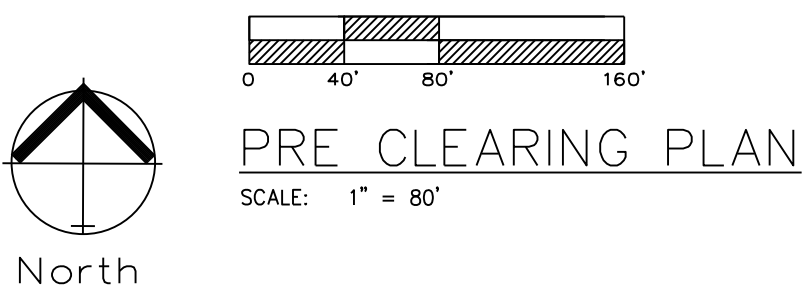
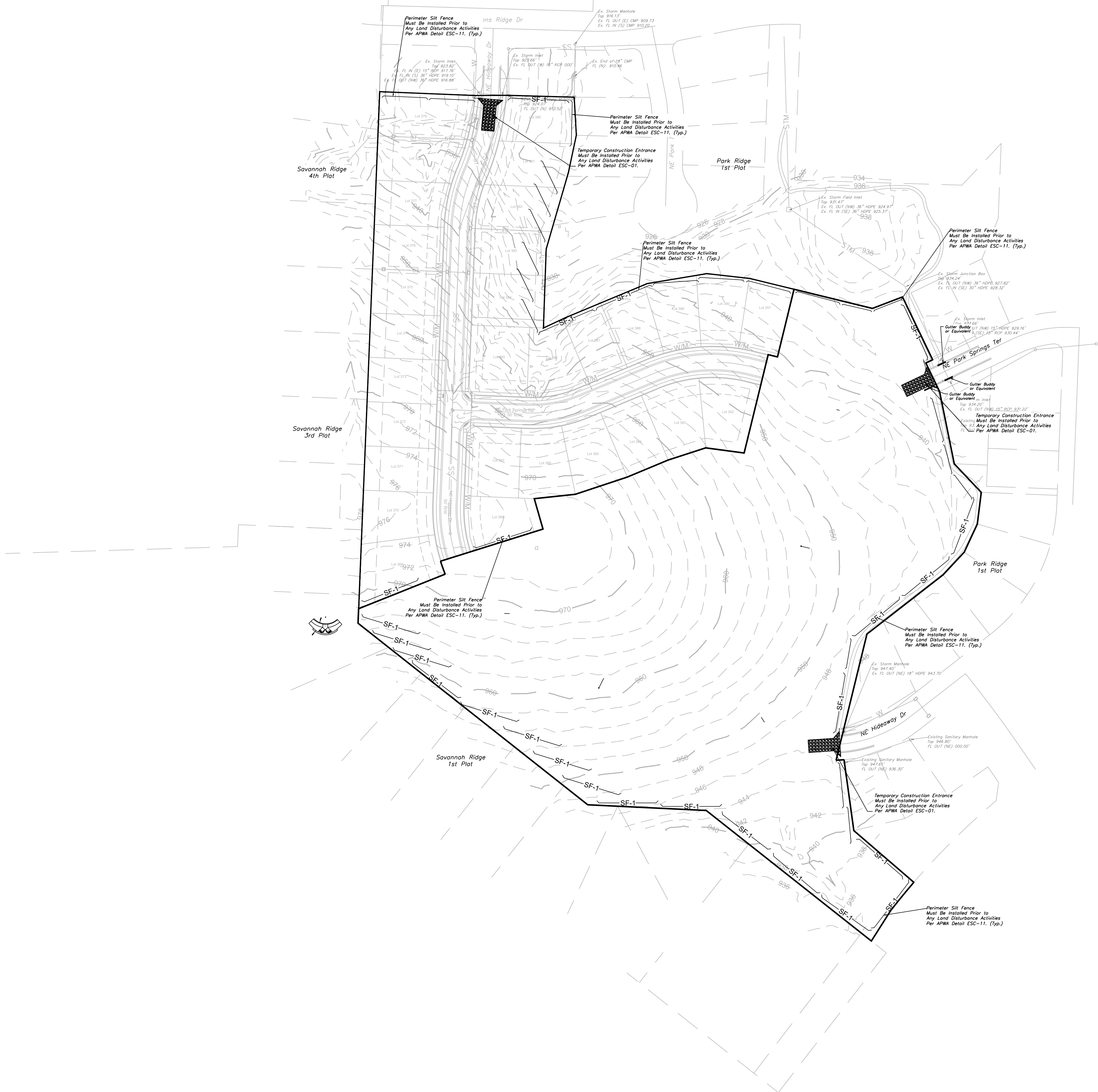
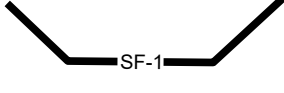


LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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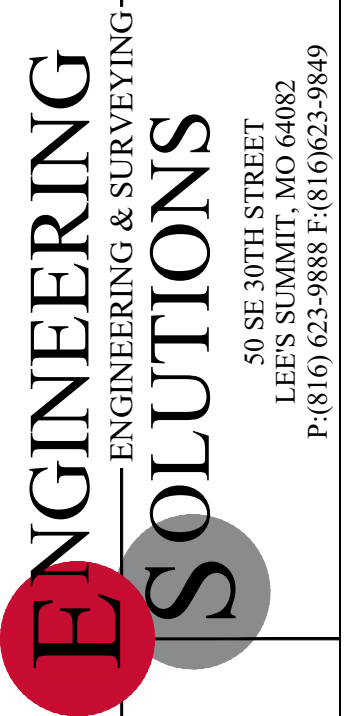


NOTES: The Land Disturbance Plans indicates the Final placement of erosion control devices. The contractor(s) may proceed with construction prior to the final placement of these devices by providing additional devices to control erosion on their items of work. These devices shall be maintained until the final devices are in place.

 SILT FENCE PROTECTION TO BE MAINTAINED BY CONTRACTOR

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

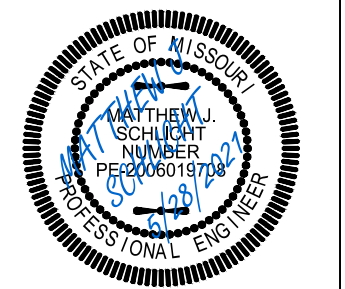
DURING ALL PHASES OF CONSTRUCTION, INACTIVE AREA STABILIZATION METHODS AS DESCRIBED IN APWA SECTION 5111.3 SHALL BE USED TO CONTROL EROSION AND SILTATION.



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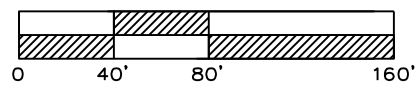
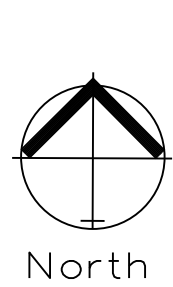
Project: PARK RIDGE
Issue Date: March 17, 2021
ESC PHASE 1 - Pre Clearing Plan
PARK RIDGE 8TH PLAT
Section 9, Township 48 North, Range 31 West
Lee's Summit, Jackson County, Missouri

Project: PARK RIDGE
Issue Date: March 17, 2021
ESC PHASE 1 - Pre Clearing Plan
PARK RIDGE 8TH PLAT
Section 9, Township 48 North, Range 31 West
Lee's Summit, Jackson County, Missouri



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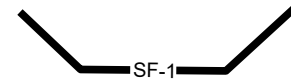
REVISIONS	
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	REV. 5/28/2021



INACTIVE AREA STABELIZATION PLAN

SCALE: 1" = 80'

NOTES: The Land Disturbance Plans indicates the Final placement of erosion control devices. The contractor(s) may proceed with construction prior to the final placement of these devices by providing additional devices to control erosion on their items of work. These devices shall be maintained until the final devices are in place.



SILT FENCE PROTECTION
TO BE MAINTAINED BY CONTRACTOR

LEGEND

PHASE 1 SILT FENCE

SF-1

PHASE 2 SILT FENCE

SF-2

INLET PROTECTION
GUTTER BUDDY OR EQUIVALENT



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

MAINTENANCE:

TO MAINTAIN THE EROSION AND SEDIMENT CONTROLS, THE FOLLOWING PROCEDURES WILL BE PERFORMED:
SEDIMENT CAPTURE DEVICES: SEDIMENT WILL BE REMOVED FROM THE UPSTREAM OR UPSLOPE SIDE OF THE FILTER FABRIC FENCES, WHEN THE DEPTH OF ACCUMULATED SEDIMENT REACHES ABOUT ONE-THIRD THE HEIGHT OF THE STRUCTURE.
STORM SEWER INLETS: ANY SEDIMENT IN THE STORM SEWER INLETS WILL BE REMOVED AND DISPOSED OF PROPERLY.
TEMPORARY CONTROLS: ALL TEMPORARY CONTROLS WILL BE REMOVED AFTER THE DISTURBED AREAS HAVE BEEN STABILIZED.

INSPECTION PROCEDURES:

INSPECTIONS WILL BE DONE BY THE RESPONSIBLE PERSON(S) AT LEAST ONCE EVERY WEEK AND WITHIN 24 HOURS EACH STORM EVENT PRODUCING ANY AMOUNT OF RAINFALL. AREAS THAT HAVE BEEN RESEEDED WILL BE INSPECTED REGULARLY AFTER SEED GERMINATION TO ENSURE COMPLETE COVERAGE OF EXPOSED AREAS. DISTURBED AREAS THAT HAVE NOT BEEN FINALLY STABILIZED SHALL HAVE ALL POLLUTION CONTROL MEASURES INSPECTED FOR PROPER INSTALLATION, OPERATION AND MAINTENANCE. LOCATIONS WHERE STORM WATER LEAVES THE SITE SHALL BE INSPECTED FOR EVIDENCE OF EROSION OR SEDIMENT DEPOSITION. ANY DEFICIENCIES SHALL BE NOTED IN A REPORT OF THE INSPECTION AND CORRECTED WITHIN SEVEN CALENDAR DAYS OF THE INSPECTION. THE PERMITTEE SHALL PROMPTLY NOTIFY THE SITE CONTRACTORS RESPONSIBLE FOR OPERATION AND MAINTENANCE OF POLLUTION CONTROL DEVICES OF DEFICIENCIES.

IF THE EXISTING GROUND COVER IS NATURAL GRASS, DISTURBED AREAS SHALL BE TEMPORARILY SEEDED WITH WHEAT/RYE AT A RATE OF 15 POUNDS PER 1000 SQUARE FEET. PERMANENT SEEDED SHALL CONSIST OF 90% IN THREE EQUAL PARTS OF THIN BLADE, TURF-TYPE, TALL FESCUE AND 10% BLUEGRASS SEED AT A RATE OF 10 POUNDS PER 1000 SQUARE FEET. BOTH TEMPORARY AND PERMANENT SEEDED AREAS SHALL BE MULCHED AND WATERED TO MAINTAIN THE PROPER MOISTURE LEVEL OF THE SOIL TO ESTABLISH GRASS. NEW GRASS SHALL BE WATERED AND MAINTAINED UNTIL IT REACHES A HEIGHT OF 3 INCHES. ANY BARE AREAS SHALL BE RESEED.

ALL EROSION CONTROL DEVICES SHALL BE REMOVED BY GENERAL CONTRACTOR AFTER SITE STABILIZATION IS COMPLETE AND APPROVED BY ENGINEER.

