

**SILT FENCE PROTECTION TO BE MAINTAINED BY CONTRACTOR**

**LEGEND**

PHASE 1 SILT FENCE	— SF - 1 —	SF - 1
PHASE 2 SILT FENCE	— SF - 2 —	SF - 2
INLET PROTECTION		

**NOTES:** The Land Disturbance Plans indicates the Final placement of erosion control devices. The contractor(s) may proceed with construction prior to the final placement of these devices by providing additional devices to control erosion on their items of work. These devices shall be maintained until the final devices are in place.

**DURING ALL PHASES OF CONSTRUCTION, INACTIVE AREA STABILIZATION METHODS AS DESCRIBED IN APWA SECTION 5111.3 SHALL BE USED TO CONTROL EROSION AND SILTATION.**

**RELEASED FOR CONSTRUCTION**  
As Noted on Plan Review

Development Services Department  
Lee's Summit, Missouri  
02/19/2026



Professional Registration  
Missouri  
Engineering 2055002186-D  
Surveying 2006008318-D  
Kansas  
Engineering E-1695  
Surveying LS-218  
Oklahoma  
Engineering 62524  
Nebraska  
Engineering CA2821

Project: CLIPPER EAST  
Issue Date: November 21, 2025

East Village  
Lee's Summit, Jackson County, Missouri

ESC PHASE 1 - Pre Clearing Plan  
Construction Plans for:  
East Village  
Lee's Summit, Jackson County, Missouri

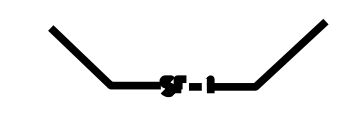
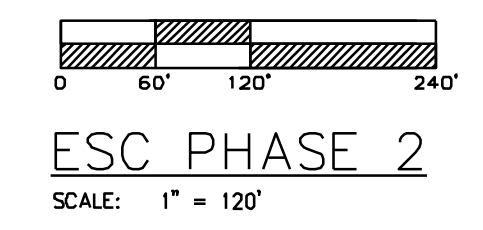


Matthew J. Schlicht  
MO PE 2006019708  
KS PE 19071  
OK PE 25226  
NE PE E-14335

REVISIONS


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As Noted on Plan Review

Development Services Department  
Lee's Summit, Missouri  
02/19/2026



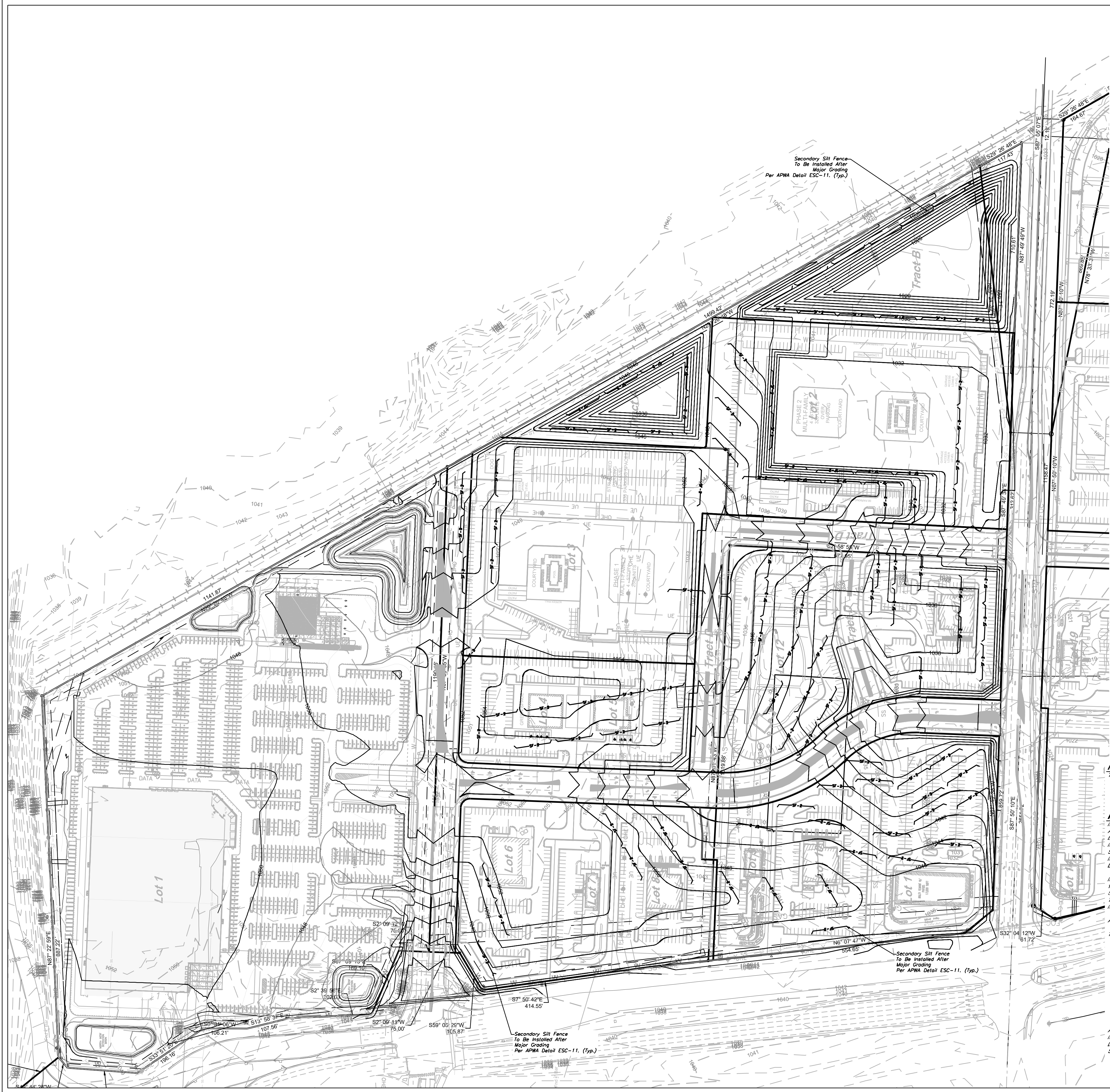
SILT FENCE PROTECTION  
TO BE MAINTAINED BY CONTRACTOR

**LEGEND**

- PHASE 1 SILT FENCE — SF-1 — SF-1
- PHASE 2 SILT FENCE — SF-2 — SF-2
- INLET PROTECTION

**NOTES:** The Land Disturbance Plans indicates the Final placement of erosion control devices. The contractor(s) may proceed with construction prior to the final placement of these devices by providing additional devices to control erosion on their items of work. These devices shall be maintained until the final devices are in place.

**DURING ALL PHASES OF CONSTRUCTION, INACTIVE AREA STABILIZATION METHODS AS DESCRIBED IN APWA SECTION 5111.3 SHALL BE USED TO CONTROL EROSION AND SILTATION.**



**EROSION CONTROL DESCRIPTION:**

- 1) SILT FENCE SHALL BE PLACED AT THE PERIMETER OF THE GRADING AND AT INTERMEDIATE AREAS THROUGHOUT THE SITE AS SHOWN ON THE PLAN. INLET SEDIMENT TRAPS SHALL BE PLACED SURROUNDING ALL STORM INLETS.
- 2) INSTALL TEMPORARY CONSTRUCTION ENTRANCE AS SHOWN ON PLAN.

**EROSION CONTROL PROCEDURE:**

- 1) SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT THE PERIMETER OF THE GRADED AREAS PRIOR TO BEGINNING OF CLEARING OR DEMOLITION OPERATIONS. THE CONTRACTOR SHALL INSTALL SILT FENCE AS SHOWN ON PLANS AS GRADING PROGRESSES.

**TEMPORARY CONSTRUCTION ENTRANCE NOTES:**

- A) INSTALLATION
  - 1) AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC STREETS. IF POSSIBLE, LOCATE WHERE PERMANENT ROADS WILL EVENTUALLY BE CONSTRUCTED.
  - 2) REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA. GRADE AND CROWN FOR POSITIVE DRAINAGE.
  - 3) IF SLOPE TOWARDS THE PUBLIC ROAD EXCEEDS 2% CONSTRUCT A 6 TO 8 INCH 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.
  - 4) INSTALL PAVEMENT UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES ALONG PUBLIC ROADS.
  - 5) PLACE STONE TO DIMENSIONS AND GRADES AS SHOWN ON PLANS. LEAVE SURFACE SMOOTH AND SLOPED FOR DRAINAGE.
  - 6) DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE.
  - 7) IF WET CONDITIONS ARE ANTICIPATED PLACE GEOTEXTILE FABRIC ON THE GRADED FOUNDATION TO IMPROVE STABILITY.
- B) TROUBLESHOOTING
  - 1) CONSULT WITH A QUALIFIED DESIGN PROFESSIONAL IF ANY OF THE FOLLOWING OCCUR:
    - INADEQUATE RUNOFF CONTROLS TO THE EXTENT THAT SEDIMENT WASHES ONTO PUBLIC ROADS
    - INSTALL DIMENSIONS OR OTHER RUNOFF CONTROL MEASURES
    - SMALL STONE, THIN PAD, OR ABSENCE OF GEOTEXTILE FABRIC RESULTS IN RUTS AND MUDDY CONDITIONS AS STONE IS PRESSED INTO SOIL
    - INCREASE STONE SIZE OR PAD THICKNESS OR ADD GEOTEXTILE FABRIC
    - PAD TOO SHORT FOR HEAVY CONSTRUCTION TRAFFIC - EXTEND PAD BEYOND THE MINIMUM 50 FOOT LENGTH AS NECESSARY
- C) INSPECTION AND MAINTENANCE
  - 1) INSPECT STONE PAD AND SEDIMENT DISPOSAL AREA WEEKLY AND AFTER ANY RAIN EVENT
  - 2) RESHAPE PAD AS NEEDED FOR PROPER DRAINAGE AND RUNOFF CONTROL
  - 3) TOP DRESS WITH CLEAN 2 AND 3/4 INCH STONE AS NEEDED
  - 4) IMMEDIATELY REMOVE MUD OR SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADWAY. REPAIR ANY BROKEN ROAD PAVEMENT IMMEDIATELY
  - 5) REMOVE ALL TEMPORARY ROAD MATERIALS FROM AREAS WHERE PERMANENT VEGETATION WILL BE ESTABLISHED

