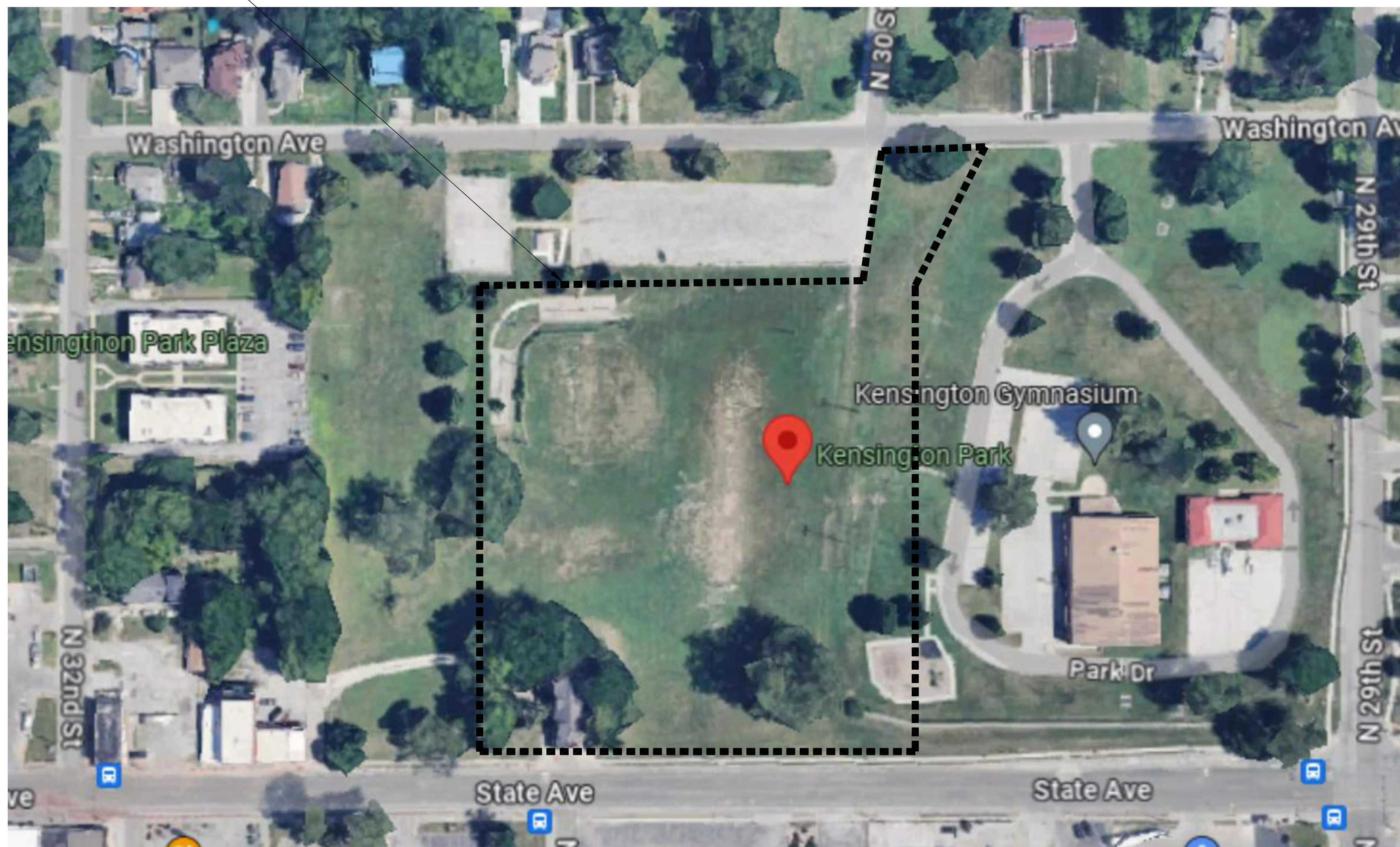


PLANS FOR  
**KENSINGTON PARK FIELDS & TRAIL**  
 CONSTRUCTION DRAWINGS  
 MARCH 25, 2015

**PROJECT LOCATION**



LOCATION MAP

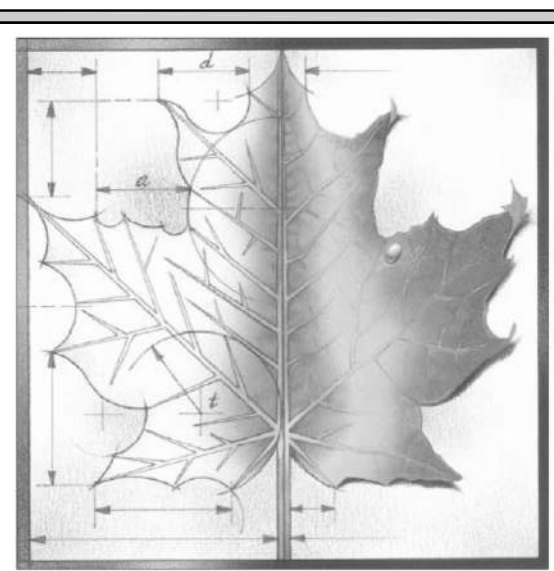


**GENERAL PROJECT NOTES:**

1. COORDINATE STAGING AREAS AND REPORT UNFORESEEN CONDITIONS TO THE CITY'S PROJECT MANAGER.
2. LOCATION OF EXISTING UTILITIES ARE APPROXIMATE - CONTRACTOR TO CONFIRM.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS.

**DRAWING INDEX:**

COVER	PROJECT LOCATION AND DRAWING INDEX
EC101	EROSION CONTROL PLAN
D101	DEMOLITION PLAN
L101	SITE PLAN
L102	LAYOUT & GRADING PLAN
L103	LANDSCAPE & IRRIGATION PLAN
L201	SITE DETAILS
L202	SITE DETAILS



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**REVISIONS:**


Project Number: **B41516**

Date: **MARCH 25, 2015**

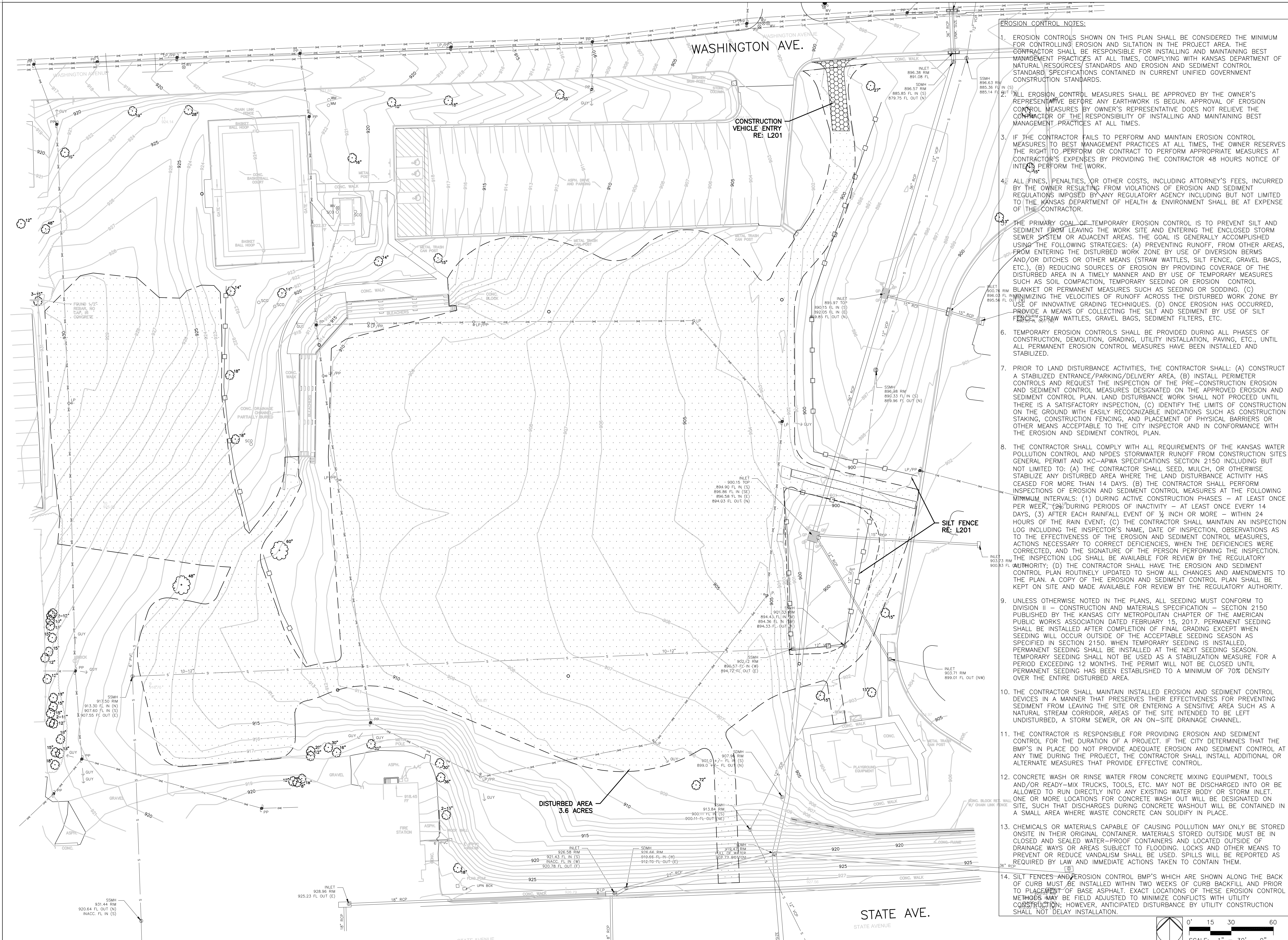
Project Name:  
**Kensington Park  
 Unified Government of  
 WyCo & KCKS**

