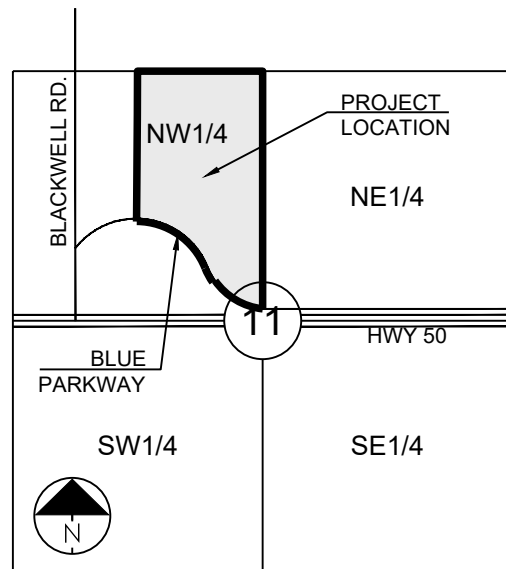


- A/C - ACCESS EASEMENT
- B/E - BACK OF CURB
- B/B - BACK TO BACK
- BM - BENCHMARK
- BL or B.L. - BUILDING LINE
- CO - CLEANOUT
- TJB - TELEPHONE JUNCTION BOX
- C&G - CURB AND GUTTER
- D/E - DRAINAGE EASEMENT
- E/E - ELECTRICAL EASEMENT
- EL - ELEVATION
- FL - FLOW LINE
- G/E - GAS LINE EASEMENT
- HDPE - 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
- SW - SIDEWALK
- TE - TOP ELEVATION
- U/E - UTILITY EASEMENT
- WSE - WATER SURFACE ELEVATION
- W/E - WATERLINE EASEMENT



**LOCATION MAP**  
SCALE 1" = 2000'

MISSOURI DEPARTMENT OF  
TRANSPORTATION (MODOT)

SPIRE

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

## Philip Ingram

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

## Dena Mezger

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

## Mark Mani

500 E. 8th Street, Room 370  
Kansas City, MO 64106  
(816) 275-2341 or (816) 275-1550

## John Meadows

4700 Little Blue Parkway  
Independence, MO 64057  
(816) 795-2257

## Mark Schauff

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



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

SUMMARY OF QUANTITIES			
	ITEM	QUANTITY	UNITS
1	CLEARING, GRUBBING & DISPOSAL	1	LS
2	CONSTRUCTION ENTRANCE	1	EA
3	CONCRETE WASHOUT AREA	1	EA
4	SILT FENCE (PRIOR TO CONSTRUCTION)	7,470	LF
5	SILT FENCE (DURING CONSTRUCTION)	8,504	LF
6	SEDIMENT BASIN	3	EA
7	ROCK DITCH CHECK	7	EA
8	INLET PROTECTION (SILT FENCE)	624	LF
9	INLET PROTECTION (GRAVEL FILTER BAGS)	28	EA
10	TURF REINFORCEMENT MAT	21,553	SY
11	EARTHWORK - TOTAL FOR FULL SITE	294,618	CY
12	EARTHWORK - TOTAL 3RD PLAT PUBLIC IMPROVEMENTS	72,334	CY
13	EARTHWORK - TOTAL 3RD PLAT PRIVATE IMPROVEMENTS	222,284	CY
14	SEEDING & MULCHING	37	ACRES

**GENERAL NOTES:**

1. ALL CONSTRUCTION TO FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
2. ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DEPARTMENT OF THE CITY OF LEE'S SUMMIT, MISSOURI.
3. LINEAL FOOT MEASUREMENTS SHOWN ON THE PLANS ARE HORIZONTAL MEASUREMENTS, NOT SLOPE MEASUREMENTS. ALL MEASUREMENTS SHALL BE MADE ON HORIZONTAL MEASUREMENTS.
4. NO GEOLOGICAL INVESTIGATION HAS BEEN PERFORMED ON THE SITE.
5. 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.
6. 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 PERMISSION 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.
7. 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.
8. THE CONTRACTOR SHALL CONTROL ALL MAJOR TREES FROM DRAIN BASINS. NO TREE SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER, UNLESS SHOWN OTHERWISE.
9. 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.
10. ALL WASTE MATERIAL RESULTING FROM THE PROJECT SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, OR AS DIRECTED BY THE OWNER.
11. ALL EXCAVATIONS SHALL BE UNCLASSIFIED. NO SEPARATE PAYMENT WILL BE MADE FOR ROCK REMOVAL.
12. THE CONTRACTOR SHALL CONTROL THE EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION, AND SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.
13. ALL MANHOLES, CATCH BASINS, UTILITY VALVES AND METER PITS TO BE ADJUSTED OR REBUILT TO GRADE AS REQUIRED.
14. 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.
15. THE CONTRACTOR SHALL CONTACT THE RIGHT OF WAY INSPECTOR AT 816-969-1800 PRIOR TO ANY LAND DISTURBANCE ACTIVITIES WITHIN THE RIGHT OF WAY. THESE ACTIVITIES MAY REQUIRE A PERMIT.
16. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL TRAFFIC HANDLING MEASURES NECESSARY TO ENSURE THAT THE GENERAL PUBLIC IS PROTECTED AT ALL TIMES. TRAFFIC CONTROL SHALL CONFORM TO 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 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 ENGINEER.
4. CURB RETURN RADI SHALL BE 30' AT BACK OF CURB UNLESS OTHERWISE NOTED.
5. SUBGRADE TO BE COMPACTED TO 95% STANDARD PRACTICE 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. S50 = STOPPING SIGHT DISTANCE.
11. ALL ADA SIDEWALK RAMPS SHALL BE CONSTRUCTED BY THE DEVELOPER WITH THE PUBLIC INFRASTRUCTURE.

1. ALL CONSTRUCTION TO FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
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4. NO GEOLOGICAL INVESTIGATION HAS BEEN PERFORMED ON THE SITE.
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8. THE CONTRACTOR SHALL PROTECT ALL MAJOR TREES FROM DAMAGE. NO TREE SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER, UNLESS SHOWN OTHERWISE.
9. 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.
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1. 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.
2. 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.
3. CONTRACTOR SHALL VERIFY FOLLOW-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.
4. 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.
5. PAYMENT FOR TRENCHING, BACKFILLING, PIPE EMBEDMENT, FLOABLE BACKFILL, BACKFILL MATERIALS, CLEAN UP, EROSION, SLOPING, AND EXCESS SEDIMENT RUNOFF ARE ITEMS NOTED FOR THE CONSTRUCTION OF THE UTILITY LINE SHALL BE INCLUDED IN THE CONTRACT PRICE FOR THE UTILITY INSTALLATION.
6. 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.
7. 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.

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	GRADING PLAN FULL SITE
3	PRE-CONSTRUCTION EROSION CONTROL PLAN
4	EROSION CONTROL PLAN
5	POST-CONSTRUCTION EROSION CONTROL PLAN
6	EROSION CONTROL DETAILS
7	EROSION CONTROL DETAILS
8	OUTLET STRUCTURE 801
9	OUTLET STRUCTURE 2401
10	OUTLET STRUCTURE 201

