

AN UNPLATTED PARCEL IN THE WEST HALF OF SECTION 31, TOWNSHIP 48
NORTH, RANGE 31 WEST, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY,
MISSOURI

DEVELOPMENT TEAM CONTACT INFORMATION	
OWNER/DEVELOPER	
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MITCH PLEAK, P.E.
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MO # PE-2009018764

Sheet List Table	
Sheet Number	Sheet Title
LD0.0	COVER SHEET
LD0.1	GENERAL NOTES
LD1.0	PHASE A – EROSION CONTROL PLAN
LD1.1	PHASE B – EROSION CONTROL PLAN
LD1.2	PHASE C – EROSION CONTROL PLAN
LD1.3	PHASE D – EROSION CONTROL PLAN
LD1.4	SEDIMENT BASIN DETAIL
LD2.0	EROSION CONTROL DETAILS
LD2.1	EROSION CONTROL DETAILS
LD2.2	EROSION CONTROL DETAILS
LD2.3	EROSION CONTROL DETAILS



LOT 2, LEE'S SUMMIT LOGISTICS, A SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

ALL THAT PART OF AN UNPLATTED TRACT OF LAND, TOGETHER WITH ALL THAT PART OF NORTH MAIN STREET RIGHT OF WAY, ALL LYING IN THE WEST HALF OF SECTION 31, TOWNSHIP 48 NORTH, RANGE 31 WEST, LYING IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, DESCRIBED BY PATRICK ETHAN WARD, MO PLS-20050071, OF OLSSON MOUN-366, ON JANUARY 18, 2022, AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 48 NORTH, RANGE 31 WEST; THENCE SOUTH 01 DEGREE 59 MINUTES 47 SECONDS WEST, ON THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 65.98 FEET TO A POINT ON THE WEST LINE OF NW SLOAN STREET RIGHT OF WAY, AS ESTABLISHED IN DOCUMENT 20130505030; THENCE SOUTH 01 DEGREE 59 MINUTES 47 SECONDS WEST, ON THE WEST LINE OF NW SLOAN STREET RIGHT OF WAY, A DISTANCE OF 131.02 FEET TO A POINT ON THE WEST LINE AND ON A CURVE TO THE RIGHT WHOSE INITIAL TANGENT BEARS SOUTH 02 DEGREES 47 MINUTES 37 SECONDS WEST, HAVING A RADIUS OF 970.00 FEET, THROUGH A CENTRAL ANGLE OF 6 DEGREES 27 MINUTES 07 SECONDS, AN ARC DISTANCE OF 109.23 FEET TO A POINT OF TANGENCY; THENCE SOUTH 09 DEGREES 14 MINUTES 44 SECONDS WEST, ON THE WEST LINE OF NW SLOAN STREET RIGHT OF WAY, A DISTANCE OF 131.02 FEET TO A POINT ON THE WEST LINE AND ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1030.00 FEET, THROUGH A CENTRAL ANGLE OF 7 DEGREES 14 MINUTES 57 SECONDS, AN ARC DISTANCE OF 130.32 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01 DEGREE 59 MINUTES 47 SECONDS WEST, CONTINUING ON SAID WEST LINE, A DISTANCE OF 69.49 FEET TO A POINT ON THE NORTH LINE OF NE TUDOR ROAD RIGHT OF WAY, AS ESTABLISHED IN SAID DOCUMENT 2013050705031; THENCE SOUTH 46 DEGREES 15 MINUTES 48 SECONDS WEST, ON THE NORTH LINE OF NE TUDOR ROAD RIGHT OF WAY, A DISTANCE OF 124.29 FEET TO A POINT ON THE NORTH LINE AND ON THE NORTH LINE OF NW TUDOR ROAD RIGHT OF WAY, AS ESTABLISHED IN DOCUMENT 2013050705030, A DISTANCE OF 1249.23 FEET TO A POINT ON THE EAST LINE OF UNION PACIFIC RAILROAD RIGHT OF WAY, AS NOW ESTABLISHED, SAID POINT ALSO LYING ON A NON-TANGENT CURVE; THENCE IN A NORTHERLY AND EASTERLY CURVE, HAVING A RADIUS OF 3203.90 FEET, THROUGH A CENTRAL ANGLE OF 22 DEGREES 48 MINUTES 11 SECONDS, AN ARC DISTANCE OF 1275.12 FEET TO A POINT OF TANGENCY; THENCE NORTH 38 DEGREES 34 MINUTES 39 SECONDS WEST, CONTINUING ON SAID EAST LINE, A DISTANCE OF 738.40 FEET TO A POINT OF CURVATURE; THENCE NORTH 38 DEGREES 34 MINUTES 39 SECONDS WEST, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 1000.00 FEET, THROUGH A CENTRAL ANGLE OF 2 DEGREES 39 MINUTES 22 SECONDS, AN ARC DISTANCE OF 277.27 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 31, SAID POINT ALSO LYING ON A NON-TANGENT LINE; THENCE SOUTH 87 DEGREES 40 MINUTES 30 SECONDS EAST, DEPARTING SAID EAST LINE, ON SAID NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 1318.02 FEET TO THE POINT OF BEGINNING, CONTAINING 3,439.436 SQUARE FEET OF 78,927.77 ACRES, MORE OR LESS.

☐ NOT FOR CONSTRUCTION

☒ REVIEWED FOR CONSTRUCTION

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GENERAL NOTES:

- THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL LINES PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL "1-800-DIG-RITE", 1(800)344-7483 OR 811 AND COORDINATE FIELD LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING GRADING ACTIVITIES. !!STOP!! CALL BEFORE YOU DIG!!
- THE CONTRACTOR SHALL NOT CHANGE OR DEVATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE OWNER AND ENGINEER.
- ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
- ALL ESTIMATES OF QUANTITIES ARE FOR INFORMATION PURPOSES ONLY. CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL QUANTITIES AND FOR BRINGING THE PROJECT TO THE LINES AND GRADES SHOWN HEREIN. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS REQUIRED TO FULFILL THE PLANS IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE EARTHWORK QUANTITIES AND TO ACCOUNT FOR HAUL IN OR HAUL OFF OF MATERIAL AS NECESSARY TO MEET THE LINES AND GRADES OF THE PLANS EVEN IF QUANTITY ESTIMATES ARE SHOWN WITHIN THESE DOCUMENTS. NO ADDITIONAL PAYMENTS WILL BE MADE FOR IMPORT OR EXPORT OF MATERIAL OR FOR ADJUSTMENTS TO QUANTITY ESTIMATES.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE AMERICAN PUBLIC WORKS ASSOCIATION – KANSAS CITY METROPOLITAN CHAPTER (APWA-KC) AND THE CITY OF LEE'S SUMMIT, MO, EXCEPT WHERE SHOWN OTHERWISE. NOTIFY ENGINEER OF DISCREPANCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS, PAYING ALL FEES AND FOR OTHERWISE COMPLYING WITH ALL APPLICABLE REGULATIONS GOVERNING THE WORK.
- THE CONTRACTOR SHALL ADHERE TO THE PROVISIONS OF MISSOURI STATE LAW WHICH 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.
- 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.
- THE CONTRACTOR SHALL LIMIT THE REMOVAL OF TREES TO THE LIMITS OF DEMOLITION SHOWN ON THE DEMOLITION PLAN.
- 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.
- ALL WASTE MATERIAL RESULTING FROM THE PROJECT SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR.
- ALL MANHOLES, CATCH BASINS, UTILITY VALVES AND METER PITS ARE TO BE ADJUSTED OR REBUILT TO GRADE AS REQUIRED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROL OF SURFACE EROSION DURING CONSTRUCTION AND UNTIL THE OWNER ACCEPTS THE WORK AS COMPLETE. EROSION CONTROL MEASURES INCLUDING, BUT NOT LIMITED TO, THE SILT FENCES AND GRAVEL FILTER BAGS SHOWN ON THE EROSION CONTROL PLAN SHALL BE IN PLACE FOR THE DURATION OF THE SITE IMPROVEMENTS.
- ALL HDPE PIPE SHALL BE ADS (N-12) OR APPROVED EQUAL, AND CONFORM TO AASHTO M294 SPECIFICATIONS. ALL PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
- IF PRECAST CONCRETE STORM SEWER STRUCTURES ARE TO BE USED ON THIS PROJECT, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND HAVE THEM APPROVED BY THE ENGINEER PRIOR TO FABRICATION OF THE STRUCTURES. FAILURE TO DO SO SHALL BE CAUSE FOR REJECTION.
- EXISTING TOPSOIL SHALL BE STRIPPED TO A POINT WHERE ALL VEGETATION IS REMOVED. REFER TO CITY STANDARDS.
- THE CONTRACTOR SHALL, BY HIS OWN INVESTIGATION, AND PRIOR TO COMMENCING WORK, SATISFY HIMSELF AS TO THE SURFACE AND SUBSURFACE CONDITIONS TO BE ENCOUNTERED.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL BOUNDARY CORNERS AND SECTION CORNERS. ANY BOUNDARY CORNER AND/OR SECTION CORNER DISTURBED OR DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE RESET BY A LAND SURVEYOR LICENSED IN THE STATE OF MISSOURI, AT THE CONTRACTOR'S EXPENSE.
- NO FEDERALLY OWNED MAILBOX MAY BE DISTURBED. THE CONTRACTOR SHALL GIVE AT LEAST TWENTY-FOUR (24) HOURS ADVANCE NOTICE TO THE MANAGER OF DELIVERY AND COLLECTIONS. TAMPERING WITH FEDERAL MAIL FACILITIES MAY SUBJECT THE CONTRACTOR TO PROSECUTION BY THE FEDERAL GOVERNMENT.
- THE CONTOUR LINES SHOWN ARE FOR MASS GRADING PURPOSES.
- EXISTING CONTOURS REPRESENT MASS FINISH GRADE ELEVATIONS.
- THE CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN 1 FOOT VERTICAL IN 3 FEET HORIZONTAL UNLESS OTHERWISE SHOWN BY CONTOURS OR SPOT ELEVATIONS.
- THE CONTRACTOR SHALL GRADE LANDSCAPED AREAS TO PROVIDE POSITIVE DRAINAGE IN THE BORROW AREA.
- THE CONTRACTOR SHALL MAKE HIS OWN ASSUMPTIONS ON THE LOCATION AND CONSISTENCY OF ANY EXISTING ROCK LAYERS UNDERLYING THE PROJECT SITE. ALL ROCK EXCAVATION AND REMOVAL SHALL BE INCLUDED IN THE CONTRACTORS' BID.
- CONTRACTOR TO FIELD VERIFY ELEVATIONS AND LOCATIONS OF EXISTING UTILITIES AND INFRASTRUCTURE PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN PLANS AND FIELD CONDITIONS.
- BY ACCEPTING AND UTILIZING ANY ELECTRONIC FILE OF ANY DRAWING, REPORT OR DATA TRANSMITTED BY OLSSON (OLSSON), THE RECIPIENT AGREES FOR ITSELF, ITS SUCCESSORS, ASSIGNS, INSURERS AND ALL THOSE CLAIMING UNDER OR THROUGH IT, THAT BY USING ANY OF THE INFORMATION CONTAINED IN THE ELECTRONIC FILE, ALL USERS AGREE TO BE BOUND BY THE FOLLOWING TERMS. ALL OF THE INFORMATION CONTAINED IN THIS ELECTRONIC FILE IS THE WORK PRODUCT AND INSTRUMENT OF SERVICE OF OLSSON, WHO SHALL BE DEEMED THE AUTHOR, AND SHALL RETAIN ALL COMMON LAW, STATUTORY LAW AND OTHER RIGHTS, INCLUDING COPYRIGHTS, UNLESS THE SAME HAVE PREVIOUSLY BEEN TRANSFERRED IN WRITING TO THE RECIPIENT. THE INFORMATION CONTAINED IN THE ELECTRONIC FILE IS PROVIDED FOR THE CONVENIENCE OF THE RECIPIENT AND IS PROVIDED IN "AS IS" CONDITION. THE RECIPIENT IS AWARE THAT DIFFERENCES MAY EXIST BETWEEN THE ELECTRONIC FILES AND THE PRINTED HARD-COPY ORIGINAL SIGNED AND SEALED DRAWINGS OR REPORTS. IN THE EVENT OF A CONFLICT BETWEEN THE SIGNED AND SEALED ORIGINAL DOCUMENTS PREPARED BY OLSSON AND THE ELECTRONIC FILES TRANSFERRED HEREWITH, THE SIGNED AND SEALED ORIGINAL DOCUMENTS SHALL GOVERN. OLSSON SPECIFICALLY DISCLAIMS ALL WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE WITH RESPECT TO ELECTRONIC FILES. IT SHALL BE THE RECIPIENT'S RESPONSIBILITY TO CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED IN THE ELECTRONIC FILE AND THAT IF ACCURATELY REFLECTS THE INFORMATION NEEDED BY THE RECIPIENT. THE RECIPIENT SHALL NOT RETRANSMIT THE ELECTRONIC FILE, OR ANY PORTION THEREOF, WITHOUT INCLUDING THIS DISCLAIMER AS PART OF ANY SUCH TRANSMISSION. IN ADDITION, THE RECIPIENT AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS OLSSON, ITS OFFICERS, DIRECTORS, EMPLOYEES AND SUBCONSULTANTS AGAINST ANY AND ALL DAMAGES, LIABILITIES, CLAIMS OR COSTS, INCLUDING REASONABLE ATTORNEY'S AND EXPERT WITNESS FEES AND DEFENSE COSTS, ARISING FROM ANY CHANGES MADE BY ANYONE OTHER THAN OLSSON OR FROM ANY REUSE OF THE ELECTRONIC FILES WITHOUT THE PRIOR WRITTEN CONSENT OF OLSSON.
- DESIGN PROFESSIONAL SHALL REVIEW SHOP DRAWINGS OR SAMPLES FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPTS ON THE PROJECT AND FOR COMPLIANCE WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS, AND SHALL NOT EXTEND TO MEANS OR METHODS OF CONSTRUCTION. THE DESIGN PROFESSIONAL'S REVIEW SHALL NOT RELIEVE CONTRACTOR FROM RESPONSIBILITY FOR ANY VARIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS UNLESS CONTRACTOR HAS IN WRITING CALLED DESIGN PROFESSIONAL'S ATTENTION TO EACH SUCH VARIATION AT THE TIME OF SUBMISSION, AND DESIGN PROFESSIONAL HAS GIVEN WRITTEN APPROVAL OF EACH SUCH VARIATION BY SPECIFIC WRITTEN NOTATION THEREOF INCORPORATED INTO OR ACCOMPANYING THE SHOP DRAWING OR SAMPLE, NOR WILL ANY APPROVAL BY THE DESIGN PROFESSIONAL RELIEVE CONTRACTOR FROM RESPONSIBILITY FOR ERRORS OR OMISSIONS IN SHOP DRAWINGS WITH CONFORMANCE TO CONTRACT DOCUMENTS.
- GENERAL CONSTRUCTION NOTE REGARDING SEQUENCING OF EROSION CONTROL – ALL PERIMETER SILT FENCE, EARTH DIKES, SEDIMENT BASINS, AND ROCK CONSTRUCTION ENTRANCES WILL BE INSTALLED BEFORE GRADING OPERATIONS BEGIN, EXCEPT THAT SILT FENCE WHICH IS TO BE PLACED ALONG THE BACK OF CURB FOR PROTECTION OF THE STREET, SILT FENCE AND EARTH DIKES THAT ARE PLACED BEFORE GRADING BEGINS WILL BE MAINTAINED BY THE GRADING CONTRACTOR UNTIL ALL UTILITIES ARE IN PLACE. THE SILT FENCE THAT IS PLACED ALONG THE BACK OF THE CURB OR RIGHT -OF-WAY WILL BE INSTALLED IMMEDIATELY AFTER THE CURB IS CONSTRUCTED. EROSION AND SEDIMENTATION CONTROLS ARE TEMPORARY AND MUST BE REMOVED BY THE CONTRACTOR AFTER CONSTRUCTION IS COMPLETE AND THE DISTURBED AREA IS AT LEAST 70% PERMANENTLY VEGETATED.
- ALL EXTERIOR CONCRETE SHALL BE KOMMB-4K AND HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI, SHALL MEET KOMMB STANDARDS AND SPECIFICATIONS, AND SHALL BE AIR ENTRAINED. FLYASH IS NOT A SUITABLE REPLACEMENT FOR PORTLAND CEMENT.
- ANY CONTRACTOR BIDDING ANY PORTION OF THIS WORK SHALL HAVE IN HIS OR HER POSSESSION A COMPLETE SET OF CONSTRUCTION DOCUMENTS AND BE FAMILIAR WITH ALL SCOPES OF WORK AND TRADES TO UNDERSTAND THEIR INTERACTIONS.
- EXISTING TOPSOIL SHALL BE STRIPPED TO A POINT WHERE ALL VEGETATION IS REMOVED. REFER TO THE GEOTECHNICAL REPORT PROVIDED BY OLSSON DATED 01/09/2019 AND ALL ADDENDUMS.
- SITE PREPARATION, GRADING AND EXCAVATION PROCEDURES SHALL CONFORM TO THE RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT PREPARED BY OLSSON DATED 01/09/2019 AND ALL ADDENDUMS.

