



LEGEND		
	TEMP. CONSTRUCTION ENTRANCE AND STAGING AREA	SUPER SEDIMENT SILT FENCE (PRIOR TO LAND DISTURBANCE)
	CONCRETE WASHOUT AREA	SILT FENCE (PRIOR TO LAND DISTURBANCE)
	SILT FOAM DIKE - STAKED & INSTALL PER MFR'S RECOMMENDATIONS	SILT FENCE (DURING CONSTRUCTION)
	BMP PLAN REF. NO.	LIMITS OF DISTURBANCE
	SILT FENCE FOR INLET PROTECTION PRIOR TO STRUCTURE TOP	EXISTING CONTOURS
		PROPOSED CONTOURS
		GRAVEL FILTER FOR STORM SEWER STRUCTURES ONLY

DISTURBED AREA = 9.85 AC.

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 INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING, OR OTHER SOIL DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. THE DISTURBED AREAS SHALL BE PROTECTED FROM EROSION BY STABILIZING THE AREA WITH MULCH OR OTHER SIMILARLY EFFECTIVE SOIL STABILIZING BMPs. INITIAL STABILIZATION ACTIVITIES MUST BE COMPLETED WITHIN 14 DAYS AFTER SOIL DISTURBING ACTIVITIES CEASE.
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:
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
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
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.

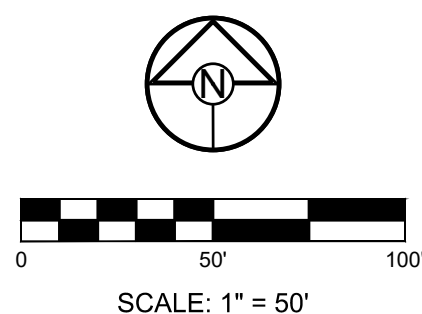
REVISION DATE	DESCRIPTION	CITY COMMENTS
08/01/2025	1	
	2	
	3	
	4	
	5	
	6	
	7	
	8	
	9	

DRAWN BY: NCA

CHECKED BY: JLL

DATE PREPARED: 8/25/2025

PROJ. NUMBER: 25-540



DISTURBED AREA = 9.85 AC

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 INITIATED 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 OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. THE DISTURBED AREAS SHALL BE PROTECTED FROM EROSION BY STABILIZING THE AREA WITH MULCH OR OTHER SIMILARLY EFFECTIVE SOIL STABILIZING BMPs. INITIAL STABILIZATION ACTIVITIES MUST BE COMPLETED WITHIN 14 DAYS AFTER SOIL DISTURBING ACTIVITIES CEASE.
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.

CORNERSTONE AT BAILEY FARMS, 2ND PLAT
EROSION AND SEDIMENT CONTROL AND
MASS GRADING PLAN
SE BAILEY FARMS PKWY & SE ARBORETUM DR
LEE'S SUMMIT, MO

REVISION	DATE	DESCRIPTION
1	06/01/2025	CITY COMMENTS
2		
3		
4		
5		
6	6/25/2025	
7		
8		

CONSTRUCTION
PHASE EROSION
CONTROL PLAN

SHEET

PREPARED BY:



8/1/2025

SCHLAGEL & ASSOCIATES, P.A.



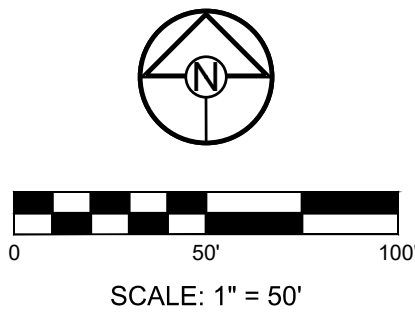
LEGEND			
	TEMP. CONSTRUCTION ENTRANCE AND STAGING AREA		SUPER SEDIMENT SILT FENCE (PRIOR TO LAND DISTURBANCE)
	CONCRETE WASHOUT AREA		SILT FENCE (PRIOR TO LAND DISTURBANCE)
	SILT FOAM DIKE - STAKED & INSTALL PER MFR'S RECOMMENDATIONS		SILT FENCE (DURING CONSTRUCTION)
	BMP PLAN REF. NO.		LIMITS OF DISTURBANCE
	SILT FENCE FOR INLET PROTECTION PRIOR TO STRUCTURE TOP		EXISTING CONTOURS
			PROPOSED CONTOURS
			GRAVEL FILTER FOR STORM SEWER STRUCTURES ONLY

DISTURBED AREA = 9.85 AC.

