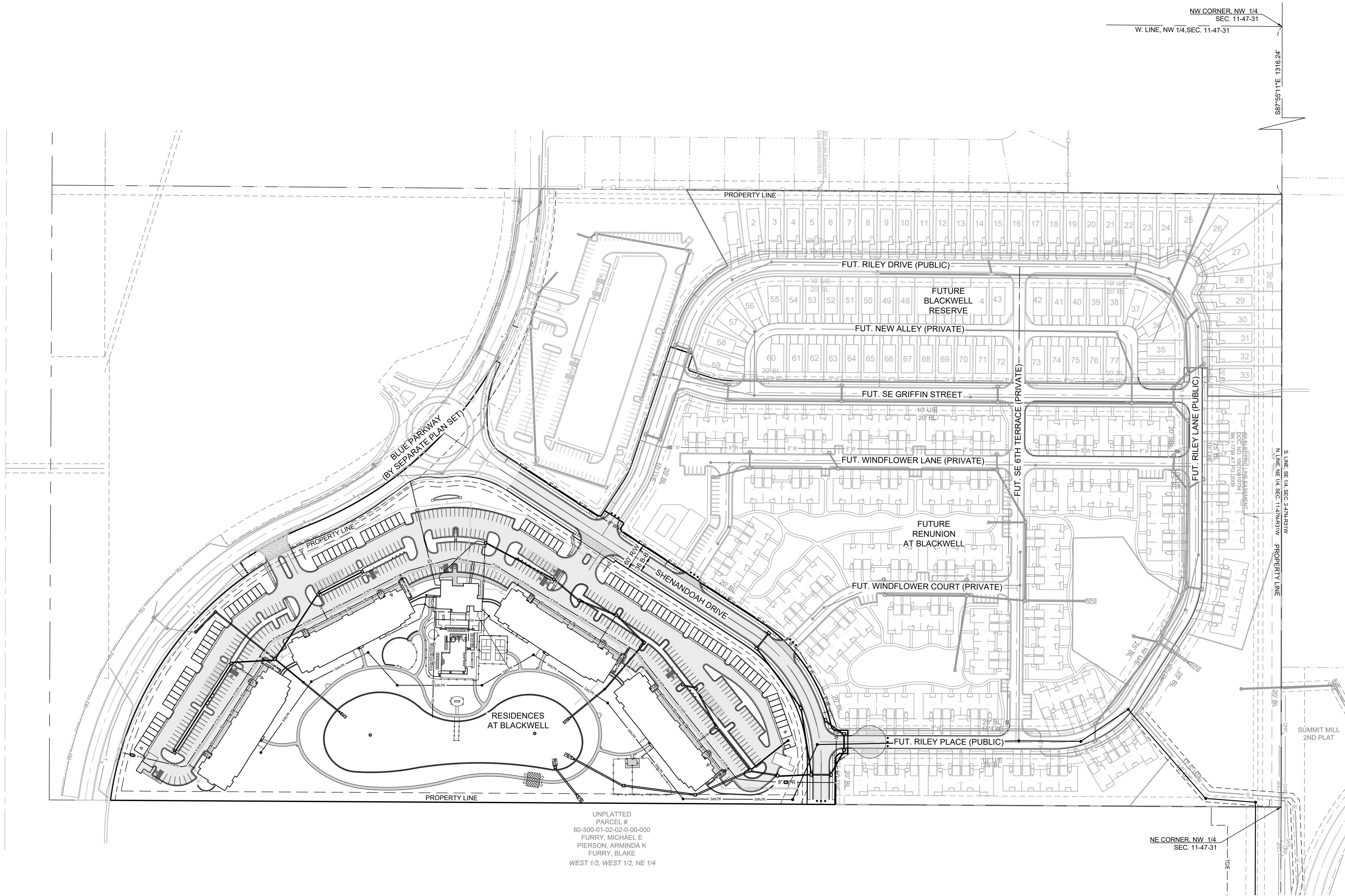






I:\PROJECTS\2022\22-102\3.0 Design\3.0 DWG Plans\3.0 SS92-102- SS- GEN- OVERALL.dwg, 2 GENERAL LAYOUT - OVERALL, 1:1



**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.
3. ALL INSPECTION OF STREET CONSTRUCTION TO BE PERFORMED BY THE CITY OF LEE'S SUMMIT DEVELOPMENT ENGINEERING.
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).
7. MINIMUM STOPPING SIGHT DISTANCE = 200 FEET.
8. MINIMUM K, SAG CURVE = 37 (20 WITH LIGHTING), CREST CURVE = 19.
9. GRADE INTERSECTIONS TO DRAIN AS SHOWN.
10. SSD = STOPPING SIGHT DISTANCE.
11. ALL ADA SIDEWALK RAMPS SHALL BE CONSTRUCTED BY THE DEVELOPER WITH THE PUBLIC INFRASTRUCTURE.

**MO GRS BENCHMARK:**

STATION NAME - JA-90

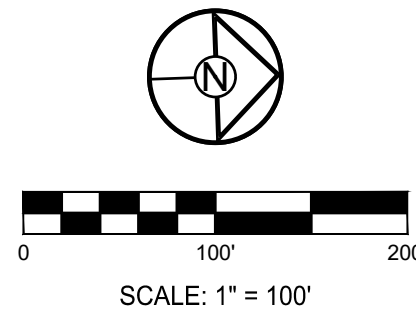
KC METRO ALUMINUM GRS DISK SET IN CONCRETE STAMPED "JA-90, 1988" LOCATED NEAR THE INTERSECTION OF LANGSFORD ROAD AND OLD LANGSFORD ROAD, 43 FEET SOUTHEAST OF THE CENTER OF LANGSFORD ROAD AND 32 FEET NORTH OF THE CENTER OF OLD LANGSFORD ROAD.  
N:1001052.8503, E:2845604.8272

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



PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

**RESIDENCES AT BLACKWELL  
STREET, STORMWATER AND EROSION &  
SEDIMENT CONTROL  
SE SHENANDOAH DRIVE LEE'S SUMMIT, MO**

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

GENERAL  
LAYOUT -  
OVERALL

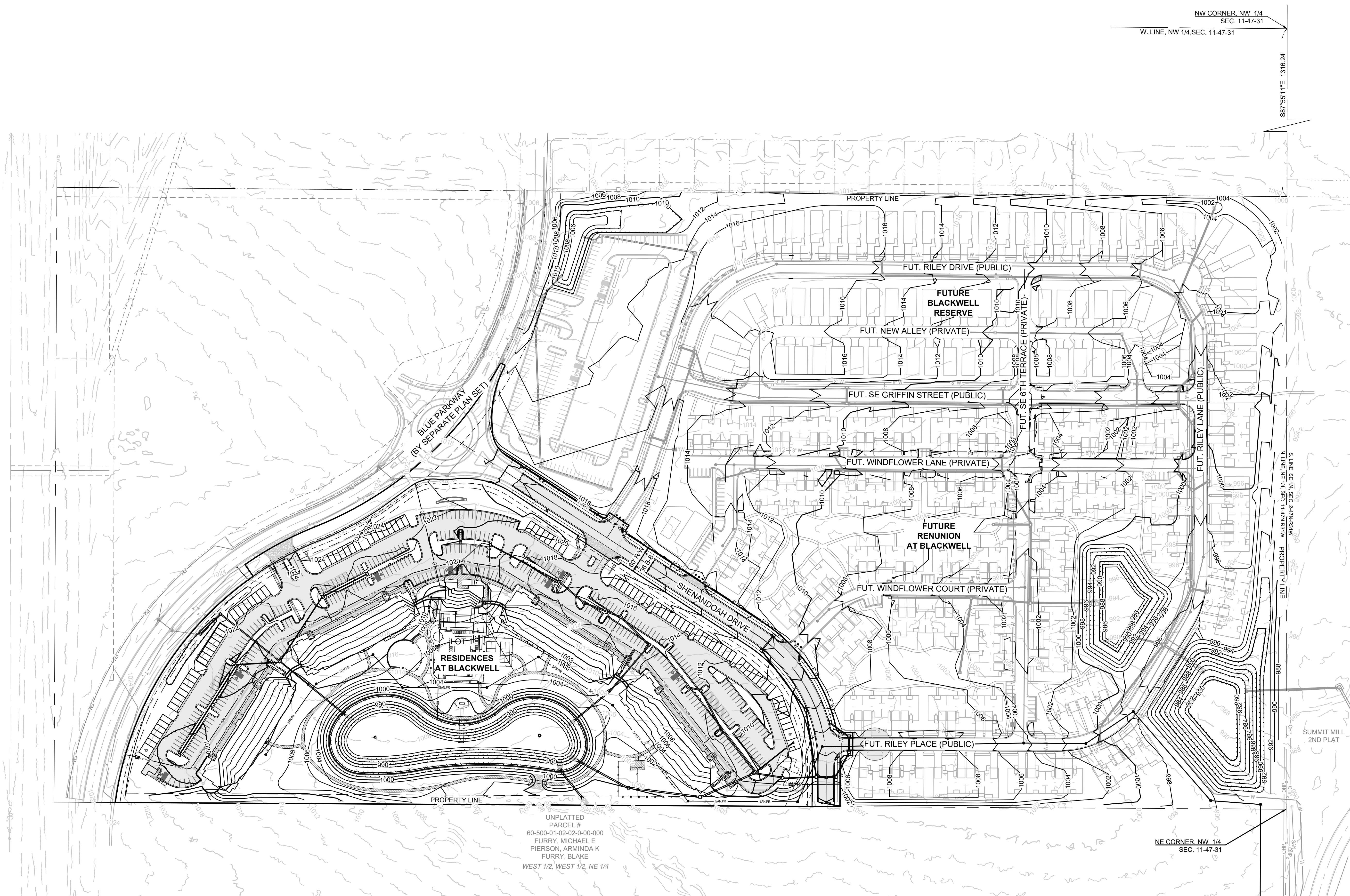
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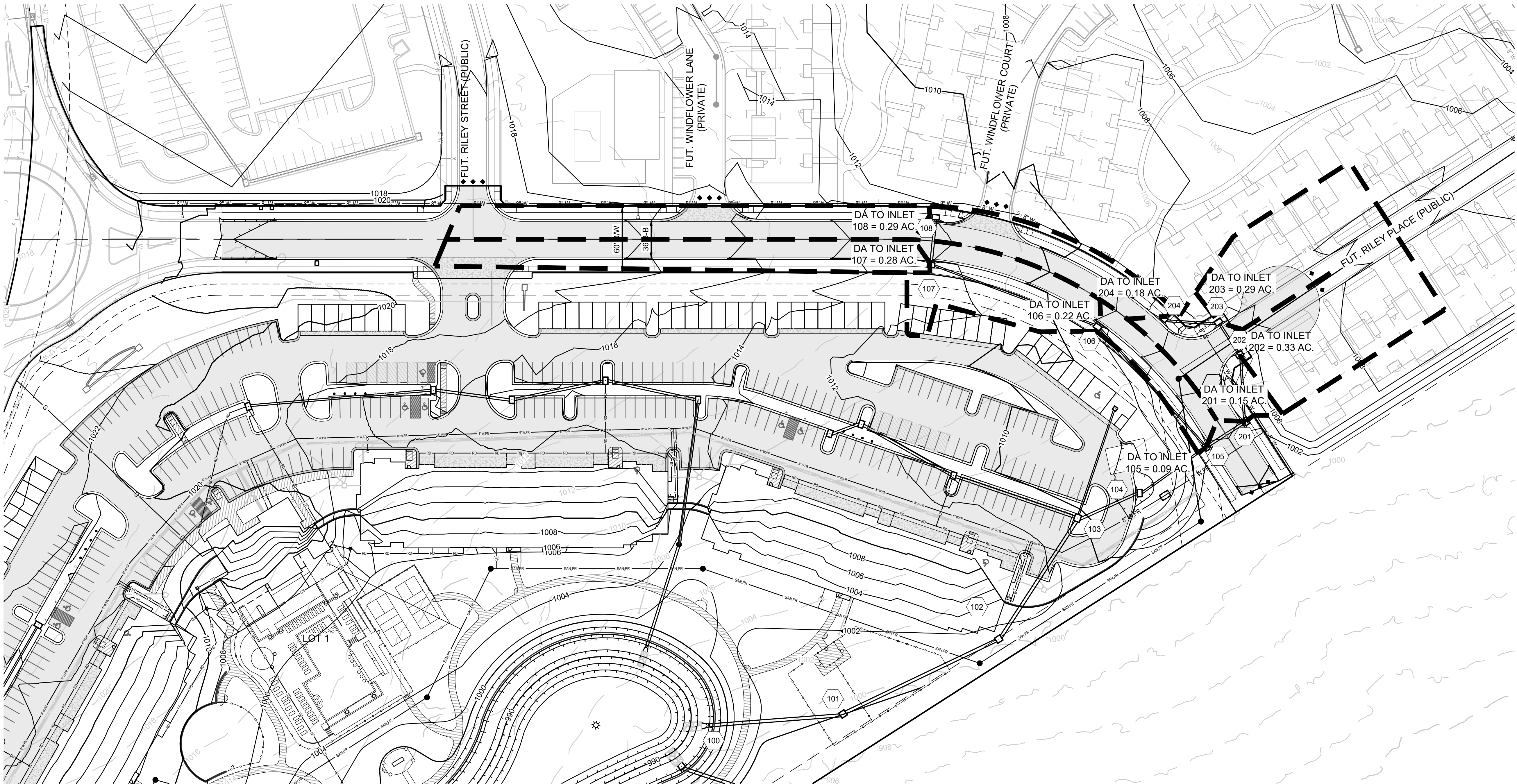