THE DEVELOPER WILL DESIGNATE A QUALIFIED PERSON OR PERSONS TO PERFORM THE FOLLOWING INSPECTIONS:
STABILIZATION MEASURES: DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION WILL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. AFTER A PORTION OF THE SITE IS FINALLY STABILIZED, INSPECTIONS WILL BE CONDUCTED AT LEAST ONCE EVERY MONTH THROUGHOUT THE LIFE OF THE PROJECT. CONTRACTOR CAN CONTACT ENGINEERING SOLUTIONS FOR COPIES OF THE INSPECTION FORM TO BE USED FOR STABILIZATION MEASURES.

STRUCTURAL CONTROLS: FILTER FABRIC FENCES AND ALL OTHER EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN WILL BE INSPECTED REGULARLY FOR PROPER POSITIONING, ANCHORING, AND EFFECTIVENESS IN TRAPPING SEDIMENTS. SEDIMENT WILL BE REMOVED FROM THE UPSTREAM OR UPSLOPE SIDE OF THE FILTER FABRIC. CONTRACTOR CAN CONTACT ENGINEERING SOLUTIONS FOR COPIES OF THE INSPECTION FORM TO BE USED FOR STABILIZATION MEASURES.

DISCHARGE POINTS: DISCHARGE POINTS OR LOCATIONS WILL BE INSPECTED TO DETERMINE WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT AMOUNTS OF POLLUTANTS FROM ENTERING RECEIVING WATERS.

CONSTRUCTION ENTRANCE: LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE WILL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.

A LOG OF EACH INSPECTION SHALL BE KEPT. THE INSPECTION REPORT IS TO INCLUDE THE FOLLOWING MINIMUM INFORMATION: INSPECTOR'S NAME, DATE OF INSPECTION, OBSERVATIONS RELATIVE TO THE EFFECTIVENESS OF THE POLLUTION CONTROL DEVICES, ACTIONS TAKEN OR NECESSARY TO CORRECT DEFICIENCIES, AND LISTINGS OF AREAS WHERE LAND DISTURBANCE OPERATIONS HAVE PERMANENTLY OR TEMPORARILY STOPPED. THE INSPECTION REPORT SHALL BE SIGNED BY THE PERMITTEE OR BY THE PERSON PERFORMING THE INSPECTION IF DULY AUTHORIZED TO DO SO.

EROSION CONTROL DESCRIPTION:

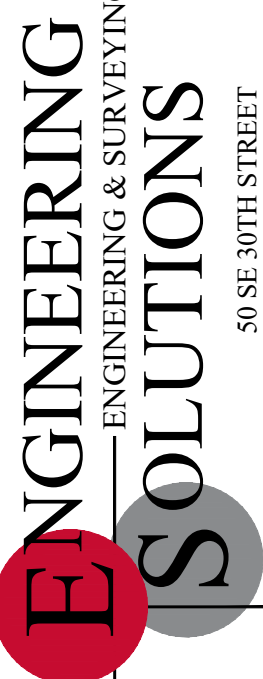
- 1.) SILT FENCE SHALL BE PLACED AT THE PERIMETER OF THE GRADING AND AT INTERMEDIATE AREAS THROUGHOUT THE SITE AS SHOWN ON THE PLAN. INLET SEDIMENT TRAPS SHALL BE PLACED SURROUNDING ALL STORM INLETS
- 2.) INSTALL TEMPORARY CONSTRUCTION ENTRANCE AS SHOWN ON PLAN

EROSION CONTROL PROCEDURE:

- 1.) SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT THE PERIMETER OF THE GRADED AREAS PRIOR TO BEGINNING OF CLEARING OR DEMOLITION OPERATIONS. THE CONTRACTOR SHALL INSTALL SILT FENCE AS SHOWN ON PLANS AS GRADING PROGRESSES.

TEMPORARY CONSTRUCTION ENTRANCE NOTES:

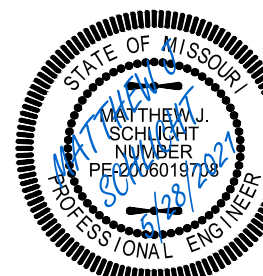
- A.) INSTALLATION
- 1.) AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC STREETS. IF POSSIBLE, LOCATE WHERE PERMANENT ROADS WILL EVENTUALLY BE CONSTRUCTED
 - 2.) REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE AND CROWN FOR POSITIVE DRAINAGE
 - 3.) IF SLOPE TOWARDS THE PUBLIC ROAD EXCEED 2% CONSTRUCT A 6 TO 8 INCH HIGH RIDGE WITH 3H : 1V SIDE SLOPES ACROSS THE FOUNDATION APPROXIMATELY 15 FEET FROM THE EDGE OF THE PUBLIC ROAD TO DIVERT RUNOFF AWAY FROM IT.
 - 4.) INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES ALONG PUBLIC ROADS
 - 5.) PLACE STONE TO DIMENSIONS AND GRADES AS SHOWN ON PLANS. LEAVE SURFACE SMOOTH AND SLOPED FOR DRAINAGE
 - 6.) DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE
 - 7.) IF WET CONDITIONS ARE ANTICIPATED PLACE GEOTEXTILE FABRIC ON THE GRADED FOUNDATION TO IMPROVE STABILITY
- B.) TROUBLESHOOTING
- 1.) CONSULT WITH A QUALIFIED DESIGN PROFESSIONAL IF ANY OF THE FOLLOWING OCCUR:
 - INADEQUATE RUNOFF CONTROLS TO THE EXTENT THAT SEDIMENT WASHES ONTO PUBLIC ROADS
 - INSTALL DIVERSIONS OR OTHER RUNOFF CONTROL MEASURES
 - SMALL STONE, THIN PAD, OR ABSENCE OF GEOTEXTILE FABRIC RESULTS IN RUTS AND MUDDY CONDITIONS AS STONE IS PRESSED INTO SOIL - INCREASE STONE SIZE OR PAD THICKNESS OR ADD GEOTEXTILE FABRIC
 - PAD TOO SHORT FOR HEAVY CONSTRUCTION TRAFFIC - EXTEND PAD BEYOND THE MINIMUM 50 FOOT LENGTH AS NECESSARY
- C.) INSPECTION AND MAINTENANCE
- 1.) INSPECT STONE PAD AND SEDIMENT DISPOSAL AREA WEEKLY AND AFTER ANY RAIN EVENT
 - 2.) RESHAPE PAD AS NEEDED FOR PROPER DRAINAGE AND RUNOFF CONTROL
 - 3.) TOP DRESS WITH CLEAN 2 AND 3 INCH STONE AS NEEDED
 - 4.) IMMEDIATELY REMOVE MUD OR SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADWAY. REPAIR ANY BROKEN ROAD PAVEMENT IMMEDIATELY
 - 5.) REMOVE ALL TEMPORARY ROAD MATERIALS FROM AREAS WHERE PERMANENT VEGETATION WILL BE ESTABLISHED



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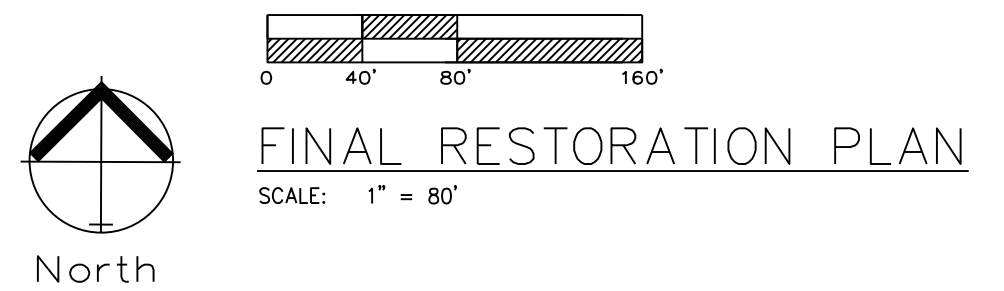
PARK RIDGE 8TH PLAT
Section 9, Township 48 North, Range 31 West
Lee's Summit, Jackson County, Missouri

Project: PARK RIDGE
ESC PHASE 2 - Inactive Area Stabilization Plan
PARK RIDGE 8TH PLAT
Section 9, Township 48 North, Range 31 West
Lee's Summit, Jackson County, Missouri



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SILT FENCE PROTECTION
TO BE MAINTAINED BY CONTRACTOR

LEGEND

PHASE 1 SILT FENCE

PHASE 2 SILT FENCE ————SF-2—————SF-2—————

INLET PROTECTION
GUTTER BUDDY OR EQUIVALENT

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

NOTES: The Land Disturbance Plans indicates the Final placement of erosion control devices. The contractor(s) may proceed with construction prior to the final placement of these devices by providing additional devices to control erosion on their items of work. These devices shall be maintained until the final devices are in place.

SEED AND MULCH NOTES:

All areas disturbed by construction activities shall be seeded and mulched. 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 seeds shall not exceed one percent by weight of mix

Seed and 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

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

ONCE SITE IS 90% VEGETATED ALL ESC DEVICES
SHALL BE REMOVED AND ANY DISTURBED AREAS
SHALL BE RESTORED

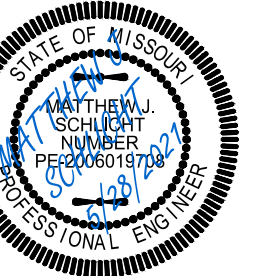
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PARK RIDGE 8TH PLAT
Section 9, Township 48 North, Range 31 West
Lee's Summit, Jackson County, Missouri

