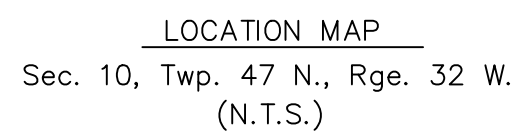
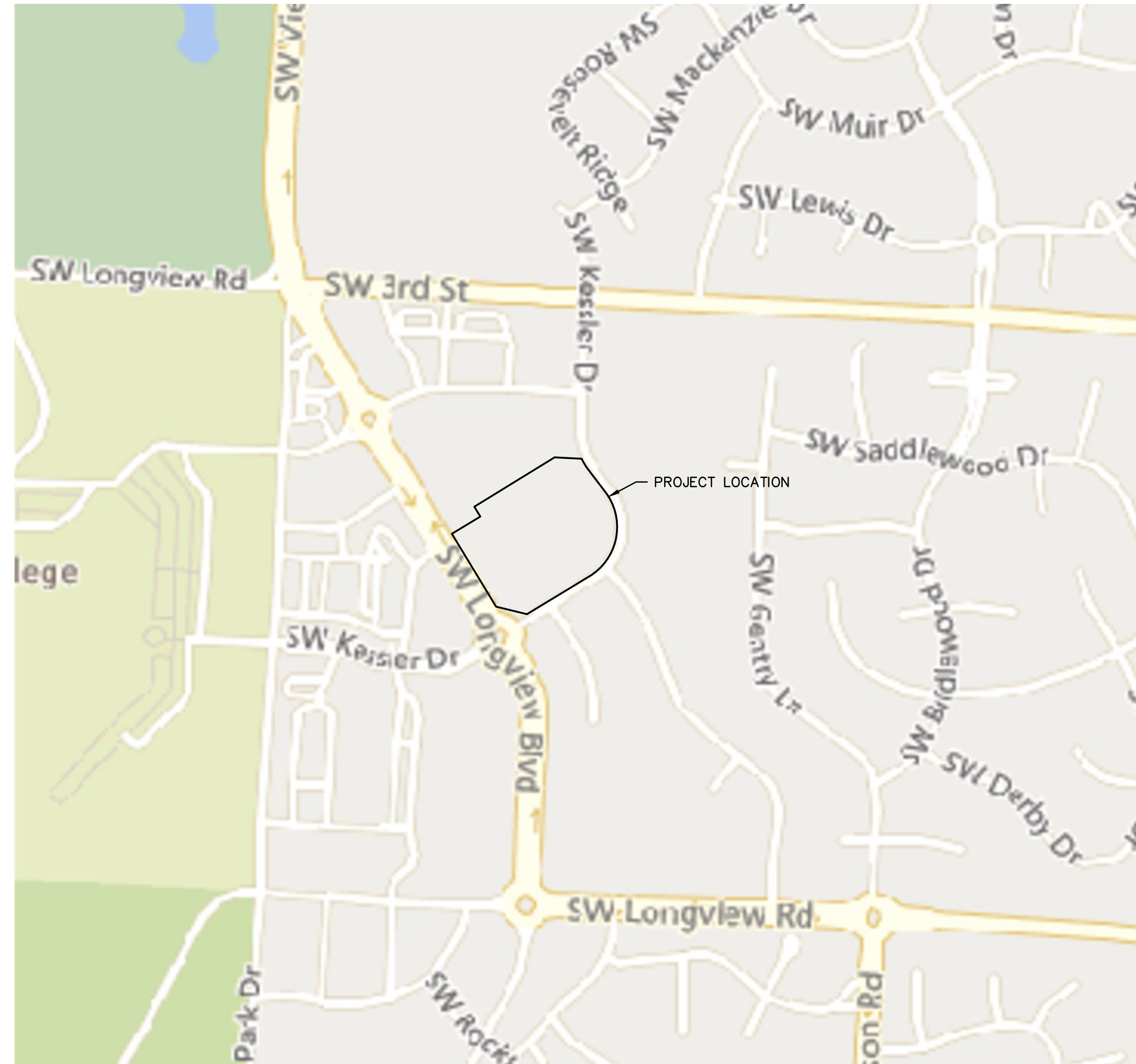


SECTION 10, TOWNSHIP 47 N, RANGE 32 W
IN LEE'S SUMMIT, JACKSON COUNTY, MO
6.83 ACRES TO BE DISTURBED



PROJECT TEAM & UTILITY CONTACT LIST	
<u>OWNER / DEVELOPER</u> BOX REAL ESTATE DEVELOPMENT 3152 SW GRANDSTAND CR. LEES SUMMIT, MO 64081 CONTACT: RUSSELL PEARSON PHONE: 913.735.9861 EMAIL: RPEARSON@BOXDEVCO.COM	<u>UTILITY SERVICE NUMBERS</u> NAME: LEE'S SUMMIT PUBLIC WORKS PHONE: 816-969-1800 NAME: LEE'S SUMMIT WATER UTILITIES DEPARTMENT PHONE: 816-969-1900
<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: SPIRE (MGE) PHONE: 314-342-0500 NAME: AT&T PHONE: 800-286-8313 NAME: EVERGY PHONE: 816-471-5275
<u>SURVEYOR</u> OLSSON 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: JASON ROUDEBUSH PHONE: 816.587.4320 EMAIL: JROUDEBUSH@OLSSON.COM	NAME: SPECTRUM (TWC) PHONE: 877-772-2253 NAME: GOOGLE FIBER PHONE: 877-454-6959



VICINITY MAP
1"=400'


PROPERTY DESCRIPTION:

LOT 2, MINOR PLAT OF FASCINATION AT NEW LONGVIEW, LOTS 1 & 2, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI. CONTAINING 6.76 ACRES MORE OR LESS.

BENCHMARK

THE STATION IS A KC METRO DISK SET IN CONCRETE AND FLUSH WITH THE GROUND. THE STATION IS TAMPED JA-147, 2000.
STATION JA-148

Sheet List	
Number	Title
C500	COVER SHEET
C501	GENERAL NOTES
C502	GENERAL LAYOUT
C503	GRADING PLAN
C504	EROSION CONTROL PLAN - PHASE I
C505	SEDIMENT BASIN DETAILS
C506	EROSION CONTROL PLAN - PHASE II
C507	EROSION CONTROL PLAN - PHASE III
C508	EROSION CONTROL DETAILS
C509	EROSION CONTROL DETAILS
C510	EROSION CONTROL DETAILS
C511	EROSION CONTROL DETAILS
C512	EROSION CONTROL DETAILS
C513	EROSION CONTROL DETAILS


 JULIE E SELLERS, P.E.
 CIVIL ENGINEER
 MO# 2017000367

7/28/21
DATE

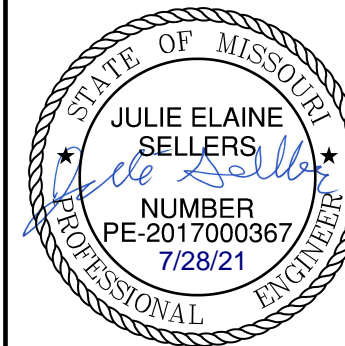
NOTE:

1. FEMA FIRM MAP NUMBER 29095C0412G SHOWS THE ENTIRE SITE IS LOCATED WITHIN ZONE X, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
2. NO OIL OR GAS WELLS OR UNDERMINED AREAS ARE PRESENT ON THE SITE. INFORMATION VERIFIED VIA MISSOURI DNR:
<https://dnr.mo.gov/geology/geosrv/oilandgas.htm>
(UPDATED MARCH 2021)

PL2021240
PRSUBD20215636



olsson

[illegible]

COVER SHEET SITE DISTURBANCE PLAN	2021
NEW LONGVIEW TOWNHOMES 451 SW LONGVIEW BLVD	
EE'S SUMMIT, MO	

drawn by: _____ QL/CM
checked by: _____ JES
approved by: _____ JES
QA/QC by: _____ JES
project no.: _____ 021-02987
drawing no.: C TTL01 02102987
date: _____ 06.16.2021

SHEET
C500

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Development Services Department
Lee's Summit, Missouri
08/23/2022

DWG: F:\2021\02501-03000\021-02987\0-Design\AutoCAD\Final Plans\Sheets\GNCV\Site Disturbance Plans\C_TTL01_02102987.dwg
DATE: Jul 28, 2021 11:04am XREFS: C_PTTBLK_02102987 USER: qlowrey

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 BREAST 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.

ESTIMATE OF QUANTITIES				
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	AS-BUILT
PRIVATE GRADING				
1	EXCAVATION	C.Y.	31183	
2	EMBANKMENT	C.Y.	7814	
SITE DISTURBANCE				
5	INLET PROTECTION	EA.	29	
6	SILT FENCE	L.F.	1151	
8	TEMPORARY DIVERSION BERM	L.F.	625	
9	VEHICLE TRACKING CONTROL	EA.	1	
10	SEDIMENT BASIN	EA.	1	
11	DISTURBED AREA	AC.	6.83	
12	TREE CLEARING	AC.	0.30	

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.

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Lee's Summit, Missouri
08/23/2022

olsson

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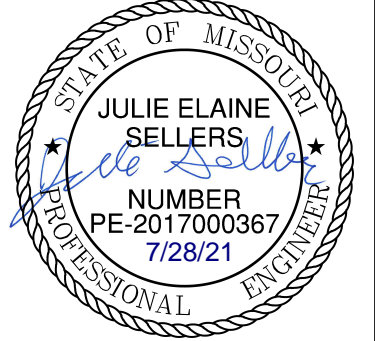
Missouri Certificate of Authority # 001692

1301 Burlington Street

North Kansas City, MO 64116

TEL 816.361.1177

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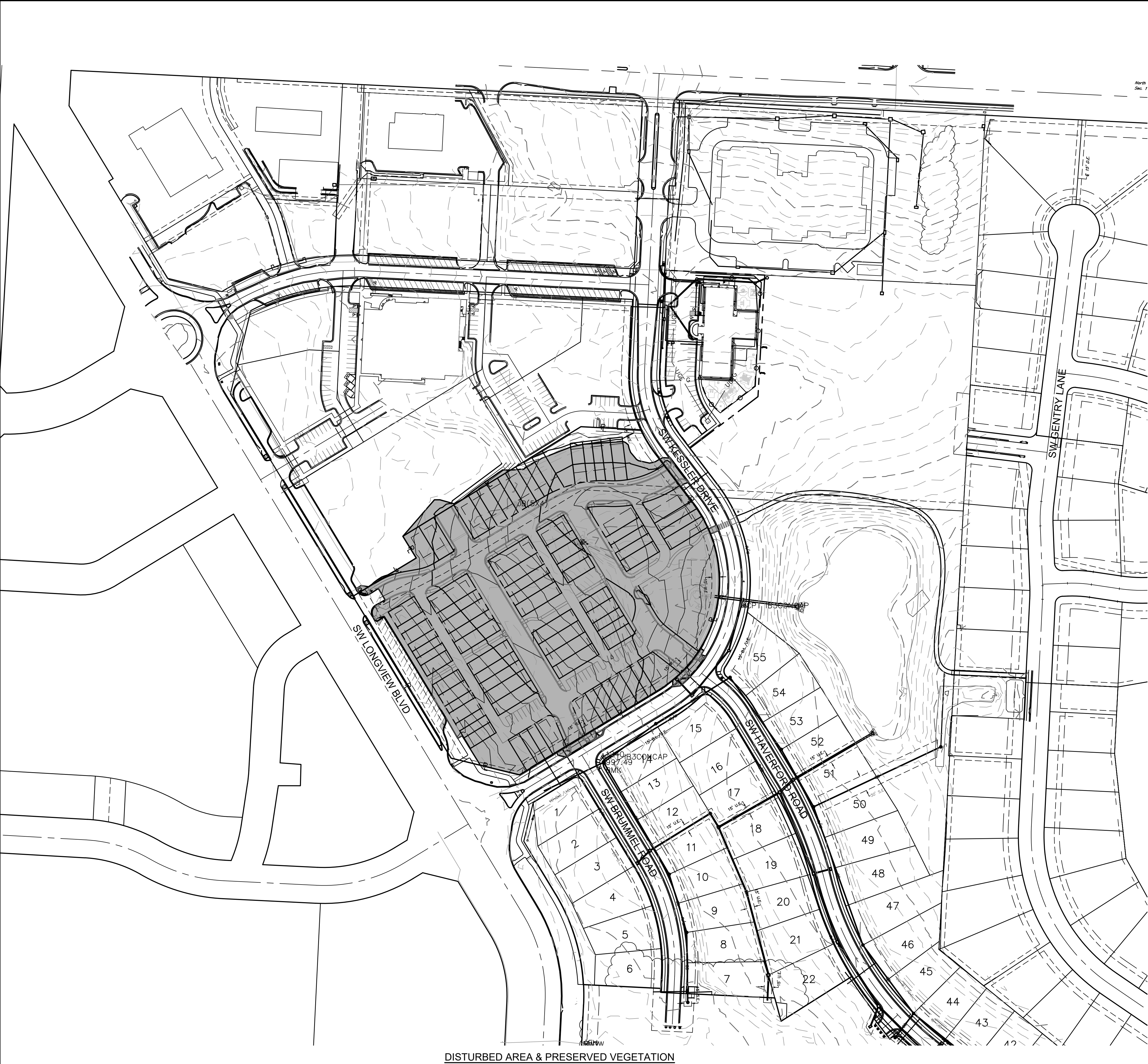
REV.	NO.	DATE	REVISIONS DESCRIPTION	BY

