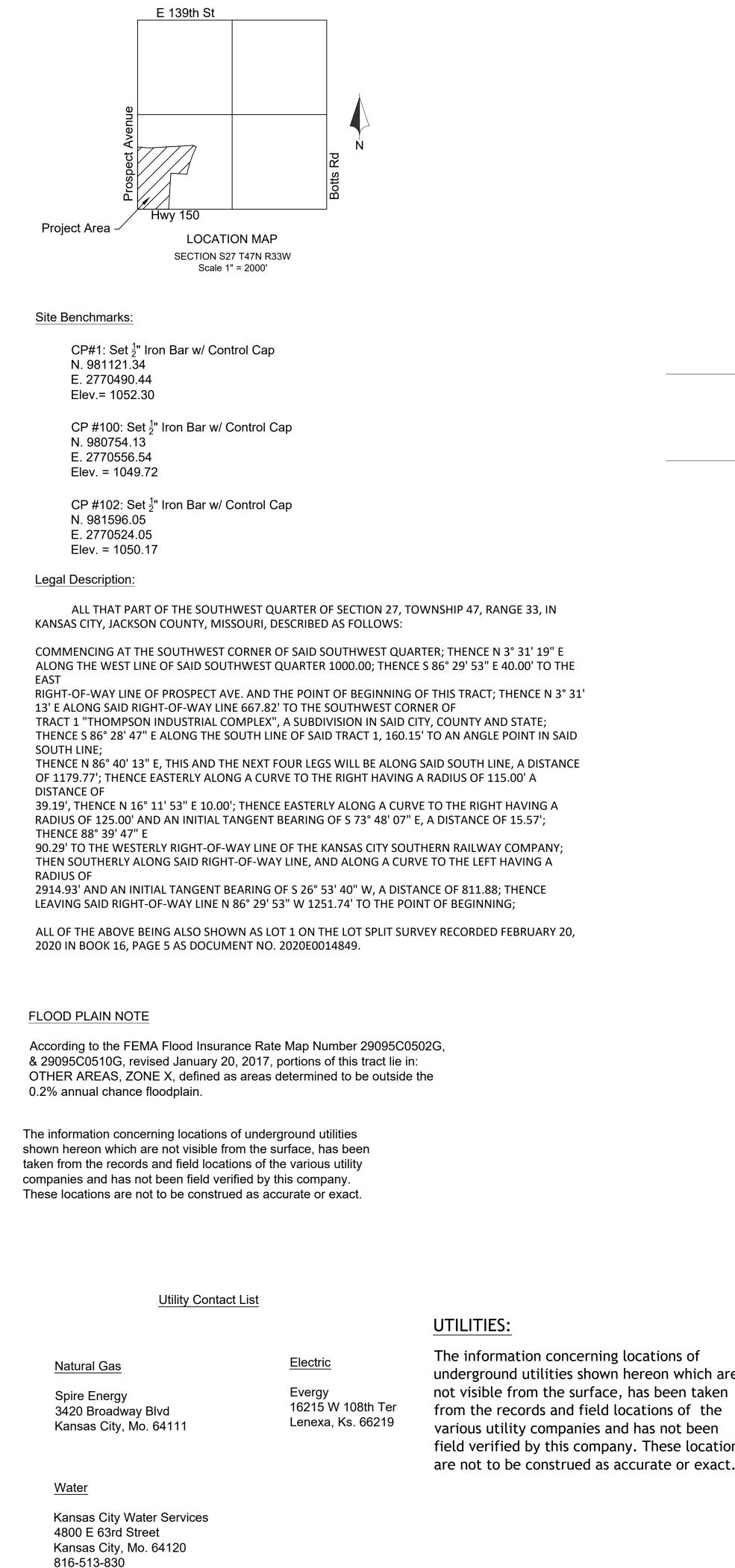




REQUEST FOR PROPOSAL

Project Name:	Master's Transportation- EARTHWORK (Awarded to Miller Stauch)
Project Location:	MO HWY 150 & Prospect, KCMO
Contact info:	Send questions and bids to bids@millerstauch.com Or call 913.307-1711 (Nick Schweiss office)
Bids due via email by:	Monday, Sept 11th, 2023 by 12 noon sent to <u>bids@millerstauch.com</u>
Project Description:	New +/- 260,000 sqft production building, +/- 32,000 sqft office building and a +/- 32,000 sqft service building.
Estimated Start date:	Site clearing and earthwork expected to begin in mid-September
Tax Status:	TAX EXEMPT (include taxes as an add only- not in base pricing)
Considerations:	Please review all construction drawings, schedules during bid
	This phase will bid only earthwork package to subgrade, LVC, and wall package; includes temporary road install as shown on exhibit. No paving base rock at this time. See alternate below.
	Base bid walls with modular block wall; alternate below.
	Project being administered by Port KC; MBE 14.7% / WBE 14.4% goals
	*** MBE/WBE participation must be achieved and noted on proposal and will be incorporated into the contract documents.
Alternates:	 <u>Please read below alternates carefully and price accordingly</u> 1) Eliminate septic pond in NE corner; replace with parking subgrades 2) Walls bid with redi-rock block or equal 3) Price all "HD asphalt" paving areas as concrete; 7" concrete with 4" ab3 4) VOLUNTARY ALTERNATES (V.E.) WELCOMED
Bid items Included:	 Land Disturbance plans by RIC dated 7/28/2023 Grading plan with walls by RIC dated 7/28/2023 Exhibits indicating subgrade depths, temp roads and fence/walls Project Schedule dated 8.16.23 Alpha Omega geotechnical report- dated 6/20/2023



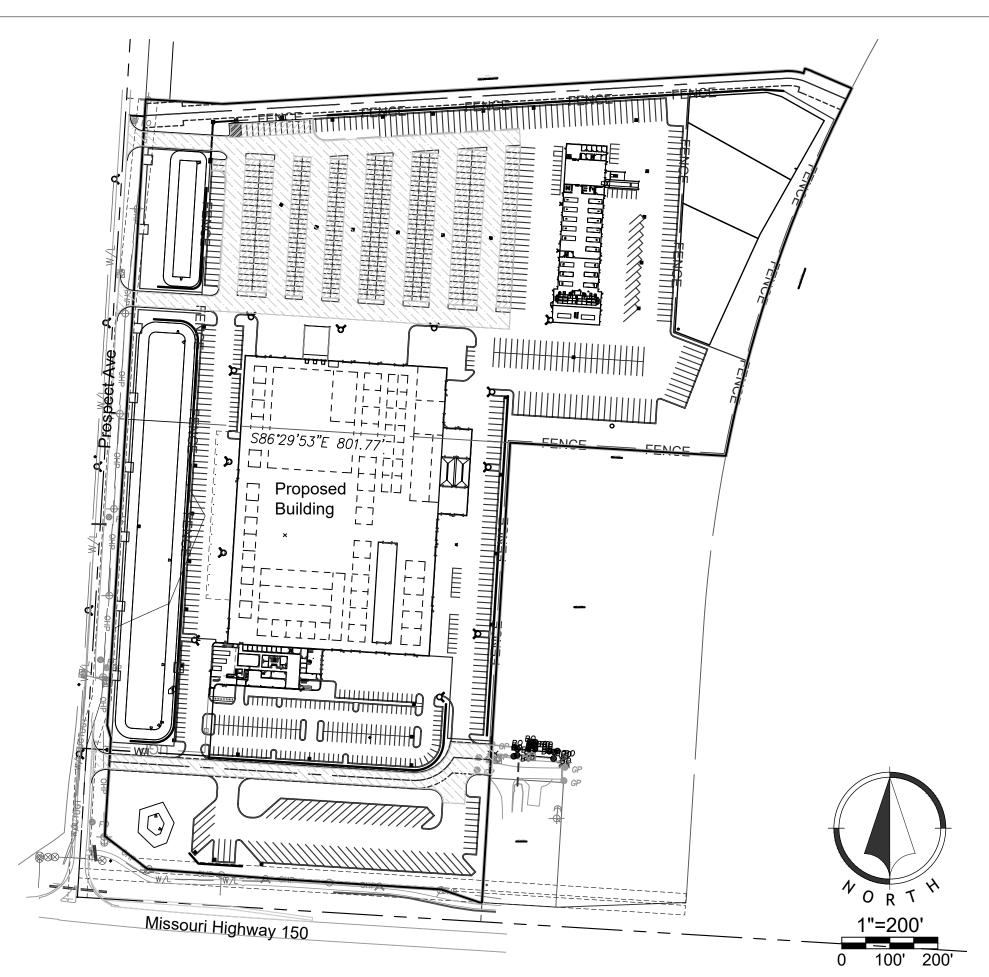
The information concerning locations of underground utilities shown hereon which are not visible from the surface, has been taken from the records and field locations of the various utility companies and has not been field verified by this company. These locations

Master's Transportation

Kansas City, Jackson County, Missouri Section 24, Township 47N, Range 33W

Clay County APN: xxxxxxxxxxxxxxx FILE NO. XXXXXXX PROJECT NO. XXXXXXXXXX Owner: Masters Transportation Qozb LLC Plat Area = 1,726,397 Sq. Ft., or 39.63 Acres Disturbed Area = 1,687,608 Sq. Ft. = 38.74 Acres

Land Disturbance Plans



LEGEND

	Existing Section Line		Proposed Right-of-Way
	Existing Right-of-Way Line		Proposed Property Line
	Existing Lot Line		Proposed Lot Line
	Existing Easement Line		Proposed Easement
	Existing Curb & Gutter		Proposed Curb & Gutter
	Existing Sidewalk		Proposed Sidewalk
	Existing Storm Sewer		Proposed Storm Sewer
	Existing Storm Structure		Proposed Storm Structure
	Existing Waterline	A	Proposed Fire Hydrant
	Existing Gas Main	WATER WATER WATER	Proposed Waterline
	Existing Sanitary Sewer		Proposed Sanitary Sewer
S	Existing Sanitary Manhole	9	Proposed Sanitary Manhole
	Existing Contour Major		Proposed Contour Major
	Existing Contour Minor		Proposed Contour Minor
			Future Curb and Gutter
U/E	Utility Easement		
SS/E	Sanitary Sewer Easement	A/E	Access Easement

T/E

Temporary Easement

Drainage Easement

D/E

Prepared For: KCMB Partners LLC 14655 Prospect Ave Kansas City, Mo. 64147 Shelby@Greenlightcorporation.com

Consultant/Applicant: Renaissance Infrastructure Consulting, LLC Contact Person: Dustin Burton, P.E. 400 E. 17th Street Kansas City, Mo. 64108 dburton@ric-consult.com 913.333.3873

Sheet Numbe C01 C02 C03 C04 C05 C06 C07 C08 C09 C10	Title Sheets General Notes Existing Conditions General Layout Grading Plan Drainage Area Map Sediment Basin Plan Sediment Basin Details Sediment Basin Details (2) Erosion Control Plan I	Land Disturbance Plans	22-0173 Master's Transportation Kansas City, Jackson County, Missouri
C12 C13	Erosion Control Plan II Erosion Control Plan III		
•	Erosion Control Details and understand what is proposed. The work contract with a work breakdown as follows:		Title Sheets
work not spec e permit holo	cifically permitted (i.e. final cleanup) will be der."		
	Date		
ed the design s indicated be all make the	s been designed, and these plans prepared, criteria of Kansas City, Missouri in current elow: following "as built" certification: de as-built drawings for this project"		
e "Plan Prepa 80544 "As-Bui lowing regarc to be provide As-Builts" let	ration Criteria and Procedure" and Policy It Drawings for Sewer Built by Permit" ding "as-built" drawings: ed within thirty (30) days after the date ster is issued by the City to the Developer. d by the City before any service connections	1 07/28/20 NO. DATE DRAWN E TCD	E REVISION
the permitte	ermit obligations making them the e. ouilt" drawings shall be included in the	ance	rrastructure nsulting 816.800.0950 8 www.ric-consult.com
	(engr sign)	Renaissance	E 17TH STREET BAS CITY, MISSOURI 64108 BIG. WWW.RIC-COI

"I have reviewed thes will be accomplished 1. EROSION CONTROL

"Any incidental work completed by the per Accepted By:

"I certify that this p to meet or exceed the usage, except as indi

Exceptions:

The engineer shall ma "I have been retained

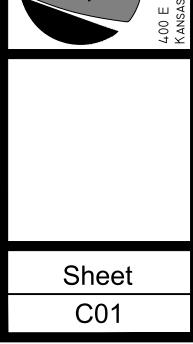
AS-BUILT NOTE:

The Policy of the "Pla Document No. 880544 stipulate the followin

1. Drawings are to be the "Request for As-B 2. Drawings must be will be allowed.

3. Drawings are part responsibility of the p

4. The cost of prepari performance bond.





CITY OF KANSAS CITY, MISSOURI - ORDINANCE NO. 981135

Sec. 63-30. Erosion and sediment control plan.

The following information shall be provided with respect to conditions existing on-site during land disturbing or filling activities or soil storage, and after final structures and improvements have been completed:

(1) Maximum surface runoff from the site, calculated using the adopted standard;

Q10 = $.50^*$ 1.14 (ac)* 7.35 = 4.19cfs (2) Sediment yield, calculated using the adopted standard, APWA 5600, Figure 5608-1 Sediment yield = 1.9 CUFT per Acre per Year

Total Sediment Storage = 1.14 ac x 1.9 CFT/Acre = 2.17 CFT PER YEAR

(3) A delineation and brief description of the measures undertaken to retain sediment from the site, including, but not limited to, designs and specifications for berms and sediment detention basins, and a schedule for maintenance and upkeep;

See Erosion Control Notes.

(4) A delineation and brief description of the surface runoff and erosion control measures to be implemented, including, but not limited to, types and method of applying mulches, designs and specifications for diverters, dikes and drains, and a schedule for their maintenance and upkeep; See Erosion Control Notes.

(5) A delineation and brief description of the vegetative measures to be used, including, but not limited to seeding methods, the type, location and extent of pre-existing undisturbed vegetation types and vegetation to remain and a schedule for maintenance and upkeep;

See Landscaping Plans for location, method, and rate of seeding and/or sod placement.

