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# Final Development Plan Report – Comments Responses

For: *The Eastside Development and Hangar 2 at*  
**LEE'S SUMMIT MUNICIPAL AIRPORT**  
LEE'S SUMMIT, MO



***Prepared By:***



**CRAWFORD, MURPHY, & TILLY, INC.**  
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Kansas City, MO 64108

November 13, 2023

## **CMT Responses to Planning and Development Review Comments**

On October 19 City of Lee's Summit Planning and Development completed reviews of the final development plan application. The comments can be found in Appendix A. CMT's responses to these comments provided are as follows:

### **Planning Review**

1. SITE DATA TABLE. Provide a table on Sheet C102 that lists the following information:
  - project area size (in sq. ft. and acres);
  - building sq. ft. (footprint and gross sq. ft. of both floor areas);
  - impervious sq. ft.; and
  - parking spaces required and provided.

Response: Table has been provided on sheet C102.

2. PARKING CALCULATIONS. How are the parking needs for the facility being quantified? Provide documentation as to the standard that is being used to make the parking demand determination for review.

Response:

Parking Spaces: (See Site Plan)

Standard Spaces: 63 Spaces

ADA Spaces: 4 Spaces

Total Available Spaces: 67 Spaces

Hangar 2 is predominantly a Hangar for aircraft to include office space for up to 20 LXT staff/visitors and 1 classroom's worth of educational space.

Per UDO Table 8-1:

Offices – Professional – 4 per 1,000sf of gfa = 8,700sf-gfa x (4/1000) = 35 spaces

School – Technical college, trade school: 20 spaces per 1 classroom = 20 spaces

Parking Demand Total = 55 spaces

3. DRIVE AISLE. What is the purpose of transitioning down the two-lane drive on the south side of the building to a single-lane at the gate entry before it transitions back to a two-lane drive past the gate? The drive on the north side of the building maintains a two-lane width through the gate entry area.

Response: This is to allow room for the gate to slide open when the future terminal is constructed.

4. LIGHT POLE HEIGHTS.
  - The lighting notes and electrical legend on the Lighting Site Plan (Sheet C135) plus the light pole detail on Sheet C136 indicate a pole-mounted fixture height of 40'. The UDO limits pole mounted light fixtures for parking lots and drives to 28' above grade. Revise.
  - There is no height listed for the pole lights depicted on the Site Lighting Photometric Plan (E002). The lights shall be limited to a maximum height of 28' above grade.

Response: Acknowledged. Light poles have been re-designed to 28' max heights (See C135 and E002)

5. MECHANICAL EQUIPMENT. Show the location of all ground-mounted and roof-mounted equipment on the site plan and building elevations, as appropriate. Ground-

mounted mechanical equipment shall be fully screened from view using evergreen landscaping or masonry walls of a height at least equal to the height of the units being screened. It is assumed that there will be no roof-mounted equipment. However, any roof-mounted equipment is required to be fully screened from view using parapet walls of a height at least equal to the height of the units being screened.

Acknowledged. Landscape drawings have been updated to show landscape screening adjacent to the trash enclosure. The combination of landscape screening and trash enclosure should adequately screen any ground mounted mechanical equipment.

6. APPROVED MATERIALS. Quantify the percentage of approved materials (i.e. rough-textured metal panel and glazing) used on the east elevation to check for compliance of the minimum 50% approved materials requirement for the front of the building.

Acknowledged. Refer to drawing in Appendix D of the east elevation that shows that over 50% of the east elevation is comprised of approved materials listed in Section 8.170 subsection A including textured metal panel per building material legend.

### Engineering Review

1. A SWPPP is required for the project. Please provide a SWPPP.

Response: A SWPPP has been created for the project this is attached as an **Appendix B**

2. The 8 inch private sanitary sewer connection at Maguire (not yet constructed, but in progress) is shown connecting to a line that has not been installed. As such, any construction shown shall be "at risk" since the receiving sanitary sewer line has not been installed.

Response: Acknowledged. We expected to coordinate heavily with the other development while both projects are underway.

3. Sheet C115: The 8 inch sanitary sewer is shown connecting to a future manhole. The future manhole is not planned by anyone, including the developer of the industrial property to the east. The developer to the east plans to terminate their sanitary sewer line at Maguire Blvd., (not yet built) not Leinweber Rd. Please revise as appropriate.

Response: Extended sanitary sewer plans to include the manhole See Sheet C115.

4. Separate public water line plans and public sanitary sewer plans are required for this project. Please submit separate water line plan and public sanitary sewer plan for this development. Comments are provided below to help guide the development of these separate plans based on what is currently shown on the Final Development Plan.

Response: Separate water and sewer plans have been created.

5. The steel casing for the water lines are not required for this project. Please eliminate the steel casing for all water mains on this project.

Response: Casing is required to bore underneath the existing 30" main (see response to next comment)

6. There appear to be several locations where the public water main is greater than the maximum of 7 feet of cover. In addition, there are instances where it appears 3.5 feet of cover can be easily-achieved, but deeper installation is shown. Is there a reason for the

excess depth? Finally, the crossing point of the 30 inch water main and the 12 inch water main is too deep. Please evaluate and revise as appropriate.

Response: The main has been corrected so not exceed 7 feet of cover, where possible. The crossing point of the 30 inch main was reviewed/discussed with City of LS Water Dept and installation of the new line beneath the existing 30" main was their preferred option.

7. Recommend speaking to owner on KCMMB mix versus MCIB mix. As proposed, it appears this is not specifically shown on the plans. Recommend specification of KCMMB mix for all pavement used on the project.

Response: Typical Sections revised to specify KCMMB mix for all concrete pavements - See Sheet C127 and C128

8. KCMMB mix concrete is required at a minimum within right of way at Hagan Rd. from the sawcut line to the right of way line. Please revise plans as appropriate showing this requirement.

Response: Typical Sections revised to specify KCMMB mix for all concrete pavements - See Sheet C127 and C128

9. Sheet C129: Please use the City standard detail for fire hydrants rather than the proprietary detail.

Response: Updated the fire hydrant detail on sheet C129.

10. Sheet C129: Please use the City standard detail for pipe entrenchment detail rather than the proprietary detail shown in the plans. Please ensure there is a minimum of 12 inches aggregate shown over the top of pipe for all pipe installation, including storm sewer, sanitary sewer, and water mains.

Response: Updated the entrenchment detail on sheet C129.

11. ADA-accessible routes across Hagan Rd. were not shown. As proposed, there is no ADA-access across Hagan Rd. I would suggest a Type B curb ramp at these locations as shown in our standard details as a guide in the design of site-specific ADA-accessible ramp(s) at these locations. Please revise as appropriate.

Response: ADA curb ramps added to sheet C103.

12. Sheet C137: The hangar is labeled "Future Hangar 2". Isn't this "Proposed Hangar 2"? If so, please label it so there is consistency throughout the plans.

Response: Updated hangar label on sheet C137 to proposed.

13. Although a jointing plan was presented for a portion of the project where the existing pavement will tie-into proposed pavement, it does not appear any jointing plan was presented for the concrete parking lot or the private drives. Please provide a detailed jointing plan for the parking lot and private drives. Any dowels should be specified as epoxy-coated, and all rebar should be specified as epoxy-coated. Please provide a detailed jointing plan for the concrete parking lot and concrete private drives.

Response: Jointing plans have been added to the plan set, see C103A and C103B

14. The concrete parking lot shows the location of ADA parking stalls, but there are no callouts of slope or dimensions. No further review can be conducted on the plans until these have been noted on the plans. Please be aware that elevation callouts, although important, are not sufficient. Slope callouts are required for all ADA parking stalls.

Response: Detailed callouts have been added to sheet C107A

15. Please label all interior roads and drives as "City-owned, non-public" or equivalent language.

Response: Added labels on sheet C102.

16. Please show the design HGL on the profile view of all storm lines greater than 10 inches diameter. This applies to all storm lines whether they are public or private.

Response: HGL added to the storm profiles.

17. The Stormwater Report - LXT Eastside Development dated Sept. 2023 (hereinafter referred to as the "stormwater report") should discuss whether the detention basin will manage all future development. Please discuss within the text of the stormwater report.

Response: Clarified in stormwater report that the basin will manage shown future development.

18. The stormwater report includes a pond setup table in the appendix that does not appear to match what is shown on Sheet C108. It appears there is only two (2) smaller orifices accounted-for in the stormwater report, but the plans show three (3) small orifices. Please evaluate and revise as appropriate.

Response: The outlet structure is to contain 3 small orifices.

19. Sheet C108: There appear to be discrepancies in the weir elevation of both outlet structures B1 and B2. Two conflicting callouts show 952.0 versus 951.5 on two (2) separate callouts. Please evaluate and revise if appropriate.

Response: Revised detail callouts to match.

20. Sheet C108: Please revise the note "see detail above" when referencing the orifice plate. Shouldn't this say "see detail right"? Also, wouldn't it be better to reference the exact wording of the detail (i.e., "low flow orifice plate")? Please evaluate and revise as appropriate.

Response: Revised note to reference the detail.

21. The following should be provided on the detention basin plan sheet:
1. Top of dam elevation,
  2. Emergency spillway elevation,
  3. All weir and orifice elevations that are part of the outlet structure,
  4. 100 year nominal (i.e., design) storage volume,
  5. Bottom of basin elevation,
  6. Bottom of basin slope callouts, which may be less than 2% to achieve water quality objectives (i.e., we have seen as little as 0.5% in some instances to achieve water quality objectives),
  7. 100 year nominal (i.e., design) water surface elevation (WSE),
  8. 100 year clogged/zero available storage WSE,
  9. Graphical limits of the 100 year clogged/zero available storage WSE (i.e., shown on the plan view with callouts), along with dimensional callouts from property lines and buildings to ensure a minimum 20 foot setback,
  10. Typical section view of the outlet works and dam, along with elevation callouts for the 100 year nominal and 100 year clogged/zero available storage to ensure there is a minimum 0.5 feet freeboard between the nominal condition



and the crest of the emergency spillway, and a minimum 1.0 feet from the clogged condition/zero available storage and the top of dam, 11. Location and callouts showing the emergency spillway, and a clear path that is not directed towards buildings or other other vulnerable features. Please be aware that many of these items are already included on the detention basin plan sheet, but this comprehensive list is being provided for all items required.

Response: Revised basin plan sheet to provide required information.

22. A bold note should be placed on the detention basin plan that "an as-built Record Drawing shall be submitted and accepted by the City prior to issuance of a Certificate of Substantial Completion".

Response: Bold note has been added on sheet C108

23. A bold note should be place on the detention basin plans stating that the detention basin shall be constructed prior to any other improvements on the site other than erosion and sediment control.

Response: Bold note has been added on sheet C108

24. A site-specific plan shall be required for all ADA-accessible ramps and ADA-accessible routes across intersections, including both new entrances at Hagan Rd. This shall include elevation callouts, slope callouts, and all other information needed to construct the ramps and the ADA-accessible route across the drive approaches. Please provide a site-specific plan for these ramps and routes.

Response: Added Sheet C107A to show detailed elevations for ADA ramps.

25. It did not appear the 100% clogged condition with zero available storage condition was calculated in terms of the HGL. If provided, please direct me to the location within the stormwater report where this is shown. Please see previous comments related to the placement of this elevation on the detention basin plan sheet, along with the graphical limits on the plan sheet along with dimension callouts to ensure the 20 foot setback requirement is met from any property line or building.

Response: Added 100-YR clogged condition HGL elevation and limits on sheet C108.

26. Sheet C108: Please provide notes on the isometric view describing what is being proposed in terms of grading around the 12 inch PVC pipe and flow control assembly.

Response: Updated outlet structure to show grading around the 12-inch PVC pipe.

27. An itemized and sealed Engineer's Estimate of Probable Construction Costs should accompany your final drawing submittal. This estimate should only include sitework covered by the plans. Please note the estimate does not necessarily need to be submitted with the final submittal, but final approval cannot be granted until the estimate has been submitted and fees paid.

Response: the Engineer's Estimate is attached in the **Appendix C**

28. Are there any U.S. Army Corps of Engineers permits, or other federal permits required for this project? If so, a copy of these permits shall be required prior to formal approval of the plans.

Response: No USACE permits, or other federal permits, are required

29. Sheet C114: A new manhole is proposed where the private 8 inch sanitary sewer main connects to the sanitary sewer to be installed by others (i.e., the industrial development to the east). The 8 inch private sanitary sewer serving the LXT development should utilize a manhole shown on the plans for the development to the east rather than installing a new manhole, as this only adds additional maintenance costs to the City. Please evaluate and revise as appropriate.

Response: Fixed label to show manhole as existing.

30. Sheet C115: The new public sanitary line is shown connecting to a drop manhole at Leinweber Rd., but there are no other plans beyond that point. There are no plans by others to build any additional sanitary sewer as you are showing, so you will either need to provide additional plans to the north from that point, or wait until a later date to extend the sanitary sewer. Please be aware the adjacent developer to the east does not intend on building any additional sanitary sewer along the west side of Hagan Rd. beyond what is shown at Maguire Blvd.

Response: Added additional plan sheet C114A to connect to the sanitary sewer to the north.

#### **Traffic Review**

1. The entrance to the south is very close to Lienweber Road and does not meet our Access Management Guidelines.

Response: Lienweber Road is not a public road, it only serves the purpose of being a maintenance entrance (with a padlocked gate) to the Airport. This airport access gate is required for airport maintenance vehicles to access this side of the airfield. This is the only purpose this entrance serves now and will continue to be the only purpose this entrance serves upon completion of this project.

2. Please show where future Maguire Blvd will tie into Hagan Rd.

Response: See Sheet C102 – future Maguire tie-in to Hagan was already shown (it was just not labelled). Sheet has been revised to include label Future Maguire Blvd.

#### **Fire Review**

1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code and NFPA 409.

Response: Project was developed in accordance with 2018 IFC and NFPA 409 (See AG003)

2. IFC 506.1 - Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official. 506.1.1 Locks. An approved lock shall be installed on gates or similar barriers when required by the fire code official. Knox key switches shall be provided on the gates.

Response: Knox Boxes included for building, gates & elevator in architectural plans see Sheet A101 Notes 59/60 and Sheet A102 Notes 59/60 (notes revised per FDP comments). Notes requiring Knox Box on all operable gates also added to Sliding Gate Details Sheets - C133 and C134

3. IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Adjust placement or provide an additional hydrant to meet the 300 foot requirement for the building and provide flight line coverage.

Response: Adjusted hydrants to meet the 300ft requirement around the exterior of the building.

4. IFC 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official. Show the location of the FDC.

Response: Location of the FDC has been labeled on sheet C113.

#### **Building Codes Review**

1. 2018 IPC 708.1.3 Building drain and building sewer junction. The junction of the building drain and the building sewer shall be served by a cleanout that is located at the junction or within 10 feet of the developed length of piping upstream of the junction. For the requirements of this section, the removal of a water closet shall not be required to provide cleanout access.

Action required: Provide cleanout near where sanitary leaves building. (2 locations)

Response: Additional sanitary cleanouts have been added see sheet C113.

