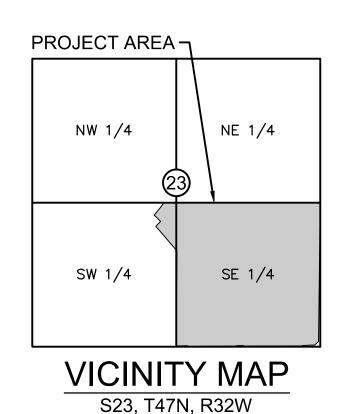
# HOOK FARMS FIRST PLAT SITE DISTURBANCE PLANS

SECTION 23, TOWNSHIP 47 N, RANGE 32 W IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI DISTURBED AREA = 23.62 AC



SCALE 1"=2000'

PROJECT TEAM & UTILITY CONTACT LIST						
OWNER / DEVELOPER HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. B300 NE UNDERGROUND DRIVE KANSAS CITY, MO	UTILITY SERVICE NUMBERS  NAME: LEE'S SUMMIT PUBLIC WORKS PHONE: 816-969-1800					
CONTACT: AARON SCHMIDT PHONE: 816.459.4285	NAME: LEE'S SUMMIT WATER SERVICES DEF PHONE: 816-969-1940					
EMAIL: ASCHMIDT@HUNTMIDWEST.COM	NAME: SPIRE PHONE: 816-756-5252					
ENGINEER  DLSSON  1301 BURLINGTON STREET, SUITE 100  NORTH KANSAS CITY, MISSOURI 64116  CONTACT: JULIE E. SELLERS, P.E.  PHONE: 816.361.1177	NAME: AT&T PHONE: 800-286-8313					
	NAME: EVERGY PHONE: 888-471-5275					
	NAME: SPECTRUM: PHONE: 816-358-5360					
SURVEYOR DLSSON 1301 BURLINGTON STREET, SUITE 100	NAME: GOOGLE FIBER PHONE: 877-454-6959					

NOT FOR CONSTRUCTION	
REVIEWED FOR CONSTRUCTION	

NORTH KANSAS CITY, MISSOURI 64116 CONTACT: JASON ROUDEBUSH, P.L.S.

PHONE: 816.361.1177





## PROPERTY DESCRIPTION:

(AS PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, NOVEMBER 1, 2018)

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 47, RANGE 32, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 45 MINUTES 34 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 2613.19 FEET TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF PRYOR ROAD AS NOW ESTABLISHED; THENCE SOUTH 02 DEGREES 45 MINUTES 31 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, 2520.50 FEET; THENCE SOUTH 47 DEGREES 23 MINUTES 30 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, 135.21 FEET TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF HOOK ROAD, AS NOW ESTABLISHED; THENCE NORTH 87 DEGREES 58 MINUTES 31 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 2264.70 FEET; THENCE NORTH 02 DEGREES 43 MINUTES 25 SECONDS EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 10.00 FEET; THENCE NORTH 87 DEGREES 58 MINUTES 31 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 252.00 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 02 DEGREES 43 MINUTES 25 SECONDS EAST ALONG SAID WEST LINE, 2615.22 FEET TO THE POINT OF BEGINNING.

Sheet List Table					
Sheet Number	Sheet Title				
C501	TITLE SHEET				
C502	GENERAL NOTES				
C503	GENERAL LAYOUT				
C504	GRADING PLAN				
C505	SITE DISTURBANCE PROJECT STAGE A				
C506	SITE DISTURBANCE PROJECT STAGE A DETAILS				
C507	SITE DISTURBANCE PROJECT STAGE B				
C508	SITE DISTURBANCE PROJECT STAGE C				
C509	SITE DISTURBANCE PROJECT STAGE D				
C510	DETAIL SHEET				
C511	DETAIL SHEET				
C512	DETAIL SHEET				

### OIL/GAS WELLS:

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

### FLOOD CERTIFICATION:

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 DÉPICTED ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 29095C0531G, REVISION DATE JANUARY 20, 2017.

**REVIEWED BY:** 

MO# PE-2017000367

DATE CITY OF LEE'S SUMMIT

6/15/20 JÚLIE E. SELLERS, P.E. **CIVIL ENGINEER** 

DATE

checked by: QA/QC by: project no.: drawing no.: 04/20/2020

> SHEET C501

#### **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 \_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

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

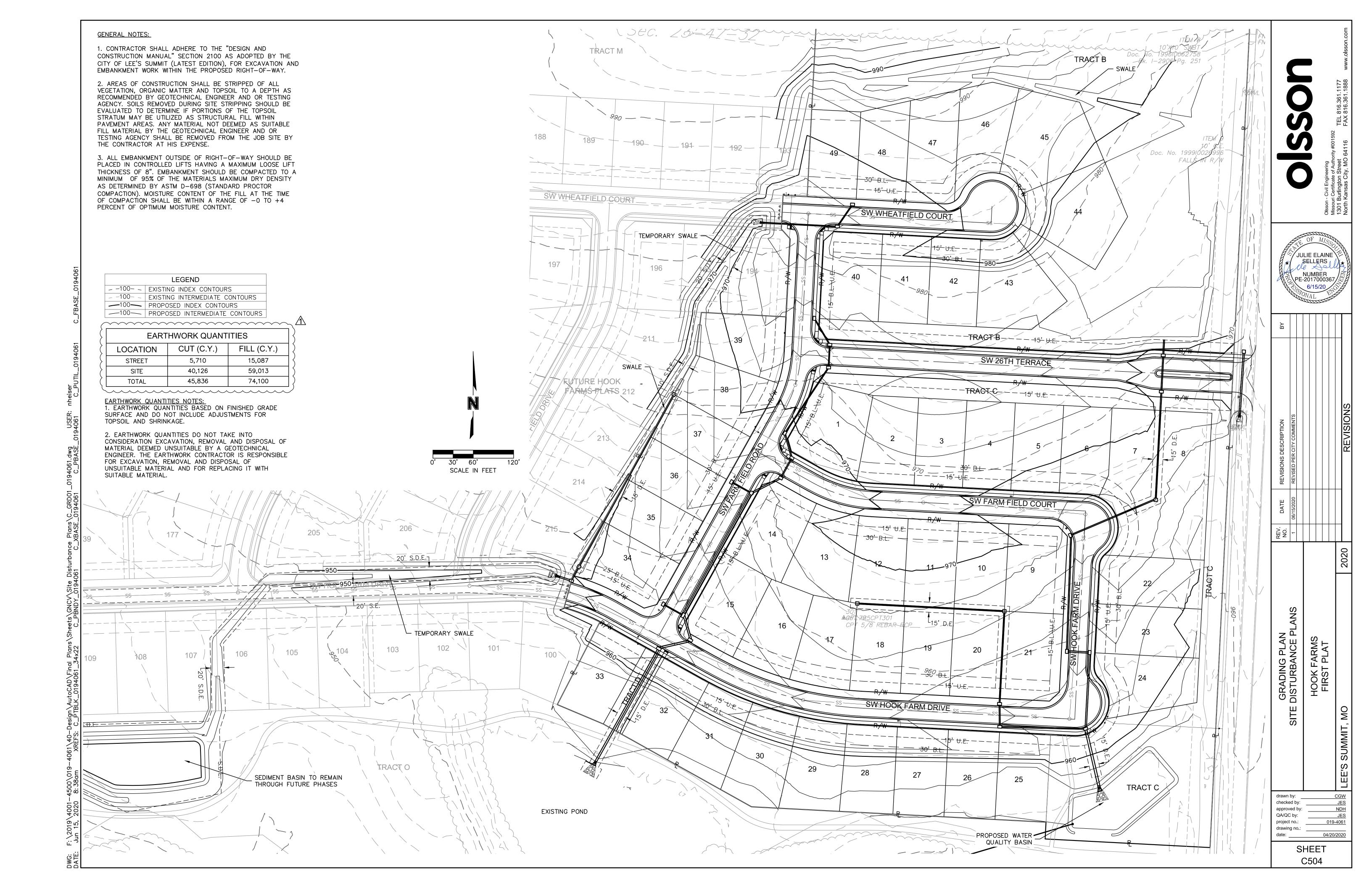
MULCHING. TREES SHALL NOT BE BURNED DOWN.

