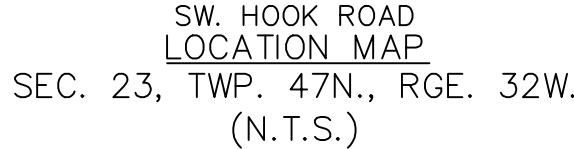


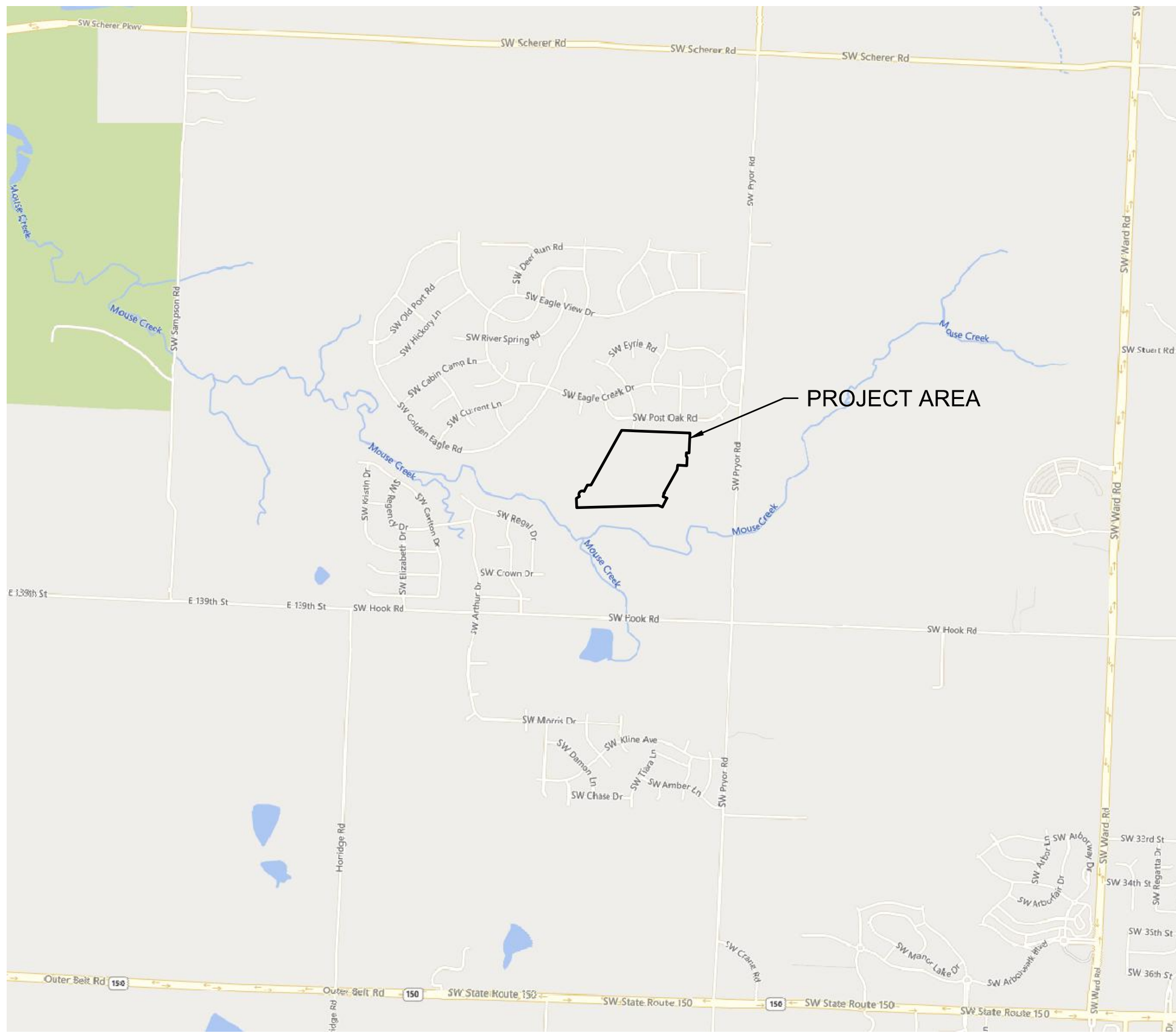
SECTION 23, TOWNSHIP 47 N, RANGE 32 W
IN LEE'S SUMMIT, JACKSON COUNTY, MO
AREA DISTURBED = 37.04 AC.



PROJECT TEAM & UTILITY CONTACT LIST	
<u>OWNER / DEVELOPER</u> HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. 8300 NE UNDERGROUND DRIVE KANSAS CITY, MO 64161 CONTACT: AARON SCHMIDT PHONE: 816.455.2500	<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 NAME: SPIRE (MGE) PHONE: 314-342-0500 NAME: AT&T PHONE: 800-286-8313 NAME: EVERGY PHONE: 816-471-5275
<u>ENGINEER</u> OLSSON 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: JULIE E. SELLERS, P.E. PHONE: 816.361.1177 EMAIL: JSSELLERS@OLSSON.COM	NAME: SPECTRUM (TWC) PHONE: 877-772-2253 NAME: GOOGLE FIBER PHONE: 877-454-6959
<u>SURVEYOR</u> OLSSON 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: JASON ROUDEBUSH, P.L.S. PHONE: 816.361.1177 EMAIL: JROUDEBOUSH@OLSSON.COM	

☐ NOT FOR CONSTRUCTION

☐ REVIEWED FOR CONSTRUCTION



PROPERTY DESCRIPTION

TRACT OF LAND IN THE SOUTHEAST 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 SOUTHEAST QUARTER; THENCE NORTH 02°45'34" EAST, ON THE EAST LINE OF SAID SOUTHEAST QUARTER, 2,635.08 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 87°45'24" WEST, ON THE NORTH LINE OF SAID SOUTHEAST QUARTER, 50.00 FEET TO THE SOUTHEAST CORNER OF LOT 3, EAGLE CREEK—FIRST PLAT, A SUBDIVISION IN SAID LEE'S SUMMIT RECORDED AS INSTRUMENT NUMBER 110409 IN BOOK 165 AT PAGE 01 IN JACKSON COUNTY RECORDER OF DEEDS OFFICE, ALSO BEING THE NORTHWEST CORNER OF PROPOSED HOOK FARMS FIRST PLAT; THENCE CONTINUING NORTH 87°45'24" WEST ON SAID NORTH LINE, ALSO BEING THE PROPOSED NORTH LINE OF SAID PROPOSED HOOK FARMS FIRST PLAT, ALSO BEING THE SOUTH LINE OF SAID EAGLE CREEK—FIRST PLAT, 64,83.82 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE LEAVING SAID NORTH AND SOUTH LINES, SOUTH 02°59'10" WEST, ALONG THE PROPOSED WESTERLY LINE OF PROPOSED HOOK FARMS FIRST PLAT, 277.38 FEET; THENCE NORTH 87°00'50" WEST, ALONG SAID PROPOSED WESTERLY LINE, 36.00 FEET; THENCE SOUTH 02°59'10" WEST, ALONG SAID PROPOSED WESTERLY LINE, 50.00 FEET; THENCE SOUTH 42°00'50" EAST, ALONG SAID PROPOSED WESTERLY LINE, 19.80 FEET; THENCE SOUTH 02°59'10" WEST, ALONG SAID PROPOSED WESTERLY LINE, 116.00 FEET; THENCE NORTH 87°00'50" WEST, ALONG SAID PROPOSED WESTERLY LINE, 126.12 FEET; THENCE SOUTH 07°19'52" WEST, ALONG SAID PROPOSED WESTERLY LINE, 64.17 FEET; THENCE SOUTH 29°10'47" WEST, ALONG SAID PROPOSED WESTERLY LINE, 375.17 FEET; THENCE SOUTH 15°20'56" WEST, ALONG SAID PROPOSED WESTERLY LINE, 50.00 FEET; THENCE ALONG SAID PROPOSED WESTERLY LINE, EASTERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 74°39'04" EAST WITH A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 11°57'16" AND AN ARC DISTANCE OF 57.38 FEET; THENCE SOUTH 27°18'12" WEST, ALONG SAID PROPOSED WESTERLY LINE, 138.17 FEET; THENCE LEAVING SAID PROPOSED WESTERLY LINE, NORTH 67°11'53" WEST, 61.05 FEET; THENCE SOUTH 88°21'16" WEST, 1,139.83 FEET; THENCE NORTH 01°38'44" WEST, 128.09 FEET; THENCE NORTH 57°02'58" EAST, 49.90 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 32°57'02" WEST WITH A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 150°22'53" AND AN ARC DISTANCE OF 131.23 FEET; THENCE NORTH 27°25'51" EAST, 98.75 FEET; THENCE NORTH 88°21'16" EAST, 52.12 FEET; THENCE NORTH 29°10'47" EAST, 873.51 FEET TO A POINT ON SAID NORTH LINE OF SAID SOUTHEAST QUARTER, ALSO BEING THE SOUTH LINE OF EAGLE CREEK—SECOND PLAT, A SUBDIVISION IN SAID LEE'S SUMMIT RECORDED AS INSTRUMENT NUMBER 200100058889 IN BOOK 165 AT PAGE 09 IN SAID JACKSON COUNTY RECORDER OF DEEDS OFFICE; THENCE SOUTH 87°45'24" EAST, ON SAID NORTH LINE AND SAID SOUTH LINE, 682.19 FEET TO THE SOUTHEAST CORNER OF SAID EAGLE CREEK—SECOND PLAT, ALSO BEING THE SOUTHWEST CORNER OF SAID EAGLE CREEK—FIRST PLAT; THENCE SOUTH 87°45'24" EAST ON SAID NORTH LINE, AND SAID SOUTH LINE OF EAGLE CREEK—FIRST PLAT, 273.64 FEET TO THE POINT OF BEGINNING. CONTAINING 1,157.274 SQUARE FEET OR 26.57 ACRES, MORE OR LESS.

BENCHMARK

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

SHEET LIST	
Sheet Number	Sheet Title
C401	TITLE SHEET
C402	GENERAL NOTES
C403	GENERAL LAYOUT
C404	GRADING PLAN
C405	GRADING PLAN
C406	SITE DISTURBANCE PLAN - PHASE A
C407	SITE DISTURBANCE PLAN - PHASE A
C408	SITE DISTURBANCE PLAN - PHASE A TRAP DETAILS
C409	SITE DISTURBANCE PLAN - PHASE A BASIN DETAILS
C410	SITE DISTURBANCE PLAN - PHASE B
C411	SITE DISTURBANCE PLAN - PHASE B
C412	SITE DISTURBANCE PLAN - PHASE C
C413	SITE DISTURBANCE PLAN - PHASE C
C414	SITE DISTURBANCE PLAN - PHASE D
C415	SITE DISTURBANCE PLAN - PHASE D
C416	DETAIL SHEET
C417	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 DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 29095C053IG, REVISION DATE JANUARY 20, 2017.

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

JULIE E. SELLERS, P.E.
CIVIL ENGINEER
MO # PE-2017000367

4/21/21
DATE

drawn by: _____ B.M.W./A.A.

checked by: _____ B.M.W./

designed by: _____ B.M.W./A.A.

QA/QC by: _____ J.E.S.

project no.: _____ 819-4081

date: _____ 01-08-2021

2021

TITLE SHEET

SITE DISTURBANCE PLANS

2021

HOOK FARMS

SECOND PLAT

2021

LEE'S SUMMIT, MO

2021

DWG: F:\2019\4001-4500\019-4061-BV40-Design\AutoCAD\Final Plans\Sheets\GNC\VA\Site Disturbance Plans\C_TTL01_B194061.dwg
DATE: Apr 16, 2021 11:05am XREFS: C_PTEBK_B194061

USER: bworthley

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE PLANS IN THEIR POSSESSION ARE THE MOST CURRENT VERSION ISSUED, ARE FULLY COORDINATED WITH ALL SUBCONTRACTORS, AND PRESENT ON SITE AT ALL TIMES. CURRENT PLANS PREPARED BY OLSSON MAY BE OBTAINED AT THE DIRECTION OF OLSSON'S CLIENT. DIRECT REQUESTS TO OLSSON MAY REQUIRE ADDITIONAL AUTHORIZATIONS, AGREEMENTS, AND/OR FEES. PLEASE CONTACT THE ENGINEER FOR INFORMATION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEVIATIONS FROM THESE PLANS UNLESS WRITTEN APPROVAL FROM ENGINEER, OWNER, AND DEVELOPER.
3. ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
4. ALL ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING QUANTITIES AND ITEMS OF WORK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO COMPLETE THE WORK SHOWN IN THE PLANS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS, PAYING ALL FEES, AND FOR OTHERWISE COMPLYING WITH ALL APPLICABLE REGULATIONS GOVERNING THE WORK.
7. THE CONTRACTOR SHALL NOT ENGAGE IN ACTIVITIES THAT MAY 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 AND THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
4. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE DELIVERY MANAGER AND COORDINATING ANY MAILBOXES THAT MAY BE DISTURBED. FAILURE TO DO SO MAY SUBJECT THE CONTRACTOR TO PROSECUTION BY THE FEDERAL GOVERNMENT.

EXISTING CONDITIONS

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

CONSTRUCTION

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

SHOP DRAWINGS

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

GENERAL NOTES:

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

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

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

2. THIS SEDIMENTATION CONTROL PLAN MAKES USE OF THE FOLLOWING APPLICATIONS:
 - ___PRESERVATION OF EXISTING VEGETATION
 - ___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 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.