PARK RIDGE

Issue Date:
March 17, 2021

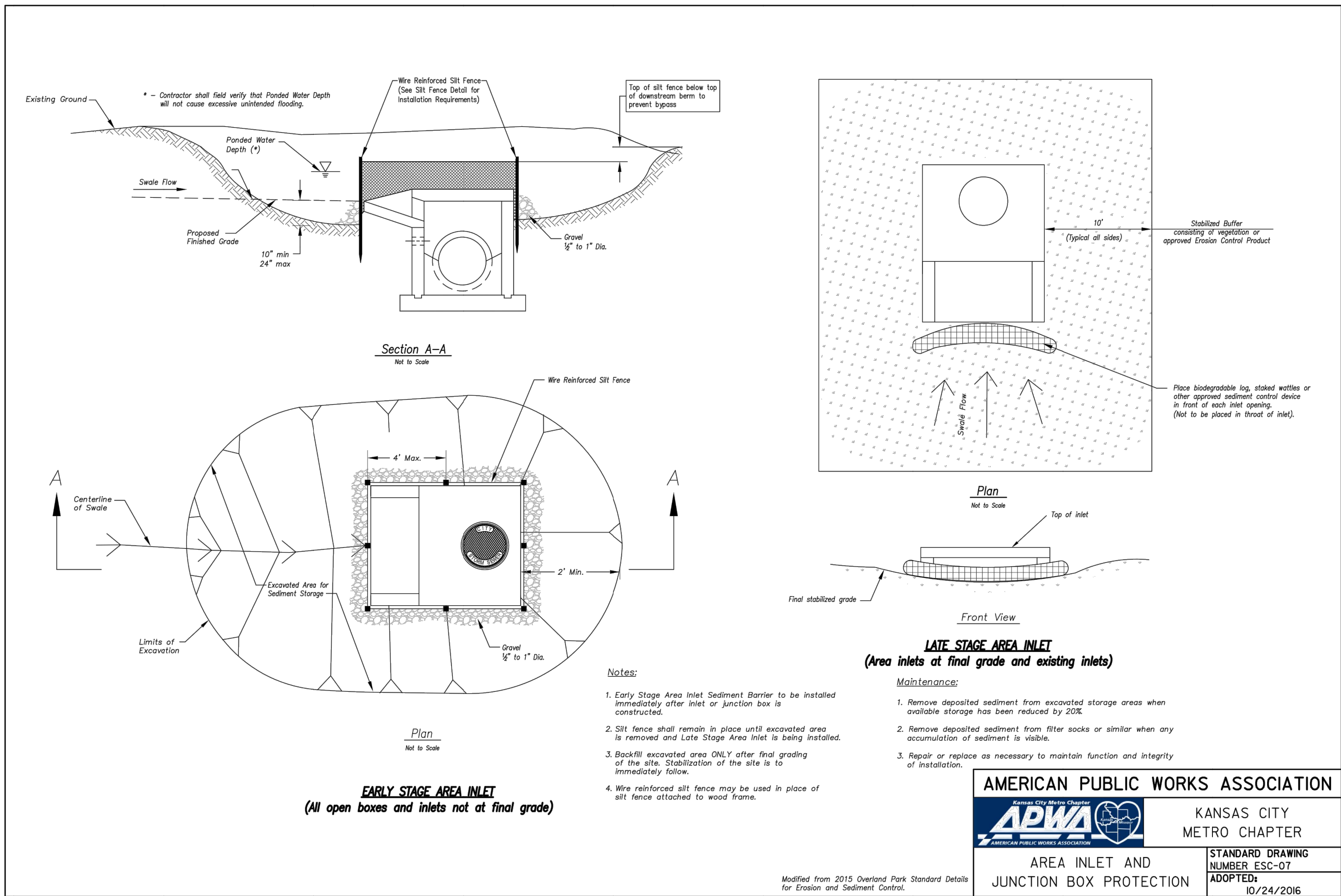
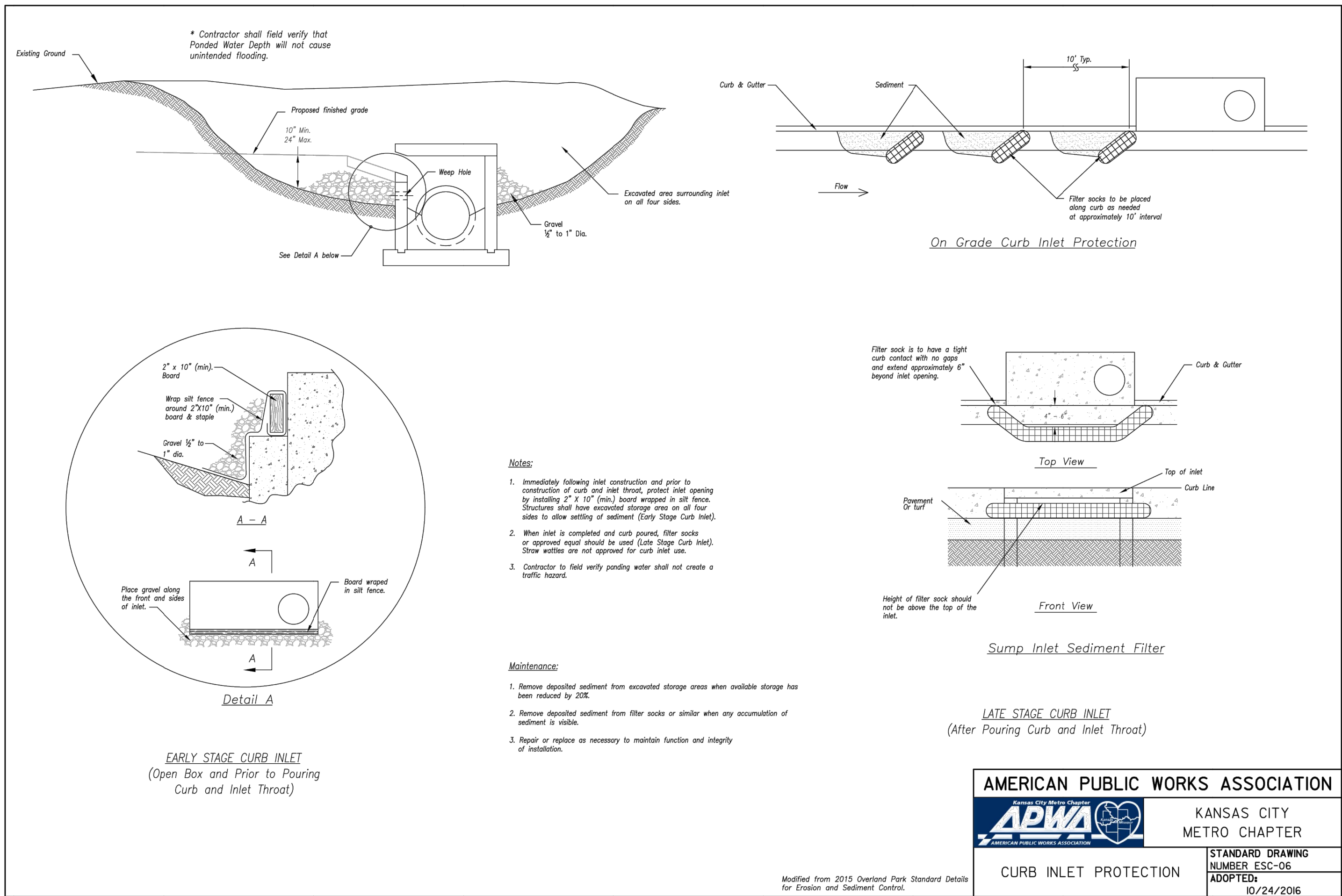
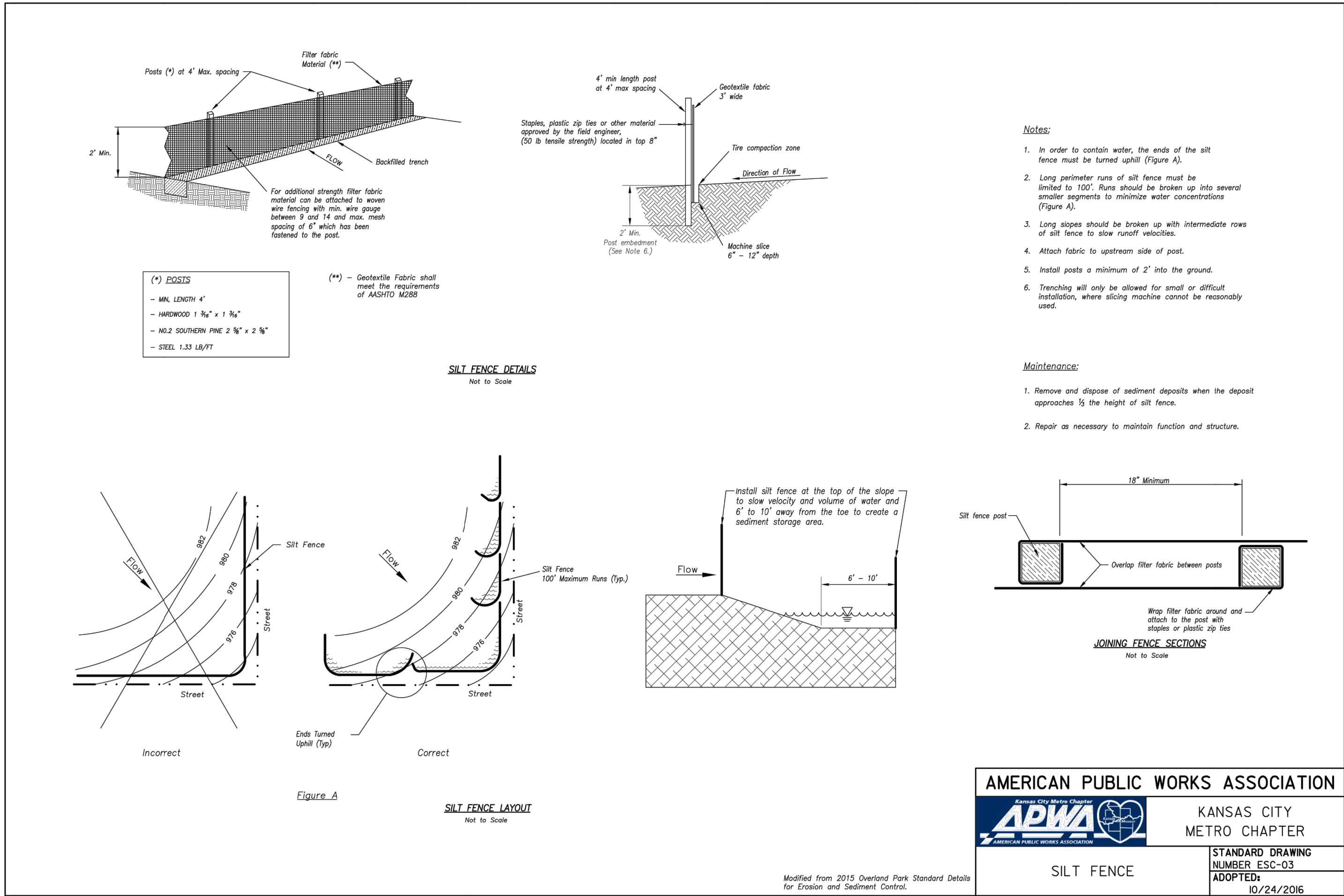
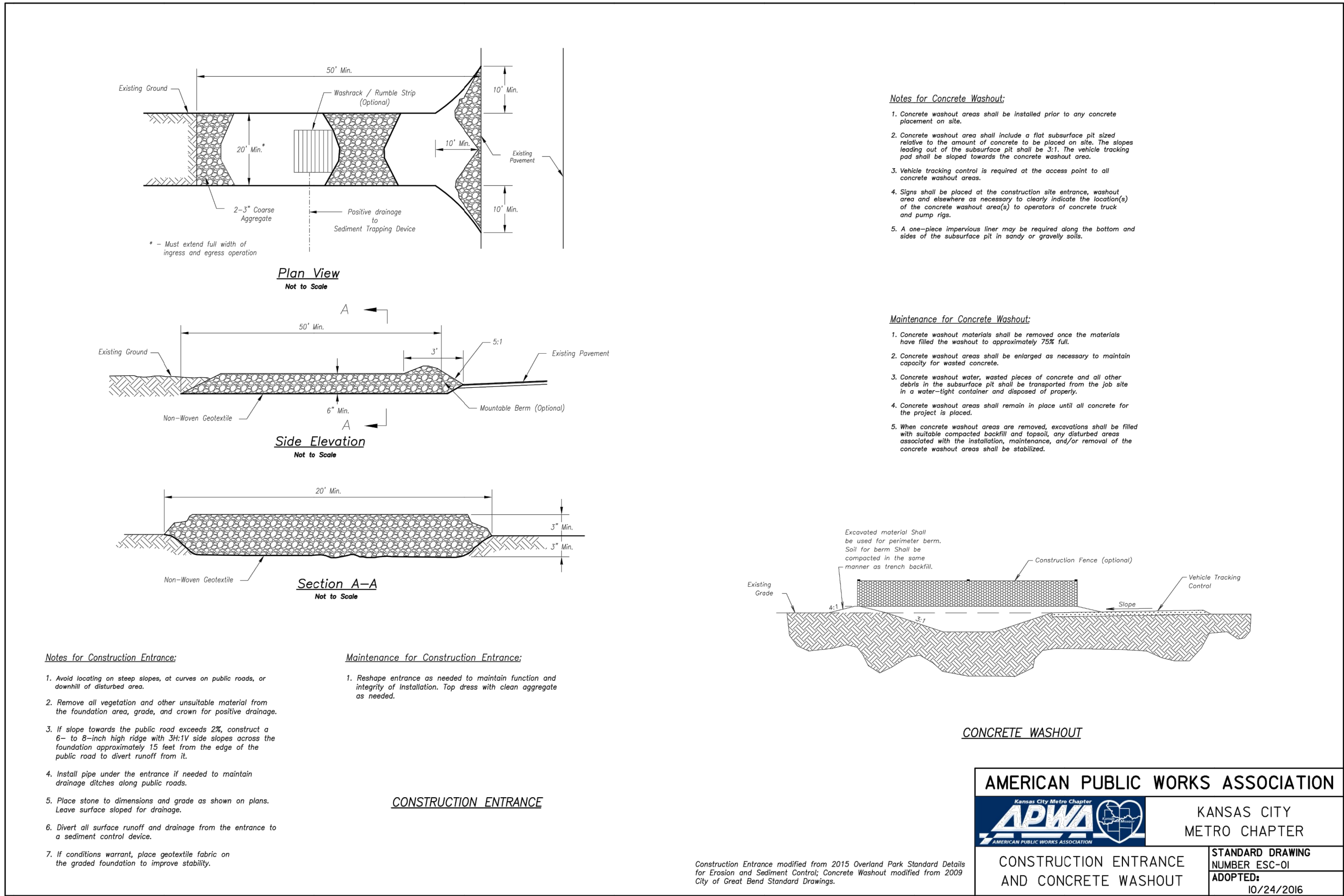
PARK RIDGE 8TH PLAT
Section 9, Township 48 North, Range 31 West
Lee's Summit, Jackson County, Missouri

