

1306 & 1310 SW Market Utility Improvement Plan

Section 8, Township 47 North, Range 31 West LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PROPERTY DESCRIPTION

A tract of land being located in the Northeast 1/4 of the Southeast 1/4 of Section 8, Township 47 North, Range 31 W, being all that part of Lot 2 and 3, Hamblen Plaza, Lot 1 thru 3, a subdivision as recorded in the Office of the Recorder, Jackson County, Missouri and a tract of land being located in the Northeast 1/4 of the southeast 1/4 of said Section 8, being more particularly described as follows:
Beginning at the Northeast corner of Lot 3, Hamblen Plaza, Lots 1 thru 3, a subdivision as recorded in the Office of the Recorder, Jackson County, Missouri; thence South 01° 28' 40" West, a distance of 52.09 feet; thence along a curve to the left, having an initial tangent bearing South 64° 10' 56" W, a radius 32.97 feet, an arc distance of 35.22 feet; thence along a curve to the right, having an initial tangent bearing South 10° 52' 21" West, a radius 36.34 feet, an arc distance of 46.97 feet; thence North 88° 31' 20" West, a distance of 102.84 feet; thence South 01° 28' 40" West, a distance of 236.69 feet; thence South 51° 52' 13" West, a distance of 47.66 feet; thence North 87° 41' 25" West, a distance of 182.32 feet; thence North 02° 18' 35" East, a distance of 240.00 feet; thence South 88° 31' 20" East, a distance of 42.29 feet; thence North 01° 28' 40" East, a distance of 9.00 feet; thence North 88° 31' 20" West, a distance of 39.41 feet; thence North 47° 02' 20" East, a distance of 165.88 feet; thence South 88° 31' 20" East, a distance of 246.60 feet, returning to the point of beginning.

Containing 87,011.44 sf (2.00 Acres)

ALL PAVING ON THE PARKING LOT WILL COMPLY WITH THE UNIFIED DEVELOPMENT ORDINANCE ARTICLE 8 IN TERMS OF PAVING THICKNESS AND BASE

OIL - GAS WELLS
ACCORDING TO EDWARD ALTON MAY JR'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.

FLOOD INFORMATION:
The property is located in Zone "X" areas outside the 100 year flood plain per FEMA Map 29095C0419G, dated January 20, 2017

UTILITY COMPANIES:

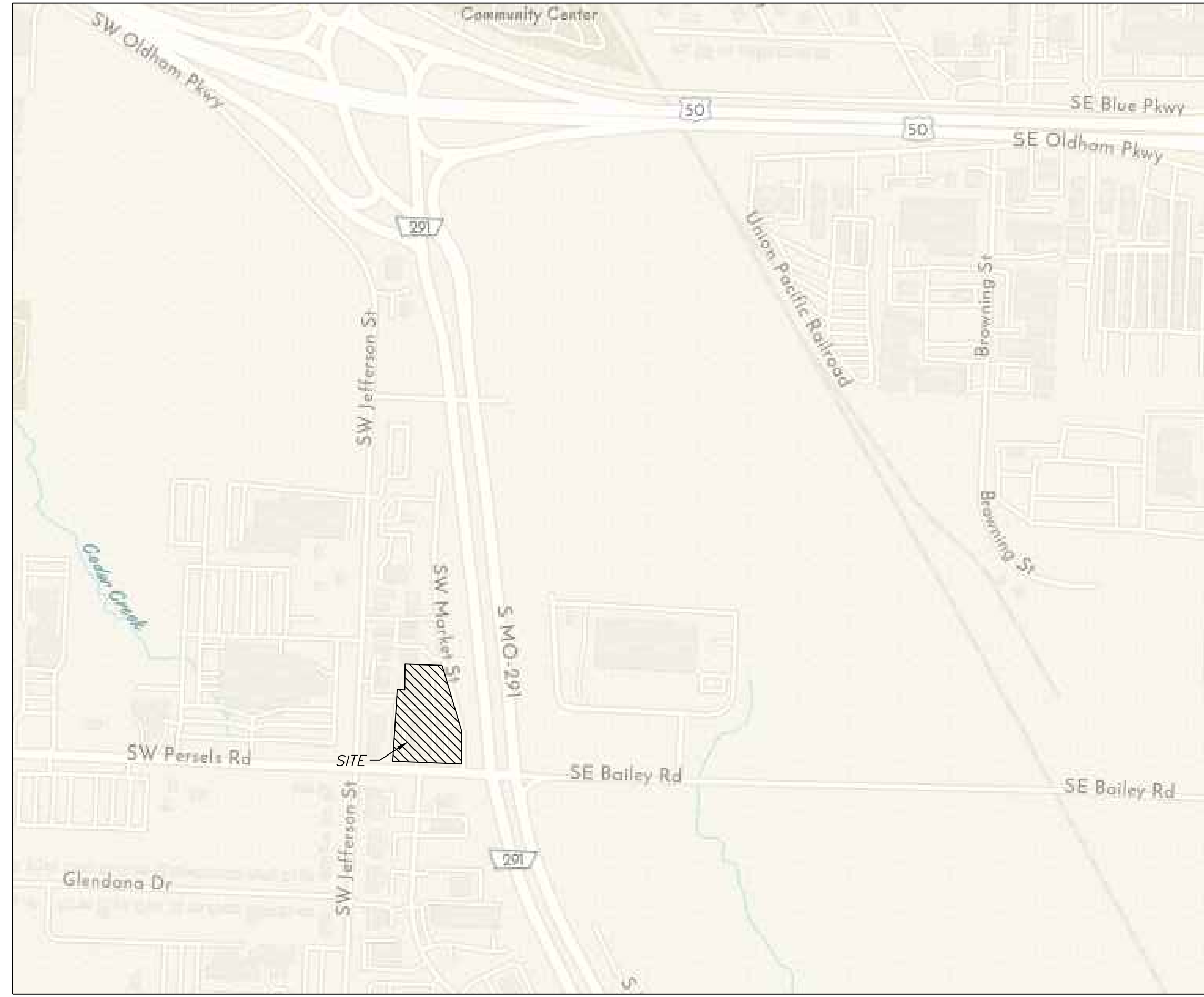
THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION AND VERIFYING THE ACTUAL LOCATION OF EACH UTILITY LINE. THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS.
EVERGY - 298-1198
MISSOURI GAS ENERGY - 756-5261
SOUTHWESTERN BELL TELEPHONE - 761-5011
COMCAST CABLE - 795-1100
WILLIAMS PIPELINE - 422-6300
CITY OF LEE'S SUMMIT PUBLIC WORKS - 969-1800
CITY OF LEE'S SUMMIT DEVELOPMENT ENGINEERING INSPECTION AT 816.969.1200
CITY OF LEE'S SUMMIT WATER UTILITIES - 969-1900
MISSOURI ONE CALL (DIG RITE) - 1-800-344-7483

GENERAL NOTES:

- 1 - ALL CONSTRUCTION SHALL 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 BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR BY SEPARATE INSTRUMENT PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- 4 - THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.
- 5 - THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH THE IMPROVEMENTS PROPOSED BY THESE PLANS AND SITE CONDITIONS.
- 6 - THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND OBTAIN THE APPROPRIATE BLASTING PERMITS FOR A REQUIRED BLASTING. IF BLASTING IS ALLOWED, ALL BLASTING SHALL CONFORM TO STATE REGULATIONS AND LOCAL ORDINANCES.

NOTE :

ALL CONSTRUCTION SHALL FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813. WHERE DISCREPANCIES EXIST BETWEEN THESE PLANS AND THE DESIGN AND CONSTRUCTION MANUAL, THE DESIGN AND CONSTRUCTION MANUAL SHALL PREVAIL.



Vicinity Map

DEVELOPER:
NAME: MARKET STREET INVESTORS LLC
7200 W 132ND ST STE 150
OVERLAND PARK, KS 66213
Phone:

- INDEX OF SHEETS:**
- C.001 ~ COVER SHEET
 - C.050 ~ ESC PHASE 1 - PRE CLEARING PLAN
 - C.051 ~ ESC PHASE 2 - INACTIVE AREA STABILIZATION PLAN
 - C.052 ~ ESC PHASE 3 - FINAL RESTORATION PLAN
 - C.053 ~ ESC - STANDARD DETAILS
 - C.100 ~ SITE PLAN
 - C.200 ~ GRADING PLAN
 - C.300 ~ STORM SEWER GENERAL LAYOUT
 - C.301 ~ STORM SEWER PLAN AND PROFILE
 - C.400 ~ SANITARY PLAN
 - C.401 ~ SANITARY PLAN AND PROFILE
 - C.600 ~ STANDARD DETAILS
 - C.601 ~ STANDARD DETAILS

Site Improvement Notes

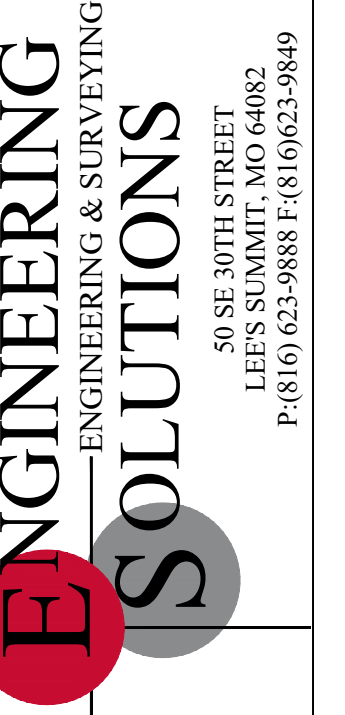
- Sanitary Sewer Improvements**
- The site will utilize the existing sanitary sewer in SW Jefferson St.
- Water Main Improvements**
-N/A
- Storm Sewer**
-Enclosed pipe systems and inlets will collect and convey the onsite storm water runoff and direct it toward the existing public storm sewer system.
- Storm Water Detention**
-N/A

LEGEND:

Existing Underground Power	—UGP—	—UGP—
Existing Conc. Curb & Gutter	====	====
Existing Wood Fence	—X—	—X—
Existing Gas Main	—GAS—	—GAS—
Existing Water Main	-X-W/M-	-X-W/M-
Existing Storm Sewer	-X-STM-	-X-STM-
Existing Sanitary Sewer	-X-SAN-	-X-SAN-
Existing Underground Telephone	—UGT—	—UGT—
Existing Overhead Power	—OHE—	—OHE—
Proposed Storm Sewer	—ST—	—ST—
Proposed Sanitary Sewer	—SS—	—SS—
Proposed Underground Power	—UGT—	—UGT—
Proposed Gas Service	—gas—	—gas—
Proposed 8" D.I.P. Water	—W—	—W—
Proposed Electrical Service	—UGP—	—UGP—

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 DESIGNED IN ACCORDANCE TO AASHTO STANDARDS.

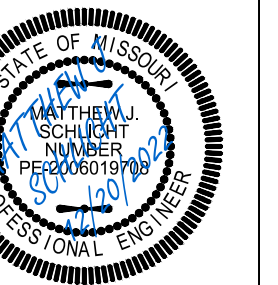


Professional Registration
Missouri
Engineering 200602188-D
Surveying 2005030319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

1306 & 1310 Market St
Lee's Summit, Jackson County, Missouri

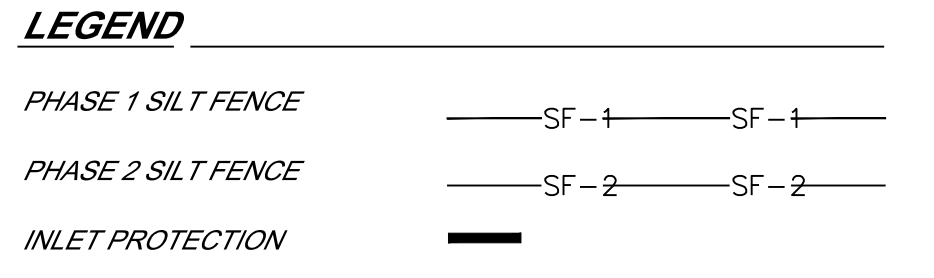
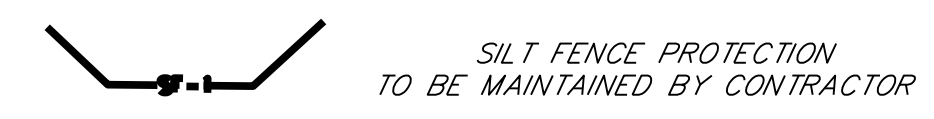
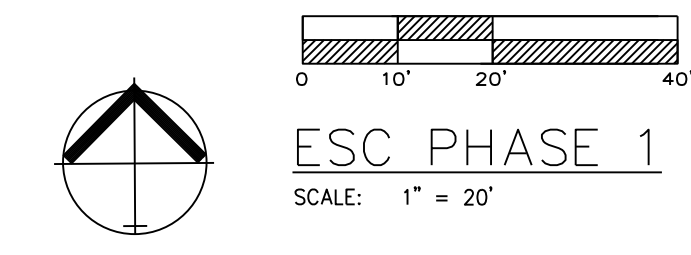
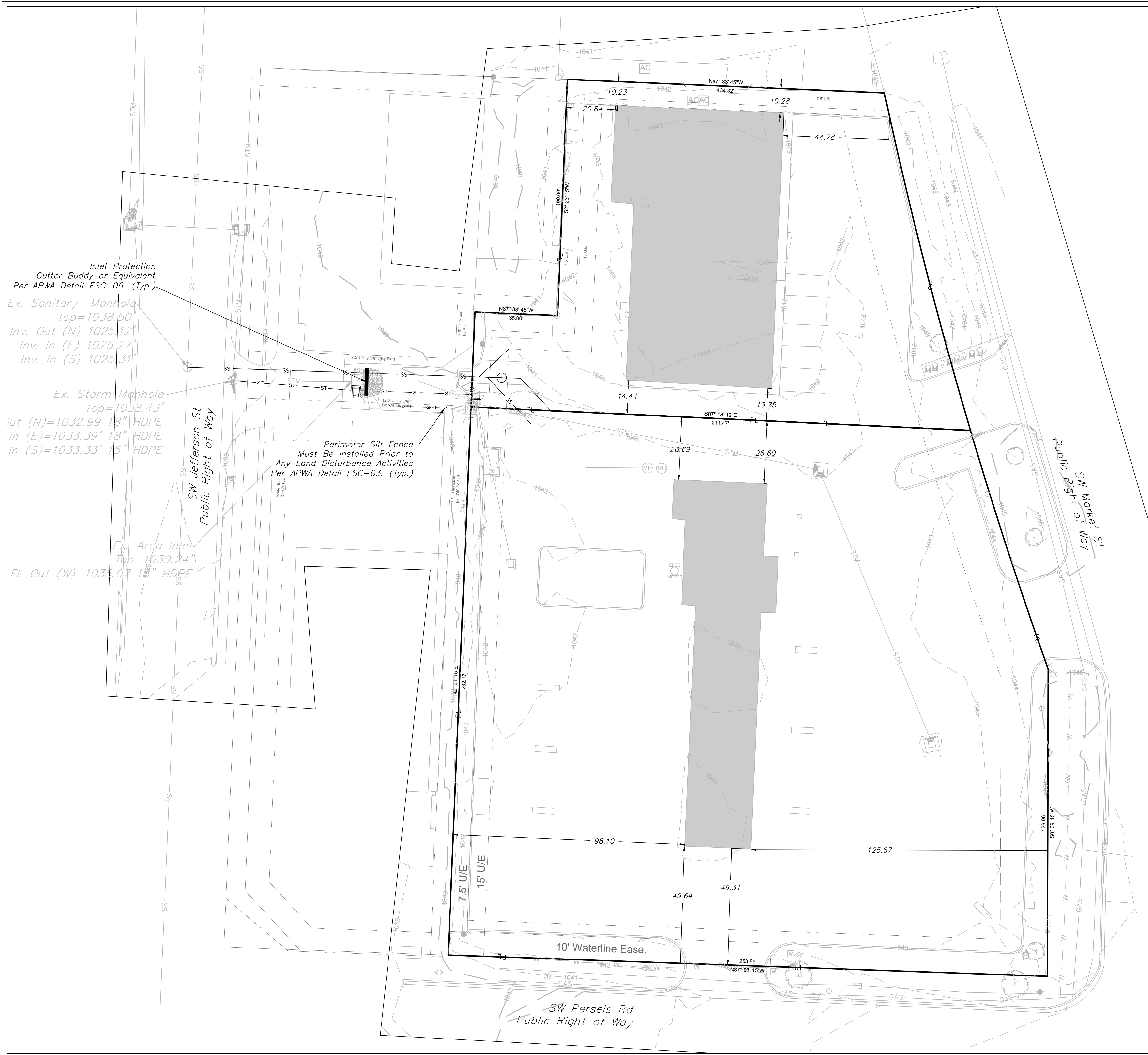
Project:
1306 & 1310
MARKET / SMO
Issue Date:
December 20, 2022

COVER SHEET
Construction Plans for:
1306 & 1310 Market St
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS



DURING ALL PHASES OF CONSTRUCTION, INACTIVE AREA STABILIZATION METHODS AS DESCRIBED IN APWA SECTION 5111.3 SHALL BE USED TO CONTROL EROSION AND SILTATION.

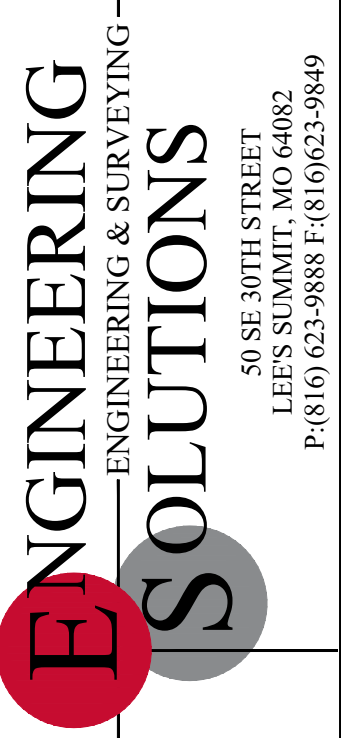
NOTES: The Land Disturbance Plans indicates the Final placement of erosion control devices. The contractor(s) may proceed with construction prior to the final placement of these devices by providing additional devices to control erosion on their items of work. These devices shall be maintained until the final devices are in place.

Inlet Protection
Gutter Buddy or Equivalent
Per APWA Detail ESC-06. (Typ.)
Ex. Sanitary Manhole
Top=1038.50'
Inv. Out (N) 1025.12'
Inv. In (E) 1025.27'
Inv. In (S) 1025.31'

Ex. Storm Manhole
Top=1038.43'
Out (N)=1032.99' 15" HDPE
In (E)=1033.39' 15" HDPE
In (S)=1033.33' 15" HDPE

Perimeter Silt Fence
Must Be Installed Prior to
Any Land Disturbance Activities
Per APWA Detail ESC-03. (Typ.)

Ex. Area Inlet
Top=1039.24'
FL Out (W)=1035.07' 15" HDPE

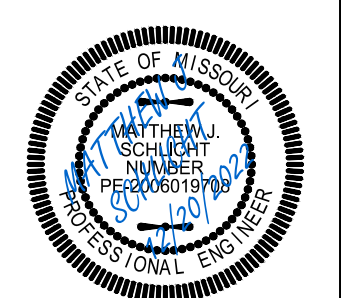


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Surveying 200500319-D
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Project:
1306 & 1310 Market St
Lee's Summit, Jackson County, Missouri

Issue Date:
December 20, 2022

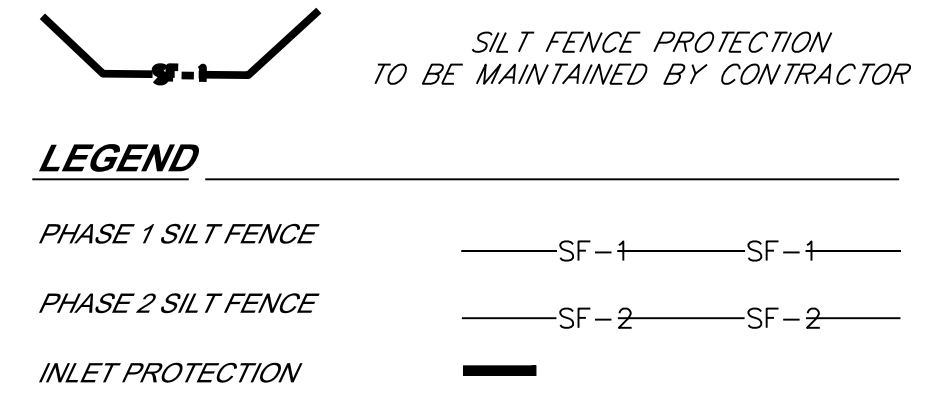
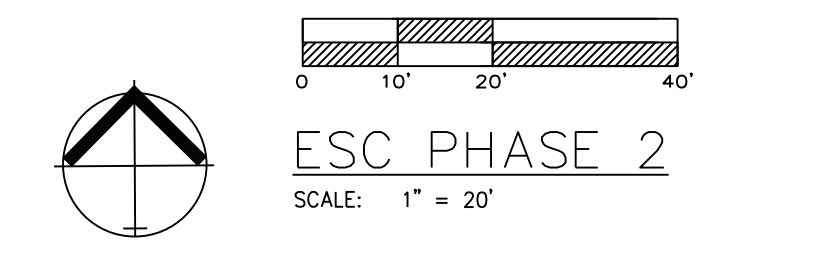
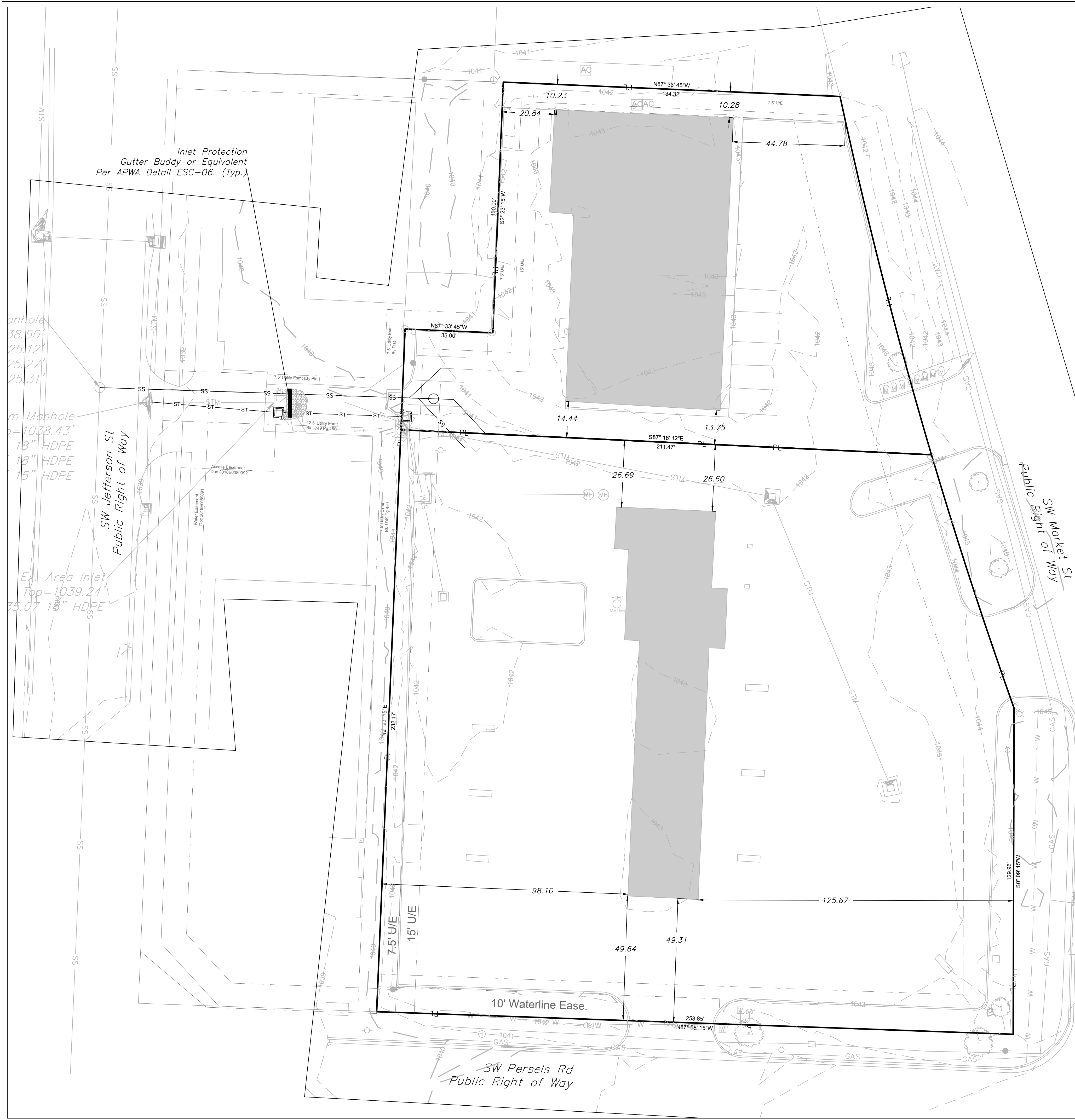
ESC PHASE 1 - Pre Clearing Plan
Construction Plans for:
1306 & 1310 Market St
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS

NO.	DATE	DESCRIPTION



DURING ALL PHASES OF CONSTRUCTION, INACTIVE AREA STABILIZATION METHODS AS DESCRIBED IN APWA SECTION 5111.3 SHALL BE USED TO CONTROL EROSION AND SILTATION.

NOTES: The Land Disturbance Plans indicates the final placement of erosion control devices. The contractor(s) may proceed with construction prior to the final placement of these devices by providing additional devices to control erosion on their terms of work. These devices shall be maintained until the final devices are in place.

EROSION CONTROL DESCRIPTION:

1.) SILT FENCE SHALL BE PLACED AT THE PERIMETER OF THE GRADING AND AT INTERMEDIATE AREAS THROUGHOUT THE SITE AS SHOWN ON THE PLAN. INLET SEDIMENT TRAPS SHALL BE PLACED SURROUNDING ALL STORM INLETS

2.) INSTALL TEMPORARY CONSTRUCTION ENTRANCE AS SHOWN ON PLAN

EROSION CONTROL PROCEDURE:

1.) SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT THE PERIMETER OF THE GRADED AREAS PRIOR TO BEGINNING OF CLEARING OR DEMOLITION OPERATIONS. THE CONTRACTOR SHALL INSTALL SILT FENCE AS SHOWN ON PLANS AS GRADING PROGRESSES.

TEMPORARY CONSTRUCTION ENTRANCE NOTES:

- A) INSTALLATION**
- 1.) AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC STREETS. IF POSSIBLE, LOCATE WHERE PERMANENT ROADS WILL EVENTUALLY BE CONSTRUCTED
 - 2.) REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE AND CROWN FOR POSITIVE DRAINAGE
 - 3.) IF SLOPE TOWARDS THE PUBLIC ROAD EXCEEDS 2% CONSTRUCT A 6 TO 8 INCH HIGH RIDGE WITH 3H: 1V SIDE SLOPES ACROSS THE FOUNDATION APPROXIMATELY 15 FEET FROM THE EDGE OF THE PUBLIC ROAD TO DIVERT RUNOFF AWAY FROM IT.
 - 4.) INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES ALONG PUBLIC ROADS
 - 5.) PLACE STONE TO DIMENSIONS AND GRADES AS SHOWN ON PLANS. LEAVE SURFACE SMOOTH AND SLOPED FOR DRAINAGE
 - 6.) DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE
 - 7.) IF WET CONDITIONS ARE ANTICIPATED PLACE GEOTEXTILE FABRIC ON THE GRADED FOUNDATION TO IMPROVE STABILITY
- B) TROUBLESHOOTING**
- 1.) CONSULT WITH A QUALIFIED DESIGN PROFESSIONAL IF ANY OF THE FOLLOWING OCCUR:
 - INADEQUATE RUNOFF CONTROLS TO THE EXTENT THAT SEDIMENT WASHES ONTO PUBLIC ROADS
 - INSTALL DIVERSIONS OR OTHER RUNOFF CONTROL MEASURES
 - SMALL STONE, THIN PAD, OR ABSENCE OF GEOTEXTILE FABRIC RESULTS IN RUTS AND MUDDY CONDITIONS AS STONE IS PRESSED INTO SOIL - INCREASE STONE SIZE THICKNESS OR ADD GEOTEXTILE FABRIC
 - PAD TOO SHORT FOR HEAVY CONSTRUCTION TRAFFIC - EXTEND PAD BEYOND THE MINIMUM 50 FOOT LENGTH AS NECESSARY

- C) INSPECTION AND MAINTENANCE**
- 1.) INSPECT STONE PAD AND SEDIMENT DISPOSAL AREA WEEKLY AND AFTER ANY RAIN EVENT
 - 2.) RESHAPE PAD AS NEEDED FOR PROPER DRAINAGE AND RUNOFF CONTROL
 - 3.) TOP DRESS WITH CLEAN 2 AND 3 INCH STONE AS NEEDED
 - 4.) IMMEDIATELY REMOVE MUD OR SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADWAY. REPAIR ANY BROKEN ROAD PAVEMENT IMMEDIATELY
 - 5.) REMOVE ALL TEMPORARY ROAD MATERIALS FROM AREAS WHERE PERMANENT VEGETATION WILL BE ESTABLISHED

MAINTENANCE:

TO MAINTAIN THE EROSION AND SEDIMENT CONTROLS, THE FOLLOWING PROCEDURES WILL BE PERFORMED:
STABILIZATION MEASURES: DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION WILL BE INSPECTED FOR EVIDENCE OF OR THE POTENTIAL FOR POLLUTANTS ENTERING THE DRAINAGE SYSTEM. AFTER A PORTION OF THE SITE IS FINALLY STABILIZED, INSPECTIONS WILL BE CONDUCTED AT LEAST ONCE EVERY MONTH THROUGHOUT THE LIFE OF THE PROJECT. CONTRACTOR CAN CONTACT ENGINEERING SOLUTIONS FOR COPIES OF THE INSPECTION FORM TO BE USED FOR STABILIZATION MEASURES.
SEDIMENT CAPTURE DEVICES: SEDIMENT WILL BE REMOVED FROM THE UPSTREAM OR UPSLOPE SIDE OF THE FILTER FABRIC FENCES, WHEN THE DEPTH OF ACCUMULATED SEDIMENT REACHES ABOUT ONE-THIRD THE HEIGHT OF THE STRUCTURE.
STORM SEWER INLETS: ANY SEDIMENT IN THE STORM SEWER INLETS WILL BE REMOVED AND DISPOSED OF PROPERLY.
TEMPORARY CONTROLS: ALL TEMPORARY CONTROLS WILL BE REMOVED AFTER THE DISTURBED AREAS HAVE BEEN STABILIZED.

