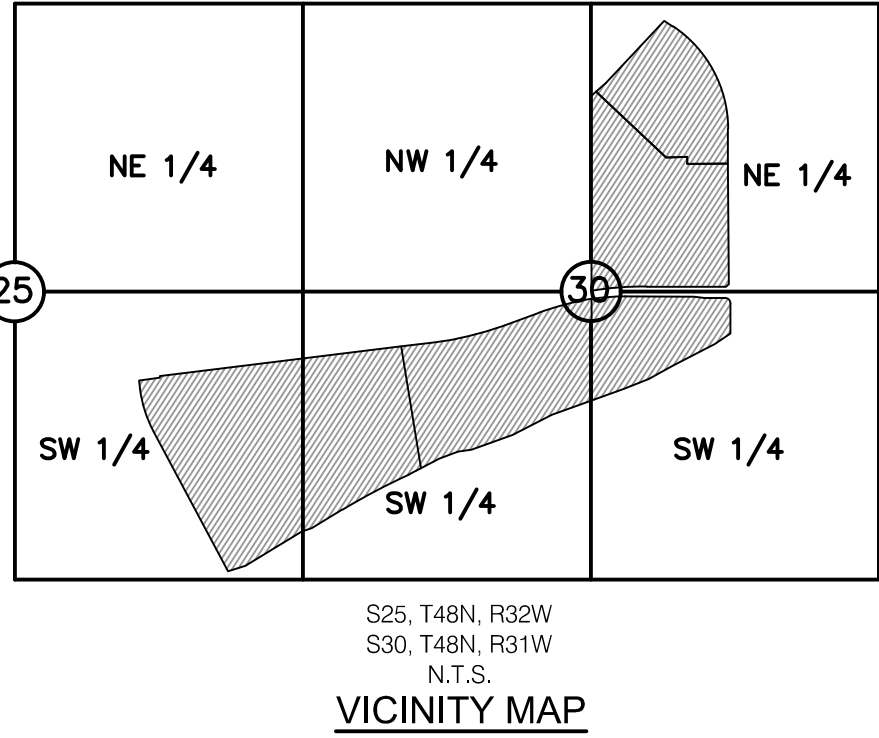


DWG: F:\2021\04501-05000\021-04843-A\40-Design\AutoCAD\Preliminary Plans\GNV\Site Disturbance Plan\C_TTL01_A2104643.dwg
DATE: Feb 21, 2023 8:47am
USER: nheiser
XREFS: C_PIBLK_A2104643



PROJECT TEAM & UTILITY CONTACT LIST	
OWNER/DEVELOPER INTRINSIC DEVELOPMENT 3622 ENDEAVOR AVE. STE. 101 COLUMBIA, MO 65201 CONTACT: BRIAN MAENNER PHONE: 573.681.0280 EMAIL: BPMAENNER@INTRINSICDEVELOPMENT.COM	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
ENGINEER OLSSON 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: NICHOLAS HEISER PHONE: 816.361.1177 EMAIL: NHEISER@OLSSON.COM	NAME: AT&T PHONE: 800-286-8313 NAME: EVERGY PHONE: 816-471-5275 NAME: SPECTRUM (TWC) PHONE: 877-772-2253
SURVEYOR OLSSON 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: JASON ROUDEBUSH PHONE: 816.361.1177 EMAIL: JROUDEBUSH@OLSSON.COM	NAME: GOOGLE FIBER PHONE: 877-454-6959

