

BMP Establishment & Maintenance Guide

Orchard Woods

1204 Ne Woods Chapel Road
Lee's Summit, Jackson County, Missouri

Prepared by:



Consultant: **PHELPS ENGINEERING, INC.**
1270 N. Winchester
Olathe, KS 66061
(913) 393-1155

Owner: **ENTRES DEVELOPMENT, LLC**
424 Ne Brockton Drive
Lee's Summit, MO 64064
310-760-6205

PEI #211142
October 5, 2023

SUMMARY OF BMP'S

Per the approved Stormwater Treatment Plan and constructions plans, the Orchard Woods Development includes the following stormwater treatment BMPs.

- Extended Dry Detention Basin

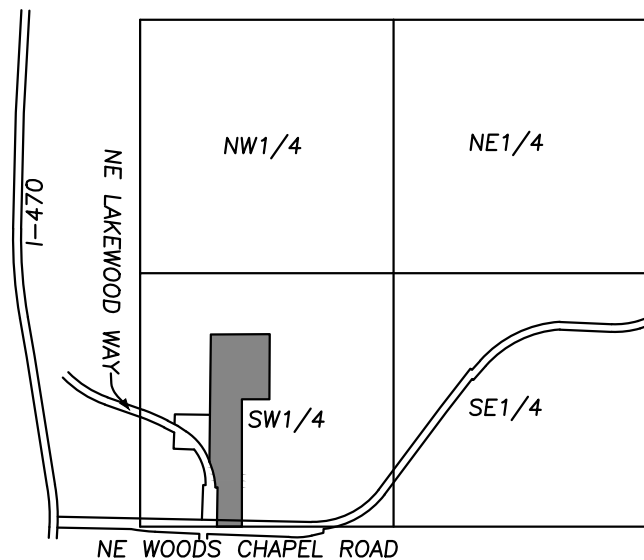
The attached plan shows the location of each BMP. This document outlines establishment & maintenance guides for each BMP. This document also includes details for stormwater BMP signage to be installed.

\\PHILIPS-SERVER\Projects\211142\Drawings\Grading\Grading.dwg Layout1 Jul 20, 2023 11:05am Kyle Dieters



Know what's below.
Call before you dig.

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE SHOWN.
UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR
LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN
THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL
FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



VICINITY MAP
SEC. 9-48-31

Earthwork Summary
Orchard Woods
4/25/2023

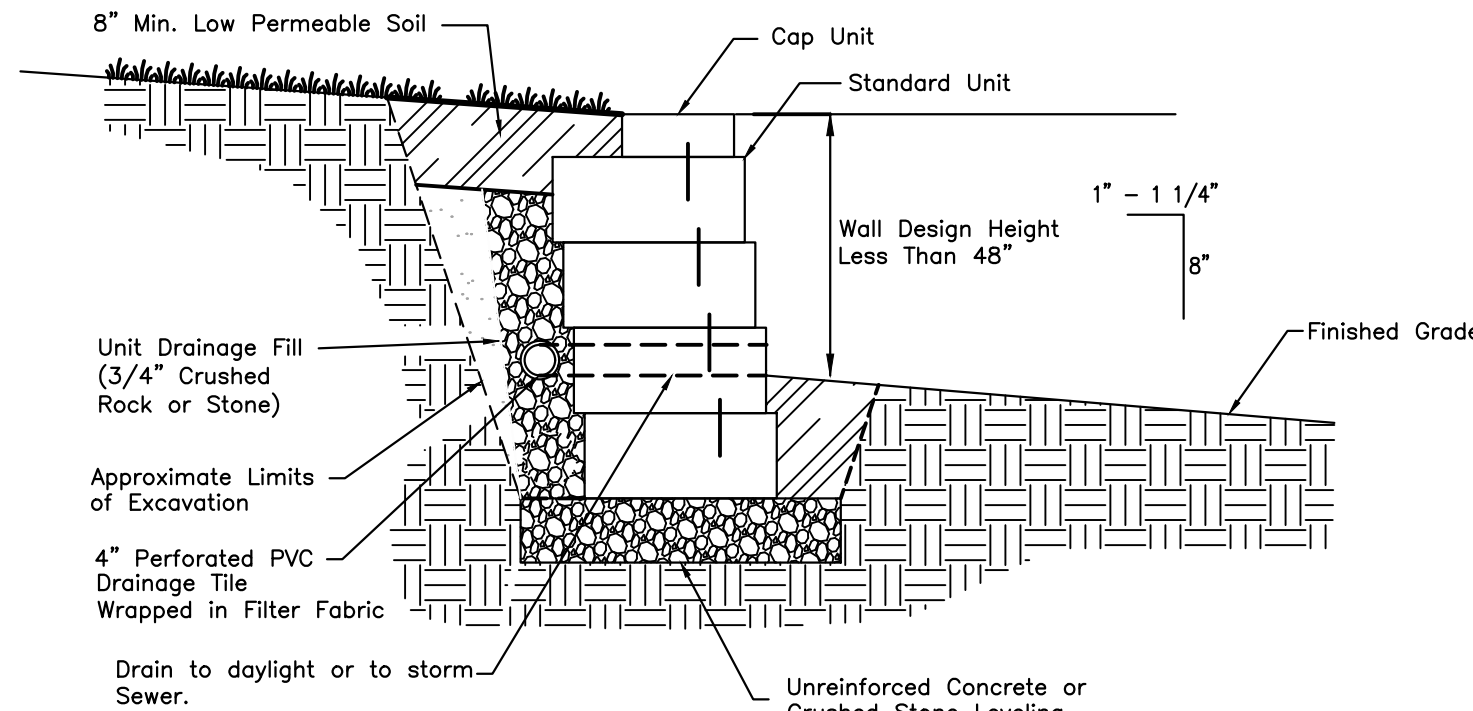
Raw Excavation	26,166 Cu. Yds.
In Place Compaction (+15%)	-24,524 Cu. Yds.
Pavement Adjustment	1,776 Cu. Yds. (assume 9" of additional excavation)
On Site Net	3,418 Cu. Yds.