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**GRADING LEGEND:**

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

**NOTES:**

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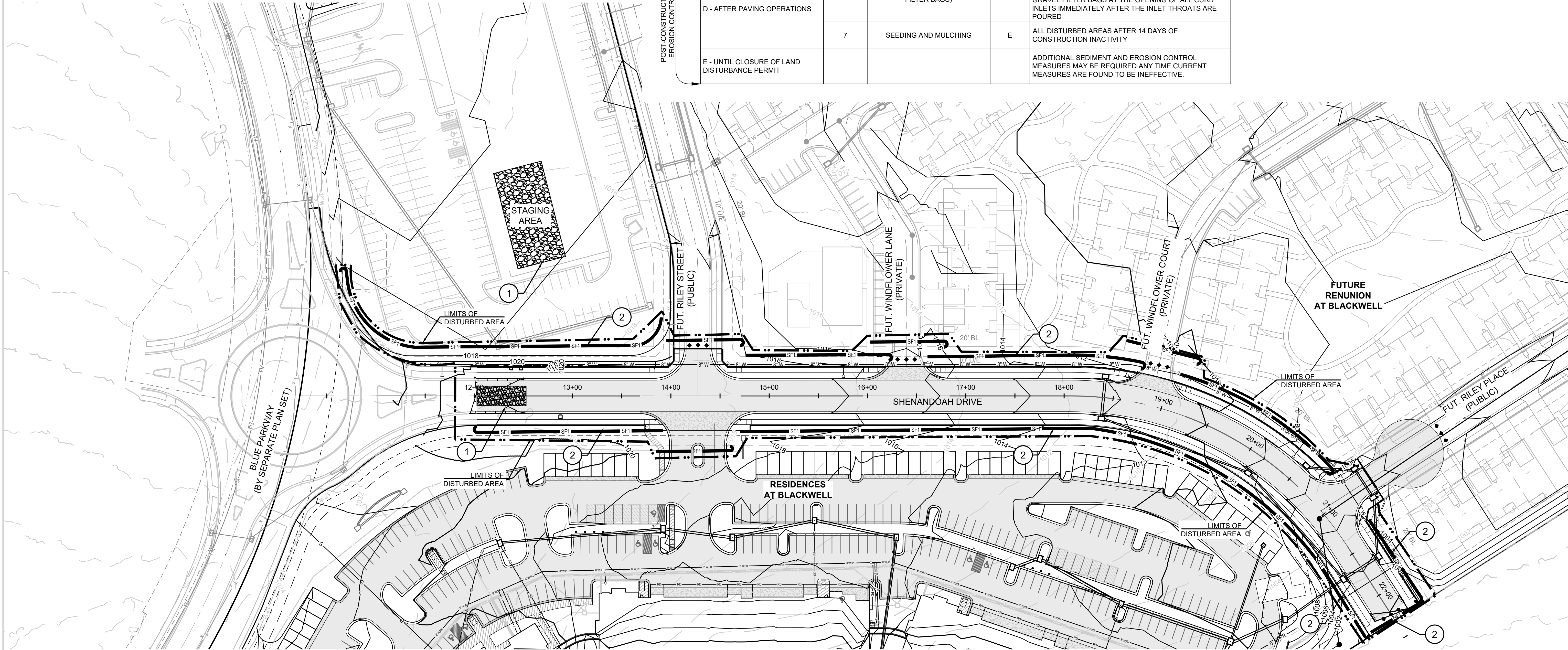
DRAWN BY: ###	CHECKED BY: ###	DATE PREPARED: 11/30/2022	PROJ. NUMBER: 22-102
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SHENANDOAH  
DRIVE -  
DRAINAGE MAP



EROSION AND SEDIMENT CONTROL STAGING CHART					
PROJECT STAGE		BMP PLAN REF. NO	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
PRE-CONSTRUCTION EROSION CONTROL	A - PRIOR TO LAND DISTURBANCE	1	CONSTRUCTION ENTRANCE & STAGING AREA	D	MAINTAIN, REPAIR, OR REPLACE AS NECESSARY
		2	SILT FENCE (PRIOR TO CONSTRUCTION)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
EROSION CONTROL	B - MASS GRADING	3	SILT FENCE (DURING CONSTRUCTION)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
	C - UTILITY CONSTRUCTION	4	CONCRETE WASHOUT AREA	E	MAINTAIN, REPAIR, OR REPLACE AS NECESSARY
		5	INLET PROTECTION (SILT FENCE)	D/E	PLACE SILT FENCE AROUND ALL STORM SEWER STRUCTURES / YARD AREA STORM STRUCTURES TO HAVE SILT FENCE REMOVED ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
POST-CONSTRUCTION EROSION CONTROL	D - AFTER PAVING OPERATIONS	6	INLET PROTECTION (GRAVEL FILTER BAGS)	E	BOARDS SHALL BE PLACED IN FRONT OF INLET OPENING FROM THE TIME SILT FENCE IS REMOVED UNTIL SUCH TIME THAT THE CURB / THROAT IS POURED. PLACE GRAVEL FILTER BAGS AT THE OPENING OF ALL CURB INLETS IMMEDIATELY AFTER THE INLET THROATS ARE POURED
		7	SEEDING AND MULCHING	E	ALL DISTURBED AREAS AFTER 14 DAYS OF CONSTRUCTION INACTIVITY
		E - UNTIL CLOSURE OF LAND DISTURBANCE PERMIT			

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



**DISTURBED AREA = 2.37 A.C.**

**SITE SPECIFIC NOTES:**

- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.
- THERE ARE NO WETLANDS, NATURAL OR ARTIFICIAL WATER STORAGE DETENTION AREAS IN THE PROJECT AREA.
- NO PART OF THE PROJECT LIES WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBERS 29095C0441G, 29095C0445G, 29095C0437G AND 29095C0439G DATED JANUARY 20TH, 2017.
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED ACCORDING TO THE BMP STAGING CHART.

- ADDITIONAL EROSION CONTROL MAY BE REQUIRED BY THE CITY ENGINEER AT ANY TIME EXISTING MEASURES ARE FOUND TO BE INEFFECTIVE OR PROBLEMATIC AREAS ARE NOTED IN THE FIELD.
- STABILIZATION OF DISTURBED AREAS MUST, AT A MINIMUM, BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING, OR OTHER SOIL DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. THE DISTURBED AREAS SHALL BE PROTECTED FROM EROSION BY STABILIZING THE AREA WITH MULCH OR OTHER SIMILARLY EFFECTIVE SOIL STABILIZING BMPs. INITIAL STABILIZATION ACTIVITIES MUST BE COMPLETED WITHIN 14 DAYS AFTER SOIL DISTURBING ACTIVITIES CEASE.

- ALL PERIMETER SILT FENCE, EARTH DIKES, SEDIMENT BASINS, AND ROCK CONSTRUCTION ENTRANCES WILL BE INSTALLED BEFORE GRADING OPERATIONS BEGIN.
- SILT FENCE AND EARTH DIKES THAT ARE PLACED BEFORE GRADING BEGINS WILL BE MAINTAINED BY THE GRADING CONTRACTOR.
- AREAS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE SODDED IMMEDIATELY AFTER CONSTRUCTION IS COMPLETE.

**GRADING LEGEND:**

- 1000 --- EXISTING CONTOUR
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**NOTES:**

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ELEV. 997.045

**PROJECT BENCHMARK:**

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RESIDENCES AT BLACKWELL  
STREET, STORMWATER AND EROSION &  
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SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

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04/11/2023	PER CITY COMMENTS

PRE-CONSTRUCTION  
EROSION  
CONTROL PLAN

SHEET

7

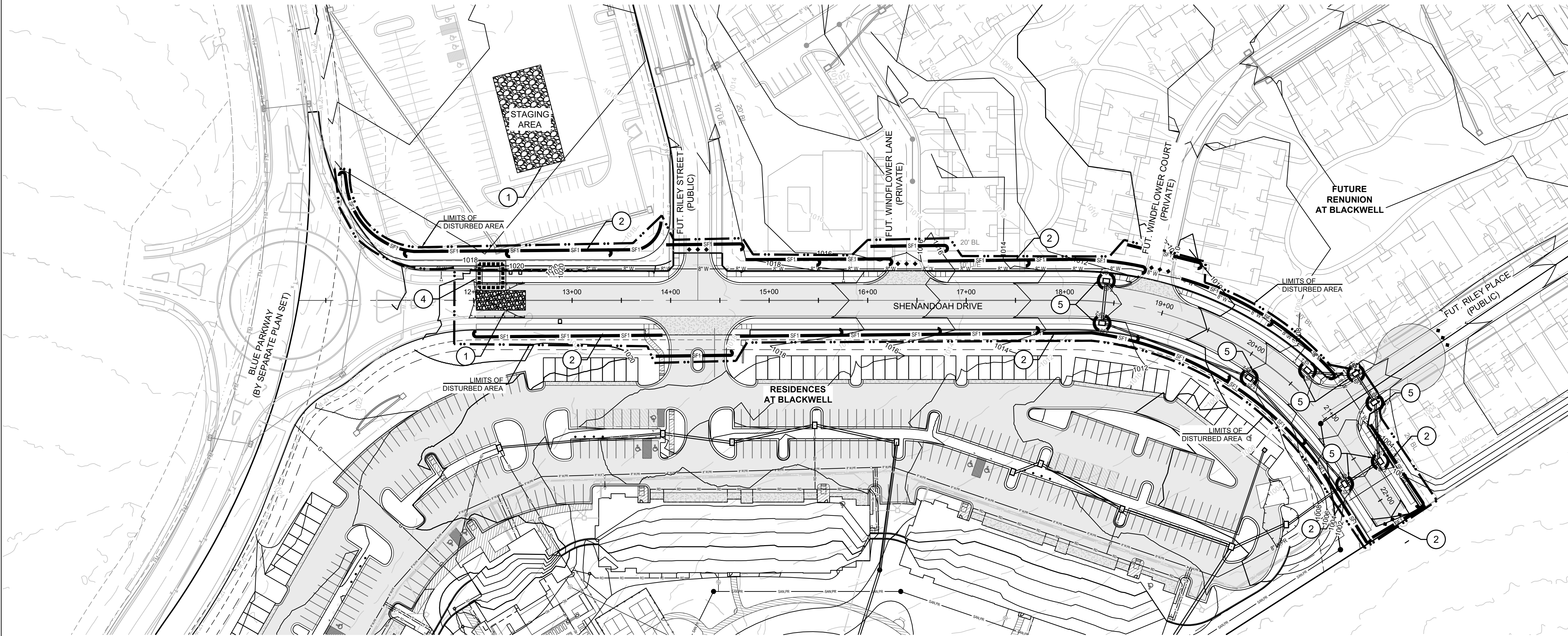
**SCHLAGEL**  
ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS  
14920 West 107th Street • Lenexa, Kansas 66215  
(913) 492-5158 • Fax: (913) 492-8400  
WWW.SCHLAGELASSOCIATES.COM  
Missouri State Certificates of Authority  
#E2002003600-F #LAC2001005237 #LS2002008659-F

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.