GENERAL UTILITY NOTES

- INSTALL ALL PIPE LENGTHS, BENDS AND FITTINGS NECESSARY FOR UTILITY CONNECTIONS.
- CONTRACTOR SHALL VERIFY ALL CROSSING ELEVATIONS AND LOCATIONS, SIZES, AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION OF STORM LINES AND ALL UTILITY SERVICE CONNECTIONS. ANY CONFLICTS SHALL BE MADE KNOWN TO THE ENGINEER AND RESOLVED PRIOR TO CONSTRUCTION.
- CONTRACTOR TO REPAIR ALL AREA DAMAGED BY CONSTRUCTION TO EXISTING CONDITIONS OR BETTER.
- THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH AN INSPECTOR (816.969.1200) PRIOR TO ANY LAND DISTURBANCE WORK.

DEMOLITION NOTES:

- CONTRACTOR TO PRESERVE ALL SURVEY CONTROL.
- CONTRACTOR TO COMPLETE DEMOLITION PER THE INTENT OF THESE PLANS AND PROPOSED IMPROVEMENTS.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE ENGINEER MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THIS INCLUDES PRIVATE AND PUBLIC UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT MISSOURI ONE CALL AT 1-800-344-7483 IN ADVANCE OF ANY EXCAVATION TO COORDINATE UTILITY LOCATIONS.
- CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER EXISTING LINES NOT OF RECORD OR SHOWN ON THESE PLANS.
- REMOVAL AND DISPOSAL OF BUSHES AND TREES SMALLER THAN 12" IN DIAMETER SHALL BE CONSIDERED SUBSIDIARY TO THE PRICE BID FOR CLEARING AND GRUBBING.
- ALL ITEMS REMOVED SHALL BE LEGALLY DISPOSED OFF SITE BY THE CONTRACTOR.
- DO NOT DISRUPT UTILITY SERVICE TO ADJACENT BUSINESSES OR RESIDENCES WITHOUT PRIOR WRITTEN APPROVAL BY THE ENGINEER.
- DO NOT DISRUPT TRAFFIC ON ADJACENT PUBLIC STREETS WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY.
- ALL SIDEWALK AND PAVEMENT TO REMAIN SHALL BE PROTECTED IN PLACE INCLUDING PROTECTION FROM DAMAGE CAUSED BY REMOVAL OF ADJUTING PAVEMENT. CONTRACTOR SHALL SAW CUT WHERE NECESSARY.
- CONTRACTOR SHALL GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DISCONNECTION, DEMOLITION, AND REMOVAL OF SERVICE LINES, CAP ALL LINES BEFORE PROCEEDING WITH WORK ON THIS CONTRACT.
- CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANIES WORK FORCE AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES.
- CONTRACTOR SHALL PROTECT THE PUBLIC AT ALL TIME WITH FENCING, BARRICADES, ENCLOSURES, ETC. TO THE BEST PRACTICES AND AS APPROVED BY THE ENGINEER AND THE CITY.
- DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- DEMOLITION OF BUILDINGS SHALL INCLUDE THE BUILDING STRUCTURE, PAD, FOOTINGS, FOUNDATIONS, BASEMENT WALLS, BASEMENT FLOORS, TRUCK DOCKS, STEPS, DECKS, ALL ITEMS REMAINING IN BUILDING, ALL BUILDING UTILITY SERVICES, SIDEWALKS, AND BACKFILLING AND RESTORING REMAINING EXCAVATIONS, BASEMENTS AND TRENCHES PER SPECIFICATIONS.
- ALL LIGHT POLE DEMOLITION SHALL INCLUDE FIXTURES, BASES AND WIRING.
- ALL UTILITY DEMOLITION SHALL INCLUDE METERS, MANHOLES AND OTHER STRUCTURES ASSOCIATED WITH THE UTILITY SERVICE LINE.



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, & OBTAINING INFORMATION FROM, UTILITY COMPANIES. STATE LAW REQUIRES 48 HOURS ADVANCE NOTICE. CALL 1-800-DIG-RITE.

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BY		REVISIONS DESCRIPTION		DATE	
REV. NO.	DATE	REVISED DESCRIPTION	DATE	REVISED DESCRIPTION	DATE
1	06-29-2022	CITY COMMENTS			

GENERAL NOTES		REVISIONS	
MASS GRADING AND EROSION & SEDIMENT CONTROL PLANS		2022	
SCANNELL DEVELOPMENT LEE'S SUMMIT LOGISTICS - BUILDING 2 NORTHWEST CORNER OF TUDOR ROAD AND MAIN STREET			
LEE'S SUMMIT, MISSOURI			

drawn by: _____ BP
checked by: _____ LM
approved by: _____ MP
QA/QC by: _____ ME
project no.: B21-04157
drawing no. C_TTL_B2104157.dwg
date: _____

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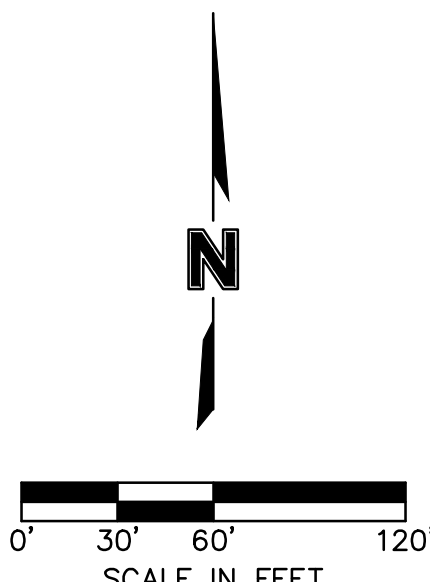
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DATE: Jun 30, 2022 3:44pm XREFS: C:\BASE_B2104157 C:\PSURF_ER001_B2104157 C:\ERC_LEGEND_B2104157 C:\XTOP02_02104157



LEGEND

- PROPERTY LINE
- SURROUNDING PROPERTY LINES
- EXISTING CONTOUR
- PROPOSED CONTOUR
- TEMPORARY SEDIMENT FENCE
- INSTALL TEMPORARY WATTLE/BIODEGRADABLE LOG
- LIMITS OF DISTURBANCE (10.28 ACRES)
- DRAINAGE BOUNDARIES
- TEMPORARY DIVERSION BERM (REFERENCE DETAILS)
- STABILIZATION: "LANDLOK (S2)" (EROSION CONTROL BLANKET) SHALL BE USED OR APPROVED EQUAL. CONTACTOR TO SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL. SEED WITH PERENNIAL SEEDING TO MEET SWPPP REQUIREMENTS. INSTALL PER DETAIL AND MANUFACTURER RECOMMENDATIONS.
- TEMPORARY CONSTRUCTION ENTRANCE
- TEMPORARY STAGING/STOCKPILE AREA
- CONCRETE WASHOUT
- EROSION CONTROL REFERENCE NUMBER
- GRAVEL BAGS CURB INLET PROTECTION

EROSION CONTROL STAGING CHART				
PROJECT PHASE	EROSION CONTROL BMP REFERENCE NO.	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
A - PRE-CONSTRUCTION	A1	INSTALL SWPPP SIGN	D	INSTALL AS INDICATED ON PLANS
	A2	TEMPORARY CONSTRUCTION ENTRANCE	C	INSTALL AS INDICATED ON PLANS
	A3	TEMPORARY CONCRETE WASHOUT	C	INSTALL AS INDICATED ON PLANS
	A4	TEMPORARY STAGING/STOCKPILE AREA	C	INSTALL AS INDICATED ON PLANS
	A5	TEMPORARY SEDIMENT FENCE	C	INSTALL AS INDICATED ON PLANS
	A6	TEMPORARY SEDIMENT BASIN	C	INSTALL AS SHOWN. SEE SHEET(S) LD1.4 & LD2.2 FOR DETAILS.
	A7	TEMPORARY END SECTION PROTECTION (RIPRAP)	C	INSTALL AS SHOWN. SEE SHEET(S) LD1.4 FOR DETAILS.
	A8	TEMPORARY SLOPE STABILIZATION (EROSION CONTROL BLANKET)	C	INSTALL AS INDICATED ON PLANS
	A9	TEMPORARY CURB INLET PROTECTION (CONDITION B: POST PAVEMENT)	C	INSTALL AS INDICATED ON PLANS
	A10	TEMPORARY WATTLE/BIODEGRADABLE LOG	C	INSTALL AS INDICATED ON PLANS
	A11	TEMPORARY DIVERSION BERM	B	INSTALL AS INDICATED ON PLANS
	A12	EMERGENCY SPILLWAY	C	INSTALL AS SHOWN. SEE SHEET(S) LD1.4 & LD2.2 FOR DETAILS.
B - CLEARING, MASS GRADING, AND CONSTRUCTION OF SANITARY SEWER	B1	TEMPORARY DIVERSION BERM	C	INSTALL AS INDICATED ON PLANS. PHASE A BERM TO BE REMOVED UPON COMPLETION OF THIS BERM.
	B2	NOT USED	N/A	
	B3	TEMPORARY SLOPE STABILIZATION (EROSION CONTROL BLANKET)	C	INSTALL AS INDICATED ON PLANS
C - CONSTRUCTION: BUILDING, PAVEMENT & STORM SEWER AND UTILITIES	C1	NOT USED	N/A	
	C2	TEMPORARY CURB INLET PROTECTION (CONDITION A: PRE PAVEMENT)	C	INSTALL AS INDICATED ON PLANS
	C3	TEMPORARY AREA INLET/JUNCTION BOX PROTECTION (CONDITION A: PRE PAVEMENT)	C	INSTALL AS INDICATED ON PLANS
	C4	NOT USED	N/A	
	C5	TEMPORARY CURB INLET PROTECTION (CONDITION B: POST PAVEMENT)	C	INSTALL AS INDICATED ON PLANS
	C6	TEMPORARY AREA INLET/JUNCTION BOX PROTECTION (CONDITION B: POST PAVEMENT)	C	INSTALL AS INDICATED ON PLANS
	C7	NOT USED	N/A	
	C8	END SECTION PROTECTION (RIPRAP)	N/A	INSTALL AS INDICATED ON PLANS
	C9	REMOVE SEDIMENT BASIN	N/A	BASIN TO BE FILLED AND COMPACTED TO FINISH GRADE ONCE STORM SEWER HAS BEEN INSTALLED.
D - POST CONSTRUCTION: FINAL STABILIZATION	D1	NOT USED	N/A	
	D2	REPLACE TOP SOIL, SEED MULCH, SOD, LANDSCAPE	N/A	ESTABLISH PERENNIAL VEGETATION WITH A 70% DENSITY OVER 100% OF THE DISTURBED AREA. REFERENCE LANDSCAPE UNDERSTORY PLANS FOR DETAILS INTERNAL TO THE LIMITS OF SEEDING PER THE LEGEND ABOVE.