GENERAL NOTES SITE DISTURBANCE PLAN	NEW LONGVIEW TOWNHOMES 451 SW LONGVIEW BLVD	2021
		LEE'S SUMMIT, MO

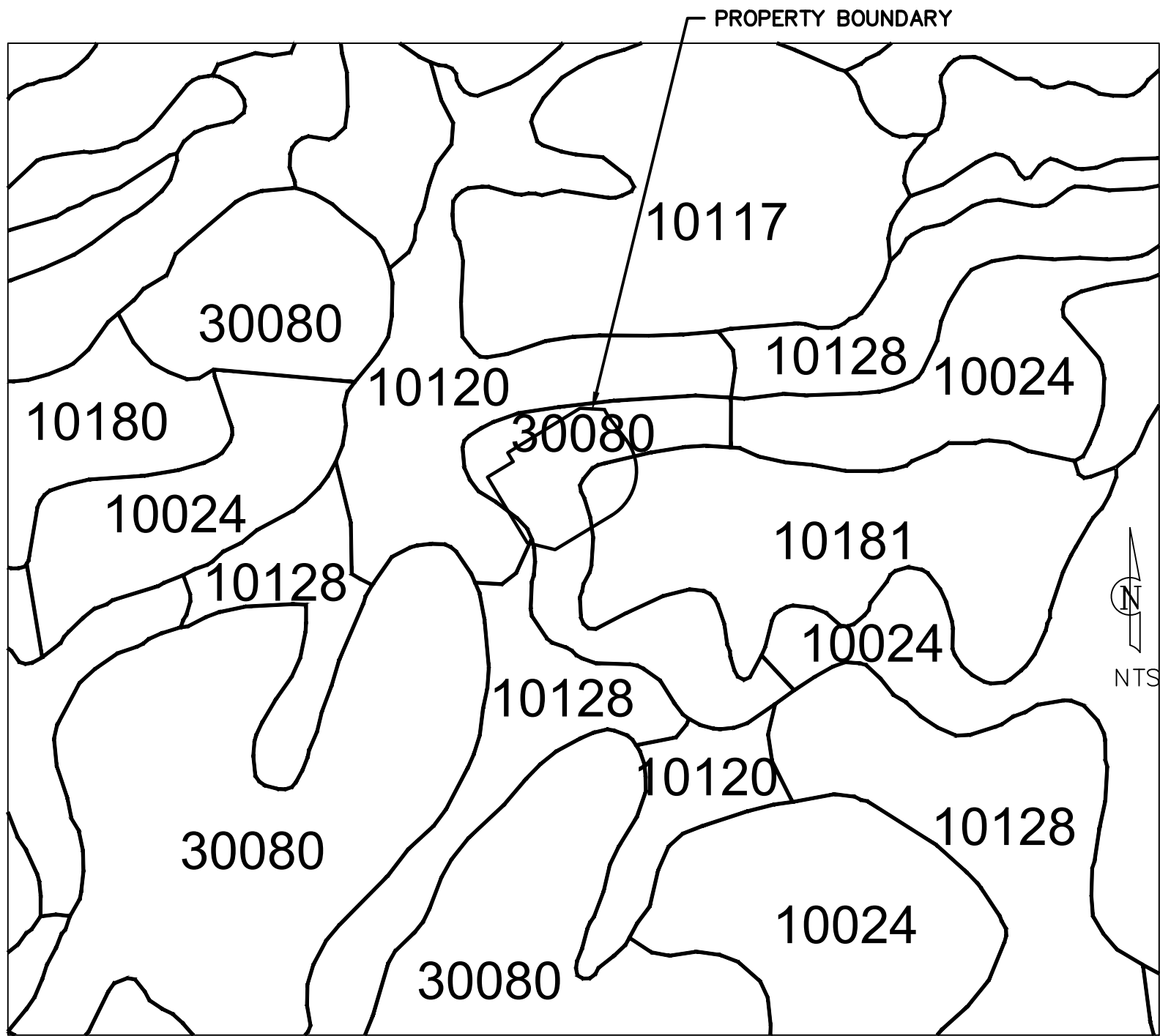
drawn by: _____ QUICM
checked by: _____ JES
approved by: _____ JES
QA/QC by: _____ JES
project no.: 021-02987
drawing no.: C_TTL01_02102987
date: 08.16.2021

SHEET
C501

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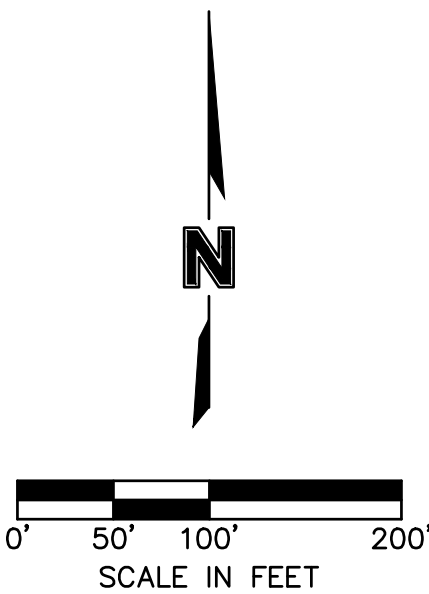
DISTURBED AREA & PRESERVED VEGETATION



N.T.S.

Soil Classification from Soil Maps published in the Soil Surveys of Jackson County, Missouri, categorize soil in this watershed as:

Hydrologic Soil Group - C/D Green-ton Silty Clay Loam	Symbol - 30080 5 to 9% Slopes
Hydrologic Soil Group - C Udarents-Urban Land-Sampsel Complex	Symbol - 10181 5 to 9% Slopes
Hydrologic Soil Group - C Sharpsburg Silt Loam	Symbol - 10120 2 to 5% Slopes
Hydrologic Soil Group - D Sharpsburg-Urban Land Complex	Symbol - 10128 2 to 5% Slopes
Hydrologic Soil Group - D Green-ton-Urban Land Complex	Symbol - 10024 5 to 9% Slopes
Hydrologic Soil Group - C/D Sampsel Silty Clay Loam	Symbol - 10117 5 to 9% Slopes



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GENERAL LAYOUT
SITE DISTURBANCE PLAN

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021

BY

REVISIONS DESCRIPTION

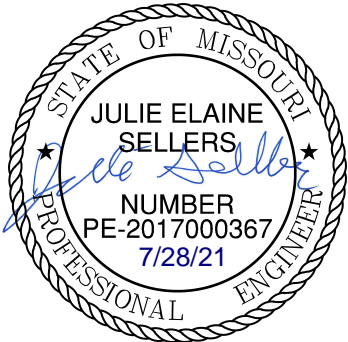
DATE

REV. NO.

REVISIONS

SHEET
C502

drawn by: QUICM
checked by: JES
approved by: JES
QA/QC by: JES
project no.: 021-02987
drawing no.: C_GEN01_02102987
date: 08/16/2021



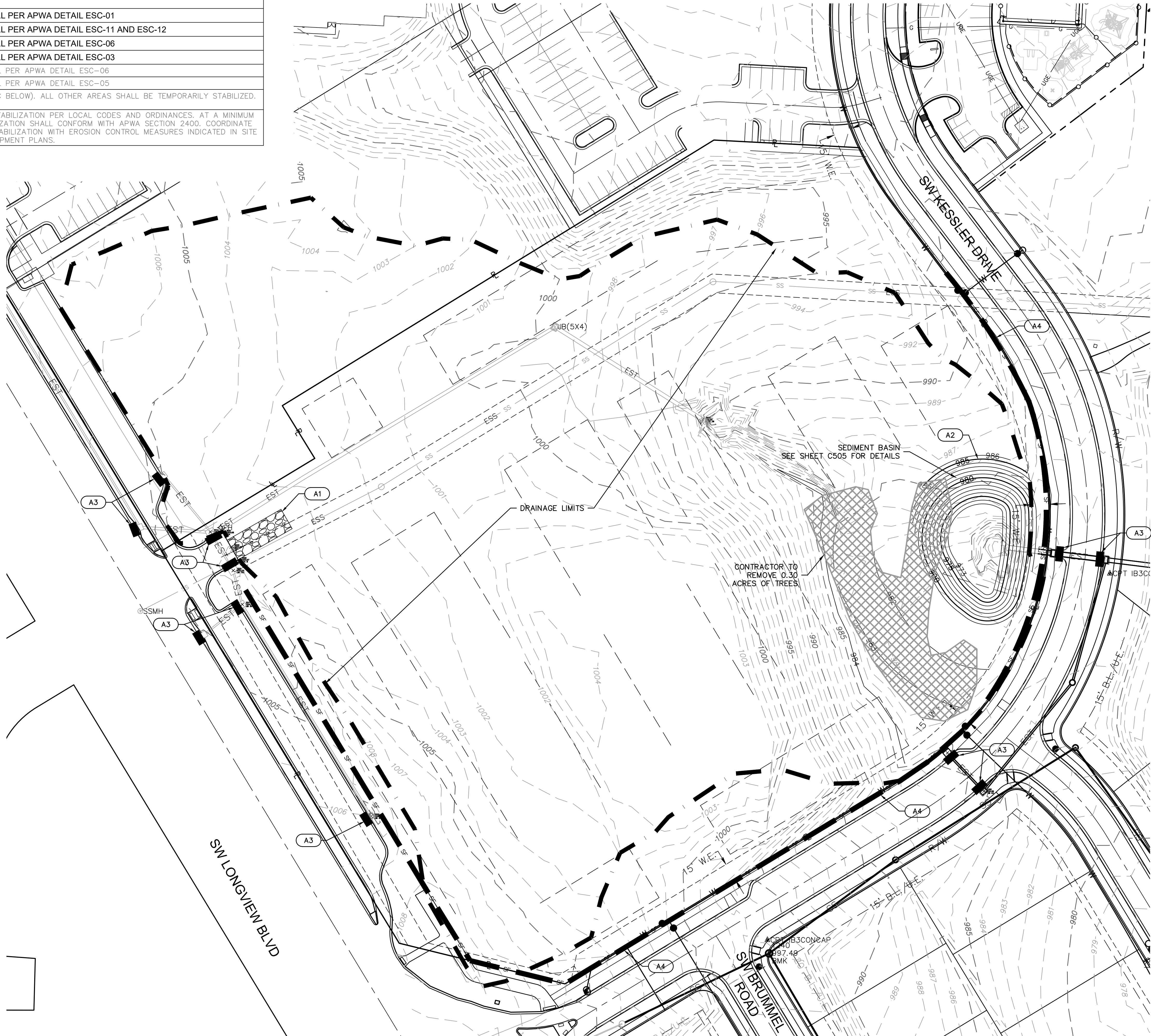
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North Kansas City, MO 64116
TEL 816.361.1177
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USER: dlowrey

