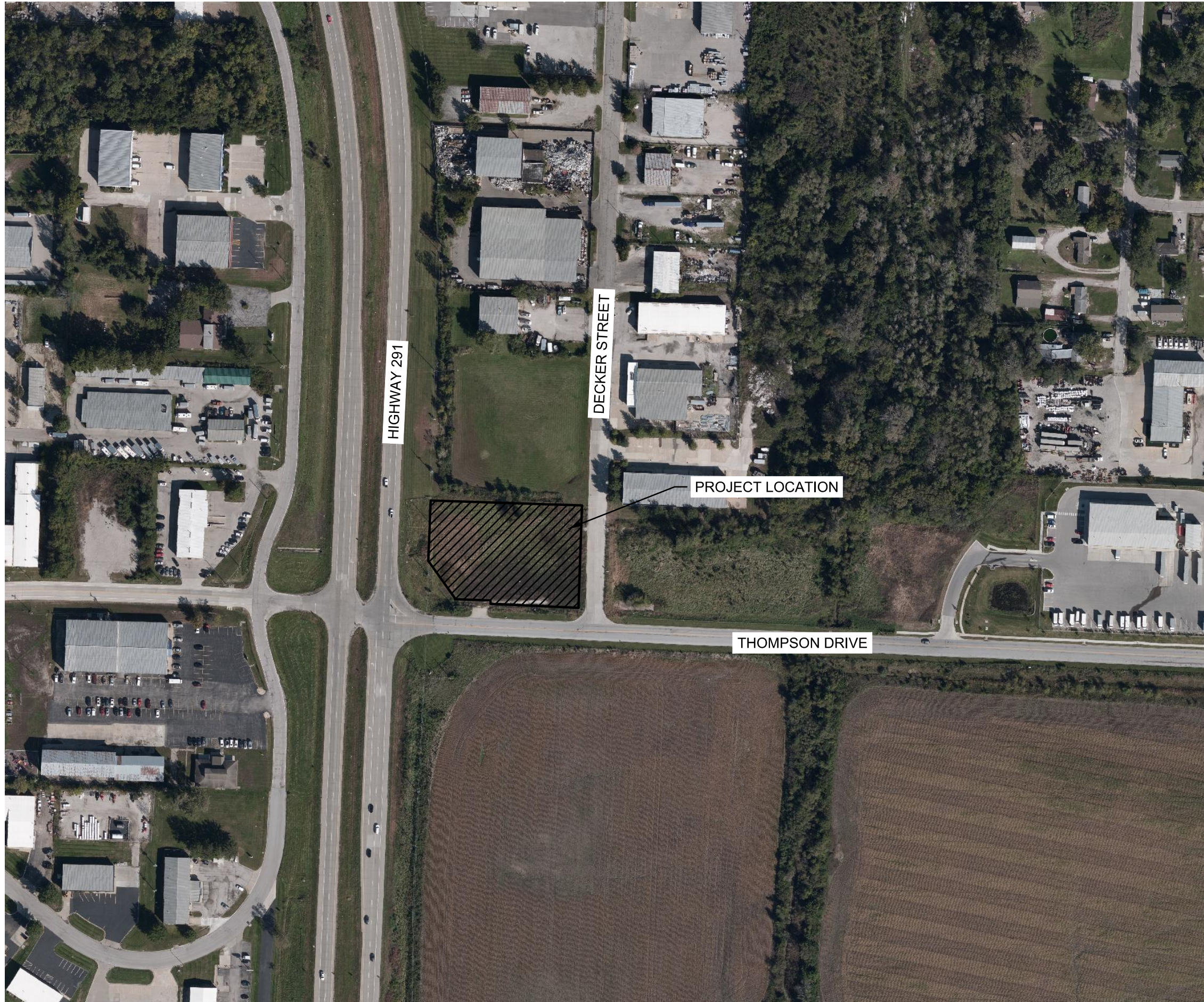


MIDWEST CARWASH LAND DISTURBANCE PLAN

LOT 13, LEMONE-SMITH BUSINESS & RETAIL CENTER, PLAT 8, A SUBDIVISION IN
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



NOT TO SCALE

LEGEND

- | | | | |
|--|--|---|----------------------------|
|  | SECTION CORNER |  | OVERHEAD POWER LINE |
|  | ALUMINUM MONUMENT |  | GAS LINE |
|  | SET 1/2" REBAR W/LC 114 CAP
IN CONCRETE |  | UNDERGROUND POWER LINE |
|  | FOUND 1/2" REBAR |  | UNDERGROUND TELEPHONE LINE |
|  | FIRE HYDRANT |  | SANITARY SEWER LINE |
|  | WATER VALVE |  | STORM LINE |
|  | WATER METER |  | WATER LINE |
|  | WATER METER PIT |  | TELEPHONE MANHOLE |
|  | GAS VALVE |  | TELEPHONE PEDESTAL |
|  | GAS METER |  | TELEPHONE CABINET |
|  | SPRINKLER BOX |  | TRAFFIC SIGNAL BOX |
|  | SANITARY SEWER MANHOLE |  | TRAFFIC SIGNAL POLE |
|  | STORM SEWER MANHOLE |  | CABLE BOX |
|  | SANITARY SEWER CLEANOUT |  | FIBER OPTIC BOX |
|  | ELECTRIC BOX |  | TELEVISION PEDESTAL |
|  | BREAKER BOX |  | TELEPHONE BOOTH |
|  | ELECTRIC METER |  | AIR CONDITIONING UNIT |
|  | TRANSFORMER |  | GRATE INLET |
|  | POWER POLE |  | WOOD POST |
|  | POWER POLE/W LIGHT |  | BOLLARD |
|  | GUY WIRE |  | STEEL POST |
|  | LIGHT POLE |  | COLUMN |
|  | YARD LIGHT |  | FLAG POLE |
|  | BOREHOLE LOCATION |  | BUSH |
| | |  | SIGN |
| | |  | TREE |



MITCH PLEAK, P.E.
CIVIL ENGINEER
MO # PE-2009018764

DATE _____

☐ NOT FOR CONSTRUCTION

☒ REVIEWED FOR CONSTRUCTION

BENCHMARKS

OLSSON BENCH MARK #1: SET CHISELED SQUARE
ELEVATION=1000.20'

PROPERTY DESCRIPTION

LOT 13, LEMONE-SMITH BUSINESS & RAIL CENTER, PLAT 8, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI. EXCEPT AND SUBJECT TO: EASEMENTS, RESTRICTIONS AND ASSESSMENTS OF RECORD, AND ALL THE TAXES AND ASSESSMENTS THAT MAY BE LEVIED, IMPOSED OR BECOME PAYABLE HEREAFTER.