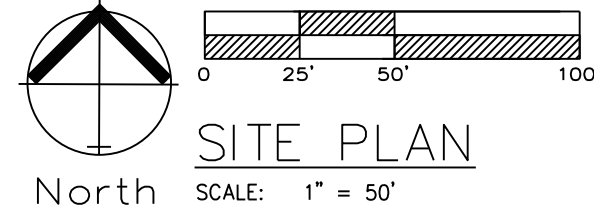


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SITE PLAN

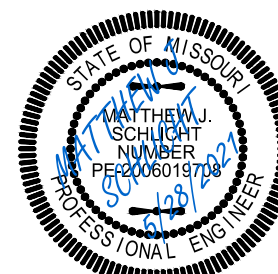


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Section 9, Township 48 North, Range 31 West
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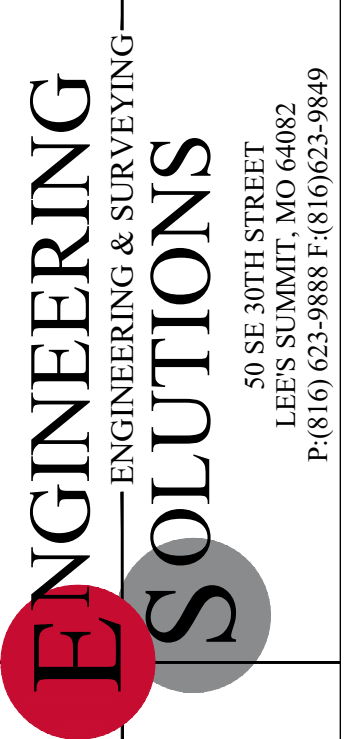
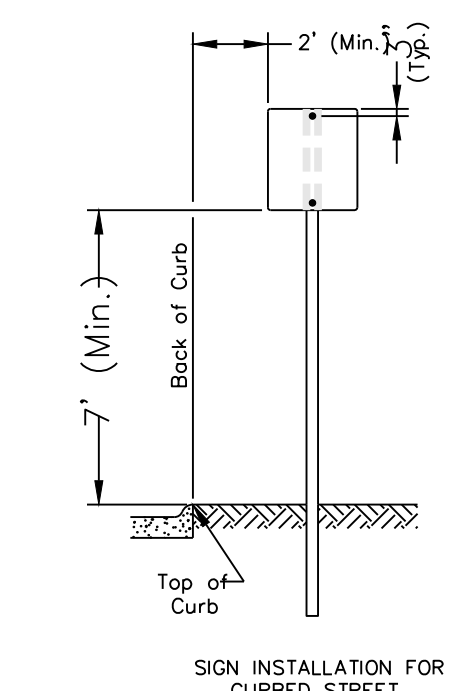
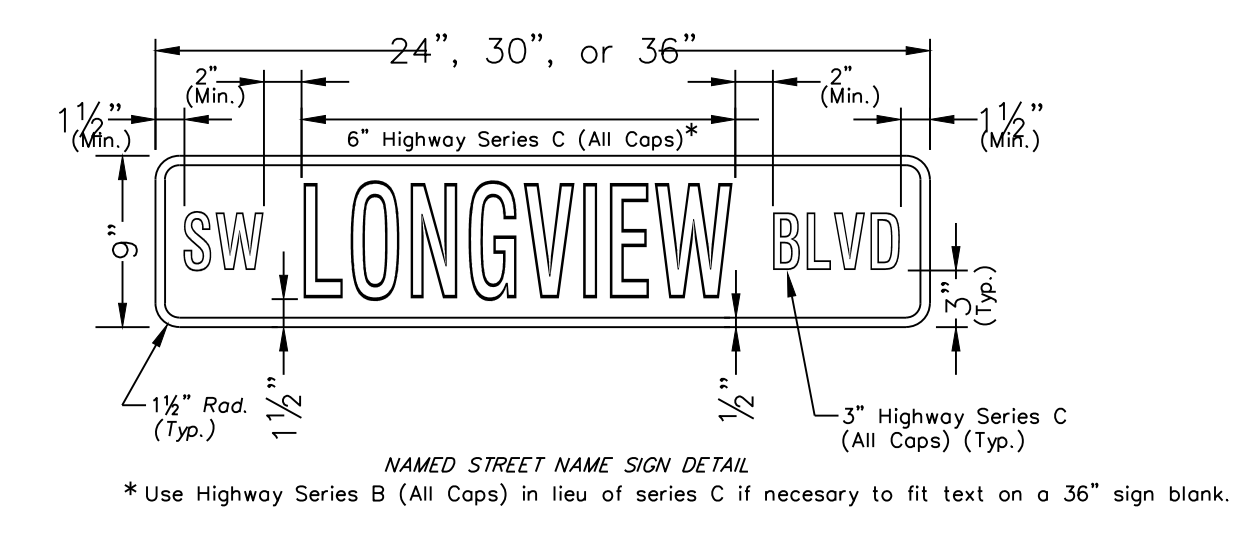
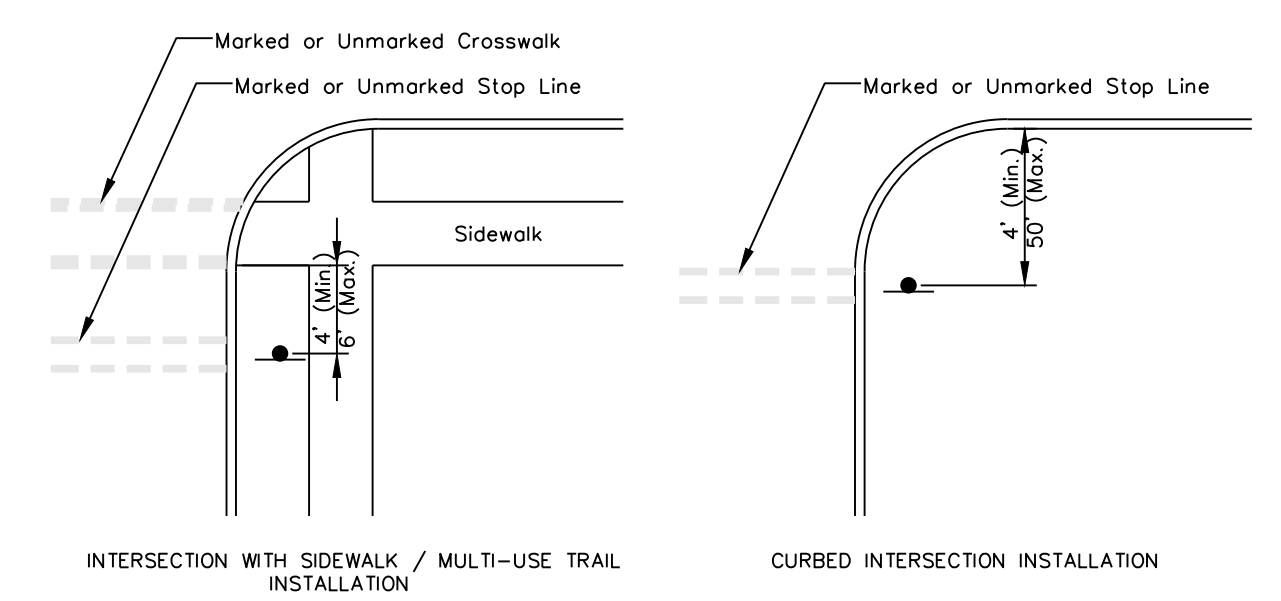
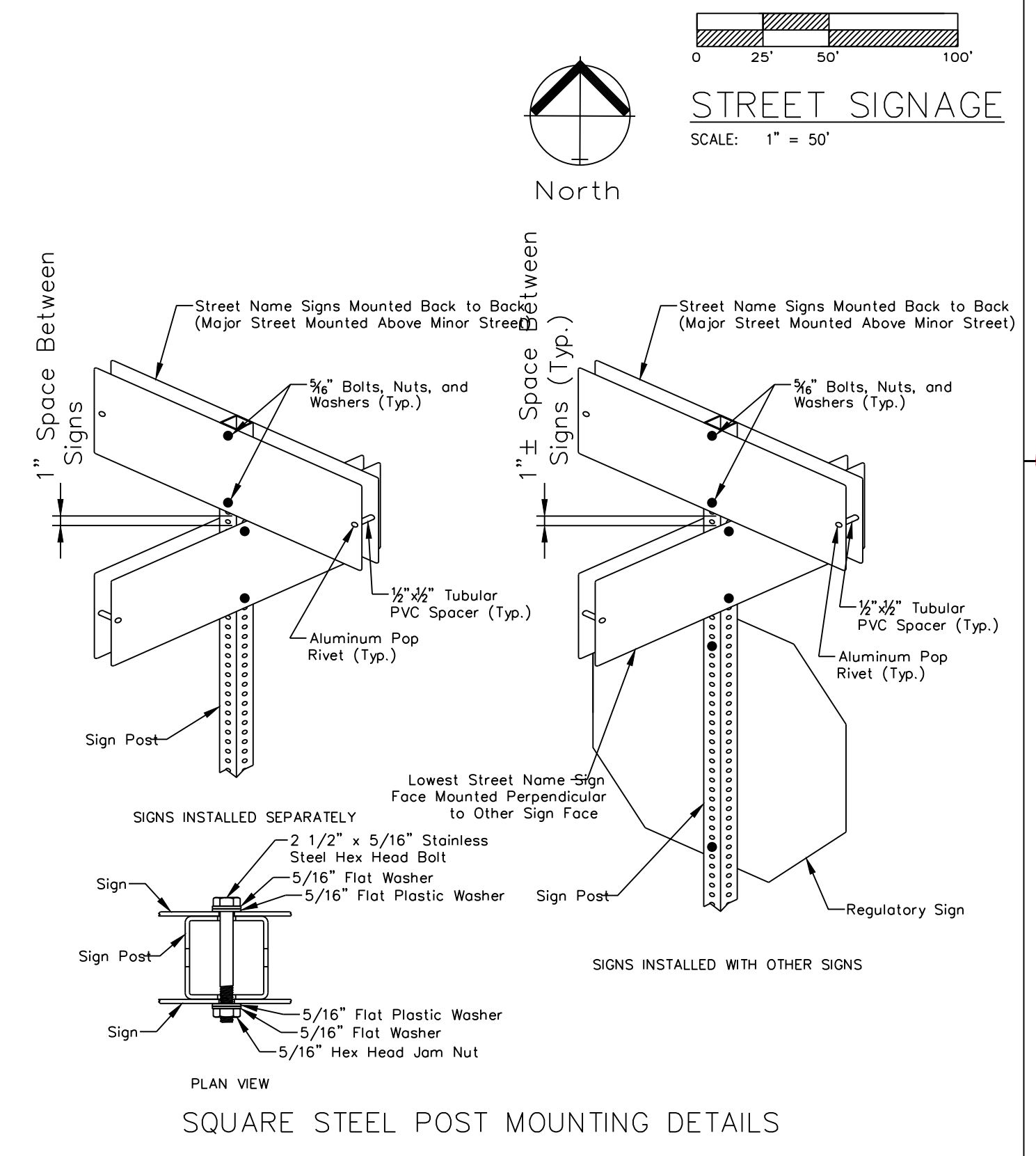
Project: PARK RIDGE
Issue Date: March 17, 2021