OIL-GAS WELLS:

MISSOURI DEPARTMENT OF NATURAL RESOURCES, MISSOURI GEOLOGICAL SURVEY, GEOSTRAT WEBSITE INDICATES THERE ARE TWO WELLS DRILLED ON THIS PROPERTY. ID #095-00155 IS SHOWN AS A DRY HOLE, DATED 10/27/1938. ID# 0005120 IS SHOWN AS AN EXPLORATORY HOLE, DATED 10/28/1938. PHELPS ENGINEERING HAS MADE A FIELD INVESTIGATION AND FOUND NO VISIBLE EVIDENCE OF THESE WELLS ON THE PROPERTY, AS OF THIS DATE.

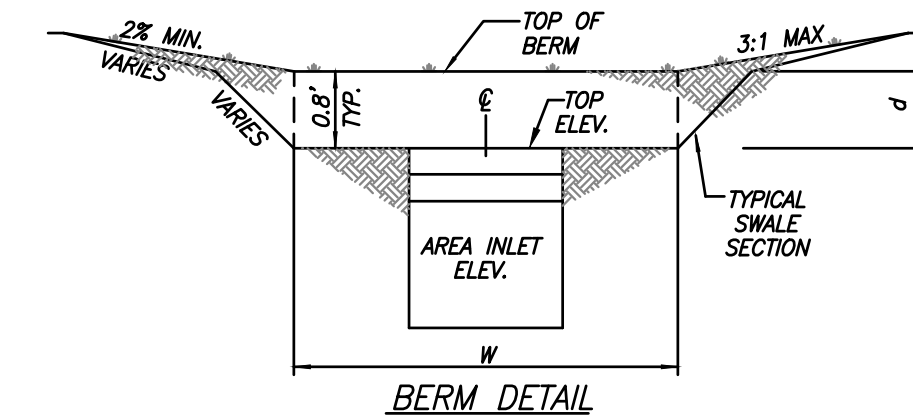
FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEE'S SUMMIT, COMMUNITY NO. 230174, JACKSON COUNTY, MISSOURI, PANEL NO. 29095C04306, AND DATED JANUARY 20, 2017.



