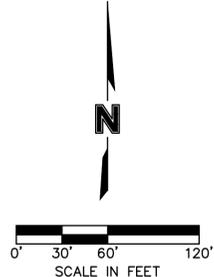


GENERAL NOTES:

- CONTRACTOR SHALL ADHERE TO THE "DESIGN AND CONSTRUCTION MANUAL" SECTION 2100 AS ADOPTED BY THE CITY OF LEE'S SUMMIT (LATEST EDITION), FOR EXCAVATION AND EMBANKMENT WORK WITHIN THE PROPOSED RIGHT-OF-WAY.
- AREAS OF CONSTRUCTION SHALL BE STRIPPED OF ALL VEGETATION, ORGANIC MATTER AND TOPSOIL TO A DEPTH AS RECOMMENDED BY GEOTECHNICAL ENGINEER AND OR TESTING AGENCY. SOILS REMOVED DURING SITE STRIPPING SHOULD BE EVALUATED TO DETERMINE IF PORTIONS OF THE TOPSOIL STRATUM MAY BE UTILIZED AS STRUCTURAL FILL WITHIN PAVEMENT AREAS. ANY MATERIAL NOT DEEMED AS SUITABLE FILL MATERIAL BY THE GEOTECHNICAL ENGINEER AND OR TESTING AGENCY SHALL BE REMOVED FROM THE JOB SITE BY THE CONTRACTOR AT HIS EXPENSE.
- ALL EMBANKMENT OUTSIDE OF RIGHT-OF-WAY SHOULD BE PLACED IN CONTROLLED LIFTS HAVING A MAXIMUM LOOSE LIFT THICKNESS OF 8". EMBANKMENT SHOULD BE COMPACTED TO A MINIMUM OF 95% OF THE MATERIALS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698 (STANDARD PROCTOR COMPACTION). MOISTURE CONTENT OF THE FILL AT THE TIME OF COMPACTION SHALL BE WITHIN A RANGE OF -0 TO +4 PERCENT OF OPTIMUM MOISTURE CONTENT.



EARTHWORK QUANTITIES		
LOCATION	CUT (C.Y.)	FILL (C.Y.)
STREET	1435	9821
SWALE	93	205
SITE	25856	25769
TOTAL	27384	35795

EARTHWORK QUANTITIES NOTES:

- EARTHWORK QUANTITIES BASED ON FINISHED GRADE SURFACE AND DO NOT INCLUDE ADJUSTMENTS FOR TOPSOIL AND SHRINKAGE.
- EARTHWORK QUANTITIES DO NOT TAKE INTO CONSIDERATION EXCAVATION, REMOVAL AND DISPOSAL OF MATERIAL DEEMED UNSUITABLE BY A GEOTECHNICAL ENGINEER. THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR EXCAVATION, REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL AND FOR REPLACING IT WITH SUITABLE MATERIAL.

AREAS OF DISTURBANCE = 15.82 ACRES

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 USER: smarsh
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STATE OF MISSOURI
 PROFESSIONAL ENGINEER
 STEPHEN M. SAYLOR
 LICENSE NUMBER
 PE-2018021248
 2/11/2026
 STEPHEN SAYLOR, P.E.
 MO# 2018021248

NO.	REV.	DATE	REVISIONS DESCRIPTION

SITE DISTURBANCE & STREAM BUFFER PLANS
 GRADING PLAN
 HOOK FARMS
 THIRD PLAT
 LEE'S SUMMIT, MISSOURI

2026

drawn by: SM
 checked by: SS
 designed by: SM
 QA/QC by: NH
 project no.: C19-4061-10
 date: 01/05/2026

SHEET
 C403

LEGEND

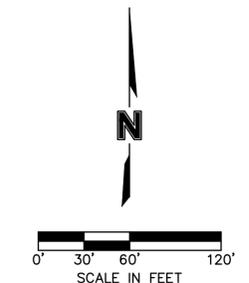
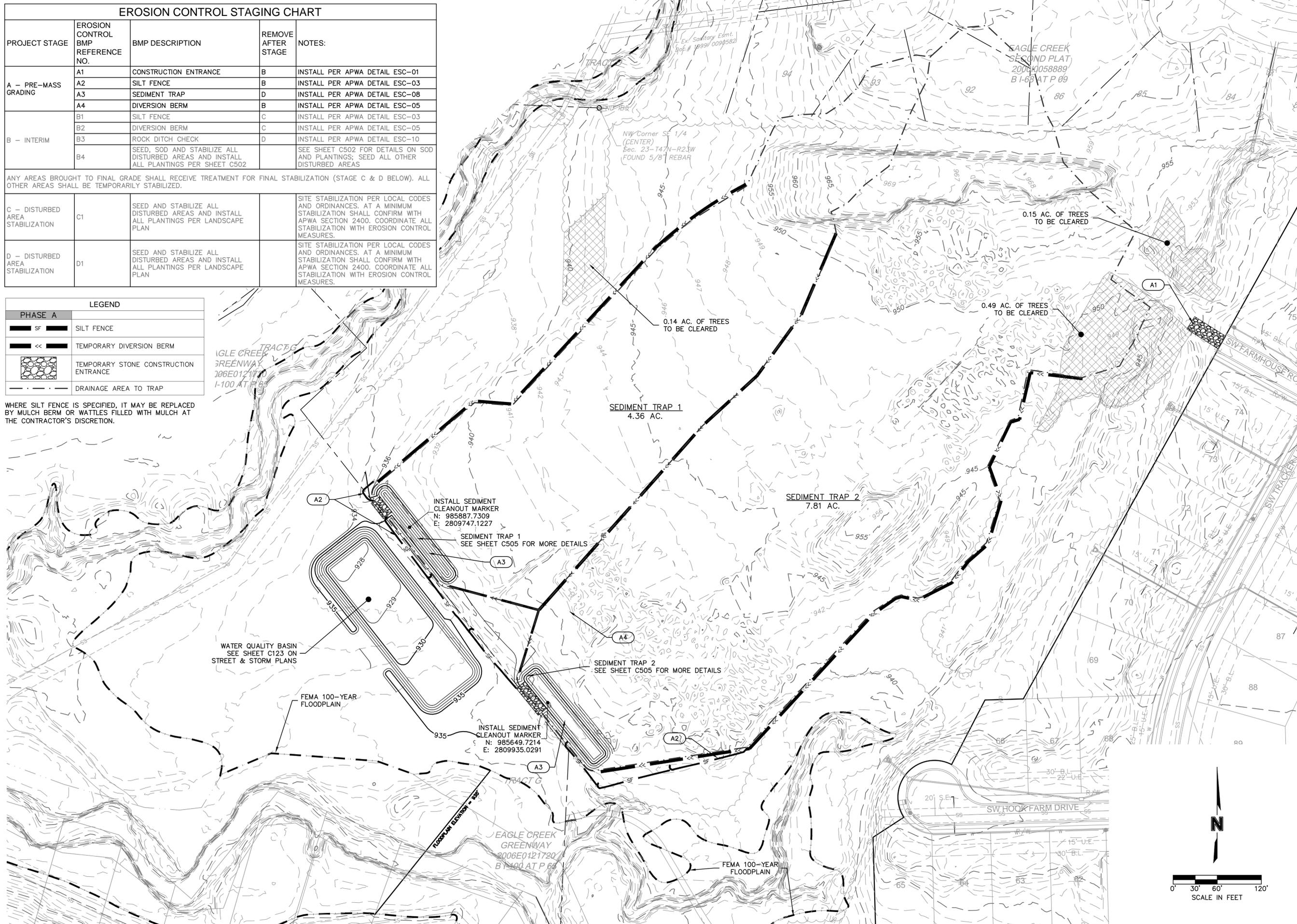
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 USER: smarsh