Site Plan
PARK RIDGE 8TH PLAT
Section 9, Township 48 North, Range 31 West
Lee's Summit, Jackson County, Missouri



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Project: PARK RIDGE
Issue Date: March 17, 2021
Street Signage
PARK RIDGE 8TH PLAT
Section 9, Township 48 North, Range 31 West
Lee's Summit, Jackson County, Missouri

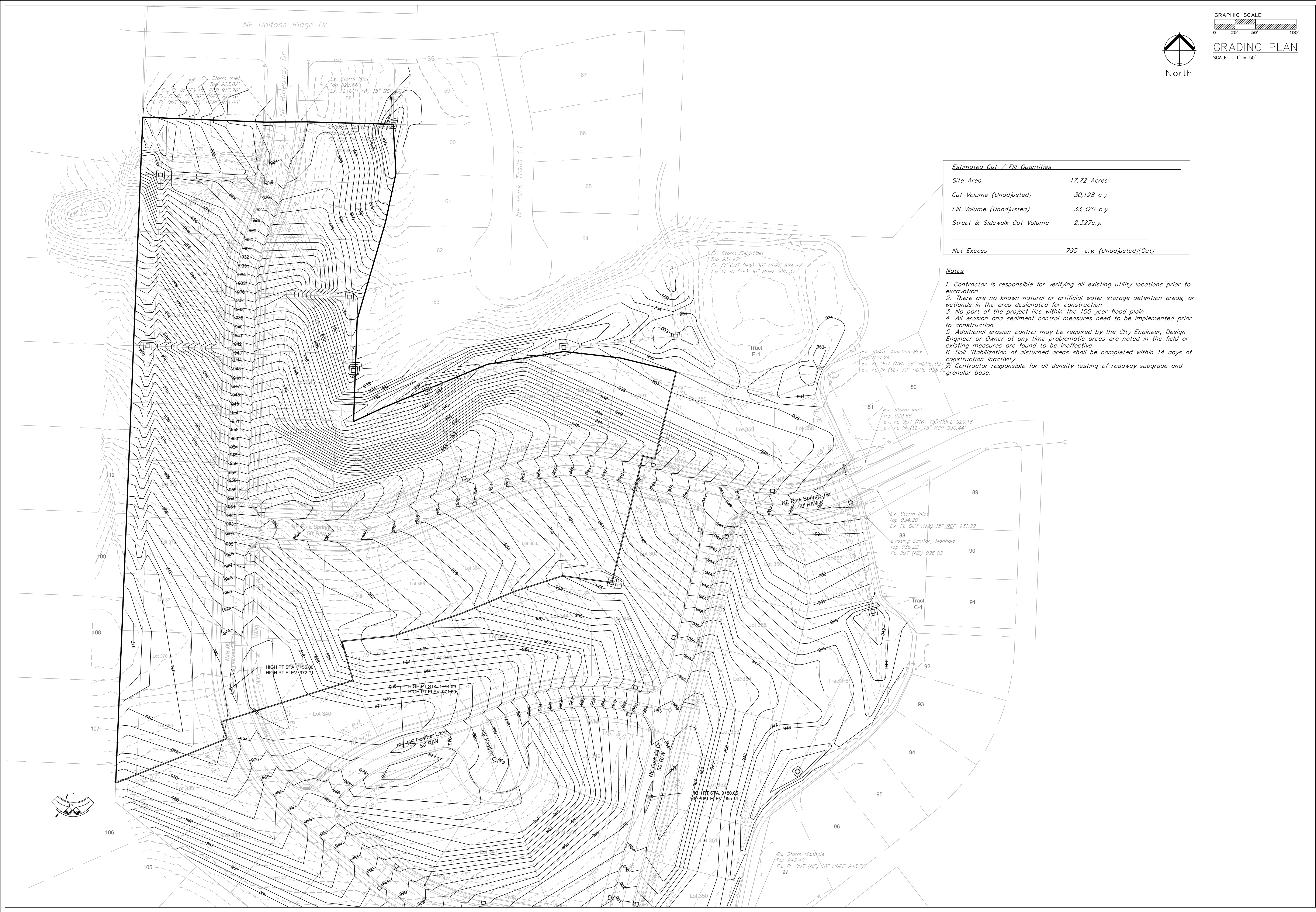
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Street Signage
PARK RIDGE 8TH PLAT
Section 9, Township 48 North, Range 31 West
Lee's Summit, Jackson County, Missouri



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Estimated Cut / Fill Quantities	
Site Area	17.72 Acres
Cut Volume (Unadjusted)	30,198 c.y.
Fill Volume (Unadjusted)	33,320 c.y.
Street & Sidewalk Cut Volume	2,327c.y.
Net Excess	795 c.y. (Unadjusted)(Cut)

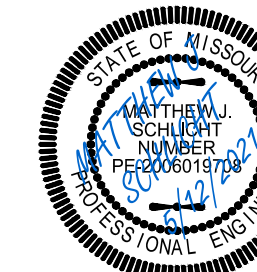
- Notes**
1. Contractor is responsible for verifying all existing utility locations prior to excavation
 2. There are no known natural or artificial water storage detention areas, or wetlands in the area designated for construction
 3. No part of the project lies within the 100 year flood plain
 4. All erosion and sediment control measures need to be implemented prior to construction
 5. Additional erosion control may be required by the City Engineer, Design Engineer or Owner at any time problematic areas are noted in the field or existing measures are found to be ineffective
 6. Soil Stabilization of disturbed areas shall be completed within 14 days of construction inactivity
 7. Contractor responsible for all density testing of roadway subgrade and granular base.

Master Drainage Plan 1 of 3:
Grading Plan
PARK RIDGE 8TH PLAT
Section 9, Township 48 North, Range 31 West
Lee's Summit, Jackson County, Missouri

Project:
PARK RIDGE
Issue Date:
March 17, 2021

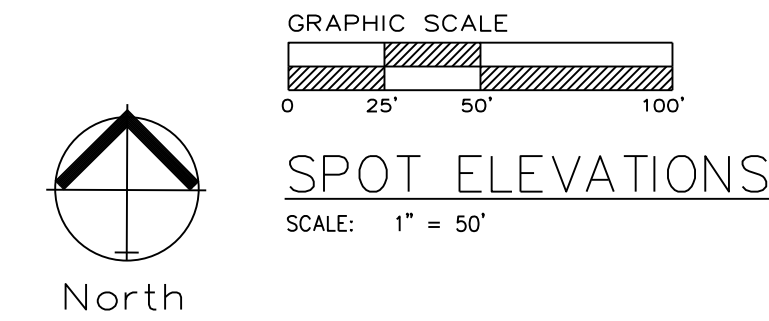
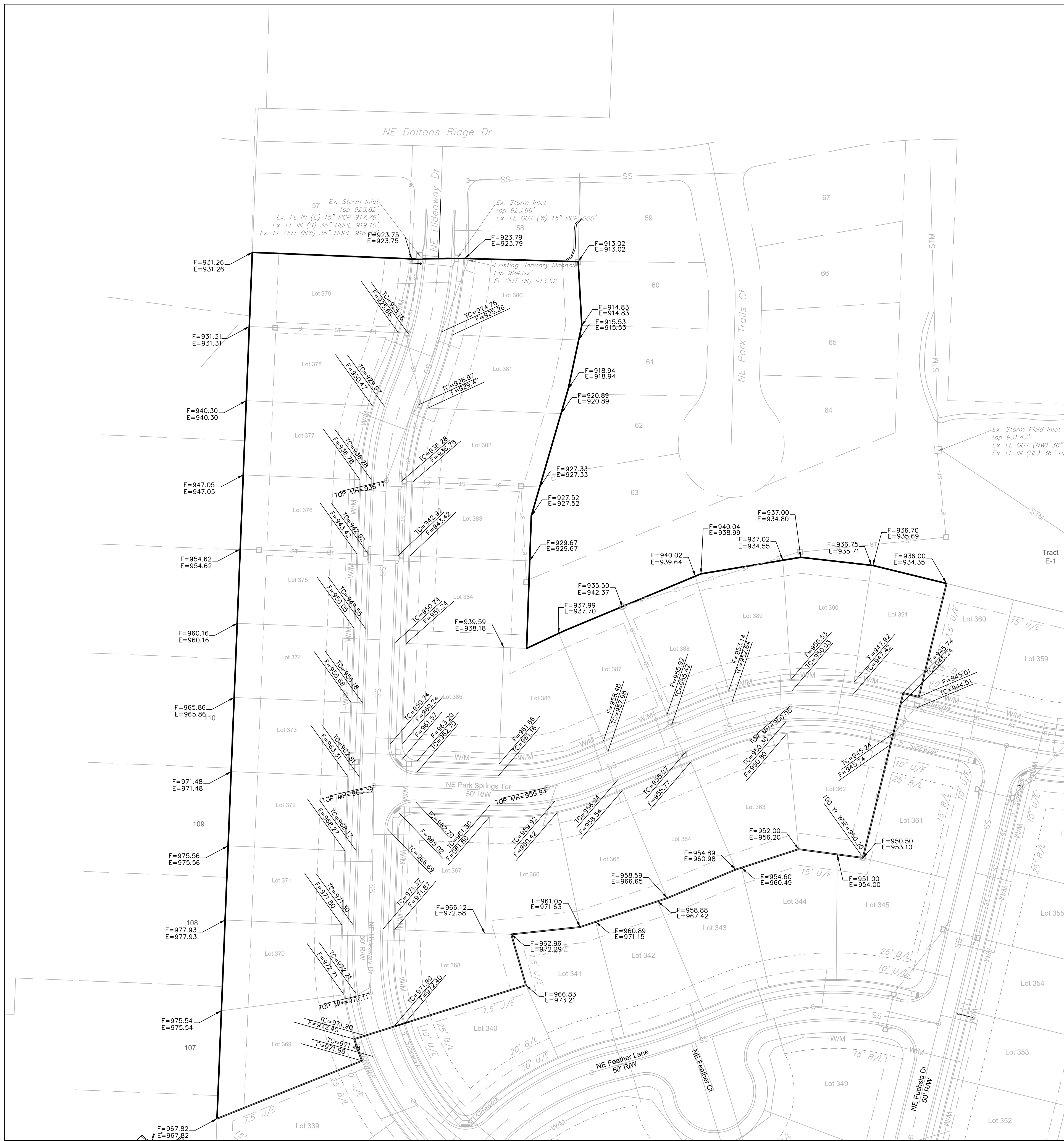
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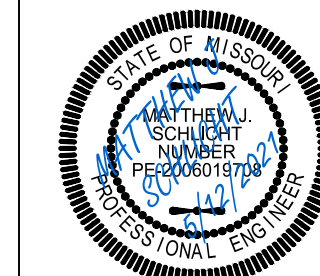
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364	Walkout	
365	Full	
366	Walkout	
367	Walkout	
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369	Walkout	
370	Walkout	
371	Walkout	
372	Walkout	
373	Walkout	
374	Walkout	
375	Daylight	
376	Walkout	
377	Walkout	
378	Walkout	
379	Walkout	
380	Walkout	
381	Full	
382	Full	
383	Daylight	
384	Walkout	
385	Walkout	
386	Full	
387		
388		
389		
390		
391		