Sheet Number	Sheet Title
LD0.0	COVER SHEET
LD0.1	GENERAL NOTES
LD1.0	PHASE A – EROSION CONTROL PLAN
LD1.1	PHASE B – EROSION CONTROL PLAN
--	ERO DTL
--	ERO DTL (2)

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

05/25/2023

DEVELOPMENT TEAM CONTACT INFORMATION	
OWNER/DEVELOPER	
MIDWEST WASH GROUP	JASON BOHNERT MIDWEST WASH GROUP PH: 816-258-0583 JBOHNERT@MIDWESTWASHGROUP.COM
CIVIL ENGINEER	
MITCH PLEAK OLSSON	7301 W 133RD STREET SUITE 200 OVERLAND PARK, KS 66213 PH: 913-381-1170 mpleak@olsson.com
UTILITY AND GOVERNING AGENCY CONTACT INFORMATION	
CITY OF LEE'S SUMMIT, MISSOURI	220 SE GREEN LEE'S SUMMIT, MO 64063
CITY HALL	816.969.1000
BUILDING INSPECTIONS	816.969.1200
SPECIAL INSPECTIONS	816.969.1200
BUILDING PERMITS	816.969.1200
LAND DEVELOPMENT DIVISION/INSPECTIONS	816.969.1200
TRAFFIC OPERATIONS	816.969.1800
LEE'S SUMMIT WATER UTILITIES	1200 SE HAMBLEN ROAD LEE'S SUMMIT, MO 64081
LEE'S SUMMIT WATER & SERVICES	816.969.1940
LEE'S SUMMIT PUBLIC WORKS	816.969.1800
SPIRE (MGE)	314.342.0500
EVERGY	8700 EAST FRONT STREET KANSAS CITY, MO 64120 816.471.5275
TELEPHONE SERVICE	
AT&T	816.221.1781
CABLE TELEVISION SERVICE	
SPECTRUM	877.772.2253
GOOGLE FIBER	877.454.6959

SE. Bailey Road

Sw. Jefferson Street

MO Route 291

Project Location

17

SE. Thompson Dr.

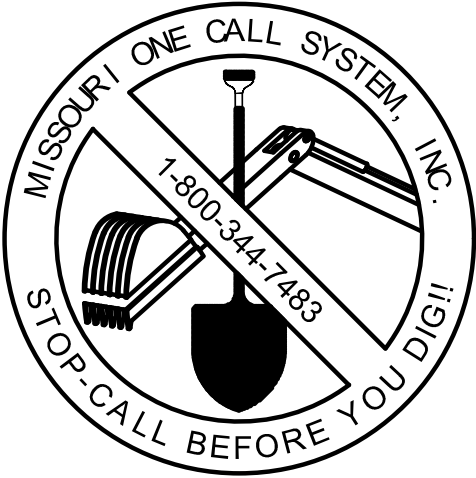
North Arrow

Scale: 0 to 1 mile

Property Owner:
Midwest Wash Group, LLC
1362 NW. Windsor Drive
Lee's Summit, MO 64086

Prepared By:
Olsson, Inc.
7301 West 133rd Street, Suite 200
Overland Park, KS 66213
Phone: (913) 381-1170
Fax: (913) 381-1174

THE CONTRACTOR SHALL ADHERE TO THE PROVISIONS OF THE SENATE BILL NUMBER 583, 78TH GENERAL ASSEMBLY OF THE STATE OF MISSOURI. THE BILL REQUIRES THAT ANY PERSON OR FIRM DOING EXCAVATION ON PUBLIC RIGHT-OF-WAY DO SO ONLY AFTER GIVING NOTICE TO, & OBTAINING INFORMATION FROM, UTILITY COMPANIES. STATE LAW REQUIRES 48 HOURS ADVANCE NOTICE. CALL 1-800-DIG-RITE.



