ASPHALT PAVEMENT - EXISTING

ASPHALT PAVEMENT - PROPOSED

CONCRETE PAVEMENT - EXISTING

ASPHALT PAVEMENT - EXISTING

CONCRETE SIDEWALK - EXISTING

CONCRETE SIDEWALK - PROPOSED

CURB & GUTTER - EXISTING

EXISTING PLAT LINES

SANITARY SEWER MAIN

STORM SEWER - EXISTING

TELEPHONE LINE - EXIST.

—— SANITARY SEWER MAIN - EXIST

-----FOC_Y ----- FIBER OPTIC CABLE - EXISTING

---- OHP_y ---- OVERHEAD POWER LINE - EXIST

----- UGE, ---- 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

CURB & GUTTER

TREELINE

PROPERTY LINES

—— STO—— STORM SEWER

---- CATV_x ---- CABLE TV - EXISTING

GAS LINE - EXISTING

——W_x — WATERLINE - EXISTING

CLEANOUT

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, REUNION & 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
- 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.
- 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:

- 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
- 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)

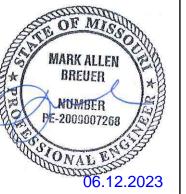
UTILITIES

- 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
- 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 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
- 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.

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 PLA							
6	EROSION CONTROL DETAILS							
7	EROSION CONTROL DETAILS							
8	OUTLET STRUCTURE 801							
9	OUTLET STRUCTURE 2401							
10	OUTLET STRUCTURE 201							



PREPARED BY



SCHLAGEL & ASSOCIATES, P.A.

OWNER/DEVELOPER

APPROVED FOR ONE YEAR FROM THIS DATE

APPROVED BY

CITY ENGINEER

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

RVE MENT

× Z ⊗ Z ШШ

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:

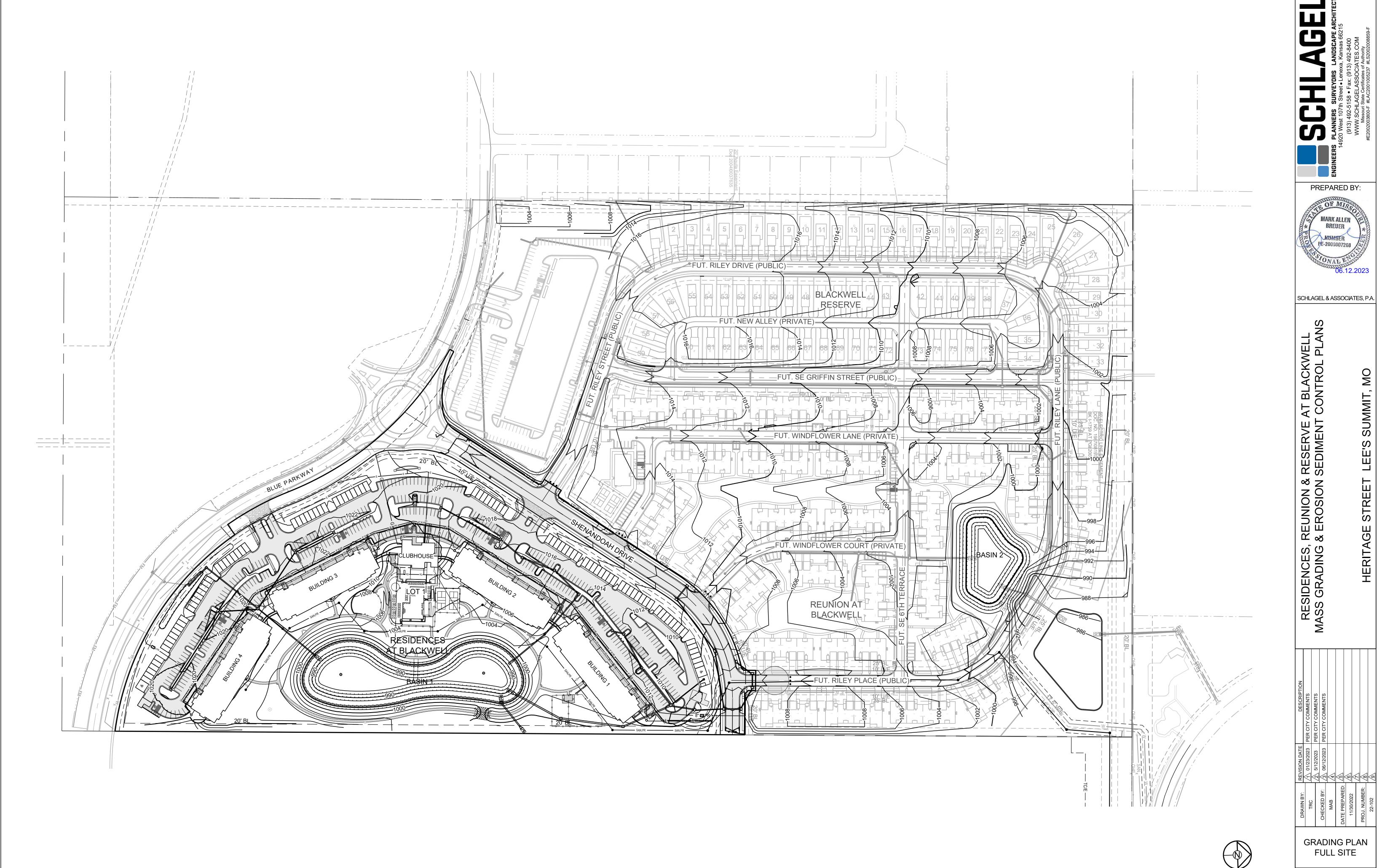
"SQUARE" CUT IN TOP OF CONCRETE STORM MANHOLE STORM MANHOLE IS LOCATED APPROX. 130 FEET EAST OF THE INTERSECTION OF SE JOEL AVE & BLUE PARKWAY AND 26 FEET SOUTH OF THE CENTERLINE OF BLUE PARKWAY. N:996874.9690, E:2840937.1365

ELEV. 1005.719

COVER SHEET

SHEET

SUMMARY OF QUANTITIES QUANTITY UNITS ITEM COMMON EXCAVATION 133,890 CY 135,270 2 EMBANKMENT CY CLEARING, GRUBBING & DISPOSAL LS CONSTRUCTION ENTRANCE & STAGING AREA EΑ CONCRETE WASHOUT AREA EΑ SILT FENCE (PRIOR TO CONSTRUCTION) 7,470 LF SILT FENCE (DURING CONSTRUCTION) 8,504 LF SEDIMENT BASIN EΑ ROCK DITCH CHECK EΑ 9 10 | INLET PROTECTION (SILT FENCE) EΑ 24 INLET PROTECTION (GRAVEL FILTER BAGS) 28 EΑ TURF REINFORCEMENT MAT 21,553 SY 13 SEEDING AND MULCHING AC 37



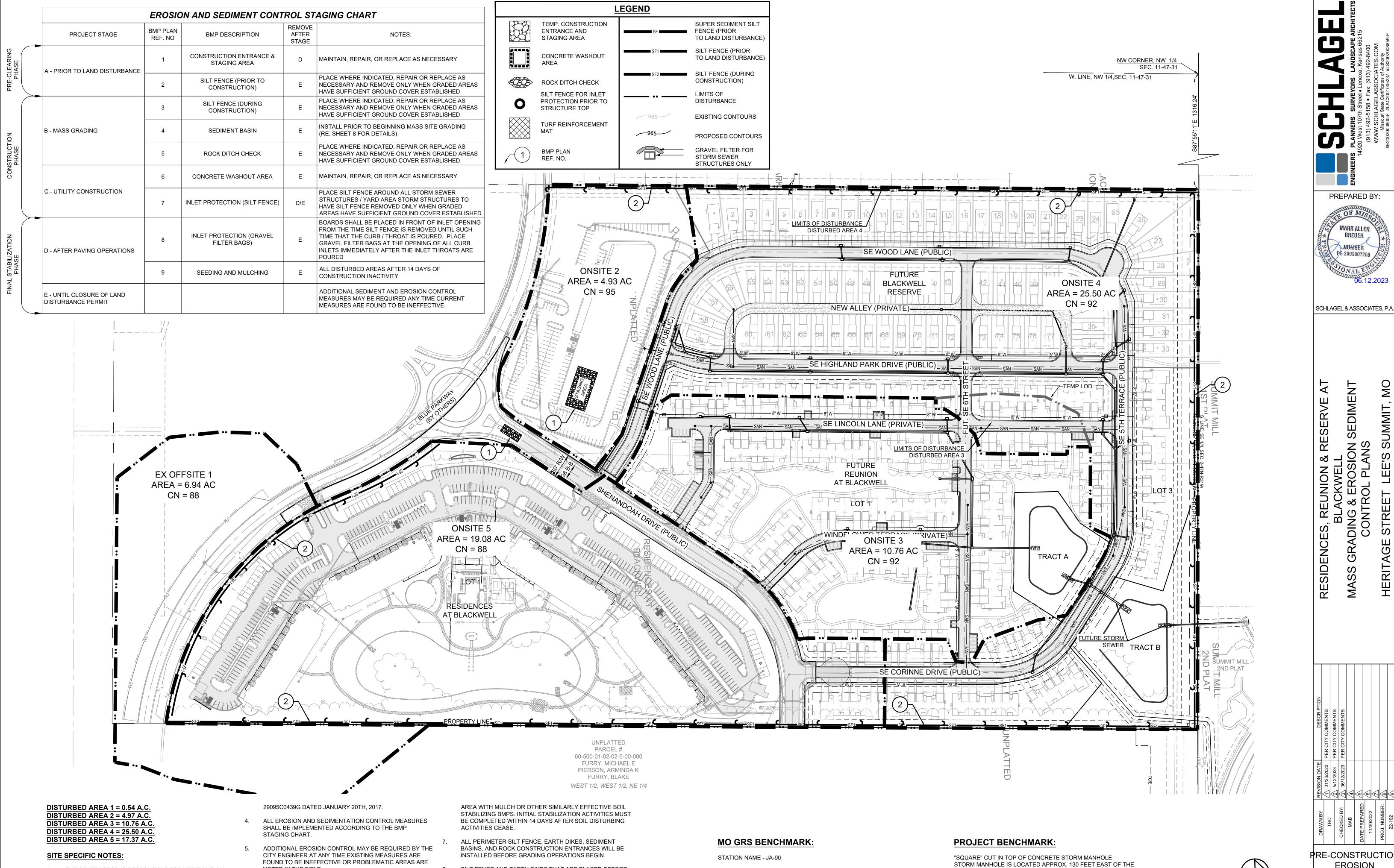
SHEET SCALE: 1" = 100'



(APPROXIMATE - PAVEMENTS AND TRENCHING NEGLECTED)

RESIDENCES, REUNION & MASS GRADING & EROSION

GRADING PLAN FULL SITE - FINAL CONFIGURATION



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

LANGSFORD ROAD, 43 FEET SOUTHEAST OF THE CENTER OF LANGSFORD

ROAD AND 32 FEET NORTH OF THE CENTER OF OLD LANGSFORD ROAD.

