

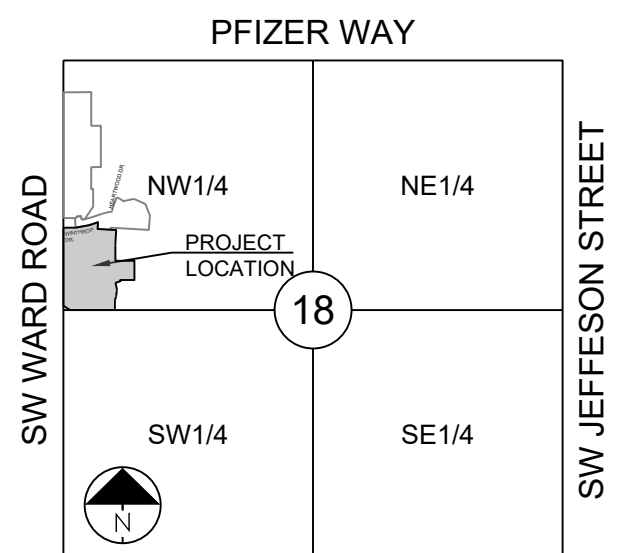
LAND DISTURBANCE PLAN FOR WOODLAND GLEN LDP

IN THE CITY OF LEE'S SUMMIT JACKSON COUNTY, MISSOURI

PRLD20246495

LEGEND:

B/B	- BACK TO BACK
BL	- BUILDING LINE
D/E	- DRAINAGE EASEMENT
E/E	- ELECTRICAL EASEMENT
FL	- FLOW LINE
G/E	- GAS LINE EASEMENT
HDPE	- HIGH-DENSITY POLYETHYLENE
HP	- HIGH POINT
LP	- LOW POINT
MLO	- MINIMUM LOW OPENING
MSFE	- MINIMUM SERVICEABLE FLOOR ELEVATION
PVC	- POLYVINYL CHLORIDE
PUB/E	- PUBLIC EASEMENT
RCP	- REINFORCED CONCRETE PIPE
ROW or R/W	- RIGHT-OF-WAY
S/E	- SANITARY SEWER EASEMENT
T/C/E	- TEMPORARY CONSTRUCTION EASEMENT
U/E	- UTILITY EASEMENT
	- CURB & GUTTER - EXISTING
	- CURB & GUTTER
	- EXISTING LOT AND R/W LINES
	- EXISTING PLAT LINES
	- CATV _x
	- TELEPHONE LINE - EXIST.
	- E _x
	- OHP _x
	- G _x
	- W _x
	- SAN
	- STO
	- W
	- LIGHT - EXISTING
	- EXISTING MANHOLE
	- SIGN
	- EXISTING SANITARY MANHOLE
	- PROPOSED SANITARY MANHOLE
	- CABLE PEDISTAL
	- TELEPHONE PEDESTAL
	- TREELINE
	- EXISTING LOT AND R/W LINES
	- EXISTING PLAT LINES
	- P/L
	- ROW
	- SANITARY SEWER MAIN
	- SANITARY SEWER MAIN - EXIST.
	- STO
	- STORM SEWER
	- STORM SEWER - EXISTING
	- CATV _x
	- FOC _x
	- T _x
	- E _x
	- OHP _x
	- UG _x
	- G _x
	- W _x
	- LIGHT - EXISTING
	- EXISTING MANHOLE
	- CLEANOUT
	- EXISTING SANITARY MANHOLE
	- PROPOSED SANITARY MANHOLE
	- AI
	- CI
	- GI
	- J
	- MB
	- M



SECTION 18-47N-31W
LOCATION MAP
SCALE 1" = 2000'

UTILITY CONTACTS:

MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT)
Steve Holloway
600 NE Colbern Road
Lee's Summit, MO 64086
(816) 607-2186

MISSOURI GAS ENERGY (MGE)
Brent Jones
3025 SE Clover Drive
Lee's Summit, MO 64082
(816) 399-9633
brent.jones@spireenergy.com

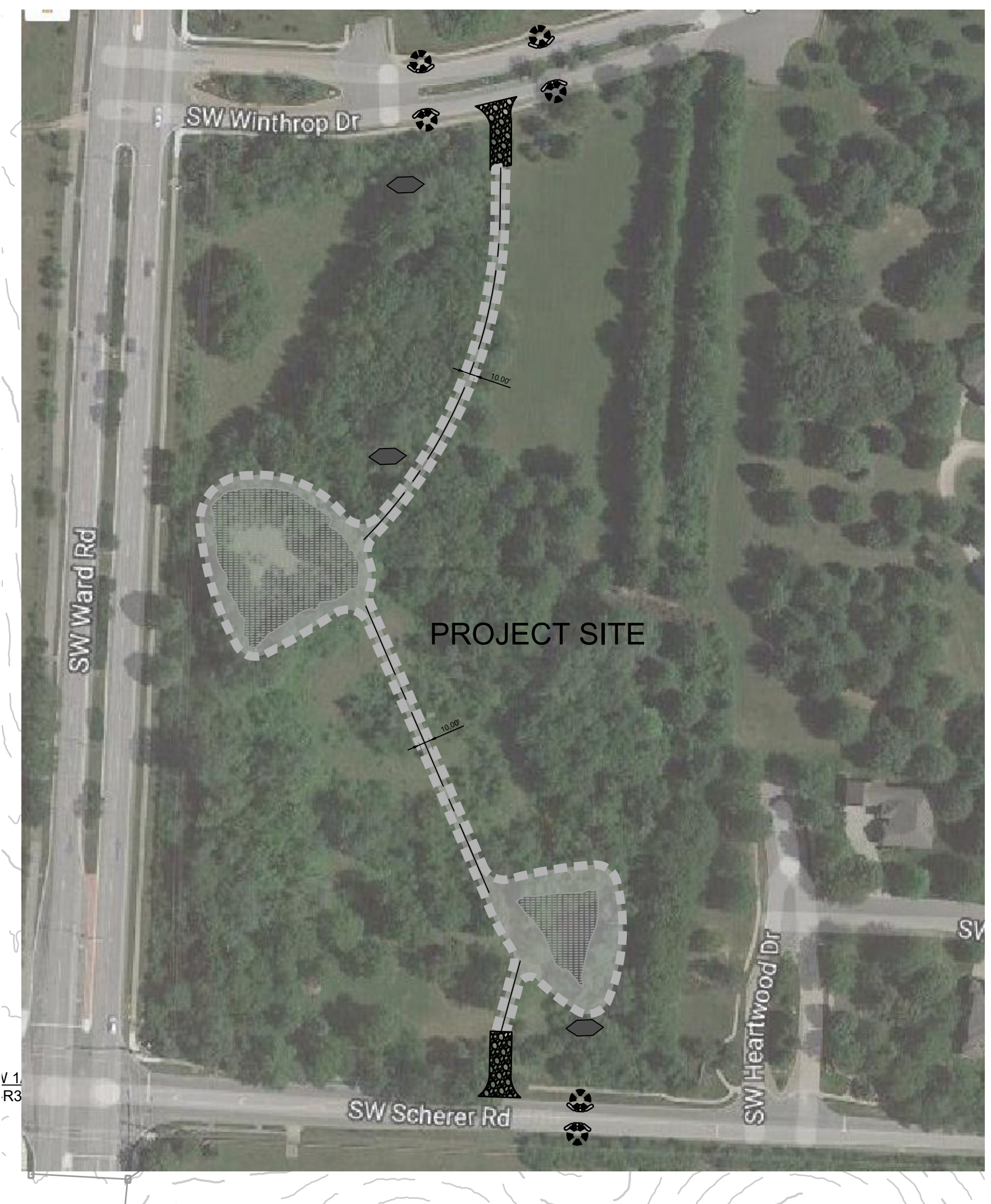
KANSAS CITY POWER & LIGHT COMPANY (KCP&L)
Ron DeJarnette
1300 SE Hamblin Road
Lee's Summit, MO 64081
Office: (816) 347-4316
Cell: (816) 810-5234
ron.dejarnette@kcpl.com

CITY OF LEE'S SUMMIT PUBLIC WORKS
Dena Metzger
220 SE Green Street
Lee's Summit, MO 64063
(816) 969-1800

AT&T
Mark Manion or Marty Loper
500 E. 8th Street, Room 370
Kansas City, MO 64106
(816) 275-2341 or (816) 275-1550

COMCAST CABLE
Barbara Brown
3400 W. Duncan Road
Blue Springs, MO 64015
(816) 795-2255

PUBLIC WATER SUPPLY DISTRICT
Mark Schaufler
220 SE Green Street
Lee's Summit, MO 64063
(816) 969-1900



SITE MAP
SCALE: 1" = 100'

GENERAL NOTES:

1. ALL CONSTRUCTION TO FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
2. ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DEPARTMENT OF THE CITY OF LEE'S SUMMIT, MISSOURI.
3. LINEAL FOOT MEASUREMENTS SHOWN ON THE PLANS ARE HORIZONTAL MEASUREMENTS, NOT SLOPE MEASUREMENTS. ALL PAYMENTS SHALL BE MADE ON HORIZONTAL MEASUREMENTS.
4. NO GEOLOGICAL INVESTIGATION HAS BEEN PERFORMED ON THE SITE.
5. THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE TAKEN FROM UTILITY COMPANY RECORDS AND APPARENT FIELD LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
6. 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, AND OBTAINING INFORMATION FROM, UTILITY COMPANIES. STATE LAW REQUIRES 48 HOURS ADVANCE NOTICE. THE CONTRACTOR MAY ALSO UTILIZE THE FOLLOWING TOLL FREE PHONE NUMBER PROVIDED BY "MISSOURI ONE CALL SYSTEM, INC.": 1-800-DIG-RITE. THIS PHONE NUMBER IS APPLICABLE ANYWHERE WITHIN THE STATE OF MISSOURI. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE PERFORMED.
7. PRIOR TO ORDERING PRECAST STRUCTURES, SHOP DRAWING SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL. AFTER APPROVAL OF THE SHOP DRAWINGS, A COPY OF THE APPROVED AND SIGNED SHOP DRAWINGS SHALL BE PROVIDED TO THE CITY INSPECTOR UPON REQUEST.
8. THE CONTRACTOR SHALL PROTECT ALL MAJOR TREES FROM DAMAGE. NO TREE SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER, UNLESS SHOWN OTHERWISE.
9. CLEARING AND GRUBBING OPERATIONS AND DISPOSAL OF ALL DEBRIS THEREFROM SHALL BE PERFORMED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
10. ALL WASTE MATERIAL RESULTING FROM THE PROJECT SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, OR AS DIRECTED BY THE OWNER.
11. ALL EXCAVATIONS SHALL BE UNCLASSIFIED. NO SEPARATE PAYMENT WILL BE MADE FOR ROCK EXCAVATION.
12. THE CONTRACTOR SHALL CONTROL THE EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION, AND SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.
13. ALL MANHOLES, CATCH BASINS, UTILITY VALVES AND METER PITS TO BE ADJUSTED OR REBUILT TO GRADE AS REQUIRED.
14. THE CONTRACTOR SHALL CONTACT DEVELOPMENT SERVICES INSPECTOR AT: 816-969-1200 PRIOR TO OBTAIN A DEVELOPMENT SERVICES CONSTRUCTION PERMIT. A MINIMUM 48 HOUR NOTICE SHALL BE GIVEN PRIOR TO PERMIT ISSUANCE.
15. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL TRAFFIC HANDLING MEASURES NECESSARY TO ENSURE THAT THE GENERAL PUBLIC IS PROTECTED AT ALL TIMES. TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD-LATEST EDITION).

UTILITIES:

1. EXISTING UTILITIES HAVE BEEN SHOWN TO THE GREATEST EXTENT POSSIBLE BASED UPON INFORMATION PROVIDED TO THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE RESPECTIVE UTILITY COMPANIES AND FIELD LOCATING UTILITIES PRIOR TO CONSTRUCTION AND IDENTIFYING ANY POTENTIAL CONFLICTS. ALL CONFLICTS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ANY REQUIRED UTILITY RELOCATIONS. UTILITIES DAMAGED THROUGH THE NEGLIGENCE OF THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
3. CONTRACTOR SHALL VERIFY FLOW-LINES AND STRUCTURE TOPS PRIOR TO CONSTRUCTION, AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES. PROVIDE SHOP DRAWINGS FOR ALL PRECAST AND MANUFACTURED UTILITY STRUCTURES FOR REVIEW BY THE ENGINEER PRIOR TO CONSTRUCTION OF THE STRUCTURES.
4. UTILITY SEPARATION: WATERLINES SHALL HAVE A MINIMUM OF 10 FEET HORIZONTAL AND 2 FEET VERTICAL SEPARATION FROM ALL STORM SEWER LINES. IF MINIMUM SEPARATIONS CAN NOT BE OBTAINED, CONCRETE ENCASEMENT OF THE STORM SEWER LINE SHALL BE REQUIRED 10 FEET IN EACH DIRECTION OF THE CONFLICT.
5. PAYMENT FOR TRENCHING, BACKFILLING, PIPE EMBEDMENT, FLOWABLE FILL, BACKFILL MATERIALS, CLEAN UP, SEEDING, SODDING AND ANY OTHER ITEMS NECESSARY FOR THE CONSTRUCTION OF THE UTILITY LINE SHALL BE INCLUDED IN THE CONTRACT PRICE FOR THE UTILITY INSTALLATION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING RESPECTIVE UTILITY COMPANIES 48-HOURS IN ADVANCE FOR THE INSPECTION OF ANY PROPOSED UTILITY MAIN EXTENSION OR SERVICE LINE OR SERVICE CONNECTION TO ANY EXISTING MAIN.
7. TRENCH SPOILS SHALL BE NEATLY PLACED ONSITE ADJACENT TO THE TRENCH, AND COMPACTED TO PREVENT SATURATION AND EXCESS SEDIMENT RUNOFF. UNSUITABLE MATERIALS, EXCESS ROCK AND SHALE, ASPHALT, CONCRETE, TREES, BRUSH ETC. SHALL BE PROPERLY DISPOSED OF OFFSITE. MATERIALS MAY BE WASTED ONSITE AT THE DIRECTION OF THE OWNER OR HIS APPOINTED REPRESENTATIVE.

Sheet List Table	
Sheet Number	Sheet Title
0.0	COVER SHEET
1.0	EROSION CONTROL PLAN
2.0	EROSION CONTROL DETAILS
2.1	EROSION CONTROL DETAILS
2.2	EROSION CONTROL DETAILS
2.3	EROSION CONTROL DETAILS

APPROVED BY:

CITY ENGINEER
APPROVED FOR ONE YEAR FROM THIS DATE

DATE

OWNER/DEVELOPER:

ABP FUNDING, LLC
JOHN DUGGAN
9101 W. 110TH STREET, SUITE 200
OVERLAND PARK, KANSAS 66210
p 913-208-2283
JDUGGAN@KC-DSDLAW.COM

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As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

01/29/2025

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ENGINEERS

PLANNERS SURVEYORS LANDSCAPE ARCHITECTS

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#S2002000895F #LAC201005237 #S2002000895F

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

WOODLAND GLEN LDP
LAND DISTURBANCE PLAN
WARD ROAD & WINTHROP DRIVE LEE'S
SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
01/13/2025	City Comments

DRAWN BY: RPM	CHECKED BY: RPM	DATE PREPARED: 1/29/2025	PROJ. NUMBER: 24-248
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COVER SHEET

SHEET
0.0

PROJECT BENCHMARK:
SW CORNER NW 1/4 SEC. 18-47N-31W, JACKSON COUNTY, MO.
3" DIAMETER ALUMINUM DISK IN MONUMENT BOX
M.D.N.R. DOC. NO. 600-65374
ELEV. 1036.41

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	C	MAINTAIN, REPAIR, OR REPLACE AS NECESSARY
	2	WATTLES OR COMPOST FILTER BERMS (PRIOR TO LAND DISTURBANCE)	D	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
	3	EXISTING INLET PROTECTION (GUTTER BUDDY OR EQUIVALENT)	D	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
B - MASS GRADING	4	WATTLES OR COMPOST FILTER BERMS (DURING CONSTRUCTION)	D	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
	5	FOAM SILT DIKE OR MULCH OR COMPOST FILTER BERMS	D	PLACE WHERE INDICATED AS SOON AS SWALE IS ESTABLISHED, REPAIR OR REPLACE AS NECESSARY
C - AFTER MASS GRADING	6	SEEDING AND MULCHING	D	ALL DISTURBED AREAS AFTER 14 DAYS OF CONSTRUCTION INACTIVITY
D - UNTIL CLOSURE OF LAND DISTURBANCE PERMIT				ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES MAY BE REQUIRED ANY TIME CURRENT MEASURES ARE FOUND TO BE INEFFECTIVE.

