WATERLINE EASEMENT

CURB & GUTTER

TREELINE

—— P/L —— PROPERTY LINES

----- STORM SEWER

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

——Ty—— TELEPHONE LINE - EXIST.

GAS LINE - EXISTING

——W_x — WATERLINE - EXISTING

CLEANOUT

ASPHALT PAVEMENT - EXISTING

ASPHALT PAVEMENT - PROPOSED

CONCRETE PAVEMENT - EXISTING

ASPHALT PAVEMENT - EXISTING

CONCRETE SIDEWALK - EXISTING

CONCRETE SIDEWALK - PROPOSED

CURB & GUTTER - EXISTING

EXISTING LOT AND R/W LINES

EXISTING PLAT LINES

SANITARY SEWER MAIN

STORM SEWER - EXISTING

—— SANITARY SEWER MAIN - EXIST

FIBER OPTIC CABLE - EXISTING

----- OHP, ---- OVERHEAD POWER LINE - EXIST

—— UGE_Y —— UNDERGROUND ELECTRIC - EX.

LIGHT - EXISTING

EXISTING MANHOLE

EXISTING AREA INLET **EXISTING CURB INLET**

EXISTING GRATE INLET **EXISTING JUNCTION BOX**

EXISTING STORM MANHOLE

EXISTING SANITARY MANHOLE

PROPOSED SANITARY MANHOLE

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

(816) 607-2186 SPIRE Brent Jones 3025 SE Clover Drive Lee's Summit, MO 64082

(816) 399-0663brent.jones@spireenergy.com

EVERGY Philip Ingram 1300 SE Hamblin Road Lee's Summit, MO 64081

Office: (816) 347-347-4339 philip.inghram@evergy.com CITY OF LEES SUMMIT PUBLIC WORKS

Dena Mezger 220 SE Green Street Lee's Summit, MO 64063 (816) 969-1800

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 (816) 795-2257

CITY OF LEE'S SUMMIT WATER UTILITIES Mark Schaufler 1200 SE Hamblen Road Lee's Summit, MO 64081



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

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

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

GENERAL NOTES

STREET NOTES:

DEVELOPMENT ENGINEERING.

10. SSD = STOPPING SIGHT DISTANCE.

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

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

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

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

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

SUBGRADE TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.

ASSUMED DESIGN SPEED = 30 MPH (RESIDENTIAL COLLECTOR).

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

MINIMUM STOPPING SIGHT DISTANCE = 200 FEET.

9. GRADE INTERSECTIONS TO DRAIN AS SHOWN.

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

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

GENERAL NOTES:

UTILITIES

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

- AND SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS ALL MANHOLES, CATCH BASINS, UTILITY VALVES AND METER PITS TO BE ADJUSTED OR REBUILT TO GRADE
- THE CONTRACTOR SHALL CONTACT DEVELOPMENT SERVICES INSPECTIONS AT: 816-969-1200 TO OBTAIN A
- DISTURBANCE ACTIVITIES WITHIN THE RIGHT OF WAY. THESE ACTIVITIES MAY REQUIRE A PERMIT.
- 16. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL TRAFFIC HANDLING MEASURES NECESSARY TO ENSURE THAT THE GENERAL PUBLIC IS PROTECTED AT ALL TIMES. TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD-LATEST EDITION)

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

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ANY REQUIRED UTILITY RELOCATIONS.

CONTRACTOR SHALL VERIFY FLOW-LINES AND STRUCTURE TOPS PRIOR TO CONSTRUCTION, AND SHALL

MANUFACTURED UTILITY STRUCTURES FOR REVIEW BY THE ENGINEER PRIOR TO CONSTRUCTION OF THE

UTILITY SEPARATION: WATERLINES SHALL HAVE A MINIMUM OF 10 FEET HORIZONTAL AND 2 FEET VERTICAL SEPARATION FROM ALL SANITARY SEWER LINES, MANHOLES, AND SANITARY SEWER SERVICE LATERALS, AS

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

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

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.

UTILITIES DAMAGED THROUGH THE NEGLIGENCE OF THE CONTRACTOR SHALL BE REPAIRED AT THE

NOTIFY ENGINEER OF ANY DISCREPANCIES. PROVIDE SHOP DRAWINGS FOR ALL PRECAST AND

MEASURED FROM EDGE TO EDGE. IF MINIMUM SEPARATIONS CAN NOT BE OBTAINED, CONCRETE

SHALL BE INCLUDED IN THE CONTRACT PRICE FOR THE UTILITY INSTALLATION.

CONNECTION TO ANY EXISTING MAIN.

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

APPROVED BY

Sheet Number

5

CITY ENGINEER APPROVED FOR ONE YEAR FROM THIS DATE

OWNER/DEVELOPER

Sheet List Table

Sheet Title

COVER SHEET

PRE-CONSTRUCTION EROSION CONTROL PLAN

EROSION CONTROL PLAN

POST-CONSTRUCTION EROSION CONTROL PLAN

EROSION CONTROL DETAILS

PREPARED BY

MARK ALLEN

BREVER

PE-2009007268

SCHLAGEL & ASSOCIATES, P.A.

