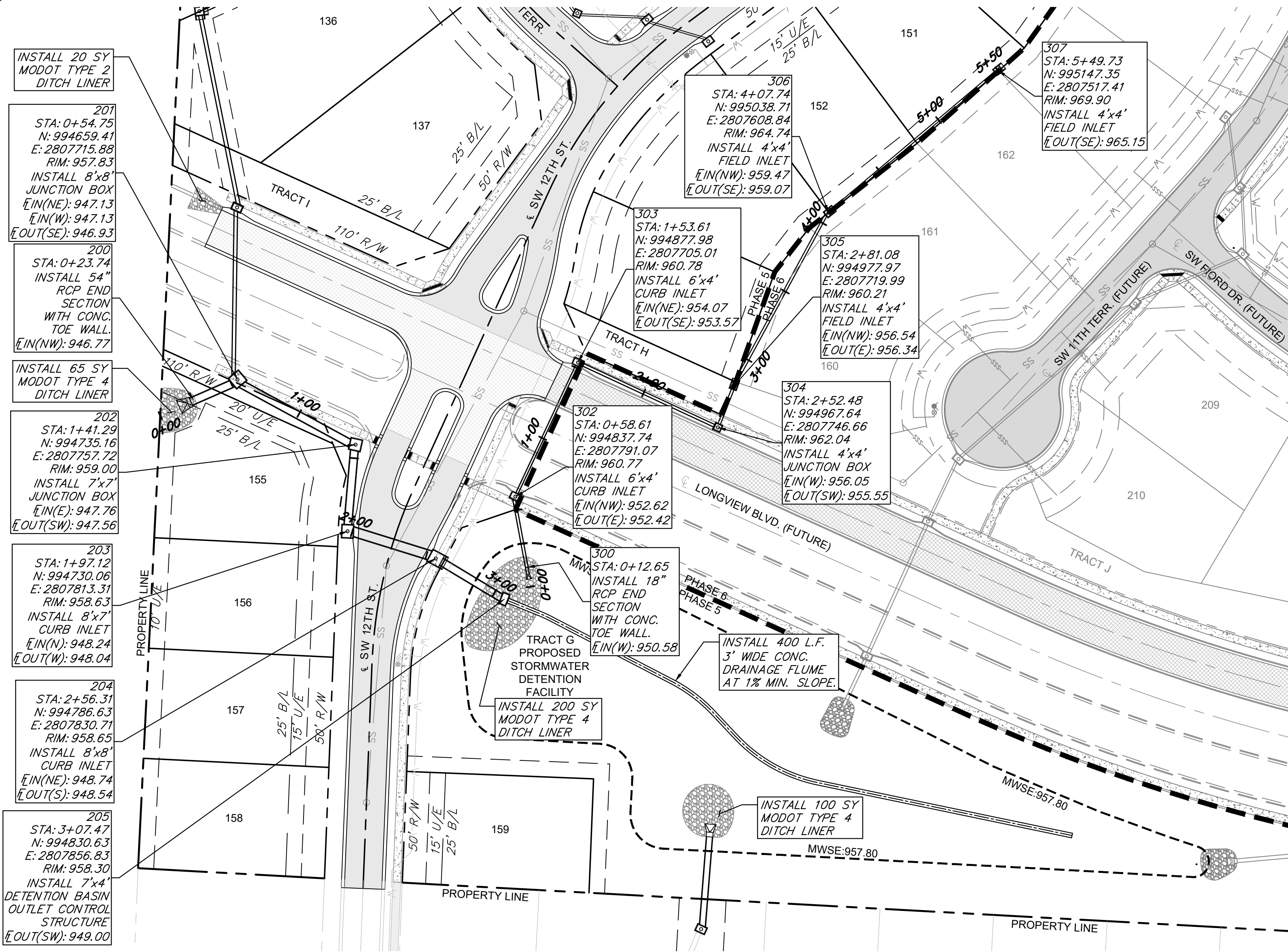
SUMMIT HOMES KC
HIGHLAND MEADOWS - 5TH PLAT

**STORM SEWER
PLAN & PROFILE**

S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
ZACH A. MYERS
Professional Engineer
No. 2010009232
2/10/21

SHEET NUMBER
C203
11 OF 40



INSTALL 20 SY
MODOT TYPE 2
DITCH LINER

201
STA: 0+54.75
N: 994659.41
E: 2807715.88
RIM: 957.83
INSTALL 8'x8"
JUNCTION BOX
E IN (NE): 947.13
E IN (W): 947.13
E OUT (SE): 946.93

200
STA: 0+23.74
INSTALL 54"
RCP END
SECTION
WITH CONC.
TOE WALL
E IN (NW): 946.77

INSTALL 65 SY
MODOT TYPE 4
DITCH LINER

202
STA: 1+41.29
N: 994735.16
E: 2807757.72
RIM: 959.00
INSTALL 7'x7"
JUNCTION BOX
E IN (E): 947.76
E OUT (SW): 947.56

203
STA: 1+97.12
N: 994730.06
E: 2807813.31
RIM: 958.63
INSTALL 8'x7"
CURB INLET
E IN (N): 948.24
E OUT (W): 948.04

204
STA: 2+56.31
N: 994786.63
E: 2807830.71
RIM: 958.65
INSTALL 8'x8"
CURB INLET
E IN (NE): 948.74
E OUT (S): 948.54

205
STA: 3+07.47
N: 994830.63
E: 2807856.83
RIM: 958.30
INSTALL 7'x4"
DETENTION BASIN
OUTLET CONTROL
STRUCTURE
E OUT (SW): 949.00

306
STA: 4+07.74
N: 995038.71
E: 2807608.84
RIM: 964.74
INSTALL 4'x4"
FIELD INLET
E IN (NW): 959.47
E OUT (SE): 959.07

303
STA: 1+53.61
N: 994877.98
E: 2807705.01
RIM: 960.78
INSTALL 6'x4"
CURB INLET
E IN (NE): 954.07
E OUT (SE): 953.57

305
STA: 2+81.08
N: 994977.97
E: 2807719.99
RIM: 960.21
INSTALL 4'x4"
FIELD INLET
E IN (NW): 956.54
E OUT (E): 956.34

304
STA: 2+52.48
N: 994967.64
E: 2807746.66
RIM: 962.04
INSTALL 4'x4"
JUNCTION BOX
E IN (W): 956.05
E OUT (SW): 955.55

302
STA: 0+58.61
N: 994837.74
E: 2807791.07
RIM: 960.77
INSTALL 6'x4"
CURB INLET
E IN (NW): 952.62
E OUT (E): 952.42

300
STA: 0+12.65
INSTALL 18"
RCP END
SECTION
WITH CONC.
TOE WALL
E IN (W): 950.58

INSTALL 400 L.F.
3' WIDE CONC.
DRAINAGE FLUME
AT 1% MIN. SLOPE

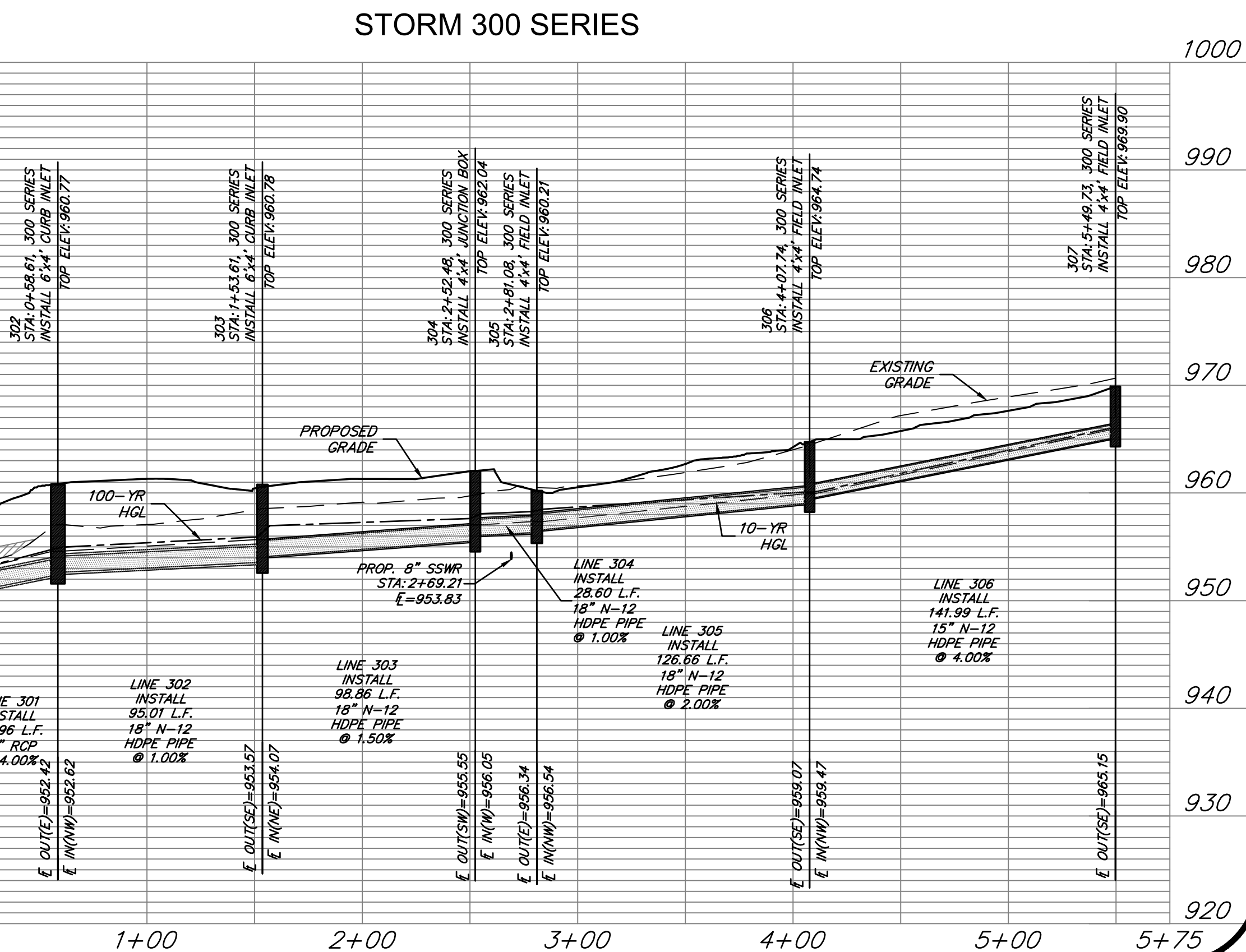
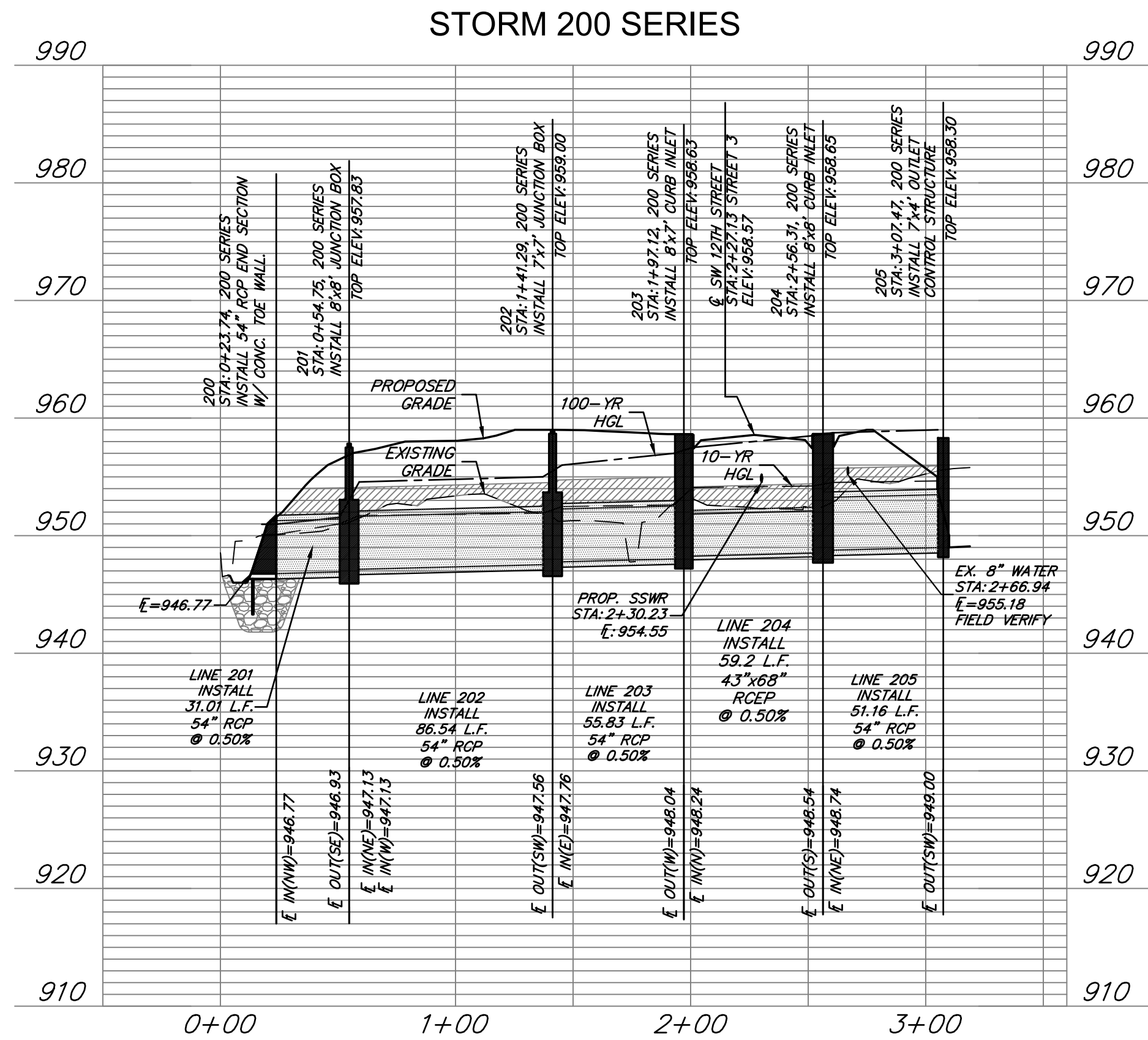
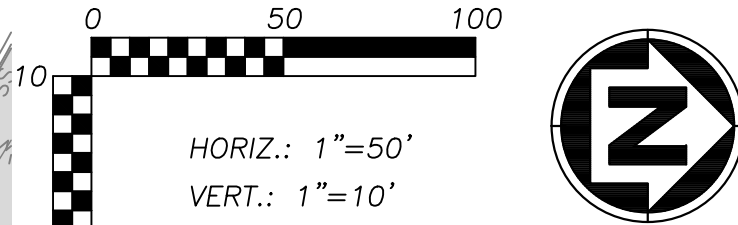
INSTALL 100 SY
MODOT TYPE 4
DITCH LINER

TRACT G
PROPOSED
STORMWATER
DETENTION
FACILITY

TRACT I
TRACT H
TRACT J

SW 12TH ST
LONGVIEW BLVD. (FUTURE)
SW 14TH TERR. (FUTURE)
SW 16TH DR. (FUTURE)

PROPERTY LINE



GENERAL NOTES:

- COORDINATES AT TOP ELEVATIONS SHOWN ARE LOCATED AT CENTER OR STRUCTURES. ROAD OFFSETS AREA AT INSIDE FACE OF CURB INLETS, AND AT CENTER OF MANHOLES AND JUNCTION BOXES.
- PIPE LENGTHS INDICATED ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
- INSIDE FRONT FACE OF CURB INLETS SHALL BE LOCATED 1.5 FEET BEHIND BACK OF CURB. STRUCTURE SHALL BE PARALLEL WITH CURB ALIGNMENT.
- TOP ELEVATION OF CURB INLETS SHALL BE SLOPED TO CONFORM TO GRADE OF STREET.
- WATER MAINS AND STORM SEWERS SHALL HAVE AT LEAST 3' OF CLEAR HORIZONTAL SEPARATION.
- CONTROLLED FILL: PRIOR TO INSTALLATION OF STORM SEWER PIPING IN FILL AREAS, FILL SHALL BE PLACED AND COMPACTED TO A MINIMUM 95% OF STANDARD PROCTOR DENSITY PER ASTM D 698 TO A MINIMUM DEPTH OF 2 FEET ABOVE THE TOP OF PIPE.

LEGEND

- RIP RAP
- FILL PRIOR TO PIPE INSTALLATION

STORM PIPE AND STRUCTURES:

- HDPE PIPE SHALL CONFORM TO ASTM F2306. JOINTS SHALL BE INTEGRAL BELL AND SPIGOT WITH RUBBER GASKETS. JOINTS SHALL BE WATER TIGHT AS DEFINED BY ASTM F2306.
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2.	REVISED PER CITY COMMENTS	GC	2/26/21
3.	REVISED PER CITY COMMENTS	GC	3/10/21
		ISSUED FOR:	FOR REVIEW
		JOB NUMBER:	20K10057
		MO COA NO.:	00062

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SUMMIT HOMES KC
HIGHLAND MEADOWS - 5TH PLAT

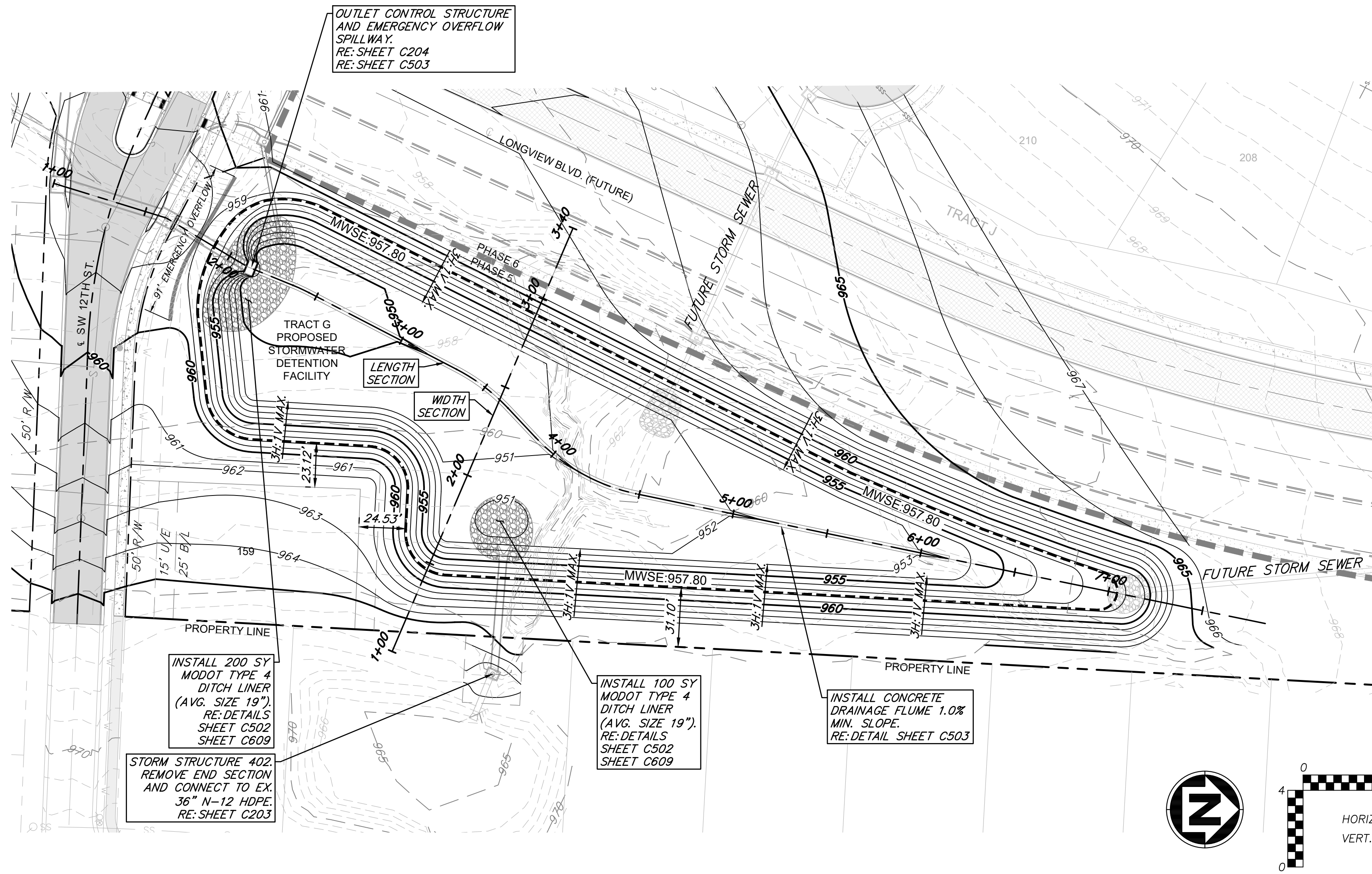
**STORM SEWER PLAN &
PROFILE (2)**

S10, T47N, R22W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

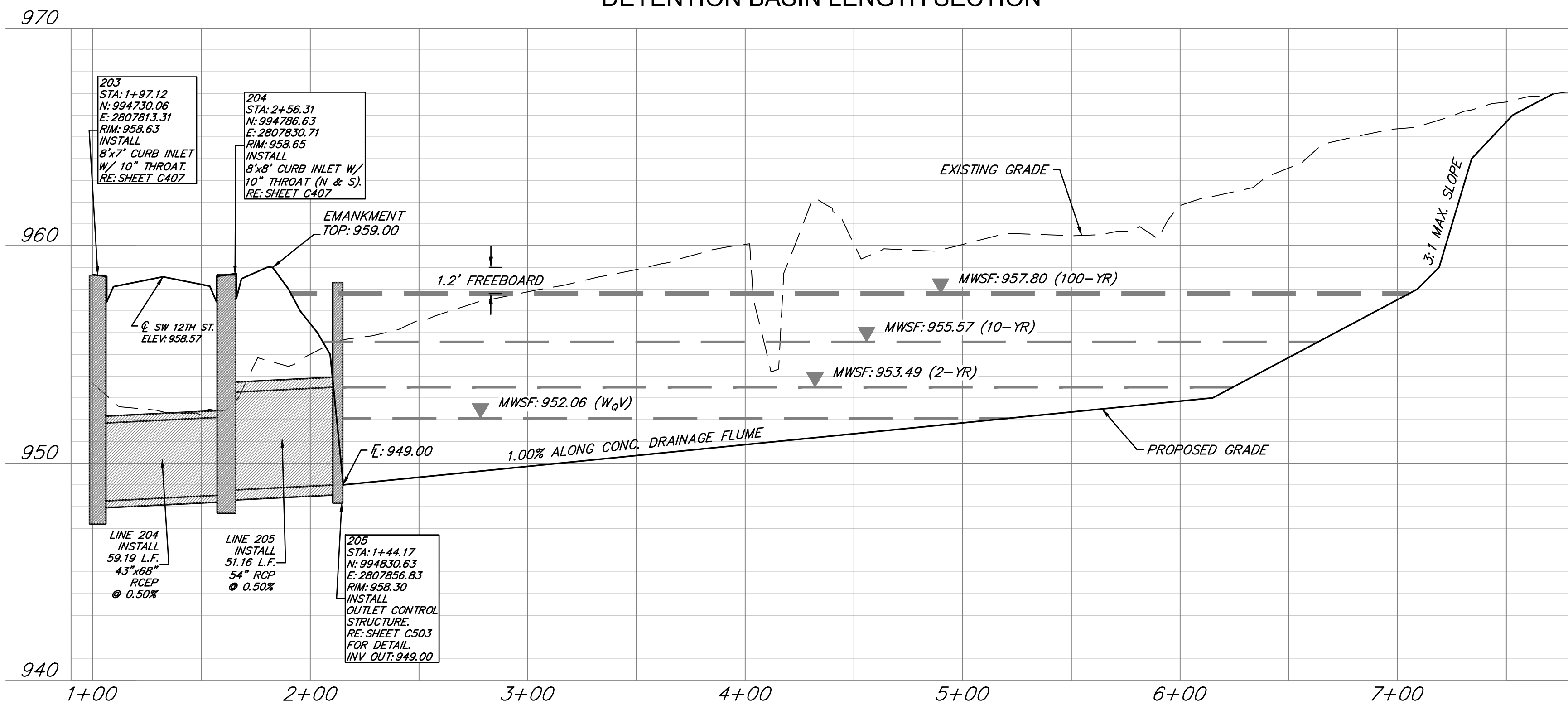
STATE OF MISSOURI
ZACH A. MYERS
Professional Engineer
No. 2010000232
2/10/21

SHEET NUMBER
C204
12 OF 40

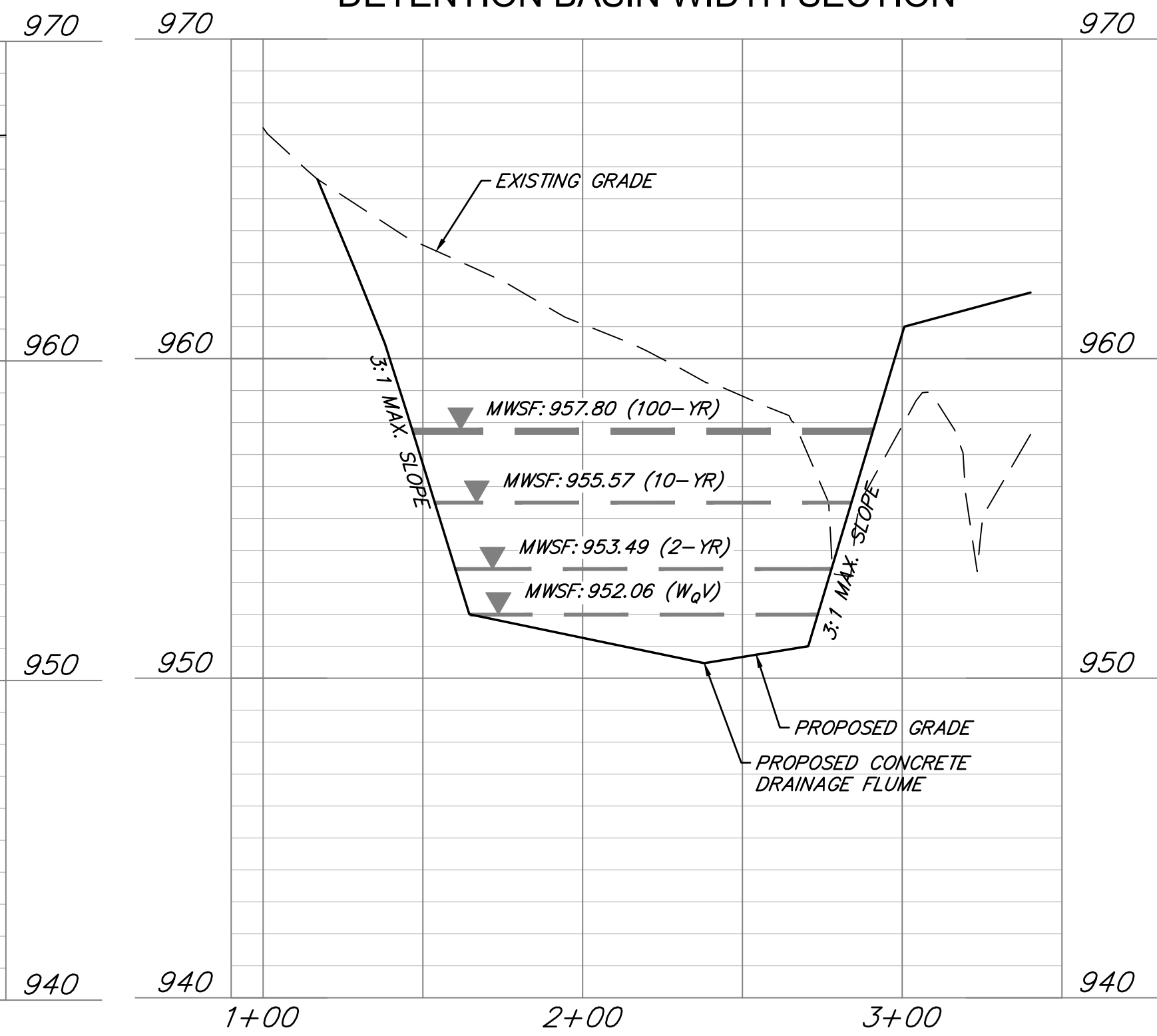
Mar 11, 2021 - 2:02pm Plotted By: gacate G:\Shared drives\VC10 - Land Development\Projects\2020\20K10057 Highland Meadows - 5th Plat\01 CIV\03-DWG\Sheet\STREET AND STORM\20K10057 - 5th Plat\01 CIV\03-DWG\Sheet\STREET AND STORM\20K10057 - 5th Plat - DETENTION BASIN PLAN & PROFILE Layout: DETENTION BASIN PLAN & PROFILE



DETENTION BASIN LENGTH SECTION



DETENTION BASIN WIDTH SECTION



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REVISIONS			DRAWING INFO.		
NO.	DESCRIPTION	BY	DATE	DRAWN BY:	
1.	REVISED PER CITY COMMENTS	GC	1/15/21	CHECK BY:	ZM
2.	REVISED PER CITY COMMENTS	GC	2/26/21	LICENSE NO.	PE-20120069232
2.	REVISED PER CITY COMMENTS	GC	3/10/21	DATE:	12/2/2020
				ISSUED FOR:	FOR REVIEW
				JOB NUMBER:	20KC10057
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SUMMIT HOMES KC
HIGHLAND MEADOWS - 5TH PLAT

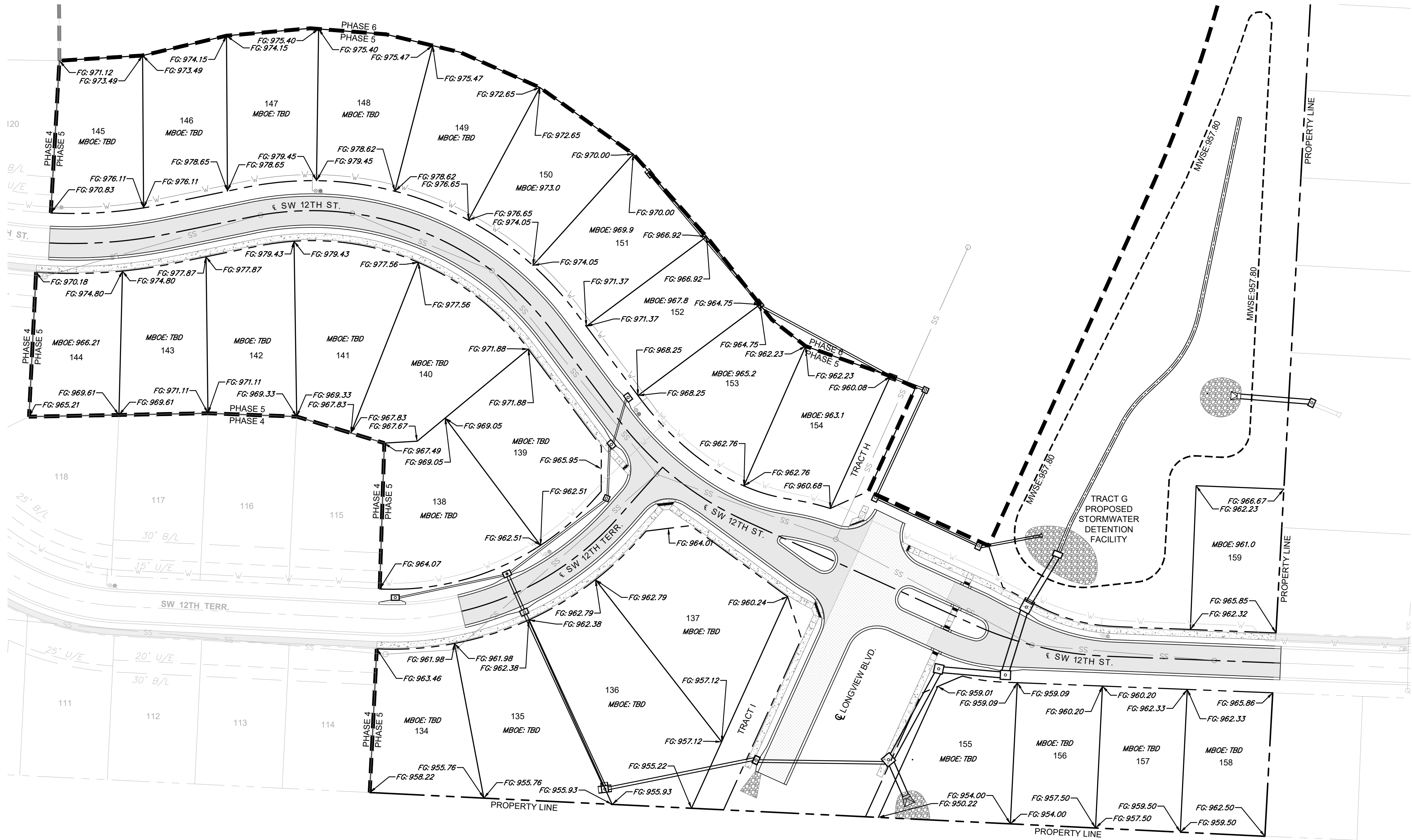
**DETENTION BASIN
PLAN & PROFILE**

S10, T47N, R22W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
ZACH A. MYERS
NUMBER
PE-2012000232
2/10/21
PROFESSIONAL ENGINEER

SHEET NUMBER
C205
13 OF 40

Mar 11, 2021 -- 2:03pm Plotted By: gpcate G:\Shared drives\VC10 - Land Development\Projects\2020\20KCI0057 Highland Meadows - 5th Plat\01 CIV\03-DWG\Bases\20KCI0057 - BASE - PROP - STORM.dwg Layout: MINIMUM BUILDING OPENING PLAN

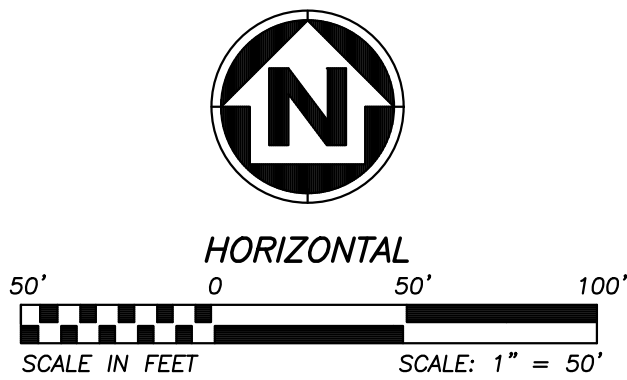


LEGEND

FG FINISH GRADE
MBOE MINIMUM BUILDING OPENING ELEVATION
TBD TO BE DETERMINED BY HOME BUILDER AND PLOT PLAN ENGINEER BASED ON HOUSE STYLE AND FOOTPRINT

GENERAL NOTES:

- ALL LOTS SHALL BE ALLOWED TO HAVE WALKOUT BASEMENTS OR DAYLIGHT BASEMENTS AS DETERMINED BY HOME BUILDER AND/OR ENGINEER AT THE TIME OF PLOT PLAN AND BUILDING PERMIT APPLICATION SUBMITTAL. ALL PLOT PLANS SHALL MEET THE CITY OF LEE'S SUMMIT REQUIREMENTS AND BE SUBMITTED FOR CITY APPROVAL PRIOR TO CONSTRUCTION OF HOME.
- MINIMUM BUILDING OPENING ELEVATIONS ON THIS PLAN HAVE BEEN DETERMINED BASED ON MAX. WATER SURFACE ELEVATION OF 1% DESIGN STORM PLUS (+) TWO (2) FEET, PER CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL SPECIFICATIONS.
- FINISH GRADES ARE BASED ON MASS GRADING DESIGN FOR INSTALLATION OF PUBLIC IMPROVEMENTS. REAR LOT ELEVATIONS MAY VARY SLIGHTLY AFTER CONSTRUCTION OF HOMES, DEPENDING ON TYPE OF BASEMENT CONSTRUCTED AND OTHER UNFORESEEN FACTORS. HOME BUILDER SHALL FOLLOW DRAINAGE PATTERNS DEPICTED IN THESE PLANS AND ENSURE PLOT PLAN MAINTAINS DRAINAGE PATTERNS SHOWN.



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		CHECK BY:	ZM
		LICENSE NO.	FE-2012000232
		DATE:	12/2/2020
		ISSUED FOR:	FOR REVIEW
		JOB NUMBER:	20KCI0057
		MO COA NO.	00062

SUMMIT HOMES KC
HIGHLAND MEADOWS - 5TH PLAT

MINIMUM BUILDING
OPENING PLAN

S10, T47N, R22W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



SHEET NUMBER
C206
14 OF 40

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1. THE STORMWATER POLLUTION PREVENTION PLAN IS COMPRISED OF THIS DRAWING ("EROSION CONTROL"), THE STANDARD DETAILS, ATTACHMENTS INCLUDED IN SPECIFICATIONS ("SWPPP"), PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORMWATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICES AS APPLICABLE. CONTROL YOUR SITE. IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
5. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION WITHIN OR NEAR STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE, CLEANING AREA, TOILET PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE AND READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE REMOVED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
13. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL BE STOPPED FOR AT LEAST 7 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE STABILIZED. THESE AREAS SHALL BE STABILIZED NO LATER THAN 21 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. STABILIZATION MAY CONSIST OF SEED, SOIL, ROCK, PAVEMENT, STRUCTURE OR OTHER NON-ERODIBLE COVER.
15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS SHALL BE MADE TO PREVENT THE VEHICLES FROM TRAPPING THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. ONLY USE INGRESS/EGRESS LOCATIONS AS PROVIDED.
16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES INTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
17. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVAL OF SEDIMENT AND DEPOSITION PILES. IF SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
18. ON-SITE & OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
19. SLOPES CONSISTING OF TOPSOIL, CLAY, OR SILT SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
20. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.
21. CONTRACTOR RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE. PONDING OF WATER WILL NOT BE ALLOWED ON SITE. IF NECESSARY, TO PROTECT THE SITE FROM FLOODING, THE CONTRACTOR SHALL MAINTAIN POINT SUMP CONDITIONS UNTIL THE INSTALLATION OF STORM SEWER.

- ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, 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 AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
1. AT A MINIMUM, THE CONTRACTOR SHALL FOLLOW THE REQUIREMENTS FOR GOOD HOUSEKEEPING, SPILL CONTROL, EROSION AND SEDIMENT CONTROL AS SPECIFIED IN THE KANSAS CITY METROPOLITAN CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION SECTION 2150.
2. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
3. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND HAS BEEN OBTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEED AS NEEDED.
4. 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.
5. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC HIGHWAYS--WAY THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
6. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
7. DRAINAGE SWALES WITH SLOPES STEEPER THAN 15% SHALL BE INSPECTED AFTER EACH RAINFALL EVENT; THESE CHANNELS AND SWALES SHOULD BE MAINTAINED WITH EROSION CONTROL OF THE CHANNELS OR SLOPES SHOW ANY SIGN OF FAILURE, COORDINATE WITH THE ENGINEER TO DEVELOP A PLAN TO RE-STABILIZE THE FAILED AREA.

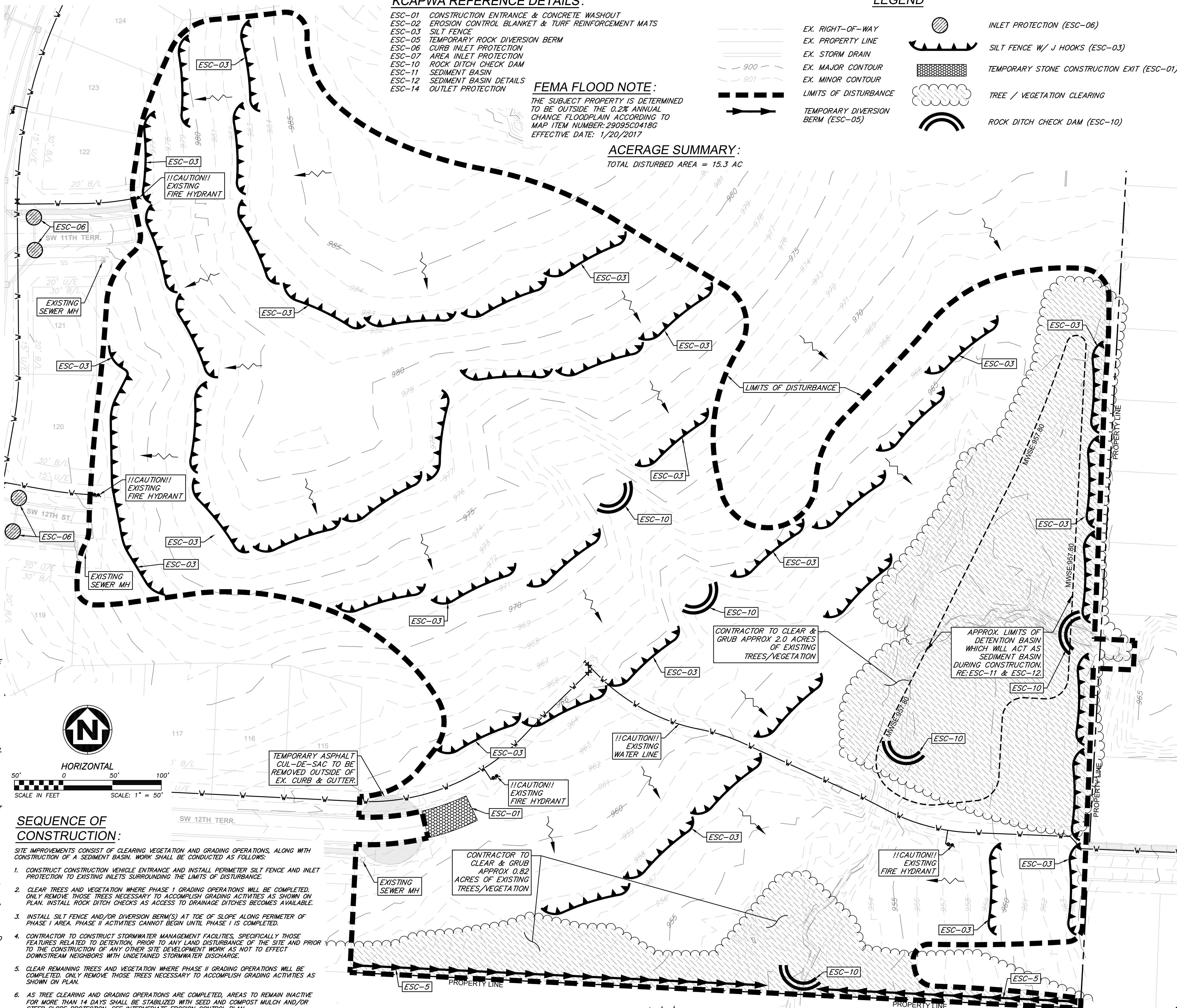
ESC-01	CONSTRUCTION ENTRANCE & CONCRETE WASHOUT	
ESC-02	EROSION CONTROL BLANKET & TURF REINFORCEMENT MATS	
ESC-03	SILT FENCE	
ESC-05	TEMPORARY ROCK DIVERSION BERM	
ESC-06	CURB INLET PROTECTION	
ESC-07	AREA INLET PROTECTION	
ESC-10	ROCK DITCH CHECK DAM	
ESC-11	SEDIMENT BASIN	
ESC-12	SEDIMENT BASIN DETAILS	
ESC-14	OUTLET PROTECTION	

FEMA FLOOD NOTE:

THE SUBJECT PROPERTY IS DETERMINED
TO BE OUTSIDE THE 0.2% ANNUAL
CHANCE FLOODPLAIN ACCORDING TO
MAP ITEM NUMBER: 29095C0418G
EFFECTIVE DATE: 1/20/2017

TOTAL DISTURBED AREA = 15.3 AC

EX. RIGHT-OF-WAY		INLET PROTECTION (ESC-06)
EX. PROPERTY LINE		SILT FENCE W/ J HOOKS (ESC-03)
EX. STORM DRAIN		TEMPORARY STONE CONSTRUCTION EXIT (ESC-01)
EX. MAJOR CONTOUR		TREE / VEGETATION CLEARING
EX. MINOR CONTOUR		
LIMITS OF DISTURBANCE		
TEMPORARY DIVERSION BERM (ESC-05)		ROCK DITCH CHECK DAM (ESC-10)



Mar 11, 2021 – 2:03pm Plotted By: gacate
G:\Shared drives\KC10 – Land Development\Projects\2020\20KC10057 Highland Meadows – 5th Plat\01 CIVIL\03-DWG\Sheet\STREET AND STORM\20KC10057 – SHTS – EROSION.dwg Layout: PRE-CLEARING EROSION CONTROL PLAN



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2.	REVISED PER CITY COMMENTS	GC	2/28/21	CHECK BY: ZM
				PE-20120069232
				LICENSE NO.
				DATE: 12/2/2020
				ISSUED FOR: FOR REVIEW
				JOB NUMBER: 20KC10057
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SUMMIT HOMES KC
HIGHLAND MEADOWS - 5TH PLAT

PRE-CLEARING EROSION
CONTROL PLAN

S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



SHEET NUMBER
C301
15 OF 40

Mar 11, 2021 - 2:03pm Plotted By: gacite G:\Shared drives\KC10 - Land Development\Projects\2020\20K10057 Highland Meadows - 5th Plat\01 CIV\03-DWG\Sheet\STREET AND STORM\20K10057 - SHYS - EROSION.dwg Layout: INTERMEDIATE EROSION CONTROL PLAN

GENERAL EROSION CONTROL NOTES:

1. THE STORMWATER POLLUTION PREVENTION PLAN IS COMPRISED OF THIS DRAWING ("EROSION CONTROL"), THE STANDARD DETAILS, ATTACHMENTS INCLUDED IN SPECIFICATIONS ("SWPPP"), PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORMWATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
5. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. WATERS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
13. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL BE STOPPED FOR AT LEAST 7 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE STABILIZED. THESE AREAS SHALL BE STABILIZED NO LATER THAN 21 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. STABILIZATION MAY CONSIST OF SEED, SOD, ROCK, PAVEMENT, STRUCTURE OR OTHER NON-ERODIBLE COVER.
15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. ONLY USE INGRESS/EGRESS LOCATIONS AS PROVIDED.
16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
17. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
18. ON-SITE & OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
19. SLOPES CONSISTING OF TOPSOIL, CLAY, OR SILT SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
20. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.
21. CONTRACTOR RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE. PONDING OF WATER WILL NOT BE ALLOWED ON SITE. IF NECESSARY, CONTRACTOR TO PROVIDE TEMPORARY SWALES OR PUMPING IN LOW POINT SUMP CONDITIONS UNTIL THE INSTALLATION OF STORM SEWER.

EROSION CONTROL MAINTENANCE:

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

1. AT A MINIMUM, THE CONTRACTOR SHALL FOLLOW THE REQUIREMENTS FOR GOOD HOUSEKEEPING, SPILL CONTROL AND EROSION AND SEDIMENT CONTROL AS SPECIFIED IN THE KANSAS CITY METROPOLITAN CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION SECTION 2150.
2. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
3. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEED AS NEEDED.
4. 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.
5. THE CONSTRUCTION EXITS 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.
6. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
7. DRAINAGE SWALES WITH SLOPES STEEPER THAN 15% SHALL BE INSPECTED AFTER EACH RAINFALL EVENT. THESE CHANNELS AND SLOPES SHOULD BE TREATED WITH EROSION FABRIC. IF THE CHANNELS OR SLOPES SHOW ANY SIGN OF FAILURE, COORDINATE WITH THE ENGINEER TO DEVELOP A PLAN TO RE-STABILIZE THE FAILED AREA.

KCAPWA REFERENCE DETAILS:

- ESC-01 CONSTRUCTION ENTRANCE & CONCRETE WASHOUT
- ESC-02 EROSION CONTROL BLANKET & TURF REINFORCEMENT MATS
- ESC-03 SILT FENCE
- ESC-05 TEMPORARY ROCK DIVERSION BERM
- ESC-06 CURB INLET PROTECTION
- ESC-07 AREA INLET PROTECTION
- ESC-10 ROCK DITCH CHECK DAM
- ESC-11 SEDIMENT BASIN
- ESC-12 SEDIMENT BASIN DETAILS
- ESC-14 OUTLET PROTECTION

FEMA FLOOD NOTE:

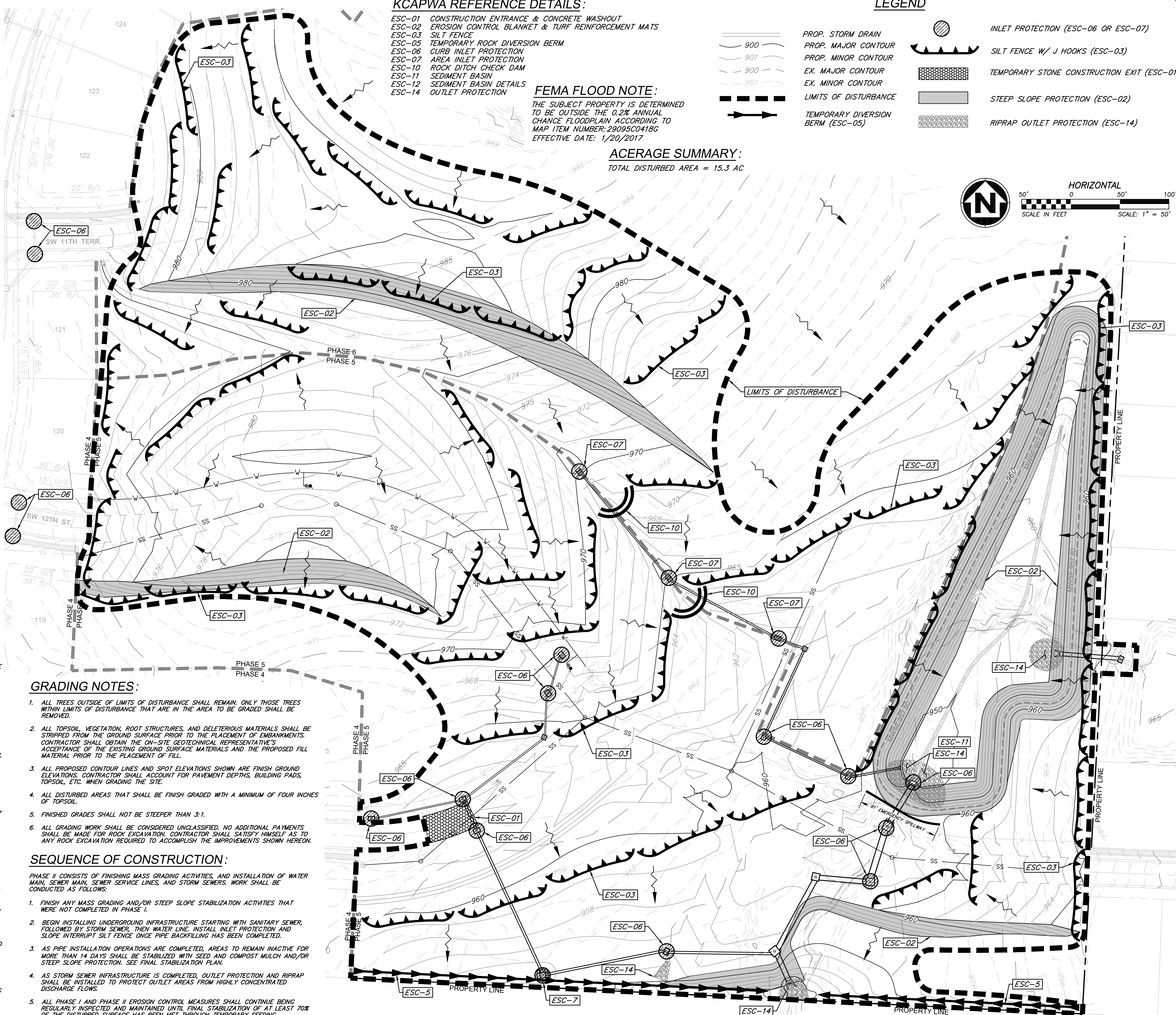
THE SUBJECT PROPERTY IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO MAP ITEM NUMBER: 29095C0418G
EFFECTIVE DATE: 1/20/2017

ACERAGE SUMMARY:

TOTAL DISTURBED AREA = 15.3 AC

LEGEND

- PROP. STORM DRAIN
- PROP. MAJOR CONTOUR
- PROP. MINOR CONTOUR
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- LIMITS OF DISTURBANCE
- TEMPORARY DIVERSION BERM (ESC-05)
- INLET PROTECTION (ESC-06 OR ESC-07)
- SILT FENCE W/ J HOOKS (ESC-03)
- TEMPORARY STONE CONSTRUCTION EXIT (ESC-01)
- STEEP SLOPE PROTECTION (ESC-02)
- RIPRAP OUTLET PROTECTION (ESC-14)



GRADING NOTES:

1. ALL TREES OUTSIDE OF LIMITS OF DISTURBANCE SHALL REMAIN. ONLY THOSE TREES WITHIN LIMITS OF DISTURBANCE THAT ARE IN THE AREA TO BE GRADED SHALL BE REMOVED.
2. ALL TOPSOIL, VEGETATION, ROOT STRUCTURES, AND DELETERIOUS MATERIALS SHALL BE STRIPPED FROM THE GROUND SURFACE PRIOR TO THE PLACEMENT OF EMBANKMENTS. CONTRACTOR SHALL OBTAIN THE ON-SITE GEOTECHNICAL REPRESENTATIVE'S ACCEPTANCE OF THE EXISTING GROUND SURFACE MATERIALS AND THE PROPOSED FILL MATERIAL PRIOR TO THE PLACEMENT OF FILL.
3. ALL PROPOSED CONTOUR LINES AND SPOT ELEVATIONS SHOWN ARE FINISH GROUND ELEVATIONS. CONTRACTOR SHALL ACCOUNT FOR PAVEMENT DEPTHS, BUILDING PADS, TOPSOIL, ETC. WHEN GRADING THE SITE.
4. ALL DISTURBED AREAS THAT SHALL BE FINISH GRADED WITH A MINIMUM OF FOUR INCHES OF TOPSOIL.
5. FINISHED GRADES SHALL NOT BE STEEPER THAN 3:1.
6. ALL GRADING WORK SHALL BE CONSIDERED UNCLASSIFIED. NO ADDITIONAL PAYMENTS SHALL BE MADE FOR ROCK EXCAVATION. CONTRACTOR SHALL SATISFY HIMSELF AS TO ANY ROCK EXCAVATION REQUIRED TO ACCOMPLISH THE IMPROVEMENTS SHOWN HEREON.

