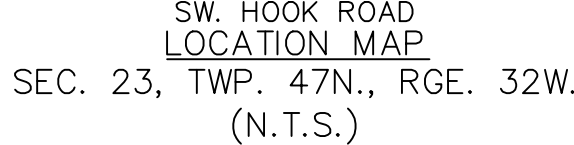
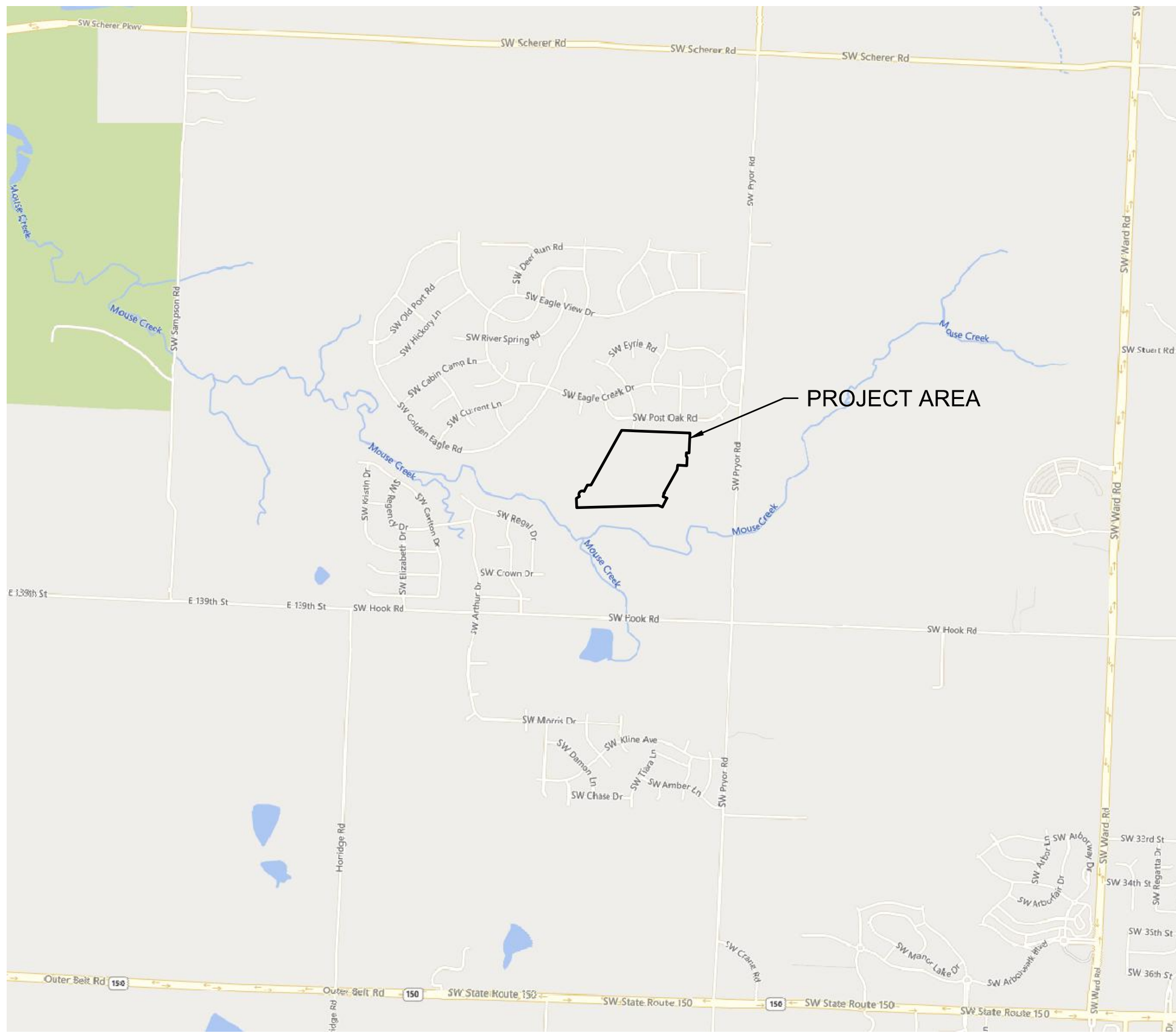


SECTION 23, TOWNSHIP 47 N, RANGE 32 W  
IN LEE'S SUMMIT, JACKSON COUNTY, MO  
AREA DISTURBED = 37.04 AC.



PROJECT TEAM & UTILITY CONTACT LIST	
<u>OWNER / DEVELOPER</u> HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. 8300 NE UNDERGROUND DRIVE KANSAS CITY, MO 64161 CONTACT: AARON SCHMIDT PHONE: 816.455.2500	<u>UTILITY SERVICE NUMBERS</u> NAME: LEE'S SUMMIT PUBLIC WORKS PHONE: 816-969-1800  NAME: LEE'S SUMMIT WATER & SERVICES DEPARTMENT PHONE: 816-969-1940  NAME: SPIRE (MGE) PHONE: 314-342-0500  NAME: AT&T PHONE: 800-286-8313  NAME: EVERGY PHONE: 816-471-5275
<u>ENGINEER</u> OLSSON 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: JULIE E. SELLERS, P.E. PHONE: 816.361.1177 EMAIL: JSSELLERS@OLSSON.COM	NAME: SPECTRUM (TWC) PHONE: 877-772-2253  NAME: GOOGLE FIBER PHONE: 877-454-6959
<u>SURVEYOR</u> OLSSON 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: JASON ROUDEBUSH, P.L.S. PHONE: 816.361.1177 EMAIL: JROUDEBOUSH@OLSSON.COM	

<input type="checkbox"/>	NOT FOR CONSTRUCTION
<input type="checkbox"/>	REVIEWED FOR CONSTRUCTION



## PROPERTY DESCRIPTION

TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 47 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S. ROUBEUSH, P.L.S. 2002014092 AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 02°45'34" EAST, ON THE EAST LINE OF SAID SOUTHEAST QUARTER, 2,635.08 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 87°45'24" WEST, ON THE NORTH LINE OF SAID SOUTHEAST QUARTER, 50.00 FEET TO THE SOUTHEAST CORNER OF LOT 3, EAGLE CREEK—FIRST PLAT, A SUBDIVISION IN SAID LEE'S SUMMIT RECORDED AS INSTRUMENT NUMBER 110409 IN BOOK 165 AT PAGE 01 IN JACKSON COUNTY RECORDER OF DEEDS OFFICE, ALSO BEING THE NORTHWEST CORNER OF PROPOSED HOOK FARMS FIRST PLAT, THENCE CONTINUING NORTH 87°45'24" WEST ON SAID NORTH LINE, ALSO BEING THE PROPOSED NORTH LINE OF SAID PROPOSED HOOK FARMS FIRST PLAT, ALSO BEING THE SOUTH LINE OF SAID EAGLE CREEK—FIRST PLAT, 643.83 FEET TO THE POINT OF BEGINNING OF THE TRACT OF AND TO BE HEREIN DESCRIBED; THENCE LEAVING SAID NORTH AND SOUTH LINES, SOUTH 02°59'10" WEST, ALONG THE PROPOSED WESTERLY LINE OF PROPOSED HOOK FARMS FIRST PLAT, 277.38 FEET; THENCE NORTH 87°00'50" WEST, ALONG SAID PROPOSED WESTERLY LINE, 36.00 FEET; THENCE SOUTH 02°59'10" WEST, ALONG SAID PROPOSED WESTERLY LINE, 50.00 FEET; THENCE SOUTH 42°00'50" EAST, ALONG SAID PROPOSED WESTERLY LINE, 19.80 FEET; THENCE SOUTH 02°59'10" WEST, ALONG SAID PROPOSED WESTERLY LINE, 116.00 FEET; THENCE NORTH 87°00'50" WEST, ALONG SAID PROPOSED WESTERLY LINE, 126.12 FEET; THENCE SOUTH 07°19'52" WEST, ALONG SAID PROPOSED WESTERLY LINE, 64.17 FEET; THENCE SOUTH 29°10'47" WEST, ALONG SAID PROPOSED WESTERLY LINE, 375.17 FEET; THENCE SOUTH 15°20'56" WEST, ALONG SAID PROPOSED WESTERLY LINE, 50.00 FEET; THENCE ALONG SAID PROPOSED WESTERLY LINE, EASTERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 74°39'04" EAST WITH A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 11°57'16" AND AN ARC DISTANCE OF 57.38 FEET; THENCE SOUTH 27°18'12" WEST, ALONG SAID PROPOSED WESTERLY LINE, 138.17 FEET; THENCE LEAVING SAID PROPOSED WESTERLY LINE, NORTH 67°11'53" WEST, 61.05 FEET; THENCE SOUTH 88°21'16" WEST, 1,139.83 FEET; THENCE NORTH 01°38'44" WEST, 128.09 FEET; THENCE NORTH 57°02'58" EAST, 49.90 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 32°57'02" WEST WITH A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 150°22'53" AND AN ARC DISTANCE OF 131.23 FEET; THENCE NORTH 27°25'51" EAST, 98.75 FEET; THENCE NORTH 88°21'16" EAST, 52.12 FEET; THENCE NORTH 29°10'47" EAST, 873.51 FEET TO A POINT ON SAID NORTH LINE OF SAID SOUTHEAST QUARTER, ALSO BEING THE SOUTH LINE OF EAGLE CREEK—SECOND PLAT, A SUBDIVISION IN SAID LEE'S SUMMIT RECORDED AS INSTRUMENT NUMBER 200100058889 IN BOOK 165 AT PAGE 09 IN SAID JACKSON COUNTY RECORDER OF DEEDS OFFICE; THENCE SOUTH 87°45'24" EAST, ON SAID NORTH LINE AND SAID SOUTH LINE, 682.19 FEET TO THE SOUTHEAST CORNER OF SAID EAGLE CREEK—SECOND PLAT, ALSO BEING THE SOUTHWEST CORNER OF SAID EAGLE CREEK—FIRST PLAT; THENCE SOUTH 87°45'24" EAST ON SAID NORTH LINE, AND SAID SOUTH LINE OF EAGLE CREEK—FIRST PLAT, 273.64 FEET TO THE POINT OF BEGINNING. CONTAINING 1,157.274 SQUARE FEET OR 26.57 ACRES, MORE OR LESS.

