

MASS GRADING AND EROSION & SEDIMENT CONTROL PLANS
FOR
WHISPERING WOODS 3RD PLAT
CITY OF LEE'S SUMMIT
JACKSON COUNTY, MISSOURI

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

08/26/2025

Gene Williams

Digitally signed by Gene Williams
DN: cn=Gene Williams, ou=Development, ou=LS Users,
dc=COLS, dc=LOC
Date: 2025.08.26 14:48:21 -0500

LEGAL DESCRIPTION

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 47 NORTH, RANGE 32 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER, THENCE SOUTH 87 DEGREES 40 MINUTES 43 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT OF WAY LINE OF SOUTHWEST PRYOR ROAD ALSO BEING THE POINT OF BEGINNING OF TRACT OF LAND HEREIN TO BE DESCRIBED; THENCE SOUTH 87 DEGREES 40 MINUTES 43 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 784.91 FEET; THENCE SOUTH 04 DEGREES 23 MINUTES 24 SECONDS EAST, A DISTANCE OF 474.64 FEET TO THE NORTHWEST CORNER OF LOT 18, WHISPERING WOODS FIRST PLAT, A SUBDIVISION OF LAND IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI; THENCE SOUTH 22 DEGREES 10 MINUTES 28 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 18, A DISTANCE OF 149.00 FEET TO THE NORTH LINE OF TRACT A, OF SAID WHISPERING WOODS FIRST PLAT, THENCE NORTH 67 DEGREES 49 MINUTES 32 SECONDS WEST ALONG THE NORTH LINE OF SAID TRACT A, A DISTANCE OF 89.36 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 370.00 FEET, AN ARC LENGTH OF 75.53 FEET TO THE NORTHWEST CORNER OF SAID TRACT A; THENCE SOUTH 27 DEGREES 01 MINUTES 10 SECONDS WEST, ALONG THE WEST LINE OF SAID TRACT A, A DISTANCE OF 121.71 FEET; THENCE CONTINUING ALONG SAID WEST LINE SOUTH 03 DEGREES 00 MINUTES 53 SECONDS WEST, A DISTANCE OF 246.06 FEET; THENCE CONTINUING ALONG SAID WEST LINE SOUTH 09 DEGREES 24 MINUTES 42 SECONDS WEST, A DISTANCE OF 177.20 FEET; THENCE CONTINUING ALONG SAID WEST LINE SOUTH 50 DEGREES 12 MINUTES 48 SECONDS WEST, A DISTANCE OF 178.11 FEET; THENCE CONTINUING ALONG SAID WEST LINE SOUTH 11 DEGREES 36 MINUTES 15 SECONDS WEST, A DISTANCE OF 224.87 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF SAID TRACT A, A DISTANCE OF 399.87 FEET TO THE EAST RIGHT OF WAY LINE OF SOUTHWEST PRYOR ROAD; THENCE NORTH 02 DEGREES 45 MINUTES 31 SECONDS EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 596.60 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 07 DEGREES 19 MINUTES 57 SECONDS EAST, A DISTANCE OF 69.01 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 02 DEGREES 45 MINUTES 31 SECONDS EAST, A DISTANCE OF 187.45 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 57 DEGREES 50 MINUTES 40 SECONDS EAST, A DISTANCE OF 54.00 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 03 DEGREES 01 MINUTES 16 SECONDS EAST, A DISTANCE OF 80.00 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 57 DEGREES 06 MINUTES 44 SECONDS WEST, A DISTANCE OF 57.98 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 02 DEGREES 45 MINUTES 31 SECONDS EAST, A DISTANCE OF 460.17 FEET TO THE POINT OF BEGINNING.

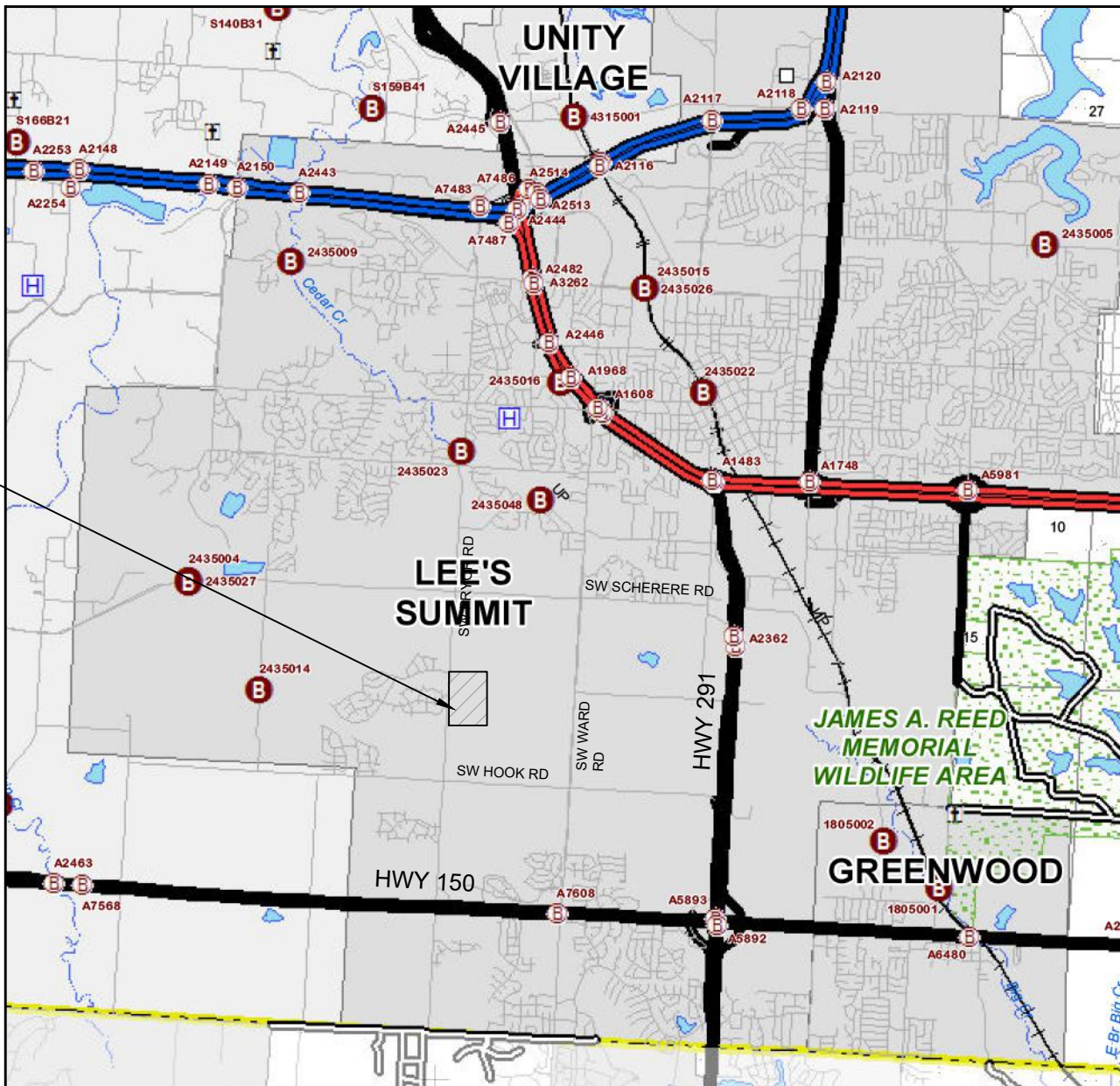
SAID TRACT CONTAINS 925,199.53 SQUARE FEET OR 21.24 ACRES MORE OR LESS.

PROJECT BENCHMARK

ELEV. 950.79 FT (NAVD 1988 DATUM)

MISSOURI DEPARTMENT OF NATURAL RESOURCES GRS ALUMINUM DISK STAMPED "JA-50" LOCATED NEAR THE INTERSECTION OF SW SCHERER PKWY & SW SAMPSON RD.

PROJECT LOCATION



LOCATION MAP
N.T.S.

SUMMARY OF QUANTITIES

ITEM	UNIT	PLAN	AS-BUILT
Offsite Earthwork			
Private Earthwork (CUT 156,814 FILL 23,909)	CY	132,905	
Silt Fence	LF	1	
Low Water Crossing	EA	9472	
Concrete Washout	EA	1	
Temporary Construction Entrance	EA	1	
18" HDPE PIPE	LF	52	
24" HDPE PIPE	LF	62	
18" HDPE FES	EA	1	
24" HDPE FES	EA	1	
Disturbed Area/Reseeding & Restoration	AC	28.04	
Turf Reinforcement Mat	SY	4332	
Onsite Earthwork			
Earthwork (CUT FILL)	CY	109,447	
Silt Fence	LF	3193	
Inlet Control	EA	19	
Ditch Check	EA	4	
Disturbed Area/Reseeding & Restoration	AC	18.48	

Summary of Quantities as indicated above and any quantities as shown within the plans have been provided for permitting purposes only and are not intended for use in preparation of contract documents. Quantities intended for, but not limited to, the preparation of proposals and bid documents shall be independently evaluated by the estimating party based upon the contents of these plans.

TOTAL LAND DISTURBANCE = 46.5 AC.

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APPROVED:

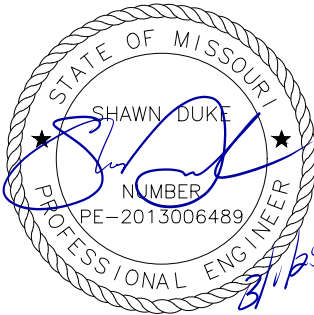
City Engineer

Date

PRSUBD20243308

DEVELOPER:

WHISPERING WOODS LAND, L.L.C.
803 P.C.A. ROAD
WARRENSBURG, MO 64093
AGENT: RICK FRYE
PHONE: 816.564.2230
FAX: 660.429.1801



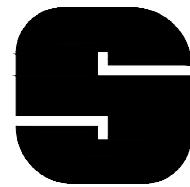
SHAWN DUKE - ENGINEER
MO PE#2013006489

WHISPERING WOODS 3RD PLAT
EROSION & SEDIMENT CONTROL PLANS

TITLE SHEET

LEE'S SUMMIT, MO

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ENGINEERS & PLANNERS, INC.
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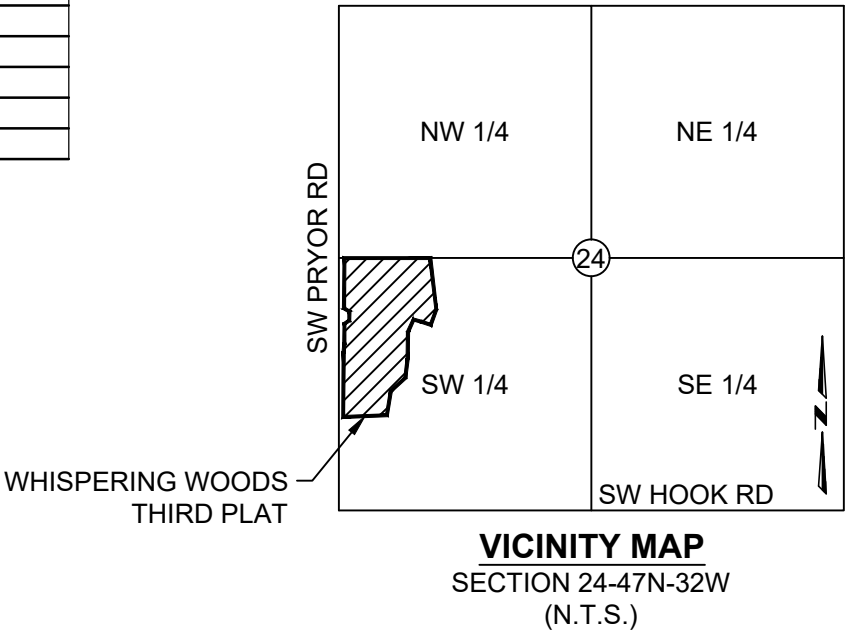
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& ASSOCIATES