Master Drainage Plan 2 of 3:
Spot Elevations
PARK RIDGE 8TH PLAT
Section 9, Township 48 North, Range 31 West
Lee's Summit, Jackson County, Missouri

Project:
PARK RIDGE
Issue Date:
March 17, 2021

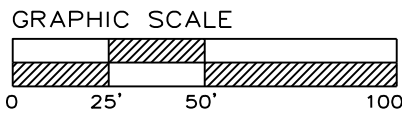
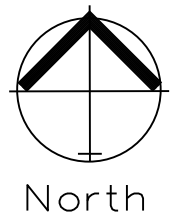
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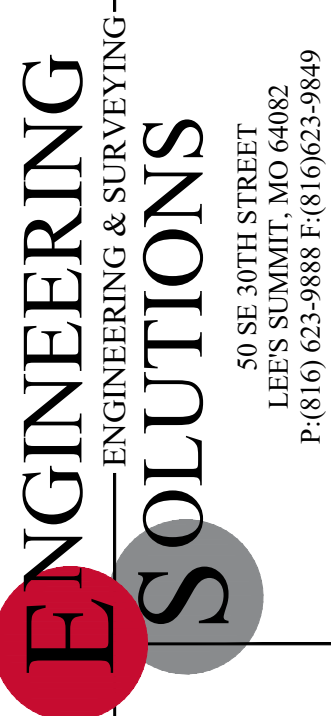
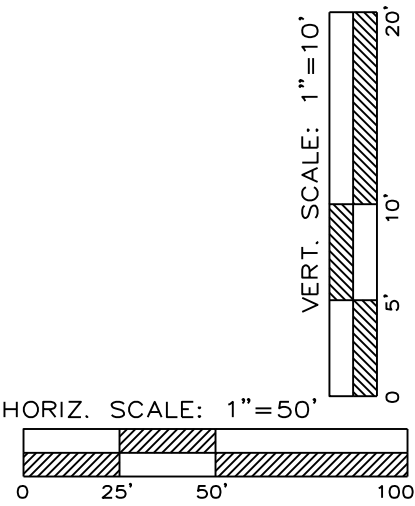
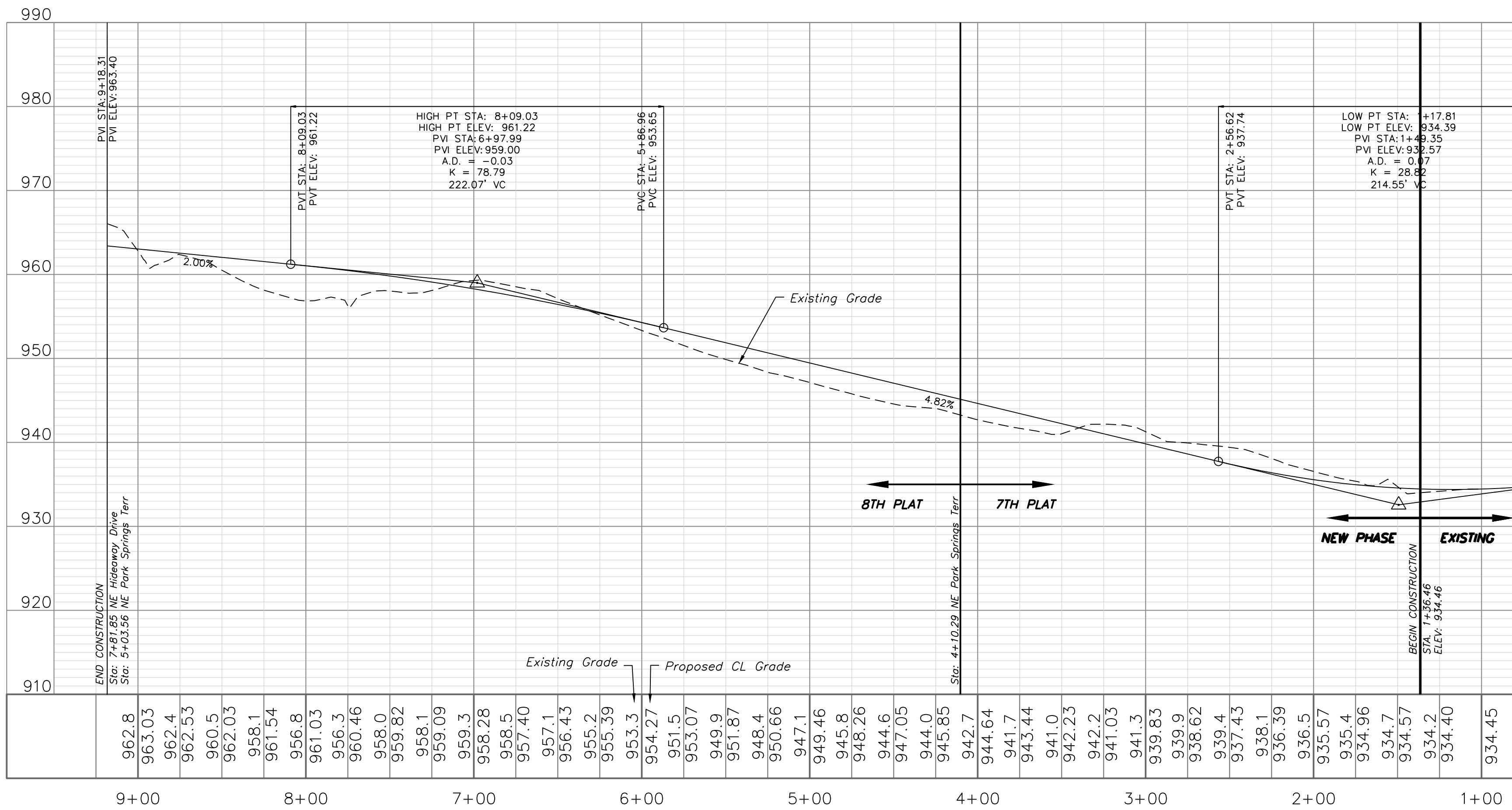
REVISIONS
REV. 4/23/2021
REV. 5/12/2021



STREET PLAN & PROFILE
SCALE: 1" = 50'

NE PARK SPRINGS TERRACE

Revised street name.

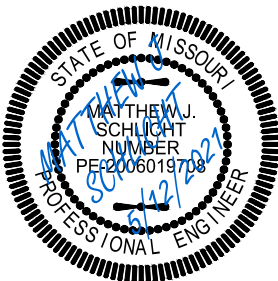


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Surveying 2005008319-D
Kansas
Engineering E-1685
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

PARK RIDGE 8TH PLAT
Section 9, Township 48 North, Range 31 West
Lee's Summit, Jackson County, Missouri

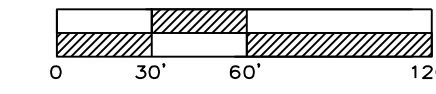
Project:
PARK RIDGE
Issue Date:
March 17, 2021

Street Plan and Profile
PARK RIDGE 8TH PLAT
Section 9, Township 48 North, Range 31 West
Lee's Summit, Jackson County, Missouri



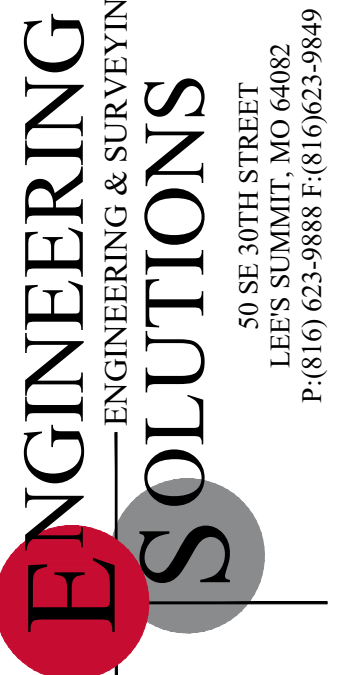
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

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STORM SEWER GENERAL LAYOUT

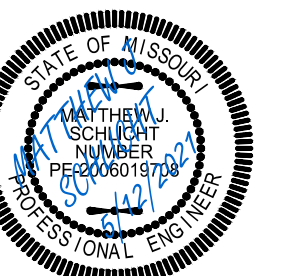
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Professional Registration
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Surveying 2005003119-D
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Surveying LS-218
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Engineering 6254
Nebraska
Engineering CA2821

Project: PARK RIDGE
Storm Sewer General Layout
PARK RIDGE 8TH PLAT
Section 9, Township 48 North, Range 31 West
Lee's Summit, Jackson County, Missouri
Issue Date: March 17, 2021

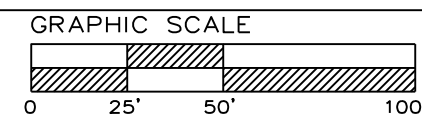
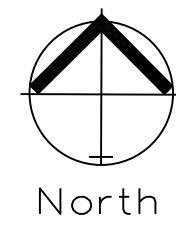
Storm Sewer General Layout
PARK RIDGE 8TH PLAT
Section 9, Township 48 North, Range 31 West
Lee's Summit, Jackson County, Missouri



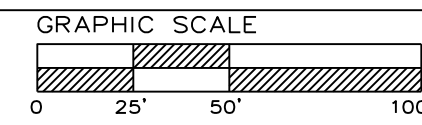
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-1-14335

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REV. 4/23/2021
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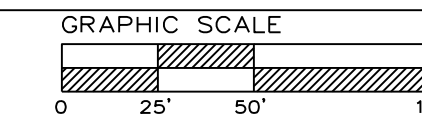