Project Address:  
**2900 State Ave.  
 Kansas City, KS 66102**

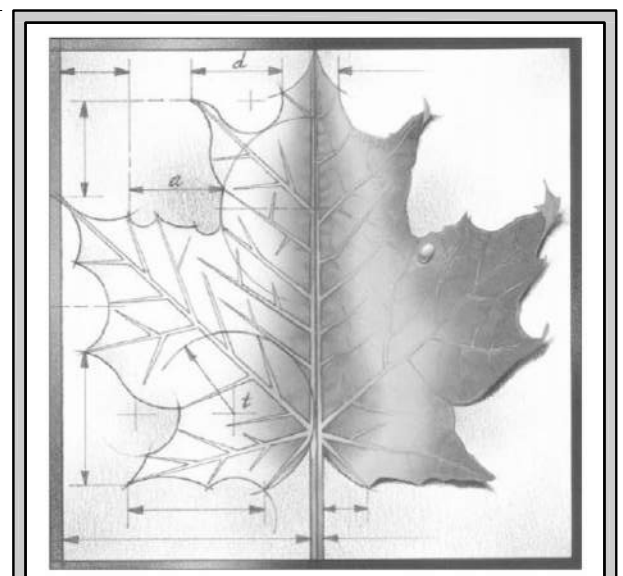
Sheet Title:

**Cover Sheet**

Sheet:



- EROSION CONTROL NOTES:**
- EROSION CONTROLS SHOWN ON THIS PLAN SHALL BE CONSIDERED THE MINIMUM FOR CONTROLLING EROSION AND SILTATION IN THE PROJECT AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING BEST MANAGEMENT PRACTICES AT ALL TIMES, COMPLYING WITH KANSAS DEPARTMENT OF NATURAL RESOURCES STANDARDS AND EROSION AND SEDIMENT CONTROL STANDARD SPECIFICATIONS CONTAINED IN CURRENT UNIFIED GOVERNMENT CONSTRUCTION STANDARDS.
  - ALL EROSION CONTROL MEASURES SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE ANY EARTHWORK IS BEGUN. APPROVAL OF EROSION CONTROL MEASURES BY OWNER'S REPRESENTATIVE DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF INSTALLING AND MAINTAINING BEST MANAGEMENT PRACTICES AT ALL TIMES.
  - IF THE CONTRACTOR FAILS TO PERFORM AND MAINTAIN EROSION CONTROL MEASURES TO BEST MANAGEMENT PRACTICES AT ALL TIMES, THE OWNER RESERVES THE RIGHT TO PERFORM OR CONTRACT TO PERFORM APPROPRIATE MEASURES AT CONTRACTOR'S EXPENSE BY PROVIDING THE CONTRACTOR 48 HOURS NOTICE OF INTENT TO PERFORM THE WORK.
  - ALL FINES, PENALTIES, OR OTHER COSTS, INCLUDING ATTORNEY'S FEES, INCURRED BY THE OWNER RESULTING FROM VIOLATIONS OF EROSION AND SEDIMENT REGULATIONS IMPOSED BY ANY REGULATORY AGENCY INCLUDING BUT NOT LIMITED TO THE KANSAS DEPARTMENT OF HEALTH & ENVIRONMENT SHALL BE AT EXPENSE OF THE CONTRACTOR.
  - THE PRIMARY GOAL OF TEMPORARY EROSION CONTROL IS TO PREVENT SILT AND SEDIMENT FROM LEAVING THE WORK SITE AND ENTERING THE ENCLOSED STORM SEWER SYSTEM OR ADJACENT AREAS. THE GOAL IS GENERALLY ACCOMPLISHED USING THE FOLLOWING STRATEGIES: (A) PREVENTING RUNOFF FROM OTHER AREAS, FROM ENTERING THE DISTURBED WORK ZONE BY USE OF DIVERSION BERMS AND/OR DITCHES OR OTHER MEANS (STRAW WATTLES, SILT FENCE, GRAVEL BAGS, ETC.), (B) REDUCING SOURCES OF EROSION BY PROVIDING COVERAGE OF THE DISTURBED AREA IN A TIMELY MANNER AND BY USE OF TEMPORARY MEASURES SUCH AS SOIL COMPACTION, TEMPORARY SEEDING OR EROSION CONTROL BLANKET OR PERMANENT MEASURES SUCH AS SEEDING OR SODDING, (C) MINIMIZING THE VELOCITIES OF RUNOFF ACROSS THE DISTURBED WORK ZONE BY USE OF INNOVATIVE GRADING TECHNIQUES, (D) ONCE EROSION HAS OCCURRED, PROVIDE A MEANS OF COLLECTING THE SILT AND SEDIMENT BY USE OF SILT FENCES, STRAW WATTLES, GRAVEL BAGS, SEDIMENT FILTERS, ETC.
  - TEMPORARY EROSION CONTROLS SHALL BE PROVIDED DURING ALL PHASES OF CONSTRUCTION, DEMOLITION, GRADING, UTILITY INSTALLATION, PAVING, ETC., UNTIL ALL PERMANENT EROSION CONTROL MEASURES HAVE BEEN INSTALLED AND STABILIZED.
  - PRIOR TO LAND DISTURBANCE ACTIVITIES, THE CONTRACTOR SHALL: (A) CONSTRUCT A STABILIZED ENTRANCE/PARKING/DELIVERY AREA, (B) INSTALL PERIMETER CONTROLS AND REQUEST THE INSPECTION OF THE PRE-CONSTRUCTION EROSION AND SEDIMENT CONTROL PLAN, LAND DISTURBANCE WORK SHALL NOT PROCEED UNTIL THERE IS A SATISFACTORY INSPECTION, (C) IDENTIFY THE LIMITS OF CONSTRUCTION ON THE GROUND WITH EASILY RECOGNIZABLE INDICATIONS SUCH AS CONSTRUCTION STAKING, CONSTRUCTION FENCING, AND PLACEMENT OF PHYSICAL BARRIERS OR OTHER MEANS ACCEPTABLE TO THE CITY INSPECTOR AND IN CONFORMANCE WITH THE EROSION AND SEDIMENT CONTROL PLAN.
  - THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE KANSAS WATER POLLUTION CONTROL AND NPDES STORMWATER RUNOFF FROM CONSTRUCTION SITES GENERAL PERMIT AND KC-APWA SPECIFICATIONS SECTION 2150 INCLUDING BUT NOT LIMITED TO: (A) THE CONTRACTOR SHALL SEED, MULCH, OR OTHERWISE STABILIZE ANY DISTURBED AREA WHERE THE LAND DISTURBANCE ACTIVITY HAS CEASED FOR MORE THAN 14 DAYS, (B) THE CONTRACTOR SHALL PERFORM INSPECTIONS OF EROSION AND SEDIMENT CONTROL MEASURES AT THE FOLLOWING MINIMUM INTERVALS: (1) DURING ACTIVE CONSTRUCTION PHASES - AT LEAST ONCE PER WEEK, (2) DURING PERIODS OF INACTIVITY - AT LEAST ONCE EVERY 14 DAYS, (3) AFTER EACH RAINFALL EVENT OF 1/2 INCH OR MORE - WITHIN 24 HOURS OF THE RAIN EVENT; (C) THE CONTRACTOR SHALL MAINTAIN AN INSPECTION LOG INCLUDING THE INSPECTOR'S NAME, DATE OF INSPECTION, OBSERVATIONS AS TO THE EFFECTIVENESS OF THE EROSION AND SEDIMENT CONTROL MEASURES, ACTIONS NECESSARY TO CORRECT DEFICIENCIES, WHEN THE DEFICIENCIES WERE CORRECTED, AND THE SIGNATURE OF THE PERSON PERFORMING THE INSPECTION. THE INSPECTION LOG SHALL BE AVAILABLE FOR REVIEW BY THE REGULATORY AUTHORITY; (D) THE CONTRACTOR SHALL HAVE THE EROSION AND SEDIMENT CONTROL PLAN ROUTINELY UPDATED TO SHOW ALL CHANGES AND AMENDMENTS TO THE PLAN, A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN SHALL BE KEPT ON SITE AND MADE AVAILABLE FOR REVIEW BY THE REGULATORY AUTHORITY.
  - UNLESS OTHERWISE NOTED IN THE PLANS, ALL SEEDING MUST CONFORM TO DIVISION II - CONSTRUCTION AND MATERIALS SPECIFICATION - SECTION 2150 PUBLISHED BY THE KANSAS CITY METROPOLITAN CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION DATED FEBRUARY 15, 2017. PERMANENT SEEDING SHALL BE INSTALLED AFTER COMPLETION OF FINAL GRADING EXCEPT WHEN SEEDING WILL OCCUR OUTSIDE OF THE ACCEPTABLE SEEDING SEASON AS SPECIFIED IN SECTION 2150. WHEN TEMPORARY SEEDING IS INSTALLED, PERMANENT SEEDING SHALL BE INSTALLED AT THE NEXT SEEDING SEASON. TEMPORARY SEEDING SHALL NOT BE USED AS A STABILIZATION MEASURE FOR A PERIOD EXCEEDING 12 MONTHS. THE PERMIT WILL NOT BE CLOSED UNTIL PERMANENT SEEDING HAS BEEN ESTABLISHED TO A MINIMUM OF 70% DENSITY OVER THE ENTIRE DISTURBED AREA.
  - THE CONTRACTOR SHALL MAINTAIN INSTALLED EROSION AND SEDIMENT CONTROL DEVICES IN A MANNER THAT PRESERVES THEIR EFFECTIVENESS FOR PREVENTING SEDIMENT FROM LEAVING THE SITE OR ENTERING A SENSITIVE AREA SUCH AS A NATURAL STREAM CORRIDOR, AREAS OF THE SITE INTENDED TO BE LEFT UNDISTURBED, A STORM SEWER, OR AN ON-SITE DRAINAGE CHANNEL.
  - THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING EROSION AND SEDIMENT CONTROL FOR THE DURATION OF A PROJECT. IF THE CITY DETERMINES THAT THE BMP'S IN PLACE DO NOT PROVIDE ADEQUATE EROSION AND SEDIMENT CONTROL AT ANY TIME DURING THE PROJECT, THE CONTRACTOR SHALL INSTALL ADDITIONAL OR ALTERNATE MEASURES THAT PROVIDE EFFECTIVE CONTROL.
  - CONCRETE WASH OR RINSE WATER FROM CONCRETE MIXING EQUIPMENT, TOOLS AND/OR READY-MIX TRUCKS, TOOLS, ETC. MAY NOT BE DISCHARGED INTO OR BE ALLOWED TO RUN DIRECTLY INTO ANY EXISTING WATER BODY OR STORM INLET. ONE OR MORE LOCATIONS FOR CONCRETE WASH OUT WILL BE DESIGNATED ON SITE, SUCH THAT DISCHARGES DURING CONCRETE WASHOUT WILL BE CONTAINED IN A SMALL AREA WHERE WASTE CONCRETE CAN SOLIDIFY IN PLACE.
  - CHEMICALS OR MATERIALS CAPABLE OF CAUSING POLLUTION MAY ONLY BE STORED ON-SITE IN THEIR ORIGINAL CONTAINER. MATERIALS STORED OUTSIDE MUST BE IN CLOSED AND SEALED WATER-PROOF CONTAINERS AND LOCATED OUTSIDE OF DRAINAGE WAYS OR AREAS SUBJECT TO FLOODING. LOCKS AND OTHER MEANS TO PREVENT OR REDUCE VANDALISM SHALL BE USED. SPILLS WILL BE REPORTED AS REQUIRED BY LAW AND IMMEDIATE ACTIONS TAKEN TO CONTAIN THEM.
  - SILT FENCES AND EROSION CONTROL BMP'S WHICH ARE SHOWN ALONG THE BACK OF CURB MUST BE INSTALLED WITHIN TWO WEEKS OF CURB BACKFILL AND PRIOR TO PLACEMENT OF BASE ASPHALT. EXACT LOCATIONS OF THESE EROSION CONTROL METHODS MAY BE FIELD ADJUSTED TO MINIMIZE CONFLICTS WITH UTILITY CONSTRUCTION; HOWEVER, ANTICIPATED DISTURBANCE BY UTILITY CONSTRUCTION SHALL NOT DELAY INSTALLATION.