EROSION CONTROL STAGING CHART				
PROJECT STAGE	BMP REFERENCE NO.	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
A - PRE-MASS GRADING	A1	CONSTRUCTION ENTRANCE	C	INSTALL PER APWA DETAIL ESC-01
	A2	SEDIMENT BASIN	C	INSTALL PER APWA DETAIL ESC-11 AND ESC-12
	A3	CURB INLET PROTECTION	C	INSTALL PER APWA DETAIL ESC-06
	A4	SILT FENCE	C	INSTALL PER APWA DETAIL ESC-03
B - INTERIM	B1	CURB INLET PROTECTION	C	INSTALL PER APWA DETAIL ESC-06
	B3	TEMPORARY DIVERSION BERM	C	INSTALL PER APWA DETAIL ESC-05
ANY AREAS BROUGHT TO FINAL GRADE SHALL RECIEVE TREATMENT FOR FINAL STABILIZATION (STAGE C BELOW). ALL OTHER AREAS SHALL BE TEMPORARILY STABILIZED. SEE PLAN SETS FOR PUBLIC ROADWAY PLANS & SITE DEVELOPMENT PLANS FOR ADDITIONAL STAGES.				
C - DISTURBED AREA STABILIZATION	C1	SEED, SOD AND STABILIZE ALL DISTURBED AREAS AND INSTALL ALL PLANTINGS PER LANDSCAPE PLAN		SITE STABILIZATION PER LOCAL CODES AND ORDINANCES. AT A MINIMUM STABILIZATION SHALL CONFORM WITH APWA SECTION 2400. COORDINATE ALL STABILIZATION WITH EROSION CONTROL MEASURES INDICATED IN SITE DEVELOPMENT PLANS.

LEGEND	
PHASE 1	
	DRAINAGE LIMITS
	STORM DRAIN INLET PROTECTION
	SILT FENCE
	TEMPORARY STONE CONSTRUCTION ENTRANCE
	TREE CLEARING



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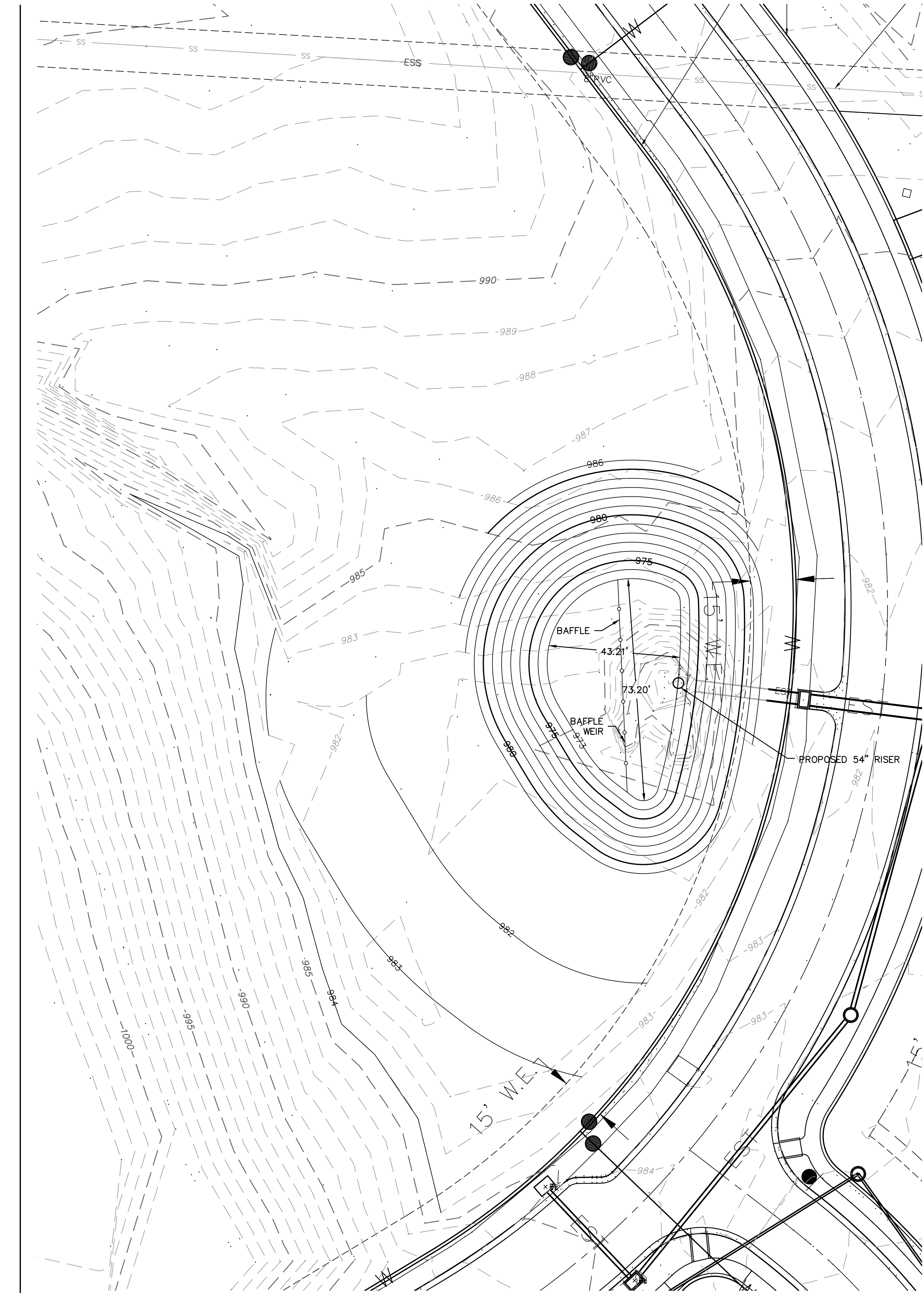
STATE OF MISSOURI
JULIE ELAINE SELLERS
NUMBER
PE-2017000367
7/28/21
PROFESSIONAL ENGINEER

BY
REV. NO.
DATE
REVISIONS DESCRIPTION
2021
EROSION CONTROL PLAN - PHASE 1
SITE DISTURBANCE PLAN
NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD
LEE'S SUMMIT, MO

drawn by: OLICM
checked by: JES
approved by: JES
QA/QC by: JES
project no.: 021-02987
drawing no.: C-ERC01_02102987
date: 06.16.2021

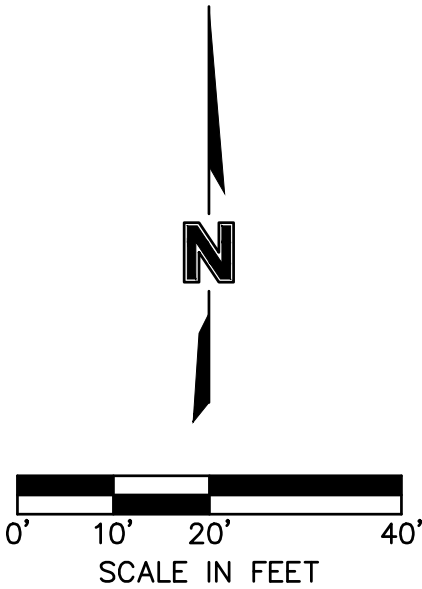
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USER: cslowry



01 SCALE: 1"=20'
SEDIMENT BASIN DETAIL
PER ESC-11 AND ESC-12

SEDIMENT BASIN DESIGN DATA SUMMARY			
TITLE:	New Longview Development		
JOB #:	021-02987		
Design Item:	Basin #1	Units	Notes:
Site Data:			
Tributary Drainage Area to Pond:	6.79	Acres	
Disturbed Tributary Drainage Area to Pond:	6.79	Acres	
50% (2 yr) Design Flow:	17.69	cfs	
4% (25 yr) Design Flow:	31.42	cfs	
Pond Data:			
Minimum Sediment Storage Volume:	910	cu. yd.	134 cy/acre minimum
Provided Sediment Storage Volume:	1252	cu. yd.	134 cy/acre minimum
Bottom Elevation:	973.00	Ft	
Sediment Cleanout Elevation:	976.49	Ft	Elevation Equal to 50% of Original Design Volume.
Top of Riser Elevation:	978.69	Ft	Top of Dry Storage Volume
Emergency Spillway Elevation:	982.08	Ft	at or Above Q-2 elev. 1.0 ft min above principal spillway
Q-25 year Elevation:	981.08	Ft	
Top of Dam Elevation:	982.08	Ft	1.0 ft min above Q-25 elev
Basin Shape Data:			
A= Area at Normal Pool	2377.00	SF	
L = Length of Flow Path	45.00	Ft	
We = Effective Width = A/L	52.82	Ft	
Length to Width Ratio = L/We	0.85		If Length to Width Ratio is less than 2, baffles are required
Principal Spillway Data:			
Riser Pipe Diameter or Length x Width:	54	in	Size for 2 year flow minimum
Barrell Pipe Diameter:	42	in	Size for 2 year flow minimum
Riser Pipe Base Size:	1.50	cu. yd.	Size to Prevent Flotation. 1.25 safety factor required.
**Skimmer Size:	2.50	in	Skimmer sized to dewater in 24 to 48 hours
**Orifice Diameter (if reduced from standard):		in	**Based on ASP Enterprises Faircloth Skimmer Design Guide
Emergency Spillway Data:			
Design Width of Spillway:	50.00	Ft	
Design Flow Depth in Spillway:	0.39	Ft	Use $Q_{25yr} = C_e b H^{3/2}$ where $C_e = 2.63$, b is the Width of Spillway
Design Velocity in Spillway:	1.63	Ft/sec	
Lining Material:	Rip Rap-	N/A	
	6"		



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STATE OF MISSOURI
JULIE ELAINE
SELLERS
NUMBER
PE-2017000367
7/28/21
PROFESSIONAL ENGINEER

BY
REV. NO.
DATE
REVISIONS DESCRIPTION
2021

SEDIMENT BASIN DETAILS
SITE DISTURBANCE PLAN
NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD
LEE'S SUMMIT, MO

drawn by: OLJCM
checked by: JES
approved by: JES
QA/QC by: JES
project no.: 021-02987
drawing no.: C-DTL01_02102987
date: 06.16.2021

SHEET
C505

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USER: dlowrey

EROSION CONTROL STAGING CHART				
PROJECT STAGE	BMP REFERENCE NO.	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
A - PRE-MASS GRADING	A1	CONSTRUCTION ENTRANCE	C	INSTALL PER APWA DETAIL ESC-01
	A2	SEDIMENT BASIN	C	INSTALL PER APWA DETAIL ESC-11 AND ESC-12
	A3	CURB INLET PROTECTION	C	INSTALL PER APWA DETAIL ESC-06
	A4	SILT FENCE	C	INSTALL PER APWA DETAIL ESC-03
B - INTERIM	B1	CURB INLET PROTECTION	C	INSTALL PER APWA DETAIL ESC-06
	B2	DIVERSION BERM	C	INSTALL PER APWA DETAIL ESC-05
ANY AREAS BROUGHT TO FINAL GRADE SHALL RECEIVE TREATMENT FOR FINAL STABILIZATION (STAGE C BELOW). ALL OTHER AREAS SHALL BE TEMPORARILY STABILIZED. SEE PLAN SETS FOR PUBLIC ROADWAY PLANS & SITE DEVELOPMENT PLANS FOR ADDITIONAL STAGES.				
C - DISTURBED AREA STABILIZATION	C1	SEED, SOD AND STABILIZE ALL DISTURBED AREAS AND INSTALL ALL PLANTINGS PER LANDSCAPE PLAN		SITE STABILIZATION PER LOCAL CODES AND ORDINANCES. AT A MINIMUM STABILIZATION SHALL CONFORM WITH APWA SECTION 2400. COORDINATE ALL STABILIZATION WITH EROSION CONTROL MEASURES INDICATED IN SITE DEVELOPMENT PLANS.