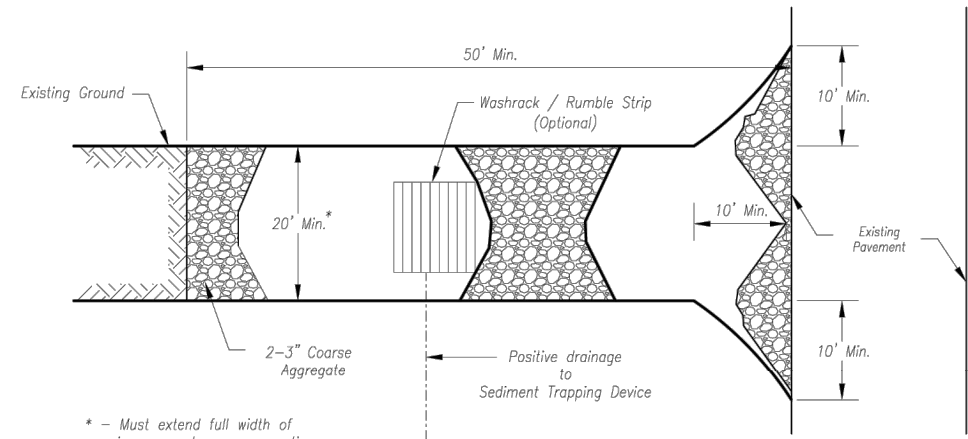
SITE SPECIFIC NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.
- THERE ARE NO WETLANDS, NATURAL OR ARTIFICIAL WATER STORAGE DETENTION AREAS IN THE PROJECT AREA.
- 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.
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED ACCORDING TO THE BMP STAGING CHART.
- 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.
- STABILIZATION OF DISTURBED AREAS MUST, AT A MINIMUM, BE INITIATED 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 OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. THE DISTURBED AREAS SHALL BE PROTECTED FROM EROSION BY STABILIZING THE AREA WITH MULCH OR OTHER SIMILARLY EFFECTIVE SOIL STABILIZING BMPs. INITIAL STABILIZATION ACTIVITIES MUST BE COMPLETED WITHIN 14 DAYS AFTER SOIL DISTURBING ACTIVITIES CEASE.
- ALL PERIMETER SILT FENCE, EARTH DIKES, SEDIMENT BASINS, AND ROCK CONSTRUCTION ENTRANCES WILL BE INSTALLED BEFORE GRADING OPERATIONS BEGIN.
- SILT FENCE AND EARTH DIKES THAT ARE PLACED BEFORE GRADING BEGINS WILL BE MAINTAINED BY THE GRADING CONTRACTOR.
- AREAS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE SODDED IMMEDIATELY AFTER CONSTRUCTION IS COMPLETE.

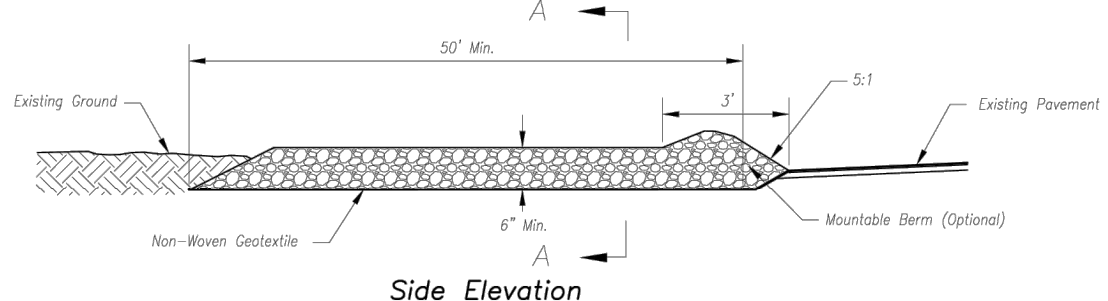
EROSION AND SEDIMENT CONTROL STAGING CHART					
PROJECT STAGE		BMP PLAN REF. NO	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
PRE-CLEARING PHASE	A - PRIOR TO LAND DISTURBANCE	1	CONSTRUCTION ENTRANCE & STAGING AREA	D	MAINTAIN, REPAIR, OR REPLACE AS NECESSARY
		2	SUPER SEDIMENT FENCE	E	PLACE WHERE INDICATED. 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.



