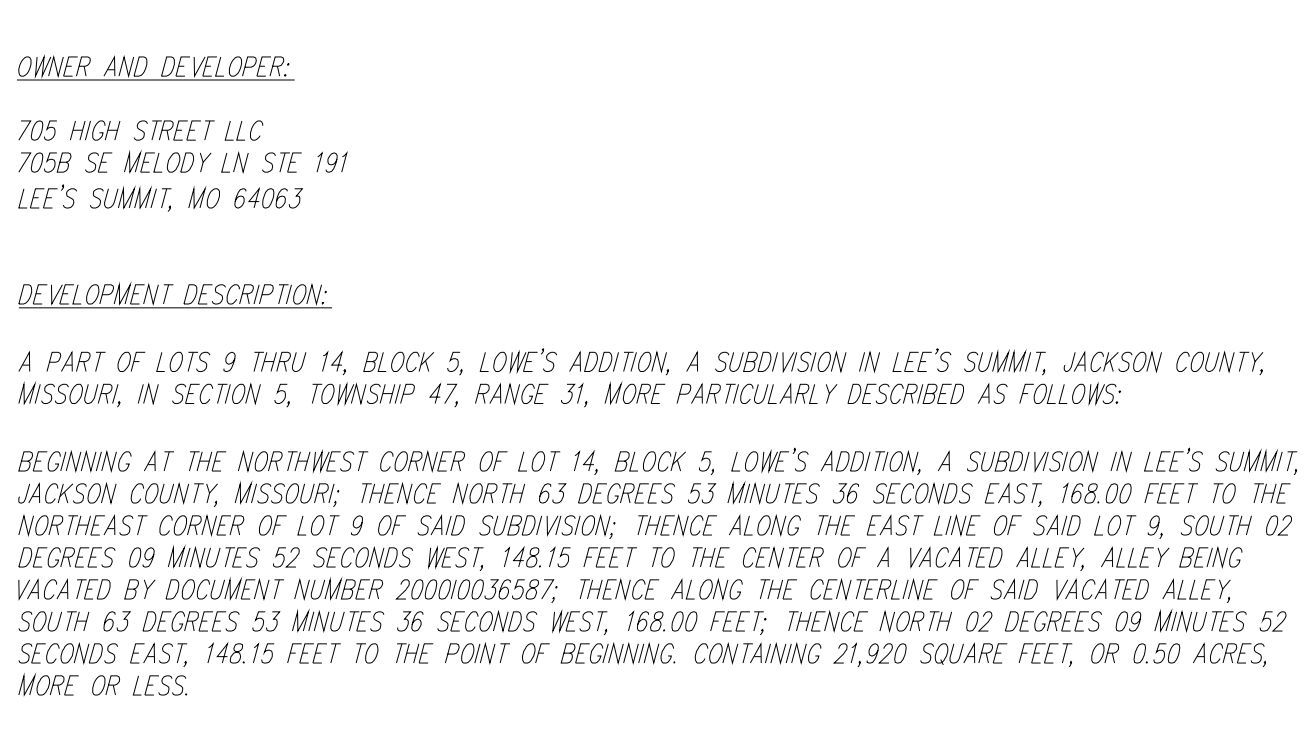
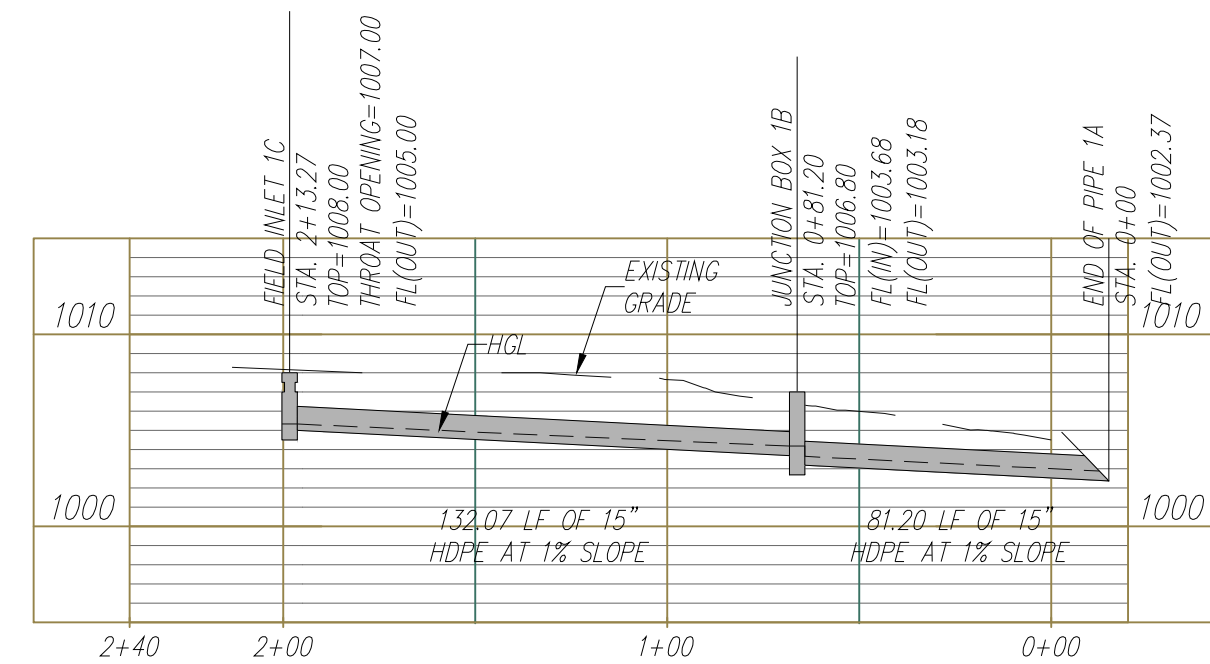
