

LEGEND:

- A/E

-

ACCESS EASEMENT
- BC

-

BACK OF CURB
- B/B

-

BACK TO BACK
- BM

-

BENCHMARK
- BL or B.L.

-

BUILDING LINE
- CO

-

CLEANOUT
- TJB

-

TELEPHONE JUNCTION BOX
- C&G

-

CURB AND GUTTER
- D/E

-

DRAINAGE EASEMENT
- E/E

-

ELECTRICAL EASEMENT
- EL

-

ELEVATION
- FL

-

FLOW LINE
- G/E

-

GAS LINE EASEMENT
- HDPE

-

HIGH-DENSITY POLYETHYLENE
- L/E

-

LANDSCAPE EASEMENT
- MSFE

-

MINIMUM SERVICEABLE FLOOR ELEVATION
- PVC

-

POLYVINYL CHLORIDE
- P/L

-

PROPERTY LINE
- PUB/E

-

PUBLIC EASEMENT
- RCP

-

REINFORCED CONCRETE PIPE
- ROW or R/W

-

RIGHT-OF-WAY
- S/E

-

SANITARY SEWER EASEMENT
- SL

-

SERVICE LINE
- S/W

-

SIDEWALK
- TE

-

TOP ELEVATION
- U/E

-

UTILITY EASEMENT
- WSE

-

WATER SURFACE ELEVATION
- W/E

-

WATERLINE EASEMENT

- ASPHALT PAVEMENT - EXISTING
- ASPHALT PAVEMENT - PROPOSED
- CONCRETE PAVEMENT - EXISTING
- ASPHALT PAVEMENT - EXISTING
- CONCRETE SIDEWALK - EXISTING
- CONCRETE SIDEWALK - PROPOSED
- CURB & GUTTER
- CURB & GUTTER - EXISTING
- TREELINE
- EXISTING LOT AND R/W LINES
- EXISTING PLAT LINES
- P/L

PROPERTY LINES
- ROW

RIGHT-OF-WAY
- SANITARY SEWER MAIN
- SANITARY SEWER MAIN - EXIST.
- STO

STORM SEWER
- STORM SEWER - EXISTING
- CATV_x

CABLE TV - EXISTING
- FDC_x

FIBER OPTIC CABLE - EXISTING
- T_x

TELEPHONE LINE - EXIST.
- E_x

ELECTRIC LINE - EXISTING
- OHP_x

OVERHEAD POWER LINE - EXIST.
- UGE_x

UNDERGROUND ELECTRIC - EX.
- G_x

GAS LINE - EXISTING
- W_x

WATERLINE - EXISTING
- EXISTING

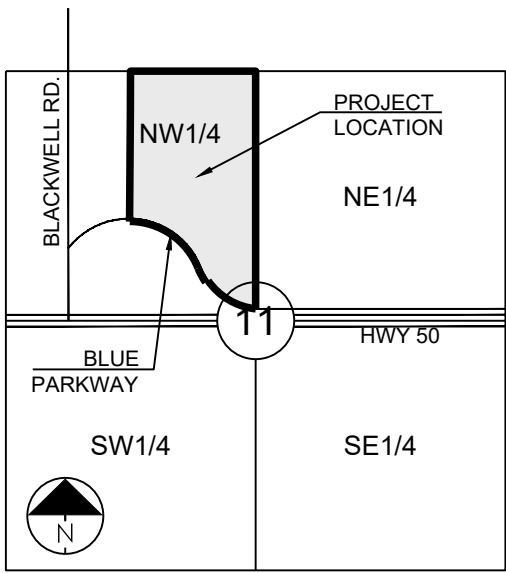
EXISTING MANHOLE
- CLEANOUT
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- AI

EXISTING AREA INLET
- CI

EXISTING CURB INLET
- GI

EXISTING GRATE INLET
- JB

EXISTING JUNCTION BOX
- EXISTING STORM MANHOLE



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.ingram@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) 969-2257

CITY OF LEE'S SUMMIT WATER UTILITIES

Mark Schaulter
1200 SE Hamblin Road
Lee's Summit, MO 64081
(816) 969-1900



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

STREET, STORMWATER, MASTER DRAINAGE PLAN AND EROSION & SEDIMENT CONTROL FOR RESIDENCES AT BLACKWELL IN THE CITY OF LEE'S SUMMIT JACKSON COUNTY, MO

GENERAL NOTES:

- 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 APPARENT FIELD LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- 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, AND OBTAINING INFORMATION FROM, UTILITY COMPANIES. STATE LAW REQUIRES 48 HOURS ADVANCE NOTICE. THE CONTRACTOR MAY ALSO UTILIZE THE FOLLOWING TOLL FREE PHONE NUMBER PROVIDED BY "MISSOURI ONE 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.
- 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 EXCAVATION.
- 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 AS REQUIRED.
- THE CONTRACTOR SHALL CONTACT DEVELOPMENT SERVICES INSPECTIONS AT: 816-969-1200 TO OBTAIN A DEVELOPMENT SERVICES CONSTRUCTION PERMIT. A MINIMUM 48 HOUR NOTICE SHALL BE GIVEN PRIOR TO PERMIT ISSUANCE.
- 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).

STREET NOTES:

- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.
- ALL INSPECTION OF STREET CONSTRUCTION TO BE PERFORMED BY THE CITY OF LEE'S SUMMIT DEVELOPMENT ENGINEERING.
- 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).
- MINIMUM STOPPING SIGHT DISTANCE = 200 FEET.
- MINIMUM K, SAG CURVE = 37 (20 WITH LIGHTING), CREST CURVE = 19.
- GRADE INTERSECTIONS TO DRAIN AS SHOWN.
- SSD = STOPPING SIGHT DISTANCE.
- ALL ADA SIDEWALK RAMPS SHALL BE CONSTRUCTED BY THE DEVELOPER WITH THE PUBLIC INFRASTRUCTURE.

DESIGN SPEED = 30 MPH

POSTED SPEED = 25 MPH

EARTHWORK:

- It is recommended that a Geotechnical Engineer observe and document all earthwork activities.
- Contours have been shown at 1-foot or 2-foot intervals, as indicated. Grading shall consist of completing the earthwork required to bring the physical ground elevations of the existing site to the finished grade (or sub-grade) elevations provided on the plans as spot grades, contours or others means as indicated on the plans.
- The existing site topography depicted on the plans by contouring has been established by aerial photography and field verified by g.p.s. observation near 11/11/2021. The contour elevations provided may not be exact ground elevations, but rather interpretations of such. Accuracy shall be considered to be such that not more than 10 percent of spot elevation checks shall be in error by more than one-half the contour interval provided, as defined by the National Map Accuracy Standards. Any quantities provided for earthwork volumes are established using this topography contour accuracy, and therefore the inherent accuracy of any earthwork quantity is assumed from the topography accuracy.
- Proposed contours are to approximate finished grade.
- Unless otherwise noted, payment for earthwork shall include backfilling of the curb and gutter, sidewalk and further manipulation of utility trench spots. The site shall be left in a mowable condition and positive drainage maintained throughout.
- Unless otherwise noted, all earthwork is considered Unclassified. No additional compensation will be provided for rock or shale excavation, unless specifically stated otherwise.
- Prior to earthwork activities, pre-disturbance erosion and sediment control devices shall be in place per the Storm Water Pollution Prevention plan and/or the Erosion and Sediment Control Plan prepared for this site.
- All topsoil shall be stripped from all areas to be graded and stockpiled adjacent to the site at an area specified by the project owner or his appointed representative. Vegetation, trash, trees, brush, tree roots and limbs, rock fragments greater than 6-inches and other deleterious materials shall be removed and properly disposed of offsite or as directed by the owner or his appointed representative.
- Unless otherwise specified in the Geotechnical Report, all fills shall be placed in maximum 6-inch lifts and compacted to 95-percent of maximum density as defined using a standard proctor test (AASHTO T99/ASTM 698).
- Subgrade for pavements shall be proof-rolled prior to paving operations utilizing a fully loaded tandem axle dump truck. All areas exhibiting excessive pumping and heaving shall be removed, filled and compacted with suitable materials and retested until acceptable results are achieved and final approval has been obtained from the Geotechnical Engineer.
- Subgrade for building pad shall include a minimum of 18-inches of Low Volume Change (LVC) material, or as identified in the site specific Geotechnical Report.
- Fill materials shall be per Geotechnical Report and shall not include organic matter, debris or topsoil. All fills placed on slopes greater than 6:1 shall be benched.
- The Contractor shall be responsible for redistributing the topsoil over proposed turf and 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 grades shall apply:
 - Turf Areas – 2.5% Minimum, 4H:1V Maximum
 - Paved Areas – 1.2% Minimum, 5% Maximum
- A.D.A. parking stalls shall not be sloped greater than 2% in any direction and constructed per A.D.A. requirements.
- All disturbed areas shall be fertilized, seeded and mulched immediately after earthwork 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 grading activities.
- 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 Engineer.
- 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 structures.
- Utility Separation: Waterlines shall have a minimum of 10 feet horizontal and 2 feet vertical separation from all sanitary 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.
- 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.
- All excavation is considered unclassified, unless noted otherwise. Unclassified excavation for utility trenching is subsidiary to the unit price provided for the pipe. Any quantity provided for rock excavation is estimated based on the best information provided to the Project Engineer. The Engineer has the authority to identify and define the physical 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 trenches by disposing it in areas as specified by the Project Engineer.

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL LAYOUT - OVERALL
3	GENERAL LAYOUT - HERITAGE STREET
4	MASTER DRAINAGE PLAN - GRADING
5	MASTER DRAINAGE PLAN - OVERALL DRAINAGE MAP
6	MASTER DRAINAGE PLAN - DRAINAGE MAP
7	PRE-CONSTRUCTION EROSION CONTROL PLAN
8	EROSION CONTROL PLAN
9	POST-CONSTRUCTION EROSION CONTROL PLAN
10	EROSION CONTROL DETAILS
11	HERITAGE STREET - PLAN & PROFILE
12	INTERSECTION DETAILS
13	INTERSECTION DETAILS
14	STORM PLAN
15	STORM CALCS
16	STORM PROFILES
17	STREET DETAILS
18	STREET DETAILS
19	STORM DETAILS
20	STORM DETAILS
21	STREET SIGN AND PAVEMENT MARKING PLAN
22	STREET SIGN DETAILS
23	PAVMENT MARKING DETAILS

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

APPROVED BY:

CITY ENGINEER

APPROVED FOR ONE YEAR FROM THIS DATE

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

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

ELEV. 997.045

PROJECT BENCHMARK:

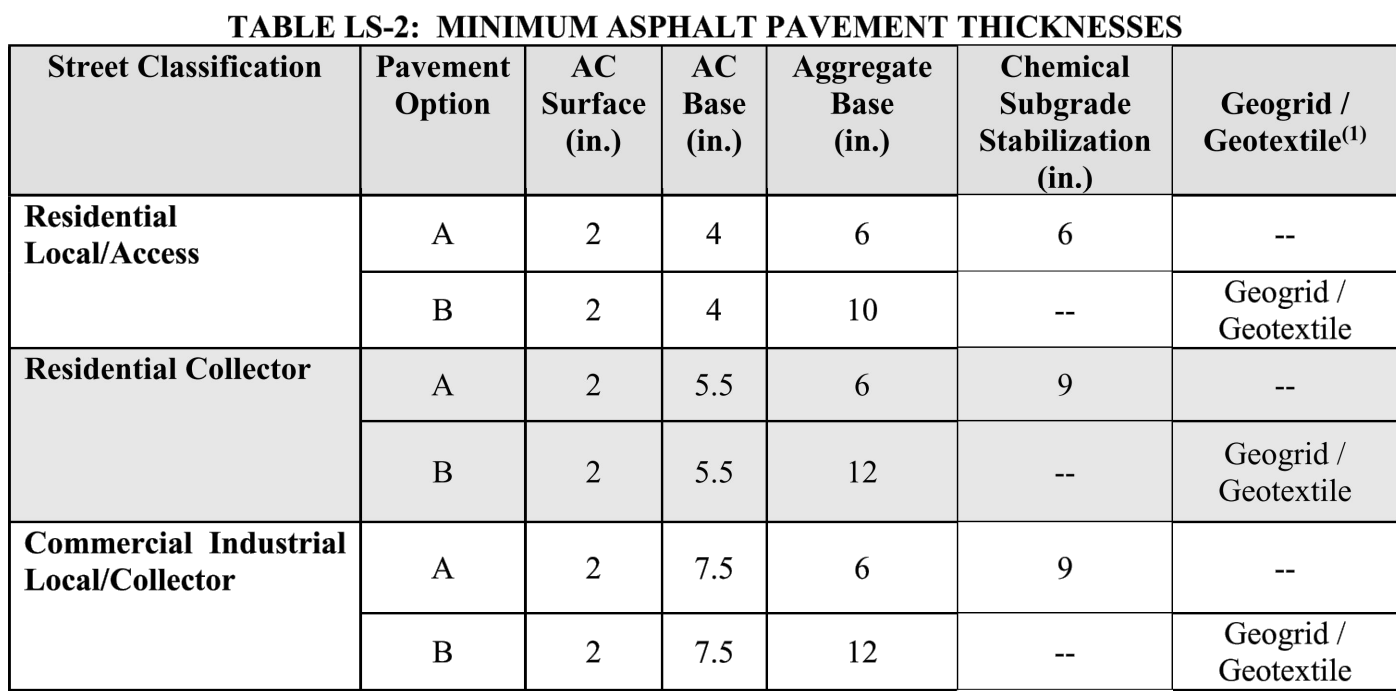
"SQUARE" CUT IN TOP OF CONCRETE STORM MANHOLE
STORM MANHOLE IS LOCATED APPROX. 130 FEET EAST OF THE
INTERSECTION OF SE JOEL AVE & BLUE PARKWAY AND 26 FEET SOUTH
OF THE CENTERLINE OF BLUE PARKWAY.
N:996874.9690, E:2840937.1365

ELEV. 1005.719

SUMMARY OF QUANTITIES			
	ITEM	QUANTITY	UNITS
1	2" TYPE 5 OR 6 ASPHALT PAVEMENT	4,644	SY
2	5.5" TYPE 5 ASPHALT PAVEMENT	4644	SY
3	6" TYPE 5 BASE	5,466	SY
4	9" SUBGRADE STABILIZATION	5,466	SY
5	TYPE CG-1 CURB AND GUTTER	2,183	LF
6	5' CONCRETE SIDEWALK	1769	LF
7	TYPE A SIDEWALK RAMPS	6	EA
8	TYPE B SIDEWALK RAMPS	4	EA
9	TYPE M SIDEWALK RAMPS	3	EA
10	"END OF ROAD" MARKERS (5 LOCATIONS)	15	EA
11	6 X 4 CURB INLET	8	EA
12	24" HDPE STORM SEWER PIPE	399	LF
13	18" HDPE STORM SEWER PIPE	62	LF
14	15" HDPE STORM SEWER PIPE	858	LF
15	TRENCHING UNDER FUTURE STREET	129	LF
16	CLEARING, GRUBBING & DISPOSAL	1	LS
17	EARTHWORK	1	LS
18	EROSION CONTROL	1	LS
19	SEEDING & MULCHING	1	LS
20	BONDS	1	LS

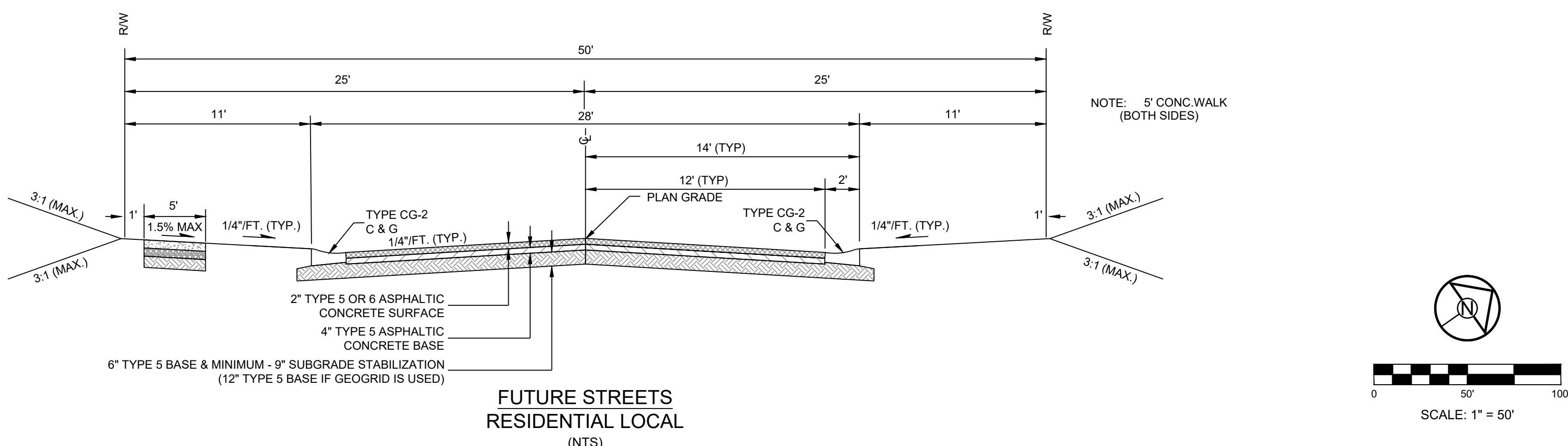
RESIDENCES AT BLACKWELL
STREET, STORMWATER, MASTER DRAINAGE
PLAN AND EROSION & SEDIMENT CONTROL
HERITAGE STREET LEE'S SUMMIT, MO

REVISION DATE		DESCRIPTION	
1	11/30/2022	TRC	
2	11/30/2022	MAB	
3	11/30/2022	DATE PREPARED	
4	11/30/2022	PROJ. NUMBER	
5	11/30/2022	22-102	
COVER SHEET			
SHEET			
1			




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. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.
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4. CURB RETURN RADII SHALL BE 30' AT BACK OF CURB UNLESS OTHERWISE NOTED.
5. SUBGRADE TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
6. ASSUMED DESIGN SPEED = 30 MPH (RESIDENTIAL COLLECTOR).
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11. ALL ADA SIDEWALK RAMPS SHALL BE CONSTRUCTED BY THE DEVELOPER WITH THE PUBLIC INFRASTRUCTURE.

[illegible]

PREPARED BY:



MARK ALLEN
BREWER
NUMBER
PE-2003607268
11-30-2022

SCHLAGEL & ASSOCIATES, P.A.