**MAINTENANCE:**

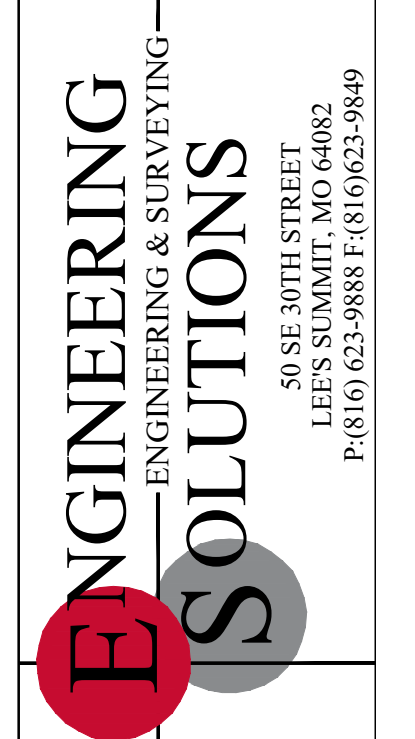
TO MAINTAIN THE EROSION AND SEDIMENT CONTROLS, THE FOLLOWING PROCEDURES WILL BE PERFORMED:  
**STABILIZATION MEASURES:** DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION WILL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. AFTER A PORTION OF THE SITE IS FINALLY STABILIZED, INSPECTIONS WILL BE CONDUCTED AT LEAST ONCE EVERY MONTH THROUGHOUT THE LIFE OF THE PROJECT. CONTRACTOR CAN CONTACT ENGINEERING SOLUTIONS FOR COPIES OF THE INSPECTION FORM TO BE USED FOR STABILIZATION MEASURES.  
**STRUCTURAL CONTROLS:** FILTER FABRIC FENCES AND ALL OTHER EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN WILL BE INSPECTED REGULARLY FOR PROPER POSITIONING, ANCHORING, AND EFFECTIVENESS IN TRAPPING SEDIMENTS. SEDIMENT WILL BE REMOVED FROM THE UPSTREAM OR UPSLOPE SIDE OF THE FILTER FABRIC. CONTRACTOR CAN CONTACT ENGINEERING SOLUTIONS FOR COPIES OF THE INSPECTION FORM TO BE USED FOR STABILIZATION MEASURES.  
**DISCHARGE POINTS:** DISCHARGE POINTS OR LOCATIONS WILL BE INSPECTED TO DETERMINE WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT AMOUNTS OF POLLUTANTS FROM ENTERING RECEIVING WATERS.  
**CONSTRUCTION ENTRANCE:** LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE WILL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.

**INSPECTION PROCEDURES:**

INSPECTIONS WILL BE DONE BY THE RESPONSIBLE PERSON(S) AT LEAST ONCE EVERY WEEK AND WITHIN 24 HOURS EACH STORM EVENT PRODUCING ANY AMOUNT OF RAINFALL. AREAS THAT HAVE BEEN RESEEDED WILL BE INSPECTED REGULARLY AFTER SEED GERMINATION TO ENSURE COMPLETE COVERAGE OF EXPOSED AREAS. DISTURBED AREAS THAT HAVE NOT BEEN FINALLY STABILIZED SHALL HAVE ALL POLLUTION CONTROL MEASURES 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 AND CORRECTED WITHIN SEVEN CALENDAR DAYS OF THE INSPECTION. THE PERMITTEE SHALL PROMPTLY NOTIFY THE SITE CONTRACTORS RESPONSIBLE FOR OPERATION AND MAINTENANCE OF POLLUTION CONTROL DEVICES OF DEFICIENCIES.  
IF THE EXISTING GROUND COVER IS NATURAL GRASS, DISTURBED AREAS SHALL BE TEMPORARILY SEEDDED WITH WHEATRYRGE AT A RATE OF 1.5 POUNDS PER 1000 SQUARE FEET. PERMANENT SEEDING SHALL CONSIST OF 80% IN THREE EQUAL PARTS OF THIN BLADE, TURF-TYPE, TALL FESCUE AND 10% BLUEGRASS SEED AT A RATE OF 10 POUNDS PER 1000 SQUARE FEET. BOTH TEMPORARY AND PERMANENT SEEDING AREAS SHALL BE MULCHED AND WATERED TO MAINTAIN THE PROPER MOISTURE LEVEL OF THE SOIL TO ESTABLISH GRASS. NEW GRASS SHALL BE WATERED AND MAINTAINED UNTIL IT REACHES A HEIGHT OF 3 INCHES. ANY BARE AREAS SHALL BE RESEEDED.

ALL EROSION CONTROL DEVICES SHALL BE REMOVED BY GENERAL CONTRACTOR AFTER SITE STABILIZATION IS COMPLETE AND APPROVED BY ENGINEER.  
THE DEVELOPER WILL DESIGNATE A QUALIFIED PERSON OR PERSONS TO PERFORM THE FOLLOWING INSPECTIONS:  
**STABILIZATION MEASURES:** DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION WILL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. AFTER A PORTION OF THE SITE IS FINALLY STABILIZED, INSPECTIONS WILL BE CONDUCTED AT LEAST ONCE EVERY MONTH THROUGHOUT THE LIFE OF THE PROJECT. CONTRACTOR CAN CONTACT ENGINEERING SOLUTIONS FOR COPIES OF THE INSPECTION FORM TO BE USED FOR STABILIZATION MEASURES.  
**STRUCTURAL CONTROLS:** FILTER FABRIC FENCES AND ALL OTHER EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN WILL BE INSPECTED REGULARLY FOR PROPER POSITIONING, ANCHORING, AND EFFECTIVENESS IN TRAPPING SEDIMENTS. SEDIMENT WILL BE REMOVED FROM THE UPSTREAM OR UPSLOPE SIDE OF THE FILTER FABRIC. CONTRACTOR CAN CONTACT ENGINEERING SOLUTIONS FOR COPIES OF THE INSPECTION FORM TO BE USED FOR STABILIZATION MEASURES.  
**DISCHARGE POINTS:** DISCHARGE POINTS OR LOCATIONS WILL BE INSPECTED TO DETERMINE WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT AMOUNTS OF POLLUTANTS FROM ENTERING RECEIVING WATERS.  
**CONSTRUCTION ENTRANCE:** LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE WILL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.

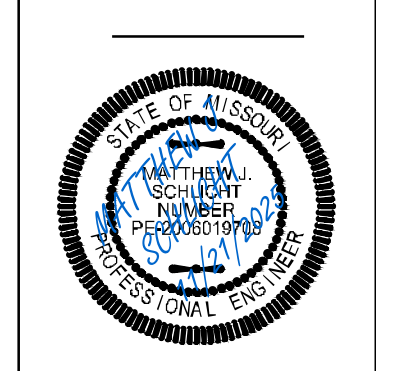
A LOG OF EACH INSPECTION SHALL BE KEPT. THE INSPECTION REPORT IS TO INCLUDE THE FOLLOWING MINIMUM INFORMATION: INSPECTOR'S NAME, DATE OF INSPECTION, OBSERVATIONS RELATIVE TO THE EFFECTIVENESS OF THE POLLUTION CONTROL DEVICES, ACTIONS TAKEN OR NECESSARY TO CORRECT DEFICIENCIES, AND LISTING OF AREAS WHERE LAND DISTURBANCE OPERATIONS HAVE PERMANENTLY OR TEMPORARILY STOPPED. THE INSPECTION REPORT SHALL BE SIGNED BY THE PERMITTEE OR BY THE PERSON PERFORMING THE INSPECTION IF DULY AUTHORIZED TO DO SO.