2. Water meter shown inside of building.

Action required: Relocate to edge of right-of-way in yard. Must be installed in Water Department provided pit.

Response: Water meter has been relocated to the exterior of the building.



## **APPENDIX A – Planning and Development Review Comments**

**DEVELOPMENT SERVICES**

**Commercial Final Development Plan  
Applicant's Letter**

**Date:** Thursday, October 19, 2023

**To:**

**Property Owner:** CITY OF LEE'S SUMMIT  
MISSOURI

Email:

**Applicant:** CMT ENGINEERING

Email:

**Review Contact:** Tyler Horn

Email: thorn@cmtengr.com

**Engineer/Surveyor:** CMT ENGINEERING

Email:

**From:** Mike Weisenborn, Project Manager

**Re:**

**Application Number:** PL2023269

**Application Type:** Commercial Final Development Plan

**Application Name:** LEE'S SUMMIT AIRPORT EASTSIDE DEVELOPMENT AND HANGAR 2

**Location:** 2740 NE HAGAN RD, LEES SUMMIT, MO 64064

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**Electronic Plans for Resubmittal**

All Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies.

Electronic copies shall be provided in the following formats:

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in multipage Portable Document Format (PDF).
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

Please contact Staff with any questions or concerns.

**Excise Tax**

On April 1, 1998, an excise tax on new development for road construction went into effect. This tax is levied based on the type of development and trips generated. If you require additional information about this development cost,

as well as other permit costs and related fees, please contact the Development Services Department at (816) 969-1200.

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**Review Status:**

Revisions Required: One or more departments have unresolved issues regarding this development application. See comments below to determine the required revisions and resubmit to the Development Services Department. Resubmit one (1) digital copy following the electronic plan submittal guides as stated above. Revised plans will be reviewed within five (5) business days of the date received.

**Required Corrections:**

|  |                                       |   |             |
|--|---------------------------------------|---|-------------|
| <b>Planning Review</b>   | Hector Soto Jr.<br>(816) 969-1238     | Senior Planner<br>Hector.Soto@cityofls.net          | Corrections |
| <hr/>  |                                       |   |             |
| <p>1. SITE DATA TABLE. Provide a table on Sheet C102 that lists the following information:</p> <ul style="list-style-type: none"><li>- project area size (in sq. ft. and acres);</li><li>- building sq. ft. (footprint and gross sq. ft. of both floor areas);</li><li>- impervious sq. ft.; and</li><li>- parking spaces required and provided.</li></ul>   |                                       |   |             |
| <p>2. PARKING CALCULATIONS. How are the parking needs for the facility being quantified? Provide documentation as to the standard that is being used to make the parking demand determination for review.</p>  |                                       |   |             |
| <p>3. DRIVE AISLE. What is the purpose of transitioning down the two-lane drive on the south side of the building to a single-lane at the gate entry before it transitions back to a two-lane drive past the gate? The drive on the north side of the building maintains a two-lane width through the gate entry area.</p>   |                                       |   |             |
| <p>4. LIGHT POLE HEIGHTS.</p> <ul style="list-style-type: none"><li>- The lighting notes and electrical legend on the Lighting Site Plan (Sheet C135) plus the light pole detail on Sheet C136 indicate a pole-mounted fixture height of 40'. The UDO limits pole mounted light fixtures for parking lots and drives to 28' above grade. Revise.</li><li>- There is no height listed for the pole lights depicted on the Site Lighting Photometric Plan (E002). The lights shall be limited to a maximum height of 28' above grade.</li></ul>  |                                       |   |             |
| <p>5. MECHANICAL EQUIPMENT. Show the location of all ground-mounted and roof-mounted equipment on the site plan and building elevations, as appropriate. Ground-mounted mechanical equipment shall be fully screened from view using evergreen landscaping or masonry walls of a height at least equal to the height of the units being screened. It is assumed that there will be no roof-mounted equipment. However, any roof-mounted equipment is required to be fully screened from view using parapet walls of a height at least equal to the height of the units being screened.</p> |                                       |   |             |
| <p>6. APPROVED MATERIALS. Quantify the percentage of approved materials (i.e. rough-textured metal panel and glazing) used on the east elevation to check for compliance of the minimum 50% approved materials requirement for the front of the building.</p>  |                                       |   |             |
| <b>Engineering Review</b>  | Gene Williams, P.E.<br>(816) 969-1223 | Senior Staff Engineer<br>Gene.Williams@cityofls.net | Corrections |

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1. A SWPPP is required for the project. Please provide a SWPPP.
2. The 8 inch private sanitary sewer connection at Maguire (not yet constructed, but in progress) is shown connecting to a line that has not been installed. As such, any construction shown shall be "at risk" since the receiving sanitary sewer line has not been installed.
3. Sheet C115: The 8 inch sanitary sewer is shown connecting to a future manhole. The future manhole is not planned by anyone, including the developer of the industrial property to the east. The developer to the east plans to terminate their sanitary sewer line at Maguire Blvd., (not yet built) not Leinweber Rd. Please revise as appropriate.
4. Separate public water line plans and public sanitary sewer plans are required for this project. Please submit separate water line plan and public sanitary sewer plan for this development. Comments are provided below to help guide the development of these separate plans based on what is currently shown on the Final Development Plan.
5. The steel casing for the water lines are not required for this project. Please eliminate the steel casing for all water mains on this project.
6. There appear to be several locations where the public water main is greater than the maximum of 7 feet of cover. In addition, there are instances where it appears 3.5 feet of cover can be easily-achieved, but deeper installation is shown. Is there a reason for the excess depth? Finally, the crossing point of the 30 inch water main and the 12 inch water main is too deep. Please evaluate and revise as appropriate.
7. Recommend speaking to owner on KCMMB mix versus MCIB mix. As proposed, it appears this is not specifically shown on the plans. Recommend specification of KCMMB mix for all pavement used on the project.
8. KCMMB mix concrete is required at a minimum within right of way at Hagan Rd. from the sawcut line to the right of way line. Please revise plans as appropriate showing this requirement.
9. Sheet C129: Please use the City standard detail for fire hydrants rather than the proprietary detail.
10. Sheet C129: Please use the City standard detail for pipe entrenchment detail rather than the proprietary detail shown in the plans. Please ensure there is a minimum of 12 inches aggregate shown over the top of pipe for all pipe installation, including storm sewer, sanitary sewer, and water mains.
11. ADA-accessible routes across Hagan Rd. were not shown. As proposed, there is no ADA-access across Hagan Rd. I would suggest a Type B curb ramp at these locations as shown in our standard details as a guide in the design of site-specific ADA-accessible ramp(s) at these locations. Please revise as appropriate.
12. Sheet C137: The hangar is labeled "Future Hangar 2". Isn't this "Proposed Hangar 2"? If so, please label it so there is consistency throughout the plans.
13. Although a jointing plan was presented for a portion of the project where the existing pavement will tie-into proposed pavement, it does not appear any jointing plan was presented for the concrete parking lot or the private drives. Please provide a detailed jointing plan for the parking lot and private drives. Any dowels should be specified as epoxy-coated, and all rebar should be specified as epoxy-coated. Please provide a detailed jointing plan for the concrete parking lot and concrete private drives.
14. The concrete parking lot shows the location of ADA parking stalls, but there are no callouts of slope or dimensions. No further review can be conducted on the plans until these have been noted on the plans. Please be aware that elevation callouts, although important, are not sufficient. Slope callouts are required for all ADA parking stalls.

15. Please label all interior roads and drives as "City-owned, non-public" or equivalent language.
16. Please show the design HGL on the profile view of all storm lines greater than 10 inches diameter. This applies to all storm lines whether they are public or private.
17. The Stormwater Report - LXT Eastside Development dated Sept. 2023 (hereinafter referred to as the "stormwater report") should discuss whether the detention basin will manage all future development. Please discuss within the text of the stormwater report.
18. The stormwater report includes a pond setup table in the appendix that does not appear to match what is shown on Sheet C108. It appears there is only two (2) smaller orifices accounted-for in the stormwater report, but the plans show three (3) small orifices. Please evaluate and revise as appropriate.
19. Sheet C108: There appear to be discrepancies in the weir elevation of both outlet structures B1 and B2. Two conflicting callouts show 952.0 versus 951.5 on two (2) separate callouts. Please evaluate and revise if appropriate.
20. Sheet C108: Please revise the note "see detail above" when referencing the orifice plate. Shouldn't this say "see detail right"? Also, wouldn't it be better to reference the exact wording of the detail (i.e., "low flow orifice plate")? Please evaluate and revise as appropriate.
21. The following should be provided on the detention basin plan sheet: 1. Top of dam elevation, 2. Emergency spillway elevation, 3. All weir and orifice elevations that are part of the outlet structure, 4. 100 year nominal (i.e., design) storage volume, 5. Bottom of basin elevation, 6. Bottom of basin slope callouts, which may be less than 2% to achieve water quality objectives (i.e., we have seen as little as 0.5% in some instances to achieve water quality objectives), 7. 100 year nominal (i.e., design) water surface elevation (WSE), 8. 100 year clogged/zero available storage WSE, 9. Graphical limits of the 100 year clogged/zero available storage WSE (i.e., shown on the plan view with callouts), along with dimensional callouts from property lines and buildings to ensure a minimum 20 foot setback, 10. Typical section view of the outlet works and dam, along with elevation callouts for the 100 year nominal and 100 year clogged/zero available storage to ensure there is a minimum 0.5 feet freeboard between the nominal condition and the crest of the emergency spillway, and a minimum 1.0 feet from the clogged condition/zero available storage and the top of dam, 11. Location and callouts showing the emergency spillway, and a clear path that is not directed towards buildings or other vulnerable features. Please be aware that many of these items are already included on the detention basin plan sheet, but this comprehensive list is being provided for all items required.
22. A bold note should be placed on the detention basin plan that "an as-built Record Drawing shall be submitted and accepted by the City prior to issuance of a Certificate of Substantial Completion".
23. A bold note should be placed on the detention basin plans stating that the detention basin shall be constructed prior to any other improvements on the site other than erosion and sediment control.
24. A site-specific plan shall be required for all ADA-accessible ramps and ADA-accessible routes across intersections, including both new entrances at Hagan Rd. This shall include elevation callouts, slope callouts, and all other information needed to construct the ramps and the ADA-accessible route across the drive approaches. Please provide a site-specific plan for these ramps and routes.
25. It did not appear the 100% clogged condition with zero available storage condition was calculated in terms of the HGL. If provided, please direct me to the location within the stormwater report where this is shown. Please see previous comments related to the placement of this elevation on the detention basin plan sheet, along with the

graphical limits on the plan sheet along with dimension callouts to ensure the 20 foot setback requirement is met from any property line or building.

26. Sheet C108: Please provide notes on the isometric view describing what is being proposed in terms of grading around the 12 inch PVC pipe and flow control assembly.

27. An itemized and sealed Engineer's Estimate of Probable Construction Costs should accompany your final drawing submittal. This estimate should only include sitework covered by the plans. Please note the estimate does not necessarily need to be submitted with the final submittal, but final approval cannot be granted until the estimate has been submitted and fees paid.

28. Are there any U.S. Army Corps of Engineers permits, or other federal permits required for this project? If so, a copy of these permits shall be required prior to formal approval of the plans.

29. Sheet C114: A new manhole is proposed where the private 8 inch sanitary sewer main connects to the sanitary sewer to be installed by others (i.e., the industrial development to the east). The 8 inch private sanitary sewer serving the LXT development should utilize a manhole shown on the plans for the development to the east rather than installing a new manhole, as this only adds additional maintenance costs to the City. Please evaluate and revise as appropriate.

30. Sheet C115: The new public sanitary line is shown connecting to a drop manhole at Leinweber Rd., but there are no other plans beyond that point. There are no plans by others to build any additional sanitary sewer as you are showing, so you will either need to provide additional plans to the north from that point, or wait until a later date to extend the sanitary sewer. Please be aware the adjacent developer to the east does not intend on building any additional sanitary sewer along the west side of Hagan Rd. beyond what is shown at Maguire Blvd.

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**Traffic Review**

Erin Ralovo

Erin.Ravolo@cityofls.net

Corrections

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1. The entrance to the south is very close to Lienweber Road and does not meet our Access Management Guidelines.
2. Please show where future Maguire Blvd will tie into Hagan Rd.

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**Fire Review**Jim Eden  
(816) 969-1303Assistant Chief  
Jim.Eden@cityofls.netCorrections

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1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code and NFPA 409.
2. IFC 506.1 - Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official. 506.1.1 Locks. An approved lock shall be installed on gates or similar barriers when required by the fire code official.

Knox key switches shall be provided on the gates.



3. IFC 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Adjust placement or provide an additional hydrant to meet the 300 foot requirement for the building and provide flight line coverage.

4. IFC 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.

Show the location of the FDC.

|                              |                              |   |             |
|------------------------------|------------------------------|---|-------------|
| <b>Building Codes Review</b> | Joe Frogge<br>(816) 969-1241 | Plans Examiner<br>Joe.Frogge@cityofls.net | Corrections |
|------------------------------|------------------------------|---|-------------|

---

1. 2018 IPC 708.1.3 Building drain and building sewer junction. The junction of the building drain and the building sewer shall be served by a cleanout that is located at the junction or within 10 feet of the developed length of piping upstream of the junction. For the requirements of this section, the removal of a water closet shall not be required to provide cleanout access.

Action required: Provide cleanout near where sanitary leaves building. (2 locations)

2. Water meter shown inside of building.

Action required: Relocate to edge of right-of-way in yard. Must be installed in Water Department provided pit.