INSPECTION PROCEDURES:

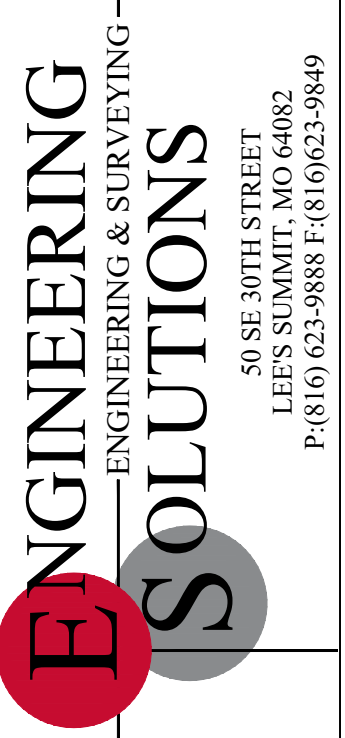
INSPECTIONS WILL BE DONE BY THE RESPONSIBLE PERSON(S) AT LEAST ONCE EVERY WEEK AND WITHIN 24 HOURS EACH STORM EVENT PRODUCING ANY AMOUNT OF RAINFALL. AREAS THAT HAVE BEEN RESEEDED WILL BE INSPECTED REGULARLY AFTER SEED GERMINATION TO ENSURE COMPLETE COVERAGE OF EXPOSED AREAS. DISTURBED AREAS THAT HAVE NOT BEEN FINALLY STABILIZED SHALL HAVE ALL POLLUTION CONTROL MEASURES INSPECTED FOR PROPER INSTALLATION, OPERATION AND MAINTENANCE. LOCATIONS WHERE STORM WATER LEAVES THE SITE SHALL BE INSPECTED FOR EVIDENCE OF EROSION OR SEDIMENT DEPOSITION. ANY DEFICIENCIES SHALL BE NOTED IN A REPORT OF THE INSPECTION AND CORRECTED WITHIN SEVEN CALENDAR DAYS OF THE INSPECTION. THE PERMITTEE SHALL PROMPTLY NOTIFY THE SITE CONTRACTORS RESPONSIBLE FOR OPERATION AND MAINTENANCE OF POLLUTION CONTROL DEVICES OF DEFICIENCIES.

IF THE EXISTING GROUND COVER IS NATURAL GRASS, DISTURBED AREAS SHALL BE TEMPORARILY SEED WITH WHEAT/TRYE AT A RATE OF 1.5 POUNDS PER 1000 SQUARE FEET. PERMANENT SEEDING SHALL CONSIST OF 80% IN THREE EQUAL PARTS OF THIN BLADE, TURF-TYPE, TALL FESCUE AND 10% BLUEGRASS SEED AT A RATE OF 10 POUNDS PER 1000 SQUARE FEET. BOTH TEMPORARY AND PERMANENT SEEDING AREAS SHALL BE MULCHED AND WATERED TO MAINTAIN THE PROPER MOISTURE LEVEL OF THE SOIL TO ESTABLISH GRASS. NEW GRASS SHALL BE WATERED AND MAINTAINED UNTIL IT REACHES A HEIGHT OF 3 INCHES. ANY BARE AREAS SHALL BE RESEEDED.

ALL EROSION CONTROL DEVICES SHALL BE REMOVED BY GENERAL CONTRACTOR AFTER SITE STABILIZATION IS COMPLETE AND APPROVED BY ENGINEER.

THE DEVELOPER WILL DESIGNATE A QUALIFIED PERSON OR PERSONS TO PERFORM THE FOLLOWING INSPECTIONS:
STABILIZATION MEASURES: DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION WILL BE INSPECTED FOR EVIDENCE OF OR THE POTENTIAL FOR POLLUTANTS ENTERING THE DRAINAGE SYSTEM. AFTER A PORTION OF THE SITE IS FINALLY STABILIZED, INSPECTIONS WILL BE CONDUCTED AT LEAST ONCE EVERY MONTH THROUGHOUT THE LIFE OF THE PROJECT. CONTRACTOR CAN CONTACT ENGINEERING SOLUTIONS FOR COPIES OF THE INSPECTION FORM TO BE USED FOR STABILIZATION MEASURES.
STRUCTURAL CONTROLS: FILTER FABRIC FENCES AND ALL OTHER EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN WILL BE INSPECTED REGULARLY FOR PROPER POSITIONING, ANCHORING, AND EFFECTIVENESS IN TRAPPING SEDIMENTS. SEDIMENT WILL BE REMOVED FROM THE UPSTREAM OR UPSLOPE SIDE OF THE FILTER FABRIC. CONTRACTOR CAN CONTACT ENGINEERING SOLUTIONS FOR COPIES OF THE INSPECTION FORM TO BE USED FOR STABILIZATION MEASURES.
DISCHARGE POINTS: DISCHARGE POINTS OR LOCATIONS WILL BE INSPECTED TO DETERMINE WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT AMOUNTS OF POLLUTANTS FROM ENTERING RECEIVING WATERS.
CONSTRUCTION ENTRANCE: LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE WILL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.

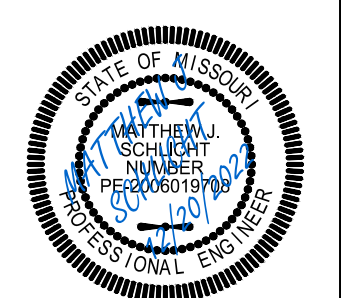
A LOG OF EACH INSPECTION SHALL BE KEPT. THE INSPECTION REPORT IS TO INCLUDE THE FOLLOWING MINIMUM INFORMATION: INSPECTOR'S NAME, DATE OF INSPECTION, OBSERVATIONS RELATIVE TO THE EFFECTIVENESS OF THE POLLUTION CONTROL DEVICES, ACTIONS TAKEN OR NECESSARY TO CORRECT DEFICIENCIES, AND LISTING OF AREAS WHERE LAND DISTURBANCE OPERATIONS HAVE PERMANENTLY OR TEMPORARILY STOPPED. THE INSPECTION REPORT SHALL BE SIGNED BY THE PERMITTEE OR BY THE PERSON PERFORMING THE INSPECTION IF DULY AUTHORIZED TO DO SO.



Professional Registration
 Missouri
 Engineering 200602188-D
 Surveying 200500319-D
 Kansas
 Engineering E-1695
 Surveying LS-218
 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

Project:
 1306 & 1310
 MARKET ISMO
 Issue Date:
 December 20, 2022

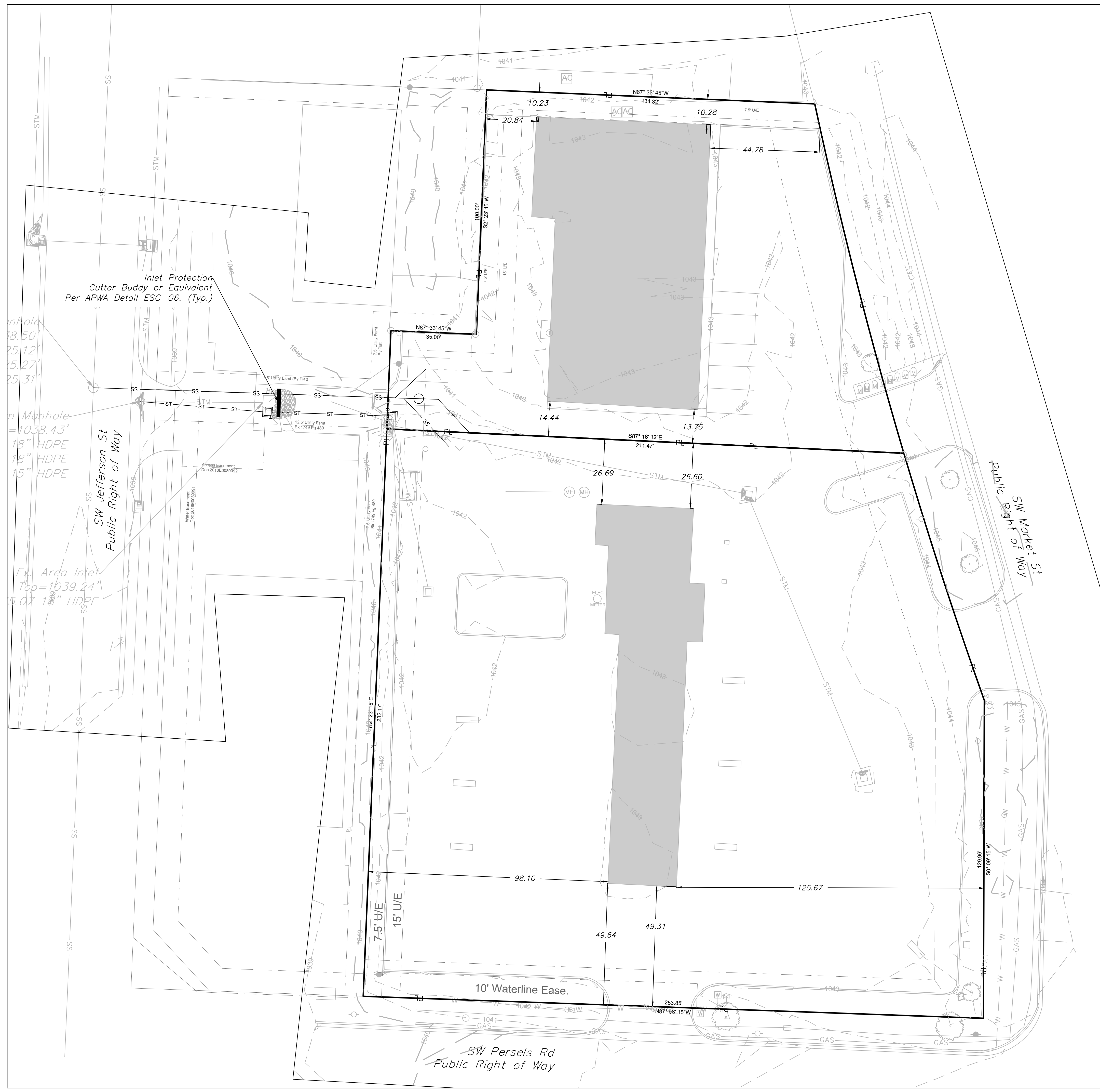
ESC PHASE 2
 Inactive Area Stabilization Plan
 Construction Plans for:
 1306 & 1310 Market St
 Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
 MO PE 2006019708
 KS PE 19071
 OK PE 25226

REVISIONS

NO.	DATE	DESCRIPTION



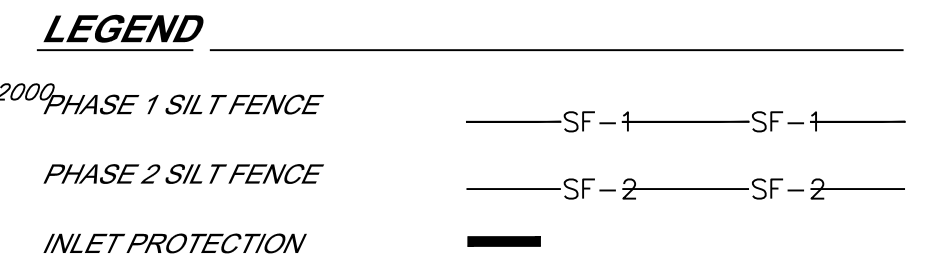
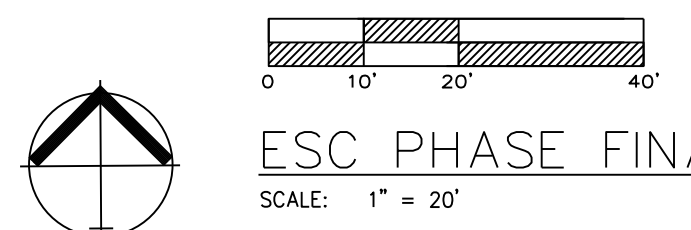
SEED AND MULCH NOTES:
 All areas disturbed by construction activities shall be seeded and mulched. Seeding shall be done before the proposed seedbed becomes eroded, crusted over, or dried out and shall not be done when the ground is frozen, or covered with snow. The seed shall comply with the requirements of the Missouri Seed Law and the Federal Seed Act. Also, it shall contain no seed of any plant on the Federal Noxious Weed List. Other weed seeds shall not exceed one percent by weight of mix.

Seed and Fertilizer Rate:
 Mix 1 - Rye Grass / Blue Grass -----
 100 lbs. per Acre
 Mix 2 - Tall Fescue / Blue Grass ----- 195
 lbs. per Acre
 Lime
 lbs per Acre (50 lbs. per 1000 sq. ft.)
 to 1200 lbs per Acre (25 lbs per 1000 sq. ft.)

During the dates December 15th through May 31. ALL lime, fertilizer, seed and mulch shall be applied to finished slopes of disturbed areas. During the months of June, July, October and November 1st through December 15th, lime fertilizer, seed and mulch shall be applied at the following rates:
 Lime - 100% of specified quantity
 Fertilizer - 75% of the specified quantity
 Seed - 50% of the specified quantity
 Mulch - 100% of the specified quantity

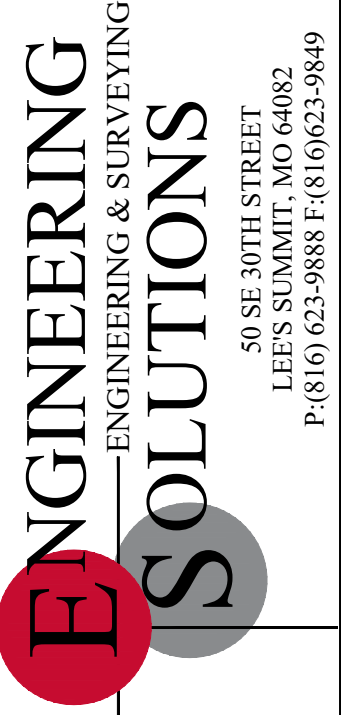
Mulch shall be vegetative type, cereal straw from stalks of oats, rye, or barley, or approved equal. The straw shall be free of prohibited weed seed and relatively free of all other noxious and undesirable seed. Mulch shall be applied at the rate of 2 tons per acre, (70 to 90 lbs per 1000 sq. ft.). Mulch shall be embedded by a mulch anchoring tool or disk type roller having flat serrated disks spaced not more than 10 inches apart and cleaning scrapers shall be provided.

ONCE SITE IS 90% VEGETATED ALL ESC DEVICES SHALL BE REMOVED AND ANY DISTURBED AREAS SHALL BE RESTORED



DURING ALL PHASES OF CONSTRUCTION, INACTIVE AREA STABILIZATION METHODS AS DESCRIBED IN APWA SECTION 5111.3 SHALL BE USED TO CONTROL EROSION AND SILTATION.

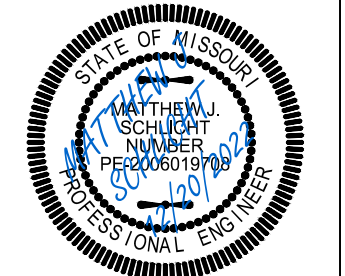
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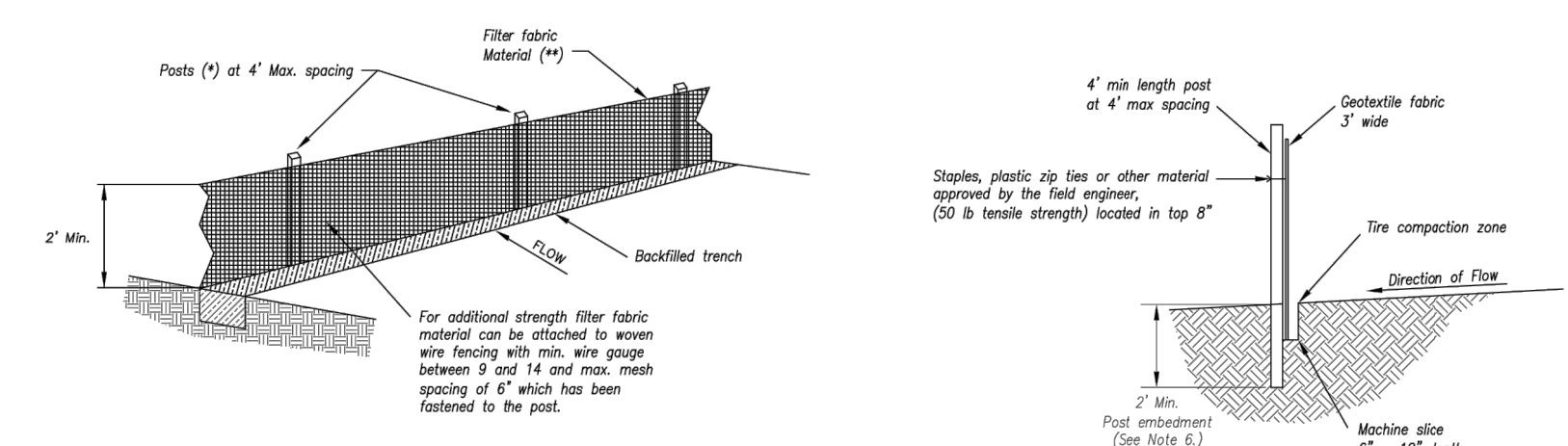
Project:
 1306 & 1310
 MARKET L/S/MO
 Issue Date:
 December 20, 2022

ESC PHASE 3 - Final Restoration Plan
 Construction Plans for:
 1306 & 1310 Market St
 Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
 MO PE 2006019708
 KS PE 19071
 OK PE 25226

REVISIONS



- (*) POSTS
- MAX. LENGTH 4'
 - HARDWOOD 1 3/4" x 1 3/4"
 - NO.2 SOUTHERN PINE 2 3/4" x 2 3/4"
 - STEEL 1.33 LB/FT

(**) - Geotextile Fabric shall meet the requirements of AASHTO M288

- Notes:
- In order to contain water, the ends of the silt fence must be turned uphill (Figure A).
 - Long perimeter runs of silt fence must be limited to 100'. Runs should be broken up into several smaller segments to minimize water concentrations (Figure A).
 - Long slopes should be broken up with intermediate rows of silt fence to slow runoff velocities.
 - Attach fabric to upstream side of post.
 - Install posts a minimum of 2' into the ground.
 - Trenching will only be allowed for small or difficult installation, where slicing machine cannot be reasonably used.

