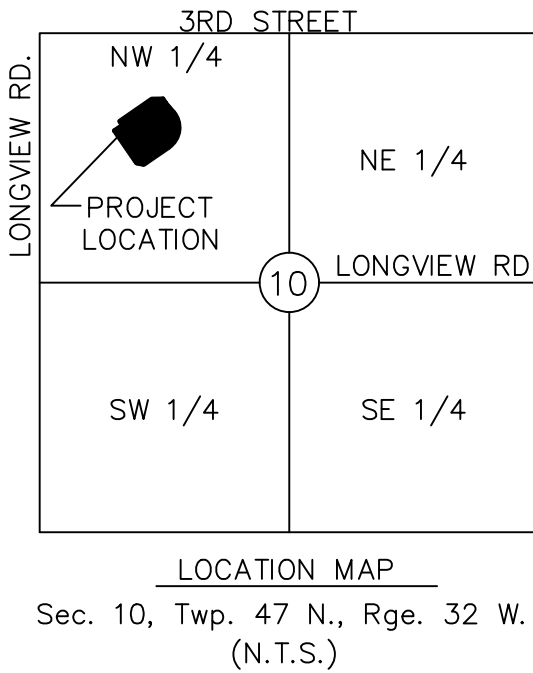


NEW LONGVIEW TOWNHOMES SITE DISTURBANCE PLAN

SECTION 10, TOWNSHIP 47 N, RANGE 32 W
IN LEE'S SUMMIT, JACKSON COUNTY, MO
6.83 ACRES TO BE DISTURBED



PROJECT TEAM & UTILITY CONTACT LIST

OWNER / DEVELOPER
BOX REAL ESTATE DEVELOPMENT
3152 SW GRANDSTAND CR.
LEES SUMMIT, MO 64081
CONTACT: RUSSELL PEARSON
PHONE: 913.735.9861
EMAIL: RPEARSON@BOXDEVCO.COM

ENGINEER
OLSSON
1301 BURLINGTON, SUITE 100
NORTH KANSAS CITY, MO 64116
CONTACT: JULIE E. SELLERS, P.E.
PHONE: 816.361.1177
EMAIL: JSSELLERS@OLSSON.COM

SURVEYOR
OLSSON
1301 BURLINGTON, SUITE 100
NORTH KANSAS CITY, MO 64116
CONTACT: JASON ROUDEBUSH
PHONE: 816.587.4320
EMAIL: JROUDEBUSH@OLSSON.COM

UTILITY SERVICE NUMBERS
NAME: LEE'S SUMMIT PUBLIC WORKS
PHONE: 816-969-1800

NAME: LEE'S SUMMIT WATER & SERVICES
DEPARTMENT
PHONE: 816-969-1940

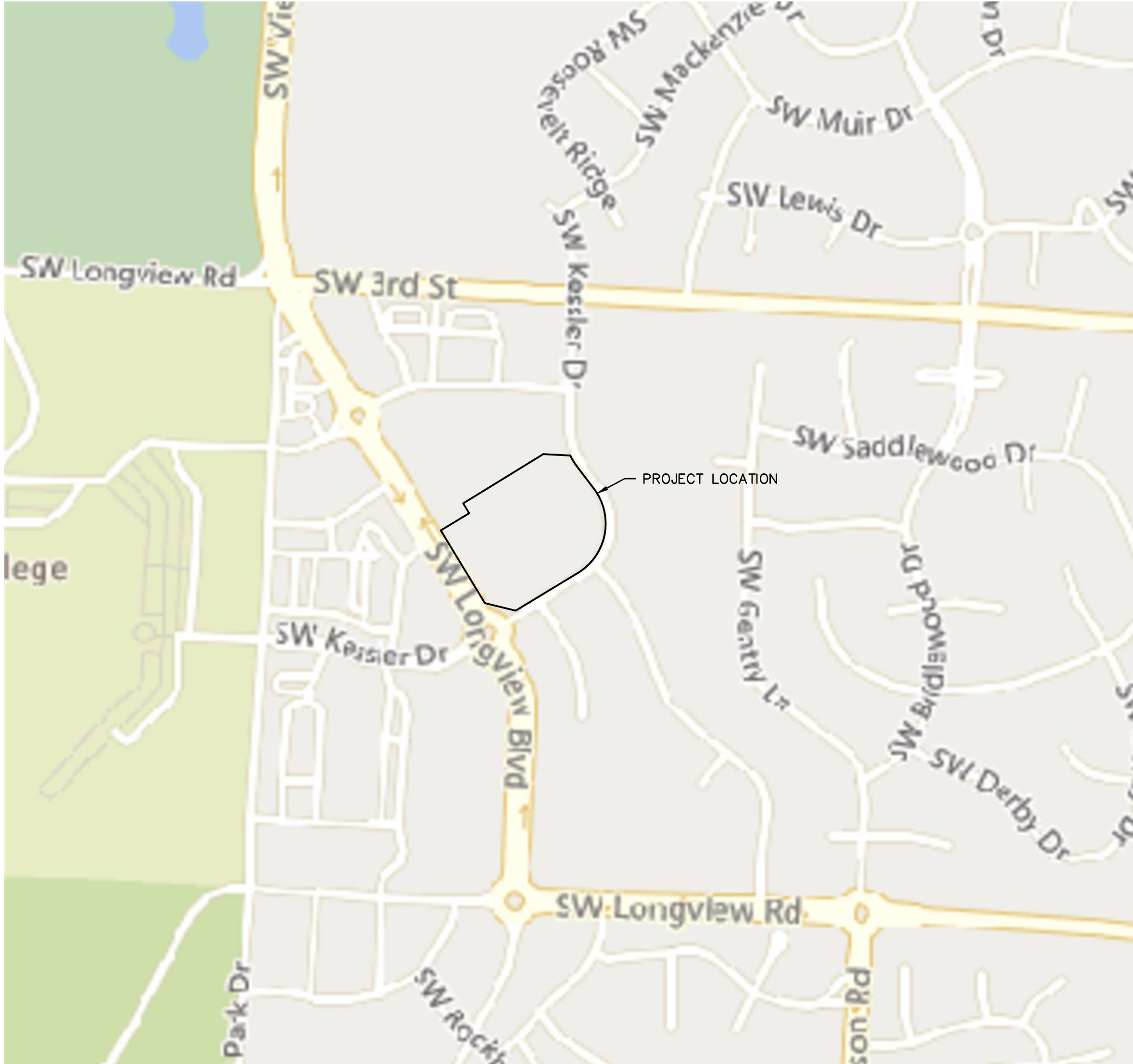
NAME: SPIRE (MGE)
PHONE: 314-342-0500

NAME: AT&T
PHONE: 800-286-8313

NAME: KCP&L
PHONE: 816-471-5275

NAME: SPECTRUM (TWC)
PHONE: 877-772-2253

NAME: GOOGLE FIBER
PHONE: 877-454-6959



VICINITY MAP
1"=400'

PROPERTY DESCRIPTION:

LOT 2, MINOR PLAT OF FASCINATION AT NEW LONGVIEW, LOTS 1 & 2, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY MISSOURI. CONTAINING 6.76 ACRES MORE OR LESS.

BENCHMARK

THE STATION IS A KC METRO DISK SET IN CONCRETE AND FLUSH WITH THE GROUND. THE STATION IS TAMPED JA-147, 2000.
STATION JA-148

| Sheet List | |
|------------|--------------------------------|
| Number | Title |
| C500 | COVER SHEET |
| C501 | GENERAL NOTES |
| C502 | GENERAL LAYOUT |
| C503 | GRADING PLAN |
| C504 | EROSION CONTROL PLAN - PHASE 1 |
| C505 | SEDIMENT BASIN DETAILS |
| C506 | EROSION CONTROL PLAN - PHASE 2 |
| C507 | EROSION CONTROL PLAN - PHASE 3 |
| C508 | EROSION CONTROL DETAILS |
| C509 | EROSION CONTROL DETAILS |
| C510 | EROSION CONTROL DETAILS |
| C511 | EROSION CONTROL DETAILS |
| C512 | EROSION CONTROL DETAILS |
| C513 | EROSION CONTROL DETAILS |



 JULIE E SELLERS, P.E.
 CIVIL ENGINEER
 MO# 2017000367

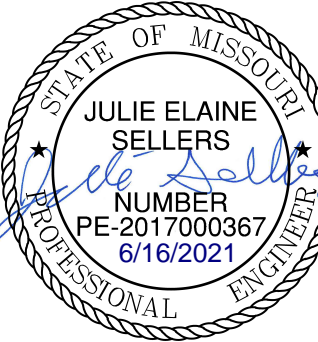
6/16/2021

 DATE

NOTE:

1. FEMA FIRM MAP NUMBER 29095C0412G SHOWS THE ENTIRE SITE IS LOCATED WITHIN ZONE X, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
2. NO OIL OR GAS WELLS OR UNDERMINED AREAS ARE PRESENT ON THE SITE.

olson

[illegible]

| | |
|--|------|
| COVER SHEET SITE DISTURBANCE PLAN NEW LONGVIEW TOWNHOMES 451 SW LONGVIEW BLVD | 0004 |
|--|------|

drawn by: _____ QI/C
checked by: _____ JE
approved by: _____ JE
QA/QC by: _____ JE
project no.: _____ 021-0298
drawing no.: C TTL01 0210298
date: _____ 06.16.202

SHEET
C500

DWG: F:\2021\02501-03000\021-02987\0-Design\AutoCAD\Final Plans\Sheets\GNCV\Site Disturbance Plans\C_TTL01_02102987.dwg
DATE: Jun 16, 2021 2:20pm
USER: qlowrey
XREFS: C_PTTBLK_02102987

GENERAL NOTES:

1. THE INTENT OF THIS LAND DISTURBANCE PLAN IS TO ASSIST THE DEVELOPER IN HIS RESPONSIBILITY TO PROVIDE ALL MATERIALS, TOOLS, EQUIPMENT AND LABOR NECESSARY TO CONTROL EROSION, SILTATION AND DISCHARGES OF SOIL MATERIAL (SEDIMENT) INTO DOWNSTREAM SYSTEMS OR RECEIVING CHANNELS. THIS SHALL BE REQUIRED DURING ALL PHASES OF CONSTRUCTION AND UNTIL SUITABLE GROUND COVER IS ESTABLISHED FOR ALL DISTURBED AREAS. IF ANY METHOD OF CONTROL FAILS, THE DEVELOPER SHALL NOTIFY THE OWNER IMMEDIATELY, SO THAT THE OWNER OR HIS AGENT CAN REVIEW THE DEVELOPER'S PROPOSED METHOD OF REPAIR.

THIS PLAN INDICATES THE CRITICAL AREA(S) OF CONCERN AND THESE AREA(S) WILL BE CONTROLLED AS A MINIMUM. THE CONTROL MAY CONSIST OF TEMPORARY CONTROL MEASURES AS SHOWN ON THE PLANS OR ORDERED BY THE OWNER DURING THE LIFE OF THE CONTRACT TO CONTROL EROSION OR WATER POLLUTION, THROUGH THE USE OF BERMS, DIKES, DAMS, SEDIMENT BASINS, FIBER MATS, NETTING, STRAW BALES, GRAVEL, MULCHES, GRASSES, SLOPE DRAINS, DIVERSION SWALES OR OTHER EROSION CONTROL DEVICES OR METHODS. THE OWNER HAS THE AUTHORITY TO LIMIT THE SURFACE AREA OF ERODIBLE EARTH MATERIAL EXPOSED BY THE CONSTRUCTION OPERATIONS AND TO DIRECT THE DEVELOPER TO PROVIDE IMMEDIATE PERMANENT OR TEMPORARY POLLUTION CONTROL MEASURES TO PREVENT CONTAMINATION OF ADJACENT STREAMS OR OTHER WATER COURSES, LAKES, PONDS, OR OTHER AREAS OF WATER IMPOUNDMENT OR CONVEYANCES.

THE TEMPORARY POLLUTION CONTROL PROVISIONS CONTAINED HEREIN SHALL BE COORDINATED WITH ANY PERMANENT EROSION CONTROL FEATURES SPECIFIED ELSEWHERE IN THE CONTRACT TO THE EXTENT PRACTICAL TO ASSURE ECONOMICAL, EFFECTIVE AND CONTINUOUS EROSION CONTROL THROUGHOUT THE CONSTRUCTION AND POST CONSTRUCTION PERIOD.

2. THIS SEDIMENTATION CONTROL PLAN MAKES USE OF THE FOLLOWING APPLICATIONS:

- ___PRESERVATION OF EXISTING VEGETATION
- ☒_X_SEDIMENT BARRIERS
- ☒_X_SEDIMENT TRAPS
- ☒_X_INLET PROTECTION
- ___OUTLET PROTECTION
- ___SOIL RETAINING SYSTEMS
- ___SLOPE DRAINS
- ___SUBSURFACE DRAINS

PHYSICAL DESCRIPTION OF EACH SPECIFIC SEDIMENT CONTROL DEVICE TO BE UTILIZED IS CALLED OUT ON THE PLANS WITH INSTALLATION PROCEDURES, CONSTRUCTION SPECIFICATIONS AND MAINTENANCE ARRANGEMENT AS CALLED FOR ON THE DETAIL SHEET. IN ADDITION TO THE MEASURES SPECIFIED, THE FOLLOWING GENERAL PRACTICES SHALL BE ADHERED TO WHEN APPLICABLE.

A) CLEARING AND GRUBBING WITHIN 50' OF A DEFINED DRAINAGE COURSE SHOULD BE AVOIDED WHEN POSSIBLE. WHERE CHANGES TO A DEFINED DRAINAGE COURSE OCCUR, WORK SHOULD BE DELAYED UNTIL ALL MATERIALS AND EQUIPMENT NECESSARY TO PROTECT AND COMPLETE THE DRAINAGE CHANGE ARE ON SITE. CHANGES SHALL BE COMPLETED AS QUICKLY AS POSSIBLE ONCE THE WORK HAS BEEN INITIATED. THE AREA IMPACTED BY THE CONSTRUCTION ACTIVITIES SHALL BE REVEGETATED OR PROTECTED FROM EROSION AS SOON AS POSSIBLE. AREAS WITHIN 50' OF A DEFINED DRAINAGE WAYS SHOULD BE RECONTOURED AS NEEDED OR OTHERWISE PROTECTED WITHIN FIVE (5) WORKING DAYS AFTER GRADING HAS CEASED.

B) WHERE SOIL DISTURBING ACTIVITIES CEASE IN AN AREA FOR MORE THAN 14 DAYS, THE DISTURBED AREAS SHALL BE PROTECTED FROM EROSION BY STABILIZING THE AREA WITH MULCH OR OTHER SIMILARLY EFFECTIVE EROSION CONTROL MEASURES. IF THE SLOPE OF THE AREA IS GREATER THAN 3:1 OR IF THE SLOPE IS GREATER THAN 3% AND GREATER THAN 150 FEET IN LENGTH, THEN THE DISTURBED AREAS SHALL BE PROTECTED FROM EROSION BY STABILIZING THE AREA WITH MULCH OR OTHER SIMILARLY EFFECTIVE EROSION CONTROL MEASURES IF ACTIVITIES CEASE FOR MORE THAN SEVEN (7) DAYS.