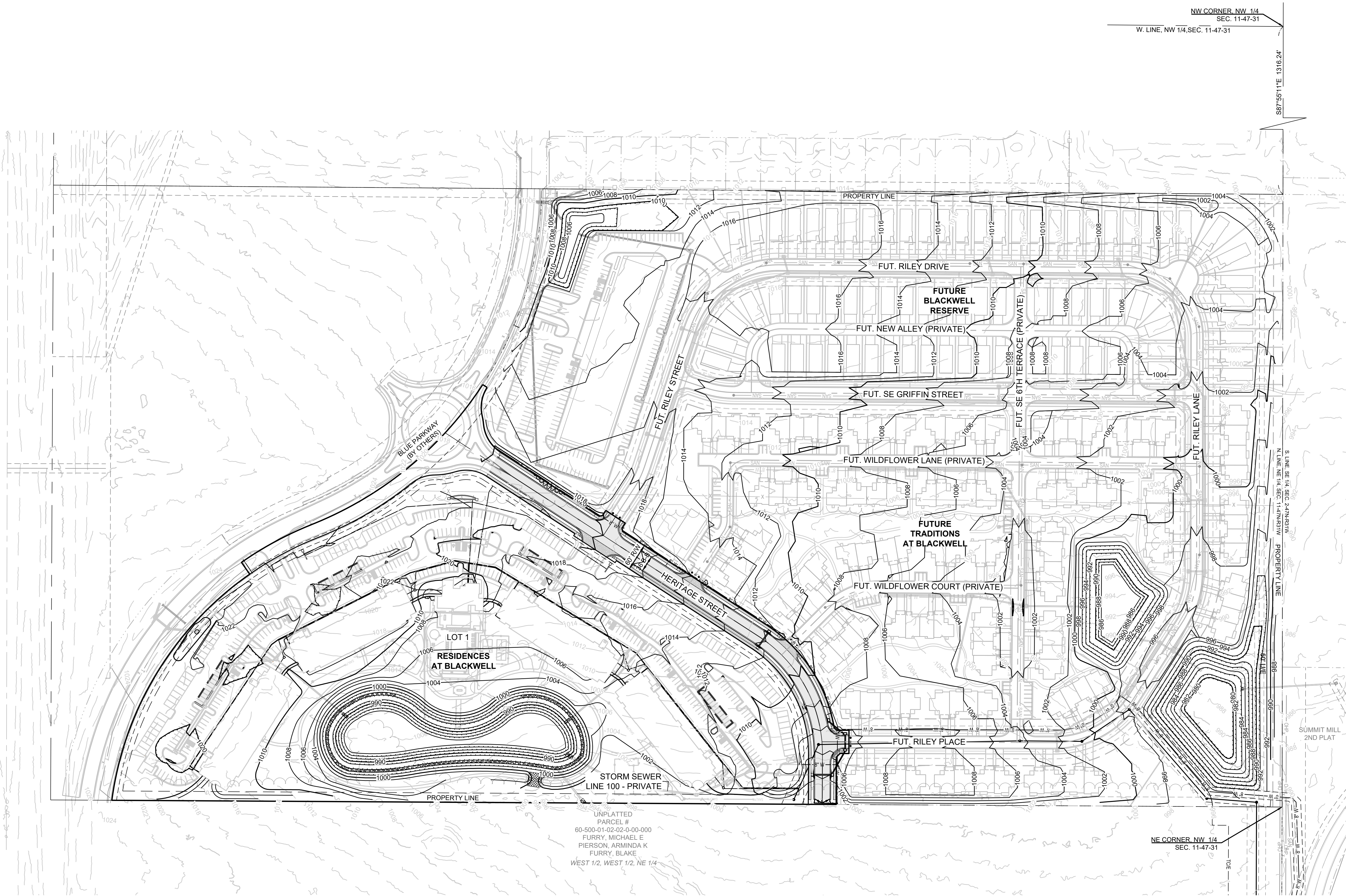
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6	11/30/2022	11/30/2022
7	11/30/2022	
8	11/30/2022	PROJ. NUMBER:
9	11/30/2022	22-102

GENERAL
LAYOUT -
HERITAGE
STREET

SHEET

3



GRADING LEGEND:
--- 1000 --- EXISTING CONTOUR
— 1000 — PROPOSED CONTOUR
(FINISHED GRADE)

- NOTES:**
- ALL CONSTRUCTION ON THIS PROJECT SHALL CONFORM TO THE CITY OF LEE'S SUMMIT TECHNICAL SPECIFICATIONS.
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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
ELEV. 997.045

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SCHLAGEL
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
#E2002003600-F #LAC2001005237 #LS200200865-F

PREPARED BY:

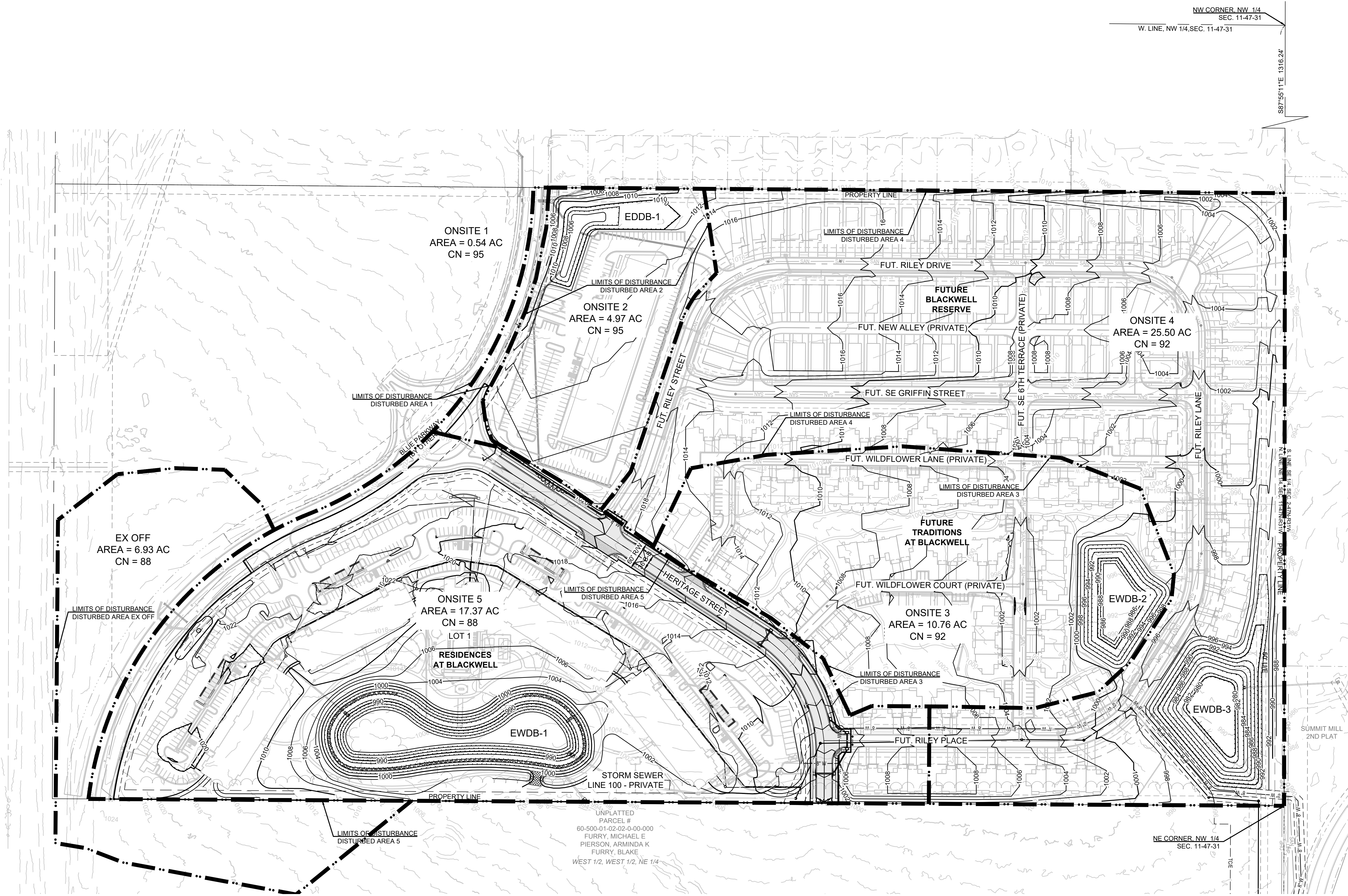
MARK ALLEN BREWER
PROFESSIONAL ENGINEER
12/31/2022

SCHLAGEL & ASSOCIATES, P.A.

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7/1/2022	7.000
8/1/2022	8.000
9/1/2022	9.000
10/1/2022	10.000
11/1/2022	11.000
12/1/2022	12.000

MASTER
DRAINAGE PLAN
- GRADING



GRADING LEGEND:
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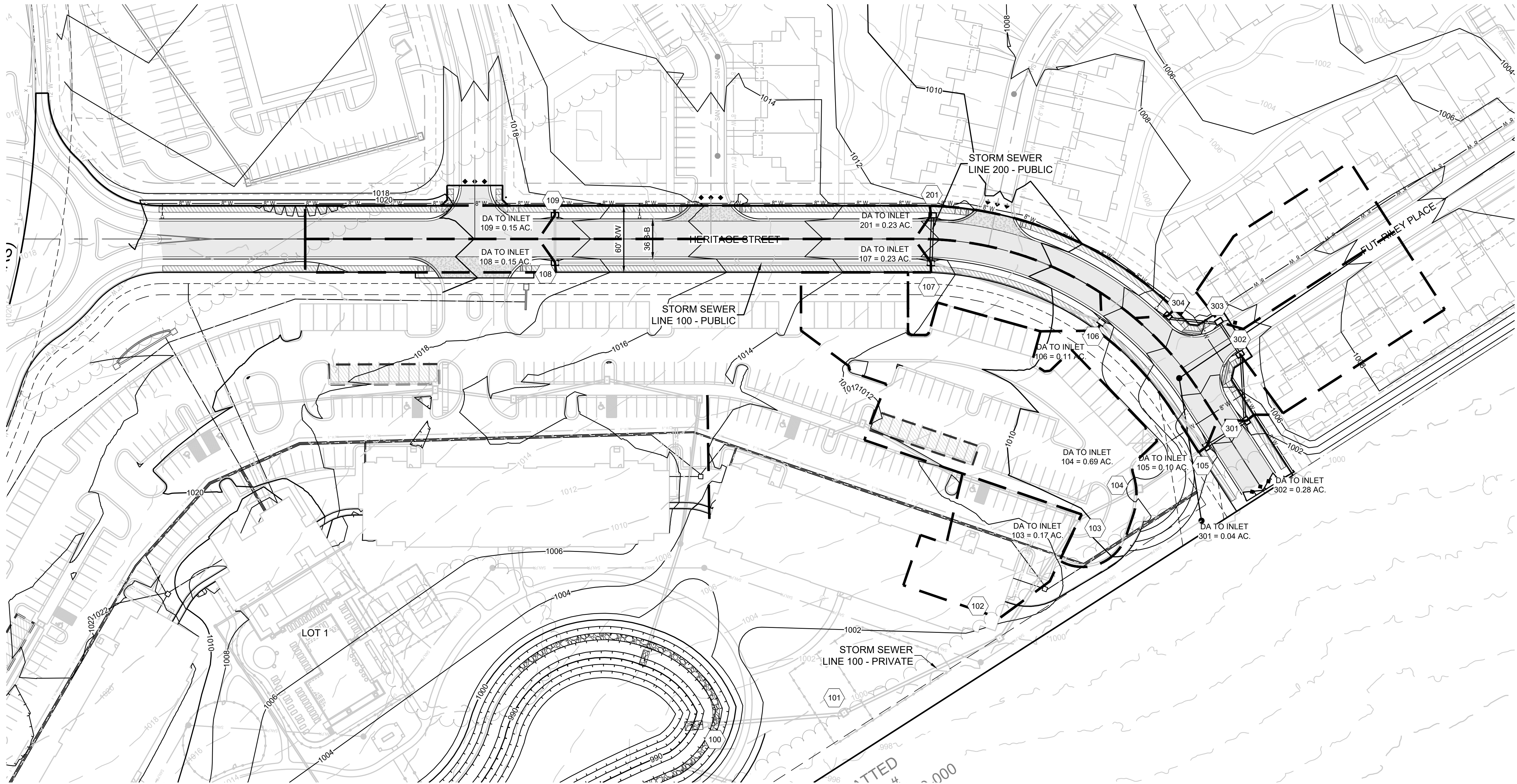
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N:996874.9690, E:2840937.1365

ELEV. 1005.719



PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

RESIDENCES AT BLACKWELL
STREET, STORMWATER, MASTER DRAINAGE
PLAN AND EROSION & SEDIMENT CONTROL
HERITAGE STREET LEE'S SUMMIT, MO

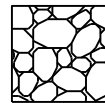
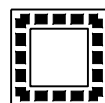
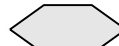
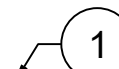








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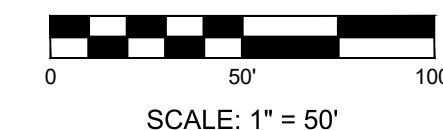
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DATE PREPARED: 11/30/2022
PROJ. NUMBER: 22-102

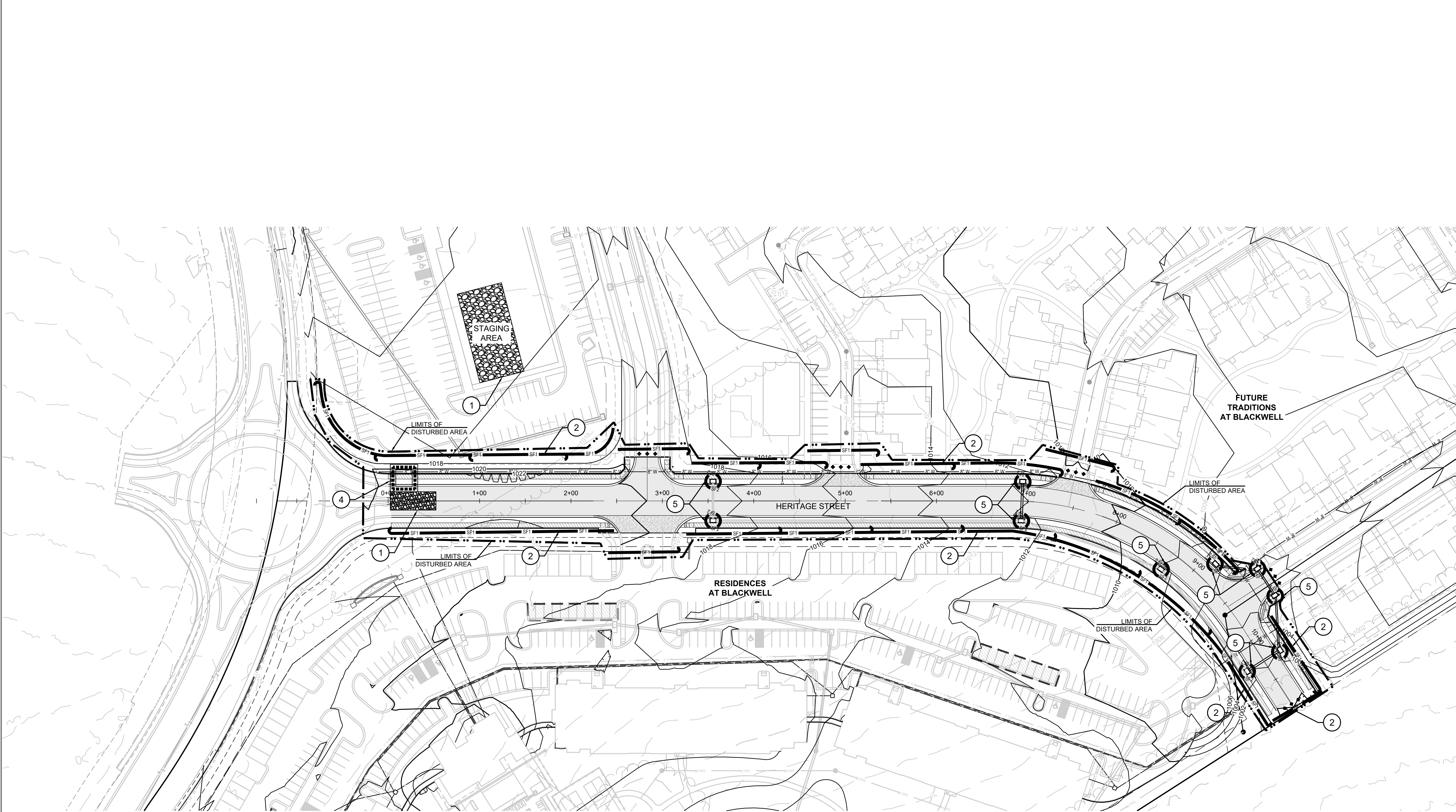
MASTER
DRAINAGE PLAN
- DRAINAGE MAP

SHEET

6

LEGEND	
	TEMP. CONSTRUCTION ENTRANCE AND STAGING AREA
	CONCRETE WASHOUT AREA
	SILT FOAM DIKE - STAKED & INSTALL PER MFR'S RECOMMENDATIONS
	BMP PLAN REF. NO.
	SILT FENCE FOR INLET PROTECTION RIGHT OF STRUCTURE TOP
	SUPER SEDIMENT SILT FENCE (PRIOR TO LAND DISTURBANCE)
	SILT FENCE (PRIOR TO LAND DISTURBANCE)
	SILT FENCE (DURING CONSTRUCTION)
	LIMITS OF DISTURBANCE
	EXISTING CONTOURS
	PROPOSED CONTOURS
	GRAVEL FILTER FOR STORM SEWER STRUCTURES ONLY





GRADING LEGEND:

- 1000 --- EXISTING CONTOUR
—— 1000 —— PROPOSED CONTOUR (FINISHED GRADE)

EROSION CONTROL NOTE:

1. SEE SHEET 7 FOR EROSION AND SEDIMENT LEGEND, NOTES AND STAGING CHART.

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

ELEV. 997.045

PROJECT BENCHMARK:

"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

ELEV. 1005.719

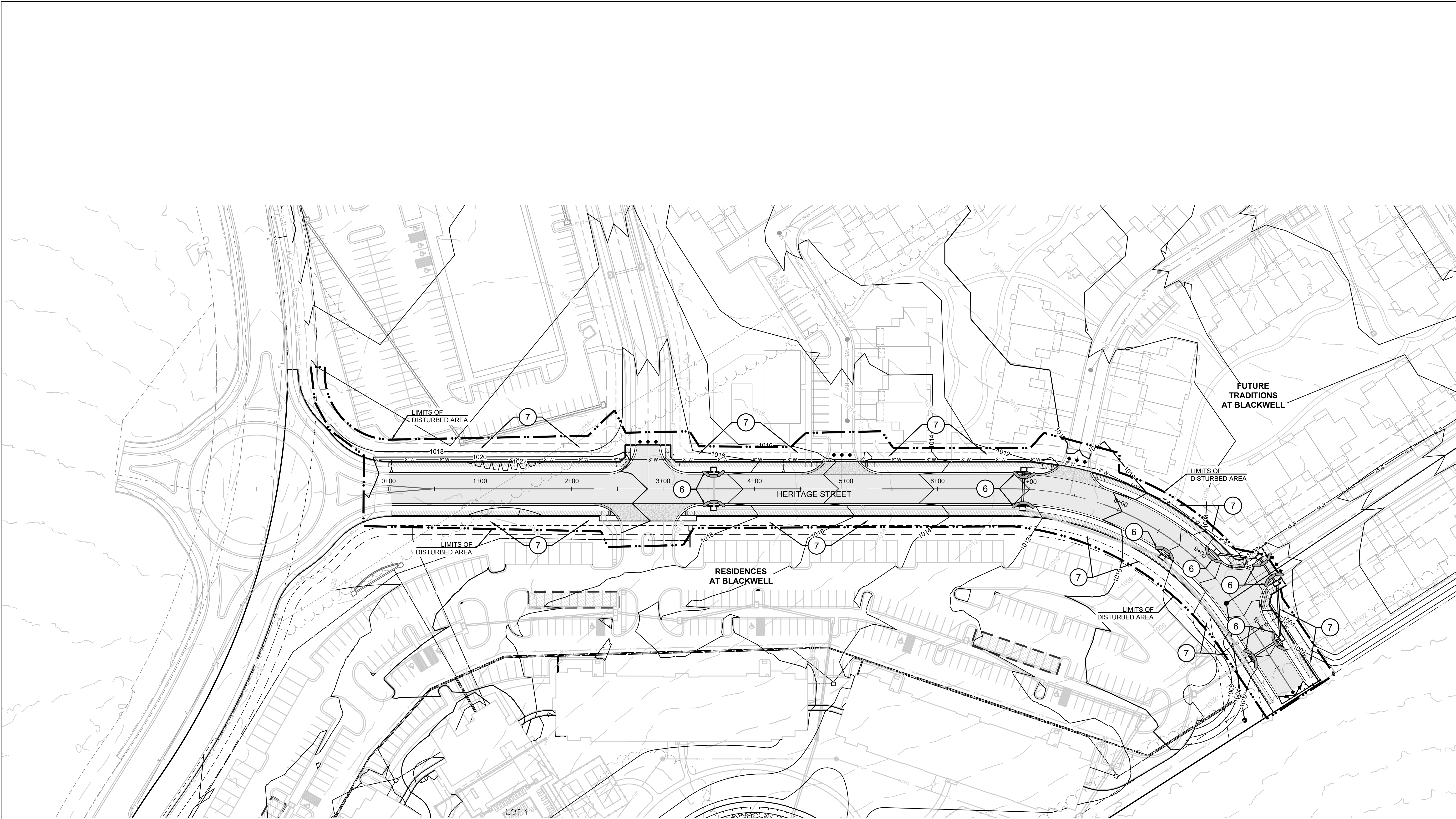


RESIDENCES AT BLACKWELL
STREET, STORMWATER, MASTER DRAINAGE
PLAN AND EROSION & SEDIMENT CONTROL
HERITAGE STREET LEE'S SUMMIT, MO

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DRAWN BY:	TRC
CHECKED BY:	MAB
DATE PREPARED:	11/30/2022
PROJ. NUMBER:	22-102

EROSION
CONTROL PLAN



GRADING LEGEND:

- 1000 --- EXISTING CONTOUR
- 1000 — PROPOSED CONTOUR (FINISHED GRADE)

EROSION CONTROL NOTE:

- SEE SHEET 7 FOR EROSION AND SEDIMENT LEGEND, NOTES AND STAGING CHART.

