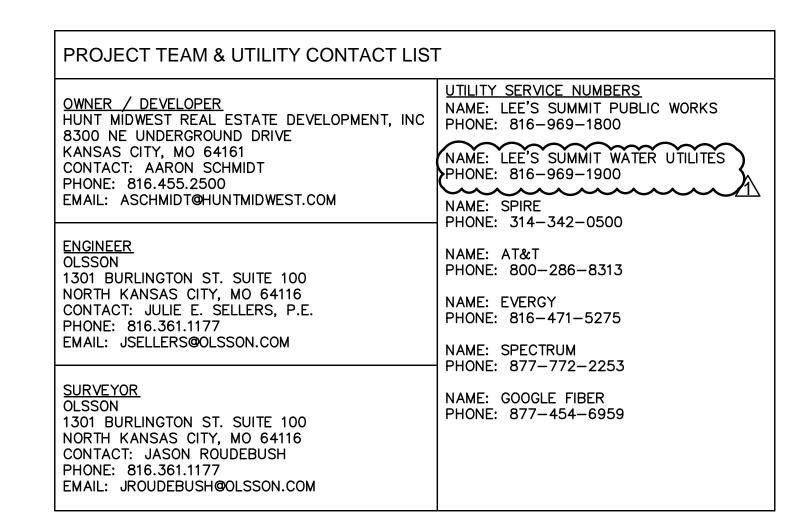


VICINITY MAP

SEC 23, TWP 47, RGE 32 SCALE 1"=2000'



NOT FOR CONSTRUCTION REVIEWED FOR CONSTRUCTION



EAGLE CREEK VILLAS FIRST PLAT SITE DISTURBANCE PLANS

SECTION 23, TOWNSHIP 47 N, RANGE 32 W. IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

DISTURBED AREA = 25.16 AC



PROPERTY DESCRIPTION:

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 23 TOWNSHIP 47 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S ROUDEBUSH, P.L.S. 2002014092 AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 02°46'08" EAST, ON THE EAST LINE OF SAID NORTHEAST QUARTER 1,323.83 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER, ALSO BEING THE NORTHEAST CORNER OF EAGLE CREEK - FIFTH PLAT, A SUBDIVISION OF LAND IN SAID LEE'S SUMMIT RECORDED OCTOBER 9, 2001 AS INSTRUMENT NUMBER 200110082127 IN BOOK 70 AT PAGE 14 IN SAID OFFICE OF RECORDER OF DEEDS, JACKSON COUNTY, MISSOURI; THENCE LEAVING SAID EAST LINE, NORTH 87°41'31" WEST, ON THE SOUTH LINE OF SAID NORTH HALF OF SAID NORTHEAST QUARTER, ALSO BEING THE NORTH LINE OF SAID EAGLE CREEK - FIFTH PLAT, 552.77 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE NORTH 87°41'31" WEST ON SAID SOUTH LINE AND SAID NORTH LINE, 675.87 FEET TO THE NORTHWEST CORNER OF SAID EAGLE CREEK - FIFTH PLAT, ALSO BEING THE NORTHEAST CORNER OF EAGLE CREEK - SIXTH PLAT, A SUBDIVISION IN SAID LEE'S SUMMIT RECORDED OCTOBER 9, 2001 AS INSTRUMENT NUMBER 2001100082129 IN BOOK 70 AT PAGE 15 IN SAID OFFICE OF RECORDER OF DEEDS, JACKSON COUNTY, MISSOURI; THENCE NORTH 87°41'31" WEST ON SAID SOUTH LINE, ALSO BEING THE NORTH LINE OF SAID EAGLE CREEK - SIXTH PLAT, 704.45 FEET TO THE NORTHWEST CORNER OF SAID EAGLE CREEK - SIXTH PLAT, ALSO BEING THE EASTERLY LINE OF TRACT C OF EAGLE CREEK - SEVENTH PLAT, LOTS 230 THRU 282, INCLUSIVE, AND TRACT C, A SUBDIVISION OF LAND IN SAID LEE'S SUMMIT RECORDED APRIL 25, 2003 AS INSTRUMENT NUMBER 2003I0049132 IN BOOK 76 AT PAGE 12 IN SAID OFFICE OF RECORDER OF DEEDS, JACKSON COUNTY, MISSOURI; THENCE NORTH 87°41'31" WEST ON SAID SOUTH LINE AND SAID EASTERLY LINE, 81.41 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 02°46'08" EAST, ON SAID EASTERLY LINE, 197.92 FEET TO THE NORTHEAST CORNER OF SAID TRACT C, ALSO BEING A POINT ON THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE SW EAGLE VIEW DRIVE, AS ESTABLISHED BY SAID EAGLE CREEK - SEVENTH PLAT, LOTS 230 THRU 282, INCLUSIVE, AND TRACT C; THENCE EASTERLY, ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 86°54'35" EAST WITH A RADIUS OF 830.00 FEET, A CENTRAL ANGLE OF 29°39'14" AND AN ARC DISTANCE OF 429.57 FEET; THENCE NORTH 63°26'11" EAST, ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, 285.62 FEET; THENCE EASTERLY, ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 1,270.00 FEET, A CENTRAL ANGLE OF 31°03'25" AND AN ARC DISTANCE OF 688.40 FEET; THENCE SOUTH 85°30'24" EAST, ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, 195.10 FEET; THENCE LEAVING SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 07°16'29" EAST, 161.05 FEET; THENCE SOUTH 02°46'08" WEST, 259.61 FEET; THENCE SOUTH 02°31'58" WEST, 50.00 FEET; THENCE WESTERLY ON A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 87°41'31" WEST WITH A RADIUS OF 1,025.00 FEET, A CENTRAL ANGLE OF 04°39'21" AND AN ARC DISTANCE OF 83.29 FEET; THENCE SOUTH 02°18'29" WEST, 123.38 FEET TO THE POINT OF BEGINNING. CONTAINING 669,406 SQUARE FEET OR 15.37 ACRES, MORE OR LESS.

BENCHMARK

BENCHMARK NO. 1

CHISELED SQUARE ON THE NORTHWEST CORNER OF 6' X 4' CURB INLET THAT IS ON THE SOUTH SIDE OF SW EAGLEVIEW DRIVE AND WEST OF SW BURNINGWOOD LANE, STRAIGHT SOUTH OF A 6' X 4' CURB INLET. **ELEVATION** = 1002.10

	SHEET LIST TABLE
SHEET#	SHEET TITLE
C401	TITLE SHEET
C402	GENERAL NOTES
C403	GENERAL LAYOUT
C404	GRADING PLAN - SOUTH
C405	GRADING PLAN — NORTH
C406	SITE DISTURBANCE PHASE A - SOUTH
C407	SITE DISTURBANCE PHASE A - NORTH
C408	SITE DISTURBANCE PHASE A — TRAP DETAILS
C409	SITE DISTURBANCE PHASE A - TRAP DETAILS
C410	SITE DISTURBANCE PHASE B - SOUTH
C411	SITE DISTURBANCE PLAN PHASE B - NORTH
C412	SITE DISTURBANCE PHASE C - SOUTH
C413	SITE DISTURBANCE PLAN PHASE C - NORTH
C414	DETAIL SHEET (SHEET 1 OF 2)
C415	DETAIL SHEET (SHEET 2 OF 2)

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 29095C0418G, REVISION DATE JANUARY 20, 2017.

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

CIVIL ENGINEER

MO#2018021248

5/7/2024

DATE

RELEASED FOR CONSTRUCTION As Noted on Plan Review

> **Development Services Department** Lee's Summit, Missouri 05/23/2024

checked by: QA/QC by: project no.: drawing no.: <u>C_TTL01_A202467</u>

SHEET

EAGLE CREEK VILL FIRST PLAT

NUMBER

- 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 ENCROACH 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
- 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 DRAWING A MINIMUM OF 7 DAYS PRIOR TO THE REQUESTED DATE OF APPROVAL. ENGINEER SHALL REVIEW SHOP DRAWINGS OR SAMPLES 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 SANITARY 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
- ___PRESERVATION OF EXISTING VEGETATIO
 _X_SEDIMENT BARRIERS
- _X_SEDIMENT TRAPS
 _X_INLET PROTECTION
 ___OUTLET PROTECTION
- ___SOIL RETAINING SYSTEMS
 ___SLOPE DRAINS
 __SUBSURFACE DRAINS

PHYSICAL DESCRIPTION OF EACH SPECIFIC SEDIMENT CONTROL DEVICE TO BE UTILIZED IS CALLED OUT ON THE PLANS WITH INSTALLATION PROCEDURES, CONSTRUCTION SPECIFICATIONS AND MAINTENANCE ARRANGEMENT AS CALLED FOR ON THE DETAIL SHEET. IN ADDITION TO THE MEASURES SPECIFIED, THE FOLLOWING GENERAL PRACTICES SHALL BE ADHERED TO WHEN APPLICABLE.

A) CLEARING AND GRUBBING WITHIN 50' OF A DEFINED DRAINAGE COURSE SHOULD BE AVOIDED WHEN POSSIBLE. WHERE CHANGES TO A DEFINED DRAINAGE COURSE OCCUR, WORK SHOULD BE DELAYED UNTIL ALL MATERIALS AND EQUIPMENT NECESSARY TO PROTECT AND COMPLETE THE DRAINAGE CHANGE ARE ON SITE. CHANGES SHALL BE COMPLETED AS QUICKLY AS POSSIBLE ONCE THE WORK HAS BEEN INITIATED. THE AREA IMPACTED BY THE CONSTRUCTION ACTIVITIES SHALL BE REVEGETATED OR PROTECTED FROM EROSION AS SOON AS POSSIBLE, AREAS WITHIN 50' OF A DEFINED DRAINAGE WAYS SHOULD BE RECONTOURED AS NEEDED OR OTHERWISE PROTECTED WITHIN FIVE (5) WORKING DAYS AFTER GRADING HAS CEASED.

B) WHERE SOIL DISTURBING ACTIVITIES CEASE IN AN AREA FOR MORE THAN 14 DAYS, THE DISTURBED AREAS SHALL BE PROTECTED FROM EROSION BY STABILIZING THE AREA WITH MULCH OR OTHER SIMILARLY EFFECTIVE EROSION CONTROL MEASURES. IF THE SLOPE OF THE AREA IS GREATER THAN 3:1 OR IF THE SLOPE IS GREATER THAN 3% AND GREATER THAN 150 FEET IN LENGTH, THEN THE DISTURBED AREAS SHALL BE PROTECTED FROM EROSION BY STABILIZING THE AREA WITH MULCH OR OTHER SIMILARLY EFFECTIVE EROSION CONTROL MEASURES IF ACTIVITIES CEASE FOR MORE THAN SEVEN (7) DAYS.

C) EXISTING VEGETATION SHALL BE PRESERVED TO THE EXTENT AND WHERE PRACTICAL. IN NO CASE SHALL DISTURBED AREAS REMAIN WITHOUT VEGETATIVE GROUND COVER FOR A PERIOD IN EXCESS OF 60 DAYS.

D) ADDITIONAL SITE MANAGEMENT PRACTICES WHICH SHALL BE ADHERED TO DURING THE CONSTRUCTION PROCESS SHALL INCLUDE:

SOLID AND HAZARDOUS WASTE MANAGEMENT INCLUDING PROVIDING TRASH CONTAINERS AND REGULAR SITE CLEAN UP FOR PROPER DISPOSAL OF SOLID WASTE SUCH AS BUILDING MATERIAL, PRODUCT/MATERIAL SHIPPING WASTE, FOOD CONTAINERS AND CUPS, AND PROVIDING CONTAINERS FOR THE PROPER DISPOSAL OF WASTE PAINTS SOLVENTS, AND CLEANING COMPOUNDS.

PROVISIONS OF PORTABLE TOILETS FOR PROPER DISPOSAL OF SANITARY SEWAGE.

STORAGE OF CONSTRUCTION MATERIALS AWAY FROM DRAINAGE COURSES AND LOW AREAS.

INSTALLATION OF CONTAINMENT BERMS AND USE OF DRIP PANS AT PETROLEUM PRODUCT AND LIQUID STORAGE TANKS AND CONTAINERS.

3. ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED AND MULCHED, OR SODDED, IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS ADOPTED BY THE CITY OF LEE'S SUMMIT AND GOOD ENGINEERING PRACTICES. THIS SHALL BE COMPLETED WITHIN FOURTEEN (14) DAYS AFTER COMPLETING THE WORK, IN ANY AREA. IF THIS IS OUTSIDE OF THE SEEDING PERIOD, SILT BARRIERS OR OTHER SIMILARLY EFFECTIVE MEASURES SHALL BE PROVIDED UNTIL SUCH TIME THAT THE AREAS CAN BE SEEDED.

