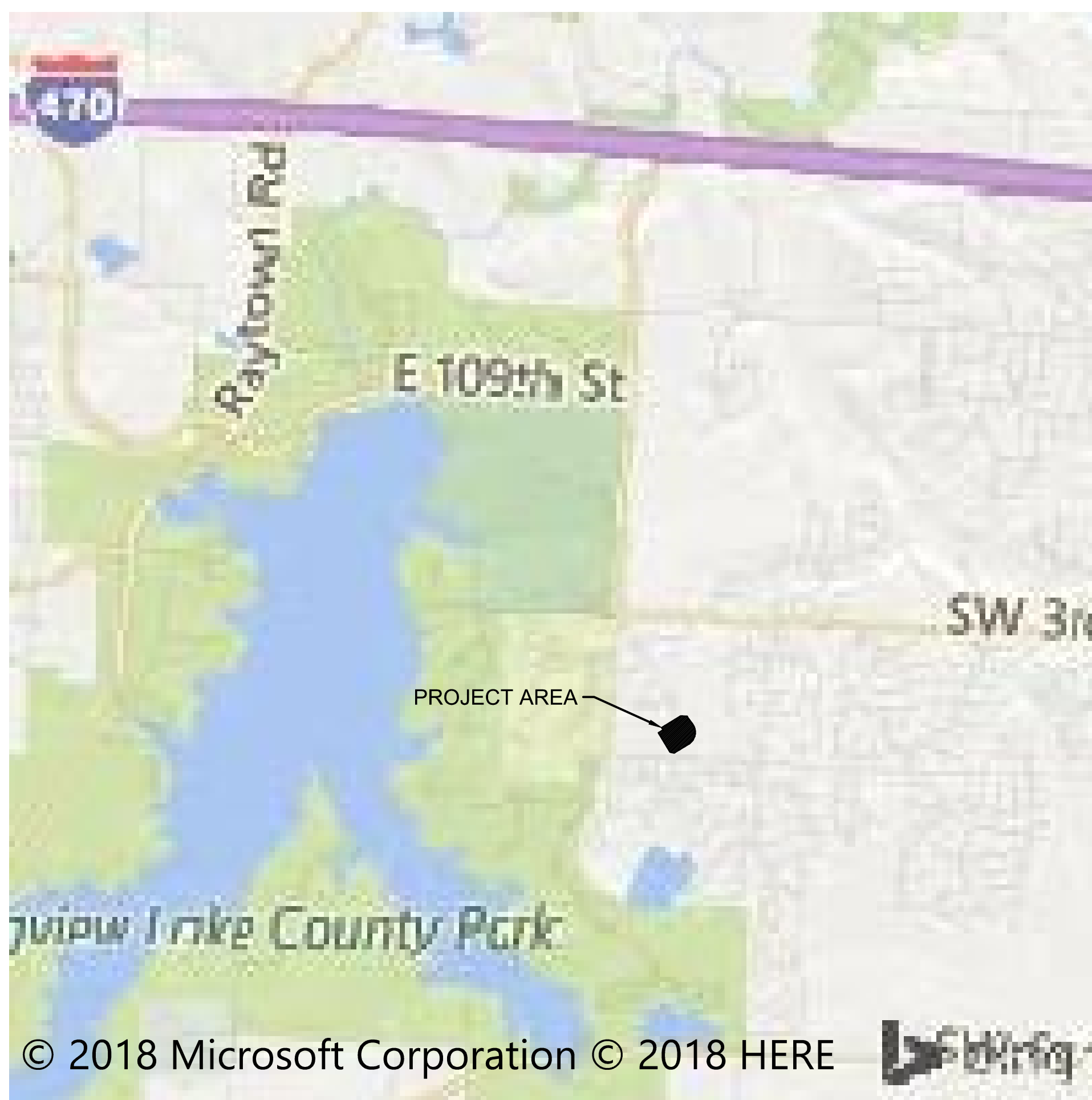


SECTION 10, TOWNSHIP 47 N, RANGE 32 W
IN LEE'S SUMMIT, JACKSON COUNTY, MO

SECTION 10, TOWNSHIP 47 N, RANGE 32 W
IN LEE'S SUMMIT, JACKSON COUNTY, MO

PROJECT TEAM & UTILITY CONTACT LIST	
<u>OWNER / DEVELOPER</u> THE YARCO COMPANIES 7920 WARD PKWY KANSAS CITY, MISSOURI 64114 CONTACT: CRUBE, MIKE PHONE: 816.300.0640 FAX: 816.389.5640	<u>UTILITY SERVICE NUMBERS</u> NAME: LEE'S SUMMIT PUBLIC WORKS PHONE: 816-969-1800 NAME: LEE'S SUMMIT WATER & SERVICES DEPARTMENT PHONE: 816-969-1940
<u>ENGINEER</u> OLSSON ASSOCIATES 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: NICHOLAS D. HEISER, P.E. PHONE: 816.587.4320	NAME: SPIRE (MGE) PHONE: 314-342-0500 NAME: AT&T PHONE: 800-286-8313 NAME: KCP&L PHONE: 816-471-5275
<u>SURVEYOR</u> OLSSON ASSOCIATES 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: JASON ROUBEUSH PHONE: 816.587.4320	NAME: SPECTRUM (TWC) PHONE: 877-772-2253 NAME: GOOGLE FIBER PHONE: 877-454-6959



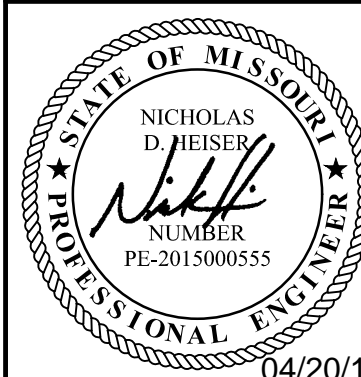
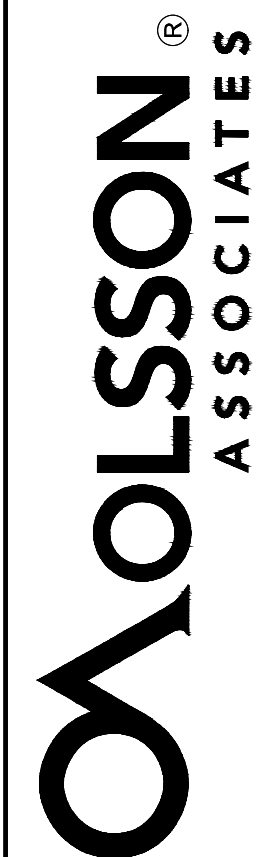
Sheet List Table	
Sheet Number	Sheet Title
C301	TITLE SHEET
C302	GENERAL NOTES
C303	GRADING PLAN
C304	EROSION CONTROL PLAN – PHASE 1
C305	EROSION CONTROL PLAN – PHASE 2
C306	EROSION CONTROL PLAN – PHASE 3
C307	EROSION CONTROL DETAILS
C308	EROSION CONTROL DETAILS
C309	EROSION CONTROL DETAILS

PROPERTY DESCRIPTION:

LOT 2, MINOR PLAT OF FASCINATION AT NEW LONGVIEW, LOTS 1 & 2, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI. CONTAINING 6.76 ACRES MORE OR LESS.

