

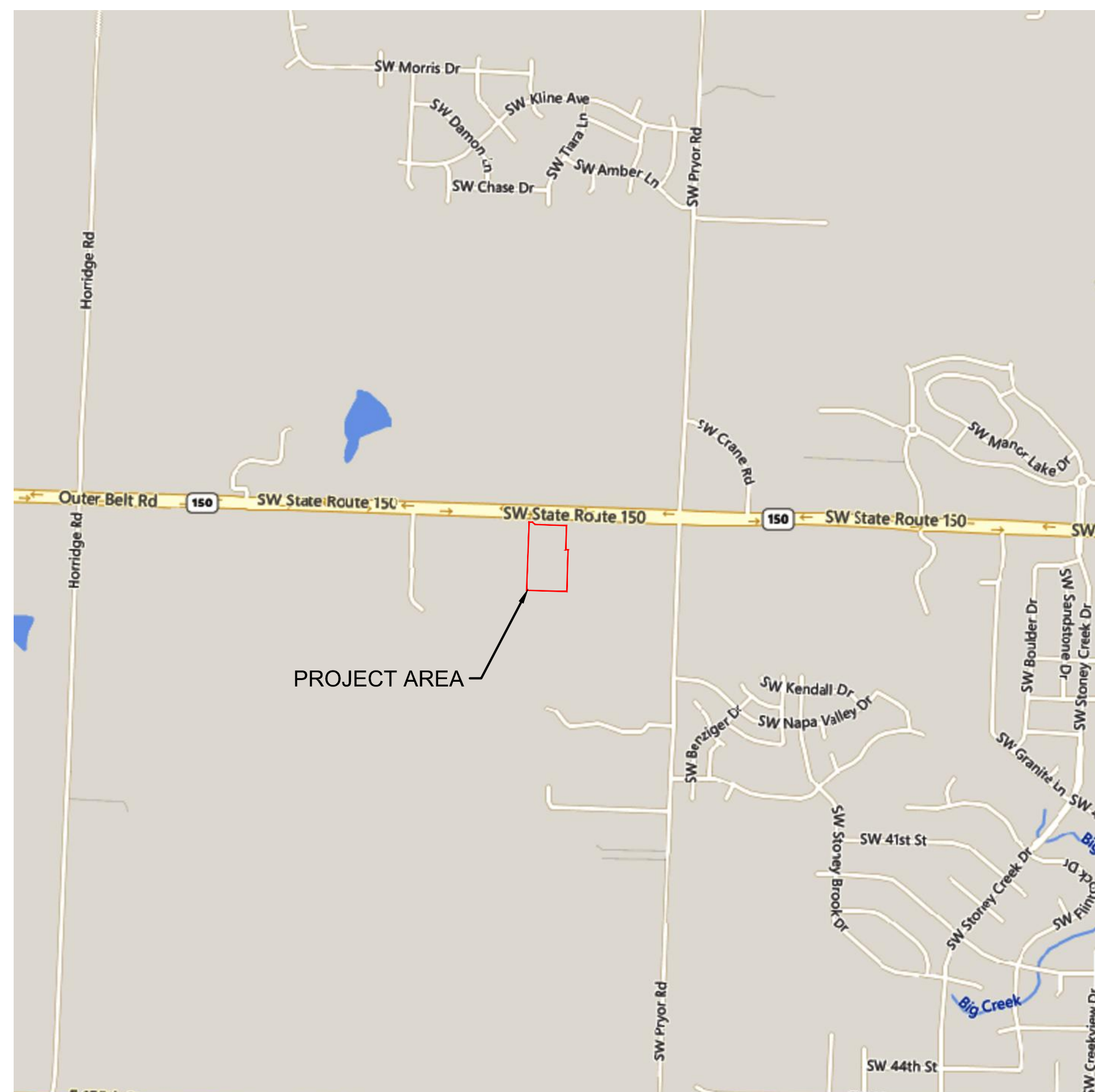
DISTURBED AREA = 4.62 AC



PROJECT TEAM & UTILITY CONTACT LIST	
<u>OWNER / DEVELOPER</u> CLAYTON PROPERTIES GROUP, INC. D.B.A. SUMMIT HOMES 120 SE 30TH STREET CONTACT: VINCENT WALKER LEE'S SUMMIT, MO 64082 PHONE: 816.246.6700 EMAIL: VINCENT@SUMMITHOMESKC.COM	<u>UTILITY SERVICE NUMBERS</u> NAME: LEE'S SUMMIT PUBLIC WORKS PHONE: 816-969-1800 NAME: LEE'S SUMMIT WATER & SERVICES DEPARTMENT PHONE: 816-969-1940
<u>ENGINEER</u> OLSSON 1301 BURLINGTON ST. SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: JULIE E. SELLERS, P.E. PHONE: 816.361.1177 EMAIL: JSSELLERS@OLSSON.COM	NAME: SPIRE (MGE) PHONE: 314-342-0500 NAME: AT&T PHONE: 800-286-8313 NAME: EVERGY PHONE: 816-471-5275
<u>SURVEYOR</u> OLSSON 1301 BURLINGTON ST. SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: JASON ROUDEBUSH PHONE: 816.361.1177 EMAIL: JROUDEBUSH@OLSSON.COM	NAME: SPECTRUM (TWC) PHONE: 877-772-2253 NAME: GOOGLE FIBER PHONE: 877-454-6959