- 4. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL CURRENT STANDARDS AND SPECIFICATIONS ADOPTED BY THE CITY OF LEE'S SUMMIT. THE DEVELOPER WILL BE RESPONSIBLE FOR DETERMINING ALL ADDITIONAL STANDARDS, SPECIFICATIONS OR REQUIREMENTS WHICH ARE REQUIRED BY GOVERNING AGENCIES (INCLUDING LOCAL, STATE AND FEDERAL AUTHORITIES) HAVING JURISDICTION OVER THE WORK PROPOSED BY THESE CONSTRUCTION
- 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 INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH AN INSPECTOR 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			
	EARTHWORK					
	EXCAVATION	C.Y.	67,079			
	EMBANKMENT	C.Y.	40,131			
	SITE DISTURBANCE					
	CONSTRUCTION ENTRANCE	EA.	2			
	CONCRETE WASHOUT	EA.	2			
	CURB INLET PROTECTION	EA.	38			
	AREA INLET PROTECTION	EA.	9			
	SILT FENCE	L.F.	672			
	DIVERSION BERM	L.F.	5109			
	ROCK DITCH CHECK	EA.	22			
	SEDIMENT TRAP	EA.	4			
	DISTURBED AREA	AC.	25.16			
	PERMANENT SEEDING	AC.	23.41			
	•		•			

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.

CONTROL DOINT TARLE						
CONTROL POINT TABLE						
POINT NUMBER	NORTHING	EASTING	POINT ELEVATION	DESCRIPTION		
3	988896.2697	2811669.1312	975.106	"IB RED CONTROL CAP SET ON THE NORTH SIDE OF THE "T" INTERSECTION OF SW SUNCATCHER ROAD AND SW TIMBERTREE LANE. IT IS 2.30 FT NORTH OF THE BACK OF CURB, 4.40 FT EAST OF A NO PARKING SIGN, AND 2.10 FT SOUTH OF THE SIDEWALK.		
1	988266.771	28811631.025	998.394	IB RED CONTROL CAP SET ON THE SOUTH SIDE OF EAGLE VIEW DRIVE, WEST OF SW SUNCATCHER ROAD AND EAST OF SW GOOSEBERRY LANE. IT IS 5.20 FT SOUTH OF THE BACK OF CURB, 32.00 FT NORTHEAST OF THE NORTHWEST CORNER OF A 6' X 6' VAULT, AND 77.00 FT WEST OF A NO PARKING SIGN		
2	988263.9838	2812623.0498	1023.391	BY IB RED CONTROL CAP SET ON THE WEST SIDE OF PRYOR ROAD AND SOUTH OF SW EAGLEVIEW DRIVE. IT IS 9.00 FT SOUTH OF THE BACK OF CURB, 19.00 FT NORTHEAST TO THE NORTHEAST CORNER OF A 6' X 6' VAULT, AND 18.00 FT NORTHWEST TO A 4" TREE		
4	988904.8351	2812800.168	1015.344	3" IB RED CONTROL CAP SET ON THE EAST SIDE OF PRYOR ROAD AND SOUTH OF DRIVEWAY #2041. IT IS 2.50 FT EAST OF THE EDGE OF ASPHALT, 55.00 FT SOUTH OF THE DRIVEWAY, AND 4.00 FT WEST OF THE TOP OF BANK		

Seriorisa Existential

STEPHENIM.
SAYLOR
NUMBER
PE-2018021248
5/7/2024

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department Lee's Summit, Missouri 05/23/2024
 drawn by:
 CW

 checked by:
 SS

 approved by:
 JS

 QA/QC by:
 JS

 project no.:
 A20-2467

 drawing no.:
 C_TTL01_A202467

 date:
 02/23/2024

SHEET C402

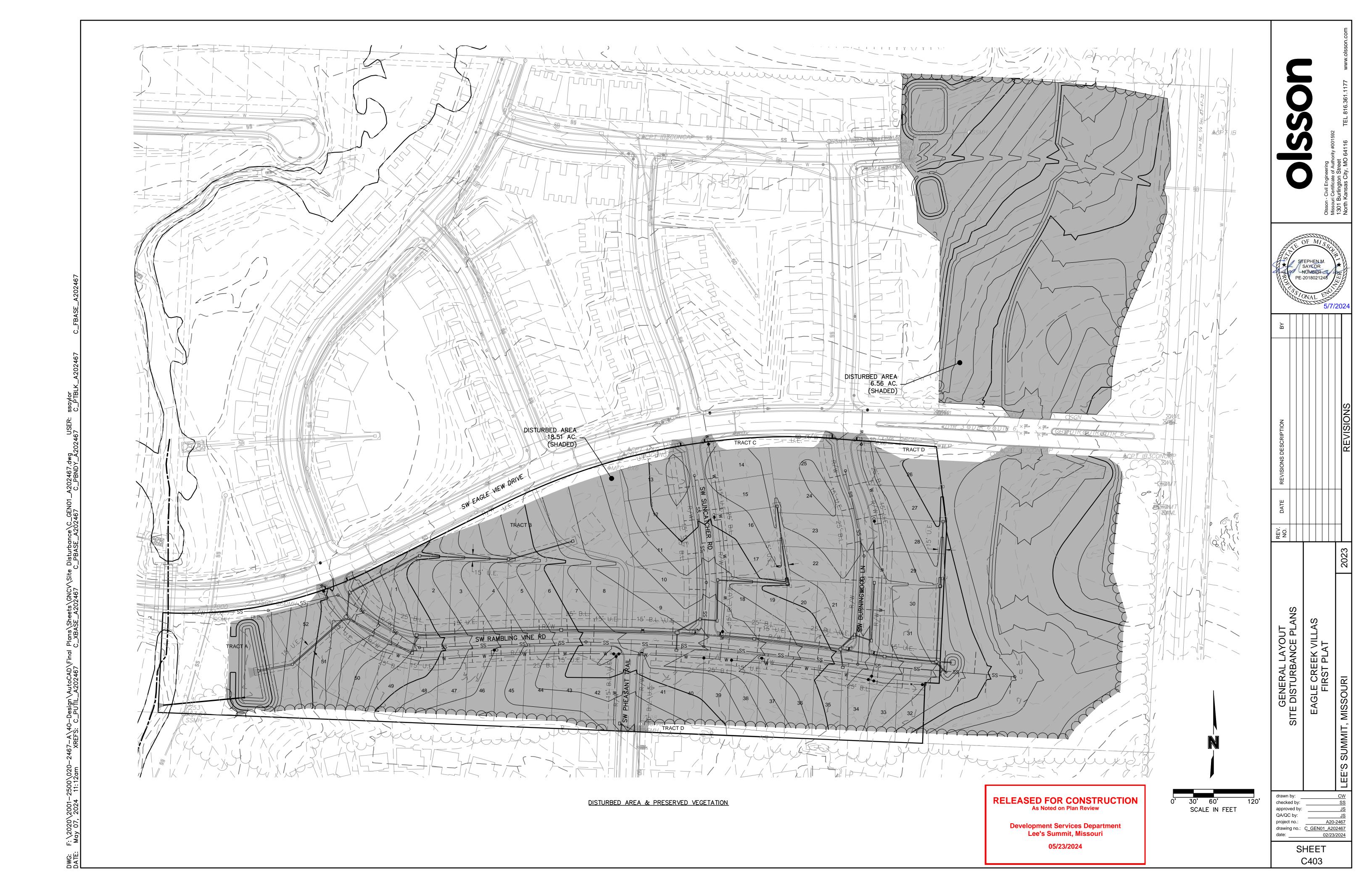
VILL

EAGLE CREEK V FIRST PLAT

ENERAL NOT

Ш

SIT



GENERAL NOTES:

1. CONTRACTOR SHALL ADHERE TO THE "DESIGN AND CONSTRUCTION MANUAL" SECTION 2100 AS ADOPTED BY THE CITY OF LEE'S SUMMIT (LATEST EDITION), FOR EXCAVATION AND EMBANKMENT WORK WITHIN THE PROPOSED RIGHT-OF-WAY.

2. AREAS OF CONSTRUCTION SHALL BE STRIPPED OF ALL VEGETATION, ORGANIC MATTER AND TOPSOIL TO A DEPTH AS RECOMMENDED BY GEOTECHNICAL ENGINEER AND OR TESTING AGENCY. SOILS REMOVED DURING SITE STRIPPING SHOULD BE EVALUATED TO DETERMINE IF PORTIONS OF THE TOPSOIL STRATUM MAY BE UTILIZED AS STRUCTURAL FILL WITHIN PAVEMENT AREAS. ANY MATERIAL NOT DEEMED AS SUITABLE FILL MATERIAL BY THE GEOTECHNICAL ENGINEER AND OR TESTING AGENCY SHALL BE REMOVED FROM THE JOB SITE BY THE CONTRACTOR AT HIS EXPENSE.

3. ALL EMBANKMENT OUTSIDE OF RIGHT-OF-WAY SHOULD BE PLACED IN CONTROLLED LIFTS HAVING A MAXIMUM LOOSE LIFT THICKNESS OF 8". EMBANKMENT SHOULD BE COMPACTED TO A MINIMUM OF 95% OF THE MATERIALS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698 (STANDARD PROCTOR COMPACTION). MOISTURE CONTENT OF THE FILL AT THE TIME OF COMPACTION SHALL BE WITHIN A RANGE OF -0 TO +4 PERCENT OF OPTIMUM MOISTURE CONTENT.

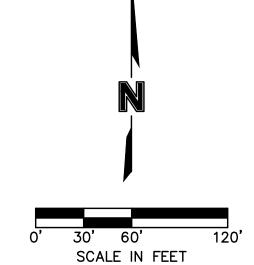
EARTHWORK QUANTITIES					
LOCATION	CUT (C.Y.)	FILL (C.Y.)			
STREET	10,606	1,038			
SWALE	1,743	393			
SITE	67,079	40,131			
TOTAL	79,428	41,562			

EARTHWORK QUANTITIES NOTES:

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

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

EART	HWORK QUANT	TITIES
LOCATION	CUT (C.Y.)	FILL (C.Y.)
STREET	10,606	1,038
SWALE	1,743	393
SITE	67,079	40,131
TOTAL	79,428	41,562



LEGEND

- -100- - EXISTING INTERMEDIATE CONTOURS

—100— PROPOSED INTERMEDIATE CONTOURS

- -100- - EXISTING INDEX CONTOURS

—100— PROPOSED INDEX CONTOURS

RELEASED FOR CONSTRUCTION As Noted on Plan Review

> **Development Services Department** Lee's Summit, Missouri

> > 05/23/2024

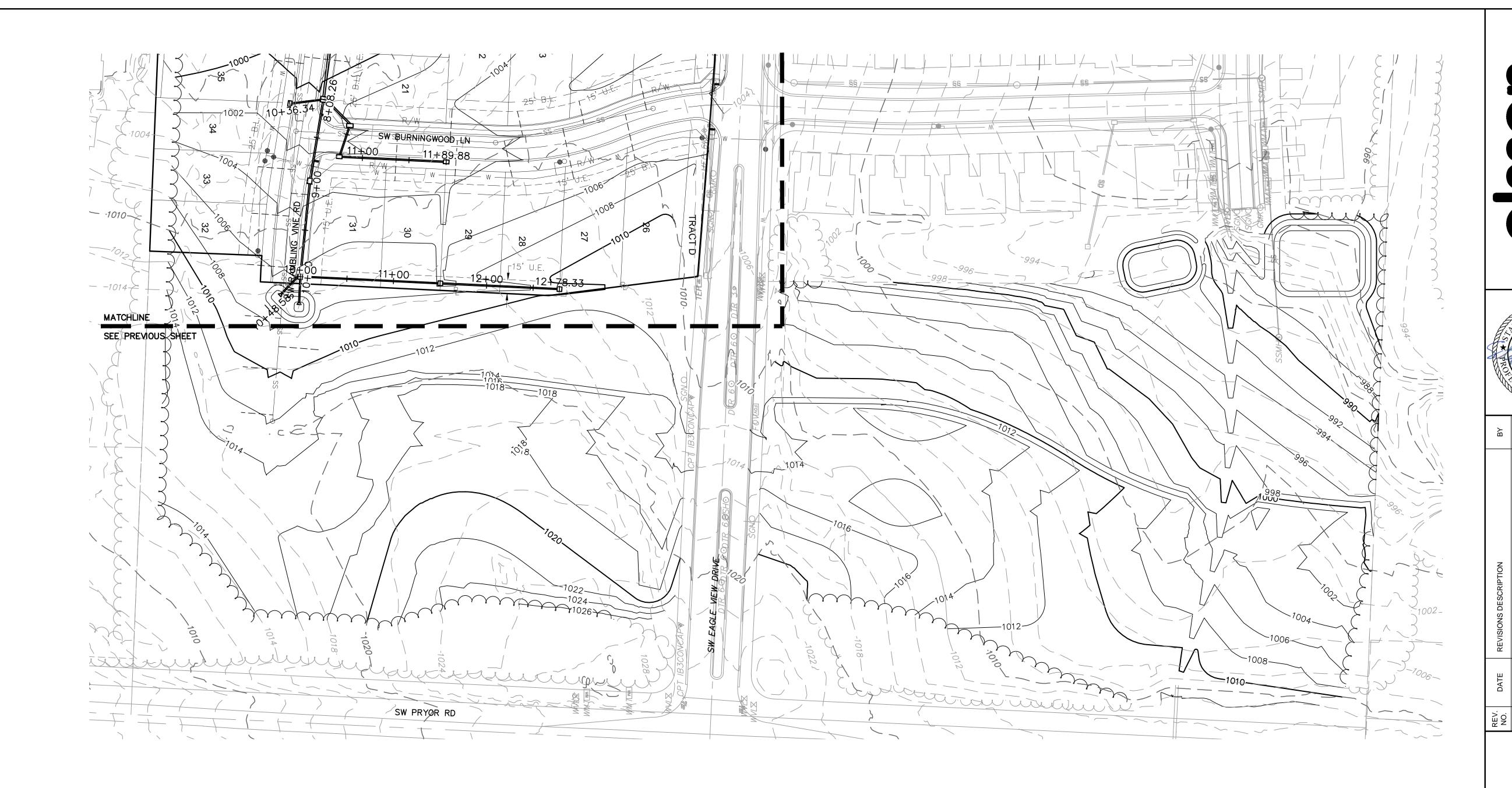
TRACT C TRACT C TRACT D 1010 101
SW EAGLE VIEW
TRACTB 23 28 29 30 17 28 29 29 30 30 30 30 30 30 30 30 30 3
TRACT A) SW RAMBLING VINE RD TRACT A) 8+08 26 9+00 990 49 990 49 40 41 40 30 30 49 30 47 46 45 47 46 45 47 46 47 46 48 47 46 48 47 48 48 47 48 48 48 48 48
986 33 33 32 06 66 66 66 66 66 66 66 66 66 66 66 66