EROSION CONTROL STAGING CHART				
PROJECT STAGE	EROSION CONTROL BMP REFERENCE NO.	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
A - PRE-MASS GRADING	A1	CONSTRUCTION ENTRANCE	B	INSTALL PER APWA DETAIL ESC-01
	A2	SILT FENCE	B	INSTALL PER APWA DETAIL ESC-03
	A3	SEDIMENT TRAP	D	INSTALL PER APWA DETAIL ESC-08
	A4	DIVERSION BERM	B	INSTALL PER APWA DETAIL ESC-05
B - INTERIM	B1	SILT FENCE	C	INSTALL PER APWA DETAIL ESC-03
	B2	DIVERSION BERM	C	INSTALL PER APWA DETAIL ESC-05
	B3	ROCK DITCH CHECK	D	INSTALL PER APWA DETAIL ESC-10
	B4	SEED, SOD AND STABILIZE ALL DISTURBED AREAS AND INSTALL ALL PLANTINGS PER SHEET C502		SEE SHEET C502 FOR DETAILS ON SOD AND PLANTINGS; SEED ALL OTHER DISTURBED AREAS
ANY AREAS BROUGHT TO FINAL GRADE SHALL RECEIVE TREATMENT FOR FINAL STABILIZATION (STAGE C & D BELOW). ALL OTHER AREAS SHALL BE TEMPORARILY STABILIZED.				
C - DISTURBED AREA STABILIZATION	C1	SEED AND STABILIZE ALL DISTURBED AREAS AND INSTALL ALL PLANTINGS PER LANDSCAPE PLAN		SITE STABILIZATION PER LOCAL CODES AND ORDINANCES. AT A MINIMUM STABILIZATION SHALL CONFIRM WITH APWA SECTION 2400. COORDINATE ALL STABILIZATION WITH EROSION CONTROL MEASURES.
D - DISTURBED AREA STABILIZATION	D1	SEED AND STABILIZE ALL DISTURBED AREAS AND INSTALL ALL PLANTINGS PER LANDSCAPE PLAN		SITE STABILIZATION PER LOCAL CODES AND ORDINANCES. AT A MINIMUM STABILIZATION SHALL CONFIRM WITH APWA SECTION 2400. COORDINATE ALL STABILIZATION WITH EROSION CONTROL MEASURES.

LEGEND	
PHASE A	
	SILT FENCE
	TEMPORARY DIVERSION BERM
	TEMPORARY STONE CONSTRUCTION ENTRANCE
	DRAINAGE AREA TO TRAP

WHERE SILT FENCE IS SPECIFIED, IT MAY BE REPLACED BY MULCH BERM OR WATTLES FILLED WITH MULCH AT THE CONTRACTOR'S DISCRETION.



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STATE OF MISSOURI
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 STEPHEN M. SAYLOR
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 2/11/2026
 STEPHEN SAYLOR, P.E.
 MO# 2018021248

