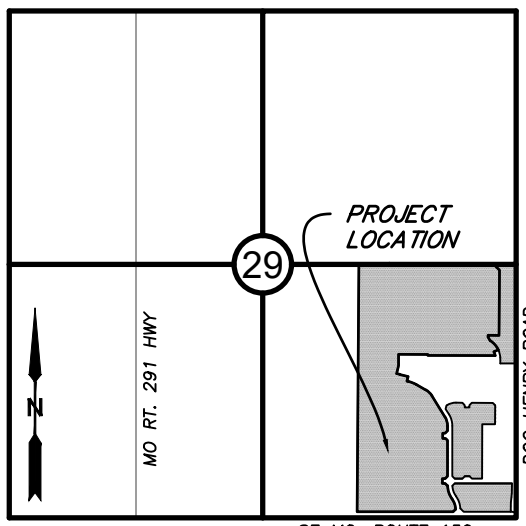


COBEY CREEK - 2ND PLAT

EROSION & SEDIMENT CONTROL PLANS

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

SEC. 29, TWP. 47N, RNG. 31W



VICINITY MAP

SECTION 29, TOWNSHIP 47, RANGE 31
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
NOT TO SCALE

LEGAL DESCRIPTION:

A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 49 NORTH, RANGE 31 WEST, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, REFER TO FINAL PLAT FOR FULL LEGAL DESCRIPTION.

OIL AND GAS WELL NOTES:

NO ABANDONED OIL OR GAS WELLS HAVE BEEN IDENTIFIED WITHIN THE PROPERTY LIMITS OF THE PROPOSED CONSTRUCTION ACTIVITIES, PER THE MISSOURI DEPARTMENT OF NATURAL RESOURCES (MDNR) PERMITTED OIL AND GAS DATABASE, DATED JUNE 2, 2020.



Know what's below.
Call before you dig.



UTILITY CONTACTS:

SANITARY & WATER:

CITY OF LEE'S SUMMIT
JEFF THORN
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063
PHONE (816) 969-1900

STORMWATER:

CITY OF LEE'S SUMMIT
PUBLIC WORKS
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063
PHONE (816) 969-1800

STREETS:

CITY OF LEE'S SUMMIT
MICHAEL PARK
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063
PHONE (816) 969-1900

AT&T:

RONALD GIPFERT
500 E 8TH STREET
KANSAS CITY, MO 64106
PHONE (816) 275-1550

EVERGY:

DOUG DAVIN
1300 SE HAMBLIN ROAD
LEE'S SUMMIT, MO 64081
PHONE (816) 347-4320

MISSOURI GAS ENERGY:

RICHARD FROCK
3025 SW CLOVER DRIVE
LEE'S SUMMIT, MO 64082
PHONE (816) 472-3489

FEMA FLOOD INFORMATION:

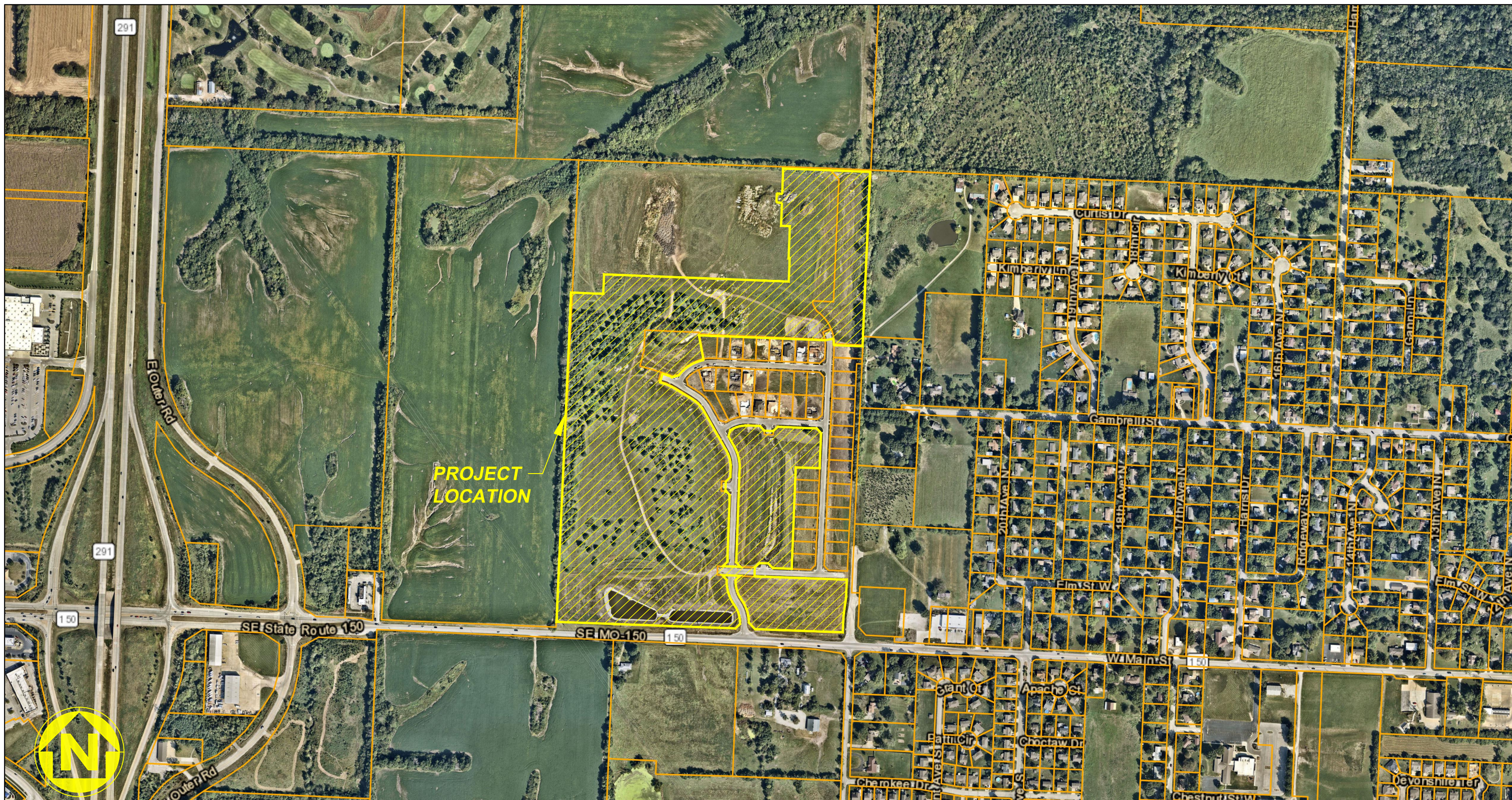
THE SUBJECT PROPERTY LIES IN ZONE X, OTHER FLOOD AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP 29095C0551G EFFECTIVE JANUARY 20, 2017.

BENCHMARK:

PROJECT BENCHMARK T 201
ALUMINUM CAP IN TOP OF CONCRETE BASE OF FIRST PILLAR OF HWY 150 AND MISSOURI PACIFIC RAILROAD.
ELEV=917.39

DATE: 03/14/2022

TOTAL LOTS: 123



WATERSHED: BIG CREEK

DISTURBED AREA: 73.3 AC

SURVEY CONTROL:

CP #100
CHISELED "4" ON CURB INLET
CURB INLET AT THE SOUTHWEST CORNER OF SE GILLETTE ROAD AND SE COBEY CREEK DRIVE
N: 978174.32
E: 2827539.80
EL: 1005.17

CP #9039
BAR AND CAP STAMPED
2006016633 CENTERLINE OF SE COBEY CREEK DRIVE AT THE DEAD END
N: 979305.16
E: 2827174.35
EL: 1002.42

CP #40001
ALUMINUM CAP STAMPED KS
1069 MO 2134 NORTHEAST CORNER OF THE PROJECT
N: 980459.77
E: 2828336.04
EL: 967.82

GENERAL NOTES:

- CONTRACTOR SHALL SATISFY THEMSELVES AS TO THE EXISTING CONDITIONS OF THE SITE AND HAVE ALL UTILITIES MARKED PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTOR SHALL POTHOLE ALL CONNECTION POINTS TO EXISTING UTILITIES AND POTENTIAL UTILITY CONFLICT LOCATIONS PRIOR TO ANY CONSTRUCTION ACTIVITIES. NOTIFY ENGINEER IMMEDIATELY IF CONFLICT OR DISCREPANCY EXISTS.
- CONTRACTOR SHALL PROTECT EXISTING STRUCTURES TO REMAIN FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION. ANY DAMAGE SHALL BE REPAIRED/ REPLACED TO PRE-CONSTRUCTION CONDITION AT CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.

DEVELOPER:

BRAD KEMPF
CLAYTON PROPERTIES GROUP
120 SE 30TH STREET
LEE'S SUMMIT, MO 64082
BRADLEY@SUMMITTHOMESKC.COM
(816) 927-9711

CIVIL ENGINEER:

GARRETT CATES
ANDERSON ENGINEERING, INC.
941 W 141ST TERR
KANSAS CITY, MO 64145
GCATES@AE-INC.COM
(816) 777-0400 EXT. 508

SHEET INDEX:

CVR - COVER SHEET
C601 - PHASE I - PRE-CLEARING EROSION CONTROL PLAN
C602 - PHASE II - INTERMEDIATE EROSION CONTROL PLAN
C603 - PHASE III - FINAL STABILIZATION EROSION CONTROL PLAN
C801 - CONSTRUCTION ENTRANCE DETAILS
C802 - STEEP SLOPE PROTECTION DETAILS
C803 - SILT FENCE DETAILS
C804 - CURB INLET PROTECTION DETAILS
C805 - AREA INLET PROTECTION DETAILS
C806 - ROCK DITCH CHECK DETAILS
C807 - OUTLET PROTECTION DETAILS
C808 - SEDIMENT BASIN DETAILS

PROJECT SPECIFICATIONS:

THE SPECIFICATIONS FOR THIS PROJECT SHALL BE THE FOLLOWING:

- MOST CURRENT VERSION OF THE DESIGN AND CONSTRUCTION MANUAL OF THE CITY OF LEE'S SUMMIT AS ADOPTED BY ORDINANCE 5813.

THE STANDARD SPECIFICATIONS THROUGH AND INCLUDING THE LATEST AMENDMENTS SHALL BE PART OF THESE PROJECT DRAWINGS AND SPECIFICATIONS AND ARE INCORPORATED HEREIN BY REFERENCE. THE MORE STRINGENT OF THESE STANDARD SPECIFICATIONS AND THOSE PREPARED BY THE ENGINEER PREPARING THESE PLANS SHALL GOVERN.

PREPARED & SUBMITTED BY:

ANDERSON ENGINEERING INC.
KANSAS CITY, MISSOURI

Garrett R. Cates

03/14/2022

GARRETT CATES, P.E.
MISSOURI P.E. NO. 2021025089

DATE



REVISIONS		DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE
		DRAWN BY:	GC
		CHECK BY:	PJ
		LICENSE NO.	PE-2021025089
		DATE:	03/14/2022
		ISSUED FOR:	FOR REVIEW
		JOB NUMBER:	21KC10060

CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - EROSION CONTROL

COVER SHEET

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



SHEET NUMBER
CVR
1 OF 12

Mar 14, 2022 - 5:50pm Plotted By: gscote
G:\Shared drives\VC10 - Land Development\Projects\2021\21KC10080 Cobey Creek Erosion Control\21KC10080 - SPTS - PHASE I EROSION CONTROL PLAN
G:\Shared drives\VC10 - Land Development\Projects\2021\21KC10080 Cobey Creek Erosion Control\21KC10080 - SPTS - PHASE I EROSION CONTROL PLAN

GENERAL NOTES:

1. THE STORMWATER POLLUTION PREVENTION PLAN IS COMPRISED OF THIS DRAWING ("EROSION CONTROL"), THE STANDARD DETAILS, ATTACHMENTS INCLUDED IN SPECIFICATIONS ("SWPP"), PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORMWATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
5. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR RELATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE OBTAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
13. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL BE STOPPED FOR AT LEAST 7 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE STABILIZED. THESE AREAS SHALL BE STABILIZED NO LATER THAN 21 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. STABILIZATION MAY CONSIST OF SEED, SOIL, ROCK, PAVEMENT, STRUCTURE OR OTHER NON-ERODIBLE COVER.
15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. ONLY USE INGRESS/EGRESS LOCATIONS AS PROVIDED.
16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
17. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
18. ON-SITE & OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
19. SLOPES CONSISTING OF TOPSOIL, CLAY, OR SILT SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
20. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.
21. CONTRACTOR RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE. PONDING OF WATER WILL NOT BE ALLOWED ON SITE. IF NECESSARY, CONTRACTOR TO PROVIDE TRENCHES OR PUMPING IN LOW POINT SUMP CONDITIONS UNTIL THE INSTALLATION OF STORM SEWER.

EROSION CONTROL MAINTENANCE:

- ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
1. AT A MINIMUM, THE CONTRACTOR SHALL FOLLOW THE REQUIREMENTS FOR GOOD HOUSEKEEPING, SPILL CONTROL, AND EROSION AND SEDIMENT CONTROL AS SPECIFIED IN THE KANSAS CITY METROPOLITAN CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION SECTION 2150.
 2. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETEIORATION.
 3. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEED AS NEEDED.
 4. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
 5. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
 6. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
 7. DRAINAGE SWALES WITH SLOPES STEEPER THAN 15% SHALL BE INSPECTED AFTER EACH RAINFALL EVENT. THESE CHANNELS AND SLOPES SHOULD BE TREATED WITH EROSION FABRIC. IF THE CHANNELS OR SLOPES SHOW ANY SIGN OF FAILURE, COORDINATE WITH THE ENGINEER TO DEVELOP A PLAN TO RE-STABILIZE THE FAILED AREA.

GRADING NOTES:

1. ALL TREES OUTSIDE OF LIMITS OF DISTURBANCE SHALL REMAIN. ONLY THOSE TREES WITHIN LIMITS OF DISTURBANCE THAT ARE IN THE AREA TO BE GRADED SHALL BE REMOVED.
2. ALL TOPSOIL, VEGETATION, ROOT STRUCTURES, AND DELETERIOUS MATERIALS SHALL BE STRIPPED FROM THE GROUND SURFACE PRIOR TO THE PLACEMENT OF EMBANKMENTS. CONTRACTOR SHALL OBTAIN THE ON-SITE GEOTECHNICAL REPRESENTATIVE'S ACCEPTANCE OF THE EXISTING GROUND SURFACE MATERIALS AND THE PROPOSED FILL MATERIAL PRIOR TO THE PLACEMENT OF FILL.
3. ALL PROPOSED CONTOUR LINES AND SPOT ELEVATIONS SHOWN ARE FINISH GROUND ELEVATIONS. CONTRACTOR SHALL ACCOUNT FOR PAVEMENT DEPTHS, BUILDING PADS, TOPSOIL, ETC. WHEN GRADING THE SITE.
4. ALL DISTURBED AREAS THAT SHALL BE FINISH GRADED WITH A MINIMUM OF FOUR INCHES OF TOPSOIL.
5. FINISHED GRADES SHALL NOT BE STEEPER THAN 3:1.
6. ALL GRADING WORK SHALL BE CONSIDERED UNCLASSIFIED. NO ADDITIONAL PAYMENTS SHALL BE MADE FOR ROCK EXCAVATION. CONTRACTOR SHALL SATISFY HIMSELF AS TO ANY ROCK EXCAVATION REQUIRED TO ACCOMPLISH THE IMPROVEMENTS SHOWN HEREON.

ACERAGE SUMMARY:

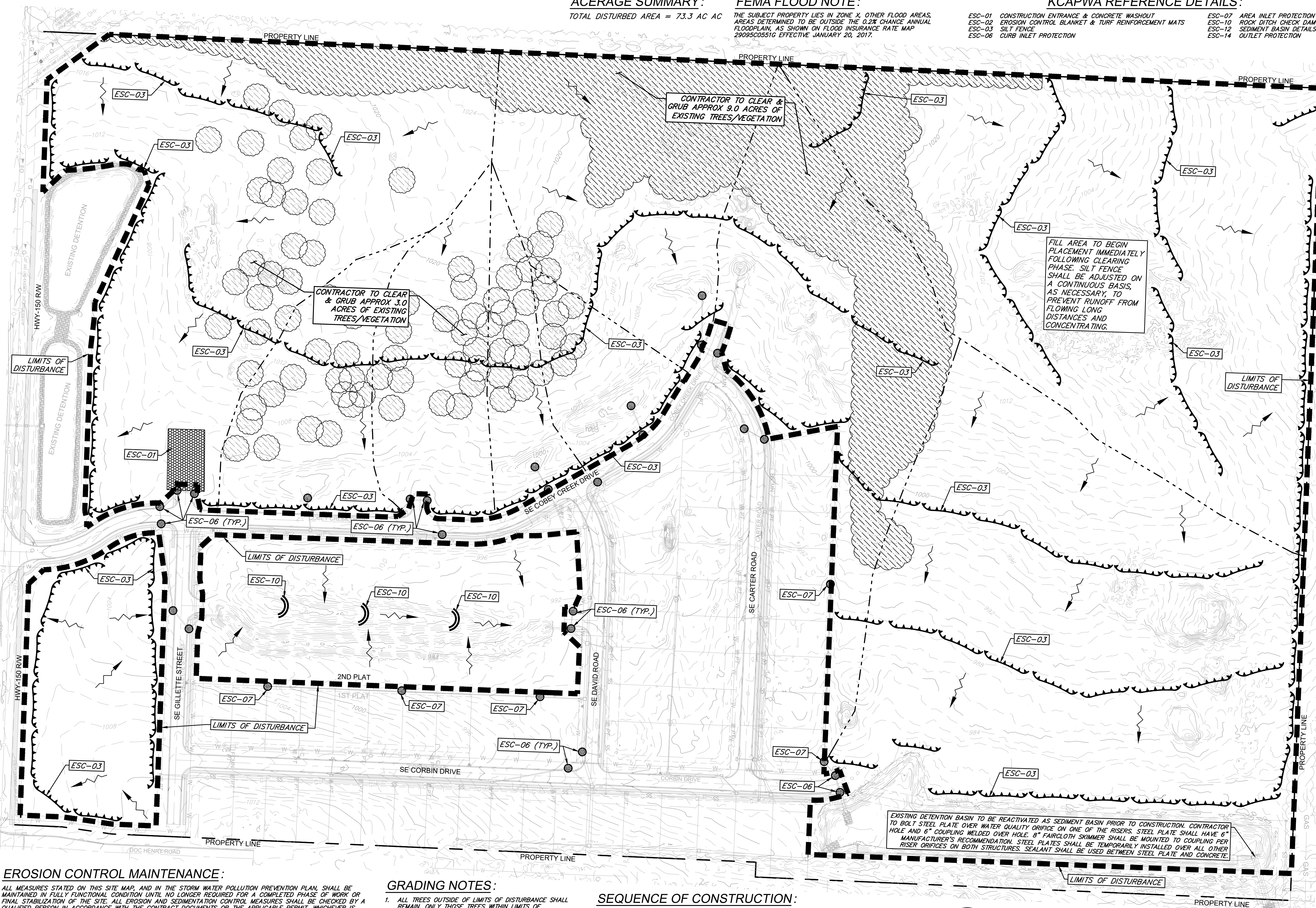
TOTAL DISTURBED AREA = 73.3 AC AC

FEMA FLOOD NOTE:

THE SUBJECT PROPERTY LIES IN ZONE X OTHER FLOOD AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP 29095C0516 EFFECTIVE JANUARY 20, 2017.

KCAPWA REFERENCE DETAILS:

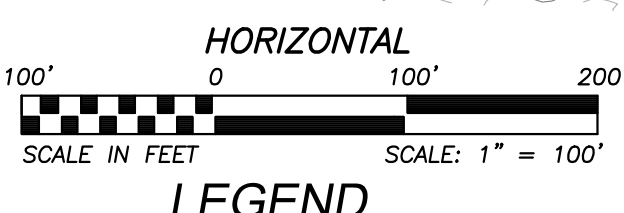
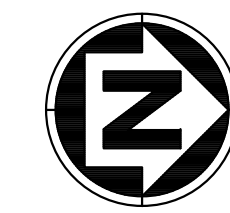
ESC-01 CONSTRUCTION ENTRANCE & CONCRETE WASHOUT
ESC-02 EROSION CONTROL BLANKET & TURF REINFORCEMENT MATS
ESC-03 SILT FENCE
ESC-06 CURB INLET PROTECTION
ESC-07 AREA INLET PROTECTION
ESC-10 ROCK DITCH CHECK DAM
ESC-12 SEDIMENT BASIN DETAILS
ESC-14 OUTLET PROTECTION



SEQUENCE OF CONSTRUCTION:

SITE IMPROVEMENTS CONSIST OF CLEARING VEGETATION AND GRADING OPERATIONS, ALONG WITH RE-ACTIVATION OF A SEDIMENT BASIN FROM AN EXISTING DRY DETENTION BASIN. WORK SHALL BE CONDUCTED AS FOLLOWS:

1. CONSTRUCT CONSTRUCTION VEHICLE ENTRANCE AND INSTALL PERIMETER SILT FENCE AND INLET PROTECTION TO EXISTING INLETS SURROUNDING THE LIMITS OF DISTURBANCE.
2. CLEAR TREES AND VEGETATION WHERE PHASE I GRADING OPERATIONS WILL BE COMPLETED. ONLY REMOVE THOSE TREES NECESSARY TO ACCOMPLISH GRADING ACTIVITIES AS SHOWN ON PLAN. INSTALL ROCK DITCH CHECKS AS ACCESS TO DRAINAGE DITCHES BECOMES AVAILABLE.
3. INSTALL SILT FENCE AND/OR DIVERSION BERM(S) AT TOE OF SLOPE ALONG PERIMETER OF PHASE I AREA. PHASE II ACTIVITIES CANNOT BEGIN UNTIL PHASE I IS COMPLETED.
4. CONTRACTOR TO CONSTRUCT STORMWATER MANAGEMENT FACILITIES, SPECIFICALLY THOSE FEATURES RELATED TO DETENTION, PRIOR TO ANY LAND DISTURBANCE OF THE SITE AND PRIOR TO THE CONSTRUCTION OF ANY OTHER SITE DEVELOPMENT WORK AS NOT TO EFFECT DOWNSTREAM NEIGHBORS WITH UNDETAINED STORMWATER DISCHARGE.
5. CLEAR REMAINING TREES AND VEGETATION WHERE PHASE II GRADING OPERATIONS WILL BE COMPLETED. ONLY REMOVE THOSE TREES NECESSARY TO ACCOMPLISH GRADING ACTIVITIES AS SHOWN ON PLAN.
6. AS TREE CLEARING AND GRADING OPERATIONS ARE COMPLETED, AREAS TO REMAIN INACTIVE FOR MORE THAN 14 DAYS SHALL BE STABILIZED WITH SEED AND COMPOST MULCH AND/OR STEEP SLOPE PROTECTION. SEE INTERMEDIATE EROSION CONTROL PLAN.