PHASE A - EROSION CONTROL PLAN
MASS GRADING AND EROSION & SEDIMENT CONTROL PLANS
SCANNELL DEVELOPMENT LEE'S SUMMIT LOGISTICS - BUILDING 2
NORTHWEST CORNER OF TUDOR ROAD AND MAIN STREET
LEE'S SUMMIT, MISSOURI

drawn by: _____
checked by: _____
approved by: _____
QA/QC by: _____
project no.: B21-04157
drawing no.: ER001_B2104157.dwg
date: _____

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PROPERTIES

BY		REVISIONS DESCRIPTION		DATE	
REV. NO.	DESCRIPTION	DATE	DATE	DATE	DATE
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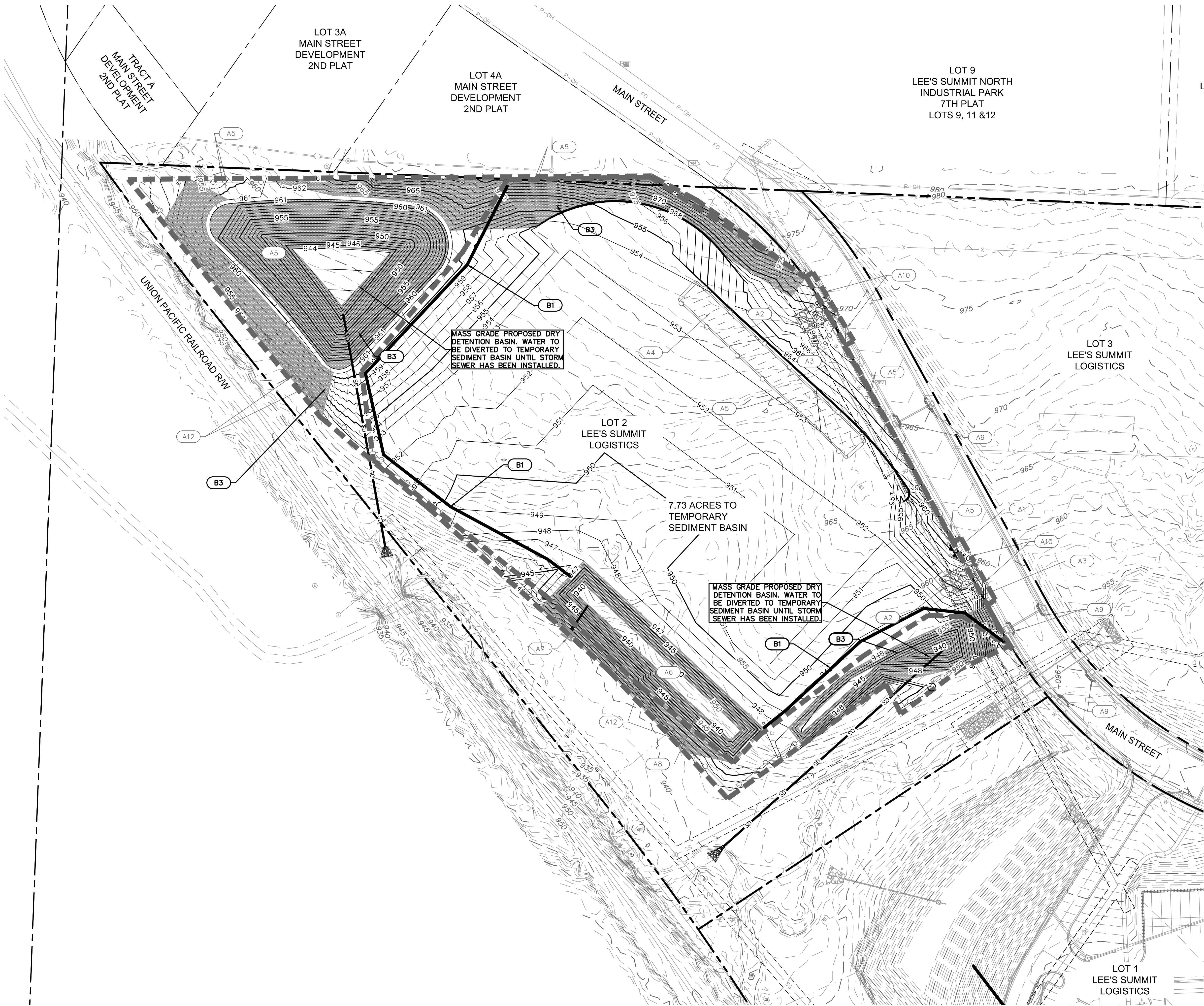
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REVISIONS

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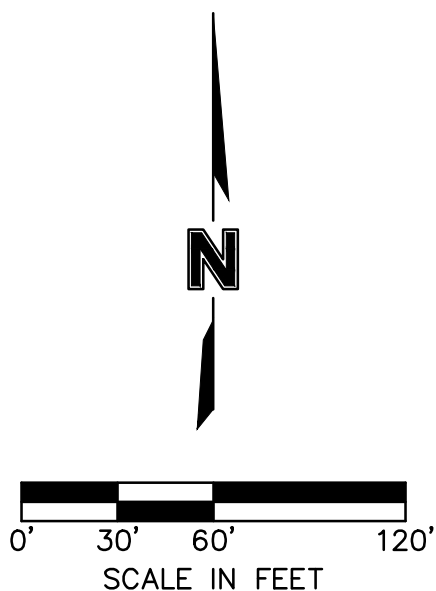
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TEL 913.381.1170
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DWG: F:\2021\04001-04500\021-04157-b\0-design\AutoCAD\final plans\Sheets\GNV\Land Disturbance\C_ER002_B2104157.dwg USER: jndermott
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- LEGEND**
- PROPERTY LINE
 - SURROUNDING PROPERTY LINES
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - TEMPORARY SEDIMENT FENCE
 - INSTALL TEMPORARY WATTLE/BIODEGRADABLE LOG
 - LIMITS OF DISTURBANCE (10.28 ACRES)
 - DRAINAGE BOUNDARIES
 - TEMPORARY DIVERSION BERM (REFERENCE DETAILS)
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 - TEMPORARY CONSTRUCTION ENTRANCE
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 - CONCRETE WASHOUT
 - EROSION CONTROL REFERENCE NUMBER
 - GRAVEL BAGS CURB INLET PROTECTION

EROSION CONTROL STAGING CHART				
PROJECT PHASE	EROSION CONTROL BMP REFERENCE NO.	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
A - PRE-CONSTRUCTION	A1	INSTALL SWPPP SIGN	D	INSTALL AS INDICATED ON PLANS
	A2	TEMPORARY CONSTRUCTION ENTRANCE	C	INSTALL AS INDICATED ON PLANS
	A3	TEMPORARY CONCRETE WASHOUT	C	INSTALL AS INDICATED ON PLANS
	A4	TEMPORARY STAGING/STOCKPILE AREA	C	INSTALL AS INDICATED ON PLANS
	A5	TEMPORARY SEDIMENT FENCE	C	INSTALL AS INDICATED ON PLANS
	A6	TEMPORARY SEDIMENT BASIN	C	INSTALL AS SHOWN. SEE SHEET(S) LD1.4 & LD2.2 FOR DETAILS.
	A7	TEMPORARY END SECTION PROTECTION (RIPRAP)	C	INSTALL AS SHOWN. SEE SHEET(S) LD1.4 FOR DETAILS.
	A8	TEMPORARY SLOPE STABILIZATION (EROSION CONTROL BLANKET)	C	INSTALL AS INDICATED ON PLANS
	A9	TEMPORARY CURB INLET PROTECTION (CONDITION B: POST PAVEMENT)	C	INSTALL AS INDICATED ON PLANS
	A10	TEMPORARY WATTLE/BIODEGRADABLE LOG	C	INSTALL AS INDICATED ON PLANS
	A11	TEMPORARY DIVERSION BERM	B	INSTALL AS INDICATED ON PLANS
	A12	EMERGENCY SPILLWAY	C	INSTALL AS SHOWN. SEE SHEET(S) LD1.4 & LD2.2 FOR DETAILS.
B - CLEARING, MASS GRADING, AND CONSTRUCTION OF SANITARY SEWER	B1	TEMPORARY DIVERSION BERM	C	INSTALL AS INDICATED ON PLANS. PHASE A BERM TO BE REMOVED UPON COMPLETION OF THIS BERM
	B2	NOT USED	N/A	
	B3	TEMPORARY SLOPE STABILIZATION (EROSION CONTROL BLANKET)	C	INSTALL AS INDICATED ON PLANS
C - CONSTRUCTION: BUILDING, PAVEMENT & STORM SEWER AND UTILITIES	C1	NOT USED	N/A	
	C2	TEMPORARY CURB INLET PROTECTION (CONDITION A: PRE PAVEMENT)	C	INSTALL AS INDICATED ON PLANS
	C3	TEMPORARY AREA INLET/JUNCTION BOX PROTECTION (CONDITION A: PRE PAVEMENT)	C	INSTALL AS INDICATED ON PLANS
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D - POST CONSTRUCTION: FINAL STABILIZATION	D1	NOT USED	N/A	
	D2	REPLACE TOP SOIL, SEED MULCH, SOO, LANDSCAPE	N/A	ESTABLISH PERENNIAL VEGETATION WITH A 70% DENSITY OVER 100% OF THE DISTURBED AREA. REFERENCE LANDSCAPE UNDERSTORY PLANS FOR DETAILS. INTERNAL TO THE LIMITS OF SEEDING PER THE LEGEND ABOVE.



BY

REVISIONS DESCRIPTION

DATE

REV. NO.