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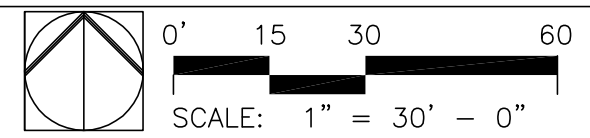
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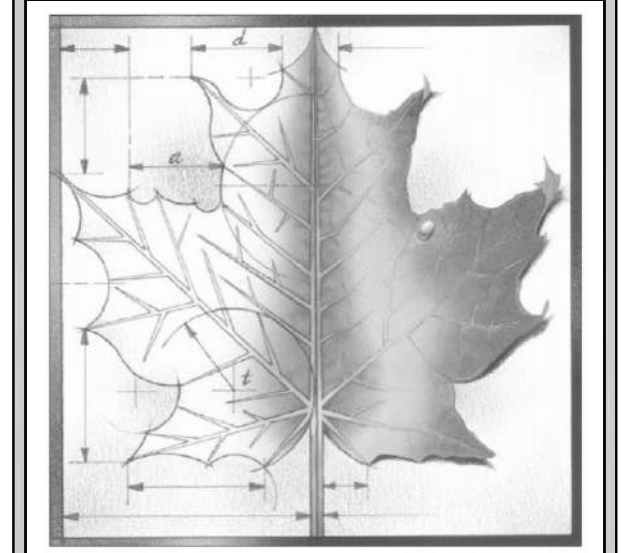
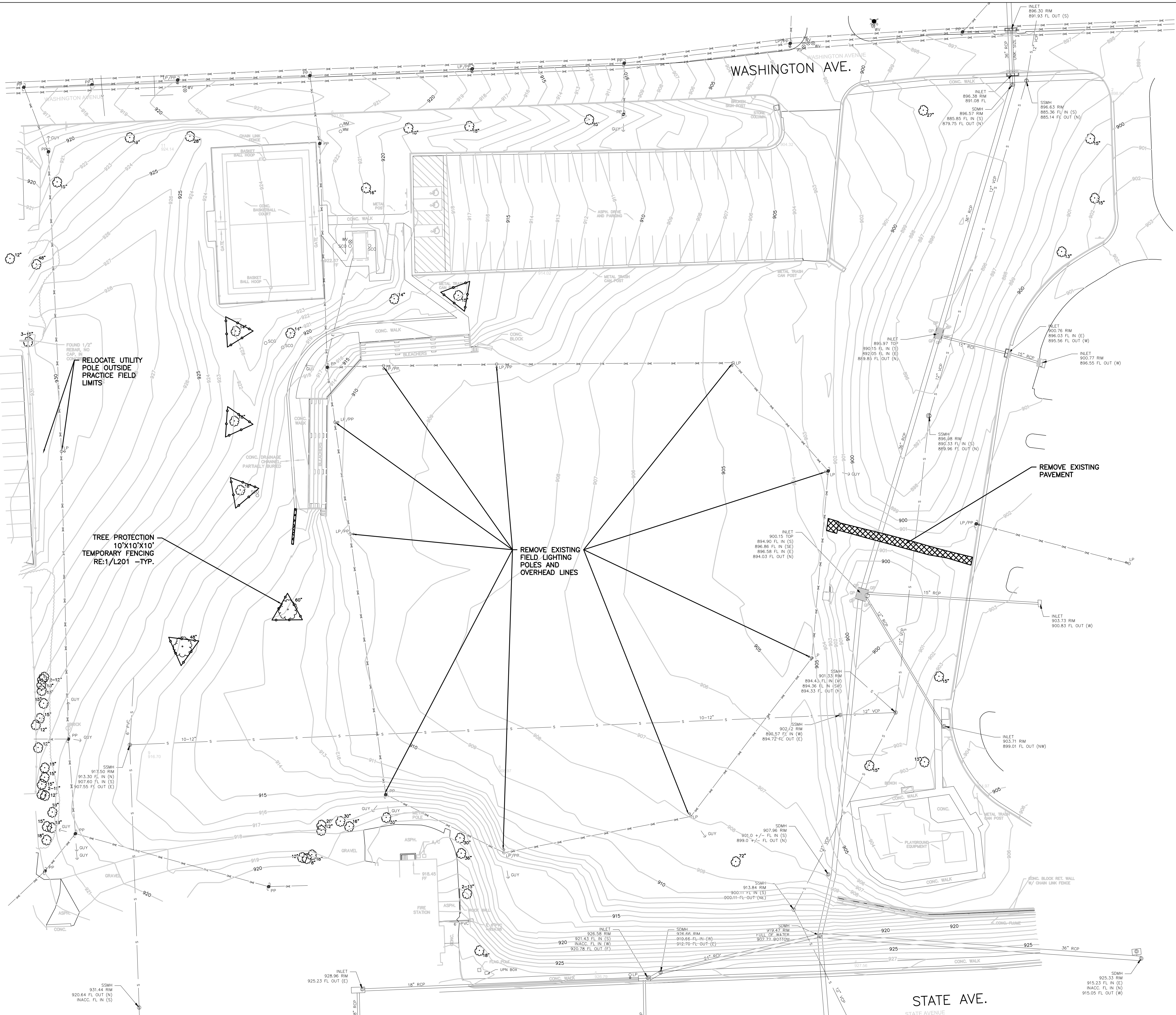
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Project Number: **B41516**  
Date: **MARCH 25, 2025**  
Project Name: **Kensington Park Unified Government of WyCo & KCKS**  
Project Address: **2900 State Ave. Kansas City, KS 66102**

