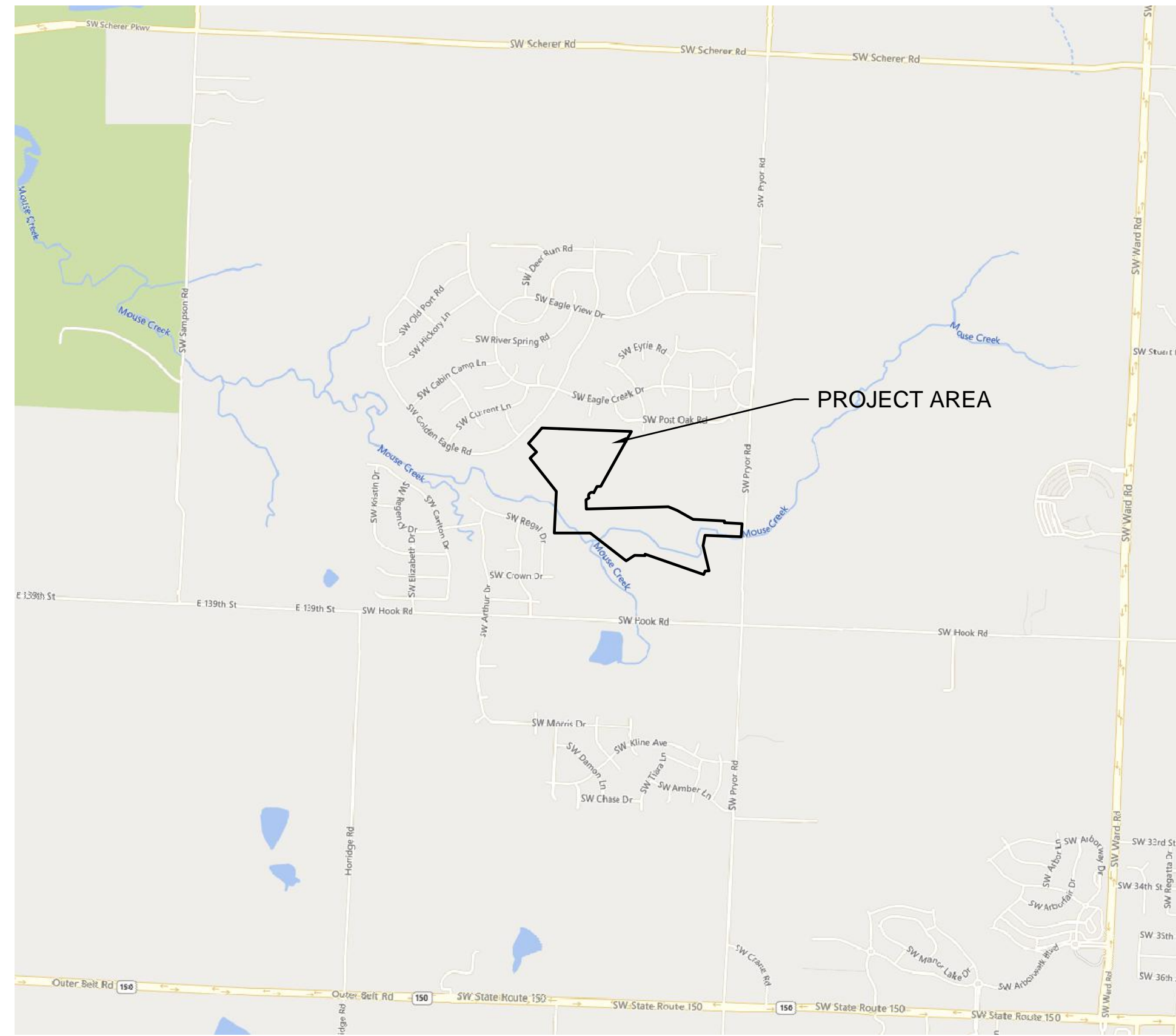
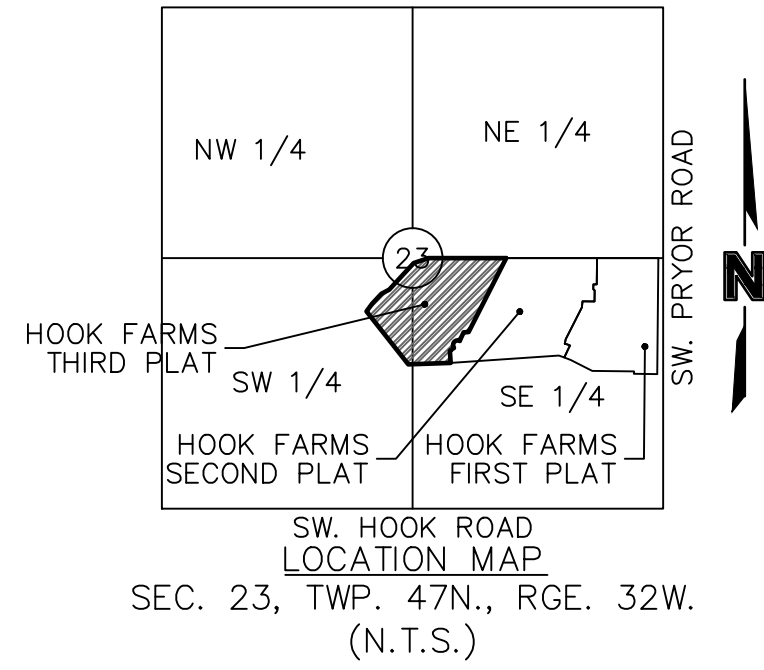


DWG: F:\2019\4001-4500\019-4061-C-40-Design\AutoCAD\Final Plans\Sheets\GNCV\Site Disturbance Plans\C\_TTL01\_C194061.dwg  
 DATE: Nov 02, 2023 11:50am XREFS: C\_PTBK\_C194061 USER: ssa/or

