

SECTION 25, TOWNSHIP 48N, RANGE 32W  
SECTION 30, TOWNSHIP 48N, RANGE 31W  
IN LEE'S SUMMIT, JACKSON COUNTY, MO

SECTION 25, TOWNSHIP 48N, RANGE 32W  
SECTION 30, TOWNSHIP 48N, RANGE 31W  
IN LEE'S SUMMIT, JACKSON COUNTY, MO

UTILITY SERVICE NUMBERS  
NAME: LEE'S SUMMIT PUBLIC WORKS  
PHONE: 816-969-1800  
  
NAME: LEE'S SUMMIT WATER UTILITIES  
PHONE: 816-969-1900  
  
NAME: SPIRE (MGE)  
PHONE: 314-342-0500  
  
NAME: AT&T  
PHONE: 800-286-8313  
  
NAME: EVERGY  
PHONE: 816-471-5275  
  
NAME: SPECTRUM (TWC)  
PHONE: 877-772-2253  
  
NAME: GOOGLE FIBER  
PHONE: 877-454-6959



Sheet Number	Sheet Title
C100	TITLE SHEET
C101	GENERAL NOTES
C102	GENERAL LAYOUT
C103	EROSION CONTROL PLAN – PHASE 1
C104	EROSION CONTROL PLAN – PHASE 1
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C107	DETAIL SHEET

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).

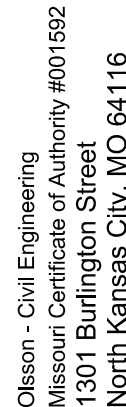
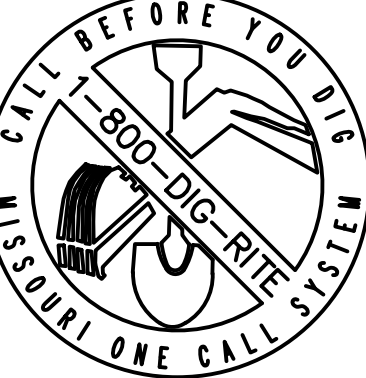
THE ENTIRE SITE IS LOCATED WITHIN ZONE X "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM THE 1% ANNUAL CHANCE FLOOD" AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 29095C0409G, REVISION DATE JANUARY 20, 2017.

ARIA FIRST PLAT LOT 1:  
AS PROVIDED BY STEWART TITLE GUARANTY COMPANY:  
TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 30 TOWNSHIP 48 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER SECTION; THENCE SOUTH 01 DEGREES 37 MINUTES 50 SECONDS WEST, ON THE WEST LINE OF SAID QUARTER SECTION, 853.75 FEET TO A POINT ON THE SOUTHEAST LOT LINE OF LOT 1, LEE'S SUMMIT ROAD PUMP STATION, A SUBDIVISION RECORDED IN BOOK 1 51 AT PAGE 90 IN THE JACKSON COUNTY RECORDER OF DEEDS OFFICE; THENCE NORTH 50 DEGREES 41 MINUTES 15 SECONDS EAST, ON SAID SOUTHEAST LOT LINE, 59.22 FEET; TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING NORTH 50 DEGREES 41 MINUTES 15 SECONDS EAST, ON THE 50 DEGREE 41 MINUTE 15 SECOND BEARING, 179.61 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF NW LEE'S SUMMIT ROAD AS ESTABLISHED BY DOCUMENT NUMBER 2015001782 IN THE JACKSON COUNTY RECORDER OF DEEDS OFFICE; THENCE ON SAID WESTERN RIGHT-OF-WAY LINE, SOUTH 54 DEGREES 34 MINUTES 12 SECONDS EAST, 95.68 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 1,142.00 FEET, A CENTRAL ANGLE OF 56 DEGREES 01 MINUTES 43 SECONDS, AND AN ARC DISTANCE OF 1,116.74 FEET; THENCE SOUTH 01 DEGREES 27 MINUTES 31 SECONDS WEST, 322.27 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 88 DEGREES 32 MINUTES 29 SECONDS WEST, 375.74 FEET; THENCE NORTH 01 DEGREES 27 MINUTES 27 SECONDS EAST, 62.94 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 195.68 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, 88.81 FEET TO THE POINT OF BEGINNING, SUBJECT TO THAT PART, IF ANY, IN STREETS, ROADWAYS, HIGHWAYS OR OTHER PUBLIC RIGHT-OF-WAYS.

DISCOVERY PARK ZONE 1:  
A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 30 TOWNSHIP 48 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER SECTION THENCE SOUTH 01°37'50" WEST, ON THE WEST LINE OF SAID QUARTER SECTION, 853.75 FEET TO A POINT ON THE SOUTHEAST LOT LINE OF LOT 1, LEE'S SUMMIT ROAD PUMP STATION, A SUBDIVISION RECORDED IN BOOK 1 51 AT PAGE 90 IN THE JACKSON COUNTY RECORDER OF DEEDS OFFICE, AND THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE NORTH 50°41'15" EAST, ON SAID SOUTHEAST LOT LINE, 59.22 FEET; THENCE LEAVING SAID LOT LINE, SOUTH 45°00'00" EAST, 889.18 FEET; THENCE NORTH 90°00'00" EAST, 195.68 FEET; THENCE SOUTH 01°27'27" WEST, 62.94 FEET; THENCE SOUTH 88°32'29" EAST, 375.74 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NE DOUGLAS STREET AS ESTABLISHED BY DOCUMENT NUMBER 2015E0017982 IN THE JACKSON COUNTY RECORDER OF DEEDS OFFICE; THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 01°27'31" WEST, 1,814.58 FEET; THENCE SOUTH 46°40'17" WEST, 35.22 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF NE CULBURN ROAD AS ESTABLISHED BY A SURVEY PROVIDED BY HAMILTON STERRETT AND DOOLEY, PROJECT NUMBER 99021; THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 88°06'56" WEST, 73.05 FEET; THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 87°33'04" WEST WITH A RADIUS OF 2,904.93 FEET, A CENTRAL ANGLE OF 10°06'02" AND AN ARC DISTANCE OF 512.10 FEET TO THE SOUTHWEST CORNER OF THE SAID NORTHEAST QUARTER; THENCE NORTH 01°37'22" EAST, ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 1,328.05 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SAID NORTHEAST QUARTER; THENCE CONTINUING ON THE SAID WEST LINE, NORTH 01°37'50" EAST, 473.96

DISCOVERY PARK ZONE 2:  
A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30 TOWNSHIP 48 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S. ROUBEUSH, P.L.S., 2002014082 AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SAID SECTION 30; THENCE NORTH 01°36'54" EAST ON THE WEST LINE OF SAID SOUTHEAST QUARTER, SAID SECTION 30, 163.31 FEET TO THE NORTHWEST QUARTER-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 470 AS ESTABLISHED BY THE REPORT OF COMMISSIONERS, CASE 741042, RECORDED AS DOCUMENT NO. 19710086010, IN BOOK 1258 AT PAGE 1207; THENCE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID QUARTER-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 470, 280.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NW COLUMBIA ROAD AS ESTABLISHED BY DOCUMENT NO. 19030248242; THENCE EASTERLY ON A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 81°50'55" EAST WITH A RADIUS OF 2,924.93 FEET, A CENTRAL ANGLE OF 102°02'09" AND AN ARC DISTANCE OF 512.33 FEET; THENCE SOUTHERLY RIGHT-OF-WAY LINE, 143.01 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NE DOUGLAS STREET ESTABLISHED BY SAID REPORT OF COMMISSIONERS CASE 741042, RECORDED AS DOCUMENT NO. 19710086010, IN BOOK 1258 AT PAGE 1207; THENCE SOUTHWESTERLY RIGHT-OF-WAY LINE, 133.53 FEET TO THE SOUTHWEST CORNER OF SAID QUARTER-OF-WAY LINE, 280.00 FEET TO A POINT ON THE ADJACENT NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 470; THENCE SOUTH 57°10'40" WEST, 331.41 FEET TO THE POINT OF BEGINNING, CONTAINING 863,837 SQUARE FEET OR 19.831 ACRES MORE OR LESS.