MO GRS BENCHMARK:

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KC METRO ALUMINUM GRS DISK SET IN CONCRETE STAMPED "JA-90, 1988"
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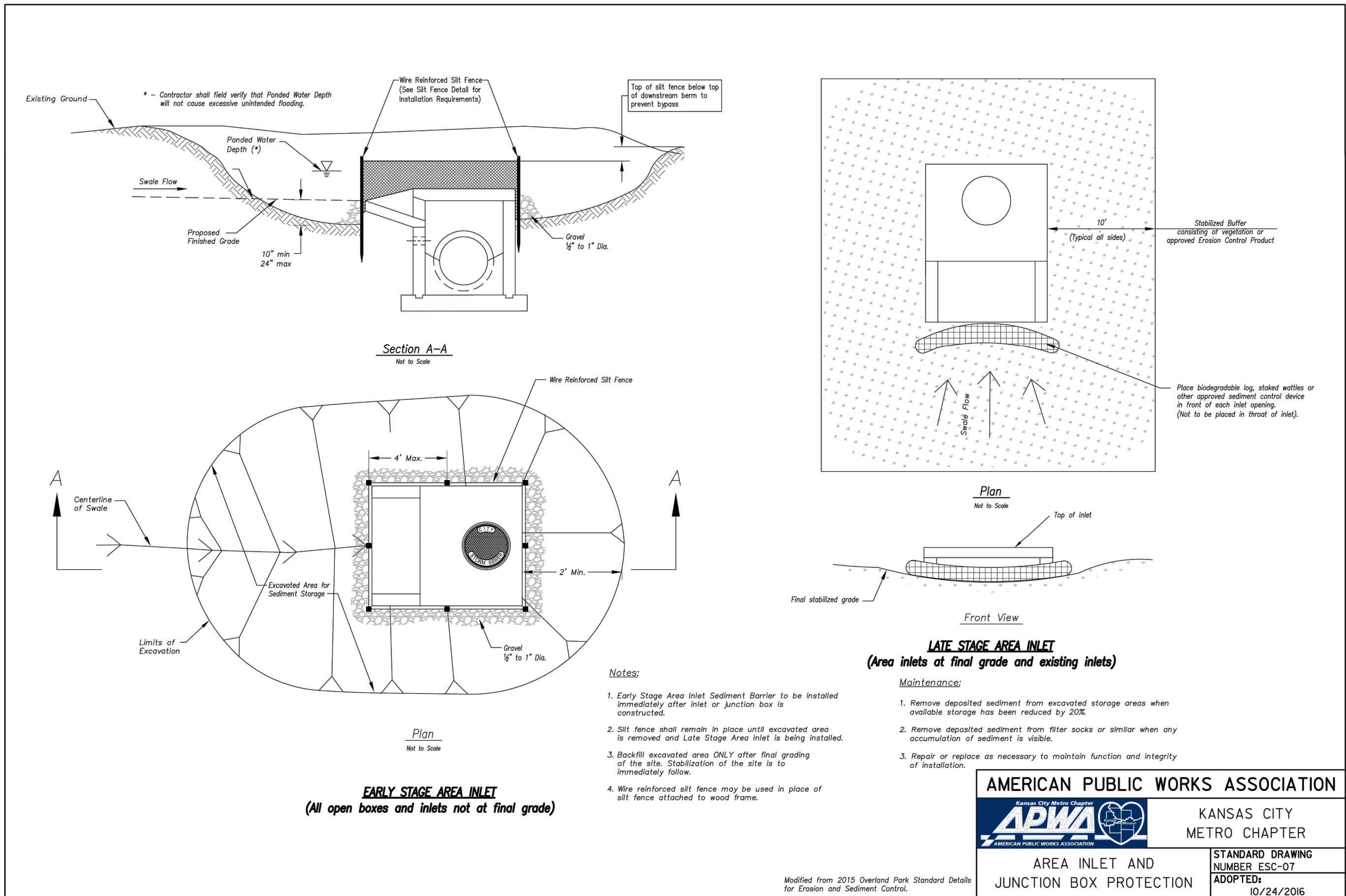
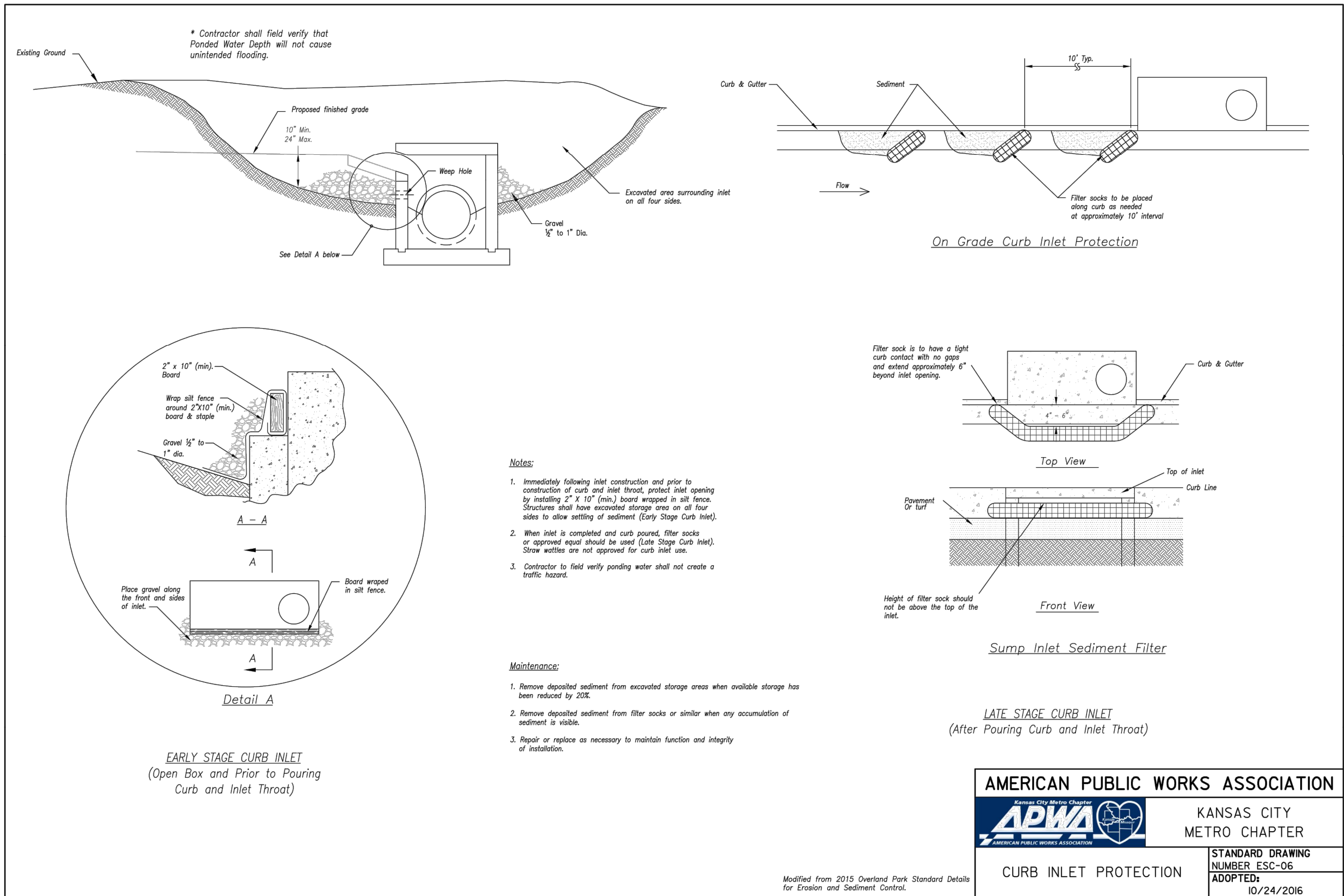
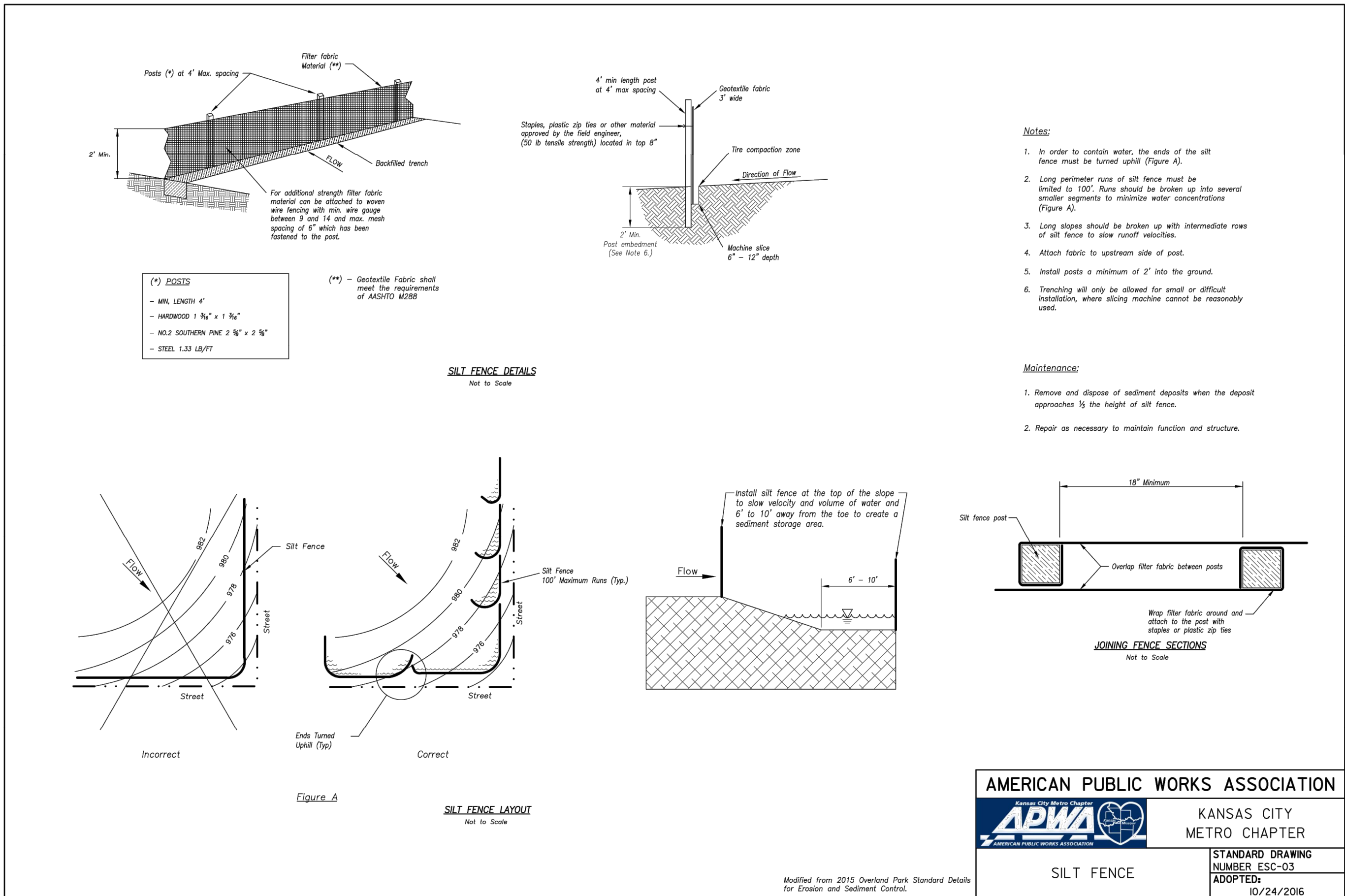
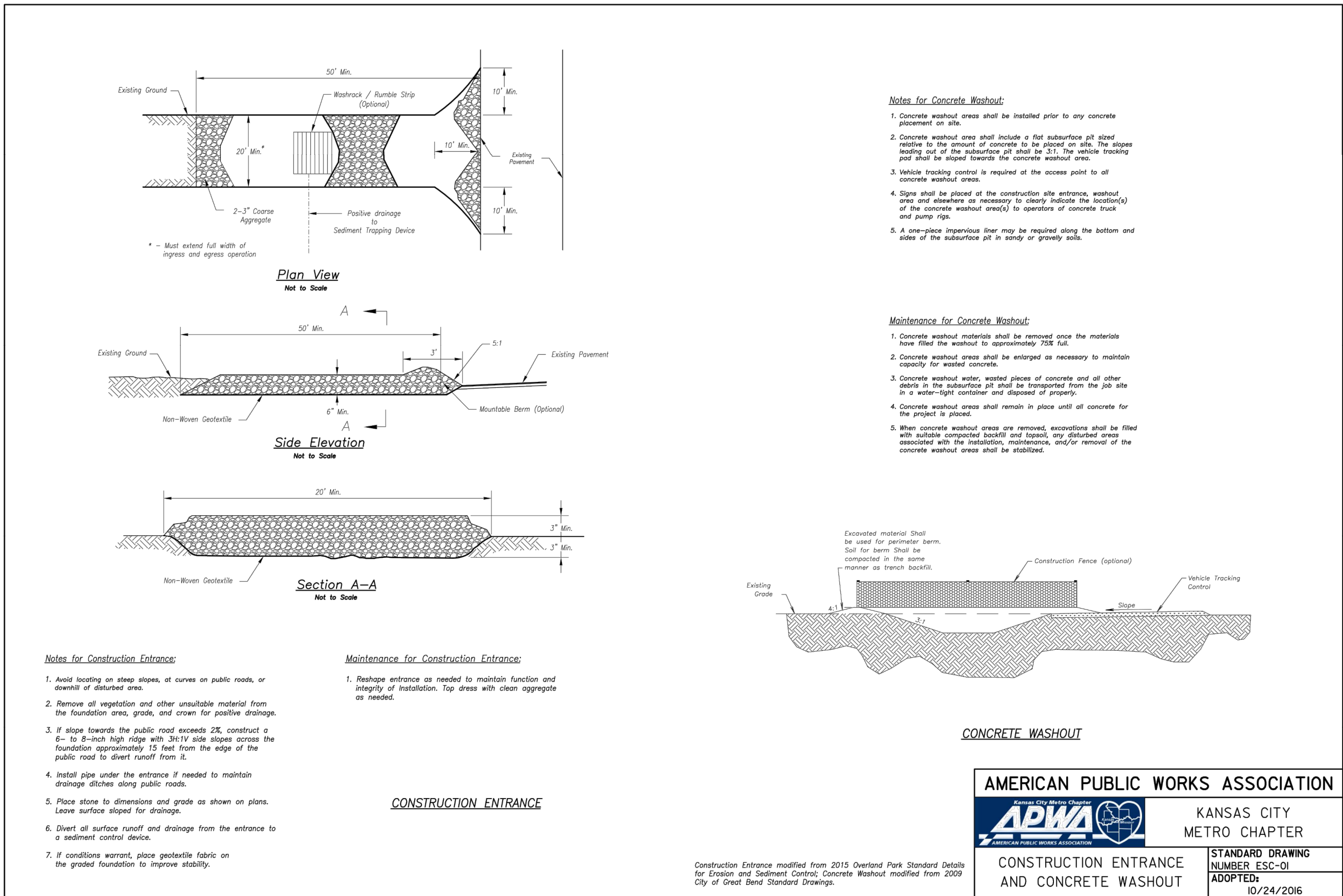


RESIDENCES AT BLACKWELL
STREET, STORMWATER, MASTER DRAINAGE
PLAN AND EROSION & SEDIMENT CONTROL
HERITAGE STREET LEE'S SUMMIT, MO

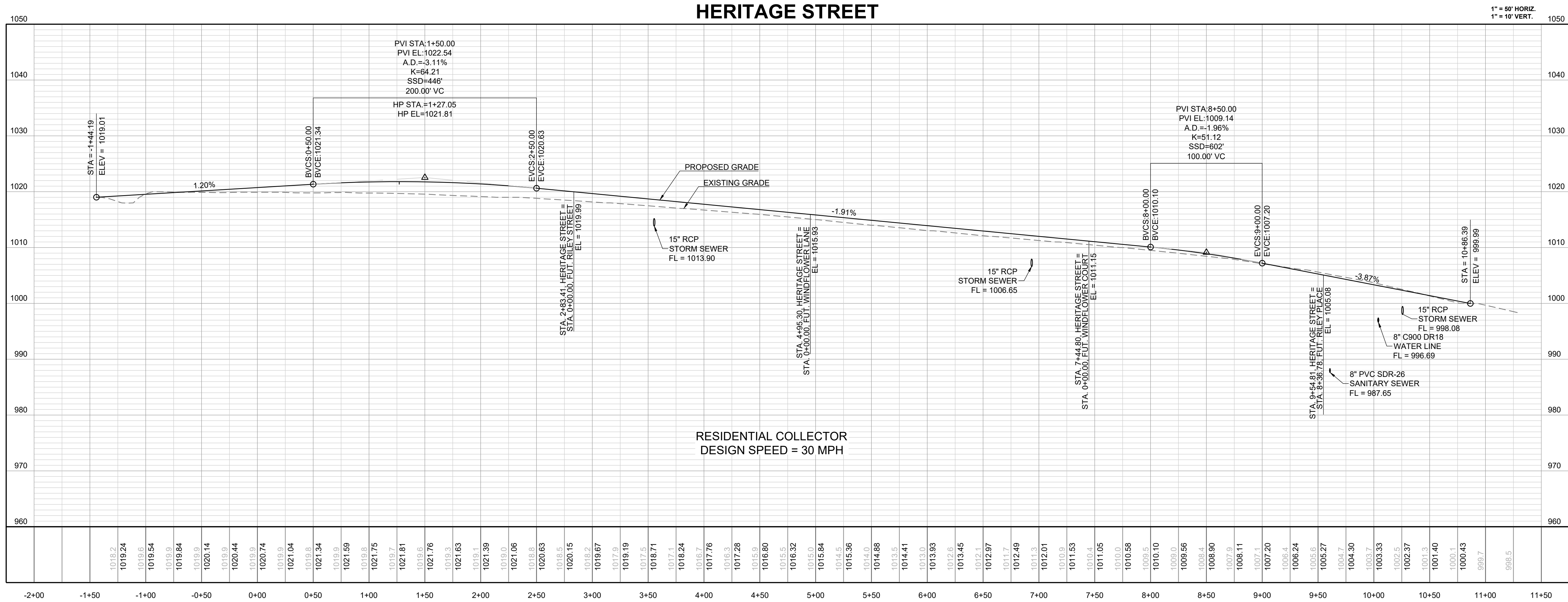
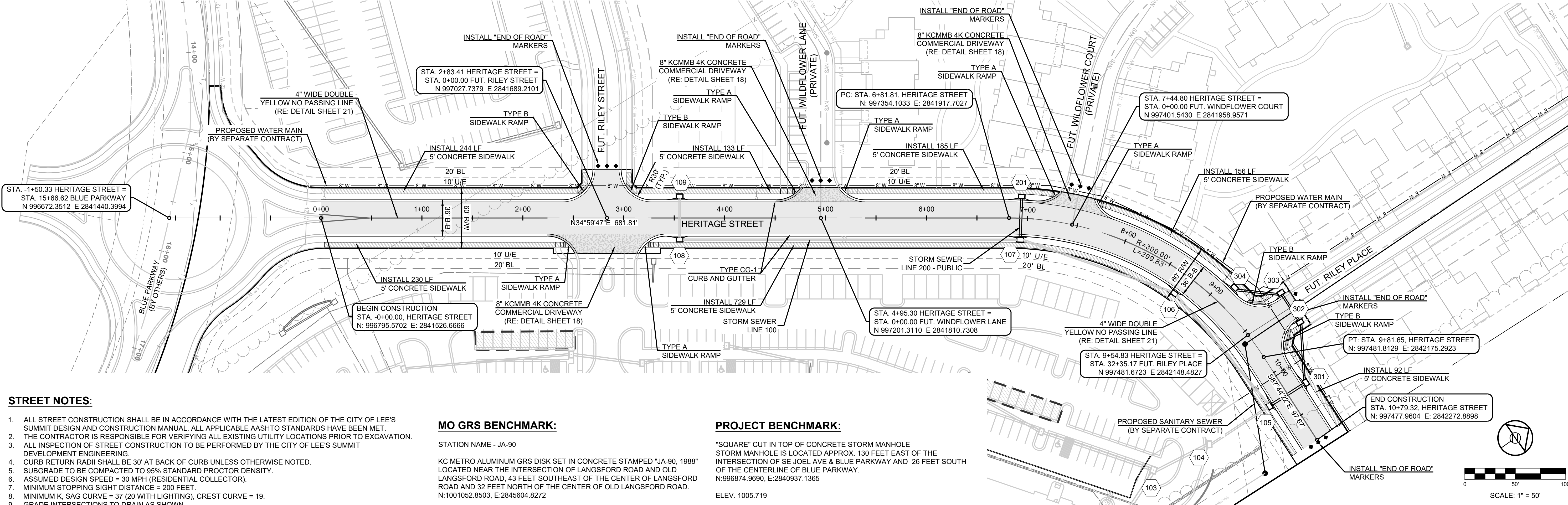
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DRAWN BY:	TRC
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DATE PREPARED:	11/30/2022
PROJ. NUMBER:	22-102

POST-CONSTRUCTION
EROSION
CONTROL PLAN



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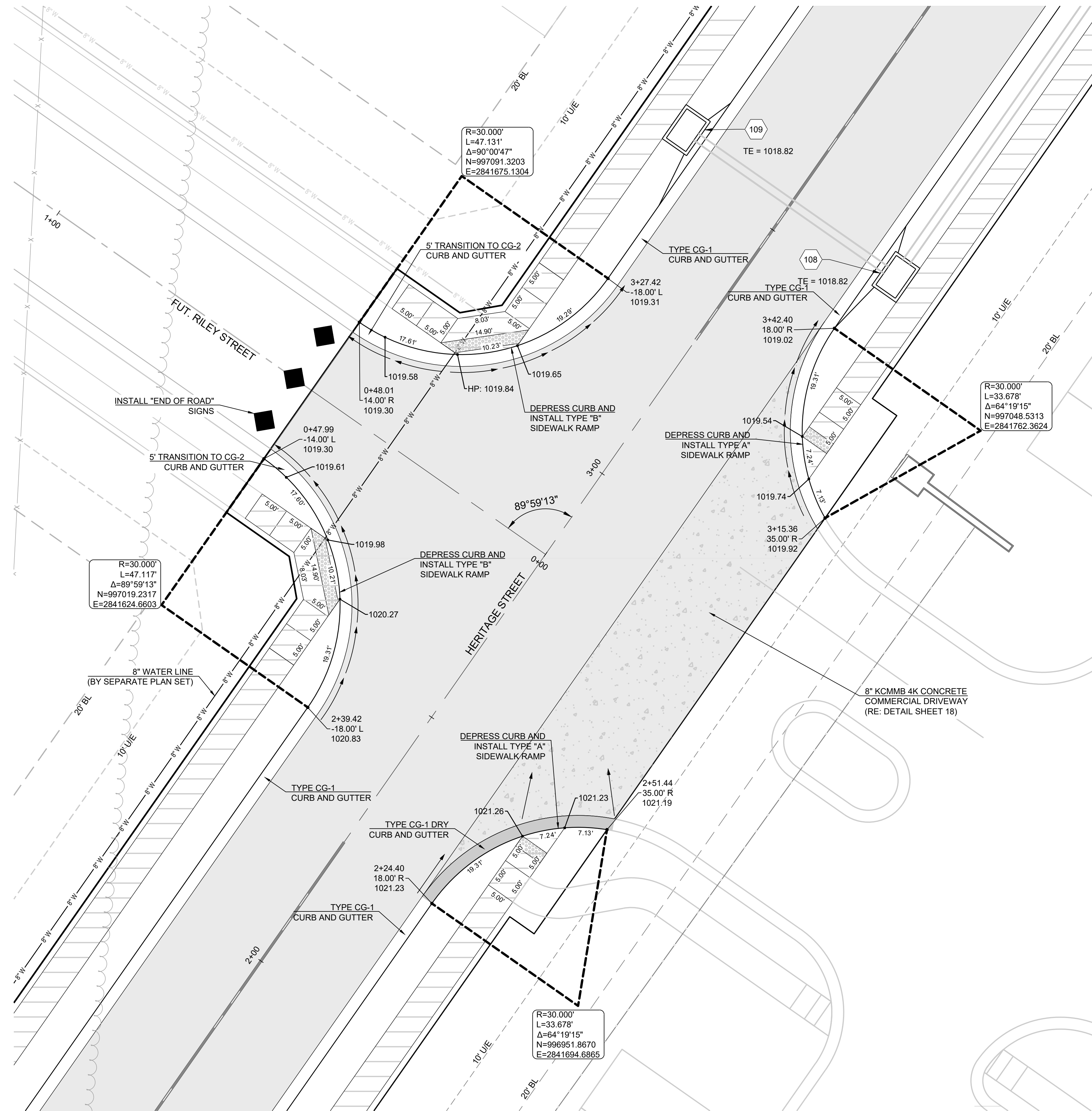
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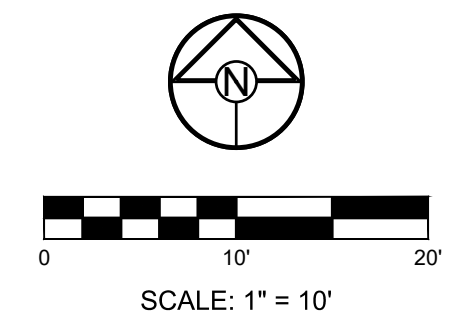
SCHLAGEL & ASSOCIATES, P.A.