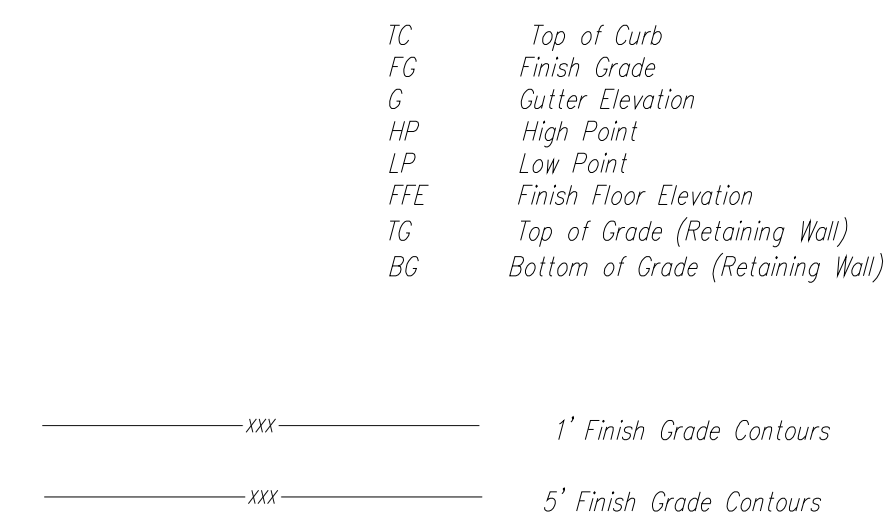