SEQUENCE OF CONSTRUCTION:

PHASE I CONSISTS OF FINISHING MASS GRADING ACTIVITIES, AND INSTALLATION OF WATER MAIN, SEWER MAIN, SEWER SERVICE LINES, AND STORM SEWERS. WORK SHALL BE CONDUCTED AS FOLLOWS:

1. FINISH ANY MASS GRADING AND/OR STEEP SLOPE STABILIZATION ACTIVITIES THAT WERE NOT COMPLETED IN PHASE I.
2. BEGIN INSTALLING UNDERGROUND INFRASTRUCTURE STARTING WITH SANITARY SEWER, FOLLOWED BY STORM SEWER, THEN WATER LINE. INSTALL INLET PROTECTION AND SLOPE INTERRUPT SILT FENCE ONCE PIPE BACKFILLING HAS BEEN COMPLETED.
3. AS PIPE INSTALLATION OPERATIONS ARE COMPLETED, AREAS TO REMAIN INACTIVE FOR MORE THAN 14 DAYS SHALL BE STABILIZED WITH SEED AND COMPOST MULCH AND/OR STEEP SLOPE PROTECTION. SEE FINAL STABILIZATION PLAN.
4. AS STORM SEWER INFRASTRUCTURE IS COMPLETED, OUTLET PROTECTION AND RIPRAP SHALL BE INSTALLED TO PROTECT OUTLET AREAS FROM HIGHLY CONCENTRATED DISCHARGE FLOWS.
5. ALL PHASE I AND PHASE II EROSION CONTROL MEASURES SHALL CONTINUE BEING REGULARLY INSPECTED AND MAINTAINED UNTIL FINAL STABILIZATION OF AT LEAST 70% OF THE DISTURBED SURFACE HAS BEEN MET THROUGH TEMPORARY SEEDING.

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DESCRIPTION	DATE	BY	GC	DATE	GC
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3. REVISED PER CITY COMMENTS	3/10/21	GC	12/2/2020	3/10/21	GC
ISSUED FOR:	20K10057				
JOB NUMBER:	000062				
MO COA NO.					

SUMMIT HOMES KC
HIGHLAND MEADOWS - 5TH PLAT

INTERMEDIATE EROSION
CONTROL PLAN

SHEET NUMBER
C302
16 OF 40

S10, T47N, R22W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Mar 11, 2021 - 2:03pm Plotted By: gacite G:\Shared drives\KC10 - Land Development\Projects\2020\20KCI0057 Highland Meadows - 5th Plat\01 CIV\03-DWG\Sheet\STREET AND STORM\20KCI0057 - SHYS - EROSION.dwg Layout: FINAL STABILIZATION EROSION CONTROL PLAN

GENERAL EROSION CONTROL NOTES:

1. THE STORMWATER POLLUTION PREVENTION PLAN IS COMPRISED OF THIS DRAWING ("EROSION CONTROL"), THE STANDARD DETAILS, ATTACHMENTS INCLUDED IN SPECIFICATIONS ("SWPPP"), PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORMWATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
5. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS, PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
13. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL BE STOPPED FOR AT LEAST 7 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE STABILIZED. THESE AREAS SHALL BE STABILIZED NO LATER THAN 21 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. STABILIZATION MAY CONSIST OF SEED, SOD, ROCK, PAVEMENT, STRUCTURE OR OTHER NON-ERODIBLE COVER.
15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. ONLY USE INGRESS/EGRESS LOCATIONS AS PROVIDED.
16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
17. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
18. ON-SITE & OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
19. SLOPES CONSISTING OF TOPSOIL, CLAY, OR SILT SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
20. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.
21. CONTRACTOR RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE. PONDING OF WATER WILL NOT BE ALLOWED ON SITE. IF NECESSARY, CONTRACTOR TO PROVIDE TEMPORARY SWALES OR PUMPING IN LOW POINT SUMP CONDITIONS UNTIL THE INSTALLATION OF STORM SEWER.

EROSION CONTROL MAINTENANCE:

ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, 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 AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE COMMENTS OR REQUIREMENTS OF ANY APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. AT A MINIMUM, THE CONTRACTOR SHALL FOLLOW THE REQUIREMENTS FOR GOOD HOUSEKEEPING, SPILL CONTROL AND EROSION AND SEDIMENT CONTROL AS SPECIFIED IN THE KANSAS CITY METROPOLITAN CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION SECTION 2150.
2. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
3. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
4. 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.
5. THE CONSTRUCTION EXITS 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.
6. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
7. DRAINAGE SWALES WITH SLOPES STEEPER THAN 15% SHALL BE INSPECTED AFTER EACH RAINFALL EVENT. THESE CHANNELS AND SLOPES SHOULD BE TREATED WITH EROSION FABRIC. IF THE CHANNELS OR SLOPES SHOW ANY SIGN OF FAILURE, COORDINATE WITH THE ENGINEER TO DEVELOP A PLAN TO RE-STABILIZE THE FAILED AREA.

KCAPWA REFERENCE DETAILS:

- ESC-01 CONSTRUCTION ENTRANCE & CONCRETE WASHOUT
- ESC-02 EROSION CONTROL BLANKET & TURF REINFORCEMENT MATS
- ESC-03 SILT FENCE
- ESC-05 TEMPORARY ROCK DIVERSION BERM
- ESC-06 CURB INLET PROTECTION
- ESC-07 AREA INLET PROTECTION
- ESC-10 ROCK DITCH CHECK DAM
- ESC-11 SEDIMENT BASIN
- ESC-12 SEDIMENT BASIN DETAILS
- ESC-14 OUTLET PROTECTION

FEMA FLOOD NOTE:

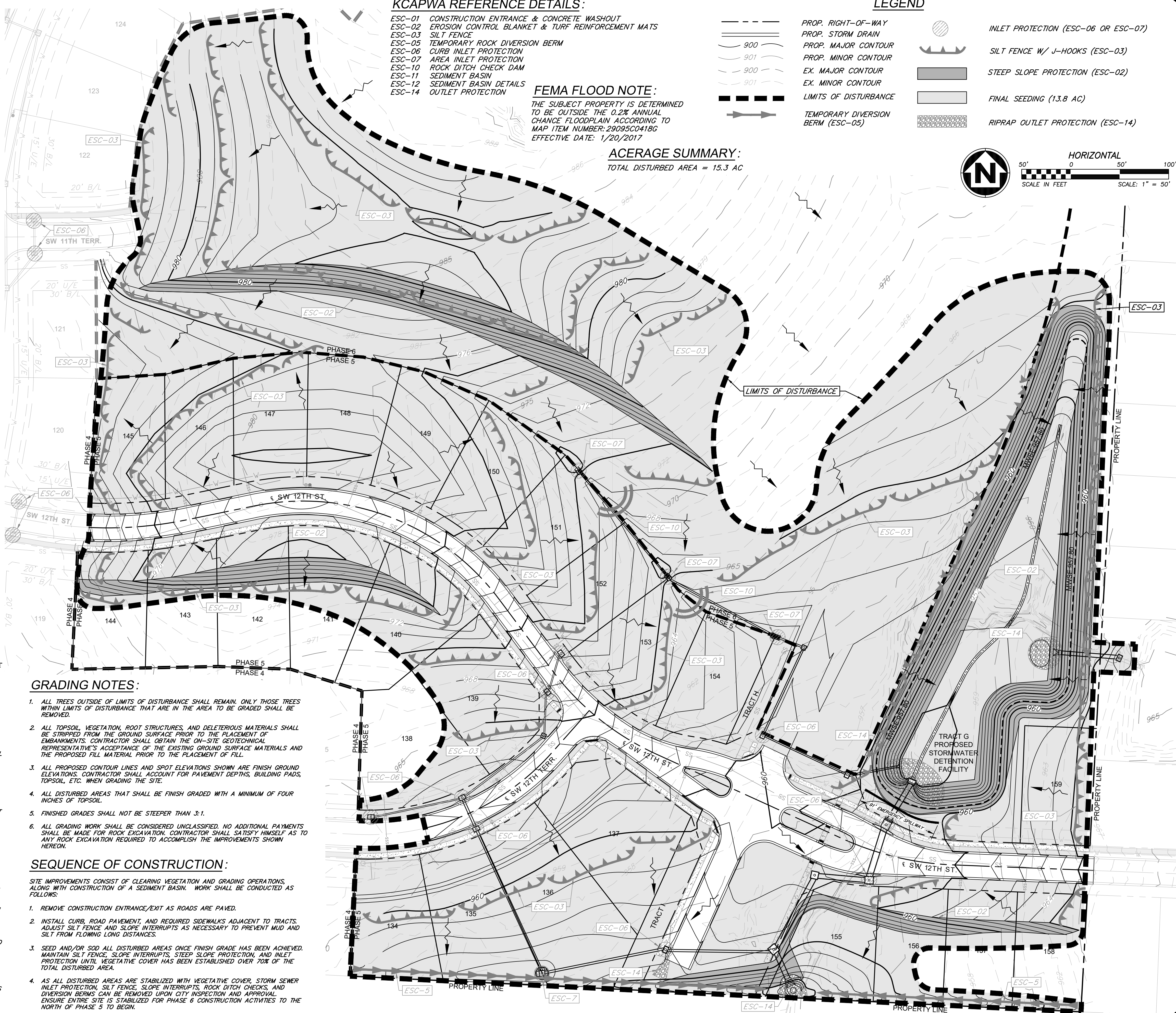
THE SUBJECT PROPERTY IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO MAP ITEM NUMBER: 29095C0418G
EFFECTIVE DATE: 1/20/2017

ACERAGE SUMMARY:

TOTAL DISTURBED AREA = 15.3 AC

LEGEND

- PROP. RIGHT-OF-WAY
- PROP. STORM DRAIN
- PROP. MAJOR CONTOUR
- PROP. MINOR CONTOUR
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- LIMITS OF DISTURBANCE
- TEMPORARY DIVERSION BERM (ESC-05)
- INLET PROTECTION (ESC-06 OR ESC-07)
- SILT FENCE W/ J-HOOKS (ESC-03)
- STEEP SLOPE PROTECTION (ESC-02)
- FINAL SEEDING (13.8 AC)
- RIPRAP OUTLET PROTECTION (ESC-14)



GRADING NOTES:

1. ALL TREES OUTSIDE OF LIMITS OF DISTURBANCE SHALL REMAIN. ONLY THOSE TREES WITHIN LIMITS OF DISTURBANCE THAT ARE IN THE AREA TO BE GRADED SHALL BE REMOVED.
2. ALL TOPSOIL, VEGETATION, ROOT STRUCTURES, AND DELETERIOUS MATERIALS SHALL BE STRIPPED FROM THE GROUND SURFACE PRIOR TO THE PLACEMENT OF EMBANKMENTS. CONTRACTOR SHALL OBTAIN THE ON-SITE GEOTECHNICAL REPRESENTATIVE'S ACCEPTANCE OF THE EXISTING GROUND SURFACE MATERIALS AND THE PROPOSED FILL MATERIAL PRIOR TO THE PLACEMENT OF FILL.
3. ALL PROPOSED CONTOUR LINES AND SPOT ELEVATIONS SHOWN ARE FINISH GROUND ELEVATIONS. CONTRACTOR SHALL ACCOUNT FOR PAVEMENT DEPTHS, BUILDING PADS, TOPSOIL, ETC. WHEN GRADING THE SITE.
4. ALL DISTURBED AREAS THAT SHALL BE FINISH GRADED WITH A MINIMUM OF FOUR INCHES OF TOPSOIL.
5. FINISHED GRADES SHALL NOT BE STEEPER THAN 3:1.
6. ALL GRADING WORK SHALL BE CONSIDERED UNCLASSIFIED. NO ADDITIONAL PAYMENTS SHALL BE MADE FOR ROCK EXCAVATION. CONTRACTOR SHALL SATISFY HIMSELF AS TO ANY ROCK EXCAVATION REQUIRED TO ACCOMPLISH THE IMPROVEMENTS SHOWN HEREON.

SEQUENCE OF CONSTRUCTION:

SITE IMPROVEMENTS CONSIST OF CLEARING VEGETATION AND GRADING OPERATIONS, ALONG WITH CONSTRUCTION OF A SEDIMENT BASIN. WORK SHALL BE CONDUCTED AS FOLLOWS:

1. REMOVE CONSTRUCTION ENTRANCE/EXIT AS ROADS ARE PAVED.
2. INSTALL CURB, ROAD PAVEMENT, AND REQUIRED SIDEWALKS ADJACENT TO TRACTS. ADJUST SILT FENCE AND SLOPE INTERRUPTS AS NECESSARY TO PREVENT MUD AND SILT FROM FLOWING LONG DISTANCES.
3. SEED AND/OR SOD ALL DISTURBED AREAS ONCE FINISH GRADE HAS BEEN ACHIEVED. MAINTAIN SILT FENCE, SLOPE INTERRUPTS, STEEP SLOPE PROTECTION, AND INLET PROTECTION UNTIL VEGETATIVE COVER HAS BEEN ESTABLISHED OVER 70% OF THE TOTAL DISTURBED AREA.
4. AS ALL DISTURBED AREAS ARE STABILIZED WITH VEGETATIVE COVER, STORM SEWER INLET PROTECTION, SILT FENCE, SLOPE INTERRUPTS, ROCK DITCH CHECKS, AND DIVERSION BERMS CAN BE REMOVED UPON CITY INSPECTION AND APPROVAL. ENSURE ENTIRE SITE IS STABILIZED FOR PHASE 6 CONSTRUCTION ACTIVITIES TO THE NORTH OF PHASE 5 TO BEGIN.

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3. REVISED PER CITY COMMENTS	3/10/21	GC	3/10/21	3.	REVISED PER CITY COMMENTS
ISSUED FOR:		FOR REVIEW		20KCI0057	
JOB NUMBER:		20KCI0057		MO COA NO.	
MO COA NO.		000062		© COPYRIGHT ANDERSON ENGINEERING, INC. 2020	

SUMMIT HOMES KC
HIGHLAND MEADOWS - 5TH PLAT

FINAL STABILIZATION
EROSION CONTROL PLAN

STATE OF MISSOURI
ZACH A. MYERS
NUMBER 16-2013000232
3/10/21
PROFESSIONAL ENGINEER

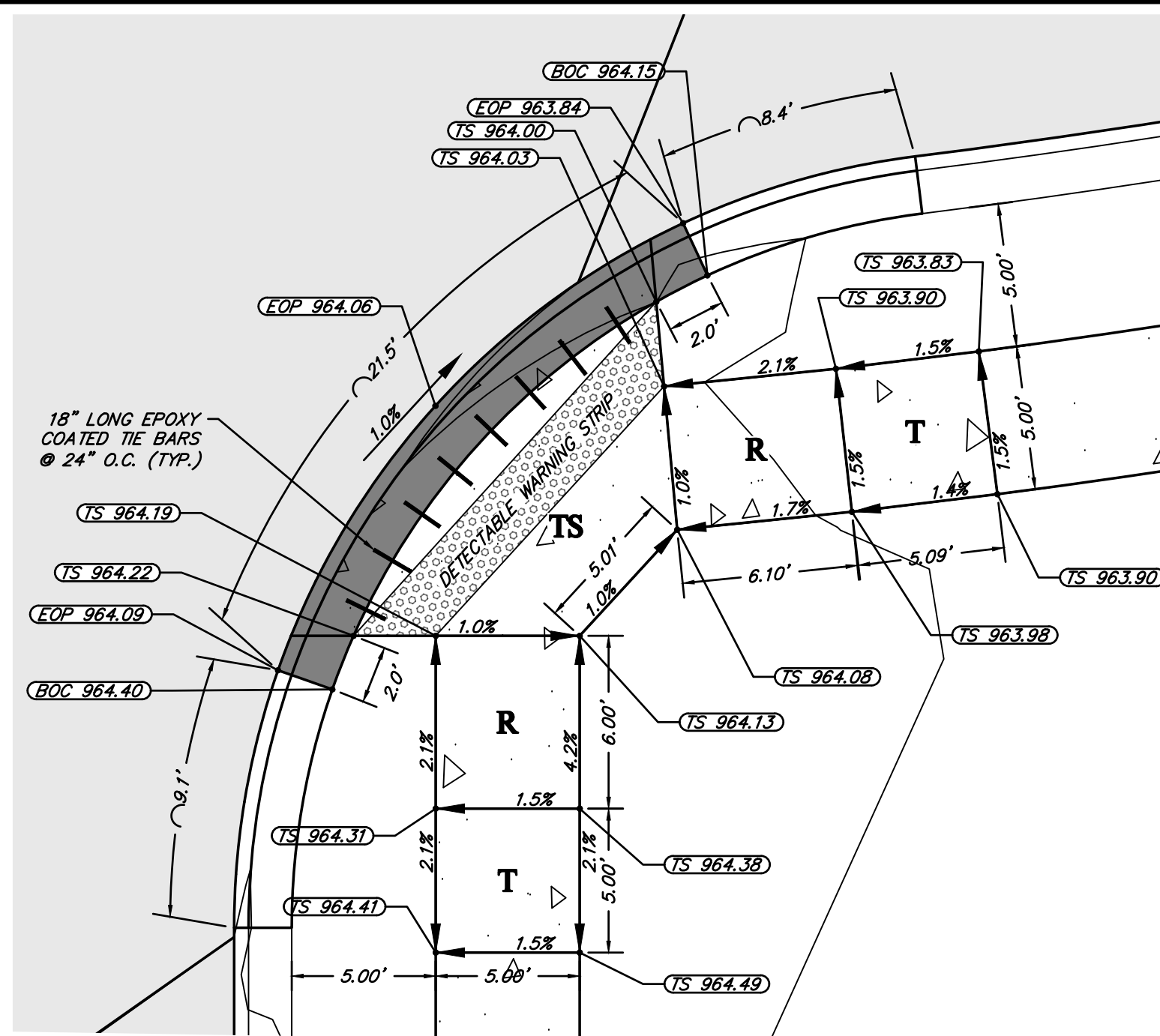
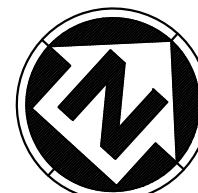
SHEET NUMBER
C303
17 OF 40

S10, T47N, R22W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

HORIZONTAL

5' 0 5' 10'

SCALE IN FEET SCALE: 1" = 5'

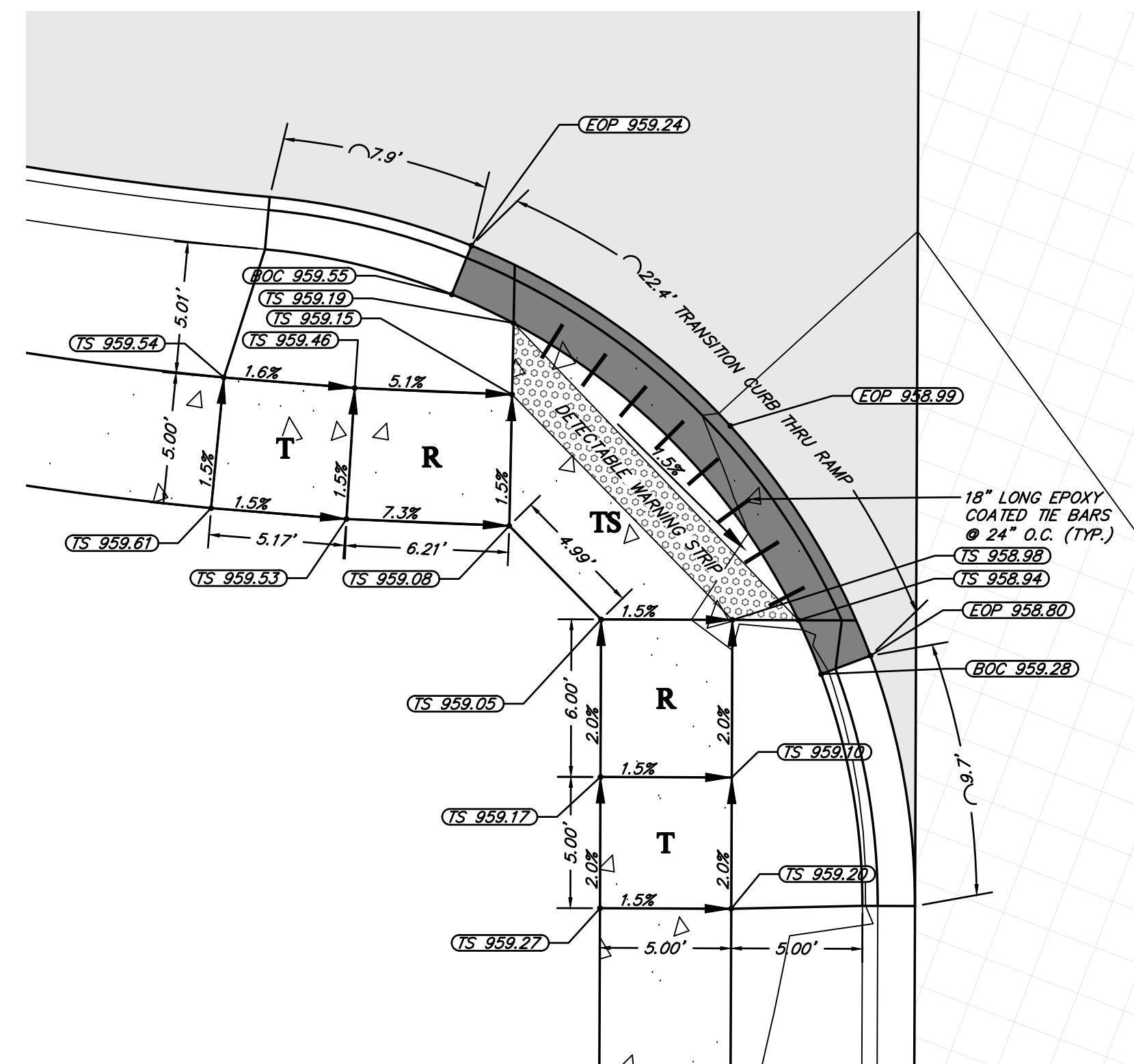
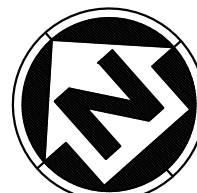


HORIZONTAL

A horizontal scale bar with a checkered pattern for the first 5 feet and a solid black pattern for the next 5 feet. The total length is 10 feet. The scale is labeled "SCALE IN FEET" and "SCALE: 1" = 5'".

5' 0 5' 10'

SCALE IN FEET SCALE: 1" = 5'



HORIZONTAL

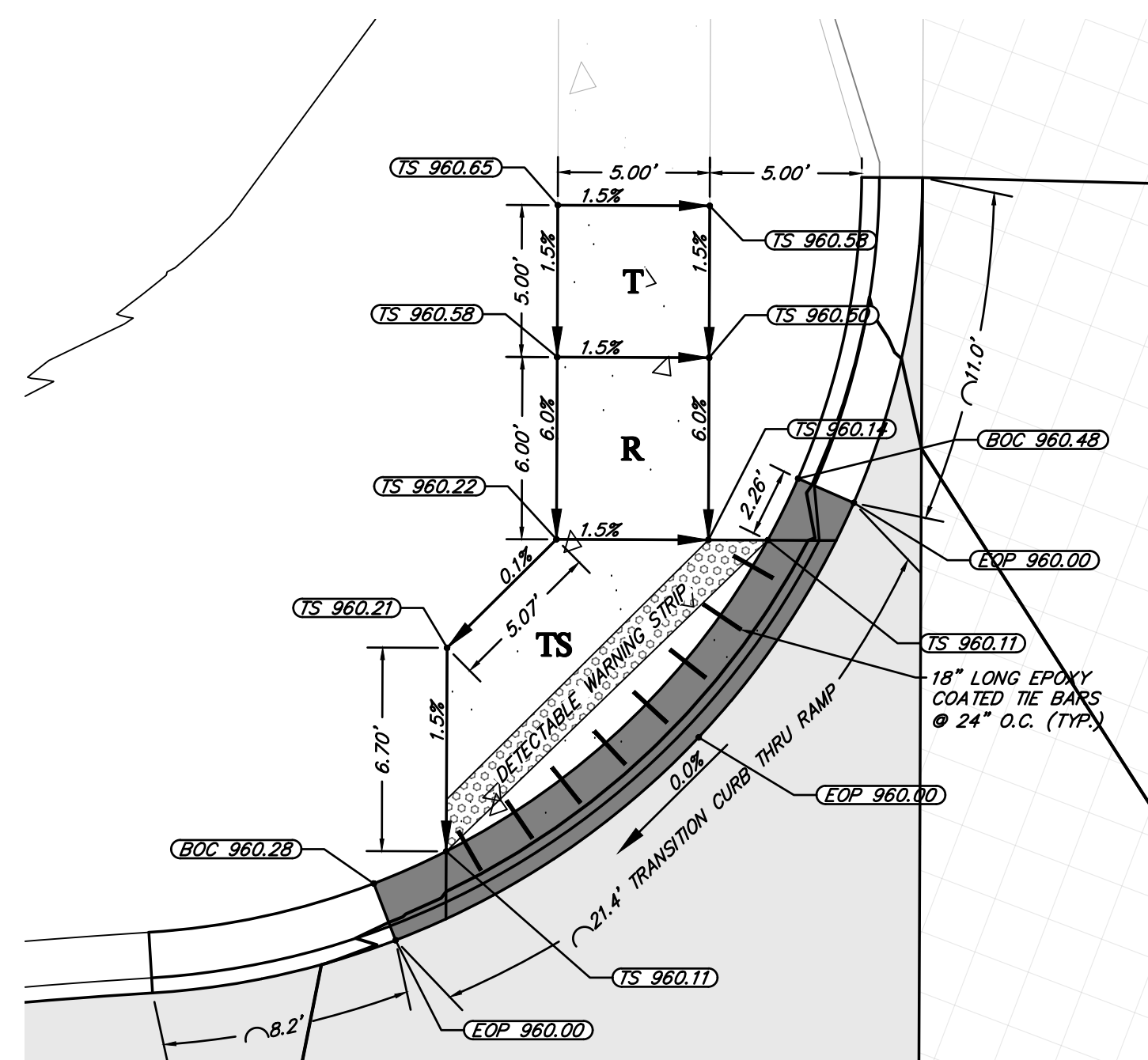
A horizontal scale bar with a checkered pattern for the first 5 feet and a solid black pattern for the next 5 feet. The total length is 10 feet. The scale is labeled "SCALE IN FEET" and "SCALE: 1\" = 5'".



EOP = EDGE OF PAVEMENT
TS = TOP OF SIDEWALK
TYP = TYPICAL
T = TRANSITION
TS = TURNING SPACE
R = RAMP

	<i>DRY CURB & GUTTER</i>
	<i>DETECTIBLE WARNING STRIP</i>
	<i>TYPICAL 28' ROADWAY PAVEMENT SECTION</i>
	<i>KCMMB4K CONCRETE SIDEWALK</i>

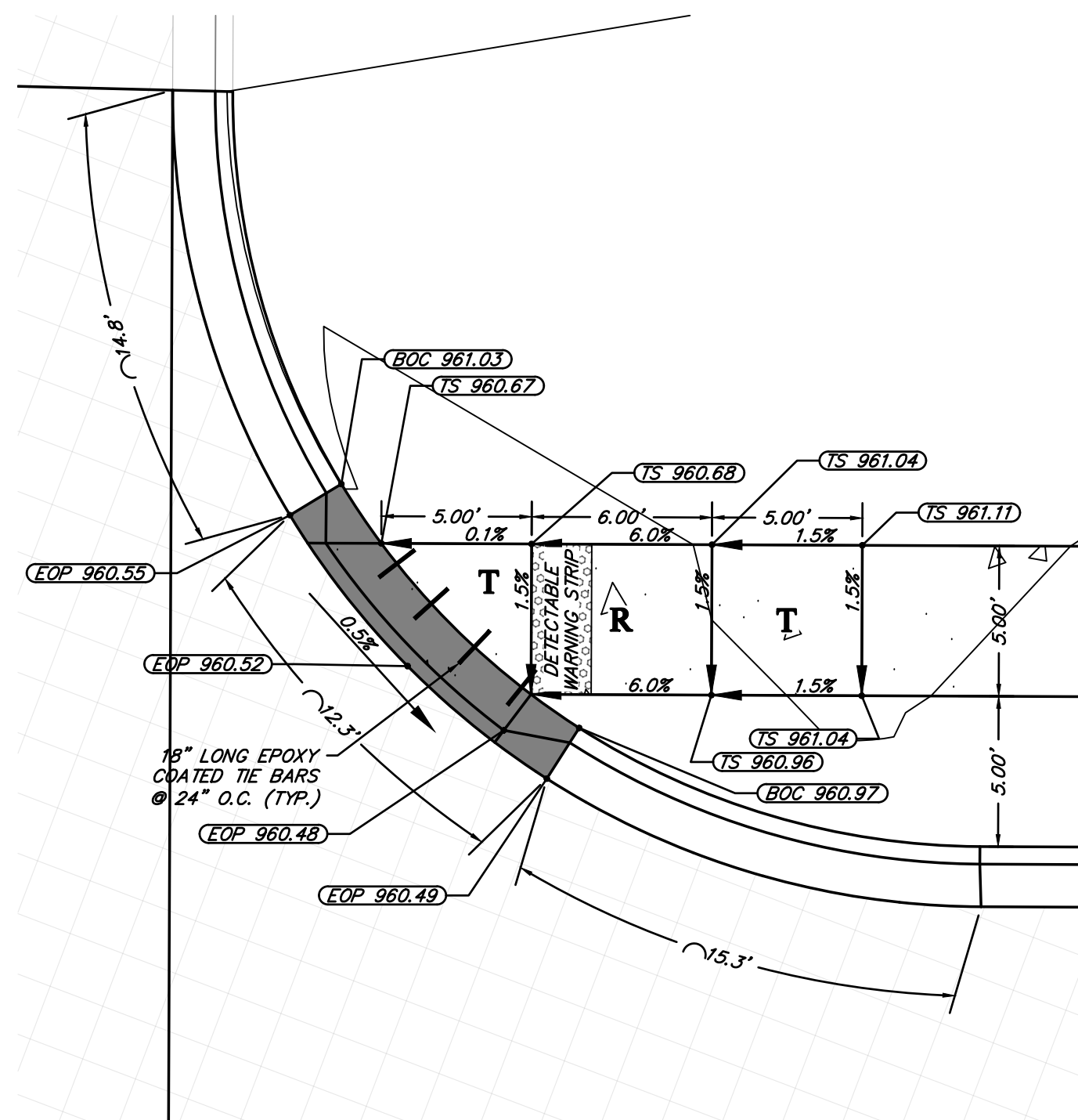
1. CURB RAMP EXISTING, NOT INCLUDING FLARES, SHALL MATCH EXISTING SIDEWALK WITH AN OPENING SHALL BE AT LEAST 48" WIDE.	6. ADA MAXIMUM RAMP SLOPE = 8.33% ADA MAXIMUM CROSS SLOPE = 2.0% *ROADWAY EXCEPTION: WHERE EXISTING ROAD PROFILE GRADE DOES NOT ALLOW RAMP TO MEET RAMP SLOPE REQUIREMENT OF 8.33% OR LESS, THE RAMP SHALL BE EXTENDED TO 15 FEET TO MATCH EXISTING SIDEWALK. CROSS SLOPE OF RAMP SHALL BE 1.5% ±0.5%.	9. RAMP EXTENSION AREA SHALL NOT BE USED IN TRANSITION TO EXISTING SIDEWALK. ANY TRANSITIONS REQUIRED TO MATCH RAMPS TO EXISTING SIDEWALK SHALL REQUIRE RAMP EXTENSION TO BE AT LEAST 15 FEET. ADDITIONAL SIDEWALK BEYOND THE RAMP AREA, SIDEWALK TRANSITION LENGTH SHALL BE EQUAL TO OR GREATER THAN THE LENGTH OF THE EXISTING SIDEWALK. RAMP EXTENSIONS SHALL BE A CONTINUOUS SLOPE.
2. USE 18" LONG #4 EPOXY COATED THE BARS @ 24" O.C. EMBED THE BARS 9" IN EACH DIRECTION.	7. TURNING SPACES SHALL BE 1.5% ±0.5% SLOPE IN THE DIRECTION OF TURNING. TURNING SPACES SHALL HAVE A MINIMUM 4" TURNING AREA. TURNING SPACES, WITH A SIDEWALK CURB, SHALL HAVE A 5" TURNING AREA PERPENDICULAR TO THE SIDEWALK CURB.	10. ALL SIDEWALK AND RAMP CONSTRUCTION SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).
3. ALL RAMPS, SIDEWALKS, SHARED-USE PATHS SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE. LONGITUDINAL JOINT SPACING TO MATCH WIDTH OF SIDEWALK.	8. FOR RETROFIT WORK, SLOPES TO BE DETERMINED IN FIELD BY CONTRACTOR AND APPROVED BY CITY INSPECTOR	
4. ISOLATION JOINTS SHALL BE PLACED WHERE WALK ABUTS DRIVEWAYS AND SIMILAR STRUCTURES, AND 150' CENTERS MAX.		



HORIZONTAL

5' 0 5' 10'

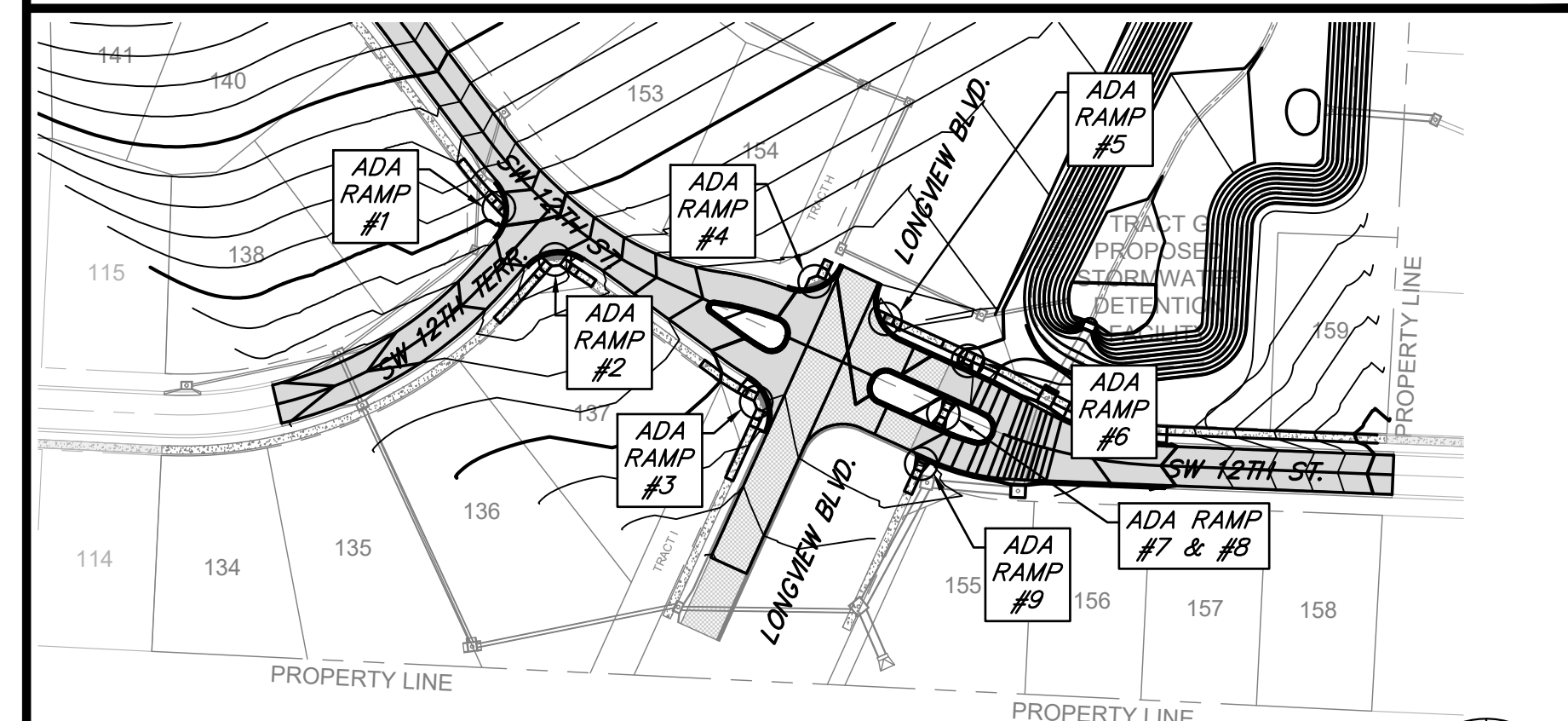
SCALE IN FEET SCALE: 1" = 5'



HORIZONTAL

5' 0 5' 10'

SCALE IN FEET SCALE: 1" = 5'



HORIZONTAL

100' 0 100' 200'

SCALE IN FEET SCALE: 1" = 100'



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				DATE:	12/2/2020
				ISSUED FOR:	FOR REVIEW
				JOB NUMBER:	20MCI10057
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SUMMIT HOMES KC
HIGHLAND MEADOWS - 5TH PLAT