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

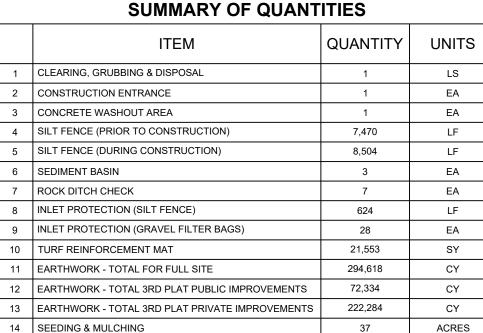
ELEV. 997.045

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

COVER SHEET

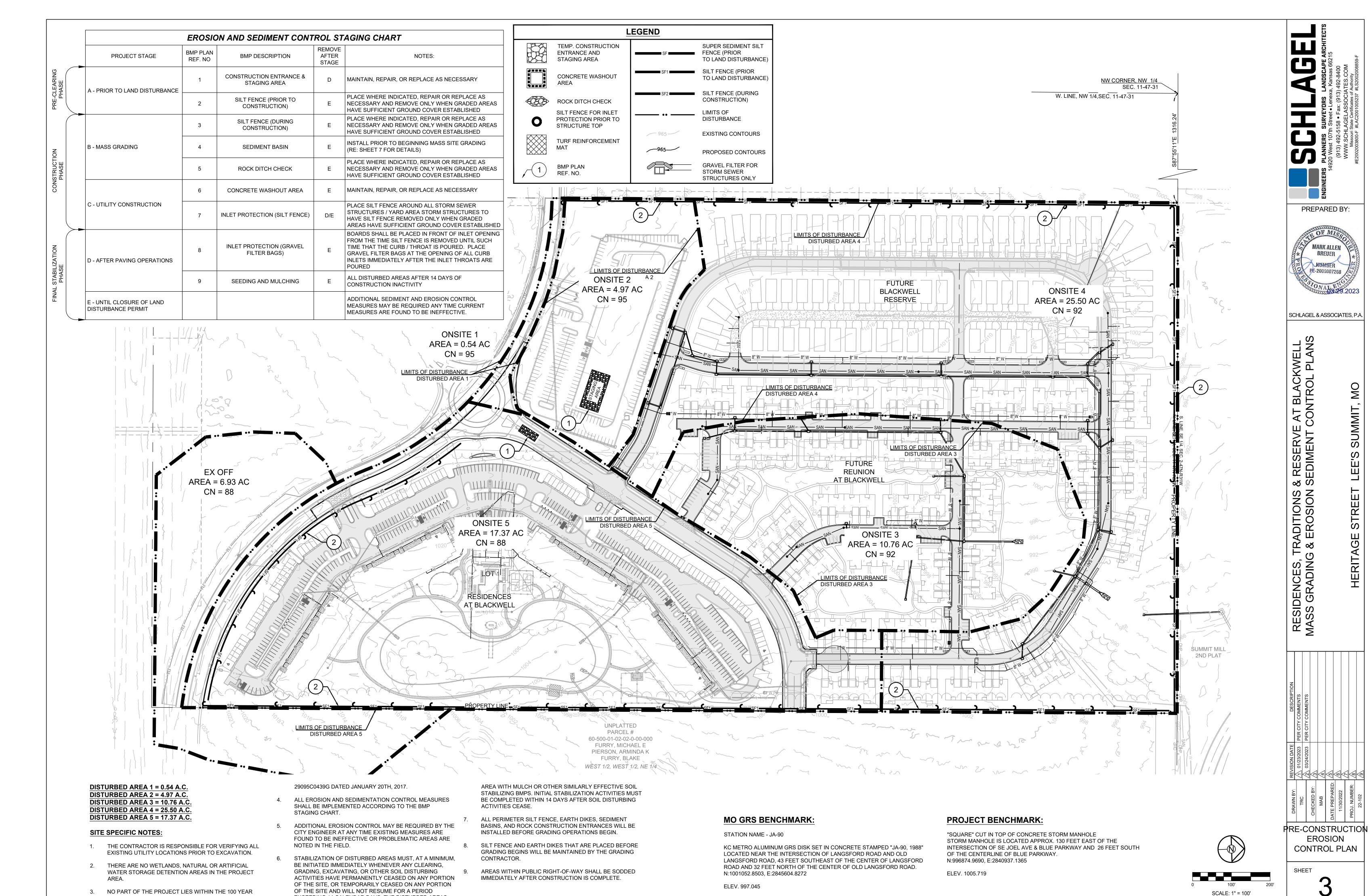




NET: 16,000 CY CUT

GRADING PLAN FULL SITE

SCALE: 1" = 100'



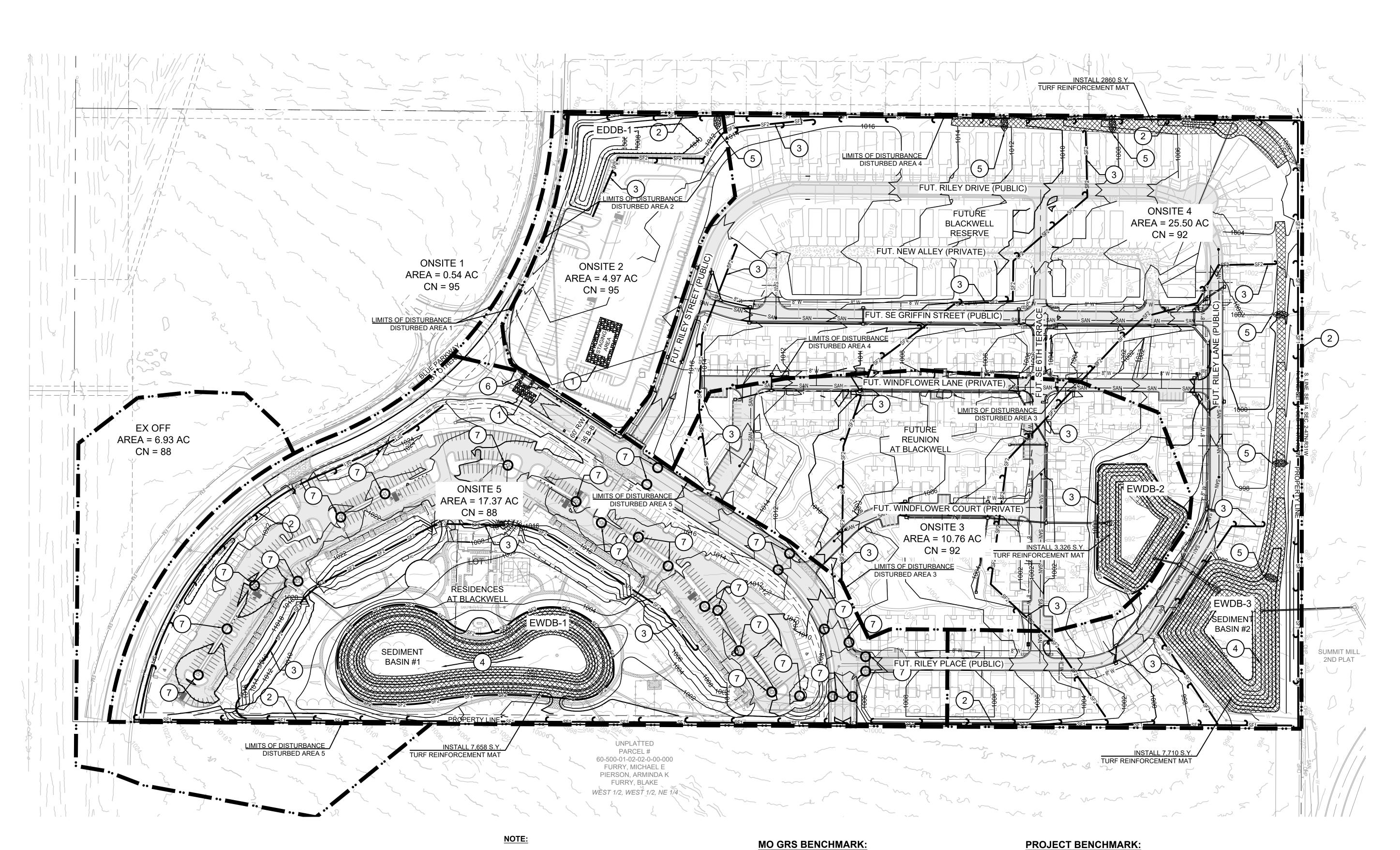
I:\PROJECTS\2022\22-102\3.0 Design\3.0 DWG Plans\5.0 LD

FLOOD PLAIN PER FEMA FLOOD INSURANCE RATE MAP

NUMBERS 29095C0441G, 29095C0445G, 29095C0437G AND

EXCEEDING 14 CALENDAR DAYS. THE DISTURBED AREAS

SHALL BE PROTECTED FROM EROSION BY STABILIZING THE



SEE SHEET 3 FOR EROSION CONTROL NOTES, LEGEND

AND STAGING CHART.

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

| ۲ | KEVISION DATE |
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| | 2 03/24/2023 PER CITY COMMENTS |
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EROSION CONTROL PLAN

