CHIPMAN RD NW1/4 1ST

LEGEND:

 ACCESS EASEMENT BACK OF CURB

- CURB AND GUTTER DRAINAGE EASEMENT ELECTRICAL EASEMENT

- GAS LINE EASEMENT

POLYVINYL CHLORIDE

PROPERTY LINE

ROW or R/W - RIGHT-OF-WAY

- SIDEWALK

- TOP ELEVATION UTILITY EASEMENT

CURB & GUTTER

TREELINE

WATERLINE EASEMENT

ASPHALT PAVEMENT - EXISTING

ASPHALT PAVEMENT - PROPOSED

CONCRETE PAVEMENT - EXISTING

ASPHALT PAVEMENT - EXISTING

CONCRETE SIDEWALK - EXISTING

CONCRETE SIDEWALK - PROPOSED

CURB & GUTTER - EXISTING

CABLE TV - EXISTING

----- OHP_y ----- OVERHEAD POWER LINE - EXIST

----- UGE, ---- UNDERGROUND ELECTRIC - EX.

LIGHT - EXISTING

CLEANOUT

EXISTING MANHOLE

EXISTING AREA INLET

EXISTING CURB INLET

EXISTING GRATE INLET

EXISTING JUNCTION BOX

EXISTING STORM MANHOLE

WATERLINE - EXISTING

GAS LINE - EXISTING

------ W_v ------

FIBER OPTIC CABLE - EXISTING

EXISTING SANITARY MANHOLE

PROPOSED SANITARY MANHOLE

HIGH-DENSITY POLYETHYLENE

MINIMUM SERVICEABLE FLOOR

- ELEVATION - FLOW LINE

- TELEPHONE JUNCTION BOX

LOCATION MAP SCALE 1" = 2000'

UTILITY CONTACTS:

MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT) Steve Holloway 600 NE Colbern Road Lee's Summit, MO 64086

Brent Jones 3025 SE Clover Drive Lee's Summit, MO 64082 (816) 399-9633 brent.jones@spireenergy.com

EVERGY (KCP&L) Gary Jones Gary.Jones@evergy.com

CITY OF LEES SUMMIT PUBLIC WORKS Dena Mezger 220 SE Green Street Lee's Summit, MO 64063 (816) 969-1800

AT&T Mark Manion or Marty Loper 500 E. 8th Street, Room 370 Kansas City, MO 64106 (816) 275-2341 or (816) 275-1550

COMCAST CABLE John Meadows 4700 Little Blue Parkway Independence, MO 64057 (816) 795-2257

PUBLIC WATER SUPPLY DISTRICT

220 SE Green Street Lee's Summit, MO 64063 (816) 969-1900

SUMMARY OF QUANTITIES

	ITEM	QUANTITY	UNITS
1	GRADING	1	LS
2	SEEDING AND SODDING	1	LS
3	TYPE "CG-2" CURB AND GUTTER	1,535	LF
4	TYPE "CG-1" CURB AND GUTTER	151	LF
5	SAWCUT EXISTING PAVEMENT	28	LF
6	6" ASPHALT	465	SY
7	6" BASE COURSE - MODOT TYPE 5 (6" CHEMICAL STABILIZATION) (OPTION A)	550	SY
8	ASPHALT REMOVAL	675	SY
9	ADA RAMP	2	EA
10	5' SIDEWALK	35	LF
11	5' SIDEWALK REMOVAL	175	LF
12	STD. 6'X4' CURB INLET	6	EA
13	CONNECT TO EXISTING STORM	2	EA
14	EROSION CONTROL DEVICES	1	LS
15	CITY PERMIT FEE	1	LS
16	LAND DISTURBANCE CITY FEE	1	LS
17	BONDS	1	LS

SEDIMENT CONTROL PLAN, MASTER DRAINAGE PLAN, STREET, AND STORMWATER PLANS

WINTERSET VALLEY REPLAT LOTS 1450, 1451, & TRACT A51

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

GENERAL NOTES

- ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DEPARTMENT OF THE CITY OF LEE'S SUMMIT, MISSOUR
- 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

- BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
- CONTRACTOR, OR AS DIRECTED BY THE OWNER

- DISTURBANCE ACTIVITIES WITHIN THE RIGHT OF WAY. THESE ACTIVITIES MAY REQUIRE A PERMIT.
- 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).

STREET NOTES:

1. ALL STREET CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL, ALL APPLICABLE AASHTO STANDARDS HAVE BEEN MET.

2. ALL INSPECTION OF STREET CONSTRUCTION TO BE PERFORMED BY THE CITY OF LEE'S SUMMIT PUBLIC

- CURB RETURN RADII SHALL BE 25' AT BACK OF CURB UNLESS OTHERWISE NOTED.
- SUBGRADE TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- ASSUMED DESIGN SPEED = 25 MPH (COLLECTOR).
- MINIMUM STOPPING SIGHT DISTANCE = 155 FEET. MINIMUM K, SAG CURVE = 26 (14 WITH LIGHTING), CREST CURVE = 12.
- GRADE INTERSECTIONS TO DRAIN AS SHOWN.
- 9. SSD = STOPPING SIGHT DISTANCE.

EARTHWORK

- EXISTING SITE TO THE FINISHED GRADE (OR SUB-GRADE) ELEVATIONS PROVIDED ON THE PLANS AS SPO

- LANDSCAPED AREAS TO A MINIMUM DEPTH OF 6-INCHES BELOW FINAL GRADE
- ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE. UNLESS NOTED OTHERWISE THE FOLLOWING
- B. PAVED AREAS 1.2% MINIMUM, 5% MAXIMUM 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
- 14. ALL DISTURBED AREAS IN THE RIGHT-OF-WAY SHALL BE SODDED.
- UNDERDRAINS ARE RECOMMENDED FOR ALL PAVED AREAS ADJACENT TO IRRIGATED TURF AND LANDSCAPED BEDS.
- 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:

- 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
- 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 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
- 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, A CONTINUOUS CASING PIPE MUST BE USED ON THE WATER LINE AND EXTEND NO LESS THAN 10 FEET IN EACH DIRECTION FROM THE CROSSING OF THE SANITARY OR STORM SEWER LINE IN CONFLICT. PAYMENT FOR TRENCHING, BACKFILLING, PIPE EMBEDMENT, FLOWABLE FILL, BACKFILL MATERIALS, CLEAN
- 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. 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
- 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.

Record Drawing

CONFORMING TO CONSTRUCTION RECORDS.

1120011201	
RPM	11/09/2020
BY	DATE

	Sheet List Table
Sheet Number	Sheet Title
1	COVER SHEET
2	PRE-CLEARING PLAN
3	ECP-CONSTRUCTION
4	FINAL STABILIZATION PLAN
5	EROSION CONTROL DETAILS
6	GENERAL LAYOUT
7	MDP - GRADING PLAN
8	MDP SPOT ELEVATIONS
9	MDP DRAINAGE AREA
10	INT DET (ADA RAMPS)
10.1	INT DET (ADA RAMP DETAIL)
11	EXISTING LINE 100 PLAN & PROFILE
12	STANDARD DETAILS
13	STANDARD DETAILS

DATE

OWNER/DEVELOPER:

APPROVED FOR ONE YEAR FROM THIS DATE

APPROVED BY

CITY ENGINEER

GALE COMMUNITIES, INC. DAVID GALE 400 SW LONGVIEW BLVD, STE 109 LEE'S SUMMIT, MISSOURI 64081 O: (816) 761-9292 C: (816) 645-2336 DGALE@GALECOMMUNITIES.COM



MISSOURI GEOGRAPHIC REFERENCE SYSTEM **BENCH MARK:**

BM JA-136, LOCATED AT INTERSECTION OF SW OLDHAM PARKWAY AND SW WARD ROAD, 61 FT SOUTH OF CL OF OLDHAM PARKWAY AND 28.9 FT EAST OF THE EAST EDGE OF WARD ROAD.

ELEV. 993.11'

PROJECT BENCH MARK:

SANITARY MANHOLE H2 AT NW CORNER OF LOT 1153 WINTERSET VALLEY 1ST PLAT, APPROX. 39' RT. OF CL OF NW PEALE BLVD.

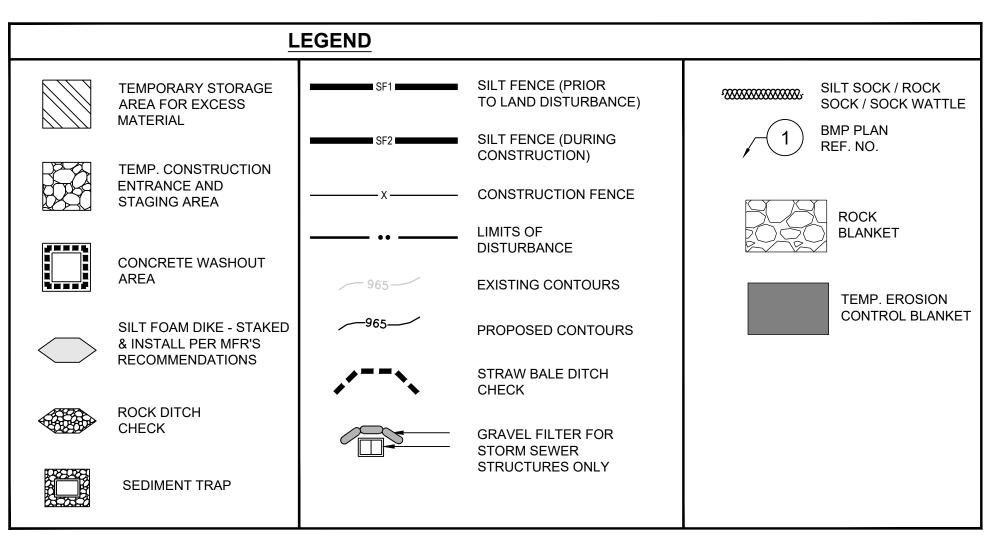
ELEV.935.45'

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

WINT

COVER SHEET



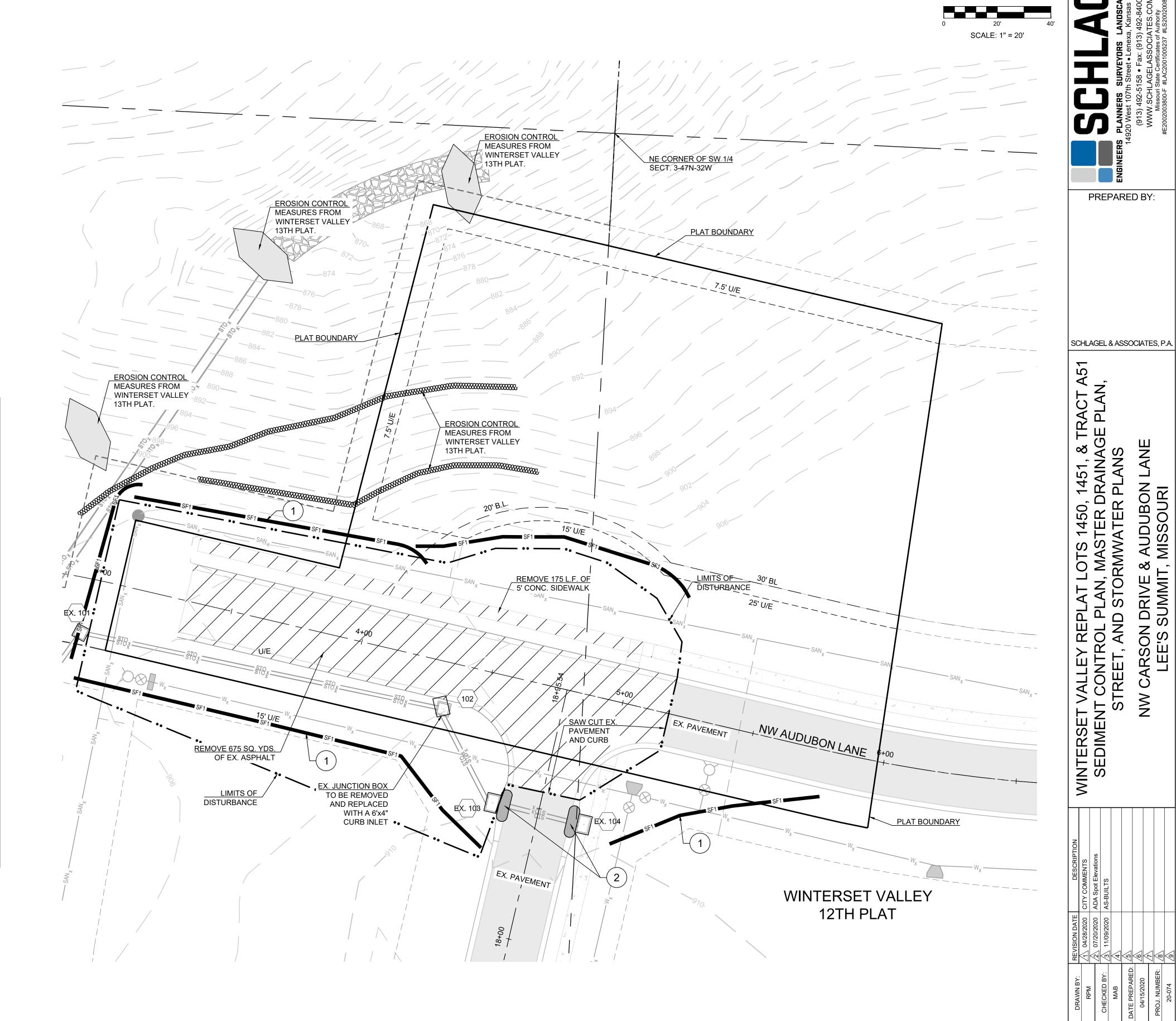
1. CONSTRUCTION OF THIS CONTRACT IS TO BE CONCURRENT WITH WINTERSET VALLEY 13TH PLAT IMPROVEMENTS. THEREFORE EROSION CONTROL MEASURES FROM WINTERSET VALLEY 13TH PLAT SHALL REMAIN OR BE IMPROVED UPON DURING THIS CONTRACT.