Project No: 120.0485.11

Sheet

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UTILITY SERVICE NUMBERS	
SPECTRUM	886-874-2389
EVERGY	816-220-5213
SPIRE GAS	816-399-9633
LEE'S SUMMIT PUBLIC WORKS	816-969-1800
CITY PLANNING & DEVELOPMENT	816-969-1600
FIRE DEPARTMENT	816-969-1300



3. THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTORS 48 HOURS PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.
2. GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION.
3. PRIOR TO ORDERING PRECAST STRUCTURES: SHOP DRAWINGS SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL. UPON APPROVAL THESE SHALL BE SUBMITTED TO THE CITY OF LEE'S SUMMIT FOR REVIEW.
4. ALL WATER LINES, SANITARY SEWER LINES, AND STORM WATER DRAINAGE CROSSINGS SHALL BE IN PLACE OR A CASING PIPE PROVIDED FOR FUTURE INSTALLATION PRIOR TO BASE AND SURFACE ASPHALT COURSES.
5. SIDEWALKS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY UNLESS OTHERWISE NOTES. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR HANDICAP RAMP CONSTRUCTION IN CURBS.
6. REFER TO GRADING AND EROSION CONTROL SHEETS IN STREET AND STORM PLANS.
7. SITE TOPOGRAPHY TAKEN FROM SURVEY COMPLETED BY R.L. BUFORD & ASSOCIATES. CONTRACTOR TO VERIFY EXISTING CONDITIONS OF THE SITE THAT MAY NOT BE REPRESENTATIVE OF CONSTRUCTION PLANS.
8. PROTECT EXISTING TREES, SHRUBS, FENCE AND LANDSCAPING UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS. REPLACE ANY FENCE, TREES, SHRUBS, LANDSCAPING ITEMS, OR OTHER VEGETATION NOT SCHEDULED FOR REMOVAL THAT ARE DAMAGED DURING CONSTRUCTION OPERATIONS WITHOUT ADDITIONAL COMPENSATION.
9. NO OIL/GAS WELLS ARE PRESENT ON PROPERTY, PER MoDNR.

- CONTRACTOR SHALL REFER TO THE CURRENT VERSION OF THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION (D&C) MANUAL.
2. ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DEPARTMENT OF LEE'S SUMMIT, MISSOURI.
3. LINEAL FOOT MEASUREMENTS SHOWN ON THESE PLANS ARE HORIZONTAL MEASUREMENTS, NOT SLOPE MEASUREMENTS. ALL PAYMENTS SHALL BE MADE ON HORIZONTAL MEASUREMENTS.
4. NO GEOLOGICAL INVESTIGATION WAS PERFORMED ON THIS PROJECT.
5. THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE TAKEN FROM UTILITY COMPANY RECORDS AND ARE APPROXIMATE ONLY. THEY DO NOT CONSTITUTE ACTUAL FIELD LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
6. CLEARING AND GRUBBING OPERATIONS AND DISPOSAL OF ALL DEBRIS THEREFROM SHALL BE PERFORMED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES.
7. ALL WASTE MATERIAL SHALL BE DISPOSED OF AT A LOCATION TO BE SELECTED BY THE OWNER OR HIS AUTHORIZED REPRESENTATIVE, SUCH LOCATION TO BE ON THE SITE.
8. THE CONTRACTOR SHALL CONTROL THE EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION, HE SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS AND FOLLOW THE EROSION CONTROL PLAN PREPARED BY THE DESIGN ENGINEER.
9. ALL MANHOLES, CATCH BASINS, UTILITY VALVES AND METER PITS TO BE ADJUSTED OR REBUILT TO GRADE AS REQUIRED.
10. SUBGRADE SOIL FOR ALL CONCRETE STRUCTURES, REGARDLESS OF THE TYPE OR LOCATION, SHALL BE FIRM, DENSE AND THOROUGHLY COMPACTED AND CONSOLIDATED; SHALL BE FREE FROM MUCK AND MUD; AND SHALL BE SUFFICIENTLY STABLE TO REMAIN FIRM AND INTACT UNDER THE FEET OF THE WORKMAN OR MACHINERY ENGAGED IN SUBGRADE, LAYING REINFORCING STEEL, AND DEPOSITING CONCRETE THEREON. IN ALL CASES WHERE SUBSOIL IS MUCKY OR WORKS INTO MUD OR MUCK DURING SUCH OPERATION, A SEAL COURSE OF EITHER CONCRETE OR ROCK SHALL BE PLACED BELOW SUBGRADE TO PROVIDE A FIRM BASE FOR WORKING AND FOR PLACING THE FLOOR SLAB.
11. A MINIMUM HORIZONTAL DISTANCE OF TEN FEET (10') SHALL BE MAINTAINED BETWEEN PARALLEL WATER AND SANITARY SEWER LINES. AT ANY POINT WHERE SANITARY SEWER LINES CROSS WATER MAIN, THE SANITARY SEWER SHALL BE CONSTRUCTED OF CAST IRON PIPE OR PIPE ENCASED IN CONCRETE FOR A DISTANCE OF TEN FEET (10') IN EACH DIRECTION FROM THE CROSSING UNLESS THE WATER IS A MINIMUM OF EIGHTEEN INCHES (18") ABOVE THE TOP OF THE SANITARY SEWER LINE.
12. CONTRACTOR SHALL PROVIDE TESTING AND INSPECTION PER SECTION 3500 - SANITARY SEWERS CITY OF LEE'S SUMMIT, MISSOURI STANDARD SPECIFICATIONS.
13. DEVELOPMENT PLANS ARE APPROVED INITIALLY FOR ONE (1) YEAR, AFTER WHICH THEY AUTOMATICALLY BECOME VOID AND MUST BE UPDATED AND APPROVED BY THE CITY ENGINEER BEFORE ANY CONSTRUCTION WILL BE PERMITTED.
14. ALL SANITARY SEWER STUBS SHALL BE SURVEYED AND STAKED ON SITE BEFORE THE CONSTRUCTION OF SANITARY SERVICE STUBS.
15. THE CITY OF LEE'S SUMMIT PLAN REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH THE CITY OF LEE'S SUMMIT DESIGN CRITERIA AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, OR DIMENSIONS AND ELEVATIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE. THE CITY OF LEE'S SUMMIT THROUGH APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY OTHER THAN AS STATED ABOVE FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.
16. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS (APPROVED BY THE CITY OF LEE'S SUMMIT) AND ONE (1) COPY OF THE APPROPRIATE CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES.
17. CONSTRUCTION OF THE IMPROVEMENTS SHOWN OR IMPLIED BY THIS SET OF DRAWINGS SHALL NOT BE INITIATED OR ANY PART THEREOF UNDERTAKEN UNTIL THE CITY ENGINEER IS NOTIFIED OF SUCH INTENT AND ALL REQUIRED AND PROPERLY EXECUTED BONDS AND PERMIT FEES ARE RECEIVED AND APPROVED BY THE CITY ENGINEER.
18. ALL STUB LINES SHALL BE LAID ON 2.00% MINIMUM GRADE UNLESS APPROVED OTHERWISE.
19. CONTRACTOR SHALL NOT BE ALLOWED TO WORK ON SATURDAYS, SUNDAYS, OR HOLIDAYS WITHOUT PRIOR APPROVAL OF THE CITY ENGINEER.
20. RELOCATION OF ANY WATER LINE, SEWER LINE OR SERVICE LINE THEREOF REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE AT HIS EXPENSE.
21. THE CONTRACTOR SHALL INSTALL AND PROPERLY MAINTAIN A MECHANICAL PLUG AT ALL CONNECTION POINTS WITH EXISTING LINES UNTIL SUCH TIME THAT THE NEW LINE IS TESTED AND APPROVED.
22. THE CONTRACTOR SHALL CONSTRUCT MANHOLES PLACING ECCENTRIC CONE SECTION IN SUCH A MANNER THAT MANHOLE COVERS ARE ADJACENT TO THE PROPOSED SIDEWALKS. IN LOCATIONS WHERE MANHOLES ARE NOT NEAR PROPOSED SIDEWALKS THE MANHOLE COVERS SHALL GENERALLY BE PLACED ON THE UPSTREAM SIDE OF THE MANHOLES WHENEVER POSSIBLE.
23. STUB LINES, LOCATIONS, AND MINIMUM BASEMENT FLOOR ELEVATIONS ARE LOCATED IN THE TABLE LABELED "TABLE OF SERVICE LOCATIONS."
24. CONSTRUCTION PERMITS WILL NOT BE ISSUED UNTIL THE CITY OF LEE'S SUMMIT RECEIVES A SEWER EXTENSION PERMIT FROM MDNR.

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Development Services Department
Lee's Summit, Missouri

A MISSOURI STATE OPERATING PERMIT FOR STORM WATER DISCHARGE IS REQUIRED IF CONSTRUCTION ACTIVITY DISTURBS ONE ACRE OR MORE IN ACCORDANCE WITH THE MISSOURI DEPARTMENT OF NATURAL RESOURCES' REGULATION (10 CSR 20-6.200). COMPLIANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN IS REQUIRED IN THIS INSTANCE. A CONSTRUCTION PERMIT FOR LAND DISTURBANCE WILL BE SECURED FROM THE MISSOURI DEPARTMENT OF NATURAL RESOURCES AND PROVIDED TO THE CONTRACTOR.

CURB INLET SEDIMENTATION FILTERS ARE TO BE INSTALLED AROUND CURB INLETS WHERE SEDIMENTATION IS A CONCERN. (SEE SWPP FOR DETAILS)

d. THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION.

WHISPERING WOODS 3RD PLAT
EROSION & SEDIMENT CONTROL PLANS

LEE'S SUMMIT, MO

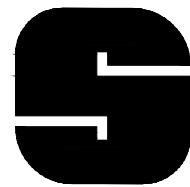
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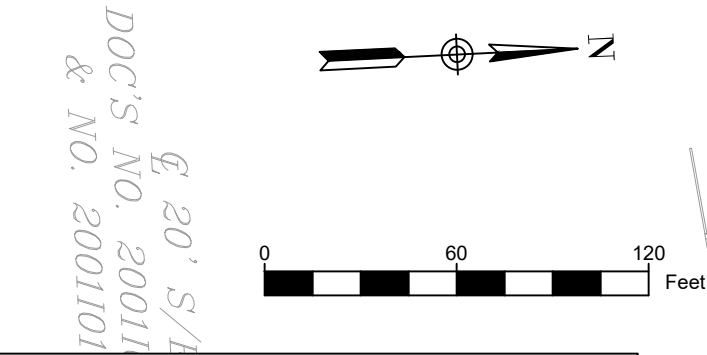


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LEGEND:
716 = EXISTING CONTOUR
716 = PROPOSED CONTOUR

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Development Services Department
Lee's Summit, Missouri

08/26/2025

R-1 DEVELOPMENT PROPOSED HOOK FARM

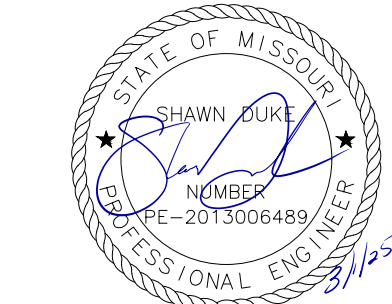
WEST LINE OF THE SW 1/4 SECTION 24, T47N, R32W

SW DRYOR ROAD

SW RIVER RUN DRIVE

GRADING PLAN - GENERAL NOTES

- A. UTILITY WARNING:
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- B. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES, AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION, ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
- C. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
- D. ALL STORM SEWER PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE AND INCLUDE FLARED END SECTION.
- E. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RE-SPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.
- F. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES.
- G. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS AND DEPTH PRIOR TO WALL CONSTRUCTION TO DETERMINE ALL POSSIBLE CONFLICTS.