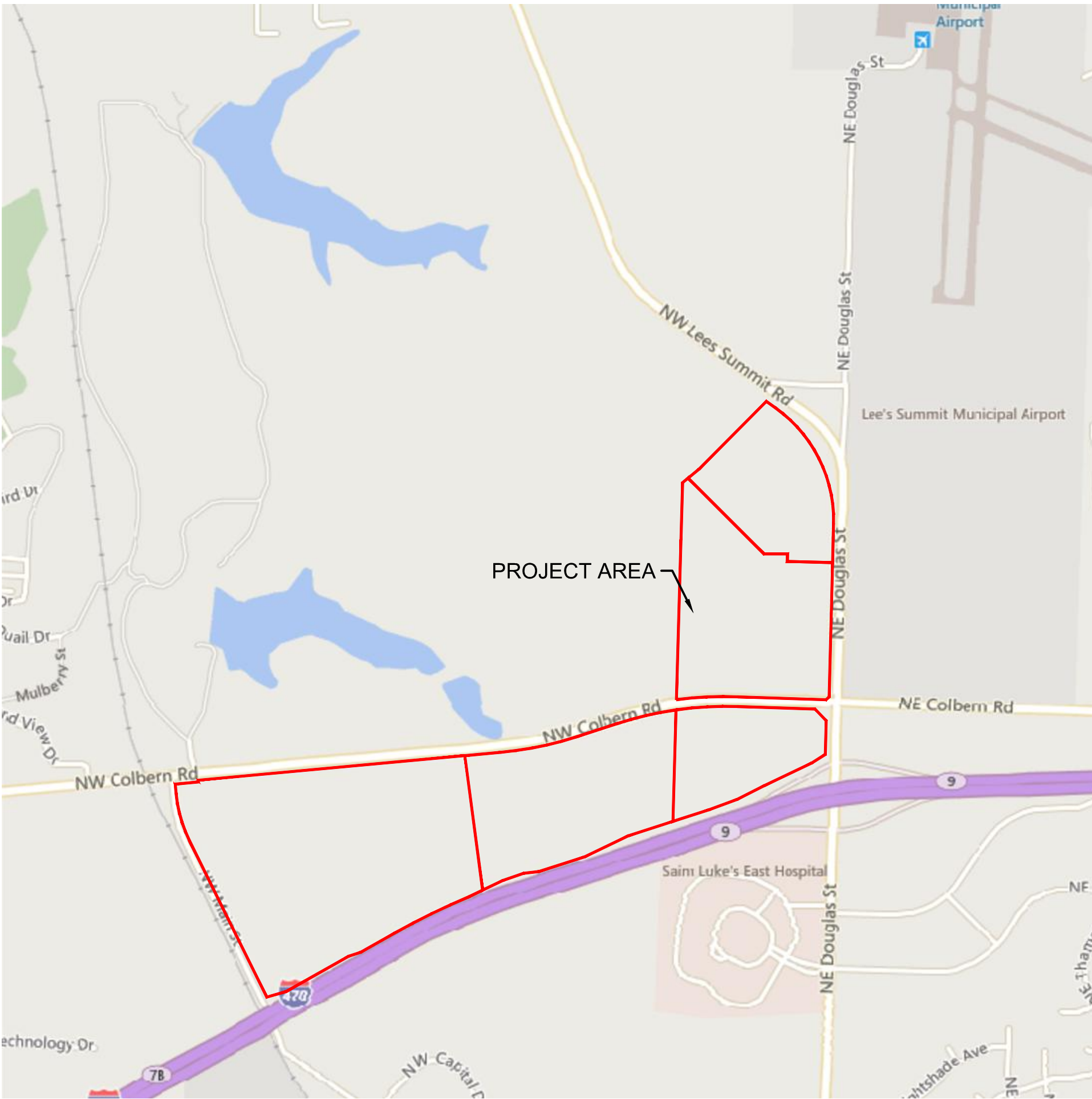
DISCOVERY PARK ZONE 1-4 & ARIA 1ST PLAT LOT 1 SITE DISTURBANCE PLANS

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

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

03/20/2023



Sheet List Table	
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
C105	EROSION CONTROL PLAN - PHASE 1
C106	EROSION CONTROL PLAN - PHASE 1
C107	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:

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.

PROPERTY DESCRIPTION

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 ALONG SAID LINE, 116.89 FEET; THENCE NORTH 44 DEGREES 49 MINUTES 51 SECONDS EAST, 792.38 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NW LEE'S SUMMIT ROAD AS ESTABLISHED BY DOCUMENT NUMBER 2015E0017982 IN THE JACKSON COUNTY RECORDER OF DEEDS OFFICE; THENCE
ON SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 54 DEGREES 34 MINUTES 12 SECONDS EAST, 95.69 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 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, 889.18 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, 1,114.58
FEET; THENCE SOUTH 46°40'17" WEST, 35.22 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF NE COLBURN 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, 730.85 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
FEET TO THE POINT OF BEGINNING, CONTAINING 1,717,197 SQUARE FEET OR 39.42 ACRES, MORE OR LESS.

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
ROUDEBUSH, P.L.S. 2002014092 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
LINE ALSO BEING THE EAST LINE OF SAID SOUTHWEST QUARTER, 1,633.15 FEET TO A POINT ON THE NORTHERLY RIGHT-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,
SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING NORTH 01°36'54" EAST ON THE WEST LINE OF SAID SOUTHEAST QUARTER, AND THE EAST LINE OF SAID SOUTHWEST QUARTER, 925.47 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY
LINE OF NW COLBURN ROAD AS ESTABLISHED BY DOCUMENT NO. 19300284624; 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 10°02'09" AND AN ARC DISTANCE OF 512.33 FEET; THENCE
SOUTH 88°06'56" EAST, ON SAID SOUTHERLY RIGHT-OF-WAY LINE, 642.13 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
SOUTH 43°46'24" EAST, ON SAID WESTERLY RIGHT-OF-WAY LINE, 133.40 FEET; THENCE SOUTH 01°29'58" WEST, ON SAID WESTERLY RIGHT-OF-WAY LINE, 280.00 FEET TO A POINT ON THE AFORESAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 470; THENCE SOUTH 57°43'10" WEST, ON SAID
NORTHWESTERLY RIGHT-OF-WAY LINE, 134.56 FEET; THENCE SOUTH 64°30'32" WEST, ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 434.06 FEET; THENCE SOUTH 69°50'03" WEST, ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 254.50 FEET; THENCE SOUTH 69°50'03" WEST, 250.20 FEET; THENCE SOUTH 72°07'30"
WEST, 311.41 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 ROUDEBUSH, P.L.S. 2002014092 AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER,
SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE NORTH 01°36'54" EAST ON THE EAST LINE OF SAID SOUTHWEST QUARTER, SAID LINE ALSO BEING THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30, 1,633.15 FEET TO A POINT ON THE
NORTHERLY RIGHT-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, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED;
THENCE SOUTH 72°07'30" WEST, ON SAID NORTHERLY RIGHT-OF-WAY LINE, 388.59 FEET; THENCE SOUTH 64°17'45" WEST, ON SAID NORTHERLY RIGHT-OF-WAY LINE, 403.76 FEET; THENCE SOUTH 72°07'30" WEST, ON SAID NORTHERLY RIGHT-OF-WAY LINE, 400.00 FEET; THENCE SOUTH 83°46'34" WEST, ON SAID
NORTHERLY RIGHT-OF-WAY LINE, 123.79 FEET; THENCE WESTERLY ON SAID NORTHERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 72°07'29" WEST WITH A RADIUS OF 5,879.58 FEET, A CENTRAL ANGLE OF 01°47'15" AND AN ARC DISTANCE OF 183.44 FEET;
THENCE SOUTH 64°11'08" WEST, ON SAID NORTHERLY RIGHT-OF-WAY LINE, 308.18 FEET; THENCE SOUTHWESTERLY ON SAID NORTHERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 67°20'14" WEST WITH A RADIUS OF 5,854.58 FEET, A CENTRAL ANGLE OF
06°45'11" AND AN ARC DISTANCE OF 690.04 FEET; THENCE SOUTH 60°35'03" WEST, ON SAID NORTHERLY RIGHT-OF-WAY LINE, 324.69 FEET; THENCE SOUTH 71°53'38" WEST, ON SAID NORTHERLY RIGHT-OF-WAY LINE, 101.98 FEET; THENCE SOUTH 60°35'03" WEST, ON SAID NORTHERLY RIGHT-OF-WAY LINE, 600.00
FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 470 AS ESTABLISHED BY DOCUMENT NO. 197900073237, IN BOOK 1220 AT PAGE 1331, THENCE SOUTH 73°58'35" WEST, ON SAID NORTHERLY RIGHT-OF-WAY LINE 164.60 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY
LINE OF NW MAIN STREET ALSO KNOWN AS OLD LEE'S SUMMIT ROAD AS NOW ESTABLISHED; THENCE NORTH 26°17'46" WEST, ON SAID EASTERLY RIGHT-OF-WAY LINE, 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 1,116.30 FEET, A CENTRAL ANGLE OF 21°01'41" AND AN ARC DISTANCE OF 409.69 FEET; THENCE NORTH 05°16'05" WEST, ON SAID EASTERLY RIGHT-OF-WAY LINE, 77.50 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NW COLBURN ROAD AS NOW ESTABLISHED; THENCE
NORTH 84°43'55" EAST, ON SAID SOUTHERLY RIGHT-OF-WAY LINE, 193.00 FEET; THENCE NORTH 05°16'05" WEST, ON SAID SOUTHERLY RIGHT-OF-WAY LINE, 15.00 FEET; THENCE NORTH 84°43'55" EAST, ON SAID SOUTHERLY RIGHT-OF-WAY LINE, 2,519.90 FEET; THENCE EASTERLY, ON SAID SOUTHERLY
RIGHT-OF-WAY LINE, ON A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 2,904.93 FEET, A CENTRAL ANGLE OF 12°44'58" AND AN ARC DISTANCE OF 646.40 FEET; THENCE NORTH 71°58'57" EAST, ON SAID SOUTHERLY RIGHT-OF-WAY LINE, 349.26 FEET; THENCE
EASTERLY, ON SAID SOUTHERLY 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, SAID POINT ALSO BEING ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE SOUTH 01°36'54" WEST, ON THE EAST LINE OF SAID SOUTHWEST QUARTER AND ON THE WEST LINE OF SAID SOUTHEAST QUARTER, 925.47 FEET TO THE POINT OF BEGINNING. CONTAINING
5,064,487 SQUARE FEET OR 116.264 ACRES, MORE OR LESS.

