

The Reserve at Stoney Creek - 4th Plat

Lots 111 Thru 127 & Tract O CONSTRUCTION PLANS

Part of the SW 1/4 Section 36, Township 47 N, Range 32 W LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

CONSTRUCTION AND DESIGN NOTES:

STREET & STORM SEWERS:

1 ~ STREET PAVEMENT SHALL CONSIST OF TYPE CG-2 CURBS WITH PAVEMENT PER TABLE LS-2 OF THE LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL

RESIDENTIAL LOCAL STREET FOR SW GEORGETOWN DRIVE AND SW HIGHTOWN DRIVE. SEE THIS SHEET FOR TYPICAL SECTION.

OPTION 1) 4" TYPE II ASPHALT BASE AND 2" TYPE III ASPHALT SURFACE OVER A 6" MoDOT TYPE 5 BASE AND A SUBGRADE MIXTURE OF 6" FLY ASH STABILIZED SUBGRADE IN ACCORDANCE WITH THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL.

OPTION 2) 4" TYPE II ASPHALT BASE AND 2" TYPE III ASPHALT SURFACE OVER 10" MoDOT TYPE 5 BASE OVERTOP A BIAXIAL GEOGRID MEETING THE REQUIREMENTS OF TABLE 2201.6-1

2 ~ RESIDENTIAL LOCAL STREETS SHALL BE PER APWA STANDARD FOR 50' R/W TYPICAL SECTION TABLE LS-2 SECTION 5200 (RESIDENTIAL LOCAL STREET).

3 ~ STORM SEWER PIPE SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) AS APPROVED BY CITY OF LEES SUMMIT DESIGN AND CONSTRUCTION MANUAL.

4 ~ CURB INLETS SHALL BE PER CITY OF LEES SUMMIT DRAWING NO. ST-1. FIELD INLETS SHALL BE PER CITY OF LEES SUMMIT STANDARD DRAWING STM-2.

WATER:

1 ~ THE CONTRACTOR SHALL NOTIFY THE CITY OF LEE'S SUMMIT WATER UTILITIES DEPARTMENT AT 816.969.1900 AT LEAST 48 HOURS PRIOR TO CONNECTING TO ANY EXISTING WATER MAIN.

2 ~ ALL WATER MAINS SHALL COMPLY WITH ANSI/AWWA C150/A21.50 AND C151/A21.51, AND CITY OF LEES SUMMIT STANDARDS.

3 ~ FIRE HYDRANTS SHALL BE OPTIC YELLOW WATEROUS "PACER" MODEL NO. WB-67-250 WITH NON-RISING STEM OR CITY ENGINEER APPROVED EQUAL. HYDRANTS SHALL HAVE A 5 1/4" VALVE WITH A 4 1/2" PUMPER NOZZLE AND 2 - 2 1/2" HOSE NOZZLES (LEFT HAND OPENING).

4 ~ GATE VALVES SHALL BE MUELLER NO. A 2380-5 HUB END "O" RING SEAL NON-RISING STEM. VALVES 12" OR LARGER SHALL BE BUTTERFLY VALVES MANUFACTURED BY THE HENRY PRATT COMPANY OR CITY ENGINEER APPROVED EQUAL. LEFT HAND OPENING. MINIMUM 200# TESTING AWWA.

5 ~ VALVE BOXES SHALL BE CLAY & BAILEY NO. P-108 OR CITY ENGINEER APPROVED EQUAL. ALL VALVE BOXES SHALL BE LOCATED OUT OF EXISTING OR PROPOSED PAVEMENT AREAS.

6 ~ ALL WATER MAINS SHALL BE CONSTRUCTED WITH A MINIMUM COVER OF 42 INCHES. STREET GRADING SHALL BE COMPLETED PRIOR TO BEGINNING CONSTRUCTION OF WATER MAINS.

7 ~ ALL BENDS, TEES AND FIRE HYDRANTS SHALL BE INSTALLED WITH SUITABLE CONCRETE THRUST BLOCKS POURED IN PLACE AGAINST UNDISTURBED EARTH AND PER CITY OF LEES SUMMIT AND APWA STANDARDS.

8 ~ THE MINIMUM SEPARATION BETWEEN THE PROPOSED WATER MAIN AND SANITARY OR STORM SEWERS IS AS FOLLOWS:

A ~ SANITARY SEWERS: HORIZONTAL = 10 FEET - VERTICAL = 18 INCHES

B ~ STORM SEWERS: HORIZONTAL = 5 FEET - VERTICAL = 18 INCHES

THESE SEPARATIONS SHALL PREVAIL OVER ANY DATA SHOWN IN THESE PLANS AND THE CONTRACTOR SHALL INSTALL BENDS OR OTHER FITTINGS AS NECESSARY TO ACHIEVE THE REQUIRED SEPARATIONS.

GENERAL NOTES:

1 ~ ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.

2 ~ ALL REQUIRED EASEMENTS WITHIN THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR ON THE FINAL PLAT.

3 ~ ANY REQUIRED EASEMENT LOCATED OUTSIDE OF THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR BY SEPARATE INSTRUMENT PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.

4 ~ THE CONTRACTOR SHALL NOTIFY THE CITY OF LEE'S SUMMIT DEVELOPMENT ENGINEERING INSPECTION AT 816.969.1200 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

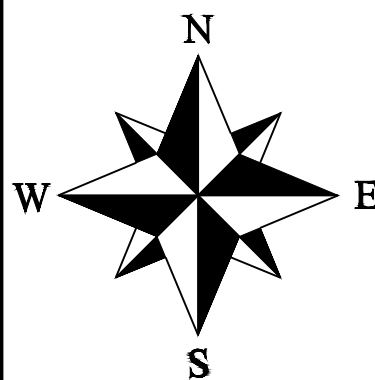
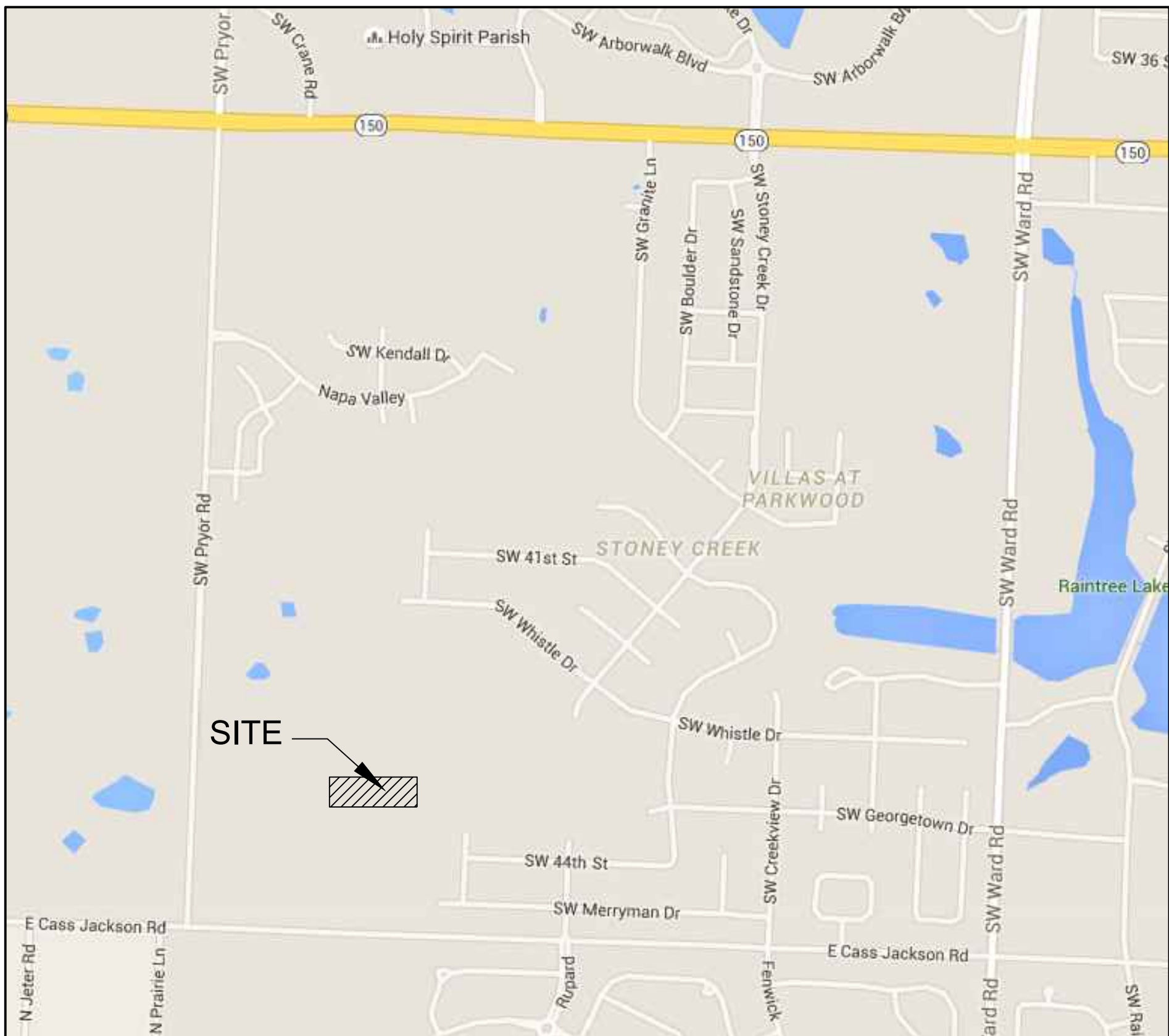
5 ~ THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH THE IMPROVEMENTS PROPOSED BY THESE PLANS AND SITE CONDITIONS.