BENCHMARK

THE STATION IS A KC METRO DISK SET IN CONCRETE AND FLUSH WITH THE GROUND. THE STATION IS TAMPED JA-147, 2000.
STATION JA-148

[illegible]

TITLE SHEET	
SITE DISTURBANCE	
KESSLER RIDGE APARMENTS	
LEE'S SUMMIT, MO	2018

drawn by: D.A.HQ
checked by: N.D.H.
designed by: N.D.H.
QA/QC by: M.G.D.
project no.: 017-3697
date: 2018-04-20

SHEET
C301

SITE DISTURBANCE NOTES:

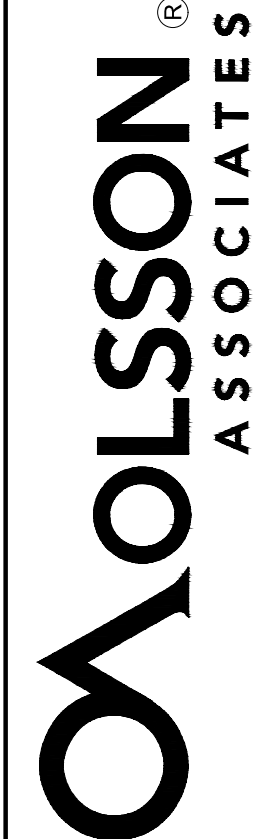
1. THE INTENT OF THIS EROSION CONTROL PLAN IS TO ASSIST THE CONTRACTOR IN THEIR RESPONSIBILITY TO PROVIDE ALL MATERIALS, TOOLS, EQUIPMENT AND LABOR NECESSARY TO CONTROL EROSION, SILTATION AND DISCHARGES OF SOIL MATERIAL (SEDIMENT) INTO DOWNSTREAM SYSTEMS OR RECEIVING CHANNELS. THIS SHALL BE REQUIRED DURING ALL PHASES OF CONSTRUCTION AND UNTIL SUITABLE GROUND COVER IS ESTABLISHED FOR ALL DISTURBED AREAS. IF ANY METHOD OF CONTROL FAILS, THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY, SO THAT THE OWNER OR THEIR AGENT CAN REVIEW THE CONTRACTOR'S PROPOSED METHOD OF REPAIR.
- THIS PLAN INDICATES THE CRITICAL AREA(S) OF CONCERN TO 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, 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 AND TO DIRECT THE CONTRACTOR 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
 - x SEDIMENT BARRIERS
 - x SEDIMENT TRAPS
 - x INLET PROTECTION
 - x 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 WAY 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 REVIEWING GOVERNING AGENCY 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 REVIEWING GOVERNING AGENCY. THE CONTRACTOR 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 ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE OCCURRENCE OF A 2-YR, 24-HR STORM EVENT, OR ONCE EVERY FOURTEEN (14) CALENDAR DAYS AND WITHIN 24 HOURS OF THE OCCURRENCE OF A STORM EVENT OF 0.25-INCHES OF PRECIPITATION OR GREATER. ANY REQUIRED REPAIRS SHOULD BE MADE IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE REPAIR WORK, INCLUDING RELATED INCIDENTALS ASSOCIATED WITH THE REPAIR WORK, WILL BE THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE INCLUDED IN THE CONTRACTOR'S BID FOR THE PROPOSED WORK.

LEGEND	
GENERAL	
	ACU AIR CONDITIONING UNIT
	AST ARROW STRAIGHT
	ATL ARROW TURN LEFT
	ATR ARROW TURN RIGHT
	BLB BILLBOARD
	BOV BLOW OFF VALVE
	BSH BUSH
	COL COLUMN
	CTR CONIFEROUS TREE
	DRN DRAIN GRATE
	DTR DECIDUOUS TREE
	FLP FLAG POLE
	GDP GUARD POST
	GTL GUY POLE
	GTP GREASE TRAP
	GUY GUY WIRE
	HCP ACCESSABLE PARKING MARKER
	LST LIFT STATION
	MLB MAILBOX
	MP MILE POST MARKER
	MWL MONITORING WELL
	PIV POST INDICATOR VALVE
	PPT PROPANE TANK
	RAT RADIO TOWER
	SAD SATELLITE
	SCV SPRINKLER CONTROL VALVE
	SGN SIGN
	SLB STREET LIGHT BOX
	SLC STREET LIGHT CABINET
	SPB SPRINKLER BOX
	SPH SPRINKLER HEAD
	STP STUMP
	SVL SEWER VALVE
	TCB TRAFFIC CONTROL BOX
	TSA TRAFFIC SIGNAL WITH MAST ARM
	TSC TRAFFIC SIGNAL CABINET
	TSMH TRAFFIC SIGNAL MANHOLE
	TSP TRAFFIC SIGNAL POLE
	EXISTING TREELINE
	PROPOSED TREELINE
	EXISTING SIDEWALK
	PROPOSED SIDEWALK
	EXISTING BUILDINGS
	PROPOSED BUILDINGS
	EXISTING EDGE OF PAVEMENT
	PROPOSED EDGE OF PAVEMENT
	EXISTING ROADWAY CENTER LINE
	PROPOSED ROADWAY CENTER LINE
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	R RADIUS
	L ARC DISTANCE
	D DELTA / CENTRAL ANGLE
EASEMENTS & SETBACKS	
	A.E. ACCESS EASEMENT
	B.M.P. BEST MANAGEMENT PRACTICE EASEMENT
	B.L. BUILDING SETBACK
	C.T.V.E. CABLE TV EASEMNT
	C.E. CONSERVATION EASEMENT
	C.G.E. CONSTRUCTION GRADING EASEMENT
	F.P.E. FLOOD PLAIN EASEMENT
	F.O.E. FIBER OPTIC EASEMENT
	F.P.S.E. FIRE PROTECTION SYSTEM EASEMENT
	F.L.E. FUEL LINE EASEMENT
	L.S.E. LANDSCAPE EASEMENT
	G.E. NATURAL GAS EASEMENT
	T.E. TELEPHONE EASEMENT
	E.E. POWER\ELECTRIC EASEMENT
	P.S. PARKING SETBACK
	S.B. STREAM BUFFER
	S.D.E. SURFACE DRAINAGE EASEMENT
	SIGHT DISTANCE EASEMENT
	S.E. SANITARY SEWER EASEMENT
	S.L.E. STEAM LINE EASEMENT
	D.E. STORM DRAINAGE EASEMENT
	S.W.M.E. STORM WATER MANAGEMENT EASEMENT
	T.C.D.S.E. TEMPORARY CUL-DE-SAC EASEMENT
	TEMP. ESMT. TEMPORARY EASEMENT
	TRAIL ESMT. TRAIL\PATH EASEMENT
	U.E. UTILITY EASEMENT
	W.E. WATER EASEMENT
	F.Y.S. FRONT YARD SETBACK
	R.Y.S. REAR YARD SETBACK
	S.Y.S. SIDE YARD SETBACK
SURVEY MARKERS	
	BMK BENCHMARK
	CPT CONTROL POINT
	FND FOUND MONUMENT
	ROW ROW MARKER
	SCR SECTION CORNER
	SET SET MONUMENT
BOUNDARIES	
	SECTION LINE
	EXISTING PROPERTY BOUNDARY
	PROPOSED PROPERTY BOUNDARY
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
UTILITIES	
	CAB CABLE BOX
	CAV CABLE VAULT
	TVP TELEVISION PEDESTAL
	TVR TELEVISION RISER
	EXISTING CABLE TV, OVERHEAD
	EXISTING CABLE TV, UNDERGROUND
	PROPOSED CABLE TV, OVERHEAD
	PROPOSED CABLE TV, UNDERGROUND
	FIBER OPTIC BOX
	FIBER OPTIC MANHOLE
	FIBER OPTIC PEDESTAL
	FIBER OPTIC VAULT
	EXISTING FIBER OPTIC, OVERHEAD
	EXISTING FIBER OPTIC, UNDERGROUND
	PROPOSED FIBER OPTIC, OVERHEAD
	PROPOSED FIBER OPTIC, UNDERGROUND
	FIRE DEPT. CONNECTION
	EXISTING FIRE PROTECTION SYSTEM LINE
	PROPOSED FIRE PROTECTION SYSTEM LINE
	EXISTING FUEL LINE
	PROPOSED FUEL LINE
	GAS RISER
	GAS MANHOLE
	GAS MARKER
	GAS METER
	GAS REGULATOR
	GAS VALVE
	EXISTING NATURAL GAS LINE
	PROPOSED NATURAL GAS LINE
	TELEPHONE CABINET
	TELEPHONE PEDESTAL
	TELEPHONE RISER
	TELEPHONE VAULT
	TELEPHONE MANHOLE
	EXISTING TELEPHONE LINE, OVERHEAD
	EXISTING TELEPHONE LINE, UNDERGROUND
	PROPOSED TELEPHONE LINE, OVERHEAD
	PROPOSED TELEPHONE LINE, UNDERGROUND
	GROUND LIGHT
	LIGHT POLE
	POWER POLE
	ELECTRIC TRANSFORMER
	ELECTRIC BOX
	ELECTRIC CABINET
	ELECTRIC RISER
	ELECTRIC MANHOLE
	ELECTRIC METER
	ELECTRIC SECTIONALIZER
	ELECTRIC VAULT
	YARD LIGHT
	EXISTING POWER\ELECTRIC LINE, OVERHEAD
	EXISTING POWER\ELECTRIC LINE, UNDERGROUND
	SEWER CLEANOUT
	SANITARY MANHOLE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING STEAM LINE
	PROPOSED STEAM LINE
	STORM SEWER MANHOLE
	FLARED END SECTION
	ROOF DRAIN
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	FIRE HYDRANT
	WATER MANHOLE
	WATER MARKER
	WATER METER
	WATER VALVE
	EXISTING WATER LINE
	PROPOSED WATER LINE
CONTOURS	
	EXISTING INDEX CONTOURS
	EXISTING INTERMEDIATE CONTOURS
	PROPOSED INDEX CONTOURS
	PROPOSED INTERMEDIATE CONTOURS

