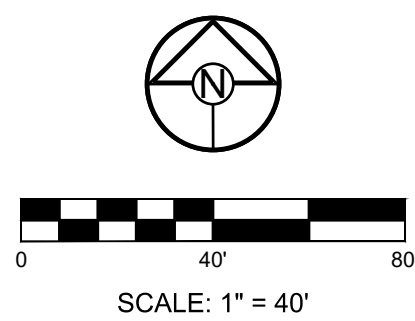


07/30/2025



STRUCTURE TOP

100

GRAVEL FILTER FOR
STORM SEWER
STRUCTURES ONLY

14 CALENDAR DAYS. THE D
ROTECTED FROM EROSION
MULCH OR OTHER SIMILAR

AND EARTH DIKES THAT ARE
GINS WILL BE MAINTAINED
OR.

AGING CHART

[illegible]PLACE WHERE INDICATED
NECESSARY AND REMOVE

HAVE ESTABLISHED SUFF
PLACE WHERE INDICATED
NECESSARY AND REMOVI

PLACE WHERE INDICATED NECESSARY AND REMOVE	
---	--

MAINTAIN, REPAIR, OR RE

PLACE SILT FENCE AROUND
STRUCTURES / YARD AREA
HAVE SILT FENCE REMOVED

BOARDS SHALL BE PLACED
FROM THE TIME SILT FENCE
TIME THAT THE CURB / T

GRAVEL FILTER BAGS AT
INLETS IMMEDIATELY AFT
POURED

PLACE WHERE INDICATED
NECESSARY AND REMOVE
HAVE ESTABLISHED SUFF

ALL DISTURBED AREAS ARE TO BE RESTORED TO ORIGINAL OR BETTER CONDITION.
CONSTRUCTION INACTIVE SINCE 2010.
MANUFACTURER'S RECOMMENDATION: 2010

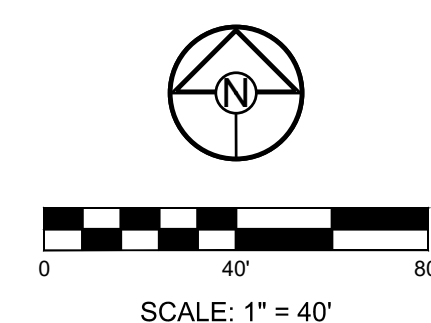
ADDITIONAL SEDIMENT AND
MEASURES MAY BE REQUIRED

MEASURES ARE FOUND T

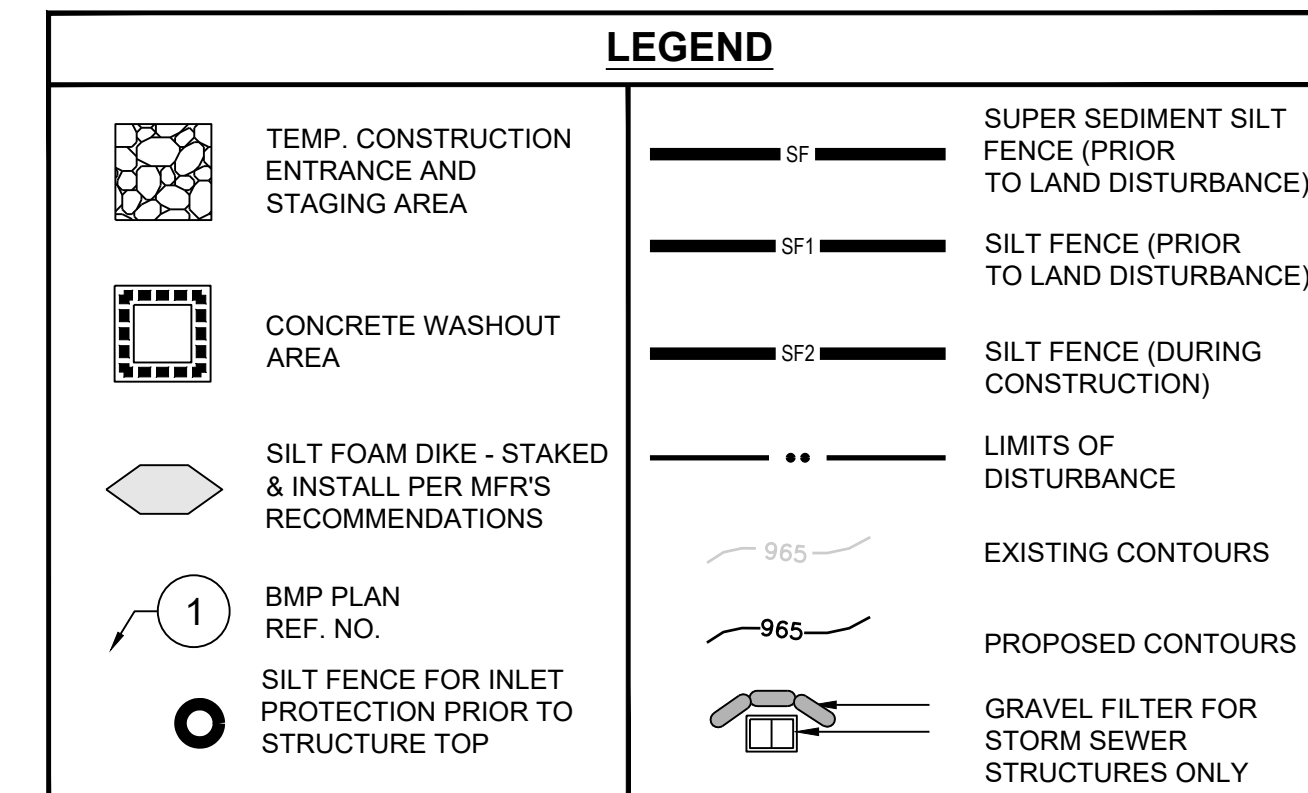
OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION

2

Development Services Department
Lee's Summit, Missouri
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Lee's Summit, Missouri
07/30/2025



SITE SPECIFIC NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.
2. THERE ARE NO WETLANDS, NATURAL OR ARTIFICIAL WATER STORAGE DETENTION AREAS IN THE PROJECT AREA.
3. NO PART OF THE PROJECT LIES WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 29095C0438G & 29095C0439G DATED JANUARY 20TH, 2017.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED ACCORDING TO THE BMP STAGING CHART.
5. ADDITIONAL EROSION CONTROL MAY BE REQUIRED BY THE CITY ENGINEER AT ANY TIME EXISTING MEASURES ARE FOUND TO BE INEFFECTIVE OR PROBLEMATIC AREAS ARE NOTED IN THE FIELD.
6. STABILIZATION OF DISTURBED AREAS MUST, AT A MINIMUM, BE COMPLETED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING, OR OTHER SOIL DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION

7. ALL PERIMETER SILT FENCE, EARTH DIKES, SEDIMENT BASINS, AND ROCK CONSTRUCTION ENTRANCES WILL BE INSTALLED BEFORE GRADING OPERATIONS BEGIN.
8. SILT FENCE AND EARTH DIKES THAT ARE PLACED BEFORE GRADING BEGINS WILL BE MAINTAINED BY THE GRADING CONTRACTOR.
9. AREAS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE SODDED IMMEDIATELY AFTER CONSTRUCTION IS COMPLETE.

EROSION AND SEDIMENT CONTROL STAGING CHART					
PROJECT STAGE		BMP PLAN REF. NO	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
PRE-CLEARING PHASE	A - PRIOR TO LAND DISTURBANCE	1	CONSTRUCTION ENTRANCE & STAGING AREA	D	MAINTAIN, REPAIR, OR REPLACE AS NECESSARY
		2	SUPER SEDIMENT FENCE	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE ESTABLISHED SUFFICIENT GROUND COVER
		3	SILT FENCE (PRIOR TO LAND DISTURBANCE)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE ESTABLISHED SUFFICIENT GROUND COVER
CONSTRUCTION PHASE	B - MASS GRADING	4	SILT FENCE (DURING CONSTRUCTION)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT ESTABLISHED GROUND COVER
	C - UTILITY CONSTRUCTION	5	CONCRETE WASHOUT AREA	E	MAINTAIN, REPAIR, OR REPLACE AS NECESSARY
		6	INLET PROTECTION (SILT FENCE)	D/E	PLACE SILT FENCE AROUND ALL STORM SEWER STRUCTURES / YARD AREA STORM STRUCTURES TO HAVE SILT FENCE REMOVED ONLY WHEN GRADED AREAS HAVE ESTABLISHED SUFFICIENT GROUND COVER
FINAL STABILIZATION PHASE	D - AFTER PAVING OPERATIONS	7	INLET PROTECTION (GRAVEL FILTER BAGS)	E	BOARDS SHALL BE PLACED IN FRONT OF INLET OPENING FROM THE TIME SILT FENCE IS REMOVED UNTIL SUCH TIME THAT THE CURB / THROAT IS POURED. PLACE GRAVEL FILTER BAGS AT THE OPENING OF ALL CURB INLETS IMMEDIATELY AFTER THE INLET THROATS ARE POURED
		8	SILT FENCE (AFTER CURB CONSTRUCTION)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE ESTABLISHED SUFFICIENT GROUND COVER
		9	SEEDING, MULCHING, AND TURF REINFORCEMENT MAT	E	ALL DISTURBED AREAS AFTER 14 DAYS OF CONSTRUCTION INACTIVITY, PLACE TRM PER MANUFACTURER'S RECOMMENDATIONS IN OVERFLOW SWALE(S).
	E - UNTIL CLOSURE OF LAND DISTURBANCE PERMIT				ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES MAY BE REQUIRED ANY TIME CURRENT MEASURES ARE FOUND TO BE INEFFECTIVE.

SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5159 • Fax: (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM
#E20203800-F #LCA2011005327 #LS202008959-F

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

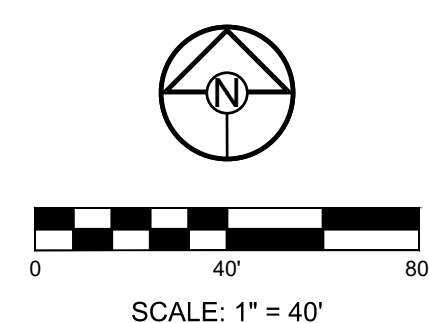
RETREAT AT BAILEY FARMS, SECOND PLAT
EROSION AND SEDIMENT CONTROL AND
MASS GRADING PLAN
SE BAILEY FARMS PKWY & SE ARBORETUM DR
LEE'S SUMMIT, MO

DRAWN BY:		REVISION DATE	DESCRIPTION
NCA		7/15/2025	revised per City Comments
CHECKED BY:			
JLL			
DATE PREPARED:			
04/09/2025			
PROJ. NUMBER:			
95-2-00			

POST-CONSTRUCTION EROSION CONTROL PLAN

SHEET

4



PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

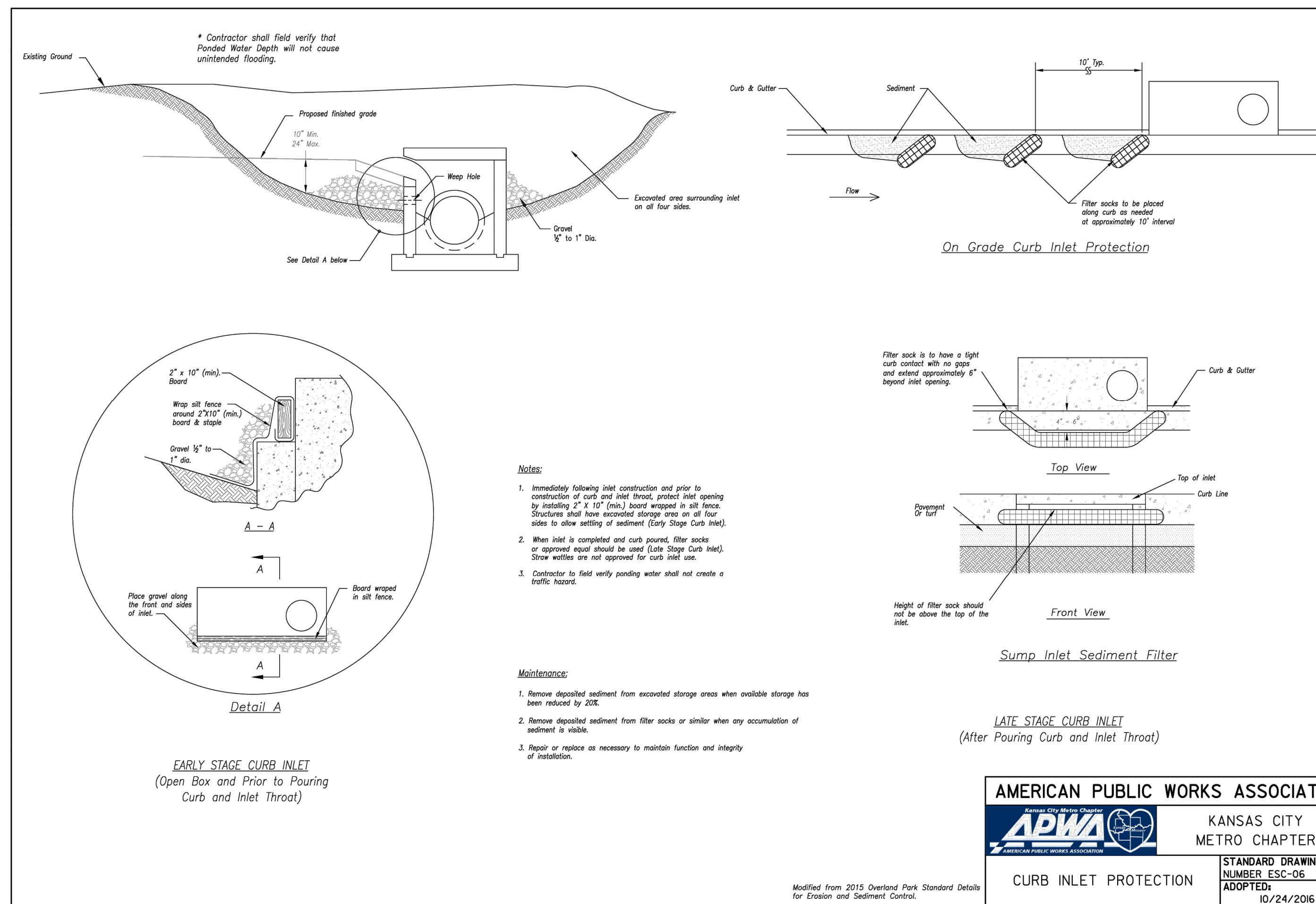
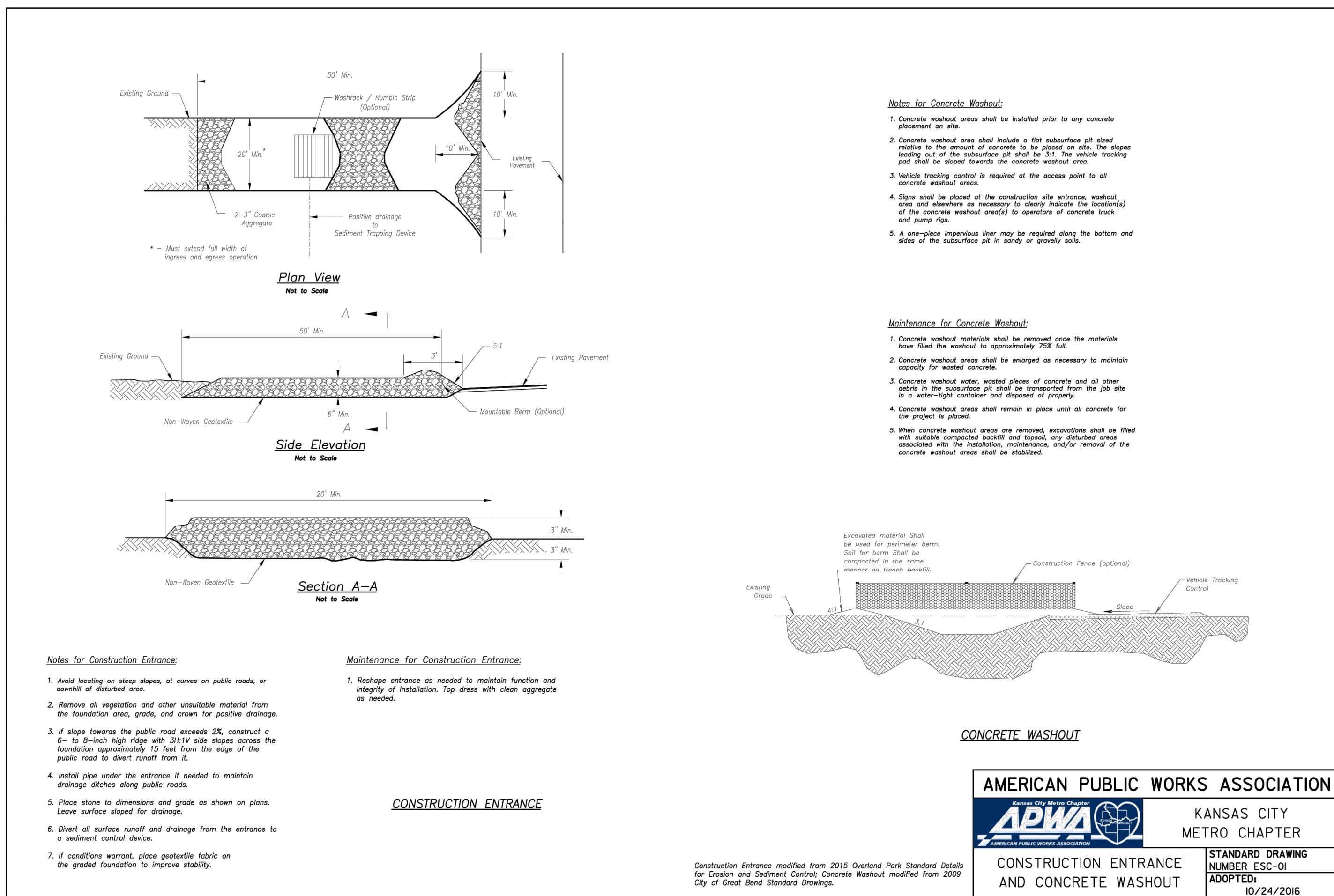
RETREAT AT BAILEY FARMS, SECOND PLAT
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GRADING PLAN
SE BAILEY FARMS PKWY & SE
ARBORETUM DR LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION	revised per City Comments
7/15/2025	1	
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EROSION
CONTROL
DETAILS