LOCATED NEAR THE INTERSECTION OF LANGSFORD ROAD AND OLD

N:1001052.8503, E:2845604.8272

ELEV. 997.045

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

SILT FENCE AND EARTH DIKES THAT ARE PLACED BEFORE

GRADING BEGINS WILL BE MAINTAINED BY THE GRADING

AREAS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE SODDED

IMMEDIATELY AFTER CONSTRUCTION IS COMPLETE.

CONTRACTOR.

NOTED IN THE FIELD.

STABILIZATION OF DISTURBED AREAS MUST, AT A MINIMUM

ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION

OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION

SHALL BE PROTECTED FROM EROSION BY STABILIZING THE

EXCEEDING 14 CALENDAR DAYS. THE DISTURBED AREAS

BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING,

GRADING, EXCAVATING, OR OTHER SOIL DISTURBING

OF THE SITE AND WILL NOT RESUME FOR A PERIOD

THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL

EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.

WATER STORAGE DETENTION AREAS IN THE PROJECT

NO PART OF THE PROJECT LIES WITHIN THE 100 YEAR

FLOOD PLAIN PER FEMA FLOOD INSURANCE RATE MAP

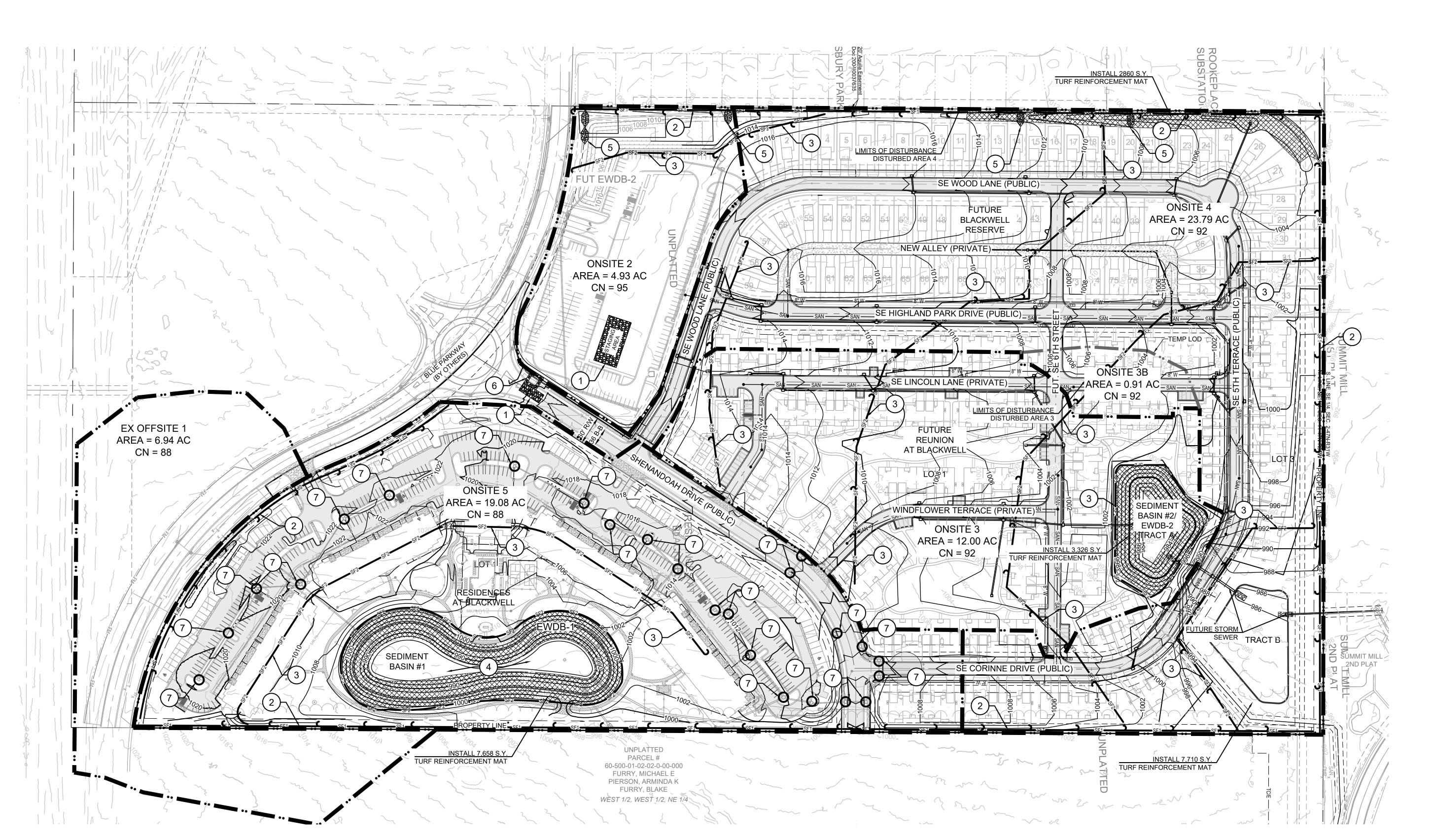
NUMBERS 29095C0441G, 29095C0445G, 29095C0437G AND

THERE ARE NO WETLANDS, NATURAL OR ARTIFICIAL

PRE-CONSTRUCTION **EROSION** CONTROL PLAN

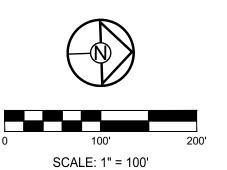
SHEET

SCALE: 1" = 100'



NOTES:

- 1. SEE SHEET 4 FOR EROSION CONTROL NOTES, LEGEND AND
- STAGING CHART.
- 2. SEDIMENT BASIN #2 SHALL BE INSTALLED AND UTILIZED UNTIL SUCH TIME THAT THE 20' D/E DOWNSTREAM OF SEDIMENT BASIN #3 IS ACQUIRED. UPON DEDICATION OF SAID 20' D/E SEDIMENT BASIN #3 SHALL BE INSTALLED AND SEDIMENT BASIN #2 CONVERTED TO AN EWDB.



EROSION CONTROL PLAN SHEET

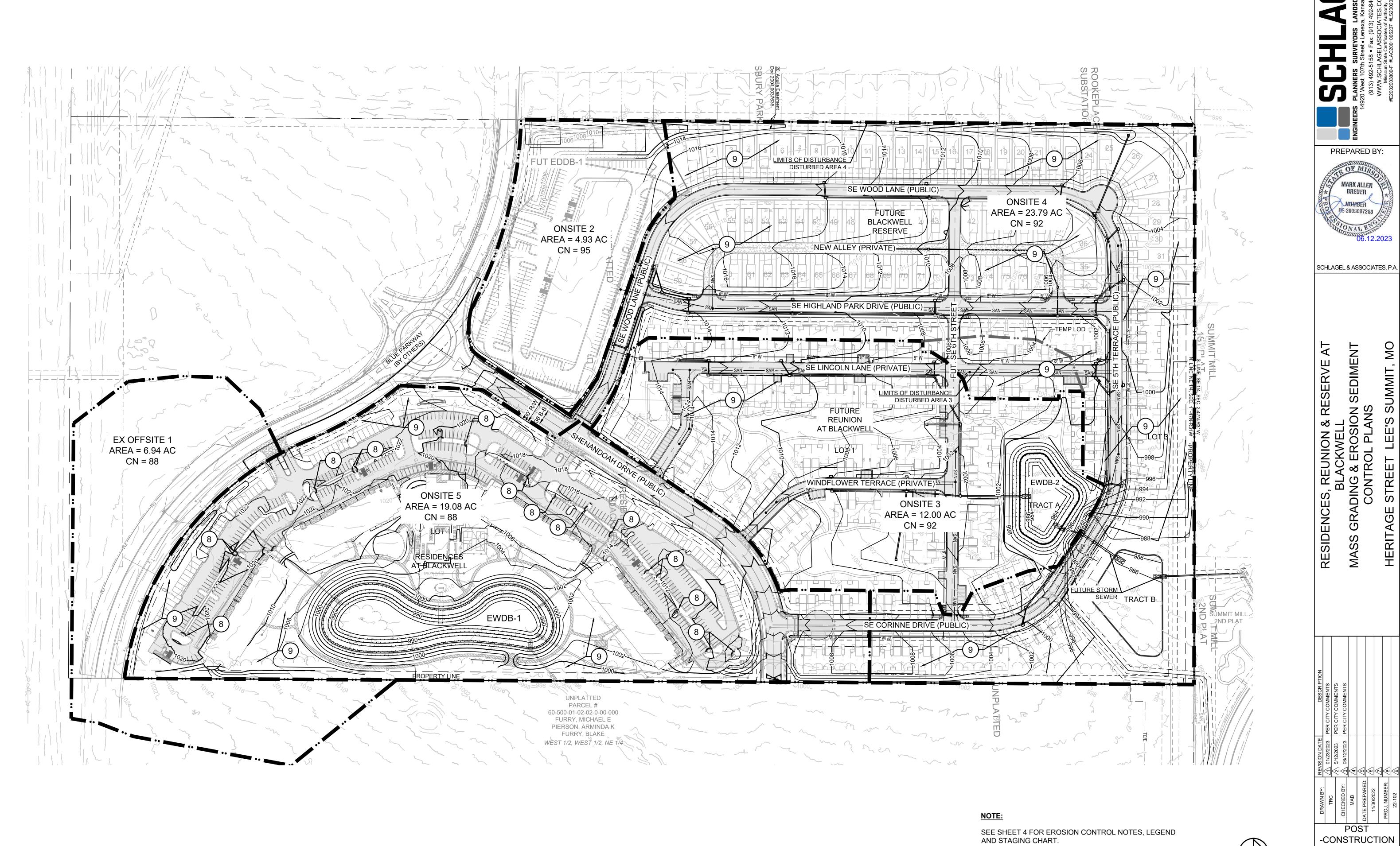
PREPARED BY:

MUMBER PE-2009007268

SCHLAGEL & ASSOCIATES, P.A.