CITY ENGINEER  
APPROVED FOR ONE YEAR FROM THIS DATE

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

## 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 &amp; ASSOCIATES, P.A.

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

HERITAGE STREET LEE'S SUMMIT, MO

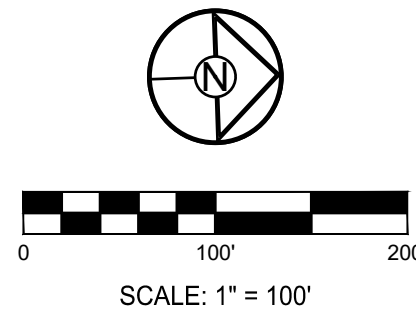
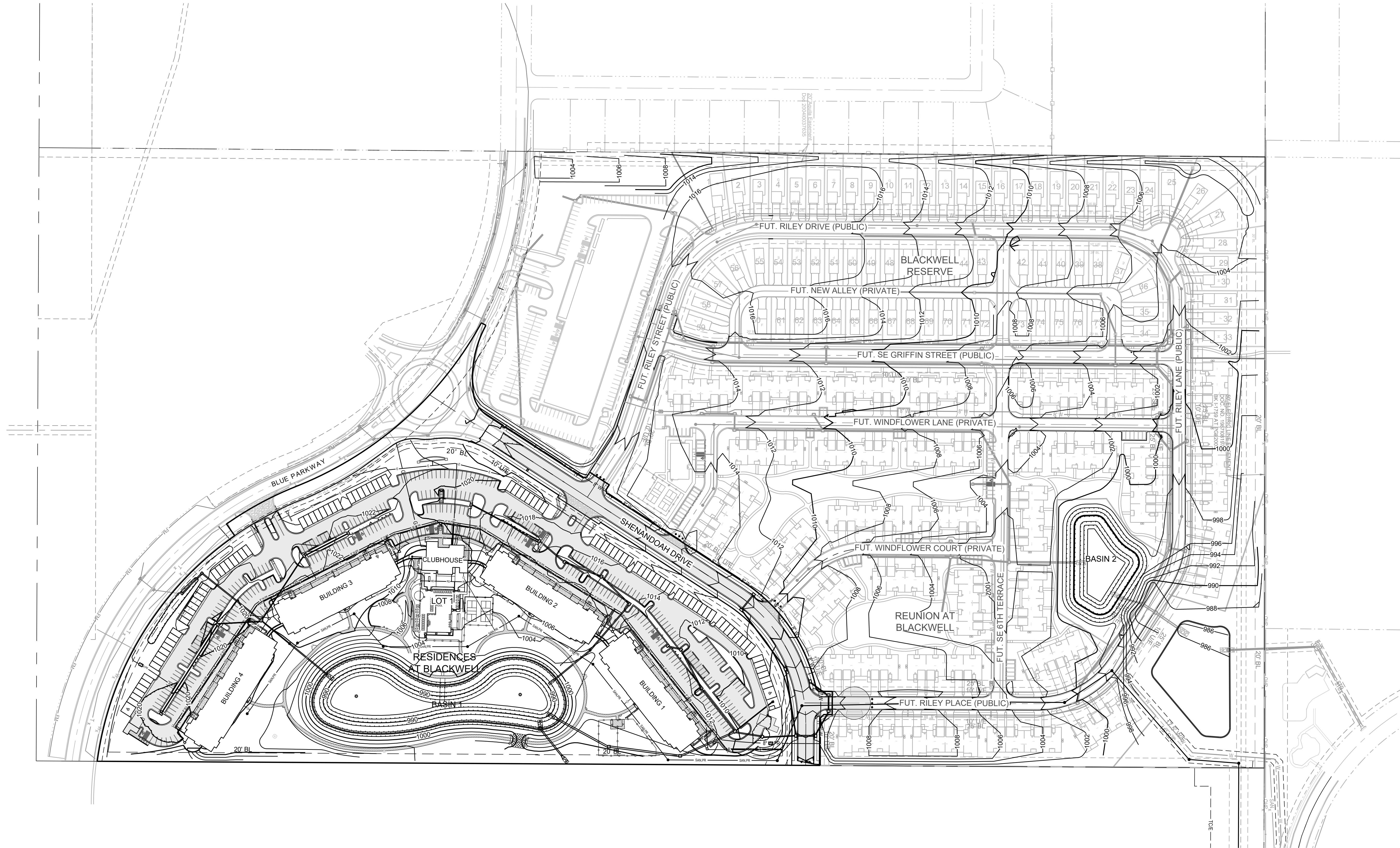
REVISION	DATE	DESCRIPTION
1	01/23/2023	PER CITY COMMENTS
2	5/12/2023	PER CITY COMMENTS
3	05/30/2023	PER CITY COMMENTS
4		
5		
6		
7		
8		
9		

## COVER SHEET

SHEET



I:\PROJECTS\2022\22-102\3.0 Design\3.0 DWG Plans\4.0 SDP\22-102 - SDP - GRD FULL SITE.dwg, GRADING PLAN FULL SITE - 11

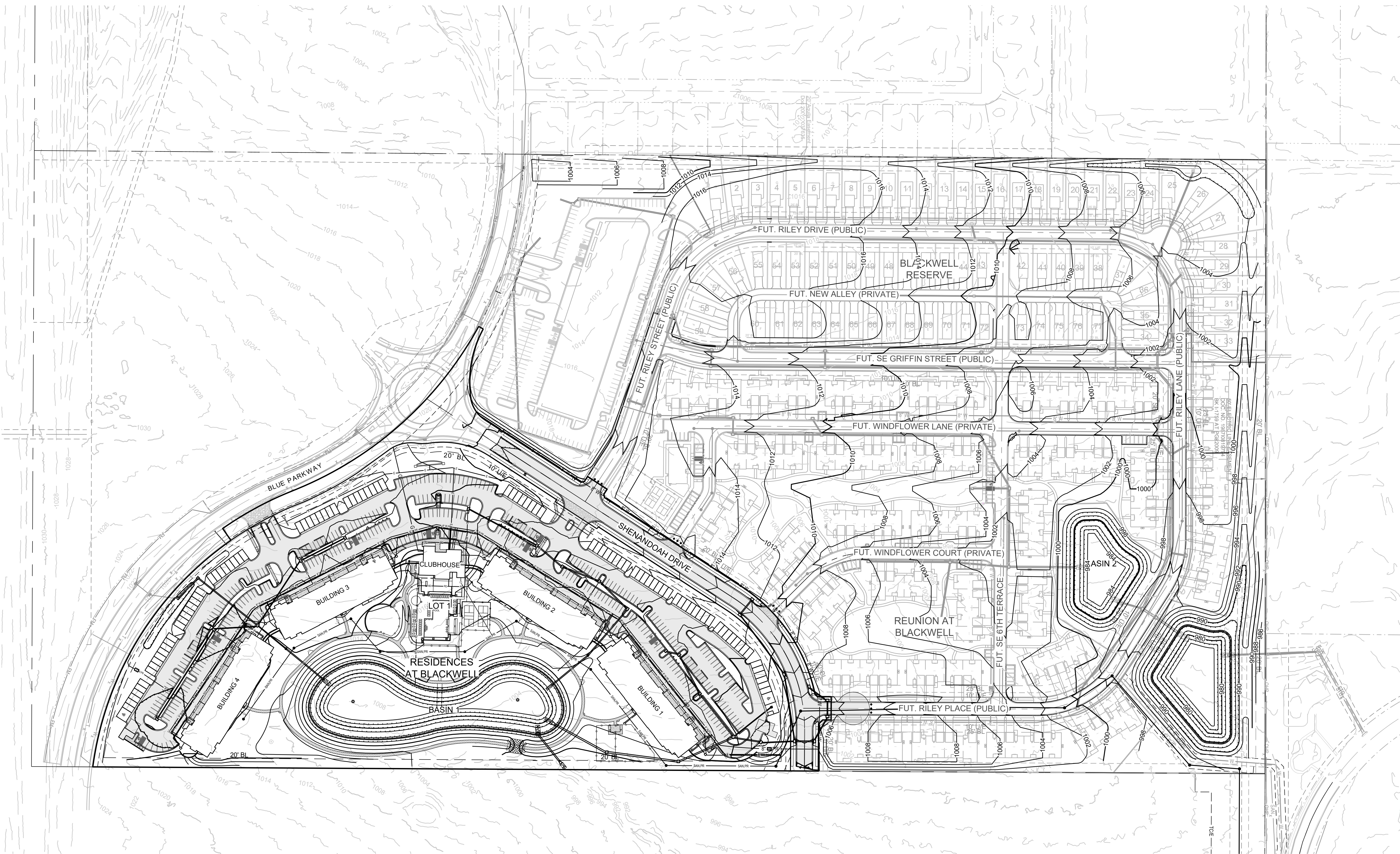


RESIDENCES, REUNION & RESERVE AT BLACKWELL  
MASS GRADING & EROSION SEDIMENT CONTROL PLANS  
HERITAGE STREET LEE'S SUMMIT, MO