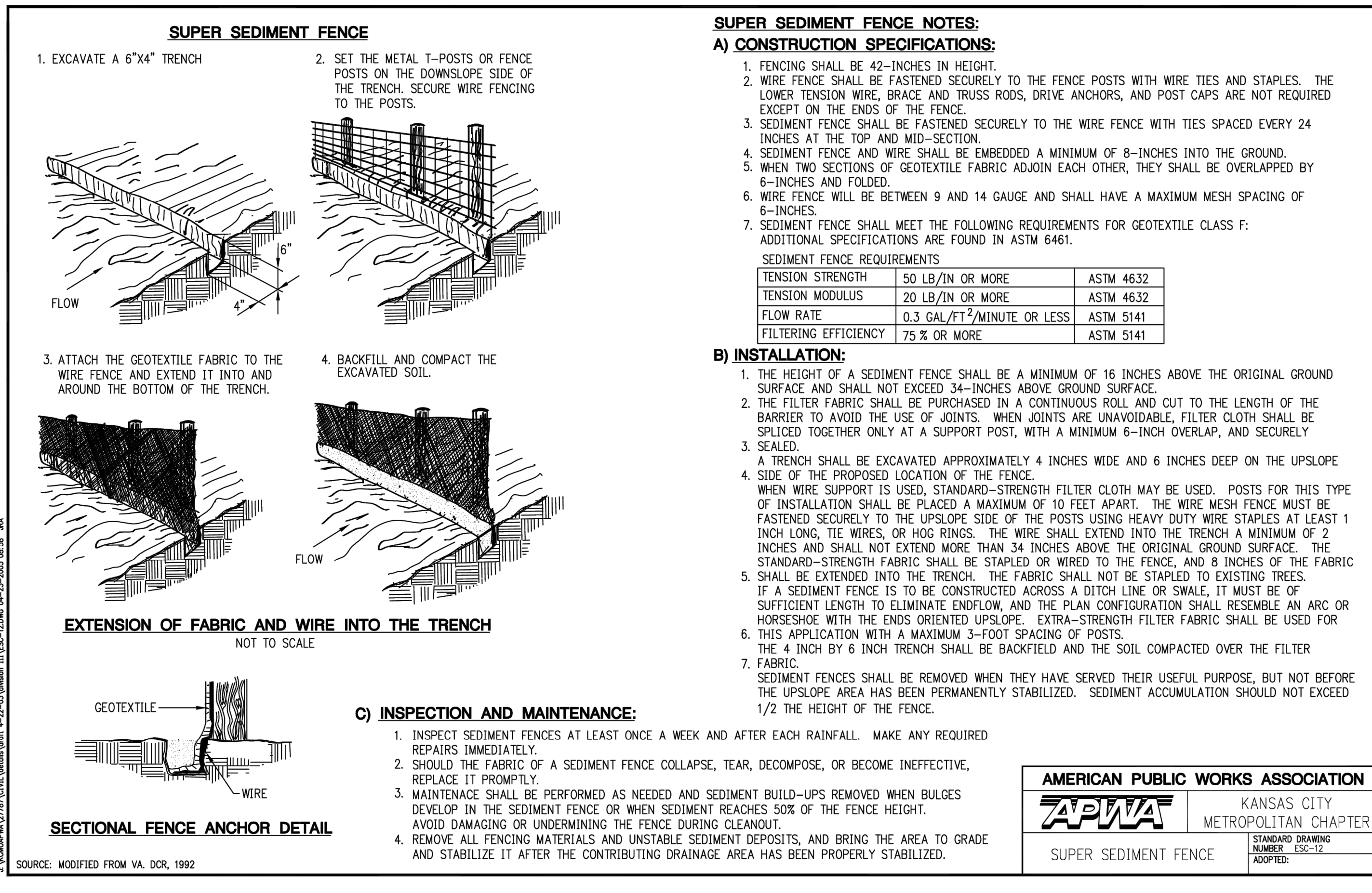