**GRADING LEGEND:**

- 1000 --- EXISTING CONTOUR  
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**EROSION CONTROL NOTE:**

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

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**EROSION  
CONTROL PLAN**

SHEET  
**8**

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PREPARED BY:  
  
MARK ALLEN BREUER  
PROFESSIONAL ENGINEER  
PE-2003607268  
03-29-2023

SCHLAGEL & ASSOCIATES, P.A.





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

**POST-CONSTRUCTION  
EROSION  
CONTROL PLAN**

SHEET

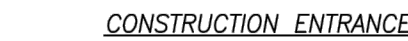
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PREPARED BY:

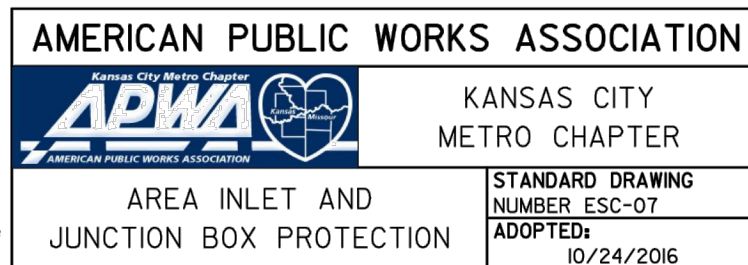
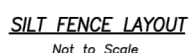
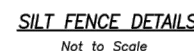
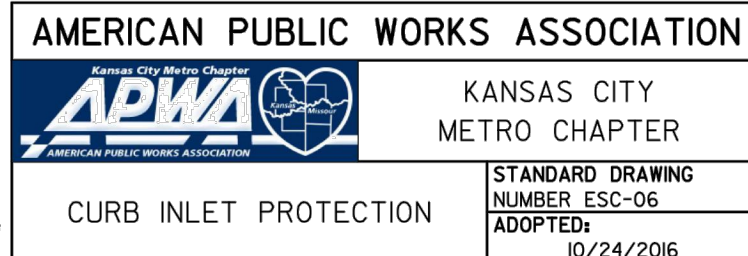


SCHLAGEL & ASSOCIATES, P.A.





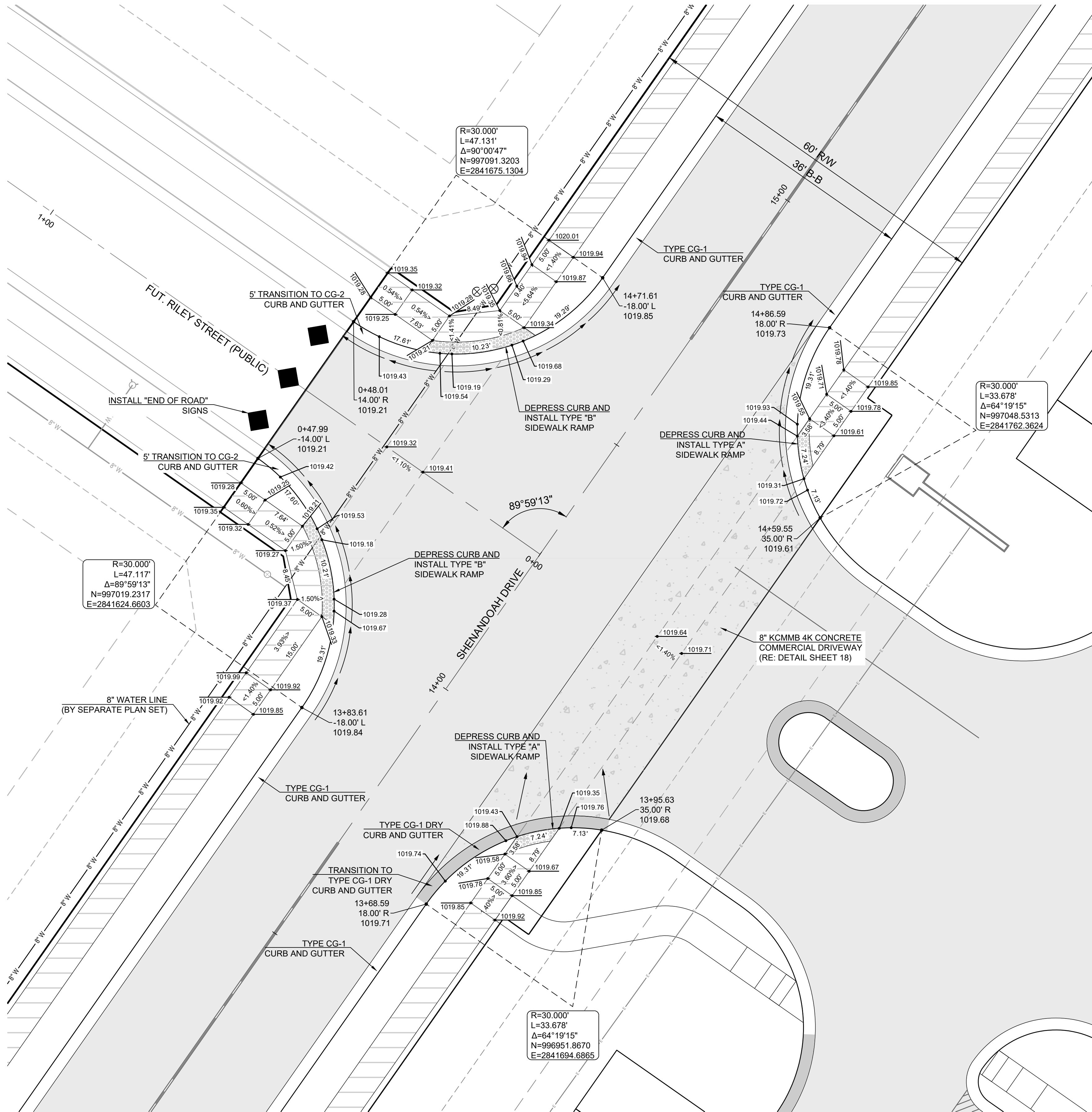
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for Erosion and Sediment Control



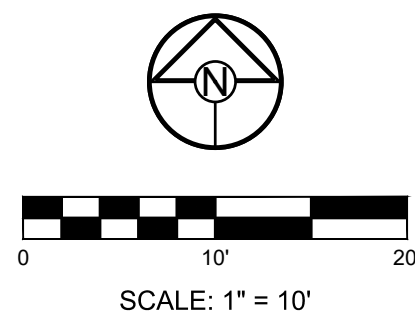








SHENANDOAH DRIVE & FUT. RILEY STREET

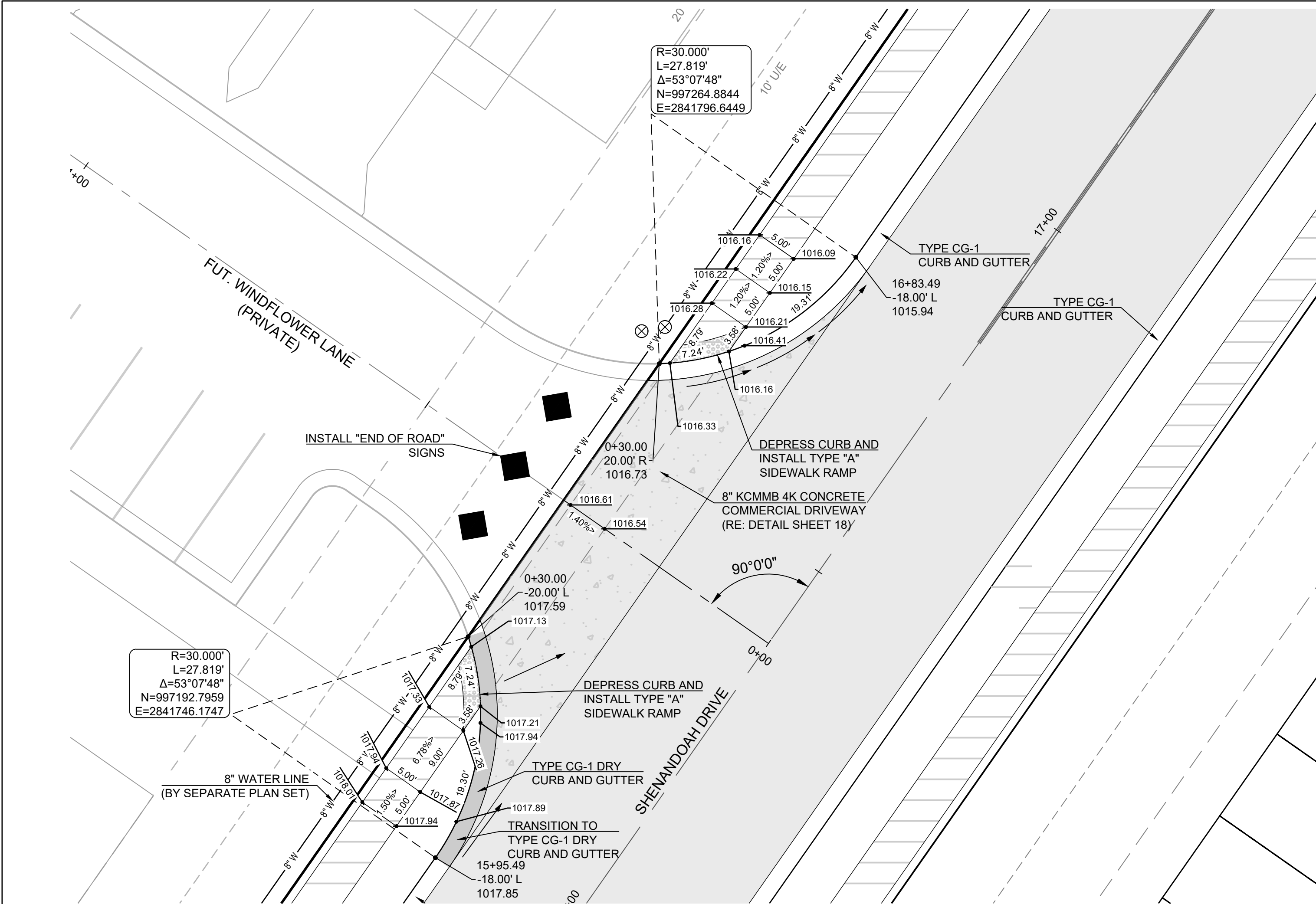


RESIDENCES AT BLACKWELL STREET, STORMWATER AND EROSION & SEDIMENT CONTROL  
SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