GRADING PLAN - SOUTH	NO.	. DATE	REVISIONS DESCRIPTION	B≺
SITE DISTURBANCE PLANS				
FAGI F CRFFK VIII AS				
FIRST PLAT				
SUMMIT, MISSOURI	2023		REVISIONS	

checked by: QA/QC by: project no.: A20-2467
drawing no.: C_GRD01_A202467
date: 02/23/2024

SHEET



GENERAL NOTES:

1. CONTRACTOR SHALL ADHERE TO THE "DESIGN AND CONSTRUCTION MANUAL" SECTION 2100 AS ADOPTED BY THE CITY OF LEE'S SUMMIT (LATEST EDITION), FOR EXCAVATION AND EMBANKMENT WORK WITHIN THE PROPOSED RIGHT-OF-WAY.

2. AREAS OF CONSTRUCTION SHALL BE STRIPPED OF ALL VEGETATION, ORGANIC MATTER AND TOPSOIL TO A DEPTH AS RECOMMENDED BY GEOTECHNICAL ENGINEER AND OR TESTING AGENCY. SOILS REMOVED DURING SITE STRIPPING SHOULD BE EVALUATED TO DETERMINE IF PORTIONS OF THE TOPSOIL STRATUM MAY BE UTILIZED AS STRUCTURAL FILL WITHIN PAVEMENT AREAS. ANY MATERIAL NOT DEEMED AS SUITABLE FILL MATERIAL BY THE GEOTECHNICAL ENGINEER AND OR TESTING AGENCY SHALL BE REMOVED FROM THE JOB SITE BY THE CONTRACTOR AT HIS EXPENSE.

3. ALL EMBANKMENT OUTSIDE OF RIGHT-OF-WAY SHOULD BE PLACED IN CONTROLLED LIFTS HAVING A MAXIMUM LOOSE LIFT THICKNESS OF 8". EMBANKMENT SHOULD BE COMPACTED TO A MINIMUM OF 95% OF THE MATERIALS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698 (STANDARD PROCTOR COMPACTION). MOISTURE CONTENT OF THE FILL AT THE TIME OF COMPACTION SHALL BE WITHIN A RANGE OF -0 TO +4 PERCENT OF OPTIMUM MOISTURE CONTENT.

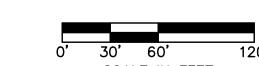
EART	HWORK QUANT	ITIES
LOCATION	CUT (C.Y.)	FILL (C.Y.)
STREET	10,606	1,038
SWALE	1,743	393
SITE	67,079	40,131
TOTAL	79,428	41,562

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

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

RELEASED FOR CONSTRUCTION As Noted on Plan Review

Development Services Department Lee's Summit, Missouri



LEGEND

—100— PROPOSED INTERMEDIATE CONTOURS

EXISTING INTERMEDIATE CONTOURS

- -100- - EXISTING INDEX CONTOURS

—100— PROPOSED INDEX CONTOURS

0'	30' 60'	120
	SCALE IN FEET	

checked by: QA/QC by: project no.: drawing no.: C_GRD01_A202467

GRADING PLAN - NORTH SITE DISTURBANCE PLANS

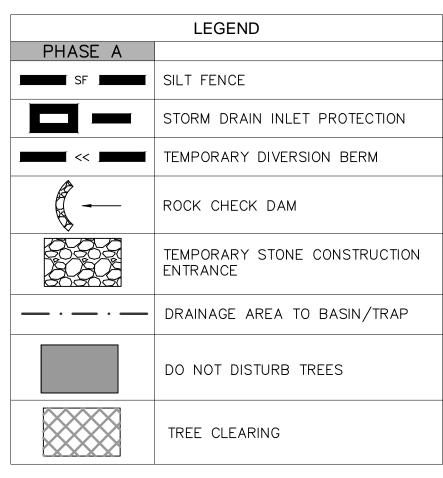
EAGLE CREEK VILLAS FIRST PLAT

STEPHEN M. SAYLOR NUMBER PE-2018021248

SHEET C405

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

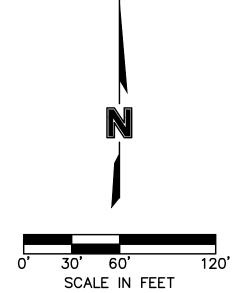
2. SEDIMENT BASIN TO BECOME PERMANENT DETENTION BASIN. THE OUTLET STRUCTURE SHOULD BE INSTALLED AT TIME OF SEDIMENT BASIN INSTALLATION TO BE UTILIZED AS SEDIMENT BASIN OUTLET. ONCE STRUCTURE IS TO BE CONVERTED TO FINAL CONFIGURATION,



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

RELEASED FOR CONSTRUCTION As Noted on Plan Review

> **Development Services Department** Lee's Summit, Missouri 05/23/2024



SAYLOR NUMBER /

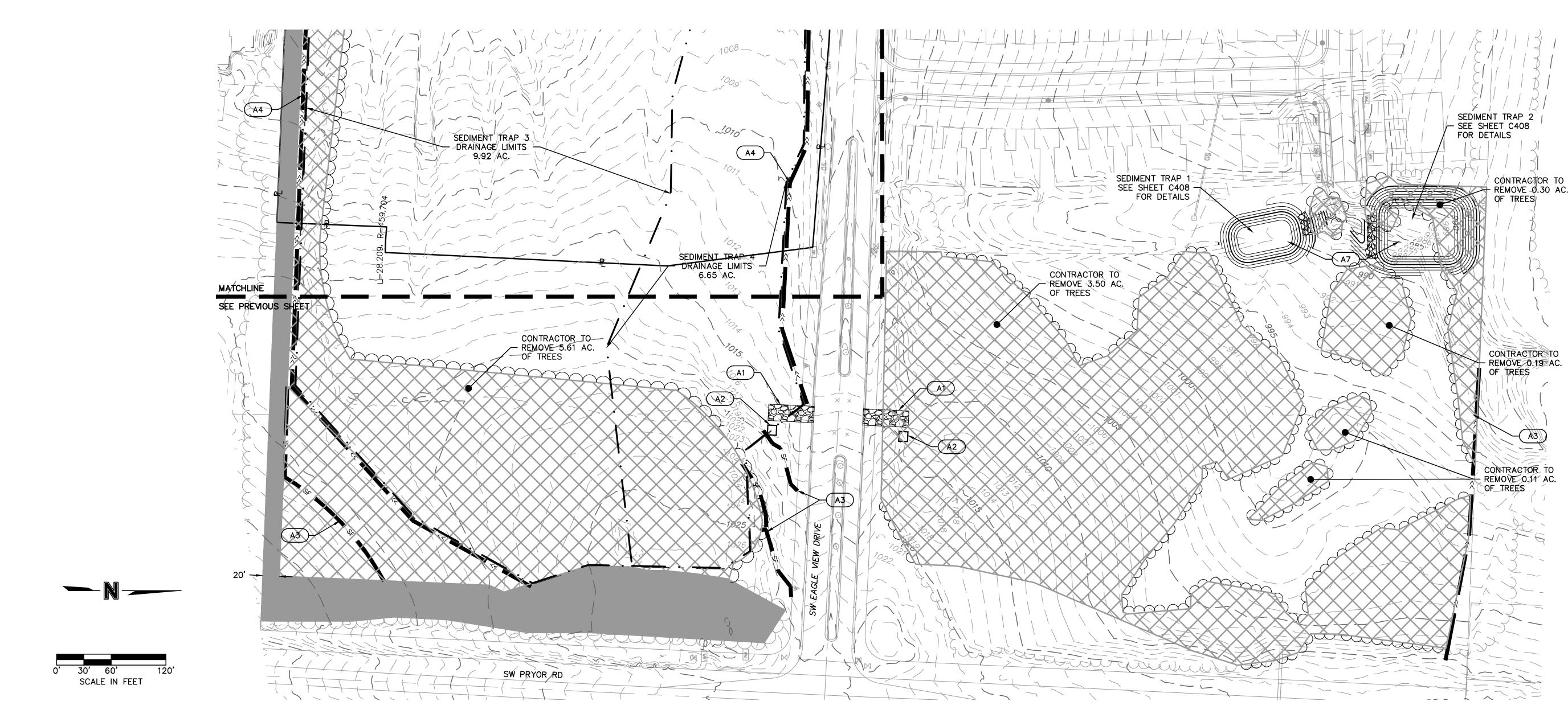
_		REV. NO.	DATE	REVISIONS DESCRIPTION	B
	2023			REVISIONS	

-	2023
NO.	

drawn by: checked by: QA/QC by: project no.: A20-2467 drawing no.: C_ERC01_A202467

> SHEET C406

INSTALL PER DETENTION BASIN PLAN IN STREET & STORM SEWER PLANS. SW EAGLE CREEK DRIVE SEDIMENT TRAP 4 DRAINAGE LIMITS /6.65/ AC. / DRAINAGE LIMITS 9.92 AC. CONTRACTOR TO REMOVE 5.61 AC. SEDIMENT TRAP 4 SEE SHEET C409 FOR DETAILS SEDIMENT TRAP 3 SEE SHEET C409 FOR DETAILS CONTRACTOR TO NOT DISTURB TREES WHERE HATCH IS PRESENT PRIOR TO ANY CLEARING OR OTHER CONSTRUCTION (20' MINIMUM TYP.) ACTIVITIES, CONTRACTOR SHALL INSTALL SILT CONTRACTOR TO NOT DISTURB TREES | - WITHIN 20 FT MINIMUM OF PROPERTY FENCE FENCING TO CONTROL EROSION AND SILT. FENCING TO BE INSTALLED PER APWA DETAIL. (TYP.)



	ER	OSION CONTROL STAG	ING CHAR	 ?T			
PROJECT STAGE	EROSION CONTROL BMP REFERENCE NO.	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:			
	A1	CONSTRUCTION ENTRANCE	С	INSTALL PER APWA DETAIL ESC-01			
A — PRE-MASS GRADING	A2	CONCRETE WASHOUT	С	INSTALL PER APWA DETAIL ESC-01			
	А3	SILT FENCE	С	INSTALL PER APWA DETAIL ESC-03			
	A4	DIVERSION BERM	С	INSTALL PER APWA DETAIL ESC-05			
	A5	CURB INLET PROTECTION	С	INSTALL PER APWA DETAIL ESC-06			
	A6	AREA INLET PROTECTION	С	INSTALL PER APWA DETAIL ESC-07			
	A7	SEDIMENT TRAP	С	INSTALL PER APWA DETAIL ESC-08			
B – INTERIM	B1	CURB INLET PROTECTION	С	INSTALL PER APWA DETAIL ESC-06			
	B2	AREA INLET PROTECTION	С	INSTALL PER APWA DETAIL ESC-07			
	В3	ROCK DITCH CHECK	С	INSTALL PER APWA DETAIL ESC-10			
UPON REMOVAL CONTRACTOR TO OVER-EXCAVATE SEDIMENT TRAPS, FULLY REMOVING ALL SILT, AND FILLING IN CONTROLLED LIFTS TO PREVENT VOIDS OR EXCESSIVE SETTLING THAT COULD IMPACT BUILDING FOUNDATIONS.							
C — DISTURBED AREA STABILIZATION	C1	SEED, SOD AND STABILIZE ALL DISTURBED AREAS					

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

2. SEDIMENT BASIN TO BECOME PERMANENT DETENTION BASIN. THE OUTLET STRUCTURE SHOULD BE INSTALLED AT TIME OF SEDIMENT BASIN INSTALLATION TO BE UTILIZED AS SEDIMENT BASIN OUTLET. ONCE STRUCTURE IS TO BE CONVERTED TO FINAL CONFIGURATION, INSTALL PER DETENTION BASIN PLAN IN STREET & STORM SEWER PLANS.