- Maintenance:
- Remove and dispose of sediment deposits when the deposit approaches 1/2 the height of silt fence.
 - Repair as necessary to maintain function and structure.

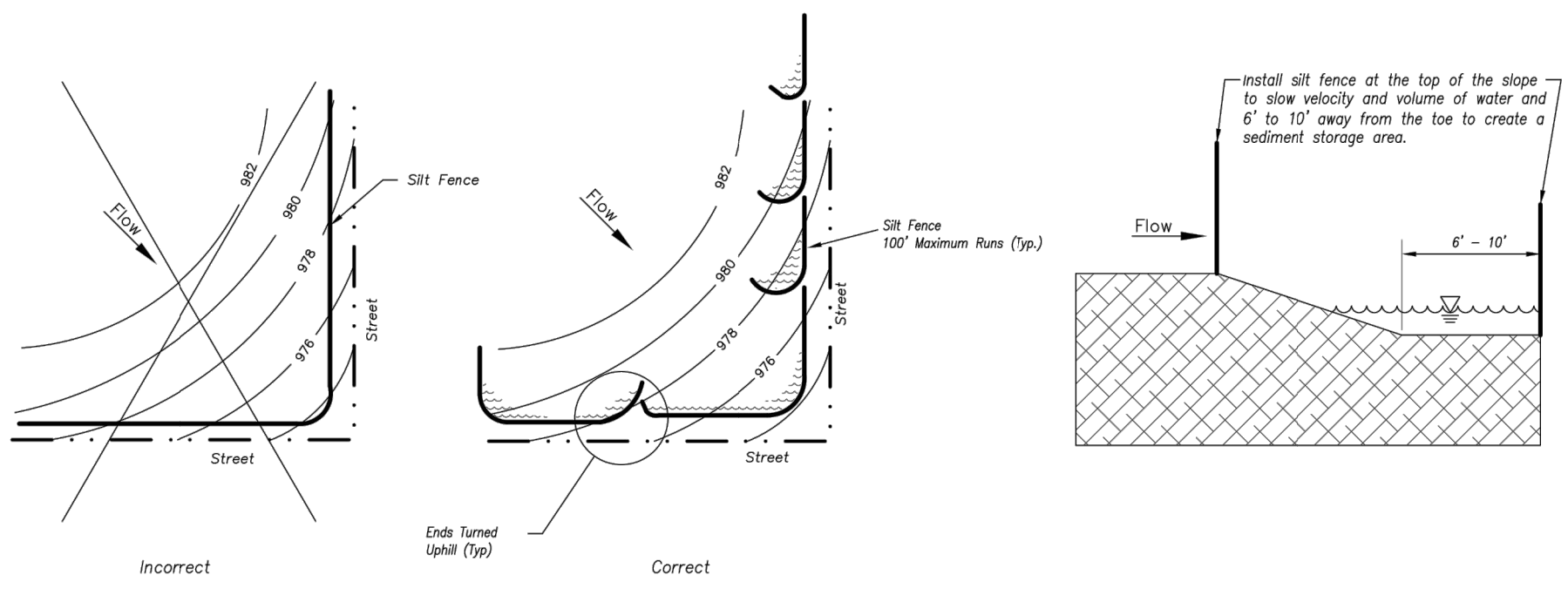
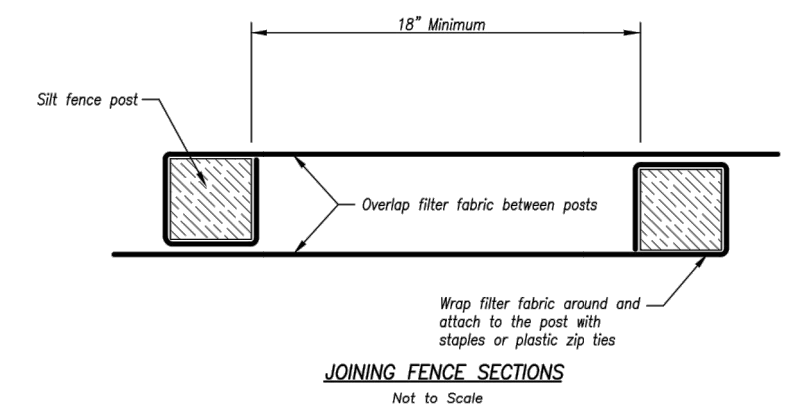


Figure A

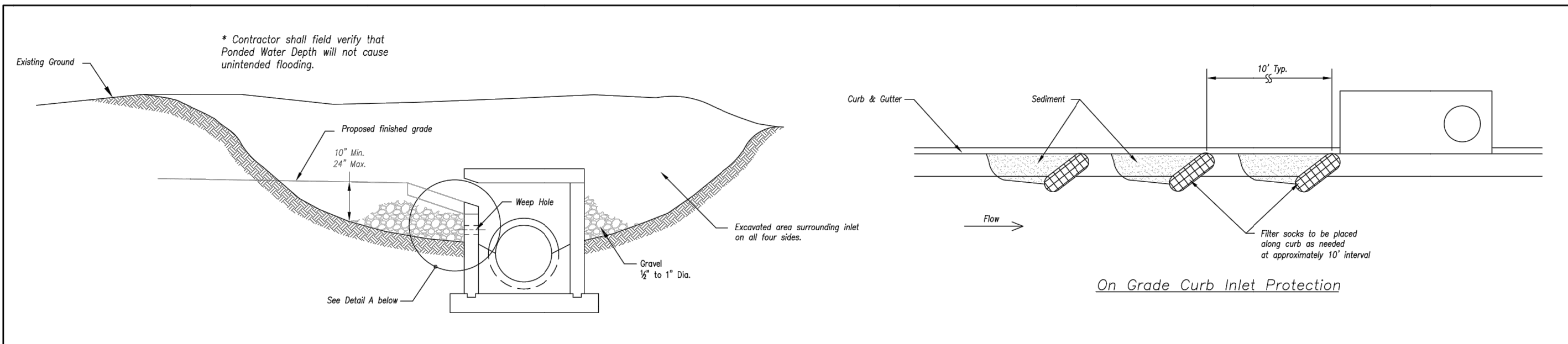
SILT FENCE LAYOUT
Not to Scale



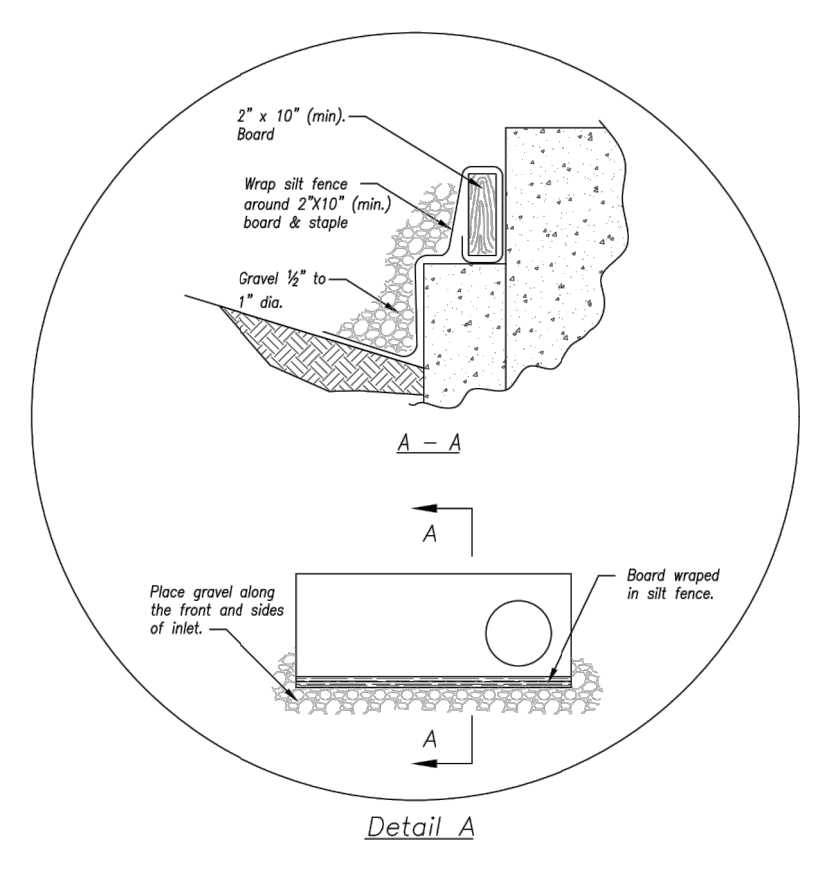
JOINING FENCE SECTIONS
Not to Scale

AMERICAN PUBLIC WORKS ASSOCIATION
KANSAS CITY METRO CHAPTER
STANDARD DRAWING NUMBER ESC-03
ADOPTED: 10/24/2016

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



On Grade Curb Inlet Protection

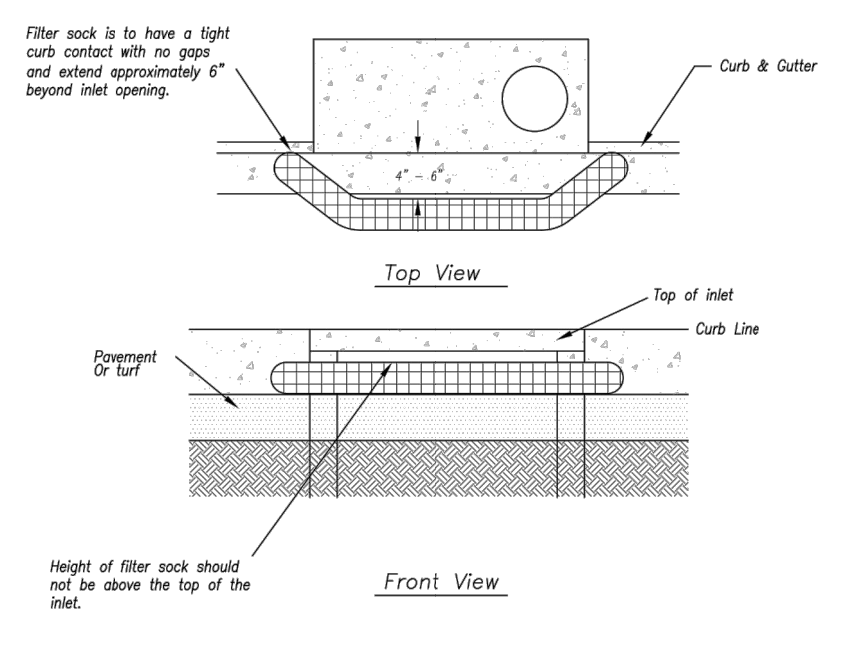


EARLY STAGE CURB INLET
(Open Box and Prior to Pouring Curb and Inlet Throat)

- Notes:
- Immediately following inlet construction and prior to construction of curb and inlet throat, protect inlet opening by installing 2' x 10' (min.) board wrapped in silt fence. Structures shall have excavated storage area on all four sides to allow settling of sediment (Early Stage Curb Inlet).
 - When inlet is completed and curb poured, filter socks or approved equal should be used (Late Stage Curb Inlet). These within are not approved for curb inlet use.
 - Contractor to field verify ponding water shall not create a traffic hazard.

Maintenance:

- Remove deposited sediment from excavated storage areas when available storage has been reduced by 20%.
- Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
- Repair or replace as necessary to maintain function and integrity of installation.

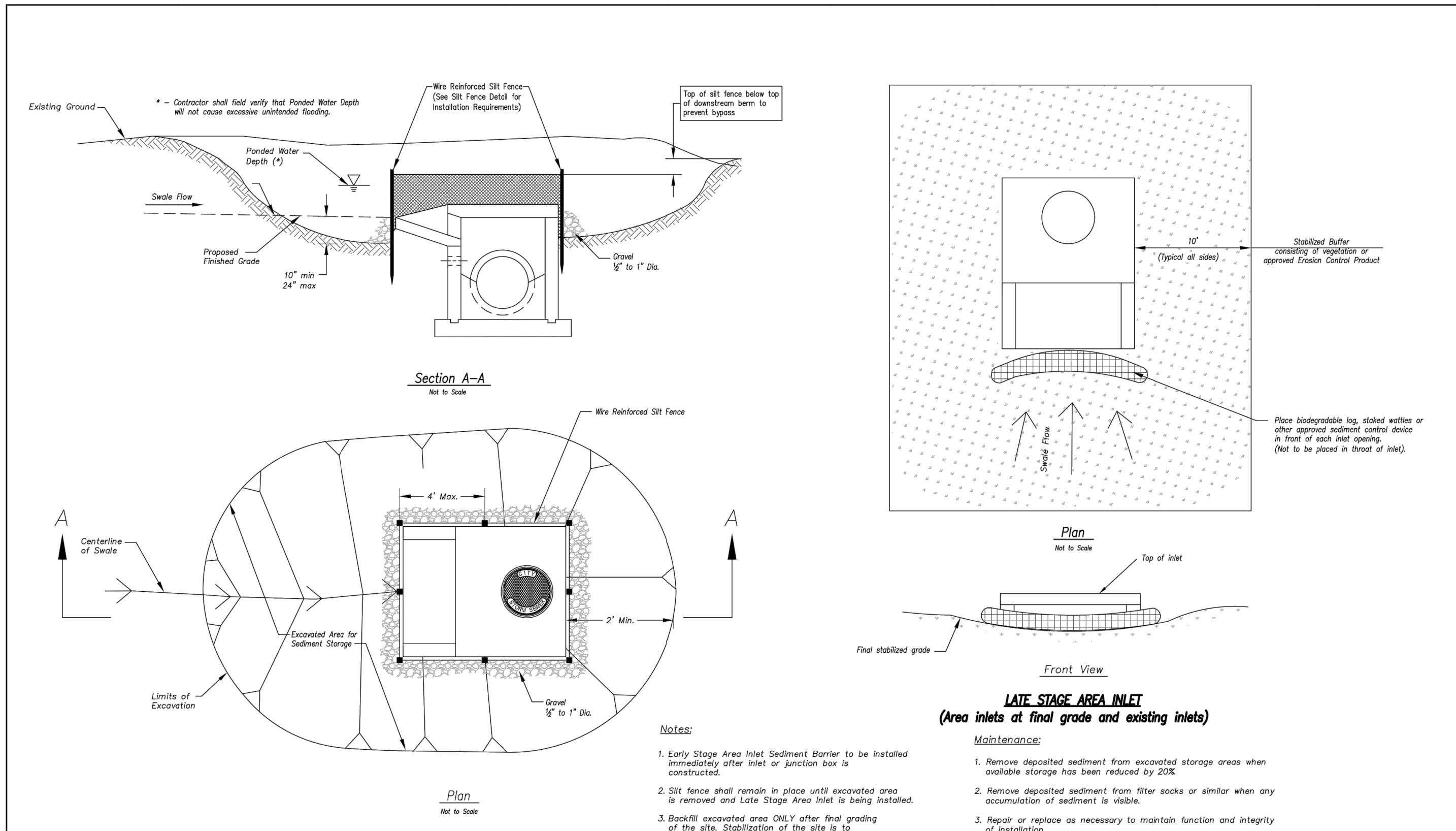


Sump Inlet Sediment Filter

LATE STAGE CURB INLET
(After Pouring Curb and Inlet Throat)

AMERICAN PUBLIC WORKS ASSOCIATION
KANSAS CITY METRO CHAPTER
STANDARD DRAWING NUMBER ESC-06
ADOPTED: 10/24/2016

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



EARLY STAGE AREA INLET
(All open boxes and inlets not at final grade)

LATE STAGE AREA INLET
(Area inlets at final grade and existing inlets)

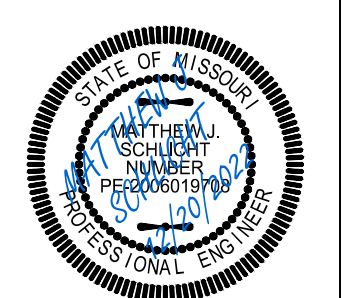
- Notes:
- Early Stage Area Inlet Sediment Barrier to be installed immediately after inlet or junction box is constructed.
 - Silt fence shall remain in place until excavated area is removed and Late Stage Area Inlet is being installed.
 - Backfill excavated area ONLY after final grading of the site. Stabilization of the site is to immediately follow.
 - Wire reinforced silt fence may be used in place of silt fence attached to wood frame.