C) EXISTING VEGETATION SHALL BE PRESERVED TO THE EXTENT AND WHERE PRACTICAL. IN NO CASE SHALL DISTURBED AREAS REMAIN WITHOUT VEGETATIVE GROUND COVER FOR A PERIOD IN EXCESS OF 60 DAYS.

D) ADDITIONAL SITE MANAGEMENT PRACTICES WHICH SHALL BE ADHERED TO DURING THE CONSTRUCTION PROCESS SHALL INCLUDE:

SOLID AND HAZARDOUS WASTE MANAGEMENT INCLUDING PROVIDING TRASH CONTAINERS AND REGULAR SITE CLEAN UP FOR PROPER DISPOSAL OF SOLID WASTE SUCH AS BUILDING MATERIAL, PRODUCT/MATERIAL SHIPPING WASTE, FOOD CONTAINERS AND CUPS, AND PROVIDING CONTAINERS FOR THE PROPER DISPOSAL OF WASTE PAINTS SOLVENTS, AND CLEANING COMPOUNDS.

PROVISIONS OF PORTABLE TOILETS FOR PROPER DISPOSAL OF SANITARY SEWAGE.

STORAGE OF CONSTRUCTION MATERIALS AWAY FROM DRAINAGE COURSES AND LOW AREAS.

INSTALLATION OF CONTAINMENT BERMS AND USE OF DRIP PANS AT PETROLEUM PRODUCT AND LIQUID STORAGE TANKS AND CONTAINERS.

3. ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED AND MULCHED, OR SODDED, IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS ADOPTED BY THE CITY OF LEE'S SUMMIT AND GOOD ENGINEERING PRACTICES. THIS SHALL BE COMPLETED WITHIN FOURTEEN (14) DAYS AFTER COMPLETING THE WORK, IN ANY AREA. IF THIS IS OUTSIDE OF THE SEEDING PERIOD, SILT BARRIERS OR OTHER SIMILARLY EFFECTIVE MEASURES SHALL BE PROVIDED UNTIL SUCH TIME THAT THE AREAS CAN BE SEEDED.

4. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL CURRENT STANDARDS AND SPECIFICATIONS ADOPTED BY THE CITY OF LEE'S SUMMIT. THE DEVELOPER WILL BE RESPONSIBLE FOR DETERMINING ALL ADDITIONAL STANDARDS, SPECIFICATIONS OR REQUIREMENTS WHICH ARE REQUIRED BY GOVERNING AGENCIES (INCLUDING LOCAL, STATE AND FEDERAL AUTHORITIES) HAVING JURISDICTION OVER THE WORK PROPOSED BY THESE CONSTRUCTION DRAWINGS.

5. ALL EROSION CONTROL MEASURES, TEMPORARY OR PERMANENT, REQUIRE MAINTENANCE TO PRESERVE THEIR EFFECTIVENESS. ALL EROSION CONTROL DEVICES SHALL BE INSPECTED IMMEDIATELY AFTER EACH HEAVY RAINSTORM AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHOULD BE MADE IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE REPAIR WORK INCLUDING RELATED INCIDENTALS WILL BE THE DEVELOPER'S RESPONSIBILITY AND SHALL BE INCLUDED IN THE DEVELOPER'S BID FOR THE PROPOSED WORK.

6. ALL EROSION CONTROL MEASURES TO BE PER APWA KANSAS CITY METRO CHAPTER STANDARD DETAILS.

7. THE DEVELOPER MUST REMOVE AT HIS COST ANY BAD SUBSURFACE SOIL WHICH WOULD NOT BE ABLE TO SUPPORT ANY PROPOSED PUBLIC IMPROVEMENT. BACKFILL SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL SECTIONS 2100 AND 2201 ENTITLED "GRADING AND SITE PREPARATION" AND "SUBGRADE PREPARATION".

8. THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTORS 48 HOURS PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200

9. TREE CLEARING TO HAPPEN BETWEEN NOVEMBER 1 AND MARCH 31. TREES CLEARED BETWEEN APRIL 1 AND OCTOBER 31 MUST BE TREES GREATER THAN 1,000 FEET FROM FORESTED OR WOODED AREAS OR TREES LESS THAN 3 INCHES IN DIAMETER, AT BREAST HEIGHT, AND NOT MIXED WITH LARGER TREES. IF LARGER TREES NEED TO BE CLEARED, A SURVEY OF THE TREES MUST BE CONDUCTED TO MAKE SURE THERE ARE NO BAT ROOSTS IN THE TREES. TREE CLEARING TO BE CONDUCTED BY CUTTING DOWN AND MULCHING OR BY PUSHING OVER AND MULCHING. TREES SHALL NOT BE BURNED DOWN.

| ESTIMATE OF QUANTITIES | | | | |
|------------------------|--------------------------|------|----------|----------|
| ITEM NO. | DESCRIPTION | UNIT | QUANTITY | AS-BUILT |
| PRIVATE GRADING | | | | |
| 1 | EXCAVATION | C.Y. | 31183 | |
| 2 | EMBANKMENT | C.Y. | 7814 | |
| SITE DISTURBANCE | | | | |
| 5 | INLET PROTECTION | EA. | 29 | |
| 6 | SILT FENCE | L.F. | 1151 | |
| 8 | TEMPORARY DIVERSION BERM | L.F. | 625 | |
| 9 | VEHICLE TRACKING CONTROL | EA. | 1 | |
| 10 | SEDIMENT BASIN | EA. | 1 | |
| 11 | DISTURBED AREA | AC. | 6.83 | |
| 12 | TREE CLEARING | AC. | 0.30 | |
| | | | | |

SUMMARY OF QUANTITIES AS INDICATED ABOVE AND ANY QUANTITIES AS SHOWN WITHIN THE PLANS HAVE BEEN PROVIDED FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR USE IN PREPARATION OF CONTRACT DOCUMENTS. QUANTITIES INTENDED FOR, BUT NOT LIMITED TO, THE PREPARATION OF PROPOSALS AND BID DOCUMENTS SHALL BE INDEPENDENTLY EVALUATED BY THE ESTIMATING PARTY BASED UPON THE CONTENTS OF THESE PLANS.

olsson

Olsson - Civil Engineering

Missouri Certificate of Authority #

1301 Burlington Street

North Kansas City, MO 64116

TEL 816.361.1177

www.olsson.com



| REV. NO. | DATE | REVISIONS DESCRIPTION | BY |
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GENERAL NOTES

SITE DISTURBANCE PLAN

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021

drawn by: OLJCM

checked by: JES

approved by: JES

QA/QC by: JES

project no.: 021-02987

drawing no.: C_TTL01_02102987

date: 06.16.2021

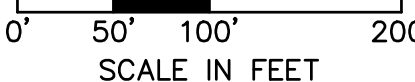
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DATE: Jun 16, 2021 2:20pm



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|--|----------------------------------|
| Hydrologic Soil Group – C/D Greenton Silty Clay Loam | Symbol – 30080 5 to 9% Slopes |
| Hydrologic Soil Group – C Adarents-Urban Land-Sampsel Complex | Symbol – 10181 5 to 9% Slopes |
| Hydrologic Soil Group – C Sharpsburg Silt Loam | Symbol – 10120 2 to 5% Slopes |
| Hydrologic Soil Group – D Sharpsburg-Urban Land Complex | Symbol – 10128 2 to 5% Slopes |
| Hydrologic Soil Group – D Greenton-Urban Land Complex | Symbol – 10024 5 to 9% Slopes |
| Hydrologic Soil Group – C/D Sampsel Silty Clay Loam | Symbol – 10117 5 to 9% Slopes |



NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT. MO

drawn by: _____ QL/CM
checked by: _____ JES
approved by: _____ JES
QA/QC by: _____ JES
project no.: _____ 021-02987
drawing no.: C GEN01 02102987
date: _____ 06.16.2021

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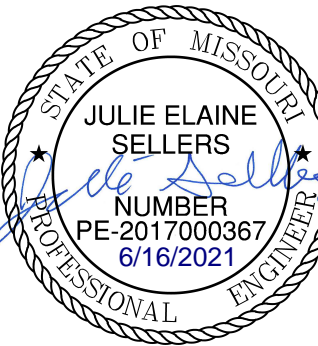
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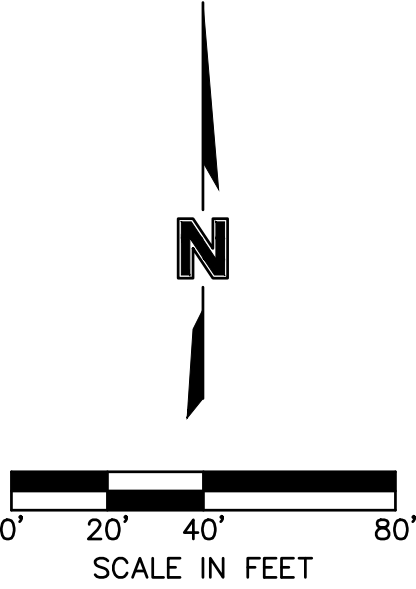
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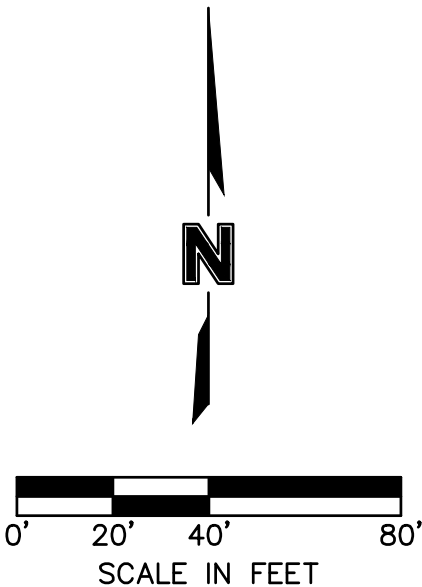
3. ALL EMBANKMENT OUTSIDE OF RIGHT-OF-WAY SHOULD BE PLACED IN CONTROLLED LIFTS HAVING A MAXIMUM LOOSE LIFT THICKNESS OF 8". EMBANKMENT SHOULD BE COMPACTED TO A MINIMUM OF 95% OF THE MATERIALS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698 (STANDARD PROCTOR COMPACTION). MOISTURE CONTENT OF THE FILL AT THE TIME OF COMPACTION SHALL BE WITHIN A RANGE OF -0 TO +4 PERCENT OF OPTIMUM MOISTURE CONTENT.

| EARTHWORK QUANTITIES | | |
|----------------------|------------|-------------|
| LOCATION | CUT (C.Y.) | FILL (C.Y.) |
| TOTAL | 31183 | 7814 |

2. EARTHWORK QUANTITIES DO NOT TAKE INTO CONSIDERATION EXCAVATION, REMOVAL AND DISPOSAL OF MATERIAL DEEMED UNSUITABLE BY A GEOTECHNICAL ENGINEER. THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR EXCAVATION, REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL AND FOR REPLACING IT WITH SUITABLE MATERIAL.

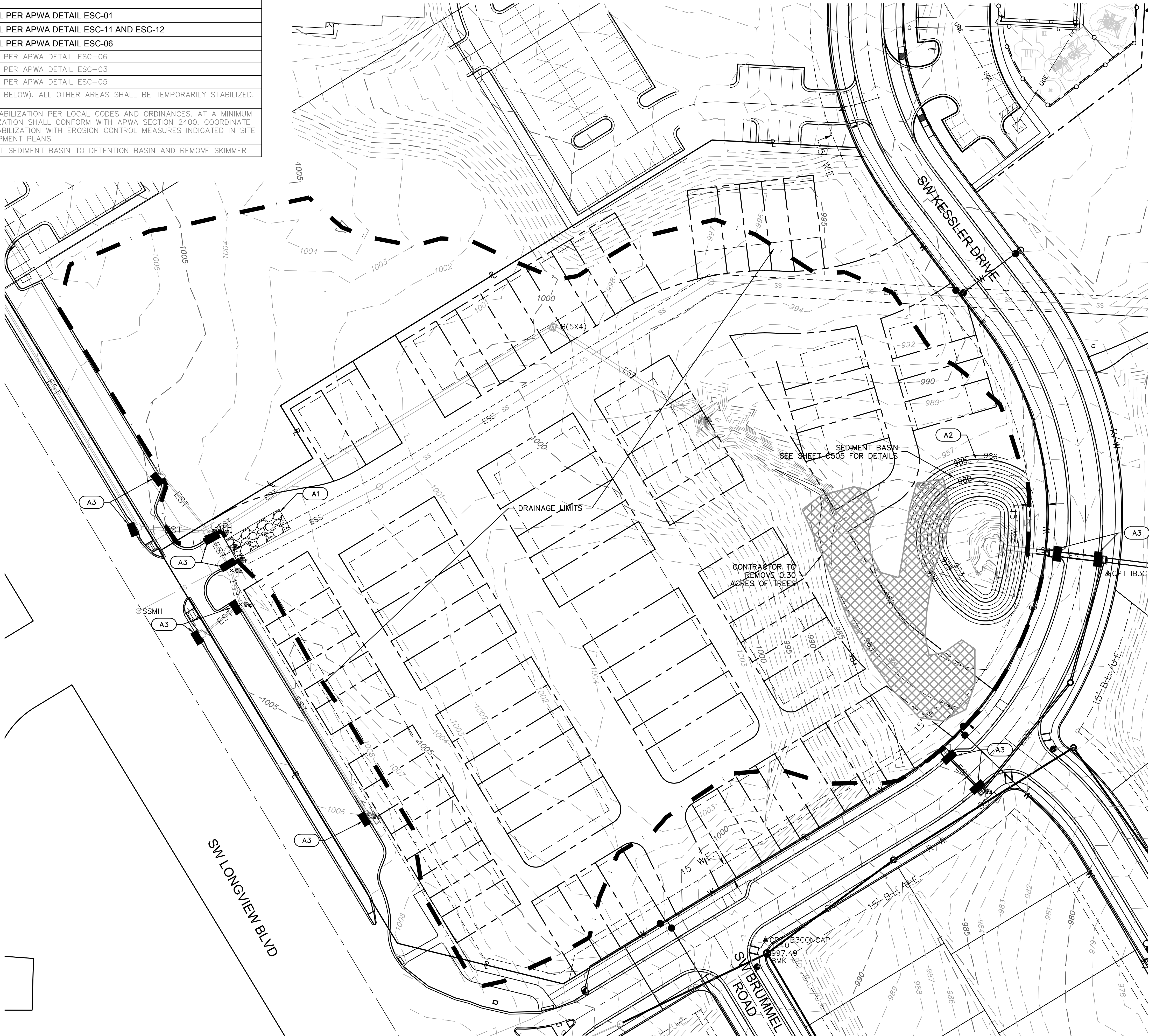
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USER: clevrey C_XBASE_02102987



| LEGEND | |
|---------|---------------------------------------|
| PHASE 1 | |
| | DRAINAGE LIMITS |
| | STORM DRAIN INLET PROTECTION |
| | TEMPORARY STONE CONSTRUCTION ENTRANCE |
| | TREE CLEARING |

| EROSION CONTROL STAGING CHART | | | | |
|---|-------------------|--|--------------------|---|
| PROJECT STAGE | BMP REFERENCE NO. | BMP DESCRIPTION | REMOVE AFTER STAGE | NOTES: |
| A - PRE-MASS GRADING | A1 | CONSTRUCTION ENTRANCE | C | INSTALL PER APWA DETAIL ESC-01 |
| | A2 | SEDIMENT BASIN | C | INSTALL PER APWA DETAIL ESC-11 AND ESC-12 |
| | A3 | CURB INLET PROTECTION | C | INSTALL PER APWA DETAIL ESC-06 |
| B - INTERIM | B1 | CURB INLET PROTECTION | C | INSTALL PER APWA DETAIL ESC-06 |
| | B2 | SILT FENCE | C | INSTALL PER APWA DETAIL ESC-03 |
| | B3 | TEMPORARY DIVERSION BERM | C | INSTALL PER APWA DETAIL ESC-05 |
| ANY AREAS BROUGHT TO FINAL GRADE SHALL RECIEVE TREATMENT FOR FINAL STABILIZATION (STAGE C BELOW). ALL OTHER AREAS SHALL BE TEMPORARILY STABILIZED. SEE PLAN SETS FOR PUBLIC ROADWAY PLANS & SITE DEVELOPMENT PLANS FOR ADDITIONAL STAGES. | | | | |
| C - DISTURBED AREA STABILIZATION | C1 | SEED, SOD AND STABILIZE ALL DISTURBED AREAS AND INSTALL ALL PLANTINGS PER LANDSCAPE PLAN | | SITE STABILIZATION PER LOCAL CODES AND ORDINANCES. AT A MINIMUM STABILIZATION SHALL CONFORM WITH APWA SECTION 2400. COORDINATE ALL STABILIZATION WITH EROSION CONTROL MEASURES INDICATED IN SITE DEVELOPMENT PLANS. |
| | C2 | DETENTION BASIN | | CONVERT SEDIMENT BASIN TO DETENTION BASIN AND REMOVE SKIMMER |