# HOOK FARMS THIRD PLAT

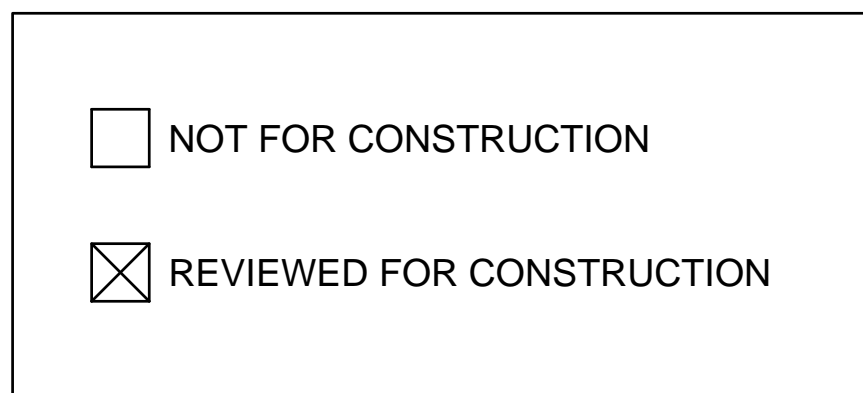
## MASS GRADING & SITE DISTURBANCE PLANS

SECTION 23, TOWNSHIP 47 N, RANGE 32 W  
 IN LEE'S SUMMIT, JACKSON COUNTY, MO  
 AREA DISTURBED = 14.11 AC.



SHEET LIST	
SHEET NO.	SHEET TITLE
C501	TITLE SHEET
C502	GENERAL NOTES
C503	GRADING PLAN
C504	SITE DISTURBANCE - PHASE A
C505	SITE DISTURBANCE PLAN - PHASE A TABLES
C506	SITE DISTURBANCE PLAN - PHASE B
C507	DETAIL SHEET
C508	DETAIL SHEET

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



### PROPERTY DESCRIPTION:

TO BE DETERMINED - ALL REMAINING UNPLATTED LAND WITHIN HOOK FARMS SUBDIVISION

### BENCHMARK

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

### OIL/GAS WELLS:

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

### FLOOD CERTIFICATION:

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

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

*Stephen Saylor*

STEPHEN SAYLOR, P.E.  
 CIVIL ENGINEER  
 MO # PE-2018021248

11/02/2023  
 DATE



REV. NO.	DATE	REVISIONS DESCRIPTION	BY

TITLE SHEET	2023
MASS GRADING & SITE DISTURBANCE PLANS	
HOOK FARMS THIRD PLAT	
LEE'S SUMMIT, MO	

drawn by:	TW
checked by:	CW
designed by:	SS
QA/QC by:	SS
project no.:	C19-4061
date:	11/02/2023

SHEET  
C501

**olsson**

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

REVISIONS

**GENERAL NOTES**

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

**REFERENCES**

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

**EXISTING CONDITIONS**

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

**CONSTRUCTION**

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

**SHOP DRAWINGS**

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

**GENERAL NOTES:**

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

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

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

2. THIS SEDIMENTATION CONTROL PLAN MAKES USE OF THE FOLLOWING APPLICATIONS:
  - \_\_\_PRESERVATION OF EXISTING VEGETATION
  - 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 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.

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

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

DURING THE DATES DECEMBER 15TH THROUGH MAY 31 ALL LIME, FERTILIZER, SEED, AND MULCH SHALL BE APPLIED TO FINISHED SLOPES OF DISTURBED AREAS. DURING THE MONTHS OF JUNE, JULY, OCTOBER, AND NOVEMBER 1ST THROUGH DECEMBER 15TH, LIME, FERTILIZER, SEED, AND MULCH SHALL BE APPLIED AT THE FOLLOWING RATES:  
LIME - 100 % OF SPECIFIED QUANTITY  
FERTILIZER - 75 % OF THE SPECIFIED QUANTITY  
SEED - 50 % OF THE SPECIFIED QUANTITY  
MULCH - 100 % OF THE SPECIFIED QUANTITY  
MULCH SHALL BE VEGETATIVE TYPE, CEREAL STRAW FROM STALKS OF OATS, RYE, OR BARLEY, OR APPROVED EQUAL. THE STRAW SHALL BE FREE OF PROHIBITED WEED SEED AND RELATIVELY FREE OF ALL OTHER NOXIOUS AND UNDESIRABLE SEED. MULCH SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE, (70 TO 90 LBS. PER 1000 SQ. FT.). MULCH SHALL BE EMBEDDED BY A MULCH ANCHORING TOOL OR DISK TYPE ROLLER HAVING FLAT SERRATED DISKS SPACED NOT MORE THAN 10 INCHES APART AND CLEANING SCRAPERS SHALL BE PROVIDED.

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

ESTIMATE OF QUANTITIES				
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	AS-BUILT
PRIVATE GRADING				
1	EXCAVATION	C.Y.	18190	
2	EMBANKMENT	C.Y.	40282	
SITE DISTURBANCE				
3	CONSTRUCTION ENTRANCE	EA.	1	
4	SILT FENCE	L.F.	1935	
5	DIVERSION BERM	L.F.	2630	
6	ROCK DITCH CHECK	EA.	10	
7	SEDIMENT TRAP	EA.	2	
8	DISTURBED AREA	AC.	14.11	
9	PERMANENT SEEDING	AC.	14.11	

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.



BY	REVISIONS DESCRIPTION	DATE	REV. NO.

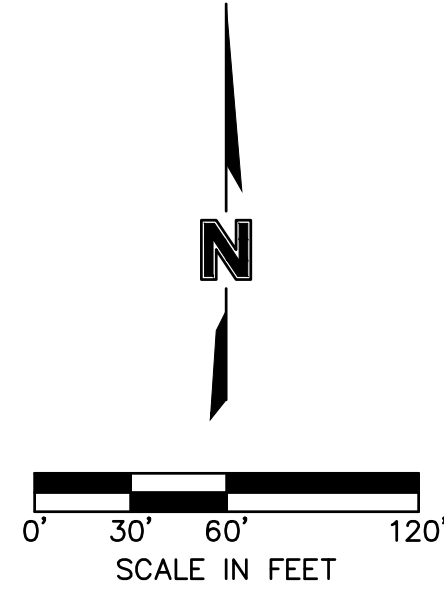
GENERAL NOTES MASS GRADING & SITE DISTURBANCE PLANS	HOOK FARMS THIRD PLAT	2023
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drawn by: \_\_\_\_\_ TW  
checked by: \_\_\_\_\_ CW  
designed by: \_\_\_\_\_ SS  
QA/QC by: \_\_\_\_\_ IN  
project no.: C19-4061-019  
date: 11/02/2023