SHAWN DUKE - ENGINEER
MO PE#2013006489

WHISPERING WOODS 3RD PLAT
EROSION & SEDIMENT CONTROL PLANS

MASS GRADING PLAN

LEE'S SUMMIT, MO

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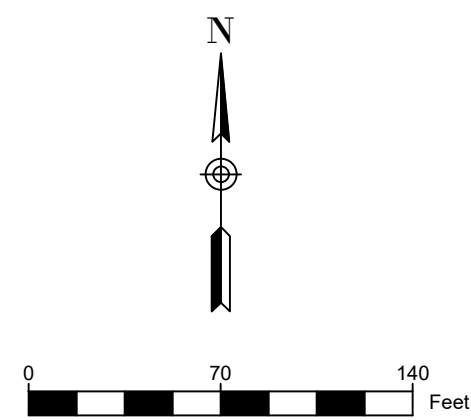
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Sheet 3



LEGEND:

716 = EXISTING CONTOUR

716 = PROPOSED CONTOUR

= PROPOSED SILT FENCE

= INLET PROTECTION

= VEHICLE TRACKING CONTROL. INSTALL PER APWA STANDARD DETAIL ESC-01.

PHASE 1 WORK SCHEDULE

1. INSTALL PERIMETER SILT FENCE
2. INSTALL CONSTRUCTION ENTRANCE.
3. INSTALL INLET PROTECTION FOR EXISTING INLETS

PHASE 2 WORK SCHEDULE

1. GRADE ENTIRE SITE AS SHOWN.
2. SEED AND MULCH AREAS THAT ARE COMPLETED WITHIN TWO WEEKS.
3. METHODS AND MATERIALS TO CONTROL SEDIMENTATION AND EROSION ARE TO BE INCORPORATED INTO THE GRADING OPERATIONS AS SHOWN OR AT THE DIRECTION OF THE CITY ENGINEER. UPON COMPLETION OF GRADING OPERATIONS, SUCH FACILITIES TO PROVIDE FOR SAID EROSION AND SEDIMENTATION CONTROL ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS SEEDED AREAS BECOME ESTABLISHED.
4. STABILIZE SITE
5. REMOVE TEMPORARY CONSTRUCTION ENTRANCES.

NOTE

INLET PROTECTION AND SILT FENCE SHALL BE REMOVED BY CONTRACTOR/OWNER AT SUCH ALL UPSTREAM DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.

NOTE

ALL SLOPES GREATER THAN 4:1 WILL BE EVALUATED FOR USE OF MATS/BLANKETS

EROSION CONTROL PLAN - CONSTRUCTION NOTES

- ① CONTRACTOR TO INSTALL SILT FENCE PER APWA STANDARD DETAIL ESC 10-11. REMOVE AND RELOCATE AS NECESSARY FOR CONSTRUCTION.
- ② APPROXIMATE LOCATION OF VEHICLE TRACKING CONTROL. CONTRACTOR TO INSTALL PER APWA STANDARD DETAIL ESC-01. LOCATION CAN BE ADJUSTED AS NEEDED FOR CONSTRUCTION.

NOTE

EROSION CONTROL FEATURES NEED TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED THROUGHOUT THE DURATION OF OPERATIONS. WE NEED TO CONTAIN THE SILT TO THIS SITE AND KEEP THE ADJACENT STREETS FREE OF MUD AND DEBRIS AT ALL TIMES WHICH MAY INCLUDE ADDITIONAL EROSION CONTROL FEATURES NOT INCLUDED IN THESE PLAN IF IT IS DETERMINED THAT THE CURRENT PLAN IS INADEQUATE.

EROSION & SEDIMENT CONTROL MEASURES IN PLACE SHALL BE CHECKED & MAINTAINED WEEKLY OR WITHIN 24 HOURS FOLLOWING A RAIN MEASURING GREATER THAN 0.5 INCHES IN 24 HOURS AS RECORDED AT KCI AIRPORT.



**WHISPERING WOODS 3RD PLAT
EROSION & SEDIMENT CONTROL PLANS**

EROSION CONTROL PLAN : PHASE 1

LEE'S SUMMIT, MO

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Sheet 4



SHAWN DUKE - ENGINEER
MO PE#2013006489

REVISION PER CITY COMMENTS	MT	BY
1	1/21/25	DATE
MARK	REVISION	DATE
Engineer: SD	Checked By: SD	Scale: 1"= 70'
Technician: JS	Date: 3-18-21	Field Bk: Pg:
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Sheet 4		

PHASE 1 WORK SCHEDULE

1. INSTALL PERIMETER SILT FENCE
2. INSTALL CONSTRUCTION ENTRANCE.
3. INSTALL INLET PROTECTION FOR EXISTING INLETS

PHASE 2 WORK SCHEDULE

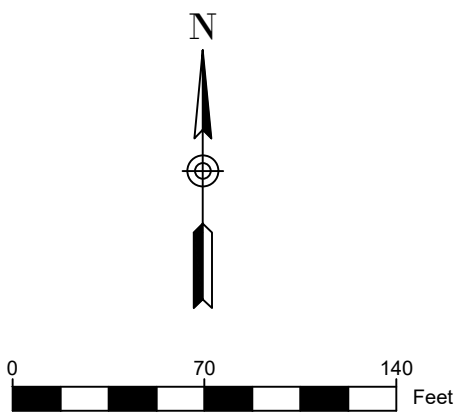
1. MASS GRADE SITE AS SHOWN.
2. SEED AND MULCH AREAS THAT ARE COMPLETED WITHIN TWO WEEKS.
3. METHODS AND MATERIALS TO CONTROL SEDIMENTATION AND EROSION ARE TO BE INCORPORATED INTO THE GRADING OPERATIONS AS SHOWN OR AT THE DIRECTION OF THE CITY ENGINEER. UPON COMPLETION OF GRADING OPERATIONS, SUCH FACILITIES TO PROVIDE FOR SAID EROSION AND SEDIMENTATION CONTROL ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS SEEDED AREAS BECOME ESTABLISHED.

RESTORATION WORK SCHEDULE

1. ALL AREAS TO BE SEEDED SHALL BE SPREAD WITH A MINIMUM 6-INCH DEPTH OF TOP SOIL. ALL SEEDING SHALL BE DONE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE CITY OF LEE'S SUMMIT SPECIFICATION AND DESIGN CRITERIA MANUAL.
2. ALL AREAS SEEDED ARE TO BE SPREAD WITH MULCH AT THE RATE OF 1 1/2 TON PER ACRE AND SHALL BE ANCHORED BY DISCING.
3. ALL AREAS DISTURBED BY GRADING OPERATIONS AUTHORIZED BY THIS PERMIT SHALL BE SEEDED WITHIN TWO WEEKS AFTER COMPLETION AND ACCEPTANCE OF SITE GRADING. THE ENTIRE AREA AFFECTED SHALL BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS SEEDED AREAS HAVE BECOME ESTABLISHED.
4. ANY INCIDENTAL WORK NOT SPECIFICALLY PERMITTED DURING FINAL CLEANUP WILL BE COMPLETED BY THE CONTRACTOR.
5. STABILIZE SITE.
6. REMOVE TEMPORARY CONSTRUCTION ENTRANCES.

NOTE
INLET PROTECTION AND SILT FENCE SHALL BE REMOVED BY CONTRACTOR/OWNER AT SUCH TIMES AS ALL UPSTREAM DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.

NOTE
ALL SLOPES GREATER THAN 4:1 WILL BE EVALUATED FOR USE OF MATS/BANKETS



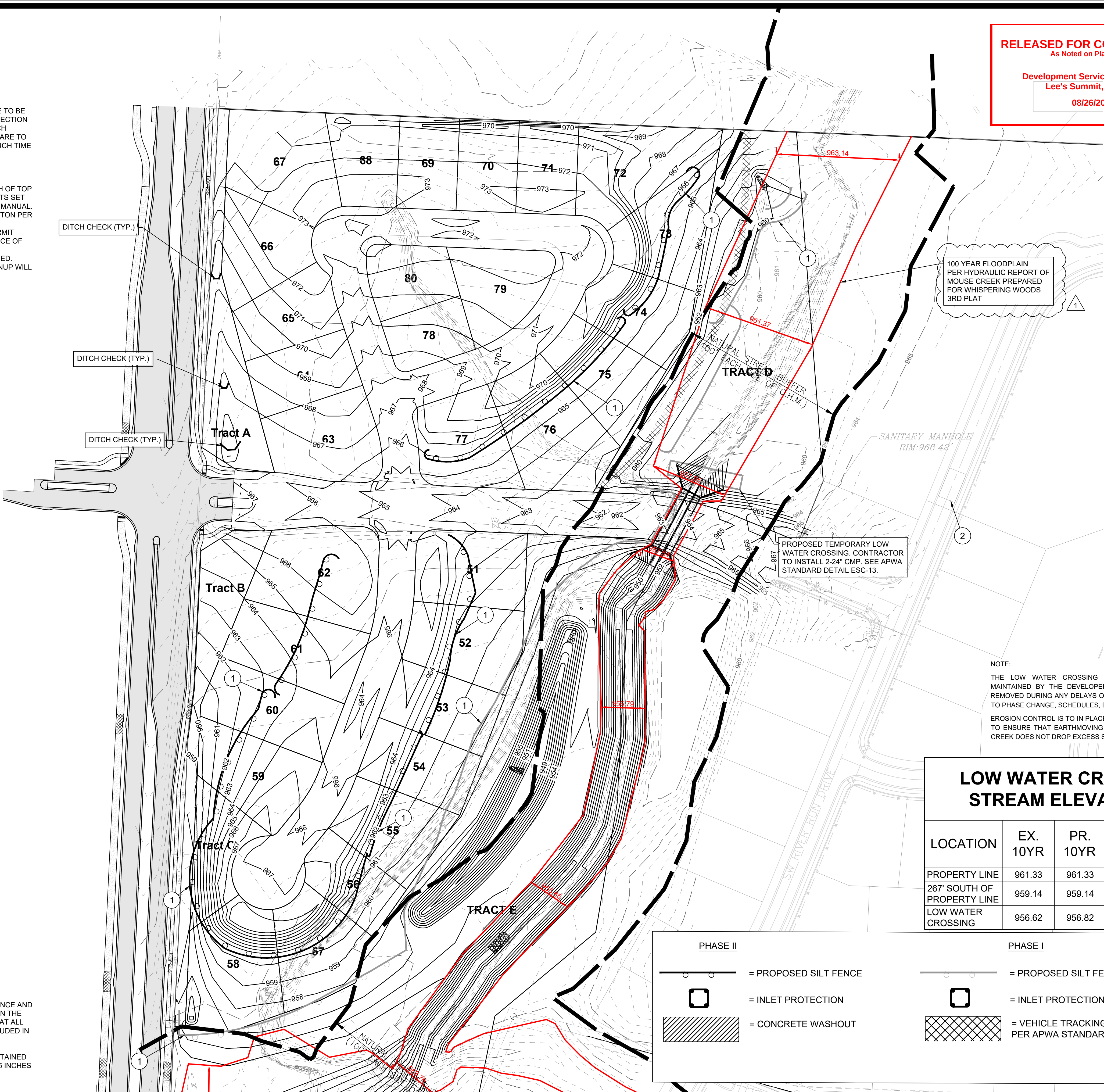
LEGEND:	
	= EXISTING CONTOUR
	= PROPOSED CONTOUR