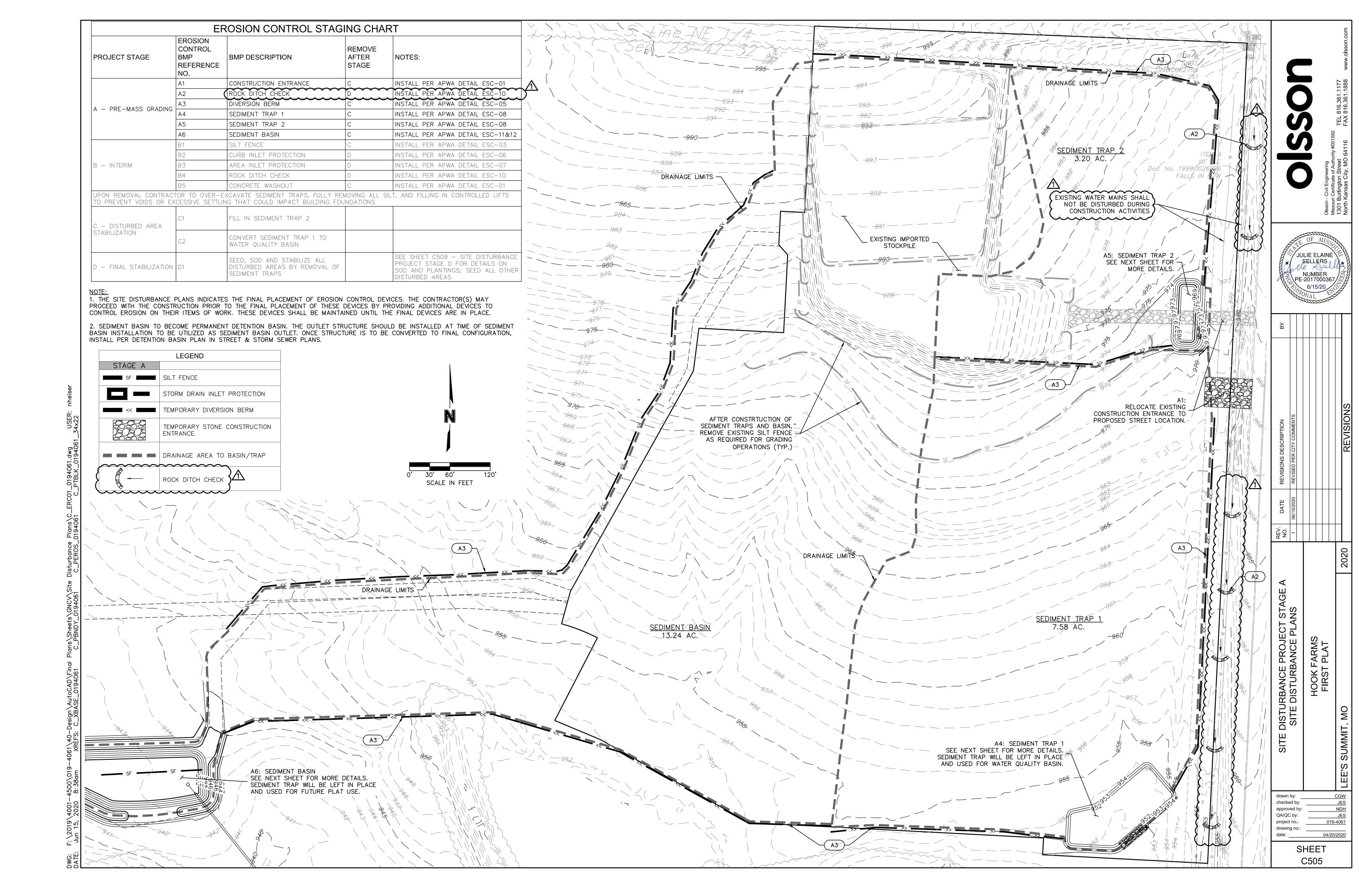
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	AS-BUILT
	PRIVATE GRADING	•		\
1	EXCAVATION	C.Y.	38,075	
2	EMBANKMENT	C.Y.	42,114	
	PUBLIC GRADING			
3	EXCAVATION	C.Y.	5,854	
4	EMBANKMENT	C.Y.	15,100	
	SITE DISTURBANCE			
5	CONSTRUCTION ENTRANCE	EA.	1	
6	CONCRETE WASHOUT	EA.	1	
7	CURB INLET PROTECTION	EA.	22	
8	AREA INLET PROTECTION	EA.	5	
9	SILT FENCE	L.F.	865	1
10	DIVERSION BERM	L.F.	4,821	)
11	ROCK DITCH CHECK	EA.	14	)
12	SEDIMENT TRAP	EA.	2	
13	SEDIMENT BASIN	EA.	1	^
14	DISTURBED AREA	AC.	23.62	<u>/1\</u>
15	PERMANENT SEEDING	AC.	20.94	