## BENCHMARK

JA-74  
ELEVATION: 1058.10  
N: 978461.2779  
E: 2809447.9650  
DESCRIPTION: KC METRO ALUMINUM GRS DISK SET IN CONCRETE. THE STATION IS STAMPED JA-74, 1988, AND PROJECTS ABOUT 1 INCH

SHEET LIST	
Sheet Number	Sheet Title
C401	TITLE SHEET
C402	GENERAL NOTES
C403	GENERAL LAYOUT
C404	GRADING PLAN
C405	GRADING PLAN
C406	SITE DISTURBANCE PLAN - PHASE A
C407	SITE DISTURBANCE PLAN - PHASE A
C408	SITE DISTURBANCE PLAN - PHASE A TRAP DETAILS
C409	SITE DISTURBANCE PLAN - PHASE A BASIN DETAILS
C410	SITE DISTURBANCE PLAN - PHASE B
C411	SITE DISTURBANCE PLAN - PHASE B
C412	SITE DISTURBANCE PLAN - PHASE C
C413	SITE DISTURBANCE PLAN - PHASE C
C414	SITE DISTURBANCE PLAN - PHASE D
C415	SITE DISTURBANCE PLAN - PHASE D
C416	DETAIL SHEET
C417	DETAIL SHEET

OIL/GAS WELLS:

NO OIL OR GAS WELLS ARE LOCATED WITHIN PROJECT LIMITS.  
INFORMATION OBTAINED FROM THE MISSOURI DEPARTMENT OF NATURAL RESOURCES,  
GEOLOGICAL SURVEY GEOSCIENCES TECHNICAL RESOURCE ASSESSMENT TOOL (GEOSTRAT).

FLOOD CERTIFICATION:

PORTIONS OF THE SITE ARE LOCATED WITHIN ZONE AE "BASE FLOOD ELEVATIONS DETERMINED", ZONE X (SHADED) "AREAS OF 0.2% CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AND ZONE X (UNSHADED) " AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 29095C0531G, REVISION DATE JANUARY 20, 2017.

OLSSON HAS BEEN RETAINED TO PROVIDE AS-BUILT DRAWINGS FOR THIS PROJECT.

*Brock M. Worthley*  
BROCK M. WORTHLEY, P.E.  
CIVIL ENGINEER  
MO # PE-2019000237

9/30/2022  
DATE

PRSUBD 2021-1958

PL 2021-019

**RELEASE FOR  
CONSTRUCTION  
AS NOTED ON PLANS REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI**

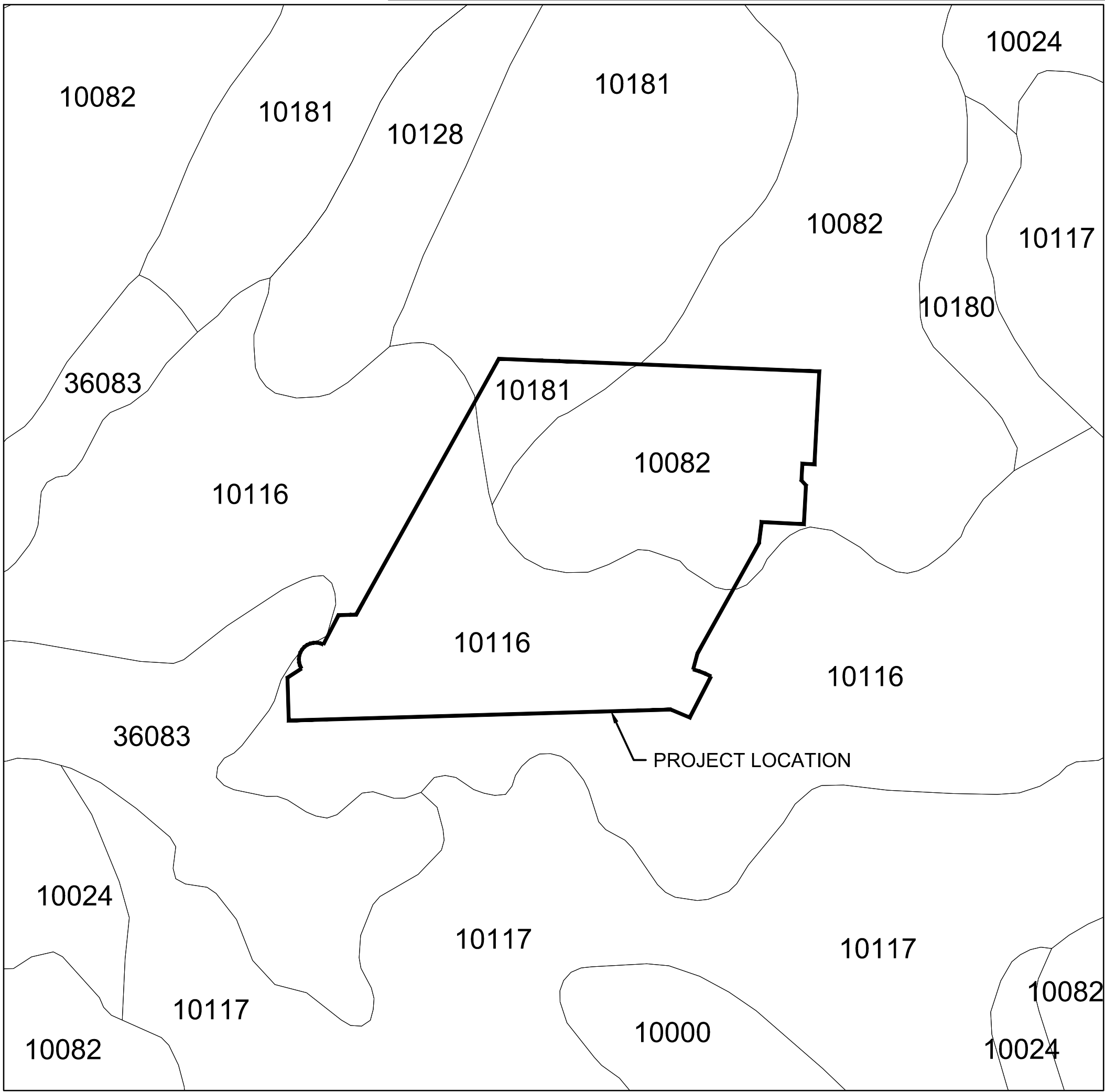
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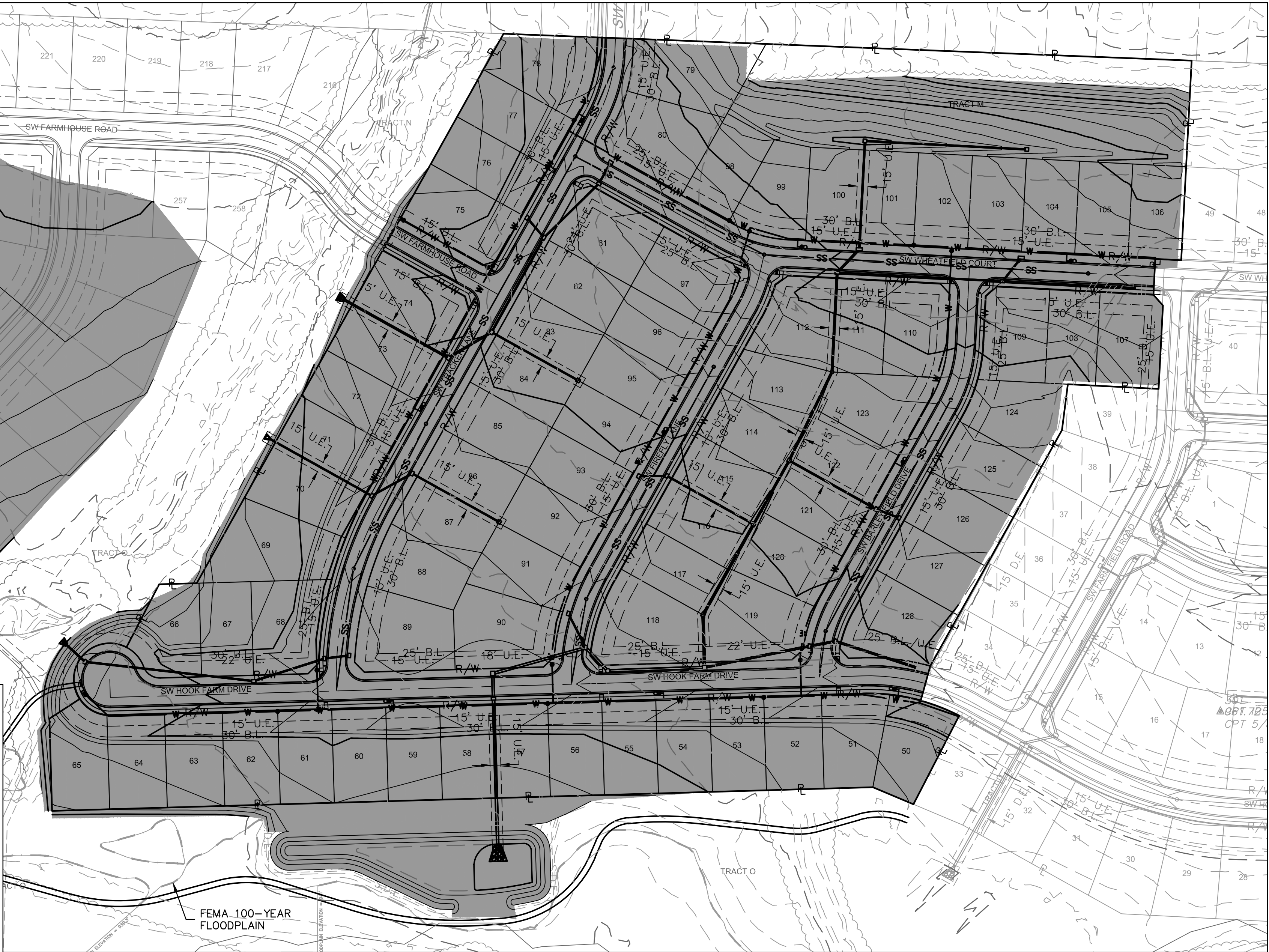




