LEGEND:

- CLEANOUT

- ELEVATION FLOW LINE

**ELEVATION** 

ROW or R/W - RIGHT-OF-WAY

POLYVINYL CHLORIDE

PROPERTY LINE PUBLIC EASEMENT

SERVICE LINE

- TOP ELEVATION

CURB & GUTTER

TREELINE

—— P/L —— PROPERTY LINES

----- STORM SEWER

----- CATV, ---- CABLE TV - EXISTING

——Ty—— TELEPHONE LINE - EXIST.

GAS LINE - EXISTING

- UTILITY EASEMENT

- SIDEWALK

MINIMUM SERVICEABLE FLOOR

REINFORCED CONCRETE PIPE

SANITARY SEWER EASEMENT

- WATER SURFACE ELEVATION

**ASPHALT PAVEMENT - EXISTING** 

ASPHALT PAVEMENT - PROPOSED

**CONCRETE PAVEMENT - EXISTING** 

**ASPHALT PAVEMENT - EXISTING** 

CONCRETE SIDEWALK - EXISTING

CONCRETE SIDEWALK - PROPOSED

CURB & GUTTER - EXISTING

EXISTING LOT AND R/W LINES

EXISTING PLAT LINES

SANITARY SEWER MAIN

STORM SEWER - EXISTING

—— SANITARY SEWER MAIN - EXIST

FIBER OPTIC CABLE - EXISTING

---- OHP<sub>y</sub> ---- OVERHEAD POWER LINE - EXIST

—— UGE<sub>Y</sub> —— 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

**EXISTING SANITARY MANHOLE** 

PROPOSED SANITARY MANHOLE

WATERLINE EASEMENT

CO

W/E

**SECTION 11-47-31 LOCATION MAP** 

SCALE 1" = 2000'

#### **UTILITY CONTACTS:**

MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT) Steve Holloway

600 NE Colbern Road Lee's Summit, MO 64086 (816) 607-2186 SPIRE

Brent Jones 3025 SE Clover Drive Lee's Summit, MO 64082 (816) 399-0663brent.jones@spireenergy.com

**EVERGY** Philip Ingram 1300 SE Hamblin Road Lee's Summit, MO 64081 Office: (816) 347-347-4339 philip.inghram@evergy.com

CITY OF LEES SUMMIT PUBLIC WORKS Dena Mezger 220 SE Green Street Lee's Summit, MO 64063

Mark Manion or Marty Loper 500 E. 8th Street, Room 370 Kansas City, MO 64106

(816) 969-1800

(816) 275-2341 or (816) 275-1550 COMCAST CABLE John Meadows 4700 Little Blue Parkway

Lee's Summit, MO 64081

(816) 795-2257 CITY OF LEE'S SUMMIT WATER UTILITIES Mark Schaufler 1200 SE Hamblen Road



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

# MASS GRADING & EROSION SEDIMENT CONTROL PLANS RESIDENCES, TRADITIONS & RESERVE AT **BLACKWELL**

## IN THE CITY OF LEE'S SUMMIT JACKSON COUNTY, MO

#### **GENERAL NOTES**

STREET NOTES:

DEVELOPMENT ENGINEERING.

10. SSD = STOPPING SIGHT DISTANCE.

- ALL CONSTRUCTION TO FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
- ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DEPARTMENT OF THE CITY OF LEE'S SUMMIT, MISSOURI.
- LINEAL FOOT MEASUREMENTS SHOWN ON THE PLANS ARE HORIZONTAL MEASUREMENTS, NOT SLOPE MEASUREMENTS. ALL PAYMENTS SHALL BE MADE ON HORIZONTAL MEASUREMENTS.
- NO GEOLOGICAL INVESTIGATION HAS BEEN PERFORMED ON THE SITE THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE TAKEN FROM UTILITY COMPANY RECORDS AND
- WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE PERFORMED PRIOR TO ORDERING PRECAST STRUCTURES. SHOP DRAWING SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL. AFTER APPROVAL OF THE SHOP DRAWINGS, A COPY OF THE APPROVED AND SIGNED SHOP DRAWINGS SHALL BE PROVIDED TO THE CITY INSPECTOR UPON REQUEST
- THE CONTRACTOR SHALL PROTECT ALL MAJOR TREES FROM DAMAGE. NO TREE SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER, UNLESS SHOWN OTHERWISE
- CLEARING AND GRUBBING OPERATIONS AND DISPOSAL OF ALL DEBRIS THEREFROM SHALL BE PERFORMED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES. ALL WASTE MATERIAL RESULTING FROM THE PROJECT SHALL BE DISPOSED OF OFF-SITE BY THE
- CONTRACTOR, OR AS DIRECTED BY THE OWNER. ALL EXCAVATIONS SHALL BE UNCLASSIFIED. NO SEPARATE PAYMENT WILL BE MADE FOR ROCK
- THE CONTRACTOR SHALL CONTROL THE EROSION AND SILTATION DURING ALL PHASED OF CONSTRUCTION
- AND SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS. ALL MANHOLES. CATCH BASINS. UTILITY VALVES AND METER PITS TO BE ADJUSTED OR REBUILT TO GRADE
- THE CONTRACTOR SHALL CONTACT DEVELOPMENT SERVICES INSPECTIONS AT: 816-969-1200 TO OBTAIN A
- THE CONTRACTOR SHALL CONTACT THE RIGHT OF WAY INSPECTOR AT 816-969-1800 PRIOR TO ANY LAND
- DISTURBANCE ACTIVITIES WITHIN THE RIGHT OF WAY. THESE ACTIVITIES MAY REQUIRE A PERMIT. 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).

1. ALL STREET CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF LEE'S

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

11. ALL ADA SIDEWALK RAMPS SHALL BE CONSTRUCTED BY THE DEVELOPER WITH THE PUBLIC

4. CURB RETURN RADII SHALL BE 30' AT BACK OF CURB UNLESS OTHERWISE NOTED.

SUBGRADE TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.

ASSUMED DESIGN SPEED = 30 MPH (RESIDENTIAL COLLECTOR).

8. MINIMUM K, SAG CURVE = 37 (20 WITH LIGHTING), CREST CURVE = 19.

MINIMUM STOPPING SIGHT DISTANCE = 200 FEET.