6 ~ THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND OBTAIN THE APPROPRIATE BLASTING PERMITS FOR A REQUIRED BLASTING. IF BLASTING IS ALLOWED, ALL BLASTING SHALL CONFORM TO STATE REGULATIONS AND LOCAL ORDINANCES.

UTILITY COMPANIES:

THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION AND VERIFYING THE ACTUAL LOCATION OF EACH UTILITY LINE. THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS.

KCP&L ~ 298-1196
MISSOURI GAS ENERGY ~ 756-5261
SOUTHWESTERN BELL TELEPHONE ~ 761-5011
COMCAST CABLE ~ 795-1100
WILLIAMS PIPELINE ~ 422-8300
CITY OF LEE'S SUMMIT PUBLIC WORKS ~ 969-1800
CITY OF LEE'S SUMMIT DEVELOPMENT ENGINEERING INSPECTION AT 816.969.1200
CITY OF LEE'S SUMMIT WATER UTILITIES ~ 969-1900
MISSOURI ONE CALL (DIG RITE) ~ 1-800-344-7483



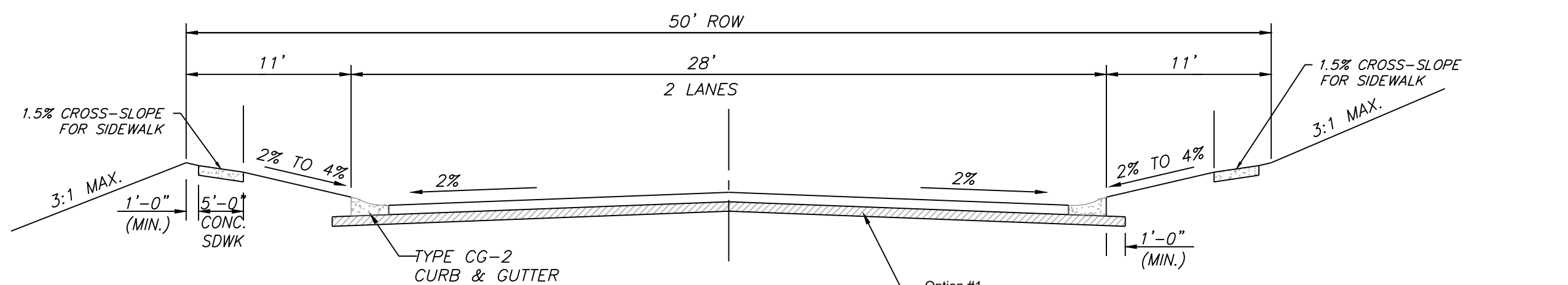
LEGEND:
B/L ~ BUILDING SET-BACK
C/A ~ COMMON AREA
D/E ~ DRAINAGE EASEMENT
FND. ~ FOUND
L/E ~ LANDSCAPE EASEMENT
L.N.A. ~ LIMITS OF NO ACCESS
R/W ~ RIGHT OF WAY
SAN ~ SANITARY SEWER LINE
S/W ~ SIDEWALK
U/E ~ UTILITY EASEMENT
W ~ WATER LINE
ST ~ STORM SEWER LINE

BENCHMARK:

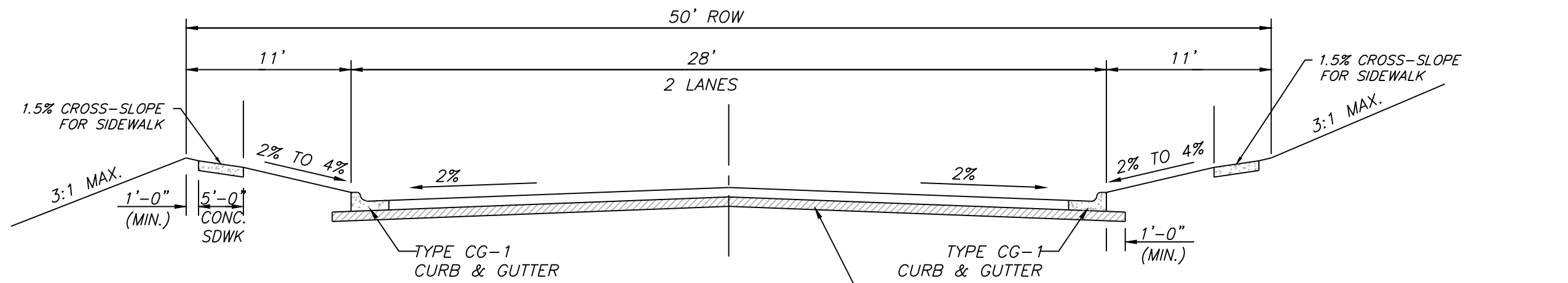
CENTER OF SANITARY SEWER
MANHOLE LOCATED IN THE SE
CORNER OF THE LOT 123, FOXWOOD
EAST 5TH PLAT.

ELEVATION 945.69

SITE LOCATION MAP



TYPICAL SECTION FOR
SW HIGHTOWN DRIVE
(RESIDENTIAL STREET)
N.T.S.



TYPICAL SECTION FOR
SW GEORGETOWN DRIVE
(RESIDENTIAL COLLECTOR STREET)
N.T.S.