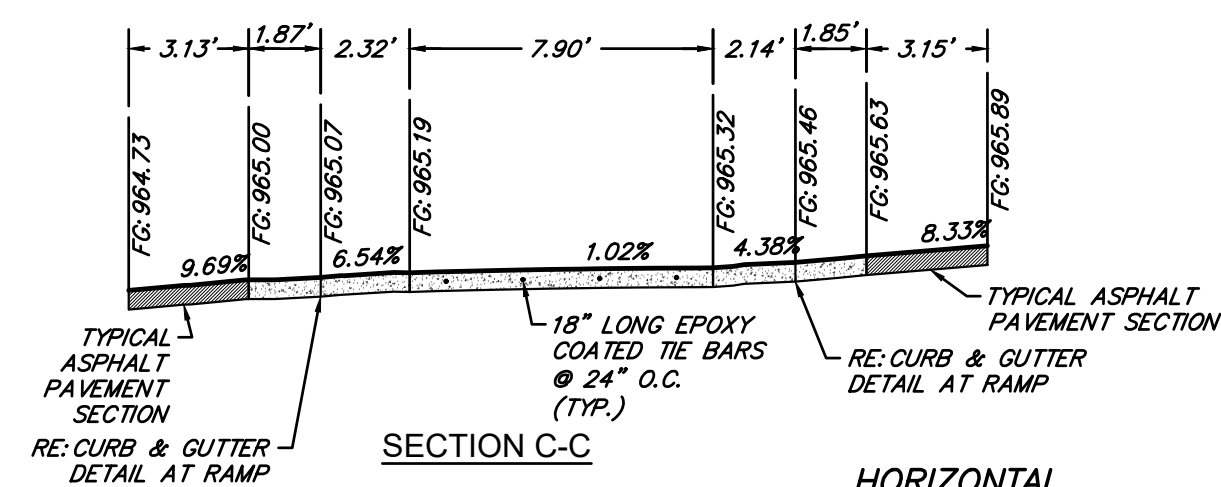
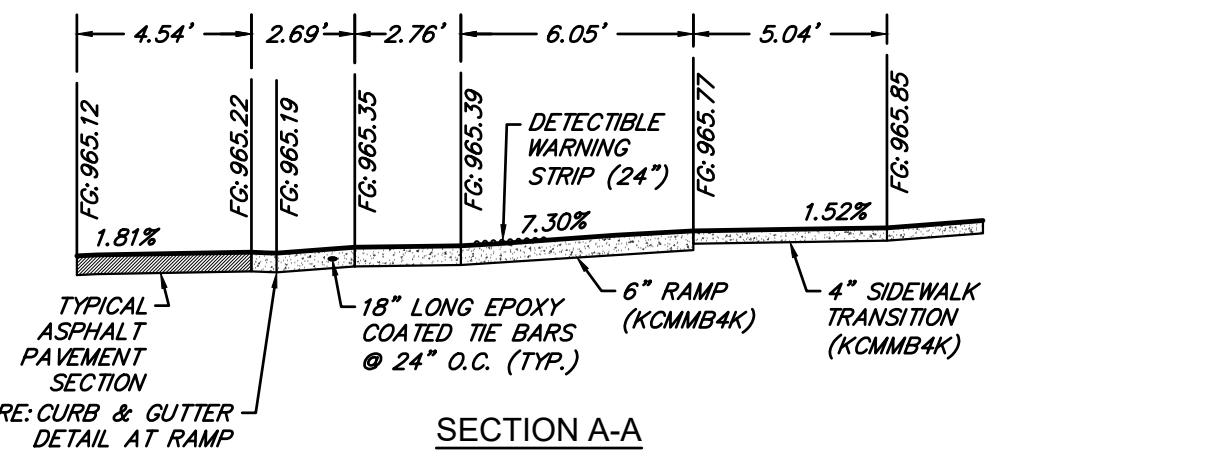
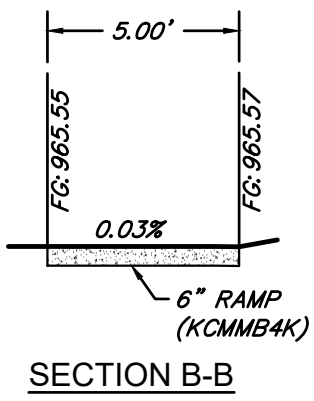
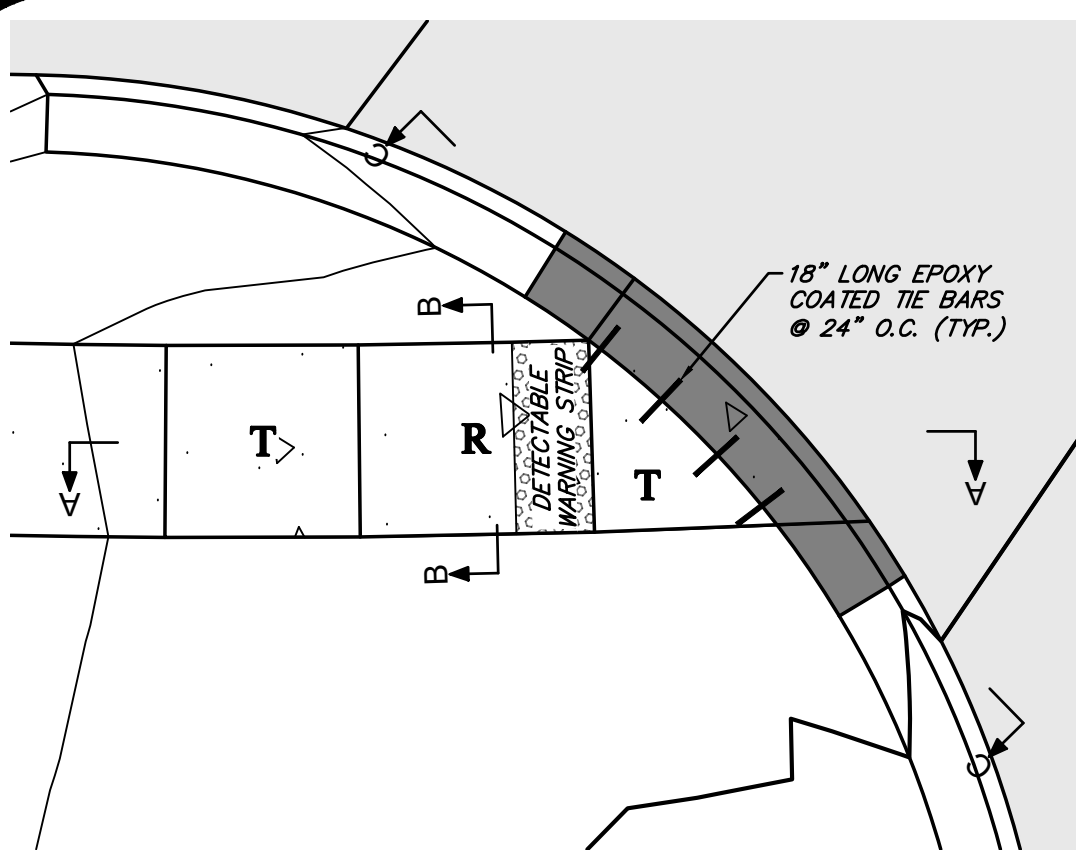
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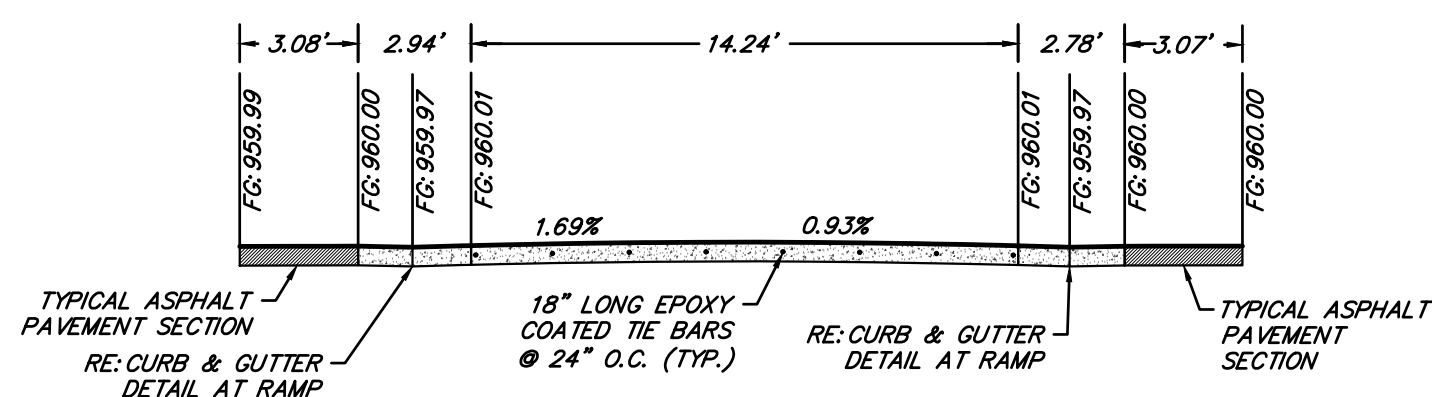
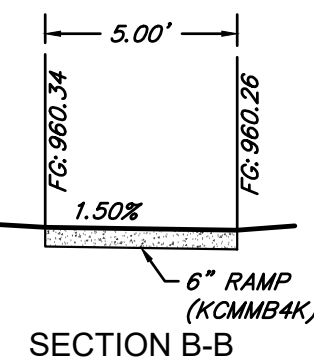
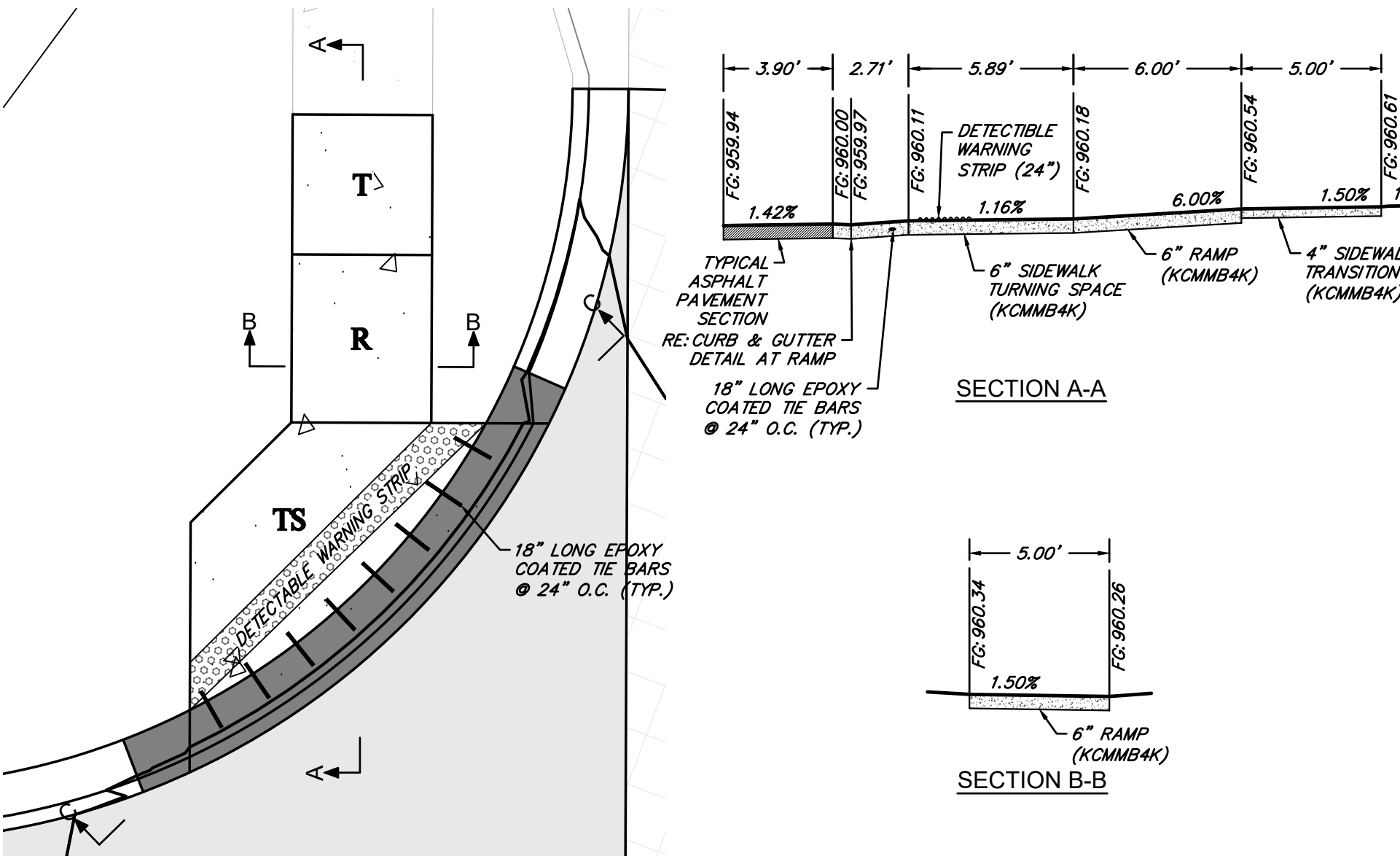
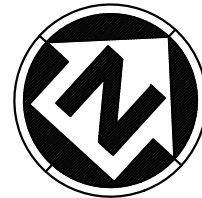
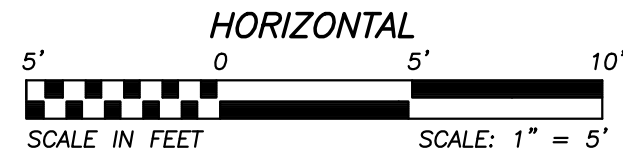
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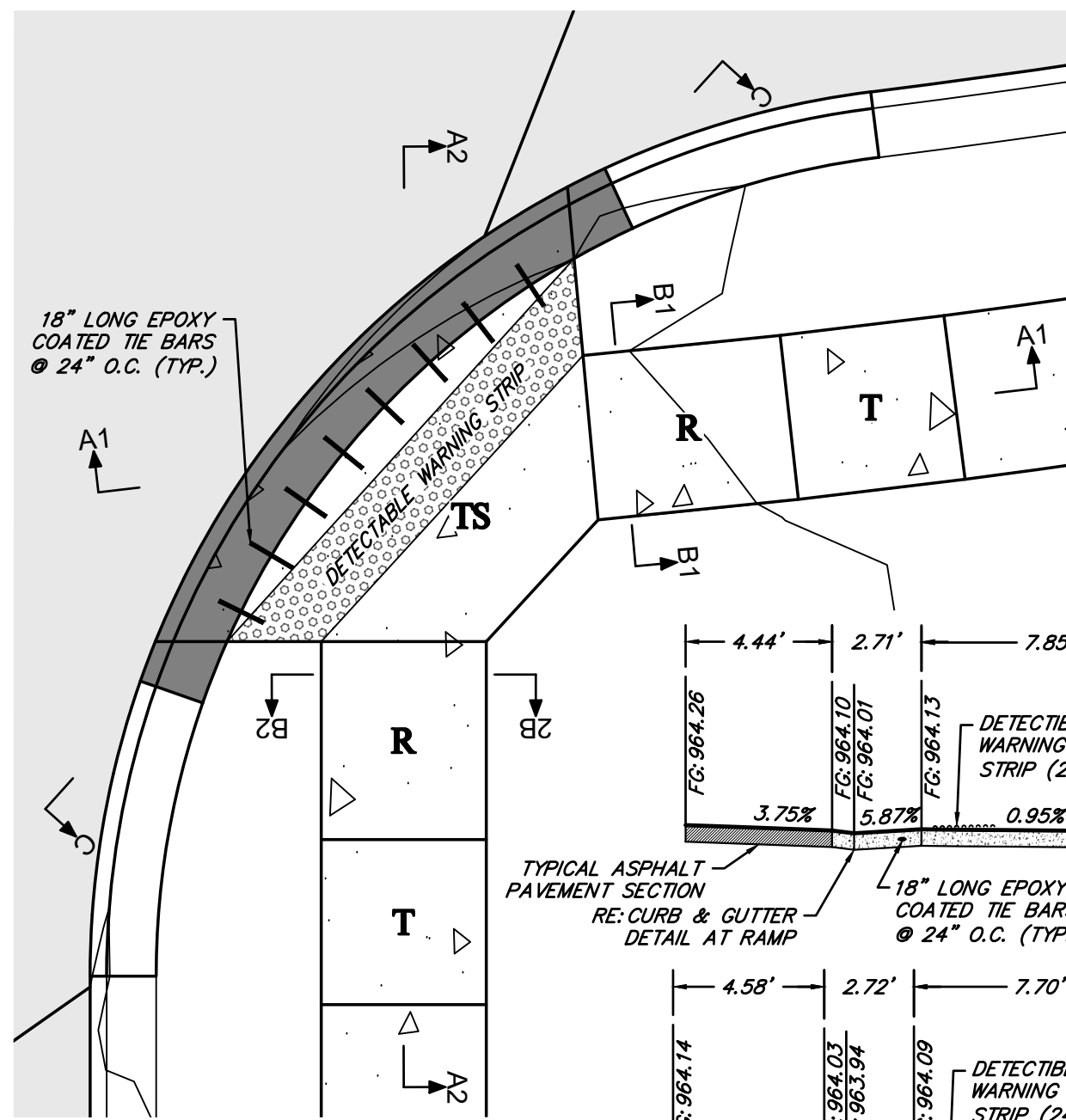
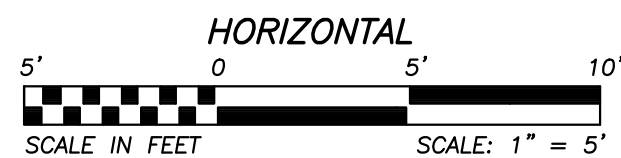
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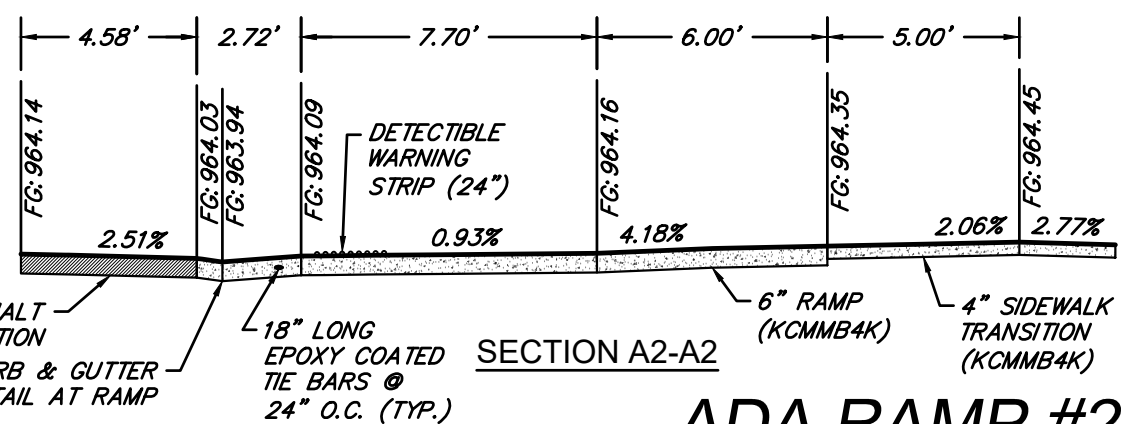
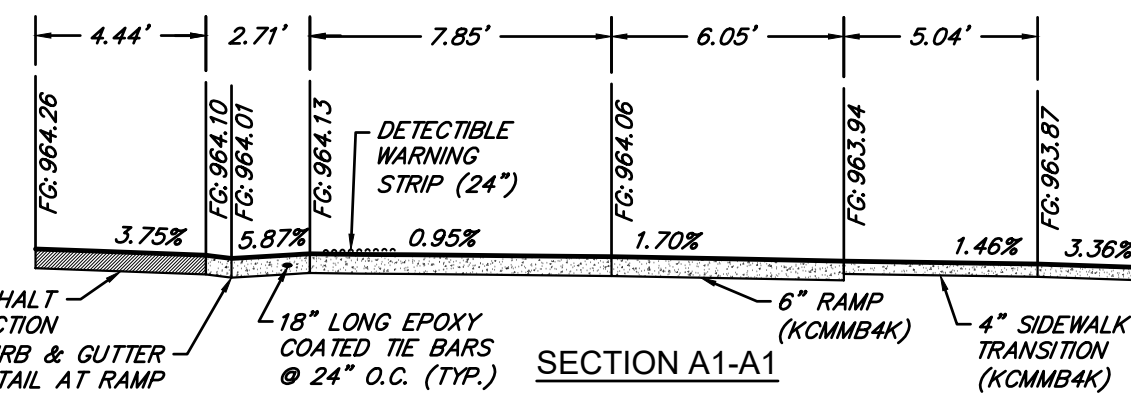
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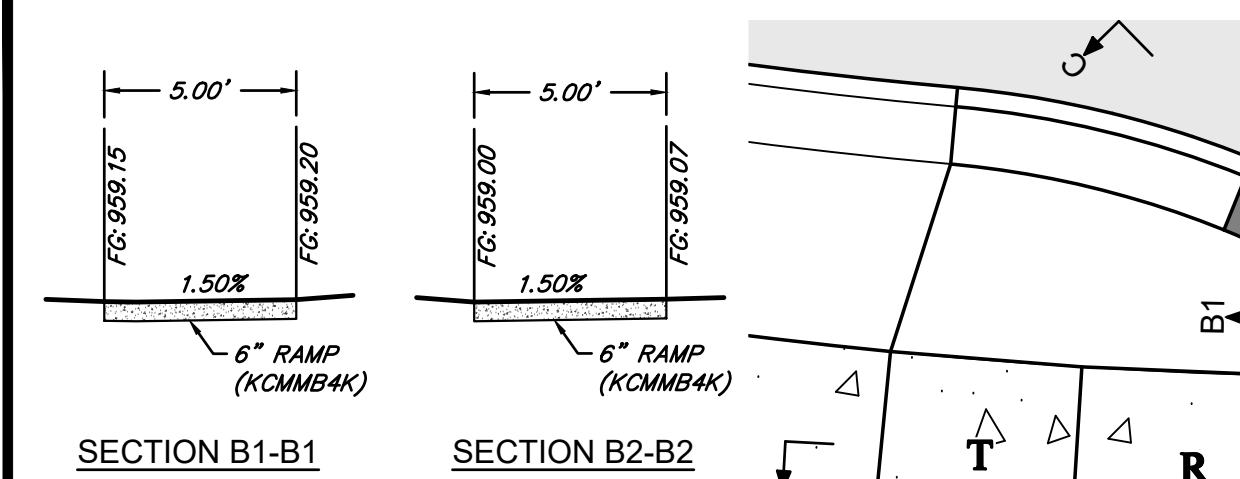
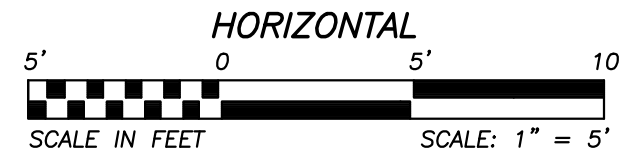
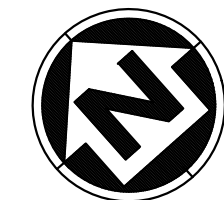
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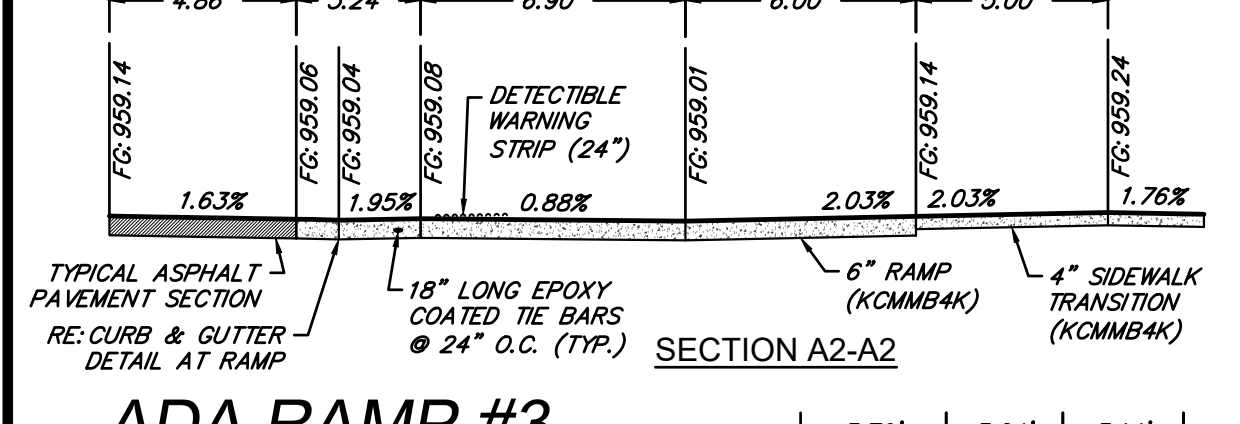
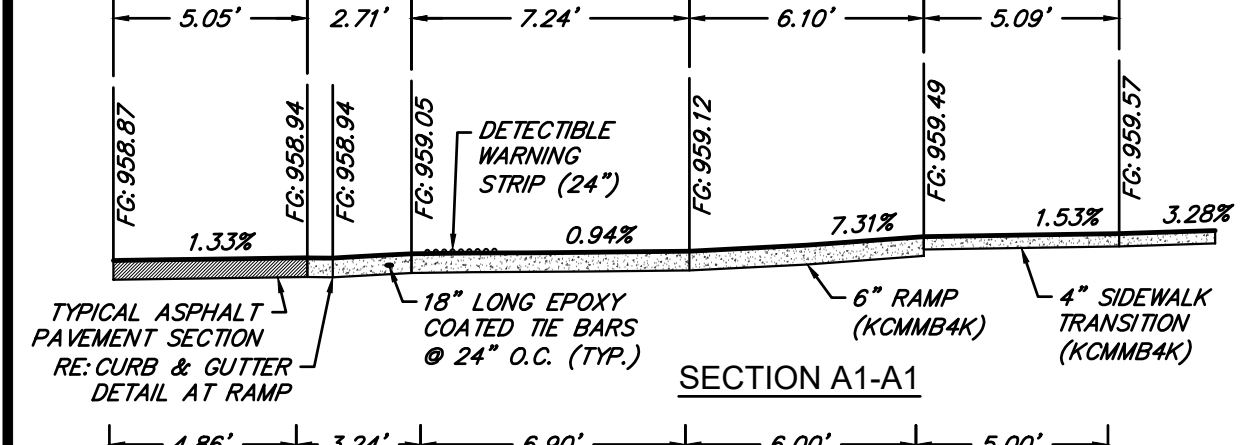
SECTION B1-B1 SECTION B2-B2



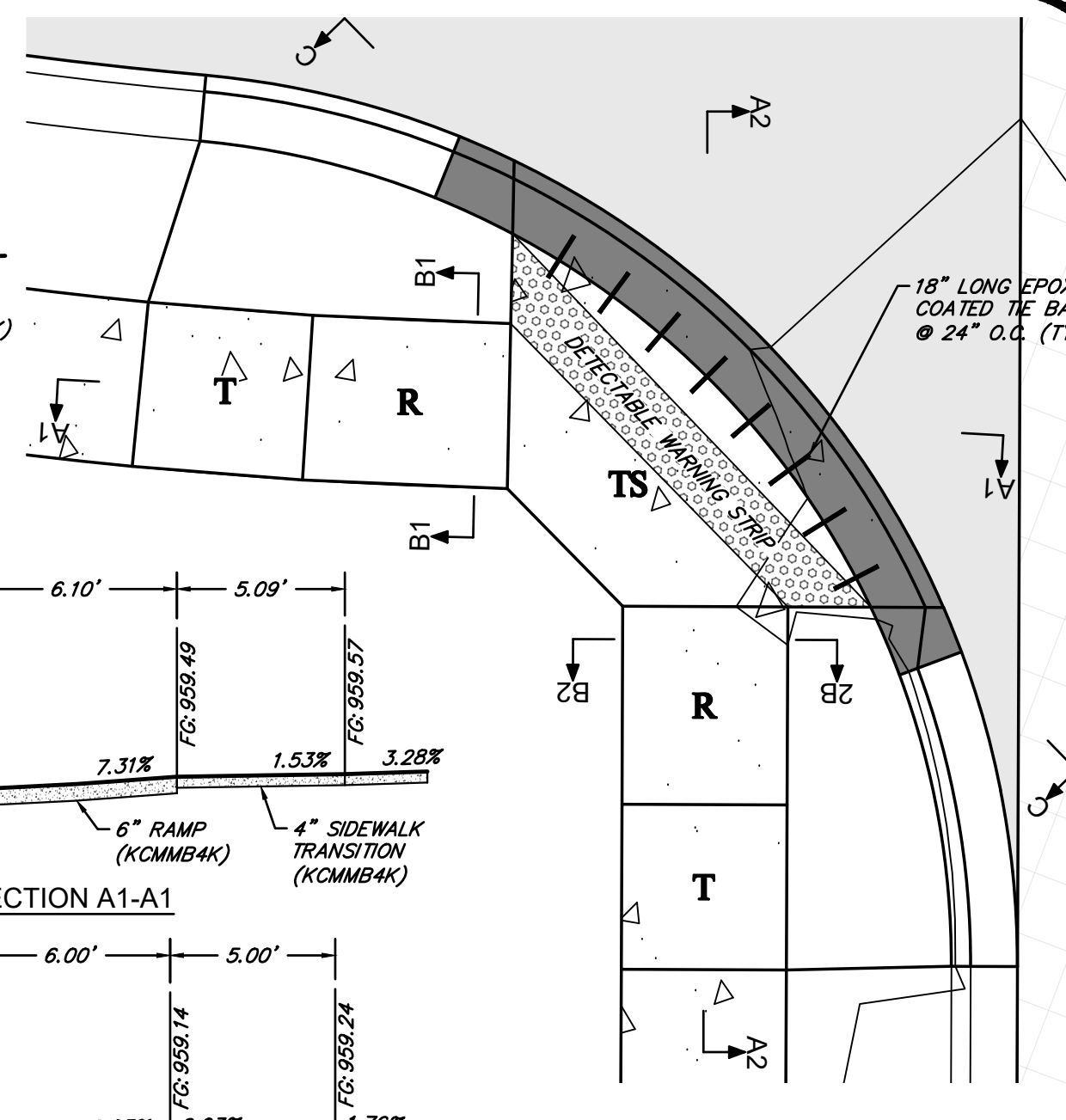
ADA RAMP #2



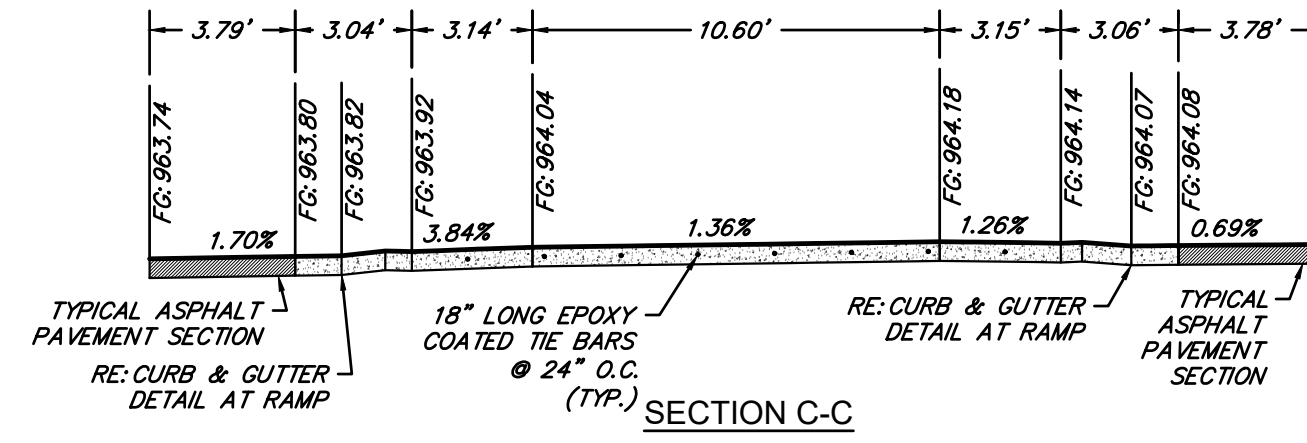
SECTION B1-B1 SECTION B2-B2



ADA RAMP #3



SECTION A1-A1 SECTION A2-A2



SECTION C-C

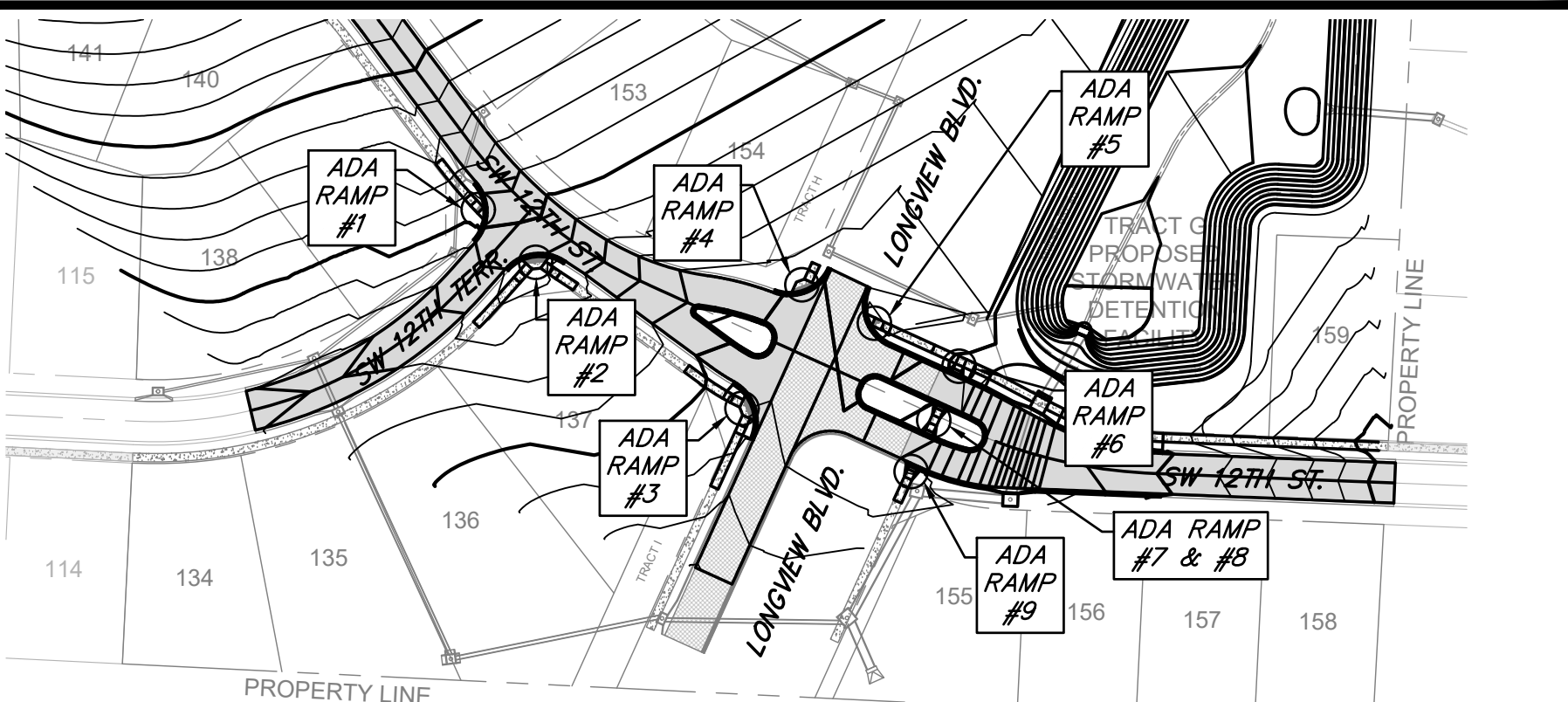
LEGEND

EOP = EDGE OF PAVEMENT
TS = TOP OF SIDEWALK
TYP = TYPICAL
T = TRANSITION
TS = TURNING SPACE
R = RAMP

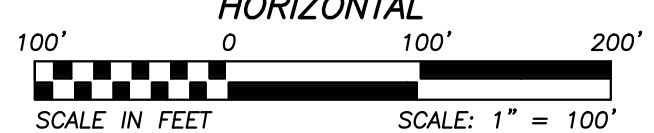
DRY CURB & GUTTER
DETECTIBLE WARNING STRIP
TYPICAL 28' ROADWAY PAVEMENT SECTION
KCMMB4K CONCRETE SIDEWALK

GENERAL NOTES:

- CURB RAMP OPENING, NOT INCLUDING FLARES, SHALL MATCH EXISTING SIDEWALK WITH AN OPENING SHALL BE AT LEAST 48" WIDE.
- USE 18" LONG #4 EPOXY COATED TIE BARS @ 24" O.C. EMBED THE BARS 9" IN EACH DIRECTION.
- ALL RAMP, SIDEWALKS, SHARED-USE PATHS SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
- LONGITUDINAL JOINT SPACING TO MATCH WIDTH OF SIDEWALK.
- ISOLATION JOINTS SHALL BE PLACED WHERE WALK ABUTS DRIVEWAYS AND SIMILAR STRUCTURES, AND 150' CENTERS MAX.
- ADA MAXIMUM RAMP SLOPE = 8.33% ADA MAXIMUM CROSS SLOPE = 2.0% *ROADWAY EXCEPTION: WHERE EXISTING ROAD PROFILE GRADE DOES NOT ALLOW RAMP TO MEET RAMP SLOPE REQUIREMENT OF 8.33% OR LESS, THE RAMP SHALL BE EXTENDED TO A LENGTH OF 15 FEET TO MATCH EXISTING SIDEWALK. CROSS SLOPE OF RAMP SHALL BE 1.5% ±0.5%.
- TURNING SPACES SHALL BE 1.5% ±0.5% SLOPE IN ANY DIRECTION. TURNING SPACES SHALL HAVE A MINIMUM 4'x4' TURNING AREA. TURNING SPACES, WITH A SIDEWALK CURB, SHALL HAVE A 5' TURNING AREA PERPENDICULAR TO THE SIDEWALK CURB.
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- ALL SIDEWALK AND RAMP CONSTRUCTION SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).



LOCATION MAP



ANDERSON ENGINEERING
EMPLOYEE OWNED

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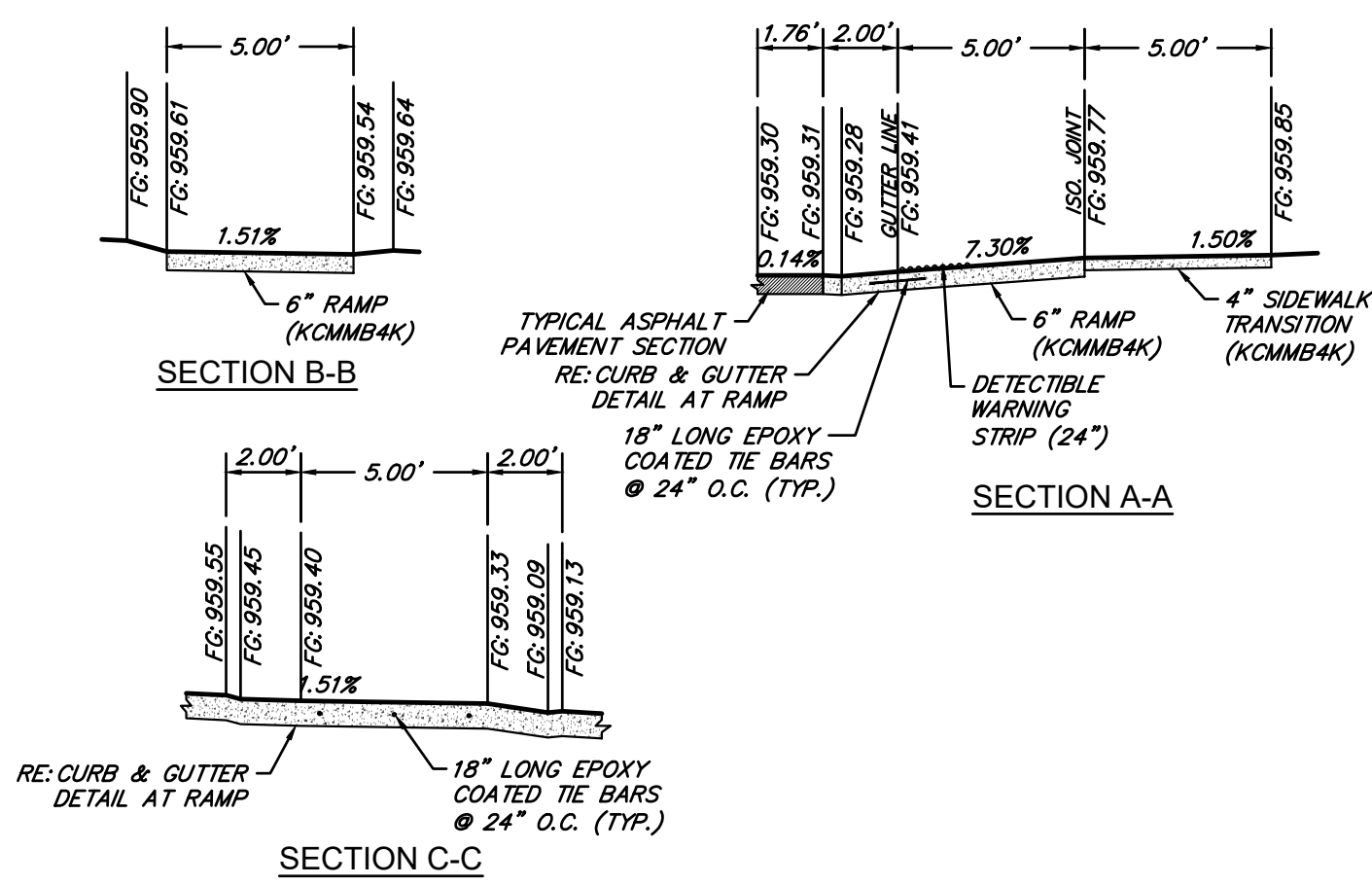
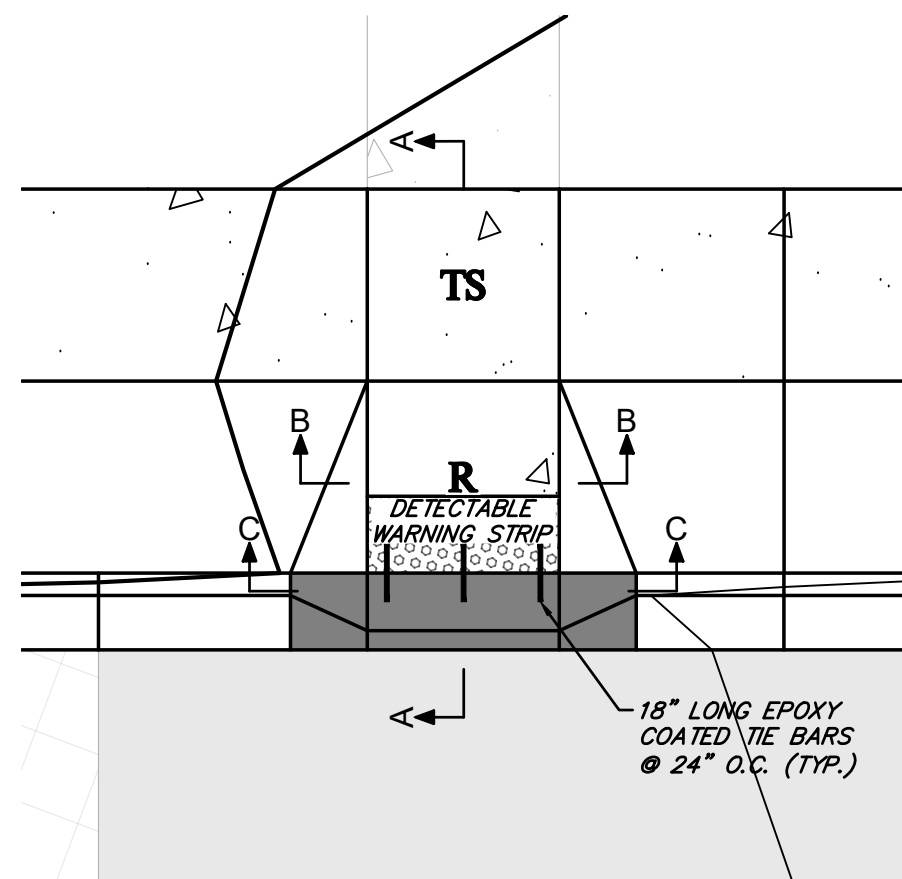
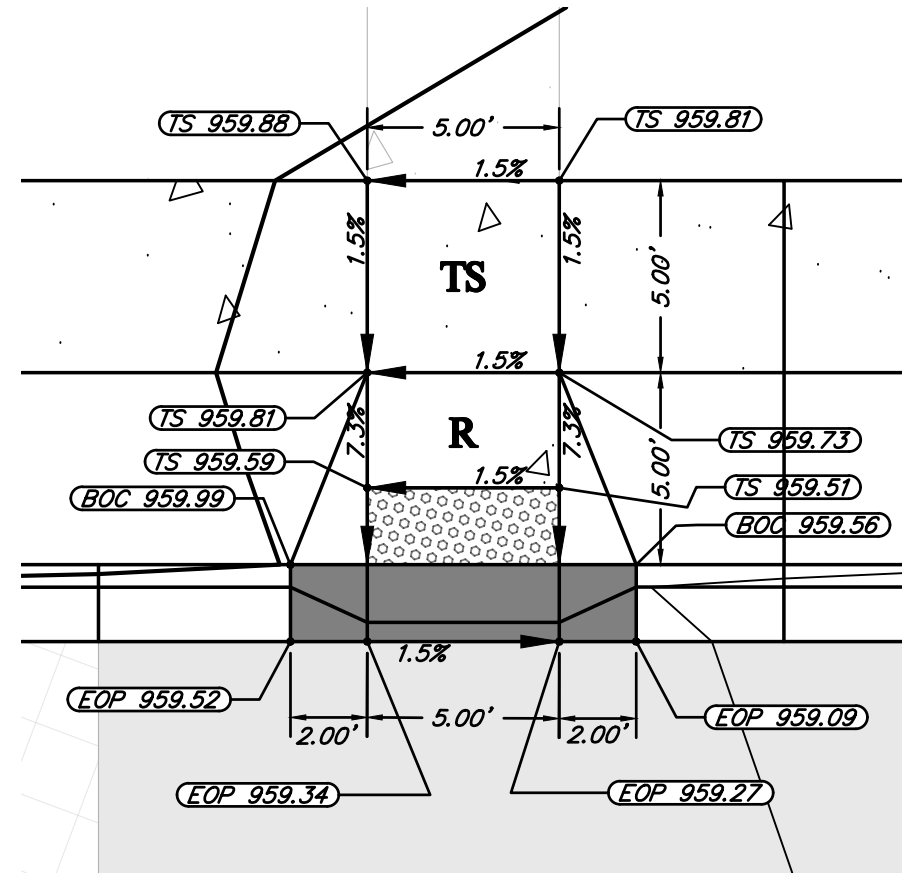
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NO.	DESCRIPTION	BY	DATE
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2.	REVISED PER CITY COMMENTS	GC	2/26/21
		CHECK BY:	ZM
		DATE:	12/2/2020
		ISSUED FOR:	FOR REVIEW
		JOB NUMBER:	20K10057
		MO COA NO.:	00062

SUMMIT HOMES KC
HIGHLAND MEADOWS - 5TH PLAT

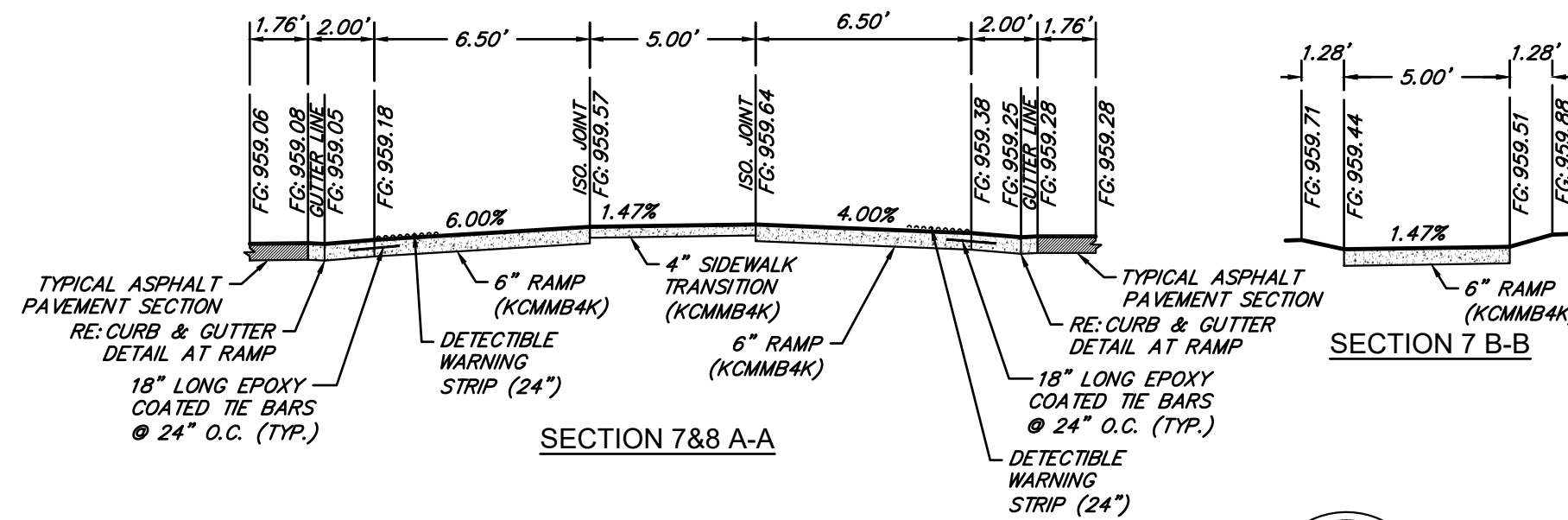
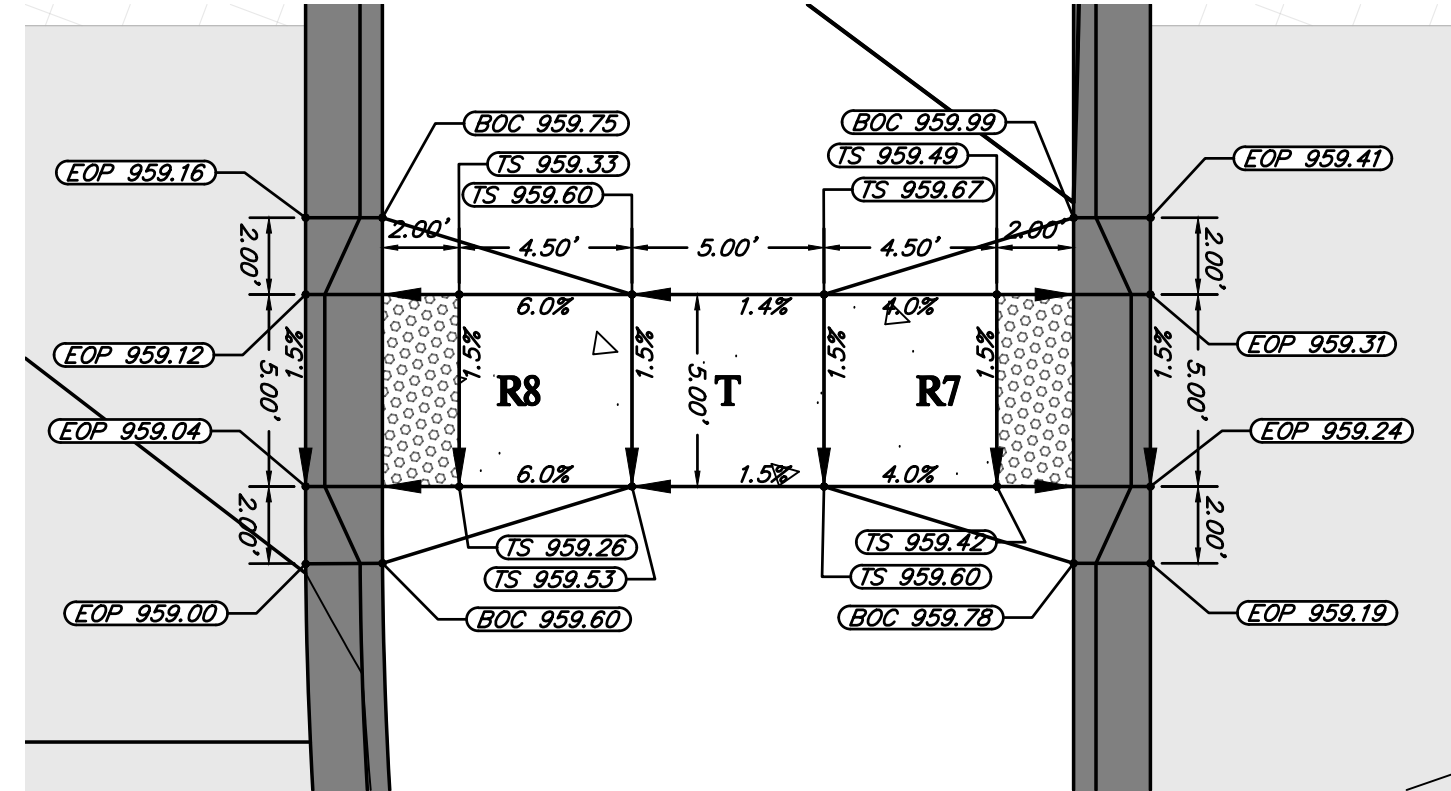
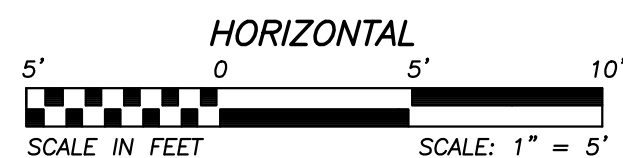
ADA RAMP CROSS SECTIONS

S10, T47N, R22W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

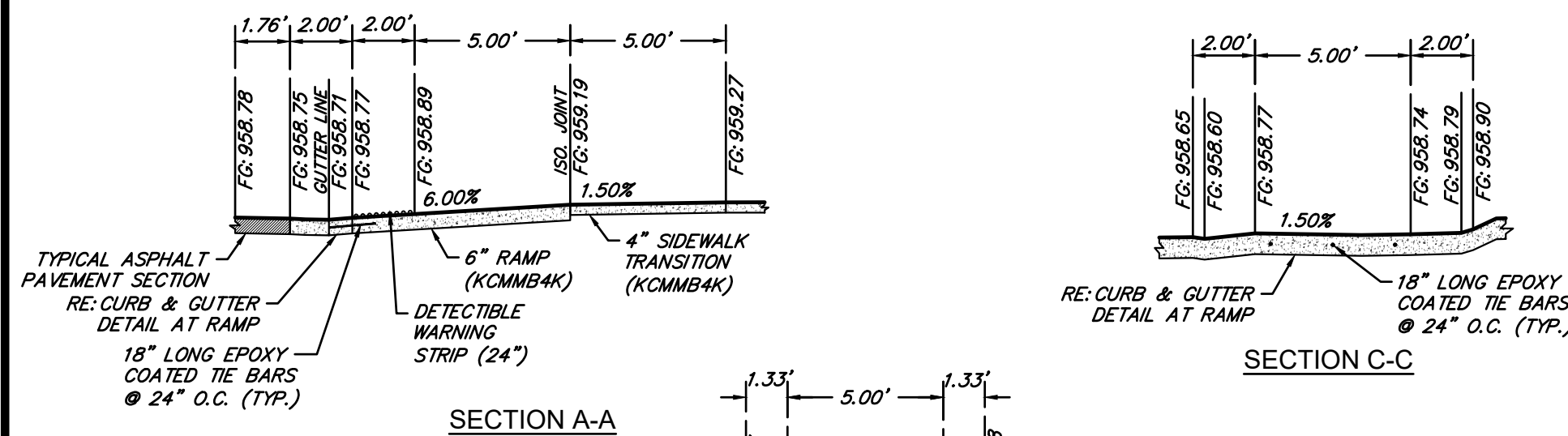
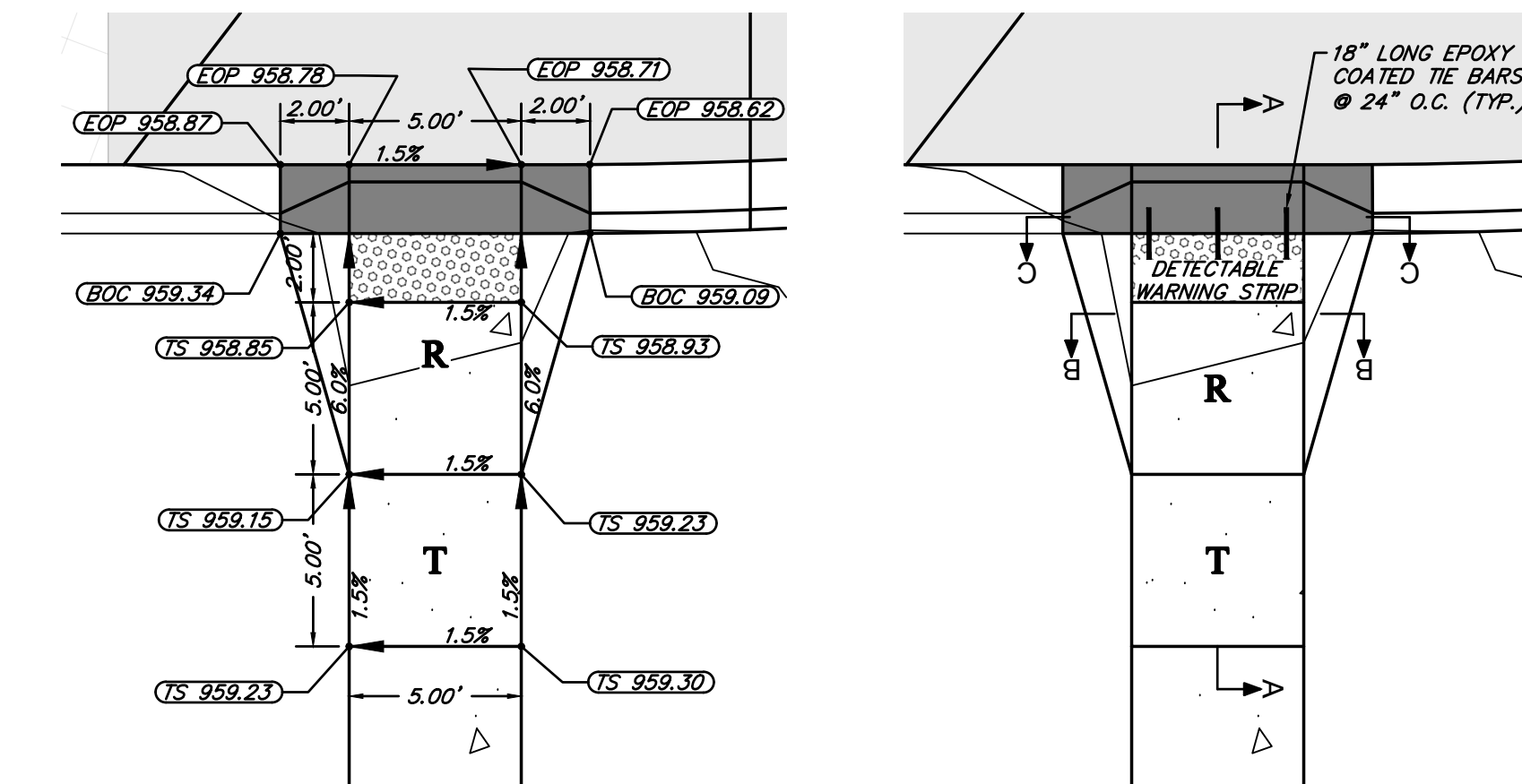
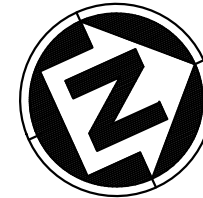
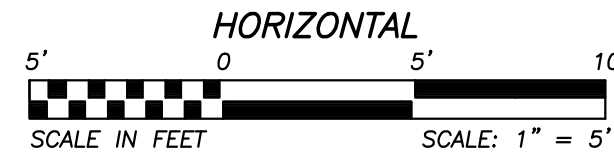
SHEET NUMBER
C402
19 OF 40