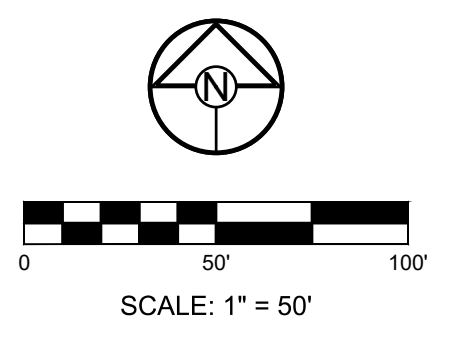
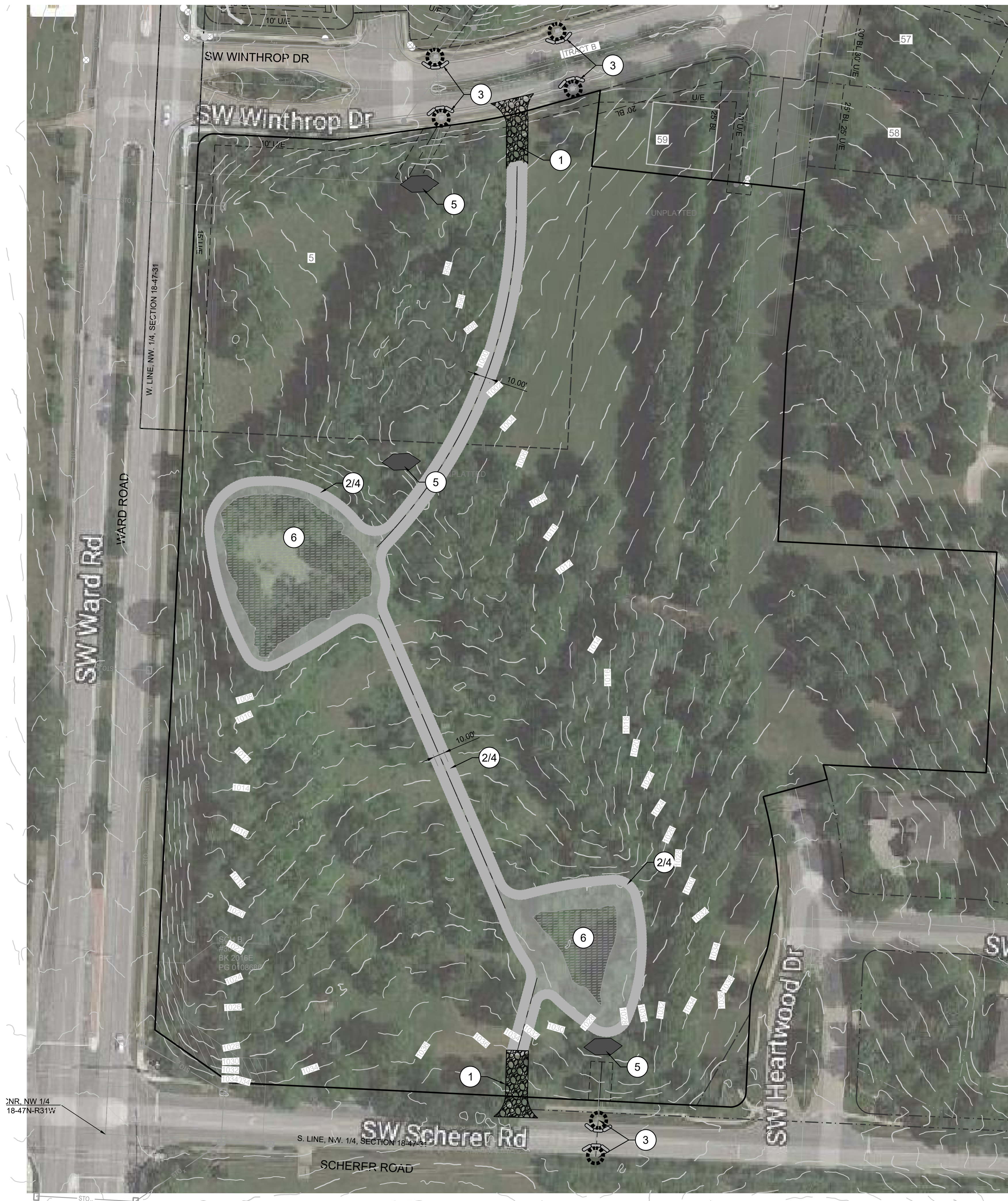
DISTURBED AREA = 39354.83 S.F. = 0.90 AC.

EROSION CONTROL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.
2. NO PART OF THE PROJECT LIES WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 29095C0419G DATED JANUARY 20, 2017.
3. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED ACCORDING TO THE BMP STAGING CHART.
4. 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.
5. 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 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.
6. ALL PERIMETER SILT FENCE, EARTH DIKES, SEDIMENT BASINS, AND ROCK CONSTRUCTION ENTRANCES WILL BE INSTALLED BEFORE GRADING OPERATIONS BEGIN.
7. SILT FENCE AND EARTH DIKES THAT ARE PLACED BEFORE GRADING BEGINS WILL BE MAINTAINED BY THE GRADING CONTRACTOR.
8. AREAS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE SODDED IMMEDIATELY AFTER CONSTRUCTION IS COMPLETE.

LEGEND	
	TEMP. CONSTRUCTION ENTRANCE AND STAGING AREA
	FOAM SILT DIKE - STAKED & INSTALLED PER MFR'S RECOMMENDATIONS
	BMP PLAN REF. NO.
	WATTLES AND BIODEGRADABLE LOG
	EXISTING CONTOURS
	PROPOSED CONTOURS
	GRAVEL FILTER FOR STORM SEWER STRUCTURES ONLY

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 Lee's Summit, Missouri
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 Kansas State Certification Authority
 #E-296 #LA-29 #LS-54

PREPARED BY:

 RYAN D. MCGEE
 PROFESSIONAL ENGINEER

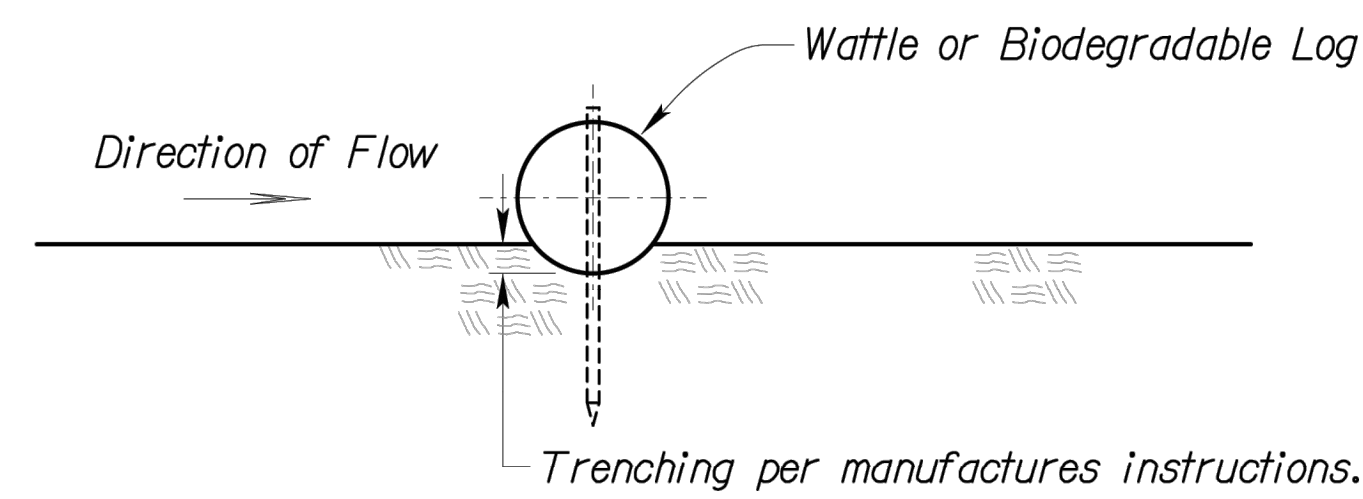
SCHLAGEL & ASSOCIATES, P.A.

WOODLAND GLEN LDP
LAND DISTURBANCE PLAN
WARD ROAD & WINTHROP DRIVE LEE'S
SUMMIT, MISSOURI

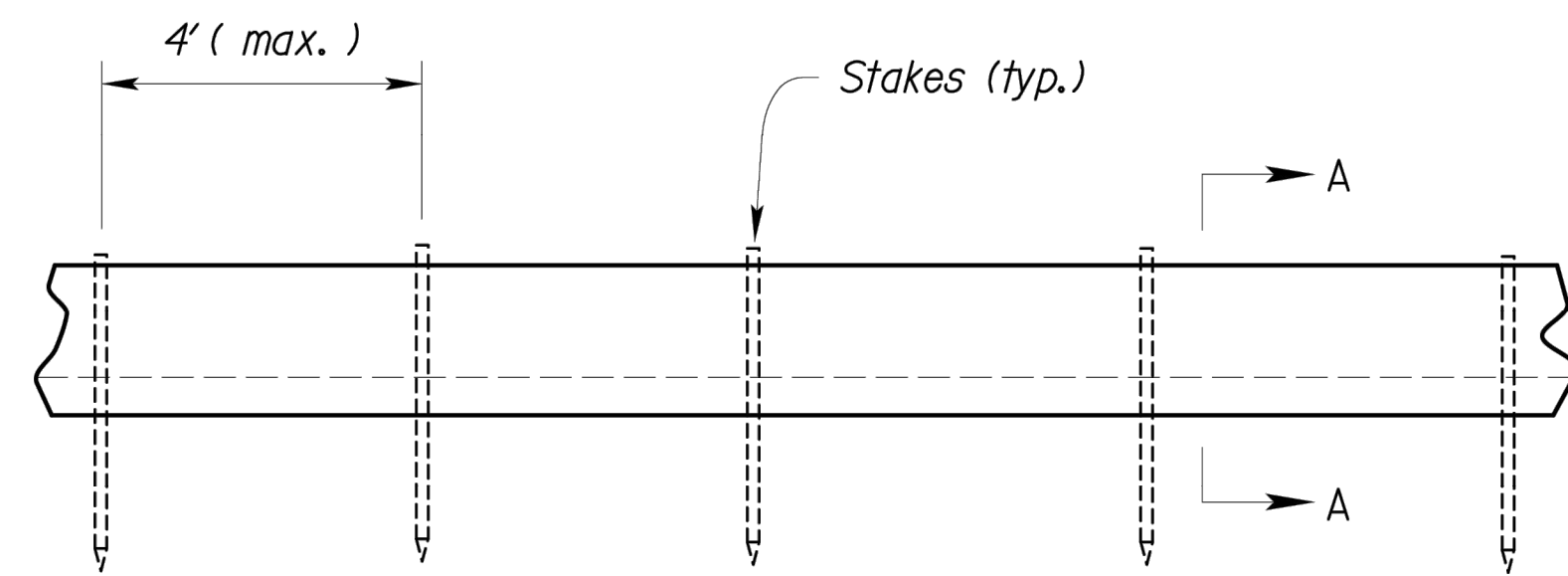
REVISION DATE	DESCRIPTION
01/13/2025	City Comments