INDEX OF SHEETS:

C.001 ~ COVER SHEET
C.050 ~ ESC PHASE 1 - Pre Clearing Plan
C.051 ~ ESC PHASE 2 - Inactive Area Stabilization Plan
C.052 ~ ESC PHASE 3 - Final Restoration Plan
C.053 ~ STANDARD DETAILS
C.100 ~ SITE PLAN
C.200 ~ MASTER DRAINAGE PLAN SHEET 1 OF 3 GRADING PLAN - SWPPP
C.201 ~ MASTER DRAINAGE PLAN SHEET 2 OF 3 SPOT ELEVATIONS
C.202 ~ MASTER DRAINAGE PLAN SHEET 3 OF 3 DRAINAGE AREA MAP
C.203 ~ STREET PLAN & PROFILE
C.204 ~ STREET PLAN & PROFILE
C.205 ~ INTERSECTION DETAILS & ADA RAMP PLAN
C.300 ~ STORM SEWER GENERAL LAYOUT
C.301 ~ STORM SEWER PLAN & PROFILE
C.302 ~ STORM SEWER TABLES - 10 & 100 YEAR
C.600 ~ CONSTRUCTION DETAILS
C.601 ~ CONSTRUCTION DETAILS

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PROJECT HAS BEEN DESIGNED AND THESE PLANS PREPARED IN ACCORDANCE WITH THE CURRENT DESIGN CRITERIA OF THE CITY OF LEE'S SUMMIT, MISSOURI AND THE STATE OF MISSOURI. I FURTHER CERTIFY THAT THESE PLANS WERE DESIGNED IN ACCORDANCE TO AASHTO STANDARDS.

CITY OF LEE'S SUMMIT, MISSOURI

APPROVED: _____ DATE: _____

BY: _____
CITY ENGINEER

"AS-BUILT"

900.10
~~900.00~~ Indicates data replaced with "As-Built" information. All other data is as designed and has not been field verified.

Cover Sheet

Construction Plans for:

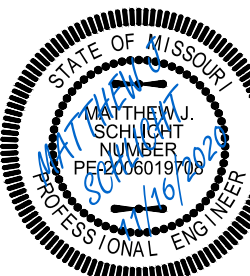
The Reserve at Stoney Creek - 4th Plat
Lee's Summit, Jackson County, Missouri

Project: RESERVE
AT STONEY
CREEK, 4TH PLAT
August 2018

The Reserve at Stoney Creek - 4th Plat
Lee's Summit, Jackson County, Missouri

Professional Registration
Missouri
Engineering 2005002198-D
Surveying 200500519-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

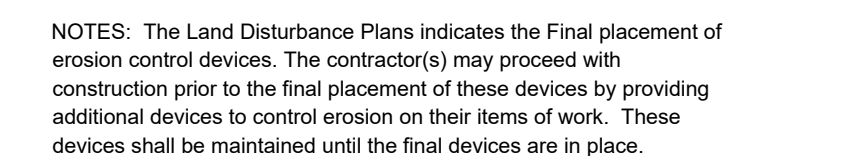
ENGINEERING
ENGINEERING & SURVEYING
SOLUTIONS
50 SE 30TH STREET
LEES SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-9849



Matthew J. Schlicht
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KS PE 19071
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11/16/2020 As-Built

C.001



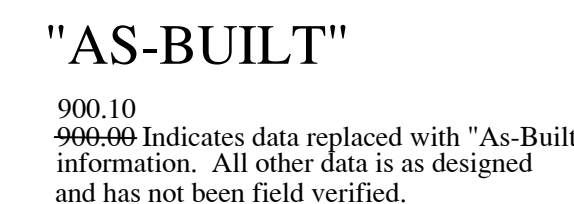
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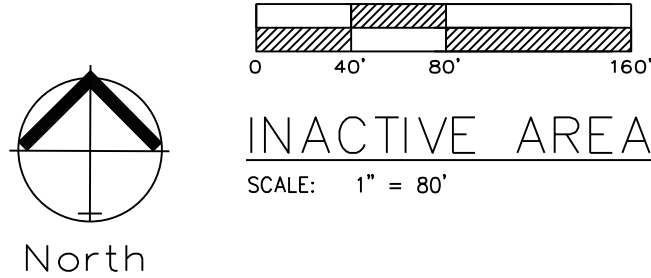
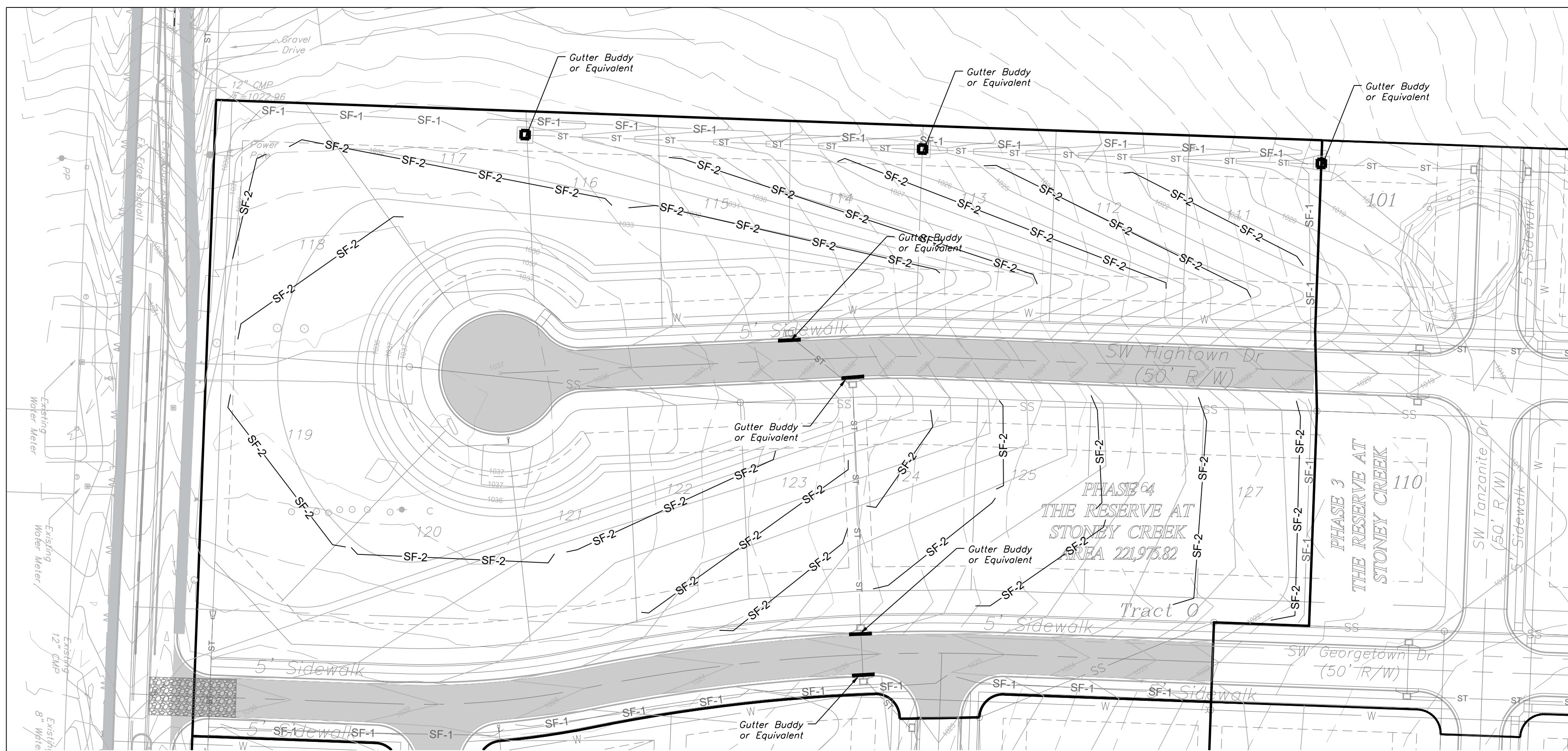
PHASE 1 SILT FENCE ———— SF-1 ———— SF-1 ————

PHASE 2 SILT FENCE ———— SF-2 ———— SF-2 ————

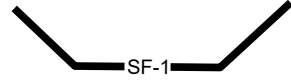
INLET PROTECTION 

DURING ALL PHASES OF CONSTRUCTION,
INACTIVE AREA STABILIZATION METHODS AS
DESCRIBED IN APWA SECTION 5111.3 SHALL BE
USED TO CONTROL EROSION AND SILTATION.





NOTES: The Land Disturbance Plans indicates the Final placement of erosion control devices. The contractor(s) may proceed with 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.