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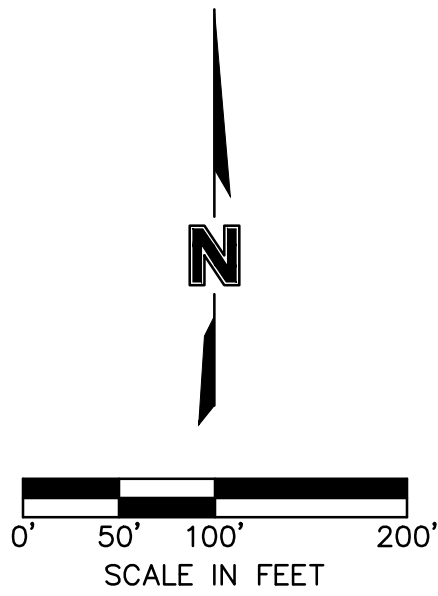


SOILS MAP



DISTURBED AREA & PRESERVED VEGETATION

SOILS LEGEND			
MAP SYMBOL	SOIL TYPE	HYDROLOGIC SOIL GROUP	SLOPES
10000	ARISBURG SILT LOAM	C	1-5%
10024	GREENTON-URBAN LAND COMPLEX	D	5-9%
10082	ARISBURG-URBAN LAND COMPLEX	C	1-5%
10116	SAMPEL SILTY CLAY LOAM	C/D	2-5%
10117	SAMPEL SILTY CLAY LOAM	C/D	5-9%
10120	SHARPSBURG SILT LOAM	C	2-5%
10128	SHARPSBURG-URBAN LAND COMPLEX	D	2-5%
10180	UDARENTS-URBAN LAND SAMPEL COMPLEX	C	2-5%
10181	UDARENTS-URBAN LAND SAMPEL COMPLEX	C	5-9%
36083	KENNEBEC SILT LOAM	C	1-4%, OCCASIONALLY FLOODED



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DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
10/01/2021

LEGEND	
-100-	EXISTING INDEX CONTOURS
-100-	EXISTING INTERMEDIATE CONTOURS
-100-	PROPOSED INDEX CONTOURS
-100-	PROPOSED INTERMEDIATE CONTOURS

GENERAL LAYOUT  
SITE DISTURBANCE PLANS

HOOK FARMS  
SECOND PLAT

LEE'S SUMMIT, MO

2021

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	03-23-2021	REVISED PER CITY COMMENTS	
2	04-16-2021	REVISED PER CITY COMMENTS	
3	09-30-2021	CHANGES TO APPROVED PLANS	

drawn by: B.M.W./A.A.  
checked by: B.M.W./A.A.  
designed by: B.M.W./A.A.  
QA/QC by: J.E.S.  
project no.: B19-4061  
date: 01-08-2021

SHEET  
C403



olsson

Olsson - Civil Engineering  
Missouri Certificate of Authority #001592  
1301 Burlington Street  
North Kansas City MO 64116  
TEL 816.361.1177  
FAX 816.361.1888  
www.olsson.com



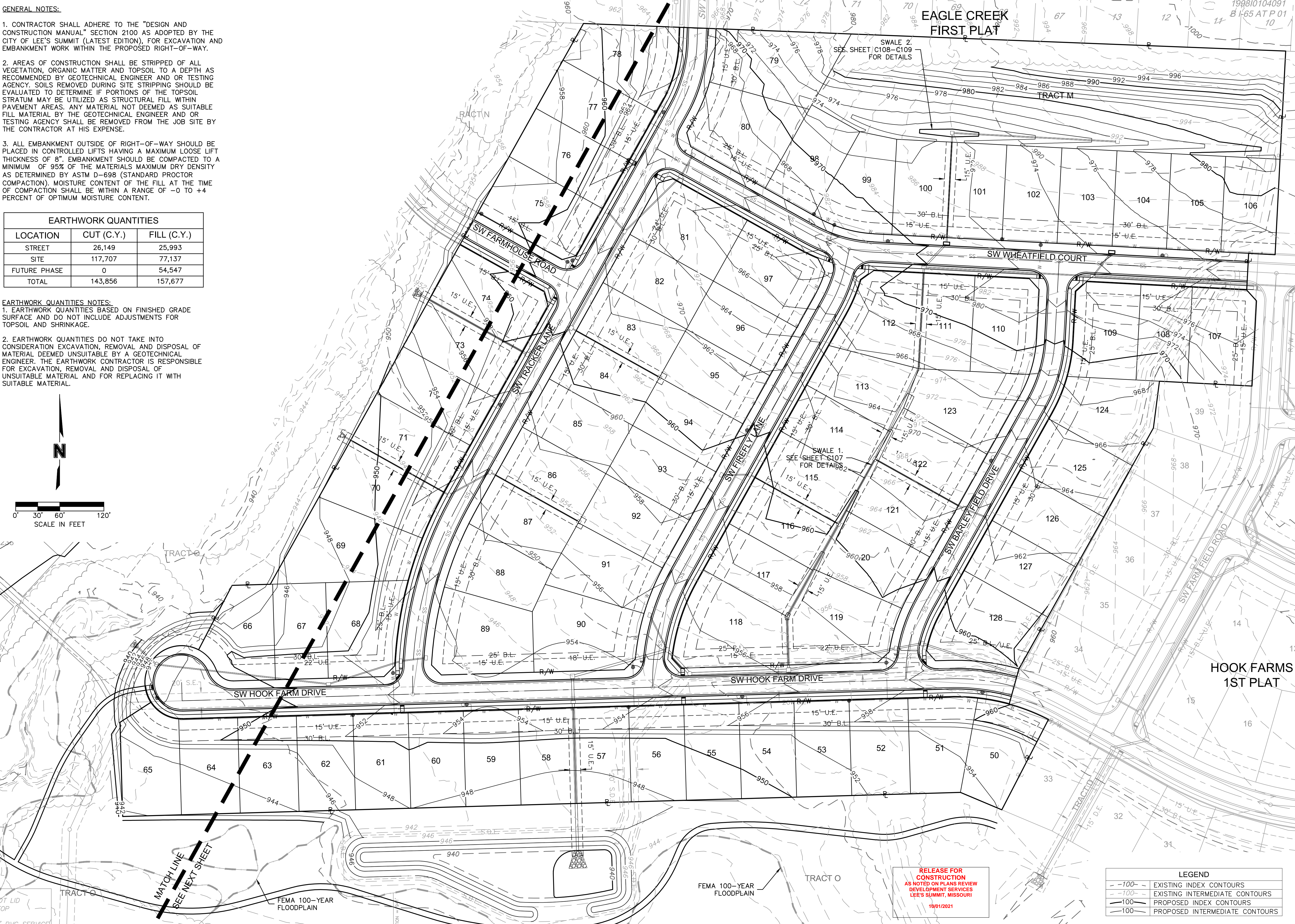
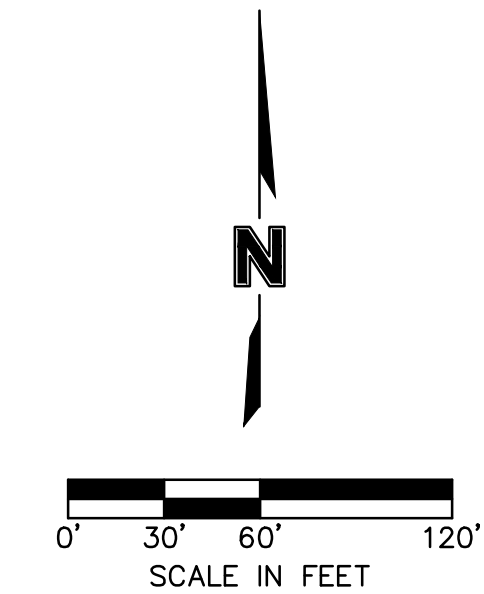
GENERAL NOTES:

1. 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.
2. 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.
3. 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	26,149	25,993
SITE	117,707	77,137
FUTURE PHASE	0	54,547
TOTAL	143,856	157,677

EARTHWORK QUANTITIES NOTES:

1. EARTHWORK QUANTITIES BASED ON FINISHED GRADE SURFACE AND DO NOT INCLUDE ADJUSTMENTS FOR TOPSOIL AND SHRINKAGE.
2. 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.



EAGLE CREEK  
FIRST PLAT

SWALE 2,  
SEE SHEET C108-C109  
FOR DETAILS

TRACT M

SW WHEATFIELD COURT

SWALE 1,  
SEE SHEET C107  
FOR DETAILS

SW HOOK FARM DRIVE

HOOK FARMS  
1ST PLAT

RELEASE FOR  
CONSTRUCTION  
AS NOTED ON PLANS REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
10/01/2021

LEGEND	
-100-	EXISTING INDEX CONTOURS
-100-	EXISTING INTERMEDIATE CONTOURS
-100-	PROPOSED INDEX CONTOURS
-100-	PROPOSED INTERMEDIATE CONTOURS

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BY		REVISIONS	
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GRADING PLAN  
SITE DISTURBANCE PLANS

HOOK FARMS  
SECOND PLAT

LEE'S SUMMIT, MO

drawn by: B.M.W./A.A.  
checked by: B.M.W./A.A.  
designed by: B.M.W./A.A.  
QA/QC by: J.E.S.  
project no.: B19-4061  
date: 01-08-2021

SHEET  
C404



EARTHWORK QUANTITIES		
LOCATION	CUT (C.Y.)	FILL (C.Y.)
STREET	26,149	25,993
SITE	117,707	77,137
FUTURE PHASE	0	54,547
TOTAL	143,856	157,677