ION & RESERVE AT

RESIDENCES, REUNIC BLACKV MASS GRADING & ER CONTROL

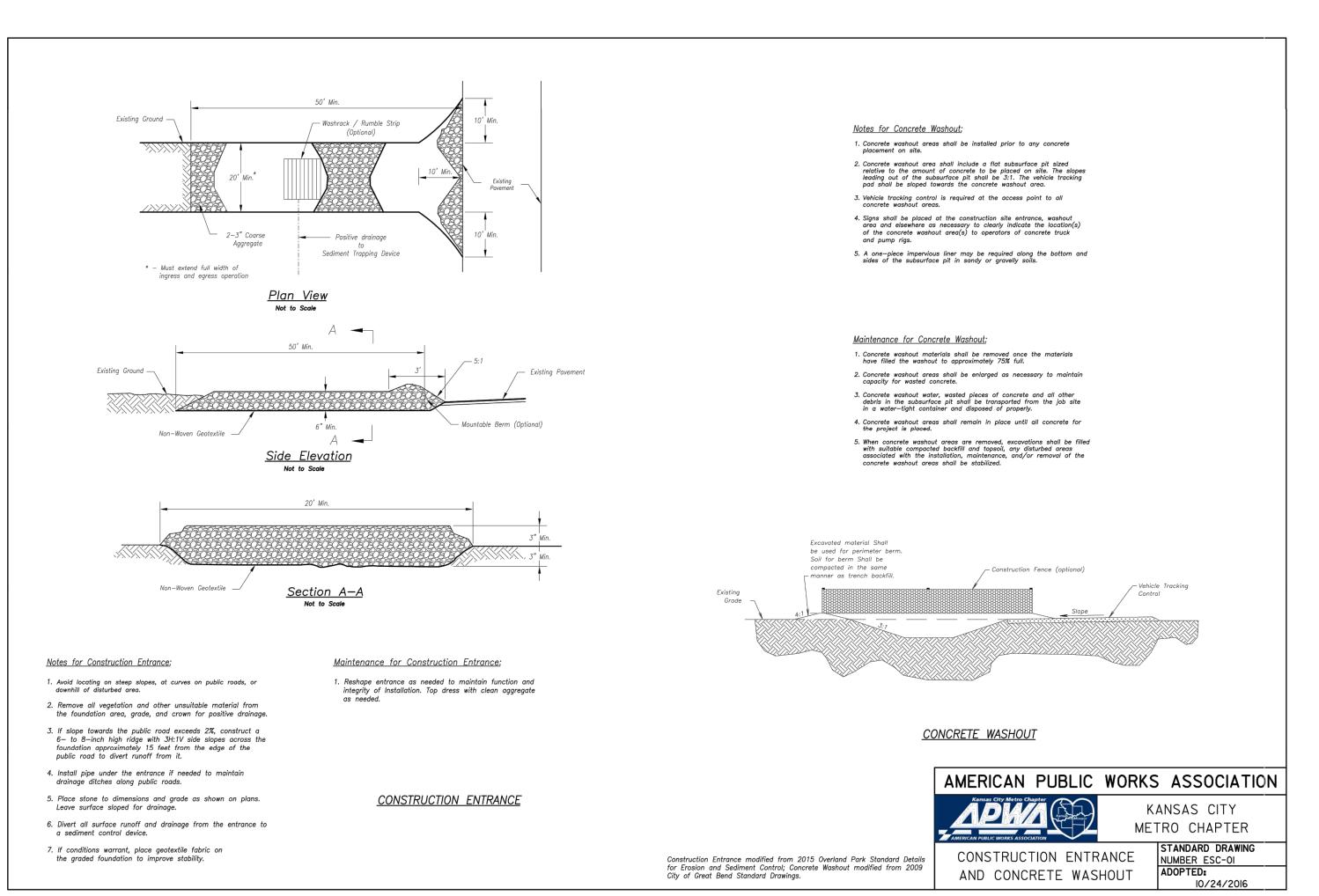


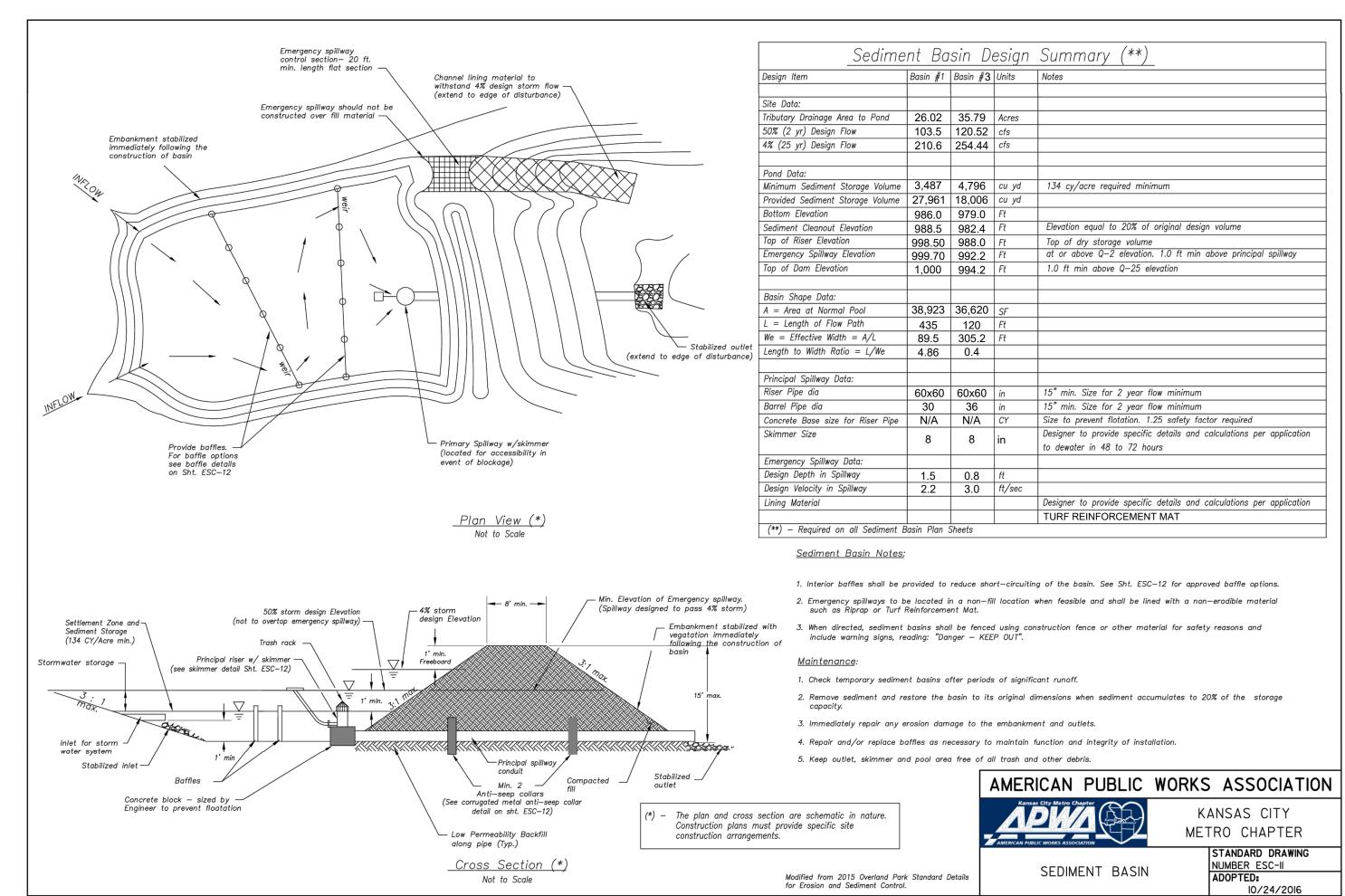
RESIDENCES, REUNIC BLACKV MASS GRADING & ER CONTROL HERITAGE STREET I

POST -CONSTRUCTION **EROSION** CONTROL PLAN

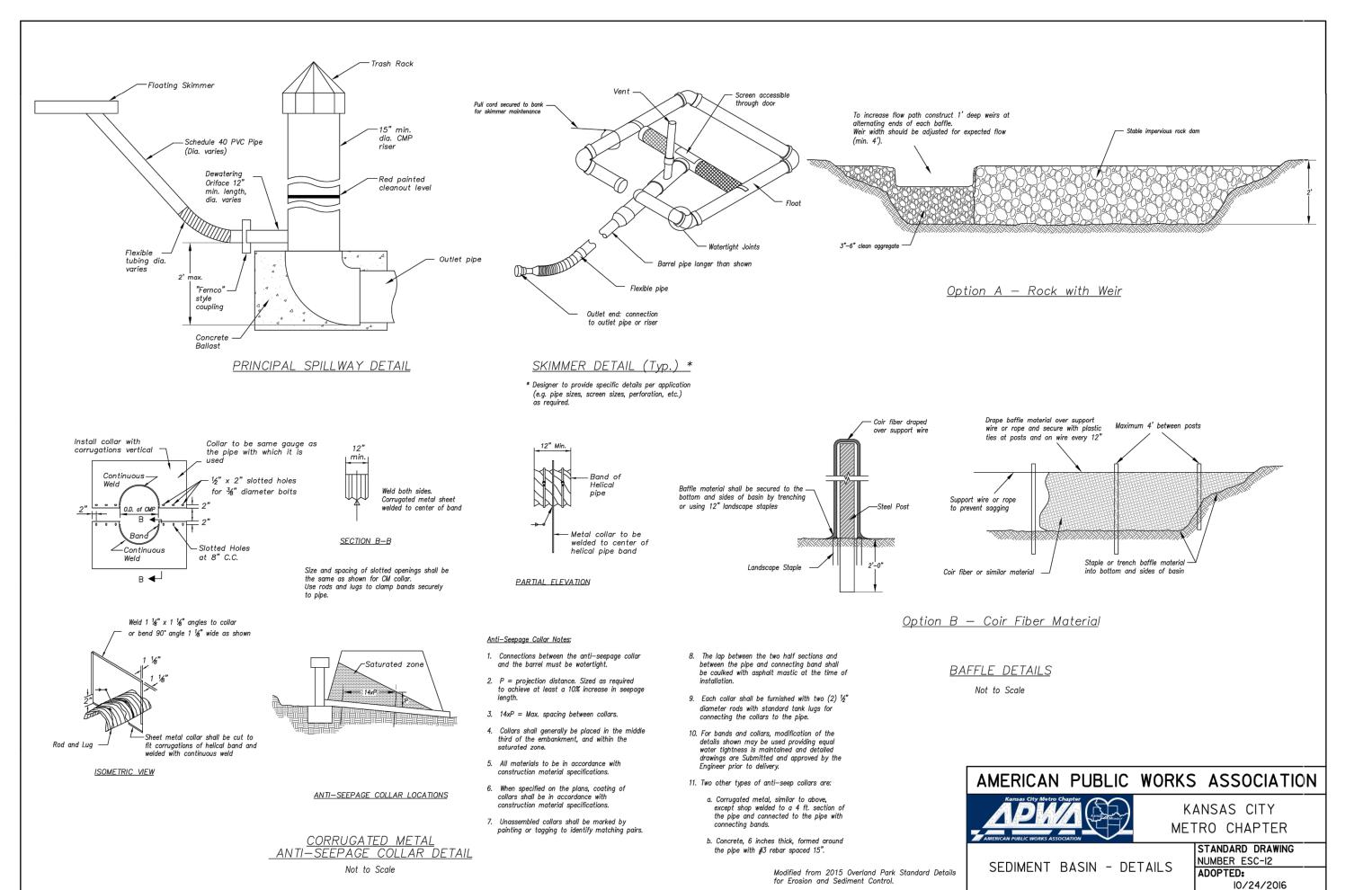
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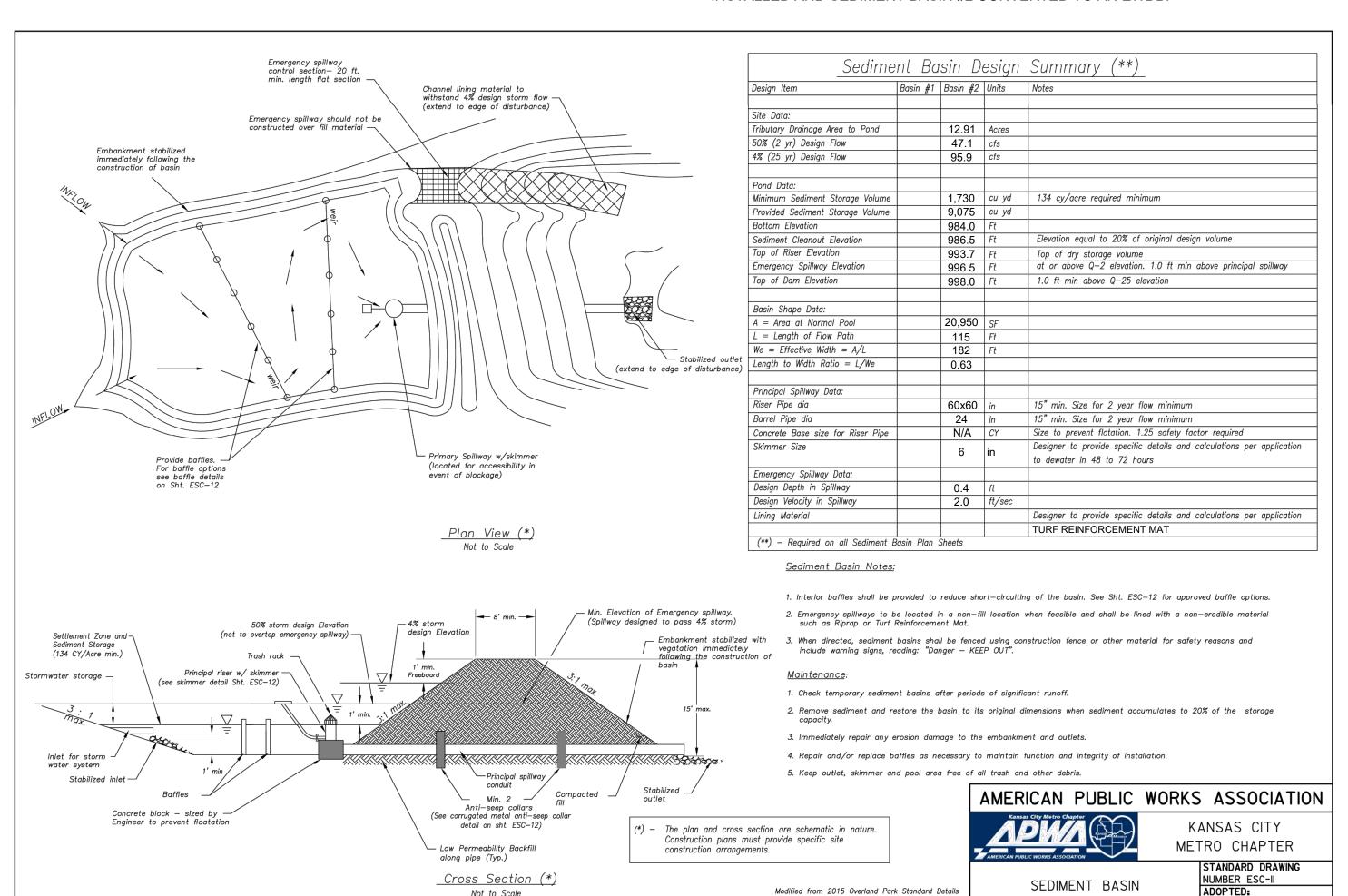
SCALE: 1" = 100'