Professional Registration  
Missouri  
Engineering 200502186-D  
Surveying 200503819-D  
Kansas  
Engineering E-1695  
Surveying LS-210  
Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA2821

Project: GUPM EAST  
Issue Date: November 21, 2025  
East Village  
Lee's Summit, Jackson County, Missouri

ESC PHASE 2  
Inactive Area Stabilization Plan  
Construction Plans for:  
East Village  
Lee's Summit, Jackson County, Missouri

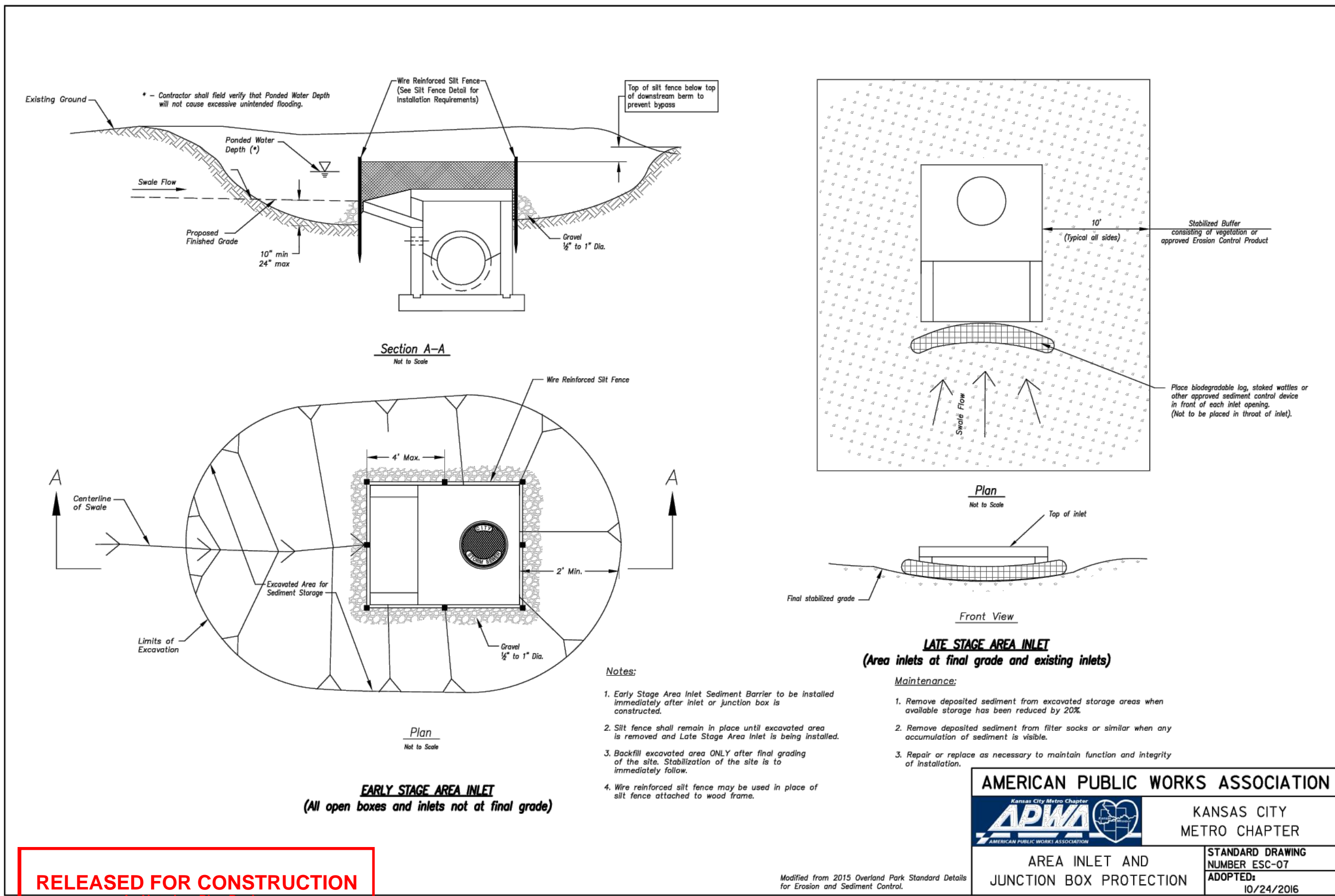
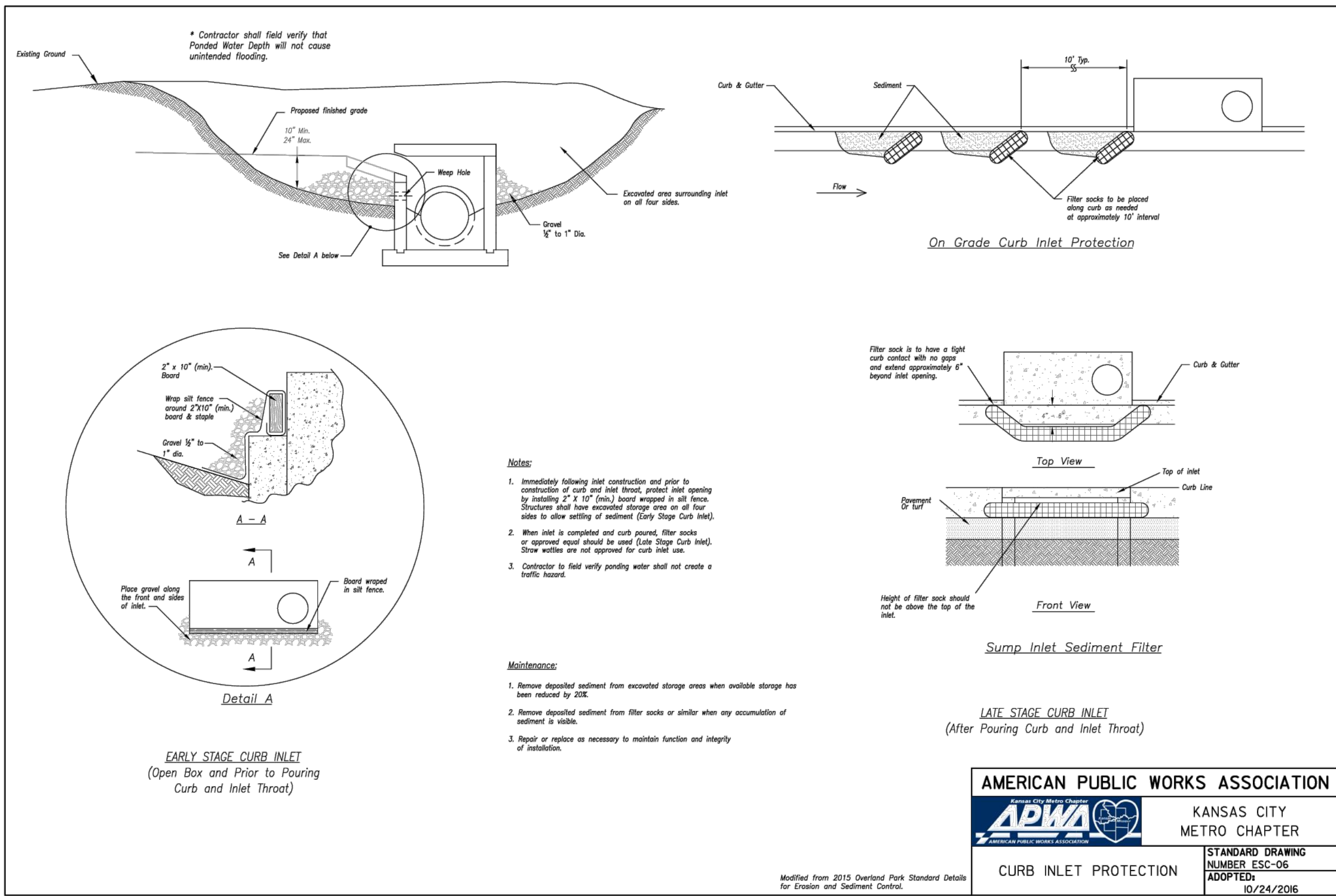
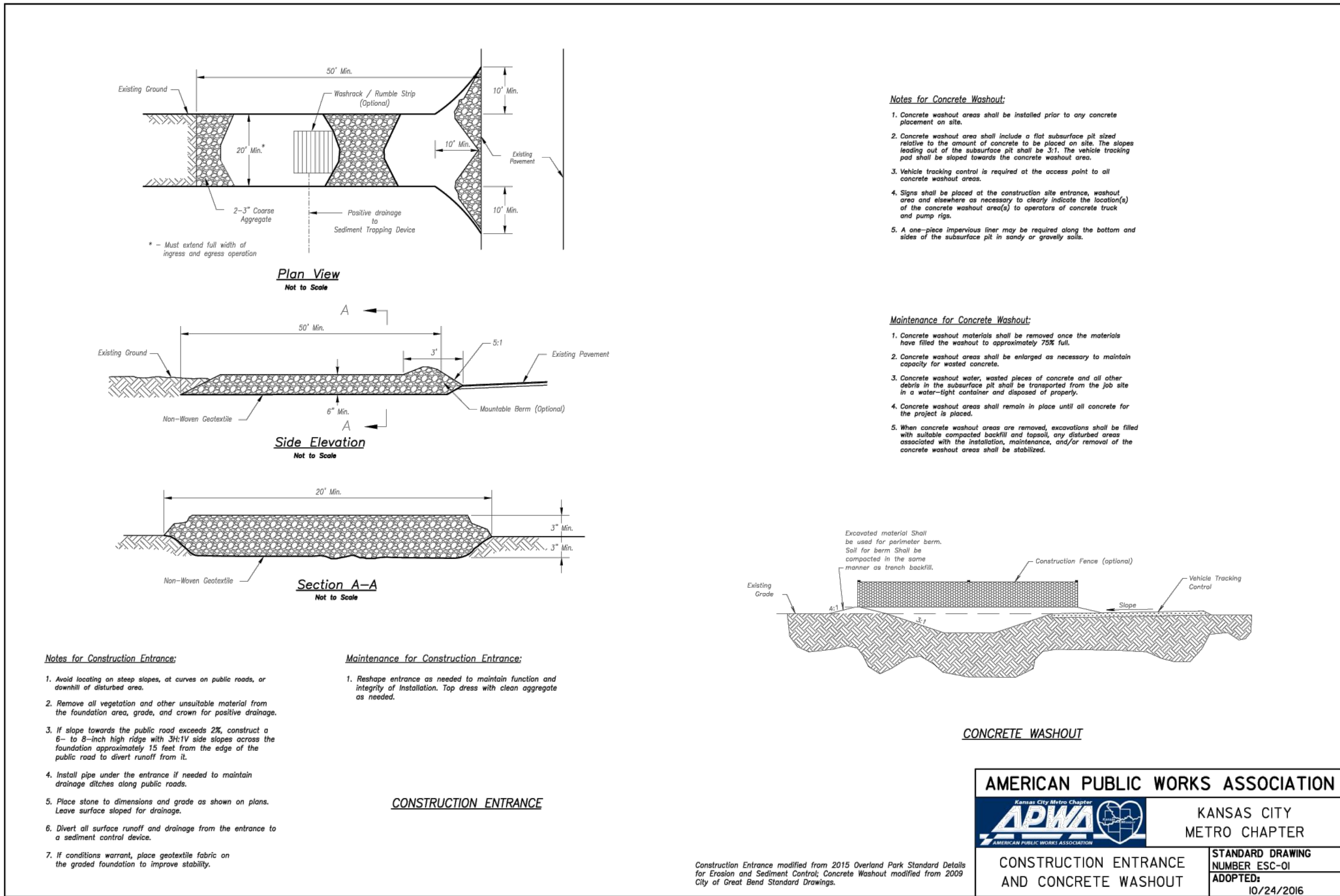
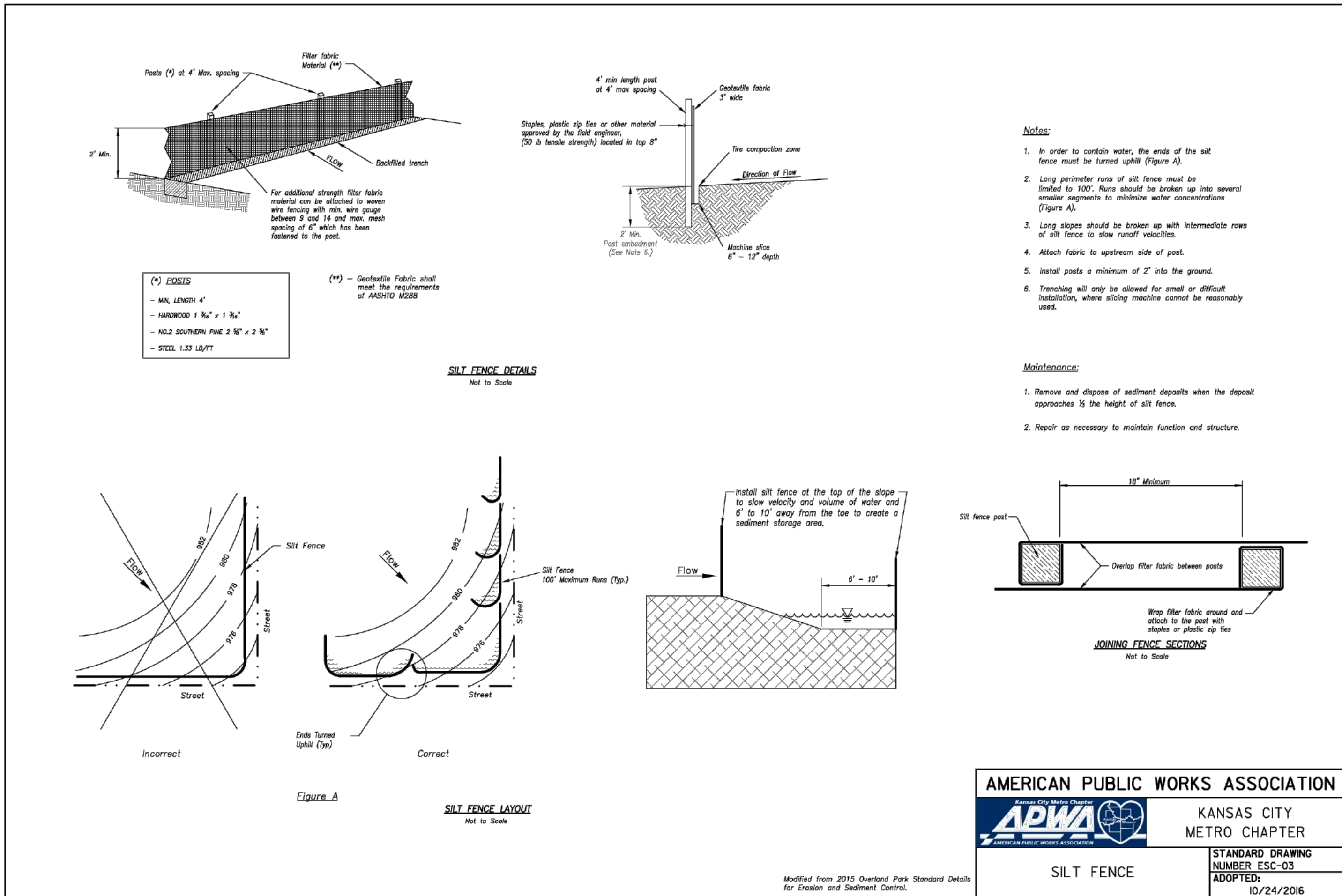