EROSION CONTROL PLAN - CONSTRUCTION NOTES

1. CONTRACTOR TO INSTALL SILT FENCE PER APWA STANDARD DETAIL ESC 10-11. REMOVE AND RELOCATE AS NECESSARY FOR CONSTRUCTION.
2. APPROXIMATE LOCATION OF VEHICLE TRACKING CONTROL. CONTRACTOR TO INSTALL PER APWA STANDARD DETAIL ESC-01. LOCATION CAN BE ADJUSTED AS NEEDED FOR CONSTRUCTION.
3. CONTRACTOR TO PROVIDE INLET PROTECTION PER APWA STANDARD DETAILS.
4. CONCRETE WASHOUT PER APWA STANDARD DETAILS

NOTE
EROSION CONTROL FEATURES NEED TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED THROUGHOUT THE DURATION OF OPERATIONS. WE NEED TO CONTAIN THE SILT TO THIS SITE AND KEEP THE ADJACENT STREETS FREE OF MUD AND DEBRIS AT ALL TIMES WHICH MAY INCLUDE ADDITIONAL EROSION CONTROL FEATURES NOT INCLUDED IN THESE PLAN IF IT IS DETERMINED THAT THE CURRENT PLAN IS INADEQUATE.

EROSION & SEDIMENT CONTROL MEASURES IN PLACE SHALL BE CHECKED & MAINTAINED WEEKLY OR WITHIN 24 HOURS FOLLOWING A RAIN MEASURING GREATER THAN 0.5 INCHES IN 24 HOURS AS RECORDED AT KCI AIRPORT.



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Development Services Department
Lee's Summit, Missouri

08/26/2025

LOW WATER CROSSING
STREAM ELEVATIONS

LOCATION	EX. 10YR	PR. 10YR	EX. 100 YR	PR. 100 YR
PROPERTY LINE	961.33	961.33	963.23	963.23
267' SOUTH OF PROPERTY LINE	959.14	959.14	960.95	960.95
LOW WATER CROSSING	956.62	956.82	958.58	958.86

NOTE:
THE LOW WATER CROSSING WILL BE INSPECTED AND MAINTAINED BY THE DEVELOPER. THE CROSSING WILL BE REMOVED DURING ANY DELAYS OR STOPPAGES IN WORK DUE TO PHASE CHANGE, SCHEDULES, ETC.
EROSION CONTROL IS TO IN PLACE AND ADJUSTED AS NEEDED TO ENSURE THAT EARTHMOVING EQUIPMENT CROSSING THE CREEK DOES NOT DROP EXCESS SOIL INTO THE STREAM.

PHASE II		PHASE I	
	= PROPOSED SILT FENCE		= PROPOSED SILT FENCE
	= INLET PROTECTION		= INLET PROTECTION
	= CONCRETE WASHOUT		= VEHICLE TRACKING CONTROL. INSTALL PER APWA STANDARD DETAIL ESC-01.

REVISIONS PER CITY COMMENTS	DATE	BY
1	1/21/25	MT

MARK	REVISION	DATE	BY
Engineer:	SD	Checked By: SD	Scale: 1"= 70'
Technician:	JS	Date: 3-18-21	Field Bk: Pg:

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Missouri State Certificate of Authority #200000544

Sheet 5

SHAWN DUKE - ENGINEER
MO PE#2013006489

STATE OF MISSOURI
SHAWN DUKE
LICENSED PROFESSIONAL ENGINEER
NUMBER 2013006489

WHISPERING WOODS 3RD PLAT
EROSION & SEDIMENT CONTROL PLANS
EROSION CONTROL PLAN : PHASE 2
LEE'S SUMMIT, MO

802 FRANCIS STREET
ST. JOSEPH, MO 64501
816-364-5222
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ENGINEERS & PLANNERS, INC.

SNYDER & ASSOCIATES

Project No: 120.0485.11

Sheet 5

PHASE 1 WORK SCHEDULE

1. INSTALL PERIMETER SILT FENCE
2. INSTALL CONSTRUCTION ENTRANCE.
3. INSTALL INLET PROTECTION FOR EXISTING INLETS

PHASE 2 WORK SCHEDULE

1. GRADE ENTIRE SITE AS SHOWN.
2. SEED AND MULCH AREAS THAT ARE COMPLETED WITHIN TWO WEEKS.
3. METHODS AND MATERIALS TO CONTROL SEDIMENTATION AND EROSION ARE TO BE INCORPORATED INTO THE GRADING OPERATIONS AS SHOWN OR AT THE DIRECTION OF THE CITY ENGINEER. UPON COMPLETION OF GRADING OPERATIONS, SUCH FACILITIES TO PROVIDE FOR SAID EROSION AND SEDIMENTATION CONTROL ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS SEEDED AREAS BECOME ESTABLISHED.

PHASE 3 WORK SCHEDULE

1. INSTALL ALL INLET PROTECTIONS FOR PROPOSED INLETS.
2. ALL AREAS TO BE SEEDED SHALL BE SPREAD WITH A MINIMUM 6-INCH DEPTH OF TOP SOIL. ALL SEEDING SHALL BE DONE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE CITY OF LEE'S SUMMIT SPECIFICATION AND DESIGN CRITERIA MANUAL.
3. ALL AREAS SEEDED ARE TO BE SPREAD WITH MULCH AT THE RATE OF 1 1/2 TON PER ACRE AND SHALL BE ANCHORED BY DISCING.
4. ALL AREAS DISTURBED BY GRADING OPERATIONS AUTHORIZED BY THIS PERMIT SHALL BE SEEDED WITHIN TWO WEEKS AFTER COMPLETION AND ACCEPTANCE OF SITE GRADING. THE ENTIRE AREA AFFECTED SHALL BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS SEEDED AREAS HAVE BECOME ESTABLISHED.
5. ANY INCIDENTAL WORK NOT SPECIFICALLY PERMITTED DURING FINAL CLEANUP WILL BE COMPLETED BY THE CONTRACTOR.
6. STABILIZE SITE.
7. REMOVE TEMPORARY CONSTRUCTION ENTRANCES.

LEGEND:

- 716 = EXISTING CONTOUR
716 = PROPOSED CONTOUR

EROSION CONTROL PLAN - CONSTRUCTION NOTES

1. CONTRACTOR TO INSTALL SILT FENCE PER APWA STANDARD DETAIL ESC 10-11. REMOVE AND RELOCATE AS NECESSARY FOR CONSTRUCTION.
2. APPROXIMATE LOCATION OF VEHICLE TRACKING CONTROL. CONTRACTOR TO INSTALL PER APWA STANDARD DETAIL ESC-01. LOCATION CAN BE ADJUSTED AS NEEDED FOR CONSTRUCTION.
3. CONTRACTOR TO PROVIDE INLET PROTECTION PER APWA STANDARD DETAILS.
4. CONCRETE WASHOUT PER APWA STANDARD DETAILS

NOTE
INLET PROTECTION AND SILT FENCE SHALL BE REMOVED BY CONTRACTOR/OWNER AT SUCH ALL UPSTREAM DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.

NOTE
ALL SLOPES GREATER THAN 4:1 WILL BE EVALUATED FOR USE OF MATS/BLANKETS

EROSION CONTROL PLAN - CONSTRUCTION NOTES

CONTRACTOR TO STABILIZE SITE IN PHASE III

NOTE
EROSION CONTROL FEATURES NEED TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED THROUGHOUT THE DURATION OF OPERATIONS. WE NEED TO CONTAIN THE SILT TO THIS SITE AND KEEP THE ADJACENT STREETS FREE OF MUD AND DEBRIS AT ALL TIMES WHICH MAY INCLUDE ADDITIONAL EROSION CONTROL FEATURES NOT INCLUDED IN THESE PLAN IF IT IS DETERMINED THAT THE CURRENT PLAN IS INADEQUATE.

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SHAWN DUKE - ENGINEER
MO PE#2013006489

WHISPERING WOODS 3RD PLAT
EROSION & SEDIMENT CONTROL PLANS
EROSION CONTROL PLAN : PHASE 3

LEE'S SUMMIT, MO

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Sheet 6

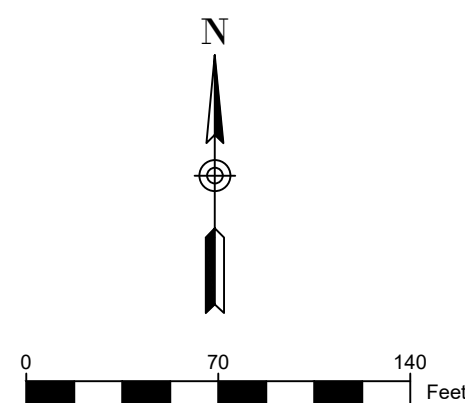
1. INSTALL PERIMETER SILT FENCE
2. INSTALL CONSTRUCTION ENTRANCE.
3. INSTALL INLET PROTECTION FOR EXISTING INLETS

1. GRADE ENTIRE SITE AS SHOWN.
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4. ANY INCIDENTAL WORK NOT SPECIFICALLY PERMITTED DURING FINAL CLEANUP WILL BE COMPLETED BY THE CONTRACTOR.
5. STABILIZE SITE.
6. REMOVE TEMPORARY CONSTRUCTION ENTRANCES.

NOTE
INLET PROTECTION AND SILT
FENCE SHALL BE REMOVED BY
CONTRACTOR/OWNER AT SUCH
ALL UPSTREAM DISTURBED
AREAS HAVE BEEN
PERMANENTLY STABILIZED.

NOTE
ALL SLOPES GREATER THAN 4:1
WILL BE EVALUATED FOR USE OF
MATS/BLANKETS



— 716 — = EXISTING CONTOUR
 — 716 — = PROPOSED CONTOUR

- ① CONTRACTOR TO INSTALL SILT FENCE PER APWA STANDARD DETAIL ESC 10-11. REMOVE AND RELOCATE AS NECESSARY FOR CONSTRUCTION.
- ② APPROXIMATE LOCATION OF VEHICLE TRACKING CONTROL. CONTRACTOR TO INSTALL PER APWA STANDARD DETAIL ESC-01. LOCATION CAN BE ADJUSTED AS NEEDED FOR CONSTRUCTION.
- ③ CONTRACTOR TO PROVIDE INLET PROTECTION PER APWA STANDARD DETAILS.
- ④ CONCRETE WASHOUT PER APWA STANDARD DETAILS

- ① INLET PROTECTION TO BE REMOVED BY CONTRACTOR / OWNER AT SUCH TIME ALL UPSTREAM DISTURBED AREAS HAVE BEEN STABILIZED.
- ② SILT FENCE TO BE REMOVED BY CONTRACTOR / OWNER AT SUCH TIME ALL UPSTREAM DISTURBED AREAS HAVE BEEN STABILIZED.