olsson

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

STATE OF MISSOURI
NICHOLAS D. HEISER
02/21/2023
NUMBER PE-2017-00055
PROFESSIONAL ENGINEER

BY
REV. NO.
DATE
REVISIONS DESCRIPTION
REVISIONS

TITLE SHEET
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_TTL01_A2104843
date: 01/20/2023

SHEET
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.

RELEASED FOR CONSTRUCTION

As Noted on Plan Review

Development Services Department

Lee's Summit, Missouri

03/20/2023

olsson

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STATE OF MISSOURI
NICHOLAS D. HEISER
02/21/2023
NUMBER PE-201400555
PROFESSIONAL ENGINEER

BY

REVISIONS DESCRIPTION

DATE

REV. NO.

2023

GENERAL NOTES

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

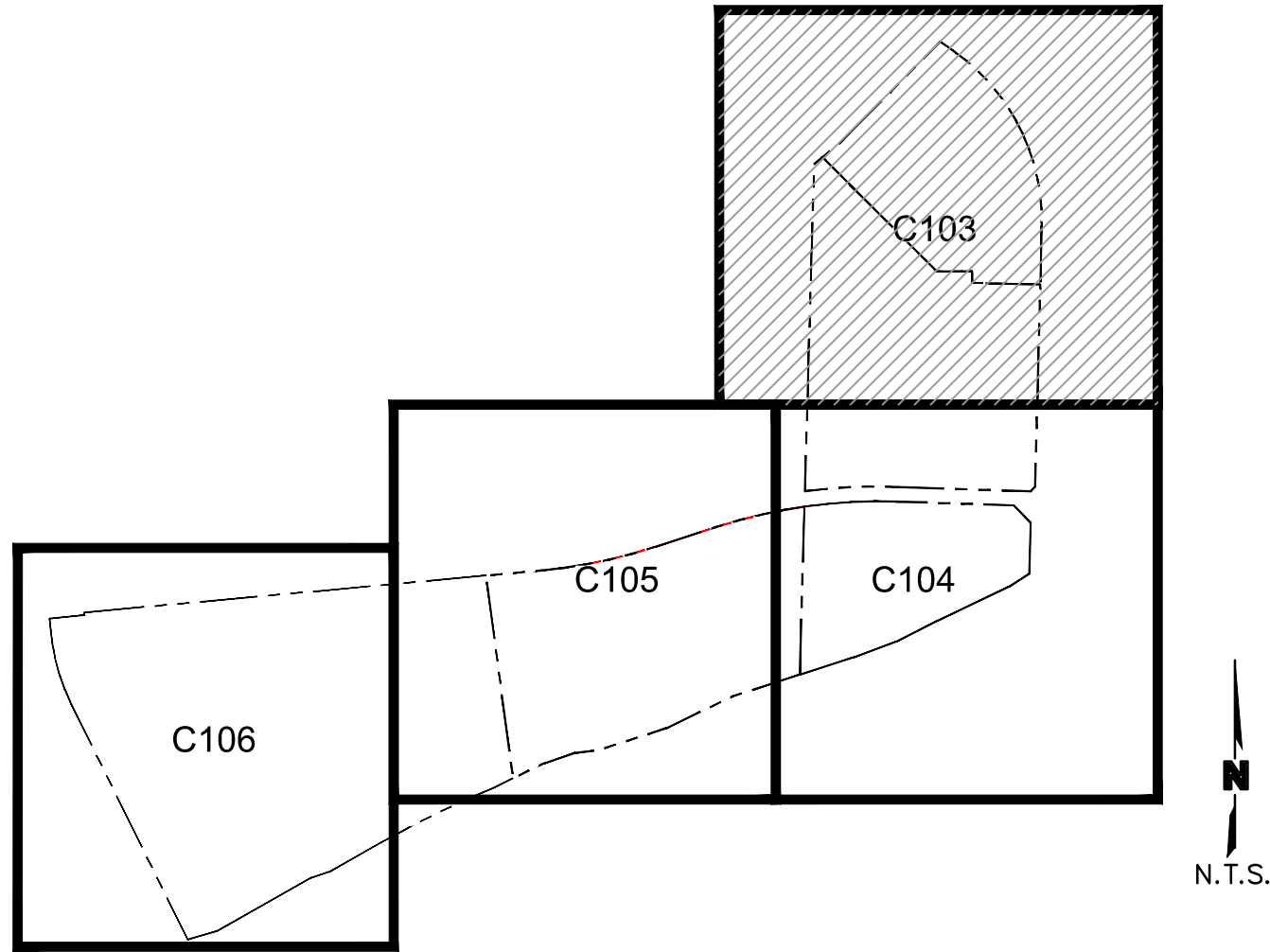
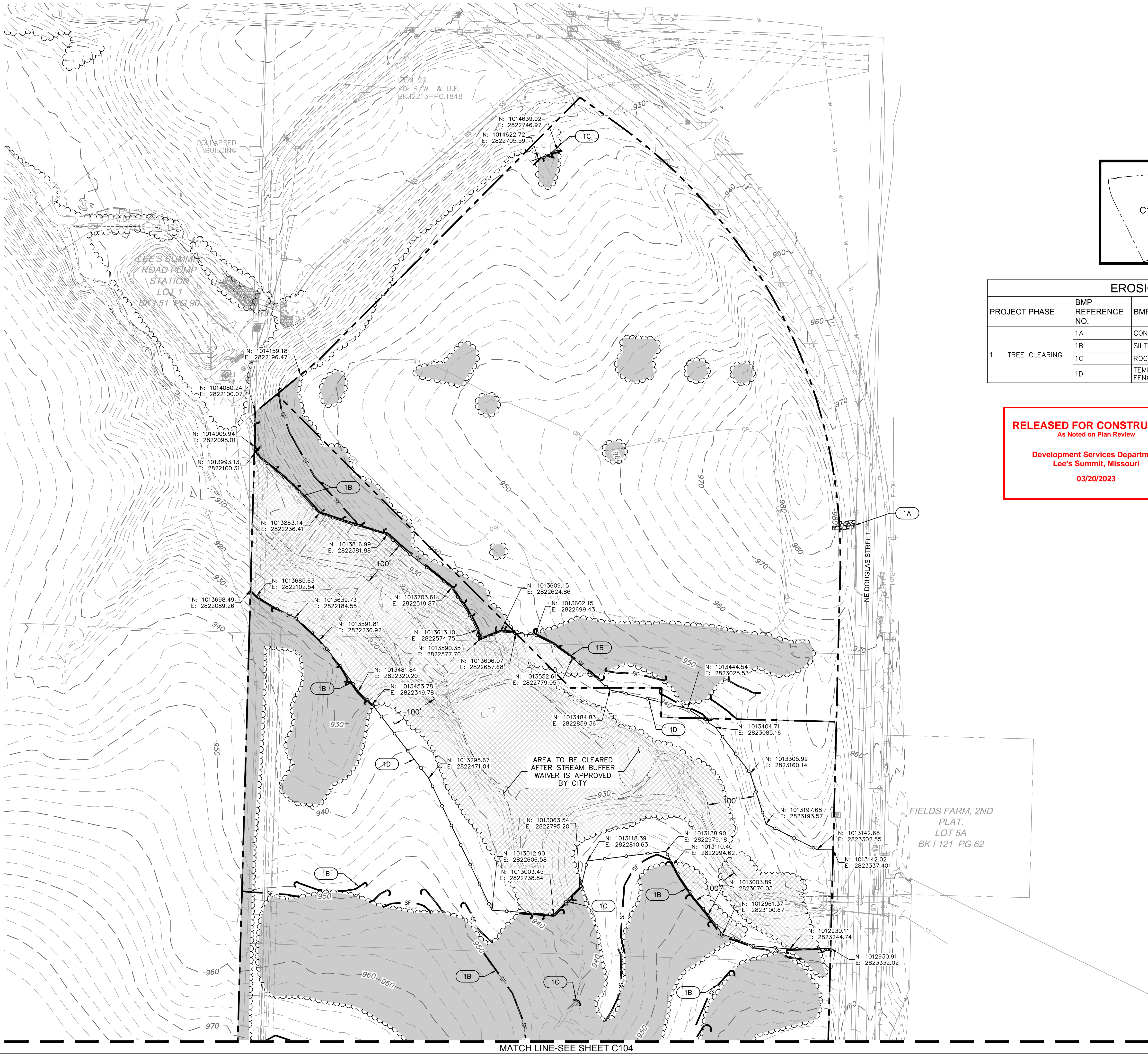
LEE'S SUMMIT, MISSOURI