LEGEND

- | | |
|---------------------------|--|
| --- DRAINAGE AREAS | ● INLET PROTECTION (ESC-06) |
| --- EX. RIGHT-OF-WAY | --- SILT FENCE W/ J HOOKS (ESC-03) |
| --- EX. PROPERTY LINE | --- TEMPORARY STONE CONSTRUCTION EXIT (ESC-07) |
| --- EX. STORM DRAIN | --- TREE / VEGETATION CLEARING |
| --- EX. MAJOR CONTOUR | --- ROCK DITCH CHECK DAM (ESC-10) |
| --- EX. MINOR CONTOUR | |
| --- LIMITS OF DISTURBANCE | |
| --- EX. SLOPE DIRECTION | |

SEDIMENT BASIN:

DRAINAGE AREA - 97.28 AC
MINIMUM VOLUME FOR SEDIMENT BASIN STORAGE - 350,214 FT³ (3600 FT³/AC)
ACTUAL VOLUME - 676,477 FT³
BOTTOM AREA & ELEVATION
- 2,378 FT²/966.00
TOP AREA/ELEVATION
- 108,226 FT²/978.00
DEPTH - 12.0 FT
MAX. PERMANENT POOL VOLUME (50% OF POND) - 175,107 FT³
PERMANENT POOL TOP AREA/ELEVATION
- 95,000 FT²/976.00
(87,352 REQUIRED) FT³/AC
PERMANENT POOL DEPTH - 10.0 FT
ACTUAL SEDIMENT VOLUME - 95,500 FT³



DRAWING INFO.		REVISIONS		NO.	
DRAWN BY:	GC	DESCRIPTION	BY	DATE	
CHECK BY:	PJ				
LICENSE NO.	PE-2021025089				
DATE:	03/14/2022				
ISSUED FOR:	FOR REVIEW				
JOB NUMBER:	21KC10080				

CLAYTON PROPERTIES GROUP
COBAY CREEK - 2ND PLAT - EROSION CONTROL

PHASE I - PRE-CLEARING EROSION CONTROL PLAN

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



SHEET NUMBER

C601
2 OF 12

Mar 14, 2022 - 5:50pm Plotted By: gscs G:\Shared drives\VC10 - Land Development\Projects\2021\21C10080 Cobey Creek Residential\01 CIVIL-DWG\Sheet\EROSION CONTROL\21C10080 - SIFTS - PHASE II EROSION CONTROL PLAN Layout: PHASE II - INTERMEDIATE EROSION CONTROL PLAN

GENERAL NOTES:

1. THE STORMWATER POLLUTION PREVENTION PLAN IS COMPRISED OF THIS DRAWING ("EROSION CONTROL"), THE STANDARD DETAILS, ATTACHMENTS INCLUDED IN SPECIFICATIONS ("SPECS"), PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORMWATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP'S) AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
5. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OIL AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
13. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL BE STOPPED FOR AT LEAST 7 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE STABILIZED. THESE AREAS SHALL BE STABILIZED NO LATER THAN 21 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. STABILIZATION MAY CONSIST OF SEED, SOIL, ROCK, PAVEMENT, STRUCTURE OR OTHER NON-ERODIBLE COVER.
15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. ONLY USE INGRESS/EGRESS LOCATIONS AS PROVIDED.
16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
17. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
18. ON-SITE & OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
19. SLOPES CONSISTING OF TOPSOIL, CLAY, OR SILT SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE CONSTRUCTION PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
20. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.
21. CONTRACTOR RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE. PONDING OF WATER WILL NOT BE ALLOWED ON SITE. IF NECESSARY, CONTRACTOR TO PROVIDE TEMPORARY SLOPES OR PUMPING IN LOW POINT SUMP CONDITIONS UNTIL THE INSTALLATION OF STORM SEWER.

EROSION CONTROL MAINTENANCE:

- ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONING CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
1. AT A MINIMUM, THE CONTRACTOR SHALL FOLLOW THE REQUIREMENTS FOR GOOD HOUSEKEEPING, SPILL CONTROL AND EROSION AND SEDIMENT CONTROL AS SPECIFIED IN THE KANSAS CITY METROPOLITAN CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION SECTION 2150.
 2. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
 3. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
 4. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
 5. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
 6. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
 7. DRAINAGE SWALES WITH SLOPES STEEPER THAN 15% SHALL BE INSPECTED AFTER EACH RAINFALL EVENT. THESE CHANNELS AND SLOPES SHOULD BE TREATED WITH EROSION FABRIC. IF THE CHANNELS OR SLOPES SHOW ANY SIGN OF FAILURE, COORDINATE WITH THE ENGINEER TO DEVELOP A PLAN TO RE-STABILIZE THE FAILED AREA.

GRADING NOTES:

1. ALL TREES OUTSIDE OF LIMITS OF DISTURBANCE SHALL REMAIN. ONLY THOSE TREES WITHIN LIMITS OF DISTURBANCE THAT ARE IN THE AREA TO BE GRADED SHALL BE REMOVED.
2. ALL TOPSOIL, VEGETATION, ROOT STRUCTURES, AND DELETERIOUS MATERIALS SHALL BE STRIPPED FROM THE GROUND SURFACE PRIOR TO THE PLACEMENT OF EMBANKMENTS. CONTRACTOR SHALL OBTAIN THE ON-SITE GEOTECHNICAL REPRESENTATIVE'S ACCEPTANCE OF THE EXISTING GROUND SURFACE MATERIALS AND THE PROPOSED FILL MATERIAL PRIOR TO THE PLACEMENT OF FILL.
3. ALL PROPOSED CONTOUR LINES AND SPOT ELEVATIONS SHOWN ARE FINISH GROUND ELEVATIONS. CONTRACTOR SHALL ACCOUNT FOR PAVEMENT DEPTHS, BUILDING PADS, TOPSOIL, ETC. WHEN GRADING THE SITE.
4. ALL DISTURBED AREAS THAT SHALL BE FINISH GRADED WITH A MINIMUM OF FOUR INCHES OF TOPSOIL.
5. FINISHED GRADES SHALL NOT BE STEEPER THAN 3:1.
6. ALL GRADING WORK SHALL BE CONSIDERED UNCLASSIFIED. NO ADDITIONAL PAYMENTS SHALL BE MADE FOR ROCK EXCAVATION. CONTRACTOR SHALL SATISFY HIMSELF AS TO ANY ROCK EXCAVATION REQUIRED TO ACCOMPLISH THE IMPROVEMENTS SHOWN HEREON.

ACERAGE SUMMARY:

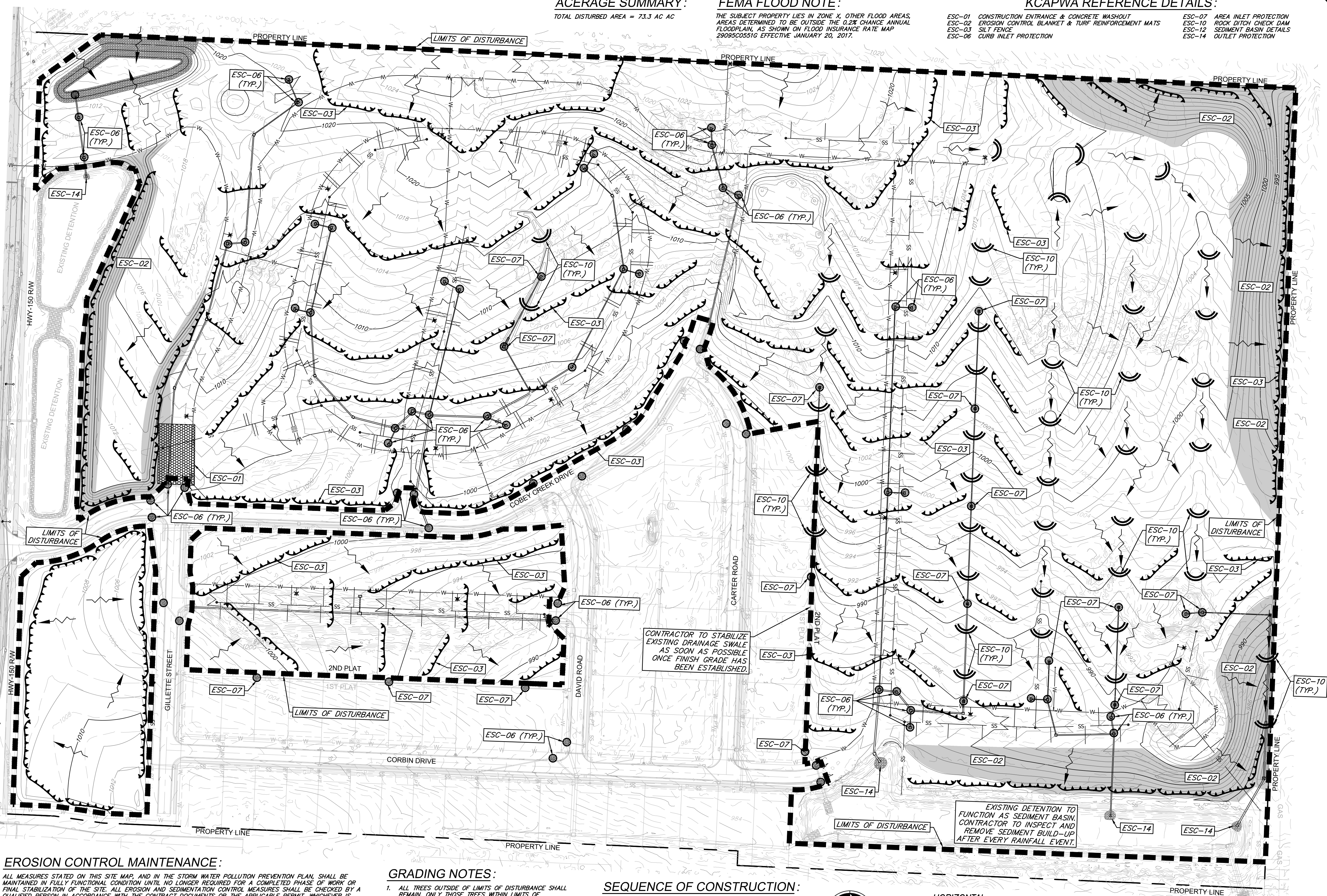
TOTAL DISTURBED AREA = 73.3 AC AC

FEMA FLOOD NOTE:

THE SUBJECT PROPERTY LIES IN ZONE X. OTHER FLOOD AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP 29095C05516 EFFECTIVE JANUARY 20, 2017.

KCAPWA REFERENCE DETAILS:

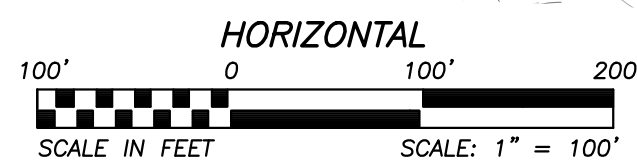
ESC-01 CONSTRUCTION ENTRANCE & CONCRETE WASHOUT
ESC-02 EROSION CONTROL BLANKET & TURF REINFORCEMENT MATS
ESC-03 SILT FENCE
ESC-06 CURB INLET PROTECTION
ESC-07 AREA INLET PROTECTION
ESC-10 ROCK DITCH CHECK DAM
ESC-12 SEDIMENT BASIN DETAILS
ESC-14 OUTLET PROTECTION



SEQUENCE OF CONSTRUCTION:

PHASE I CONSISTS OF FINISHING MASS GRADING ACTIVITIES, AND INSTALLATION OF WATER MAIN, SEWER MAIN, SEWER SERVICE LINES, AND STORM SEWERS. WORK SHALL BE CONDUCTED AS FOLLOWS:

1. FINISH ANY MASS GRADING AND/OR STEEP SLOPE STABILIZATION ACTIVITIES THAT WERE NOT COMPLETED IN PHASE I.
2. BEGIN INSTALLING UNDERGROUND INFRASTRUCTURE STARTING WITH SANITARY SEWER, FOLLOWED BY STORM SEWER, THEN WATER LINE. INSTALL INLET PROTECTION AND SLOPE INTERRUPT SILT FENCE ONCE PIPE BACKFILLING HAS BEEN COMPLETED.
3. AS PIPE INSTALLATION OPERATIONS ARE COMPLETED, AREAS TO REMAIN INACTIVE FOR MORE THAN 14 DAYS SHALL BE STABILIZED WITH SEED AND COMPOST MULCH AND/OR STEEP SLOPE PROTECTION. SEE FINAL STABILIZATION PLAN.
4. AS STORM SEWER INFRASTRUCTURE IS COMPLETED, OUTLET PROTECTION AND RIPRAP SHALL BE INSTALLED TO PROTECT OUTLET AREAS FROM HIGHLY CONCENTRATED DISCHARGE FLOWS.
5. ALL PHASE I AND PHASE II EROSION CONTROL MEASURES SHALL CONTINUE BEING REGULARLY INSPECTED AND MAINTAINED UNTIL FINAL STABILIZATION OF AT LEAST 70% OF THE DISTURBED SURFACE HAS BEEN MET THROUGH TEMPORARY SEEDING.



LEGEND

- PROP. SLOPE DIRECTION
PROP. STORM PIPE
PROP. MAJOR CONTOUR
PROP. MINOR CONTOUR
EX. MAJOR CONTOUR
EX. MINOR CONTOUR
LIMITS OF DISTURBANCE
ROCK CHECK DAM
BERM (ESC-10)

- INLET PROTECTION (ESC-06 OR ESC-07)
SILT FENCE W/ J HOOKS (ESC-03)
TEMPORARY STONE CONSTRUCTION EXIT (ESC-01)
STEEP SLOPE PROTECTION (ESC-02)
RIPRAP OUTLET PROTECTION (ESC-14)

SEDIMENT BASIN:

DRAINAGE AREA - 97.28 AC
MINIMUM VOLUME FOR SEDIMENT BASIN STORAGE - 350,214 FT³ (3600 FT³/AC)
ACTUAL VOLUME - 678,477 FT³
BOTTOM AREA/ELEVATION - 2,378 FT²/966.00
TOP AREA/ELEVATION - 108,226 FT²/978.00
DEPTH - 12.0 FT
MAX. PERMANENT POOL VOLUME (50% OF POND) - 175,107 FT³
PERMANENT POOL TOP AREA/ELEVATION - 95,000 FT²/976.00
(87,552 REQUIRED) FT³/AC
PERMANENT POOL DEPTH - 10.0 FT
ACTUAL SEDIMENT VOLUME - 95,500 FT³

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REVISIONS		DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE
		GC	
		PJ	
		PE-2021025089	
		LICENSE NO.	
		DATE:	03/14/2022
		ISSUED FOR:	FOR REVIEW
		JOB NUMBER:	21KC10080

CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - EROSION CONTROL
PHASE II - INTERMEDIATE EROSION CONTROL PLAN
S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



SHEET NUMBER

C602
3 OF 12

Mar 14, 2022 - 5:55 pm Plotted By: gscate G:\Shared drives\VC10 - Land Development\Projects\2021\21VC10080 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\Erosion Control\21VC10080 - SIFTS - PHASE III ESC.dwg Layout: PHASE III - FINAL STABILIZATION EROSION CONTROL PLAN

GENERAL NOTES:

1. THE STORMWATER POLLUTION PREVENTION PLAN IS COMPRISED OF THIS DRAWING ("EROSION CONTROL"), THE STANDARD DETAILS, ATTACHMENTS INCLUDED IN SPECIFICATIONS ("SWPPP"), PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORMWATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
5. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE OBTAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS OR LEAKS.
10. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
13. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL BE STOPPED FOR AT LEAST 7 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE STABILIZED. THESE AREAS SHALL BE STABILIZED NO LATER THAN 21 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. STABILIZATION MAY CONSIST OF SEED, SOD, ROCK PAVEMENT, STRUCTURE OR OTHER NON-ERODIBLE COVER.
15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. ONLY USE INGRESS/EGRESS LOCATIONS AS PROVIDED.
16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO THE ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
17. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
18. ON-SITE & OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
19. SLOPES CONSISTING OF TOPSOIL, CLAY, OR SILT SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE CONSTRUCTION PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
20. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.
21. CONTRACTOR RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE. PONDING OF WATER WILL NOT BE ALLOWED ON SITE. IF NECESSARY, CONTRACTOR TO PROVIDE TEMPORARY STORM SEWER SLOPE POINT SUMP CONDITIONS UNTIL THE INSTALLATION OF STORM SEWER.

EROSION CONTROL MAINTENANCE:

- ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONING CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
1. AT A MINIMUM, THE CONTRACTOR SHALL FOLLOW THE REQUIREMENTS FOR GOOD HOUSEKEEPING, SPILL CONTROL AND EROSION AND SEDIMENT CONTROL AS SPECIFIED IN THE KANSAS CITY METROPOLITAN CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION SECTION 2150.
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 6. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
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GRADING NOTES:

1. ALL TREES OUTSIDE OF LIMITS OF DISTURBANCE SHALL REMAIN. ONLY THOSE TREES WITHIN LIMITS OF DISTURBANCE THAT ARE IN THE AREA TO BE GRADED SHALL BE REMOVED.
2. ALL TOPSOIL, VEGETATION, ROOT STRUCTURES, AND DELETERIOUS MATERIALS SHALL BE STRIPPED FROM THE GROUND SURFACE PRIOR TO THE PLACEMENT OF EMBANKMENTS. CONTRACTOR SHALL OBTAIN THE ON-SITE GEOTECHNICAL REPRESENTATIVE'S ACCEPTANCE OF THE EXISTING GROUND SURFACE MATERIALS AND THE PROPOSED FILL MATERIAL PRIOR TO THE PLACEMENT OF FILL.
3. ALL PROPOSED CONTOUR LINES AND SPOT ELEVATIONS SHOWN ARE FINISH GROUND ELEVATIONS. CONTRACTOR SHALL ACCOUNT FOR PAVEMENT DEPTHS, BUILDING PADS, TOPSOIL, ETC. WHEN GRADING THE SITE.
4. ALL DISTURBED AREAS THAT SHALL BE FINISH GRADED WITH A MINIMUM OF FOUR INCHES OF TOPSOIL.
5. FINISHED GRADES SHALL NOT BE STEEPER THAN 3:1.
6. ALL GRADING WORK SHALL BE CONSIDERED UNCLASSIFIED. NO ADDITIONAL PAYMENTS SHALL BE MADE FOR ROCK EXCAVATION. CONTRACTOR SHALL SATISFY HIMSELF AS TO ANY ROCK EXCAVATION REQUIRED TO ACCOMPLISH THE IMPROVEMENTS SHOWN HEREON.