LEGEND					
PHASE A					
SF SF	SILT FENCE				
	STORM DRAIN INLET PROTECTION				
**	TEMPORARY DIVERSION BERM				
—	ROCK CHECK DAM				
	TEMPORARY STONE CONSTRUCTION ENTRANCE				
_ · _ · _	DRAINAGE AREA TO BASIN/TRAP				
	DO NOT DISTURB TREES				
	TREE CLEARING				

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

RELEASED FOR CONSTRUCTION As Noted on Plan Review

> **Development Services Department** Lee's Summit, Missouri

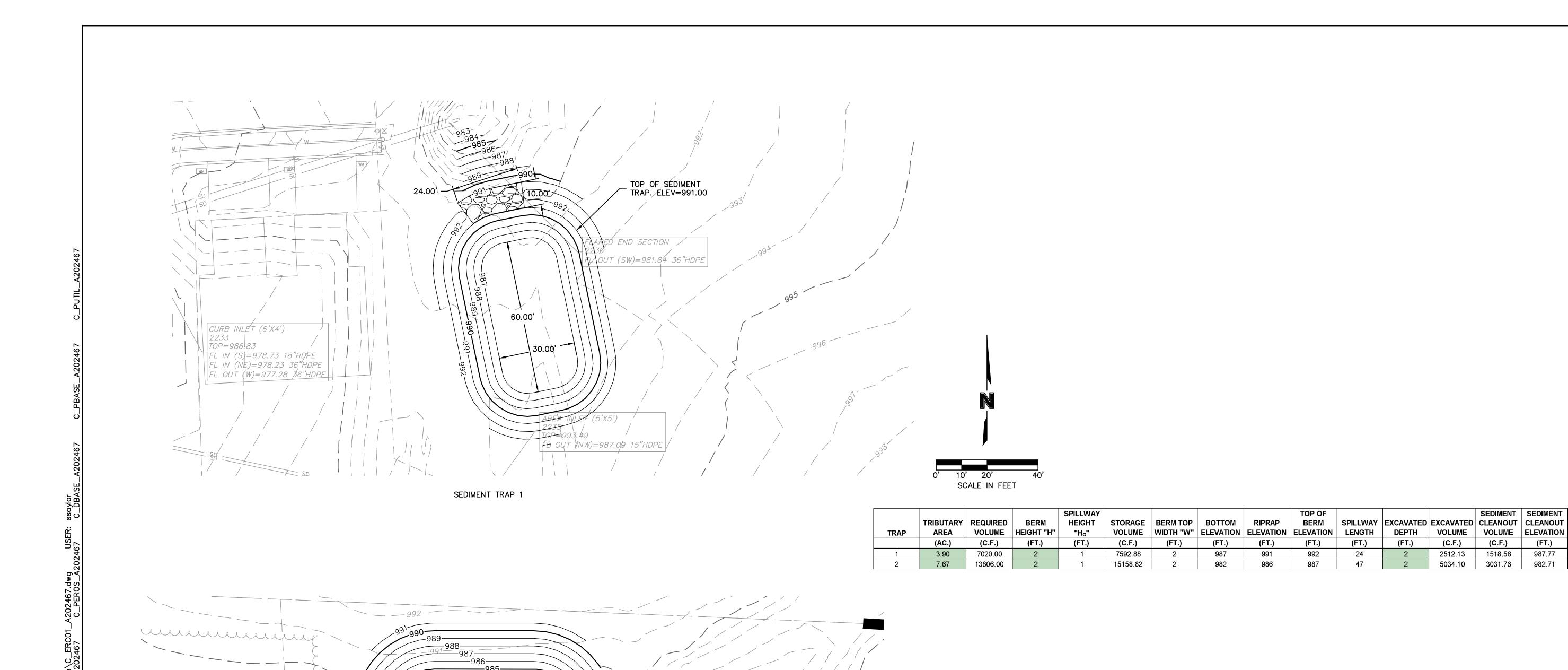
05/23/2024

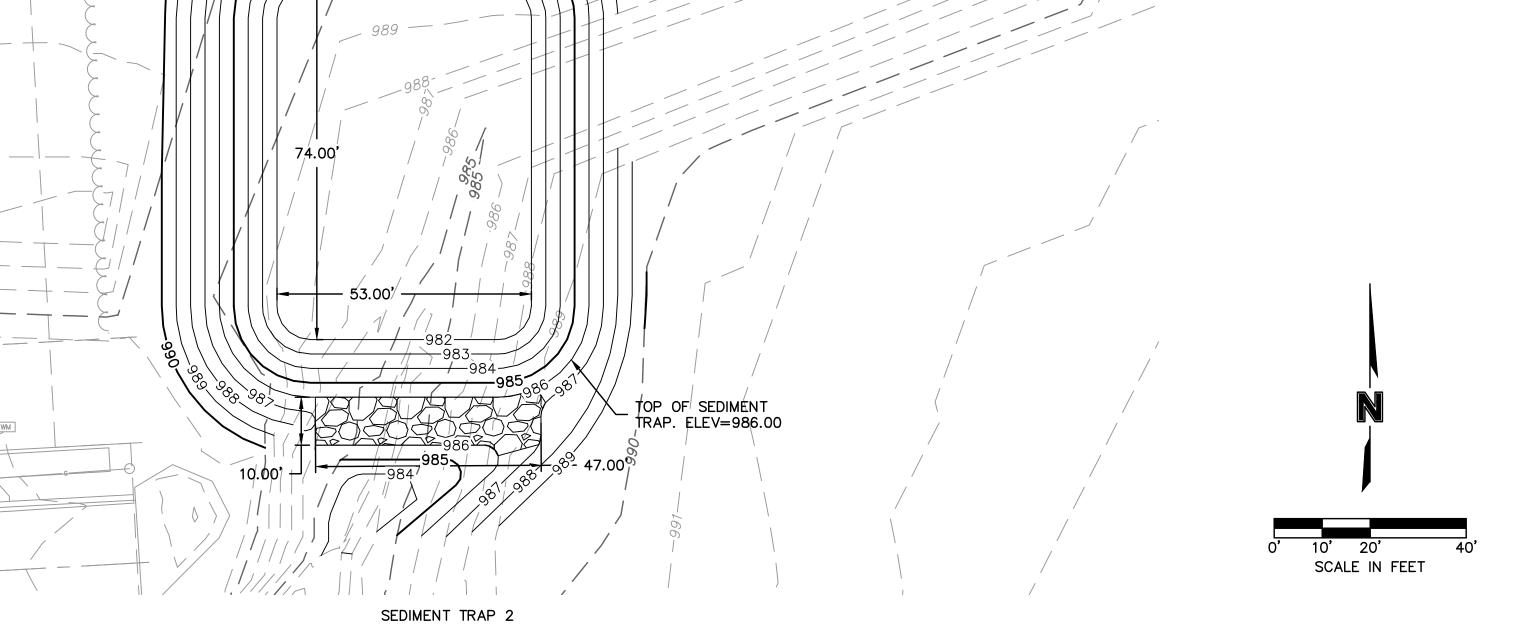
checked by: QA/QC by: project no.: drawing no.: C_ERC01_A202467 date: 02/23/2024 SHEET

C407

EAGLE CREEK VILLAS FIRST PLAT

STEPHEN M. SAYLOR NUMBER PE-2018021248





____983=

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department Lee's Summit, Missouri 05/23/2024

DISTURBANCE PHASE A - TRAP DETAILS SITE DISTURBANCE PLANS EAGLE CREEK VILLAS FIRST PLAT drawn by: checked by:

approved by:

project no.: A20-2467
drawing no.: C_ERC01_A202467
date: 02/23/2024

SHEET

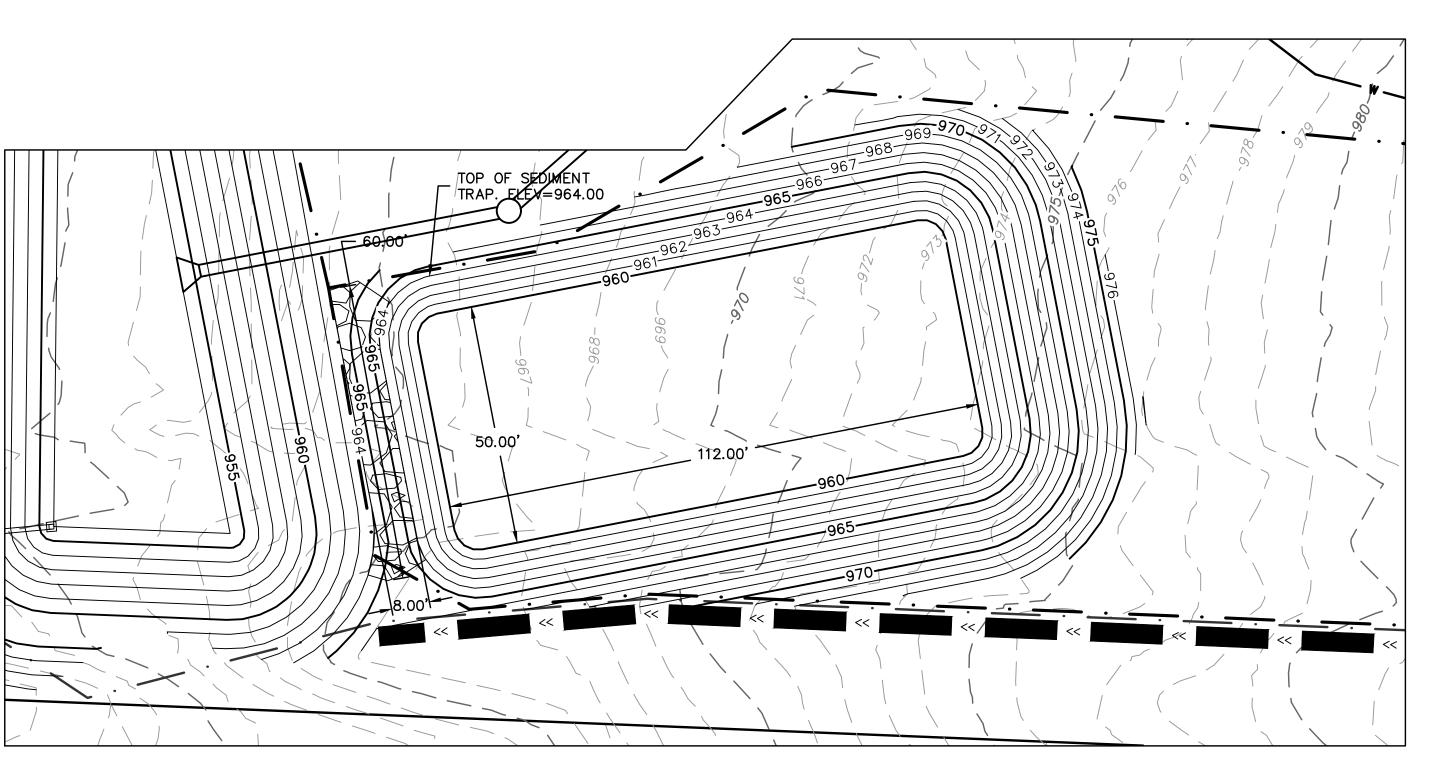
C408

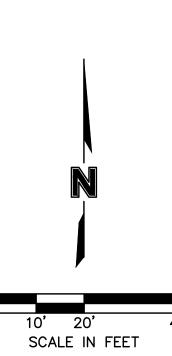
QA/QC by:

project no.:

(FT.)