ESTIMATE OF QUANTITIES				
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	AS-BUILT
PRIVATE GRADING				
1	EXCAVATION	C.Y.	66985	
2	EMBANKMENT	C.Y.	8066	
SITE DISTURBANCE				
3	INLET PROTECTION	EA.	26	
4	SILT FENCE	L.F.	1255	
5	VEHICLE TRACKING CONTROL	EA.	1	
6	DISTURBED AREA	AC.	6.98	

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 Point Information				
Point Number	Elevation	North	Easting	Description
CP #102	988.71	999264.487	2804343.208	At intersection of SW. Fascination Dr. and SW Kessler Dr. go south along SW. Kessler Dr. to where curb jogs right (west) up against sidewalk.
CP#100	988.67	999658.163	2803977.829	At intersection of SW Fascination Drive and SW Kessler Drive go west along SW Fascination Drive to west side of parking stalls on south side of street.
CP #26	1010.42	999510.913	2803459.510	In south east quadrant of roundabout located at intersection of S.W. Fascination Dr. and Longview Parkway. West 1' to east edge of sidewalk. Southwest to corner of side walk where side walk ends but will be connected to at a later date.
CP#101	1003.96	999030.752	2803749.080	At intersection of Longview Parkway and SW Fascination Drive go south to second entrance on east signe of Longview Parkway.



NICHOLAS D. HEISER
PROFESSIONAL ENGINEER
PE-2015000555

04/20/18

BY

REVISIONS DESCRIPTION

DATE

NO. REV.

GENERAL NOTES
SITE DISTURBANCE

KESSLER RIDGE APARMENTS

LEE'S SUMMIT, MO

2018

SHEET
C302

drawn by: D.A.H.Q.
checked by: N.D.H.
designed by: M.G.D.
QA/QC by: 017-3697
project no.: 2018-04-20
date:





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N.D. Heiser, P.E.
1001 E. HURON STREET, SUITE 100
NORTH KANSAS CITY, MO 64116

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 THEIR EXPENSE.

3. CONTRACTOR SHALL ADHERE TO THE SITE PREPARATION AND STRUCTURAL FILL RECOMMENDATIONS AS CALLED OUT IN THE GEOTECHNICAL REPORT AND ENGINEERING EVALUATION AS PROVIDED BY THE GEOTECHNICAL ENGINEER.

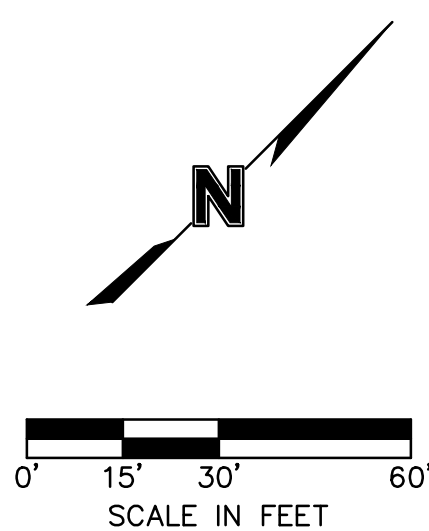
4. ALL EMBANKMENT SHOULD BE PLACED IN CONTROLLED LIFTS HAVING A MAXIMUM LOOSE LIFT THICKNESS OF 9". EMBANKMENT SHOULD BE COMPACTED TO A MINIMUM OF 95% OF THE MATERIALS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698 (STANDARD PROCTOR COMPACTION). MOISTURE CONTENT OF THE FILL AT THE TIME OF COMPACTION SHALL BE WITHIN A RANGE OF -0 TO +3 PERCENT OF OPTIMUM MOISTURE CONTENT.

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

EARTHWORK QUANTITIES		
LOCATION	CUT (C.Y.)	FILL (C.Y.)
SITE	66,985	8,066

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.

GRADING PLAN
SITE DISTURBANCE

KESSLER RIDGE APARTMENTS

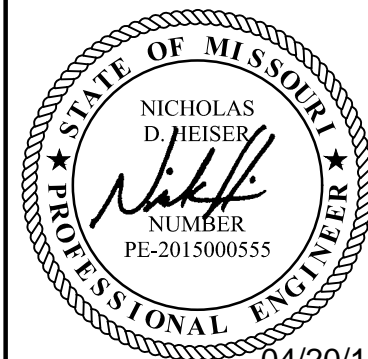
LEE'S SUMMIT, MO.