LEGEND		
PHASE 1	PHASE 2	
		SILT FENCE
		TEMPORARY DIVERSION BERM
		DRAINAGE LIMITS
		STORM DRAIN INLET PROTECTION
		TEMPORARY STONE CONSTRUCTION ENTRANCE
		TREE CLEARING



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1301 Burlington Street
North Kansas City, MO 64116
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STATE OF MISSOURI
JULIE ELAINE
SELLERS
NUMBER
PE-2017000367
7/28/21
PROFESSIONAL ENGINEER

BY
REV. NO.
DATE
REVISIONS DESCRIPTION
2021
EROSION CONTROL PLAN - PHASE 2
SITE DISTURBANCE PLAN
NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD
LEE'S SUMMIT, MO

drawn by: OLJCM
checked by: JES
approved by: JES
QA/QC by: JES
project no.: 021-02987
drawing no.: C-ERC02_02102987
date: 06.16.2021

SHEET
C506

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EROSION CONTROL STAGING CHART				
PROJECT STAGE	BMP REFERENCE NO.	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
A - PRE-MASS GRADING	A1	CONSTRUCTION ENTRANCE	C	INSTALL PER APWA DETAIL ESC-01
	A2	SEDIMENT BASIN	C	INSTALL PER APWA DETAIL ESC-11 AND ESC-12
	A3	CURB INLET PROTECTION	C	INSTALL PER APWA DETAIL ESC-06
	A4	SILT FENCE	C	INSTALL PER APWA DETAIL ESC-03
B - INTERIM	B1	CURB INLET PROTECTION	C	INSTALL PER APWA DETAIL ESC-06
	B2	DIVERSION BERM	C	INSTALL PER APWA DETAIL ESC-05
ANY AREAS BROUGHT TO FINAL GRADE SHALL RECEIVE TREATMENT FOR FINAL STABILIZATION (STAGE C BELOW). ALL OTHER AREAS SHALL BE TEMPORARILY STABILIZED. SEE PLAN SETS FOR PUBLIC ROADWAY PLANS & SITE DEVELOPMENT PLANS FOR ADDITIONAL STAGES.				
C - DISTURBED AREA STABILIZATION	C1	SEED, SOD AND STABILIZE ALL DISTURBED AREAS AND INSTALL ALL PLANTINGS PER LANDSCAPE PLAN		SITE STABILIZATION PER LOCAL CODES AND ORDINANCES. AT A MINIMUM STABILIZATION SHALL CONFORM WITH APWA SECTION 2400. COORDINATE ALL STABILIZATION WITH EROSION CONTROL MEASURES INDICATED IN SITE DEVELOPMENT PLANS.

LEGEND		
PHASE 1 & 2	PHASE 3	
		SILT FENCE
		TEMPORARY DIVERSION BERM
		DRAINAGE LIMITS
		STORM DRAIN INLET PROTECTION
		TEMPORARY STONE CONSTRUCTION ENTRANCE
		TREE CLEARING
		TURF GRASS SEEDING

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.

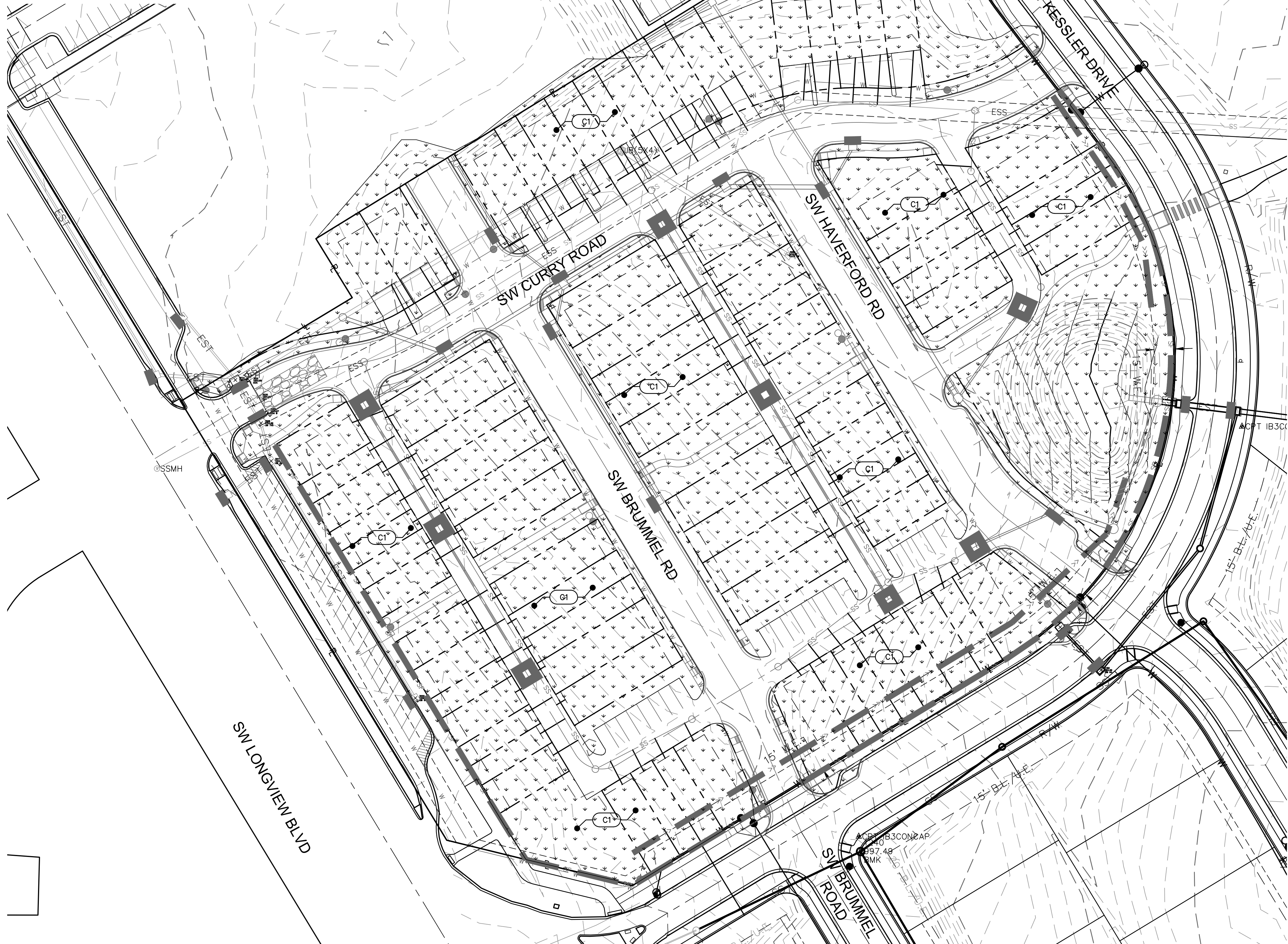
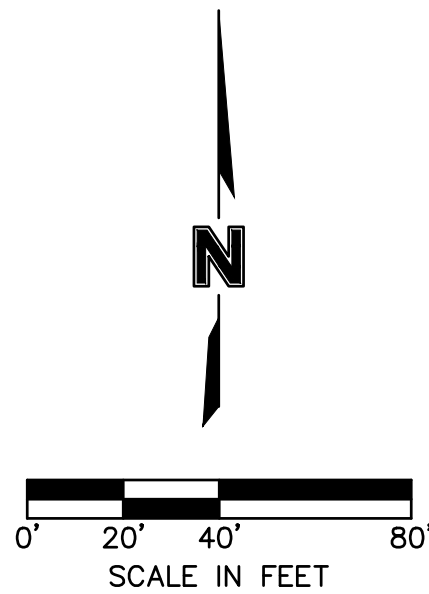
SEED & FERTILIZER RATE:
MIX I - RYE GRASS / BLUE GRASS -----100 LBS. PER ACRE
MIX II - TALL FESCUE / BLUE GRASS -----195 LBS. PER ACRE
FERTILIZER -----800 TO 1200 LBS. PER ACRE (25 LBS. PER 1000 SQ. FT.)

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, FERTILIZER, SEED, AND MULCH SHALL BE APPLIED AT THE FOLLOWING RATES:
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.

ALL DISTURBED AREAS SHALL BE PREPPED FOR SEEDING/SODDING PER KCMO/APWA 2406, APPLICATION OF SEED/SOD SHALL BE DONE IN ACCORDANCE WITH KCMO/APWA 2406.4. THE SITE DISTURBANCE PERMIT SHALL BE MAINTAINED IN AN "OPEN" STATUS UNTIL FINAL ACCEPTANCE PER KCMO/APWA 2407.

NATIVE SEED MIXES AND SLOPES OVER 5:1 TO BE INSTALLED WITH AN EROSION CONTROL BLANKET (NORTH AMERICAN GREEN SC10B OR APPROVED EQUAL) AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.



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08/23/2022

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North Kansas City, MO 64116
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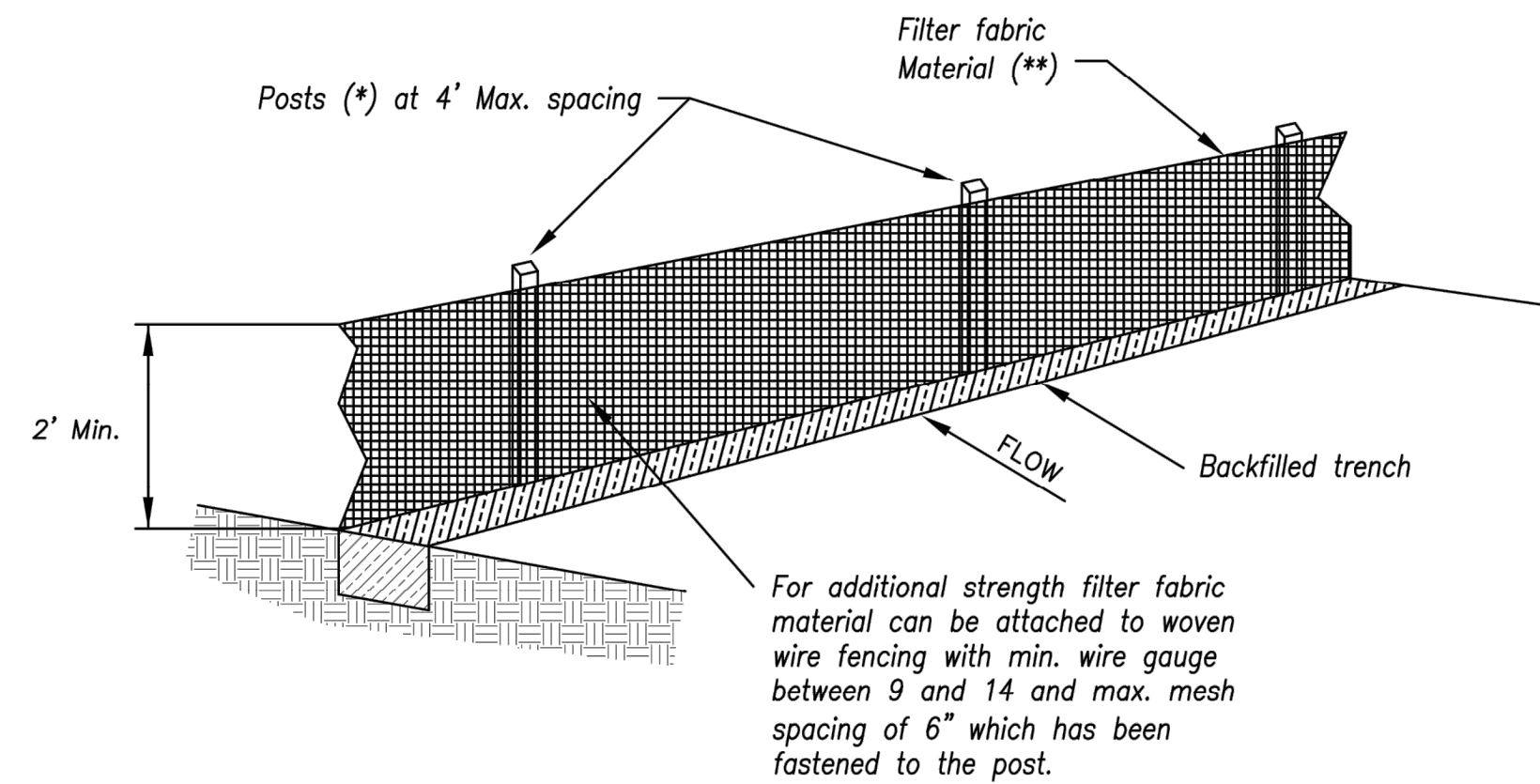
BY	
REVISIONS DESCRIPTION	
DATE	
REV. NO.	
2021	

