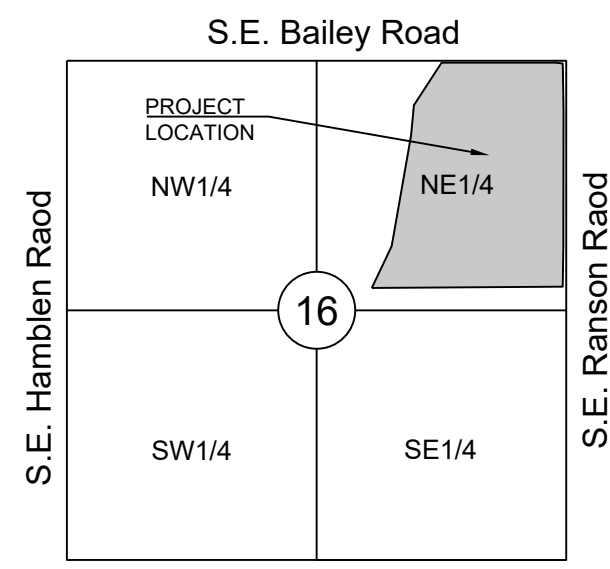


**LEGEND:**

- A/E - ACCESS EASEMENT
- BC - BACK OF CURB
- B/B - BACK TO BACK
- BM - BENCHMARK
- BL or B.L. - BUILDING LINE
- CO - CLEANOUT
- TJB - TELEPHONE JUNCTION BOX
- C&G - CURB AND GUTTER
- D/E - DRAINAGE EASEMENT
- E/E - ELECTRICAL EASEMENT
- EL - ELEVATION
- FL - FLOW LINE
- G/E - GAS LINE EASEMENT
- HDPE - HIGH-DENSITY POLYETHYLENE
- L/E - LANDSCAPE EASEMENT
- MSFE - MINIMUM SERVICEABLE FLOOR ELEVATION
- PVC - POLYVINYL CHLORIDE
- P/L - PROPERTY LINE
- PUB/E - PUBLIC EASEMENT
- RCP - REINFORCED CONCRETE PIPE
- ROW or RW - RIGHT-OF-WAY
- S/E - SANITARY SEWER EASEMENT
- SL - SERVICE LINE
- SW - SIDEWALK
- TE - TOP ELEVATION
- U/E - UTILITY EASEMENT
- WSE - WATER SURFACE ELEVATION
- W/E - WATERLINE EASEMENT

- ASPHALT PAVEMENT - EXISTING
- ASPHALT PAVEMENT - PROPOSED
- CONCRETE PAVEMENT - EXISTING
- CONCRETE SIDEWALK - EXISTING
- CONCRETE SIDEWALK - PROPOSED
- CURB & GUTTER
- CURB & GUTTER - EXISTING
- TREELINE
- EXISTING LOT AND R/W LINES
- EXISTING PLAT LINES
- P/L - PROPERTY LINES
- ROW - RIGHT-OF-WAY
- SANITARY SEWER MAIN
- SANITARY SEWER MAIN - EXIST.
- STO - STORM SEWER
- STORM SEWER - EXISTING
- CATV - CABLE TV - EXISTING
- FOC - FIBER OPTIC CABLE - EXISTING
- T<sub>x</sub> - TELEPHONE LINE - EXIST.
- E<sub>x</sub> - ELECTRIC LINE - EXISTING
- OHP<sub>x</sub> - OVERHEAD POWER LINE - EXIST.
- UG<sub>x</sub> - UNDERGROUND ELECTRIC - EX.
- G<sub>x</sub> - GAS LINE - EXISTING
- W<sub>x</sub> - WATERLINE - EXISTING
- LIGHT - EXISTING
- EXISTING MANHOLE
- CLEANOUT
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- AT - EXISTING AREA INLET
- CI - EXISTING CURB INLET
- GI - EXISTING GRATE INLET
- JTB - EXISTING JUNCTION BOX
- SM - EXISTING STORM MANHOLE



**UTILITY CONTACTS:**

**MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT)**  
Steve Holloway  
600 NE Colbern Road  
Lee's Summit, MO 64086  
(816) 399-2186

**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 Dejamette  
1300 SE Hamblin Road  
Lee's Summit, MO 64081  
Office: (816) 347-4316  
Cell: (816) 810-5234  
ron.dejamette@kcpcl.com

**CITY OF LEE'S SUMMIT PUBLIC WORKS**  
Dena Mezger  
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**  
John Meadows  
4700 Little Blue Parkway  
Independence, MO 64057  
(816) 795-2257

**CITY OF LEE'S SUMMIT WATER UTILITIES**  
Mark Schaeffer  
1200 SE Hamblin Road  
Lee's Summit, MO 64081  
(816) 969-1900

# EROSION AND SEDIMENT CONTROL AND MASS GRADING PLANS

## FOR

# MANOR AT BAILEY FARMS, 1ST PLAT

## IN THE CITY OF LEE'S SUMMIT

## JACKSON COUNTY, MISSOURI

**GENERAL NOTES:**

- ALL CONSTRUCTION TO FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
- ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DEPARTMENT OF THE CITY OF LEE'S SUMMIT, MISSOURI.
- LINEAL FOOT MEASUREMENTS SHOWN ON THE PLANS ARE HORIZONTAL MEASUREMENTS, NOT SLOPE MEASUREMENTS. ALL PAYMENTS SHALL BE MADE ON HORIZONTAL MEASUREMENTS.
- NO GEOLOGICAL INVESTIGATION HAS BEEN PERFORMED ON THE SITE.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL PROTECT ALL MAJOR TREES FROM DAMAGE. NO TREE SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER, UNLESS SHOWN OTHERWISE.
- 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.
- ALL WASTE MATERIAL RESULTING FROM THE PROJECT SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, OR AS DIRECTED BY THE OWNER.
- ALL EXCAVATIONS SHALL BE UNCLASSIFIED. NO SEPARATE PAYMENT WILL BE MADE FOR ROCK EXCAVATION.
- THE CONTRACTOR SHALL CONTROL THE EROSION AND SILTATION DURING ALL PHASED OF CONSTRUCTION, AND SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.
- ALL MANHOLES, CATCH BASINS, UTILITY VALVES AND METER PITS TO BE ADJUSTED OR REBUILT TO GRADE AS REQUIRED.
- THE CONTRACTOR SHALL CONTACT DEVELOPMENT SERVICES INSPECTIONS AT: 816-969-1200 TO OBTAIN A DEVELOPMENT SERVICES CONSTRUCTION PERMIT. A MINIMUM 48 HOUR NOTICE SHALL BE GIVEN PRIOR TO PERMIT ISSUANCE.
- THE CONTRACTOR SHALL CONTACT THE RIGHT OF WAY INSPECTOR AT 816-969-1800 PRIOR TO ANY LAND DISTURBANCE ACTIVITIES WITHIN THE RIGHT OF WAY. THESE ACTIVITIES MAY REQUIRE A PERMIT.
- 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).

**STREET NOTES:**

- ALL STREET CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL. ALL APPLICABLE AASHTO STANDARDS HAVE BEEN MET.
- ALL INSPECTION OF STREET CONSTRUCTION TO BE PERFORMED BY THE CITY OF LEE'S SUMMIT DEVELOPMENT ENGINEERING.
- CURB RETURN RADII SHALL BE 25' AT BACK OF CURB UNLESS OTHERWISE NOTED.
- SUBGRADE TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- ASSUMED DESIGN SPEED = 25 MPH (COLLECTOR).
- MINIMUM STOPPING SIGHT DISTANCE = 155 FEET.
- MINIMUM K, SAG CURVE = 26 (14 WITH LIGHTING), CREST CURVE = 12.
- GRADE INTERSECTIONS TO DRAIN AS SHOWN.
- SSD = STOPPING SIGHT DISTANCE.
- ALL ADA SIDEWALK RAMPS SHALL BE CONSTRUCTED BY THE DEVELOPER WITH THE PUBLIC INFRASTRUCTURE.