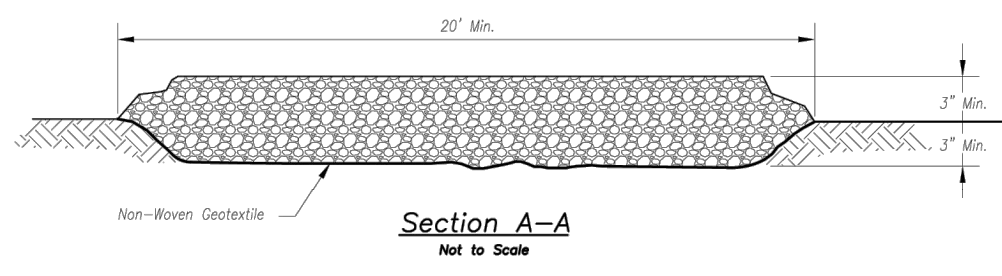
REVISION DATE	DESCRIPTION	CITY COMMENTS
08/01/2025	1	
	2	
	3	
	4	
	5	
	6	
	7	
	8	
	9	
	10	
	11	
	12	
	13	
	14	
	15	
	16	
	17	
	18	
	19	
	20	
	21	
	22	
	23	
	24	
	25	
	26	
	27	
	28	
	29	
	30	
	31	
	32	
	33	
	34	
	35	
	36	
	37	
	38	
	39	
	40	
	41	
	42	
	43	
	44	
	45	
	46	
	47	
	48	
	49	
	50	
	51	
	52	
	53	
	54	
	55	
	56	
	57	
	58	
	59	
	60	
	61	
	62	
	63	
	64	
	65	
	66	
	67	
	68	
	69	
	70	
	71	
	72	
	73	
	74	
	75	
	76	
	77	
	78	
	79	
	80	
	81	
	82	
	83	
	84	
	85	
	86	
	87	
	88	
	89	
	90	
	91	
	92	
	93	
	94	
	95	
	96	
	97	
	98	
	99	
	100	
	101	
	102	
	103	
	104	
	105	
	106	
	107	
	108	
	109	
	110	
	111	
	112	
	113	
	114	
	115	
	116	
	117	
	118	
	119	
	120	
	121	
	122	
	123	
	124	
	125	
	126	
	127	
	128	
	129	
	130	
	131	
	132	
	133	
	134	
	135	
	136	
	137	
	138	
	139	
	140	
	141	
	142	
	143	
	144	
	145	
	146	
	147	
	148	
	149	
	150	
	151	
	152	
	153	
	154	
	155	
	156	
	157	
	158	
	159	
	160	
	161	
	162	
	163	
	164	
	165	
	166	
	167	
	168	
	169	
	170	
	171	
	172	
	173	
	174	
	175	
	176	
	177	
	178	
	179	
	180	
	181	
	182	
	183	
	184	
	185	
	186	
	187	
	188	
	189	
	190	
	191	
	192	
	193	
	194	
	195	
	196	
	197	
	198	
	199	
	200	
	201	
	202	
	203	
	204	
	205	
	206	
	207	
	208	
	209	
	210	
	211	
	212	
	213	
	214	
	215	
	216	
	217	
	218	
	219	
	220	
	221	
	222	
	223	
	224	
	225	
	226	
	227	
	228	
	229	
	230	
	231	
	232	
	233	
	234	
	235	
	236	
	237	
	238	
	239	
	240	
	241	
	242	
	243	
	244	
	245	
	246	
	247	
	248	
	249	
	250	
	251	
	252	
	253	
	254	
	255	
	256	
	257	
	258	
	259	
	260	
	261	
	262	
	263	
	264	
	265	
	266	
	267	
	268	
	269	
	270	
	271	
	272	
	273	
	274	
	275	
	276	
	277	
	278	
	279	
	280	
	281	
	282	
	283	
	284	
	285	
	286	
	287	
	288	
	289	
	290	
	291	
	292	
	293	
	294	
	295	
	296	
	297	
	298	
	299	
	300	
	301	
	302	
	303	
	304	
	305	
	306	
	307	
	308	
	309	
	310	
	311	
	312	
	313	
	314	
	315	
	316	
	317	
	318	
	319	
	320	
	321	
	322	
	323	
	324	
	325	
	326	
	327	
	328	
	329	
	330	
	331	
	332	
	333	
	334	
	335	
	336	
	337	
	338	
	339	
	340	
	341	
	342	
	343	
	344	
	345	
	346	
	347	
	348	
	349	
	350	
	351	
	352	
	353	
	354	
	355	
	356	
	357	
	358	
	359	
	360	
	361	
	362	
	363	
	364	
	365	
	366	
	367	
	368	
	369	
	370	
	371	
	372	
	373	
	374	
	375	
	376	
	377	
	378	
	379	
	380	
	381	
	382	
	383	
	384	
	385	
	386	
	387	
	388	
	389	
	390	
	391	
	392	
	393	
	394	
	395	
	396	
	397	
	398	
	399	
	400	
	401	
	402	
	403	
	404	
	405	
	406	
	407	
	408	
	409	
	410	
	411	
	412	
	413	
	414	
	415	
	416	
	417	
	418	
	419	
	420	
	421	
	422	
	423	
	424	
	425	
	426	
	427	
	428	
	429	
	430	
	431	
	432	
	433	
	434	
	435	
	436	
	437	
	438	
	439	
	440	
	441	
	442	
	443	
	444	
	445	
	446	
	447	
	448	
	449	
	450	
	451	
	452	
	453	
	454	
	455	
	456	
	457	
	458	
	459	
	460	
	461	
	462	
	463	
	464	
	465	



Plan View
Not to Scale



Side Elevation
Not to Scale



Section A-A
Not to Scale

Notes for Construction Entrance:

1. Avoid loading on steep slopes, at curves on public roads, or dewater of disturbed areas.
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 3% IV 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.

CONSTRUCTION ENTRANCE

Maintenance for Construction Entrance:

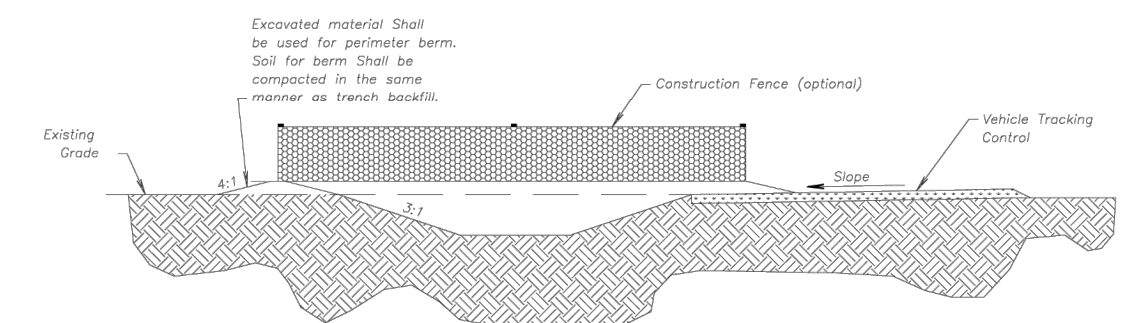
1. Reshape entrance as needed to maintain function and integrity of installation. Top dress with clean aggregate as needed.

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 placed furthest from the concrete washout area.
3. Vehicle tracking control is required of the access point to all concrete washout areas.
4. Slope 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:

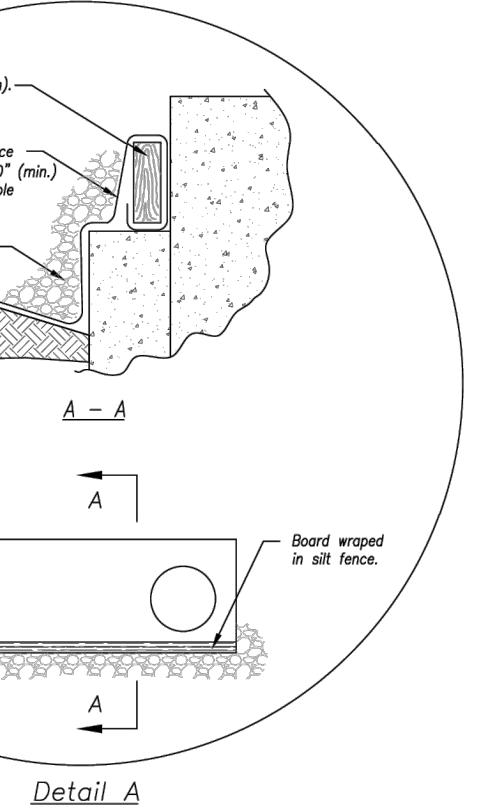
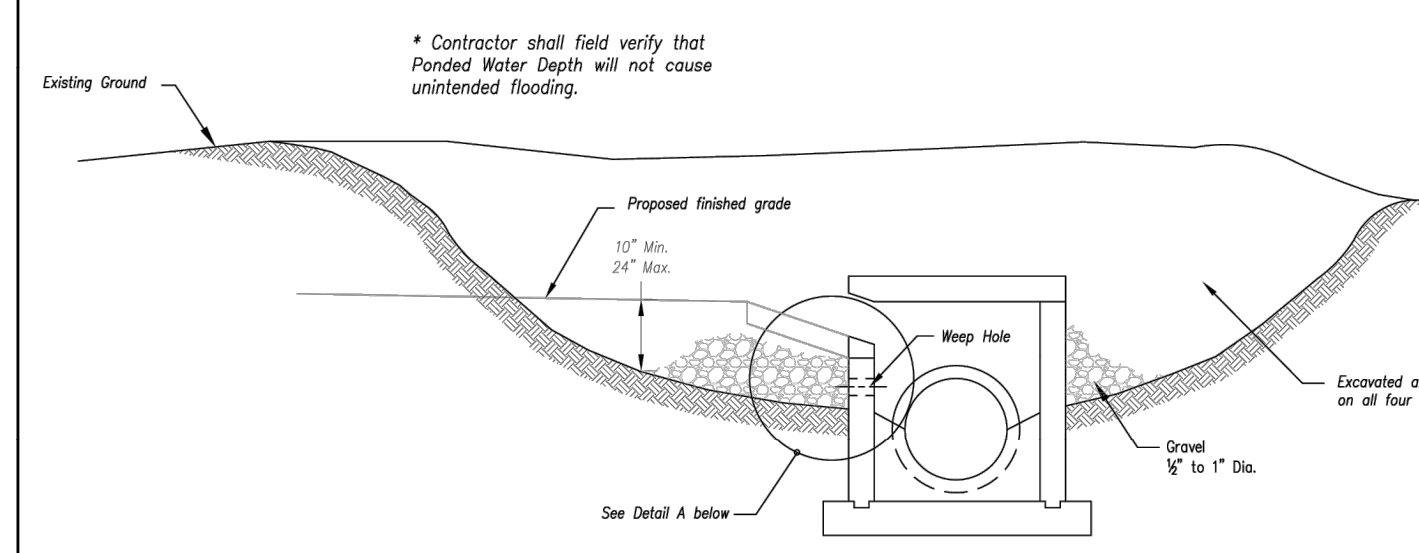
1. Concrete washout materials shall be removed once the materials have filled the washout to approximately 75% full.
2. Concrete washout areas shall be enlarged as necessary to maintain capacity for washed concrete.
3. Concrete washed water, washed pieces of concrete and all other debris in the subsurface 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 topped, 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

Construction Entrance modified from 2015 Overland Park Standard Details for Erosion and Sediment Control; Concrete Washout modified from 2009 City of Great Bend Standard Drawings.



EARLY STAGE CURB INLET

(Open Box and Prior to Pouring Curb and Inlet Throat)

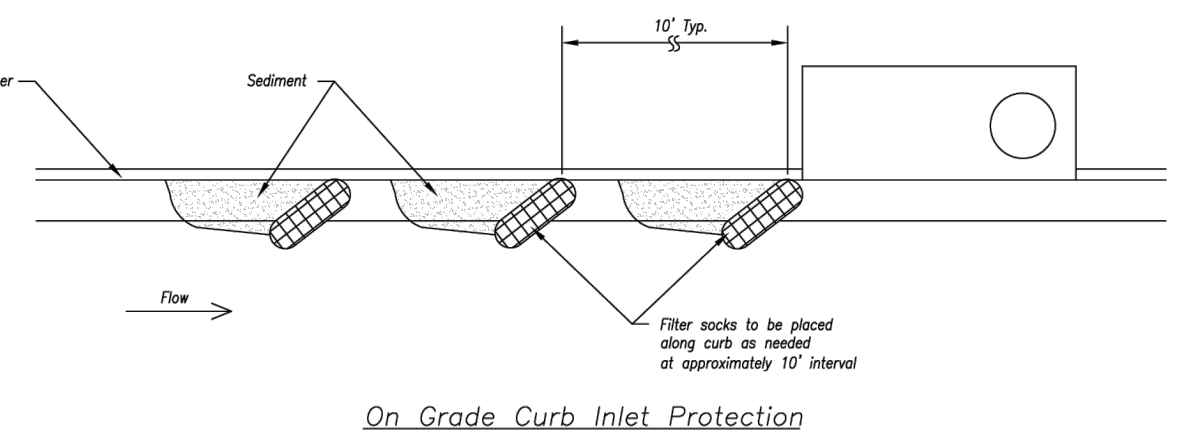
Notes:

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. Structure shall have excavated storage area on all four sides to allow settling of sediment (Early Stage Curb Inlet).
2. When inlet is completed and curbs poured, filter socks or approved silt fence 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.

