LEGEN	D:	
A/E -	ACCESS EASEMENT	COLLEGE BLVD
BC -	BACK OF CURB	
B/B -	BACK TO BACK	NE1/4
BM -	BENCHMARK	
	BUILDING LINE	CEVIEW ROAD
CO - TJB -	CLEANOUT TELEPHONE JUNCTION BOX	
C&G -	CURB AND GUTTER	
D/E -	DRAINAGE EASEMENT	
E/E -	ELECTRICAL EASEMENT	
EL -	ELEVATION	SW1/4 18 SW1/4 SW1/4
FL -	FLOW LINE	
G/E -	GAS LINE EASEMENT	LOCATION SE1/4
HDPE -	HIGH-DENSITY POLYETHYLENE	
L/E -	LANDSCAPE EASEMENT MINIMUM SERVICEABLE FLOOR	W. 119TH STREET
MSFE -	ELEVATION	SECTION 18-T13-R24
PVC -	POLYVINYL CHLORIDE	LOCATION MAP
	PROPERTY LINE	SCALE 1" = 2000'
PUB/E -		36ALE 1 - 2000
RCP -	REINFORCED CONCRETE PIPE RIGHT-OF-WAY	
S/E -	SANITARY SEWER EASEMENT	
	SERVICE LINE	
S/W -	SIDEWALK	
TE -	TOP ELEVATION	
U/E -	UTILITY EASEMENT	
WSE -		UTILITY CONTACTS:
W/E -		MISSOURI DEPARTMENT OF
	ASPHALT PAVEMENT - EXISTING	TRANSPORTATION (MODOT)
· · · · · · · · · · · · · · · · · · ·	ASPHALT PAVEMENT - PROPOSED	Steve Holloway 600 NE Colbern Road Lee's Summit, MO 64086
· · · · · · · · · · · · · · · · · · ·	CONCRETE PAVEMENT - EXISTING	(816) 607-2186
	ASPHALT PAVEMENT - EXISTING	MISSOURI GAS ENERGY (MGE)
	CONCRETE SIDEWALK - EXISTING	Brent Jones 3025 SE Clover Drive
	CONCRETE SIDEWALK - PROPOSED	Lee's Summit, MO 64082 (816) 399-9633
	CURB & GUTTER	brent.jones@spireenergy.com
	CURB & GUTTER - EXISTING	EVERGY (formerly KCP&L) Ron Dejarnette
		1300 SE Hamblin Road
	EXISTING LOT AND R/W LINES EXISTING PLAT LINES	Lee's Summit, MO 64081 Office: (816) 347-4316
	PROPERTY LINES	Cell: (816) 810-5234
	RIGHT-OF-WAY	ron.dejarnette@evergy.com
	SANITARY SEWER MAIN	CITY OF LEES SUMMIT PUBLIC WORKS
	SANITARY SEWER MAIN - EXIST.	Michael Park
	STORM SEWER	220 SE Green Street
	STORM SEWER - EXISTING	Lee's Summit, MO 64063 (816) 969-1800
	CABLE TV - EXISTING FIBER OPTIC CABLE - EXISTING	michael.park@cityofls.net
71	TELEPHONE LINE - EXIST.	A T 9 T
71	ELECTRIC LINE - EXISTING	AT&T Mark Manion or Marty Loper
A	OVERHEAD POWER LINE - EXIST.	500 E. 8th Street, Room 370
	UNDERGROUND ELECTRIC - EX.	Kansas City, MO 64106
A	GAS LINE - EXISTING	(816) 275-2341 or (816) 275-1550
vv _X	WATERLINE - EXISTING LIGHT - EXISTING	COMCAST CABLE
	EXISTING MANHOLE	Barbara Brown
0	CLEANOUT	3400 W. Duncan Road Blue Springs, MO 64015
\bigcirc	EXISTING SANITARY MANHOLE	(816) 795-2255
	PROPOSED SANITARY MANHOLE	
AI		PUBLIC WATER SUPPLY DISTRICT Mark Schaufler
CI GI	EXISTING CURB INLET EXISTING GRATE INLET	220 SE Green Street
JB	EXISTING GRATE INLET EXISTING JUNCTION BOX	Lee's Summit, MO 64063
D	EXISTING STORM MANHOLE	(816) 969-1900



GENERAL NOTES

- ADOPTED BY ORDINANCE 5813.

- PRIOR TO CONSTRUCTION.

- ENGINEER FOR APPROVAL

- CONTRACTOR, OR AS DIRECTED BY THE OWNER.
- EXCAVATION
- AS REQUIRED.

- ANY LAND DISTURBANCE.

- LOCATED AT LEAST 5 FEET FROM SANITARY MAIN.
- GRADING/EARTHWORK NOTES:

- CONSTRUCTION MANUAL.





FINAL DEVELOPMENT PLANS FOR TOWER PARK COMM. - LOT 7 - NORTH BLDG.

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

ALL CONSTRUCTION TO FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS

ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DEPARTMENT OF THE CITY OF LEE'S SUMMIT, MISSOURI. LINEAL FOOT MEASUREMENTS SHOWN ON THE PLANS ARE HORIZONTAL MEASUREMENTS, NOT SLOPE

MEASUREMENTS. ALL PAYMENTS SHALL BE MADE ON HORIZONTAL MEASUREMENTS. NO GEOLOGICAL INVESTIGATION HAS BEEN PERFORMED ON THE SITE.

THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE TAKEN FROM UTILITY COMPANY RECORDS AND APPARENT FIELD LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES

THE CONTRACTOR SHALL ADHERE TO THE PROVISIONS OF THE SENATE BILL NUMBER 583, 78TH GENERAL ASSEMBLY OF THE STATE OF MISSOURI. THE BILL REQUIRES THAT ANY PERSON OR FIRM DOING EXCAVATION ON PUBLIC RIGHT OF WAY DO SO ONLY AFTER GIVING NOTICE TO, AND OBTAINING INFORMATION FROM, UTILITY COMPANIES. STATE LAW REQUIRES 48 HOURS ADVANCE NOTICE. THE CONTRACTOR MAY ALSO UTILIZE THE FOLLOWING TOLL FREE PHONE NUMBER PROVIDED BY "MISSOURI ONE CALL SYSTEM, INC.": 1-800-DIG-RITE. THIS PHONE NUMBER IS APPLICABLE ANYWHERE WITHIN THE STATE OF MISSOURI. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE PERFORMED. PRIOR TO ORDERING PRECAST STRUCTURES, SHOP DRAWING SHALL BE SUBMITTED TO THE DESIGN

THE CONTRACTOR SHALL PROTECT ALL MAJOR TREES FROM DAMAGE. NO TREE SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER, UNLESS SHOWN OTHERWISE CLEARING AND GRUBBING OPERATIONS AND DISPOSAL OF ALL DEBRIS THEREFROM SHALL BE PERFORMED

BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES. 10. ALL WASTE MATERIAL RESULTING FROM THE PROJECT SHALL BE DISPOSED OF OFF-SITE BY THE 11. ALL EXCAVATIONS SHALL BE UNCLASSIFIED. NO SEPARATE PAYMENT WILL BE MADE FOR ROCK

12. THE CONTRACTOR SHALL CONTROL THE EROSION AND SILTATION DURING ALL PHASED OF CONSTRUCTION, AND SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS. 13. ALL MANHOLES, CATCH BASINS, UTILITY VALVES AND METER PITS TO BE ADJUSTED OR REBUILT TO GRADE

14. SUBGRADE SOIL FOR ALL CONCRETE STRUCTURES, REGARDLESS OF THE TYPE OR LOCATION, SHALL BE FIRM, DENSE AND THOROUGHLY COMPACTED AND CONSOLIDATED; SHALL BE FREE FROM MUCK AND MUD; AND SHALL BE SUFFICIENTLY STABLE TO REMAIN FIRM AND INTACT UNDER THE FEET OF THE WORKMEN OR MACHINERY ENGAGED IN SUBGRADE SURFACING, LAYING REINFORCING STEEL, AND DEPOSITING CONCRETE THEREON. IN ALL CASES WHERE SUBSOIL IS MUCKY OR WORKS INTO MUD OR MUCK DURING

SUCH OPERATIONS, A SEAL COURSE OF EITHER CONCRETE OR ROCK SHALL BE PLACED BELOW SUBGRADE TO PROVIDE A FIRM BASE FOR WORKING AND FOR PLACING THE FLOOR SLAB. 15. THE CONTRACTOR SHALL CONTACT PUBLIC WORKS INSPECTIONS AT: 816-969-1800 TO OBTAIN A PUBLIC

WORKS CONSTRUCTION PERMIT. A MINIMUM 48 HOUR NOTICE SHALL BE GIVEN PRIOR TO PERMIT ISSUANCE. 16. THE CONTRACTOR SHALL CONTACT THE CITY'S EROSION CONTROL SPECIALIST AT: 816-969-1800 PRIOR TO

17. THE CONTRACTOR SHALL CONTACT THE RIGHT OF WAY INSPECTOR AT 816-969-1800 PRIOR TO ANY LAND DISTURBANCE ACTIVITIES WITHIN THE RIGHT OF WAY. THESE ACTIVITIES MAY REQUIRE A PERMIT. 18. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL TRAFFIC HANDLING MEASURES NECESSARY TO ENSURE THAT THE GENERAL PUBLIC IS PROTECTED AT ALL TIMES. TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD-LATEST EDITION).

19. ALL SANITARY SEWER LATERALS SHALL HAVE A TRENCH CHECK. CONSISTING OF FLOWABLE BACKFILL. INSTALLED DURING CONSTRUCTION. TRENCH CHECK SHALL EXTEND TO BOTTOM OF TRENCH, TO WIDTH OF TRENCH, TO 12 INCHES ABOVE PIPE, FOR A MINIMUM LENGTH OF 12 INCHES. TRENCH CHECK SHALL BE

1. REFER TO GEOTECHNICAL REPORT FOR ALL COMPACTION REQUIREMENTS AND ASPHALT AND CONCRETE RECOMMENDED THICKNESS AND SUBGRADE TREATMENTS.

2. RECOMMEND A GEOTECHNICAL ENGINEER REVIEW ALL EARTHWORK ACTIVITY TO MAKE SURE RECOMMENDATIONS IN GEOTECHNICAL REPORT ARE FOLLOWED.

3. PRIOR TO PLACEMENT OF PAVEMENT, GEOTECHNICAL ENGINEER MUST APPROVE SUBGRADE IN WRITTEN FORM TO THE OWNER AND PROJECT ENGINEER.

4. ALL UTILITY INSTALLATIONS UNDER PAVED AREAS MUST BE COMPACTED AS PER THE

RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AND THE GEOTECHNICAL REPORT.

5. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF CITY OF LEE'S SUMMIT DESIGN AND

EARTHWORK:

- 1. IT IS RECOMMENDED THAT A GEOTECHNICAL ENGINEER OBSERVE AND DOCUMENT ALL EARTHWORK ACTIVITIES.
- CONTOURS HAVE BEEN SHOWN AT 1-FOOT OR 2-FOOT INTERVALS, AS INDICATED. GRADING SHALL CONSIST OF COMPLETING THE EARTHWORK REQUIRED TO BRING THE PHYSICAL GROUND ELEVATIONS OF THE EXISTING SITE TO THE FINISHED GRADE (OR SUB-GRADE) ELEVATIONS PROVIDED ON THE PLANS AS SPOT GRADES, CONTOURS OR OTHERS MEANS AS INDICATED ON THE PLANS.
- THE EXISTING SITE TOPOGRAPHY DEPICTED ON THE PLANS BY CONTOURING HAS BEEN ESTABLISHED BY AERIAL PHOTOGRAPHY AND FIELD VERIFIED BY G.P.S. OBSERVATION NEAR JULY 18TH, 2016. THE CONTOUR ELEVATIONS PROVIDED MAY NOT BE EXACT GROUND ELEVATIONS, BUT RATHER INTERPRETATIONS OF SUCH. ACCURACY SHALL BE CONSIDERED TO BE SUCH THAT NOT MORE THAN 10 PERCENT OF SPOT ELEVATION CHECKS SHALL BE IN ERROR BY MORE THAN ONE-HALF THE CONTOUR INTERVAL PROVIDED, AS DEFINED BY THE NATIONAL MAP ACCURACY STANDARDS. ANY QUANTITIES PROVIDED FOR EARTHWORK VOLUMES ARE ESTABLISHED USING THIS TOPOGRAPHY CONTOUR ACCURACY, AND THEREFORE THE INHERENT ACCURACY OF ANY EARTHWORK QUANTITY IS ASSUMED FROM THE TOPOGRAPHY ACCURACY. PROPOSED CONTOURS ARE TO APPROXIMATE FINISHED GRADE.
- UNLESS OTHERWISE NOTED, PAYMENT FOR EARTHWORK SHALL INCLUDE BACKFILLING OF THE CURB AND -5 GUTTER, SIDEWALK AND FURTHER MANIPULATION OF UTILITY TRENCH SPOILS. THE SITE SHALL BE LEFT IN A MOWABLE CONDITION AND POSITIVE DRAINAGE MAINTAINED THROUGHOUT
- UNLESS OTHERWISE NOTED, ALL EARTHWORK IS CONSIDERED UNCLASSIFIED. NO ADDITIONAL COMPENSATION WILL BE PROVIDED FOR ROCK OR SHALE EXCAVATION, UNLESS SPECIFICALLY STATED OTHERWISE
- PRIOR TO EARTHWORK ACTIVITIES, PRE-DISTURBANCE EROSION AND SEDIMENT CONTROL DEVICES SHALL BE IN PLACE PER THE STORM WATER POLLUTION PREVENTION PLAN AND/OR THE EROSION AND SEDIMENT CONTROL PLAN PREPARED FOR THIS SITE.
- ALL TOPSOIL SHALL BE STRIPPED FROM ALL AREAS TO BE GRADED AND STOCKPILED ADJACENT TO THE SITE AT AN AREA SPECIFIED BY THE PROJECT OWNER OR HIS APPOINTED REPRESENTATIVE. VEGETATION TRASH, TREES, BRUSH, TREE ROOTS AND LIMBS, ROCK FRAGMENTS GREATER THEN 6-INCHES AND OTHER DELETERIOUS MATERIALS SHALL BE REMOVED AND PROPERLY DISPOSED OF OFFSITE OR AS DIRECTED BY THE OWNER OR HIS APPOINTED REPRESENTATIVE.
- UNLESS OTHERWISE SPECIFIED IN THE GEOTECHNICAL REPORT, ALL FILLS SHALL BE PLACED IN MAXIMUM 6-INCH LIFTS AND COMPACTED TO 95-PERCENT OF MAXIMUM DENSITY AS DEFINED USING A STANDARD PROCTOR TEST (AASHTO T99/ASTM 698).
- SUBGRADE FOR PAVEMENTS SHALL BE PROOF-ROLLED PRIOR TO PAVING OPERATIONS UTILIZING A FULLY 10. LOADED TANDEM AXLE DUMP TRUCK. ALL AREAS EXHIBITING EXCESSIVE PUMPING AND HEAVING SHALL BE REMOVED, FILLED AND COMPACTED WITH SUITABLE MATERIALS AND RETESTED UNTIL ACCEPTABLE RESULTS ARE ACHIEVED AND FINAL APPROVAL HAS BEEN OBTAINED FROM THE GEOTECHNICAL ENGINEER.
- SUBGRADE FOR BUILDING PAD SHALL INCLUDE A MINIMUM OF 18-INCHES OF LOW VOLUME CHANGE (LVC) 11. MATERIAL, OR AS IDENTIFIED IN THE SITE SPECIFIC GEOTECHNICAL REPORT. 12. FILL MATERIALS SHALL BE PER GEOTECHNICAL REPORT AND SHALL NOT INCLUDE ORGANIC MATTER, DEBRIS
- OR TOPSOIL. ALL FILLS PLACED ON SLOPES GREATER THAN 6:1 SHALL BE BENCHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REDISTRIBUTING THE TOPSOIL OVER PROPOSED TURF AND LANDSCAPED AREAS TO A MINIMUM DEPTH OF 6-INCHES BELOW FINAL GRADE
- 14. ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE. UNLESS NOTED OTHERWISE THE FOLLOWING GRADES SHALL APPLY:
- A. TURF AREAS 2.5% MINIMUM, 4H:1V MAXIMUM B. PAVED AREAS – 1.2% MINIMUM, 5% MAXIMUM
- 15. A.D.A. PARKING STALLS SHALL NOT BE SLOPED GREATER THEN 2% IN ANY DIRECTION AND CONSTRUCTED PER A.D.A. REQUIREMENTS.
- 16. ALL DISTURBED AREAS SHALL BE FERTILIZED, SEEDED AND MULCHED IMMEDIATELY AFTER EARTHWORK ACTIVITIES HAVE CEASED. SEEDING SHALL BE PER THE EROSION AND SEDIMENT CONTROL PLAN AND/OR LANDSCAPE PLAN. IF NOT SPECIFIED SEEDING SHALL BE PER APWA SECTION 2400, LATEST EDITION. UNLESS OTHERWISE NOTED, SEEDING SHALL BE SUBSIDIARY TO THE CONTRACT PRICE FOR EARTHWORK AND GRADING ACTIVITIES.
- 17. ALL DISTURBED AREAS IN THE RIGHT-OF-WAY SHALL BE SODDED. 18. UNDERDRAINS ARE RECOMMENDED FOR ALL PAVED AREAS ADJACENT TO IRRIGATED TURF AND LANDSCAPED BEDS.
- 19. CONTRACTOR SHALL ADHERE TO THE REPORTING REQUIREMENTS OUTLINED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THIS PROJECT. EROSION AND SEDIMENT CONTROL DEVICES SHALL BE PROPERLY MAINTAINED AND KEPT CLEAN OF SILT AND DEBRIS AND IN GOOD WORKING ORDER. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AS REQUIRED.

UTILITIES:

- 1. EXISTING UTILITIES HAVE BEEN SHOWN TO THE GREATEST EXTENT POSSIBLE BASED UPON INFORMATION PROVIDED TO THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE RESPECTIVE UTILITY COMPANIES AND FIELD LOCATING UTILITIES PRIOR TO CONSTRUCTION AND IDENTIFYING ANY POTENTIAL CONFLICTS. ALL CONFLICTS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE FNGINFFR
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ANY REQUIRED UTILITY RELOCATIONS. UTILITIES DAMAGED THROUGH THE NEGLIGENCE OF THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE
- CONTRACTOR SHALL VERIFY FLOW-LINES AND STRUCTURE TOPS PRIOR TO CONSTRUCTION, AND SHALL 3. NOTIFY ENGINEER OF ANY DISCREPANCIES. PROVIDE SHOP DRAWINGS FOR ALL PRECAST AND MANUFACTURED UTILITY STRUCTURES FOR REVIEW BY THE ENGINEER PRIOR TO CONSTRUCTION OF THE STRUCTURES.
- 4. UTILITY SEPARATION: WATERLINES SHALL HAVE A MINIMUM OF 10 FEET HORIZONTAL AND 2 FEET VERTICAL SEPARATION FROM ALL SANITARY AND STORM SEWER LINES. IF MINIMUM SEPARATIONS CAN NOT BE OBTAINED, CONCRETE ENCASEMENT OF THE SANITARY OR STORM SEWER LINE SHALL BE REQUIRED 10 FEET IN EACH DIRECTION OF THE CONFLICT.
- PAYMENT FOR TRENCHING, BACKFILLING, PIPE EMBEDMENT, FLOWABLE FILL, BACKFILL MATERIALS, CLEAN 5. UP, SEEDING, SODDING AND ANY OTHER ITEMS NECESSARY FOR THE CONSTRUCTION OF THE UTILITY LINE SHALL BE INCLUDED IN THE CONTRACT PRICE FOR THE UTILITY INSTALLATION.
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING RESPECTIVE UTILITY COMPANIES 48-HOURS IN ADVANCE FOR THE INSPECTION OF ANY PROPOSED UTILITY MAIN EXTENSION OR SERVICE LINE OR SERVICE CONNECTION TO ANY EXISTING MAIN.
- TRENCH SPOILS SHALL BE NEATLY PLACED ONSITE ADJACENT TO THE TRENCH, AND COMPACTED TO 7. PREVENT SATURATION AND EXCESS SEDIMENT RUNOFF. UNSUITABLE MATERIALS, EXCESS ROCK AND SHALE, ASPHALT, CONCRETE, TREES, BRUSH ETC. SHALL BE PROPERLY DISPOSED OF OFFSITE. MATERIALS MAY BE WASTED ONSITE AT THE DIRECTION OF THE OWNER OR HIS APPOINTED REPRESENTATIVE.

	Sheet List Table
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	SITE PLAN
C2.0	GRADING PLAN
C3.0	STORM SEWER PLAN AND PROFILE
C4.0	SITE UTILITY PLAN
C5.0	EROSION CONTROL PLAN
C6.0	EROSION CONTROL DETAILS
C7.0	SIDEWALK & CURB DETAILS
C8.0	PAVEMENT DETAILS
C9.0	STORM SEWER DETAILS
C10.0	UTILITY DETAILS
L1.0	LANDSCAPE PLAN

PREPARED AND SUBMITTED BY:

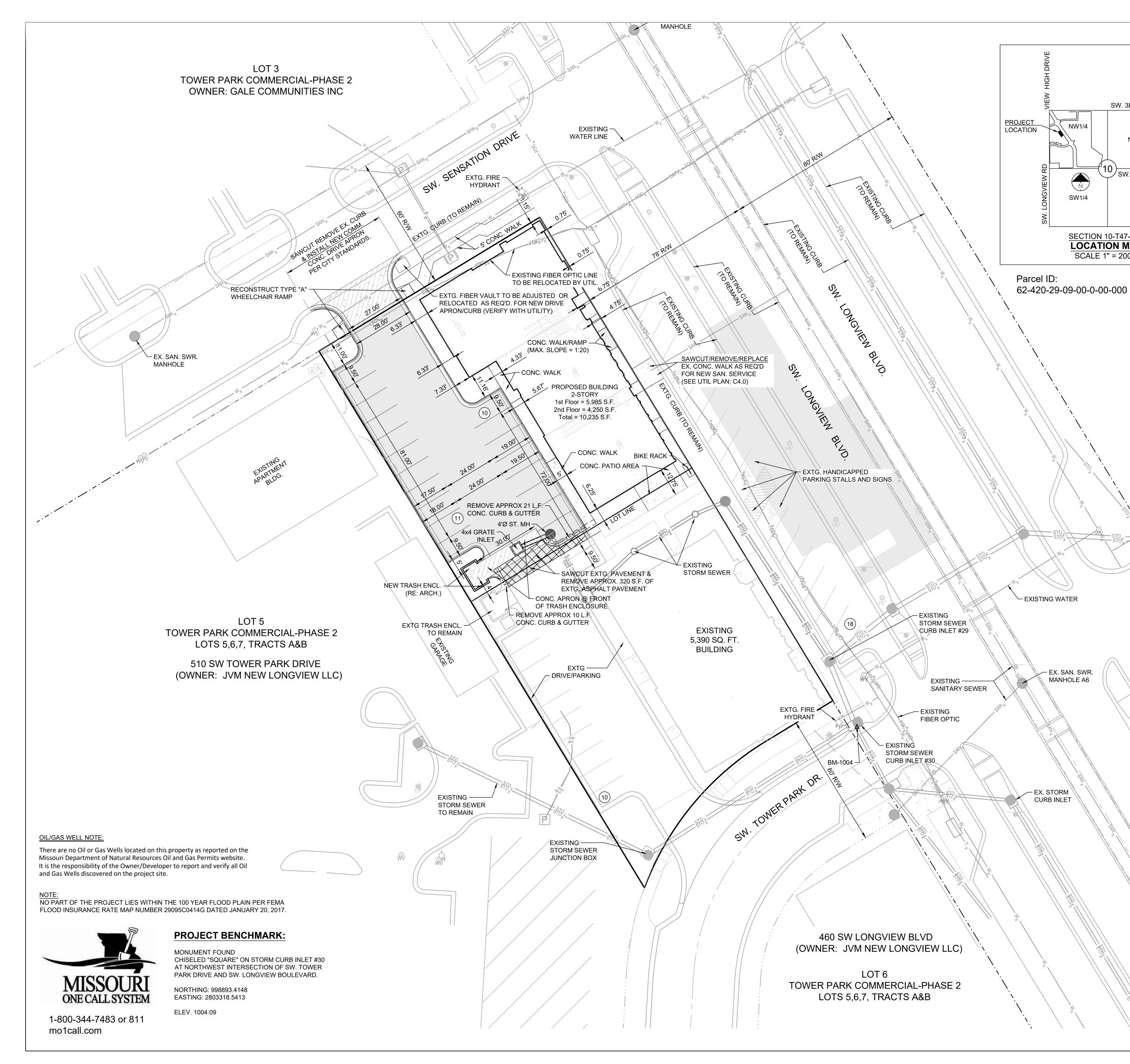


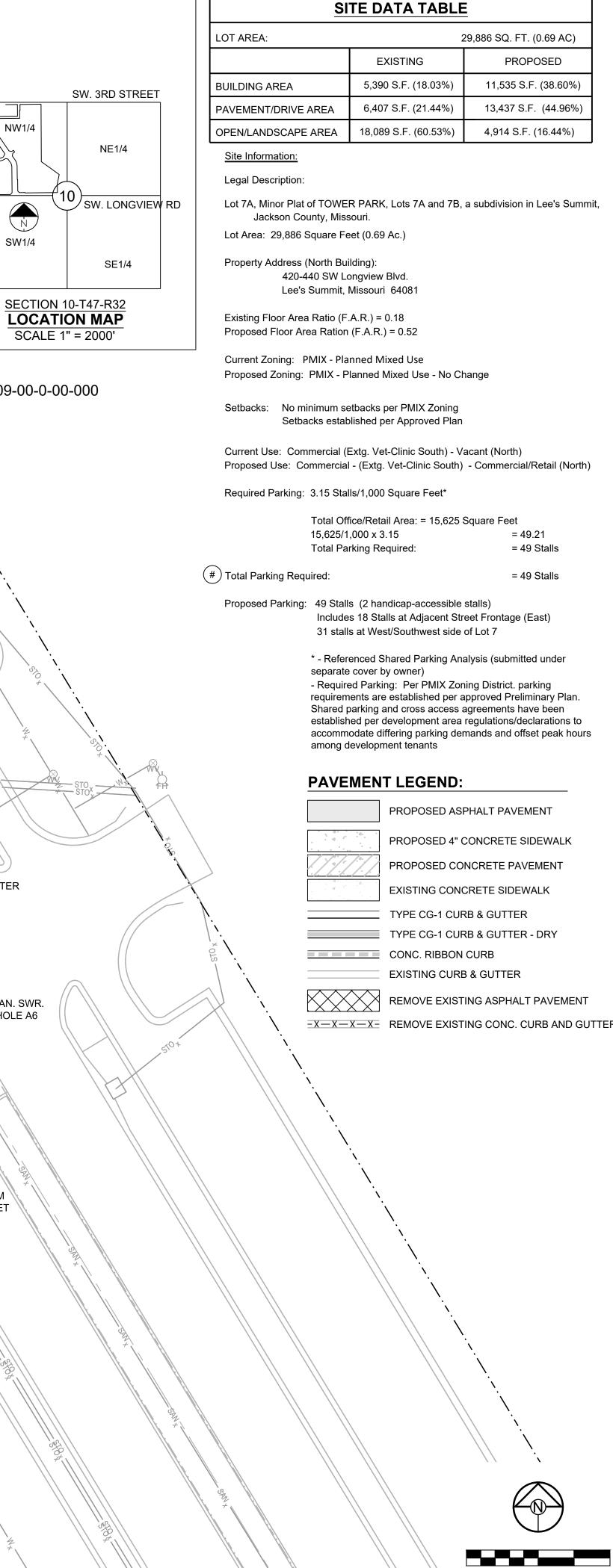
SCHLAGEL & ASSOCIATES, P.A.