os/n



7301 West 133rd Street, Suite 200
Overland Park KS 66213-4750
TEL 913 381 1170
www.djsson.com

REVISIONS

2022

COVER SHEET
LAND DISTURBANCE PLAN

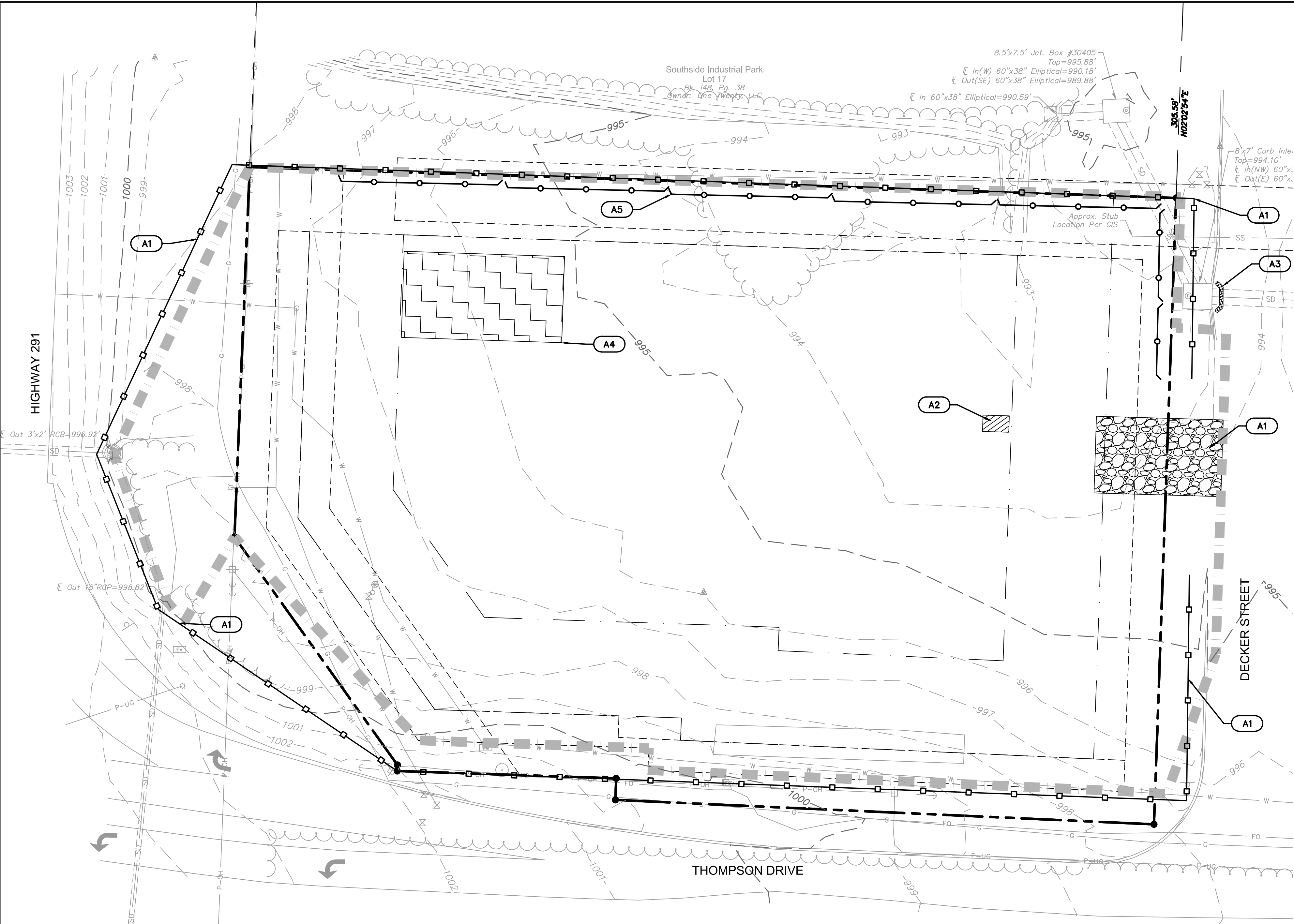
MIDWEST WASH
HWY 291 & THOMPSON DRIVE

LEE'S SUMMIT, MISSOURI

drawn by: _____ SG
checked by: _____ BP
approved by: _____ LM
QA/QC by: _____ MP
project no.: _____ 22-04040
drawing no.: _____
date: _____ 22.05.08

SHEET
LD0.0

DWG: F:\2022\04001-04500\022-04040\40-Design\AutoCAD\Final Plans\Sheets\CHC\Land Disturbance\C_ER001_02204040.dwg USER: bpayne2
DATE: May 08, 2023 5:11pm XREFS: C_XBASE_02204040 C_LD_FTBK_02204040 C_XSURF_02204040



LEGEND

PROPERTY LINE

LOT LINE

PROPOSED CONTOUR

EXISTING CONTOUR

SEDIMENT FENCE

LIMITS OF DISTURBANCE (1.35 ACRES)

TEMPORARY CONCRETE WASHOUT

TEMPORARY CONSTRUCTION ENTRANCE

X1

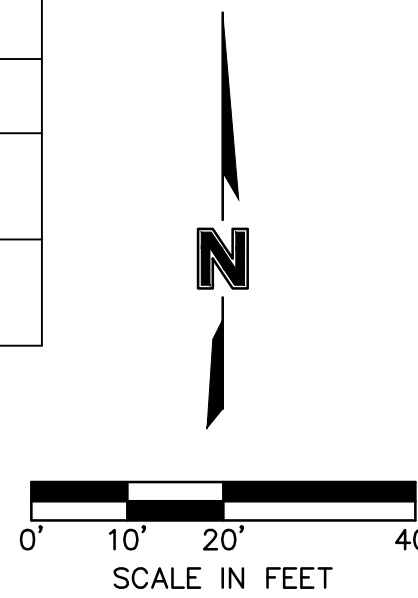
EROSION CONTROL REFERENCE NUMBER

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

05/25/2023

EROSION CONTROL STAGING CHART				
PROJECT STAGE	EROSION CONTROL BMP REFERENCE NO.	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
	A1	TEMPORARY CONSTRUCTION ENTRANCE	C	INSTALL AS INDICATED ON PLANS
	A2	CONCRETE WASHOUT	C	INSTALL AS INDICATED ON PLANS
	A3	EXISTING CURB INLET PROTECTION (CONDITION B)	D	INSTALL AS INDICATED ON PLANS
	A4	STAGING/STOCKPILE AREAS	D	INSTALL AS SHOWN - SEE DETAIL SHEET LD2.0 - LD2.1 FOR SPECIFICS
	A5	SILT FENCE	D	INSTALL AS SHOWN - SEE DETAIL SHEET LD2.0 - LD2.1 FOR SPECIFICS
B - CONSTRUCTION	B1	TEMPORARY EROSION CONTROL BLANKET	N/A	INSTALL AS SHOWN-SLOPES TO BE STABILIZED ONCE FINAL GRADES HAVE BEEN OBTAINED
	B2	CURB INLET PROTECTION (CONDITION A)	D	INSTALL AS INDICATED ON PLANS
	B3	CURB INLET PROTECTION (CONDITION B)	D	INSTALL AS INDICATED ON PLANS
C - FINAL STABILIZATION	C1	SEED, AND STABILIZE ALL DISTURBED AREAS	N/A	FINAL STABILIZATION REQUIRES A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OVER 100% OF DISTURBED AREA



olsson

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Overland Park, KS 66213-4750
TEL 913.381.1170 www.olsosn.com

STATE OF MISSOURI
PLATEAU
NUMBER
PE-2009016764
05-8-23
PROFESSIONAL ENGINEER

BY

REVISIONS DESCRIPTION

DATE

REV. NO.