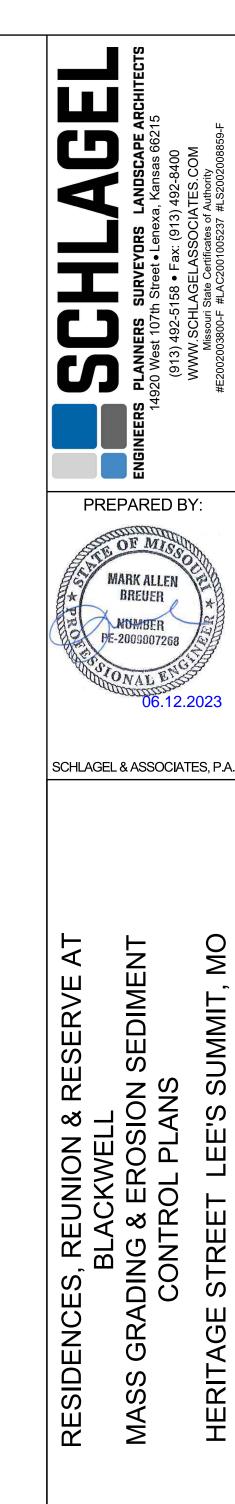


SEDIMENT BASIN #2 SHALL BE INSTALLED AND UTILIZED UNTIL SUCH TIME THAT THE 20' D/E DOWNSTREAM OF SEDIMENT BASIN #3 IS ACQUIRED. UPON DEDICATION OF SAID 20' D/E SEDIMENT BASIN #3 SHALL BE INSTALLED AND SEDIMENT BASIN #2 CONVERTED TO AN EWDB.