EROSION CONTROL PLAN - PHASE 3
SITE DISTURBANCE PLAN
NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD
LEE'S SUMMIT, MO

drawn by: OLJCM
checked by: JES
approved by: JES
QA/QC by: JES
project no.: 021-02987
drawing no.: C-ERC03_02102987
date: 08.16.2021

SHEET
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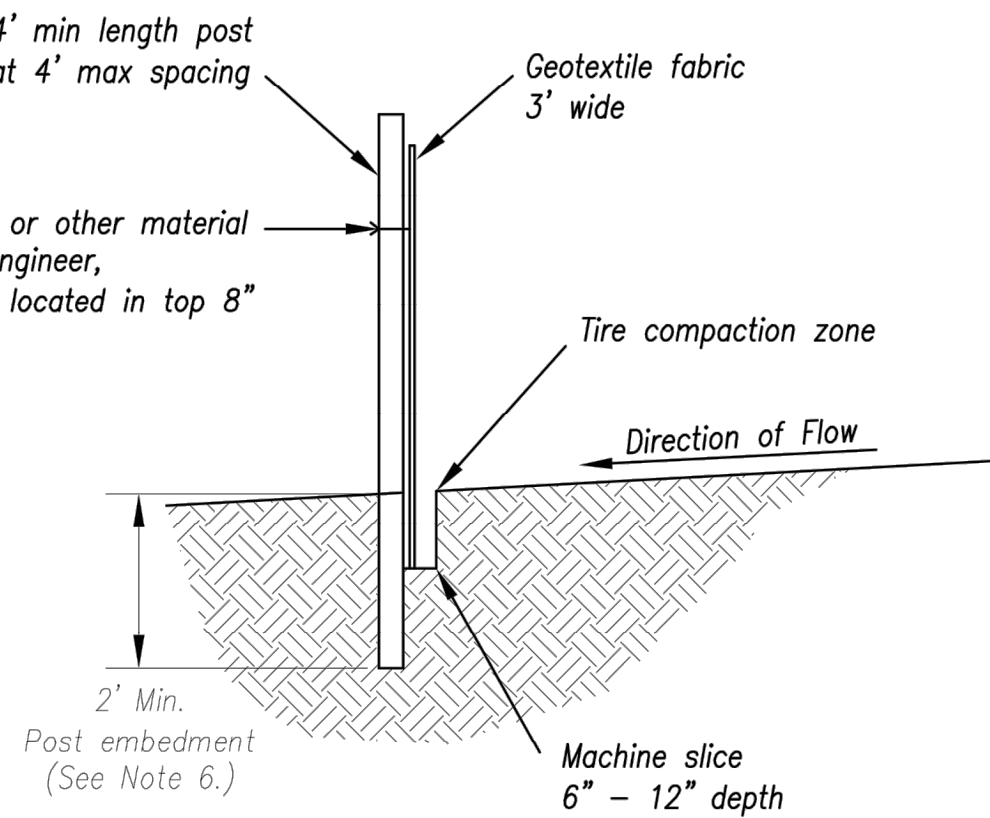
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USER: elowrev



- (*) POSTS
- MIN. LENGTH 4'
 - HARDWOOD 1 3/8" x 1 3/8"
 - NO.2 SOUTHERN PINE 2 5/8" x 2 5/8"
 - STEEL 1.33 LB/FT

(**) - Geotextile Fabric shall meet the requirements of AASHTO M288

SILT FENCE DETAILS
Not to Scale



Notes:

1. In order to contain water, the ends of the silt fence must be turned uphill (Figure A).
2. Long perimeter runs of silt fence must be limited to 100'. Runs should be broken up into several smaller segments to minimize water concentrations (Figure A).
3. Long slopes should be broken up with intermediate rows of silt fence to slow runoff velocities.
4. Attach fabric to upstream side of post.
5. Install posts a minimum of 2' into the ground.
6. Trenching will only be allowed for small or difficult installation, where slicing machine cannot be reasonably used.

Maintenance:

1. Remove and dispose of sediment deposits when the deposit approaches 1/2 the height of silt fence.
2. Repair as necessary to maintain function and structure.

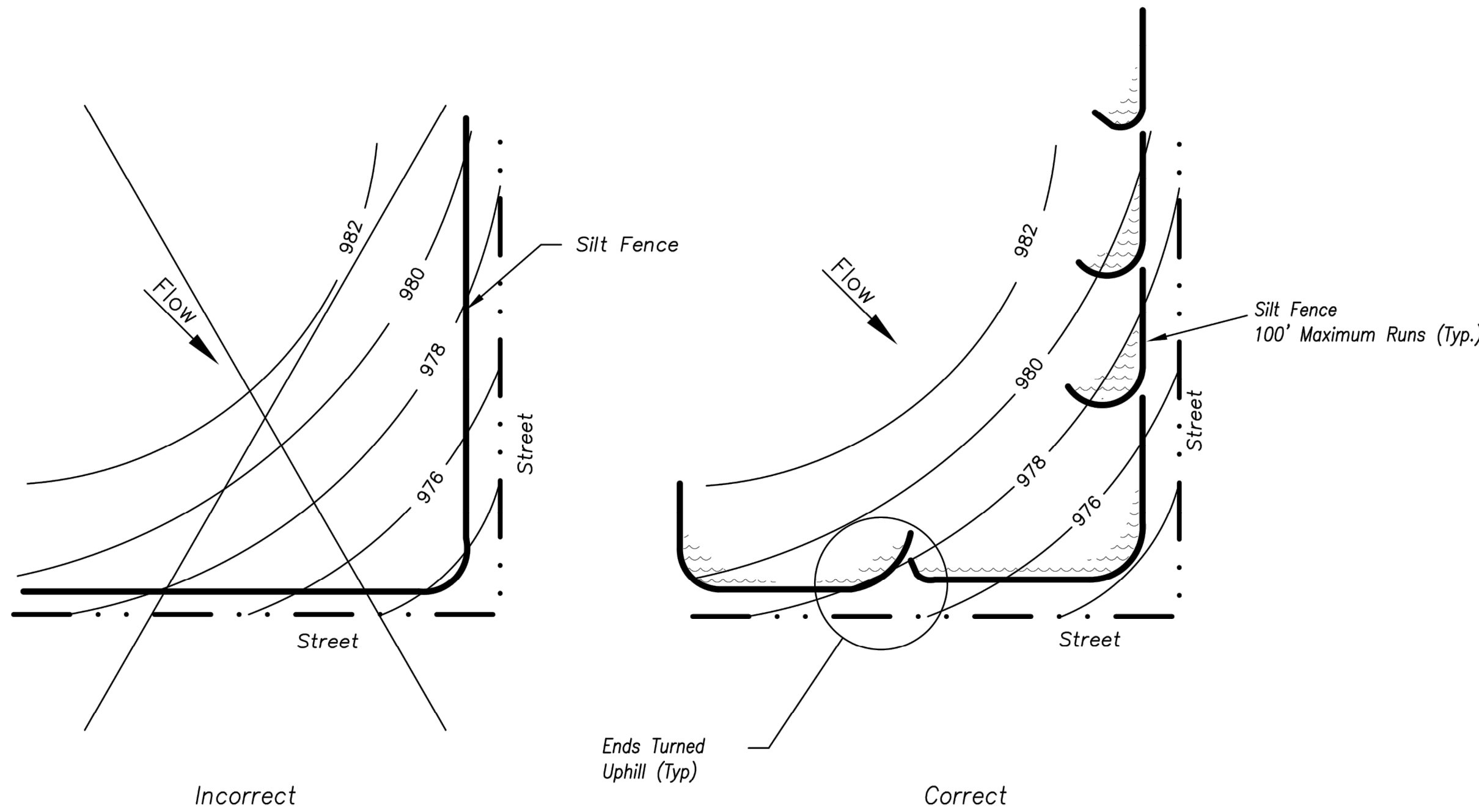
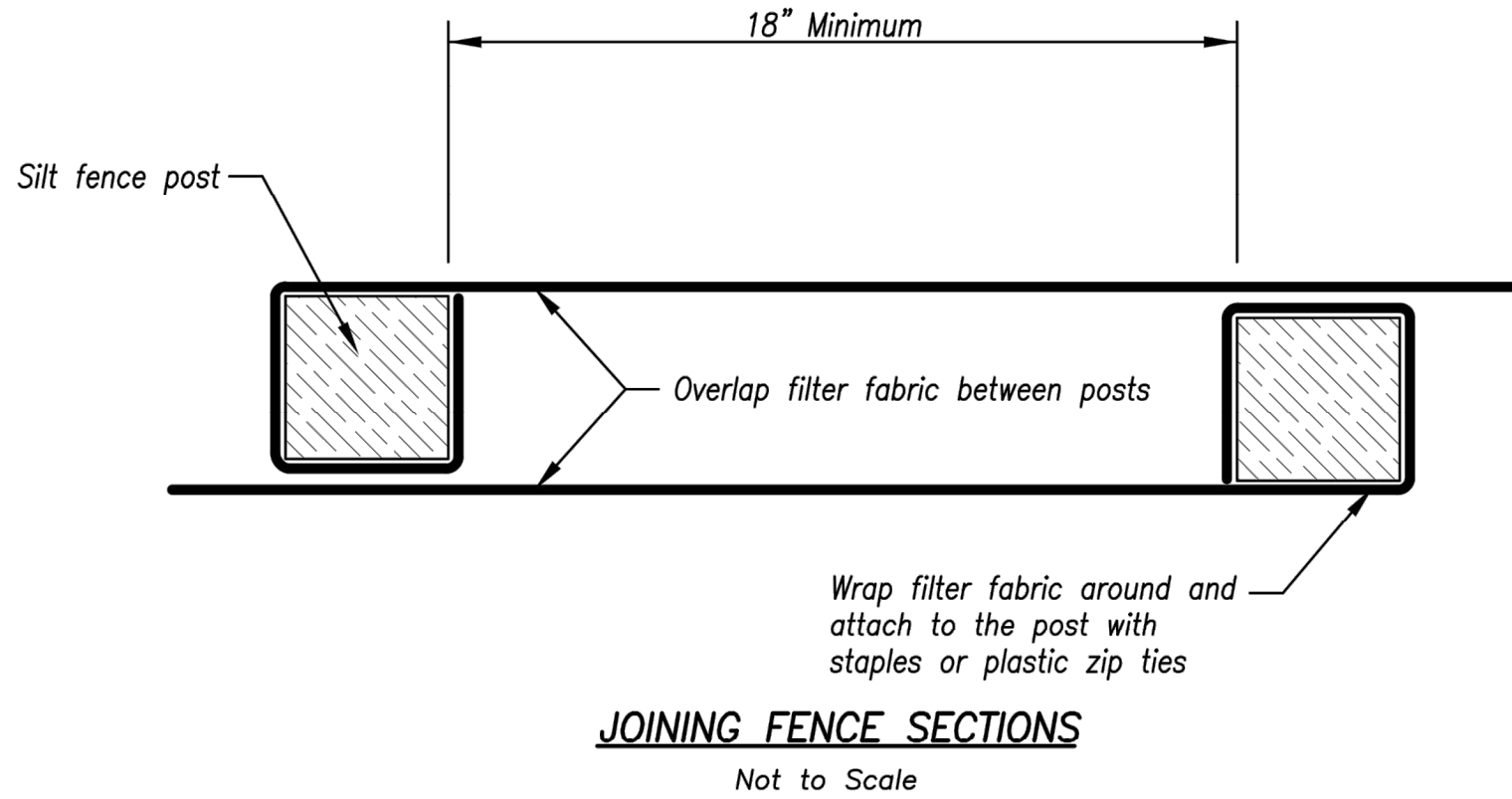
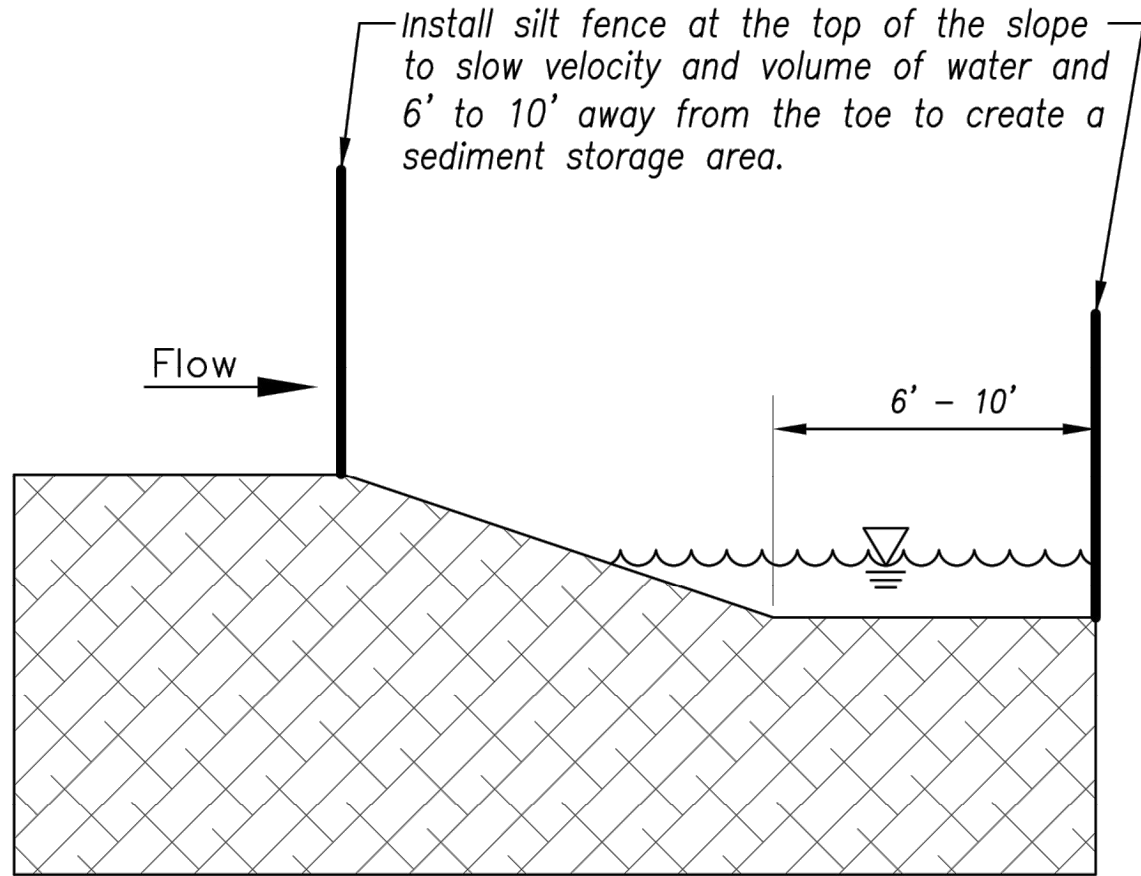
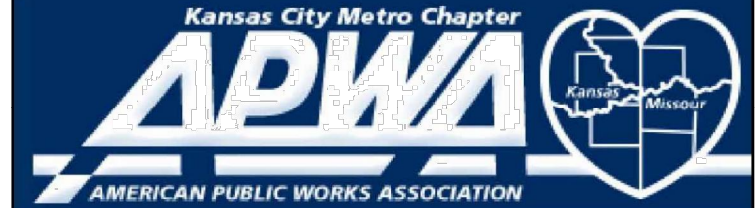