 **SILT FENCE PROTECTION**
TO BE MAINTAINED BY CONTRACTOR

LEGEND

PHASE 1 SILT FENCE	 SF-1	 SF-1
PHASE 2 SILT FENCE	 SF-2	 SF-2
INLET PROTECTION		

DURING ALL PHASES OF CONSTRUCTION, INACTIVE AREA STABILIZATION METHODS AS DESCRIBED IN APWA SECTION 5111.3 SHALL BE USED TO CONTROL EROSION AND SILTATION.

MAINTENANCE:
TO MAINTAIN THE EROSION AND SEDIMENT CONTROLS, THE FOLLOWING PROCEDURES WILL BE PERFORMED:
SEDIMENT CAPTURE DEVICES: SEDIMENT WILL BE REMOVED FROM THE UPSTREAM OR UPSLOPE SIDE OF THE FILTER FABRIC FENCES, WHEN THE DEPTH OF ACCUMULATED SEDIMENT REACHES ABOUT ONE-THIRD THE HEIGHT OF THE STRUCTURE.
STORM SEWER INLETS: ANY SEDIMENT IN THE STORM SEWER INLETS WILL BE REMOVED AND DISPOSED OF PROPERLY.
TEMPORARY CONTROLS: ALL TEMPORARY CONTROLS WILL BE REMOVED AFTER THE DISTURBED AREAS HAVE BEEN STABILIZED.

INSPECTION PROCEDURES:
INSPECTIONS WILL BE DONE BY THE RESPONSIBLE PERSON(S) AT LEAST ONCE EVERY WEEK AND WITHIN 24 HOURS EACH STORM EVENT PRODUCING ANY AMOUNT OF RAINFALL. AREAS THAT HAVE BEEN RESEEDED WILL BE INSPECTED REGULARLY AFTER SEED GERMINATION TO ENSURE COMPLETE COVERAGE OF EXPOSED AREAS. DISTURBED AREAS THAT HAVE NOT BEEN FINALLY STABILIZED SHALL HAVE ALL POLLUTION CONTROL MEASURES INSPECTED FOR PROPER INSTALLATION, OPERATION AND MAINTENANCE. LOCATIONS WHERE STORM WATER LEAVES THE SITE SHALL BE INSPECTED FOR EVIDENCE OF EROSION OR SEDIMENT DEPOSITION. ANY DEFICIENCIES SHALL BE NOTED IN A REPORT OF THE INSPECTION AND CORRECTED WITHIN SEVEN CALENDAR DAYS OF THE INSPECTION. THE PERMITTEE SHALL PROMPTLY NOTIFY THE SITE CONTRACTORS RESPONSIBLE FOR OPERATION AND MAINTENANCE OF POLLUTION CONTROL DEVICES OF DEFICIENCIES.

IF THE EXISTING GROUND COVER IS NATURAL GRASS, DISTURBED AREAS SHALL BE TEMPORARILY SEEDED WITH WHEAT/RYE AT A RATE OF 1.5 POUNDS PER 1000 SQUARE FEET. PERMANENT SEEDING SHALL CONSIST OF 90% IN THREE EQUAL PARTS OF THIN BLADE, TURF-TYPE, TALL FESCUE AND 10% BLUEGRASS SEED AT A RATE OF 10 POUNDS PER 1000 SQUARE FEET. BOTH TEMPORARY AND PERMANENT SEEDED AREAS SHALL BE MULCHED AND WATERED TO MAINTAIN THE PROPER MOISTURE LEVEL OF THE SOIL TO ESTABLISH GRASS. NEW GRASS SHALL BE WATERED AND MAINTAINED UNTIL IT REACHES A HEIGHT OF 3 INCHES. ANY BARE AREAS SHALL BE RESEEDED.

ALL EROSION CONTROL DEVICES SHALL BE REMOVED BY GENERAL CONTRACTOR AFTER SITE STABILIZATION IS COMPLETE AND APPROVED BY ENGINEER.

THE DEVELOPER WILL DESIGNATE A QUALIFIED PERSON OR PERSONS TO PERFORM THE FOLLOWING INSPECTIONS:
STABILIZATION MEASURES: DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION WILL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. AFTER A PORTION OF THE SITE IS FINALLY STABILIZED, INSPECTIONS WILL BE CONDUCTED AT LEAST ONCE EVERY MONTH THROUGHOUT THE LIFE OF THE PROJECT. CONTRACTOR CAN CONTACT ENGINEERING SOLUTIONS FOR COPIES OF THE INSPECTION FORM TO BE USED FOR STABILIZATION MEASURES.
STRUCTURAL CONTROLS: FILTER FABRIC FENCES AND ALL OTHER EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN WILL BE INSPECTED REGULARLY FOR PROPER POSITIONING, ANCHORING, AND EFFECTIVENESS IN TRAPPING SEDIMENTS. SEDIMENT WILL BE REMOVED FROM THE UPSTREAM OR UPSLOPE SIDE OF THE FILTER FABRIC. CONTRACTOR CAN CONTACT ENGINEERING SOLUTIONS FOR COPIES OF THE INSPECTION FORM TO BE USED FOR STABILIZATION MEASURES.
DISCHARGE POINTS: DISCHARGE POINTS OR LOCATIONS WILL BE INSPECTED TO DETERMINE WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT AMOUNTS OF POLLUTANTS FROM ENTERING RECEIVING WATERS.
CONSTRUCTION ENTRANCE: LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE WILL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.

A LOG OF EACH INSPECTION SHALL BE KEPT. THE INSPECTION REPORT IS TO INCLUDE THE FOLLOWING MINIMUM INFORMATION: INSPECTOR'S NAME, DATE OF INSPECTION, OBSERVATIONS RELATIVE TO THE EFFECTIVENESS OF THE POLLUTION CONTROL DEVICES, ACTIONS TAKEN OR NECESSARY TO CORRECT DEFICIENCIES, AND LISTING OF AREAS WHERE LAND DISTURBANCE OPERATIONS HAVE PERMANENTLY OR TEMPORARILY STOPPED. THE INSPECTION REPORT SHALL BE SIGNED BY THE PERMITTEE OR BY THE PERSON PERFORMING THE INSPECTION IF DULY AUTHORIZED TO DO SO.

EROSION CONTROL DESCRIPTION:

- 1.) SILT FENCE SHALL BE PLACED AT THE PERIMETER OF THE GRADING AND AT INTERMEDIATE AREAS THROUGHOUT THE SITE AS SHOWN ON THE PLAN. INLET SEDIMENT TRAPS SHALL BE PLACED SURROUNDING ALL STORM INLETS
 - 2.) INSTALL TEMPORARY CONSTRUCTION ENTRANCE AS SHOWN ON PLAN
- EROSION CONTROL PROCEDURE:**
- 1.) SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT THE PERIMETER OF THE GRADED AREAS PRIOR TO BEGINNING OF CLEARING OR DEMOLITION OPERATIONS. THE CONTRACTOR SHALL INSTALL SILT FENCE AS SHOWN ON PLANS AS GRADING PROGRESSES.

