



This document contains standard plans and procedures appropriate for typical residential building construction; it is not intended to address all circumstances. The primary objective is perimeter control with best management practices (BMPs) being utilized to minimize erosion and prevent sediment from leaving the site. Additionally, since De Soto streets are conduits for stormwater, it is important to keep mud and sediment off the streets. The building permit holder is responsible for ensuring that adequate BMPs are in place, maintained, and functioning until the construction project is brought to a close.

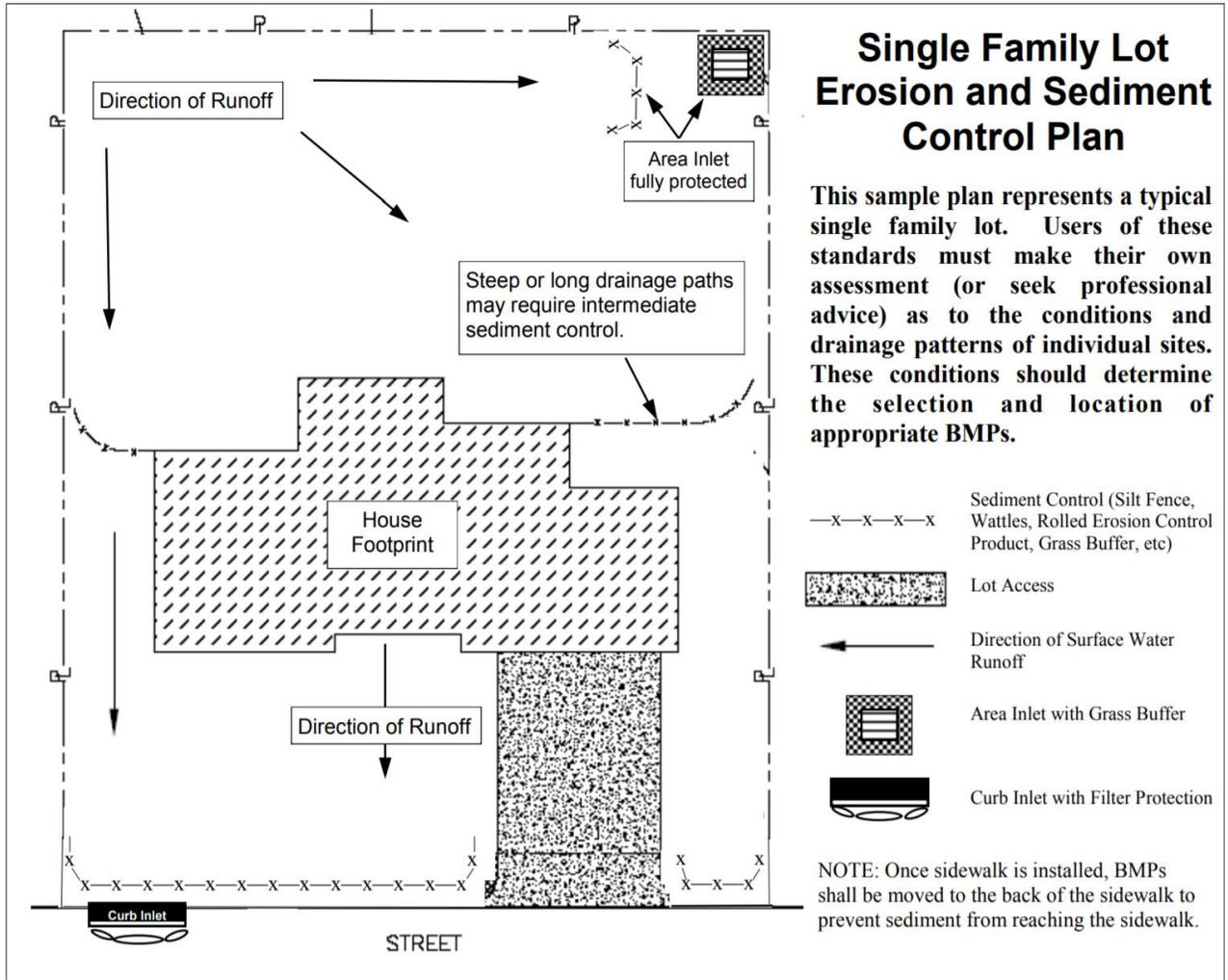
When reviewing this standard against your construction project, always keep in mind the intent of the standard: “To minimize erosion and prevent sediment from leaving the site.” Failure to comply is a violation of the City of De Soto’s building code as well as federal and state regulations and could result in citations and/or fines. Failure to comply may also result in damage to adjacent property, damage to the city’s storm sewer system, and contribute to the polluting of streams, lakes, and rivers. If you have any questions or concerns, please contact the Building Official at 913-210-9186. We are committed to helping all involved with the implementation of these construction standards.