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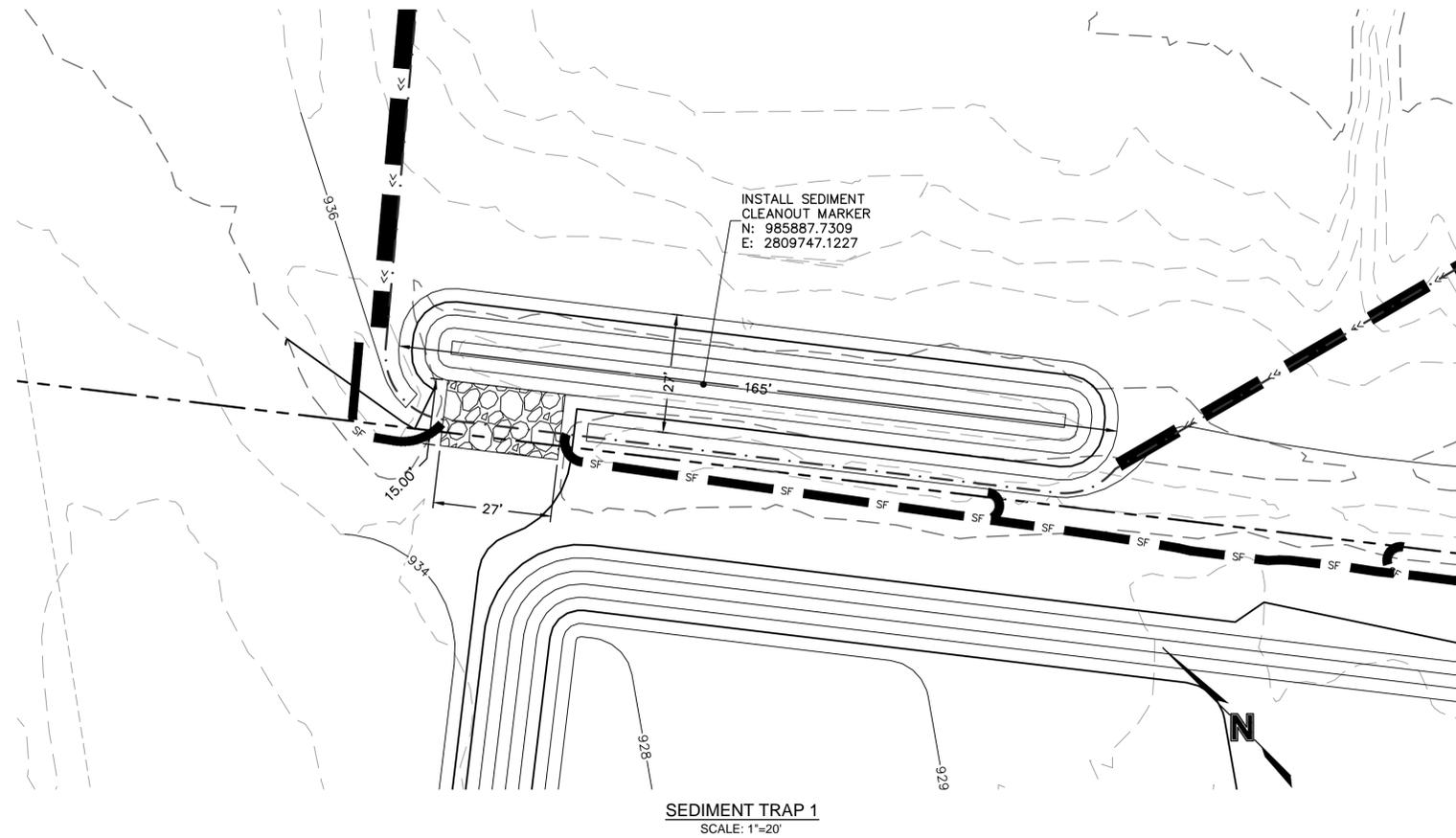
SITE DISTURBANCE - PHASE A
 SITE DISTURBANCE & STREAM BUFFER PLANS
 HOOK FARMS
 THIRD PLAT
 LEE'S SUMMIT, MISSOURI

drawn by: SM
 checked by: SS
 designed by: SM
 QA/QC by: NH
 project no.: C19-40610
 date: 01/05/2026

2026

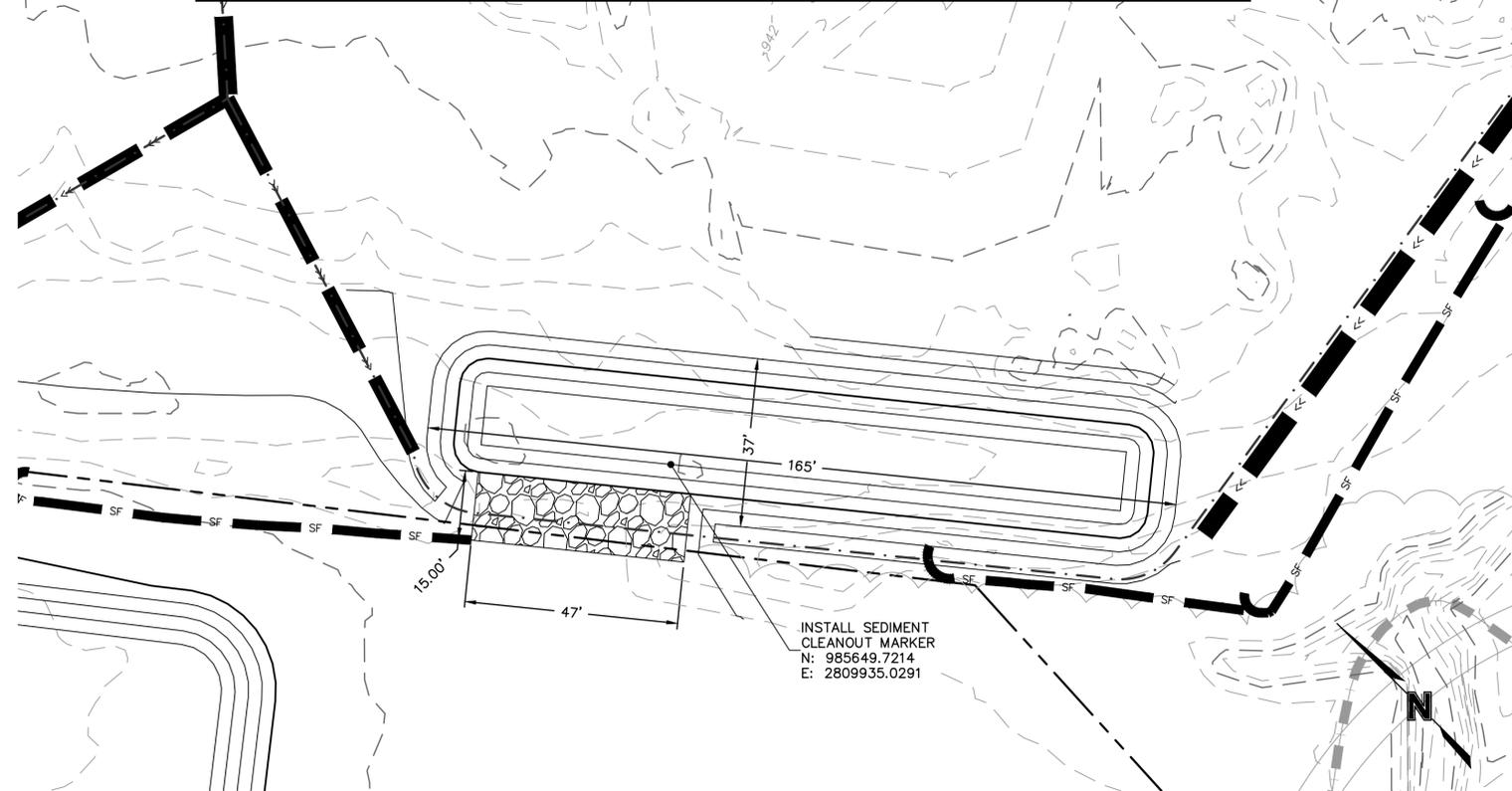
SHEET
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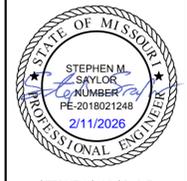