(6) Proposed conditions of the site in accordance with the phases outlined in the adopted standards. This Project will consist of three phases; Pre-Construction Erosion Control, Interim Erosion Control, and Final Stabilization.

(7) Alternative methods of stabilizing the site when either seeding was not performed in accordance with the schedule, or was performed and was not effective; Alternative methods shall

include straw mulch, hydroseeding, and/or erosion control blankets.(8) The location and description of each temporary and permanent erosion and sediment control measure;See Plans and notes above.

(9) Estimated duration of the permit as defined in Section 63-35. 365 Days

DIVISION 3. IMPLEMENTATION

Sec. 63-37. Installation of control measures.

The applicant shall notify the director before any land disturbance activities are performed or any erosion and sediment control measures are installed. The applicant shall ensure that all erosion and sediment control measures are installed in accordance with the erosion and sediment control plan and the city's adopted standards.

Sec. 63-38. Inspection of the site.

The applicant shall inspect the land disturbance site at least every fourteen (14) days, or more frequently if required on the plan, and within twenty-four hours following each rainfall event of 1/2" or more within any twenty-four hour period. For disturbed areas that have not been stabilized, all erosion and sediment control measures shall be inspected for proper installation, operation and maintenance. Locations where storm water leaves the site shall be inspected for evidence of erosion or sediment deposition. Any deficiencies shall be noted in a report of the inspection. Inspection reports shall be kept by the applicant and shall be submitted to the director upon request. The inspection report shall include the following minimum information:

- (1) Inspector's name;
- (2) Date of inspection;
- (3) Observations relative to the effectiveness of the erosion and sediment control measures;
- (4) Actions necessary to correct deficiencies;
- (5) Sampling results, if taken; and
- (6) Signature of applicant or person performing the inspection if duly authorized to do so. The director shall also perform regular inspections of the land disturbance site to ensure compliance with the erosion and sediment control plan for the site and the city's adopted standards.

Sec. 63-39. Maintenance of control measures.

The applicant shall at all times maintain all erosion and sediment control measures in good order and in compliance with the erosion and sediment control plan for the site and with the city's adopted standards, for the duration of the permit as defined in Section 63-35 of this Article. In determining the Applicant's compliance with the erosion and sediment control plan for the site, the director shall take into consideration any results the applicant has obtained through sampling.

Sec. 63-40. Sampling.

The applicant shall have the option of including a system of regular sampling by individuals approved to perform such sampling by the City of Kansas City as a part of the applicant's Erosion and Sediment Control Plan. The director may require sampling to determine the effectiveness of the erosion control plan or to obtain information to investigate complaints regarding the site. Sampling shall not be the only item reviewed to determine compliance with the erosion and sediment control plan for the site. The director may also perform sampling.

Sec. 63-41. Removal of control measures.

The applicant shall receive the director's approval before any structural erosion and sediment control measure identified on the plans is removed or made ineffective. Removal of erosion and sediment control measures must be performed in the manner described in the erosion and sediment control plan and in accordance with the city's adopted standards. When determining whether an erosion and sediment control measures may be removed or made ineffective, the director shall take into consideration testing results furnished by the applicant.

DIVISION 4. ENFORCEMENT

Sec. 63-42. Enforcement policy.

The director shall handle enforcement through the normal routine activities that include receiving inspection reports from the applicant, inspecting the site, communicating, negotiating, and written warnings to the applicant to resolve issues of non-compliance. However, if these methods fail, the director shall proceed with the methods as defined in Section 63-43 of this Article.

Sec. 63-43. Suspension or revocation of permit.

If normal routine enforcement activities, as defined in Section 63-42, fail to correct any noncompliance issue, the director shall follow the procedures outlined in this section before any action is taken against the security as provided under Section 63-33.

(1) The director shall suspend the site disturbance permit and issue a written stop work order, and the applicant shall cease all work on the site, except work necessary to remedy the cause of the suspension, upon notification of such suspension when:

a. Applicant fails to submit reports timely and in accordance with Section 63-38; or b. Inspection by the director reveals the site is not in substantial compliance with the erosion and sediment control plan; or

c. Applicant fails to comply with an order to bring the site into compliance with the permit within time limits imposed by the director.

(2) The director shall revoke the site disturbance permit and issue a stop work order if the applicant fails or refuses to cease work. A stop work order issued pursuant to this section does not affect building permits which are issued by director of codes administration. However, the director of codes administration may issue a stop work order in accordance with Chapter 18 of the City Code of Ordinances.

(3) The director shall reinstate a suspended site disturbance permit upon the applicant's correction of the cause of the suspension.

(4) The director may not reinstate a revoked permit.

Sec. 63-44. Action against the security.

The director may take action against the security if the applicant fails to install or maintain the erosion and sediment control measures in accordance with the erosion and sediment control plan for the site and the city's adopted standards for the duration of the permit as defined in Section 63-35. The director will provide the applicant with ten (10) days written notice before any action is taken against the security, and if during that ten (10) day period the applicant bring control measures into compliance with the Plan, no action shall be taken against the security.

Sec. 63-45. Fines and penalties.

Any person allowing or performing a land disturbance without obtaining a Site Disturbance Permit as required by this Article, or working with a revoked or suspended permit, upon conviction, shall be punished by a fine of not less than \$50.00 and not more than \$500.00, or by imprisonment in the municipal correctional institution for a period not to exceed six months, or be punished by both fine and imprisonment; provided that each day's violation thereof shall be a separate offense for the purposes of this article.

Sec. 63-46. Additional Notice.

A copy of all written notices sent to the applicant pursuant to or in regard to this article, including, without limitation, written communications, warnings and notices pursuant to Sections 63-42, 63-43 and 63-44 shall be simultaneously sent to the party listed as the developer on the application referred to in Section 63-34. Nothing in this Section 63-46 shall create any right for the applicant or any other interested party to object to, challenge, delay or invalidate any action of the director on the basis of lack of notice.

The contractor shall be respectively control violations shall be the contrepresents the minimum eroses. Erosion control measures as sediment control shall be insist inspections.
 The contractor is responsible control devices after each rates. The contractor shall provide that silt will not leave the professor of the contractor is responsible devices upon completion of construction.
 The contractor is responsible construction.
 The contractor is responsible on site and assuring plan align construction.
 The contractor shall ensure out and working properly at the specifications and design crite. City of Kansas City, Missouri.
 Reference detail sheets for the contractor shall reference detail sh

Plans Disturbance 2-0173 Transpo skson Co \sim S Land Mast City, Notes neral (7) Original Submitta 07/28/2023 DATE REVISION DRAWN BY CHECKED B TCD DB പ ance structu sulting enais \square Sheet

Erosion Control Notes: 1. The contractor shall be responsible for maintenance of all erosion and sediment control measures and practices throughout the project. Any and all fines associated with erosion control violations shall be the contractor's responsibility.

2. Erosion control is the contractor's responsibility. These plans should be used a guide and represents the minimum erosion control devices required.

3. Erosion control measures shall be maintained at all times. Additional erosion and sediment control shall be installed by the contractor if deemed necessary by on site

4. The contractor is responsible for inspection and repairing all erosion and sediment control devices after each rainfall.

5. The contractor shall provide additional erosion and sediment control measures to ensure that silt will not leave the project extents.

6. The contractor is responsible for removing the temporary erosion and sediment control devices upon completion of construction and only when areas have been permanently

7. The contractor is responsible for removing silt from the site if not the silt is not reusable on site and assuring plan alignment and grade in all drainage swales at completion of

8. The contractor shall ensure that all drainage structures, flumes, pipes, etc. are cleaned out and working properly at time of acceptance.

9. The contractor shall provide any temporary stabilization as required.

10. The contractor shall provide ingress/egress tracking pad for vehicular traffic at a location approved by the owner's representative.

11. All erosion control devices shall conform to the applicable section of the standard specifications and design criteria of the engineering division, department of public works, City of Kansas City, Missouri.

12. Reference detail sheets for typical erosion control device installation.

13. See construction plans for seeding of all disturbed areas.14. The contractor shall install sediment barriers around existing storm sewer inlets that will be removed.

15. The contractor shall reference the American Public Works Association, Kansas City Metropolitan Chapter for standard details and specifications.

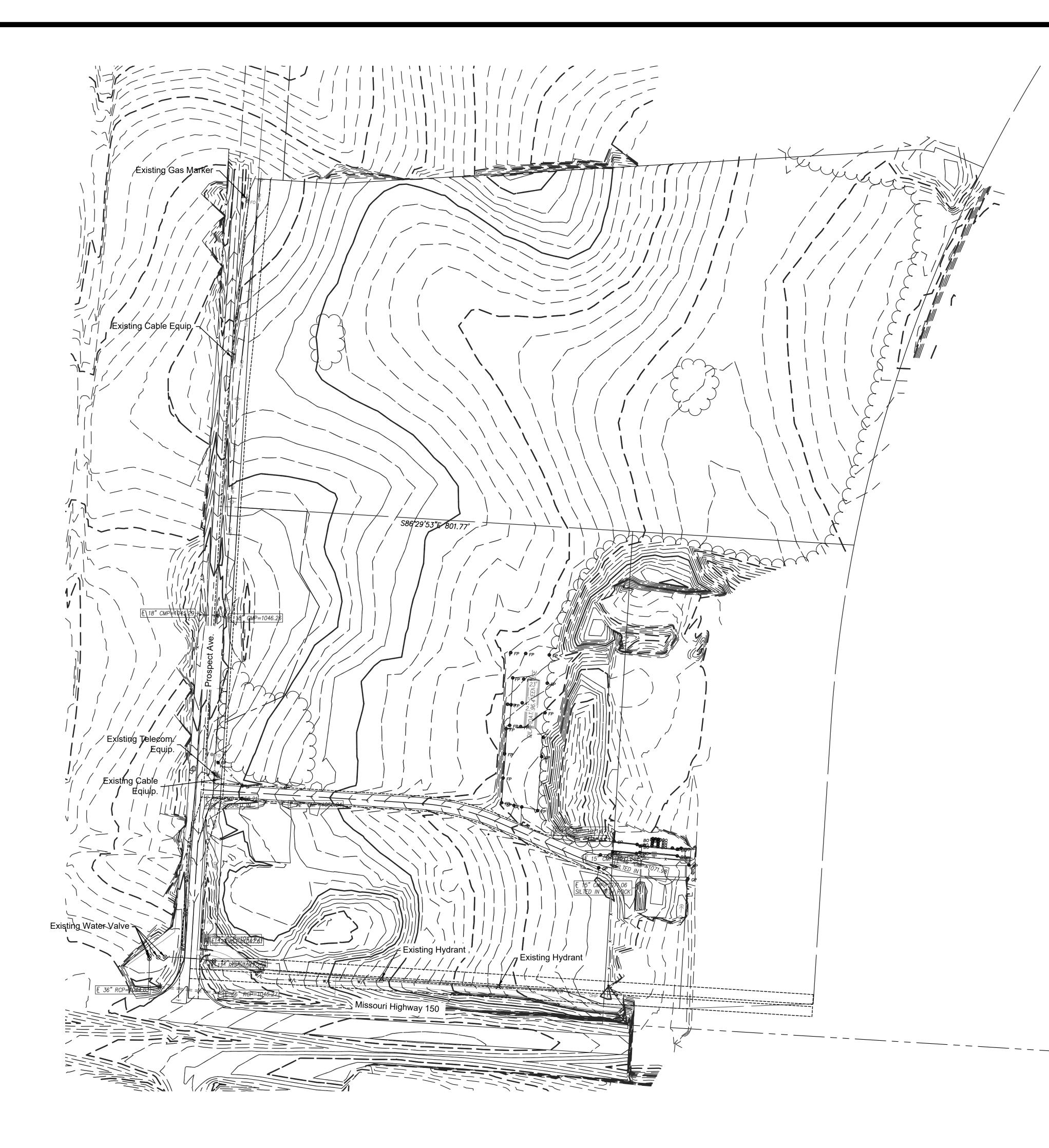
16. The contractor's construction sequence schedule shall conform to division 5100 - erosion and sediment control under section 5106.