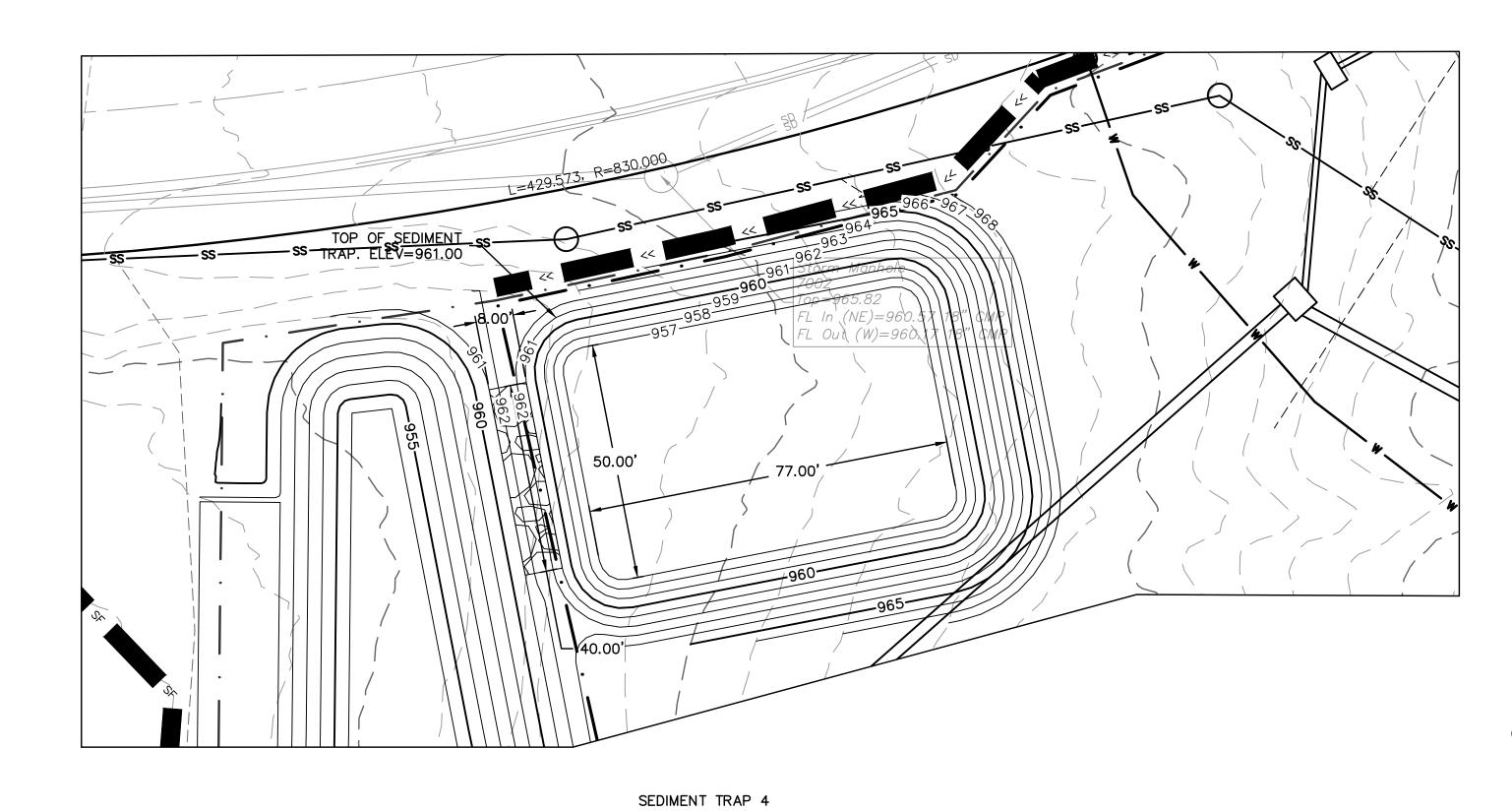
987.77

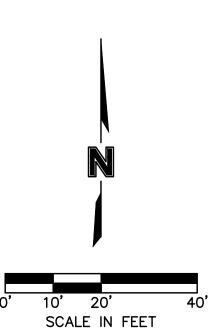




SEDIMENT TRAP 3

TRAP	TRIBUTARY AREA	REQUIRED VOLUME	BERM HEIGHT "H"	SPILLWAY HEIGHT "H ₀ "	STORAGE VOLUME	BERM TOP WIDTH "W"	BOTTOM ELEVATION	RIPRAP ELEVATION	TOP OF BERM ELEVATION	SPILLWAY LENGTH	EXCAVATED DEPTH	EXCAVATED VOLUME	SEDIMENT CLEANOUT VOLUME	SEDIMENT CLEANOUT ELEVATION
	(AC.)	(C.F.)	(FT.)	(FT.)	(C.F.)	(FT.)	(FT.)	(FT.)	(FT.)	(FT.)	(FT.)	(C.F.)	(C.F.)	(FT.)
3	9.92	17856.00	2	1	19684.46	2	960	964	965	60	2	6553.16	3936.89	960.67
4	6.65	11970.00	2	1	13804.38	2	957	961	962	40	2	4592.96	2760.88	957.68





RELEASED FOR CONSTRUCTION As Noted on Plan Review

Development Services Department Lee's Summit, Missouri 05/23/2024

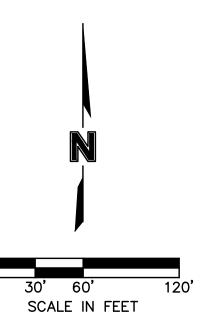
တ		2(
SITE DISTURBANCE PHASE A - TRAP DETAILS SITE DISTURBANCE PLANS	EAGLE CREEK VILLAS FIRST PLAT	LEE'S SUMMIT, MISSOURI			
drawn by: CW checked by: SS approved by: JS QA/QC by: JS project no.: A20-2467 drawing no.: C ERC01 A202467 date: 02/23/2024					
SHEET C409					

ROJECT STAGE BMP REFERENCE NO.		BMP DESCRIPTION REMO		NOTES:		
	A1	CONSTRUCTION ENTRANCE	С	INSTALL PER APWA DETAIL ESC-01		
	A2	CONCRETE WASHOUT	С	INSTALL PER APWA DETAIL ESC-01		
	A3	SILT FENCE	С	INSTALL PER APWA DETAIL ESC-03		
A - PRE-MASS GRADING	A4	DIVERSION BERM	С	INSTALL PER APWA DETAIL ESC-05		
	A5	CURB INLET PROTECTION	С	INSTALL PER APWA DETAIL ESC-06		
	A6	AREA INLET PROTECTION	С	INSTALL PER APWA DETAIL ESC-07		
	A7	SEDIMENT TRAP	С	INSTALL PER APWA DETAIL ESC-08		
	B1	CURB INLET PROTECTION	С	INSTALL PER APWA DETAIL ESC-06		
B — INTERIM	B2	AREA INLET PROTECTION	С	INSTALL PER APWA DETAIL ESC-07		
	В3	ROCK DITCH CHECK	С	INSTALL PER APWA DETAIL ESC-10		
		XCAVATE SEDIMENT TRAPS, FULLY F NG THAT COULD IMPACT BUILDING F		ILT, AND FILLING IN CONTROLLED LIFTS		
C — DISTURBED AREA STABILIZATION	C1	SEED, SOD AND STABILIZE ALL DISTURBED AREAS				

RELEASED FOR CONSTRUCTION As Noted on Plan Review

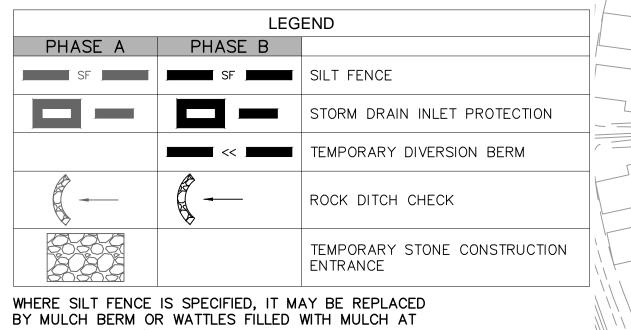
Development Services Department Lee's Summit, Missouri 05/23/2024

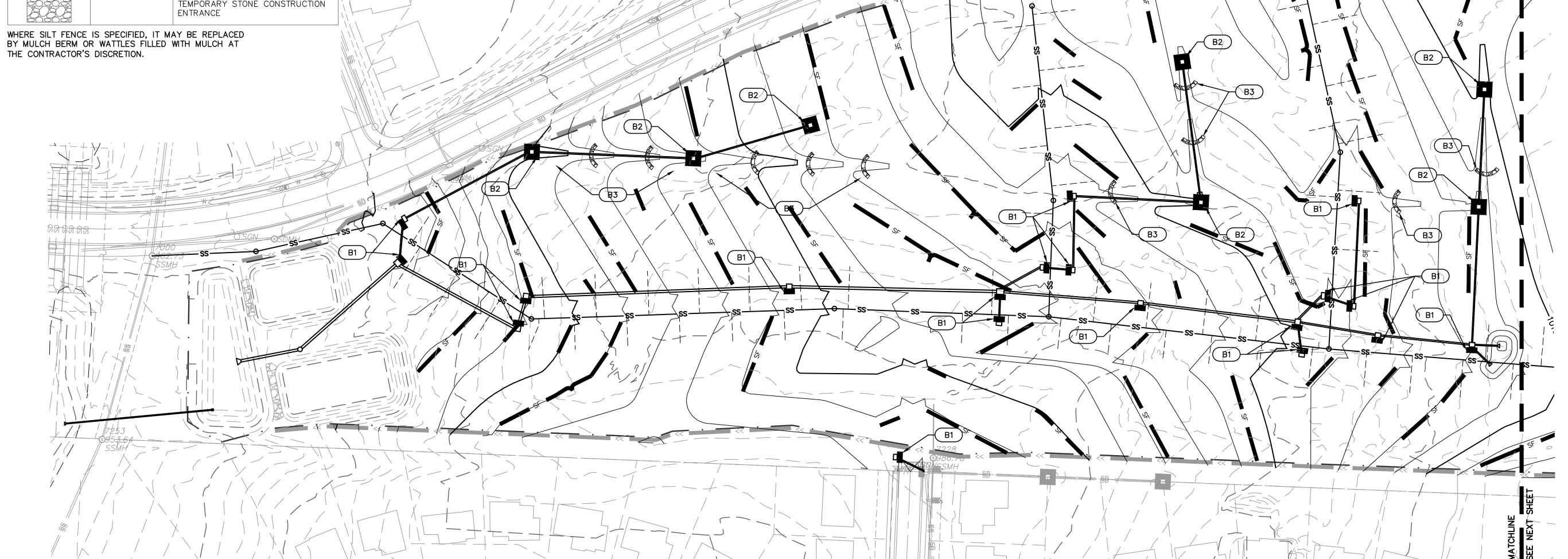
SW EAGLE CREEK DRIVE



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

2. SEDIMENT BASIN TO BECOME PERMANENT DETENTION BASIN. THE OUTLET STRUCTURE SHOULD BE INSTALLED AT TIME OF SEDIMENT BASIN INSTALLATION TO BE UTILIZED AS SEDIMENT BASIN OUTLET. ONCE STRUCTURE IS TO BE CONVERTED TO FINAL CONFIGURATION, INSTALL PER DETENTION BASIN PLAN IN STREET & STORM SEWER PLANS.