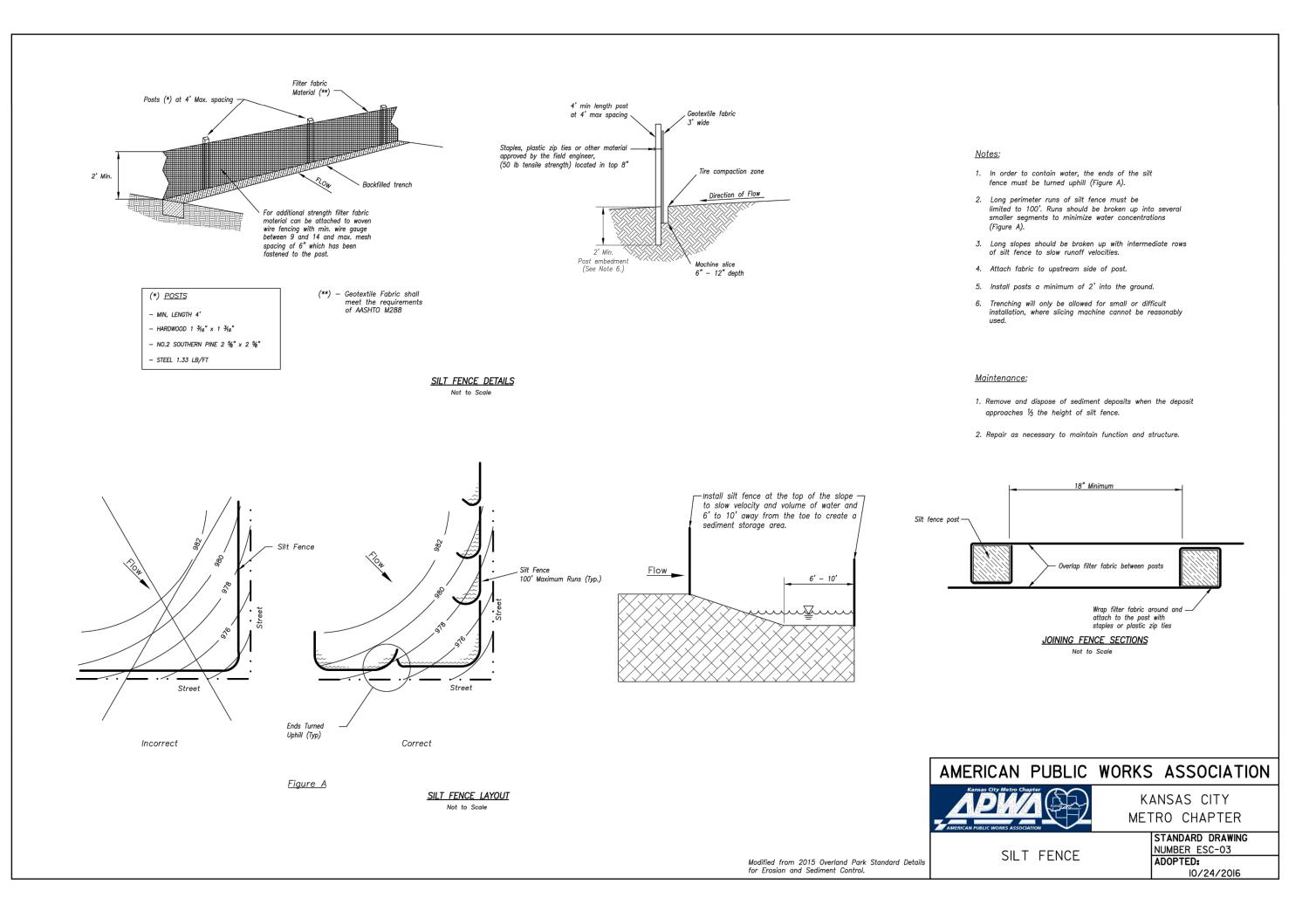


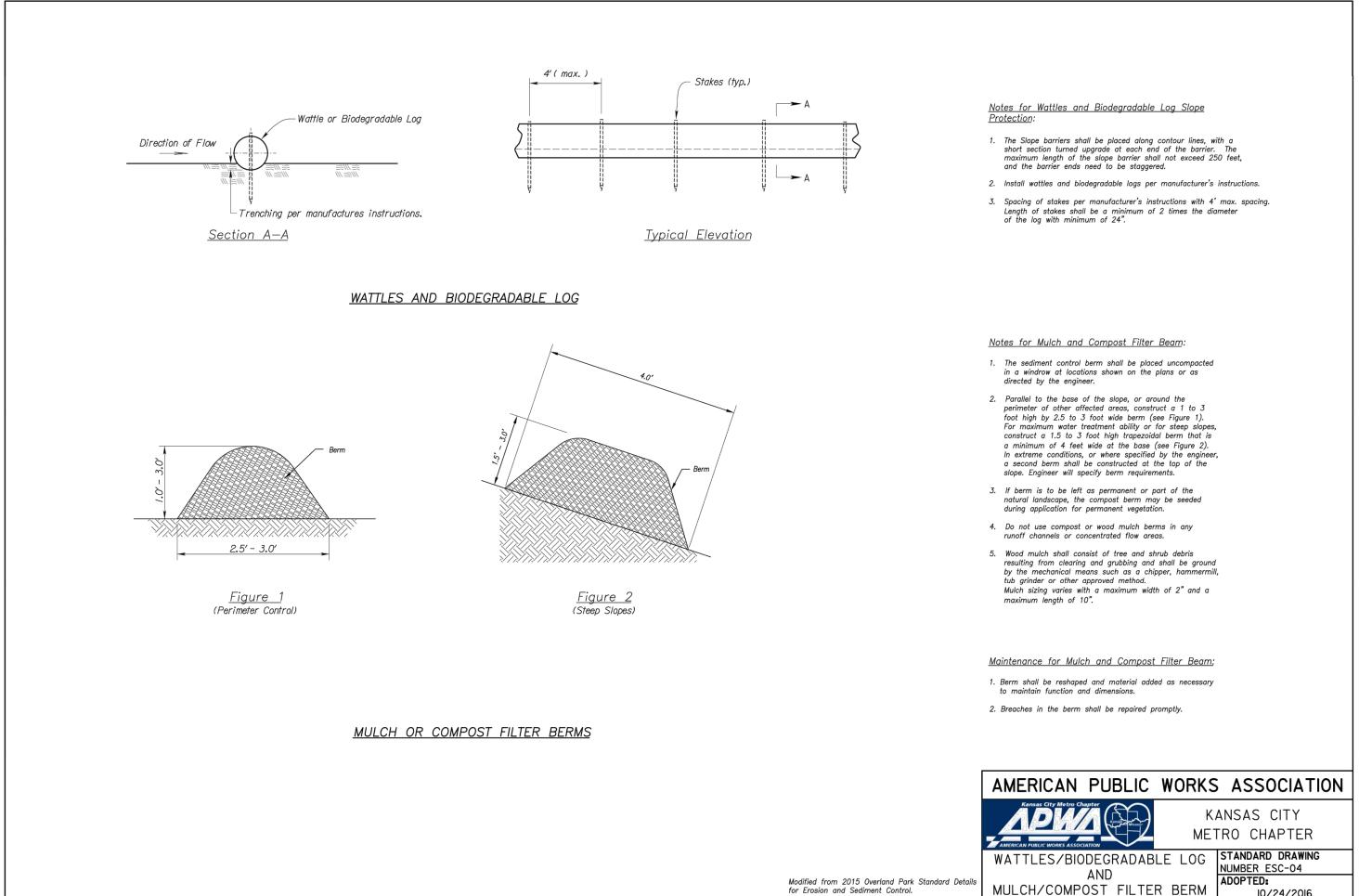
Not to Scale

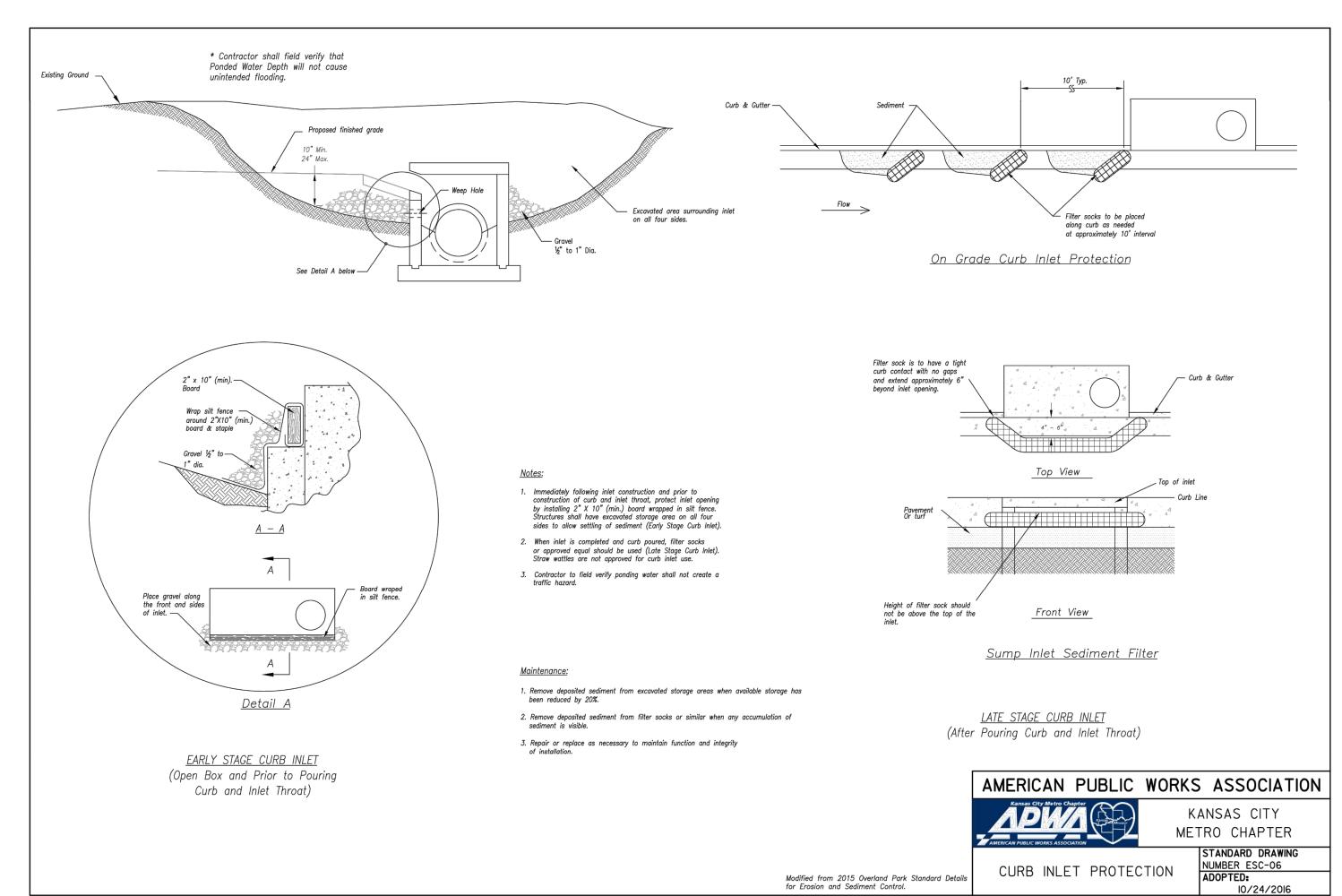


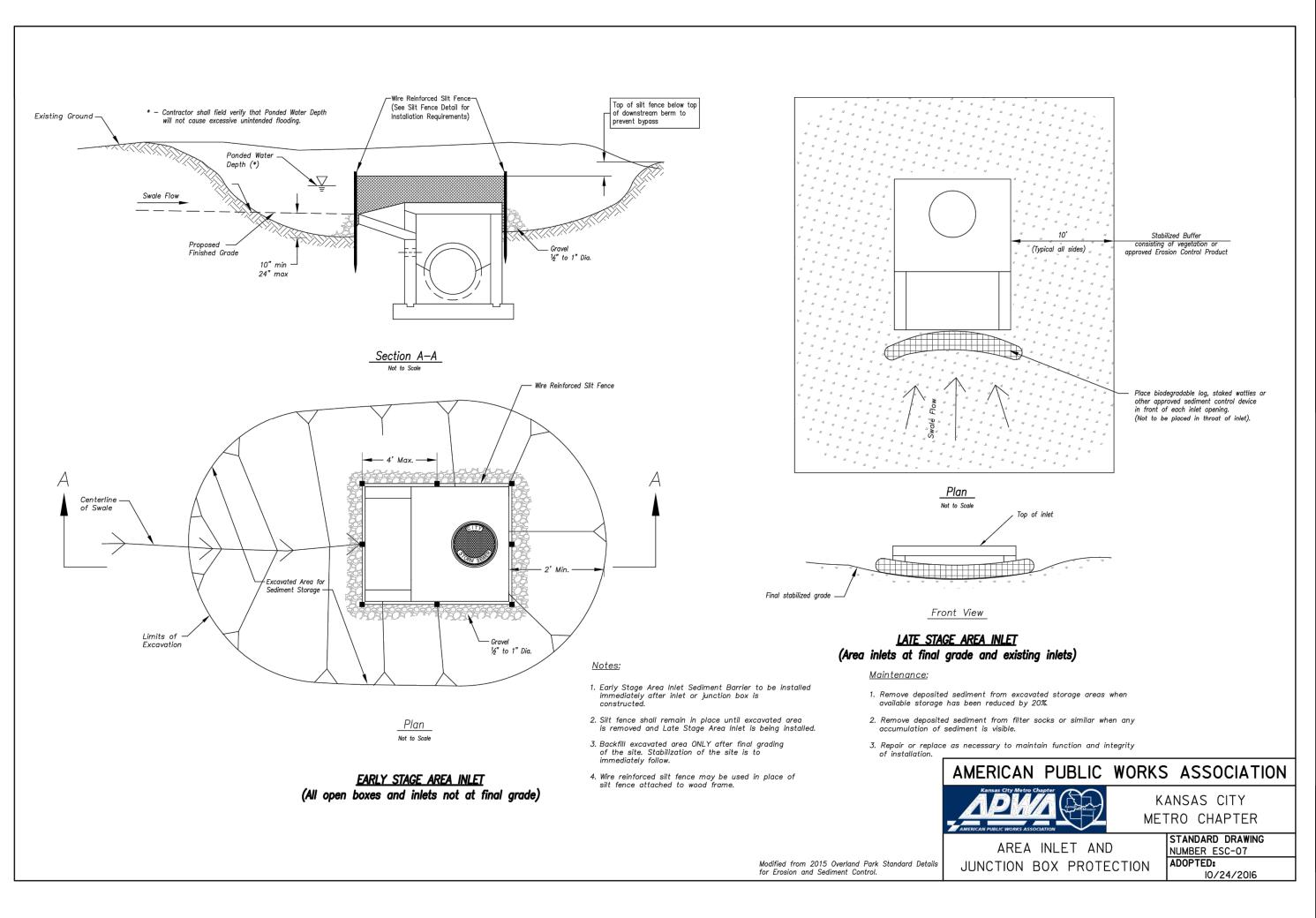
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REVISION DATE	<u>/</u> 1 01/23/2023	/2\ 5/12/2023	/3\ 06/12/2023	4	(5)	9	<₹	∞	
DRAWN BY:	TBC		CHECKED BY:	MAB	DATE PREPARED:	44/20/2022	1130/2022	PROJ. NUMBER:	22-102