RESIDENCES AT BLACKWELL
STREET, STORMWATER, MASTER DRAINAGE
PLAN AND EROSION & SEDIMENT CONTROL
HERITAGE STREET LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
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HERITAGE STREET & FUT. RILEY STREET

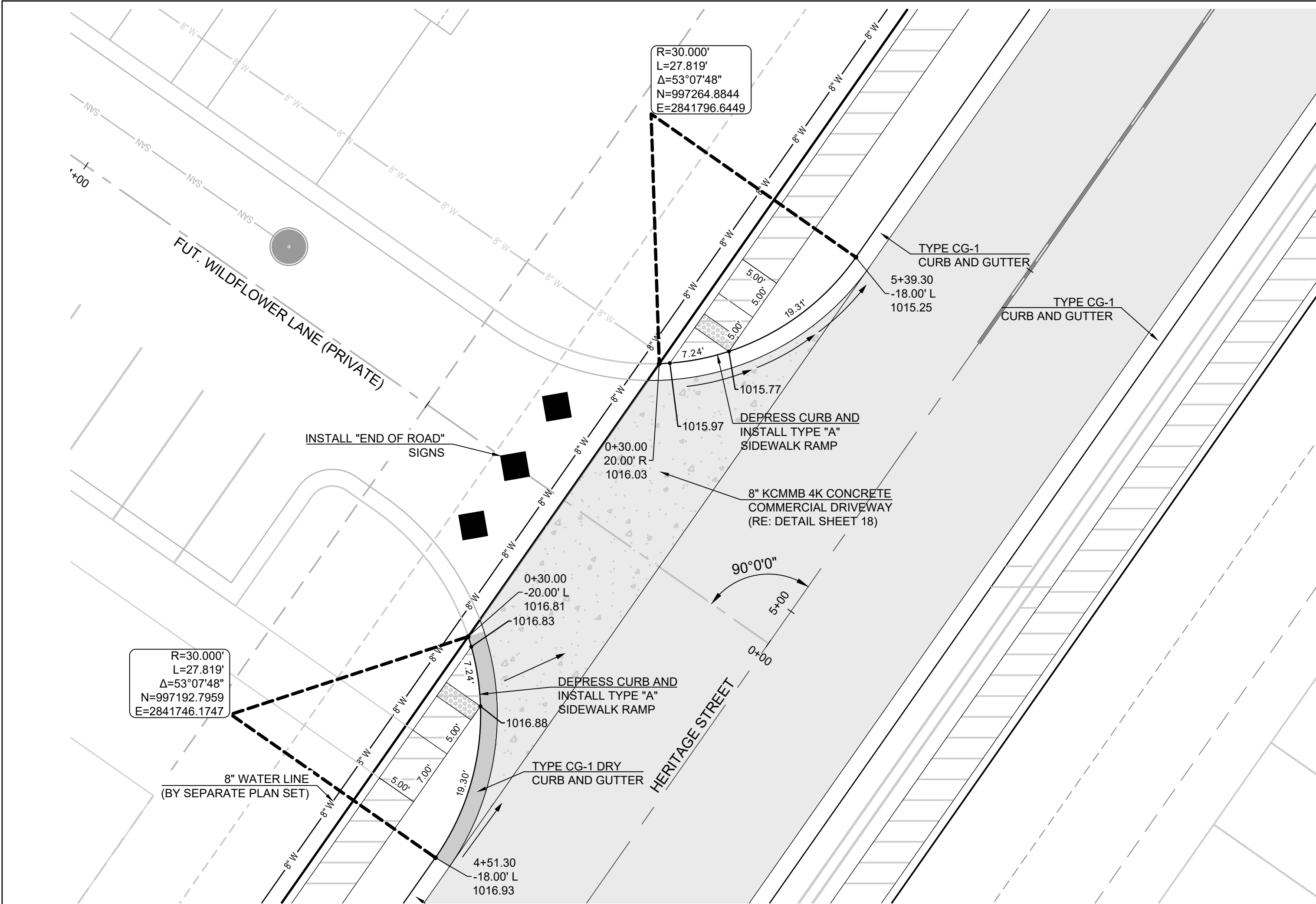


RESIDENCES AT BLACKWELL
STREET, STORMWATER, MASTER DRAINAGE
PLAN AND EROSION & SEDIMENT CONTROL
HERITAGE STREET LEE'S SUMMIT, MO

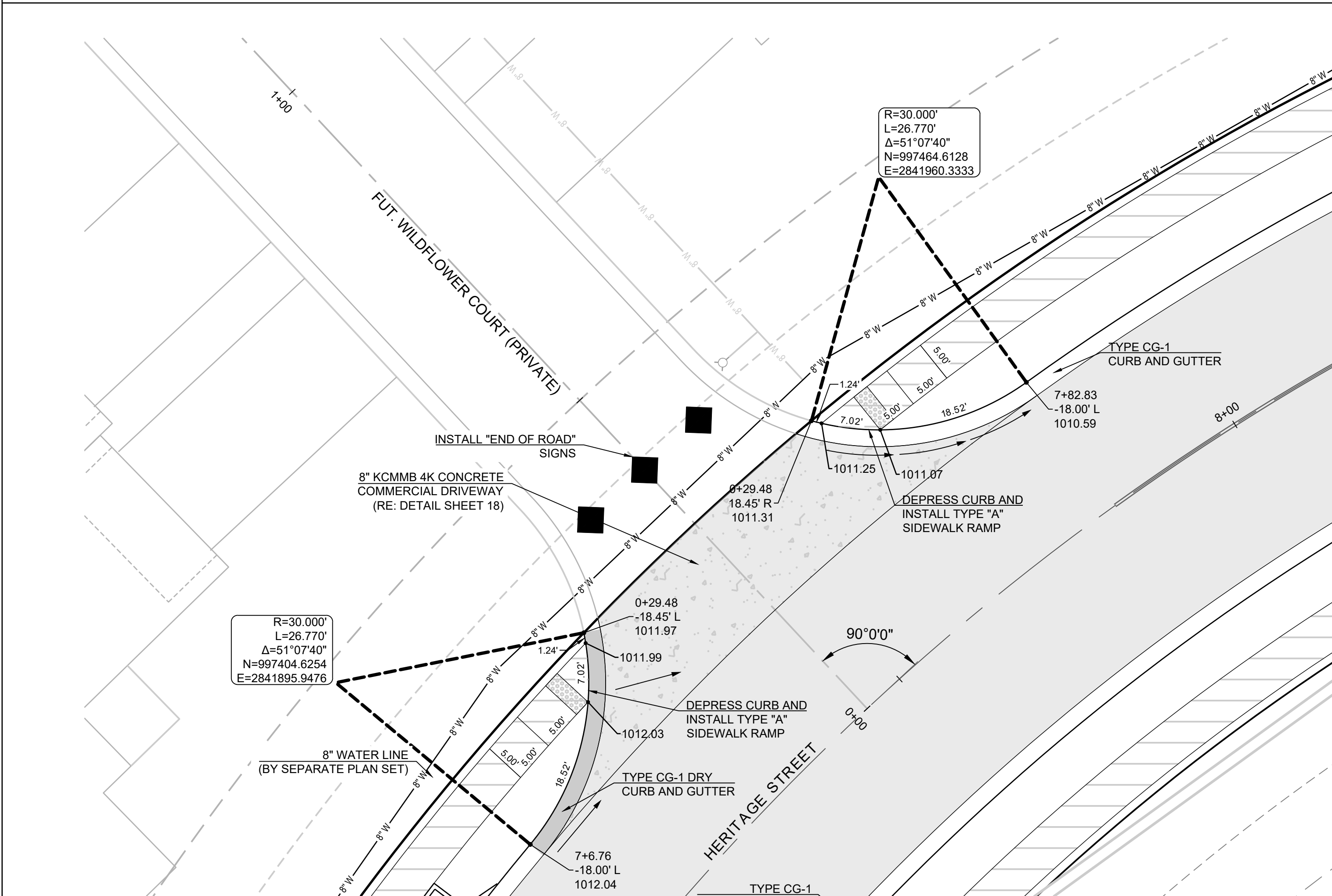
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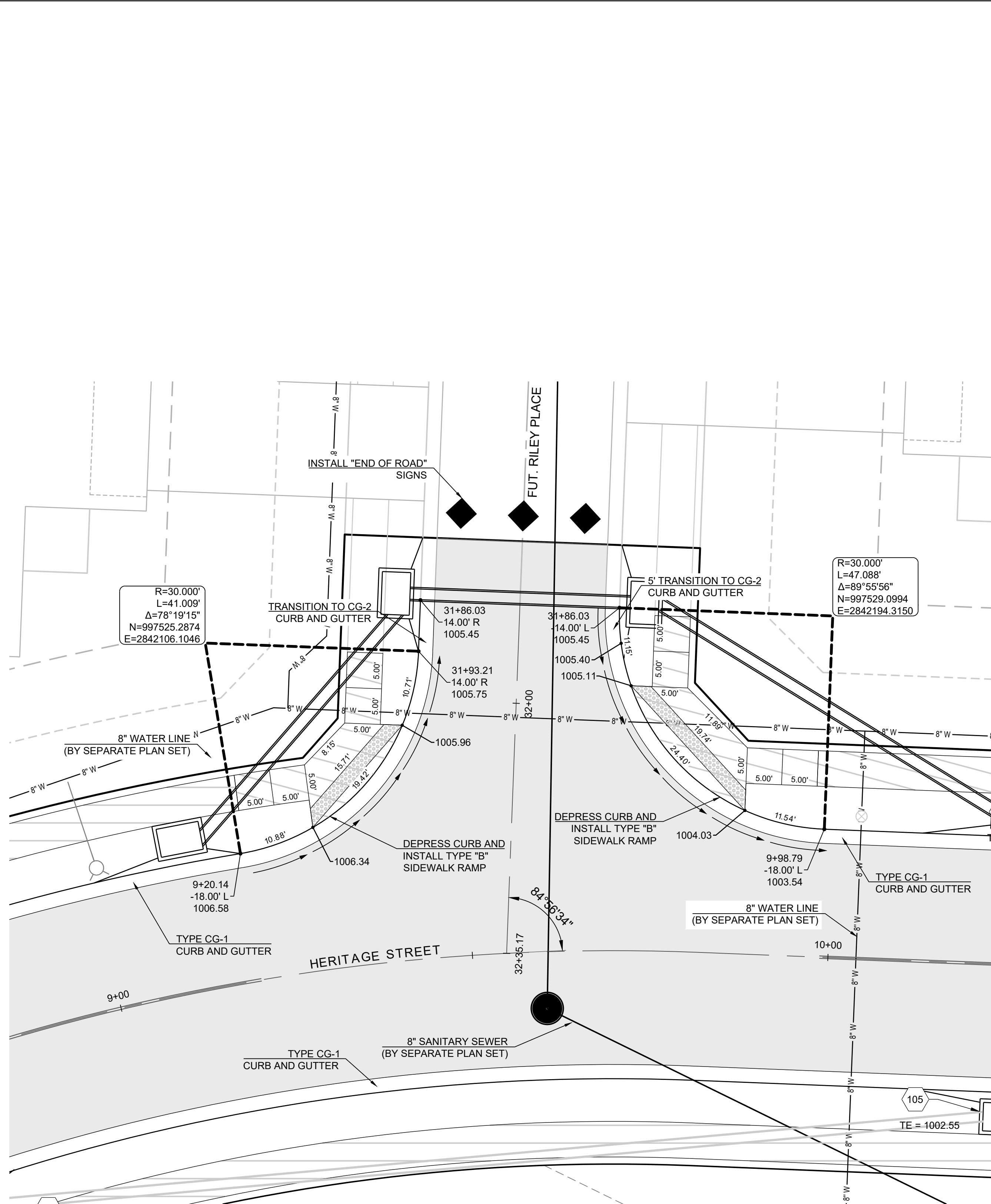
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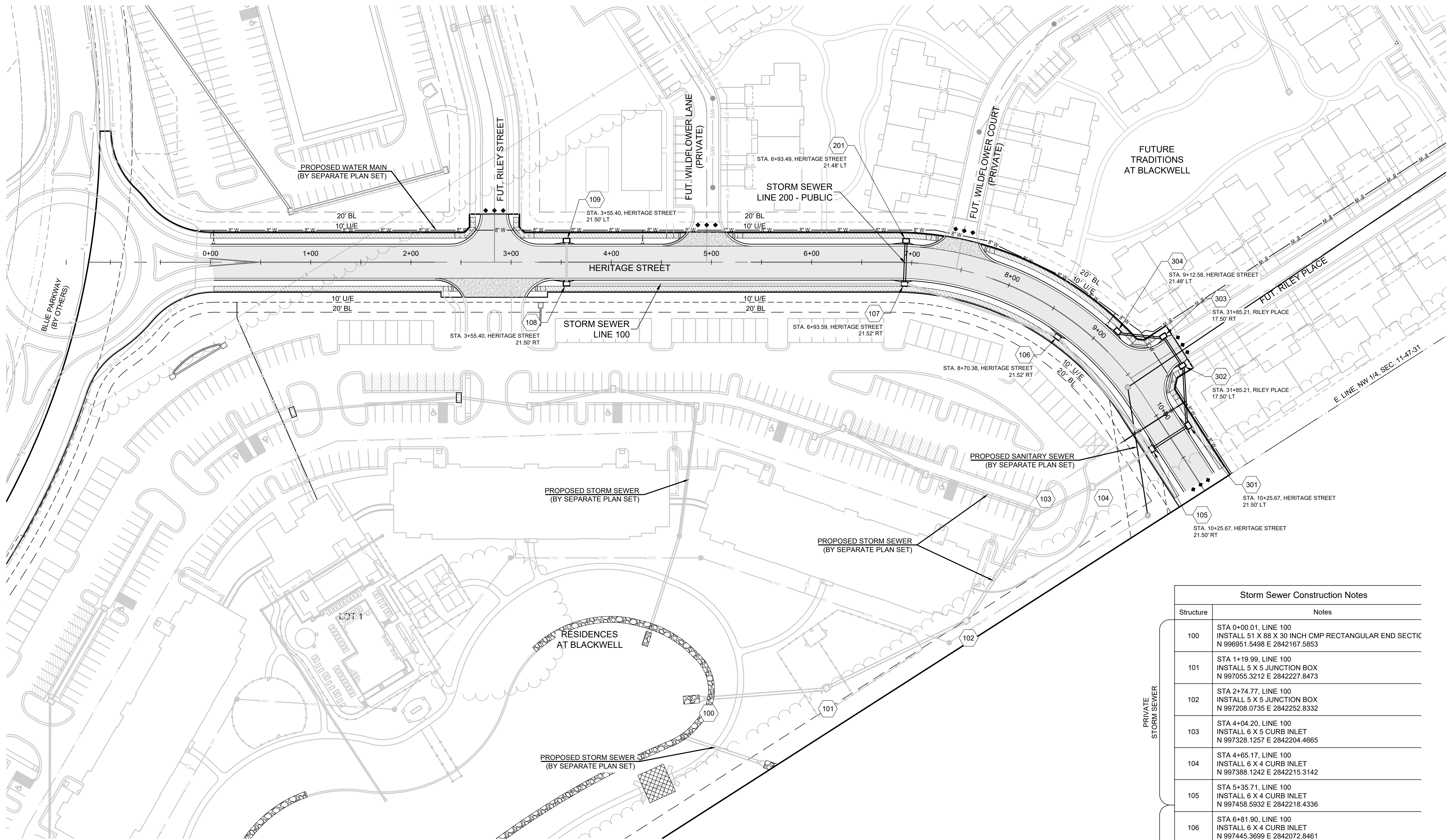


HERITAGE STREET & FUT. WILDFLOWER LANE



HERITAGE STREET & FUT. WILDFLOWER COURT





NOTES:

- ALL CONSTRUCTION ON THIS PROJECT SHALL CONFORM TO THE CITY OF LEE'S SUMMIT TECHNICAL SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.

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.
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PROJECT BENCHMARK:

"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

ELEV. 1005.719

Storm Sewer Construction Notes	
Structure	Notes
100	STA 0+00.01, LINE 100 INSTALL 51 X 88 X 30 INCH CMP RECTANGULAR END SECTIC N 996951.5498 E 2842167.5853
101	STA 1+19.99, LINE 100 INSTALL 5 X 5 JUNCTION BOX N 997055.3212 E 2842227.8473
102	STA 2+74.77, LINE 100 INSTALL 5 X 5 JUNCTION BOX N 997208.0735 E 2842252.8332
103	STA 4+04.20, LINE 100 INSTALL 6 X 5 CURB INLET N 997328.1257 E 2842204.4665
104	STA 4+65.17, LINE 100 INSTALL 6 X 4 CURB INLET N 997388.1242 E 2842215.3142
105	STA 5+35.71, LINE 100 INSTALL 6 X 4 CURB INLET N 997458.5932 E 2842218.4336
106	STA 6+81.90, LINE 100 INSTALL 6 X 4 CURB INLET N 997445.3699 E 2842072.8461
107	STA 8+43.64, LINE 100 INSTALL 6 X 4 CURB INLET N 997350.5939 E 2841941.7799
108	STA 11+80.99, LINE 100 INSTALL 6 X 4 CURB INLET N 997074.3791 E 2841748.1097
109	STA 12+23.99, LINE 100 INSTALL 6 X 4 CURB INLET N 997099.0406 E 2841712.8846
201	STA 0+43.00, LINE 200 - PUBLIC INSTALL 6 X 4 CURB INLET N 997376.5278 E 2841907.4773
301	STA 0+43.00, LINE 300 - PUBLIC INSTALL 6 X 4 CURB INLET N 997501.5598 E 2842220.1297
302	STA 1+02.95, LINE 300 - PUBLIC INSTALL 6 X 4 CURB INLET N 997530.9285 E 2842167.8656
303	STA 1+37.95, LINE 300 - PUBLIC INSTALL 6 X 4 CURB INLET N 997532.2676 E 2842132.8913
304	STA 1+83.98, LINE 300 - PUBLIC INSTALL 6 X 4 CURB INLET N 997497.6959 E 2842102.5065