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TEL 816.361.1177  
FAX 816.361.1888  
www.olsson.com

GENERAL NOTES:

- CONTRACTOR SHALL ADHERE TO THE "DESIGN AND CONSTRUCTION MANUAL" SECTION 2100 AS ADOPTED BY THE CITY OF LEE'S SUMMIT (LATEST EDITION), FOR EXCAVATION AND EMBANKMENT WORK WITHIN THE PROPOSED RIGHT-OF-WAY.
- AREAS OF CONSTRUCTION SHALL BE STRIPPED OF ALL VEGETATION, ORGANIC MATTER AND TOPSOIL TO A DEPTH AS RECOMMENDED BY GEOTECHNICAL ENGINEER AND OR TESTING AGENCY. SOILS REMOVED DURING SITE STRIPPING SHOULD BE EVALUATED TO DETERMINE IF PORTIONS OF THE TOPSOIL STRATUM MAY BE UTILIZED AS STRUCTURAL FILL WITHIN PAVEMENT AREAS. ANY MATERIAL NOT DEEMED AS SUITABLE FILL MATERIAL BY THE GEOTECHNICAL ENGINEER AND OR TESTING AGENCY SHALL BE REMOVED FROM THE JOB SITE BY THE CONTRACTOR AT HIS EXPENSE.
- ALL EMBANKMENT OUTSIDE OF RIGHT-OF-WAY SHOULD BE PLACED IN CONTROLLED LIFTS HAVING A MAXIMUM LOOSE LIFT THICKNESS OF 8". EMBANKMENT SHOULD BE COMPACTED TO A MINIMUM OF 95% OF THE MATERIALS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698 (STANDARD PROCTOR COMPACTION). MOISTURE CONTENT OF THE FILL AT THE TIME OF COMPACTION SHALL BE WITHIN A RANGE OF -0 TO +4 PERCENT OF OPTIMUM MOISTURE CONTENT.



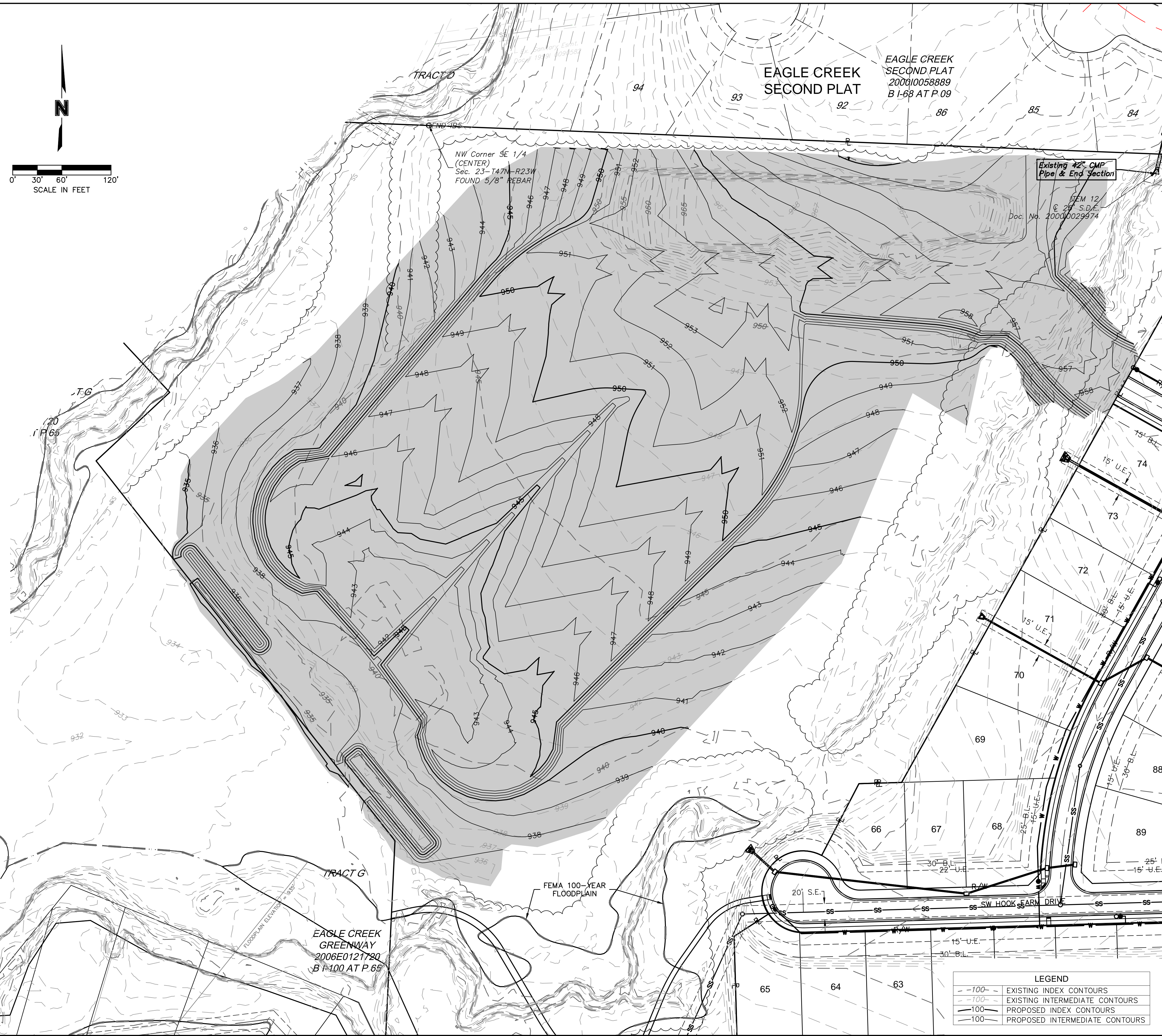
EARTHWORK QUANTITIES		
LOCATION	CUT (C.Y.)	FILL (C.Y.)
SITE	18190	40282

EARTHWORK QUANTITIES NOTES:

- EARTHWORK QUANTITIES BASED ON FINISHED GRADE SURFACE AND DO NOT INCLUDE ADJUSTMENTS FOR TOPSOIL AND SHRINKAGE.
- EARTHWORK QUANTITIES DO NOT TAKE INTO CONSIDERATION EXCAVATION, REMOVAL AND DISPOSAL OF MATERIAL DEEMED UNSUITABLE BY A GEOTECHNICAL ENGINEER. THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR EXCAVATION, REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL AND FOR REPLACING IT WITH SUITABLE MATERIAL.