SHEET

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

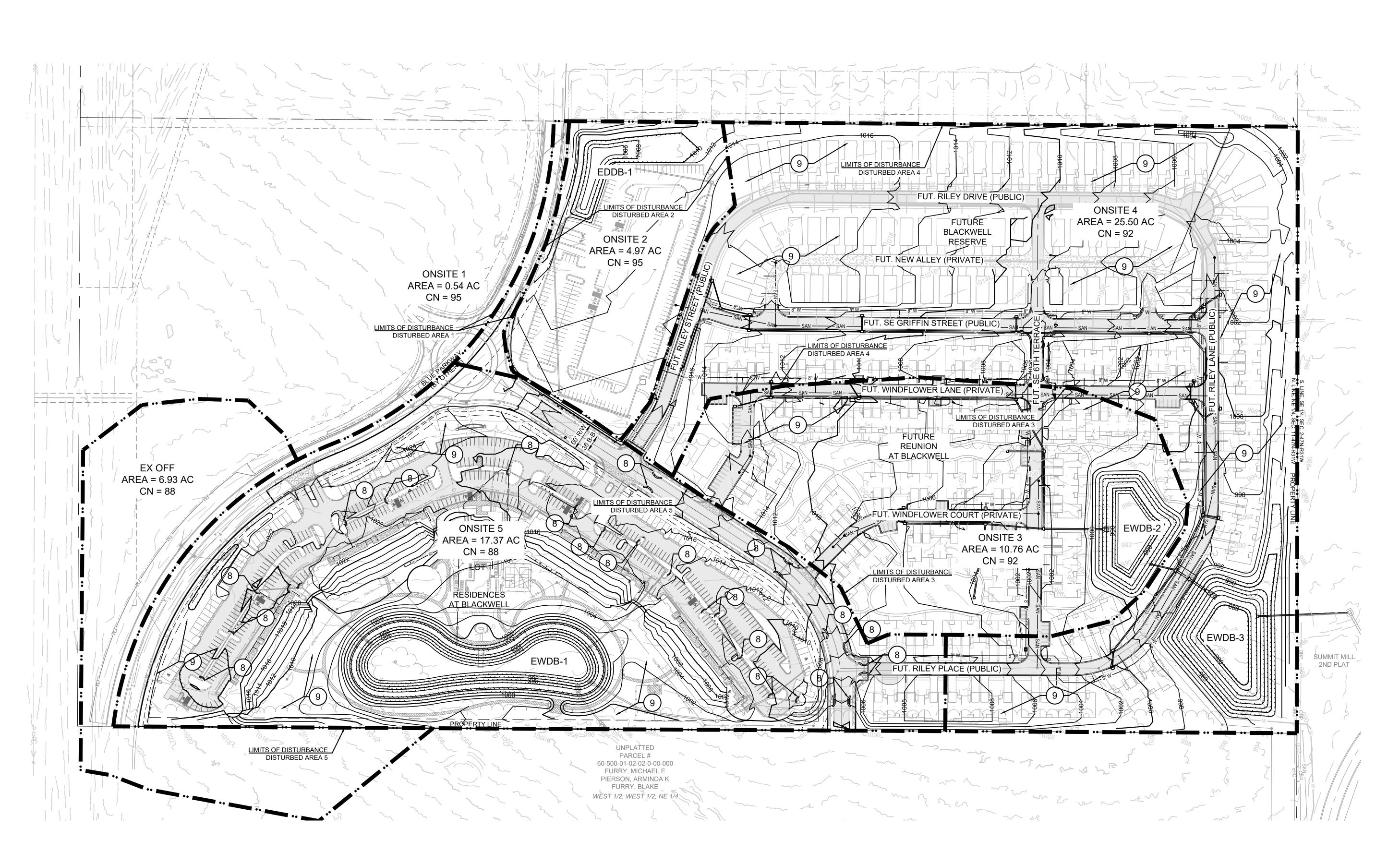
ELEV. 997.045

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

"SQUARE" CUT IN TOP OF CONCRETE STORM MANHOLE

SCALE: 1" = 100'



NOTE:

SEE SHEET 3 FOR EROSION CONTROL NOTES, LEGEND AND STAGING CHART.

MO GRS BENCHMARK:

STATION NAME - JA-90

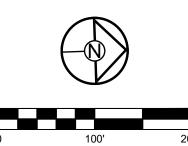
KC METRO ALUMINUM GRS DISK SET IN CONCRETE STAMPED "JA-90, 1988" LOCATED NEAR THE INTERSECTION OF LANGSFORD ROAD AND OLD LANGSFORD ROAD, 43 FEET SOUTHEAST OF THE CENTER OF LANGSFORD ROAD AND 32 FEET NORTH OF THE CENTER OF OLD LANGSFORD ROAD. N:1001052.8503, E:2845604.8272

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ELEV. 1005.719



SCALE: 1" = 100'

POST-CONSTRUCTION EROSION CONTROL PLAN

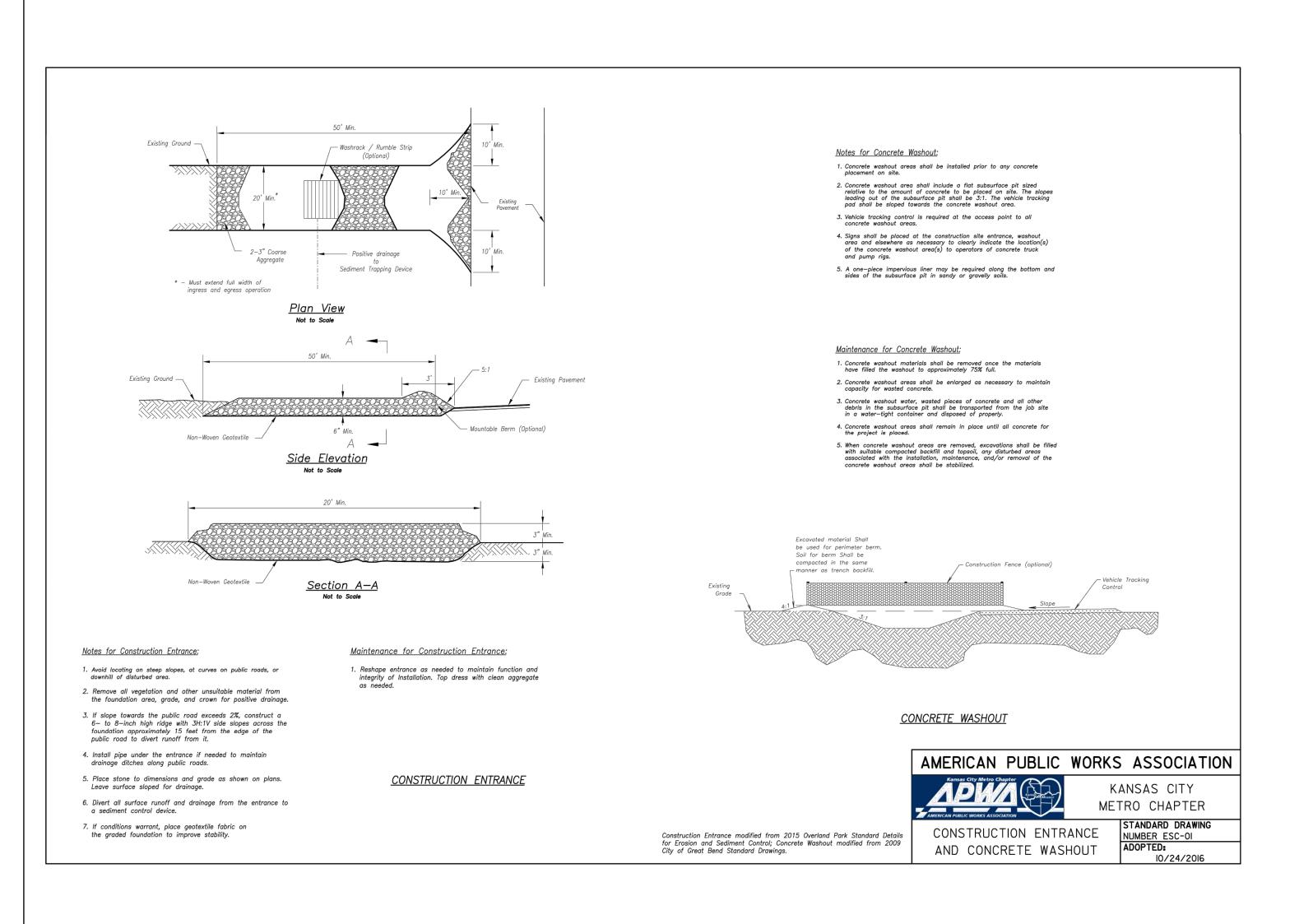
RESIDENCES, TRADITIONS MASS GRADING & EROSION