## **APPENDIX B – SWPPP**

City of Lee's Summit, Missouri  
Lee's Summit Municipal Airport

Storm Water Pollution Prevention Plan for  
Storm Water Discharge Associated with

LXT EASTSIDE DEVELOPMENT

Originally Prepared: November 01, 2023

Prepared by  
Crawford, Murphy & Tilly, Inc.  
1627 Main St. Suite 600  
Kansas City, MO 64108

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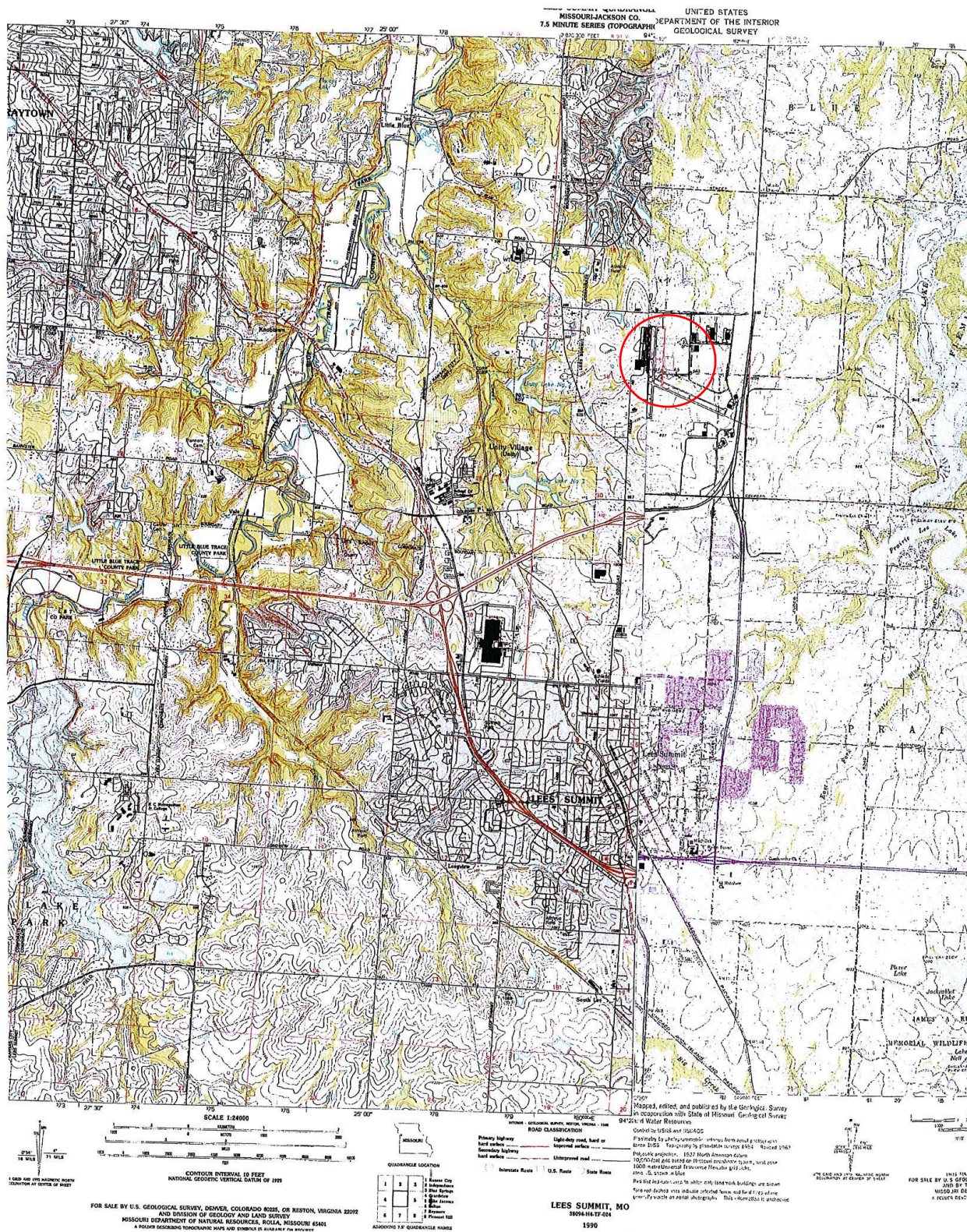
**1. Site Description**

The facility to be affected by construction activities is the Lee's Summit Municipal Airport located at 2751 NE Douglas; Lee's Summit, Missouri 64064. This is in Section 20, Township 48 north, Range 31 west, Jackson County, Missouri. The project site drains to an existing low area to the north which then is received by an unnamed tributary to Lakewood Lakes. Figure 1-1 shows the airport's location on a combined USGS map.

Construction activities at the site will include the construction of a new hangar building, site grading, drainage improvements, paving, utilities, pavement marking, and other associated improvements east of the airport along NE Hagan Rd.



Figure 1-1





## **2. Drainage Areas**

Any areas where changes to a defined drainage area are to occur, shall not be disturbed until all materials and equipment necessary to protect and complete the drainage change are on site. Changes to defined drainage areas shall be completed as quickly as possible once the work has been initiated. Any areas impacted by the land disturbance of a drainage course change are to be protected from erosion as soon as possible. This shall include installation of BMPs prior to the start of disturbance activity at the downstream end and within 14 days of completion of disturbance activities within the disturbance area.

## **3. Description of Best Management Practices**

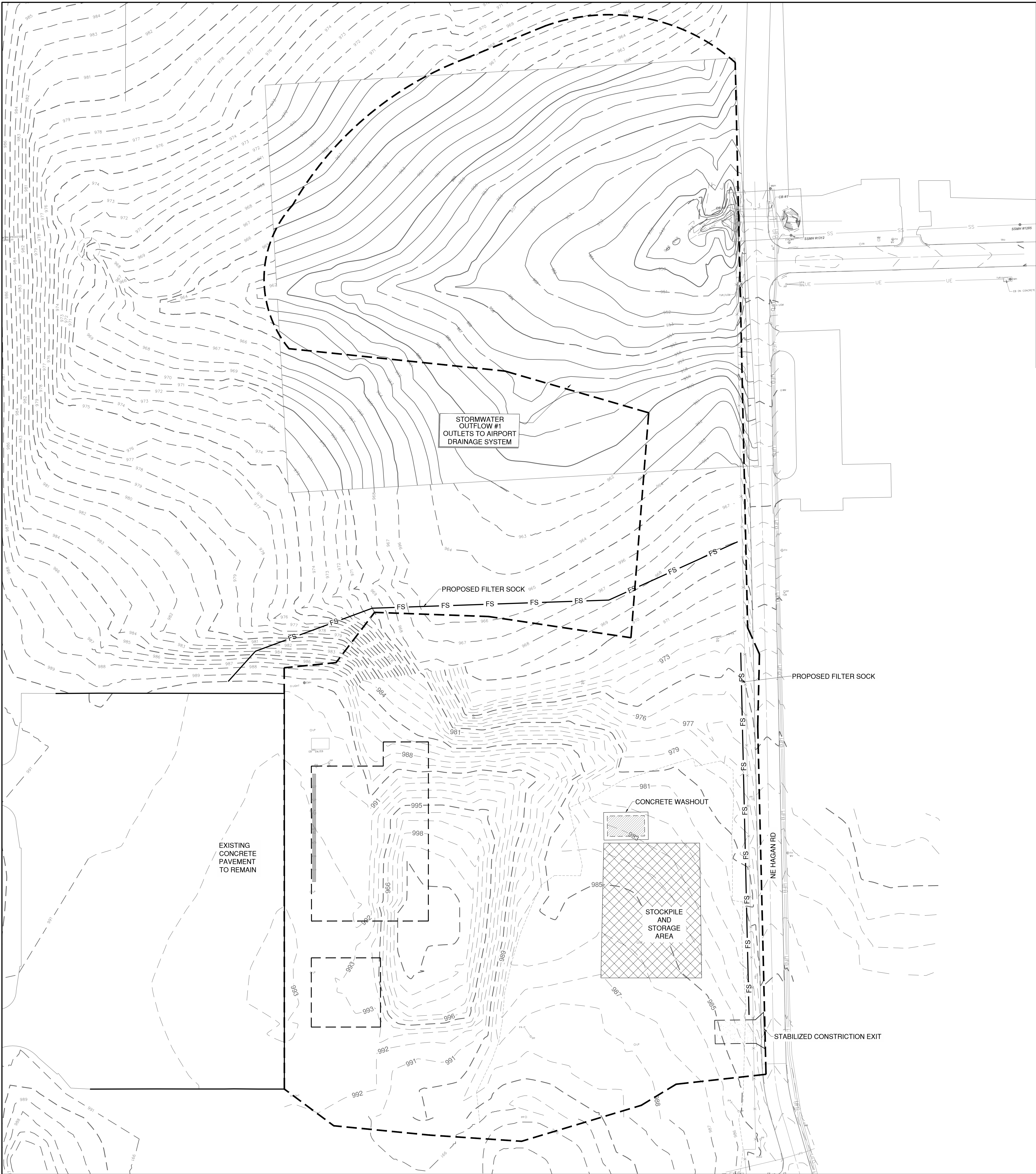
The following Best Management Practices (BMPs) shall be used as methods to control the storm water runoff during the construction of this project. Specifications Item P-156 – Erosion and Sediment Control, Item T-901 – Seeding, and Item T-908 – Mulching provide additional information and are included in Appendix A. Figure 3-1 thru 3-2 shows the locations of the BMPs and Figure 3-3 shows the installation details.

- A. Stabilized Construction Entrance
- B. Silt Sock
- C. Silt Dike Ditch Check
- D. Concrete Washout Pit
- E. Temporary Seeding and Mulching
- F. Erosion Control Blanket
- G. Rip Rap
- H. Inlet Protection
- I. Permanent Seeding and Mulching

*Insert Figure 3-1*



Path: K:\LeeSummitMO\2200128-00\DrawSheets\EROSION CONTROL PLAN PHASE 1.dwg  
Date: Wednesday, November 1, 2023 11:46:27



**LEGEND**

|  |   |  |  |
|--|---|--|--|
|  | LIMITS OF DISTURBANCE   |  | AREA TO RECEIVE SEEDING / FERTILIZING<br>PER SPECIFICATIONS AND NORTH AMERICAN<br>GREEN EROSION CONTROL BLANKET<br>SEE EROSION CONTROL DETAILS |
|  | EXISTING CONTOUR  |  | AREA TO BE SEEDED  |
|  | PROPOSED CONTOURS   |  | RIP-RAP AT END SECTION<br>SEE EROSION CONTROL DETAILS  |
|  | PROPOSED FILTER SOCK  |  | STABILIZED CONSTRUCTION ENTRANCE (COORDINATE<br>LOCATION WITH OWNER)<br>SEE EROSION CONTROL DETAILS  |
|  | FLOW ARROW  |  | STOCKPILE AND STORAGE AREA   |
|  | TEMPORARY CONCRETE<br>WASHOUT AS REQUIRED FOR<br>PCC CONSTRUCTION |  |  |

**SEQUENCE OF CONSTRUCTION:**

1. CONTRACTOR MUST INSTALL PERIMETER SILT SOCK CONTROLS PRIOR TO GRADING OPERATIONS.
2. WHEN NEW INLETS ARE INSTALLED, CONTRACTOR TO PUT IN PLACE INLET PROTECTION ON NEW INLETS AS SOON AS POSSIBLE AS INDICATED ON THE PLANS.
3. AFTER GRADING OF DITCHES, DITCH CHECKS TO BE PUT IN PLACE AS SOON AS POSSIBLE.
4. ALL INLET PROTECTION, SILT SOCKS, AND DITCH CHECKS TO REMAIN IN PLACE AND BE MAINTAINED THROUGHOUT CONSTRUCTION AS REQUIRED UNTIL FULL VEGETATION IS ESTABLISHED. CONTRACTOR TO USE SEEDING AND EROSION CONTROL BLANKETS ACCORDING TO REQUIREMENTS OF THIS SHEET AND LANDSCAPE PLANS.

**ACREAGE SUMMARY**

|                           |
|---------------------------|
| DISTURBED AREA = 13.71 AC |
| IMPERVIOUS AREA = 5.17 AC |
| PERVIOUS AREA = 8.54 AC   |



1627 MAIN STREET, SUITE 600  
KANSAS CITY, MO 64108



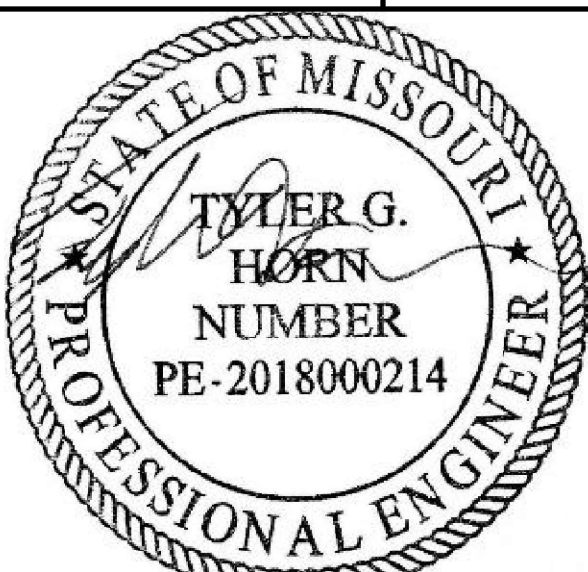
1627 MAIN STREET, #100  
KANSAS CITY, MO 64108



1301 BURLINGTON STREET  
NORTH KANSAS CITY, MO 64116

# LEE'S SUMMIT MUNICIPAL AIRPORT LEE'S SUMMIT, MISSOURI

EASTSIDE DEVELOPMENT  
CITY PROJECT NO. - 47732472



SEALED DIGITALLY  
SEPTEMBER 29, 2023

LEE'S SUMMIT MUNICIPAL AIRPORT  
LEE'S SUMMIT, MO

| MARK | DATE | DESCRIPTION |
|------|------|-------------|
|------|------|-------------|

|               |                              |
|---------------|------------------------------|
| PROJECT NO:   | 47732472                     |
| CAD DWG FILE: | EROSION CONTROL PLAN-PHASE 1 |
| DESIGNED BY:  | WLC                          |
| DRAWN BY:     | WLC                          |
| CHECKED BY:   | JRC                          |
| APPROVED BY:  | TGH                          |
| COPYRIGHT     |                              |