DISCOVERY PARK ZONE 3 & 4:  
A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 25 AND THE NORTHEAST QUARTER OF SECTION 36, ALL IN TOWNSHIP 48 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN AND THE SOUTHWEST QUARTER OF SECTION 30 TOWNSHIP 48 NORTH AND RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN IN THE CITY OF UNITY VILLAGE, AND THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S. ROUDSEB, P.L.S.: 2002014092 AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 30, BEING THE SOUTHWEST CORNER OF SAID SECTION 30; THENCE NORTH 01°36'54" WEST, ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 30, A DISTANCE OF 1,633.15 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE, BEING ESTABLISHED BY THE REFORM OF TOWNSHIP RECORDS IN BOOK 141042, RECORDED UNDER DOCUMENT NO. 1000680610, IN BOOK 141042, PAGE 207; THENCE NORTH 01°36'54" WEST, ON SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,447.40 FEET; THENCE NORTHERLY, ON SAID EASTERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 2,904.93 FEET, A CENTRAL ANGLE OF 12°54'58" AND AN ARC DISTANCE OF 646.40 FEET; THENCE NORTHERLY, ON SAID EASTERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 2,924.93 FEET, A CENTRAL ANGLE OF 09°51'58" AND AN ARC DISTANCE OF 503.66 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, BEING THE SOUTHWEST CORNER OF SAID SECTION 30; THENCE SOUTH 01°36'54" WEST, ON THE EAST LINE OF SAID SOUTHWEST QUARTER, 925.47 FEET TO THE POINT OF BEGINNING, CONTAINING 5,064.487 SQUARE FEET OR 116.284 ACRES, MORE OR LESS.

[illegible]

# DISCOVERY PARK ZONE 1-4 & ARIA 1ST PLAT LOT 1 SITE DISTURBANCE PLAN

2023

drawn by: \_\_\_\_\_ BMW  
checked by: \_\_\_\_\_ BMW  
approved by: \_\_\_\_\_ NDH  
QA/QC by: \_\_\_\_\_ NDH  
project no.: \_\_\_\_\_ A21-04643  
drawing no.: C TTL01 A2104643  
date: \_\_\_\_\_ 01.20.2023

C100



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
- ☒ SEDIMENT BARRIERS
- ☐ SEDIMENT TRAPS
- ☐ 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 DRAWNGS.

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
SITE DISTURBANCE				
1	VEHICLE TRACKING CONTROL	EA.	5	
2	SILT FENCE	L.F.	17,557	
3	ROCK DITCH CHECK	EA.	58	
4	TEMPORARY CONSTRUCTION FENCING	L.F.	8,000	
5	TREE CLEARING	AC.	65.1	
6	DISTURBED AREA	AC.	65.1	

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.