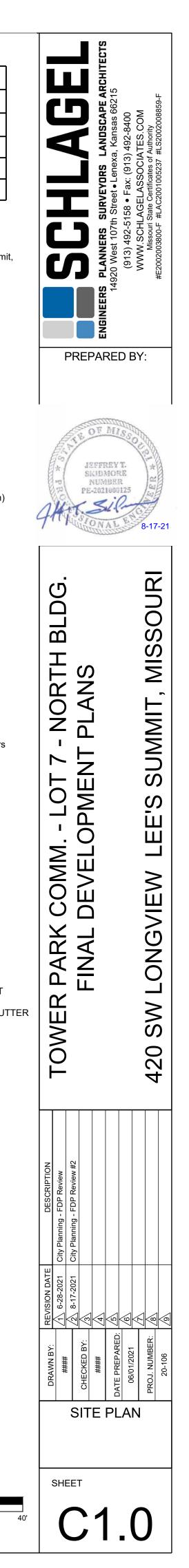
OWNER/DEVELOPER

NLVC, LLC/BOX REAL ESTATE DEV. RUSSEL G. PEARSON 3152 SW GRAND CIRCLE LEE'S SUMMIT, MO 64081 p (816) 589-4415 RPEARSON@BOXCEVCO.COM

JJJJH	Big ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS Image: Subscription of the state	C (913) 492-5158 • Fax: (913) 492-8400 K WWW.SCHLAGELASSOCIATES.COM	
SCHLAGEL &	ASSO	CIATE	S, P.A.
TOWER PARK COMM LOT 7 - NORTH BLDG. FINAL DEVELOPMENT PLANS			420 SW LONGVIEW LEE'S SUMMIT, MISSOURI
DRAWN BY: REVISION DATE DESCRIPTION #### 1 6-28-2021 City Planning - FDP Review #### 2 8-17-2021 City Planning - FDP Review #2 CHECKED BY: 3 1	####	06/01/2021 6 7	PROJ. NUMBER: 8 20-106 9
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SITE DATA TABLE

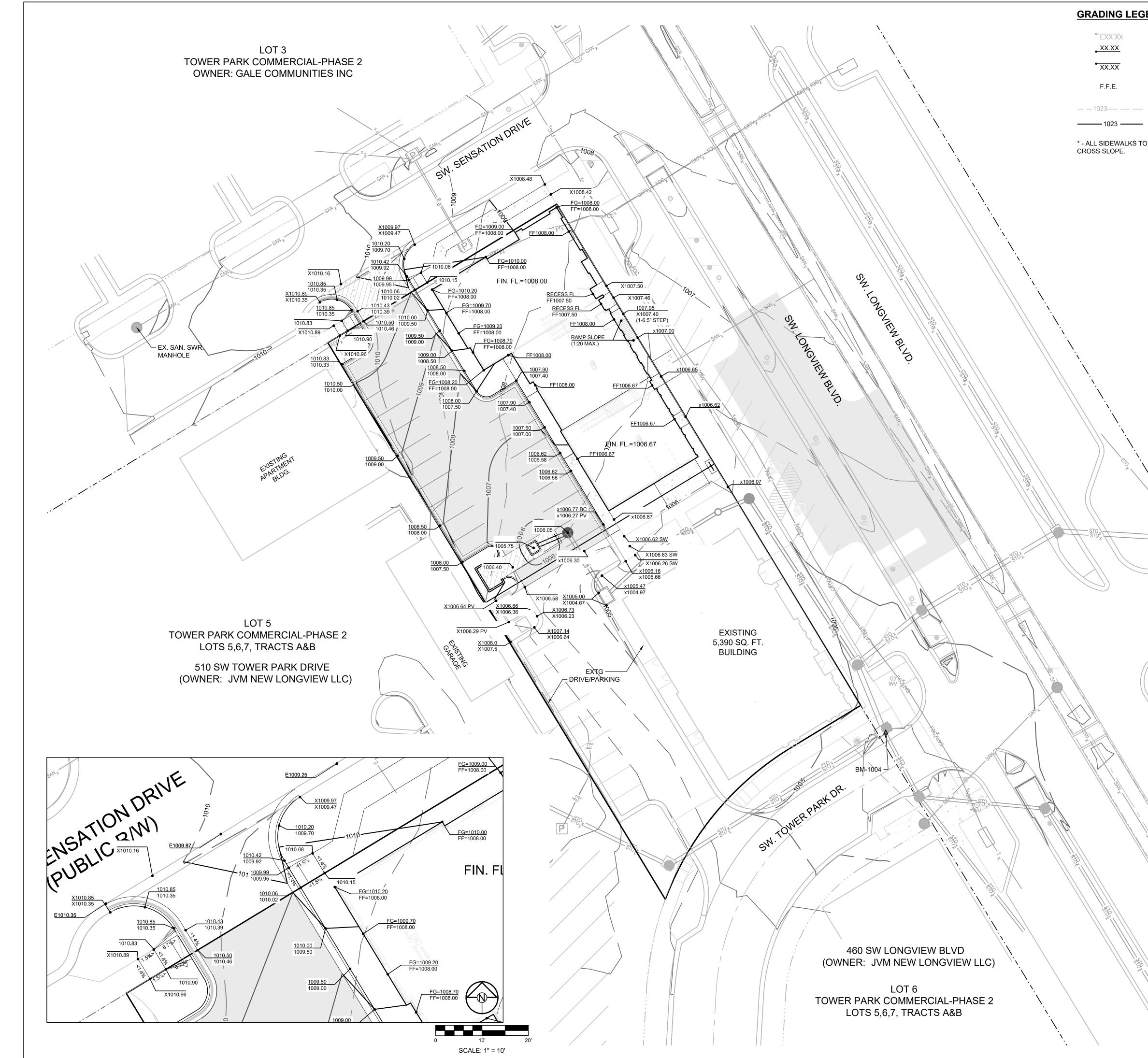
PROPOSED

= 49.21

= 49 Stalls

= 49 Stalls

SCALE: 1" = 20'

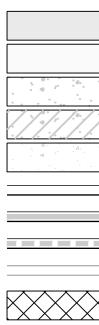


GRADING LEGEND:

XX	EXTG. SPOT ELEVATION
<u>XX</u>	PROPOSED TOP OF CURB ELEV.
xx	PROPOSED PAVEMENT GRADE ELEV OR LIP OF CURB ELEVATION
E.	FINISHED FLOOR ELEVATION
	EXISTING CONTOUR
23 ——	PROPOSED CONTOUR

* - ALL SIDEWALKS TO BE INSTALLED WITH A 1.5% MAXIMUM

PAVEMENT LEGEND:



PROPOSED ASPHALT PAVEMENT EXISTING ASPHALT PAVEMENT PROPOSED 4" CONCRETE SIDEWALK PROPOSED CONCRETE PAVEMENT EXISTING CONCRETE SIDEWALK TYPE CG-1 CURB & GUTTER TYPE CG-1 CURB & GUTTER - DRY CONC. RIBBON CURB

EXISTING CURB & GUTTER

REMOVE EXISTING ASPHALT PAVEMENT -X-X-X-X- REMOVE EXISTING CONC. CURB AND GUTTER

GRADING NOTES:

- 1. NO EDGE DRAINS OR UNDERDRAINS ARE INDICATED BEHIND THE CURBS. OWNER SHOULD CONSIDER THE INSTALLATION OF UNDERDRAINS DUE TO THE IRRIGATION OF GREENSPACE AREAS OF THE SITE.
- 2. RECOMMEND A GEOTECHNICAL ENGINEER REVIEW ALL EARTHWORK ACTIVITY TO MAKE SURE RECOMMENDATIONS IN GEOTECHNICAL REPORT ARE FOLLOWED.
- 3. PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT, GEOTECHNICAL ENGINEER MUST APPROVE SUBGRADE IN WRITTEN FORM TO THE OWNER AND PROJECT ENGINEER.
- 4. ALL UTILITY INSTALLATIONS UNDER PAVED AREAS MUST BE COMPACTED AS PER THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AND/OR GEOTECHNICAL REPORT.
- 5. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT TECHNICAL SPECIFICATIONS.
- 6. EXISTING TOPOGRAPHY SHOWN AS ESTABLISHED FROM BASE SURVEY PREPARED BY SCHLAGEL AND ASSOCIATES, P.A. - VERIFY GRADES PRIOR TO COMMENCEMENT OF GRADING AND CONSTRUCTION ACTIVITIES. NO ADDITIONAL MONEY WILL BE PAID FOR HAUL-IN OR HAUL-OFF OF MATERIAL.
- 7. ALL ROCK, CONCRETE, ASPHALT, TREE, BRUSH, ETC. TO BE REMOVED AS A PART OF THE PROJECT CONSTRUCTION SHALL BE DISPOSED OF BY THE GRADING CONTRACTOR AND SHALL BE A SUBSIDIARY OBLIGATION OF THE CONTRACT. THE GRADING CONTRACTOR IS ALSO RESPONSIBLE FOR ALL GRADING ON THE SITE INCLUDING THE MANIPULATION OF THE EXCESS DIRT MATERIAL THAT WAS LEFT ALONG THE SEWER TRENCHES. THE COST FOR THIS WORK WILL BE INCLUDED IN THE LUMP SUM FEE FOR GRADING.
- ENTIRE PROJECT SHALL BE LEFT IN A MOWABLE CONDITION. ALL 8. DISTURBED AREAS SHALL BE SEEDED & MULCHED AS PER PROJECT REQUIREMENTS. ALL DISTURBED AREAS WITHIN THE PUBLIC STREET RIGHT-OF-WAY SHALL BE SODDED IN COMPLIANCE WITH THE CITY OF LEE'S SUMMIT TECHNICAL SPECIFICATIONS AND MUNICIPAL CODE.
- 9. THE CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS AT ALL TIMES.
- 10. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS. ANY PROPERTY CORNERS DISTURBED OR DAMAGED BY GRADING ACTIVITIES SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF MISSOURI, AT THE CONTRACTOR'S EXPENSE.

NO PART OF THE PROJECT LIES WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 29095C0414G DATED JANUARY 20, 2017.



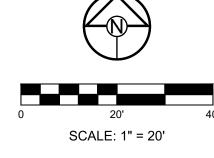
1-800-344-7483 or 811 mo1call.com

PROJECT BENCHMARK:

MONUMENT FOUND CHISELED "SQUARE" ON STORM CURB INLET #30 AT NORTHWEST INTERSECTION OF SW. TOWER PARK DRIVE AND SW. LONGVIEW BOULEVARD.

NORTHING: 998893.4148 EASTING: 2803318.5413

ELEV. 1004.09

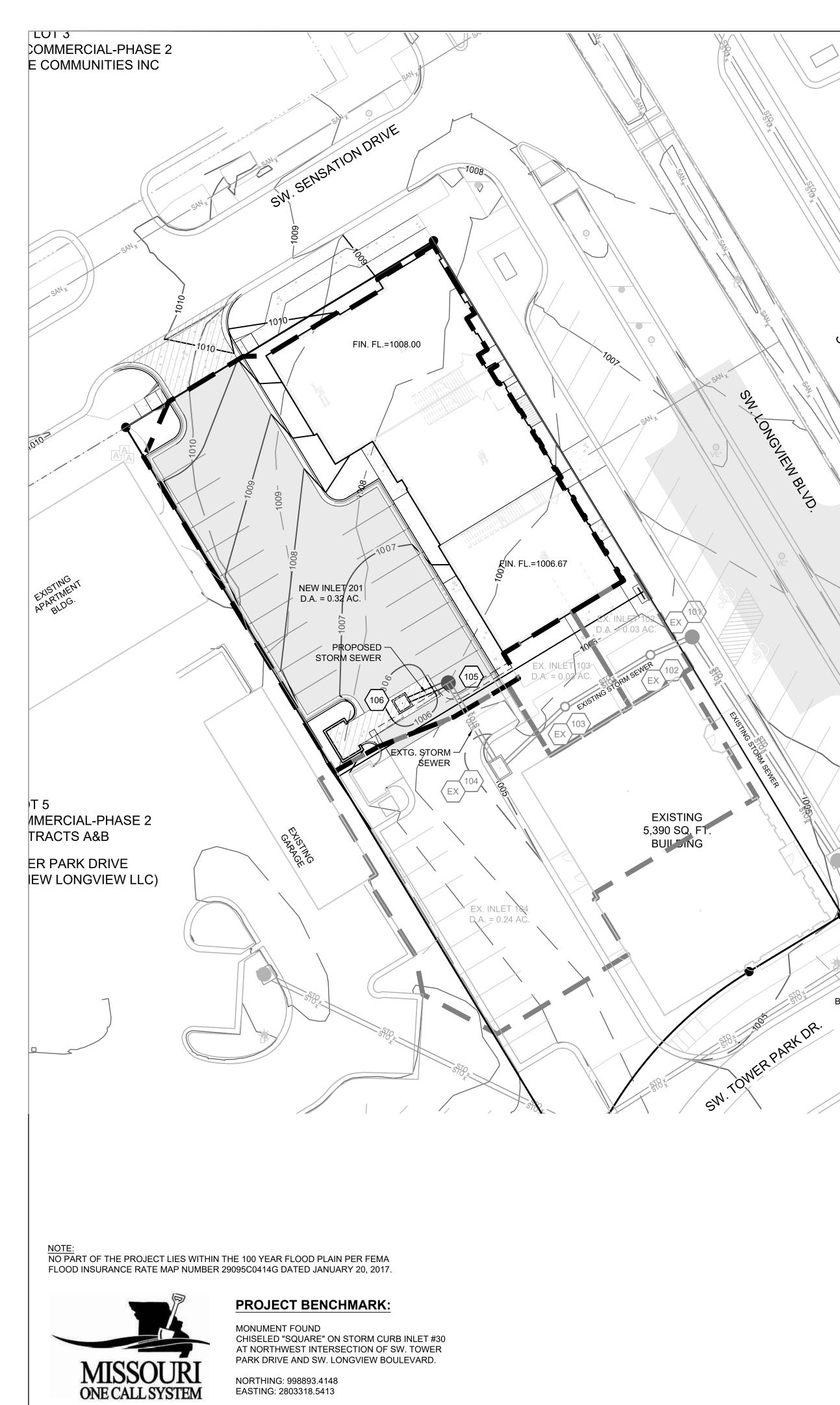






	IOWER PARK COMM LOI / - NORIH BLDG.										
DESCRIPTION	1 6-28-2021 City Planning - FDP Review	City Planning - EDD Review #2									
REVISION DATE	1 6-28-2021	A 8-17-2021	1202-11-0 22	3	4	5	V		\leftarrow	8	
DRAWN BY:	####	шшш		CHECKED BY:	#####	DATE PREPARED:		06/01/2021		PROJ. NUMBER:	20-106
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C2.(



ELEV. 1004.09

1-800-344-7483 or 811 mo1call.com

i i i oju	ect Name:		Tower P	ark - Lot	: 7 - P	hase 2	C	urb Type:	CG-1						
	Project #:		20-106					City:	Lee's Summit						
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Desi	gn Storm:		100												ŀ
	K" Value:		1.25												ſ
"	F" Factor:		1.00												
Runoff	Calculation	าร													ſ
			Cumul.				Runoff				Up	Up	Up		
Inlet	Area	"C"	Area	Cumul.			То	Cumul.	Pipe	Pipe	Piped	Piped	Area	Up	
#	(acres)	Value	(acres)	CxA	Tc	Intensity	Inlet	Runoff	Cap.	Vel.	Inlet 1	Inlet 2	(acres)	CxA	
	00														-
LINE 10		0.81	0.62	0.50	5.4	10.17	0.00	6.39	7.86	6.40			0.00	0.00	
LINE 10 101	0.00	0.01			5.0	10.19	0.31	6.40	7.00	5.70			0.00	0.00	
	0.00	0.81	0.62	0.50	5.3	10.10									
101			0.62 0.59	0.50 0.48	5.3 5.2	10.23	0.31	6.11	7.00	5.70			0.00	0.00	
101 102	0.03	0.81						6.11 5.82	7.00 7.00	5.70 5.70			0.00	0.00 0.00	
102 103	0.03	0.81 0.81	0.59	0.48	5.2	10.23	0.31								

SW. LONGVIEW BLVD.

