

P:\Word Development\21-1883 Lakewood Business Center\21-1883 Lakewood Business Center.dwg, 1, 8/25/2022 8:10:25 AM, DWG To PDF.pc3, ANSI full bleed D (34.00 x 22.00 Inches)

# LAKEWOOD BUSINESS CENTER ON I-470 - PLAT S

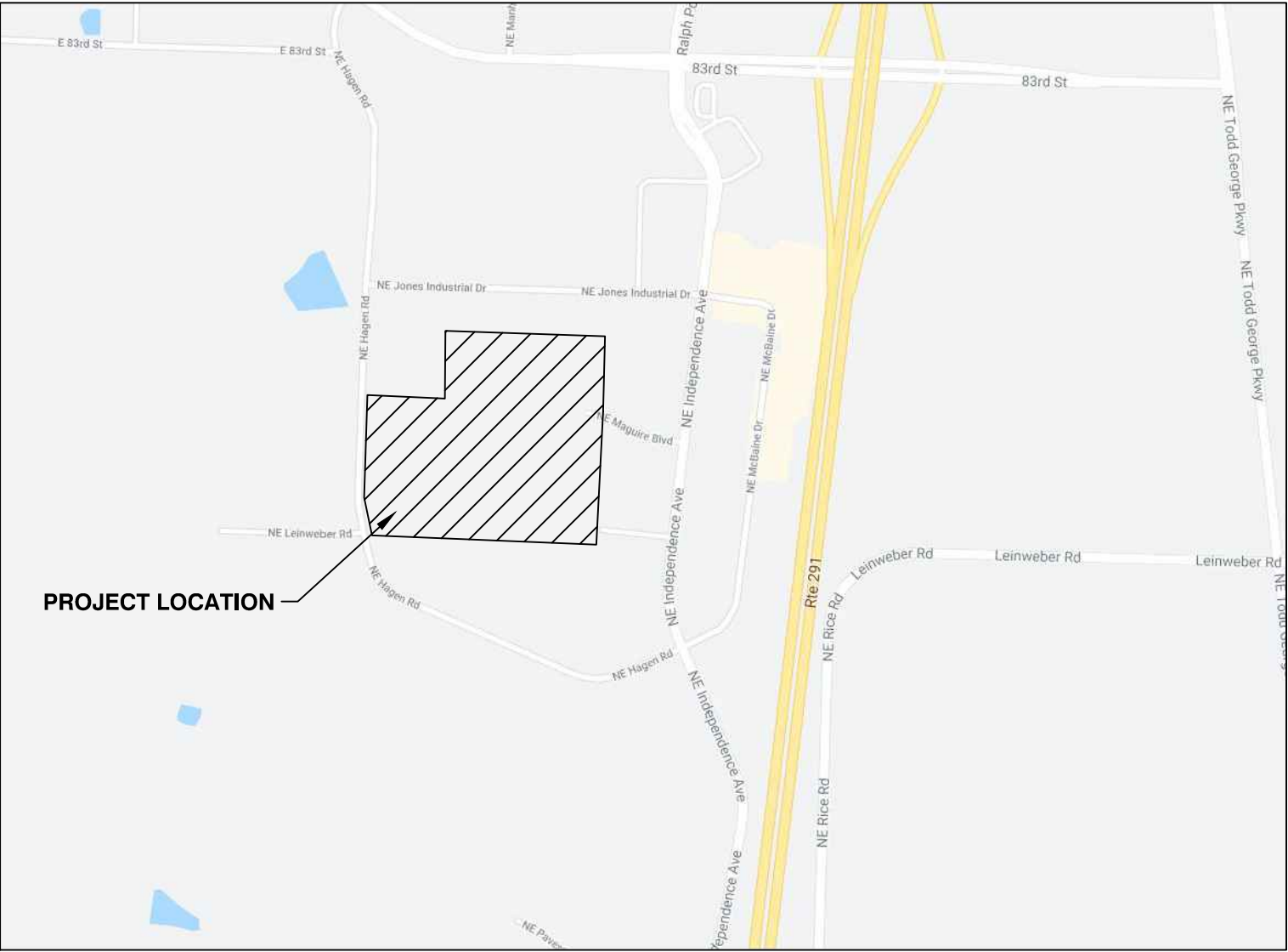
## Lot 1 EROSION CONTROL PLANS Part of Section 20, Township 48 N, Range 31 W LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

### CONSTRUCTION AND DESIGN NOTES:

1. STREET PAVEMENT SHALL CONSIST OF TYPE CG-1 CURB & GUTTER WITH PAVEMENT PER TABLE LS-2 OF THE LEE-S SUMMIT DESIGN AND CONSTRUCTION MANUAL. SEE SHEET C-112 FOR TYPICAL SECTION AND PAVEMENT OPTIONS.
2. INDUSTRIAL LOCAL STREETS WITHIN THE BOUNDARY OF THIS PROJECT SHALL BE PER APWA STANDARD FOR 60' R/W SECTION 5200 TABLE LS-1.
3. STORM SEWER PIPE SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) AS APPROVED BY THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL.
4. CURB INLETS SHALL BE PER CITY OF LEE'S SUMMIT STANDARD DRAWING NO. STM-1. JUNCTION BOXES SHALL BE PER CITY OF LEE'S SUMMIT STANDARD DRAWING NO. STM-3. FLARED END SECTIONS SHALL BE PER CITY OF LEE'S SUMMIT STANDARD DRAWING NO. STM-5.