Figure A

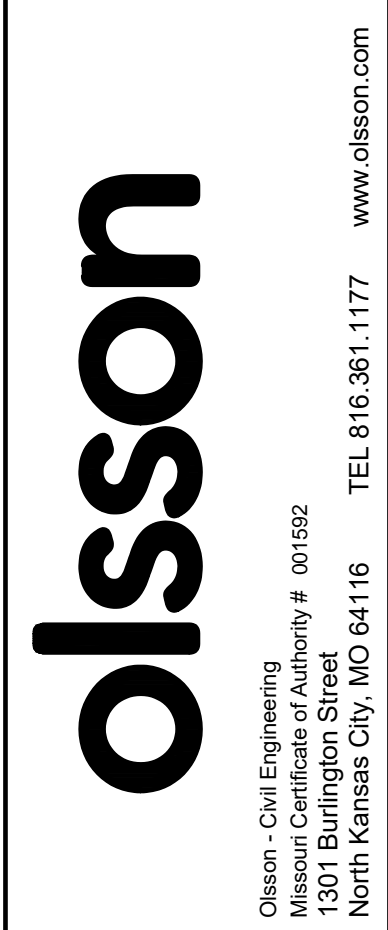
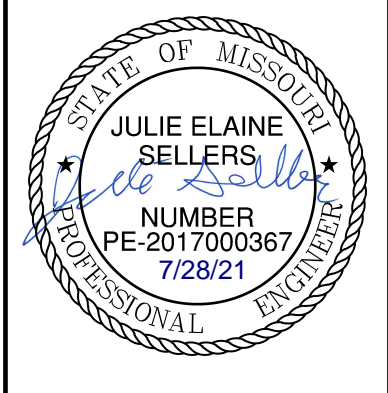
SILT FENCE LAYOUT
Not to Scale



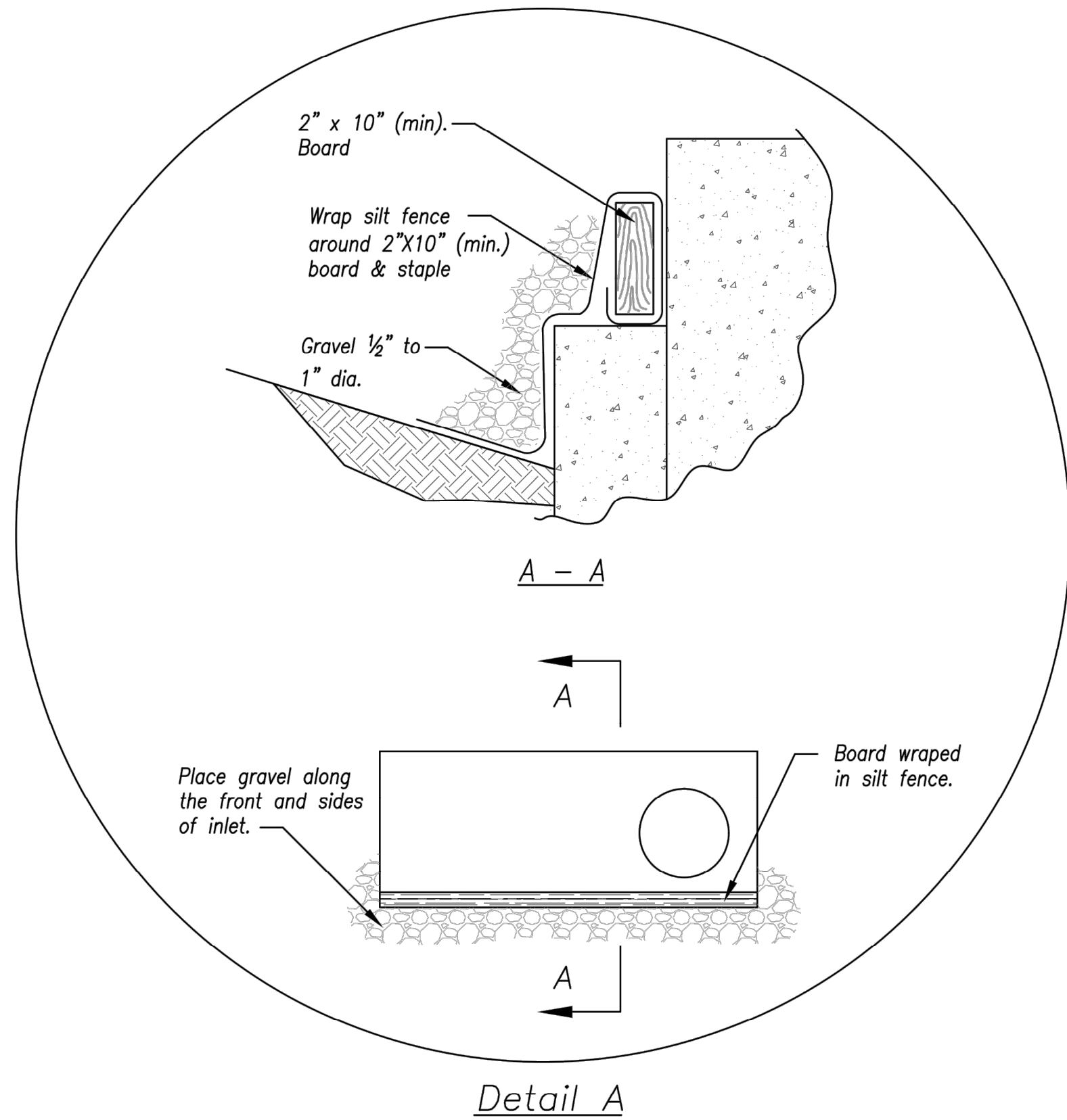
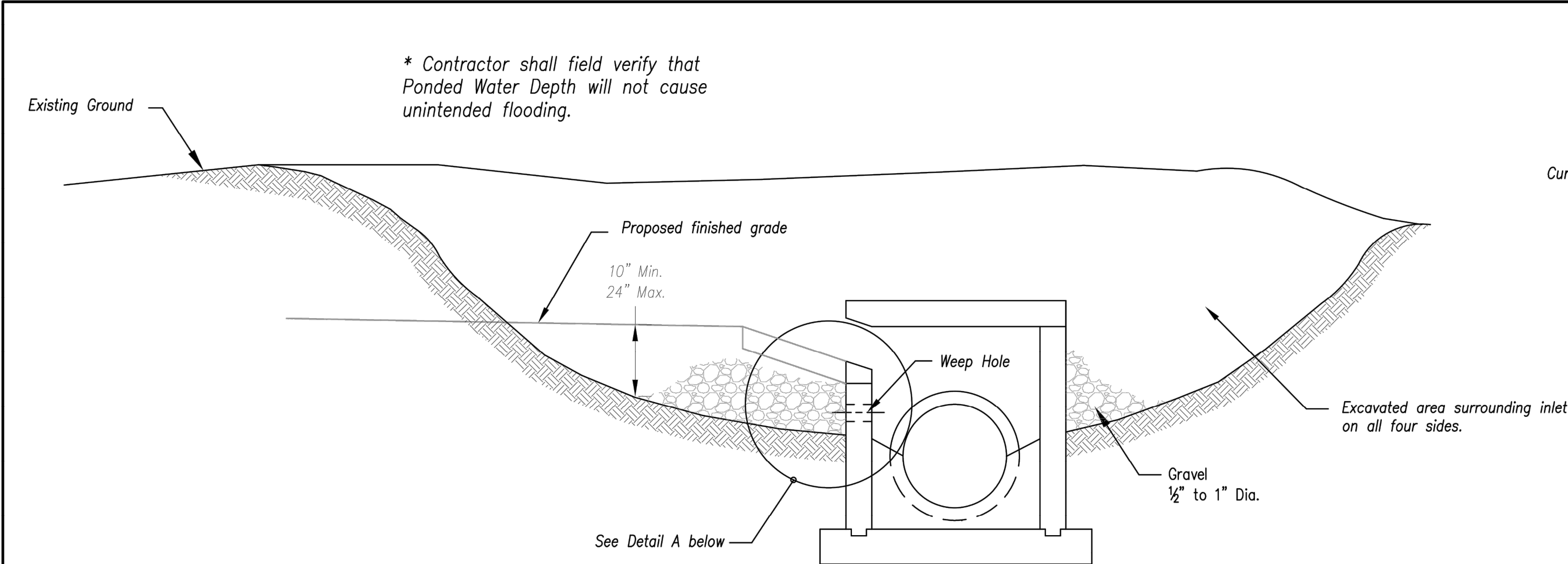
AMERICAN PUBLIC WORKS ASSOCIATION	
	KANSAS CITY METRO CHAPTER
SILT FENCE	STANDARD DRAWING NUMBER ESC-03
	ADOPTED: 10/24/2016