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STATE OF MISSOURI
JULIE ELAINE
SELLERS
NUMBER
PE 2017000367
6/16/2021
PROFESSIONAL ENGINEER

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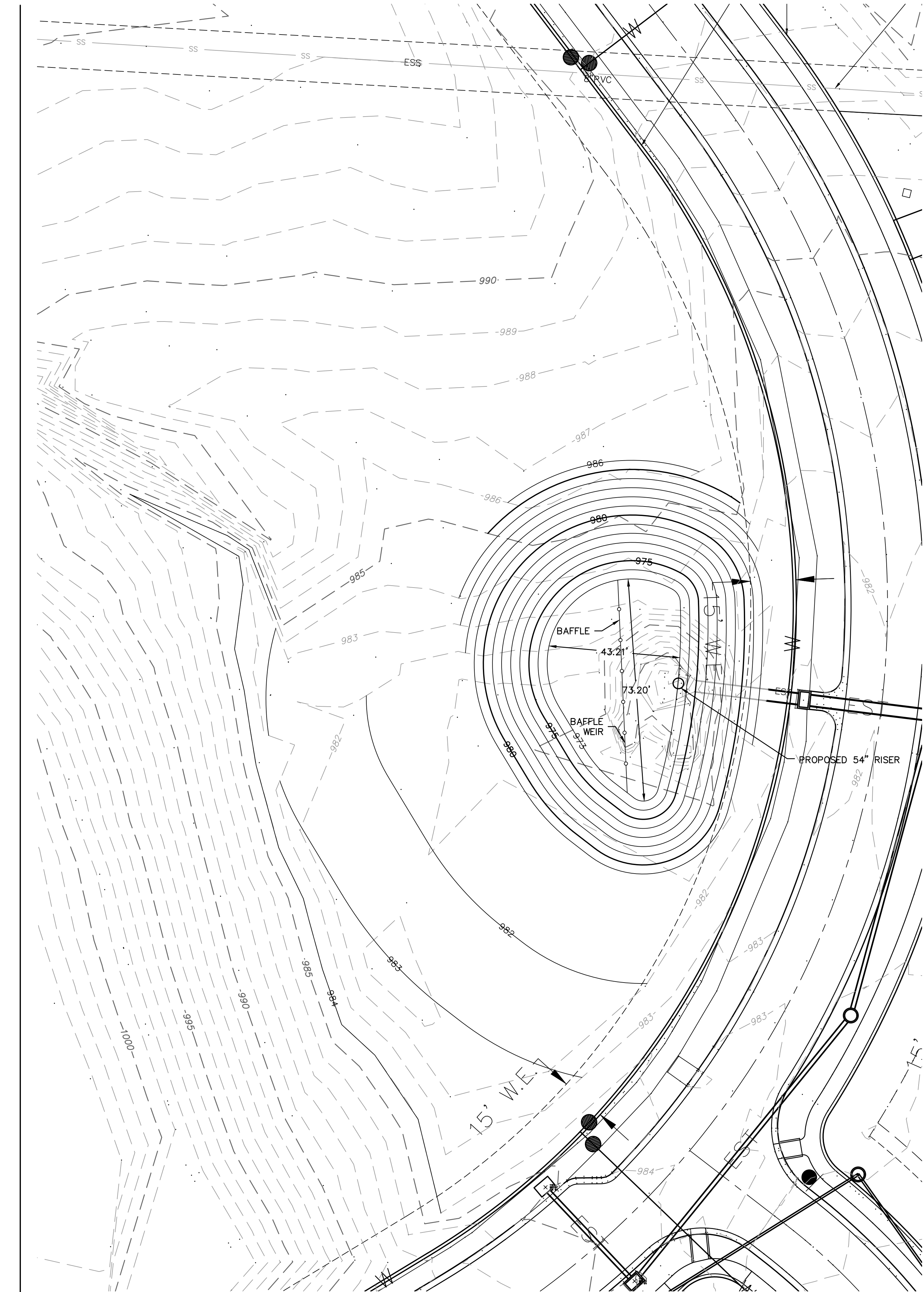
EROSION CONTROL PLAN - PHASE 1
SITE DISTURBANCE PLAN
NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD
LEE'S SUMMIT, MO

2021

drawn by: OLJCM
checked by: JES
approved by: JES
QA/QC by: JES
project no.: 021-02987
drawing no.: C_ERC01_02102987
date: 06.16.2021

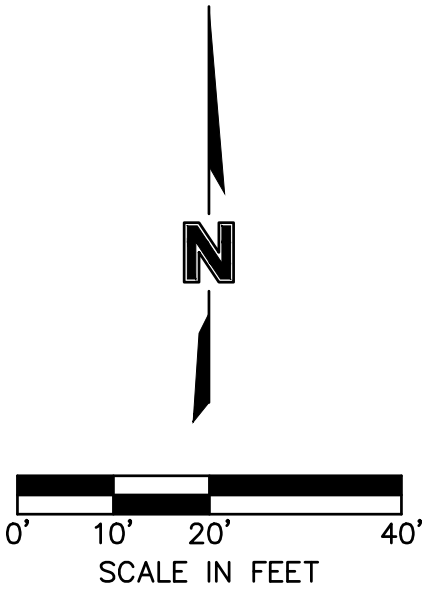
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01 SCALE: 1"=20'
SEDIMENT BASIN DETAIL
PER ESC-11 AND ESC-12

| SEDIMENT BASIN DESIGN DATA SUMMARY | | | |
|--|--------------------------|---------|--|
| TITLE: | New Longview Development | | |
| JOB #: | 021-02987 | | |
| | | | |
| Design Item: | Basin #1 | Units | Notes: |
| | | | |
| Site Data: | | | |
| Tributary Drainage Area to Pond: | 6.79 | Acres | |
| Disturbed Tributary Drainage Area to Pond: | 6.79 | Acres | |
| 50% (2 yr) Design Flow: | 17.69 | cfs | |
| 4% (25 yr) Design Flow: | 31.42 | cfs | |
| | | | |
| Pond Data: | | | |
| Minimum Sediment Storage Volume: | 910 | cu. yd. | 134 cy/acre minimum |
| Provided Sediment Storage Volume: | 1252 | cu. yd. | 134 cy/acre minimum |
| Bottom Elevation: | 973.00 | Ft | |
| Sediment Cleanout Elevation: | 976.49 | Ft | Elevation Equal to 50% of Original Design Volume. |
| Top of Riser Elevation: | 978.69 | Ft | Top of Dry Storage Volume |
| Emergency Spillway Elevation: | 982.08 | Ft | at or Above Q-2 elev. 1.0 ft min above principal spillway |
| Q-25 year Elevation: | 981.08 | Ft | |
| Top of Dam Elevation: | 982.08 | Ft | 1.0 ft min above Q-25 elev |
| | | | |
| Basin Shape Data: | | | |
| A= Area at Normal Pool | 2377.00 | SF | |
| L = Length of Flow Path | 45.00 | Ft | |
| We = Effective Width = A/L | 52.82 | Ft | |
| Length to Width Ratio = L/We | 0.85 | | If Length to Width Ratio is less than 2, baffles are required |
| | | | |
| Principal Spillway Data: | | | |
| Riser Pipe Diameter or Length x Width: | 54 | in | Size for 2 year flow minimum |
| Barrell Pipe Diameter: | 42 | in | Size for 2 year flow minimum |
| Riser Pipe Base Size: | 1.50 | cu. yd. | Size to Prevent Flotation. 1.25 safety factor required. |
| | | | |
| **Skimmer Size: | 2.50 | in | Skimmer sized to dewater in 24 to 48 hours |
| **Orifice Diameter (if reduced from standard): | | in | **Based on ASP Enterprises Faircloth Skimmer Design Guide |
| | | | |
| Emergency Spillway Data: | | | |
| Design Width of Spillway: | 50.00 | Ft | |
| Design Flow Depth in Spillway: | 0.39 | Ft | Use $Q_{25yr} = C_e b H^{3/2}$ where $C_e = 2.63$, b is the Width of Spillway |
| Design Velocity in Spillway: | 1.63 | Ft/sec | |
| Lining Material: | Rip Rap | N/A | |
| | 6" | | |



SEDIMENT BASIN DETAILS
SITE DISTURBANCE PLAN
NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

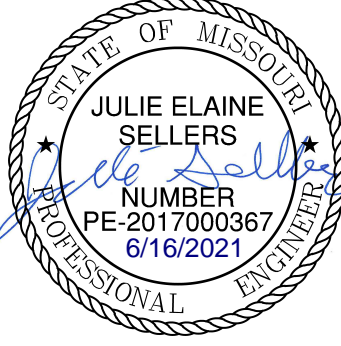
drawn by: OLUCM
checked by: JES
approved by: JES
QA/QC by: JES
project no.: 021-02987
drawing no.: C_DTL01_02102987
date: 06.16.2021

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2021










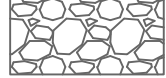



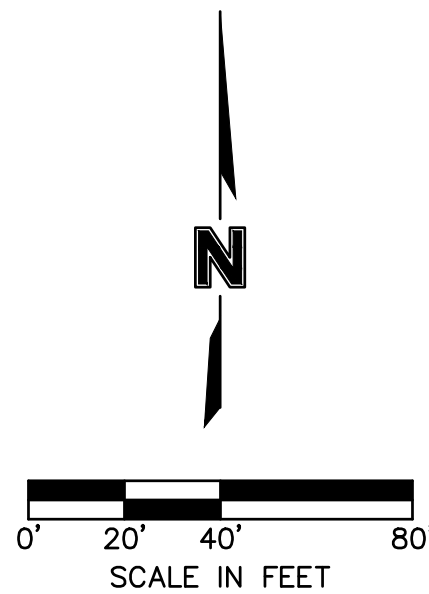
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| EROSION CONTROL STAGING CHART | | | | |
|---|-------------------|--|--------------------|---|
| PROJECT STAGE | BMP REFERENCE NO. | BMP DESCRIPTION | REMOVE AFTER STAGE | NOTES: |
| A – PRE-MASS GRADING | A1 | CONSTRUCTION ENTRANCE | C | INSTALL PER APWA DETAIL ESC-01 |
| | A2 | SEDIMENT BASIN | C | INSTALL PER APWA DETAIL ESC-11 AND ESC-12 |
| | A3 | CURB INLET PROTECTION | C | INSTALL PER APWA DETAIL ESC-06 |
| B - INTERIM | B1 | CURB INLET PROTECTION | C | INSTALL PER APWA DETAIL ESC-06 |
| | B2 | SILT FENCE | C | INSTALL PER APWA DETAIL ESC-03 |
| | B3 | DIVERSION BERM | C | INSTALL PER APWA DETAIL ESC-05 |
| ANY AREAS BROUGHT TO FINAL GRADE SHALL RECEIVE TREATMENT FOR FINAL STABILIZATION (STAGE C BELOW). ALL OTHER AREAS SHALL BE TEMPORARILY STABILIZED. SEE PLAN SETS FOR PUBLIC ROADWAY PLANS & SITE DEVELOPMENT PLANS FOR ADDITIONAL STAGES. | | | | |
| C – DISTURBED AREA STABILIZATION | C1 | SEED, SOD AND STABILIZE ALL DISTURBED AREAS AND INSTALL ALL PLANTINGS PER LANDSCAPE PLAN | | SITE STABILIZATION PER LOCAL CODES AND ORDINANCES. AT A MINIMUM STABILIZATION SHALL CONFORM WITH APWA SECTION 2400. COORDINATE ALL STABILIZATION WITH EROSION CONTROL MEASURES INDICATED IN SITE DEVELOPMENT PLANS. |
| | C2 | DETENTION BASIN | | CONVERT SEDIMENT BASIN TO DETENTION BASIN AND REMOVE SKIMMER |

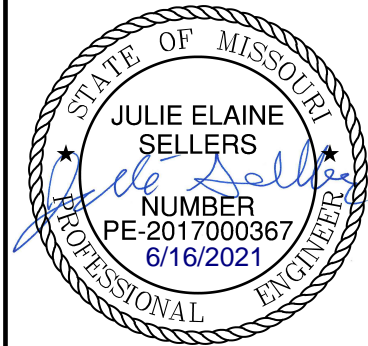
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|---|--|---------------------------------------|
| PHASE 1 | PHASE 2 | |
| |  SF  | SILT FENCE |
| |  <<  | TEMPORARY DIVERSION BERM |
|  | | DRAINAGE LIMITS |
|   |   | STORM DRAIN INLET PROTECTION |
|  | | TEMPORARY STONE CONSTRUCTION ENTRANCE |
|  | | TREE CLEARING |



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REVISIONS

2021

EROSION CONTROL PLAN - PHASE 2
SITE DISTURBANCE PLAN

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

drawn by: _____ QL/CM
checked by: _____ JES
approved by: _____ JES
QA/QC by: _____ JES
project no.: _____ 021-02987
drawing no.: C ERC02 02102987
date: _____ 06.16.2021