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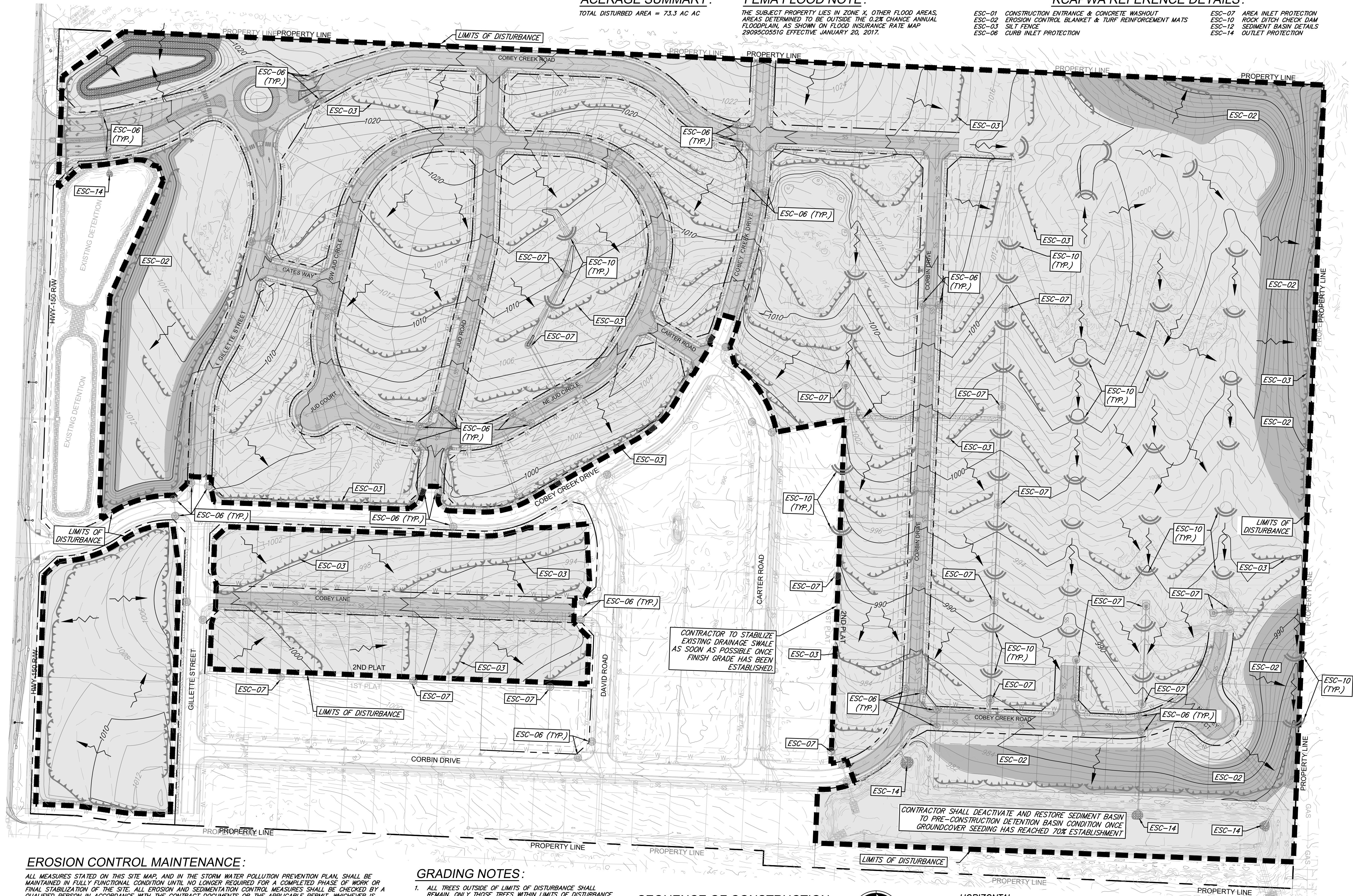
TOTAL DISTURBED AREA = 73.3 AC AC

FEMA FLOOD NOTE:

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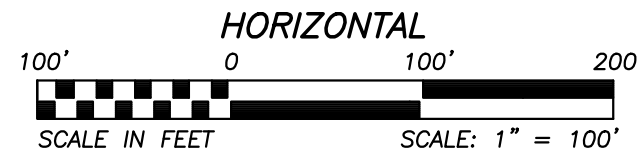
KCAPWA REFERENCE DETAILS:

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ESC-02 ROCK DITCH CHECK DAM
ESC-03 EROSION CONTROL BLANKET & TURF REINFORCEMENT MATS
ESC-04 SILT FENCE
ESC-05 CURB INLET PROTECTION
ESC-06 AREA INLET PROTECTION
ESC-07 ROCK DITCH CHECK DAM
ESC-08 SEDIMENT BASIN DETAILS
ESC-09 OUTLET PROTECTION



SEQUENCE OF CONSTRUCTION:

- SITE IMPROVEMENTS CONSIST PAVING STREETS, RE-ESTABLISHING GROUND COVER VEGETATION, DEACTIVATING SEDIMENT BASIN, AND REMOVING SILT FENCE AND INLET PROTECTION. WORK SHALL BE COMPLETED IN THE SEQUENCE AS FOLLOWS:
1. REMOVE CONSTRUCTION ENTRANCE/EXIT AS ROADS ARE PAVED.
 2. INSTALL CURB, ROAD PAVEMENT, AND REQUIRED SIDEWALKS ADJACENT TO TRACTS. ADJUST SILT FENCE AND SLOPE, SLOPE INTERRUPTS AS NECESSARY TO PREVENT MUD AND SILT FROM FLOWING LONG DISTANCES.
 3. SEED AND/OR SOD ALL DISTURBED AREAS ONCE FINISH GRADE HAS BEEN ACHIEVED. MAINTAIN SILT FENCE, SLOPE INTERRUPTS, STEEP SLOPE PROTECTION, AND INLET PROTECTION UNTIL VEGETATIVE COVER HAS BEEN ESTABLISHED OVER 70% OF THE TOTAL DISTURBED AREA.
 4. AS ALL DISTURBED AREAS ARE STABILIZED WITH VEGETATIVE COVER, STORM SEWER INLET PROTECTION, SLOPE INTERRUPTS, ROCK DITCH CHECKS, AND DIVERSION BERMS CAN BE REMOVED UPON CITY INSPECTION AND APPROVAL. ENSURE ENTIRE SITE IS STABILIZED PRIOR TO DEACTIVATION OF SEDIMENT BASIN.



LEGEND

- PROP. SLOPE DIRECTION
PROP. STORM PIPE
PROP. MAJOR CONTOUR
PROP. MINOR CONTOUR
EX. MAJOR CONTOUR
EX. MINOR CONTOUR
LIMITS OF DISTURBANCE
ROCK CHECK DAM
BERM (ESC-10)

- INLET PROTECTION (ESC-06 OR ESC-07)
SILT FENCE W/ J HOOKS (ESC-03)
FINAL SEEDING (ALL AREAS UNPAVED)
STEEP SLOPE PROTECTION (ESC-02)
RIPRAP OUTLET PROTECTION (ESC-14)

SEDIMENT BASIN:

DRAINAGE AREA - 97.28 AC
MINIMUM VOLUME FOR SEDIMENT BASIN STORAGE - 350,214 FT³ (3600 FT³/AC)
ACTUAL VOLUME - 678,477 FT³
BOTTOM AREA/ELEVATION - 2,378 FT²/966.00
TOP AREA/ELEVATION - 108,226 FT²/978.00
DEPTH - 12.0 FT
MAX. PERMANENT POOL VOLUME (50% OF POND) - 173,107 FT³
PERMANENT POOL TOP AREA/ELEVATION - 95,000 FT²/976.00
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PERMANENT POOL DEPTH - 10.0 FT
ACTUAL SEDIMENT VOLUME - 95,500 FT³

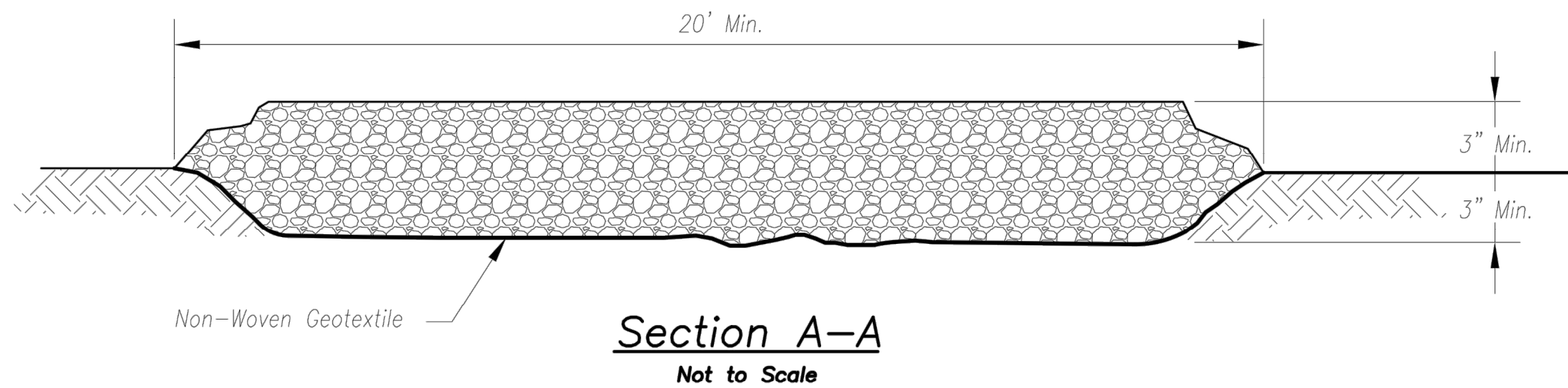
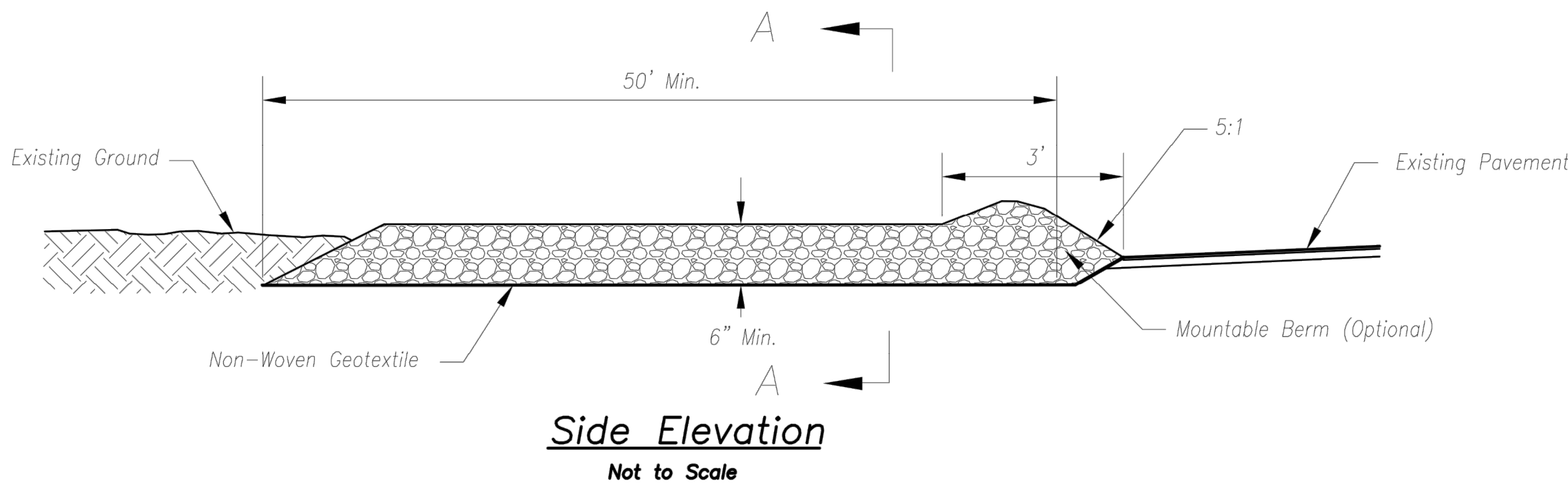
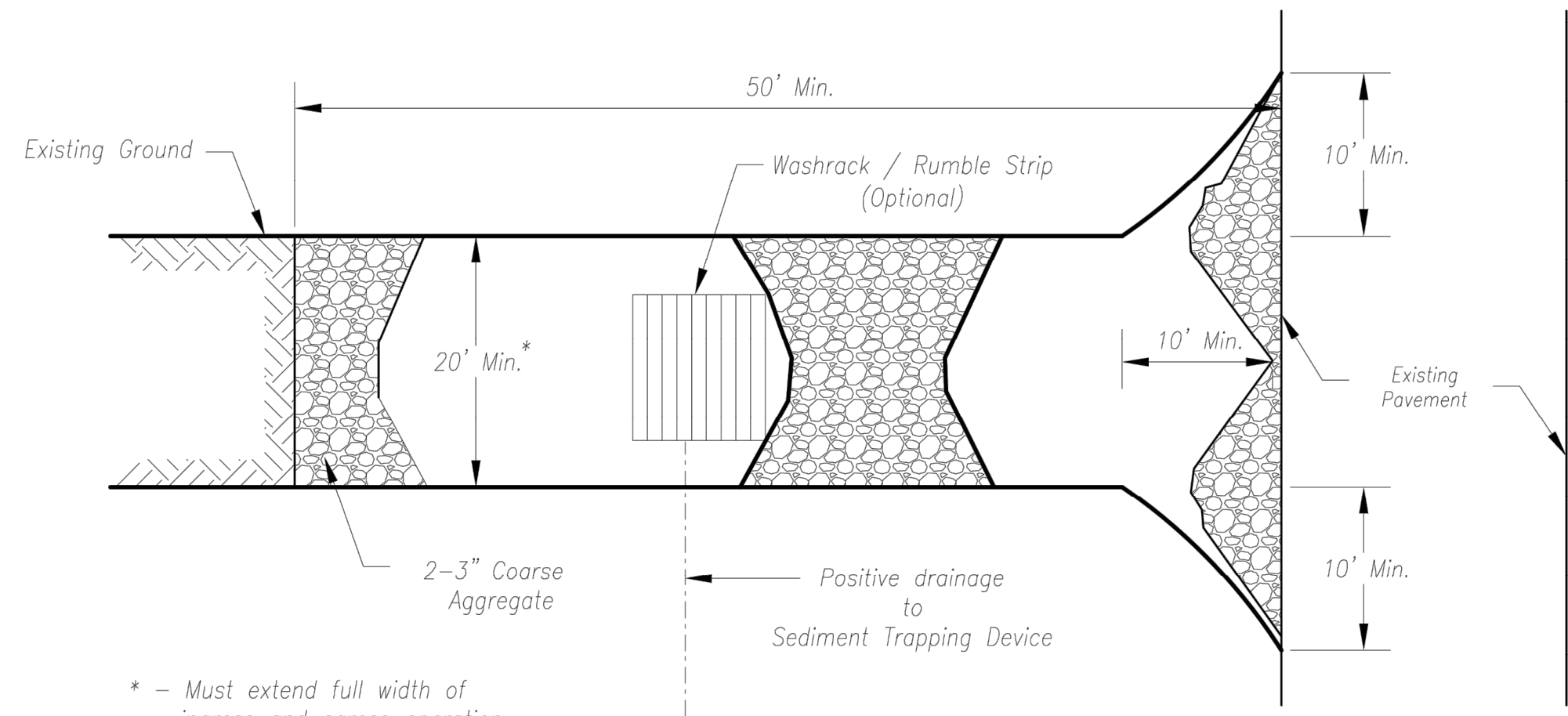
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REVISIONS		DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE
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		PE-2021025089	
		LICENSE NO.	
		DATE:	03/14/2022
		ISSUED FOR:	FOR REVIEW
		JOB NUMBER:	21KC10080

CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - EROSION CONTROL
**PHASE III - FINAL STABILIZATION
EROSION CONTROL PLAN**
S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

GARRETT R. SATS
Professional Engineer
PE-2021025089
03/14/22
SHEET NUMBER
C603
4 OF 12

Mar 14, 2022 - 5:55 pm Plotted By: gscote c:\shared drives\VC10 - Land Development\Projects\2021\21KC10080 Cobby Creek Residential\01 CIVIL\03-DWG\Sheet\EROSION CONTROL\21KC10080 - SIFTS - DETAILS.dwg Layout: CONSTRUCTION ENTRANCE DETAILS



Notes for Construction Entrance:

1. Avoid locating on steep slopes, at curves on public roads, or downhill of disturbed area.
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 exceeds 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 from it.
4. Install pipe under the entrance if needed to maintain drainage ditches along public roads.
5. Place stone to dimensions and grade as shown on plans. Leave surface sloped for drainage.
6. Divert all surface runoff and drainage from the entrance to a sediment control device.
7. If conditions warrant, place geotextile fabric on the graded foundation to improve stability.

Maintenance for Construction Entrance:

1. Reshape entrance as needed to maintain function and integrity of Installation. Top dress with clean aggregate as needed.

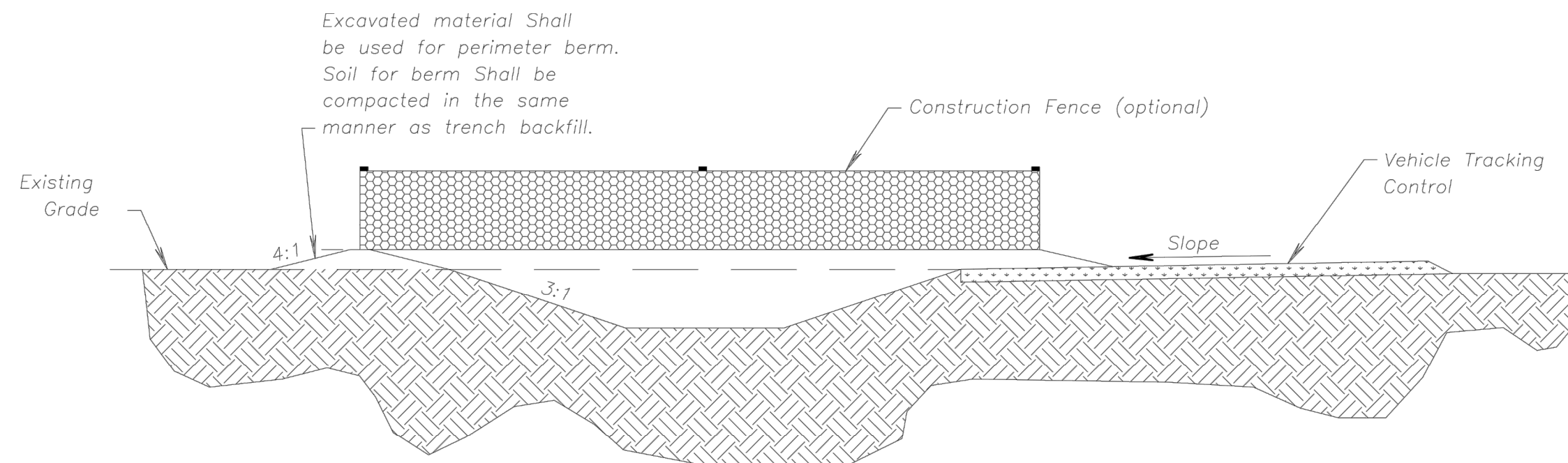
CONSTRUCTION ENTRANCE

Notes for Concrete Washout:

1. Concrete washout areas shall be installed prior to any concrete placement on site.
2. Concrete washout area shall include a flat subsurface pit sized relative to the amount of concrete to be placed on site. The slopes leading out of the subsurface pit shall be 3:1. The vehicle tracking pad shall be sloped towards the concrete washout area.
3. Vehicle tracking control is required at the access point to all concrete washout areas.
4. Signs shall be placed at the construction site entrance, washout area and elsewhere as necessary to clearly indicate the location(s) of the concrete washout area(s) to operators of concrete truck and pump rigs.
5. A one-piece impervious liner may be required along the bottom and sides of the subsurface pit in sandy or gravelly soils.

Maintenance for Concrete Washout:

1. Concrete washout materials shall be removed once the materials have filled the washout to approximately 75% full.
2. Concrete washout areas shall be enlarged as necessary to maintain capacity for wasted concrete.
3. Concrete washout water, wasted pieces of concrete and all other debris in the subsurface pit shall be transported from the job site in a water-tight container and disposed of properly.
4. Concrete washout areas shall remain in place until all concrete for the project is placed.
5. When concrete washout areas are removed, excavations shall be filled with suitable compacted backfill and topsoil, any disturbed areas associated with the installation, maintenance, and/or removal of the concrete washout areas shall be stabilized.