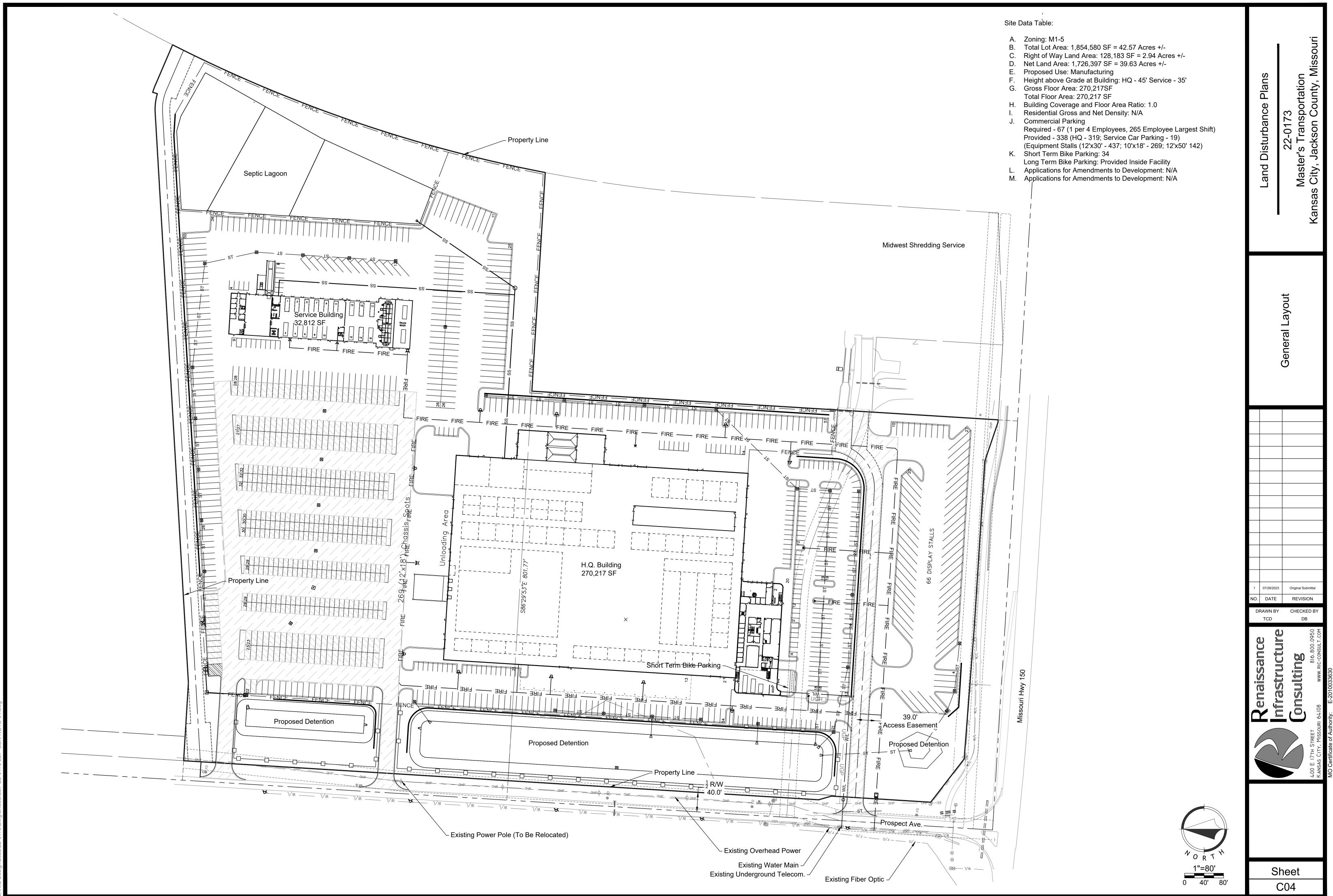
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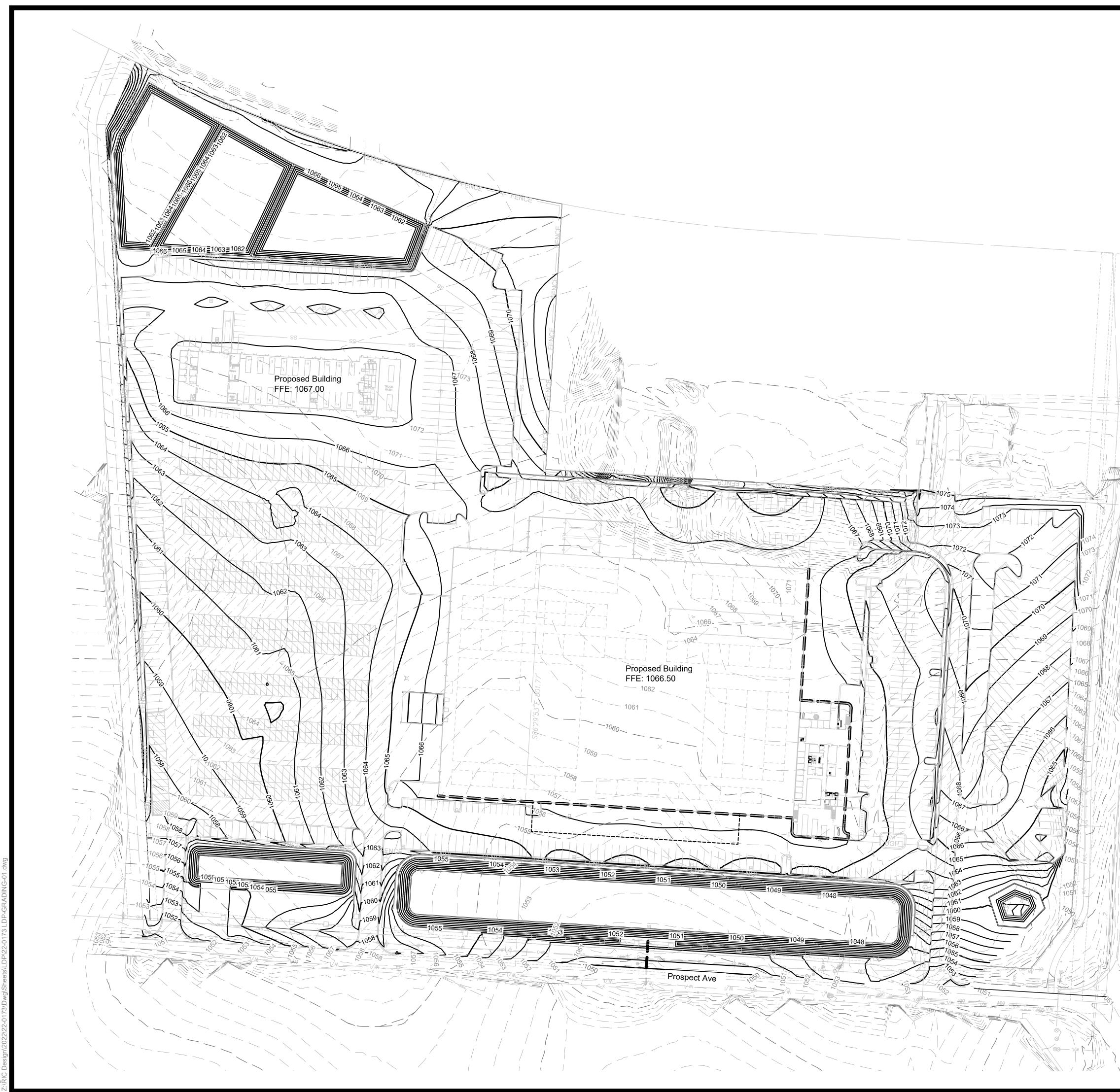
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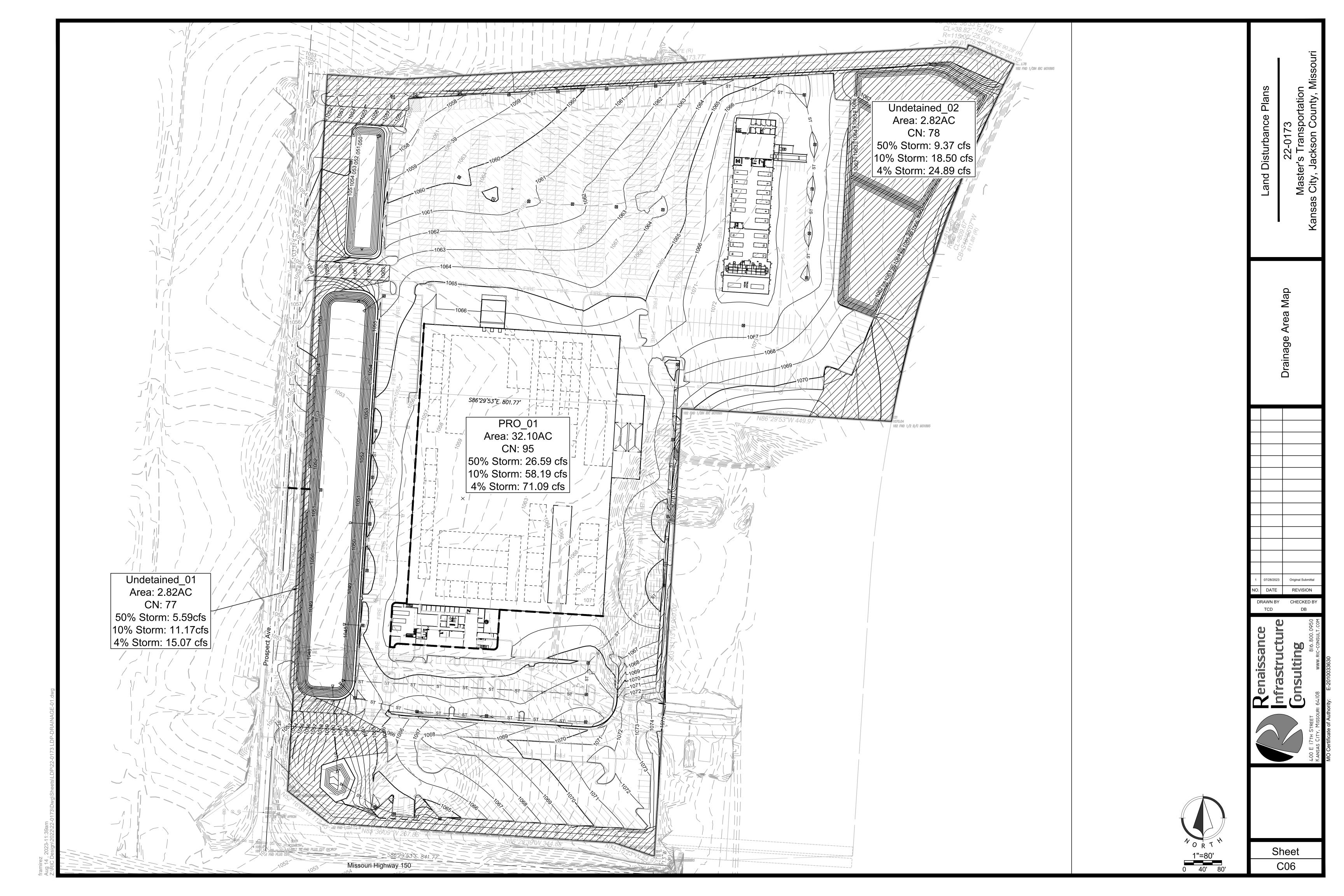
	Land Disturbance Plans 22-0173 Master's Transportation Kansas City, Jackson County, Missouri
	Existing Conditions
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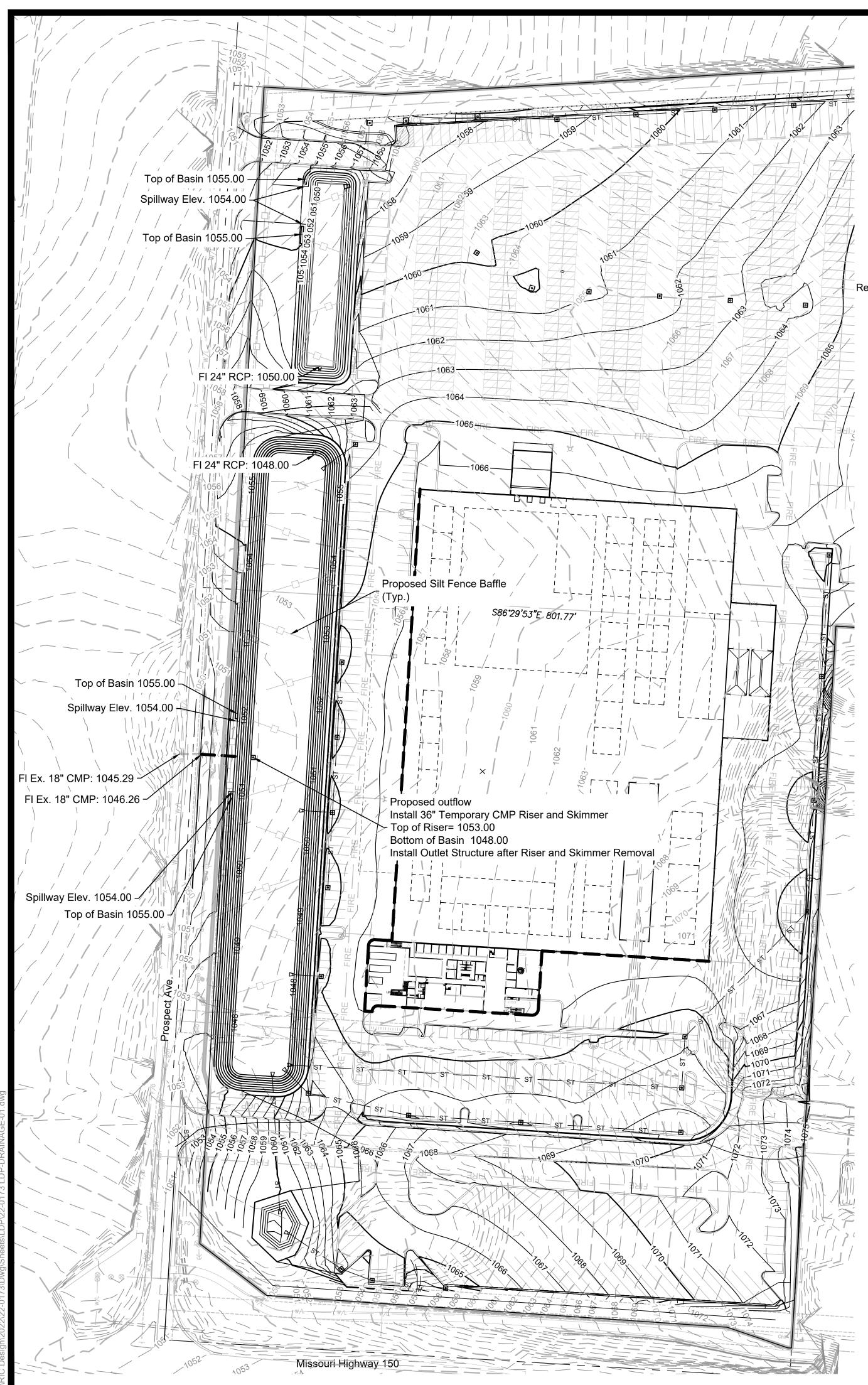




