

USER: ssaylor

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DATE: Feb 20, 2026 7:56am
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GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE PLANS IN THEIR POSSESSION ARE THE MOST CURRENT VERSION ISSUED, ARE FULLY COORDINATED WITH ALL SUBCONTRACTORS, AND PRESENT ON SITE AT ALL TIMES. CURRENT PLANS PREPARED BY OLSSON MAY BE OBTAINED AT THE DIRECTION OF OLSSON'S CLIENT. DIRECT REQUESTS TO OLSSON MAY REQUIRE ADDITIONAL AUTHORIZATIONS, AGREEMENTS, AND/OR FEES. PLEASE CONTACT THE ENGINEER FOR INFORMATION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEVIATIONS FROM THESE PLANS UNLESS WRITTEN APPROVAL FROM ENGINEER, OWNER, AND DEVELOPER.
3. ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
4. ALL ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING QUANTITIES AND ITEMS OF WORK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO COMPLETE THE WORK SHOWN IN THE PLANS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS, PAYING ALL FEES, AND FOR OTHERWISE COMPLYING WITH ALL APPLICABLE REGULATIONS GOVERNING THE WORK.
7. THE CONTRACTOR SHALL NOT ENGAGE IN ACTIVITIES THAT MAY ENCROACH ON WATERS OF THE U.S., INCLUDING WETLANDS, UNTIL ANY NECESSARY PERMITS MAY BE OBTAINED. THE CONTRACTOR SHALL REVIEW AND COMPLY WITH ALL CONDITIONS DESCRIBED IN THE PERMIT.
8. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, THE SAFETY OF ALL PERSONS INCLUDING VISITORS AND THE GENERAL PUBLIC, AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY THROUGHOUT THE PROJECT AND NOT BE LIMITED BY WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.
9. PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH ALL UTILITY COMPANIES AND OBTAIN ANY RELEVANT INFORMATION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
10. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL BOUNDARY CORNERS AND SECTION CORNERS. ANY BOUNDARY CORNER AND/OR SECTION CORNER DISTURBED OR DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE RESET BY A LAND SURVEYOR LICENSED IN THE STATE OF MISSOURI, AT THE CONTRACTOR'S EXPENSE.
11. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ADJACENT PROPERTIES AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO PREVENT DAMAGE DURING CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM CONSTRUCTION ACTIVITIES.
12. PRIOR TO MOVING OFF THE JOB THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER TO PERFORM A FINAL WALK-THROUGH OF THE CONSTRUCTION SITE.

REFERENCES

1. UNLESS EXPLICITLY DESCRIBED OTHERWISE WITHIN THESE PLANS THE FOLLOWING SHALL APPLY:
 - A. ALL CONSTRUCTION, INCLUDING THOSE LISTED BELOW, SHALL CONFORM TO THE LATEST CODES AND ORDINANCES OF LEE'S SUMMIT, MISSOURI.
 - B. ALL CONSTRUCTION IN MODOT RIGHT-OF-WAY SHALL CONFORM TO THE LATEST SPECIFICATIONS ADOPTED BY U.S. DEPARTMENT OF TRANSPORTATION AND MODOT.
 - C. ALL TRAFFIC CONTROL SIGNAGE SHALL CONFORM WITH THE CURRENT EDITION OF THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - D. ALL UTILITY EXTENSIONS AND CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE UTILITY COMPANIES..
 - E. ALL EXTERIOR PAVEMENT (POC, ASPHALT, ETC.) SHALL BE IN CONFORMANCE WITH THE SPECIFICATIONS OF LEE'S SUMMIT, MISSOURI AND THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
4. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE DELIVERY MANAGER AND COORDINATING ANY MAILBOXES THAT MAY BE DISTURBED. FAILURE TO DO SO MAY SUBJECT THE CONTRACTOR TO PROSECUTION BY THE FEDERAL GOVERNMENT.

EXISTING CONDITIONS

1. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS OF THE PROJECT AREA.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING THEIR OWN INVESTIGATIONS AND MAKING THEIR OWN ASSUMPTIONS REGARDING SITE SURFACE AND SUBSURFACE CONDITIONS. THIS INCLUDES THE LOCATION AND CONSISTENCY OF ANY EXISTING ROCK LAYERS UNDERLYING THE PROJECT SITE. CONTACT THE ENGINEER REGARDING ANY DISCREPANCIES THAT MAY AFFECT THE ABILITY TO CONSTRUCT FROM THESE PLANS AS DESIGNED.
3. EXISTING CONDITIONS WERE DETERMINED THROUGH A VARIETY OF METHODS THAT MAY INCLUDE SURVEY, AERIAL IMAGERY, AVAILABLE RECORDS, GIS DATA, ETC. SUBSURFACE CONDITIONS ARE APPROXIMATE AND MAY NOT INCLUDE ALL UTILITIES AND OTHER SITE IMPROVEMENTS PRESENT ON SITE. THE CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS WHEN CONFLICTS AND DISCREPANCIES ARE FOUND.

CONSTRUCTION

1. THE CONTRACTOR SHALL INSTALL TRAFFIC CONTROL WHILE WORKING IN THE PUBLIC RIGHT-OF-WAY AS SHOWN IN THESE PLANS. IF PLANS ARE NOT PROVIDED, CONTRACTOR SHALL COORDINATE AND PROVIDE CONTROLS TO THE

SATISFACTION OF THE RIGHT-OF-WAY OWNER.

2. THE CONTRACTOR SHALL PROTECT ALL TREES OVER 3" CALIPER FROM DAMAGE. NO TREE SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER, UNLESS SHOWN OTHERWISE ON THESE PLANS.
3. THE CONTRACTOR SHALL DISPOSE ALL WASTE MATERIAL RESULTING FROM THE PROJECT OFF-SITE AND IN STRICT CONFORMANCE WITH ALL LOCAL CODES AND ORDINANCES.
4. ALL MANHOLES, CATCH BASINS, UTILITY VALVES AND METER PITS ARE TO BE ADJUSTED OR REBUILT TO GRADE AS REQUIRED. NOT ALL ADJUSTMENTS ARE INDICATED IN THE PLANS.
5. THE CONTRACTOR SHALL STREET SWEEP OR OTHERWISE CLEAN ALL ACCESS ROUTES TO THE SITE AT CONCLUSION OF THE PROJECT.

SHOP DRAWINGS

1. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS A MINIMUM OF 7 DAYS PRIOR TO THE REQUESTED DATE OF APPROVAL. ENGINEER SHALL REVIEW SHOP DRAWINGS OR SAMPLES IN CONFORMANCE WITH THE DESIGN FOR THIS PROJECT AS DESCRIBED IN THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ERRORS OR OMISSIONS IN SHOP DRAWINGS. THE ENGINEER'S REVIEW SHALL NOT EXTEND TO MEANS OR METHODS OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY VARIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS UNLESS CONTRACTOR HAS NOTIFIED ENGINEER OF EACH SUCH VARIATION AT THE TIME OF SUBMISSION, AND OBTAINED ENGINEER'S WRITTEN APPROVAL OF EACH SUCH VARIATION. PRIOR TO SUBMITTING EACH SHOP DRAWING OR SAMPLE, CONTRACTOR SHALL HAVE REVIEWED AND VERIFIED:
 - A. ALL FIELD MEASUREMENTS, QUANTITIES, DIMENSIONS, SPECIFIED PERFORMANCE CRITERIA, INSTALLATION REQUIREMENTS, MATERIALS, CATALOG NUMBERS AND SIMILAR INFORMATION WITH RESPECT THERETO;
 - B. ALL MATERIALS WITH RESPECT TO INTENDED USE, FABRICATION, SHIPPING, HANDLING, STORAGE, ASSEMBLY AND INSTALLATION PERTAINING TO THE PERFORMANCE OF THE WORK;
 - C. ALL INFORMATION RELATIVE TO MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF CONSTRUCTION AND SAFETY PRECAUTIONS AND PROGRAMS INCIDENT THERETO;
 - D. CONTRACTOR SHALL ALSO HAVE REVIEWED AND COORDINATED EACH SHOP DRAWING OR SAMPLE WITH OTHER SHOP DRAWINGS AND SAMPLES, AND WITH THE REQUIREMENTS OF THE WORK AND THE CONTRACT DOCUMENTS.
 - E. ALL SUBMITTED SHOP DRAWINGS SHALL BEAR A STAMP OR SPECIFIC WRITTEN INDICATION AND SIGNATURE THAT CONTRACTOR HAS FULLY COMPLETED THE ABOVE TASKS.
2. SHOP DRAWINGS AS DESCRIBED ABOVE ARE REQUIRED FOR, BUT NOT LIMITED TO, THE FOLLOWING:
 - A. ALL STORM SEWER STRUCTURES TO BE INSTALLED WITH THIS PROJECT.
 - B. ANY ITEMS IN THESE PLANS THAT ALLOW FOR AN "APPROVED EQUAL" ALTERNATIVE.

GENERAL NOTES:

1. THE INTENT OF THIS LAND DISTURBANCE PLAN IS TO ASSIST THE DEVELOPER IN HIS RESPONSIBILITY TO PROVIDE ALL MATERIALS, TOOLS, EQUIPMENT AND LABOR NECESSARY TO CONTROL EROSION, SILTATION AND DISCHARGES OF SOIL MATERIAL (SEDIMENT) INTO DOWNSTREAM SYSTEMS OR RECEIVING CHANNELS. THIS SHALL BE REQUIRED DURING ALL PHASES OF CONSTRUCTION AND UNTIL SUITABLE GROUND COVER IS ESTABLISHED FOR ALL DISTURBED AREAS. IF ANY METHOD OF CONTROL FAILS, THE DEVELOPER SHALL NOTIFY THE OWNER IMMEDIATELY, SO THAT THE OWNER OR HIS AGENT CAN REVIEW THE DEVELOPER'S PROPOSED METHOD OF REPAIR.