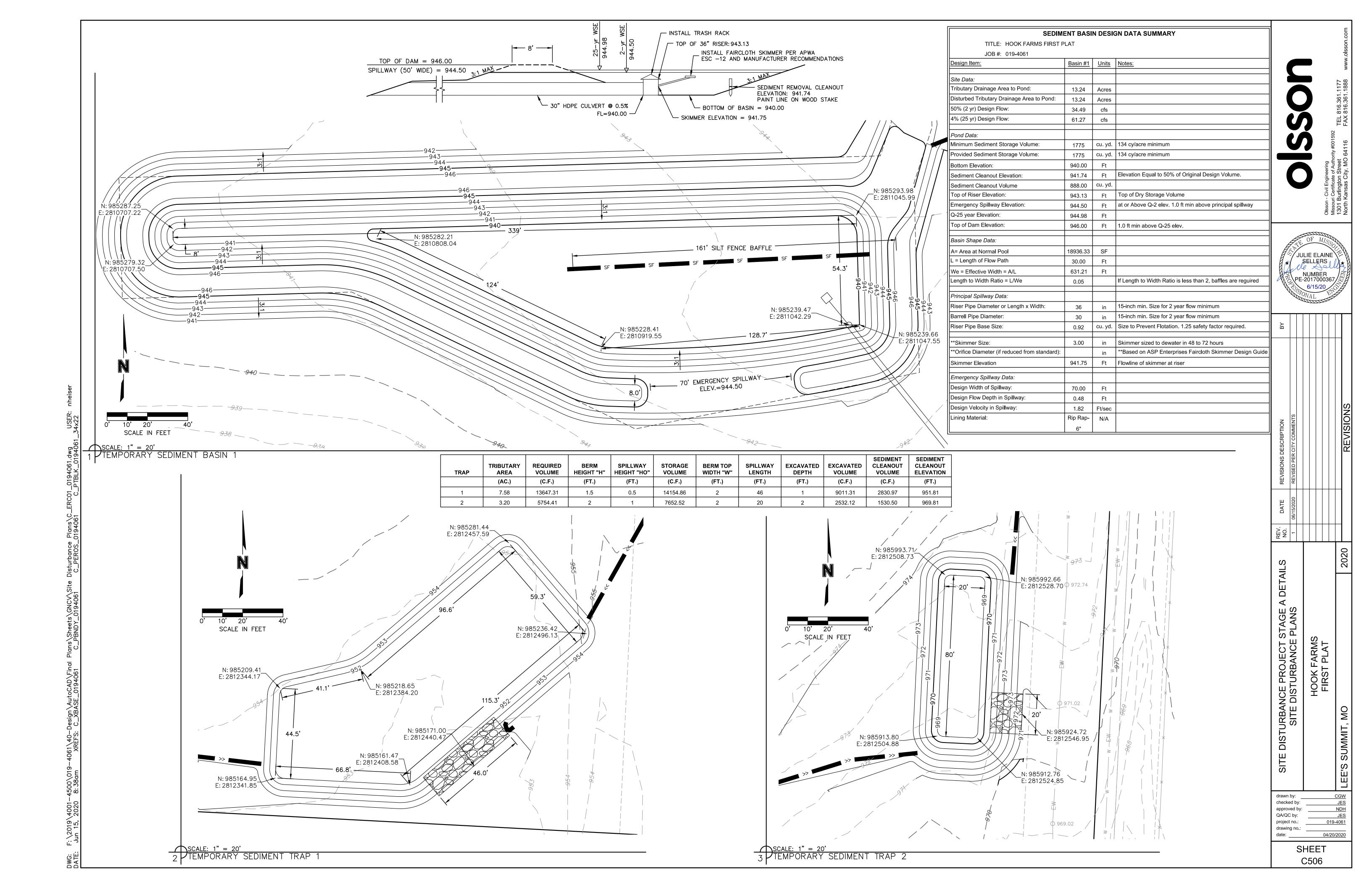
SUMMARY OF QUANTITIES AS INDICATED ABOVE AND ANY QUANTITIES AS SHOWN WITHIN THE PLANS HAVE BEEN PROVIDED FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR USE IN PREPARATION OF CONTRACT DOCUMENTS. QUANTITIES INTENDED FOR, BUT NOT LIMITED TO, THE PREPARATION OF PROPOSALS AND BID DOCUMENTS SHALL BE INDEPENDENTLY EVALUATED BY THE ESTIMATING PARTY BASED UPON THE CONTENTS OF THESE PLANS.

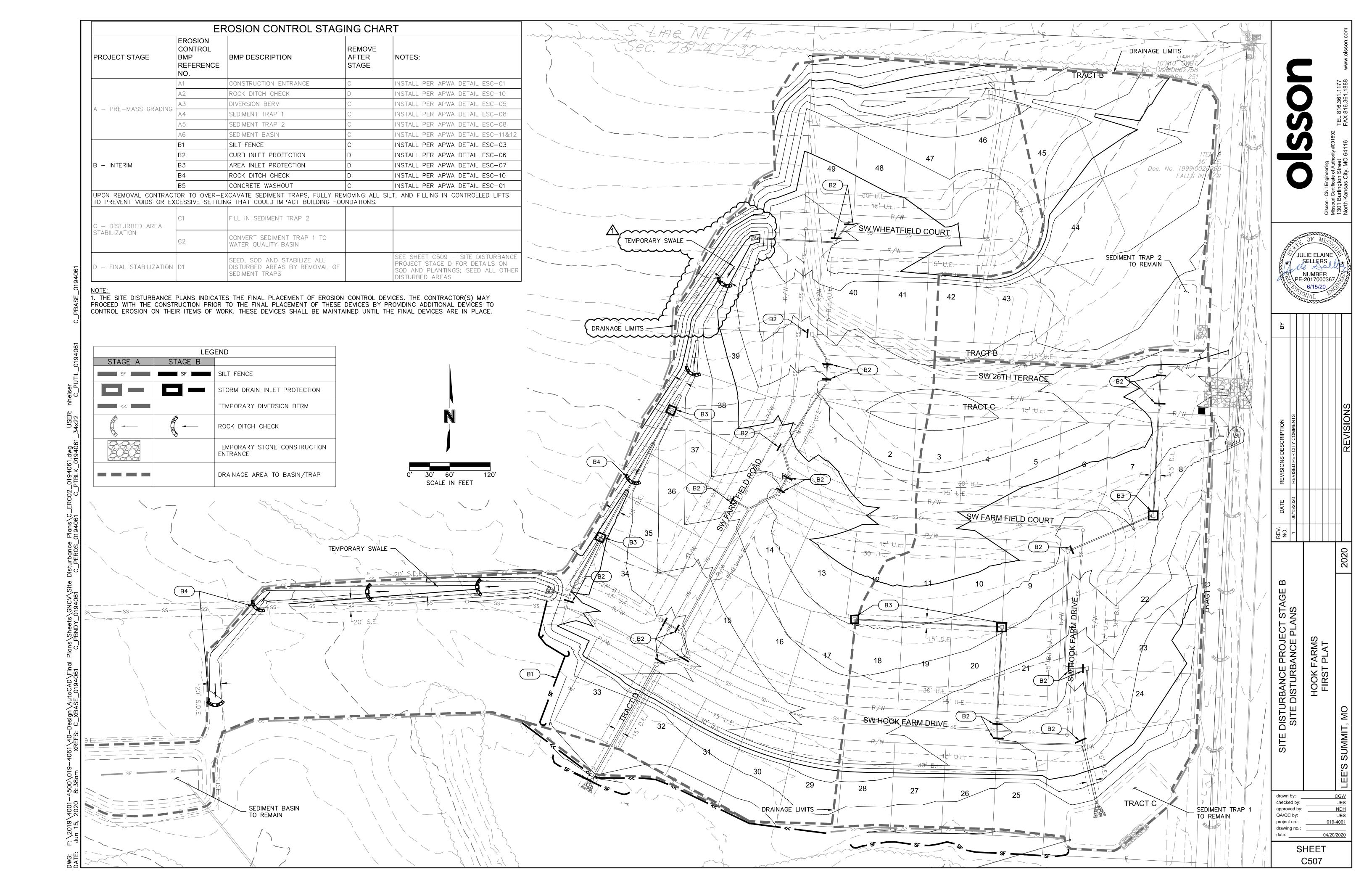
JULIE ELAINE SELLERS 1 NUMBER PE-2017000367 6/15/20 FARMS PLAT ΪШ GENERAL NOT DISTURBANCE ш drawn by: CGW checked by: <u>JES</u> approved by: NDH QA/QC by: <u>JES</u> project no.: 019-4061 drawing no.: date: \_\_\_\_ 04/20/2020 SHEET C502