TEMPORARY CONSTRUCTION ENTRANCE NOTES:

- A.) INSTALLATION
- 1.) AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC STREETS. IF POSSIBLE, LOCATE WHERE PERMANENT ROADS WILL EVENTUALLY BE CONSTRUCTED
 - 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 EXCEED 2% CONSTRUCT A 6 TO 8 INCH HIGH RIDGE WITH 3H : 1V SIDE SLOPES ACROSS THE FOUNDATION APPROXIMATELY 15 FEET FROM THE PUBLIC ROAD TO DIVERT RUNOFF AWAY FROM IT.
 - 4.) INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES ALONG PUBLIC ROADS
 - 5.) PLACE STONE TO DIMENSIONS AND GRADES AS SHOWN ON PLANS. LEAVE SURFACE SMOOTH AND SLOPED FOR DRAINAGE
 - 6.) DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE
 - 7.) IF WET CONDITIONS ARE ANTICIPATED PLACE GEOTEXTILE FABRIC ON THE GRADED FOUNDATION TO IMPROVE STABILITY
- B.) TROUBLESHOOTING
- 1.) CONSULT WITH A QUALIFIED DESIGN PROFESSIONAL IF ANY OF THE FOLLOWING OCCUR:
 - INADEQUATE RUNOFF CONTROLS TO THE EXTENT THAT SEDIMENT WASHES ONTO PUBLIC ROADS
 - INSTALL DIVERSIONS OR OTHER RUNOFF CONTROL MEASURES
 - SMALL STONE, THIN PAD, OR ABSENCE OF GEOTEXTILE FABRIC RESULTS IN RUTS AND MUDDY CONDITIONS AS STONE IS PRESSED INTO SOIL - INCREASE STONE SIZE OR PAD THICKNESS OR ADD GEOTEXTILE FABRIC
 - PAD TOO SHORT FOR HEAVY CONSTRUCTION TRAFFIC - EXTEND PAD BEYOND THE MINIMUM 50 FOOT LENGTH AS NECESSARY
- C.) INSPECTION AND MAINTENANCE
- 1.) INSPECT STONE PAD AND SEDIMENT DISPOSAL AREA WEEKLY AND AFTER ANY RAIN EVENT
 - 2.) RESHAPE PAD AS NEEDED FOR PROPER DRAINAGE AND RUNOFF CONTROL
 - 3.) TOP DRESS WITH CLEAN 2 AND 3 INCH STONE AS NEEDED
 - 4.) IMMEDIATELY REMOVE MUD OR SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADWAY. REPAIR ANY BROKEN ROAD PAVEMENT
 - 5.) REMOVE ALL TEMPORARY ROAD MATERIALS FROM AREAS WHERE PERMANENT VEGETATION WILL BE ESTABLISHED

"AS-BUILT"
900.10
~~900.00~~ Indicates data replaced with "As-Built" information. All other data is as designed and has not been field verified.



Matthew J. Schlicht
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REVISIONS
11/16/2020 As-Built

NOTES: The Land Disturbance Plans indicates the Final placement of erosion control devices. The contractor(s) may proceed with 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.

SEED AND MULCH NOTES:

All areas disturbed by construction activities shall be seeded and mulched. 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 seeds shall not exceed one percent by weight of mix

Seed and Fertilizer Rate:

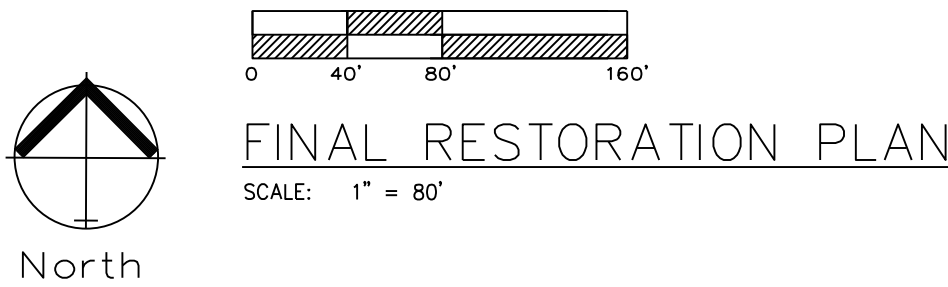
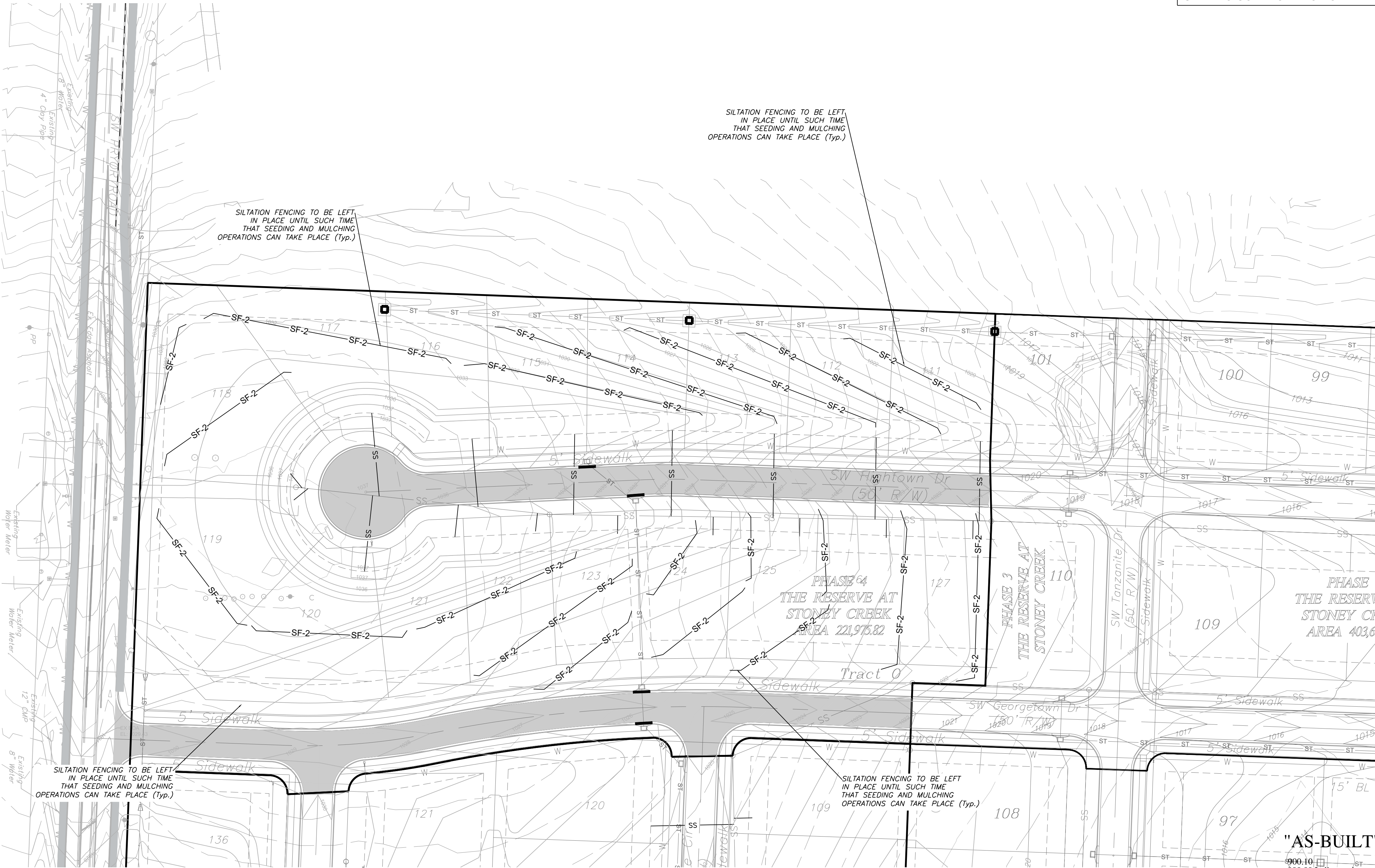
Mix I - Rye Grass / Blue Grass ----- 100 lbs. per Acre
Mix II - Tall Fescue / Blue Grass ----- 195 lbs. per Acre
Lime ----- 2000 lbs per Acre (50 lbs. per 1000 sq. ft.)
Fertilizer ----- 800 to 1200 lbs per Acre (25 lbs per 1000 sq. ft.)