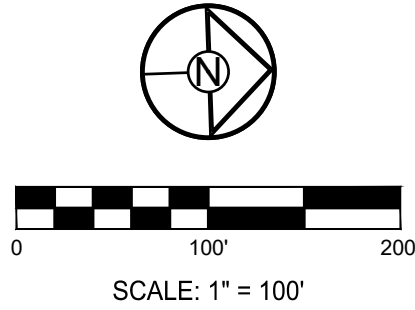
REVISION DATE	DESCRIPTION
1 01/23/2023	PER CITY COMMENTS
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3 05/30/2023	PER CITY COMMENTS
4	
5	
6	
7	
8	
9	
10	

GRADING PLAN  
FULL SITE





**EARTHWORK**  
**CUT: 133,0890 CY**  
**FILL: 135,267 CY (15% FACTOR)**  
**NET: 1,378 CY CUT**  
**(APPROXIMATE - PAVEMENTS AND TRENCHING NEGLECTED)**



REVISION	DATE	DESCRIPTION
1	01/23/2023	PER CITY COMMENTS
2	5/12/2023	PER CITY COMMENTS
3	05/30/2023	PER CITY COMMENTS
4		
5		
6		
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8		
9		
10		

GRADING PLAN  
FULL SITE - FINAL  
CONFIGURATION

SHEET  
**3**

RESIDENCES, REUNION & RESERVE AT BLACKWELL  
MASS GRADING & EROSION SEDIMENT CONTROL PLANS  
HERITAGE STREET LEE'S SUMMIT, MO

PREPARED BY:

05.30.2023

SCHLAGEL & ASSOCIATES, P.A.

**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 Certificate of Authority  
#E2002003600-F #LAC2001005237 #LS200200859-F

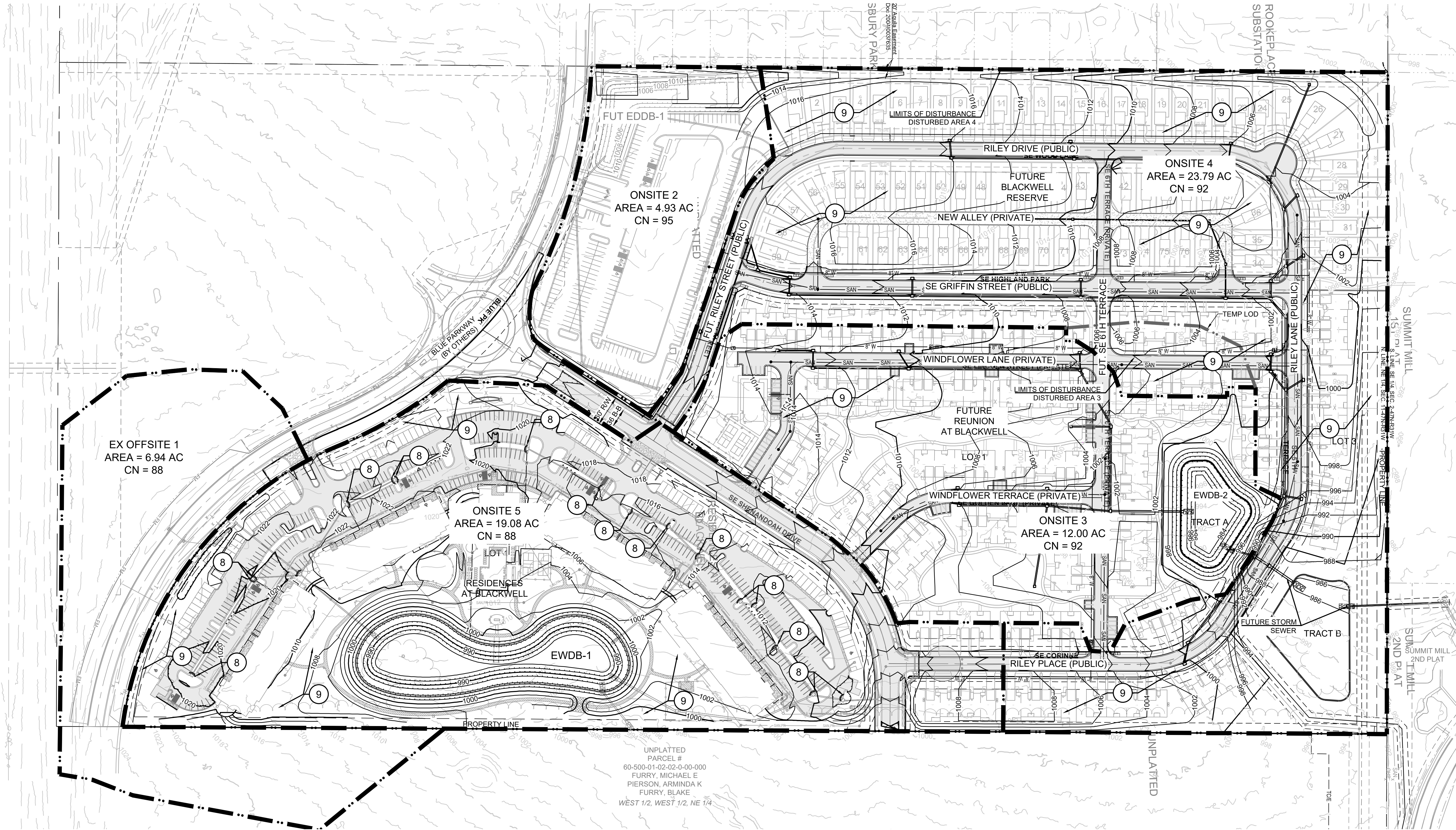






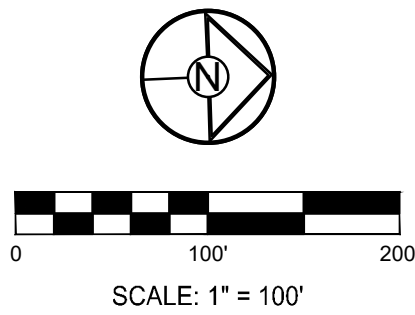






UNPLATTED  
PARCEL #  
60-500-01-02-02-0-00-000  
FURRY, MICHAEL E  
PIERSON, ARMINDA K  
FURRY, BLAKE  
WEST 1/2, WEST 1/2, NE 1/4