NOTE
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Lee's Summit, Missouri

08/26/2025



SHAWN DUKE - ENGINEER
MO PE#2013006489

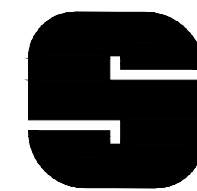
WHISPERING WOODS 3RD PLAT EROSION & SEDIMENT CONTROL PLANS

LEE'S SUMMIT, MO

302 FRANCIS STREET
ST. JOSEPH, MO 64501
816-364-5222

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Sheet 7

LEGEND:

- = EXISTING CONTOUR
- = PROPOSED CONTOUR
- = PROPOSED SILT FENCE
- = VEHICLE TRACKING CONTROL. INSTALL PER APWA STANDARD DETAIL ESC-01.
- = TURF REINFORCEMENT MAT

NOTE
INLET PROTECTION AND SILT FENCE SHALL BE REMOVED BY CONTRACTOR/OWNER AT SUCH ALL UPSTREAM DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.

NOTE
ALL SLOPES GREATER THAN 4:1 WILL BE EVALUATED FOR USE OF MATS/BLANKETS

EROSION CONTROL PLAN - CONSTRUCTION NOTES

CONTRACTOR TO STABILIZE SITE IN PHASE III

PROPOSED IRREGULAR WEIR TO ACT AS EMERGENCY SPILLWAY
ELEV = 869.00

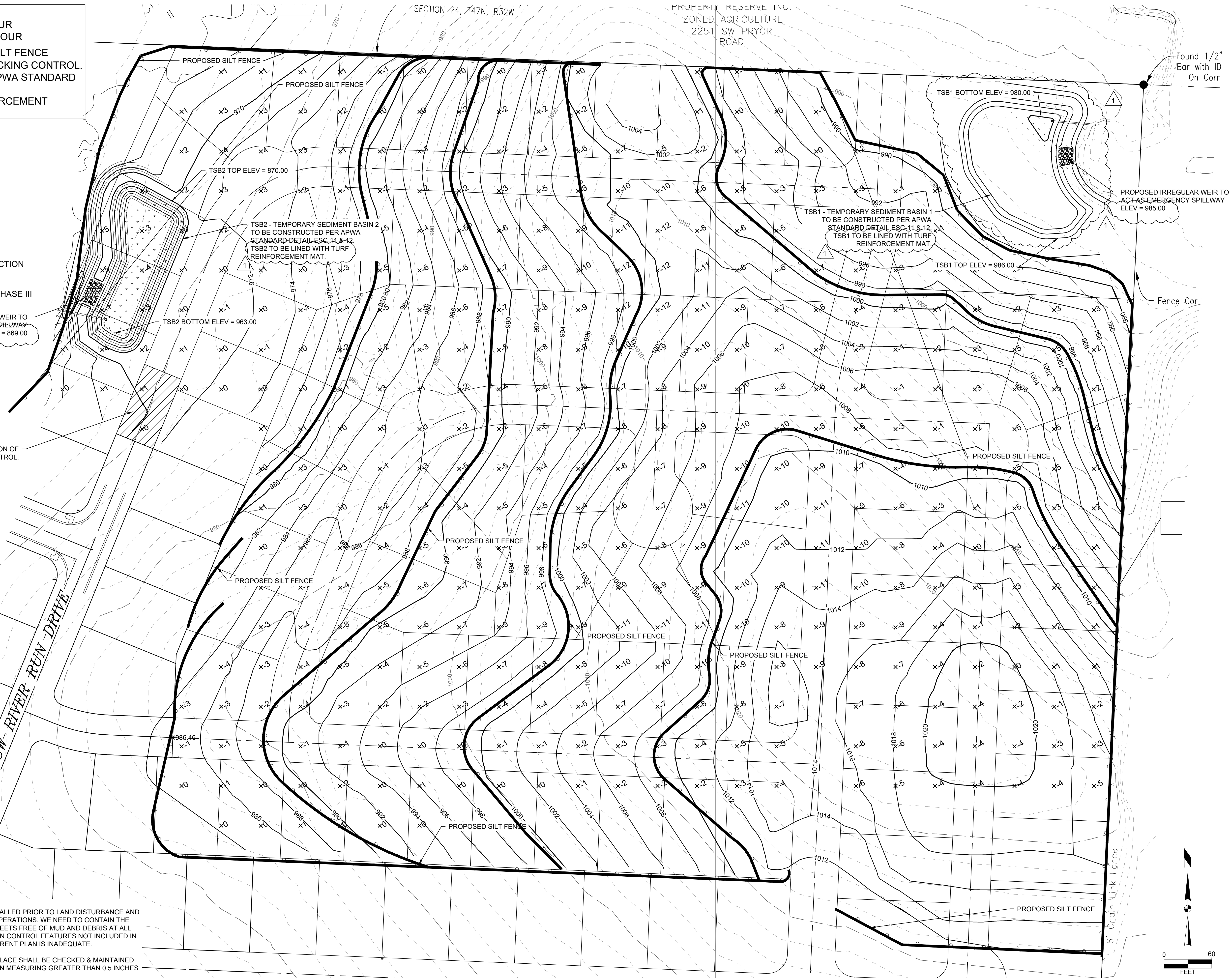
APPROXIMATE LOCATION OF VEHICLE TRACKING CONTROL.

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As Noted on Plan Review

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Lee's Summit, Missouri
08/26/2025

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REVISIONS PER CITY COMMENTS	DATE	BY
1	12/1/25	MT
MARK	Engineer	SD
Checked By:	SD	Scale: 1"= 60'
Date:	10-11-21	Field Bk:
Technician:	JS	Pg:
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Sheet 8		

SHAWN DUKE - ENGINEER
MO PE#2013006489

WHISPERING WOODS 3RD PLAT
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EAST OVERALL EROSION CONTROL PLAN
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LEGEND:

- = EXISTING CONTOUR
- = PROPOSED CONTOUR
- = PROPOSED SILT FENCE
- x— = VEHICLE TRACKING CONTROL. INSTALL PER APWA STANDARD DETAIL ESC-01.

PHASE 1 WORK SCHEDULE

1. INSTALL PERIMETER SILT FENCE
2. INSTALL CONSTRUCTION ENTRANCE.
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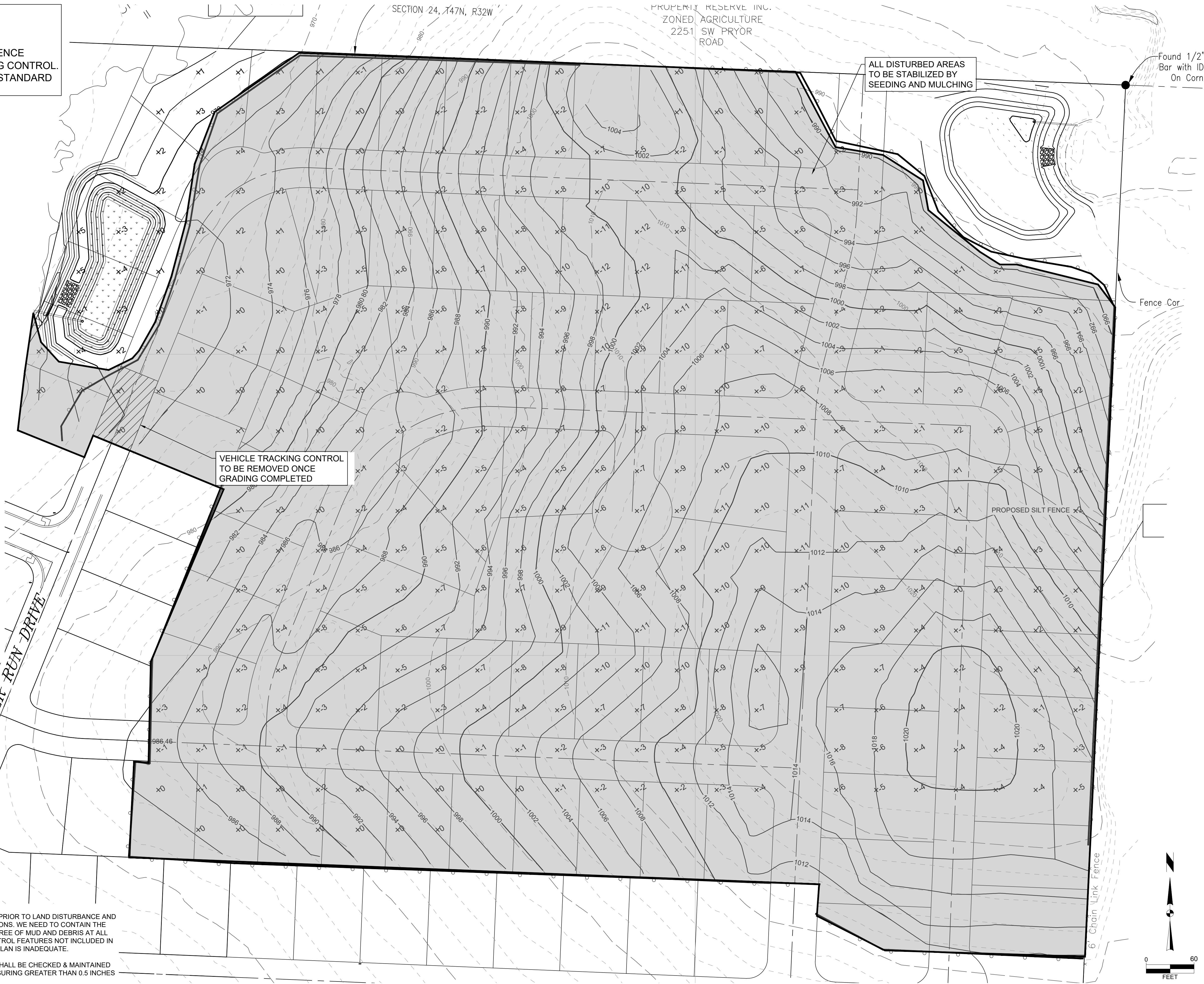
NOTE
ALL SLOPES GREATER THAN 4:1 WILL BE EVALUATED FOR USE OF MATS/BLANKETS

