

OLDHAM VILLAGE TREE CLEARING PLANS

Section 7, Township 47 North, Range 31 West

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Tract Description

[illegible]

GENERAL NOTES:

- 1 - ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
- 2 - ALL REQUIRED EASEMENTS WITHIN THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR ON THE FINAL PLAN.
- 3 - ANY REQUIRED EASEMENT LOCATED OUTSIDE OF THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR BY SEPARATE INSTRUMENT PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- 4 - 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.
- 5 - THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH THE IMPROVEMENTS PROPOSED BY THESE PLANS AND SITE CONDITIONS.
- 6 - THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND OBTAIN THE APPROPRIATE BLASTING PERMITS FOR A REQUIRED BLASTING. IF BLASTING IS ALLOWED, ALL BLASTING SHALL CONFORM TO STATE REGULATIONS AND LOCAL ORDINANCES.

UTILITY COMPANIES:

THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION AND VERIFYING THE ACTUAL LOCATION OF EACH UTILITY LINE. THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS.

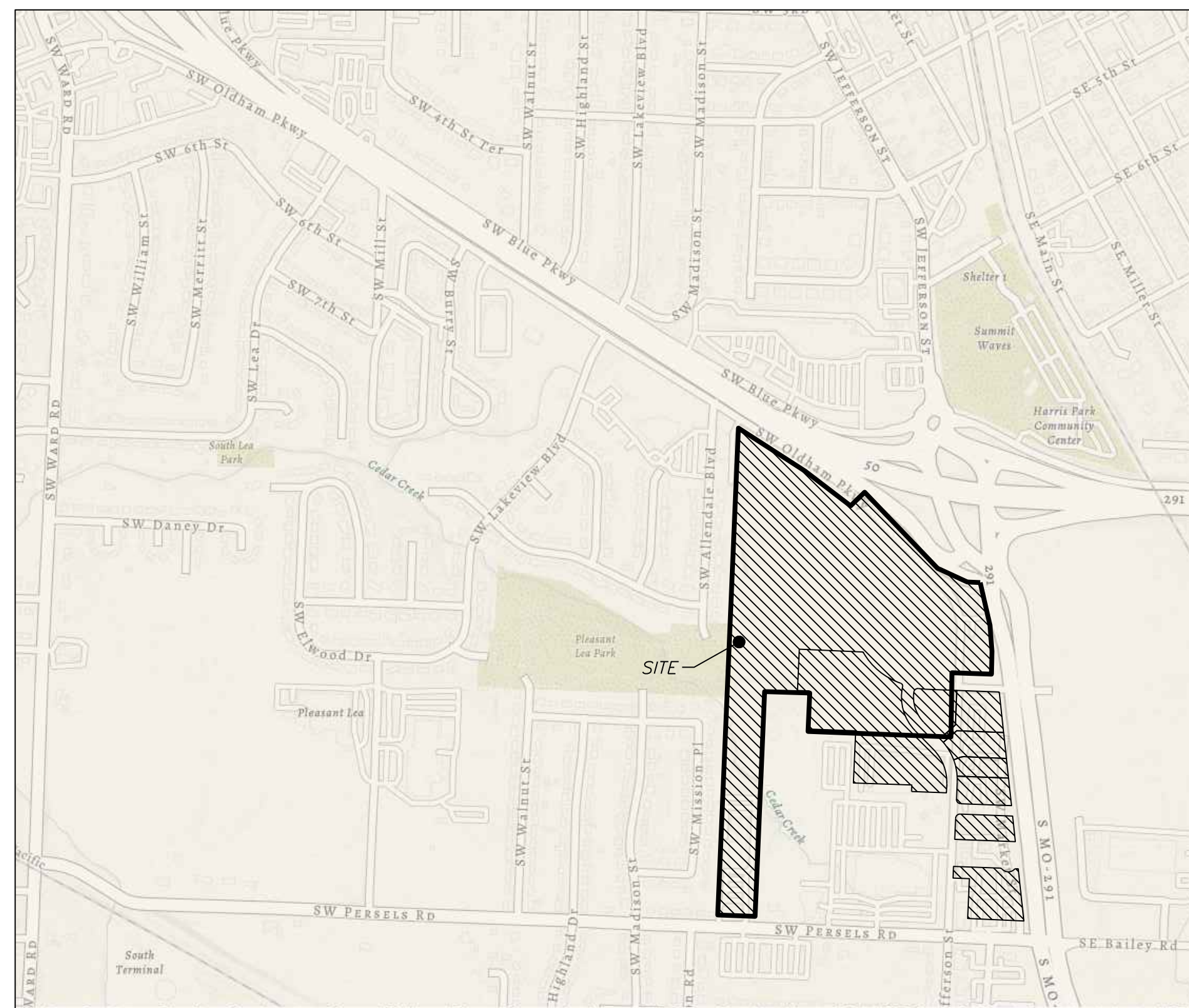
EVERGY ~ 298-1196
MISSOURI GAS ENERGY ~ 756-5261
SOUTHWESTERN BELL TELEPHONE ~ 761-5011
COMCAST CABLE ~ 795-1100
WILLIAMS PIPELINE ~ 422-6300
CITY OF LEE'S SUMMIT PUBLIC WORKS ~ 969-1800
CITY OF LEE'S SUMMIT DEVELOPMENT ENGINEERING INSPECTION AT 816.969.1200
CITY OF LEE'S SUMMIT WATER UTILITIES ~ 969-1900
MISSOURI ONE CALL (DIG RITE) ~ 1-800-344-7483