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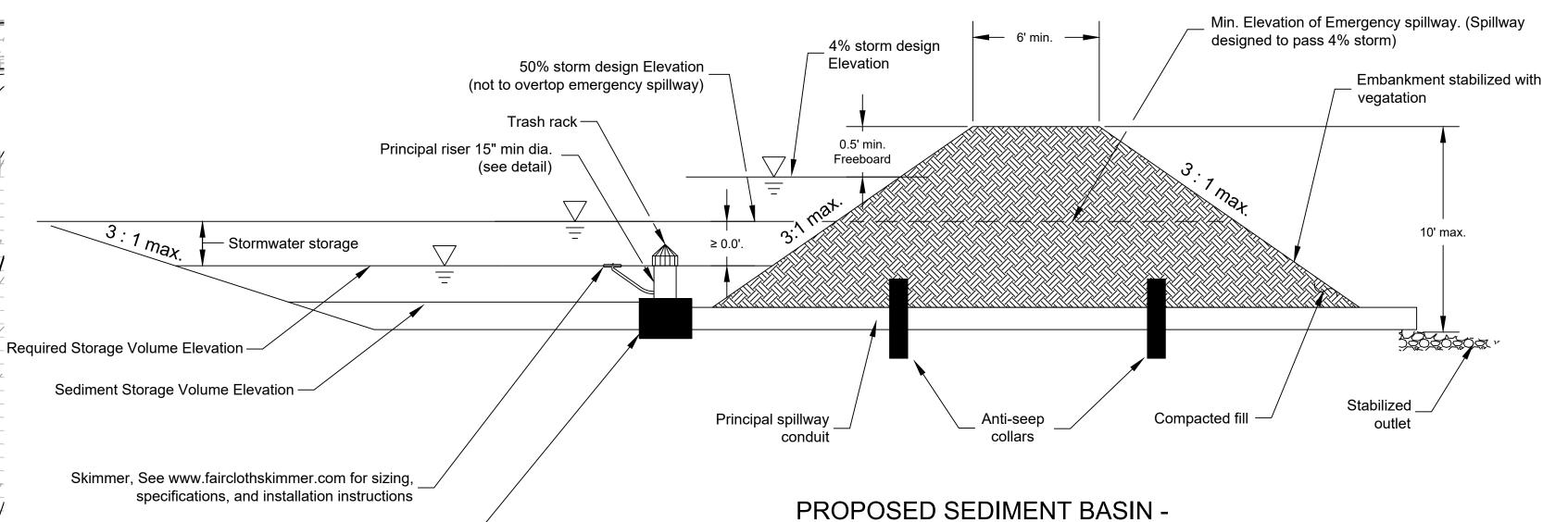
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Sheet C05	Achieve and the second	Grading Plan	Land Disturbance Plans 22-0173 Master's Transportation Kansas City, Jackson County, Missouri





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framire Aug 1²



Concrete block - sized by Engineer to _ prevent floatation

	Sediment	ummary	Sediment Basir	
Item Description	Quantity	Units	Notes	
				Design Requireme
Site Data				1 The plan and pro
Drainage Area to Basin	32.01	acres		1. The plan and pro construction arrang
50% (2 yr.) Design Flow	26.28	cfs		Details given in t
10% (10 yr.) Design Flow	62.62	cfs		approved by the Ci
Pond Data				2. If the length to w
				short-circuiting
Required Storage Volume	115,560	cf	3600 cf/ac. Required	of the basin.
Provided Storage Volume	568,210	cf	Storage Volume at Top of Riser	3. Emergency spilly non-erodible mater
Bottom Elevation of Pond Sediment Cleanout	1048.00	ft		such as Riprap o
Elevation	1048.00	ft		Maintenance/Safet
			Top of Dry Storage Volume @ Req.	4. The Permit Hold
Top of Riser Elevation	1053.00	ft	Storage Vol	by 20% of the origin
2 YR Water Surface	1050 70	ft		design storage vo
Elevation Top of 10yr Water	1050.70			drawings.
Surface Elev -	1051.75	ft		C Codimonthesing
Emergency Spillway	1001.70			5. Sediment basins
Elevation	1054	ft	Min. at or above 2-YR Elev	include warning sig reading: "Danger
			0.5 ft. Min. above Spillway Design	
Top of Dam Elevation	1055.00	-	Depth	
Principal Spillway Data:				
Riser Pipe Diameter	36	in		1
Barrel Pipe Diameter	36	in		
Concrete Base Size for				
Riser Pipe	1.5	су		
Skimmer Data				
Skimmer Size	12	in		
	١Z			1

POSED SEDIMENT BASIN -CROSS SECTION

Not to Scale

sin Notes:

nents:

profiles are schematic in nature. Construction Plans must provide specific site ngements. In these drawings shall be used unless alternate details are shown in plan and City.

width ratio is less than 2, interior sediment fence baffles shall be provided to reduce

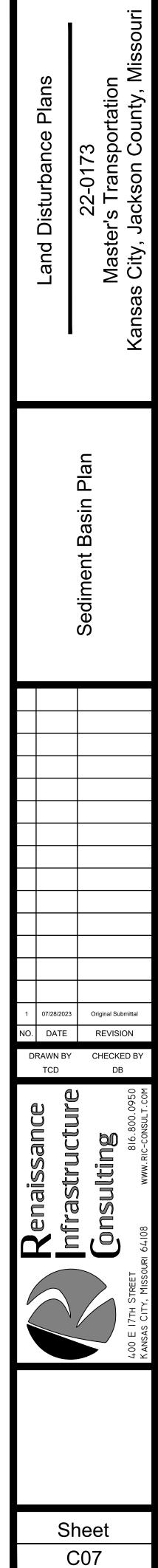
illways to be located in a non-fill location when feasible and shall be lined with a erial or Turf Reinforcement Mat.

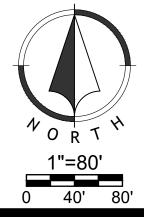
ety Requirements:

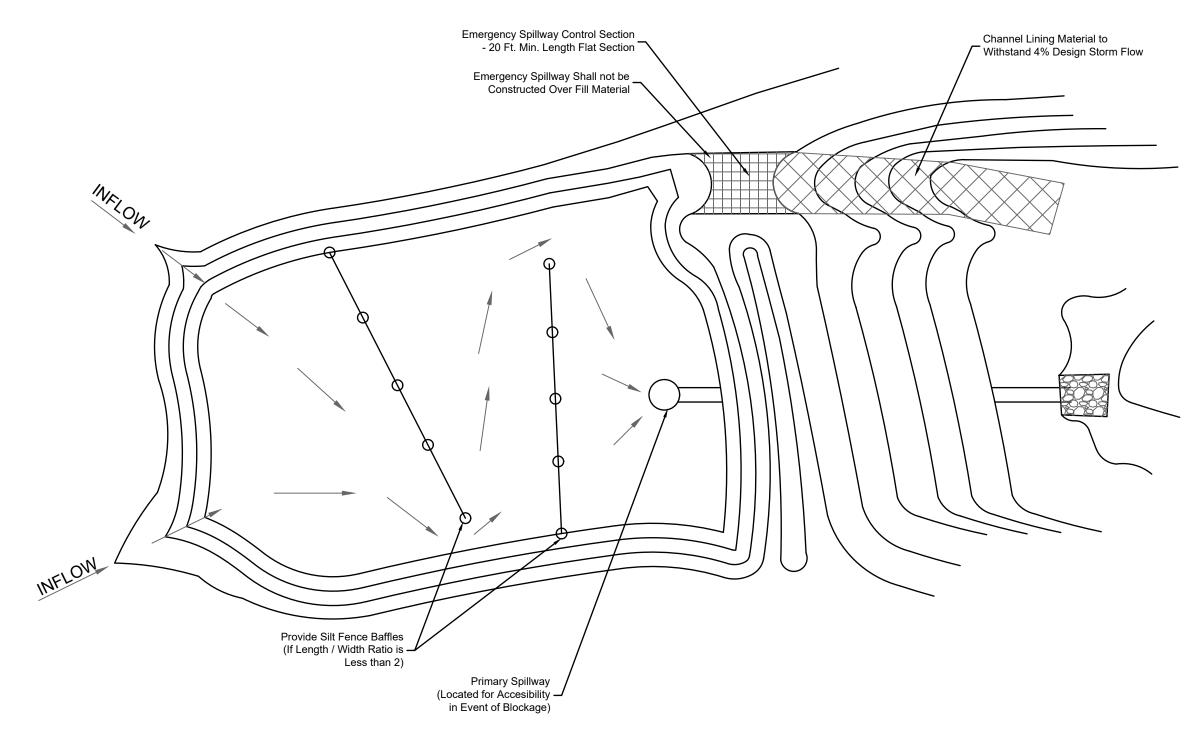
Ider shall clean out deposited sediment when sediment storage has been reduced

volume. The cleanout level shall be indicated on the riser pipe as shown on the

ins shall be fenced using construction fence or other material for safety reasons and signs, ger - KEEP OUT".







TEMPORARY SEDIMENT BASIN - PLAN VIEW (TYP) Not to Scale

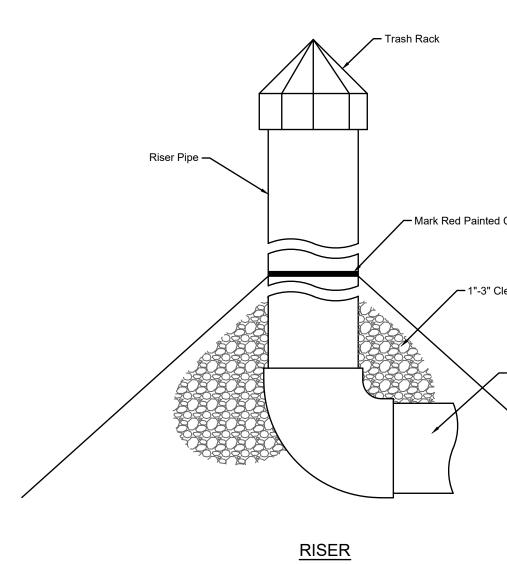
Sediment Basin Notes:

Design Requirements:

- 1. The plan and profiles are schematic in nature. Construction F specific site construction arrangements. Details given in the used unless alternate details are shown in plan and approve
- 2. If the length to width ratio is less than 2, interior sediment fend provided to reduce short-circuiting of the basin.
- 3. Emergency spillways to be located in a non-fill location when for with a non-erodible material such as Riprap or Turf Reinforc

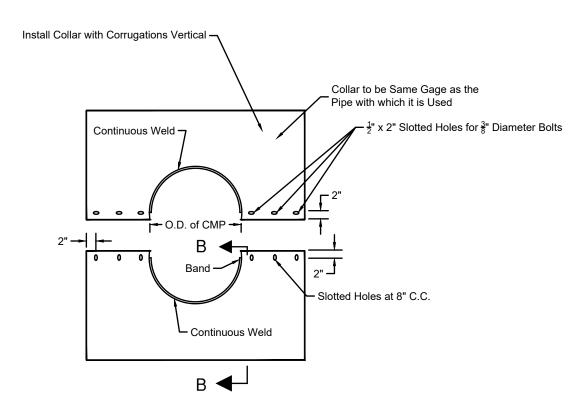
Maintenance/Safety Requirements:

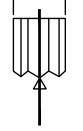
- 4. The Permit Holder shall clean out deposited sediment when s been reduced by 20% of the original design storage volume be indicated on the riser pipe as shown on the drawings.
- 5. Sediment basins shall be fenced using construction fence or o reasons and include warning signs, reading: "Danger KEE



PRINCIPAL SPILLWAY DETAIL Not to Scale

Plans must provide	Land Disturbance Plans	22-0173 Master's Transportation Kansas City, Jackson County, Missouri
nese drawings shall be ved by the City. nce baffles shall be		ails
n feasible and shall be lined prcement Mat.		Basin Details
sediment storage has		ent Ba:
ne. The cleanout level shall		Sediment
EP OUT".	┠───	
Cleanout Level		
ean Roack Placed to Red Cleanout Mark		
- Outlet Pipe		
	1 07/28/202 NO. DATE DRAWN B TCD	REVISION
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	Renaissance	Intrastructure Onsulting 816.800.0950 84108 www.RIC-CONSULT.COM
		400 E 17TH STREET KANSAS CITY, MISSOURI 64108
		Sheet C08

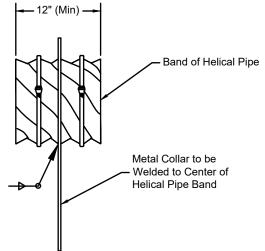




Welded both sides Corrugated metal Sheet welded to Center of band

SECTION B-B

Size and spacing of slotted Openings shall be the same as shown for CM collar Use Rods and lugs to clamp bands securely to pipe.



PARTIAL ELEVATION

CORRUGATED METAL ANTI-SEEPAGE COLLAR DETAIL Not to Scale

<u>NOTES</u>

specifications.

matching pairs.

installation.

1. All materials to be in accordance with construction material

with construction material specifications.

2. When specified on the plans, coating of collars shall be in accordance

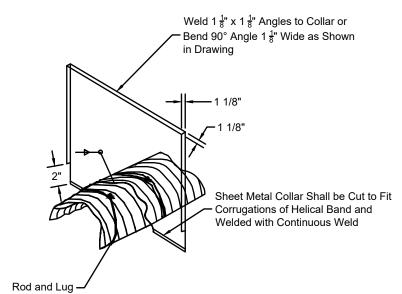
3. Unassembled collars shall be marked by painting or tagging to identify

connecting band shall be caulked with asphalt mastic at the time of

4. The lap between the two half sections and between the pipe and

5. Each collar shall be furnished with two (2) $\frac{1}{2}$ " diameter rods with standard tank lugs for connecting the collars to the pipe.

Outlet End: Connection to Outlet Pipe or Riser –



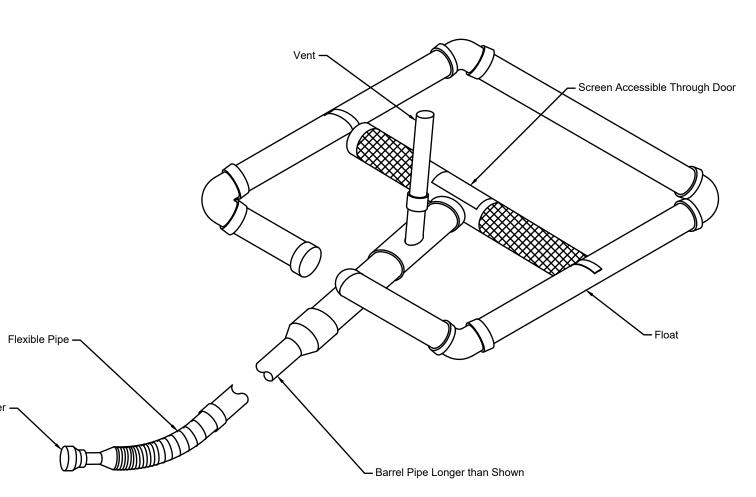
NOTE:

For bands and collars, modification of The details shown may be used Providing equal water tightness is Maintained and detailed drawings are Submitted and approved by the engineer Prior to delivery.