### GENERAL NOTES:

1. ALL CONSTRUCTION TO CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
2. ALL REQUIRED EASEMENTS WITHIN THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR ON THE FINAL PLAT.
3. ANY REQUIRED EASEMENT LOCATED OUTSIDE OF THE THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR BY SEPARATE DOCUMENT PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
4. THE CONTRACTOR SHALL NOTIFY THE CITY OF LEE'S SUMMIT PUBLIC WORKS INSPECTION AT 816-969-1800 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
5. THE CONTRACTOR SHALL NOTIFY POWELL CWM AT 816-373-4800 OF ANY CONFLICTS WITH THE IMPROVEMENTS PROPOSED BY THESE PLANS AND EXISTING SITE CONDITIONS.
6. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND OBTAIN THE APPROPRIATE BLASTING PERMITS FOR ANY REQUIRED BLASTING. IF BLASTING IS ALLOWED, ALL BLASTING SHALL CONFORM TO STATE AND LOCAL ORDINANCES.
7. DO NOT SCALE THESE DRAWINGS.
8. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, BONDS, AND INSURANCE REQUIRED BY THE CITY.
9. THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE TAKEN FROM UTILITY COMPANY RECORDS AND ARE APPROXIMATE ONLY. THEY DO NOT CONSTITUTE ACTUAL FIELD LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
10. CLEARING AND GRUBBING OPERATIONS AND DISPOSAL OF ALL DEBRIS THEREFROM SHALL BE PERFORMED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL STATE AND LOCAL CODES.
11. THE DEVELOPER / OWNER SHALL CONTROL EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION, AND SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.
12. ALL EXCESS MATERIAL SHALL BE REMOVED LEGALLY FROM SITE AND DISPOSED OF OFF SITE.
13. TRAFFIC CONTROL AND MAINTENANCE OF TRAFFIC DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF MUTCD.
14. EROSION CONTROL MEASURES SHALL BE PROVIDED AT ALL LOCATIONS WHERE DRAINAGE IS LEAVING THE PROJECT SITE. THE EROSION CONTROL PLAN SHOWS MINIMUM EROSION CONTROL MEASURES TO BE PROVIDED. ADDITIONAL SITE SPECIFIC MEASURES MAY BE NECESSARY AND SHALL BE PROVIDED BY THE DEVELOPER / OWNER, AT THE CONTRACTOR'S EXPENSE.
15. ANY EXISTING OR NEW STORM SEWER INLETS IN USE DURING DEMOLITION, GRADING OR CONSTRUCTION SHALL HAVE INLET PROTECTION.
16. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND QUANTITIES SHOWN ON THESE PLANS AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING ANY RELATED WORK.
17. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND INSTALLATIONS, INCLUDING SERVICE CONNECTIONS, IN ADVANCE OF EXCAVATION OR TRENCHING, AND PROTECT THE SAME AS REQUIRED TO MAINTAIN GOOD OPERATING CONDITION.
18. THE CONTRACTOR SHALL USE HIS OWN INFORMATION AND NOT RELY UPON ANY INFORMATION SHOWN ON THE DRAWINGS CONCERNING EXISTING UNDERGROUND INSTALLATIONS.
19. ANY DELAY, ADDITIONAL WORK, OR EXTRA COST TO THE CONTRACTOR CAUSED BY OR RESULTING FROM DAMAGE TO EXISTING UNDERGROUND INSTALLATIONS SHALL NOT CONSTITUTE A CLAIM FOR EXTRA WORK, ADDITIONAL PAYMENT, OR DAMAGES. ALL DAMAGE TO EXISTING UTILITIES INCLUDING SERVICE CONNECTIONS SHALL RE REPAIRED BY AND AT THE EXPENSE OF THE CONTRACTOR.
20. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES AND OBTAIN ALL NECESSARY INSPECTIONS THROUGHOUT THE CONSTRUCTION ACTIVITIES.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, AND SIGNS AS REQUIRED, ALL WORK SHALL BE IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN THE CONTRACTOR'S CONTRACT WITH THE OWNER.
22. REMOVAL OF EXISTING PAVING AND/OR BORING AT THE CONTRACTOR'S DISCRETION SHALL BE INCLUDED AS A PART OF ALL UTILITY INSTALLATIONS WHERE APPLICABLE AT THE CONTRACTOR'S EXPENSE AS WELL AS REPLACEMENT/REPAIR OF ALL DISTURBED MATERIALS IN ACCORDANCE WITH LOCAL SPECIFICATIONS AND CODES.
23. THE CONTRACTOR SHALL COORDINATE ALL UTILITY WORK, INCLUDING DEMOLITION AND REMOVAL, WITH THE APPROPRIATE UTILITY COMPANIES AND SERVICE PROVIDERS PRIOR TO DISCONTINUATION OF SERVICE. UTILITIES NOT NOTED FOR DEMOLITION SHALL REMAIN IN SERVICE AT ALL TIMES.
24. THE CONTRACTOR SHALL MAINTAIN EXISTING UTILITY SERVICE TO ALL ADJOINING PROPERTIES UNTIL THE RELOCATED UTILITIES ARE INSPECTED AND APPROVED.
25. ALL EXISTING UTILITIES SHALL BE REMOVED BACK TO THE CLOSEST STRUCTURE AND CAPPED AT THAT LOCATION.
26. REMOVE ALL TREES, GRASS, WEEDS, ROOTS, AND OTHER DEBRIS FROM THE AREA TO BE EXCAVATED, FILLED OR GRADED.
27. IF EXCAVATED MATERIAL IS UNSUITABLE FOR COMPACTION, AS DETERMINED BY THE GEOTECHNICAL ENGINEER, THE CONTRACTOR SHALL FURNISH SUITABLE BORROW.
28. ALL SLOPES, CUT OR FILL, SHALL BE GRADED TO MAXIMUM FINISH SLOPE OF THREE (3) FEET HORIZONTAL TO ONE (1) FOOT VERTICAL. NO GRADED SLOPE SHALL EXCEED 3:1 WITHOUT SPECIFIC SLOPE PLANTING OR REINFORCEMENT.
29. SITE SHALL BE GRADED TO ASSURE DRAINAGE OF WATER FROM ALL SURFACES.
30. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL SURFACE AND GROUNDWATER CONTROL MEASURES.
31. GRADES NOT OTHERWISE INDICATED ON THE PLANS SHALL BE UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE GIVEN. ABRUPT CHANGES IN SLOPES SHALL BE WELL ROUNDED.
32. STORM DRAINAGE SYSTEMS WITHIN THE PROJECT AREA ARE TO BE COMPLETELY CLEANED AT THE COMPLETION OF THE PROJECT.
33. EXISTING TREES WHERE INDICATED SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND ALL GRADING ACTIVITIES TO REMAIN OUTSIDE THE DRIP LINES.
34. ALL TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO GRADING.
35. ALL SOILS UNDERCUTTING, OVER EXCAVATION, UNDER DRAIN INSTALLATION, AND ROCK FILLS SHALL BE DETERMINED AND DIRECTED BY THE SOILS ENGINEER.
36. FILL AREAS TO BE COMPACTED TO 95% STANDARD PROCTOR MINIMUM UNLESS OTHERWISE INDICATED BY GEOTECHNICAL ENGINEER.
37. UNLESS OTHERWISE INDICATED, ALL DISTURBED SOIL AREAS TO RECEIVE 6 INCHES OF TOPSOIL AND TO BE SEEDED AND MULCHED.