**EARTHWORK:**

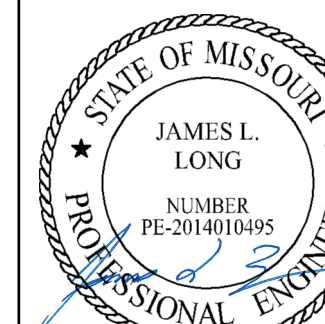
- It is recommended that a Geotechnical Engineer observe and document all earthwork activities.
- Contours have been shown at 1-foot or 2-foot intervals, as indicated. Grading shall consist of completing the earthwork required to bring the physical ground elevations of the existing site to the finished grade (or sub-grade) elevations provided on the plans as spot grades, contours or others means as indicated on the plans.
- The existing site topography depicted on the plans by contouring has been established by aerial photography and field verified by g.p.s. observation near 2-20-19. The contour elevations provided may not be exact ground elevations, but rather interpretations of such. Accuracy shall be considered to be such that not more than 10 percent of spot elevation checks shall be in error by more than one-half the contour interval provided, as defined by the National Map Accuracy Standards. Any quantities provided for earthwork volumes are established using this topography contour accuracy, and therefore the inherent accuracy of any earthwork quantity is assumed from the topography accuracy.
- Proposed contours are to approximate finished grade.
- Unless otherwise noted, payment for earthwork shall include backfilling of the curb and gutter, sidewalk and further manipulation of utility trench spoils. The site shall be left in a movable condition and positive drainage maintained throughout.
- Unless otherwise noted, all earthwork is considered Unclassified. No additional compensation will be provided for rock or shale excavation, unless specifically stated otherwise.
- Prior to earthwork activities, pre-disturbance erosion and sediment control devices shall be in place per the Storm Water Pollution Prevention plan and/or the Erosion and Sediment Control Plan prepared for this site.
- All topsoil shall be stripped from all areas to be graded and stockpiled adjacent to the site at an area specified by the project owner or his appointed representative. Vegetation, trash, trees, brush, tree roots and limbs, rock fragments greater than 6-inches and other deleterious materials shall be removed and properly disposed of offsite or as directed by the owner or his appointed representative.
- Unless otherwise specified in the Geotechnical Report, all fills shall be placed in maximum 6-inch lifts and compacted to 95-percent of maximum density as defined using a standard proctor test (AASHTO T99/ASTM 698).
- Fill materials shall be per Geotechnical Report and shall not include organic matter, debris or topsoil. All fills placed on slopes greater than 6:1 shall be benched.
- The Contractor shall be responsible for redistributing the topsoil over proposed turf and landscaped areas to a minimum depth of 6-inches below final grade.
- All areas shall be graded for positive drainage. Unless noted otherwise the following grades shall apply:
  - Turf Areas - 2.5% Minimum, 4H:1V Maximum
  - Paved Areas - 1.2% Minimum, 5% Maximum
- All disturbed areas shall be fertilized, seeded and mulched immediately after earthwork activities have ceased. Seeding shall be per the Erosion and Sediment Control Plan and/or Landscape Plan. If not specified seeding shall be per APWA Section 2400, latest edition. Unless otherwise noted, seeding shall be subsidiary to the contract price for earthwork and grading activities.
- All disturbed areas in the right-of-way shall be sodded.
- Underdrains are recommended for all paved areas adjacent to irrigated turf and landscaped beds.
- Contractor shall adhere to the reporting requirements outlined in the Storm Water Pollution Prevention Plan (SWPPP) prepared for this project. Erosion and Sediment control devices shall be properly maintained and kept clean of silt and debris and in good working order. Additional erosion and sediment control measures shall be installed as required.

**UTILITIES:**

- 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.
- 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.
- 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.
- Utility Separation: Waterlines shall have a minimum of 10 feet horizontal and 2 feet vertical separation from all sanitary sewer lines, manholes, and sanitary sewer service laterals, as measured from edge to edge. If minimum separations can not be obtained, concrete encasement of the sanitary line shall be required 10 feet in each direction of the conflict.
- 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.
- 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.
- 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.
- All excavation is considered unclassified, unless noted otherwise. Unclassified excavation for utility trenching is subsidiary to the unit price provided for the pipe. Any quantity provided for rock excavation is estimated based on the best information provided to the Project Engineer. The Engineer has the authority to identify and define the physical characteristics to determine the classification. Unit price quantities for rock excavation will be paid at a trench width of the nominal pipe diameter of the installed main plus 18 inches. Contractor is required to dispose of excess rock from their trenches by disposing it in areas as specified by the Project Engineer.

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	PRE CONSTRUCTION EROSION CONTROL NORTH
3	PRE CONSTRUCTION EROSION CONTROL EAST
4	PRE CONSTRUCTION EROSION CONTROL WEST
5	EROSION CONTROL PLAN - NORTH
6	EROSION CONTROL PLAN - WEST
7	EROSION CONTROL PLAN - EAST
8	POST CONSTRUCTION EROSION CONTROL NORTH
9	POST CONSTRUCTION EROSION CONTROL EAST
10	POST CONSTRUCTION EROSION CONTROL WEST
11	SEDIMENT BASIN DESIGN
12	EROSION CONTROL DETAILS
13	EROSION CONTROL DETAILS

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

MANOR AT BAILEY FARMS, 1ST PLAT  
 EROSION AND SEDIMENT CONTROL AND MASS  
 GRADING PLANS  
 SE BAILEY ROAD AND SE RANSOM ROAD  
 LEE'S SUMMIT, MISSOURI

Not for  
Construction

**APPROVED BY:**

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
APPROVED FOR ONE YEAR FROM THIS DATE

**OWNER/DEVELOPER:**

CLAYTON PROPERTIES GROUP INC., DBA SUMMIT HOMES  
BRADLEY KEMPF  
120 SE 30TH STREET  
LEE'S SUMMIT, MO 64082  
p (816) 246-6700  
BRADLEY@SUMMITHOMESKC.COM



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11/05/2021	
21-130	

COVER SHEET

**MISSOURI GEOGRAPHIC REFERENCE SYSTEM BENCHMARK:**

BM JA-45, IS A KC METRO ALUMINUM GRS DISK SET IN CONCRETE AND ABOUT 3 INCHES BELOW THE PAVEMENT ON THE SHOULDER OF SE RANSOM ROAD. IT IS STAMPED JA45, 1987.

ELEV. = 1046.25

SHEET

1



LEGEND	
	TEMP. CONSTRUCTION ENTRANCE AND STAGING AREA
	CONCRETE WASHOUT AREA
	SILT FOAM DIKE - STAKED & INSTALL PER MFR'S RECOMMENDATIONS
	BMP PLAN REF. NO.
	SILT FENCE FOR INLET PROTECTION PRIOR TO STRUCTURE TOP
	SUPER SEDIMENT SILT FENCE (PRIOR TO LAND DISTURBANCE)
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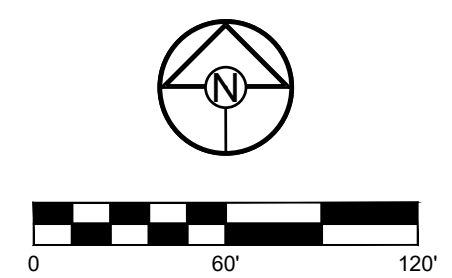
**DISTURBED AREA 1 = 12.55 A.C.**  
**DISTURBED AREA 2 = 4.50 A.C.**  
**DISTURBED AREA 3 = 24.50 A.C.**

**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.
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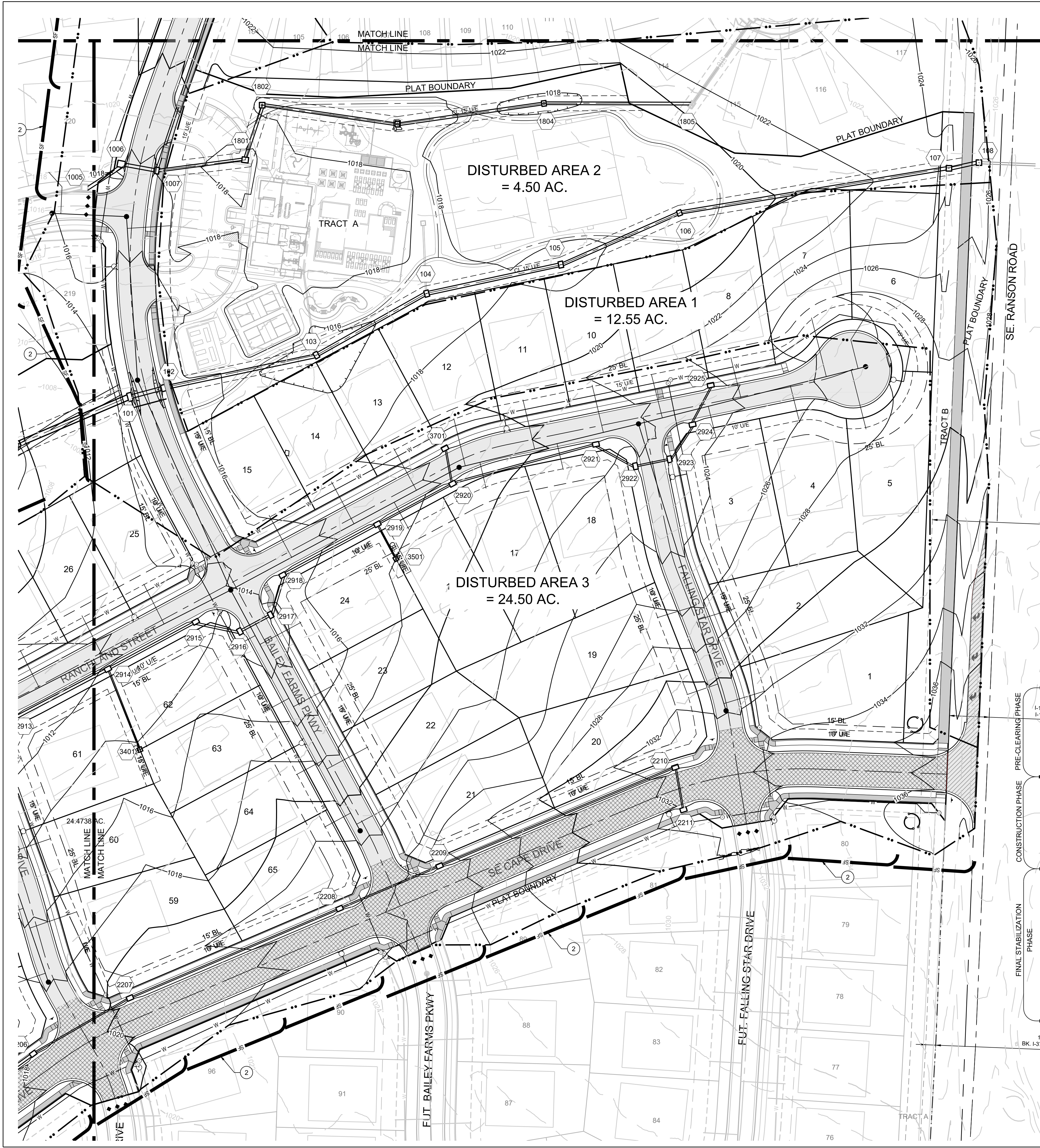
**EROSION AND SEDIMENT CONTROL STAGING CHART**

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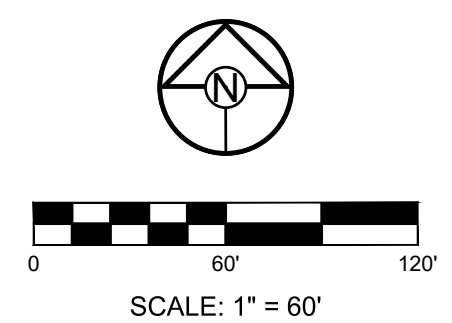
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DRAWN BY:	CHECKED BY:	DATE PREPARED:	PROJ. NUMBER:
NCA	JLL	11/05/2021	21-130



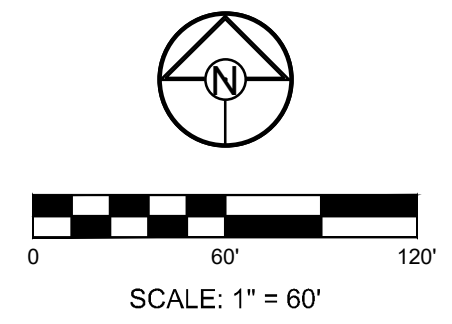
LEGEND	
	TEMP. CONSTRUCTION ENTRANCE AND STAGING AREA
	CONCRETE WASHOUT AREA
	SILT FOAM DIKE - STAKED & INSTALL PER MFR'S RECOMMENDATIONS
	BMP PLAN REF. NO.
	SILT FENCE FOR INLET PROTECTION PRIOR TO STRUCTURE TOP
	SUPER SEDIMENT SILT FENCE (PRIOR TO LAND DISTURBANCE)
	SILT FENCE (PRIOR TO LAND DISTURBANCE)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

**DISTURBED AREA 1 = 12.55 A.C.**  
**DISTURBED AREA 2 = 4.50 A.C.**  
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**SITE SPECIFIC NOTES:**

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- 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 BMP'S. INITIAL STABILIZATION ACTIVITIES MUST BE COMPLETED WITHIN 14 DAYS AFTER SOIL DISTURBING ACTIVITIES CEASE.
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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 & ORANGE SAFETY FENCE	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
	3	SILT FENCE (PRIOR TO LAND DISTURBANCE)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
B - MASS GRADING	4	SEDIMENT BASIN	N/A	SEDIMENT BASIN TO BE CONVERTED INTO DETENTION BASIN WHEN SITE IS STABILIZED. PLEASE REFER TO SHEET 11 OF THIS SET FOR DETAILS.
	5	SILT FENCE (DURING CONSTRUCTION)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
C - UTILITY CONSTRUCTION	6	CONCRETE WASHOUT AREA	E	MAINTAIN, REPAIR, OR REPLACE AS NECESSARY
	7	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 SUFFICIENT GROUND COVER ESTABLISHED
D - AFTER PAVING OPERATIONS	8	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
	9	SILT FENCE (AFTER CURB CONSTRUCTION)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
	10	SEEDING AND MULCHING	E	ALL DISTURBED AREAS AFTER 14 DAYS OF CONSTRUCTION INACTIVITY
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.



MANOR AT BAILEY FARMS, 1ST PLAT  
 EROSION AND SEDIMENT CONTROL AND MASS  
 GRADING PLANS  
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EROSION CONTROL PLAN - NORTH