SEDIMENT TRAP 1
SCALE: 1"=20'

SEDIMENT TRAP DESIGN SUMMARY												
TRAP	TRIBUTARY AREA (AC.)	REQUIRED VOLUME (C.F.)	BERM HEIGHT "H" (FT.)	SPILLWAY HEIGHT "H ₀ " (FT.)	STORAGE VOLUME (C.F.)	BERM TOP WIDTH "W" (FT.)	BOTTOM ELEVATION (FT.)	SPILLWAY ELEVATION (FT.)	TOP OF BERM ELEVATION (FT.)	MIN. SPILLWAY LENGTH (FT.)	SEDIMENT CLEANOUT VOLUME (C.F.)	SEDIMENT CLEANOUT ELEVATION (FT.)
1	4.08	7346.74	2	1	9139.74	2	932	934	936	25	1827.95	933.57
2	8.45	15213.72	2	1	15347.76	2	933	935	937	51	3069.55	934.23



SEDIMENT TRAP 2
SCALE: 1"=20'



STEPHEN SAYLOR, P.E.
MO# 2018021248

NO. REV.	DATE	REVISIONS DESCRIPTION

SITE DISTURBANCE PLAN - PHASE A TABLES SITE DISTURBANCE & STREAM BUFFER PLANS	HOOK FARMS THIRD PLAT	2026
		LEE'S SUMMIT, MISSOURI

drawn by: SM
 checked by: SS
 designed by: SM
 QA/QC by: NH
 project no.: C19-40610
 date: 01/05/2026

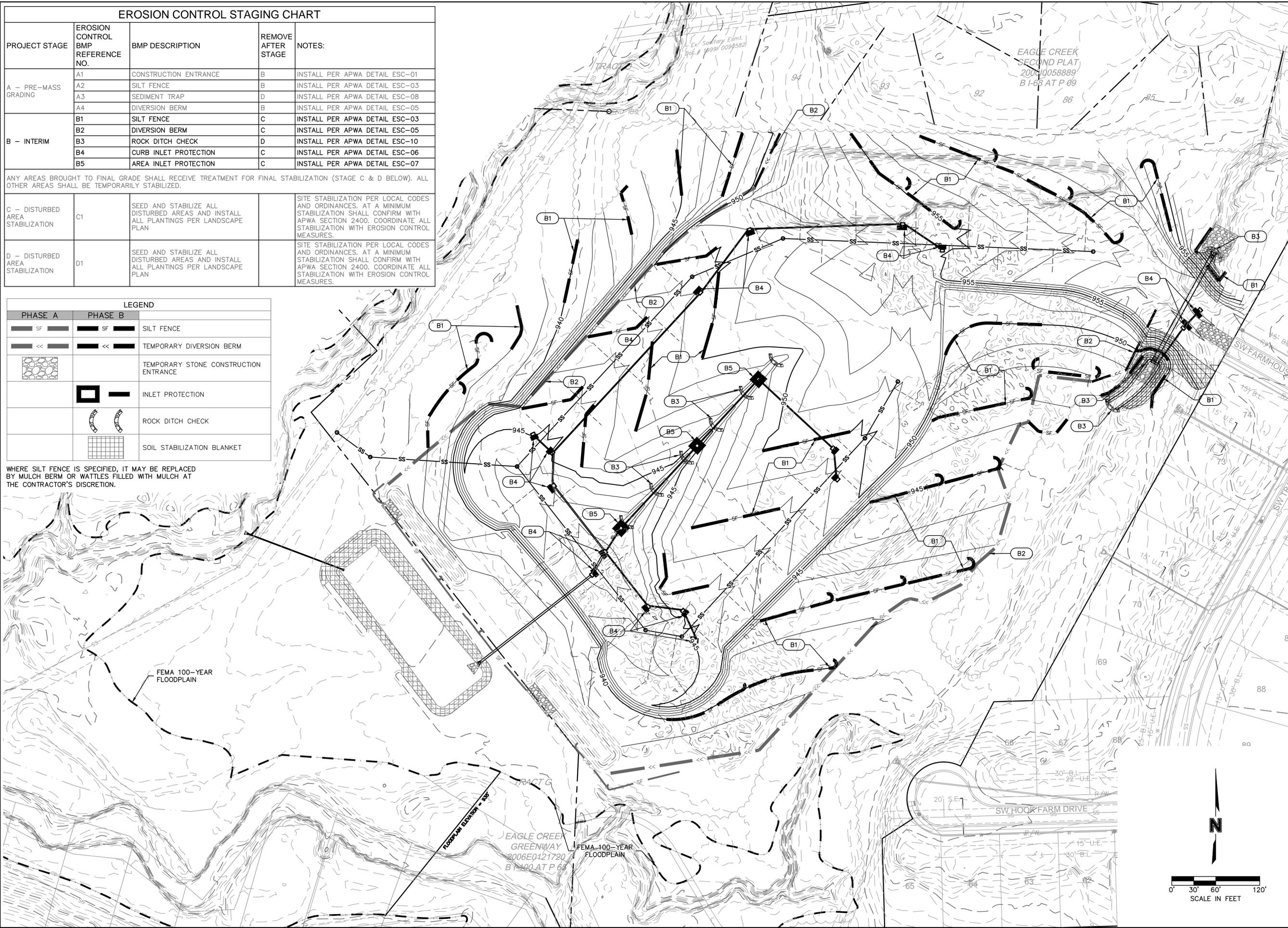
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EROSION CONTROL STAGING CHART