Sheet Title: **Erosion Control Plan**

Sheet: **EC101**





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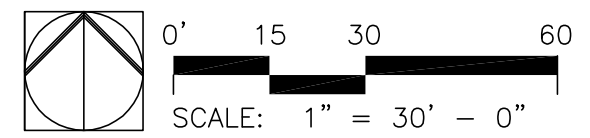
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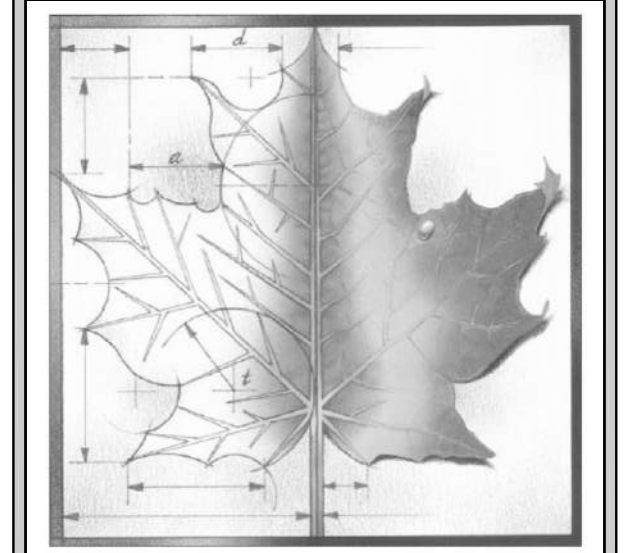
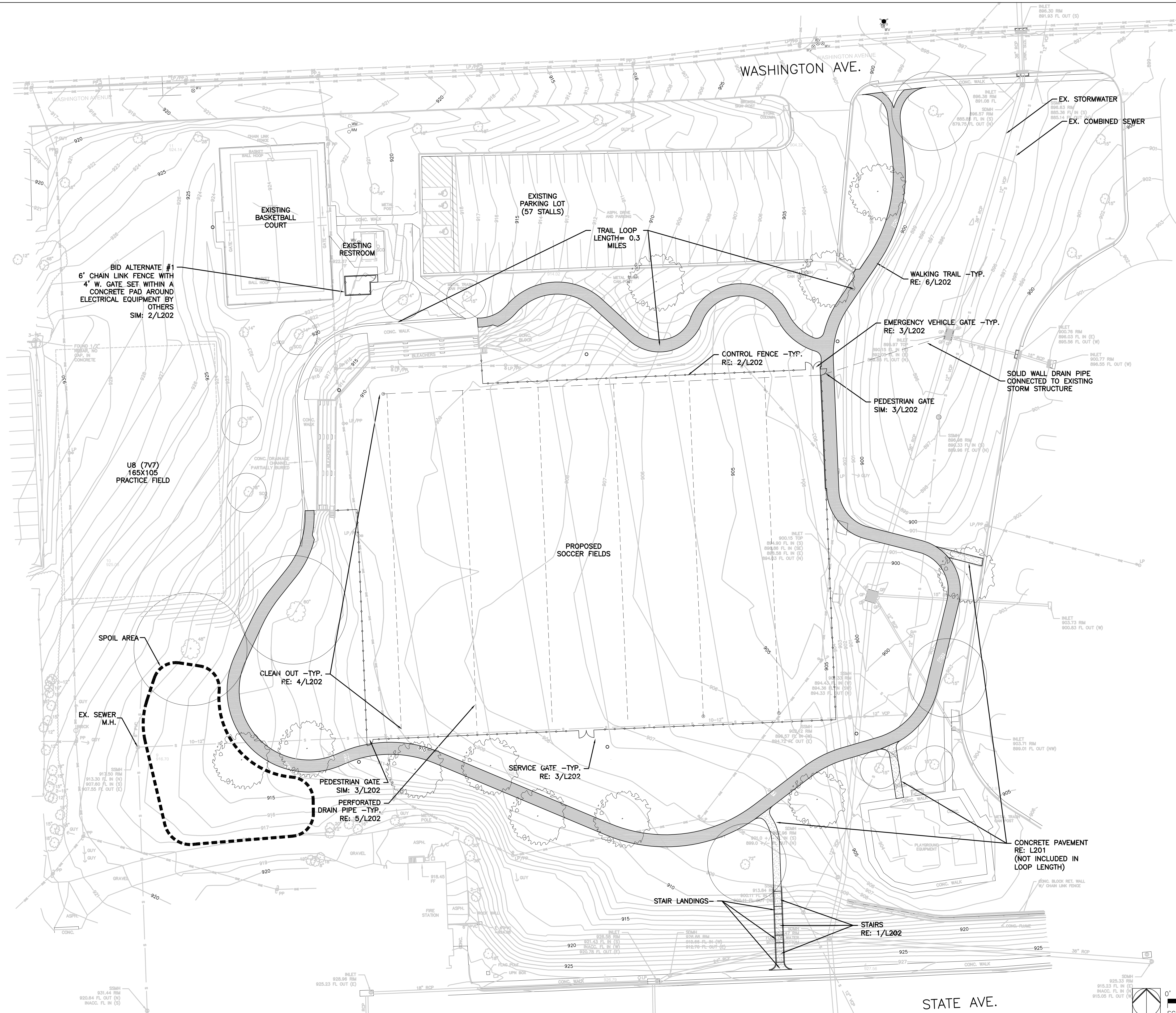
Sheet Title:  

## Demolition Plan

Sheet:  
**D101**



STATE AVE.  
 STATE AVENUE



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Sheet Title:  

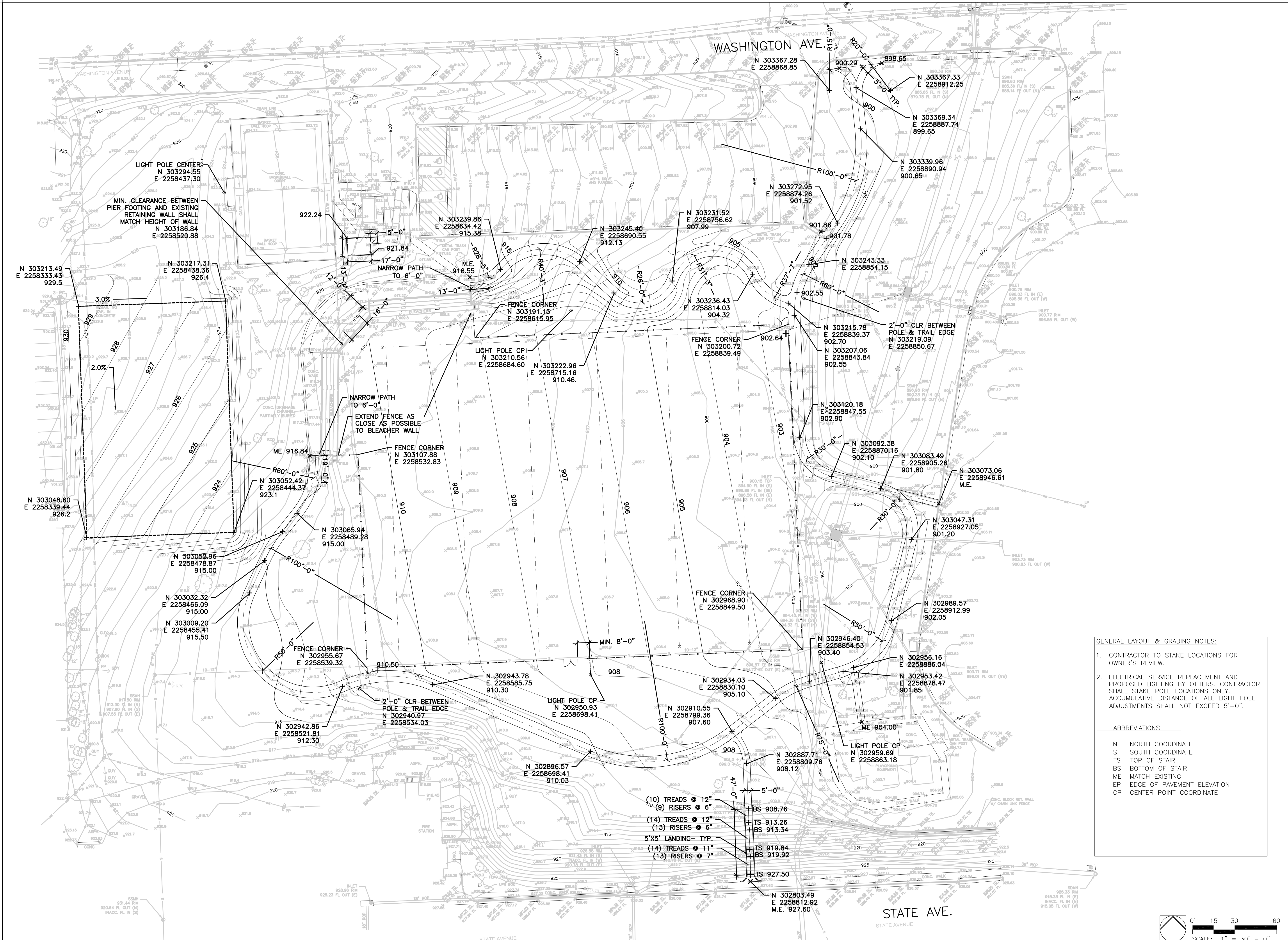
## Site Plan

Sheet:  

## L101



STATE AVE.  
 STATE AVENUE



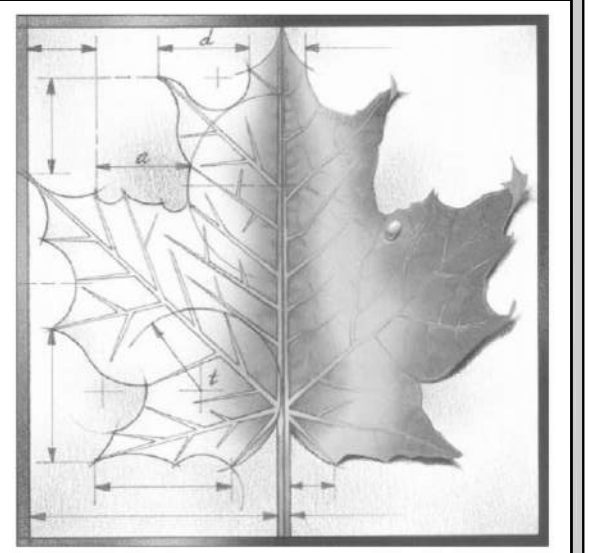
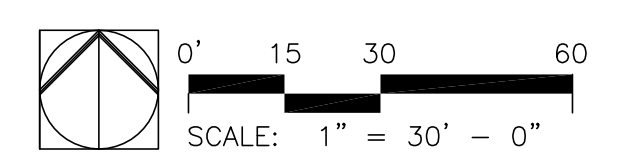
**GENERAL LAYOUT & GRADING NOTES:**

- CONTRACTOR TO STAKE LOCATIONS FOR OWNER'S REVIEW.
- ELECTRICAL SERVICE REPLACEMENT AND PROPOSED LIGHTING BY OTHERS. CONTRACTOR SHALL STAKE POLE LOCATIONS ONLY. ACCUMULATIVE DISTANCE OF ALL LIGHT POLE ADJUSTMENTS SHALL NOT EXCEED 5'-0".