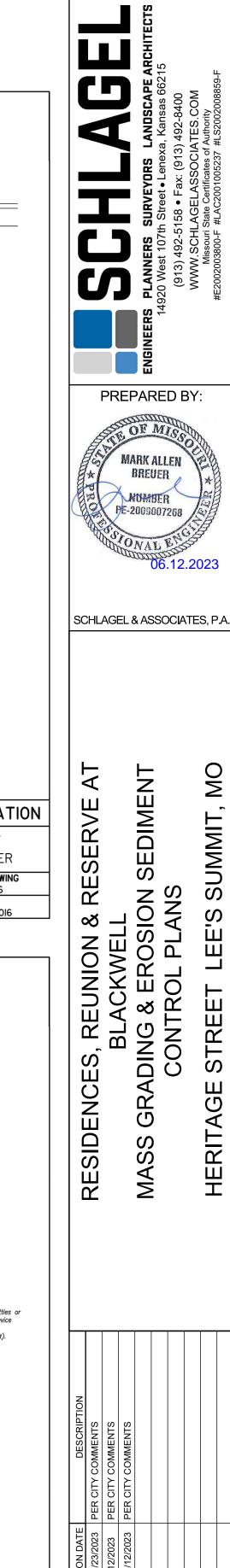
EROSION CONTROL **DETAILS**



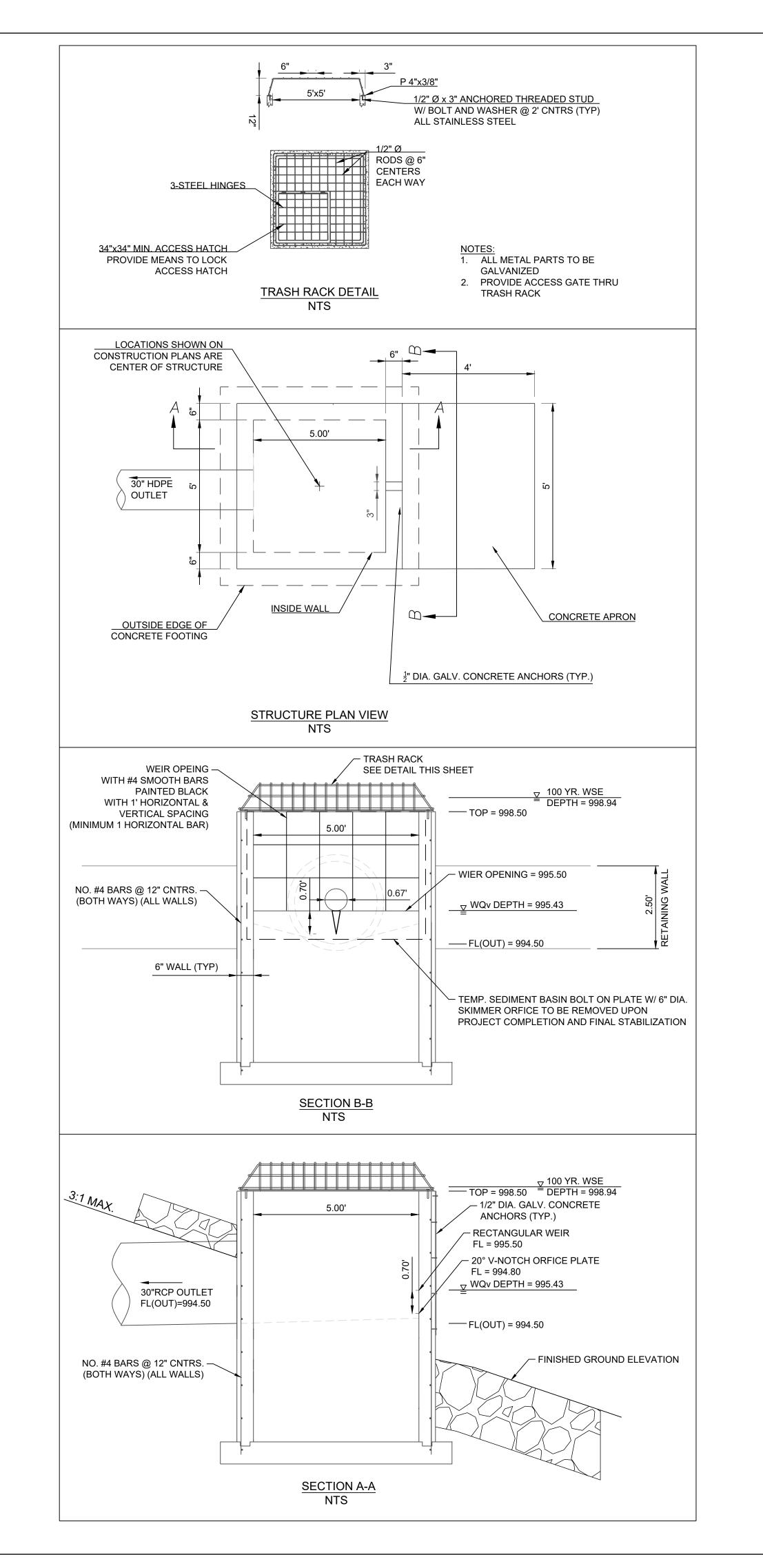


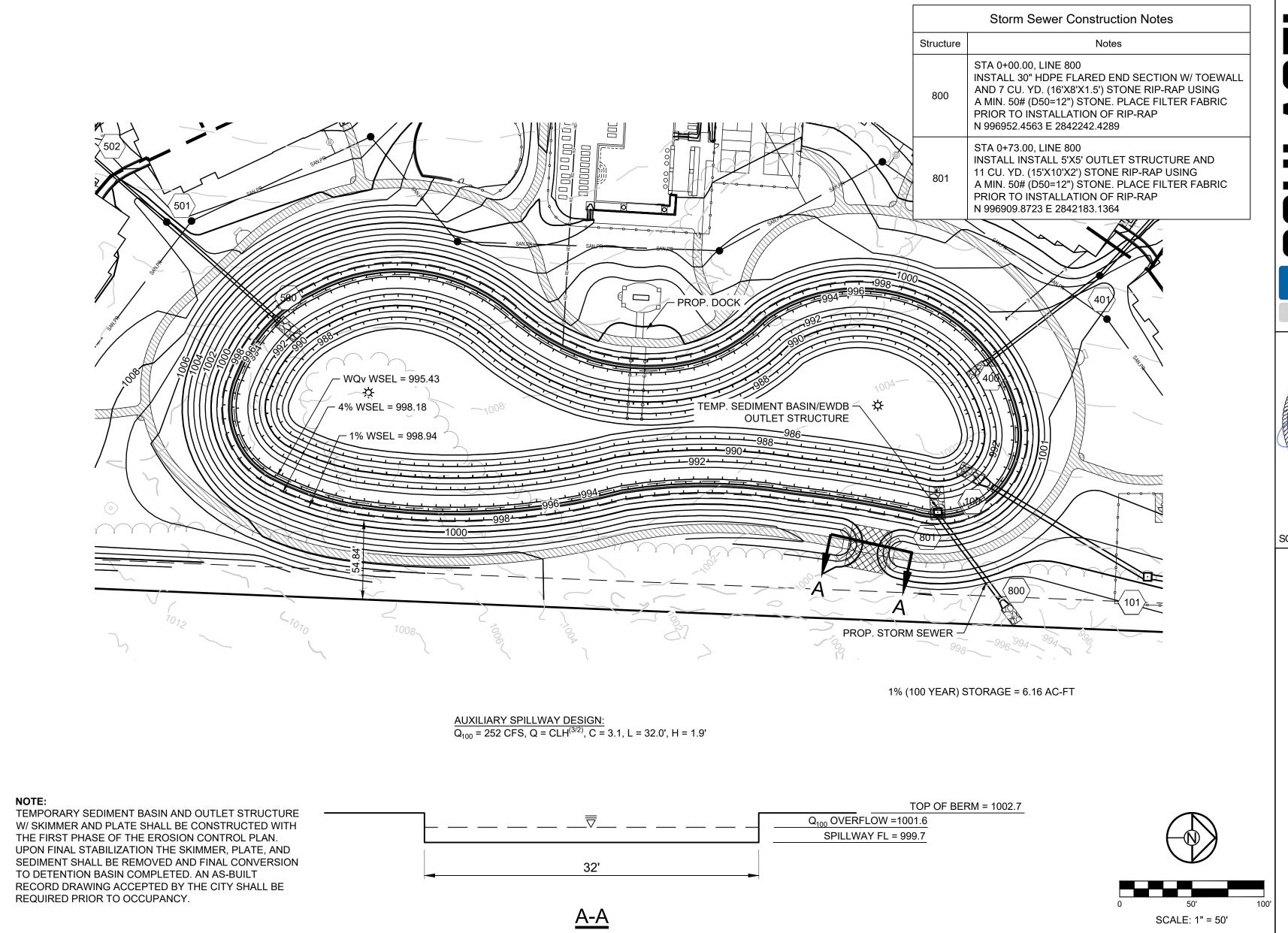


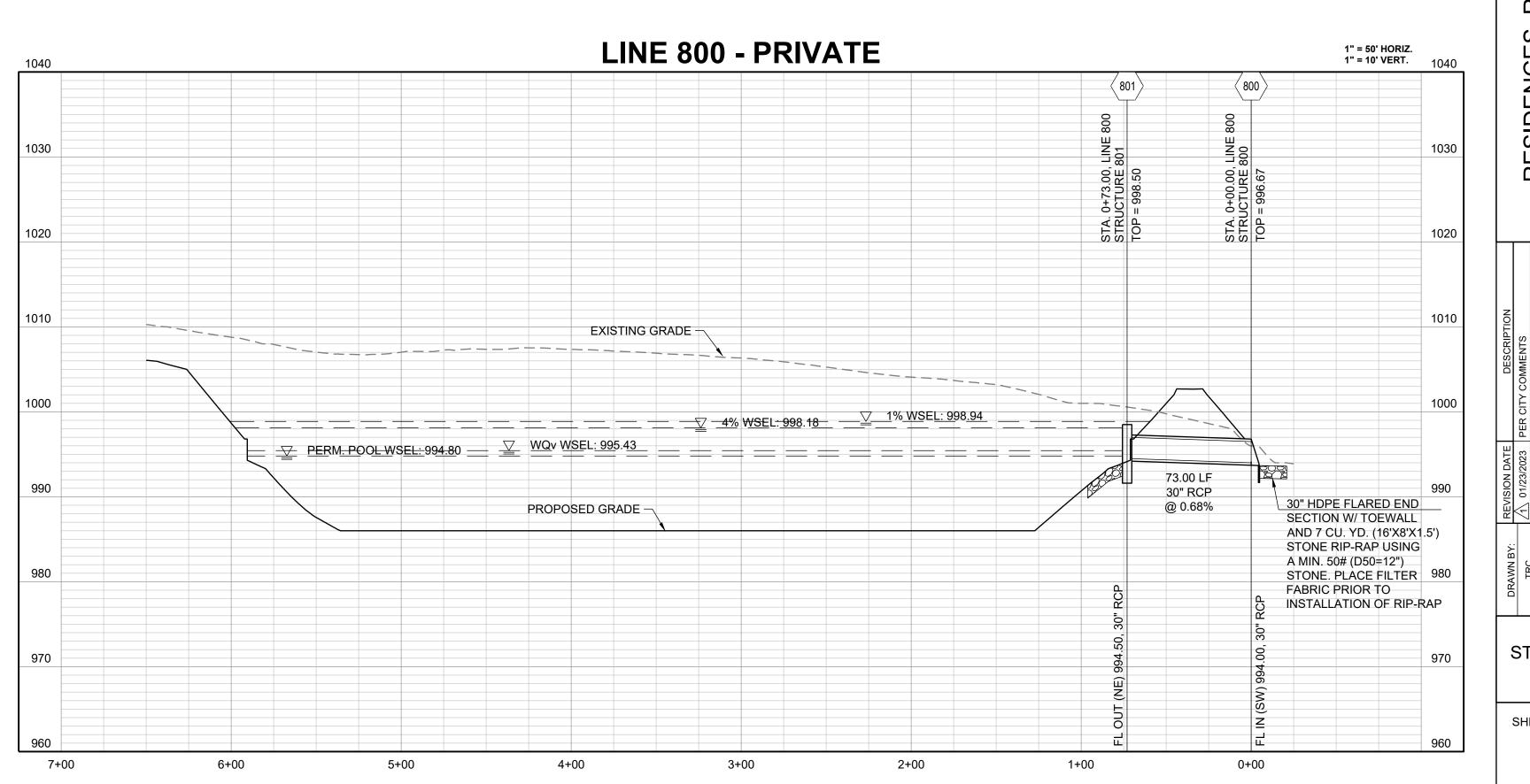




EROSION CONTROL **DETAILS**







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
#E2002003800-F #LAC2001005237 #LS2002008859-F

PREPARED BY:

OF MISSO

MARK ALLEN

BREUER

MUMBER

PE-2009007268

SCHLAGEL & ASSOCIATES, P.A.