VICINITY MAP  
NOT TO SCALE



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### UTILITY CONTACTS:

EVERGY	816-471-5275
SPIRE	800-582-1234
COMCAST	816-795-1100
AT&T	816-325-5610
SPECTRUM	816-358-5360
CITY OF LEE'S SUMMIT PUBLIC WORKS	816-969-1800
CITY OF LEE'S SUMMIT PUBLIC WORKS INSPECTIONS	816-969-1800
CITY OF LEE'S SUMMIT WATER UTILITIES	816-969-1900

### UTILITY NOTE:

THE UTILITIES AS SHOWN IN THESE DRAWINGS WERE DEVELOPED FROM THE INFORMATION AVAILABLE. IT IS NOT IMPLIED NOR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE.

### SHEET INDEX:

C-050	COVER SHEET
C-051	EROSION CONTROL PHASE 1
C-052	EROSION CONTROL PHASE 2
C-052	EROSION CONTROL PHASE 3
C-061-062	EROSION CONTROL DETAILS

### BENCHMARK:

BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE AND TIED TO CONTROL MONUMENT "JA-42", DATE OF OBSERVATION 2003 (N: 312505.303 METERS, E: 859594.663 METERS) OF THE MISSOURI GEOGRAPHIC REFERENCE SYSTEM, AS DEVELOPED FROM GPS OBSERVATIONS, A GRID FACTOR OF 0.9999031 WAS USED.

### LEGAL:

A TRACT OF LAND BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2015E0090550, OF THE JACKSON COUNTY MISSOURI RECORDS AND BEING LOCATED IN PART OF SECTION 20, TOWNSHIP 48 NORTH, RANGE 31 WEST, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 23B, OF LAKEWOOD BUSINESS CENTER ON I-470, LOTS 23A AND 24B, A SUBDIVISION IN SAID CITY OF LEE'S SUMMIT, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF NE MAGUIRE BOULEVARD, AS NOW ESTABLISHED; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 530.00 FEET, A CURVE LENGTH OF 51.21 FEET, CHORD BEARING OF NORTH 77°13'19" WEST, AND A CHORD LENGTH OF 51.19 FEET, TO THE NORTHWESTERN CORNER OF SAID NE MAGUIRE BOULEVARD, SOUTH 10°00'36" WEST, 60.00 FEET, TO THE SOUTHWESTERN CORNER OF SAID NE MAGUIRE BOULEVARD; THENCE NORTH 79°57'09" WEST, 146.05 FEET; THENCE ALONG A CURVE THE LEFT, HAVING A RADIUS OF 30.00, A CURVE LENGTH OF 47.12 FEET, CHORD BEARING OF SOUTH 55°02'51" WEST, AND A CHORD LENGTH OF 42.43 FEET; THENCE SOUTH 10°02'51" WEST, 21.08 FEET; THENCE NORTH 79°57'09" WEST, 60.00 FEET; THENCE NORTH 10°02'51" EAST, 17.07 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A CURVE LENGTH OF 51.14 FEET, A CHORD BEARING OF NORTH 38°47'01" WEST, AND A CHORD LENGTH OF 45.17 FEET; THENCE ALONG A COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 480.00 FEET, A CURVE LENGTH OF 6.44 FEET, A CHORD BEARING OF NORTH 87°59'57" WEST, AND A CHORD LENGTH OF 6.44 FEET; THENCE NORTH 88°23'00" WEST, 934.92 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CURVE LENGTH OF 39.07 FEET, A CHORD BEARING OF SOUTH 46°50'51" WEST, AND A CHORD LENGTH OF 35.21 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NE HAGEN ROAD, AS NOW ESTABLISHED; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 02°04'42" EAST, 84.80 FEET, TO THE SOUTHWEST CORNER OF LOT 27, LAKEWOOD BUSINESS CENTER ON I-470 PLAT K, A SUBDIVISION IN SAID CITY OF LEE'S SUMMIT; THENCE ALONG THE SOUTH LINE OF SAID LOT 27, SOUTH 88°23'00" EAST, 404.01 FEET, TO THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE EAST LINE OF SAID LOT 27, NORTH 01°38'44" EAST, 370.07 FEET, TO THE SOUTHWEST CORNER OF TRACT C, LAKEWOOD BUSINESS CENTER ON I-470 - PLAT R, A SUBDIVISION IN SAID CITY OF LEE'S SUMMIT; THENCE ALONG THE SOUTH LINE OF SAID TRACT C, SOUTH 88°21'07" EAST, 889.46 FEET, TO THE SOUTHEAST CORNER THEREOF AND BEING A POINT ON THE WEST LINE OF SAID LAKEWOOD BUSINESS CENTER ON I-470, LOTS 23A AND 23B; THENCE ALONG SAID WEST LINE, SOUTH 01°47'11" WEST, 415.53 FEET, TO THE POINT OF BEGINNING AND CONTAINS 9.49 ACRES, MORE OR LESS.

### ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PROJECT HAS BEEN DESIGNED AND THESE PLANS PREPARED IN ACCORDANCE WITH THE CURRENT DESIGN CRITERIA OF THE CITY OF LEE'S SUMMIT, MISSOURI AND THE STATE OF MISSOURI. I FURTHER CERTIFY THAT THESE PLANS WERE IN ACCORDANCE TO AASHTO STANDARDS.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

### CITY OF LEE'S SUMMIT, MISSOURI

APPROVED \_\_\_\_\_ DATE: \_\_\_\_\_

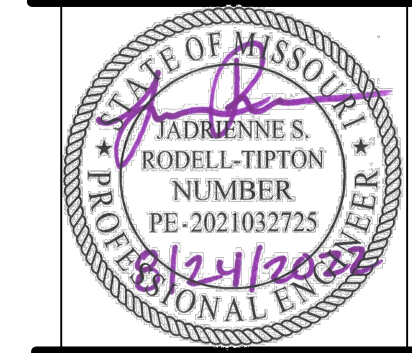
BY: \_\_\_\_\_  
CITY ENGINEER



Certificates of Authority  
Architecture: MO 310 / KS 73  
Engineering: MO 4 / KS 241  
Land Surveying: MO 123 / KS 36