SHEET
C506

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| EROSION CONTROL STAGING CHART | | | | |
|---|-------------------|--|--------------------|---|
| PROJECT STAGE | BMP REFERENCE NO. | BMP DESCRIPTION | REMOVE AFTER STAGE | NOTES: |
| A - PRE-MASS GRADING | A1 | CONSTRUCTION ENTRANCE | C | INSTALL PER APWA DETAIL ESC-01 |
| | A2 | SEDIMENT BASIN | C | INSTALL PER APWA DETAIL ESC-11 AND ESC-12 |
| | A3 | CURB INLET PROTECTION | C | INSTALL PER APWA DETAIL ESC-06 |
| B - INTERIM | B1 | CURB INLET PROTECTION | C | INSTALL PER APWA DETAIL ESC-06 |
| | B2 | SILT FENCE | C | INSTALL PER APWA DETAIL ESC-03 |
| | B3 | DIVERSION BERM | C | INSTALL PER APWA DETAIL ESC-05 |
| ANY AREAS BROUGHT TO FINAL GRADE SHALL RECIEVE TREATMENT FOR FINAL STABILIZATION (STAGE C BELOW). ALL OTHER AREAS SHALL BE TEMPORARILY STABILIZED. SEE PLAN SETS FOR PUBLIC ROADWAY PLANS & SITE DEVELOPMENT PLANS FOR ADDITIONAL STAGES. | | | | |
| C - DISTURBED AREA STABILIZATION | C1 | SEED, SOD AND STABILIZE ALL DISTURBED AREAS AND INSTALL ALL PLANTINGS PER LANDSCAPE PLAN | | SITE STABILIZATION PER LOCAL CODES AND ORDINANCES. AT A MINIMUM STABILIZATION SHALL CONFORM WITH APWA SECTION 2400. COORDINATE ALL STABILIZATION WITH EROSION CONTROL MEASURES INDICATED IN SITE DEVELOPMENT PLANS. |
| | C2 | DETENTION BASIN | | CONVERT SEDIMENT BASIN TO DETENTION BASIN AND REMOVE SKIMMER |

| LEGEND | |
|-------------|---------------------------------------|
| PHASE 1 & 2 | PHASE 3 |
| | SILT FENCE |
| | TEMPORARY DIVERSION BERM |
| | DRAINAGE LIMITS |
| | STORM DRAIN INLET PROTECTION |
| | TEMPORARY STONE CONSTRUCTION ENTRANCE |
| | TREE CLEARING |
| | TURF GRASS SEEDING |

GENERAL NOTES:

SEED & MULCH NOTES:
SEEDING SHALL BE DONE BEFORE THE PROPOSED SEEDBED BECOMES ERODED, CRUSTED OVER,OR DRIED OUT AND SHALL NOT BE DONE WHEN THE GROUND IS FROZEN, OR COVERED WITH SNOW. THE SEED SHALL COMPLY WITH THE REQUIREMENTS OF THE MISSOURI SEED LAW AND THE FEDERAL SEED ACT. ALSO, IT SHALL CONTAIN NO SEED OF ANY PLANT ON THE FEDERAL NOXIOUS WEED LIST. OTHER WEED SEED SHALL NOT EXCEED ONE PERCENT BY WEIGHT OF MIX.

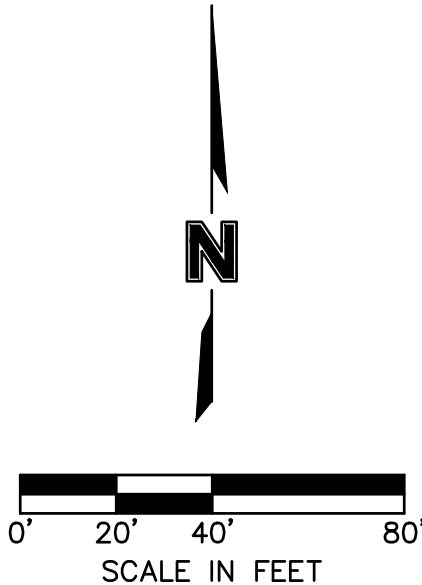
SEED & FERTILIZER RATE:
MIX I - RYE GRASS / BLUE GRASS -----100 LBS. PER ACRE
MIX II - TALL FESCUE / BLUE GRASS -----195 LBS. PER ACRE
FERTILIZER -----800 TO 1200 LBS. PER ACRE (25 LBS. PER 1000 SQ. FT.)

DURING THE DATES DECEMBER 15TH THROUGH MAY 31 ALL LIME, FERTILIZER, SEED, AND MULCH SHALL BE APPLIED TO FINISHED SLOPES OF DISTURBED AREAS. DURING THE MONTHS OF JUNE, JULY, OCTOBER, AND NOVEMBER 1ST THROUGH DECEMBER 15TH, FERTILIZER, SEED, AND MULCH SHALL BE APPLIED AT THE FOLLOWING RATES:
FERTILIZER - 75 % OF THE SPECIFIED QUANTITY
SEED - 50 % OF THE SPECIFIED QUANTITY
MULCH - 100 % OF THE SPECIFIED QUANTITY
MULCH SHALL BE VEGETATIVE TYPE, CEREAL STRAW FROM STALKS OF OATS, RYE, OR BARLEY, OR APPROVED EQUAL. THE STRAW SHALL BE FREE OF PROHIBITED WEED SEED AND RELATIVELY FREE OF ALL OTHER NOXIOUS AND UNDESIRABLE SEED. MULCH SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE, (70 TO 90 LBS. PER 1000 SQ. FT.). MULCH SHALL BE EMBEDDED BY A MULCH ANCHORING TOOL OR DISK TYPE ROLLER HAVING FLAT SERRATED DISKS SPACED NOT MORE THAN 10 INCHES APART AND CLEANING SCRAPERS SHALL BE PROVIDED.

THE SITE DISTURBANCE PLANS INDICATES THE FINAL PLACEMENT OF EROSION CONTROL DEVICES. THE CONTRACTOR(S) MAY PROCEED WITH THE CONSTRUCTION PRIOR TO THE FINAL PLACEMENT OF THESE DEVICES BY PROVIDING ADDITIONAL DEVICES TO CONTROL EROSION ON THEIR ITEMS OF WORK. THESE DEVICES SHALL BE MAINTAINED UNTIL THE FINAL DEVICES ARE IN PLACE.

ALL DISTURBED AREAS SHALL BE PREPPED FOR SEEDING/SODDING PER KCMO/APWA 2406, APPLICATION OF SEED/SOD SHALL BE DONE IN ACCORDANCE WITH KCMO/APWA 2406.4. THE SITE DISTURBANCE PERMIT SHALL BE MAINTAINED IN AN "OPEN" STATUS UNTIL FINAL ACCEPTANCE PER KCMO/APWA 2407.

NATIVE SEED MIXES AND SLOPES OVER 5:1 TO BE INSTALLED WITH AN EROSION CONTROL BLANKET (NORTH AMERICAN GREEN SC10B OR APPROVED EQUAL) AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.



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| BY | |
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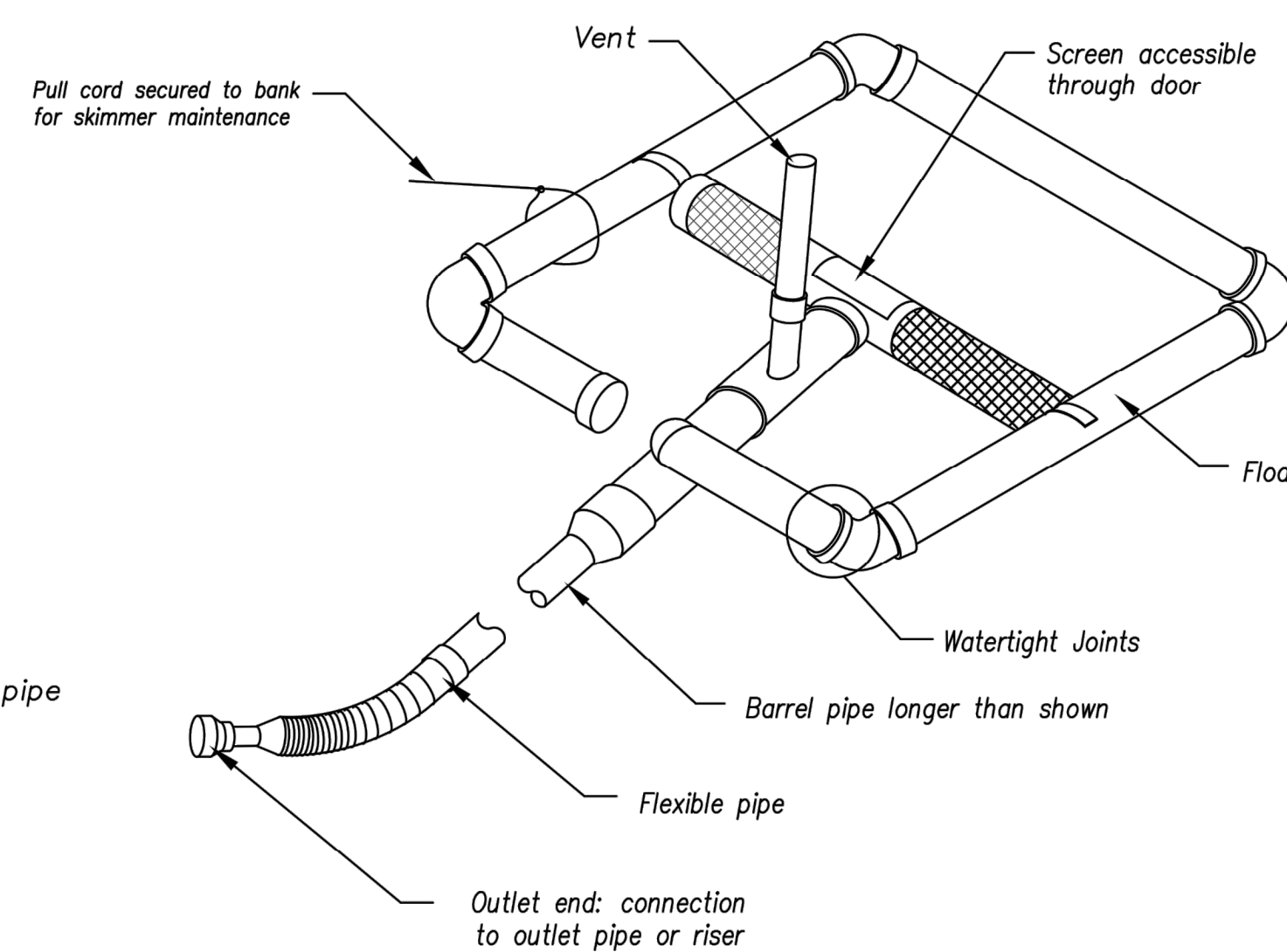
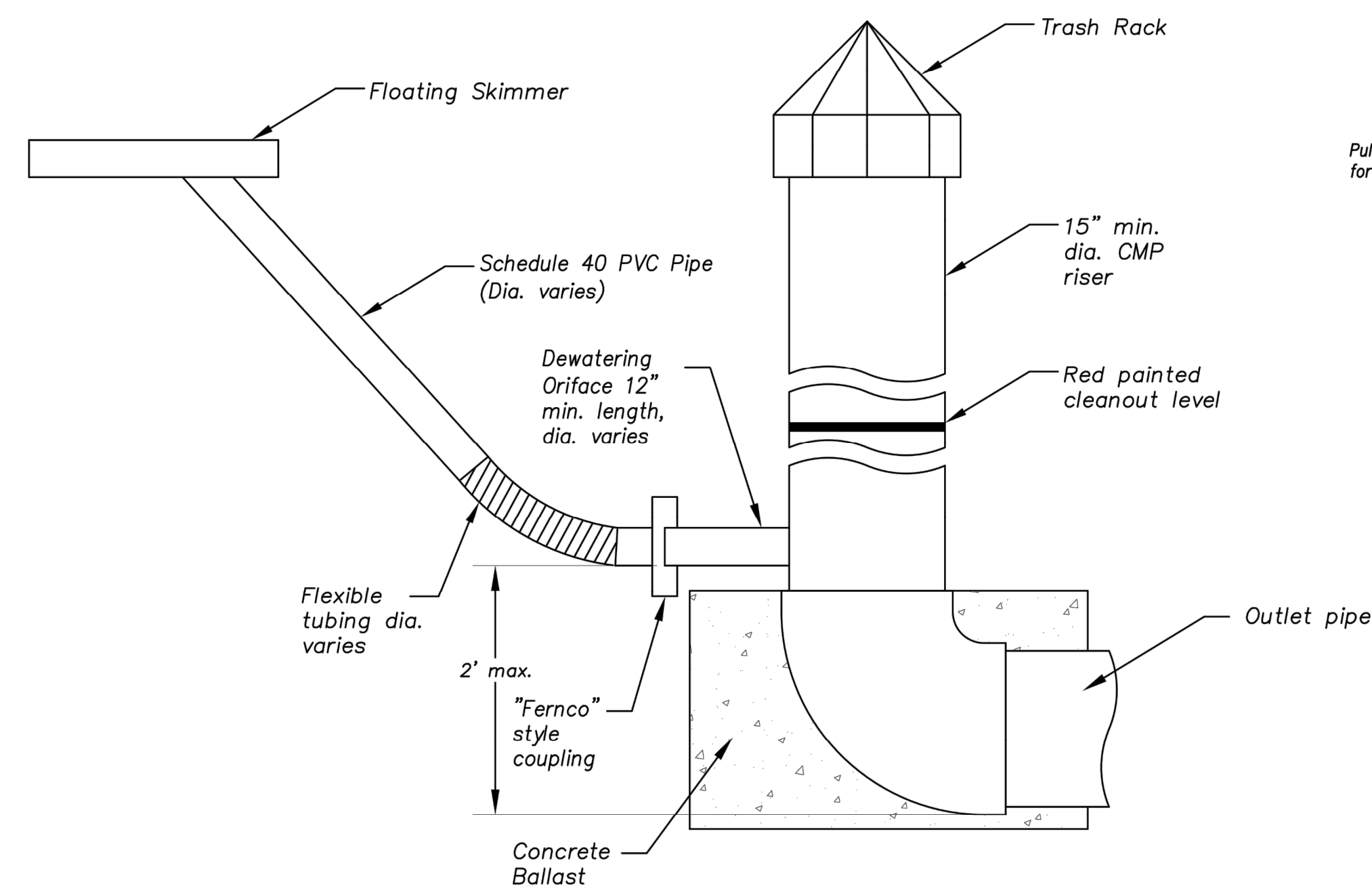
EROSION CONTROL PLAN - PHASE 3
SITE DISTURBANCE PLAN