**NOTE:**  
SEE SHEET 4 FOR EROSION CONTROL NOTES, LEGEND  
AND STAGING CHART.

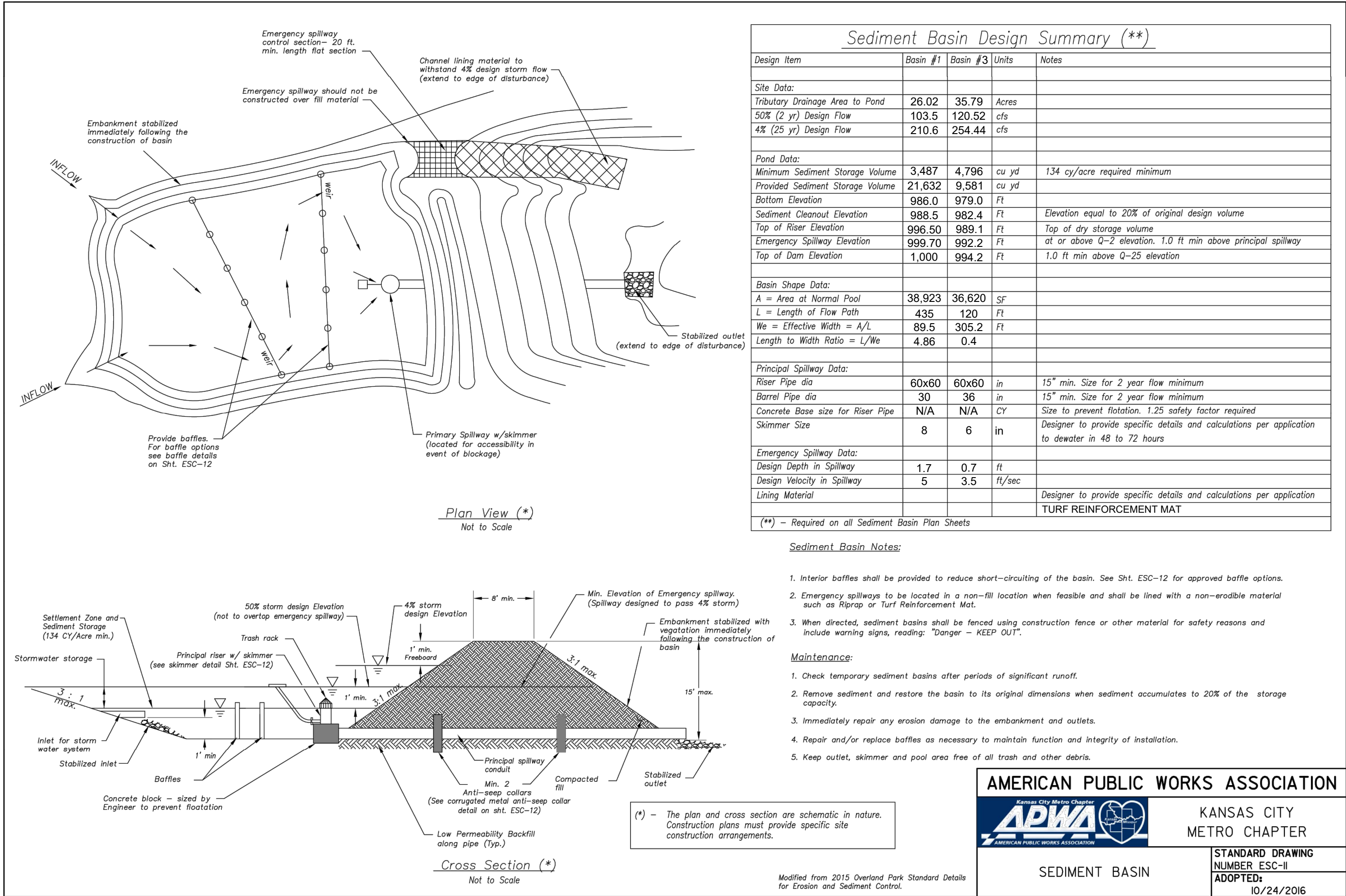