OIL - GAS WELLS

ACCORDING TO EDWARD ALTON MAY JR'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.

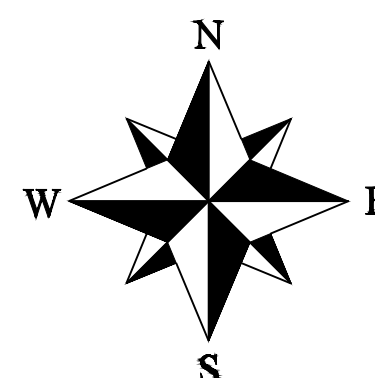
FLOOD INFORMATION:

The property is located in Zone "X" areas outside the 100 year flood plain per FEMA Map 29095C0419G, dated January 20, 2017



Vicinity Map

SITE LOCATION MAP



INDEX OF SHEETS:

C.001 ~ COVER SHEET
C.040 ~ WEST TREE CLEARING PLAN
C.041 ~ EROSION CONTROL DETAILS

DEVELOPER:
Oldham Investors, LLC
David Olson
1700 132nd St, Suite 150
Phone: 314-413-3598

LEGEND:

B/L - BUILDING SET-BACK
C/A - COMMON AREA
D/E - DRAINAGE EASEMENT
FND. - FOUND
L/E - LANDSCAPE EASEMENT
L.N.A. - LIMITS OF NO ACCESS
R/W - RIGHT OF WAY
SAN - SANITARY SEWER LINE
S/W - SIDEWALK
U/E - UTILITY EASEMENT
W - WATER LINE
ST - STORM SEWER LINE

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PROJECT HAS BEEN DESIGNED AND THESE PLANS PREPARED IN ACCORDANCE WITH THE CURRENT DESIGN CRITERIA OF THE CITY OF LEE'S SUMMIT, MISSOURI AND THE STATE OF MISSOURI. I FURTHER CERTIFY THAT THESE PLANS WERE DESIGNED IN ACCORDANCE TO AASHTO STANDARDS.

ENGINEERING SOLUTIONS
—ENGINEERING & SURVEYING—
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P: (816) 671-9888 F: (816) 671-9849

Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2621

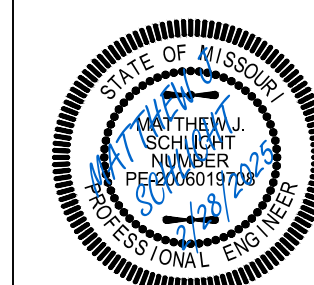
Oldham Village
Lee's Summit, Jackson County, Missouri

Project:
OLDHAM
MARKETPLACE.
LSMO

Issue Date:

February 28, 2025

COVER SHEET
Tree Clearing Plans for:
Oldham Village
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

C,001

NOTES:
GRADING IS NOT PERMITTED WITH THIS PLAN SET.
TREE CLEARING ONLY.

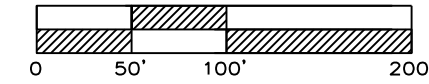
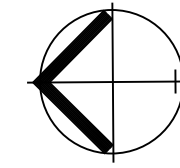
SILT FENCE PROTECTION
TO BE MAINTAINED BY CONTRACTOR

LEGEND

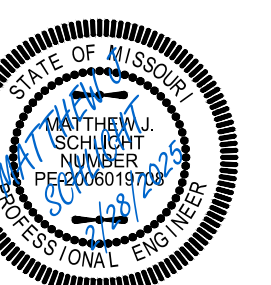
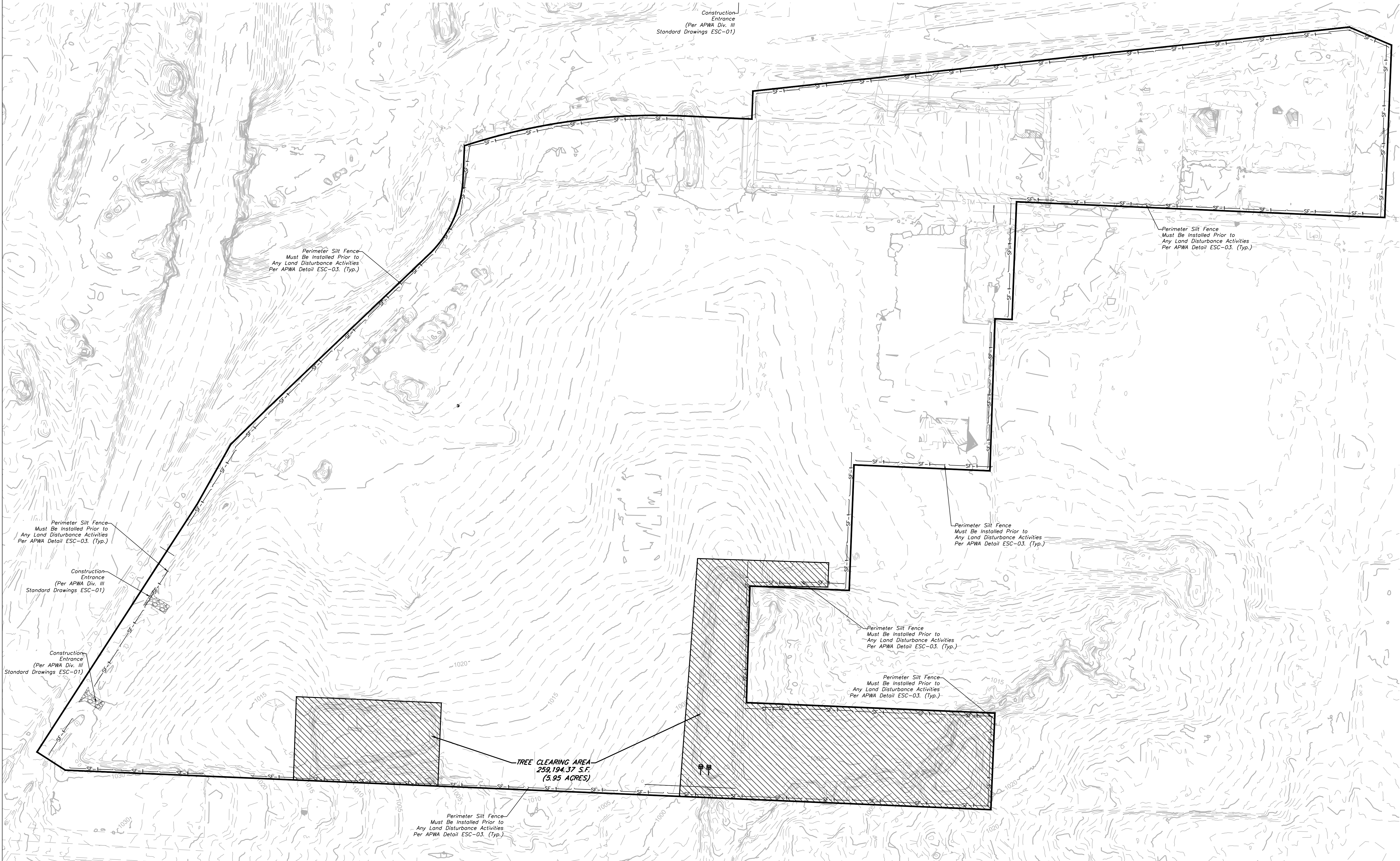
PHASE 1 SILT FENCE — SF-1 — SF-1 —
PHASE 2 SILT FENCE — SF-2 — SF-2 —
INLET PROTECTION

NOTES: The Land Disturbance Plans indicates the Final placement of erosion control devices. The contractor(s) may proceed with 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.

DURING ALL PHASES OF CONSTRUCTION, INACTIVE AREA STABILIZATION METHODS AS DESCRIBED IN APWA SECTION 5111.3 SHALL BE USED TO CONTROL EROSION AND SILTATION.



WEST TREE CLEARING PLAN
SCALE: 1" = 100'



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REVISIONS

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

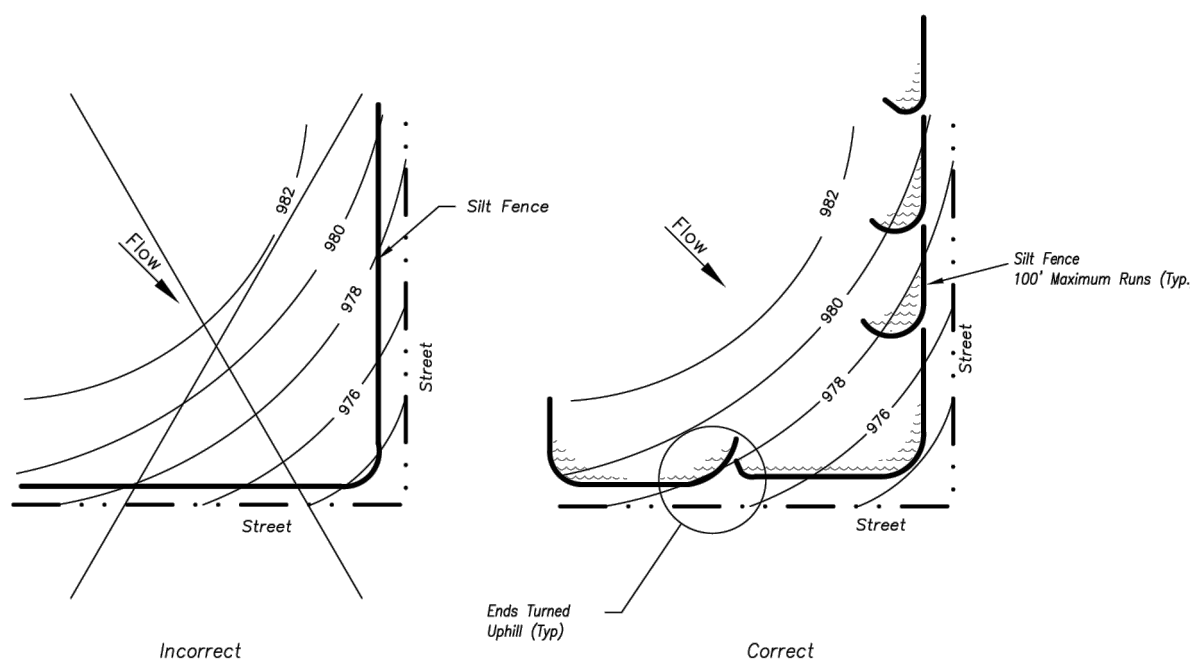
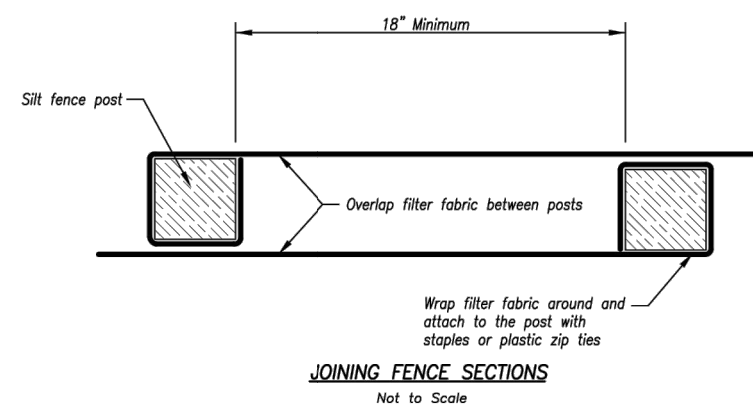
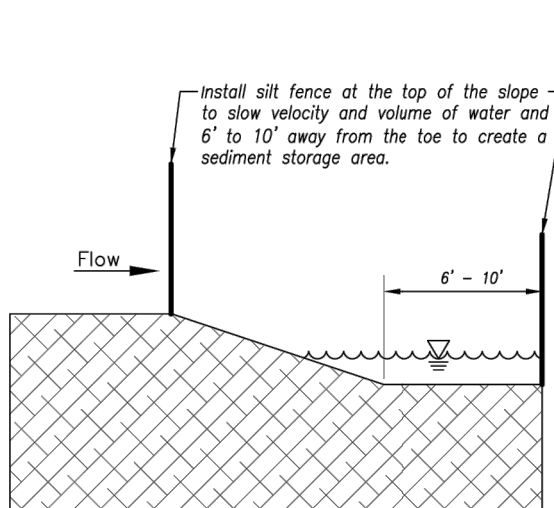