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

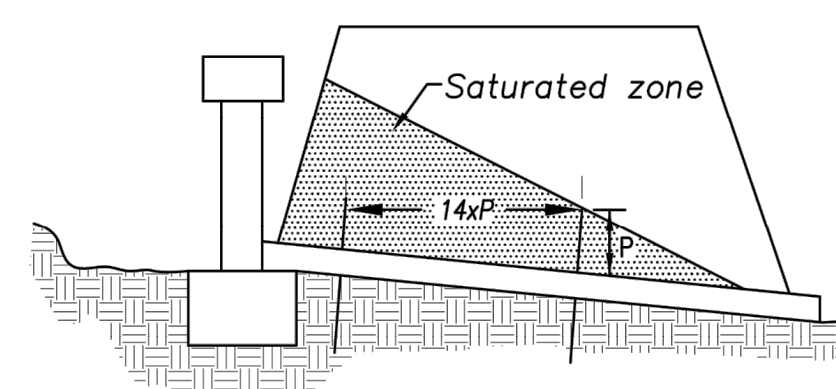
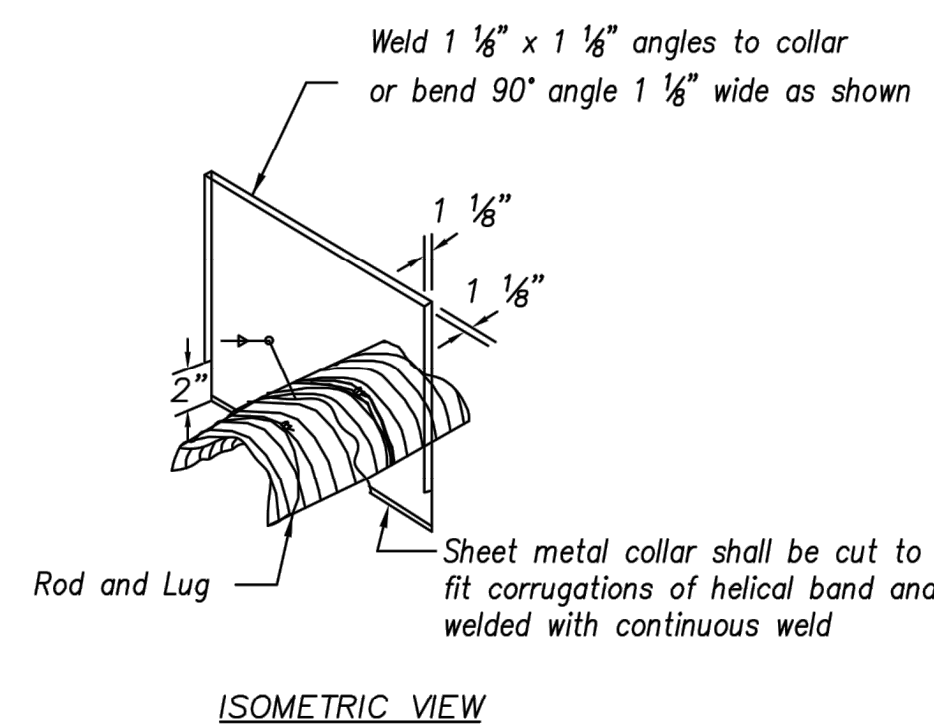
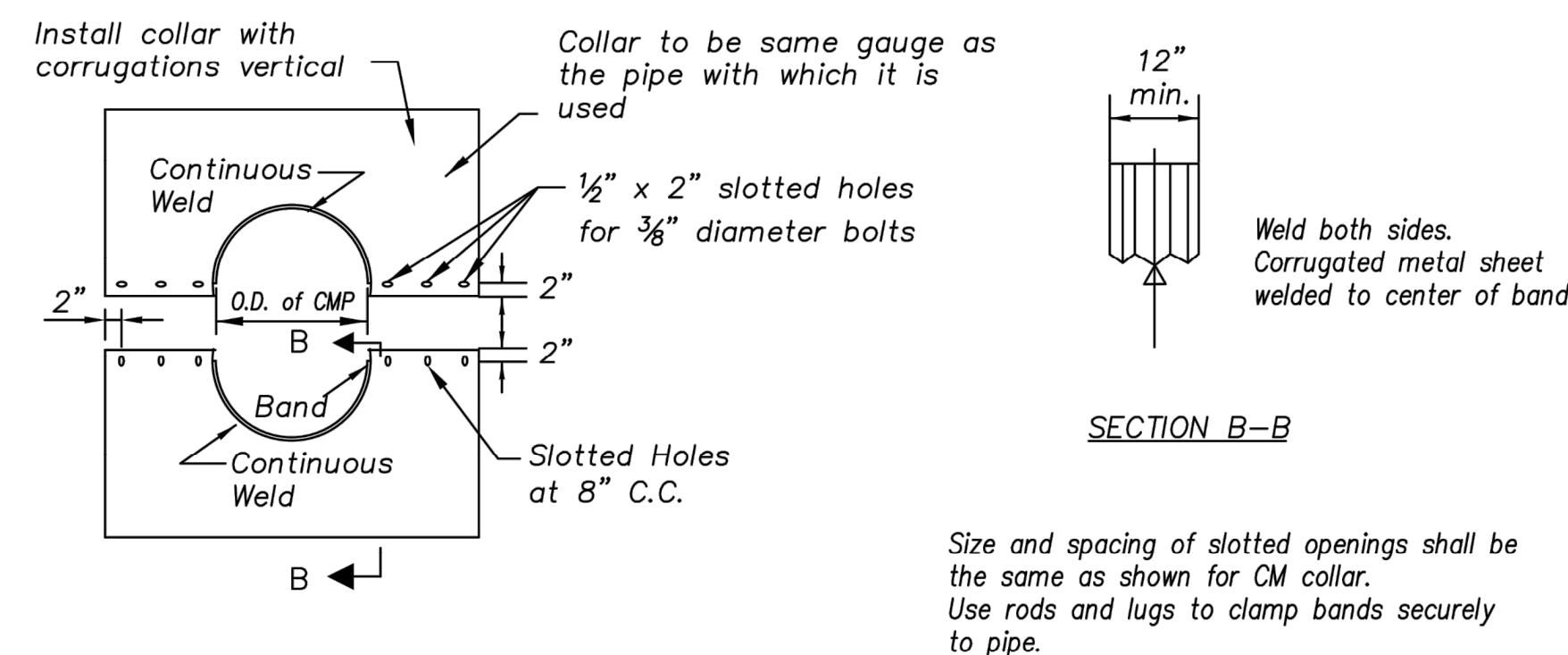
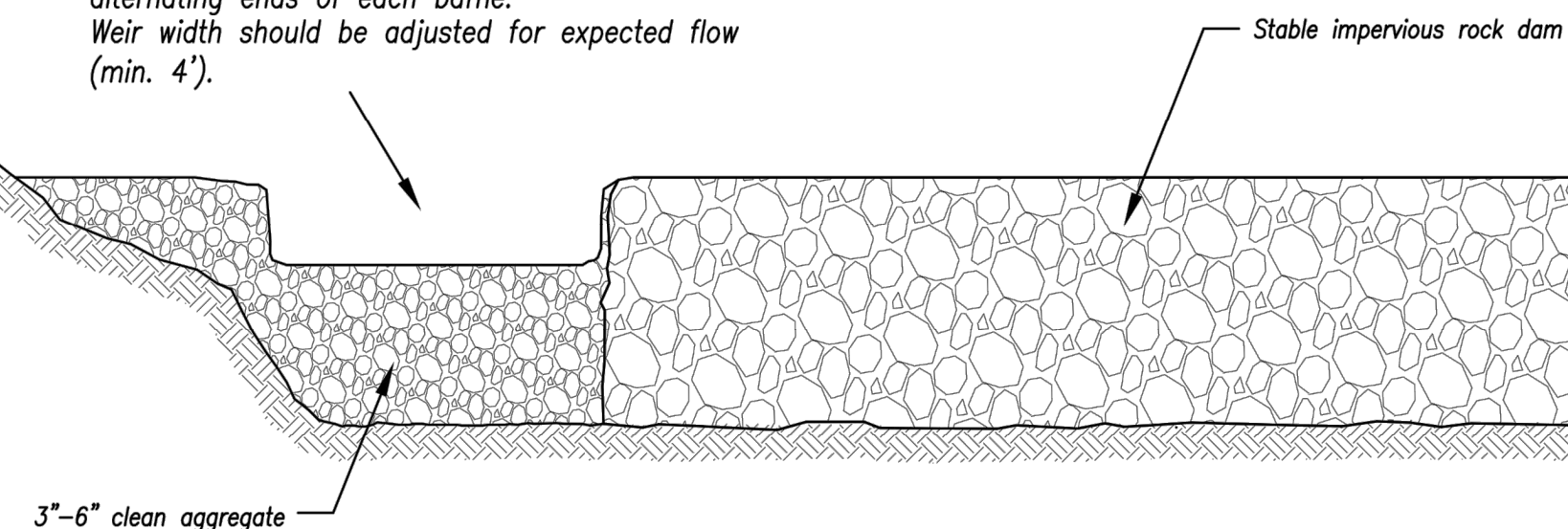
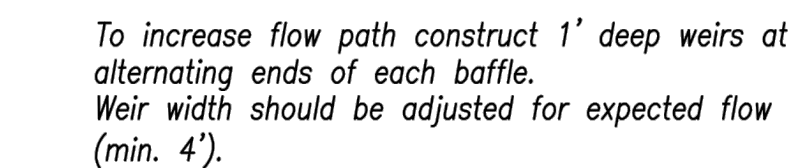
drawn by: OLJCM
checked by: JES
approved by: JES
QA/QC by: JES
project no.: 021-02987
drawing no.: C-ERC03_02102987
date: 06.16.2021

SHEET
C507



SKIMMER DETAIL (Typ.) *

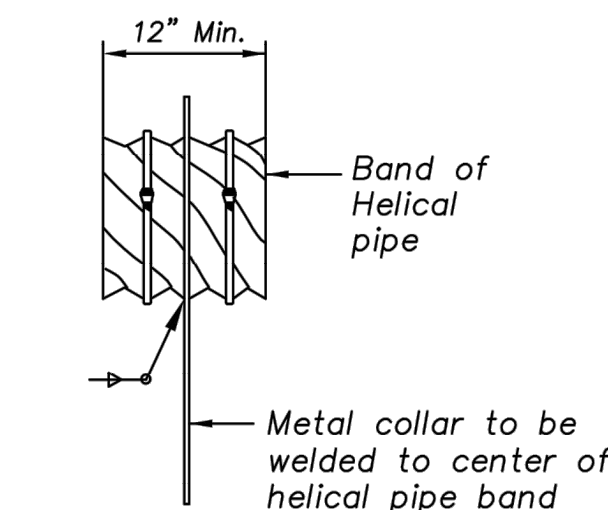
* Designer to provide specific details per application (e.g. pipe sizes, screen sizes, perforation, etc.) as required.



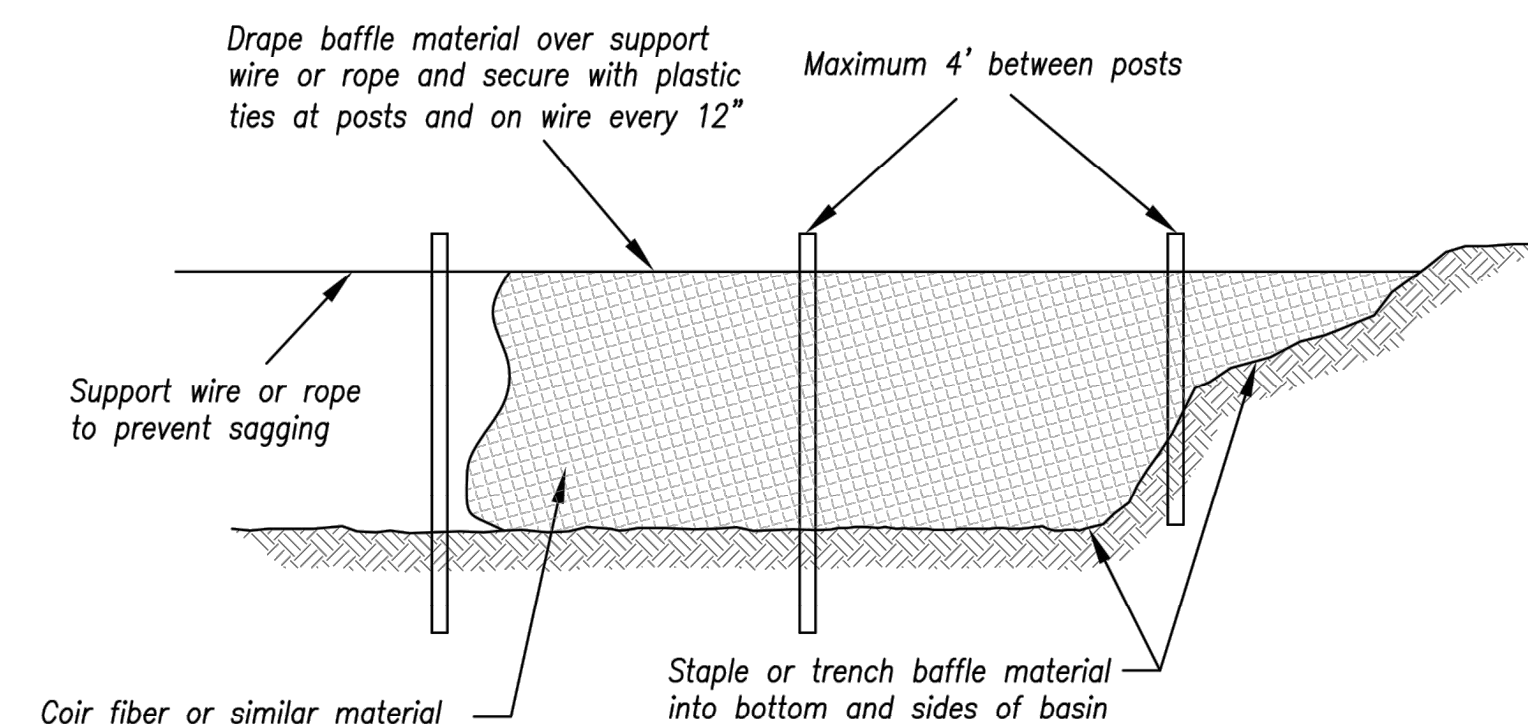
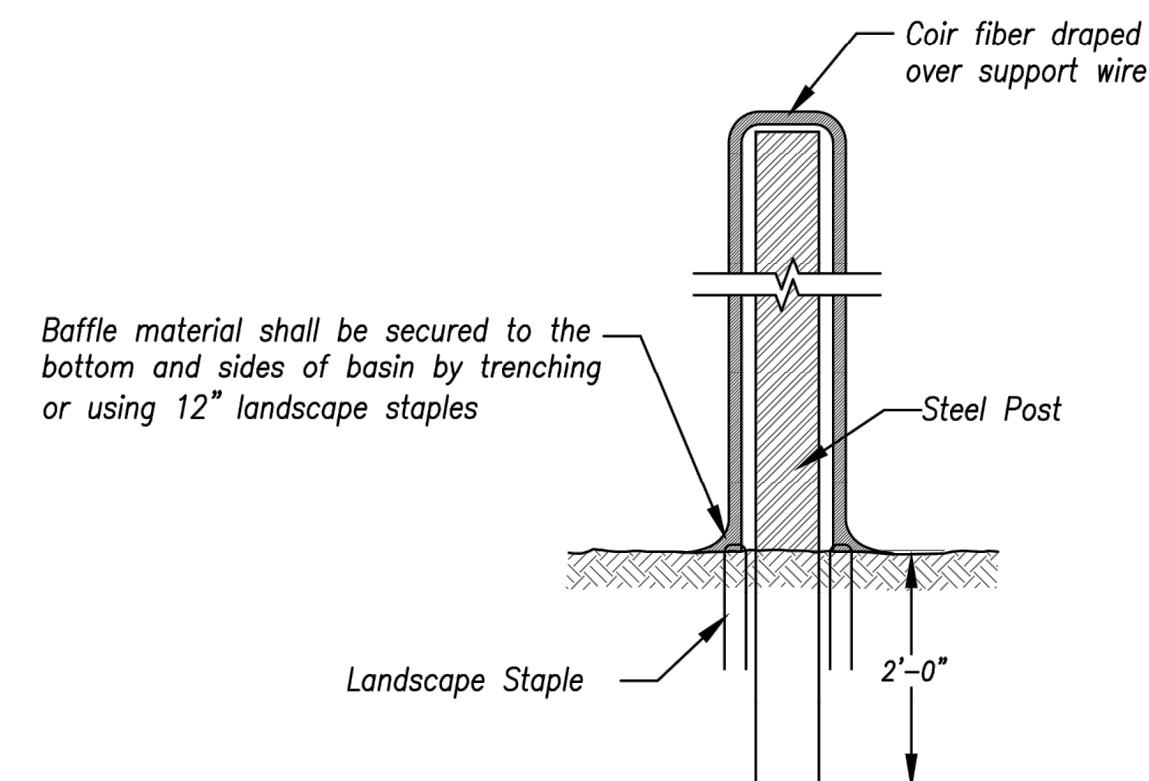
ANTI-SEEPAGE COLLAR LOCATIONS