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, lime fertilizer, seed and mulch shall be applied at the following rates:

Lime - 100% of specified quantity
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

ONCE SITE IS 90% VEGETATED ALL ESC DEVICES SHALL BE REMOVED AND ANY DISTURBED AREAS SHALL BE RESTORED



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SILT FENCE PROTECTION
TO BE MAINTAINED BY CONTRACTOR

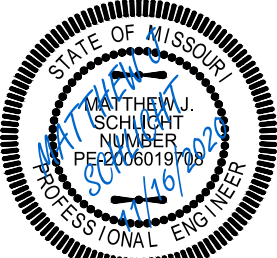
LEGEND

PHASE 1 SILT FENCE ——— SF-1 ——— SF-1 ———
PHASE 2 SILT FENCE ——— SF-2 ——— SF-2 ———
INLET PROTECTION ———

DURING ALL PHASES OF CONSTRUCTION, INACTIVE AREA STABILIZATION METHODS AS DESCRIBED IN APWA SECTION 5111.3 SHALL BE USED TO CONTROL EROSION AND SILTATION.

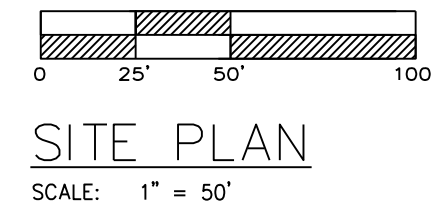
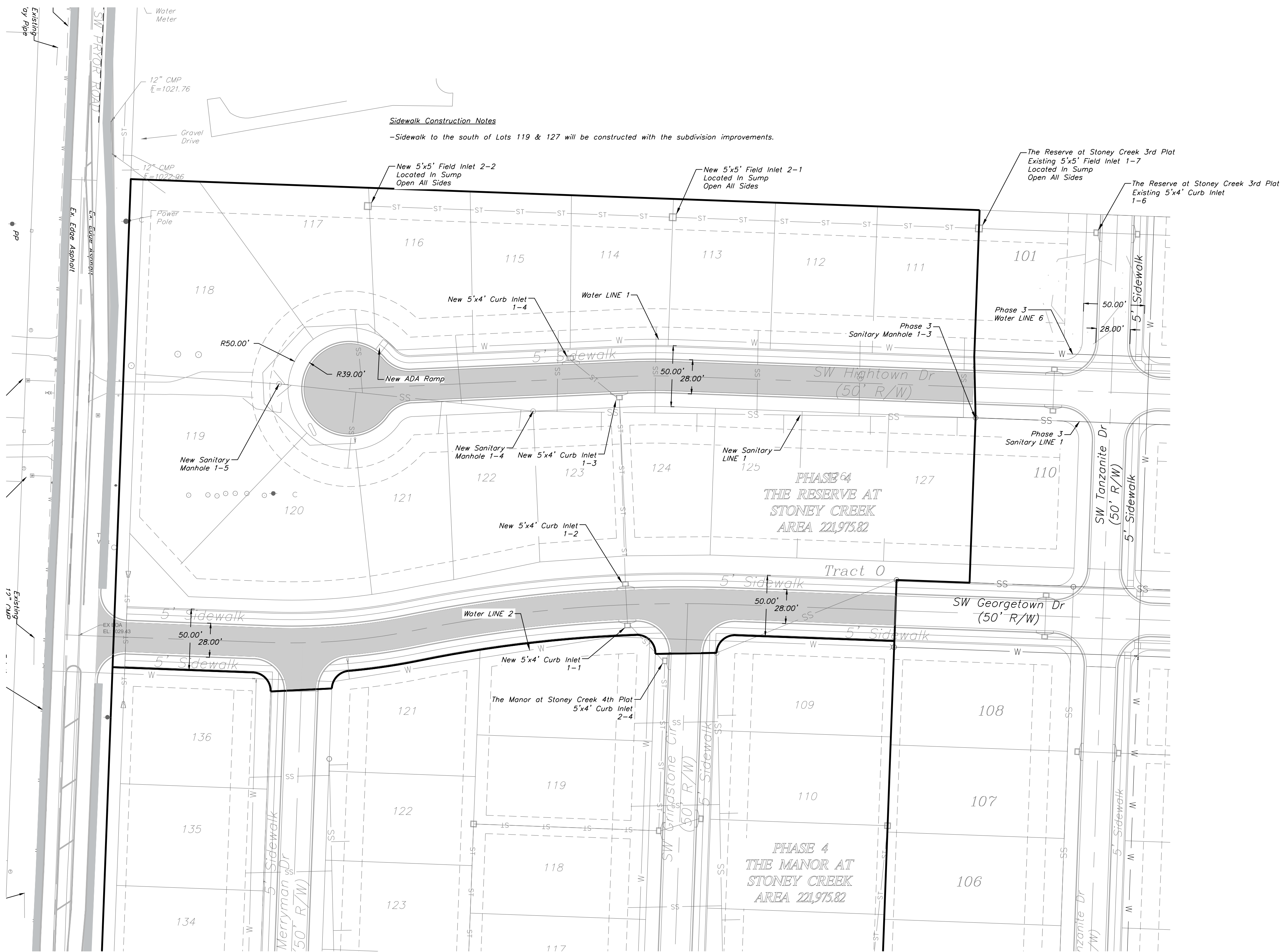
ESC PHASE 3 - Final Restoration Plan
Construction Plans for:
The Reserve at Stony Creek - 4th Plat
Lee's Summit, Jackson County, Missouri

Project: RESERVE AT STONEY CREEK 4TH PLAT
August 1, 2018



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OK PE 25226

REVISIONS
11/16/2020 As-Built



Sidewalk Construction Notes

-Sidewalk to the south of Lots 119 & 127 will be constructed with the subdivision improvements.

New 5'x5' Field Inlet 2-2
Located In Sump
Open All Sides

New 5'x5' Field Inlet 2-1
Located In Sump
Open All Sides

The Reserve at Stoney Creek 3rd Plat
Existing 5'x5' Field Inlet 1-7
Located In Sump
Open All Sides

The Reserve at Stoney Creek 3rd Plat
Existing 5'x4' Curb Inlet
1-6

New 5'x4' Curb Inlet
1-4

New Sanitary
Manhole 1-4

New 5'x4' Curb Inlet
1-3

New Sanitary
Manhole 1-3

New 5'x4' Curb Inlet
1-2

New 5'x4' Curb Inlet
1-1

The Manor at Stoney Creek 4th Plat
5'x4' Curb Inlet
2-4

Phase 3
Sanitary LINE 1

SW Georgetown Dr
(50' R/W)

5' Sidewalk

28.00'

5' Sidewalk

28.00'

5' Sidewalk

28.00'

5' Sidewalk

28.00'

5' Sidewalk

28.00'

5' Sidewalk

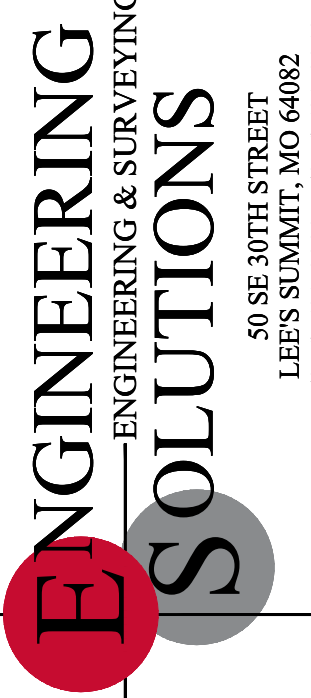
28.00'

5' Sidewalk

28.00'

"AS-BUILT"

900.10
900.00 Indicates data replaced with "As-Built"
information. All other data is as designed
and has not been field verified.