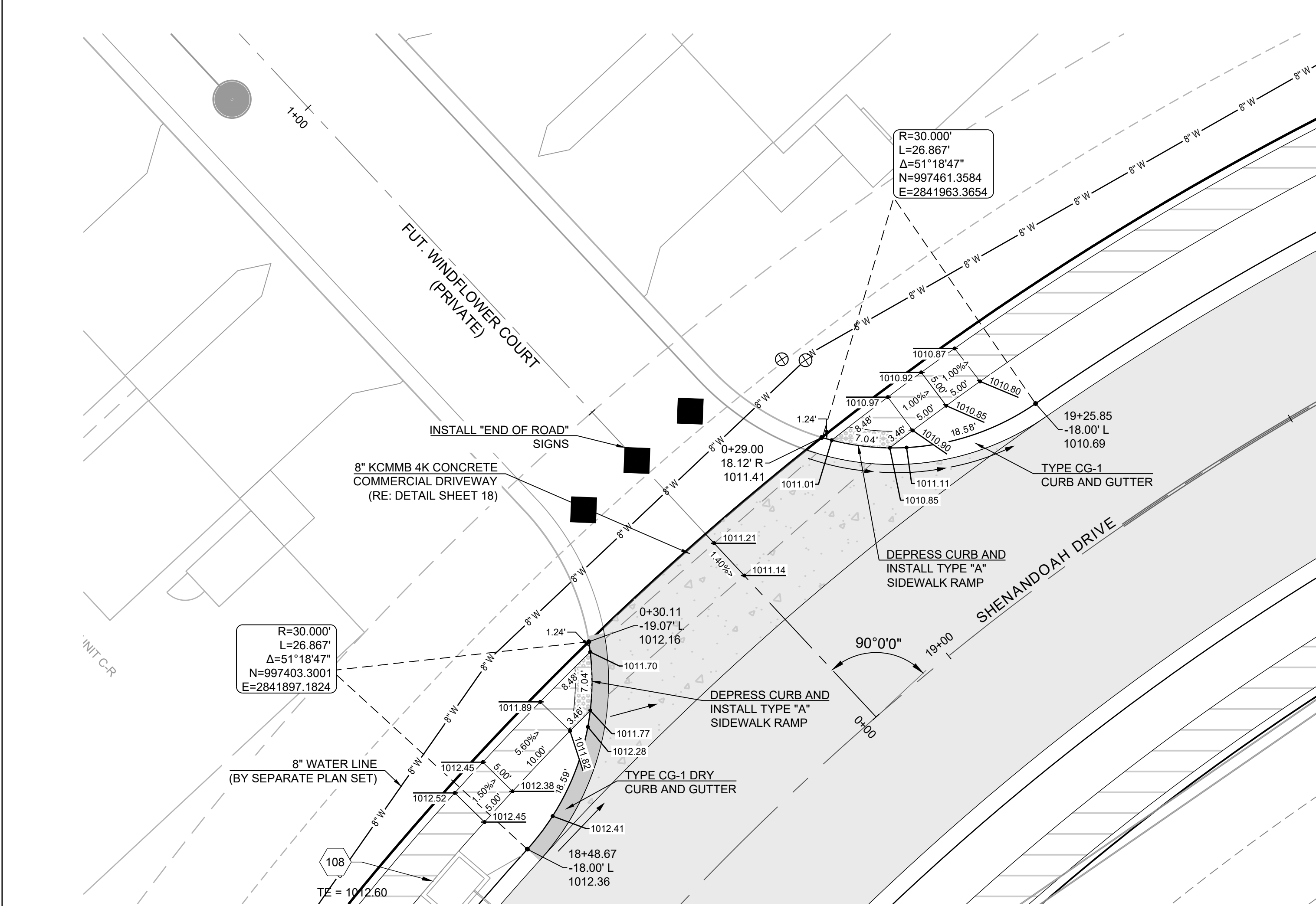
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INTERSECTION DETAILS

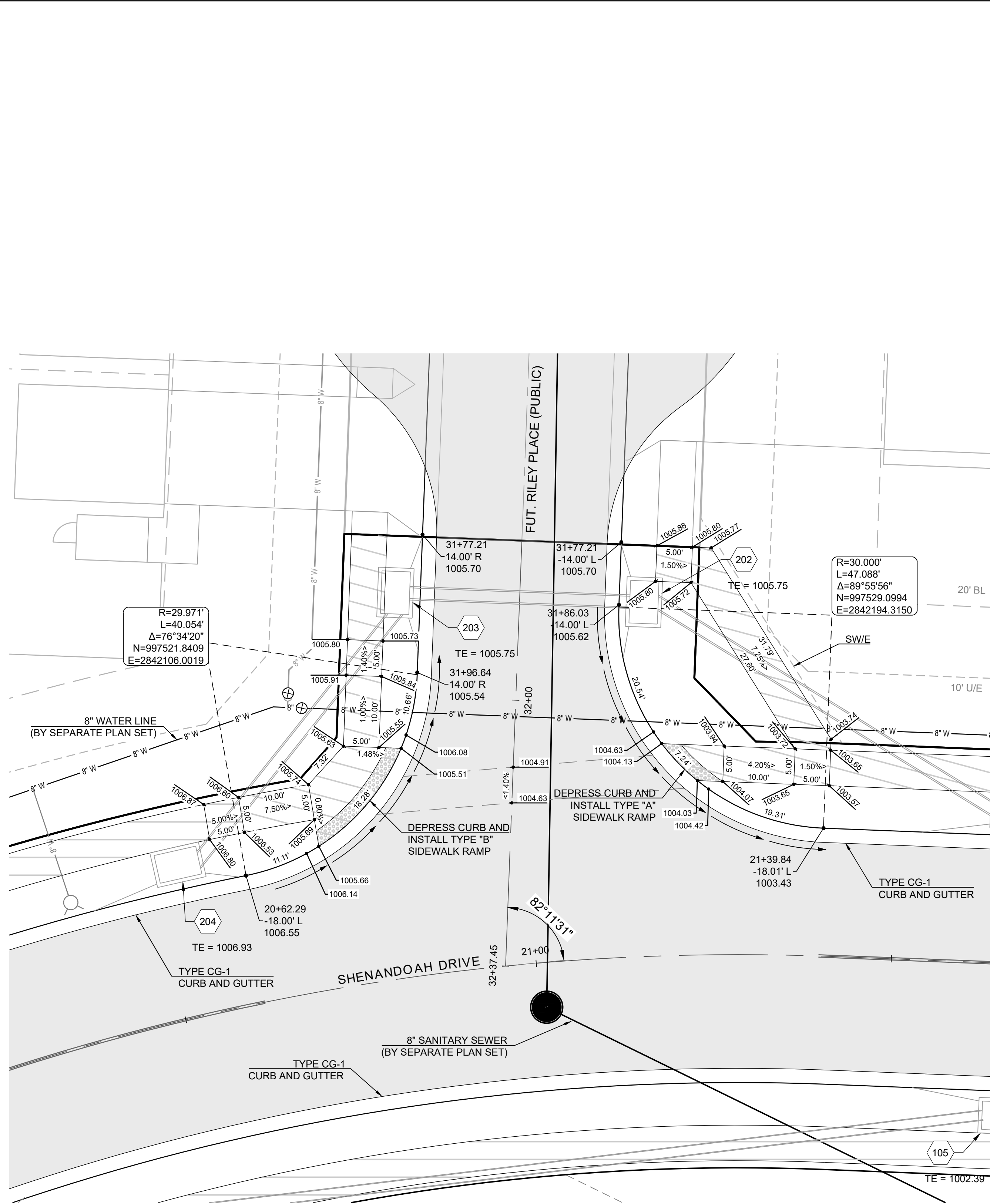




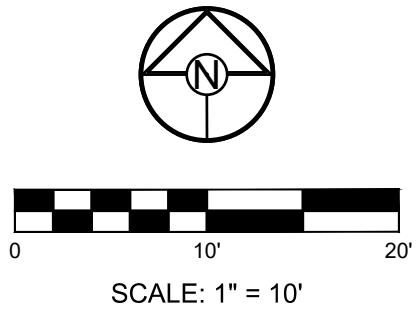
SHENANDOAH DRIVE & FUT. WINDFLOWER LANE



SHENANDOAH DRIVE & FUT. WINDFLOWER COURT



SHENANDOAH DRIVE & FUT. RILEY PLACE

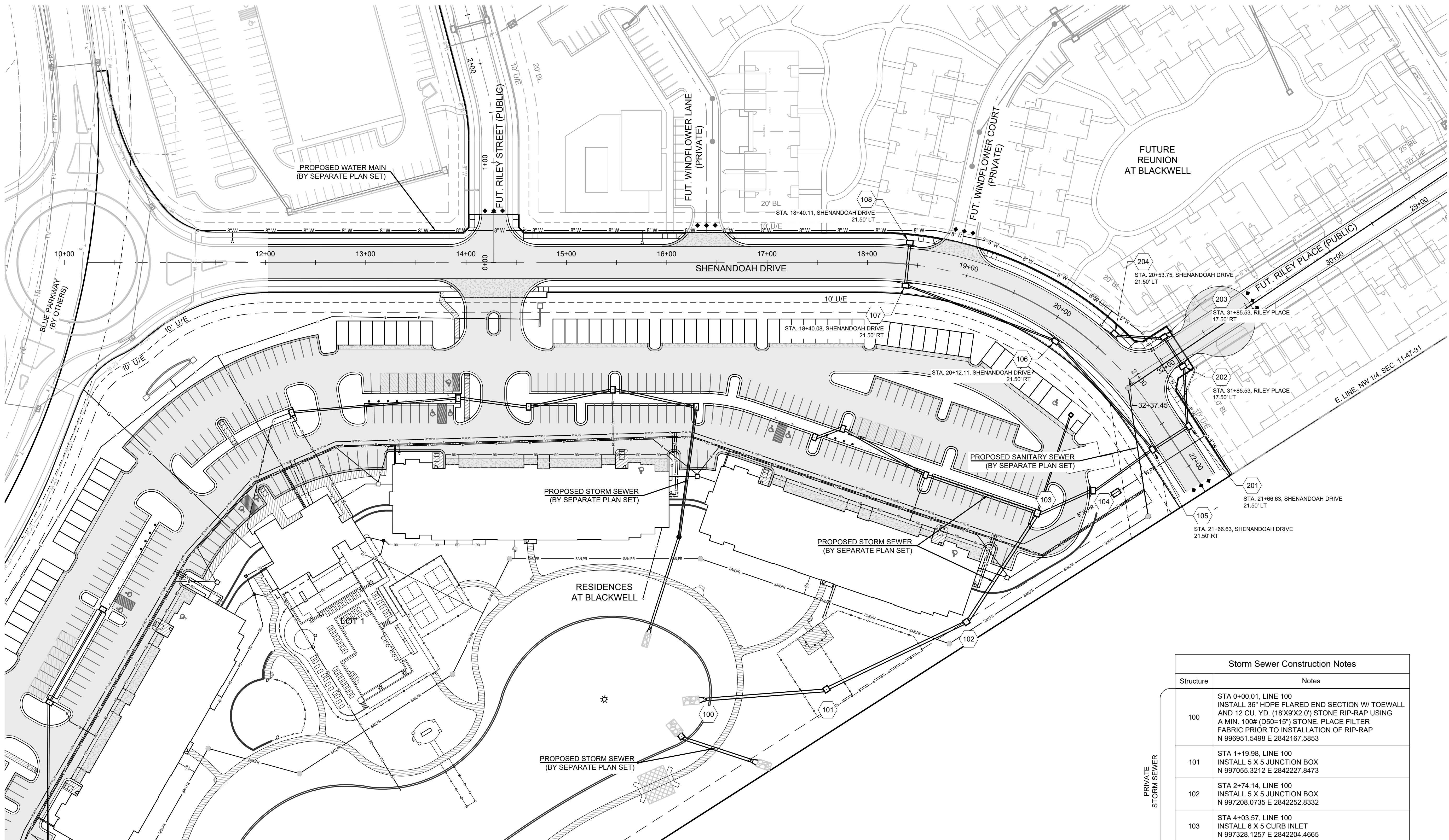


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CHECKED BY:	MAB
DATE PREPARED:	11/30/2022
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NOTES:

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N:990874.9690, E:2840937.1365

ELEV. 1005.719

Storm Sewer Construction Notes	
Structure	Notes
PRIVATE STORM SEWER	100 STA 0+00.01, LINE 100 INSTALL 36" HDPE FLARED END SECTION W/ TOEWALL AND 12 CU. YD. (18'X9'X2.0') STONE RIP-RAP USING A MIN. 100# (D50=15") STONE. PLACE FILTER FABRIC PRIOR TO INSTALLATION OF RIP-RAP N 996951.5498 E 2842167.5853
	101 STA 1+19.98, LINE 100 INSTALL 5 X 5 JUNCTION BOX N 997055.3212 E 2842227.8473
	102 STA 2+74.14, LINE 100 INSTALL 5 X 5 JUNCTION BOX N 997208.0735 E 2842252.8332
	103 STA 4+03.57, LINE 100 INSTALL 6 X 5 CURB INLET N 997328.1257 E 2842204.4665
	104 STA 4+63.54, LINE 100 INSTALL 6 X 4 CURB INLET N 997386.5369 E 2842218.0616
PUBLIC STORM SEWER	105 STA 5+35.60, LINE 100 INSTALL 6 X 4 CURB INLET N 997458.5932 E 2842218.4336
	106 STA 6+80.65, LINE 100 INSTALL 6 X 4 CURB INLET N 997441.0920 E 2842074.4403
	107 STA 8+39.88, LINE 100 INSTALL 6 X 4 CURB INLET N 997350.6401 E 2841943.3993
	108 STA 8+82.88, LINE 100 INSTALL 6 X 4 CURB INLET N 997378.6818 E 2841910.8017
	201 STA 0+43.00, LINE 200 - PUBLIC INSTALL 6 X 4 CURB INLET N 997501.5598 E 2842220.1297
	202 STA 1+02.95, LINE 200 - PUBLIC INSTALL 6 X 4 CURB INLET N 997530.9285 E 2842167.8656
	203 STA 1+37.95, LINE 200 - PUBLIC INSTALL 6 X 4 CURB INLET N 997532.2676 E 2842132.8913
204	STA 1+86.96, LINE 200 - PUBLIC INSTALL 6 X 4 CURB INLET N 997493.9804 E 2842102.2912



PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

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

STORM PLAN

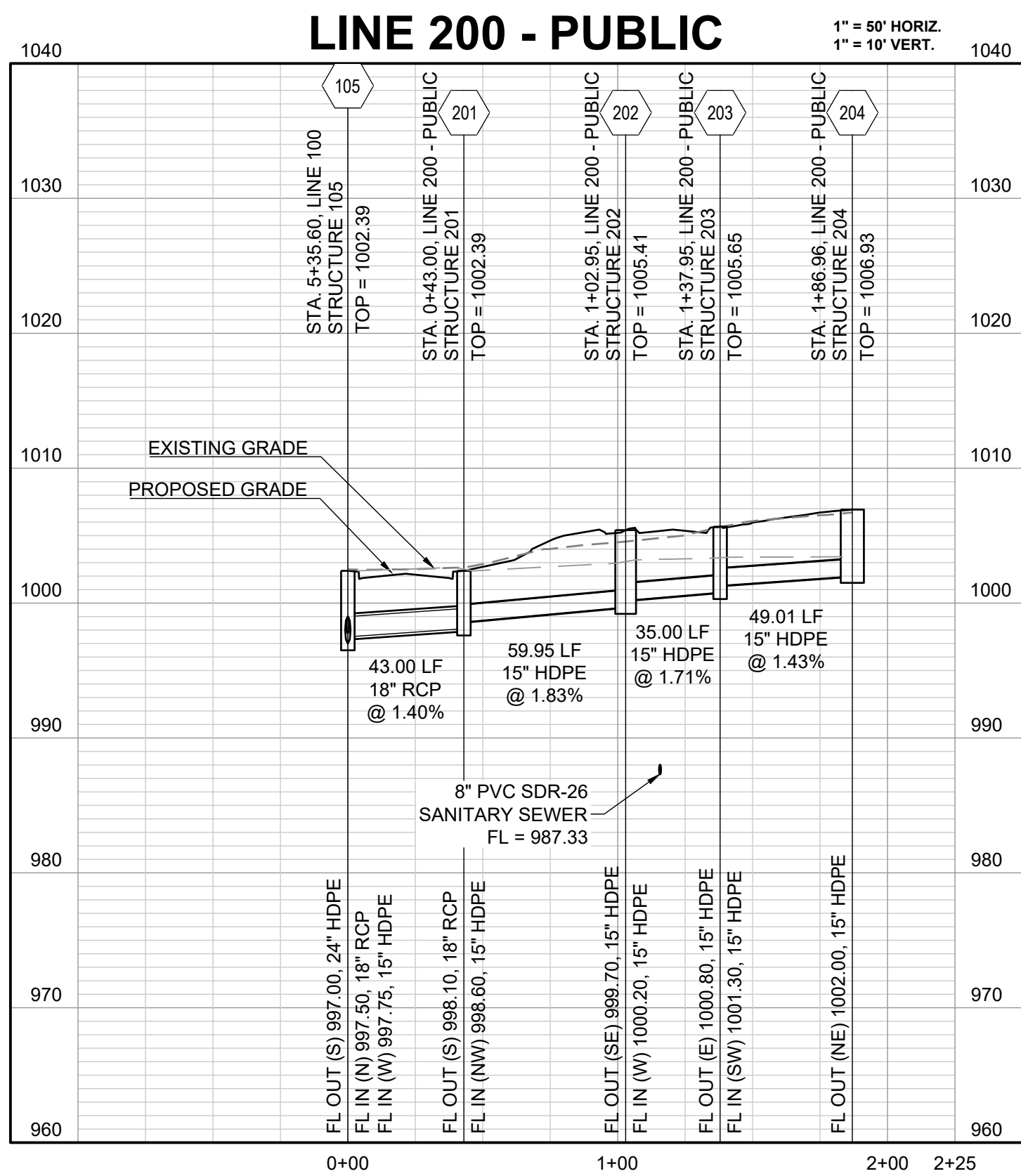
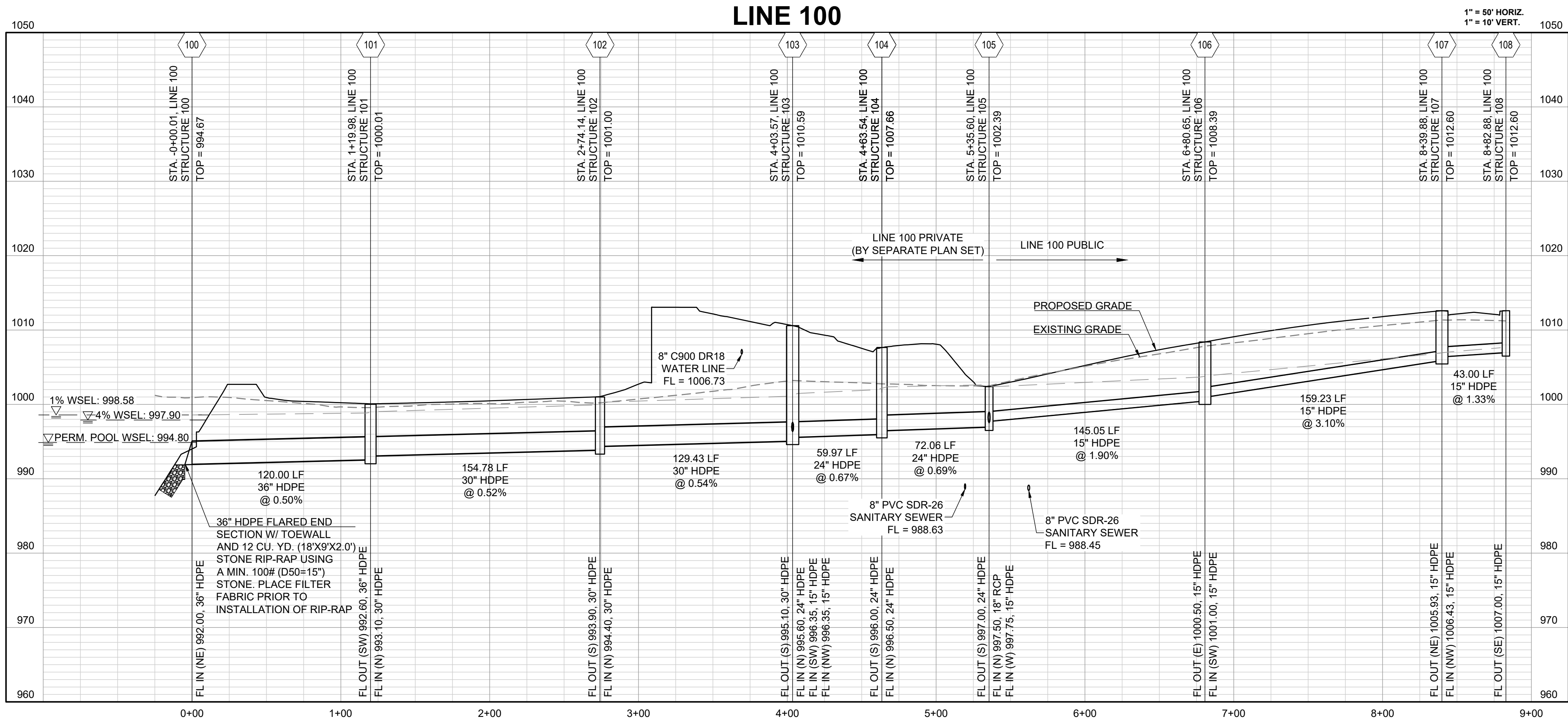
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PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