CORRUGATED METAL
ANTI-SEEPAGE COLLAR DETAIL

Not to Scale




PARTIAL ELEVATION



Option B – Coir Fiber Material

BAFFLE DETAILS

Not to Scale

| | | |
|---|--|---|
| AMERICAN PUBLIC WORKS ASSOCIATION  | | KANSAS CITY METRO CHAPTER |
| SEDIMENT BASIN - DETAILS | | STANDARD DRAWING NUMBER ESC-12 ADOPTED: 10/24/2016 |

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EROSION CONTROL DETAILS
SITE DISTURBANCE PLAN

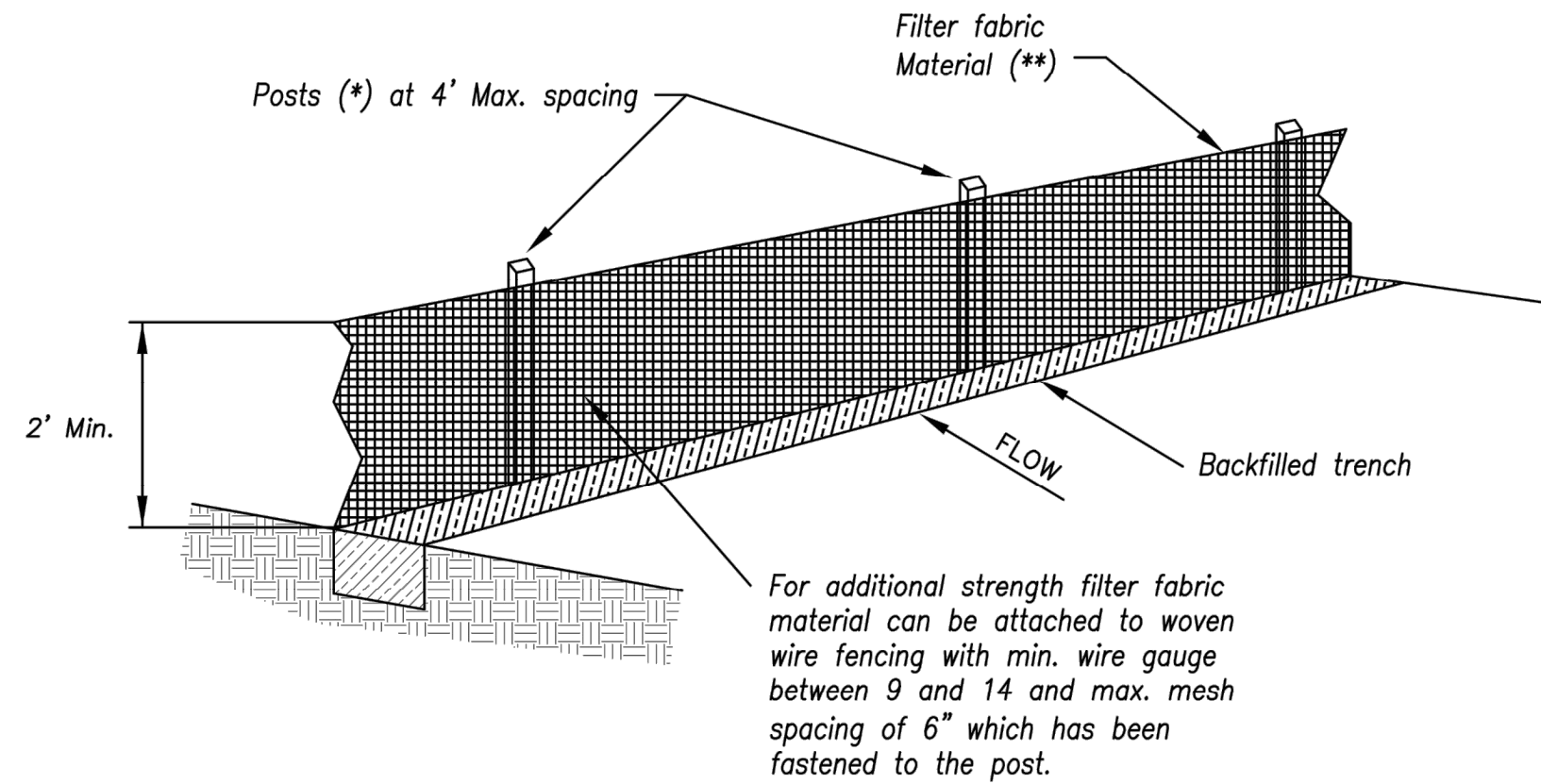
NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

drawn by: _____ QL/CM
checked by: _____ JES
approved by: _____ JES
QA/QC by: _____ JES
project no.: _____ 021-02987
drawing no.: C DTL01 02102987
date: _____ 06.16.2021

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C508

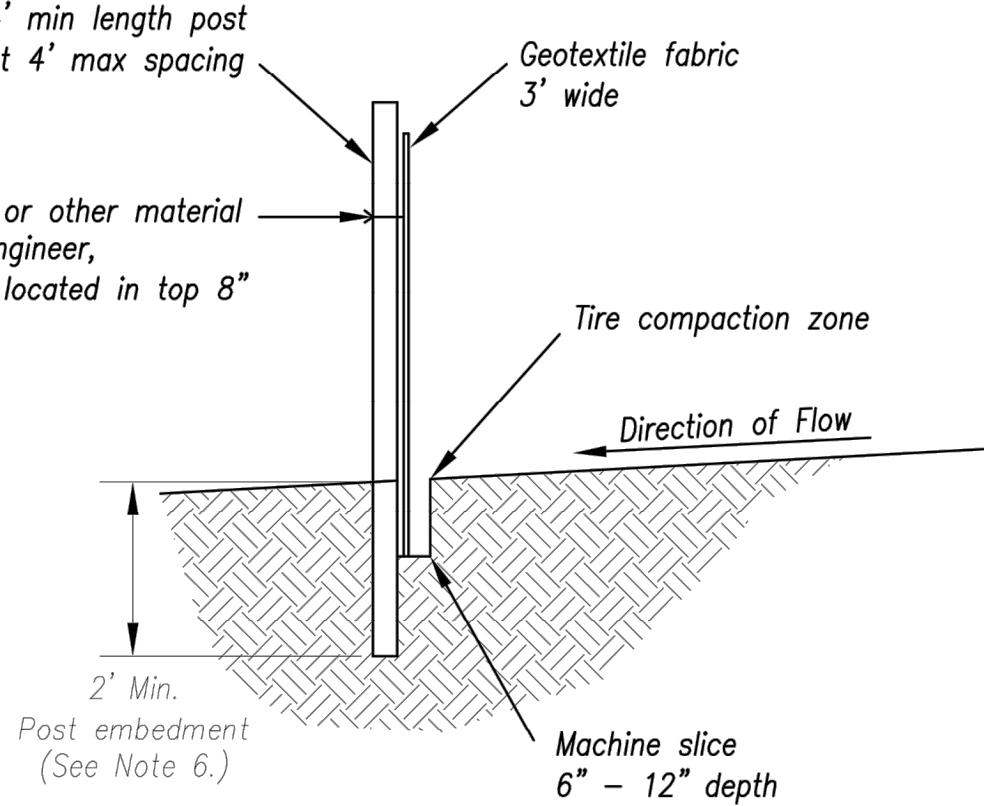
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- (*) **POSTS**
- MIN. LENGTH 4'
 - HARDWOOD 1 3/8" x 1 3/8"
 - NO.2 SOUTHERN PINE 2 5/8" x 2 5/8"
 - STEEL 1.33 LB/FT

(**) - 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 1/3 the height of silt fence.
 2. Repair as necessary to maintain function and structure.

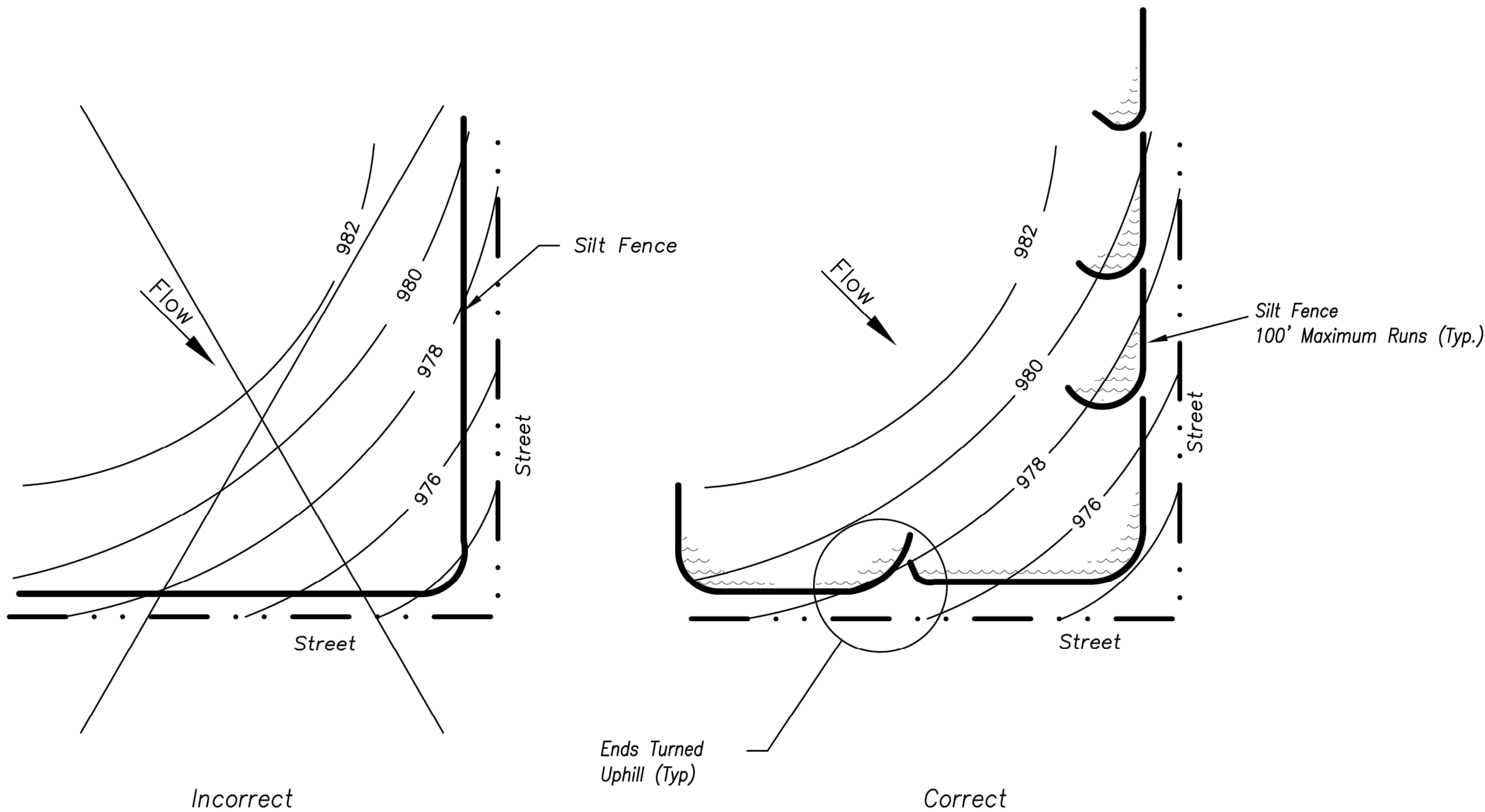
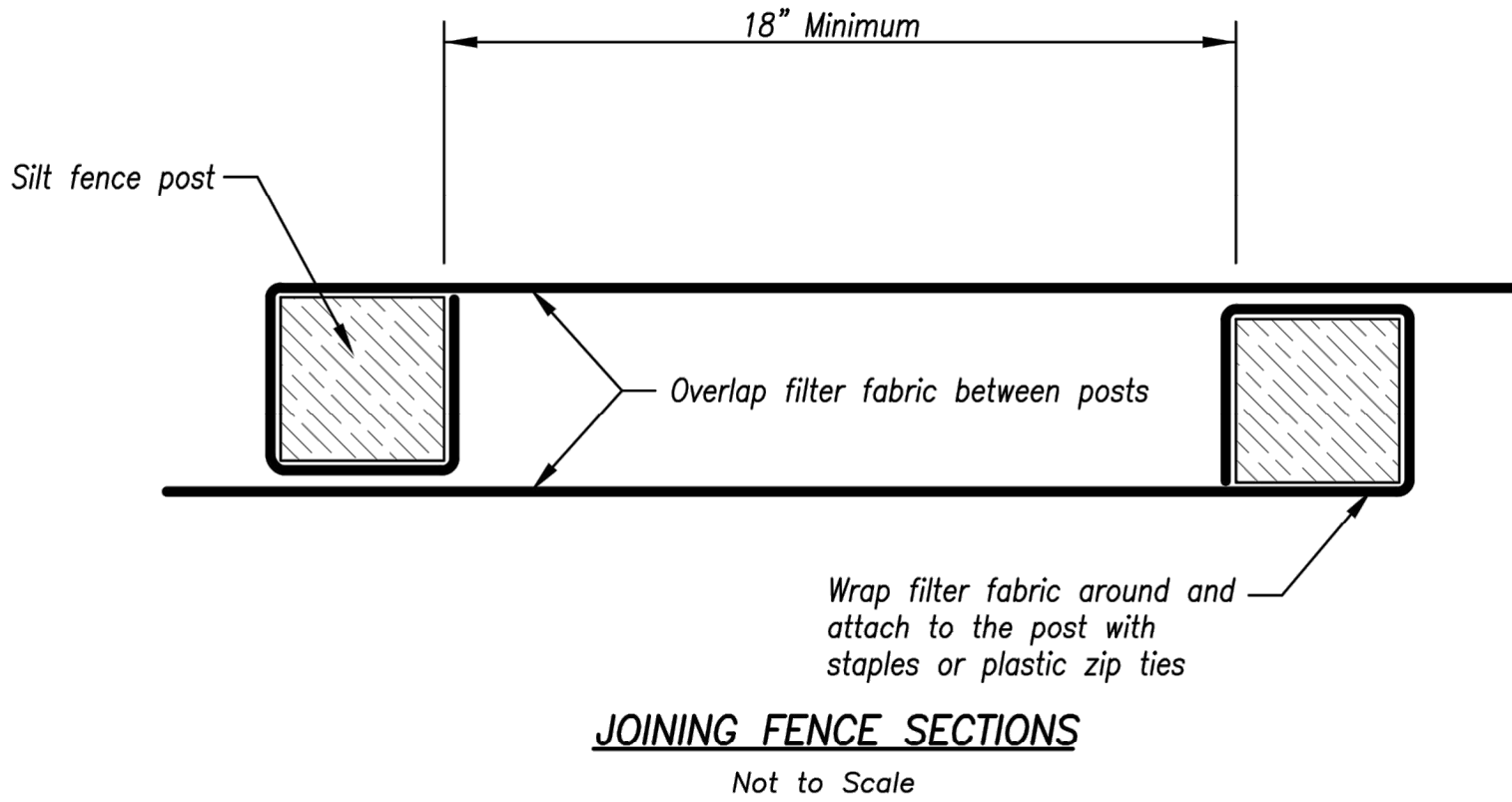
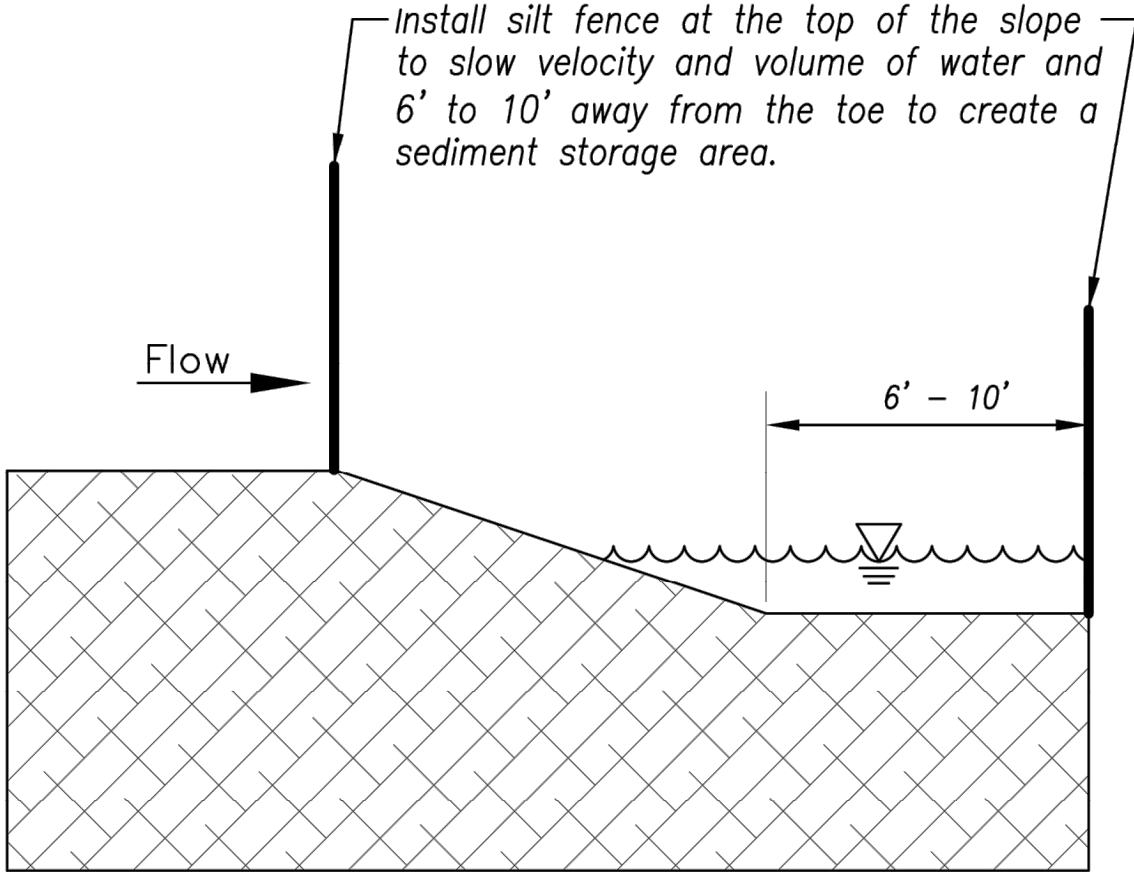