REVISIONS

PHASE A - EROSION CONTROL PLAN
LAND DISTURBANCE PLAN

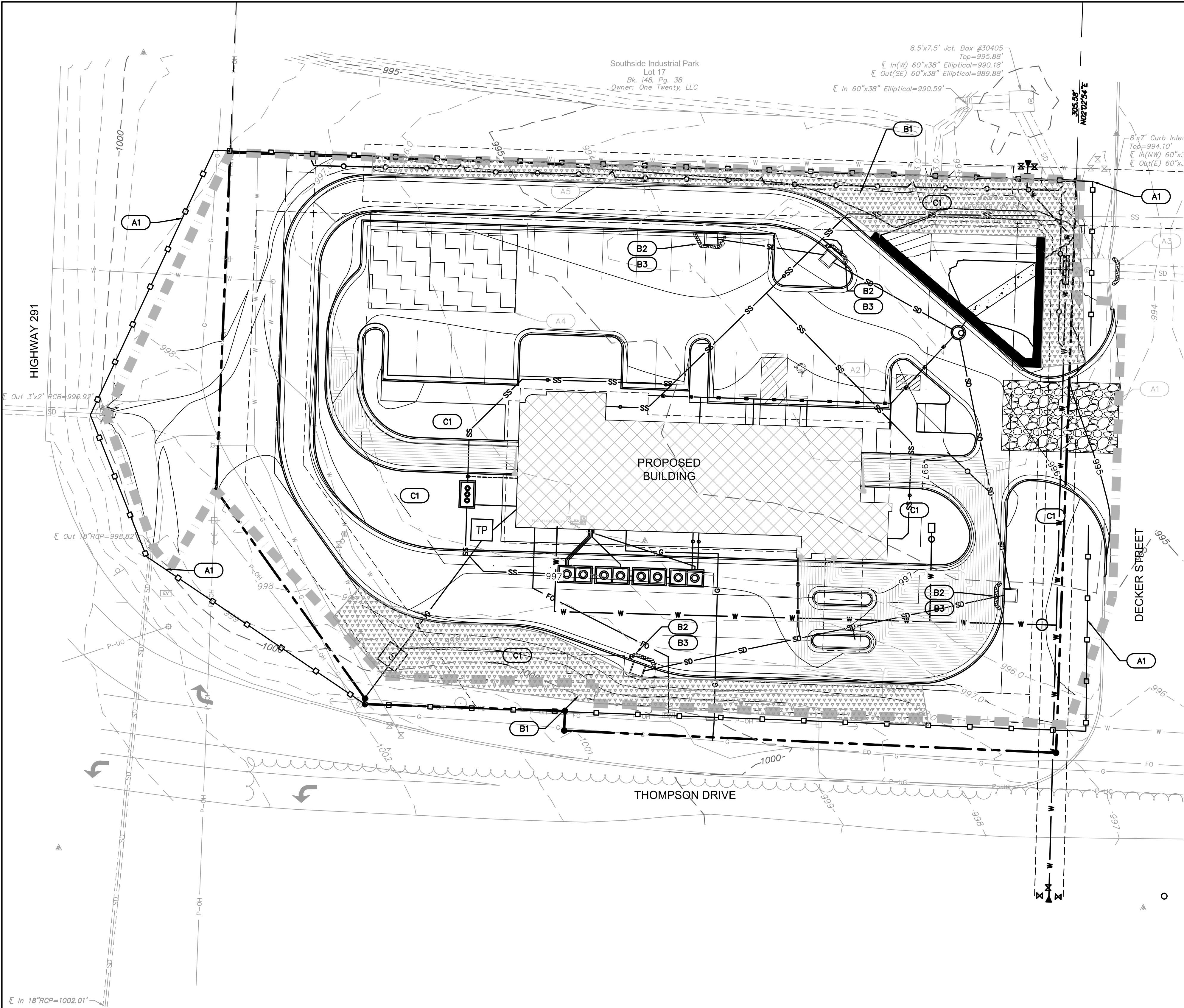
MIDWEST WASH
HWY 291 & THOMPSON DRIVE

LEE'S SUMMIT, MISSOURI

2022

drawn by: SG
checked by: BP
approved by: LM
QA/QC by: MP
project no.: 22-04040
drawing no.:
date: 22.05.08

SHEET
LD1.0



LEGEND

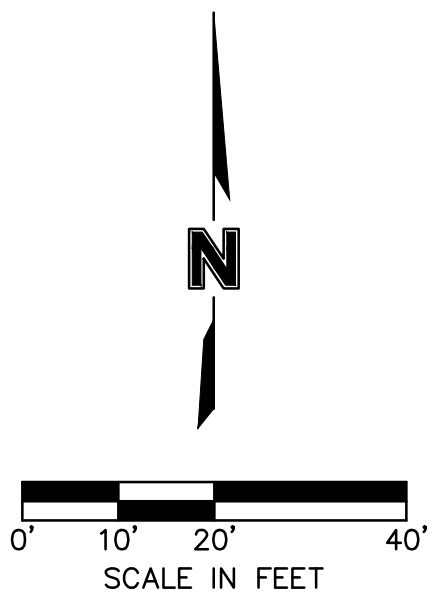
- | | |
|--|---|
| | PROPERTY LINE |
| | LOT LINE |
| | PROPOSED CONTOUR |
| | EXISTING CONTOUR |
| | SEDIMENT FENCE |
| | LIMITS OF DISTURBANCE (1.35 ACRES) |
| | TEMPORARY CONSTRUCTION
ENTRANCE |
| | CONCRETE WASHOUT |
| | STAGING/STOCKPILE AREA |
| | STABILIZATION. "LANDLOK (S2)" SHALL BE USED OR
APPROVED EQUAL. CONTRACTOR TO SUBMIT SHOP
DRAWINGS TO THE ENGINEER FOR APPROVAL. SEED
WITH PERENNIAL SEEDING TO MEET SWPPP
REQUIREMENTS. INSTALL PER DETAIL AND
MANUFACTURER RECOMMENDATIONS. |
| | INLET PROTECTION |
| | EROSION CONTROL REFERENCE NUMBER |

EROSION CONTROL STAGING CHART				
PROJECT STAGE	EROSION CONTROL BMP REFERENCE NO.	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
	A1	TEMPORARY CONSTRUCTION ENTRANCE	B	INSTALL AS INDICATED ON PLANS
	A2	CONCRETE WASHOUT	B	INSTALL AS INDICATED ON PLANS
	A3	EXISTING CURB INLET PROTECTION (CONDITION B)	C	INSTALL AS INDICATED ON PLANS
	A4	STAGING/STOCKPILE AREAS	C	INSTALL AS SHOWN – SEE DETAIL SHEET LD2.0 – LD2.1 FOR SPECIFICS
	A5	SILT FENCE	C	INSTALL AS SHOWN – SEE DETAIL SHEET LD2.0 – LD2.1 FOR SPECIFICS
B – CONSTRUCTION	B1	TEMPORARY EROSION CONTROL BLANKET	N/A	INSTALL AS SHOWN—SLOPES TO BE STABILIZED ONCE FINAL GRADES HAVE BEEN OBTAINED
	B2	CURB INLET PROTECTION (CONDITION A)	C	INSTALL AS INDICATED ON PLANS
	B3	CURB INLET PROTECTION (CONDITION B)	C	INSTALL AS INDICATED ON PLANS
C – FINAL STABILIZATION	C1	SEED, AND STABILIZE ALL DISTURBED AREAS	N/A	FINAL STABILIZATION REQUIRES A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OVER 100% OF DISTURBED AREA