THIS PLAN INDICATES THE CRITICAL AREA(S) OF CONCERN AND THESE AREA(S) WILL BE CONTROLLED AS A MINIMUM. THE CONTROL MAY CONSIST OF TEMPORARY CONTROL MEASURES AS SHOWN ON THE PLANS OR ORDERED BY THE OWNER DURING THE LIFE OF THE CONTRACT TO CONTROL EROSION OR WATER POLLUTION, THROUGH THE USE OF BERMS, DIKES, DAMS, SEDIMENT BASINS, FIBER MATS, NETTING, STRAW BALES, GRAVEL, MULCHES, GRASSES, SLOPE DRAINS, DIVERSION SWALES OR OTHER EROSION CONTROL DEVICES OR METHODS. THE OWNER HAS THE AUTHORITY TO LIMIT THE SURFACE AREA OF ERODIBLE EARTH MATERIAL EXPOSED BY THE CONSTRUCTION OPERATIONS AND TO DIRECT THE DEVELOPER TO PROVIDE IMMEDIATE PERMANENT OR TEMPORARY POLLUTION CONTROL MEASURES TO PREVENT CONTAMINATION OF ADJACENT STREAMS OR OTHER WATER COURSES, LAKES, PONDS, OR OTHER AREAS OF WATER IMPOUNDMENT OR CONVEYANCES.

THE TEMPORARY POLLUTION CONTROL PROVISIONS CONTAINED HEREIN SHALL BE COORDINATED WITH ANY PERMANENT EROSION CONTROL FEATURES SPECIFIED ELSEWHERE IN THE CONTRACT TO THE EXTENT PRACTICAL TO ASSURE ECONOMICAL, EFFECTIVE AND CONTINUOUS EROSION CONTROL THROUGHOUT THE CONSTRUCTION AND POST CONSTRUCTION PERIOD.

2. THIS SEDIMENTATION CONTROL PLAN MAKES USE OF THE FOLLOWING APPLICATIONS:
 - ___ PRESERVATION OF EXISTING VEGETATION
 - _X_ SEDIMENT BARRIERS
 - _X_ SEDIMENT TRAPS
 - _X_ INLET PROTECTION
 - ___ OUTLET PROTECTION
 - ___ SOIL RETAINING SYSTEMS
 - ___ SLOPE DRAINS
 - ___ SUBSURFACE DRAINS

PHYSICAL DESCRIPTION OF EACH SPECIFIC SEDIMENT CONTROL DEVICE TO BE UTILIZED IS CALLED OUT ON THE PLANS WITH INSTALLATION PROCEDURES, CONSTRUCTION SPECIFICATIONS AND MAINTENANCE ARRANGEMENT AS CALLED FOR ON THE DETAIL SHEET. IN ADDITION TO THE MEASURES SPECIFIED, THE FOLLOWING GENERAL PRACTICES SHALL BE ADHERED TO WHEN APPLICABLE.

A) CLEARING AND GRUBBING WITHIN 50' OF A DEFINED DRAINAGE COURSE SHOULD BE AVOIDED WHEN POSSIBLE. WHERE CHANGES TO A DEFINED DRAINAGE COURSE OCCUR, WORK SHOULD BE DELAYED UNTIL ALL MATERIALS AND EQUIPMENT NECESSARY TO PROTECT AND COMPLETE THE DRAINAGE CHANGE ARE ON SITE. CHANGES SHALL BE COMPLETED AS QUICKLY AS POSSIBLE ONCE THE WORK HAS BEEN INITIATED. THE AREA IMPACTED BY THE CONSTRUCTION ACTIVITIES SHALL BE REVEGETATED OR PROTECTED FROM EROSION AS SOON AS POSSIBLE. AREAS WITHIN 50' OF A DEFINED DRAINAGE WAYS SHOULD BE RECONTOURED AS NEEDED OR OTHERWISE PROTECTED WITHIN FIVE (5) WORKING DAYS AFTER GRADING HAS CEASED.

B) WHERE SOIL DISTURBING ACTIVITIES CEASE IN AN AREA FOR MORE THAN 14 DAYS, THE DISTURBED AREAS SHALL BE PROTECTED FROM EROSION BY STABILIZING THE AREA WITH MULCH OR OTHER SIMILARLY EFFECTIVE EROSION CONTROL MEASURES. IF THE SLOPE OF THE AREA IS GREATER THAN 3:1 OR IF THE SLOPE IS GREATER THAN 3% AND GREATER THAN 150 FEET IN LENGTH, THEN THE DISTURBED AREAS SHALL BE PROTECTED FROM EROSION BY STABILIZING THE AREA WITH MULCH OR OTHER SIMILARLY EFFECTIVE EROSION CONTROL MEASURES IF ACTIVITIES CEASE FOR MORE THAN SEVEN (7) DAYS.

C) EXISTING VEGETATION SHALL BE PRESERVED TO THE EXTENT AND WHERE PRACTICAL. IN NO CASE SHALL DISTURBED AREAS REMAIN WITHOUT VEGETATIVE GROUND COVER FOR A PERIOD IN EXCESS OF 60 DAYS.

D) ADDITIONAL SITE MANAGEMENT PRACTICES WHICH SHALL BE ADHERED TO DURING THE CONSTRUCTION PROCESS SHALL INCLUDE:

SOLID AND HAZARDOUS WASTE MANAGEMENT INCLUDING PROVIDING TRASH CONTAINERS AND REGULAR SITE CLEAN UP FOR PROPER DISPOSAL OF SOLID WASTE SUCH AS BUILDING MATERIAL, PRODUCT/MATERIAL SHIPPING WASTE, FOOD CONTAINERS AND CUPS, AND PROVIDING CONTAINERS FOR THE PROPER DISPOSAL OF WASTE PAINTS SOLVENTS, AND CLEANING COMPOUNDS.

PROVISIONS OF PORTABLE TOILETS FOR PROPER DISPOSAL OF SANITARY SEWAGE.

STORAGE OF CONSTRUCTION MATERIALS AWAY FROM DRAINAGE COURSES AND LOW AREAS.

INSTALLATION OF CONTAINMENT BERMS AND USE OF DRIP PANS AT PETROLEUM PRODUCT AND LIQUID STORAGE TANKS AND CONTAINERS.

3. ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED AND MULCHED, OR SODDED, IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS ADOPTED BY THE CITY OF LEE'S SUMMIT AND GOOD ENGINEERING PRACTICES. THIS SHALL BE COMPLETED WITHIN FOURTEEN (14) DAYS AFTER COMPLETING THE WORK, IN ANY AREA. IF THIS IS OUTSIDE OF THE SEEDING PERIOD, SILT BARRIERS OR OTHER SIMILARLY EFFECTIVE MEASURES SHALL BE PROVIDED UNTIL SUCH TIME THAT THE AREAS CAN BE SEEDED.

4. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL CURRENT STANDARDS AND SPECIFICATIONS ADOPTED BY THE CITY OF LEE'S SUMMIT. THE DEVELOPER WILL BE RESPONSIBLE FOR DETERMINING ALL ADDITIONAL STANDARDS, SPECIFICATIONS OR REQUIREMENTS WHICH ARE REQUIRED BY GOVERNING AGENCIES (INCLUDING LOCAL, STATE AND FEDERAL AUTHORITIES) HAVING JURISDICTION OVER THE WORK PROPOSED BY THESE CONSTRUCTION DRAWINGS.

5. ALL EROSION CONTROL MEASURES, TEMPORARY OR PERMANENT, REQUIRE MAINTENANCE TO PRESERVE THEIR EFFECTIVENESS. ALL EROSION CONTROL DEVICES SHALL BE INSPECTED IMMEDIATELY AFTER EACH HEAVY RAINSTORM AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHOULD BE MADE IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE REPAIR WORK INCLUDING RELATED INCIDENTALS WILL BE THE DEVELOPER'S RESPONSIBILITY AND SHALL BE INCLUDED IN THE DEVELOPER'S BID FOR THE PROPOSED WORK.

6. ALL EROSION CONTROL MEASURES TO BE PER APWA KANSAS CITY METRO CHAPTER STANDARD DETAILS.

7. THE DEVELOPER MUST REMOVE AT HIS COST ANY BAD SUBSURFACE SOIL WHICH WOULD NOT BE ABLE TO SUPPORT ANY PROPOSED PUBLIC IMPROVEMENT. BACKFILL SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL SECTIONS 2100 AND 2201 ENTITLED "GRADING AND SITE PREPARATION" AND "SUBGRADE PREPARATION".

8. THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTORS 48 HOURS PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200

9. TREE CLEARING TO HAPPEN BETWEEN NOVEMBER 1 AND MARCH 31. TREES CLEARED BETWEEN APRIL 1 AND OCTOBER 31 MUST BE TREES GREATER THAN 1,000 FEET FROM FORESTED OR WOODED AREAS OR TREES LESS THAN 3 INCHES IN DIAMETER, AT BREST HEIGHT, AND NOT MIXED WITH LARGER TREES. IF LARGER TREES NEED TO BE CLEARED, A SURVEY OF THE TREES MUST BE CONDUCTED TO MAKE SURE THERE ARE NO BAT ROOSTS IN THE TREES. TREE CLEARING TO BE CONDUCTED BY CUTTING DOWN AND MULCHING OR BY PUSHING OVER AND MULCHING. TREES SHALL NOT BE BURNED DOWN.