Matthew J. Schlicht  
MO PE 2006019708  
KS PE 19071  
OK PE 25226  
NE PE E-14335

REVISIONS

NO.	DESCRIPTION





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As Noted on Plan Review  
  
Development Services Department  
Lee's Summit, Missouri  
02/19/2026

**ENGINEERING SOLUTIONS**  
ENGINEERING & SURVEYING  
50 SE 30TH STREET  
LEE'S SUMMIT, MO 64082  
P: (816) 623-9888 F: (816) 623-9849

Professional Registration  
Missouri  
Engineering 2005002186-D  
Surveying 2005003818-D  
Kansas  
Engineering E-1695  
Surveying LS-210  
Oklahoma  
Engineering SC24  
Nebraska  
Engineering CA2821

East Village  
Lee's Summit, Jackson County, Missouri

Project: GUPM EAST  
Issue Date: November 21, 2025

ESC - Standard Details  
Construction Plans for:  
East Village  
Lee's Summit, Jackson County, Missouri

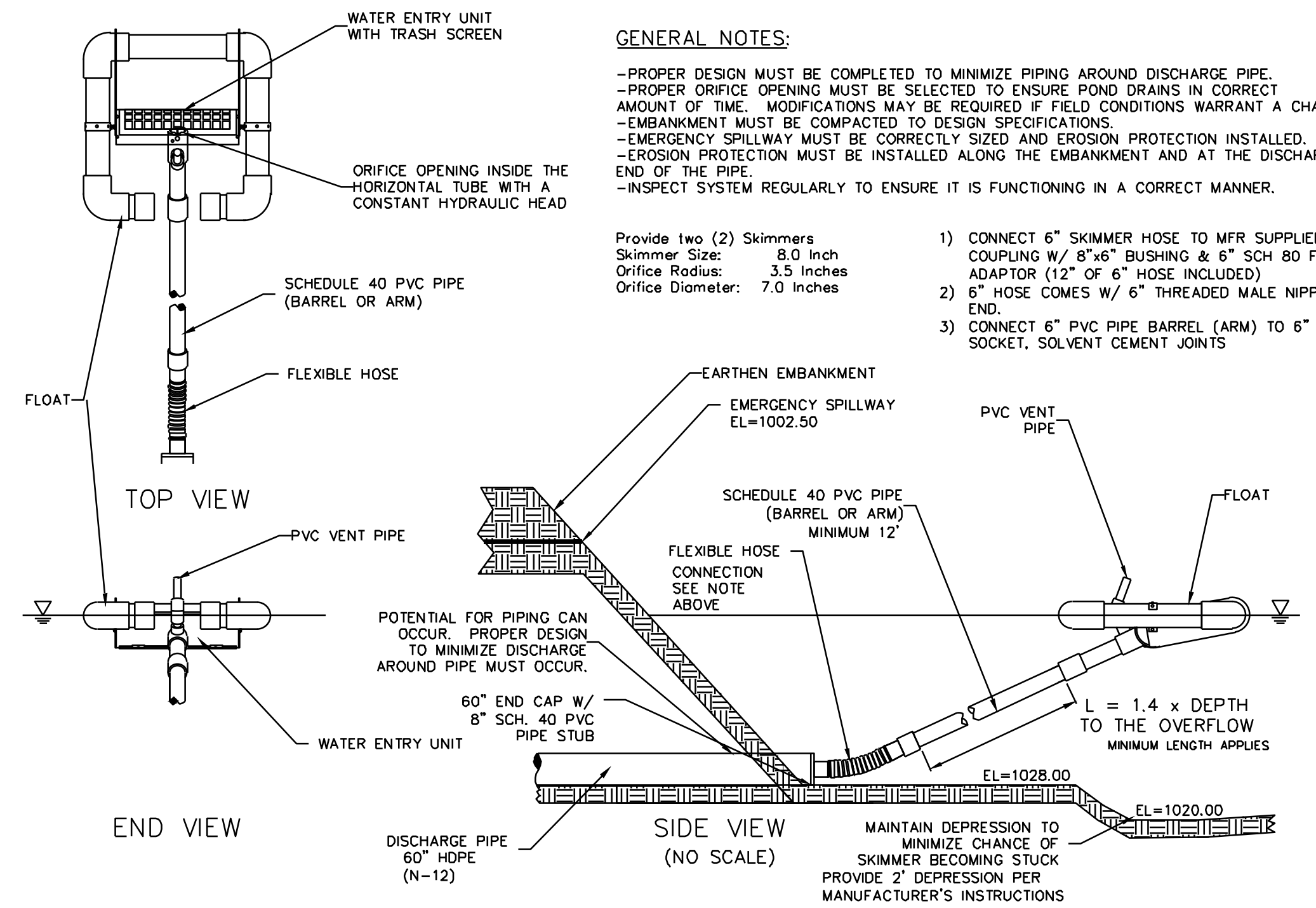
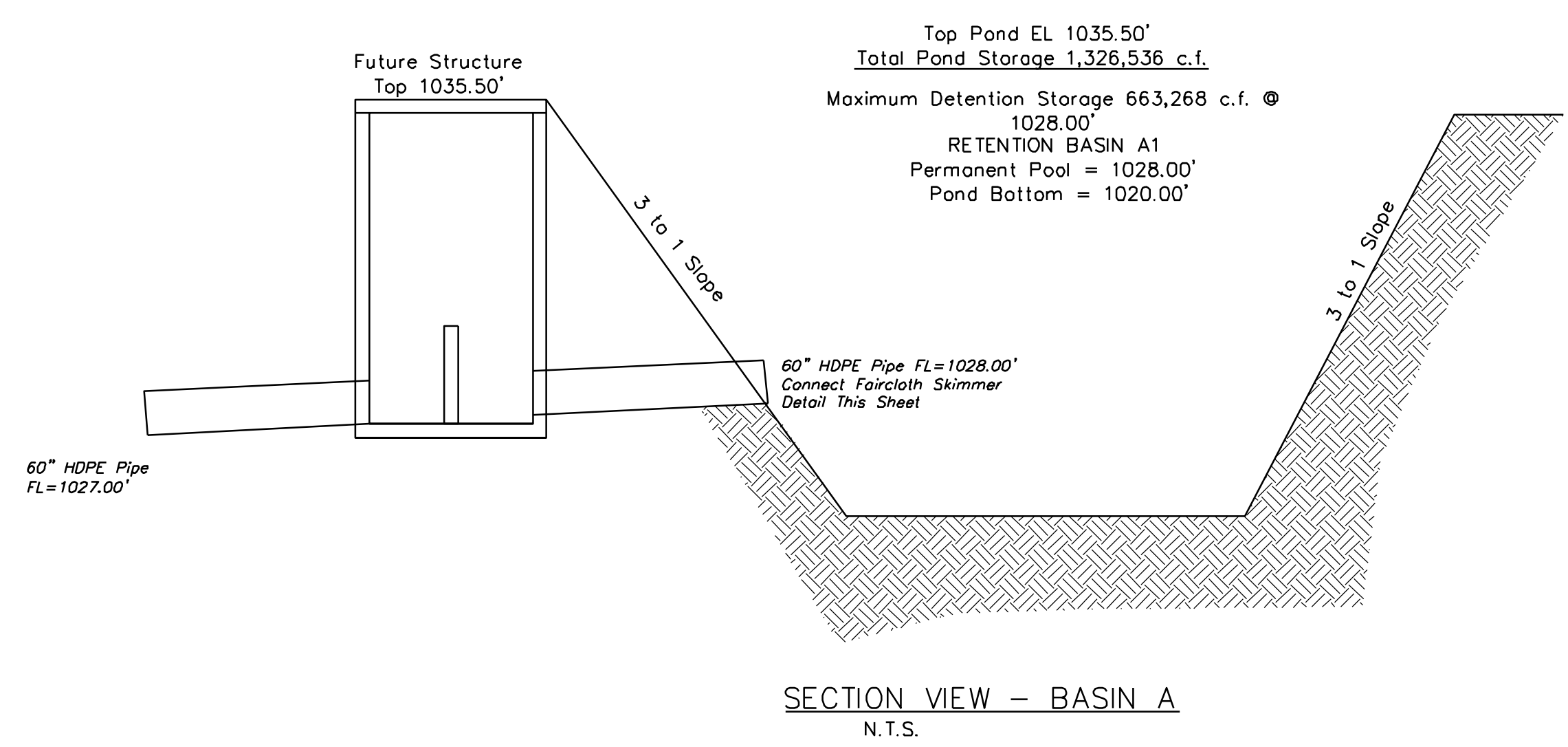
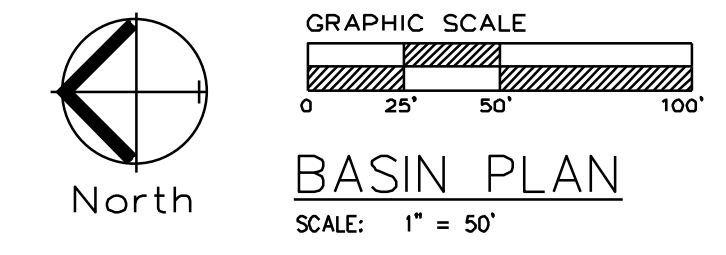
**STATE OF MISSOURI**  
MATTHEW J. SCHLICHT  
REGISTERED PROFESSIONAL ENGINEER  
NO. 0000019708  
KS PE 19071  
OK PE 25226  
NE PE E-14335

REVISIONS

Matthew J. Schlacht  
MO PE 000019708  
KS PE 19071  
OK PE 25226  
NE PE E-14335



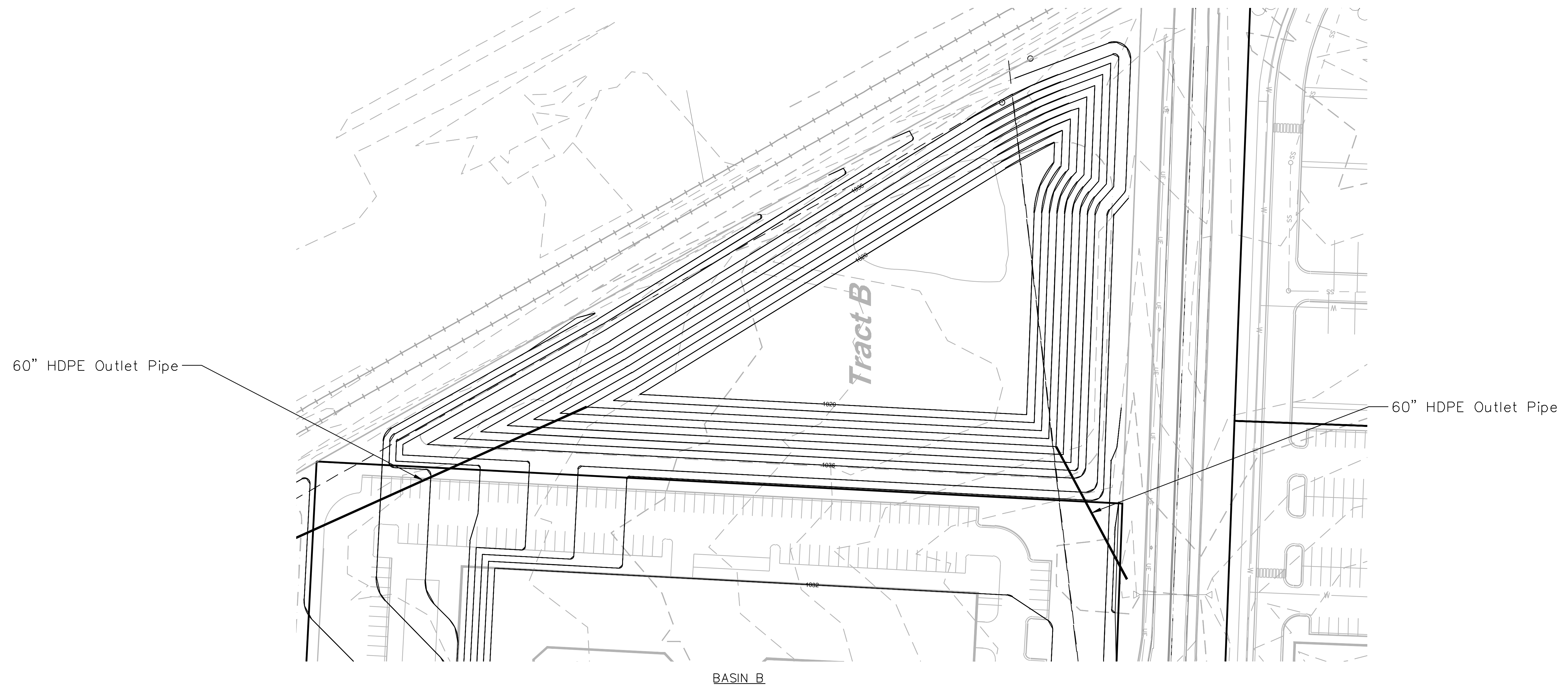




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 Lee's Summit, Missouri  
 02/19/2026