drawn by: _____ BMW
checked by: _____ BMW
approved by: _____ NDH
QA/QC by: _____ NDH
project no.: _____ A21-04643
drawing no.: C_GEN01_A2104643
date: _____ 01.20.2023

SHEET
C101

REVISIONS

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DATE: Feb 21, 2023 8:48am
USER: rneiser
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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	

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri
03/20/2023

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

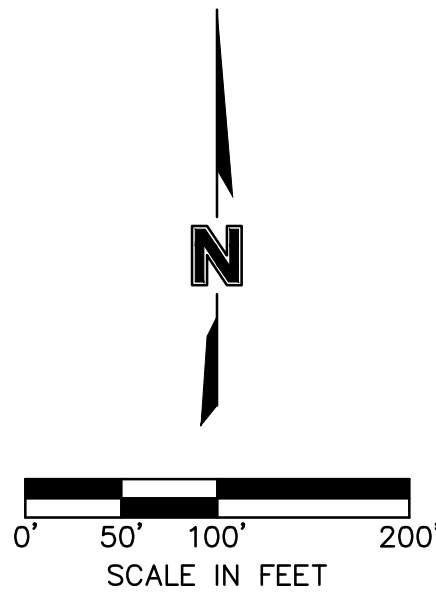
NOTE:
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CONTRACTOR TO KEEP SWPPP REPORTS AND MDNR PERMIT IN THE ON-SITE CONSTRUCTION OFFICE TRAILER. TRAILER LOCATION TO BE DETERMINED BY CONTRACTOR

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



Olsson - Civil Engineering
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North Kansas City, MO 64116
TEL 816.361.1177
www.olson.com

STATE OF MISSOURI
NICHOLAS D. HEISER
02/21/2023
NUMBER PE-2013-000555
PROFESSIONAL ENGINEER

BY

REVISIONS DESCRIPTION

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REV. NO.