ISOMETRIC VIEW

<u>NOTES:</u> Connections between the anti-seepage collar and the barrel must be watertight

ANTI-SEEPAGE COLLAR



NOTE:

Skimmers shall be Faircloth Skimmers or equal. See www.fairclothskimmer.com for detail. Install skimmer per manufacturers's recommendations.

SKIMMER DETAIL

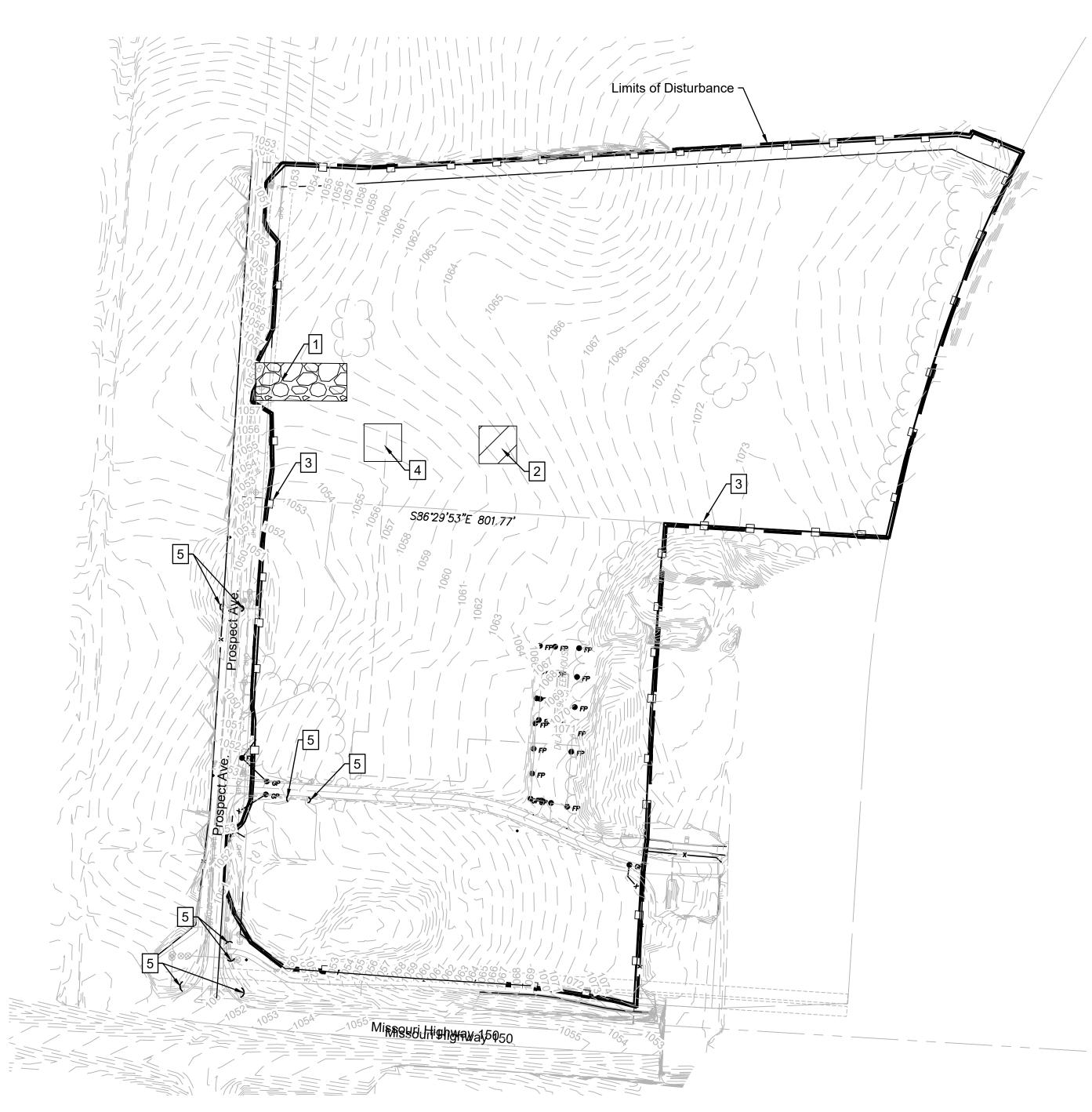
<u>NOTES</u>

TWO OTHER TYPES OF ANTI-SEEP COLLARS ARE:

 Corrugated metal, similiar to above except shop welded to a 4 ft. section of the pipe and connected to the pipe with connecting bands.

 Concrete, 6 inches thick formed around the pipe with #3 rebar spaced 15"

Land Disturbance Plans	0110	Master's Transnortation	Kansas City, Jackson County, Missouri
	Sediment Basin Details (2)		
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Renaissance	nfrastructure	Consulting	URI 64108 WWW.RIC-CONSULT.COM
6			7TH STREET CITY, MISSOURI 64108
			400 E 177 Kansas C
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	- 1		



	PROJECT STAGE	PLAN REFERENCE NUMBER	BMP DESCRIPTION	REMOVE AFTER PHASE	NOTES
		1	Construction Entrance	II	Install Construction Entrance
		2	Staging Area	II	Install Staging Area
Phase I	A-Prior to Construction	3	Perimeter Silt Fence	III	Install Silt Fence
		4	Concrete Washout	II	Install Concrete Washout as Shown on Plans Prior to Pouring Any Concrete
Phase II	B - During Land Disturbance & Storm Infrastructure Installation	5	Inlet Protection	111	Install Filter Bags to trap sediment and debris during construction
Phase III	C-Final Stabilization	6	Establish Perennial Vegetation	N/A	Redistribute Topsoil and Seed and Mulch all Disturbed Area. Stabilization Complete when 100% of Disturbed Area is Established with Perennial Vegetation with a Density of 70%

GENERAL NOTES:

- THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF KANSAS CITY, MISSOURI. THESE STANDARDS CAN BE FOUND AT THE FOLLOWING ADDRESS. http://www.kcmo.org/codes.nsf/web/LDDstandards?open document
- 2. THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL LINE PRESENT. THE DEVELOPER SHALL BE RESPONSIBLE TO CALL "1-800-DIG-RITE", AND COORDINATE FIELD LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING GRADING ACTIVITIES.
- 3. THE DEVELOPER SHALL BE RESPONSIBLE TO OBTAIN ALL PERMITS AND PAY ALL FEES AS REQUIRED BY THE CONSTRUCTION COVERED IN THESE PLANS.
- 4. ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNERS REPRESENTATIVE.
- 5. THE DEVELOPER SHALL BE RESPONSIBLE FOR KEEPING THE PUBLIC STREETS IN THE VICINITY OF THE JOB SITE CLEAN AND FREE OF ROCKS, SOIL AND DEBRIS.
- 6. THE DEVELOPER SHALL BE RESPONSIBLE TO CONTROL DOWNSTREAM EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION, EROSION CONTROL PROCEDURES SHALL BE IN PLACE PRIOR TO BEGINNING GRADING ACTIVITIES.
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- 12. NO GRADING WORK WITHIN PUBLIC RIGHT-OF-WAY IS ALLOWED UNDER THE LAND DISTURBANCE PERMIT.
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NOTE 1. ALL SLOPES GREATER THAN 4:1 WILL BE EVALUATED FOR USE OF MATS/BLANKETS 2. NO WETLANDS PRESENT ON THIS PROPERTY Install "J" Hooks in Silt Fence Every 100 LF. Site Inspections are required at a minimum of once per fourteen days and within 24 hours of any 0.5" rainfall or greater during construction activities. A report of each inspection shall be made, signed and dated within 24 hours of the inspection. Observations related to the effectiveness of the BMPs, actions taken or necessary to correct deficiencies, and observations listing areas where construction operations have permanently or temporarily stopped shall all be included in the inspection report.

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- CONSULT WITH A QUALIFIED DESIGN PROFESSIONAL IF ANY OF THE FOLLOWING OCCUR:
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- EXTEND PAD BEYOND THE MINIMUM 50 FOOT LENGTH AS NECESSARY

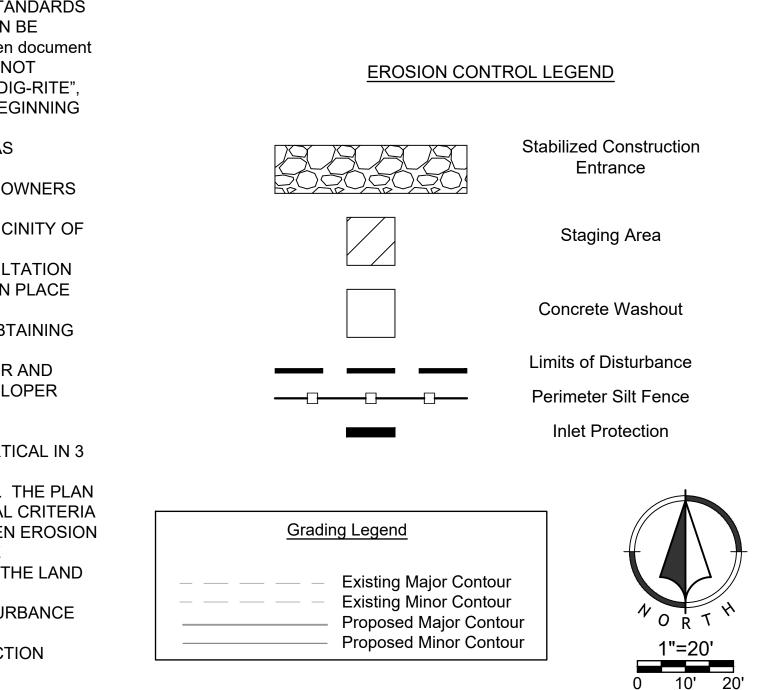
INSPECTION AND MAINTENANCE

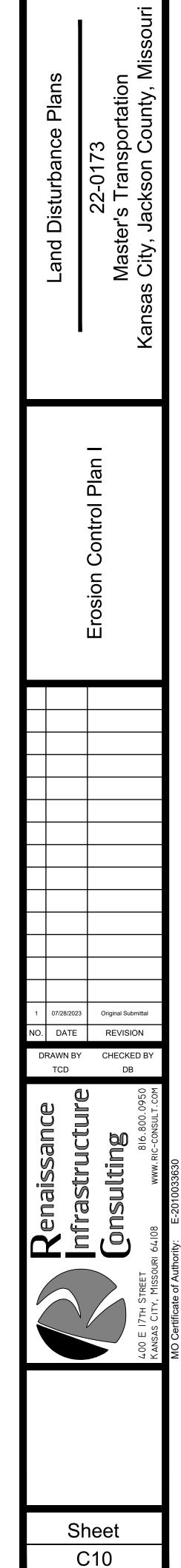
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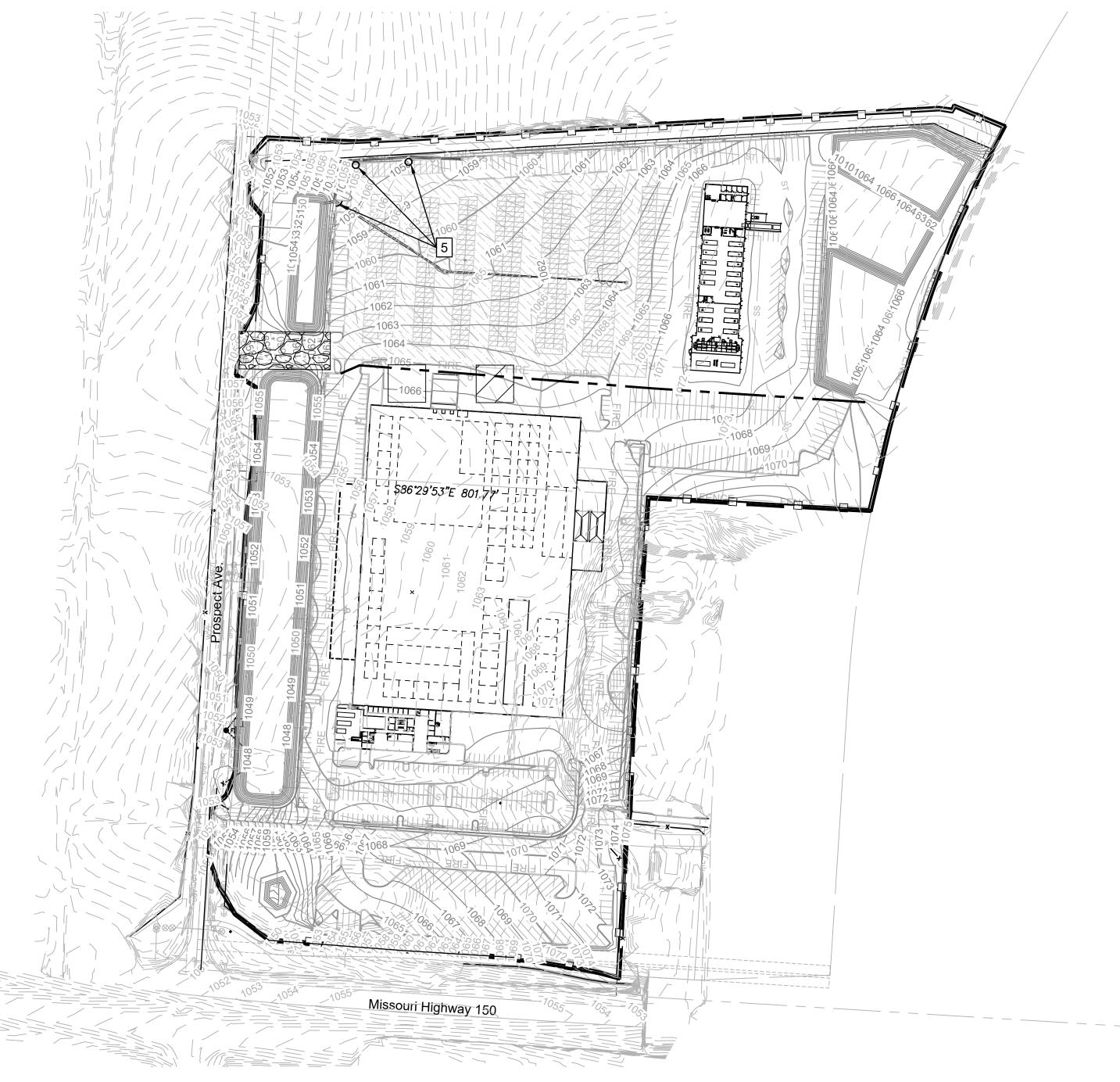
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- 3. IF SLOPE TOWARDS THE PUBLIC ROAD EXCEEDS 2% CONSTRUCT A 6 TO 8" HIGH RIDGE WITH 3H:1V SIDE SLOPES ACROSS THE FOUNDATION APPROXIMATELY 15 FEET FROM THE EDGE OF THE PUBLIC ROAD TO DIVERT RUNOFF AWAY FROM IT.
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- IF WET CONDITIONS ARE ANTICIPATED, PLACE GEOTEXTILE FABRIC ON THE GRADED FOUNDATION TO IMPROVE STABILITY.







