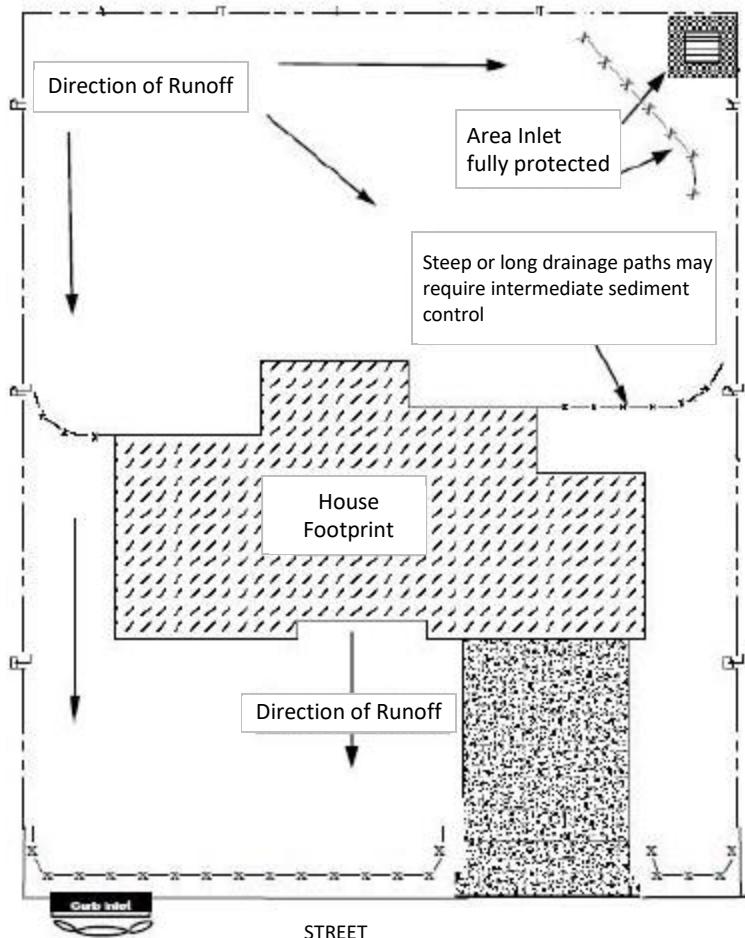


Erosion Prevention & Sediment Control for Residential Building Lots

Construction sites in Paola, KS, regardless of size, are regulated to ensure Best Management Practices (BMPs) are installed and maintained to prevent sediment and other pollutants from leaving the site. Lack of erosion and sediment control BMPs can allow large quantities of sediment and other pollutants to leave the site and enter streams, lakes and rivers.

Additionally, a Stormwater Pollution Prevention Plan (SWPPP) may be in effect for your lot in accordance with the subdivision's coverage under the Construction General Permit issued by the Kansas Department of Health and Environment (785-296-6804). Check with the developer of the subdivision to complete an Individual Lot Certification (ILC) as required by the State of Kansas and to obtain a copy of the SWPPP, as you may be responsible for that portion of the plan that affects your lot.

This fact sheet contains plans and practices appropriate for residential building lots. It is not intended to address all circumstances. Local permits and regulations may prevail over information contained here.



Single Family Lot Erosion and Sediment Control Plan

This sample plan represents a typical single family lot. Users of these standards must make their own assessment (or seek professional advice) as to the conditions and drainage patterns of individual sites. These conditions should determine the selection and location of appropriate BMPs.

	Sediment Control (silt fence, wattles, rolled erosion control product, grass buffer, etc.)
	Lot Access
	Direction of surface water runoff
	Area Inlet with Stabilized Buffer (grass, sod, RECP, etc.)
	Curb Inlet with filter protection