2023

EROSION CONTROL PLAN - PHASE 1

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

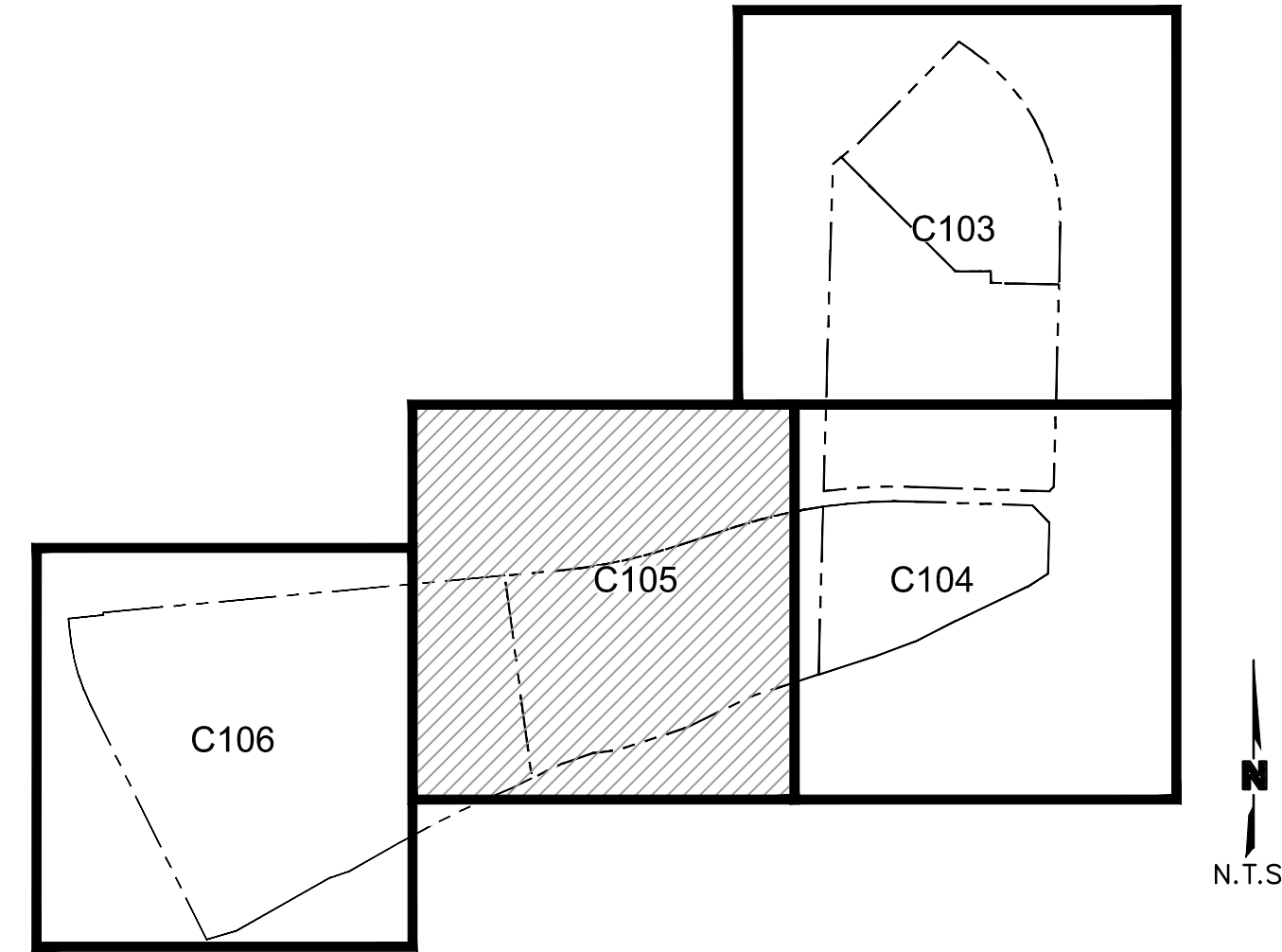
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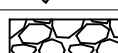

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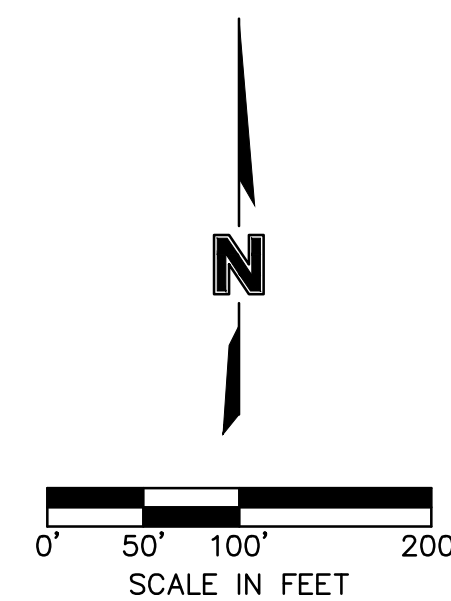
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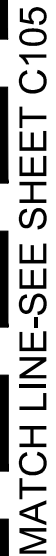
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Lee's Summit, Missouri
03/20/2023





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Lee's Summit, Missouri
03/20/2023