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06-29-2022

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2022

PHASE B - EROSION CONTROL PLAN

MASS GRADING AND EROSION & SEDIMENT CONTROL PLANS

SCANNELL DEVELOPMENT LEE'S SUMMIT LOGISTICS - BUILDING 2

NORTHWEST CORNER OF TUDOR ROAD AND MAIN STREET

LEE'S SUMMIT, MISSOURI

drawn by: jnd

checked by: jnd

approved by: jnd

QA/QC by: jnd

project no.: B21-04157

drawing: C_ER002_B2104157.dwg

date: 06/29/2022

SHEET

LD1.1

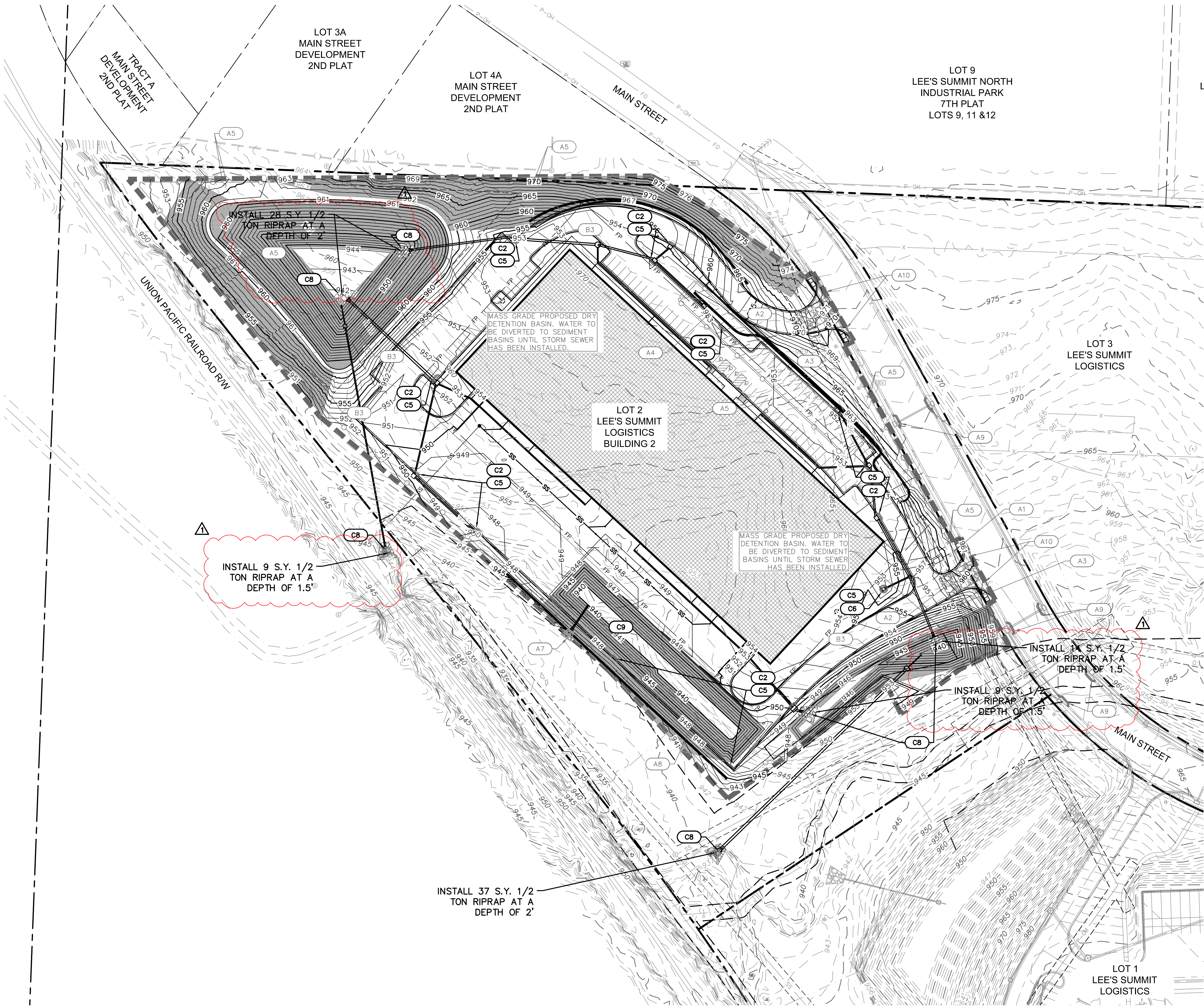
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Overland Park, KS 66213-7755

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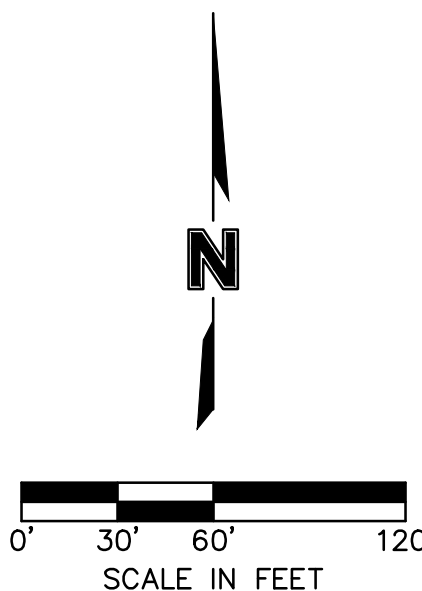


LEGEND

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EROSION CONTROL STAGING CHART

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PHASE C - EROSION CONTROL PLAN
MASS GRADING AND EROSION & SEDIMENT CONTROL PLANS
SCANNELL DEVELOPMENT LEE'S SUMMIT LOGISTICS - BUILDING 2
NORTHWEST CORNER OF TUDOR ROAD AND MAIN STREET
LEE'S SUMMIT, MISSOURI

drawn by: _____
checked by: _____
approved by: _____
QA/QC by: _____
project no.: B21-04157
drawing no.: ER003_B2104157.dwg
date: _____

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LD1.2



REV. NO.	DATE	REVISIONS DESCRIPTION	CITY COMMENTS
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REVISIONS

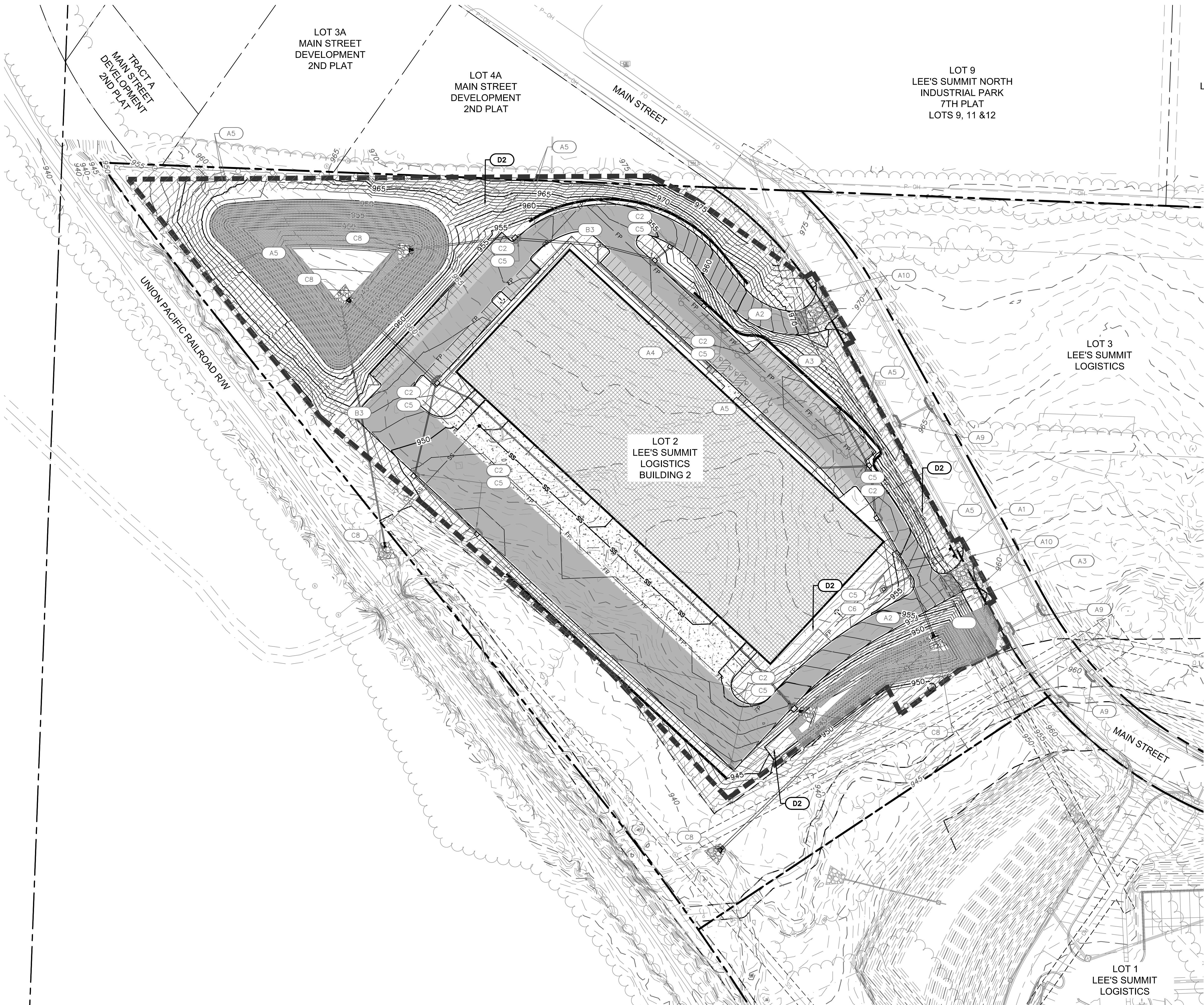


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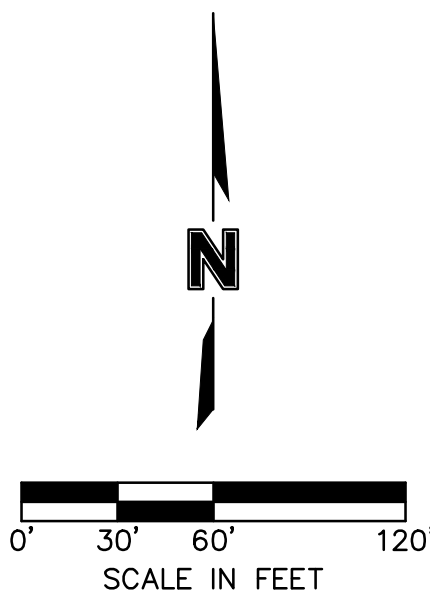
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drawn by: _____ BP
checked by: _____ LM
approved by: _____ MP
QA/QC by: _____ ME
project no.: B21-04157
drawing: C_ER004_B2104157.dwg
date: _____