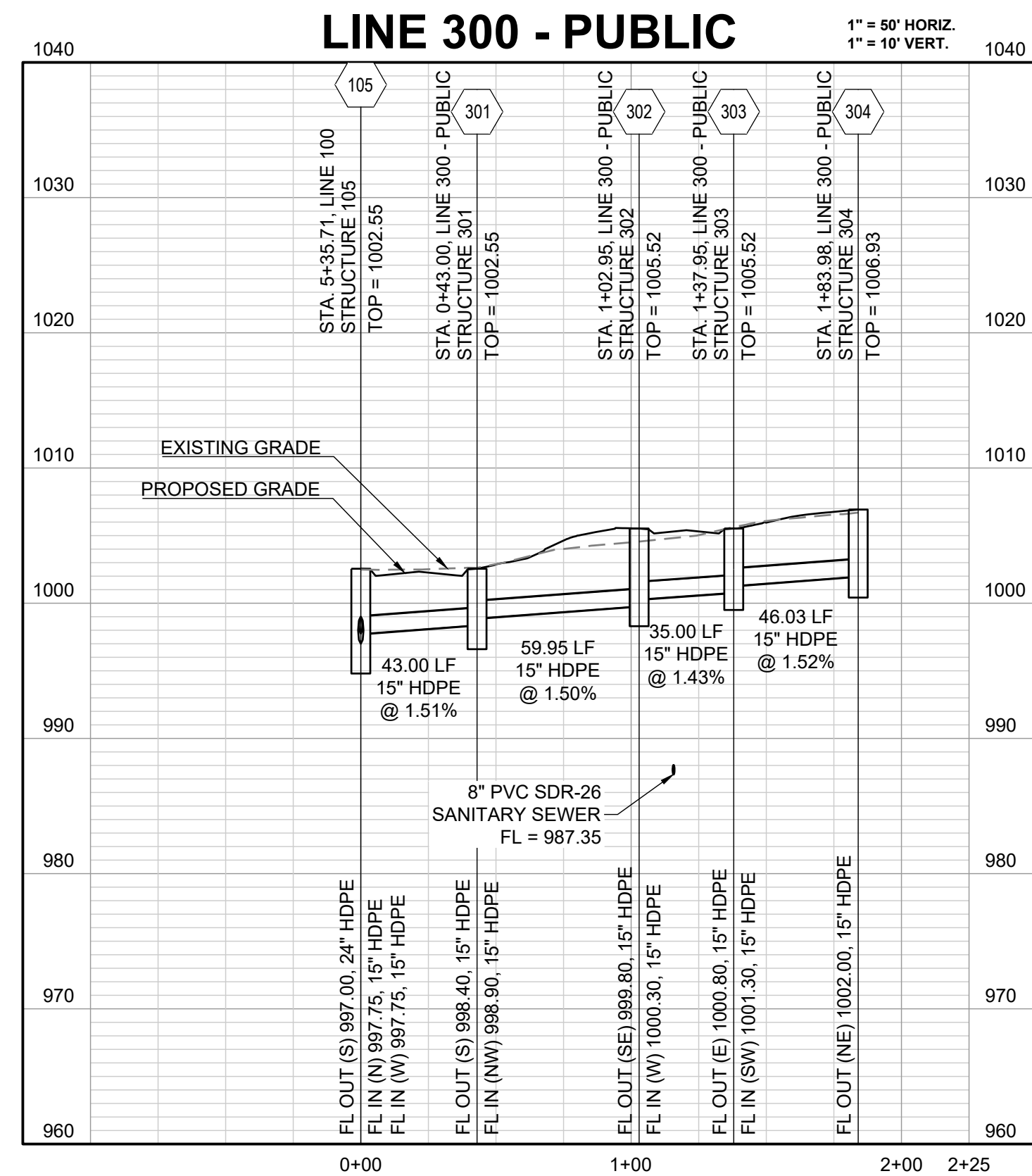
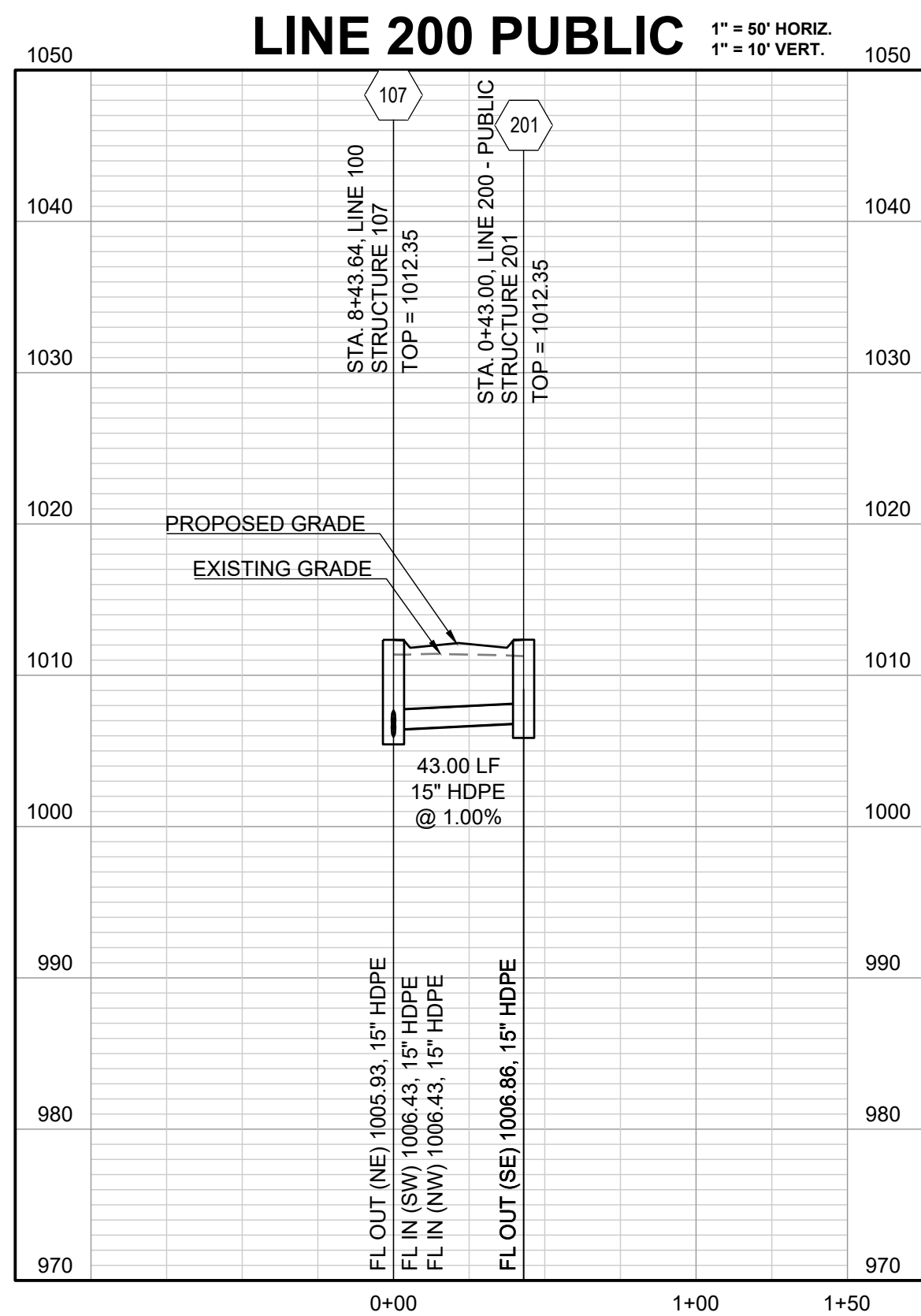
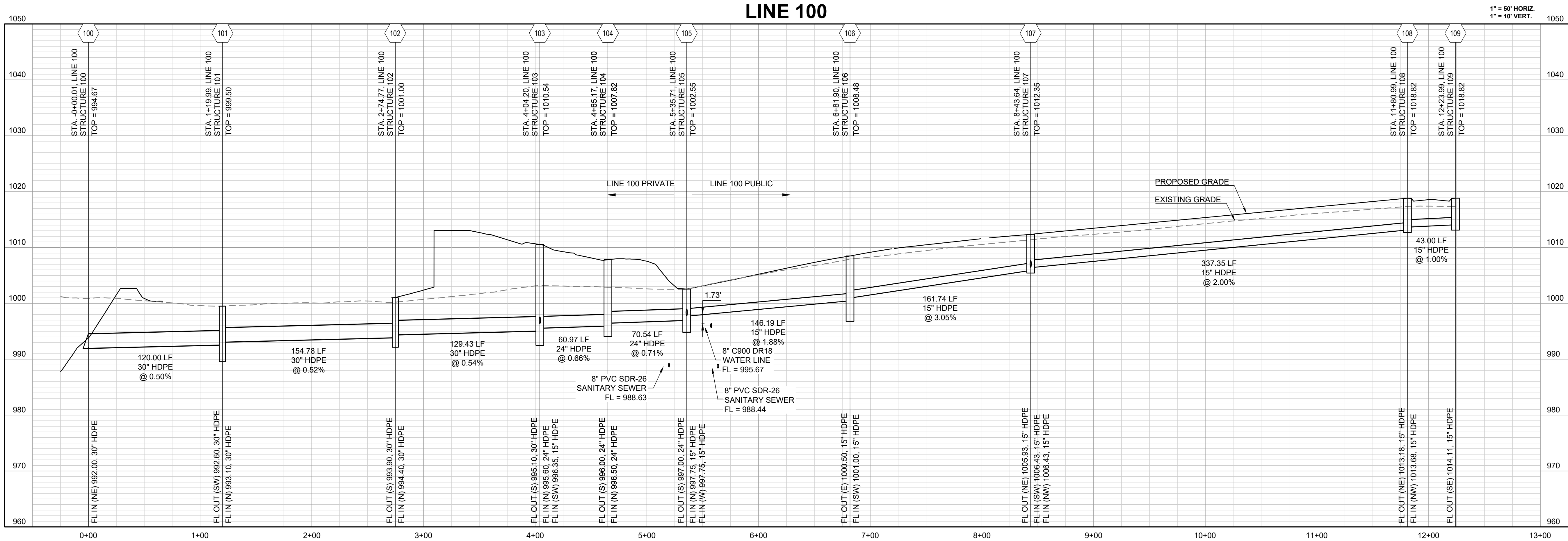


RESIDENCES AT BLACKWELL
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PLAN AND EROSION & SEDIMENT CONTROL
HERITAGE STREET LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
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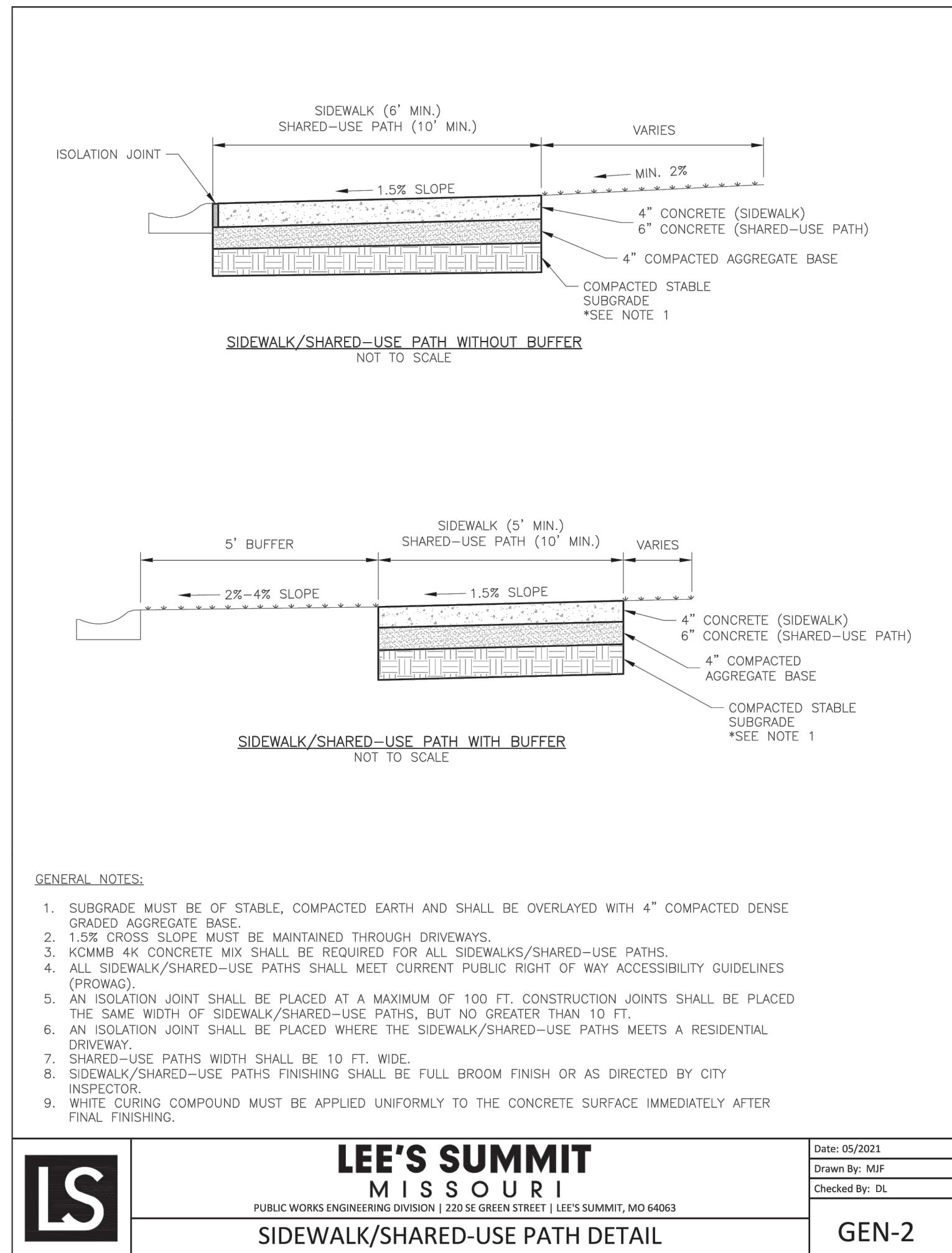
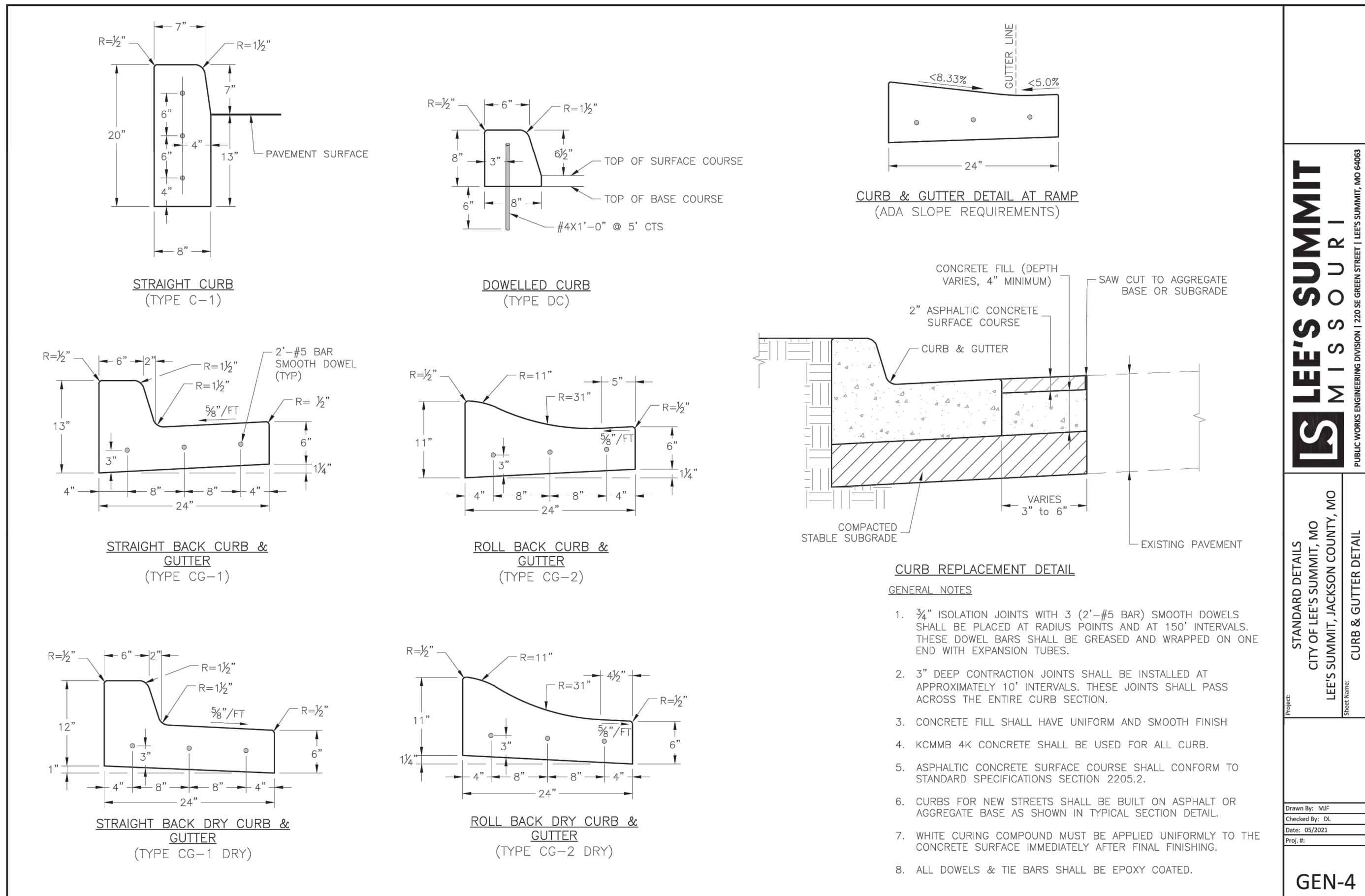
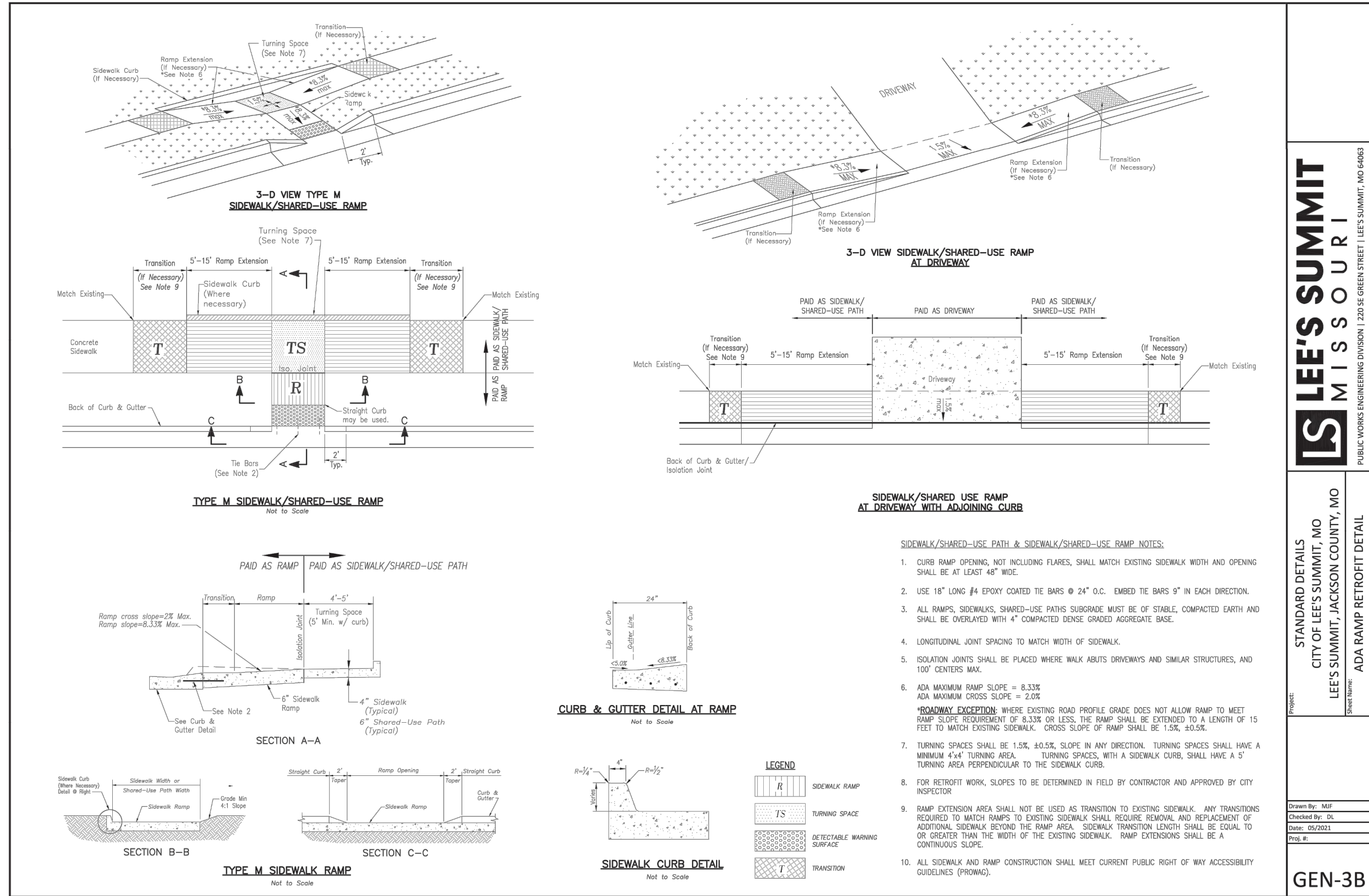
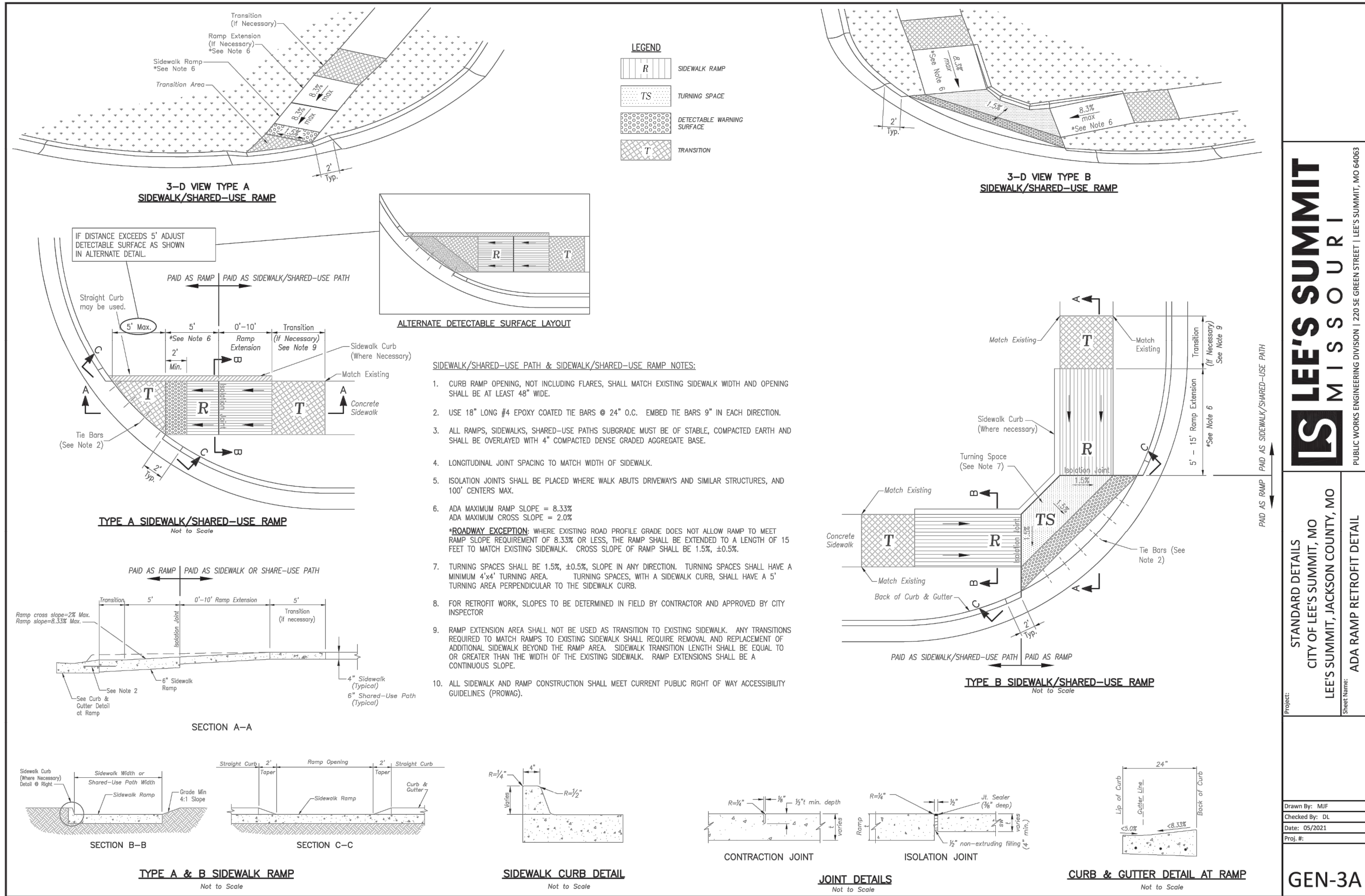
Design Storm:		100																									
"K" Value:		1.25																									
"F" Factor:		1.00																									
Runoff Calculations										Pipe Properties																	
Inlet #	Area (acres)	"C" Value	Cumul. Area (acres)	Cumul. Cx A	Tc	Intensity	Runoff To Inlet	Cumul. Runoff	Pipe Cap.	Pipe Vel.	Up Piped Inlet 1	Up Piped Inlet 2	Up Area (acres)	Up Cx A	Inlet Inlet	Down Inlet	Pipe Type	"n"	Pipe Size	Length	Slope %	Drop In Inlet	FL Up	FL Down	Inlet Top	HGL Elev	
LINE 100																											
101	0.00	0.66	3.92	2.88	7.5	9.39	0.00	33.85	31.42	6.40			0.00	0.00	101	100	HDPE	0.012	30	114.51	0.50	0.50				DS TAILWATER @ STR #100	FREE
102	0.00	0.66	3.92	2.88	7.1	9.53	0.00	34.35	37.04	6.53			0.00	0.00	102	101	HDPE	0.012	30	154.78	1.52	0.50	992.57	992.00	999.50	995.20	
103	0.27	0.66	3.92	2.88	6.7	9.64	2.15	34.77	32.65	6.65	401		1.18	0.78	103	102	HDPE	0.012	30	129.43	0.54	0.50	995.08	993.07	1000.21	996.53	
104	0.90	0.66	2.47	1.93	6.6	9.70	7.20	23.37	19.91	6.34			0.00	0.00	104	103	HDPE	0.012	24	69.07	0.67	0.65	995.98	995.58	1007.82	998.72	
105	0.10	0.66	1.57	1.33	6.4	9.77	0.81	16.28	20.65	6.57	301		0.48	0.61	105	104	HDPE	0.012	24	70.54	0.71	0.75	996.98	996.48	1002.55	998.24	
106	0.23	0.66	0.99	0.65	6.1	9.89	1.88	8.07	9.60	7.82			0.00	0.00	106	105	HDPE	0.012	15	146.19	1.88	0.50	1000.48	997.73	1008.48	1001.97	
107	0.23	0.66	0.76	0.50	5.8	9.99	1.90	6.26	12.22	9.96	201		0.23	0.15	107	106	HDPE	0.012	15	161.74	3.05	0.50	1005.91	1000.98	1012.35	1007.19	
108	0.15	0.66	0.30	0.20	5.1	10.27	1.27	2.54	9.90	8.06			0.00	0.00	108	107	HDPE	0.012	15	337.35	2.00	0.50	1013.16	1006.41	1018.81	1013.92	
109	0.15	0.66	0.15	0.10	5.0	10.32	1.28	1.28	7.00	5.70			0.00	0.00	109	108	HDPE	0.012	15	43.00	1.00	N/A	1014.09	1013.66	1018.82	1014.62	
LINE 200																											
201	0.23	0.66	0.23	0.15	5.0	10.32	1.96	1.96	7.00	5.70			0.00	0.00	201	107	HDPE	0.012	15	43.00	1.00	N/A	1006.84	1006.41	1012.35	1007.50	
LINE 300																											
301	0.15	0.66	0.48	0.61	5.1	10.26	1.27	7.87	8.60	7.91			0.00	0.00	301	105	HDPE	0.012	15	43.00	1.51	0.50	998.38	997.73	1002.55	1000.11	
302	0.33	0.66	0.33	0.51	5.0	10.32	2.81	6.64	8.57	6.08			0.00	0.00	302	301	HDPE	0.012	15	59.95	1.50	0.50	996.78	998.88	1005.52	1001.10	
303	0.29	0.66	0.29	0.30	5.0	10.32	2.47	3.83	8.37	6.82			0.00	0.00	303	302	HDPE	0.012	15	35.00	1.43	0.50	1000.78	1000.28	1005.52	1001.74	
304	0.16	0.66	1.34	0.11	5.3	10.20	1.35	1.35	8.63	7.03			0.00	0.00	304	303	HDPE	0.012	15	46.03	1.52	N/A	1001.98	1001.28	1006.93	1002.52	
LINE 400																											
401	0.29	0.66	1.18	0.78	5.2	10.25	2.45	9.98	17.61	14.35			0.00	0.00	401	103	HDPE	0.012	15	113.00	6.33	0.50	1002.73	995.58	1011.94	1004.45	
402	0.60	0.66	0.89	0.59	5.0	10.30	5.10	7.57	15.90	12.95			0.00	0.00	402	401	HDPE	0.012	15	98.48	5.16	0.50	1008.31	1003.23	1012.97	1009.75	
403	0.29	0.66	0.29	0.19	5.0	10.32	2.47	2.47	12.81	10.44			0.00	0.00	403	402	HDPE	0.012	15	29.41	3.35	N/A	1009.80	1008.81	1013.40	1010.55	
LINE 500																											
501	0.00	0.66	3.35	2.21	6.0	9.91	0.00	27.39	32.42	10.32			0.00	0.00	501	500	HDPE	0.012	24	95.00	1.75	0.50	996.66	995.00	1003.41	999.13	
502	0.39	0.66	3.35	2.21	5.9	9.95	3.20	27.49	68.88	21.93			0.00	0.00	502	501	HDPE	0.012	24	130.62	7.90	0.50	1007.50	997.16	1014.88	1009.87	
503	0.24	0.66	2.96	1.95	5.8	10.02	1.98	24.48	25.11	7.99			0.00	0.00	503	502	HDPE	0.012	24	84.77	1.05	0.50	1006.89	1008.00	1015.55	1011.18	
504	0.34	0.66	2.72	1.80	5.6	10.09	2.83	22.64	24.51	7.80			0.00	0.00	504	503	HDPE	0.012	24	85.59	1.00	0.50	1010.24	1009.39	1015.36	1012.43	
505	0.81	0.66	2.38	1.57	5.4	10.15	6.78	19.93	24.51	7.80			0.00	0.00	505	504	HDPE	0.012	24	70.28	1.00	0.50	1011.45	1010.74	1016.58	1013.47	
506	1.57	0.66	1.57	1.04	5.0	10.32	13.37	13.37	11.38	6.44			0.00	0.00	506	505	HDPE	0.012	18	163.59	1.00	N/A	1013.58	1011.95	1019.12	1016.18	
LINE 600																											
601	0.00	0.66	8.08	5.33	5.8	9.99	0.00	66.59	70.43	9.96			0.00	0.00	601	600	HDPE	0.012	36	95.00	0.95	2.20	995.60	994.70	1009.43	999.02	
602	0.00	0.66	8.08	5.33	5.8	10.01	0.00	66.73	78.21	24.26	701	801	6.21	4.10	602	601	HDPE	0.012	24	78.67	9.67	0.75	1005.40	997.80	1021.23	1010.90	
603	1.19	0.66	1.87	1.23	5.7	10.05	9.87	15.51	17.23	14.04			0.00	0.00	603	602	HDPE	0.012	15	94.25	6.06	0.50	1011.86	1006.15	1019.91	1016.77	
604	0.00	0.66	0.68	0.45	5.3	10.18	0.00	5.71	7.07	5.76			0.00	0.00	604	603	HDPE	0.012	15	110.90	1.02	0.50	1013.49	1012.36	1021.06	1017.68	
605	0.68	0.66	0.68	0.45	5.0	10.32	5.79	5.79	7.00	5.70			0.00	0.00	605	604	HDPE	0.012	15	117.31	1.00	N/A	1015.16	1013.99	1019.42	1018.66	
LINE 700																											
701	0.58	0.66	0.86	0.57	5.3	10.19	4.88	7.23	17.01	13.86			0.00	0.00	701	602	HDPE	0.012	15	166.79	5.91	0.50	1016.01	1006.15	1021.46	1017.40	
702	0.28	0.66	0.28	0.18	5.0	10.32	2.38	2.38	6.89	5.62			0.00	0.00	702	701	HDPE	0.012	15	107.00	0.97	N/A	1017.55	1016.51	1021.33	1018.28	
LINE 800																											
801	0.12	0.66	5.35	3.53	5.1	10.28	1.02	45.39	34.22	10.89			0.00	0.00	801	602	HDPE	0.012	24	163.48	1.95	0.50	1009.09	1005.90	1020.93	1018.14	
802	5.23	0.66	5.23	3.45	5.0	10.32	44.54	44.54	34.49	10.98			0.00	0.00	802	801	HDPE	0.012	24	61.13	1.98	N/A	1010.80	1009.59	1018.00	1021.27	