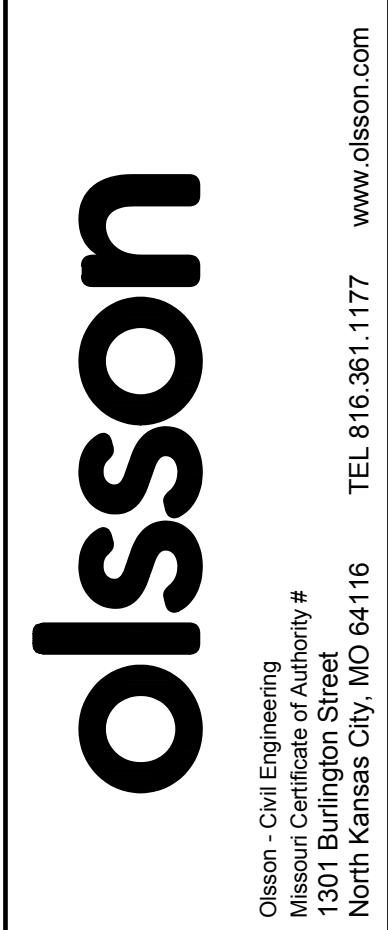
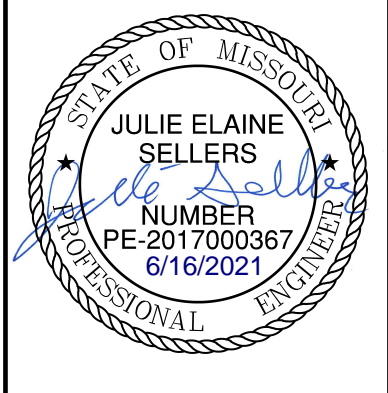
Figure A

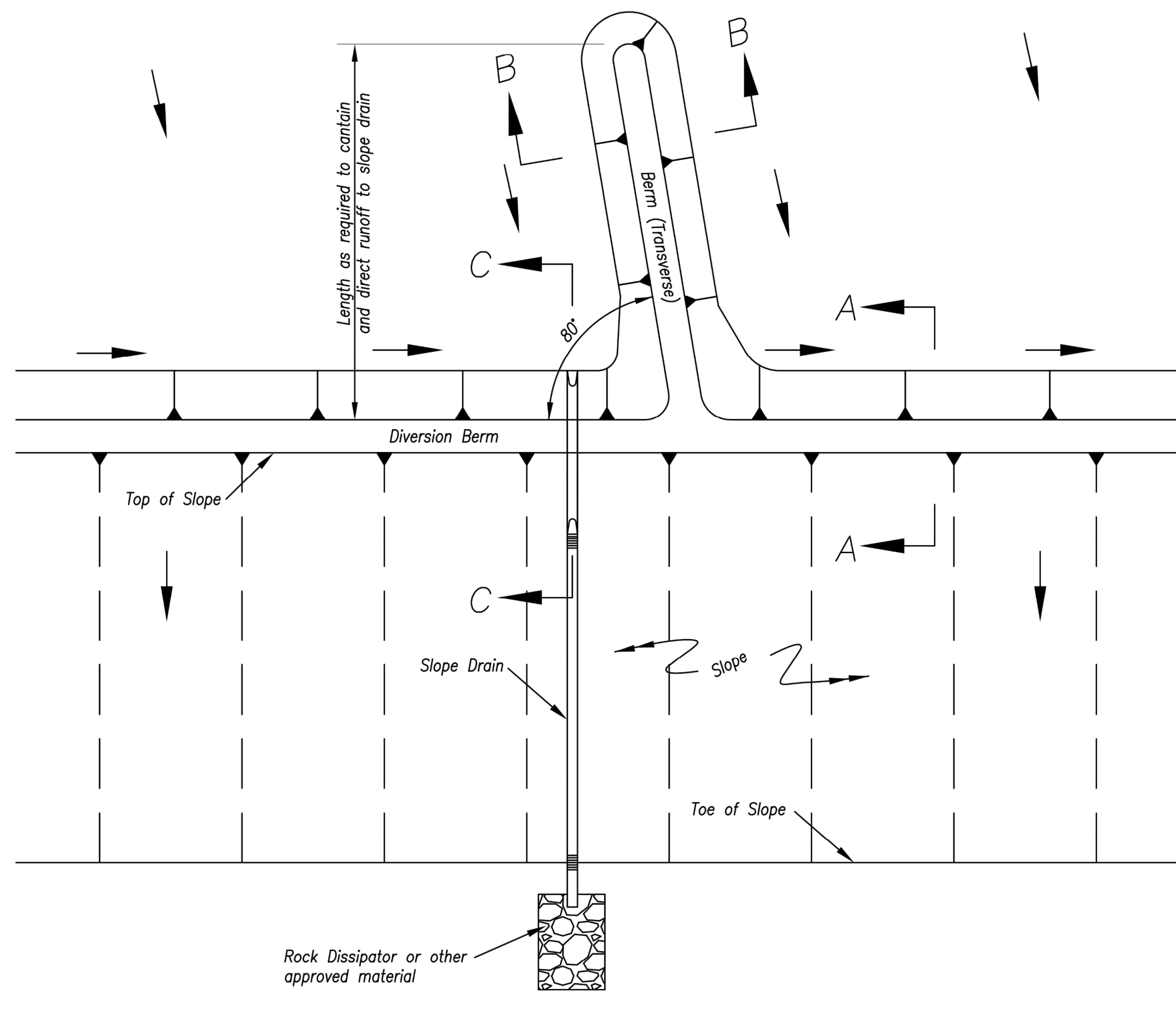
SILT FENCE LAYOUT
Not to Scale



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

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

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| BY | |
| REVISIONS DESCRIPTION | |
| DATE | |
| REV. NO. | |
| EROSION CONTROL DETAILS | |
| SITE DISTURBANCE PLAN | |
| NEW LONGVIEW TOWNHOMES | |
| 451 SW LONGVIEW BLVD | |
| LEE'S SUMMIT, MO | |
| 2021 | |
| drawn by: OLJCM | |
| checked by: JES | |
| approved by: JES | |
| QA/QC by: JES | |
| project no.: 021-02987 | |
| drawing no.: C_DTL01_02102987 | |
| date: 06.16.2021 | |
| SHEET | |
| C509 | |



- Notes for Diversion Berm:

1. Slope drains are optional, but may be required by the engineer if the berm is at the top of a steep slope.
2. Diversion berms must be installed as a first step in the land-disturbing activity and must be functional prior to upslope land disturbance.
3. The berm should be adequately compacted to prevent failure.
4. Temporary or permanent seeding and mulch shall be applied to the berm immediately following its construction.
5. Place the berm so to minimize damages by construction operations and traffic.
6. The berm must discharge to a temporary sediment trap or stabilized area.
7. All trees, brush, stumps, obstructions and other objectionable material shall be removed and disposed of so as not to interfere with the proper functioning of diversion.
8. The diversion shall be excavated or shaped to line, grade and cross-section as required to meet the criteria specified herein, free of irregularities which will impede flow.
9. Fills shall be compacted as needed to prevent unequal settlement that would cause damage in the completed diversion. Fill shall be composed of soil which is free from excessive organic debris, rocks or other objectionable materials.

Maintenance:

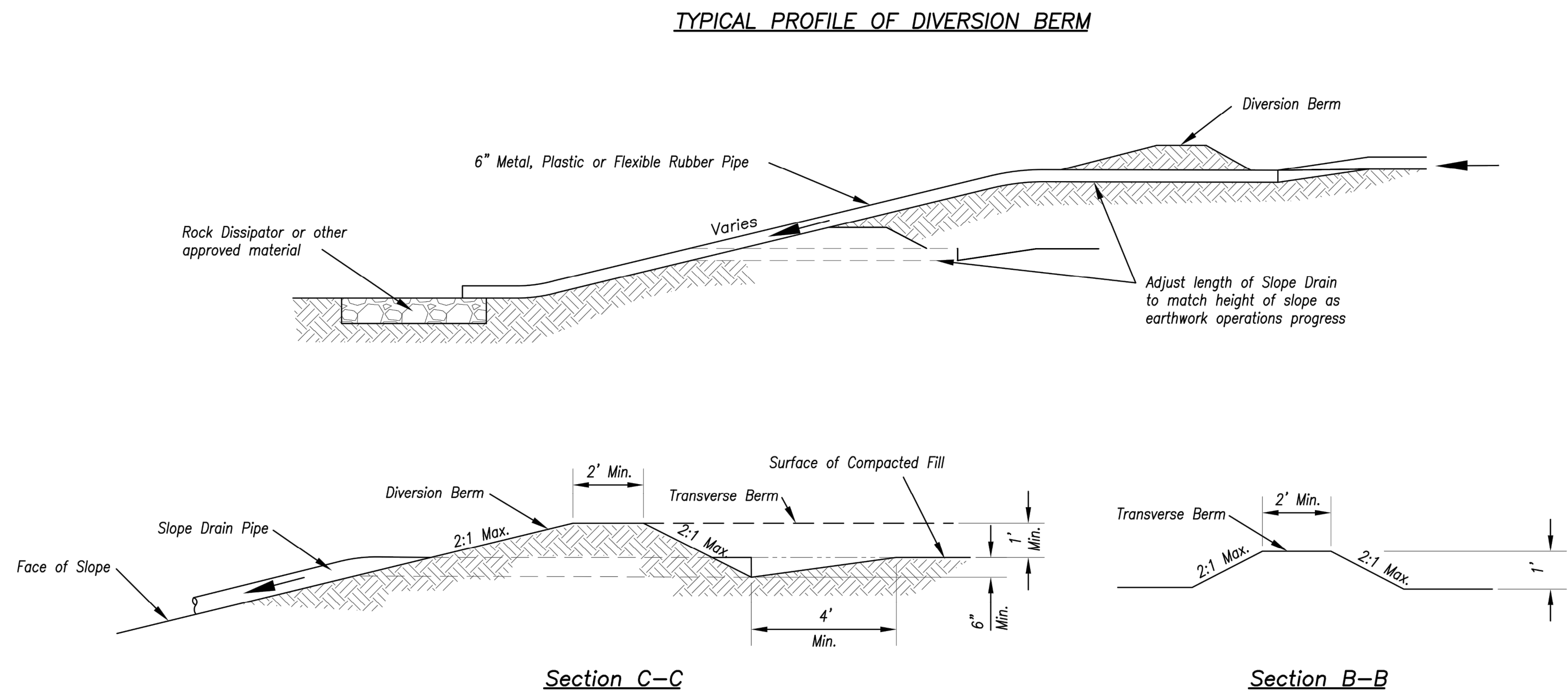
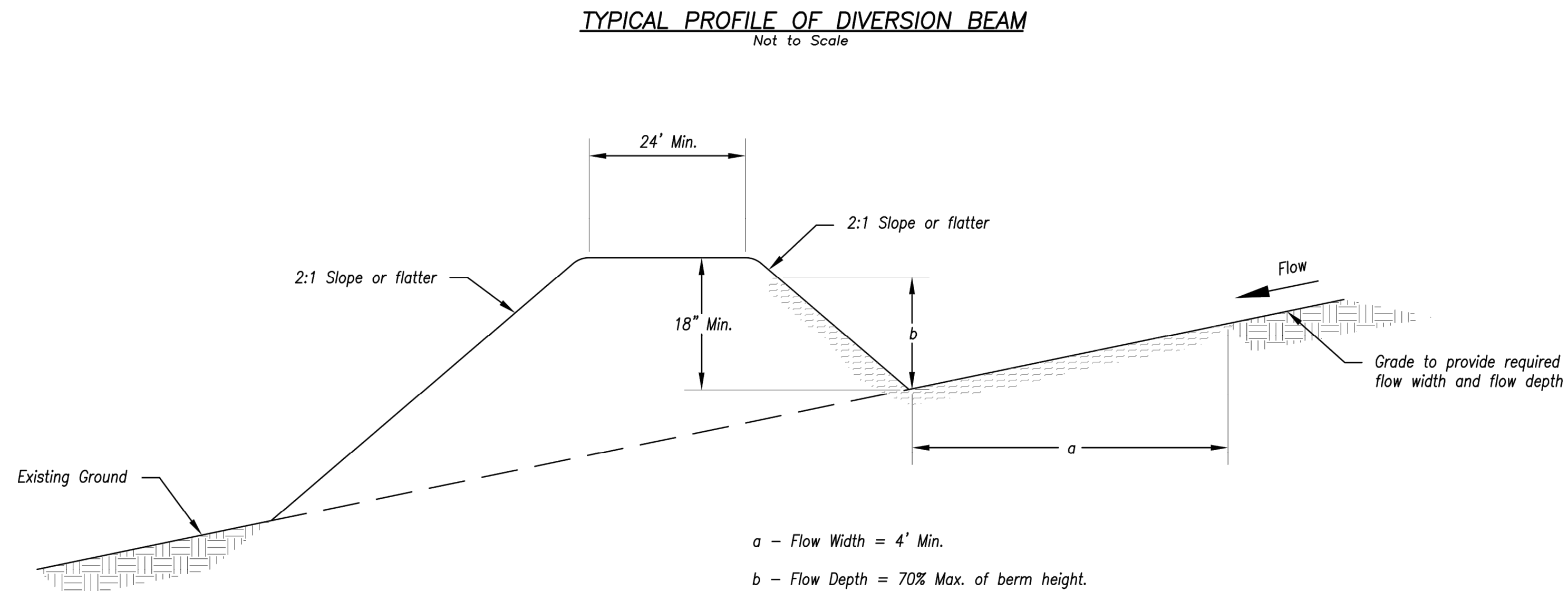
1. Berm shall be reshaped, compacted, and stabilized as necessary to maintain its function.
2. Breaches in the berm shall be repaired immediately.