PROJECT STAGE	EROSION CONTROL BMP REFERENCE NO.	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
A - PRE-MASS GRADING	A1	CONSTRUCTION ENTRANCE	B	INSTALL PER APWA DETAIL ESC-01
	A2	SILT FENCE	B	INSTALL PER APWA DETAIL ESC-03
	A3	SEDIMENT TRAP	D	INSTALL PER APWA DETAIL ESC-08
	A4	DIVERSION BERM	B	INSTALL PER APWA DETAIL ESC-05
B - INTERIM	B1	SILT FENCE	C	INSTALL PER APWA DETAIL ESC-03
	B2	DIVERSION BERM	C	INSTALL PER APWA DETAIL ESC-05
	B3	ROCK DITCH CHECK	D	INSTALL PER APWA DETAIL ESC-10
	B4	CURB INLET PROTECTION	C	INSTALL PER APWA DETAIL ESC-06
	B5	AREA INLET PROTECTION	C	INSTALL PER APWA DETAIL ESC-07
ANY AREAS BROUGHT TO FINAL GRADE SHALL RECEIVE TREATMENT FOR FINAL STABILIZATION (STAGE C & D BELOW). ALL OTHER AREAS SHALL BE TEMPORARILY STABILIZED.				
C - DISTURBED AREA STABILIZATION	C1	SEED AND STABILIZE ALL DISTURBED AREAS AND INSTALL ALL PLANTINGS PER LANDSCAPE PLAN		SITE STABILIZATION PER LOCAL CODES AND ORDINANCES. AT A MINIMUM STABILIZATION SHALL CONFIRM WITH APWA SECTION 2400. COORDINATE ALL STABILIZATION WITH EROSION CONTROL MEASURES.
D - DISTURBED AREA STABILIZATION	D1	SEED AND STABILIZE ALL DISTURBED AREAS AND INSTALL ALL PLANTINGS PER LANDSCAPE PLAN		SITE STABILIZATION PER LOCAL CODES AND ORDINANCES. AT A MINIMUM STABILIZATION SHALL CONFIRM WITH APWA SECTION 2400. COORDINATE ALL STABILIZATION WITH EROSION CONTROL MEASURES.

LEGEND		
PHASE A	PHASE B	
		SILT FENCE
		TEMPORARY DIVERSION BERM
		TEMPORARY STONE CONSTRUCTION ENTRANCE
		INLET PROTECTION
		ROCK DITCH CHECK
		SOIL STABILIZATION BLANKET

WHERE SILT FENCE IS SPECIFIED, IT MAY BE REPLACED BY MULCH BERM OR WATTLES FILLED WITH MULCH AT THE CONTRACTOR'S DISCRETION.



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 STEPHEN M. SAYLOR
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 2/11/2026

REVISIONS

NO.	REV.	DATE	DESCRIPTION

SITE DISTURBANCE PLAN - PHASE B
 SITE DISTURBANCE & STREAM BUFFER PLANS

HOOK FARMS
 THIRD PLAT

LEE'S SUMMIT, MISSOURI

drawn by: SM
 checked by: SS
 designed by: SM
 QA/QC by: NH
 project no.: C19-00610
 date: 01/05/2026