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SCHLAGEL & ASSOCIATES, P.A.			
RESIDENCES AT BLACKWELL STREET, STORMWATER, MASTER DRAINAGE PLAN AND EROSION & SEDIMENT CONTROL		HERITAGE STREET LEE'S SUMMIT, MO	
STORM CALCS			
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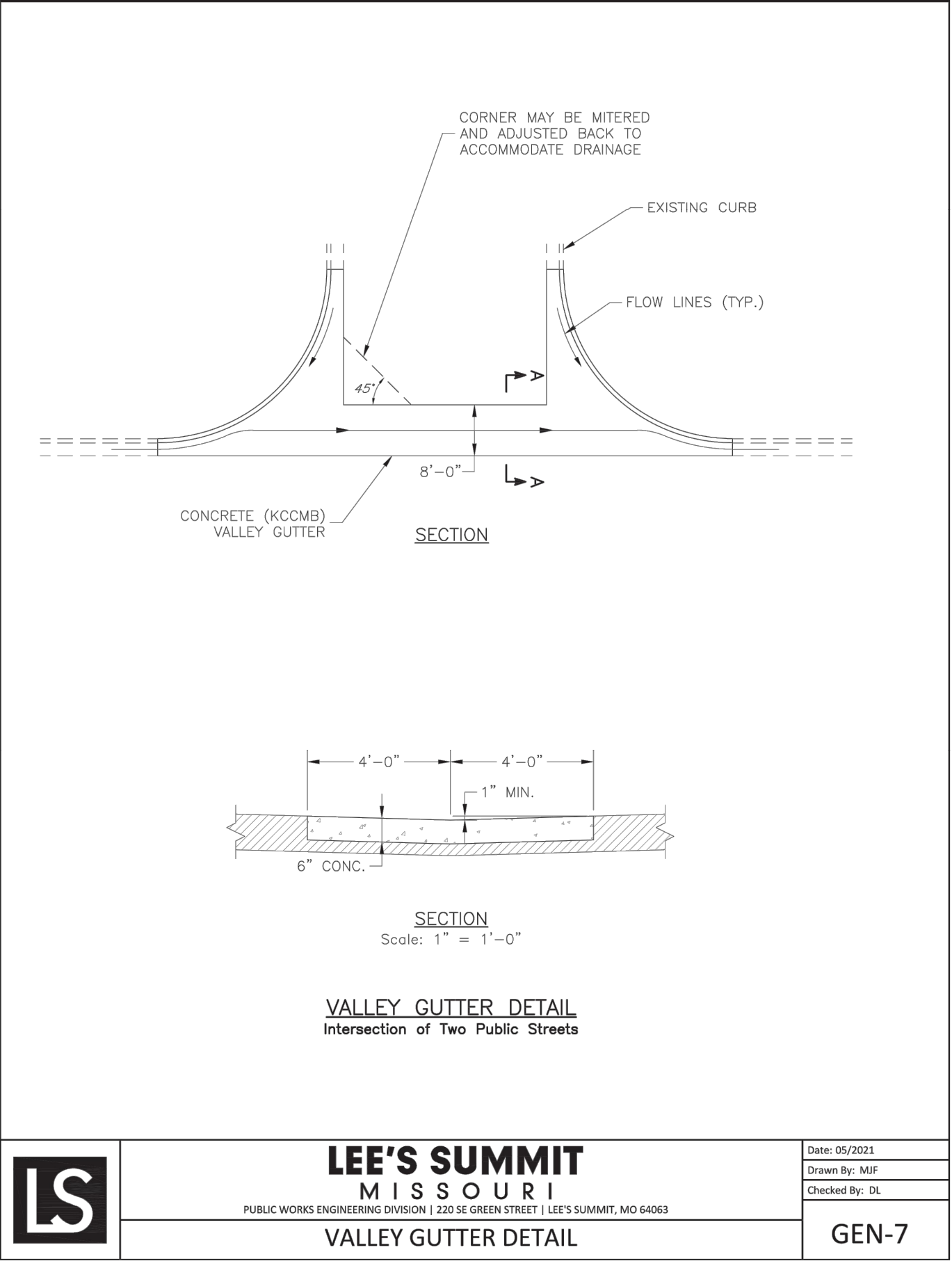
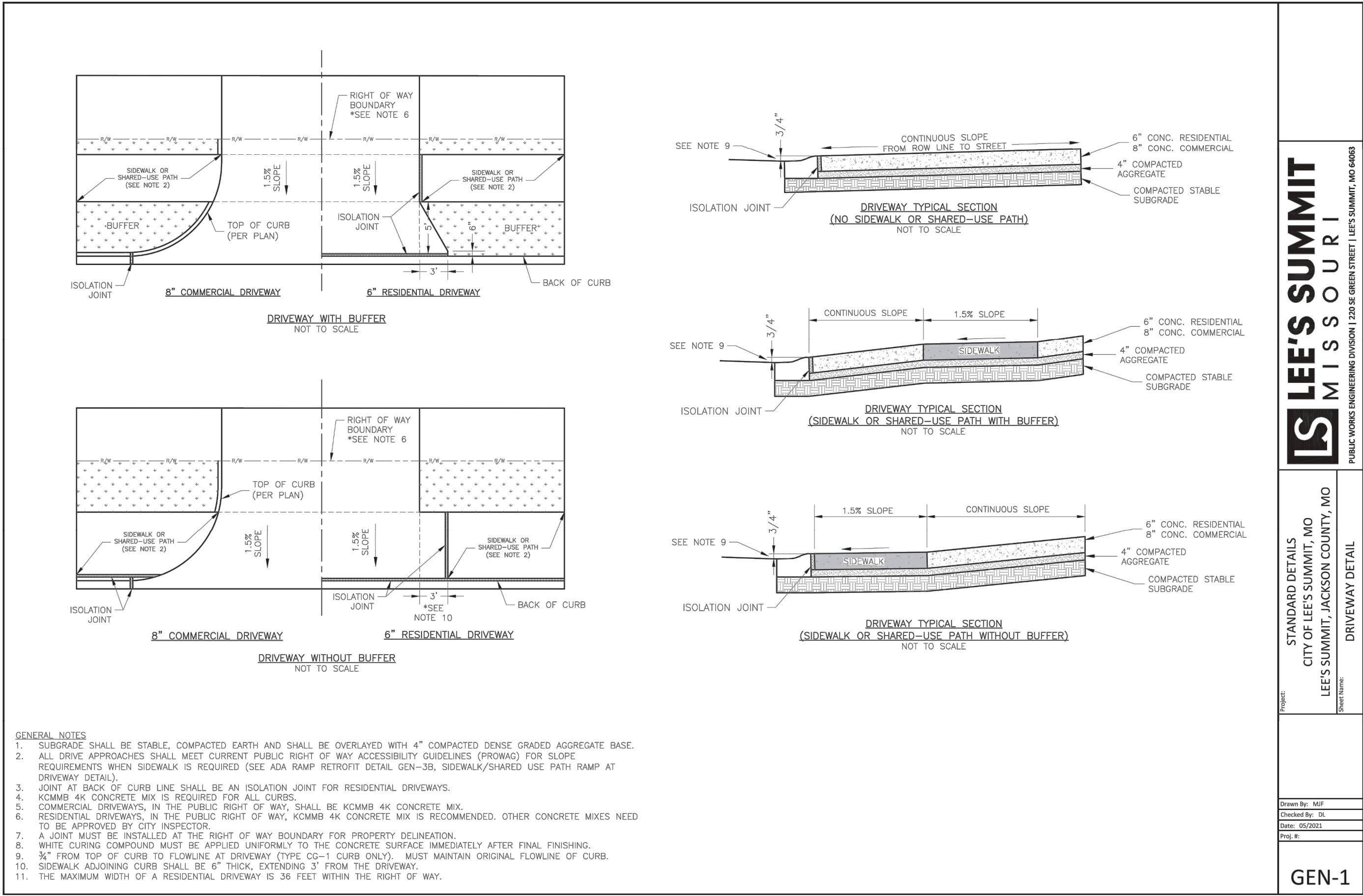