2	SHEET OF	7	JOB NO. 21085	OCTOBER 7, 2021	DRAWING NO. 21085	X-REF NO. 21118B	SITE DIMENSION PLAN	705 SE HIGH STREET DUPLEXES	LEE'S SUMMIT - JACKSON COUNTY - MISSOURI		DATE	REVISION	NO.	BY	CK/APP



STORM SEWER LINE 1
STA. 0+00 - STA. 2+13.27



GRADING AND DRAINAGE NOTES:

Information pertaining to underground utilities was obtained from available records and field locations when possible, but the contractor must determine the exact location and elevation of all underground utilities by hand at all utility crossings in advance of machine trenching. If clearances are less than specified on plans or 24", which ever is less, contact the Engineer and the Owner/Developer prior to proceeding with construction. All structures located within Right Of Way or otherwise noted on these plans shall be protected by the Contractor. If structures are not pre-protected, the Contractor cannot be charged contractor shall submit shop drawing to H&M Consult, for review and approval. Contractor shall be responsible for relocation or removal of existing underground utilities and structures located within the Right Of Way. The Contractor shall coordinate with utility companies on adjusting existing utilities as required by cut and fill and at additional cost to the contractor.

Contractor shall be held responsible for the design and implementation of sheeting, shoring, bracing and special excavation. If structures are to meet I-94A, Federal, State and Local regulations pertaining to the installation of the work indicated on these drawings.

All disturbed areas and slopes shall be graded smooth and (4") of top soil applied. The area shall be seeded and watered until heavy grass growth has been established.

Storm drain pipes existing shall be replaced with 48" HDPE, section 2100.

See Erosion Control Plan for rip rap pads.

Elevations are called out to top of curb, top of pavement, or top of structure, unless otherwise noted.

Parking lot grading shall be performed to routine storm water directed to the storm collection system.

All curb shall be 6"-12" high.

Clear and grub areas to be filled, remove trees, vegetation, rocks, or other debris, and other materials that will affect the stability of the fill.

Ensure that fill material is free of fill, rubbish, rocks, logs, stumps, building debris, and other materials inappropriate for use in fill.

Do not incorporate from material or soft muck, or highly compressible materials into fill slopes.

Permanently stabilize all graded areas after final grading is completed on each area of the grading plan, apply temporary stabilization measures on all graded areas when work is to be interrupted or delayed (see Erosion Control Plan).

Contractor shall match top of proposed drainage structures with proposed grades. If a structure is to be installed, the contractor shall install the structure to the grading sheet given. If the discrepancy is more than 4 inches the contractor shall contact the Engineer of Record.

All structures including storm sewer, shown within public easements or right of ways shall be constructed to the governing agency's specifications. All other utilities shall be constructed to the client's or the governing agency's specifications, whichever is more stringent, if there is a question as to which specifications should apply the contractor shall contact the Engineer of Record.

All existing structures, unless otherwise noted to remain. All fencing, trees, & etc., within existing structure area shall be removed & disposed of off site, unless otherwise noted. Any burning on site shall be subject to local ordinances and/or the owner/developers standards and specifications.

All drainage structures shall be pre-cast.

All drainage structures and storm sewer pipes shall meet heavy duty (H20) loading and be installed accordingly.

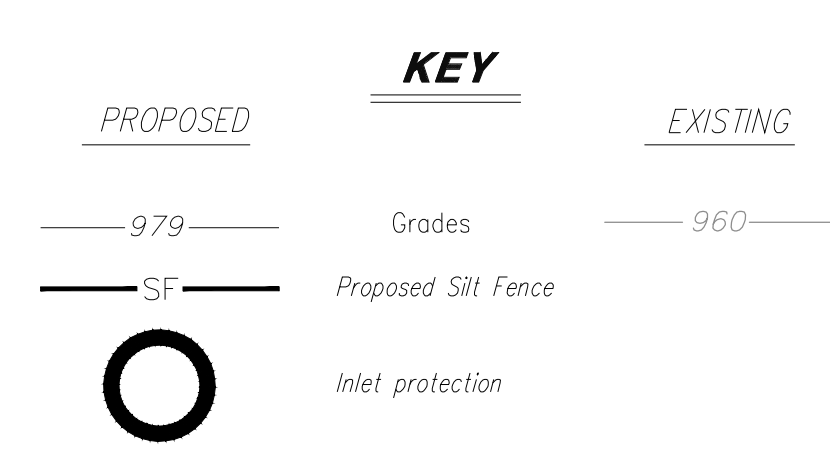
Contractor shall be responsible for providing underground utilities on site or in Right-Of-Way location to excavation. Contractor shall contact utility locating company (STATE ONE CALL system) and locate all utilities prior to grading start.

Site grading shall not proceed until Erosion Control measures have been installed.

After permits have been received, the contractor shall install the contractor shall grade building pad & aprons to 0" to -1/2" of subgrade.

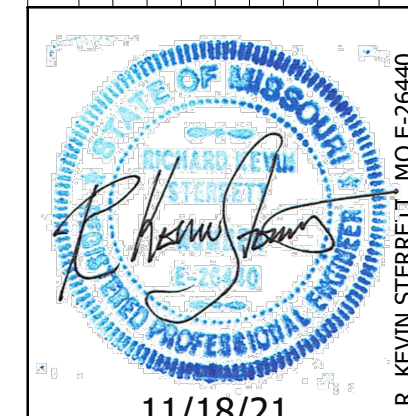
PROJECT BENCHMARK:

#1 Top of Sanitary Manhole lid in street on north side of project.
N: 1000974.6290
E: 2826739.8680
TOP ELEV. 1006.44