RESIDENCES AT BLACKWELL  
STREET, STORMWATER AND EROSION &  
SEDIMENT CONTROL  
SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
1 01/23/2023	PER CITY COMMENTS
2 03/24/2023	PER CITY COMMENTS
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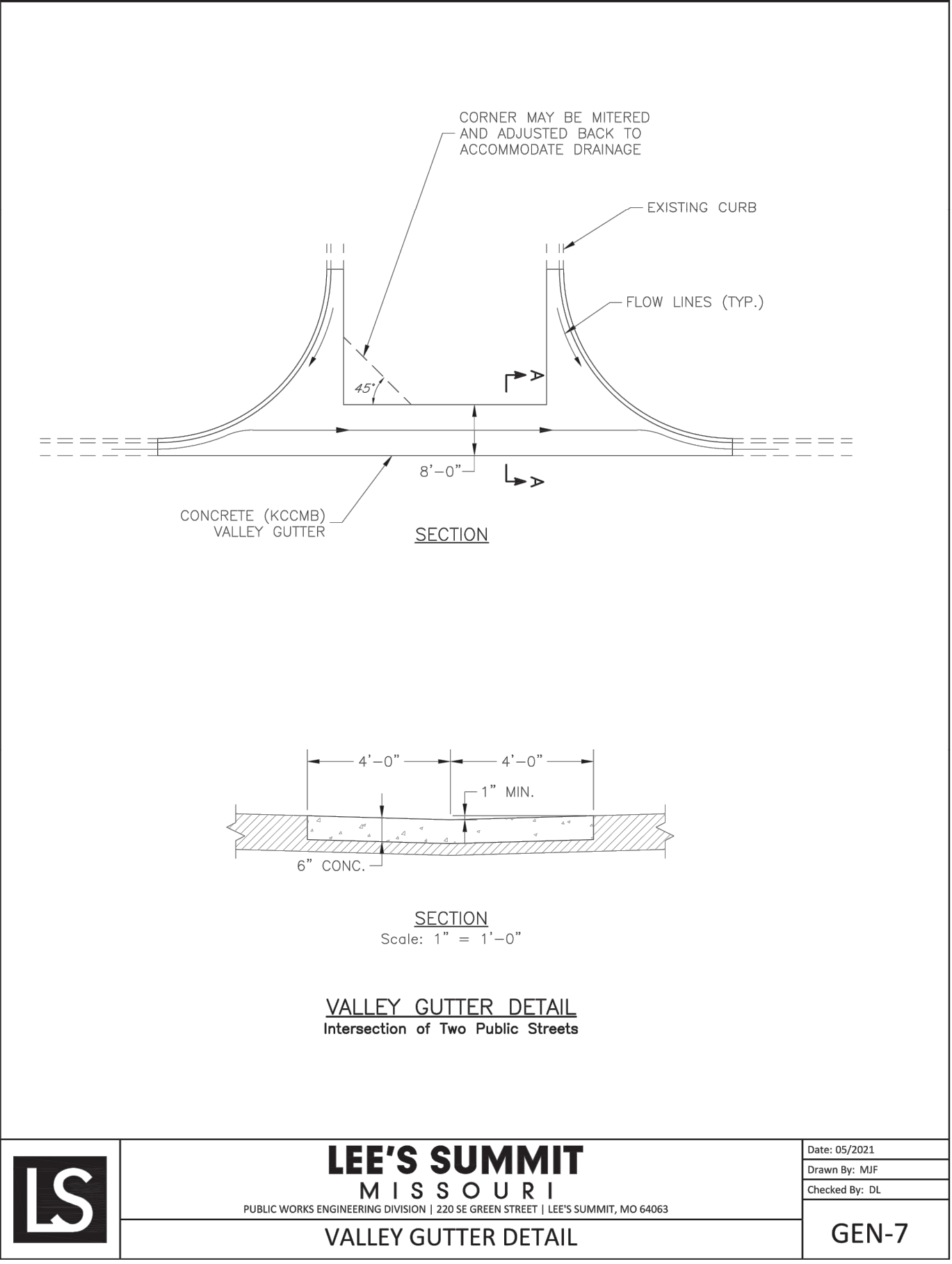
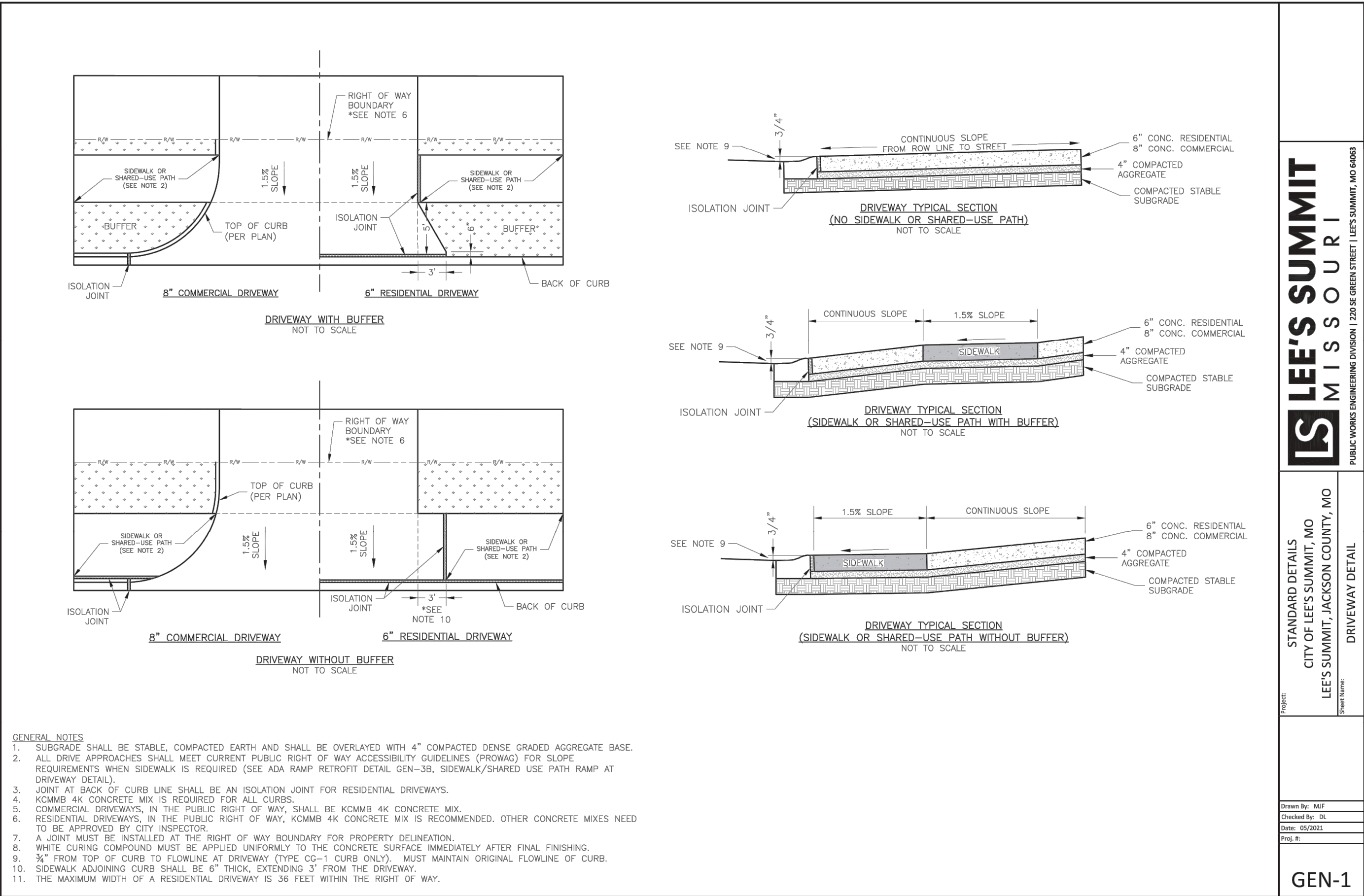
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STORM  
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RESIDENCES AT BLACKWELL STREET, STORMWATER AND EROSION & SEDIMENT CONTROL  
SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