BM-1004 ·

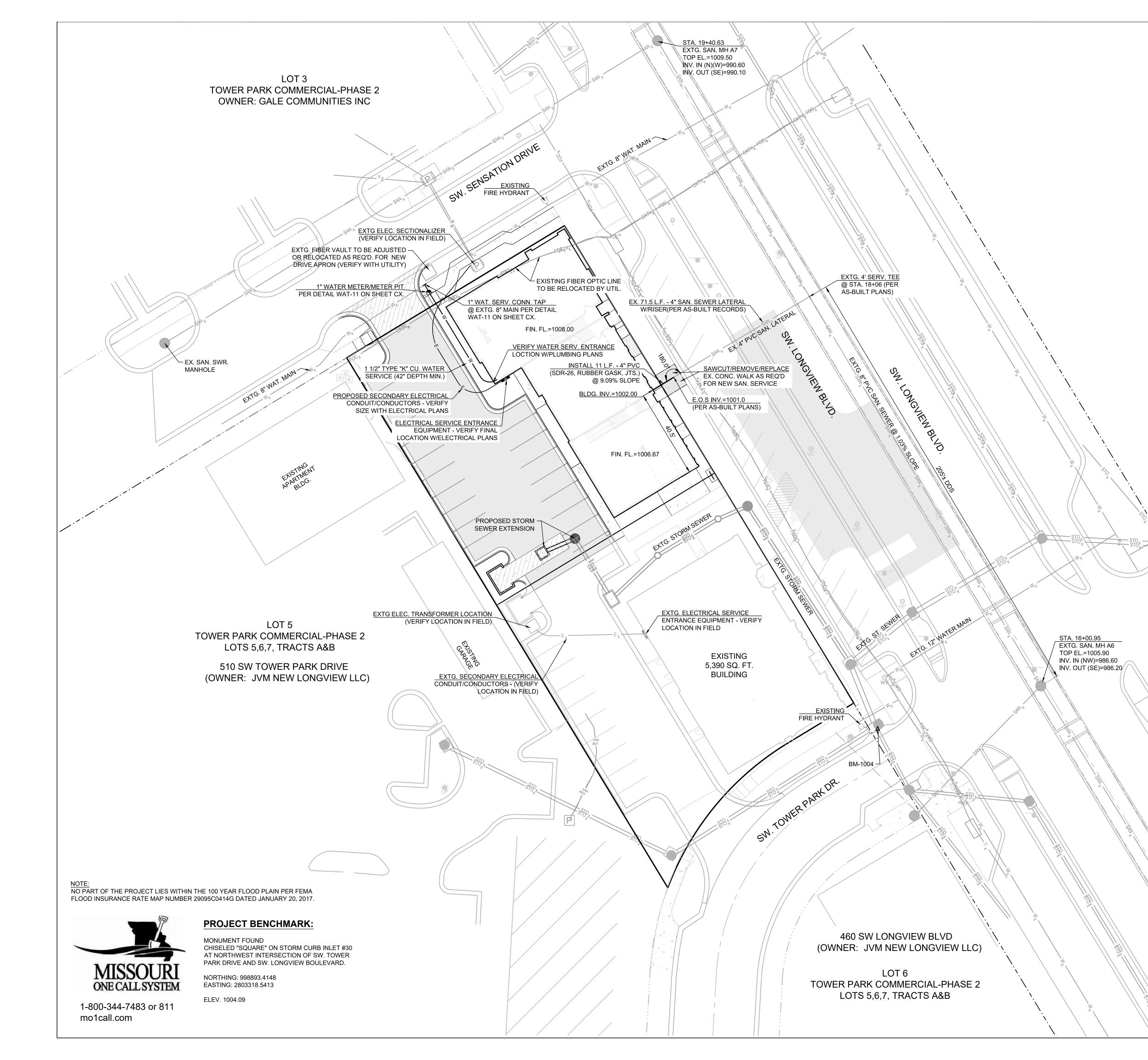
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0		201	 40'
0		20'	40
	SCA	LE: 1" = 20'	

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STORM LINE 100 PROFILE

	(106) (105)		104	(103)	(102)
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EXPOSE END OF SEWER AND C STRUC. 105 OVER E	CONSTRUÇT S		28.69		32.00 L.F.
EXPOSE END OF SEWER AND C	CONSTRUCT S EXISTING PIPE	31.95 L.F. EX. 15" HDPE	28.69 I	► 	32.00 L.F14.56l
EXPOSE END OF SEWER AND C STRUC. 105 OVER E	CONSTRUCT S EXISTING PIPE 16.25 L.F. 15" HDPE @ 1.00%			IDPE EX	32.00 L.F. 14.56L
EXPOSE END OF SEWER AND C STRUC. 105 OVER E	CONSTRUCT S EXISTING PIPE 16.25 L.F. 15" HDPE 1 @ 1.00%	EX. 15" HDPE @ 1.00%	EX. 15" I	HDPE EX	32.00 L.F. 14.56L
EXPOSE END OF SEWER AND C STRUC. 105 OVER E	CONSTRUCT S EXISTING PIPE 16.25 L.F. 15" HDPE 1 @ 1.00%	EX. 15" HDPE @ 1.00%	EX. 15" @ 1.0	IDPE EX	32.00 L.F. 14.56L
EXPOSE END OF SEWER AND C STRUC. 105 OVER E	CONSTRUCT S EXISTING PIPE 16.25 L.F. 15" HDPE 1 @ 1.00%	EX. 15" HDPE @ 1.00%	EX. 15" @ 1.0		32.00 L.F
EXPOSE END OF SEWER AND C STRUC. 105 OVER E 990	CONSTRUCT S EXISTING PIPE 16.25 L.F. 15" HDPE @ 1.00%	EX. 15" HDPE @ 1.00%	EX. 15" @ 1.0 (32.00 L.F. . 15" HDPE EX. 15" I @ 1.00% @ 1.0
EXPOSE END OF SEWER AND C STRUC. 105 OVER E 990	CONSTRUCT S EXISTING PIPE 16.25 L.F. 15" HDPE (3400 (3400 (3400 (3400 (3400 (3400 (3400 (3400 (3400 (3400 (3400 (3400 (3400)))))))))))))))))))))))))))))))))))	EX. 15" HDPE @_1.00%	EX. 15" + @ 1.0 () () () () () () () () () () () () () ((15" HDPE) (15" HDPE) (15" HDPE)	32.00 L.F. . 15" HDPE EX. 15" I @ 1.00% @ 1.0 (
EXPOSE END OF SEWER AND C STRUC. 105 OVER E 990	CONSTRUCT S EXISTING PIPE 16.25 L.F. 15" HDPE (3400 (3400 (3400 (3400 (3400 (3400 (3400 (3400 (3400 (3400 (3400 (3400 (3400)))))))))))))))))))))))))))))))))))	EX. 15" HDPE @ 1.00%	EX. 15" @ 1.0 (12: HDbE) (12: HDbE) (12: HDbE) (12: HDbE) (12: HDbE)	86 (15" HDPE) 0.36(15" HDPE)	32.00 L.F. . 15" HDPE EX. 15" I @ 1.00% @ 1.0 (H H H H H H H H H H H H H
EXPOSE END OF SEWER AND C STRUC. 105 OVER E 990	CONSTRUCT S EXISTING PIPE 16.25 L.F. 15" HDPE @ 1.00% (340 H	EX. 15" HDPE @ 1.00%	日本1001:65 (15" HDPE) 1001:15 (15" HDPE) 1001:15 (15" HDPE) 1001:15 (15" HDPE)	86 (15" HDPE) 0.36(15" HDPE)	32.00 L.F. . 15" HDPE EX. 15" I @ 1.00% @ 1.0 (IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII
EXPOSE END OF SEWER AND C STRUC. 105 OVER E 990	CONSTRUCT S EXISTING PIPE 16.25 L.F. 15" HDPE (12 HDPE (12 HDPE) (12 HDPE) (EX. 15" HDPE @ 1.00%	EX. 15" EX. 15"	= 1000.36(15" HDPE) %0	32.00 L.F. 14.561 . 15" HDPE X. 15" I @ 1.00% @ 1.0 (IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII
EXPOSE END OF SEWER AND C STRUC. 105 OVER E 990	CONSTRUCT S EXISTING PIPE 16.25 L.F. 15" HDPE (0 1.00% (12) HDPE (12) (12) HDPE (12) (12) HDPE (12) (12) HDPE (12) (12) HDPE (12) (12) (12) (12) (12) (12) (12) (12)	EX. 15" HDPE @.1.00%	= 1001.65 (15" HDPED) = 1001.65 (15" HDPED) = 1001.15 (15" HDPED) = 1001.15 (15" HDPED) = 1001.15 (15" HDPED) = 1001.65 (15" HDPED)	= 1000.36(15" HDPE) %0	32.00 L.F. 14.56 . 15" HDPE EX. 15" @ 1.00% @ 1.0 (300 H = 100000000000000000000000000000000
EXPOSE END OF SEWER AND C STRUC. 105 OVER E 990	CONSTRUCT S EXISTING PIPE 16.25 L.F. 15" HDPE (340H	EX. 15" HDPE @.1.00%	= 1001.65 (15" HDPED) = 1001.65 (15" HDPED) = 1001.15 (15" HDPED) = 1001.15 (15" HDPED) = 1001.15 (15" HDPED) = 1001.65 (15" HDPED)	= 1000.36(15" HDPE) %0	32.00 L.F. 14.56 . 15" HDPE EX. 15" @ 1.00% @ 1.0 (300 H = 100000000000000000000000000000000
EXPOSE END OF SEWER AND C STRUC. 105 OVER E 990	CONSTRUCT S EXISTING PIPE 16.25 L.F. 15" HDPE (30% (12. HDPE) (30% (12. HDPE) (12. HDPE) (30% (12. HDPE) (12.	EX. 15" HDPE @ 1.00%	IT (NE) = 1001.65 (15" HDPE) 0.1 (NE) = 1001.15 (15" HDPE) (15" HDPE) 101.15 (15" HDPE) 101.15 (15" HDPE)	(\$VV) = 1000.86 (15" HDPE) 11 (NE) = 1000.36(15" HDPE) X3 X3 X	32.00 L.F. . 15" HDPE X. 15" @ 1.00% @ 1.0 (HD0 00001 = (. 15" HDPE IX. 15" @ 1.00% 0 1.0 (HD0 00001 = (. 15" HDPE IX. 15" . 14.56 . 15" HDPE IX. 15" . 100% 0 1.0 (HD0 00001 = (. 100% 1.0 . 15" HDPE IX. 15" . 100% 0 1.0 . 100% 0 1.0 . 100% 0 1.0 . 100% 0 1.0 . 15" HDPE IX. 15" . 15" HDPE IX. 15" . 100% 0 1.0 . 100% 0 1.0 . 15" HDPE IX. 15" . 100% 0 1.0 . 100% 0 1.0 . 15" HDPE IX. 15" . 100% 0 1.0 . 15" . 100% 0 . 100% 0 . 100% 0 . 100% 1.0 . 100%
EXPOSE END OF SEWER AND C STRUC. 105 OVER E 990	ELL. OUT (SE) = 1002.63 (15" HDPE = 001 (NW) = 1002.63 (15" HDPE = 01.00% (15" HDPE = 01.00% (15" HDPE = 01.00% (15" HDPE = 0.00% (15" HDPE = 0.00\% (15" HDP	EX. 15" HDPE @ 1.00%		E. IN (\$W) = 1000.86 (15" HDPE) C. OUT (NE) = 1000.36(15" HDPE)	32.00 L.F. . 15" HDPE X. 15" @ 1.00% @ 1.0 (== (== (== (== (== (== (== (== (== (= (
EXPOSE END OF SEWER AND C STRUC. 105 OVER E 990	ELL. OUT (SE) = 1002.63 (15" HDPE = 001 (NW) = 1002.63 (15" HDPE = 01.00% (15" HDPE = 01.00% (15" HDPE = 01.00% (15" HDPE = 0.00% (15" HDPE = 0.00\% (15" HDP	EX. 15" HDPE @ 1.00%	EX: 15" ION) = 1001 65 (15" HDRE) @ 1.0 (15" HDRE) = 1001 (15 (15" HDRE) = 1001 (15 (15" HDRE) = 1001 (15 (15" HDRE) = 1001 (15 (15" HDRE) = 1001 (15" HDRE	EL. IN (\$\W) = 1000.86 ((15" HDPE) EL. OUT (NE) = 1000.36((15" HDPE)	32.00 L.F. . 15" HDPE X. 15" I @ 1.00% @ 1.0 (ЭНДН
EXPOSE END OF SEWER AND C STRUC. 105 OVER E 990	CONSTRUCT S EXISTING PIPE 16.25 L.F. 15" HDPE (01.00% (120)	EX. 15" HDPE @ 1.00%		E. IN (\$W) = 1000.86 (15" HDPE) C. OUT (NE) = 1000.36(15" HDPE)	32.00 L.F. . 15" HDPE X. 15" @ 1.00% @ 1.0 (☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐

Up Area acres)	Up CxA 0.00 0.00 0.00 0.00 0.00	Pipe Pi Up Inlet 101 102 103 104 105 106	roperties Down Inlet 101 102 103 104 105	Pipe Type Type PEP PEP PEP PEP	 "n" Value 0.012 	Pipe Size 15 15 15 15 15	Length 84.80 14.56 32.00 28.69 31.95 16.25	Slope % 1.26 1.00 1.00 1.00	Drop In Inlet 0.50 0.50 0.50 0.50 N/A	FL Up 998.90 999.54 1001.15 1001.97 1002.63	FL Down FL Down S TAILVVATE 997.83 999.40 1000.04 1000.86 1001.65 1002.47	Inlet Top R @ STR # 1005.88 1005.20 1005.00 1006.05 1005.75	HGL Elev. FREE 1000.19 1000.84 1001.63 1002.38 1002.86 1003.52	AGDER PLANNERS URVEYORS LANDSCAPE ARCHITECTS H1920 West 107th Street - Lenexa, Kansas 66215 (913) 492-5158 • Fax: (913) 492-8400 WWW.SCHLAGELASSOCIATES.COM Missoui State Certificates of Authority #E2002003800-F #LAC2001005237 #LS2002008859-F
0+9936, LINE 100 . STRUCTURE 102		STRUCTURE 101 (101)	□ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □									1"= 1"=-	=20' HOR. 10' VERT.	TOWER PARK COMM LOT 7 - NORTH BLDG. FINAL DEVELOPMENT PLANS 420 SW LONGVIEW LEE'S SUMMIT, MISSOURI
EX						STING DUND	DPE			EX. FL. IN (NW)) = 997.83 (15" HDPE)		1010		Drawn BY: REVISION DATE DESCRIPTION Imawn BY: REVISION DATE DESCRIPTION Imawn BY: A A A Image: A A A Image: A A A Image: A A A Image: B B B Image: A A A Image: B B B Image: B B B Image: B B </td



UTILITY INFORMATION & CONTACTS:

Missouri Gas Energy Attn: Lucas Walls 3025 Southeast Clover Drive Lee's Summit, Missouri 64082 Phone: (816) 969-2218 Email: lucas.walls@sug.com

Kansas City Power & Light Attn: Phillip Ingram 1300 Hamblen Road Lee's Summit, Missouri 64081 Phone: (816) 347-4339 Email: phillip.ingram@kcpl.com

Sewer and Water - City of Lee's Summit 220 SE Green Street Lee's Summit, Missouri 64063 Phone: (816) 969-1900 Email: publicworks@cityofls.net

AT&T Attn: Herb Upshaw 9444 Nall Avenue Overland Park, Kansas 66207 Phone: (913) 383-4929 Email: hu4112@att.com

811

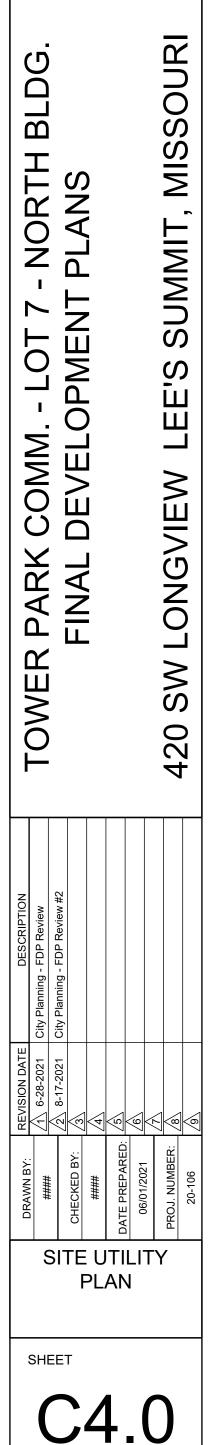
Missouri One Call - 1-800-344-7483

UTILITY STATEMENT:

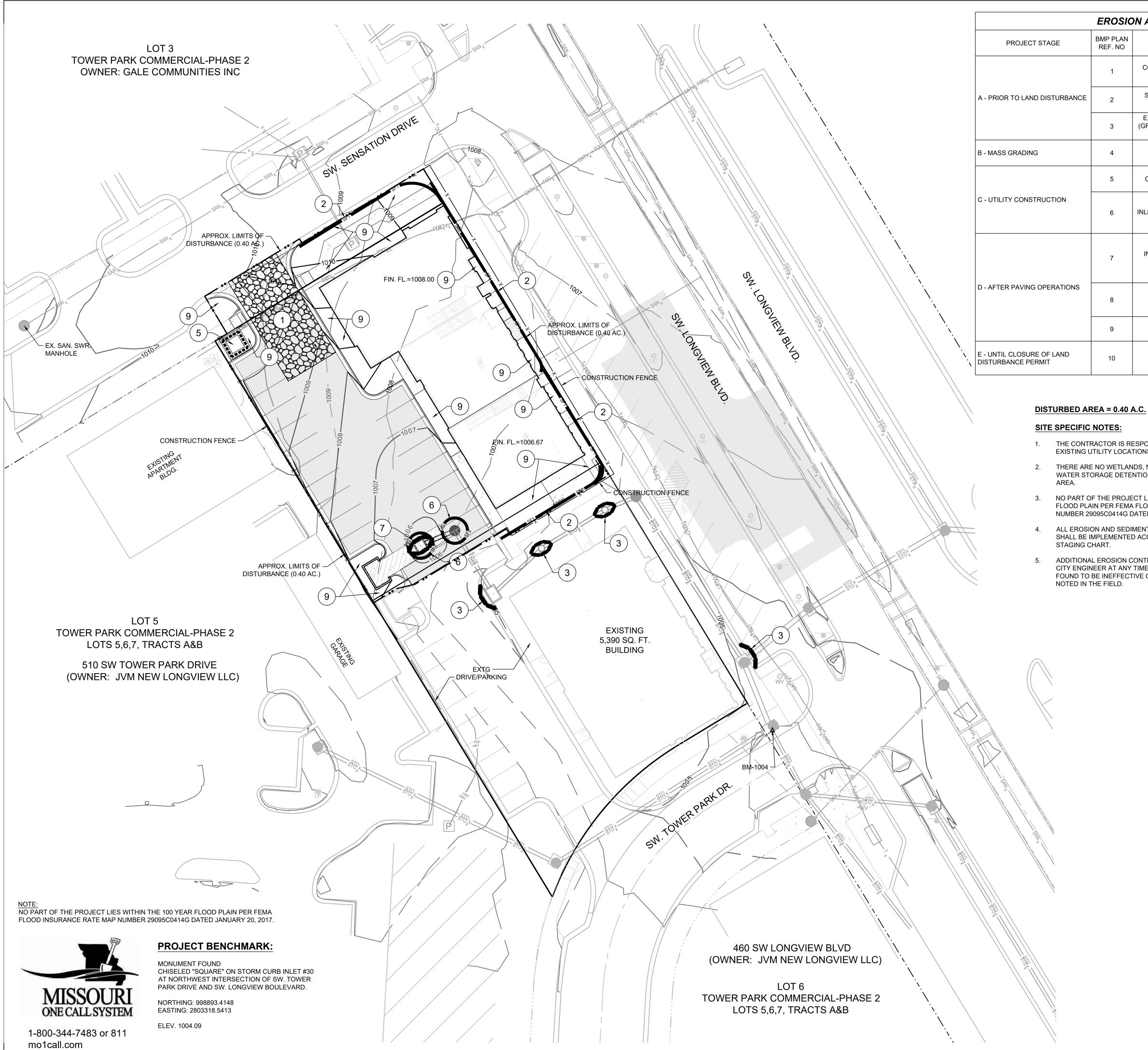
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDON. THE SURVEYOR FURTHER DOES NOT WARRANTY THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.







SCALE: 1" = 20'



EROSION AND SEDIMENT CONTROL STAGING CHART

BMP PLAN REF. NO	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
1	CONSTRUCTION ENTRANCE & STAGING AREA	D	MAINTAIN, REPAIR, OR REPLACE AS NECESSARY
2	SILT FENCE (PRIOR TO LAND DISTURBANCE)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
3	EXISTING INLET PROTECTION (GRAVEL CURB INLET SEDIMENT TRAP)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
4	SILT FENCE (DURING CONSTRUCTION)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
5	CONCRETE WASHOUT AREA	Е	MAINTAIN, REPAIR, OR REPLACE AS NECESSARY
6	INLET PROTECTION (SILT FENCE)	D/E	PLACE SILT FENCE AROUND ALL STORM SEWER STRUCTURES / YARD AREA STORM STRUCTURES PRIOR TO TOPS BEING PLACED SILT FENCE REMOVED & REPLACE WITH #7 BELOW WITH PLACEMENT OF TOPS AND/OR STABLIZATION OF DRAINAGE AREAS.
7	INLET PROTECTION (GRAVEL FILTER BAGS)	E	BOARDS SHALL BE PLACED IN FRONT OF INLET OPENING FROM THE TIME SILT FENCE IS REMOVED UNTIL SUCH TIME THAT THE CURB / THROAT IS POURED. PLACE GRAVEL FILTER BAGS AT THE OPENING OF ALL CURB INLETS IMMEDIATELY AFTER THE INLET THROATS ARE POURED
8	SILT FENCE (AFTER CURB CONSTRUCTION)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
9	SEEDING AND MULCHING	E	ALL DISTURBED AREAS AFTER 14 DAYS OF CONSTRUCTION INACTIVITY
10			ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES MAY BE REQUIRED ANY TIME CURRENT MEASURES ARE FOUND TO BE INEFFECTIVE.

THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.

THERE ARE NO WETLANDS, NATURAL OR ARTIFICIAL WATER STORAGE DETENTION AREAS IN THE PROJECT

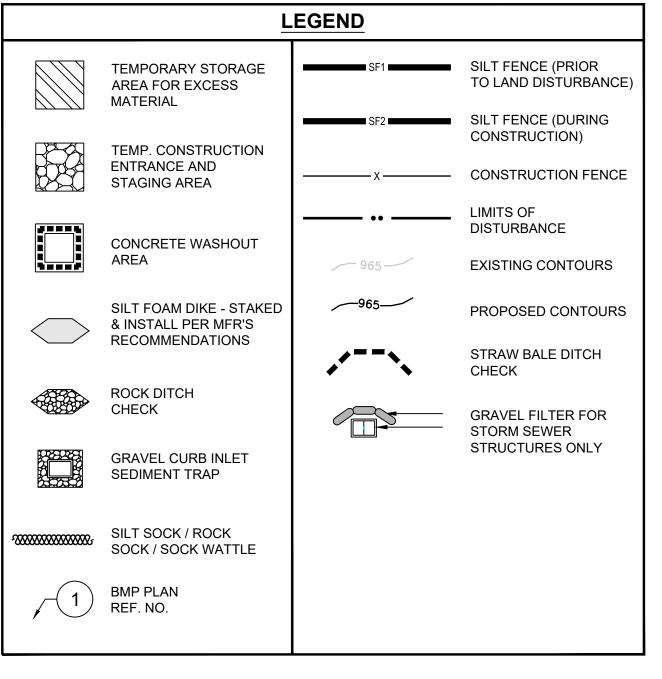
NO PART OF THE PROJECT LIES WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 29095C0414G DATED JANUARY 20, 2017.

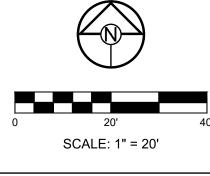
ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED ACCORDING TO THE BMP

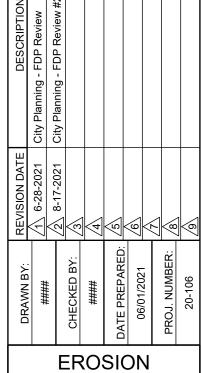
ADDITIONAL EROSION CONTROL MAY BE REQUIRED BY THE CITY ENGINEER AT ANY TIME EXISTING MEASURES ARE FOUND TO BE INEFFECTIVE OR PROBLEMATIC AREAS ARE NOTED IN THE FIELD.

STABILIZATION OF DISTURBED AREAS MUST, AT A MINIMUM, BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING, OR OTHER SOIL DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. THE DISTURBED AREAS SHALL BE PROTECTED FROM EROSION BY STABILIZING THE AREA WITH MULCH OR OTHER SIMILARLY EFFECTIVE SOIL STABILIZING BMPS. INITIAL STABILIZATION ACTIVITIES MUST BE COMPLETED WITHIN 14 DAYS AFTER SOIL DISTURBING ACTIVITIES CEASE.

- ALL PERIMETER SILT FENCE, EARTH DIKES, SEDIMENT BASINS, AND ROCK CONSTRUCTION ENTRANCES WILL BE INSTALLED BEFORE GRADING OPERATIONS BEGIN.
- SILT FENCE AND EARTH DIKES THAT ARE PLACED BEFORE 8. GRADING BEGINS WILL BE MAINTAINED BY THE GRADING CONTRACTOR.
- AREAS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE SODDED IMMEDIATELY AFTER CONSTRUCTION IS COMPLETE.