DRAWN BY: RPM
 CHECKED BY: RPM
 DATE PREPARED: 1/29/2025
 PROJ. NUMBER: 24-248

EROSION CONTROL PLAN
 SHEET
1.0



Section A-A



Typical Elevation

WATTLES AND BIODEGRADABLE LOG

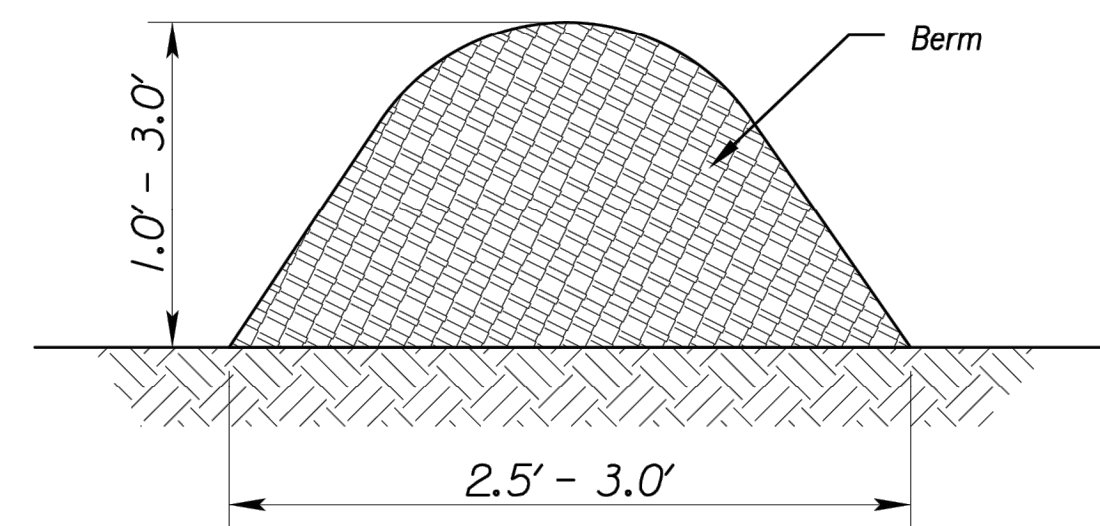


Figure 1
(Perimeter Control)

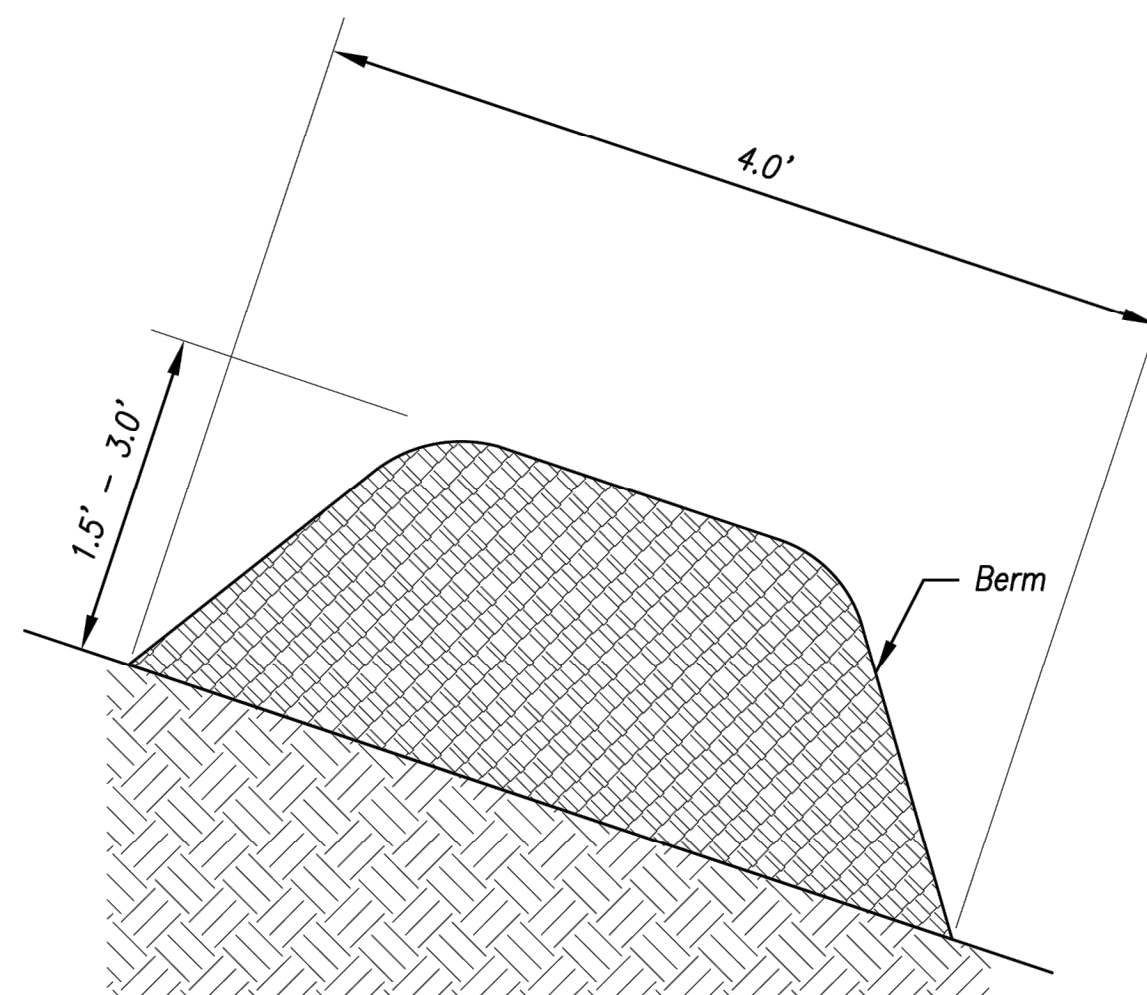


Figure 2
(Steep Slopes)

MULCH OR COMPOST FILTER BERMS

Notes for Wattles and Biodegradable Log Slope Protection:

1. The Slope barriers shall be placed along contour lines, with a short section turned upgrade at each end of the barrier. The maximum length of the slope barrier shall not exceed 250 feet, and the barrier ends need to be staggered.
2. Install wattles and biodegradable logs per manufacturer's instructions.
3. Spacing of stakes per manufacturer's instructions with 4' max. spacing. Length of stakes shall be a minimum of 2 times the diameter of the log with minimum of 24".

Notes for Mulch and Compost Filter Beam:

1. The sediment control berm shall be placed uncompacted in a windrow at locations shown on the plans or as directed by the engineer.
2. Parallel to the base of the slope, or around the perimeter of other affected areas, construct a 1 to 3 foot high by 2.5 to 3 foot wide berm (see Figure 1). For maximum water treatment ability or for steep slopes, construct a 1.5 to 3 foot high trapezoidal berm that is a minimum of 4 feet wide at the base (see Figure 2). In extreme conditions, or where specified by the engineer, a second berm shall be constructed at the top of the slope. Engineer will specify berm requirements.
3. If berm is to be left as permanent or part of the natural landscape, the compost berm may be seeded during application for permanent vegetation.
4. Do not use compost or wood mulch berms in any runoff channels or concentrated flow areas.
5. Wood mulch shall consist of tree and shrub debris resulting from clearing and grubbing and shall be ground by the mechanical means such as a chipper, hammermill, tub grinder or other approved method. Mulch sizing varies with a maximum width of 2" and a maximum length of 10".

Maintenance for Mulch and Compost Filter Beam:

1. Berm shall be reshaped and material added as necessary to maintain function and dimensions.
2. Breaches in the berm shall be repaired promptly.

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

AMERICAN PUBLIC WORKS ASSOCIATION	
	KANSAS CITY METRO CHAPTER
WATTLES/BIODEGRADABLE LOG AND MULCH/COMPOST FILTER BERM	STANDARD DRAWING NUMBER ESC-04 ADOPTED: 10/24/2016

PREPARED BY:



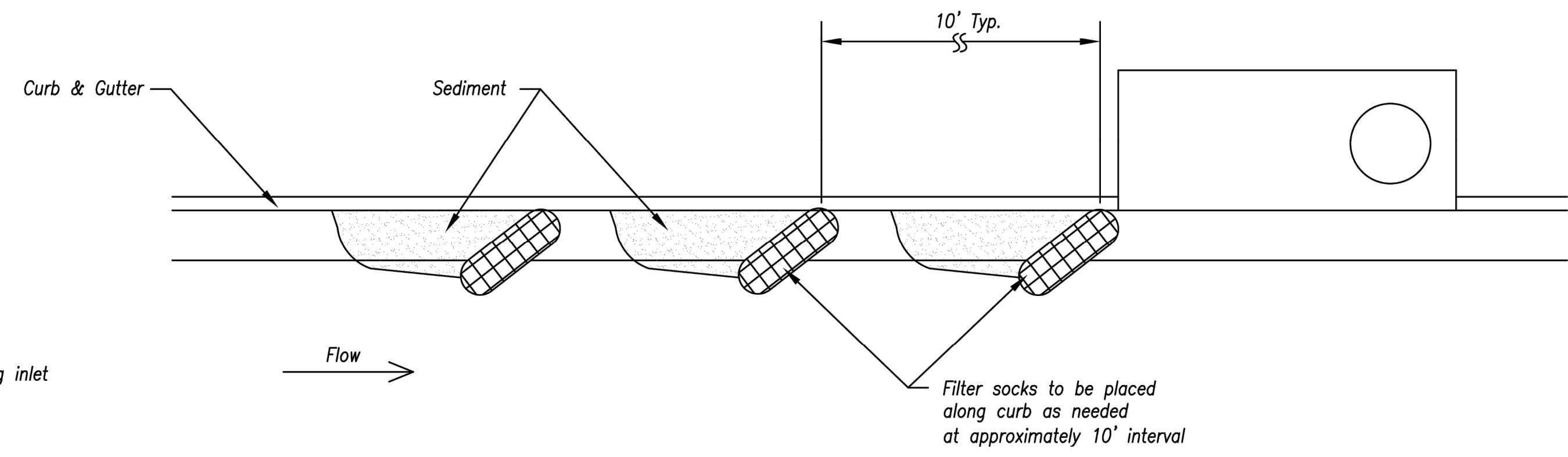
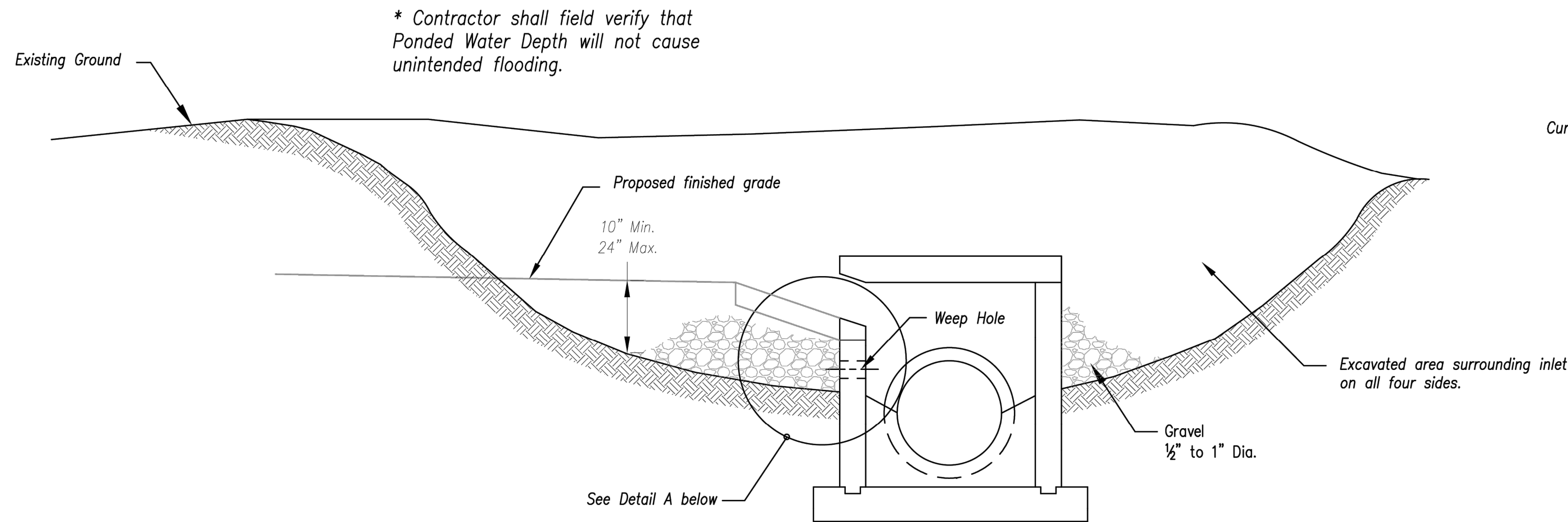
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LAND DISTURBANCE PLAN
WARD ROAD & WINTHROP DRIVE LEE'S SUMMIT, MISSOURI

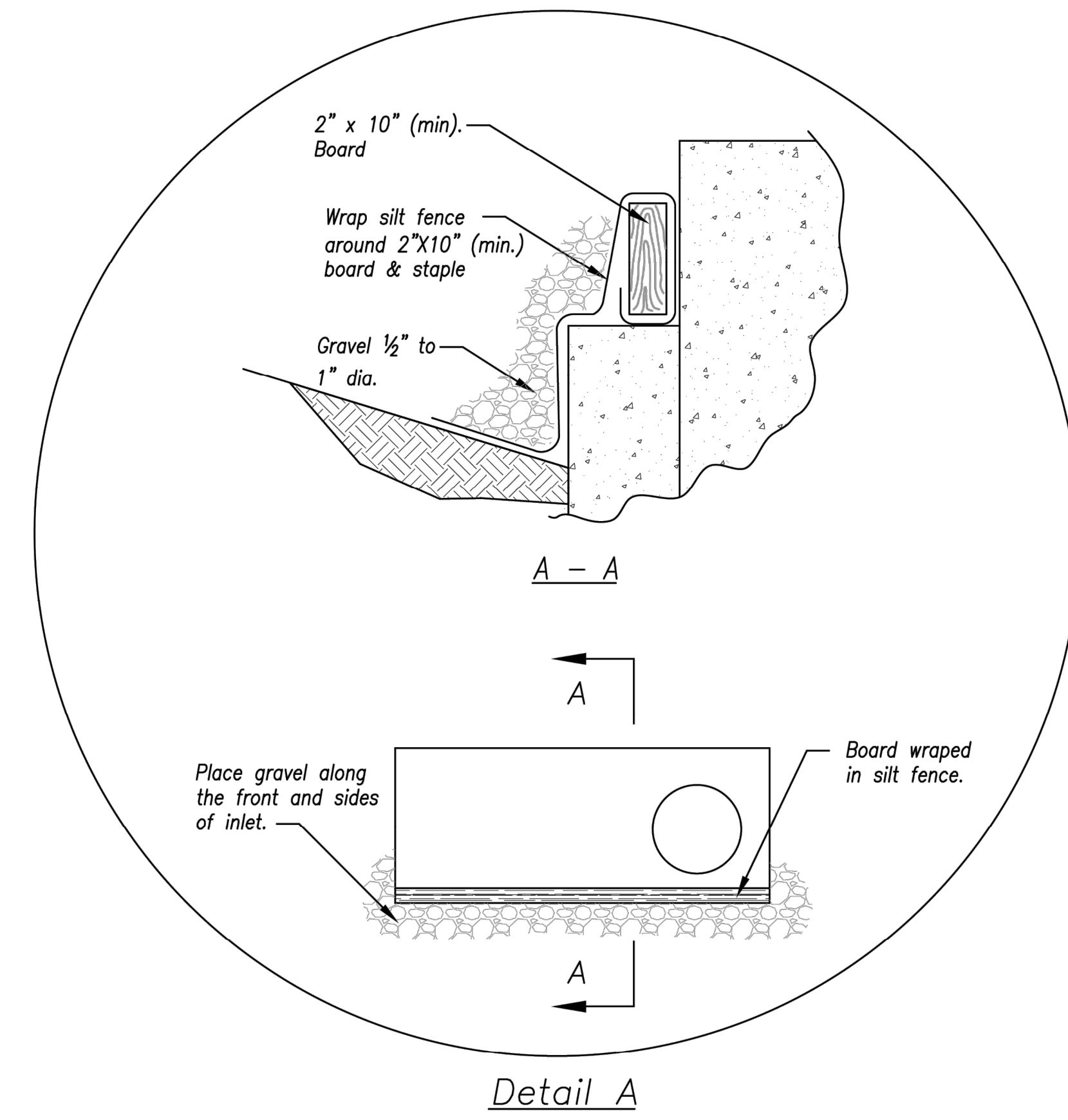
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EROSION CONTROL DETAILS
 SHEET
2.1



On Grade Curb Inlet Protection



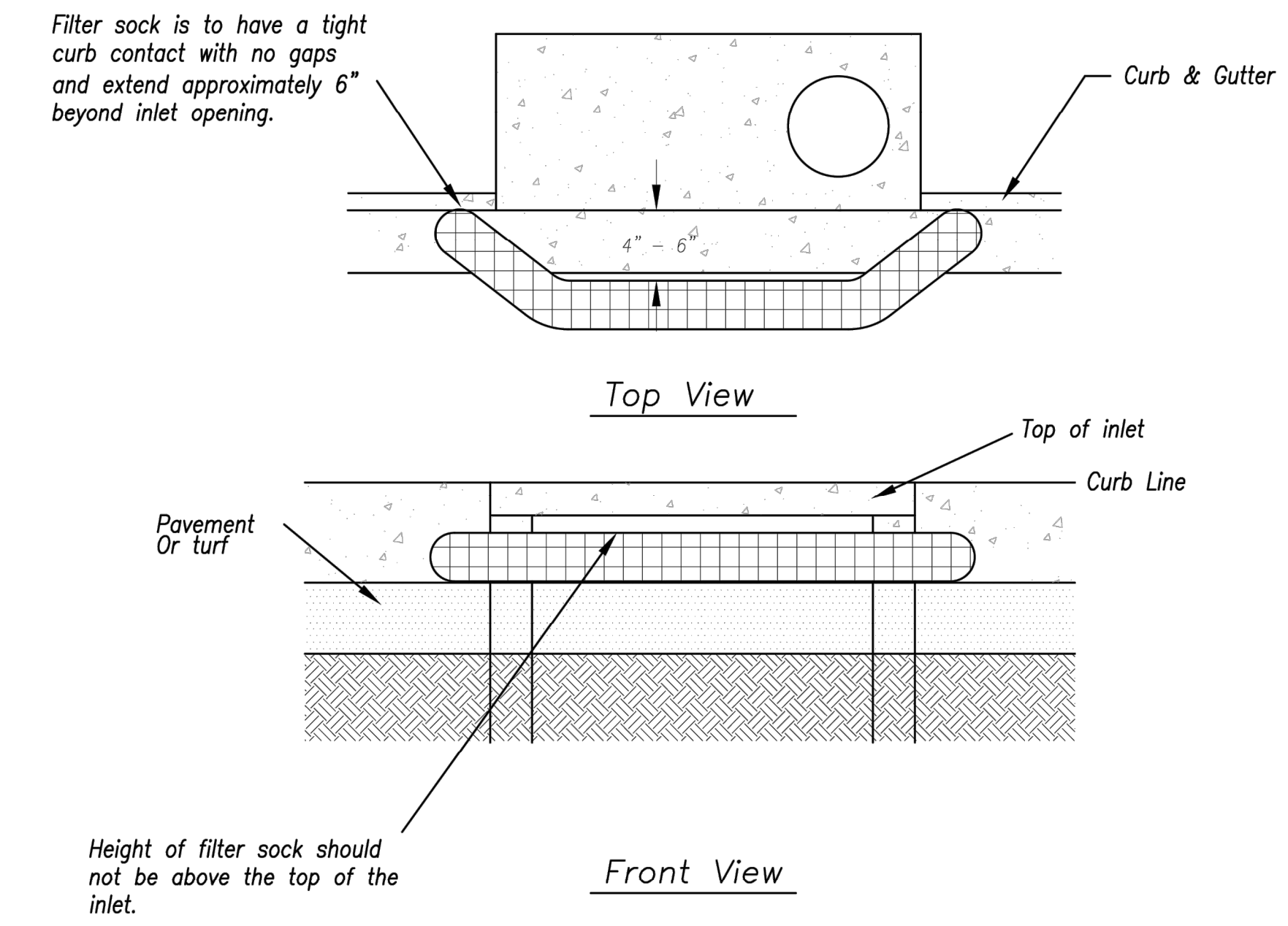
EARLY STAGE CURB INLET
(Open Box and Prior to Pouring Curb and Inlet Throat)

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. 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.