9. GRADE INTERSECTIONS TO DRAIN AS SHOWN.

SUMMIT DESIGN AND CONSTRUCTION MANUAL, ALL APPLICABLE AASHTO STANDARDS HAVE BEEN MET.

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

#### **GENERAL NOTES:**

**UTILITIES**:

- ALL CONSTRUCTION TO FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
- ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE
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- 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
- INFORMATION FROM, UTILITY COMPANIES. STATE LAW REQUIRES 48 HOURS ADVANCE NOTICE. THE CALL SYSTEM, INC.": 1-800-DIG-RITE. THIS PHONE NUMBER IS APPLICABLE ANYWHERE WITHIN THE STATE OF MISSOURI. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE PERFORMED
- PRIOR TO ORDERING PRECAST STRUCTURES. SHOP DRAWING SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL. AFTER APPROVAL OF THE SHOP DRAWINGS, A COPY OF THE APPROVED AND SIGNED SHOP DRAWINGS SHALL BE PROVIDED TO THE CITY INSPECTOR UPON REQUEST.
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- 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, OR AS DIRECTED BY THE OWNER.

- AND SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS ALL MANHOLES, CATCH BASINS, UTILITY VALVES AND METER PITS TO BE ADJUSTED OR REBUILT TO GRADE
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- THE CONTRACTOR SHALL CONTACT THE RIGHT OF WAY INSPECTOR AT 816-969-1800 PRIOR TO ANY LAND
- DISTURBANCE ACTIVITIES WITHIN THE RIGHT OF WAY. THESE ACTIVITIES MAY REQUIRE A PERMIT. 16. 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

1. Existing utilities have been shown to the greatest extent possible based upon information provided to the Engineer. The

identifying any potential conflicts. All conflicts shall immediately be brought to the attention of the Engineer.

2. The contractor shall be responsible for coordinating any required utility relocations. Utilities damaged through the

any proposed utility main extension or service line or service connection to any existing main.

negligence of the contractor shall be repaired at the contractor's expense.

trenches by disposing it in areas as specified by the Project Engineer.

contractor is responsible for contacting the respective utility companies and field locating utilities prior to construction and

Contractor shall verify flow-lines and structure tops prior to construction, and shall notify Engineer of any discrepancies.

Utility Separation: Waterlines shall have a minimum of 10 feet horizontal and 2 feet vertical separation from all sanitary

Payment for trenching, backfilling, pipe embedment, flowable fill, backfill materials, clean up, seeding, sodding and any

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. All excavation is considered unclassified, unless noted otherwise. Unclassified excavation for utility trenching is

information provided to the Project Engineer. The Engineer has the authority to identify and define the physical

Provide shop drawings for all precast and manufactured utility structures for review by the Engineer prior to construction of

sewer lines, manholes, and sanitary sewer service laterals, as measured from edge to edge. If minimum separations can not be obtained, concrete encasement of the sanitary line shall be required 10 feet in each direction of the conflict.

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

subsidiary to the unit price provided for the pipe. Any quantity provided for rock excavation is estimated based on the best

characteristics to determine the classification. Unit price quantities for rock excavation will be paid at a trench width of the nominal pipe diameter of the installed main plus 18 inches. Contractor is required to dispose of excess rock from their

THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD-LATEST EDITION)

Sheet Number

5

CITY ENGINEER APPROVED FOR ONE YEAR FROM THIS DATE

#### OWNER/DEVELOPER

**GRIFFIN RILEY PROPERTY GROUP** JAKE LOVELESS, VICE PRESIDENT 21 SE 29TH TERRACE LEE'S SUMMIT p 816-366-7900 JAKE@GRIFFINRILEY.COM

### **APPROVED BY**

Sheet List Table

Sheet Title

COVER SHEET

PRE-CONSTRUCTION EROSION CONTROL PLAN

EROSION CONTROL PLAN

POST-CONSTRUCTION EROSION CONTROL PLAN

**EROSION CONTROL DETAILS** 

PREPARED BY

MARK ALLEN

BREUER

MOMBER

PE-2009007268

SCHLAGEL & ASSOCIATES, P.A.

LOCATED NEAR THE INTERSECTION OF LANGSFORD ROAD AND OLD ROAD AND 32 FEET NORTH OF THE CENTER OF OLD LANGSFORD ROAD. N:1001052.8503, E:2845604.8272

"SQUARE" CUT IN TOP OF CONCRETE STORM MANHOLE STORM MANHOLE IS LOCATED APPROX. 130 FEET EAST OF THE INTERSECTION OF SE JOEL AVE & BLUE PARKWAY AND 26 FEET SOUTH OF THE CENTERLINE OF BLUE PARKWAY. N:996874.9690, E:2840937.1365

**COVER SHEET** 

SHEET

MO GRS BENCHMARK:

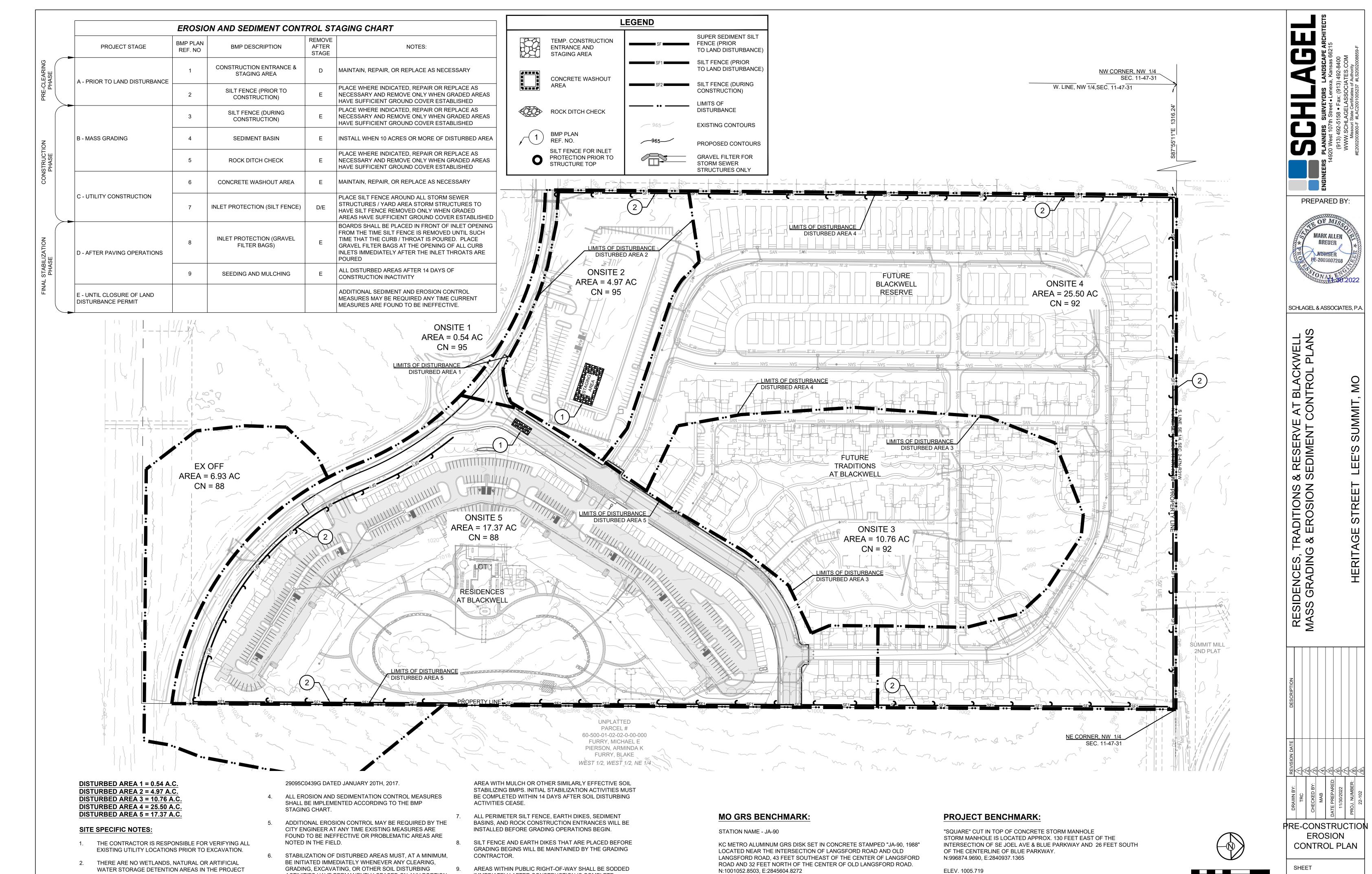
STATION NAME - JA-90

KC METRO ALUMINUM GRS DISK SET IN CONCRETE STAMPED "JA-90, 1988" LANGSFORD ROAD, 43 FEET SOUTHEAST OF THE CENTER OF LANGSFORD

ELEV. 997.045

#### PROJECT BENCHMARK:

ELEV. 1005.719



ELEV. 997.045

I:\PROJECTS\2022\22-102\3.0 Design\3.0 DWG Plans\5.0 LD\22-10

AREA.

NO PART OF THE PROJECT LIES WITHIN THE 100 YEAR

FLOOD PLAIN PER FEMA FLOOD INSURANCE RATE MAP

NUMBERS 29095C0441G, 29095C0445G, 29095C0437G AND

ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION

OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION

SHALL BE PROTECTED FROM EROSION BY STABILIZING THE

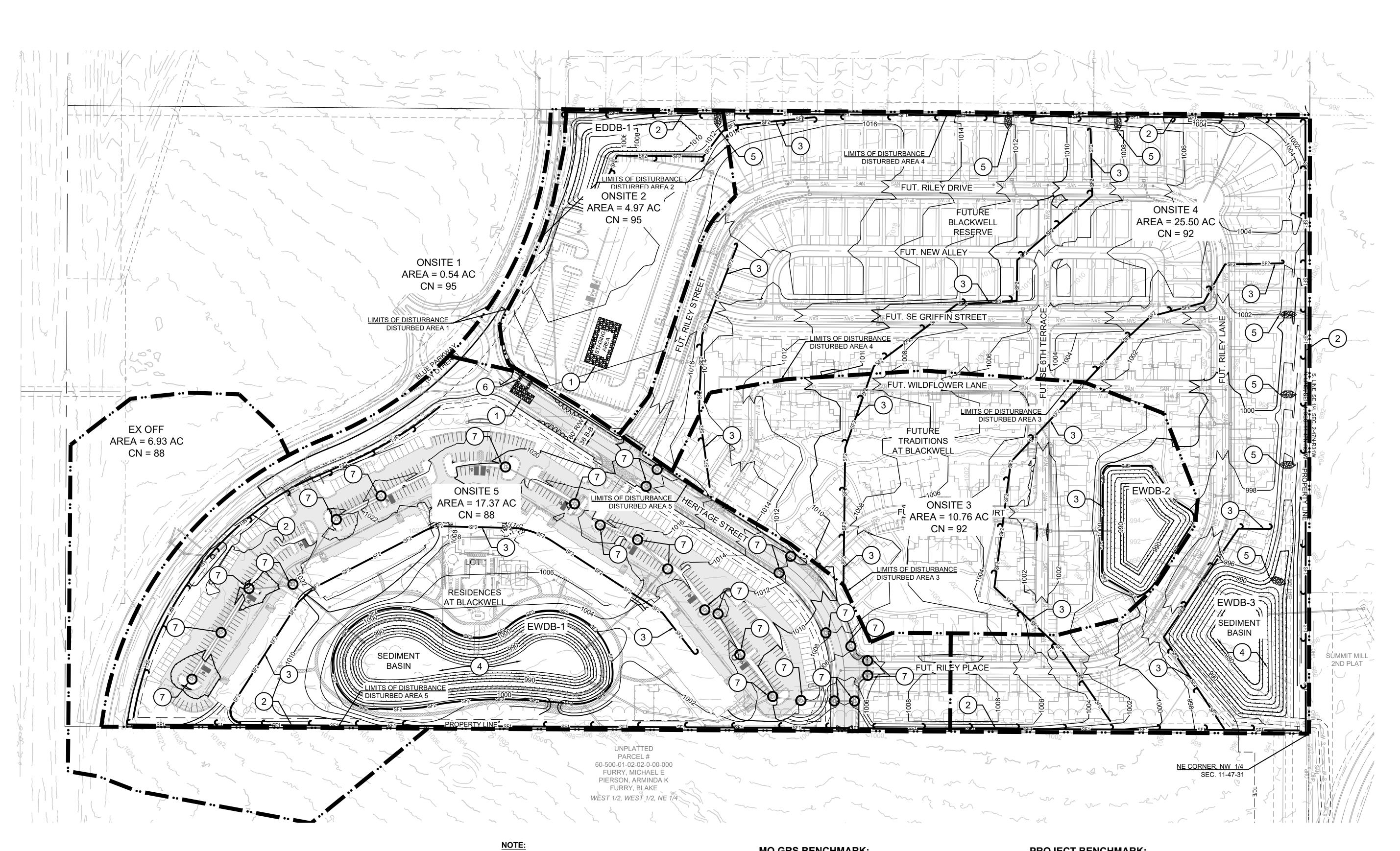
EXCEEDING 14 CALENDAR DAYS. THE DISTURBED AREAS