**TEMPORARY SEDIMENT BASIN CALCULATIONS:**

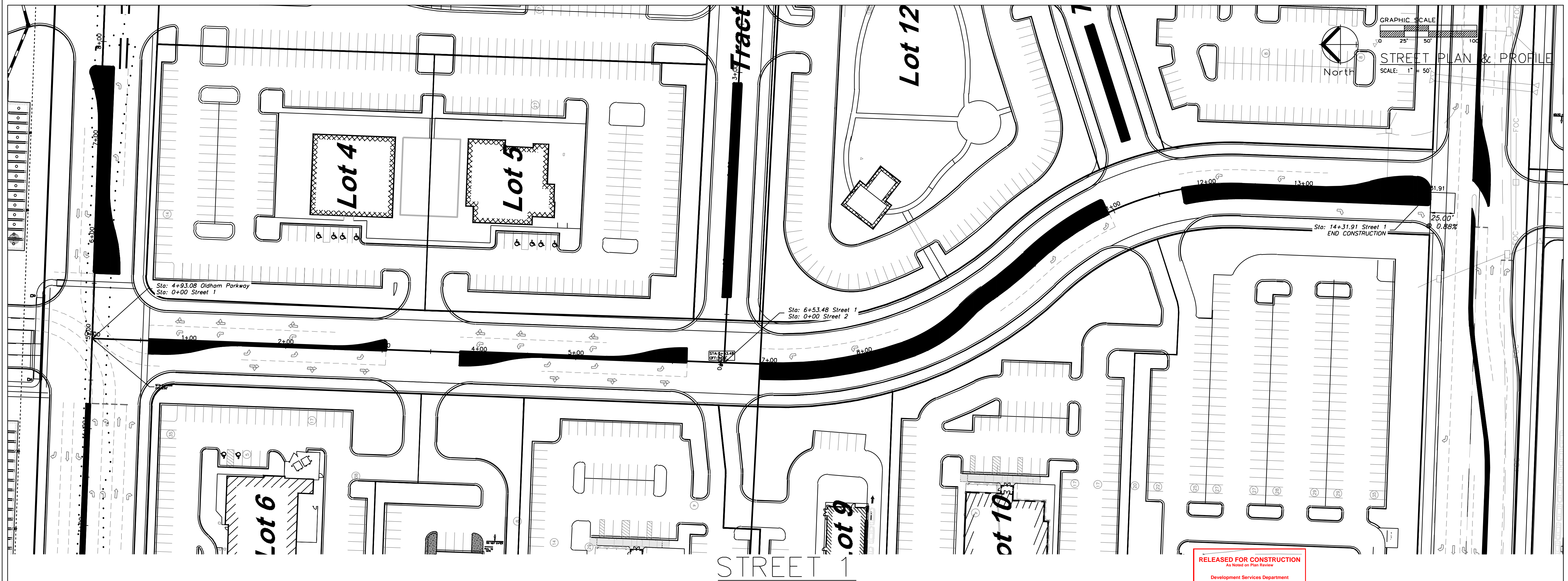
1. TOTAL AREA DRAINING TO BASIN = 128.42 ac
2. REQUIRED VOLUME OF TRAP = 3,600cf PER acre  
 = 128.42 X 3,600 = 462,312 cf
3. VOLUME OF PROPOSED TRAP = 768,879 cf @ EI=1002.00



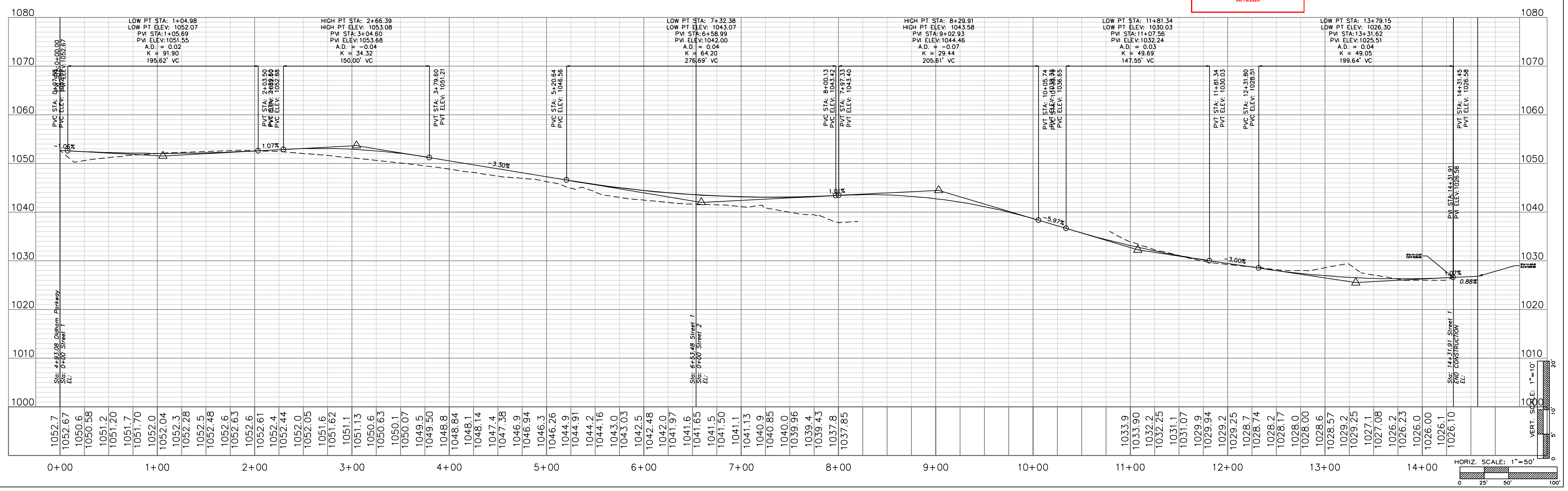
Matthew J. Schlicht  
 MO PE 2006019708  
 KS PE 19071  
 OK PE 25226  
 NE PE E-14335

REVISIONS



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Lee's Summit, Missouri  
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Professional Registration  
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Surveying 200500318-D  
Kansas  
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Surveying LS-218  
Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA2821

Project:  
MARKETPLACE,  
LSMO  
Issue Date:  
February 26, 2025

Oldham East  
Lee's Summit, Jackson County, Missouri

Street Plan and Profile  
Tree Clearing Plans for:  
Oldham East  
Lee's Summit, Jackson County, Missouri