SEED & MULCH NOTES:

SEEDING SHALL BE DONE BEFORE THE PROPOSED SEEDBED BECOMES ERODED, CRUSTED OVER OR DRIED OUT AND SHALL NOT BE DONE WHEN THE GROUND IS FROZEN, OR COVERED WITH SNOW. THE SEED SHALL COMPLY WITH THE REQUIREMENTS OF THE MISSOURI SEED LAW AND THE FEDERAL SEED ACT. ALSO, IT SHALL CONTAIN NO SEED OF ANY PLANT ON THE FEDERAL NOXIOUS WEED LIST. OTHER WEED SEED SHALL NOT EXCEED ONE PERCENT BY WEIGHT OF MIX.

SEED & FERTILIZER RATE:

MIX I - RYE GRASS / BLUE GRASS ----100 LBS. PER ACRE
MIX II - TALL FESCUE / BLUE GRASS ----195 LBS. PER ACRE
FERTILIZER -----800 TO 1200 LBS. PER ACRE (25 LBS. PER 1000 SQ. FT.)

DURING THE DATES DECEMBER 15TH THROUGH MAY 31 ALL LIME, FERTILIZER, SEED, AND MULCH SHALL BE APPLIED TO FINISHED SLOPES OF DISTURBED AREAS. DURING THE MONTHS OF JUNE, JULY, OCTOBER, AND NOVEMBER 1ST THROUGH DECEMBER 15TH, LIME, FERTILIZER, SEED, AND MULCH SHALL BE APPLIED AT THE FOLLOWING RATES:

LIME - 100 % OF SPECIFIED QUANTITY
FERTILIZER - 75 % OF THE SPECIFIED QUANTITY
SEED - 50 % OF THE SPECIFIED QUANTITY
MULCH - 100 % OF THE SPECIFIED QUANTITY
MULCH SHALL BE VEGETATIVE TYPE, CEREAL STRAW FROM STALKS OF OATS, RYE, OR BARLEY, OR APPROVED EQUAL. THE STRAW SHALL BE FREE OF PROHIBITED WEED SEED AND RELATIVELY FREE OF ALL OTHER NOXIOUS AND UNDESIRABLE SEED. MULCH SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE, (70 TO 90 LBS. PER 1000 SQ. FT.). MULCH SHALL BE EMBEDDED BY A MULCH ANCHORING TOOL OR DISK TYPE ROLLER HAVING FLAT SERRATED DISKS SPACED NOT MORE THAN 10 INCHES APART AND CLEANING SCRAPERS SHALL BE PROVIDED.

THE SITE DISTURBANCE PLANS INDICATES THE FINAL PLACEMENT OF EROSION CONTROL DEVICES. THE CONTRACTOR(S) MAY PROCEED WITH THE 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.

ESTIMATE OF QUANTITIES				
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	AS-BUILT
PRIVATE GRADING				
1	EXCAVATION	C.Y.	25856	
2	EMBANKMENT	C.Y.	25769	
SITE DISTURBANCE				
3	CONSTRUCTION ENTRANCE	EA.	1	
4	SILT FENCE	L.F.	4408	
5	DIVERSION BERM	L.F.	2727	
6	ROCK DITCH CHECK	EA.	8	
7	INLET PROTECTION	EA.	19	
8	SOIL STABILIZATION BLANKET AND MATTING	S.Y.	2166	
9	SEDIMENT TRAP	EA.	2	
10	DISTURBED AREA	AC.	15.82	
11	PERMANENT SEEDING	AC.	14.38	
12	TREE CLEARING	AC.	0.78	

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.

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

02/27/2026



STEPHEN SAYLOR, P.E.
MO# 2018021248

NO.	DATE	REVISIONS DESCRIPTION

GENERAL NOTES
 SITE DISTURBANCE & STREAM BUFFER PLANS
 HOOK FARMS
 THIRD PLAT
 LEE'S SUMMIT, MISSOURI
 2026

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

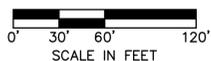
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GENERAL NOTES:

- 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.

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Lee's Summit, Missouri
02/27/2026



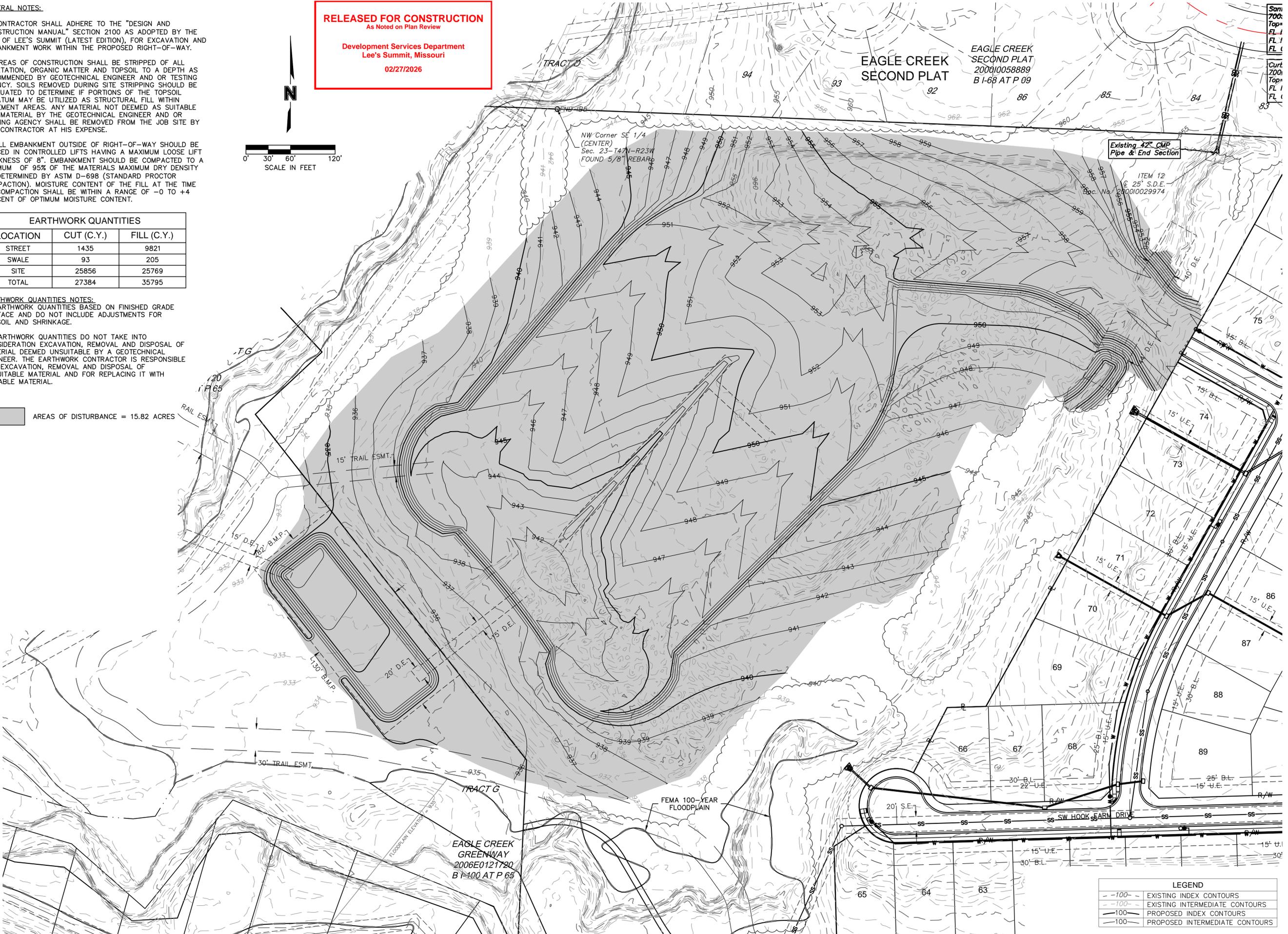
EARTHWORK QUANTITIES		
LOCATION	CUT (C.Y.)	FILL (C.Y.)
STREET	1435	9821
SWALE	93	205
SITE	25856	25769
TOTAL	27384	35795

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: ssylvor



olsson

CIVIL ENGINEERS
MISSOURI CERTIFICATE OF AUTHORITY #1001692
1301 BURLINGTON SUITE 100
NORTH KANSAS CITY, MO 64116
TEL 913.361.1177
WWW.OLSSON.COM