SHEET

**5**

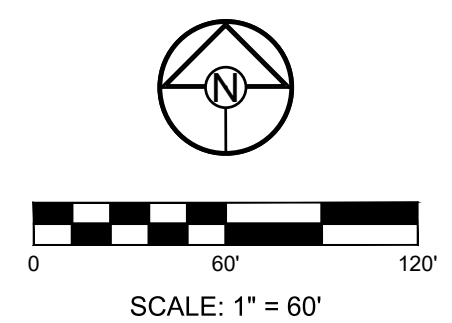
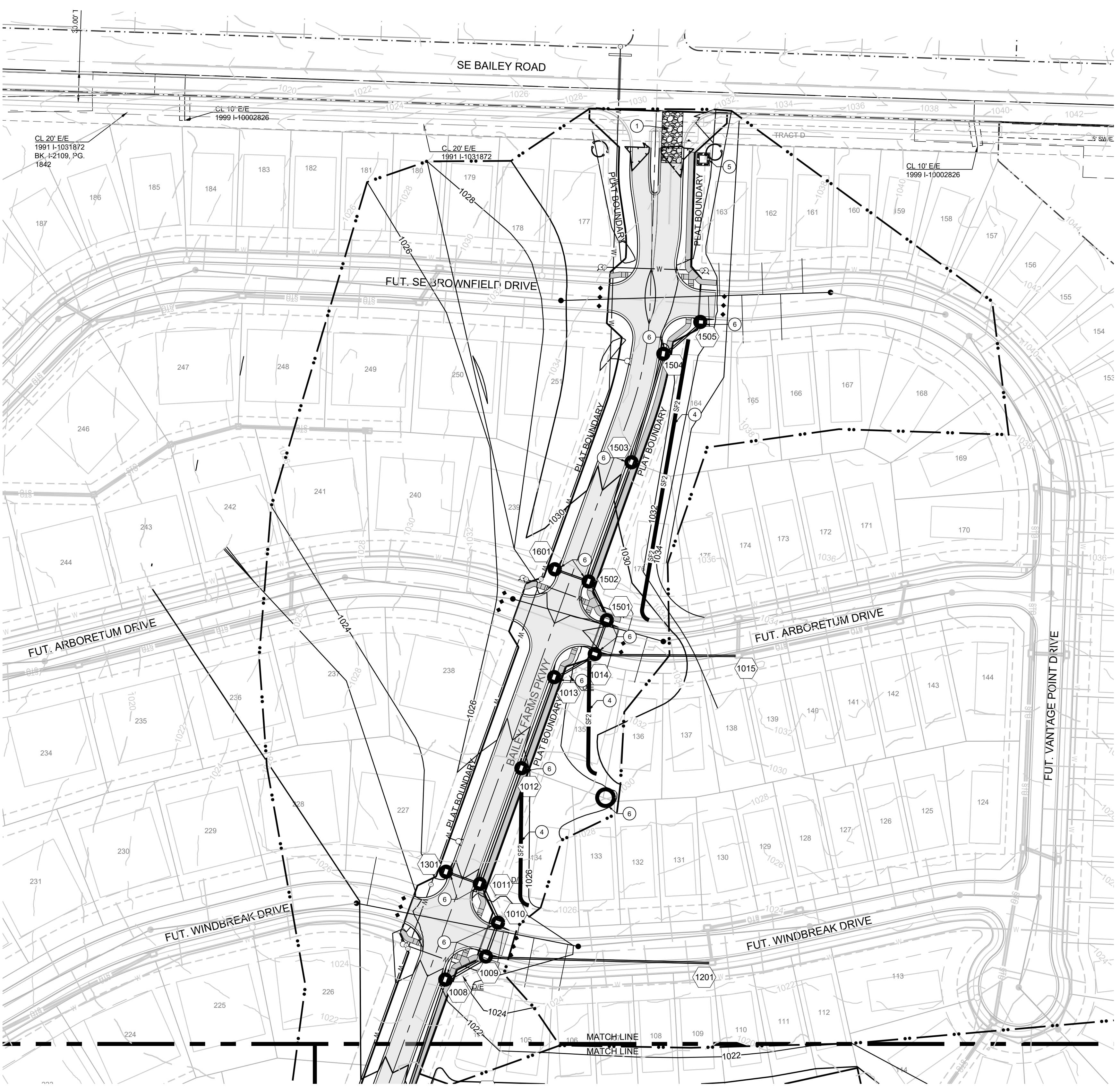
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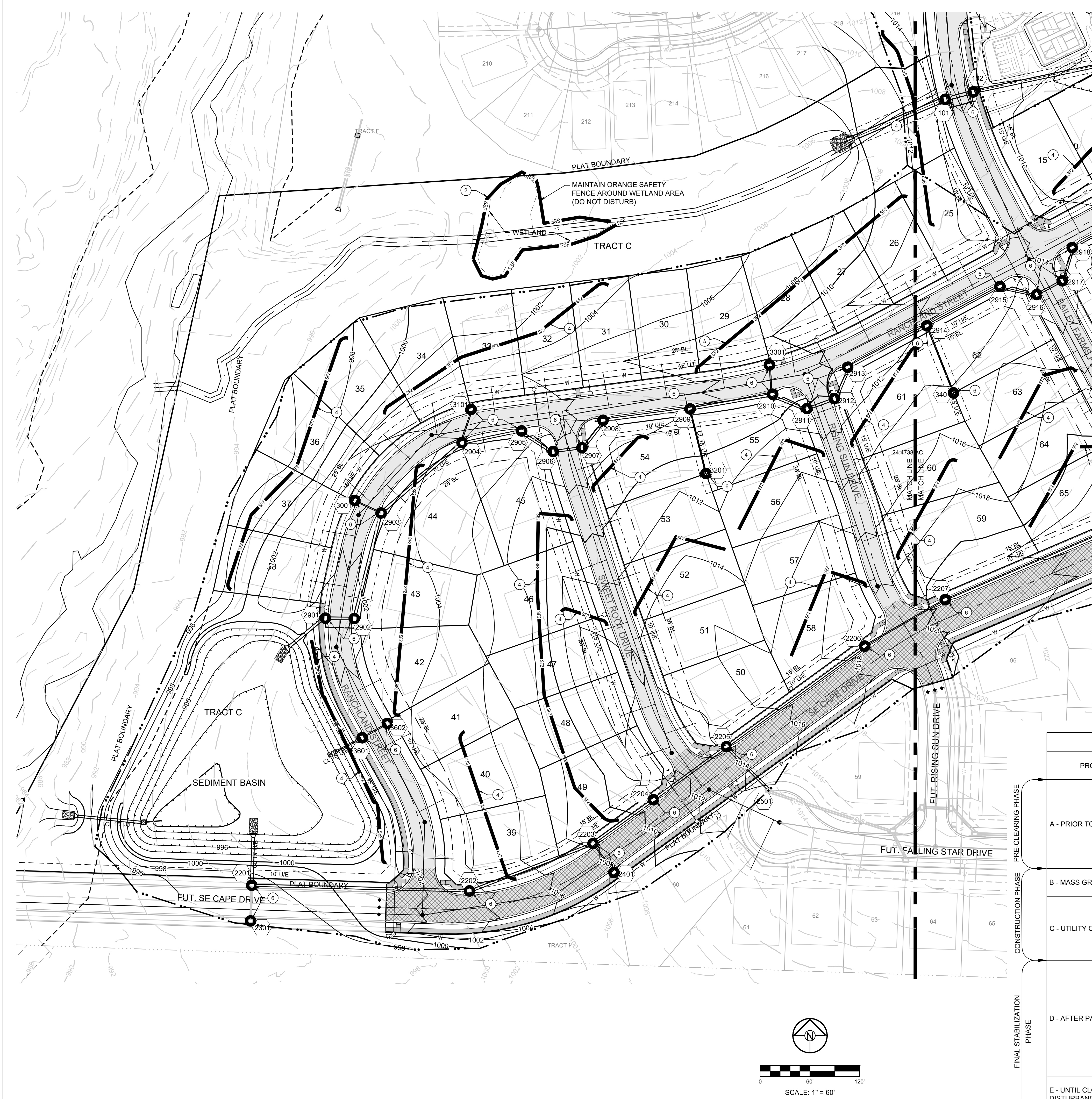
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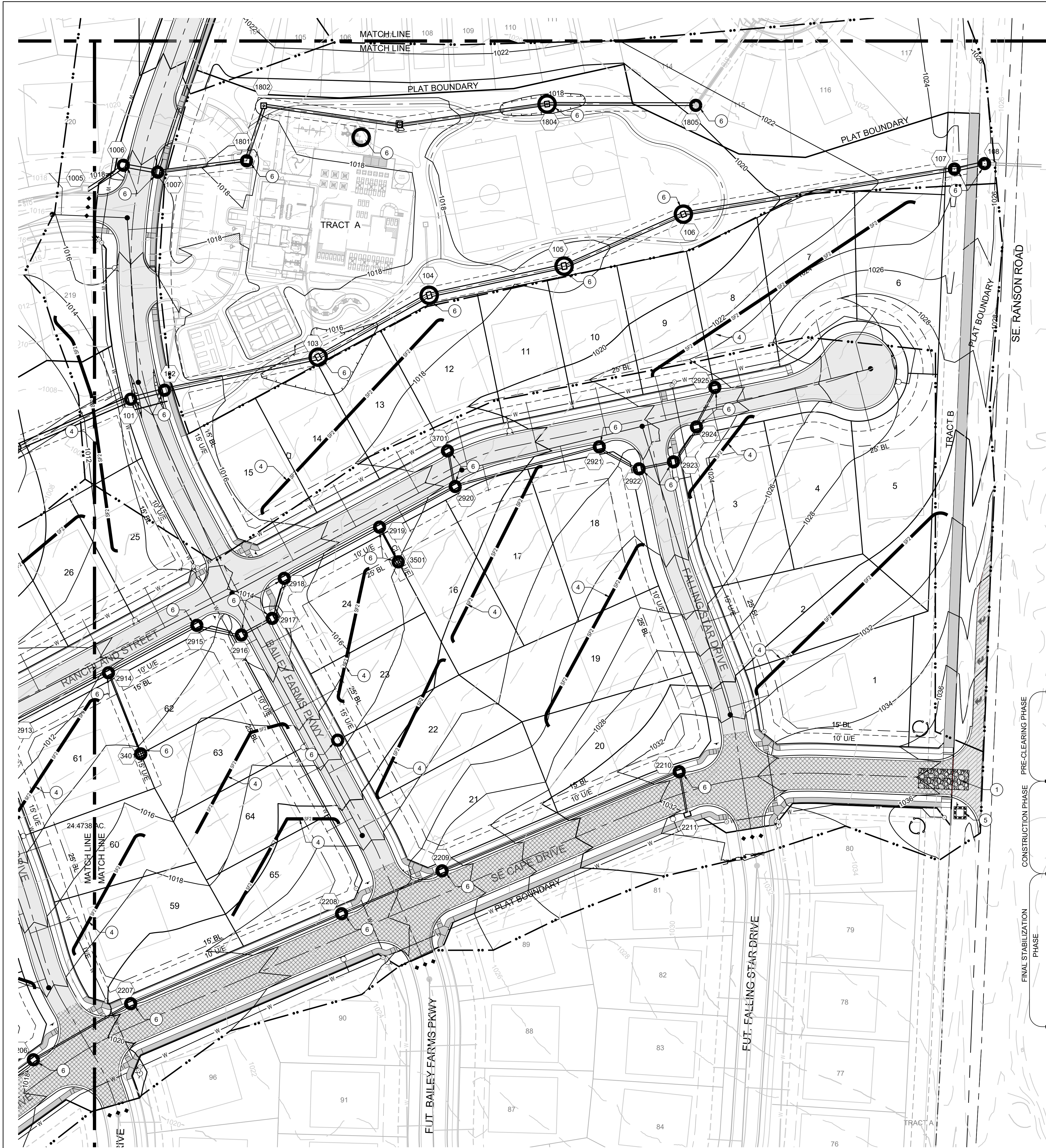
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- REFER TO SEDIMENT BASIN DESIGN PLAN FOR SILTATION REMOVAL FROM DETENTION BASIN REQUIREMENTS.

**EROSION AND SEDIMENT CONTROL STAGING CHART**

PROJECT STAGE	BMP PLAN REF. NO.	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
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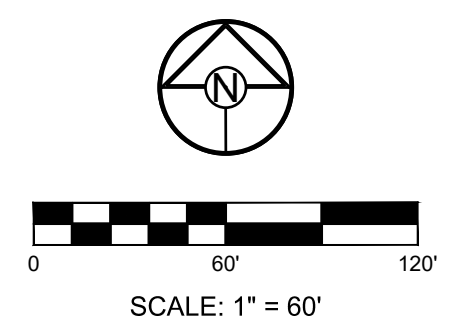
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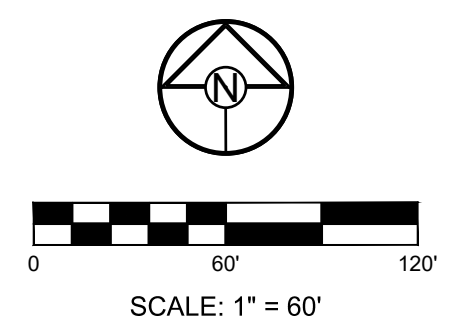
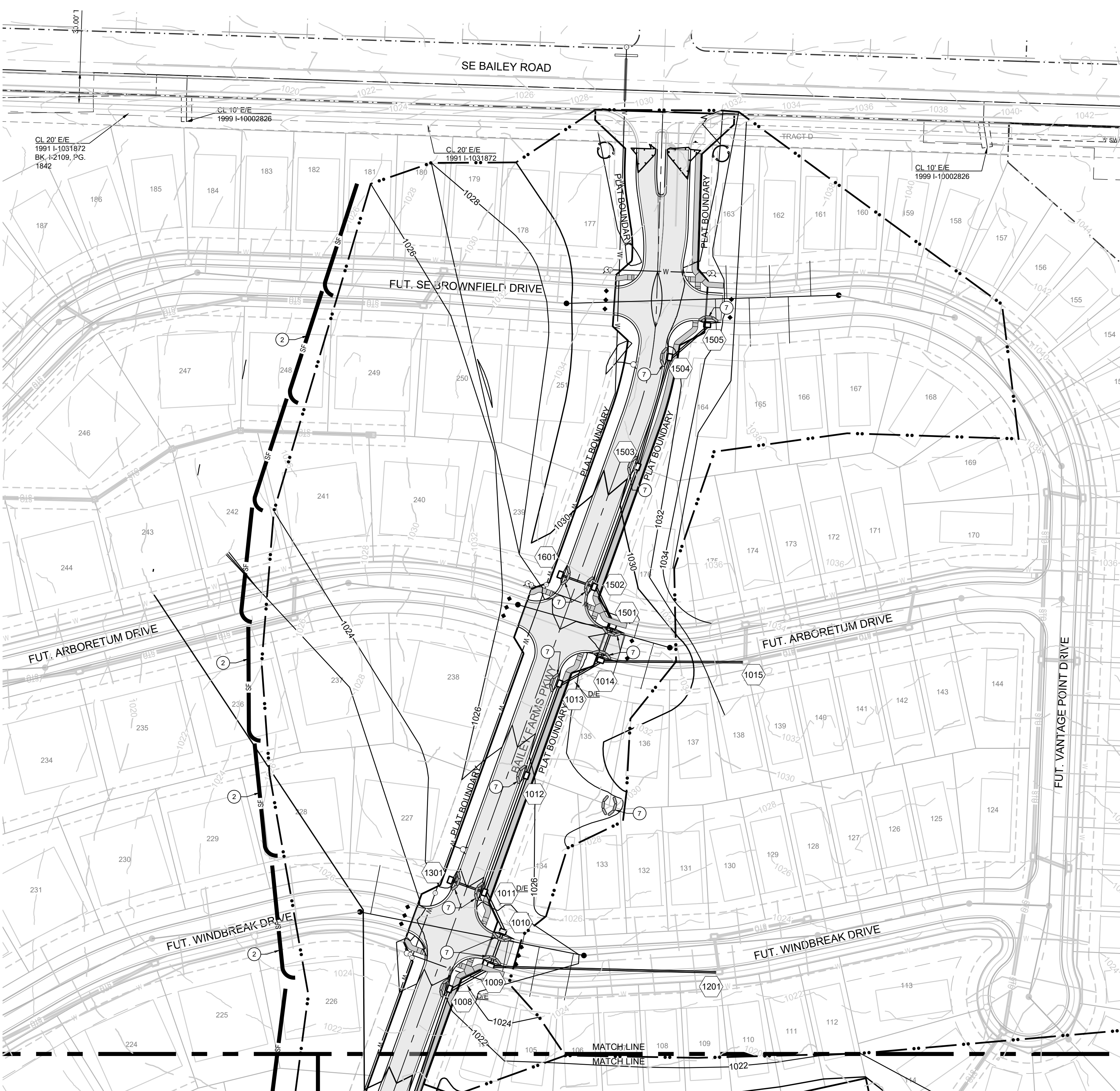
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6. STABILIZATION OF DISTURBED AREAS MUST, AT A MINIMUM, BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING, OR OTHER SOIL DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION 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 BMP'S. 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				
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C - UTILITY CONSTRUCTION	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 SUFFICIENT GROUND COVER ESTABLISHED
	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
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	9	SEEDING AND MULCHING	E	ALL DISTURBED AREAS AFTER 14 DAYS OF CONSTRUCTION INACTIVITY
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.