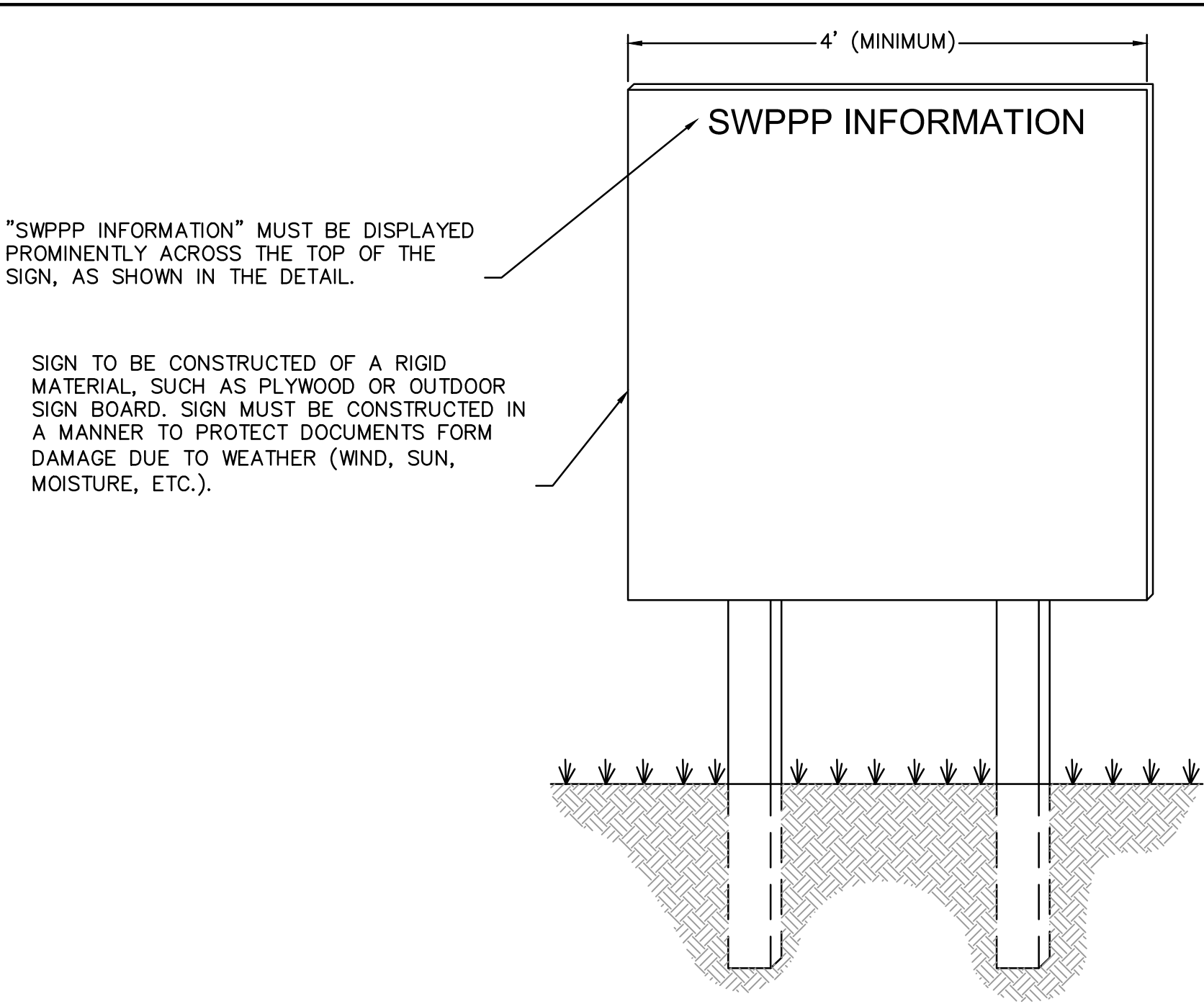
RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

05/25/2023



DWG: F:\2023\04\001-04500\022-04040\40-Design\AutoCAD\Final Plans\Sheets\GNCV\Land Disturbance\C_DTL01_02204040.dwg
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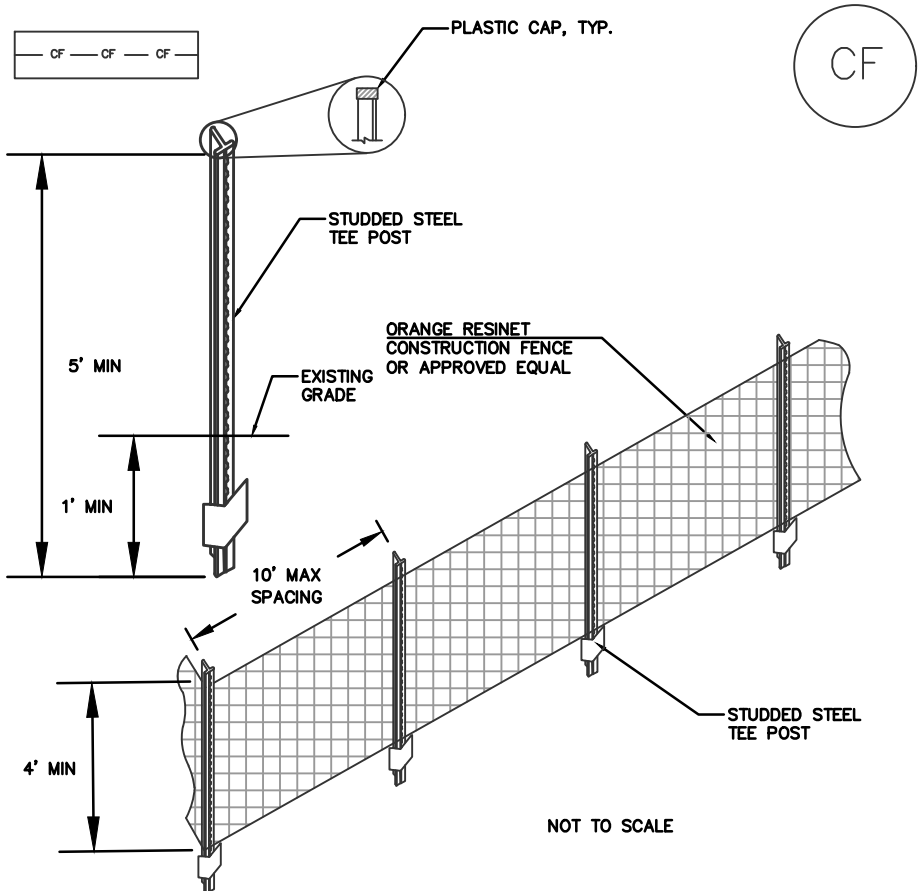
NOTE:

1. THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE ENTRANCE OF SITE, SUCH THAT IT IS ACCESSIBLE AND VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEW AS TO CAUSE A SAFETY HAZARD.
2. ALL POSTED DOCUMENTS REQUIRED BY THE DEPARTMENT OF NATURAL RESOURCES MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.
3. CONTRACTOR SHALL POST OTHER STORMWATER AND/OR EROSION CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCY.
4. SIGN SHALL BE LOCATED OUTSIDE PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
5. CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THE SWPPP INFORMATION SIGN.