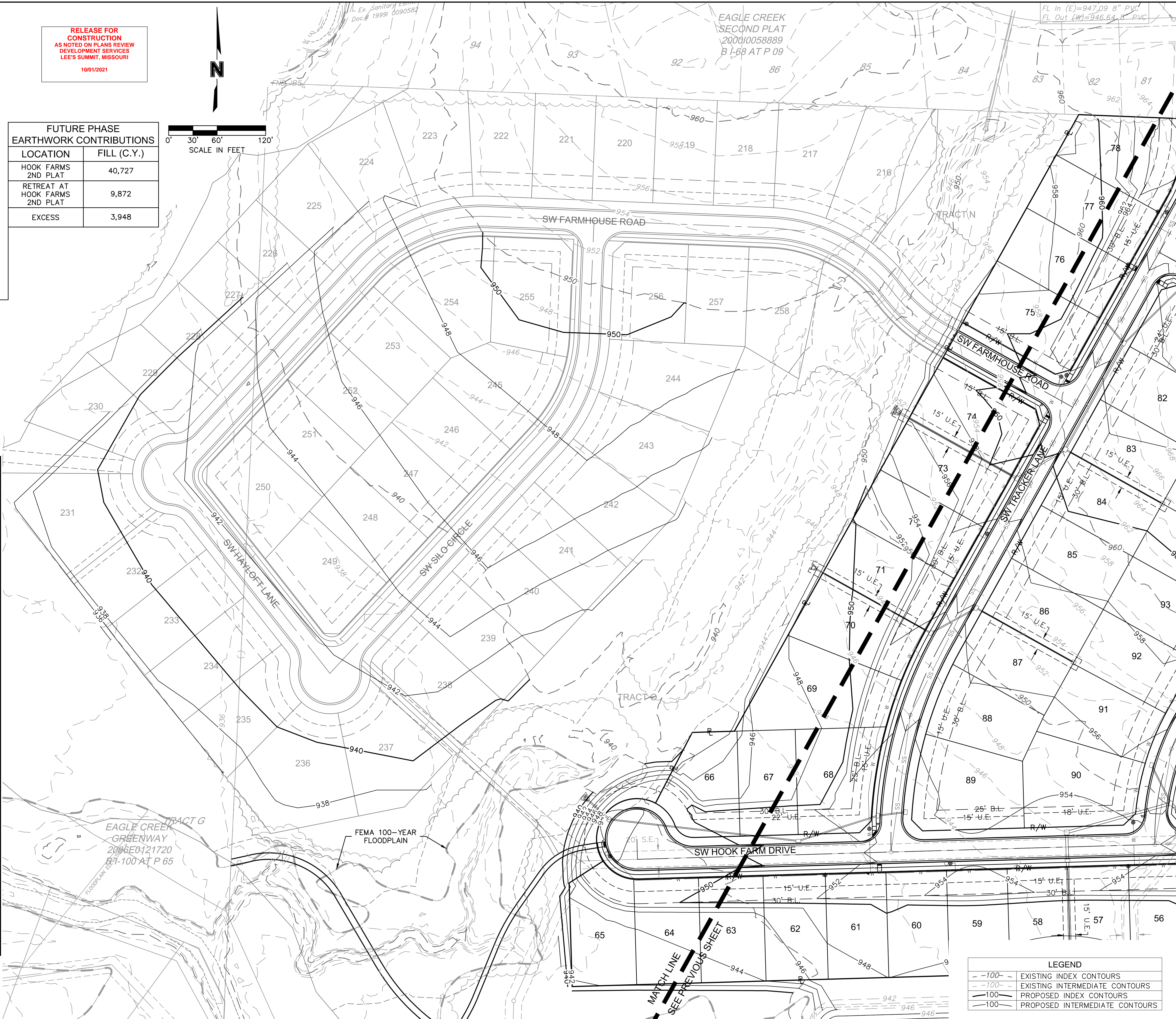
2. EARTHWORK QUANTITIES DO NOT TAKE INTO CONSIDERATION EXCAVATION, REMOVAL AND DISPOSAL OF MATERIAL DEEMED UNSUITABLE BY A GEOTECHNICAL ENGINEER. THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR EXCAVATION, REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL AND FOR REPLACING IT WITH SUITABLE MATERIAL.

LOT FILL INFORMATION			
LOT NUMBER	MAX DEPTH OF FILL (OVER 2' PLACED)	FILL PLACED ON EXISTING SLOPES > 5:1	PROPOSED SLOPES > 3:1
50	5.5'		
51	4.8'		
52	4.9'		
53	5.2'		
54	7.5'		
55	8.2'		
56	9.7'	X	
57	8.7'	X	
58	10.7'		
59	11.6'		
60	11.6'		
61	11.4'		
62	11.1'		
63	11.0'		
64	10.8'		
65	10.8'		
66	9.8'		
67	10.0'		
68	11.2'		
69	10.7'		
70	9.1'		
71	8.3'		
72	7.1'		
73	5.9'		
74	5.7'		
75	4.7'		
76	3.5'		
77	2.9'		
78	3.1'		
84	2.5'		
85	3.5'		
86	5.8'		
87	6.8'		
88	8.6'		
89	10.3'		
90	8.2'		
91	6.7'		
92	4.3'		
107	8.1'	X	
108	7.8'	X	
118	7.3'	X	
119	7.5'	X	
120	2.7'		
128	8.4'	X	
X Indicates condition applies to lot			

X Indicates condition applies to lot

10/01/2021

FUTURE PHASE EARTHWORK CONTRIBUTIONS	
LOCATION	FILL (C.Y.)
HOOK FARMS 2ND PLAT	40,727
RETREAT AT HOOK FARMS 2ND PLAT	9,872
EXCESS	3,948



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1301 Burlington Street  
North Kansas City, MO 64116

## REVISIONS

2021

LEE'S SUMMIT, MO

# GRADING PLAN SITE DISTURBANCE PLANS

HOOK FARMS  
SECOND PLAT

drawn by: B.M.W./A.  
checked by: B.M.W.  
designed by: B.M.W./A.  
QA/QC by: J.E.S.  
project no.: B19-406  
date: 01-08-202

SHEET  
C405

USER: bworthley  
C\_PUTIL\_B194061  
C\_FBASE\_B194061



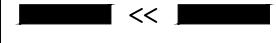

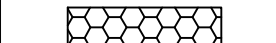


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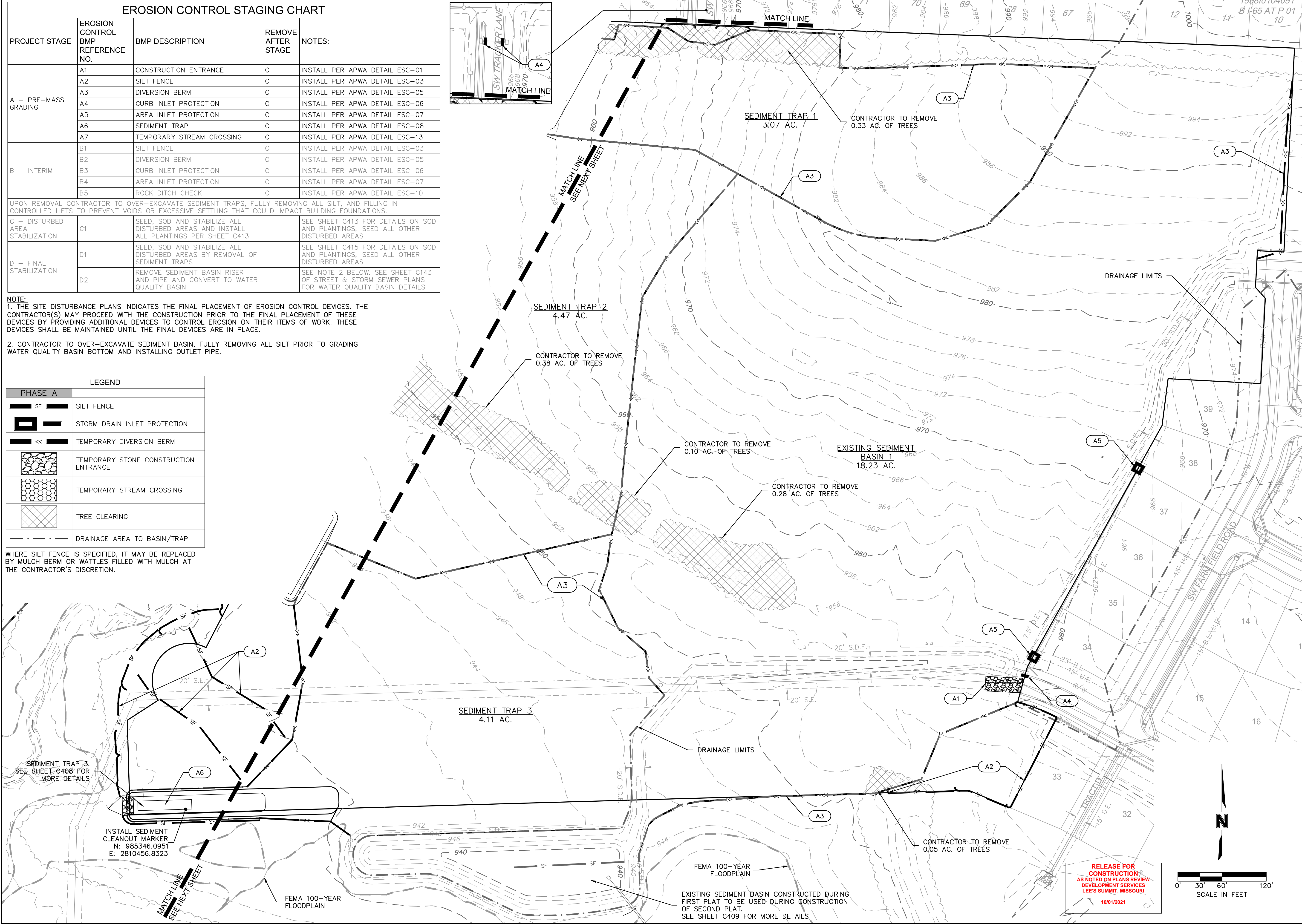
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USER: bworthley C\_DBASE\_B194061