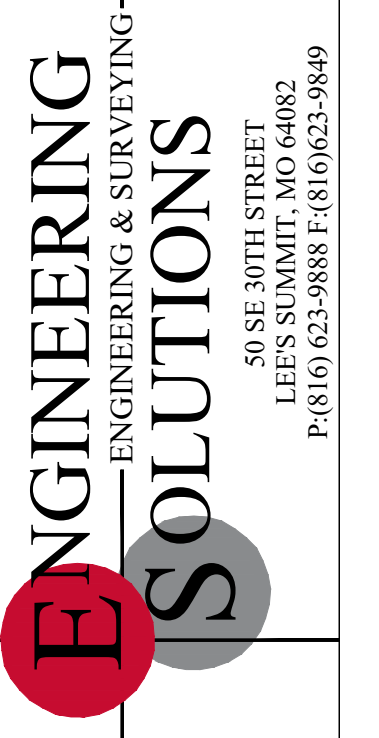
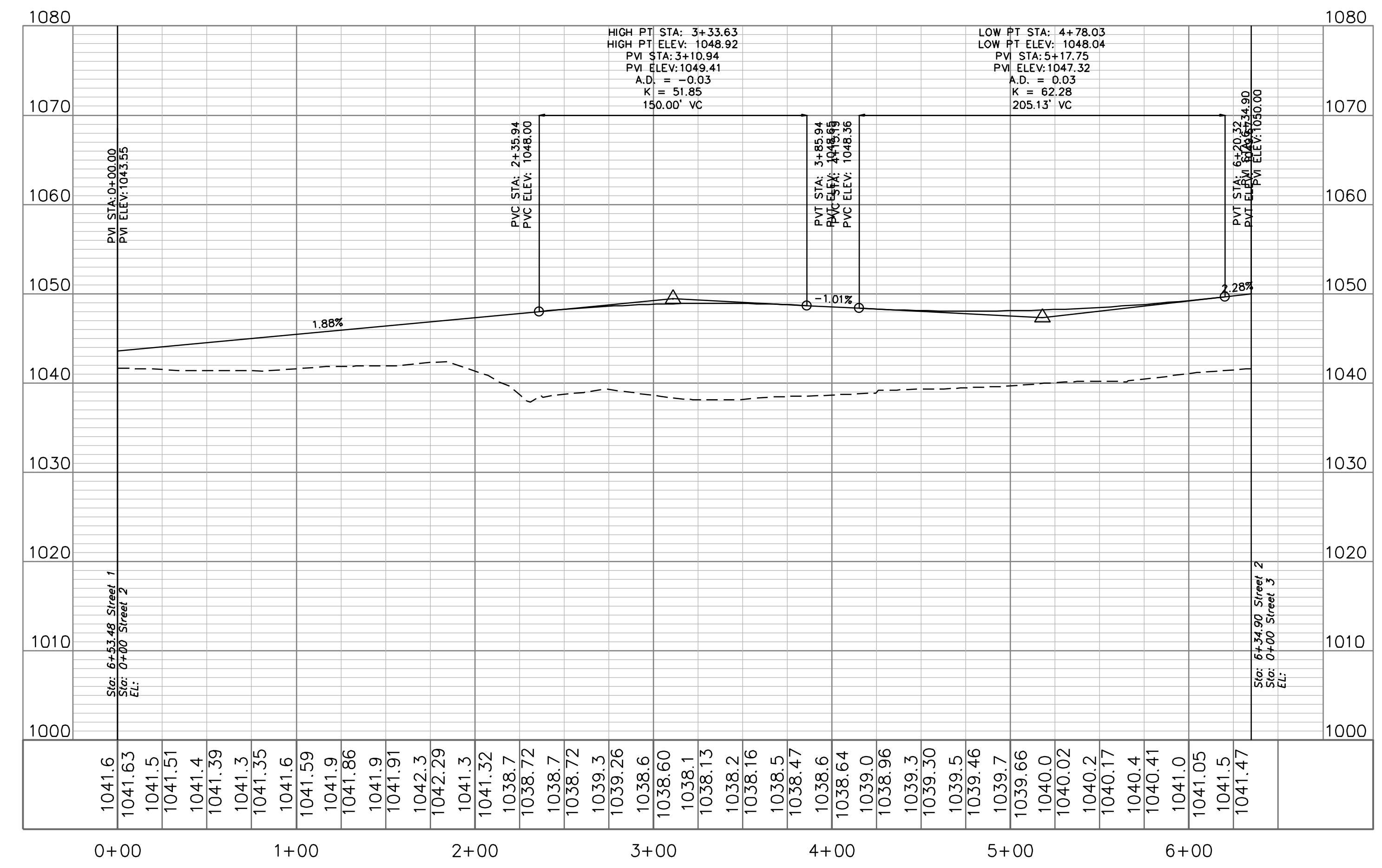
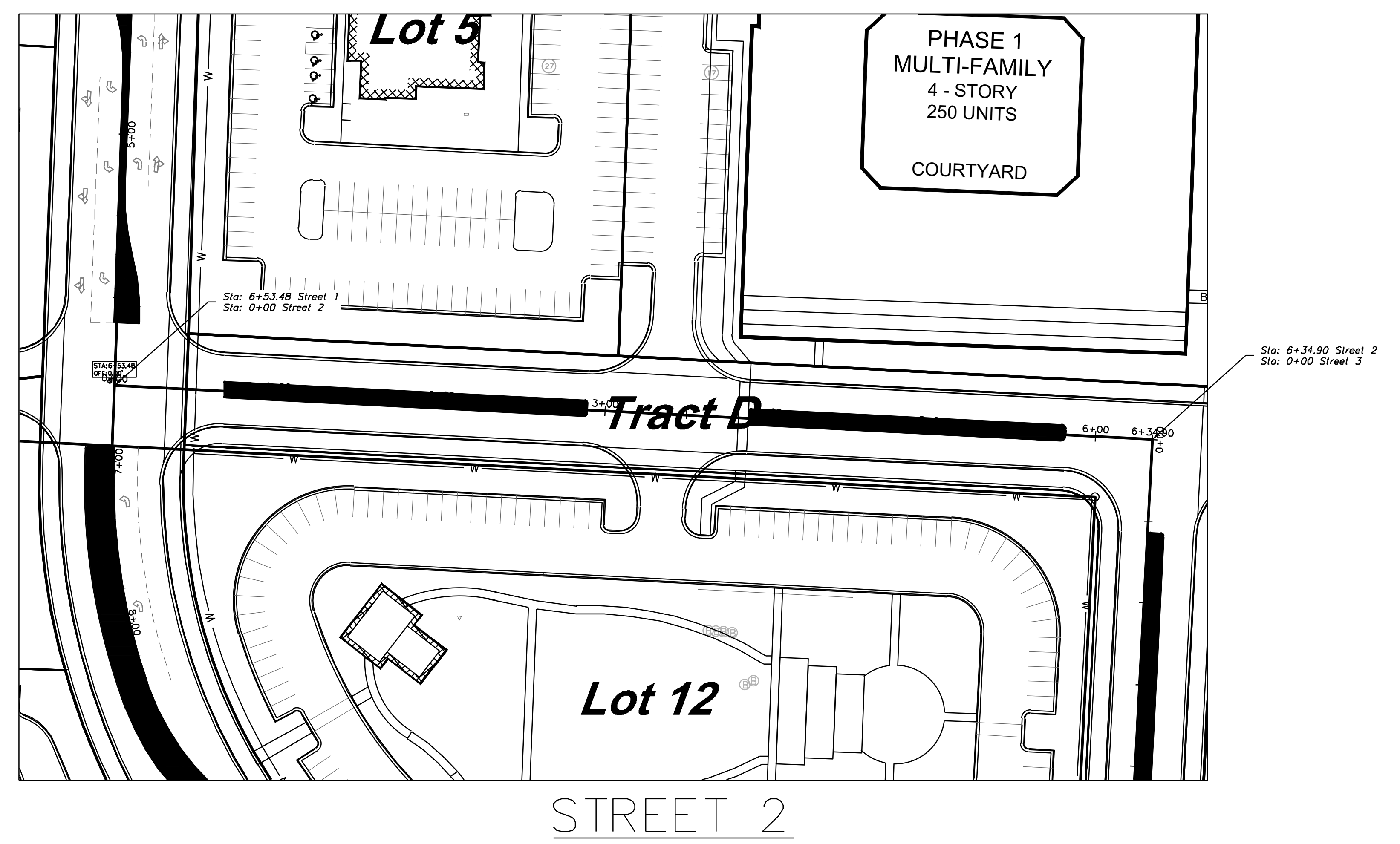
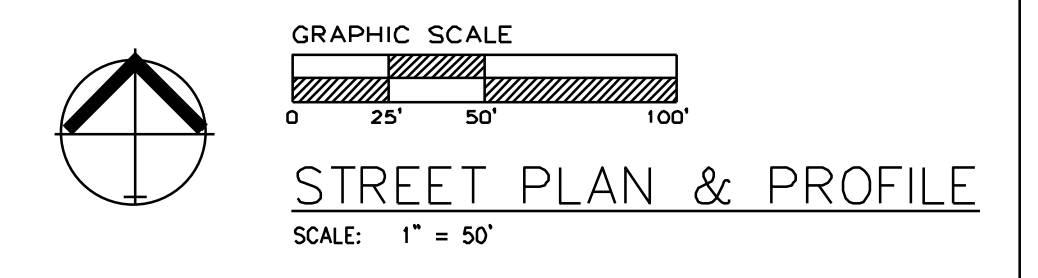
Matthew J. Schlicht  
MO PE #2006019708  
KS PE #19071  
OK PE #25228  
NE PE #E-143335

REVISIONS

C.204

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Development Services Department  
Lee's Summit, Missouri  
02/19/2026

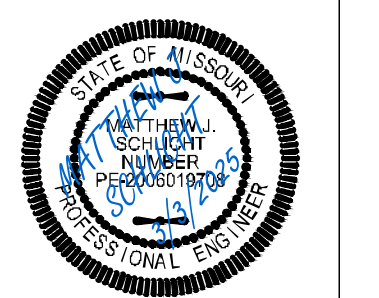


Professional Registration  
Missouri  
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Surveying 200500318-D  
Kansas  
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Surveying LS-210  
Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA2821

Project: MARKETPLACE  
LSMO  
Issue Date: February 26, 2025

Oldham East  
Lee's Summit, Jackson County, Missouri

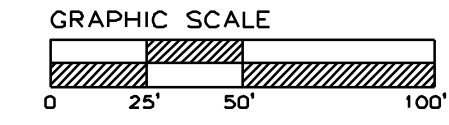
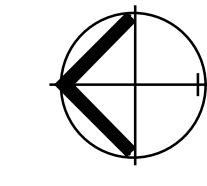
Street Plan and Profile  
Tree Clearing Plans for:  
Oldham East  
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht  
MO PE 2006019708  
KS PE 19071  
OK PE 25226  
NE PE E-14335