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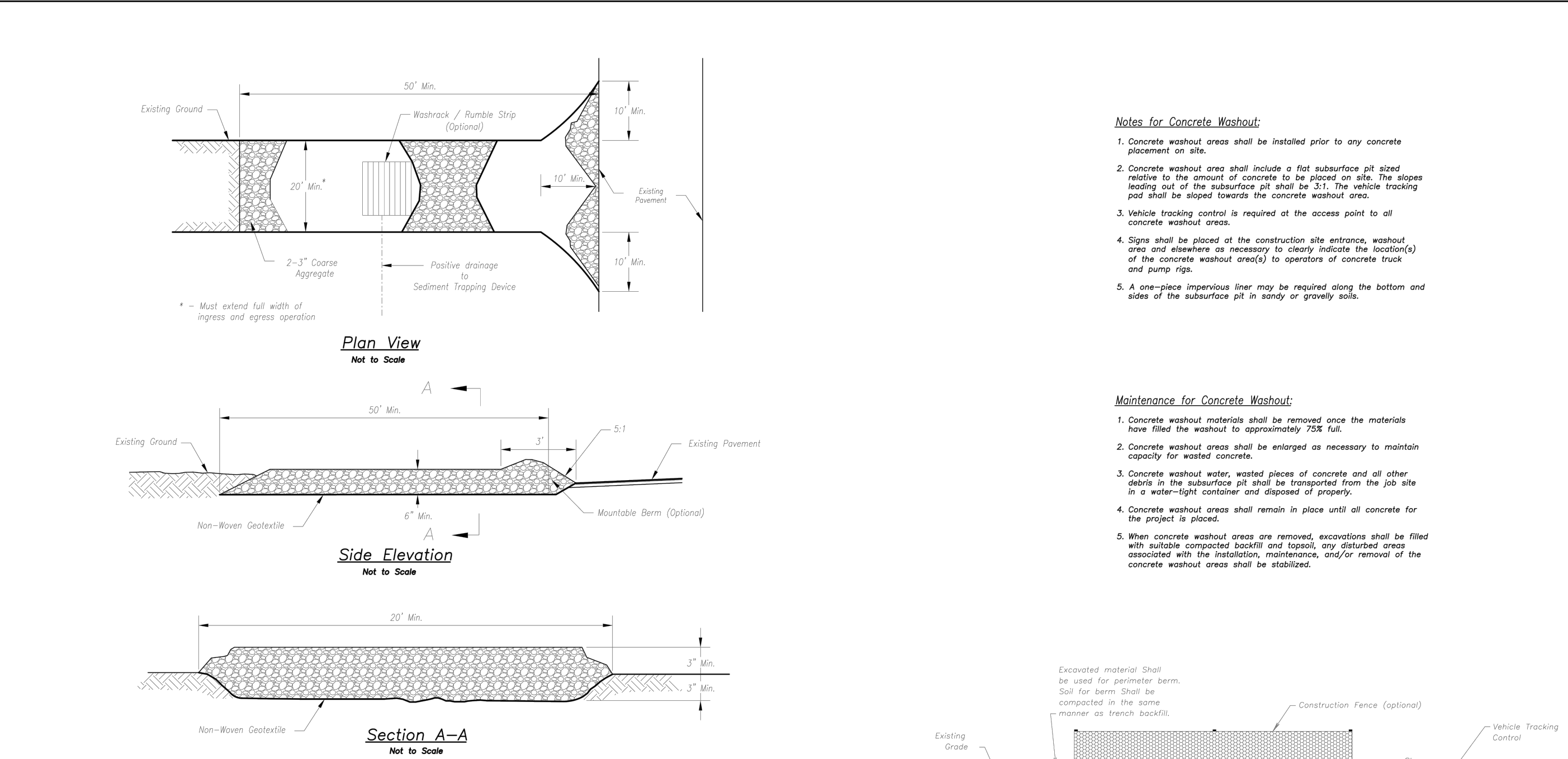
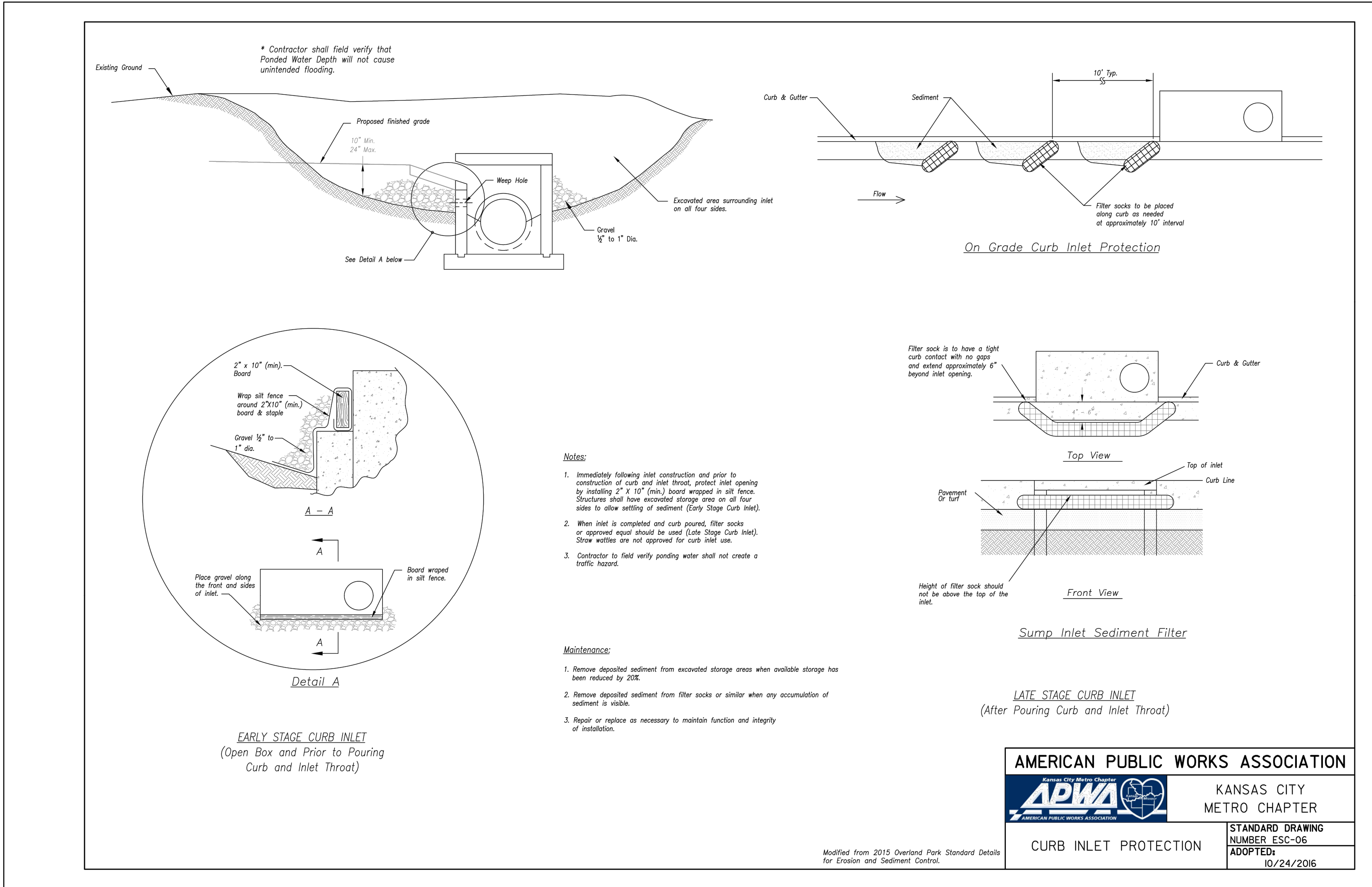
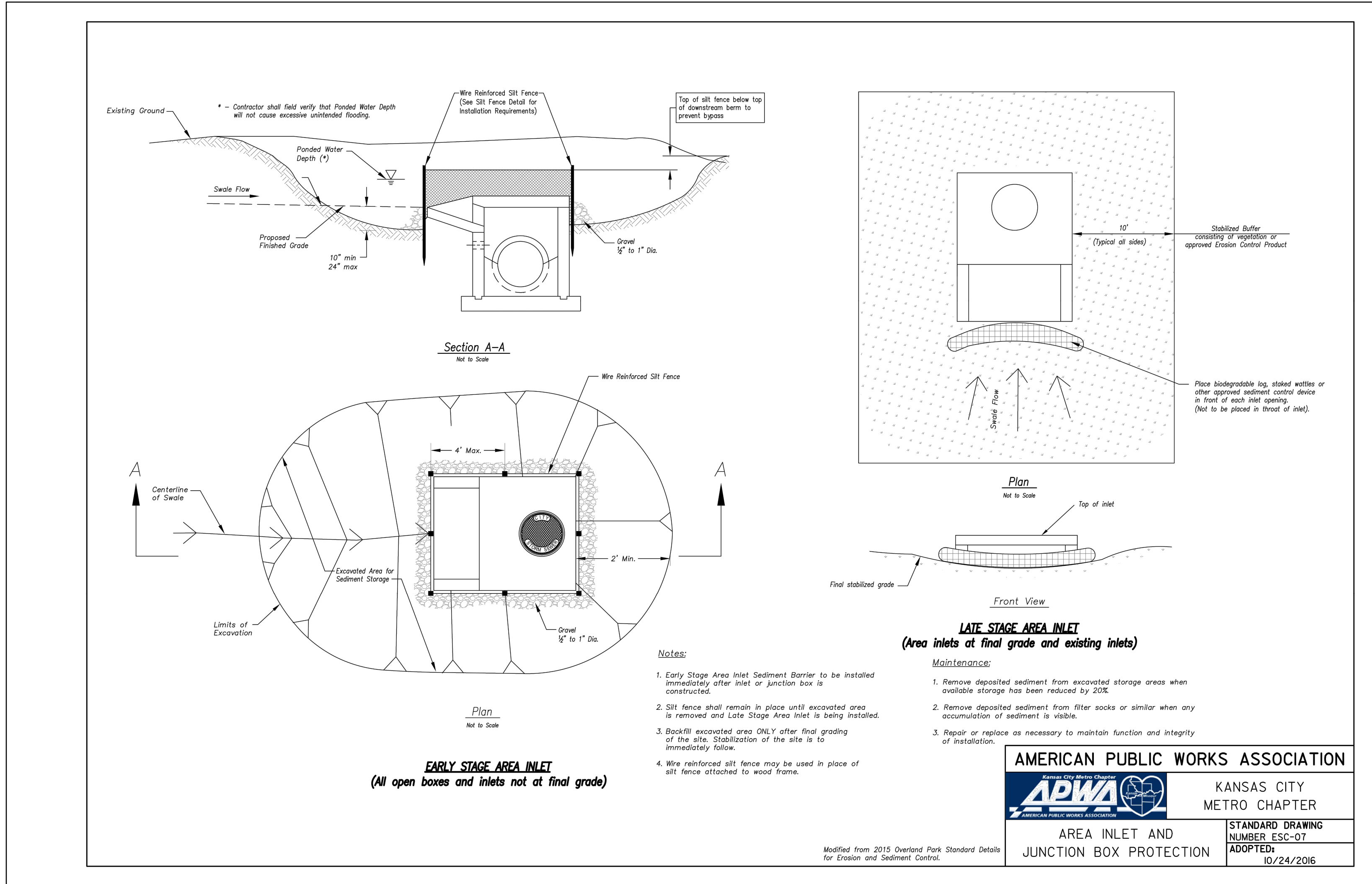
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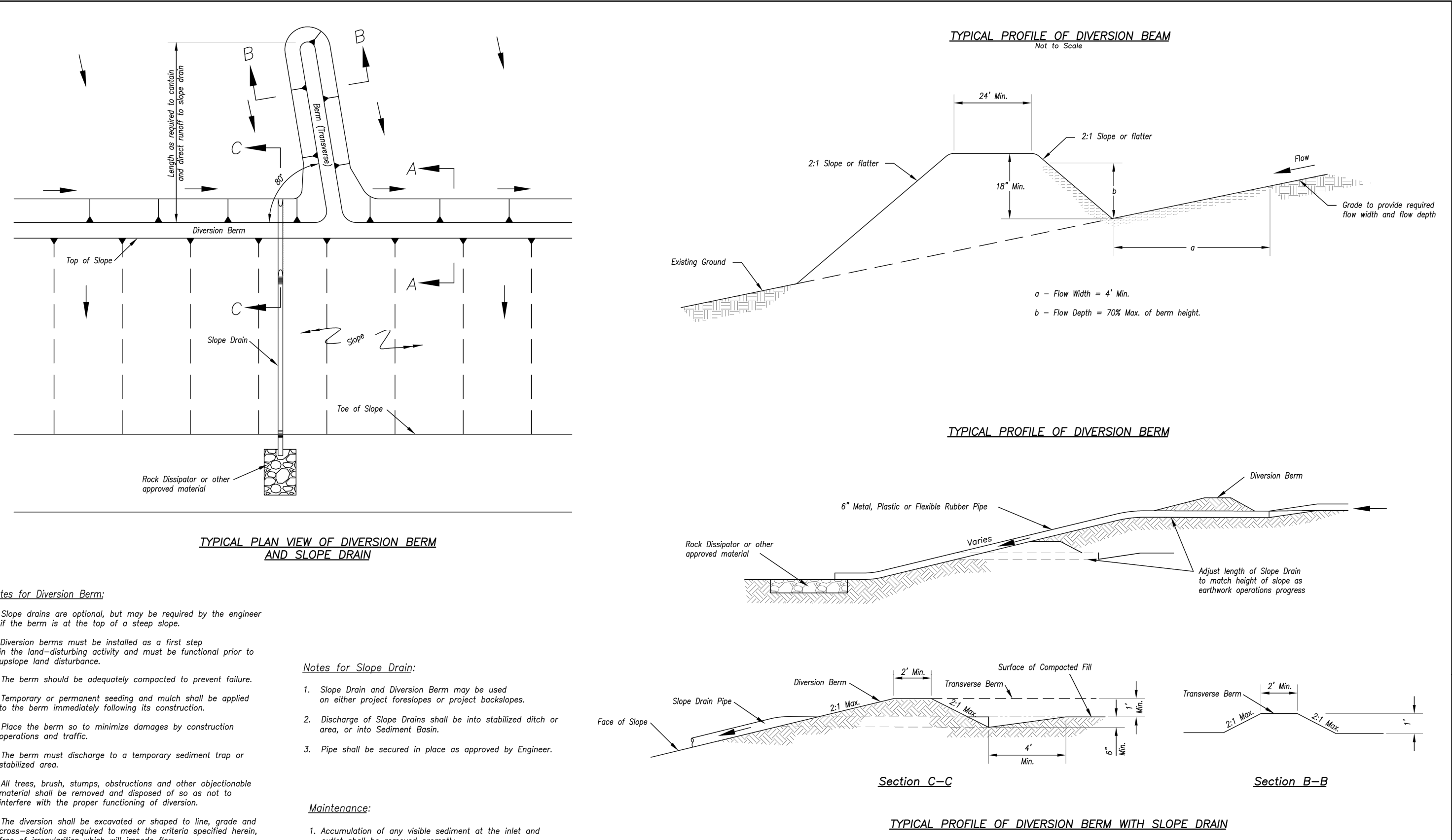
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PROPERTIES