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

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Lee's Summit, Missouri
08/23/2022

	
	
BY	
REV. NO.	
DATE	
REVISIONS DESCRIPTION	
EROSION CONTROL DETAILS SITE DISTURBANCE PLAN NEW LONGVIEW TOWNHOMES 451 SW LONGVIEW BLVD LEE'S SUMMIT, MO	
2021	
SHEET C509	

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USER: cslowry C_XBASE_02102987



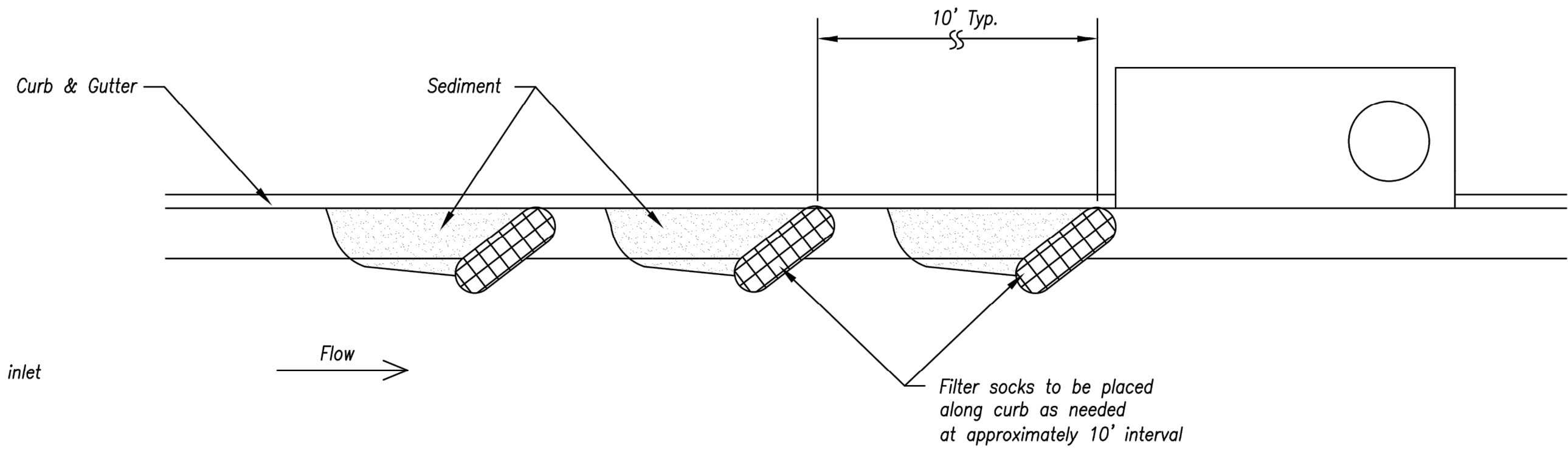
EARLY STAGE CURB INLET
(Open Box and Prior to Pouring Curb and Inlet Throat)

Notes:

1. Immediately following inlet construction and prior to construction of curb and inlet throat, protect inlet opening by installing 2" X 10" (min.) board wrapped in silt fence. Structures shall have excavated storage area on all four sides to allow settling of sediment (Early Stage Curb Inlet).
2. When inlet is completed and curb poured, filter socks or approved equal should be used (Late Stage Curb Inlet). Straw wattles are not approved for curb inlet use.
3. Contractor to field verify ponding water shall not create a traffic hazard.

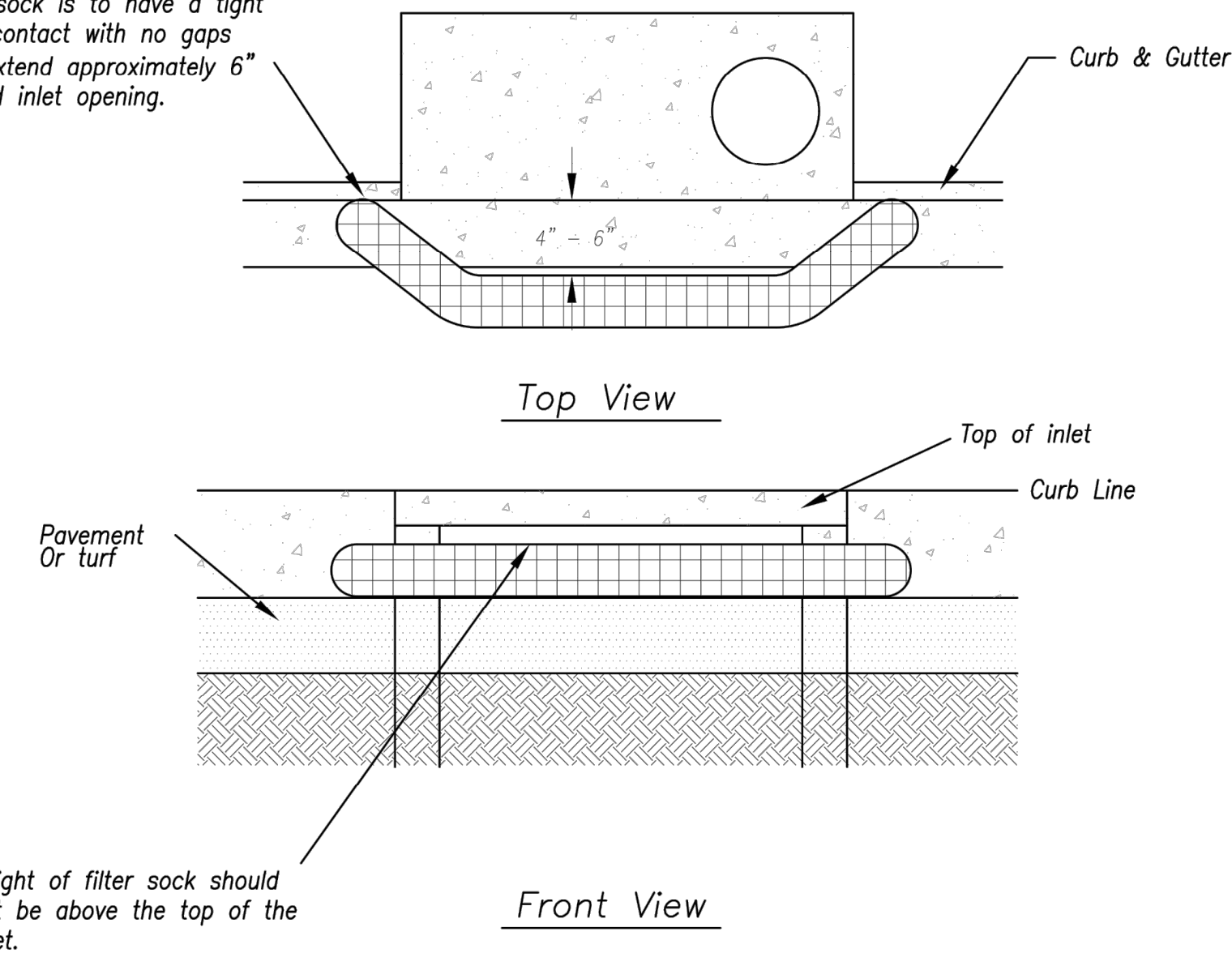
Maintenance:

1. Remove deposited sediment from excavated storage areas when available storage has been reduced by 20%.
2. Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
3. Repair or replace as necessary to maintain function and integrity of installation.



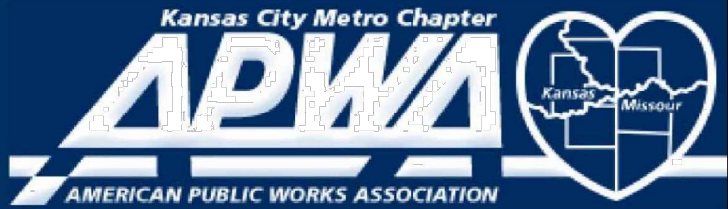
On Grade Curb Inlet Protection

Filter sock is to have a tight curb contact with no gaps and extend approximately 6" beyond inlet opening.



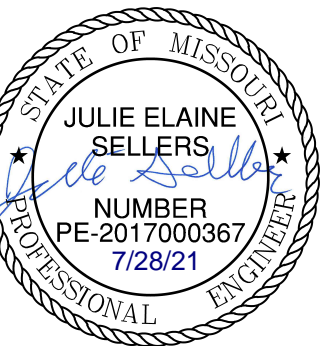
Sump Inlet Sediment Filter

LATE STAGE CURB INLET
(After Pouring Curb and Inlet Throat)

AMERICAN PUBLIC WORKS ASSOCIATION	
	KANSAS CITY METRO CHAPTER
CURB INLET PROTECTION	STANDARD DRAWING NUMBER ESC-06 ADOPTED: 10/24/2016