- Notes for Slope Drain:

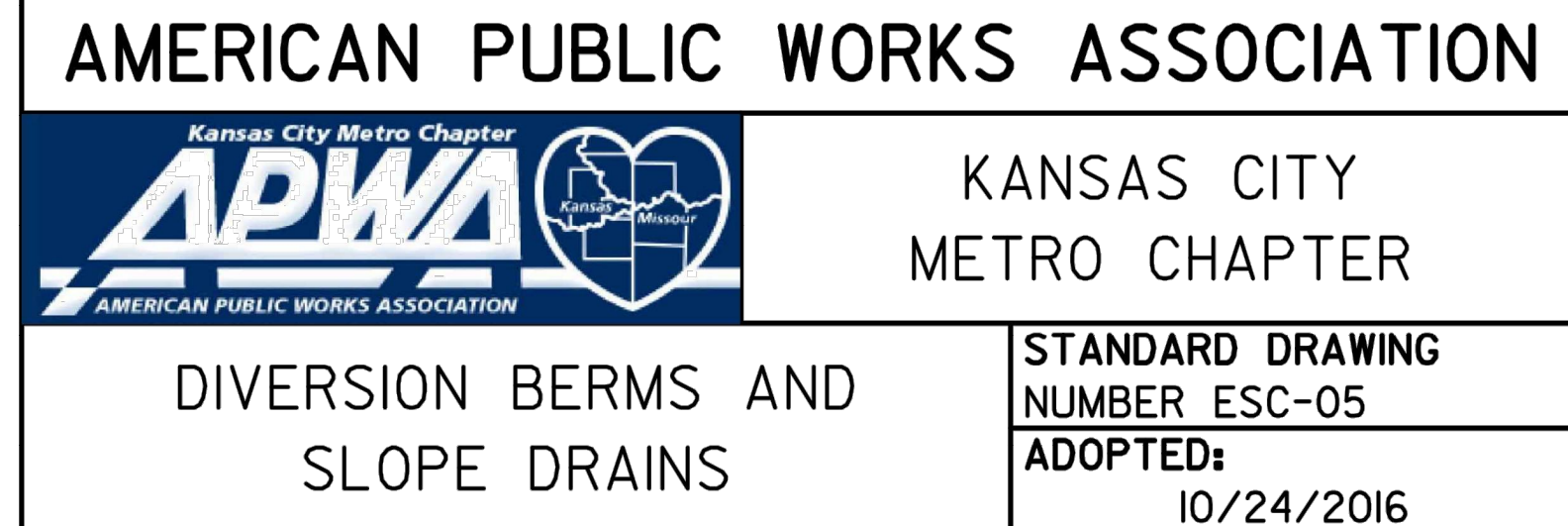
1. Slope Drain and Diversion Berm may be used on either project foreslopes or project backslopes.
2. Discharge of Slope Drains shall be into stabilized ditch or area, or into Sediment Basin.
3. Pipe shall be secured in place as approved by Engineer.

Maintenance:

1. Accumulation of any visible sediment at the inlet and outlet shall be removed promptly.
2. Outlet conditions shall be repaired if scour is observed. Leaking or damaged section of pipe shall be repaired immediately.
3. Barriers directing water to the inlet shall be monitored for continuity and effectiveness.



TYPICAL PROFILE OF DIVERSION BERM WITH SLOPE DRAIN



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

[illegible]

EROSION CONTROL DETAILS
SITE DISTURBANCE PLAN

NEW LONGVIEW TOWNHOMES
451 SW LONGVIEW BLVD

LEE'S SUMMIT, MO

2021

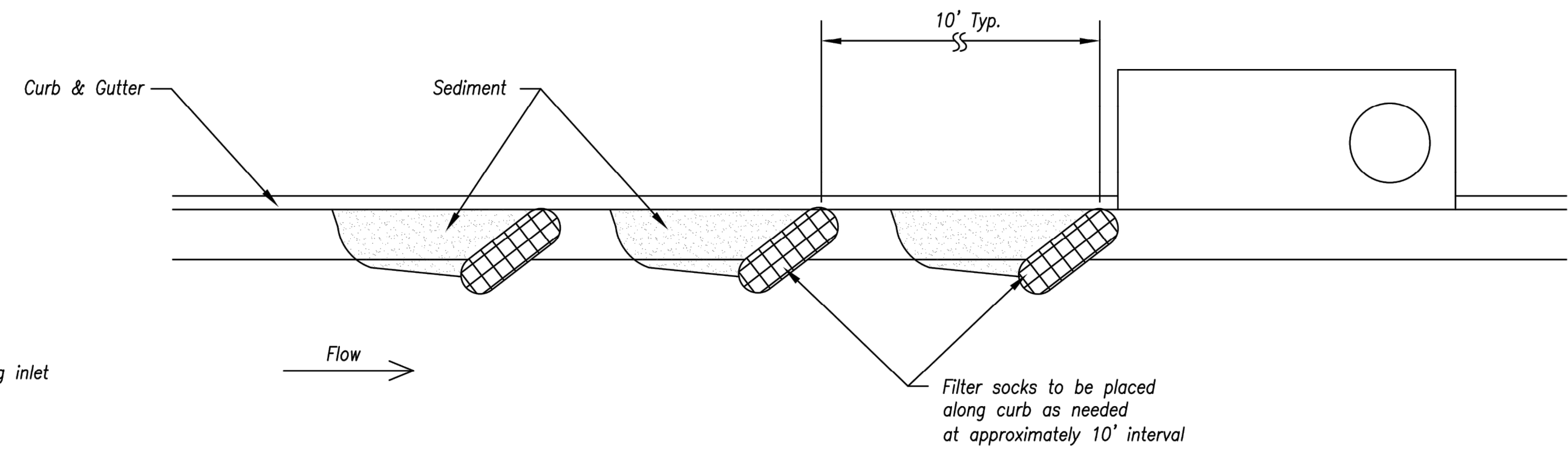
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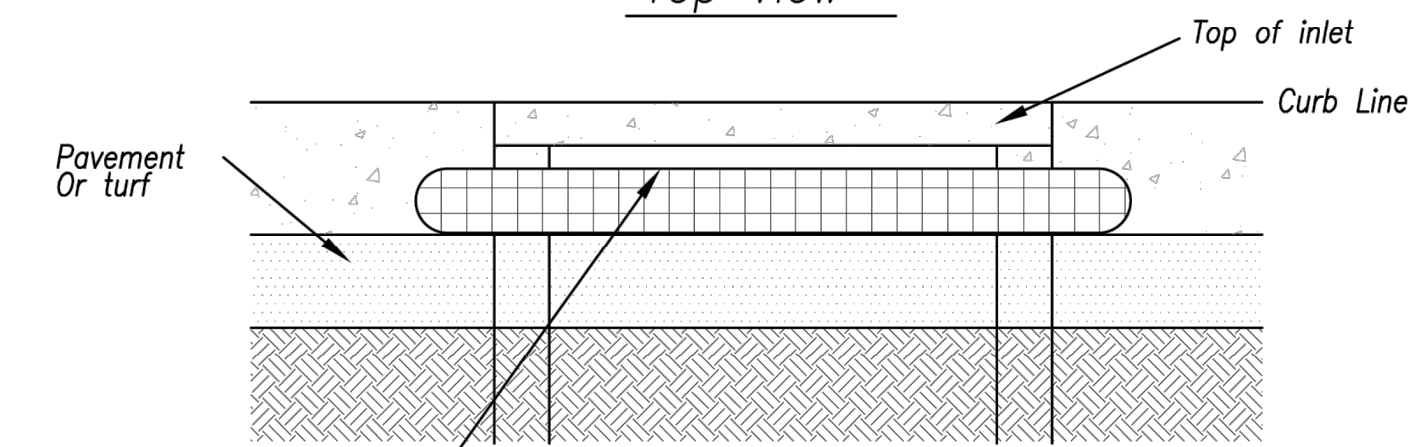
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approved by: _____ JES
QA/QC by: _____ JES
project no.: _____ 021-02987
drawing no.: C DTL01 02102987
date: _____ 06.16.2021

SHEET
C510



Filter sock is to have a tight curb contact with no gaps and extend approximately 6" beyond inlet opening.

Curb & Gutter



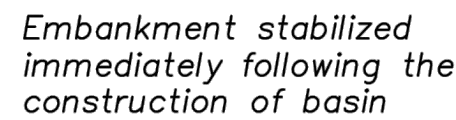
Height of filter sock should not be above the top of the inlet.

Kansas City Metro Chapter
APWA
AMERICAN PUBLIC WORKS ASSOCIATION

10/24/2016

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

- SHEET
C511



Plan View (*)
Not to Scale



Cross Section (*)
Not to Scale

(*) - The plan and cross section are schematic in nature. Construction plans must provide specific site construction arrangements.

Sediment Basin Design Summary (**)


| Design Item | Basin #1 | Basin #2 | Units | Notes |
|---|----------|----------|--------|--|
| Site Data: | | | | |
| Tributary Drainage Area to Pond | | | Acres | |
| 50% (2 yr) Design Flow | | | cfs | |
| 4% (25 yr) Design Flow | | | cfs | |
| | | | | |
| Pond Data: | | | | |
| Minimum Sediment Storage Volume | | | cu yd | 134 cy/acre required minimum |
| Provided Sediment Storage Volume | | | cu yd | |
| Bottom Elevation | | | Ft | |
| Sediment Cleanout Elevation | | | Ft | Elevation equal to 20% of original design volume |
| Top of Riser Elevation | | | Ft | Top of dry storage volume |
| Emergency Spillway Elevation | | | Ft | at or above Q-2 elevation. 1.0 ft min above principal spillway |
| Top of Dam Elevation | | | Ft | 1.0 ft min above Q-25 elevation |
| | | | | |
| Basin Shape Data: | | | | |
| A = Area at Normal Pool | | | SF | |
| L = Length of Flow Path | | | Ft | |
| We = Effective Width = A/L | | | Ft | |
| Length to Width Ratio = L/We | | | | |
| | | | | |
| Principal Spillway Data: | | | | |
| Riser Pipe dia | | | in | 15" min. Size for 2 year flow minimum |
| Barrel Pipe dia | | | in | 15" min. Size for 2 year flow minimum |
| Concrete Base size for Riser Pipe | | | CY | Size to prevent flotation. 1.25 safety factor required |
| Skimmer Size | | | | Designer to provide specific details and calculations per application to dewater in 48 to 72 hours |
| Emergency Spillway Data: | | | | |
| Design Depth in Spillway | | | ft | |
| Design Velocity in Spillway | | | ft/sec | |
| Lining Material | | | | Designer to provide specific details and calculations per application |
| | | | | |
| (**) – Required on all Sediment Basin Plan Sheets | | | | |

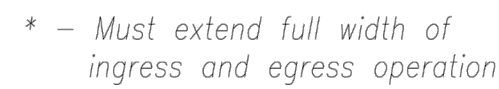
Sediment Basin Notes:

1. Interior baffles shall be provided to reduce short-circuiting of the basin. See Sht. ESC-12 for approved baffle options.
2. Emergency spillways to be located in a non-fill location when feasible and shall be lined with a non-erodible material such as Riprap or Turf Reinforcement Mat.
3. When directed, sediment basins shall be fenced using construction fence or other material for safety reasons and include warning signs, reading: "Danger - KEEP OUT".

Maintenance:

1. Check temporary sediment basins after periods of significant runoff.
2. Remove sediment and restore the basin to its original dimensions when sediment accumulates to 20% of the storage capacity.
3. Immediately repair any erosion damage to the embankment and outlets.
4. Repair and/or replace baffles as necessary to maintain function and integrity of installation.
5. Keep outlet, skimmer and pool area free of all trash and other debris.

| | |
|--|--|
| <h1 style="text-align: center;">AMERICAN PUBLIC WORKS ASSOCIATION</h1> | |
|  <p style="text-align: center;">Kansas City Metro Chapter APWA AMERICAN PUBLIC WORKS ASSOCIATION</p> | <p style="text-align: center;">KANSAS CITY METRO CHAPTER</p> |
| <p style="text-align: center;">SEDIMENT BASIN</p> | <p style="text-align: center;">STANDARD DRAWING NUMBER ESC-II</p> <hr/> <p style="text-align: center;">ADOPTED: 10/24/2016</p> |



Not to Scale



Not to Scale



Not to Scale

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.

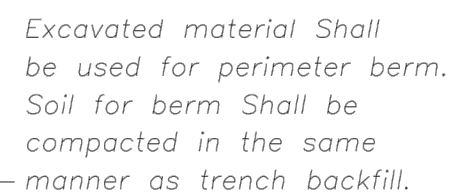
1. Reshape entrance as needed to maintain function and integrity of Installation. Top dress with clean aggregate as needed.

CONSTRUCTION ENTRANCE


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.

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.

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

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| <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;">  <p>AMERICAN PUBLIC WORKS ASSOCIATION</p> </div> <div style="text-align: center;"> <p>KANSAS CITY METRO CHAPTER</p> </div> </div> | |
| <p>CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT</p> | <p>STANDARD DRAWING NUMBER ESC-01</p> <p>ADOPTED: 10/24/2016</p> |