☒ NOT FOR CONSTRUCTION

☐ REVIEWED FOR CONSTRUCTION



ALL OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 47 NORTH, RANGE 32 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN LEE'S SUMMIT, JACKSON COUNTY MISSOURI EXCEPT THAT PART IN MISSOURI STATE HIGHWAY NO. 150 RIGHT-OF-WAY

ALSO

A TRACT OF LAND IN THE WEST HALF OF THE SOUTHWEST QUARTER AND EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, 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. ROUBEUSH, 1/PLS. 2002014092, AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH 88°07'14" WEST, ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF SAID NORTHEAST QUARTER, 1,319.40 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE SOUTH 02°10'22" WEST, ON THE WEST LINE OF SAID NORTHEAST QUARTER OF SAID NORTHEAST QUARTER, 659.27 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE SOUTH 88°08'29" EAST, ON THE WEST LINE OF SAID NORTHEAST QUARTER OF SAID NORTHEAST QUARTER, 20.25 FEET TO THE WEST LINE OF SAID PLAT; THENCE SOUTH 88°08'29" EAST ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER OF SAID NORTHEAST QUARTER, AND ALONG SAID WESTERLY LINE, 326.96 FEET TO THE NORTHEAST CORNER OF SAID WEST HALF OF SAID SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER OF SAID NORTHEAST QUARTER, ALSO BEING THE SOUTHWEST CORNER OF SAID EAST HALF OF SAID NORTHWEST QUARTER OF SAID NORTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH 02°09'46" EAST ON THE WEST LINE OF SAID EAST HALF OF SAID NORTHWEST QUARTER OF SAID NORTHEAST QUARTER OF SAID NORTHEAST QUARTER, AND ALONG SAID WESTERLY LINE 348.14 FEET, THENCE LEAVING SAID EAST LINE AND SAID WESTERLY LINE, SOUTH 88°10'07" EAST, ALONG THE NORTH LINE OF SAID WESTED TRACT, 20.25 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE EAST, ALONG THE NORTH LINE OF SAID WESTED TRACT, A DISTANCE OF 366.15 FEET, THENCE NORTH 21°01'10" WEST, ALONG SAID WESTERLY LINE, AND ITS WESTERLY EXTENSION 353.36 FEET TO A POINT ON SAID WEST LINE OF SAID NORTHEAST QUARTER OF SAID NORTHEAST QUARTER OF SAID NORTHEAST QUARTER, THENCE NORTH 02°10'22" EAST ON SAID WEST LINE, 20.25 FEET TO THE POINT OF BEGINNING. CONTAINING 14,798 SQUARE FEET OR 0.34 ACRES, MORE OR LESS.

BENCHMARK NO. 1
CHISELED PLUS ON THE EAST FLANGED BOLT OF THE FIRE HYDRANT ON THE WEST SIDE OF SW PRYOR ROAD ON ADJOINING PROPERTY SOUTH OF THE
SOUTHWEST CORNER OF SUBJECT PROPERTY.
ELEVATION = 1014.830

BENCHMARK NO. 2
RAILROAD SPIKE IN THE NORTH FACE OF POWER POLE LOCATED ON THE SOUTH SIDE MISSOURI STATE HIGHWAY 150 AT THE WEST SIDE OF THE DRIVEWAY TO
2025 MISSOURI STATE HIGHWAY 150, LEE'S SUMMIT, MO.
ELEVATION = 1031.313


Sheet List Table	
Sheet Number	Sheet Title
C401	TITLE SHEET
C402	GENERAL NOTES
C403	GENERAL LAYOUT
C404	GRADING PLAN
C405	SITE DISTURBANCE PLAN PHASE A
C406	SITE DISTURBANCE PLAN PHASE A DETAILS
C407	SITE DISTURBANCE PLAN PHASE B
C408	SITE DISTURBANCE PLAN PHASE C
C409	SITE DISTURBANCE PLAN PHASE D
C410	DETAIL SHEET
C411	DETAIL SHEET

NOTE:
1. FEMA FIRM MAP NUMBER 29095C0531G SHOWS THE ENTIRE SITE IS LOCATED WITHIN ZONE X, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
2. PER MISSOURI DEPARTMENT OF NATURAL RESOURCES RECORDS, NO OIL AND GAS WELLS OR UNDERMINED AREAS ARE PRESENT ON THE SITE.