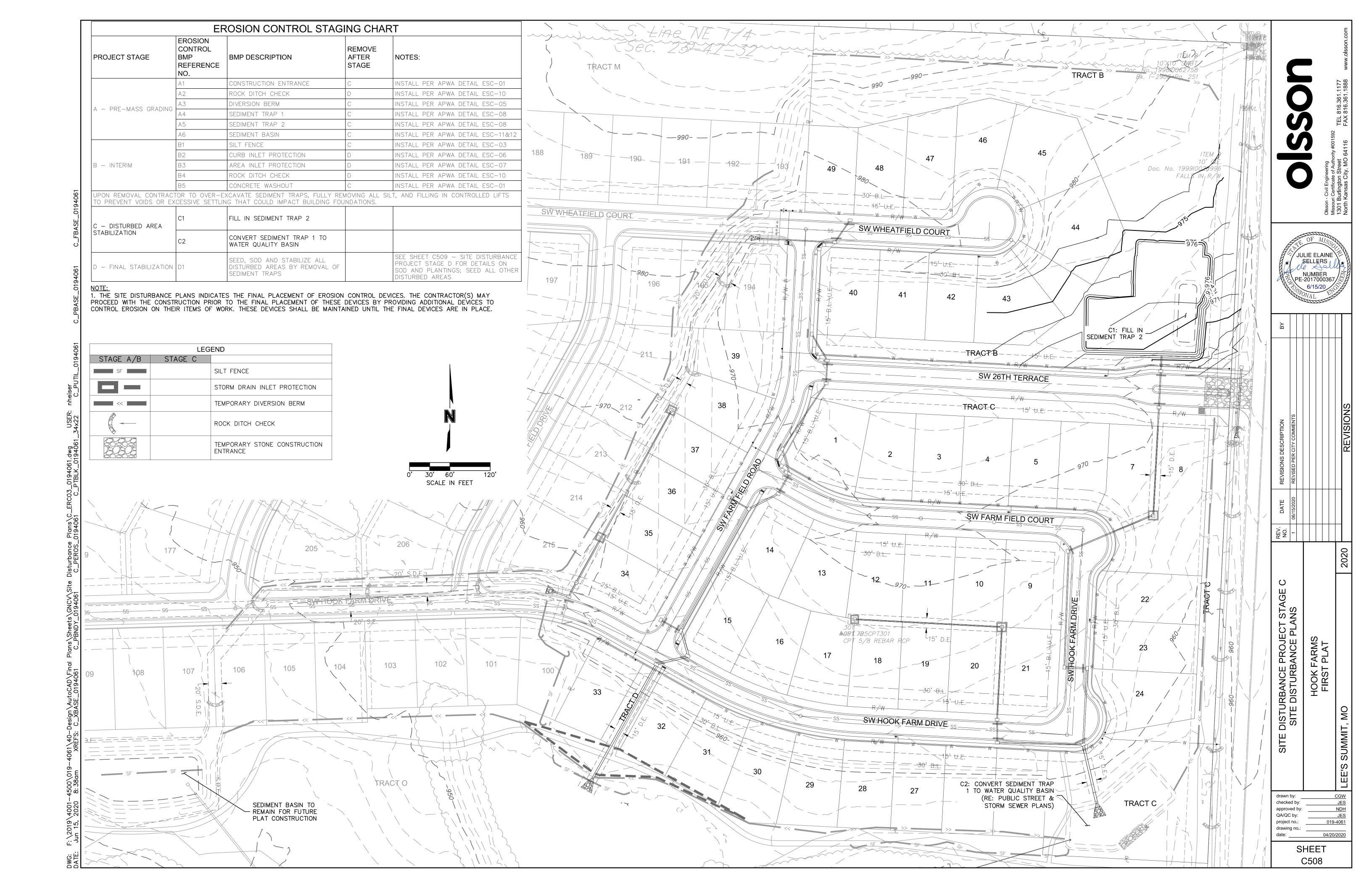


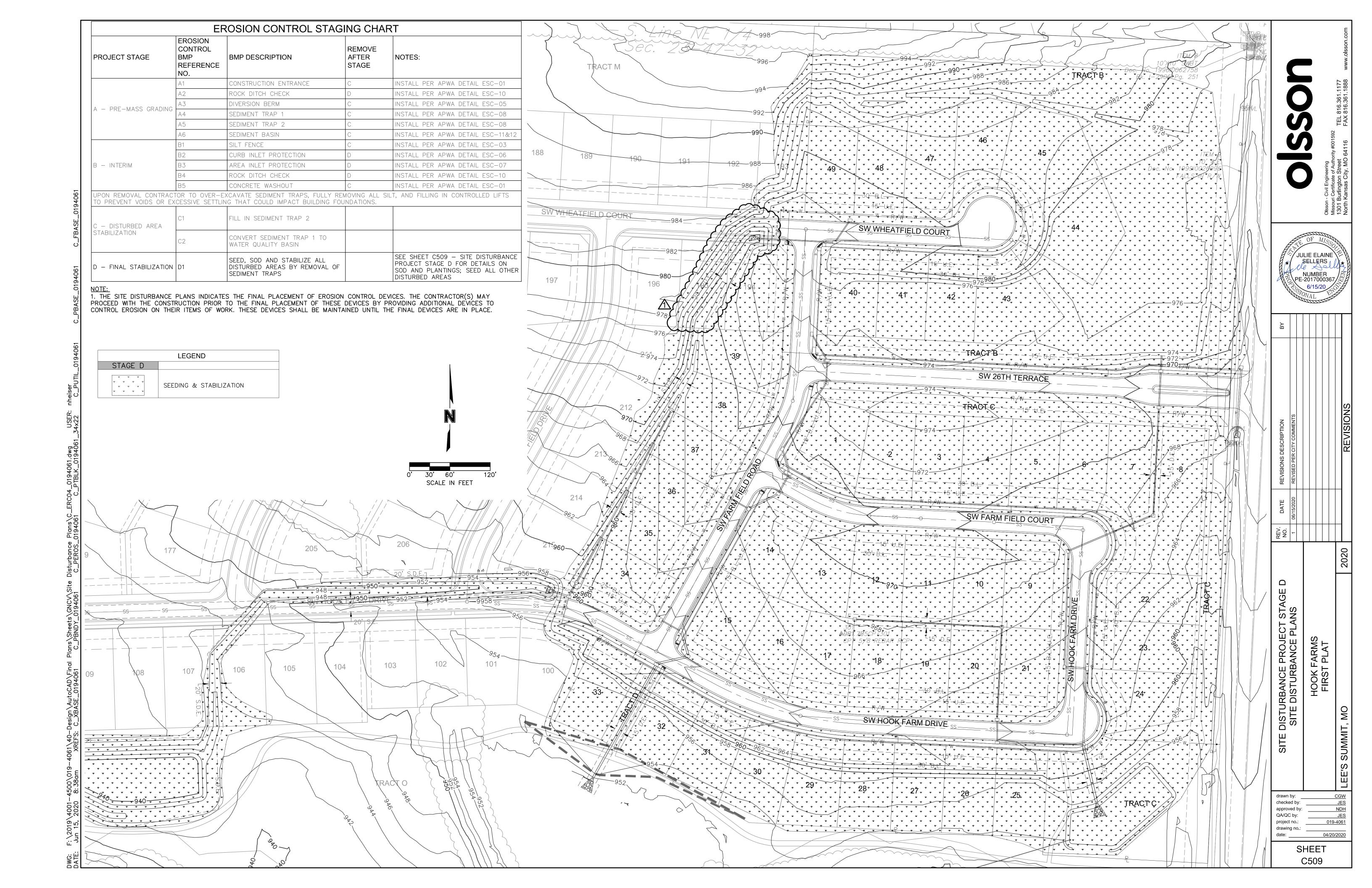












 Slope drains are optional, but may be required by the engineer if the berm is at the top of a steep slope.

Diversion berms must be installed as a first step in the land-disturbing activity and must be functional prior to upslope land disturbance.

3. The berm should be adequately compacted to prevent failure.

 Temporary or permanent seeding and mulch shall be applied to the berm immediately following its construction.

Place the berm so to minimize damages 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 functioning 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.