OF THE SITE AND WILL NOT RESUME FOR A PERIOD

IMMEDIATELY AFTER CONSTRUCTION IS COMPLETE.

2

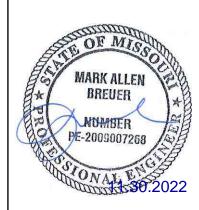
SCALE: 1" = 100'



SEE SHEET 2 FOR EROSION CONTROL NOTES, LEGEND

AND STAGING CHART.

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

**EROSION CONTROL PLAN** 

SHEET

SCALE: 1" = 100'

**MO GRS BENCHMARK:** 

STATION NAME - JA-90

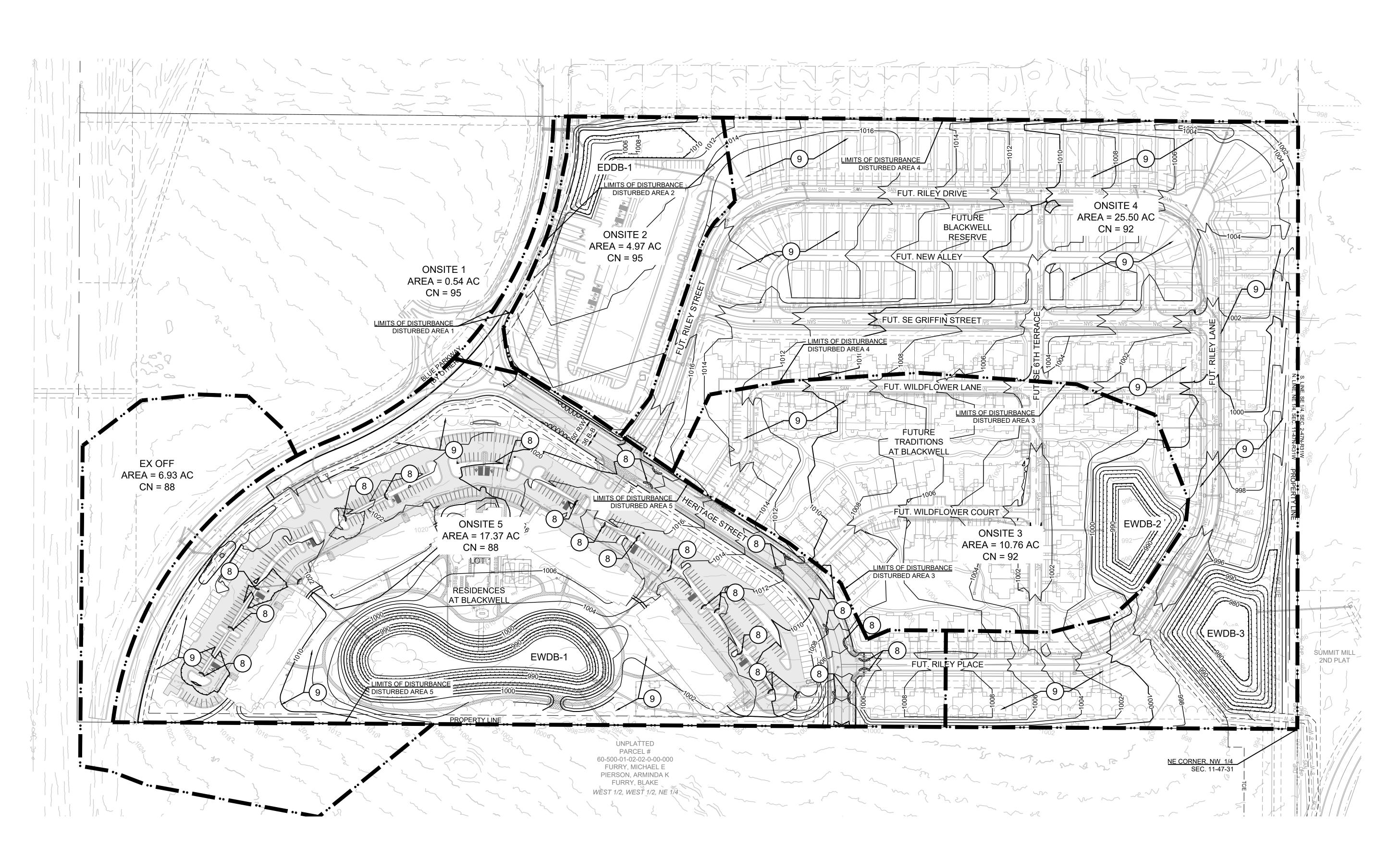
KC METRO ALUMINUM GRS DISK SET IN CONCRETE STAMPED "JA-90, 1988" LOCATED NEAR THE INTERSECTION OF LANGSFORD ROAD AND OLD LANGSFORD ROAD, 43 FEET SOUTHEAST OF THE CENTER OF LANGSFORD ROAD AND 32 FEET NORTH OF THE CENTER OF OLD LANGSFORD ROAD. N:1001052.8503, E:2845604.8272

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ELEV. 1005.719



NOTE:

SEE SHEET 2 FOR EROSION CONTROL NOTES, LEGEND AND STAGING CHART.