LANDSCAPE RETAINING WALL

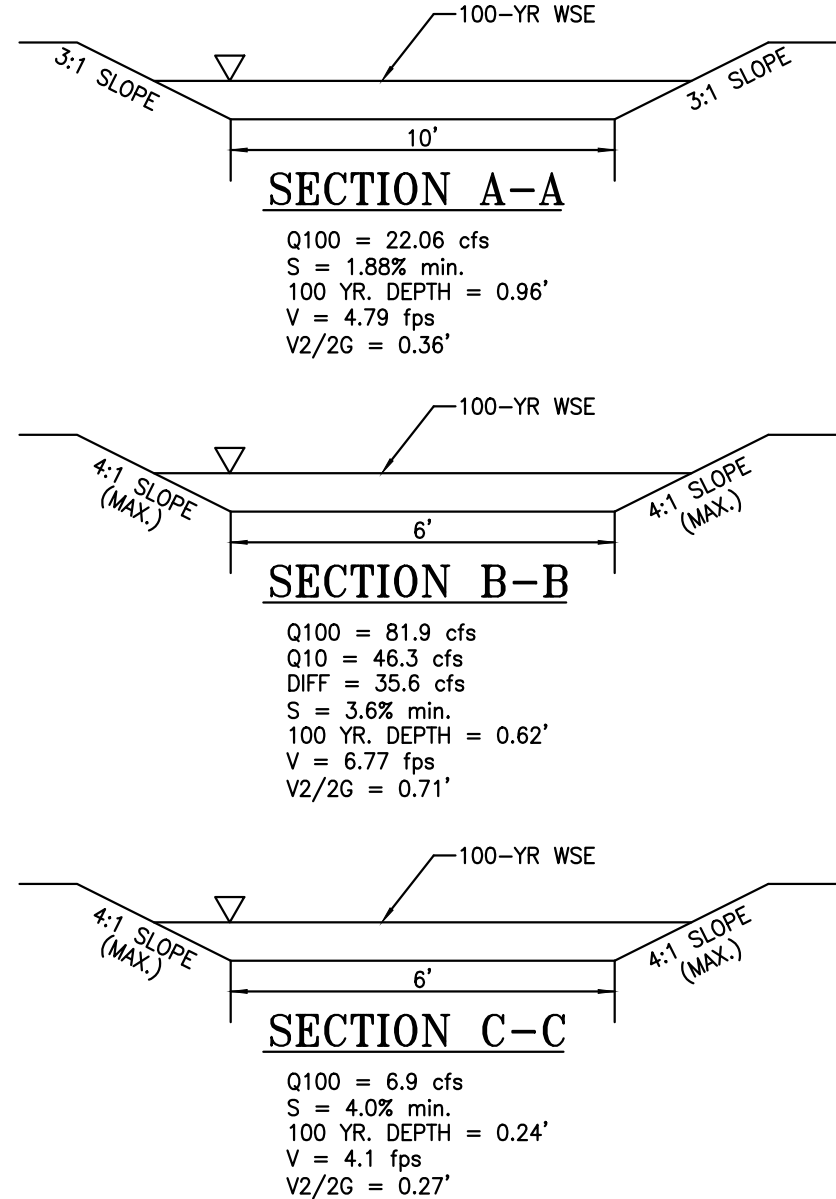
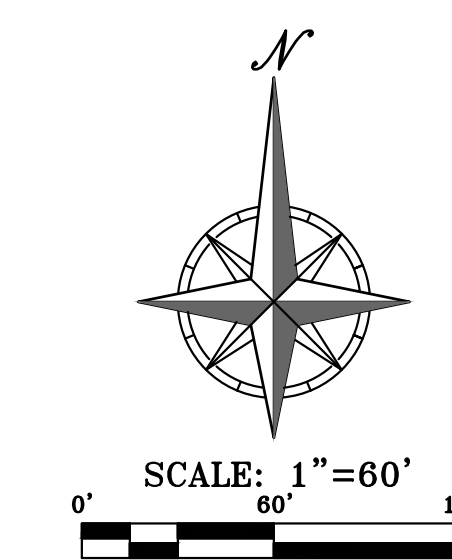
SCALE: N.T.S.



LEGEND:

--- ADA ROUTE
..... LIMITS OF DISTURBANCE

GRADING BERM



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www.phelpsengineering.com

PLANNING
ENGINEERING
IMPLEMENTATION



GRADING PLAN
ORCHARD WOODS
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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EXTENDED DRY DETENTION BASIN

Extended dry detention basins (EDDB) provide stormwater volume control and may integrate water quality treatment by the infiltration and filtration of water through the turf grass and soil provided within the basin. Turf grasses shall be established and maintained within the entire basin. These grasses provide erosion control and stabilization for EDDBs.

Primary maintenance in EDDBs is related to maintaining dry conditions, repairing erosion, and managing vegetation. EDDB structures handle sporadic, intense runoff events, and are vulnerable to erosion on the side slopes and the flow line of the basin. Preserving design elevations through routine maintenance to forebays, swales, other pretreatment structures, and the contributing drainage area is critical to avoiding costly dredging. The side slopes shall conform as closely as possible to regraded or natural land contours, and shall not exceed 4:1 (H:V). Slopes showing excessive erosion may require erosion control and safety measures (Kansas City Metropolitan Chapter of the American Public Works Administration, 2006).

Routine inspection to ensure outlets are functioning properly prevents standing water issues. If a v-notch weir or orifice plate is used to control flow, weekly inspections may be required to ensure the opening is clear of vegetation, trash, or other debris. Blocked outlet structures create standing water that can kill desired vegetation, encourage undesirable weed growth, and damage trash racks or other outlet structures. Inspect for evidence of muskrats, beavers, and other animals that can severely degrade the function of the basin. Additionally, routine inspection of the outfall of the basin into a stream or subsequent stormwater facility to identify erosion and prevent any head-cutting will avoid degradation and costly repair to the basin.

Well-established turf grass in an EDDB can preclude weed infestation by occupying the root space and canopy sunlight. This will also help to reduce

erosion within the basin. Maintenance of these grasses will include the removal of any woody or noxious vegetation as well as routine mowing. String trimming to prevent disturbance from mowing equipment on saturated soils is strongly recommended.

BMP SIGNAGE

BMP signage shall be:

- 12" x 18"
- 0.080 Steel or Aluminum
- Rounded Corners
- 0.375" holes 1.5" from top and bottom edge on center

See attached signage details.