SWPPP INFORMATION SIGN
NOT TO SCALE

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL EROSION & SEDIMENT CONTROL MEASURES AND PRACTICES THROUGHOUT THE PROJECT. ANY AND ALL FINES ASSOCIATED WITH EROSION CONTROL VIOLATIONS WILL BE THE CONTRACTOR'S RESPONSIBILITY.
2. EROSION CONTROL IS THE CONTRACTOR'S RESPONSIBILITY. THIS PLAN SHOULD BE USED AS A GUIDE AND REPRESENTS THE MINIMUM EROSION CONTROL DEVICES REQUIRED.
3. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON SITE INSPECTION.
4. CONTRACTOR IS RESPONSIBLE FOR INSPECTING AND REPAIRING ALL EROSION AND SEDIMENT CONTROL DEVICES AFTER EACH RAINFALL EVENT.
5. THE CONTRACTOR SHALL PROVIDE ANY FURTHER EROSION CONTROL MEASURES IN ADDITION TO THOSE LISTED TO ENSURE THAT SILT WILL NOT LEAVE THE PROJECT CONFINES.
6. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED WITH A HEALTHY STAND OF PERMANENT VEGETATION.
7. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AT COMPLETION OF CONSTRUCTION.
8. THE CONTRACTOR SHALL ENSURE THAT ALL DRAINAGE STRUCTURES, FLUMES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
9. THE CONTRACTOR SHALL PROVIDE ANY TEMPORARY STABILIZATION AS REQUIRED.
10. THE CONTRACTOR SHALL LEAVE THE EROSION CONTROL DEVICES AROUND ALL FIELD INLETS AT THE COMPLETION OF THE PROJECT.
11. THE CONTRACTOR SHALL PROVIDE AN INGRESS/EGRESS TRACKING PAD FOR VEHICULAR TRAFFIC AT A LOCATION APPROVED BY THE OWNERS REPRESENTATIVE.
12. ALL EROSION CONTROL DEVICES SHALL CONFORM TO THE APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS AND DESIGN CRITERIA OF THE ENGINEERING DIVISION, DEPARTMENT OF PUBLIC WORKS, CITY OF LEE'S SUMMIT, MISSOURI AND THE MISSOURI DEPARTMENT OF HEALTH & ENVIRONMENT, WATER POLLUTION CONTROL DIVISION, MOST CURRENT EDITIONS.
13. AT ANY TIME DURING CONSTRUCTION THE CITY ENGINEER MAY REQUIRE ADDITIONAL EROSION/SILTATION CONTROL MEASURES TO BE INSTALLED IN ORDER TO ADDRESS PROBLEM SITUATIONS OBSERVED ON THE SITE. WHEN REQUIRED SUCH MEASURES SHALL BE INSTALLED WITHIN 48 HOURS OF THE CITY ENGINEER'S VERBAL OR WRITTEN ORDER.
14. PROPOSED CONTOURS SHOWN ARE TO FINISH GRADE AND REFLECT SURFACE ELEVATIONS OF PAVEMENT AND LANDSCAPED AREAS AROUND BUILDINGS. THE CONTRACTOR SHALL ADJUST FOR PAVEMENT AND LANDSCAPED MATERIALS AS REQUIRED.
15. THE CONTRACTOR SHALL PLACE SEED AND TURF REINFORCEMENT EXCELSIOR BLANKETS (OR OTHER APPROVED EQUAL EROSION CONTROL BLANKETS) ON ALL SLOPES 6:1 AND GREATER.
16. SEED ALL DISTURBED AREA PER CITY STANDARDS AND SPECIFICATIONS.



CF-1. PLASTIC MESH CONSTRUCTION FENCE

- CONSTRUCTION FENCE INSTALLATION NOTES
1. SEE PLAN VIEW FOR:
- LOCATION OF CONSTRUCTION FENCE.
 2. CONSTRUCTION FENCE SHOWN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
 3. CONSTRUCTION FENCE SHALL BE COMPOSED OF ORANGE, CONTRACTOR-GRADE MATERIAL THAT IS AT LEAST 4' HIGH. METAL POSTS SHOULD HAVE A PLASTIC CAP FOR SAFETY.
 4. STUDDED STEEL TEE POSTS SHALL BE UTILIZED TO SUPPORT THE CONSTRUCTION FENCE. MAXIMUM SPACING FOR STEEL TEE POSTS SHALL BE 10'.
 5. CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO THE TOP, MIDDLE AND BOTTOM OF EACH POST.