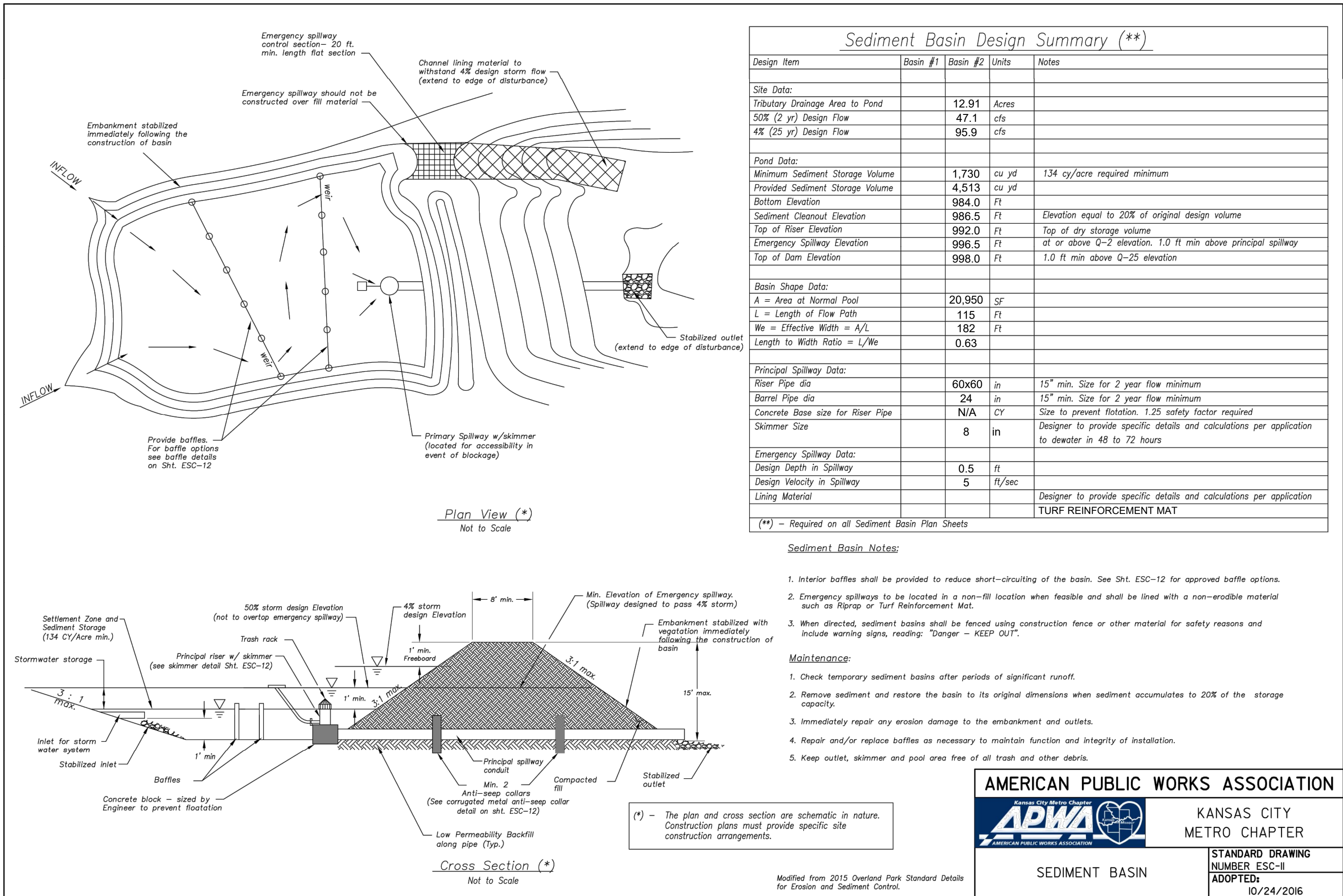
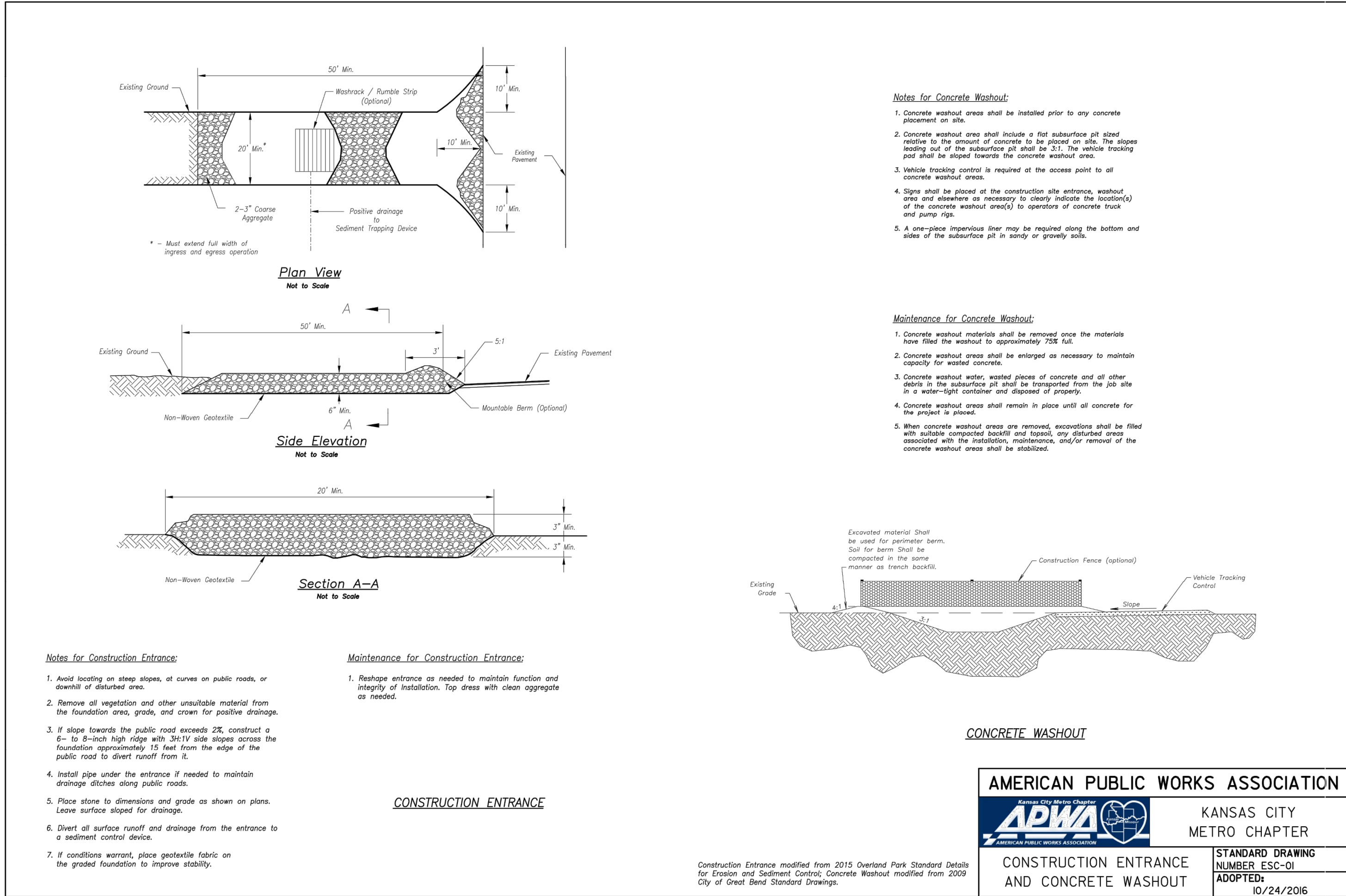
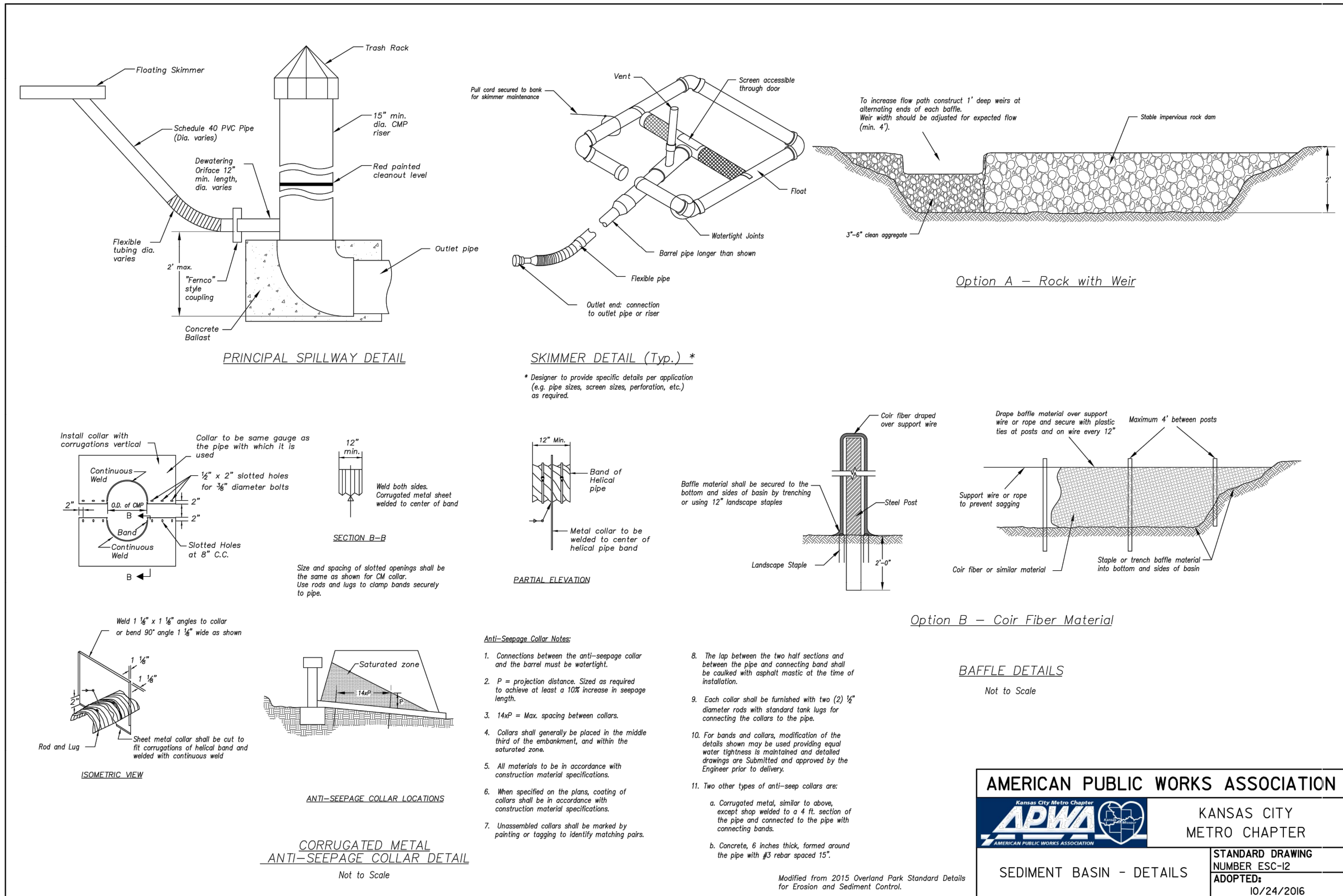