EROSION CONTROL STAGING CHART				
PROJECT STAGE	EROSION CONTROL BMP REFERENCE NO.	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
A – PRE-MASS GRADING	A1	CONSTRUCTION ENTRANCE	C	INSTALL PER APWA DETAIL ESC-01
	A2	SILT FENCE	C	INSTALL PER APWA DETAIL ESC-03
	A3	DIVERSION BERM	C	INSTALL PER APWA DETAIL ESC-05
	A4	CURB INLET PROTECTION	C	INSTALL PER APWA DETAIL ESC-06
	A5	AREA INLET PROTECTION	C	INSTALL PER APWA DETAIL ESC-07
	A6	SEDIMENT TRAP	C	INSTALL PER APWA DETAIL ESC-08
	A7	TEMPORARY STREAM CROSSING	C	INSTALL PER APWA DETAIL ESC-13
B – INTERIM	B1	SILT FENCE	C	INSTALL PER APWA DETAIL ESC-03
	B2	DIVERSION BERM	C	INSTALL PER APWA DETAIL ESC-05
	B3	CURB INLET PROTECTION	C	INSTALL PER APWA DETAIL ESC-06
	B4	AREA INLET PROTECTION	C	INSTALL PER APWA DETAIL ESC-07
	B5	ROCK DITCH CHECK	C	INSTALL PER APWA DETAIL ESC-10
UPON REMOVAL CONTRACTOR TO OVER-EXCAVATE SEDIMENT TRAPS, FULLY REMOVING ALL SILT, AND FILLING IN CONTROLLED LIFTS TO PREVENT VOIDS OR EXCESSIVE SETTLING THAT COULD IMPACT BUILDING FOUNDATIONS.				
C – DISTURBED AREA STABILIZATION	C1	SEED, SOD AND STABILIZE ALL DISTURBED AREAS AND INSTALL ALL PLANTINGS PER SHEET C413		SEE SHEET C413 FOR DETAILS ON SOD AND PLANTINGS; SEED ALL OTHER DISTURBED AREAS
	D1	SEED, SOD AND STABILIZE ALL DISTURBED AREAS BY REMOVAL OF SEDIMENT TRAPS		SEE SHEET C415 FOR DETAILS ON SOD AND PLANTINGS; SEED ALL OTHER DISTURBED AREAS
	D2	REMOVE SEDIMENT BASIN RISER AND PIPE AND CONVERT TO WATER QUALITY BASIN		SEE NOTE 2 BELOW, SEE SHEET C143 OF STREET & STORM SEWER PLANS FOR WATER QUALITY BASIN DETAILS

NOTE:  
1. 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.  
2. CONTRACTOR TO OVER-EXCAVATE SEDIMENT BASIN, FULLY REMOVING ALL SILT PRIOR TO GRADING WATER QUALITY BASIN BOTTOM AND INSTALLING OUTLET PIPE.

LEGEND	
<b>PHASE A</b>	
	SILT FENCE
	STORM DRAIN INLET PROTECTION
	TEMPORARY DIVERSION BERM
	TEMPORARY STONE CONSTRUCTION ENTRANCE
	TEMPORARY STREAM CROSSING
	TREE CLEARING
	DRAINAGE AREA TO BASIN/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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www.olsson.com

STATE OF MISSOURI  
BROCK M. BORTHE  
PROFESSIONAL ENGINEER  
NUMBER  
PE-2019000237  
4/8/2021

BY

REVISIONS DESCRIPTION

DATE

REV. NO.

1

03-23-2021

2

04-16-2021

3

09-30-2021

REVISIONS

SITE DISTURBANCE PLAN - PHASE A  
SITE DISTURBANCE PLANS  
HOOK FARMS  
SECOND PLAT  
LEE'S SUMMIT, MO  
2021

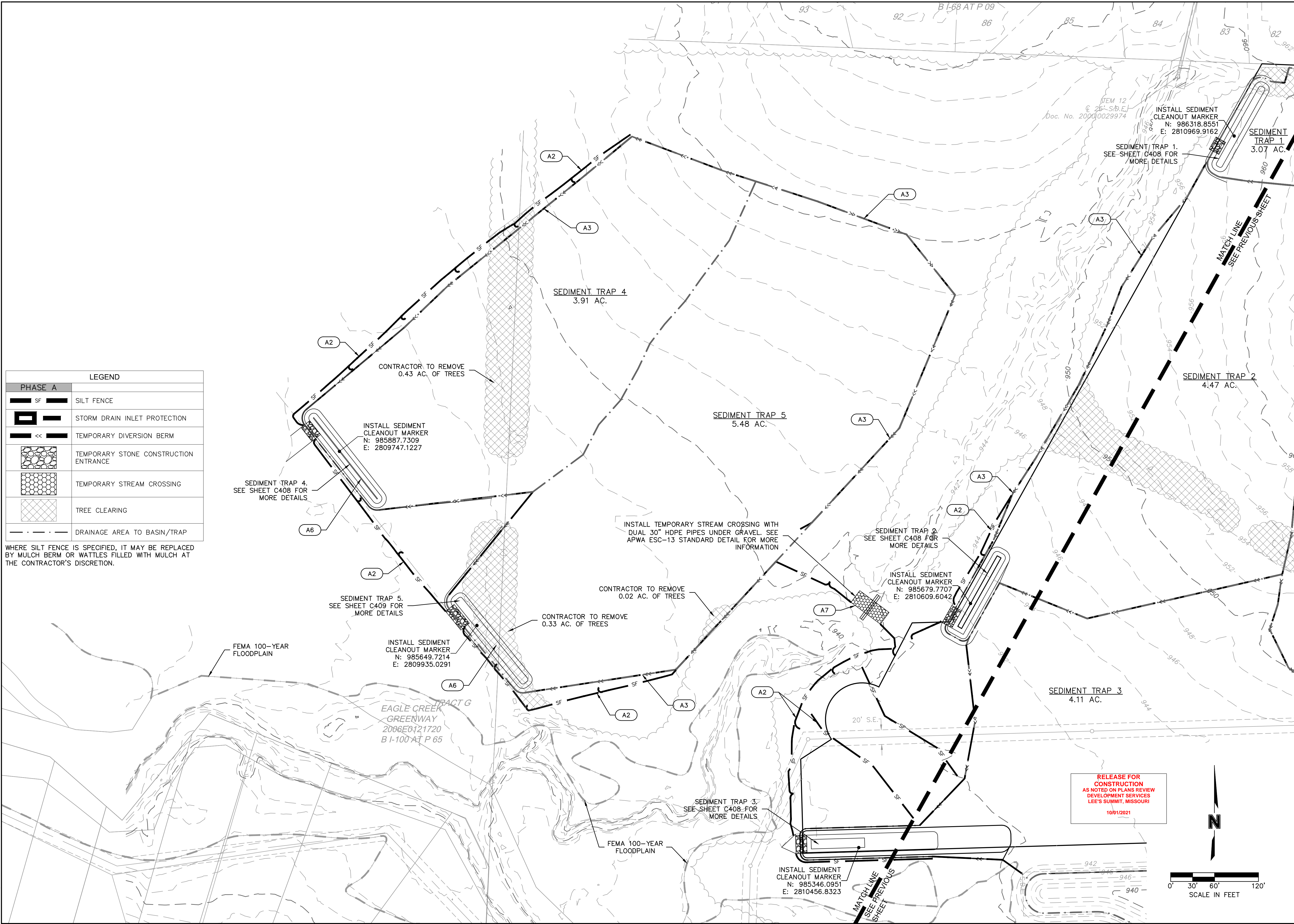
drawn by: B.M.W./A.A.  
checked by: B.M.W.  
designed by: B.M.W./A.A.  
QA/QC by: J.E.S.  
project no.: B19-4061  
date: 01-08-2021

SHEET  
C406

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DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
10/01/2021