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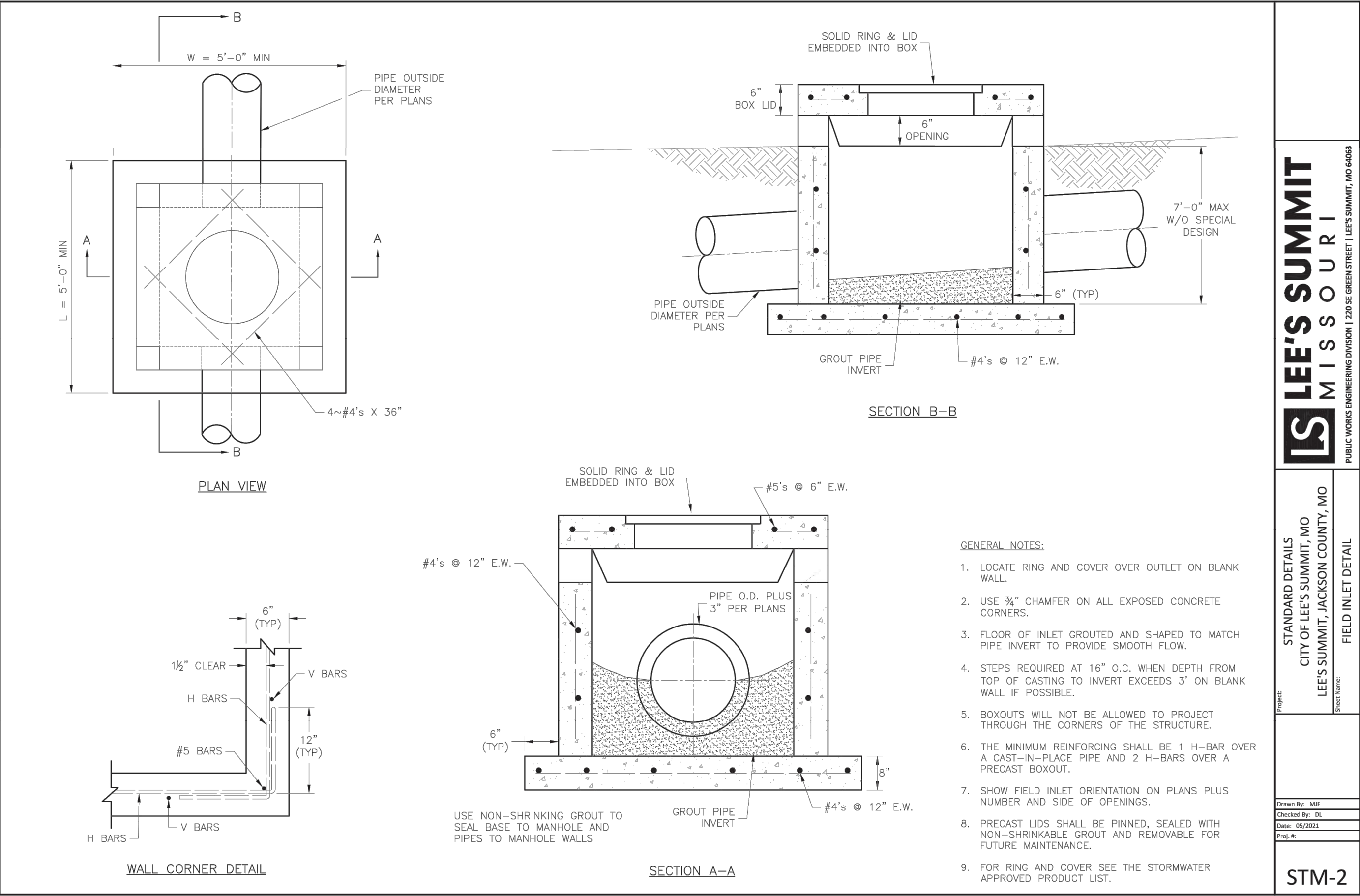
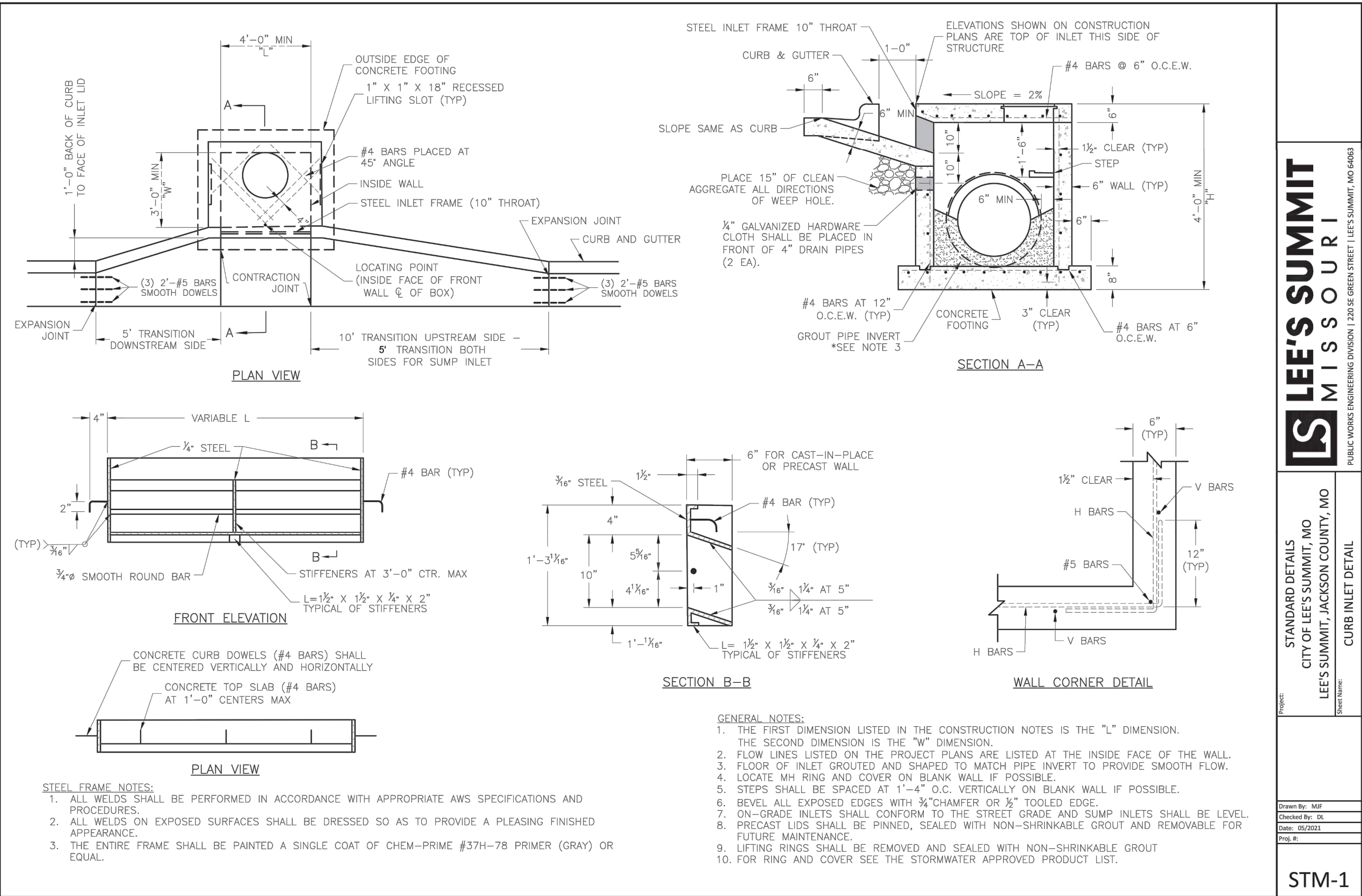
REVISION	DATE	DESCRIPTION
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10	05/2021	REVISED FOR CONSTRUCTION



RESIDENCES AT BLACKWELL
STREET, STORMWATER, MASTER DRAINAGE
PLAN AND EROSION & SEDIMENT CONTROL
HERITAGE STREET LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
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DRAWN BY:	TRC
CHECKED BY:	MAB
DATE PREPARED:	11/30/2022
PROJ. NUMBER:	22-102



STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

PROJECT: CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
DATE: 05/2023
REV. 01

STM-1

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

PROJECT: CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
DATE: 05/2023
REV. 01

STM-2

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

RESIDENCES AT BLACKWELL
STREET, STORMWATER, MASTER DRAINAGE
PLAN AND EROSION & SEDIMENT CONTROL
HERITAGE STREET LEE'S SUMMIT, MO

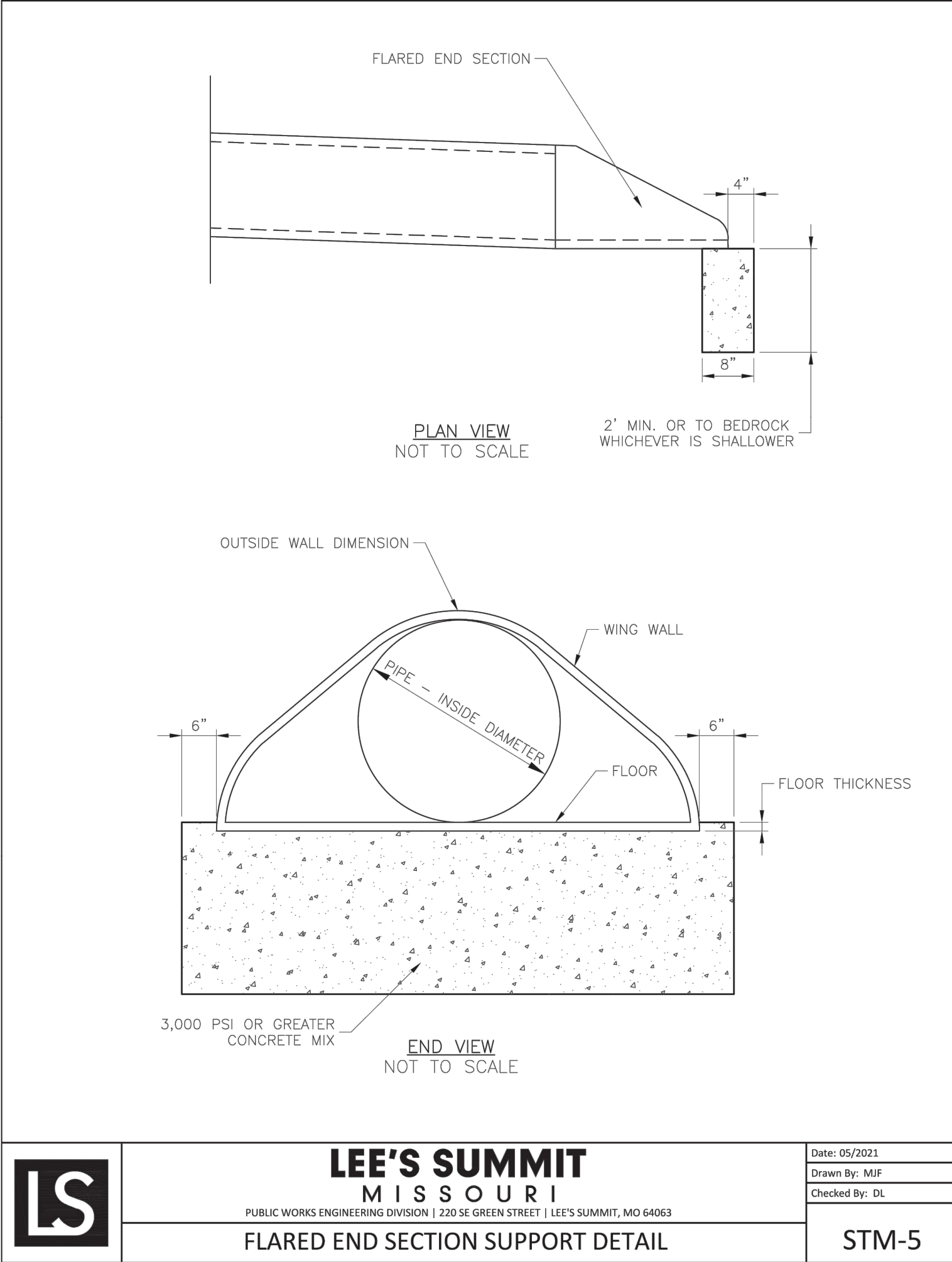
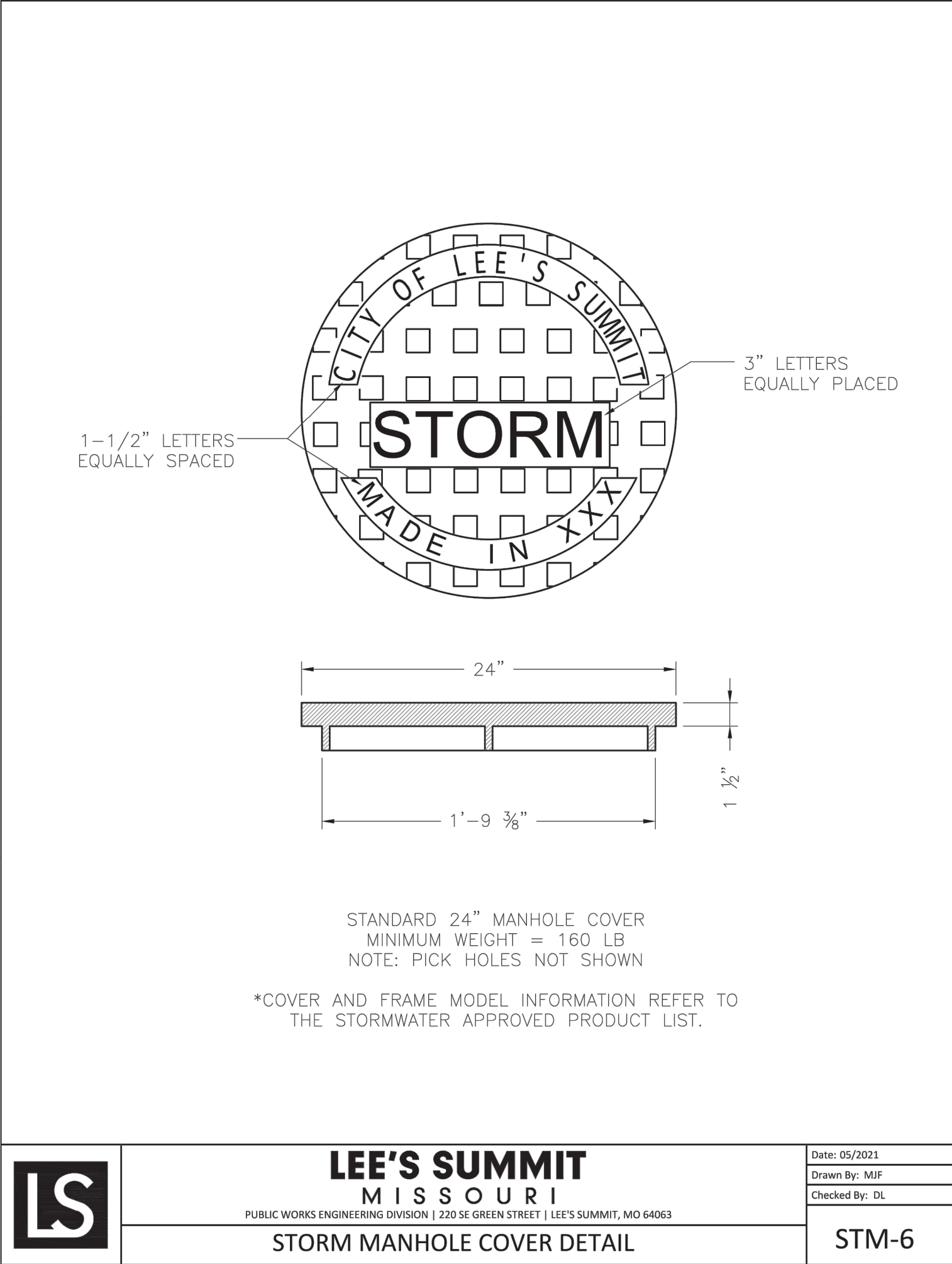
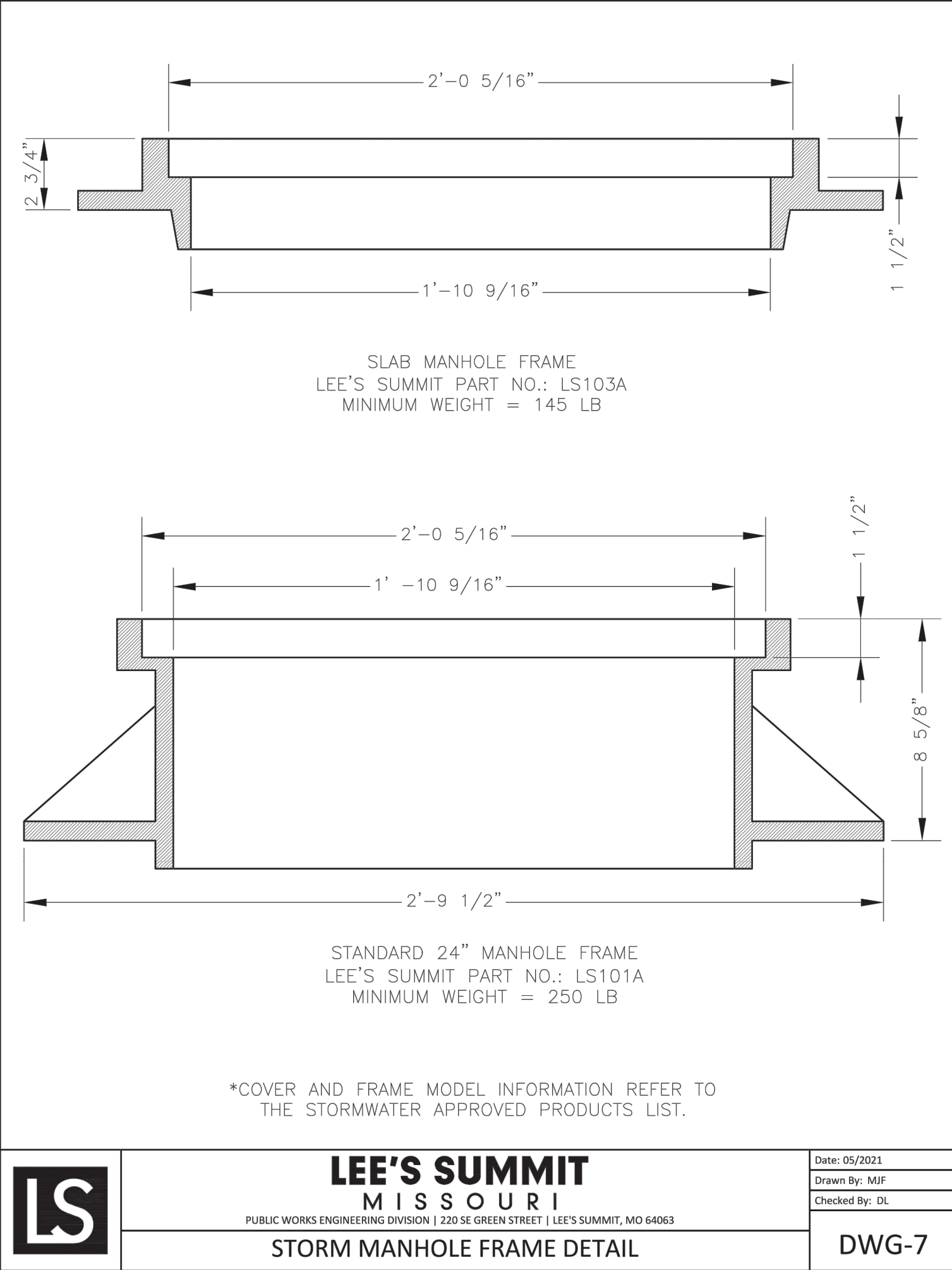
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DRAWN BY: TRC	CHECKED BY: MAB	DATE PREPARED: 11/30/2022	PROJ. NUMBER: 22-102
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STORM DETAILS