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

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Lee's Summit, Missouri
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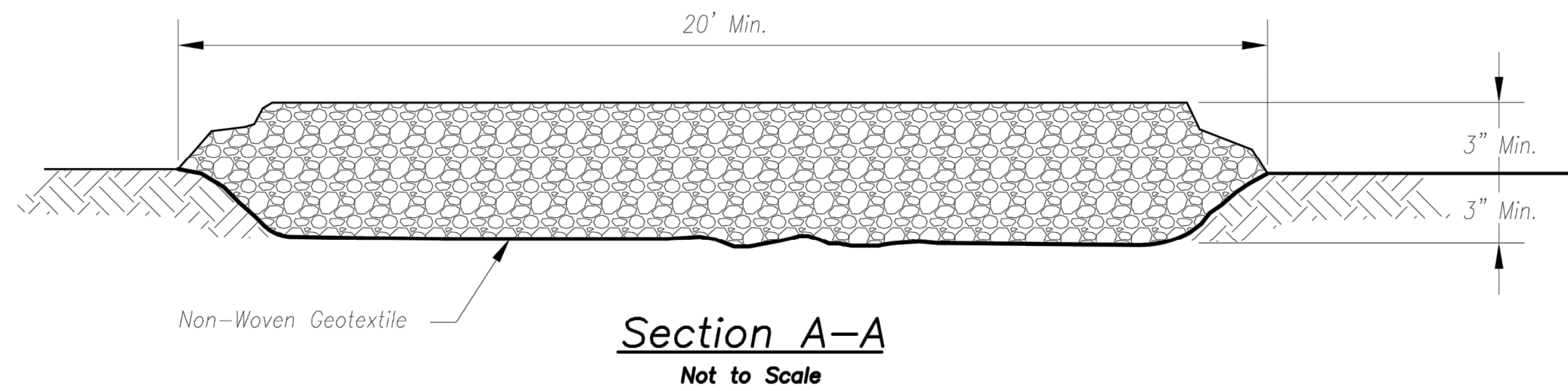
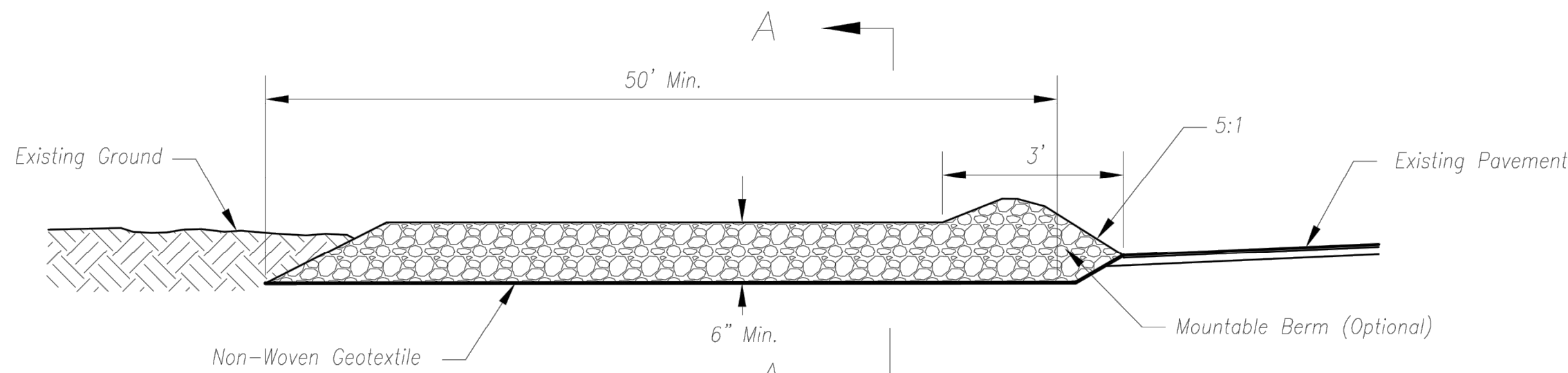
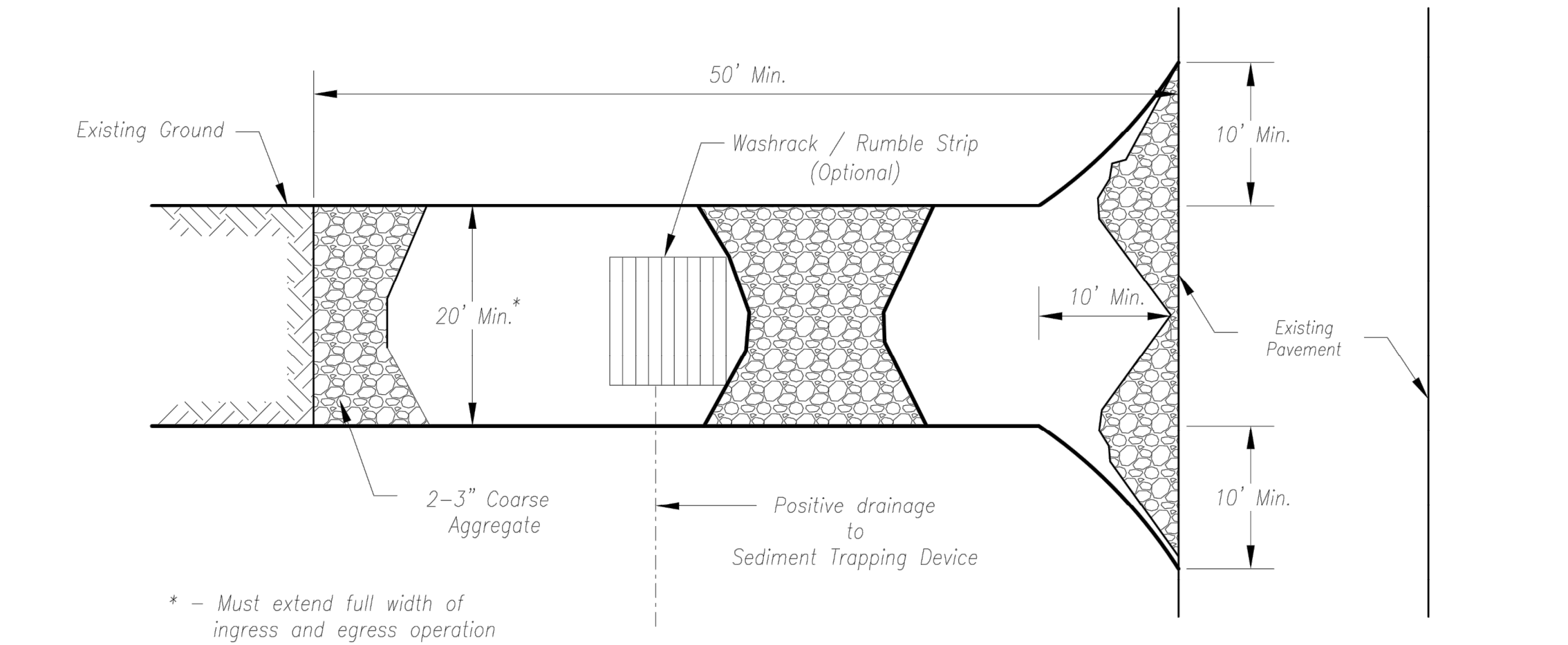


REV. NO.	DATE	REVISIONS DESCRIPTION	BY

EROSION CONTROL DETAILS SITE DISTURBANCE PLAN	NEW LONGVIEW TOWNHOMES 451 SW LONGVIEW BLVD	2021
LEE'S SUMMIT, MO		

drawn by: OLICM
checked by: JES
approved by: JES
QA/QC by: JES
project no.: 021-02987
drawing no.: C-DTL01_02102987
date: 08.16.2021

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USER: cflowrey



Notes for Construction Entrance:

1. Avoid locating on steep slopes, at curves on public roads, or downhill of disturbed area.
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 from it.
4. Install pipe under the entrance if needed to maintain drainage ditches along public roads.
5. Place stone to dimensions and grade as shown on plans. Leave surface sloped for drainage.
6. Divert all surface runoff and drainage from the entrance to a sediment control device.
7. If conditions warrant, place geotextile fabric on the graded foundation to improve stability.

Maintenance for Construction Entrance:

1. Reshape entrance as needed to maintain function and integrity of installation. Top dress with clean aggregate as needed.

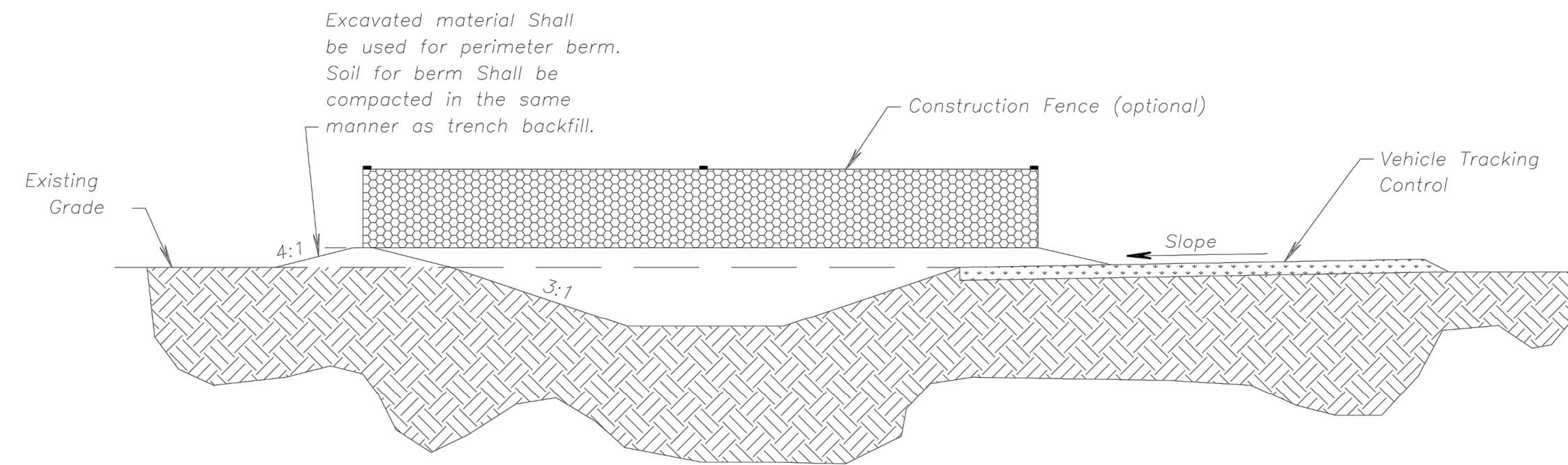
CONSTRUCTION ENTRANCE

Notes for Concrete Washout:

1. Concrete washout areas shall be installed prior to any concrete placement on site.
2. Concrete washout area shall include a flat subsurface pit sized relative to the amount of concrete to be placed on site. The slopes leading out of the subsurface pit shall be 3:1. The vehicle tracking pad shall be sloped towards the concrete washout area.
3. Vehicle tracking control is required at the access point to all concrete washout areas.
4. Signs shall be placed at the construction site entrance, washout area and elsewhere as necessary to clearly indicate the location(s) of the concrete washout area(s) to operators of concrete truck and pump rigs.
5. A one-piece impervious liner may be required along the bottom and sides of the subsurface pit in sandy or gravelly soils.

Maintenance for Concrete Washout:

1. Concrete washout materials shall be removed once the materials have filled the washout to approximately 75% full.
2. Concrete washout areas shall be enlarged as necessary to maintain capacity for wasted concrete.
3. Concrete washout water, wasted pieces of concrete and all other debris in the subsurface pit shall be transported from the job site in a water-tight container and disposed of properly.
4. Concrete washout areas shall remain in place until all concrete for the project is placed.
5. When concrete washout areas are removed, excavations shall be filled with suitable compacted backfill and topsoil, any disturbed areas associated with the installation, maintenance, and/or removal of the concrete washout areas shall be stabilized.



CONCRETE WASHOUT

AMERICAN PUBLIC WORKS ASSOCIATION



KANSAS CITY
METRO CHAPTER

CONSTRUCTION ENTRANCE
AND CONCRETE WASHOUT

STANDARD DRAWING
NUMBER ESC-01
ADOPTED:
10/24/2016

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Lee's Summit, Missouri
08/23/2022

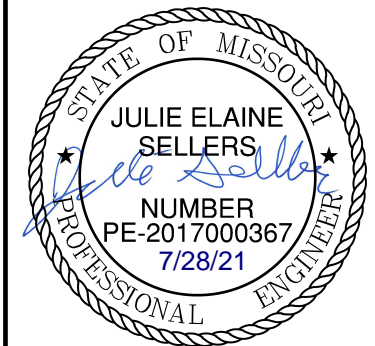
EROSION CONTROL DETAILS
SITE DISTURBANCE PLAN
NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

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