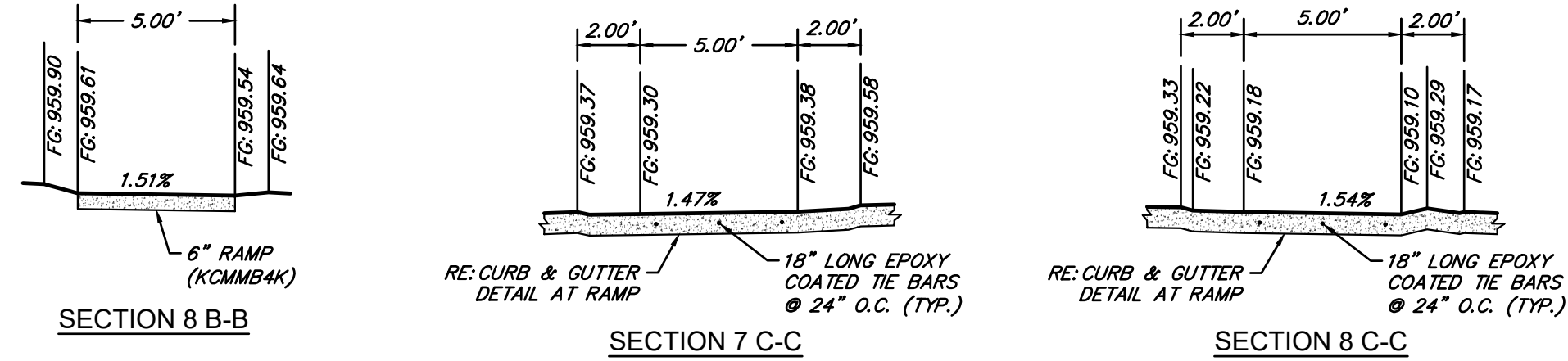
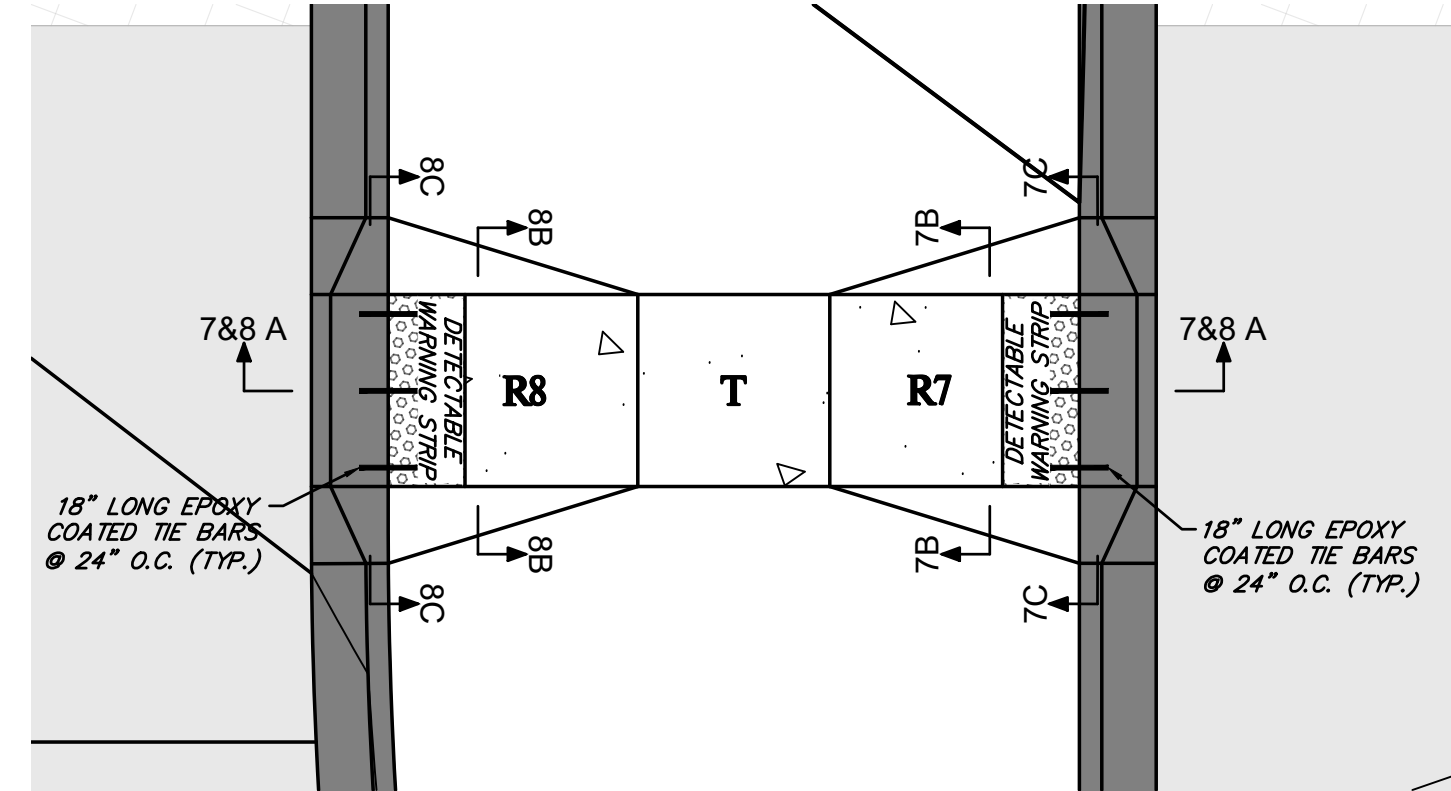
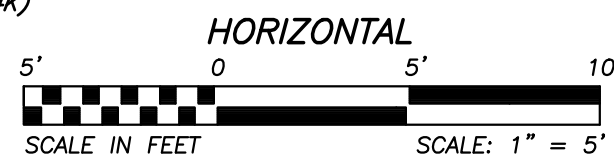
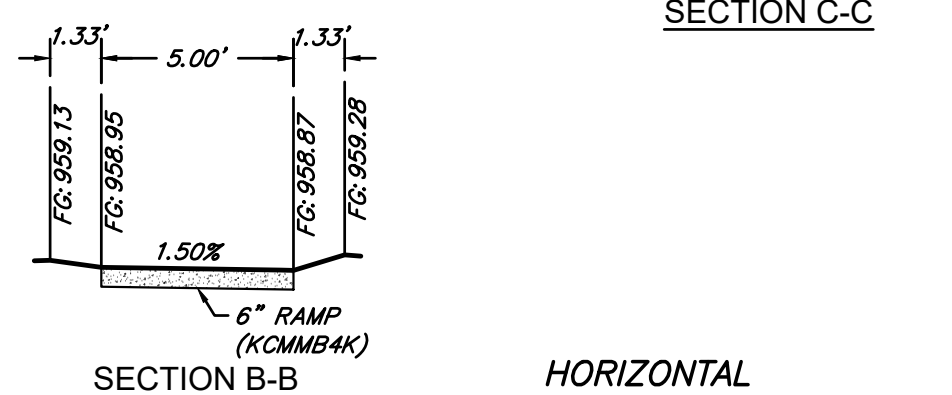
ADA RAMP #6



ADA RAMP #7 & #8



ADA RAMP #9



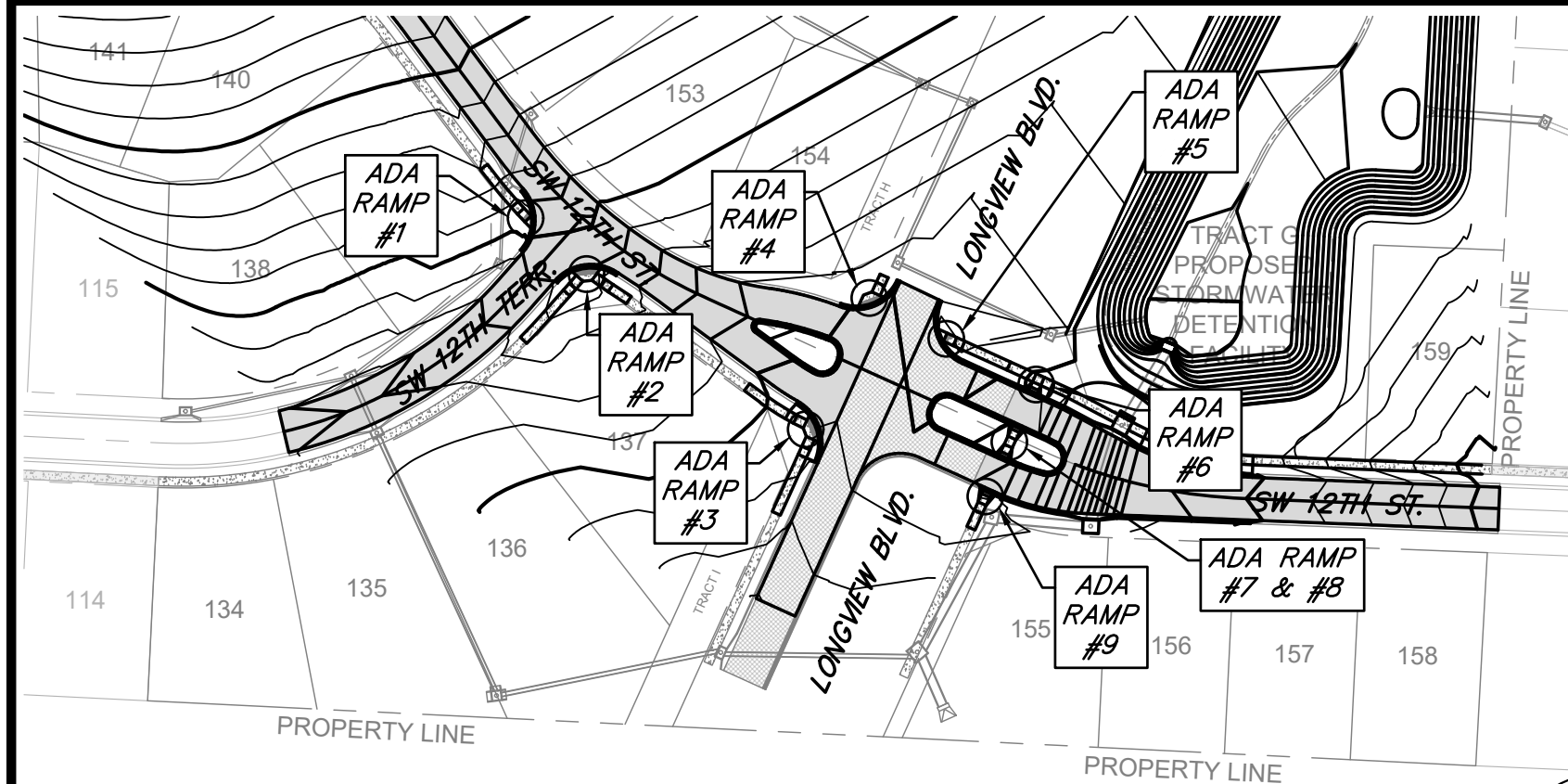
LEGEND

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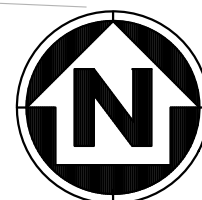
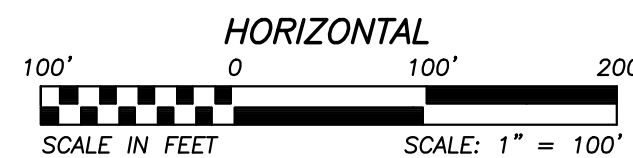
DRY CURB & GUTTER
DETECTIBLE WARNING STRIP
TYPICAL 28' ROADWAY PAVEMENT SECTION
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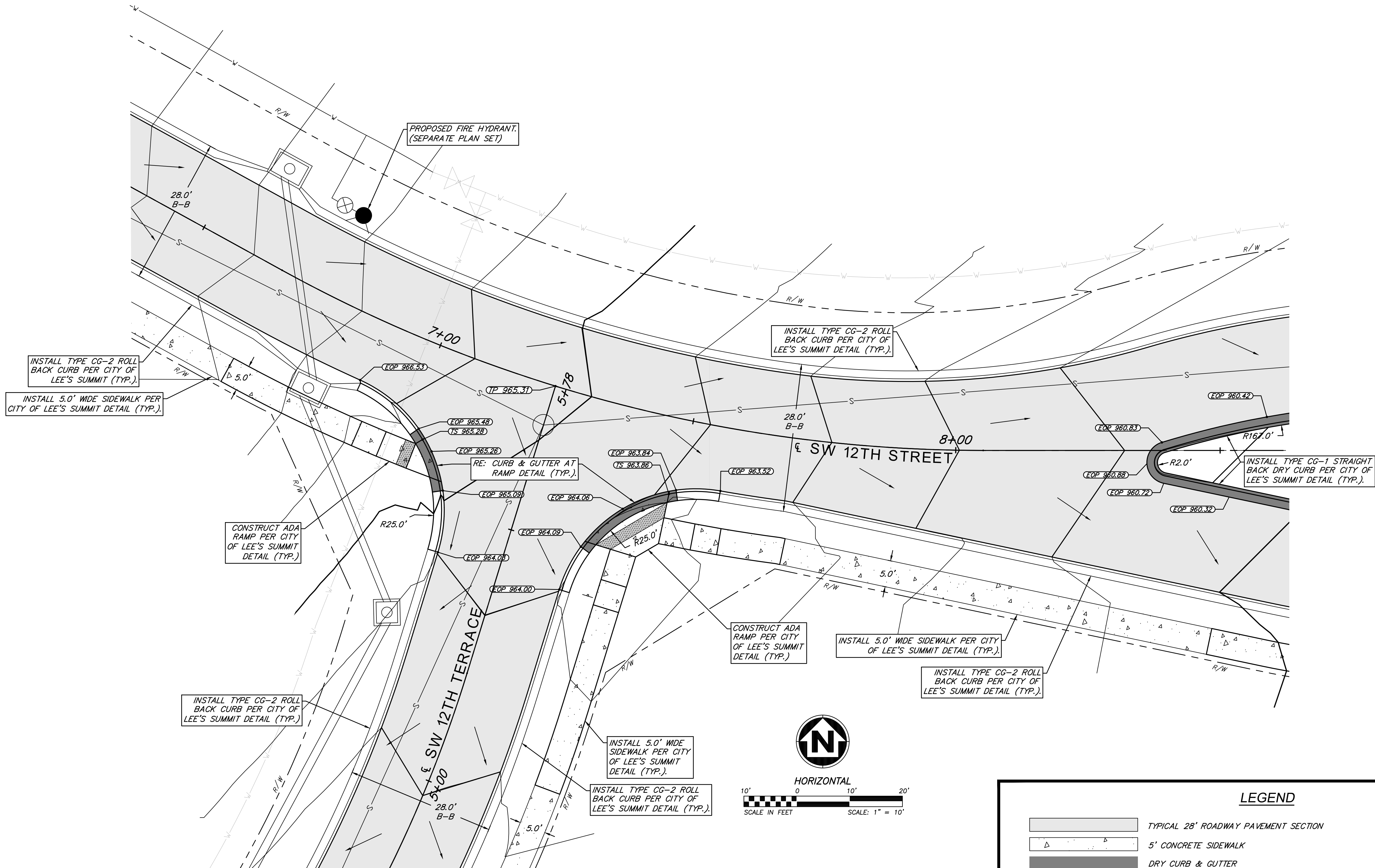


LOCATION MAP

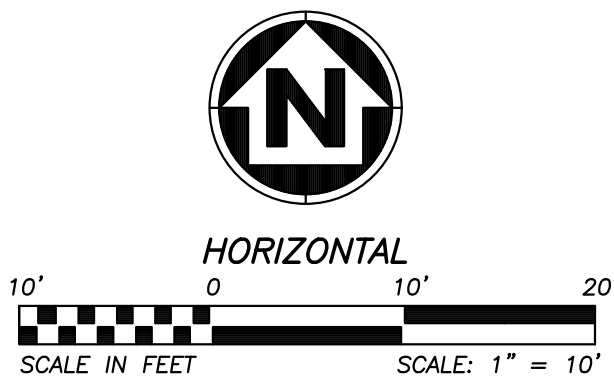


REVISIONS		DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE
1.	REVISED PER CITY COMMENTS	GC	1/15/21
2.	REVISED PER CITY COMMENTS	GC	2/26/21
		CHECK BY:	ZM
		LICENSE NO.	FE-2012000232
		DATE:	12/2/2020
		ISSUED FOR:	FOR REVIEW
		JOB NUMBER:	20K10057
		MO COA NO.	00062

Mar 11, 2021 -- 2:08pm Plotted By: gacate G:\Shared drives\VC10 - Land Development\Projects 2020\20K10057 Highland Meadows - 5th Plat\01 CIV\03-DWG\Sheet\STREET AND STORM\20K10057 - SH1 - INTERSECTION DETAILS.dwg Layout: INTERSECTION DETAILS



INTERSECTION OF SW 12TH STREET & SW 12TH TERRACE



LEGEND	
	TYPICAL 28' ROADWAY PAVEMENT SECTION
	5' CONCRETE SIDEWALK
	DRY CURB & GUTTER
	RIGHT-OF-WAY
	ROAD CENTERLINE
	DRAINAGE PATH
EOP = EDGE OF PAVEMENT TP = TOP OF PAVEMENT TS = TOP OF SIDEWALK B-B = BACK OF CURB TO BACK OF CURB TYP = TYPICAL	

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SUMMIT HOMES KC
HIGHLAND MEADOWS - 5TH PLAT

INTERSECTION DETAILS

S10, T47N, R22W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

SHEET NUMBER
C404
21 OF 40

Mar 11, 2021 - 2:06pm Plotted By: gscate G:\Shared drives\VC10 - Land Development\Projects\2020\20K10057 Highland Meadows - 5th Plat\01 CIV\03-DWG\Sheet\STREET AND STORM\20K10057 - SH1 - INTERSECTION DETAILS.dwg Layout: INTERSECTION DETAILS (2)

LEGEND

- TYPICAL 28' ROADWAY PAVEMENT SECTION
- TYPICAL LONGVIEW BLVD. PAVEMENT SECTION
- 5' CONCRETE SIDEWALK
- DRY CURB & GUTTER
- RIGHT-OF-WAY
- ROAD CENTERLINE
- DRAINAGE PATH

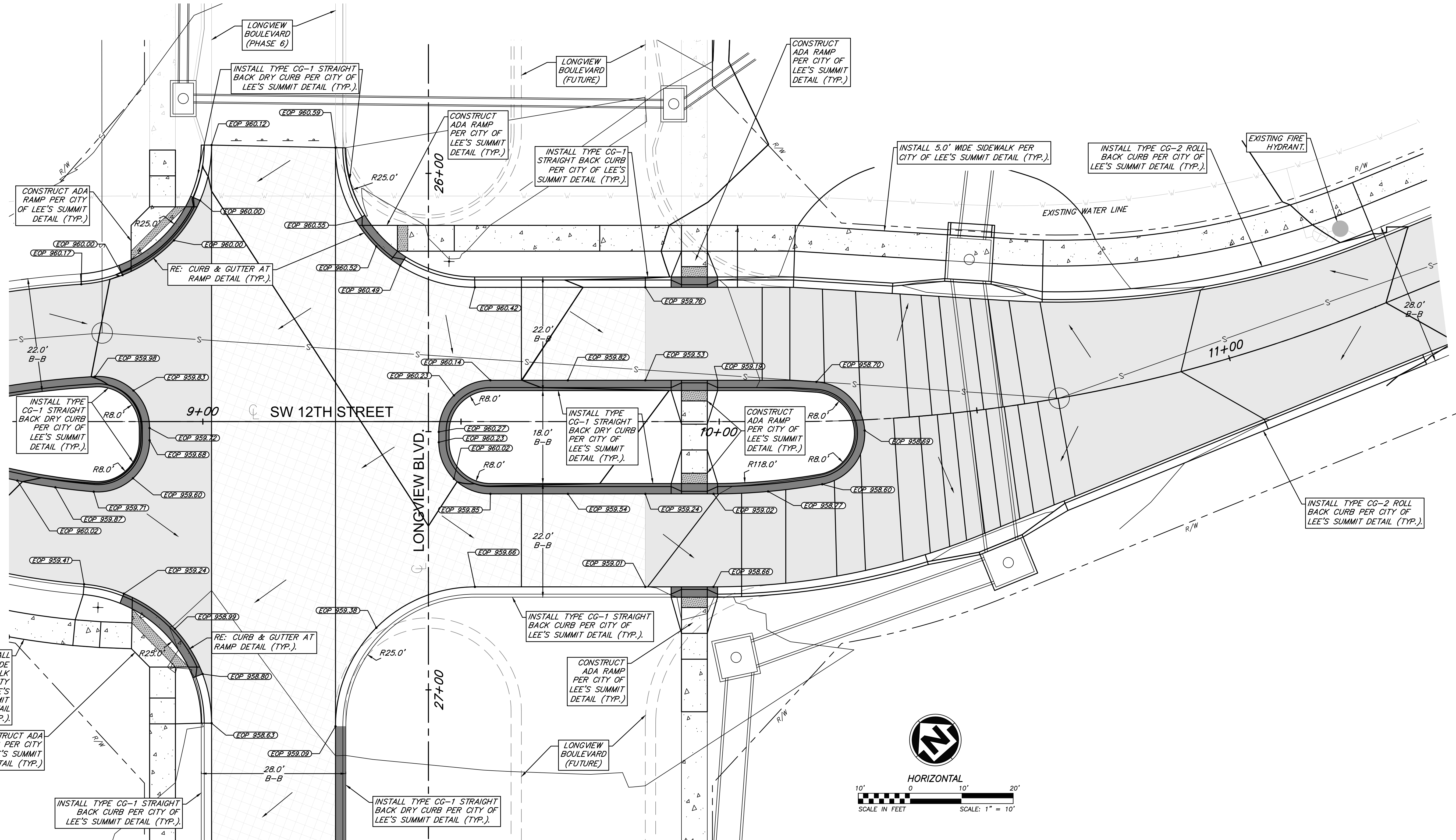
EOP = EDGE OF PAVEMENT

TP = TOP OF PAVEMENT

TS = TOP OF SIDEWALK

B-B = BACK OF CURB TO BACK OF CURB

TYP = TYPICAL



INTERSECTION OF SW 12TH STREET & LONGVIEW BOULEVARD



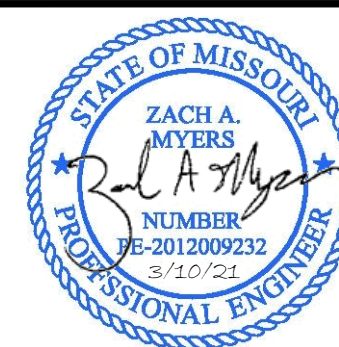
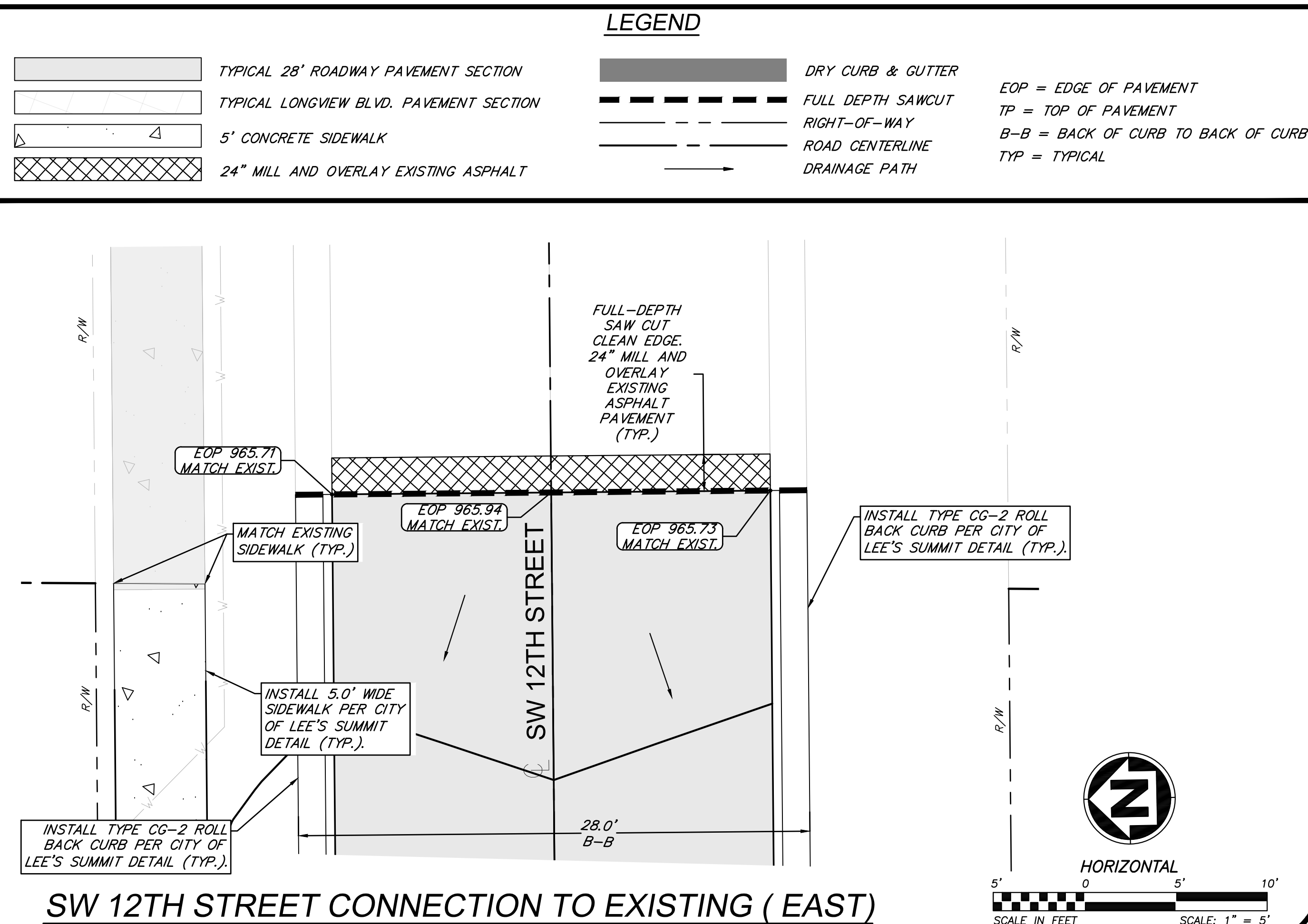
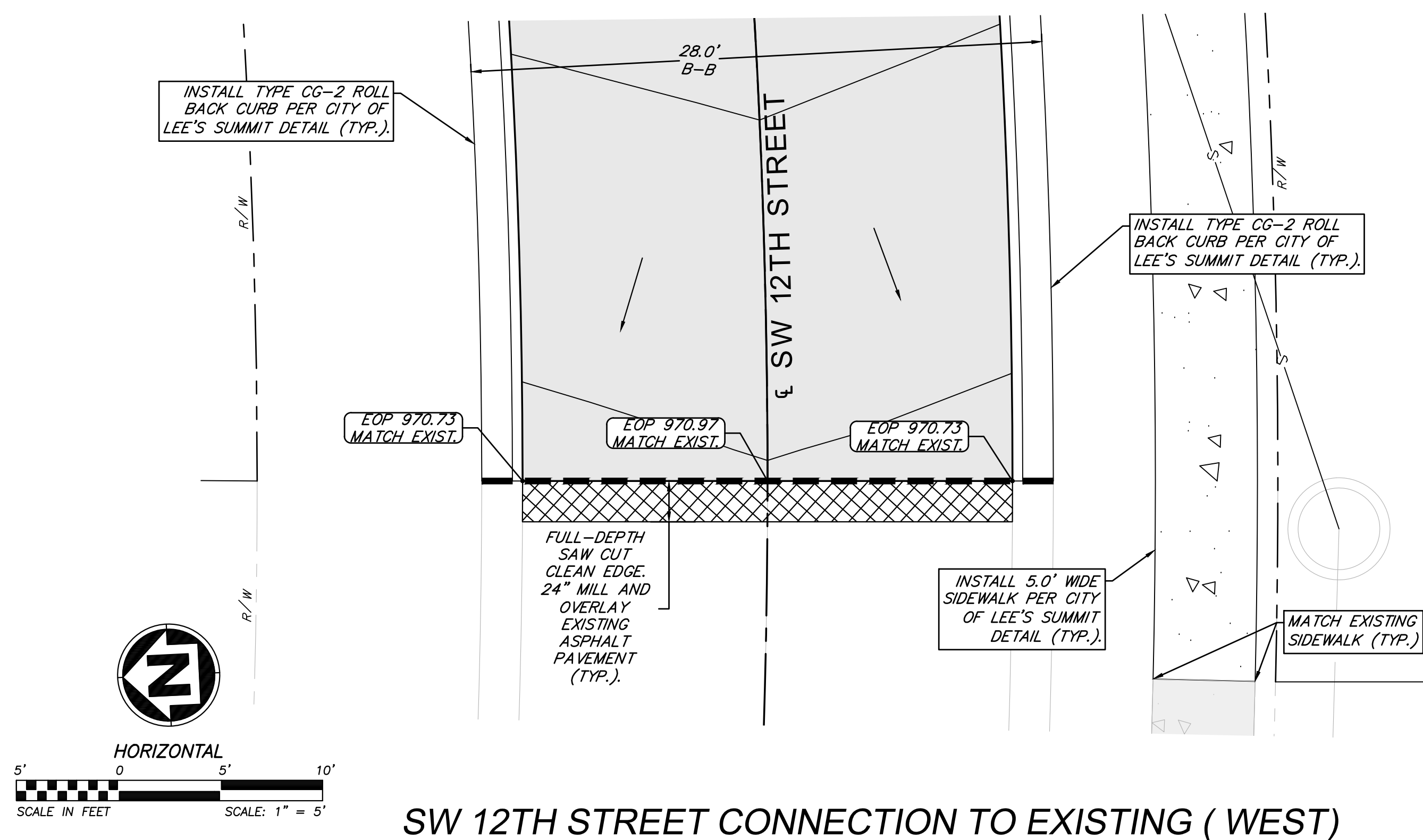
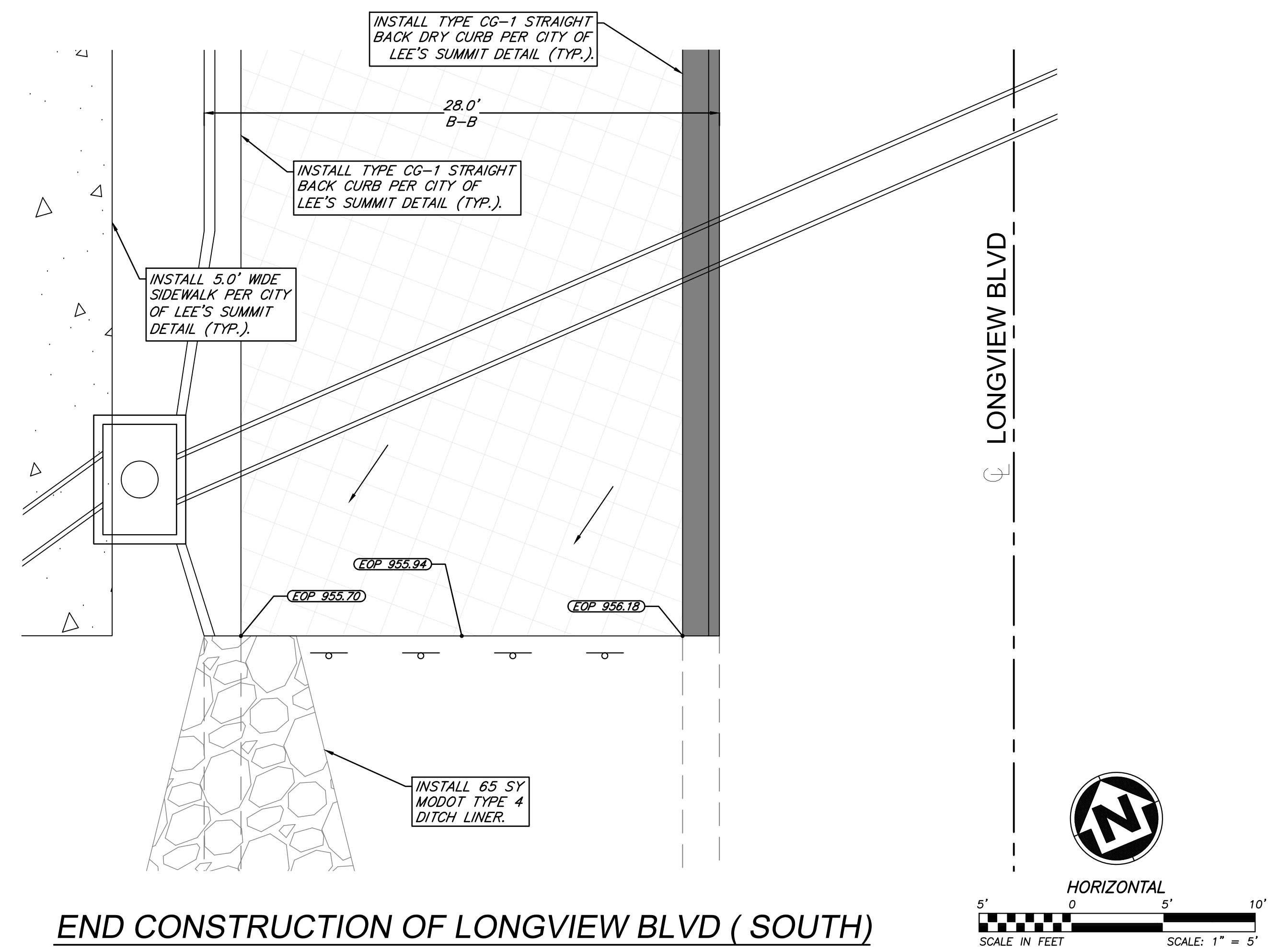
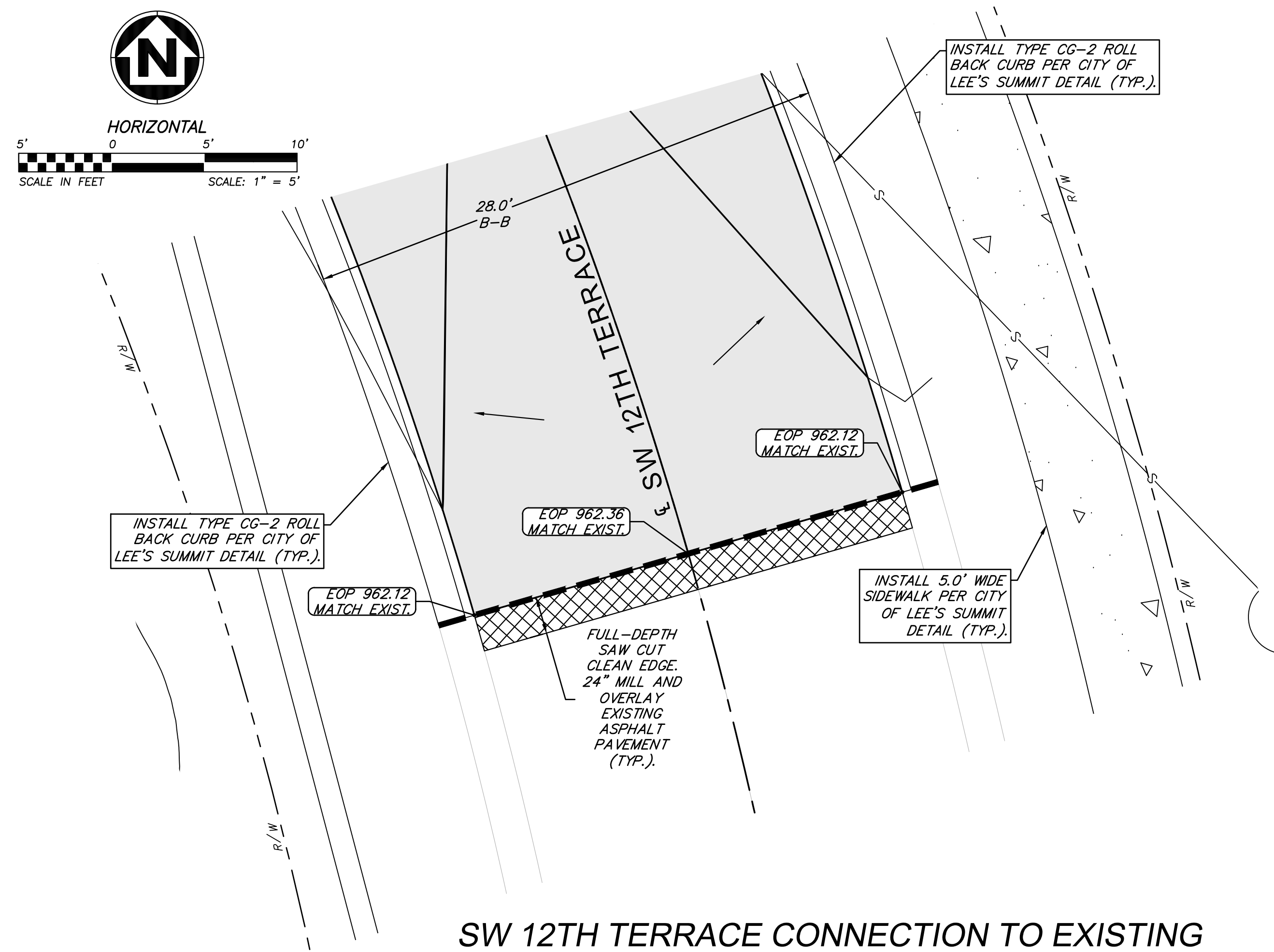
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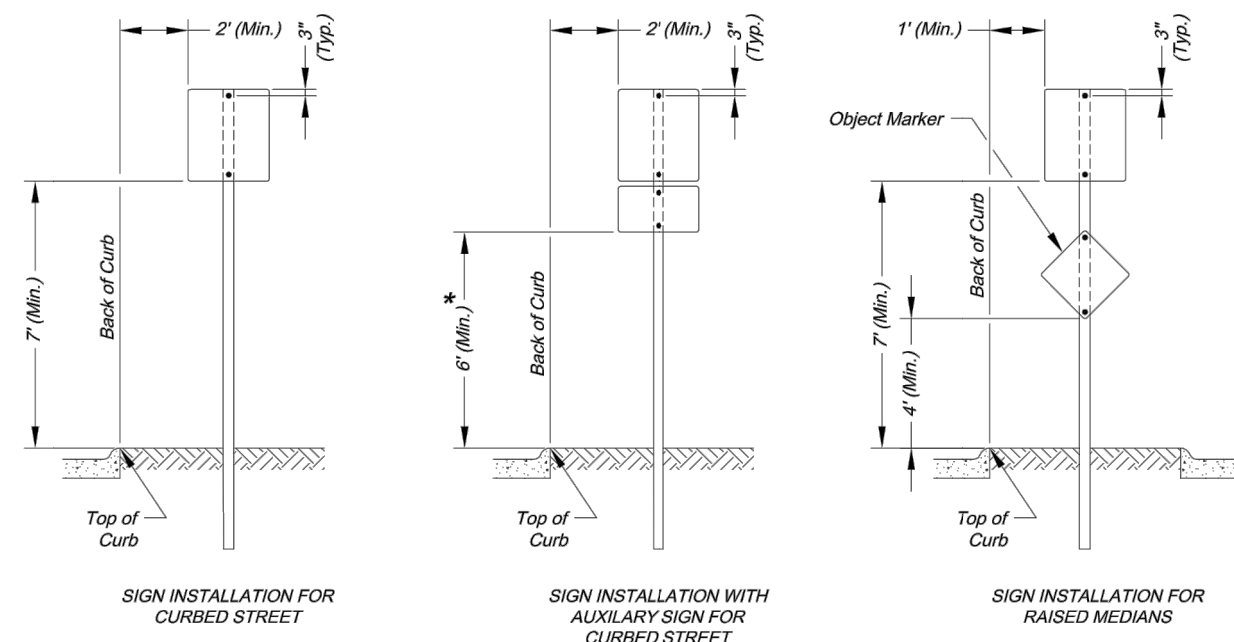
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SUMMIT HOMES KC
HIGHLAND MEADOWS - 5TH PLAT
INTERSECTION DETAILS (2)
S10, T47N, R2W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



SHEET NUMBER
C405
22 OF 40





* The height to the bottom of a sign when it is located in a pedestrian walkway or extends into a walkway shall be a minimum of 80 inches above the walkway.

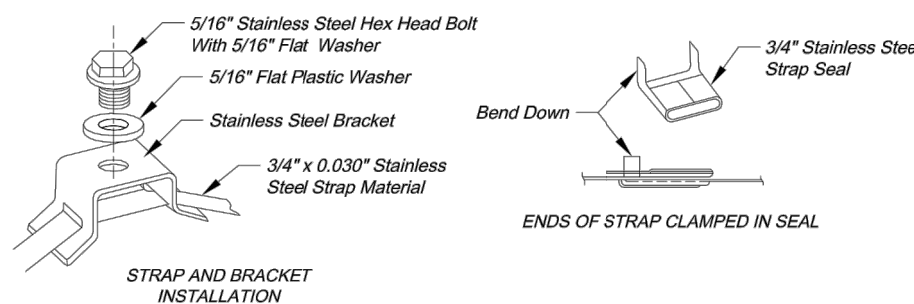
NOTE:

1. Generally, the sign mounting height should not be more than 1' greater than the minimum mounting height.



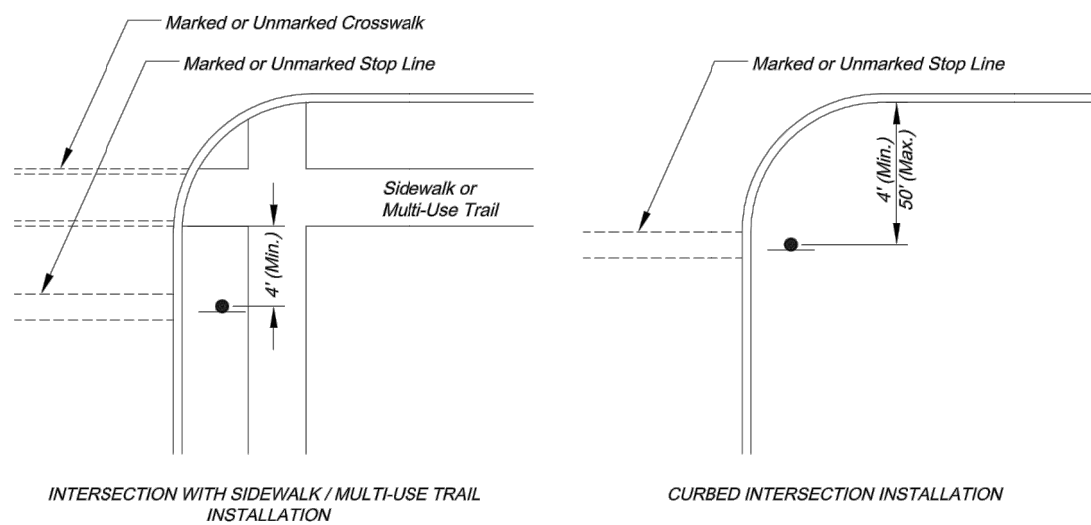
U-STEEL POST NOTES

1. Splice shall be positioned entirely between finished grade line and 18" above finished grade line. Only one splice will be allowed per post.
2. U-Steel post shall be 3 lb./ft., galvanized according to ASTM A123.
3. U-Steel post can be used for installation of signs with an area of less than 2.5 square feet.
4. All posts shall be embedded a minimum of 3 feet.



METAL POLE SIGN MOUNTING NOTES:

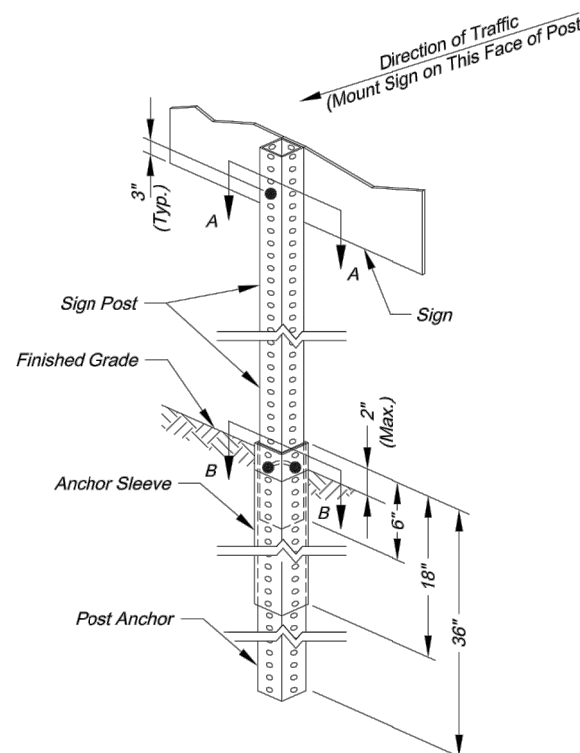
1. Signs on metal poles shall be attached with two brackets and stainless steel bands.
2. Holes in sign for attachment to the mounting brackets shall be offset a minimum of 2 inches from the edge of the sign.
3. Holes in sign shall be located such that the sign is level.
4. All strap, bracket, and seal materials should be Type 304 stainless steel.



TYPICAL MEDIAN SIGN LOCATION

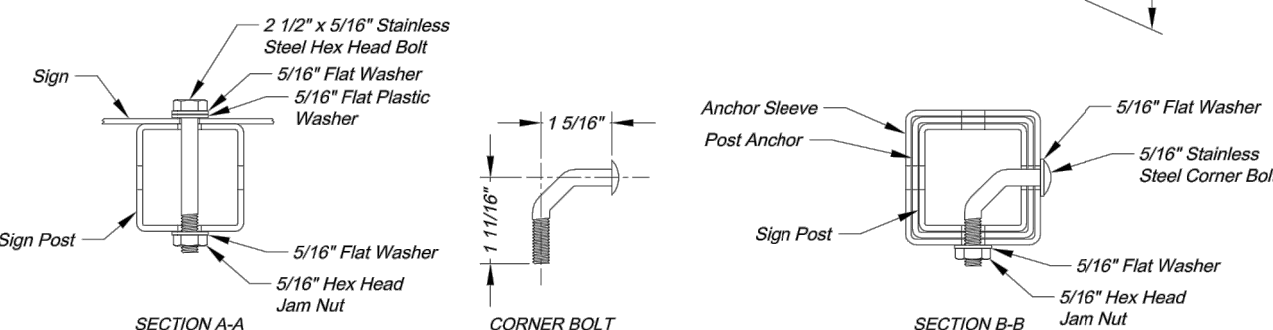
NOTES:

1. A 4" P.V.C. sleeve shall be installed in new concrete medians at each location where a sign is to be installed.
2. For existing concrete medians, a 4" hole shall be cored into the concrete



SQUARE STEEL POST INSTALLATION SEQUENCE:

1. Sign post anchor driven partially into the ground using a drive cap with a sledge or power equipment.
2. Anchor sleeve slipped over anchor and drive into the ground together with the sign post anchor.
3. Insert sign post into the post anchor and bolt in place.



DETAILS

4 MOUNTING DETAILS

Project:

Drawn By: AS
Checked By: JW
Date: 08/26/2009
Project#

1

CITY OF LEE'S SUMMIT
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
220 SE GREEN STREET
LEE'S SUMMIT, MISSOURI 64053
PHONE: (816) 969-1800 FAX: (816) 969-1809



STI

Project:

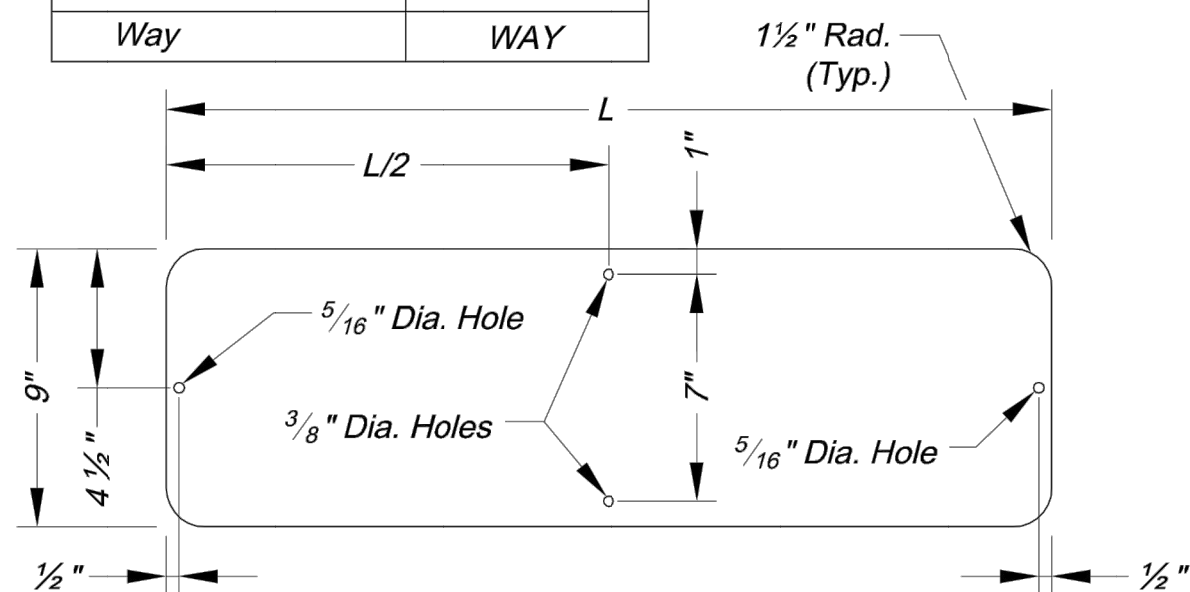
Drawn By: AS
Checked By: JW
Date: 08/26/2009
Project#

2

STANDARD ABBREVIATION LISTS

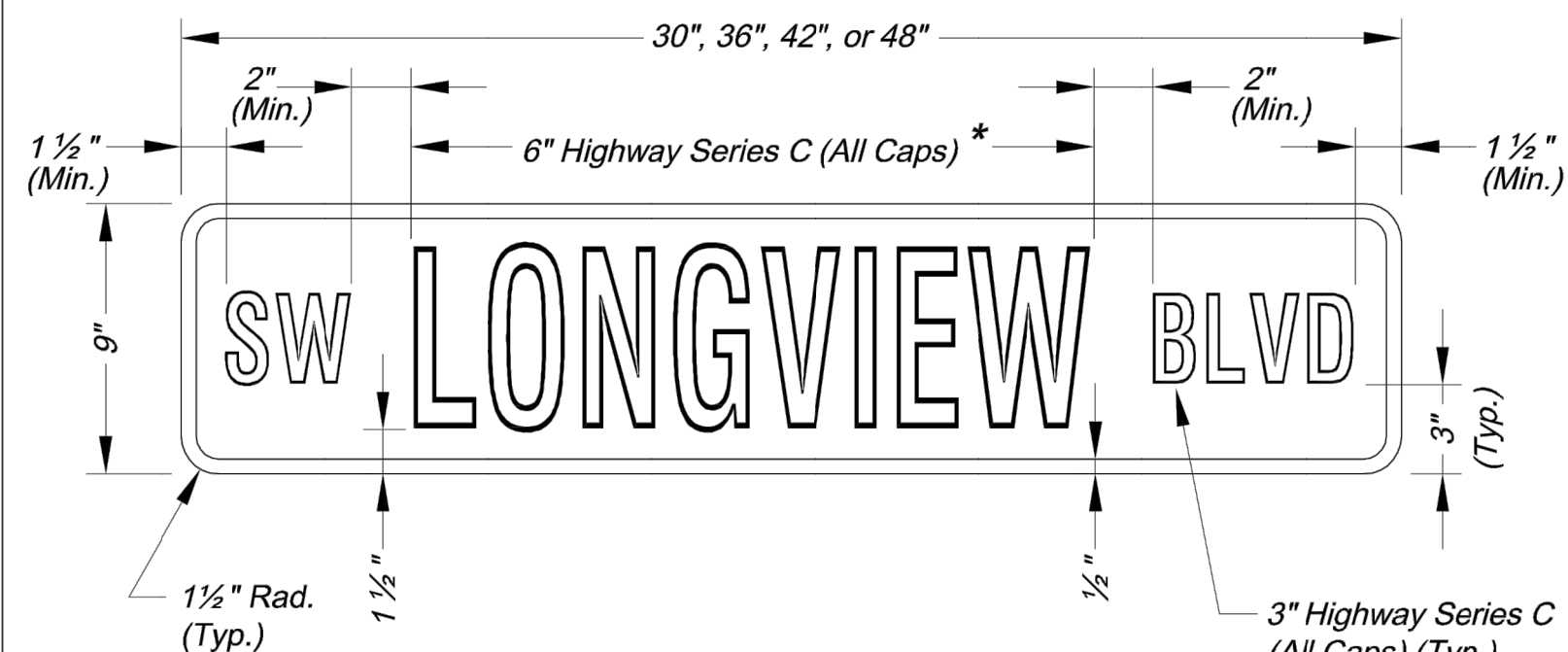
Named Streets	
<i>Avenue</i>	<i>AVE</i>
<i>Boulevard</i>	<i>BLVD</i>
<i>Circle</i>	<i>CIR</i>
<i>Creek</i>	<i>CR</i>
<i>Court</i>	<i>CT</i>
<i>Crossing</i>	<i>XING</i>
<i>Drive</i>	<i>DR</i>
<i>Highway</i>	<i>HWY</i>
<i>Lane</i>	<i>LN</i>
<i>Parkway</i>	<i>PKWY</i>
<i>Place</i>	<i>PL</i>
<i>Road</i>	<i>RD</i>
<i>Street</i>	<i>ST</i>
<i>Terrace</i>	<i>TER</i>
<i>Trail</i>	<i>TRL</i>
<i>Way</i>	<i>WAY</i>

Numbered Streets	
First	ST
Second	ND
Third	RD
Fourth to Tenth	TH



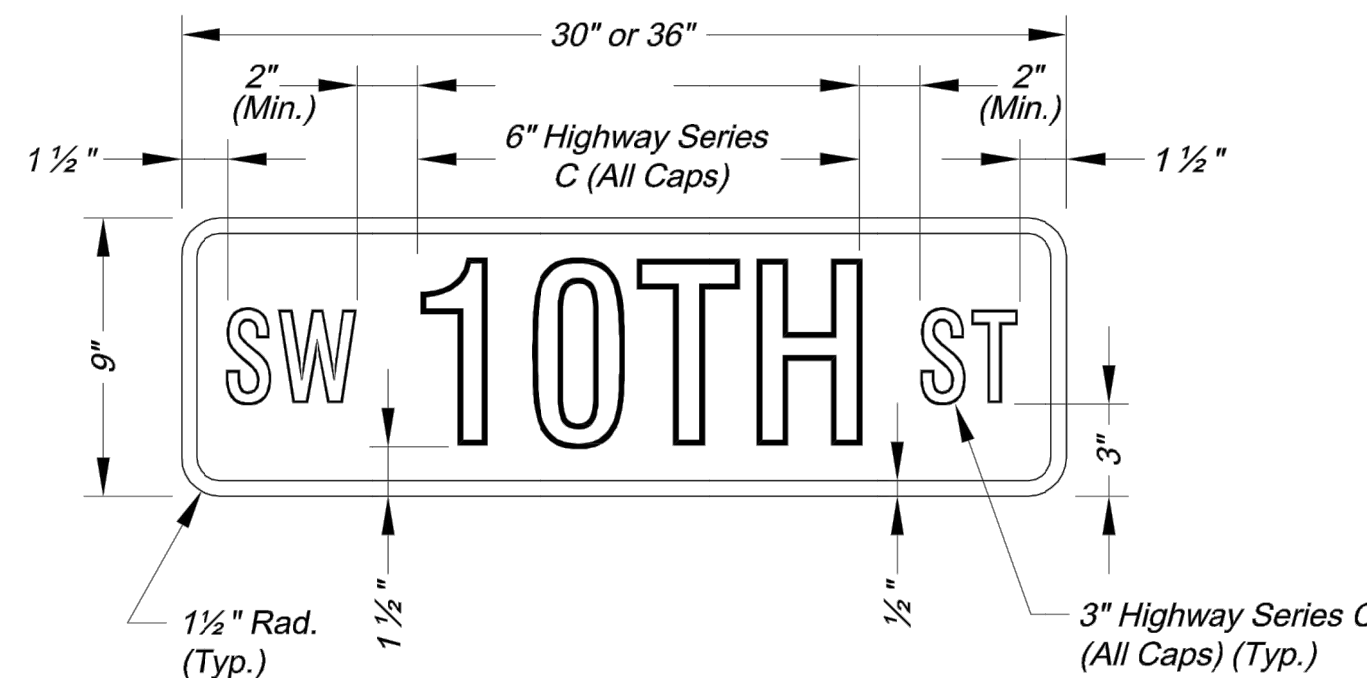
STREET NAME SIGN BLANK DETAILS

For Mounting on Square Steel Posts



NAMED STREET NAME SIGN DETAIL

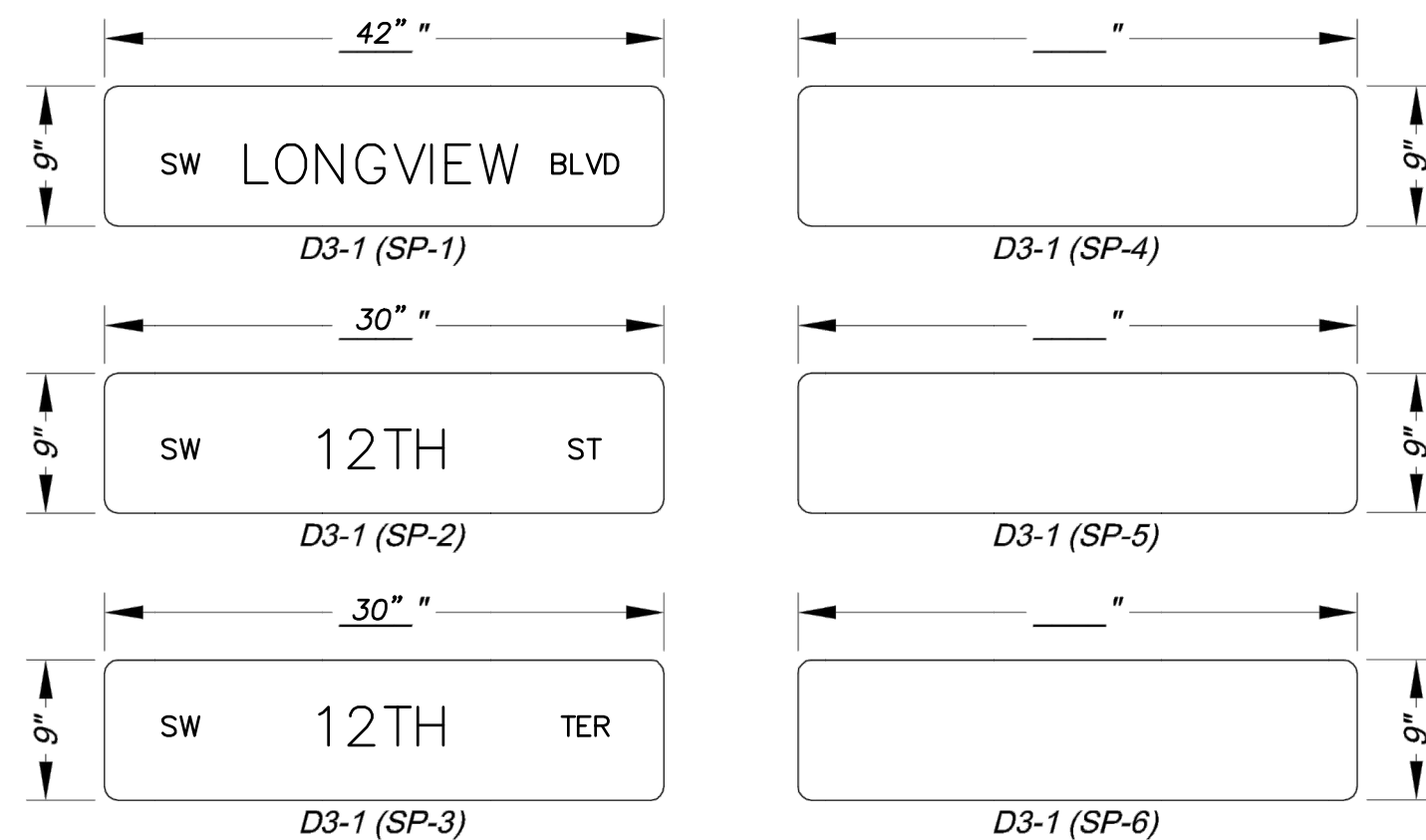
* Use Highway Series B (All Caps) in lieu of series C if necessary to fit text on a 36" sign blank.