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		PROJECT STAGE	PLAN REFERENCE NUMBER	BMP DESCRIPTION	REMOVE AFTER PHASE	NOTES
Γ			1	Construction Entrance	II	Install Const
			2	Staging Area	II	Install Stagir
	Phase I	A-Prior to Construction	3	Perimeter Silt Fence	III	Install Silt Fe
			4	Concrete Washout	II	Install Concr Concrete
	Phase II	B - During Land Disturbance & Storm Infrastructure Installation	5	Inlet Protection		Install Filter
	Phase III	C-Final Stabilization	6	Establish Perennial Vegetation	N/A	Redistribute Stabilization with Perenni

GENERAL NOTES:

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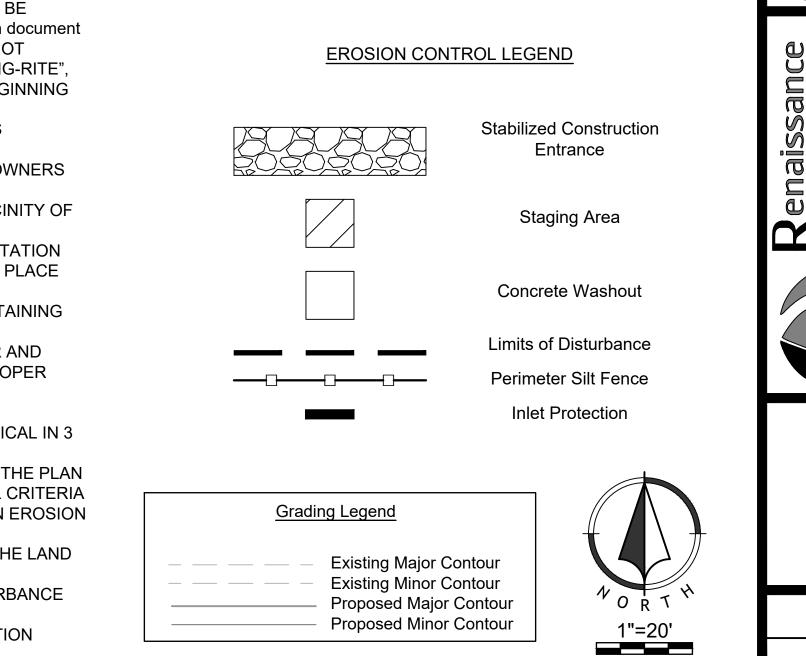
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INSPECTION AND MAINTENANCE

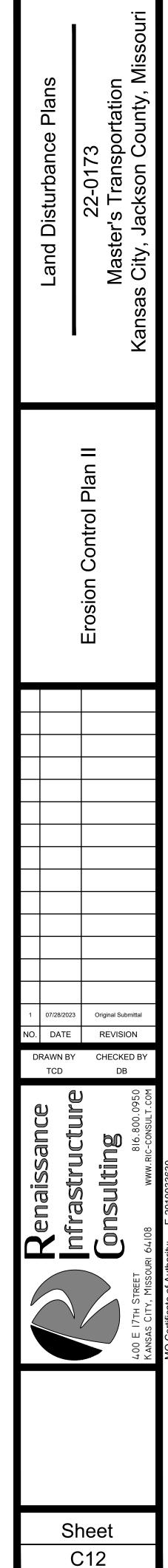
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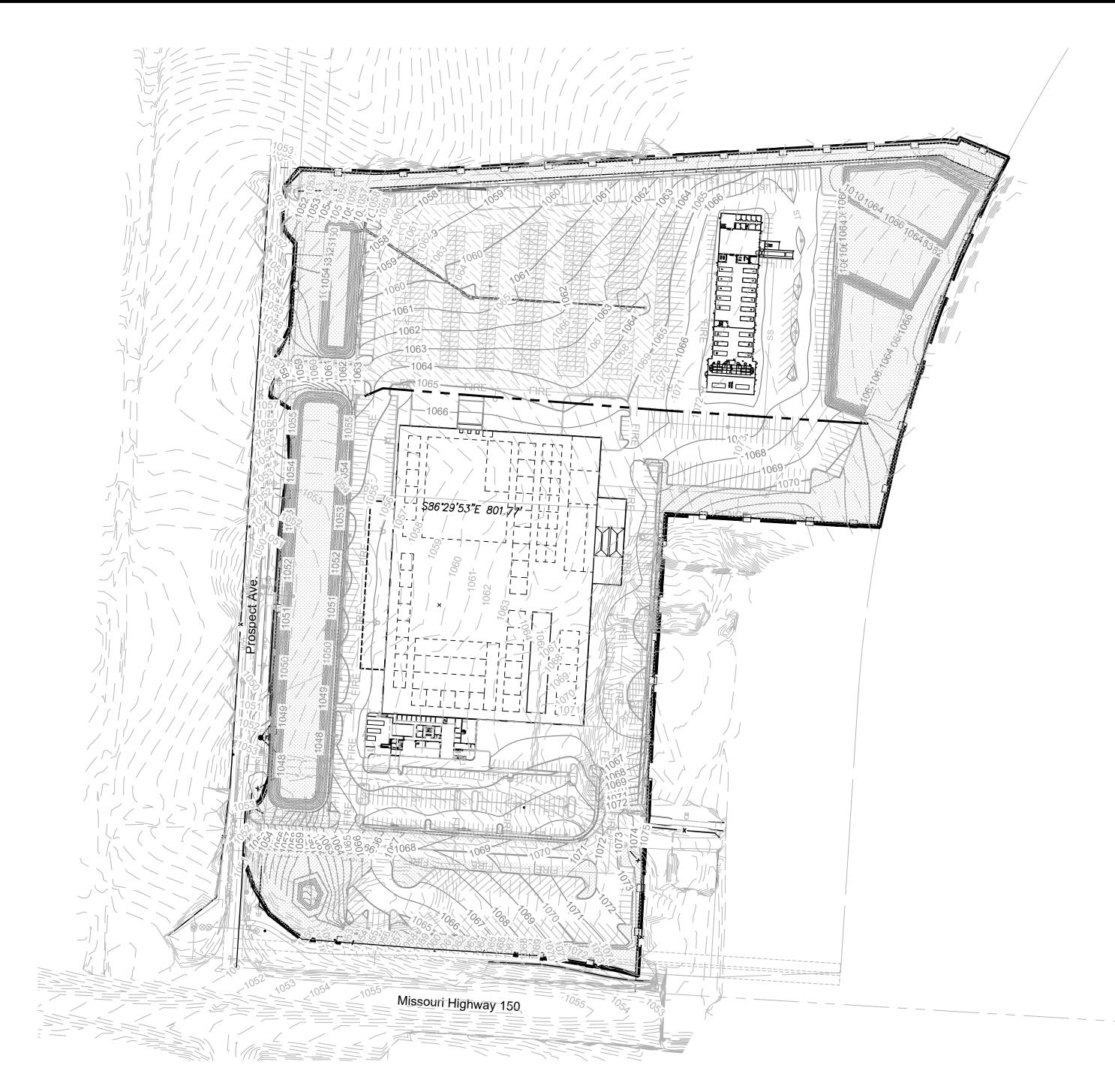
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TROUBLESHOOTING

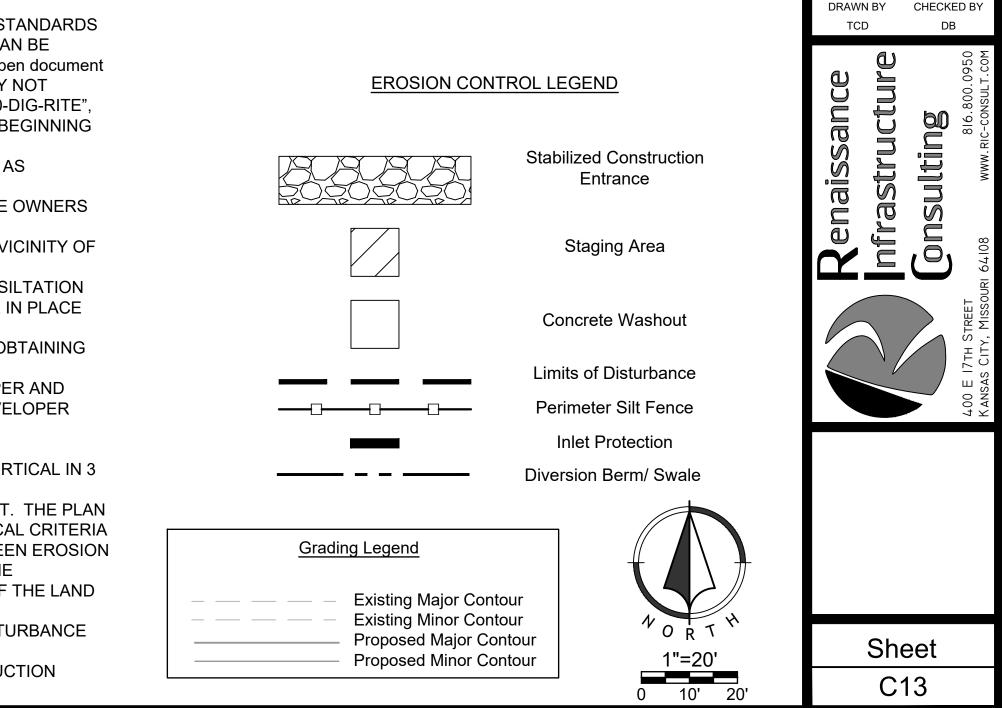
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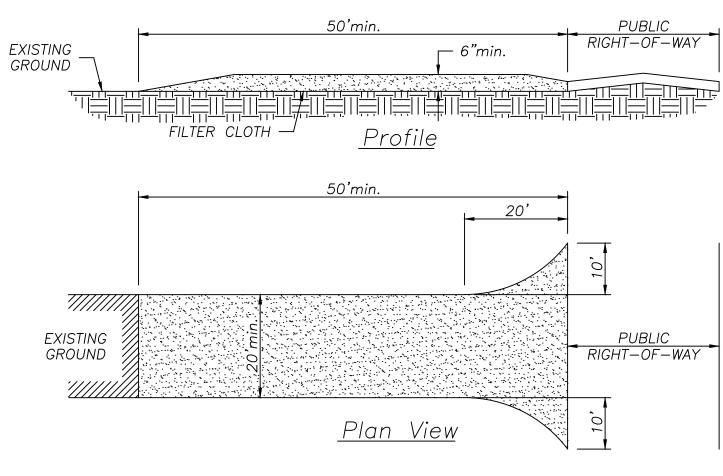


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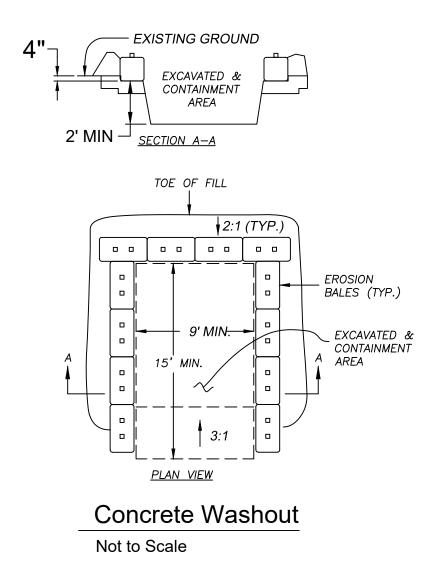


CONSTRUCTION SPECIFICATIONS:

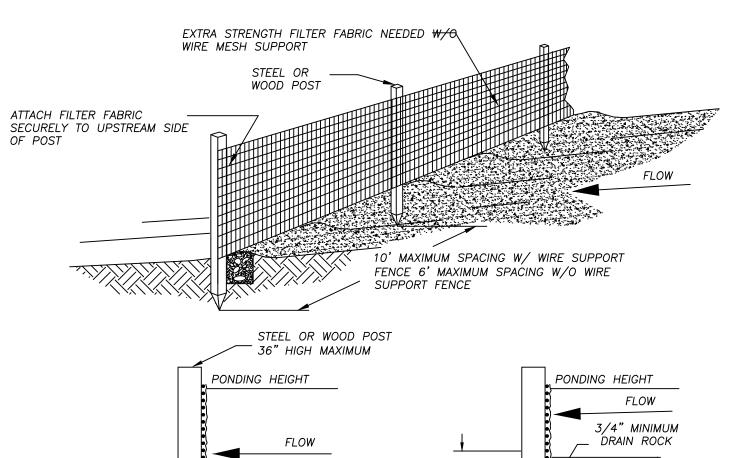
- 1. STONE SIZE USE (2) INCH STONE, OR RECLAIMED OR RECYCLED EQUIVALENT.
- 2. LENGTH AS REQUIRED, BUT NOT LESS THAN (50) FEET.
- 3. THICKNESS NOT LESS THAN SIX (6) INCHES. 4. WIDTH - TWENTY (20) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE
- INGRESS OR EGRESS OCCURS. 5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. 6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE
- BERM WITH 3:1 SLOPES WILL BE PERMITTED. 7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR
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- STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. 9. PERIODIC INSPECTION AS NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