Figure 8

SILT FENCE LAYOUT
Not to Scale



AMERICAN PUBLIC WORKS ASSOCIATION



SILT FENCE

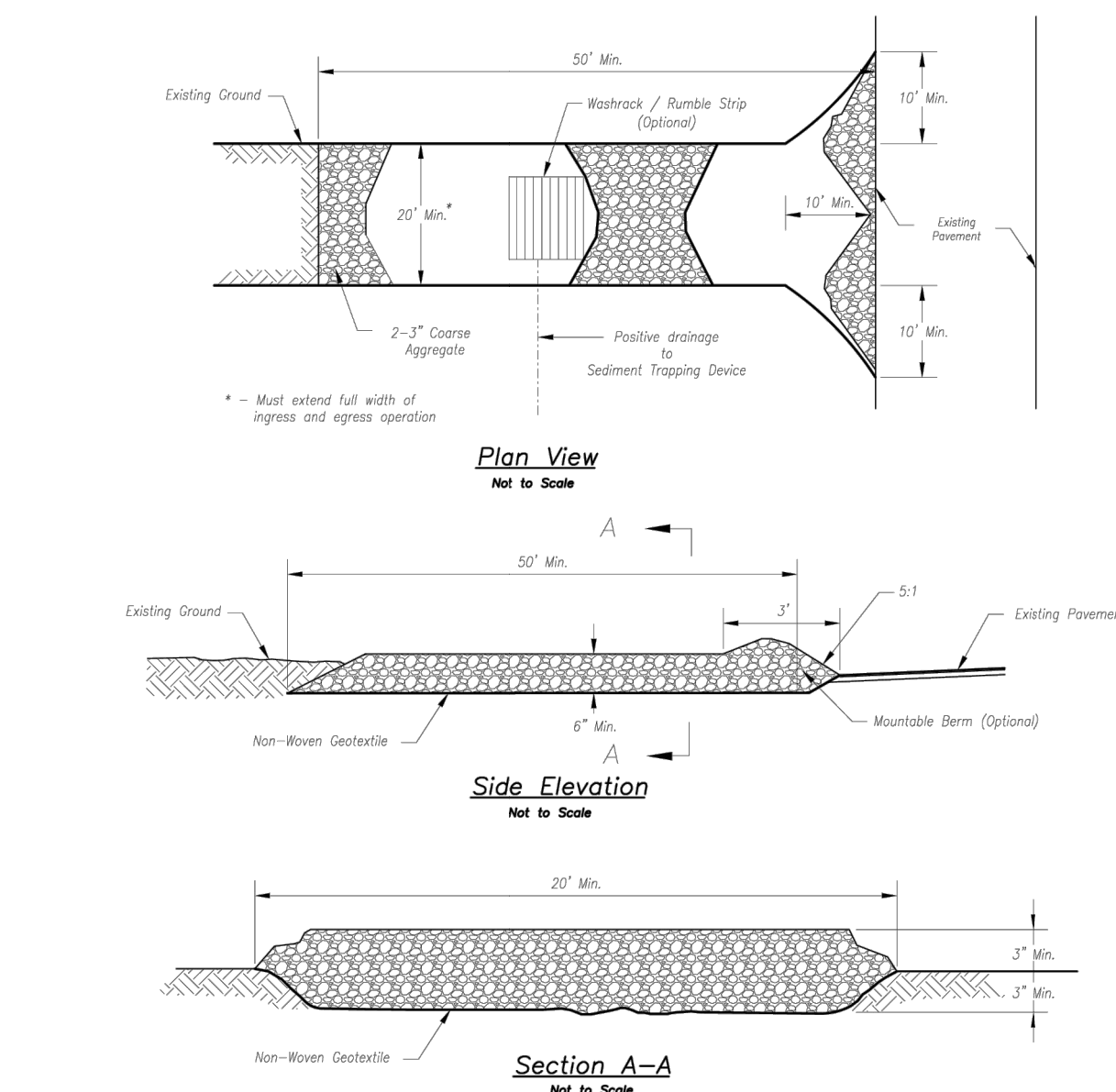
STANDARD DRAWING NUMBER ESC-03
ADOPTED: 10/24/2016