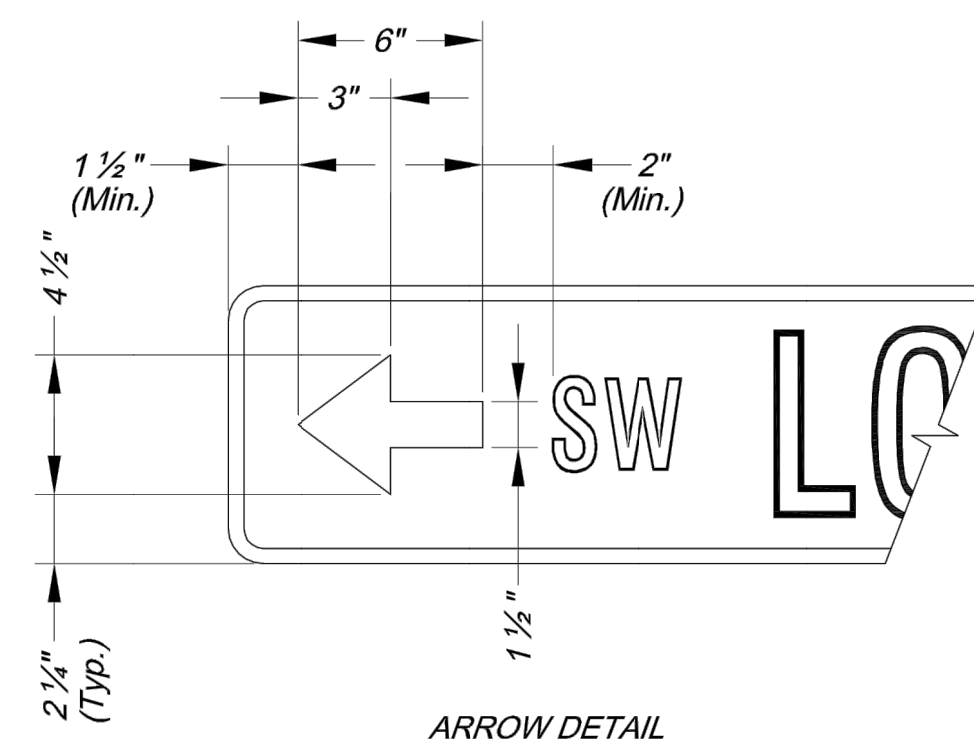
NUMBERED STREET NAME SIGN DETAIL

STREET NAME SIGN QUANTITIES

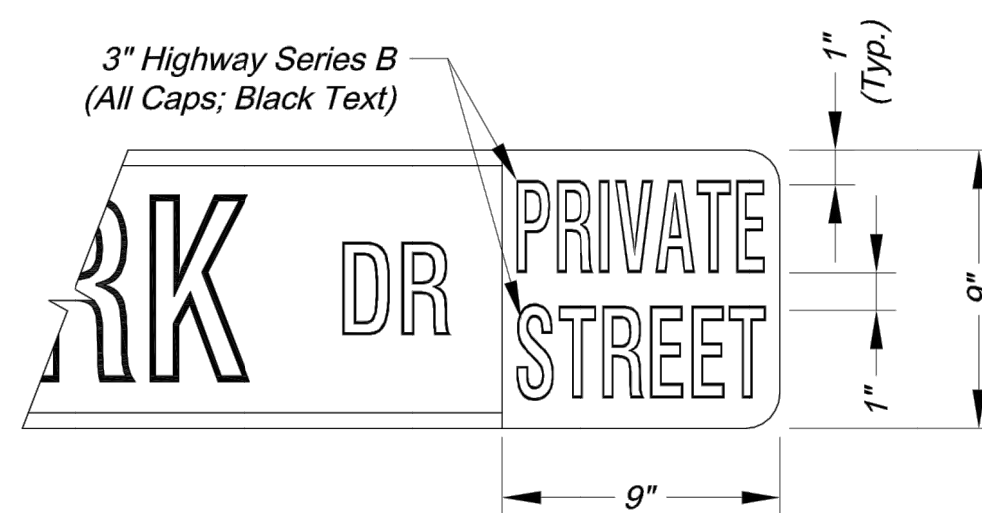
<i>Sign Designation</i>	<i>Sign Size</i>	<i>Sign Area (Sq. Ft.)</i>	<i>Number</i>	<i>Quantity (Sq. Ft.)</i>
D3-1 (SP-1)	9" x 42"	2.625	2	5.25
D3-1 (SP-2)	9" x 30"	1.875	3	5.625
D3-1 (SP-3)	9" x 30"	1.875	1	1.875
D3-1 (SP-4)	9" x			
D3-1 (SP-5)	9" x			
D3-1 (SP-6)	9" x			



PROJECT SIGN DETAILS



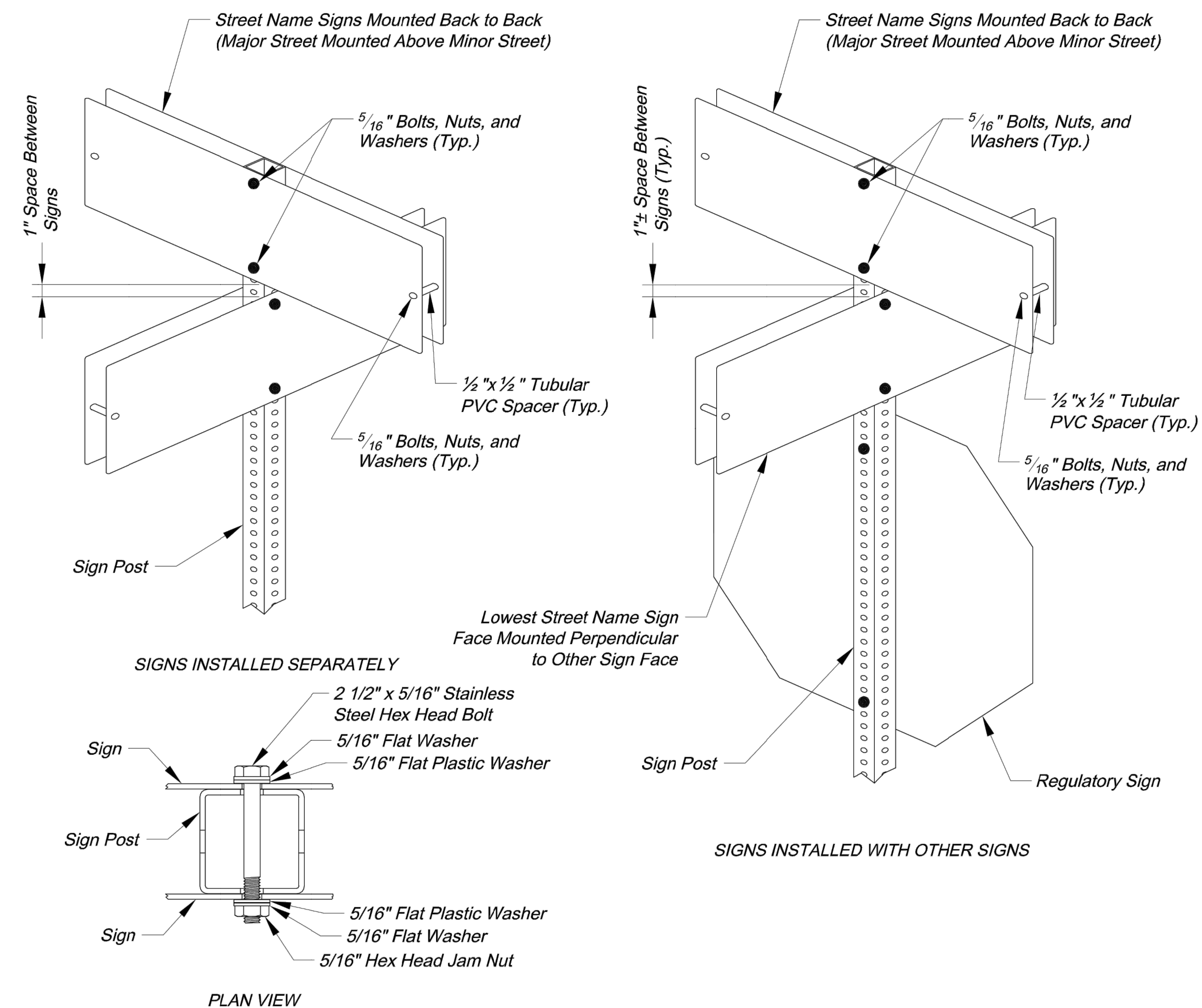
ARROW DETAIL



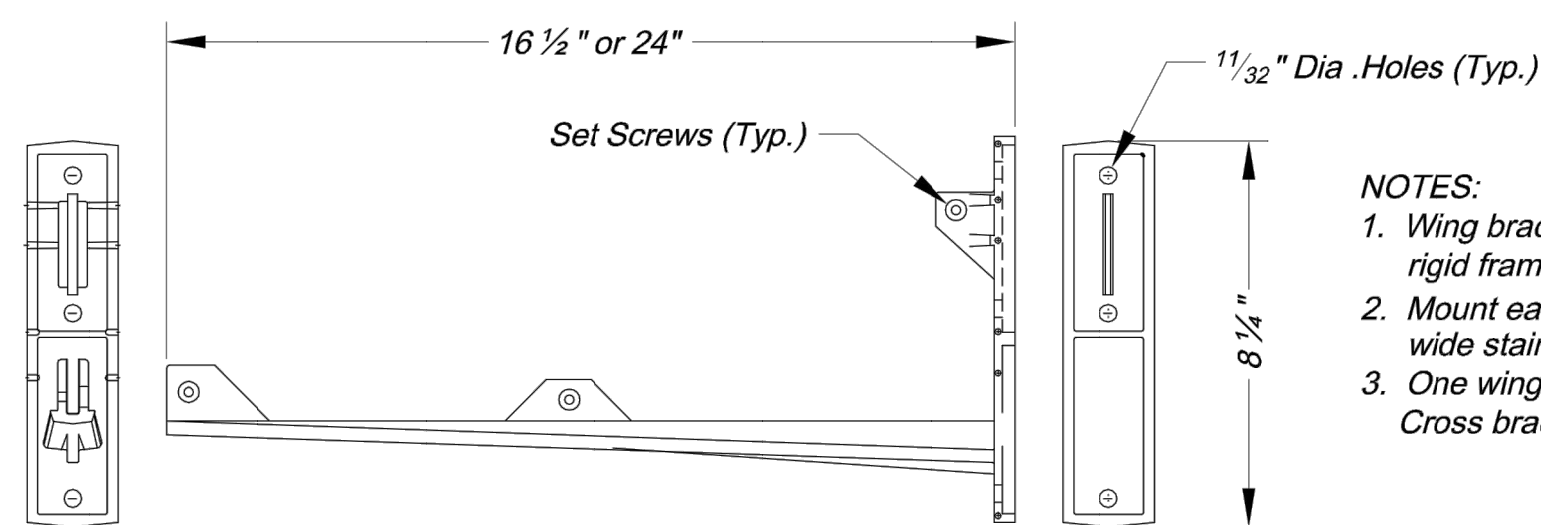
PRIVATE STREET TAG DETAIL

NOTES:

1. For all street name signs, the legend shall be white and the background shall be green.
2. Arrows shall be added to street name signs where the name of a street changes at an intersection. Street name signs with arrows are to be installed on each side of the intersection to indicate the change in names. Arrows shall be white.
3. The "PRIVATE STREET" tag should be added to the end of street name signs to indicate where a street that is outside the right-of-way intersects a public street. The background for the "PRIVATE STREET" tag shall be yellow.

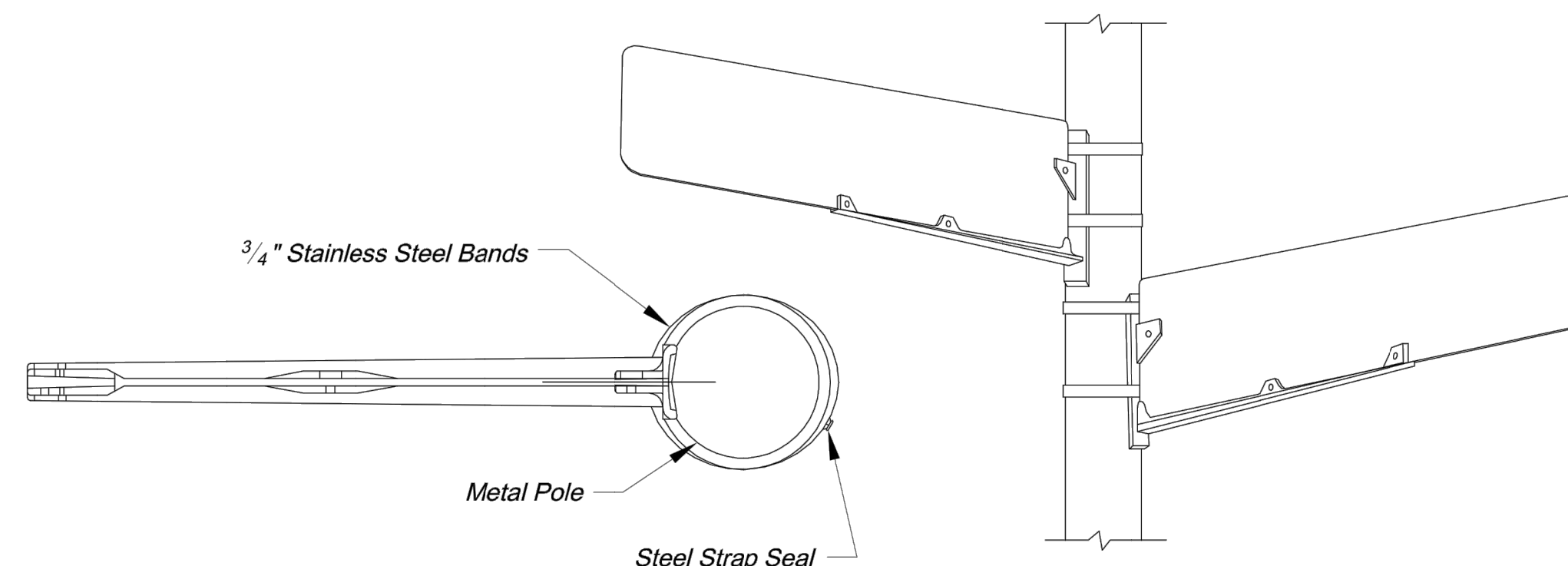


SQUARE STEEL POST MOUNTING DETAILS



NOTES:

1. Wing bracket shall be an L-shaped cantilever of T-beam rigid frame 380-3 aluminum alloy construction.
2. Mount each wing bracket to metal pole using two $\frac{3}{4}$ " wide stainless steel straps.
3. One wing bracket shall be installed per each sign. Cross brackets are not allowed.



WING BRACKET MOUNTING DETAILS

CITY OF LEE'S SUMMIT
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
220 SE GREEN STREET
LEE'S SUMMIT, MISSOURI 64063
PHONE: (816) 969-1800 FAX: (816) 969-1809



STREET NAME SIGN DETAILS

STANDARD DRAWING SN-3

Project:

Project: _____

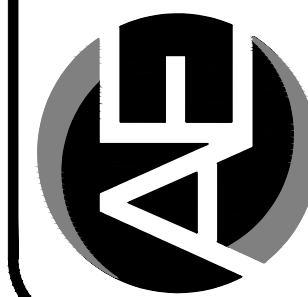
STR _____

Sheet Name: _____

Drawn By: AS
Checked By: JW
Date: 08/26/2009
Project#

3 OF 3

3



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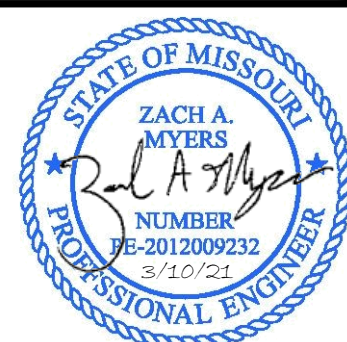
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				DATE:	12/2/2020
				ISSUED FOR:	FOR REVIEW
				JOB NUMBER:	20MCI10057
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SUMMIT HOMES KC
HIGHLAND MEADOWS - 5TH PLAT

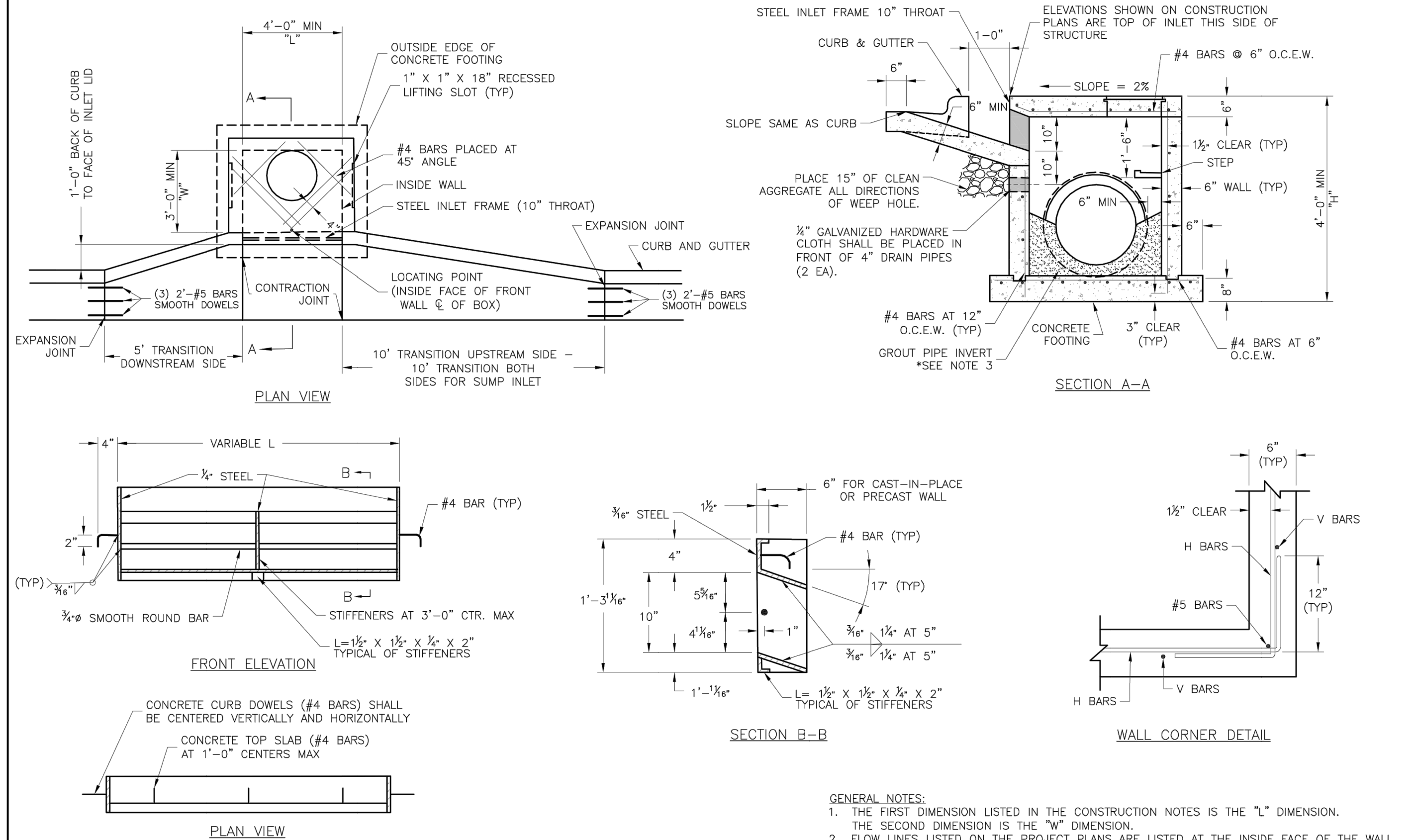
STREET NAME SIGN DETAILS

S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

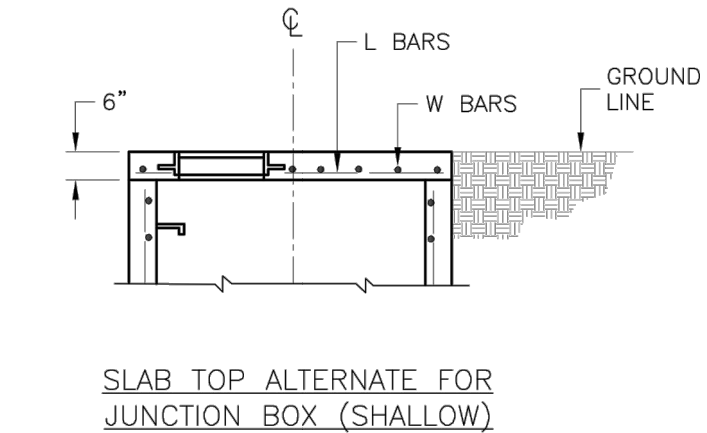
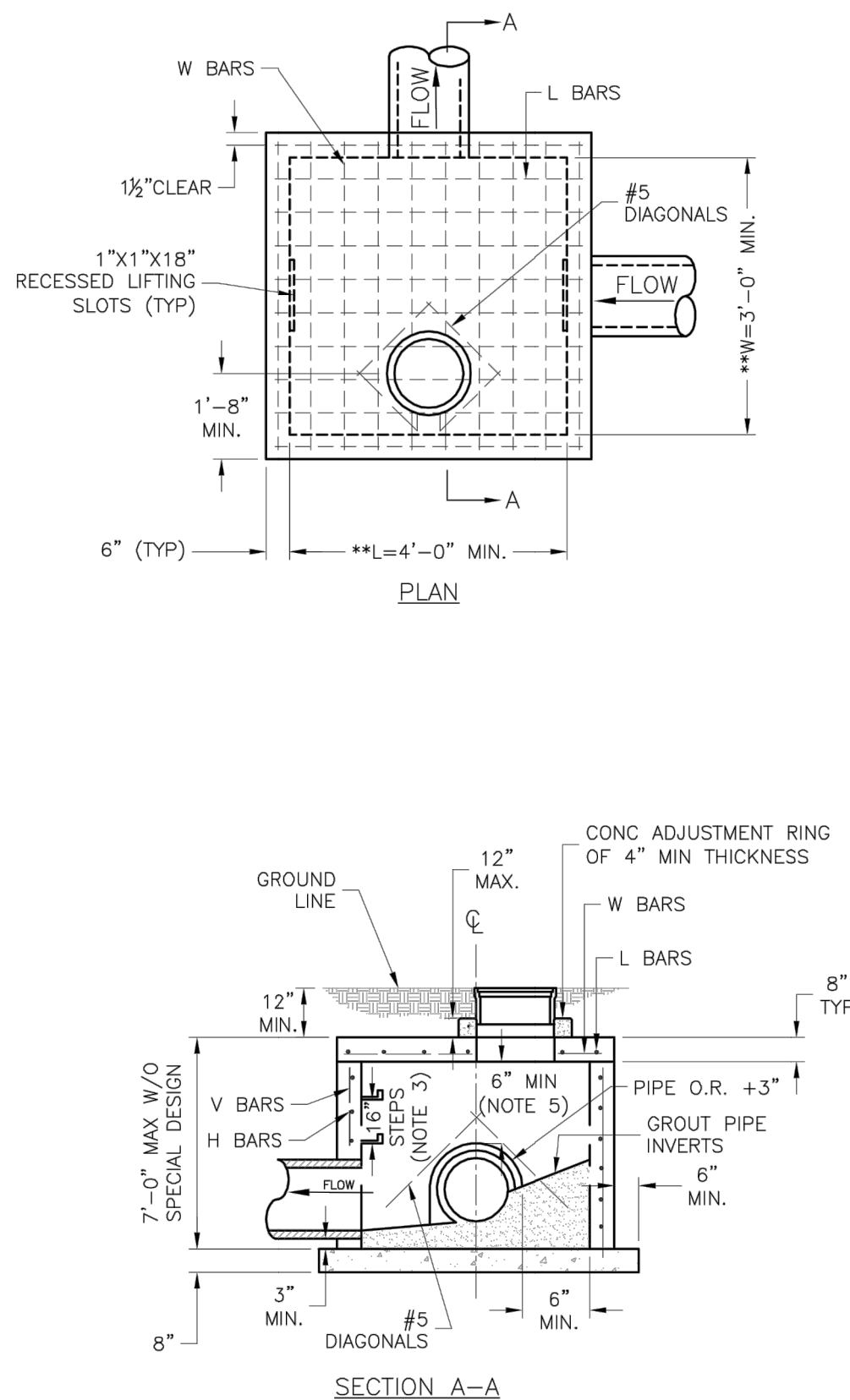


SHEET NUMBER

C408
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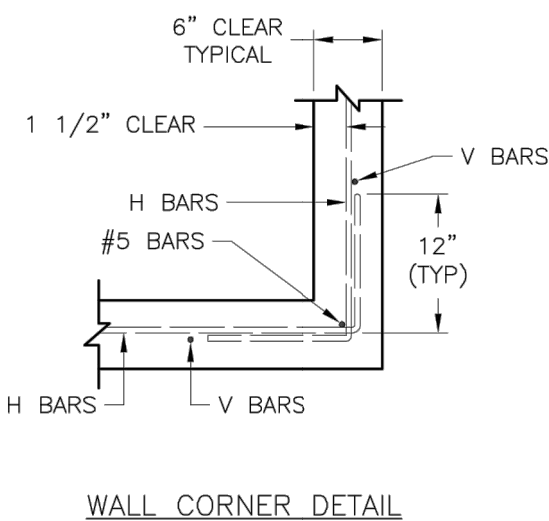


- GENERAL NOTES:**
1. THE FIRST DIMENSION LISTED IN THE CONSTRUCTION NOTES IS THE "L" DIMENSION.
 2. THE SECOND DIMENSION IS THE "W" DIMENSION.
 3. "FLOW" IS LISTED ON THE PROJECT PLANS BE LISTED AT THE INSIDE FACE OF THE WALL.
 4. FLOOR OF INLET GROUTED AND SHAPED TO MATCH PIPE INVERT TO PROVIDE SMOOTH FLOW.
 5. LOCATE MH RING AND COVER ON BLANK WALL IF POSSIBLE.
 6. STEPS SHALL BE SPACED AT 1'-4" O.C. VERTICALLY ON BLANK WALL IF POSSIBLE.
 7. REVEAL ALL JOINTS WITH 1/2" CHAMFER ON 1/2" TOOLED EDGE.
 8. ON-GRADE INLETS SHALL CONFORM TO THE STREET GRADE AND SUMP INLETS SHALL BE LEVEL.
 9. PRECAST LIDS SHALL BE PINNED, SEALED WITH NON-SHRINKABLE GROUT AND REMOVABLE FOR FUTURE MAINTENANCE.
 10. LIFTING RINGS SHALL BE REMOVED AND SEALED WITH NON-SHRINKABLE GROUT
 11. FOR RING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.

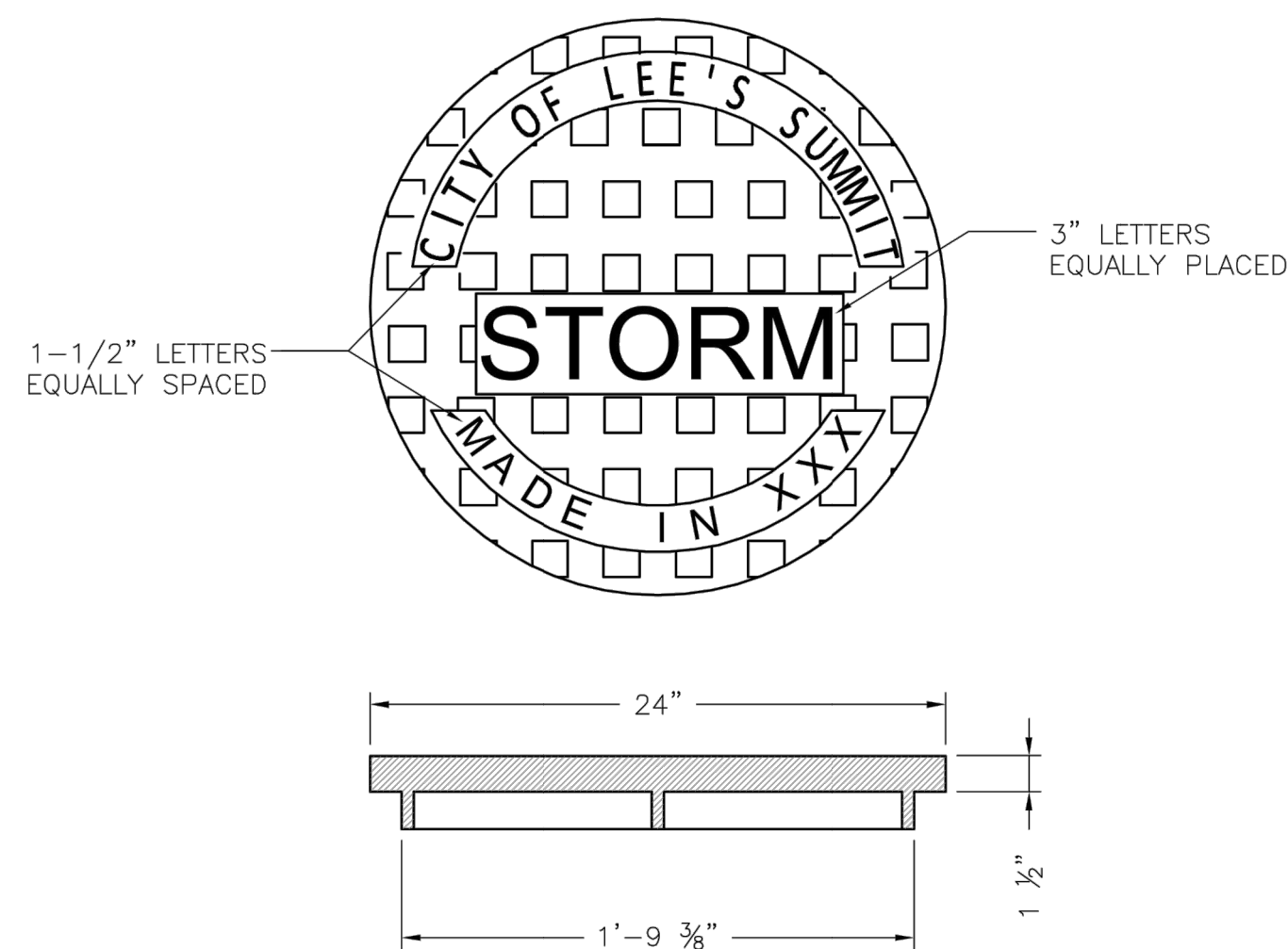


** INCREASE IN MULTIPLES OF 6"
(7'-0") MAX WITHOUT SPECIAL DESIGN.
(SEE PROJECT PLANS FOR DETAILS)

REINFORCING		
BARS	BAR SIZE	SPACING (IN.)
H	4	12
V	4	12
L	5	6
W	5	6



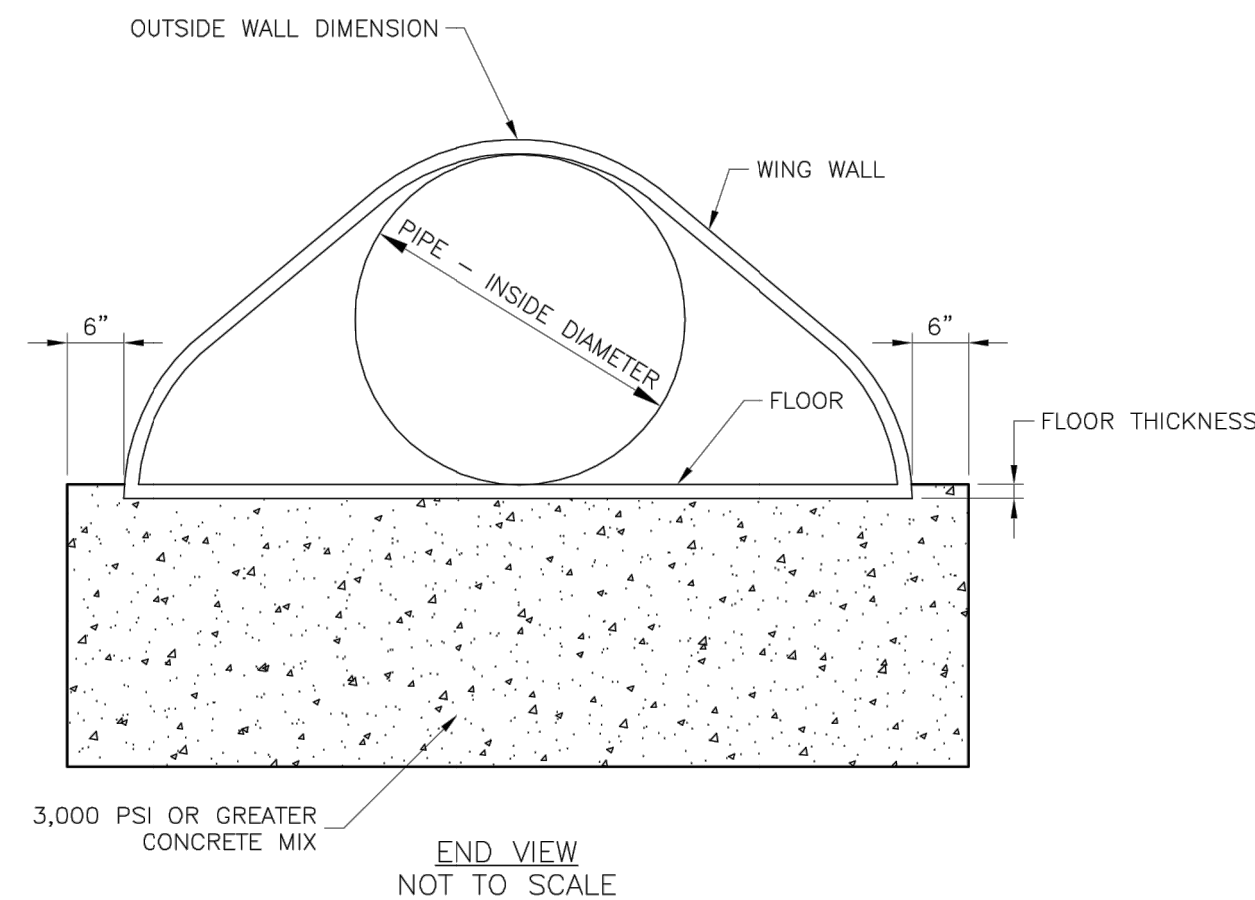
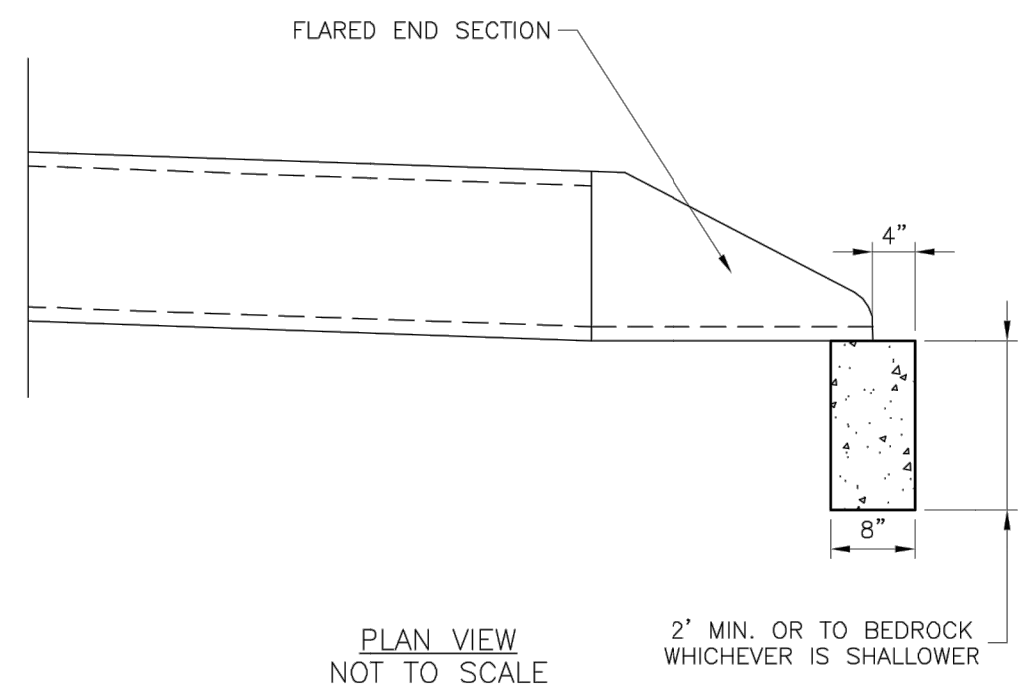
1. GENERAL NOTES:
 1. LOCATE RING AND COVER ON BLANK WALL.
 2. USE $\frac{3}{8}$ " CHAMFER STRIP OR $\frac{1}{2}$ " R EDGER TOOL ON ALL EXPOSED CONCRETE CORNERS.
 3. STEPS REQUIRED AT 16" O.C. WHEN DEPTH FROM TOP OF CASTING TO INVERT EXCEEDS 4' ON BLANK WALL IF POSSIBLE.
 4. BOXOUTS WILL NOT BE ALLOWED TO PROJECT THROUGH THE CORNERS OF THE STRUCTURE AND THE MINIMUM DISTANCE BETWEEN BOXOUTS IS 6".
 5. THE MINIMUM REINFORCING SHALL BE 1 H-BAR OVER A CAST-IN-PLACE PIPE AND 2 H-BARS OVER A PRECAST BOXOUT.
 6. PRECAST LIDS SHALL BE PINNED, SEALED WITH NON-SHRINKABLE GROUT AND REMOVABLE FOR FUTURE MAINTENANCE.
 7. REINFORCING OF COVERS IN STREETS REQUIRE SPECIAL DESIGN.
 8. FOR RING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.

[illegible]

STANDARD 24" MANHOLE COVER
MINIMUM WEIGHT = 160 LB
NOTE: PICK HOLES NOT SHOWN

*COVER AND FRAME MODEL INFORMATION REFER TO THE STORMWATER APPROVED PRODUCT LIST.

	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 1220 SE GREEN STREET LEE'S SUMMIT, MO 64063	Date: 04/17 Drawn By: MJF Checked By: DL
	STORM MANHOLE COVER DETAIL	STM-6



	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 220 S. GREEN STREET LEE'S SUMMIT, MO 64063	Date: 04/17 Drawn By: MIF Checked By: DL
	FLARED END SECTION SUPPORT DETAIL	STM-5

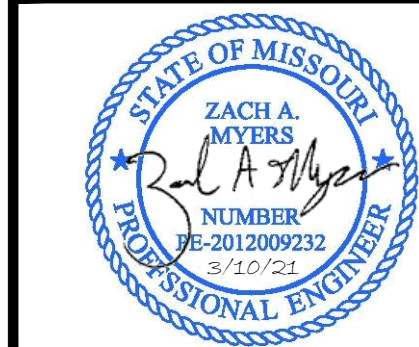
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2.	REVISED PER CITY COMMENTS	GC	2/26/21	LICENSE NO.	PE-2012009532
				DATE:	12/2/2020
				ISSUED FOR:	FOR REVIEW
				JOB NUMBER:	20KC10057
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SUMMIT HOMES KC
HIGHLAND MEADOWS - 5TH PLAT

STORM SEWER DETAILS

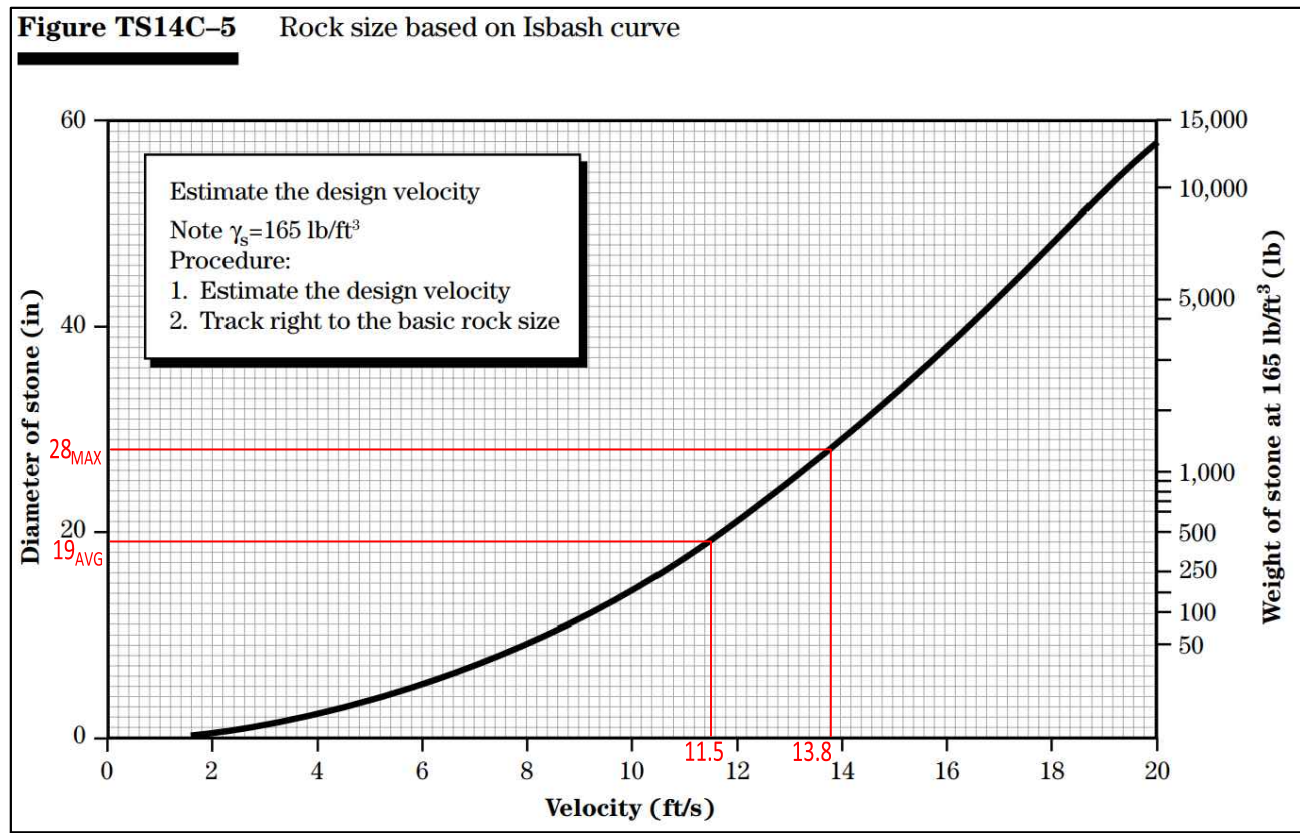
S10, T47N, R32W

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



SHEET NUMBER
C501
26 OF 40

Mar 11, 2021 - 2:07pm Plotted By: gpcate G:\Shared drives\VC10 - Land Development\Projects\2020\20KCI0057 Highland Meadows - 5th Plat\01 CIVIL\03-DWG\Sheet\STREET AND STORM\20KCI0057 - SHYS - DETAILS.dwg Layout: STORM SEWER DETAILS (2)



MAXIMUM 10-YR OUTLET VELOCITY PER DRAINAGE CALCULATIONS (SHEET C202) $\approx 9.71 \text{ FT/S}$.

PER TABLE ABOVE, $9.71 \text{ FT/S} \times 1.2 \text{ SAFETY FACTOR} = 11.5 \text{ FT/S} \approx 19'' \text{ AVERAGE STONE SIZE}$.

19" STONE $\approx$ MoDOT TYPE 4 DITCH LINER SPECIFICATION

"TYPE 4 ROCK DITCH LINER SHALL CONSIST OF MATERIAL WITH A PREDOMINANT ROCK SIZE OF 19 INCHES, A MAXIMUM ROCK SIZE OF 28 INCHES AND A GRADATION SUCH THAT NO MORE THAN 15% WILL BE LESS THAN 6 INCHES" PER SECTION 609.60.2.4 OF THE 2018 MISSOURI STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.

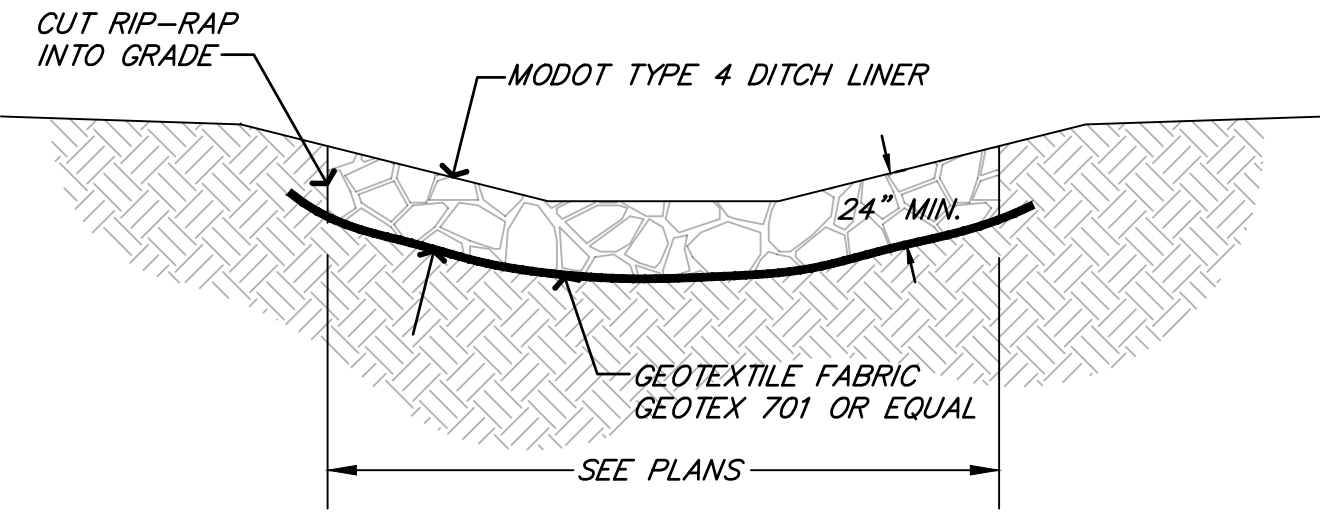
RIPRAP DETAILS

NOT TO SCALE

RIP-RAP NOTES:

- ROCK TO BE USED FOR RIP-RAP SHALL CONSIST OF INDIVIDUAL ROCK FRAGMENTS THAT ARE DENSE, SOUND, AND RESISTANT TO ABRASION. THE ROCK SHALL BE FREE OF CRACKS, SEAMS, AND OTHER DEFECTS THAT WOULD TEND TO INCREASE THE DESTRUCTION OF THE INDIVIDUAL ROCK FRAGMENTS DUE TO WATER AND FRONT ACTION. REFER APWA SECTION 2600.
- RIP-RAP SHALL HAVE A MINIMUM THICKNESS OF 24" AT ALL LOCATIONS SHOWN ON THE PLANS. RIP-RAP SHALL BE PLACED ON GEOTEXTILE FABRIC AS SHOWN IN THE DETAIL.
- 24" THICK RIP-RAP SHALL BE WELL-GRADED ($D_{50} = 19''$) AND CONFORM TO THE TABLE BELOW:

PERCENT LIGHTER	WEIGHT, LBS.
100	700
85-95	525
30-50	175
0-15	30
- A SAMPLE OF ALL ROCK TO BE PLACED SHALL BE SET ASIDE AT A QUARRY CHOSEN BY THE CONTRACTOR AND VISUALLY INSPECTED BY THE CONTRACTOR FOR QUALITY TO ENSURE ROCK MEETS ALL REQUIREMENTS PRIOR TO DELIVERY.