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

JULIE E. SELLERS, P.E.
CIVIL ENGINEER
MO# PE-2019000237

7/12/21
DATE

[illegible]

TITLE SHEET
GRADING & SITE DISTURBANCE PLANS

OSAGE 3RD PLAT

LEE'S SUMMIT, MO

drawn by: _____ MJ
checked by: _____ JE
designed by: _____ MJ
QA/QC by: _____ JE
project no.: _____ D19-233
drawing no.: C TTL01 D19233
date: 6/24/202

SHEET
C401

olson

Olsson - Civil Engineering
Missouri Certificate of Authority #001592
1301 Burlington Street
North Kansas City, MO 64116

www.olsson.com

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
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 DRAWING A MINIMUM OF 7 DAYS PRIOR TO THE REQUESTED DATE OF APPROVAL. ENGINEER SHALL REVIEW SHOP DRAWINGS OR SAMPLES 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 SANITARY 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 ANY 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				
	EXCAVATION	C.Y.	9104	
	EMBANKMENT	C.Y.	3610	
SITE DISTURBANCE				
	CONSTRUCTION ENTRANCE	EA.	1	
	CONCRETE WASHOUT	EA.	1	
	CURB INLET PROTECTION	EA.	12	
	AREA INLET PROTECTION	EA.	3	
	SILT FENCE	L.F.	860.06	
	DIVERSION BERM	L.F.	1157.47	
	ROCK DITCH CHECK	EA.	15	
	SEDIMENT TRAP	EA.	1	
	DISTURBED AREA	AC.	4.62	
	PERMANENT SEEDING	AC.	3.95	

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.

olsson

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Missouri Certificate of Authority #001592
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TEL 816.361.1177
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STATE OF MISSOURI
JULIE ELAINE SELLERS
Missouri Professional Engineer
NUMBER PE-2017000367
7/12/21

BY

REVISIONS DESCRIPTION

DATE

REV. NO.

2021

GENERAL NOTES
GRADING & SITE DISTURBANCE PLANS

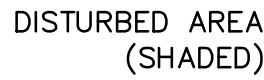
OSAGE 3RD PLAT

LEE'S SUMMIT, MO

drawn by: MJD
checked by: JES
designed by: MJD
QA/QC by: JES
project no.: D19-2339
drawing no.: C_TTL01_D192339
date: 6/24/2021

SHEET
C402

39.dwg USER: bworthley
C_PUTIL_D192339



GENERAL LAYOUT GRADING & SITE DISTURBANCE PLANS

OSAGE 3RD PLAT

LEE'S SUMMIT, MO

2021

REVISIONS DESCRIPTION

BY

STATE OF MISSOURI
JULIE ELAINE
SELLERS
NUMBER
PE-2017000367
7/12/21
PROFESSIONAL ENGINEER

olsen

Olsson - Civil Engineering
Missouri Certificate of Authority #001592
1301 Burlington Street
North Kansas City, MO 64116

DWG: F:\2019\2001-2500\019-2339-0140-Design\AutoCAD\Final Plans\Sheets\Grading & Site Disturbance Plans\C_GRD01_D192339.dwg USER: bworthley
DATE: Jul 08, 2021 5:25pm AREFS: C_PTBK_D192339 C_XBASE_D192339 C_PBASE_D192339 C_PBDY_D192339 C_PUTIL_D192339

GENERAL NOTES:

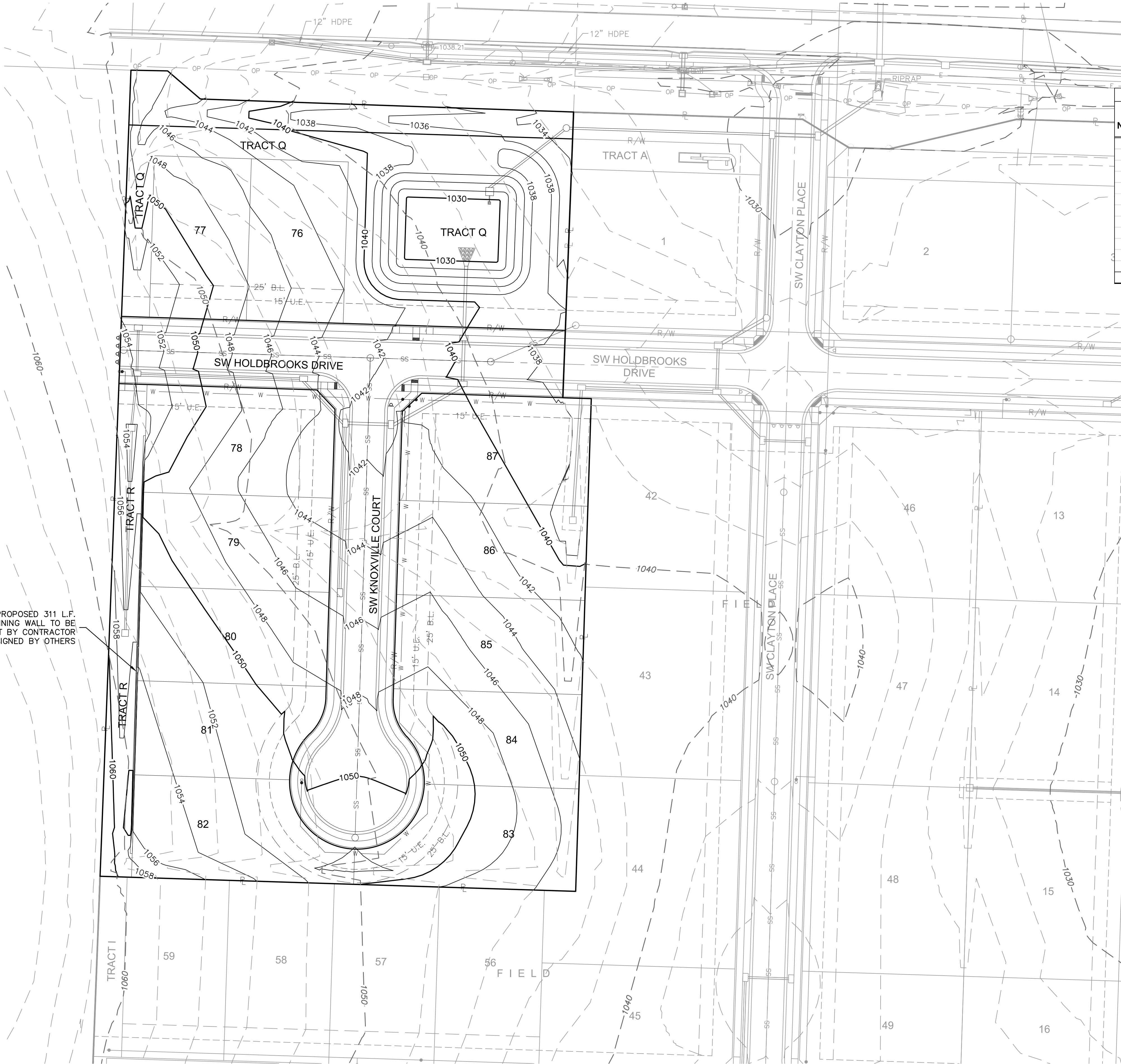
1. CONTRACTOR SHALL ADHERE TO THE "DESIGN AND CONSTRUCTION MANUAL" SECTION 2100 AS ADOPTED BY THE CITY OF LEE'S SUMMIT (LATEST EDITION), FOR EXCAVATION AND EMBANKMENT WORK WITHIN THE PROPOSED RIGHT-OF-WAY.
2. AREAS OF CONSTRUCTION SHALL BE STRIPPED OF ALL VEGETATION, ORGANIC MATTER AND TOPSOIL TO A DEPTH 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	1901	147
SITE	9104	3610
TOTAL	11005	3757

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.

PROPOSED 311 L.F.
RETAINING WALL TO BE
BUILT BY CONTRACTOR
AND DESIGNED BY OTHERS



LOT FILL INFORMATION			
LOT NUMBER	MAX DEPTH OF FILL (OVER 2' PLACED)	FILL PLACED ON EXISTING SLOPES > 5:1	PROPOSED SLOPES > 3:1
76			
77			
78			
79			
80			
81			
82			
83	3.4	X	
84	3.4	X	
85		X	
86	3.4	X	
87			
X Indicates condition applies to lot			

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

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1301 Burlington Street
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TEL 816.361.1177
www.olsson.com

STATE OF MISSOURI
JULIE ELAINE
SELLERS
Professional Engineer
NUMBER
PE-2017000367
7/12/21

BY

REVISIONS DESCRIPTION

DATE

REV. NO.

GRADING PLAN
GRADING & SITE DISTURBANCE PLANS
OSAGE 3RD PLAT

LEE'S SUMMIT, MO







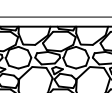




2021

drawn by: MJD
checked by: JES
designed by: MJD
QA/QC by: JES
project no.: D19-2339
drawing no.: C_GRD01_D192339
date: 6/24/2021

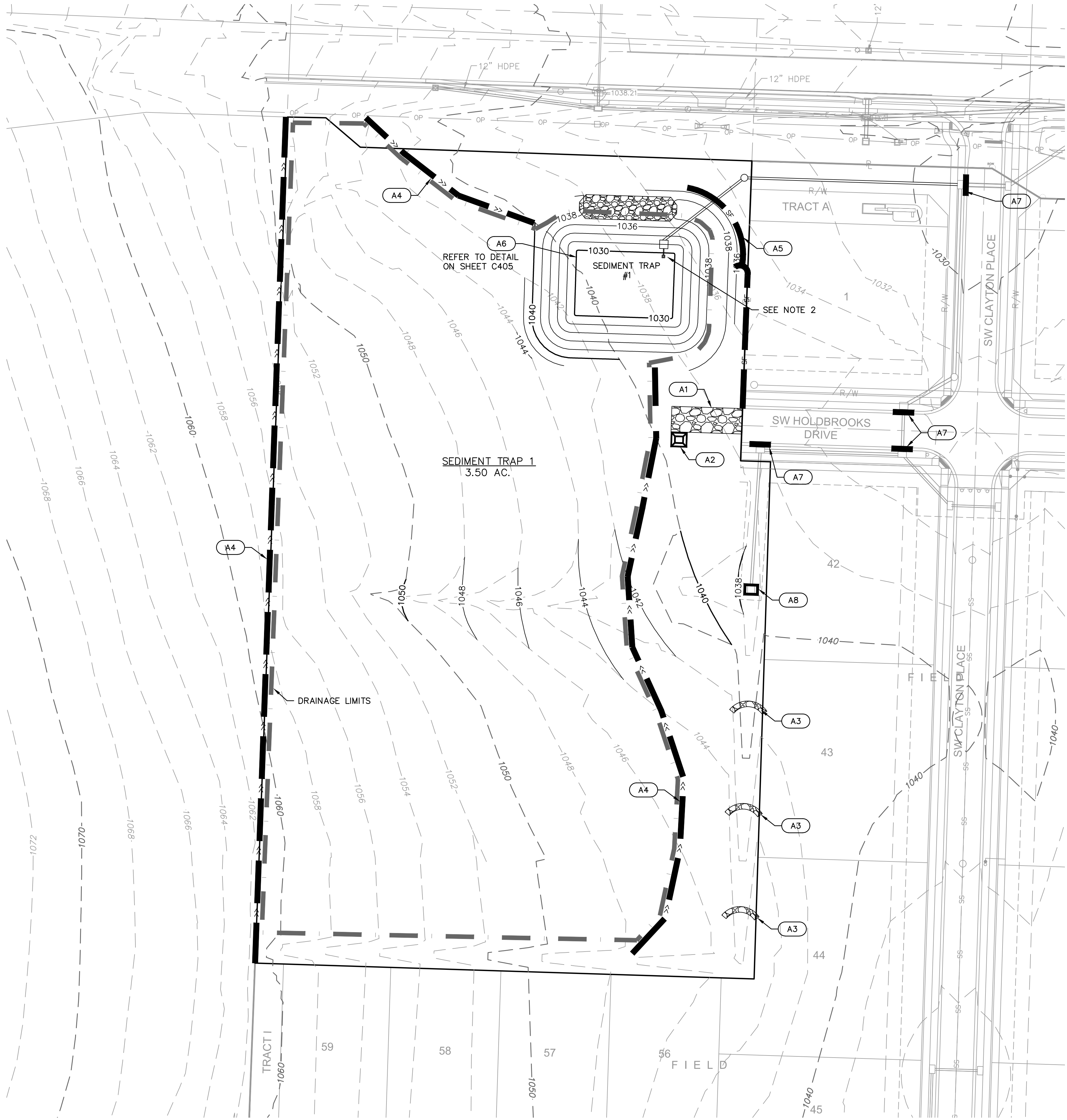
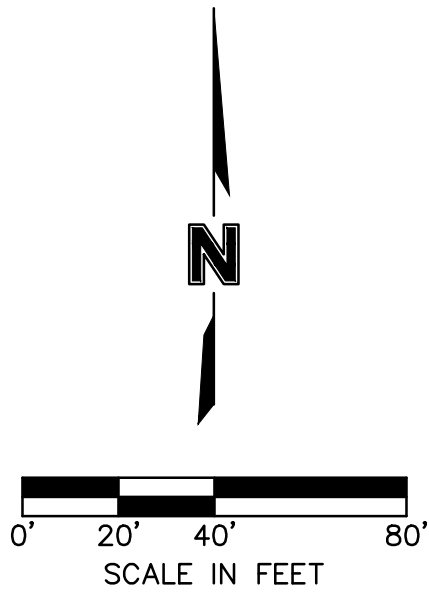
SHEET
C404

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. SEDIMENT TRAP #1 TO BECOME PERMANENT DETENTION BASIN. THE OUTLET STRUCTURE SHOULD BE INSTALLED AT TIME OF SEDIMENT TRAP INSTALLATION. ONCE STRUCTURE IS TO BE CONVERTED TO FINAL CONFIGURATION, INSTALL PER DETENTION BASIN PLAN IN STREET & STORM SEWER PLANS.

LEGEND	
PHASE A	
 SF 	SILT FENCE
 	STORM DRAIN INLET PROTECTION
 << 	TEMPORARY DIVERSION BERM
	TEMPORARY STONE CONSTRUCTION ENTRANCE
	DRAINAGE AREA TO SEDIMENT TRAP
 	ROCK DITCH CHECK
	CONCRETE WASHOUT






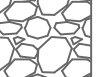




LEGEND	
	EXISTING INDEX CONTOURS
	EXISTING INTERMEDIATE CONTOURS
	PROPOSED INDEX CONTOURS
	PROPOSED INTERMEDIATE CONTOURS



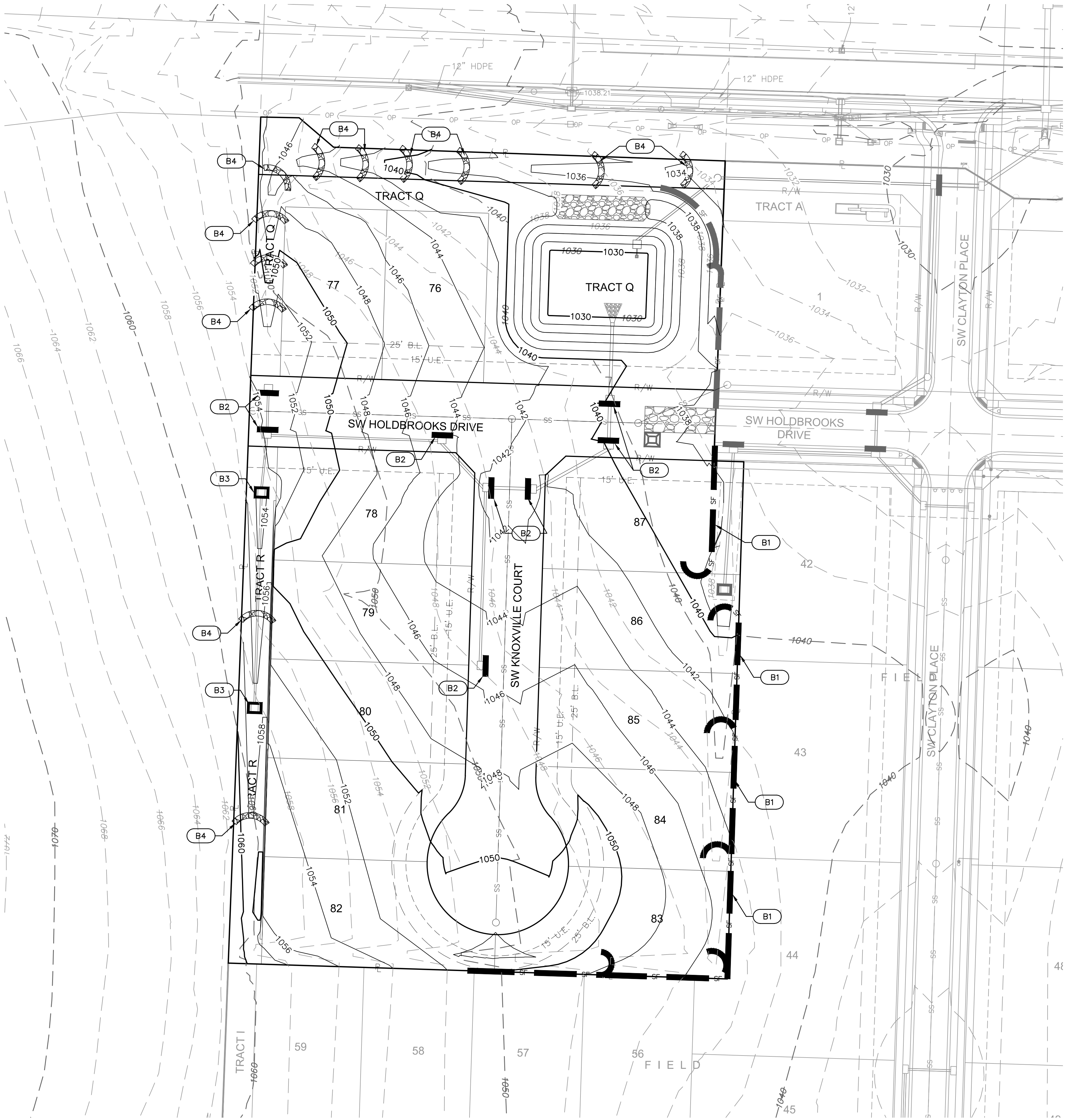
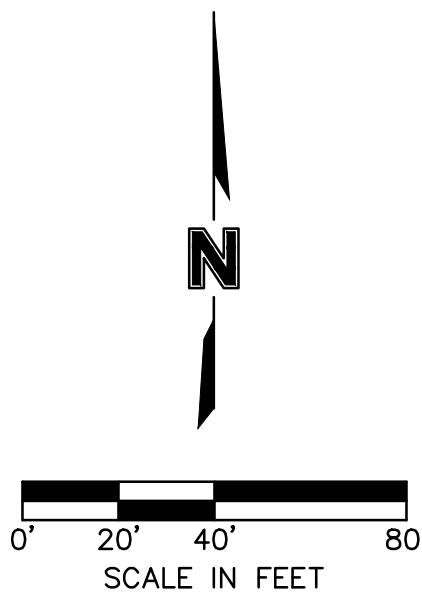
EROSION CONTROL STAGING CHART

PROJECT PHASE	EROSION CONTROL BMP REFERENCE NO.	BMP DESCRIPTION	REMOVE AFTER PHASE	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	ROCK DITCH CHECK	D	INSTALL PER APWA DETAIL ESC-10
	A4	DIVERSION BERM	C	INSTALL PER APWA DETAIL ESC-05
	A5	SILT FENCE	C	INSTALL PER APWA DETAIL ESC-03
	A6	SEDIMENT TRAP 1	C	INSTALL PER APWA DETAIL ESC-08
	A7	CURB INLET PROTECTION	D	INSTALL PER APWA DETAIL ESC-06
	A8	AREA INLET PROTECTION	D	INSTALL PER APWA DETAIL ESC-07
B – INTERIM	B1	SILT FENCE	D	INSTALL PER APWA DETAIL ESC-03
	B2	CURB INLET PROTECTION	D	INSTALL PER APWA DETAIL ESC-06
	B3	AREA INLET PROTECTION	D	INSTALL PER APWA DETAIL ESC-07
	B4	ROCK DITCH CHECK	D	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		
D – FINAL STABILIZATION	D1	SEED, SOD AND STABILIZE ALL DISTURBED AREAS BY REMOVAL OF SEDIMENT TRAPS		

2. SEDIMENT TRAP #1 TO BECOME PERMANENT DETENTION BASIN. THE OUTLET STRUCTURE SHOULD BE INSTALLED AT TIME OF SEDIMENT TRAP INSTALLATION. ONCE STRUCTURE IS TO BE CONVERTED TO FINAL CONFIGURATION, INSTALL PER DETENTION BASIN PLAN IN STREET & STORM SEWER PLANS.



PHASE A		PHASE B	LEGEND
			SILT FENCE
			STORM DRAIN INLET PROTECTION
			TEMPORARY DIVERSION BERM
			TEMPORARY STONE CONSTRUCTION ENTRANCE
			DRAINAGE AREA TO SEDIMENT TRAP
			ROCK DITCH CHECK
			CONCRETE WASHOUT

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



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.
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LEGEND	
	PROPOSED INDEX CONTOURS
	PROPOSED INTERMEDIATE CONTOURS




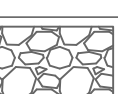

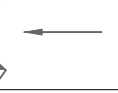


EROSION CONTROL STAGING CHART



PROJECT PHASE	EROSION CONTROL BMP REFERENCE NO.	BMP DESCRIPTION	REMOVE AFTER PHASE	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	ROCK DITCH CHECK	D	INSTALL PER APWA DETAIL ESC-10
	A4	DIVERSION BERM	C	INSTALL PER APWA DETAIL ESC-05
	A5	SILT FENCE	C	INSTALL PER APWA DETAIL ESC-03
	A6	SEDIMENT TRAP 1	C	INSTALL PER APWA DETAIL ESC-08
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	A8	AREA INLET PROTECTION	D	INSTALL PER APWA DETAIL ESC-07
B – INTERIM	B1	SILT FENCE	D	INSTALL PER APWA DETAIL ESC-03
	B2	CURB INLET PROTECTION	D	INSTALL PER APWA DETAIL ESC-06
	B3	AREA INLET PROTECTION	D	INSTALL PER APWA DETAIL ESC-07
	B4	ROCK DITCH CHECK	D	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		
D – FINAL STABILIZATION	D1	SEED, SOD AND STABILIZE ALL DISTURBED AREAS BY REMOVAL OF SEDIMENT TRAPS		

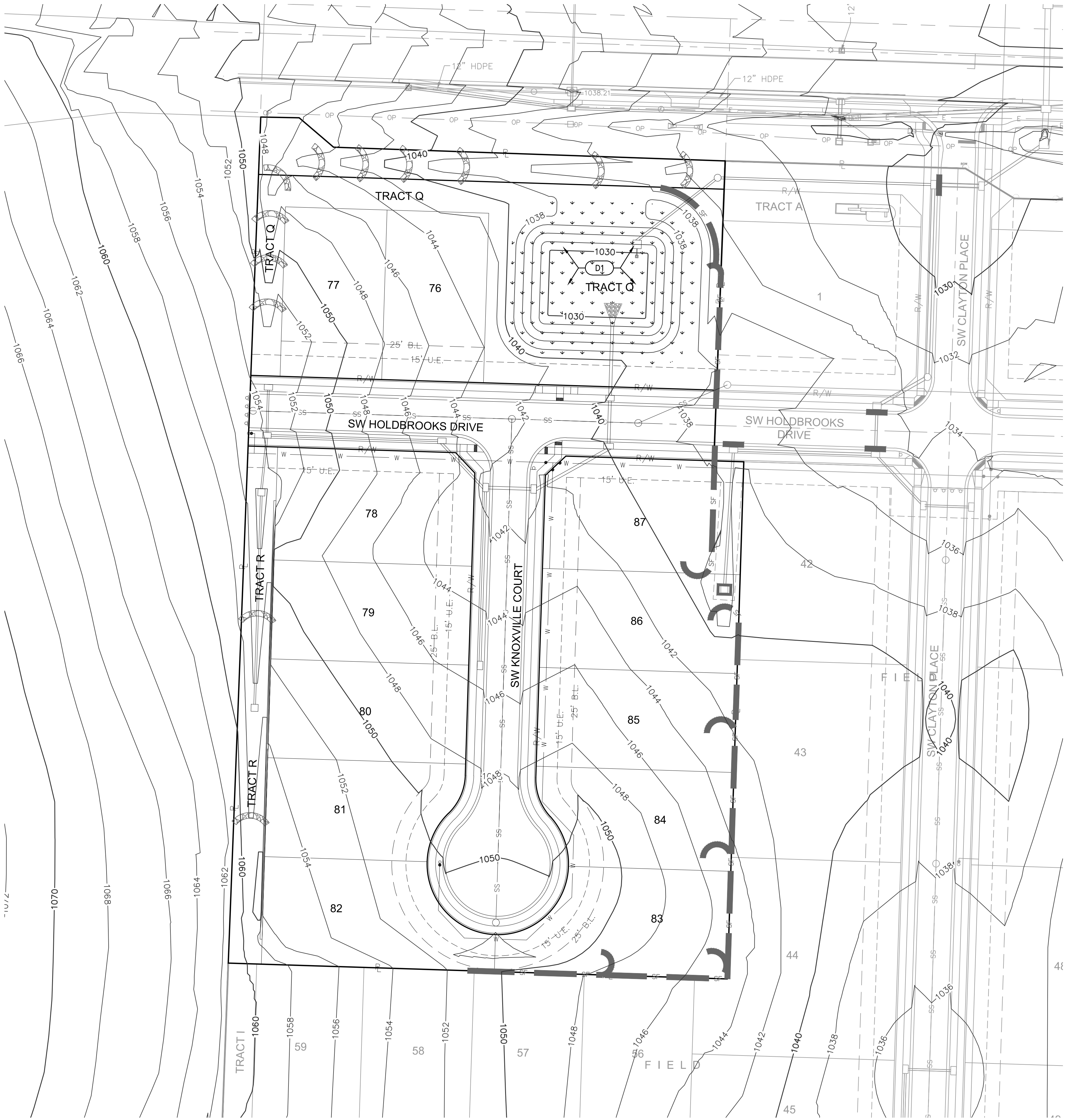
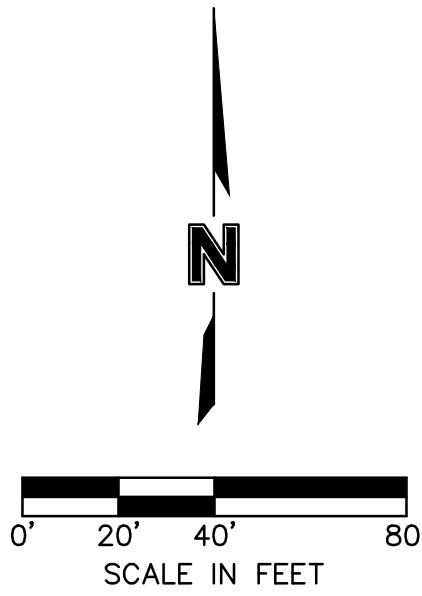
NOTE:

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LEGEND	
PHASE A-C	PHASE D
SF	SILT FENCE
	STORM DRAIN INLET PROTECTION
<<	TEMPORARY DIVERSION BERM
	TEMPORARY STONE CONSTRUCTION ENTRANCE
	DRAINAGE AREA TO SEDIMENT TRAP
	ROCK DITCH CHECK
	CONCRETE WASHOUT
	TURF GRASS SEEDING

LEGEND	
	PROPOSED INDEX CONTOURS
	PROPOSED INTERMEDIATE CONTOURS

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