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	TEMPORARY CONSTRUCTION FENCE
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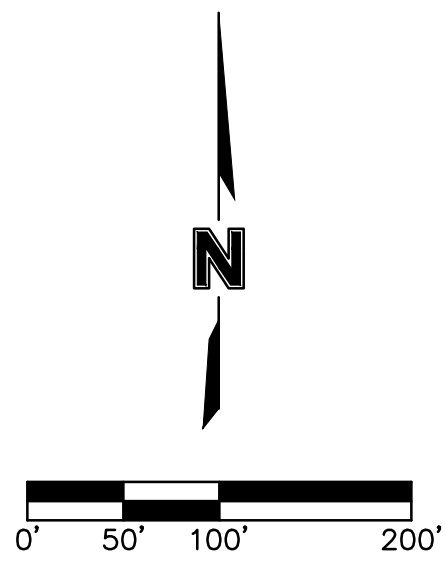
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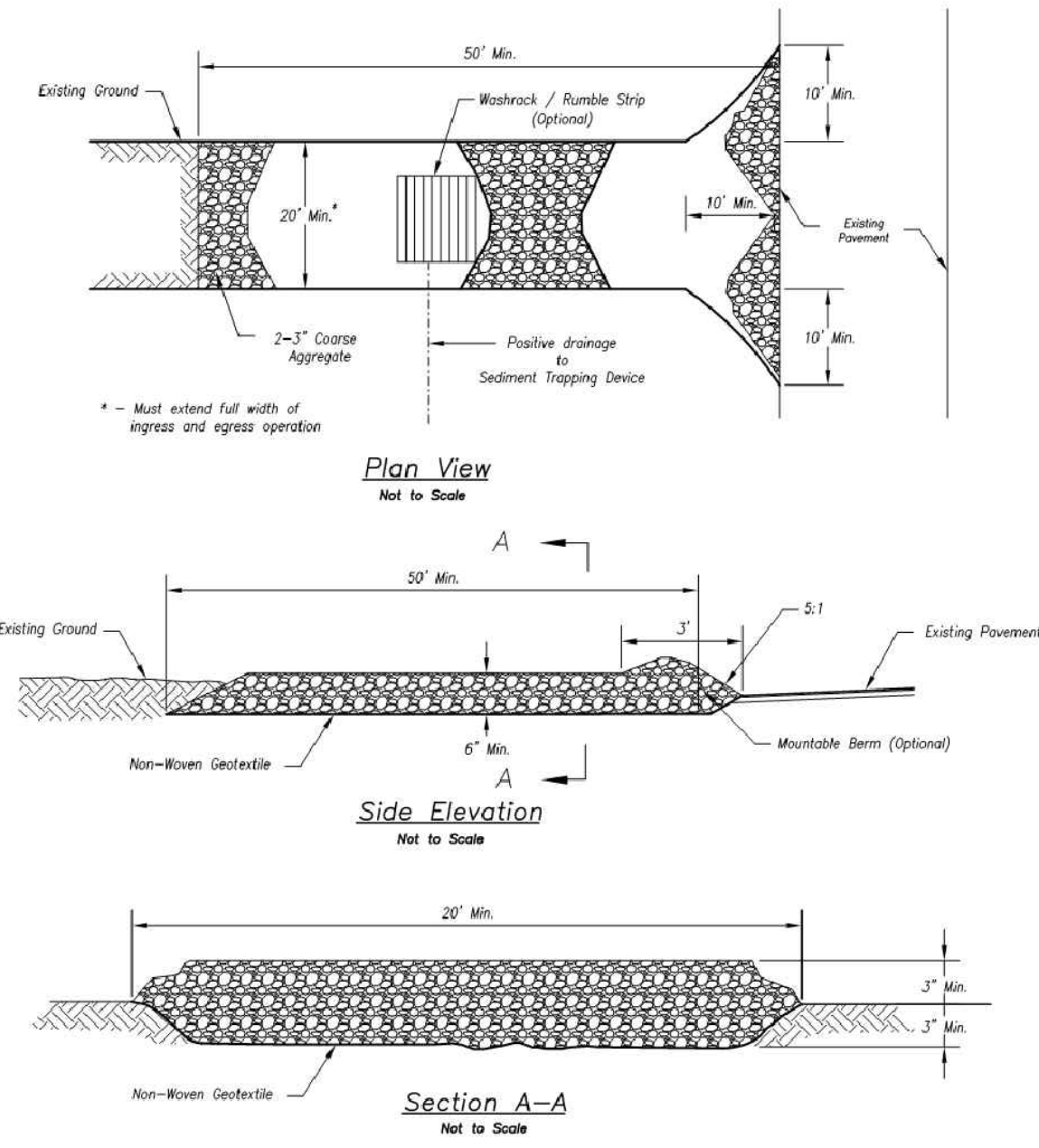
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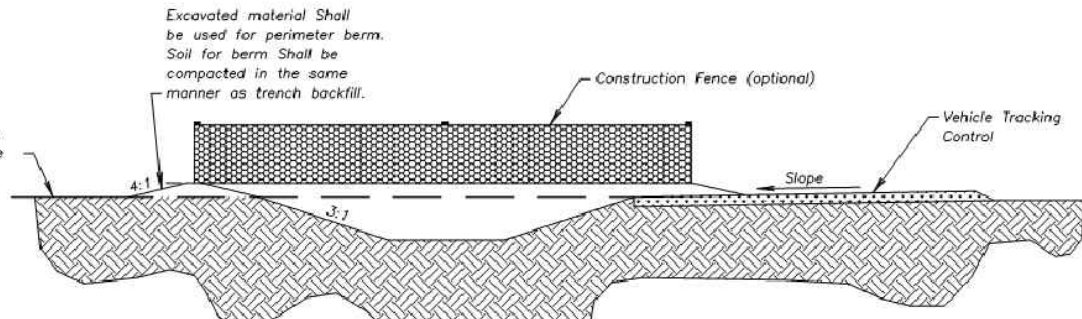
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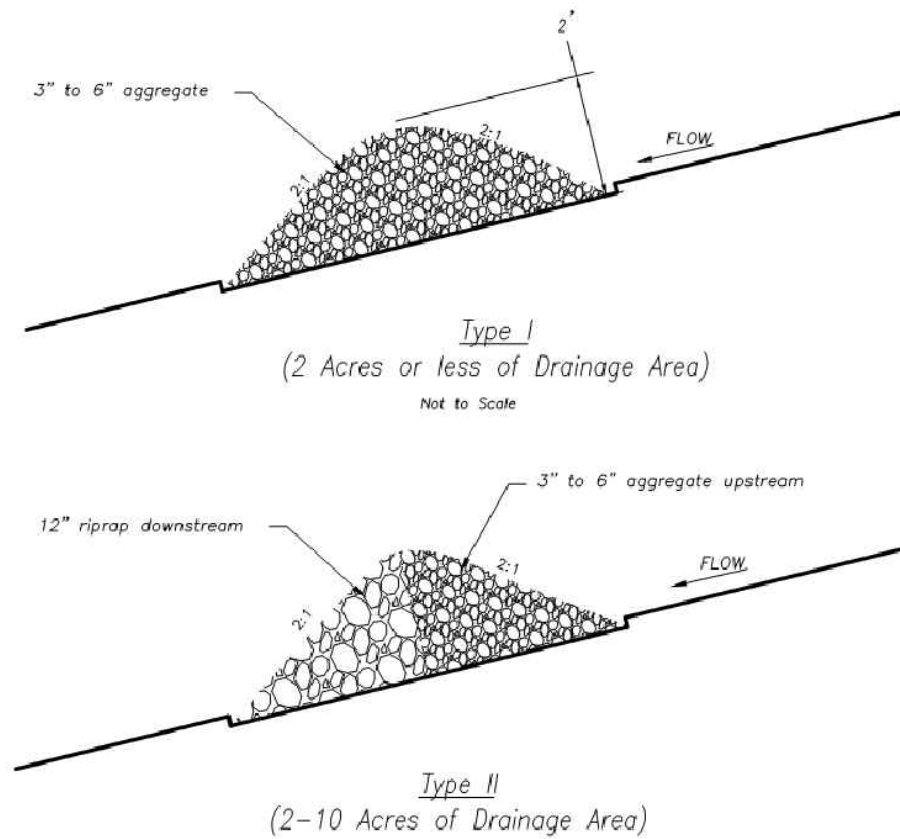
- Notes for Concrete Washout:**
- Concrete washout areas shall be installed prior to any concrete placement on site.
 - Concrete washout areas shall include a flat subsurface pit sloped relative to the amount of concrete to be placed on site. The slopes leading out of the subsurface pit shall be 2:1. The vehicle tracking pad shall be sloped towards the concrete washout area.
 - Vehicle tracking control is required at the access point to all concrete washout areas.
 - 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.
 - A geotextile impervious liner may be required along the bottom and sides of the subsurface pit in sandy or gravelly soils.

- Maintenance for Concrete Washout:**
- Concrete washout materials shall be removed once the materials have filled the washout to approximately 75% full.
 - Concrete washout areas shall be enlarged as necessary to maintain capacity for washed concrete.
 - Concrete washout water, washed 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.
 - Concrete washout areas shall remain in place until all concrete for the project is placed.
 - When concrete washout areas are removed, excavations shall be filled with suitable compacted backfill and topped, any disturbed areas associated with the installation, maintenance, and/or removal of the concrete washout areas shall be stabilized.



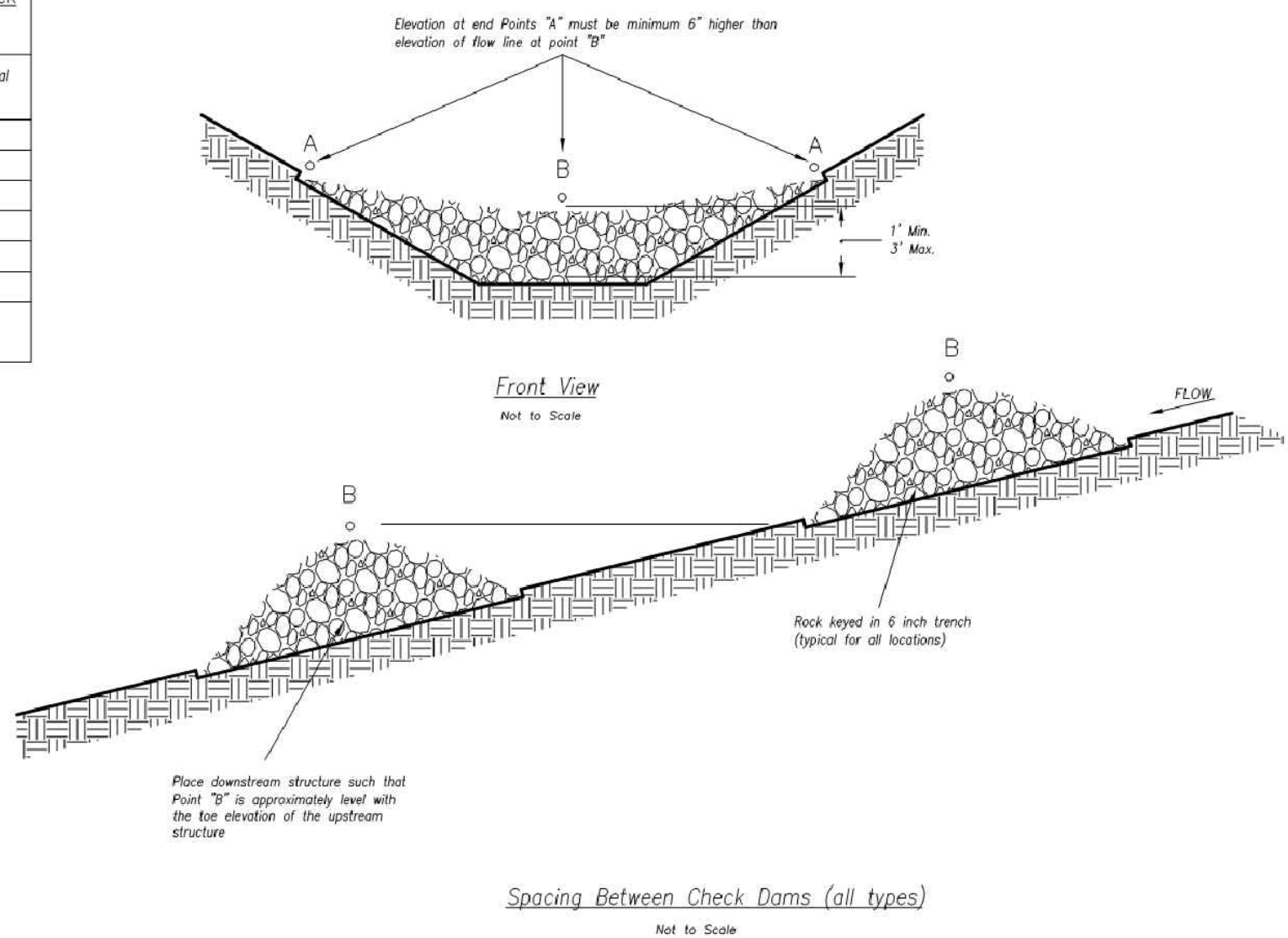
CONCRETE WASHOUT

AMERICAN PUBLIC WORKS ASSOCIATION
KANSAS CITY METRO CHAPTER
CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT
STANDARD DRAWING NUMBER ESC-01
ADOPTED: 10/24/2016



Temporary Rock Ditch Check Spacing	
Ditch Centerline Slope (%)	Spacing Interval (feet)
5.0	80
6.0	50
7.0	43
8.0	36
9.0	33
10.0	29

Note: Use this spacing only for Rock Ditch Checks.