9. Fills 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.

 Berm shall be reshaped, compacted, and stabilized as necessary to maintain its function.

2. Breaches in the berm shall be repaired immediately.

Notes for Slope Drain:

 Slope Drain and Diversion Berm may be used on either project foreslopes or project backslopes.

3. Pipe shall be secured in place as approved by Engineer.

 Accumulation of any visible sediment at the inlet and outlet shall be removed promptly.

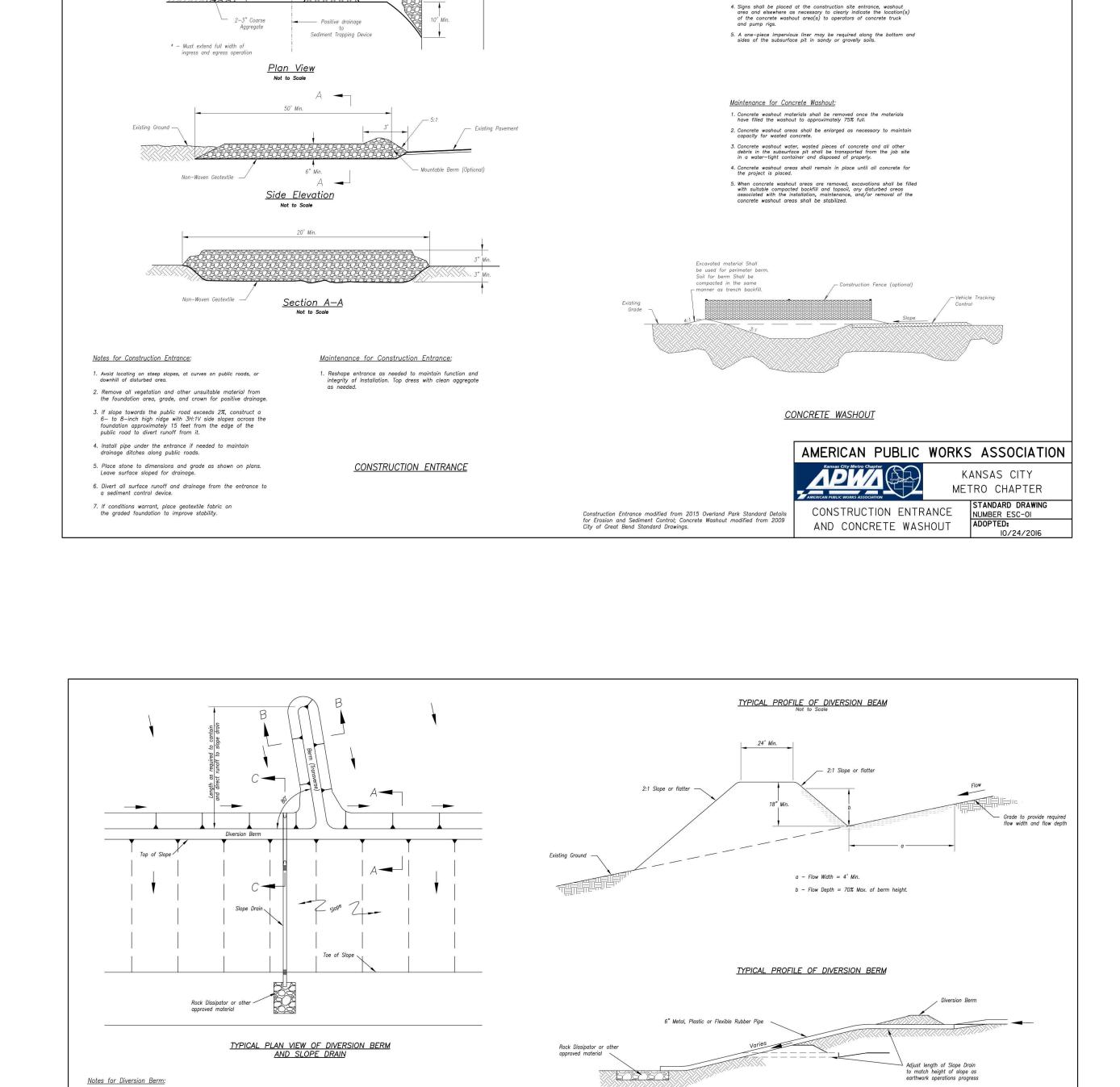
 Outlet conditions shall be repaired if scour is observed. Leaking or damaged section of pipe shall be repaired immediately.

3. Barriers directing water to the inlet shall be monitored for continuity and effectiveness.

 Discharge of Slope Drains shall be into stabilized ditch or area, or into Sediment Basin.

Face of Slope





Section C-C

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

TYPICAL PROFILE OF DIVERSION BERM WITH SLOPE DRAIN

Section B-B

KANSAS CITY METRO CHAPTER

TANDARD DRAWING

10/24/2016

NUMBER ESC-05
ADOPTED:

AMERICAN PUBLIC WORKS ASSOCIATION

DIVERSION BERMS AND

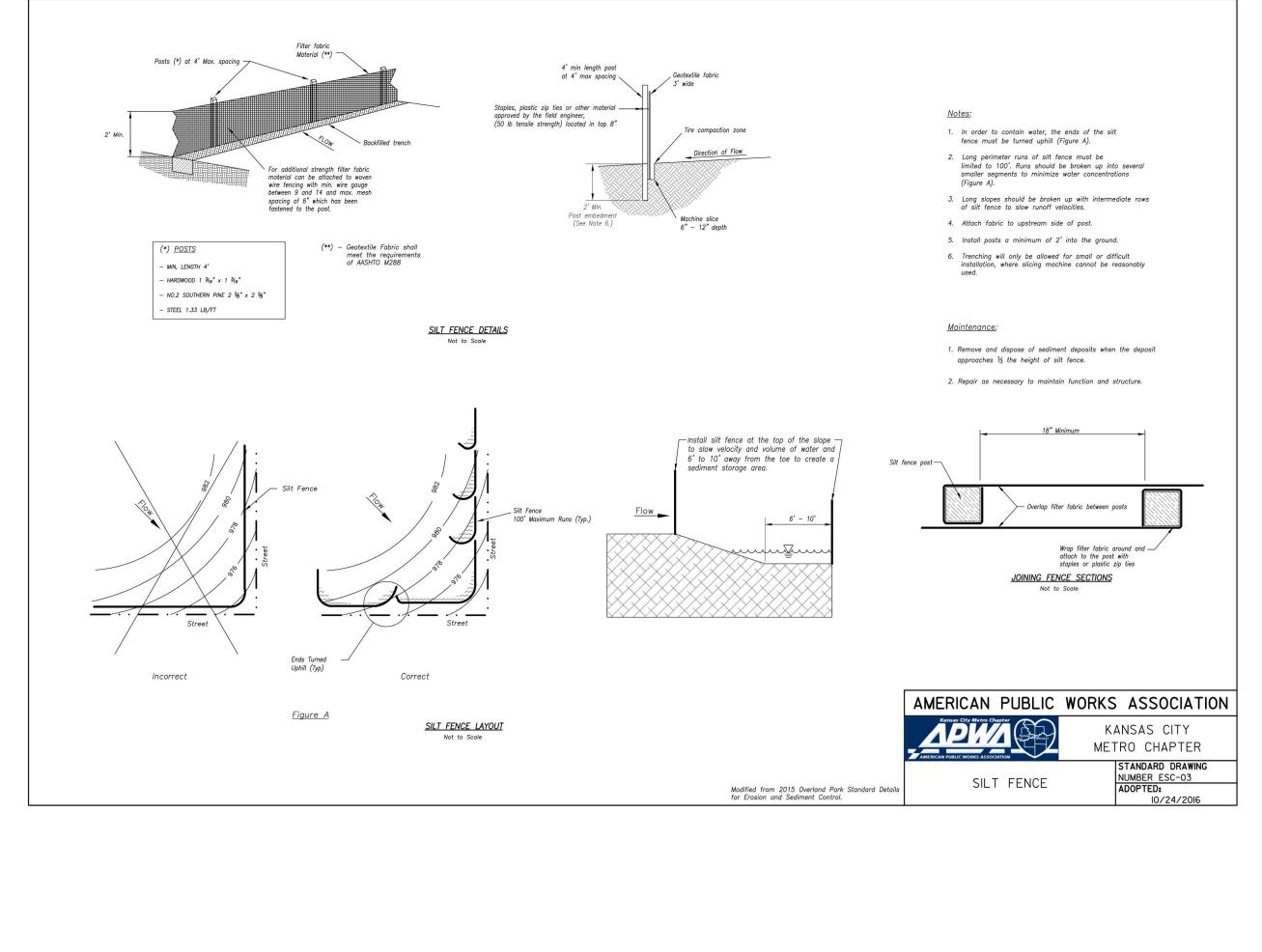
SLOPE DRAINS

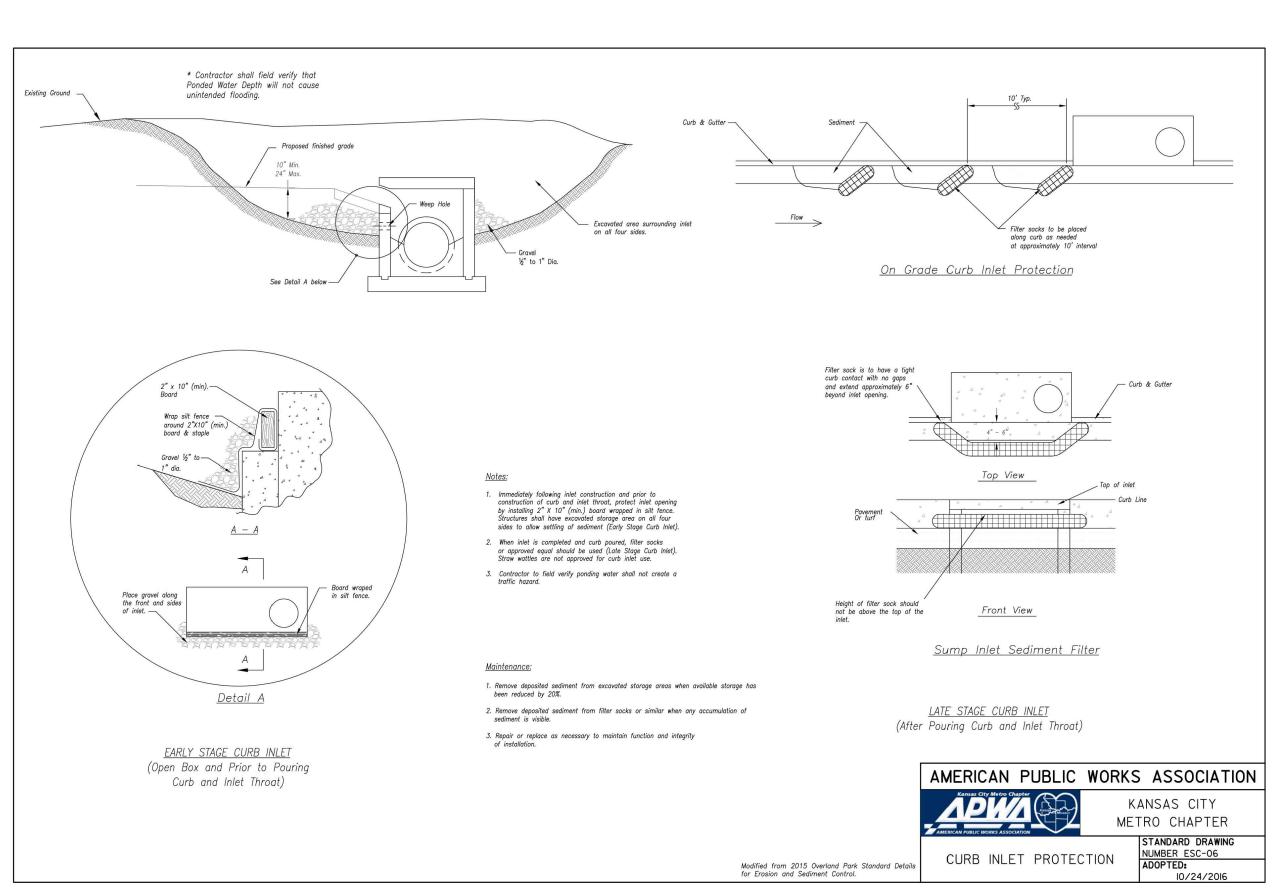
Notes for Concrete Washout:

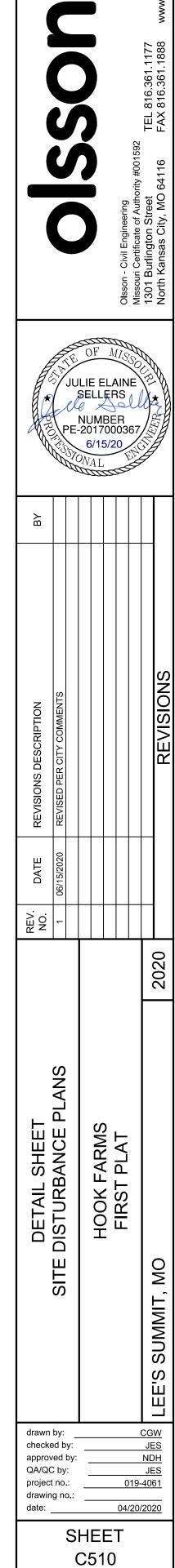
 Concrete washout areas shall be installed prior to any concrete placement on site.