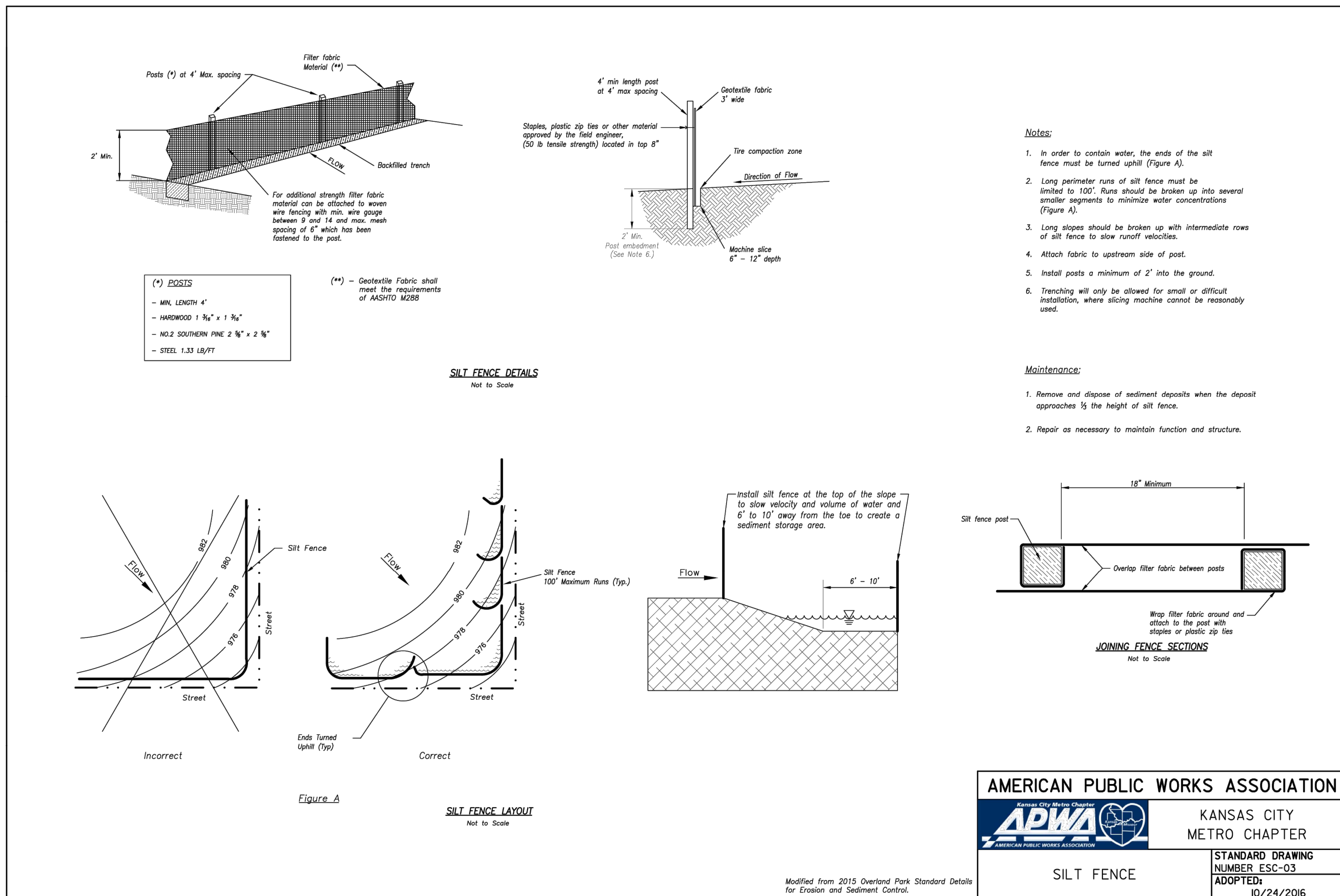
SHEET