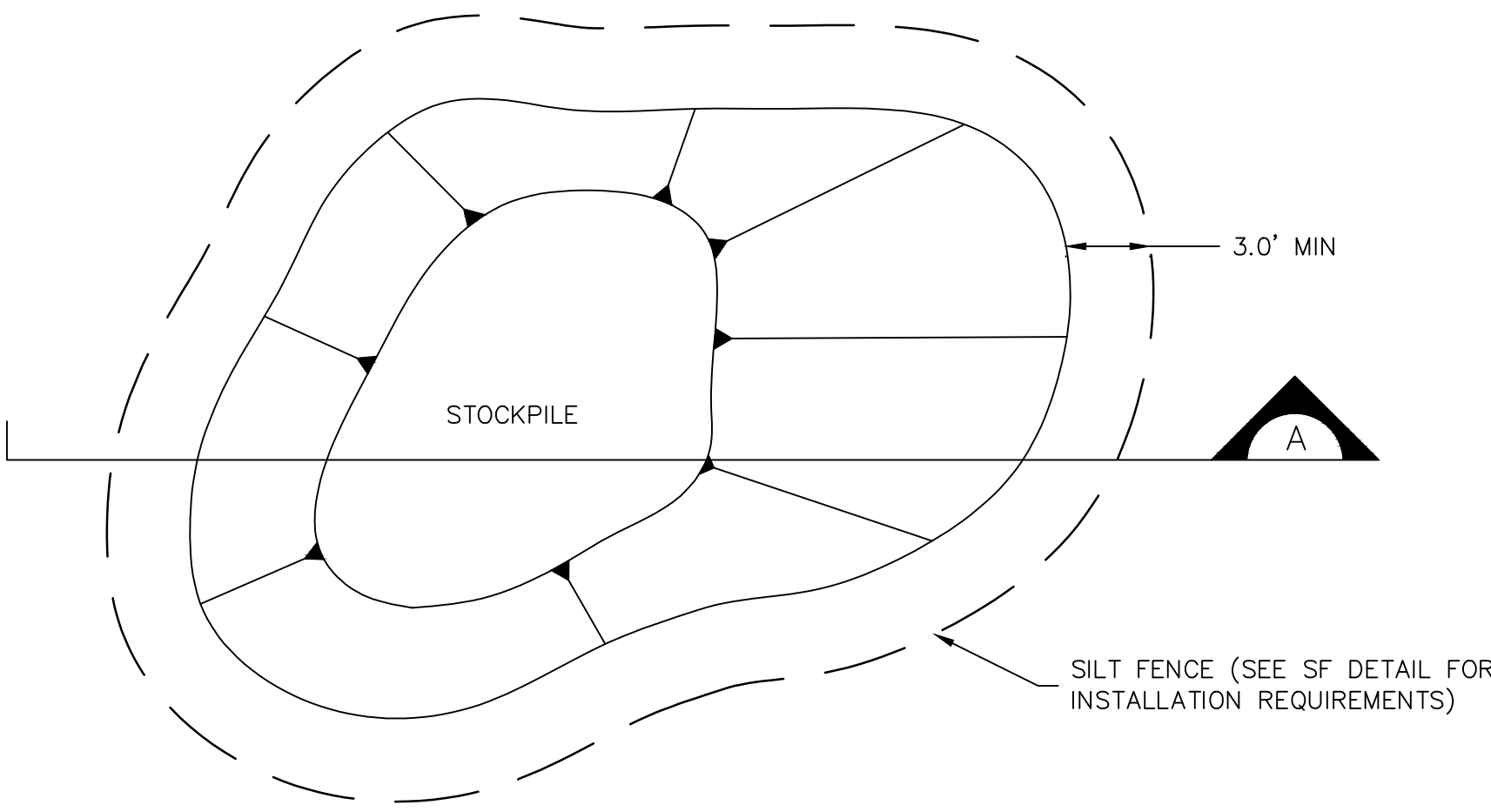
DESIGN AND INSTALLATION

1. CONSTRUCTION FENCING MUST BE PLASTIC MESH AND SHOULD BE INSTALLED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. SEE DETAIL CF-1 FOR TYPICAL INSTALLATIONS.
2. DO NOT PLACE CONSTRUCTION FENCING IN AREAS WITHIN WORK LIMITS OF MACHINERY.

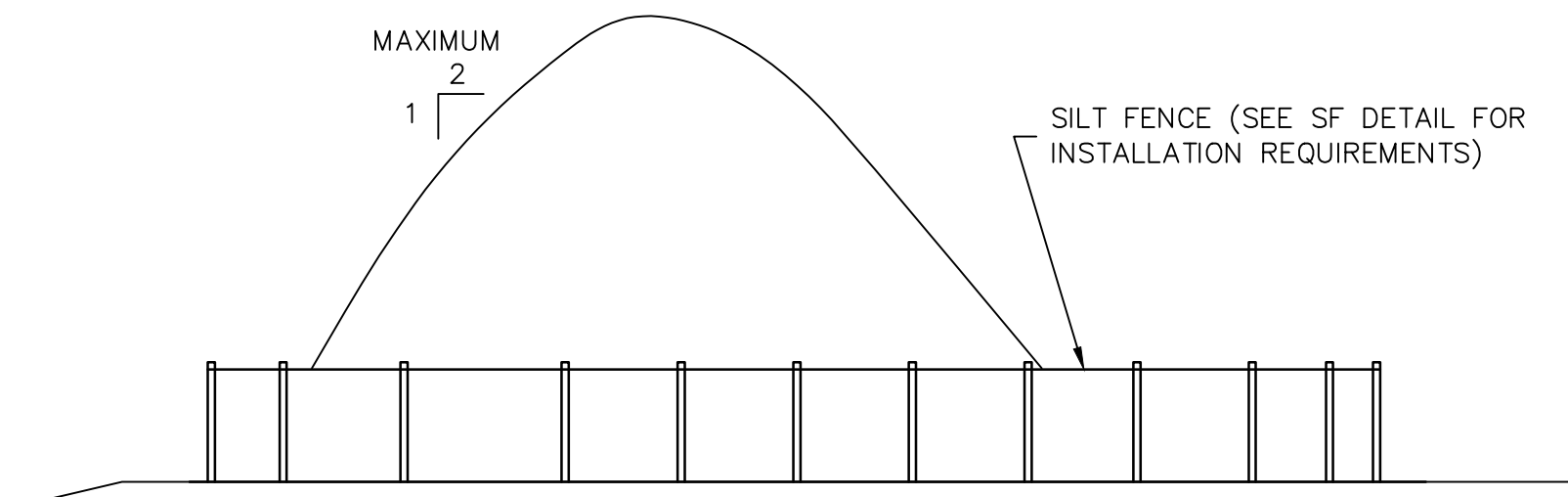
MAINTENANCE AND REMOVAL

1. INSPECT FENCES FOR DAMAGE; REPAIR OR REPLACE AS NECESSARY.
2. FENCING SHOULD BE TIGHT AND ANY AREAS WITH SLUMPING OR FALLEN POSTS SHOULD BE REINSTALLED.
3. FENCING SHOULD BE REMOVED ONCE CONSTRUCTION IS COMPLETE.
4. CONSTRUCTION FENCE SHALL BE REPAIRED OR REPLACED WHEN THERE ARE SIGNS OF DAMAGE SUCH AS RIPS OR SAGS. CONSTRUCTION FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
5. WHEN CONSTRUCTION FENCES ARE REMOVED, ALL DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE FENCE SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