olsson

Olsson - Civil Engineering

Missouri Certificate of Authority #001592

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North Kansas City, MO 64116

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STATE OF MISSOURI

NICHOLAS D. HEISER

02/21/2023

NUMBER PE-201400055

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

GENERAL NOTES

DISCOVERY PARK ZONE 1-4 & ARIA 1ST PLAT LOT 1  
SITE DISTURBANCE PLAN

LEE'S SUMMIT, MISSOURI

2023

drawn by:            BMW

checked by:            BMW

approved by:            NDH

QA/QC by:            NDH

project no.:            A21-04643

drawing no.: C\_GEN01\_A2104643

date:            01.20.2023

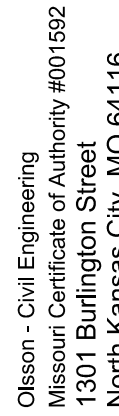
SHEET

C101



SHEET  
C102

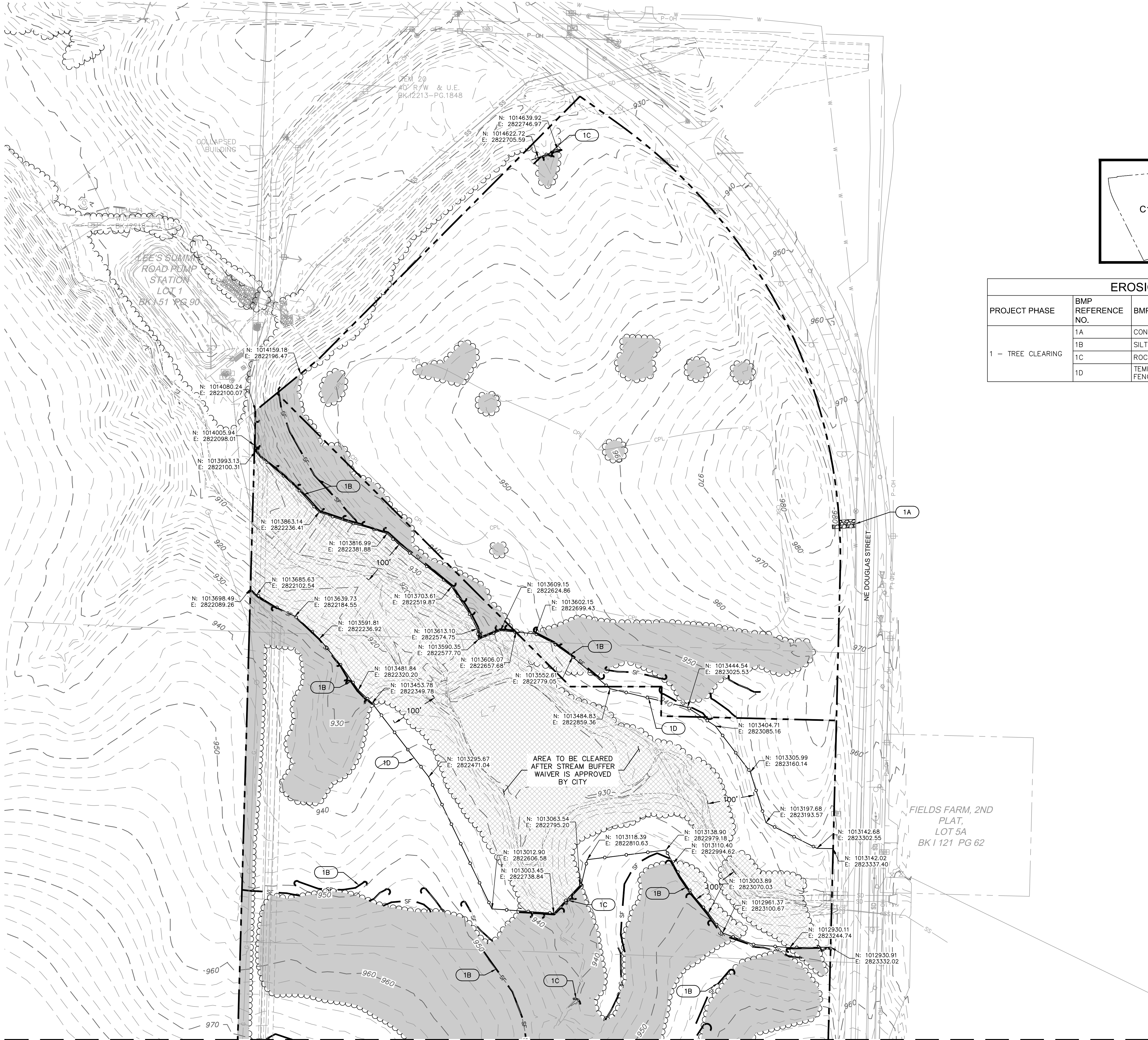
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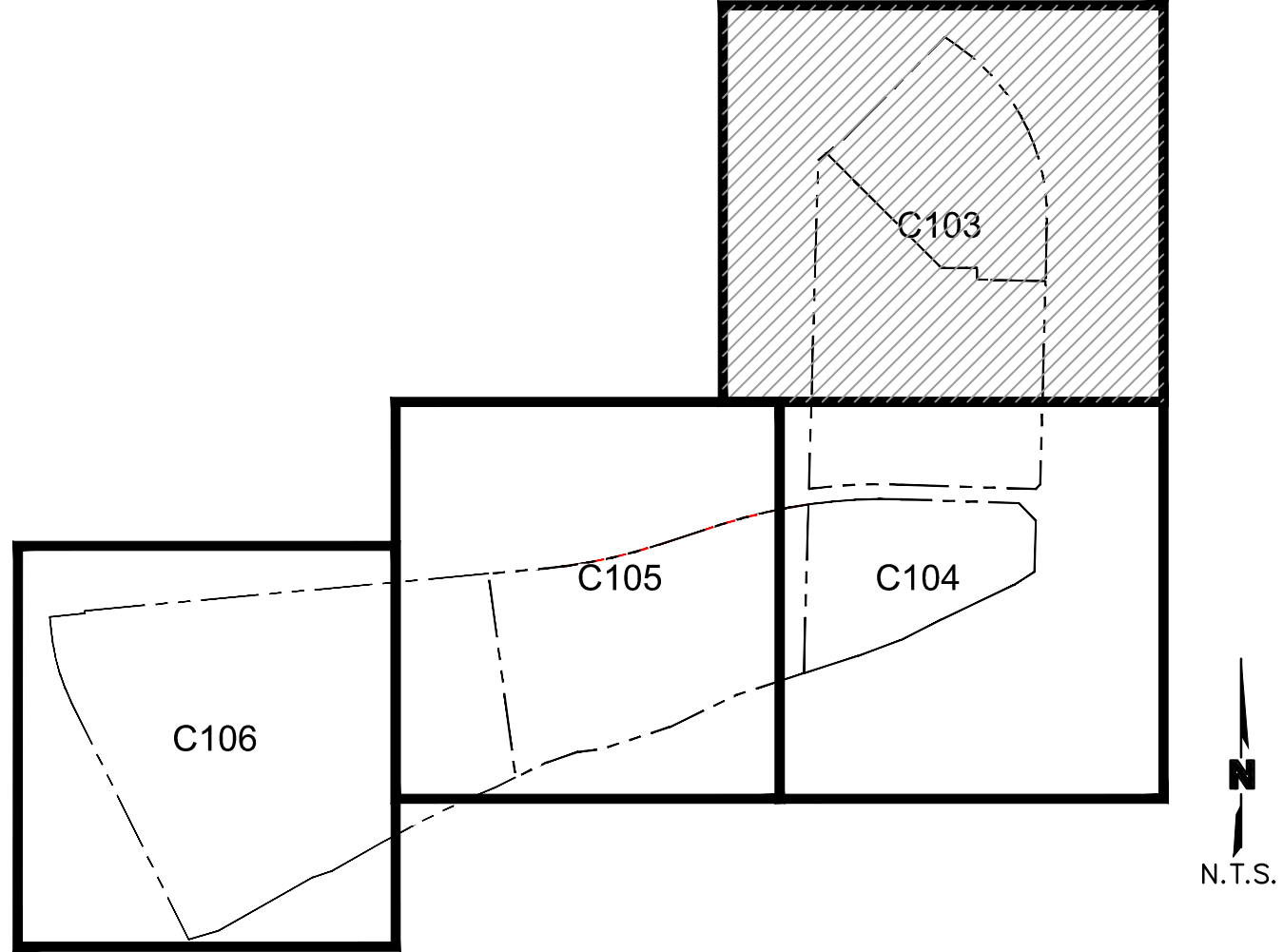
Olsson - Civil Engineering  
Missouri Certificate of Authority #001592  
1301 Burlington Street  
North Kansas City, MO 64116



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DATE: Feb 21, 2023 8:48am  
USER: rneiser  
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MATCH LINE-SEE SHEET C104



EROSION CONTROL PHASING CHART				
PROJECT PHASE	BMP REFERENCE NO.	BMP DESCRIPTION	REMOVE AFTER PHASE	NOTES:
1 - TREE CLEARING	1A	CONSTRUCTION ENTRANCE	1	INSTALL PER APWA DETAIL ESC-01
	1B	SILT FENCE	N/A	INSTALL PER APWA DETAIL ESC-03
	1C	ROCK DITCH CHECK	N/A	INSTALL PER APWA DETAIL ESC-10
	1D	TEMPORARY CONSTRUCTION FENCING	1	

LEGEND	
PROPOSED	
SF	SILT FENCE
	TEMPORARY CONSTRUCTION FENCE
	ROCK DITCH CHECK
	TEMPORARY STONE CONSTRUCTION ENTRANCE
	TREE REMOVAL
	FUTURE TREE REMOVAL

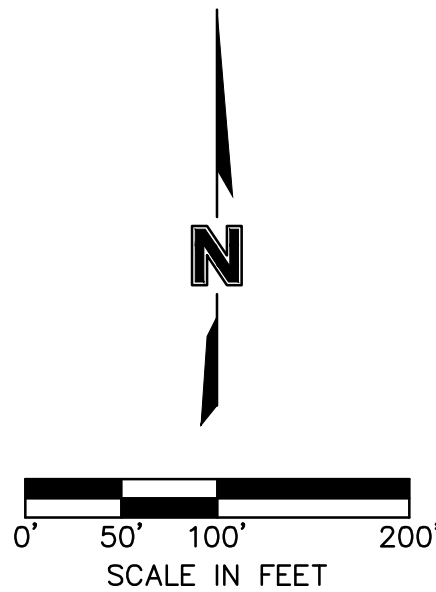
**NOTE:**  
THE SITE DISTURBANCE PLANS INDICATES THE FINAL PLACEMENT OF EROSION CONTROL DEVICES. THE CONTRACTOR(S) MAY PROCEED WITH THE CONSTRUCTION PRIOR TO THE FINAL PLACEMENT OF THESE DEVICES BY PROVIDING ADDITIONAL DEVICES TO CONTROL EROSION ON THEIR ITEMS OF WORK. THESE DEVICES SHALL BE MAINTAINED UNTIL THE FINAL DEVICES ARE IN PLACE.