STORM SEWER PLAN & PROFILE
SCALE: 1" = 50'



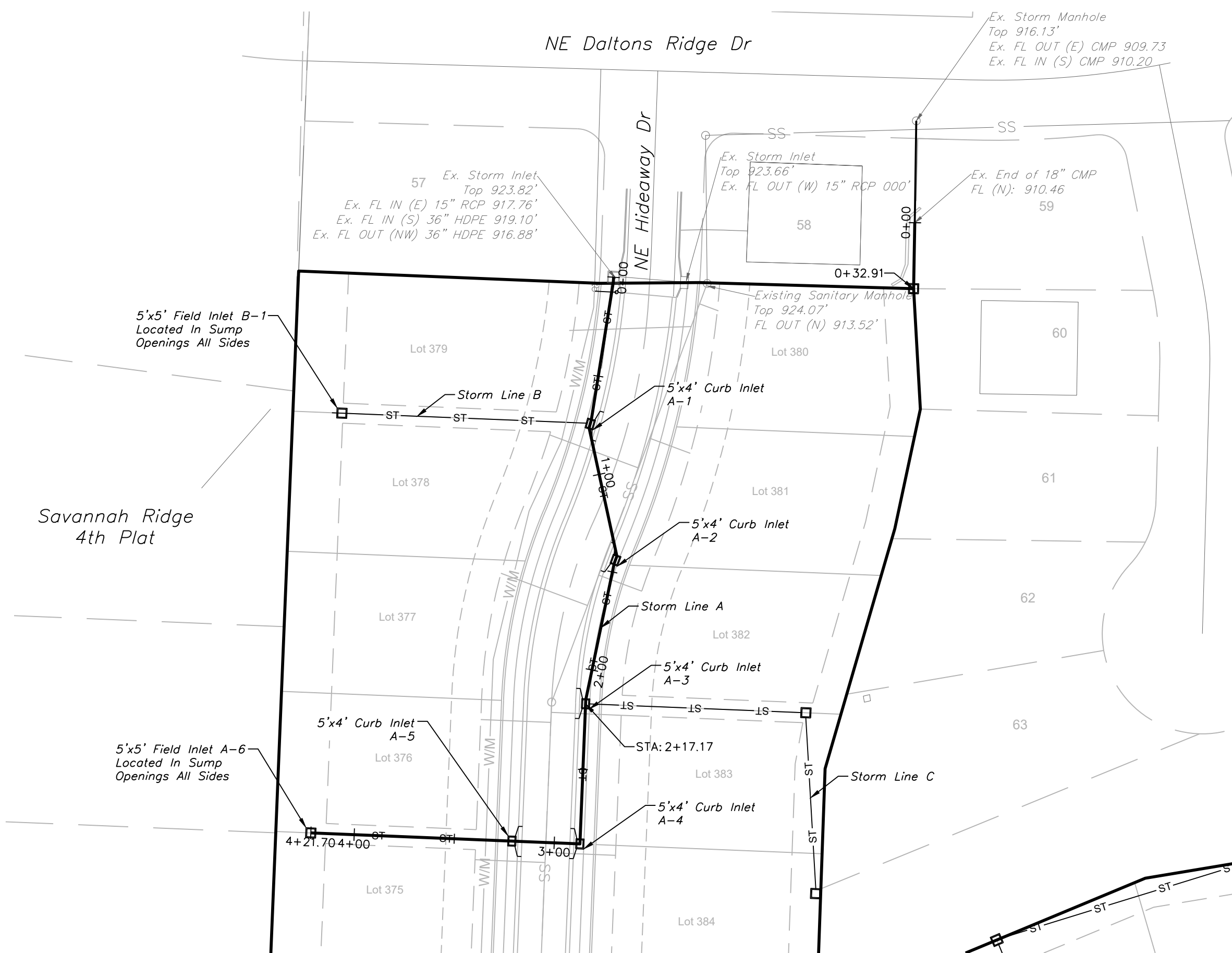
STORM SEWER PLAN & PROFILE
SCALE: 1" = 50'



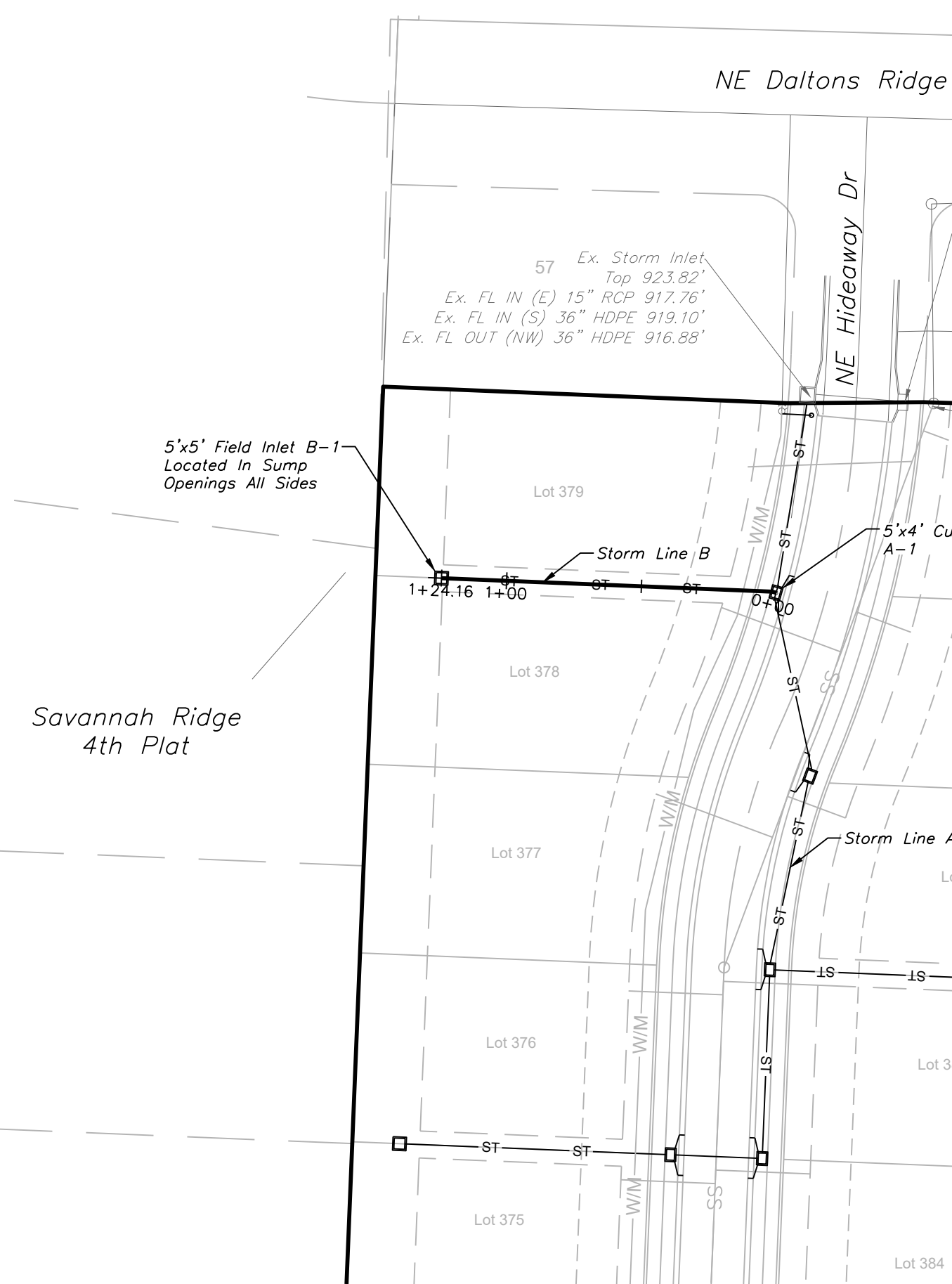
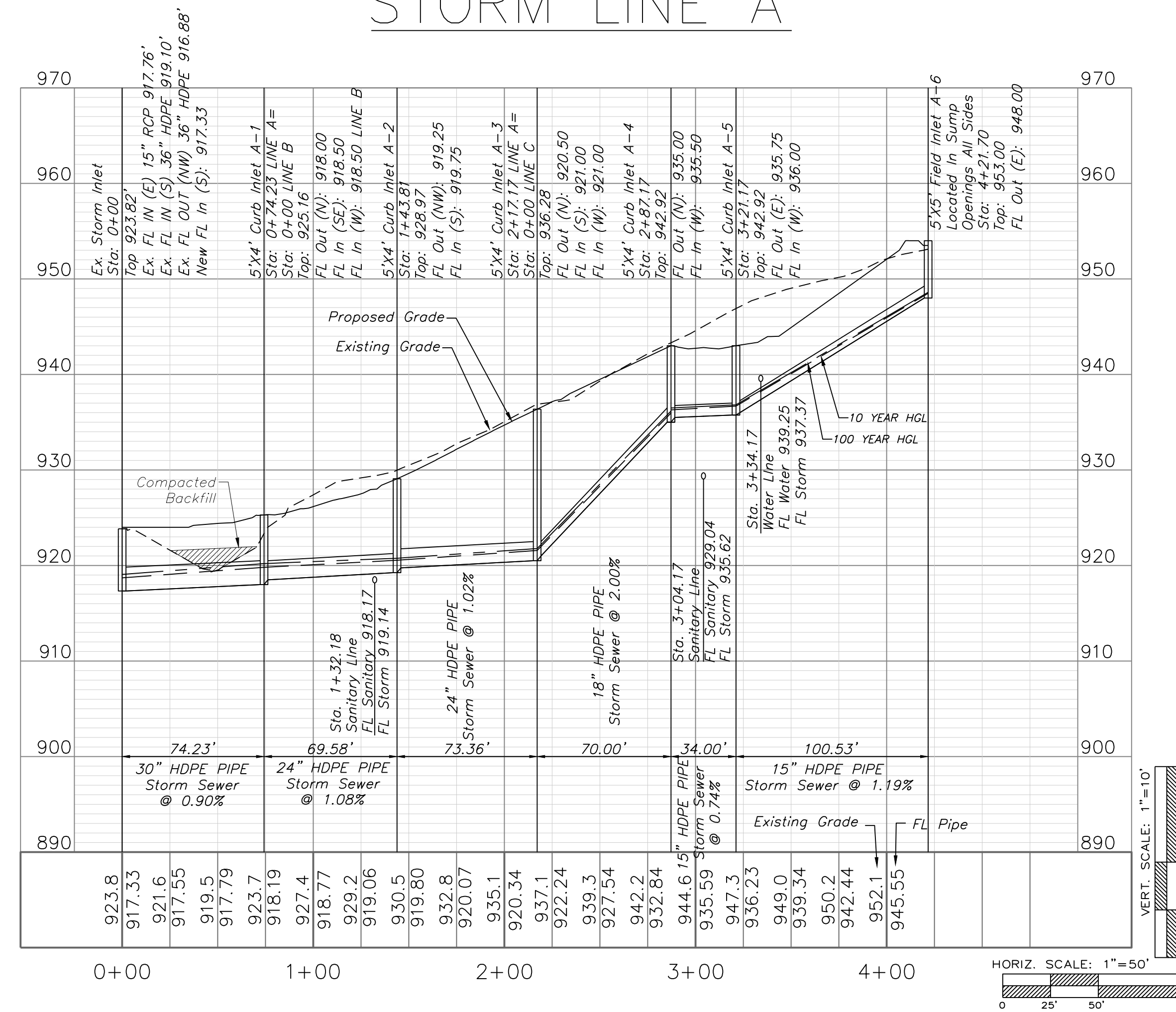
STORM SEWER PLAN & PROFILE
SCALE: 1" = 50'