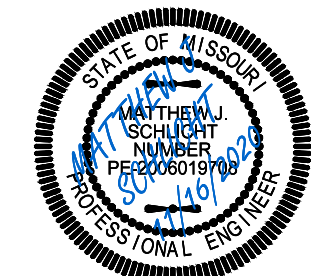


Professional Registration
Missouri
Engineering 2005002188-D
Surveying 2005005189-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

The Reserve at Stoney Creek - 4th Plat
Lee's Summit, Jackson County, Missouri

Project: THE RESERVE
AT STONEY CREEK 4TH PLAT
Issue: August 1, 2018

Site Plan
Construction Plans for:
The Reserve at Stoney Creek - 4th Plat
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS
11/16/2020 As-Built

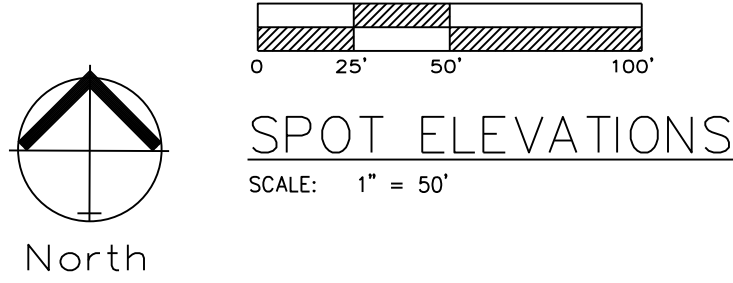
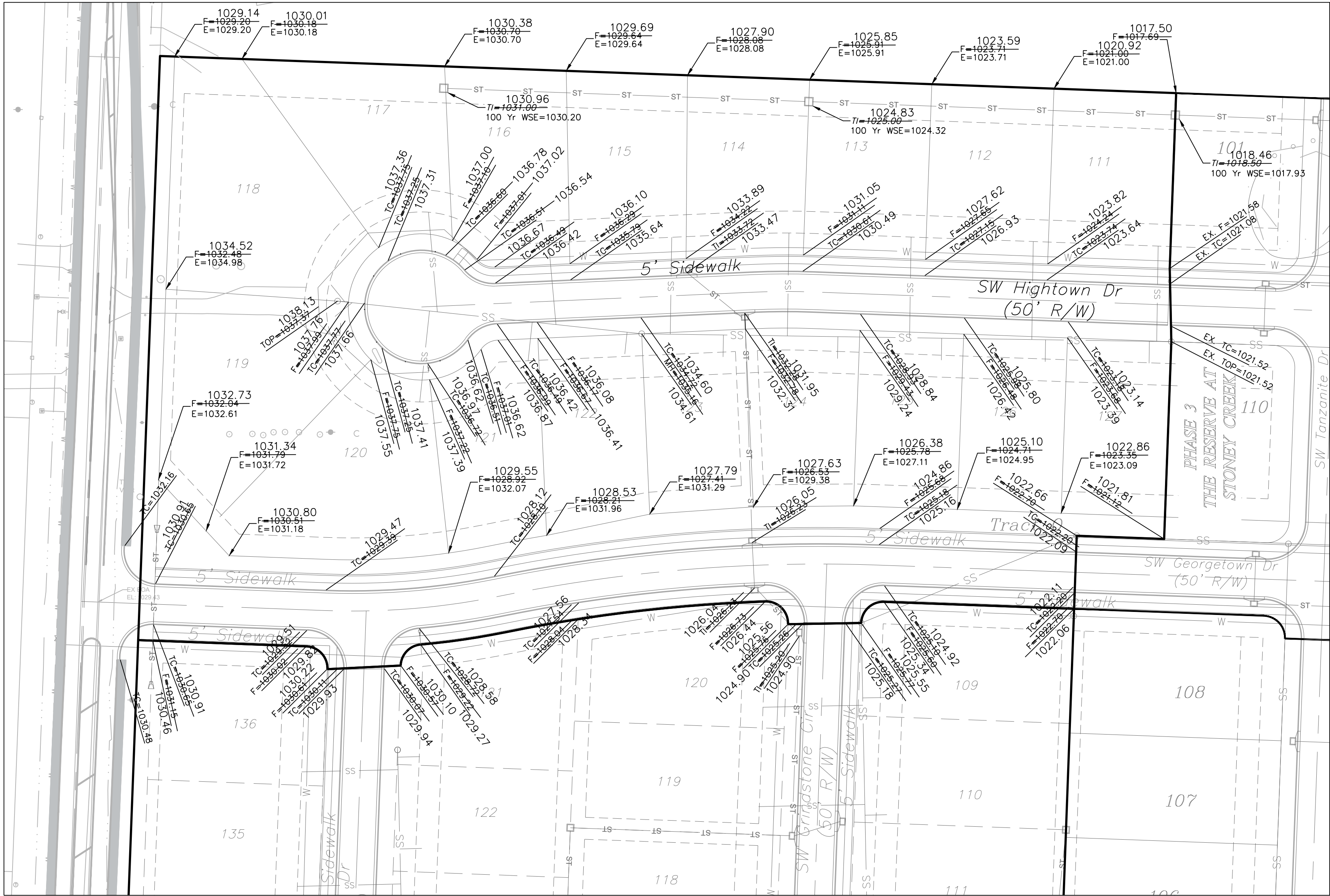
1. Contractor is responsible for verifying all existing utility locations prior to excavation
2. There are no known natural or artificial water storage detention areas, or wetlands in the area designated for construction
3. No part of the project lies within the 100 year flood plain
4. All erosion and sediment control measures need to be implemented prior to construction
5. Additional erosion control may be required by the City Engineer, Design Engineer or Owner at any time problematic areas are noted in the field or existing measures are found to be ineffective
6. Soil Stabilization of disturbed areas shall be completed within 14 days of construction completion
7. Contractor responsible for all density testing of roadway subgrade and granular base.



NOTE: Swale should be lined with "Straw with Net" turf reinforcement (Curlex Blanket or Eqv.) .
Per Table 5607-1 in APWA Manual



900.10
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information. All other data is as designed
and has not been field verified.



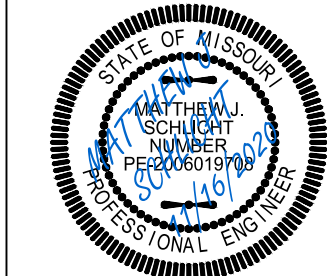
Lot Number	Basement Type	MBOE (Left Rear)	MBOE (Right Rear)
111	Full/Daylight	1022.04	1019.93
112	Daylight/Walkout	1024.21	1022.04
113	Walkout	1026.32	1024.21
114	Walkout	1028.26	1026.32
115	Walkout	1030.26	1028.26
116	Walkout	1032.20	1030.26
117	Walkout	1031.18	1032.20
118	Daylight/Walkout	1034.31	1031.18
119	Daylight/Walkout	1033.60	1034.31
120	Walkout	1034.40	1033.60
121	Walkout	1033.36	1034.40
122	Walkout	1031.52	1033.36
123	Daylight	1029.81	1031.52
124	Daylight	1028.15	1029.81
125	Daylight	1026.32	1028.15
126	Full	1024.44	1026.32
127	Full	1022.58	1024.44

Master Drainage Plan 2 of 3:
Spot Elevations
Construction Plans for:
The Reserve at Stoney Creek - 4th Plat
Lee's Summit, Jackson County, Missouri