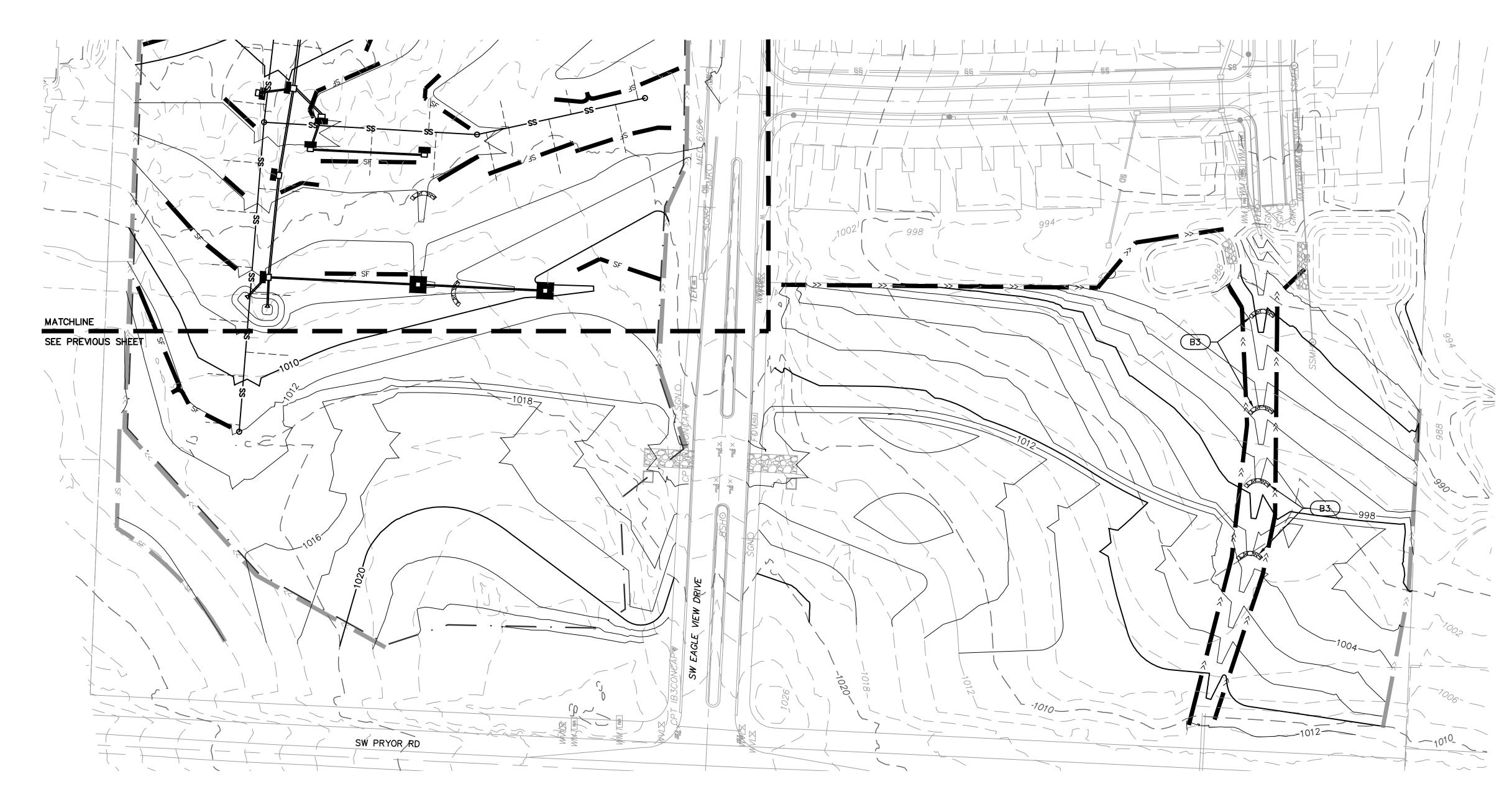






ВУ						
REVISIONS DESCRIPTION					REVISIONS	
DATE						
REV. NO.						
					2023	
_						

SHEET



	ER	OSION CONTROL STAG	ING CHAR	aT
PROJECT STAGE	EROSION CONTROL BMP REFERENCE NO.	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
	A1	CONSTRUCTION ENTRANCE	С	INSTALL PER APWA DETAIL ESC-01
	A2	CONCRETE WASHOUT	С	INSTALL PER APWA DETAIL ESC-01
	А3	SILT FENCE	С	INSTALL PER APWA DETAIL ESC-03
A - PRE-MASS GRADING	A4	DIVERSION BERM	С	INSTALL PER APWA DETAIL ESC-05
	A5	CURB INLET PROTECTION	С	INSTALL PER APWA DETAIL ESC-06
	A6	AREA INLET PROTECTION	С	INSTALL PER APWA DETAIL ESC-07
	A7	SEDIMENT TRAP	С	INSTALL PER APWA DETAIL ESC-08
	B1	CURB INLET PROTECTION	С	INSTALL PER APWA DETAIL ESC-06
B — INTERIM	B2	AREA INLET PROTECTION	С	INSTALL PER APWA DETAIL ESC-07
	B3	ROCK DITCH CHECK	С	INSTALL PER APWA DETAIL ESC-10
		CCAVATE SEDIMENT TRAPS, FULLY REI G THAT COULD IMPACT BUILDING FOL		T, AND FILLING IN CONTROLLED LIFTS
C — DISTURBED AREA STABILIZATION	C1	SEED, SOD AND STABILIZE ALL DISTURBED AREAS		

	LEGEND							
PHASE A	PHASE B							
SF SF	SF SF	SILT FENCE						
		STORM DRAIN INLET PROTECTION						
		TEMPORARY DIVERSION BERM						
—		ROCK DITCH CHECK						
		TEMPORARY STONE CONSTRUCTION ENTRANCE						

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

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

2. SEDIMENT BASIN TO BECOME PERMANENT DETENTION BASIN. THE OUTLET STRUCTURE SHOULD BE INSTALLED AT TIME OF SEDIMENT BASIN INSTALLATION TO BE UTILIZED AS SEDIMENT BASIN OUTLET. ONCE STRUCTURE IS TO BE CONVERTED TO FINAL CONFIGURATION, INSTALL PER DETENTION BASIN PLAN IN STREET & STORM SEWER PLANS.

RELEASED FOR CONSTRUCTION As Noted on Plan Review

SCALE IN FEET

Development Services Department Lee's Summit, Missouri 05/23/2024

drawn by: checked by: QA/QC by: project no.: drawing no.: C_ERC02_A202467 date: 02/23/2024 SHEET

DISTURBANCE PLAN PHASE B SITE DISTURBANCE PLANS

EAGLE CREEK VILLAS FIRST PLAT

STEPHEN M. SAYLOR NUMBER PE-2018021248

1. THE SITE DISTURBANCE PLANS INDICATES THE FINAL PLACEMENT OF EROSION CONTROL DEVICES. THE CONTRACTOR(S) MAY

2. SEDIMENT BASIN TO BECOME PERMANENT DETENTION BASIN. THE OUTLET STRUCTURE SHOULD BE INSTALLED AT TIME OF SEDIMENT

RELEASED FOR CONSTRUCTION As Noted on Plan Review

> **Development Services Department** Lee's Summit, Missouri

05/23/2024

SW EAGLE CREEK DRIVE

SAYLOR NUMBER / PE-2018021248 SCALE IN FEET

ВУ						
REVISIONS DESCRIPTION	REVISED PER CITY COMMENTS				REVISIONS	
DATE	05/07/2024					
KEV.	3					

QA/QC by: project no.:

SHEET

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.

BASIN INSTALLATION TO BE UTILIZED AS SEDIMENT BASIN OUTLET. ONCE STRUCTURE IS TO BE CONVERTED TO FINAL CONFIGURATION, INSTALL PER DETENTION BASIN PLAN IN STREET & STORM SEWER PLANS.

LEGEND PHASE C PHASE A-B SILT FENCE SF SF STORM DRAIN INLET PROTECTION ROCK DITCH CHECK TEMPORARY STONE CONSTRUCTION ENTRANCE TURF GRASS SEEDING WHERE SILT FENCE IS SPECIFIED, IT MAY BE REPLACED BY MULCH BERM OR WATTLES FILLED WITH MULCH AT THE CONTRACTOR'S DISCRETION.



EROSION CONTROL STAGING CHART							
PROJECT STAGE	EROSION CONTROL BMP REFERENCE NO.	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:			
	A1	CONSTRUCTION ENTRANCE	С	INSTALL PER APWA DETAIL ESC-01			
	A2	CONCRETE WASHOUT	С	INSTALL PER APWA DETAIL ESC-01			
	А3	SILT FENCE	С	INSTALL PER APWA DETAIL ESC-03			
A - PRE-MASS GRADING	A4	DIVERSION BERM	С	INSTALL PER APWA DETAIL ESC-05			
	A5	CURB INLET PROTECTION	С	INSTALL PER APWA DETAIL ESC-06			
	A6	AREA INLET PROTECTION	С	INSTALL PER APWA DETAIL ESC-07			
	A7	SEDIMENT TRAP	С	INSTALL PER APWA DETAIL ESC-08			
	B1	CURB INLET PROTECTION	С	INSTALL PER APWA DETAIL ESC-06			
B - INTERIM	B2	AREA INLET PROTECTION	С	INSTALL PER APWA DETAIL ESC-07			
	В	ROCK DITCH CHECK	С	INSTALL PER APWA DETAIL ESC-10			
		XCAVATE SEDIMENT TRAPS, FULLY REING THAT COULD IMPACT BUILDING FOL		T, AND FILLING IN CONTROLLED LIFTS			
C — DISTURBED AREA STABILIZATION	C1	SEED, SOD AND STABILIZE ALL DISTURBED AREAS					

NOTE:

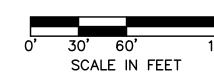
1. THE SITE DISTURBANCE PLANS INDICATES THE FINAL PLACEMENT OF EROSION CONTROL DEVICES. THE CONTRACTOR(S) MAY PROCEED WITH THE CONSTRUCTION PRIOR TO THE FINAL PLACEMENT OF THESE DEVICES BY PROVIDING ADDITIONAL DEVICES TO CONTROL EROSION ON THEIR ITEMS OF WORK. THESE DEVICES SHALL BE MAINTAINED UNTIL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

2. SEDIMENT BASIN TO BECOME PERMANENT DETENTION BASIN. THE OUTLET STRUCTURE SHOULD BE INSTALLED AT TIME OF SEDIMENT BASIN INSTALLATION TO BE UTILIZED AS SEDIMENT BASIN OUTLET. ONCE STRUCTURE IS TO BE CONVERTED TO FINAL CONFIGURATION, INSTALL PER DETENTION BASIN PLAN IN STREET & STORM SEWER PLANS.

LEGEND								
PHASE A-B	PHASE C							
SF SF		SILT FENCE						
		STORM DRAIN INLET PROTECTION						
**		TEMPORARY DIVERSION BERM						
		ROCK DITCH CHECK						
		TEMPORARY STONE CONSTRUCTION ENTRANCE						
	*	TURF GRASS SEEDING						

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





RELEASED FOR CONSTRUCTION As Noted on Plan Review

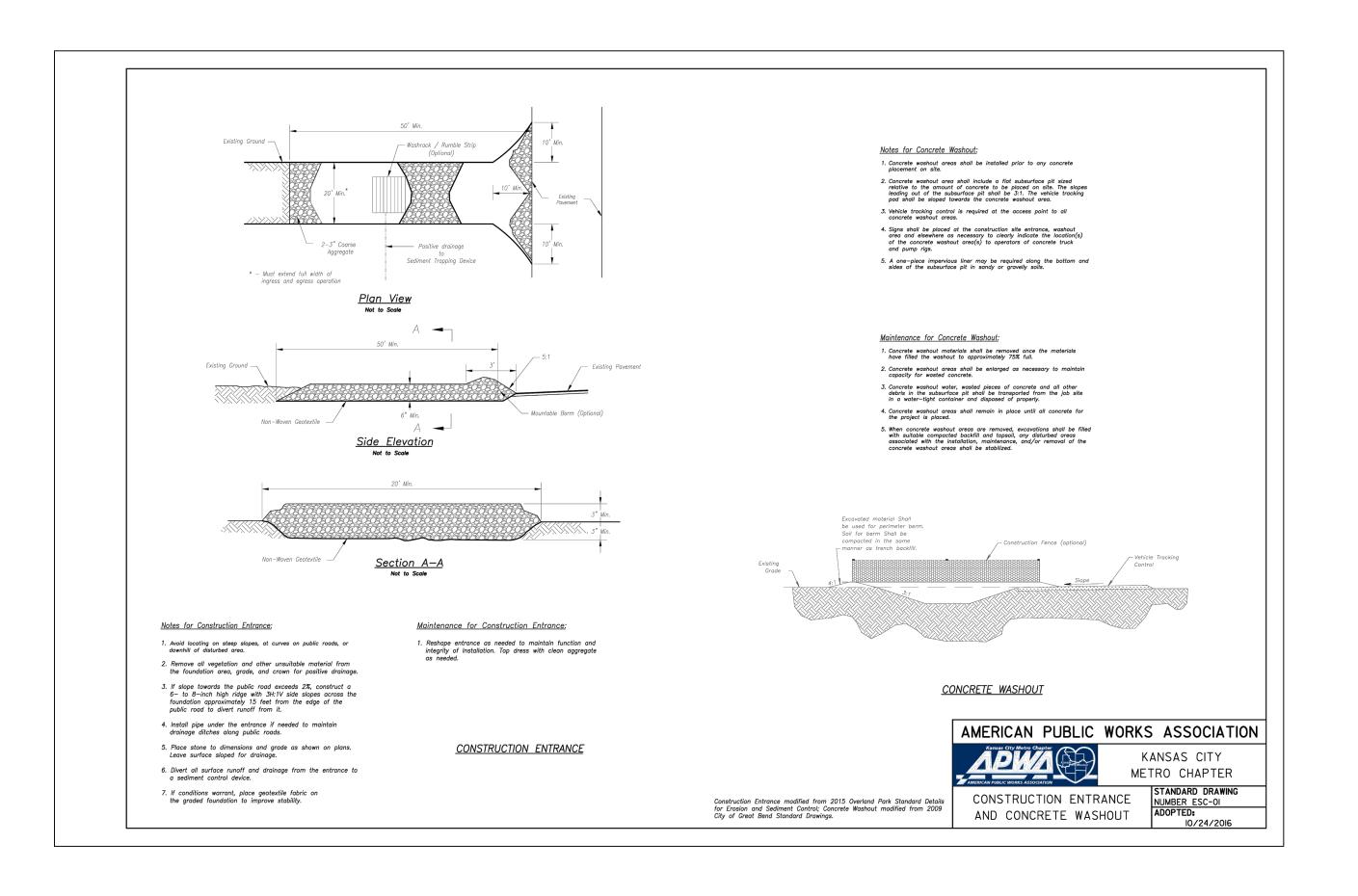
Development Services Department Lee's Summit, Missouri 05/23/2024 drawn by: CW
checked by: SS
approved by: JS
QA/QC by: JS
project no.: A20-2467
drawing no.: CERC03_A202467
date: 02/23/2024