CONTRACTOR TO KEEP SWPPP REPORTS AND MDNR PERMIT IN THE ON-SITE CONSTRUCTION OFFICE TRAILER. TRAILER LOCATION TO BE DETERMINED BY CONTRACTOR

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.

ALL DISTURBED AREAS DUE TO TREE CLEARING TO BE COVERED WITH WOOD CHIP MULCH TO STABILIZE AREA.



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BY \_\_\_\_\_

REVISIONS DESCRIPTION

REV. NO.	DATE	DESCRIPTION

EROSION CONTROL PLAN - PHASE 1

DISCOVERY PARK ZONE 1-4 & ARIA 1ST PLAT LOT 1

SITE DISTURBANCE PLAN

LEE'S SUMMIT, MISSOURI

2023

drawn by: \_\_\_\_\_ BMW

checked by: \_\_\_\_\_ BMW

approved by: \_\_\_\_\_ NDH

QA/QC by: \_\_\_\_\_ NDH

project no.: \_\_\_\_\_ A21-04643

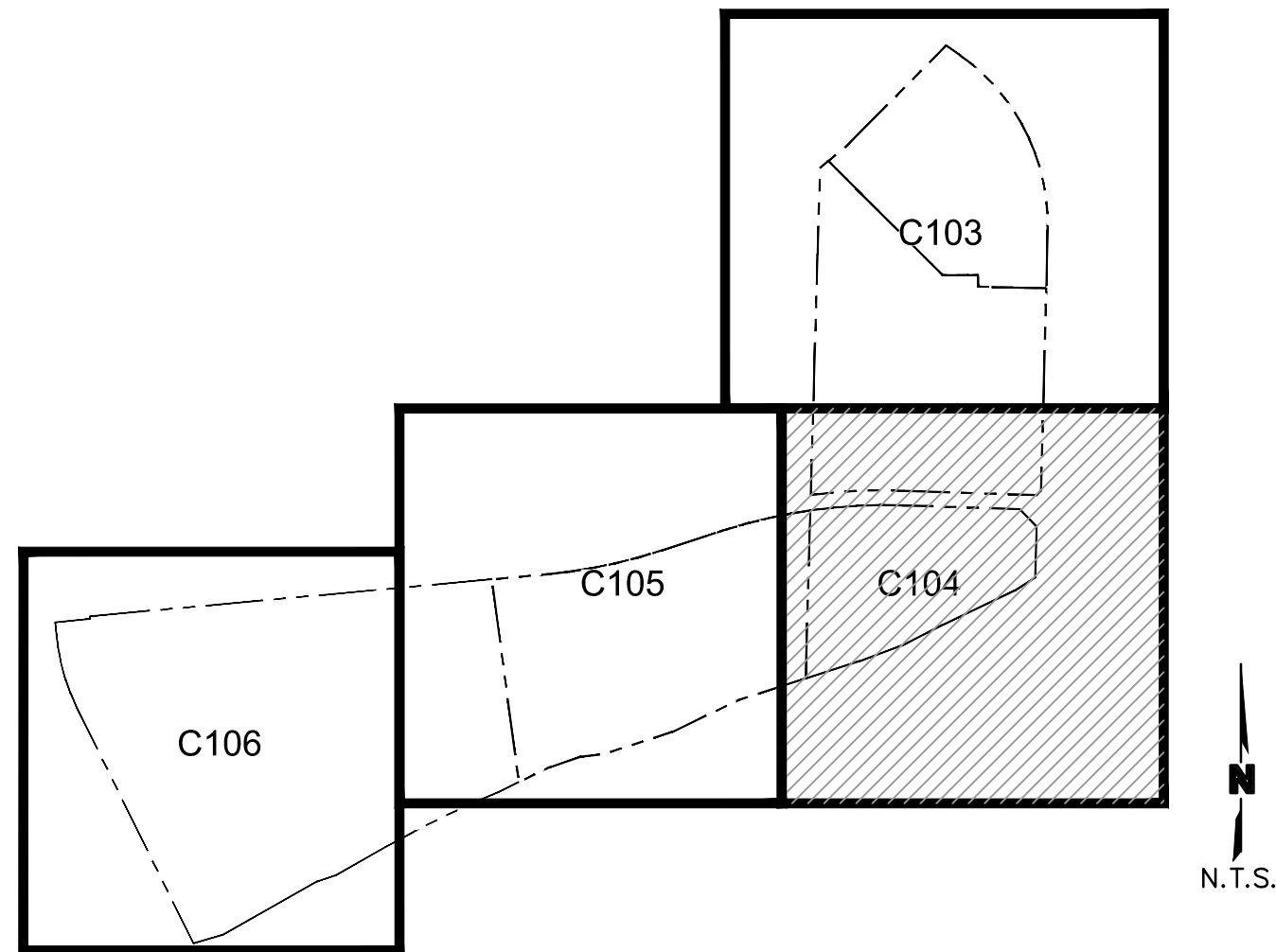
drawing no.: C\_ERC01\_A2104643

date: \_\_\_\_\_ 01.20.2023







SHEET

C103





EROSION CONTROL PHASING CHART				
PROJECT PHASE	BMP REFERENCE NO.	BMP DESCRIPTION	REMOVE AFTER PHASE	NOTES:
1 - TREE CLEARING	1A	CONSTRUCTION ENTRANCE	1	INSTALL PER APWA DETAIL ESC-01
	1B	SILT FENCE	N/A	INSTALL PER APWA DETAIL ESC-03
	1C	ROCK DITCH CHECK	N/A	INSTALL PER APWA DETAIL ESC-10
	1D	TEMPORARY CONSTRUCTION FENCING	1	

LEGEND	
<b>PROPOSED</b>	
 SF	SILT FENCE
	TEMPORARY CONSTRUCTION FENCE
	ROCK DITCH CHECK
	TEMPORARY STONE CONSTRUCTION ENTRANCE
	TREE REMOVAL
	FUTURE TREE REMOVAL

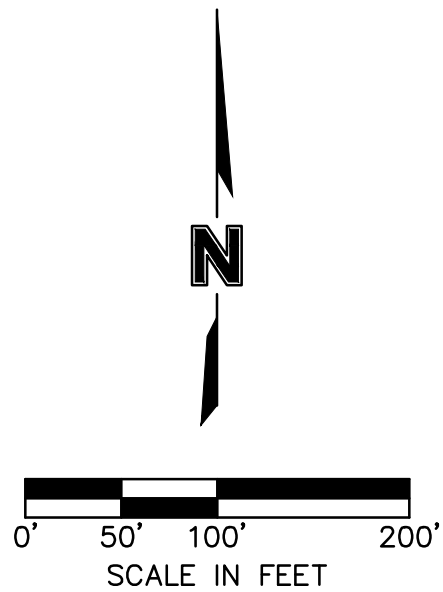
NOTE:  
THE SITE DISTURBANCE PLANS INDICATES THE FINAL PLACEMENT OF EROSION CONTROL DEVICES. THE CONTRACTOR(S) MAY PROCEED WITH THE CONSTRUCTION PRIOR TO THE FINAL PLACEMENT OF THESE DEVICES BY PROVIDING ADDITIONAL DEVICES TO CONTROL EROSION ON THEIR ITEMS OF WORK. THESE DEVICES SHALL BE MAINTAINED UNTIL THE FINAL DEVICES ARE IN PLACE.