STATE OF MISSOURI
STEPHEN M. SAYLOR
SAVLORE
NUMBER
PE-2018021248
2/20/2026
PROFESSIONAL ENGINEER

STEPHEN SAYLOR, P.E.
MO# 2018021248

NO. REV.	DATE	REVISIONS DESCRIPTION

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

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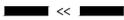
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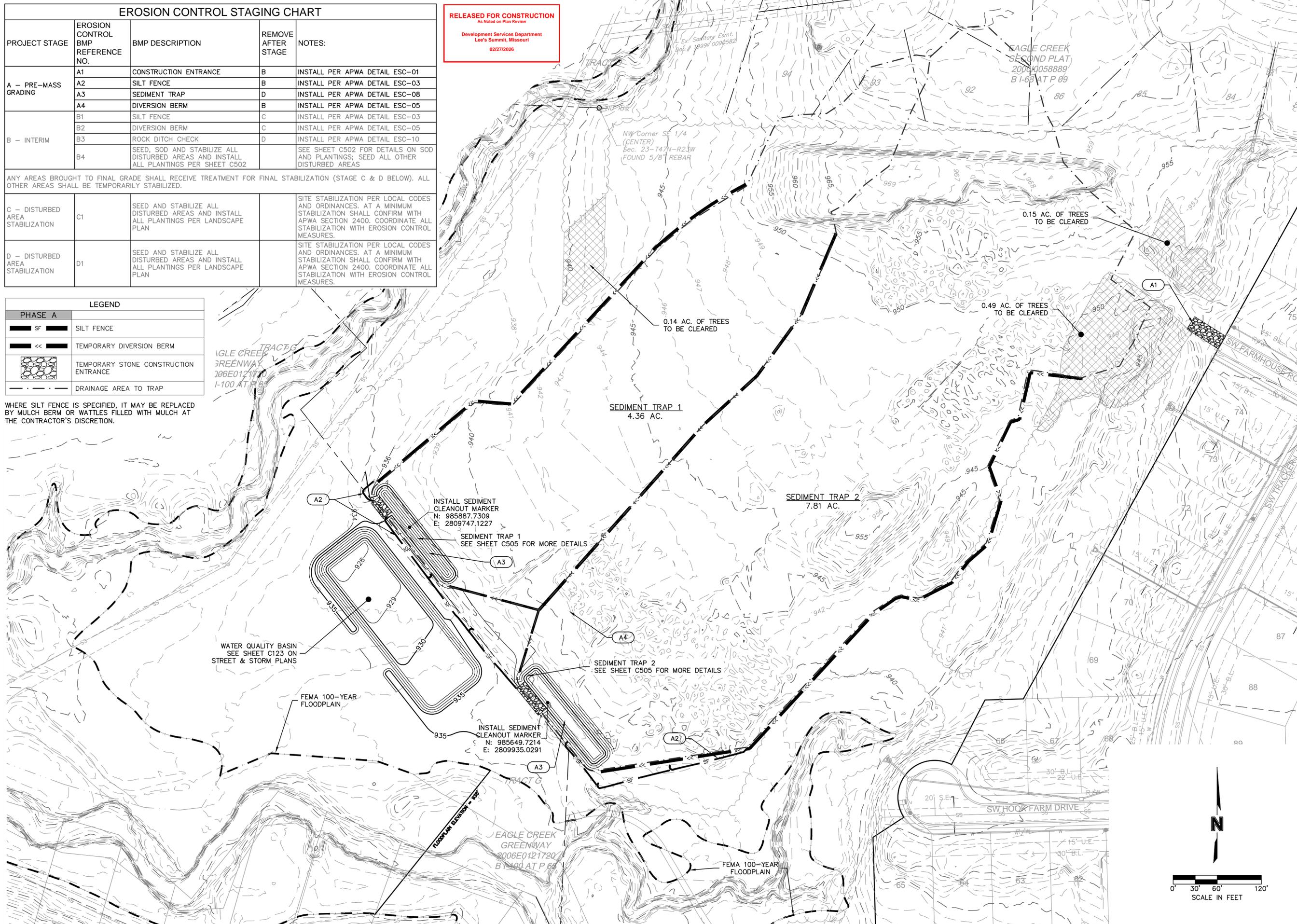
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 USER: ssaylor

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.

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 Development Services Department
 Lee's Summit, Missouri
 02/27/2026

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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OLSSON - CIVIL ENGINEERING
 MISSOURI CERTIFICATE OF AUTHORITY #001692
 1301 BURLINGTON SUITE 100
 NORTH KANSAS CITY, MO 64116
 TEL 916.361.1177
 www.olsson.com

STATE OF MISSOURI
 PROFESSIONAL ENGINEER
 STEPHEN M. SAYLOR
 LICENSE NUMBER
 PE-2018021248
 2/20/2026

STEPHEN SAYLOR, P.E.
 MO# 2018021248

NO.	REV.	DATE	REVISIONS DESCRIPTION

REVISIONS

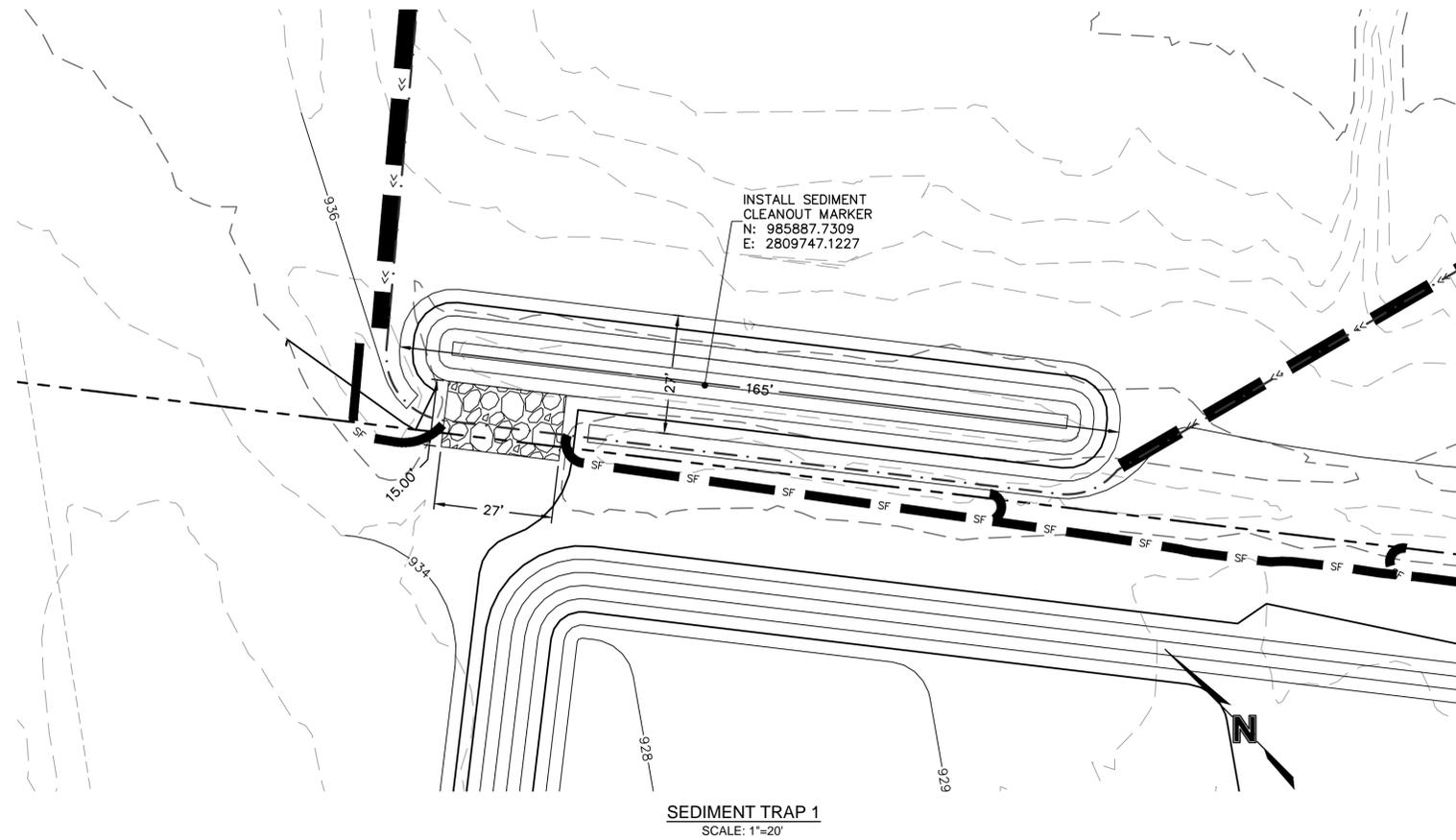
2026

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

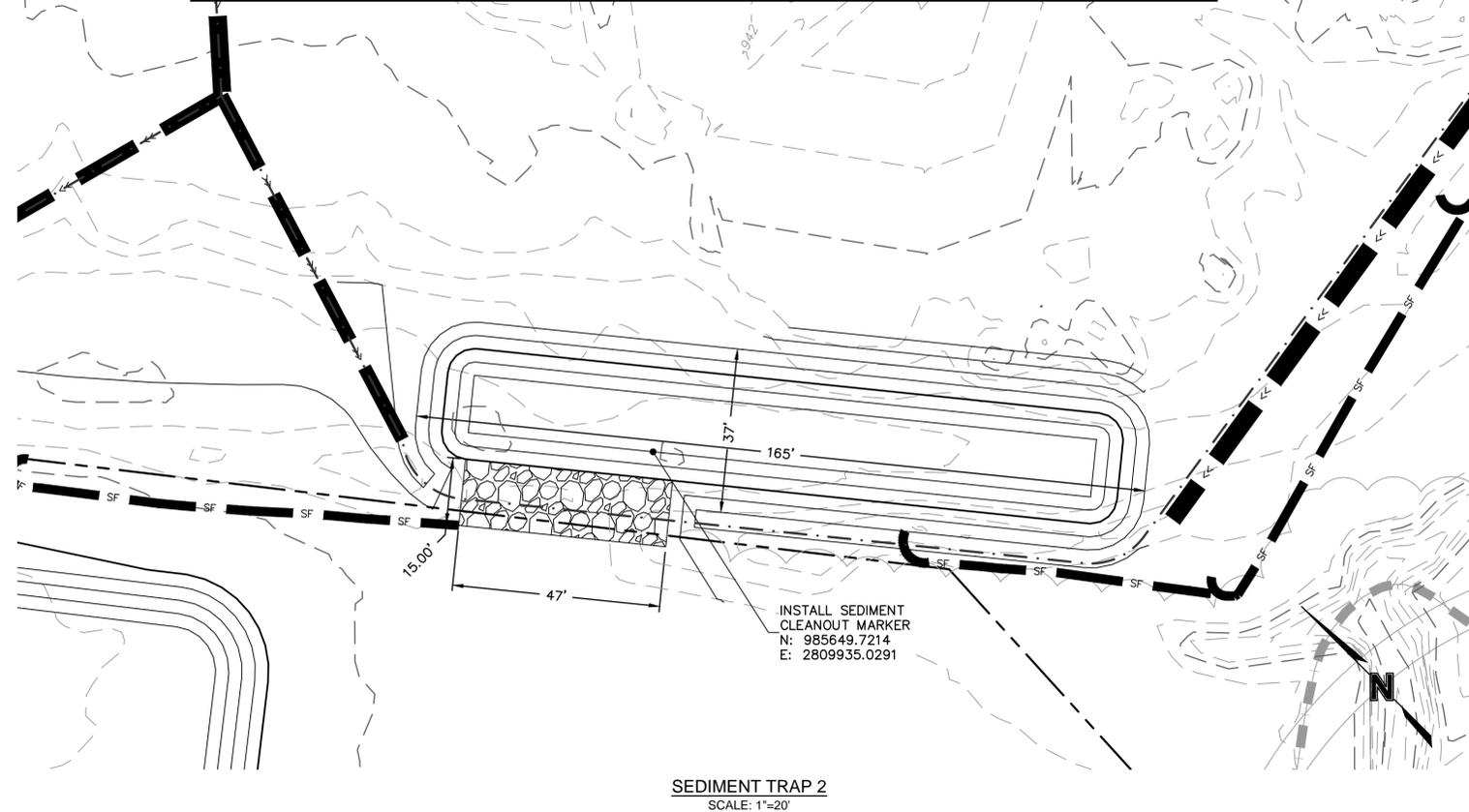
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 designed by: SM
 QA/QC by: NH
 project no.: C19-40610
 date: 01/05/2026