RESIDENCES, REUNION & RESERVE AT  
BLACKWELL  
MASS GRADING & EROSION SEDIMENT  
CONTROL PLANS  
HERITAGE STREET LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
01/23/2023	PER CITY COMMENTS
5/12/2023	PER CITY COMMENTS
05/30/2023	PER CITY COMMENTS

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





SEDIMENT BASIN #2 SHALL BE INSTALLED AND UTILIZED UNTIL SUCH TIME THAT THE 20' D/E DOWNSTREAM OF SEDIMENT BASIN #3 IS ACQUIRED. DURING THIS TIME NO GRADING ACTIVITIES MAY TAKE PLACE WITHIN SUBCATCHMENT "ONSITE 4." UPON DEDICATION OF SAID 20' D/E SEDIMENT BASIN #3 SHALL BE INSTALLED AND SEDIMENT BASIN #2 CONVERTED TO AN EWDB.

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

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

HERITAGE STREET LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
01/23/2023	PER CITY COMMENTS
05/03/2023	PER CITY COMMENTS
05/03/2023	PER CITY COMMENTS
11/30/2022	DATE PREPARED
22-102	PROJ. NUMBER

EROSION  
CONTROL  
DETAILS

SHEET

7

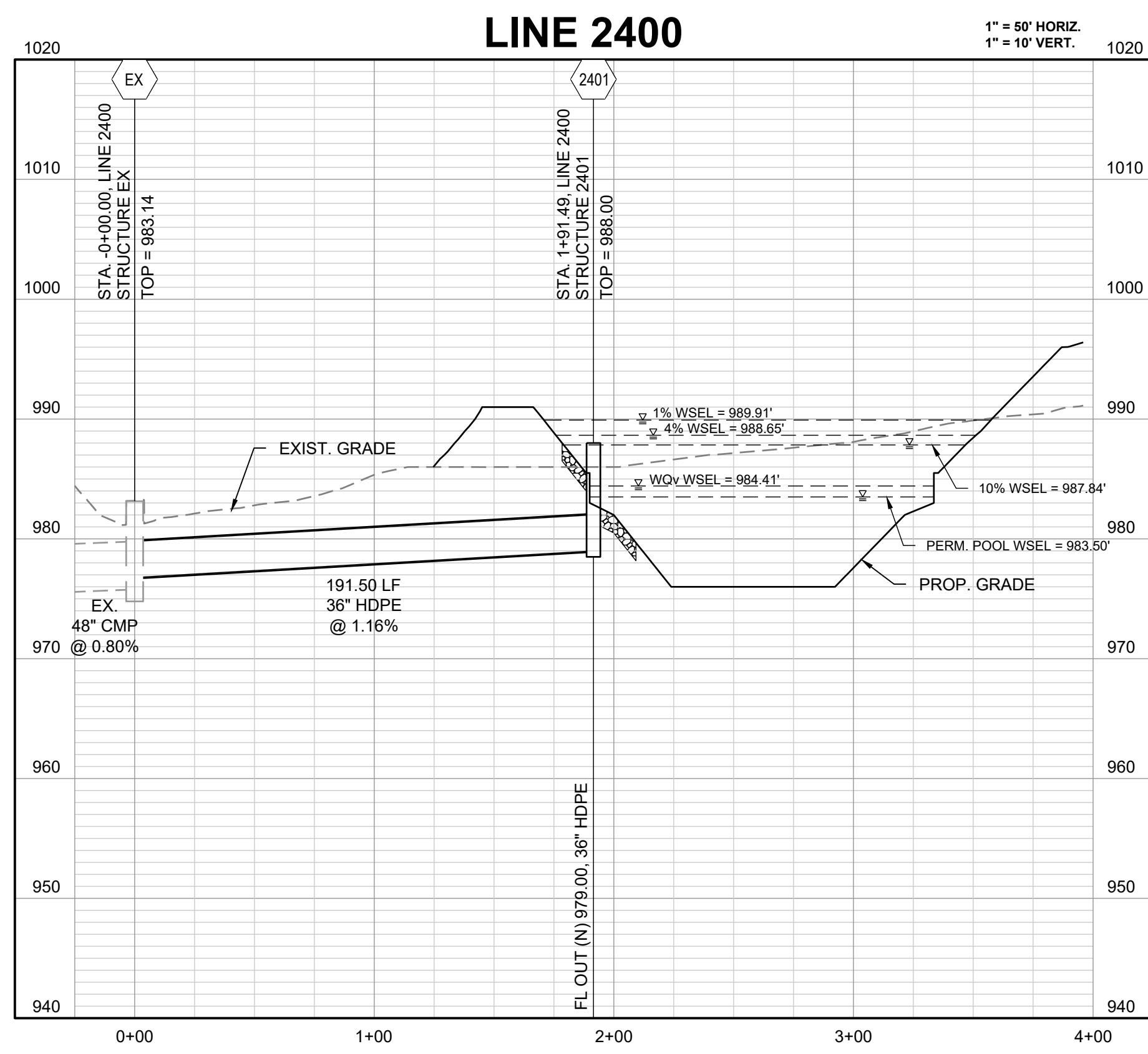
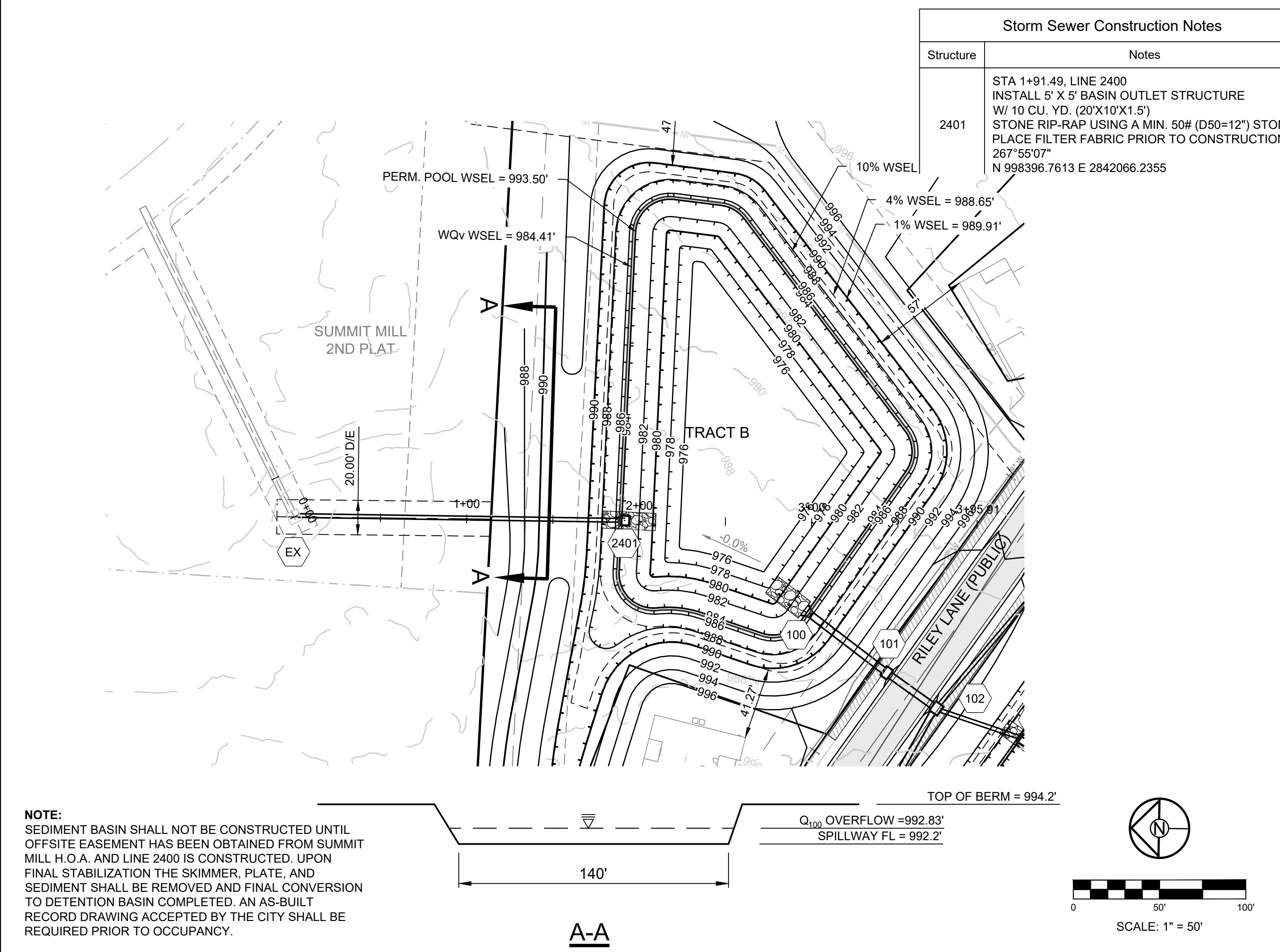
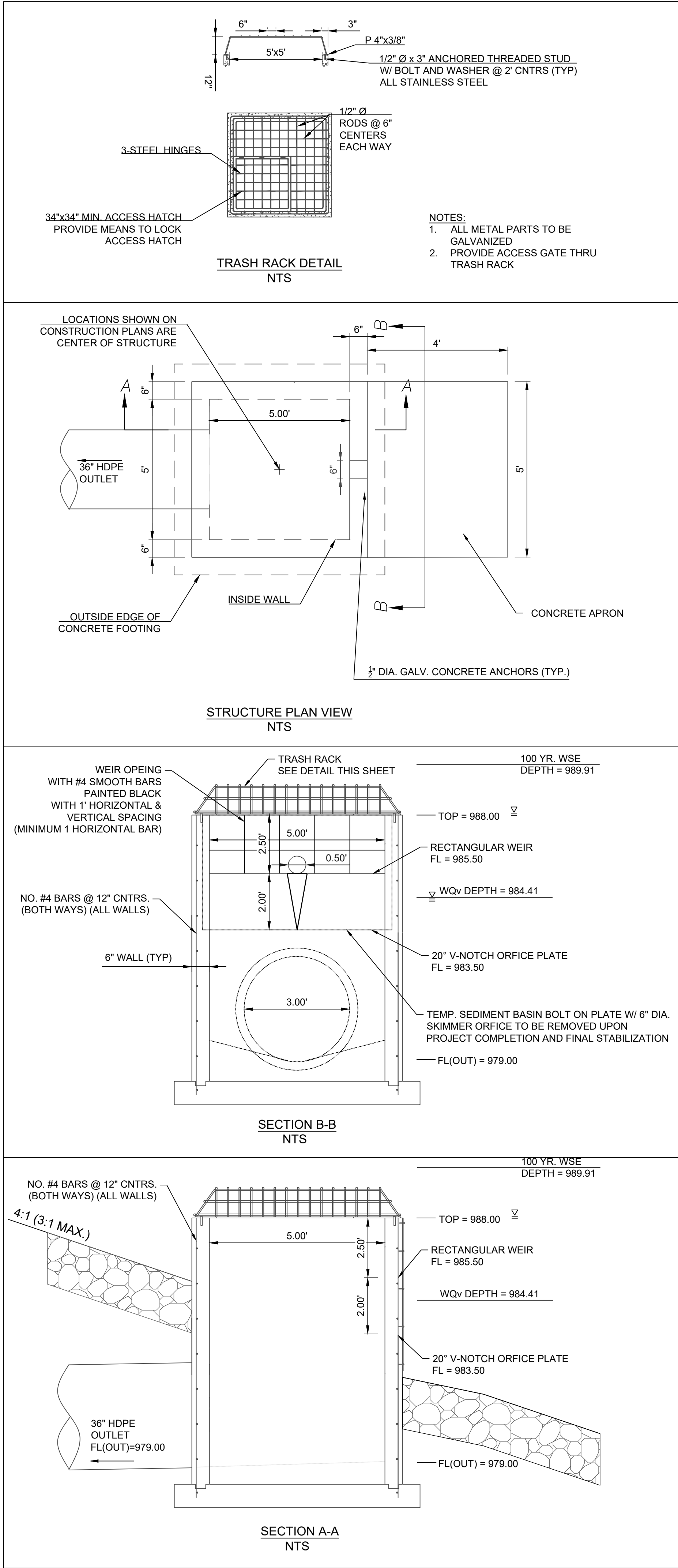