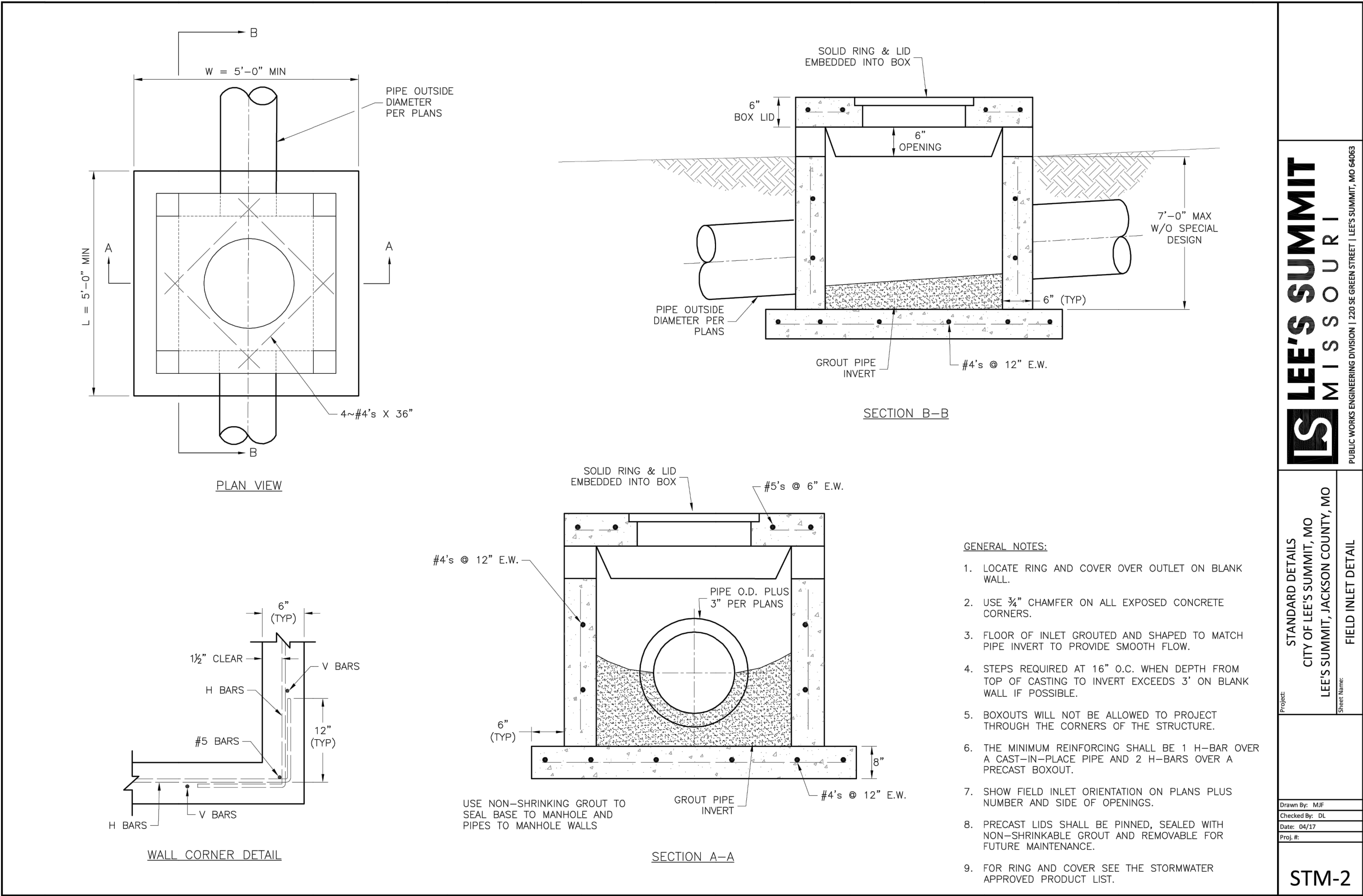
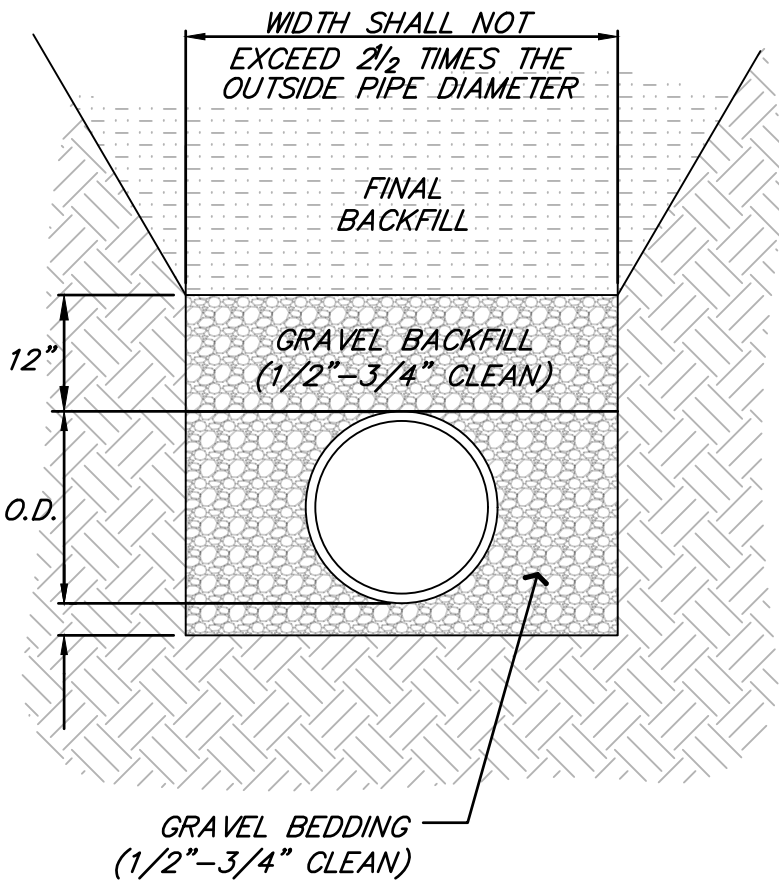
BEDDING

- 1/2"-3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY COMPACTED IN MAX. 4" LIFTS
- INITIAL BACKFILL**
- UNDER PAVED AREAS OR WITHIN 4' HORIZONTAL OF PAVED AREAS 1/2"-3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY COMPACTED IN MAX. 4" LIFTS
 - UNDER OPEN AREAS 1/2"-3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY COMPACTED IN MAX. 4" LIFTS
- FINAL BACKFILL**
- UNDER PAVED AREAS OR WITHIN 4' HORIZONTAL OF PAVED AREAS ON-SITE OR IMPORTED MATERIAL FREE OF MUCK, FROZEN MATERIAL, EXCESS MOISTURE, ORGANICS, TOPSOIL, RUBBISH, CONSTRUCTION DEBRIS, ROCK OR BRICK LARGER THAN 8", COMPACTED TO 95% OF STANDARD DENSITY PER ASTM D-698
 - UNDER OPEN AREAS ON-SITE OR IMPORTED MATERIAL FREE OF MUCK, FROZEN MATERIAL, EXCESS MOISTURE, ORGANICS, TOPSOIL, RUBBISH, CONSTRUCTION DEBRIS, ROCK OR BRICK LARGER THAN 8", COMPACTED TO 90% OF STANDARD DENSITY PER ASTM D-698

BEDDING DEPTH BELOW PIPE		
PIPE DIAMETER	IN SOIL	IN ROCK
24" AND LESS	4"	6"
27" THRU 60"	4"	9"

PIPE BEDDING DETAIL

NOT TO SCALE

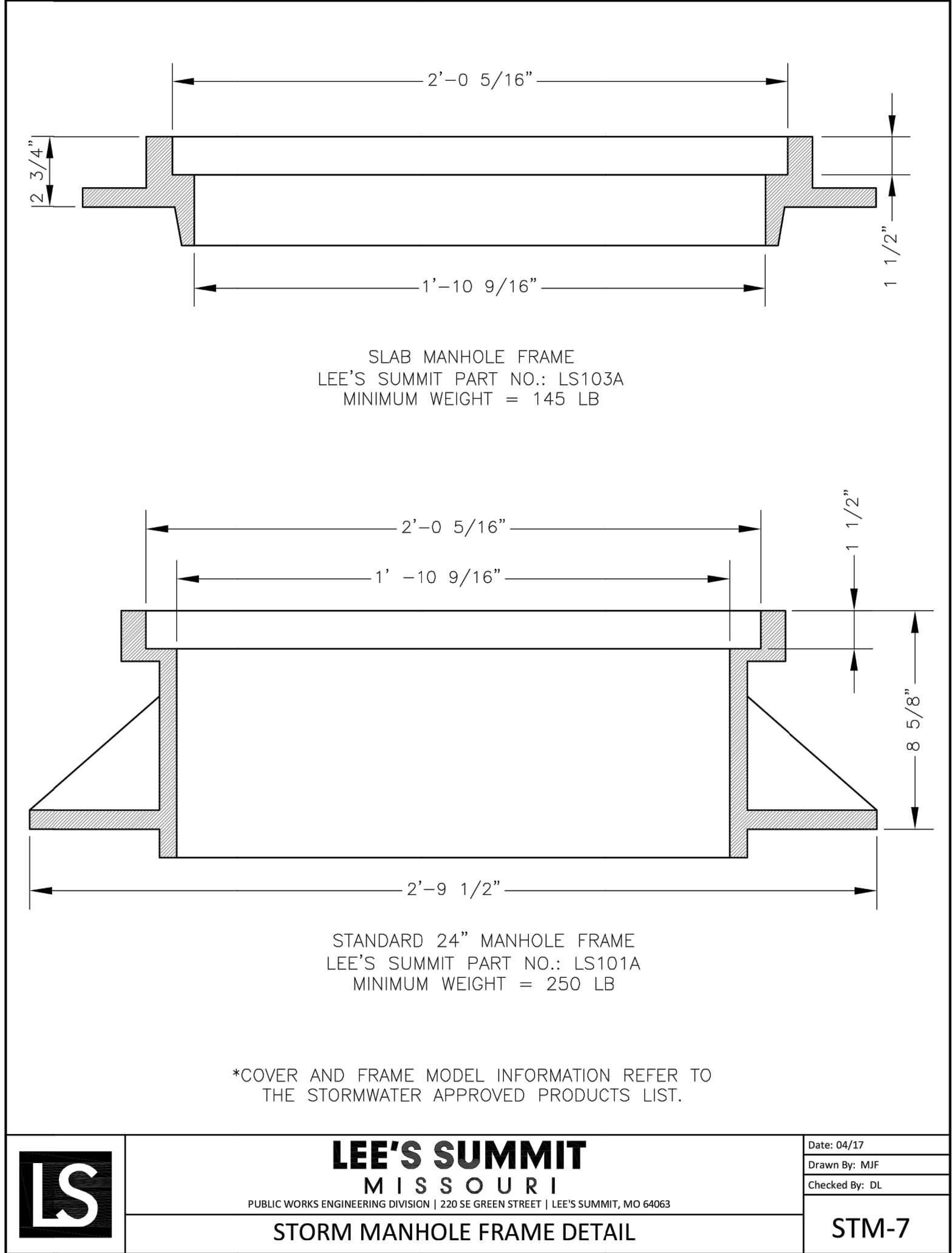


LEE'S SUMMIT
MISSOURI

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

FIELD INLET DETAIL

STM-2



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					FE-2012000232
					12/2/2020
					FOR REVIEW
					20KCI0057
					JOB NUMBER:
					MO COA NO.

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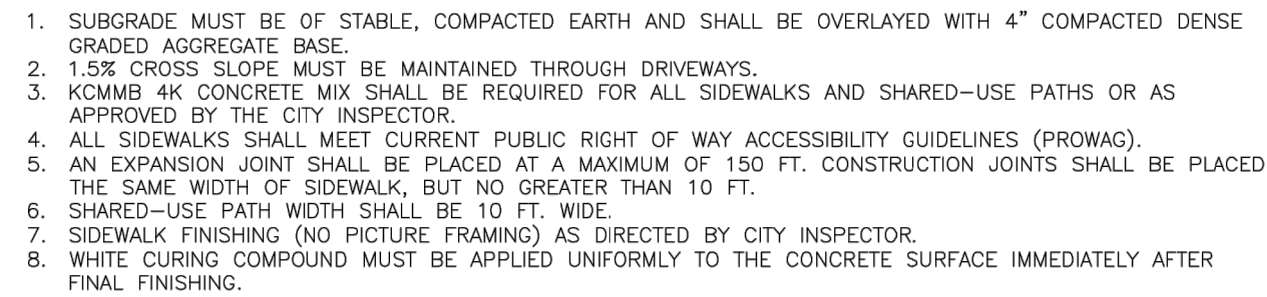
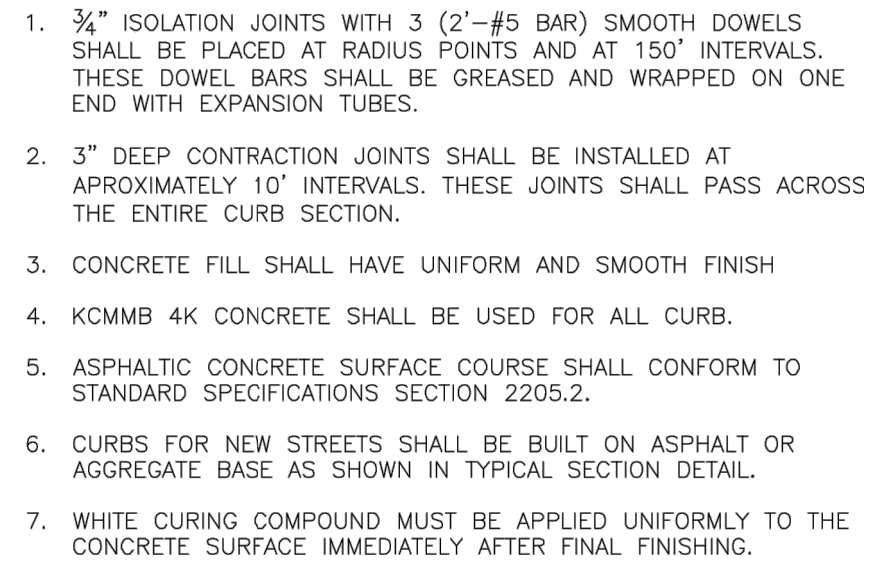
SUMMIT HOMES KC
HIGHLAND MEADOWS - 5TH PLAT

STORM SEWER DETAILS (2)

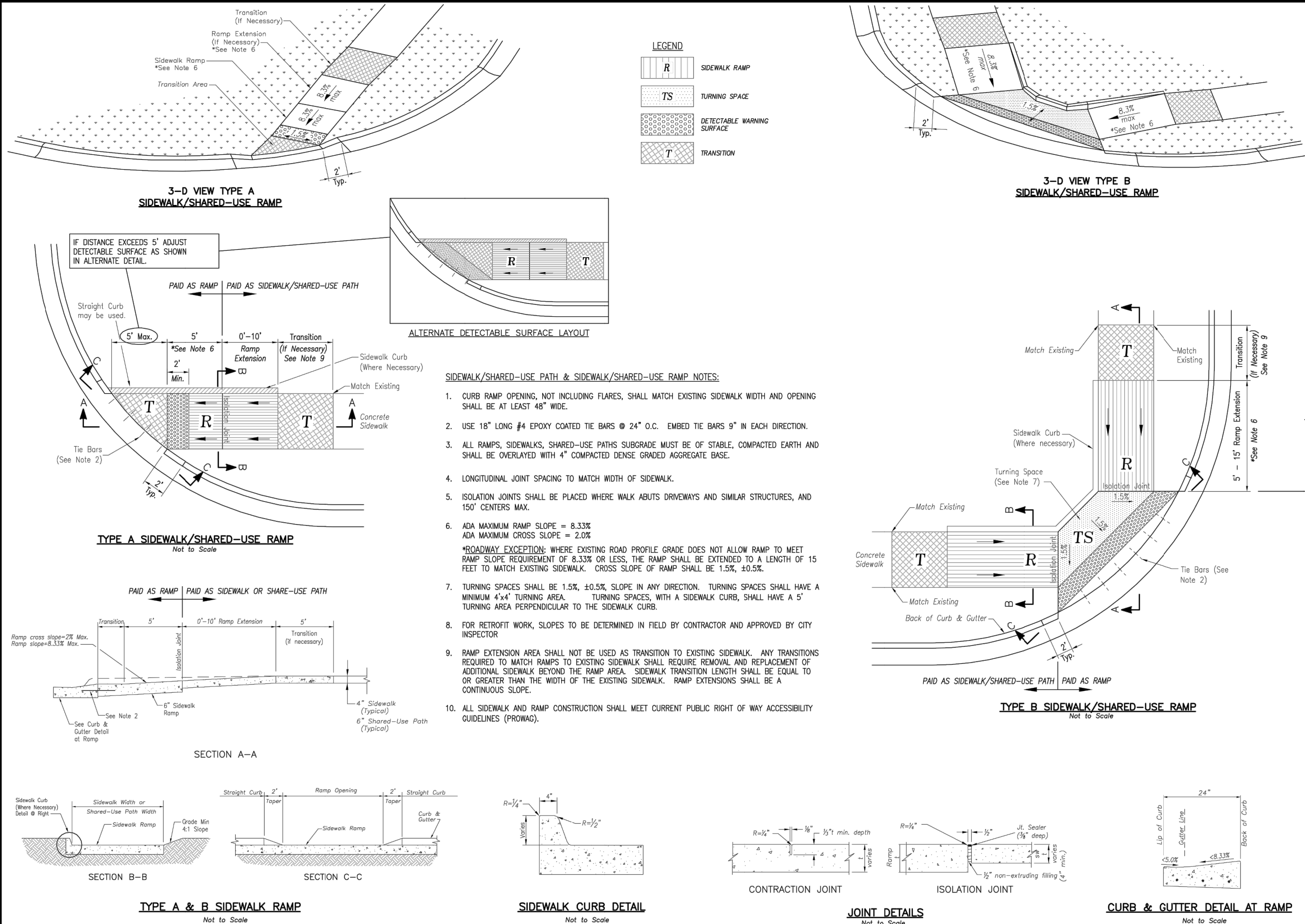


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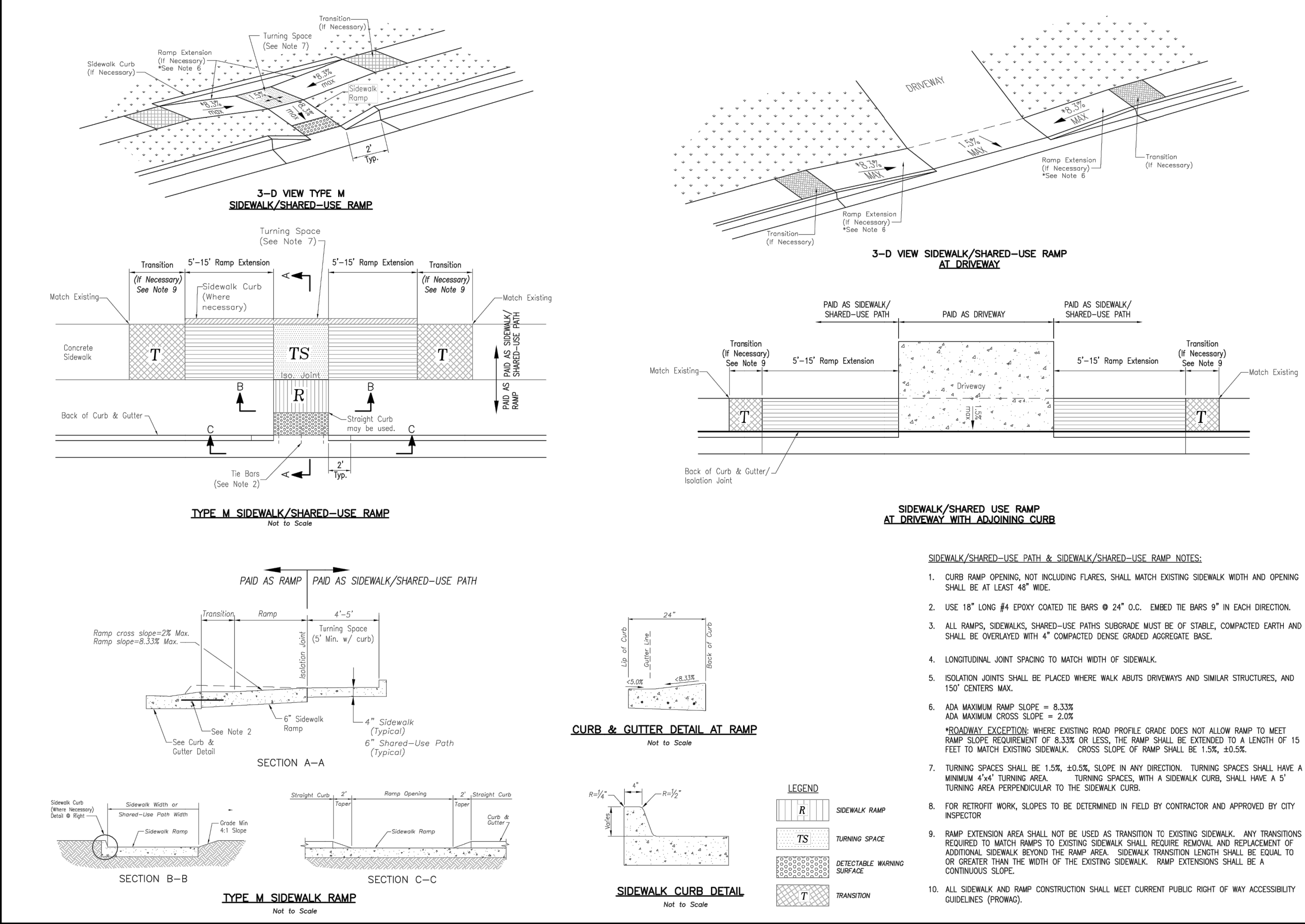
S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



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PROJECT	STANDARD DETAILS	CITY OF LEE'S SUMMIT, MO	LEE'S SUMMIT, JACKSON COUNTY, MO	Sheet Name: ADA RAMP RETROFIT DETAIL
Drawn By: MJP	Checked By: DL	Date: 04/17	Proj. #: GEN-3A	



PROJECT	STANDARD DETAILS	CITY OF LEE'S SUMMIT, MO	LEE'S SUMMIT, JACKSON COUNTY, MO	Sheet Name: ADA RAMP RETROFIT DETAIL
Drawn By: MJP	Checked By: DL	Date: 04/17	Proj. #: GEN-3B	

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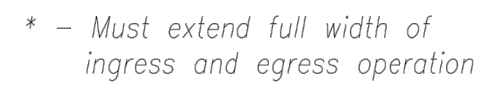
SUMMIT HOMES KC
HIGHLAND MEADOWS - 5TH PLAT

ADA RAMP DETAILS

S10, T47N, R22W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
ZACH A. MYERS
Professional Engineer
Number
FE-2012000232
2/10/21

SHEET NUMBER
C505
30 of 40



Not to Scale



Not to Scale



Not to Scale

Notes for Construction Entrance:

1. 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.
4. Install pipe under the entrance if needed to maintain drainage ditches along public roads.
5. 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:

1. Reshape entrance as needed to maintain function and integrity of Installation. Top dress with clean aggregate as needed.

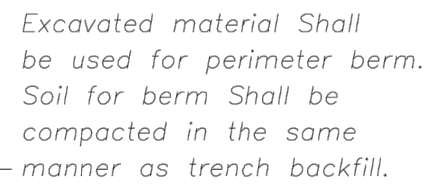
CONSTRUCTION ENTRANCE

Notes for Concrete Washout:

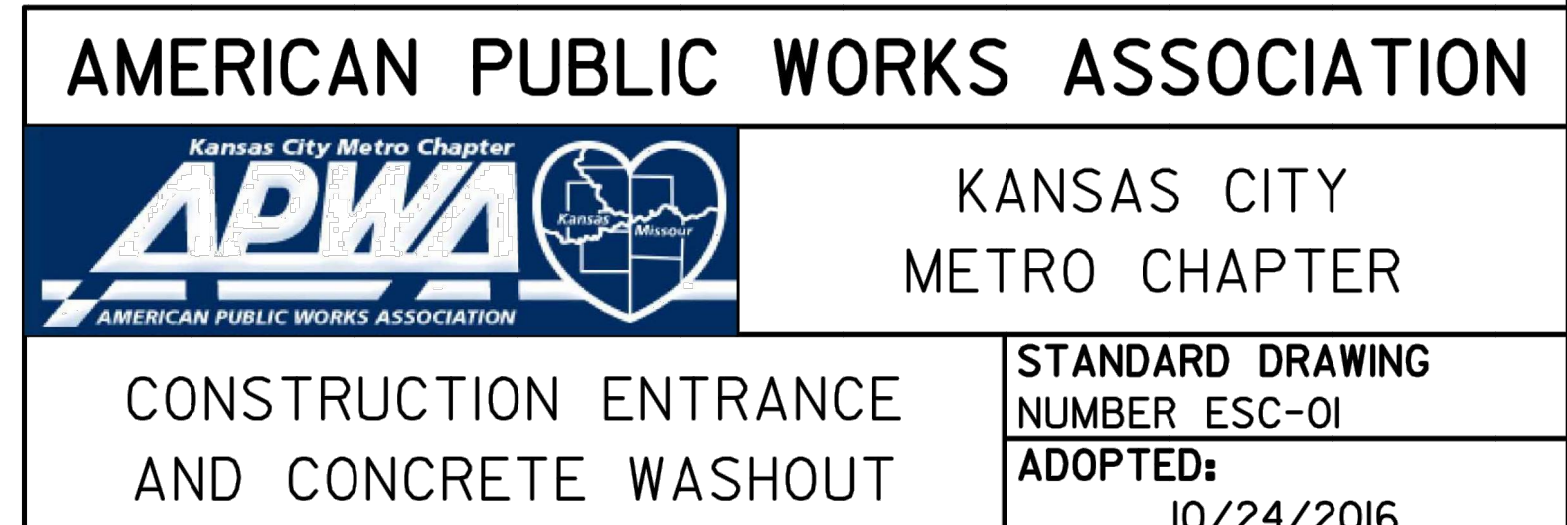
1. Concrete washout areas shall be installed prior to any concrete placement on site.
2. Concrete washout area shall include a flat subsurface pit sized relative to the amount of concrete to be placed on site. The slopes leading out of the subsurface pit shall be 3:1. The vehicle tracking pad shall be sloped towards the concrete washout area.
3. Vehicle tracking control is required at the access point to all concrete washout areas.
4. Signs shall be placed at the construction site entrance, washout area and elsewhere as necessary to clearly indicate the location(s) of the concrete washout area(s) to operators of concrete truck and pump rigs.
5. A one-piece impervious liner may be required along the bottom and sides of the subsurface pit in sandy or gravelly soils.

Maintenance for Concrete Washout:

1. Concrete washout materials shall be removed once the materials have filled the washout to approximately 75% full.
2. Concrete washout areas shall be enlarged as necessary to maintain capacity for wasted concrete.
3. Concrete washout water, wasted pieces of concrete and all other debris in the subsurface pit shall be transported from the job site in a water-tight container and disposed of properly.
4. Concrete washout areas shall remain in place until all concrete for the project is placed.
5. When concrete washout areas are removed, excavations shall be filled with suitable compacted backfill and topsoil, any disturbed areas associated with the installation, maintenance, and/or removal of the concrete washout areas shall be stabilized.



CONCRETE WASHOUT



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				DATE:	12/2/2020
				ISSUED FOR:	FOR REVIEW
				JOB NUMBER:	29KCI0057
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HIGHLAND MEADOWS - 5TH PLAT

CONSTRUCTION ENTRANCE DETAILS

JACKSON COUN

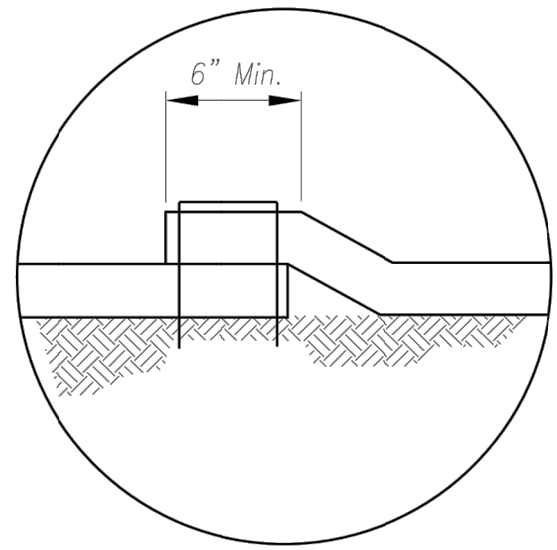


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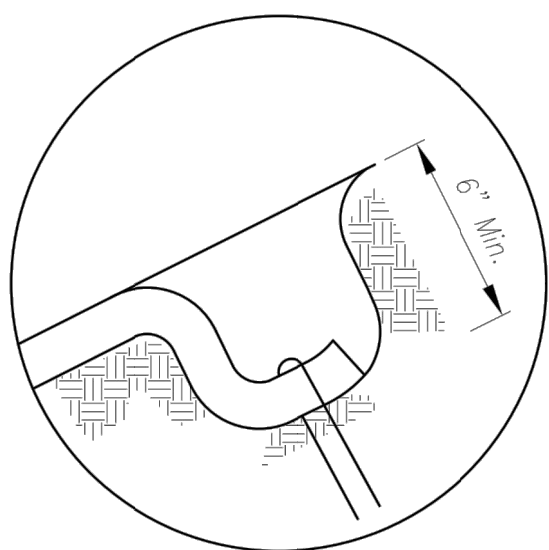
C601
31 OF 40

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Longitudinal Seam



Anchor Slot



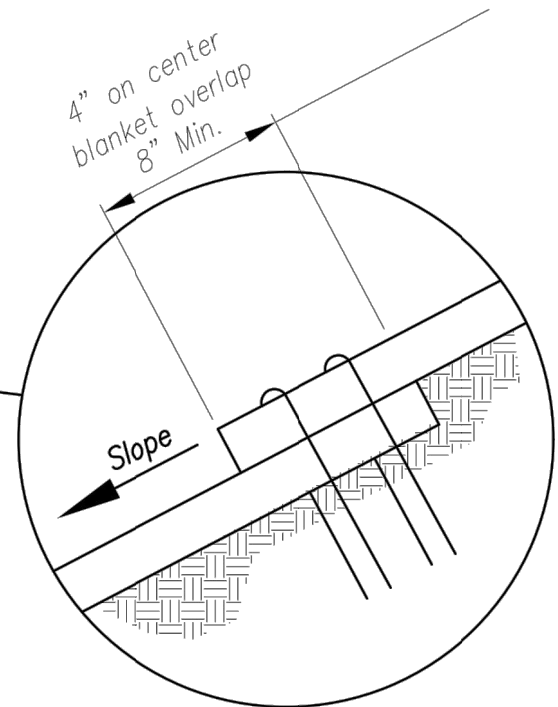
General Notes:

1. APWA Specifications 2150 and Design Guidance 5100 shall be referenced to select type of blanket or mat to be used.
2. Typical anchors and pattern/spacing shall be installed according to the manufacturers instructions.
3. LONGITUDINAL SEAMS: The edges of the blanket or mat should overlap each other a minimum of 6 inches, with anchors catching the edges of both blankets.

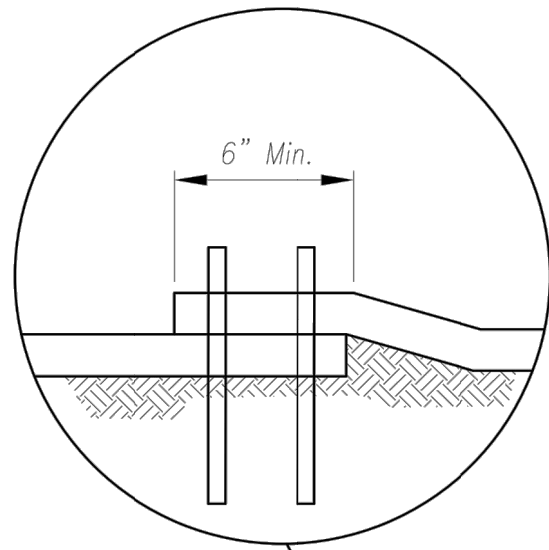
Maintenance:

1. Torn or degraded product shall be repaired or replaced, unless such degradation is within the functional longevity specified by the manufacturer.
2. Edges or seams that are loose or frayed shall be secured.

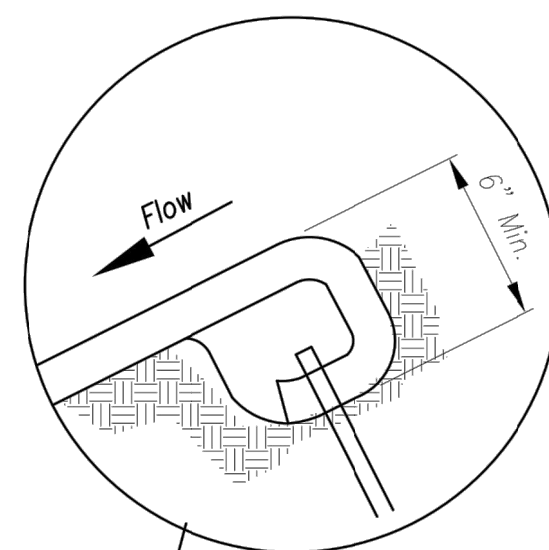
Splice Seam



Longitudinal Seam



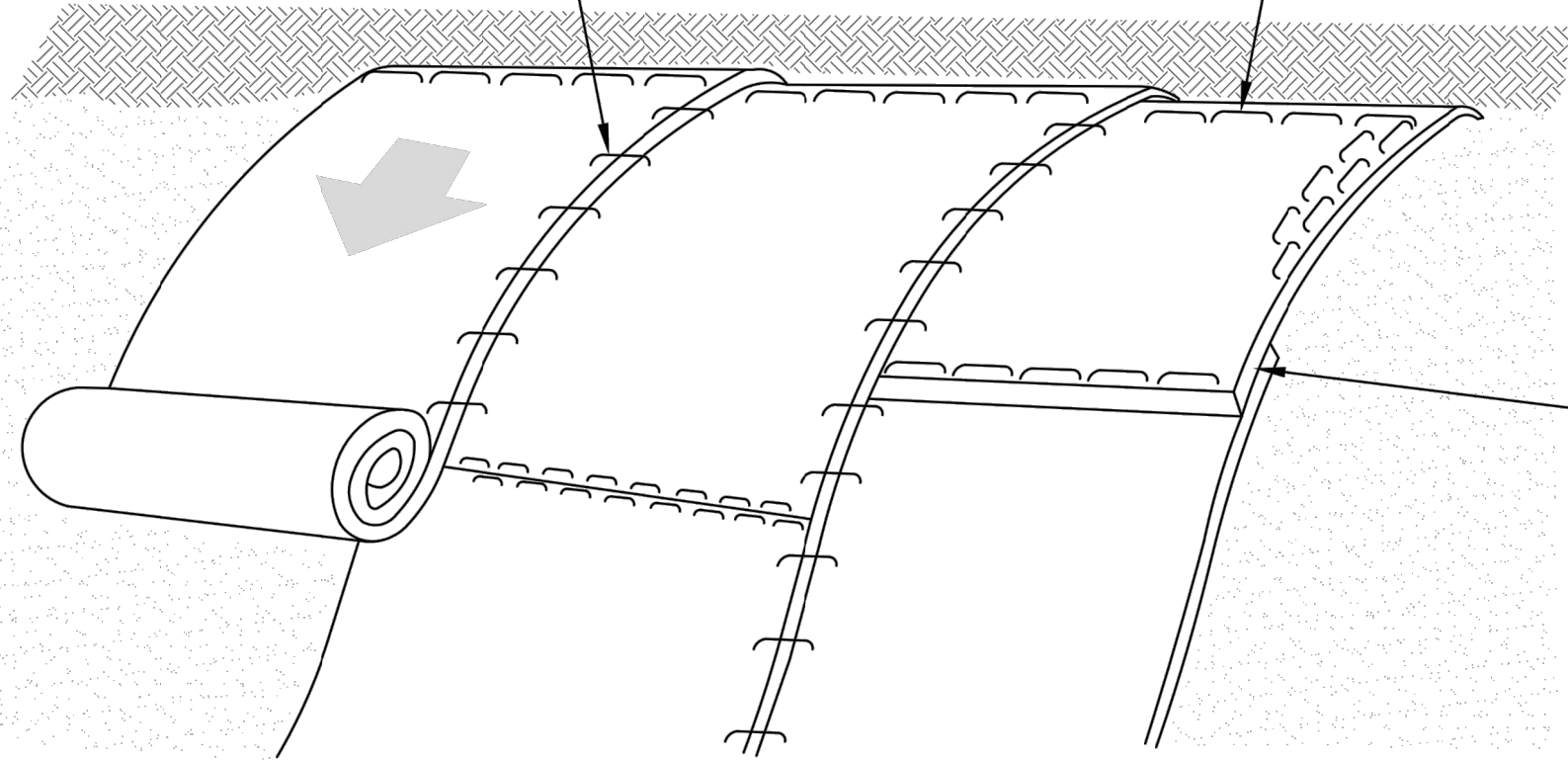
Anchor Fold



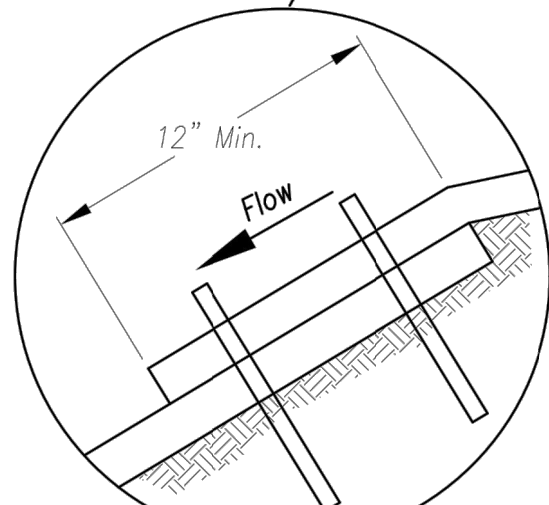
Notes for Installation in Channels:

1. Erosion Control Blankets and TRMs shall be laid in the direction of the flow, with the first course at the centerline of channel, where applicable. In order for the mat to be in contact with the soil, lay the mat loosely, avoiding stretching.
2. ANCHOR FOLD: The top of the mat should be folded under, buried and secured with wood or other approved anchors placed 6 inches apart. The top edge of the mat should be buried in a slot 6 inches wide x 6 inches deep, anchored in the bottom of the slot, backfilled, and the mat folded over the top as shown in detail.
3. SPLICE SEAM: When splices are necessary, overlap end a minimum of 12 inches in direction of water flow. Stagger splice seams.
4. CHECK SLOTS: Establish check slots transverse to slope every 30 feet. The slots should be 6 inches wide x 6 inches deep. The mat shall be cut to a length 12 inches beyond the slot. The top of the downstream mat shall be slotted in, secured and buried similar to the edge anchor fold. The upstream mat shall then cover the slot and be anchored as shown.
5. EDGE ANCHORS: Lay outside edge of mat into trench at top of the slope and anchor.
6. TERMINUS: The bottom edge of the mat shall be anchored.

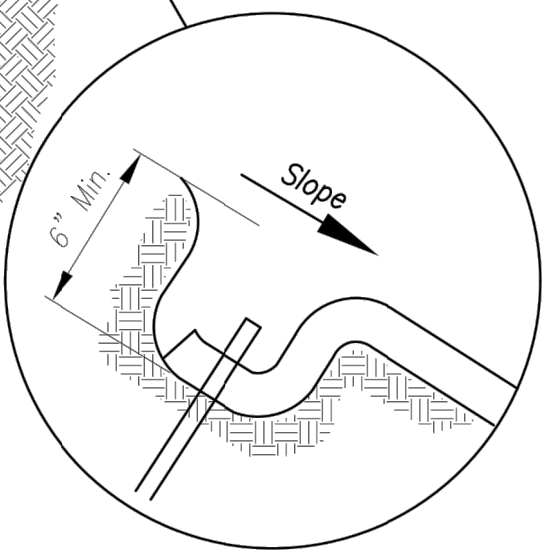
Installation on Slopes



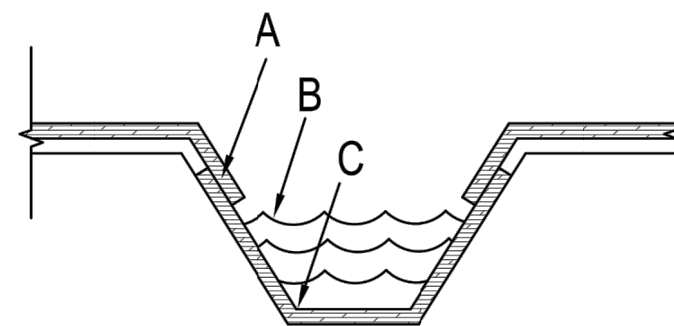
Splice Seam



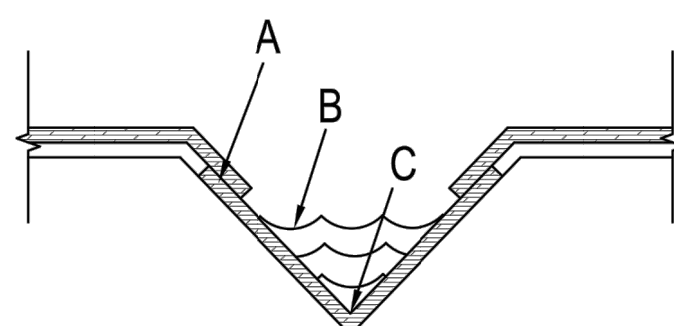
Edge Anchor



Trapezoidal Channel



V Channel



Critical Points:

- A - Overlaps and seams;
B - Projected water line;
C - Channel bottom / side slope vertices;

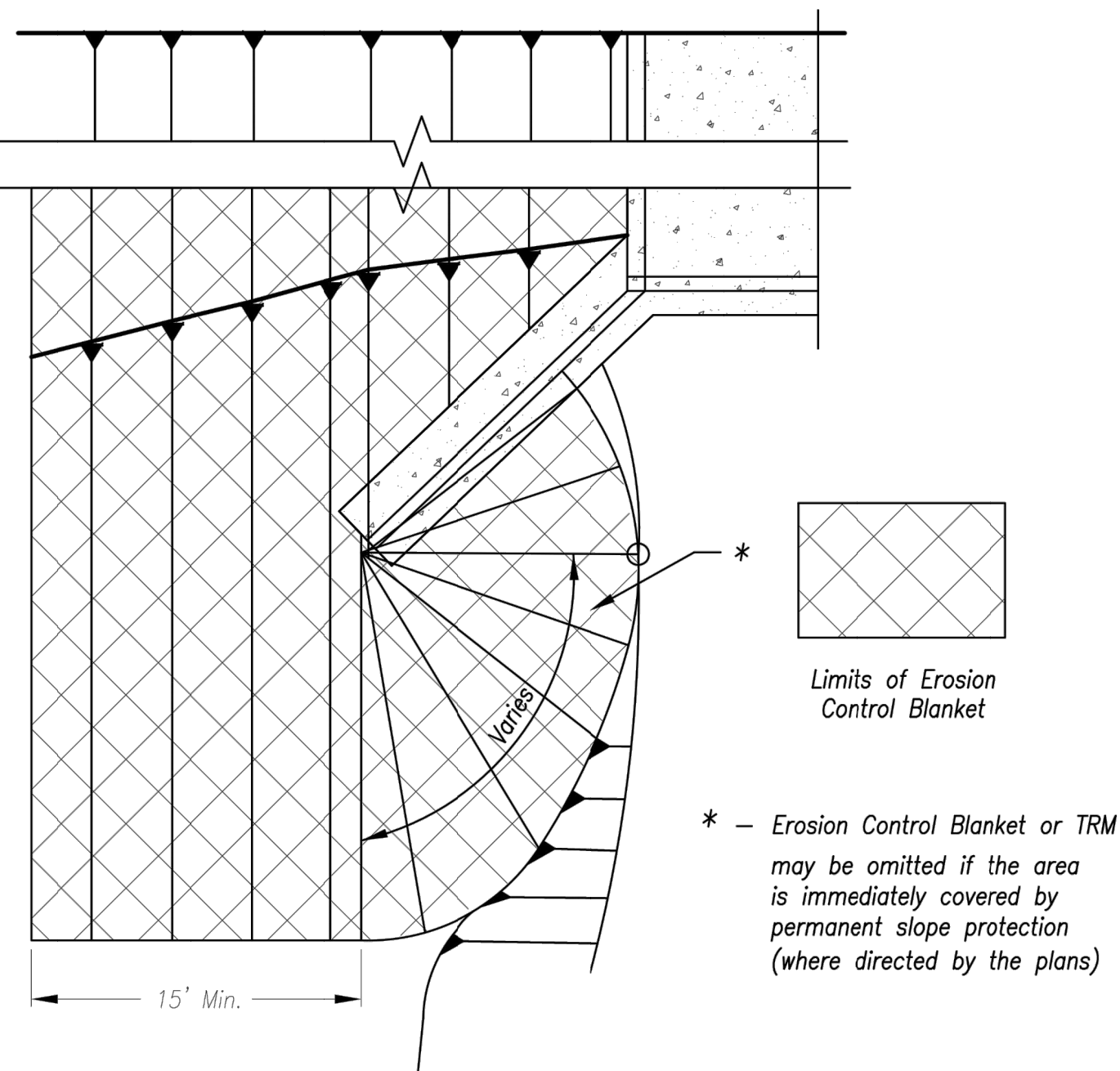
Notes for Installation on Slopes:

1. Erosion Control Blankets and TRMs shall be laid in the direction of the slope. In order for blanket to be in contact with the soil, lay blanket loosely, avoiding stretching.
2. ANCHOR SLOTS: The top of the blanket should be "slotted in" at the top of the slope and anchored in place with anchors 6 inches apart. The slots should be 6 inches wide x 6 inches deep with the blanket anchored in the bottom of the slot, then backfilled, tamped and seeded.
3. SPLICE SEAM: When splices are necessary, overlap end a minimum of 8 inches in direction of water flow. Stagger splice seams.
4. TERMINAL FOLD: The bottom edge of the blanket shall be turned under a minimum of 4 inches, then anchored in place with anchors 9 inches apart.