CONCRETE WASHOUT

AMERICAN PUBLIC WORKS ASSOCIATION



KANSAS CITY
METRO CHAPTER

CONSTRUCTION ENTRANCE
AND CONCRETE WASHOUT

STANDARD DRAWING
NUMBER ESC-01
ADOPTED:
10/24/2016

CLAYTON PROPERTIES GROUP
COBBY CREEK - 2ND PLAT - EROSION CONTROL

CONSTRUCTION ENTRANCE DETAILS

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



SHEET NUMBER
C801
5 OF 12

**ANDERSON
ENGINEERING**
EMPLOYEE OWNED

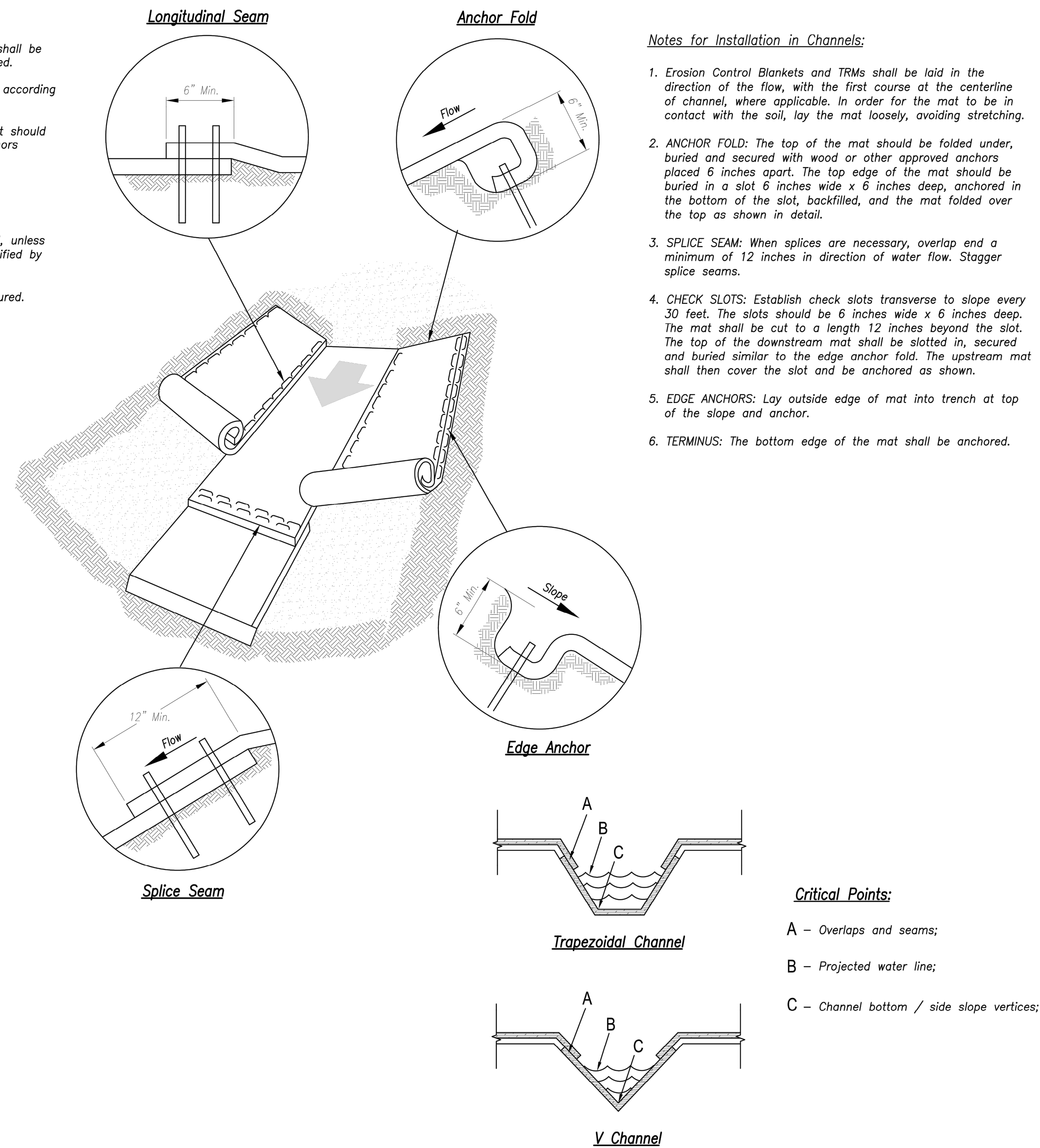
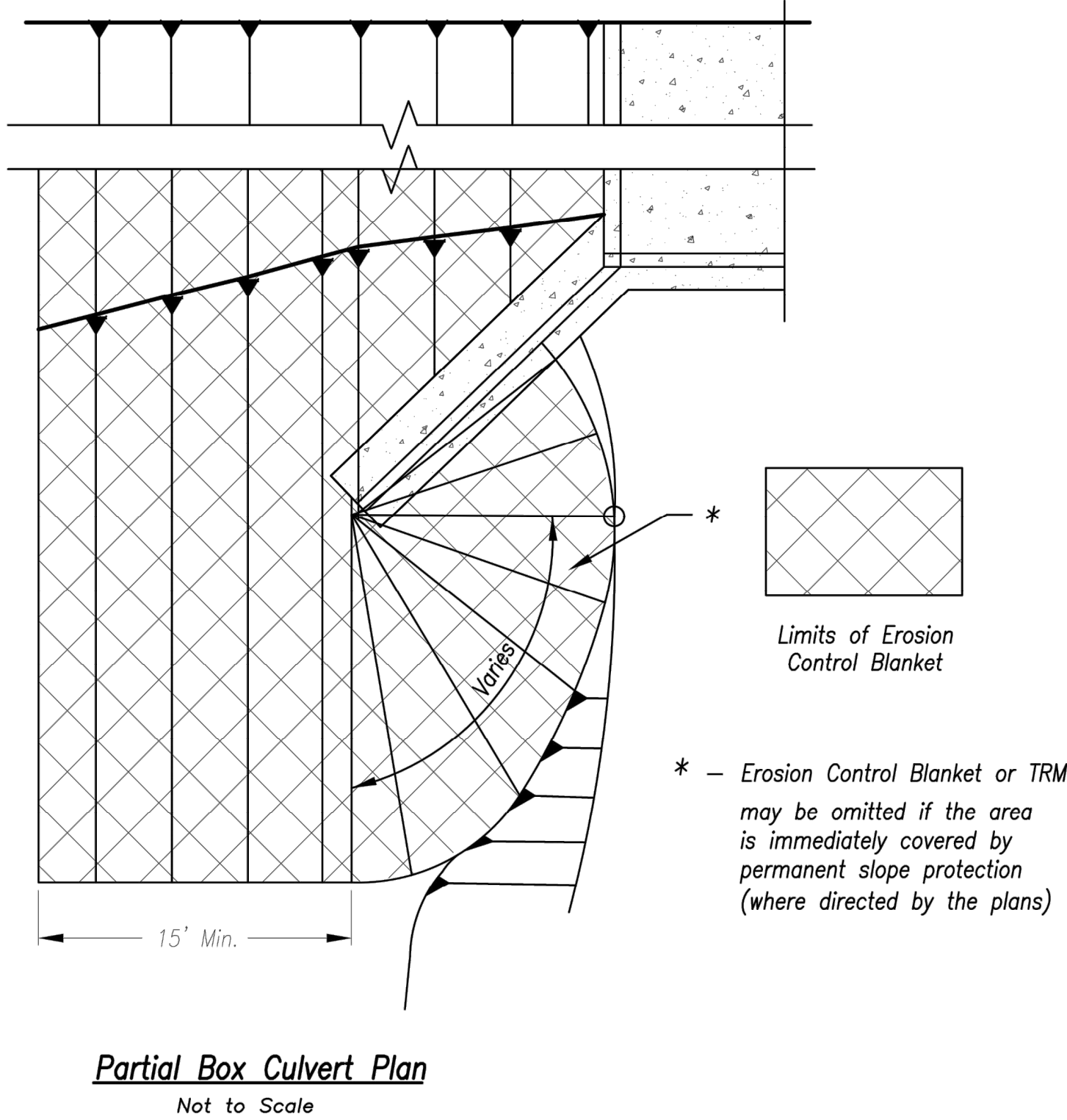
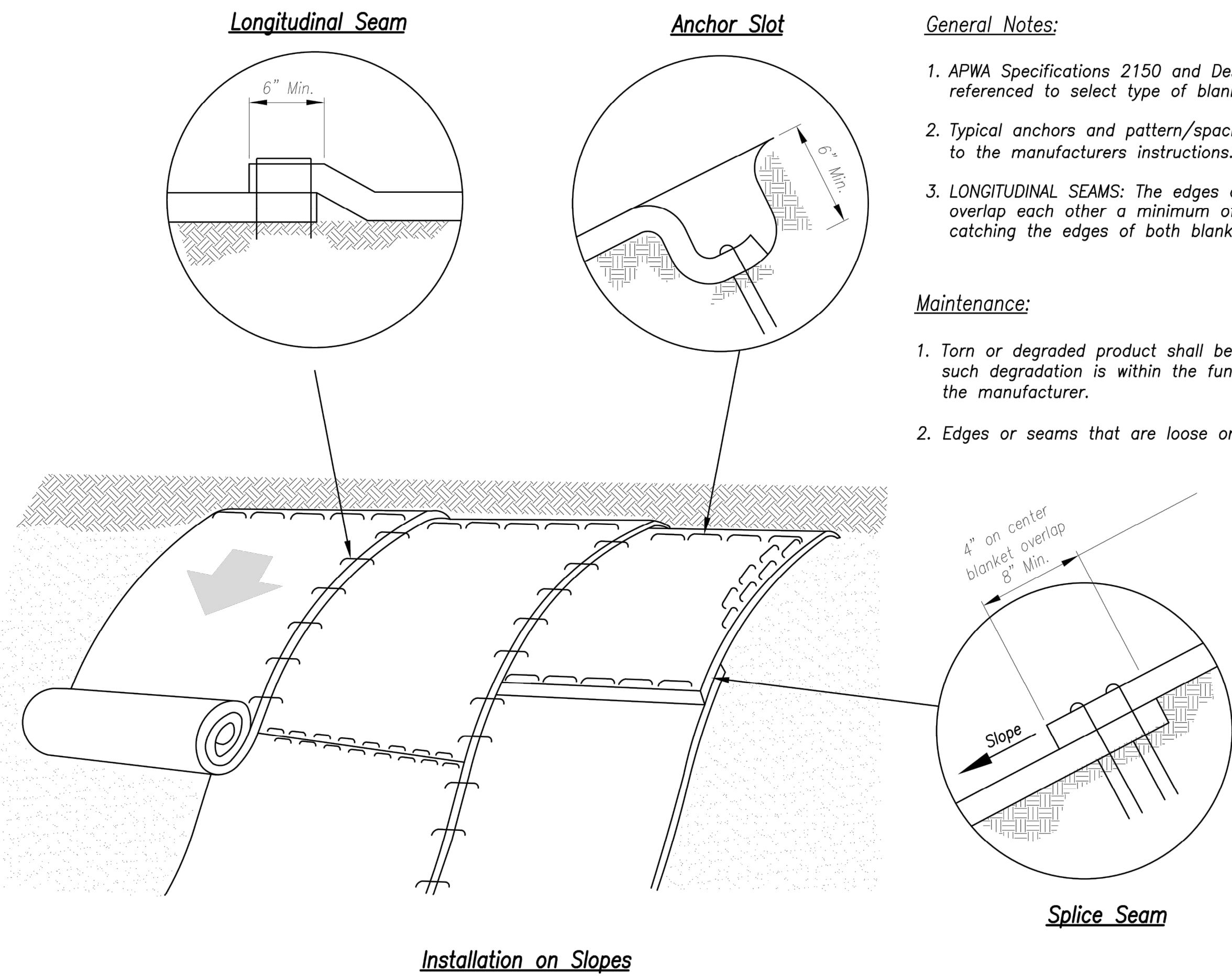
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Kansas City Metro Chapter

KANSAS CITY METRO CHAPTER

EROSION CONTROL BLANKETS AND TURF REINFORMENT MATS

STANDARD DRAWING NUMBER ESC-02

ADOPTED: 10/24/2016

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

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CLAYTON PROPERTIES GROUP

COBEY CREEK - 2ND PLAT - EROSION CONTROL

STEEP SLOPE PROTECTION DETAILS

S29, T47N, R31W

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI

GARRETT R. GATES

PE-2021025089

03/14/22

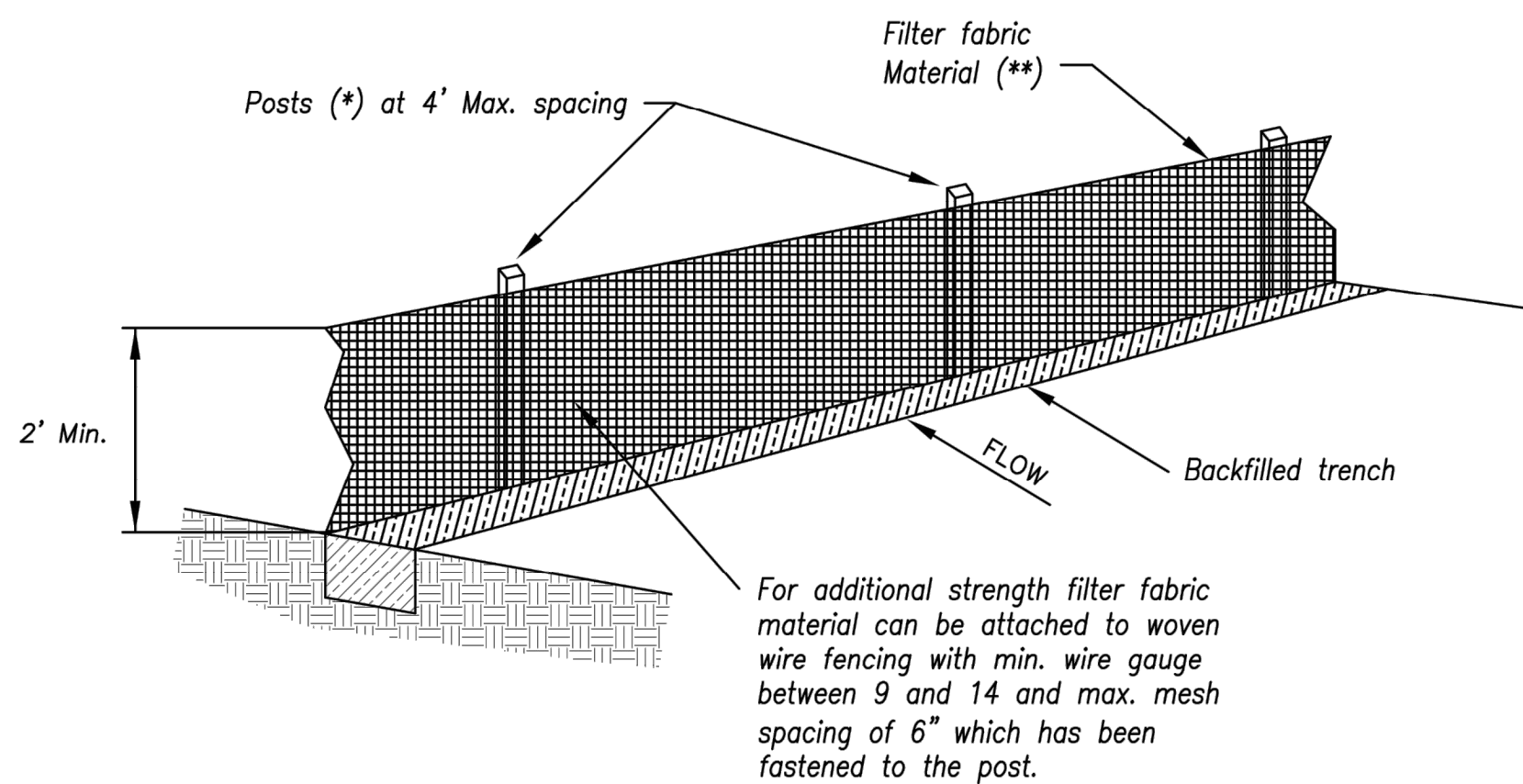
PROFESSIONAL ENGINEER

SHEET NUMBER

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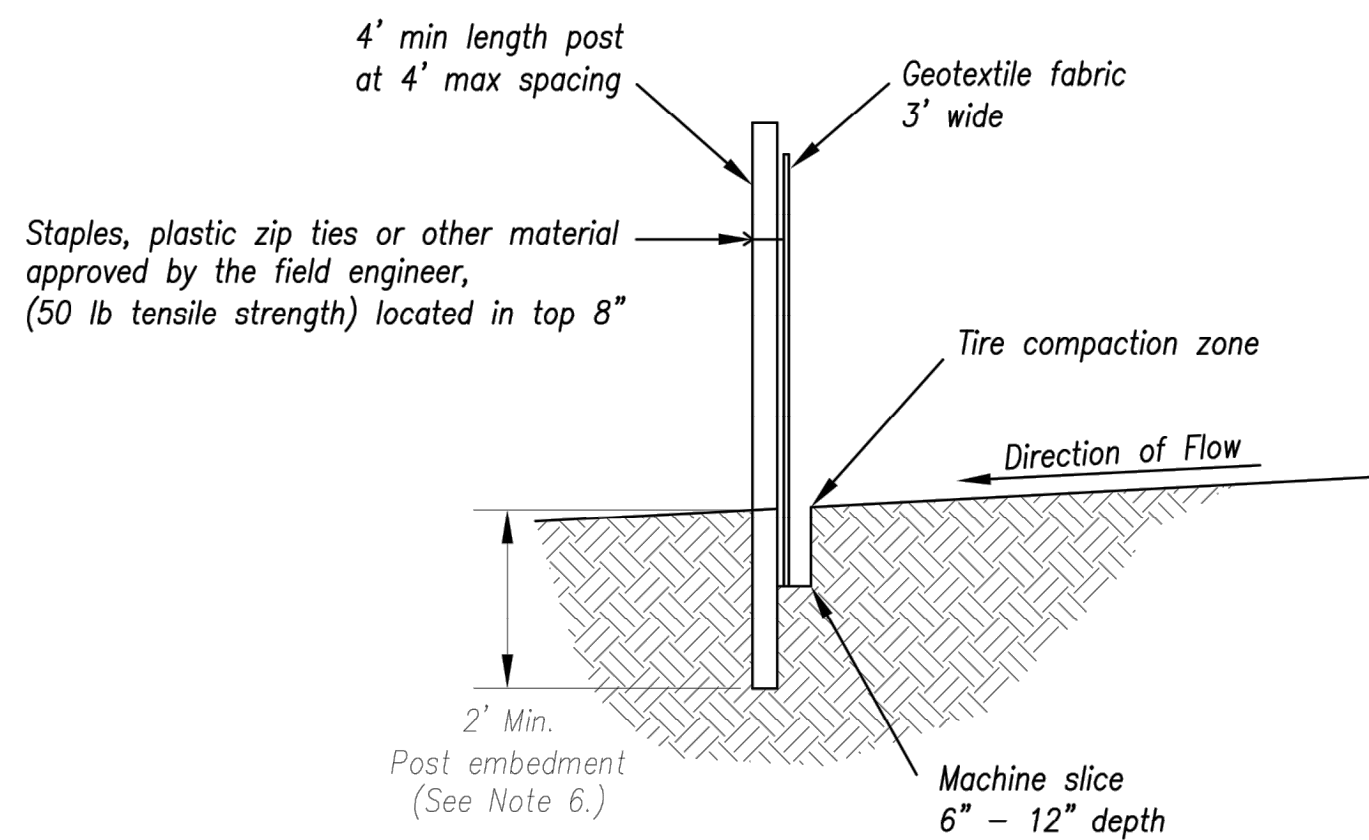
(*) POSTS

- MIN. LENGTH 4'
- HARDWOOD 1 3/16" x 1 3/16"
- NO.2 SOUTHERN PINE 2 5/8" x 2 5/8"
- STEEL 1.33 LB/FT

(**) - Geotextile Fabric shall meet the requirements of AASHTO M288

SILT FENCE DETAILS

Not to Scale



Notes:

1. In order to contain water, the ends of the silt fence must be turned uphill (Figure A).
2. Long perimeter runs of silt fence must be limited to 100'. Runs should be broken up into several smaller segments to minimize water concentrations (Figure A).
3. Long slopes should be broken up with intermediate rows of silt fence to slow runoff velocities.
4. Attach fabric to upstream side of post.
5. Install posts a minimum of 2' into the ground.
6. Trenching will only be allowed for small or difficult installation, where slicing machine cannot be reasonably used.

Maintenance:

1. Remove and dispose of sediment deposits when the deposit approaches 1/2 the height of silt fence.
2. Repair as necessary to maintain function and structure.

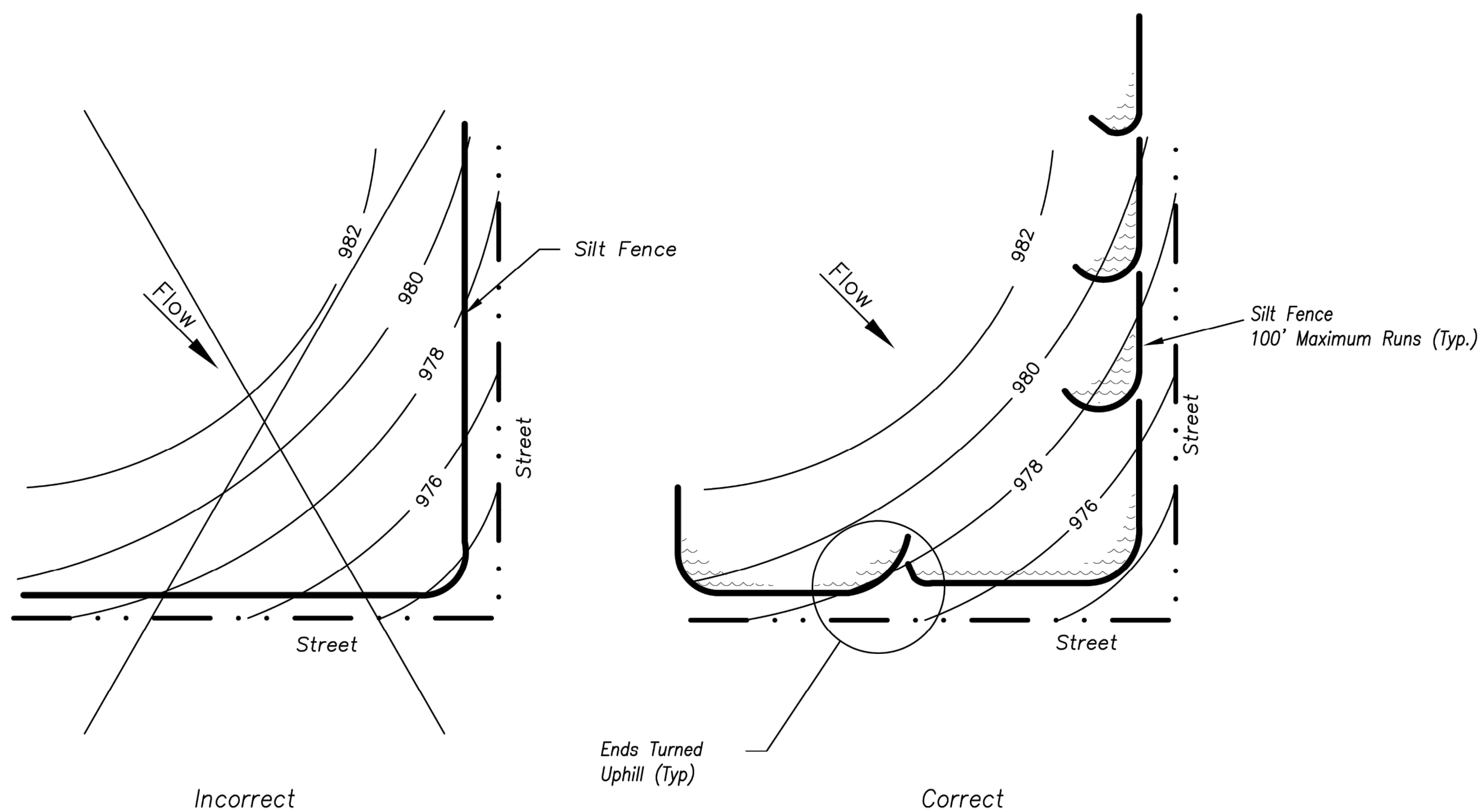
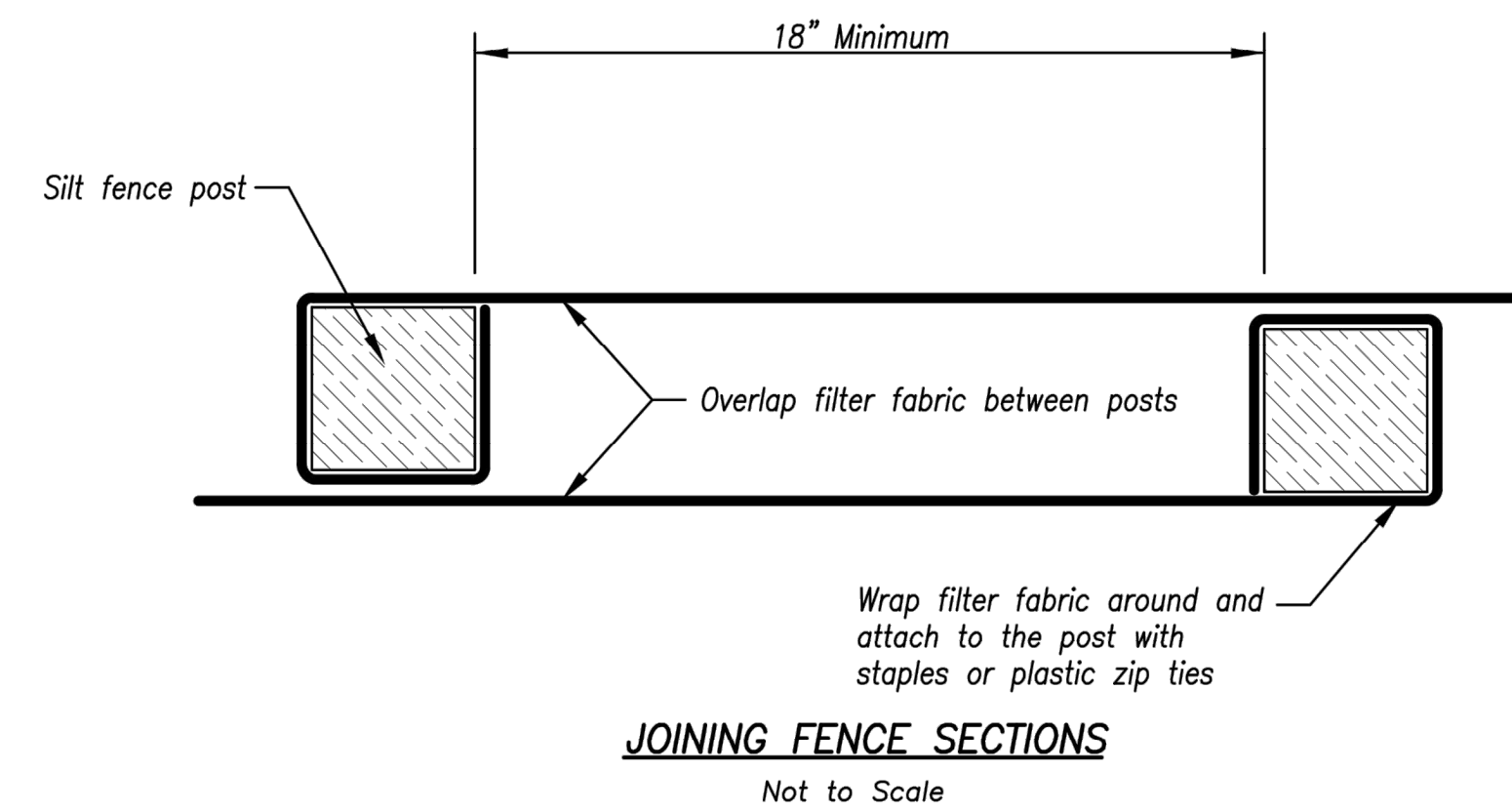
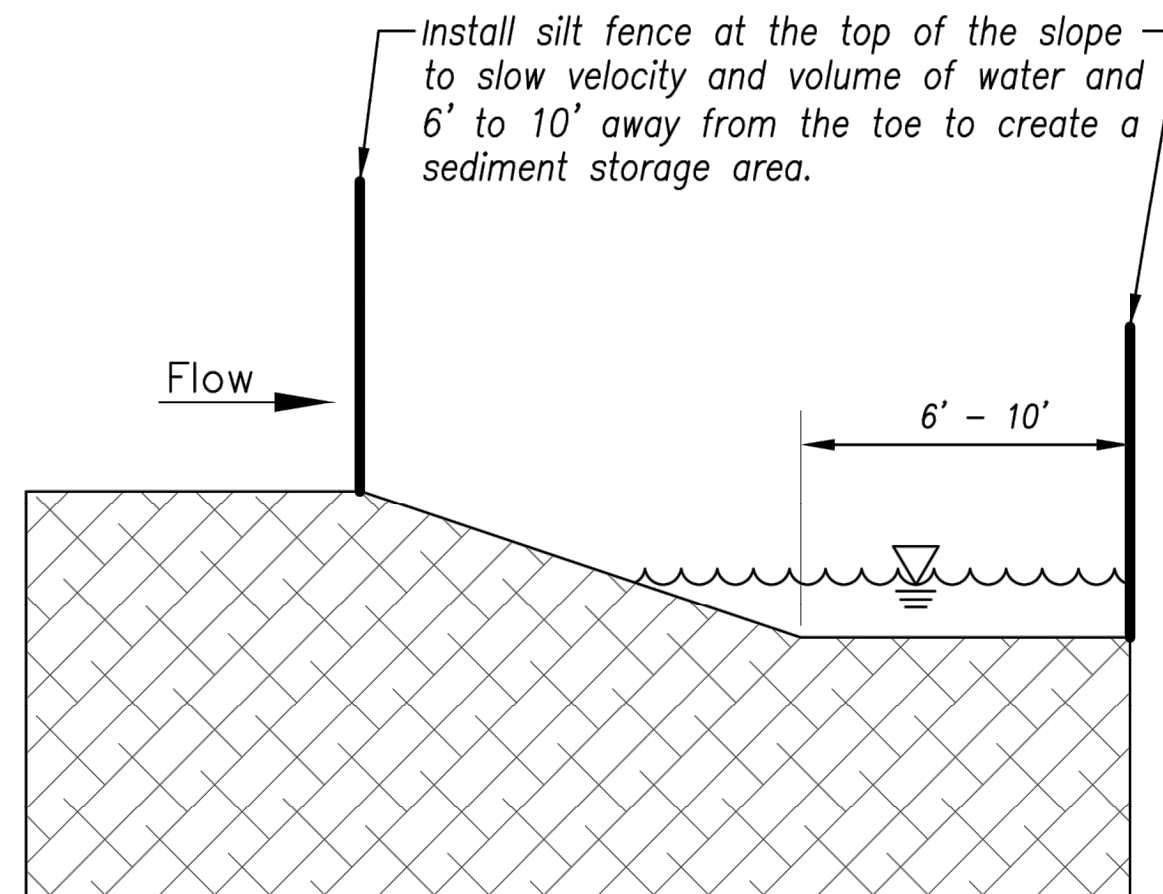