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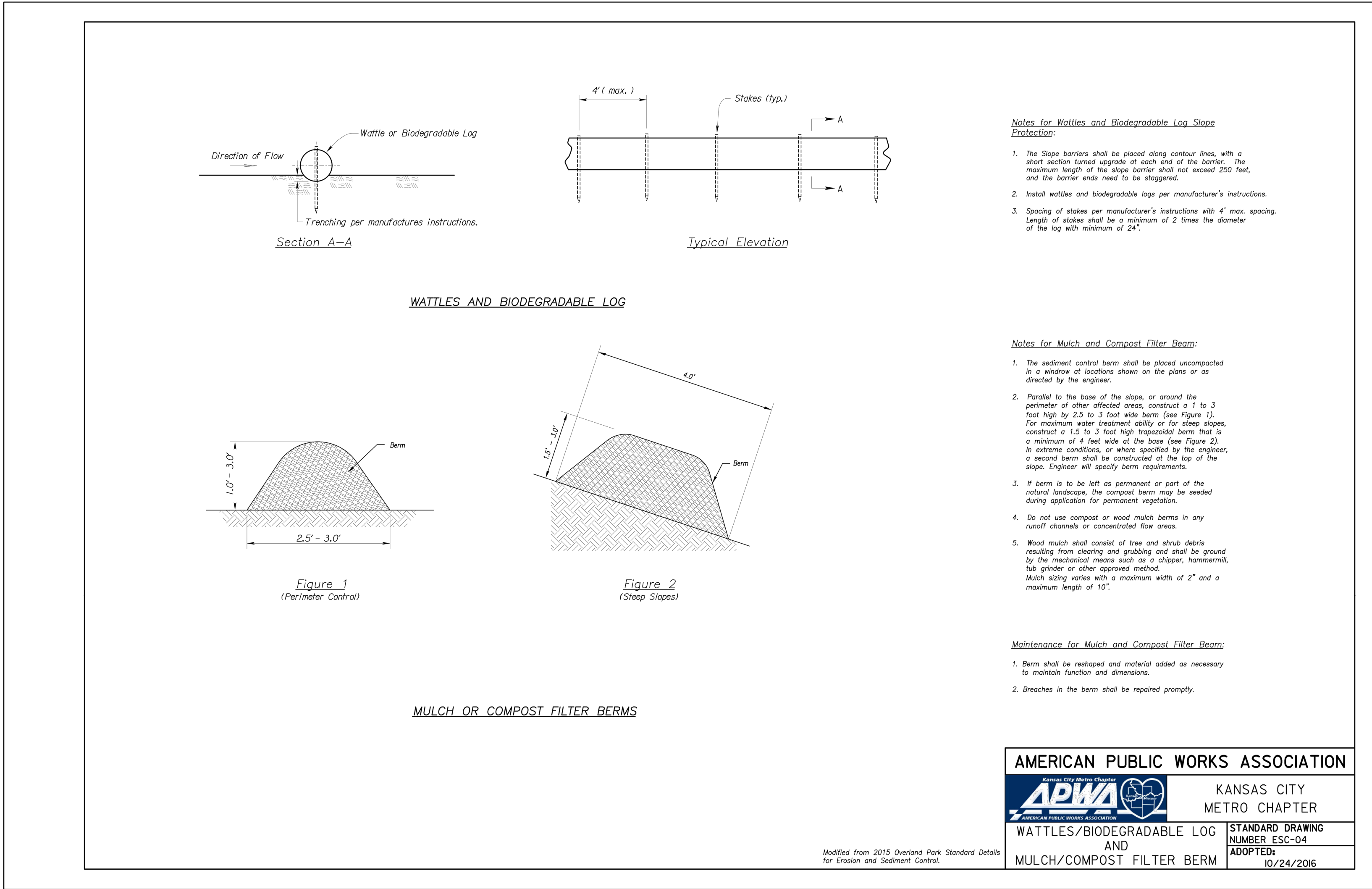
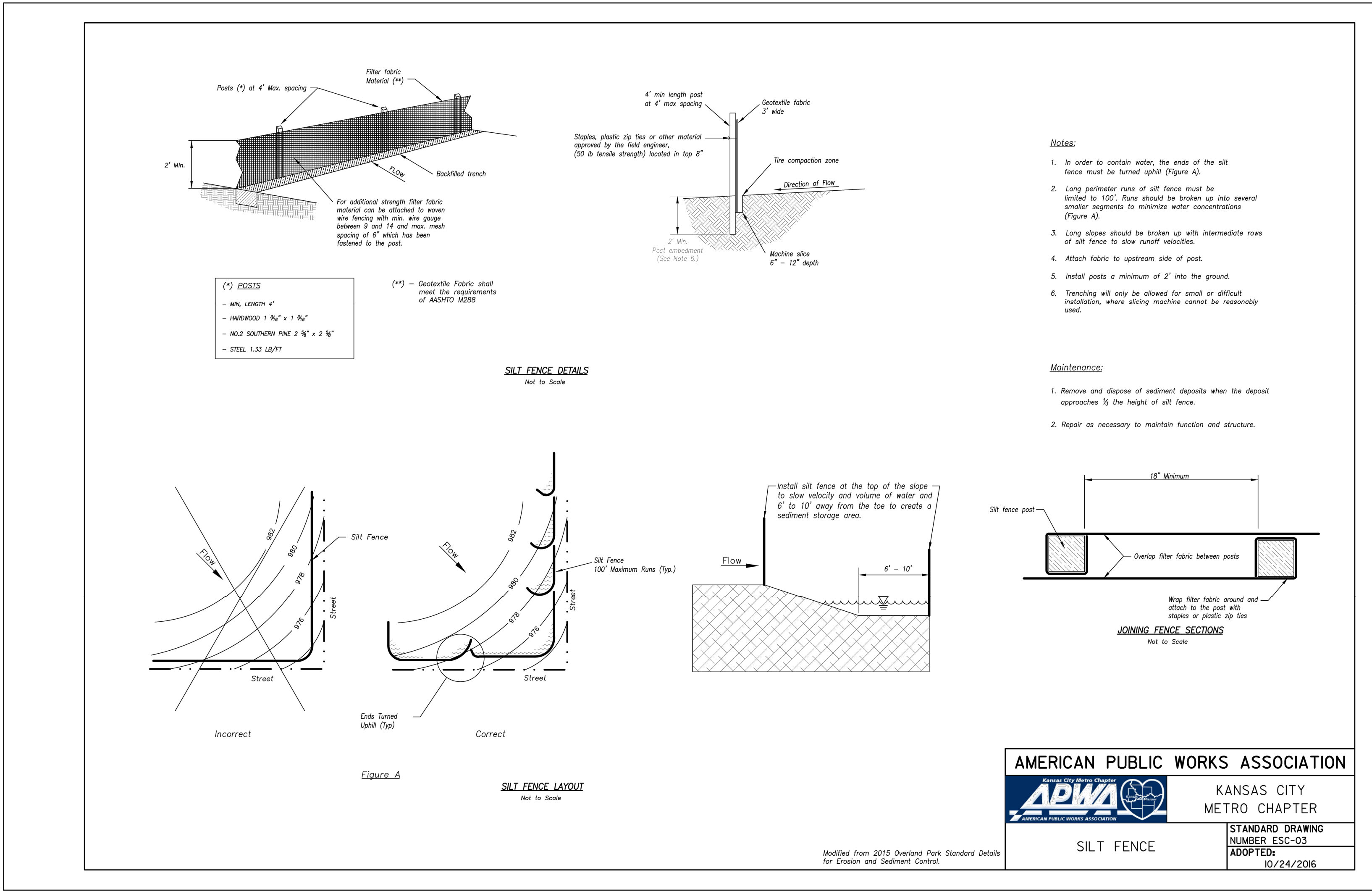
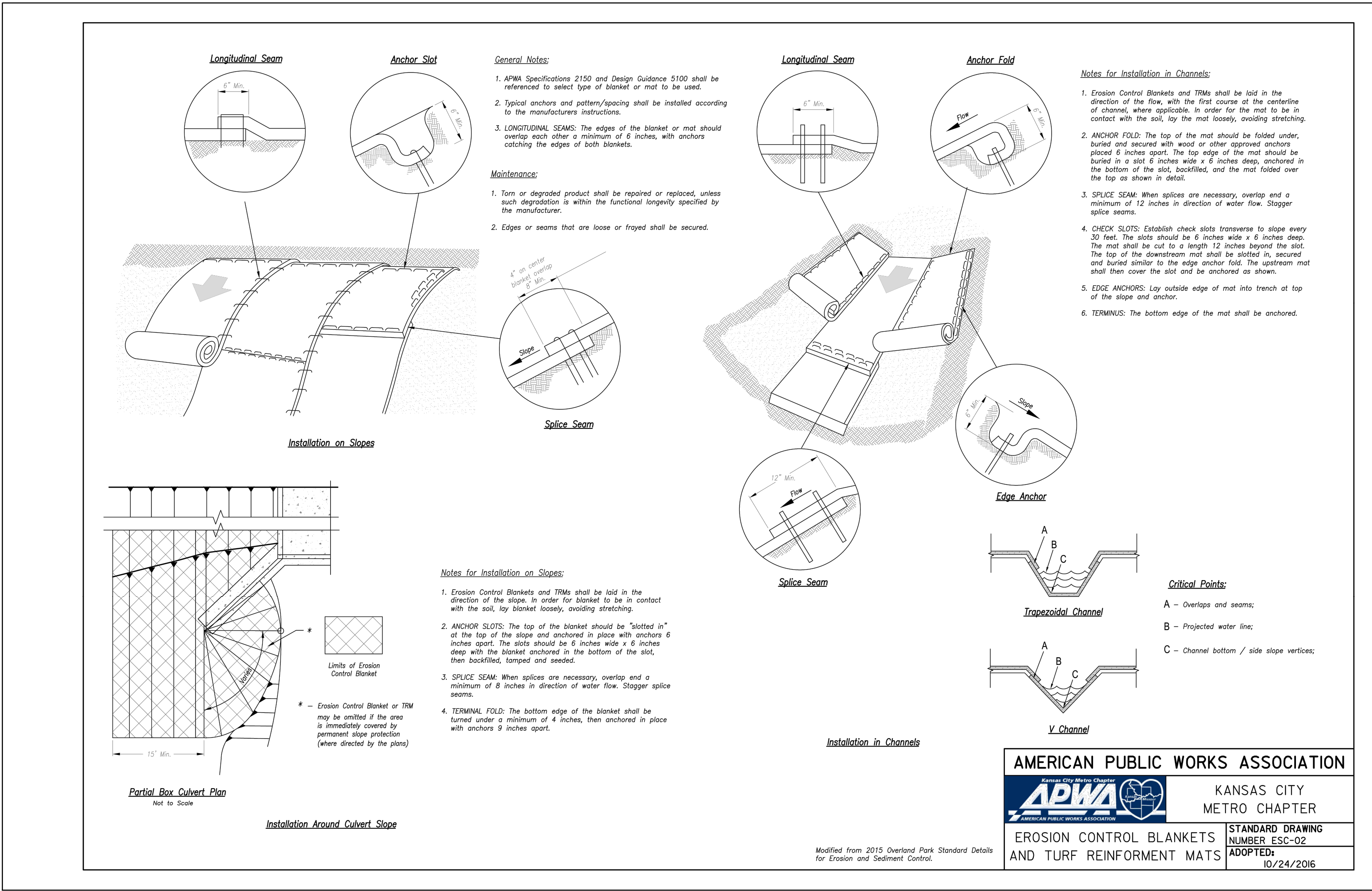
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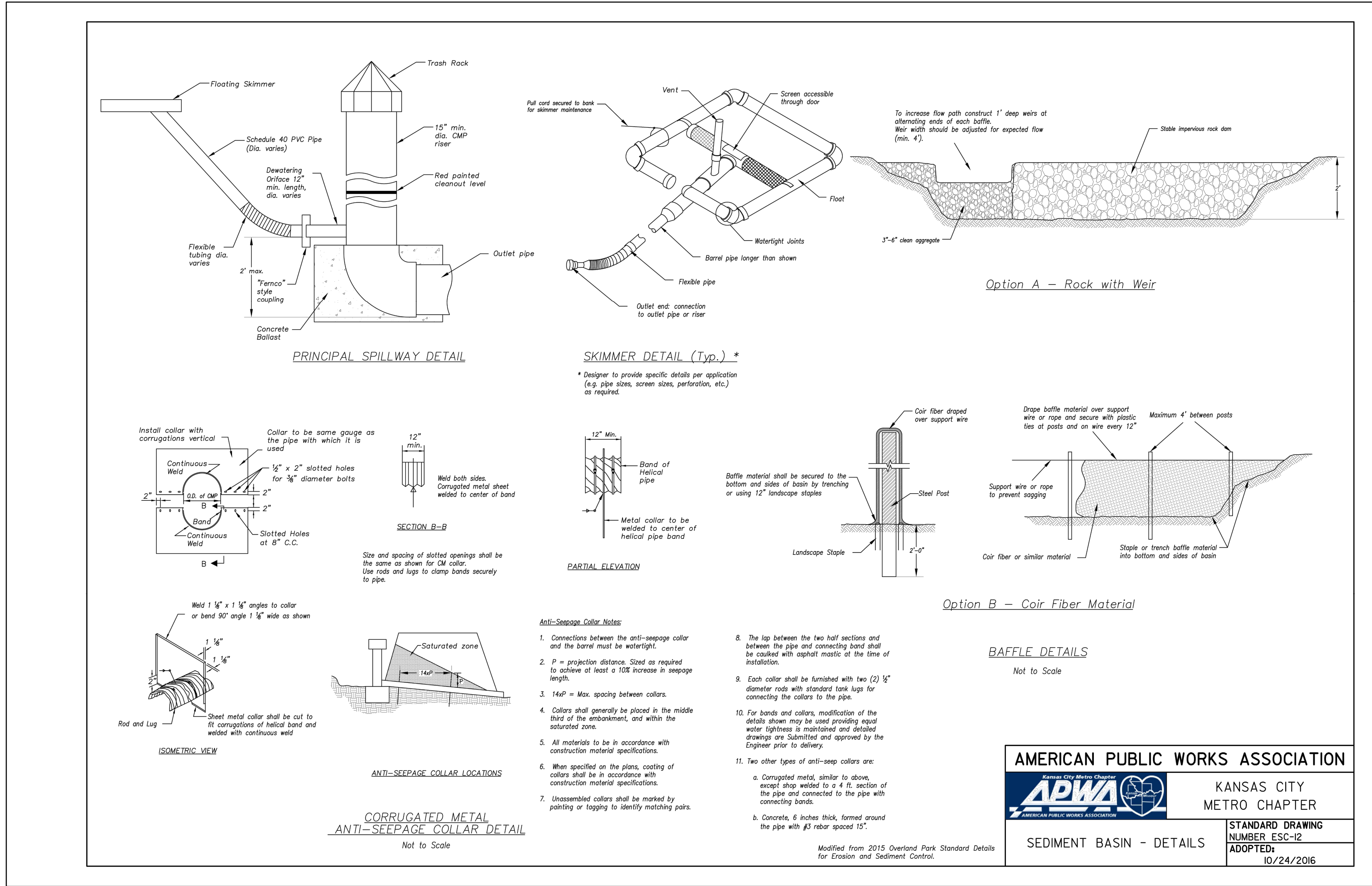


AMERICAN PUBLIC WORKS ASSOCIATION
APWA
KANSAS CITY METRO CHAPTER
CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT
STANDARD DRAWING NUMBER ESC-01
ADOPTED 10/24/2016