CONTRACTOR TO KEEP SWPPP REPORTS AND MDNR PERMIT IN THE ON-SITE CONSTRUCTION OFFICE TRAILER. TRAILER LOCATION TO BE DETERMINED BY CONTRACTOR

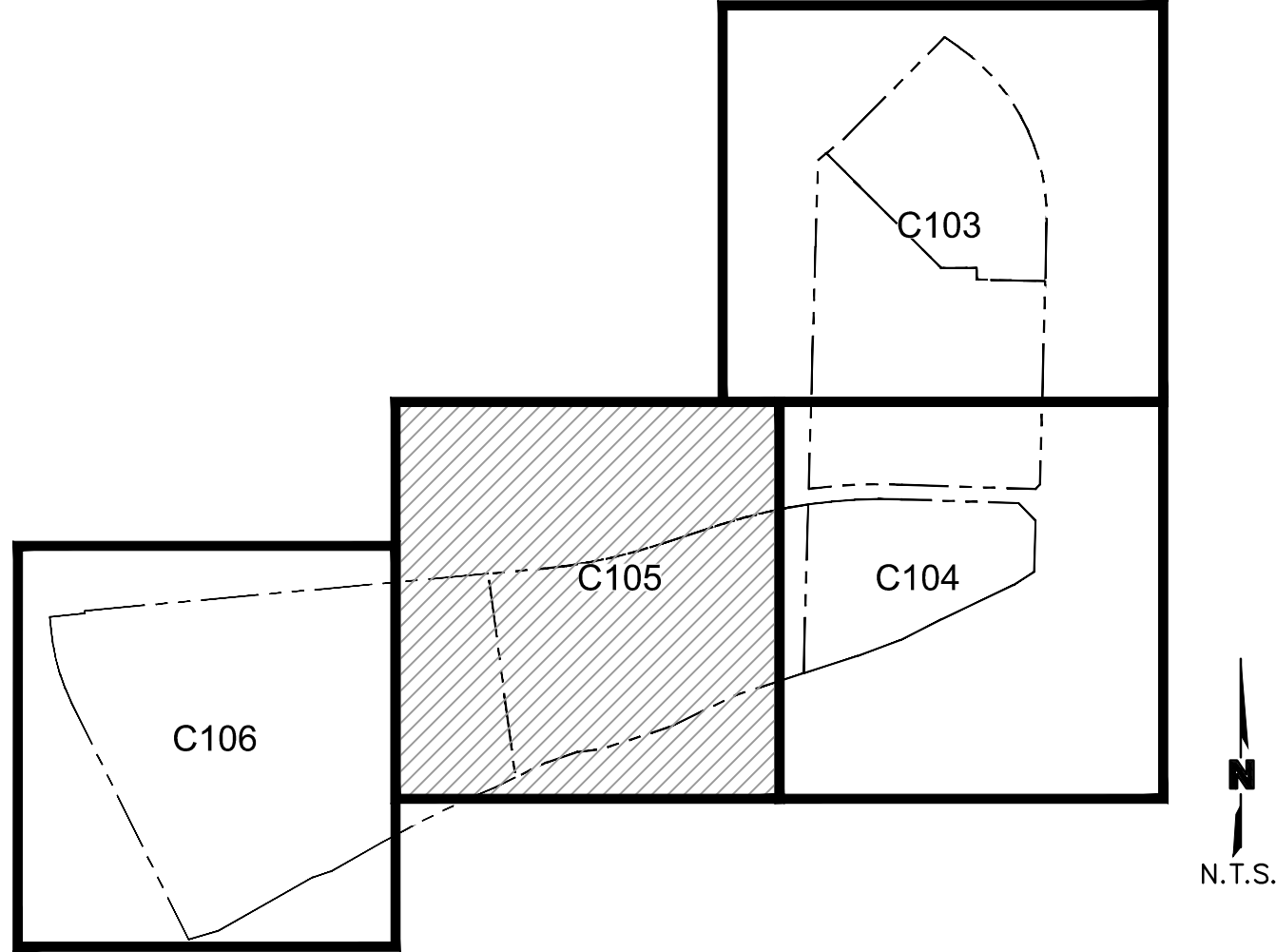
TREE CLEARING TO HAPPEN BETWEEN NOVEMBER 1 AND MARCH 31. TREES CLEARED BETWEEN APRIL 1 AND OCTOBER 31 MUST BE TREES GREATER THAN 1,000 FEET FROM FORESTED OR WOODED AREAS OR TREES LESS THAN 3 INCHES IN DIAMETER, AT BREAST HEIGHT, AND NOT MIXED WITH LARGER TREES. IF LARGER TREES NEED TO BE CLEARED, A SURVEY 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.

ALL DISTURBED AREAS DUE TO TREE CLEARING TO BE COVERED  
WITH WOOD CHIP MULCH TO STABILIZE AREA.







EROSION CONTROL PHASING CHART				
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1 - TREE CLEARING	1A	CONSTRUCTION ENTRANCE	1	INSTALL PER APWA DETAIL ESC-01
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	1D	TEMPORARY CONSTRUCTION FENCING	1	

LEGEND	
PROPOSED	
	SILT FENCE
	TEMPORARY CONSTRUCTION FENCE
	ROCK DITCH CHECK
	TEMPORARY STONE CONSTRUCTION ENTRANCE
	TREE REMOVAL
	FUTURE TREE REMOVAL

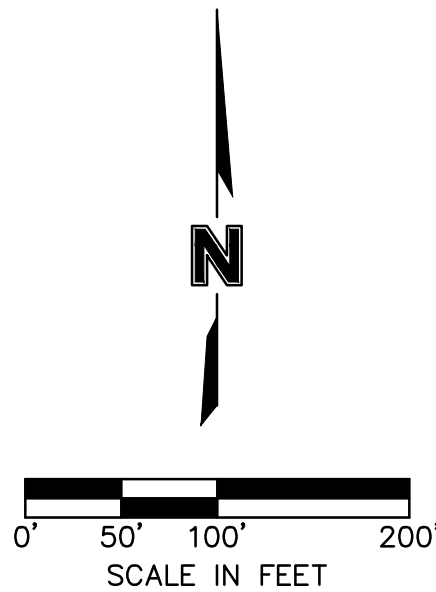
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STATE OF MISSOURI  
NICHOLAS D. HEISER  
02/21/2023  
NUMBER PE-2017-000555  
PROFESSIONAL ENGINEER

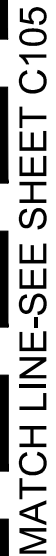
BY  
REVISIONS DESCRIPTION  
DATE  
REV. NO.  
2023

EROSION CONTROL PLAN - PHASE 1  
DISCOVERY PARK ZONE 1-4 & ARIA 1ST PLAT LOT 1  
SITE DISTURBANCE PLAN  
LEE'S SUMMIT, MISSOURI

drawn by: BMW  
checked by: BMW  
approved by: NDH  
QA/QC by: NDH  
project no.: A21-04843  
drawing no.: C\_ERC01\_A2104843  
date: 01.20.2023

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NOTE:

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.