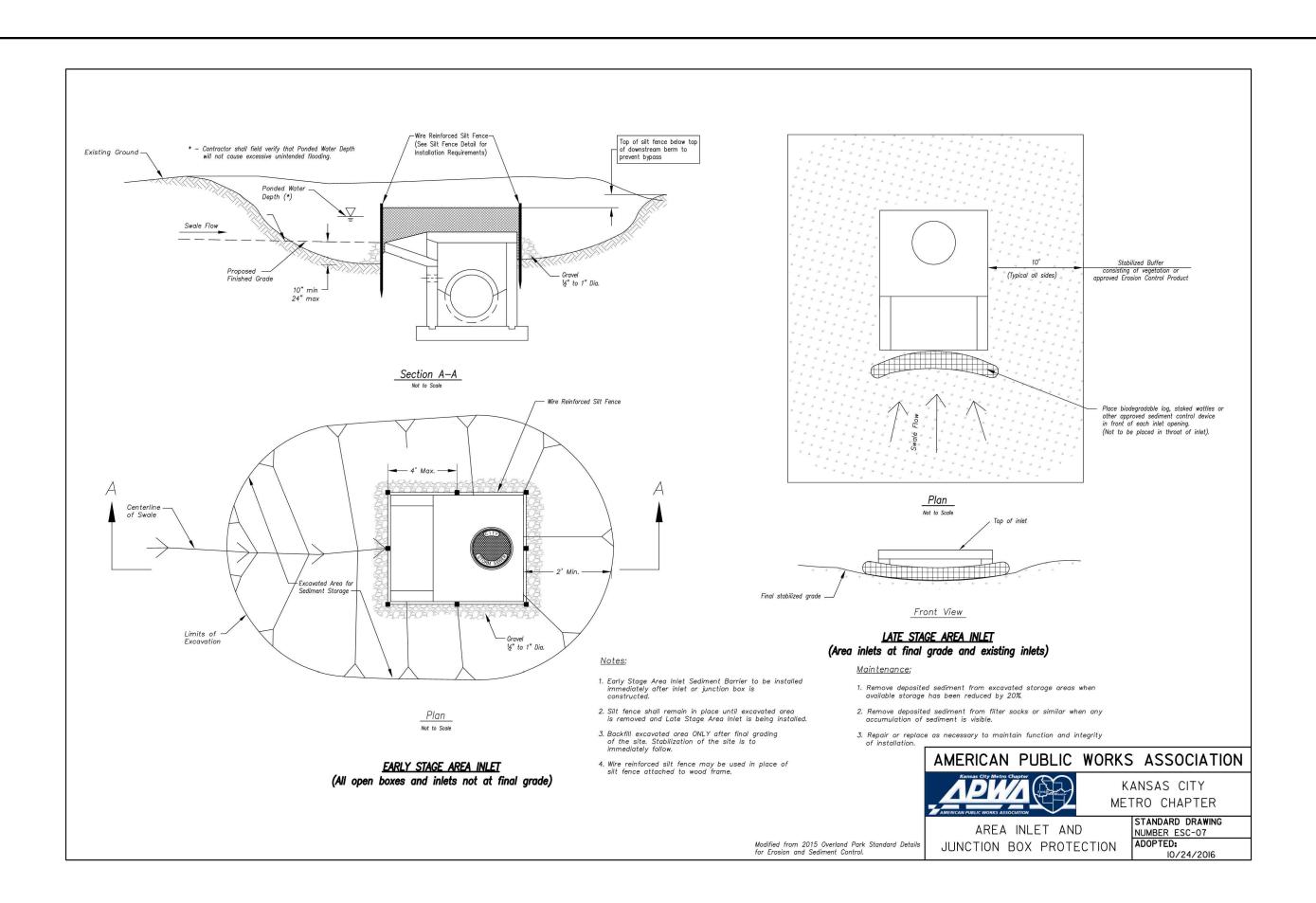
Vehicle tracking control is required at the access point to all concrete washout areas.

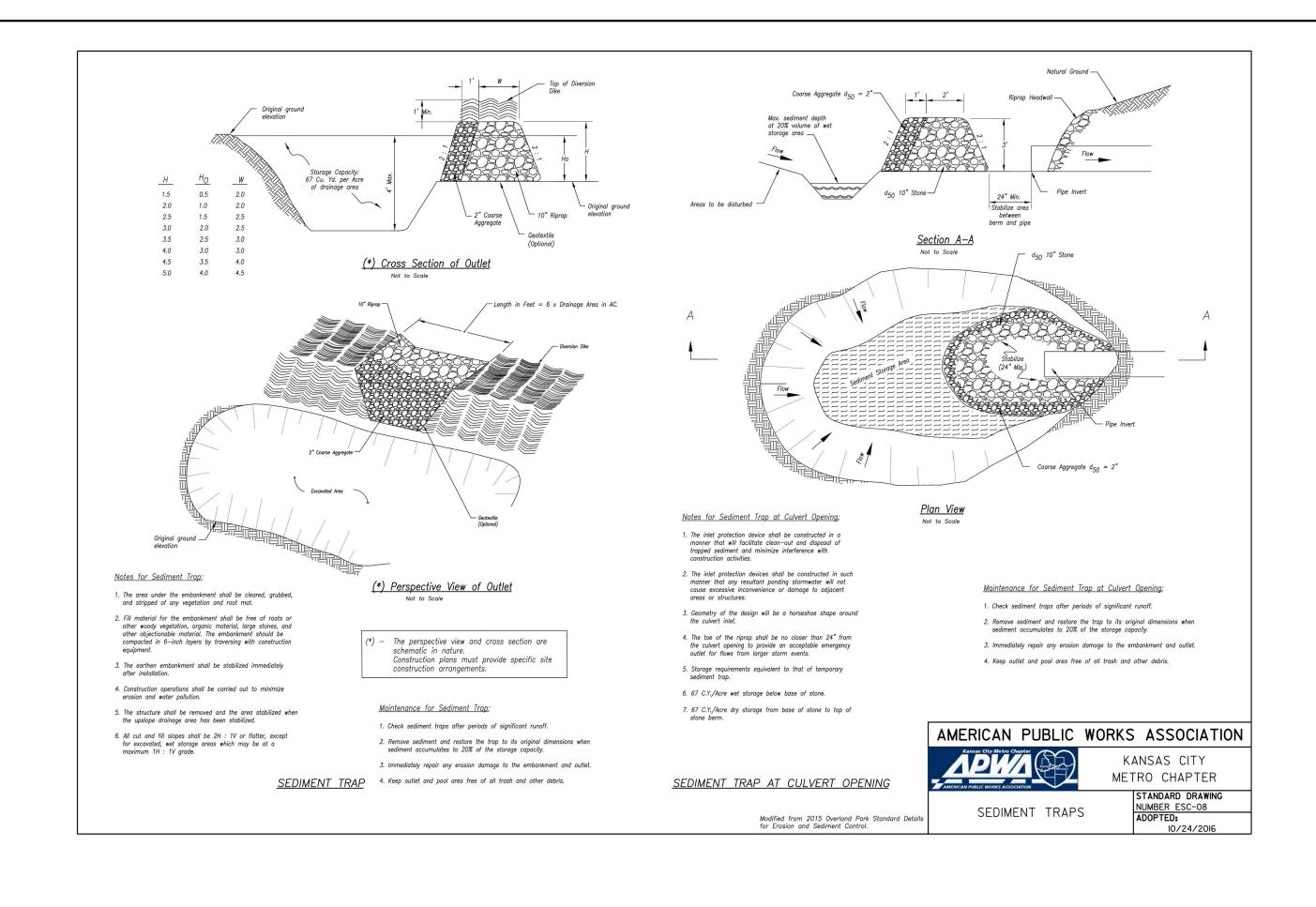
Concrete washout area shall include a flat subsurface pit sized relative to the amount of concrete to be placed on site. The slopes leading out of the subsurface pit shall be 3:1. The vehicle tracking pad shall be sloped towards the concrete washout area.