#1 Top of Sanitary Manhole lid in street on north side of project.
N: 1000974.6290
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DATE	REVISION	NO.	BY	CK/APP



11/18/21



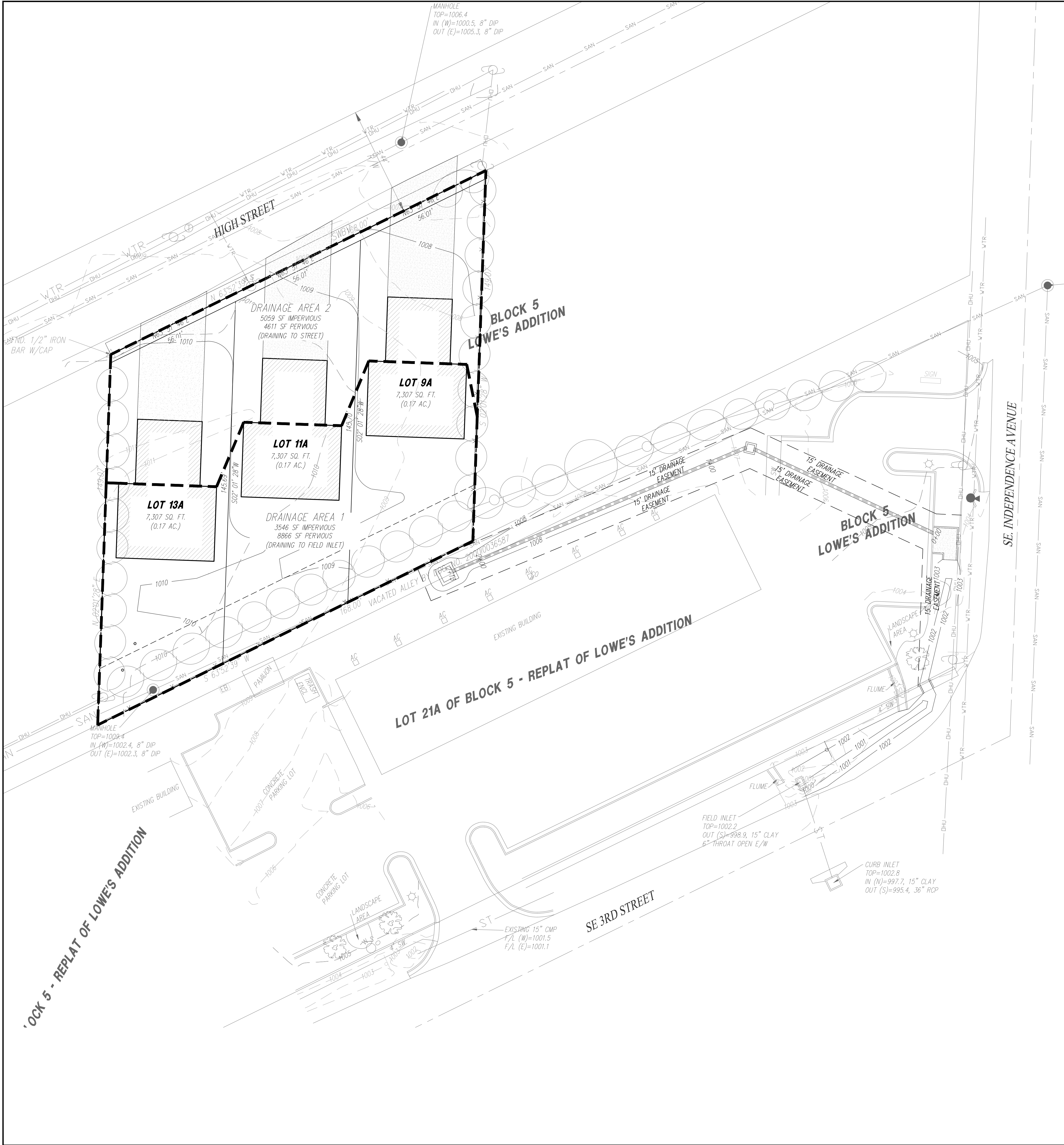
Consult
Inc engineers
planners

CORPORATE LICENSE NO. F2700105323
11/10/21

EROSION CONTROL PLAN

705 SE HIGH STREET DUPLEXES
LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

X-REF NO. 21118B	
DRAWING NO. 21085	
DATE OCTOBER 7, 2021	
JOB NO. 21085	
4	SHEET OF 7



DRAINAGE AREA 1 DRAINING TO FIELD INLET
IMPERVIOUS AREA=3546 SF
PERVIOUS AREA = 8866 SF
Q=KCIA
 $Q=1.0 \times (0.396)(7.32)(0.285 \text{ AC}) = 0.826 \text{ CFS}$
CAPACITY OF 15" HDPE AT 1% = 8.13 CFS