SHEET TITLE

EROSION CONTROL  
PLAN-PHASE 1

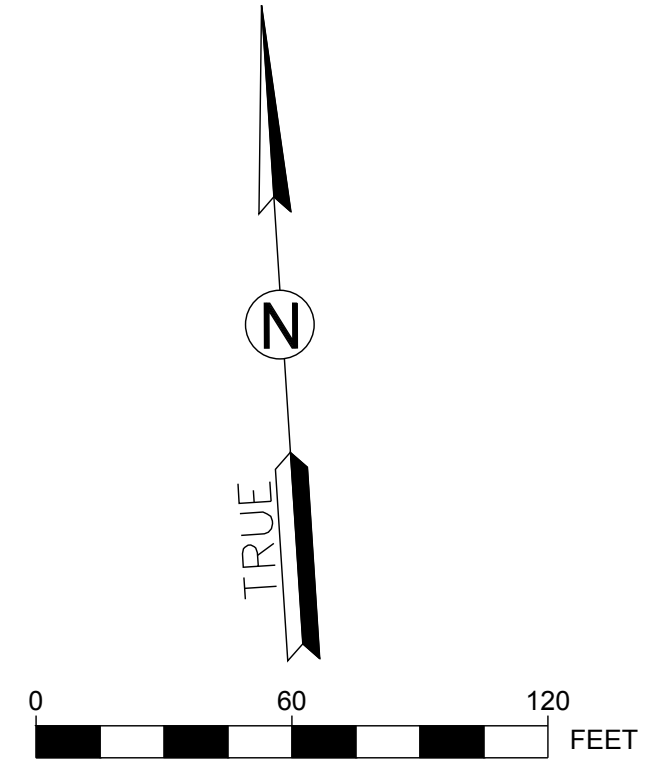
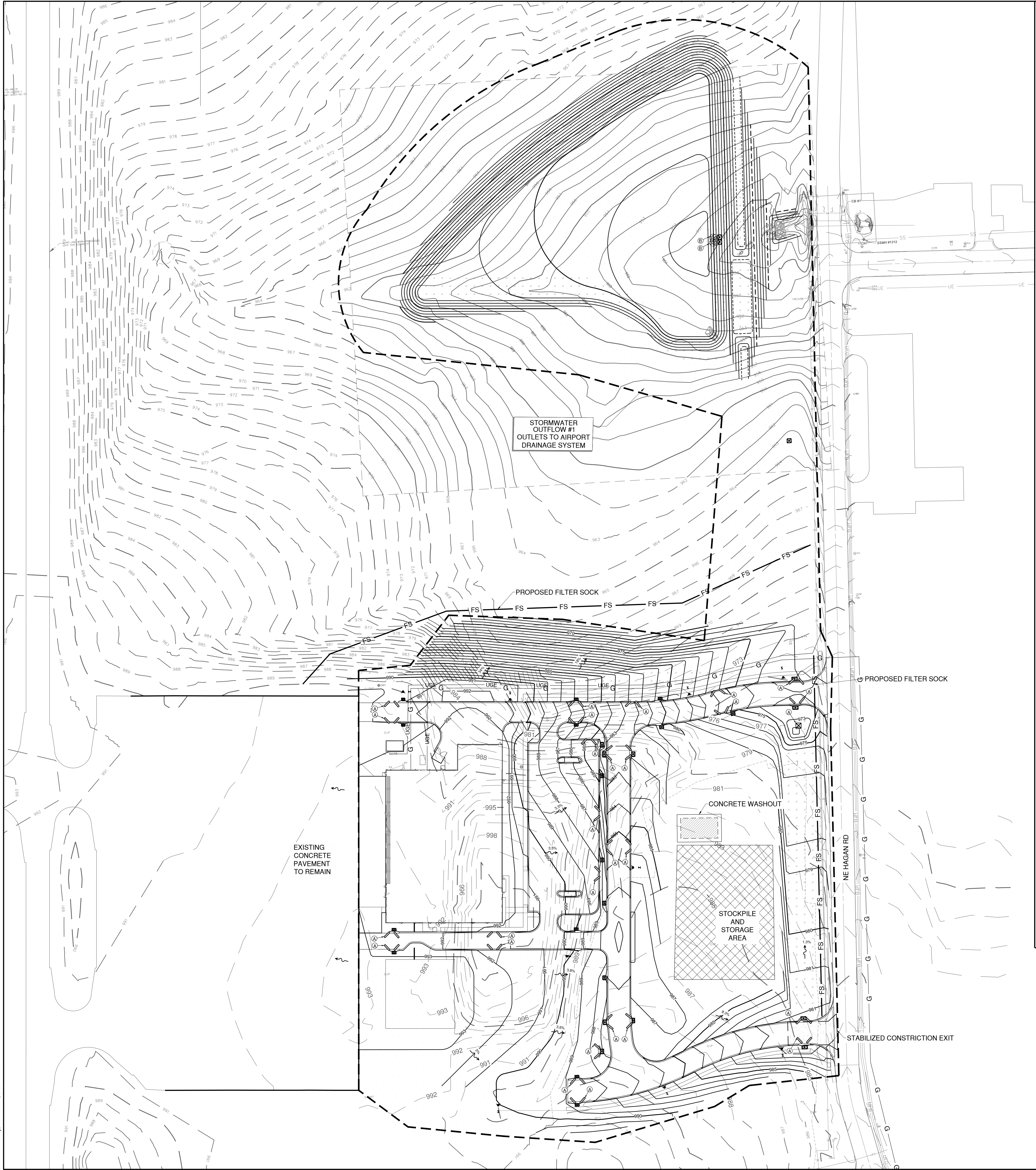
C123

SHEET 030 OF 126



*Insert Figure 3-2*





LEGEND

- AREA TO RECEIVE SEEDING / FERTILIZING PER SPECIFICATIONS AND NORTH AMERICAN GREEN EriNet SC150 EROSION CONTROL BLANKET SEE EROSION CONTROL DETAILS
- AREA TO BE SEEDED
- RIP-RAP AT END SECTION SEE EROSION CONTROL DETAILS
- STABILIZED CONSTRUCTION ENTRANCE (COORDINATE LOCATION WITH OWNER) SEE EROSION CONTROL DETAILS
- STOCKPILE AND STORAGE AREA
- LIMITS OF DISTURBANCE
- EXISTING CONTOUR
- PROPOSED CONTOURS
- PROPOSED FILTER SOCK
- FLOW ARROW
- INLET PROTECTION
- BASIN OUTFALL PROTECTION
- TEMPORARY CONCRETE WASHOUT AS REQUIRED FOR PCC CONSTRUCTION

SEQUENCE OF CONSTRUCTION:

- CONTRACTOR MUST INSTALL PERIMETER FILTER SOCK CONTROLS PRIOR TO GRADING OPERATIONS.
- WHEN NEW INLETS ARE INSTALLED, CONTRACTOR TO PUT IN PLACE INLET PROTECTION ON NEW INLETS AS SOON AS POSSIBLE AS INDICATED ON THE PLANS.
- AFTER GRADING OF DITCHES, DITCH CHECKS TO BE PUT IT PLACE AS SOON AS POSSIBLE.
- ALL INLET PROTECTION, SILT SOCKS, AND DITCH CHECKS TO REMAIN IN PLACE AND BE MAINTAINED THROUGHOUT CONSTRUCTION AS REQUIRED UNTIL FULL VEGETATION IS ESTABLISHED. CONTRACTOR TO USE SEEDING AND EROSION CONTROL BLANKETS ACCORDING TO REQUIREMENTS OF THIS SHEET AND LANDSCAPE PLANS.

KEYNOTE

- (A) INLET PROTECTION
- (B) BASIN OUTFALL PROTECTION

ACREAGE SUMMARY

DISTURBED AREA = 13.71 AC  
IMPERVIOUS AREA = 5.17 AC  
PERVIOUS AREA = 8.54 AC



1627 MAIN STREET, SUITE 600  
KANSAS CITY, MO 64108



1627 MAIN STREET, #100  
KANSAS CITY, MO 64108



1301 BURLINGTON STREET  
NORTH KANSAS CITY, MO 64116

LEE'S SUMMIT MUNICIPAL AIRPORT  
LEE'S SUMMIT, MISSOURI

EASTSIDE DEVELOPMENT  
CITY PROJECT NO. - 47732472



SEALED DIGITALLY  
SEPTEMBER 29, 2023

LEE'S SUMMIT MUNICIPAL AIRPORT  
LEE'S SUMMIT, MO

MARK DATE DESCRIPTION

PROJECT NO: 47732472  
CAD DWG FILE: EROSION CONTROL PLAN-PHASE 2  
DESIGNED BY: WLC  
DRAWN BY: WLC  
CHECKED BY: JRC  
APPROVED BY: TGH  
COPYRIGHT

SHEET TITLE

EROSION CONTROL  
PLAN-PHASE 2

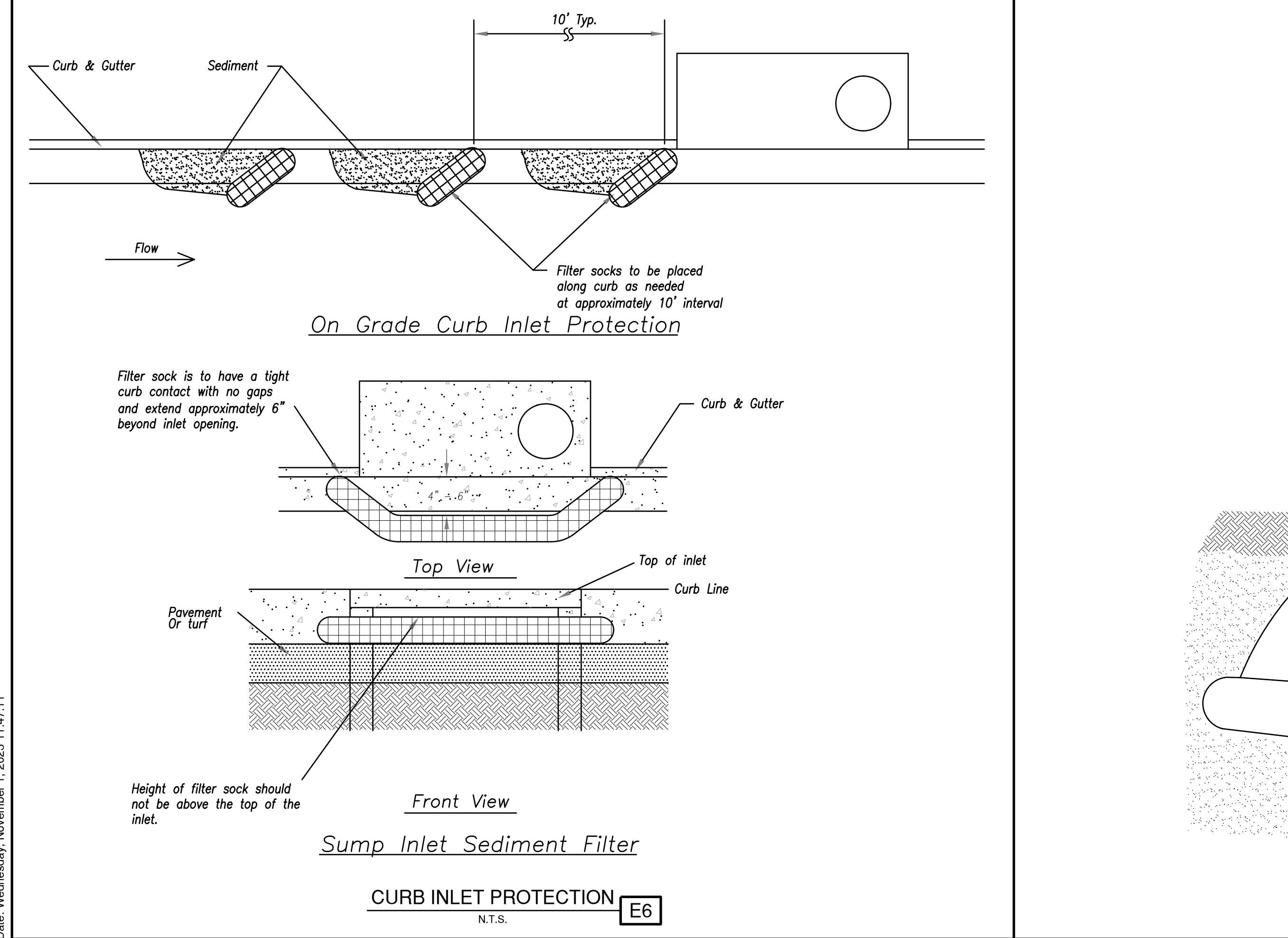
C124

SHEET 031 OF 126



*Insert Figure 3-3*





NOTES:

1. REFER TO DEWATERING DETAIL FOR REMOVAL OF WATER
2. REMOVAL OF WATER VIA TRENCHED RELEASE IS A VIOLATION.
3. SEDIMENT SHALL BE REMOVED PRIOR TO SEEDING THE BASIN.
4. DAM STRUCTURE SHALL BE REMOVED WHEN UPSTREAM AREAS HAVE BEEN STABILIZED.

NONWOVEN FILTER FABRIC

INSTALL 1.2" DIA CLEAN ROCK TO SECURE NONWOVEN FILTER FABRIC TO FRONT OF PERFORATED PLATE

PERFORATED PLATE

**BASIN OUTFALL PROTECTION** E3

N.T.S.

2"X2" WOODEN STAKES

12" COMPOST FILTER SOCK

WATER FLOW

WORK AREA

STAKE AT 60° ANGLE

AREA TO PROTECT

12" ±

**SECTION**

WATER FLOW

WORK AREA

AREA TO PROTECT

STAKES ON 10' LINEAL SPACING

**PLAN**

12" FILTER SOCK E4

Longitudinal Seam

Anchor Slot

Splice Seam

Installation on Slopes

**Longitudinal Seam**

**Anchor Fold**

**Edge Anchor**

**Splice Seam**

**General Notes:**

1. APWA Specifications 2150 and Design Guidance 51 referenced to select type of blanket or mat to be installed.
2. Typical anchors and pattern/spacing shall be installed to the manufacturers instructions.
3. LONGITUDINAL SEAMS: The edges of the blanket or mat shall overlap each other a minimum of 6 inches, with the edges of both blankets.

**Maintenance:**

1. Torn or degraded product shall be repaired or replaced within the functional longevity of the manufacturer.
2. Edges or seams that are loose or frayed shall be repaired.

**ON FLOW CONTROL BLANKETS**

N.T.S.

**E7**

**A** – Overlaps and seams;  
**B** – Projected water line;  
**C** – Channel bottom / side slope surfaces;

**Trapezoidal Channel**

**V Channel**

**Installation in Channels**

1. Torn or degraded product shall be repaired or replaced, unless such degradation is within the functional longevity specified by the manufacturer.
2. Edges or seams that are loose or frayed shall be secured.



#### **4. Disturbed Areas**

The contractor shall apply temporary seeding and mulching in any disturbed area where grading activities will remain idle for more than 14 days but will require additional grading. For areas where final grading has been achieved, permanent seeding and mulching shall be applied within 14 days of the completion of the grading operations.

#### **5. Installation**

All BMPs shall be installed in accordance with the specifications in Appendix A and the details shown on Figure 3-3.

#### **6. Temporary and Permanent Non-Structural BMPs**

The non-structural BMPs to be used on this project are temporary and permanent seeding and mulching. They shall be installed within 14 days of the completion or stoppage of grading activities. A temporary stabilized construction entrance shall be installed as specified to reduce material from public roadways. However, the contractor shall still monitor the entrance and exit points of the public roads, keep the area as clean as practical and route the construction traffic in a way that will reduce trackout. A water truck will be available to clean the pavement.

#### **7. Temporary and Permanent Structural BMPs**

The structural BMPs to be used on this project are silt filter socks, silt ditch checks, sedimentation basin, rip rap, inlet protect and erosion control blanket. The silt filter sock shall be installed at the locations specified by the engineer within 48 hours of completing clearing and grubbing operations in that area. Where practical, silt sock will be installed prior to initial disturbance of the ground.

Structural BMPs shall be maintained in proper working condition until final acceptance of the project for permanent BMPs and establishment of turf for temporary BMPs.

#### **8. Routine Monitoring and Reporting of Site Conditions**

The contractor shall be responsible for performing routine inspections of the project site in order to evaluate, document, and report the effectiveness of the erosion control measures that are in place at the project site. The purpose of these inspections is to monitor the site in order to facilitate implementation of appropriate modifications and maintenance activities in order to minimize and/or eliminate loss of sediment from the site.

The contractor shall make routine inspections at least once every seven (7) calendar days. If a rainfall causes storm water runoff to occur on site, the BMPs must be inspected within a reasonable time period (not to exceed 48 hours).

The contractor shall provide the Engineer a record of each site inspection using the form provided in this SWPPP. The contractor shall indicate on the form the name of the individual performing the inspection and the date that the inspection occurred. The individual performing the inspection shall sign the form. The contractor shall provide four copies of each report to the Engineer within 3 days of the inspection.

The contractor shall notify the Engineer immediately of any indications of loss of sediment from the project site.

#### **9. Additional Site Management BMPs**

The contractor shall exercise best management practices throughout the life of the project to control water pollution. Pollutants such as chemicals, fuels, lubricants, bitumen, raw sewage or other harmful material shall not be discharged from the project. Temporary pollution control measures shall be coordinated with permanent erosion control features specified in the contract to ensure economical, effective and continuous erosion control.

Temporary control may include work outside the construction limits such as borrow pit operations, equipment and material storage sites, waste areas, and temporary plant sites.

Trash containers and portable toilets shall be provided by the contractor for his/her employees. The trash containers and portable toilets shall be maintained by the contractor as needed in accordance with all local, state, and federal laws.

#### **10. Permanent Storm Water Management**

The contractor shall maintain all permanent seeding and mulching areas until final acceptance of the project. Upon final acceptance of the project, the City of Lee's Summit will inspect the area once a month and will take action as needed.

## Stormwater Construction Site Inspection Report

| General Information  |                          |                |                                |
|--|--------------------------|----------------|--------------------------------|
| Project Name   | LXT Eastside Development |                |                                |
| Permit No.   |                          | Location       | Lee's Summit Municipal Airport |
| Date of Inspection   |                          | Start/End Time |                                |
| Inspector's Name(s)  |                          |                |                                |
| Inspector's Title(s)   |                          |                |                                |
| Inspector's Contact Information  |                          |                |                                |
| Inspector's Qualifications   |                          |                |                                |
| Describe present phase of construction   |                          |                |                                |
| <b>Type of Inspection:</b><br><input type="checkbox"/> Regular <input type="checkbox"/> Pre-storm event <input type="checkbox"/> During storm event <input type="checkbox"/> Post-storm event  |                          |                |                                |
| Weather Information  |                          |                |                                |
| <b>Has there been a storm event since the last inspection?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No<br><b>If yes, provide:</b><br>Storm Start Date & Time:                      Storm Duration (hrs):                      Approximate Amount of Precipitation (in):   |                          |                |                                |
| <b>Weather at time of this inspection?</b><br><input type="checkbox"/> Clear <input type="checkbox"/> Cloudy <input type="checkbox"/> Rain <input type="checkbox"/> Sleet <input type="checkbox"/> Fog <input type="checkbox"/> Snowing <input type="checkbox"/> High Winds<br><input type="checkbox"/> Other:    Temperature: |                          |                |                                |
| <b>Have any discharges occurred since the last inspection?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No<br><b>If yes, describe:</b>  |                          |                |                                |
| <b>Are there any discharges at the time of inspection?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No<br><b>If yes, describe:</b>  |                          |                |                                |

### Site-specific BMPs

- Number the structural and non-structural BMPs identified in your SWPPP on your site map and list them below (add as many BMPs as necessary). Carry a copy of the numbered site map with you during your inspections. This list will ensure that you are inspecting all required BMPs at your site.
- Describe corrective actions initiated, date completed, and note the person that completed the work in the Corrective Action Log.

|   | BMP | BMP Installed?   | BMP Maintenance Required?                                | Corrective Action Needed and Notes |
|---|-----|--|--|------------------------------------|
| 1 |     | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |                                    |
| 2 |     | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |                                    |
| 3 |     | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |                                    |
| 4 |     | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |                                    |
| 5 |     | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |                                    |
| 6 |     | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |                                    |
| 7 |     | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |                                    |
| 8 |     | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |                                    |
| 9 |     | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |                                    |

|    | <b>BMP</b> | <b>BMP Installed?</b>                                    | <b>BMP Maintenance Required?</b>                         | <b>Corrective Action Needed and Notes</b> |
|----|------------|--|--|---|
| 10 |            | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |   |
| 11 |            | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |   |
| 12 |            | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |   |
| 13 |            | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |   |
| 14 |            | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |   |
| 15 |            | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |   |
| 16 |            | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |   |
| 17 |            | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |   |
| 18 |            | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |   |
| 19 |            | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |   |
| 20 |            | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |   |

**Overall Site Issues**

*Below are some general site issues that should be assessed during inspections. Customize this list as needed for conditions at your site.*

|   | <b>BMP/activity</b>   | <b>Implemented?</b>   | <b>Maintenance Required?</b>                             | <b>Corrective Action Needed and Notes</b> |
|---|---|---|--|---|
| 1 | Are all slopes and disturbed areas not actively being worked properly stabilized?                                 | <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A | <input type="checkbox"/> Yes <input type="checkbox"/> No |   |
| 2 | Are natural resource areas (e.g., streams, wetlands, mature trees, etc.) protected with barriers or similar BMPs? | <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A | <input type="checkbox"/> Yes <input type="checkbox"/> No |   |
| 3 | Are perimeter controls and sediment barriers adequately installed (keyed into substrate) and maintained?          | <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A | <input type="checkbox"/> Yes <input type="checkbox"/> No |   |
| 4 | Are discharge points and receiving waters free of any sediment deposits?  | <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A | <input type="checkbox"/> Yes <input type="checkbox"/> No |   |
| 5 | Are storm drain inlets properly protected?  | <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A | <input type="checkbox"/> Yes <input type="checkbox"/> No |   |
| 6 | Is the construction exit preventing sediment from being tracked into the street?                                  | <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A | <input type="checkbox"/> Yes <input type="checkbox"/> No |   |
| 7 | Is trash/litter from work areas collected and placed in covered dumpsters?  | <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A | <input type="checkbox"/> Yes <input type="checkbox"/> No |   |

|    | <b>BMP/activity</b>  | <b>Implemented?</b>   | <b>Maintenance Required?</b>                             | <b>Corrective Action Needed and Notes</b> |
|----|--|---|--|---|
| 8  | Are washout facilities (e.g., paint, stucco, concrete) available, clearly marked, and maintained?                            | <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A | <input type="checkbox"/> Yes <input type="checkbox"/> No |   |
| 9  | Are vehicle and equipment fueling, cleaning, and maintenance areas free of spills, leaks, or any other deleterious material? | <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A | <input type="checkbox"/> Yes <input type="checkbox"/> No |   |
| 10 | Are materials that are potential stormwater contaminants stored inside or under cover?                                       | <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A | <input type="checkbox"/> Yes <input type="checkbox"/> No |   |
| 11 | Are non-stormwater discharges (e.g., wash water, dewatering) properly controlled?  | <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A | <input type="checkbox"/> Yes <input type="checkbox"/> No |   |
| 12 | (Other)  | <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A | <input type="checkbox"/> Yes <input type="checkbox"/> No |   |

**Non-Compliance**

Describe any incidents of non-compliance not described above:

**CERTIFICATION STATEMENT**

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Print name and title: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



## **Appendix A: Specifications**

## ITEM P-156 TEMPORARY AIR AND WATER POLLUTION, SOIL EROSION, AND SILTATION CONTROL

### DESCRIPTION

**156-1.1** This item shall consist of temporary and permanent control measures as shown on the plans or as ordered by the Engineer during the life of a contract to control water pollution, soil erosion, and siltation through the use of silt fences, berms, dikes, dams, sediment basins, fiber mats, gravel, mulches, grasses, slope drains, and other erosion control devices or methods.

The temporary erosion control measures contained herein shall be coordinated with the permanent erosion control measures specified as part of this contract to the extent practical to assure economical, effective, and continuous erosion control throughout the construction period. As a minimum the contractor shall erect and maintain silt fence along existing ditches and around drainage structures in the grading areas or in the vicinity of grading areas that receive runoff from graded areas. The contractor shall exercise best management practices throughout the life of the project to control water pollution. Pollutants such as chemicals, fuels, lubricants, bitumen, raw sewage or other harmful material shall not be discharged from the project.

Temporary control may include work outside the construction limits such as borrow pit operations, equipment and material storage sites, waste areas, and temporary plant sites.

Temporary control measures shall be designed, installed and maintained to minimize the creation of wildlife attractants that have the potential to attract hazardous wildlife on or near public-use airports.

Inlet Protection shall consist of constructing inlet protection basins in accordance with the details in the plans for the purpose of preventing infiltration of silt into the inlets.

The Contractor shall follow the requirements of the Storm Water Pollution Prevention Plan (SWPPP) and shall perform erosion control inspections as outlined in the SWPPP until final acceptance of the project. Erosion control inspection shall not be measured for payment but shall be considered incidental to the contract. The SWPPP is included in the appendix and is considered part of the contract. Any requirements of the SWPPP that do not have a specified pay item are considered incidental to the contract and shall be performed by the Contractor at no additional cost to the Contract. The Contractor shall update the SWPPP during construction as needed to comply with Missouri Department of Natural Resources (MoDNR) requirements.

The Contractor shall be responsible for meeting the requirements of the City's Missouri State Operating Permit, Permit No. MOR 100089 from the time of the issuance of the Notice to Proceed (NTP) until final project acceptance. Any fines issued by MoDNR for noncompliance of the permit related to the Construction of this project between the NTP and final project acceptance shall be paid by the Contractor

### MATERIALS

**PROOF OF BUY AMERICAN NOTICE: All tier contractors and subcontractors shall provide proof of Buy American compliance for all manufactured products in accordance with statues established under Title 49 U.S.C. Section 50101. The AIP Buy American preference does not recognize US trade agreements such as NAFTA. If, upon submittal sufficient information to confirm compliance is not included, the submittal will be returned with no action.**

**156-2.1 Grass.** Grass that will not compete with the grasses sown later for permanent cover per Item T-901 shall be a quick-growing species (such as ryegrass or Italian ryegrass) suitable to the area providing a temporary cover. Selected grass species shall not create a wildlife attractant.

**156-2.2 Mulches.** Mulches shall be reasonably clean and free of noxious weeds and deleterious materials per Item T-908. Mulches shall not create a wildlife attractant.

**156-2.3 Fertilizer.** Fertilizer shall be a standard commercial grade and shall conform to all Federal and state regulations and to the standards of the Association of Official Agricultural Chemists.

**156-2.4 Slope drains.** NOT USED.

**156-2.5 Silt fence.** The silt fence shall consist of polymeric filaments which are formed into a stable network such that filaments retain their relative positions. Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of six months of expected usable construction life. Silt fence shall meet the requirements of ASTM D6461.

**156-2.6 Other.** All other materials shall meet commercial grade standards and shall be approved by the Engineer before being incorporated into the project.

### CONSTRUCTION REQUIREMENTS

**156-3.1 General.** In the event of conflict between these requirements and pollution control laws, rules, or regulations of other Federal, state, or local agencies, the more restrictive laws, rules, or regulations shall apply.

The Engineer shall be responsible for assuring compliance to the extent that construction practices, construction operations, and construction work are involved.

**156-3.2 Schedule.** Prior to the start of construction, the Contractor shall submit schedules for accomplishment of temporary and permanent erosion control work for clearing and grubbing; grading; construction; paving; and structures at watercourses. The Contractor shall also submit a proposed method of erosion and dust control on haul roads and borrow pits and a plan for disposal of waste materials. Work shall not be started until the erosion control schedules and methods of operation for the applicable construction have been accepted by the Engineer.

During construction operations, dust shall be controlled to the satisfaction of the Engineer.

**156-3.3 Construction details.** The Contractor will be required to incorporate all permanent erosion control features into the project at the earliest practicable time as outlined in the accepted schedule. Except where future construction operations will damage slopes, the Contractor shall perform the permanent seeding and mulching and other specified slope protection work in stages, as soon as substantial areas of exposed slopes can be made available, but no later than 14 days after the completion of final grading activities unless temporary seeding is applied.. Temporary erosion and pollution control measures will be used to correct conditions that develop during construction that were not foreseen during the design stage; that are needed prior to installation of permanent control features; or that are needed temporarily to control erosion that develops during normal construction practices, but are not associated with permanent control features on the project.

Where erosion may be a problem, clearing and grubbing operations should be scheduled and performed so that grading operations and permanent erosion control features can follow immediately if project conditions permit; otherwise, temporary erosion control measures may be required.

The Engineer shall limit the area of clearing and grubbing, excavation, borrow, and embankment operations in progress, commensurate with the Contractor's capability and progress in keeping the finish grading, mulching, seeding, and other such permanent control measures current with the accepted

schedule. If seasonal limitations make such coordination unrealistic, temporary erosion control measures shall be taken immediately to the extent feasible and justified as directed by the Engineer.

The Contractor shall provide immediate permanent or temporary pollution control measures to minimize contamination of adjacent streams or other watercourses, lakes, ponds, or other areas of water impoundment as directed by the Engineer. If temporary erosion and pollution control measures are required due to the Contractor's negligence, carelessness, or failure to install permanent controls as a part of the work as scheduled or directed by the Engineer, the work shall be performed by the Contractor and the cost shall be incidental to this item.

The Engineer may increase or decrease the area of erodible earth material that can be exposed at any time based on an analysis of project conditions.

The erosion control features installed by the Contractor shall be acceptably maintained by the Contractor during the construction period.

Whenever construction equipment must cross watercourses at frequent intervals, temporary structures should be provided.

Pollutants such as fuels, lubricants, bitumen, raw sewage, wash water from concrete mixing operations, and other harmful materials shall not be discharged into any waterways, impoundments or into natural or manmade channels.

**156-3.4 Installation, maintenance and removal of silt fences.** Silt fences shall extend a minimum of 16 inches (41 cm) and a maximum of 34 inches (86 cm) above the ground surface. Posts shall be set no more than 10 feet (3 m) on center. Filter fabric shall be cut from a continuous roll to the length required minimizing joints where possible. When joints are necessary, the fabric shall be spliced at a support post with a minimum 12-inch (300-mm) overlap and securely sealed. A trench shall be excavated approximately 4 inches (100 mm) deep by 4 inches (100 mm) wide on the upslope side of the silt fence. The trench shall be backfilled and the soil compacted over the silt fence fabric. The Contractor shall remove and dispose of silt that accumulates during construction and prior to establishment of permanent erosion control. The fence shall be maintained in good working condition until permanent erosion control is established. Silt fence shall be removed upon approval of the Engineer.

**156-3.5 Erosion Control Maintenance.** The temporary erosion control systems installed by the Contractor shall be properly repaired and maintained as directed by the Engineer to control siltation at all times during the life of the contract. If the Contractor fails to maintain the temporary erosion control systems as required to limit the erosion from the site, payment for the noted pay items in this section can be withheld or fines assessed

**156-3.6 Removal Of Erosion Control.** The Contractor shall remove and dispose of any of the sediment control items installed at the direction of the Engineer. The cost of this removal shall be incidental to this item.

**156-3.7 Inlet Protection.** The contractor shall construct inlet protection reservoirs around inlets on the project in accordance with the details shown in the plans. The contractor shall inspect, clean and properly maintain the excavated inlet protection basin after every storm until the contributing drainage basin has been permanently stabilized. The Contractor shall remove sediment when the volume of the basin has been reduced by one-half. The excavated material shall be spread evenly over the surrounding ground or placed in an area which still needs stabilized. Once the drainage basin has been stabilized, the basin shall be backfilled in accordance with Item P-152 and stabilized.

**156-3.8 STABILIZED CONSTRUCTION ENTRANCE.** A temporary, stabilized construction entrance shall be constructed at all entrance/exit to the project site for heavy construction traffic to/from public roads. The entrance shall serve as a durable entrance, as well as a dirt and sediment trap for

vehicles leaving the project site. The entrance shall consist of 12" of an ASTM C33, Size 2 or 3 crushed coarse aggregate on a geotextile separation fabric. The entrance shall be of a width adequate to accommodate full ingress and egress operations.

| ASTM<br>Size No. | Amounts finer than each laboratory sieve, mass percent passing |           |           |           |         |         |         |
|------------------|--|-----------|-----------|-----------|---------|---------|---------|
|                  | 3 in.  | 2-1/2 in. | 2 in.     | 1-1/2 in. | 1 in.   | 3/4 in. | 1/2 in. |
| 2                | 100  | 90 to 100 | 35 to 70  | 0 to 15   | --      | 0 to 5  | --      |
| 3                | --   | 100       | 90 to 100 | 35 to 70  | 0 to 15 | --      | 0 to 5  |

The stabilized construction entrance shall be removed at project completion, and the disturbed area returned to its original condition or better.

The construction and removal of the stabilized construction entrance including all labor, materials, equipment, tools, and other effort necessary to meet the requirements of this section shall be considered incidental to the cost of the project and no separate measurement or payment will be made for this work.

**156-3.6 PERMITS.** The project is being constructed under a U.S. Army Corps of Engineers, Kansas City District, 404 Permit and Missouri Department of Natural Resources 401 Water Quality Certification. The contractor shall adhere to requirements regarding erosion and sediment control specified in the permit. A copy of the permit is available upon request.

#### **TEMPORARY EROSION CONTROL** **(SILT FENCE/STRAW BALES/ SILT DIKE DITCH CHECK)**

**156-4.1 DESCRIPTION.** This work shall consist of furnishing, installing, maintaining and removing erosion controls for temporary ditch checks and at other temporary locations shown on the plans for controlling pollution and erosion, and removing sediment deposits at these locations and disposing of the sediment deposits at a location approved by the engineer. The quantities of temporary erosion control shown on the plans may be increased or decreased at the direction of the engineer. At the engineer's discretion, the location may be field modified to fit field conditions. Such variations in quantity will not be considered as alterations in the details of construction or a change in the character of the work.

**156-4.2 MATERIAL.** Geotextile Fabric shall meet the physical and chemical requirements of AASHTO M 288.

Posts for silt fence may be wood, steel or synthetic. Posts shall be sufficient length, not less than 4 feet, to ensure adequate embedment while fully supporting the silt fence and shall have sufficient strength to resist damage during installation and to support applied loads while in service.

All geotextile silt fence shall be **supported either externally by wire or other approved mesh** to a height of at least 24 inches or by a suitable designed-in support system capable of keeping the material erect. Either method shall be strong enough to withstand applied loads. The support system shall be installed at all silt fence locations and shall be securely attached to the geotextile fabric.

Prefabricated fence systems may be used provided they meet all of the above requirements.

Straw bales shall meet the requirements of MO-908.

Posts for straw bales shall be wood. Posts shall be 2 inch by 2 inch and sufficient length, not less than 3 feet, to ensure adequate embedment.

Silt dike ditch checks shall be triangular in shape with a minimum height of 10 inches and shall consist of urethane foam and geotextile fabric with a protective apron.

**156-4.3 CONSTRUCTION REQUIREMENTS.** The contractor shall install the temporary erosion control as shown on the plans or at other locations as directed by the engineer. Silt fence construction shall be adequate to handle the stress from hydraulic and sediment loading. Fabric at the bottom of the silt fence shall be buried a minimum 6 inches so that no flow can pass under the barrier. The trench shall be backfilled and the soil compacted over the fabric. The fabric shall be spliced together only at a support post with a minimum 6-inch overlap. Any installation method acceptable to the engineer will be allowed as long as the effectiveness and intent of the silt fence is achieved.

**Post spacing shall not exceed 5 feet.** Posts shall be driven a sufficient depth into the ground or placed on closer spacing as necessary to ensure adequate resistance to applied loads.

The silt fence shall be fastened securely to the upslope side of the post. When wire support is used, the wire shall extend into the trench a minimum of 2 inches.

Straw bale construction shall be adequate to handle the stress from hydraulic and sediment loading. Geotextile fabric shall be fastened securely to the bale on the side of flow and on top and then embedded a minimum of 6 inches so that no flow can pass under the barrier.

Post spacing shall not exceed 2 feet. Posts shall be driven a sufficient depth into the ground or placed on closer spacing as necessary to ensure adequate resistance to applied loads.

**The contractor shall maintain the integrity of the erosion control** as long as they are necessary to contain sediment runoff. **The contractor shall inspect all erosion control** within 48 hours of a rain event exceeding 0.5 inches and at least daily during prolonged rainfall. Any deficiencies shall be immediately corrected by the contractor. In addition, the contractor shall make a **daily review** of the location of erosion control in areas where construction activities have changed the natural contour and drainage runoff to ensure the erosion control is properly located for effectiveness. Where deficiencies exist, additional erosion control shall be installed as approved or directed by the engineer.

The contractor shall remove and dispose of sediment deposits when the deposit approaches one-half the height of the original height or sooner when directed by the engineer. Periodic sediment removal shall include removal and disposal of sediment in a location where it will not erode into construction areas or watercourses.

The erosion control shall remain in place until the engineer directs it to be removed. Upon removal, the contractor shall remove and dispose of any excess silt accumulations, grade and dress the area to the satisfaction of the engineer, and establish vegetation on all bare areas in accordance with the contract requirements. The erosion control material shall remain the property of the contractor and may be used at other locations, provided the material continues to meet the requirements of this specification, is sound and not weakened by exposure to the elements.

Upon completion of the work and removal of the silt fence and silt dike ditch checks the contractor shall replace the area disturbed by the removal of the silt fence and silt dike ditch checks with sod in accordance with the details in the plans, matching the lines grades and elevations of the surrounding turf creating a smooth transition between the disturbed area and the surrounding turf. Installation of the sod shall be considered incidental to the silt fence and silt dike ditch check pay items.

**156-4.4 METHOD OF MEASUREMENT.** Measurement of temporary silt fence erosion control will be made to the nearest linear foot. The temporary erosion control will be measured in place from end to end of each separate installation completed and approved in place. The measurement of silt dike ditch check will be made per each installation location regardless of the total length needed at each location.

The removal of accumulated sediment shall not be measured for payment but shall be considered incidental to the silt fence and silt dike pay items.

**156-4.5 BASIS OF PAYMENT.** The accepted quantities of temporary site fence erosion control completed, accepted and in-place will be paid for at the contract unit price per linear foot. The accepted quantities of silt dike ditch check completed, accepted and in-place will be paid for at the contract unit price per each. Both items shall be full compensation for all labor, equipment and material to complete the described work. This includes maintaining and repairing the original structure and the removal and disposal of the erosion control after completion of the work. The contractor will be compensated if the engineer determines unusual conditions warrant a repair or replacement of the erosion control.

The removal of accumulated quantity of sediment is considered incidental to the silt fence and silt dike ditch check line items and will not be paid for.

There will be no payment for the construction of the temporary stabilized construction entrance, nor its removal, fine grading, seeding, and mulching upon project completion. It shall be considered incidental to the project.

Payment will be made under:

|                 |  |
|-----------------|--|
| Item P-156-.5.1 | Silt Fence--per linear foot            |
| Item P-156-5.2  | Silt Dike Ditch Check--per linear foot |

### **TEMPORARY SEEDING AND MULCHING**

**156-5.1 DESCRIPTION.** This work shall consist of fertilizing, furnishing and sowing of seed, mulching or other acceptable cover authorized by the engineer. This work shall produce a quick ground cover to reduce erosion in disturbed areas expected to be redisturbed at a later date. Finish grading of areas will not be required. Hydraulic seeding and fertilizing in accordance with P-901 will be allowed.

**156-5.2 CONSTRUCTION REQUIREMENTS.** Seeding and mulching shall be a continuous operation on all cut and fill slopes, excess material sites and borrow pits during the construction process. All disturbed areas shall be seeded and mulched as necessary to eliminate erosion. The contractor shall provide permanent seeding and mulching as shown on the plans following temporary seeding.

Temporary seeding mixtures of oats, cereal rye or wheat shall be applied at a rate of 100 pounds per acre. Temporary seeding mixtures of oats shall be applied only during the months of December through May.

Temporary mulch placed over temporary seed mixtures shall be applied in accordance with P-908.

Fertilizer shall be applied at a rate of 40 pounds nitrogen per acre. Lime will not be required for temporary seeding.

**156-5.3 METHOD OF MEASUREMENT.** Temporary Seeding and mulching will not be measured for payment but will be considered incidental to the grading and erosion control.



**TEMPORARY ROLLED EROSION CONTROL PRODUCTS (RECP)**

**156-6.1 DESCRIPTION.** This work shall consist of furnishing and installation of RECP acceptable and authorized by the engineer. Net-less or single-net blankets, as specified on the detail plan sheets, shall maintain a functional longevity between 3 and 12 months. The RECP must be composed of curled wood fibers with 80 percent of the fibers six-inch or greater in length, and of consistent thickness and fiber distribution throughout the entire area of the blanket. Single-net products shall be covered with photodegradable or biodegradable netting. Single-net products must provide protection from shear stress up to 1.75 lb/ft<sup>2</sup>; net-less products must provide protection from shear stress up to 1.0 lb/ft<sup>2</sup>.

RECP shall be used as erosion control blanket on the embankment slopes as shown on the plans and in the areas shown for Wood Fiber Erosion Control Blanket on the stream stabilization plan sheets.

**156-6.2 CONSTRUCTION REQUIREMENTS.** Installation of RECP shall follow manufacturer's instructions. Within the areas shown on the plan sheets to be covered in RECP, the RECP shall not be installed prior to final grading and permanent seeding, and shall be installed within seven days of the permanent seeding, as approved by the engineer.

**156-6.3 METHOD OF MEASUREMENT.** Measurement of all RECP will be made to the nearest square yard.

**156-6.4 BASIS OF PAYMENT.** The accepted quantities of all RECP will be paid for at the contract unit price per square yard.

Payment will be made under:

P-156-5.3                      Erosion Control Blanket—per square yard

**RIPRAP**

**156-7.1 DESCRIPTION.** This item shall include the construction of permanent erosion control features through the use of a rock bed (riprap) placed on bedding material on geotextile fabric.

**156-7.2 MATERIAL.** The material for riprap shall consist of a predominantly one-sized, durable stone, shot rock, or broken concrete. Acceptance by the engineer may be made by visual inspection. The size of the riprap shall meet the requirements of the 2004 Missouri Standard Specification for Highway Construction (MSSHC), Section 609.60 – Rock Ditch Liner for Type 3 Rock Ditch Liner.

The riprap shall be placed on a bedding material that shall conform to the requirements of MSSHC, Section 609.60.2.5. Bedding shall consist of crushed stone or gravel with a gradation consisting of 100 percent passing the 3-inch sieve, 30 to 70 percent passing the 1-1/2-inch sieve and 0 to 15 percent passing the No. 4 sieve.

The geotextile fabric to be placed below the bedding material shall conform to the requirement of the MSSHC, Section 1011.3.3, Permanent Erosion Control Geotextile. The fabric shall meet the requirements of AASHTO Class 1 or Class 2 geotextiles, have a minimum permittivity of 1.0 sec<sup>-1</sup> and shall be suitable for use as permanent erosion control

**156-7.3 CONSTRUCTION REQUIREMENTS.** A trench at the toe of the pipe outlet shall be excavated to the dimensions shown on the plans or as indicated by the resident engineer in the field. The slopes shall conform to the proper cross section and be compacted to a uniform density as required for

adjacent material. The rock or broken concrete to be placed on the slope, to the specified thickness, elevation, and extent, and manipulated so that most of the flat sides are in contact, thereby eliminating large voids. The finished surface of the blanket shall present an appearance free from segregation and with a proportionate quantity of the larger pieces showing.

**156-7.4 METHOD OF MEASUREMENT.** Measurement of permanent rip rap erosion control shall be made by the square yard of rock bed (riprap), including the bedding material and geotextile fabric, in place installed and maintained by the Contractor and accepted by the Engineer.

**156-7.5 BASIS OF PAYMENT.** The accepted quantities of riprap will be paid for at the contract unit price per square yard and will be full compensation for all labor, equipment and material to complete the described work.

Payment will be made under:

Item P-156-5.4 Rip Rap--per square yard

### **INLET PROTECTION**

**156-8.1 DESCRIPTION.** This work shall consist of constructing inlet protection basins in accordance with the details in the plans for the purpose of preventing infiltration of silt into the inlets.

**156-8.2 CONSTRUCTION REQUIREMENTS.** The contractor shall construct inlet protection reservoirs around inlets on the project in accordance with the details shown in the plans. The contractor shall inspect, clean and properly maintain the excavated inlet protection basin after every storm until the contributing drainage basin has been permanently stabilized. The Contractor shall remove sediment when the volume of the basin has been reduced by one-half. The excavated material shall be spread evenly over the surrounding ground or placed in an area which still needs stabilized. Once the drainage basin has been stabilized, the basin shall be backfilled in accordance with Item MO-152 and stabilized.

Posts for straw bales shall be wood. Posts shall be 2 inch by 2 inch and sufficient length, not less than 3 feet, to ensure adequate embedment.

**156-8.3 METHOD OF MEASUREMENT.** The quantity of inlet protection to be paid for shall be the number of inlet protection systems installed.

**156-8.4 BASIS OF PAYMENT.** The accepted quantity of inlet protection will be paid for at the contract unit price per each. This price shall be full compensation for all materials, equipment, labor and incidentals necessary to complete and maintain this work to the satisfaction of the Engineer.

Payment will be made under:

Item P 156-5.5 Inlet Protection--per each

**END OF ITEM P-156**

**ITEM T-901 SEEDING****DESCRIPTION**

**901-1.1** This item shall consist of soil preparation, seeding, application of lime and commercial fertilizer on the areas shown on the plans or as directed by the Engineer in accordance with these specifications.

**MATERIALS**

**901-2.1 Seed.** The species and application rates of grass, legume, and cover-crop seed furnished shall be those stipulated herein. Seed shall conform to the requirements of Federal Specification JJJ-S-181, Federal Specification, Seeds, Agricultural.

Seed shall be furnished separately or in mixtures in standard containers labeled in conformance with the Agricultural Marketing Service (AMS) Seed Act and applicable state seed laws with the seed name, lot number, net weight, percentages of purity and of germination and hard seed, and percentage of maximum weed seed content clearly marked for each kind of seed. The Contractor shall furnish the Engineer duplicate signed copies of a statement by the vendor certifying that each lot of seed has been tested by a recognized laboratory for seed testing within six (6) months of date of delivery. This statement shall include: name and address of laboratory, date of test, lot number for each kind of seed, and the results of tests as to name, percentages of purity and of germination, and percentage of weed content for each kind of seed furnished, and, in case of a mixture, the proportions of each kind of seed. Wet, moldy, or otherwise damaged seed will be rejected.

Seeds shall be applied as follows:

**Seed Mixture – Type A (Upland Turf Mix)\***

| <b>Seed Species</b>        |              | <b>Rate of Application<br/>lb./acre</b> |
|----------------------------|--------------|---|
| <i>Scientific Name</i>     | Common Name  |   |
| <i>Festuca arundinacea</i> | Tall Fescue  | 200                                     |
| <i>Trifolium repens</i>    | White Clover | 2                                       |
|                            |              |   |
| <b>Total</b>               |              | <b>202</b>                              |

**\*no cover crop necessary unless seeded as a dormant crop (post August 1)**

**Seed Mixture – Cover Crops, Type A\***

| Seed Species            |              | Rate of Application<br>lb./acre |
|-------------------------|--------------|---------------------------------|
| Scientific Name         | Common Name  |                                 |
| August 1-September 15   |              |                                 |
| Avena sativa            | Oats         | 50                              |
| September 16-October 10 |              |                                 |
| Triticum aestivum       | Winter Wheat | 50                              |
|                         |              |                                 |

**\*Only necessary if dormant seeding; seeding prior to March 1 or past October 10 not permissible**

**\*Seeding prior to March 1 or past October 10 not permissible**

The following percentages for purity and germination or pure live seed will be the minimum requirements in the acceptance of seed, unless otherwise permitted by the engineer. For species not shown on the table, PLS listed for each vendor must be supplied to the engineer to determine if adjustments to the seeding rates is required.

| <b>SEED REQUIREMENTS</b>    |                                    |               |   |                       |
|-----------------------------|------------------------------------|---------------|---|-----------------------|
| <b>Non-native Grasses</b>   | <b>Scientific Name</b>             | <b>Purity</b> | <b>Germination<sup>1</sup></b>            | <b>Pure Live Seed</b> |
| Tall Fescue                 | Festuca arundinacea                | 97            | 85  |                       |
|                             |                                    |               |   |                       |
| <b>Cereal or Cover Crop</b> | <b>Scientific Name</b>             | <b>Purity</b> | <b>Germination</b>                        | <b>Pure Live Seed</b> |
| Oat Grain                   | Avena sativa                       | 98            | 85  |                       |
| Wheat Grain                 | Triticum aestivum                  | 97            | 85  |                       |
|                             |                                    |               |   |                       |
| <b>Legumes</b>              | <b>Scientific Name</b>             | <b>Purity</b> | <b>Germination</b>                        | <b>Pure Live Seed</b> |
| White Clover                | Trifolium repens                   | 98            | 85  |                       |
|                             |                                    |               |   |                       |
| <b>Native Grasses</b>       | <b>Scientific Name</b>             | <b>Purity</b> | <b>Variety(s)</b>                         | <b>Pure Live Seed</b> |
| Blue Grama                  | Bouteloua gracilis                 |               |   | 40                    |
| Buffalograss                | Buchloe dactyloides                |               | Mo. Ecotype<br>Sharp's Improved<br>Texoka | 65                    |
| Little Bluestem             | Schizachyrium scoparium            |               | Mo. Ecotype<br>Aldous Cimmaron            | 40                    |
| Wildrye, Canada             | Elymus canadensis                  |               |   | 60                    |
| Rough Dropseed              | Sporobolus compositus <sup>2</sup> |               | Mo. Ecotype                               | 40                    |
|                             |                                    |               |   |                       |

<sup>1</sup> Will not apply if unhulled or unscarified seed is specified.

<sup>2</sup> *S. asper* synonym

If the specified quantity is in pounds of seed, no reduction will be permitted in the specified quantity of seed if the purity or germination, or both, are higher than the minimum required by the specifications. If the specified quantity is in pounds of pure live seed, the pure live seed quantity shall be determined from the actual percentage shown by the supplier for native grasses or by multiplying the actual percentages of purity times the actual percentage of germination including hard seed for other seed.

All leguminous seed shall be inoculated or treated with the proper quantity of cultures approved for the particular legume to be sown. Leguminous seed include alsike clover, Korean lespedeza, red clover, white clover, hairy vetch, partridge pea and slender bush clover. The inoculant for treating leguminous seed shall be a nitrogen-fixing bacteria culture. The inoculant containers shall be plainly marked with the expiration date for use. The manufacturer's recommendations for inoculating seed shall be followed.

**901-2.2 Lime.** Lime shall be ground limestone containing not less than 85% of total carbonates, and shall be ground to such fineness that 90% will pass through a No. 20 mesh sieve and 50% will pass through a No. 100 mesh sieve. Coarser material will be acceptable, providing the rates of application are increased to provide not less than the minimum quantities and depth specified in the special provisions on the basis of the two sieve requirements above. Dolomitic lime or a high magnesium lime shall contain at least 10% of magnesium oxide. Lime shall be applied at the rate of **1,000 lbs per acre**. All liming materials shall conform to the requirements of ASTM C602.

The Contractor may test the in-place topsoil in order to reduce the required rate of application of lime to provide at least the quantity of effective neutralizing material (E.N.M.) in pounds per acre subsequent to grading activities, prior to seeding application. Surface soil pH will be supplied to the engineer by the contractor and the Engineer shall determine if a reducing in lime is acceptable.

**901-2.3 Fertilizer.** Fertilizer shall be a standard commercial product which, when applied at the proper rate, will supply the quantity of total nitrogen (N), available phosphoric acid ( $P_2O_5$ ) and soluble potash ( $K_2O$ ) as specified below. Material may be accepted on the basis of bag label analysis or supplier's certification, and shall be in accordance with all applicable Missouri fertilizer laws.

| Fertilizer                   | lbs/acre |
|------------------------------|----------|
| Nitrogen (N)                 | 40       |
| Phosphoric Acid ( $P_2O_5$ ) | 10       |
| Potash ( $K_2O$ )            | 20       |

**901-2.4 Soil for repairs.** The soil for fill and topsoiling of areas to be repaired shall be at least of equal quality to that which exists in areas adjacent to the area to be repaired. The soil shall be relatively free from large stones, roots, stumps, or other materials that will interfere with subsequent sowing of seed, compacting, and establishing turf, and shall be approved by the Engineer before being placed.

## CONSTRUCTION METHODS

**901-3.1 Advance preparation and cleanup.** After grading of areas has been completed and before applying fertilizer and ground limestone, areas to be seeded shall be raked or otherwise cleared of stones larger than 2 inches (50 mm) in any diameter, sticks, stumps, and other debris that might interfere with sowing of seed, growth of grasses, or subsequent maintenance of grass-covered areas. If any damage by erosion or other causes has occurred after the completion of grading and before beginning the application of fertilizer and ground limestone, the Contractor shall repair such damage include filling gullies, smoothing irregularities, and repairing other incidental damage.

An area to be seeded shall be considered a satisfactory seedbed without additional treatment if it has recently been thoroughly loosened and worked to a depth of not less than 5 inches (125 mm) as a result of grading operations and, if immediately prior to seeding, the top 3 inches (75 mm) of soil is loose, friable, reasonably free from large clods, rocks, large roots, or other undesirable matter, and if shaped to the required grade.

When the area to be seeded is sparsely sodded, weedy, barren and unworked, or packed and hard, any grass and weeds shall first be cut or otherwise satisfactorily disposed of, and the soil then scarified or otherwise loosened to a depth not less than 5 inches (125 mm). Clods shall be broken and the top 3 inches (75 mm) of soil shall be worked into a satisfactory seedbed by discing, or by use of cultipackers, rollers, drags, harrows, or other appropriate means.

### **901-3.2 Dry application method.**

**a. Liming.** Lime shall be applied separately and prior to the application of any fertilizer or seed and only on seedbeds that have previously been prepared as described above. The lime shall then be worked into the top 3 inches (75 mm) of soil after which the seedbed shall again be properly graded and dressed to a smooth finish.

**b. Fertilizing.** Following advance preparations and cleanup fertilizer shall be uniformly spread at the rate that will provide not less than the minimum quantity stated in paragraph 901-2.3.

**c. Seeding.** Grass seed shall be sown at the rate specified in paragraph 901-2.1 immediately after fertilizing. The fertilizer and seed shall be raked within the depth range stated in the special provisions. Seeds of legumes, either alone or in mixtures, shall be inoculated before mixing or sowing, in accordance with the instructions of the manufacturer of the inoculant. When seeding is required at other than the seasons shown on the plans or in the special provisions, a cover crop shall be sown by the same methods required for grass and legume seeding.

**d. Rolling.** After the seed has been properly covered, the seedbed shall be immediately compacted by means of an approved lawn roller, weighing 40 to 65 pounds per foot (60 to 97 kg per meter) of width for clay soil (or any soil having a tendency to pack), and weighing 150 to 200 pounds per foot (223 to 298 kg per meter) of width for sandy or light soils.

### **901-3.3 Wet application method.**

**a. General.** The Contractor may elect to apply seed and fertilizer (and lime, if required) by spraying them on the previously prepared seedbed in the form of an aqueous mixture and by using the methods and equipment described herein. The rates of application shall be as specified in the special provisions.

**b. Spraying equipment.** The spraying equipment shall have a container or water tank equipped with a liquid level gauge calibrated to read in increments not larger than 50 gallons (190 liters) over the entire range of the tank capacity, mounted so as to be visible to the nozzle operator. The container or tank shall also be equipped with a mechanical power-driven agitator capable of keeping all the solids in the mixture in complete suspension at all times until used.

The unit shall also be equipped with a pressure pump capable of delivering 100 gallons (380 liters) per minute at a pressure of 100 lb / sq inches (690 kPa). The pump shall be mounted in a line that will recirculate the mixture through the tank whenever it is not being sprayed from the nozzle. All pump passages and pipe lines shall be capable of providing clearance for 5/8 inch (16 mm) solids. The power unit for the pump and agitator shall have controls mounted so as to be accessible to the nozzle operator. There shall be an indicating pressure gauge connected and mounted immediately at the back of the nozzle.

The nozzle pipe shall be mounted on an elevated supporting stand in such a manner that it can be rotated through 360 degrees horizontally and inclined vertically from at least 20 degrees below to at least 60 degrees above the horizontal. There shall be a quick-acting, three-way control valve connecting the recirculating line to the nozzle pipe and mounted so that the nozzle operator can control and regulate the amount of flow of mixture delivered to the nozzle. At least three different types of nozzles shall be supplied so that mixtures may be properly sprayed over distance varying from 20 to 100 feet (6 to 30 m). One shall be a close-range ribbon nozzle, one a medium-range ribbon nozzle, and one a long-range jet



nozzle. For case of removal and cleaning, all nozzles shall be connected to the nozzle pipe by means of quick-release couplings.

In order to reach areas inaccessible to the regular equipment, an extension hose at least 50 feet (15 m) in length shall be provided to which the nozzles may be connected.

**c. Mixtures.** Lime, if required, shall be applied separately, in the quantity specified, prior to the fertilizing and seeding operations. Not more than 220 pounds (100 kg) of lime shall be added to and mixed with each 100 gallons (380 liters) of water. Seed and fertilizer shall be mixed together in the relative proportions specified, but not more than a total of 220 pounds (100 kg) of these combined solids shall be added to and mixed with each 100 gallons (380 liters) of water.

All water used shall be obtained from fresh water sources and shall be free from injurious chemicals and other toxic substances harmful to plant life. Brackish water shall not be used at any time. The Contractor shall identify to the Engineer all sources of water at least two (2) weeks prior to use. The Engineer may take samples of the water at the source or from the tank at any time and have a laboratory test the samples for chemical and saline content. The Contractor shall not use any water from any source that is disapproved by the Engineer following such tests.

All mixtures shall be constantly agitated from the time they are mixed until they are finally applied to the seedbed. All such mixtures shall be used within two (2) hours from the time they were mixed or they shall be wasted and disposed of at approved locations.

**d. Spraying.** Lime, if required, shall be sprayed only upon previously prepared seedbeds. After the applied lime mixture has dried, the lime shall be worked into the top 3 inches (75 mm), after which the seedbed shall again be properly graded and dressed to a smooth finish.

Mixtures of seed and fertilizer shall only be sprayed upon previously prepared seedbeds on which the lime, if required, shall already have been worked in. The mixtures shall be applied by means of a high-pressure spray that shall always be directed upward into the air so that the mixtures will fall to the ground like rain in a uniform spray. Nozzles or sprays shall never be directed toward the ground in such a manner as might produce erosion or runoff.

Particular care shall be exercised to ensure that the application is made uniformly and at the prescribed rate and to guard against misses and overlapped areas. Proper predetermined quantities of the mixture in accordance with specifications shall be used to cover specified sections of known area.

Checks on the rate and uniformity of application may be made by observing the degree of wetting of the ground or by distributing test sheets of paper or pans over the area at intervals and observing the quantity of material deposited thereon.

On surfaces that are to be mulched as indicated by the plans or designated by the Engineer, seed and fertilizer applied by the spray method need not be raked into the soil or rolled. However, on surfaces on which mulch is not to be used, the raking and rolling operations will be required after the soil has dried.

**901-3.4 Maintenance of seeded areas.** The Contractor shall protect seeded areas against traffic or other use by warning signs or barricades, as approved by the Engineer. Surfaces gullied or otherwise damaged following seeding shall be repaired by regrading and reseeding as directed. The Contractor shall mow, water as directed, and otherwise maintain seeded areas in a satisfactory condition until final inspection and acceptance of the work.

When either the dry or wet application method outlined above is used for work done out of season, it will be required that the Contractor establish a good stand of grass of uniform color and density to the satisfaction of the Engineer. A grass stand shall be considered adequate when bare spots are one square foot (0.01 sq m) or less, randomly dispersed, and do not exceed 3% of the area seeded.

### **METHOD OF MEASUREMENT**

**901-4.1** The quantity of seeding to be paid for shall be the number of units **to the nearest 1/10 acre** measured on the ground surface, completed and accepted.

### **BASIS OF PAYMENT**

**901-5.1** Payment shall be made at the contract unit price per **acre** or fraction thereof, which price and payment shall be full compensation for furnishing and placing all material and for all labor, equipment, tools, and incidentals necessary to complete the work prescribed in this item.

Payment will be made under:

Item 901-5.1                      Seeding - per acre

### **MATERIAL REQUIREMENTS**

|           |  |
|-----------|--|
| ASTM C602 | Standard Specification for Agricultural Liming Materials |
| ASTM D977 | Standard Specification for Emulsified Asphalt            |
| FED SPEC  | JJJ-S-181, Federal Specification, Seeds, Agricultural    |

### **END OF ITEM T-901**

## ITEM T-908 MULCHING

### DESCRIPTION

**908-1.1** This work shall consist of furnishing, hauling, placing, and securing hydraulically applied mulch on surfaces indicated on the plans or as designated by the engineer. Disturbed areas outside of authorized construction limits shall be mulched at the contractor's expense. This work may be combined with the seeding described in Item MO-901 in areas other than are not to receive erosion control blanket.

### MATERIALS

**908-2.0 BUY AMERICAN.** All materials used for this work shall meet the requirements of Buy American in accordance with Title 49 U.S.C. Section 50101. A certification statement or waiver request shall be submitted by the supplier for each proposed material. All waiver requests shall be submitted prior to issuance of the Notice to Proceed.

**908-2.1 HYDRALICALLY APPLIED MULCH MATERIALS.** No vegetative mulch will be allowed on this project. In lieu of the vegetative mulch, a hydraulically applied mulch material shall be applied. The mulch material shall be North American Green HydraCM or approved equal and shall be green in color.

The contractor shall furnish a manufacturer's certification in triplicate certifying that the overspray mulch materials comply with these specifications. The engineer may sample and test these materials prior to approval and use. Acceptance will be based upon a satisfactory certification and results of any test deemed necessary by the engineer.

### CONSTRUCTION METHODS

**908-3.1 MULCHING.** Before spreading mulch, all stones larger than 2 inches in any diameter, sticks, stumps, and other debris shall be removed from the area to be mulched. All mulch shall be distributed evenly over the area to be mulched within 24 hours following the seeding operation.

Special care shall be taken to prevent any of the slurry from being sprayed onto any hardscape areas including concrete walks, pavements, fences, buildings, runway and taxiway edge lights, etc. Any slurry sprayed onto surfaces other than those to be seeded shall be washed immediately before the slurry dries.

The hydraulically applied mulch shall be mixed and applied according to the manufacturers recommendations. The Contractor shall provide the Engineer a copy of the manufacturer's installation procedures a minimum of seven (7) calendar days prior to the start of the work.

The mulch material shall be mixed with water in a manner to provide a homogenous slurry as recommended by the manufacturer. Equipment for mixing and applying the slurry shall be capable of applying it uniformly over the seeded ground surface. The slurry mixture shall be agitated during application to keep the ingredients thoroughly mixed.

The mulch material shall be applied at a rate of 2,500 pounds per acre. All empty packaging shall be kept onsite until the Engineer authorizes the removal of the packaging. The empty packaging will be used by the Engineer for yield check calculations for the application rate.

Mulch shall provide uniform coverage and thickness such that rill erosion is prevented from sheet flow during precipitation events. Bare soil should not be exposed. Mulch layer shall be applied to engineer's satisfaction. Mulching shall not occur prior to seeding.

### **908-3.2 CARE AND REPAIR.**

Following the overspray operation, precautions shall be taken to prohibit foot or vehicular traffic over the mulched area. The contractor shall be required to repair or replace any mulching that is defective or becomes damaged until the project is finally accepted. When, in the judgment of the engineer, such defects or damages are the result of poor workmanship or failure to meet the requirements of the specifications, the cost of the necessary repairs or replacement shall be borne by the contractor.

However, once the contractor has completed the mulching of any area in accordance with the provisions of the specifications and to the satisfaction of the engineer, no additional work at his/her expense will be required, but subsequent repairs and replacements deemed necessary by the engineer shall be made by the contractor and will be paid for as additional or extra work in accordance with Section 40-04 of the General Provisions.

### **METHOD OF MEASUREMENT**

**908-4.1** Measurement of mulch will be made to the nearest 1/10 acre of the area mulched. Temporary mulching as required under MO-156 and the SWPPP will not be measured for payment and shall be considered incidental to the contract. Mulching required for pond removal shall not be measured for payment and shall be considered incidental to the pond removal.

### **BASIS OF PAYMENT**

**908-5.1** Payment shall be made at the contract unit price per acre or fraction thereof, for the accepted quantity of mulching. The price shall be full compensation for furnishing and placing all material and for all labor, equipment, tools, and incidentals necessary to complete the work prescribed in this item.

Payment will be made under:

Item T-908-5.1 Mulching--per acre

**END ITEM T-908**

**APPENDIX C – ENGINEER’S ESTIMATE OF PROBABLE  
CONSTRUCTION COST**



SEALED DIGITALLY  
NOVEMBER 10, 2023

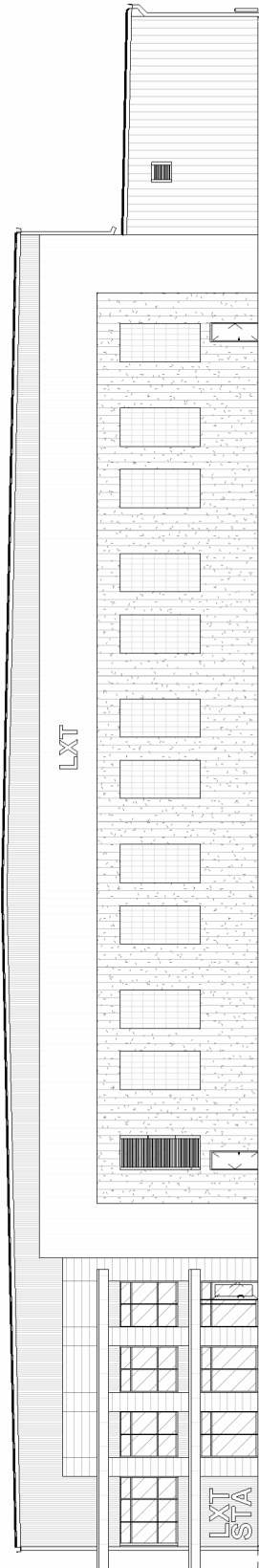
# LEE'S SUMMIT MUNICIPAL AIRPORT

## ENGINEER'S OPINION OF PROBABLE COST Eastside Development - Infrastructure Only

### Construction Cost

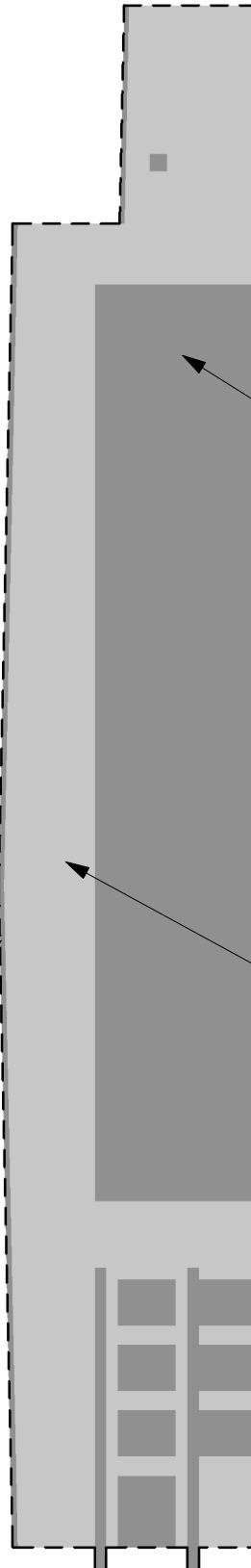
| Bid Item | Item Description                                       | Unit | Quantity | Unit Price   | Amount         |
|----------|--|------|----------|--------------|----------------|
| 1        | Mobilization   | LS   | 1        | \$500,000.00 | \$500,000.00   |
| 2        | Removal of Concrete Curb and Gutter                    | LF   | 211      | \$18.00      | \$3,798.00     |
| 3        | Removal of Chain Link Fence (8')                       | LF   | 761      | \$10.00      | \$7,610.00     |
| 4        | 12" Filter Sock  | LF   | 1,345    | \$4.00       | \$5,380.00     |
| 5        | Inlet Protection                                       | EA   | 29       | \$250.00     | \$7,250.00     |
| 6        | Erosion Control Blanket                                | SY   | 23,138   | \$2.00       | \$46,276.00    |
| 7        | Rip Rap  | SY   | 86       | \$85.00      | \$7,310.00     |
| 8        | Excavation in Place                                    | CY   | 36,751   | \$18.00      | \$661,518.00   |
| 9        | 8' Black Vinyl Chain Link Fence with Barbed Wire       | LF   | 1,600    | \$60.00      | \$96,000.00    |
| 10       | 32' Black Vinyl Chain Link Fence Electric Sliding Gate | LS   | 1        | \$70,000.00  | \$70,000.00    |
| 11       | 16' Black Vinyl Chain Link Fence Electric Sliding Gate | LS   | 1        | \$50,000.00  | \$50,000.00    |
| 12       | Cement (Soil Stabilization)                            | TON  | 382      | \$160.00     | \$61,120.00    |
| 13       | 12" 6% Cement-Treated Subgrade                         | SY   | 12,542   | \$6.50       | \$81,523.00    |
| 14       | 4" Compacted Aggregate Base Course                     | SY   | 11,520   | \$9.00       | \$103,680.00   |
| 15       | 6" Compacted Aggregate Base Course                     | SY   | 1,022    | \$12.00      | \$12,264.00    |
| 16       | 8" Portland Cement Concrete Pavement                   | SY   | 10,375   | \$110.00     | \$1,141,250.00 |
| 17       | 11" Portland Cement Concrete Pavement                  | SY   | 1,022    | \$130.00     | \$132,860.00   |
| 18       | 4" Portland Cement Concrete Sidewalk                   | SY   | 1,146    | \$65.00      | \$74,490.00    |
| 19       | Type CG-1 Concrete Curb and Gutter                     | LF   | 3,937    | \$40.00      | \$157,480.00   |
| 20       | ADA Curb Ramp  | EA   | 9        | \$2,300.00   | \$20,700.00    |
| 21       | Concrete Wheel Stops                                   | EA   | 4        | \$275.00     | \$1,100.00     |
| 22       | 4" Double Yellow Centerline Waterborne Markings        | LF   | 1,083    | \$1.50       | \$1,624.50     |
| 23       | 4" Yellow Parking Stall Waterborne Markings            | LF   | 1,300    | \$1.00       | \$1,300.00     |
| 24       | Yellow Parking Stall Hatch Waterborne Markings         | SF   | 410      | \$1.70       | \$697.00       |
| 25       | Pre-Formed White 24" Pavement Markings                 | LS   | 1        | \$3,500.00   | \$3,500.00     |
| 26       | White Waterborne Stop Bar Markings                     | EA   | 8        | \$200.00     | \$1,600.00     |
| 27       | ADA Accessible Parking Symbol Markings                 | EA   | 4        | \$500.00     | \$2,000.00     |
| 28       | 8" PVC Storm Line                                      | LF   | 607      | \$40.00      | \$24,280.00    |
| 29       | 15" PVC Storm Line                                     | LF   | 87       | \$60.00      | \$5,220.00     |
| 30       | 15" Reinforced Concrete Pipe (Class IV)                | LF   | 75       | \$115.00     | \$8,625.00     |
| 31       | 18" Reinforced Concrete Pipe (Class IV)                | LF   | 378      | \$115.00     | \$43,470.00    |
| 32       | 24" Reinforced Concrete Pipe (Class IV)                | LF   | 822      | \$140.00     | \$115,080.00   |
| 33       | 30" Reinforced Concrete Pipe (Class IV)                | LF   | 395      | \$170.00     | \$67,150.00    |
| 34       | 36" Reinforced Concrete Pipe (Class IV)                | LF   | 660      | \$220.00     | \$145,200.00   |
| 35       | 36" Flared End Section                                 | EA   | 1        | \$2,750.00   | \$2,750.00     |
| 36       | 48" Flared End Section                                 | EA   | 2        | \$3,500.00   | \$7,000.00     |
| 37       | New Curb Inlets  | EA   | 28       | \$6,000.00   | \$168,000.00   |
| 38       | New Turf Inlet   | EA   | 1        | \$7,250.00   | \$7,250.00     |
| 38       | Stormwater Detention Control Structure                 | LS   | 1        | \$20,000.00  | \$20,000.00    |
| 39       | Accessible Parking Stall Sign and Post                 | EA   | 4        | \$1,750.00   | \$7,000.00     |
| 40       | Roadway Sign with Post and Mow Pad                     | EA   | 11       | \$3,750.00   | \$41,250.00    |
| 41       | Seeding  | AC   | 8.5      | \$3,750.00   | \$31,875.00    |
| 42       | Topsoiling (6")  | SY   | 64,404   | \$1.50       | \$96,606.00    |
| 43       | Mulching   | AC   | 8.5      | \$600.00     | \$5,100.00     |
| 44       | New Street Lighting Electrical Circuit                 | LF   | 1,860.0  | \$55.00      | \$102,300.00   |
| 45       | New Electrical Service                                 | LF   | 1,200    | \$60.00      | \$72,000.00    |
| 46       | 6" PVC Sanitary Sewer                                  | LF   | 441      | \$110.00     | \$48,510.00    |
| 47       | 8" PVC Sanitary Sewer                                  | LF   | 1,492    | \$130.00     | \$193,960.00   |
| 48       | Sanitary Sewer Cleanouts                               | EA   | 4        | \$1,500.00   | \$6,000.00     |
| 49       | Sanitary Sewer Manholes                                | EA   | 5        | \$10,000.00  | \$50,000.00    |
| 50       | 2" Domestic Water Line Installation                    | LF   | 206      | \$50.00      | \$10,300.00    |
| 51       | 8" Water Main Installation                             | LF   | 282      | \$100.00     | \$28,200.00    |
| 52       | 10" Water Main Installation                            | LF   | 582      | \$130.00     | \$75,660.00    |
| 53       | 12" Water Main Installation                            | LF   | 1,307    | \$140.00     | \$182,980.00   |
| 54       | 24" Steel Casing for Water Main                        | LF   | 142      | \$350.00     | \$49,700.00    |
| 55       | Fire Hydrant Installation                              | EA   | 8        | \$9,000.00   | \$72,000.00    |
| 56       | Electrical Removals                                    | LS   | 1        | \$5,000.00   | \$5,000.00     |
| 57       | Gas Main and Service                                   | LS   | 1        | \$110,000.00 | \$110,000.00   |
| 58       | Spire Allowance  | LS   | 1        | \$40,000.00  | \$40,000.00    |
| 59       | Evergy Allowance                                       | LS   | 1        | \$20,000.00  | \$20,000.00    |
|          | SUBTOTAL   |      |          |              | \$5,114,796.50 |

## **APPENDIX D – EAST ELEVATION METAL PANEL AREA**



- THE TOTAL AREA OF THE EAST ELEVATION IS 10,848 SQFT.
- THE AREA OF THE METAL PANEL IS 5,351 SQFT.
- THE COMBINED AREAS OF TEXTURED MTL PANEL, FASCIA, TRIM, GLAZING SYSTEMS, AND LOUVERS IS 5,497 SQFT.
- THE APPROVED MATERIALS AREA IS 146 SQFT. MORE THAN THE REQUIRED MINIMUM

TOTAL AREA OF EAST ELEVATION: 10,848 SQFT



TOTAL AREA METAL PANEL: 5,351 SQFT

TOTAL AREA OF TEXTURED MTL PANEL, FASCIA, TRIM, GLAZING SYSTEMS AND LOUVERS: 5,497 SQFT

## East Elevation Metal Panel Area