Figure A

SILT FENCE LAYOUT

Not to Scale



AMERICAN PUBLIC WORKS ASSOCIATION



KANSAS CITY
METRO CHAPTER

SILT FENCE

STANDARD DRAWING
NUMBER ESC-03

ADOPTED:
10/24/2016

CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - EROSION CONTROL

SILT FENCE DETAILS

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



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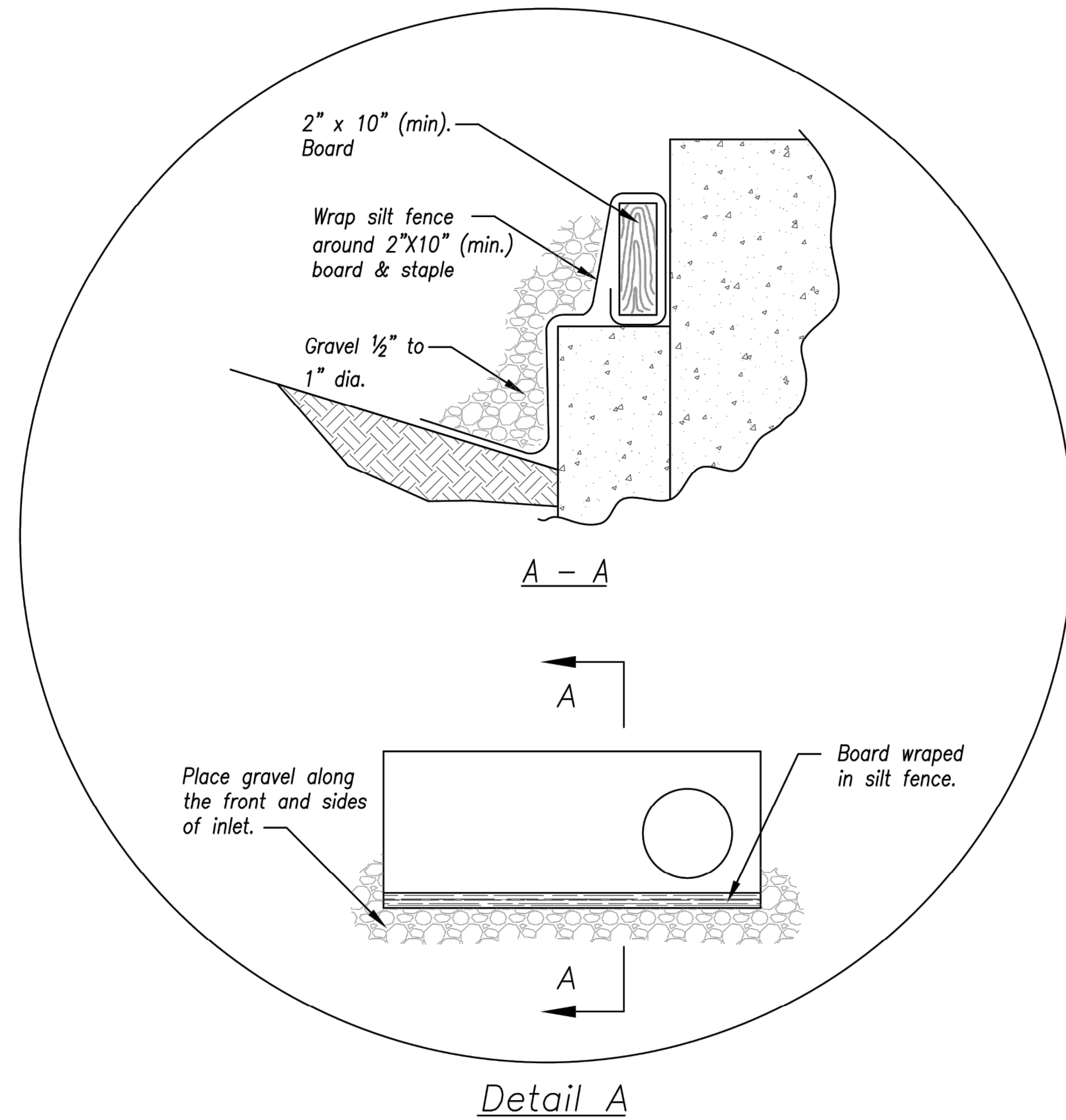
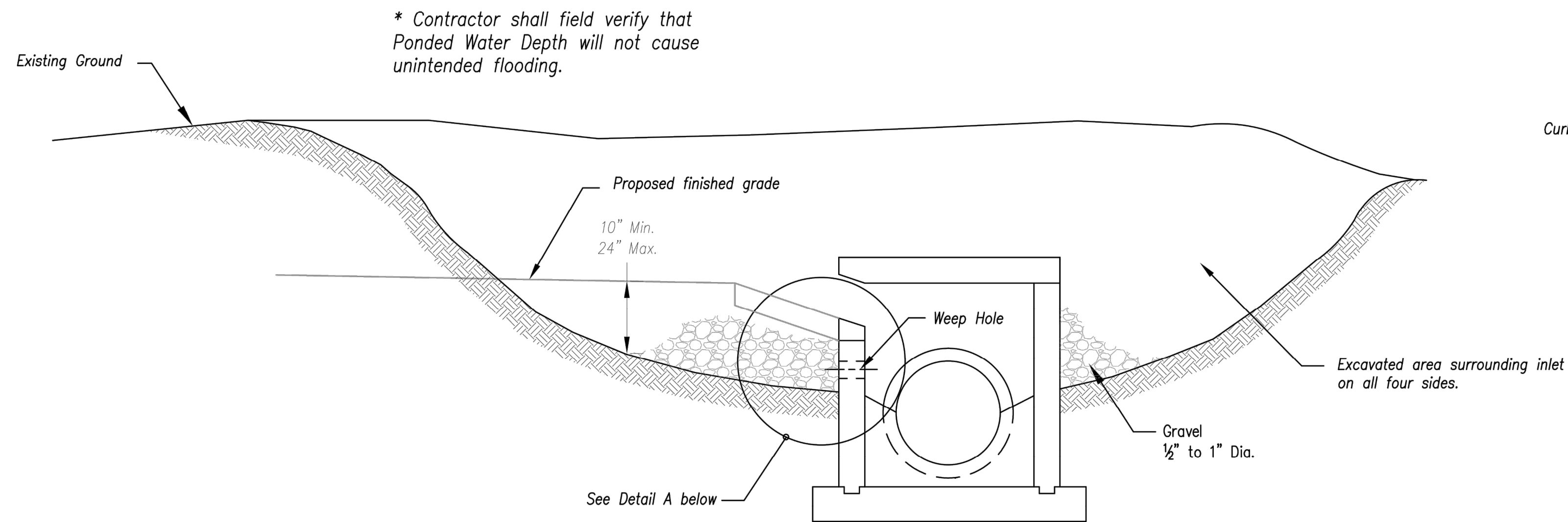
C803
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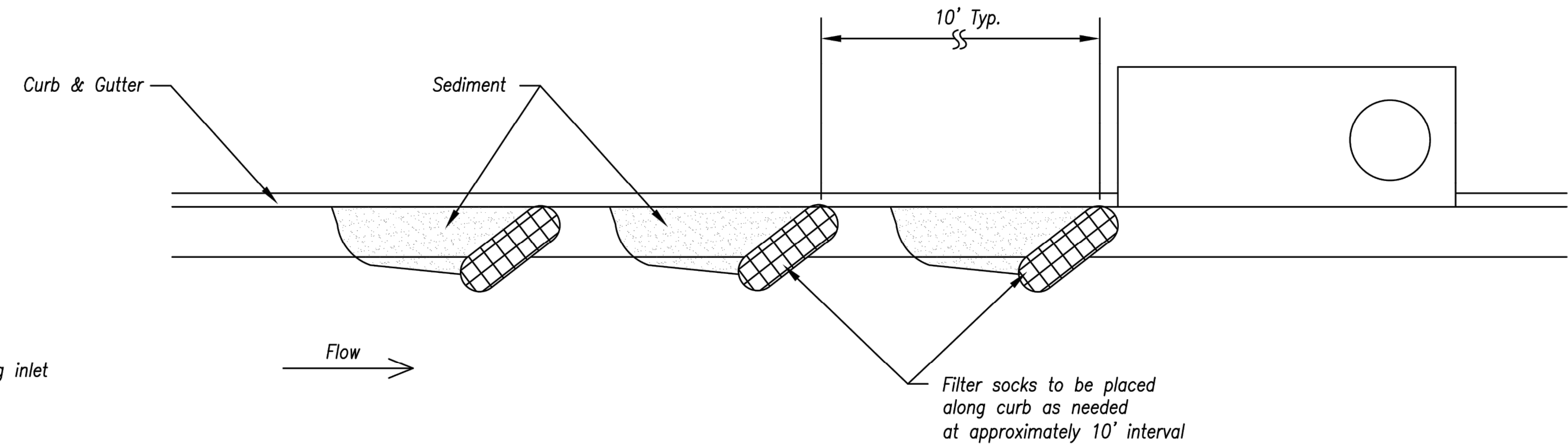
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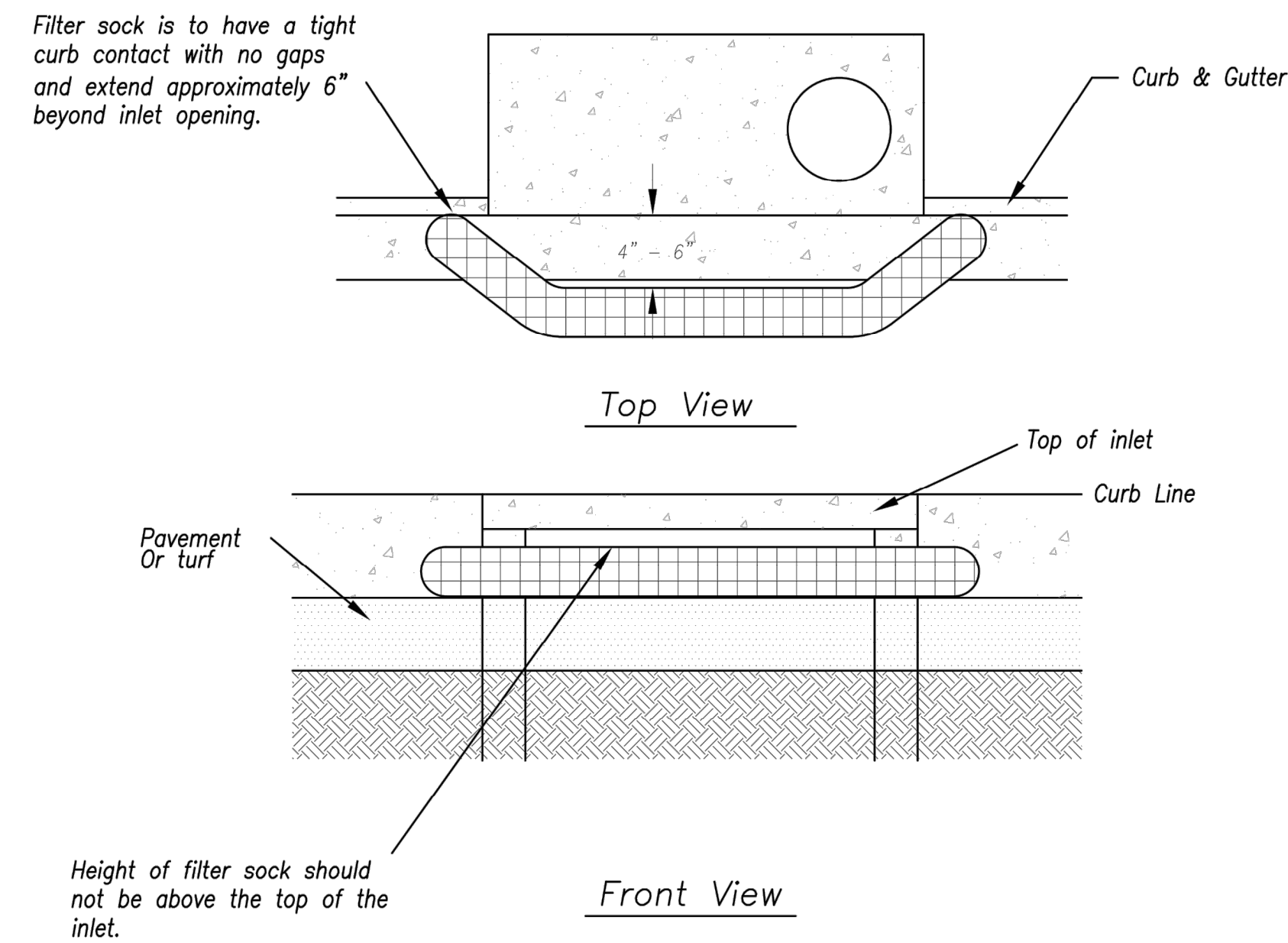
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EARLY STAGE CURB INLET
(Open Box and Prior to Pouring
Curb and Inlet Throat)



On Grade Curb Inlet Protection



Sump Inlet Sediment Filter

LATE STAGE CURB INLET
(After Pouring Curb and Inlet Throat)

Notes:

1. Immediately following inlet construction and prior to construction of curb and inlet throat, protect inlet opening by installing 2" X 10" (min.) board wrapped in silt fence. Structures shall have excavated storage area on all four sides to allow settling of sediment (Early Stage Curb Inlet).
2. When inlet is completed and curb poured, filter socks or approved equal should be used (Late Stage Curb Inlet). Straw wattles are not approved for curb inlet use.
3. Contractor to field verify ponding water shall not create a traffic hazard.

Maintenance:

1. Remove deposited sediment from excavated storage areas when available storage has been reduced by 20%.
2. Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
3. Repair or replace as necessary to maintain function and integrity of installation.