PROPOSED

EXISTING

979

960

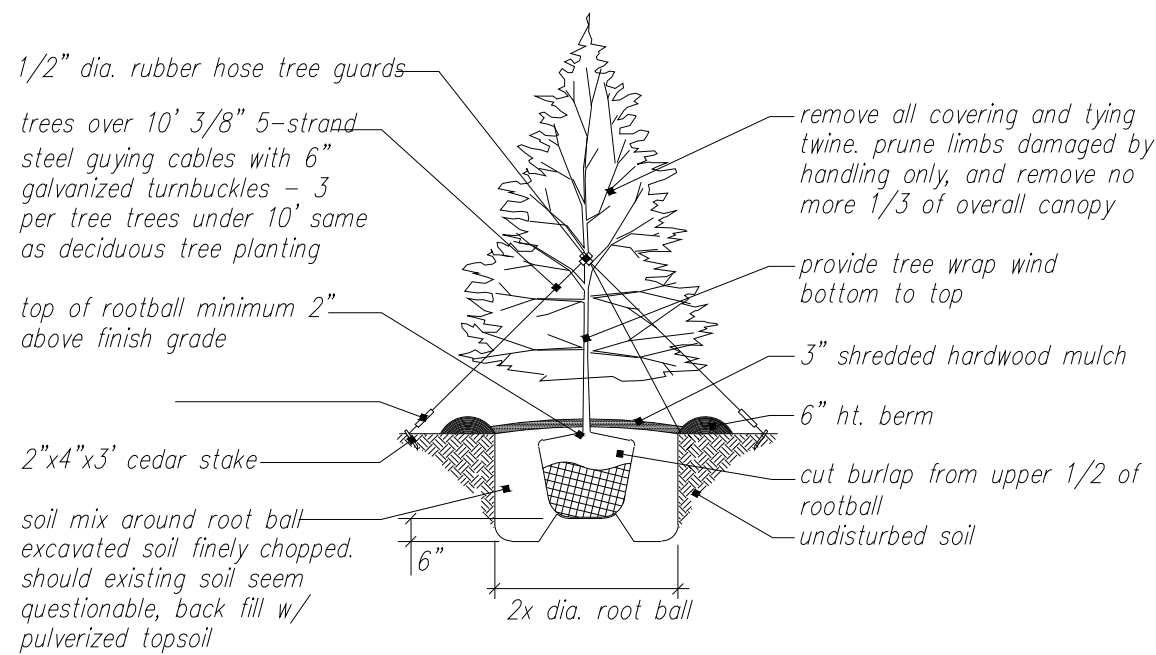
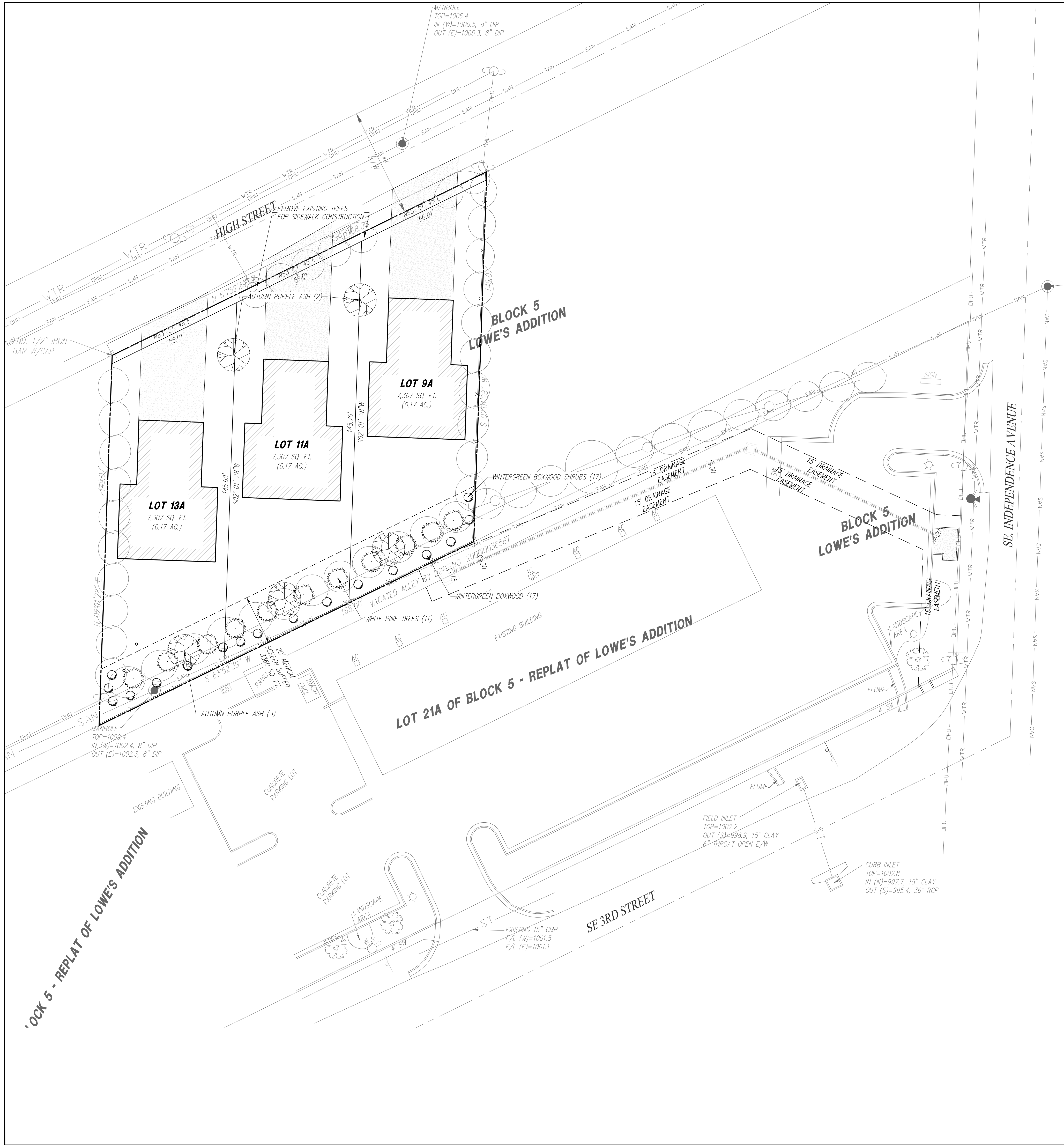
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100 Year Overflow