CONTRACTOR TO KEEP SWPPP REPORTS AND MDRN PERMIT IN THE ON-SITE CONSTRUCTION OFFICE TRAILER. TRAILER LOCATION TO BE DETERMINED BY CONTRACTOR

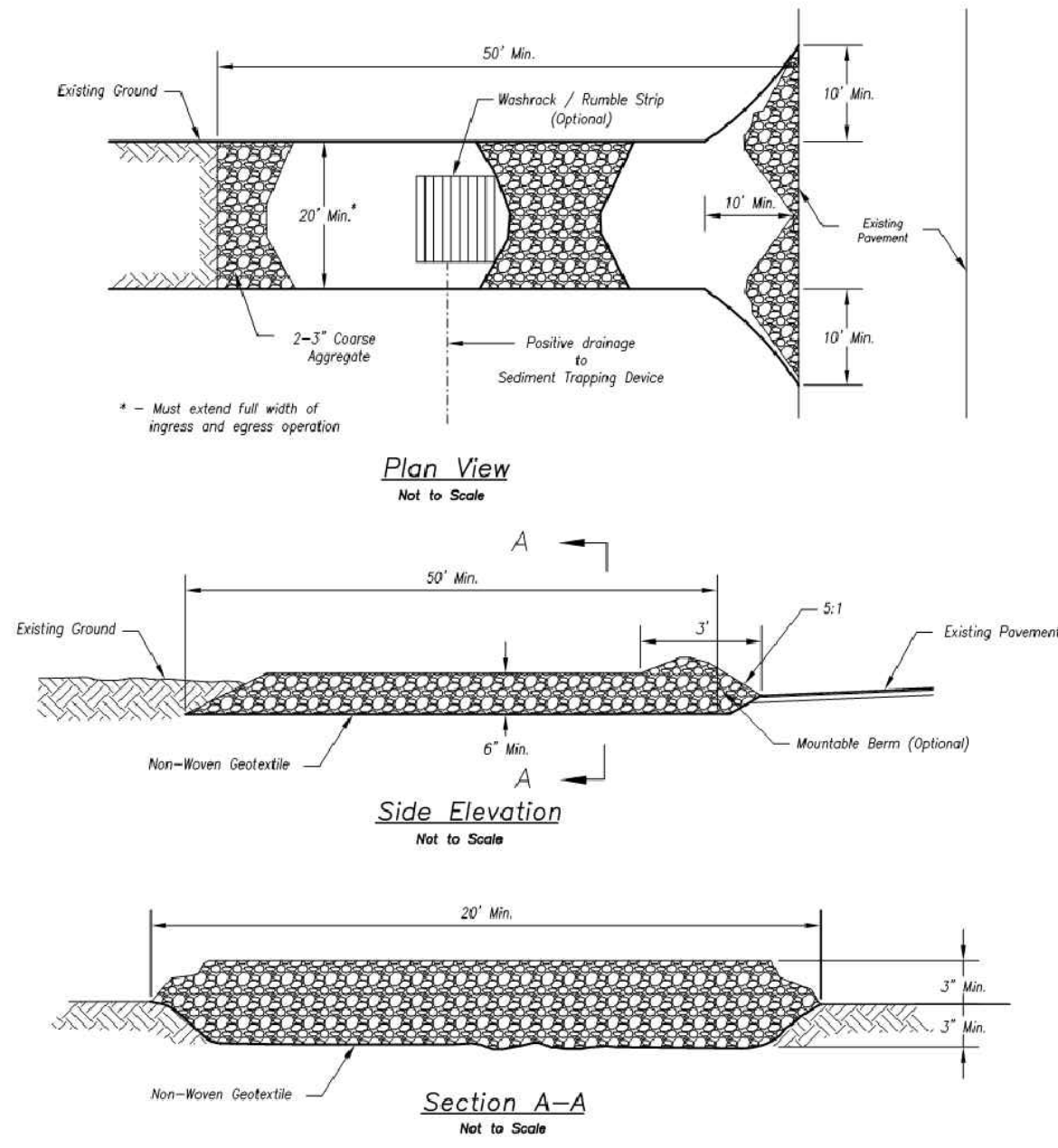
TREE CLEARING TO HAPPEN BETWEEN NOVEMBER 1 AND MARCH 31. TREES CLEARED BETWEEN APRIL 1 AND OCTOBER 31 MUST BE REPLANTED. NO MORE THAN 1,000 FEET FROM FORESTED OR WOODED AREAS OR TREES LESS THAN 3 INCHES IN DIAMETER, AT GREATEST HEIGHT, AND NOT MIXED WITH LARGER TREES. IF LARGER TREES NEED TO BE CLEARED, A SURVEY OF THE TREES MUST BE CONDUCTED TO MAKE SURE THERE ARE NO BAT ROOSTS IN THE TREES.

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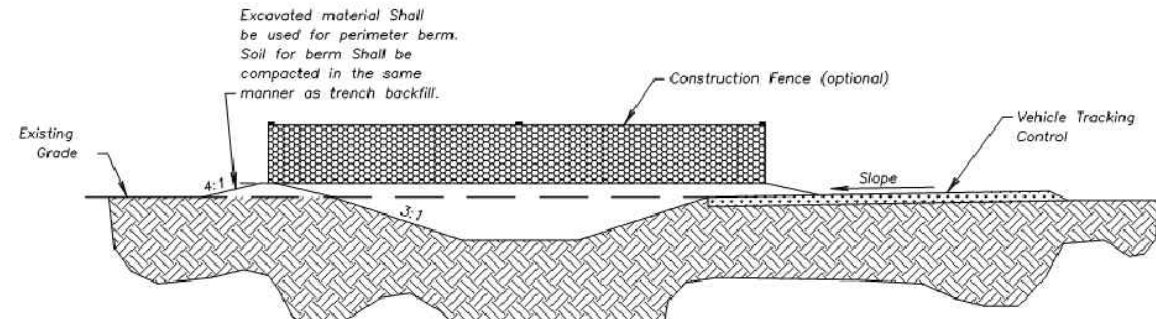




- ### Notes for Construction Entrance:
1. Avoid loading on steep slopes, at curves on public roads, or over/under distressed ones
  2. Remove all vegetation and other unsuitable material from the foundation area, grade, and crown for positive drainage.
  3. If slope towards the public road exceeds 2%, construct a 6'-to 8'-inch high ridge with 3:1-HV 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