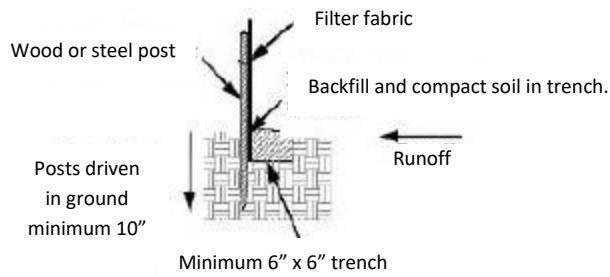
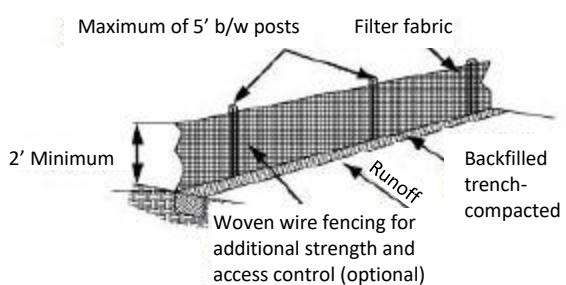
Note: Once sidewalk is installed, BMPs shall be moved to the back of the sidewalk to prevent sediment from reaching the sidewalk.

Erosion Prevention & Sediment Control for Residential Building Lots



Silt Fence

- Turn ends of silt fence uphill to capture runoff.
- Overlap next to stake when joining two sections.
- Remove accumulated sediment to maintain capacity and reduce stress on fence.



Silt Fence Alternatives

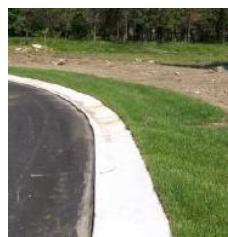
Straw wattles, compost logs, blankets, grass buffers and mulch are good alternatives to silt fence, reducing erosion and filtering sediment. These BMPs can be installed in all weather conditions and are easily repaired if necessary. They are appropriate for perimeter control on most individual building lots and work well in small areas such as the right-of-way between the curb and sidewalk. Installation of manufactured products should follow the instructions provided with the product.



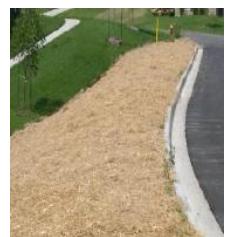
Wattle / Log



Blanket



Grass Buffer



Mulch

Inlet Protection

Many products are available for inlet protection. Regular maintenance of all inlet BMPs is critical to prevent localized flooding and to prevent sediment from entering the stormwater system. Area inlets can be protected with a stabilized buffer and wattle placed in front or by wrapping the inlet with reinforced silt fence. Curb inlets can be protected with a manufactured product or clean gravel placed in a non biodegradable bag.



Erosion Prevention & Sediment Control for Residential Building Lots

Inspections and Enforcement

Building Inspectors will inspect BMPs in conjunction with routine inspections. The first inspection will occur at the time of the footing inspection. Standard items to be checked are inlet protection, lot access gravel and perimeter controls. If BMPs are not installed and maintained properly the requested inspection will be denied.

BMP Compliance Checklist

- PERIMETER CONTROLS** – BMPs are installed along back of curb and along the lot line of adjacent properties which are downhill and receive runoff from the permitted lot. Following sidewalk installation, BMPs are moved to the back of sidewalk to prevent sediment from reaching the sidewalk. BMPs are maintained to ensure proper function, including repair or replacement of torn, degrading, missing or otherwise ineffective materials. Sediment deposits are removed as necessary to provide adequate protection.
- LOT ACCESS** - Required for each individual lot. A surface suitable for parking and unloading that prevents the tracking of mud and rock onto the street is installed. A minimum of 2" or larger aggregate is suggested. All vehicles that access the lot shall use the construction entrance. Restrict other access if necessary to prevent tracking onto the street.
- INLET PROTECTION** - BMPs are in place and functioning for both area inlets and curb inlets along street. Maintenance includes removal of sediment following each rain event and replacement of failing materials. Do not allow sediment to enter inlet during maintenance.
- STOCKPILES** - Stockpiles are protected to prevent sediment from reaching the street and adjacent properties. Stockpiles are located away from street and property lines.
- INTERMEDIATE CONTROL** - Long or steep drainage paths have intermediate or interior BMPs installed to help slow the flow of runoff. Failure of perimeter controls due to the force of runoff often determines the need for intermediate controls.
- OTHER POLLUTANTS** - Dewatering is done in such a manner as not to deposit sediment offsite or cause erosion. Trash and debris are contained. All waste water, including concrete washout, is properly disposed of. Materials and chemicals are properly stored.

Special thanks to the City of Overland Park, KS and the Unified Government of Wyandotte County / Kansas City, KS for the use of enclosed pictures and details.