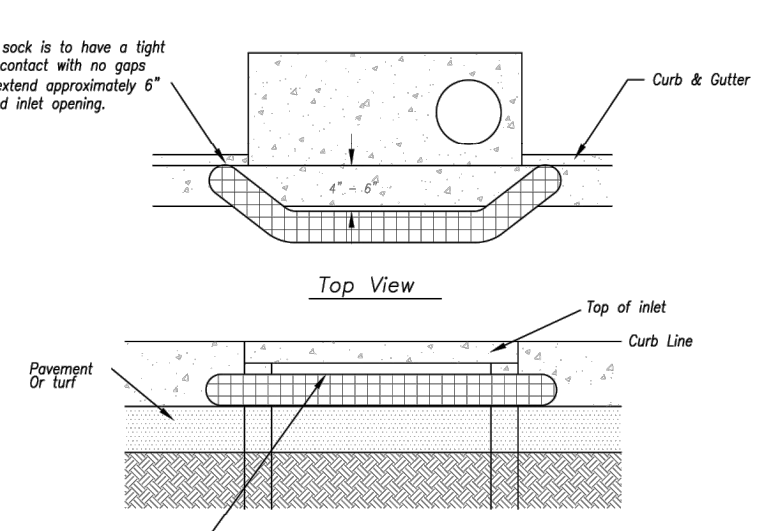
Maintenance:

1. Remove deposited sediment from excavated storage areas when available storage has been reduced by 50%.
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.

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



On Grade Curb Inlet Protection



Sump Inlet Sediment Filter

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

AMERICAN PUBLIC WORKS ASSOCIATION	
	KANSAS CITY METRO CHAPTER
CURB INLET PROTECTION	STANDARD DRAWING NUMBER ESC-06 ADOPTED: 10/24/2016

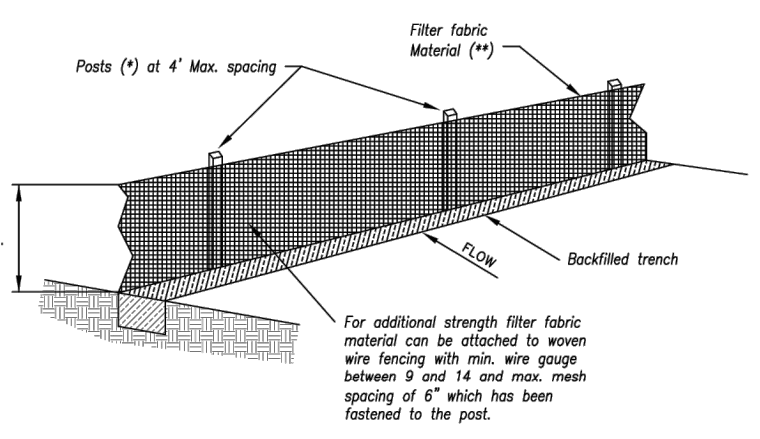
SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5155 • Fax: (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM
Missouri State Certificates of Authority
#E2002003600-F #L2002008659-F

PREPARED BY:

STATE OF MISSOURI
JAMES L. LONG
NUMBER PE-2014010495
PROFESSIONAL ENGINEER
8/1/2025

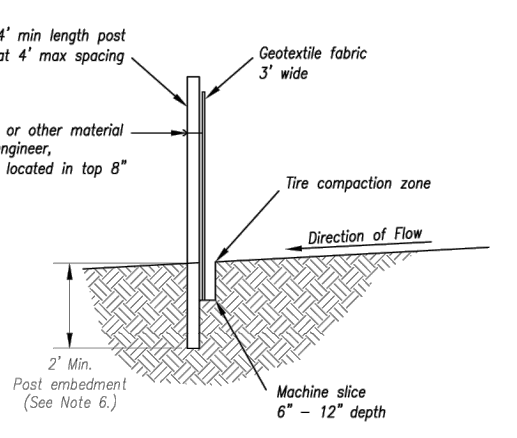
SCHLAGEL & ASSOCIATES, P.A.

CORNERSTONE AT BAILEY FARMS, 2ND PLAT
EROSION AND SEDIMENT CONTROL AND MASS
GRADING PLAN
SE BAILEY FARMS PKWY & SE
ARBORETUM DR LEE'S SUMMIT, MO



SILT FENCE DETAILS

Not to Scale

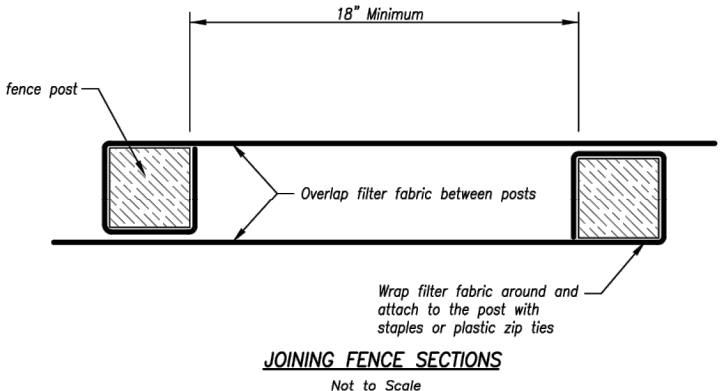


Notes:

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 upslope 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.