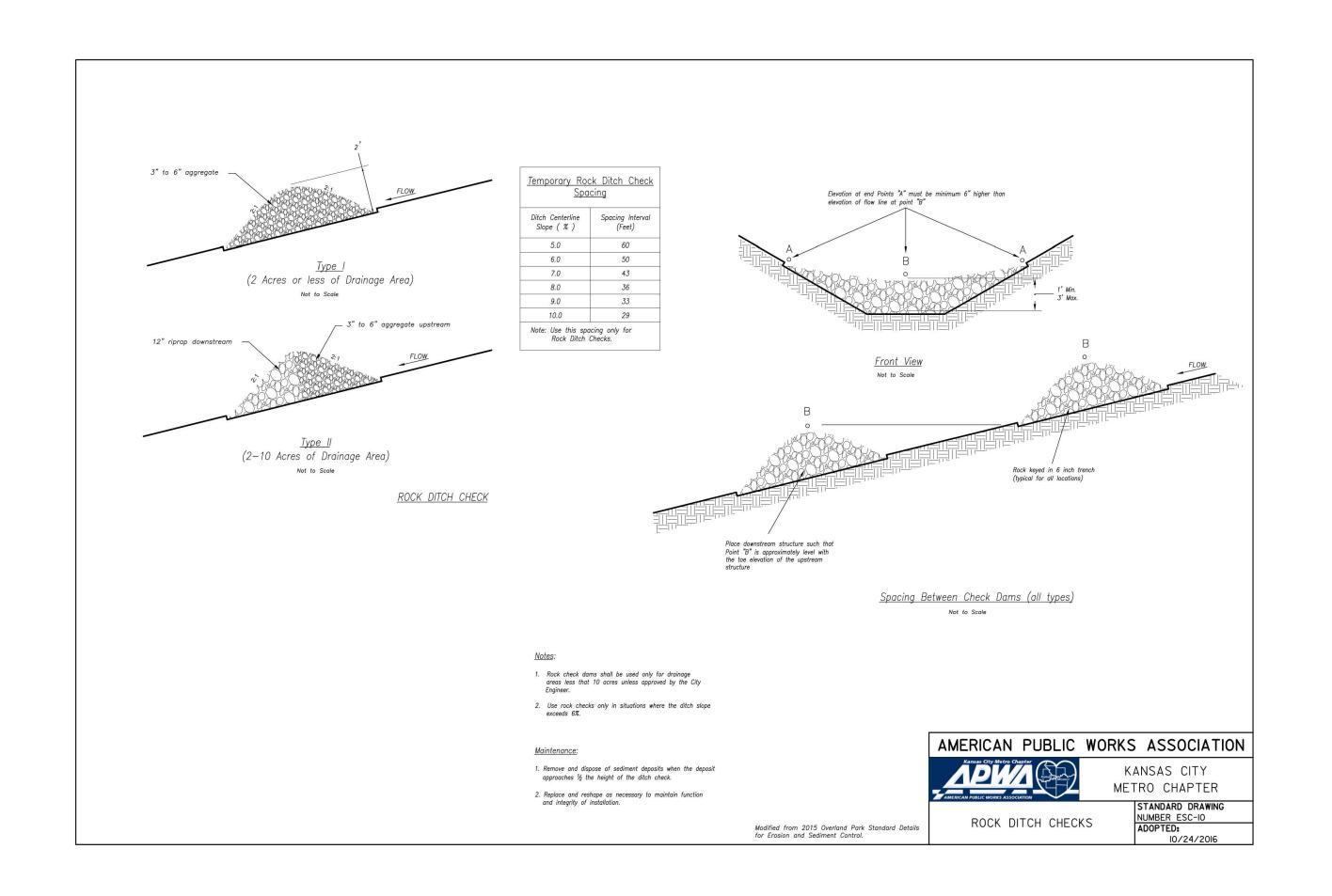


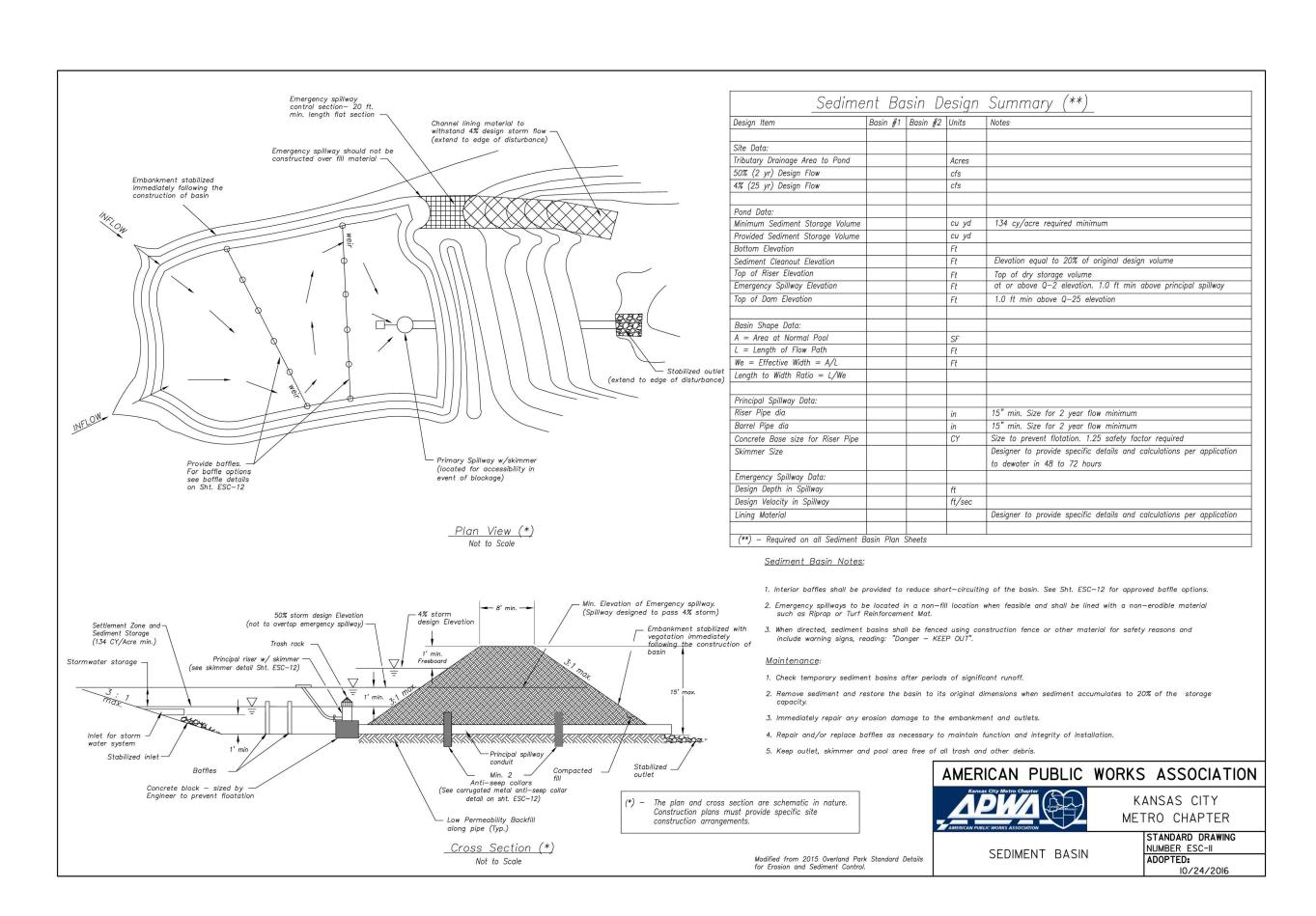












JULIE ELAINE SELLERS ( NUMBER PE-2017000367 DETAIL SHEET DISTURBANCE P HOOK FARMS FIRST PLAT SITE drawn by: CGW checked by: <u>JES</u> approved by: NDH QA/QC by: JES project no.: 019-4061 drawing no.:

date: \_\_\_\_\_

SHEET

C511

04/20/2020

JULIE ELAINE SELLERS NUMBER PE-2017000367/ DETAIL SHEET SITE DISTURBANCE PLANS HOOK FARMS FIRST PLAT

CGW

JES

NDH

JES

019-4061 checked by: approved by: QA/QC by:
project no.:
drawing no.:
date: 04/20/2020

> SHEET C512