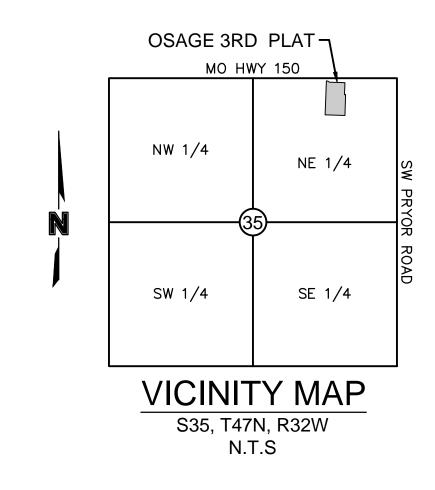
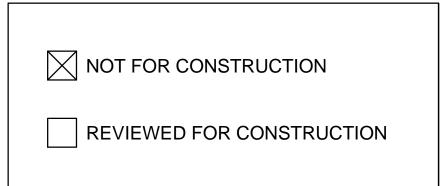
OSAGE THIRD PLAT GRADING & SITE DISTURBANCE PLANS

NE 1/4 SECTION 35, TOWNSHIP 47 N, RANGE 32 W. IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

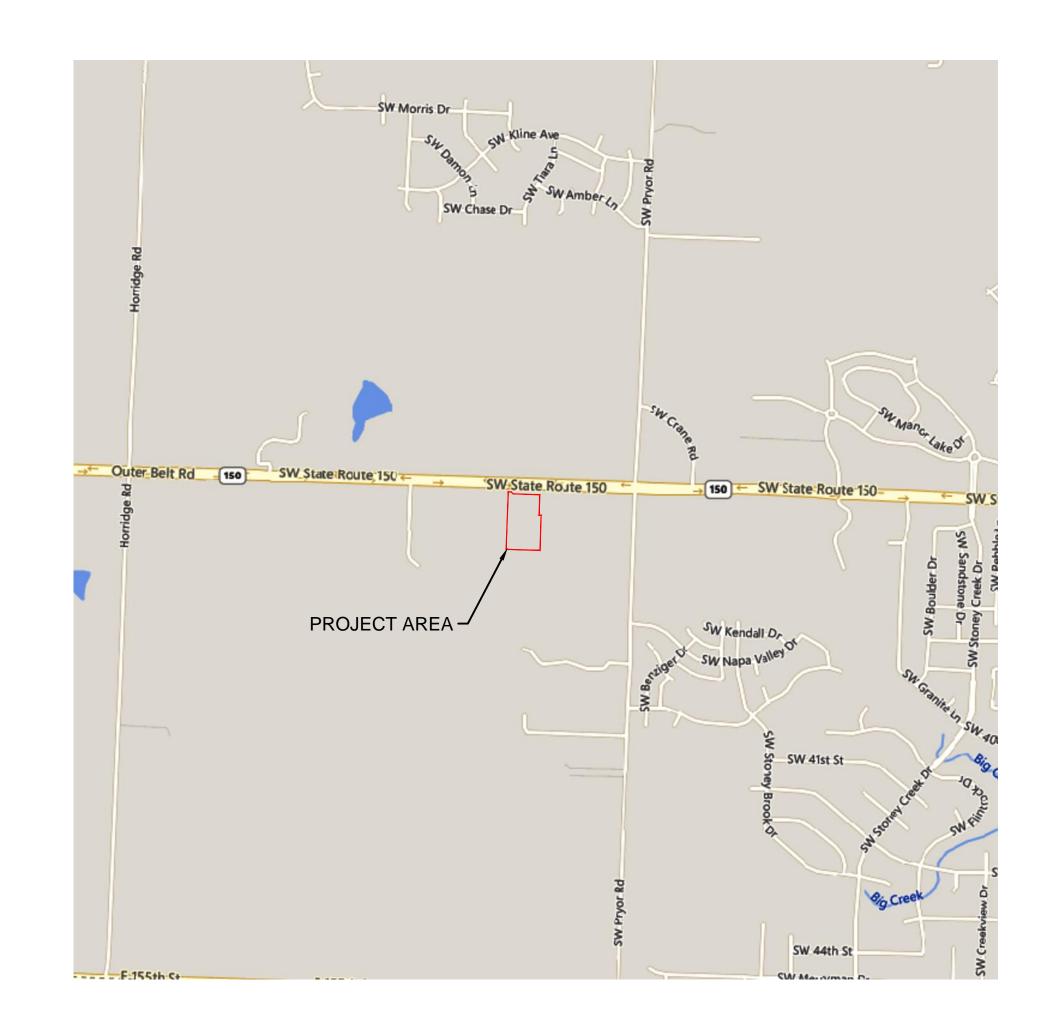
DISTURBED AREA = 4.62 AC



PROJECT TEAM & UTILITY CONTACT LIST							
OWNER / DEVELOPER 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	UTILITY SERVICE NUMBERS NAME: LEE'S SUMMIT PUBLIC WORKS PHONE: 816-969-1800 NAME: LEE'S SUMMIT WATER & SERVICES DEPARTMENT PHONE: 816-969-1940 NAME: SPIRE (MGE)						
ENGINEER OLSSON 1301 BURLINGTON ST. SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: JULIE E. SELLERS, P.E. PHONE: 816.361.1177 EMAIL: JSELLERS@OLSSON.COM	PHONE: 314-342-0500 NAME: AT&T PHONE: 800-286-8313 NAME: EVERGY PHONE: 816-471-5275						
SURVEYOR 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						







PROPERTY DESCRIPTION:

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

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 NORTHEAST 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. ROUDEBUSH, P.L.S. 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 0210'22" WEST, ON THE WEST LINE OF SAID NORTHEAST QUARTER OF SAID NORTHEAST QUARTER, 659.27 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER OF SAID NORTHEAST QUARTER ALSO BEING A POINT ON THE WESTERLY LINE OF PROPOSED OSAGE 2ND PLAT; THENCE SOUTH 88'08'29" EAST ON THE NORTH LINE OF SAID SOUTHWEST 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 346.14 FEET; THENCE LEAVING SAID EAST LINE AND SAID WESTERLY LINE, SOUTH 88"11"07" EAST, ALONG THE NORTH LINE OF PROPOSED TRACT I OF SAID PROPOSED OSAGE 2ND PLAT, 21.17 FEET; THENCE SOUTH 01°48'53" WEST ALONG THE EASTERLY LINE OF SAID PROPOSED TRACT I, A DISTANCE OF 366.13 FEET; THENCE NORTH 8811'07" WEST, ALONG SAID EASTERLY LINE AND ITS WESTERLY EXTENSION 353.36 FEET TO A POINT ON SAID WEST LINE 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

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

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				

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. DATE

8/26/21

CIVIL ENGINEER MO# PE-2019000237

> QA/QC by: project no.: drawing no.: <u>C_TTL01_D192339</u>

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
- 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.
- 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 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 INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH AN INSPECTOR 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.

Covil Engineering

JULIE ELAINE
SELLERS
NUMBER
PE-2017000367
8/26/21

ANS

REV. DATE REVISIONS DESCRIPTION

1 08/11/2021 REVISED PER CITY COMMENTS

1 08/11/2021 REVISED PER CITY COMMENTS

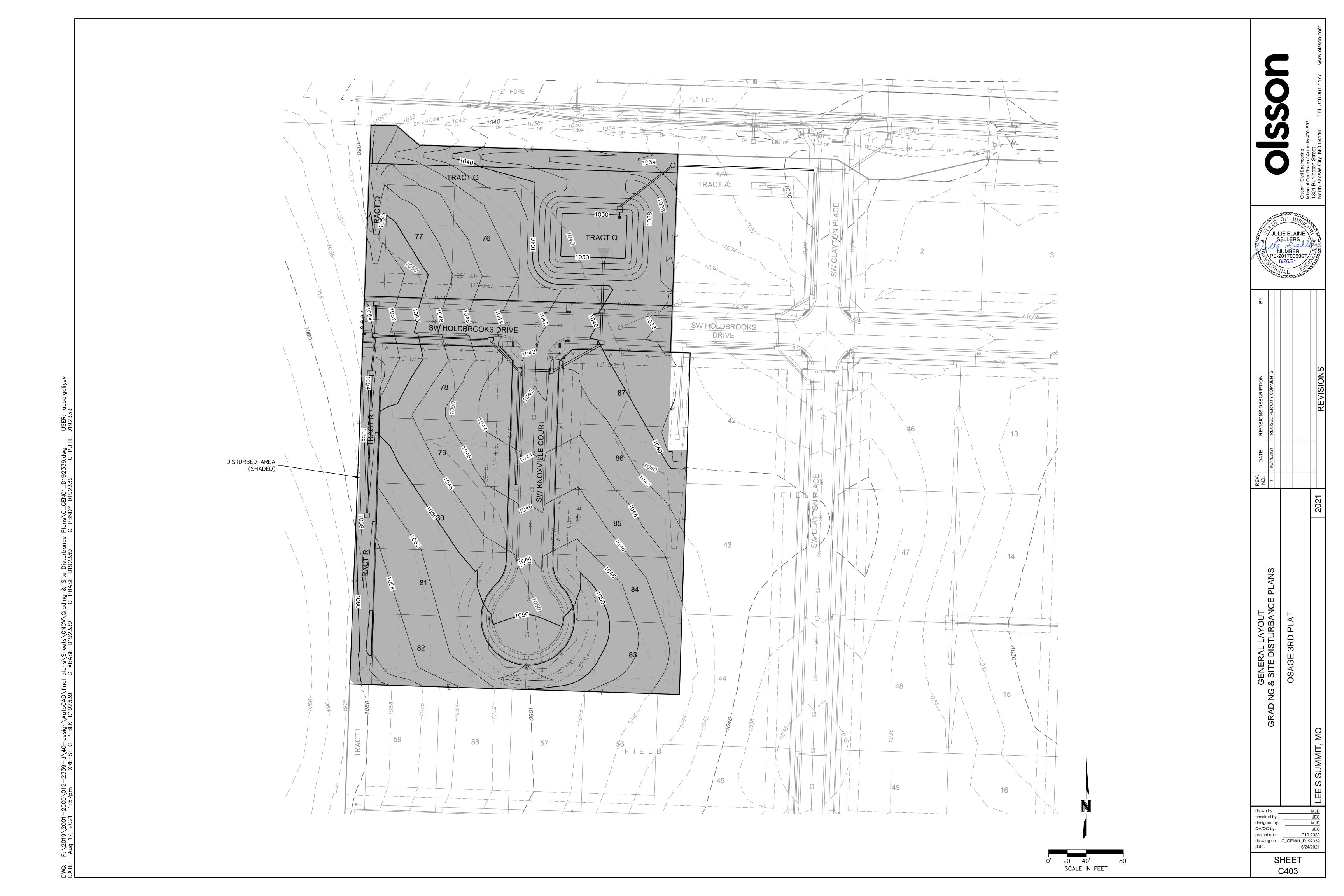
drawn by: MJD
checked by: JES
designed by: MJD
QA/QC by: JES
project no.: D19-2339

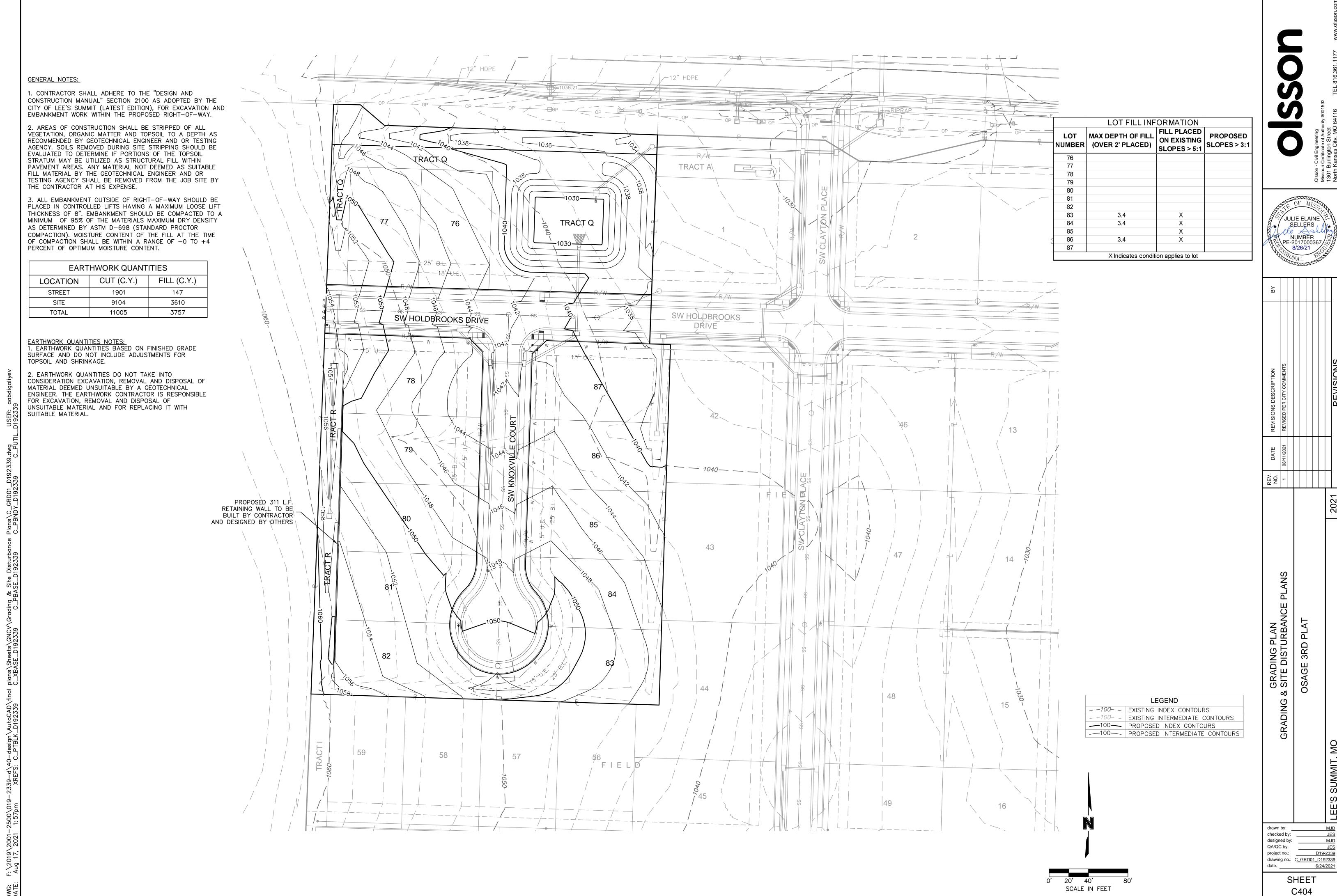
RAL NOTES DISTURBAN

GENER & SITE SHEET C402

6/24/2021

drawing no.: C_TTL01_D192339



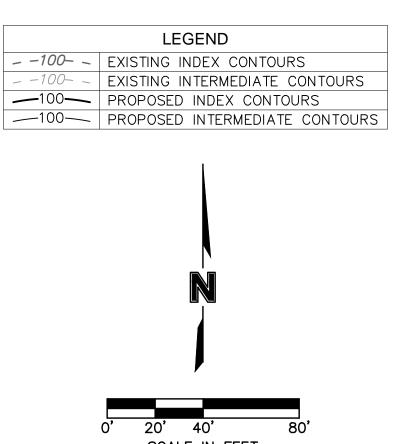


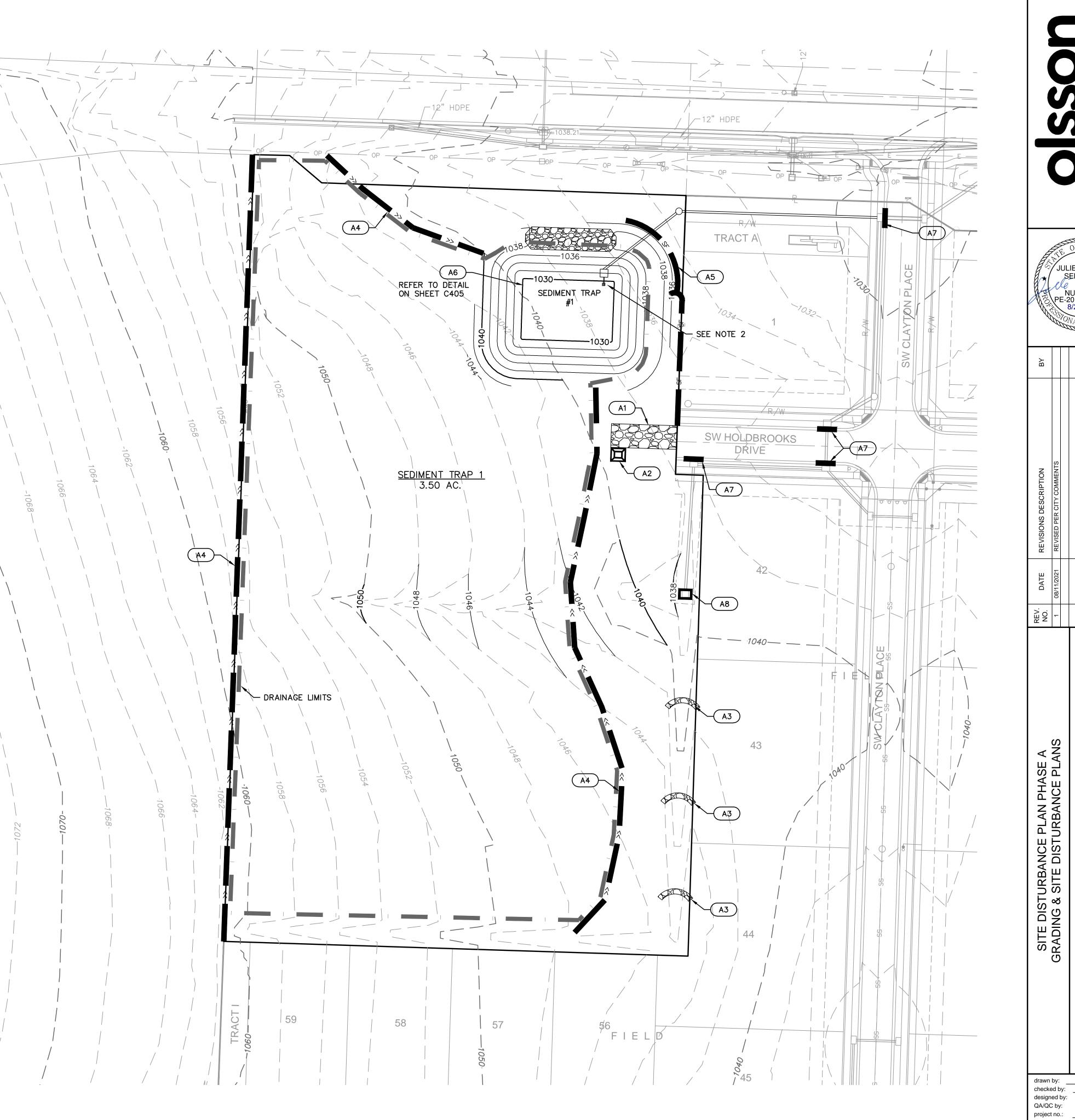
•				
	C — DISTURBED AREA STABILIZATION	C1	SEED, SOD AND STABILZE ALL DISTURBED AREAS	
	D — FINAL STABILIZATION		SEED, SOD AND STABILIZE ALL DISTURBED AREAS BY REMOVAL OF SEDIMENT TRAPS	

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.

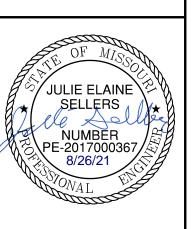
2. SEDIMENT TRAP #1 TO BECOME PERMANENT DETENTION BASIN. THE OUTLET STRUCTURE SHOULD BE INSTALLED AT TIME OF SEDIMENT TRAP INSTALLATION. ONCE STRUCTURE IS TO BE CONVERTED TO FINAL CONFIGURATION, INSTALL PER DETENTION BASIN PLAN IN STREET & STORM SEWER PLANS.

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



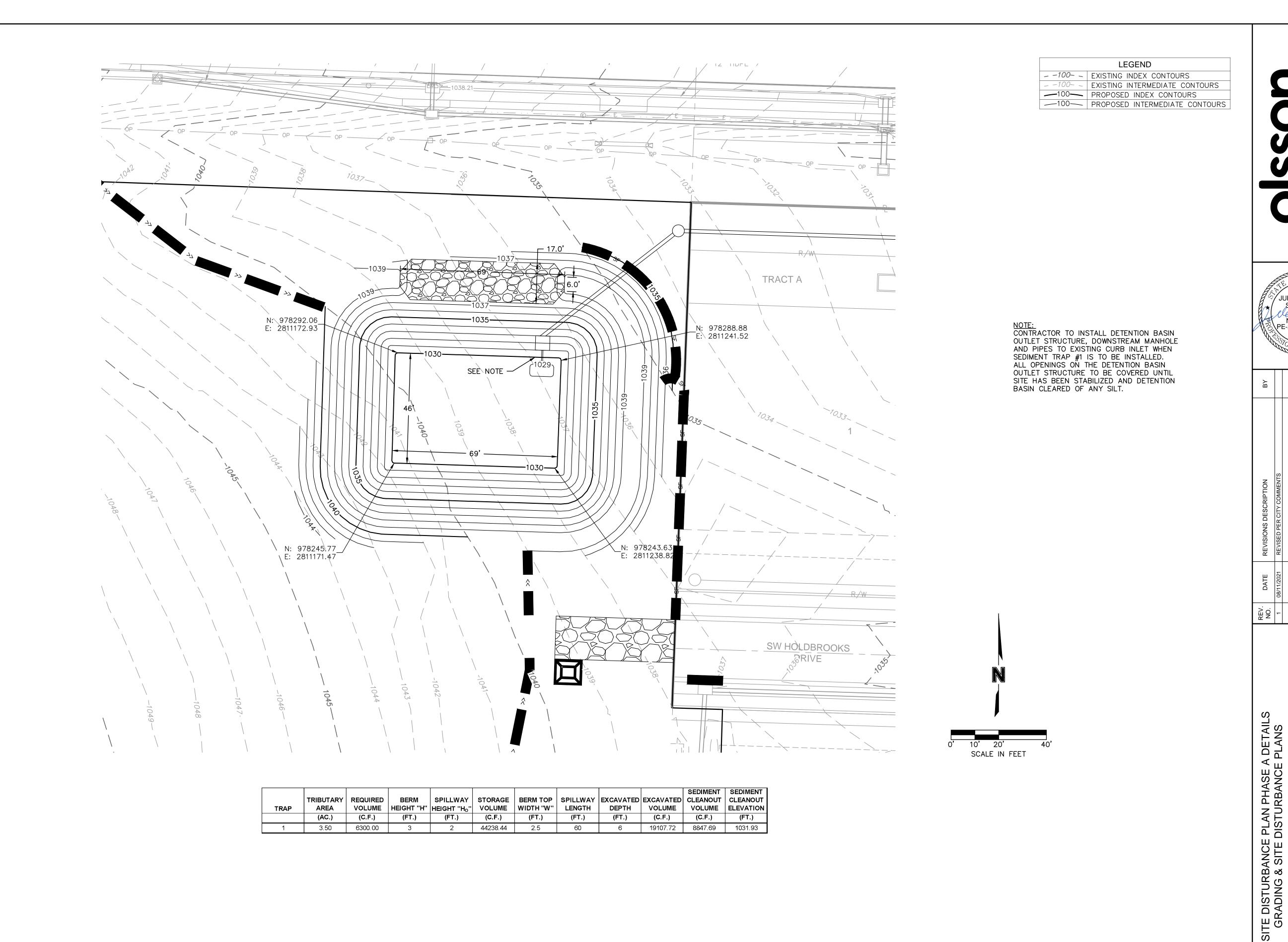


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ICE PLAN PHASE A	REV. NO.	V. DATE	REVISIONS DESCRIPTION	B
ISTURBANCE PLANS	1	08/11/2021	REVISED PER CITY COMMENTS	
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	, 000			
	2021		REVISIONS	

drawn by: MJD checked by: JES designed by: MJD QA/QC by: JES project no.: D19-2339 drawing no.: C_ERC01_D192339 date: 6/24/2021



JULIE ELAINE SELLERS NUMBER PE-2017000367 8/26/21

 drawn by:
 MJD

 checked by:
 JES

 designed by:
 MJD

 QA/QC by:
 JES

 project no.:
 D19-2339

 drawing no.:
 C_SBP01_D192339

 date:
 6/24/2021

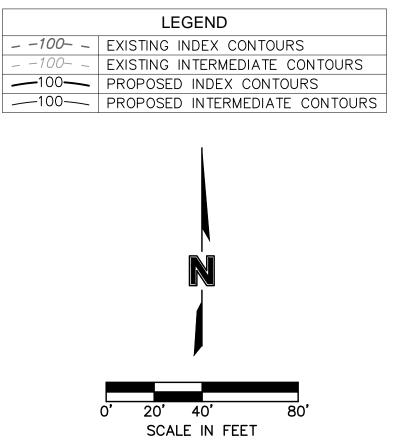
EROSION CONTROL STAGING CHART							
PROJECT PHASE	EROSION CONTROL BMP REFERENCE NO.	BMP DESCRIPTION	REMOVE AFTER PHASE	NOTES:			
	A1	CONSTRUCTION ENTRANCE	С	INSTALL PER APWA DETAIL ESC-01			
A — PRE-MASS GRADING	A2	CONCRETE WASHOUT	С	INSTALL PER APWA DETAIL ESC-01			
	А3	ROCK DITCH CHECK	D	INSTALL PER APWA DETAIL ESC-10			
	A4	DIVERSION BERM	С	INSTALL PER APWA DETAIL ESC-05			
	A5	SILT FENCE	С	INSTALL PER APWA DETAIL ESC-03			
	A6	SEDIMENT TRAP 1	С	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			
	B1	SILT FENCE	D	INSTALL PER APWA DETAIL ESC-03			
B — INTERIM	B2	CURB INLET PROTECTION	D	INSTALL PER APWA DETAIL ESC-06			
	В3	AREA INLET PROTECTION	D	INSTALL PER APWA DETAIL ESC-07			
~~~~~	B4~~~~	BOCK DITCH CHECK	~~~~	INSTALL PER APWA DETAIL ESC-10			

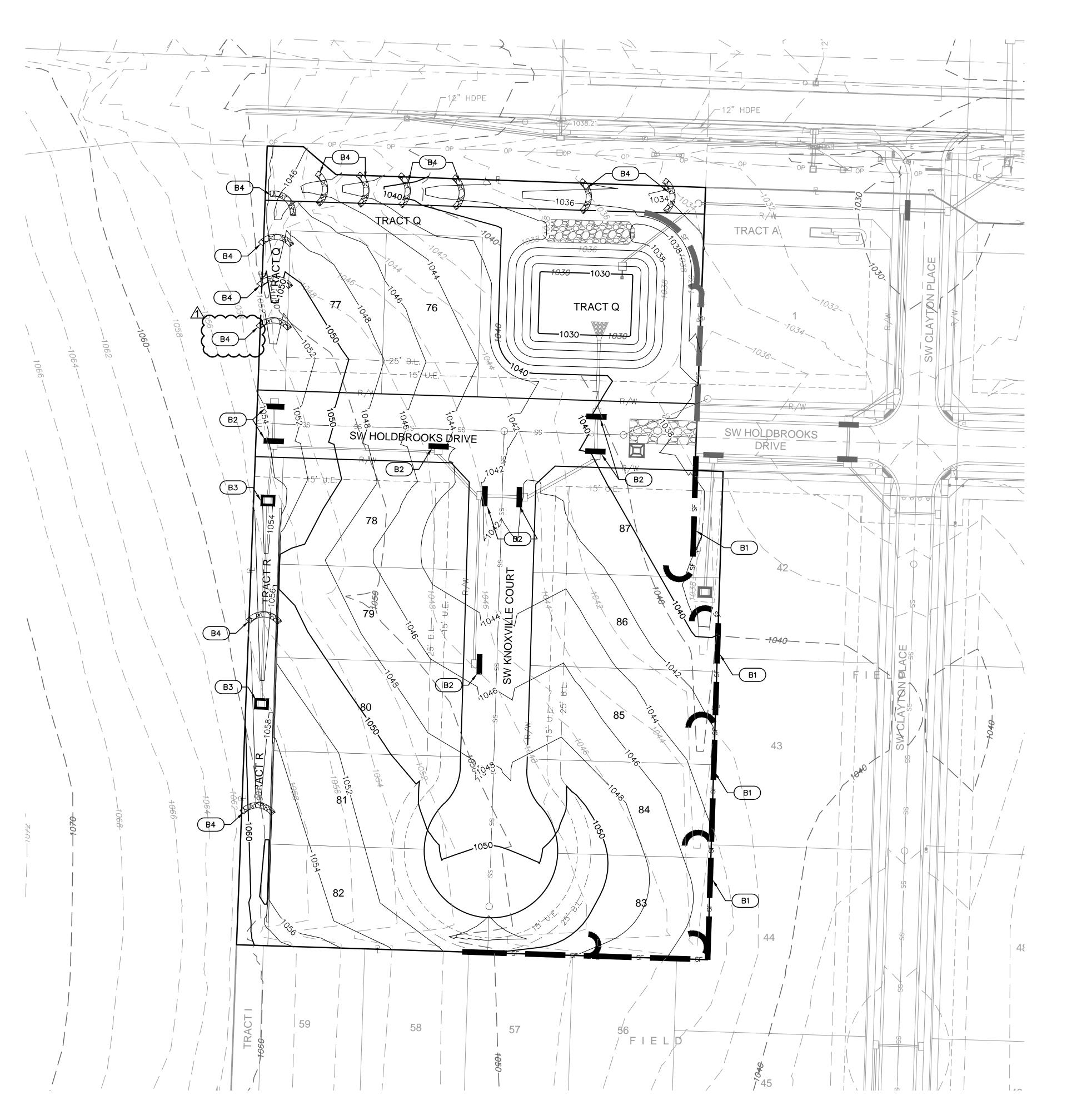
C - DISTURBED AREA	C1	SEED, SOD AND STABILZE ALL	
STABILIZATION		DISTURBED AREAS SEED, SOD AND STABILIZE ALL	
D - FINAL STABILIZATION		DISTURBED AREAS BY REMOVAL OF SEDIMENT TRAPS	

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.

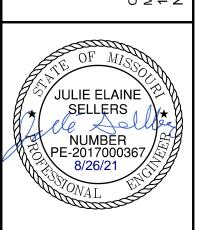
2. SEDIMENT TRAP #1 TO BECOME PERMANENT DETENTION BASIN. THE OUTLET STRUCTURE SHOULD BE INSTALLED AT TIME OF SEDIMENT TRAP INSTALLATION. ONCE STRUCTURE IS TO BE CONVERTED TO FINAL CONFIGURATION, INSTALL PER DETENTION BASIN PLAN IN STREET & STORM SEWER PLANS.

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





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DATE REVISIONS DESCRIPTION	08/11/2021 REVISED PER CITY COMMENTS				REVISIONS
REV.	-				
				, 000	2021
SITE DISTURBANCE PLAN PHASE B	_	OSAGE 3RD PLAT		(((

drawn by: MJD
checked by: JES
designed by: MJD
QA/QC by: JES
project no.: D19-2339
drawing no.: C_ERC02_D192339
date: 6/24/2021

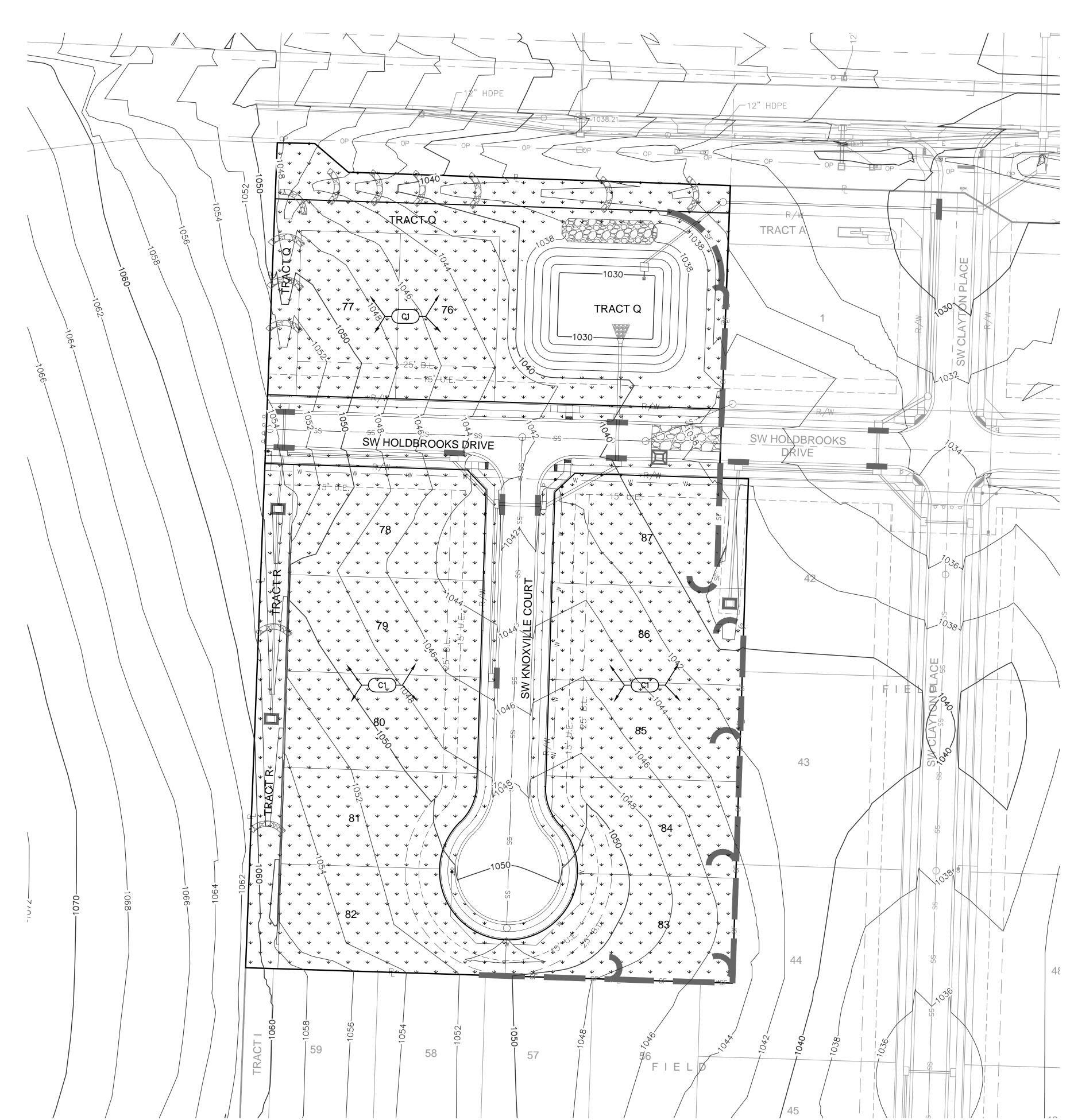
EROSION CONTROL STAGING CHART								
PROJECT PHASE	EROSION CONTROL BMP REFERENCE NO.	BMP DESCRIPTION	REMOVE AFTER PHASE	NOTES:				
A — PRE-MASS GRADING	A1	CONSTRUCTION ENTRANCE	С	INSTALL PER APWA DETAIL ESC-01				
	A2	CONCRETE WASHOUT	С	INSTALL PER APWA DETAIL ESC-01				
	А3	ROCK DITCH CHECK	D	INSTALL PER APWA DETAIL ESC-10				
	A4	DIVERSION BERM	С	INSTALL PER APWA DETAIL ESC-05				
	A5	SILT FENCE	С	INSTALL PER APWA DETAIL ESC-03				
	A6	SEDIMENT TRAP 1	С	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				
	B1	SILT FENCE	D	INSTALL PER APWA DETAIL ESC-03				
	B2	CURB INLET PROTECTION	D	INSTALL PER APWA DETAIL ESC-06				
B — INTERIM	В3	AREA INLET PROTECTION	D	INSTALL PER APWA DETAIL ESC-07				
~~~~~	P4~~~~	ROCK DITCH CHECK	~~~~	UNSTALL PER ARWA DETAIL ESC-10				

C — DISTURBED AREA STABILIZATION	C1	SEED, SOD AND STABILZE ALL DISTURBED AREAS	
D - FINAL STABILIZATION NOTE:	D1	SEED, SOD AND STABILIZE ALL DISTURBED AREAS BY REMOVAL OF SEDIMENT TRAPS	

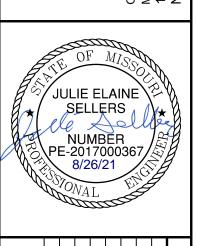
1. THE SITE DISTURBANCE PLANS INDICATES THE FINAL PLACEMENT OF EROSION CONTROL DEVICES. THE CONTRACTOR(S) MAY PROCEED WITH THE CONSTRUCTION PRIOR TO THE FINAL PLACEMENT OF THESE DEVICES BY PROVIDING ADDITIONAL DEVICES TO CONTROL EROSION ON THEIR ITEMS OF WORK. THESE DEVICES SHALL BE MAINTAINED UNTIL 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	LEGEND
PHASE A-B	PHASE C		—100— PROPOSED INDEX CONTOURS
SF SF		SILT FENCE	100 PROPOSED INTERMEDIATE CONTOURS
		STORM DRAIN INLET PROTECTION	
		TEMPORARY DIVERSION BERM	
		TEMPORARY STONE CONSTRUCTION ENTRANCE	
		DRAINAGE AREA TO SEDIMENT TRAP	
		ROCK DITCH CHECK	
I		CONCRETE WASHOUT	
	* * * * * * * * * * * * * * * * * * *	TURF GRASS SEEDING	0' 20' 40' 80' SCALE IN FEET



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drawn	SITE DISTURBANCE PLAN PHASE C	REV. NO.	DATE	REVISIONS DESCRIPTION
by:	GRADING & SITE DISTURBANCE PLANS	-	08/11/2021	REVISED PER CITY COMMENTS
	OSAGE 3RD PLAT			
М.				
	LEE'S SUMMIT, MO	2021		REVISIONS

drawn by: MJD
checked by: JES
designed by: MJD
QA/QC by: JES
project no.: D19-2339
drawing no.: C_ERC03_D192339
date: 6/24/2021

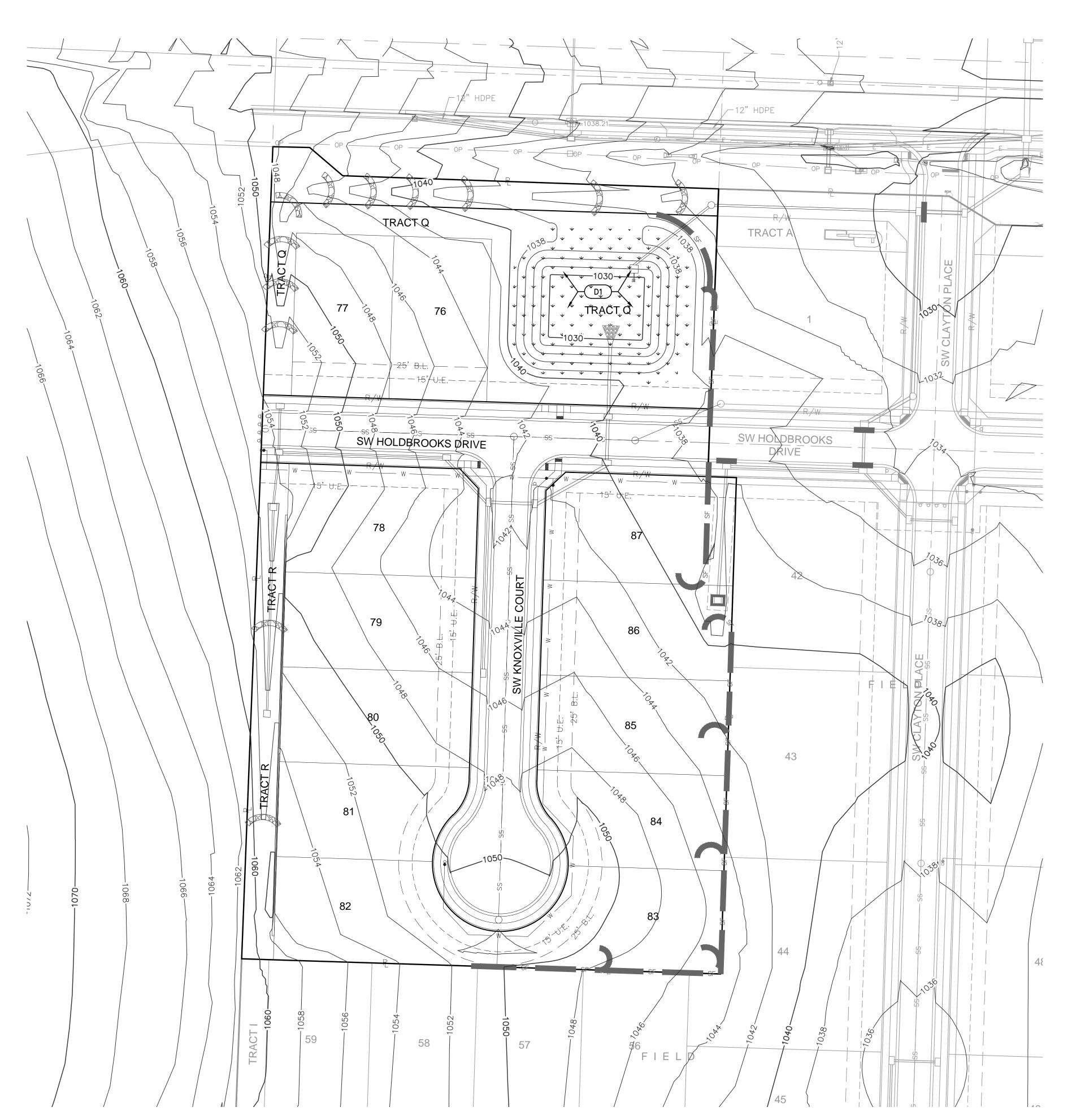
PROJECT PHASE	EROSION CONTROL BMP BMP DESCRIPTION REFERENCE NO.		REMOVE AFTER PHASE	NOTES:			
	A1	CONSTRUCTION ENTRANCE	С	INSTALL PER APWA DETAIL ESC-01			
	A2	CONCRETE WASHOUT	С	INSTALL PER APWA DETAIL ESC-01			
	А3	ROCK DITCH CHECK	D	INSTALL PER APWA DETAIL ESC-10			
A DDE MACC ODADINO	A4	DIVERSION BERM	С	INSTALL PER APWA DETAIL ESC-05			
A - PRE-MASS GRADING	A5	SILT FENCE	С	INSTALL PER APWA DETAIL ESC-03			
	A6	SEDIMENT TRAP 1	С	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			
	B1	SILT FENCE	D	INSTALL PER APWA DETAIL ESC-03			
D INTEDIA	B2	CURB INLET PROTECTION	D	INSTALL PER APWA DETAIL ESC-06			
B — INTERIM	В3	AREA INLET PROTECTION	D	INSTALL PER APWA DETAIL ESC-07			
	B40000	ROCK DITCH-CHECK		INSTALL PER APWA DETAIL ESC-10			

C — DISTURBED AREA STABILIZATION	C1	SEED, SOD AND STABILZE ALL DISTURBED AREAS	
D — FINAL STABILIZATION		SEED, SOD AND STABILIZE ALL DISTURBED AREAS BY REMOVAL OF SEDIMENT TRAPS	

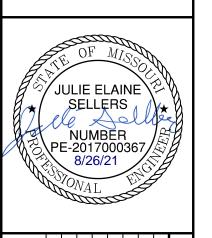
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	IN STREET & STO	ORM SEWER PLANS.		
			LEGEND	LEGEND
	PHASE A-C	PHASE D		—100— PROPOSED INDEX CONTOURS
	SF SF		SILT FENCE	
			STORM DRAIN INLET PROTECTION	
	**		TEMPORARY DIVERSION BERM	
			TEMPORARY STONE CONSTRUCTION ENTRANCE	
			DRAINAGE AREA TO SEDIMENT TRAP	
			ROCK DITCH CHECK	
	□		CONCRETE WASHOUT	
	* * * * * * * * * * * * * * * * * * *	* * * * * * * * * * * * * * * * * * *	TURF GRASS SEEDING	0' 20' 40' 80' SCALE IN FEET
1000	* * * *	* * * *	TURF GRASS SEEDING	SCALE IN FEET

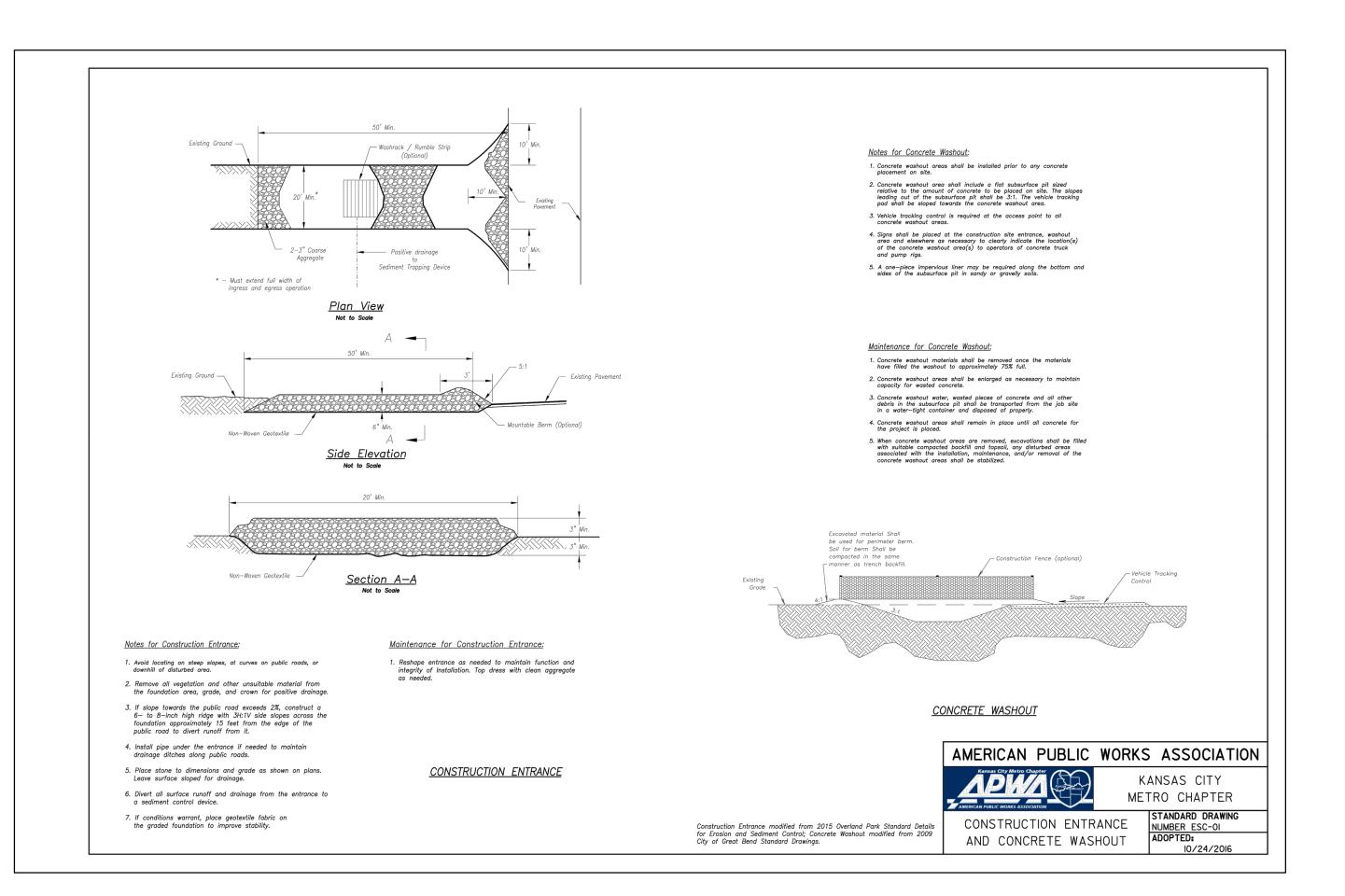


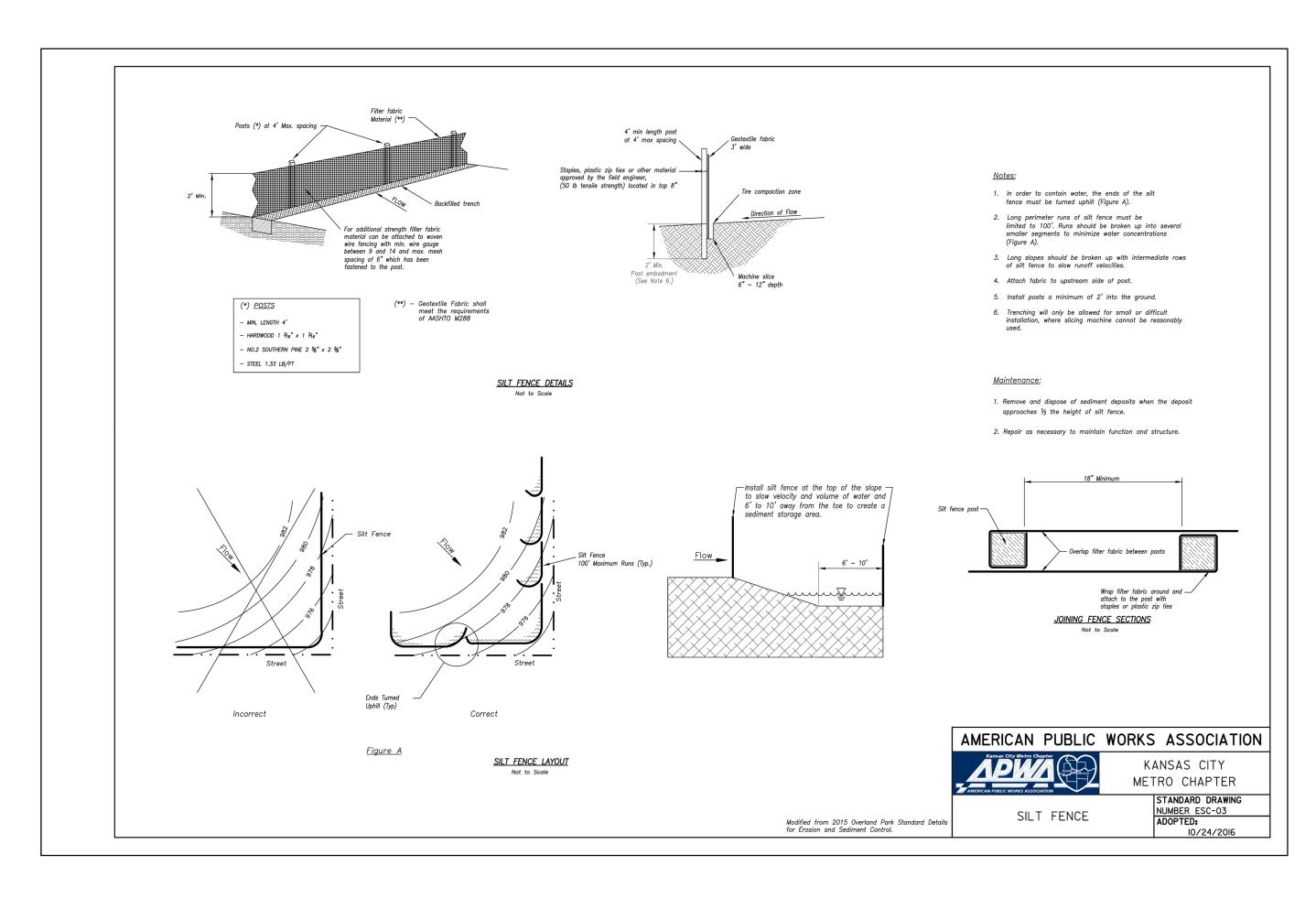
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Burlington Street

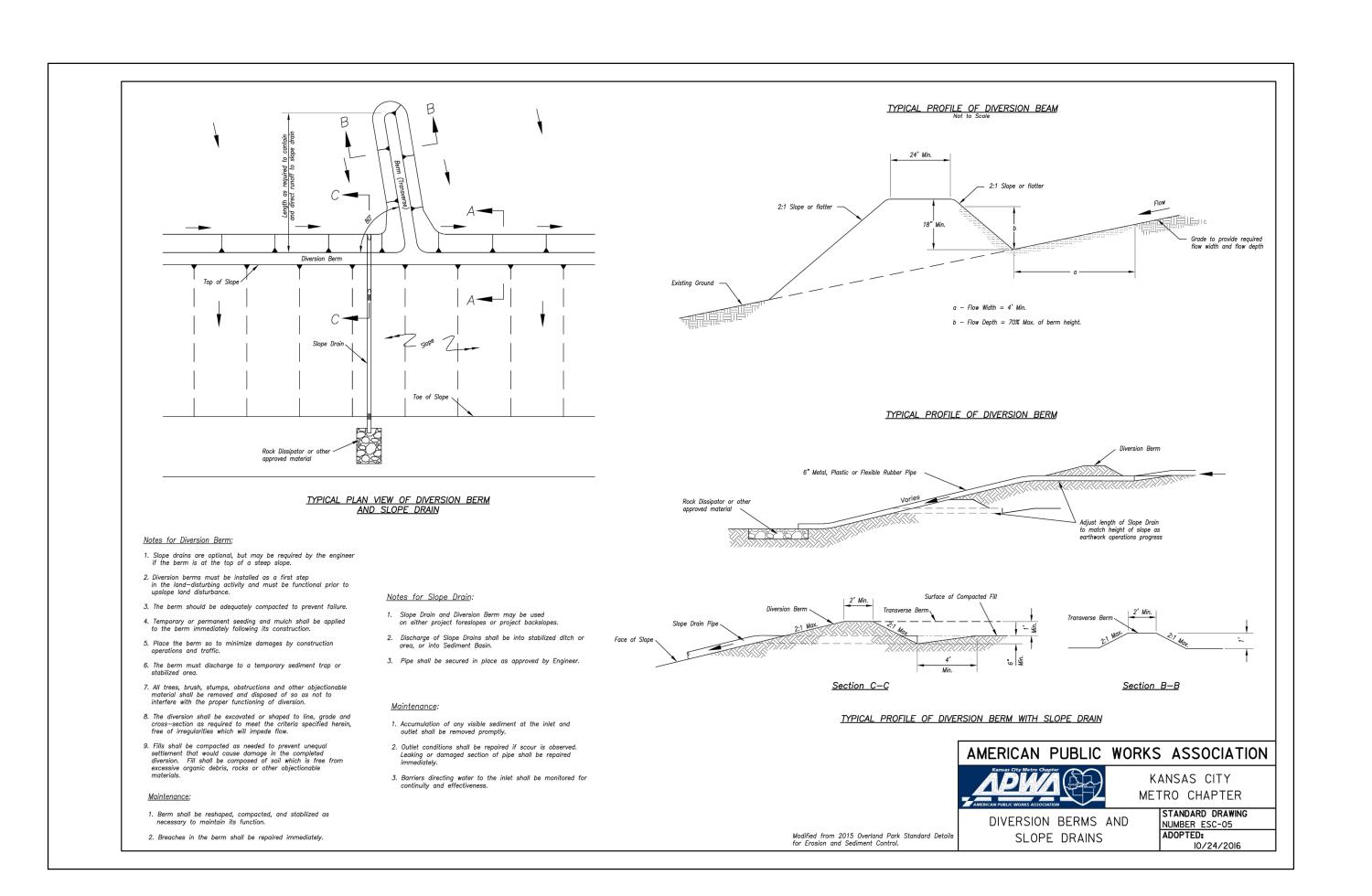


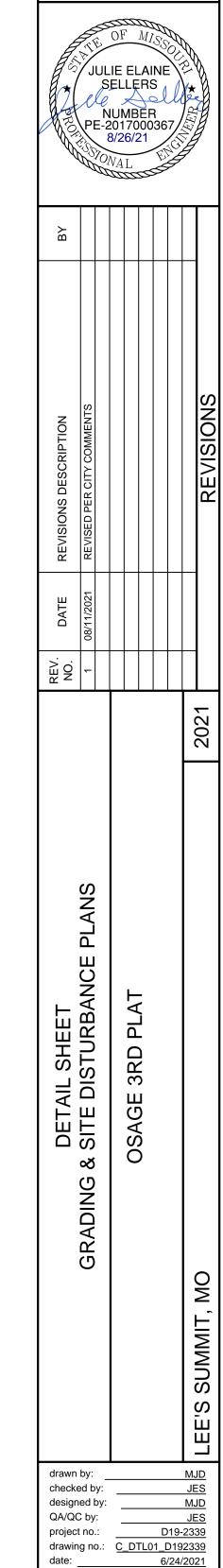
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<u> </u>						2021
SITE DISTURBANCE PLAN PHA			OSAGE 3RD PLAT		M	
checke design QA/QC	ed by:	-			JE M. JE	

drawn by: MJD checked by: JES designed by: MJD QA/QC by: JES project no.: D19-2339 drawing no.: C_ERC04_D192339 date: 6/24/2021



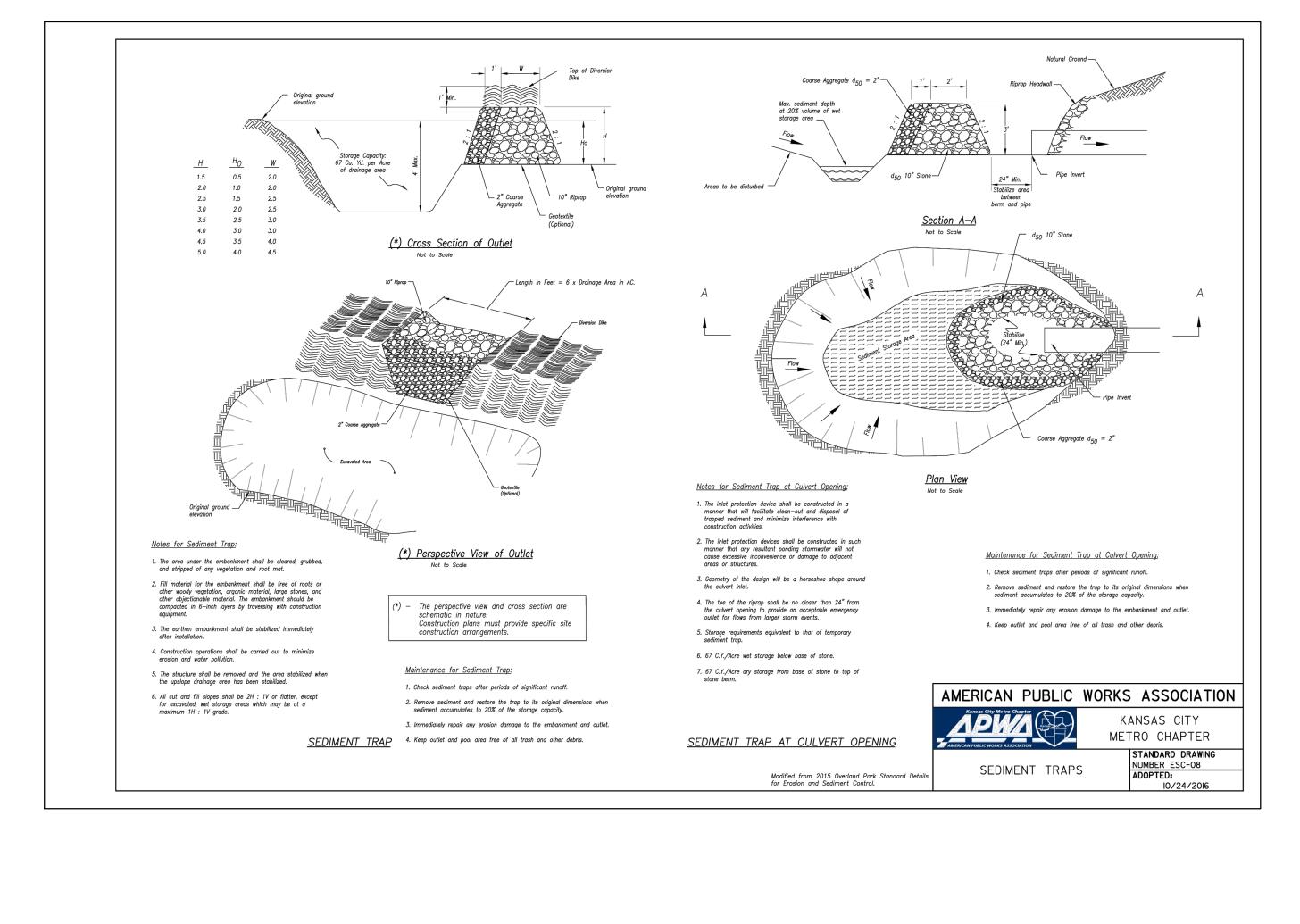


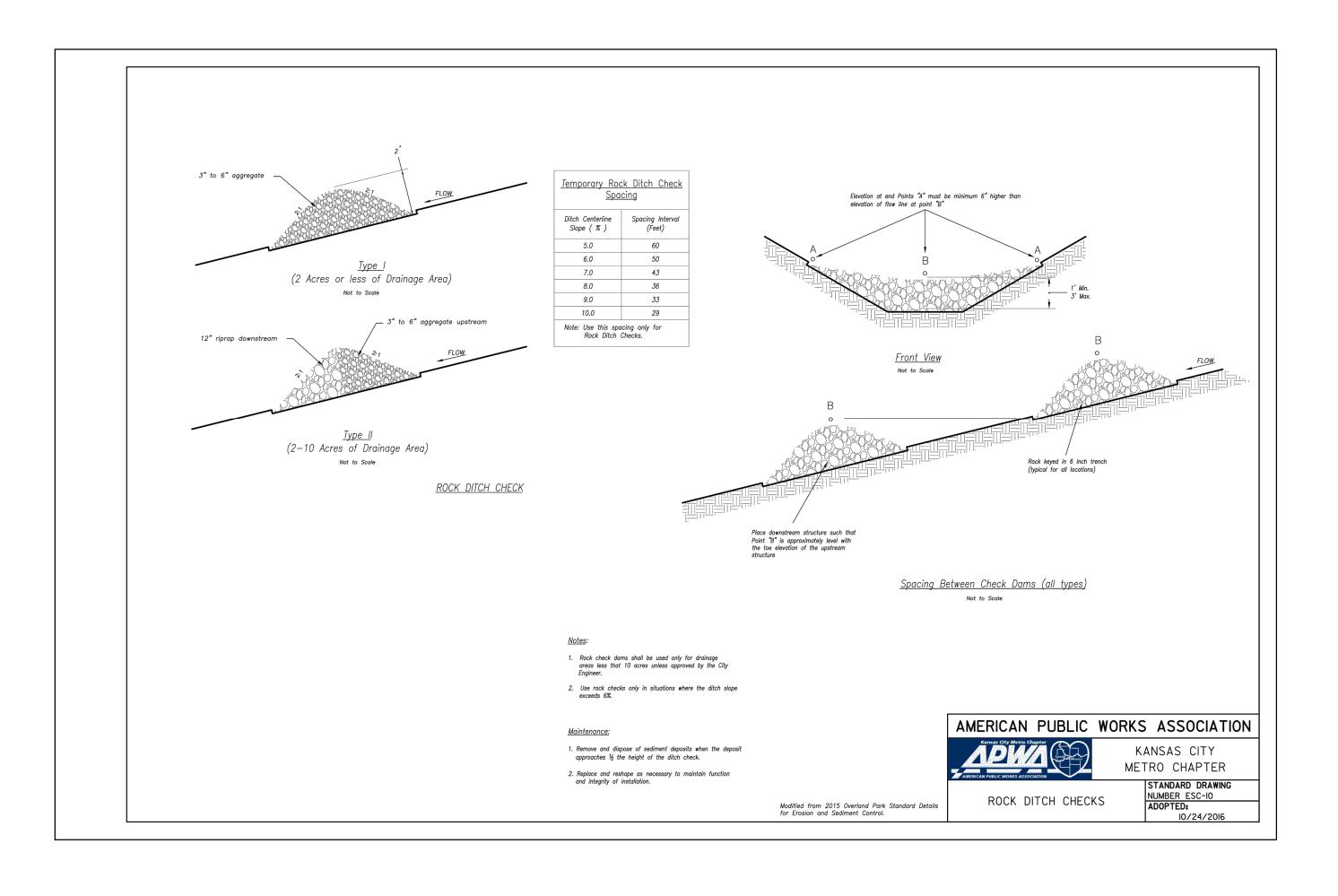


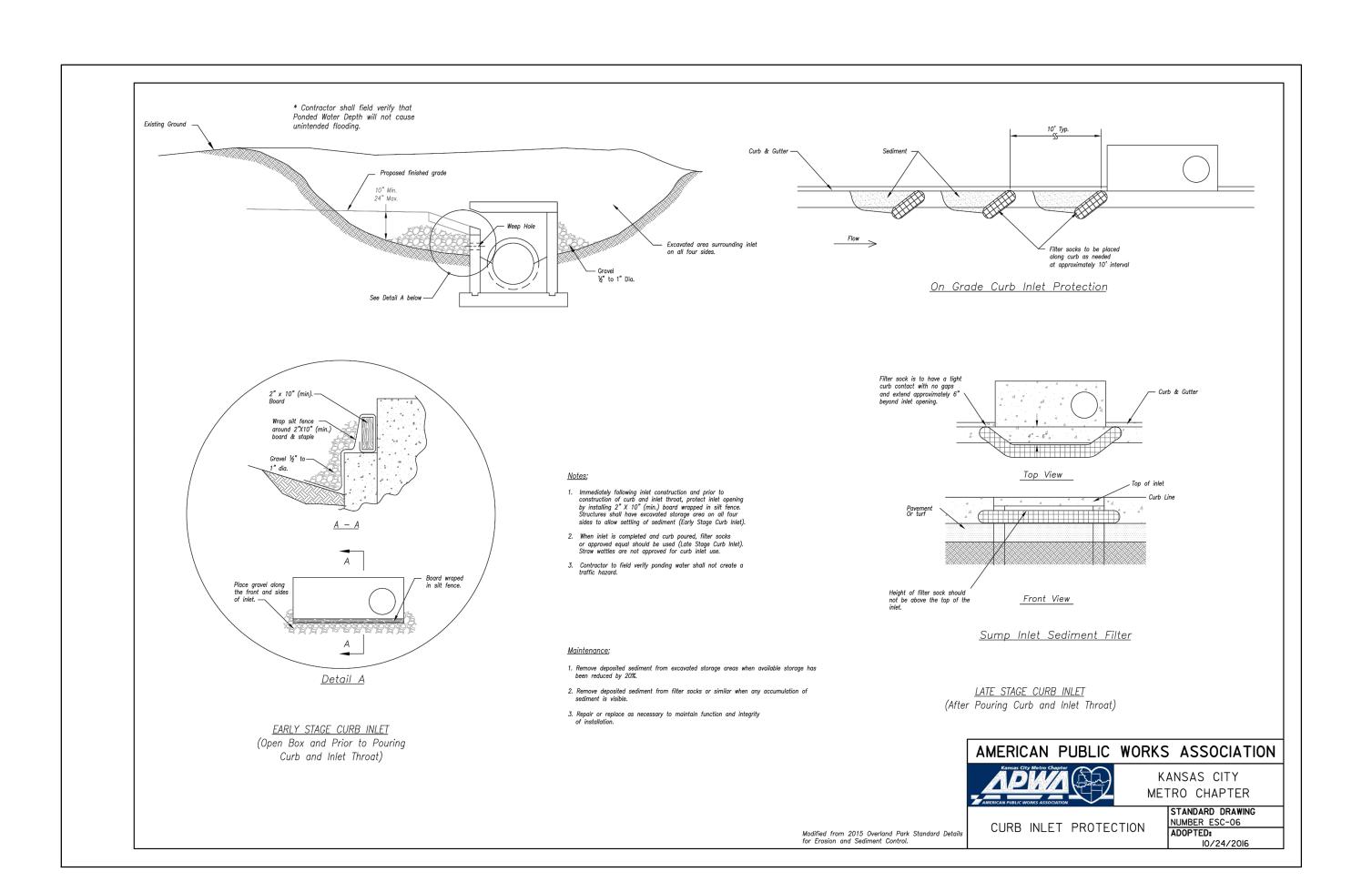


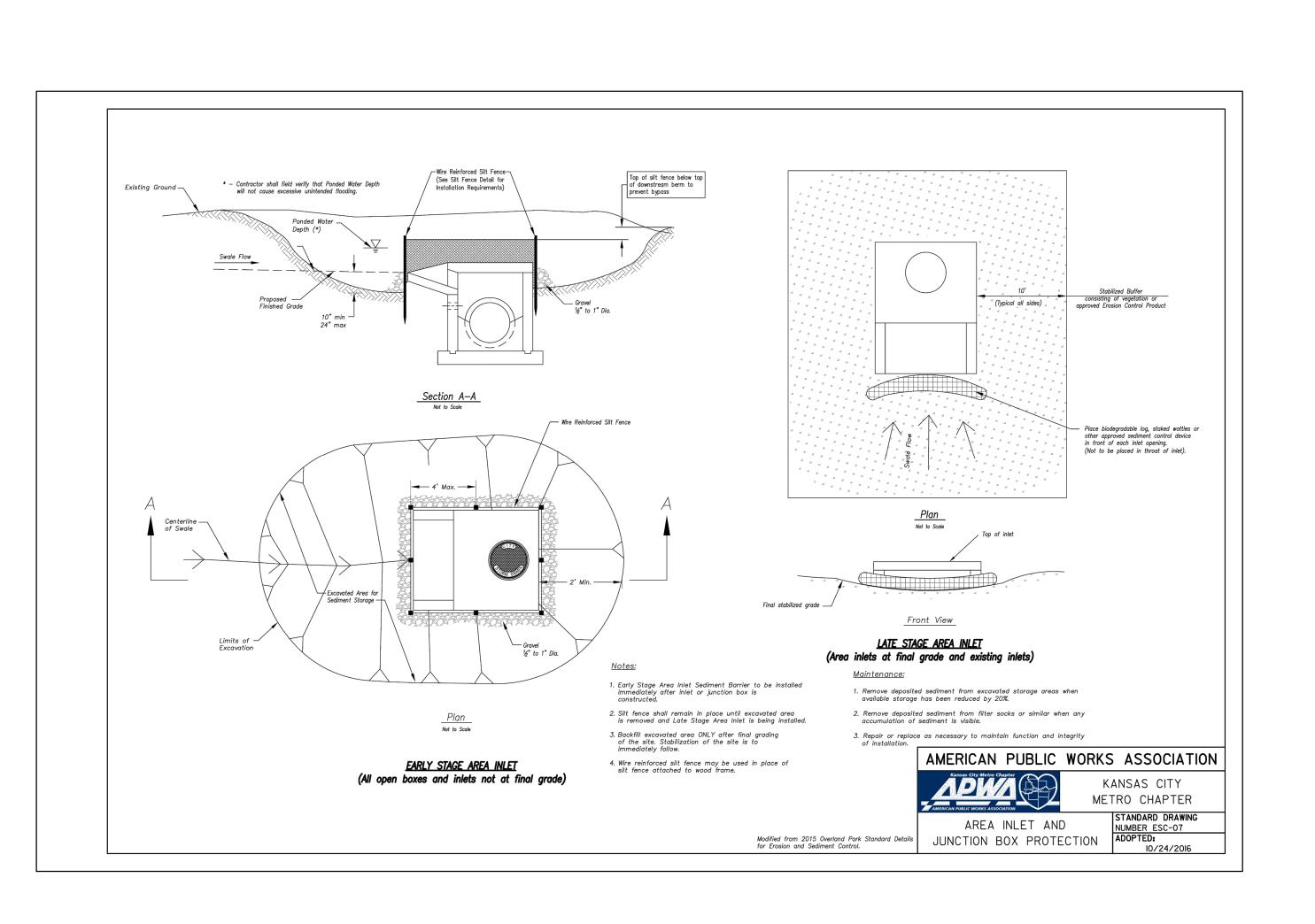
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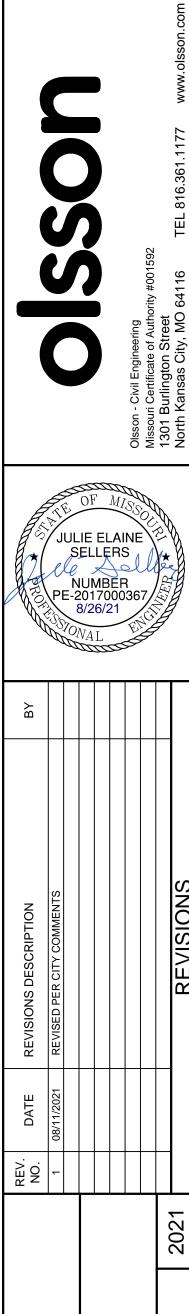
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		-	ΓLO
		OSAGE 3RD PLAT	_D
08/11/2021 REVISED PER CITY C	_	GRADING & SITE DISTURBANCE PLANS	d by: ed by: by: no.:
DATE REVISIONS DESCR	REV.	DETAIL SHEE	drawn checked design QA/QC project drawin date:

6/24/2021