SHEET
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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



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CIVIL ENGINEERS
 MISSOURI CERTIFICATE OF AUTHORITY #001692
 1301 BURLINGTON SUITE 100
 NORTH KANSAS CITY, MO 64116
 TEL 913.361.1177
 www.olson.com

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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

LEE'S SUMMIT, MISSOURI

2026

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

SHEET
 C405

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 USER: ssaylor

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

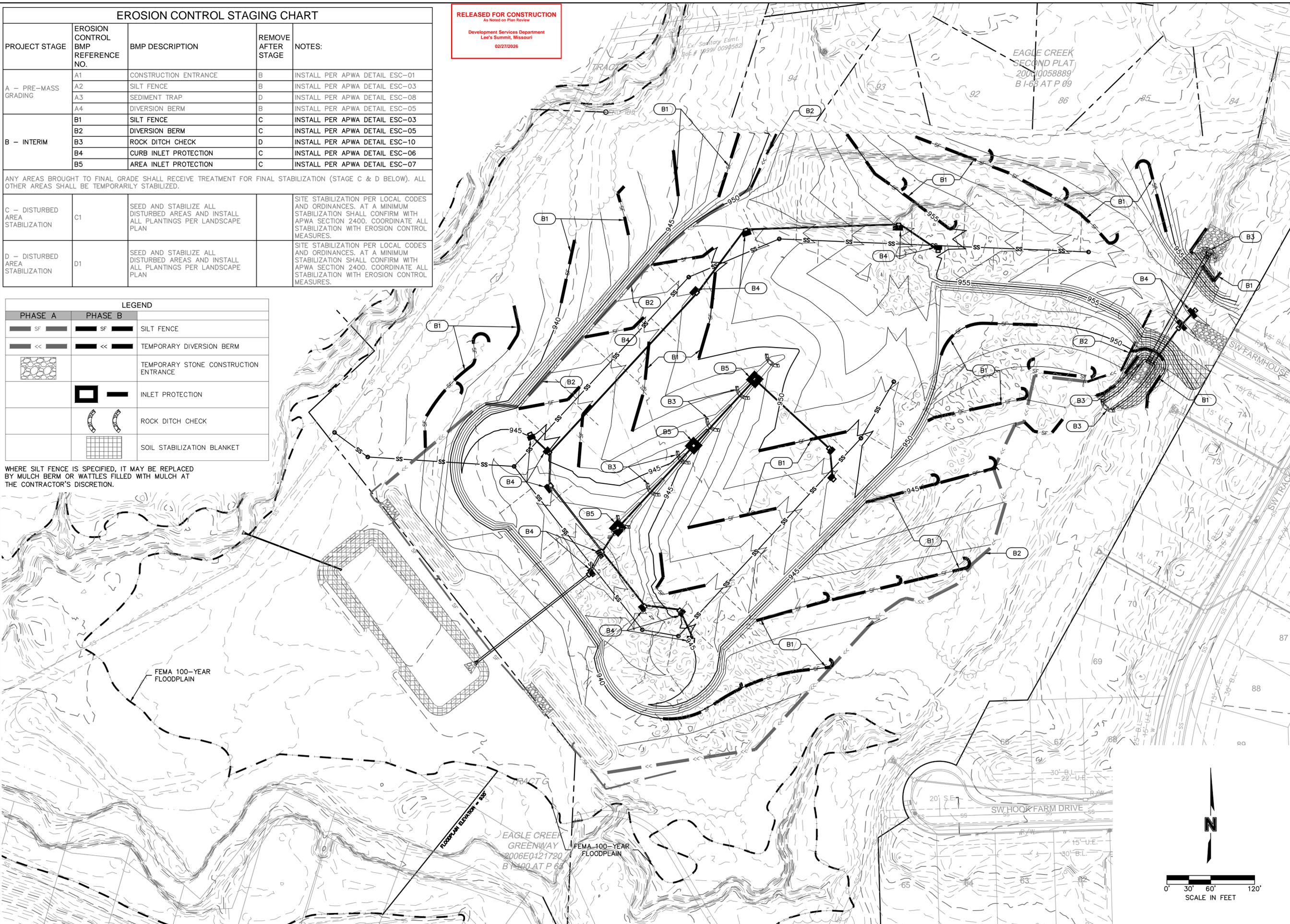
ANY AREAS BROUGHT TO FINAL GRADE SHALL RECEIVE TREATMENT FOR FINAL STABILIZATION (STAGE C & D BELOW). ALL OTHER AREAS SHALL BE TEMPORARILY STABILIZED.

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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OLSSON, CIVIL ENGINEERS
 MISSOURI CERTIFICATE OF AUTHORITY #001692
 1301 BURLINGTON, SUITE 100
 NORTH KANSAS CITY, MO 64116
 TEL 913.361.1177
 www.olsson.com

STEPHEN M. SAYLOR, P.E.
 LICENSE NUMBER
 PE-2018021248
 2/20/2026

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REVISIONS

DATE

NO. REV.

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.: C19-40610

date: 01/05/2026

SHEET
C406

2026

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 USER: ssaylor

EROSION CONTROL STAGING CHART

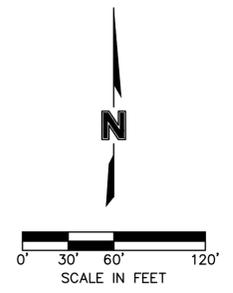
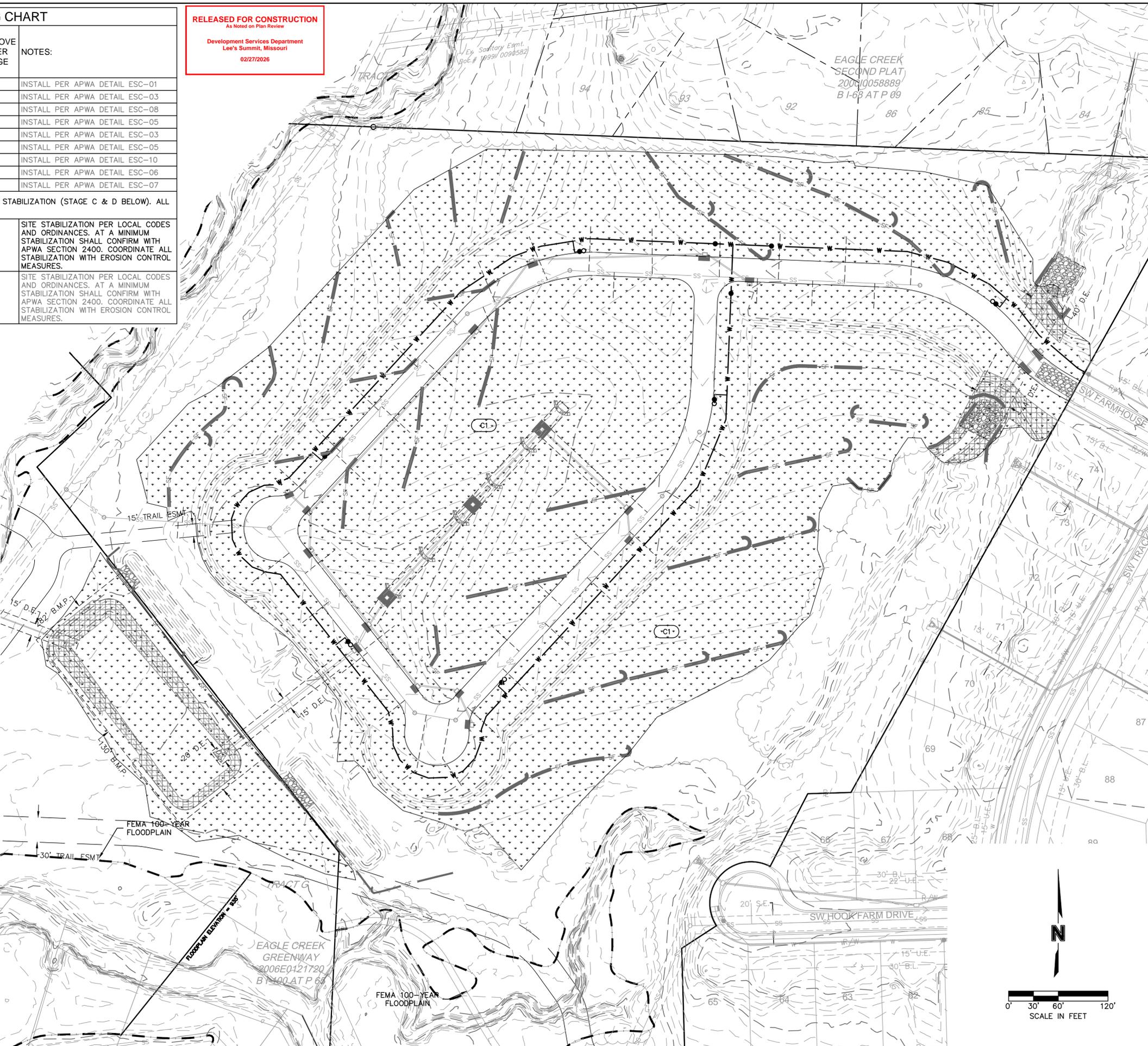
PROJECT STAGE	EROSION CONTROL BMP REFERENCE NO.	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
A - PRE-MASS GRADING	A1	CONSTRUCTION ENTRANCE	B	INSTALL PER APWA DETAIL ESC-01
	A2	SILT FENCE	B	INSTALL PER APWA DETAIL ESC-03
	A3	SEDIMENT TRAP	D	INSTALL PER APWA DETAIL ESC-08
	A4	DIVERSION BERM	B	INSTALL PER 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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 Lee's Summit, Missouri
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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.