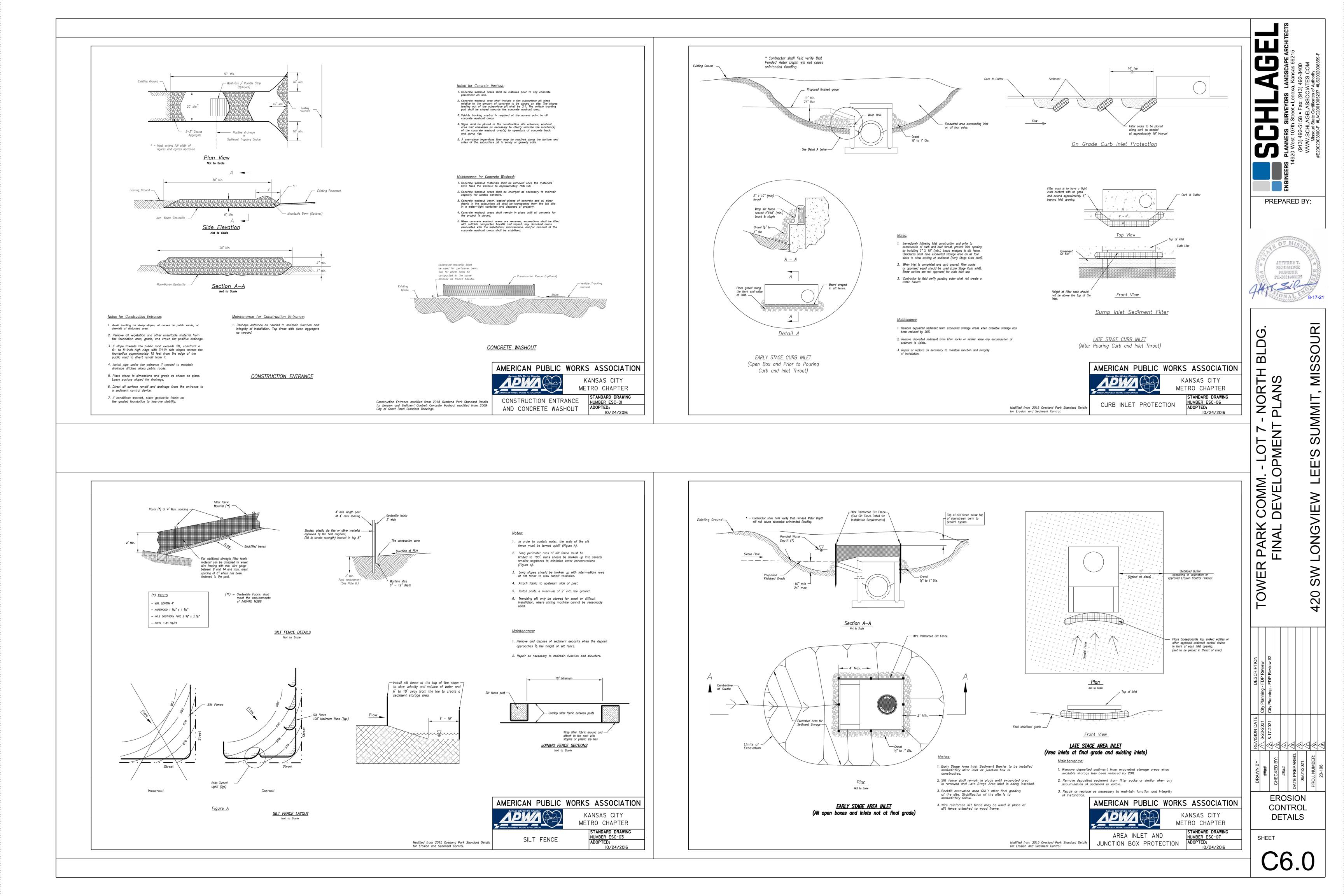


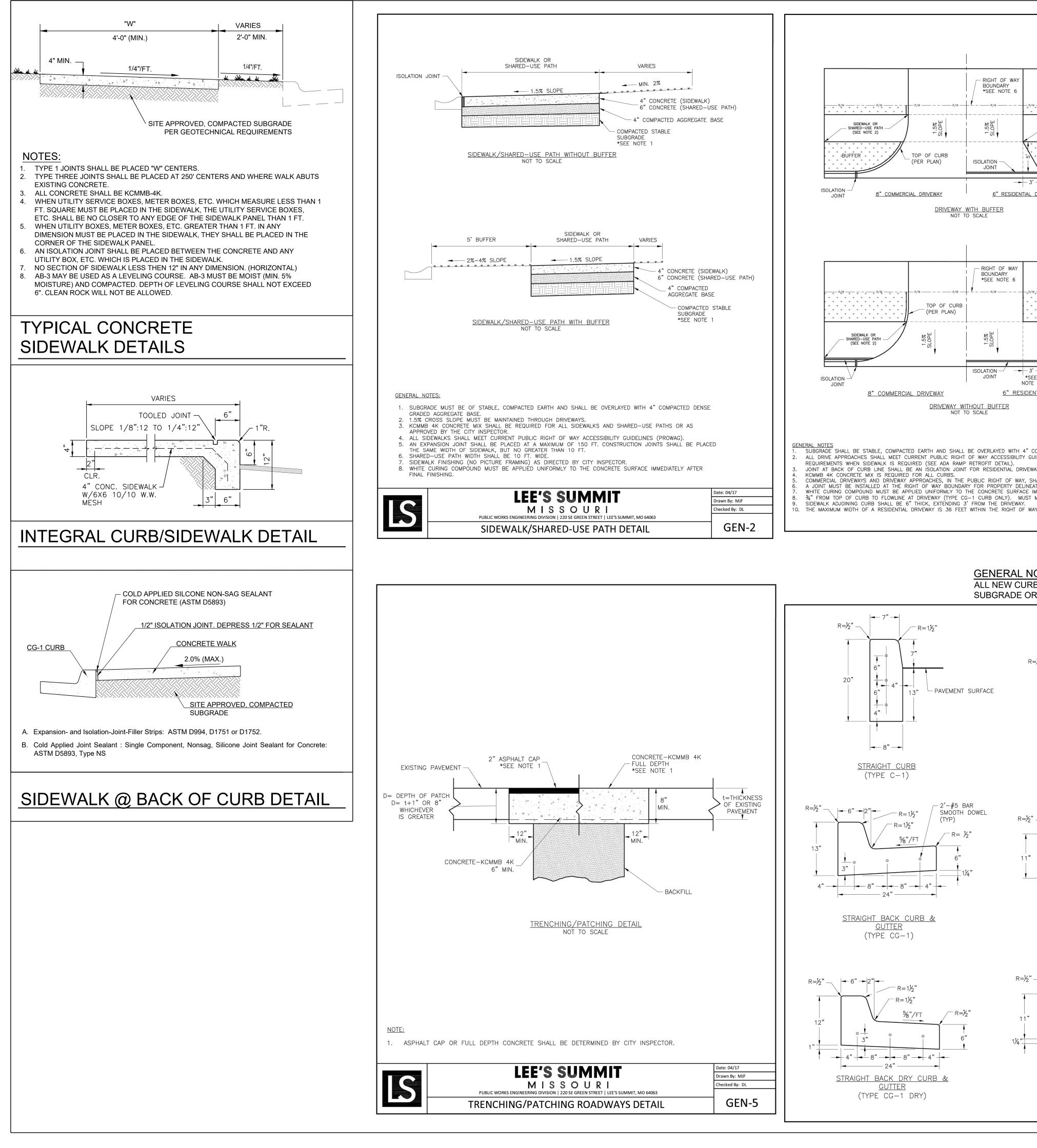


CONTROL PLAN

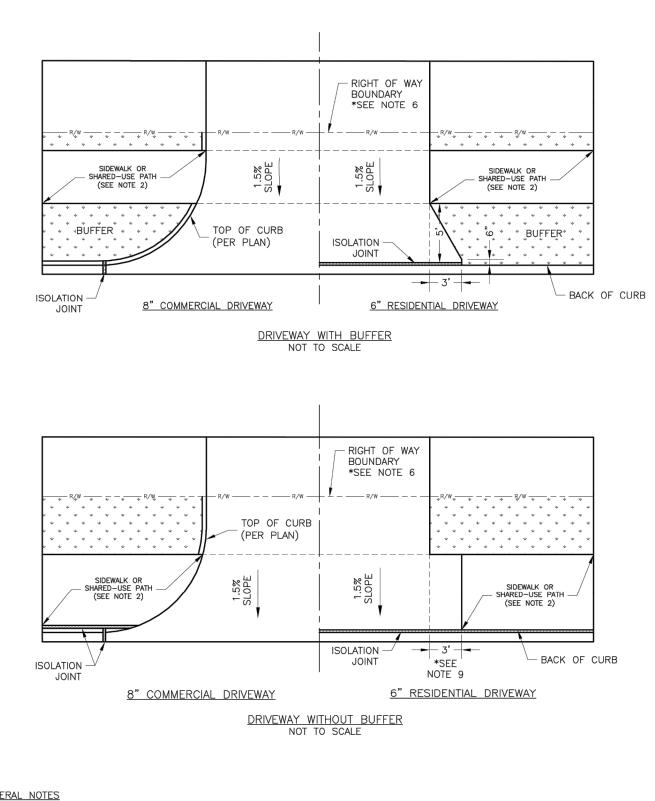
SHEET

C5.(





CURARAIT	Date: 04/17			
SUMMIT	Drawn By: MJF			
SSOURI	Checked By: DL			
ON 220 SE GREEN STREET LEE'S SUMMIT, MO 64063				
RED-USE PATH DETAIL	GEN-2			



- GENERAL NOTES 1. SUBGRADE SHALL BE STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE. ALL DRIVE APPROACHES SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG) FOR SLOPE REQUIREMENTS WHEN SIDEWALK IS REQUIRED (SEE ADA RAMP RETROFIT DETAIL). JOINT AT BACK OF CURB LINE SHALL BE AN ISOLATION JOINT FOR RESIDENTIAL DRIVEWAYS KCMMB 4K CONCRETE MIX IS REQUIRED FOR ALL CURBS.
- OMMERCIAL DRIVEWAYS AND DRIVEWAY APPROACHES, IN THE PUBLIC RIGHT OF WAY, SHALL BE KCMMB 4K CONCRETE MIX. A JOINT MUST BE INSTALLED AT THE RIGHT OF WAY BOUNDARY FOR PROPERTY DELINEATION. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING. 3/2" FROM TOP OF CURB TO FLOWLINE AT DRIVEWAY (TYPE CG-1 CURB ONLY). MUST MAINTAIN ORIGINAL FLOWLINE OF CURB. SIDEWALK ADJOINING CURB SHALL BE 6" THICK, EXTENDING 3' FROM THE DRIVEWAY.

- PAVEMENT SURFACE

___2**'**_#5 BAR

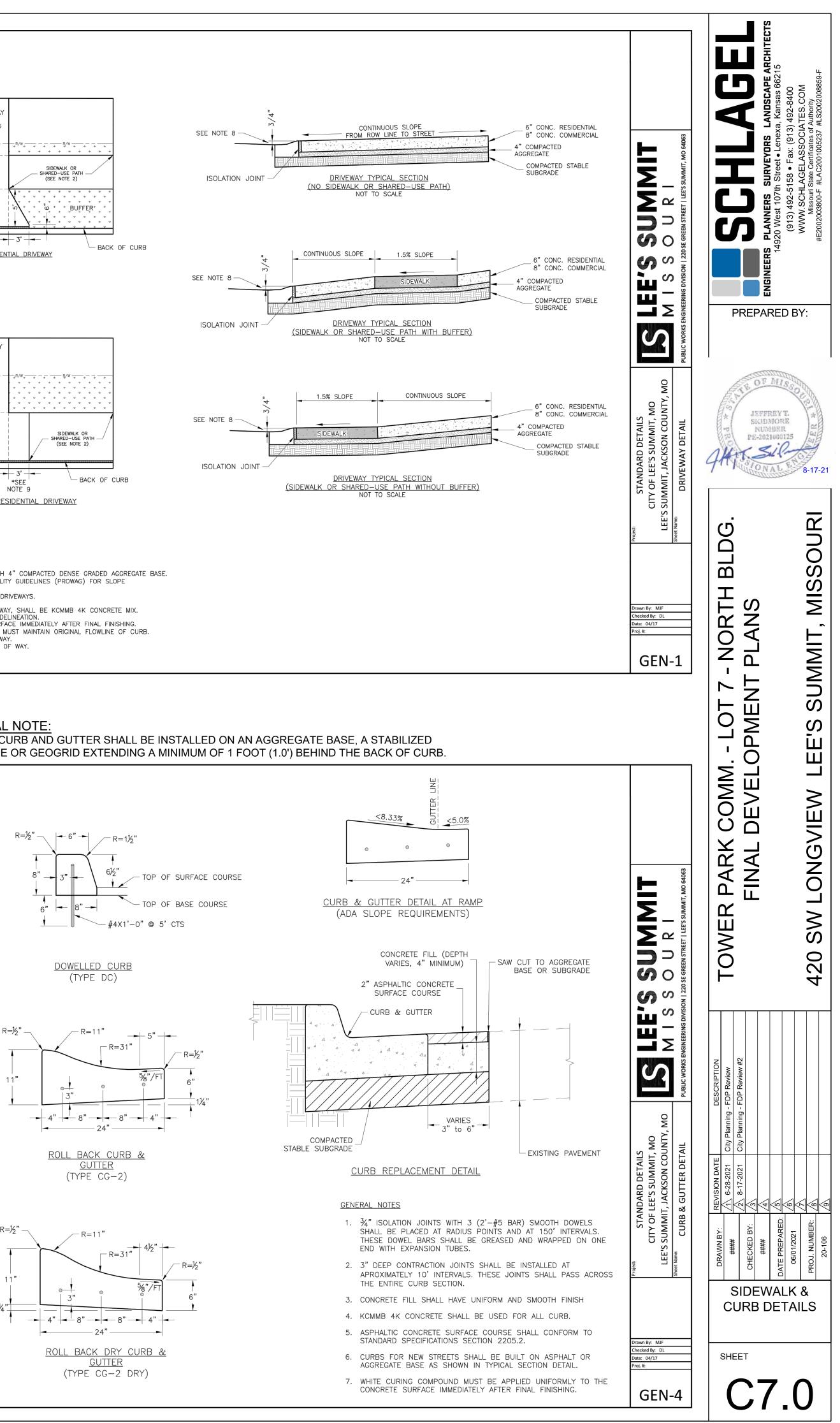
- R=

(TYP)