5



RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri
07/30/2025



RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

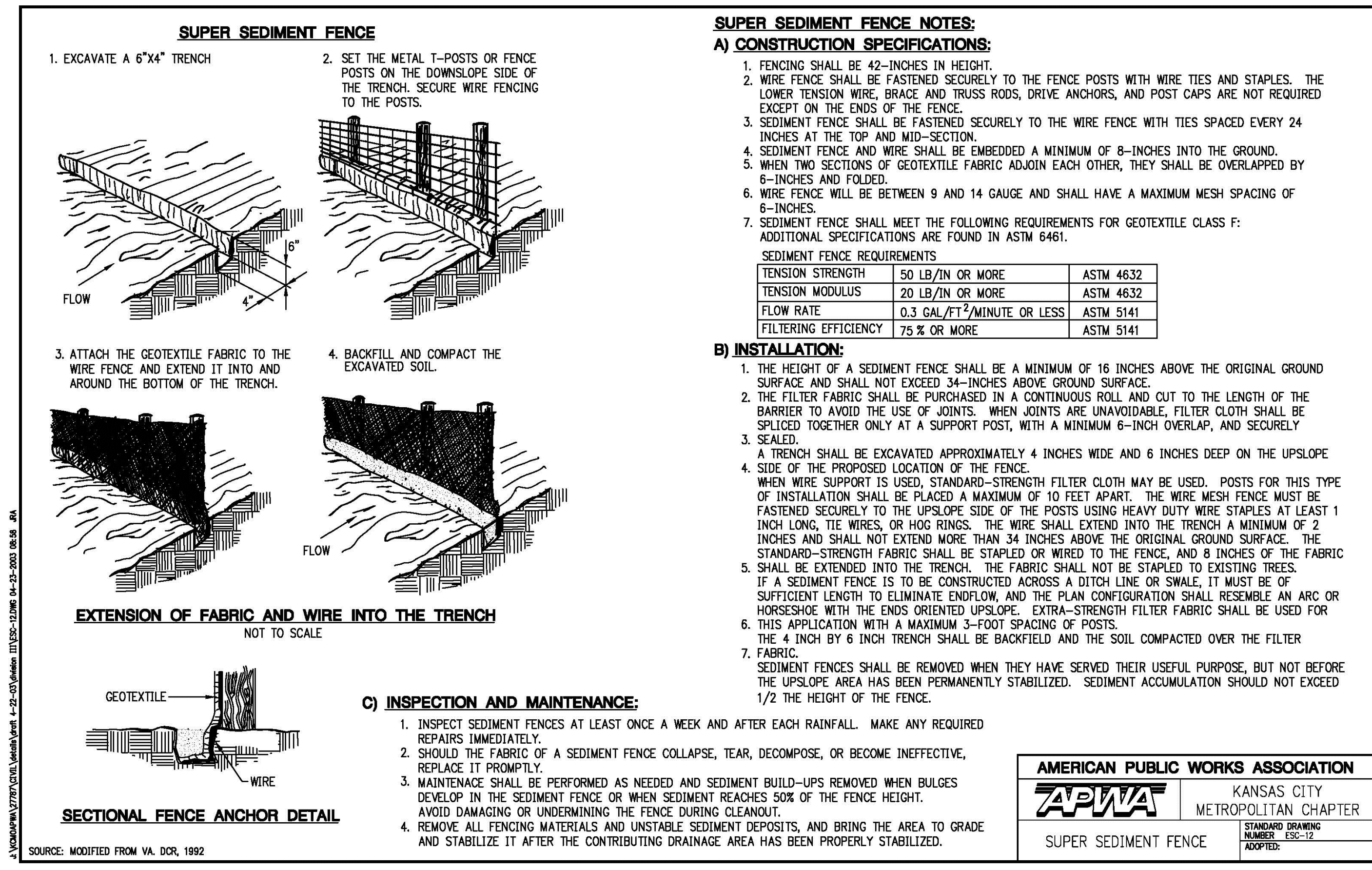
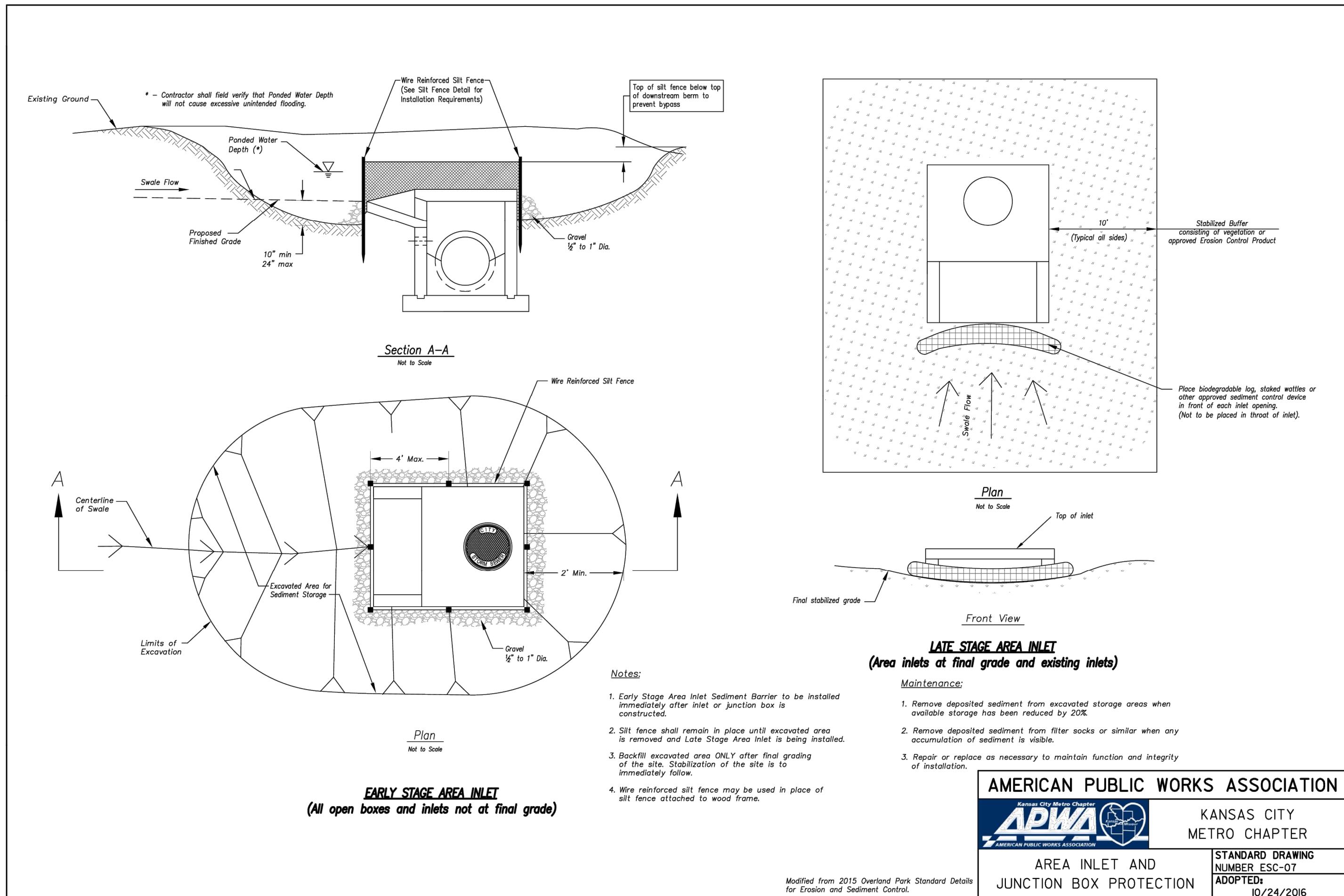
07/30/2025

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

RETREAT AT BAILEY FARMS, SECOND PLAT
EROSION AND SEDIMENT CONTROL AND MASS
GRADING PLAN
SE BAILEY FARMS PKWY & SE
ARBORETUM DR LEE'S SUMMIT, MO



REVISION DATE	DESCRIPTION
7/15/2025	revised per City Comments
7/15/2025	
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7/15/2025	
7/15/2025	
7/15/2025	
7/15/2025	

DRAWN BY:	NCA
CHECKED BY:	JLL
DATE PREPARED:	04/09/2025
PROJ. NUMBER:	25-540

EROSION
CONTROL
DETAILS

SHEET
6