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KANSAS CITY
METRO CHAPTER

CURB INLET PROTECTION

STANDARD DRAWING
NUMBER ESC-06
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CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - EROSION CONTROL

CURB INLET PROTECTION DETAILS

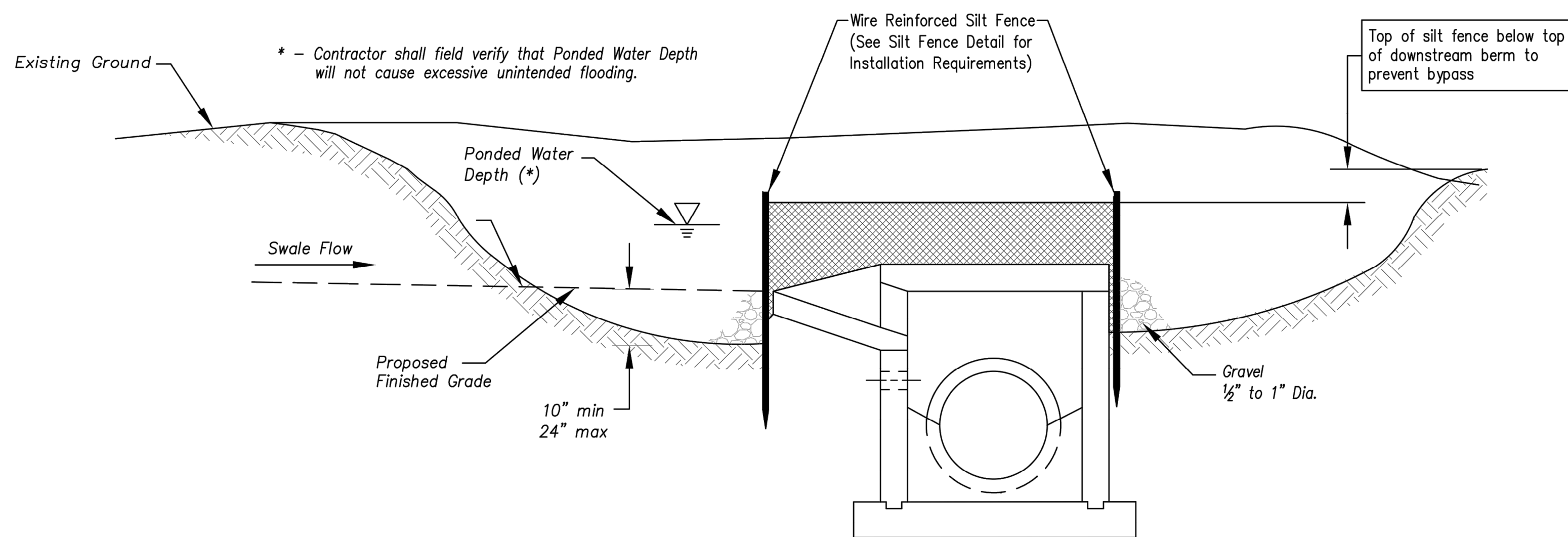
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LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



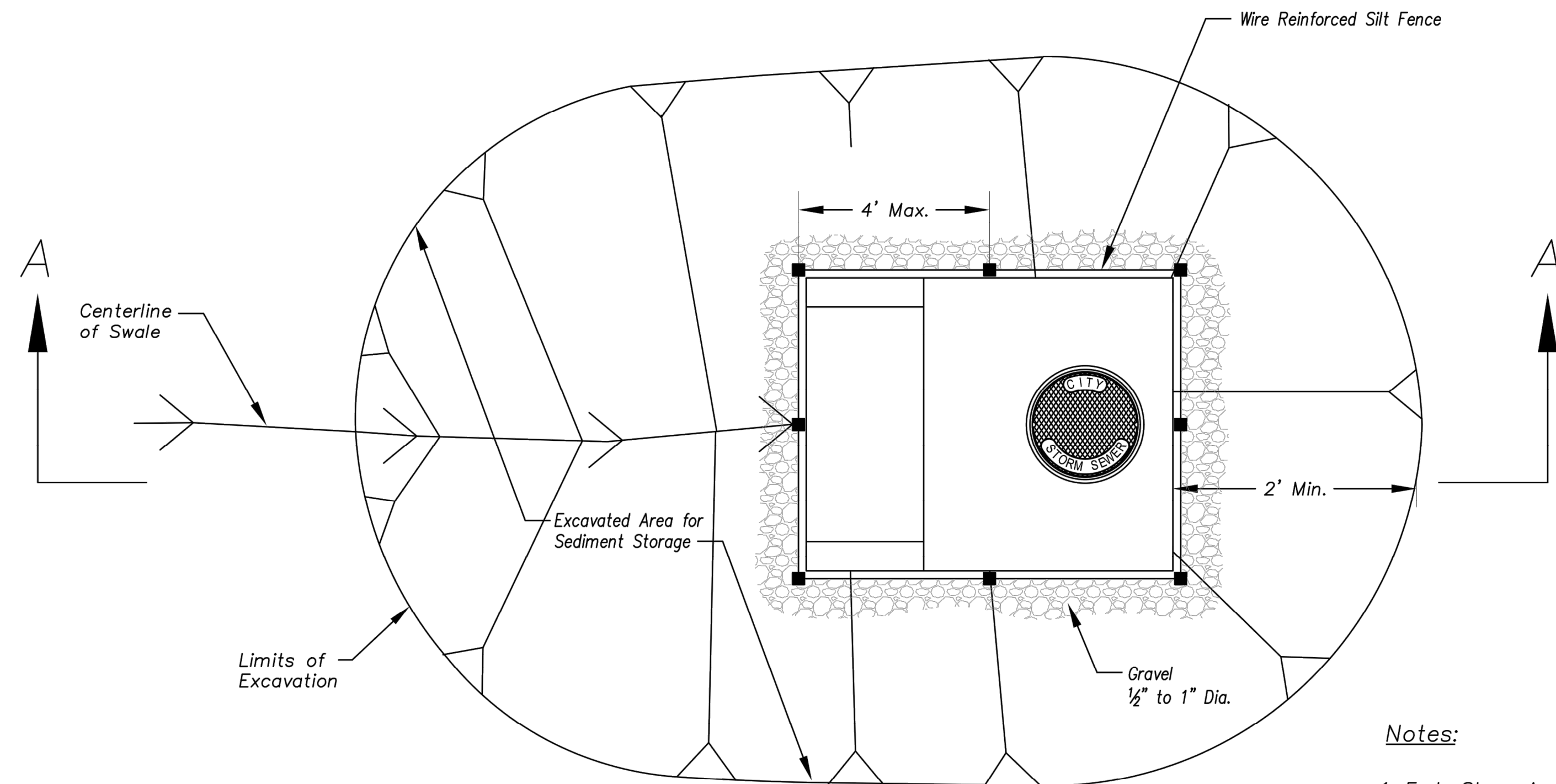
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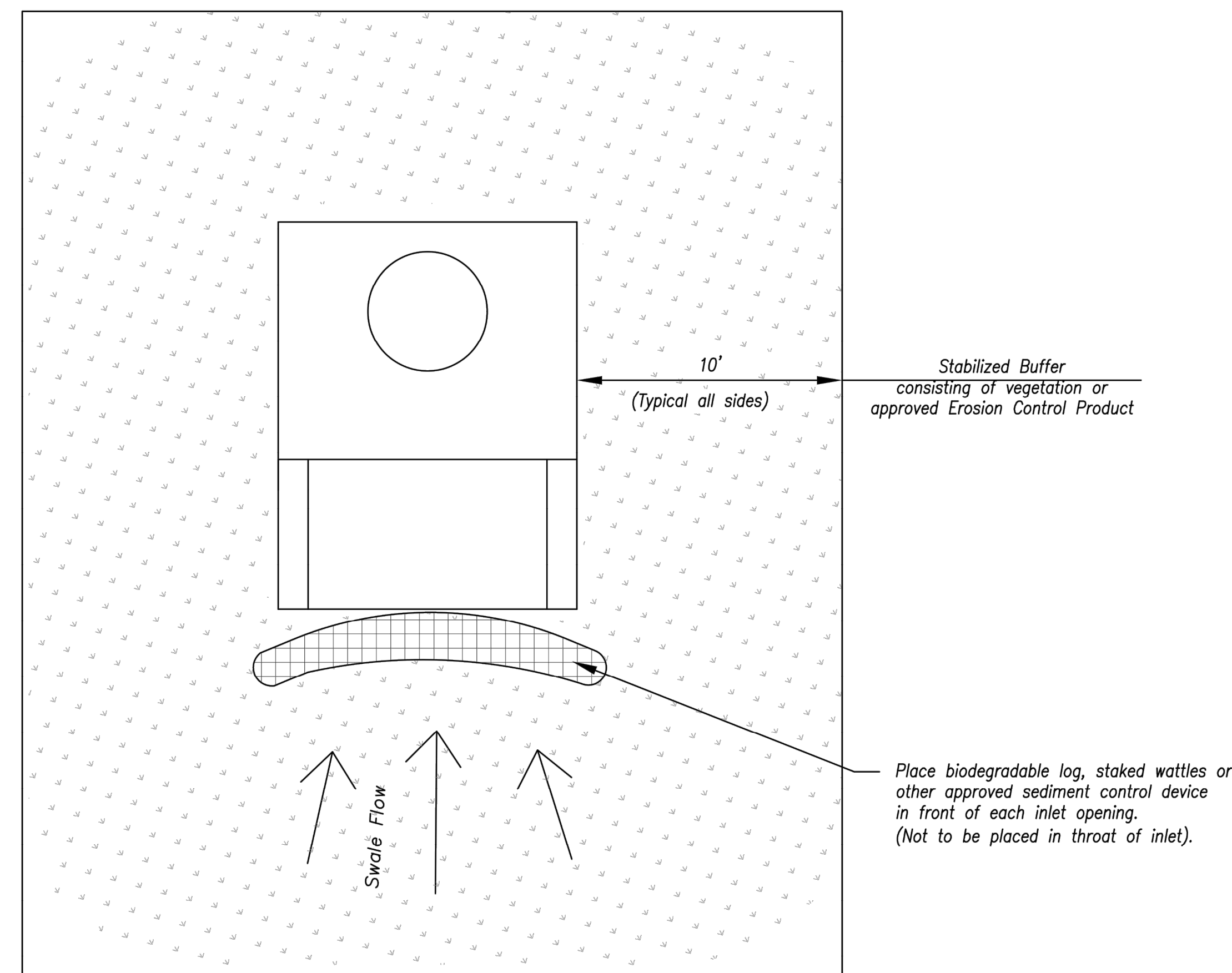
Section A-A
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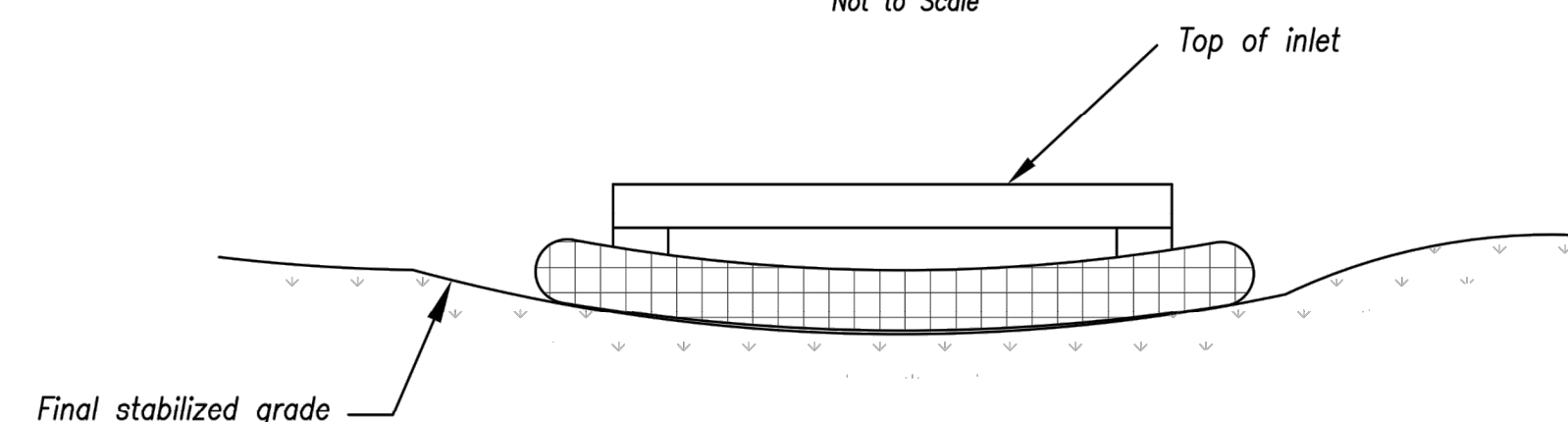
EARLY STAGE AREA INLET
(All open boxes and inlets not at final grade)

Notes:

1. Early Stage Area Inlet Sediment Barrier to be installed immediately after inlet or junction box is constructed.
2. Silt fence shall remain in place until excavated area is removed and Late Stage Area Inlet is being installed.
3. Backfill excavated area ONLY after final grading of the site. Stabilization of the site is to immediately follow.
4. Wire reinforced silt fence may be used in place of silt fence attached to wood frame.



Plan
Not to Scale



Front View

LATE STAGE AREA INLET
(Area inlets at final grade and existing inlets)

Maintenance:

1. Remove deposited sediment from excavated storage areas when available storage has been reduced by 20%.
2. Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
3. Repair or replace as necessary to maintain function and integrity of installation.

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KANSAS CITY
METRO CHAPTER

AREA INLET AND
JUNCTION BOX PROTECTION

STANDARD DRAWING
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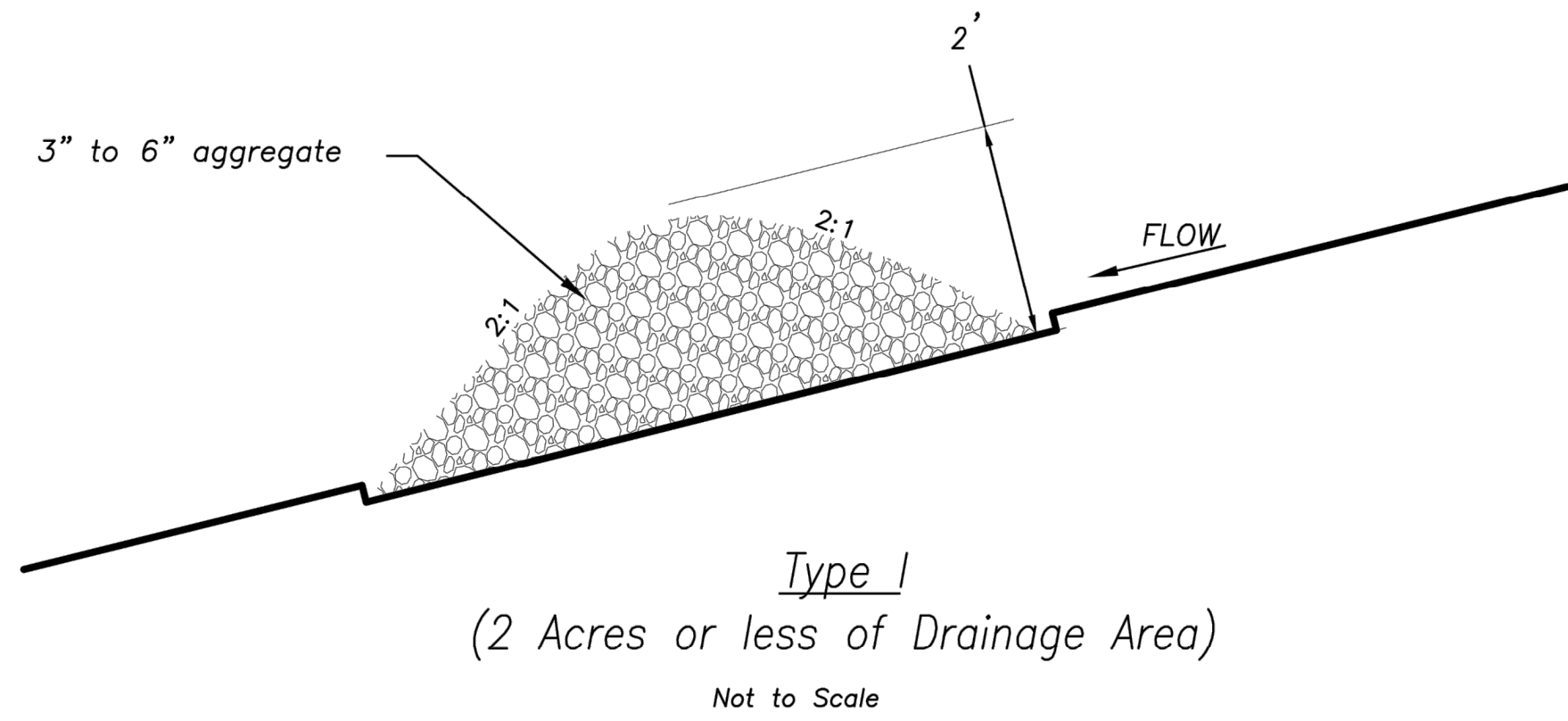
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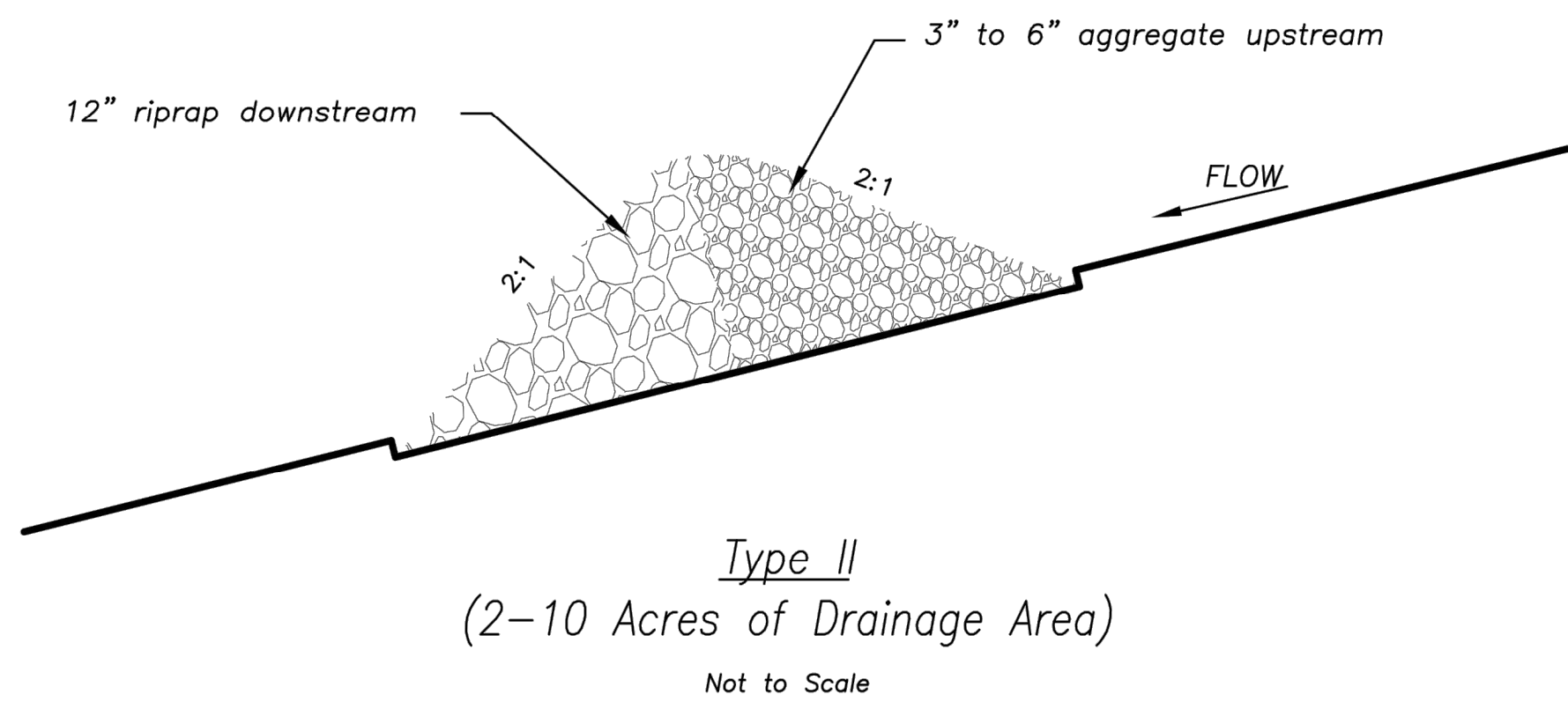
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Type I
(2 Acres or less of Drainage Area)
Not to Scale



Type II
(2-10 Acres of Drainage Area)
Not to Scale

ROCK DITCH CHECK

Temporary Rock Ditch Check Spacing

Ditch Centerline Slope (%)	Spacing Interval (Feet)
5.0	60
6.0	50
7.0	43
8.0	36
9.0	33
10.0	29

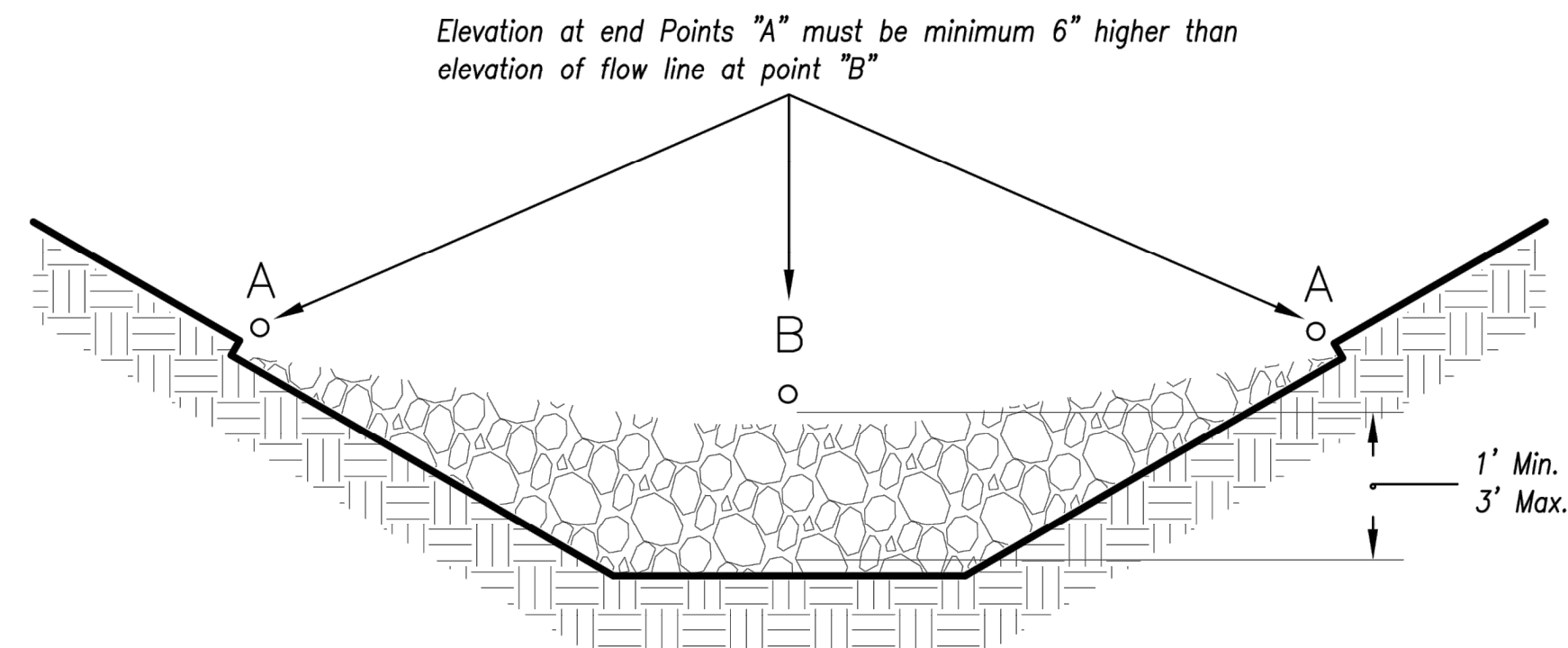
Note: Use this spacing only for Rock Ditch Checks.