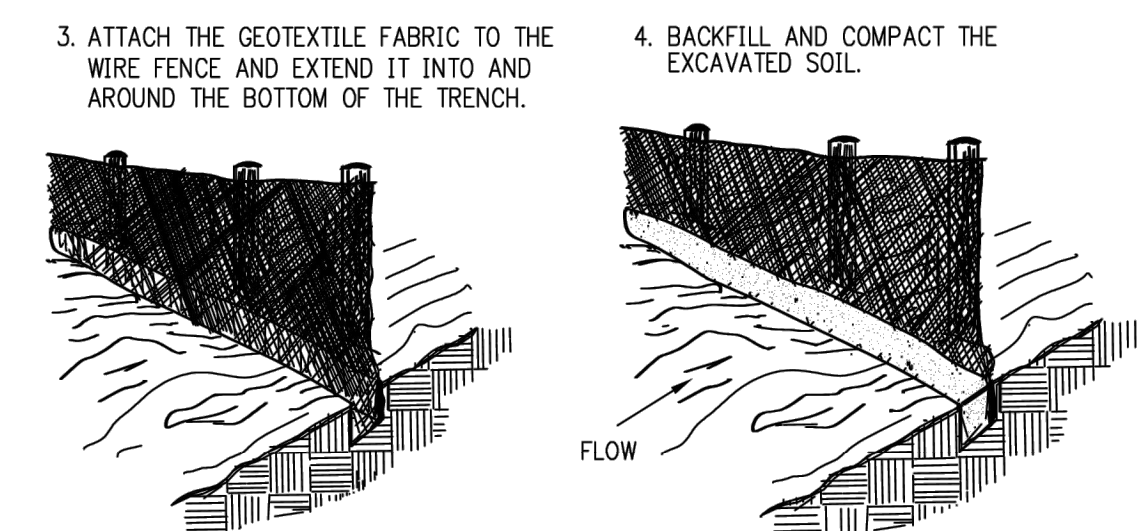
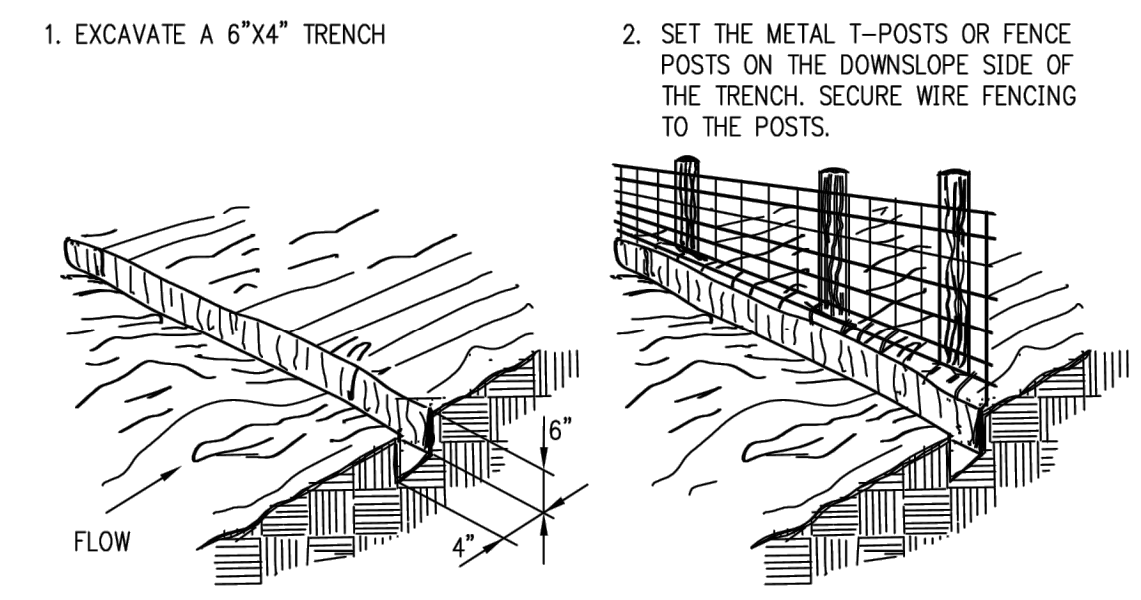
JOINING FENCE SECTIONS

Not to Scale

AMERICAN PUBLIC WORKS ASSOCIATION	
	KANSAS CITY METRO CHAPTER
SILT FENCE	STANDARD DRAWING NUMBER ESC-03 ADOPTED: 10/24/2016

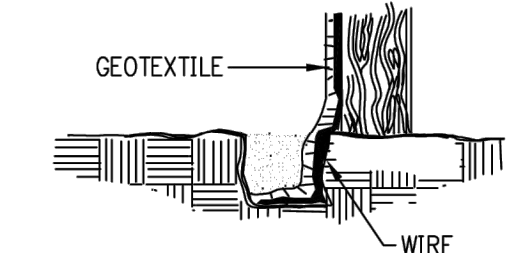
Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

SUPER SEDIMENT FENCE



EXTENSION OF FABRIC AND WIRE INTO THE TRENCH

NOT TO SCALE



SECTIONAL FENCE ANCHOR DETAIL

SOURCE: MODIFIED FROM VA. DCR, 1992

SUPER SEDIMENT FENCE NOTES:
A) CONSTRUCTION SPECIFICATIONS:

1. FENCING SHALL BE 42-INCHES IN HEIGHT.
2. WIRE FENCE SHALL BE FASTENED SECURELY TO THE FENCE POSTS WITH WIRE TIES AND STAPLES. THE LOWER TENSION WIRE, BRACE AND TRUSS RODS, DRIVE ANCHORS, AND POST CAPS ARE NOT REQUIRED EXCEPT ON THE ENDS OF THE FENCE.
3. SEDIMENT FENCE SHALL BE FASTENED SECURELY TO THE WIRE FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP AND MID-SECTION.
4. SEDIMENT FENCE AND WIRE SHALL BE EMBEDDED A MINIMUM OF 8-INCHES INTO THE GROUND.
5. WHEN TWO SECTIONS OF GEOTEXTILE FABRIC ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6-INCHES AND FOLDED.
6. WIRE FENCE WILL BE BETWEEN 9 AND 14 GAUGE AND SHALL HAVE A MAXIMUM MESH SPACING OF 6-INCHES.
7. SEDIMENT FENCE SHALL MEET THE FOLLOWING REQUIREMENTS FOR GEOTEXTILE CLASS F: ADDITIONAL SPECIFICATIONS ARE FOUND IN ASTM 4641.