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

**DISTURBED AREA 1 = 12.55 A.C.**  
**DISTURBED AREA 2 = 4.50 A.C.**  
**DISTURBED AREA 3 = 24.50 A.C.**

**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.
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- AREAS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE SODDED IMMEDIATELY AFTER CONSTRUCTION IS COMPLETE.
- SILTATION BASIN TO BE CONVERTED TO PERMANENT STRUCTURE WHEN ALL UPSTREAM AREAS HAVE BEEN STABILIZED.

**EROSION AND SEDIMENT CONTROL STAGING CHART**

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MANOR AT BAILEY FARMS, 1ST PLAT  
EROSION AND SEDIMENT CONTROL AND MASS  
GRADING PLANS  
SE BAILEY ROAD AND SE RANSON ROAD  
LEE'S SUMMIT, MISSOURI

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DRAWN BY: NCA  
CHECKED BY: JLL  
DATE PREPARED: 11/05/2021  
PROJ. NUMBER: 21-130

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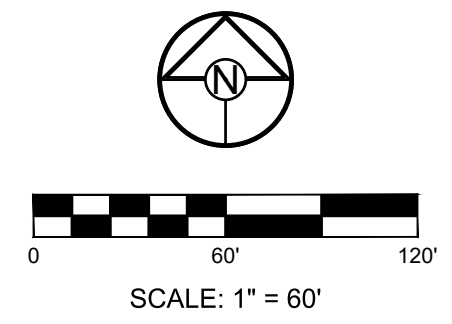
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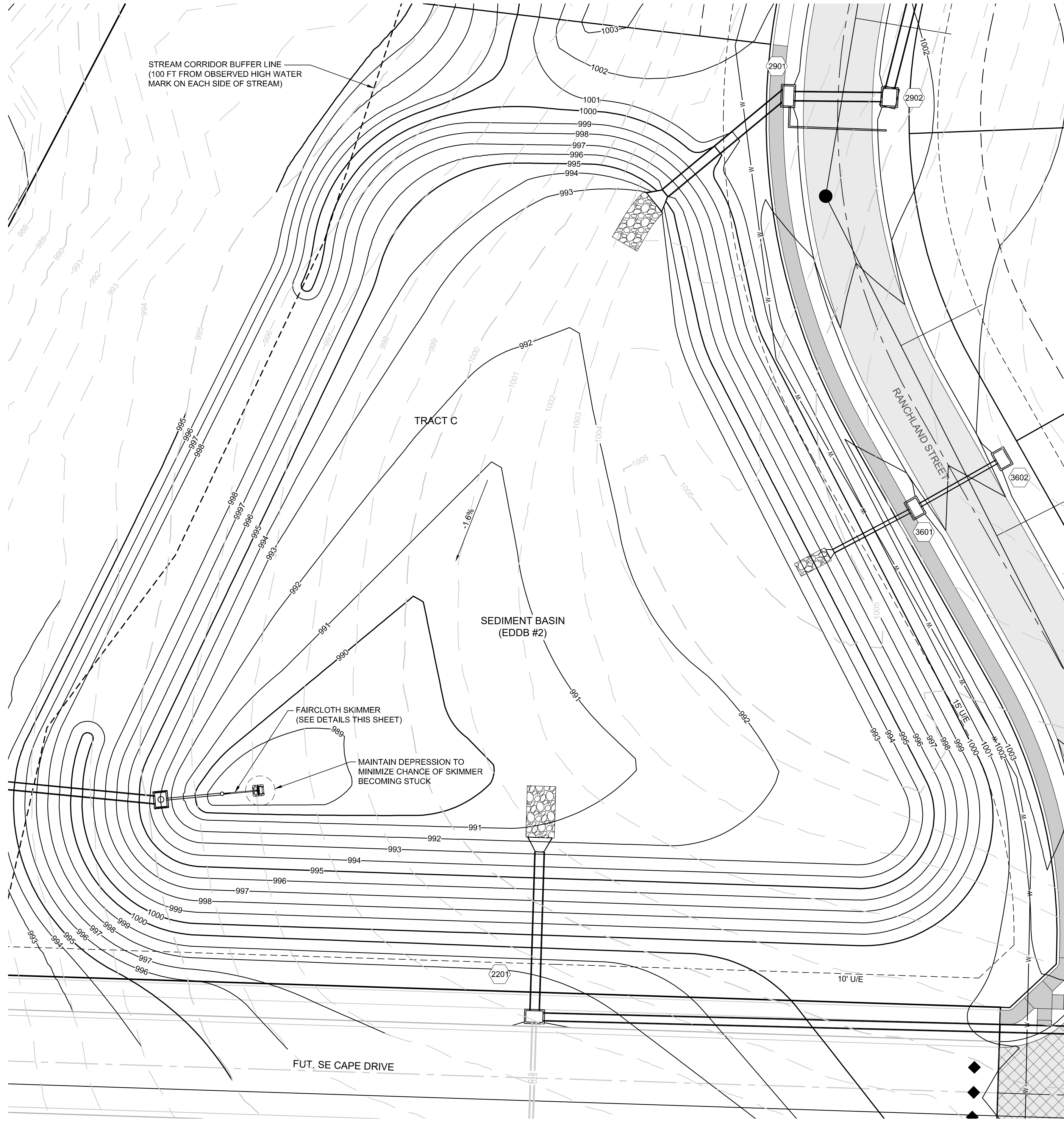
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STREAM CORRIDOR BUFFER LINE  
(100 FT FROM OBSERVED HIGH WATER  
MARK ON EACH SIDE OF STREAM)

TRACT C

SEDIMENT BASIN  
(EDDB #2)

FAIRCLOTH SKIMMER  
(SEE DETAILS THIS SHEET)