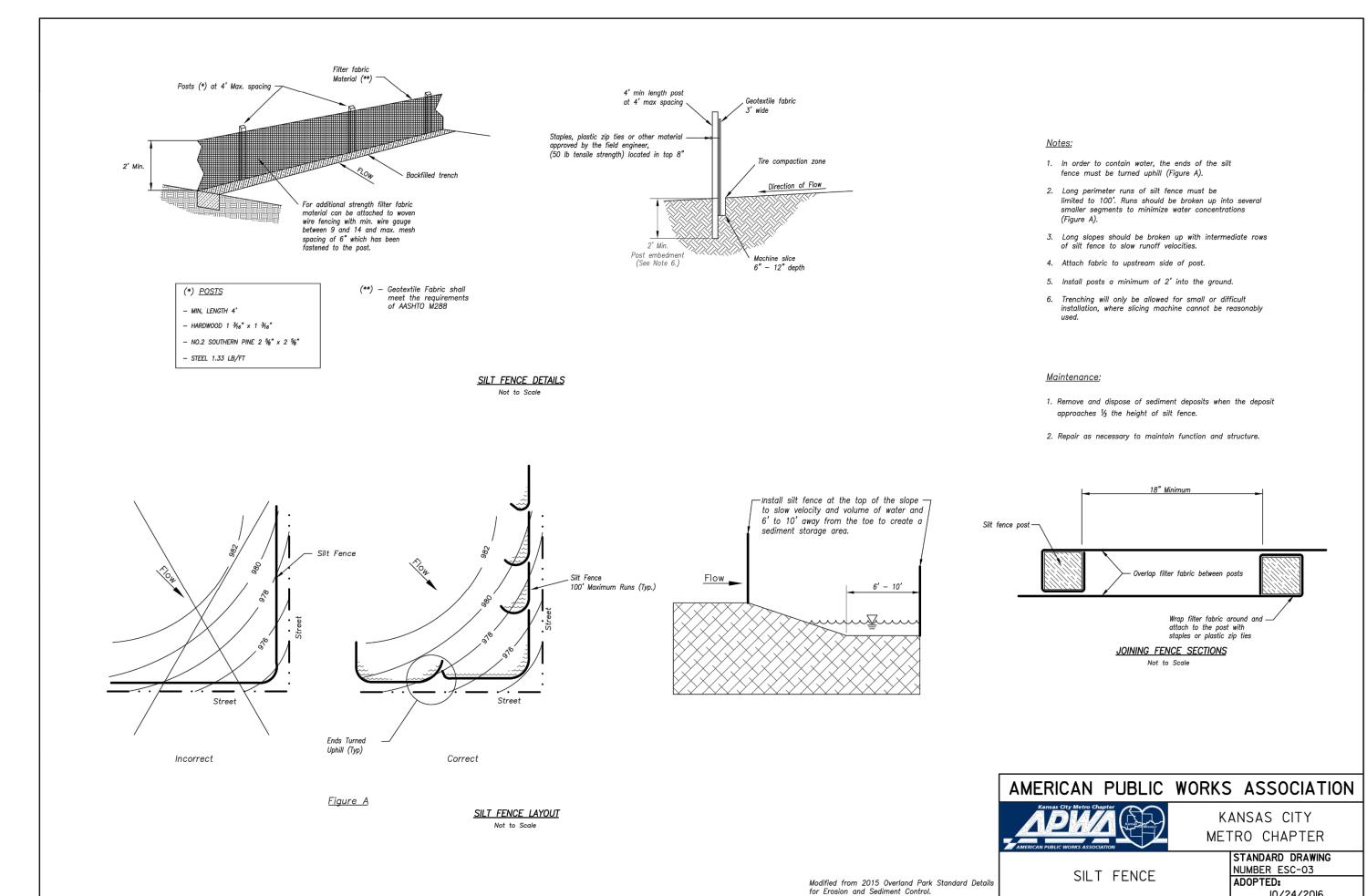
PREPARED BY:

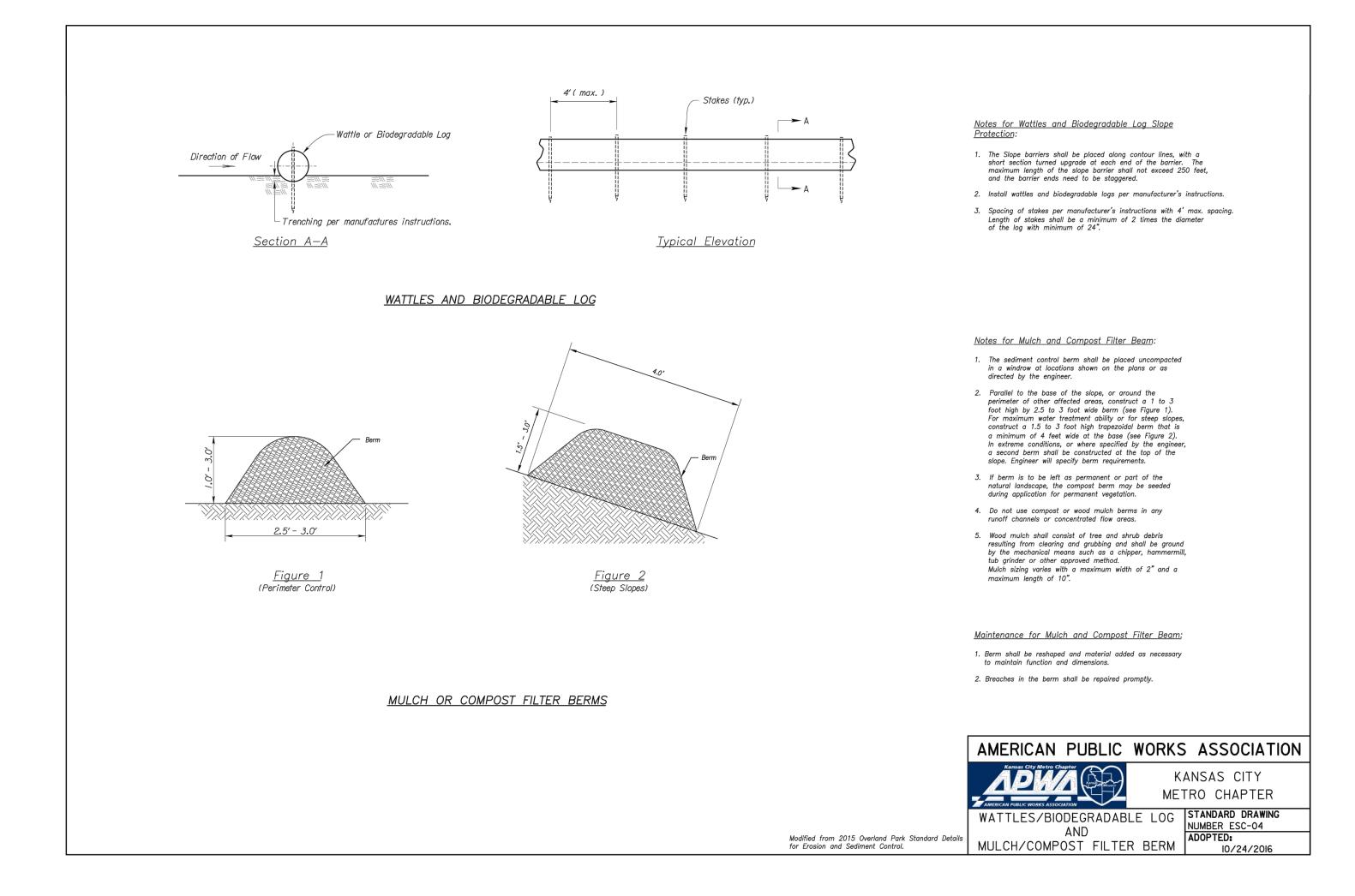
SCHLAGEL & ASSOCIATES, P.A.

SHEET

5







PREPARED BY:



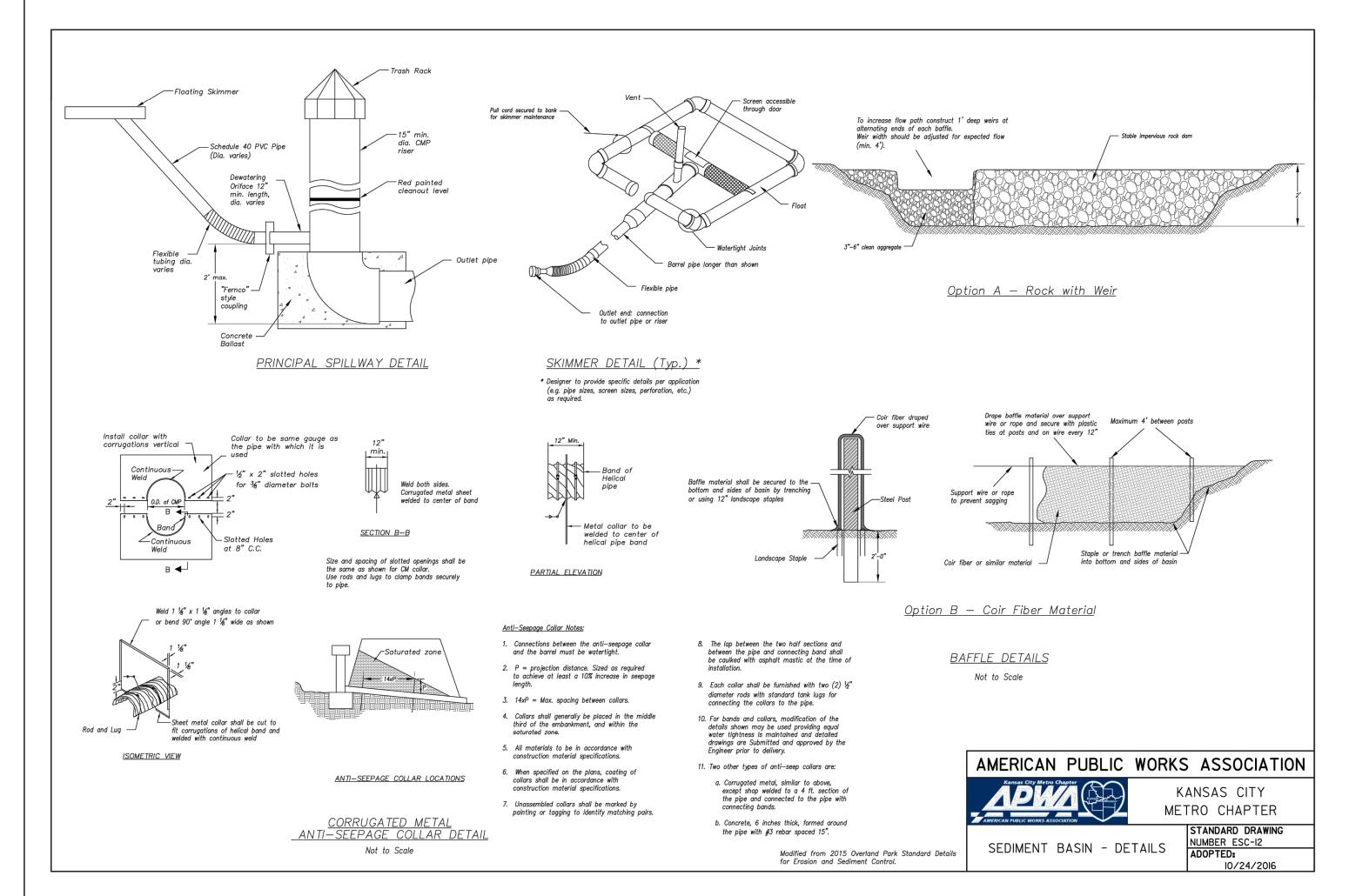
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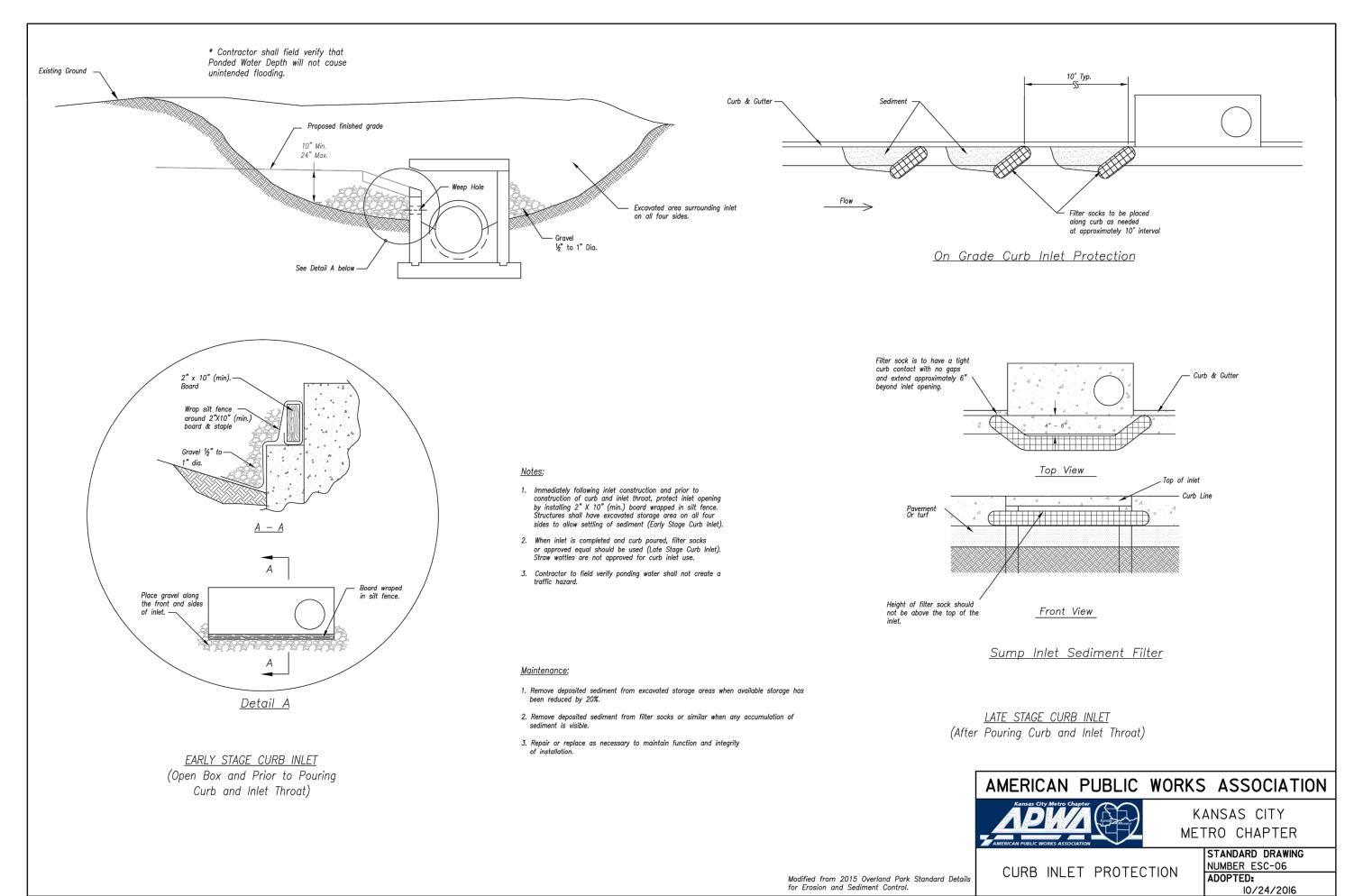
E AT BLACKWELL CONTROL PLANS