DEVELOPER/OWNER  
DAVID WARD  
NORTH OAK SAFETY STORAGE,  
LLC  
1120 NW EAGLE RIDGE BLVD.  
GRAIN VALLEY, MO 64029  
(816) 229-8115

LAKEWOOD BUSINESS  
CENTER ON I-470 - PLAT S  
2710 NE HAGEN ROAD  
LEE'S SUMMIT, MO 64064  
JACKSON COUNTY



JADRIENNE S. RODELL-TIPTON, PE  
PE-2021032725 (MISSOURI #)

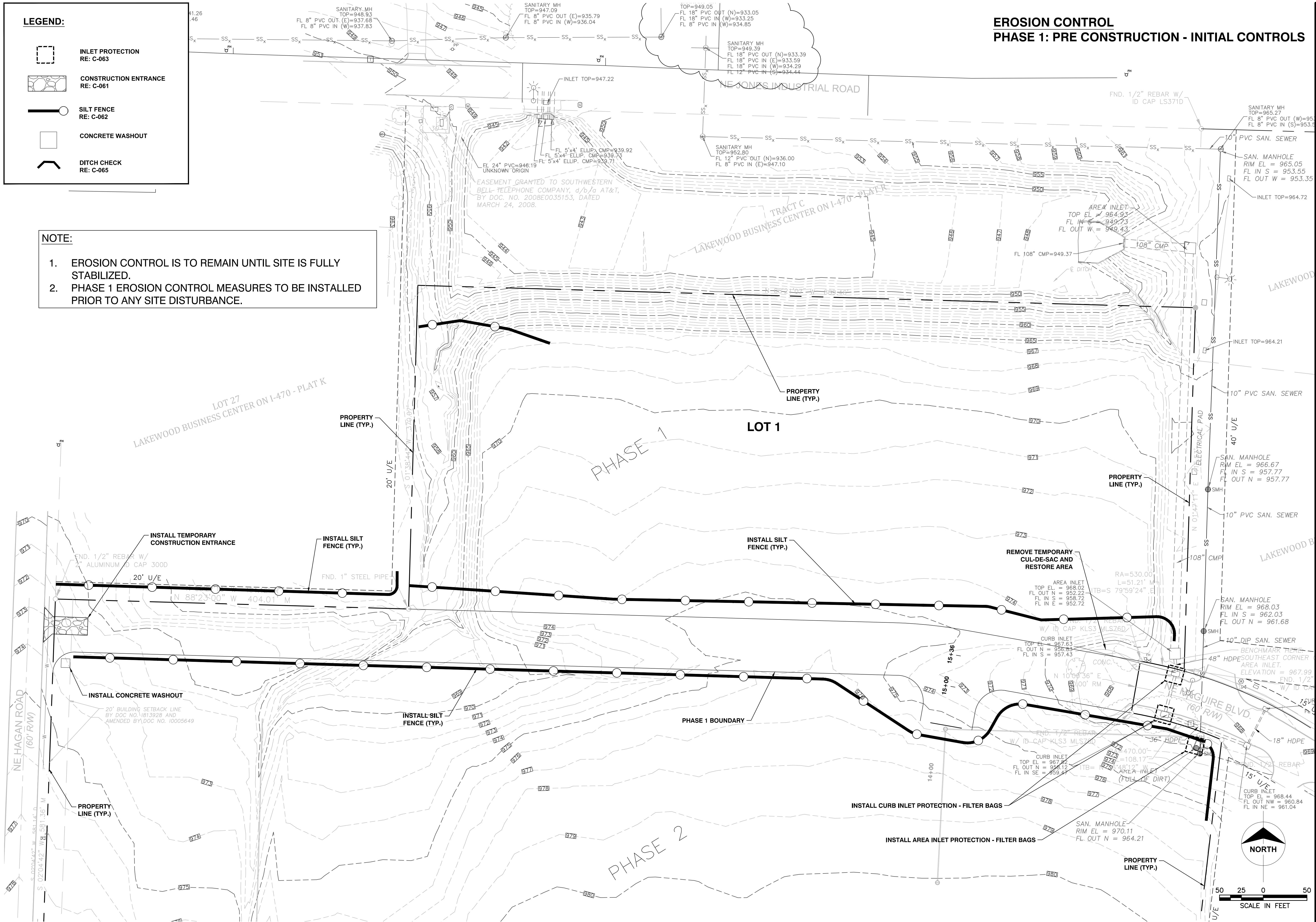
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ISSUE DATE: 03/31/2022  
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COVER SHEET