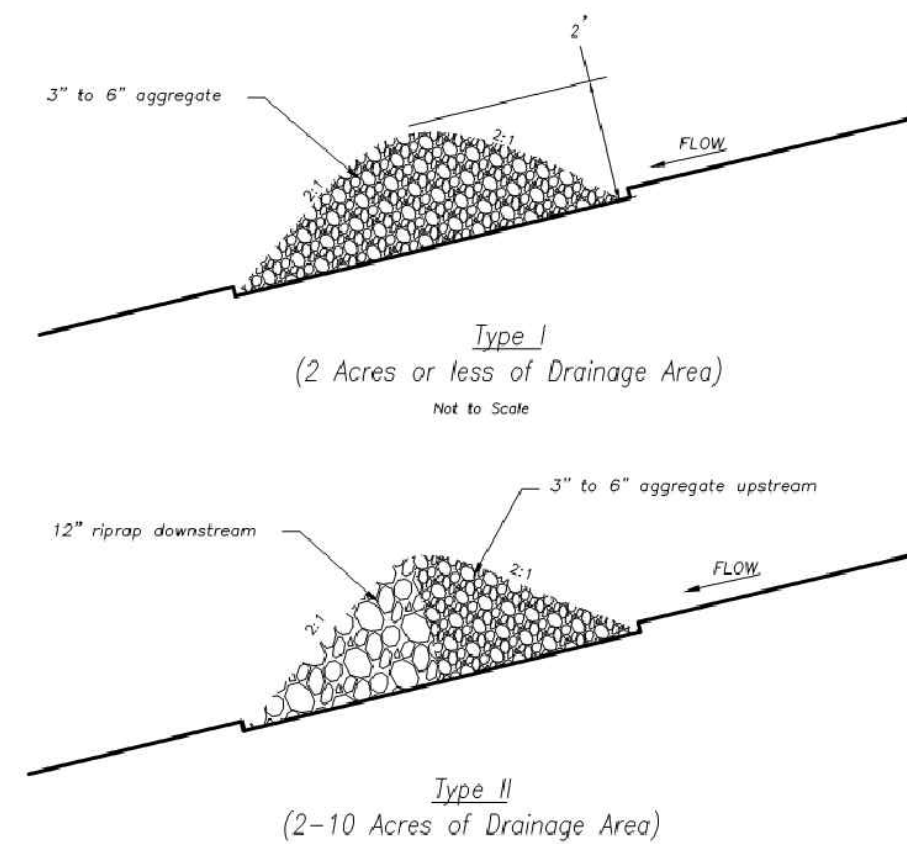


- ### Notes for Concrete Washout:
1. Concrete washout areas shall be installed prior to any concrete placement on site.
  2. Concrete washout area shall include a flat subsurface pit sized according to the amount of concrete to be placed on site. The slopes leading out of the subsurface pit shall be 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 wherever 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 60 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 sealed 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 fopsol, any disturbed areas shall be restored to the original condition, 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

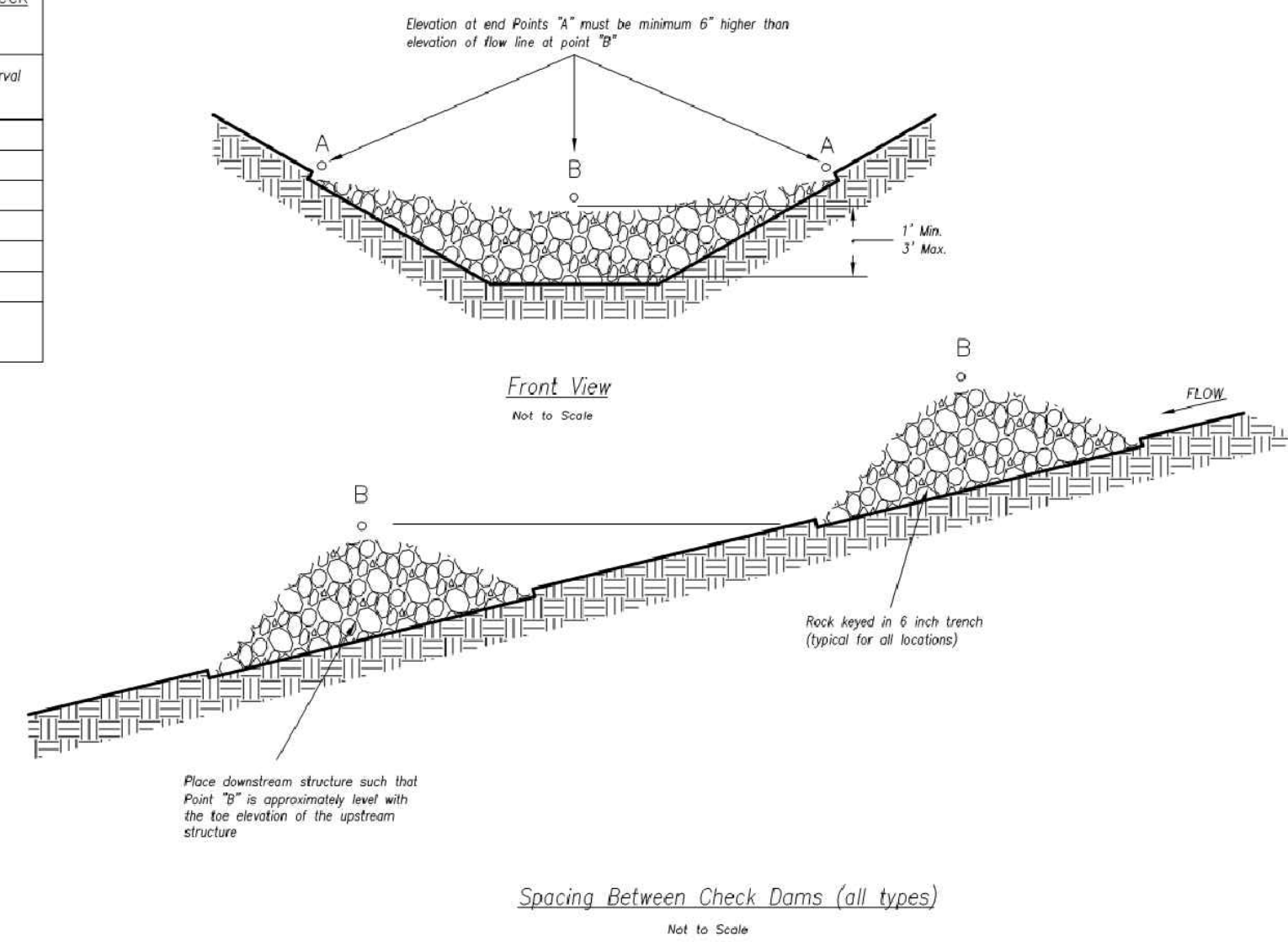


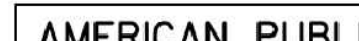
Ditch Centerline Slope ( % )	Spacing Interval (Feet)
5.0	60
6.0	50
7.0	43
8.0	36
9.0	33
10.0	29