		EROSIC	ON AND SEDIMENT CONT	ROL ST	AGING CHART
IASE	PROJECT STAGE	BMP PLAN REF. NO	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
ARING PF		N/A	CONSTRUCTION ENTRANCE & STAGING AREA	D	MAINTAIN, REPAIR, OR REPLACE AS NECESSARY
PRE-CLEARING PHASE	A - PRIOR TO LAND DISTURBANCE	1	SILT FENCE 1 (PRIOR TO LAND DISTURBANCE)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
		2	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
SE		3	SILT FENCE 2 (DURING CONSTRUCTION)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
CONSTRUCTION PHASE	B - MASS GRADING	4	SILT SOCK/ ROCK SOCK/ SOCK WATTLE	D	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
STRUCT		5	FOAM SILT DIKE OR ROCK DITCH CHECK	Е	PLACE WHERE INDICATED AS SOON AS SWALE IS ESTABLISHED, REPAIR OR REPLACE AS NECESSARY
OO		6	CONCRETE WASHOUT AREA	E	MAINTAIN, REPAIR, OR REPLACE AS NECESSARY
	C - UTILITY CONSTRUCTION	7	INLET PROTECTION (SILT FENCE)	D/E	PLACE SILT FENCE AROUND ALL STORM SEWER STRUCTURES / YARD AREA STORM STRUCTURES TO HAVE SILT FENCE REMOVED ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
TION		8	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
STABILIZATION PHASE	D - AFTER PAVING OPERATIONS	9	SILT FENCE 2 (AFTER CURB CONSTRUCTION)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
FINAL		10	SEEDING AND MULCHING	E	ALL DISTURBED AREAS AFTER 14 DAYS OF CONSTRUCTION INACTIVITY
	E - UNTIL CLOSURE OF LAND DISTURBANCE PERMIT				ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES MAY BE REQUIRED ANY TIME CURRENT MEASURES ARE FOUND TO BE INEFFECTIVE.

DISTURBED AREA = 0.44 A.C.

SITE SPECIFIC NOTES:

- 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 AREA.
- NO PART OF THE PROJECT LIES WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 29095C0412G DATED JANUARY 20, 2017.
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED ACCORDING TO THE BMP STAGING CHART.
- 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 GRADING BEGINS WILL BE MAINTAINED BY THE GRADING CONTRACTOR.
- AREAS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE SODDED IMMEDIATELY AFTER CONSTRUCTION IS COMPLETE.



Record Drawing

CONFORMING TO CONSTRUCTION RECORDS.

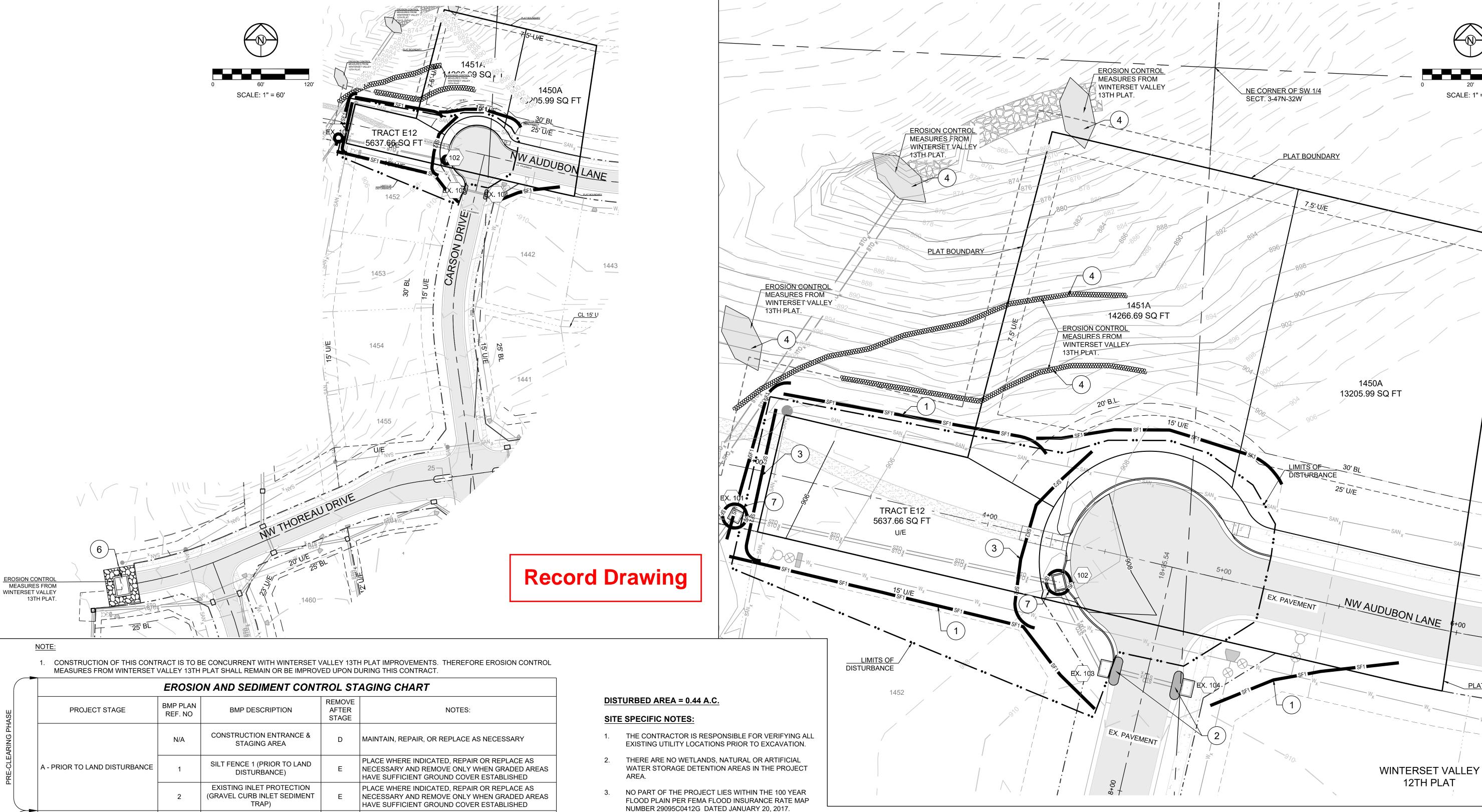
11/09/2020 RPM DATE



AUDUBON I MISSOURI

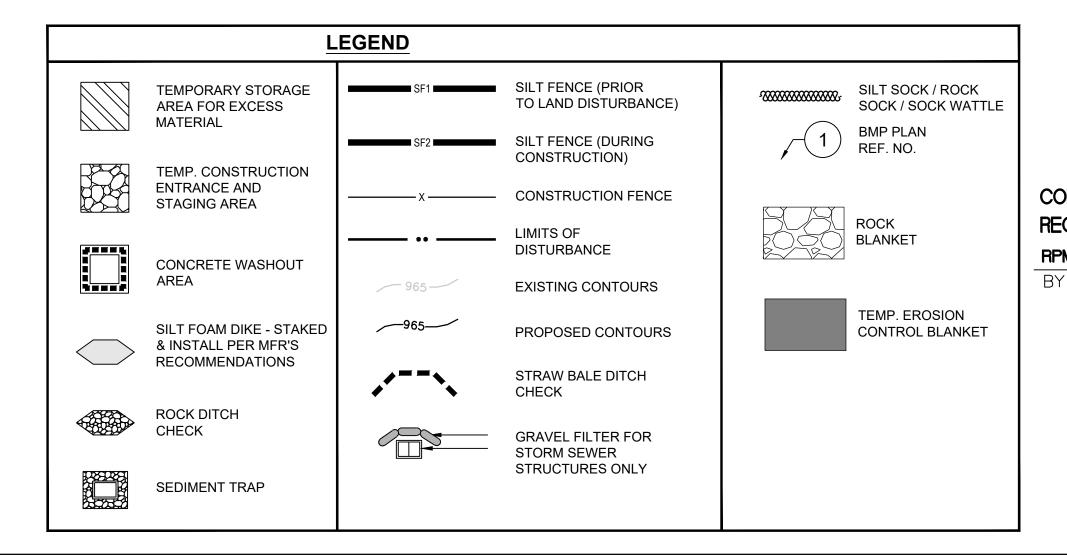
I DRIVE SUMMIT

PRE-CLEARING PLAN



		EROSIC	ON AND SEDIMENT CONT	ROL ST	AGING CHART
ASE	PROJECT STAGE	BMP PLAN REF. NO	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
RING PH		N/A	CONSTRUCTION ENTRANCE & STAGING AREA	D	MAINTAIN, REPAIR, OR REPLACE AS NECESSARY
PRE-CLEARING PHASE	A - PRIOR TO LAND DISTURBANCE	1	SILT FENCE 1 (PRIOR TO LAND DISTURBANCE)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
		2	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
SE		3	SILT FENCE 2 (DURING CONSTRUCTION)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
CONSTRUCTION PHASE	B - MASS GRADING	4	SILT SOCK/ ROCK SOCK/ SOCK WATTLE	D	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
STRUCT		5	FOAM SILT DIKE OR ROCK DITCH CHECK	E	PLACE WHERE INDICATED AS SOON AS SWALE IS ESTABLISHED, REPAIR OR REPLACE AS NECESSARY
CON		6	CONCRETE WASHOUT AREA	E	MAINTAIN, REPAIR, OR REPLACE AS NECESSARY
	C - UTILITY CONSTRUCTION	7	INLET PROTECTION (SILT FENCE)	D/E	PLACE SILT FENCE AROUND ALL STORM SEWER STRUCTURES / YARD AREA STORM STRUCTURES TO HAVE SILT FENCE REMOVED ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
ATION		8	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
. STABILIZATION PHASE	D - AFTER PAVING OPERATIONS	9	SILT FENCE 2 (AFTER CURB CONSTRUCTION)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
FINAL		10	SEEDING AND MULCHING	E	ALL DISTURBED AREAS AFTER 14 DAYS OF CONSTRUCTION INACTIVITY
	E - UNTIL CLOSURE OF LAND DISTURBANCE PERMIT				ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES MAY BE REQUIRED ANY TIME CURRENT MEASURES ARE FOUND TO BE INEFFECTIVE.

- 4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED ACCORDING TO THE BMP STAGING CHART.
- 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 GRADING BEGINS WILL BE MAINTAINED BY THE GRADING CONTRACTOR.
- AREAS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE SODDED IMMEDIATELY AFTER CONSTRUCTION IS COMPLETE.



CONFORMING TO CONSTRUCTION RECORDS. RPM 11/09/2020 DATE

SCALE: 1" = 20'

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

A51

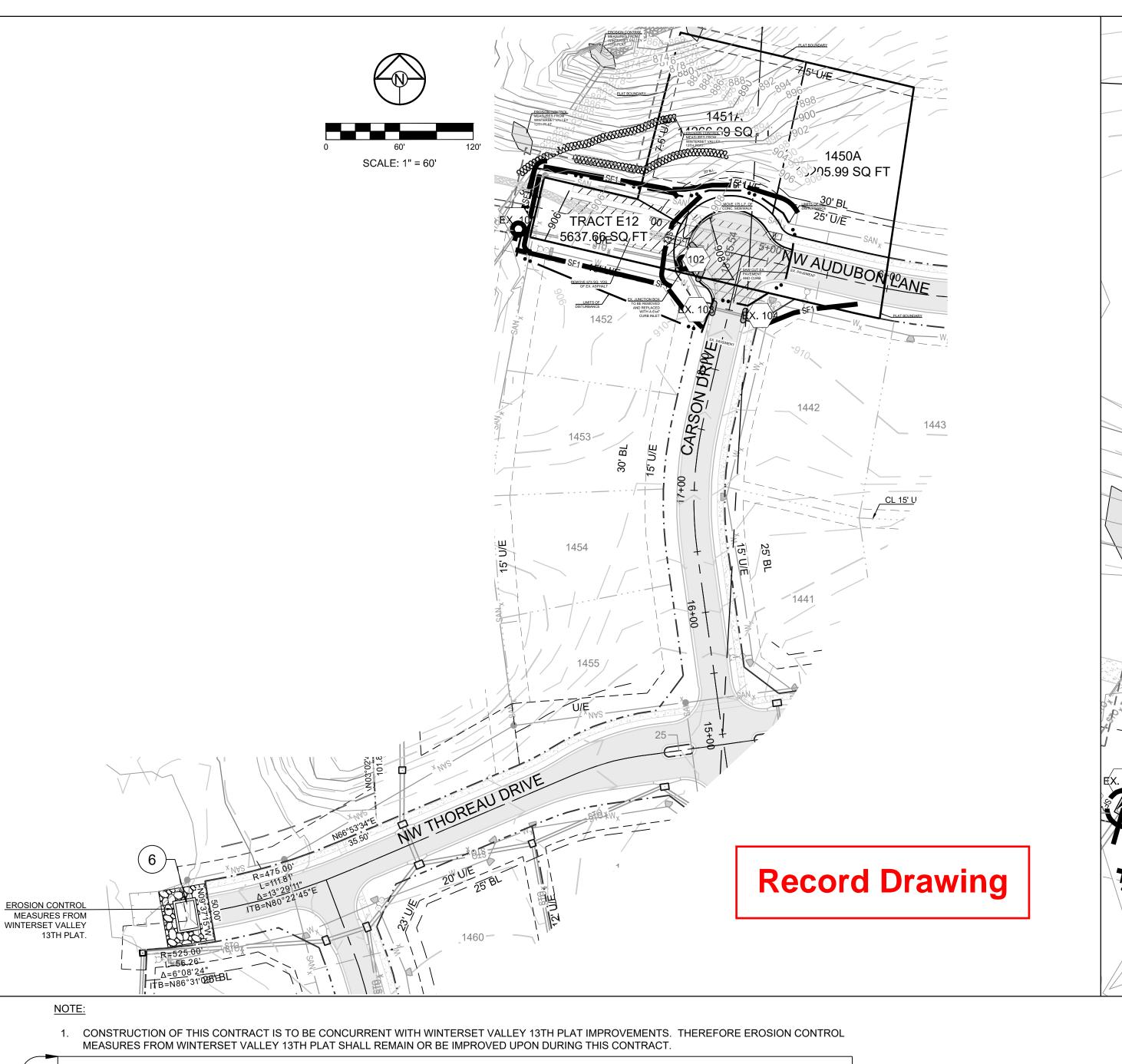
LAT LOTS 1450, 1451, & TRACT , LAN, MASTER DRAINAGE PLAN STORMWATER PLANS

WINTERS SEDIME

AUDUBON I MISSOURI



ECP-CONSTRUCTION



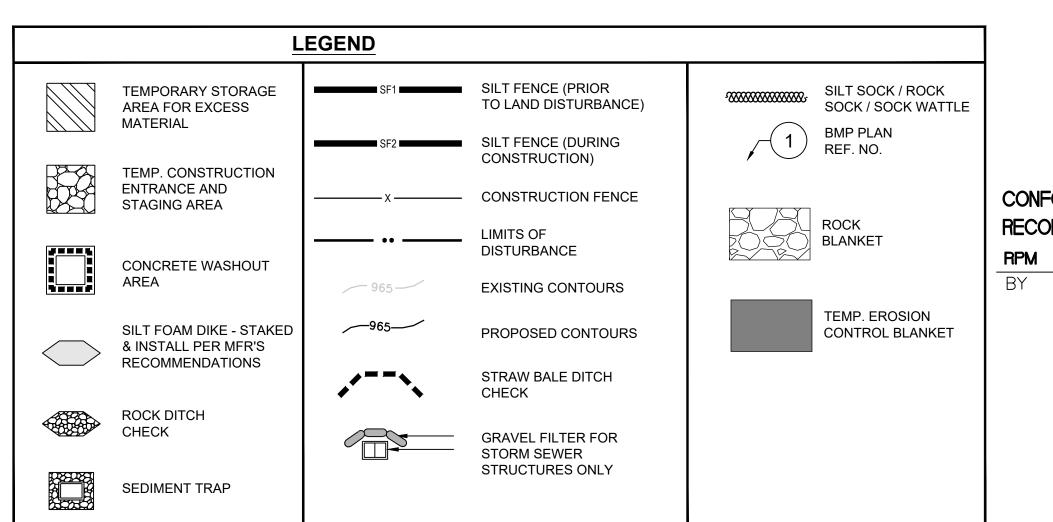
EROSION CONTROL MEASURES FROM WINTERSET VALLEY NE CORNER OF SW 1/4 SECT. 3-47N-32W SCALE: 1" = 20' 13TH PLAT. EROSION CONTROL MEASURES FROM WINTERSET VALLEY 13TH PLAT. PLAT BOUNDARY PLAT BOUNDARY EROSION CONTROL MEASURES FROM WINTERSET VALLEY 13TH PLAT. 14266.69 SQ FT EROSION CONTROL MEASURES FROM WINTERSET VALLEY 13TH PLAT. SCHLAGEL & ASSOCIATES, P.A. 13205.99 SQ FT REMOVE 175 L.F. OF 5' CONC. SIDEWALK TRACT E12 5637.66 SQ FT EX. PAVEMENT SAW CUT EX.
PAVEMENT NW AUDUBON LANE AND CURB REMOVE 675 SQ. YDS. OF EX. ASPHALT X. JUNCTION BOX <u>LIMITS OF</u> DISTURBANCE TO BE REMOVED AND REPLACED WITH A 6'x4" **CURB INLET** 1452 WINTERS SEDIME EX. PAVEMENT EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION. WINTERSET VALLEY 12TH PLAT

		LINOUIC	ON AND SEDIMENT CONT		
	PROJECT STAGE	BMP PLAN REF. NO	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
		N/A	CONSTRUCTION ENTRANCE & STAGING AREA	D	MAINTAIN, REPAIR, OR REPLACE AS NECESSARY
	A - PRIOR TO LAND DISTURBANCE	1	SILT FENCE 1 (PRIOR TO LAND DISTURBANCE)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
		2	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
		3	SILT FENCE 2 (DURING CONSTRUCTION)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
	B - MASS GRADING	4	SILT SOCK/ ROCK SOCK/ SOCK WATTLE	D	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
		5	FOAM SILT DIKE OR ROCK DITCH CHECK	E	PLACE WHERE INDICATED AS SOON AS SWALE IS ESTABLISHED, REPAIR OR REPLACE AS NECESSARY
		6	CONCRETE WASHOUT AREA	E	MAINTAIN, REPAIR, OR REPLACE AS NECESSARY
	C - UTILITY CONSTRUCTION	7	INLET PROTECTION (SILT FENCE)	D/E	PLACE SILT FENCE AROUND ALL STORM SEWER STRUCTURES / YARD AREA STORM STRUCTURES TO HAVE SILT FENCE REMOVED ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHE
		8	INLET PROTECTION (GRAVEL FILTER BAGS)	E	BOARDS SHALL BE PLACED IN FRONT OF INLET OPENIN 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
PHASE	D - AFTER PAVING OPERATIONS	9	SILT FENCE 2 (AFTER CURB CONSTRUCTION)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
		10	SEEDING AND MULCHING	E	ALL DISTURBED AREAS AFTER 14 DAYS OF CONSTRUCTION INACTIVITY
	E - UNTIL CLOSURE OF LAND DISTURBANCE PERMIT				ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES MAY BE REQUIRED ANY TIME CURRENT MEASURES ARE FOUND TO BE INEFFECTIVE.

DISTURBED AREA = 0.44 A.C.

SITE SPECIFIC NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL
- 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 29095C0412G DATED JANUARY 20, 2017.
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED ACCORDING TO THE BMP STAGING CHART.
- 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 GRADING BEGINS WILL BE MAINTAINED BY THE GRADING CONTRACTOR.
- AREAS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE SODDED IMMEDIATELY AFTER CONSTRUCTION IS COMPLETE.



CONFORMING TO CONSTRUCTION RECORDS.

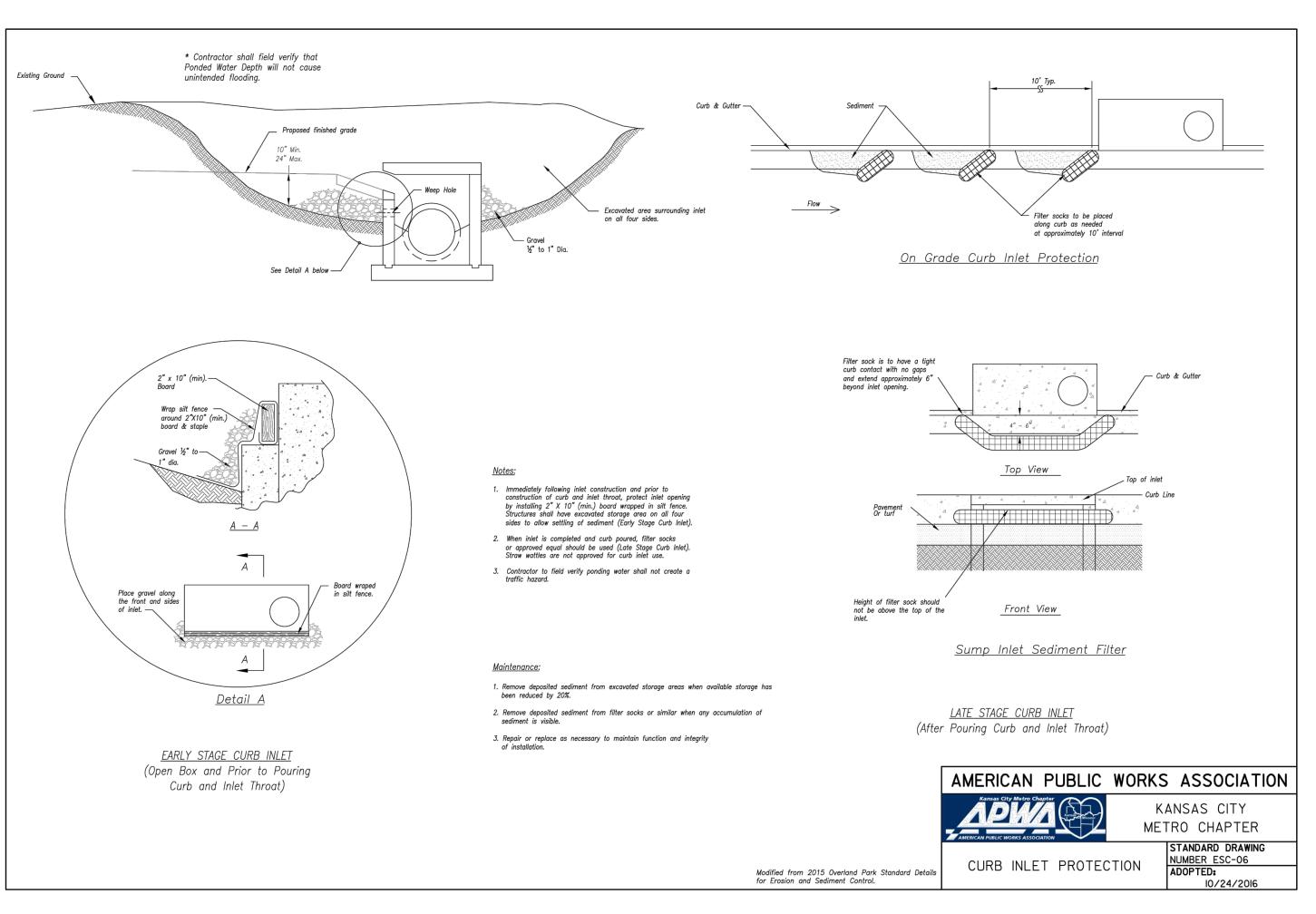
11/09/2020

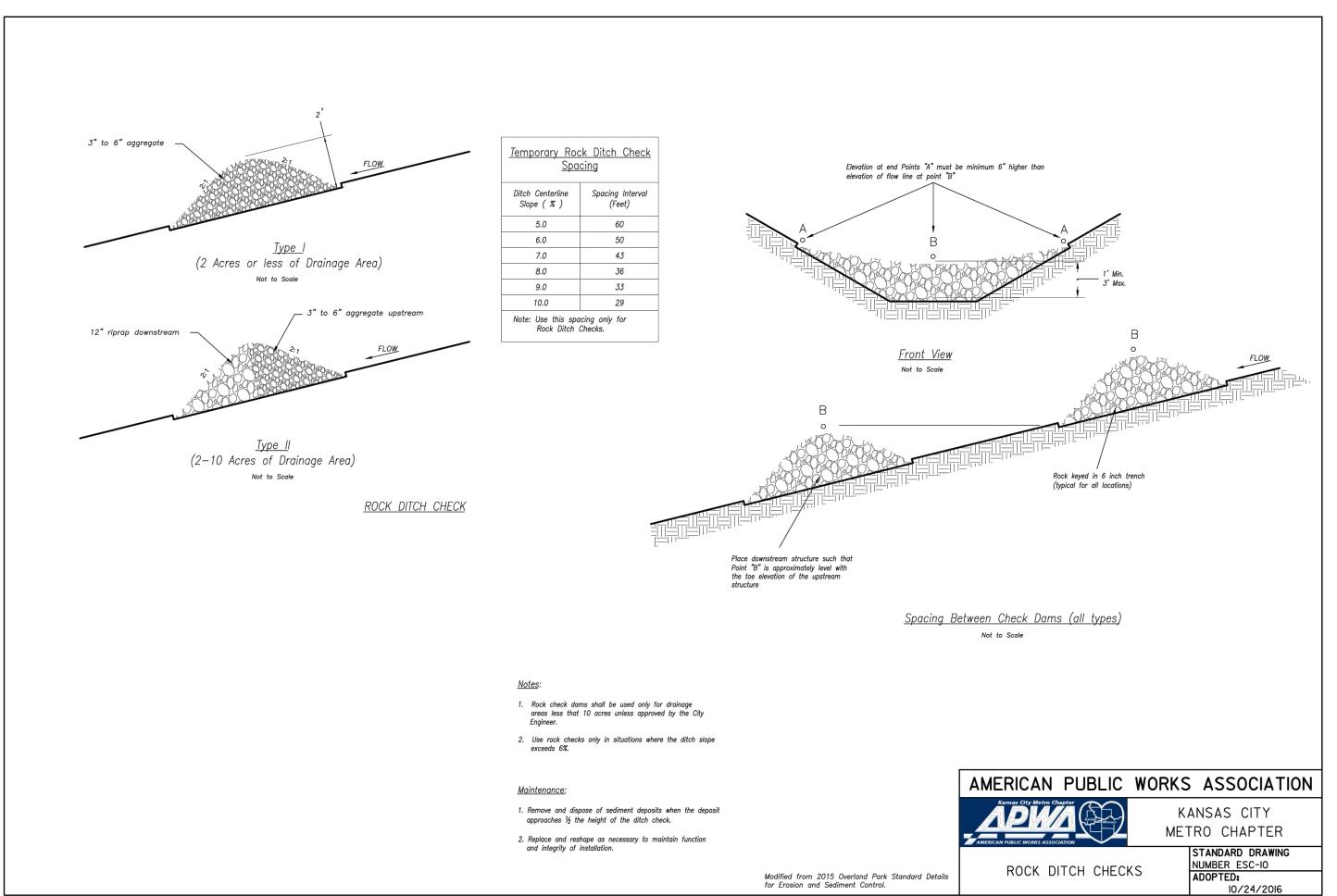
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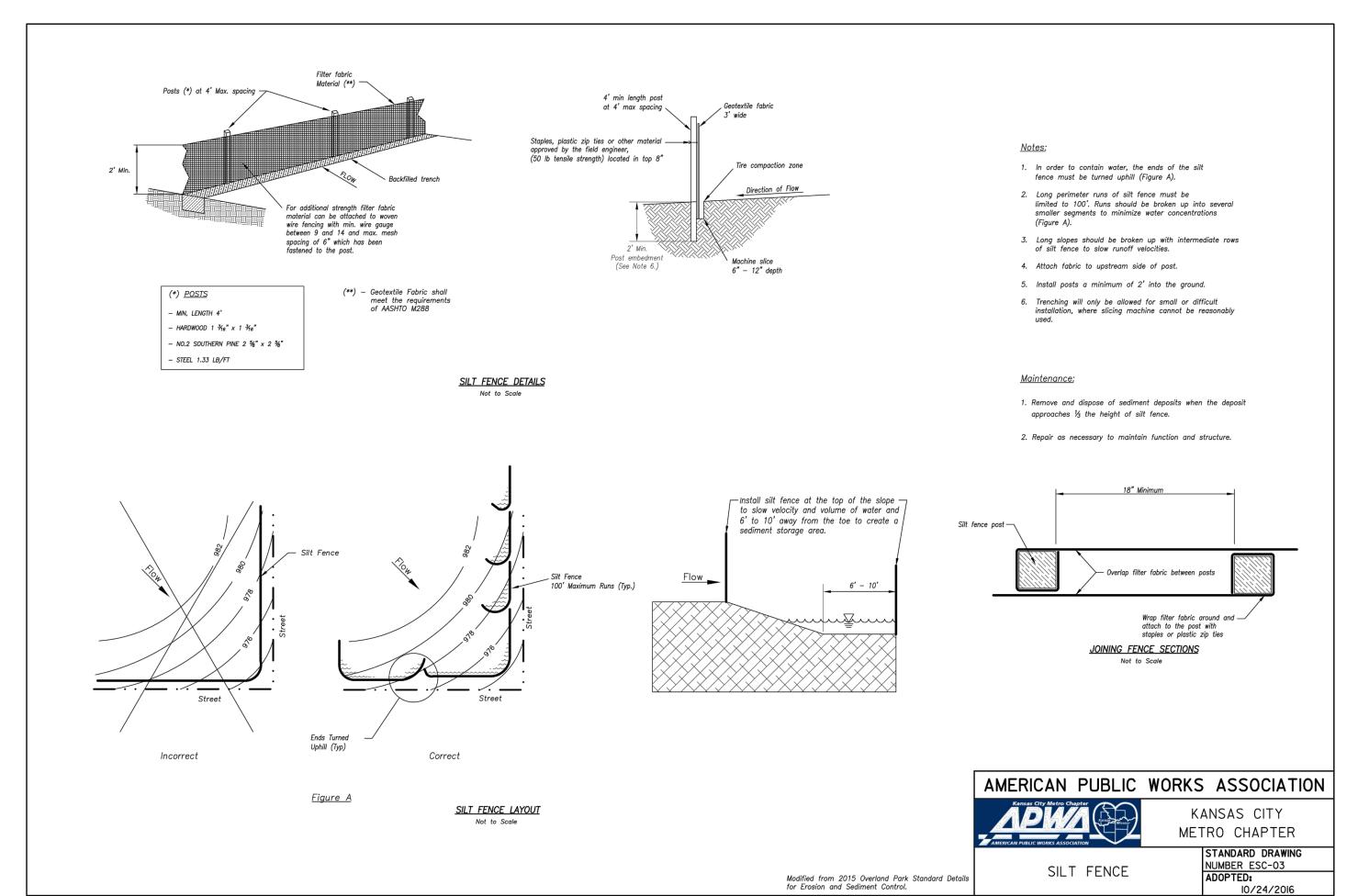
FINAL STABILIZATION PLAN

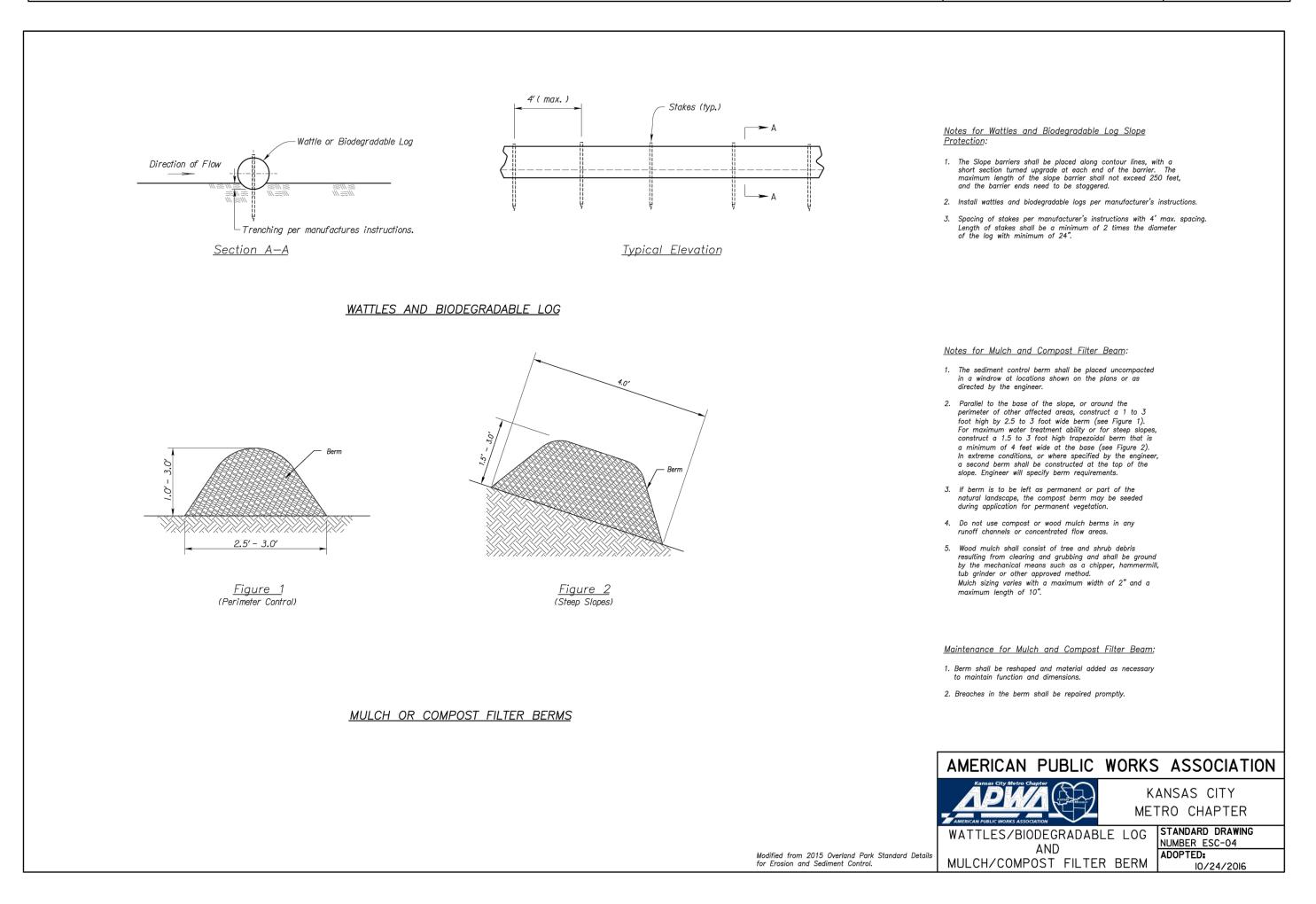
PREPARED BY:

AUDUBON I MISSOURI









Record Drawing

CONFORMING TO CONSTRUCTION RECORDS.

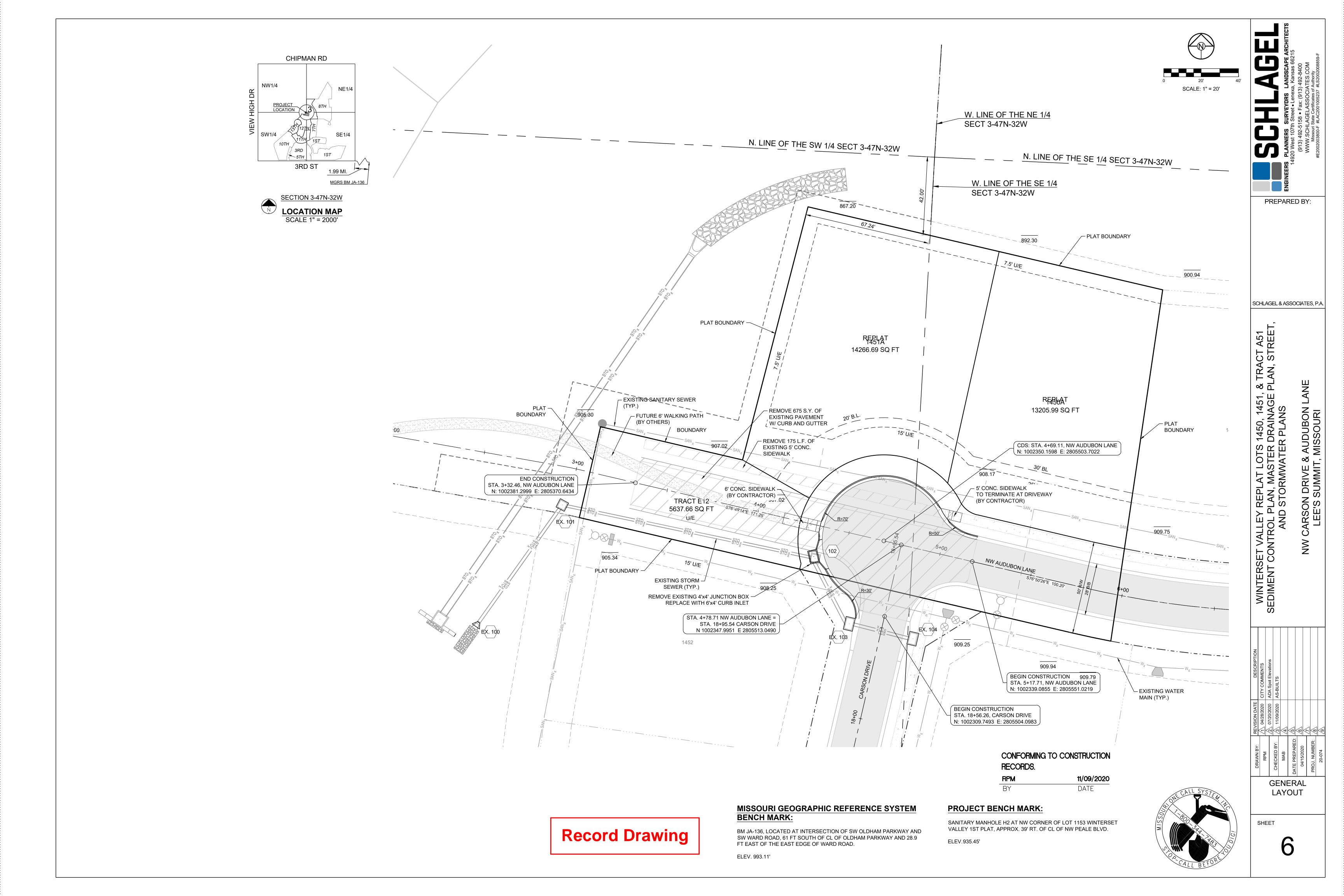
11/09/2020 DATE

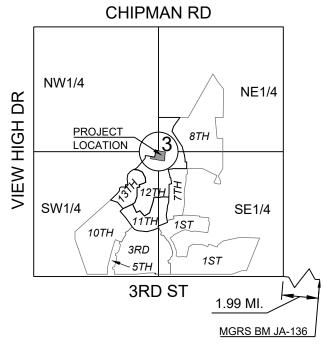
G PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

OTS 1450, 1451, & TRACT , MASTER DRAINAGE PLAN RMWATER PLANS Y REPLAT L FROL PLAN, T, AND STOF I DRIVE SUMMIT WINTERSET VALLEY SEDIMENT CONTR STREET,

EROSION CONTROL DETAILS





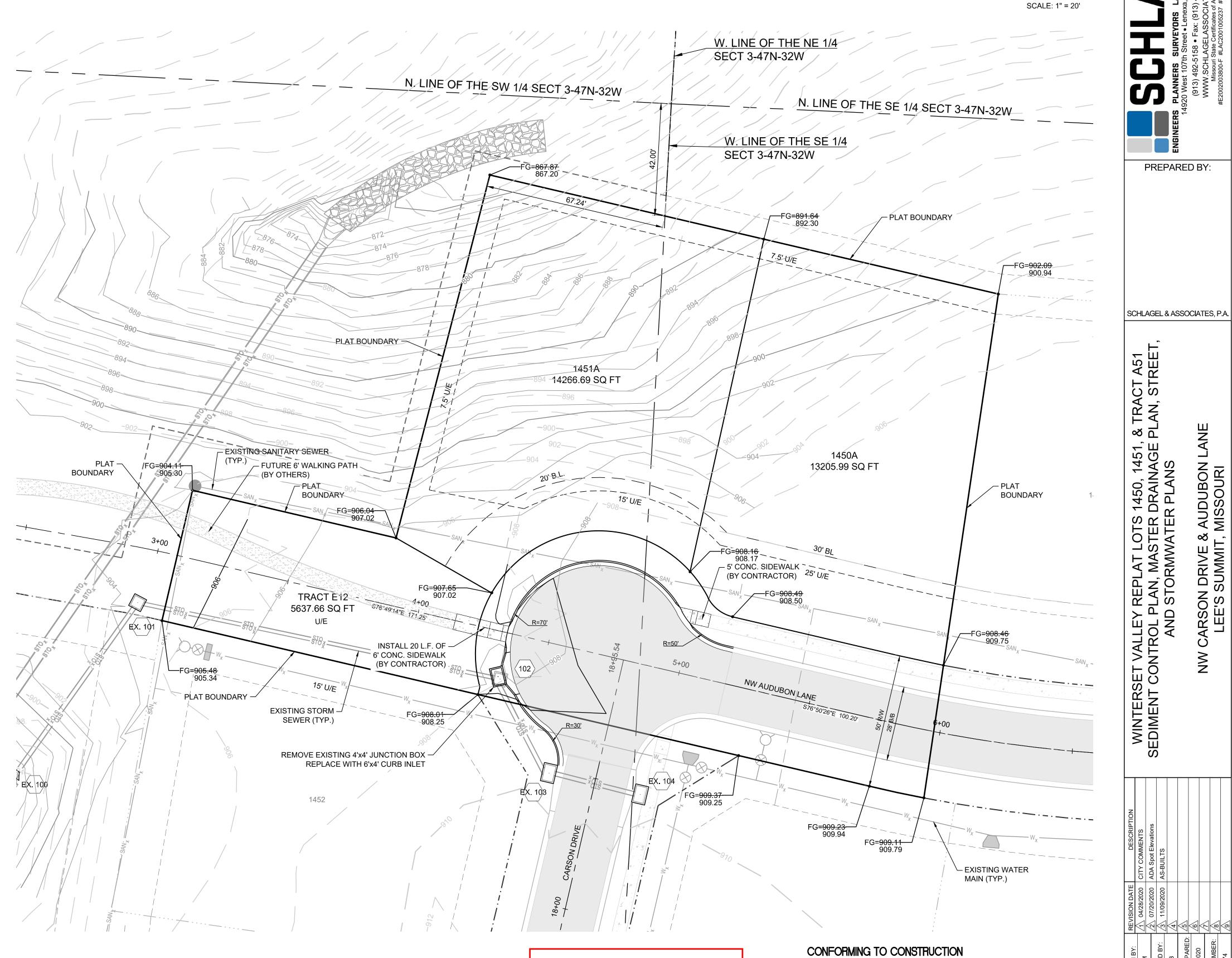
SECTION 3-47N-32W LOCATION MAP SCALE 1" = 2000'

NOTE:

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

DENOTES EXISTING MINOR CONTOUR

DENOTES RETAINING WALL — DENOTES PROPOSED MAJOR CONTOUR - DENOTES PROPOSED MINOR CONTOUR DENOTES EXISTING MAJOR CONTOUR



Record Drawing

PROJECT BENCH MARK:

SANITARY MANHOLE H2 AT NW CORNER OF LOT 1153 WINTERSET VALLEY 1ST PLAT, APPROX. 39' RT. OF CL OF NW PEALE BLVD. ELEV.935.45'

RECORDS.

11/09/2020

DATE

RPM



MDP - GRADING PLAN

PREPARED BY:

AUDUBON I MISSOURI

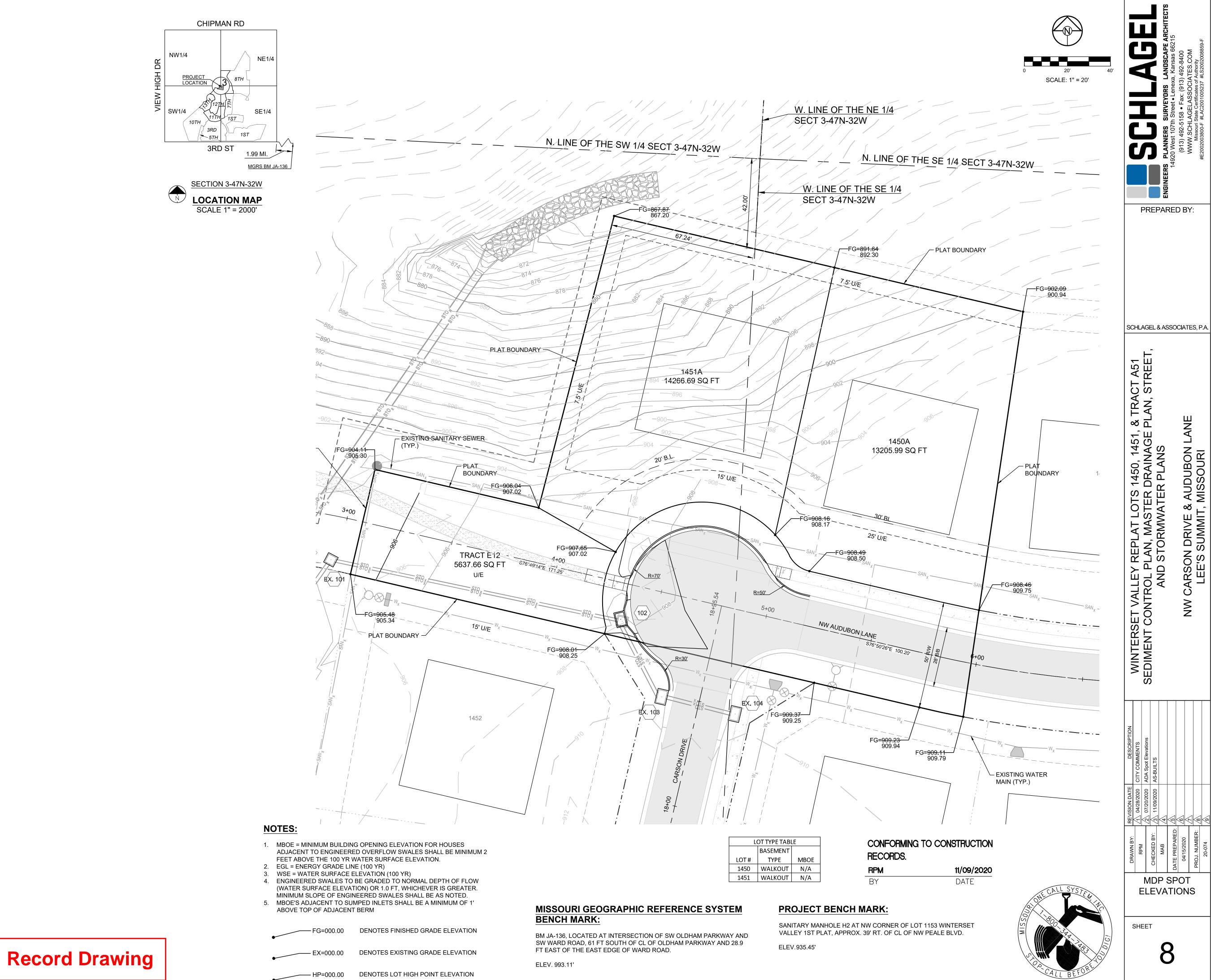
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SHEET

MISSOURI GEOGRAPHIC REFERENCE SYSTEM **BENCH MARK:**

BM JA-136, LOCATED AT INTERSECTION OF SW OLDHAM PARKWAY AND SW WARD ROAD, 61 FT SOUTH OF CL OF OLDHAM PARKWAY AND 28.9 FT EAST OF THE EAST EDGE OF WARD ROAD.

ELEV. 993.11'

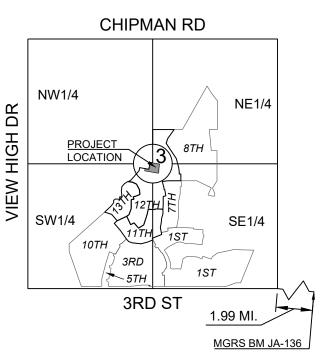


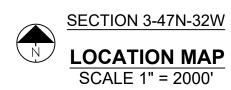
PREPARED BY:

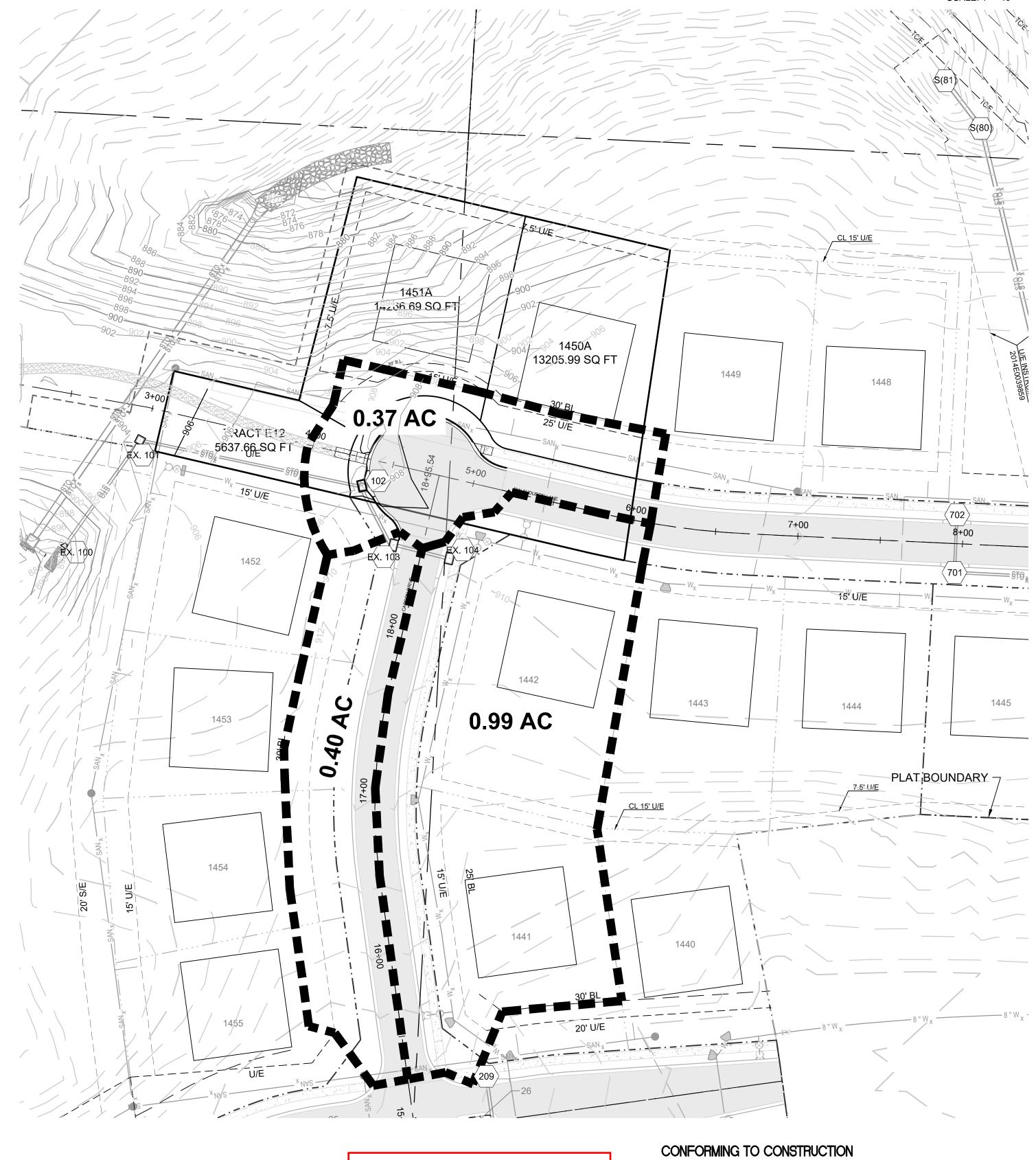
AUDUBON I MISSOURI

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MDP SPOT **ELEVATIONS**







10 YR STORM SEWER DESIGN CALCULATIONS

F	Runoff	Calculation	าร													Pipe Pr	roperties										
				Cumul.				Runoff		Full		Up	Up	Up									Drop				
Ι	Inlet	Area	"C"	Area	Cumul.			То	Cumul.	Pipe	Pipe	Piped	Piped	Area	Up	Up	Down	Pipe	"n"	Pipe		Slope	ln			Inlet	HGL
	#	(acres)	Value	(acres)	CxA	Tc	Intensity	Inlet	Runoff	Cap.	Vel.	Inlet 1	Inlet 2	(acres)	CxA	Inlet	Inlet	Type	Value	Size	Length	%	Inlet	FL Up	FL Down	Тор	Elev.
Τ																											
L	LINE 10	00																					DS	TAILWAT	ER @ ST	R #100	FREE
K .	101	0.00	0.51	1.76	0.90	5.6	7.18	0.00	6.44	12.60	10.26			0.00	0.00	101	100	HDPE	0.012	15	77.23	3.24	0.58	894.50	892.00	906.00	895.80
	102	0.37	0.51	1.76	0.90	5.2	7.30	1.38	6.55	8.51	6.94			0.00	0.00	102	101	HDPE	0.012	15	161.25	1.48	4.15	897.47	895.08	908.00	898.78
	103	0.40	0.51	1.39	0.71	5.1	7.33	1.49	5.20	7.70	6.27			0.00	0.00	103	102	HDPE	0.012	15	39.62	1.21	0.50	902.10	901.62	909.63	903.24

100 YR STORM SEWER DESIGN CALCULATIONS

	Runoff (Calculation	ns													Pipe Pr	operties									
				Cumul.				Runoff		Full		Up	Up	Up									Drop			
	Inlet	Area	"C"	Area	Cumul			To	Cumul.	Pipe	Pipe	Piped	Piped	Area	Up	Up	Down	Pipe	"n"	Pipe		Slope	ln		Inlet	HGL
	#	(acres)	Value	(acres)	CxA	Tc	Intensity	Inlet	Runoff	Cap.	Vel.	Inlet 1	Inlet 2	(acres)	CxA	Inlet	Inlet	Type	Value	Size	Length	%	Inlet	FL Up FL Do	vn Top	Elev.
	LINE 10	00																					DS	TAILWATER @	STR #100	FREE
EX.	101	0.00	0.51	1.76	0.90	5.6	10.09	0.00	11.32	12.60	10.26			0.00	0.00	101	100	HDPE	0.012	15	77.23	3.24	0.58	894.50 892.0	0 906.00	896.4
	102	0.37	0.51	1.76	0.90	5.2	10.25	2.42	11.50	8.51	6.94			0.00	0.00	102	101	HDPE	0.012	15	161.25	1.48	4.15	897.47 895.0	908.00	901.45
EX.	103	0.40	0.51	1.39	0.71	5.1	10.29	2.62	9.12	7.70	6.27			0.00	0.00	103	102	HDPE	0.012	15	39.62	1.21	0.50	902.10 901.6	909.63	903.92
EX.	104	0.99	0.51	0.99	0.50	5.0	10.32	6.51	6.51	8.93	7.28			0.00	0.00	104	103	HDPE	0.012	15	35.00	1.63	N/A	903.17 902.6	0 909.63	904.48

MISSOURI GEOGRAPHIC REFERENCE SYSTEM

BM JA-136, LOCATED AT INTERSECTION OF SW OLDHAM PARKWAY AND SW WARD ROAD, 61 FT SOUTH OF CL OF OLDHAM PARKWAY AND 28.9 FT EAST OF THE EAST EDGE OF WARD ROAD.

ELEV. 993.11'

BENCH MARK:

PROJECT BENCH MARK:

SANITARY MANHOLE H2 AT NW CORNER OF LOT 1153 WINTERSET VALLEY 1ST PLAT, APPROX. 39' RT. OF CL OF NW PEALE BLVD.

RECORDS.

11/09/2020

DATE

RPM

ELEV.935.45'

Record Drawing



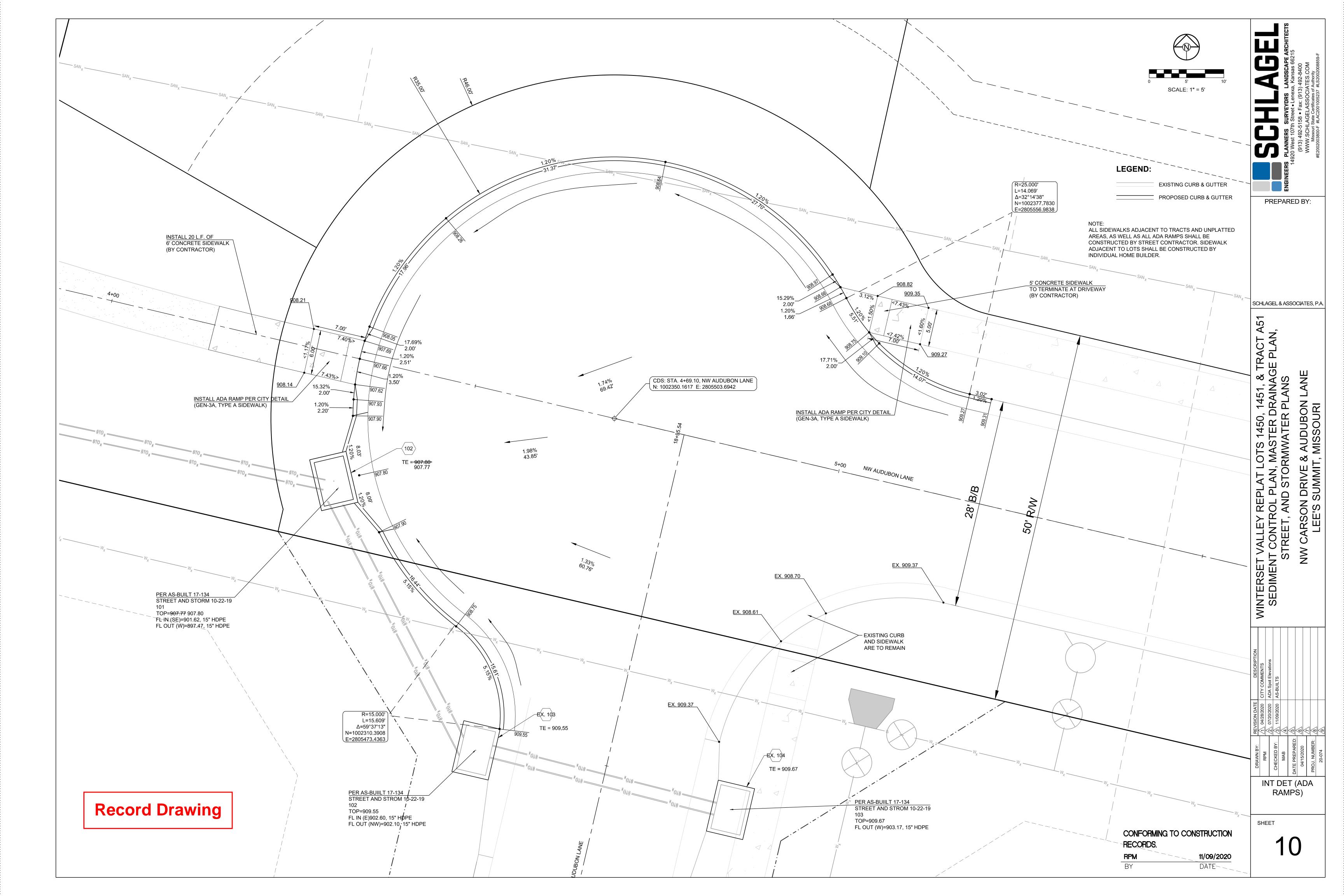
MDP DRAINAGE AREA

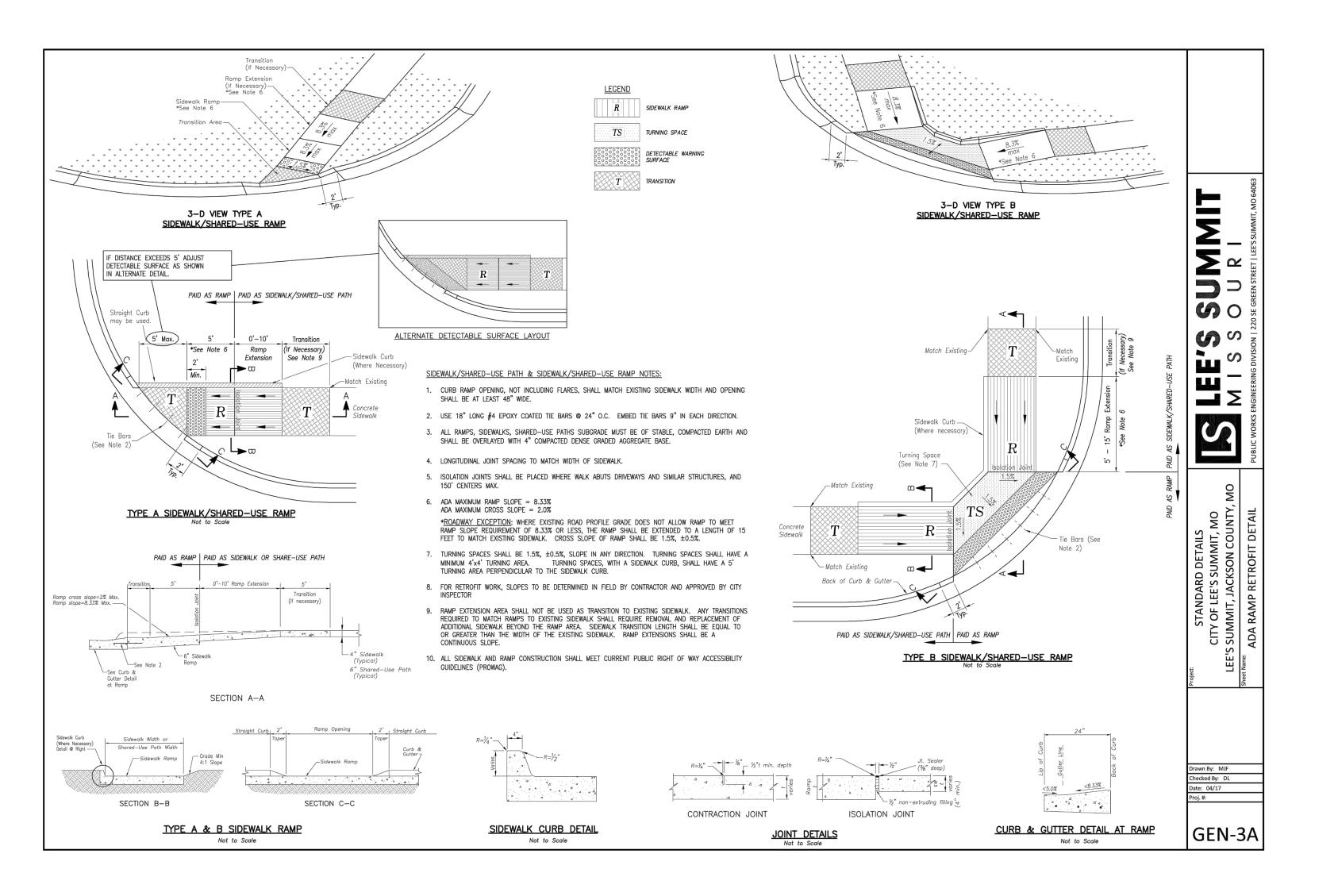
9

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

LOTS 1450, 1451, & TRACT A51 STER DRAINAGE PLAN, STREET VATER PLANS





ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM
Missouri State Certificates of Authority
#E2002003800-F #LAC2001005237 #LS2002008859-F

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

154 _--

WINTERSET VALLEY REPLAT LOTS 1450, 1451, & TRACT ASEDIMENT CONTROL PLAN, MASTER DRAINAGE PLAN STREET, AND STORMWATER PLANS

NW CARSON DRIVE & AUDUBON LANE

LEE'S SUMMIT, MISSOURI

N BY:	REVISION DATE	DESCRIPTION	-
	04/28/2020	04/28/2020 CITY COMMENTS	_
Ī	02/22/2020	ADA Spot Elevations	
ED BY:	/3\ 11/09/2020	AS-BUILTS	
٨B	4		
FPARFD:	\ \$		
0202/	9		
0707	\forall		
UMBER:	8		

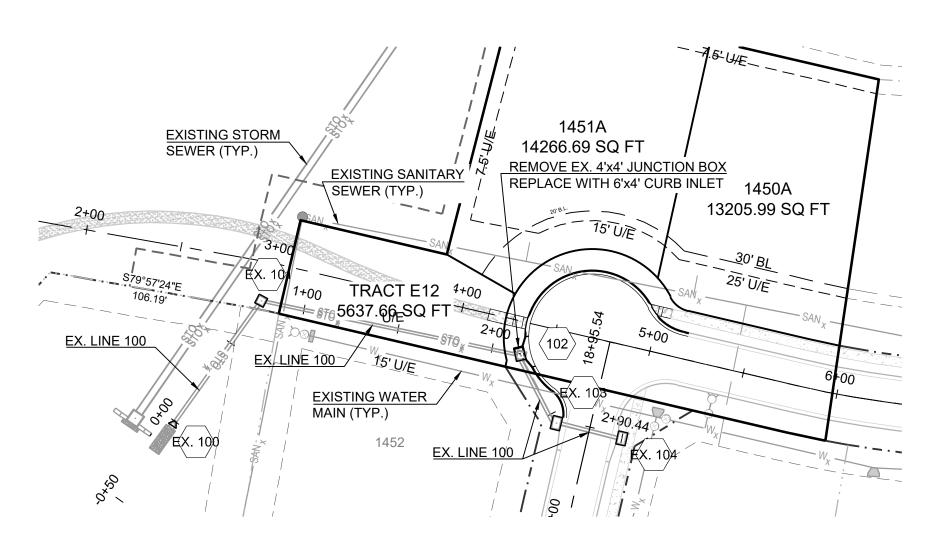
INT DET (ADA RAMP DETAIL)

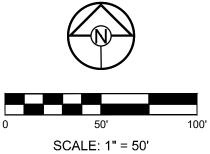
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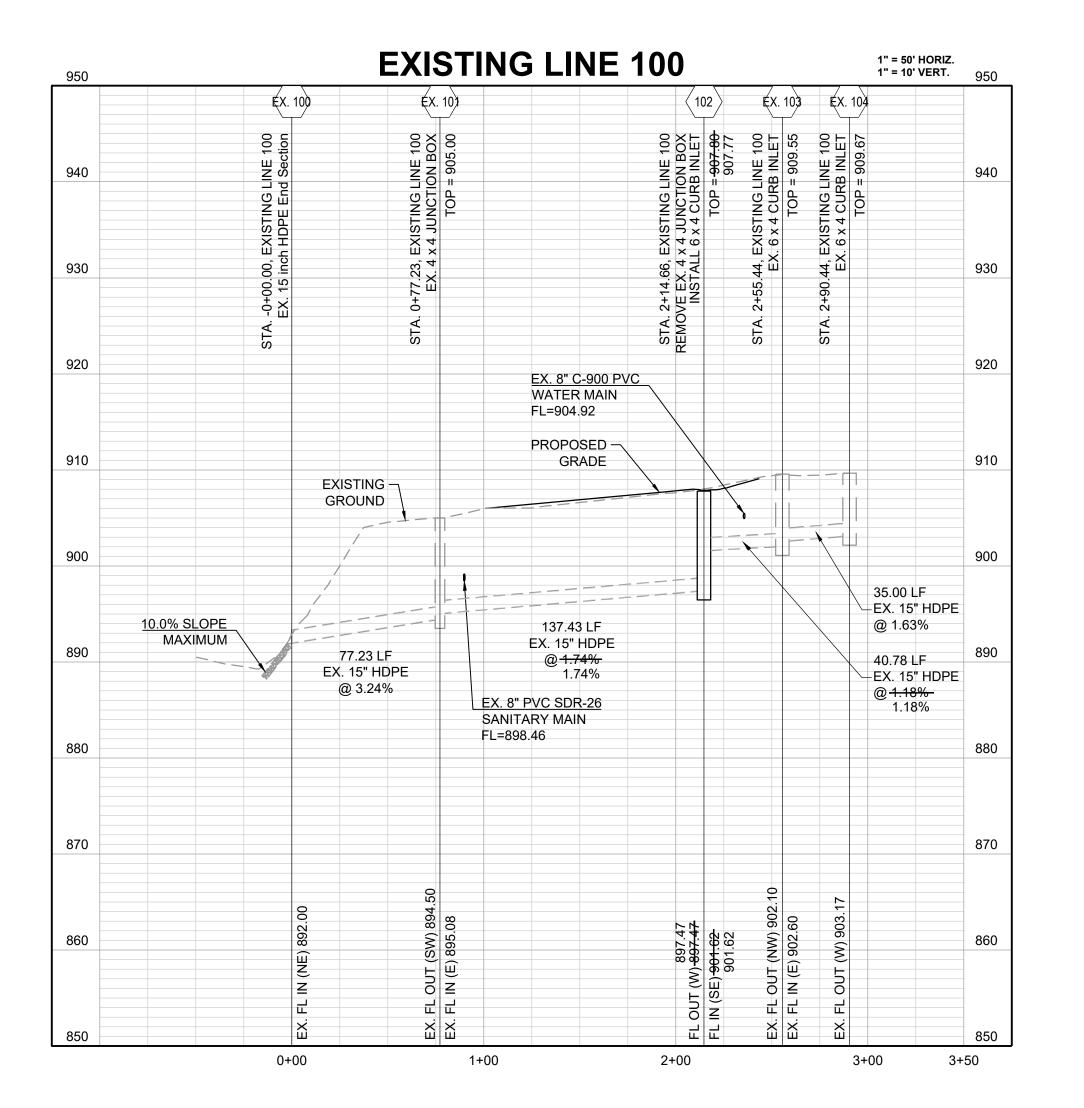
10.1

DATE

BY







Record Drawing

CONFORMING TO CONSTRUCTION

RECORDS. RPM 11/09/2020 BY DATE

ALL SIDEWALKS ADJACENT TO TRACTS AND UNPLATTED AREAS, AS WELL AS ALL ADA RAMPS SHALL BE CONSTRUCTED BY STREET CONTRACTOR. SIDEWALK ADJACENT TO LOTS SHALL BE CONSTRUCTED BY INDIVIDUAL HOME BUILDER.

LEGEND:

EXISTING CURB & GUTTER

PROPOSED CURB & GUTTER

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

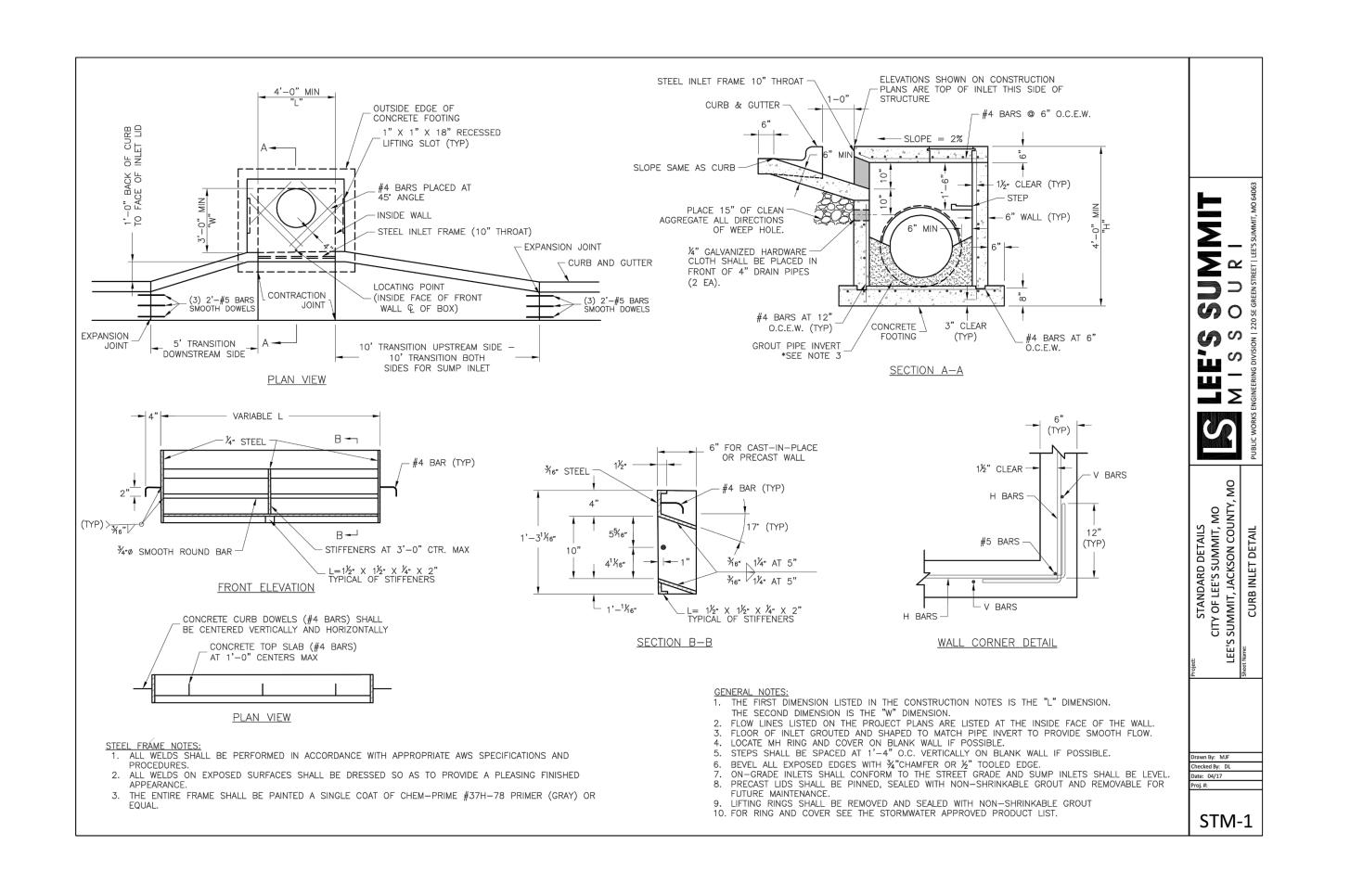
WINTERSET VALLEY REPLAT LOTS 1450, 1451, & TRACT ASEDIMENT CONTROL PLAN, MASTER DRAINAGE PLAN STREET, AND STORMWATER PLANS

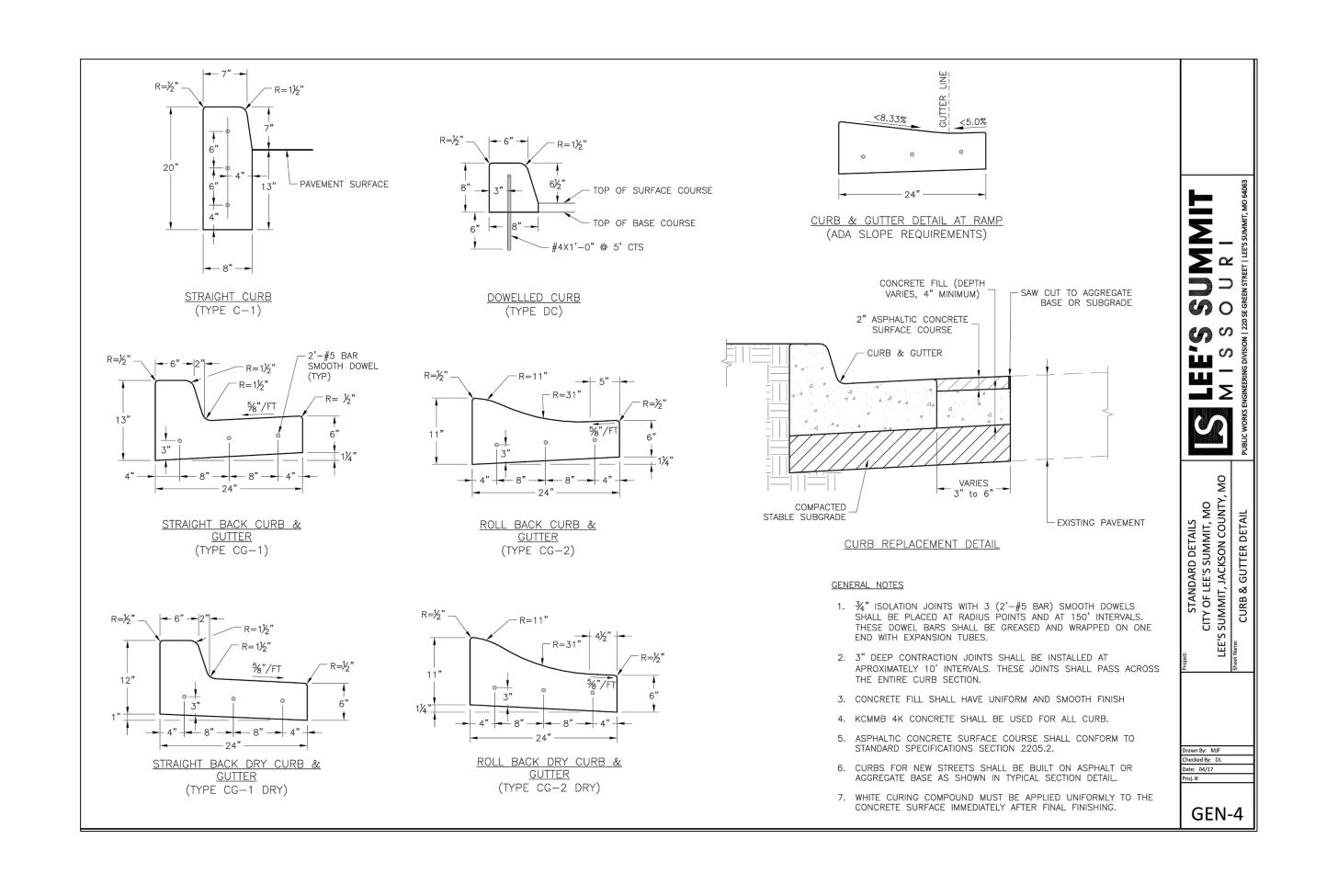
NW CARSON DRIVE & AUDUBON LANE

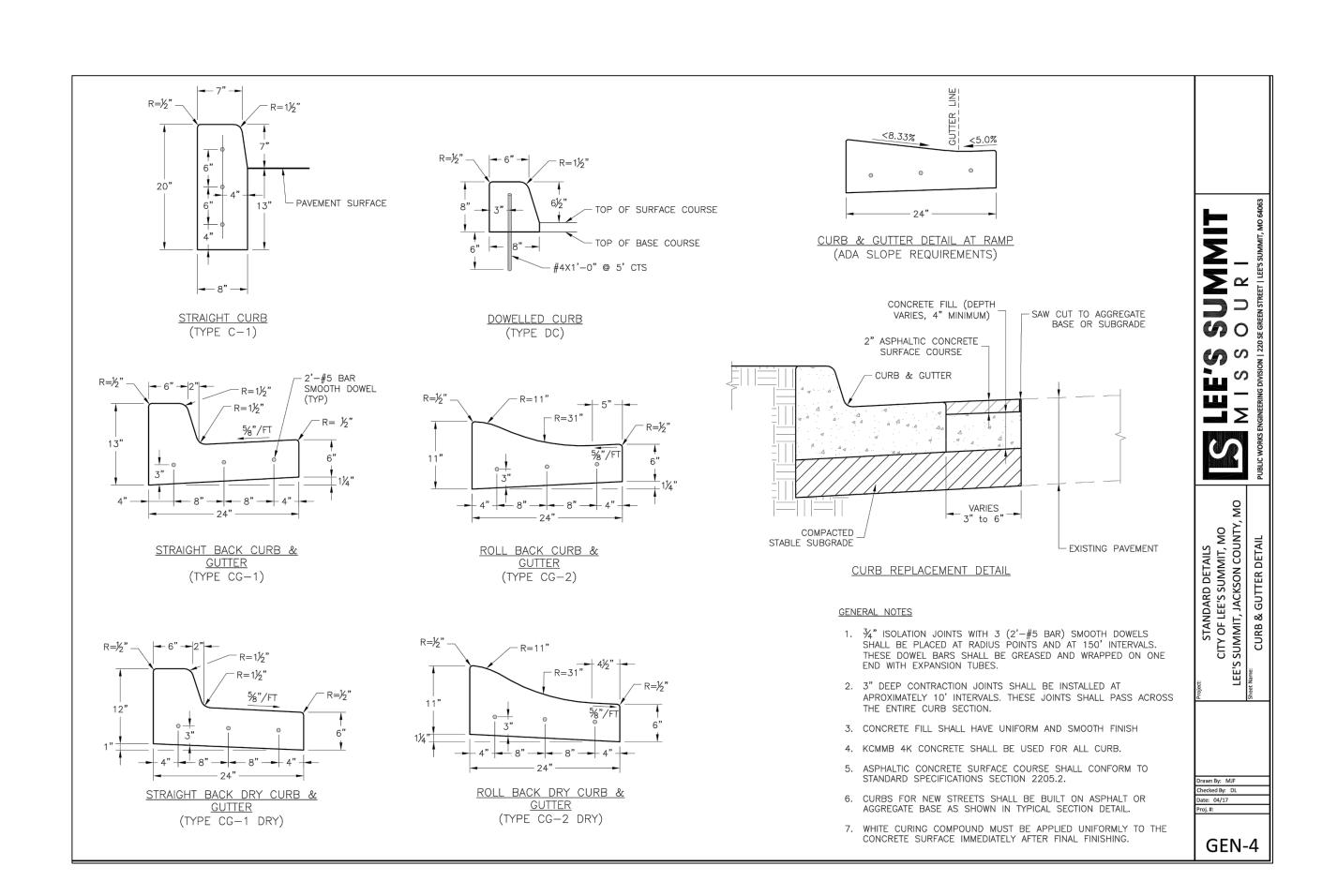
LEE'S SUMMIT, MISSOURI

DESCRIPTION

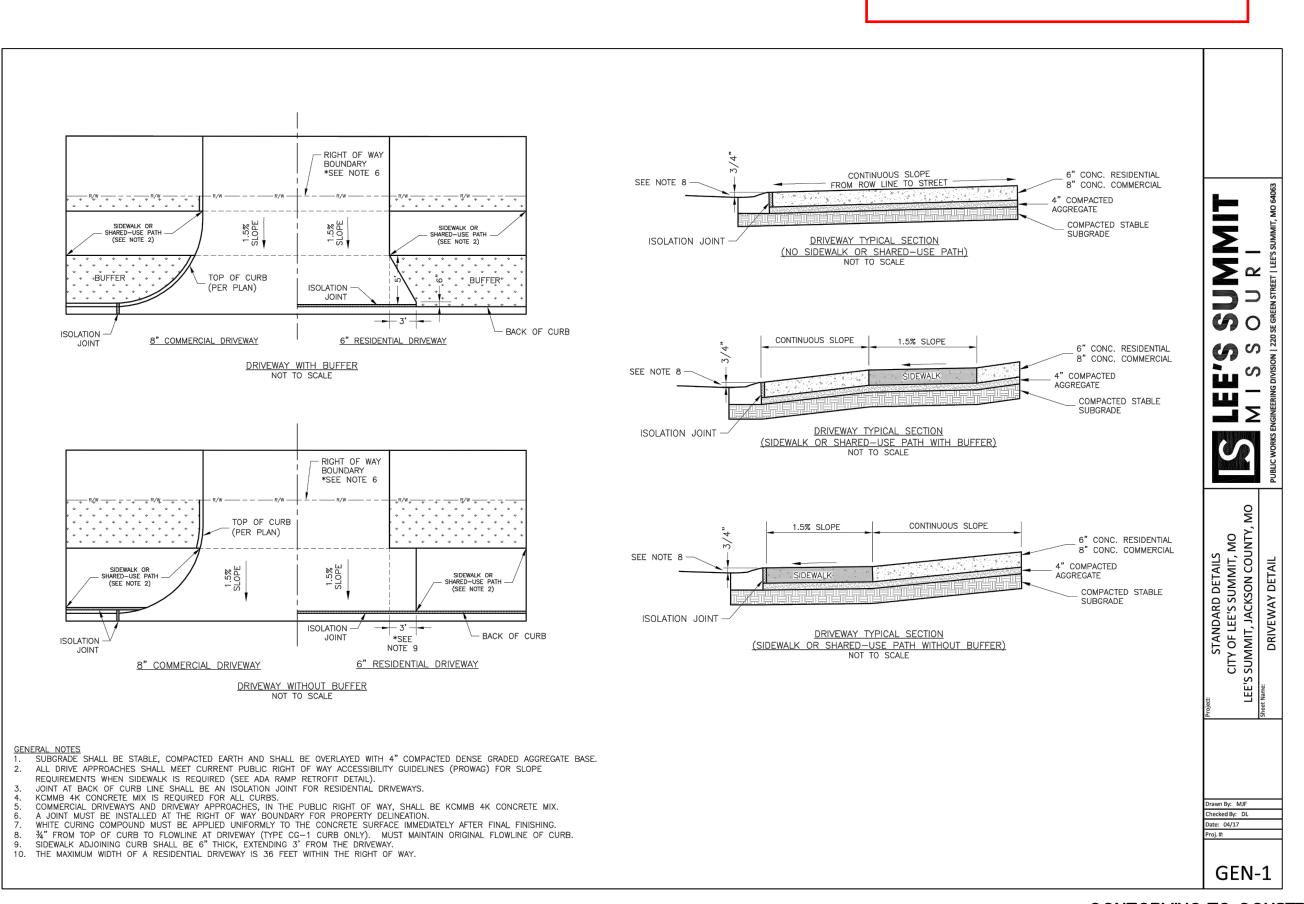
EXISTING LINE 100 PLAN & PROFILE







Record Drawing



CONFORMING TO CONSTRUCTION RECORDS.

RPM 11/09/2020

BY DATE

SHEET 12

STANDARD

DETAILS

PREPARED BY:

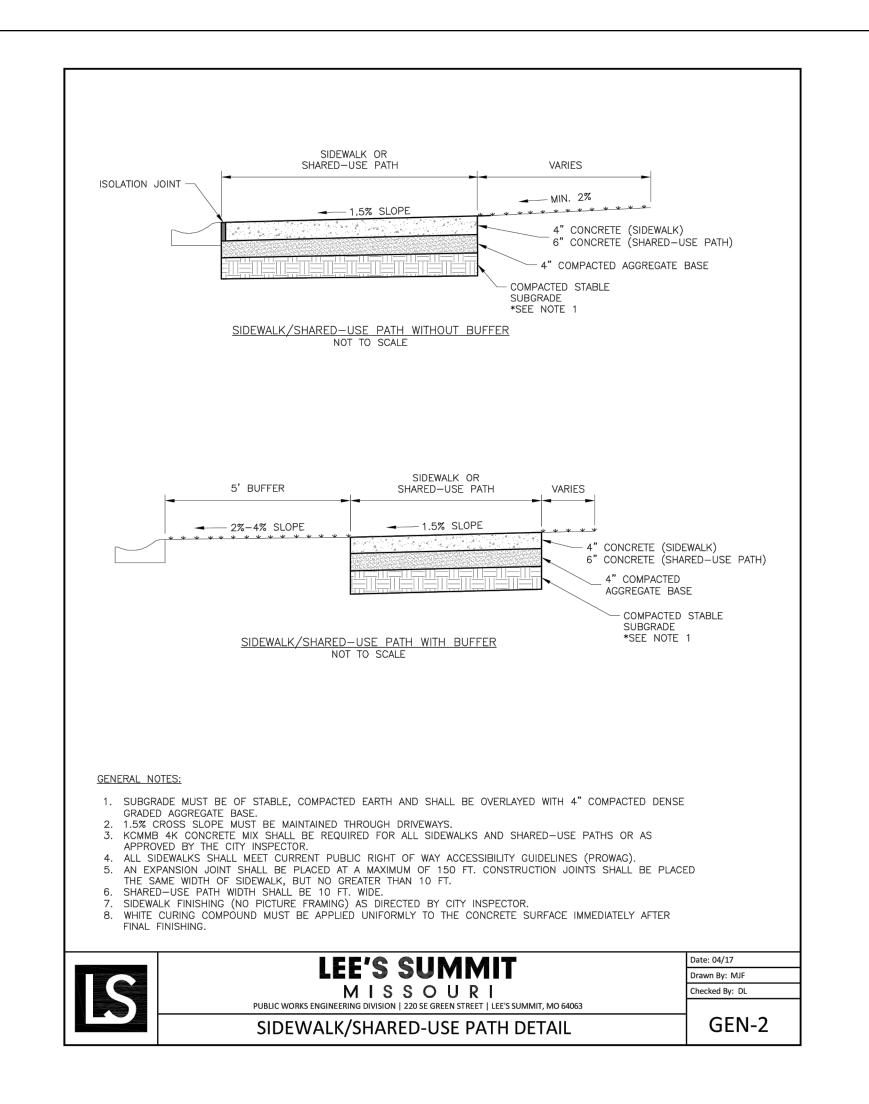
SCHLAGEL & ASSOCIATES, P.A.

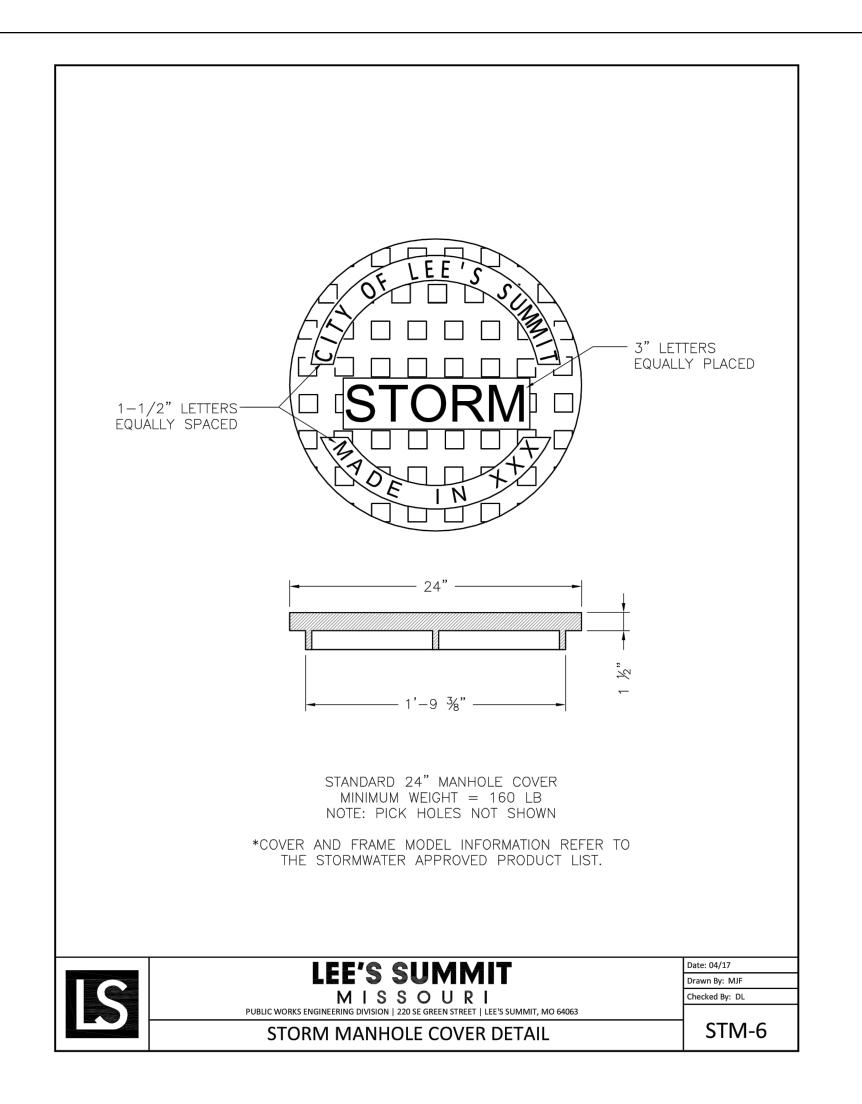
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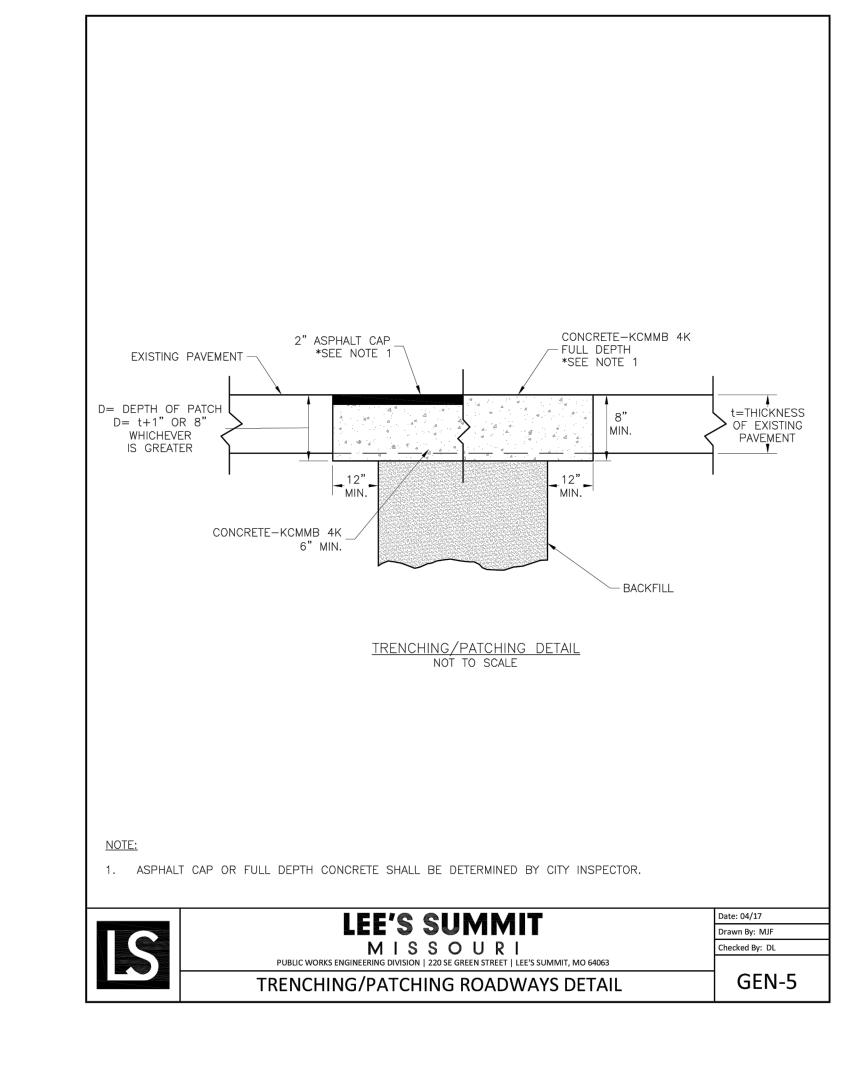
OTS 1450, 1451, & TRACT, MASTER DRAINAGE PLANRWATER PLANS

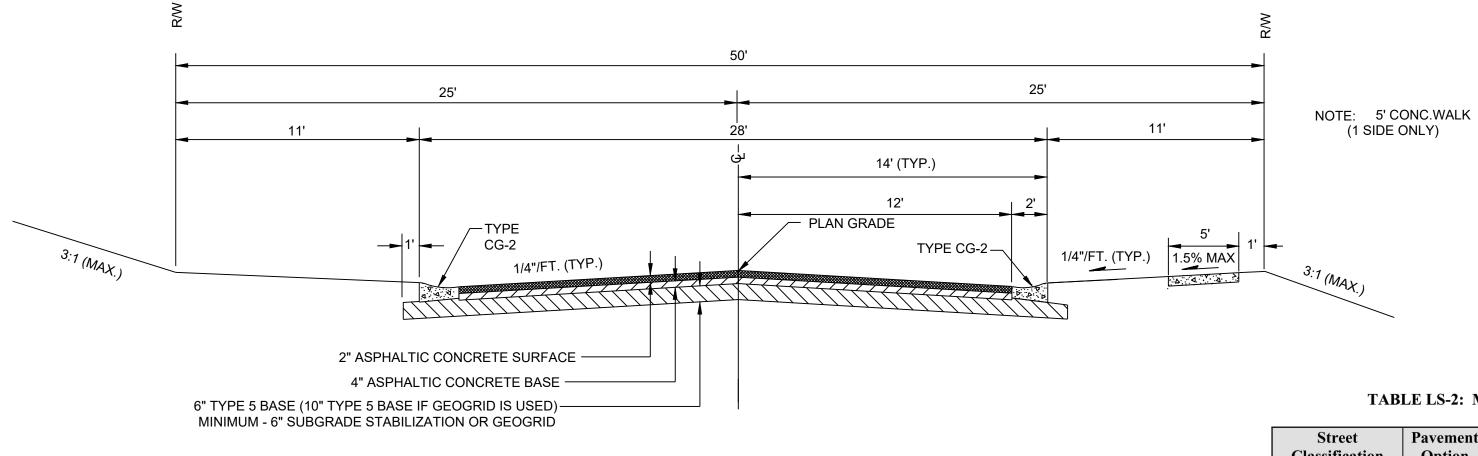
WINTERSET VALLEY REPLAT I SEDIMENT CONTROL PLAN, STREET, AND STO , AUDUBON | MISSOURI

J DRIVE SUMMIT









RESIDENTIAL LOCAL/ACCESS

TABLE LS-2: MINIMUM ASPHALT PAVEMENT THICKNESSES

Street Classification	Pavement Option	AC Surface (in.)	AC Base (in.)	MoDOT Type 5 Base (in.)	Geogrid(1)	Chemical Subgrade Stabilization(2) (in.)
Residential Local/Access	A	2	4	6		6
	В	2	4	10	Geogrid	
Residential Collector	A	2	5.5	6		9
	В	2	5.5	12	Geogrid	
Commercial Industrial	A	2	7.5	6		9
Local/Collector	В	2	7.5	12	Geogrid	

TABLE LS-3: MINIMUM PCC PAVEMENT THICKNESSES

Street Classification	PCC (in.)	Aggregate Base (in.)	Subgrade Stabilization ⁽¹⁾ (in.)
Residential Local/Access	6	4	
Residential Collector	6	4	6
Commercial ndustrial	8	4	9

(1) Subgrade Stabilization and 4" aggregate base may be replaced by approved geogrid and 6" of aggregate base

Record Drawing

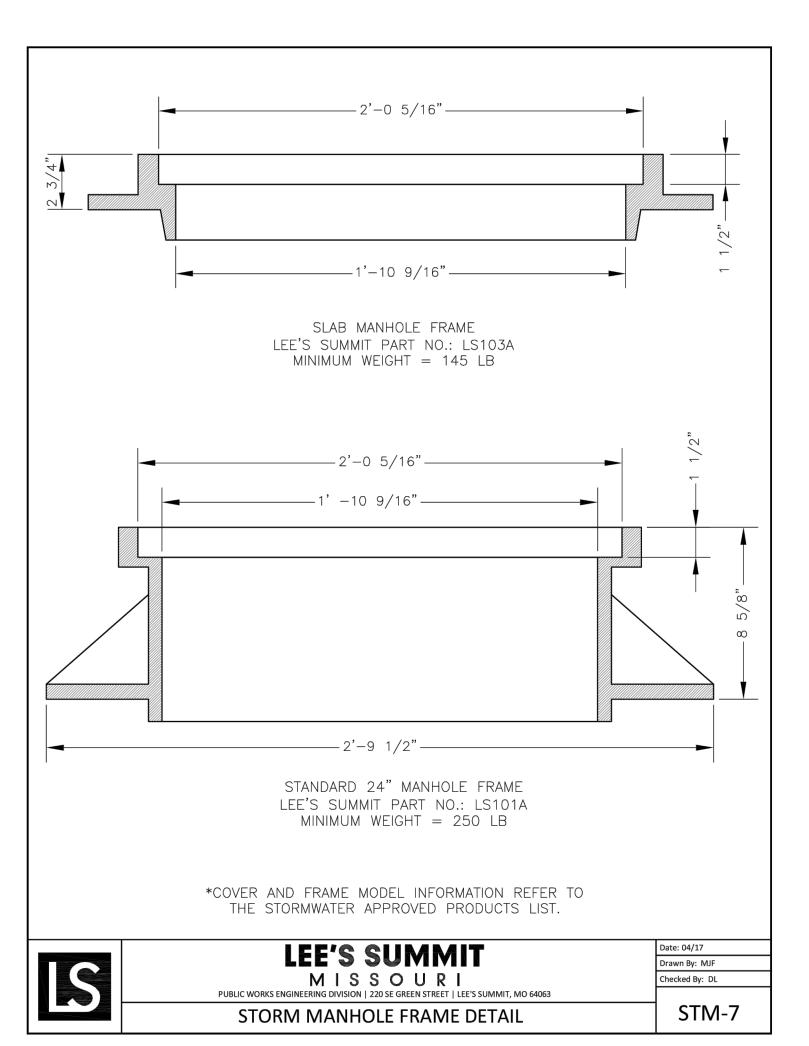
CONFORMING TO CONSTRUCTION
RECORDS.

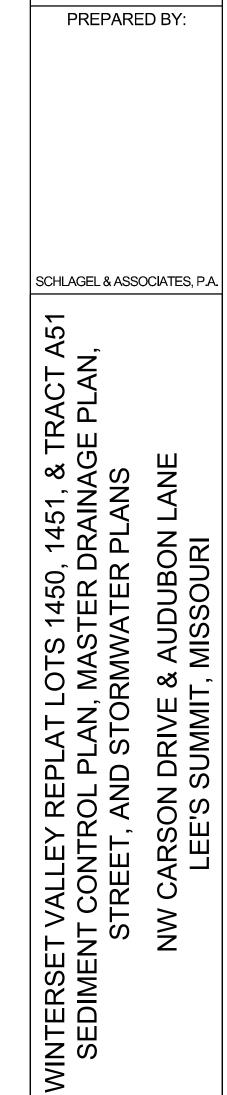
 RPM
 11/09/2020

 BY
 DATE

LS5200

16 October 2016





STANDARD DETAILS