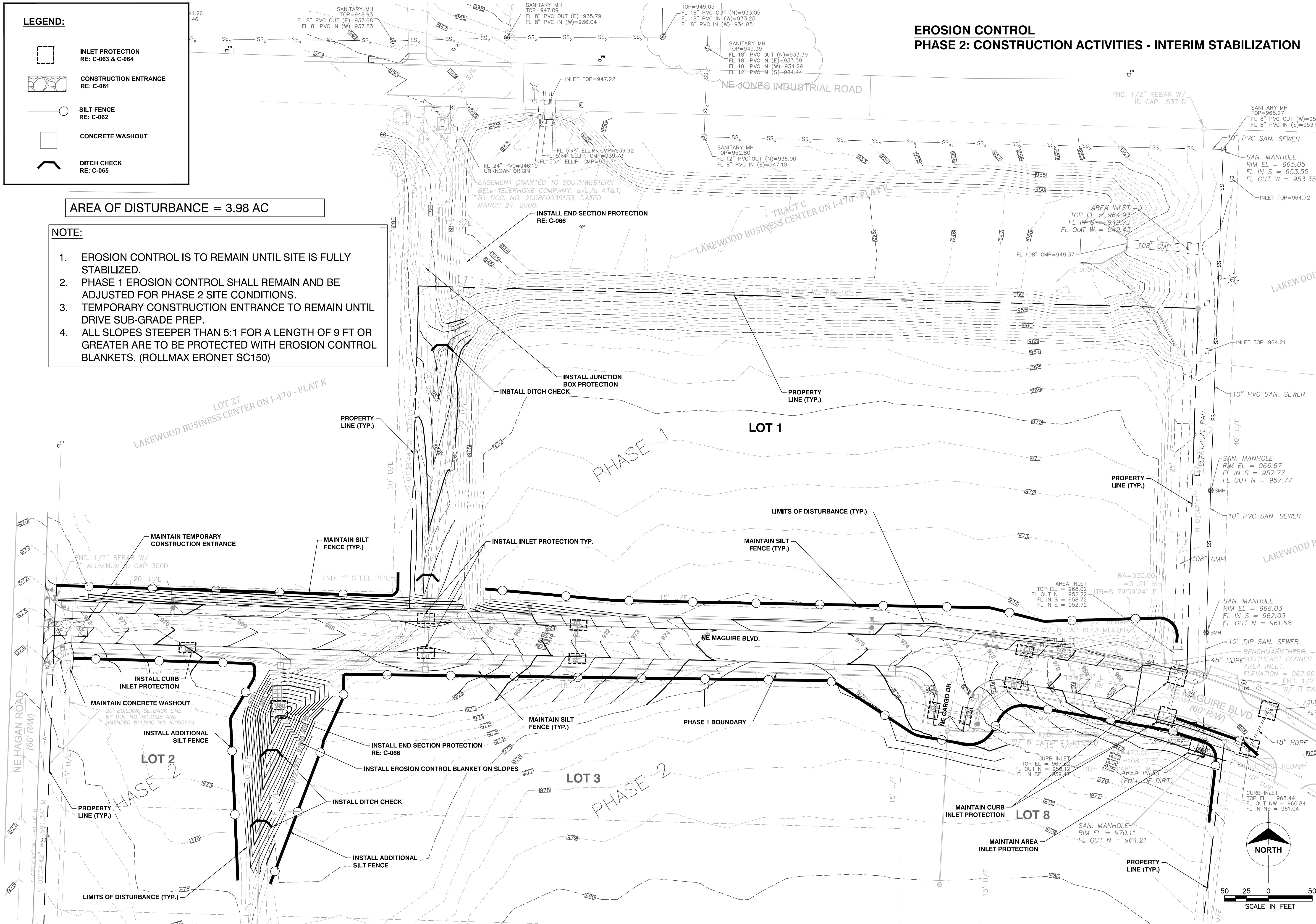


## EROSION CONTROL

### PHASE 1: PRE CONSTRUCTION - INITIAL CONTROLS

<b>LAKEWOOD BUSINESS CENTER ON I-470 - PLATS 2710 NE HAGEN ROAD LEE'S SUMMIT, MO 64064 JACKSON COUNTY</b>	
	
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PERMIT	
EROSION CONTROL PHASE 1	
051	





## **EROSION CONTROL**

### **PHASE 2: CONSTRUCTION ACTIVITIES - INTERIM STABILIZATION**

**POWELL** **cwm**  
ARCHITECTURE/ENGINEERING/SURVEYING  
3220 S. State Route 291, Bldg. 1, Independence, MO 64057  
(816) 373-4800 | powellcwm.com

Certificates of Authority  
Architecture: MO 310 / KS 73  
Engineering: MO 4 / KS 241  
Land Surveying: MO 123 / KS 36

DEVELOPER/OWNER  
DAVID WARD  
NORTH OAK SAFETY STORAGE,  
LLC  
1120 NW EAGLE RIDGE BLVD.  
GRAIN VALLEY, MO 64029  
(816) 229-8115

**LAKEWOOD BUSINESS  
CENTER ON I-470 - PLAT S  
2710 NE HAGEN ROAD  
LEE'S SUMMIT, MO 64064  
JACKSON COUNTY**



JADRIENNE S RODELL-TIPTON, PE  
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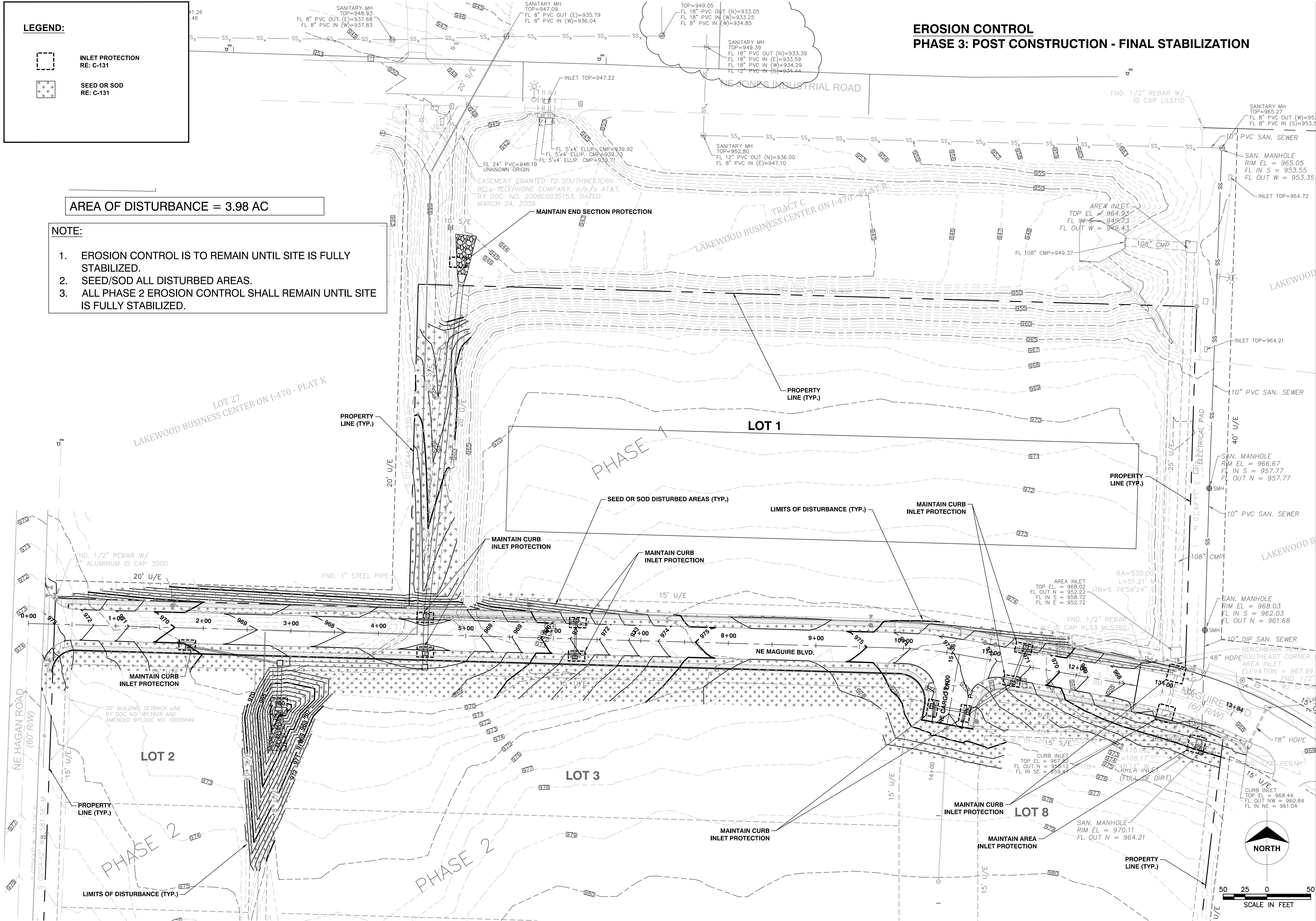
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EROSION CONTROL  
PHASE 2