OLSSON - CIVIL ENGINEERS
 MISSOURI CERTIFICATE OF AUTHORITY #1001692
 1301 BURLINGTON, SUITE 100
 NORTH KANSAS CITY, MO 64116
 TEL 916.361.1177
 www.olsson.com

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

NO.	REV.	DATE	REVISIONS DESCRIPTION

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.: C19-40610
 date: 01/05/2026

2026

SHEET
C407

DWG: F:\2019\4001-4500\019-4061-C40-Design\AutoCAD\Final Plans\Sheets\GNCV\Final Site Disturbance Plans\C_ERC04_C194061.dwg
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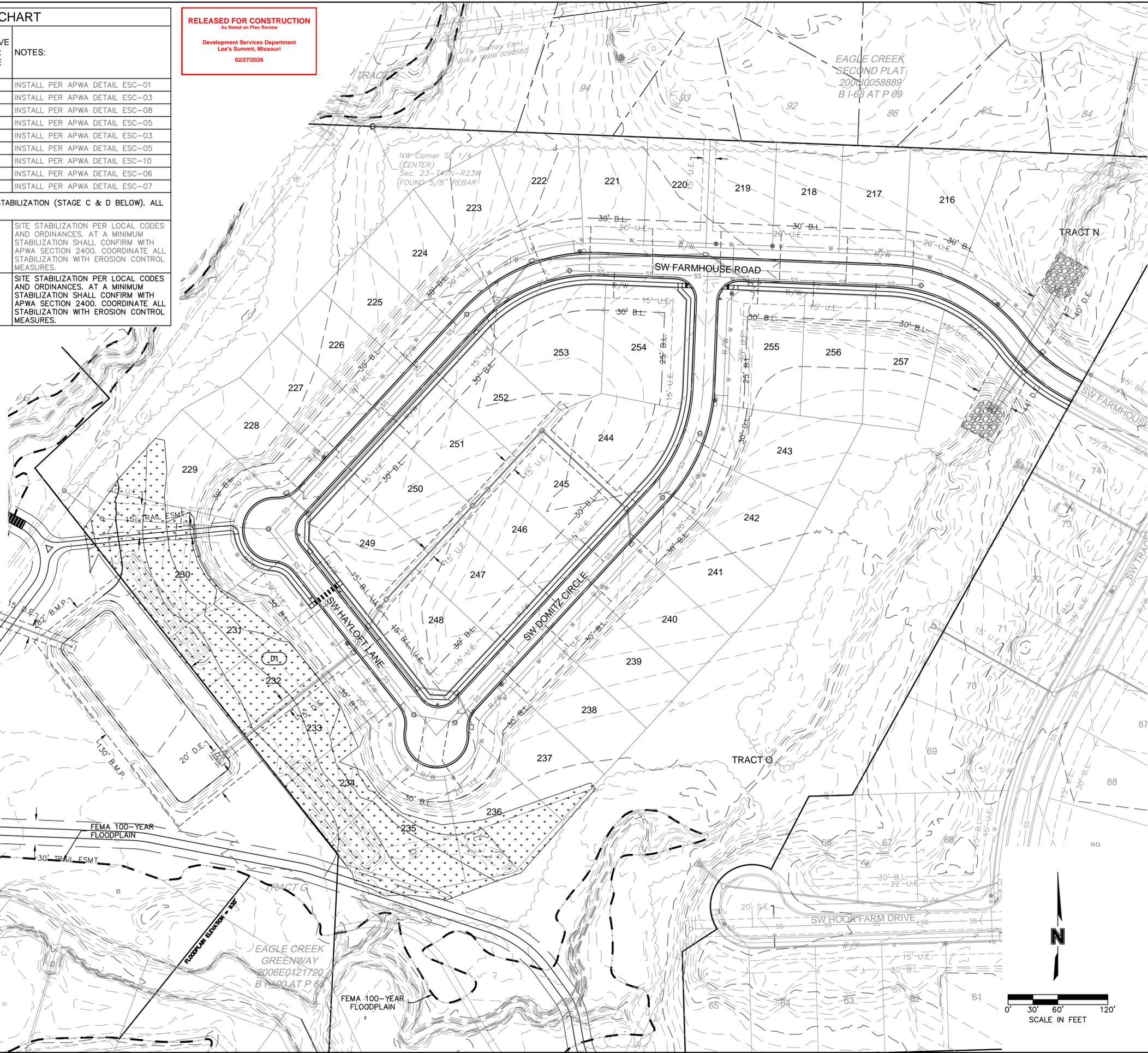
EROSION CONTROL STAGING CHART

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
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	B5	AREA INLET PROTECTION	C	INSTALL PER APWA DETAIL ESC-07
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 Development Services Department
 Lee's Summit, Missouri
 02/27/2026

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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 MISSOURI CERTIFICATE OF AUTHORITY #1001692
 1301 BURLINGTON SUITE 100
 NORTH KANSAS CITY, MO 64116
 TEL 916.361.1177
 www.olsson.com

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STATE OF MISSOURI
 PROFESSIONAL ENGINEER
 STEPHEN M. SAYLOR
 NUMBER
 PE-2018021248
 2/20/2026

STEPHEN SAYLOR, P.E.
 MO# 2018021248

NO.	REV.	DESCRIPTION	DATE	REVISIONS

SITE DISTURBANCE - PHASE D
 SITE DISTURBANCE & STREAM BUFFER PLANS

HOOK FARMS
 THIRD PLAT

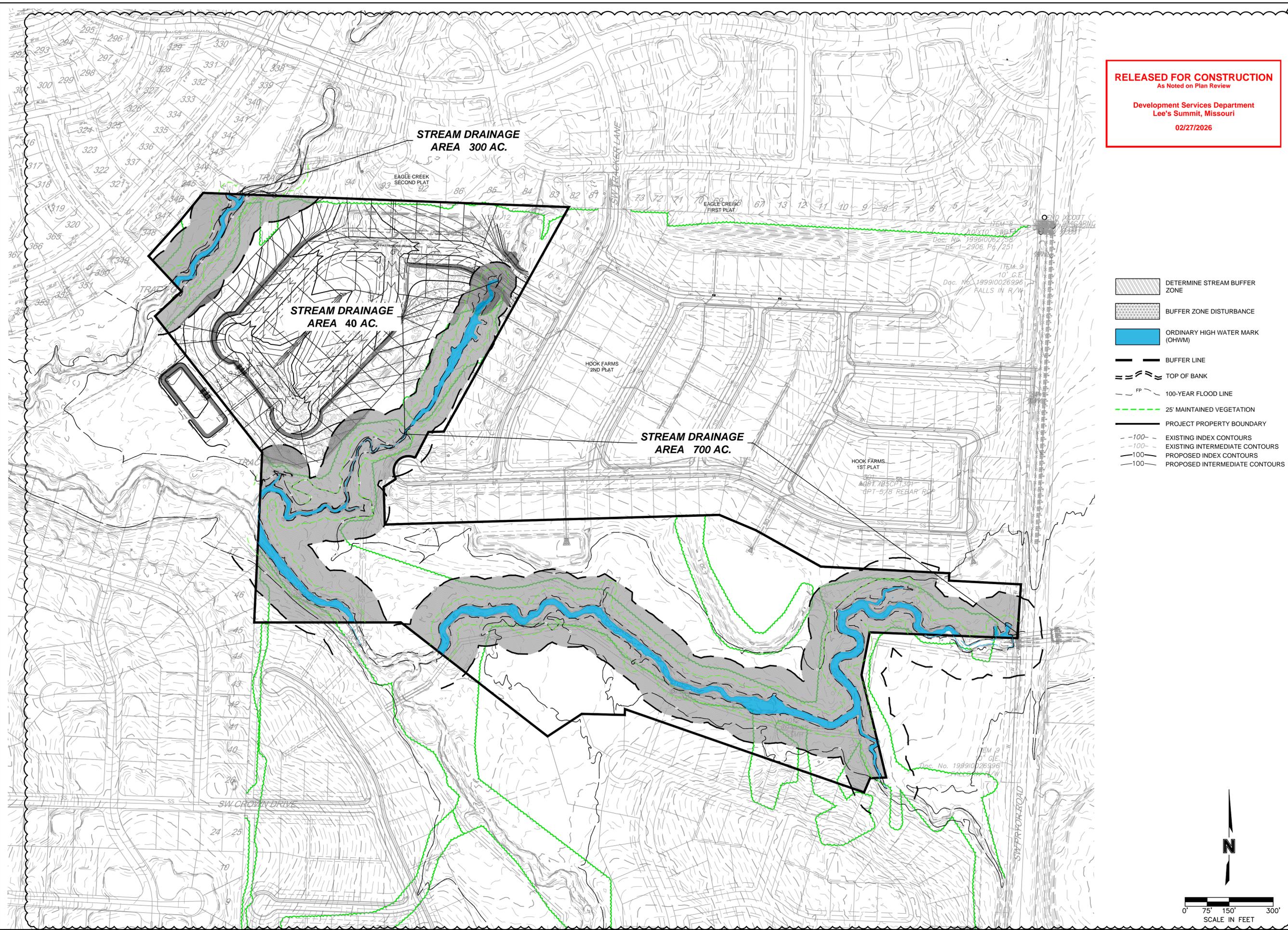
LEE'S SUMMIT, MISSOURI

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

2026

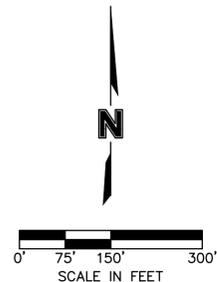
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- DETERMINE STREAM BUFFER ZONE
- BUFFER ZONE DISTURBANCE
- ORDINARY HIGH WATER MARK (OHWM)
- BUFFER LINE
- TOP OF BANK
- 100-YEAR FLOOD LINE
- 25' MAINTAINED VEGETATION
- PROJECT PROPERTY BOUNDARY
- EXISTING INDEX CONTOURS
- EXISTING INTERMEDIATE CONTOURS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