MAINTAIN DEPRESSION TO  
MINIMIZE CHANCE OF SKIMMER  
BECOMING STUCK

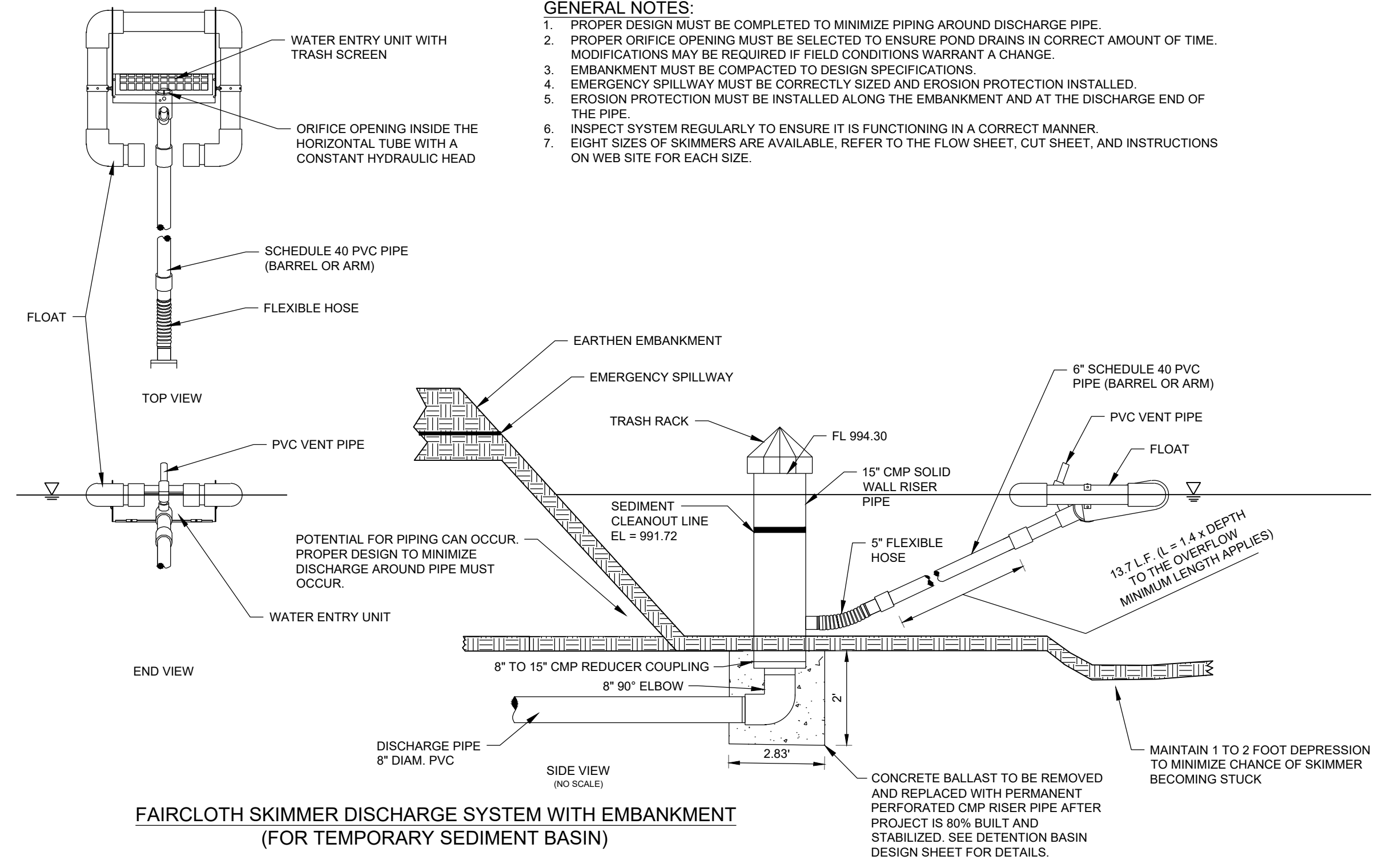
FUT. SE CAPE DRIVE

- EXISTING CONTOURS
- PROPOSED CONTOURS
- SILTATION BASIN CONTOURS

- NOTES:**
- SEDIMENT BASIN SHALL BE CONSTRUCTED ALONG WITH ALL OTHER EROSION AND SEDIMENT CONTROL DEVICES PRIOR TO ANY WORK BEING PERFORMED.
  - SILT SHALL BE REMOVED WHEN DEPTH REACHES RED MARK ON RISER PIPE AS SHOWN ABOVE.
  - REMOVED SILT SHALL BE DISPOSED OF PROPERLY OFFSITE.

Sediment Basin Design Summary		
Design Item	EDDB #2	Units / Notes
<b>Site Data:</b>		
Tributary Drainage Area to Pond	29.69	Acres
50% (2 yr) Design Flow	86.05	cfs
4% (25 yr) Design Flow	180.03	cfs
<b>Pond Data:</b>		
Minimum Sediment Storage Volume	3,978	cu yd 134 cy/acre required minimum
Provided Sediment Storage Volume	4,020	cu yd
Bottom Elevation	988.16	Ft
Sediment Cleanout Elevation	991.72	Ft Elevation equal to 20% of original design volume
Top of Riser Elevation	994.30	Ft Top of dry storage volume
Emergency Spillway Elevation	998.36	Ft at or above Q-2 elevation. 1.0 ft min above principal spillway
Top of Dam Elevation	1,000.00	Ft 1.0 ft min above Q-25 elevation
<b>Basin Shape Data:</b>		
A = Area at Normal Pool	44,414	SF Based on 2-year event
L = Length of Flow Path	281	Ft
We = Effective Width = A/L	158	Ft
Length to Width Ratio = L/We	1.78	
<b>Principal Spillway Data:</b>		
Riser Pipe dia	15	in 15" min. size for 2 year flow minimum
Barrel Pipe dia	15	in 15" min. size for 2 year flow minimum
Concrete Base size for Riser Pipe	0.09	CY Size to prevent flotation. 1.25 safety factor required
Skimmer Size / Orifice Diameter	6" / 5.4"	Designer to provide specific details and calculations per application to dewater in 48 to 72 hours
<b>Emergency Spillway Data:</b>		
Design Depth in Spillway	0.59	ft
Design Velocity in Spillway	2.40	ft/sec
Lining Material	Turf	Designer to provide specific details and calculations per application

Basin	2-yr Volume (cu ft)	Dewater Time (Days)	Skimmer Size	Orifice Diam.
EDDB #2	122,558	3	6"	5.4"



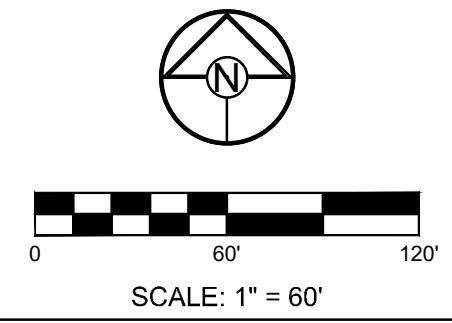
- GENERAL NOTES:**
- PROPER DESIGN MUST BE COMPLETED TO MINIMIZE PIPING AROUND DISCHARGE PIPE.
  - PROPER ORIFICE OPENING MUST BE SELECTED TO ENSURE POND DRAINS IN CORRECT AMOUNT OF TIME. MODIFICATIONS MAY BE REQUIRED IF FIELD CONDITIONS WARRANT A CHANGE.
  - EMBANKMENT MUST BE COMPACTED TO DESIGN SPECIFICATIONS.
  - EMERGENCY SPILLWAY MUST BE CORRECTLY SIZED AND EROSION PROTECTION INSTALLED.
  - EROSION PROTECTION MUST BE INSTALLED ALONG THE EMBANKMENT AND AT THE DISCHARGE END OF THE PIPE.
  - INSPECT SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER.
  - EIGHT SIZES OF SKIMMERS ARE AVAILABLE. REFER TO THE FLOW SHEET, CUT SHEET, AND INSTRUCTIONS ON WEB SITE FOR EACH SIZE.

FAIRCLOTH SKIMMER DISCHARGE SYSTEM WITH EMBANKMENT  
(FOR TEMPORARY SEDIMENT BASIN)

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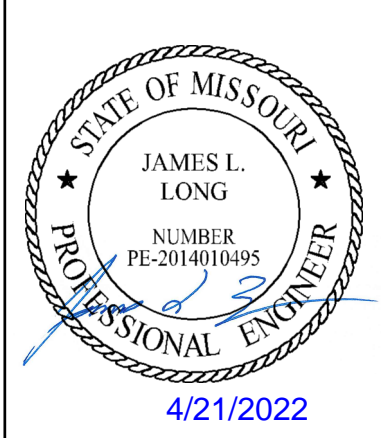
DRAWN BY: NCA  
CHECKED BY: JLL  
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SEDIMENT BASIN DESIGN



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PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

MANOR AT BAILEY FARMS, 1ST PLAT  
 EROSION AND SEDIMENT CONTROL AND MASS  
 GRADING PLANS  
 SE BAILEY ROAD AND SE RANSON ROAD  
 LEE'S SUMMIT, MISSOURI

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EROSION CONTROL DETAILS

SHEET  
**12**

**Notes for Concrete Washout:**

- Concrete washout areas shall be installed prior to any concrete placement on site.
- Concrete washout areas shall include a flat subsurface pit sized relative to the amount of concrete to be placed on site. The slope leading out of the subsurface pit shall be 3:1. The vehicle tracking post shall be placed towards the concrete washout area.
- Vehicle tracking control is required at the access point to all concrete washout areas.
- Slope shall be placed at the construction site entrance, washout area and wherever as necessary to clearly indicate the location(s) of the concrete washout area(s) to operators of concrete truck and pump rigs.
- A one-piece impervious door may be required along the bottom and sides of the subsurface pit in areas of gravelly soils.

**Maintenance for Concrete Washout:**

- Concrete washout materials shall be removed once the materials have filled the washout to approximately 75% full.
- Concrete washout areas shall be enlarged as necessary to maintain capacity for washed concrete.
- Concrete washout areas, washed pieces of concrete and all other debris in the subsurface pit shall be transported from the job site in a weather-tight container and disposed of properly.
- Concrete washout areas shall remain in place until all concrete for the project is placed.
- When concrete washout areas are removed, excavations shall be filled with suitable compacted backfill and repaired. Any disturbed areas associated with the installation, maintenance, and/or removal of the concrete washout areas shall be stabilized.

**Notes for Construction Entrance:**

- Avoid locating on steep slopes, at curves on public roads, or downhills of disturbed areas.
- Remove all vegetation and other unsuitable material from the foundation area, grade, and crown for positive drainage.
- If slope towards the public road exceeds 2%, construct a 6- to 8-inch high ridge with 3:1 V side slopes across the foundation approximately 15 feet from the edge of the public road to divert runoff from it.
- Install pipe under the entrance if needed to maintain drainage distance along public roads.
- Place stone to dimensions and grade as shown on plans. Leave surface sloped for drainage.
- Divert all surface runoff and drainage from the entrance to a sediment control device.
- If conditions warrant, place geotextile fabric on the graded foundation to improve stability.