Notes:

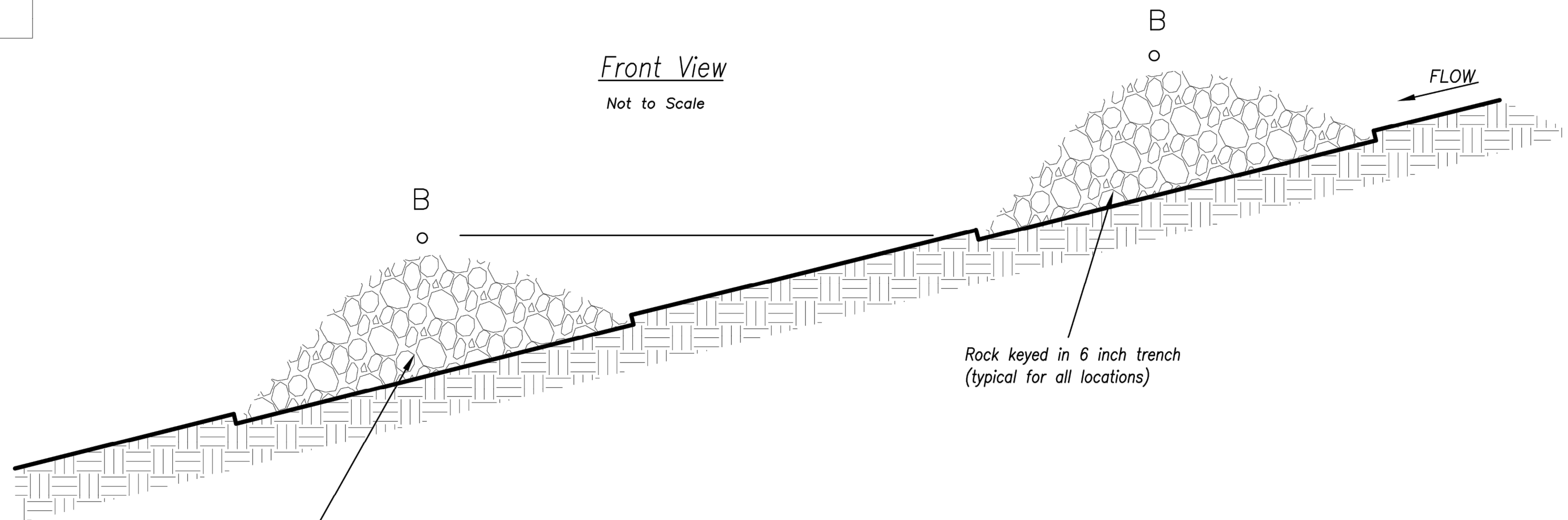
1. Rock check dams shall be used only for drainage areas less than 10 acres unless approved by the City Engineer.
2. Use rock checks only in situations where the ditch slope exceeds 6%.

Maintenance:

1. Remove and dispose of sediment deposits when the deposit approaches $\frac{1}{2}$ the height of the ditch check.
2. Replace and reshape as necessary to maintain function and integrity of installation.




Front View
Not to Scale



Spacing Between Check Dams (all types)
Not to Scale

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

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ROCK DITCH CHECKS	STANDARD DRAWING NUMBER ESC-10 ADOPTED: 10/24/2016

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COBEY CREEK - 2ND PLAT - EROSION CONTROL

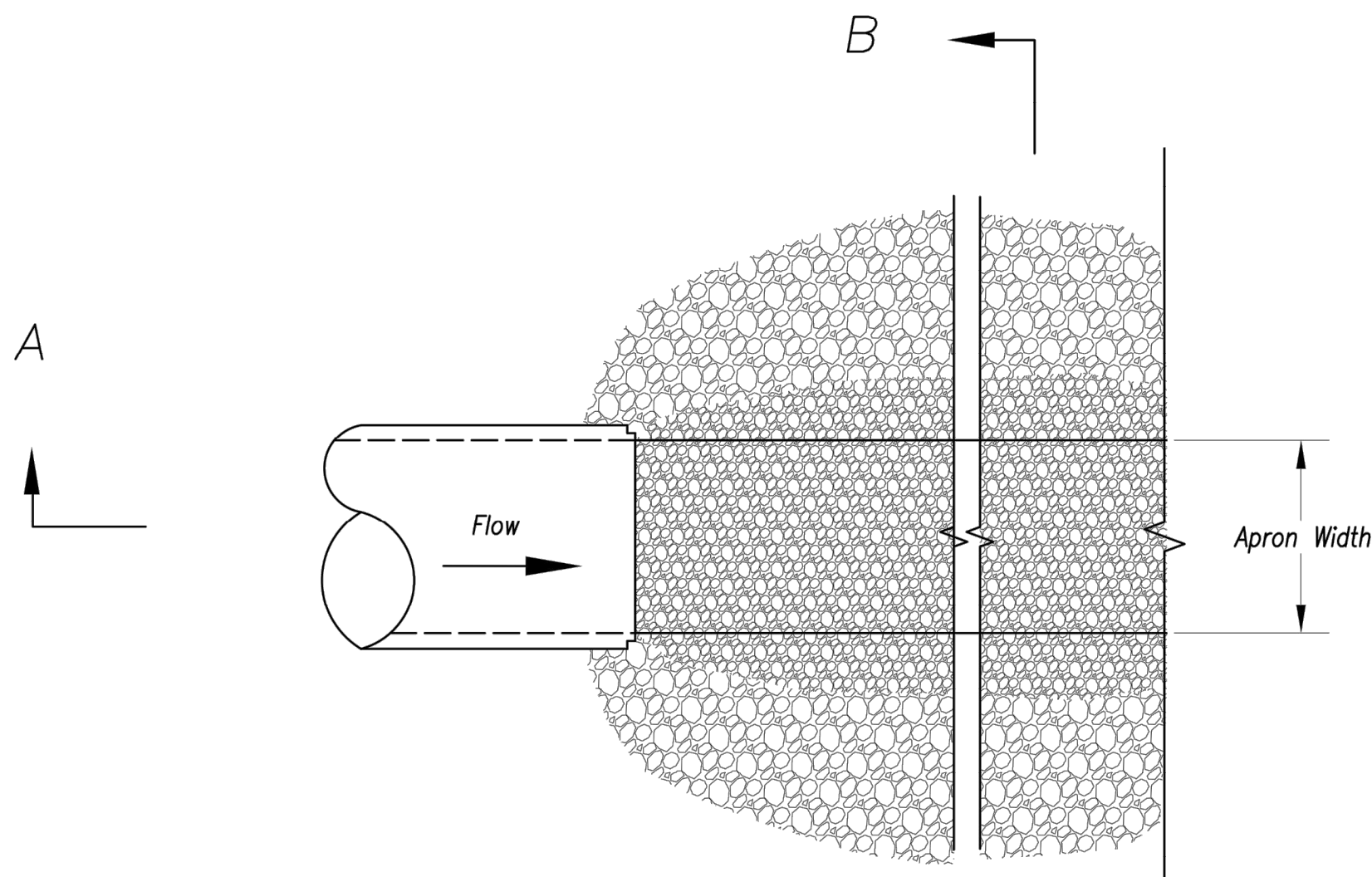
ROCK DITCH CHECK DETAILS

S29, T47N, R31W
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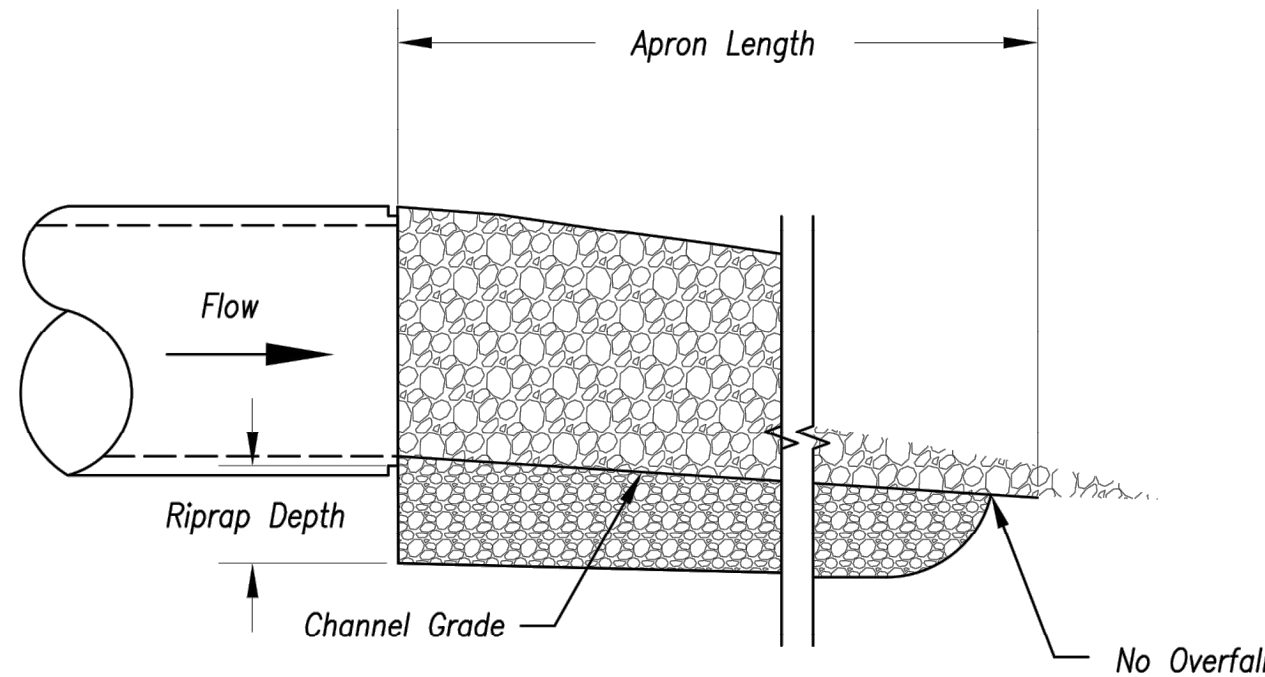
STATE OF MISSOURI
Garrett R. Gates
Professional Engineer
PE-2021025089
03/14/22

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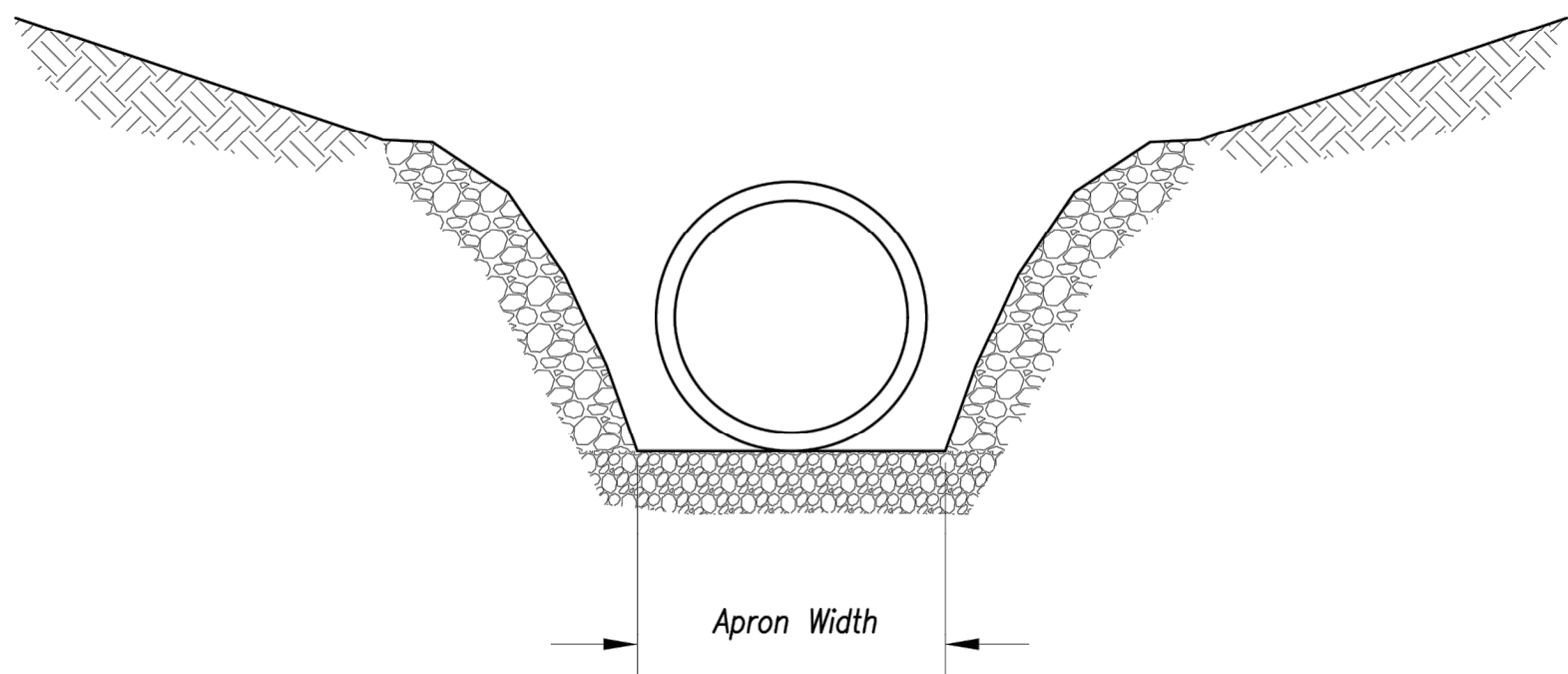
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Plan View
Not to Scale

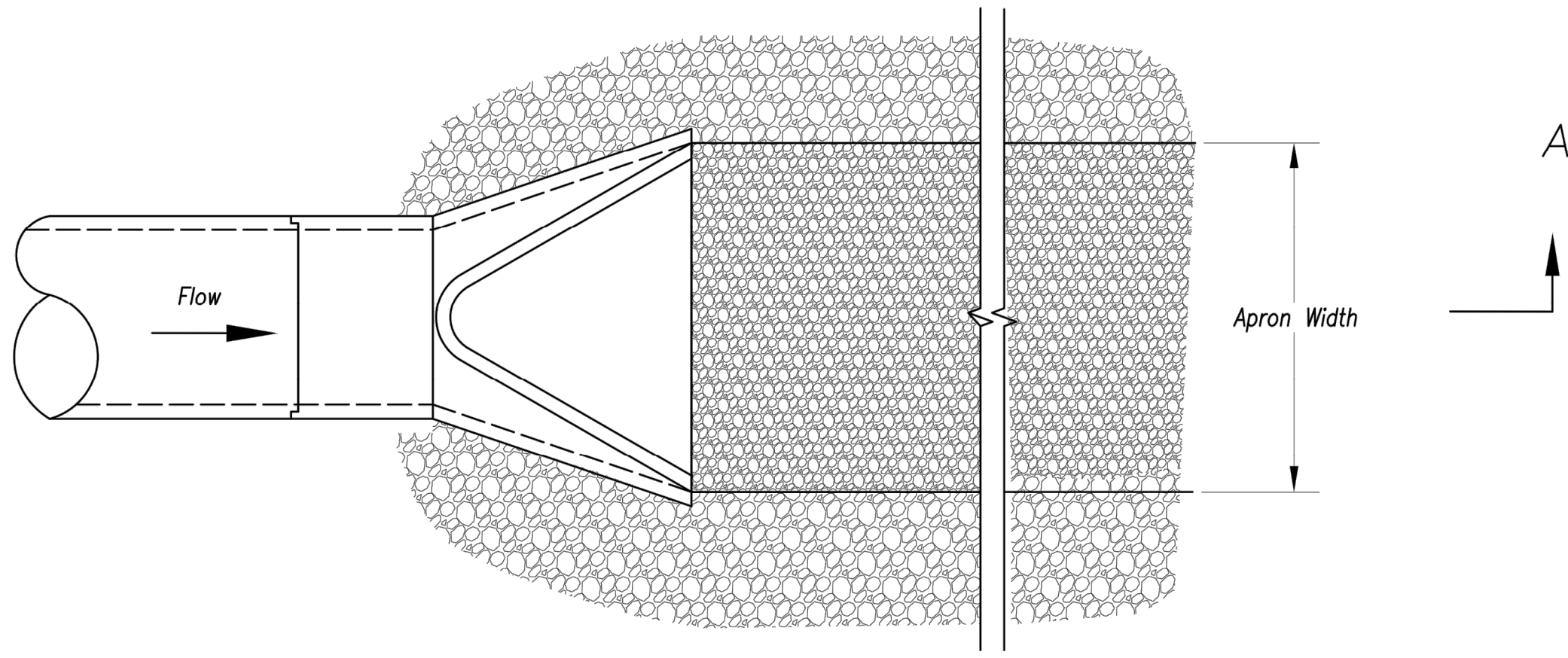


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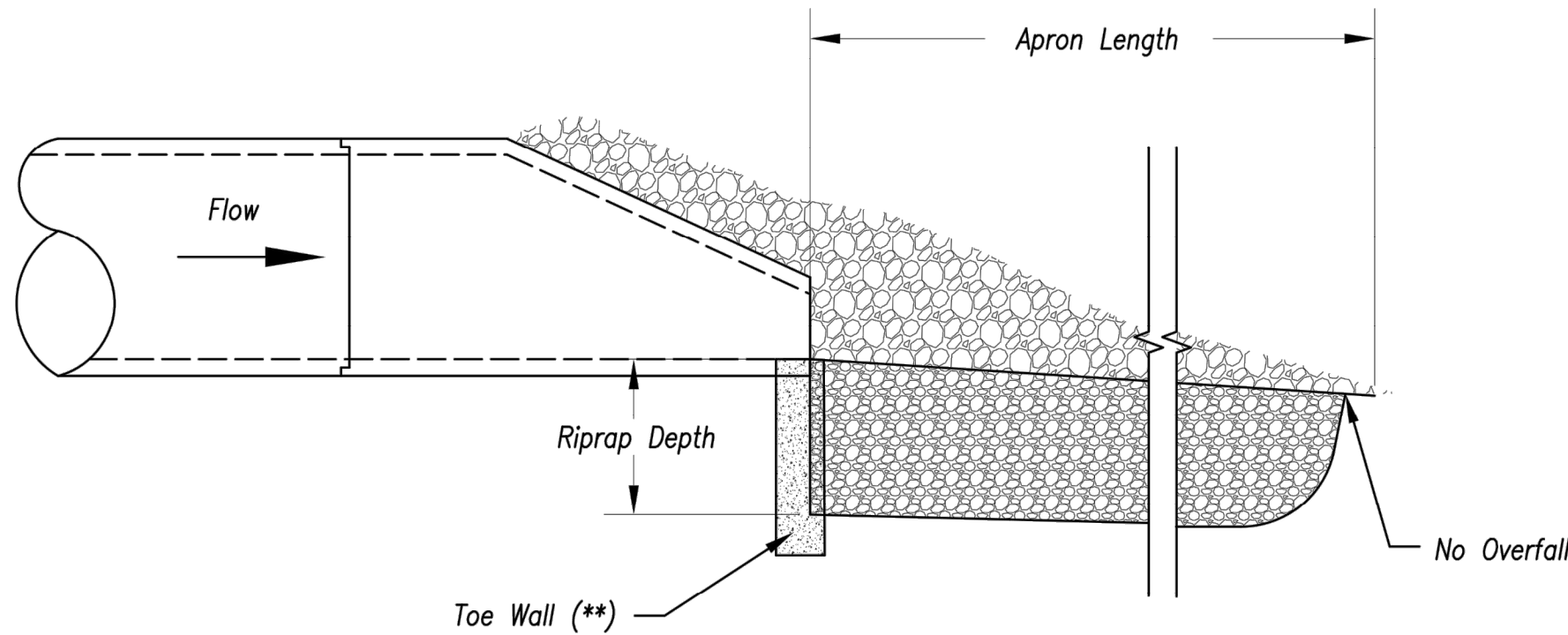


Section B-B
Not to Scale

OUTLET PROTECTION W/O END SECTION



Plan View
Not to Scale



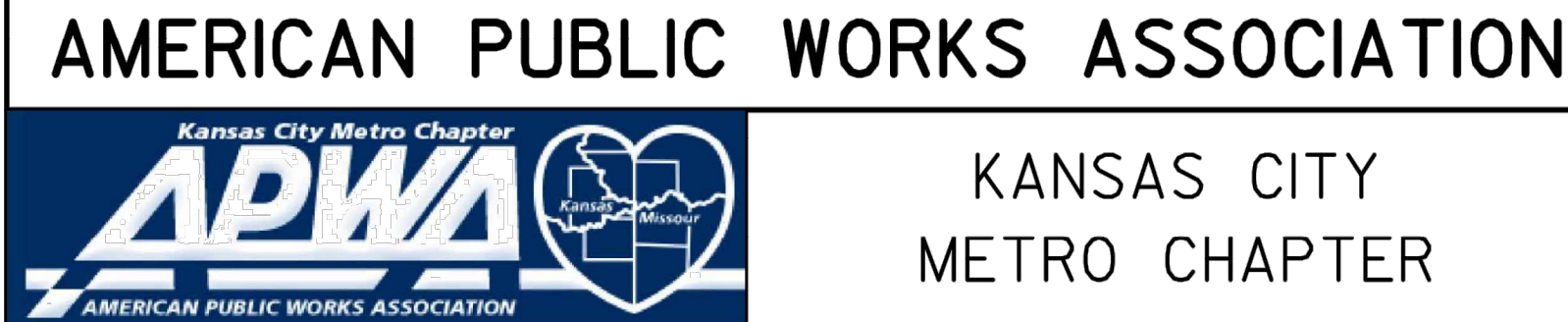
Section A-A
Not to Scale

OUTLET PROTECTION WITH END SECTION

Notes:

1. Rock all sides steeper than 3:1.
2. Stabilize all disturbed areas downstream of outlet to the limits of disturbance.
3. Alternative outlet protection and slope stabilization measures may be used with approval by the Engineer.
4. Install riprap apron so that it is no higher than flowline of pipe.
5. Reference APWA Specification 2650 for rock type, size, and placement.