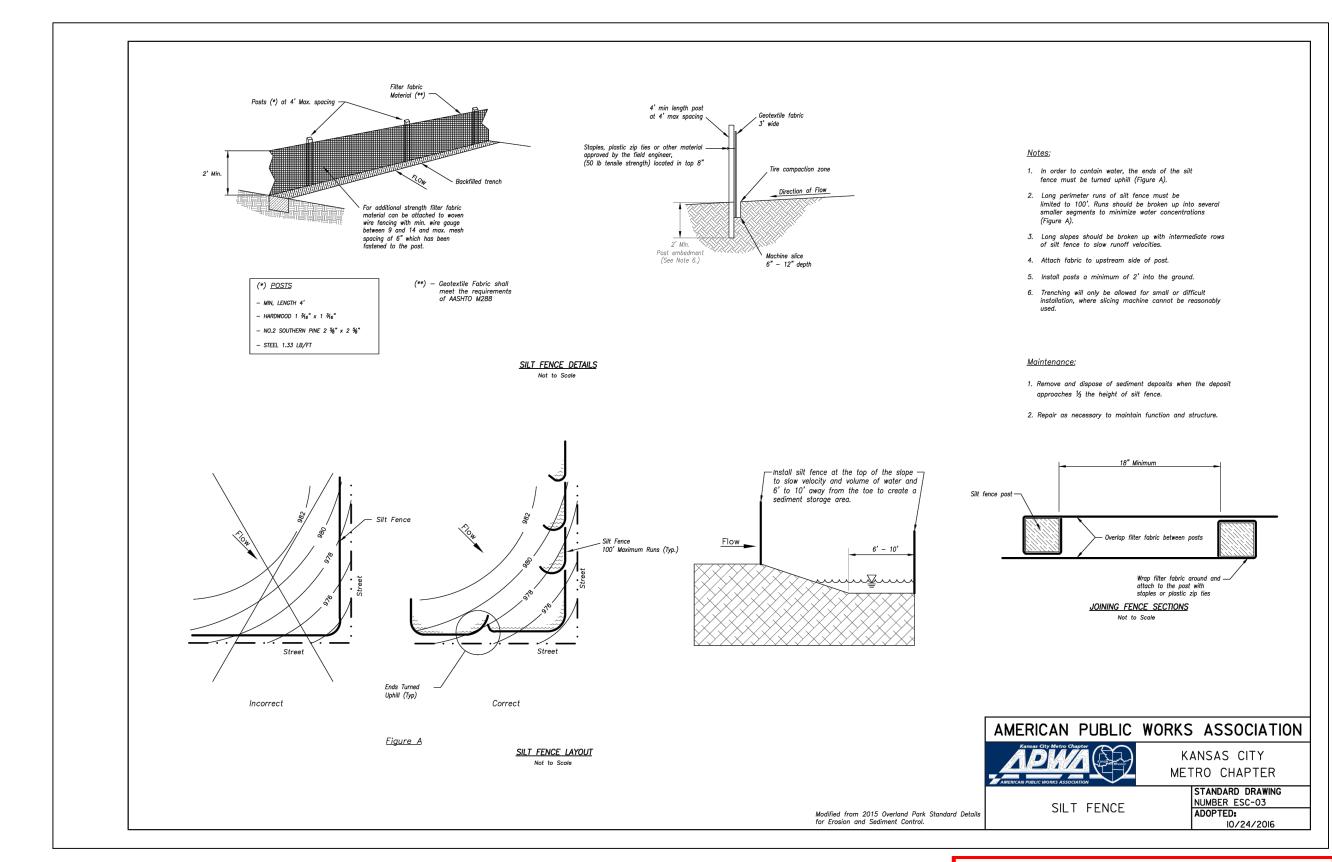
C413

DISTURBANCE PLAN PHASE C SITE DISTURBANCE PLANS

EAGLE CREEK VILLAS FIRST PLAT

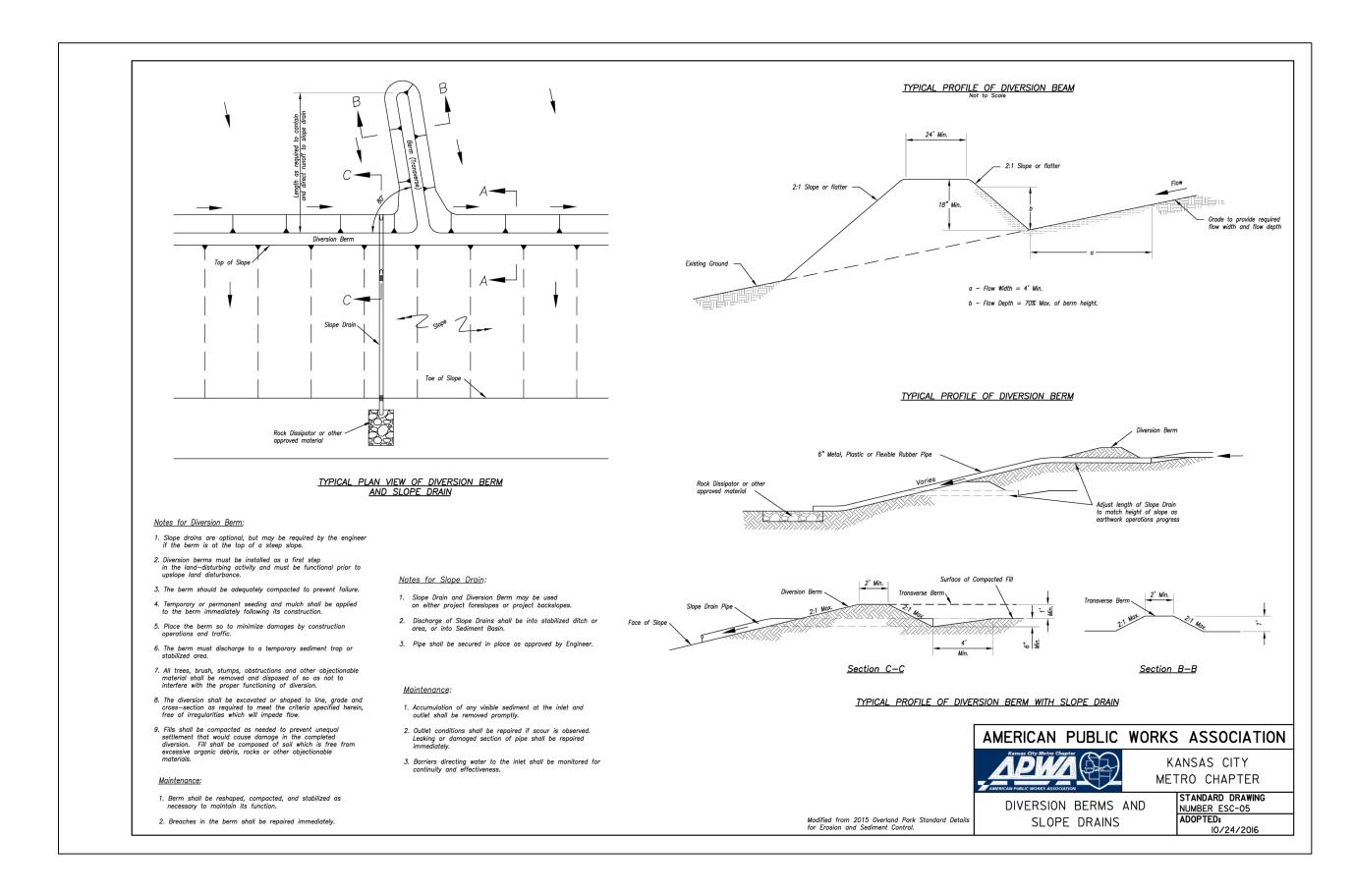


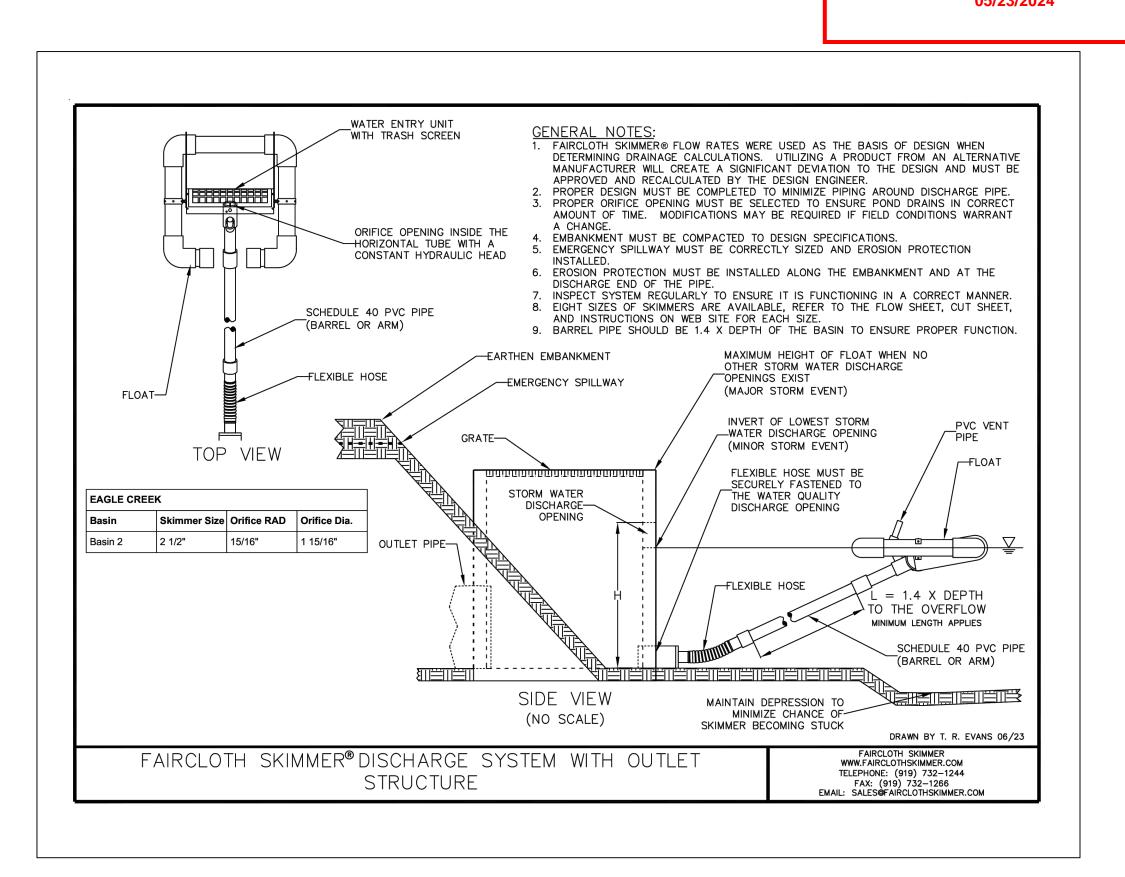


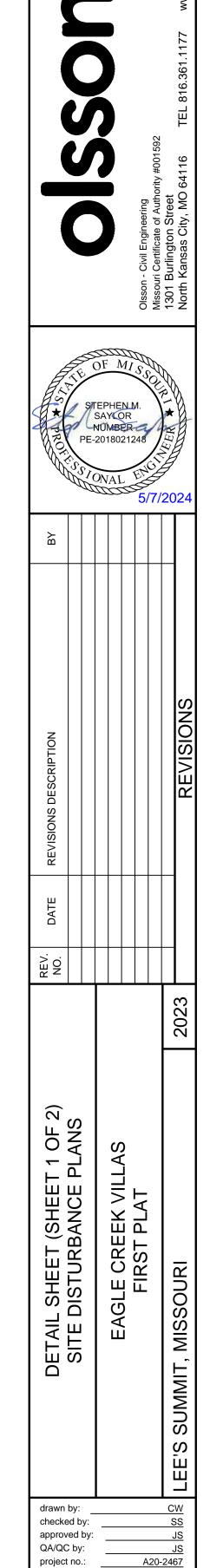




Development Services Department Lee's Summit, Missouri 05/23/2024



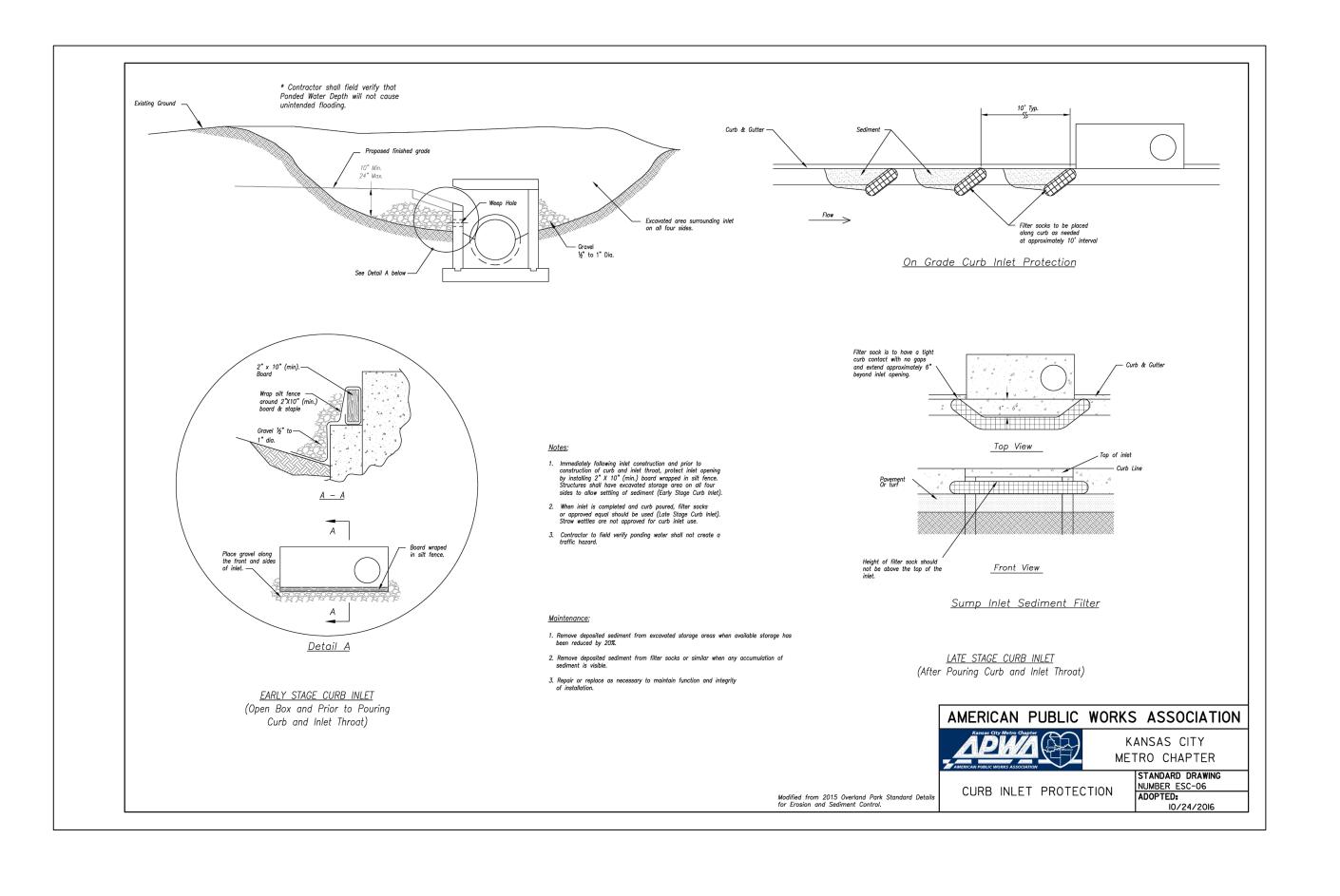


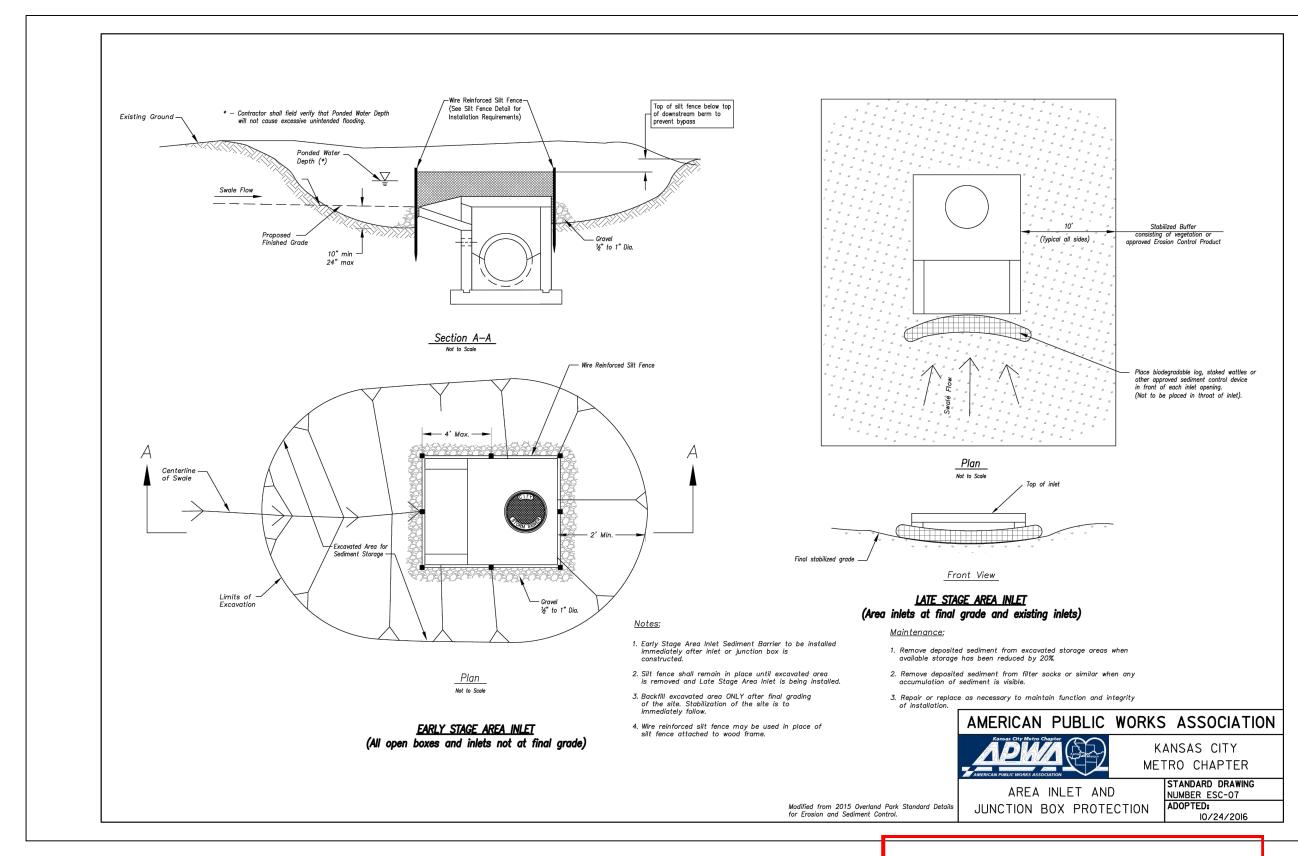


drawing no.: C_DTL01_A202467