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri
08/26/2025

NOTE
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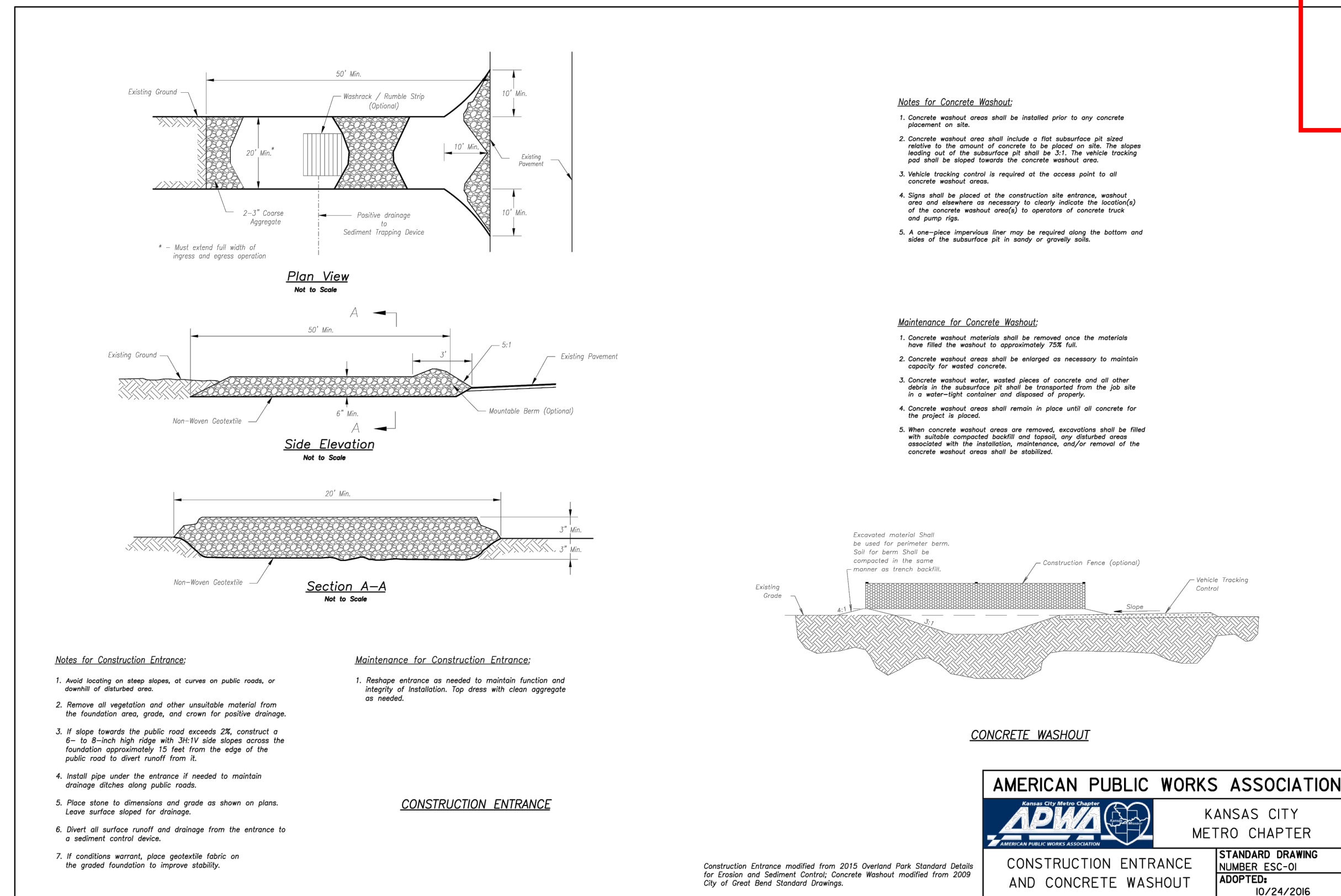
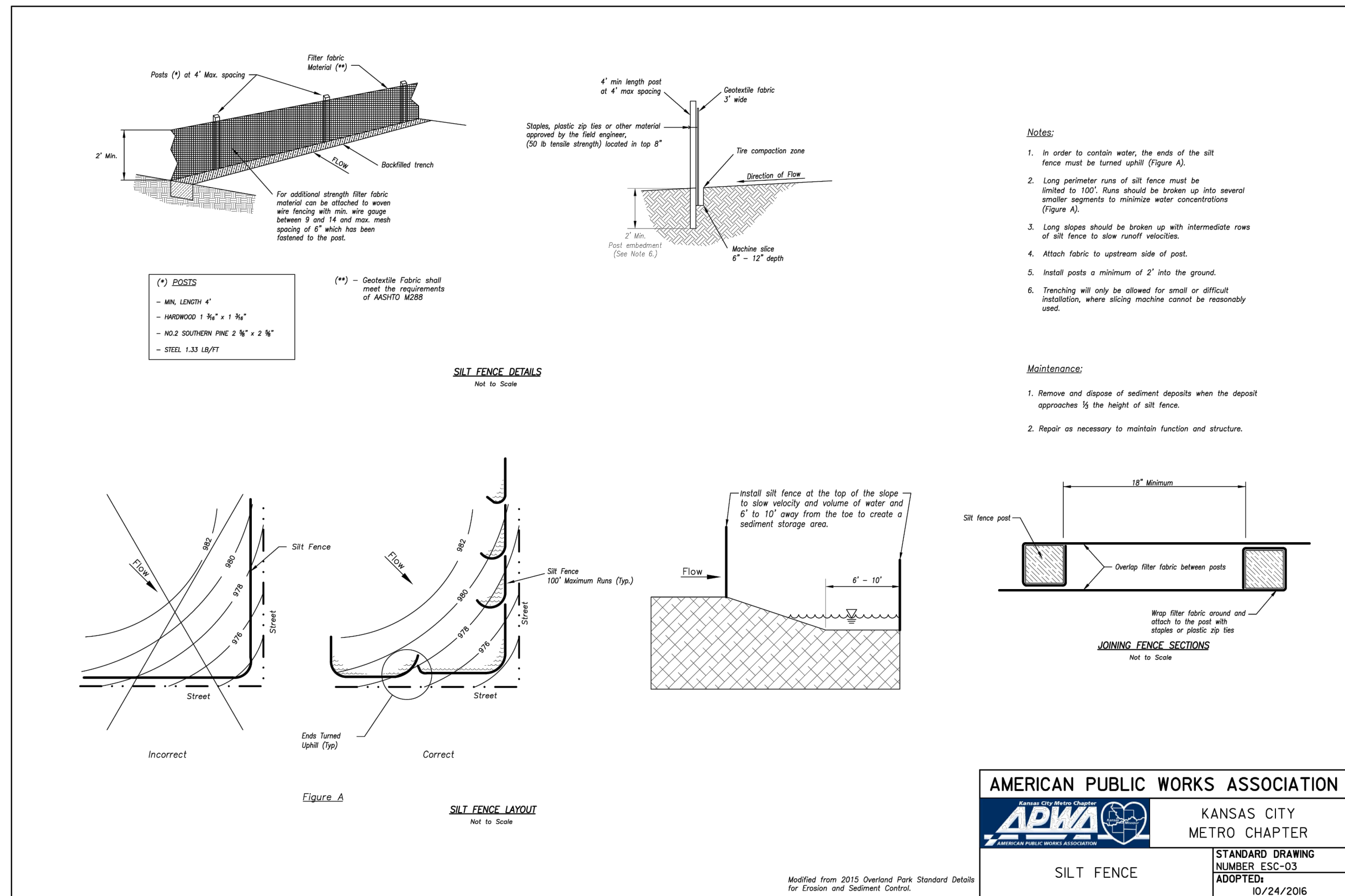
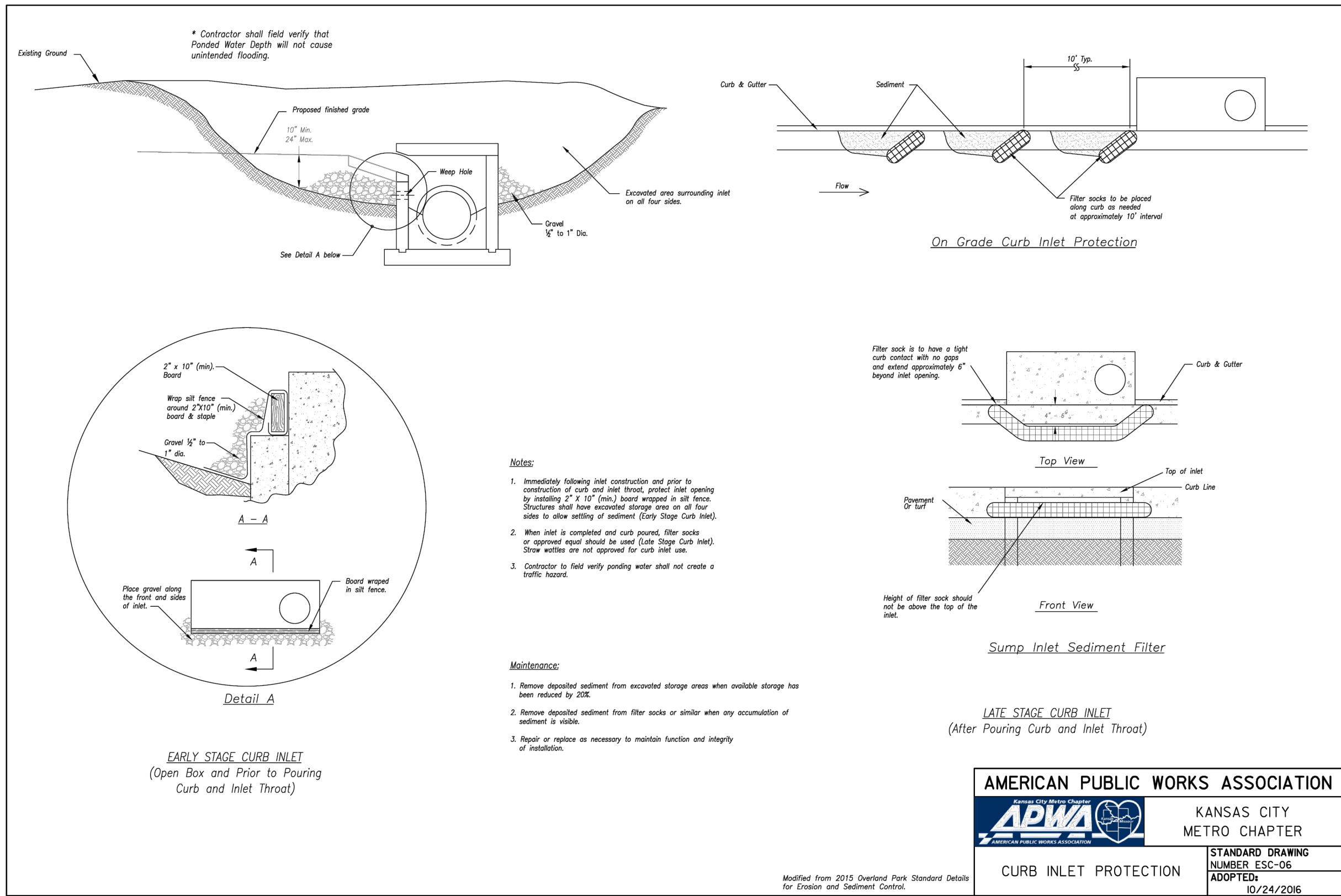


MARK	REVISION	DATE	BY
Engineer:	SD	10-11-21	JS
Checked By:	SD	10-11-21	JS
Date:	JS	10-11-21	JS
Field Bk:			
Pg:			
Sheet			9