2018

NO.	DATE
-----	------

REVISIONS DESCRIPTION

3Y



04/20/18

WOLSSON[®]
ASSOCIATES

MO Certificate of Authority #:001592
1301 BURLINGTON, SUITE 100
NORTH KANSAS CITY, MO 64116

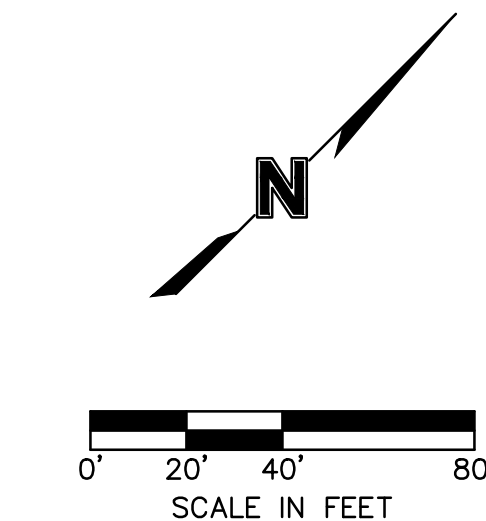
drawn by: D.A.HO
checked by: N.D.H.
designed by: N.D.H.
QA/QC by: M.G.D.
project no.: 017-3697
date: 2018-04-20

SHEET
C303

USER: nheiser

DWG: F:\2017\3501-4000\017-3697\40-Design\AutoCAD\Final Plans\Distur_36x24\C_GRD01_73697.dwg

DWG:
DATE:



- APPROXIMATE LOCATION OF VEHICLE TRACKING CONTROL. LOCATION MAY BE VARIED TO ACCOMMODATE CONSTRUCTION. PER APWA DETAIL ESC-01.

PRIOR TO ANY CLEARING OR OTHER
CONSTRUCTION ACTIVITIES
CONTRACTOR SHALL INSTALL SILT
FENCING TO CONTROL EROSION AND
SILT. FENCING TO BE INSTALLED PER
APWA DETAIL ESC-03. (TYP.)

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

DWG: F:\2017\3501-4000\017-3697\40-Design\AutoCAD\Final Plans\Storm & Storm_36x24\C_ERC01_73697.dwg
DATE: Apr 19, 2018 4:00pm
USER: nheiser

STATE OF MISSOURI
NICHOLAS D. HEISER
NUMBER
PE-2015000555
PROFESSIONAL ENGINEER
04/20/21

[illegible]

EROSION CONTROL PLAN - PHASE 1 SITE DISTURBANCE

KESSLER RIDGE APARTMENTS

EE'S SUMMIT. MO

drawn by: D.A.HQ
checked by: N.D.H.
designed by: N.D.H.
QA/QC by: M.G.D.
project no.: 017-3697
date: 2018-04-20

SHEET
C304

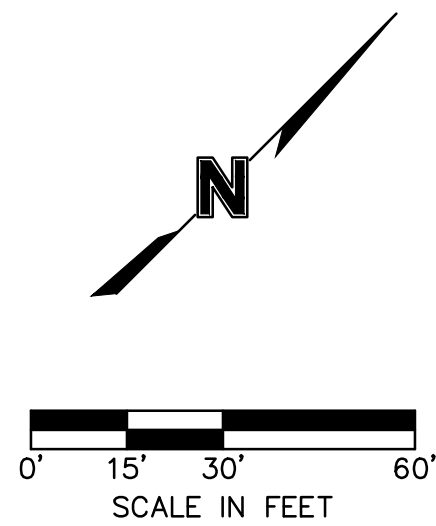
DEVISIONS

2018

MO Certificate of Authority #:001592
1301 BURLINGTON, SUITE 100
NORTH KANSAS CITY MO 64116

LEGEND		
PHASE 1	PHASE 2	
		SILT FENCE
		STORM DRAIN INLET PROTECTION
		ROCK CHECK DAMS
		TEMPORARY STONE CONSTRUCTION ENTRANCE

NOTE:
THE SITE DISTURBANCE PLANS INDICATE 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.



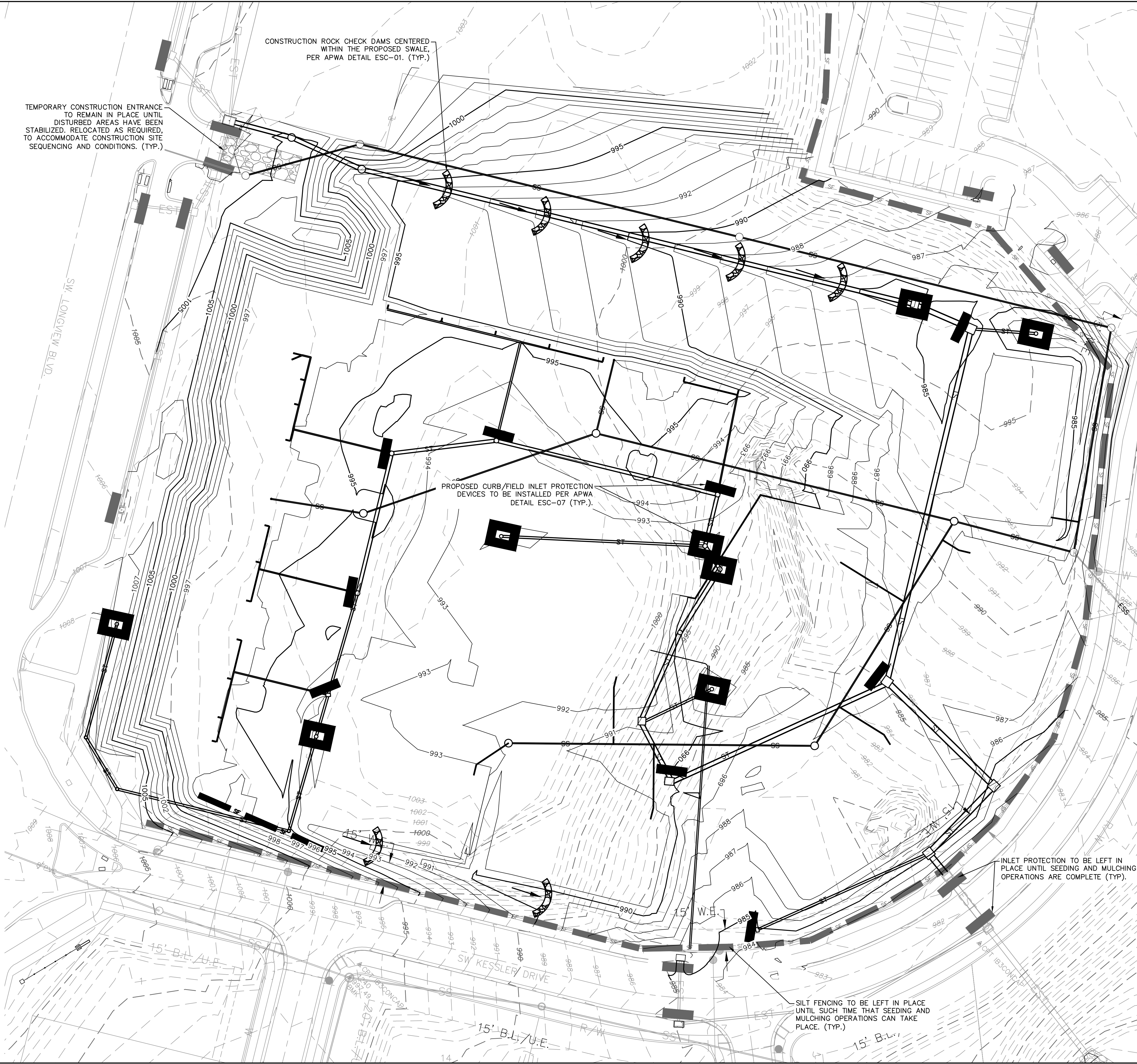
TEMPORARY CONSTRUCTION ENTRANCE TO REMAIN IN PLACE UNTIL DISTURBED AREAS HAVE BEEN STABILIZED. RELOCATED AS REQUIRED, TO ACCOMMODATE CONSTRUCTION SITE SEQUENCING AND CONDITIONS. (TYP.)

CONSTRUCTION ROCK CHECK DAMS CENTERED WITHIN THE PROPOSED SWALE, PER APWA DETAIL ESC-01. (TYP.)

PROPOSED CURB/FIELD INLET PROTECTION DEVICES TO BE INSTALLED PER APWA DETAIL ESC-07 (TYP.).

INLET PROTECTION TO BE LEFT IN PLACE UNTIL SEEDING AND MULCHING OPERATIONS ARE COMPLETE (TYP.)

SILT FENCING TO BE LEFT IN PLACE UNTIL SUCH TIME THAT SEEDING AND MULCHING OPERATIONS CAN TAKE PLACE. (TYP.)



EROSION CONTROL PLAN - PHASE 2 SITE DISTURBANCE		KESSLER RIDGE APARTMENTS	
LEE'S SUMMIT, MO		2018	
drawn by: D.A.H. checked by: N.D.H. designed by: N.D.H. QA/QC by: M.G.D. project no.: 017-3697 date: 2018-04-20		NO. REV. DATE DESCRIPTION	
BY		REVISIONS	

DWG: F:\2017\3501-4000\017-3697\40-Design\AutoCAD\Final Plans\Sheets\NCV\01_Street & Storm_36x24\C-ERC03-73697.dwg
DATE: Apr 19, 2018 4:03pm
USER: nheiser

LEGEND		
PHASE 1	PHASE 2	PHASE 3

TEMPORARY CONSTRUCTION ENTRANCE
TO REMAIN IN PLACE UNTIL
DISTURBED AREAS HAVE BEEN
STABILIZED. (TYP.)

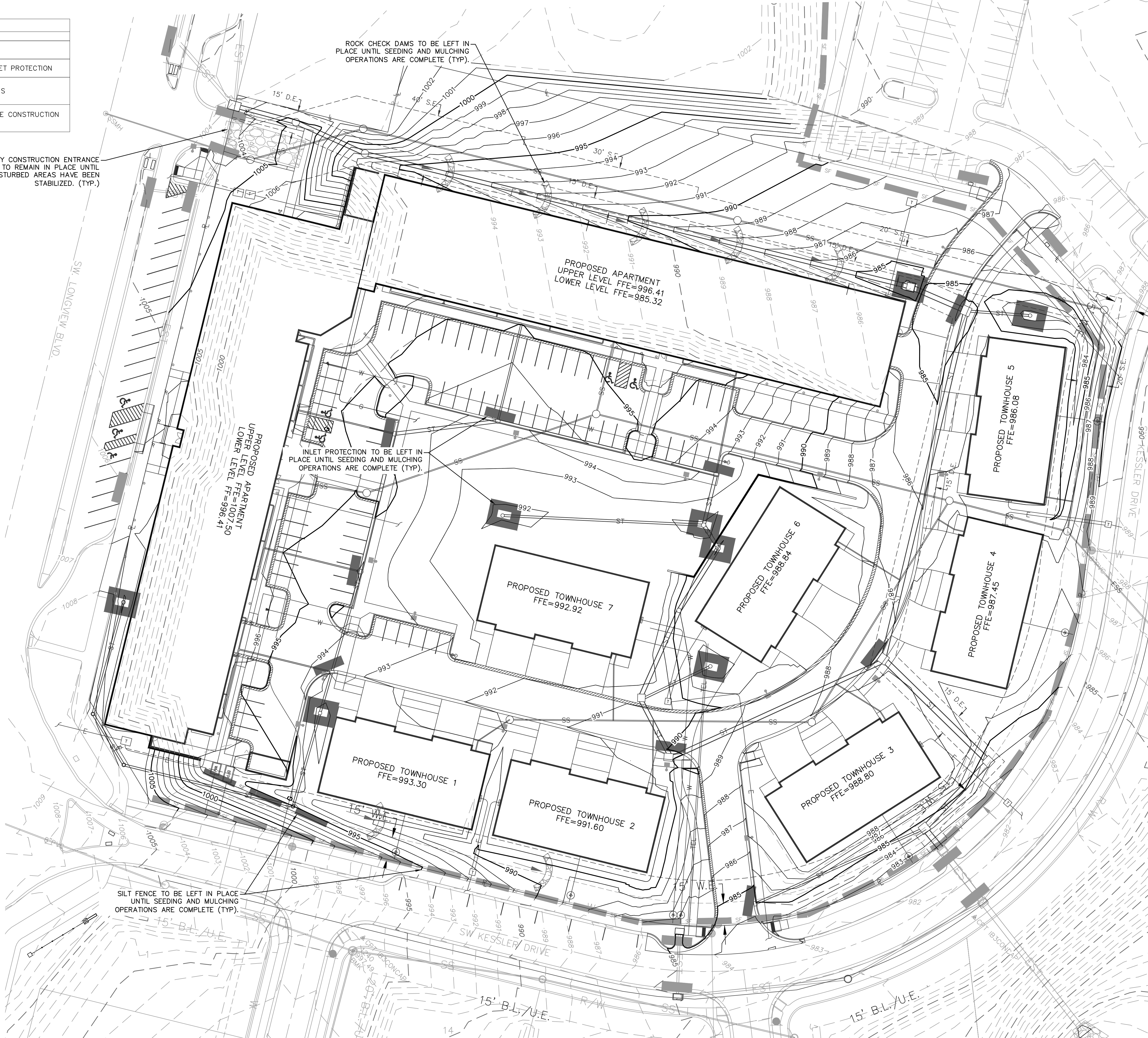
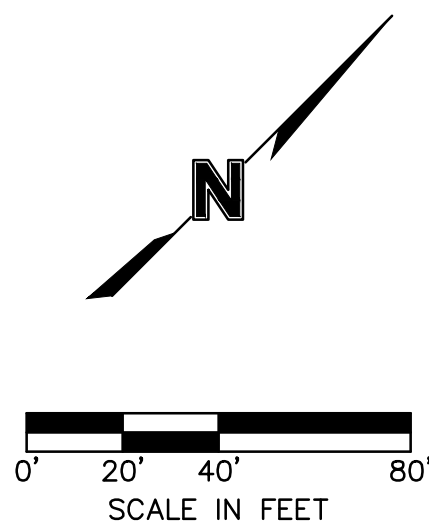
GENERAL NOTES:

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
LIME -----2000 LBS. PER ACRE
(50 LBS. PER 1000 SQ. FT.)
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.



EROSION CONTROL PLAN - PHASE 3
SITE DISTURBANCE

KESSLER RIDGE APARMENTS

LEE'S SUMMIT, MO

2018

BY

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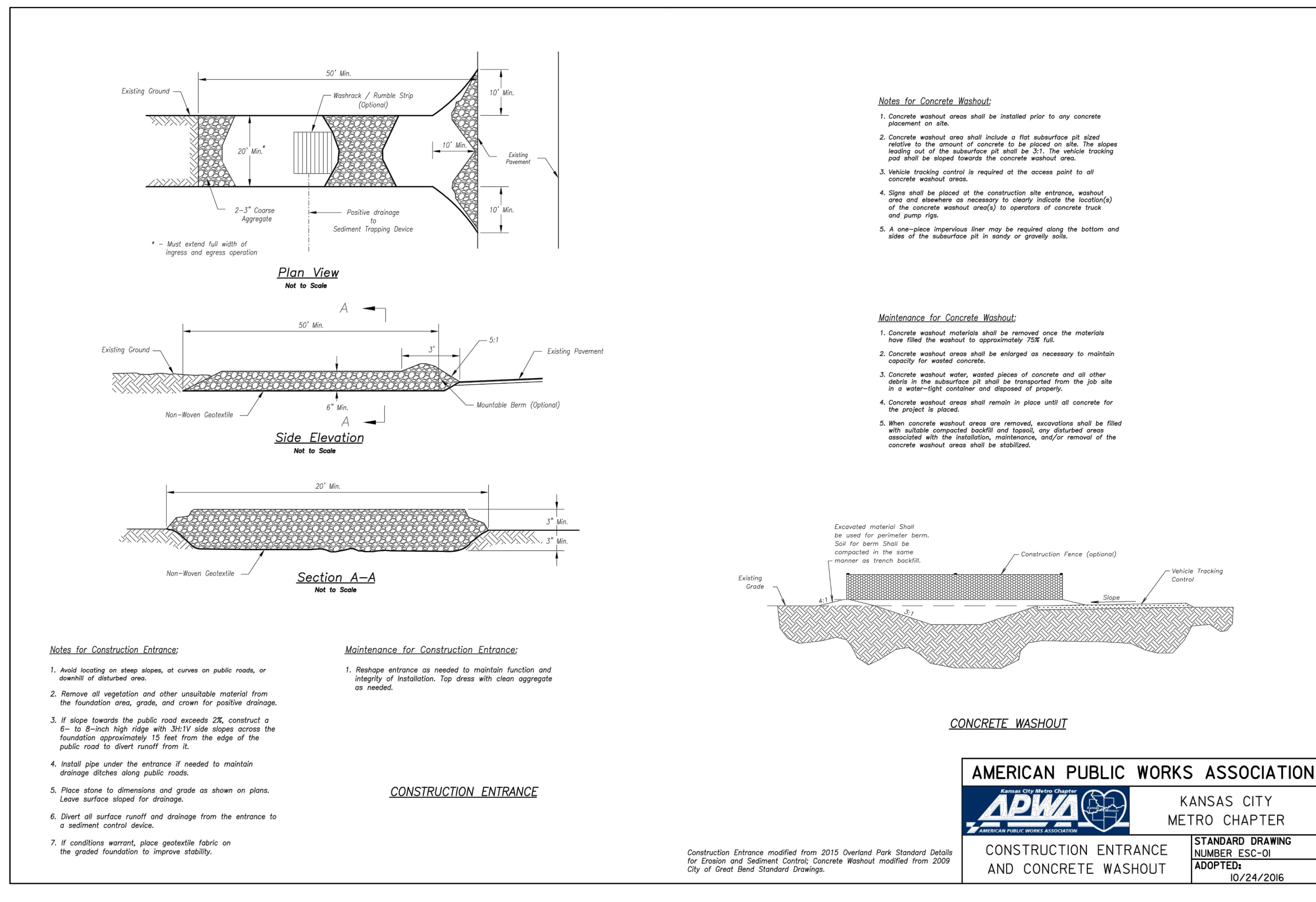
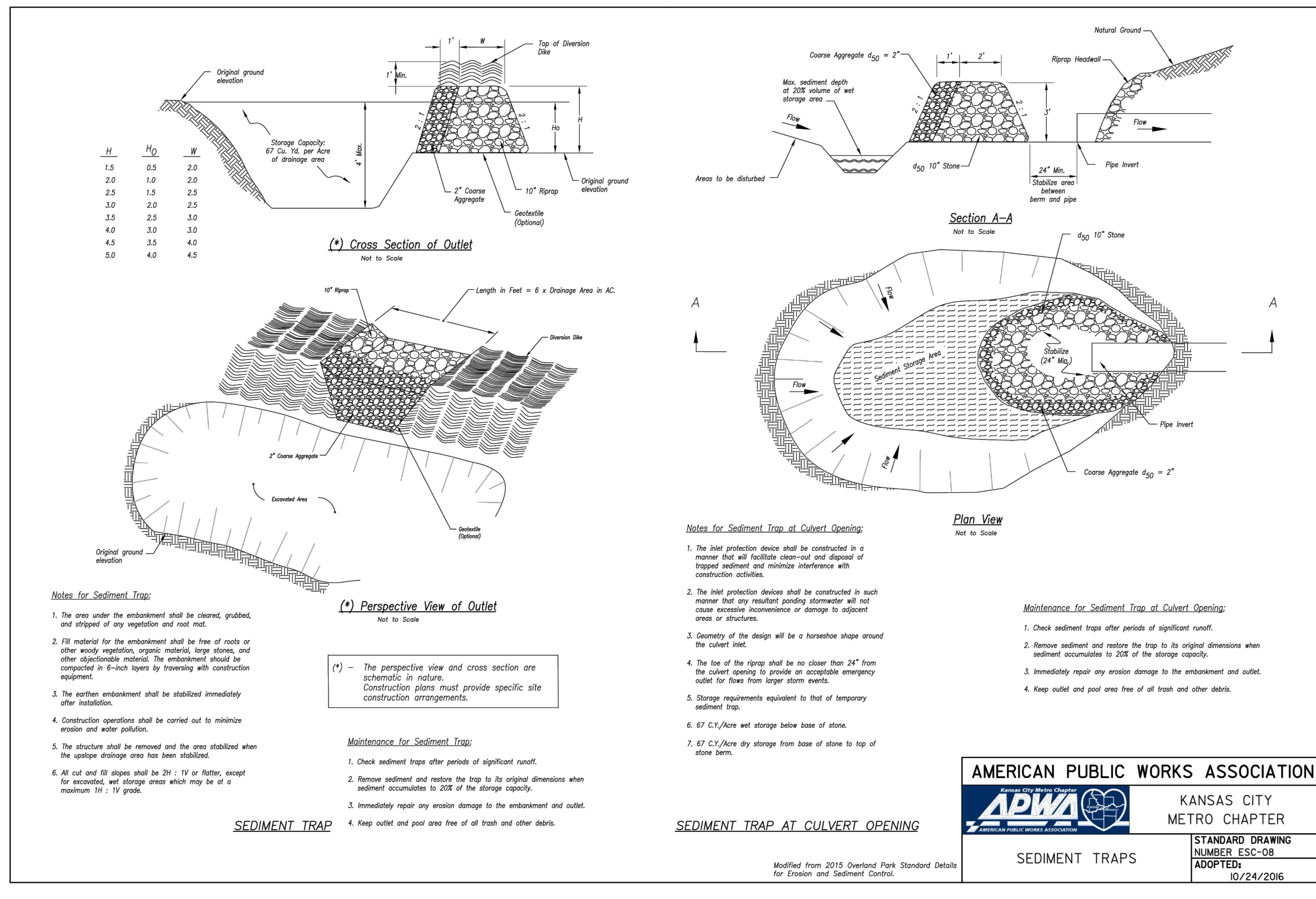