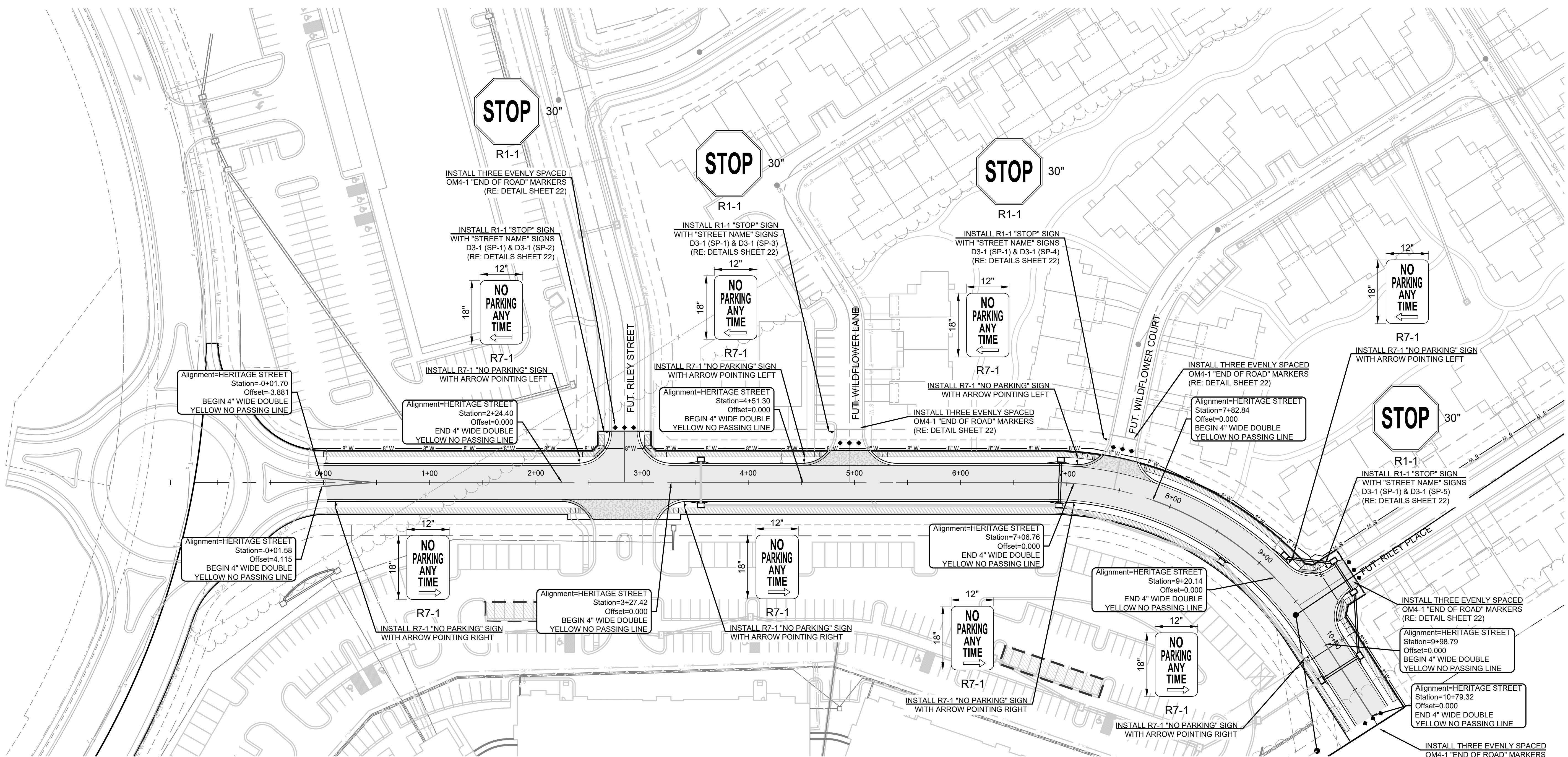
SHEET

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REVISION DATE	DESCRIPTION
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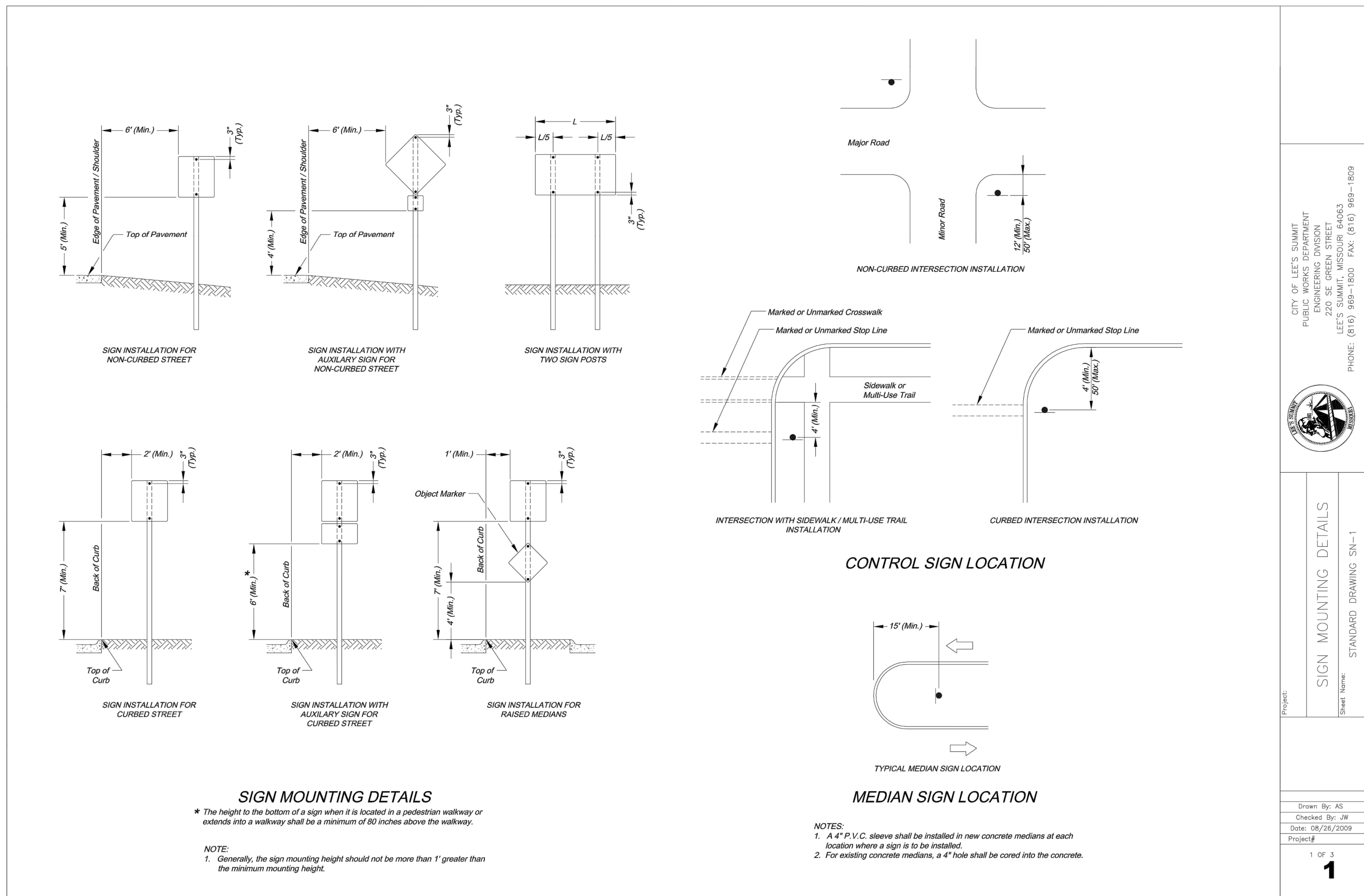
DRAWN BY: TRC	CHECKED BY: MAB	DATE PREPARED: 11/30/2022	PROJ. NUMBER: 22-102
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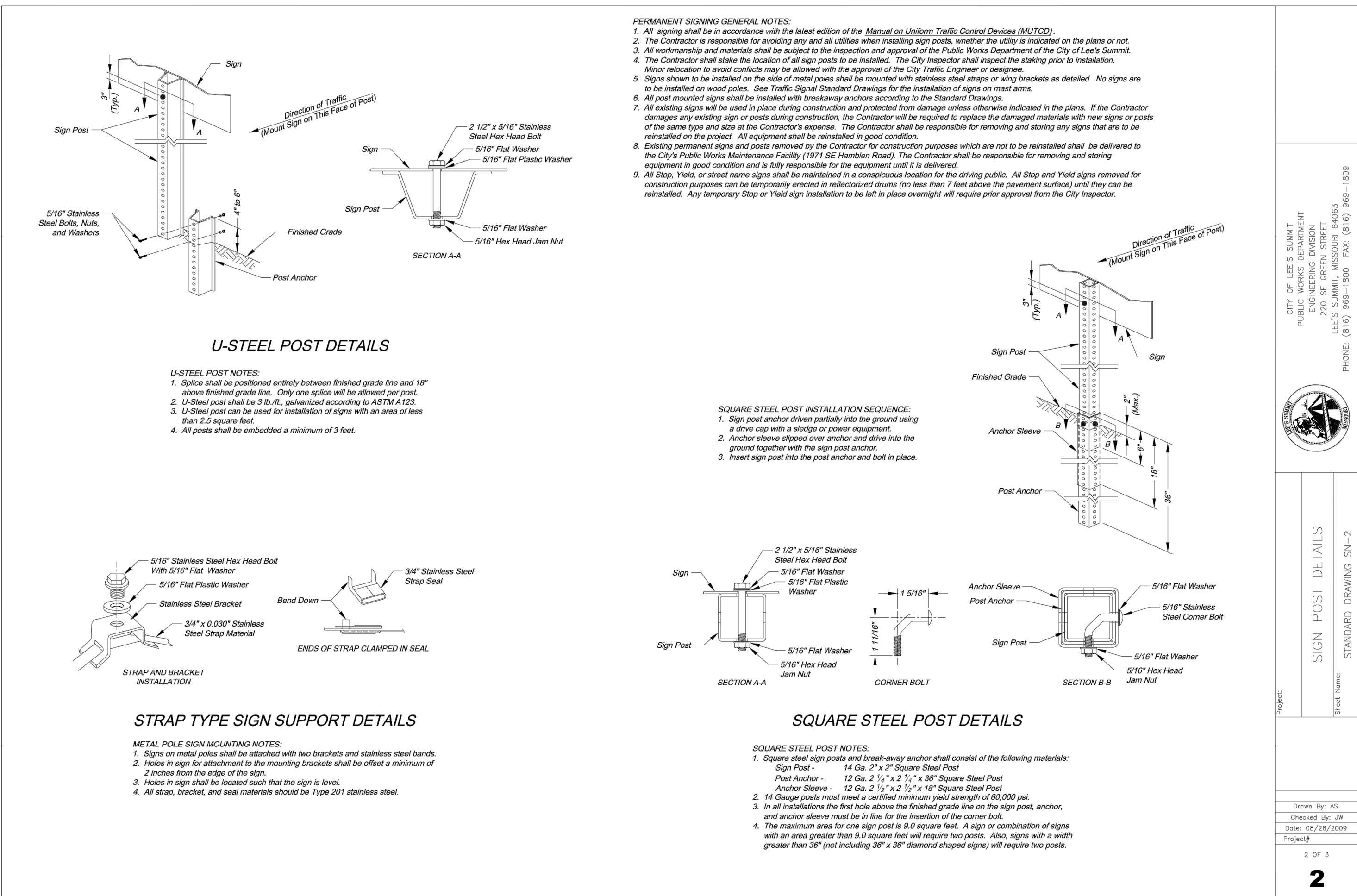
RESIDENCES AT BLACKWELL
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PLAN AND EROSION & SEDIMENT CONTROL
HERITAGE STREET LEE'S SUMMIT, MO

REVISION	DATE	DESCRIPTION
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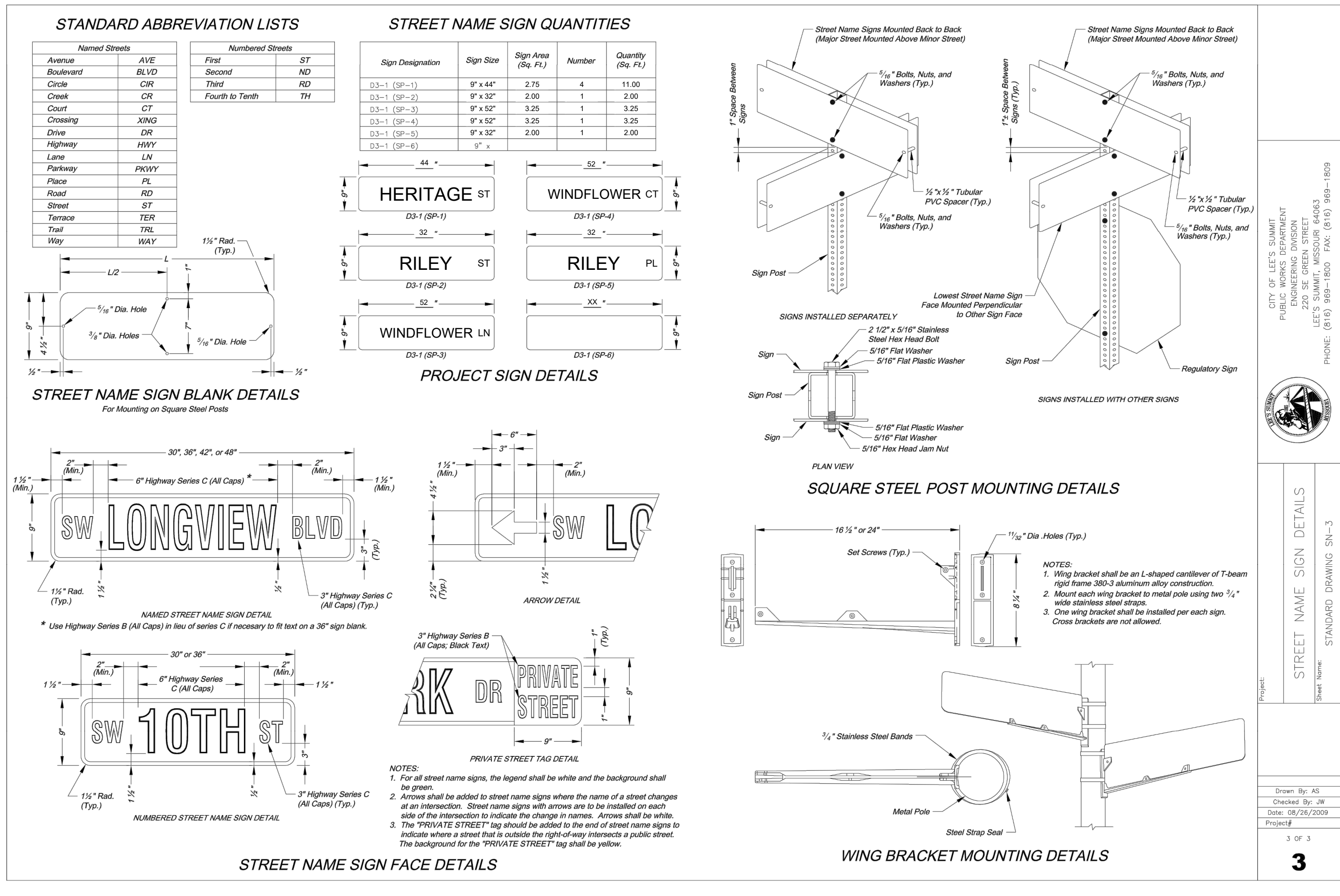
STREET SIGN
AND PAVEMENT
MARKING PLAN



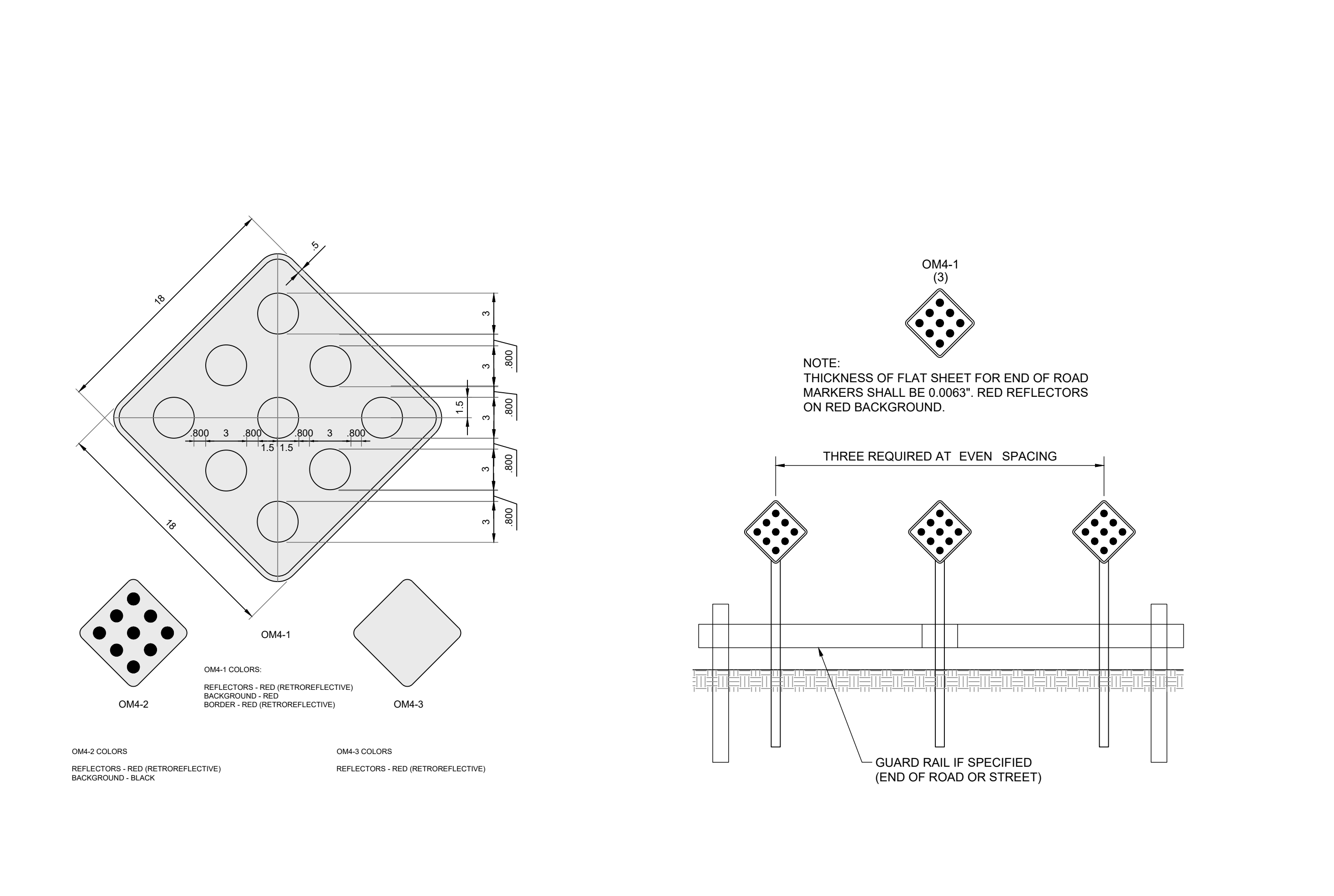
Project:	CITY OF LEE'S SUMMIT PUBLIC WORKS DEPARTMENT 220 SE GREEN STREET LEE'S SUMMIT, MISSOURI 64063 PHONE: (816) 869-1800 FAX: (816) 869-1809
Sheet Name:	STANDARD DRAWING SN-1
Drawn By:	AS
Checked By:	JW
Date:	08/26/2009
Project:	1 OF 1



Project:	CITY OF LEE'S SUMMIT PUBLIC WORKS DEPARTMENT 220 SE GREEN STREET LEE'S SUMMIT, MISSOURI 64063 PHONE: (816) 869-1800 FAX: (816) 869-1809
Sheet Name:	STANDARD DRAWING SN-2
Drawn By:	AS
Checked By:	JW
Date:	08/26/2009
Project:	2 OF 3



Project:	CITY OF LEE'S SUMMIT PUBLIC WORKS DEPARTMENT 220 SE GREEN STREET LEE'S SUMMIT, MISSOURI 64063 PHONE: (816) 869-1800 FAX: (816) 869-1809
Sheet Name:	STANDARD DRAWING SN-3
Drawn By:	AS
Checked By:	JW
Date:	08/26/2009
Project:	3 OF 3



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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
#E2002003603F #LAC200100523F #LS2002008659F

PREPARED BY:

STATE OF MISSOURI
MARK ALLEN BREUER
JANUARY
RE-2009007268
1-1-2022

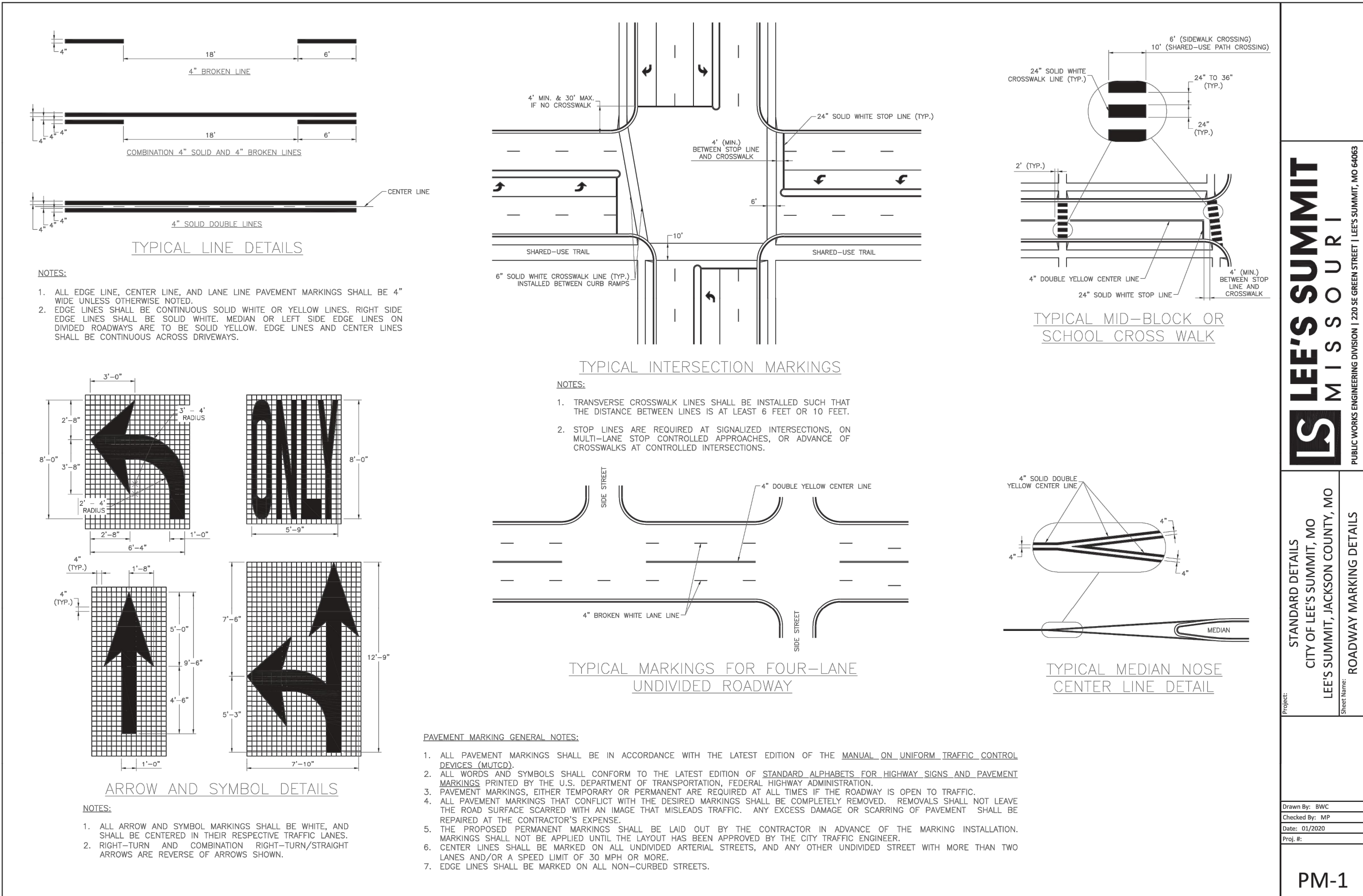
SCHLAGEL & ASSOCIATES, P.A.

RESIDENCES AT BLACKWELL
STREET, STORMWATER, MASTER DRAINAGE
PLAN AND EROSION & SEDIMENT CONTROL
HERITAGE STREET LEE'S SUMMIT, MO

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5	11/10/2022	22-102

STREET SIGN
DETAILS

SHEET
22



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#E2002003600-F #LAC2001005237 #LS2002008659-F

PREPARED BY:

STATE OF MISSOURI

PROFESSIONAL ENGINEER

MARK ALLEN BREUER

NUMBER

PE-2008007268

11-30-2022

SCHLAGEL & ASSOCIATES, P.A.

RESIDENCES AT BLACKWELL STREET, STORMWATER, MASTER DRAINAGE PLAN AND EROSION & SEDIMENT CONTROL

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PAVMENT MARKING DETAILS

SHEET23