SHAWN DUKE - ENGINEER
MO PE#2013006489

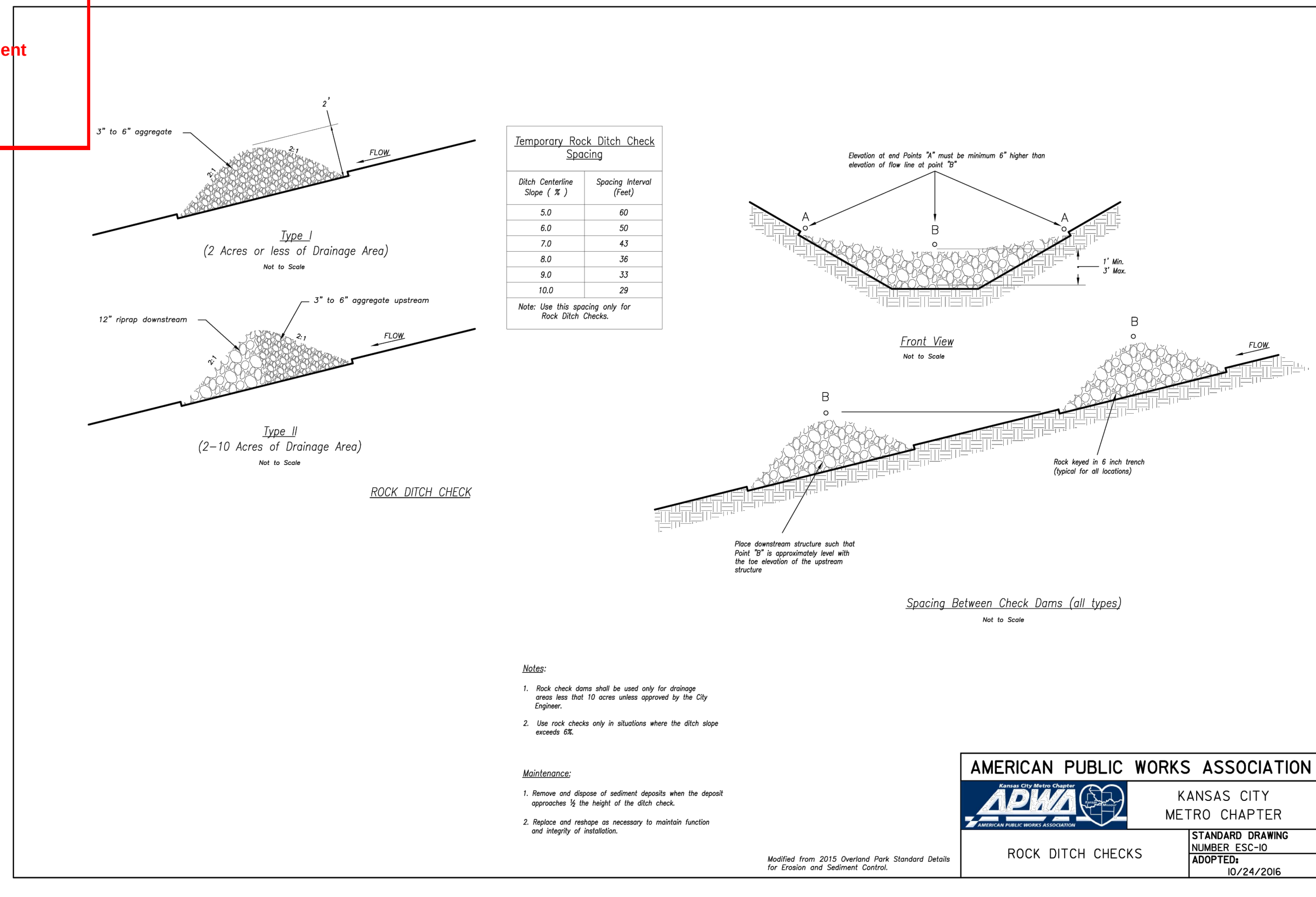
WHISPERING WOODS 3RD PLAT
EROSION & SEDIMENT CONTROL PLANS
EAST FINAL RESTORATION PLAN
LEE'S SUMMIT, MO
802 FRANCIS STREET
ST. JOSEPH, MO 64501
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As Noted on Plan Review

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Lee's Summit, Missouri
08/26/2025



MARK	REVISION	DATE	BY
Engineer:	SD	Checked By:	SD
Technician:	JS	Date:	10-11-21
		Field Bk:	
		Pg:	10
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			Missouri State Certificate of Authority #200006544

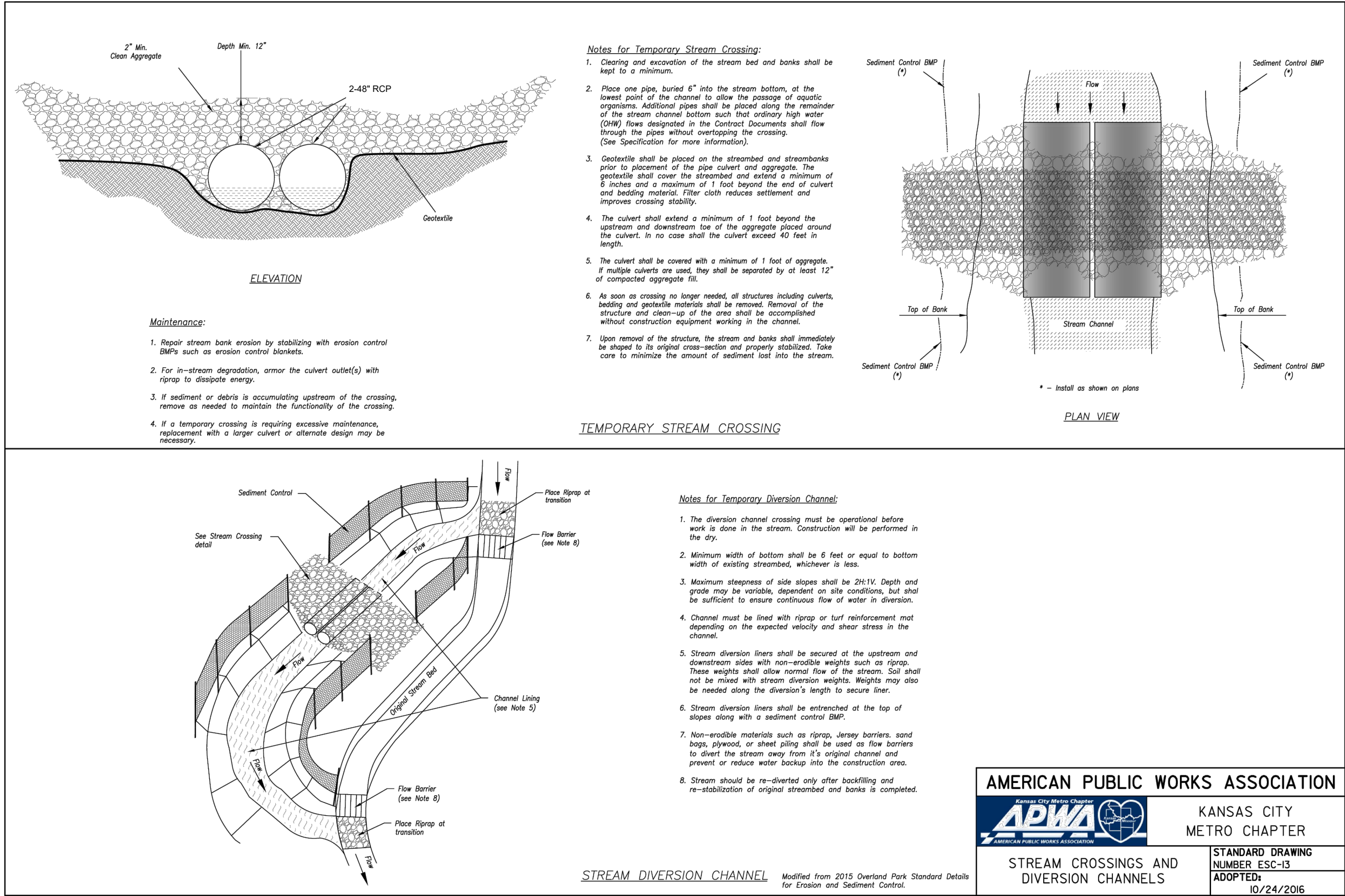
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WHISPERING WOODS 3RD PLAT
EROSION & SEDIMENT CONTROL PLANS
EROSION CONTROL DETAILS

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Lee's Summit, Missouri

08/26/2025



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WHISPERING WOODS 3RD PLAT
EROSION & SEDIMENT CONTROL PLANS

EROSION CONTROL DETAILS

LEE'S SUMMIT, MO

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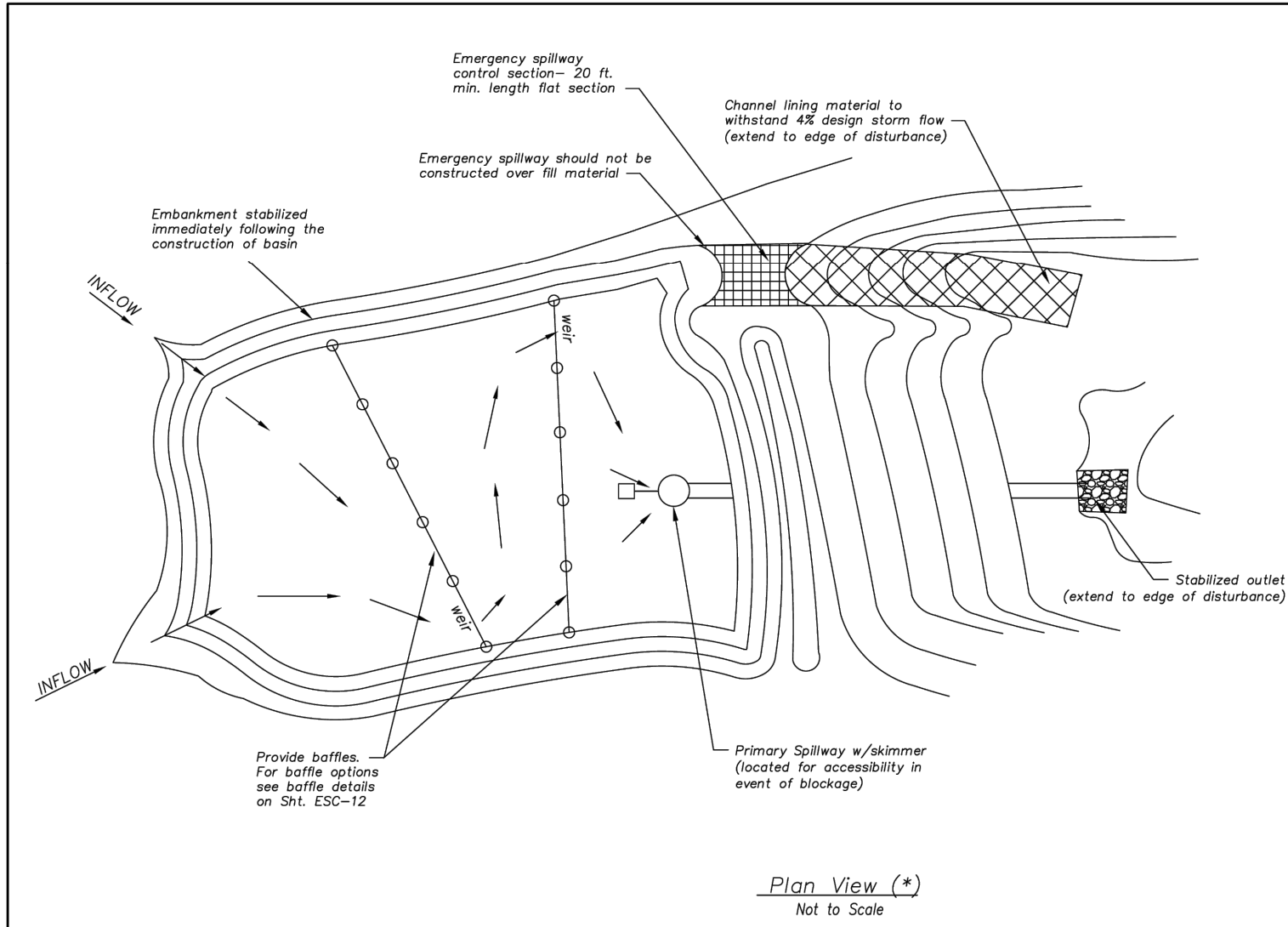
Sheet 11