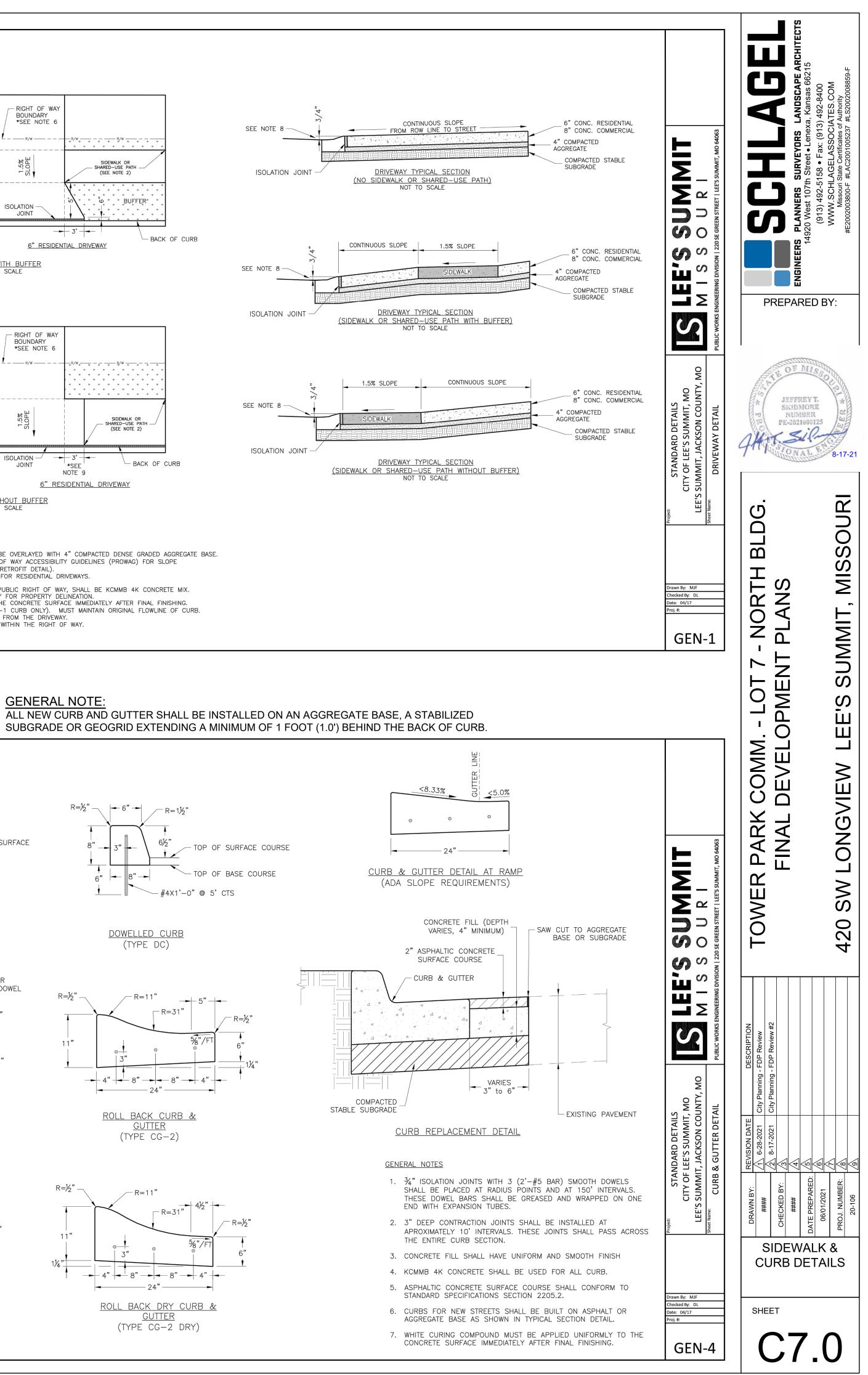
SMOOTH DOWEL

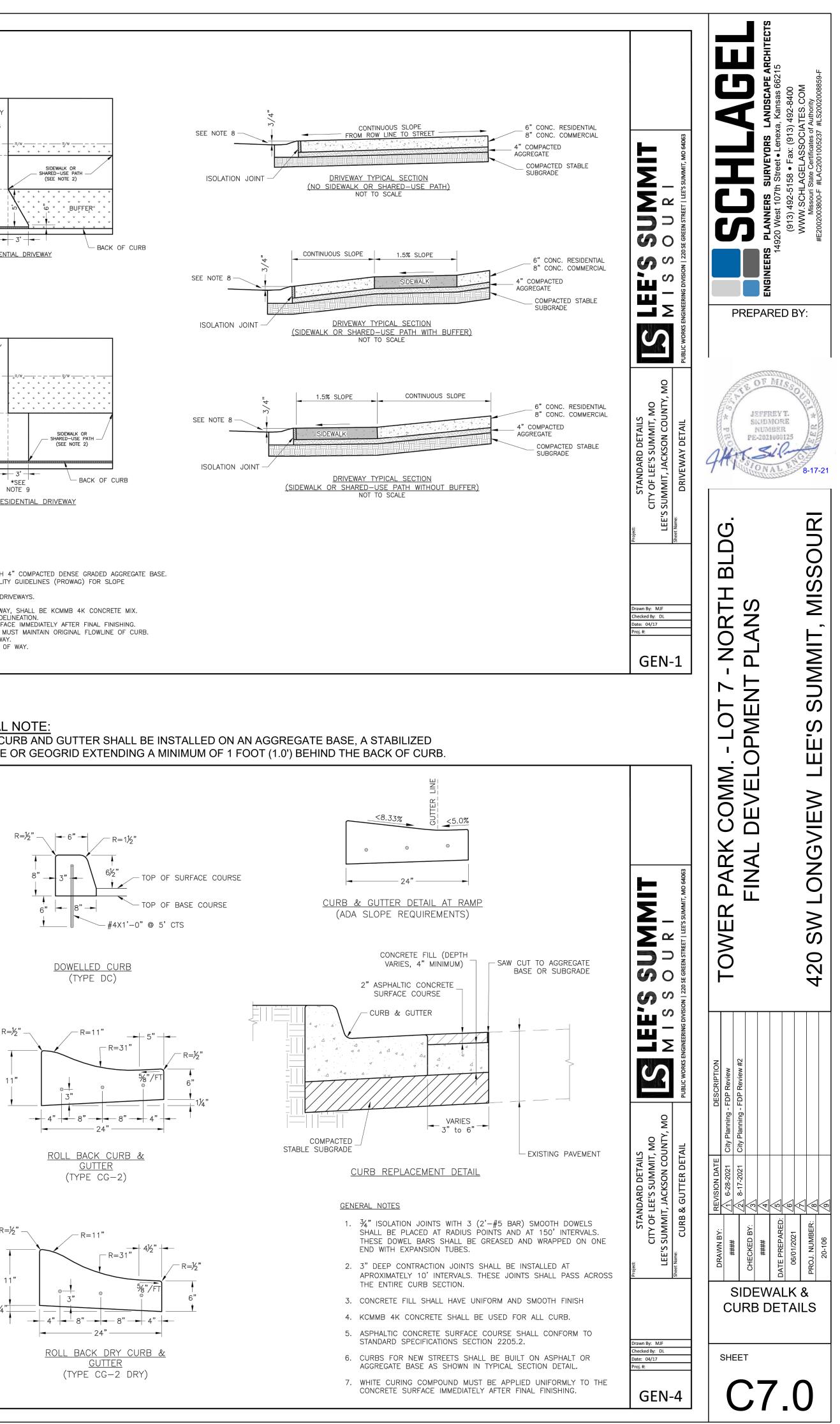
-R = 1%

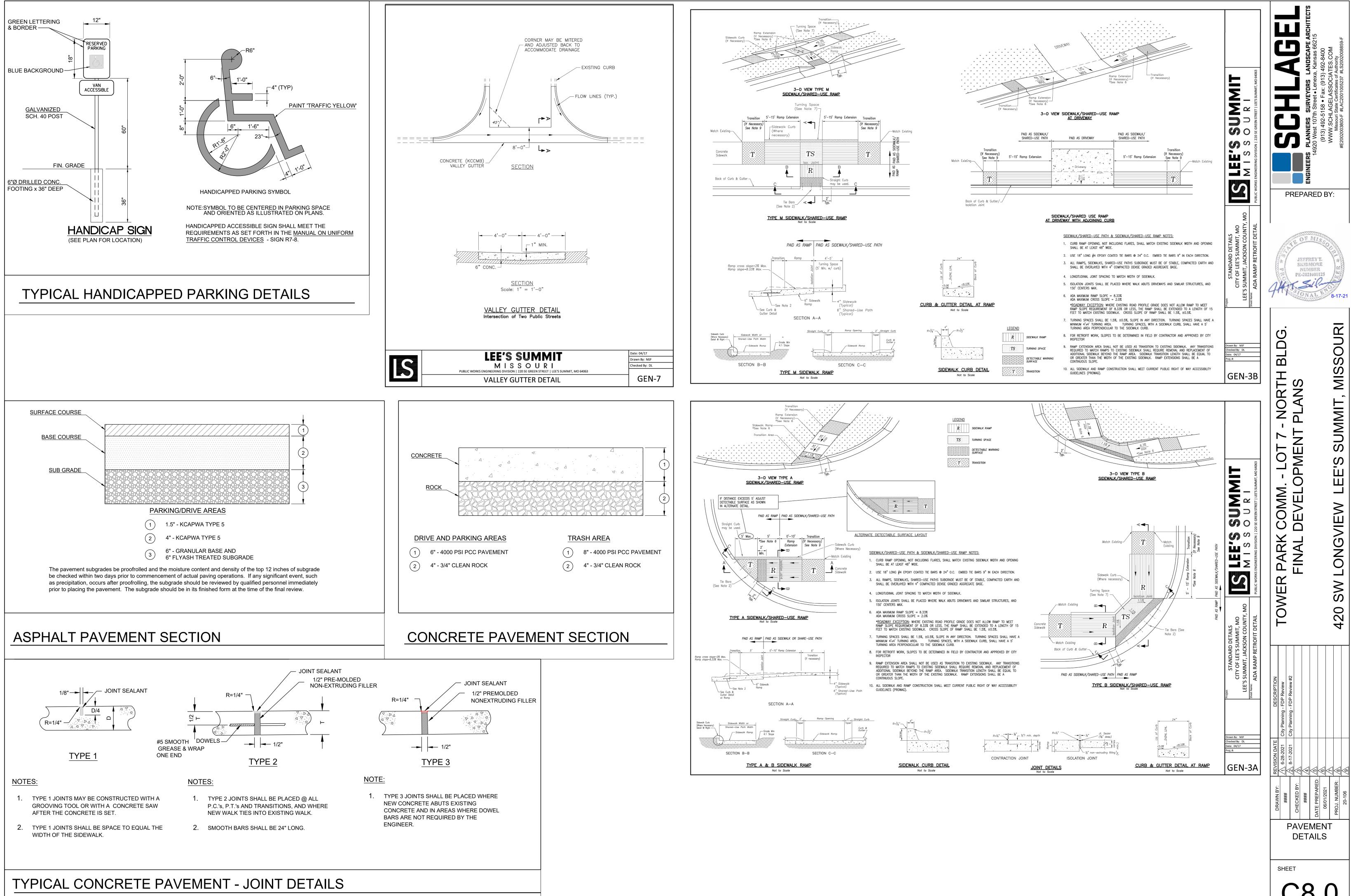
GENERAL NOTE:



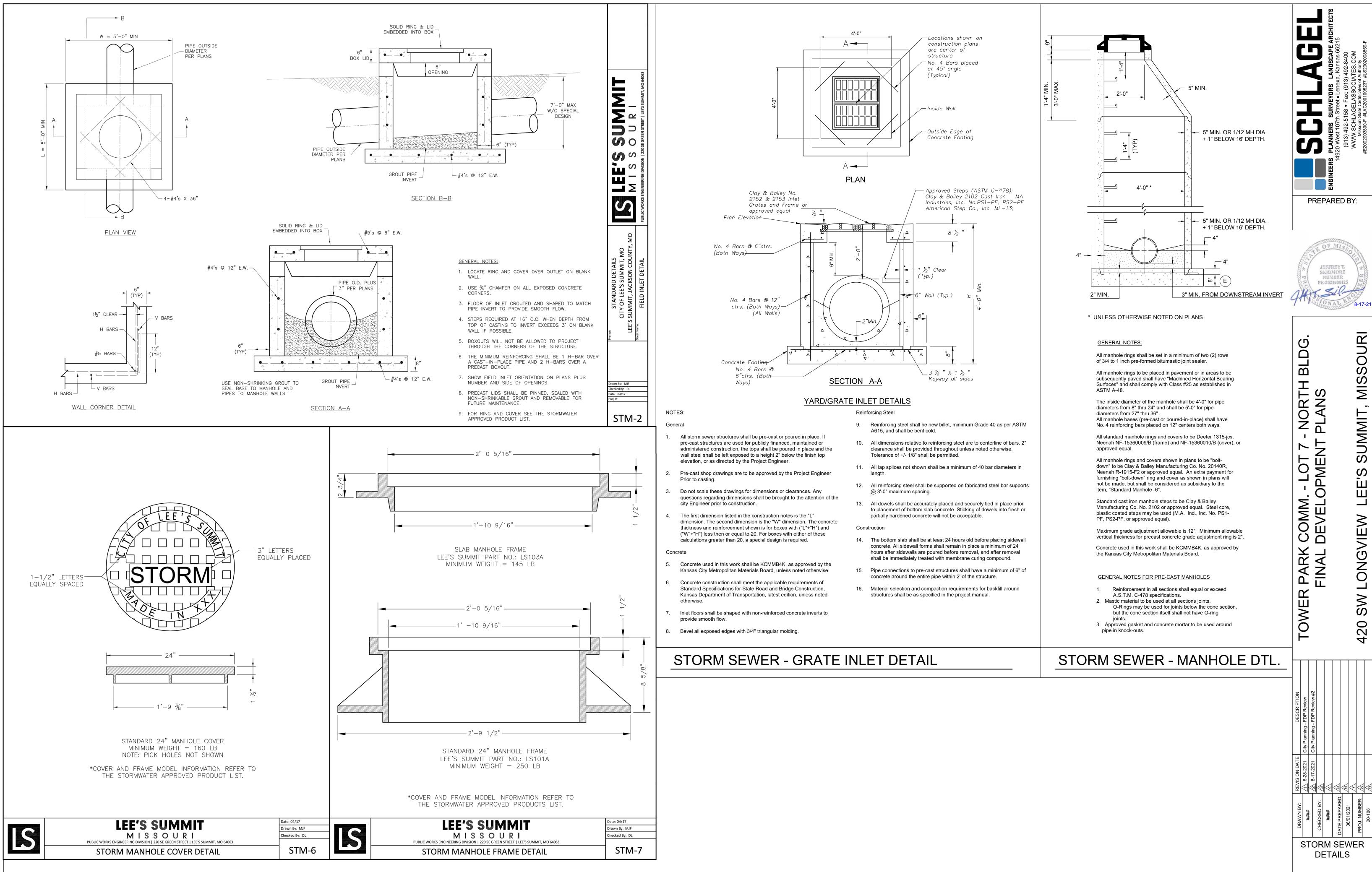




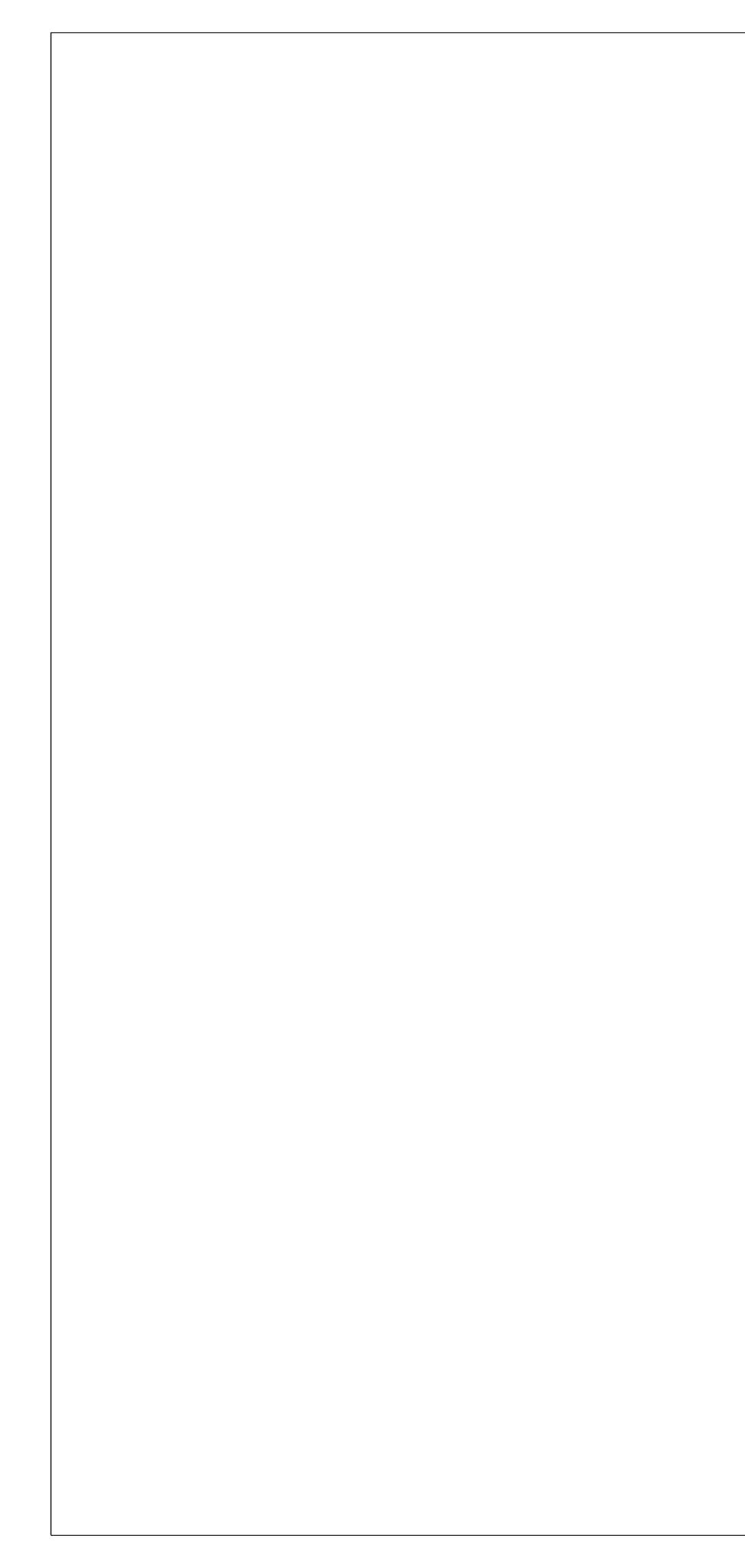


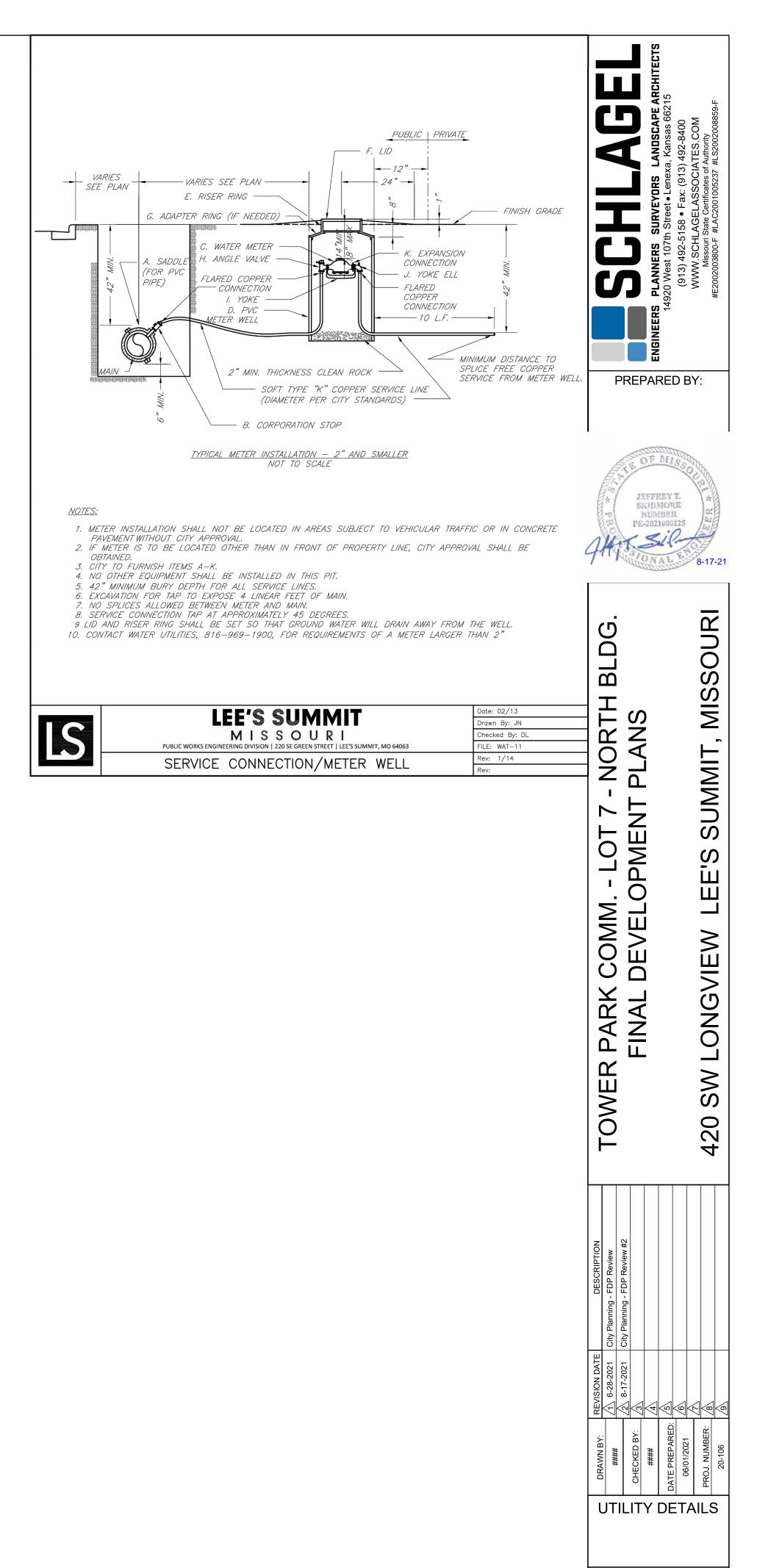


C8.(



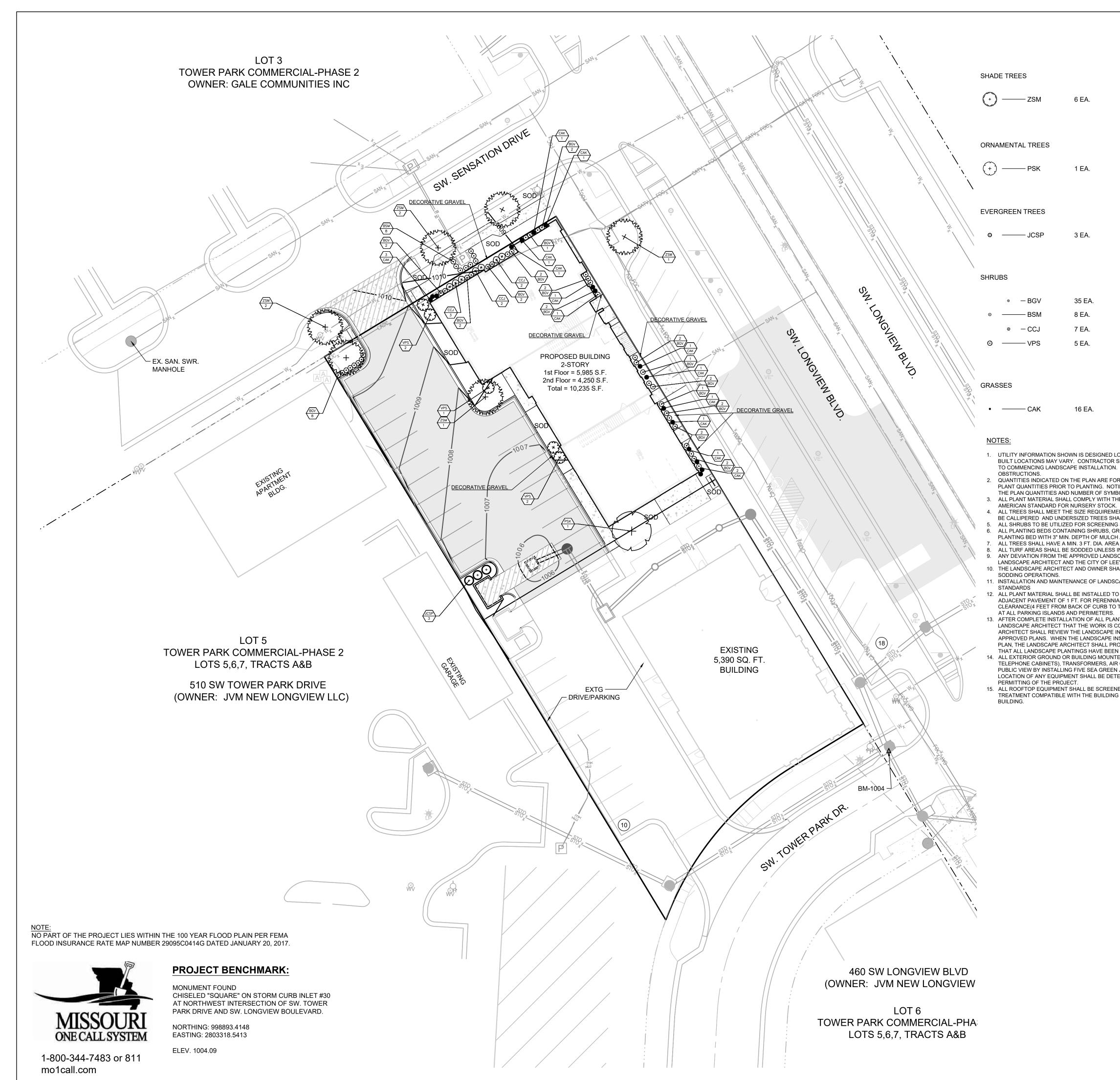
SHEET





SHEET

C10.0



Zelkova serrata 'Musashino' Prunus serrulata 'Kwansan'	Musashino Columnar Zelkova Kwansan Flowering Cherry	3" Cal. B&B 1.5" Cal. B&B	Such and the second sec
Juniperus chinensis 'Spartan'	Spartan Juniper	8' ht. B&B	PREPARED BY:
Buxus x 'Green Velvet' Buxus sempervirens 'Monrue' Plant Patent #15,243 Caryopteris x clandonensis 'Janice' PPAF Viburnum plicatum tomentosum 'Summer Snowflake'	Green Velvet Boxwood Green Tower Boxwood Lil Miss Sunshine™ Bluebeard Summer Snowflake Viburnum	5 gal.Cont.5 gal.Cont.5 gal.Cont.5 gal.Cont.	SCHLAGEL & ASSOCIATES, P.A.
Calamagristis x acutifolia 'Karl Foerster' D.DCGATION OR LOCATIONS BASED ON UTILITY LOCATES. ABD D.SCATION OR LOCATIONS BASED ON UTILITY LOCATES. ADD D.SCATION OR LOCATIONS D.SCATION OF D.SCATION OF D.SCATION D.SCATION OF THE LESS SUMMIT STANDARDS AND ANSI AGD.1 THE SCATION OF LESS SUMMIT STANDARDS AND ANSI AGD.1 THE SCATION OF LESS SUMMIT ORDINANCE. ALL TREES SHALL SCALING THE LESS SUMMIT ORDINANCE ALL TREES SHALL C.C. D.SCATION OF THE LESS SUMMIT ORDINANCE ALL TREES SHALL C.C. D.SCATION OF THE LESS SUMMIT STANDARDS SHALL BE IN A C.C. MONOVER, PERENNIALS, ANNUALS SHALL BE IN A C.C. MONOVER, PERENNIALS, ANNUALS SHALL BE INTER C.S. MONOVER, PERENNIALS, ANNUALS SHALL BE INTER THE SCALE C.S. MONOVER, PERENNIALS, ANNUALS SHALL BE C.S. MONOVER, PERENNIALS, ANNUA	Karl Foerster Grass	2 gal. Cont.	TOWER PARK COMM LOT 7 - NORTH BLDG. FINAL DEVELOPMENT PLANS 420 SW LONGVIEW LEE'S SUMMIT, MISSOURI
		$\underbrace{\left(\begin{array}{c} \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\$	TTOR DESCRIPTION Image DESCRIPTION Image<