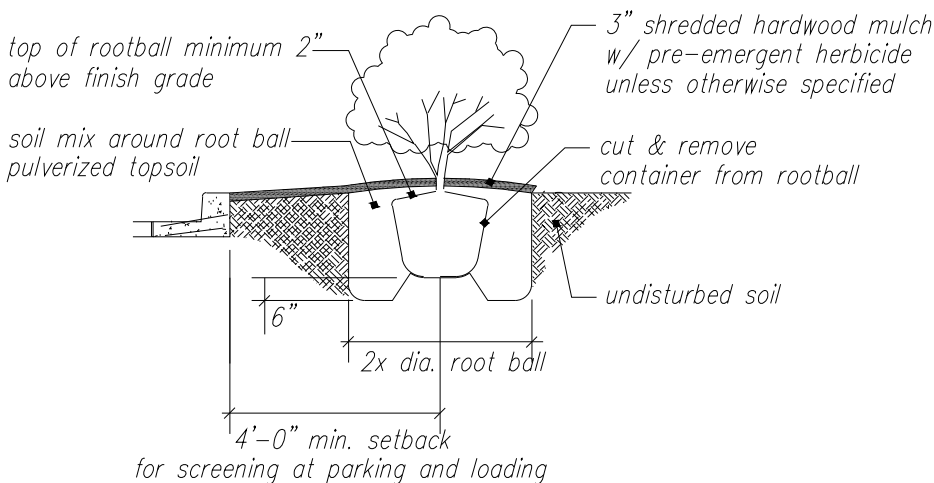
Drainage Area

**All storm sewer piping is designed to carry the 10 year storm event. Storm events that are not carried by storm sewer piping is routed overland in parking lot until the overland flow reaches the south west corner of lot.