LL ANS

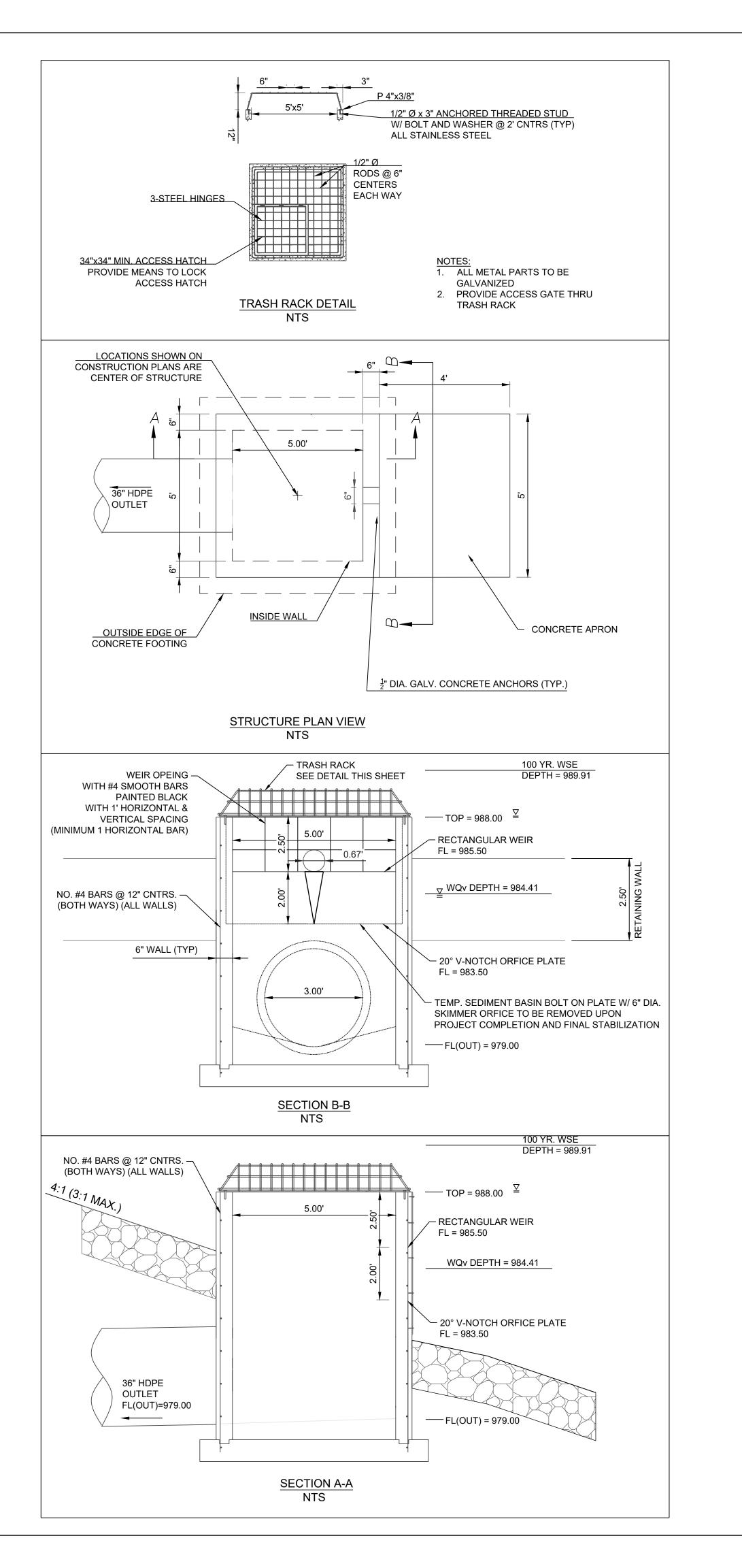
CES, REUNION & RESERVE AT BLACKWELL JING & EROSION SEDIMENT CONTROL PLANS

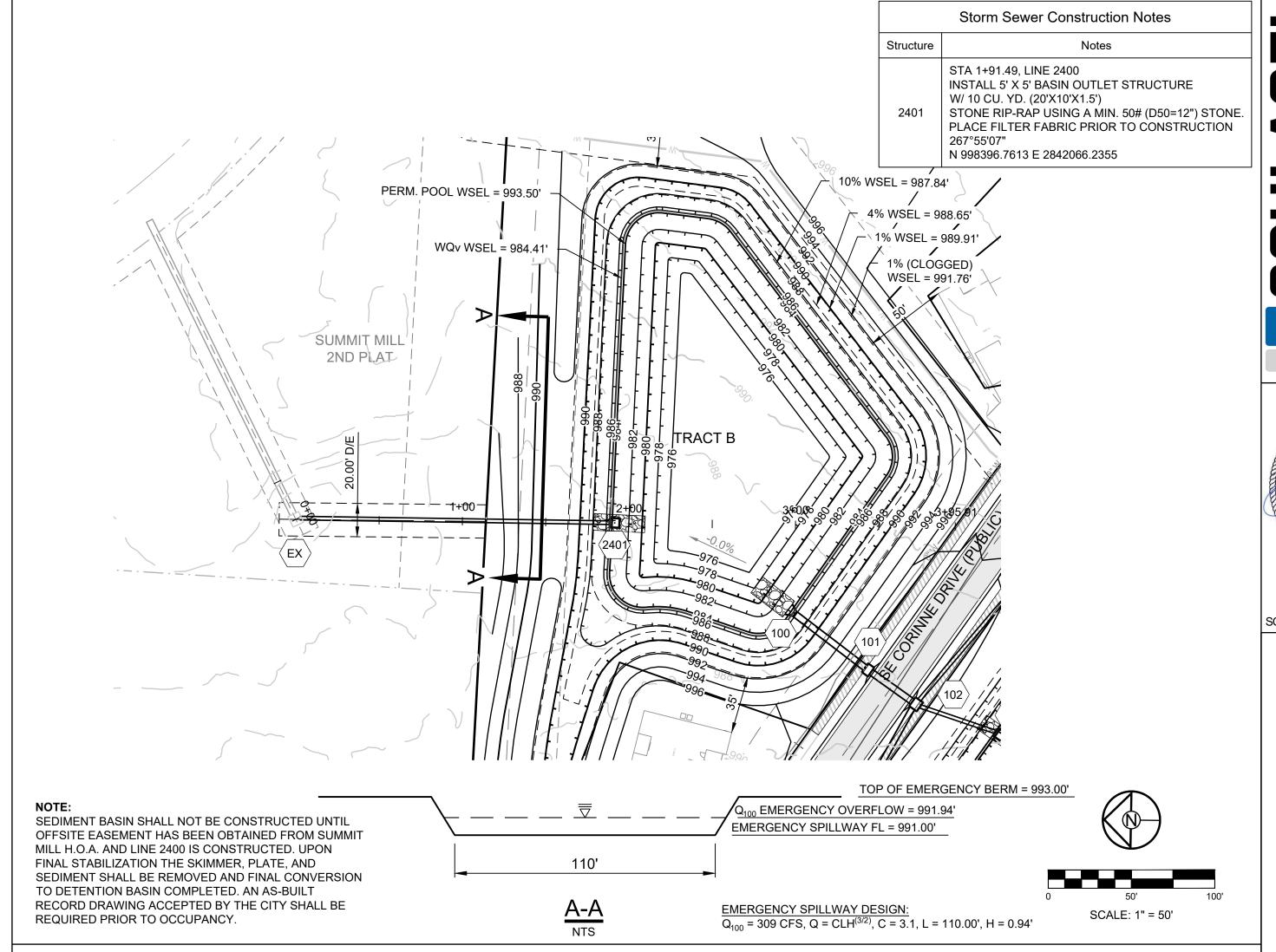
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MASS GRADING &