Temporary Construction Entrance

Not to Scale



WIRE MESH SUPPORT



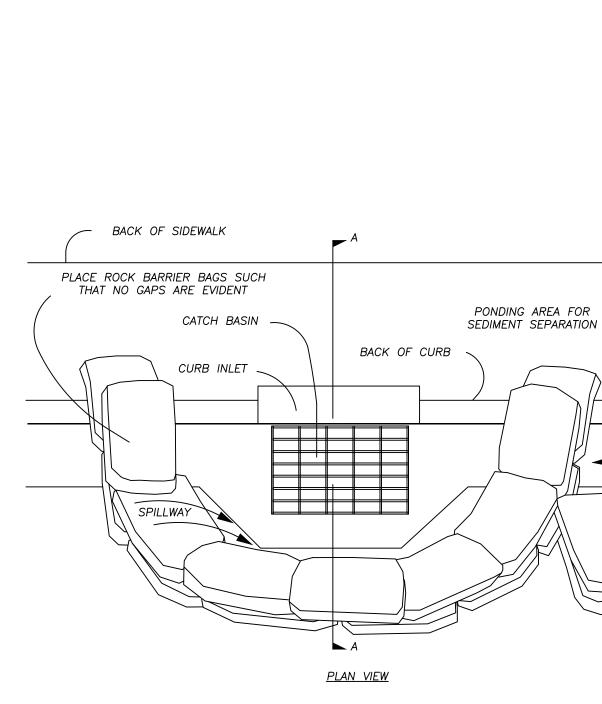
3/4" MINIMUM DRAIN ROCK 12"MIN. -6" X 8" TRENCH WITH COMPACTED BACKFILL

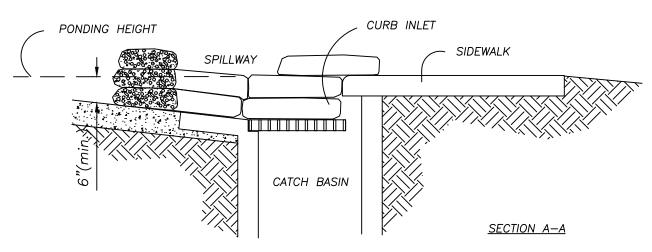
<u>TRENCH DETAIL</u>

NOTES:

- POUNDING EFFICIENCY.

Not to Scale

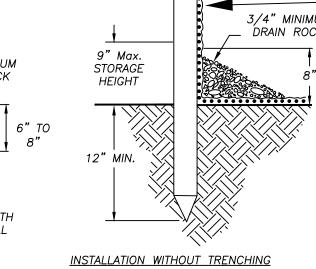




<u>NOTES:</u>

- 1. ALL ROCK BAG BARRIERS MUST AGREE WITH THE NOTES ON PREVIOUS PAGE.
- AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
- GAPS ARE EVIDENT.
- MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY

Not to Scale



1. MUST BE INSTALLED PROPERLY TO AVOID NOTICE OF VIOLATION. 2. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE

3. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT. 4. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

Filter Fabric Silt Fence

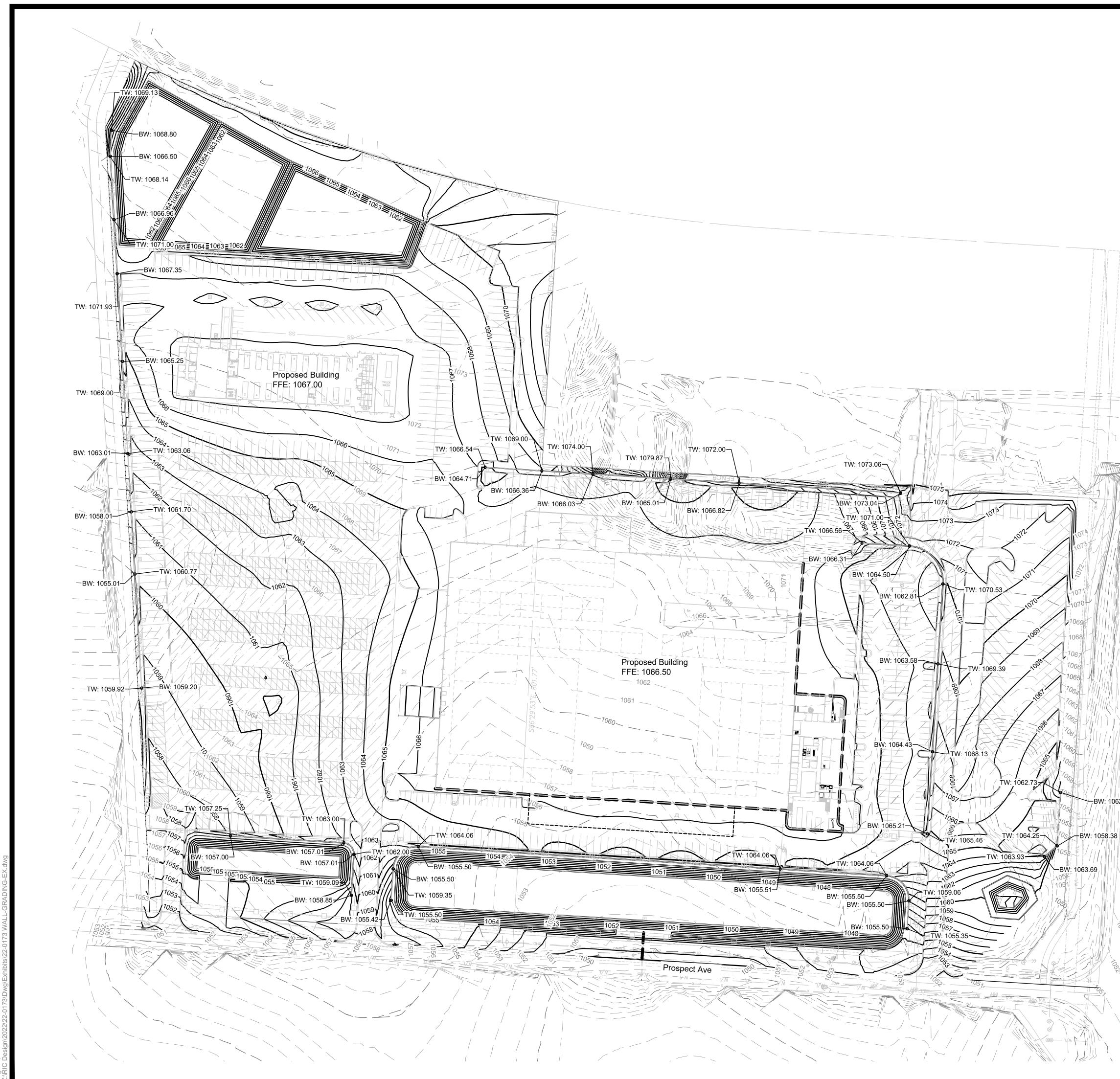
2. PLACE CURB TYPE ROCK BAG BARRIER ON GENTLY SLOPING STREET, WHERE WATER CAN POND 3. BAGS OF WOVEN GEOTEXTILE FABRIC, FILLED WITH GRAVEL MUST BE LAYERED SUCH THAT NO 4. LEAVE ONE SANDBAG GAP IN THE TOP ROW ON THE SIDE AWAY FROM FLOW, TO PROVIDE A

FLOW

SPILLWAY; OR IN THE CENTER IF PONDING IS NEEDED ON BOTH SIDES. 5. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT, SEDIMENT AND GRAVEL

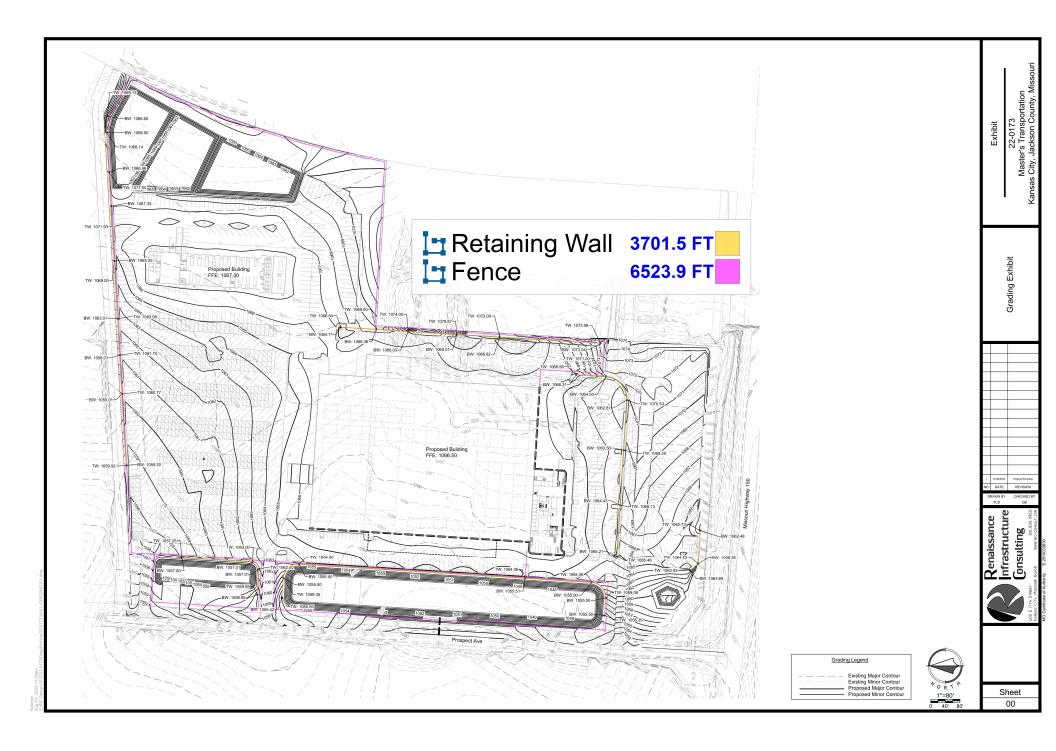
Rock Bag Curb Inlet Barrier

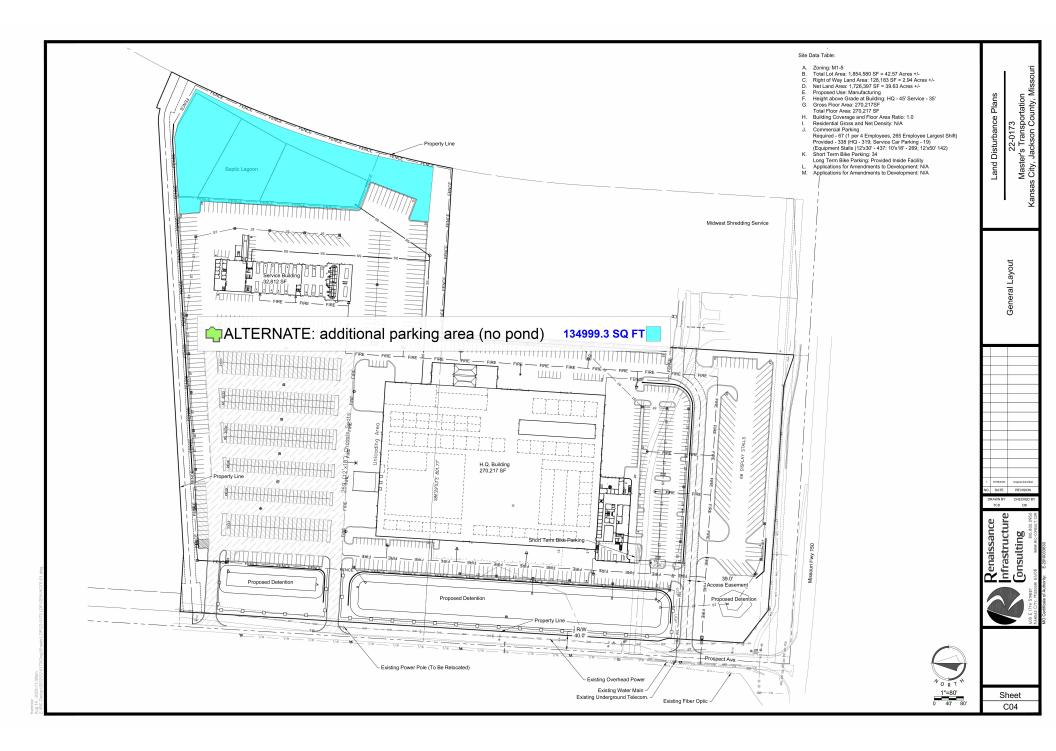
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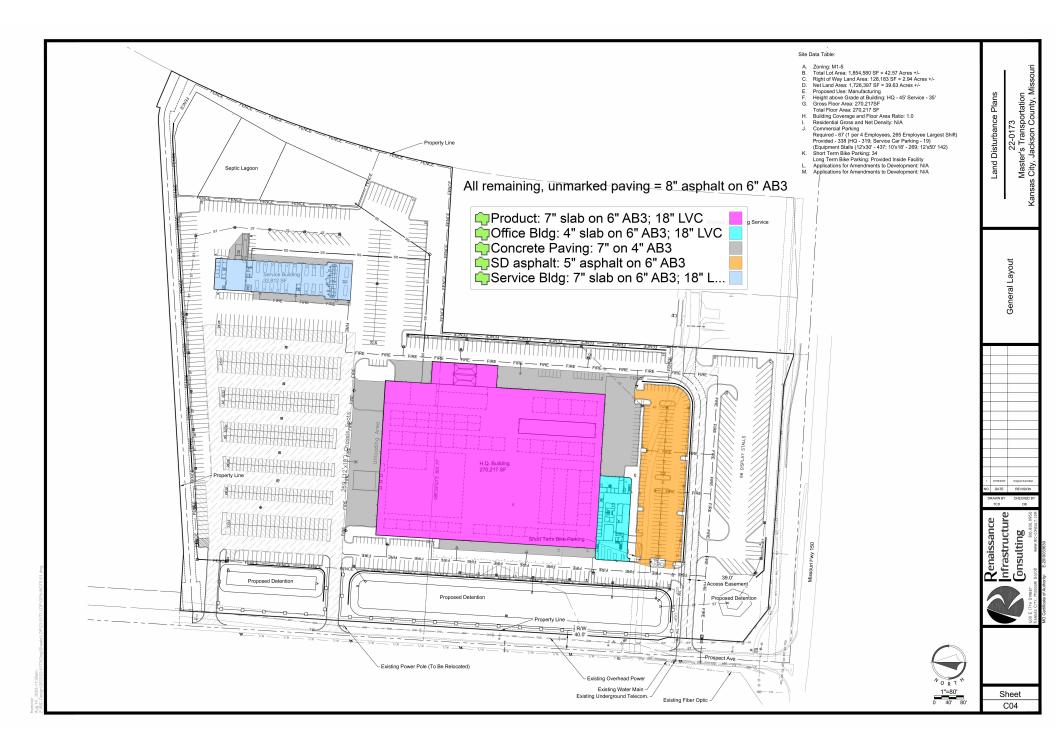