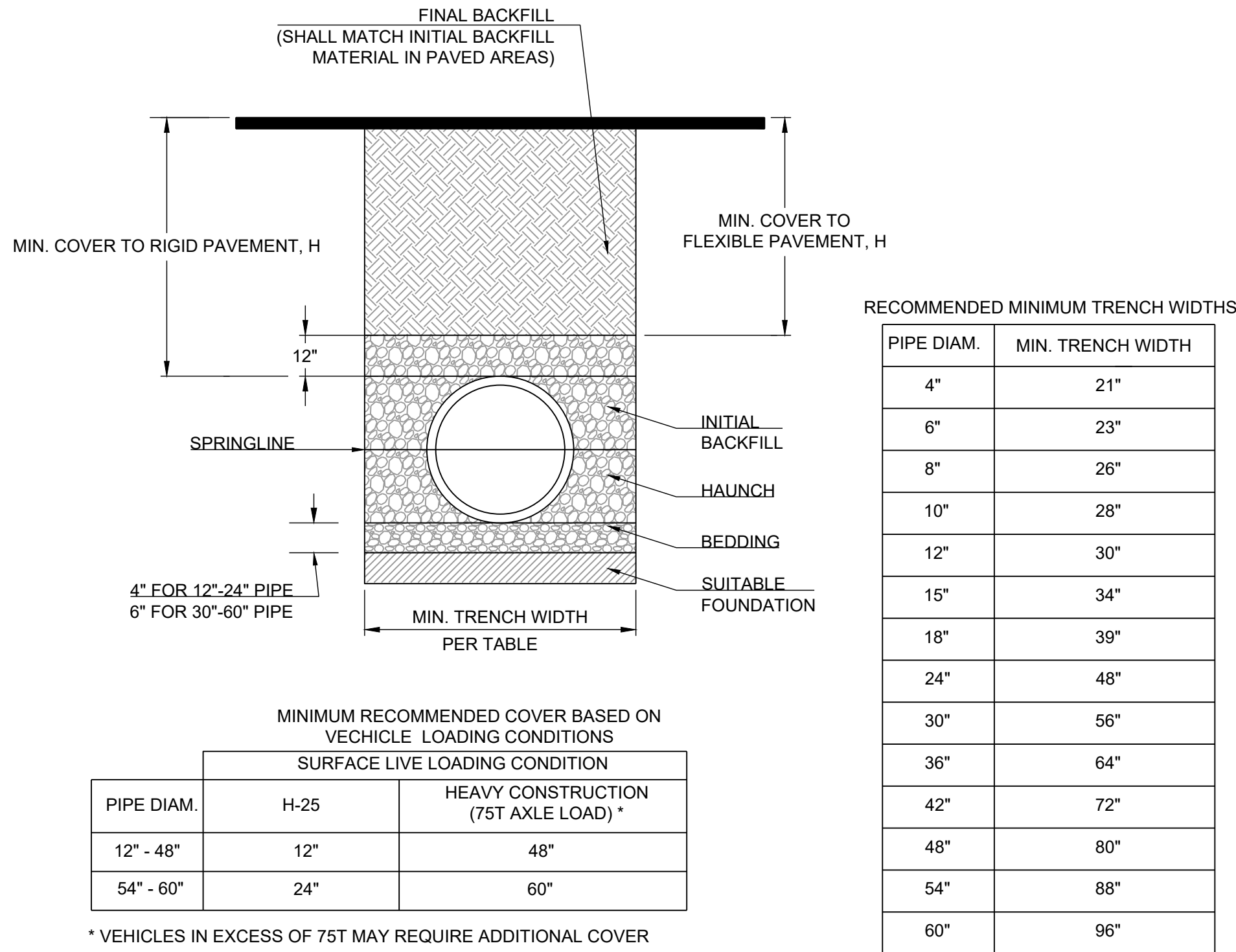
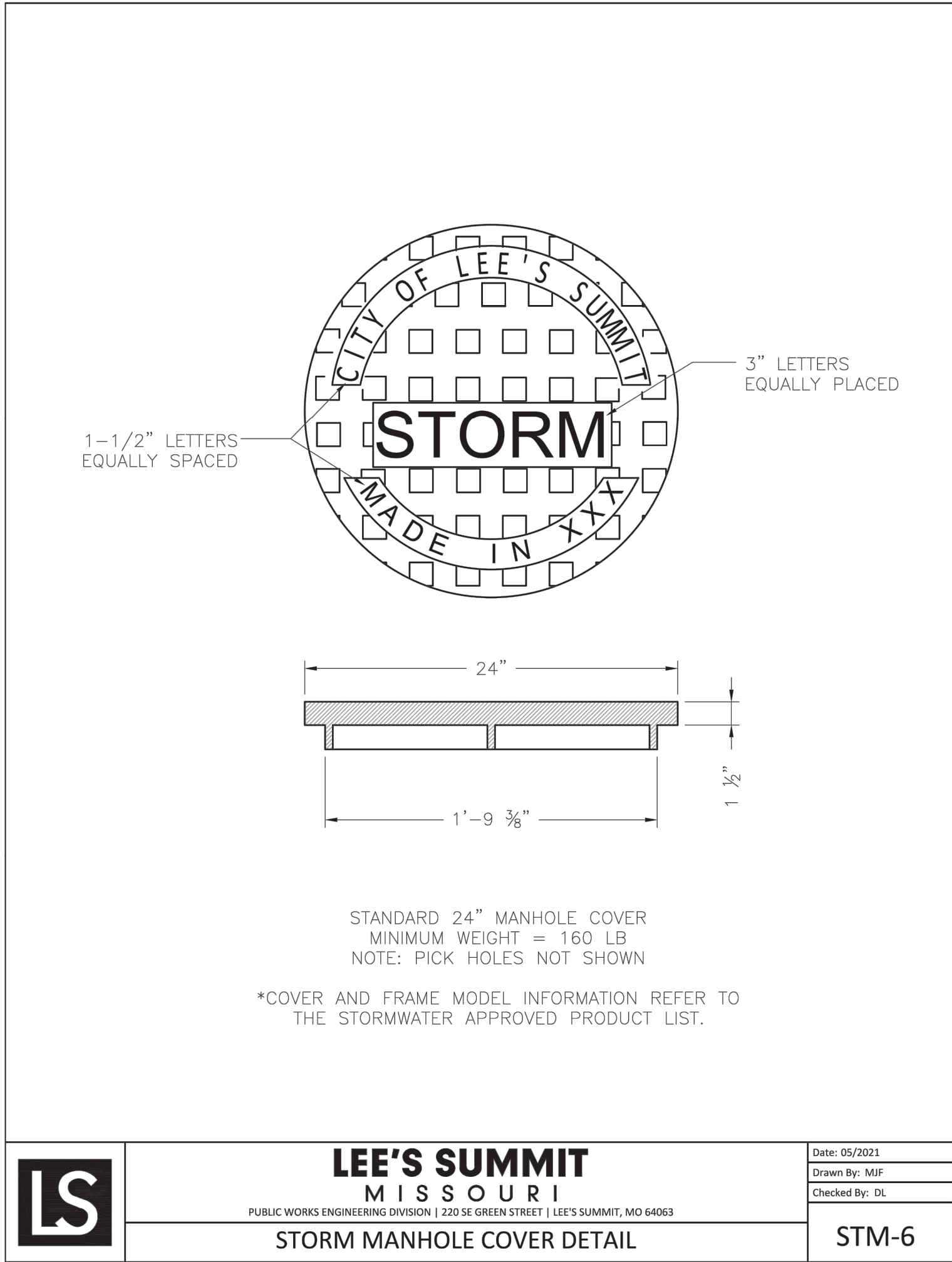
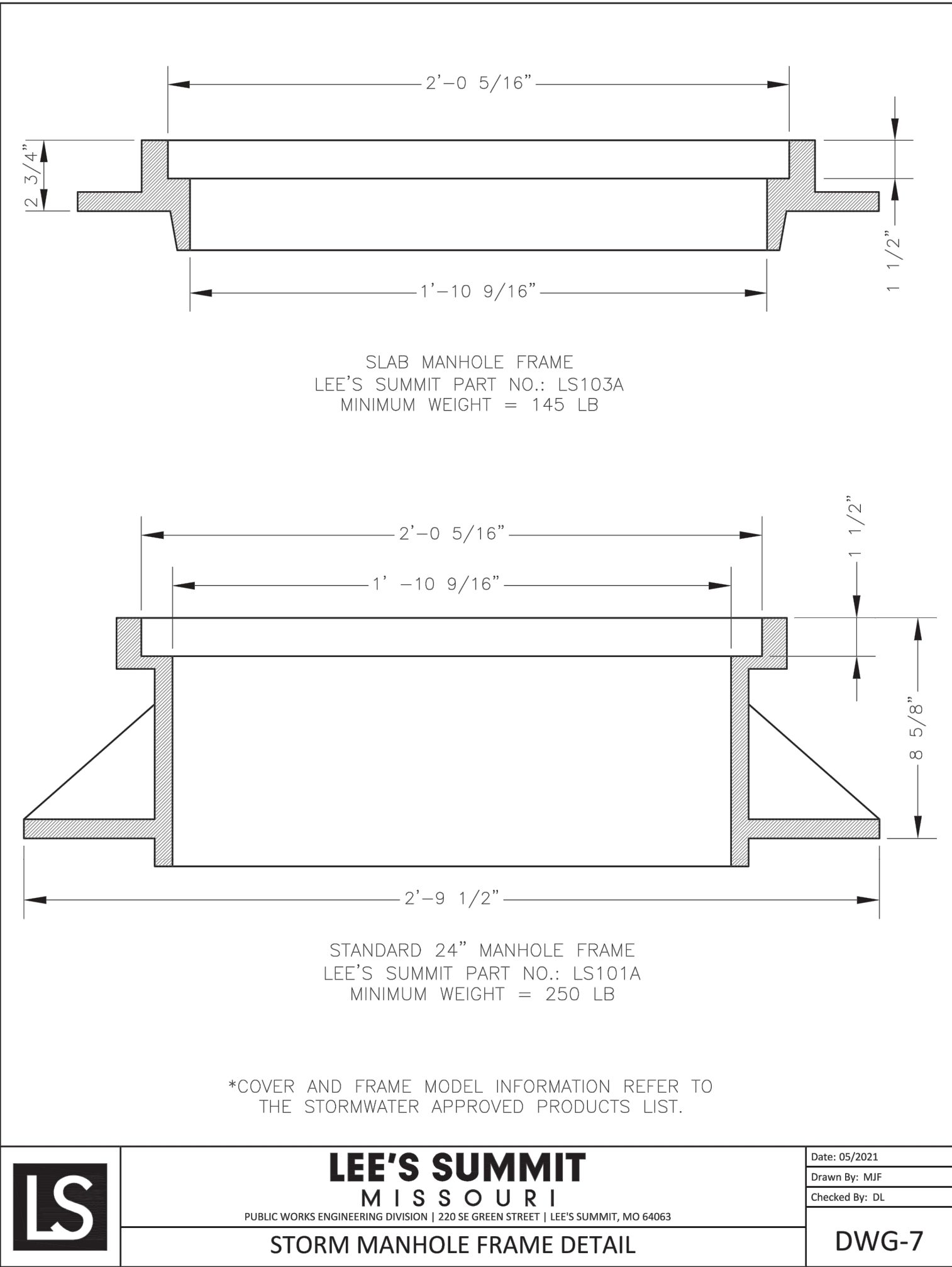
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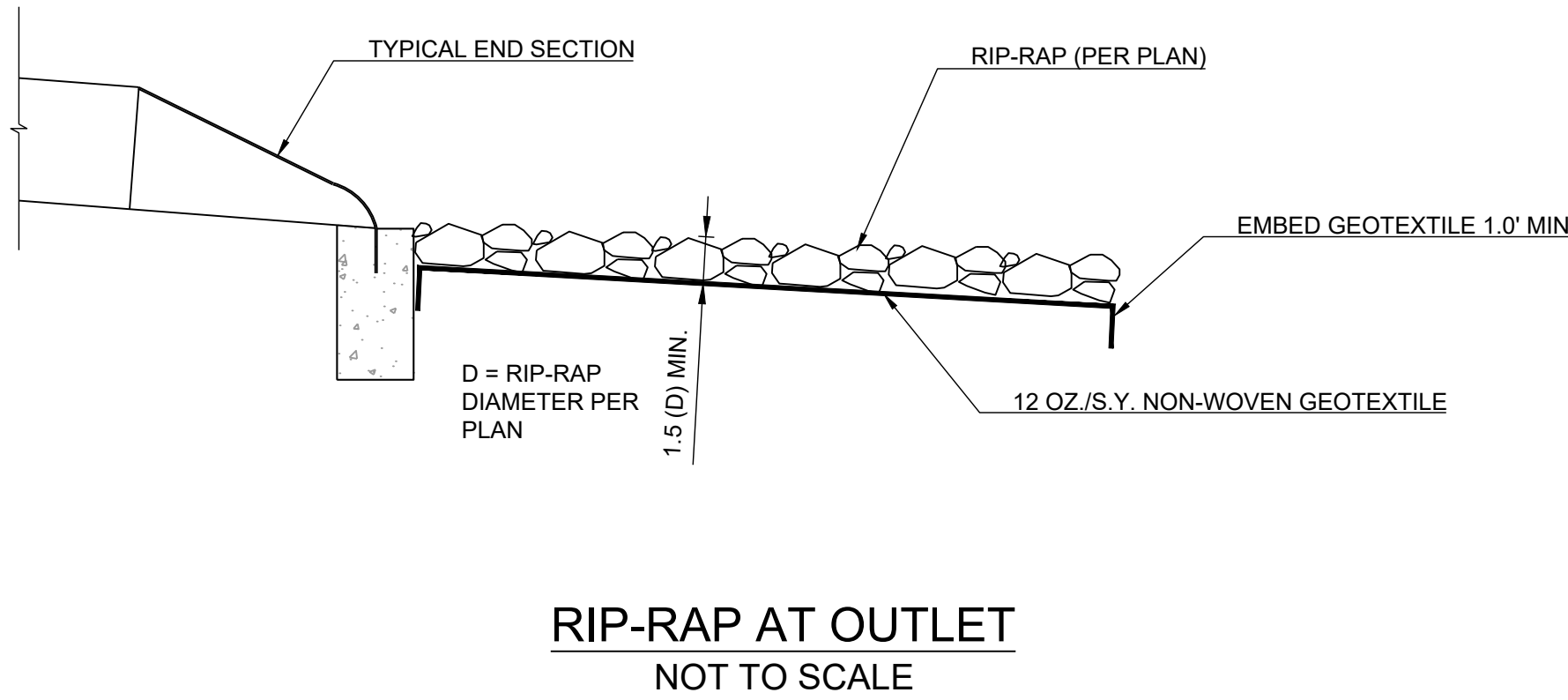
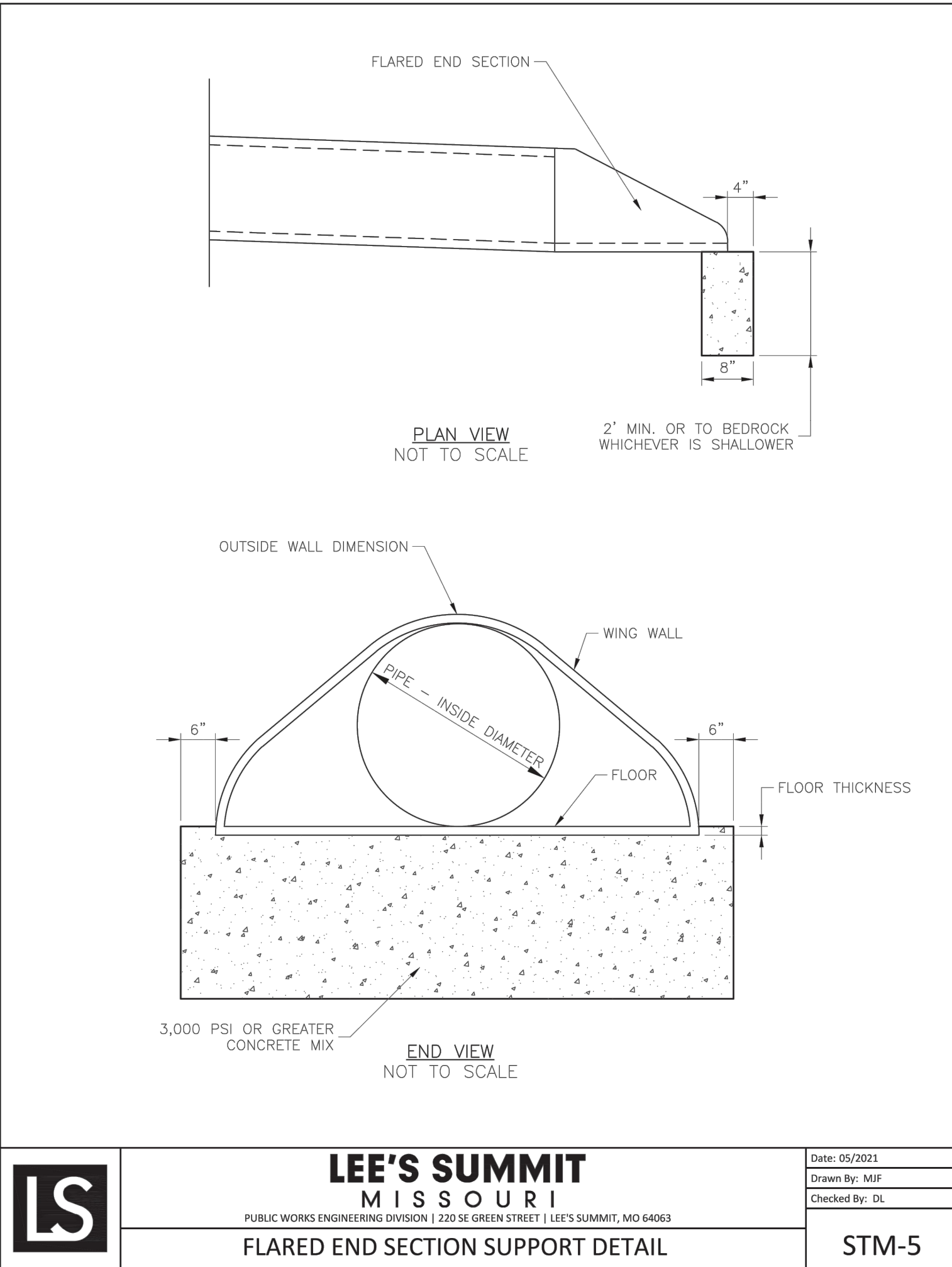