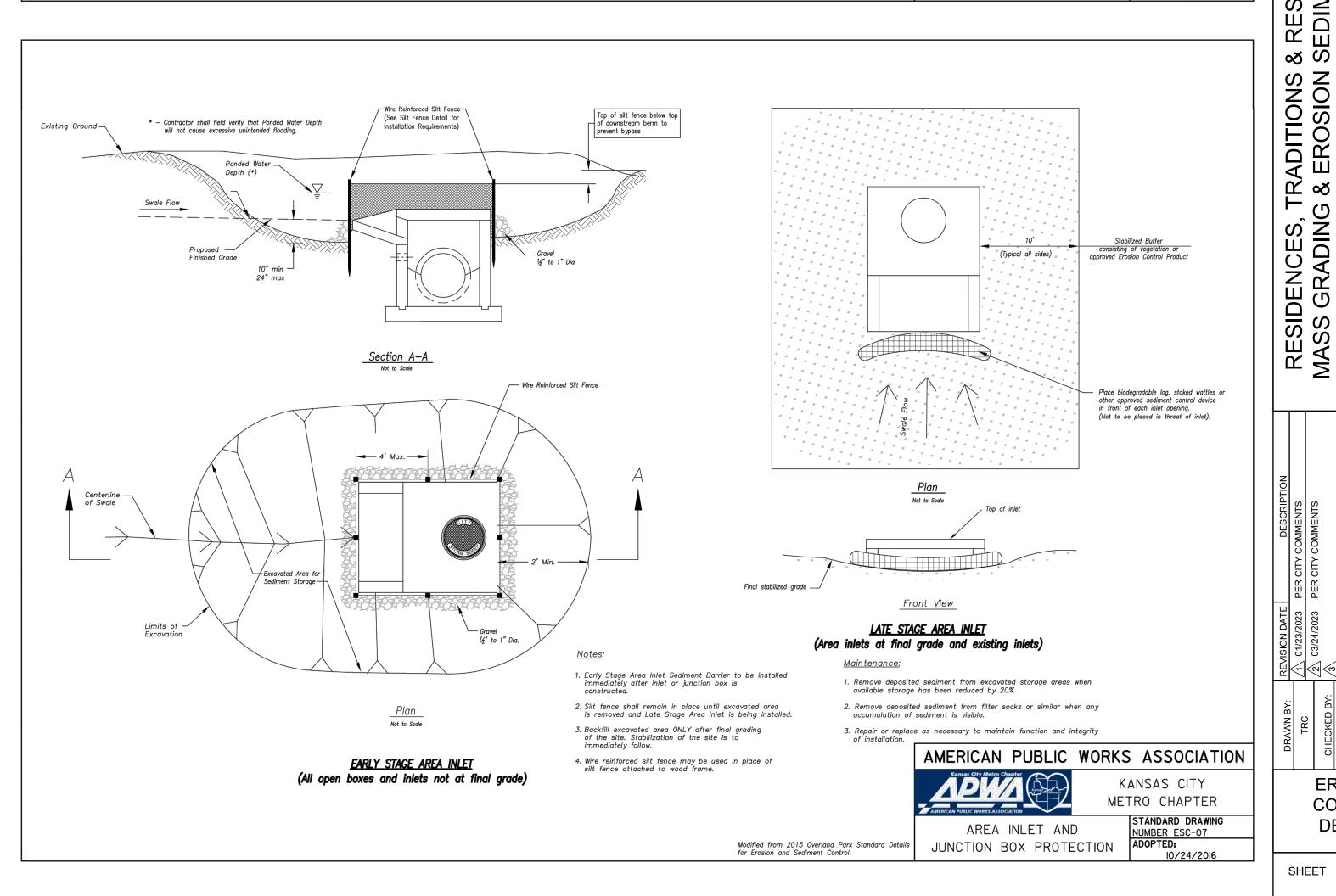
RESERVE A

RESIDENCES, TRADITIONS MASS GRADING & EROSION

EROSION CONTROL **DETAILS**









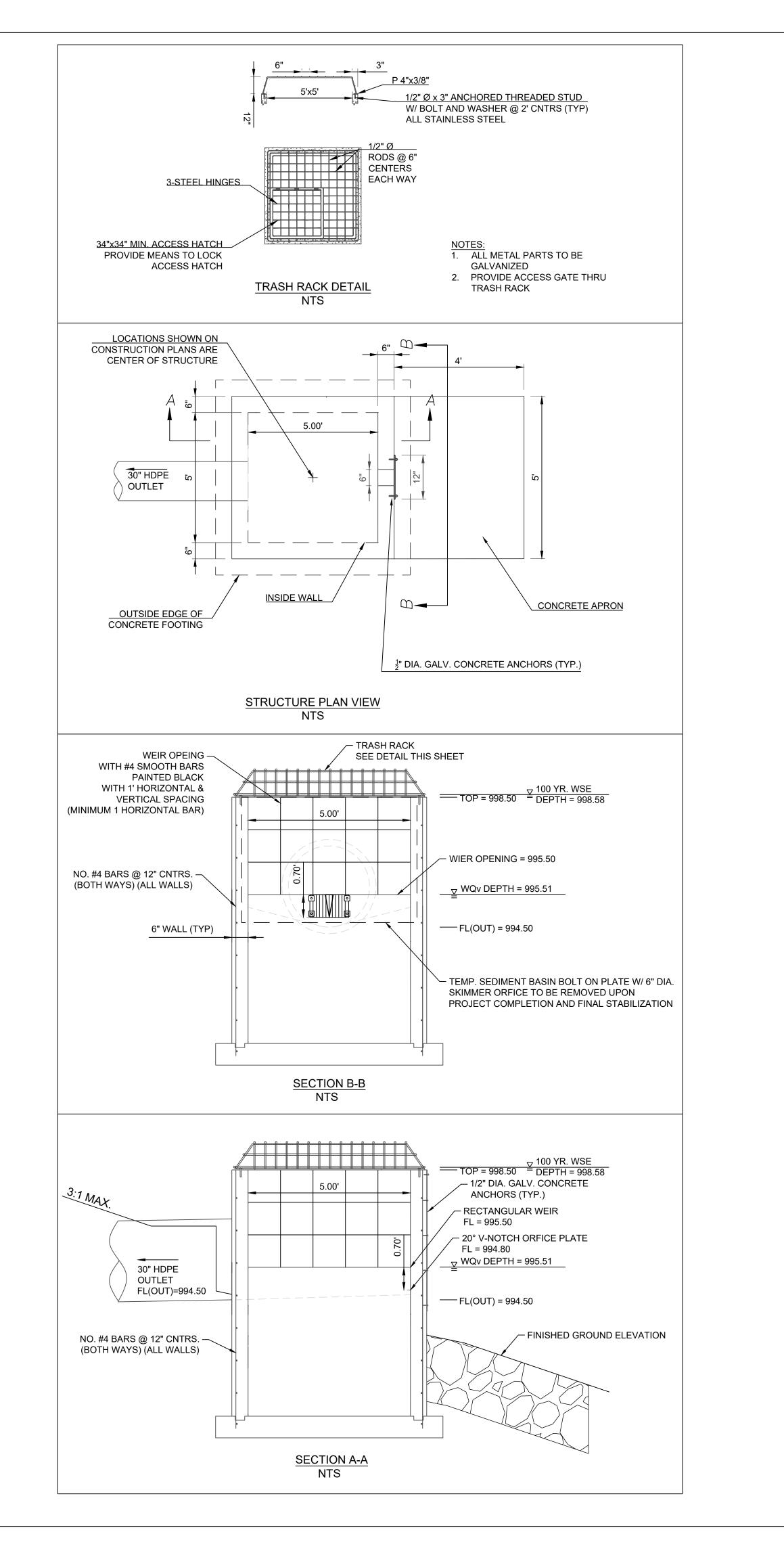
PREPARED BY: MARK ALLEN BREUER MOMBER PE-2009007268

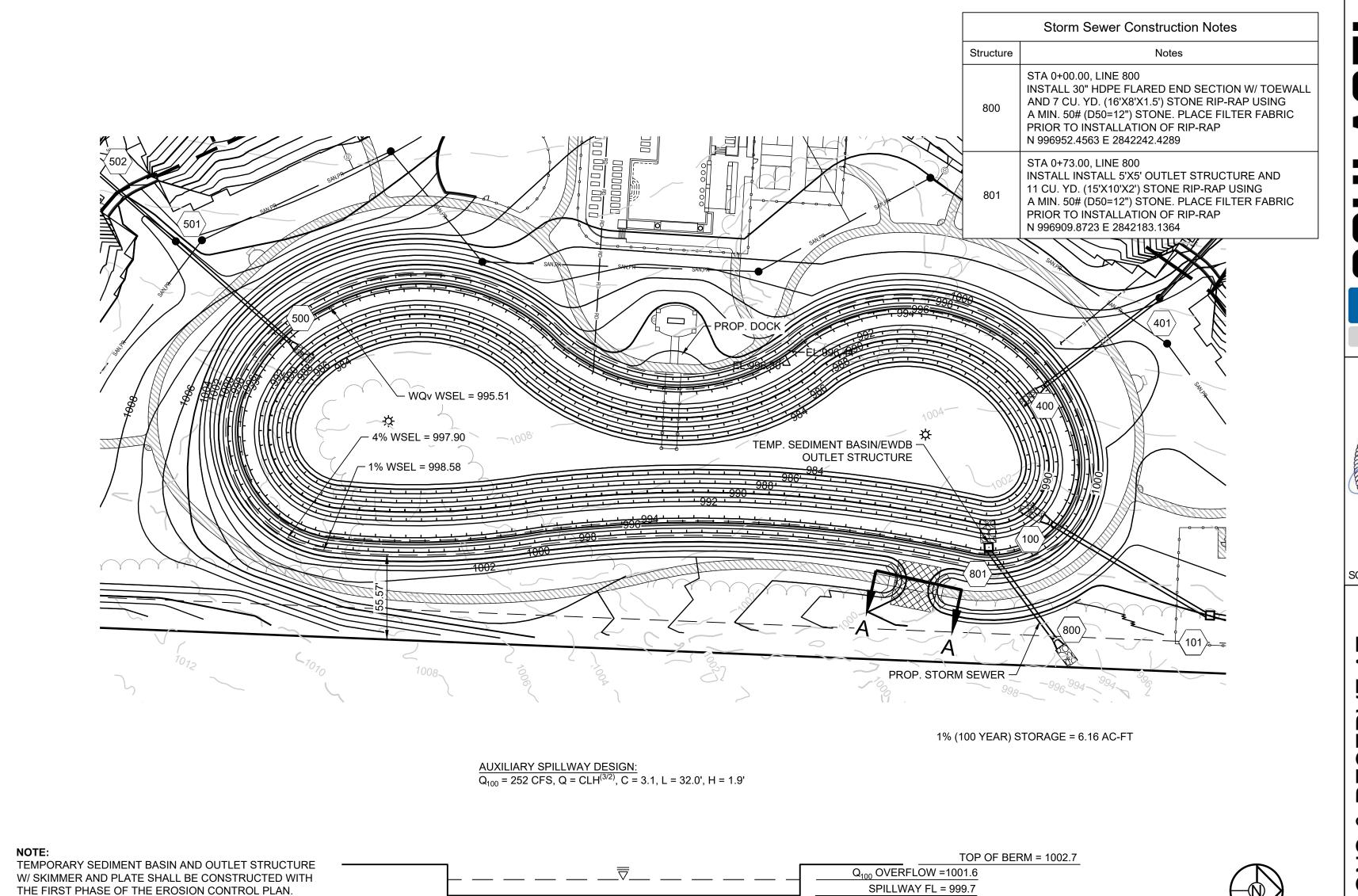
SCHLAGEL & ASSOCIATES, P.A.