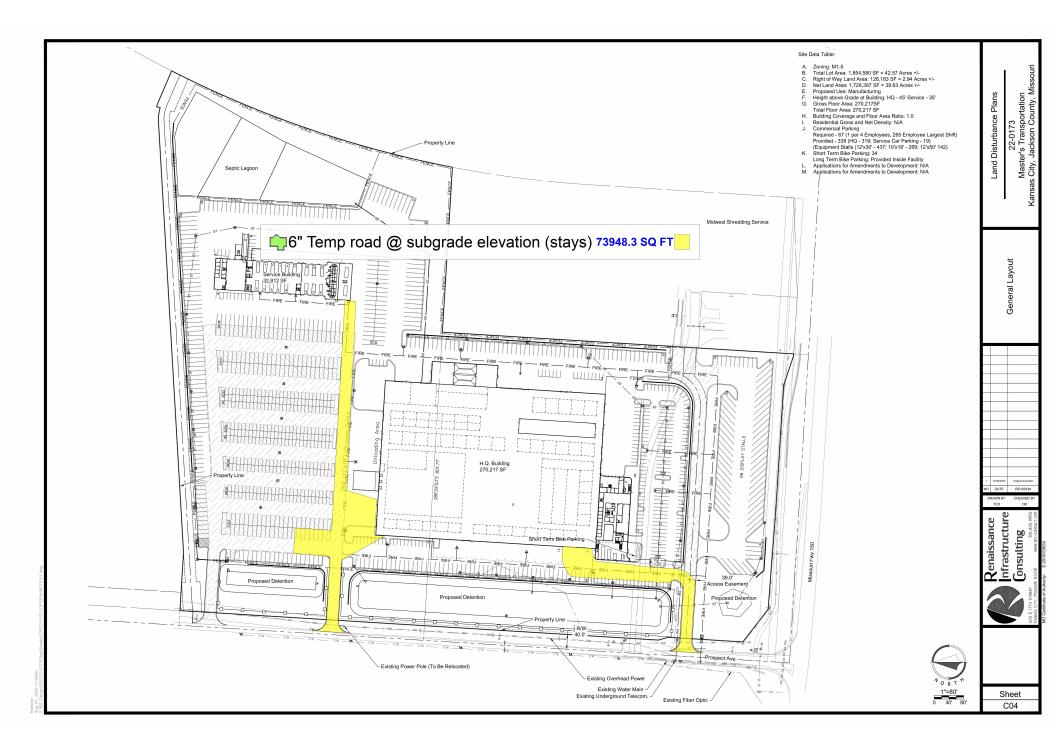
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			Exhibit	22-0173 Master's Transportation Kansas City, Jackson County, Missouri
				Grading Exhibit
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			1 07/28/202 NO. DATE DRAWN BY TCD	REVISION Y CHECKED BY DB 02 00 00 01 01 01 01 01 01 01 01
			Renaissance	400 E 17TH STREET ANSAS CITY, MISSOURI 64108 WWW.RIC-CONSULT.COM
	Grading Legend Grading Legend Existing Major Contour Existing Minor Contour Proposed Major Contour Proposed Minor Contour	1"=80' 0 40' 80'	S	Sheet 00









Mi	ler Stauch				sters Transportation Tue 8/22/2 eliminary Schedule
D	Task Name	Duration	Start	Finish	
0	Masters Transportation	436 days	Mon 6/5/23	Tue 2/18/25	August Septem Octobel Novem Decemit January Februal March April May June July August Septem Octobel Novem Decemit January Februal March April Me Biml E Biml
1	Pre-Construction	225 days		Fri 4/19/24	
2	Design and Pricing	125 days	Mon 6/5/23	Wed 11/29/23	
3	Preliminary Pricing	10 days	Mon 6/5/23	Fri 6/16/23	-
4	Finalize Design	55 days	Tue 7/11/23	Tue 9/26/23	
5	Final Pricing	20 days	Wed 9/27/23	Tue 10/24/23	
6	Owner Contract	10 days	Wed 10/25/23	Tue 11/7/23	-
7	Subcontracts	15 days	Wed 11/8/23	Wed 11/29/23	
8	City Approvals	102 days	Fri 7/28/23	Wed 12/20/23	
9	Land Disturbance	35 days	Fri 7/28/23	Fri 9/15/23	
10	Port Bid- earthwork	14 days	Tue 8/22/23	Mon 9/11/23	
11	Building Permit	60 days	Wed 9/27/23	Wed 12/20/23	
12	Material Procurement	145 days	Wed 9/27/23	Fri 4/19/24	
13	Foundation Rebar	25 days	Thu 11/30/23	Fri 1/5/24	
14	Shop Drawings	10 days	Thu 11/30/23	Wed 12/13/23	
15	Fabrication	15 days	Thu 12/14/23	Fri 1/5/24	1 ≭
16	Tilt Rebar	35 days	Thu 11/30/23	Fri 1/19/24	
17	Shop Drawings	15 days	Thu 11/30/23	Wed 12/20/23	
18	Fabrication	20 days	Thu 12/21/23	Fri 1/19/24	
19	Pre-Engineered Metal Building (owner)	100 days	Wed 9/27/23		
20	Design / Drawings	20 days	Wed 9/27/23	Tue 10/24/23	
21	Fabrication	80 days	Wed 10/25/23	Fri 2/16/24	
22	Structural Steel	100 days	Thu 11/30/23	Fri 4/19/24	
23	Shop Drawings	20 days		Thu 12/28/23	
24	Fabrication	80 days	Fri 12/29/23		
25	Construction	363 days	Mon 9/18/23		
26	Site Work	272 days		Wed 10/9/24	
27	Mobilize	5 days	Mon 9/18/23		
28	Erosion Control	5 days	Mon 9/18/23		
29	Site Clearing	10 days	Mon 9/25/23		
30	Mass Grading	25 days	Mon 10/9/23		
31	1/2 LVC pad 1/2 LVC pad	8 days 7 days		Wed 11/15/23 Mon 11/27/23	
33	Remaining site grading	25 days		Thu 12/21/23	
34	Retaining walls	50 days		Wed 1/10/24	
35	Storm Sewer	25 days	Thu 12/21/23		
36	Fire Line	15 days	Mon 1/29/24		
37	Domestic Water Line	5 days	Mon 2/19/24		
38	Sanitary Sewer	10 days	Mon 2/26/24		
39	Downspout underground	15 days	Mon 2/19/24		
40	Downspout tie in	10 days		Wed 7/10/24	
41	Winter Weather Delay	60 days	Mon 12/18/23		
42	"Perimeter area" grading for pavement	22 days	Wed 3/13/24		
43	Install AB3 under pavement base rock	15 days	Fri 4/5/24	Thu 4/25/24	
44	Install Curbs and Dolly Pads	17 days	Fri 4/19/24	Mon 5/13/24	1 📥
45	Fine Grade for Asphalt Paving	7 days	Tue 5/14/24	Wed 5/22/24	
46	Install asphalt paving	17 days	Thu 5/23/24	Mon 6/17/24	┤│
47	Fine Grade for Dock Paving	5 days	Mon 7/1/24	Mon 7/8/24	
48	Prep and Pour Dock Paving	12 days	Tue 7/9/24	Wed 7/24/24	
49	Grade for asphalt and curb	10 days	Tue 7/9/24	Mon 7/22/24	
50	Install sub base rock curbs and paving	10 days	Thu 7/18/24	Wed 7/31/24	
51	Install curbs	7 days	Thu 8/1/24	Fri 8/9/24	
52	Install Irrigation sleeves	5 days	Tue 7/9/24	Mon 7/15/24	
53	Finish Grade Topsoil	7 days	Mon 8/12/24	Tue 8/20/24	

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Mill	erStauch				sters Transportation Tue 8 eliminary Schedule
	ask Name	Duration	Start	Finish	
					August Septem Octobe Novem Decemi January Februal March April May June July August Septem Octobe Novem Decemi January BIM E BIM
55	Asphalt Paving	17 days	Mon 8/26/24	Wed 9/18/24	
56	Install irrigation	10 days	Thu 9/12/24	Wed 9/25/24	
57	Install Landscaping	15 days	Thu 9/19/24	Wed 10/9/24	
58	HQ Building	326 days	Wed 11/8/23	Tue 2/18/25	
59	Winter Weather Delay	53 days	Mon 12/18/23	Fri 3/1/24	
60	Under-slab Utilities	20 days	Mon 3/4/24	Fri 3/29/24	
61	Install 1/2 underslab AB3	5 days	Thu 3/21/24	Wed 3/27/24	
52	Install 1/2 underslab AB3	4 days	Thu 3/28/24	Tue 4/2/24	
63	Layout Foundations	1 day		Wed 3/27/24	
54	Anchor Bolt Delivery	1 day		Wed 3/27/24	
5	Foundation Rebar Delivery	2 days	Tue 3/26/24	Wed 3/27/24	
56	Dig and install pad footings	7 days	Thu 3/28/24	Fri 4/5/24	
57	Dig and install perimeter foundations	10 days	Mon 4/8/24	Fri 4/19/24	
8	Utility stup ups into utility room	3 days	Mon 4/8/24	Wed 4/10/24	
9	Prep and Place Slab on Grade	25 days	Tue 4/9/24	Mon 5/13/24	
0	First Slab Pour	1 day	Thu 4/18/24	Thu 4/18/24	4/18
1	Tilt Panels: Forming, reinforcing, pours	35 days	Fri 4/26/24	Fri 6/14/24	
72	First Tilt Panel Pour	1 day	Fri 5/10/24	Fri 5/10/24	▶ 5/10
'3	Erect Tilt Panels	10 days	Mon 6/17/24	Fri 6/28/24	
4	Structural Steel Delivery	5 days	Mon 6/24/24	Fri 6/28/24	
'5	Structural Steel Erection	22 days	Mon 7/1/24	Wed 7/31/24	
6	Install roof decking	12 days	Thu 7/25/24	Fri 8/9/24	
7	Detail welding	5 days	Thu 8/1/24	Wed 8/7/24	
'8		20 days			
	TPO Roofing		Wed 8/7/24	Wed 9/4/24	
'9	Remove wall braces	5 days	Thu 8/8/24	Wed 8/14/24	
80	Slab Pour Back	10 days	Thu 8/15/24	Wed 8/28/24	
31	Patch Walls	10 days	Mon 7/1/24	Mon 7/15/24	
32	Exterior Band/Canopy Framing	15 days	Mon 8/12/24	Fri 8/30/24	
33	EIFS	10 days	Tue 9/3/24	Mon 9/16/24	
34	MEP-F Overhead rough in	40 days	Mon 8/12/24	Mon 10/7/24	
35	Utility room framing and drywall	15 days	Thu 9/5/24	Wed 9/25/24	
16	Power Wash tilt walls	5 days	Tue 7/16/24	Mon 7/22/24	
7	Paint and Texture Exterior walls	17 days	Tue 7/23/24	Wed 8/14/24	
8	Exterior Tilt Joints	15 days	Thu 8/8/24	Wed 8/28/24	
9	Interior Tilt Joints	10 days	Mon 8/26/24	Mon 9/9/24	
0	Install Parapet Cap, Gutters and Downspouts	17 days	Thu 9/5/24	Fri 9/27/24	
1	Glass and Glazing	15 days	Thu 8/29/24	Thu 9/19/24	
2	Install exterior dock stairs	7 days	Thu 8/15/24	Fri 8/23/24	
3	Install Doors and Hardware	7 days	Thu 8/15/24	Fri 8/23/24	
94	Install Loading Dock Equipment	10 days	Thu 8/15/24	Wed 8/28/24	
5	Install Overhead Doors	15 days		Thu 9/19/24	
96	Switchgear	245 days		Wed 10/23/24	
97	Install Electrical Equipment	15 days	Thu 10/24/24	Wed 11/13/24	
8	Commission MEP-F	5 days	Thu 11/14/24	Wed 11/20/24	
9	Production Office Finish Out	60 days	Thu 9/5/24	Wed 11/27/24]
00	Office Structure	70 days	Mon 7/1/24	Tue 10/8/24	
1	Office Finish	90 days	Wed 10/9/24	Fri 2/14/25	1
2	Final Clean	2 days	Mon 2/17/25	Tue 2/18/25	
3	Substantially Complete	0 days	Tue 2/18/25		
)4	Service / Body Shop	179 days	Fri 12/22/23		
)5	Earthwork & Utilities	30 days	Fri 12/22/23	Mon 2/5/24	- I I I I I I I I I I I I I I I I I I I
06	Concrete work	20 days	Mon 3/4/24	Fri 3/29/24	
07	Structure	50 days	Mon 4/1/24	Mon 6/10/24	
08	Interior Finish Out	60 days	Tue 6/11/24	Wed 9/4/24	
09	Substantially Complete	0 days	Wed 9/4/24	Wed 9/4/24	♦ 9/4