- NOTES:
- ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION
  - MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
  - FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
  - BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).
  - INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
  - MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATON. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.
  - TESTING: CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL MATERIAL TESTING REQUIRED FOR THEIR WORK. THIS INCLUDES SCHEDULING OF TESTS, COORDINATING AND PROVIDING ACCESS TO SAMPLE LOCATIONS, AND SATISFYING ALL TEST RESULT REPORTING REQUIREMENTS.

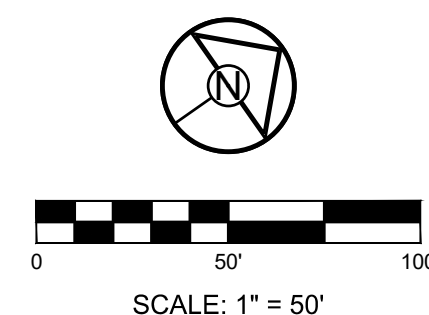
PIPE EMBEDMENT  
NOT TO SCALE



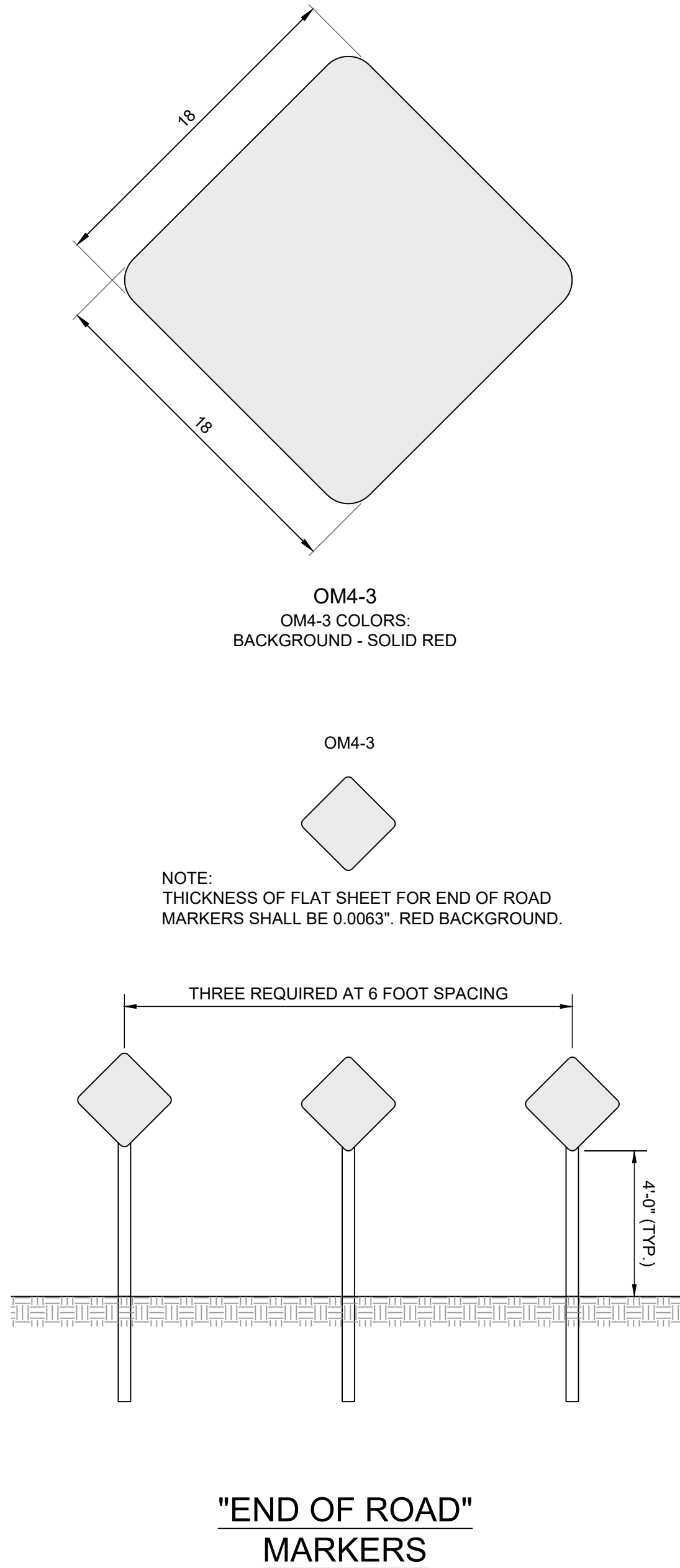
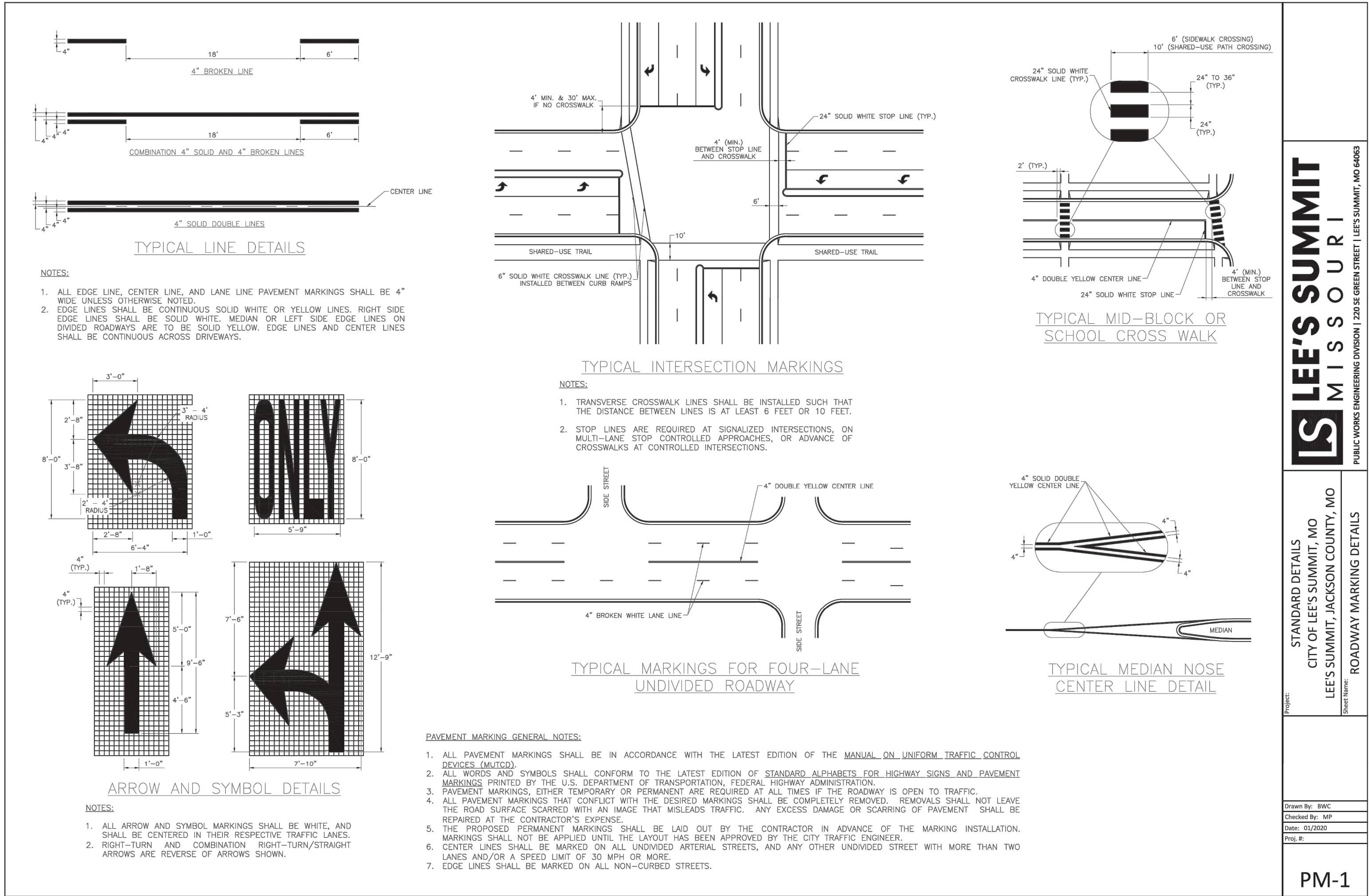
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STREET SIGN &  
PAVEMENT MARKING  
DETAILS

SHEET

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