**Maintenance for Construction Entrance:**

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

**CONCRETE WASHOUT**

**AMERICAN PUBLIC WORKS ASSOCIATION**  
**APWA** KANSAS CITY METRO CHAPTER  
 STANDARD DRAWING NUMBER ESC-01 ADOPTED: 10/24/2016

**Notes:**

- 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).
- 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.
- Contractor to field verify ponding water shall not create a traffic hazard.

**Maintenance:**

- Remove deposited sediment from excavated storage areas when available storage has been reduced by 25%.
- Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
- Repair or replace as necessary to maintain function and integrity of installation.

**CONCRETE WASHOUT**

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

**Notes:**

- In order to contain water, the ends of the silt fence must be turned uphill (Figure A).
- 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).
- Long slopes should be broken up with intermediate rows of silt fence to slow runoff velocities.
- Attach fabric to upslope side of post.
- Install posts a minimum of 2' into the ground.
- Trenching will only be allowed for small or difficult installation, where sloping machine cannot be reasonably used.

**Maintenance:**

- Remove and dispose of sediment deposits when the deposit approaches 1/2 the height of silt fence.
- Repair as necessary to maintain function and structure.

**CONCRETE WASHOUT**

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

**SUPER SEDIMENT FENCE NOTES:**

**A) CONSTRUCTION SPECIFICATIONS:**

- FENCING SHALL BE 42-INCHES IN HEIGHT.
- 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.
- SEDIMENT FENCE SHALL BE FASTENED SECURELY TO THE WIRE FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP AND MID-SECTION.
- SEDIMENT FENCE AND WIRE SHALL BE EMBEDDED A MINIMUM OF 8-INCHES INTO THE GROUND.
- WHEN TWO SECTIONS OF GEOTEXTILE FABRIC ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6-INCHES AND FOLDED.
- WIRE FENCE WILL BE BETWEEN 9 AND 14 GAUGE AND SHALL HAVE A MAXIMUM MESH SPACING OF 6-INCHES.
- SEDIMENT FENCE SHALL MEET THE FOLLOWING REQUIREMENTS FOR GEOTEXTILE CLASS F: ADDITIONAL SPECIFICATIONS ARE FOUND IN ASTM 6461.

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 <sup>2</sup> /MINUTE OR LESS	ASTM 5141
FILTERING EFFICIENCY	75 % OR MORE	ASTM 5141

**B) INSTALLATION:**

- 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.
- 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.
- A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 6 INCHES DEEP ON THE UPSLOPE SIDE OF THE PROPOSED LOCATION OF THE FENCE.
- 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.
- THE 4 INCH BY 6 INCH TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
- 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:**

- INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.
- SHOULD THE FABRIC OF A SEDIMENT FENCE COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY.
- 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.
- 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.

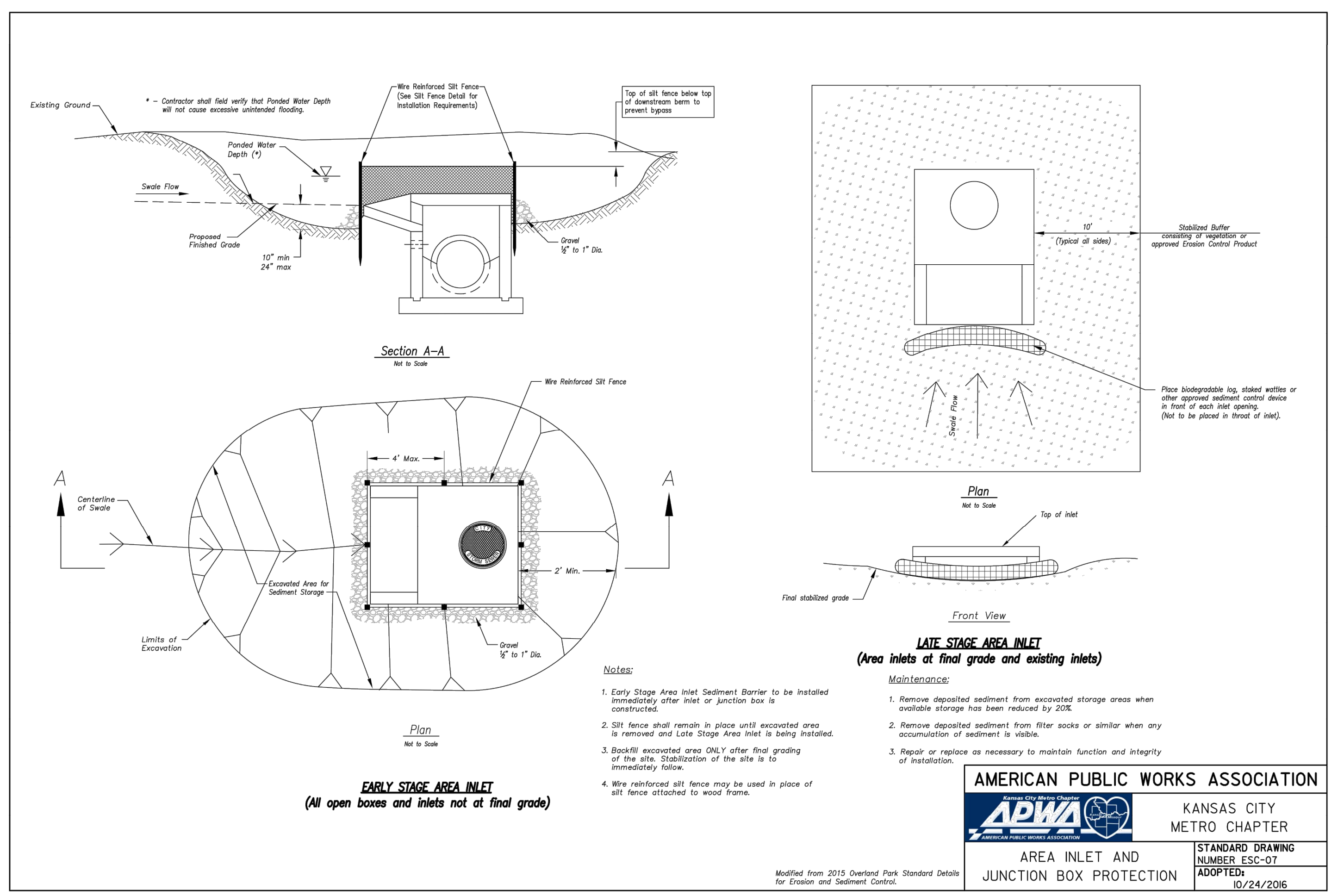
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**APWA** KANSAS CITY METRO CHAPTER  
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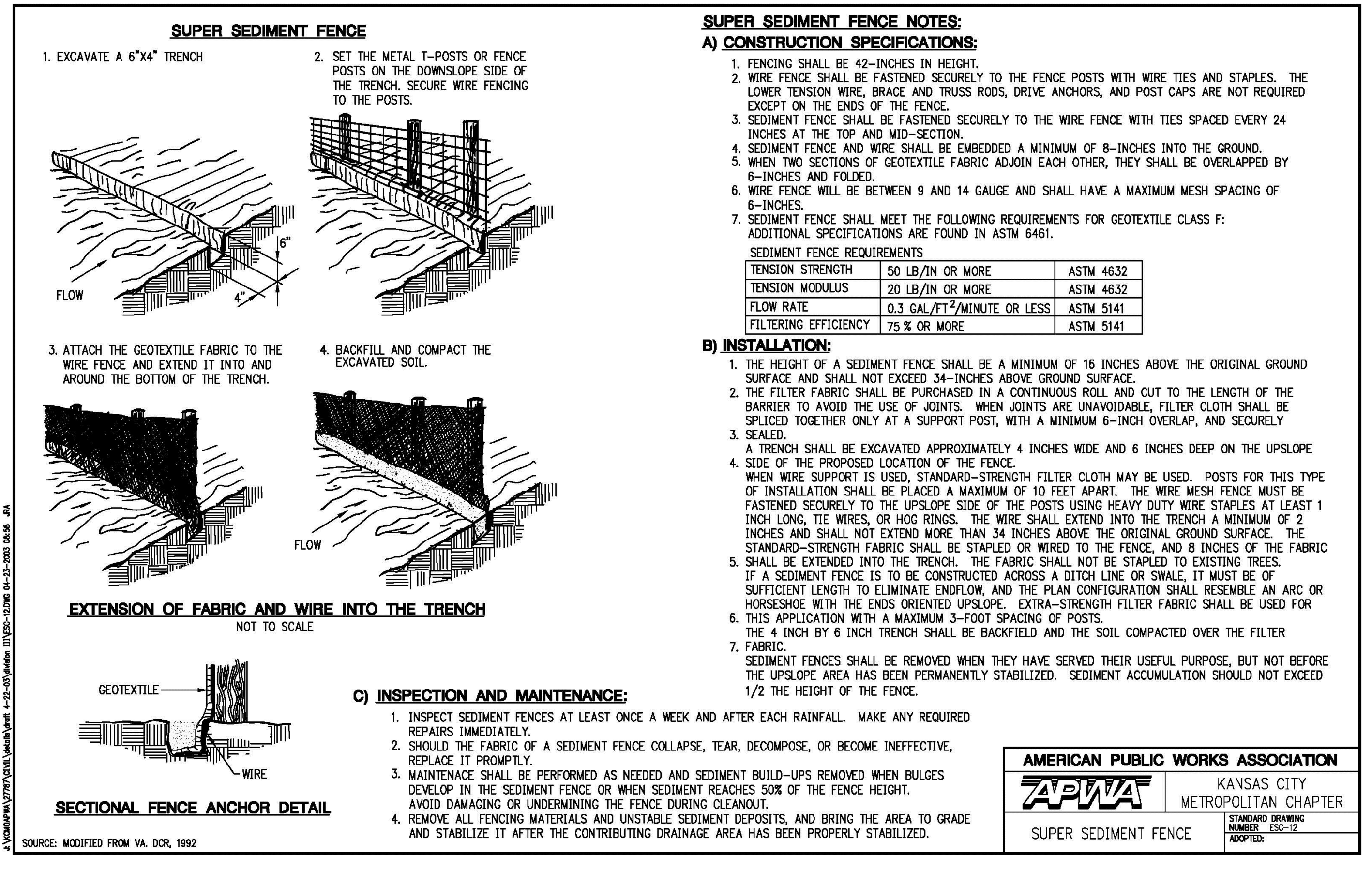
REVISION DATE	DESCRIPTION
01/03/2022	Per City Comments Dated 11/19/2021
02/23/2022	Per City Comments Dated 02/15/2022
04/12/2022	Per City Comments Dated 02/28/2022