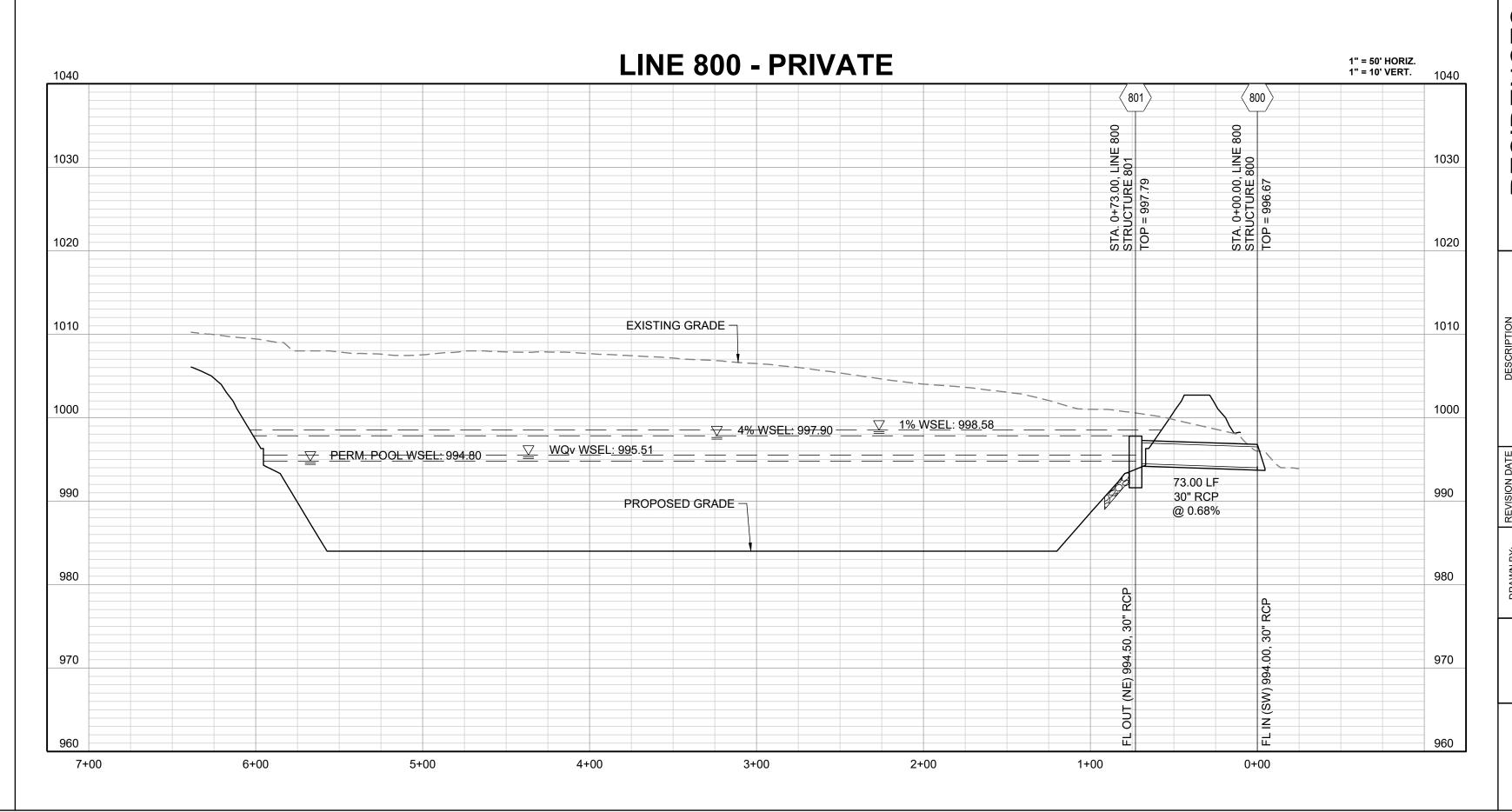
AT BLACKWELL

RESERVE EDIMENT OF

EROSION CONTROL **DETAILS**







32'

<u>A-A</u>

UPON FINAL STABILIZATION THE SKIMMER, PLATE, AND

TO DETENTION BASIN COMPLETED. AN AS-BUILT RECORD DRAWING ACCEPTED BY THE CITY SHALL BE

REQUIRED PRIOR TO OCCUPANCY.

SEDIMENT SHALL BE REMOVED AND FINAL CONVERSION

ERVE AT STATE STAT

RESIDENCES, TRADITIONS & RESERV BLACKWELL MASS GRADING & EROSION SEDIME HERITAGE SPREEPLEESSUMMIT, I

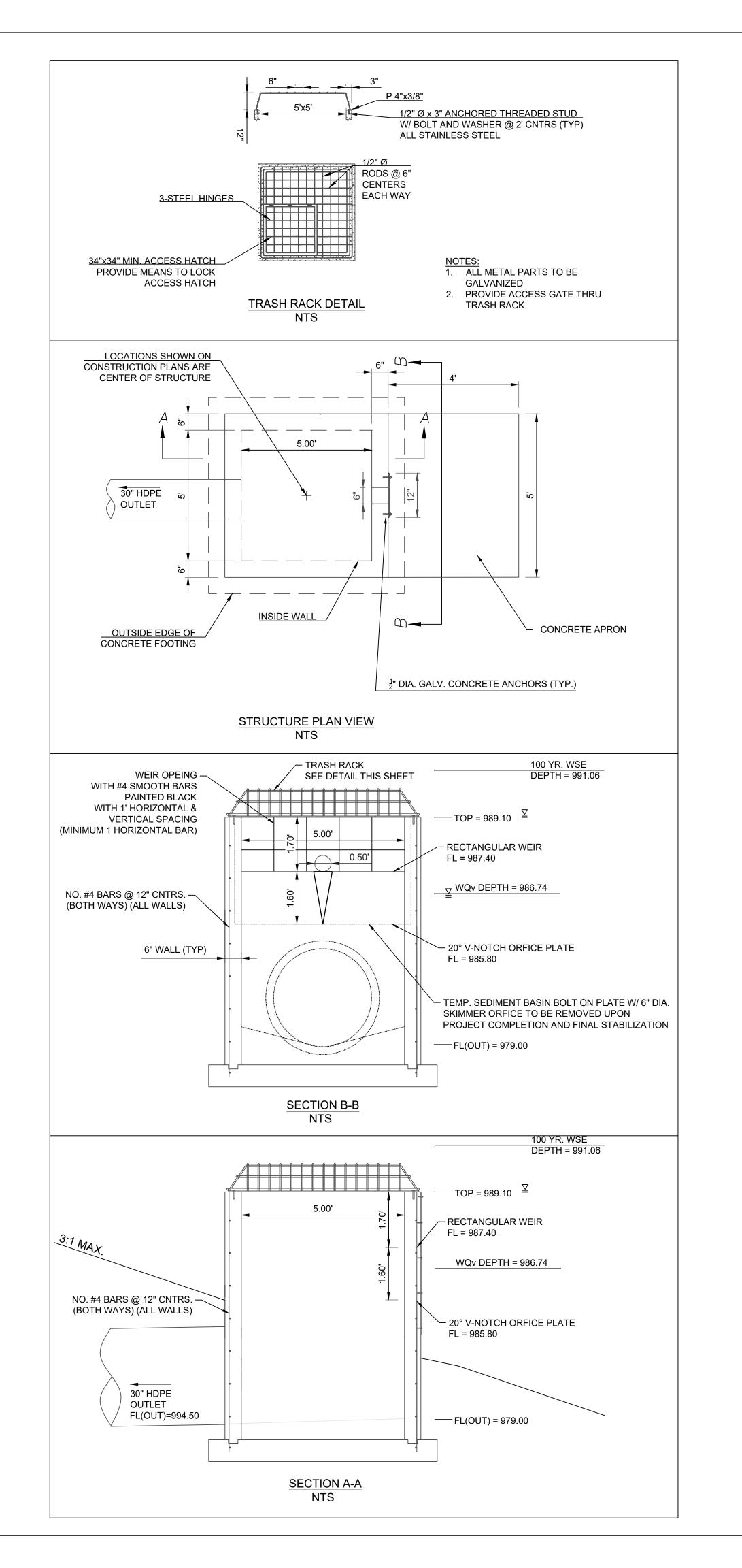
SCALE: 1" = 50'