AREAS OF DISTURBANCE = 14.11 ACRES

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LEGEND

	EXISTING INDEX CONTOURS
	EXISTING INTERMEDIATE CONTOURS
	PROPOSED INDEX CONTOURS
	PROPOSED INTERMEDIATE CONTOURS

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STATE OF MISSOURI

STEPHEN M. SAYLOR

PROFESSIONAL ENGINEER

NUMBER PE-2018021248

11/02/2023

REV. NO.	DATE	REVISIONS DESCRIPTION

MASS GRADING & SITE DISTURBANCE PLANS

HOOK FARMS THIRD PLAT

LEE'S SUMMIT, MO

REVISIONS

2023

drawn by: TW

checked by: CW

designed by: SS

QA/QC by: SS

project no.: C19-4061/019-4061

date: 11/02/2023

SHEET C503

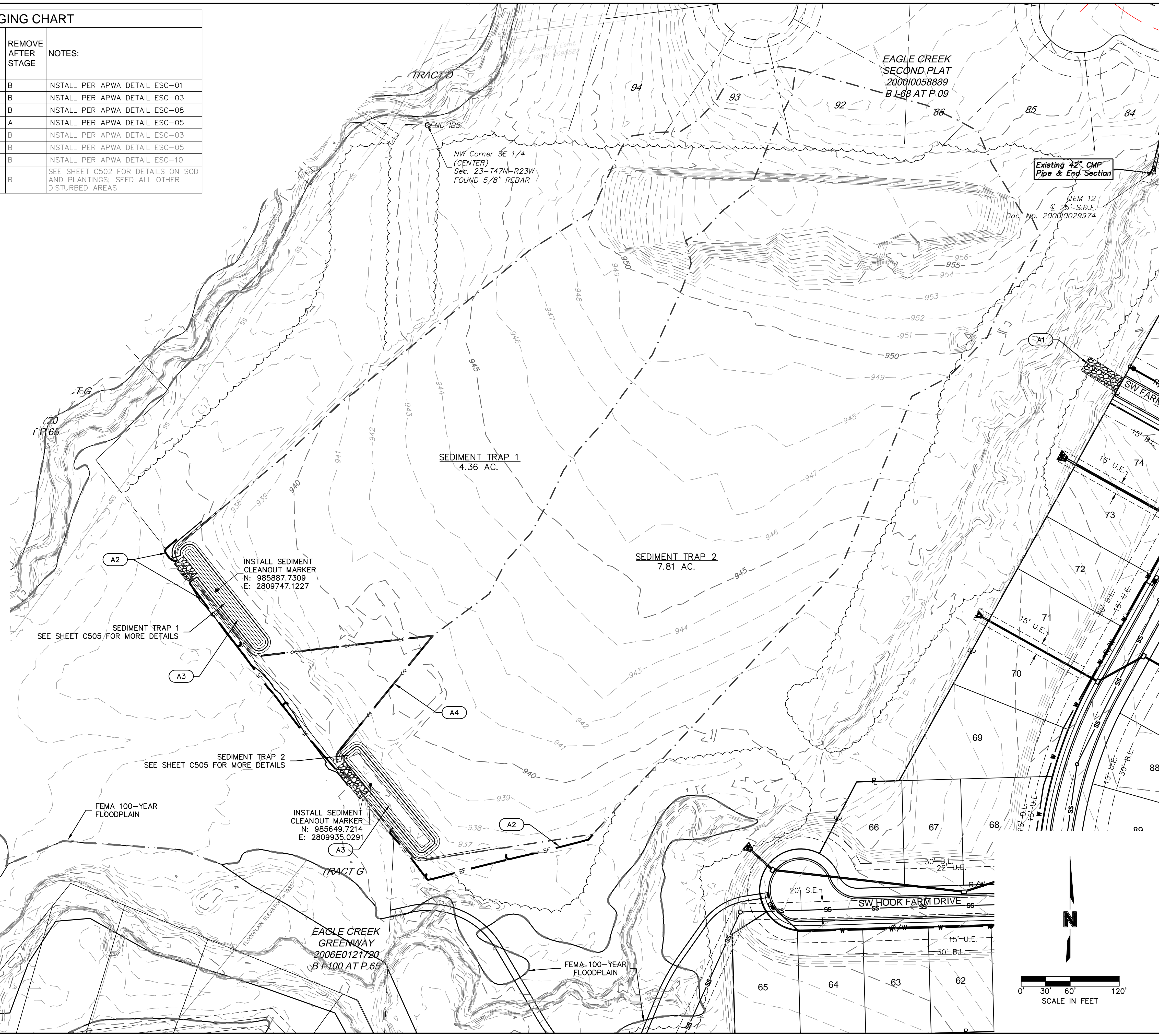
**EROSION CONTROL STAGING CHART**

PROJECT STAGE	EROSION CONTROL BMP REFERENCE NO.	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
A - PRE-MASS GRADING	A1	CONSTRUCTION ENTRANCE	B	INSTALL PER APWA DETAIL ESC-01
	A2	SILT FENCE	B	INSTALL PER APWA DETAIL ESC-03
	A3	SEDIMENT TRAP	B	INSTALL PER APWA DETAIL ESC-08
	A4	DIVERSION BERM	A	INSTALL PER APWA DETAIL ESC-05
B - INTERIM	B1	SILT FENCE	B	INSTALL PER APWA DETAIL ESC-03
	B2	DIVERSION BERM	B	INSTALL PER APWA DETAIL ESC-05
	B3	ROCK DITCH CHECK	B	INSTALL PER APWA DETAIL ESC-10
	B4	SEED, SOD AND STABILIZE ALL DISTURBED AREAS AND INSTALL ALL PLANTINGS PER SHEET C502	B	SEE SHEET C502 FOR DETAILS ON SOD AND PLANTINGS; SEED ALL OTHER DISTURBED AREAS