Maintenance:

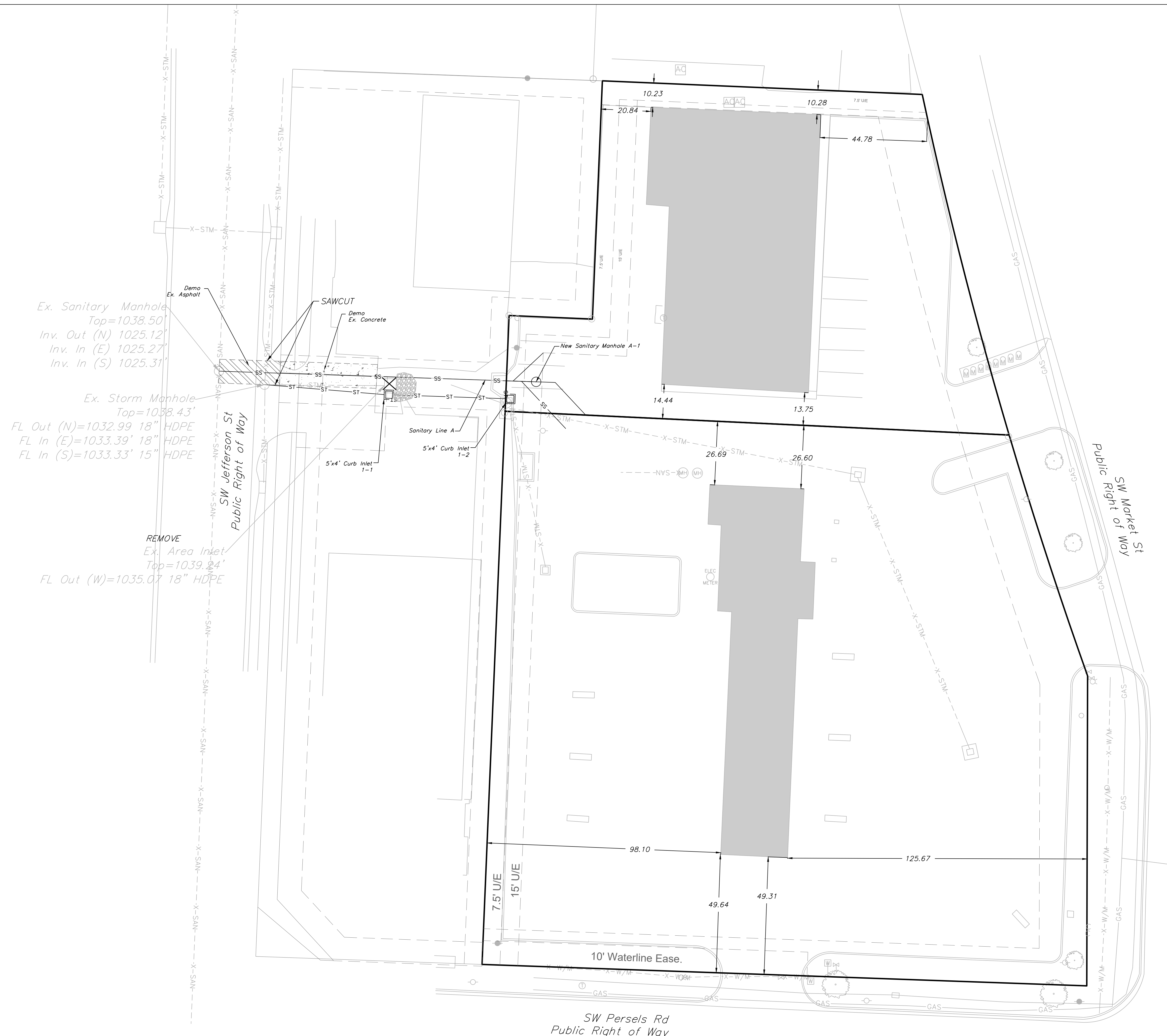
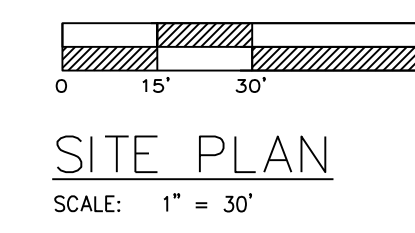
- Remove deposited sediment from excavated storage areas when available storage has been reduced by 20%.
- Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
- Repair or replace as necessary to maintain function and integrity of installation.

AMERICAN PUBLIC WORKS ASSOCIATION
KANSAS CITY METRO CHAPTER
STANDARD DRAWING NUMBER ESC-07
ADOPTED: 10/24/2016

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



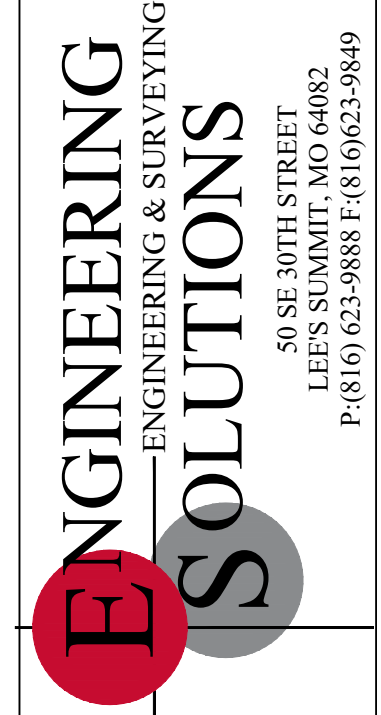
REVISIONS



Ex. Sanitary Manhole
Top=1038.50'
Inv. Out (N) 1025.12'
Inv. In (E) 1025.27'
Inv. In (S) 1025.31'

Ex. Storm Manhole
Top=1038.43'
FL Out (N)=1032.99' 18" HDPE
FL In (E)=1033.39' 18" HDPE
FL In (S)=1033.33' 15" HDPE

REMOVE
Ex. Area Inlet
Top=1039.04'
FL Out (W)=1035.07' 18" HDPE

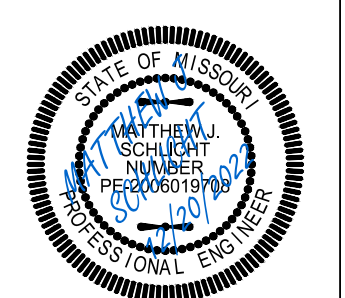


Professional Registration
Missouri
Engineering 200502188-D
Surveying 200500319-D
Kansas
Engineering E-1895
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Project:
1306 & 1310 Market St
MARKET LISMO
Issue Date:
December 20, 2022

Project:
1306 & 1310
MARKET LISMO
Issue Date:
December 20, 2022

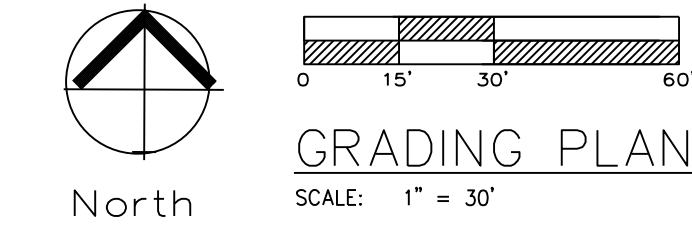
SITE PLAN
Construction Plans for:
1306 & 1310 Market St
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

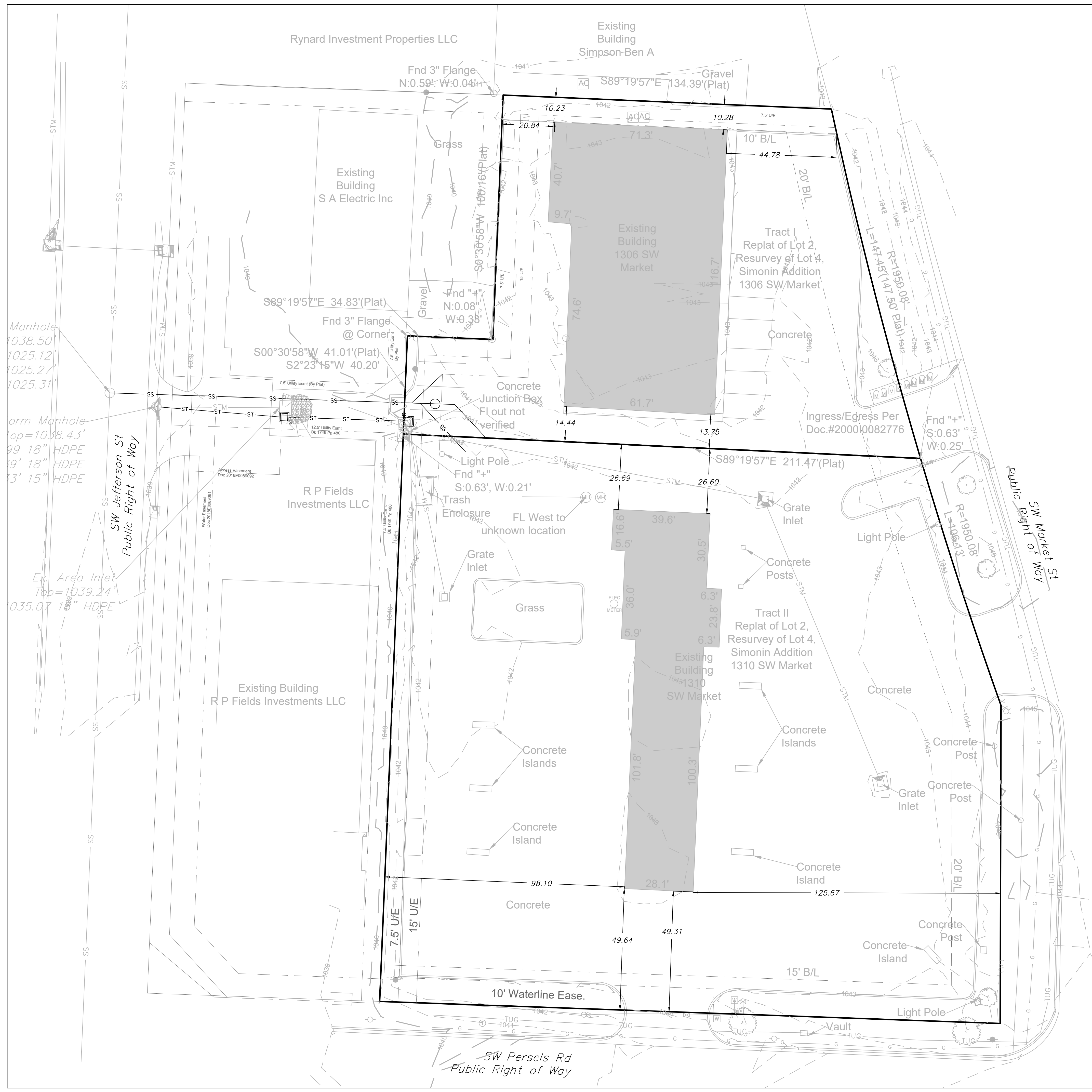
REVISIONS

NO.	DESCRIPTION



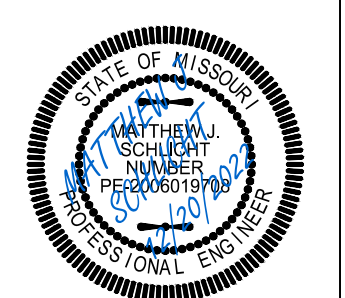
Professional Registration
 Missouri
 Engineering 200502188-D
 Surveying 200503189-D
 Kansas
 Engineering E-1695
 Surveying LS-218
 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

- Notes**
1. Contractor is responsible for verifying all existing utility locations prior to excavation
 2. There are no known natural or artificial water storage detention areas, or wetlands in the area designated for construction
 3. No part of the project lies within the 100 year flood plain
 4. All erosion and sediment control measures need to be implemented prior to construction
 5. Additional erosion control may be required by the City Engineer, Design Engineer or Owner at any time problematic areas are noted in the field or existing measures are found to be ineffective
 6. Soil Stabilization of disturbed areas shall be completed within 14 days of construction inactivity
 7. Contractor responsible for all density testing of roadway subgrade and granular base.



Project:
 1306 & 1310
 MARKET ISMO
 Issue Date:
 December 20, 2022

Grading Plan
 Construction Plans for:
 1306 & 1310 Market St
 Lee's Summit, Jackson County, Missouri

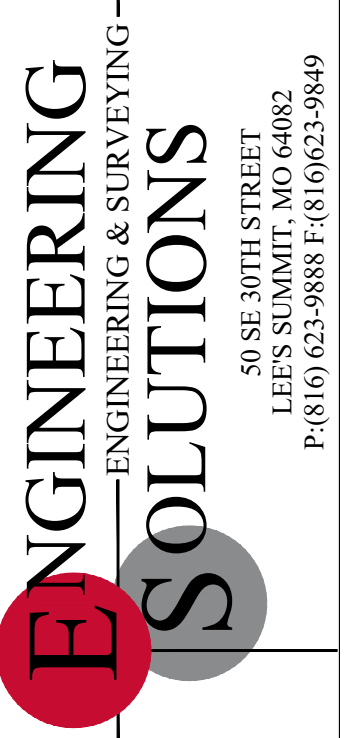
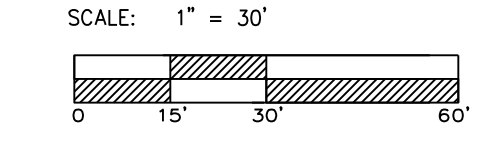


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 KS PE 19071
 OK PE 25226

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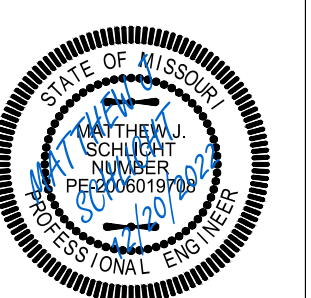
STORM SEWER GENERAL LAYOUT



Professional Registration
Missouri
Engineering 2005022188-D
Surveying 200500319-D
Kansas
Engineering E-1895
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Project:
1306 & 1310
MARKET L&MO
Issue Date:
December 20, 2022