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 MISSOURI CERTIFICATE OF AUTHORITY #1001692
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 NORTH KANSAS CITY, MO 64116
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STEPHEN M. SAYLOR
 LICENSE NUMBER
 PE-2018021248
 2/20/2026
 STEPHEN SAYLOR, P.E.
 MO# 2018021248

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1	2/8/2026	REVISED PER CITY COMMENTS

OVERALL STREAM BUFFER PLAN
SITE DISTURBANCE & STREAM BUFFER PLANS

HOOK FARMS
THIRD PLAT

LEE'S SUMMIT, MISSOURI

2026

drawn by: _____ SM

checked by: _____ SS

designed by: _____ SM

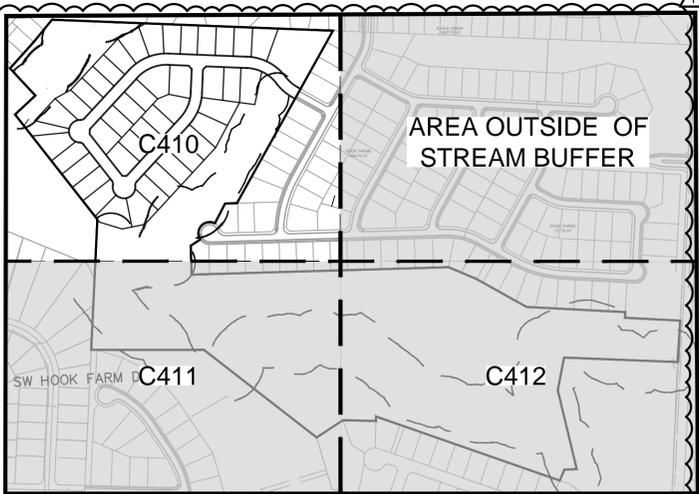
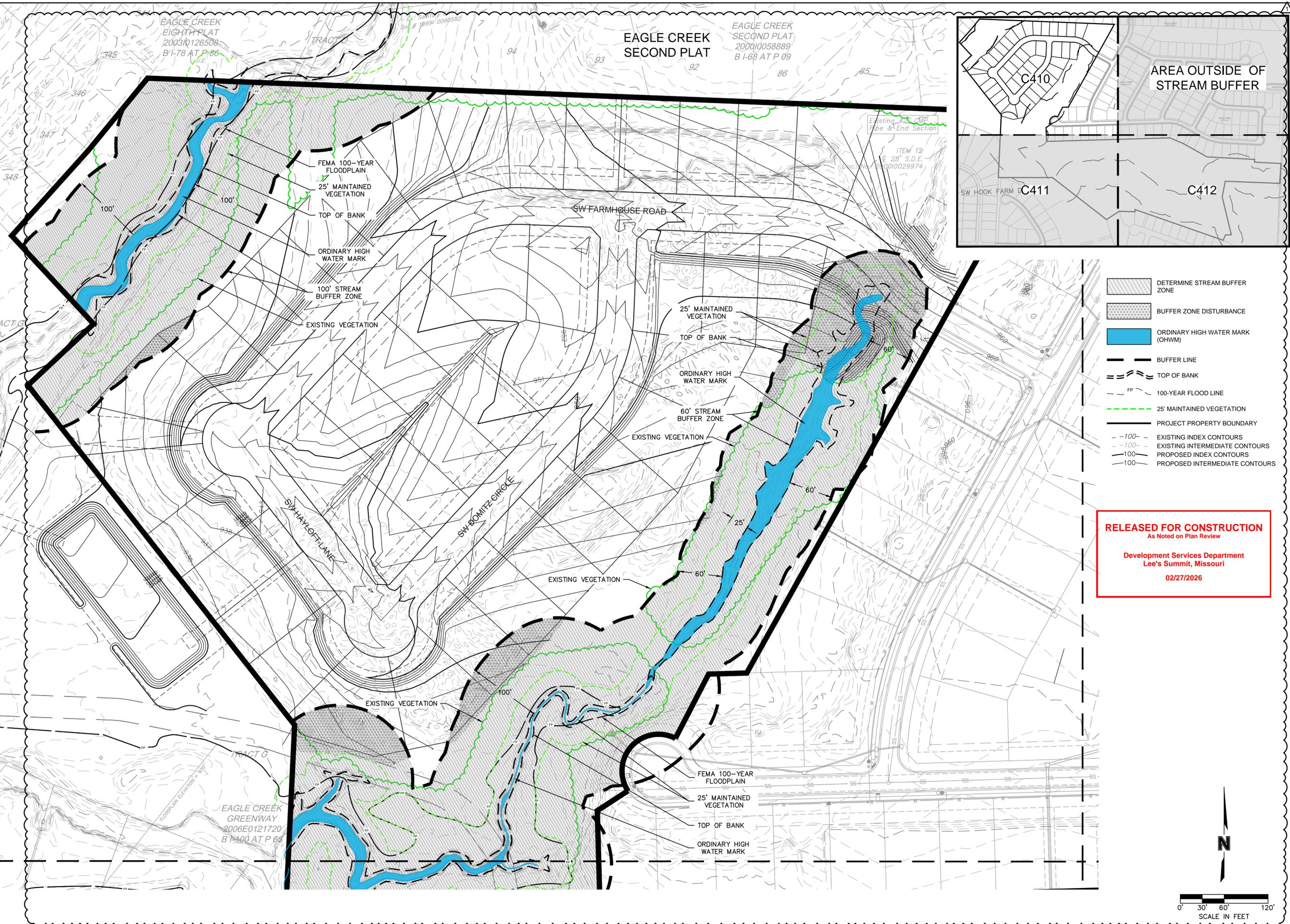
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project no.: C19-40610

date: 01/05/2026

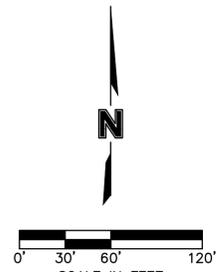
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- DETERMINE STREAM BUFFER ZONE
- BUFFER ZONE DISTURBANCE
- ORDINARY HIGH WATER MARK (OHWM)
- BUFFER LINE
- TOP OF BANK
- 100-YEAR FLOOD LINE
- 25' MAINTAINED VEGETATION
- PROJECT PROPERTY BOUNDARY
- EXISTING INDEX CONTOURS
- EXISTING INTERMEDIATE CONTOURS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