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PREPARED BY:  
  
05.30.2023

SCHLAGEL & ASSOCIATES, P.A.

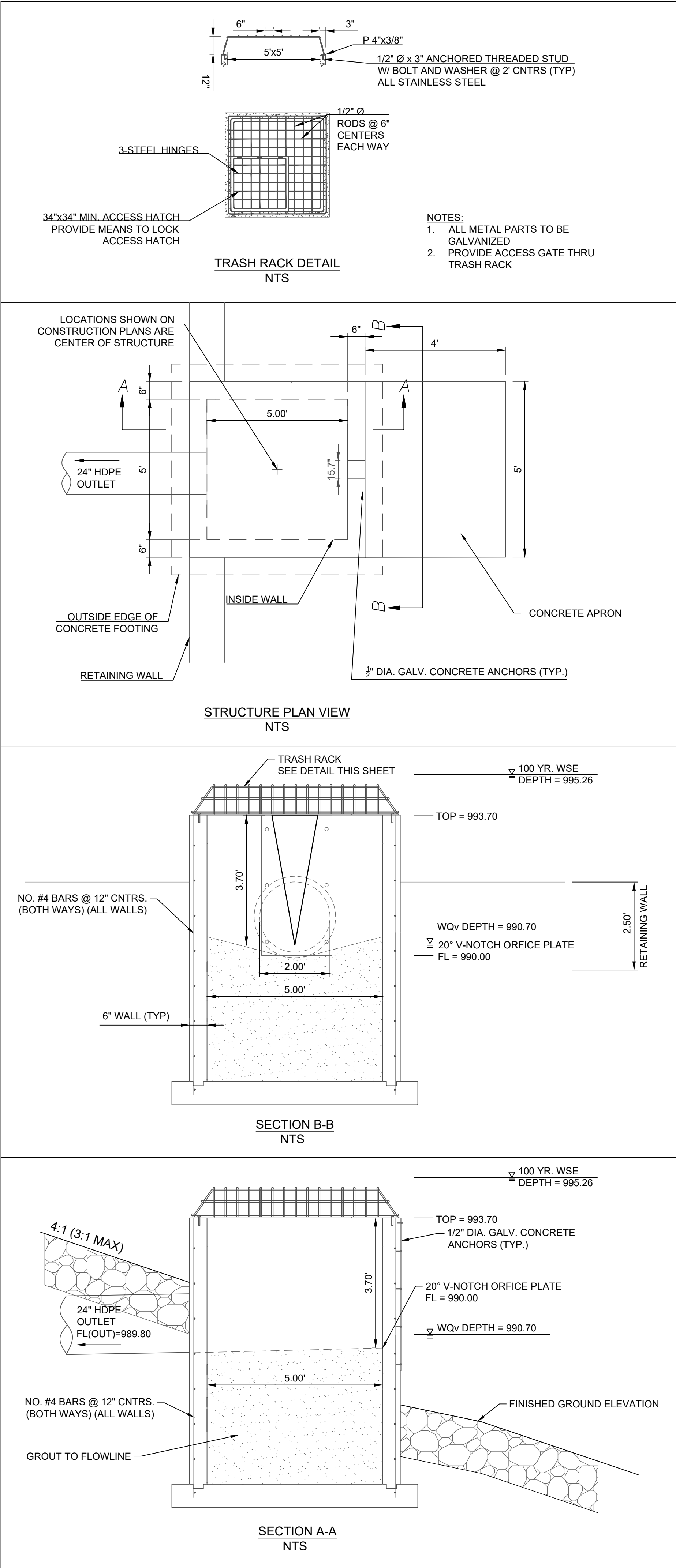
RESIDENCES, REUNION & RESERVE AT BLACKWELL  
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HERITAGE STREET LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
1 01/23/2023	PER CITY COMMENTS
2 5/12/2023	PER CITY COMMENTS
3 05/30/2023	PER CITY COMMENTS
4	
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7 11/30/2022	DATE PREPARED
8	PROJ. NUMBER:
22-102	