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

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

Maintenance:

1. Remove and dispose of sediment deposits when the deposit approaches $\frac{1}{2}$ the height of silt fence.
2. Repair as necessary to maintain function and structure.



Notes for Construction Entrance

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

Maintenance for Construction Entrance

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

CONSTRUCTION ENTRANCE

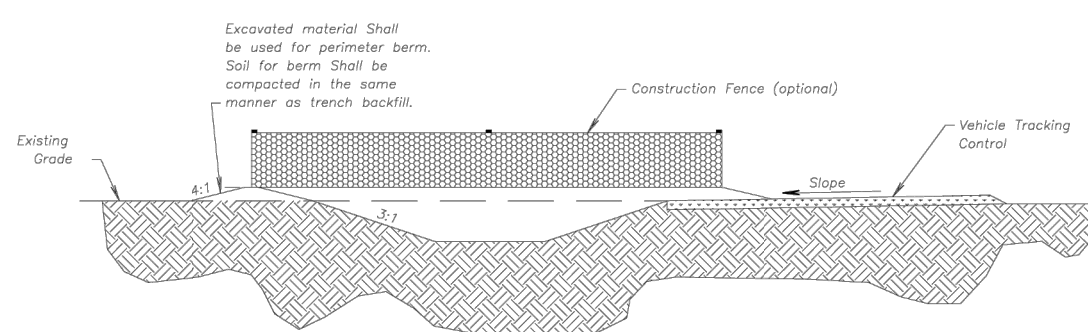
Construction Entrance modified from 2015 Overland Park Standard Detail for Erosion and Sediment Control; Concrete Washout modified from 2008 City of Great Bend Standard Drawings.

Notes for Concrete Washout

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

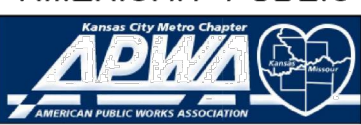
Maintenance for Concrete Washout

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



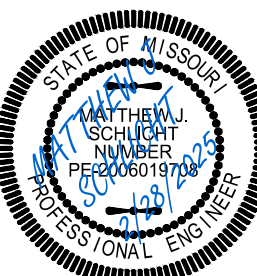
CONCRETE WASHOUT

AMERICAN PUBLIC WORKS ASSOCIATION



CONSTRUCTION ENTRANCE
AND CONCRETE WASHOUT

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



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REVISION

C.041