Sump Inlet Sediment Filter

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

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 Development Services Department
 Lee's Summit, Missouri

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

AMERICAN PUBLIC WORKS ASSOCIATION		KANSAS CITY METRO CHAPTER	
<small>Kansas City Metro Chapter</small> APWA <small>AMERICAN PUBLIC WORKS ASSOCIATION</small>	STANDARD DRAWING NUMBER ESC-06 ADOPTED: 10/24/2016		
CURB INLET PROTECTION			

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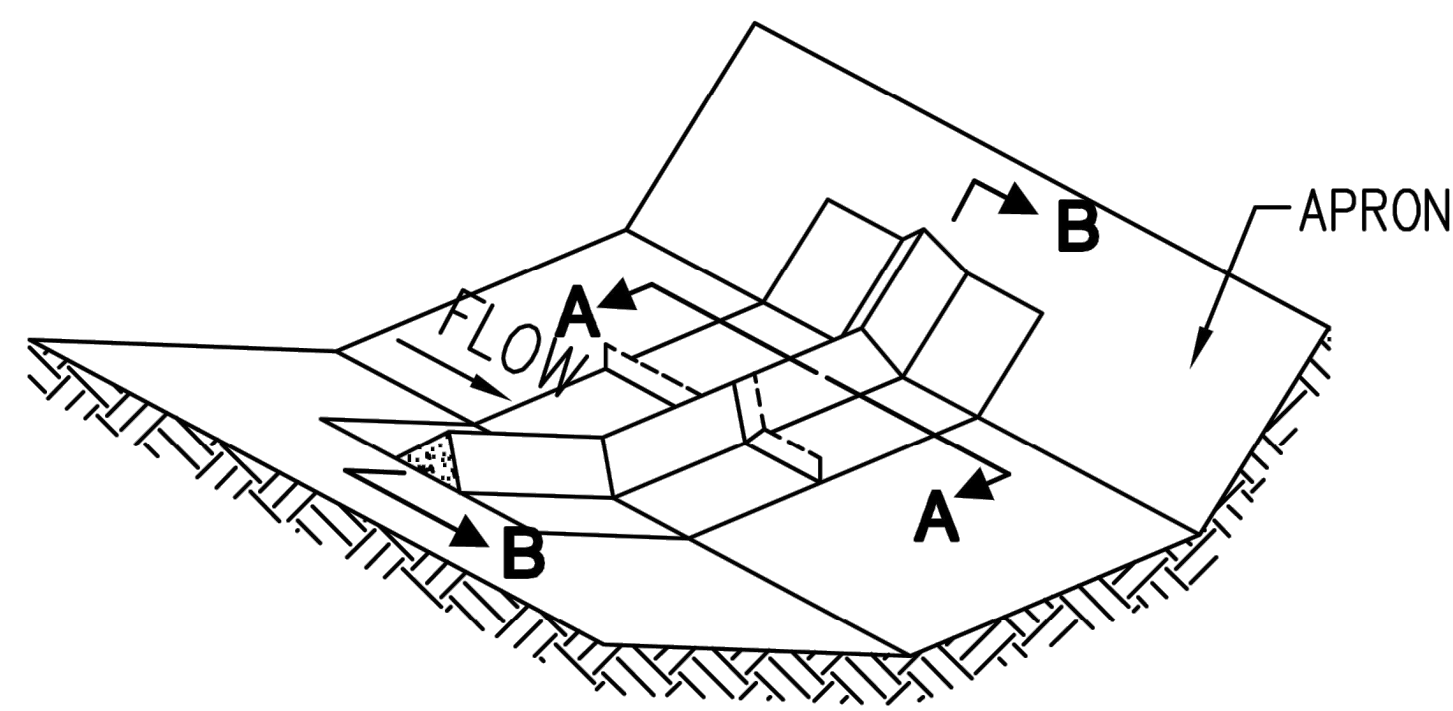
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WOODLAND GLEN LDP
 LAND DISTURBANCE PLAN
 WARD ROAD & WINTHROP DRIVE
 SUMMIT, MISSOURI

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EROSION CONTROL DETAILS

SHEET
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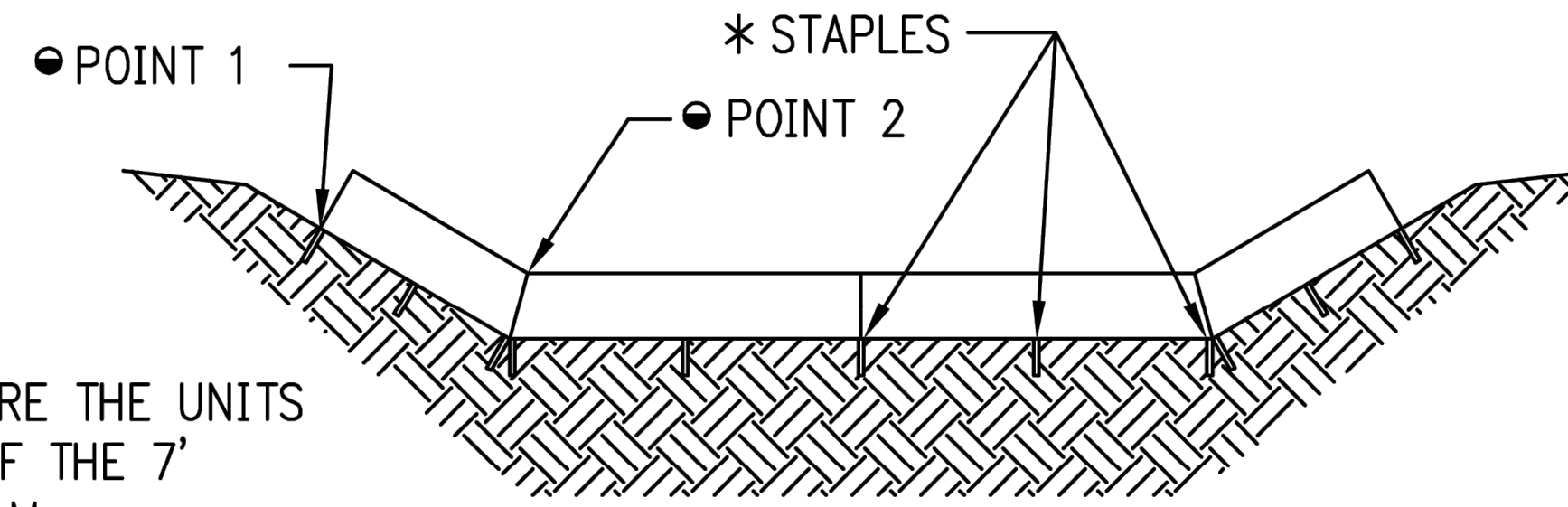


**SILT DIKE UNIT
CUT SECTION**

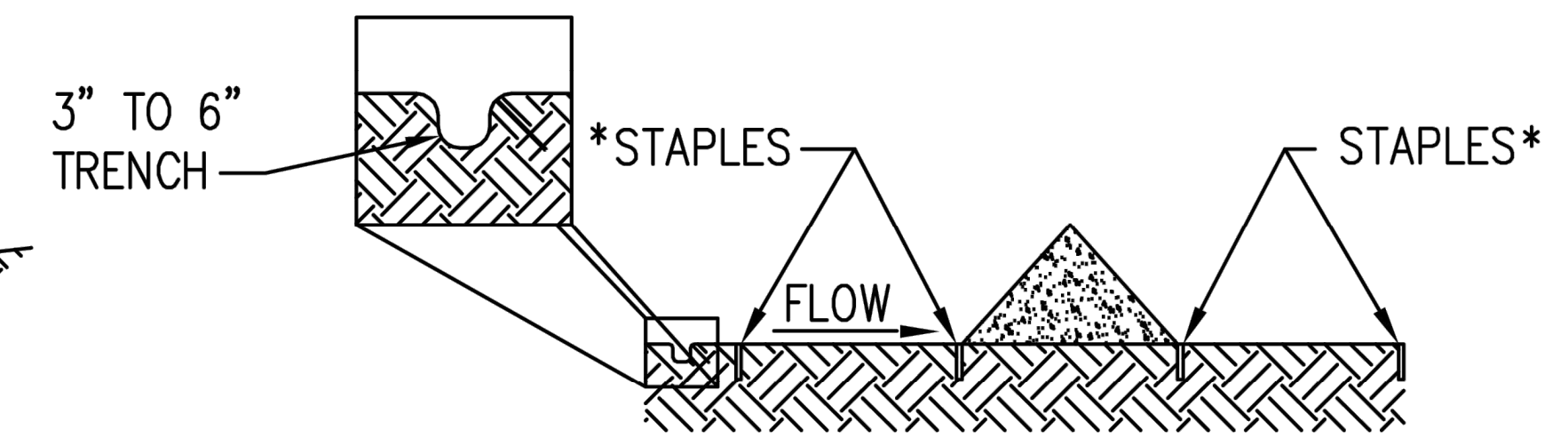
NOTES:

- * STAPLES SHALL BE PLACED WHERE THE UNITS OVERLAP AND IN THE CENTER OF THE 7' UNIT AS SHOWN ON THE DIAGRAM.
- POINT 1 MUST BE HIGHER THAN POINT 2 TO ENSURE THAT WATER FLOWS OVER THE DIKE AND NOT AROUND THE ENDS.