SHEET

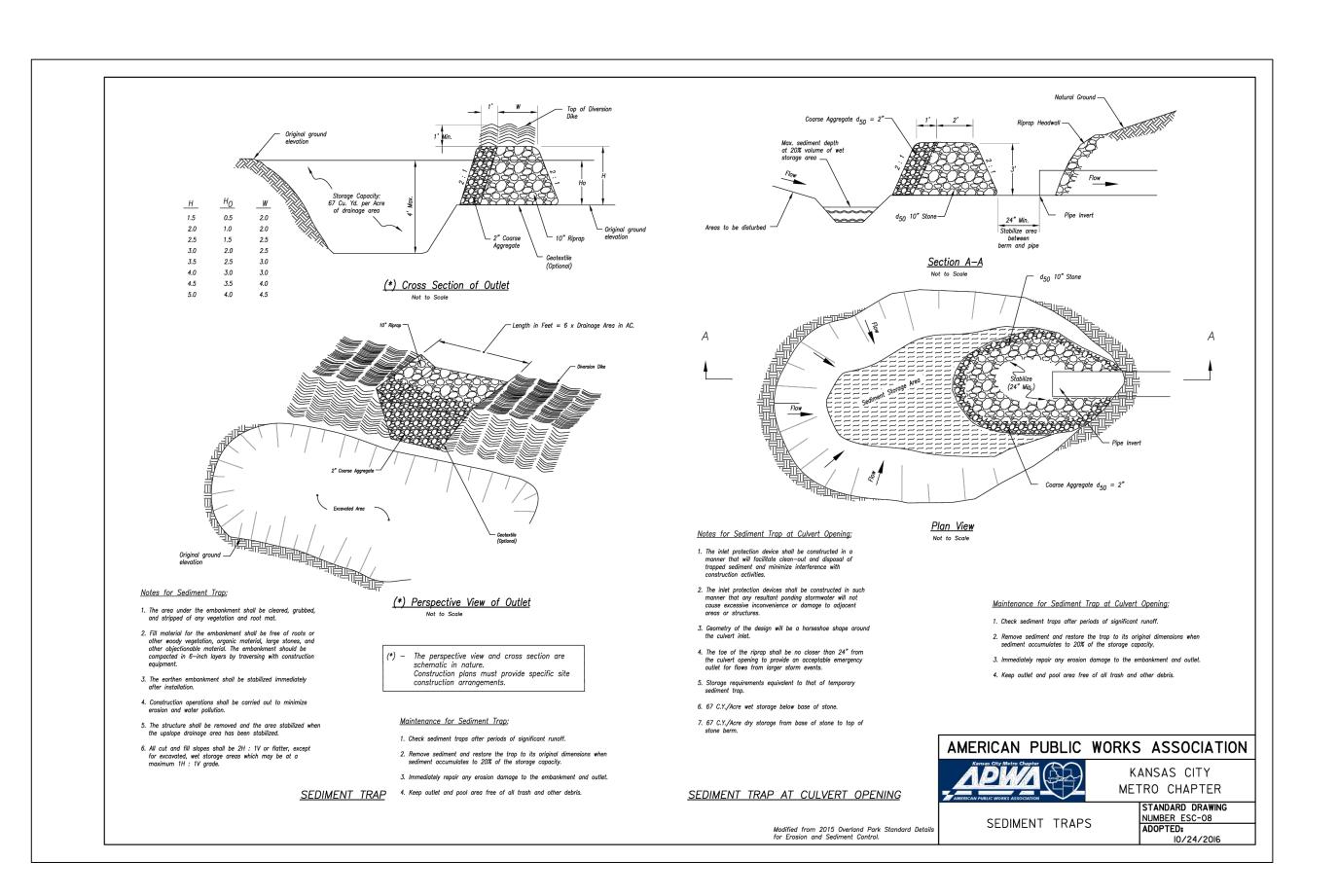
02/23/2024

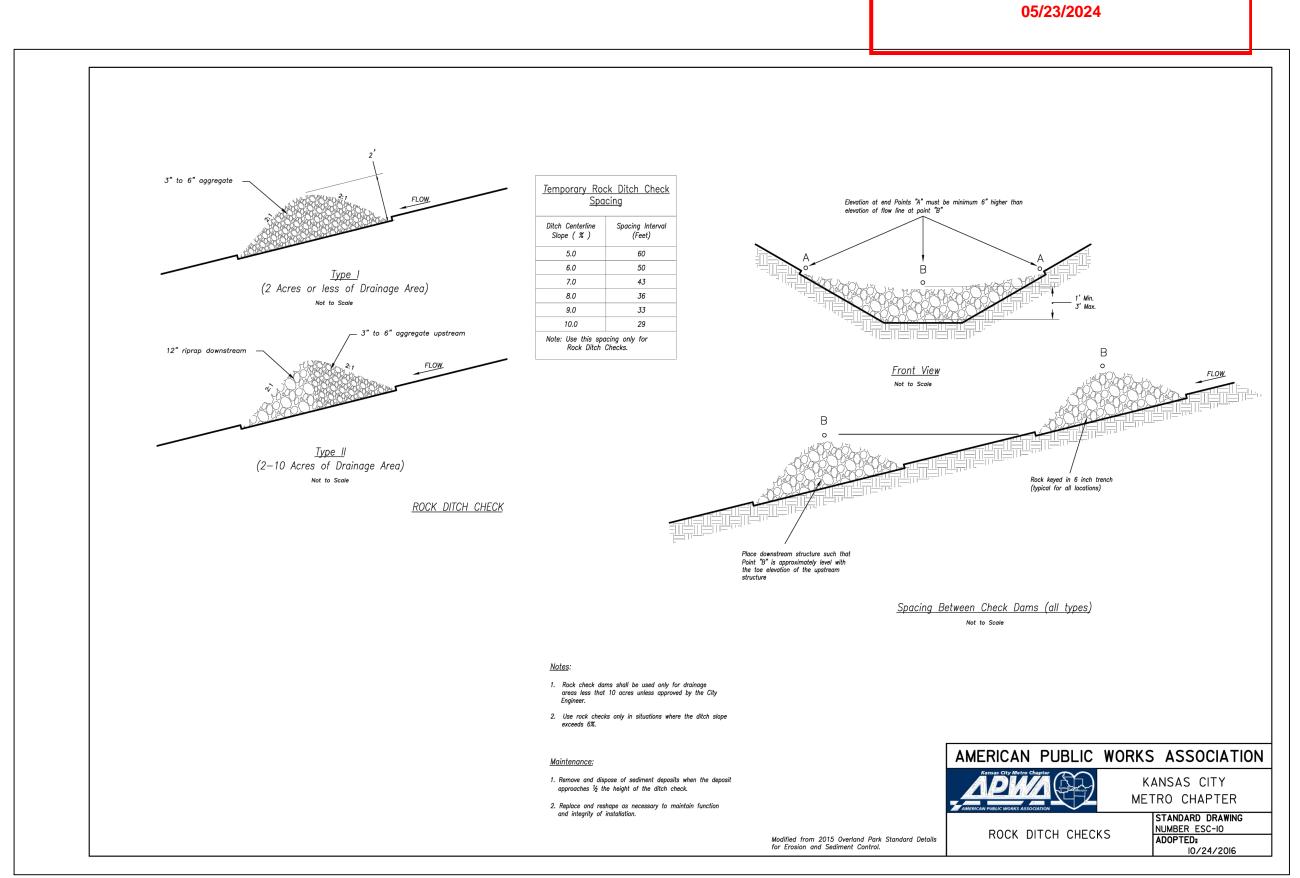






Development Services Department Lee's Summit, Missouri 05/23/2024





SAYLOR NUMBER / PE-2018021248 T 2 OF 2) PLANS EAGLE CREEK VILLAS FIRST PLAT DETAIL SHEET (SHEE' SITE DISTURBANCE

drawn by:

checked by:

QA/QC by:

project no.:

drawing no.: <u>C_DTL01_A202467</u>

SHEET

C415

A20-2467

02/23/2024

approved by: