

# NAPA VALLEY - 5th PLAT

## Erosion and Sediment Control

### LOTS 166-196

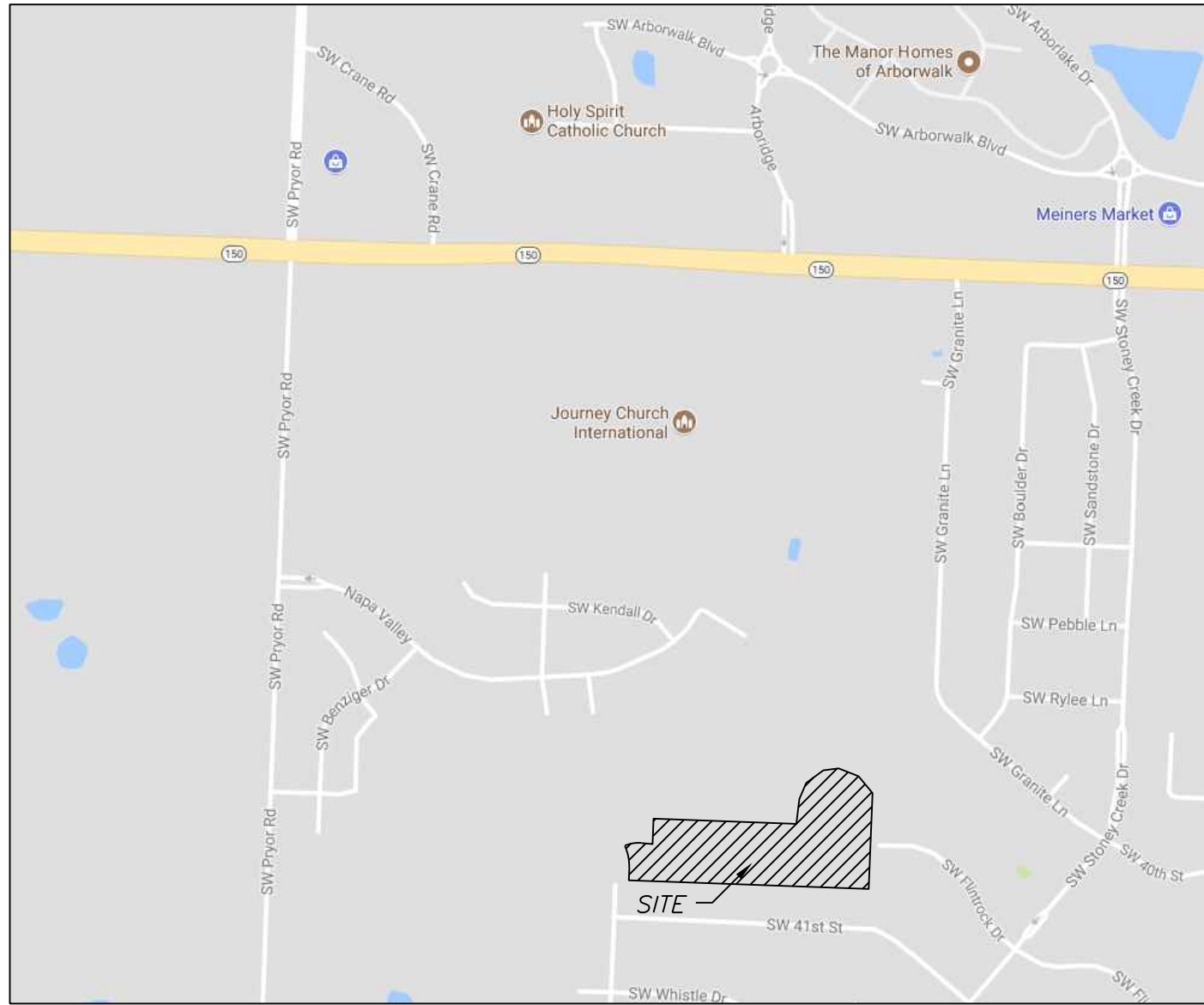
PART OF THE NW 1/4 SECTION 36. TOWNSHIP 47 N, RANGE 32 W  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

#### GENERAL NOTES:

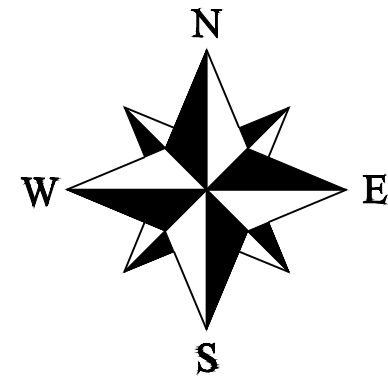
- 1 ~ ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
- 2 ~ ALL REQUIRED EASEMENTS WITHIN THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR ON THE FINAL PLAT.
- 3 ~ ANY REQUIRED EASEMENT LOCATED OUTSIDE OF THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR BY SEPARATE INSTRUMENT PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- 4 ~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.
- 5 ~ THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH THE IMPROVEMENTS PROPOSED BY THESE PLANS AND SITE CONDITIONS.
- 6 ~ THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND OBTAIN THE APPROPRIATE BLASTING PERMITS FOR A REQUIRED BLASTING. IF BLASTING IS ALLOWED, ALL BLASTING SHALL CONFORM TO STATE REGULATIONS AND LOCAL ORDINANCES.

**OIL - GAS WELLS**  
ACCORDING TO EDWARD ALTON MAY JR'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.

**FLOOD INFORMATION:**  
THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (X), AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP, COMMUNITY PANEL NO. 29085C0531G EFFECTIVE DATE: JANUARY 20, 2017.



**SITE LOCATION MAP**  
NOT TO SCALE



#### Summary of Quantities:

ITEM AND DESCRIPTION	UNIT	ESTIMATED QUANTITY
CLEARING, GRADING & GRUBBING	LS	1
SILT FENCE	FT	8,700.00
INLET PROTECTION	UNIT	1,600.00
SEEDING / MULCHING/ FERTILIZING	AC	9.65
CONST. ENTRANCE	UNIT	1.00



#### DEVELOPER:

CHOYCE LLC  
Kevin Higdon  
Phone: (816) 524-9797  
PO BOX 847  
LEES SUMMIT, MO 64063

#### INDEX OF SHEETS:

- C.001 ~ COVER SHEET
- C.050 ~ ESC PHASE 1 - PRE CLEARING PLAN
- C.051 ~ ESC PHASE 2 - INITIAL AREA STABILIZATION PLAN
- C.052 ~ ESC PHASE 3 - FINAL RESTORATION PLAN
- C.053 ~ ESC - STANDARD DETAILS
- C.200 ~ OVERALL GRADING PLAN

#### UTILITY COMPANIES:

THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION AND VERIFYING THE ACTUAL LOCATION OF EACH UTILITY LINE. THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS.

EVERGY ~ 298-1196  
MISSOURI GAS ENERGY ~ 756-5261  
SOUTHWESTERN BELL TELEPHONE ~ 761-5011  
COMCAST CABLE ~ 795-1100  
WILLIAMS PIPELINE ~ 422-6300  
CITY OF LEE'S SUMMIT PUBLIC WORKS ~ 969-1800  
CITY OF LEE'S SUMMIT DEVELOPMENT ENGINEERING INSPECTION AT 816.969.1200  
CITY OF LEE'S SUMMIT WATER UTILITIES ~ 969-1900  
MISSOURI ONE CALL (DIG RITE) ~ 1-800-344-7483

- LEGEND:
- B/L ~ BUILDING SET-BACK
  - C/A ~ COMMON AREA
  - D/E ~ DRAINAGE EASEMENT
  - FND. ~ FOUND
  - L/E ~ LANDSCAPE EASEMENT
  - L.N.A. ~ LIMITS OF NO ACCESS
  - R/W ~ RIGHT OF WAY
  - SAN ~ SANITARY SEWER LINE
  - S/W ~ SIDEWALK
  - U/E ~ UTILITY EASEMENT
  - W ~ WATER LINE
  - ST ~ STORM SEWER LINE

#### ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PROJECT HAS BEEN DESIGNED AND THESE PLANS PREPARED IN ACCORDANCE WITH THE CURRENT DESIGN CRITERIA OF THE CITY OF LEE'S SUMMIT, MISSOURI AND THE STATE OF MISSOURI. I FURTHER CERTIFY THAT THESE PLANS WERE DESIGNED IN ACCORDANCE TO AASHTO STANDARDS.

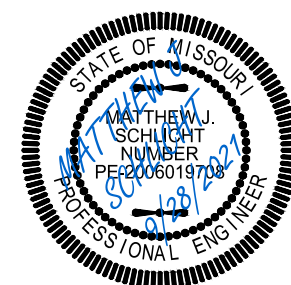


Professional Registration  
Missouri  
Engineering 2005002186-D  
Surveying 2005008319-D  
Kansas  
Engineering E-1685  
Surveying LS-218  
Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA2821

Napa Valley 5th Plat  
Lee's Summit, Jackson County, Missouri

Project:  
NAPA VALLEY LS100  
Issue Date:  
August 2, 2021

Cover Sheet  
Erosion and Sediment Control Plans for:  
Napa Valley 5th Plat  
Lee's Summit, Jackson County, Missouri



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

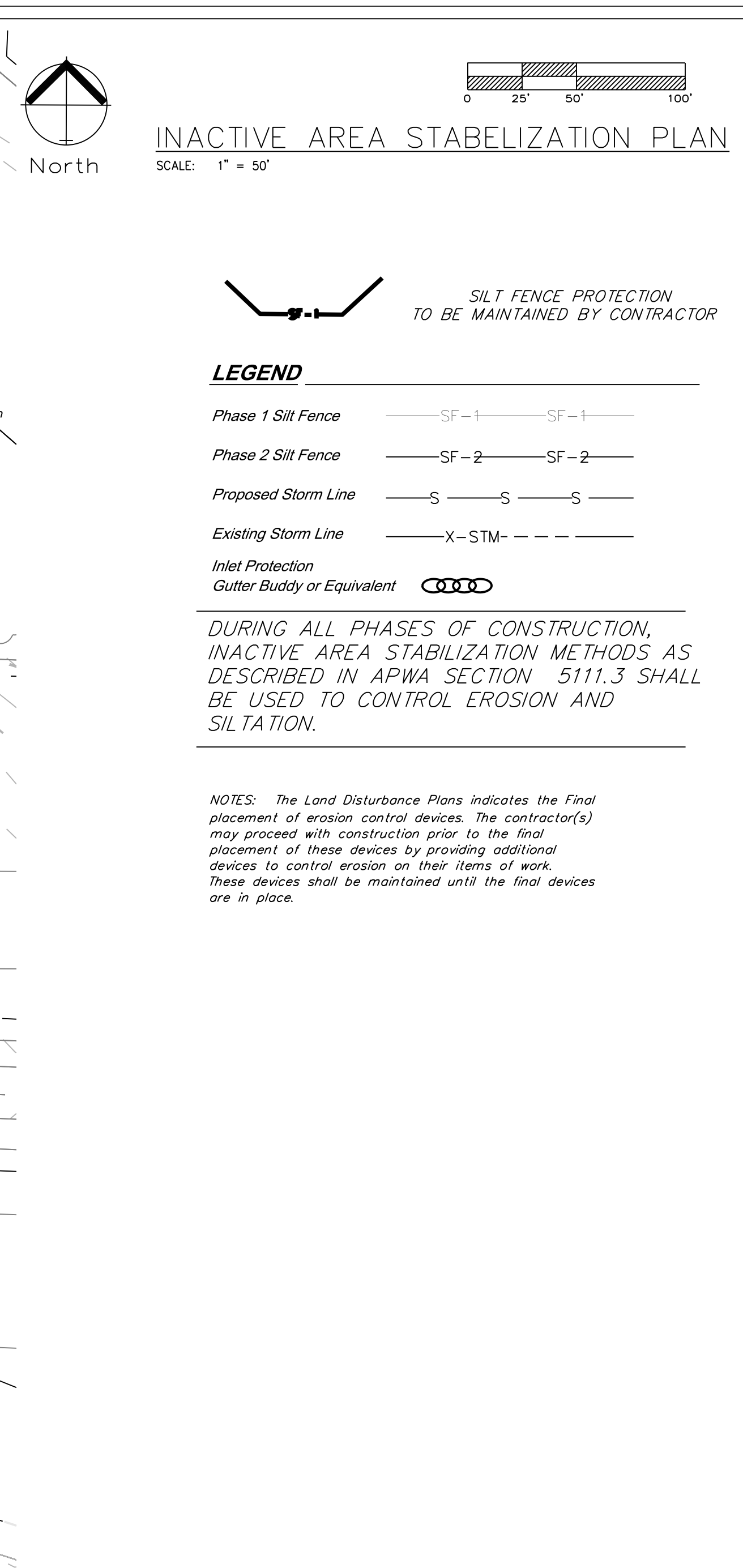
REVISIONS  
REV. 9/28/2021

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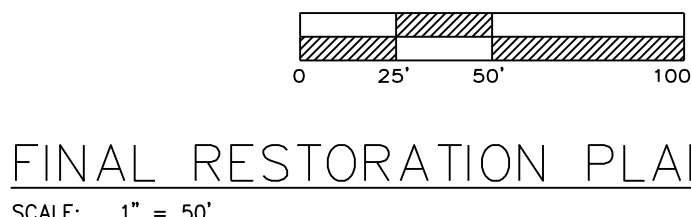
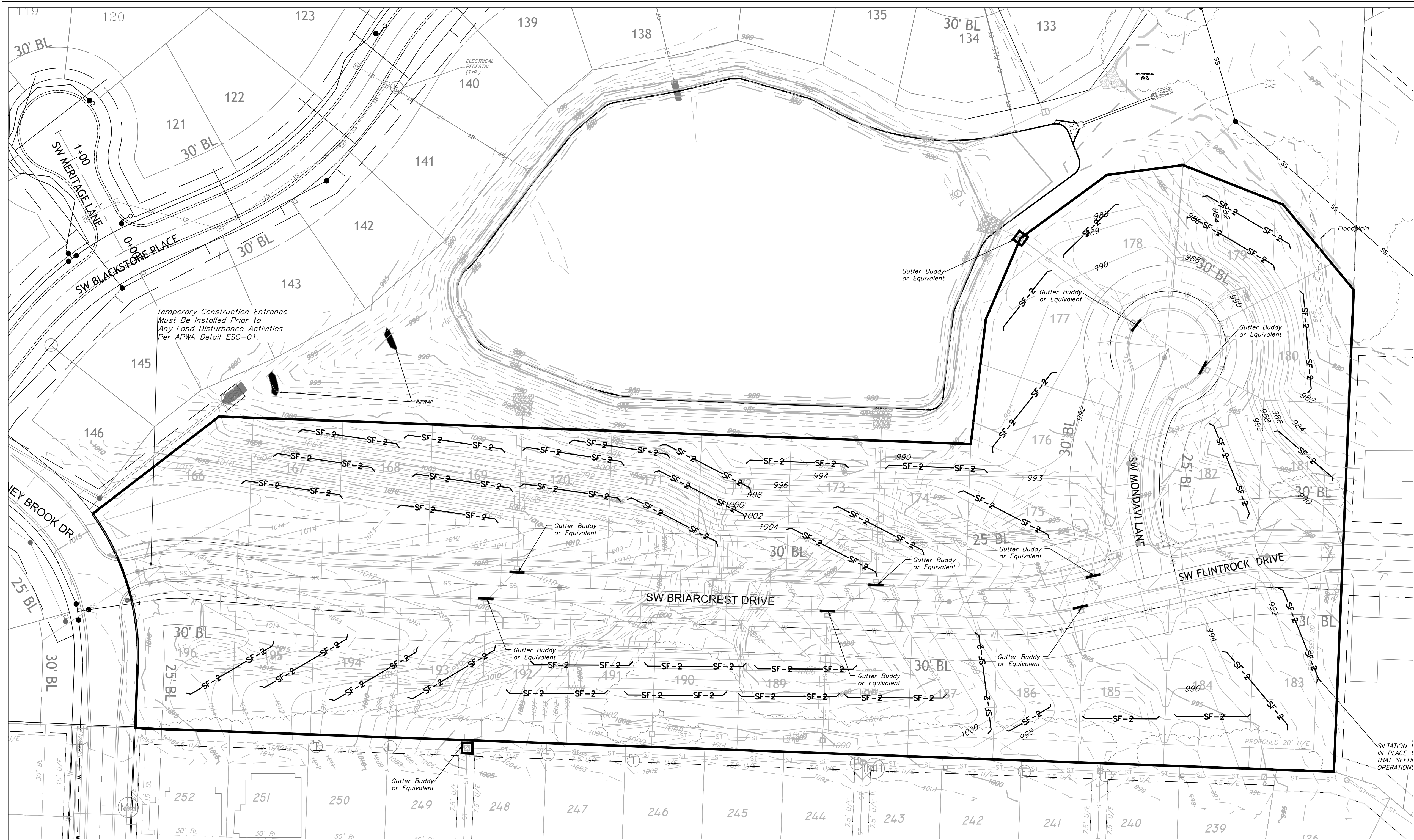












SILT FENCE PROTECTION  
TO BE MAINTAINED BY CONTRACTOR

#### LEGEND

- PHASE 1 SILT FENCE — SF-1 — SF-1 —
- PHASE 2 SILT FENCE — SF-2 — SF-2 —
- INLET PROTECTION  
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.

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

#### 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.
- Per Unified Ordinance Section 14.090.B.2 All portions of the site not covered with paving or buildings shall be landscaped. Open areas not covered with other materials shall be covered with sod. Ground cover shall be utilized on all slopes in excess of 3:1 slope.

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

#### SEED AND 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 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 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

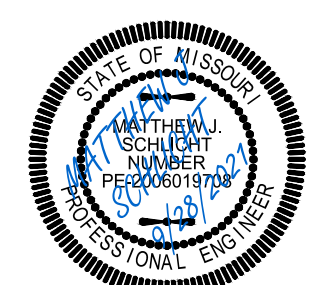


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ESC Phase 3 Plan  
Erosion and Sediment Control Plans for:  
Napa Valley 5th Plat  
Lee's Summit, Jackson County, Missouri



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#### REVISIONS

REV. 9/28/2021