LEGEND	
PHASE A	
	SILT FENCE
	STORM DRAIN INLET PROTECTION
	TEMPORARY DIVERSION BERM
	TEMPORARY STONE CONSTRUCTION ENTRANCE
	DRAINAGE AREA TO TRAP

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

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 USER: ssoylor



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NUMBER PE-2018021248

11/02/2023

REV. NO.	DATE	REVISIONS DESCRIPTION

BY

REVISIONS

SITE DISTURBANCE - PHASE A  
 MASS GRADING & SITE DISTURBANCE PLANS

HOOK FARMS  
 THIRD PLAT

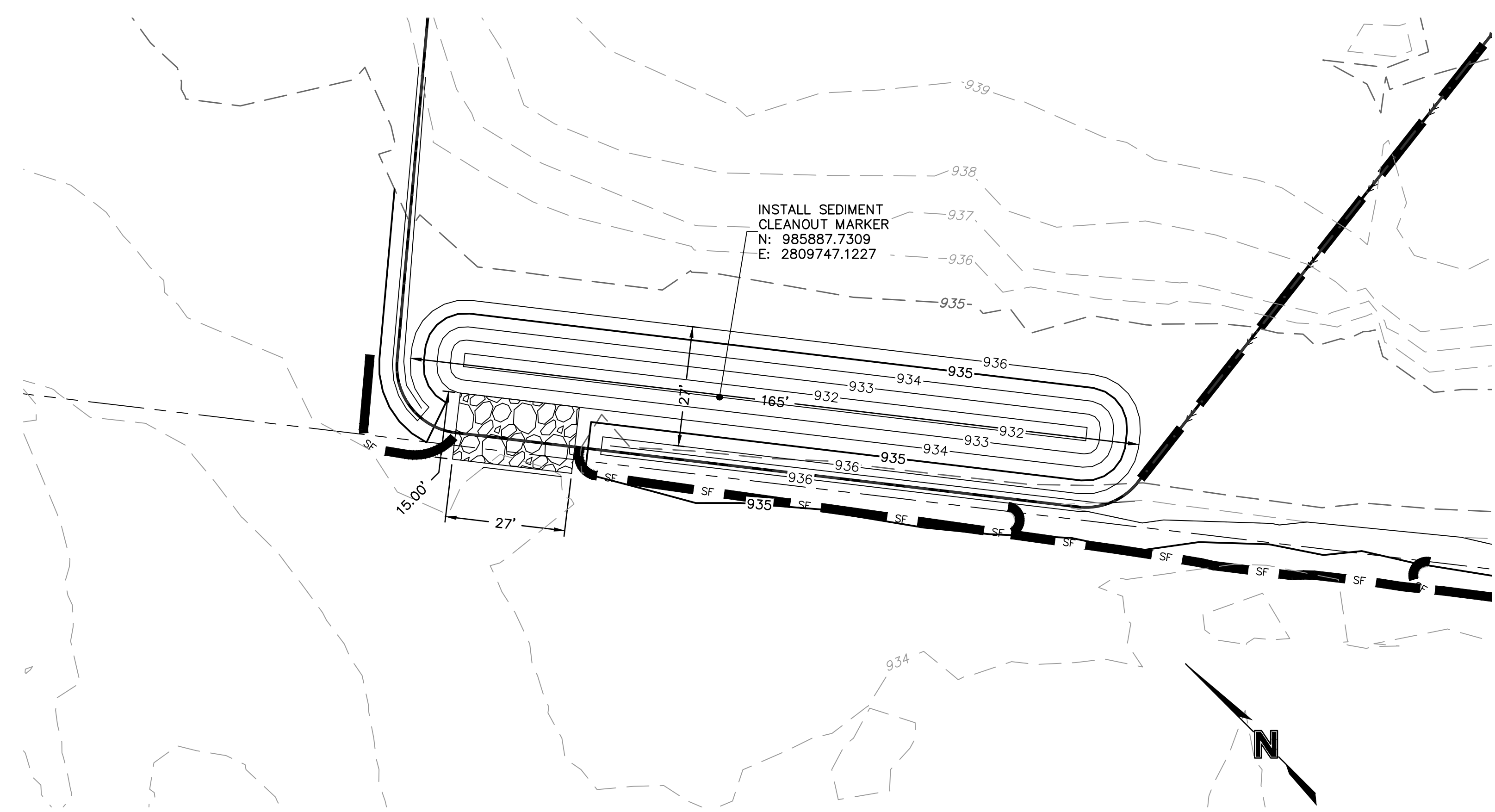
2023

LEE'S SUMMIT, MO

SHEET  
C504

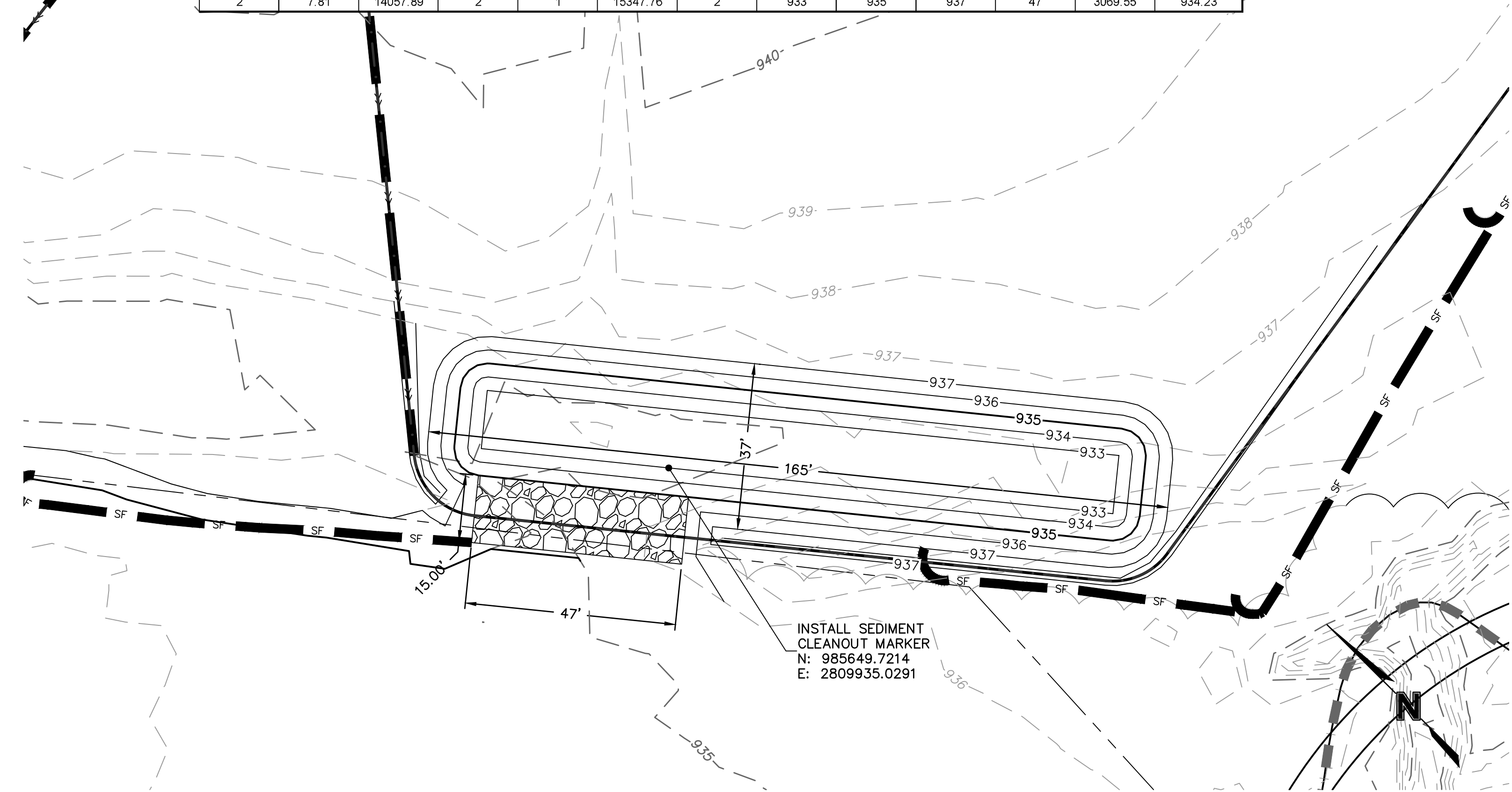
drawn by: TW  
 checked by: CW  
 designed by: SS  
 QA/QC by: SS  
 project no.: C19-4061-019-4061  
 date: 11/02/2023

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 USER: ssoylor



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

SEDIMENT TRAP DESIGN SUMMARY												
TRAP	TRIBUTARY AREA (AC.)	REQUIRED VOLUME (C.F.)	BERM HEIGHT "H" (FT.)	SPILLWAY HEIGHT "Ho" (FT.)	STORAGE VOLUME (C.F.)	BERM TOP WIDTH "W" (FT.)	BOTTOM ELEVATION (FT.)	SPILLWAY ELEVATION (FT.)	TOP OF BERM ELEVATION (FT.)	MIN. SPILLWAY LENGTH (FT.)	SEDIMENT CLEANOUT VOLUME (C.F.)	SEDIMENT CLEANOUT ELEVATION (FT.)
1	4.36	7839.88	2	1	9139.74	2	932	934	936	27	1827.95	933.57
2	7.81	14057.89	2	1	15347.76	2	933	935	937	47	3069.55	934.23



**SEDIMENT TRAP 2**  
SCALE: 1"=20'

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REV. NO.	DATE	REVISIONS DESCRIPTION	BY

**SITE DISTURBANCE PLAN - PHASE A TABLES**  
**MASS GRADING & SITE DISTURBANCE PLANS**  
 HOOK FARMS  
 THIRD PLAT  
 LEE'S SUMMIT, MO  
 2023

**EROSION CONTROL STAGING CHART**

PROJECT STAGE	EROSION CONTROL BMP REFERENCE NO.	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
A - PRE-MASS GRADING	A1	CONSTRUCTION ENTRANCE	B	INSTALL PER APWA DETAIL ESC-01
	A2	SILT FENCE	B	INSTALL PER APWA DETAIL ESC-03
	A3	SEDIMENT TRAP	B	INSTALL PER APWA DETAIL ESC-08
	A4	DIVERSION BERM	A	INSTALL PER APWA DETAIL ESC-05
B - INTERIM	B1	SILT FENCE	B	INSTALL PER APWA DETAIL ESC-03
	B2	DIVERSION BERM	B	INSTALL PER APWA DETAIL ESC-05
	B3	ROCK DITCH CHECK	B	INSTALL PER APWA DETAIL ESC-10
	B4	SEED, SOD AND STABILIZE ALL DISTURBED AREAS AND INSTALL ALL PLANTINGS PER SHEET C502	B	SEE SHEET C502 FOR DETAILS ON SOD AND PLANTINGS; SEED ALL OTHER DISTURBED AREAS

LEGEND		
PHASE A	PHASE B	
		SILT FENCE
		TEMPORARY DIVERSION BERM
		TEMPORARY STONE CONSTRUCTION ENTRANCE
		ROCK DITCH CHECK
		GRASS SEEDING

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



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STATE OF MISSOURI  
 PROFESSIONAL ENGINEER  
 STEPHEN M. SAYLOR  
 NUMBER  
 PE-2018021248  
 11/02/2023

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

SITE DISTURBANCE PLAN - PHASE B  
 MASS GRADING & SITE DISTURBANCE PLANS  
 HOOK FARMS  
 THIRD PLAT  
 LEE'S SUMMIT, MO

2023

drawn by: TW  
 checked by: CW  
 designed by: SS  
 QA/QC by: SS  
 project no.: C19-4061/019-4061  
 date: 11/02/2023

**Notes for Concrete Washout:**

- Concrete washout areas shall be installed prior to any concrete placement on site.
- Concrete washout area shall include a rigid subsurface pit sized relative to the amount of concrete to be placed on site. The slope leading out of the subsurface pit shall be 2:1. The entire tracking and shall be placed between the concrete washout area.
- Vehicle tracking control is required at the access point to all concrete washout areas.
- Slope 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 party rigs.
- A one-piece impervious liner may be required along the bottom and sides of the subsurface pit in steep or grassy soils.

**Maintenance for Concrete Washout:**

- Concrete washout materials shall be removed since 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 washed water, washed pieces of concrete and all other debris in the subsurface pit shall be transported from the pit 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 considered with the stabilization, maintenance, and/or removal of the concrete washout areas shall be stabilized.

**Notes for Construction Entrances:**

- Avoid locating on steep slopes, at curves on public roads, or adjacent to disturbed areas.
- Remove all vegetation and other unsuitable material from the foundation area, grade, and crown for positive drainage.
- If slope towards the public road exceeds 2%, construct a 6- to 8-inch high ridge with 3:1 slope across the foundation approximately 15 feet from the edge of the public road to divert runoff from it.
- Install pipe under the entrance if needed to maintain drainage distance along public road.
- Place stone to dimensions and grade as shown on plans. Leave surface sloped for drainage.
- Divert all surface runoff and drainage from the entrance to a sediment control device.
- If conditions warrant, place geotextile fabric on the graded foundation to improve stability.

**Maintenance for Construction Entrances:**

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

**CONCRETE WASHOUT**

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

**Notes for Diversion Berm:**

- Slope drains are optional, but may be required by the engineer if the berm is at the top of a slope drain.
- Diversion berms must be installed on a first step in the land-disturbing activity and must be functional prior to upstream land disturbance.
- The berm should be adequately compacted to prevent failure.
- Temporary or permanent seeding and mulch shall be applied to the berm immediately following the construction.
- Place the berm as to minimize damage by construction operations and traffic.
- The berm must discharge to a temporary sediment trap or stabilized area.
- All trees, brush, stumps, obstructions and other objectionable material shall be removed and disposed of so as not to interfere with the proper functionality of diversion.
- The diversion shall be excavated or shaped to line, grade and cross-section as required to meet the criteria specified herein, free of irregularities which will impede flow.
- Fill shall be compacted as needed to prevent unequal settlement that would cause damage in the completed diversion. Fill shall be composed of soil which is free from excessive organic debris, rocks or other objectionable materials.

**Maintenance:**

- Berm shall be reshaped, compacted, and stabilized as necessary to maintain its function.
- Breaches in the berm shall be repaired immediately.

**Notes for Slope Drain:**

- Slope Drain and Diversion Berm may be used on either project forewaste or project backfills.
- Discharge of Slope Drains shall be into stabilized ditch or area, or into Sediment Basin.
- Pipe shall be secured in place as approved by Engineer.

**Maintenance:**

- Accumulation of any visible sediment at the inlet and outlet shall be removed promptly.
- Outlet conditions shall be repaired if occur as observed. Leaking or damaged section of pipe shall be repaired immediately.
- Barriers directing water to the inlet shall be monitored for continuity and effectiveness.

**CONCRETE WASHOUT**

**AMERICAN PUBLIC WORKS ASSOCIATION**  
 KANSAS CITY METRO CHAPTER  
**DIVERSION BERMS AND SLOPE DRAINS**  
 STANDARD DRAWING NUMBER ESC-05 ADOPTED 10/24/2016