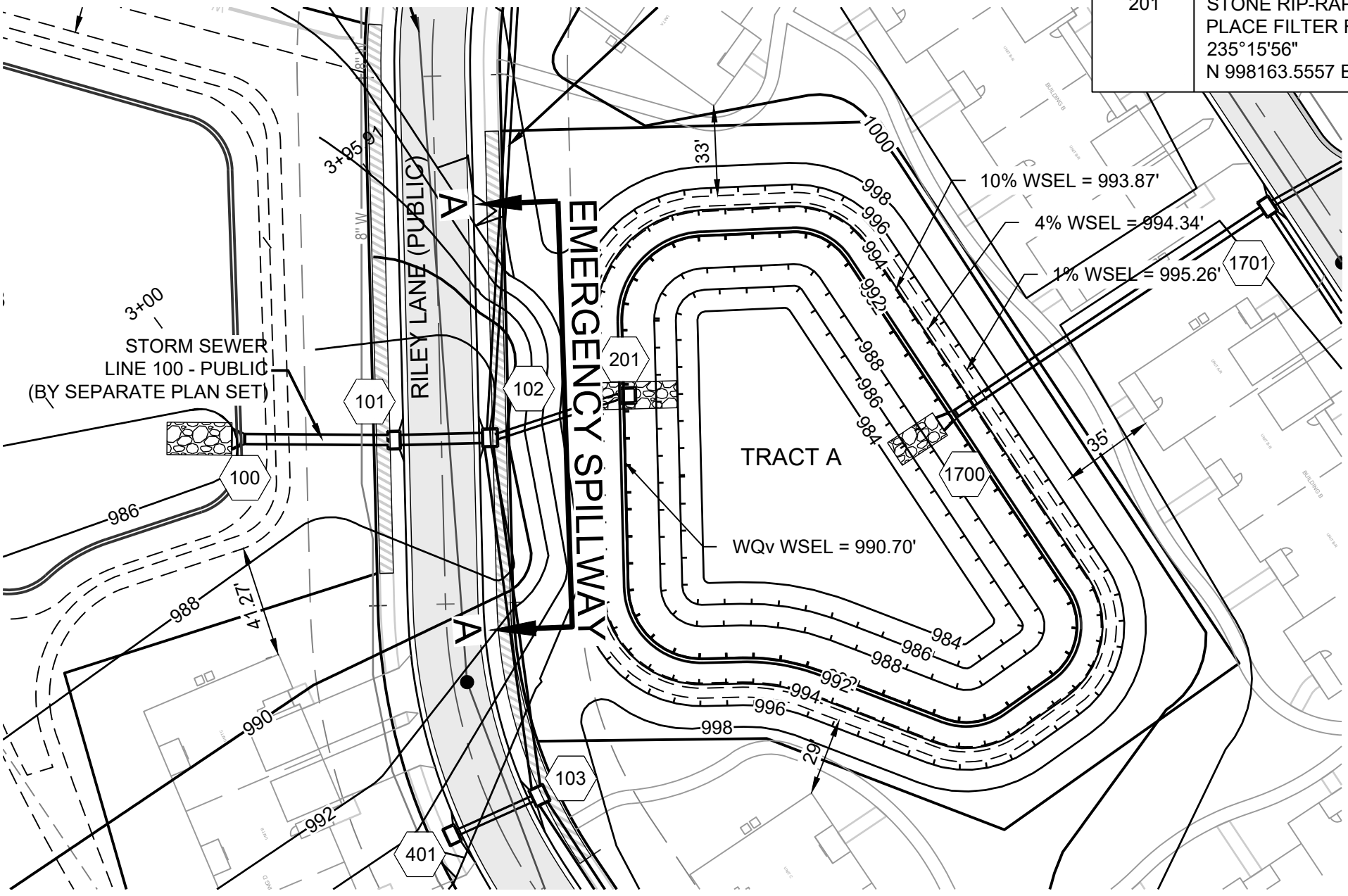
OUTLET  
STRUCTURE 2401

SHEET  
10





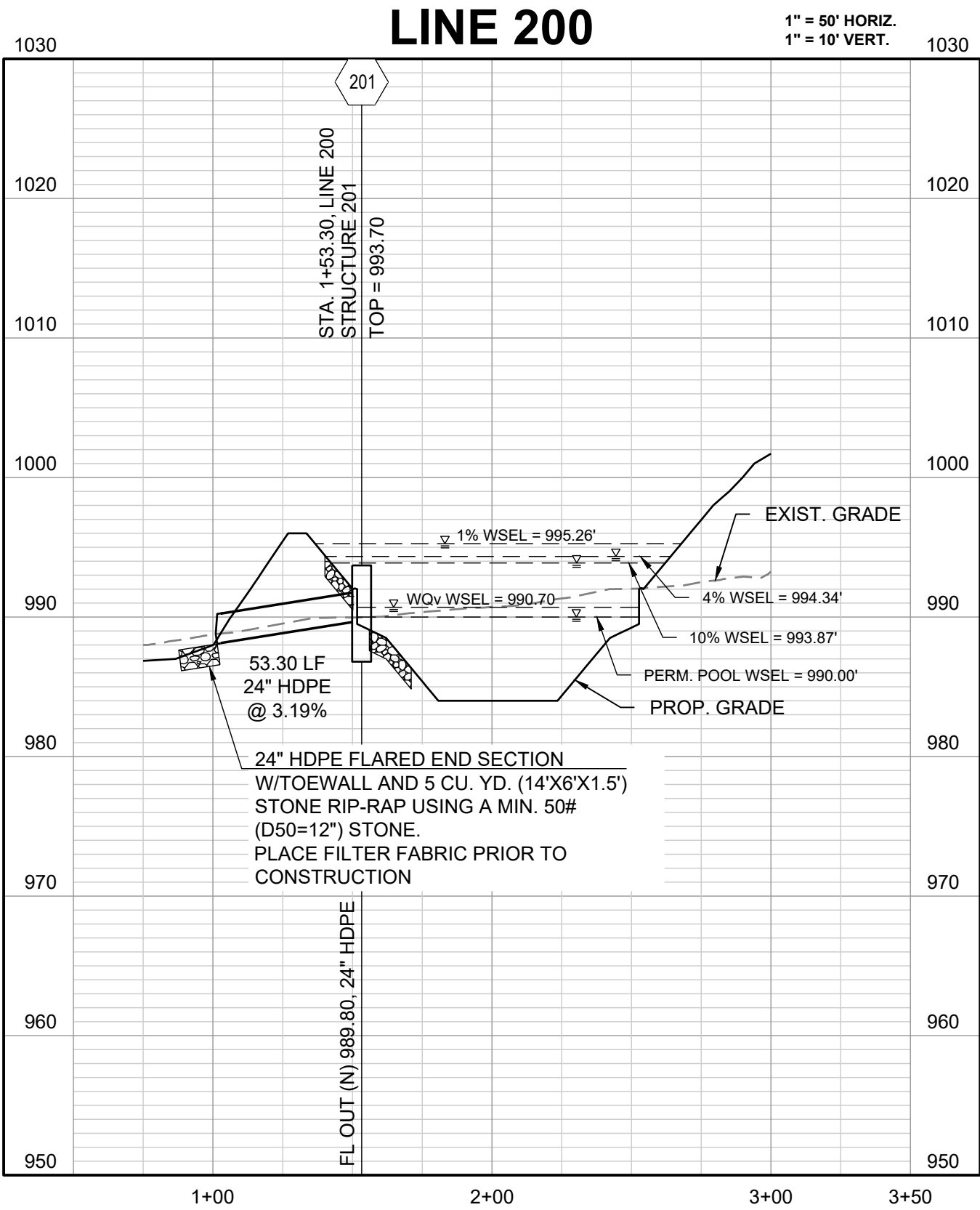
**NOTE:**  
TEMPORARY SEDIMENT BASIN AND OUTLET STRUCTURE W/ SKIMMER AND PLATE SHALL BE CONSTRUCTED WITH THE FIRST PHASE OF THE EROSION CONTROL PLAN. UPON FINAL STABILIZATION THE SKIMMER, PLATE, AND SEDIMENT SHALL BE REMOVED AND FINAL CONVERSION TO DETENTION BASIN COMPLETED. AN AS-BUILT RECORD DRAWING ACCEPTED BY THE CITY SHALL BE REQUIRED PRIOR TO OCCUPANCY.



1% STORM STORAGE CAPACITY = 4.19 AC-FT  
TOTAL BASIN CAPACITY = 6.02 AC-FT

A-A  
NTS

EMERGENCY SPILLWAY DESIGN:  
Q<sub>100</sub> = 114 CFS, Q = CLH<sup>3/2</sup>, C = 3.1, L = 114.00', H = 0.50'



Storm Sewer Construction Notes	
Structure	Notes
102	STA 1+90.50, LINE 100 INSTALL 6 X 5 CURB INLET 145"25'35" N 998213.9579 E 2841960.4357
201	STA 1+53.30, LINE 200 INSTALL 5' X 5' BASIN OUTLET STRUCTURE W/ 10 CU. YD. (20'X10'X1.5') STONE RIP-RAP USING A MIN. 50# (D50=12") STONE. PLACE FILTER FABRIC PRIOR TO CONSTRUCTION 235°15'56" N 998163.5557 E 2841943.1005

REVISION DATE	DESCRIPTION
01/23/2023	PER CITY COMMENTS
5/12/2023	PER CITY COMMENTS
05/30/2023	PER CITY COMMENTS
DATE PREPARED:	
11/30/2022	
PROJ. NUMBER:	
22-102	

OUTLET  
STRUCTURE 201

SHEET  
**11**