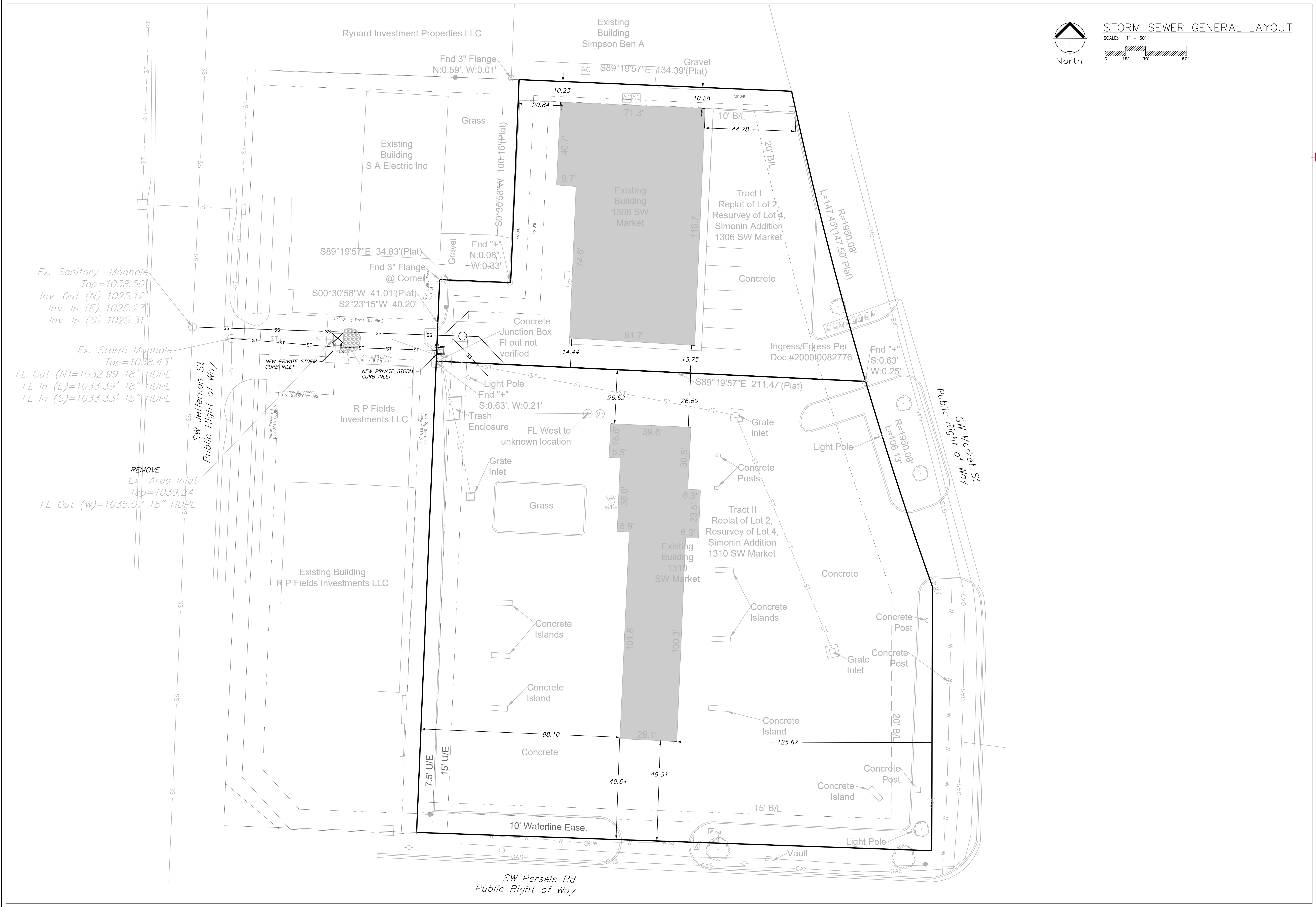
Storm Sewer General Layout
Construction Plans for:
1306 & 1310 Market St
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS

NO.	DESCRIPTION	DATE



Ex. Sanitary Manhole
Top=1038.50'
Inv. Out (N) 1025.12'
Inv. In (E) 1025.27'
Inv. In (S) 1025.31'

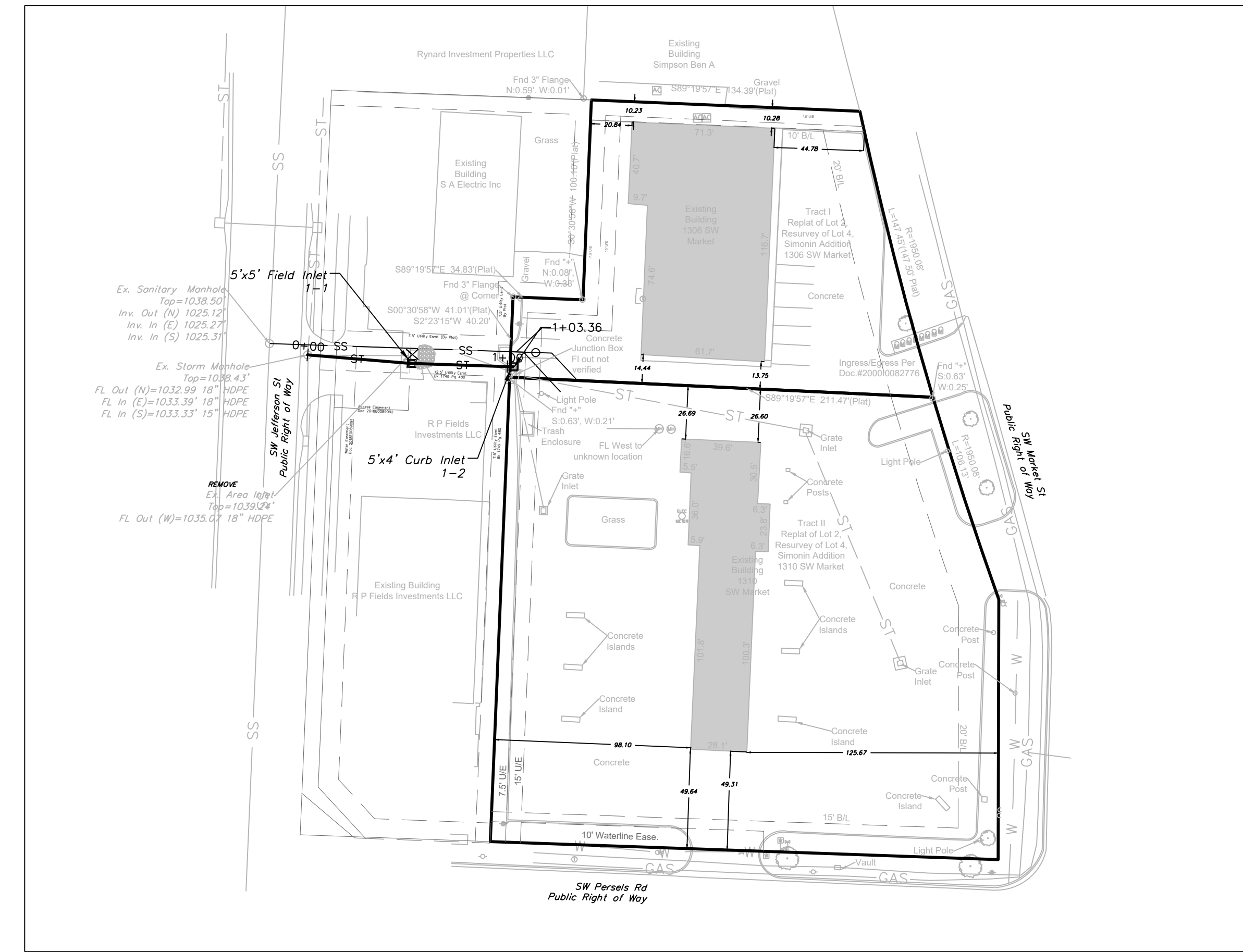
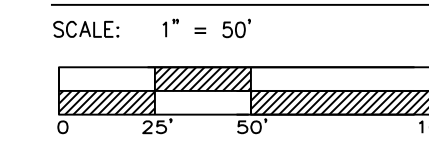
Ex. Storm Manhole
Top=1038.43'
FL Out (N)=1032.99' 18" HDPE
FL In (E)=1033.39' 18" HDPE
FL In (S)=1033.33' 15" HDPE

REMOVE
Ex. Area Inlet
Top=1039.24'
FL Out (W)=1035.07' 18" HDPE

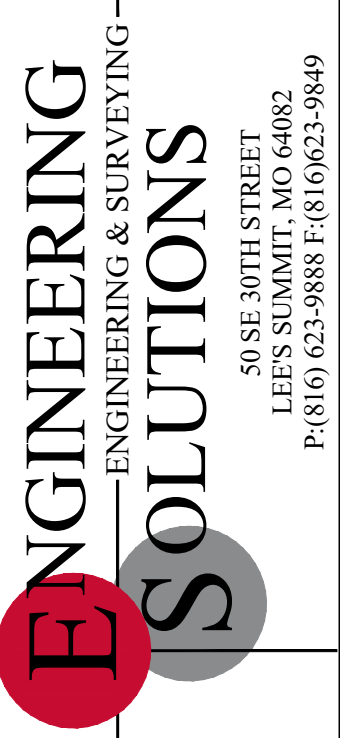
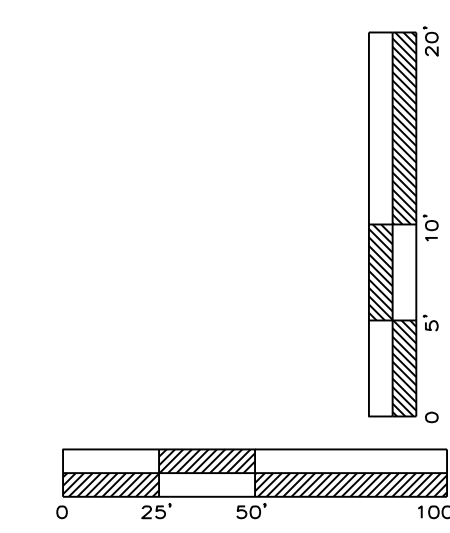
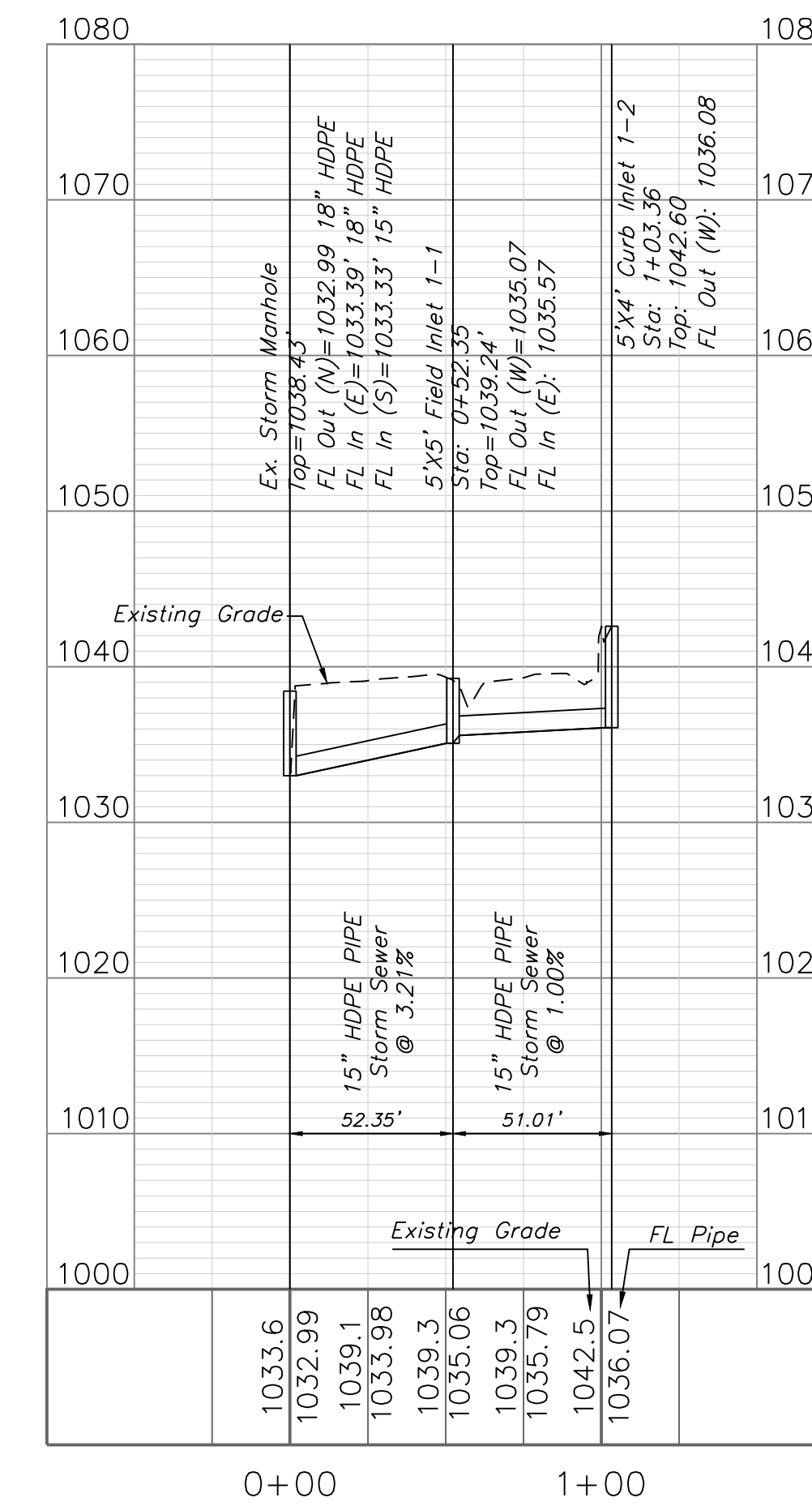
SW Persels Rd
Public Right of Way



STORM SEWER PLAN AND PROFILE



STORM SEWER LINE 1

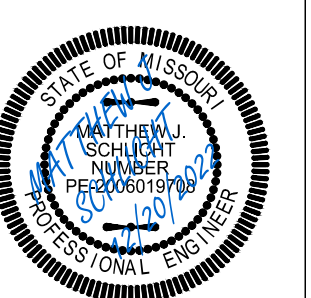


Professional Registration
 Missouri
 Engineering 2005020188-D
 Surveying 2005030189-D
 Kansas
 Engineering E-1695
 Surveying LS-218
 Oklahoma
 Engineering 62-24
 Nebraska
 Engineering CA2821

1306 & 1310 Market St
 Lee's Summit, Jackson County, Missouri

Project:
 1306 & 1310 MARKET L.S.MO
 Issue Date:
 December 20, 2022

Storm Sewer Plan and Profile
 Construction Plans for:
 1306 & 1310 Market St
 Lee's Summit, Jackson County, Missouri



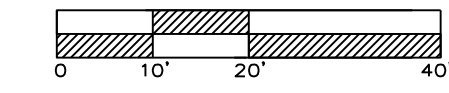
Matthew J. Schlicht
 MO PE 2006019708
 KS PE 19071
 OK PE 25226