Partial Box Culvert Plan

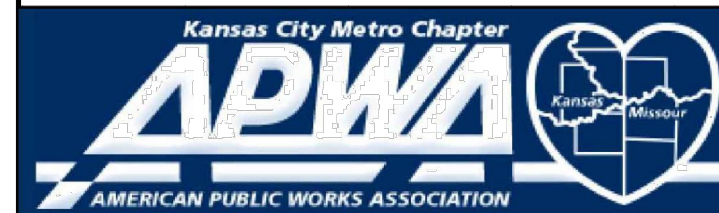
Not to Scale

Installation Around Culvert Slope



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

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KANSAS CITY
METRO CHAPTER

EROSION CONTROL BLANKETS
AND TURF REINFORCEMENT MATS

STANDARD DRAWING
NUMBER ESC-02
ADOPTED:
10/24/2016



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SUMMIT HOMES KC
HIGHLAND MEADOWS - 5TH PLAT

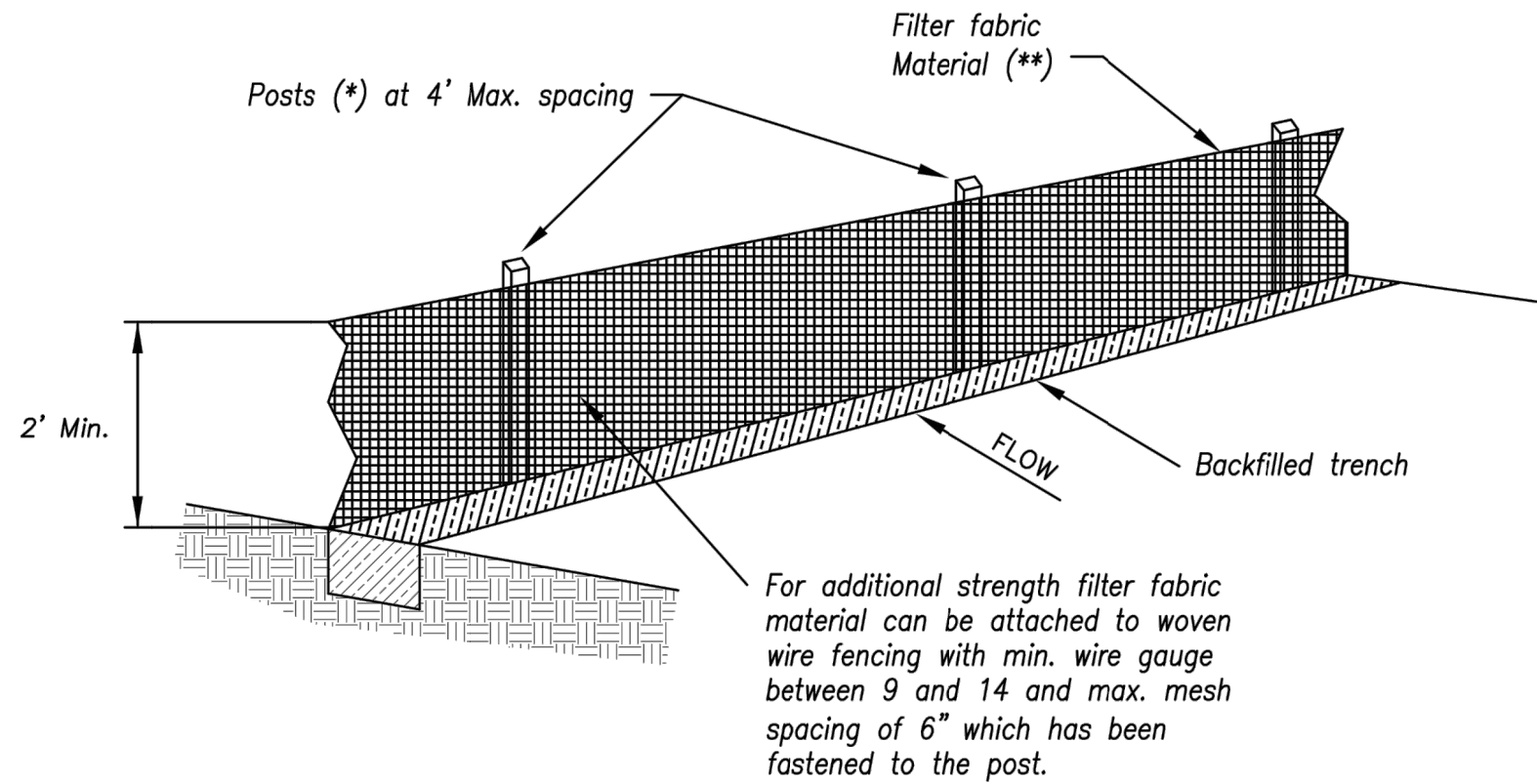
STEEP SLOPE
PROTECTION DETAILS

S10, T47N, R22W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



SHEET NUMBER
C602
32 OF 40

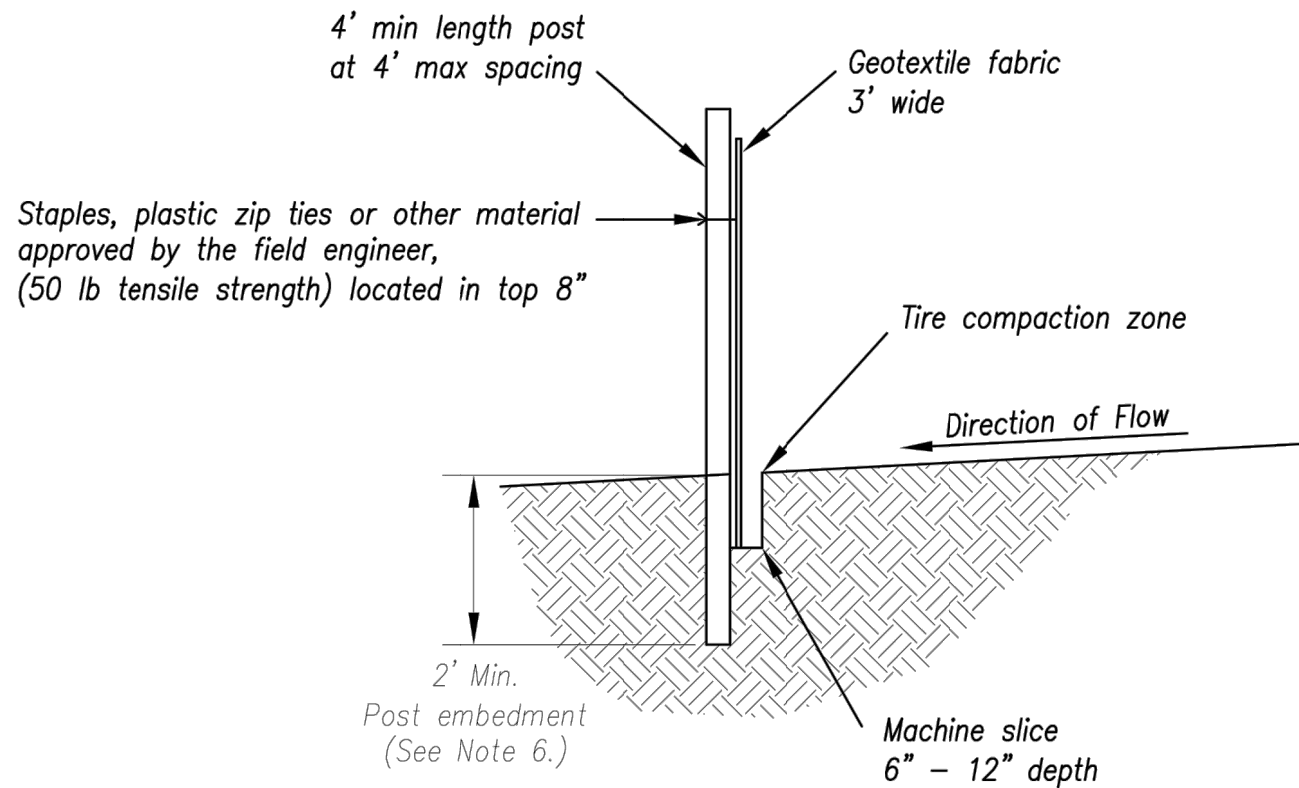
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- (*) POSTS
- MIN. LENGTH 4'
 - HARDWOOD 1 3/8" x 1 3/8"
 - NO.2 SOUTHERN PINE 2 5/8" x 2 5/8"
 - STEEL 1.33 LB/FT

(**) - Geotextile Fabric shall meet the requirements of AASHTO M288

SILT FENCE DETAILS
Not to Scale



Notes:

1. In order to contain water, the ends of the silt fence must be turned uphill (Figure A).
2. Long perimeter runs of silt fence must be limited to 100'. Runs should be broken up into several smaller segments to minimize water concentrations (Figure A).
3. Long slopes should be broken up with intermediate rows of silt fence to slow runoff velocities.
4. Attach fabric to upstream side of post.
5. Install posts a minimum of 2' into the ground.
6. Trenching will only be allowed for small or difficult installation, where slicing machine cannot be reasonably used.

Maintenance:

1. Remove and dispose of sediment deposits when the deposit approaches 1/3 the height of silt fence.
2. Repair as necessary to maintain function and structure.

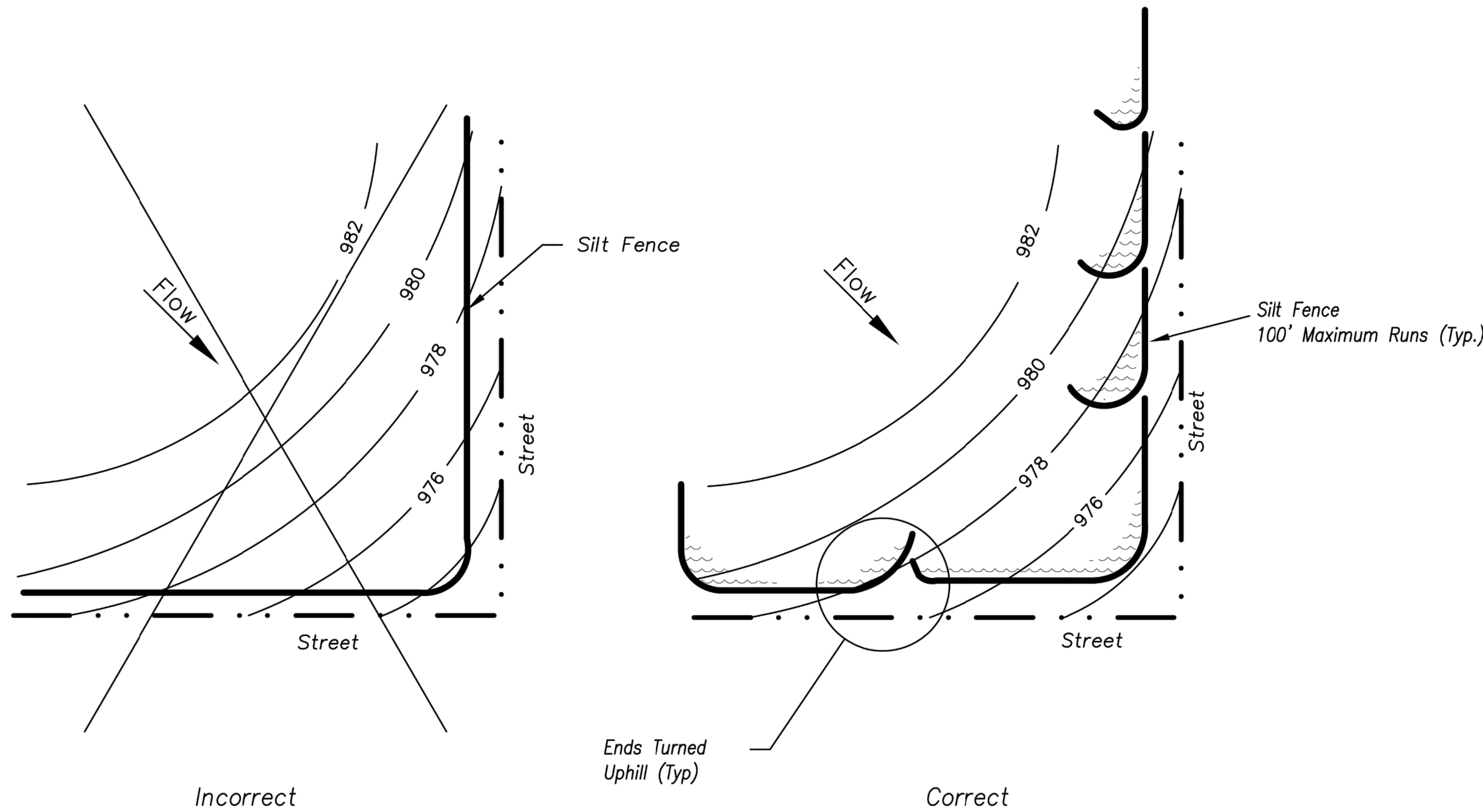
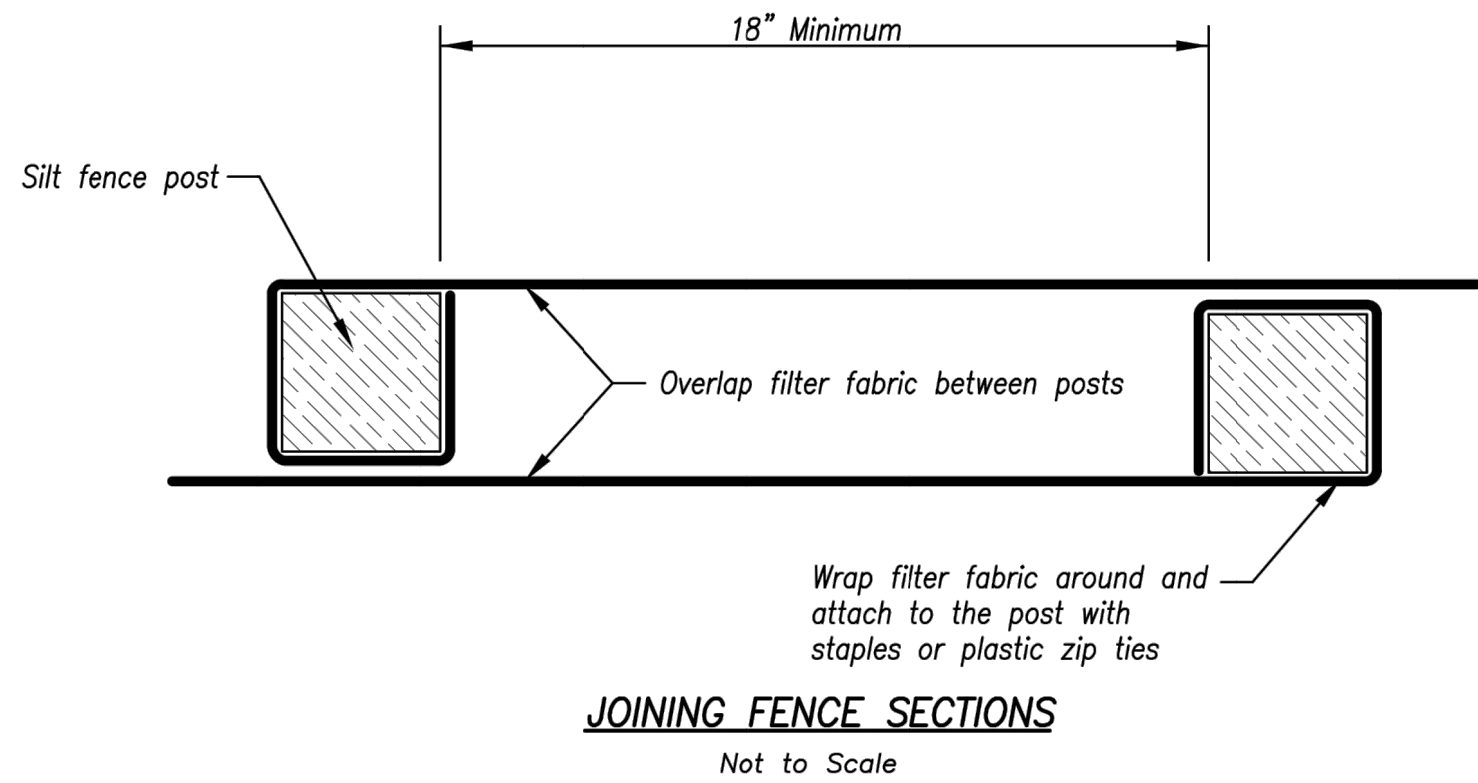
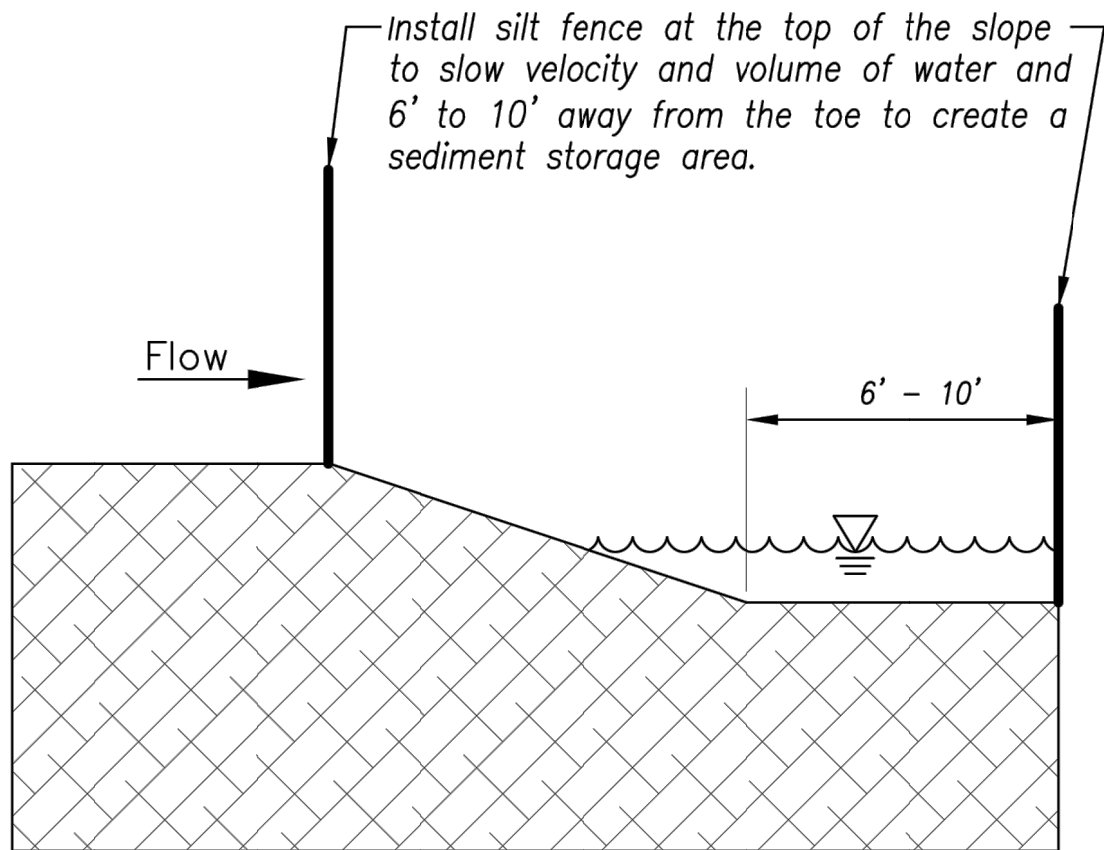


Figure A

SILT FENCE LAYOUT
Not to Scale



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SILT FENCE

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HIGHLAND MEADOWS - 5TH PLAT

SILT FENCE DETAILS

S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI

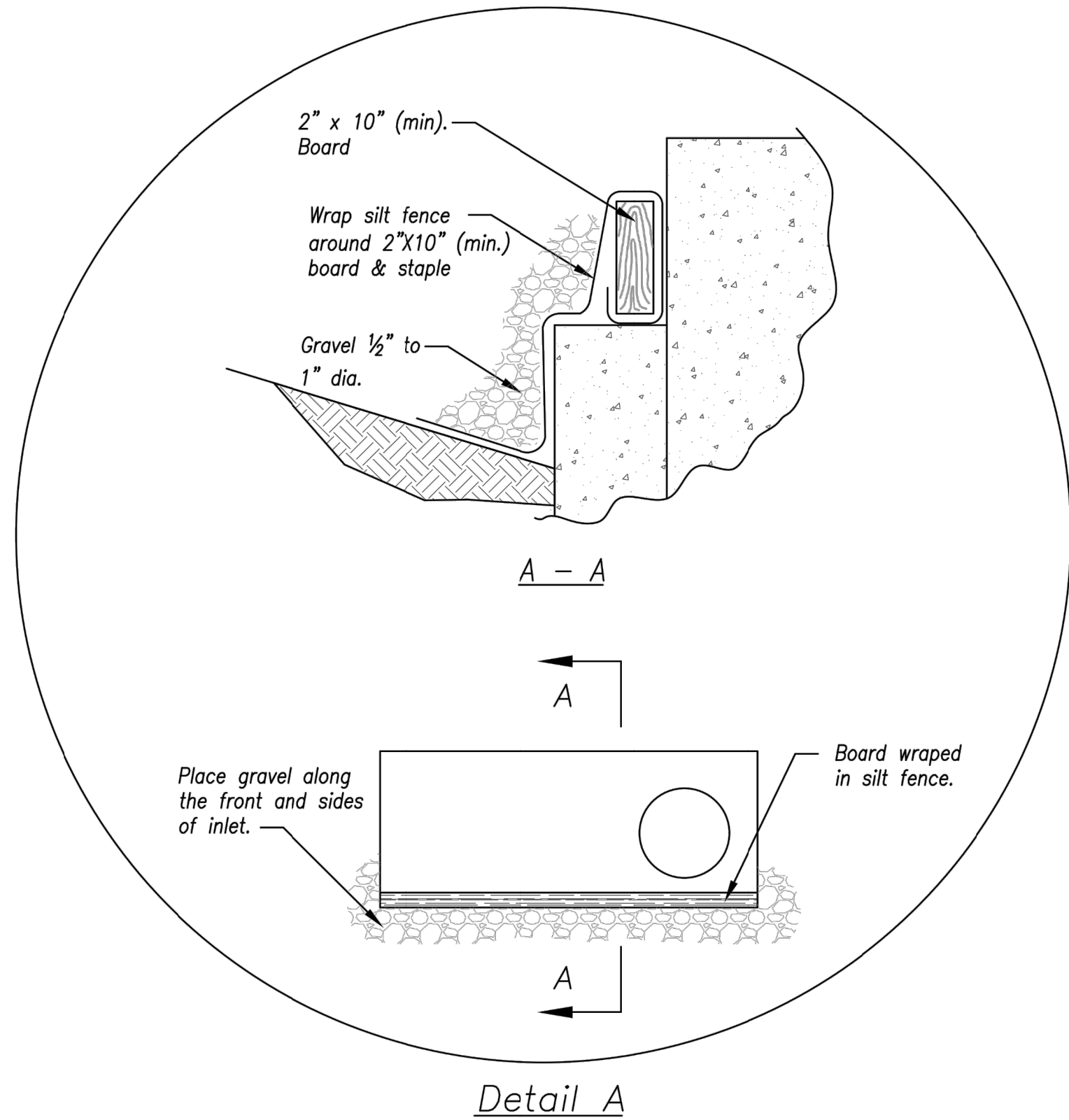
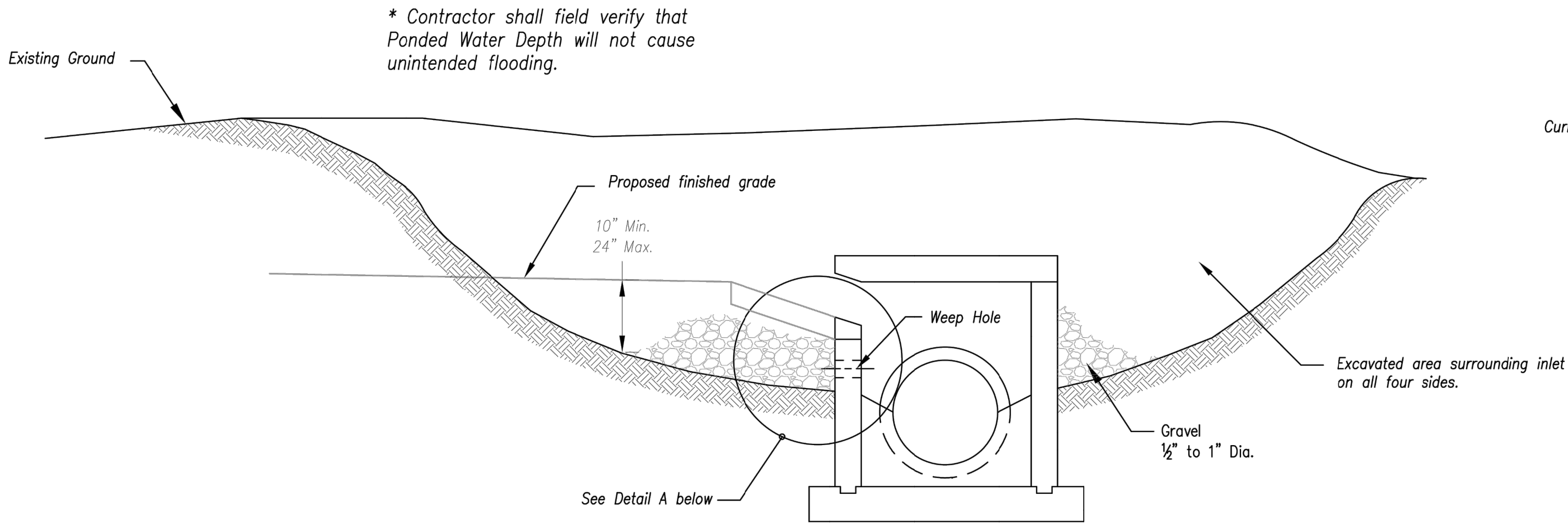
ZACH A. MYERS

PROFESSIONAL ENGINEER

NUMBER
FE-2012009232
2/10/21

SHEET NUMBER
C603
33 OF 40

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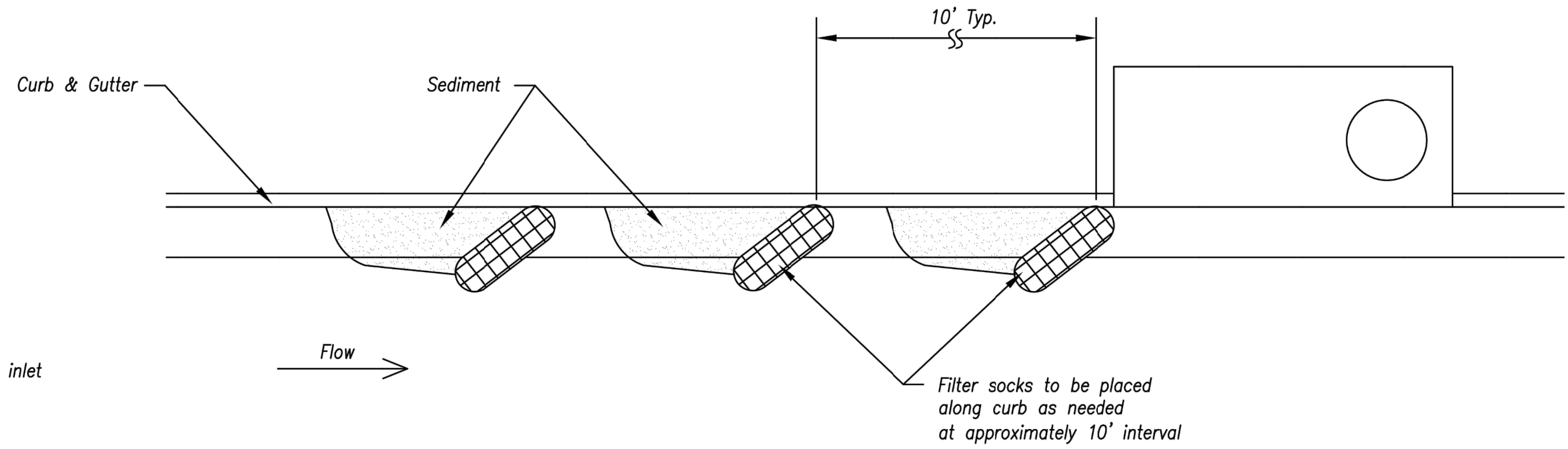
EARLY STAGE CURB INLET
(Open Box and Prior to Pouring Curb and Inlet Throat)

Notes:

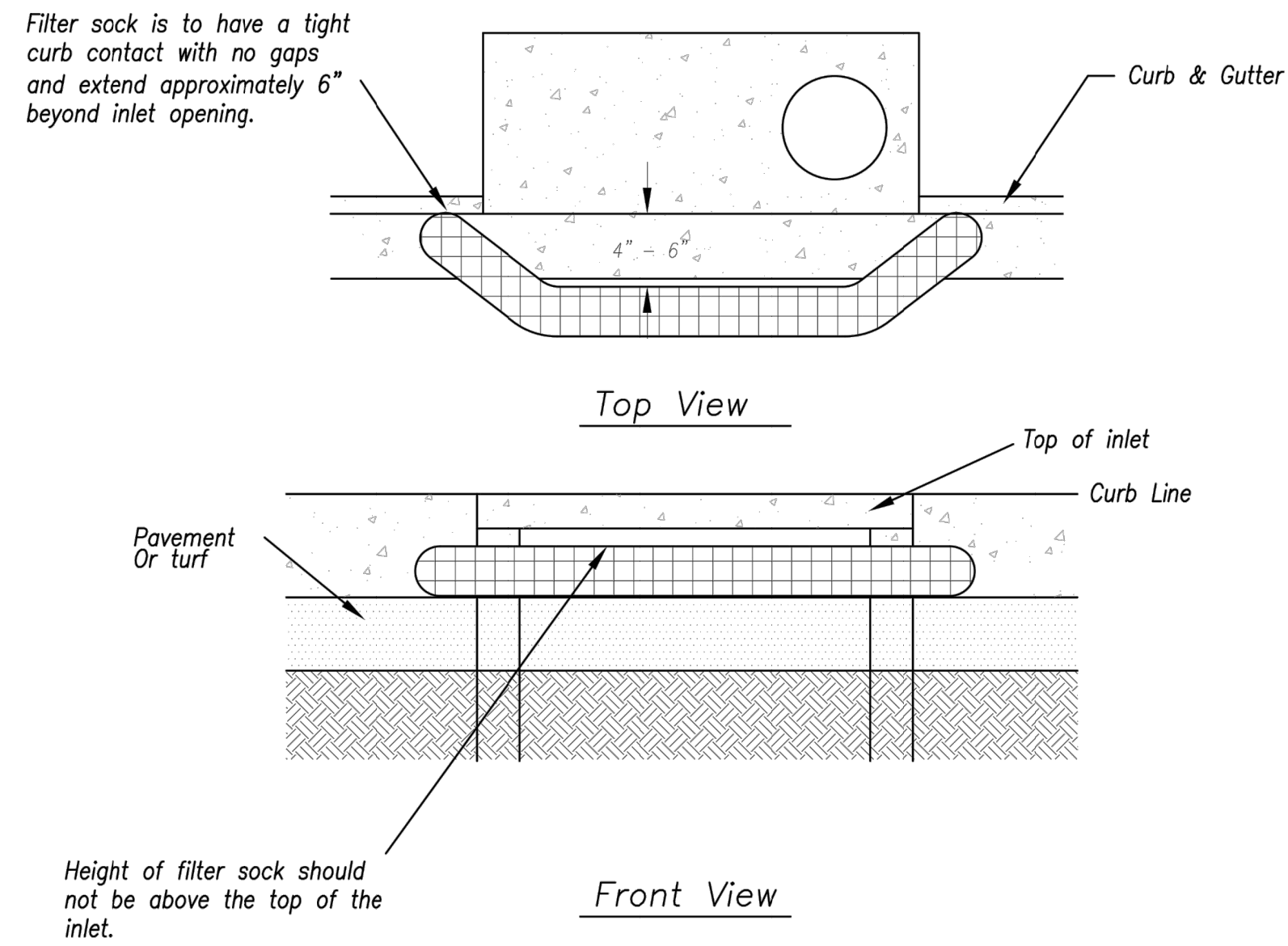
1. Immediately following inlet construction and prior to construction of curb and inlet throat, protect inlet opening by installing 2" X 10" (min.) board wrapped in silt fence. Structures shall have excavated storage area on all four sides to allow settling of sediment (Early Stage Curb Inlet).
2. When inlet is completed and curb poured, filter socks or approved equal should be used (Late Stage Curb Inlet). Straw wattles are not approved for curb inlet use.
3. Contractor to field verify ponding water shall not create a traffic hazard.

Maintenance:

1. Remove deposited sediment from excavated storage areas when available storage has been reduced by 20%.
2. Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
3. Repair or replace as necessary to maintain function and integrity of installation.



On Grade Curb Inlet Protection



Sump Inlet Sediment Filter

LATE STAGE CURB INLET
(After Pouring Curb and Inlet Throat)

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

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

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HIGHLAND MEADOWS - 5TH PLAT

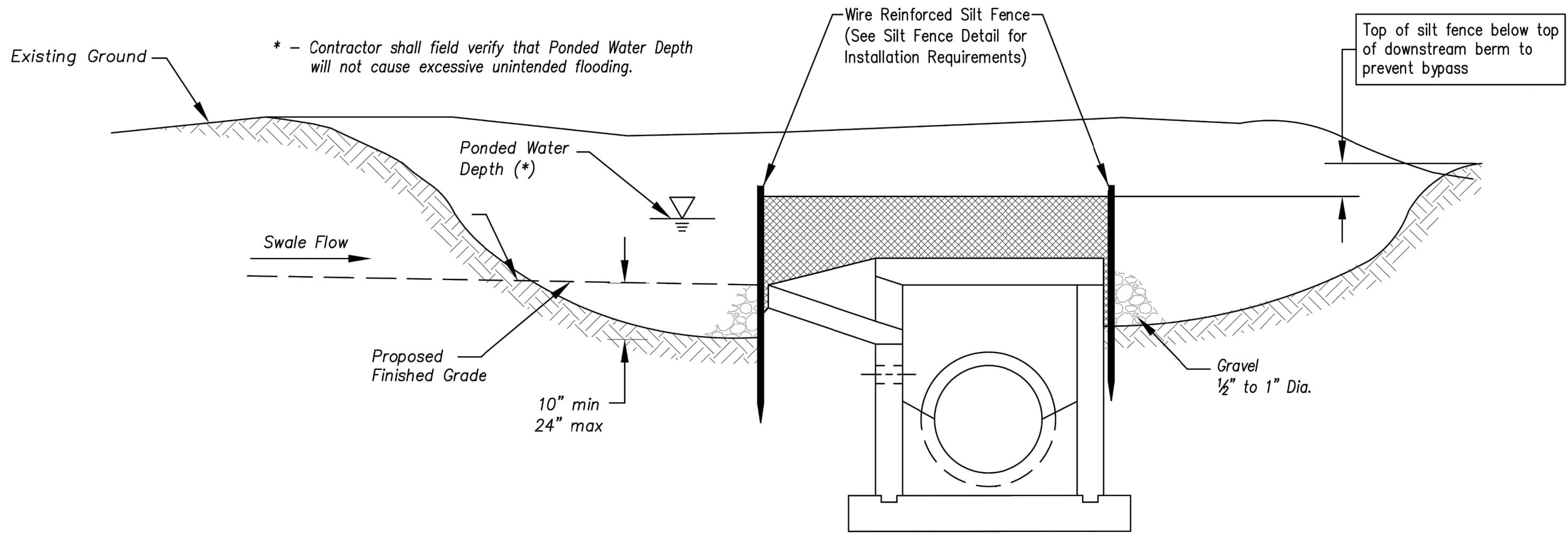
CURB INLET
PROTECTION DETAILS

S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

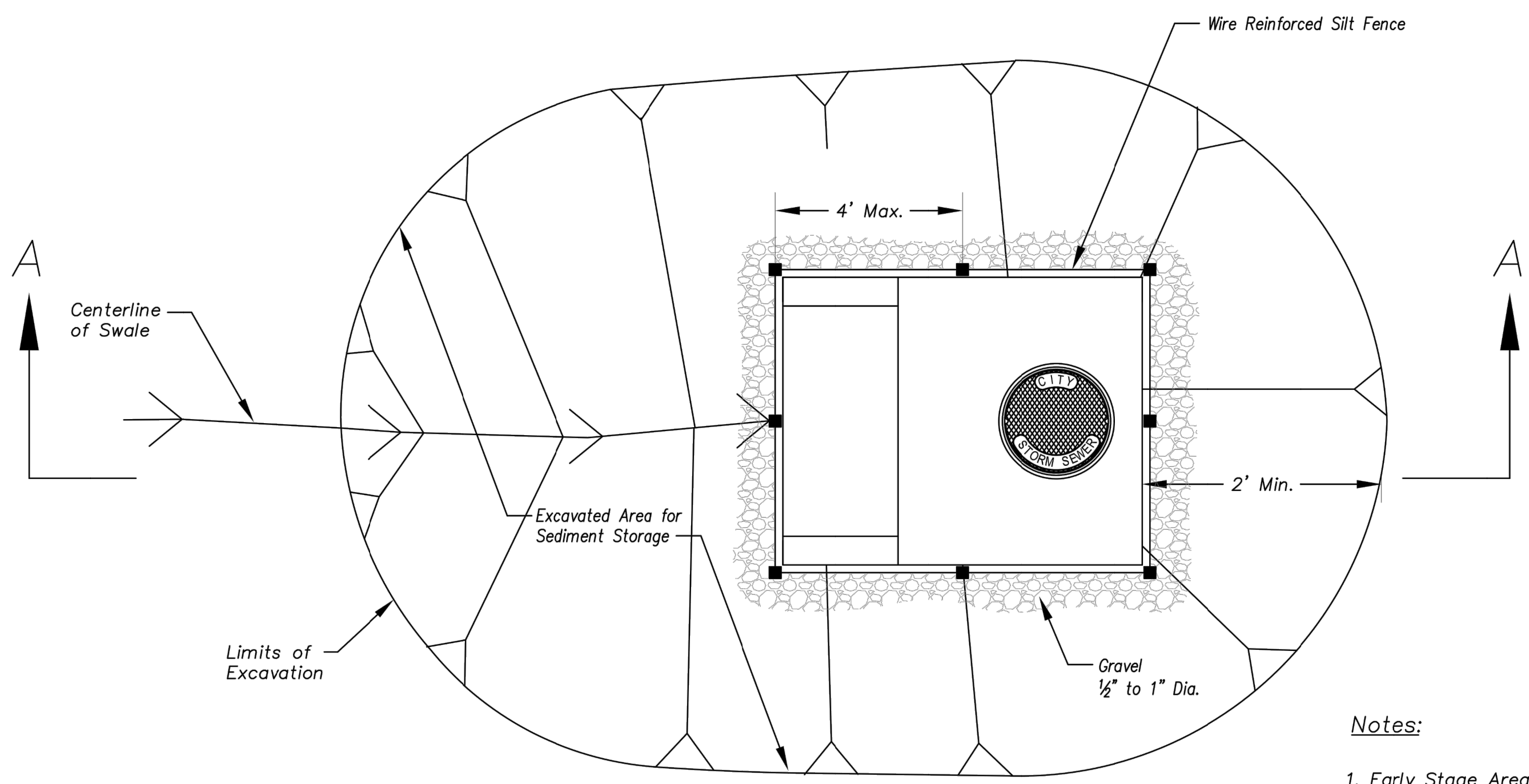


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Section A-A
Not to Scale

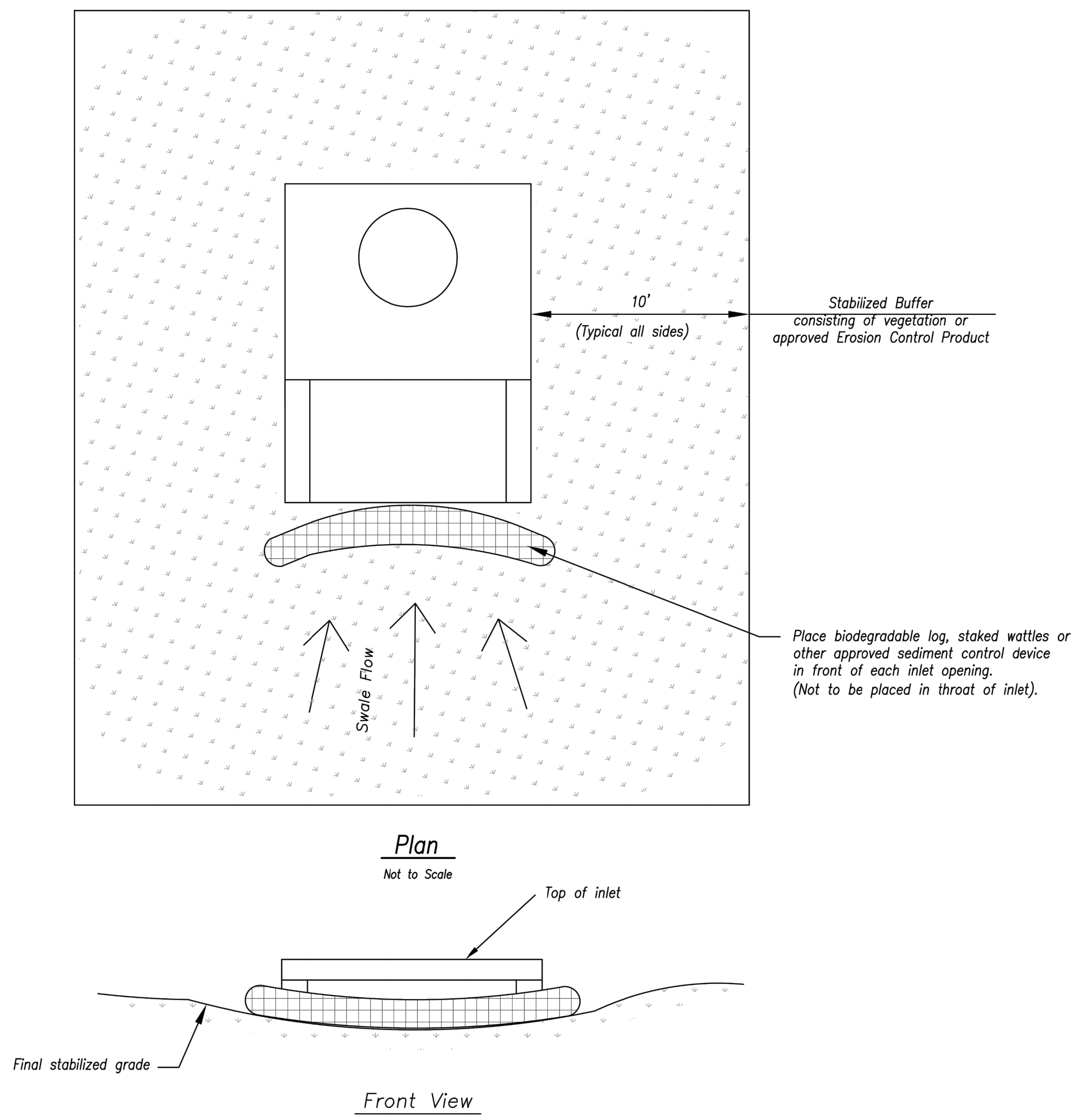


EARLY STAGE AREA INLET
(All open boxes and inlets not at final grade)

Notes:

1. Early Stage Area Inlet Sediment Barrier to be installed immediately after inlet or junction box is constructed.
2. Silt fence shall remain in place until excavated area is removed and Late Stage Area Inlet is being installed.
3. Backfill excavated area ONLY after final grading of the site. Stabilization of the site is to immediately follow.
4. Wire reinforced silt fence may be used in place of silt fence attached to wood frame.

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



LATE STAGE AREA INLET
(Area inlets at final grade and existing inlets)

Maintenance:

1. Remove deposited sediment from excavated storage areas when available storage has been reduced by 20%.
2. Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
3. Repair or replace as necessary to maintain function and integrity of installation.

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STATE OF MISSOURI

ZACH A. MYERS

NUMBER

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2/10/21

PROFESSIONAL ENGINEER

KANSAS CITY METRO CHAPTER

STANDARD DRAWING NUMBER ESC-07

ADOPTED: 10/24/2016

AREA INLET AND JUNCTION BOX PROTECTION

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SUMMIT HOMES KC
HIGHLAND MEADOWS - 5TH PLAT

AREA INLET
PROTECTION DETAILS

S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI

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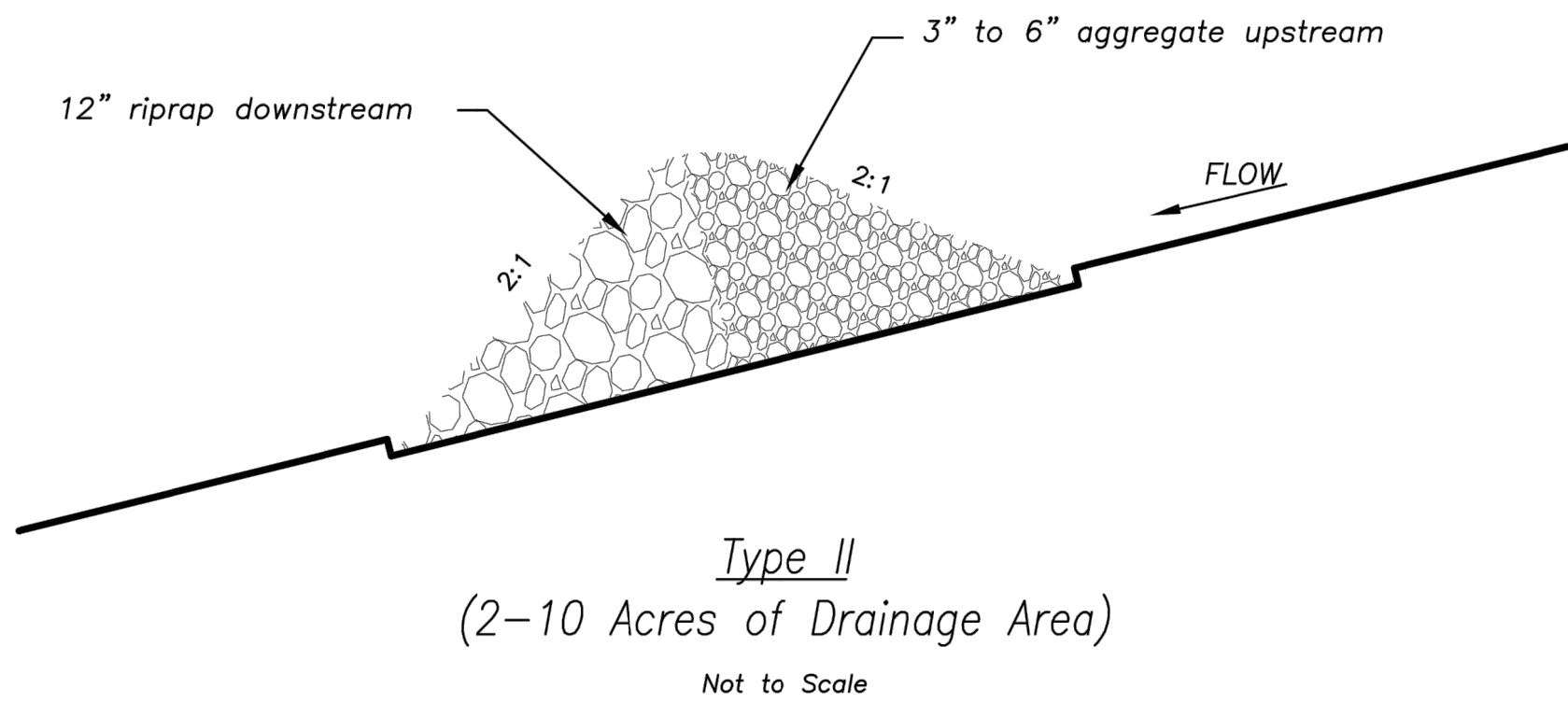
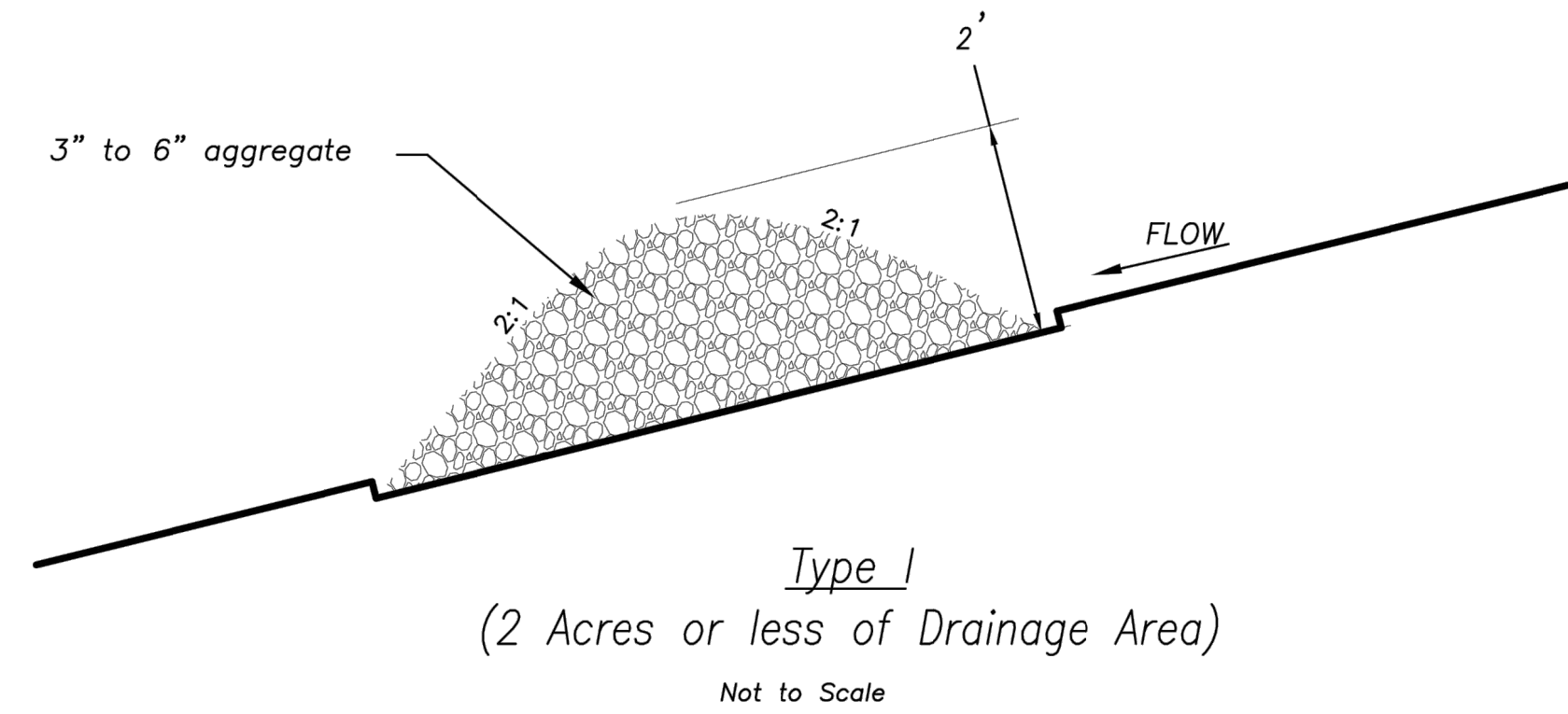
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ROCK DITCH CHECK

Temporary Rock Ditch Check Spacing

Ditch Centerline Slope (%)	Spacing Interval (Feet)
5.0	60
6.0	50
7.0	43
8.0	36
9.0	33
10.0	29

Note: Use this spacing only for Rock Ditch Checks.

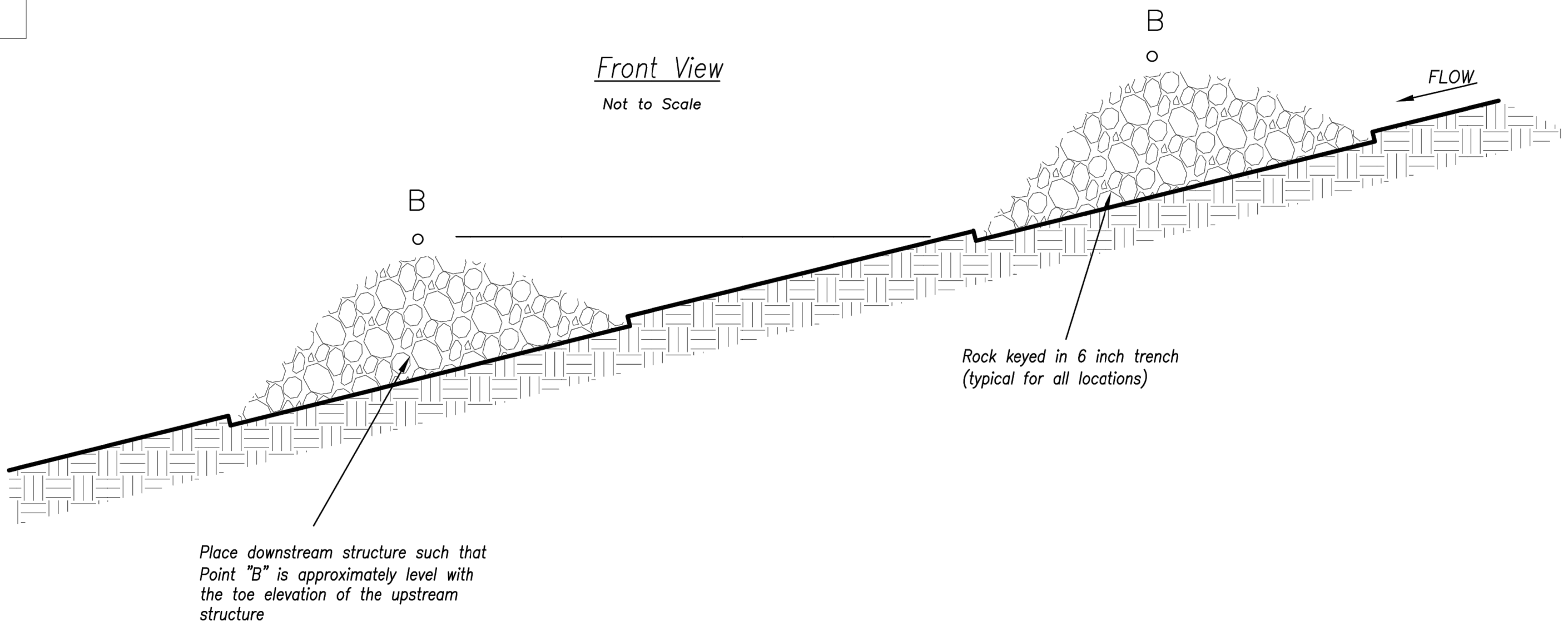
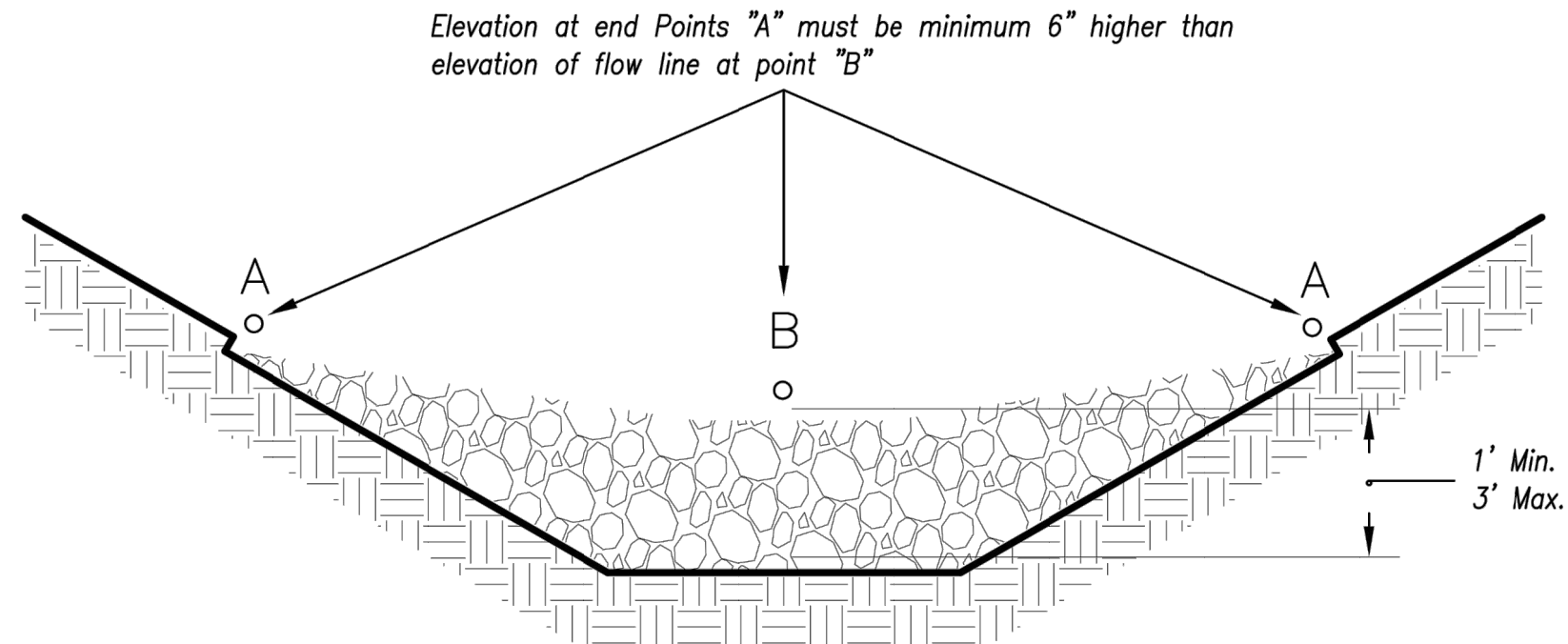
Notes:

1. Rock check dams shall be used only for drainage areas less than 10 acres unless approved by the City Engineer.
2. Use rock checks only in situations where the ditch slope exceeds 6%.