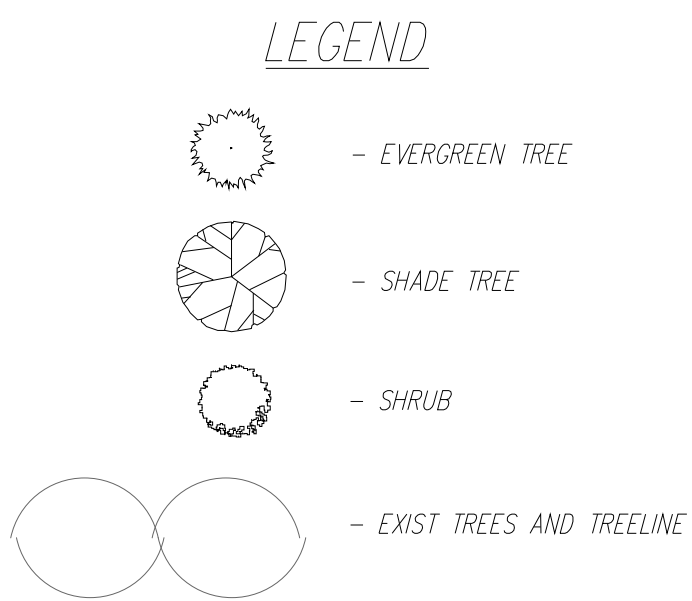
PROJECT BENCHMARK:
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EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE



Buffer Requirements – East & South Side		
Screen B	Requirement	Required
Shade Trees	1/1000 sq ft	3
Ornamental Trees	1/500 sq ft	7
Evergreen Trees	1/300 sq ft	11
Shrubs	1/200 sq ft	17
Totals		38

	Quantity	Common Name	Botanical Name	Size & Condition
Shade Tree	5	Autumn Purple Ash	Fraxinus Americana 'Autumn Purple'	3" Cal
Ornamental	7	"Sentinal" Crabapple	Malus X "Sentina"	3" Cal
Evergreen	11	White Pine	Pinus Strobus	8'-0" High
Shrubs	17	Wintergreen Boxwood	Buxus Microphylla	3 Gallon, 18-24 Inches

- NOTES:
- Open areas not covered with other landscaping materials shall be covered with sod.
 - All trees/shrubs are shown graphically, not numerically.
 - A 3 foot tall berm may be substituted for screening shrubs.
 - Trees shall be located a minimum distance of 5 feet from the sanitary and water lines as measured from the outside of the mature tree trunk to the outside of the pipe.
 - The trees and shrubs shown are for graphical purposes and does not represent the actual count required per the worksheet.
 - Evergreen shrubs used to screen mechanical equipment shall be equal height as the mechanical units at the time of planting. All Landscaping to meet Article 14 of the UDO.

NO.