REVISIONS



SANITARY PLAN

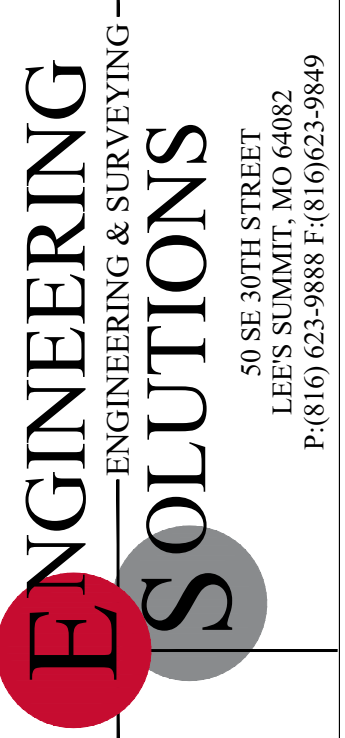
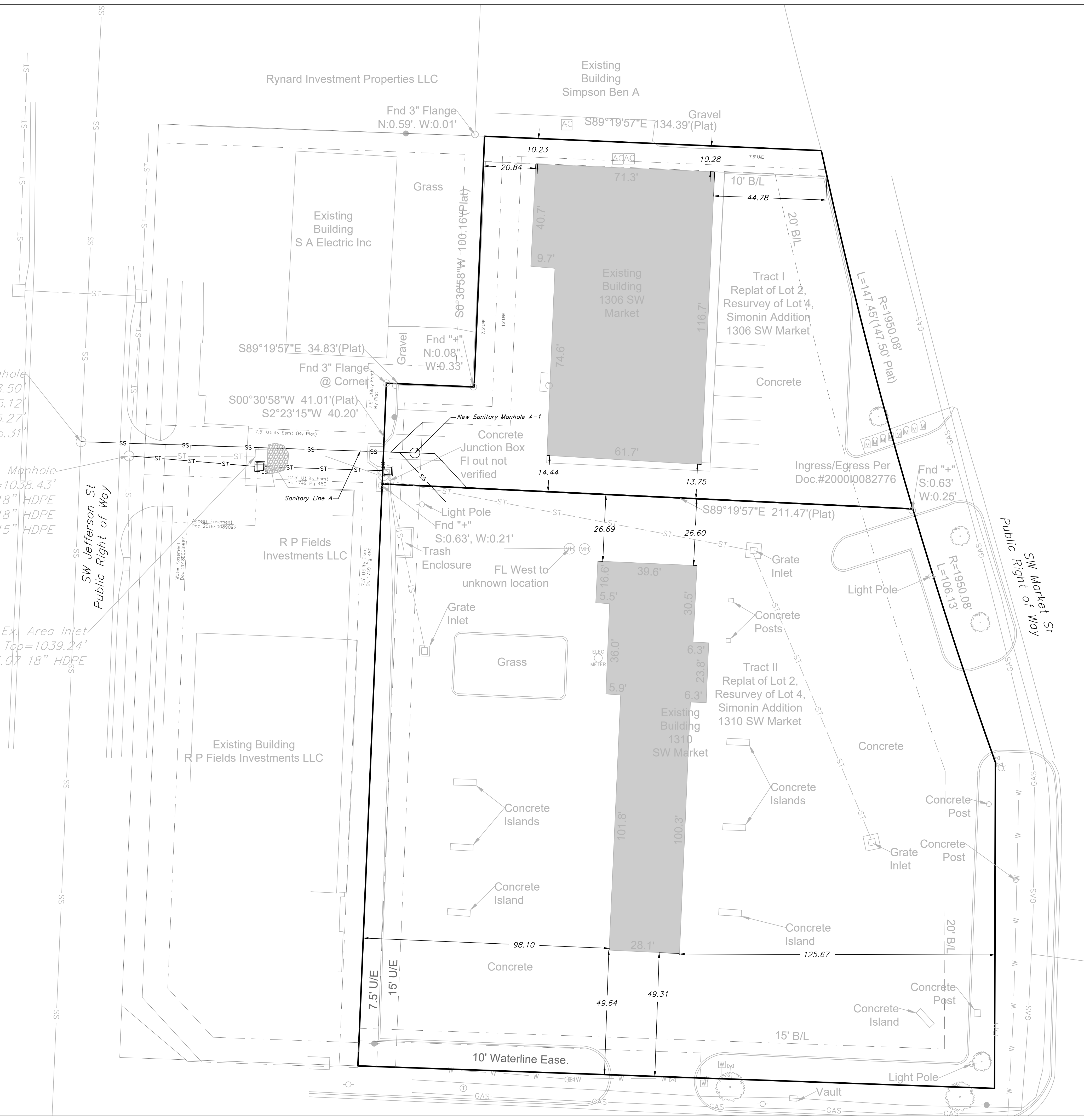
SCALE: 1" = 40'



Ex. Sanitary Manhole
Top=1038.50'
Inv. Out (N) 1025.12'
Inv. In (E) 1025.27'
Inv. In (S) 1025.31'

Ex. Storm Manhole
Top=1038.43'
FL Out (N)=1032.99' 18" HDPE
FL In (E)=1033.39' 18" HDPE
FL In (S)=1033.33' 15" HDPE

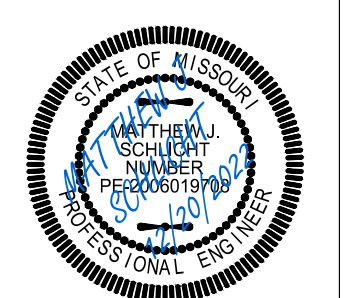
Ex. Area Inlet
Top=1039.24'
FL Out (W)=1035.07' 18" HDPE



Professional Registration
Missouri
Engineering 200502188-D
Surveying 200500319-D
Kansas
Engineering E-1895
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Project:
1306 & 1310
MARKET L/S/MO
Issue Date:
December 20, 2022

Sanitary Service Plan
Construction Plans for:
1306 & 1310 Market St
Lee's Summit, Jackson County, Missouri



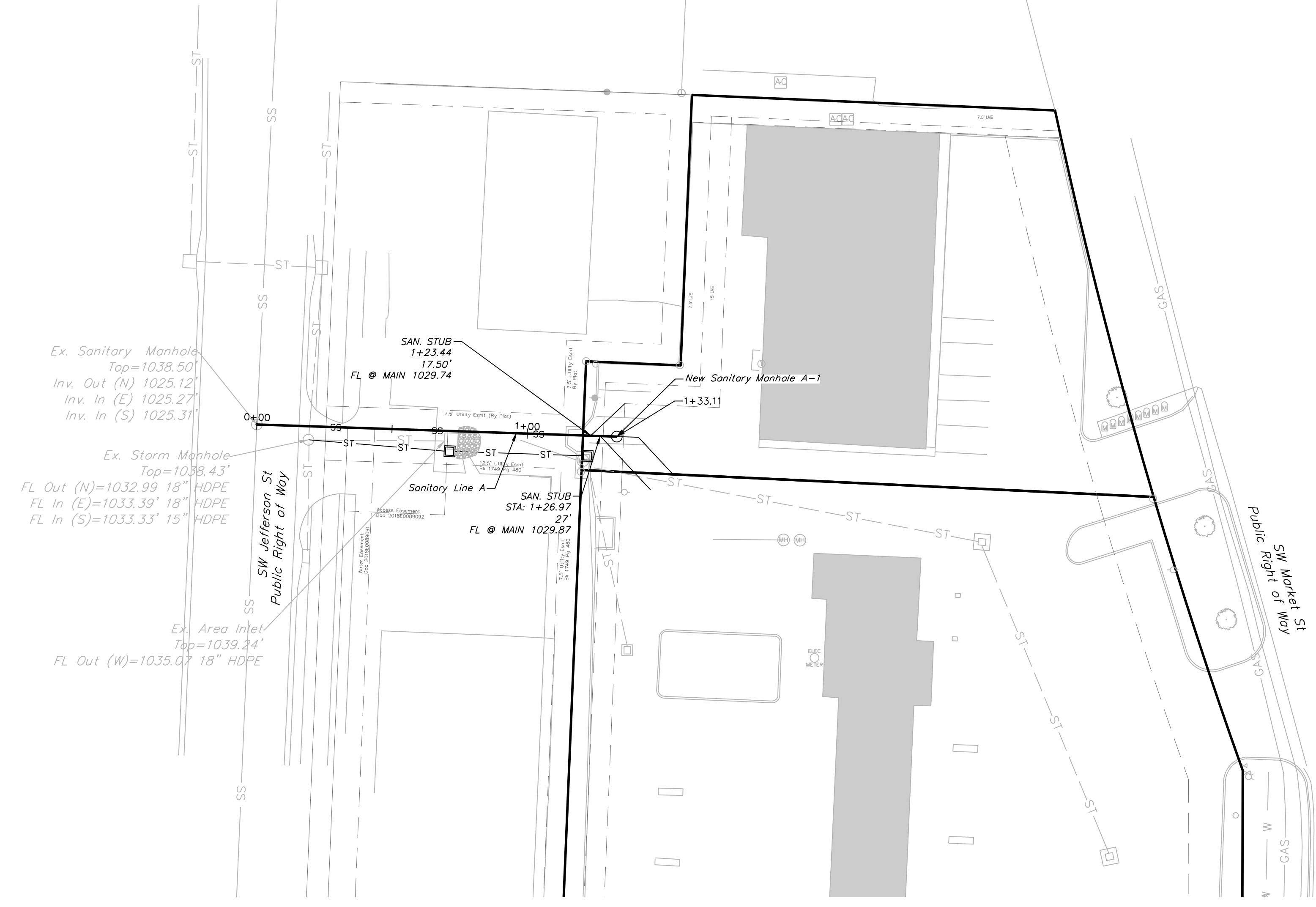
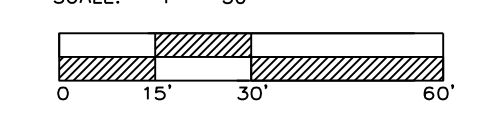
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS

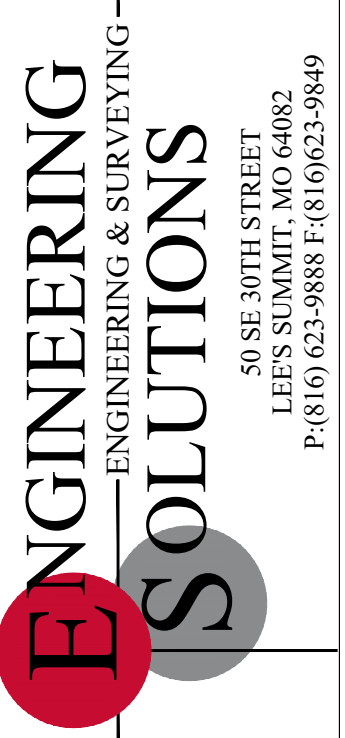
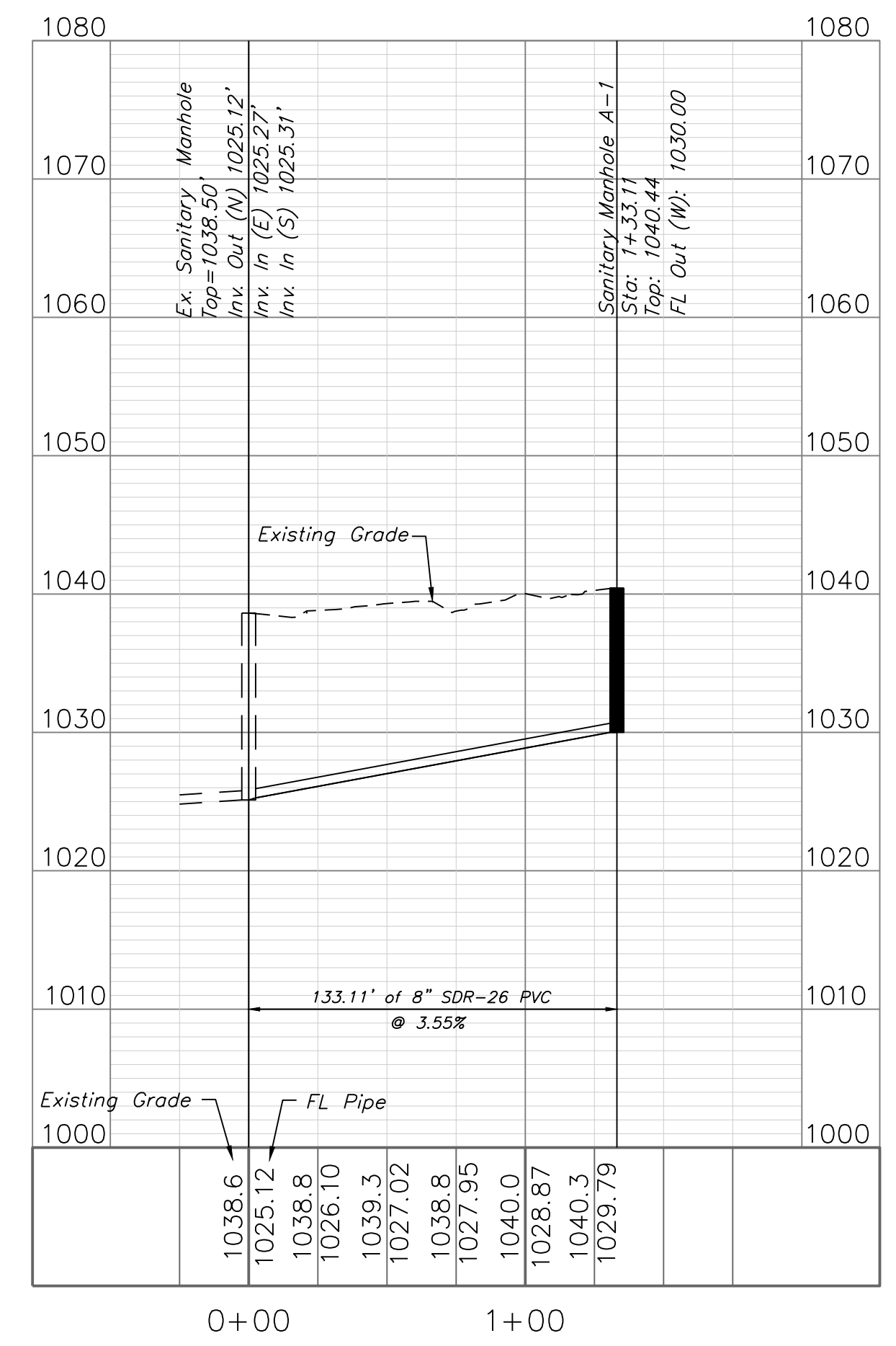
No.	Description	Date



SANITARY PLAN AND PROFILE



SANITARY LINE A

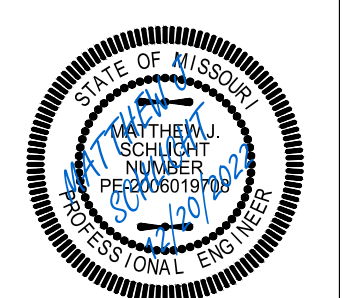


Professional Registration
 Missouri
 Engineering 200502168-D
 Surveying 200500319-D
 Kansas
 Engineering E-1695
 Surveying LS-218
 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

1306 & 1310 Market St
 Lee's Summit, Jackson County, Missouri

Project:
 1306 & 1310
 MARKET L/S/MO
 Issue Date:
 December 20, 2022

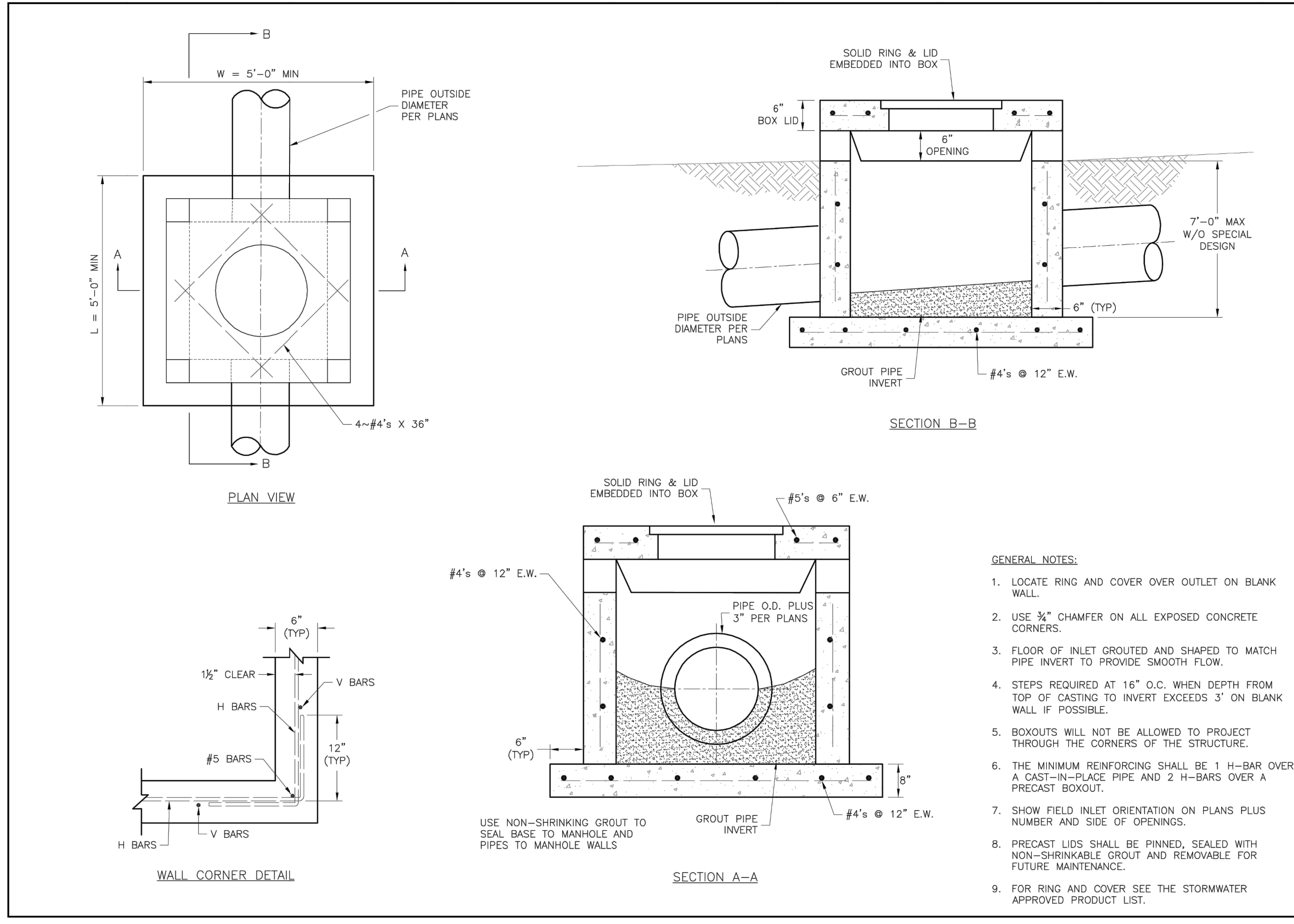
Sanitary Service Plan
 Construction Plans for:
 1306 & 1310 Market St
 Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
 MO PE 2006019708
 KS PE 19071
 OK PE 25226