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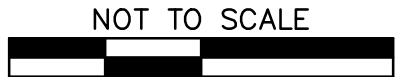
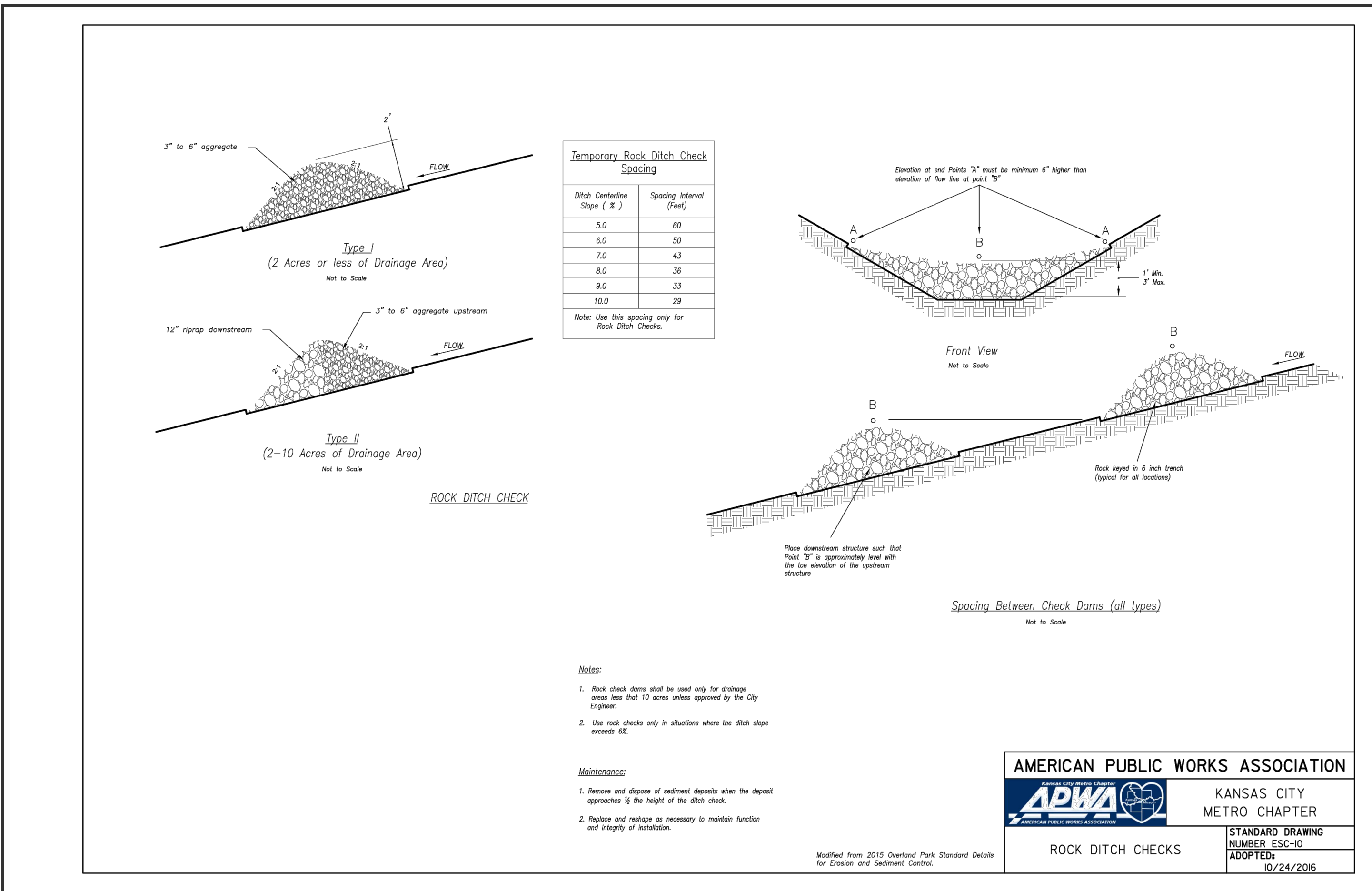
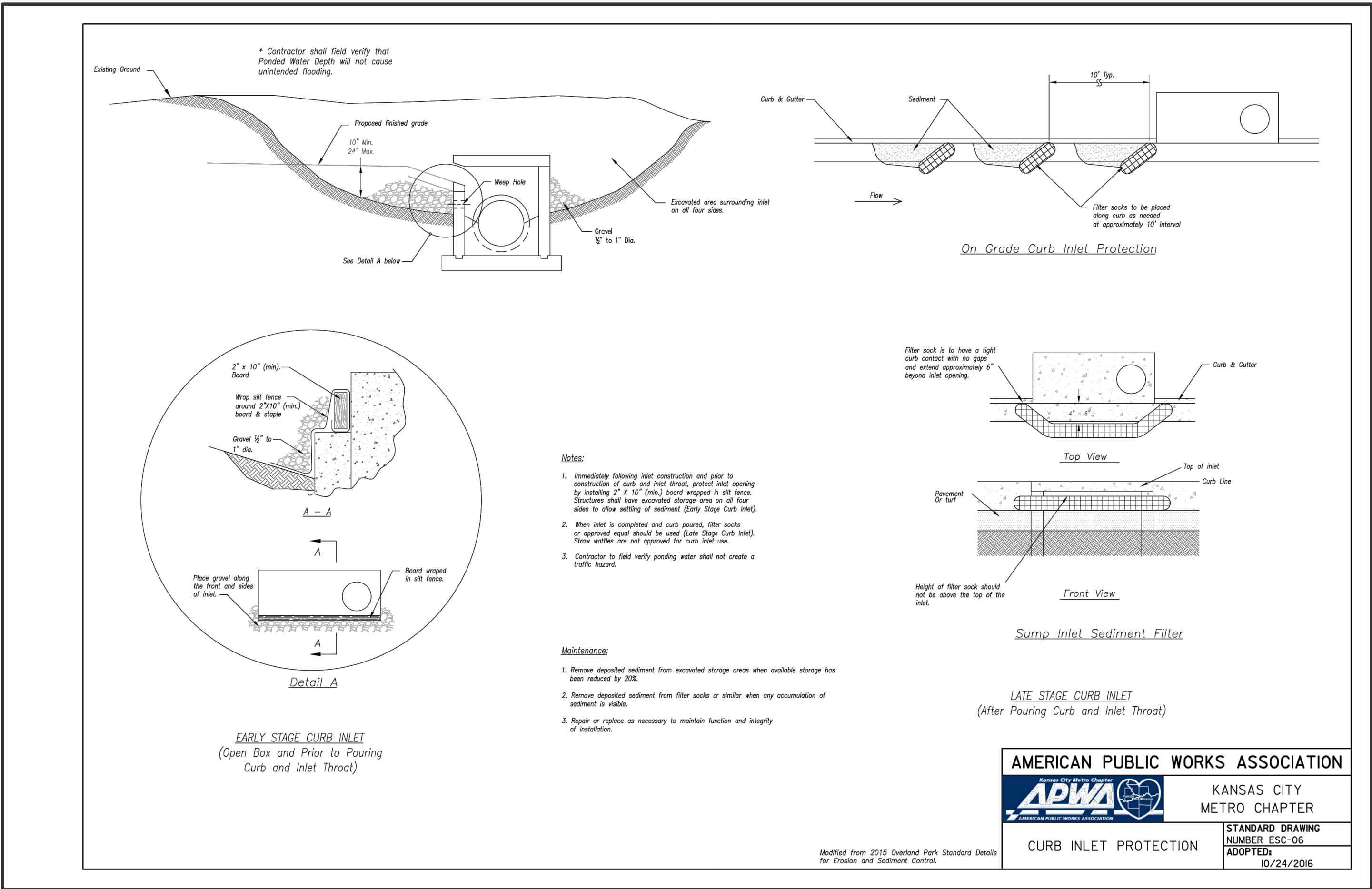
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STATE OF MISSOURI
NICHOLAS D. HEISER
Professional Engineer
PE-2015000555