2026

SHEET
 C406

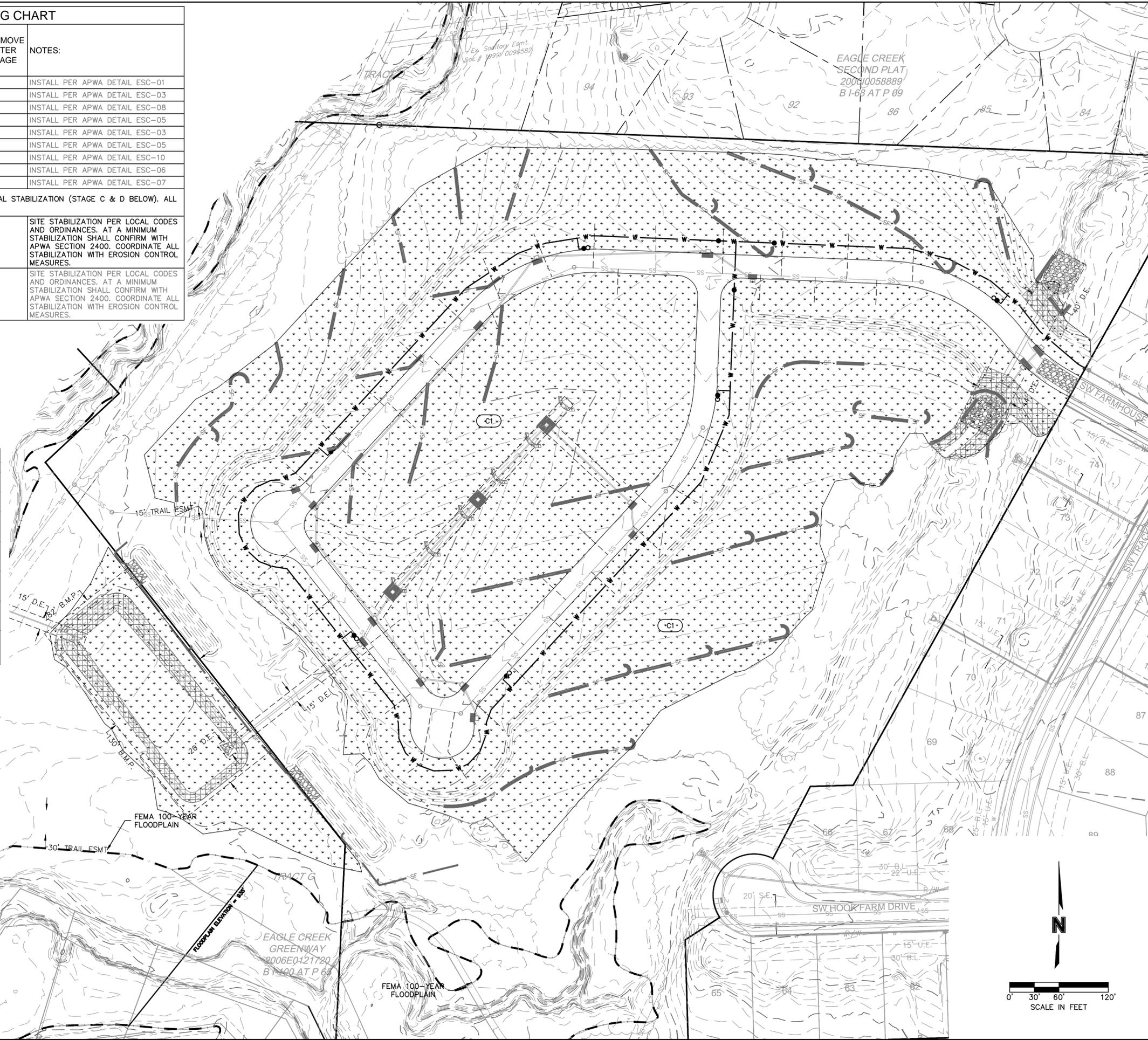
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EROSION CONTROL STAGING CHART

PROJECT STAGE	EROSION CONTROL BMP REFERENCE NO.	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
A - PRE-MASS GRADING	A1	CONSTRUCTION ENTRANCE	B	INSTALL PER APWA DETAIL ESC-01
	A2	SILT FENCE	B	INSTALL PER APWA DETAIL ESC-03
	A3	SEDIMENT TRAP	D	INSTALL PER APWA DETAIL ESC-08
	A4	DIVERSION BERM	B	INSTALL PER APWA DETAIL ESC-05
B - INTERIM	B1	SILT FENCE	C	INSTALL PER APWA DETAIL ESC-03
	B2	DIVERSION BERM	C	INSTALL PER APWA DETAIL ESC-05
	B3	ROCK DITCH CHECK	D	INSTALL PER APWA DETAIL ESC-10
	B4	CURB INLET PROTECTION	C	INSTALL PER APWA DETAIL ESC-06
	B5	AREA INLET PROTECTION	C	INSTALL PER APWA DETAIL ESC-07
ANY AREAS BROUGHT TO FINAL GRADE SHALL RECEIVE TREATMENT FOR FINAL STABILIZATION (STAGE C & D BELOW). ALL OTHER AREAS SHALL BE TEMPORARILY STABILIZED.				
C - DISTURBED AREA STABILIZATION	C1	SEED AND STABILIZE ALL DISTURBED AREAS AND INSTALL ALL PLANTINGS PER LANDSCAPE PLAN		SITE STABILIZATION PER LOCAL CODES AND ORDINANCES. AT A MINIMUM STABILIZATION SHALL CONFIRM WITH APWA SECTION 2400. COORDINATE ALL STABILIZATION WITH EROSION CONTROL MEASURES.
D - DISTURBED AREA STABILIZATION	D1	SEED AND STABILIZE ALL DISTURBED AREAS AND INSTALL ALL PLANTINGS PER LANDSCAPE PLAN		SITE STABILIZATION PER LOCAL CODES AND ORDINANCES. AT A MINIMUM STABILIZATION SHALL CONFIRM WITH APWA SECTION 2400. COORDINATE ALL STABILIZATION WITH EROSION CONTROL MEASURES.

LEGEND		
PHASE A+B	PHASE C	
		SILT FENCE
		TEMPORARY DIVERSION BERM
		TEMPORARY STONE CONSTRUCTION ENTRANCE
		INLET PROTECTION
		ROCK DITCH CHECK
		SOIL STABILIZATION BLANKET
		GRASS SEEDING

WHERE SILT FENCE IS SPECIFIED, IT MAY BE REPLACED BY MULCH BERM OR WATTLES FILLED WITH MULCH AT THE CONTRACTOR'S DISCRETION.