Maintenance:

1. Remove and dispose of sediment deposits when the deposit approaches 1/2 the height of the ditch check.
2. Replace and reshape as necessary to maintain function and integrity of installation.

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



Spacing Between Check Dams (all types)

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METRO CHAPTER

ROCK DITCH CHECKS

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

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HIGHLAND MEADOWS - 5TH PLAT

ROCK DITCH CHECKS

S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



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C606
36 OF 40

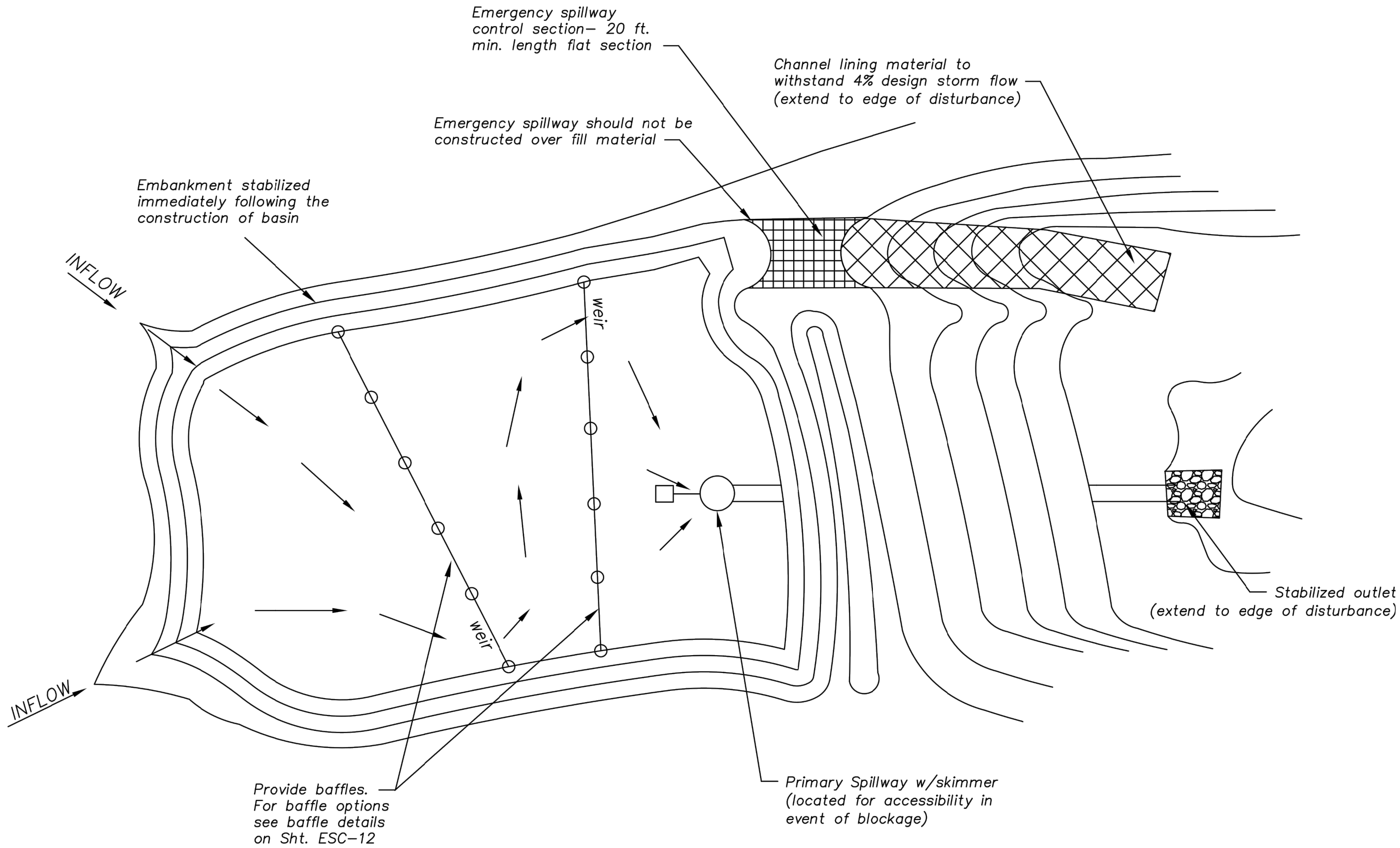


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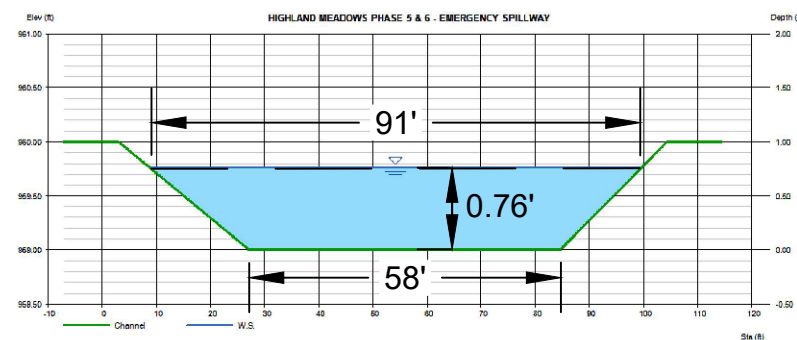
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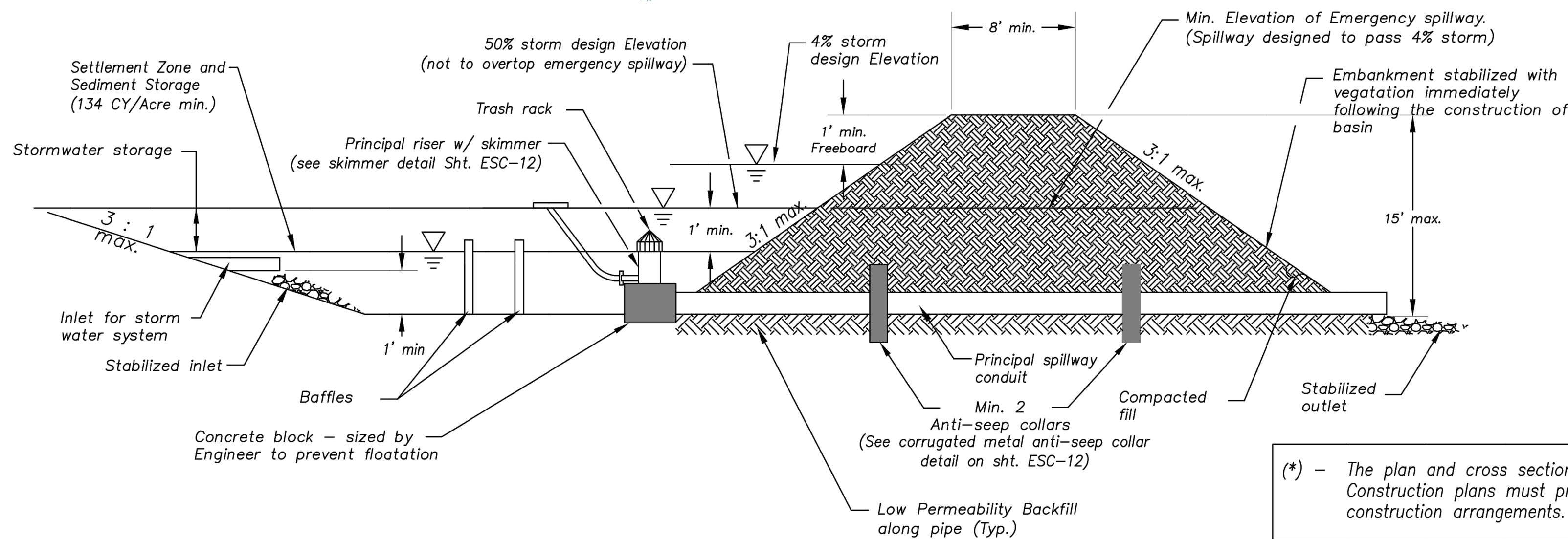


EMERGENCY SPILLWAY CALCULATIONS:

DEPTH - 0.76 FT
Q_{SPILL} - 203.4 CFS
Q_{top} - 194.2 CFS
AREA - 56.4 SQ.FT.
V - 3.61 FT/S
W_P - 90.9 FT
Y_C - 0.67
TOP W - 91 FT
BOT. W - 58 FT



Plan View (*)
Not to Scale



(*) - The plan and cross section are schematic in nature. Construction plans must provide specific site construction arrangements.

Cross Section (*)
Not to Scale

Sediment Basin Design Summary (**)

Design Item	Basin #1	Basin #2	Units	Notes
Site Data:				
Tributary Drainage Area to Pond	18.87		Acres	
50% (2 yr) Design Flow	52		cfs	
4% (25 yr) Design Flow	165		cfs	
Pond Data:				
Minimum Sediment Storage Volume	2,529		cu yd	134 cy/acre required minimum
Provided Sediment Storage Volume	3,550		cu yd	
Bottom Elevation	949.00		Ft	
Sediment Cleanout Elevation	951.40		Ft	Elevation equal to 20% of original design volume
Top of Riser Elevation	954.50		Ft	Top of dry storage volume
Emergency Spillway Elevation	959.00		Ft	at or above Q-2 elevation. 1.0 ft min above principal spillway
Top of Dam Elevation	959.00		Ft	1.0 ft min above Q-25 elevation
Basin Shape Data:				
A = Area at Normal Pool	33,261		SF	
L = Length of Flow Path	505		Ft	
We = Effective Width = A/L	88.4		Ft	
Length to Width Ratio = L/We	3.7			
Principal Spillway Data:				
Riser Pipe dia	60		in	15" min. Size for 2 year flow minimum
Barrel Pipe dia	54		in	15" min. Size for 2 year flow minimum
Concrete Base size for Riser Pipe	1.5		CY	Size to prevent flotation. 1.25 safety factor required
Skimmer Size	6"			Designer to provide specific details and calculations per application to dewater in 48 to 72 hours
Emergency Spillway Data:				
Design Depth in Spillway	0.76		ft	
Design Velocity in Spillway	3.61		ft/sec	
Lining Material	CH-CL			Designer to provide specific details and calculations per application

(**) - Required on all Sediment Basin Plan Sheets

Sediment Basin Notes:

- Interior baffles shall be provided to reduce short-circuiting of the basin. See Sht. ESC-12 for approved baffle options.
- Emergency spillways to be located in a non-fill location when feasible and shall be lined with a non-erodible material such as Riprap or Turf Reinforcement Mat.
- When directed, sediment basins shall be fenced using construction fence or other material for safety reasons and include warning signs, reading: "Danger - KEEP OUT".

Maintenance:

- Check temporary sediment basins after periods of significant runoff.
- Remove sediment and restore the basin to its original dimensions when sediment accumulates to 20% of the storage capacity.
- Immediately repair any erosion damage to the embankment and outlets.
- Repair and/or replace baffles as necessary to maintain function and integrity of installation.
- Keep outlet, skimmer and pool area free of all trash and other debris.

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KANSAS CITY
METRO CHAPTER

SEDIMENT BASIN

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



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HIGHLAND MEADOWS - 5TH PLAT

SEDIMENT BASIN

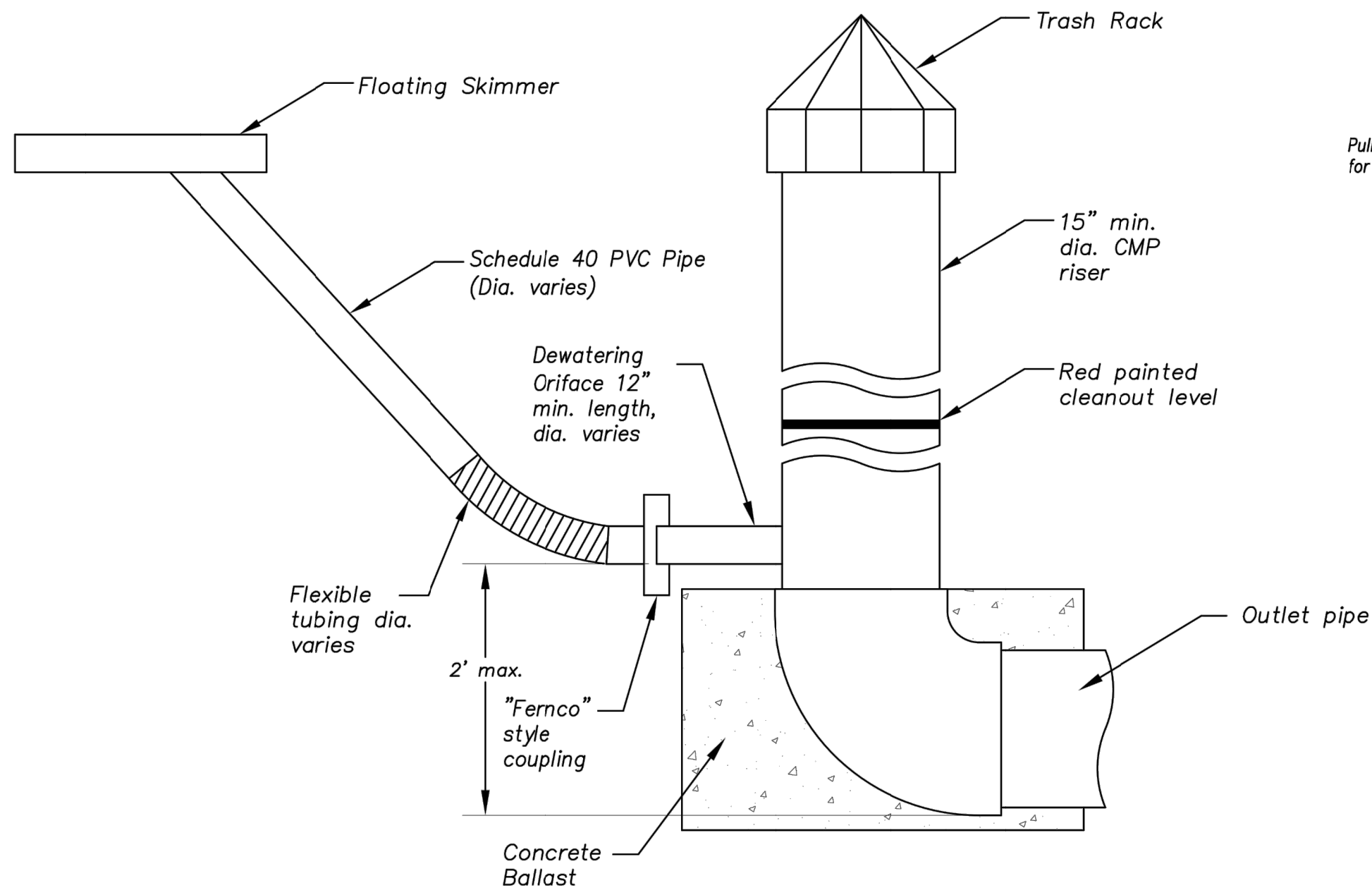
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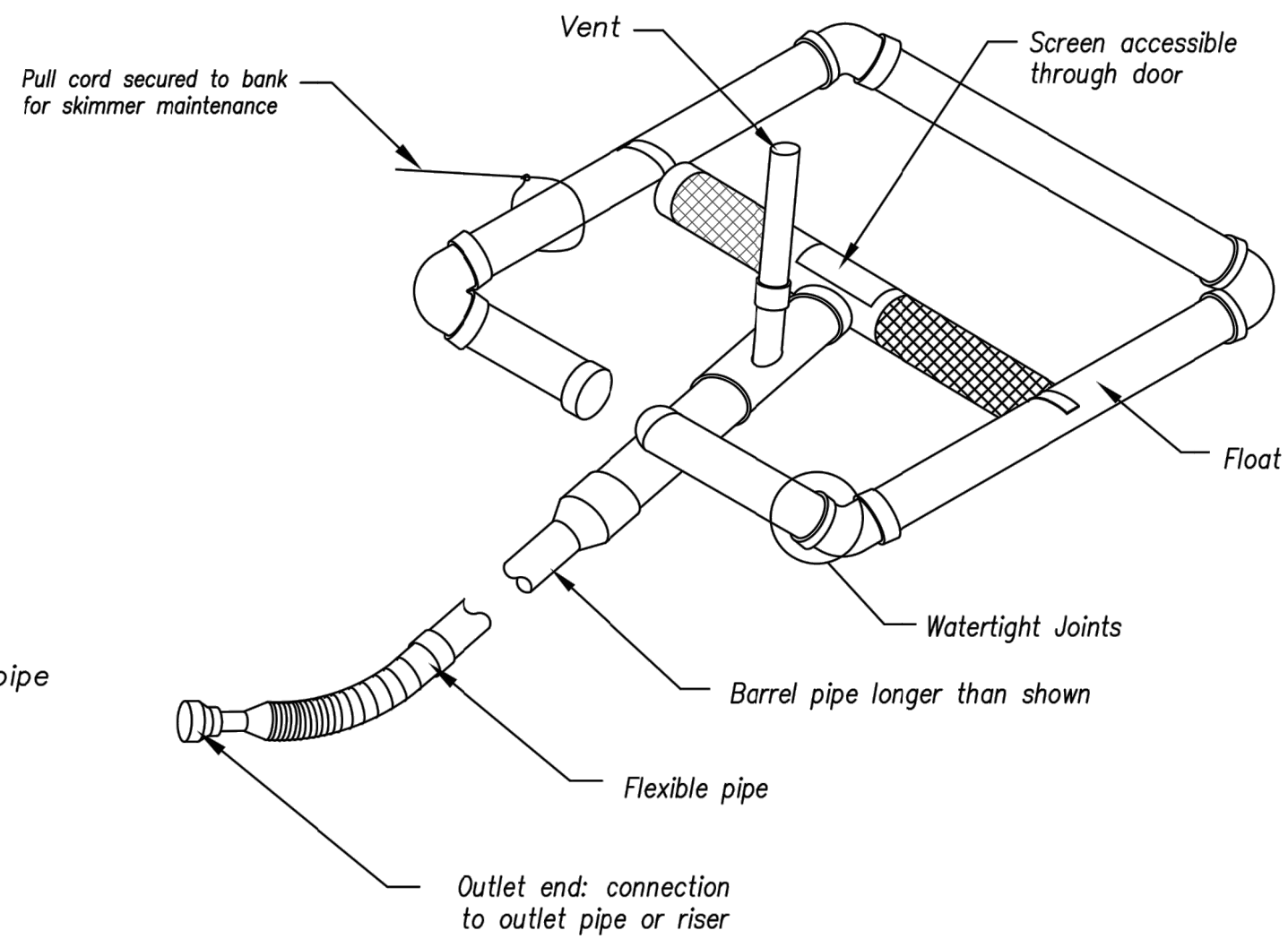
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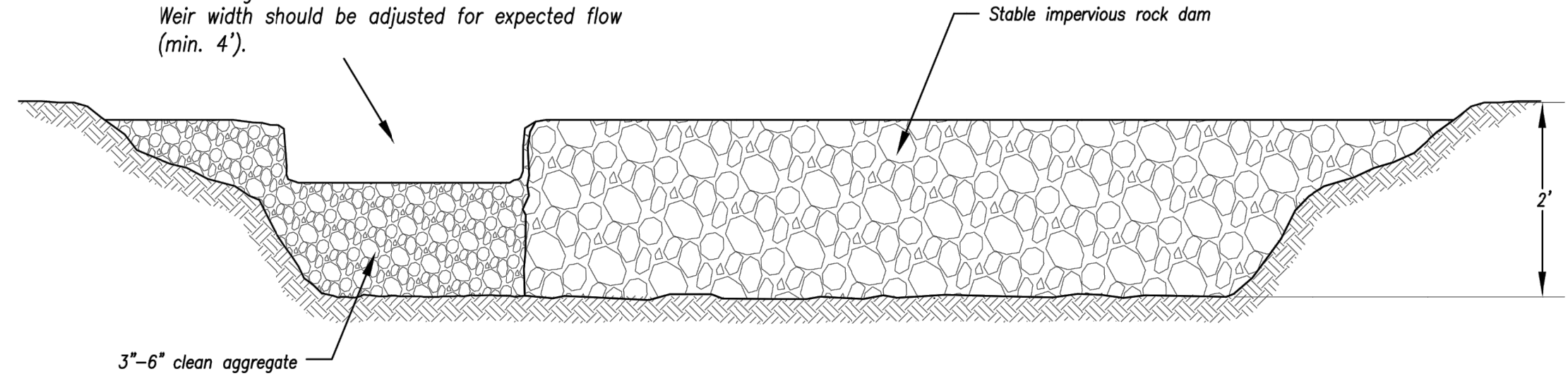
PRINCIPAL SPILLWAY DETAIL



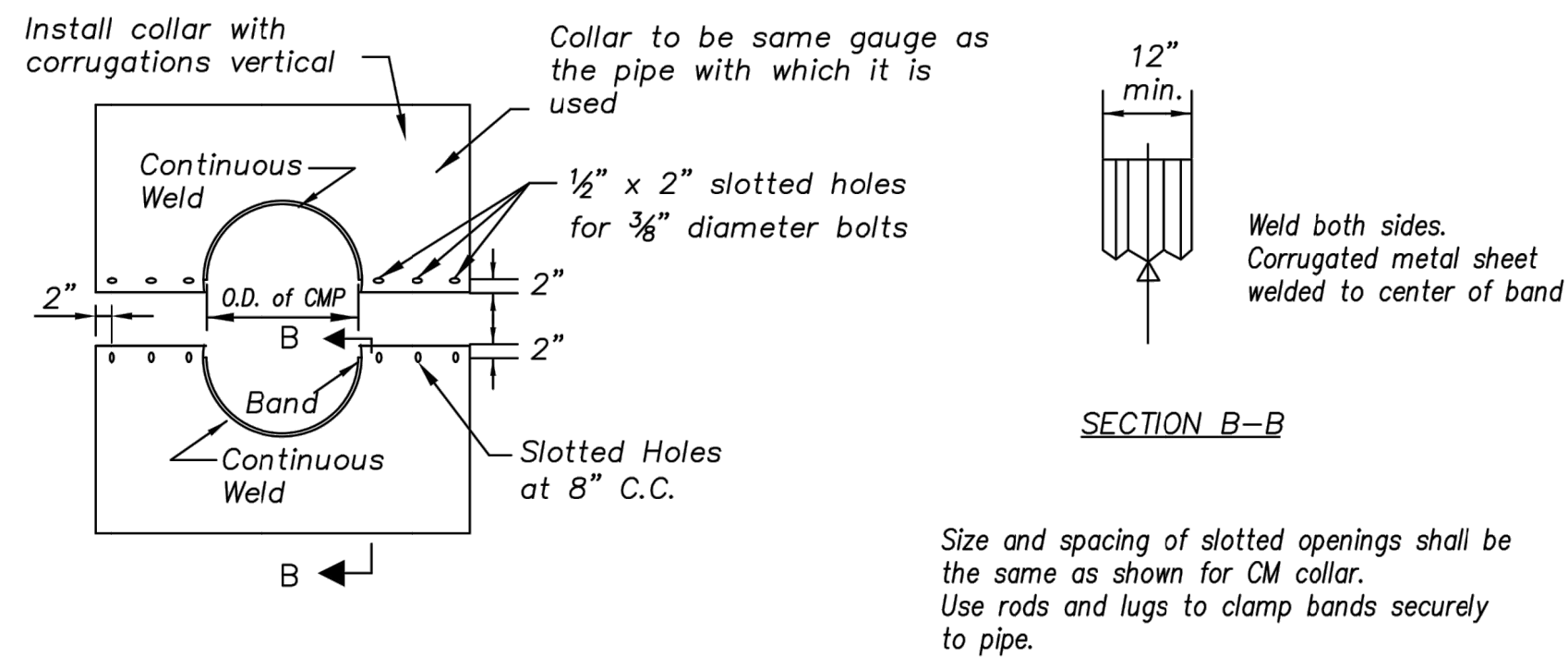
SKIMMER DETAIL (Typ.) *

* Designer to provide specific details per application (e.g. pipe sizes, screen sizes, perforation, etc.) as required.

To increase flow path construct 1' deep weirs at alternating ends of each baffle. Weir width should be adjusted for expected flow (min. 4').

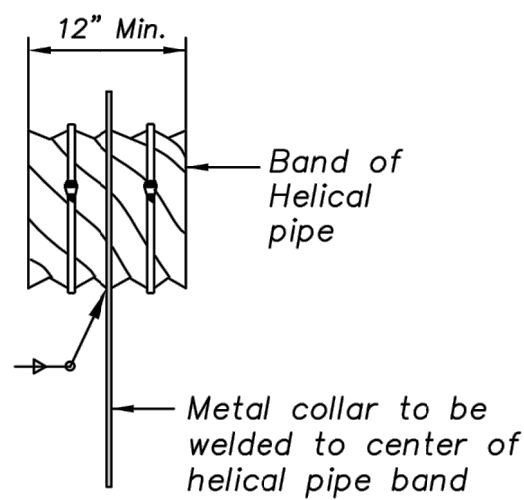


Option A - Rock with Weir

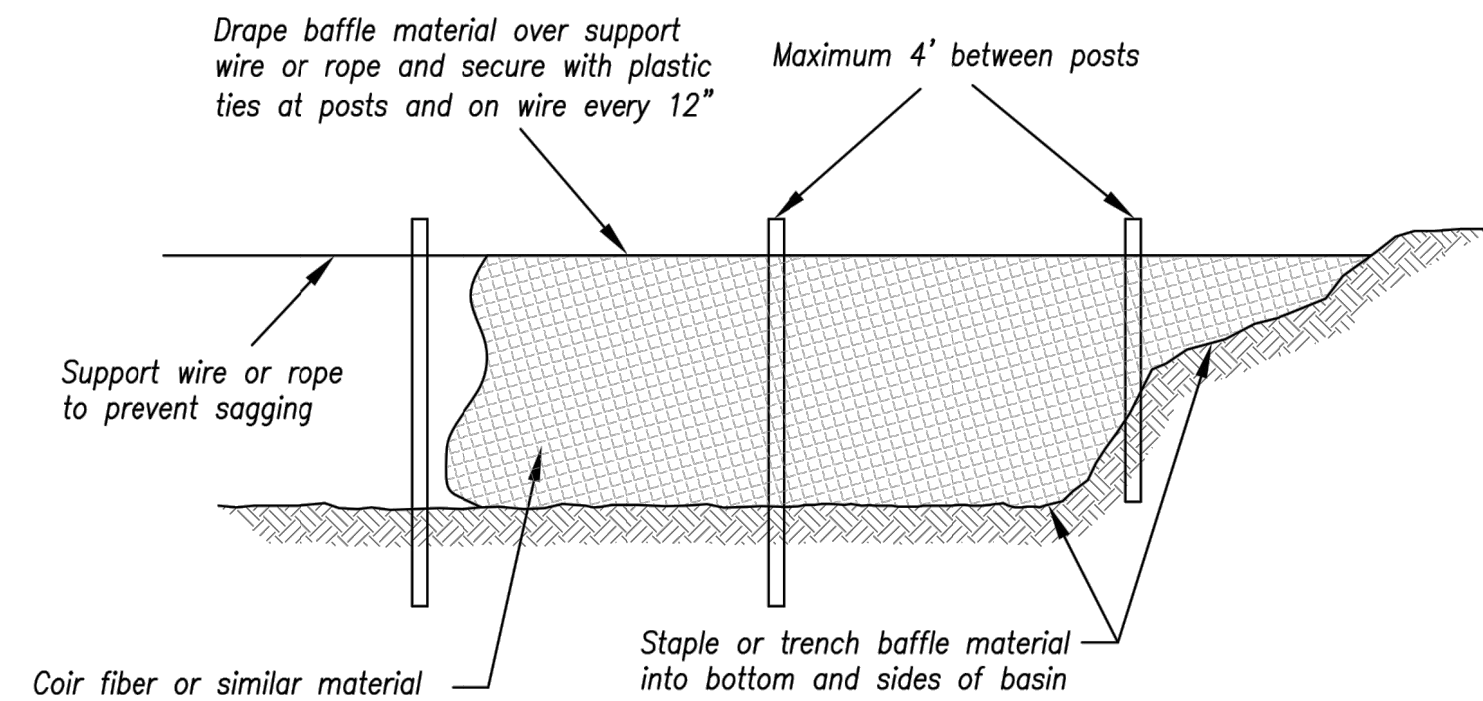
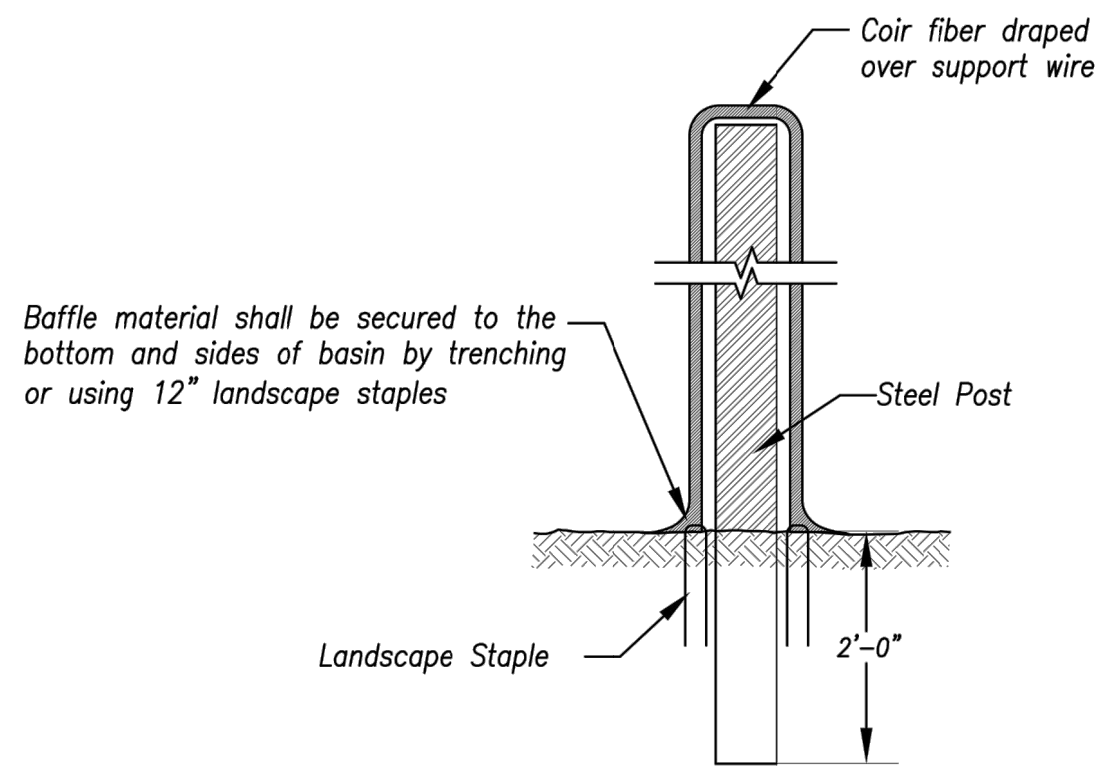


SECTION B-B

Size and spacing of slotted openings shall be the same as shown for CM collar. Use rods and lugs to clamp bands securely to pipe.



PARTIAL ELEVATION



Option B - Coir Fiber Material

BAFFLE DETAILS

Not to Scale

Anti-Seepage Collar Notes:

- Connections between the anti-seepage collar and the barrel must be watertight.
- P = projection distance. Sized as required to achieve at least a 10% increase in seepage length.
- 14xP = Max. spacing between collars.
- Collars shall generally be placed in the middle third of the embankment, and within the saturated zone.
- All materials to be in accordance with construction material specifications.
- When specified on the plans, coating of collars shall be in accordance with construction material specifications.
- Unassembled collars shall be marked by painting or tagging to identify matching pairs.
- The lap between the two half sections and between the pipe and connecting band shall be caulked with asphalt mastic at the time of installation.
- Each collar shall be furnished with two (2) 1/2 inch diameter rods with standard tank lugs for connecting the collars to the pipe.
- For bands and collars, modification of the details shown may be used providing equal water tightness is maintained and detailed drawings are Submitted and approved by the Engineer prior to delivery.
- Two other types of anti-seep collars are:
 - Corrugated metal, similar to above, except shop welded to a 4 ft. section of the pipe and connected to the pipe with connecting bands.
 - Concrete, 6 inches thick, formed around the pipe with #3 rebar spaced 15".

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

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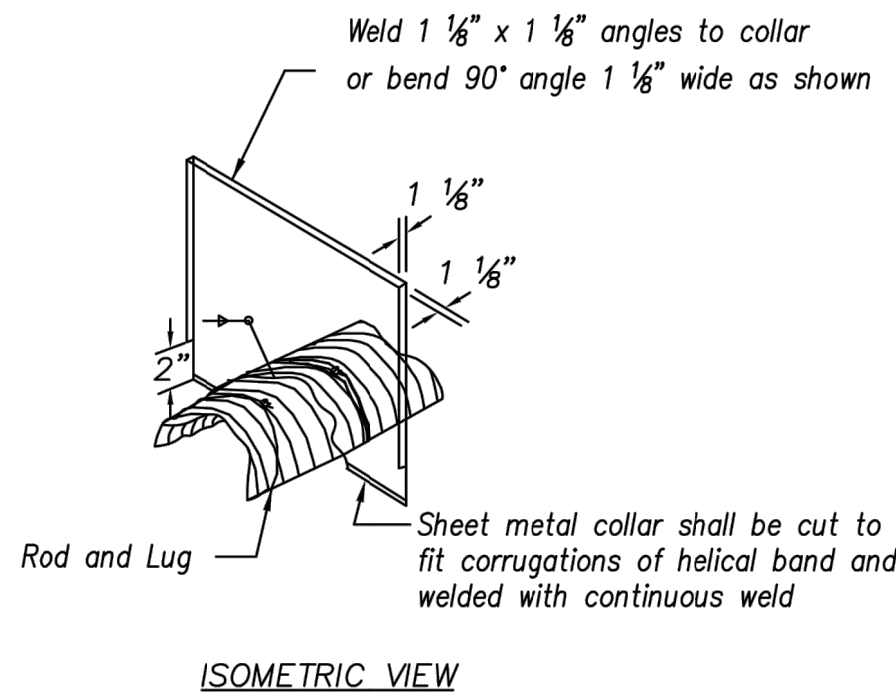


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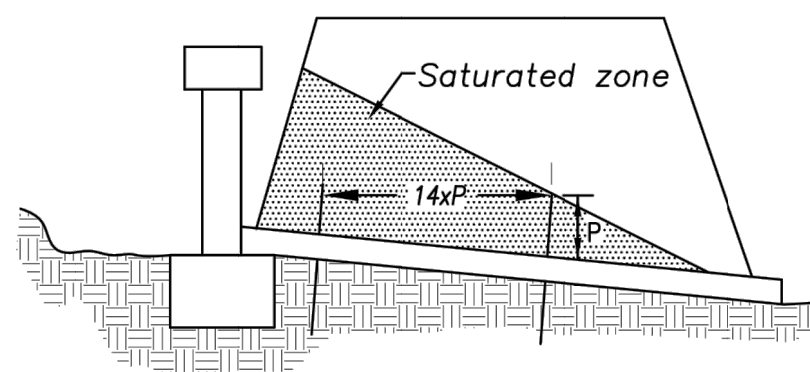
KANSAS CITY METRO CHAPTER

SEDIMENT BASIN - DETAILS

STANDARD DRAWING NUMBER ESC-I2 ADOPTED: 10/24/2016



ISOMETRIC VIEW



ANTI-SEEPAGE COLLAR LOCATIONS

CORRUGATED METAL ANTI-SEEPAGE COLLAR DETAIL
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							FOR REVIEW
							JOB NUMBER: 20K10057
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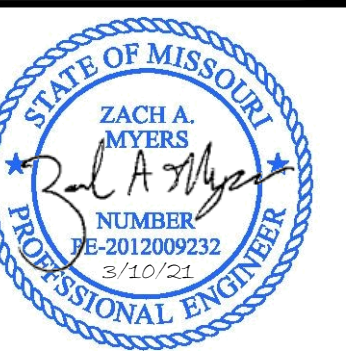
SUMMIT HOMES KC

HIGHLAND MEADOWS - 5TH PLAT

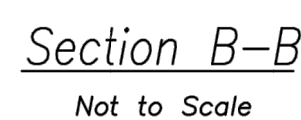
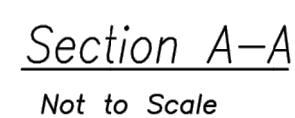
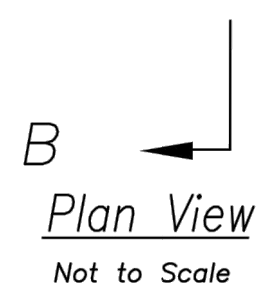
SEDIMENT BASIN DETAILS

S10, T47N, R32W

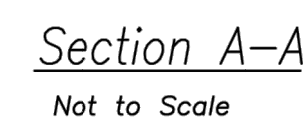
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



SHEET NUMBER
C608
38 OF 40



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



Notes:

1. *Rock all sides steeper than 3:1.*
2. *Stabilize all disturbed areas downstream of outlet to the limits of disturbance.*
3. *Alternative outlet protection and slope stabilization measures may be used with approval by the Engineer.*
4. *Install riprap apron so that it is no higher than flowline of pipe.*
5. *Reference APWA Specification 2650 for rock type, size, and placement.*

SHEET NUMBER
C609
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REVISIONS				DRAWING INFO.	
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SUMMIT HOMES KC
HIGHLAND MEADOWS - 5TH PLAT

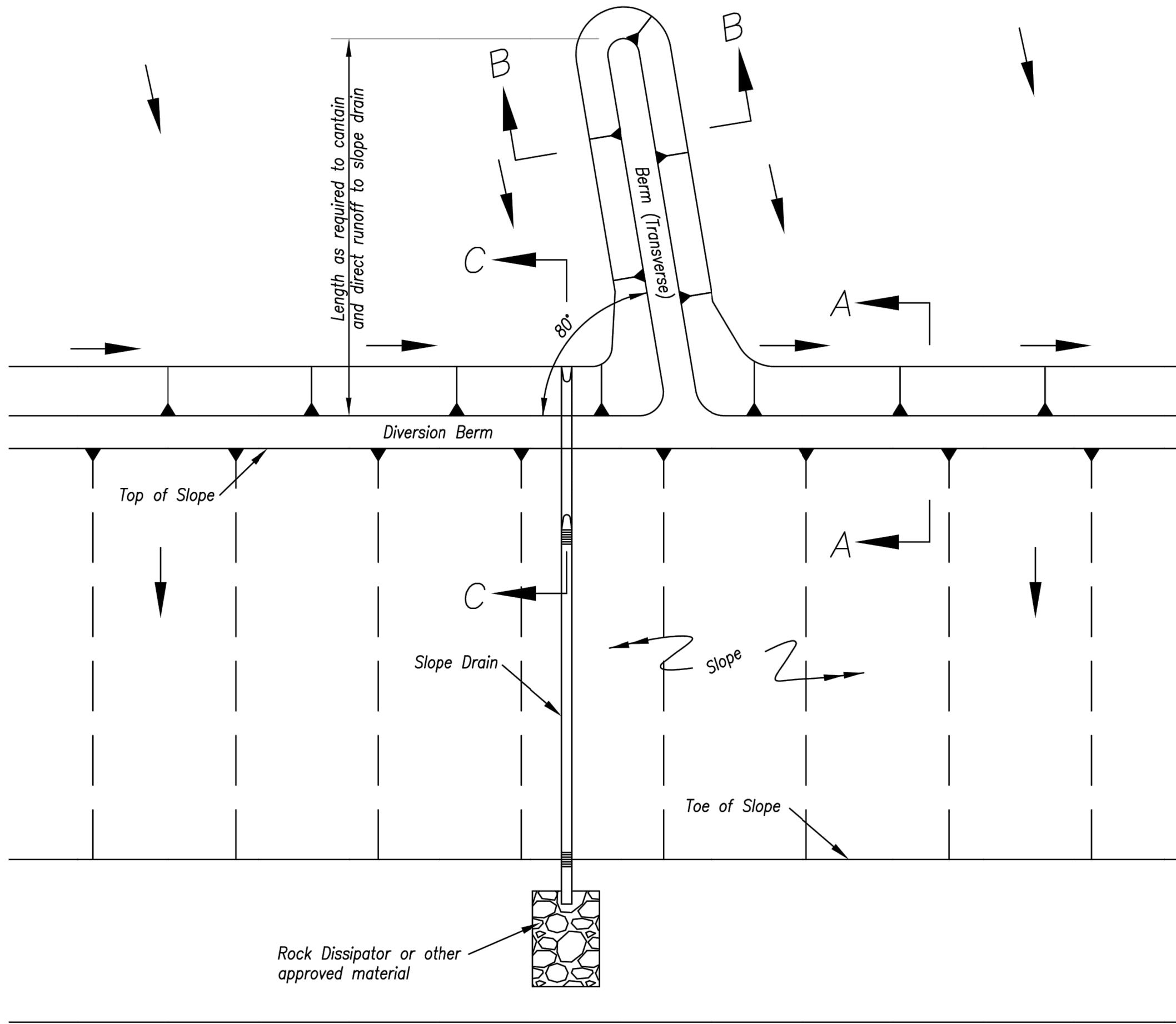
OUTLET PROTECTION DETAILS

S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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Mar 11, 2021 -- 2:08pm Plotted By: gacite G:\Shared drives\VC10 - Land Development\Projects\2020\20K10057 Highland Meadows - 5th Plat\01 CIV\03-DWG\Sheet\STREET AND STORM\20K10057 - SHYS - DETAILS.dwg Layout: TEMPORARY DIVERSION BERM



TYPICAL PLAN VIEW OF DIVERSION BERM AND SLOPE DRAIN

Notes for Diversion Berm:

1. Slope drains are optional, but may be required by the engineer if the berm is at the top of a steep slope.
2. Diversion berms must be installed as a first step in the land-disturbing activity and must be functional prior to upslope land disturbance.
3. The berm should be adequately compacted to prevent failure.
4. Temporary or permanent seeding and mulch shall be applied to the berm immediately following its construction.
5. Place the berm so to minimize damages by construction operations and traffic.
6. The berm must discharge to a temporary sediment trap or stabilized area.
7. All trees, brush, stumps, obstructions and other objectionable material shall be removed and disposed of so as not to interfere with the proper functioning of diversion.
8. The diversion shall be excavated or shaped to line, grade and cross-section as required to meet the criteria specified herein, free of irregularities which will impede flow.
9. Fills shall be compacted as needed to prevent unequal settlement that would cause damage in the completed diversion. Fill shall be composed of soil which is free from excessive organic debris, rocks or other objectionable materials.

Maintenance:

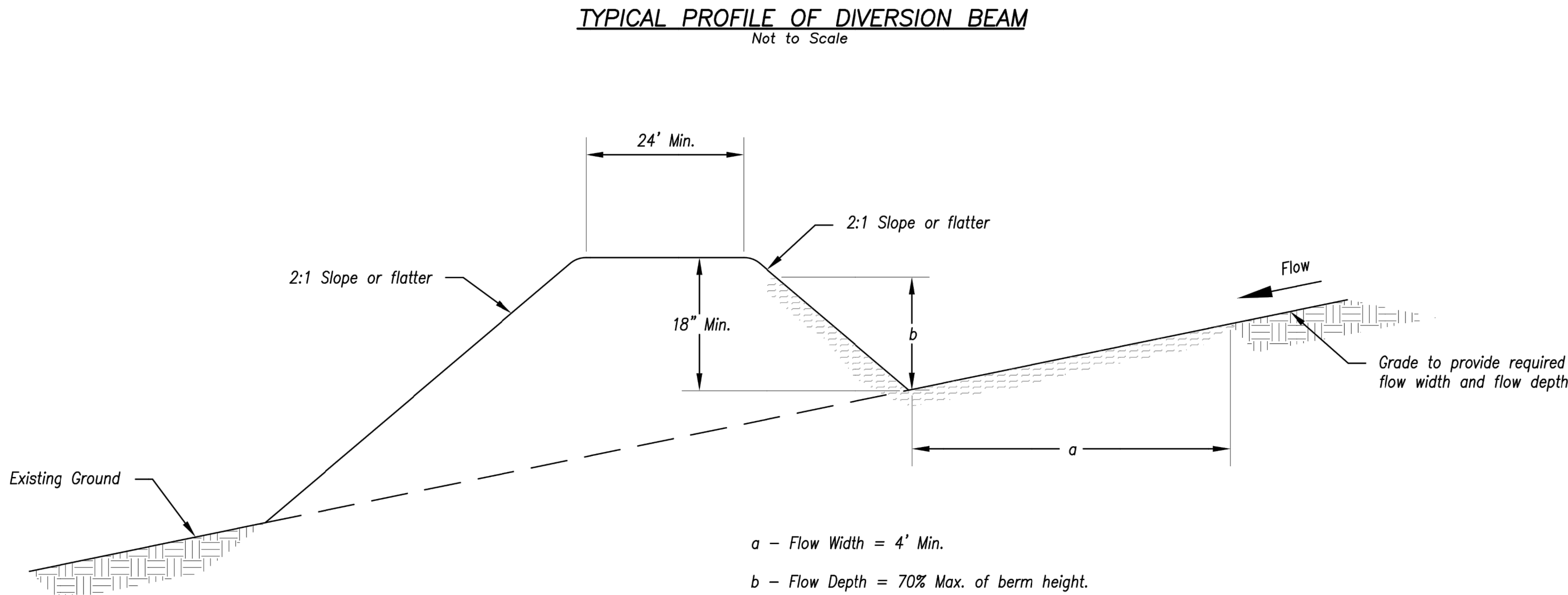
1. Berm shall be reshaped, compacted, and stabilized as necessary to maintain its function.
2. Breaches in the berm shall be repaired immediately.

Notes for Slope Drain:

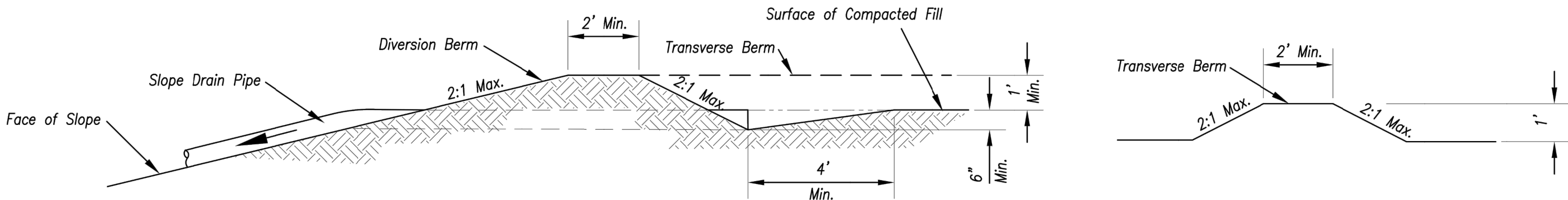
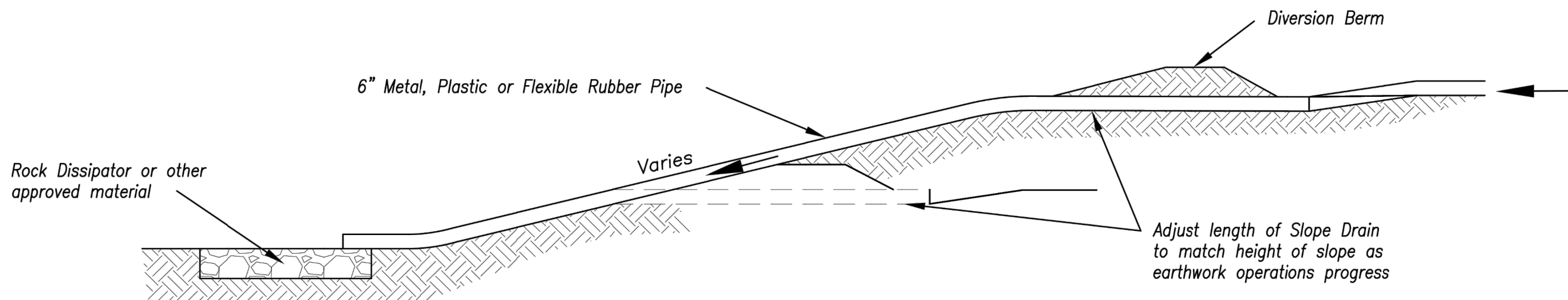
1. Slope Drain and Diversion Berm may be used on either project foreslopes or project backslopes.
2. Discharge of Slope Drains shall be into stabilized ditch or area, or into Sediment Basin.
3. Pipe shall be secured in place as approved by Engineer.

Maintenance:

1. Accumulation of any visible sediment at the inlet and outlet shall be removed promptly.
2. Outlet conditions shall be repaired if scour is observed. Leaking or damaged section of pipe shall be repaired immediately.
3. Barriers directing water to the inlet shall be monitored for continuity and effectiveness.



TYPICAL PROFILE OF DIVERSION BERM



Section C-C

Section B-B

TYPICAL PROFILE OF DIVERSION BERM WITH SLOPE DRAIN

AMERICAN PUBLIC WORKS ASSOCIATION

Kansas City Metro Chapter



AMERICAN PUBLIC WORKS ASSOCIATION

KANSAS CITY METRO CHAPTER

STANDARD DRAWING NUMBER ESC-05

ADOPTED: 10/24/2016

DIVERSION BERMS AND SLOPE DRAINS

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

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		MO COA NO.	00062

SUMMIT HOMES KC

HIGHLAND MEADOWS - 5TH PLAT

TEMPORARY DIVERSION BERM

S10, T47N, R32W

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI

ZACH A. MYERS

Professional Engineer

PE-2012000232

2/10/21

SHEET NUMBER

C610

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