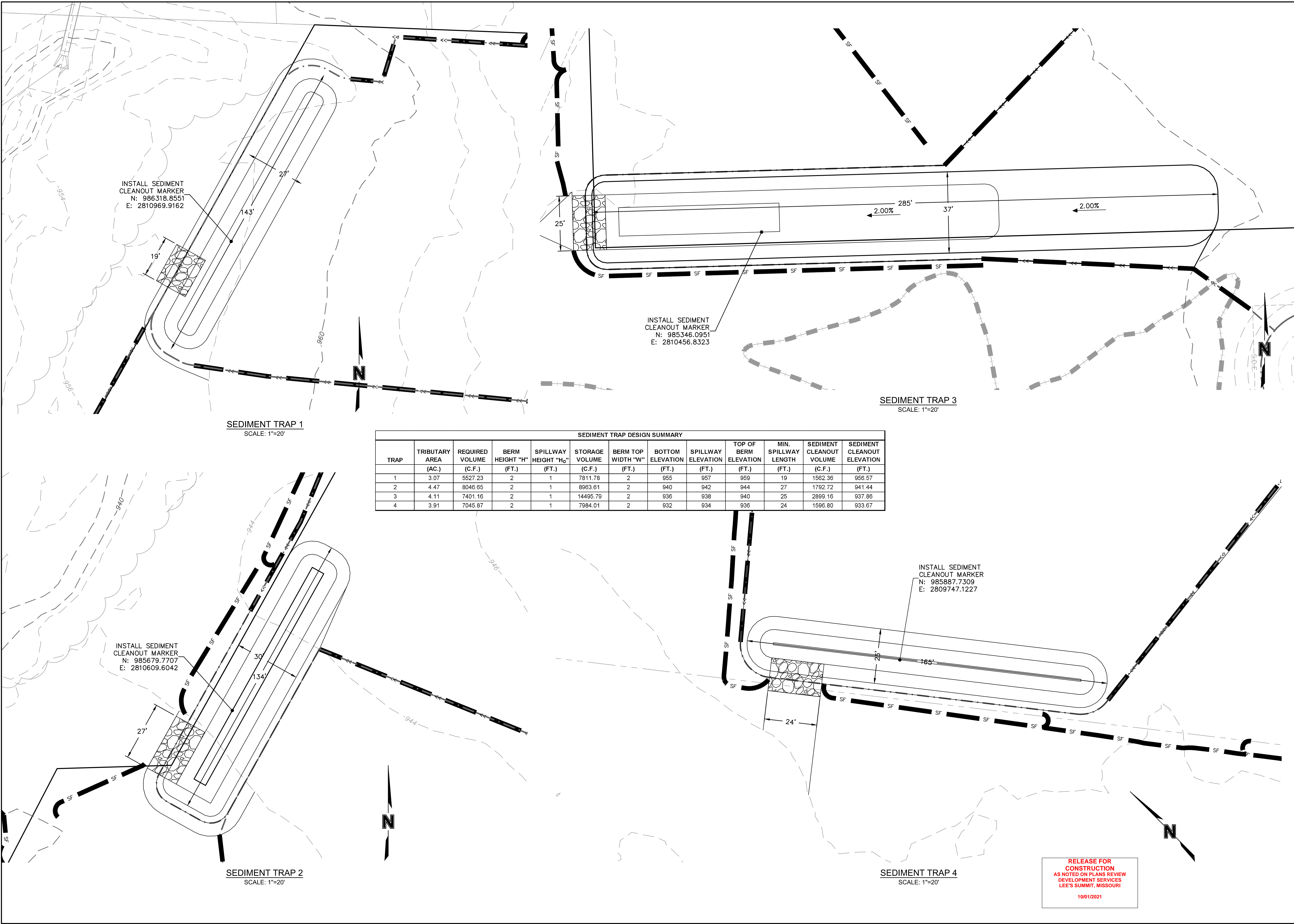
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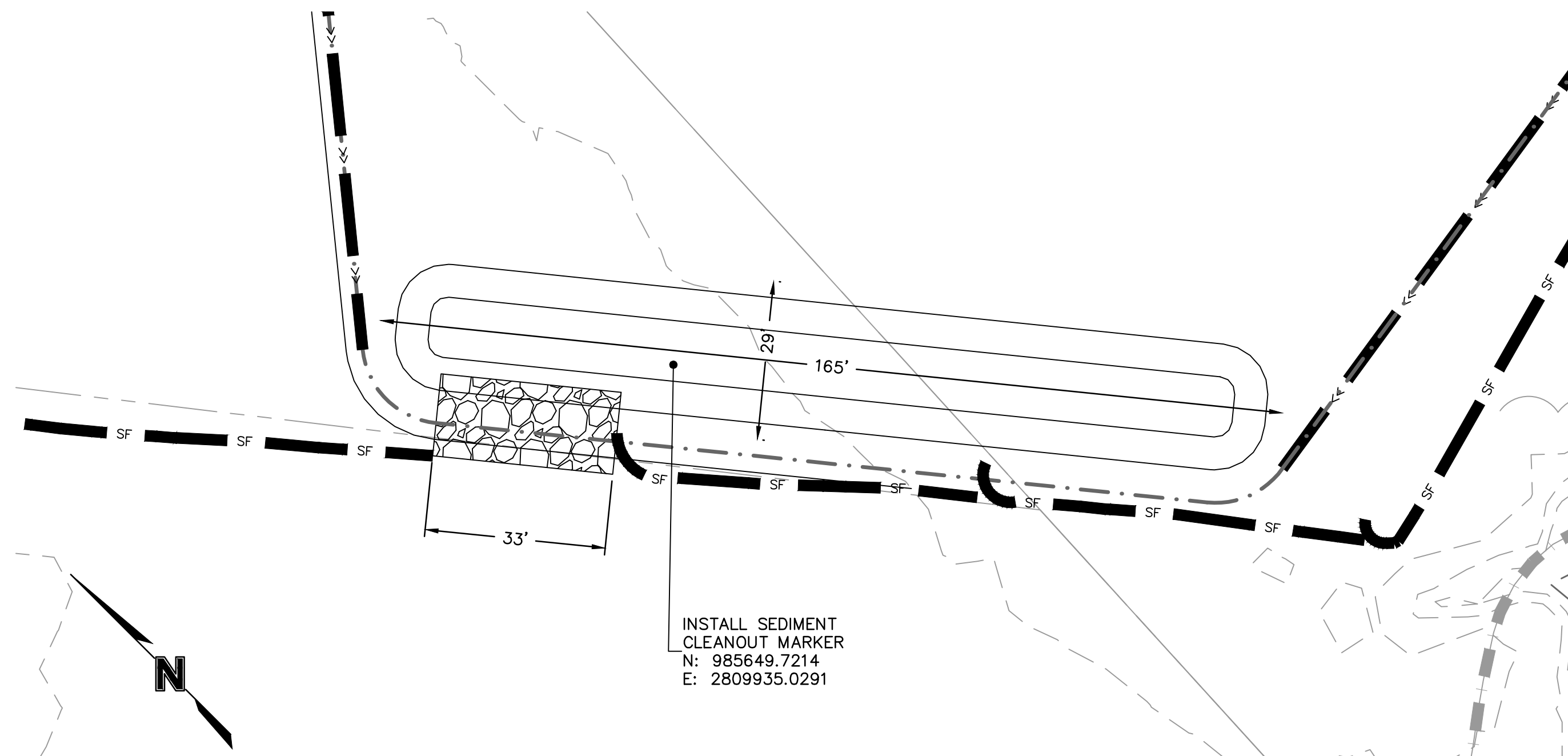
<div style="display: flex; justify-content: space-between; align-items: center;"> <div> <p>drawn by: _____ B.M.W./A.A.</p> <p>checked by: _____ B.M.W./A.A.</p> <p>designed by: _____ J.E.S.</p> <p>project no.: _____ B19-4061</p> <p>date: _____ 01-08-2021</p> </div> <div style="text-align: right;"> <p>www.dlssom.com</p> </div> </div>			
<p><b>SITE DISTURBANCE PLAN - PHASE A</b></p> <p><b>SITE DISTURBANCE PLANS</b></p>	<p><b>HOOK FARMS</b></p> <p><b>SECOND PLAT</b></p>		
<p><b>LEE'S SUMMIT, MO</b></p>	<p><b>2021</b></p>		
<p><b>REVISIONS</b></p>			
REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	03-23-2021	REVISED PER CITY COMMENTS	
2	04-16-2021	REVISED PER CITY COMMENTS	
3	09-30-2021	CHANGES TO APPROVED PLANS	



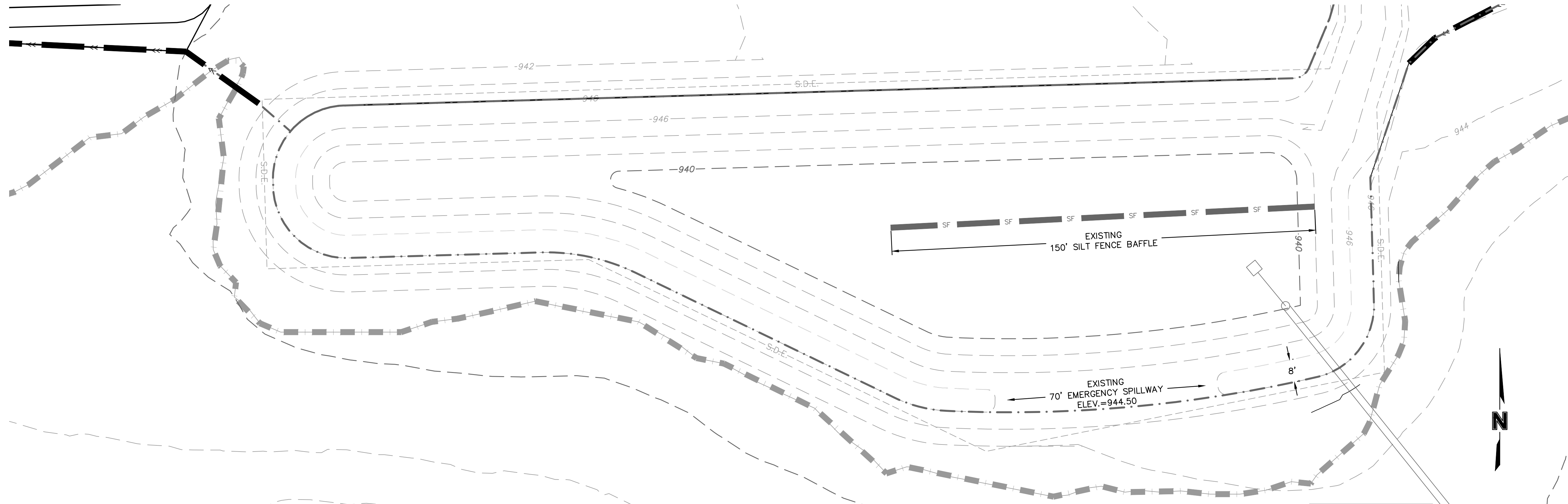
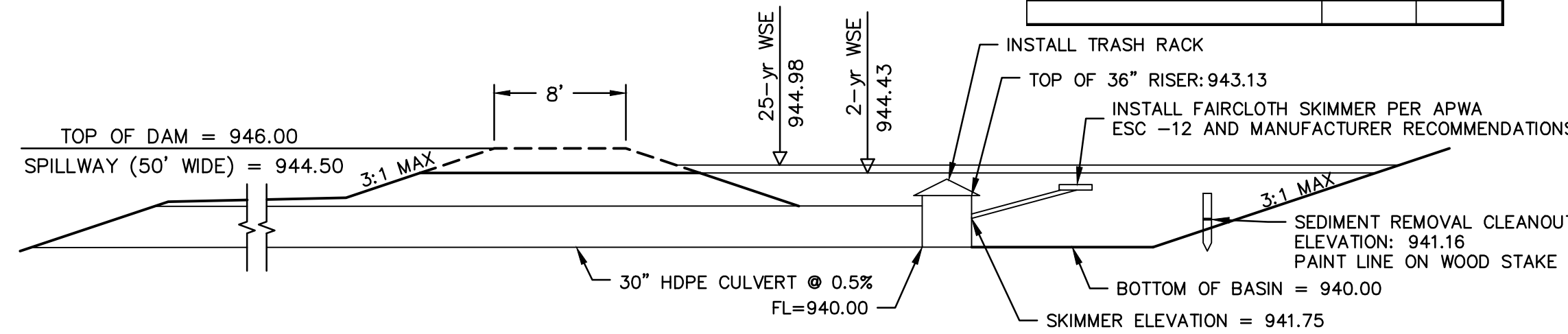
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**SEDIMENT TRAP 5**  
SCALE: 1"=20'



**EXISTING SEDIMENT BASIN 1**  
**SCALE: 1"=20'**















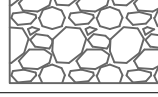
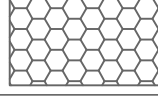


SEDIMENT BASIN 1 DESIGN SUMMARY			
Design Item	Quantity	Units	
Site Data			
Tributary Drainage Area To Pond	18.23	ac	
50% (2 Year) Design Flow	51.84	cfs	
10% (10 Year) Design Flow	71.82	cfs	
10% (25 Year) Design Flow	91.64	cfs	
1% (100 Year) Design Flow	127.24	cfs	
Pond Data			
Minimum Sediment Storage Volume	65970	cu ft	
Provided Sediment Storage Volume	112669	cu ft	
Bottom Elevation	940.0	ft	
Sediment Cleanup Elevation	941.16	ft	
Top of Riser Elevation	943.13	ft	
Emergency Spillway Elevation	944.50	ft	
Top of Dam Elevation	946.00	ft	
Basin Shape Data			
A = Area at Normal Pool	18939	sq ft	
L = Length of Flow Path	30	ft	
WE = Effective Width = A/L	631	ft	
Principal Spillway Data			
Riser Pipe DIA	36	in	
Barrel Pipe DIA	30	in	
Skimmer Size	3	in	
Emergency Spillway Data			
Design Depth in Spillway	0.48	ft	
Design Velocity in Spillway	1.82	ft/sec	
Lining Material	6" Rip	Rip	
Spillway Width	70	ft	
Water Surface Elevations			
2-year	944.43	ft	
10-year	944.90	ft	
25-year	944.98	ft	
100-year	945.10	ft	