TRIANGULAR SILT DIKE™



**DIKE SECTION
DETAIL B-B**



DETAIL A-A

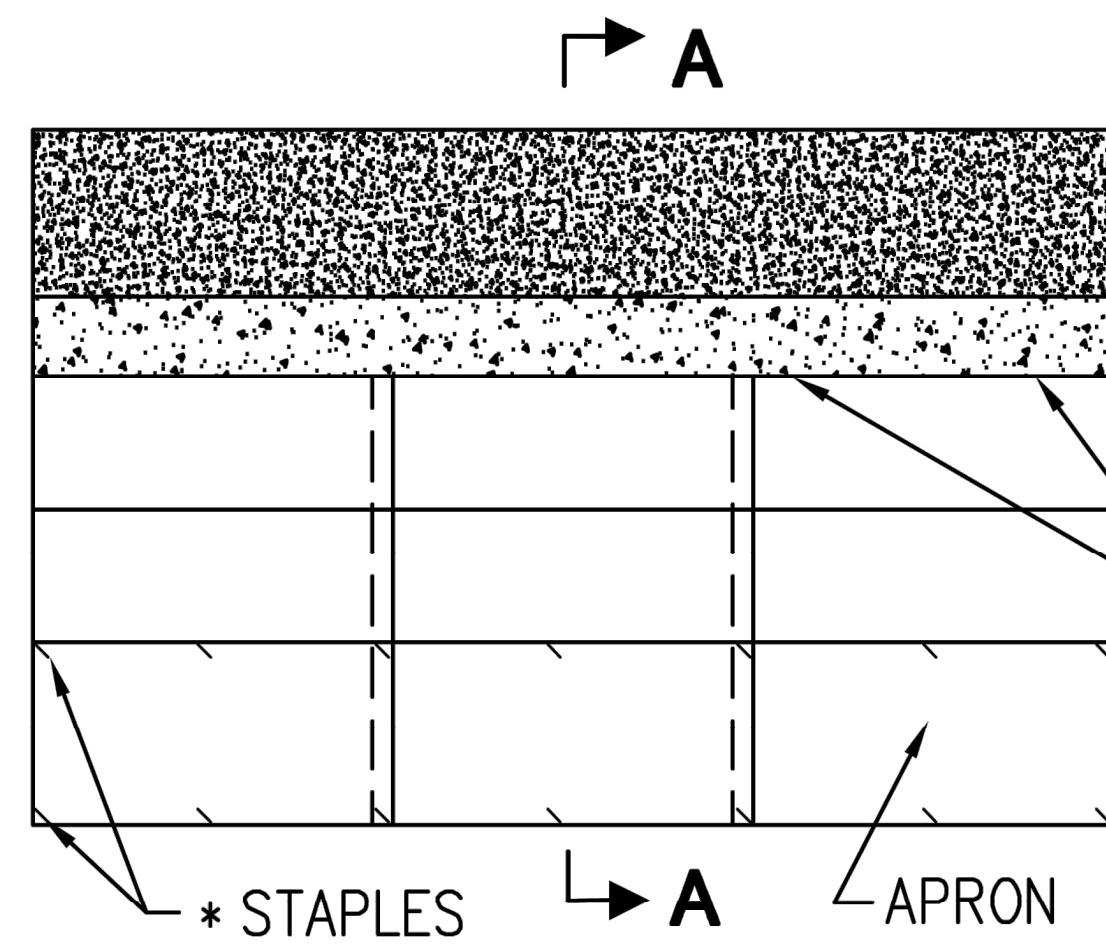
TRIANGULAR SILT DIKE™ NOTES:

A) GENERAL NOTES:

1. TRIANGULAR SILT DIKE SHALL BE TRIANGULAR SHAPED HAVING A HEIGHT OF AT LEAST EIGHT TO TEN INCHES IN THE CENTER WITH EQUAL SIDES AND A SIXTEEN- TO TWENTY- INCH BASE. THE TRIANGULAR SHAPED INNER MATERIAL SHALL BE URETHANE FOAM. THE OUTER COVER SHALL BE A WOVEN GEOTEXTILE FABRIC PLACED AROUND THE INNER MATERIAL AND ALLOWED TO EXTEND BEYOND BOTH SIDES OF THE TRIANGLE TWO TO THREE FEET.
2. LENGTH SHALL BE THREE TO SEVEN FEET. STANDARD LENGTH WILL BE SEVEN UNLESS OTHERWISE INDICATED ON THE PLANS.
3. THE DIKES SHALL BE ATTACHED TO THE GROUND WITH WIRE STAPLES. THE STAPLES SHALL BE NO. 11 GAUGE WIRE AND BE AT LEAST SIX TO EIGHT INCHES LONG. STAPLES SHALL BE PLACED AS SHOWN ON THE INSTALLATION DETAIL.

B) INSPECTION AND MAINTENANCE:

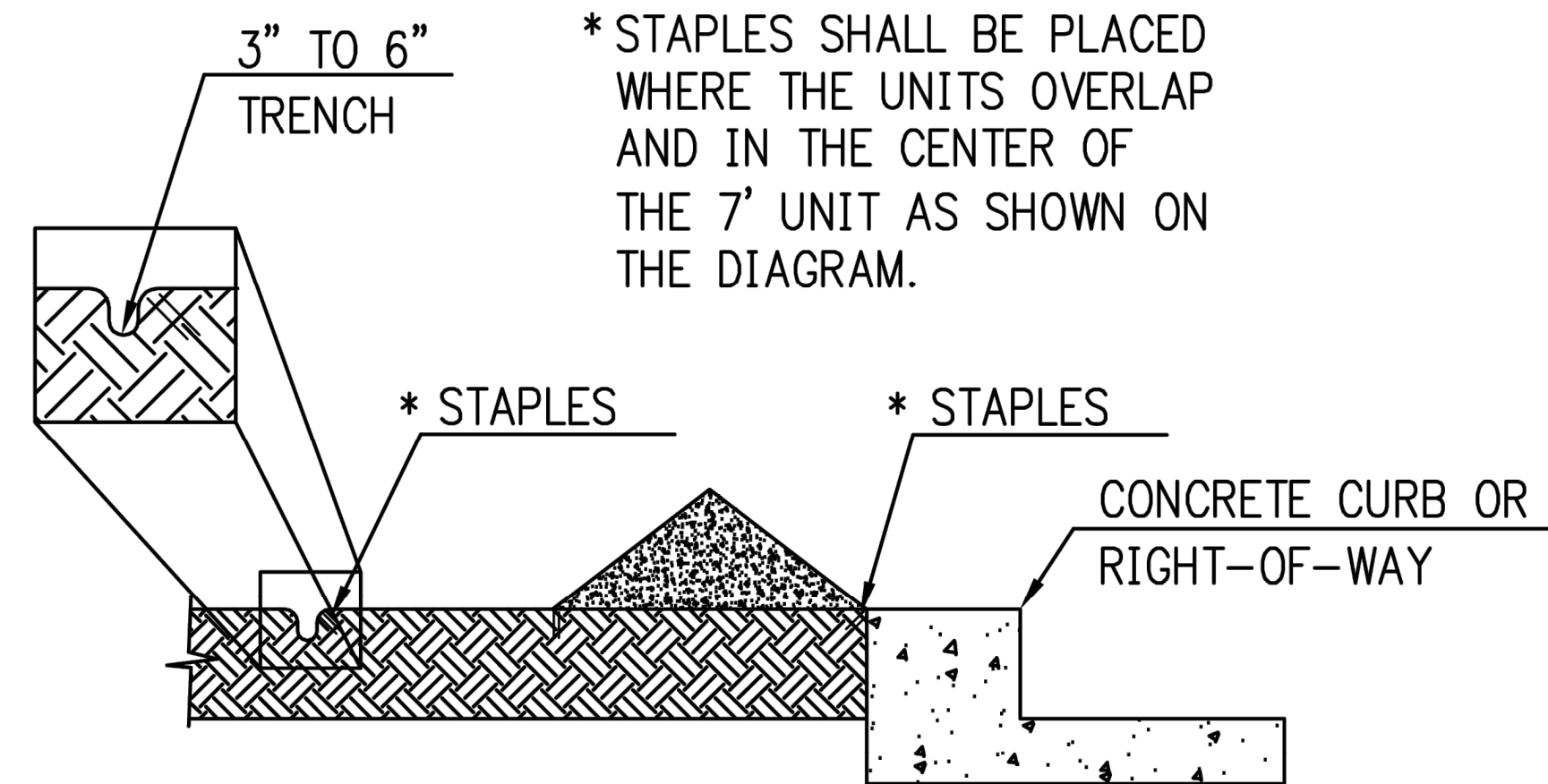
1. THE CONTRACTOR SHALL INSPECT ALL DIKES AFTER EACH RAINFALL EVENT OF 1/2 INCH OR GREATER. ANY DEFICIENCIES OR DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR.
2. ACCUMULATED SEDIMENT OR DEBRIS SHALL BE REMOVED AND RELOCATED AS DIRECTED BY THE ENGINEER. IF THE DIKES ARE DAMAGED OR INADVERTENTLY MOVED DURING THE SEDIMENT REMOVAL PROCESS, THE CONTRACTOR SHALL RE-ESTABLISH CONTINUITY.