### MO GRS BENCHMARK:

STATION NAME - JA-90

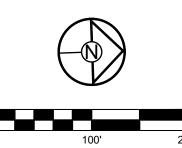
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ELEV. 1005.719



SCALE: 1" = 100'

POST-CONSTRUCTION EROSION CONTROL PLAN

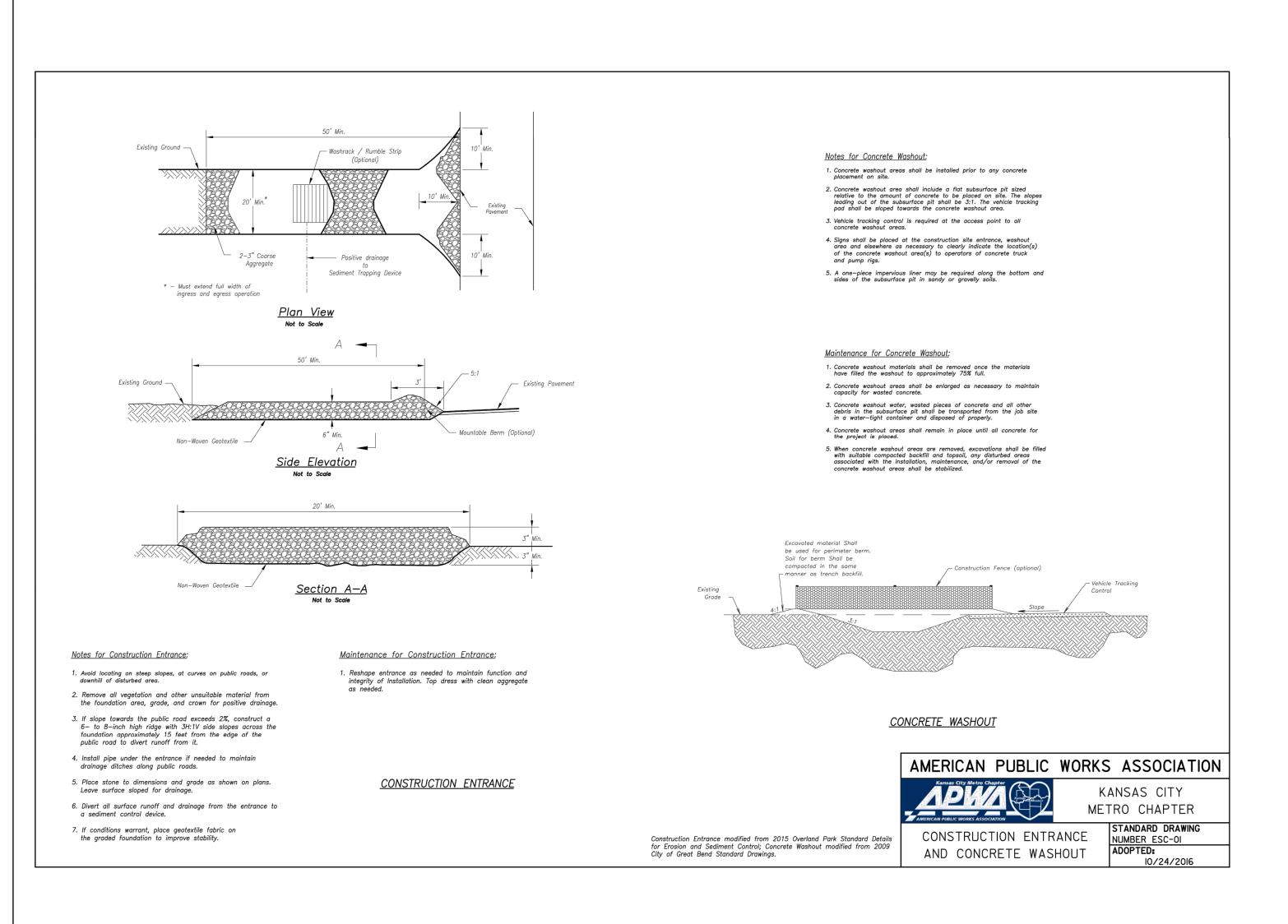
RESIDENCES, TRADITIONS MASS GRADING & EROSION