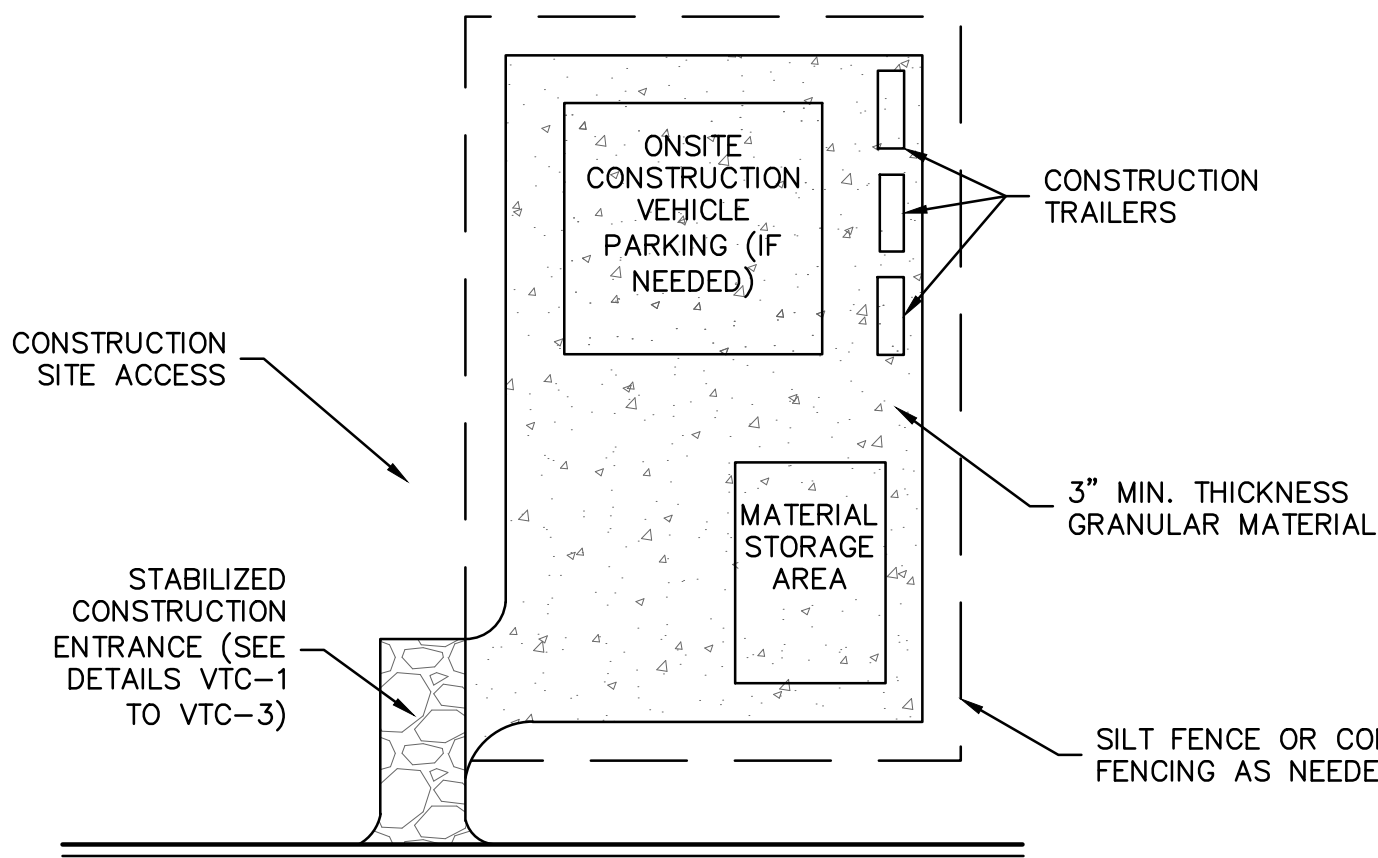


STOCKPILE PROTECTION PLAN



SECTION A

URBAN DRAINAGE AND FLOOD CONTROL DISTRICT
URBAN STORM DRAINAGE CRITERIA MANUAL VOLUME 3



SSA-1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
- LOCATION OF STAGING AREA(S)
- CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM LOCAL JURISDICTION
2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703. AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STOCKPILE PROTECTION INSTALLATION NOTES

1. SEE PLAN FOR:
- LOCATION OF STOCKPILES
- TYPE OF STOCKPILE PROTECTION
2. INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. SILT FENCE IS SHOWN IN THE STOCKPILE PROTECTION DETAILS; HOWEVER, OTHER TYPES OF PERIMETER CONTROLS INCLUDING SEDIMENTS CONTROL LOGS OR ROCK SOCKS MAY BE SUITABLE IN SOME CIRCUMSTANCES. CONSIDERATIONS FOR DETERMINING THE APPROPRIATE TYPE OF PERIMETER CONTROL FOR A STOCKPILE INCLUDE WHETHER THE STOCKPILE IS LOCATED ON A PERVIOUS OR IMPERVIOUS SURFACE, THE RELATIVE HEIGHTS OF THE PERIMETER CONTROL AND STOCKPILE, THE ABILITY OF THE PERIMETER CONTROL TO CONTAIN THE STOCKPILE WITHOUT FAILING IN THE EVENT THAT MATERIAL FROM THE STOCKPILE SHIFTS OR SLUMPS AGAINST THE PERIMETER, AND OTHER FACTORS.
3. STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS, OR SOIL BINDERS. SOILS STOCKPILED FOR AN EXTENDED PERIOD (TYPICALLY FOR MORE THAN 60 DAYS) SHOULD BE SEEDED AND MULCHED WITH A TEMPORARY GRASS COVER ONCE THE STOCKPILE IS PLACED (TYPICALLY WITHIN 14 DAYS). USE OF MULCH ONLY OR A SOIL BINDER IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR A MORE LIMITED TIME PERIOD (TYPICALLY 30-60 DAYS).
4. FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRADEMENT CONTROLS, INCLUDING PERIMETER CONTROL, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

STOCKPILE PROTECTION MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKPILE, REPLACE PERIMETER CONTROL BY THE END OF THE WORKDAY.
5. STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE STOCKPILE HAS BEEN USED.

(DETAILS ADAPTED FROM PARKER, COLORADO)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

STABILIZED STAGING AREA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITH 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SHALL BE REAPPLIED OR REGARDED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.
5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE AND UNLOADING/LOADING OPERATIONS.
6. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO)

olsson

7301 West 133rd Street, Suite 200
Overland Park, KS 66213-4750
TEL 913.381.1170 www.olson.com

STATE OF MISSOURI
MITCHELL ALAN
PEAK
NUMBER
PE-2009018764
05-8-23
PROFESSIONAL ENGINEER

BY
REVISIONS DESCRIPTION
DATE
REV. NO.

EROSION CONTROL DETAILS
LAND DISTURBANCE PLAN
MIDWEST WASH
HWY 291 & THOMPSON DRIVE
LEE'S SUMMIT, MISSOURI

2022

drawn by: SG
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