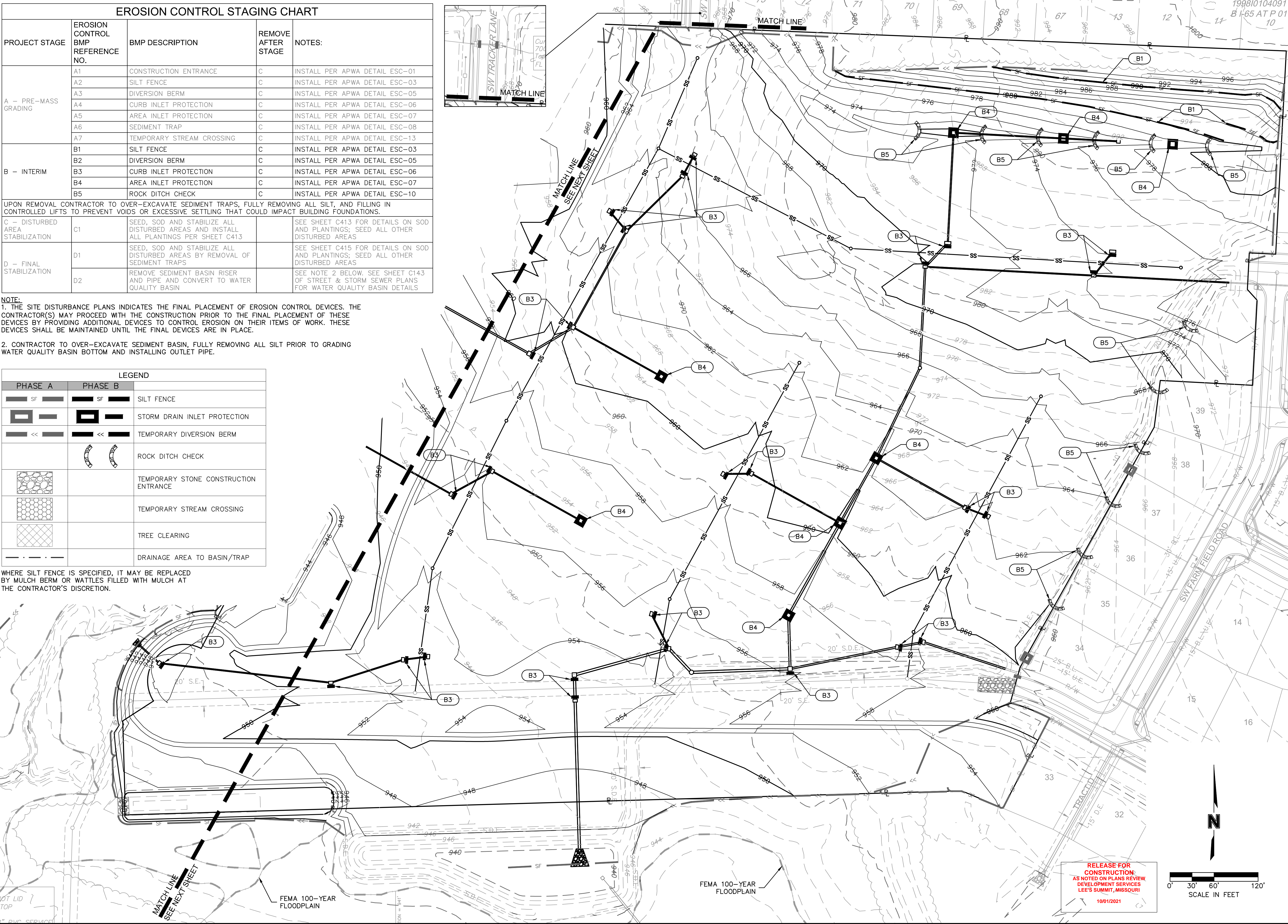
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XREFS: C\_PTBK\_B194061 C\_XBASE\_B194061 C\_PUTL\_B194061  
USER: bworthley  
C\_PEROS\_B194061

EROSION CONTROL STAGING CHART				
PROJECT STAGE	EROSION CONTROL BMP REFERENCE NO.	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
A – PRE-MASS GRADING	A1	CONSTRUCTION ENTRANCE	C	INSTALL PER APWA DETAIL ESC-01
	A2	SILT FENCE	C	INSTALL PER APWA DETAIL ESC-03
	A3	DIVERSION BERM	C	INSTALL PER APWA DETAIL ESC-05
	A4	CURB INLET PROTECTION	C	INSTALL PER APWA DETAIL ESC-06
	A5	AREA INLET PROTECTION	C	INSTALL PER APWA DETAIL ESC-07
	A6	SEDIMENT TRAP	C	INSTALL PER APWA DETAIL ESC-08
	A7	TEMPORARY STREAM CROSSING	C	INSTALL PER APWA DETAIL ESC-13
B – INTERIM	B1	SILT FENCE	C	INSTALL PER APWA DETAIL ESC-03
	B2	DIVERSION BERM	C	INSTALL PER APWA DETAIL ESC-05
	B3	CURB INLET PROTECTION	C	INSTALL PER APWA DETAIL ESC-06
	B4	AREA INLET PROTECTION	C	INSTALL PER APWA DETAIL ESC-07
	B5	ROCK DITCH CHECK	C	INSTALL PER APWA DETAIL ESC-10
UPON REMOVAL CONTRACTOR TO OVER-EXCAVATE SEDIMENT TRAPS, FULLY REMOVING ALL SILT, AND FILLING IN CONTROLLED LIFTS TO PREVENT VOIDS OR EXCESSIVE SETTLING THAT COULD IMPACT BUILDING FOUNDATIONS.				
C – DISTURBED AREA STABILIZATION	C1	SEED, SOD AND STABILIZE ALL DISTURBED AREAS AND INSTALL ALL PLANTINGS PER SHEET C413		SEE SHEET C413 FOR DETAILS ON SOD AND PLANTINGS; SEED ALL OTHER DISTURBED AREAS
	D1	SEED, SOD AND STABILIZE ALL DISTURBED AREAS BY REMOVAL OF SEDIMENT TRAPS		SEE SHEET C415 FOR DETAILS ON SOD AND PLANTINGS; SEED ALL OTHER DISTURBED AREAS
	D2	REMOVE SEDIMENT BASIN RISER AND PIPE AND CONVERT TO WATER QUALITY BASIN		SEE NOTE 2 BELOW. SEE SHEET C143 OF STREET & STORM SEWER PLANS FOR WATER QUALITY BASIN DETAILS

NOTE:  
1. 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.  
2. CONTRACTOR TO OVER-EXCAVATE SEDIMENT BASIN, FULLY REMOVING ALL SILT PRIOR TO GRADING WATER QUALITY BASIN BOTTOM AND INSTALLING OUTLET PIPE.

LEGEND		
PHASE A	PHASE B	
 SF 	 SF 	SILT FENCE
 	 	STORM DRAIN INLET PROTECTION
 << 	 << 	TEMPORARY DIVERSION BERM
	 	ROCK DITCH CHECK
		TEMPORARY STONE CONSTRUCTION ENTRANCE
		TEMPORARY STREAM CROSSING
		TREE CLEARING
		DRAINAGE AREA TO BASIN/TRAP

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



olsson

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Missouri Certificate of Authority #001592  
1301 Burlington Street  
North Kansas City MO 64116  
TEL 816.361.1177  
FAX 816.361.1888  
www.olsson.com

STATE OF MISSOURI  
BROCK M. BORTH  
Professional Engineer  
NUMBER  
PE-2019000237  
4/30/2021

REVISIONS

REV. NO.	DATE	DESCRIPTION
1	03-23-2021	REVISED PER CITY COMMENTS
2	04-16-2021	REVISED PER CITY COMMENTS
3	09-30-2021	CHANGES TO APPROVED PLANS

SITE DISTURBANCE PLAN - PHASE B  
SITE DISTURBANCE PLANS  
HOOK FARMS  
SECOND PLAT  
LEE'S SUMMIT, MO  
2021

drawn by: B.M.W./A.A.  
checked by: B.M.W./A.A.  
designed by: B.M.W./A.A.  
QA/QC by: J.E.S.  
project no.: B19-4061  
date: 01-08-2021

SHEET  
C410



DWG: F:\2019\4001-4500\019-4061-BV40-Design\AutoCAD\Final Plans\Sheets\GNCV\Site Disturbance Plans\C\_ERC02\_B194061.dwg  
DATE: Sep 30, 2021 5:20pm XREFS: C\_PTBK\_B194061 C\_PBNDY\_B194061 C\_PUTL\_B194061 C\_PEROS\_B194061  
USER: bworthley

RELEASE FOR  
CONSTRUCTION  
AS NOTED ON PLANS REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
10/01/2021

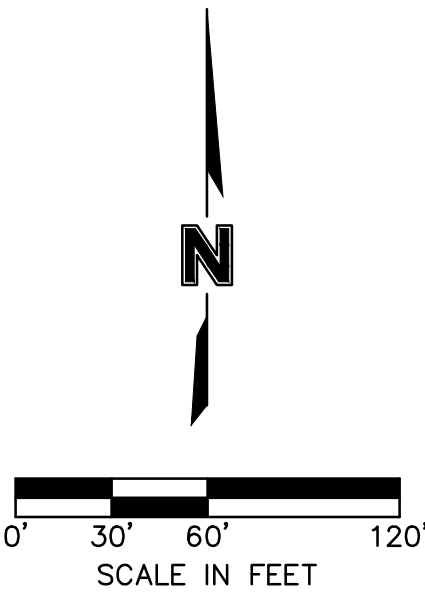
LEGEND		
PHASE A	PHASE B	
		SILT FENCE
		STORM DRAIN INLET PROTECTION
		TEMPORARY DIVERSION BERM
		ROCK DITCH CHECK
		TEMPORARY STONE CONSTRUCTION ENTRANCE
		TEMPORARY STREAM CROSSING
		TREE CLEARING
		DRAINAGE AREA TO BASIN/TRAP

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

FEMA 100-YEAR  
FLOODPLAIN

EAGLE CREEK  
GREENWAY  
2006 E0121720  
B1-100 AT P 65

FEMA 100-YEAR  
FLOODPLAIN



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North Kansas City MO 64116  
TEL 816.361.1177  
FAX 816.361.1888  
www.olson.com

STATE OF MISSOURI  
BROCK M. WORTHLEY  
NORTH  
NUMBER  
PE-2019000237  
4/30/2021  
PROFESSIONAL ENGINEER

BY

REVISIONS DESCRIPTION

DATE

REV. NO.

1

03-23-2021

REVISED PER CITY COMMENTS

2

04-16-2021

REVISED PER CITY COMMENTS

3

09-30-2021

CHANGES TO APPROVED PLANS

SITE DISTURBANCE PLAN - PHASE B  
SITE DISTURBANCE PLANS

HOOK FARMS  
SECOND PLAT

LEE'S SUMMIT, MO

drawn by: B.M.W./J.A.A.  
checked by: B.M.W.  
designed by: B.M.W./J.A.A.  
QA/QC by: J.E.S.  
project no.: B19-4061  
date: 01-08-2021

SHEET  
C411



EROSION CONTROL STAGING CHART				
PROJECT STAGE	EROSION CONTROL BMP REFERENCE NO.	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
A – PRE-MASS GRADING	A1	CONSTRUCTION ENTRANCE	C	INSTALL PER APWA DETAIL ESC-01
	A2	SILT FENCE	C	INSTALL PER APWA DETAIL ESC-03
	A3	DIVERSION BERM	C	INSTALL PER APWA DETAIL ESC-05
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	A5	AREA INLET PROTECTION	C	INSTALL PER APWA DETAIL ESC-07
	A6	SEDIMENT TRAP	C	INSTALL PER APWA DETAIL ESC-08
	A7	TEMPORARY STREAM CROSSING	C	INSTALL PER APWA DETAIL ESC-13
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	B2	DIVERSION BERM	C	INSTALL PER APWA DETAIL ESC-05
	B3	CURB INLET PROTECTION	C	INSTALL PER APWA DETAIL ESC-06
	B4	AREA INLET PROTECTION	C	INSTALL PER APWA DETAIL ESC-07
	B5	ROCK DITCH CHECK	C	INSTALL PER APWA DETAIL ESC-10
UPON REMOVAL CONTRACTOR TO OVER-EXCAVATE SEDIMENT TRAPS, FULLY REMOVING ALL SILT, AND FILLING IN CONTROLLED LIFTS TO PREVENT VOIDS OR EXCESSIVE SETTLING THAT COULD IMPACT BUILDING FOUNDATIONS.				
C – DISTURBED AREA STABILIZATION	C1	SEED, SOD AND STABILIZE ALL DISTURBED AREAS AND INSTALL ALL PLANTINGS PER SHEET C413		SEE SHEET C413 FOR DETAILS ON SOD AND PLANTINGS; SEED ALL OTHER DISTURBED AREAS
D – FINAL STABILIZATION	D1	SEED, SOD AND STABILIZE ALL DISTURBED AREAS BY REMOVAL OF SEDIMENT TRAPS		SEE SHEET C415 FOR DETAILS ON SOD AND PLANTINGS; SEED ALL OTHER DISTURBED AREAS
	D2	REMOVE SEDIMENT BASIN RISER AND PIPE AND CONVERT TO WATER QUALITY BASIN		SEE NOTE 2 BELOW, SEE SHEET C143 OF STREET & STORM SEWER PLANS FOR WATER QUALITY BASIN DETAILS

1. 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.

2. CONTRACTOR TO OVER-EXCAVATE SEDIMENT BASIN, FULLY REMOVING ALL SILT PRIOR TO GRADING WATER QUALITY BASIN BOTTOM AND INSTALLING OUTLET PIPE.

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



SITE DISTURBANCE PLAN - PHASE C SITE DISTURBANCE PLANS	HOOK FARMS SECOND PLAT		2021
	LEE'S SUMMIT, MO		
	drawn by: _____ checked by: _____ designed by: _____ QA/QC by: _____ date: _____	B.M.W./A.A. B.M.W./ B.M.W./A.A. J.E.S. B19-4061 01-08-2021	

DATE: F:\2019 Sep 30,











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 USER: bworthley

**GENERAL NOTES:**  
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.









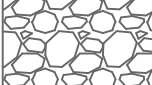
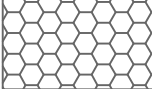



SEED & FERTILIZER RATE:  
MIX I - RYE GRASS / BLUE GRASS -----100 LBS. PER ACRE  
MIX II - TALL FESCUE / BLUE GRASS -----195 LBS. PER ACRE  
FERTILIZER -----800 TO 1200 LBS. PER ACRE (25  
LBS. PER 1000 SQ. FT.)

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 TOLL 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.

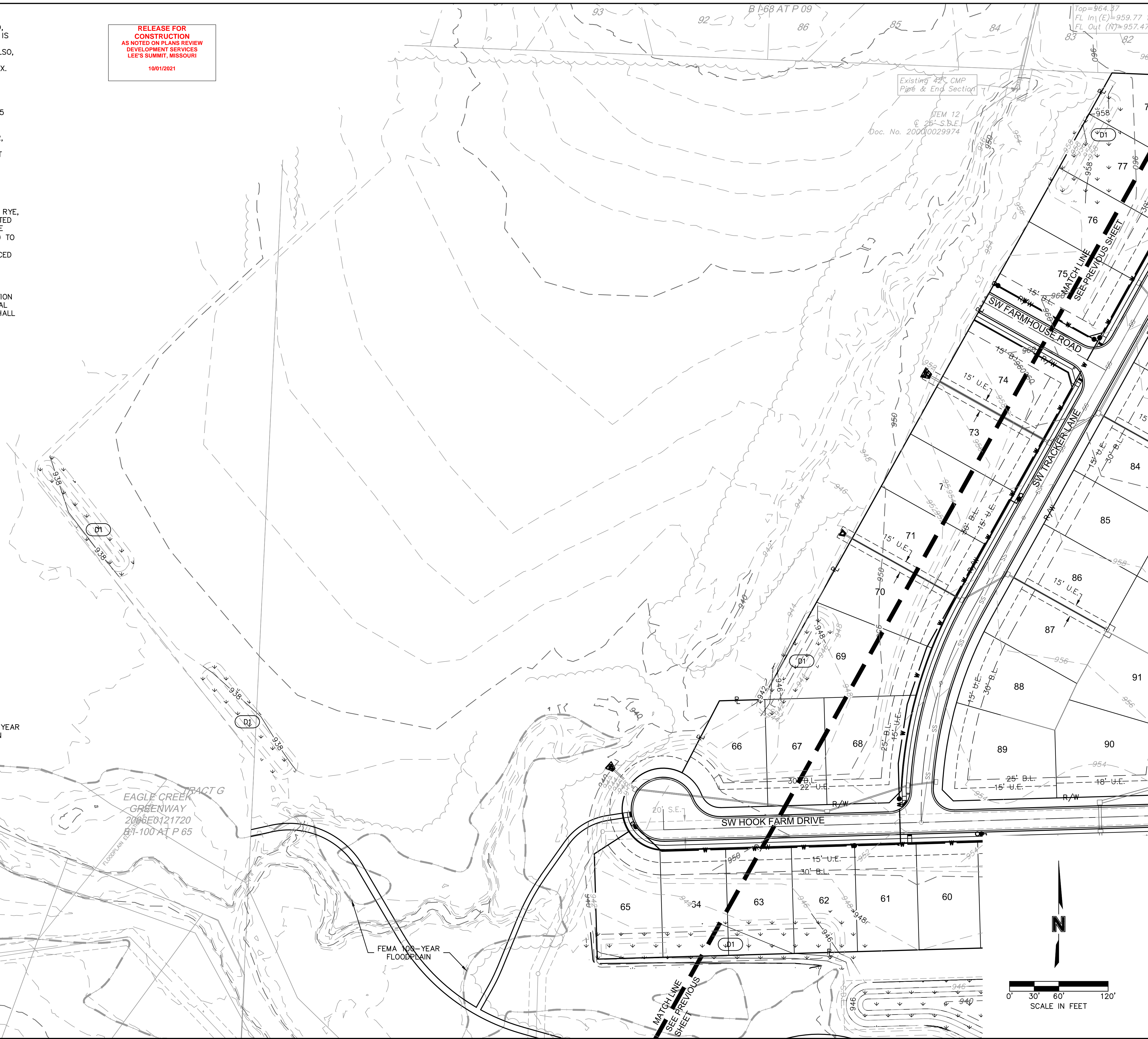
PHASE A,B&C		PHASE D	LEGEND
 SF 			SILT FENCE
 			STORM DRAIN INLET PROTECTION
 << 			TEMPORARY DIVERSION BERM
 			ROCK DITCH CHECK
			TEMPORARY STONE CONSTRUCTION ENTRANCE
			TEMPORARY STREAM CROSSING
			TREE CLEARING
			DRAINAGE AREA TO BASIN/TRAP
			GRASS SEEDING

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

FEMA 100-YEAR  
FLOODPLAIN

~~FEMA 100-YEAR  
FLOODPLAIN~~

**RELEASE FOR  
CONSTRUCTION  
AS NOTED ON PLANS REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
10/01/2021**



## SITE DISTURBANCE PLAN - PHASE D SITE DISTURBANCE PLANS

HOOK FARMS  
SECOND PLAT

LEE'S SUMMIT. MO.

## REVISIONS

drawn by: B.M.W./A.  
checked by: B.M.W.  
designed by: B.M.W./A.  
QA/QC by: J.E.S.  
project no.: B19-406  
date: 01-08-202

SHEET  
C415

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	03-23-2021	REVISED PER CITY COMMENTS	
2	04-16-2021	REVISED PER CITY COMMENTS	
3	09-30-2021	CHANGES TO APPROVED PLANS	



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