**ABBREVIATIONS**

N NORTH COORDINATE  
 S SOUTH COORDINATE  
 TS TOP OF STAIR  
 BS BOTTOM OF STAIR  
 ME MATCH EXISTING  
 EP EDGE OF PAVEMENT ELEVATION  
 CP CENTER POINT COORDINATE

(10) TREADS @ 12"  
 (9) RISERS @ 6"  
 (14) TREADS @ 12"  
 (13) RISERS @ 6"  
 5'X5' LANDING - TYP.  
 (14) TREADS @ 11"  
 (13) RISERS @ 7"



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Project Address:  
 2900 State Ave.  
 Kansas City, KS 66102

Sheet Title:  
**Layout &  
 Grading Plan**

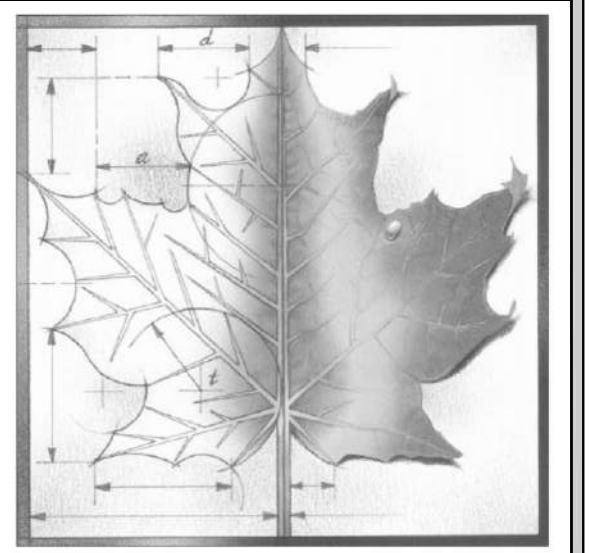
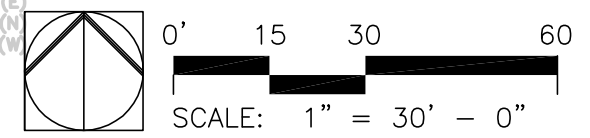
Sheet:  
**L102**

QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	NOTES / SPACING
3	<i>Acer saccharum</i> var. <i>Caddo</i>	Caddo sugar maple	2" cal.	B&B
2	<i>Gymnocladus dioicus</i> 'Espresso'	Espresso Kentucky Coffee Tree	2" cal.	B&B
3	<i>Taxodium distichum</i>	Baldcypress	2" cal.	B&B
3	<i>Tilia tomentosa</i>	Silver Linden	2" cal.	B&B



**LANDSCAPING AND IRRIGATION NOTES:**

1. PROPOSED TREES BY OTHERS.
2. SEED ALL DISTURBED UNLESS OTHERWISE SHOWN.
3. PROVIDE IRRIGATION WITHIN THE LIMITS SHOWN ON THE DRAWINGS PER THE IRRIGATION SPECIFICATION SECTION.



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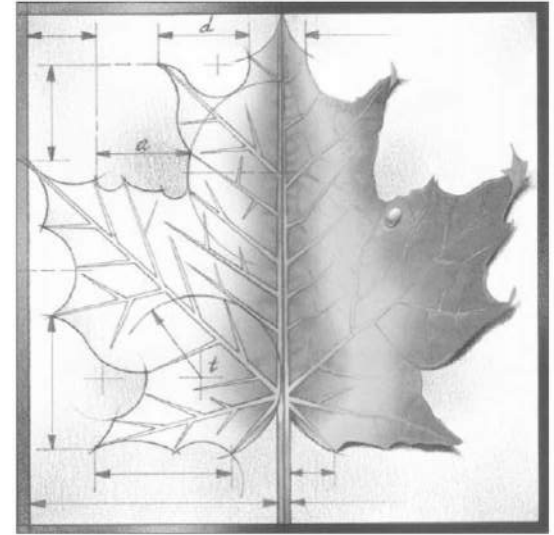


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Sheet Title:  
**Landscape &  
Irrigation Plan**

Sheet:  
**L103**



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### SEDIMENT FENCE DROP INLET PROTECTION NOTES:

**A) CONSTRUCTION SPECIFICATIONS:**

- SEDIMENT FENCE SHALL CONFORM TO THE CONSTRUCTION SPECIFICATIONS FOR EXTRA STRENGTH FIBRO IN THE TABLE BELOW AND SHALL BE CUT FROM A CONTINUOUS ROLL TO AVOID JOINTS.

PHYSICAL PROPERTY	TEST	REQUIREMENTS
FILTERING EFFICIENCY	ASTM 5141	75%
TENSILE STRENGTH AT 20% ELONGATION	ASTM 4243	EXTRA STRENGTH TO 150/1000 LB INCH
FLOW RATE	ASTM 5141	0.2 GAL./SQ.FT./MINUTE*
ULTRAVIOLET RADIATION STABILITY 5'	ASTM D 4355	50%

- REQUIREMENTS REDUCED BY 50% AFTER SIX MONTHS OF INSTALLATION.
- HIGH PROXY FIBRO FABRIC BY BETTER SUTTER FOR THIS DEVICE.
- FOR STAKES, USE 2x4 WOOD OR EQUIVALENT METAL, WITH A HINGED LENGTH OF 3 FEET.
- SPACE STAKES EVENLY AROUND THE PERIMETER OF THE INLET A MAXIMUM OF 3 FEET APART, AND SECURELY DRIVE THEM INTO THE GROUND, APPROXIMATELY 16 INCHES DEEP.
- TO PROMOTE INTENDED STABILITY TO THE INSTALLATION, FRAME WITH 2x4 WOOD STROPS AROUND THE CREST OF THE OVERFLOW AREA AT A MAXIMUM OF 1.5 FEET ABOVE THE DROP INLET CREST.
- PLACE THE BOTTOM 12 INCHES OF THE FABRIC IN A TRENCH AND BACKFILL THE TRENCH WITH 12-INCHES OF COMPACTED SOIL.
- FASTEN FABRIC SECURELY BY STAPLES, OR WIRE IT TO THE STAKES AND FRAME. JOINTS MUST BE OVERLAPPED TO THE NEXT STAKE.
- IF MAY BE NECESSARY TO BUILD A TEMPORARY CURB ON THE DOWN-SLOPE SIDE OF THE STRUCTURE TO PREVENT STRESS FLOW.

**B) INSPECTION AND MAINTENANCE:**

- THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN EVENT OF 1/2 INCH OR GREATER AND REPAIRED AS NECESSARY.
- SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE HALF THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
- STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