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OUTLET PROTECTION

STANDARD DRAWING
NUMBER ESC-14
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CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - EROSION CONTROL

OUTLET PROTECTION DETAILS

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

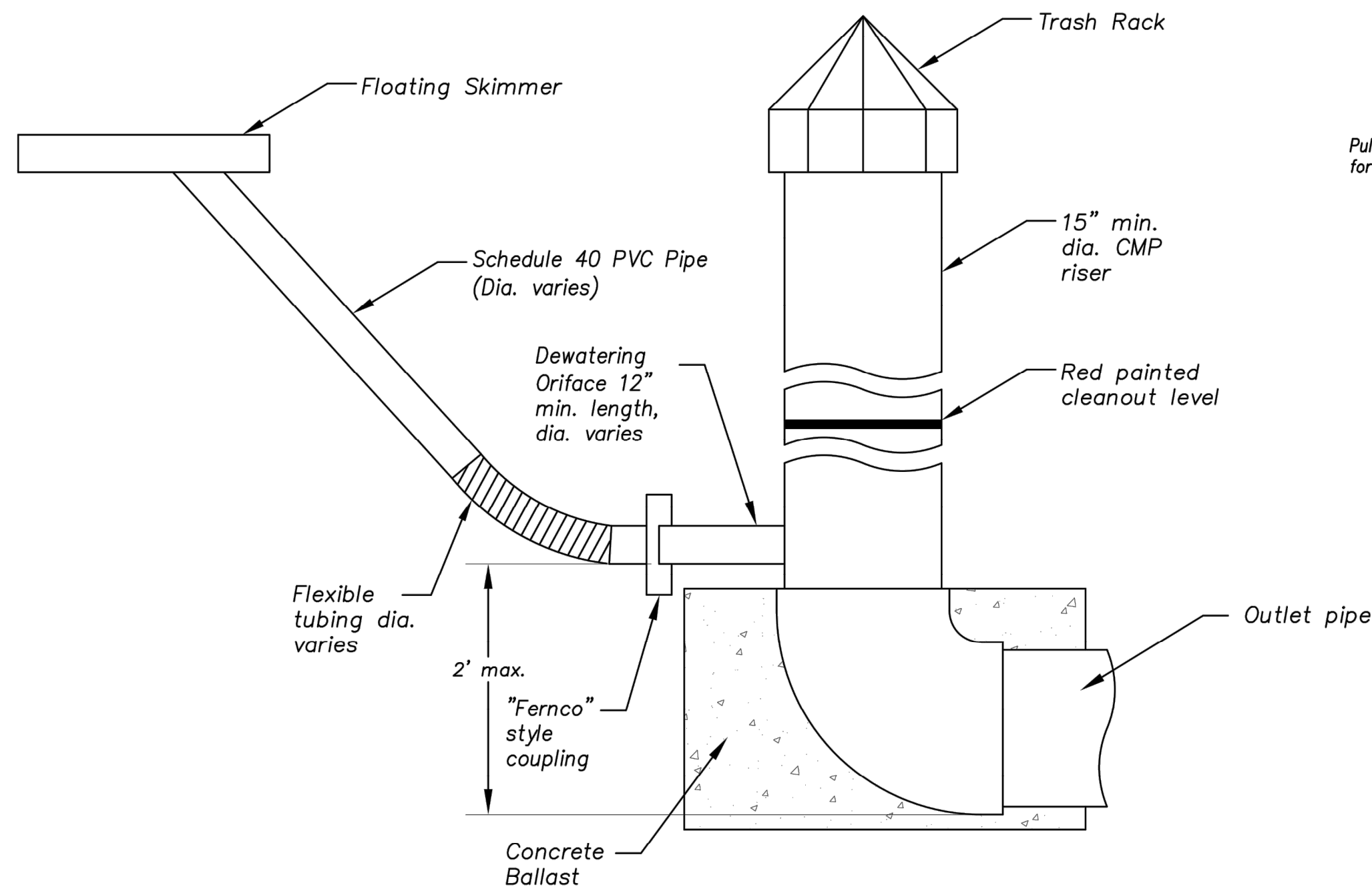
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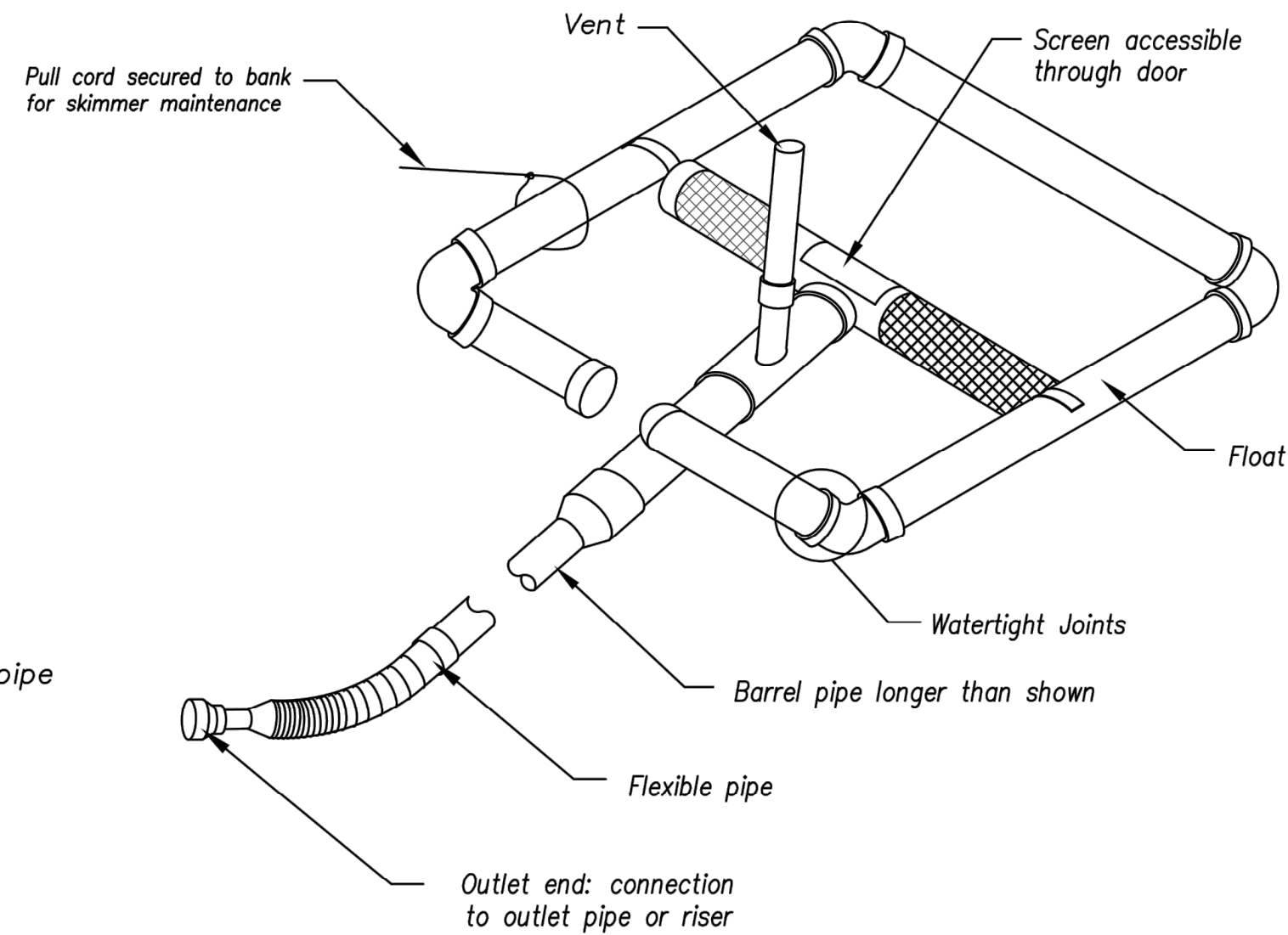
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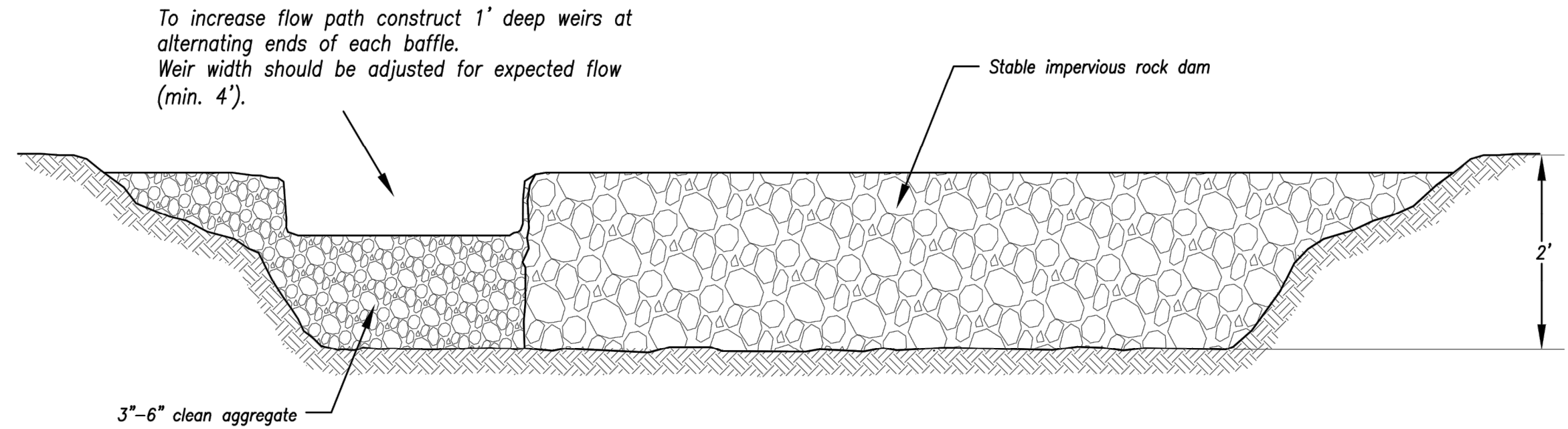


PRINCIPAL SPILLWAY DETAIL

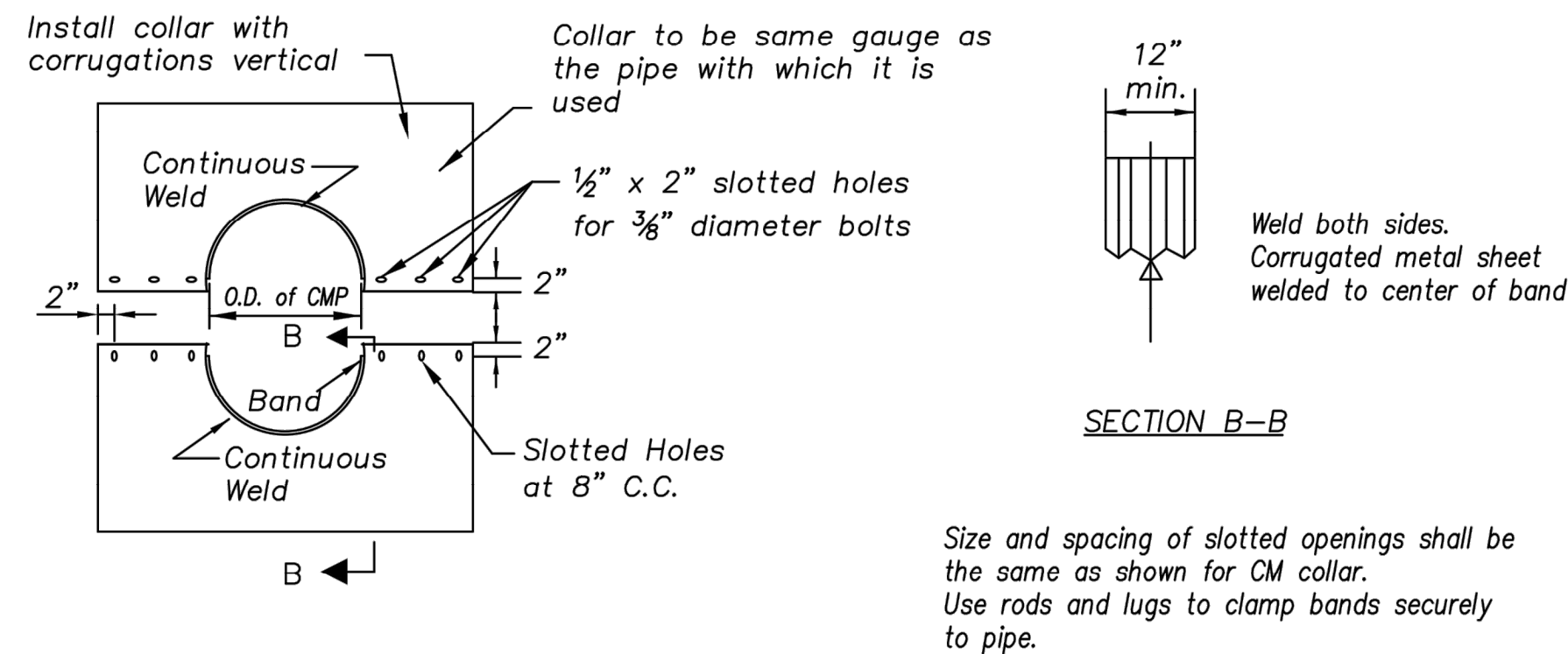


SKIMMER DETAIL (Typ.) *

* Designer to provide specific details per application (e.g. pipe sizes, screen sizes, perforation, etc.) as required.

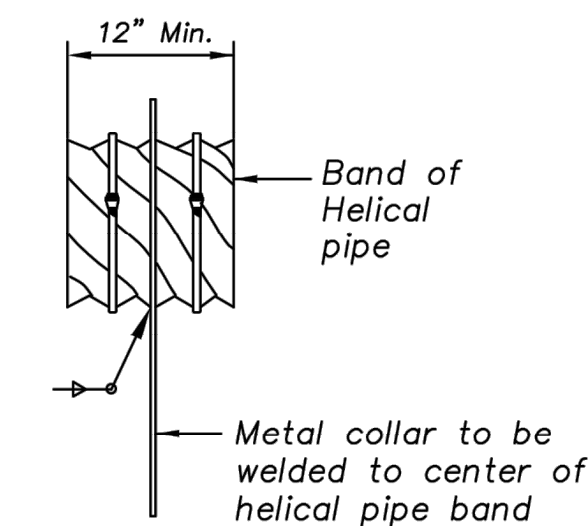


Option A - Rock with Weir



SECTION B-B

Size and spacing of slotted openings shall be the same as shown for CM collar. Use rods and lugs to clamp bands securely to pipe.

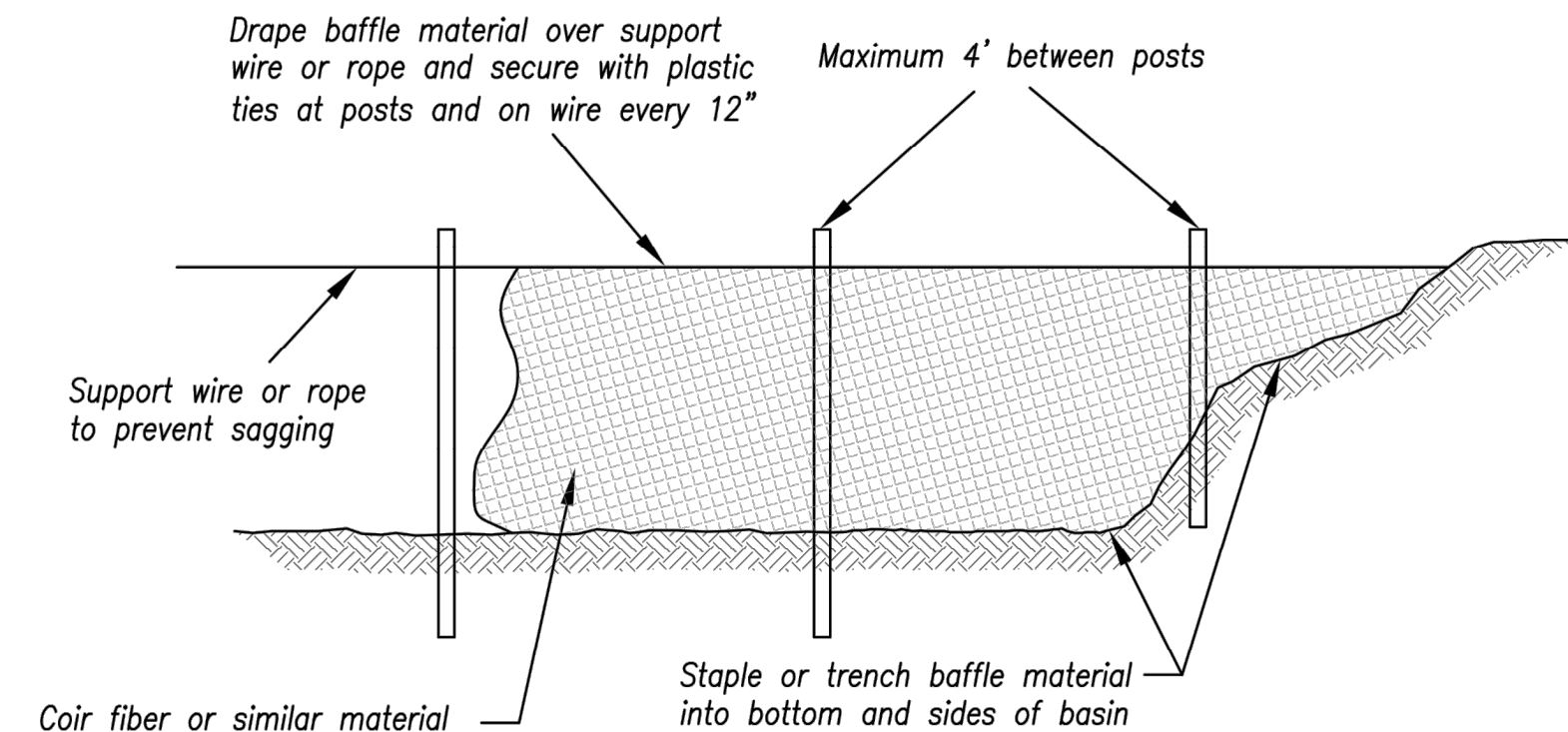


PARTIAL ELEVATION

Anti-Seepage Collar Notes:

- Connections between the anti-seepage collar and the barrel must be watertight.
- P = projection distance. Sized as required to achieve at least a 10% increase in seepage length.
- 14xP = Max. spacing between collars.
- Collars shall generally be placed in the middle third of the embankment, and within the saturated zone.
- All materials to be in accordance with construction material specifications.
- When specified on the plans, coating of collars shall be in accordance with construction material specifications.
- Unassembled collars shall be marked by painting or tagging to identify matching pairs.
- The lap between the two half sections and between the pipe and connecting band shall be caulked with asphalt mastic at the time of installation.
- Each collar shall be furnished with two (2) 1/2 inch diameter rods with standard tank lugs for connecting the collars to the pipe.
- For bands and collars, modification of the details shown may be used providing equal water tightness is maintained and detailed drawings are Submitted and approved by the Engineer prior to delivery.
- Two other types of anti-seep collars are:
 - Corrugated metal, similar to above, except shop welded to a 4 ft. section of the pipe and connected to the pipe with connecting bands.
 - Concrete, 6 inches thick, formed around the pipe with #3 rebar spaced 15".

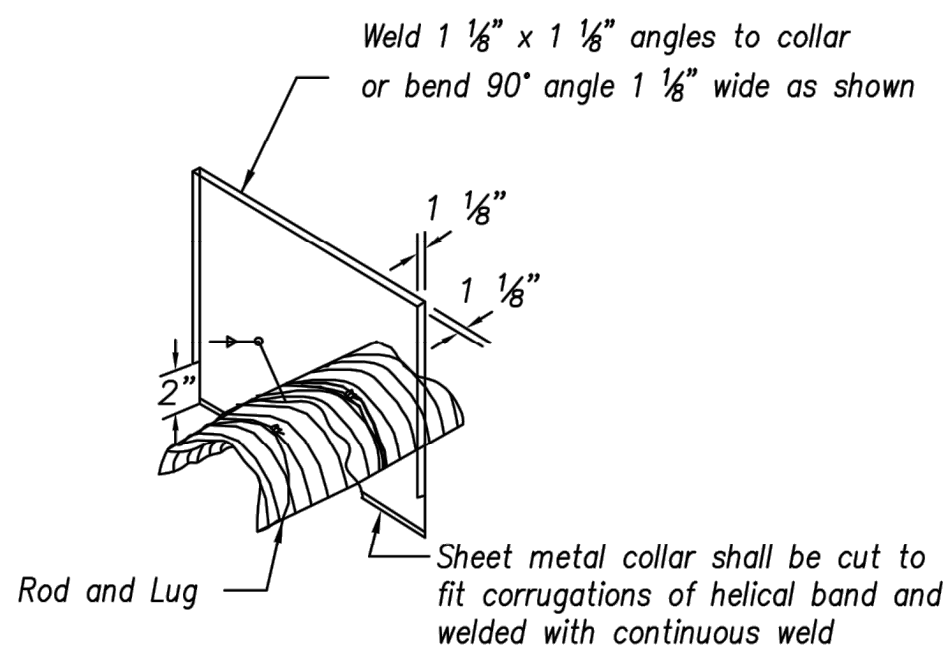
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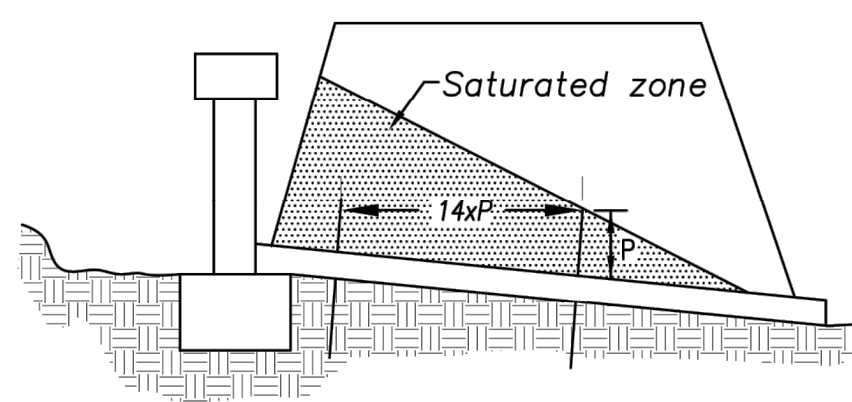
Option B - Coir Fiber Material

BAFFLE DETAILS

Not to Scale




ISOMETRIC VIEW



ANTI-SEEPAGE COLLAR LOCATIONS

CORRUGATED METAL ANTI-SEEPAGE COLLAR DETAIL

Not to Scale

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SEDIMENT BASIN - DETAILS	STANDARD DRAWING NUMBER ESC-12 ADOPTED: 10/24/2016

CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - EROSION CONTROL

SEDIMENT BASIN DETAILS

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