## Contractor Responsibilities

- The permit holder is responsible for the on-going maintenance of all lot specific erosion and sediment control BMPs throughout the duration of the project. Erosion and sediment control BMPs must be maintained until sod is installed or seed has germinated to provide sufficient erosion and sediment control on the lot.
- Periodic inspection shall be completed by the permit holder to ensure that erosion and sediment control BMPs are functioning as designed. In addition to periodic inspections, an inspection shall be completed by the permit holder following each rain event of more than ½" in a 24 hour period. Problems noted during these inspections shall be corrected immediately.
- Curb and area inlets within the vicinity of the construction project shall be protected for the duration of the construction project. It is crucial that no sediment be allowed to enter the storm sewer system.
- Temporary construction entrances provide a place for parking vehicles off street and direct access to the construction project. The intent of this standard is to provide a stable surface for parking vehicles where mud and other debris is not likely to be tracked onto the street from the site. **Proper maintenance of this area throughout the construction project is required until a permanent driveway is installed.**
- During the construction project it is the permit holder's responsibility to ensure no mud, dirt, rocks, or other debris from the construction site are allowed to erode or be deposited onto city streets, sidewalks, or city storm sewer system. This includes mud, dirt, rocks, and debris that could be tracked off the project site by construction traffic. Should any mud or other debris find its way into the street or sidewalk the permit holder shall remove all debris immediately or take steps to have it removed.

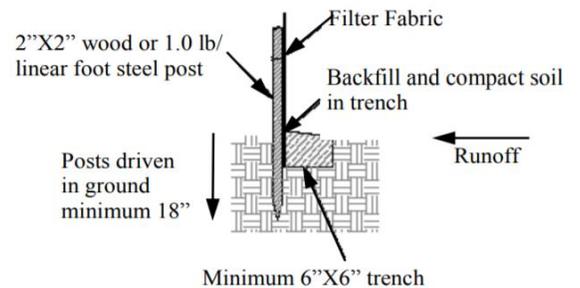
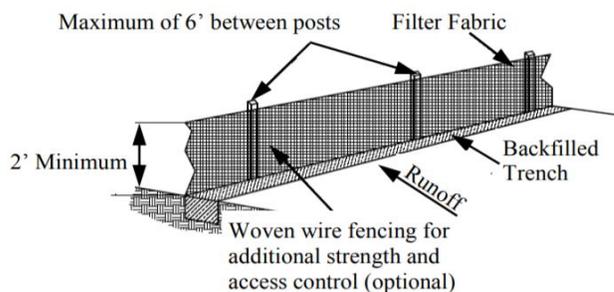
## City Inspections

- Building Inspections Department Staff will generally inspect erosion and sediment control measures in conjunction with required inspections for the project. Inspections will ensure that all erosion and sediment control BMPs are in place and maintained to prevent sediment from leaving the site.
- **If erosion and sediment control BMPs are not installed and maintained at time of required inspection for the project, inspection will be denied, and no further inspections will be completed until erosion and sediment control BMPs are installed or repaired.**
- **If erosion and sediment control BMPs have failed and there is mud, dirt, rock, or other debris in the street or sidewalk at time of required inspection for the project, inspection will be denied, and no further inspections will be completed until sidewalks and streets are cleaned and BMPs are repaired.**
- For situations that fall outside the norms please contact Building Inspections Staff prior to inspection to discuss your questions and concerns before an inspector shows up on site.