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STATE OF MISSOURI

STEPHEN M. SAYLOR

PROFESSIONAL ENGINEER

NUMBER: PE-2018021248

2/11/2026

STEPHEN SAYLOR, P.E.
 MO# 2018021248

NO.	REV.	DATE	REVISIONS DESCRIPTION

2026	REVISIONS

SITE DISTURBANCE - PHASE C

SITE DISTURBANCE & STREAM BUFFER PLANS

HOOK FARMS

THIRD PLAT

LEE'S SUMMIT, MISSOURI

drawn by: SM

checked by: SS

designed by: SM

QA/QC by: NH

project no.: C19-4061-0

date: 01/05/2026

SHEET

C407

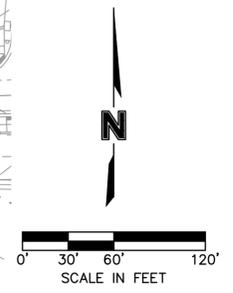
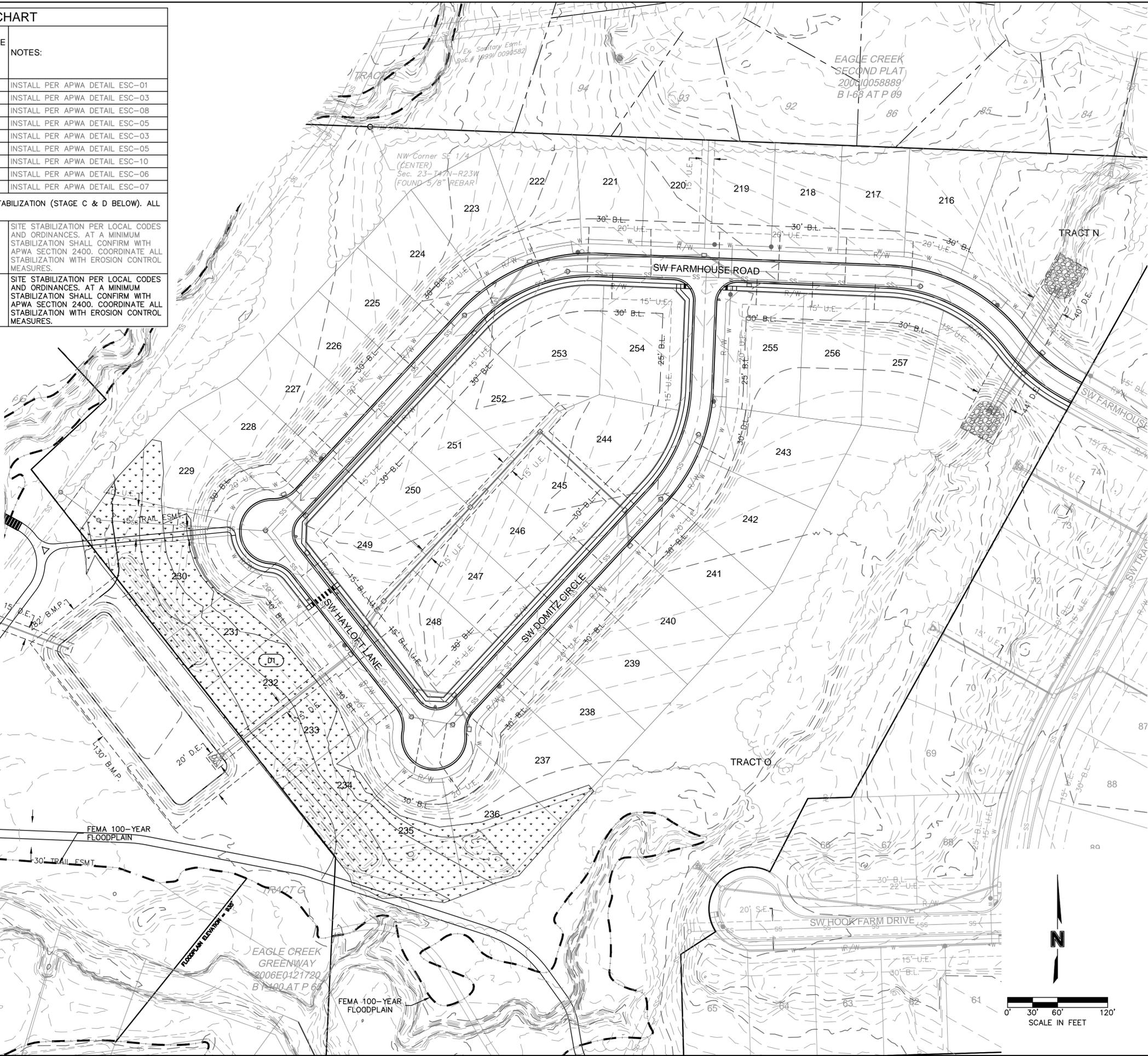
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 USER: smarsh

EROSION CONTROL STAGING CHART

PROJECT STAGE	EROSION CONTROL BMP REFERENCE NO.	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
A - PRE-MASS GRADING	A1	CONSTRUCTION ENTRANCE	B	INSTALL PER APWA DETAIL ESC-01
	A2	SILT FENCE	B	INSTALL PER APWA DETAIL ESC-03
	A3	SEDIMENT TRAP	D	INSTALL PER APWA DETAIL ESC-08
	A4	DIVERSION BERM	B	INSTALL PER APWA DETAIL ESC-05
B - INTERIM	B1	SILT FENCE	C	INSTALL PER APWA DETAIL ESC-03
	B2	DIVERSION BERM	C	INSTALL PER APWA DETAIL ESC-05
	B3	ROCK DITCH CHECK	D	INSTALL PER APWA DETAIL ESC-10
	B4	CURB INLET PROTECTION	C	INSTALL PER APWA DETAIL ESC-06
	B5	AREA INLET PROTECTION	C	INSTALL PER APWA DETAIL ESC-07
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C - DISTURBED AREA STABILIZATION	C1	SEED AND STABILIZE ALL DISTURBED AREAS AND INSTALL ALL PLANTINGS PER LANDSCAPE PLAN		SITE STABILIZATION PER LOCAL CODES AND ORDINANCES. AT A MINIMUM STABILIZATION SHALL CONFIRM WITH APWA SECTION 2400. COORDINATE ALL STABILIZATION WITH EROSION CONTROL MEASURES.
D - DISTURBED AREA STABILIZATION	D1	SEED AND STABILIZE ALL DISTURBED AREAS AND INSTALL ALL PLANTINGS PER LANDSCAPE PLAN		SITE STABILIZATION PER LOCAL CODES AND ORDINANCES. AT A MINIMUM STABILIZATION SHALL CONFIRM WITH APWA SECTION 2400. COORDINATE ALL STABILIZATION WITH EROSION CONTROL MEASURES.