## **EROSION CONTROL**

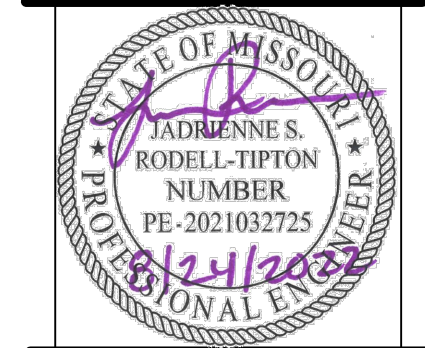
### **PHASE 3: POST CONSTRUCTION - FINAL STABILIZATION**

**POWELL** **cwm**  
**ARCHITECTURE/ENGINEERING/SURVEYING**  
 3200 S. State Route 291, Bldg. 1, Independence, MO 64057  
 (816) 373-4800 | [powellcwm.com](http://powellcwm.com)

Certifications of Authority  
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### EROSION CONTROL PHASE 3



LEGEND:

INLET PROTECTION  
RE: C-063 & C-064

CONSTRUCTION ENTRANCE  
RE: C-061

SILT FENCE  
RE: C-062

CONCRETE WASHOUT

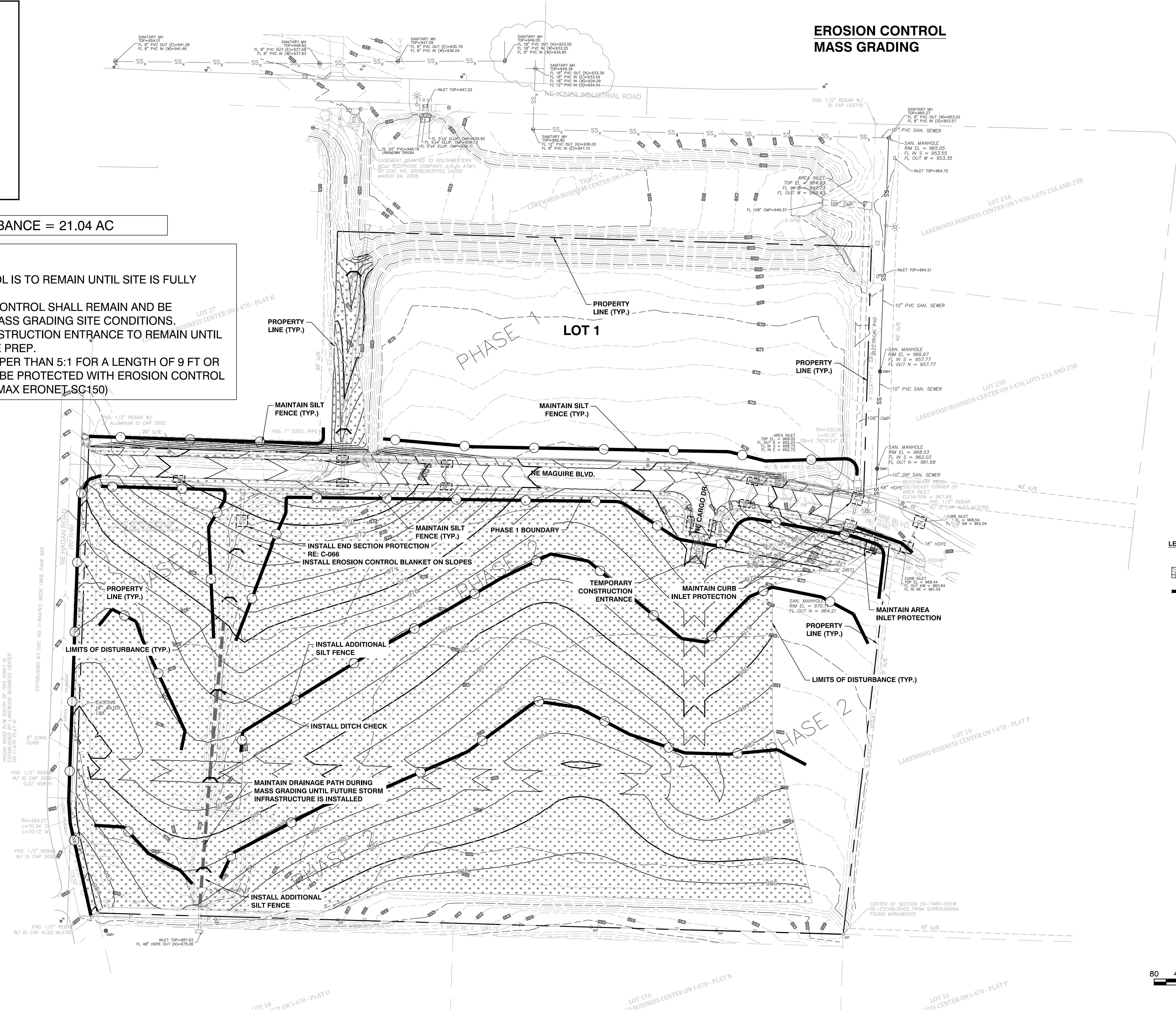
DITCH CHECK  
RE: C-065

SEED OR SOD

AREA OF DISTURBANCE = 21.04 AC

NOTE:

- EROSION CONTROL IS TO REMAIN UNTIL SITE IS FULLY STABILIZED.
- PRIOR EROSION CONTROL SHALL REMAIN AND BE ADJUSTED FOR MASS GRADING SITE CONDITIONS.
- TEMPORARY CONSTRUCTION ENTRANCE TO REMAIN UNTIL DRIVE SUB-GRADE PREP.
- ALL SLOPES STEEPER THAN 5:1 FOR A LENGTH OF 9 FT OR GREATER ARE TO BE PROTECTED WITH EROSION CONTROL BLANKETS. (ROLLMAX ERONET SC150)



LEGEND:

INLET PROTECTION  
RE: C-063 & C-064

CONSTRUCTION ENTRANCE  
RE: C-061

SILT FENCE  
RE: C-062

CONCRETE WASHOUT

DITCH CHECK  
RE: C-065

SEED OR SOD

ARCHITECTURE/ENGINEERING/SURVEYING  
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DEVELOPER/OWNER  
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NORTH OAK SAFETY STORAGE, LLC  
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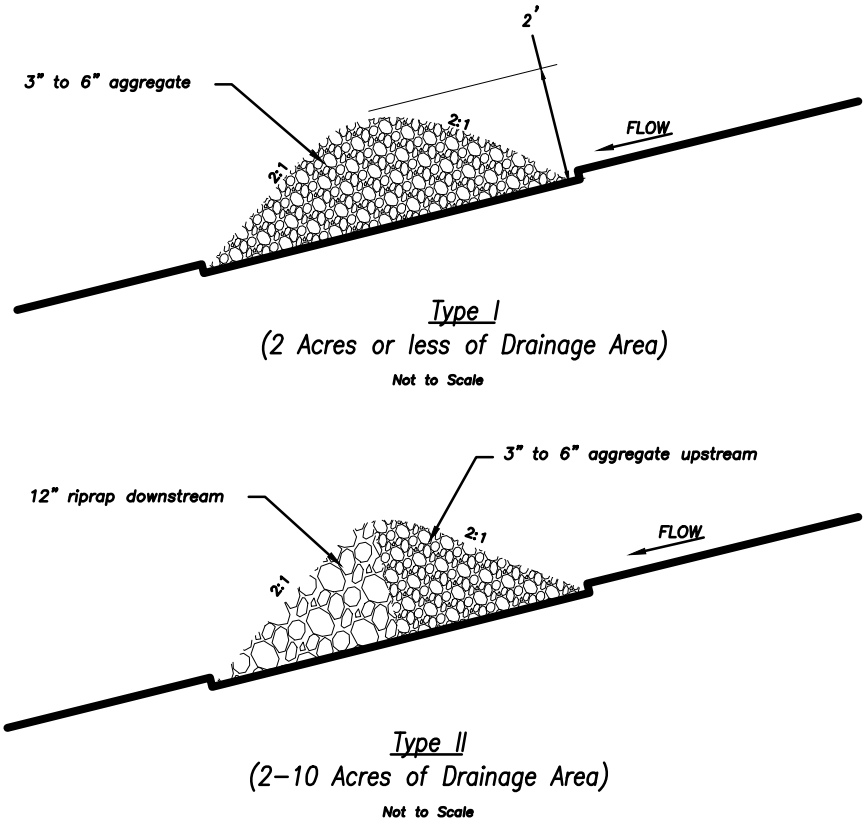
EROSION CONTROL  
MASS GRADING