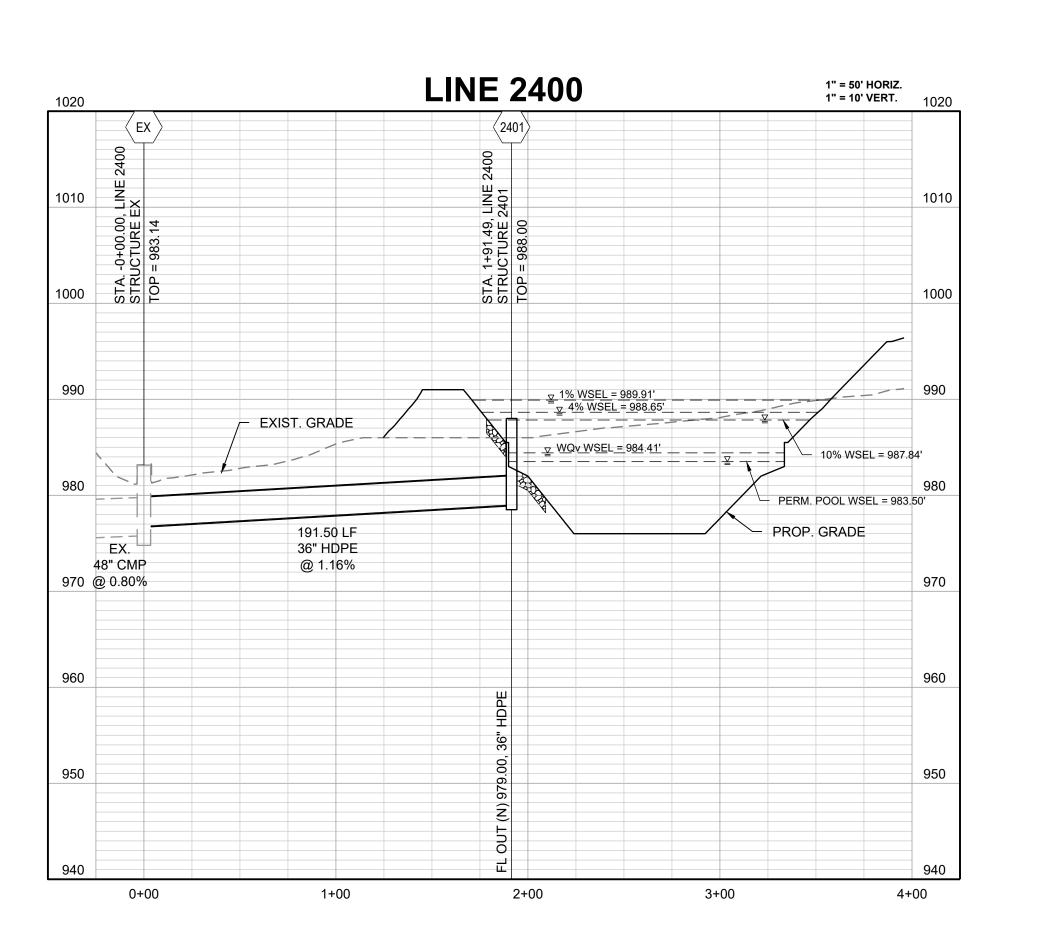
OUTLET STRUCTURE 801

SHEET

9









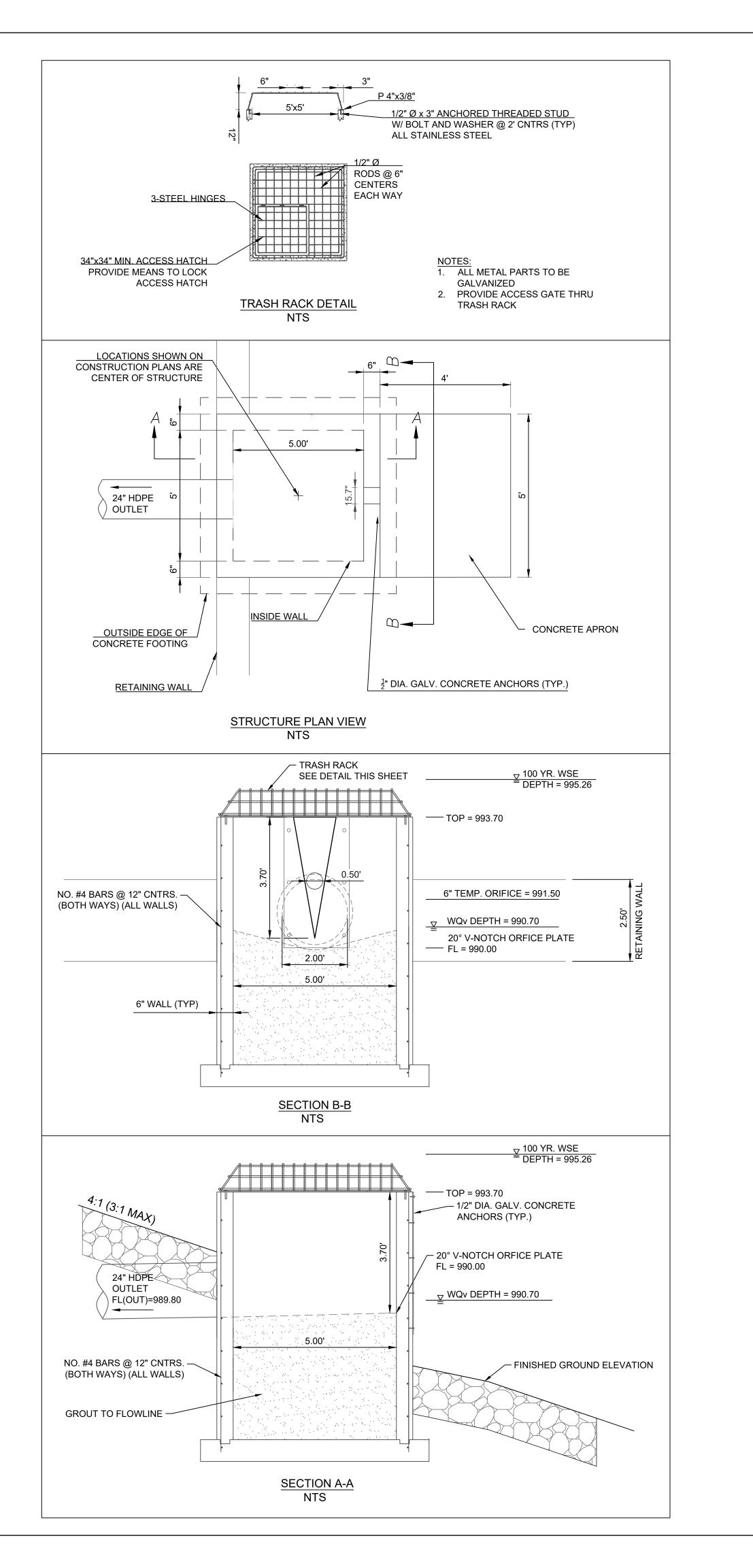
PREPARED BY: MARK ALLEN BREUER MUMBER DE-2009007268

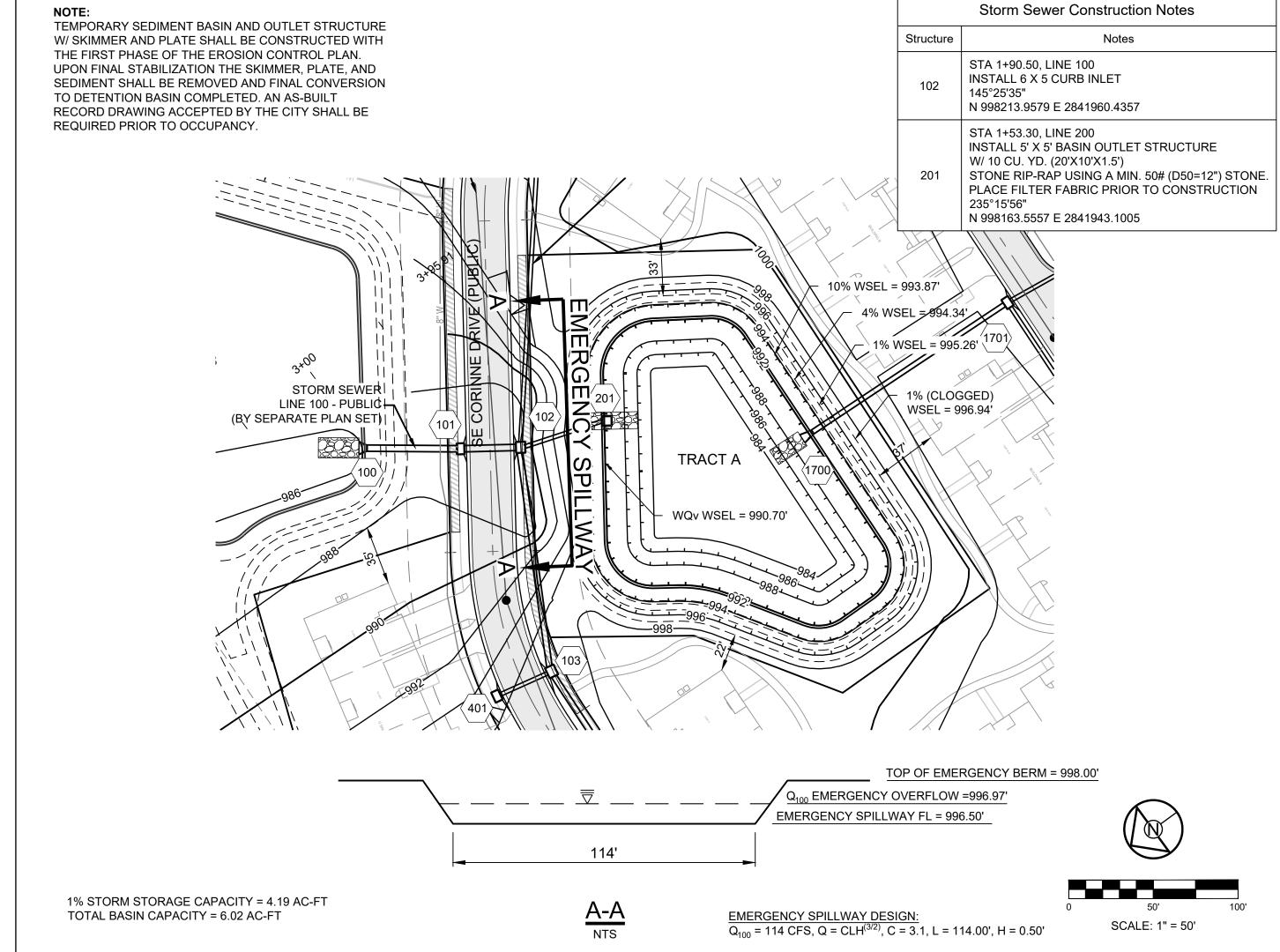
SCHLAGEL & ASSOCIATES, P.A.

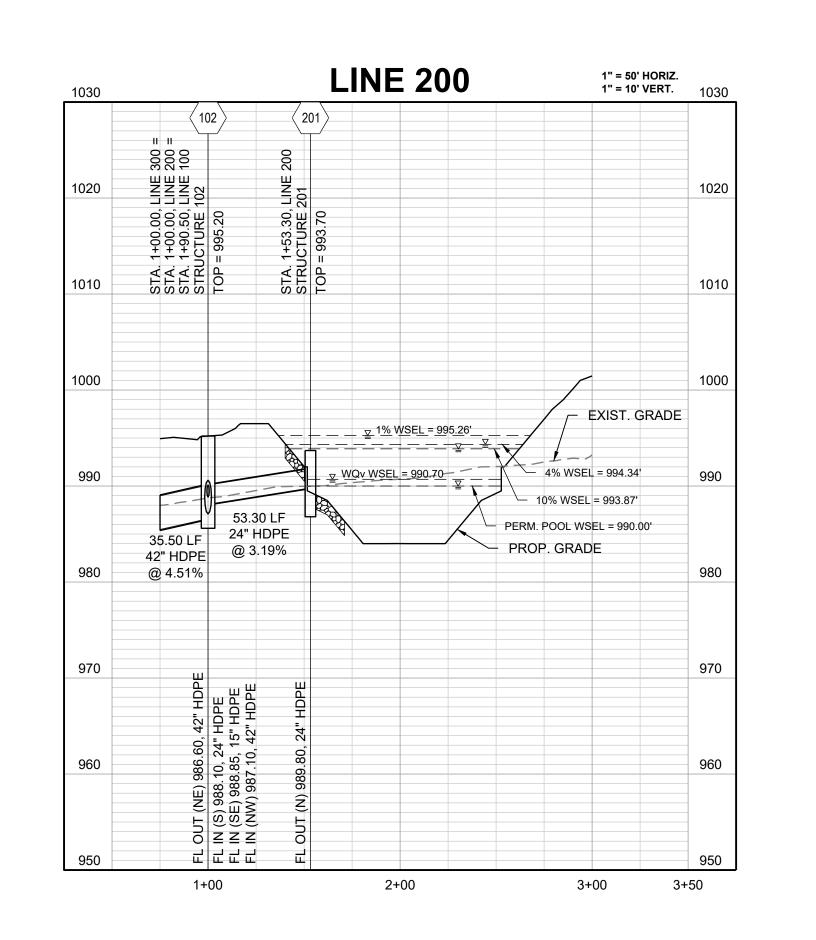
AT BLACKW CONTROL I

RESERVE A REUNION & | & EROSION \$ RESIDENCES, I MASS GRADING

OUTLET STRUCTURE 2401







PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

AT BLACKW CONTROL I

RESERVE A EUNION & EROSION

RESIDENCES, MASS GRADING

OUTLET STRUCTURE 201