SEDIMENT FENCE REQUIREMENTS		
TENSION STRENGTH	50 LB/IN OR MORE	ASTM 4632
TENSION MODULUS	20 LB/IN OR MORE	ASTM 4632
FLOW RATE	0.3 GAL/FT ² /MINUTE OR LESS	ASTM 5141
FILTERING EFFICIENCY	75 % OR MORE	ASTM 5141

B) INSTALLATION:

1. THE HEIGHT OF A SEDIMENT FENCE SHALL BE A MINIMUM OF 16 INCHES ABOVE THE ORIGINAL GROUND SURFACE AND SHALL NOT EXCEED 34-INCHES ABOVE GROUND SURFACE.
2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL AND CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE UNAVOIDABLE, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND SECURELY SEALED.
3. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 6 INCHES DEEP ON THE UPSLOPE SIDE OF THE PROPOSED LOCATION OF THE FENCE.
4. WHEN WIRE SUPPORT IS USED, STANDARD-STRENGTH FILTER CLOTH MAY BE USED. POSTS FOR THIS TYPE OF INSTALLATION SHALL BE PLACED A MAXIMUM OF 10 FEET APART. THE WIRE MESH FENCE MUST BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 34 INCHES ABOVE THE ORIGINAL GROUND SURFACE. THE STANDARD-STRENGTH FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT BE STAPLED TO EXISTING TREES. IF A SEDIMENT FENCE IS TO BE CONSTRUCTED ACROSS A DITCH LINE OR SWALE, IT MUST BE OF SUFFICIENT LENGTH TO ELIMINATE ENDFLOW, AND THE PLAN CONFIGURATION SHALL RESEMBLE AN ARC OR HORSESHOE WITH THE ENDS ORIENTED UPSLOPE. EXTRA-STRENGTH FILTER FABRIC SHALL BE USED FOR THIS APPLICATION WITH A MAXIMUM 3-FOOT SPACING OF POSTS.
5. THE 4 INCH BY 6 INCH TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
6. SEDIMENT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED. SEDIMENT ACCUMULATION SHOULD NOT EXCEED 1/2 THE HEIGHT OF THE FENCE.

C) INSPECTION AND MAINTENANCE:

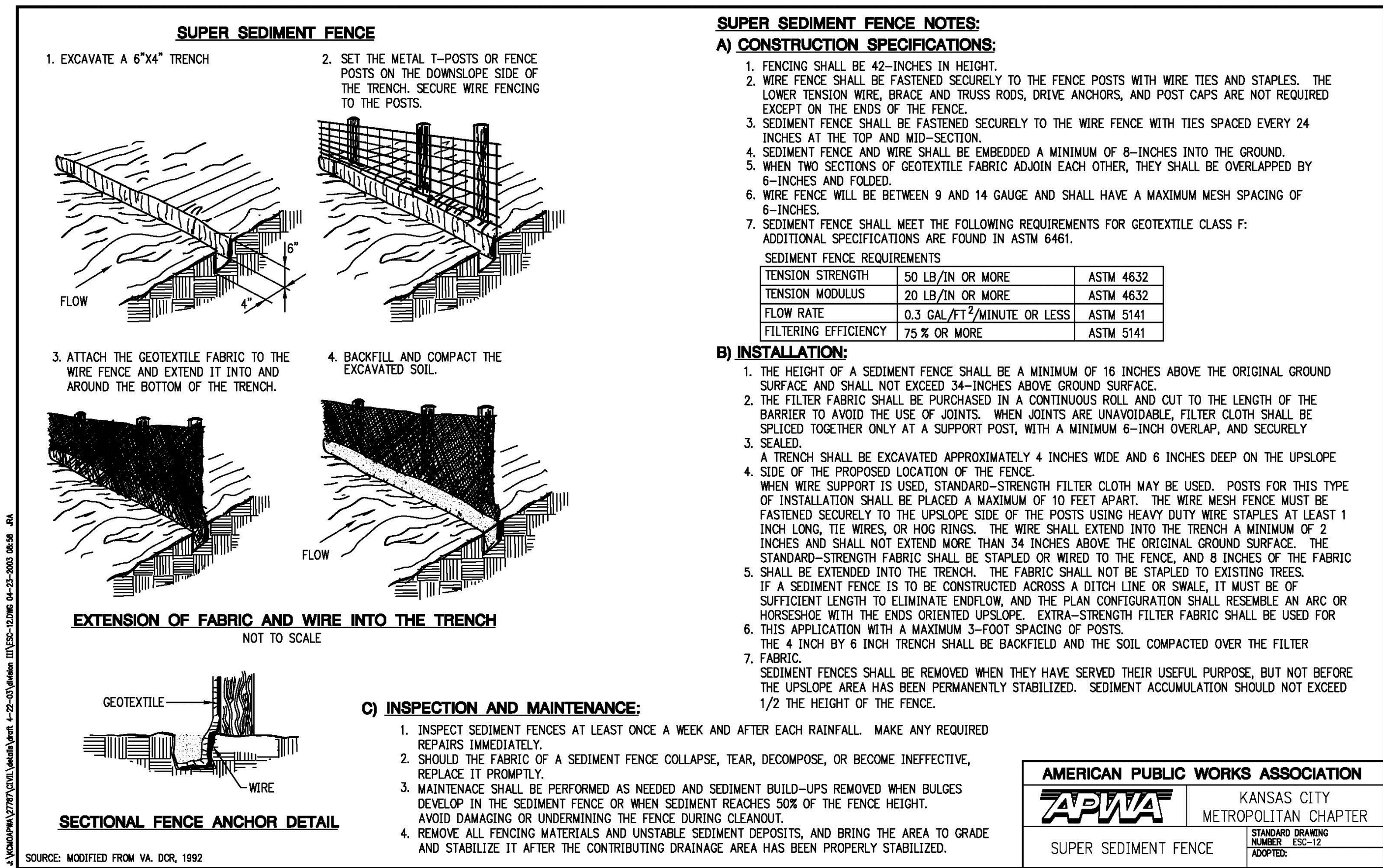
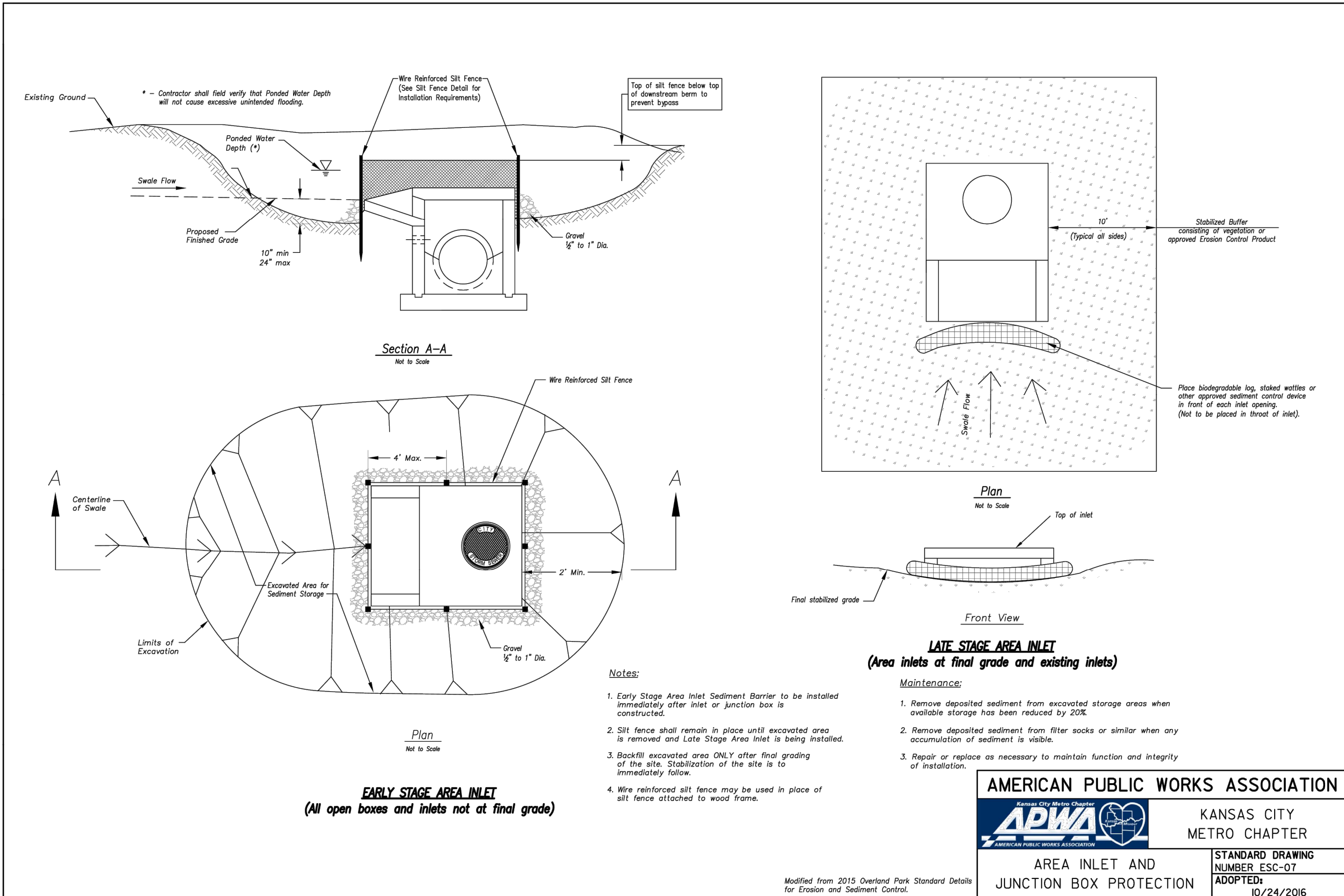
1. INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.
2. SHOULD THE FABRIC OF A SEDIMENT FENCE COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT BUILD-UPS REMOVED WHEN BULGES DEVELOP IN THE SEDIMENT FENCE OR WHEN SEDIMENT REACHES 50% OF THE FENCE HEIGHT. AVOID DAMAGING OR UNDERMINING THE FENCE DURING CLEANOUT.
4. REMOVE ALL FENCING MATERIALS AND UNSTABLE SEDIMENT DEPOSITS, AND BRING THE AREA TO GRADE AND STABILIZE IT AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

AMERICAN PUBLIC WORKS ASSOCIATION	
	KANSAS CITY METROPOLITAN CHAPTER
SUPER SEDIMENT FENCE	STANDARD DRAWING NUMBER ESC-12 ADOPTED:

EROSION CONTROL DETAILS1

SHEET

5



PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

CORNERSTONE AT BAILEY FARMS, 2ND PLAT
EROSION AND SEDIMENT CONTROL AND MASS
GRADING PLAN
SE BAILEY FARMS PKWY & SE
ARBORETUM DR LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
1 08/01/2025	CITY COMMENTS
2	
3	
4	
5	
6	
7	
8	

DRAWN BY:	NCA
CHECKED BY:	JLL
DATE PREPARED:	8/25/2025
PROJ. NUMBER:	25-540

EROSION
CONTROL
DETAILS2

SHEET

6