054



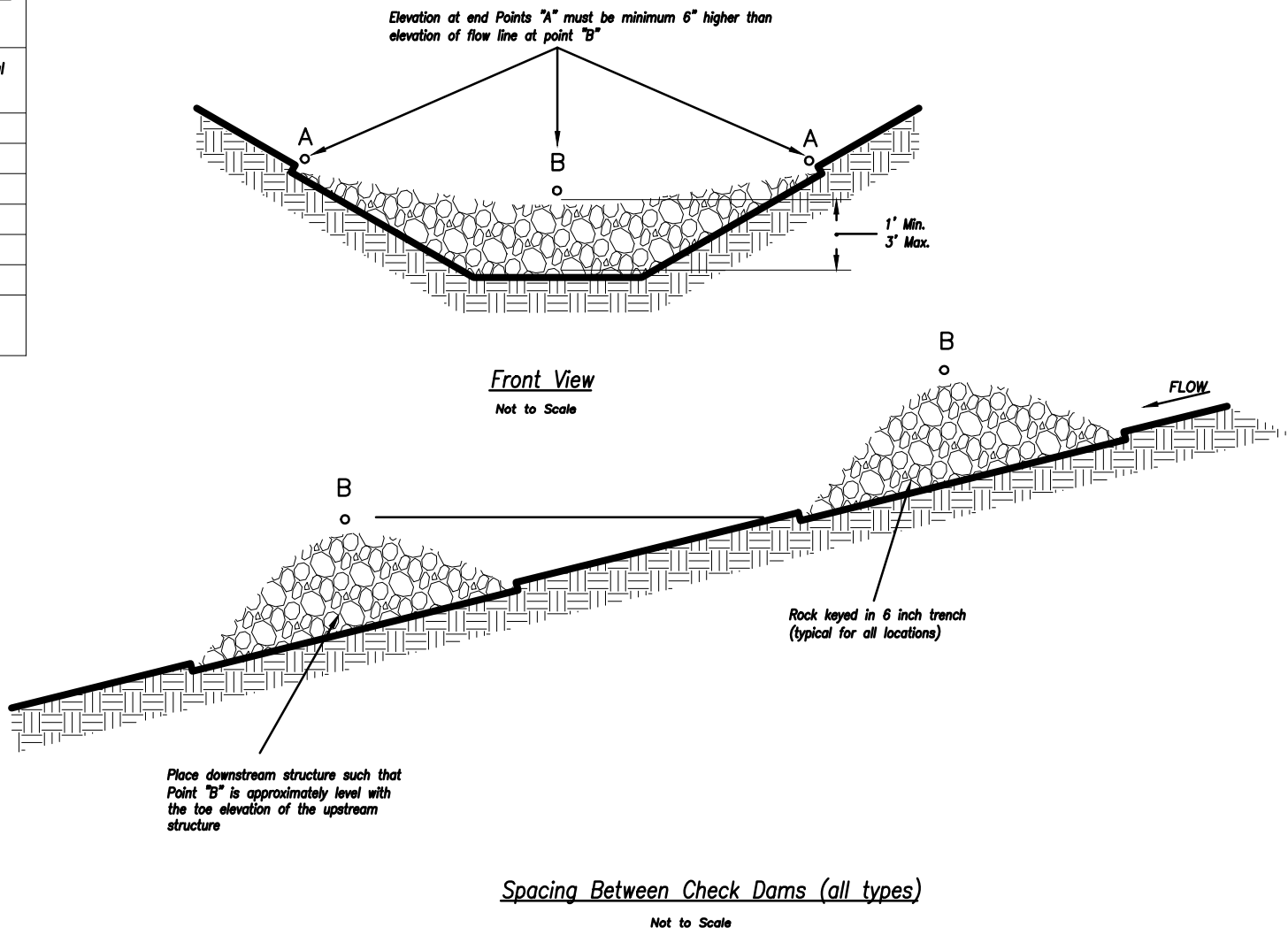






Temporary Rock Ditch Check Spacing	
Ditch Centerline Slope ( % )	Spacing Interval (feet)
5.0	60
6.0	50
7.0	43
8.0	36
9.0	33
10.0	29

Note: Use this spacing only for Rock Ditch Checks.

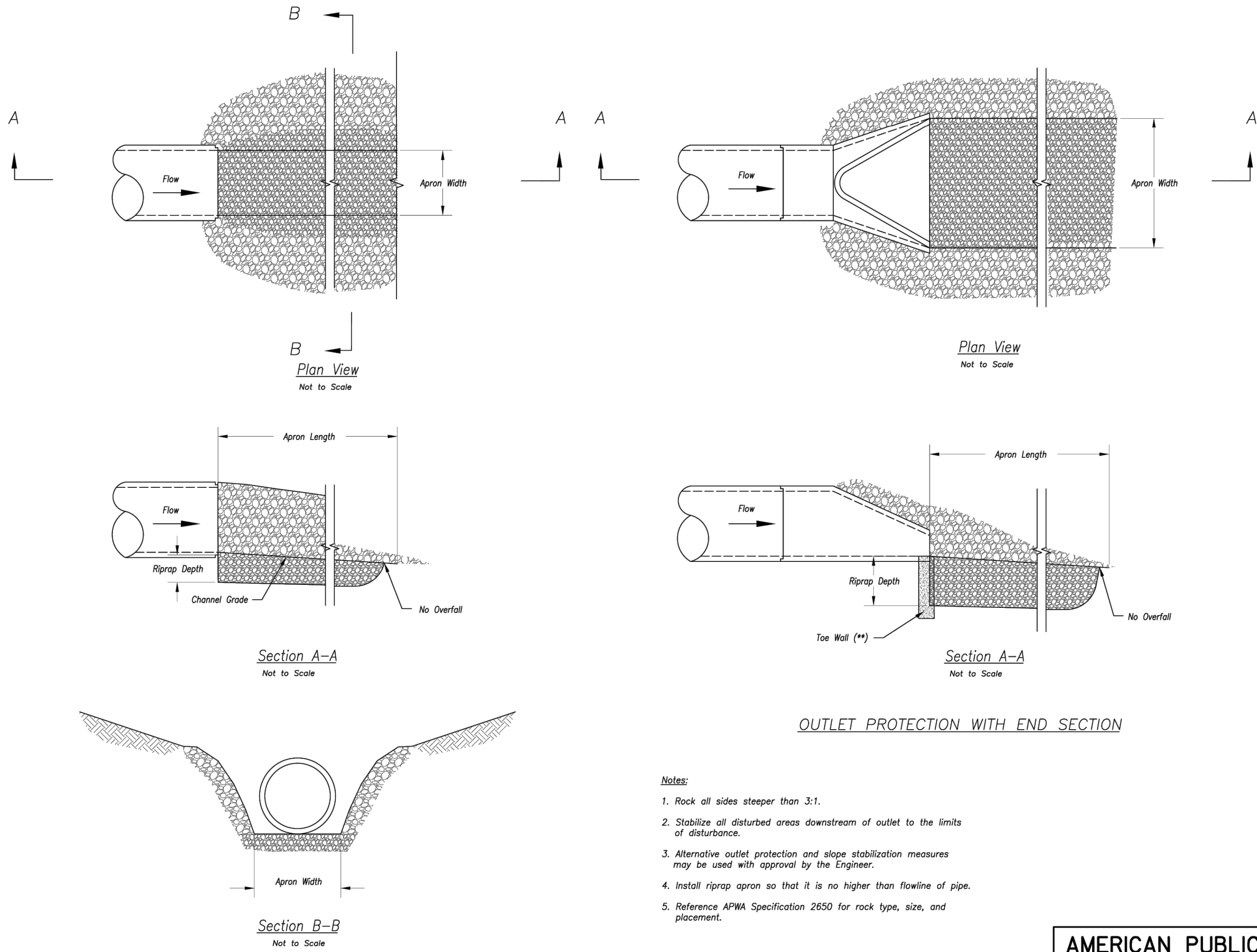


- Notes:
1. Rock check dams shall be used only for drainage areas less than 10 acres unless approved by the City Engineer.
  2. Use rock checks only in situations where the ditch slope exceeds 6%.

- Maintenance:
1. Remove and dispose of sediment deposits when the deposit approaches  $\frac{1}{2}$  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.

AMERICAN PUBLIC WORKS ASSOCIATION	
	KANSAS CITY METRO CHAPTER
ROCK DITCH CHECKS	STANDARD DRAWING NUMBER ESC-10 ADOPTED: 10/24/2016

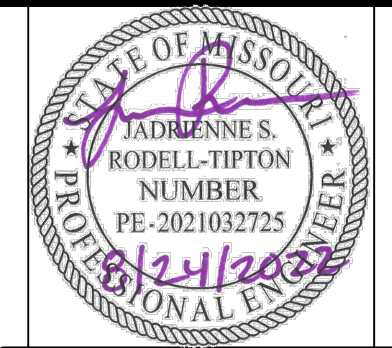


Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

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

DEVELOPER/OWNER  
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