REVISIONS

No.	Description



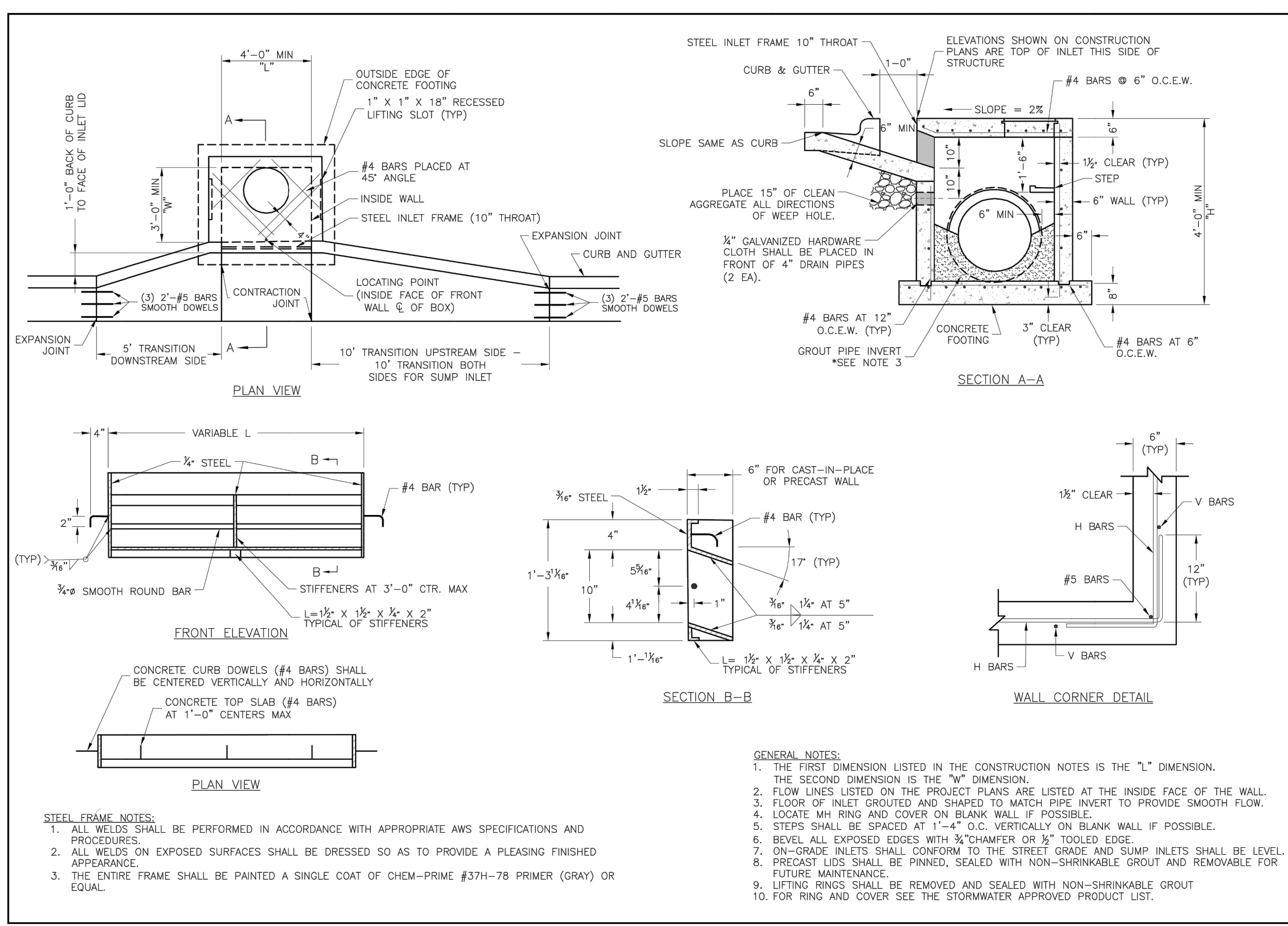
LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64663

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

FIELD INLET DETAIL

Drawn By: MIF
 Checked By: DL
 Date: 04/17
 Scale: N/A
 Plot #: STM-2

STM-2



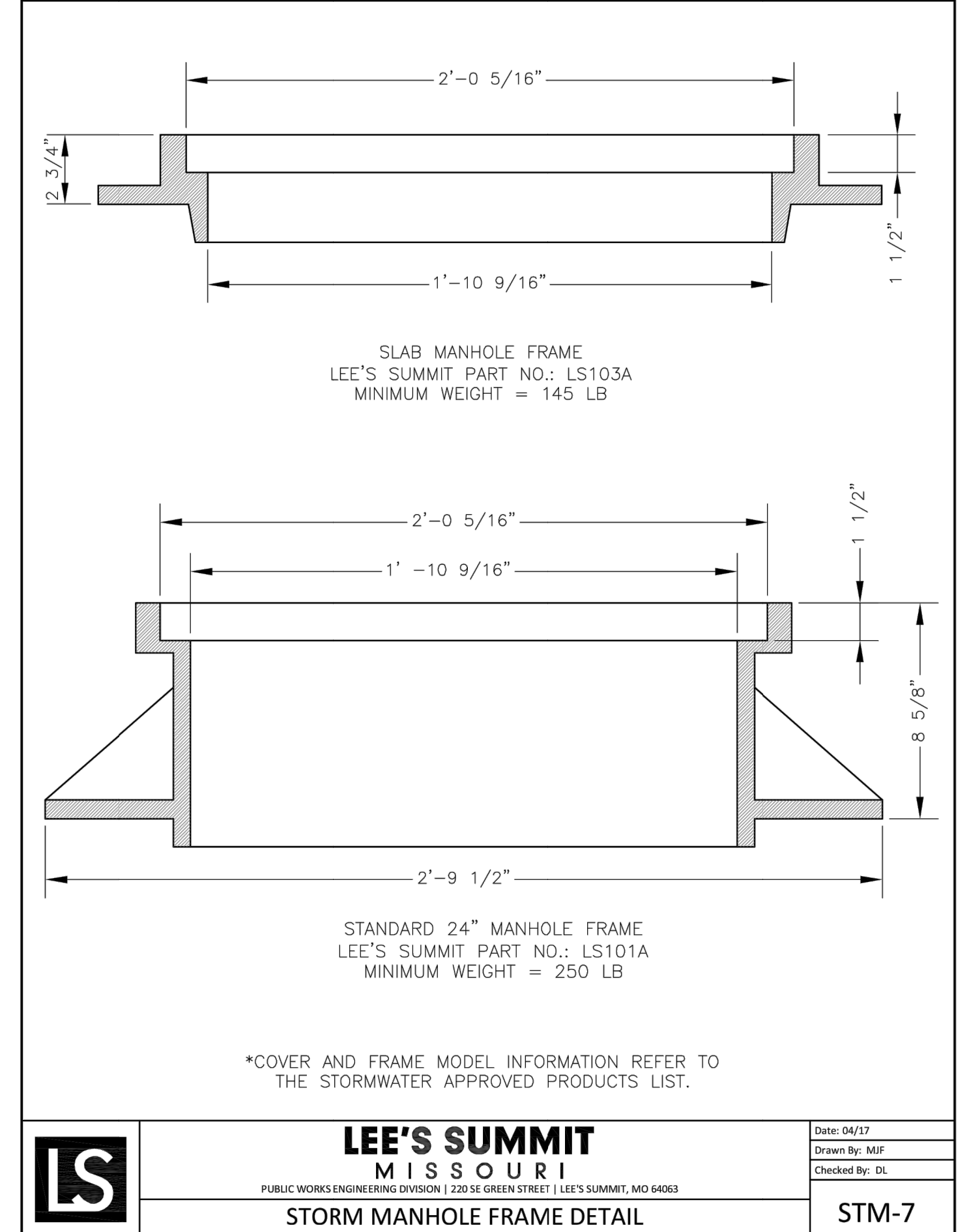
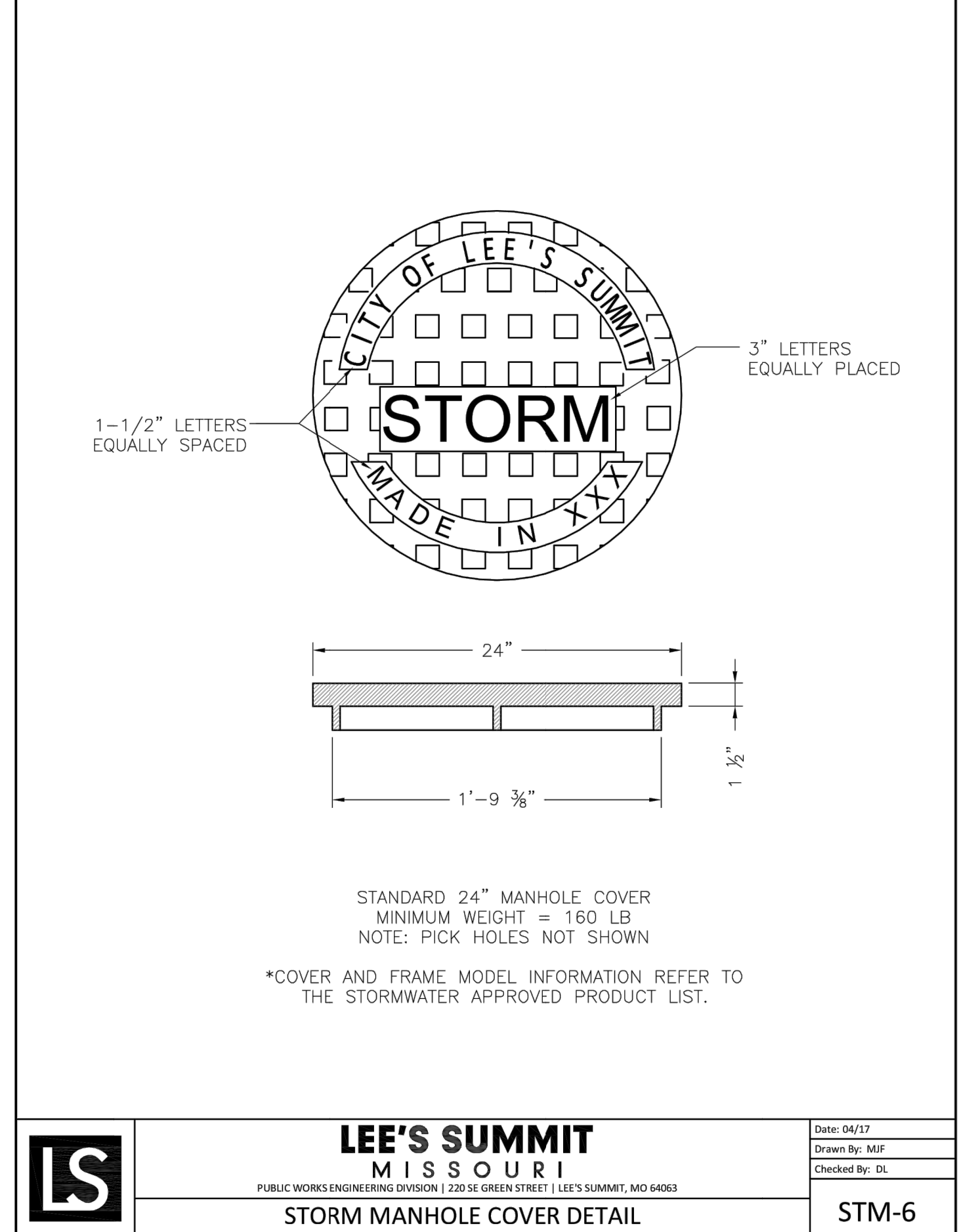
LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64663

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

CURB INLET DETAIL

Drawn By: MIF
 Checked By: DL
 Date: 04/17
 Scale: N/A
 Plot #: STM-1

STM-1



LEE'S SUMMIT MISSOURI
 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64663

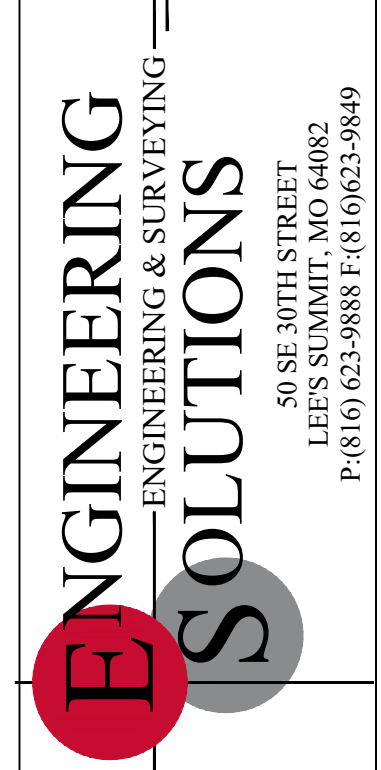
STANDARD DETAILS
 CITY OF LEE'S SUMMIT, MO
 LEE'S SUMMIT, JACKSON COUNTY, MO

STORM MANHOLE FRAME DETAIL

Drawn By: MIF
 Checked By: DL
 Date: 04/17
 Scale: N/A
 Plot #: STM-7

STM-7

GENERAL NOTE:
 1 - ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.



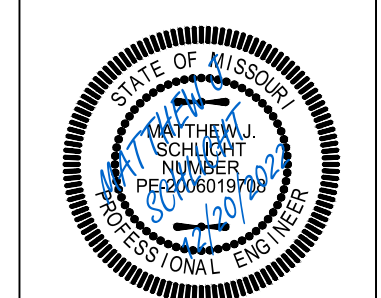
Professional Registration
 Missouri
 Engineering 200602188-D
 Surveying 200500319-D
 Kansas
 Engineering E-1695
 Surveying LS-218
 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

Project:
 1306 & 1310
 MARKET ISMO
 Issue Date:
 December 20, 2022

Standard Details
 Construction Plans for:
 1306 & 1310 Market St
 Lee's Summit, Jackson County, Missouri

Project:
 1306 & 1310
 MARKET ISMO
 Issue Date:
 December 20, 2022

Standard Details
 Construction Plans for:
 1306 & 1310 Market St
 Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
 MO PE 200601970B
 KS PE 19071
 OK PE 25226

REVISIONS

NO.	DATE	DESCRIPTION