DRAWN BY: NCA  
 CHECKED BY: JLL  
 DATE PREPARED: 11/05/2021  
 PROJ. NUMBER: 21-1-130

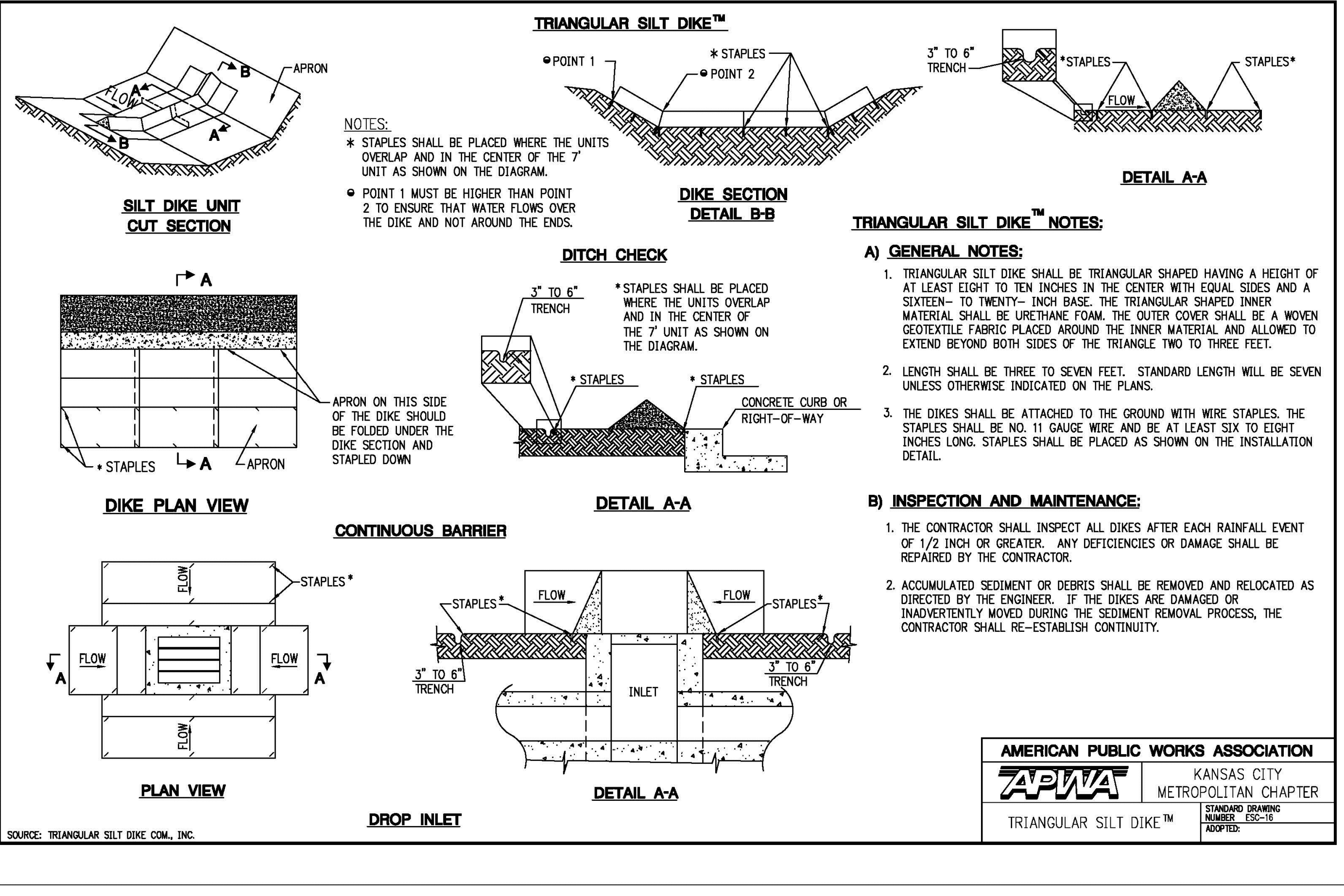
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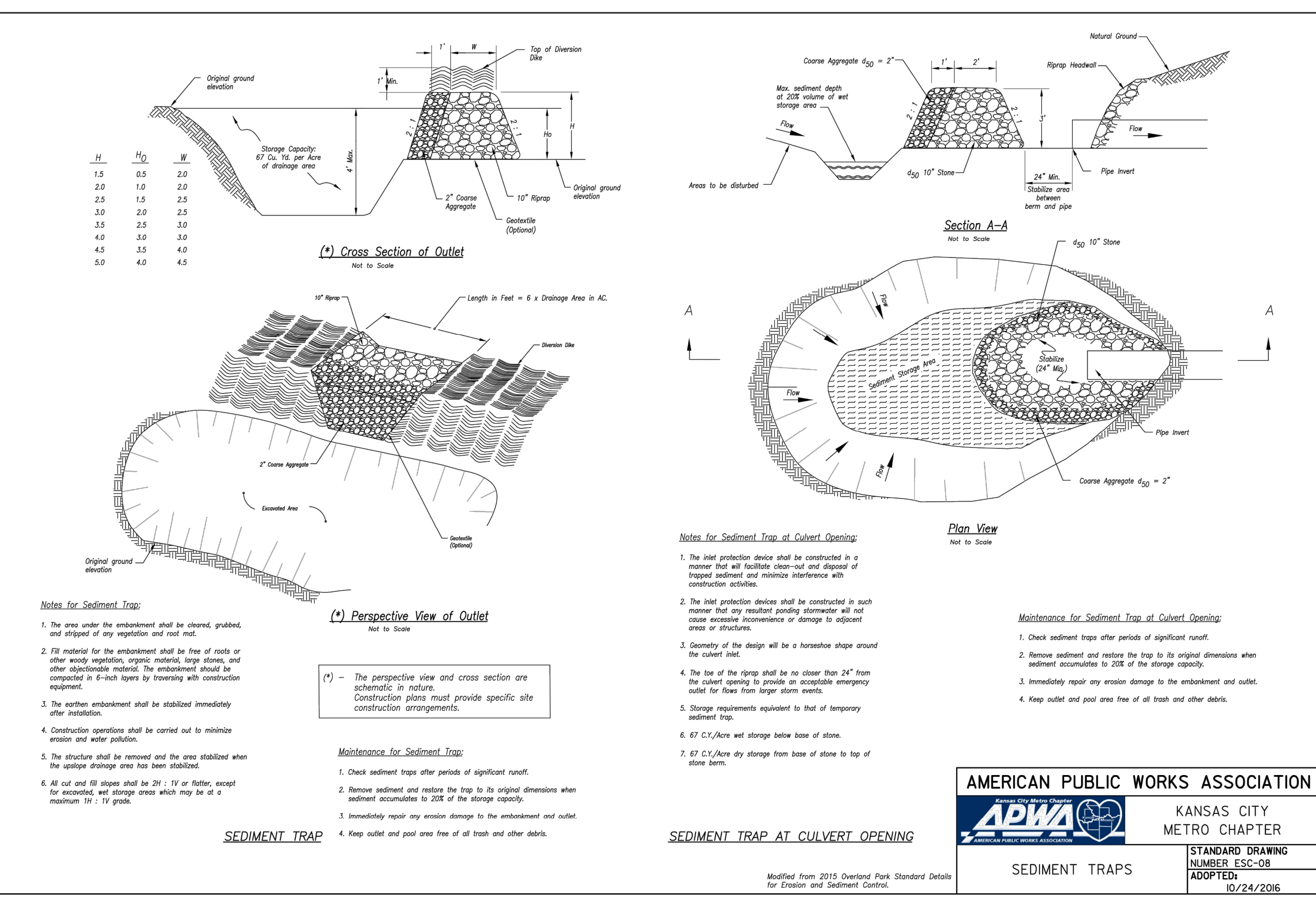
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 AREA INLET AND JUNCTION BOX PROTECTION




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 STANDARD DRAWING NUMBER ESC-12 ADOPTED:  
 SUPER SEDIMENT FENCE



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 KANSAS CITY METROPOLITAN CHAPTER  
 STANDARD DRAWING NUMBER ESC-16 ADOPTED:  
 TRIANGULAR SILT DIKE™



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 KANSAS CITY METRO CHAPTER  
 STANDARD DRAWING NUMBER ESC-08 ADOPTED: 10/24/2016  
 SEDIMENT TRAPS