BY

CK/APP

REVISION

DATE

OF MISSOURI

11/18/21

Consult Inc
engineers
planners

LANDSCAPE PLAN

705 SE HIGH STREET DUPLEXES

LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

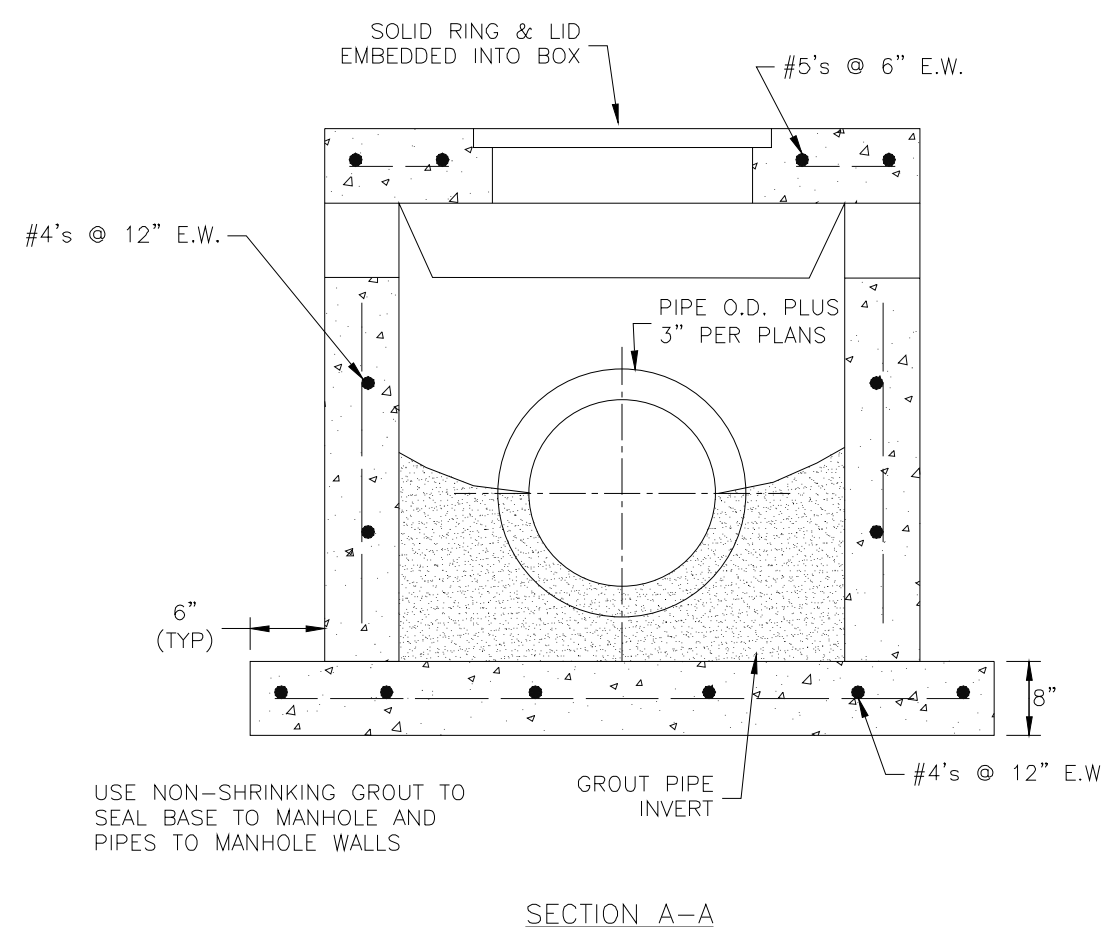
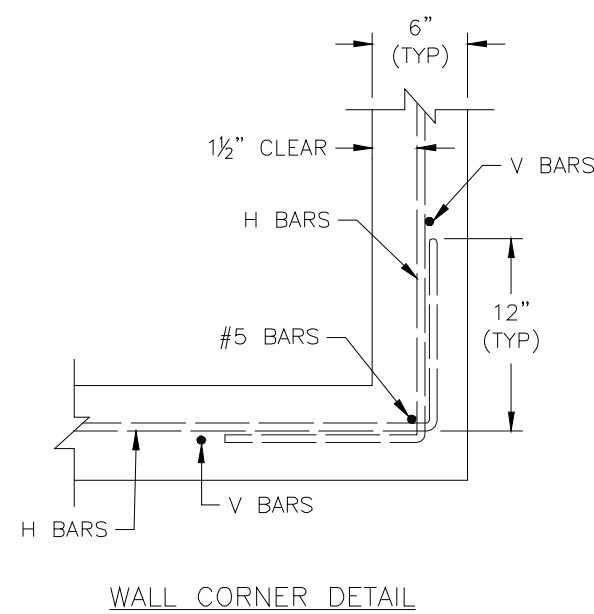
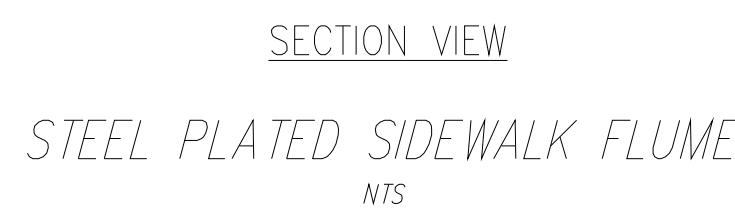
X-REF NO.
211185

DRAWING NO.
21085

DATE
OCTOBER 7, 2021

JOB NO.
21085

6 SHEET OF 7



705 SE HIGH STREET DUPLEXES
LEE'S SUMMIT - JACKSON COUNTY - MISSOURI