Note:

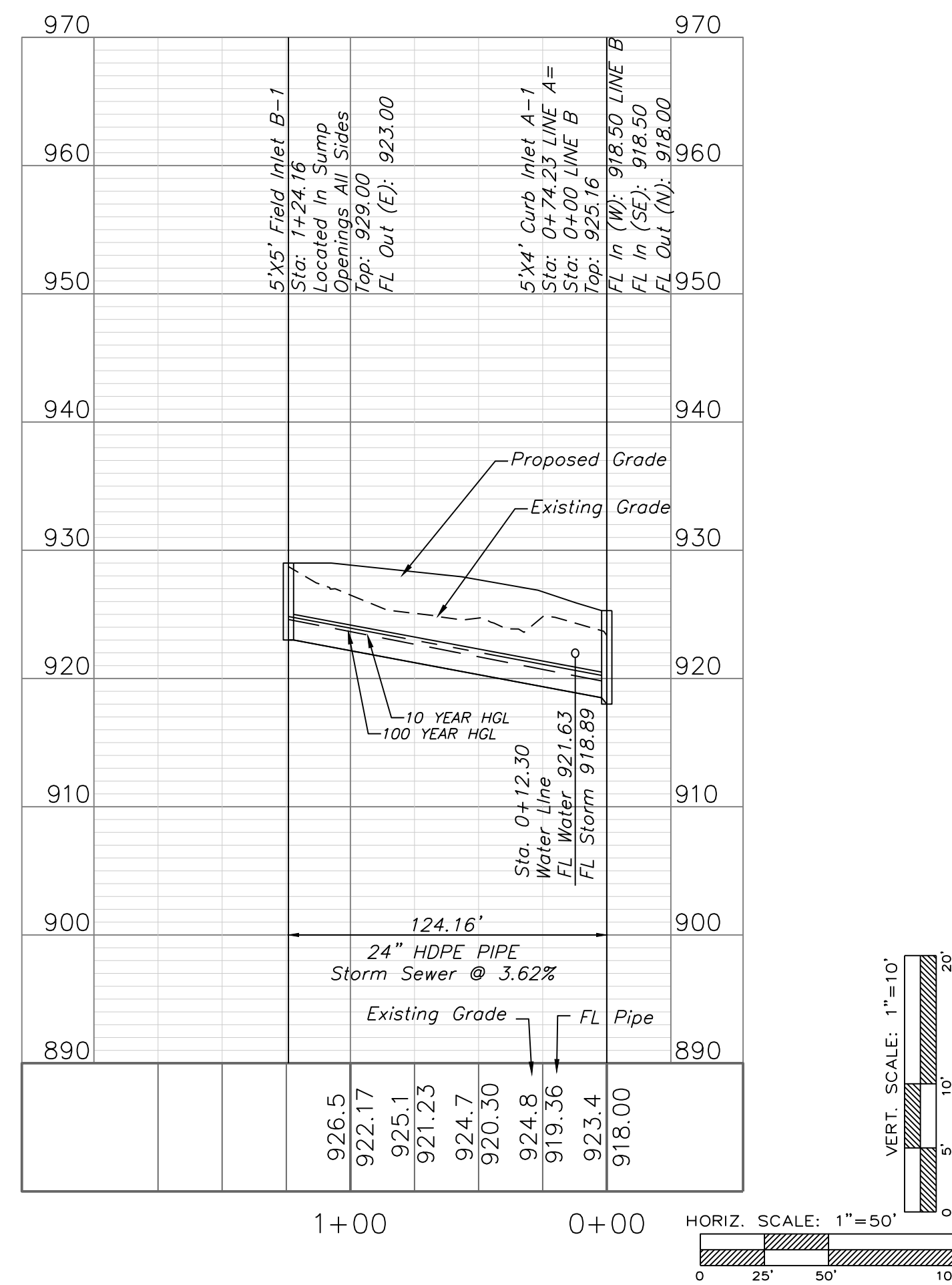
Compacted Fill shall be placed to a minimum 18" above the top of the pipe prior to installation.



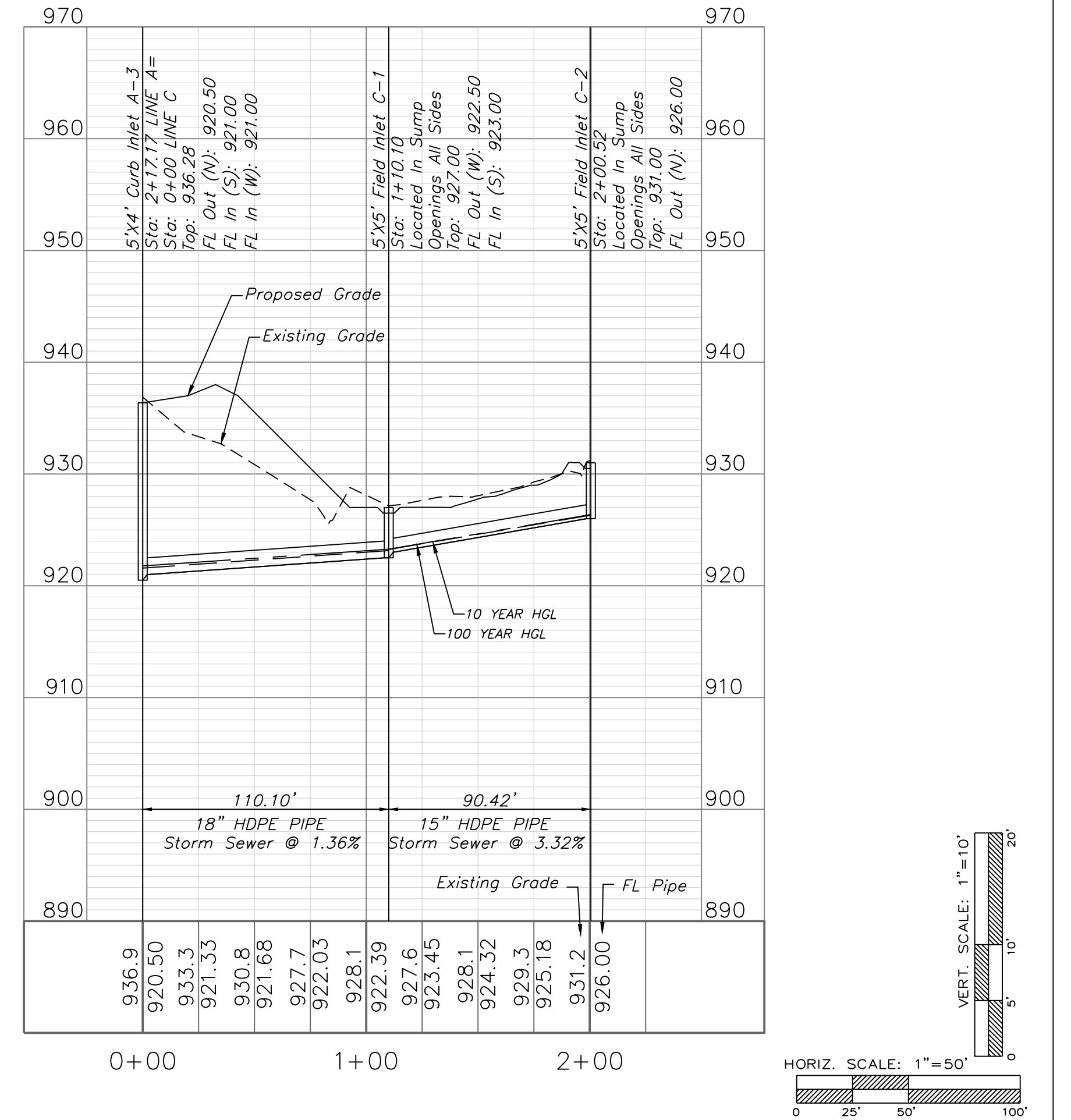
STORM LINE A



STORM LINE B



STORM LINE C

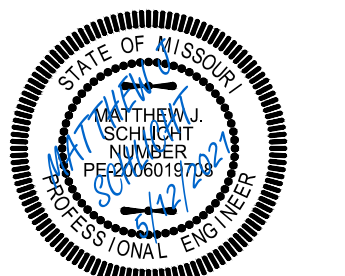


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Project:
PARK RIDGE
Section 9, Township 48 North, Range 31 West
Lee's Summit, Jackson County, Missouri

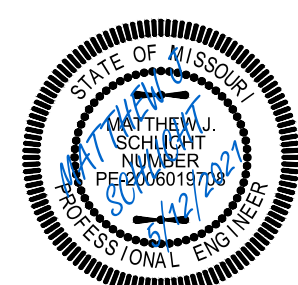
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Storm Sewer Plan and Profile
PARK RIDGE 8TH PLAT
Section 9, Township 48 North, Range 31 West
Lee's Summit, Jackson County, Missouri



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MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-1143355

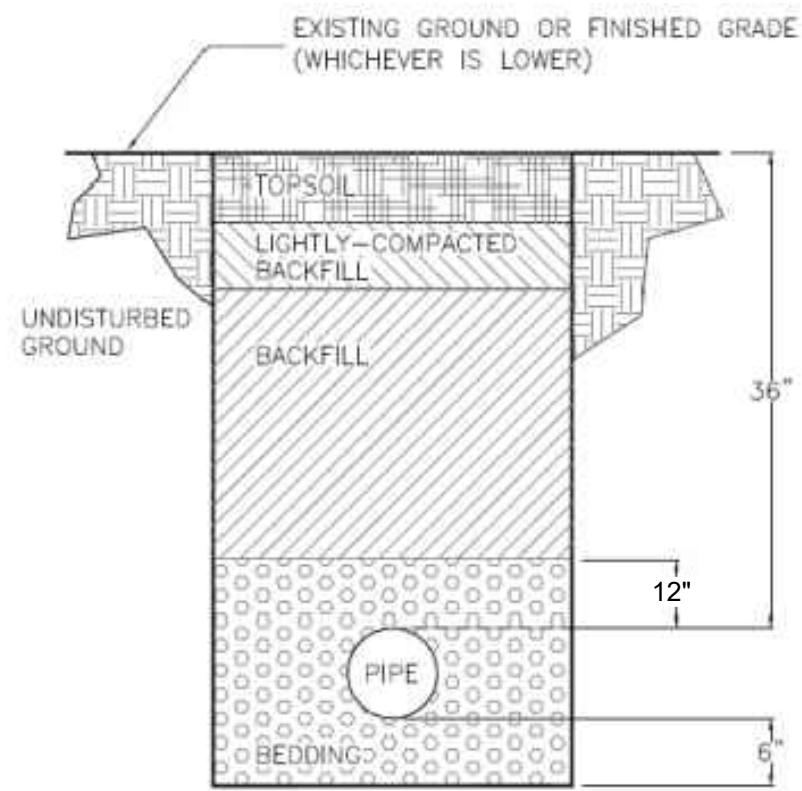
REVISIONS
REV. 4/23/2021
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KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

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REV. 5/12/2021



TRENCH AND BACKFILL DETAIL
N.T.S.