04/20/18

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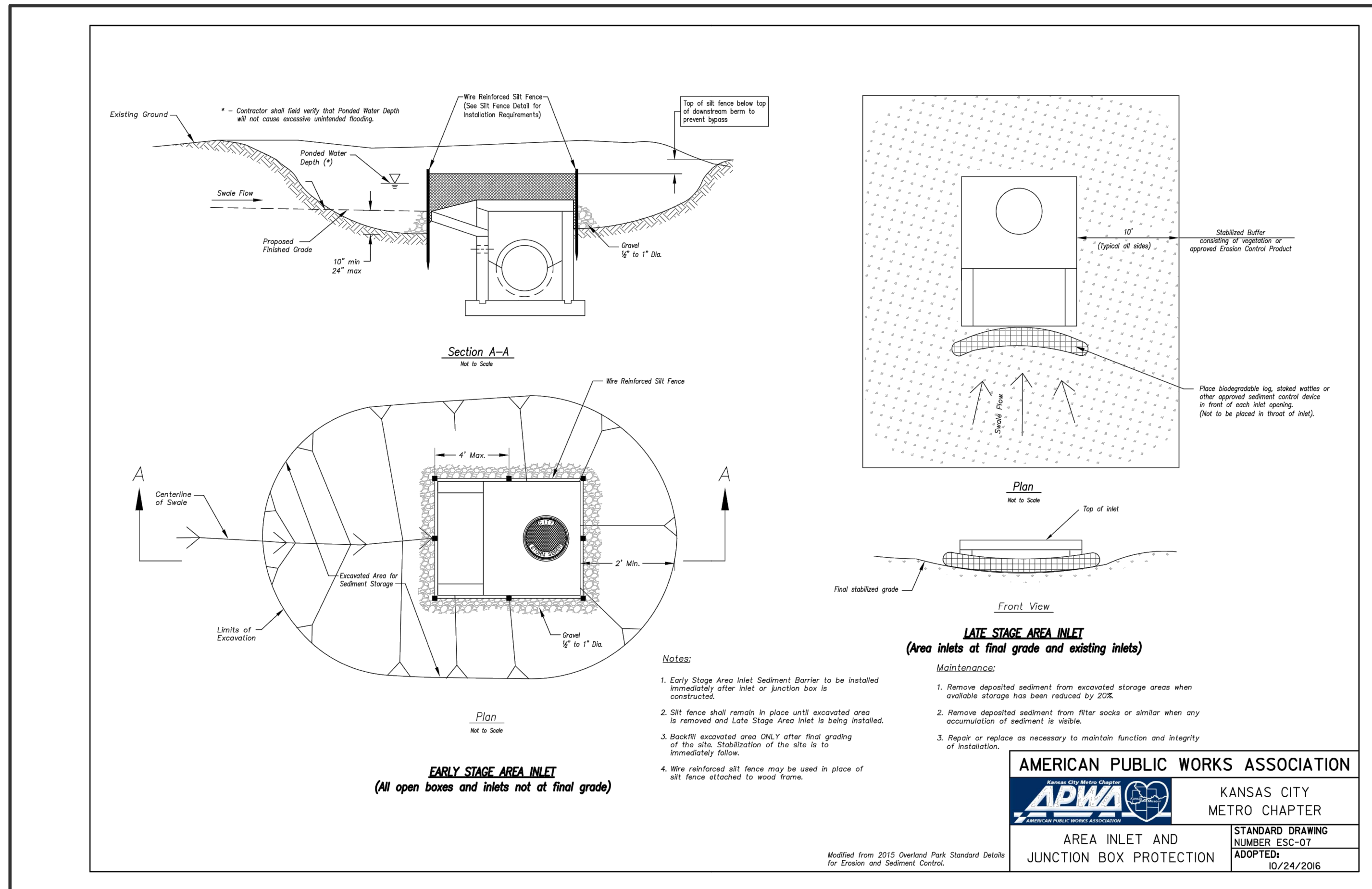
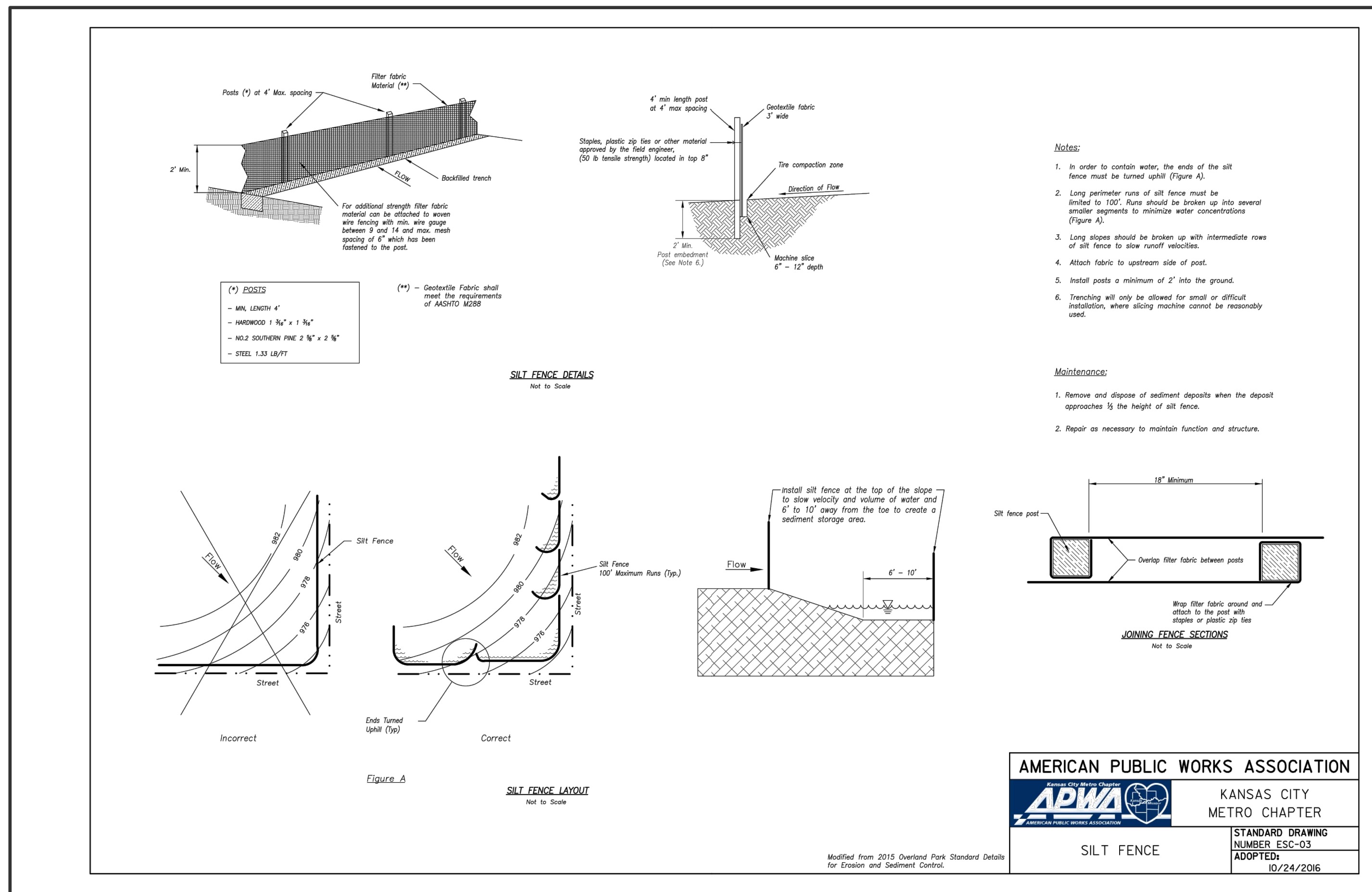
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checked by: N.D.H.
designed by: N.D.H.
QA/QC by: M.G.D.
project no.: 017-3697
date: 2018-04-20

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