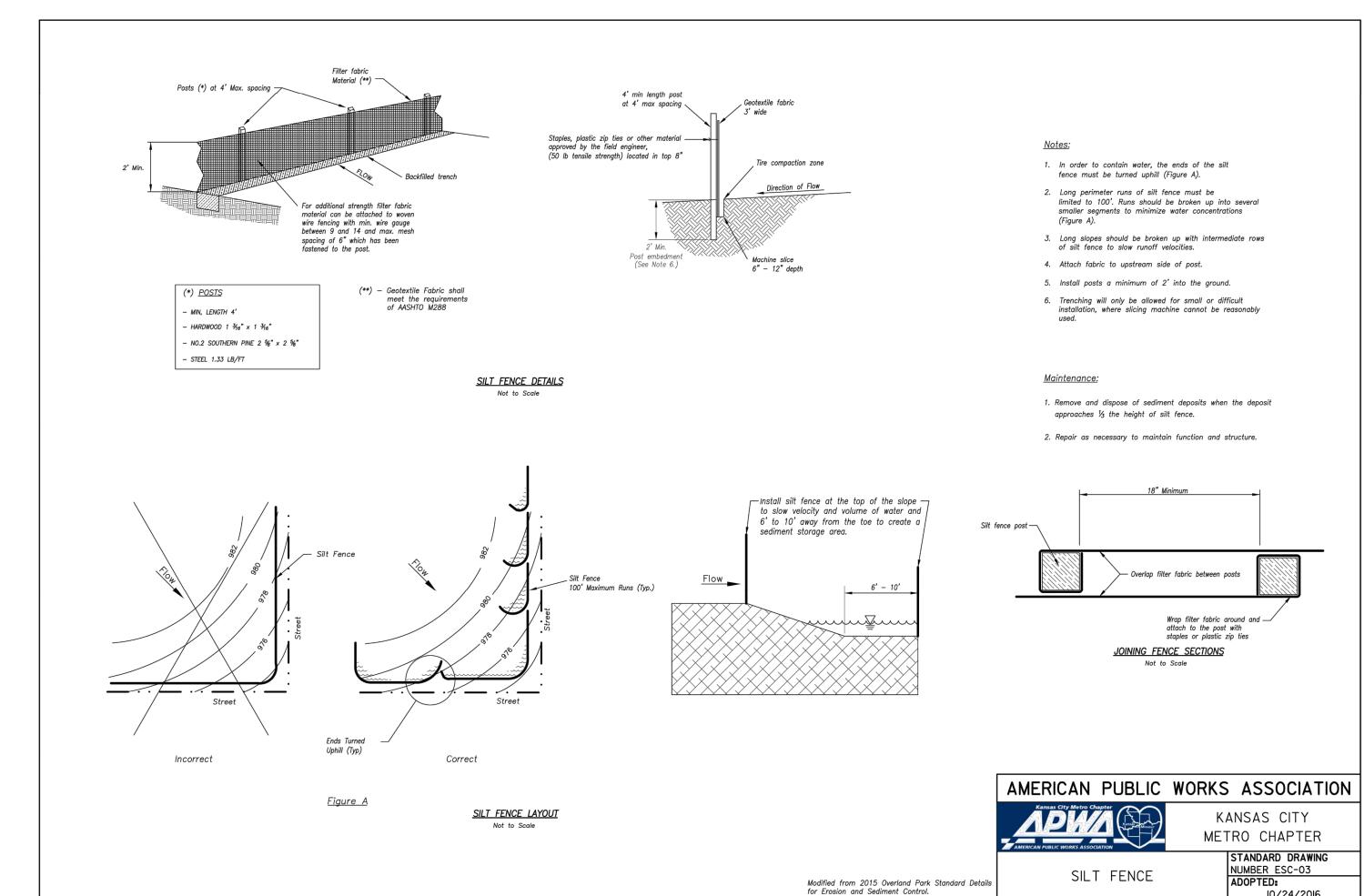
SHEET **4** 

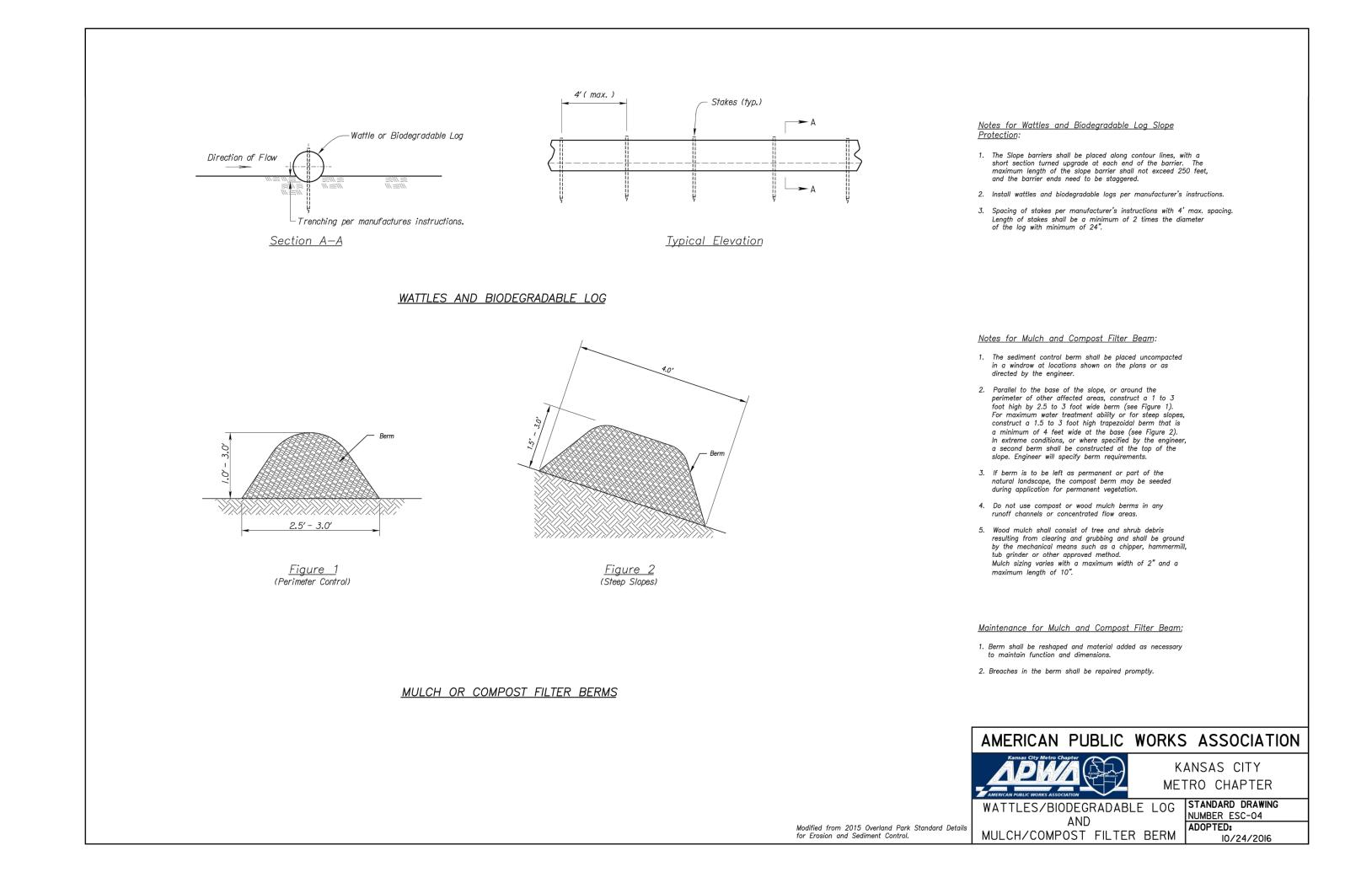
PREPARED BY:

NOMBER PE-2009007268

SCHLAGEL & ASSOCIATES, P.A.







ERS PLANNERS SURVEYORS LANDSCAPE ARCHITE 14920 West 107th Street • Lenexa, Kansas 66215 (913) 492-5158 • Fax: (913) 492-8400 WWW.SCHLAGELASSOCIATES.COM Missouri State Certificates of Authority

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

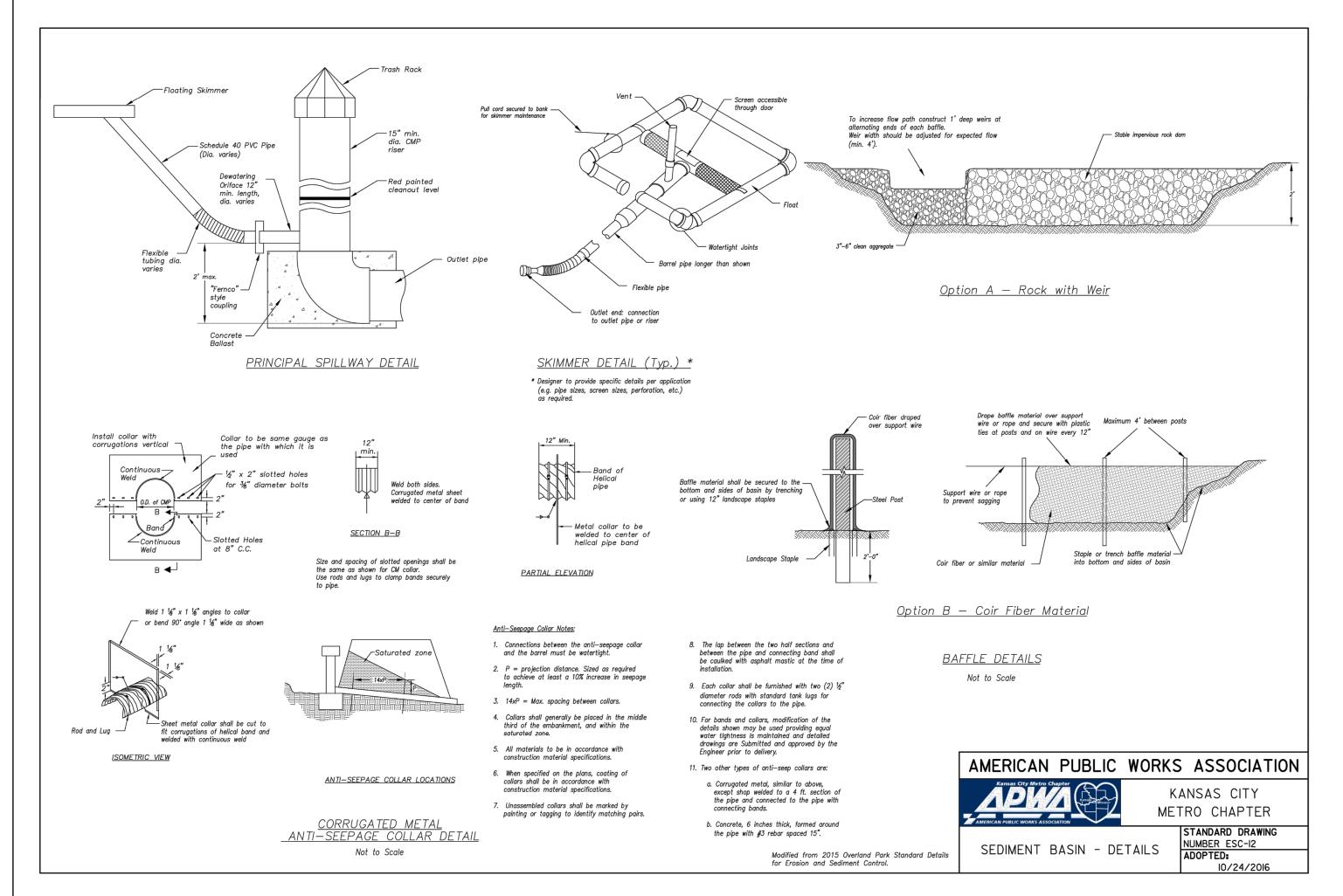
E AT BLACKWELL CONTROL PLANS