DIKE PLAN VIEW

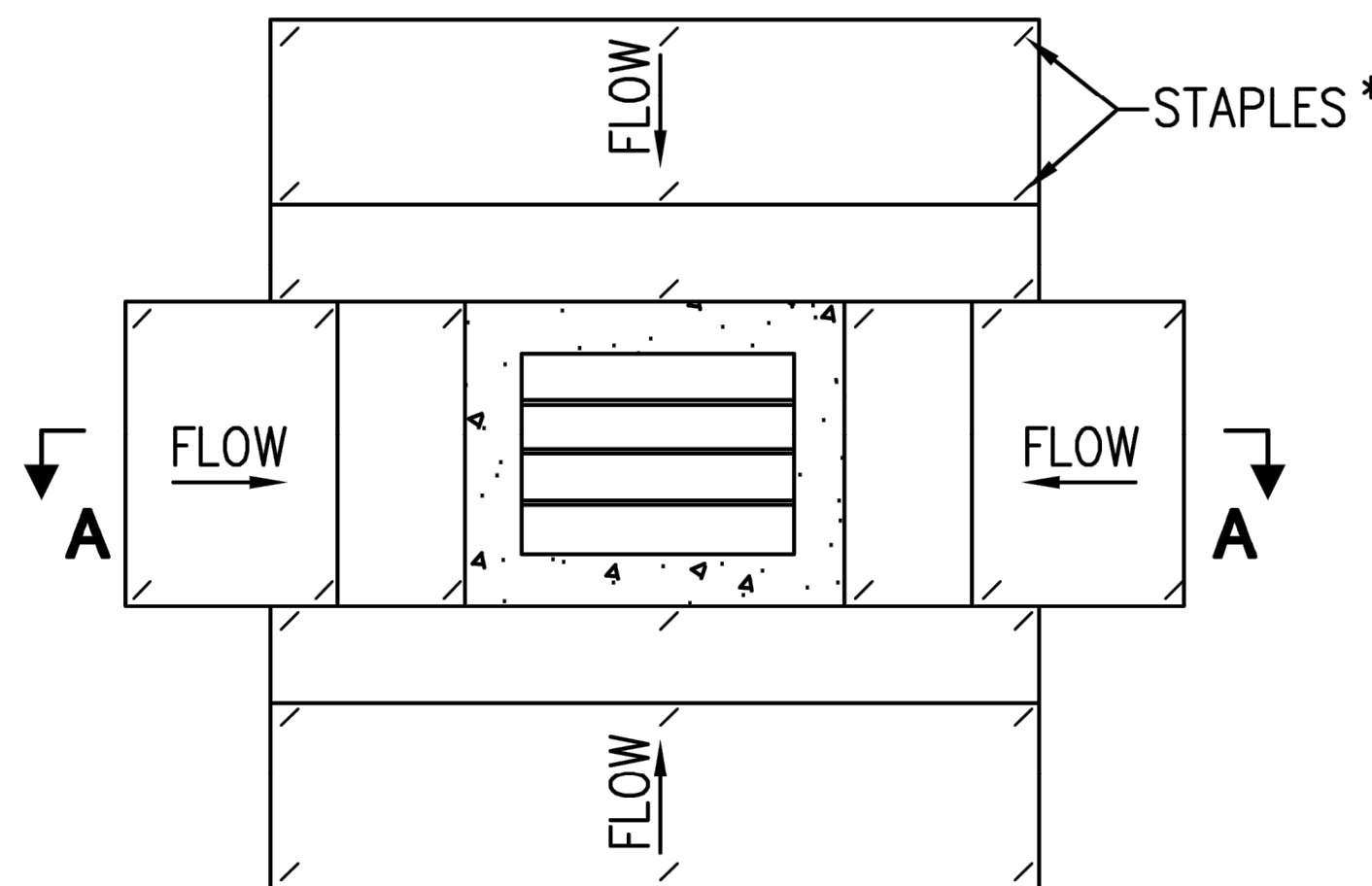
APRON ON THIS SIDE OF THE DIKE SHOULD BE FOLDED UNDER THE DIKE SECTION AND STAPLED DOWN

DITCH CHECK

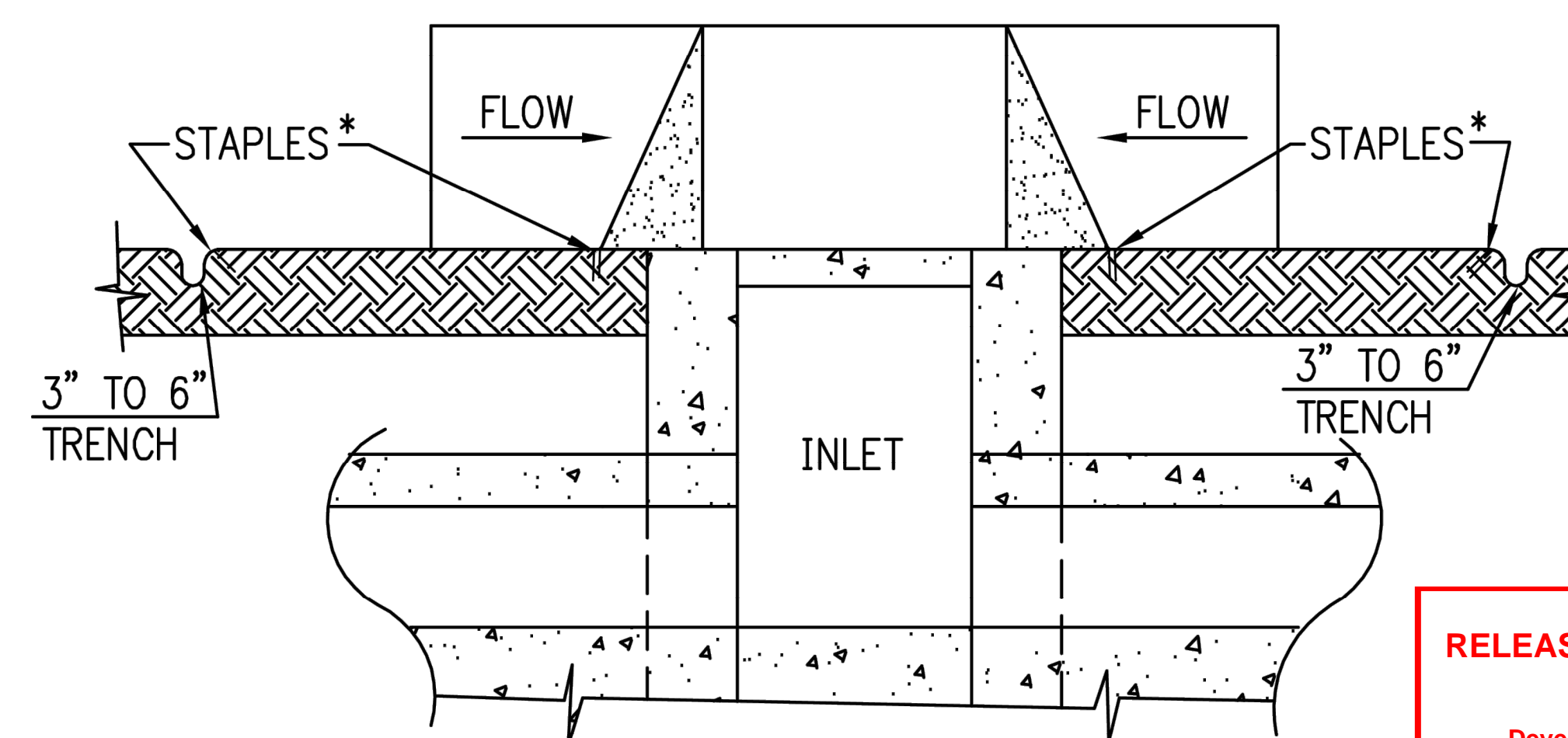


DETAIL A-A

CONTINUOUS BARRIER



PLAN VIEW



DETAIL A-A

DROP INLET

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri
01/29/2025

AMERICAN PUBLIC WORKS ASSOCIATION

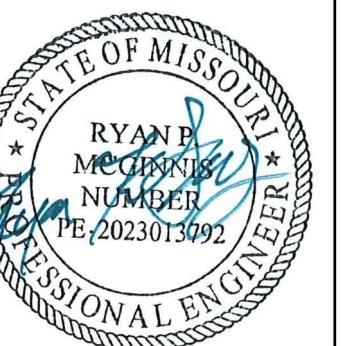


KANSAS CITY
METROPOLITAN CHAPTER

TRIANGULAR SILT DIKE™

STANDARD DRAWING
NUMBER ESC-16
ADOPTED:

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

WOODLAND GLEN LDP
LAND DISTURBANCE PLAN
WARD ROAD & WINTHROP DRIVE LEE'S
SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
01/13/2025	City Comments

EROSION CONTROL DETAILS