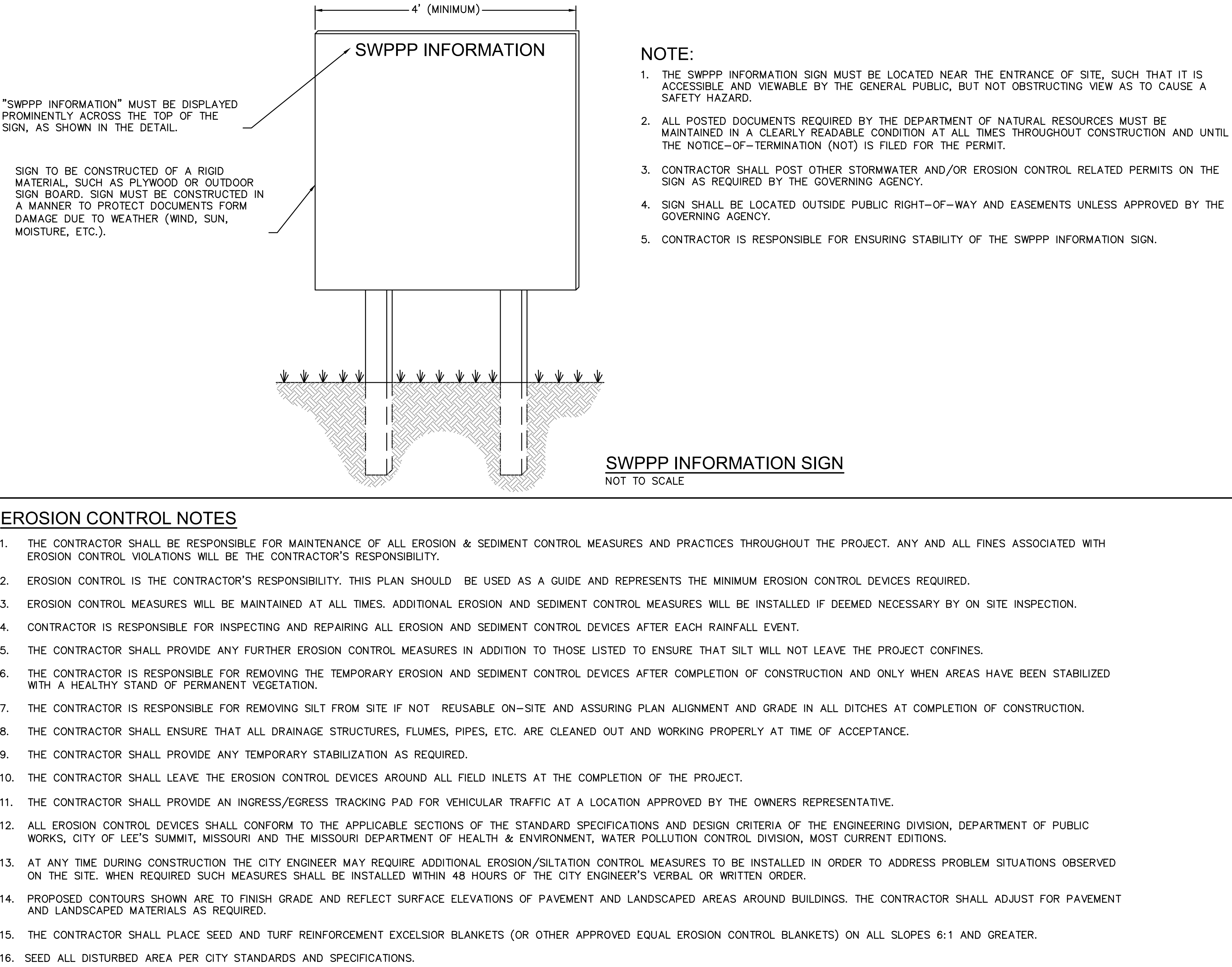


AMERICAN PUBLIC WORKS ASSOCIATION
APWA
KANSAS CITY METRO CHAPTER
DIVERSION BERMS AND SLOPE DRAINS
STANDARD DRAWING NUMBER ESC-05
ADOPTED 10/24/2016

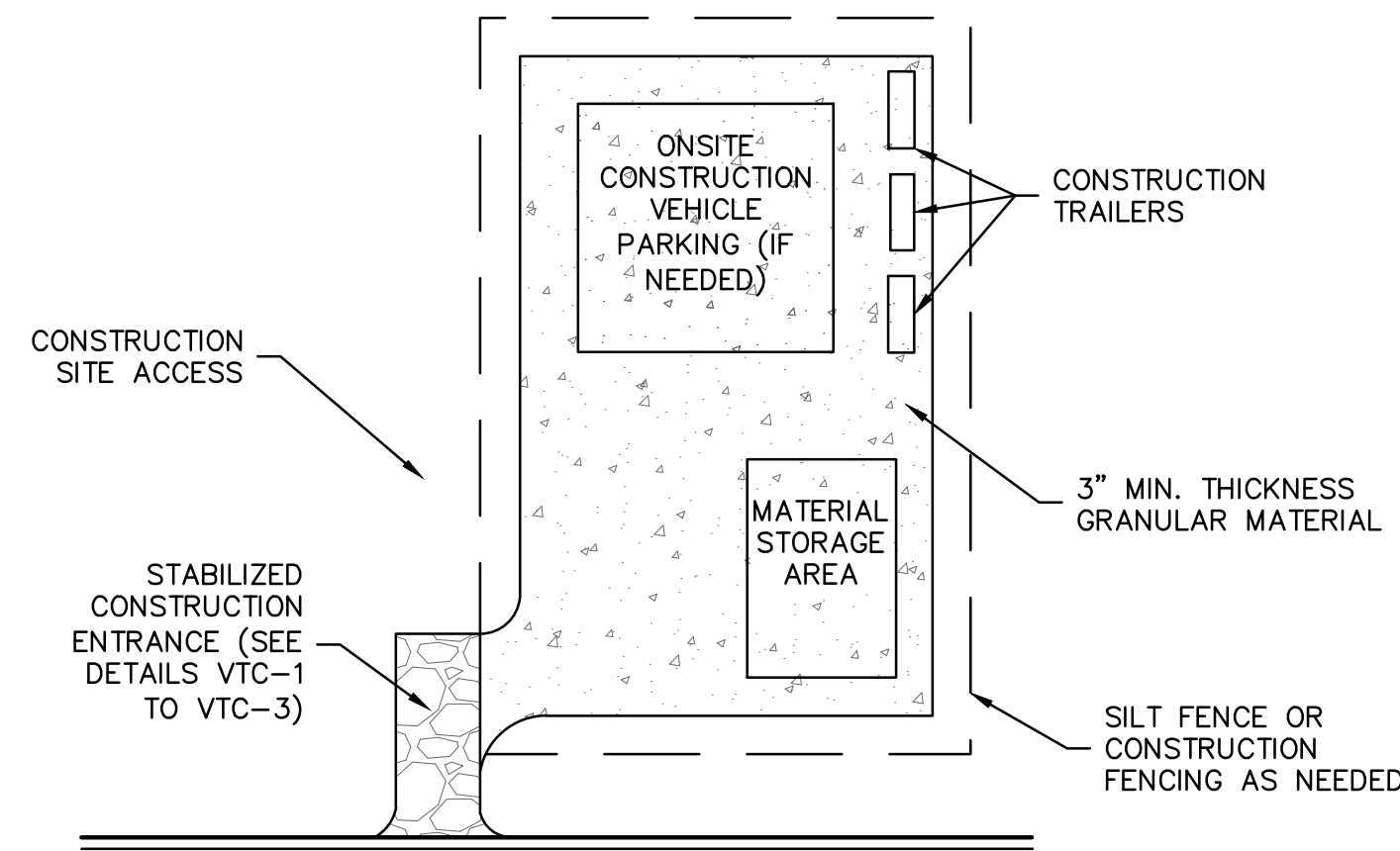




SEDIMENT BASIN DESIGN DATA SUMMARY			
TITLE: Lee's Summit - Building 2			
JOB #: 021-04157-B			
Design Item:	Basin 1	Units	Notes:
Site Data:			
Tributary Drainage Area to Pond:	10.28	Acres	
Disturbed Tributary Drainage Area to Pond:	10.28	Acres	
50% (2 yr) Design Flow:	19.47	cfs	
4% (25 yr) Design Flow:	33.78	cfs	
Pond Data:			
Minimum Sediment Storage Volume:	1378	cu. yd.	134 cy/acre minimum
Provided Sediment Storage Volume:	1719	cu. yd.	134 cy/acre minimum
Bottom Elevation:	940.00	Ft	
Sediment Cleanout Elevation:	941.26	Ft	Elevation Equal to 20% of Original Design Volume.
Top of Riser Elevation:	945.30	Ft	Top of Dry Storage Volume
Emergency Spillway Elevation:	945.50	Ft	at or Above Q-2 elev. 1.0 ft min above principal spillway
Top of Dam Elevation:	947.00	Ft	1.0 ft min above Q-25 elev.
Basin Shape Data:			
A= Area at Normal Pool	14804.50	SF	
L= Length of Flow Path	312.00	Ft	
We= Effective Width = A/L	47.45	Ft	
Length to Width Ratio = L/We	6.58		If Length to Width Ratio is less than 2, baffles are required
Principal Spillway Data:			
Riser Pipe Diameter:	30.00	in	15-inch min. Size for 2 year flow minimum
Barrell Pipe Diameter:	24	in	15-inch min. Size for 2 year flow minimum
Concrete Base size for Riser Pipe	3.10	cu. yd.	Size to Prevent Flotation. 1.25 safety factor required.
Skimmer Size:	4.00	in	Designer to provide specific details and calculations per application to dewater in 48 to 72 hours
Emergency Spillway Data:			
Design Width of Spillway:	140.00	Ft	
Design Depth in Spillway:	0.20	Ft	Use $Q_{25yr}=C_s b H^{3/2}$ where $C_s=2.63$, b is the Width of Spillway
Design Velocity in Spillway:	1.21	Ft/sec	
Lining Material:	LANDLOK	N/A	
	S2 ERC		



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USER: jmcdermott
XREFS: C:\BLK_B2104157



SSA-1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

- SEE PLAN VIEW FOR
-LOCATION OF STAGING AREA(S)
-CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM LOCAL JURISDICTION
- STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
- STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
- THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
- UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703. AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
- ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

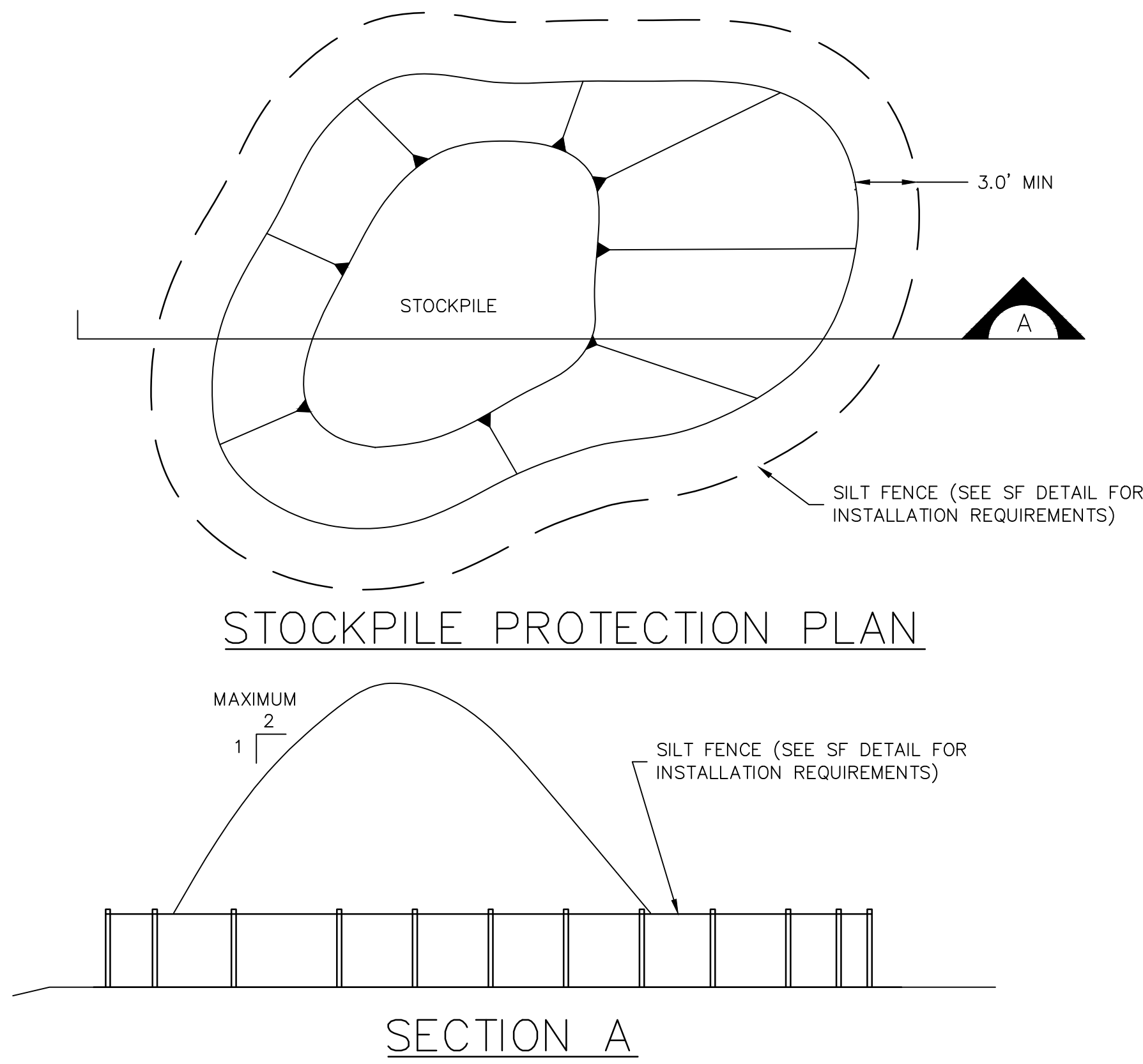
STABILIZED STAGING AREA MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITH 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ROCK SHALL BE REAPPLIED OR REGARDED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.
- STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE AND UNLOADING/LOADING OPERATIONS.
- THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO)