**(\*) EGGS**

- MIN. LENGTH 4"
- SPACING 3" x 2" x 1" x 1"
- W/2 SOUTHERN PINE 2" x 4" x 1"
- STRE. 1.3 LB/FT

**(\*\*) - Geotextile fabric shall meet the requirements of ASTM D2875**

**SILT FENCE LAYOUT**

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

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**STATE OF MISSOURI**  
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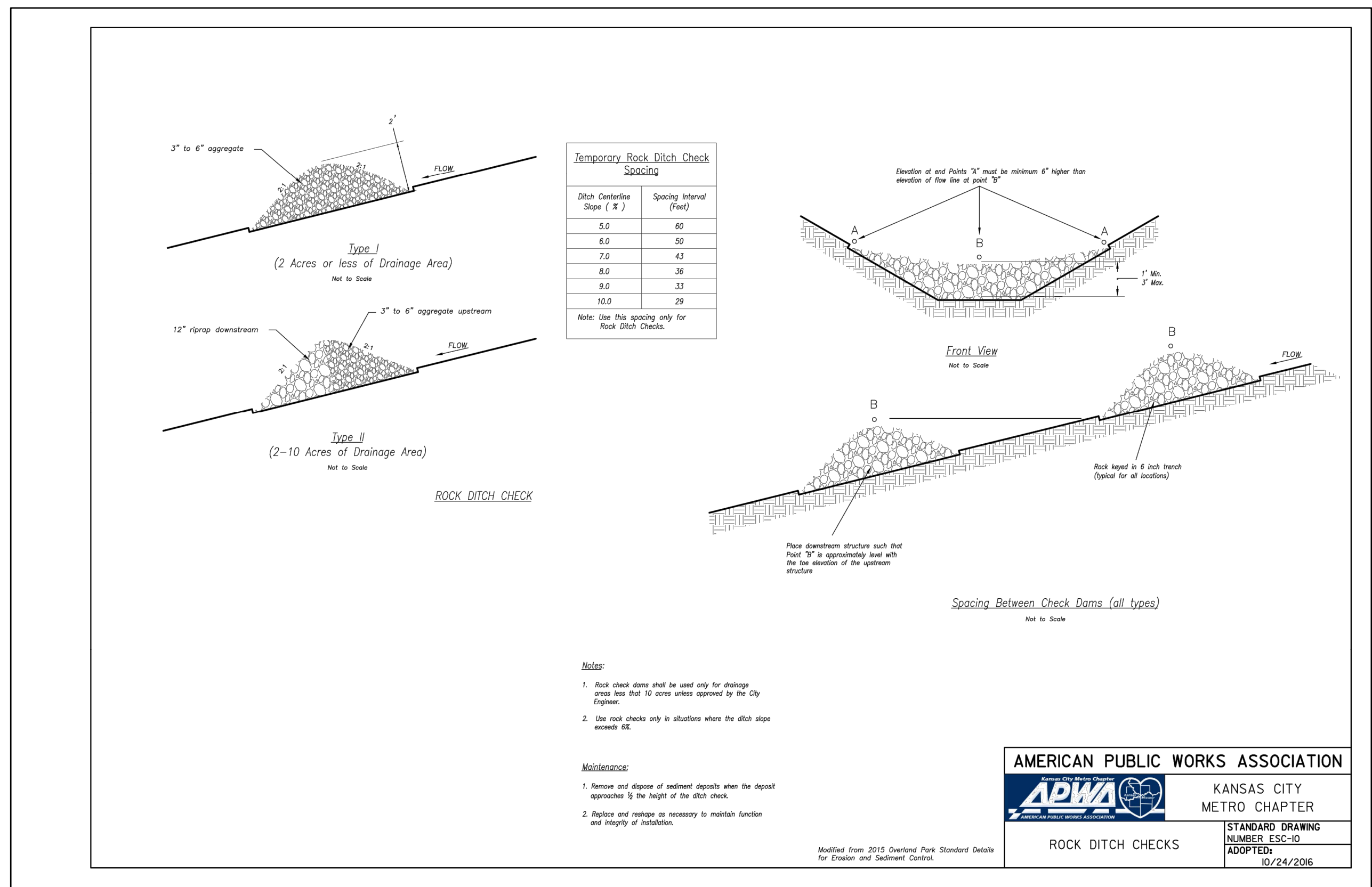
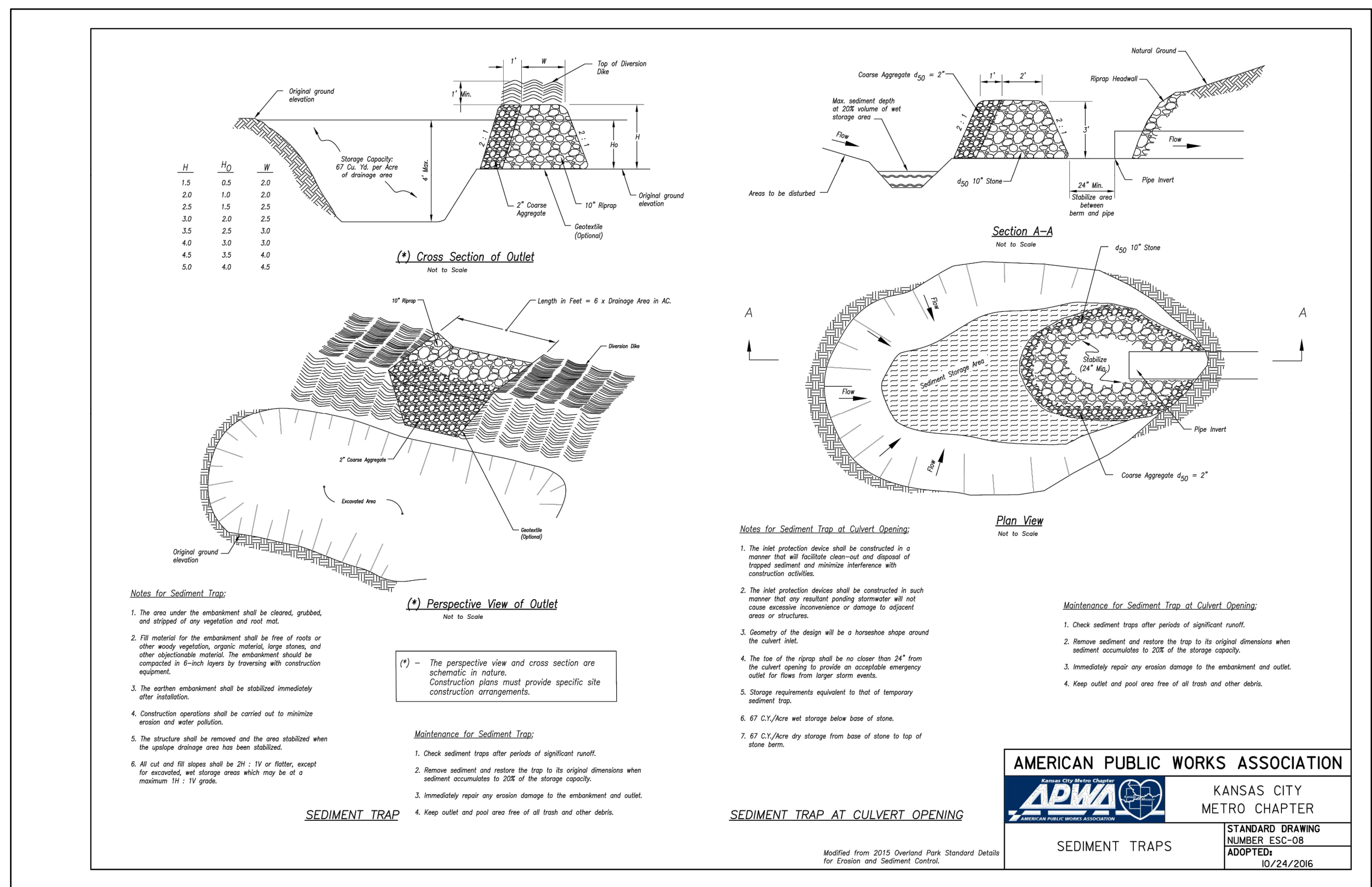
BY: \_\_\_\_\_

**DETAIL SHEET**  
**MASS GRADING & SITE DISTURBANCE PLANS**  
**HOOK FARMS**  
**THIRD PLAT**

LEE'S SUMMIT, MO 2023

drawn by: TV  
 checked by: CW  
 designed by: SS  
 QA/QC by: SS  
 project no.: C19-4061  
 date: 11/02/2023

**SHEET C507**



REV. NO.	DATE	REVISIONS DESCRIPTION	BY

DETAIL SHEET  
 MASS GRADING & SITE DISTURBANCE PLANS  
 HOOK FARMS  
 THIRD PLAT  
 LEE'S SUMMIT, MO

drawn by:	TW
checked by:	CW
designed by:	SS
QA/QC by:	SS
project no.:	C19-4061
date:	11/02/2023