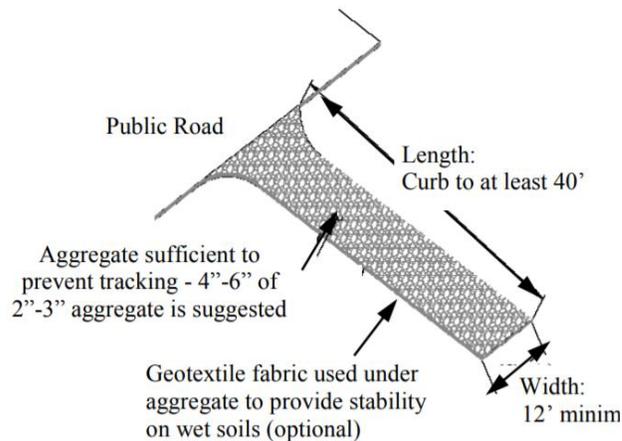
### Silt Fence (Sediment Fence)

- Ends of silt fence shall turn uphill to capture runoff.
- Overlap to the next stake when joining two sections.
- Sediment should be removed from silt fence at a maximum of 50% full to reduce stress and increase effectiveness of silt fence.



## Lot Access (Construction Entrance)

- Rock construction entrance required on all single family construction projects.
- Gravel should be 2"-3" to prevent tracking on the tires of construction vehicles.  $\frac{3}{4}$ " gravel is not sufficient. 4"-6" depth is suggested.
- Entrances shall be maintained through the duration of the project until a permanent driveway is installed.



## Wattles or Logs

Straw wattles or logs are designed for low surface flows. Being more porous than straw bales, they allow water to pass through, reducing the risk of undercutting or end cutting, while still filtering out sediment. Products should be installed per manufacturers recommendations and ends shall be turned uphill to capture runoff. Sediment should be removed when it reached 50% maximum height of the wattle.



## Rolled Erosion Control Products

Rolled Erosion control products can be used to stabilize the soil in certain situations. They require no special equipment for installation and can be installed in all weather conditions. Products should be installed per manufacturers recommendations and special attention should be given to anchoring with stakes or staples. Grass seed will grow through the mat, establishing a more permanent buffer for erosion and sediment control.



# Storm Sewer Inlet Protection

## Curb Inlet

Filters placed in front of curb inlets remove sediment by ponding water around the inlet. Installation shall only be in locations where temporary ponding and sediment do not create a safety hazard or cause property damage.

Inlet filters shall be installed as a second line of defense with proper BMPs installed upstream to limit the amount of sediment reaching the street. Filters may consist of non-biodegradable bags filled with ½"-1" clean gravel or other manufactured products (Gutter Buddy, Filter Sox, Etc.). Installation shall ensure the filter extends beyond each end of inlet opening with an opening at the top for overflow and no gaps evident between bags or against the curb.



## Area Inlet

When construction starts on a lot that is contiguous to an area inlet, the permit holder shall ensure that the inlet is protected, and perimeter control installed between the inlet and the edge of the disturbed area.

Inlet protection shall include a minimum 10' grass buffer around the entire inlet. Any area disturbed or without adequate vegetation within buffer shall be sodded or seeded and covered with erosion control blanket.

As an alternative to the grass buffer, silt fence can be installed around the inlet to protect the inlet from the intrusion of sediment. Silt fence must protect all sides of storm sewer inlet.



## Other Standards

- De-watering of trenches, foundations, or other excavated areas is to be done so as not to deposit sediment offsite or cause erosion. A filter bag, sediment basin, or vegetated area may be used to filter sediment before discharging from the site.
- Stockpiles of soil and rock should not be located near the street or adjacent property. All stockpiles must be either stabilized, covered, or have sediment control installed around.
- Trash and debris are to be controlled so as not to blow or wash into the stormwater system.
- Paint, fuel, and other chemicals are to be properly stored or disposed of so as not to enter the stormwater system.