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 www.olsson.com

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

NO.	REV.	DATE	REVISIONS DESCRIPTION
1		2/26/2026	REVISED PER CITY COMMENTS

STREAM BUFFER PLAN (AREA 1)
 SITE DISTURBANCE & STREAM BUFFER PLANS

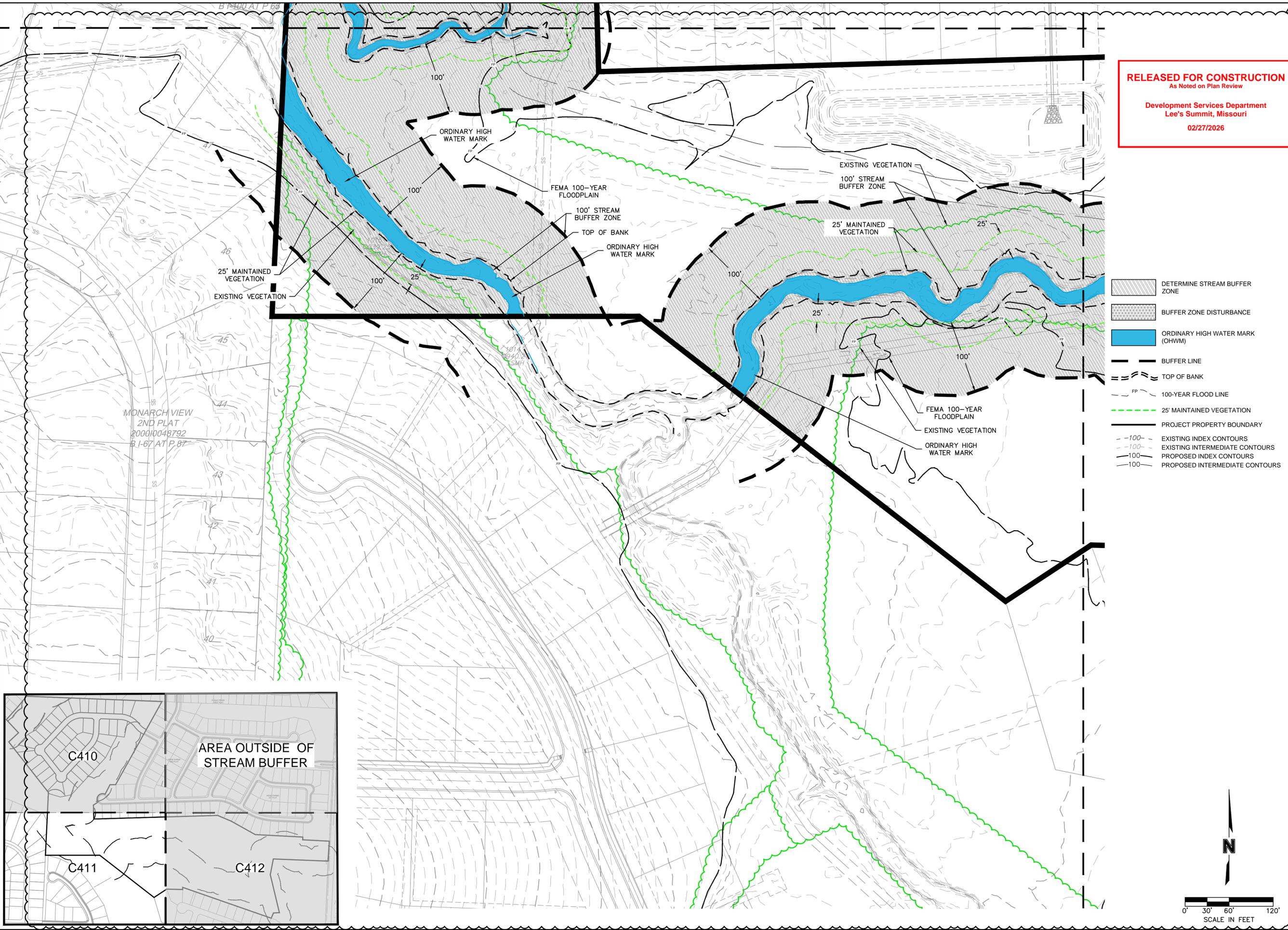
HOOK FARMS
 THIRD PLAT

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

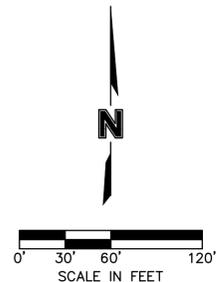
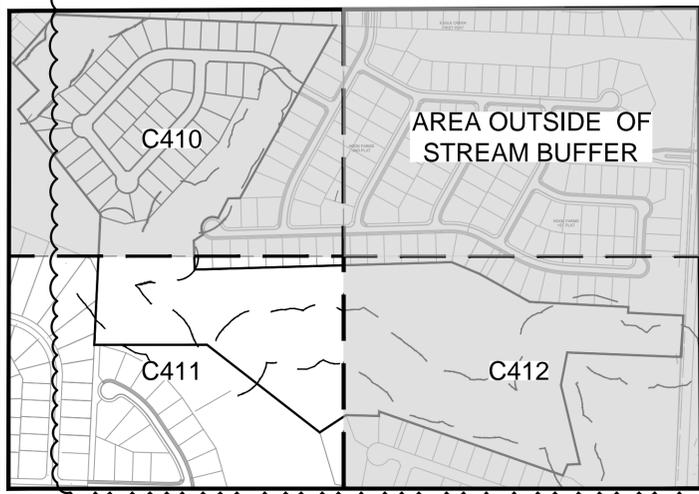
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- DETERMINE STREAM BUFFER ZONE
- BUFFER ZONE DISTURBANCE
- ORDINARY HIGH WATER MARK (OHWM)
- BUFFER LINE
- TOP OF BANK
- 100-YEAR FLOOD LINE
- 25' MAINTAINED VEGETATION
- PROJECT PROPERTY BOUNDARY
- EXISTING INDEX CONTOURS
- EXISTING INTERMEDIATE CONTOURS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



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 MO# 2018021248

NO. REV.	DATE	REVISIONS DESCRIPTION
1	2/20/2026	REVISED PER CITY COMMENTS

STREAM BUFFER PLAN (AREA 2)
 SITE DISTURBANCE & STREAM BUFFER PLANS

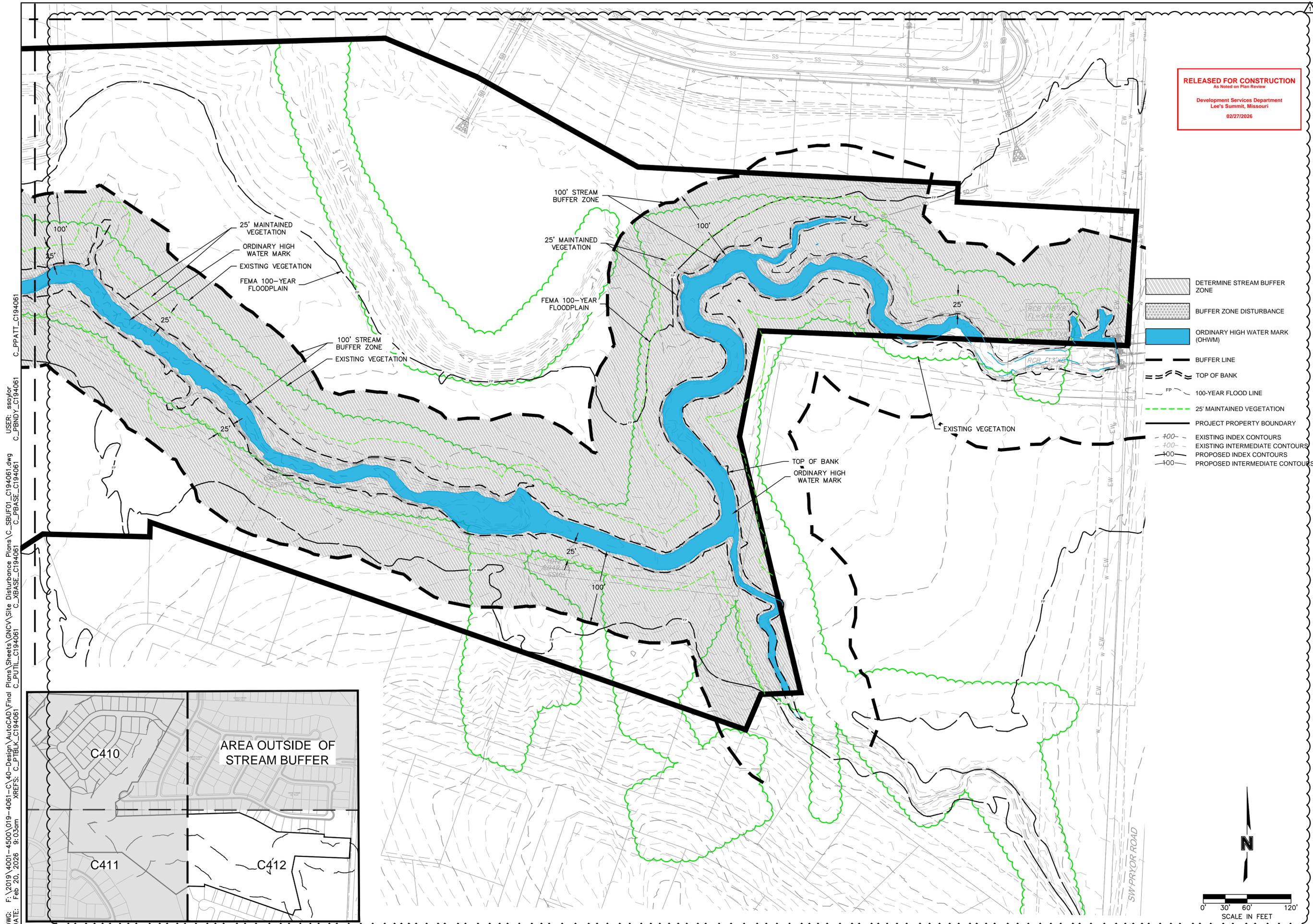
HOOK FARMS
 THIRD PLAT

LEE'S SUMMIT, MISSOURI

2026

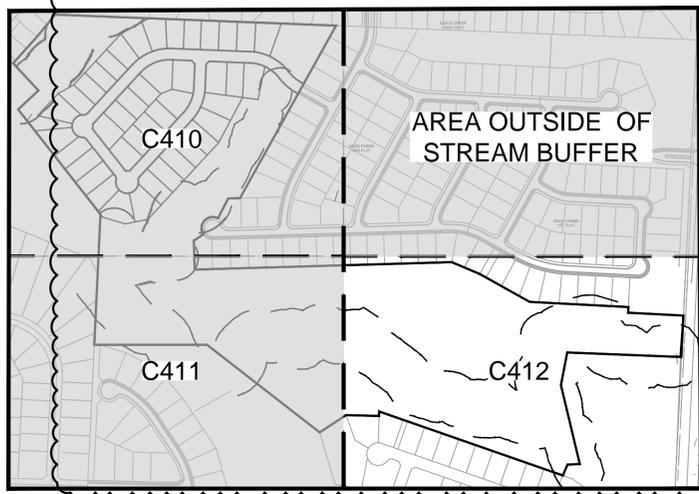
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 checked by: SS
 designed by: SM
 QA/QC by: NH
 project no.: C19-40610
 date: 01/05/2026

SHEET
 C411



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 Development Services Department
 Lee's Summit, Missouri
 02/27/2026

- DETERMINE STREAM BUFFER ZONE
- BUFFER ZONE DISTURBANCE
- ORDINARY HIGH WATER MARK (OHWM)
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- EXISTING INTERMEDIATE CONTOURS
- PROPOSED INDEX CONTOURS
- PROPOSED INTERMEDIATE CONTOURS



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 USER: ssaylor

OLSSON - CIVIL ENGINEERS
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 MO# 2018021248

NO.	REV.	DATE	REVISIONS DESCRIPTION
1		2/20/2026	REVISED PER CITY COMMENTS

STREAM BUFFER PLAN (AREA 3)
 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
C412