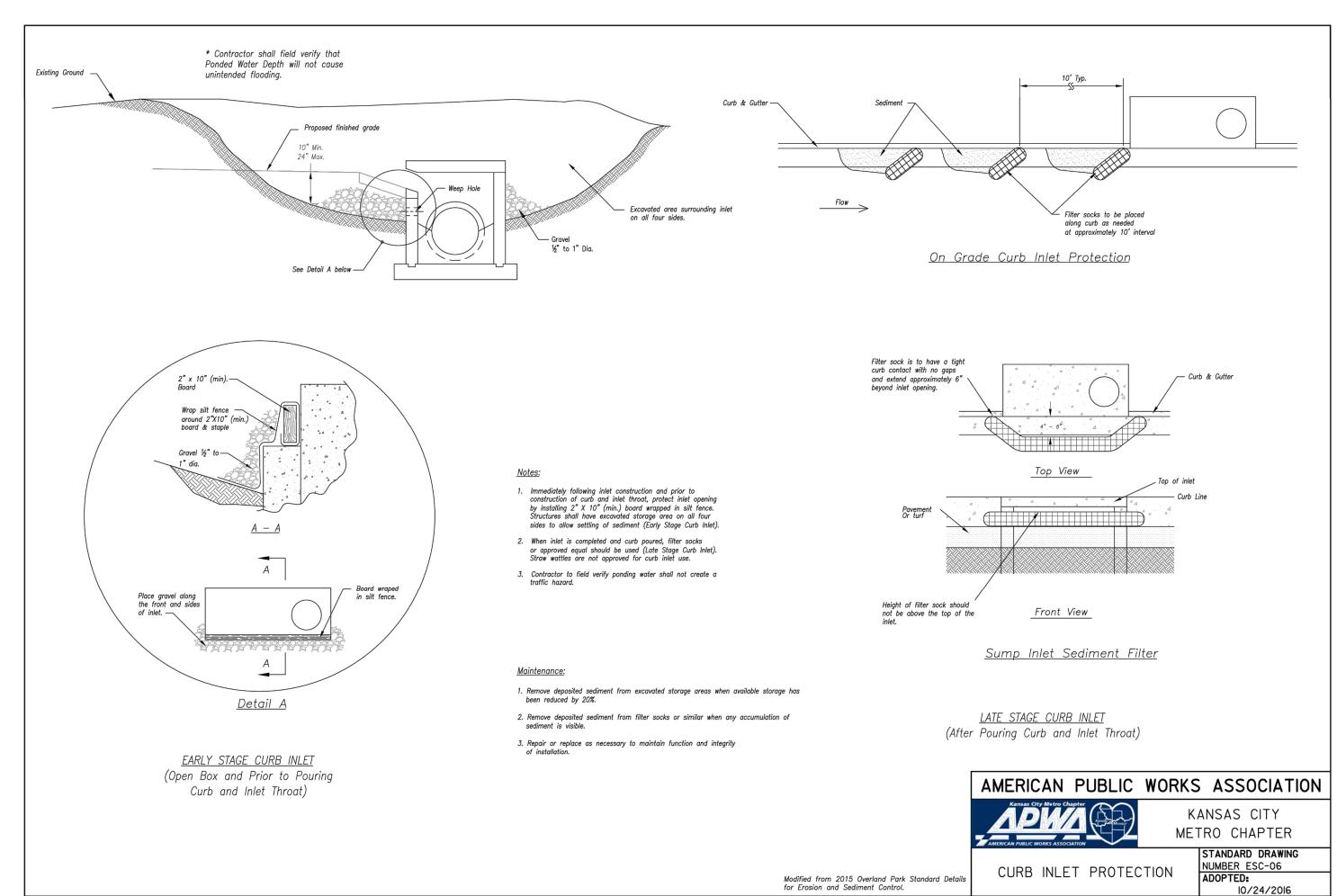
S & RESERVE AT BLAC N SEDIMENT CONTROI

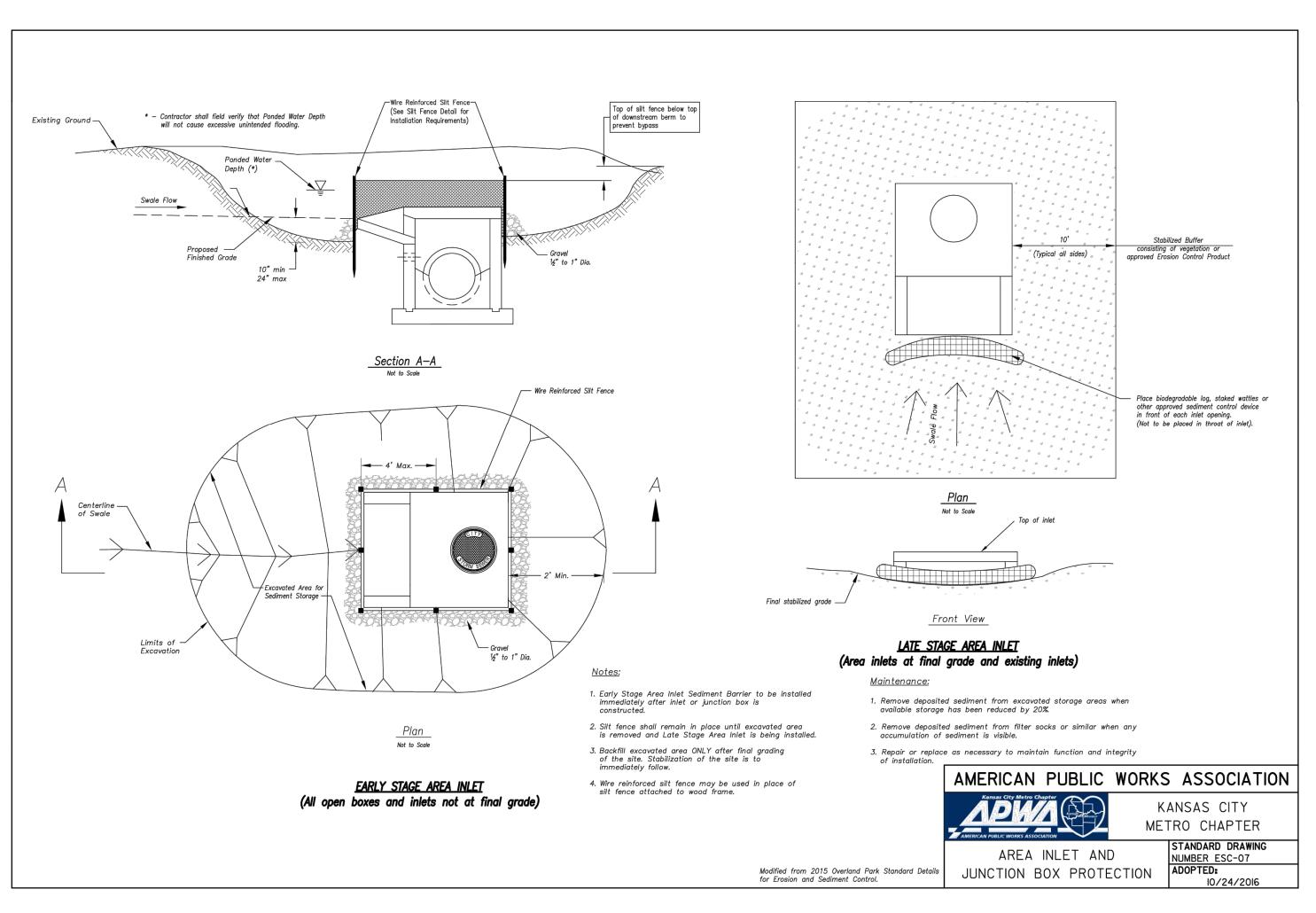
EROSION CONTROL DETAILS

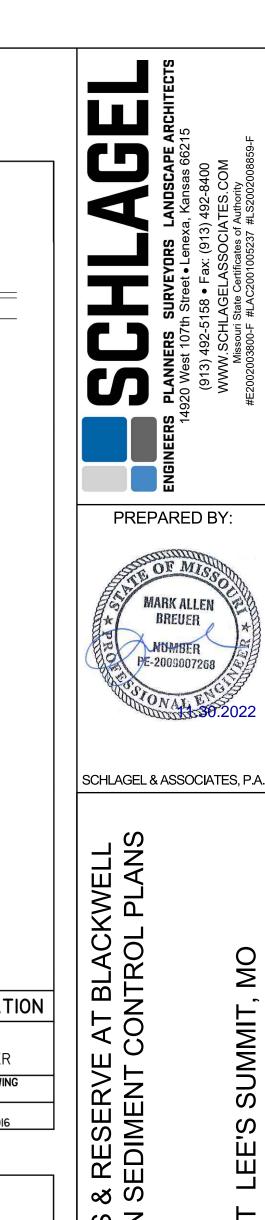
SHEET

5









FRADITIONS & EROSION RESIDENCES, TI MASS GRADING

**EROSION** CONTROL **DETAILS** 

SHEET