LEGEND		
PHASE A,B,C	PHASE D	
		SILT FENCE
		TEMPORARY DIVERSION BERM
		TEMPORARY STONE CONSTRUCTION ENTRANCE
		INLET PROTECTION
		ROCK DITCH CHECK
		SOIL STABILIZATION BLANKET
		GRASS SEEDING

WHERE SILT FENCE IS SPECIFIED, IT MAY BE REPLACED BY MULCH BERM OR WATTLES FILLED WITH MULCH AT THE CONTRACTOR'S DISCRETION.



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STEPHEN M. SAYLOR, P.E.
MO# 2018021248

NO.	REV.	DESCRIPTION	DATE	REVISIONS

SITE DISTURBANCE - PHASE D
SITE DISTURBANCE & STREAM BUFFER PLANS

HOOK FARMS
THIRD PLAT

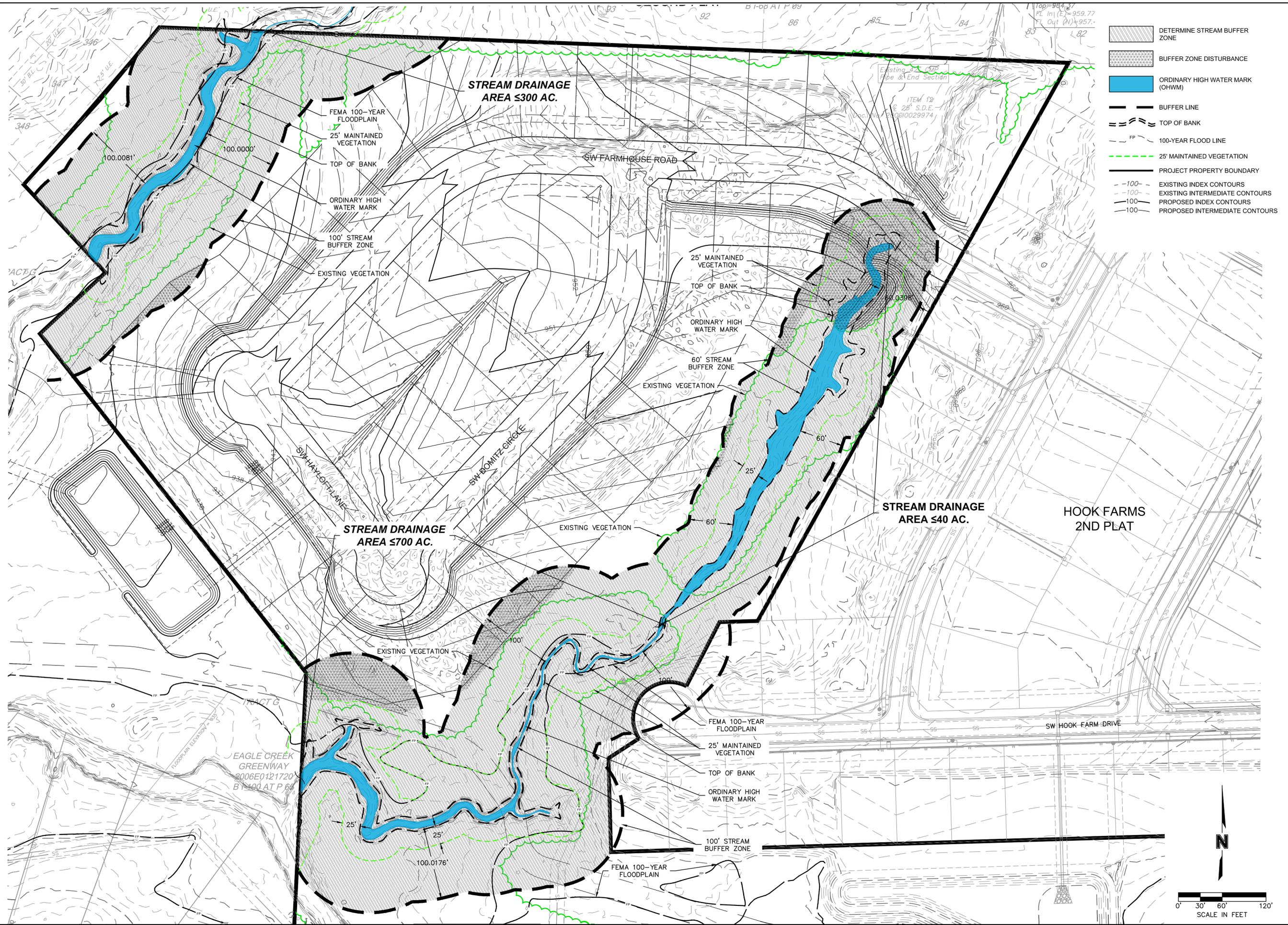
LEE'S SUMMIT, MISSOURI

drawn by: _____ SM
checked by: _____ SS
designed by: _____ SM
QA/QC by: _____ NH
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date: 01/05/2026

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- DETERMINE STREAM BUFFER ZONE
- BUFFER ZONE DISTURBANCE
- ORDINARY HIGH WATER MARK (OHWM)
- BUFFER LINE
- TOP OF BANK
- 100-YEAR FLOOD LINE
- 25' MAINTAINED VEGETATION
- PROJECT PROPERTY BOUNDARY
- EXISTING INDEX CONTOURS
- EXISTING INTERMEDIATE CONTOURS
- PROPOSED INDEX CONTOURS
- PROPOSED INTERMEDIATE CONTOURS

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STEPHEN SAYLOR, P.E.
 MO# 2018021248

NO.	REV.	DESCRIPTION	DATE

STREAM BUFFER PLAN
 SITE DISTURBANCE & STREAM BUFFER PLANS

HOOK FARMS
 THIRD PLAT

LEE'S SUMMIT, MISSOURI

drawn by: _____ SM
 checked by: _____ SS
 designed by: _____ SM
 QA/QC by: _____ NH
 project no.: C19-40610
 date: 01/05/2026

SHEET
 C503