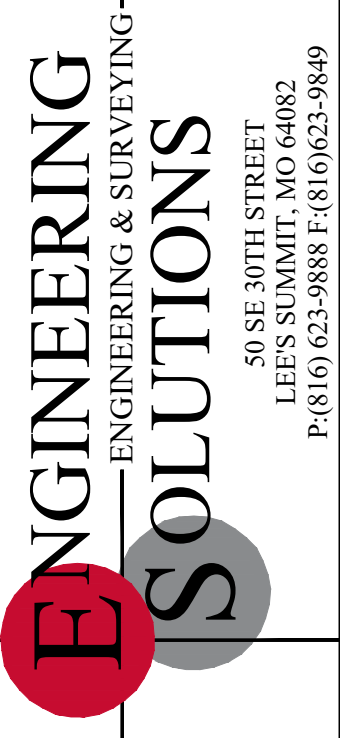
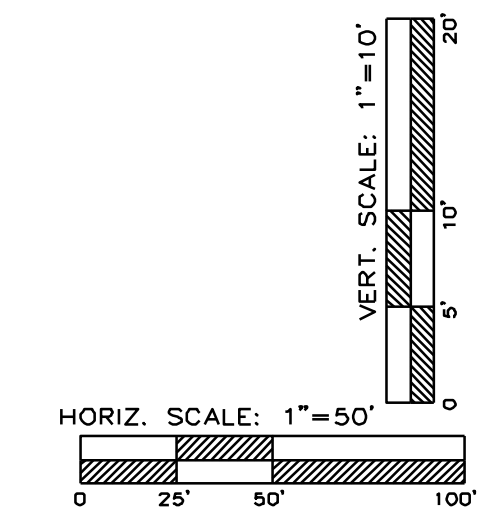
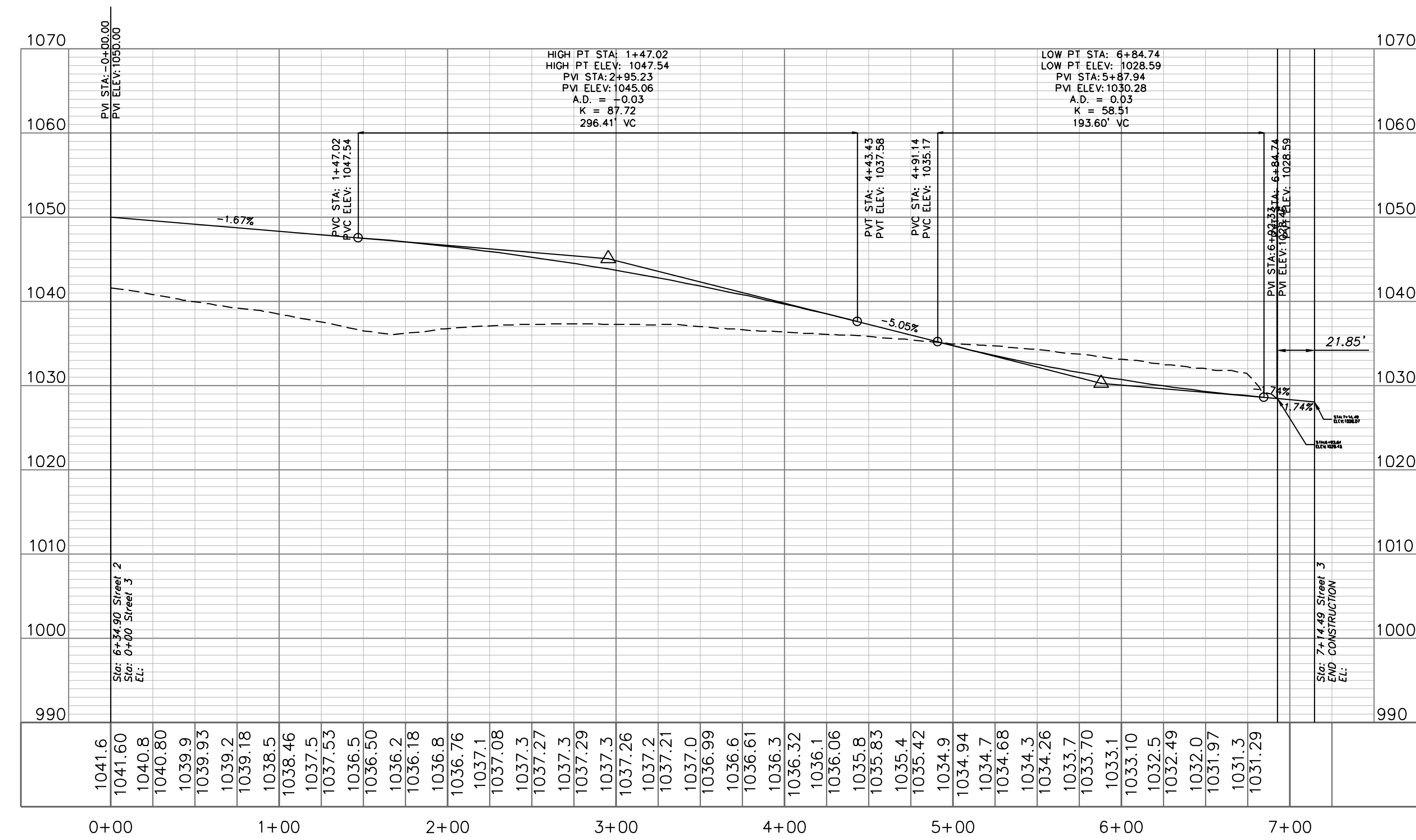
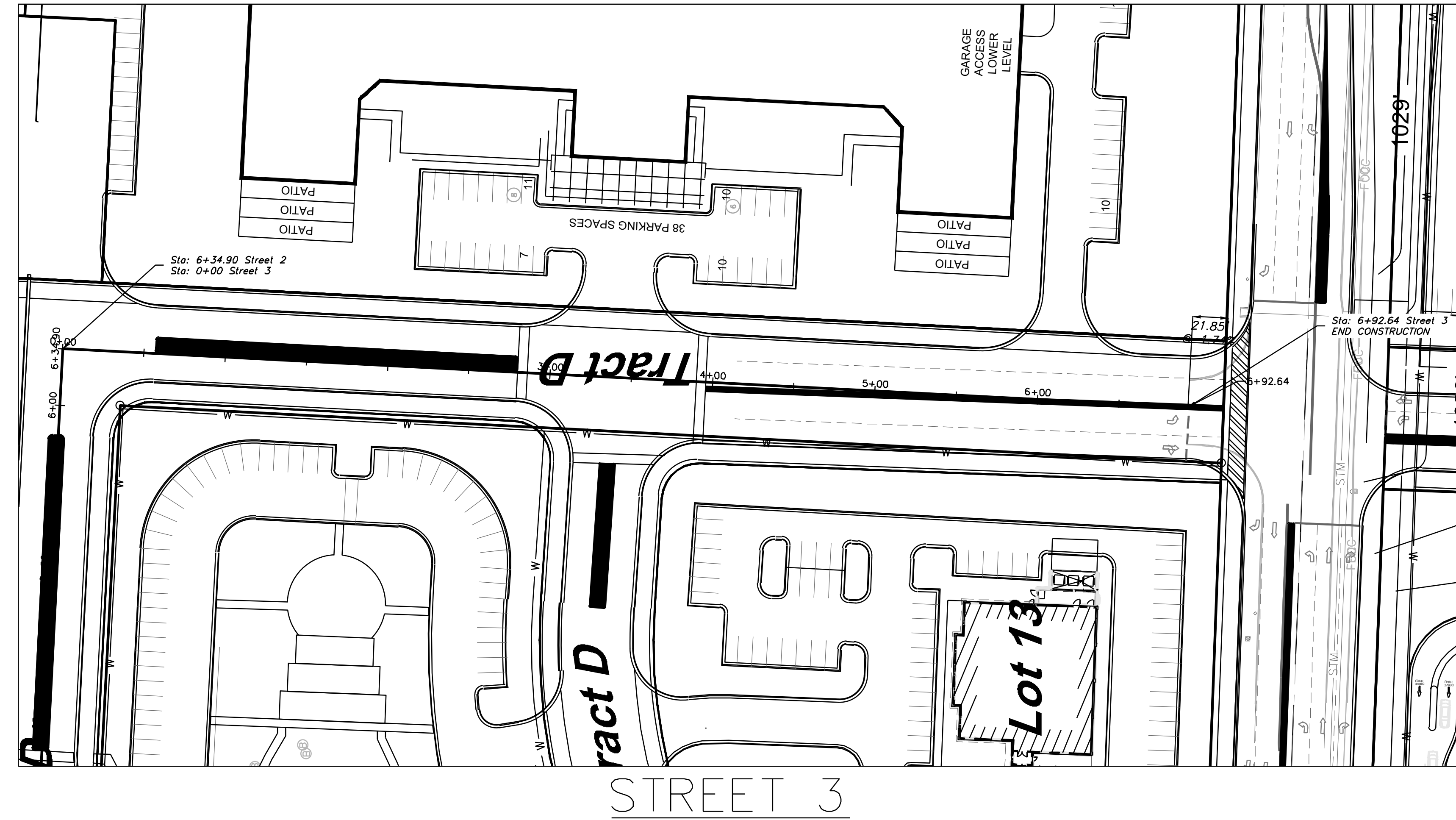
REVISIONS

No.	Description



STREET PLAN & PROFILE  
SCALE: 1" = 50'

**RELEASED FOR CONSTRUCTION**  
As Noted on Plan Review  
  
Development Services Department  
Lee's Summit, Missouri  
02/19/2026



Professional Registration  
Missouri  
Engineering 200502186-D  
Surveying 2005008318-D  
Kansas  
Engineering E-1695  
Surveying LS-218  
Oklahoma  
Engineering 6284  
Nebraska  
Engineering CA2821

Project: Oldham East  
Marketplace, Lee's Summit, Jackson County, Missouri  
Issue Date: February 26, 2025

Project: Oldham East  
Marketplace, Lee's Summit, Jackson County, Missouri  
Issue Date: February 26, 2025

Street Plan and Profile  
Tree Clearing Plans for:  
Oldham East  
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht  
MO PE 2006019708  
KS PE 19071  
OK PE 25226  
NE PE E-14335

REVISIONS

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