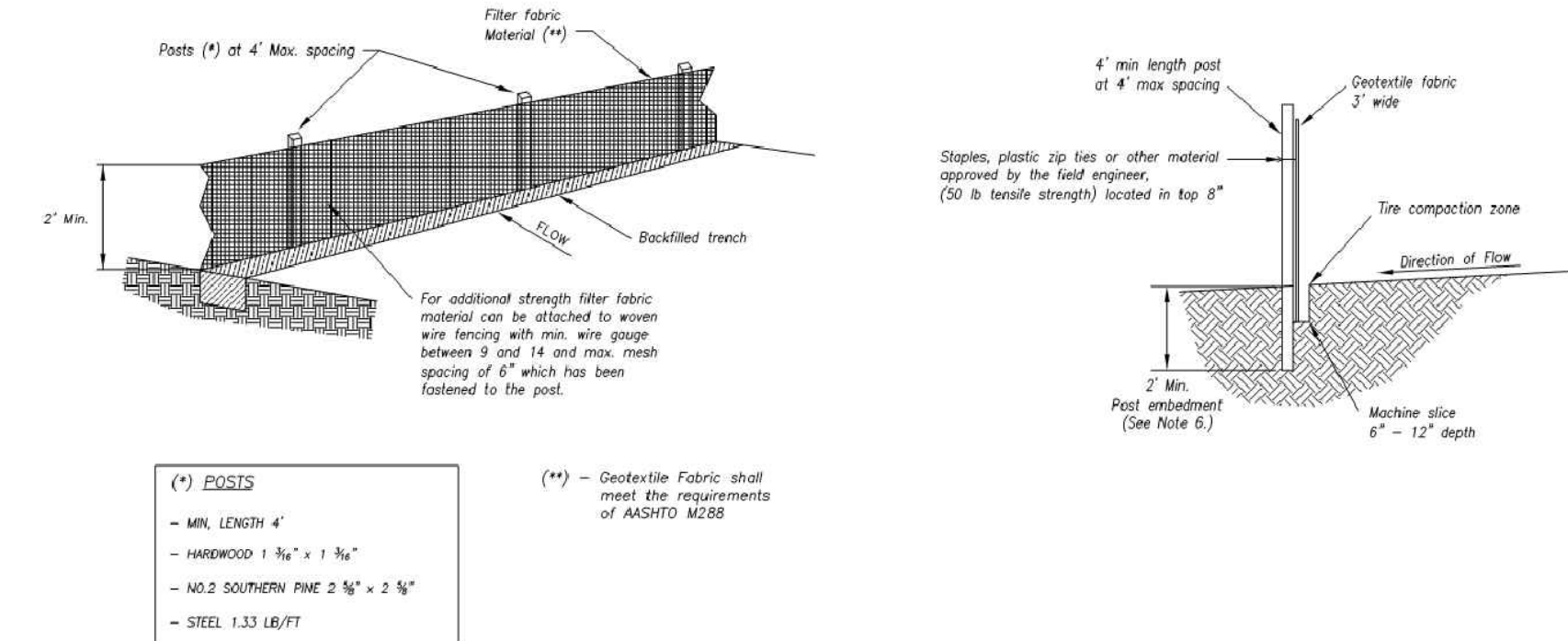


- Notes:**
- Rock check dams shall be used only for drainage areas less than 10 acres unless approved by the City Engineer.
 - Use rock checks only in situations where the ditch slope exceeds 6%.

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

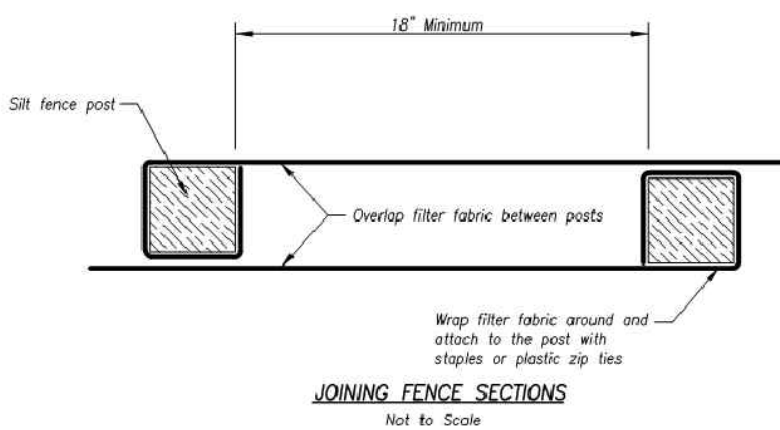
Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

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



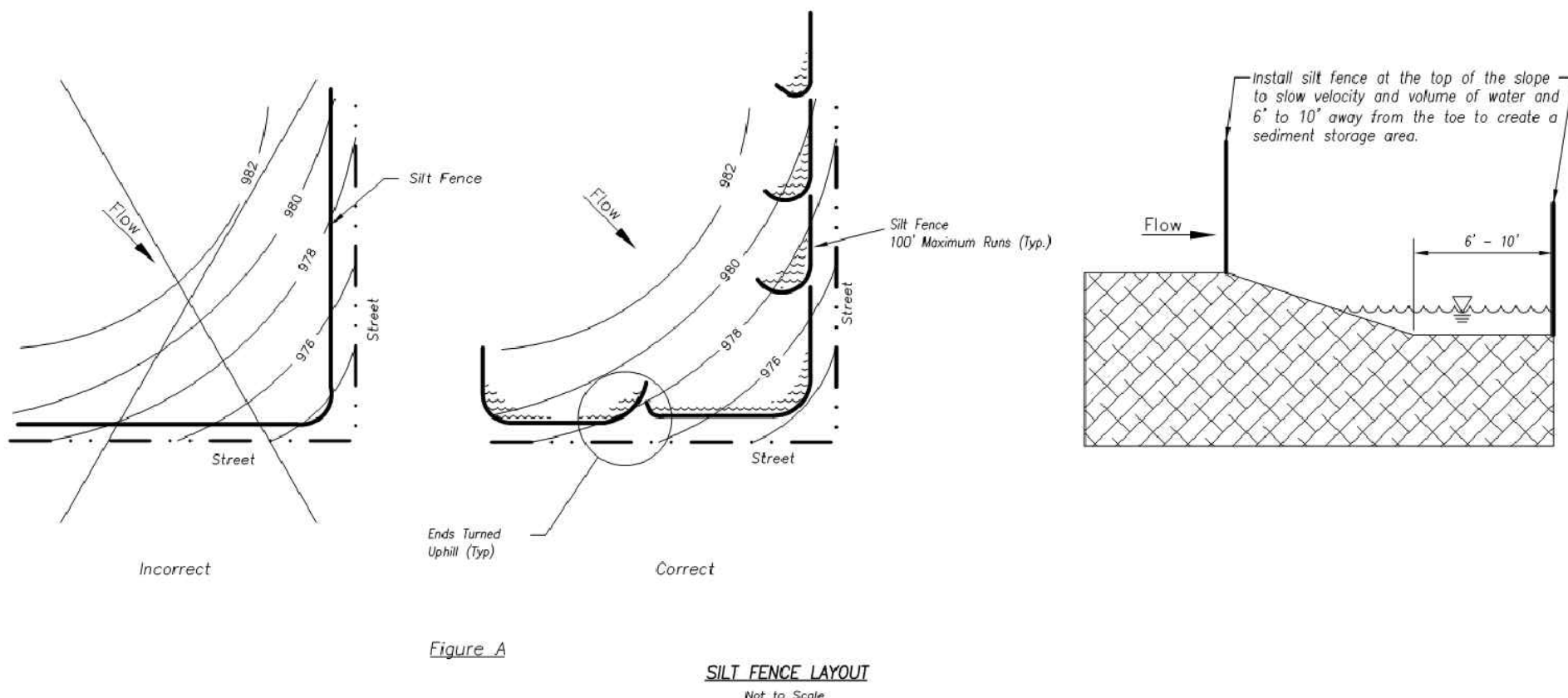
- Notes:**
- In order to contain water, the ends of the silt fence must be turned uphill (Figure A).
 - Long perimeter runs of silt fence must be limited to 100'. Runs should be broken up into several smaller segments to minimize water concentrations (Figure A).
 - Long slopes should be broken up with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

- Maintenance:**
- Remove and dispose of sediment deposits when the deposit approaches $\frac{1}{3}$ the height of silt fence.
 - Repair as necessary to maintain function and structure.



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

RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
03/20/2023



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

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STATE OF MISSOURI
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