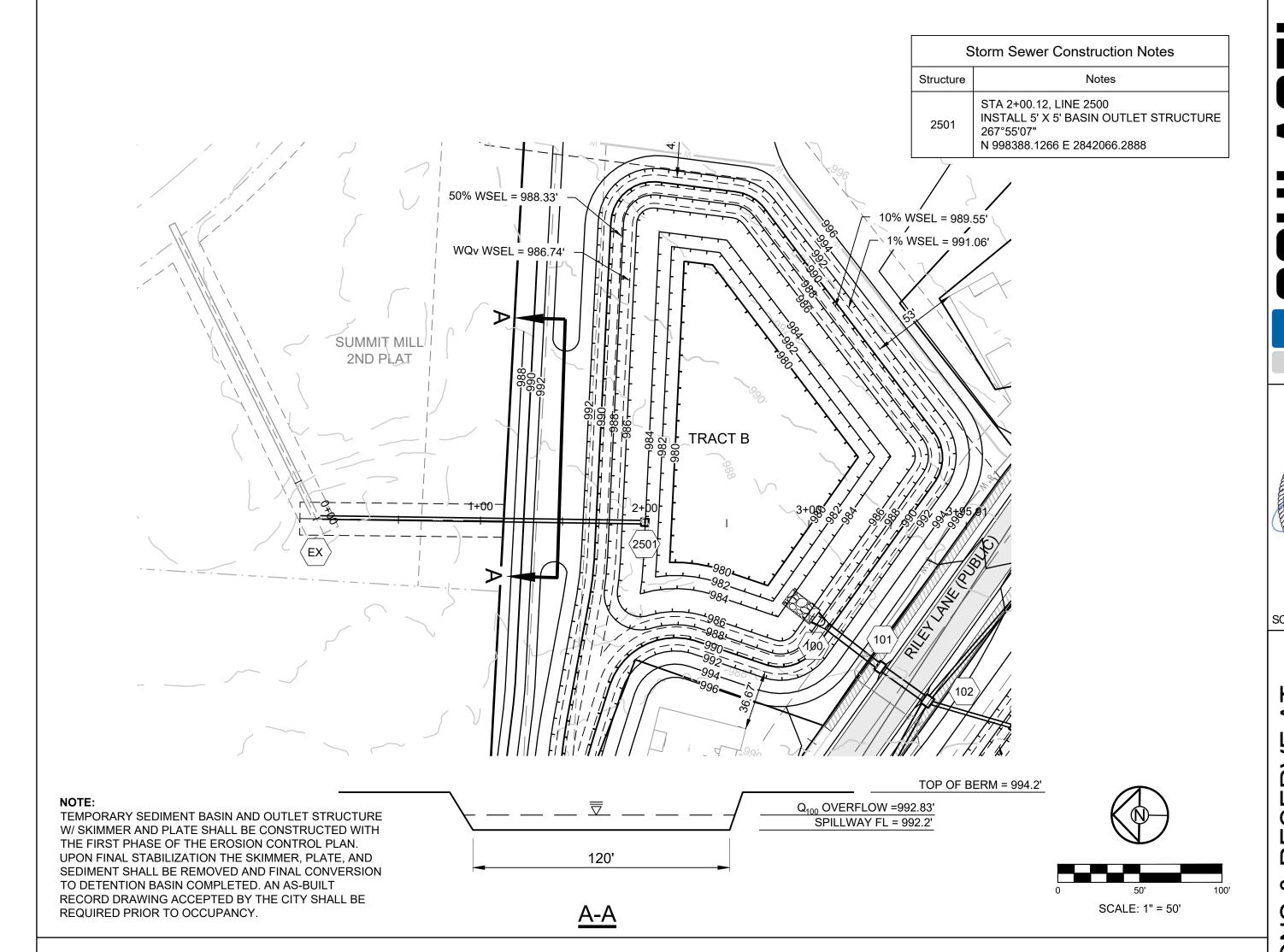
MAB 4 DATE PREPARED: 6 11/30/2022 6 PROJ. NUMBER: 8 22-102 9

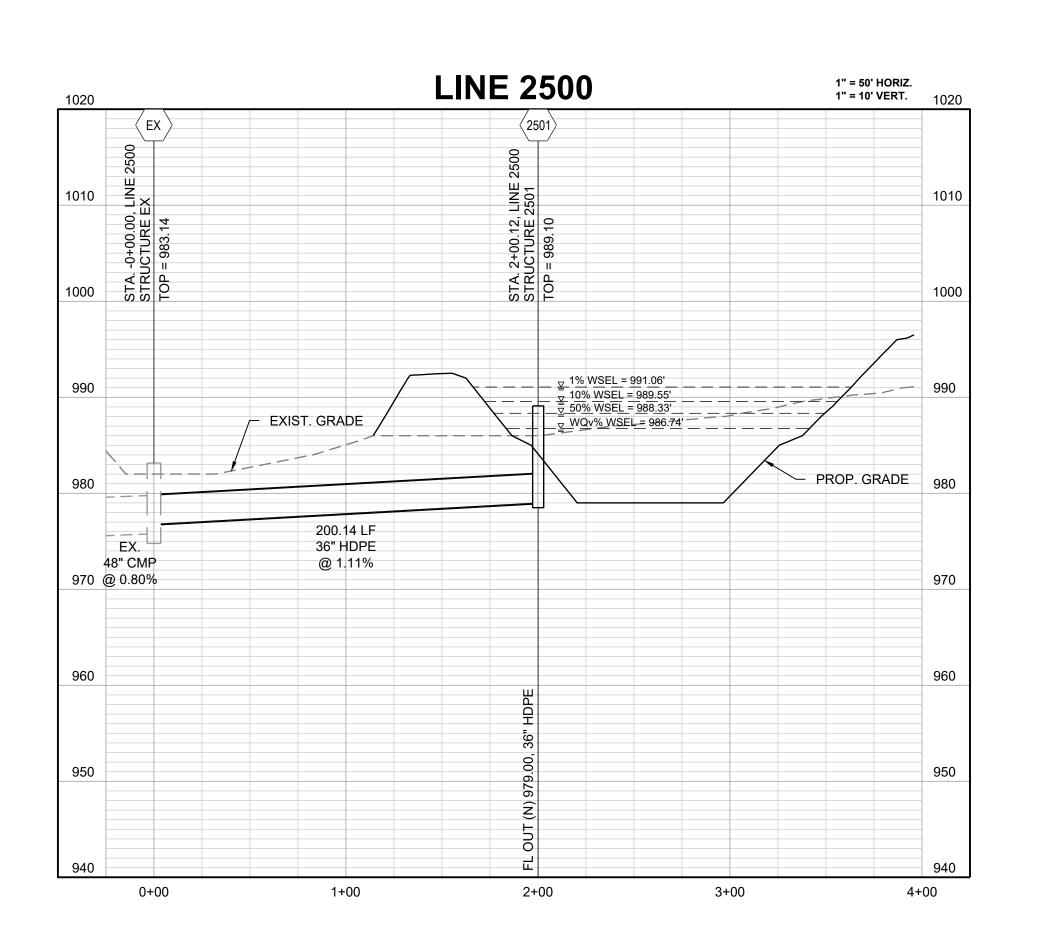
OUTLET STRUCTURE 801

SHEET

8









UMMIT,

PREPARED BY:

MARK ALLEN BREUER

PE-2009007268

CES, TRADITI BLACK BRADING & EF GE SPREEPL RESIDENCES, AGE HERIT/

OUTLET STRUCTURE 2501