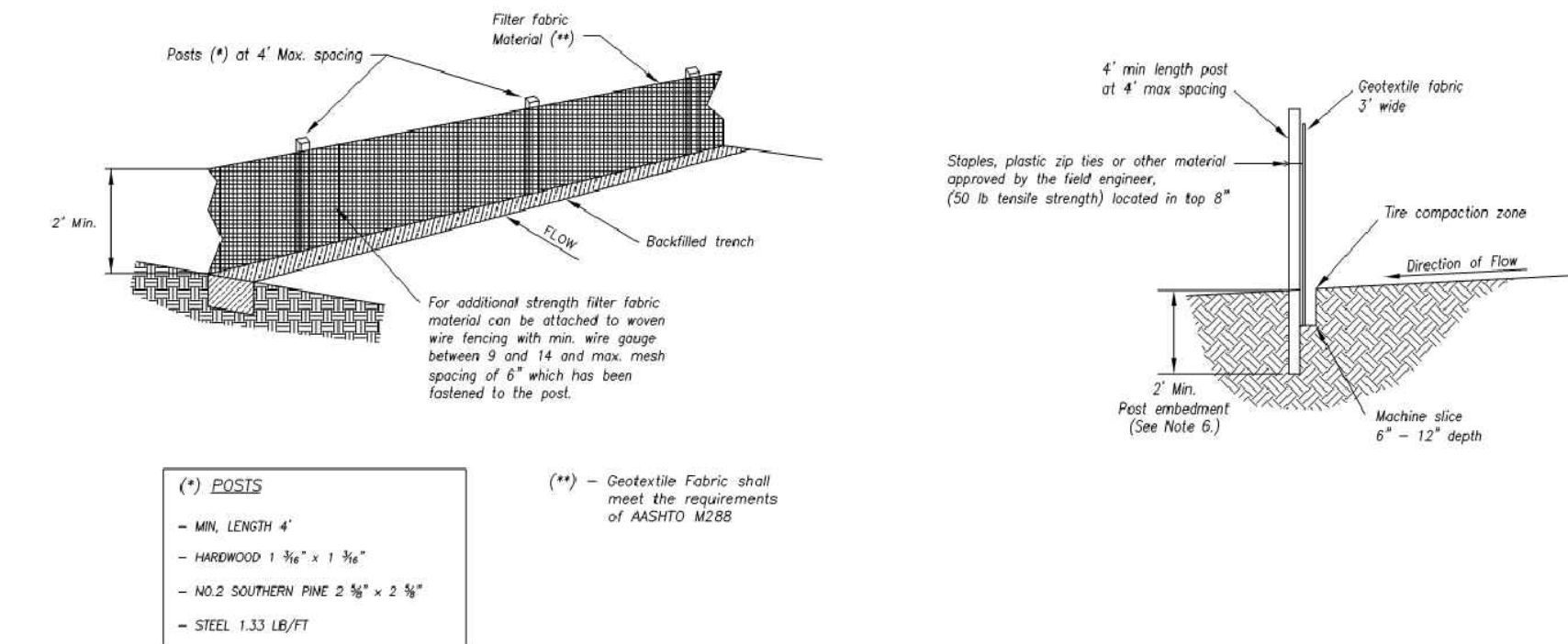
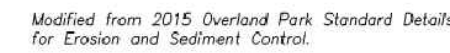
Note: Use this spacing only for Rock Ditch Checks.

- Notes:
1. Rock check dams shall be used only for drainage areas less than 10 acres unless approved by the City Engineer.
  2. Use rock checks only in situations where the ditch slope exceeds 5%.

- Maintenance:
1. Remove and dispose of sediment deposits when the deposit approaches  $\frac{1}{2}$  the height of the ditch check.
  2. Replace and reshape as necessary to maintain function and integrity of installation.

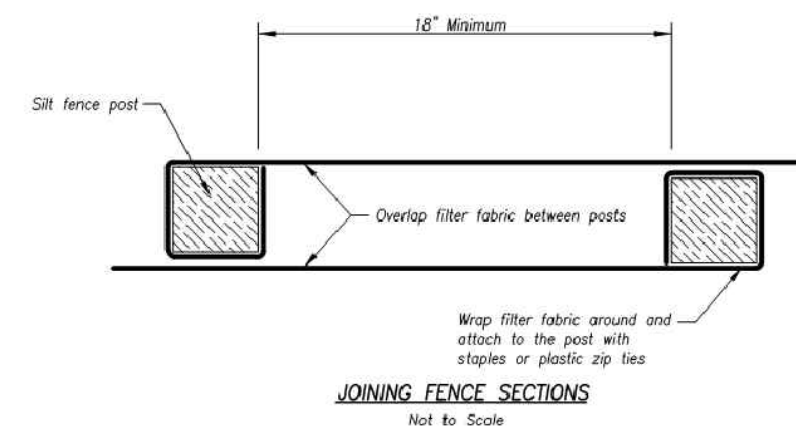
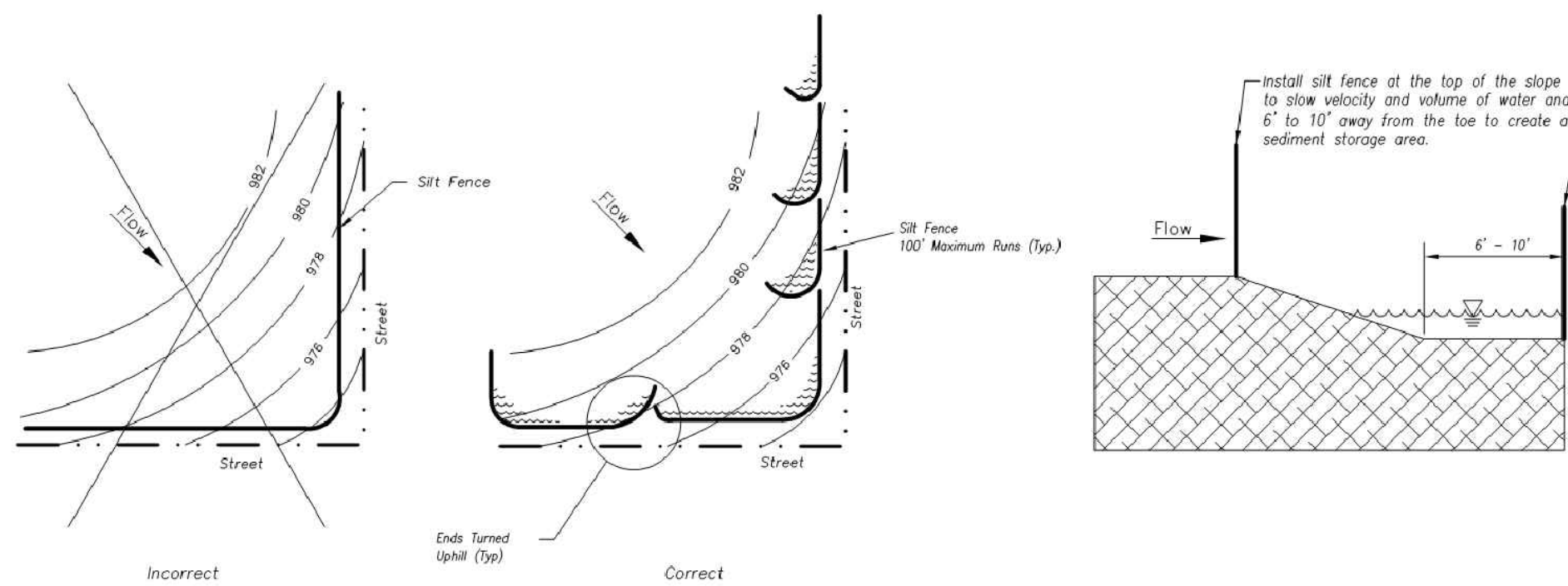



AMERICAN PUBLIC WORKS ASSOCIATION	
	KANSAS CITY METRO CHAPTER
ROCK DITCH CHECKS	STANDARD DRAWING NUMBER ESC-10 ADOPTED: 10/24/2016



- 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. Treaching 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  $\frac{1}{3}$  the height of silt fence.
  2. Repair as necessary to maintain function and structure.



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

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