URBAN DRAINAGE AND FLOOD CONTROL DISTRICT
URBAN STORM DRAINAGE CRITERIA MANUAL VOLUME 3

STOCKPILE PROTECTION INSTALLATION NOTES

- SEE PLAN FOR:
-LOCATION OF STOCKPILES
-TYPE OF STOCKPILE PROTECTION
- INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. SILT FENCE IS SHOWN IN THE STOCKPILE PROTECTION DETAILS; HOWEVER, OTHER TYPES OF PERIMETER CONTROLS INCLUDING SEDIMENTS CONTROL LOGS OR ROCK SOCKS MAY BE SUITABLE IN SOME CIRCUMSTANCES. CONSIDERATIONS FOR DETERMINING THE APPROPRIATE TYPE OF PERIMETER CONTROL FOR A STOCKPILE INCLUDE WHETHER THE STOCKPILE IS LOCATED ON A Pervious OR IMPervious SURFACE, THE RELATIVE HEIGHTS OF THE PERIMETER CONTROL AND STOCKPILE, THE ABILITY OF THE PERIMETER CONTROL TO CONTAIN THE STOCKPILE WITHOUT FAILING IN THE EVENT THAT MATERIAL FROM THE STOCKPILE SHIFTS OR SLUMPS AGAINST THE PERIMETER, AND OTHER FACTORS.
- STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS, OR SOIL BINDERS. SOILS STOCKPILED FOR AN EXTENDED PERIOD (TYPICALLY FOR MORE THAN 60 DAYS) SHOULD BE SEEDED AND MULCHED WITH A TEMPORARY GRASS COVER ONCE THE STOCKPILE IS PLACED (TYPICALLY WITHIN 14 DAYS). USE OF MULCH ONLY OR A SOIL BINDER IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR A MORE LIMITED TIME PERIOD (TYPICALLY 30-60 DAYS).
- FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRADIENT CONTROLS, INCLUDING PERIMETER CONTROL, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

STOCKPILE PROTECTION MAINTENANCE NOTES

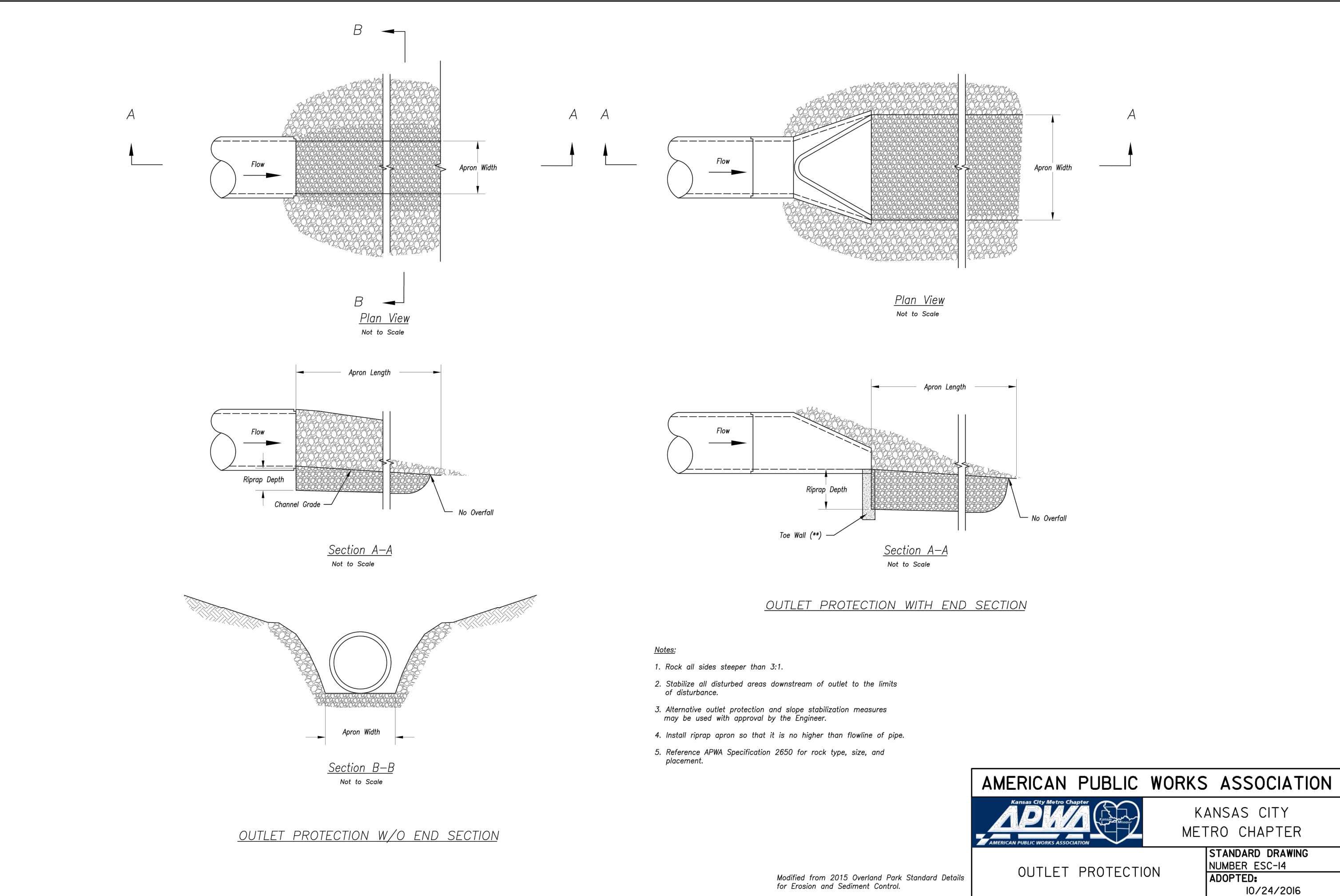
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

STOCKPILE PROTECTION MAINTENANCE NOTES

- IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKPILE, REPLACE PERIMETER CONTROL BY THE END OF THE WORKDAY.
- STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE STOCKPILE HAS BEEN USED.

(DETAILS ADAPTED FROM PARKER, COLORADO)

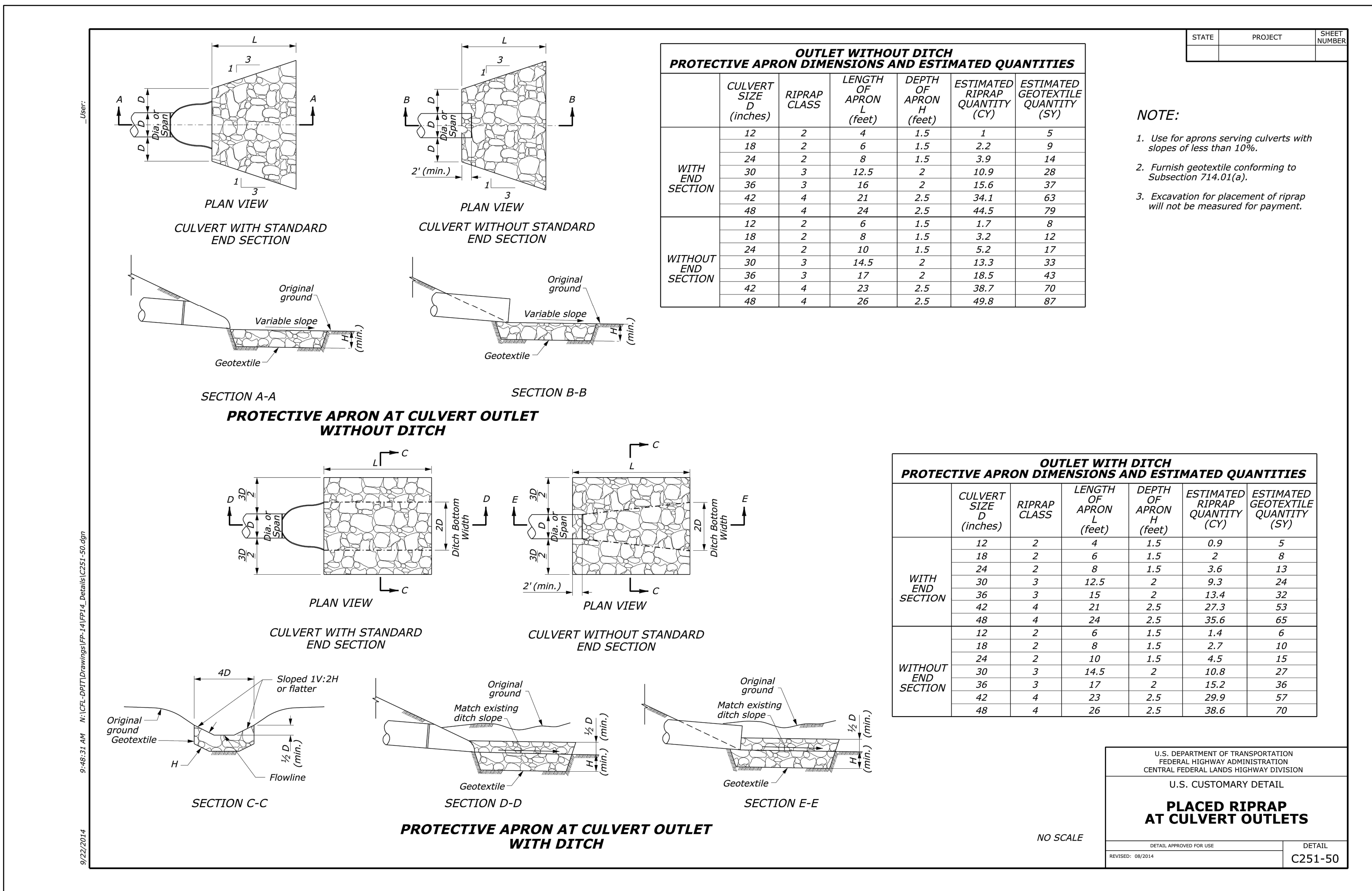
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.



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

AMERICAN PUBLIC WORKS ASSOCIATION
KANSAS CITY METRO CHAPTER
STANDARD DRAWING NUMBER ESC-14 ADOPTED 10/24/2016
OUTLET PROTECTION

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Controls



OUTLET WITHOUT DITCH PROTECTIVE APRON DIMENSIONS AND ESTIMATED QUANTITIES					
	CULVERT SIZE (inches)	RIPRAP CLASS	LENGTH OF APRON (feet)	DEPTH OF APRON (feet)	ESTIMATED RIPRAP QUANTITY (CY)
WITH END SECTION	12	2	1.5	1	5
	18	2	6	1.5	2.2
	24	2	8	1.5	3.9
	30	3	12.5	2	10.9
	36	3	16	2	15.6
WITHOUT END SECTION	12	2	6	1.5	1.7
	18	2	8	1.5	3.2
	24	2	10	1.5	5.2
	30	3	14.5	2	13.3
	36	3	17	2	18.5

- NOTE:
- Use for aprons serving culverts with slopes of less than 10%.
 - Furnish geotextile conforming to Subsection 714.01(a).
 - Excavation for placement of riprap will not be measured for payment.

OUTLET WITH DITCH PROTECTIVE APRON DIMENSIONS AND ESTIMATED QUANTITIES					
	CULVERT SIZE (inches)	RIPRAP CLASS	LENGTH OF APRON (feet)	DEPTH OF APRON (feet)	ESTIMATED RIPRAP QUANTITY (CY)
WITH END SECTION	12	2	4	1.5	0.9
	18	2	6	1.5	2
	24	2	8	1.5	3.6
	30	3	12.5	2	9.3
	36	3	15	2	13.4
WITHOUT END SECTION	12	2	4	1.5	1.4
	18	2	6	1.5	2.7
	24	2	10	1.5	4.5
	30	3	14.5	2	10.8
	36	3	17	2	15.2

U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION
CENTRAL FEDERAL LANDS-HIGHWAY DIVISION
U.S. CUSTOMARY DETAIL
PLACED RIPRAP AT CULVERT OUTLETS
DETAIL NUMBER C251-50
REVISED: 06/2014

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www.olson.com

SCANNELL PROPERTIES
MITCHELL ALAN
PL 2
NUMBER
PE 2009016784
C71-1-22

EROSION CONTROL DETAILS
MASS GRADING AND EROSION & SEDIMENT CONTROL PLANS
SCANNELL DEVELOPMENT LEE'S SUMMIT LOGISTICS - BUILDING 2
NORTHWEST CORNER OF TUDOR ROAD AND MAIN STREET
LEE'S SUMMIT, MISSOURI

REVISIONS
REV. NO. DATE REVISIONS DESCRIPTION
1 06-25-2022 CITY COMMENTS

SHEET LD2.3