ESTIMATE OF QUANTITIES				
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	AS-BUILT
PRIVATE GRADING				
1	EXCAVATION	C.Y.	117,707	
2	EMBANKMENT	C.Y.	131,684	
SITE DISTURBANCE				
3	CONSTRUCTION ENTRANCE	EA.	1	
4	CONCRETE WASHOUT	EA.	1	
5	CURB INLET PROTECTION	EA.	29	
6	AREA INLET PROTECTION	EA.	10	
7	SILT FENCE	L.F.	4,239	
8	DIVERSION BERM	L.F.	7,304	
9	ROCK DITCH CHECK	EA.	12	
10	SEDIMENT TRAP	EA.	5	
11	DISTURBED AREA	AC.	37.04	
12	TREE CLEARING	AC.	1.92	
13	PERMANENT SEEDING	AC.	33.67	

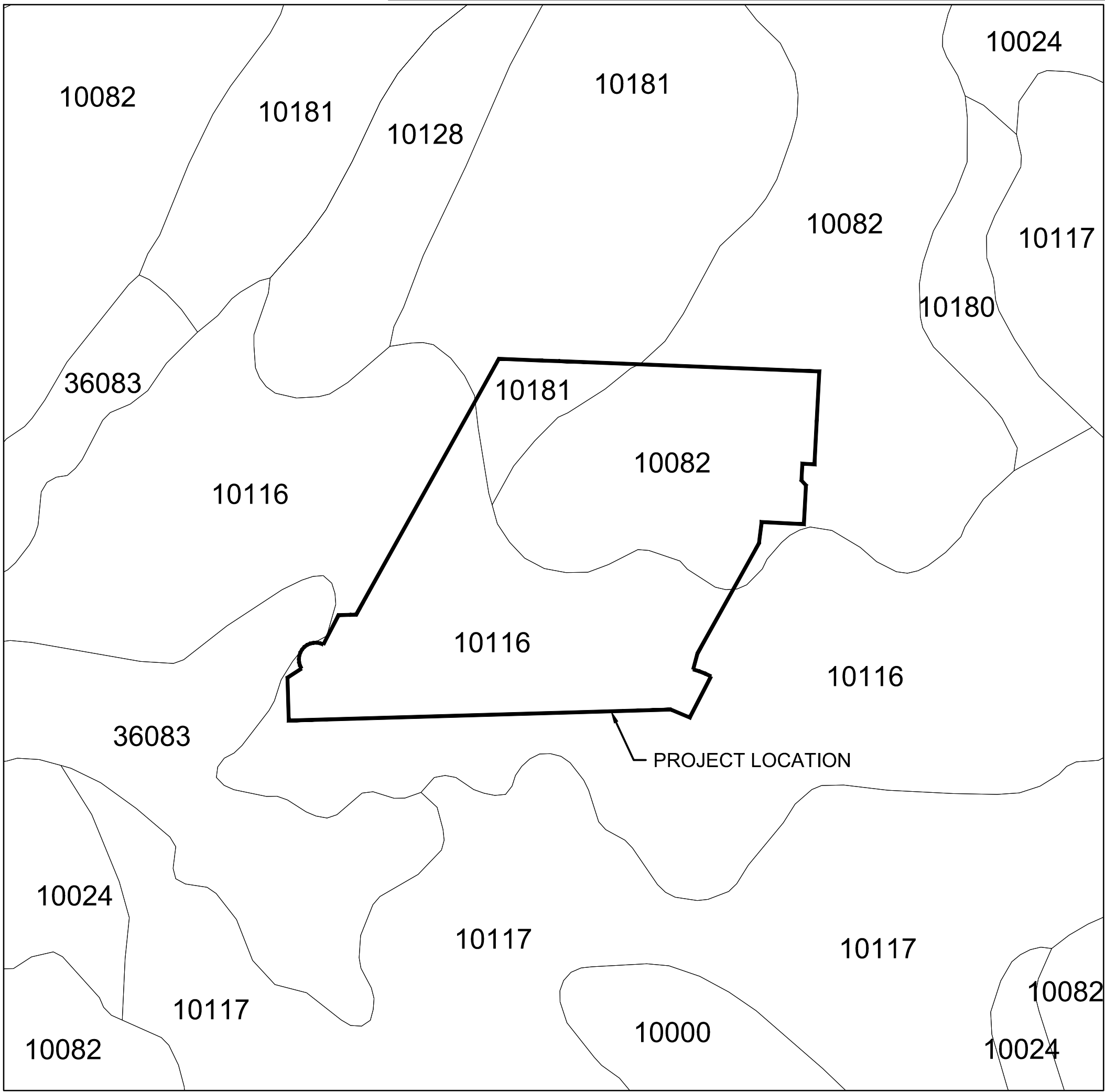
SUMMARY OF QUANTITIES AS INDICATED ABOVE AND ANY QUANTITIES AS SHOWN WITHIN THE PLANS HAVE BEEN PROVIDED FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR USE IN PREPARATION OF CONTRACT DOCUMENTS. QUANTITIES INTENDED FOR, BUT NOT LIMITED TO, THE PREPARATION OF PROPOSALS AND BID DOCUMENTS SHALL BE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

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Missouri Certificate of Authority #001592
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FAX 816.361.1888
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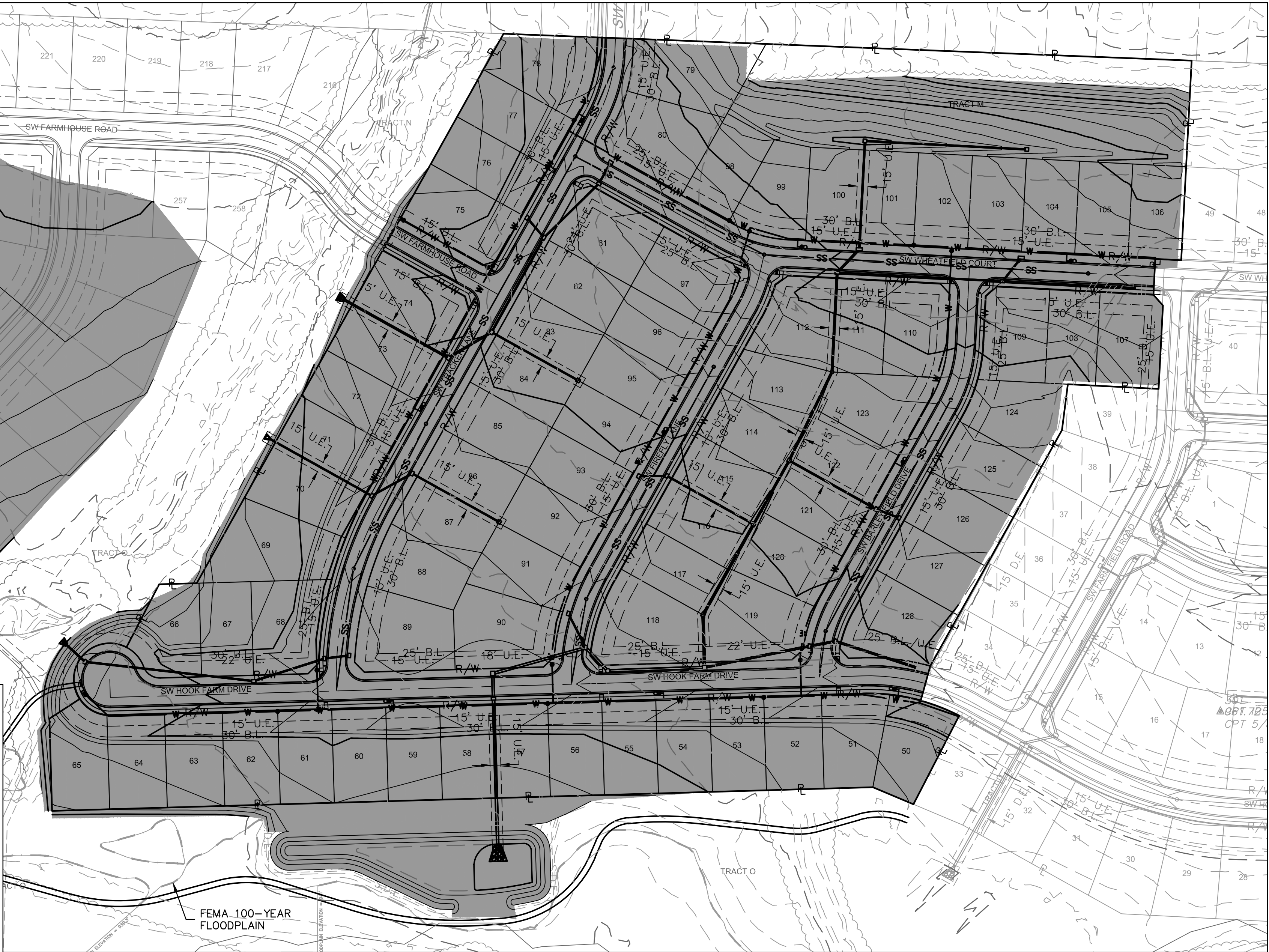
REVISIONS

GENERAL NOTES		SITE DISTURBANCE PLANS		HOOK FARMS SECOND PLAT		LEE'S SUMMIT, MO	
BY		REV. NO.		DATE		2021	
REVISIONS DESCRIPTION		1		03-23-2021			
		2		04-16-2021			

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USER: bworthley

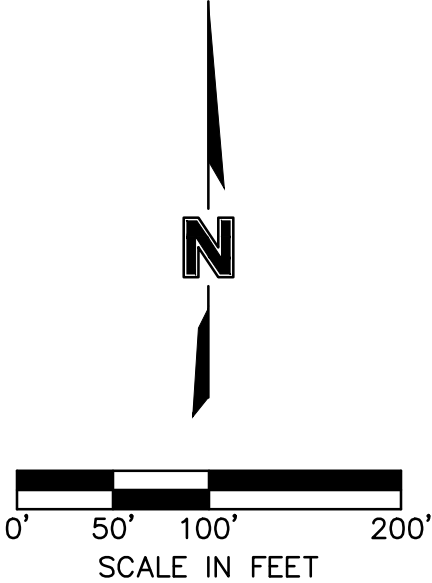


SOILS MAP



DISTURBED AREA & PRESERVED VEGETATION

SOILS LEGEND			
MAP SYMBOL	SOIL TYPE	HYDROLOGIC SOIL GROUP	SLOPES
10000	ARISBURG SILT LOAM	C	1-5%
10024	GREENTON-URBAN LAND COMPLEX	D	5-9%
10082	ARISBURG-URBAN LAND COMPLEX	C	1-5%
10116	SAMPEL SILTY CLAY LOAM	C/D	2-5%
10117	SAMPEL SILTY CLAY LOAM	C/D	5-9%
10120	SHARPSBURG SILT LOAM	C	2-5%
10128	SHARPSBURG-URBAN LAND COMPLEX	D	2-5%
10180	UDARENTS-URBAN LAND SAMPEL COMPLEX	C	2-5%
10181	UDARENTS-URBAN LAND SAMPEL COMPLEX	C	5-9%
36083	KENNEBEC SILT LOAM	C	1-4%, OCCASIONALLY FLOODED



LEGEND	
-100-	EXISTING INDEX CONTOURS
-100-	EXISTING INTERMEDIATE CONTOURS
-100-	PROPOSED INDEX CONTOURS
-100-	PROPOSED INTERMEDIATE CONTOURS

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STATE OF MISSOURI
JULIE ELAINE SELLERS
NUMBER PE-2017000367
4/21/21
PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	03-23-2021	REVISED PER CITY COMMENTS	
2	04-16-2021	REVISED PER CITY COMMENTS	

GENERAL LAYOUT SITE DISTURBANCE PLANS	HOOK FARMS SECOND PLAT	2021
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drawn by: B.M.W./A.A.
checked by: B.M.W./A.A.
designed by: B.M.W./A.A.
QA/QC by: J.E.S.
project no.: B19-4061
date: 01-08-2021

SHEET
C403

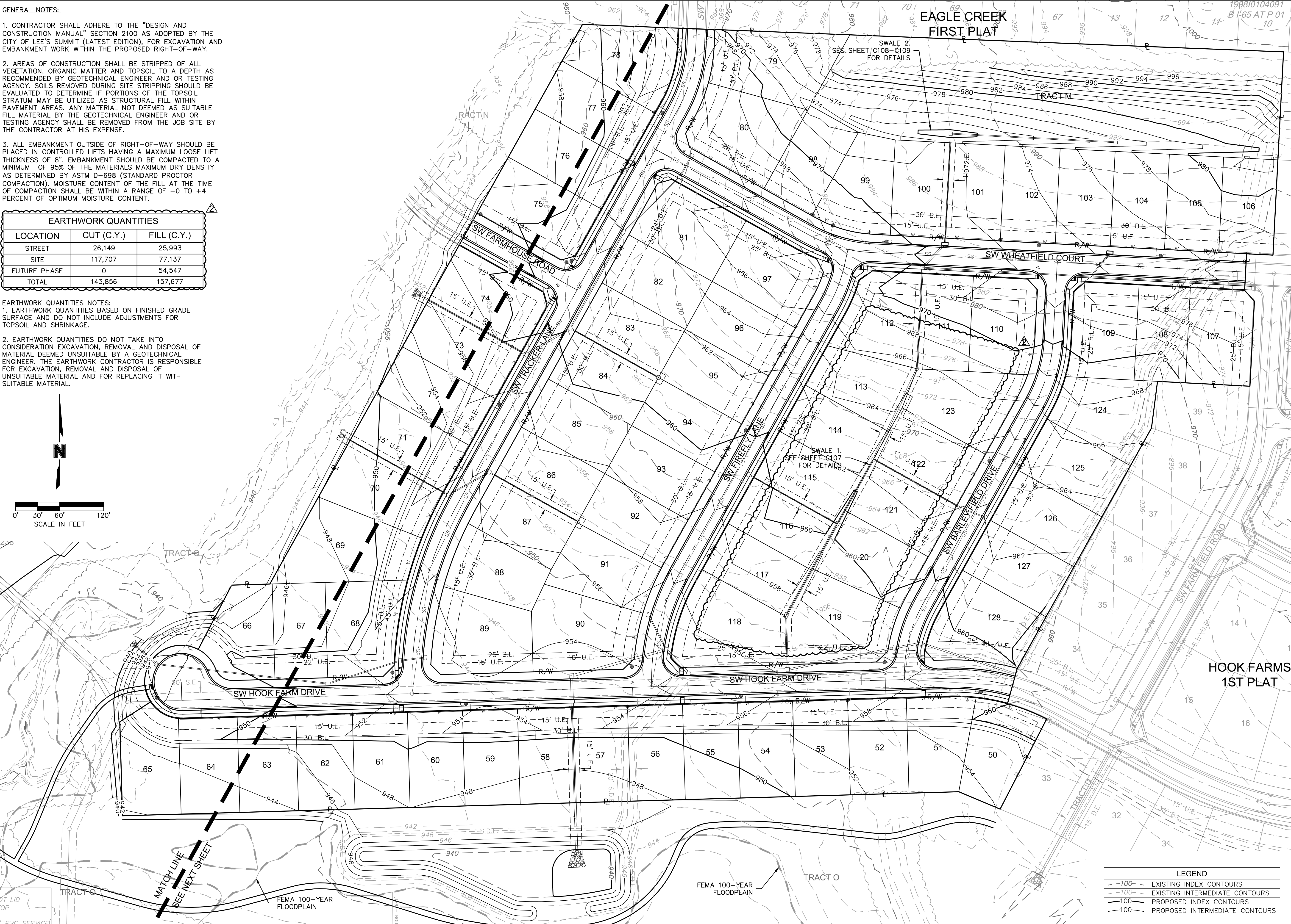
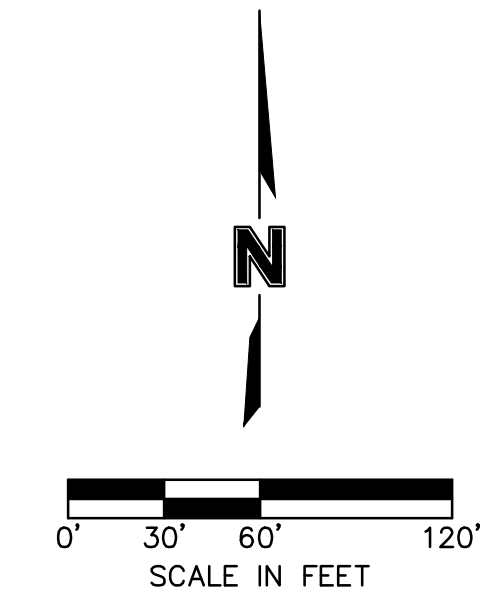
GENERAL NOTES:

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.

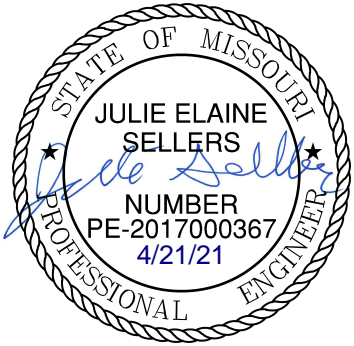
EARTHWORK QUANTITIES		
LOCATION	CUT (C.Y.)	FILL (C.Y.)
STREET	26,149	25,993
SITE	117,707	77,137
FUTURE PHASE	0	54,547
TOTAL	143,856	157,677

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.



LEGEND	
- -100-	EXISTING INDEX CONTOURS
- -100-	EXISTING INTERMEDIATE CONTOURS
-100-	PROPOSED INDEX CONTOURS
-100-	PROPOSED INTERMEDIATE CONTOURS



REVISIONS	
REV. NO.	DATE
1	03-23-2021
2	04-16-2021

GRADING PLAN	
SITE DISTURBANCE PLANS	
HOOK FARMS SECOND PLAT	
LEE'S SUMMIT, MO	

drawn by:	B.M.W./A.A.
checked by:	B.M.W.
designed by:	B.M.W./A.A.
QA/QC by:	J.E.S.
project no.:	B19-4061
date:	01-08-2021

SHEET
C404

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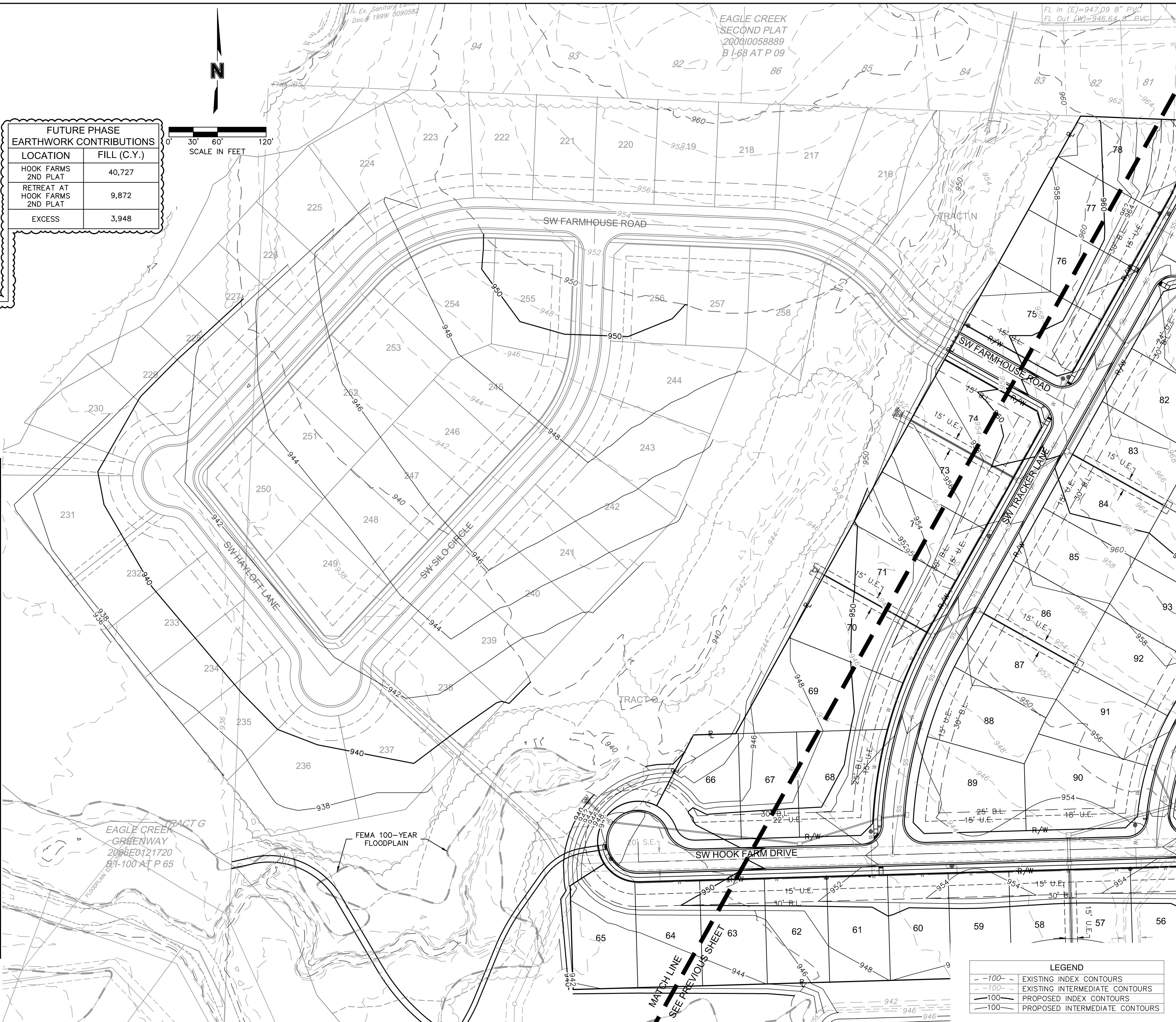
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SITE	117,707	77,137
FUTURE PHASE	0	54,547
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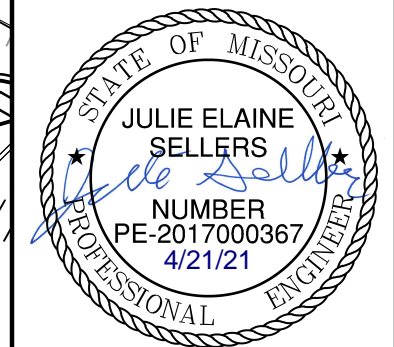
LOT FILL INFORMATION			
LOT NUMBER	MAX DEPTH OF FILL (OVER 2' PLACED)	FILL PLACED ON EXISTING SLOPES > 5:1	PROPOSED SLOPES > 3:1
50	5.5'		
51	4.8'		
52	4.9'		
53	5.2'		
54	7.5'		
55	8.2'		
56	9.7'	X	
57	8.7'	X	
58	10.7'		
59	11.6'		
60	11.6'		
61	11.4'		
62	11.1'		
63	11.0'		
64	10.8'		
65	10.8'		
66	9.8'		
67	10.0'		
68	11.2'		
69	10.7'		
70	9.1'		
71	8.3'		
72	7.1'		
73	5.9'		
74	5.7'		
75	4.7'		
76	3.5'		
77	2.9'		
78	3.1'		
84	2.5'		
85	3.5'		
86	5.8'		
87	6.8'		
88	8.6'		
89	10.3'		
90	8.2'		
91	6.7'		
92	4.3'		
107	8.1'	X	
108	7.8'	X	
118	7.3'	X	
119	7.5'	X	
120	2.7'		
128	8.4'	X	
X Indicates condition applies to lot			

X Indicates condition applies to lot



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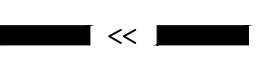
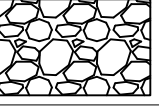
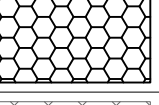
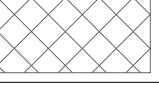

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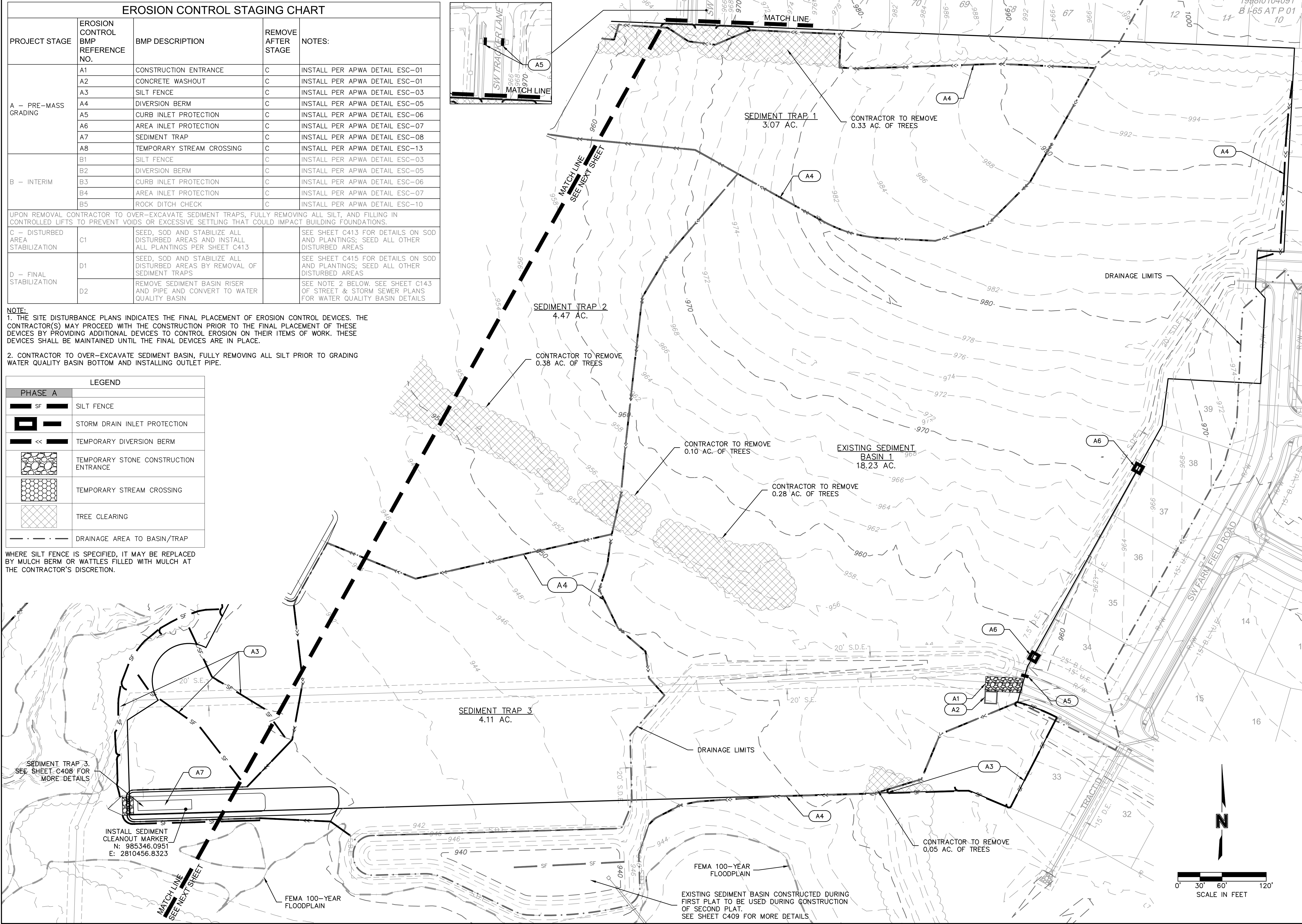
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USER: bworthley C_DBASE_B194061

EROSION CONTROL STAGING CHART				
PROJECT STAGE	EROSION CONTROL BMP REFERENCE NO.	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
A – PRE-MASS GRADING	A1	CONSTRUCTION ENTRANCE	C	INSTALL PER APWA DETAIL ESC-01
	A2	CONCRETE WASHOUT	C	INSTALL PER APWA DETAIL ESC-01
	A3	SILT FENCE	C	INSTALL PER APWA DETAIL ESC-03
	A4	DIVERSION BERM	C	INSTALL PER APWA DETAIL ESC-05
	A5	CURB INLET PROTECTION	C	INSTALL PER APWA DETAIL ESC-06
	A6	AREA INLET PROTECTION	C	INSTALL PER APWA DETAIL ESC-07
	A7	SEDIMENT TRAP	C	INSTALL PER APWA DETAIL ESC-08
	A8	TEMPORARY STREAM CROSSING	C	INSTALL PER APWA DETAIL ESC-13
B – INTERIM	B1	SILT FENCE	C	INSTALL PER APWA DETAIL ESC-03
	B2	DIVERSION BERM	C	INSTALL PER APWA DETAIL ESC-05
	B3	CURB INLET PROTECTION	C	INSTALL PER APWA DETAIL ESC-06
	B4	AREA INLET PROTECTION	C	INSTALL PER APWA DETAIL ESC-07
	B5	ROCK DITCH CHECK	C	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 AND INSTALL ALL PLANTINGS PER SHEET C413		SEE SHEET C413 FOR DETAILS ON SOD AND PLANTINGS; SEED ALL OTHER DISTURBED AREAS
D – FINAL STABILIZATION	D1	SEED, SOD AND STABILIZE ALL DISTURBED AREAS BY REMOVAL OF SEDIMENT TRAPS		SEE SHEET C415 FOR DETAILS ON SOD AND PLANTINGS; SEED ALL OTHER DISTURBED AREAS
	D2	REMOVE SEDIMENT BASIN RISER AND PIPE AND CONVERT TO WATER QUALITY BASIN		SEE NOTE 2 BELOW. SEE SHEET C143 OF STREET & STORM SEWER PLANS FOR WATER QUALITY BASIN DETAILS

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. CONTRACTOR TO OVER-EXCAVATE SEDIMENT BASIN, FULLY REMOVING ALL SILT PRIOR TO GRADING WATER QUALITY BASIN BOTTOM AND INSTALLING OUTLET PIPE.

LEGEND	
PHASE A	
	SILT FENCE
	STORM DRAIN INLET PROTECTION
	TEMPORARY DIVERSION BERM
	TEMPORARY STONE CONSTRUCTION ENTRANCE
	TEMPORARY STREAM CROSSING
	TREE CLEARING
	DRAINAGE AREA TO BASIN/TRAP

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



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STATE OF MISSOURI
JULIE ELAINE
SELLERS
PE-2017000367
4/21/21
PROFESSIONAL ENGINEER

BY

DATE

REV. NO.

REVISIONS DESCRIPTION

REVISED PER CITY COMMENTS

REVISED PER CITY COMMENTS

2021

2021

2021

2021

2021

2021

SITE DISTURBANCE PLAN - PHASE A
SITE DISTURBANCE PLANS
HOOK FARMS
SECOND PLAT
LEE'S SUMMIT, MO

drawn by: B.M.W./A.A.
checked by: B.M.W.
designed by: B.M.W./A.A.
QA/QC by: J.E.S.
project no.: B19-4061
date: 01-08-2021

2021

2021

2021






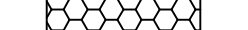
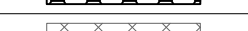
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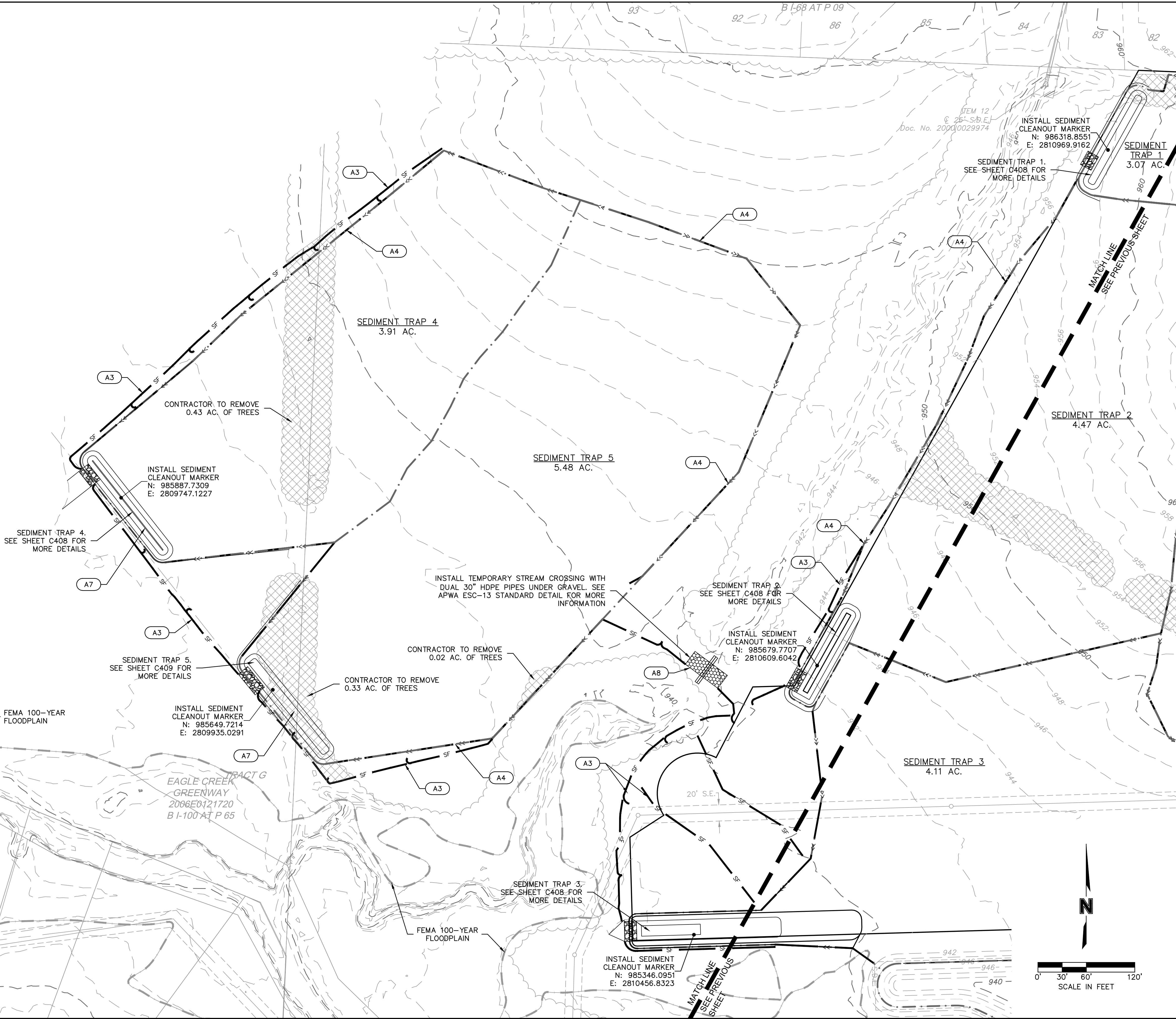
2021

SHEET
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USER: bworthley

LEGEND	
PHASE A	
	SILT FENCE
	STORM DRAIN INLET PROTECTION
	TEMPORARY DIVERSION BERM
	TEMPORARY STONE CONSTRUCTION ENTRANCE
	TEMPORARY STREAM CROSSING
	TREE CLEARING
	DRAINAGE AREA TO BASIN/TRAP

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



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JULIE ELAINE SELLERS
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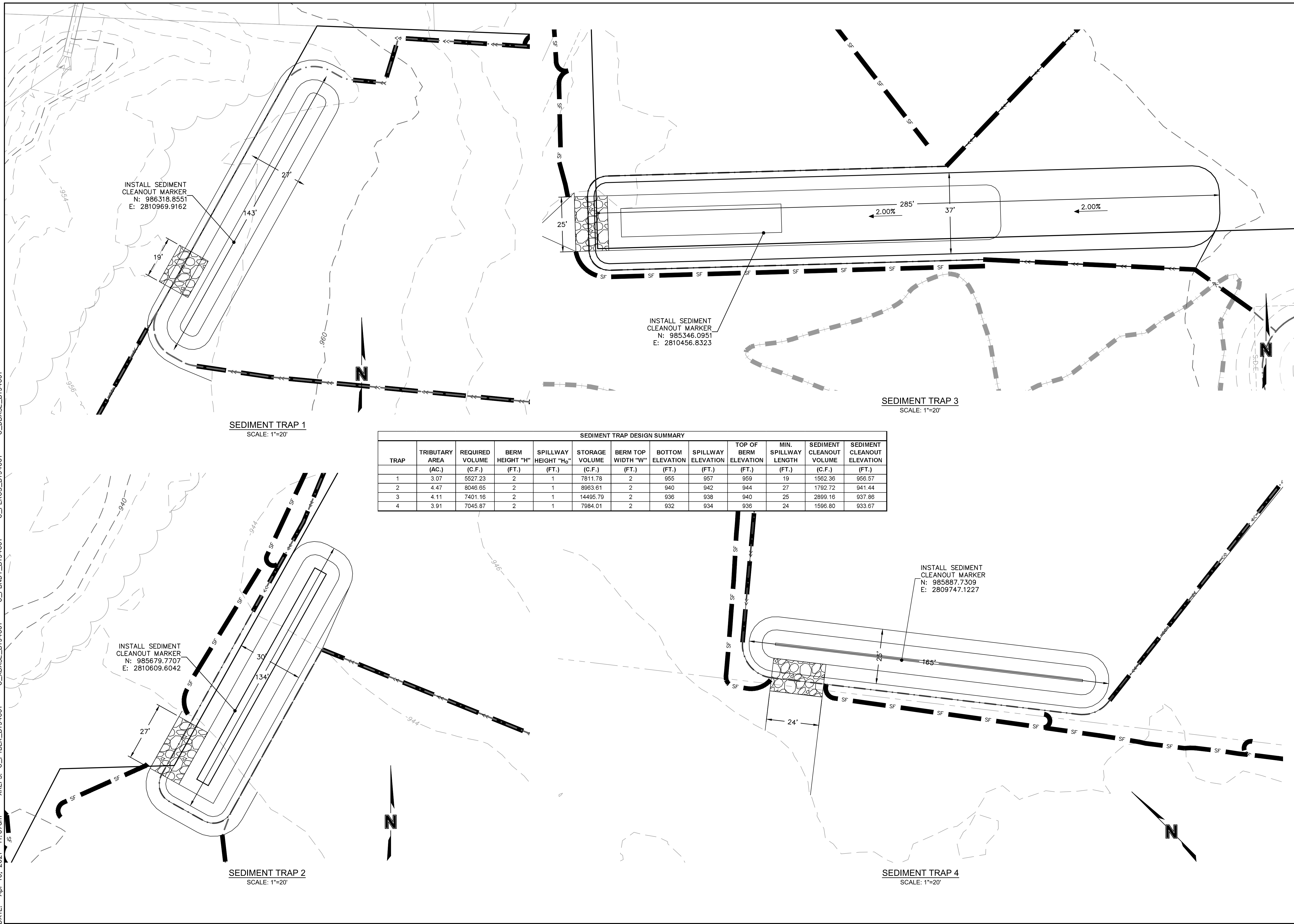
REVISIONS	
REV. NO.	DATE
1	03-23-2021
2	04-16-2021

SITE DISTURBANCE PLAN - PHASE A SITE DISTURBANCE PLANS	
HOOK FARMS SECOND PLAT	
LEE'S SUMMIT, MO	

drawn by: B.M.W./A.A.	
checked by: B.M.W.	
designed by: B.M.W./A.A.	
QA/QC by: J.E.S.	
project no.: B19-4061	
date: 01-08-2021	

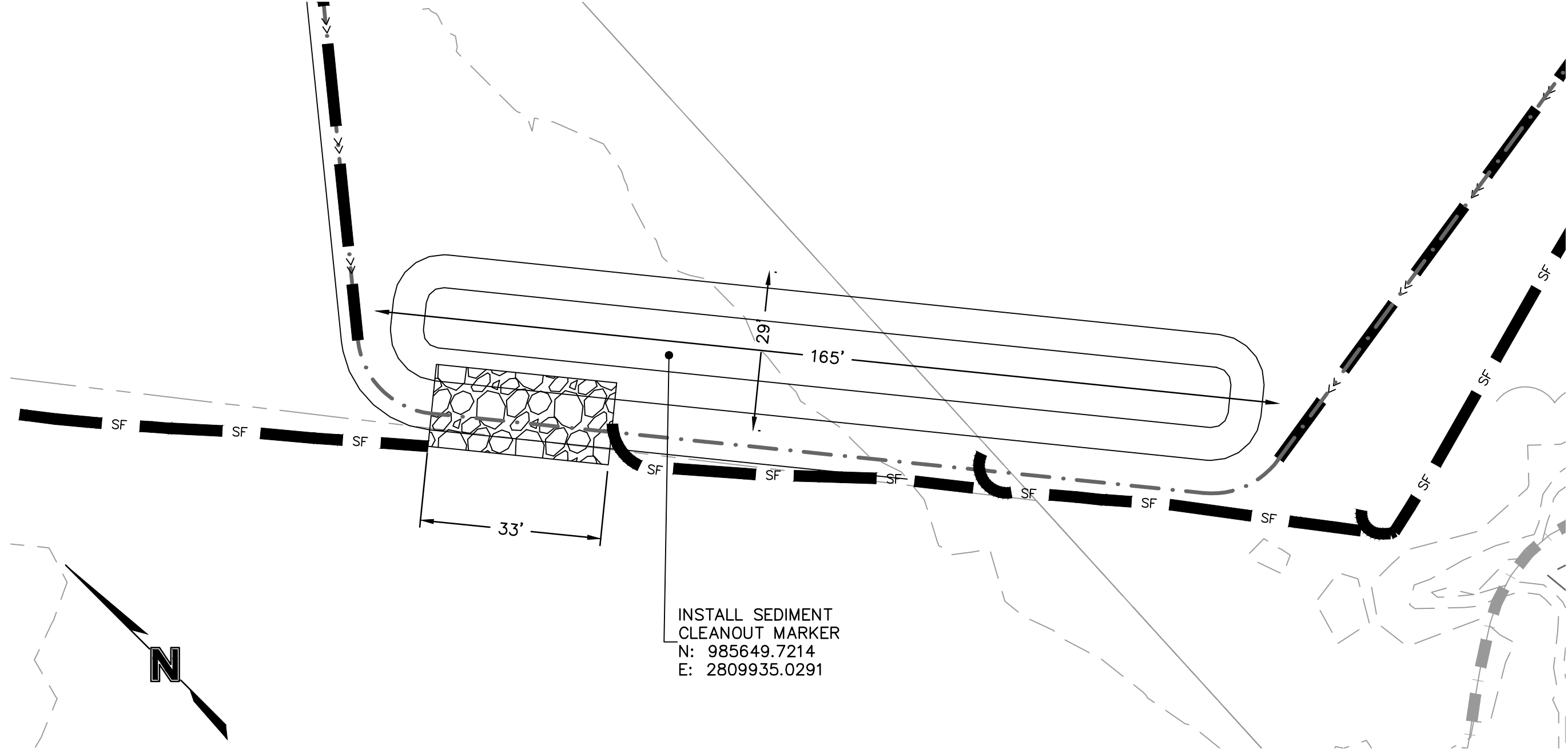
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SITE DISTURBANCE PLAN - PHASE A TRAP DETAILS					
SITE DISTURBANCE PLANS					
HOOK FARMS SECOND PLAT					
LEE'S SUMMIT, MO					
2021					
drawn by: _____ B.M.W./A.A.					
checked by: _____ B.M.W./A.A.					
QA/QC by: _____ J.E.S./P.					
project no.: _____ B19-4061					
date: _____ 01-08-2021					
SHEET C408					

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USER: bworthley



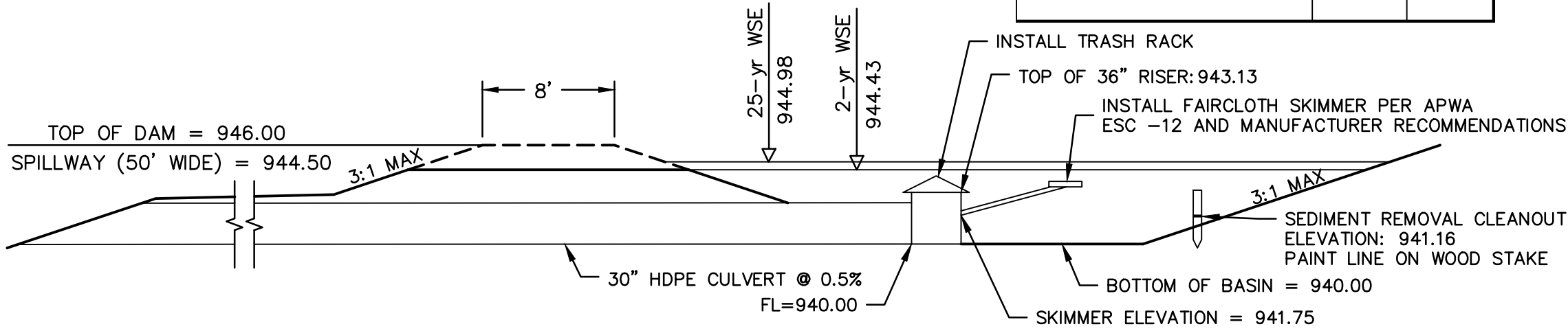
SEDIMENT TRAP DESIGN SUMMARY												
TRAP	TRIBUTARY AREA (AC.)	REQUIRED VOLUME (C.F.)	BERM HEIGHT "H" (FT.)	SPILLWAY HEIGHT "H _s " (FT.)	STORAGE VOLUME (C.F.)	BERM TOP WIDTH "W" (FT.)	BOTTOM ELEVATION (FT.)	SPILLWAY ELEVATION (FT.)	TOP OF BERM ELEVATION (FT.)	MIN. SPILLWAY LENGTH (FT.)	SEDIMENT CLEANOUT VOLUME (C.F.)	SEDIMENT CLEANOUT ELEVATION (FT.)
5	5.48	9871.45	2	1	10415.42	2	933	935	937	33	2083.08	934.46

SEDIMENT TRAP 5
SCALE: 1"=20'



EXISTING SEDIMENT BASIN 1
SCALE: 1"=20'

SEDIMENT BASIN 1 DESIGN SUMMARY		
Design Item	Quantity	Units
Site Data		
Tributary Drainage Area To Pond	18.23	ac
50% (2 Year) Design Flow	51.84	cfs
10% (10 Year) Design Flow	71.82	cfs
4% (25 Year) Design Flow	91.64	cfs
1% (100 Year) Design Flow	127.24	cfs
Pond Data		
Minimum Sediment Storage Volume	65970	cu ft
Provided Sediment Storage Volume	112659	cu ft
Bottom Elevation	940.00	ft
Sediment Cleanout Elevation	941.16	ft
Top of Riser Elevation	943.13	ft
Emergency Spillway Elevation	944.50	ft
Top of Dam Elevation	946.00	ft
Basin Shape Data		
A = Area at Normal Pool	18939	sq ft
L = Length of Flow Path	30	ft
WE = Effective Width = A/L	631	ft
Principal Spillway Data		
Riser Pipe DIA	36	in
Barrel Pipe DIA	30	in
Skimmer Size	3	in
Emergency Spillway Data		
Design Depth in Spillway	0.48	ft
Design Velocity in Spillway	1.82	ft/sec
Lining Material	6" Rip Rap	
Spillway Width	70	ft
Water Surface Elevations		
2-year	944.43	ft
10-year	944.90	ft
25-year	944.98	ft
100-year	945.10	ft



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STATE OF MISSOURI
JULIE ELAINE SELLERS
Professional Engineer
NUMBER PE-2017000367
4/21/21

SITE DISTURBANCE PLAN - PHASE A BASIN DETAILS
SITE DISTURBANCE PLANS
HOOK FARMS
SECOND PLAT
LEE'S SUMMIT, MO
2021

drawn by: B.M.W./A.A.
checked by: B.M.W./A.A.
designed by: J.E.S.
QA/QC by: B19-4061
project no.: 01-08-2021
date:

BY

REVISIONS

REV. NO.

DATE






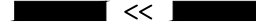

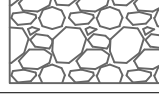
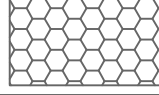


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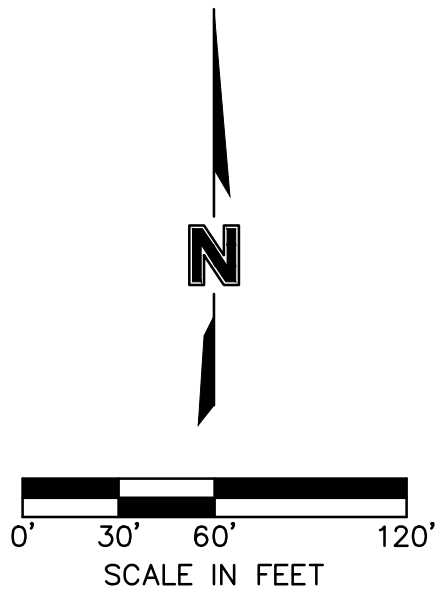
SHEET
C409

PROJECT STAGE	EROSION CONTROL BMP REFERENCE NO.	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
A – PRE-MASS GRADING	A1	CONSTRUCTION ENTRANCE	C	INSTALL PER APWA DETAIL ESC-01
	A2	CONCRETE WASHOUT	C	INSTALL PER APWA DETAIL ESC-01
	A3	SILT FENCE	C	INSTALL PER APWA DETAIL ESC-03
	A4	DIVERSION BERM	C	INSTALL PER APWA DETAIL ESC-05
	A5	CURB INLET PROTECTION	C	INSTALL PER APWA DETAIL ESC-06
	A6	AREA INLET PROTECTION	C	INSTALL PER APWA DETAIL ESC-07
	A7	SEDIMENT TRAP	C	INSTALL PER APWA DETAIL ESC-08
	A8	TEMPORARY STREAM CROSSING	C	INSTALL PER APWA DETAIL ESC-13
B – INTERIM	B1	SILT FENCE	C	INSTALL PER APWA DETAIL ESC-03
	B2	DIVERSION BERM	C	INSTALL PER APWA DETAIL ESC-05
	B3	CURB INLET PROTECTION	C	INSTALL PER APWA DETAIL ESC-06
	B4	AREA INLET PROTECTION	C	INSTALL PER APWA DETAIL ESC-07
	B5	ROCK DITCH CHECK	C	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 AND INSTALL ALL PLANTINGS PER SHEET C413		SEE SHEET C413 FOR DETAILS ON SOD AND PLANTINGS; SEED ALL OTHER DISTURBED AREAS
D – FINAL STABILIZATION	D1	SEED, SOD AND STABILIZE ALL DISTURBED AREAS BY REMOVAL OF SEDIMENT TRAPS		SEE SHEET C415 FOR DETAILS ON SOD AND PLANTINGS; SEED ALL OTHER DISTURBED AREAS
	D2	REMOVE SEDIMENT BASIN RISER AND PIPE AND CONVERT TO WATER QUALITY BASIN		SEE NOTE 2 BELOW. SEE SHEET C143 OF STREET & STORM SEWER PLANS FOR WATER QUALITY BASIN DETAILS

2. CONTRACTOR TO OVER-EXCAVATE SEDIMENT BASIN, FULLY REMOVING ALL SILT PRIOR TO GRADING WATER QUALITY BASIN BOTTOM AND INSTALLING OUTLET PIPE.

LEGEND		
PHASE A	PHASE B	
		SILT FENCE
		STORM DRAIN INLET PROTECTION
		TEMPORARY DIVERSION BERM
		ROCK DITCH CHECK
		TEMPORARY STONE CONSTRUCTION ENTRANCE
		TEMPORARY STREAM CROSSING
		TREE CLEARING
		DRAINAGE AREA TO BASIN/TRAP

Topographic map showing a proposed road layout and FEMA 100-year floodplain. The map includes contour lines, a north arrow, and a scale bar. Key features include a 'MATCH LINE SEE NEXT SHEET' on the left, a 'FEMA 100-YEAR FLOODPLAIN' area at the bottom, and a 'PROPOSED' road layout with various points labeled B3, B4, and S. The map also shows existing structures, a 'TRACTED' area, and a 'SCALE IN FEET' bar ranging from 0 to 120 feet.



HOOK FARMS
SECOND PLAT

LEE'S SUMMIT, MO

SHEET
C410

[illegible]

DEVIATIONS



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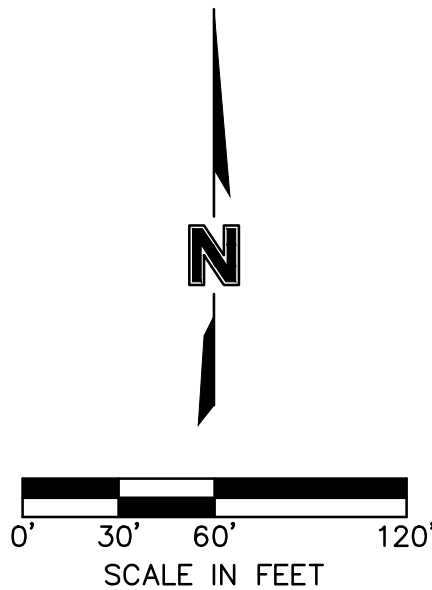
LEGEND		
PHASE A	PHASE B	
		SILT FENCE
		STORM DRAIN INLET PROTECTION
		TEMPORARY DIVERSION BERM
		ROCK DITCH CHECK
		TEMPORARY STONE CONSTRUCTION ENTRANCE
		TEMPORARY STREAM CROSSING
		TREE CLEARING
		DRAINAGE AREA TO BASIN/TRAP

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

FEMA 100-YEAR FLOODPLAIN

EAGLE CREEK
GREENWAY
2006 E0121720
BT-100 AT P 65

FEMA 100-YEAR FLOODPLAIN



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STATE OF MISSOURI
JULIE ELAINE SELLERS
NUMBER PE-2017000367
4/21/21
PROFESSIONAL ENGINEER

DATE

REV. NO.

REVISIONS DESCRIPTION

BY

03-23-2021	1	REVISED PER CITY COMMENTS	
04-16-2021	2	REVISED PER CITY COMMENTS	

SITE DISTURBANCE PLAN - PHASE B
SITE DISTURBANCE PLANS

HOOK FARMS
SECOND PLAT

LEE'S SUMMIT, MO

drawn by: B.M.W./J.A.A.
checked by: B.M.W.
designed by: B.M.W./J.A.A.
QA/QC by: J.E.S.
project no.: B19-4061
date: 01-08-2021

SHEET
C411

REVISIONS

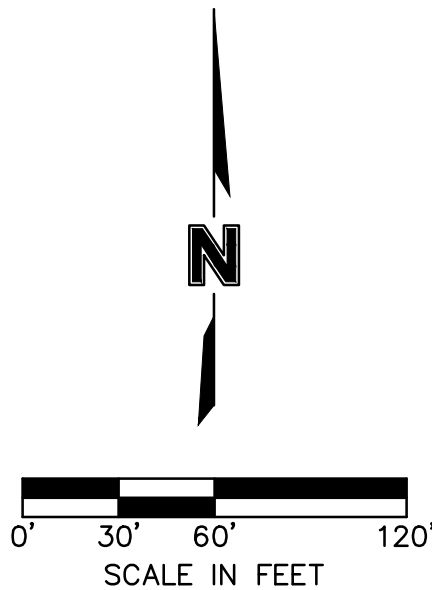
2021

PROJECT STAGE	EROSION CONTROL BMP REFERENCE NO.	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
A – PRE-MASS GRADING	A1	CONSTRUCTION ENTRANCE	C	INSTALL PER APWA DETAIL ESC-01
	A2	CONCRETE WASHOUT	C	INSTALL PER APWA DETAIL ESC-01
	A3	SILT FENCE	C	INSTALL PER APWA DETAIL ESC-03
	A4	DIVERSION BERM	C	INSTALL PER APWA DETAIL ESC-05
	A5	CURB INLET PROTECTION	C	INSTALL PER APWA DETAIL ESC-06
	A6	AREA INLET PROTECTION	C	INSTALL PER APWA DETAIL ESC-07
	A7	SEDIMENT TRAP	C	INSTALL PER APWA DETAIL ESC-08
	A8	TEMPORARY STREAM CROSSING	C	INSTALL PER APWA DETAIL ESC-13
B – INTERIM	B1	SILT FENCE	C	INSTALL PER APWA DETAIL ESC-03
	B2	DIVERSION BERM	C	INSTALL PER APWA DETAIL ESC-05
	B3	CURB INLET PROTECTION	C	INSTALL PER APWA DETAIL ESC-06
	B4	AREA INLET PROTECTION	C	INSTALL PER APWA DETAIL ESC-07
	B5	ROCK DITCH CHECK	C	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 AND INSTALL ALL PLANTINGS PER SHEET C413		SEE SHEET C413 FOR DETAILS ON SOD AND PLANTINGS; SEED ALL OTHER DISTURBED AREAS
D – FINAL STABILIZATION	D1	SEED, SOD AND STABILIZE ALL DISTURBED AREAS BY REMOVAL OF SEDIMENT TRAPS		SEE SHEET C415 FOR DETAILS ON SOD AND PLANTINGS; SEED ALL OTHER DISTURBED AREAS
	D2	REMOVE SEDIMENT BASIN RISER AND PIPE AND CONVERT TO WATER QUALITY BASIN		SEE NOTE 2 BELOW. SEE SHEET C143 OF STREET & STORM SEWER DETAILS FOR WATER QUALITY BASIN DETAILS

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. CONTRACTOR TO OVER-EXCAVATE SEDIMENT BASIN, FULLY REMOVING ALL SILT PRIOR TO GRADING WATER QUALITY BASIN BOTTOM AND INSTALLING OUTLET PIPE.

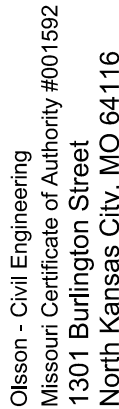
WHERE SILT FENCE IS SPECIFIED, IT MAY BE REPLACED BY MULCH BERM OR WATTLES FILLED WITH MULCH AT THE CONTRACTOR'S DISCRETION.



LEE'S SUMMIT, MO

SHEET
C414

REVISIONS



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DWG: F:\2019\4001-4500\019-4061-B\40-Design\AutoCAD\Final Plans\Sheets\GNCV\Site Disturbance Plans\C_ERC04_B194061.dwg
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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.









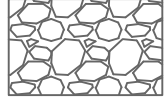
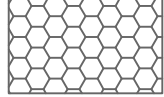



SEED & FERTILIZER RATE:
MIX I - RYE GRASS / BLUE GRASS -----100 LBS. PER ACRE
MIX II - TALL FESCUE / BLUE GRASS -----195 LBS. PER ACRE
FERTILIZER -----800 TO 1200 LBS. PER ACRE (25
LBS. PER 1000 SQ. FT.)

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:

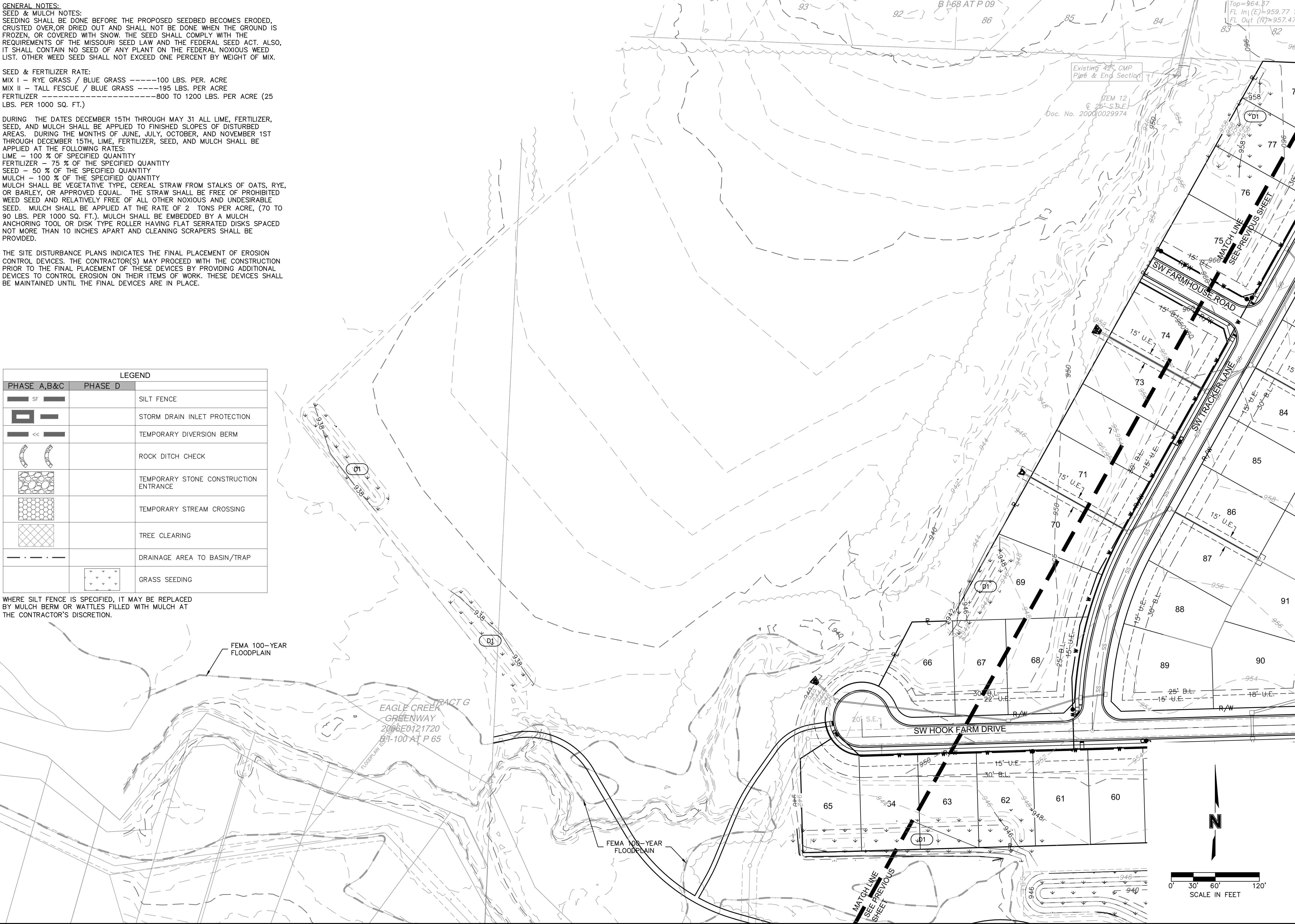
LIME - 100 % OF SPECIFIED QUANTITY
FERTILIZER - 75 % OF THE SPECIFIED QUANTITY
SEED - 50 % OF THE SPECIFIED QUANTITY
MULCH - 100 % OF THE SPECIFIED QUANTITY

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.

PHASE A,B&C		PHASE D	LEGEND
 SF 			SILT FENCE
 			STORM DRAIN INLET PROTECTION
 << 			TEMPORARY DIVERSION BERM
 			ROCK DITCH CHECK
			TEMPORARY STONE CONSTRUCTION ENTRANCE
			TEMPORARY STREAM CROSSING
			TREE CLEARING
			DRAINAGE AREA TO BASIN/TRAP
			GRASS SEEDING

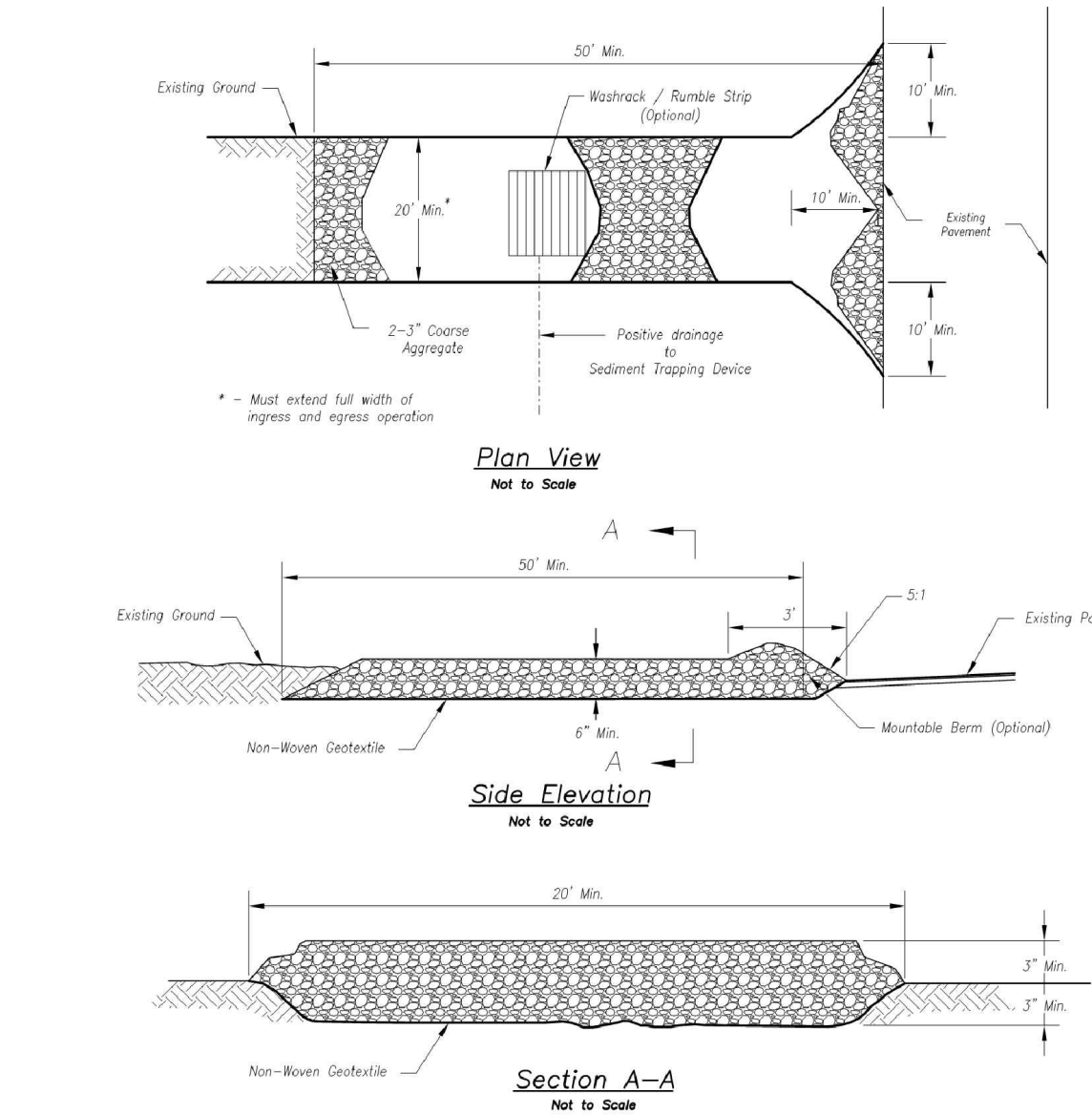
WHERE SILT FENCE IS SPECIFIED, IT MAY BE REPLACED BY MULCH BERM OR WATTLES FILLED WITH MULCH AT THE CONTRACTOR'S DISCRETION.



SITE DISTURBANCE PLAN - PHASE D SITE DISTURBANCE PLANS		REV. NO.		DATE		REV. DESCRIPTION		BY	
HOOK FARMS SECOND PLAT		1		03-23-2021		REVISED PER CITY COMMENTS			
		2		04-16-2021		REVISED PER CITY COMMENTS			
LEE'S SUMMIT, MO									
2021									
drawn by: _____		B.M.W./J.A.							
checked by: _____		B.M.W.							
designed by: _____		B.M.W./J.A.							
QA/QC by: _____		J.E.S.							
project no.: _____		B19-4061							
date: _____		01-08-2021							
SHEET C415									

USER: bworthley

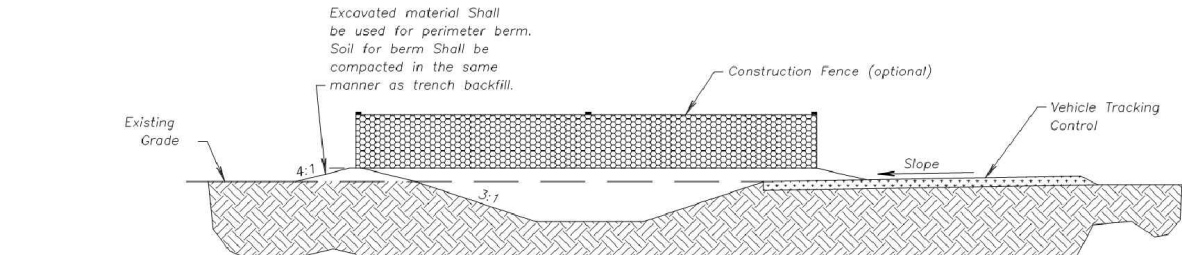
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DATE: Apr 15, 2021 5:30pm XREFS: C_PTB1K_B194061



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

- Maintenance for Construction Entrance:**
- Reshape entrance as needed to maintain function and integrity of installation. Top dress with clean aggregate as needed.

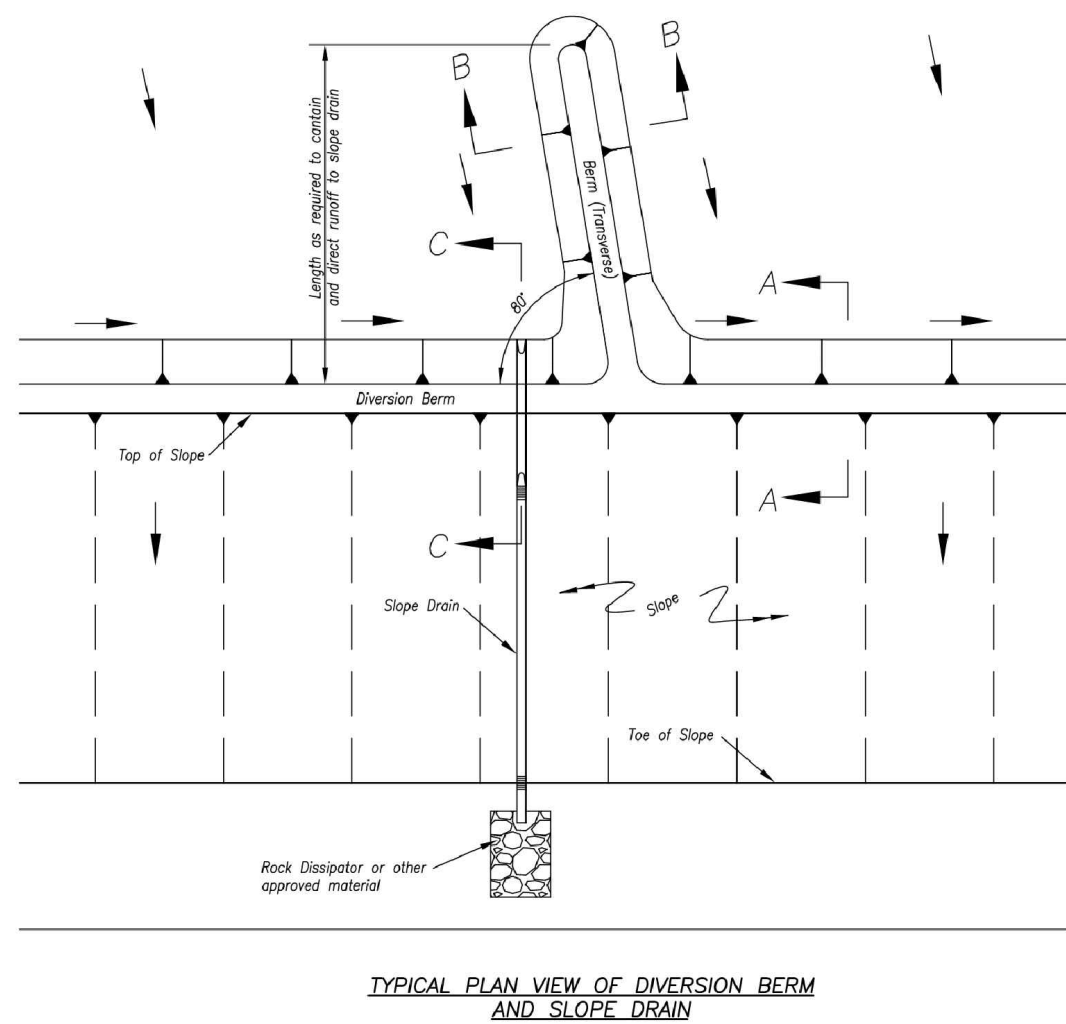
CONSTRUCTION ENTRANCE



Construction Entrance modified from 2015 Overland Park Standard Details for Erosion and Sediment Control; Concrete Washout modified from 2009 City of Great Bend Standard Drawings.

CONCRETE WASHOUT

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

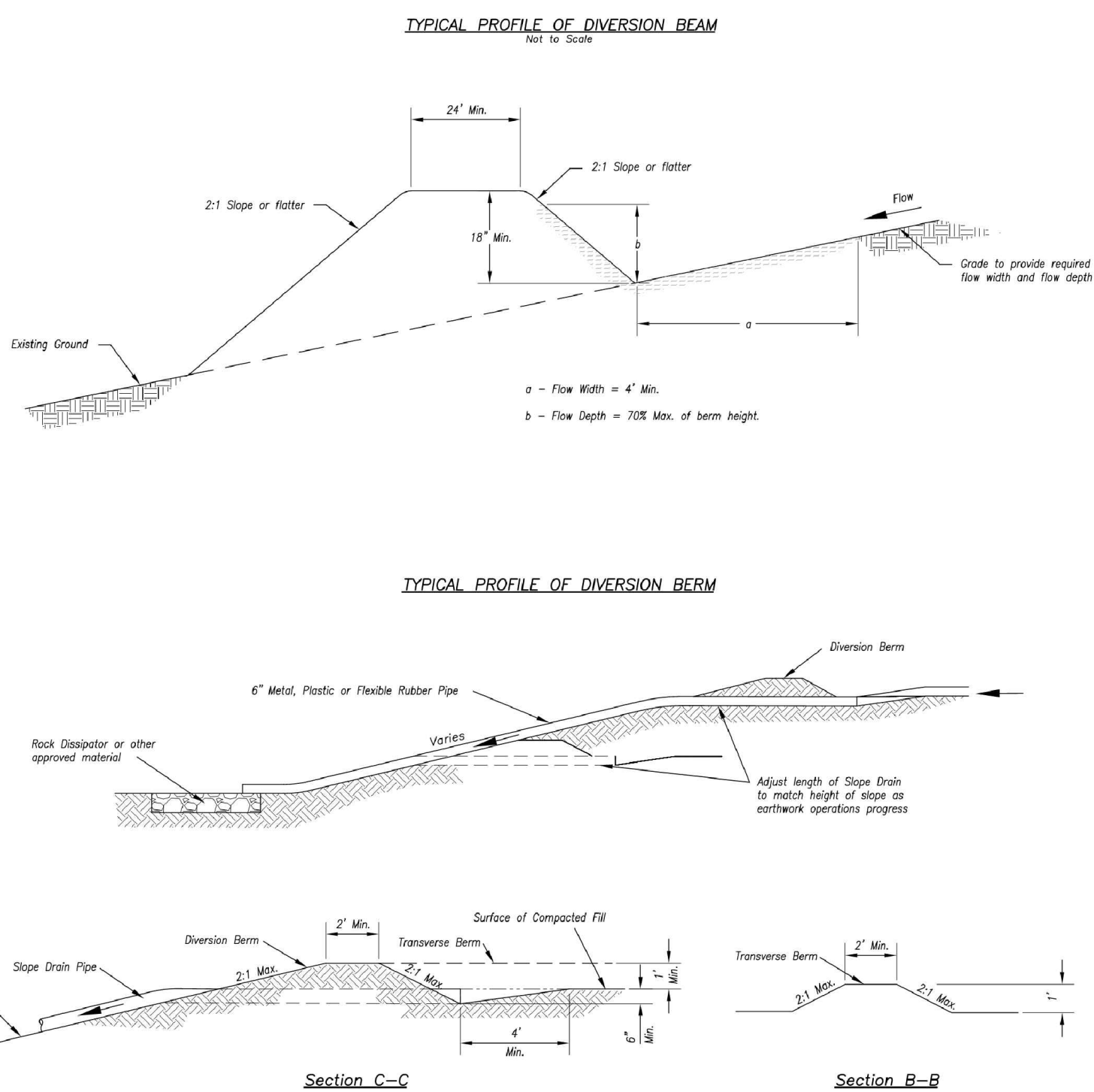


Notes for Slope Drain:

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

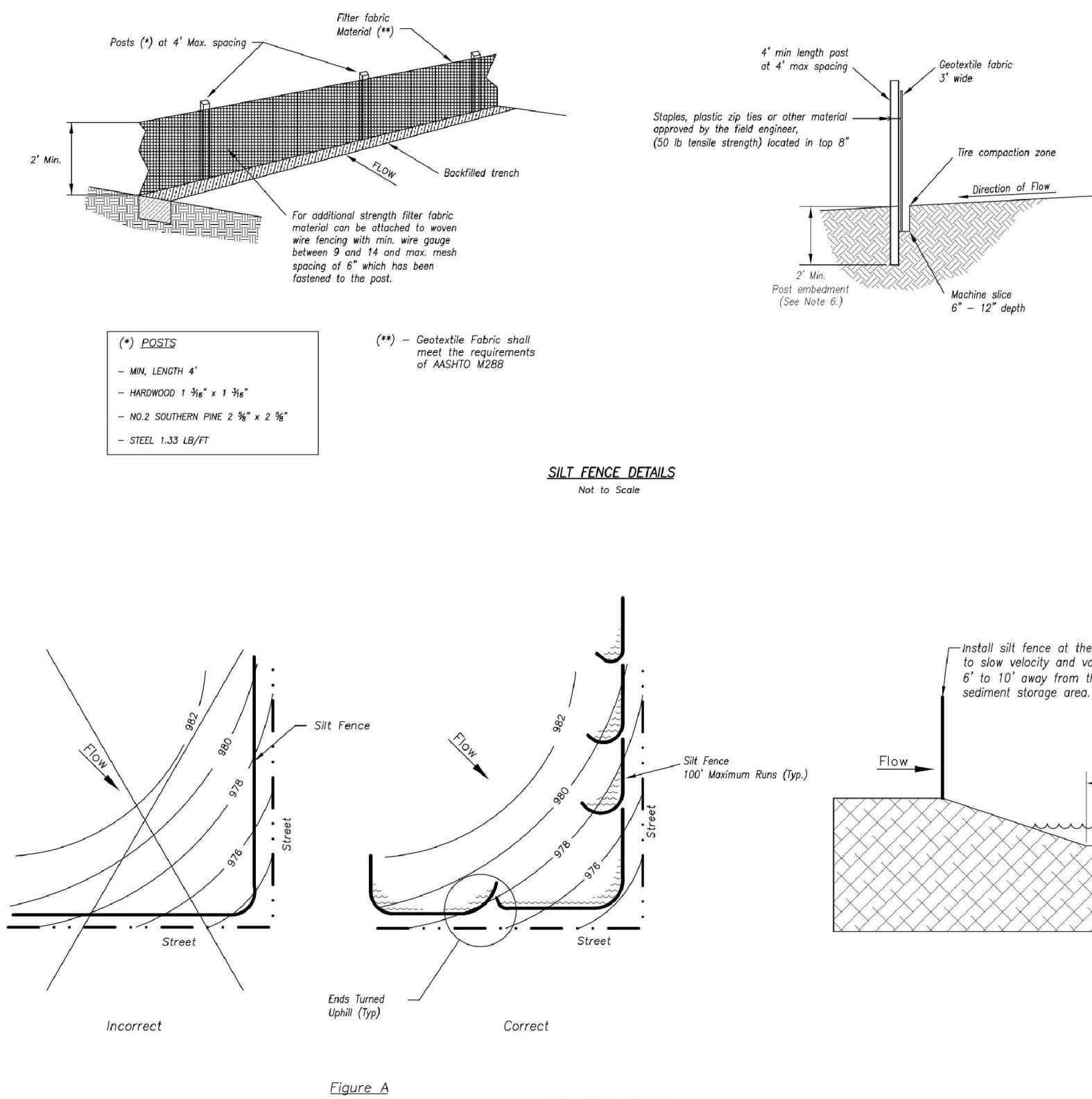
Maintenance:

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



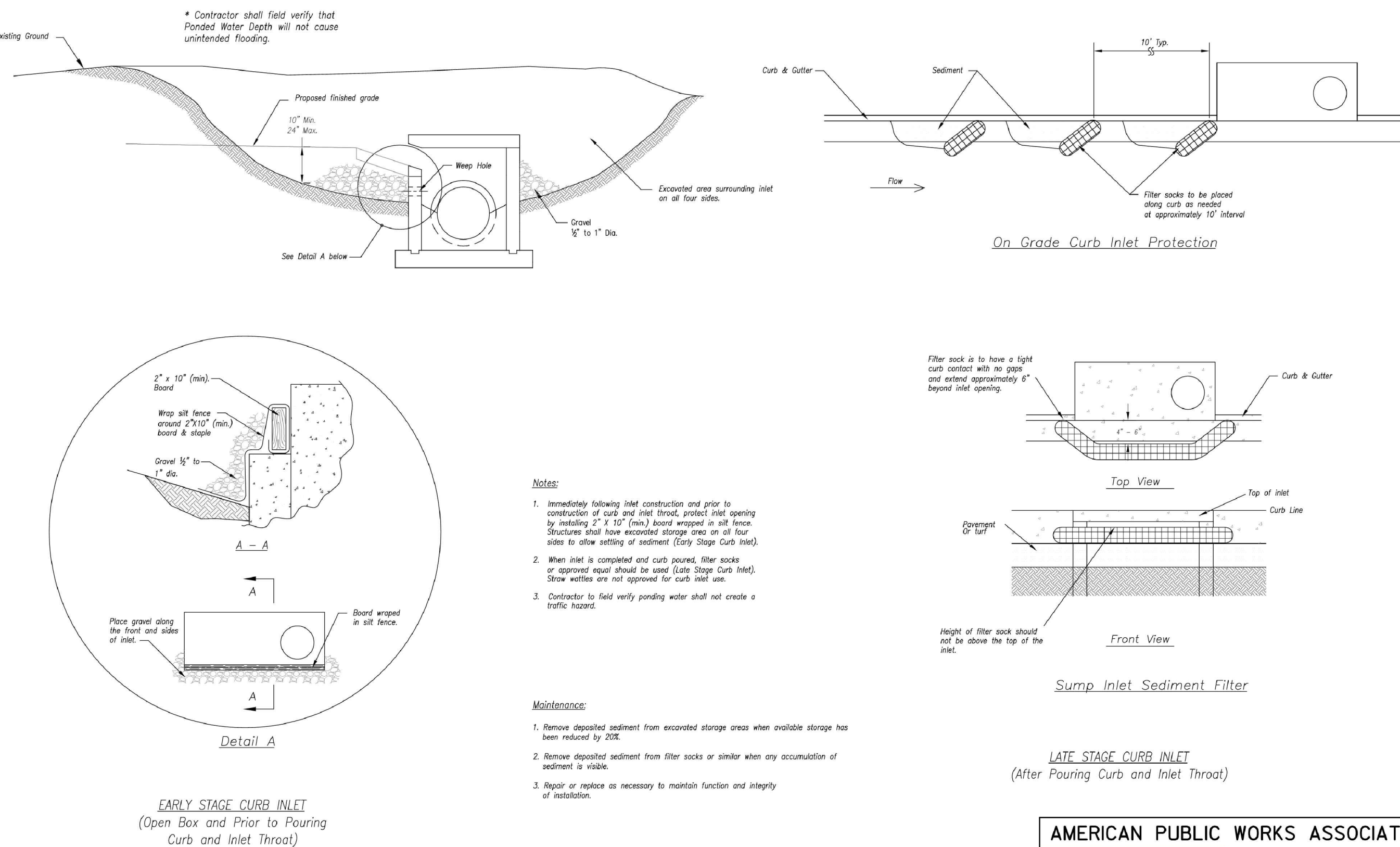
AMERICAN PUBLIC WORKS ASSOCIATION
Kansas City Metro Chapter
KANSAS CITY METRO CHAPTER
DIVERSION BERMS AND SLOPE DRAINS
STANDARD DRAWING NUMBER ESC-05
ADOPTED: 10/24/2016

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



AMERICAN PUBLIC WORKS ASSOCIATION
Kansas City Metro Chapter
KANSAS CITY METRO CHAPTER
SILT FENCE
STANDARD DRAWING NUMBER ESC-03
ADOPTED: 10/24/2016

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



AMERICAN PUBLIC WORKS ASSOCIATION
Kansas City Metro Chapter
KANSAS CITY METRO CHAPTER
CURB INLET PROTECTION
STANDARD DRAWING NUMBER ESC-06
ADOPTED: 10/24/2016

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

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JULIE ELAINE SELLERS
Professional Engineer
NUMBER PE-2017000367
4/21/21

DETAIL SHEET
SITE DISTURBANCE PLANS
HOOK FARMS
SECOND PLAT

REVISIONS

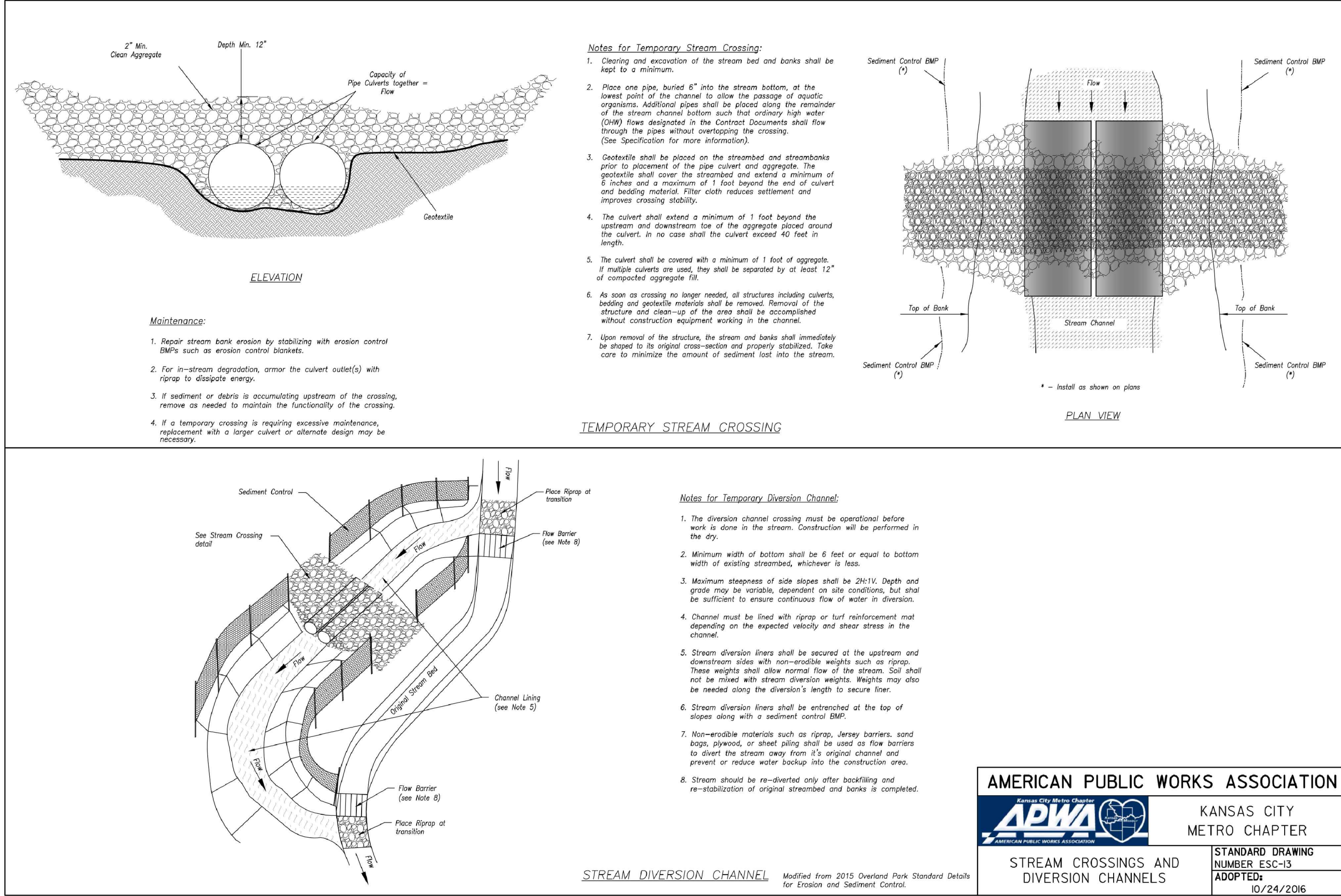
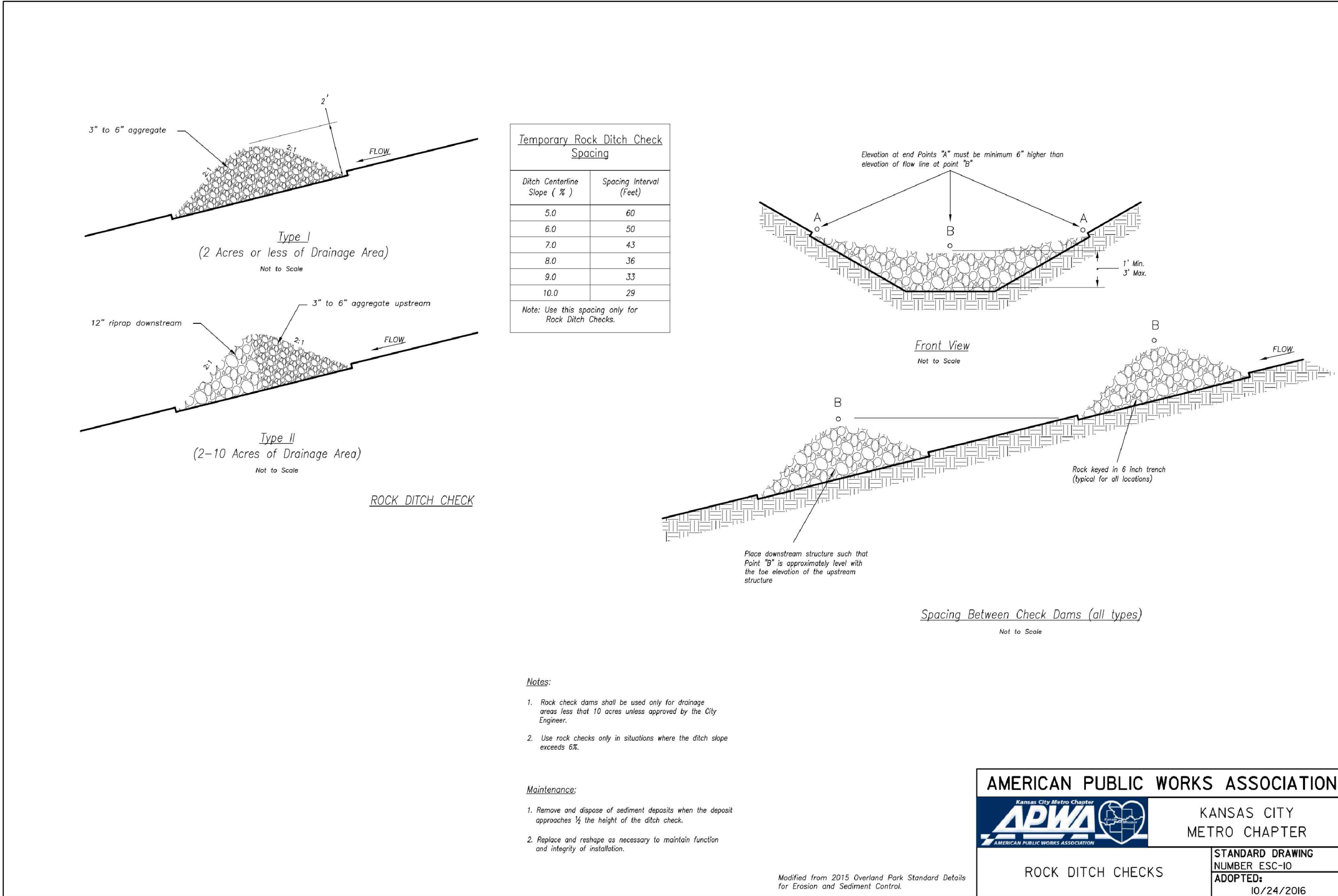
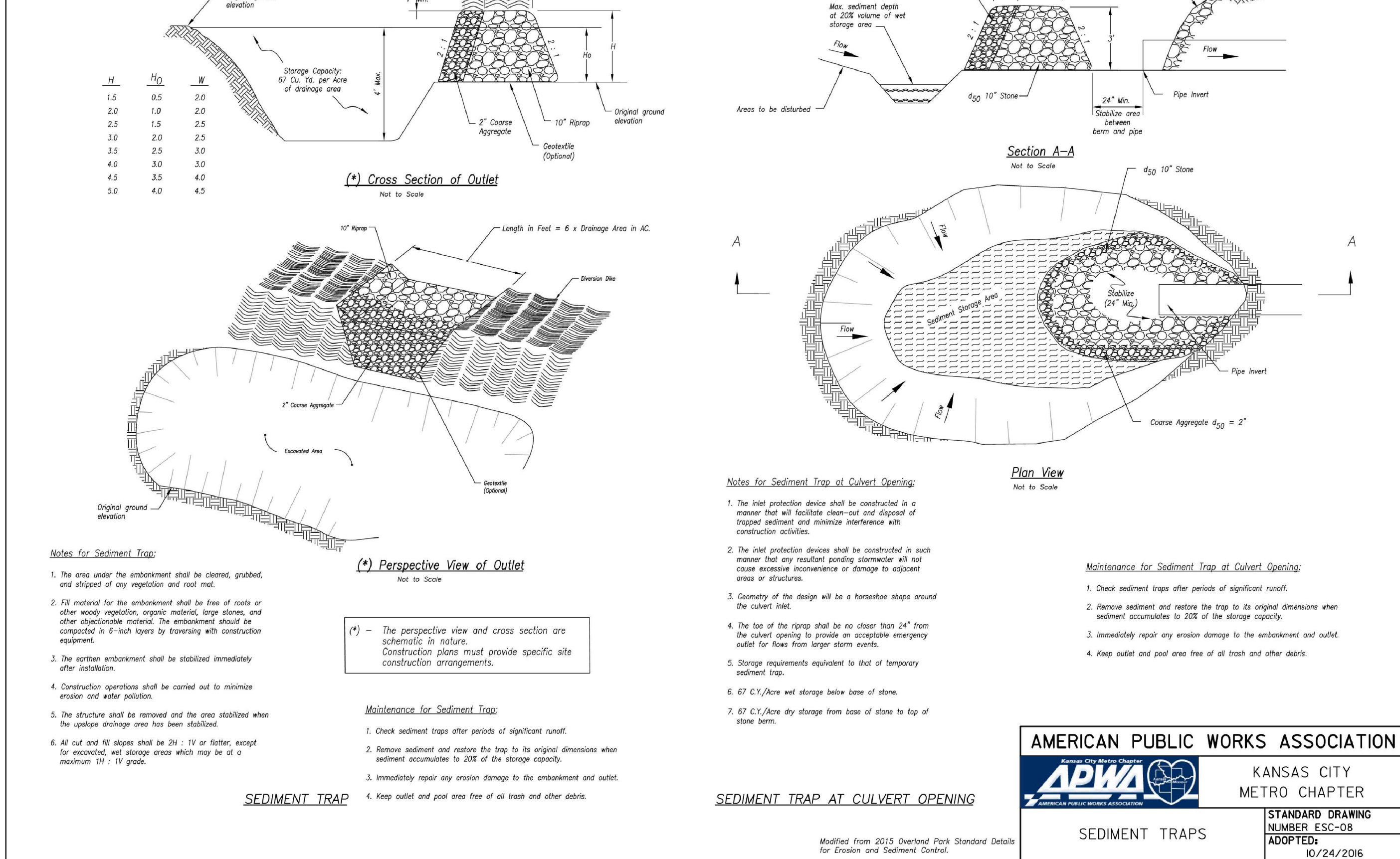
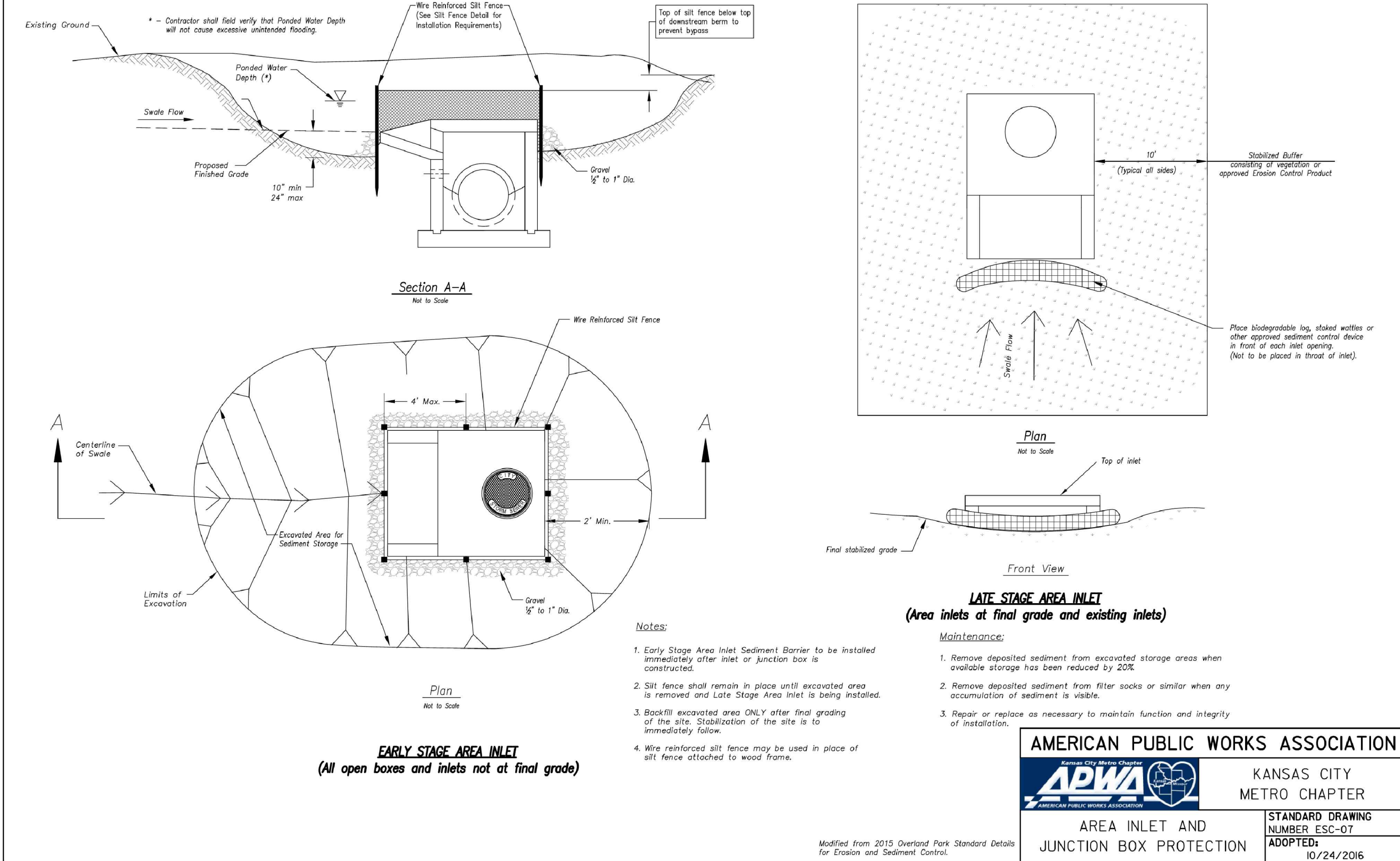
REV. NO.	DATE	REVISIONS DESCRIPTION
1	03-23-2021	REVISED PER CITY COMMENTS
2	04-16-2021	REVISED PER CITY COMMENTS

LEE'S SUMMIT, MO

2021

drawn by: B.M.W./J.A.
checked by: B.M.W./J.A.
designed by: B.M.W./J.A.
QA/QC by: J.E.S.
project no.: B19-4061
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SHEET
C416



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DETAIL SHEET
SITE DISTURBANCE PLANS
HOOK FARMS
SECOND PLAT

2021

LEE'S SUMMIT, MO

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AMERICAN PUBLIC WORKS ASSOCIATION
KANSAS CITY METRO CHAPTER
STREAM CROSSINGS AND DIVERSION CHANNELS
STANDARD DRAWING NUMBER ESC-13
ADOPTED: 10/24/2016

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