MARK: REVISION: DATE: BY: 11

Engineer: SD Checked By: SD Scale: 1"= 10' Field Bk: Pg: 11

Technician: JS Date: 10-11-21

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Sediment Basin Design Summary (**)				
Design Item	Basin #1	Basin #2	Units	Notes
Site Data:				
Tributary Drainage Area to Pond	6.23	11.06	Acres	
50% (2 yr) Design Flow	24.2	42.9	cfs	
4% (25 yr) Design Flow	42.1	74.7	cfs	
Pond Data:				
Minimum Sediment Storage Volume	835	1482	cu yd	134 cu yd/acre required minimum
Provided Sediment Storage Volume	1152	1780	cu yd	
Bottom Elevation	980.00	963.00	ft	
Sediment Cleanout Elevation	982.00	965.00	ft	Elevation equal to 20% of original design volume
Top of Riser Elevation	983.00	968.00	ft	Top of dry storage volume
Emergency Spillway Elevation	985.00	969.00	ft	at or above Q-2 elevation. 1.0 ft min above principal spillway
Top of Dam Elevation	986.00	970.00	ft	1.0 ft min above Q-25 elevation
Basin Shape Data:				
A = Area of Normal Pool	17,847	13,207	SF	
L = Length of Flow Path	195	152	ft	
We = Effective Width = A/L	110	86.9	ft	
Length to Width Ratio = L/We	1.75			
Principal Spillway Data:				
Riser Pipe dia	18	24	in	15" min. Size for 2 year flow minimum
Barrel Pipe dia	18	24	in	15" min. Size for 2 year flow minimum
Concrete Base size for Riser Pipe	0.5	0.5	CY	Size to prevent flotation. 1.25 safety factor required
Skimmer Size	3"	3"		Designer to provide specific details and calculations per application to dewater in 48 to 72 hours
Emergency Spillway Data:				
Design Depth in Spillway	1	1	ft	
Design Velocity in Spillway	2	2.5	ft/sec	
Lining Material	12"	12"		Designer to provide specific details and calculations per application

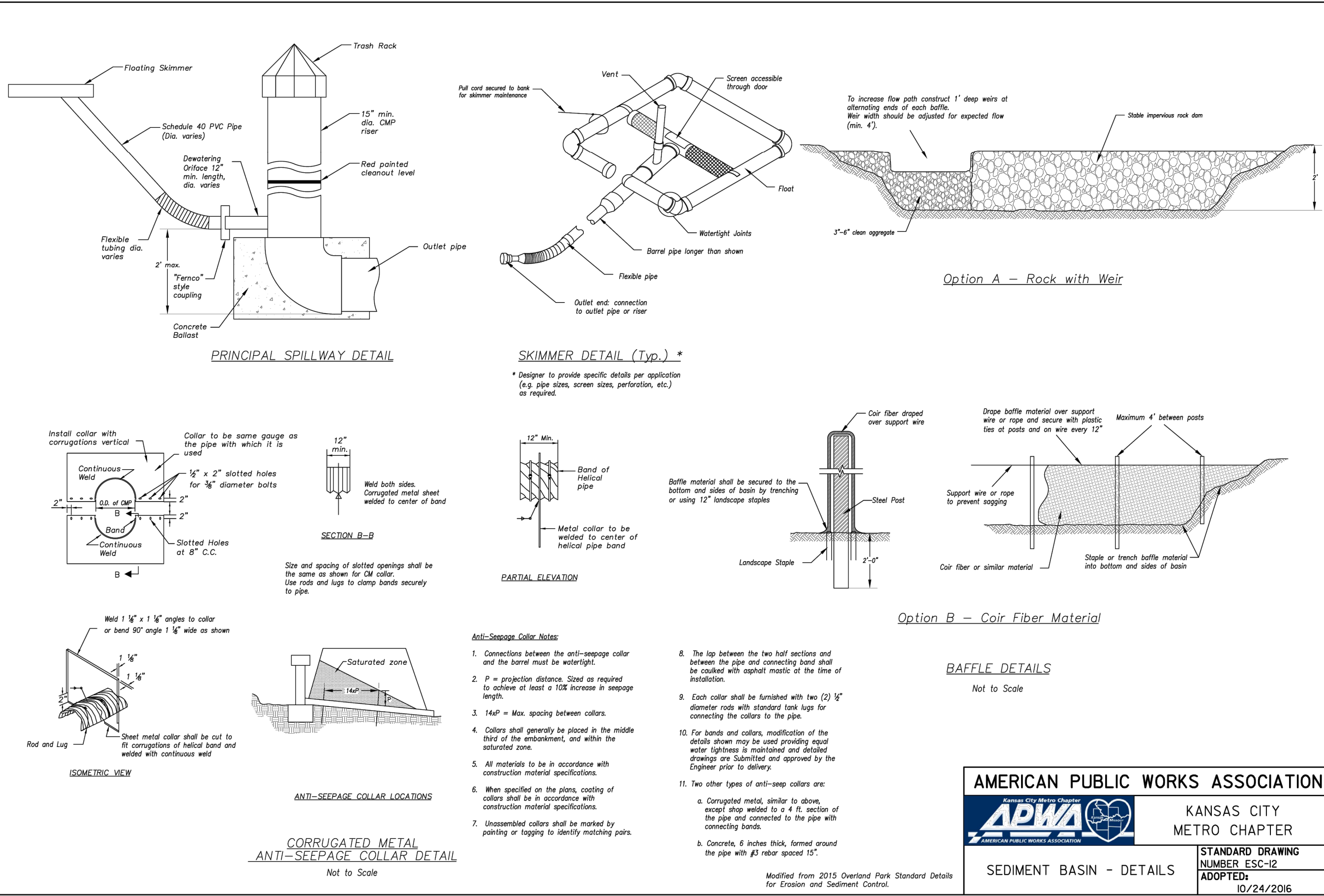
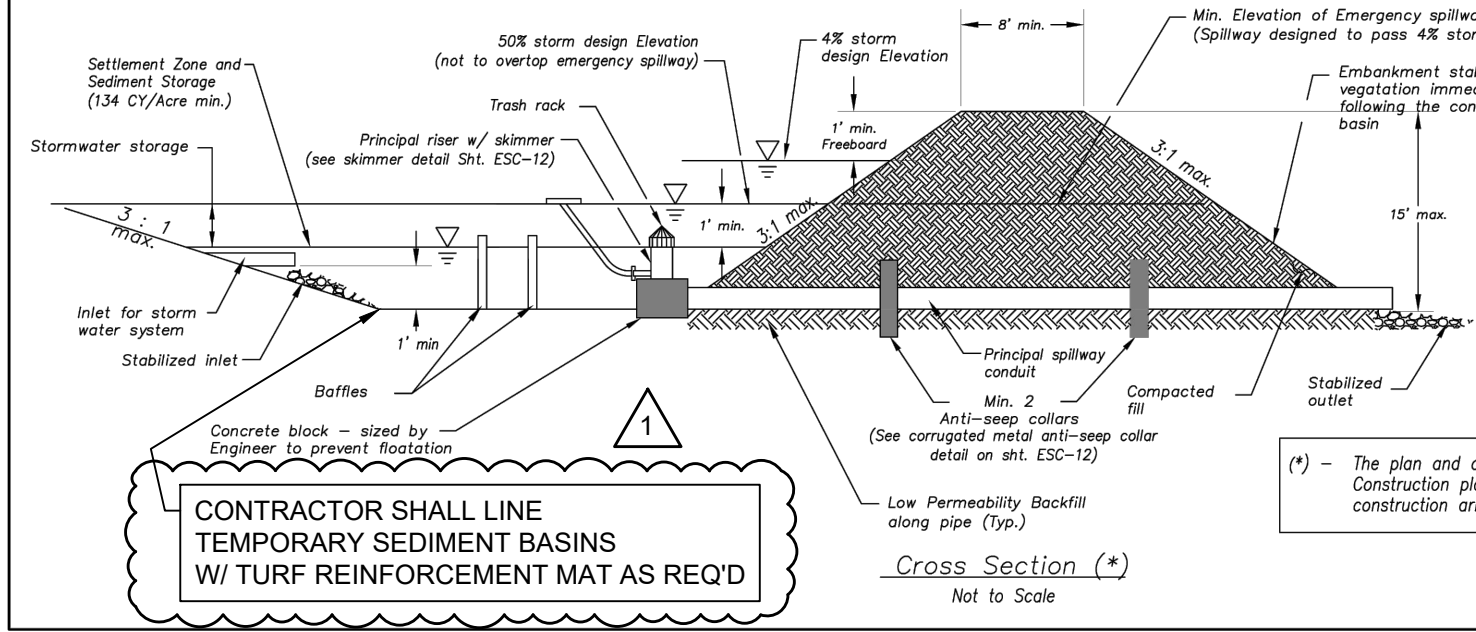
(**) - Required on all Sediment Basin Plan Sheets

- Sediment Basin Notes:**
- Interior baffles shall be provided to reduce short-circuiting of the basin. See Sht. ESC-12 for approved baffle options.
 - Emergency spillways to be located in a non-fill location when feasible and shall be lined with a non-erodible material such as Riprap or Turf Reinforcement Mat.
 - When directed, sediment basins shall be fenced using construction fence or other material for safety reasons and include warning signs, reading: "Danger - KEEP OUT".
- Maintenance:**
- Check temporary sediment basins after periods of significant runoff.
 - Remove sediment and restore the basin to its original dimensions when sediment accumulates to 20% of the storage capacity.
 - Immediately repair any erosion damage to the embankment and outlets.
 - Repair and/or replace baffles as necessary to maintain function and integrity of installation.
 - Keep outlet, skimmer and pool area free of all trash and other debris.

(*) - The plan and cross section are schematic in nature. Construction plans must provide specific site construction arrangements.

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

AMERICAN PUBLIC WORKS ASSOCIATION KANSAS CITY METRO CHAPTER	
SEDIMENT BASIN	STANDARD DRAWING NUMBER ESC-11 ADOPTED: 10/24/2016



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Development Services Department
Lee's Summit, Missouri
08/26/2025

WHISPERING WOODS 3RD PLAT
EROSION & SEDIMENT CONTROL PLANS

EROSION CONTROL DETAILS

SNYDER & ASSOCIATES
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Project No: 120.0485.11

Sheet 12

LEE'S SUMMIT, MO
802 FRANCIS STREET
ST. JOSEPH, MO 64501
816-364-5222

SHAWN DUKE - ENGINEER
MO PE#2013006489



REVISION PER CITY COMMENTS	DATE	BY
1	1/21/25	MT
MARK	REVISION	DATE
Engineer: SD	Checked By: SD	1"= NA
Technician: JS	Date: 10-11-21	Field Bk: Pg:

Sheet 12
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Missouri State Certificate of Authority #2000006544