**AMERICAN PUBLIC WORKS ASSOCIATION**  
**KANSAS CITY METROPOLITAN CHAPTER**  
**SEDIMENT FENCE DROP INLET PROTECTION**

### TREE PROTECTION

NOT TO SCALE

### CONCRETE PAVEMENT JOINT DETAILS

**PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION**  
**UNIFIED GOVERNMENT**

UG 4100-A  
2008 Edition

### CONSTRUCTION VEHICLE ENTRY

**PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION**  
**UNIFIED GOVERNMENT**

UG 1400-A  
2008 Edition

### SILT FENCE INSTALLATION

**PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION**  
**UNIFIED GOVERNMENT**

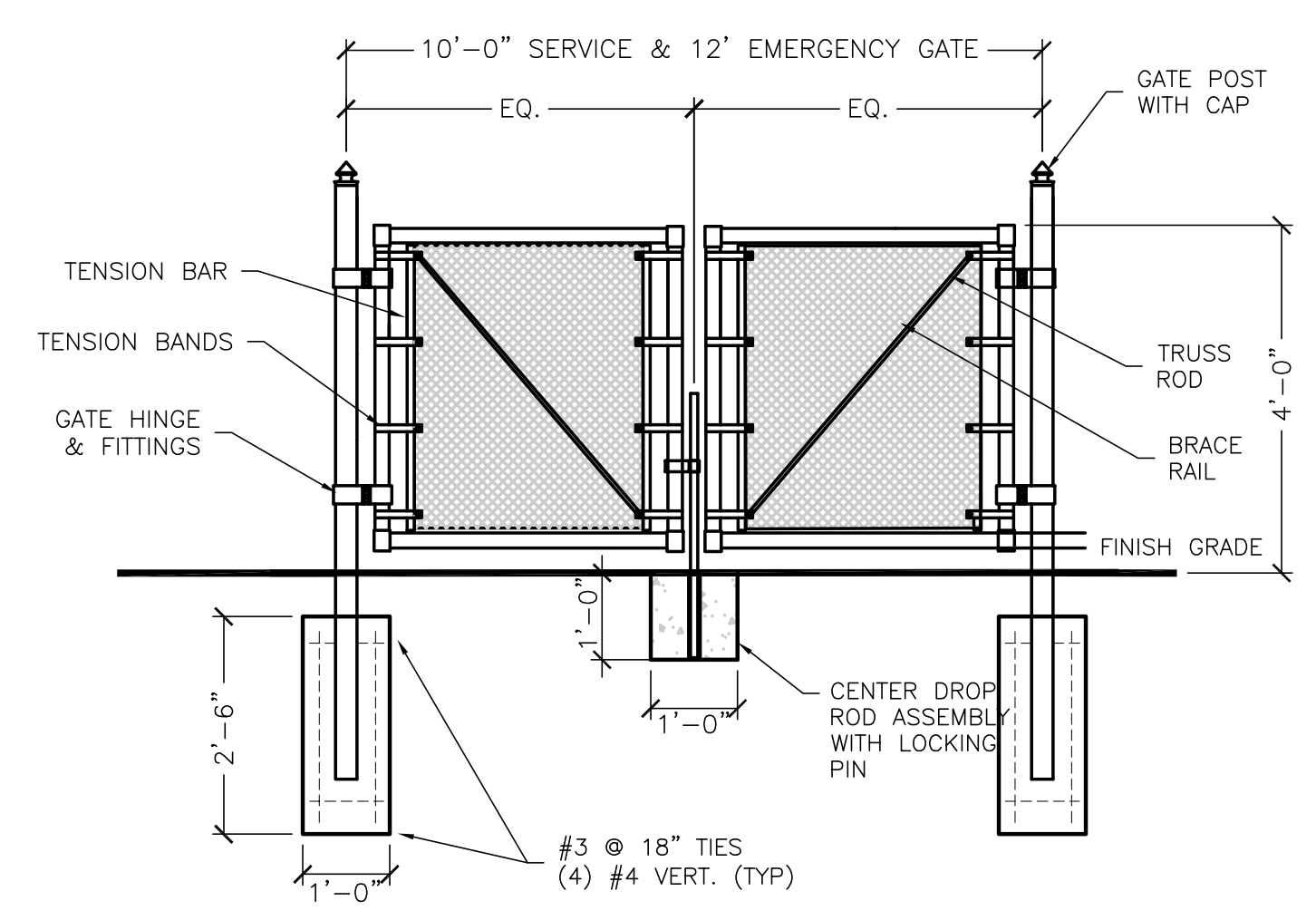
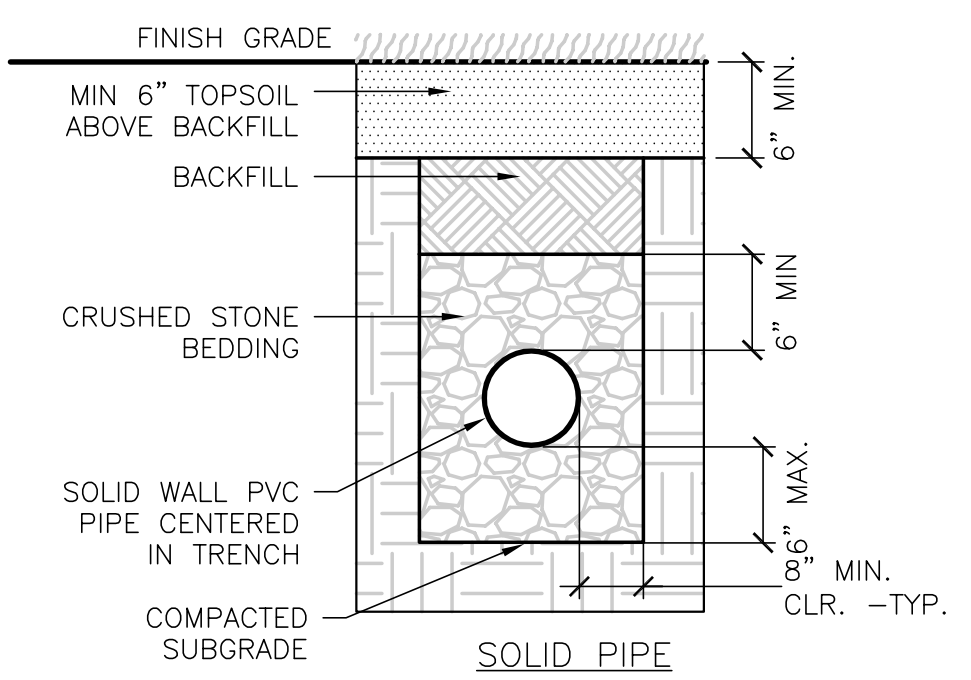
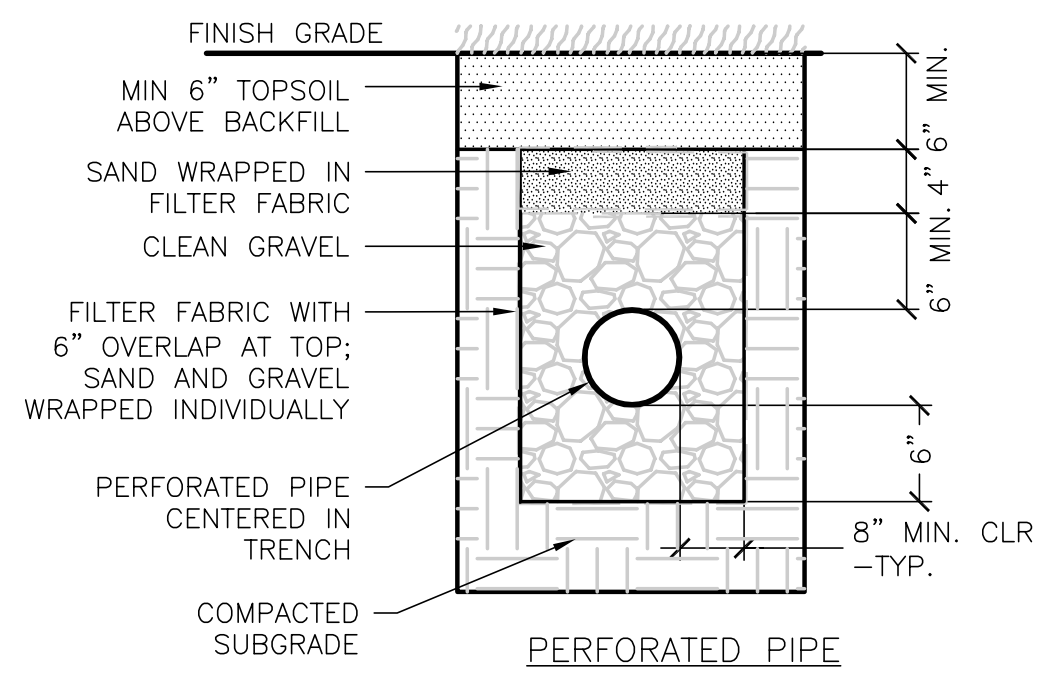
UG 1400-E  
2008 Edition

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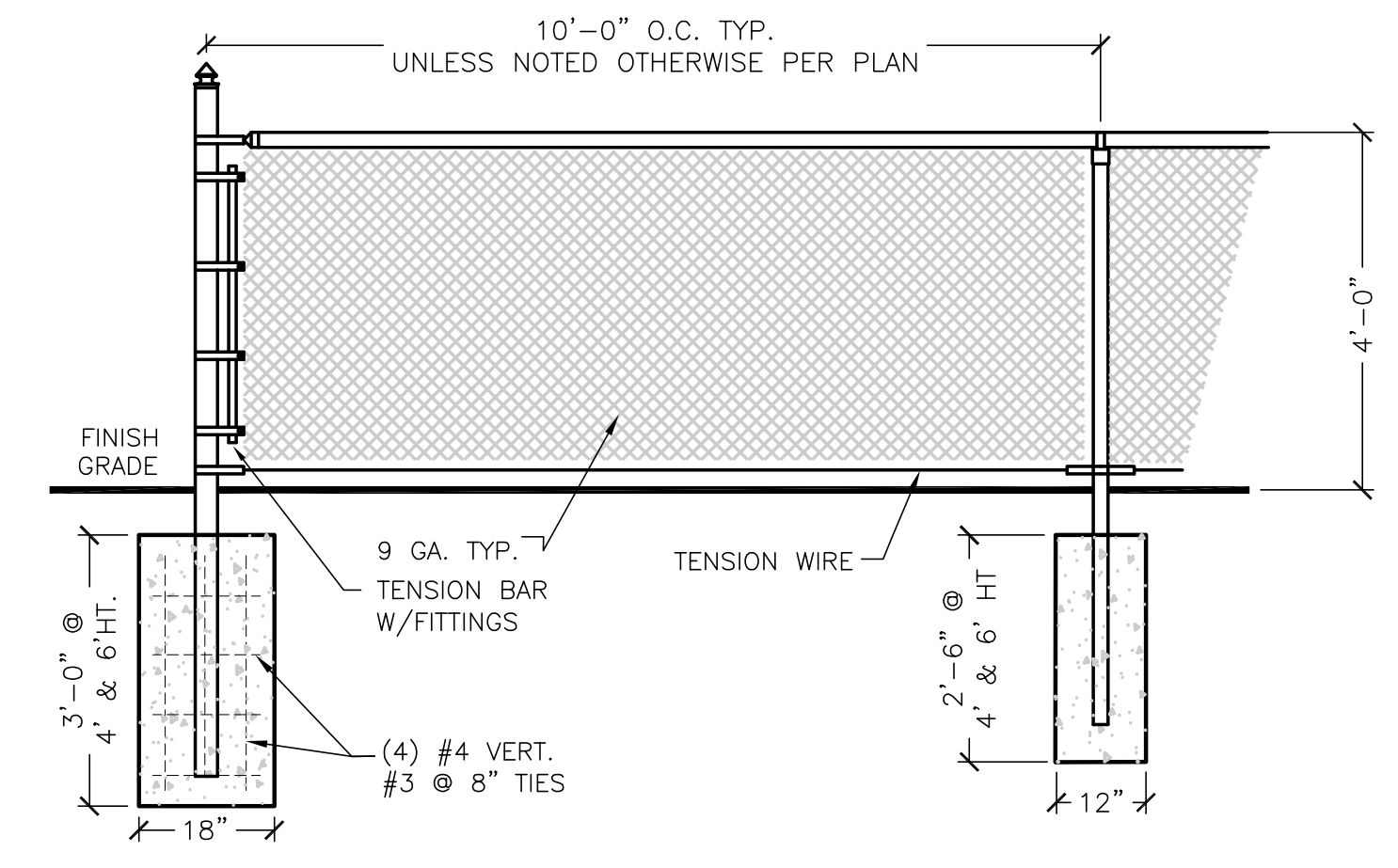
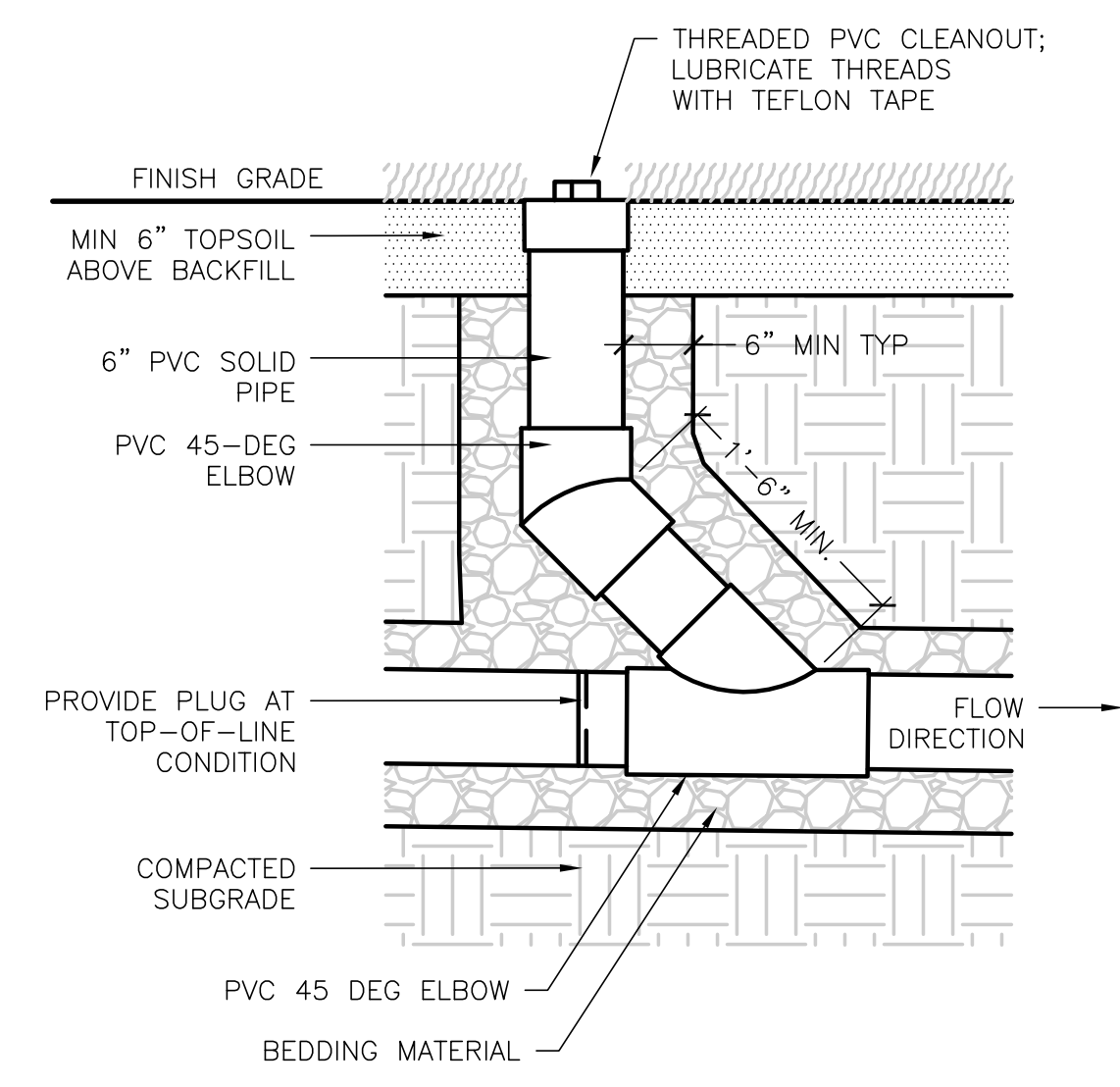
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Sheet Title: **Site Details**  
Sheet: **L201**



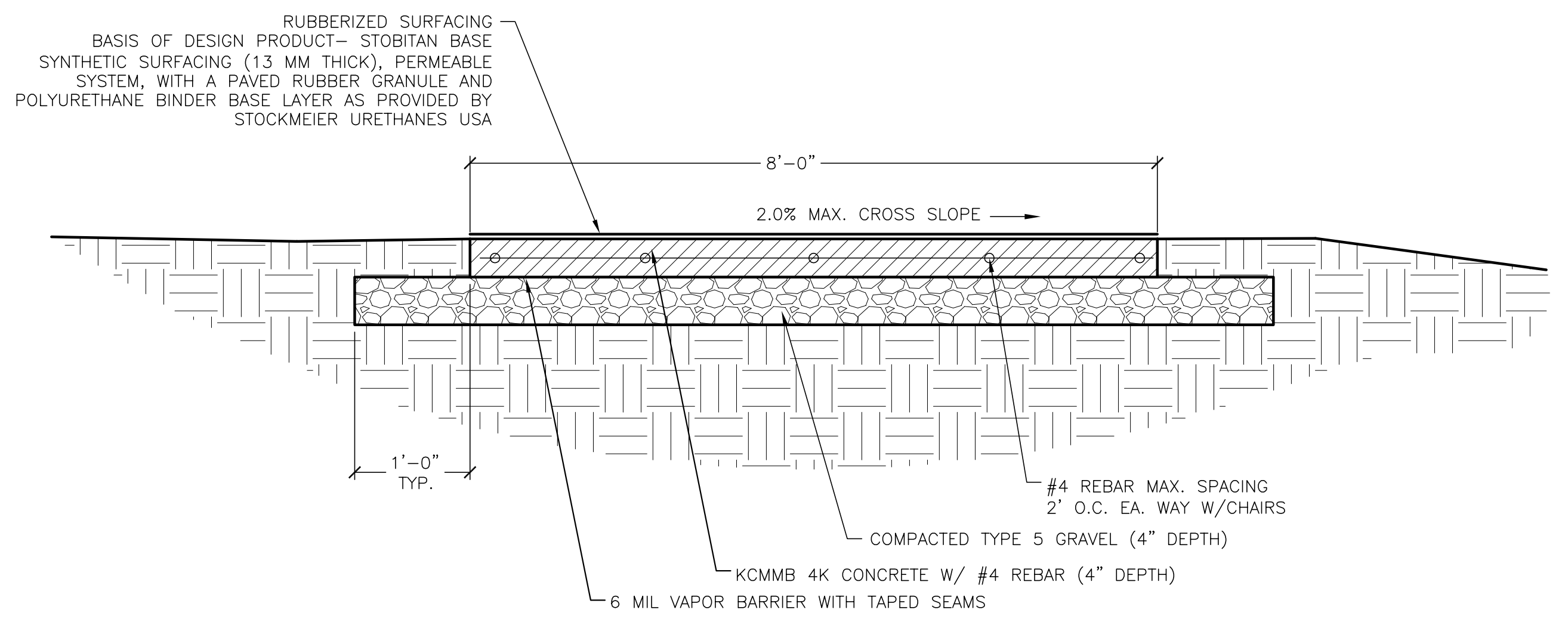
**5 FIELD DRAINAGE**  
SCALE 1"=1'-0"

**3 ACCESS GATE**  
SCALE 1/2"=1'-0"

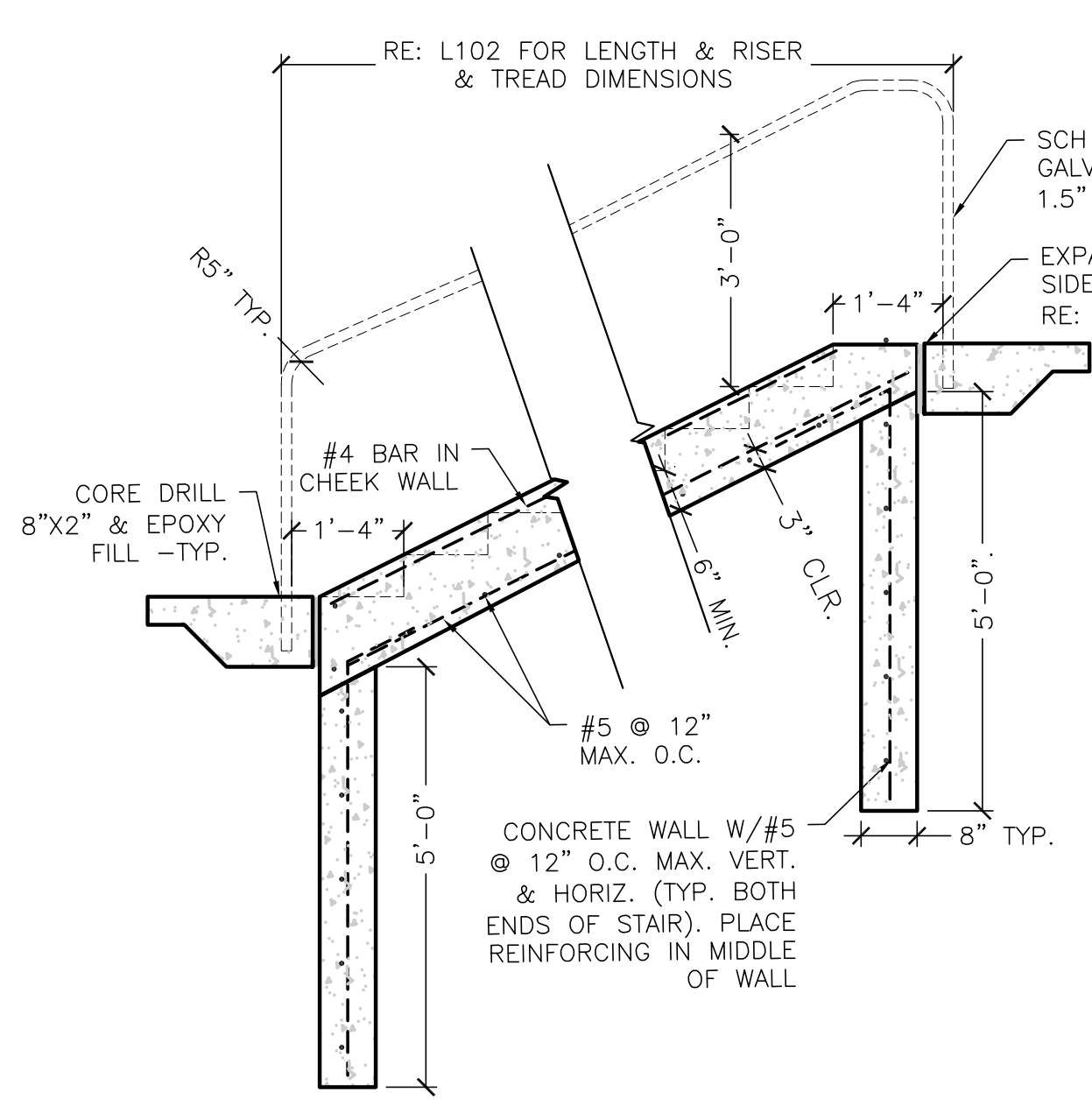


**4 DRAINAGE CLEAN OUT**  
SCALE 1"=1'-0"

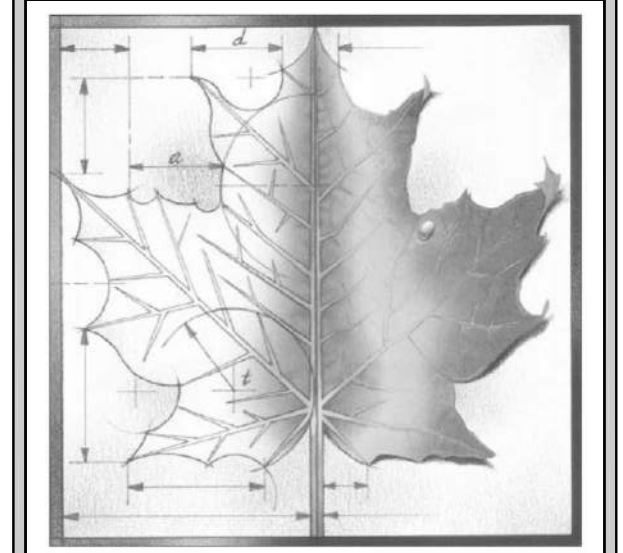
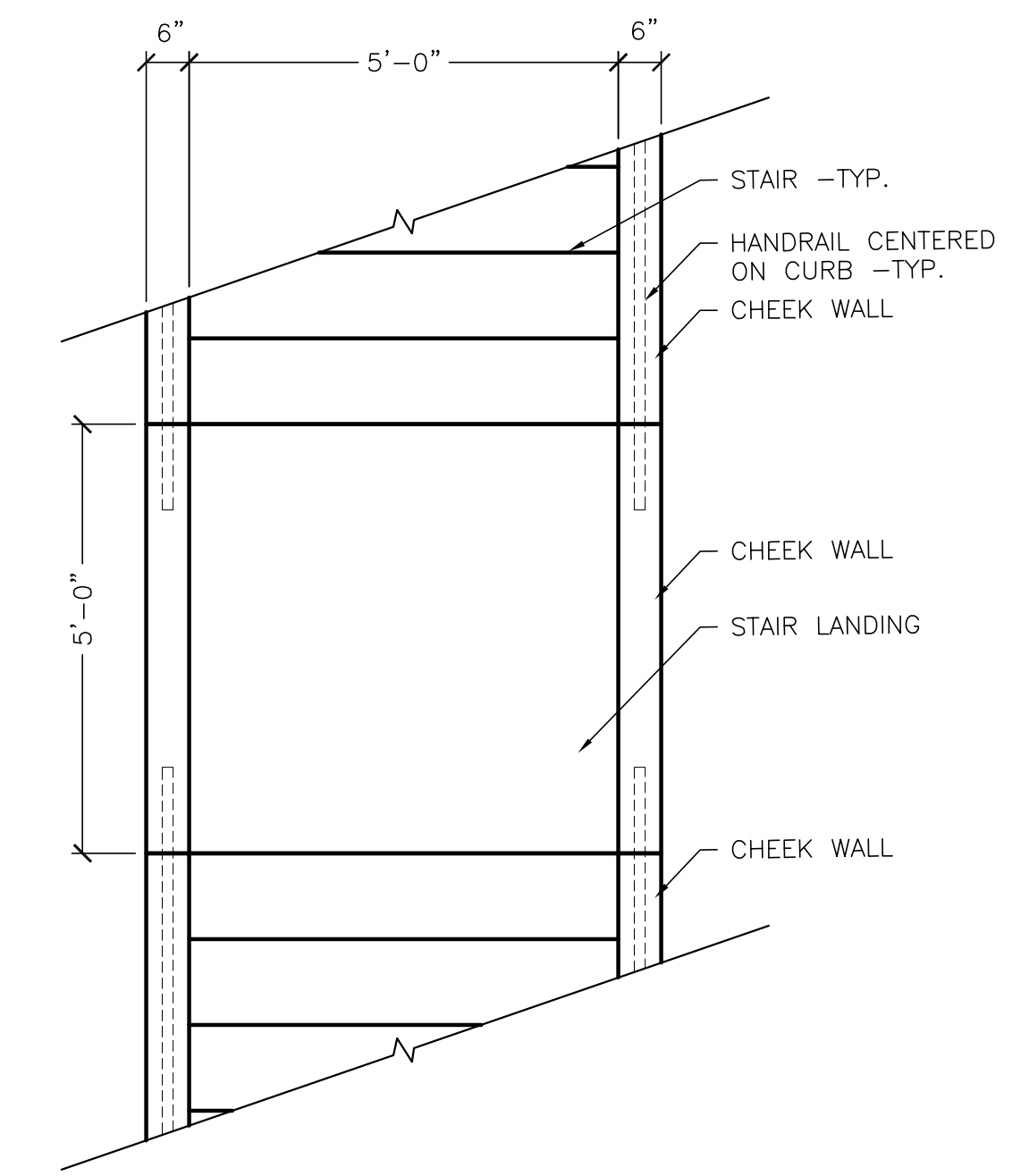
**2 CONTROL FENCING**  
SCALE 1/2"=1'-0"



**6 WALKING TRAIL**  
SCALE 1"=1'-0"



**1 STAIR AND HANDRAIL**  
SCALE 1/2"=1'-0"



**BBN**

BBN ARCHITECTS INC  
411 NICHOLS ROAD, SUITE 246  
KANSAS CITY, MO 64112  
PH: 816-753-2550  
WWW.BBNARCHITECTS.COM



REVISIONS:

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Project Number: **B41516**  
Date: **MARCH 25, 2025**  
Project Name: **Kensington Park Unified Government of WyCo & KCKS**  
Project Address: **2900 State Ave. Kansas City, KS 66102**

Sheet Title: **Site Details**  
Sheet: **L202**