Project: RESERVE
AT STONEY CREEK, 4TH PLAT
August 1, 2018

The Reserve at Stoney Creek - 4th Plat
Lee's Summit, Jackson County, Missouri

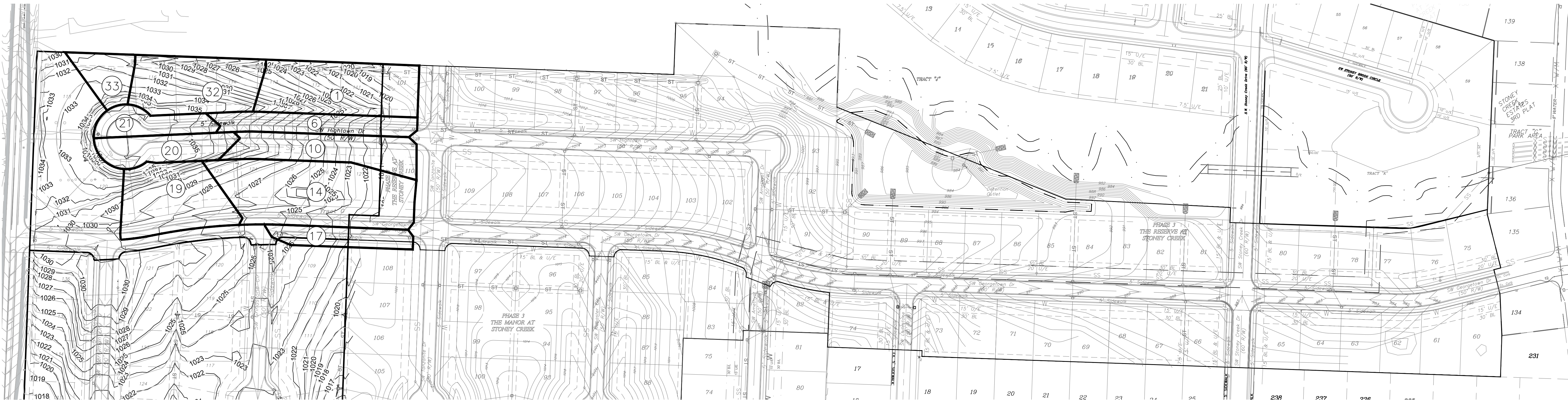
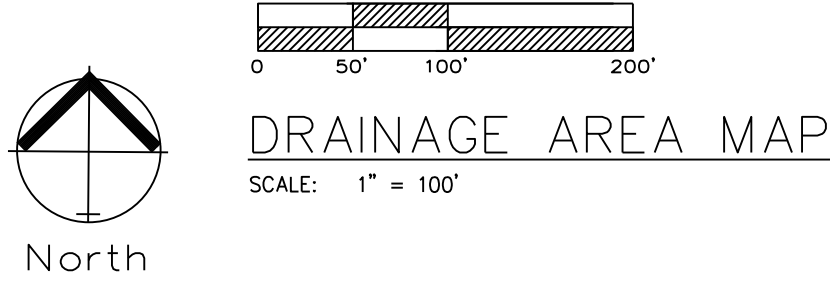
Professional Registration
Missouri
Engineering 200502188-D
Surveying 200500519-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS
11/16/2020 As-Built

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Drainage Area	Area Sq. Ft.	Area Ac.
1	33289.02	0.76
6	16159.8	0.37
10	22401.07	0.51
14	48056.64	1.10
17	11093	0.25
19	28448.12	0.65
20	15039.79	0.35
21	11369.09	0.26
32	28780.67	0.66
33	10009.41	0.23

APWA STORM DRAINAGE "TC" COMPUTATIONS FOR : The Reserve at Stoney Creek - 4th Plat																							
AREA ID	yellow areas are self computing overwrite if necessary				Surface types: Asph/ConcBus/Com Dirt Grass/Park Lake MultFam SnglFam Undev Other SURFACE CODES A B D G L M S U Z "C" Values 0.90 0.87 0.60 0.30 0.90 0.66 0.51 0.3										TC COMPUTATION							AREA ID	
	TOTAL WATERSHED				Overwrite Length - DnElev or Slope if necessary					SURFACE P=Paved Overwrite Slope or Elevations or U=Unpaved if necessary													
					OVERLAND FLOW - 100' MAX					CHANNEL FLOW - FIRST REACH													
	ACRES	WTRSHD	UP	DN	SURFACE	"C"	OVRLND	UP	DN	SLOPE	P	OR	CHANNEL	UP	DN	SLOPE	VELOCITY	Cal	Used	Cal	Cal		Total
	LENGTH	ELEV	CODE	VALUE	LENGTH	ELEV	LENGTH	ELEV	ELEV	%	LENGTH	LENGTH	ELEV	ELEV	ELEV	%	F/S	Flow	Min 5	Channel	Channel		Tot
																	T(I)	Max 15	One	Two	T(I) 10		
1	0.76	305.0	1033.0	1017.0	S	0.51	100.0	1033.0	1023.7	9.3	U	205.0	1023.7	1017.0	3.27	2.9	5.1	5.1	1.2	0.0	6.2	1	
6	0.37	425.0	1035.0	1019.1	S	0.51	39.0	1035.0	1034.0	2.6	P	386.0	1034.0	1019.1	3.86	4.0	4.8	5.0	1.6	0.0	6.6	6	
10	0.51	405.0	1033.0	1019.1	S	0.51	61.0	1033.0	1031.0	3.3	P	344.0	1031.0	1019.1	3.46	3.8	5.6	5.6	1.5	0.0	7.1	10	
14	1.10	473.0	1031.9	1018.5	S	0.51	100.0	1031.9	1029.5	2.3	P	373.0	1029.5	1018.5	2.95	3.5	8.0	8.0	1.8	0.0	9.8	14	
17	0.25	316.0	1026.8	1018.5	S	0.51	39.0	1026.8	1026.0	2.0	P	277.0	1026.0	1018.5	2.71	3.3	5.3	5.3	1.4	0.0	6.6	17	
19	0.66	360.0	1037.2	1027.5	S	0.51	100.0	1037.2	1033.5	3.7	P	260.0	1033.5	1027.5	2.31	3.1	6.9	6.9	1.4	0.0	8.3	19	
20	0.35	315.0	1038.0	1032.0	S	0.51	26.0	1038.0	1037.5	2.0	P	289.0	1037.5	1032.0	1.90	2.8	4.3	5.0	1.7	0.0	6.7	20	
21	0.26	276.0	1038.0	1033.0	S	0.51	26.0	1038.0	1037.5	2.0	P	250.0	1037.5	1033.0	1.79	2.7	4.3	5.0	1.5	0.0	6.5	21	
32	0.66	324.0	1037.2	1025.0	S	0.51	85.0	1037.2	1030.5	7.9	U	239.0	1030.5	1025.0	2.30	2.4	4.9	5.0	1.6	0.0	6.6	32	
33	0.23	220.0	1037.2	1031.0	S	0.51	100.0	1037.2	1032.5	4.7	U	120.0	1032.5	1031.0	1.25	1.8	6.3	6.3	1.1	0.0	7.4	33	

AREAS 19, 20 AND 21 ARE TRIBUTARY TO THE MANOR AT STONEY CREEK 4TH PLAT.

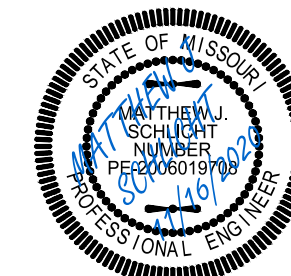


Professional Registration
Missouri
Engineering 2005002188-D
Surveying 2005000519-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

The Reserve at Stoney Creek - 4th Plat
Lee's Summit, Jackson County, Missouri

Project: THE RESERVE AT STONEY CREEK 4TH PLAT
Issue Date: August 2018

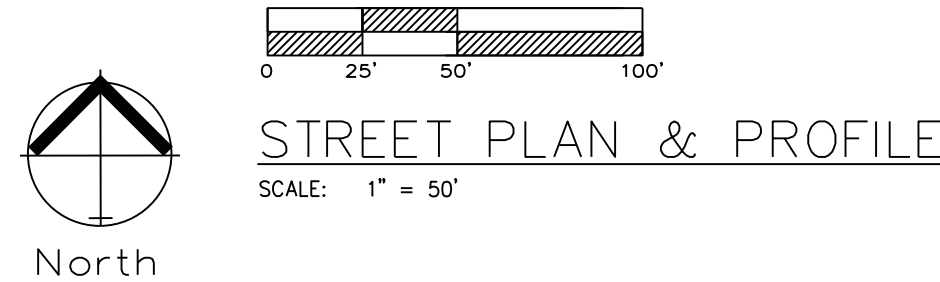
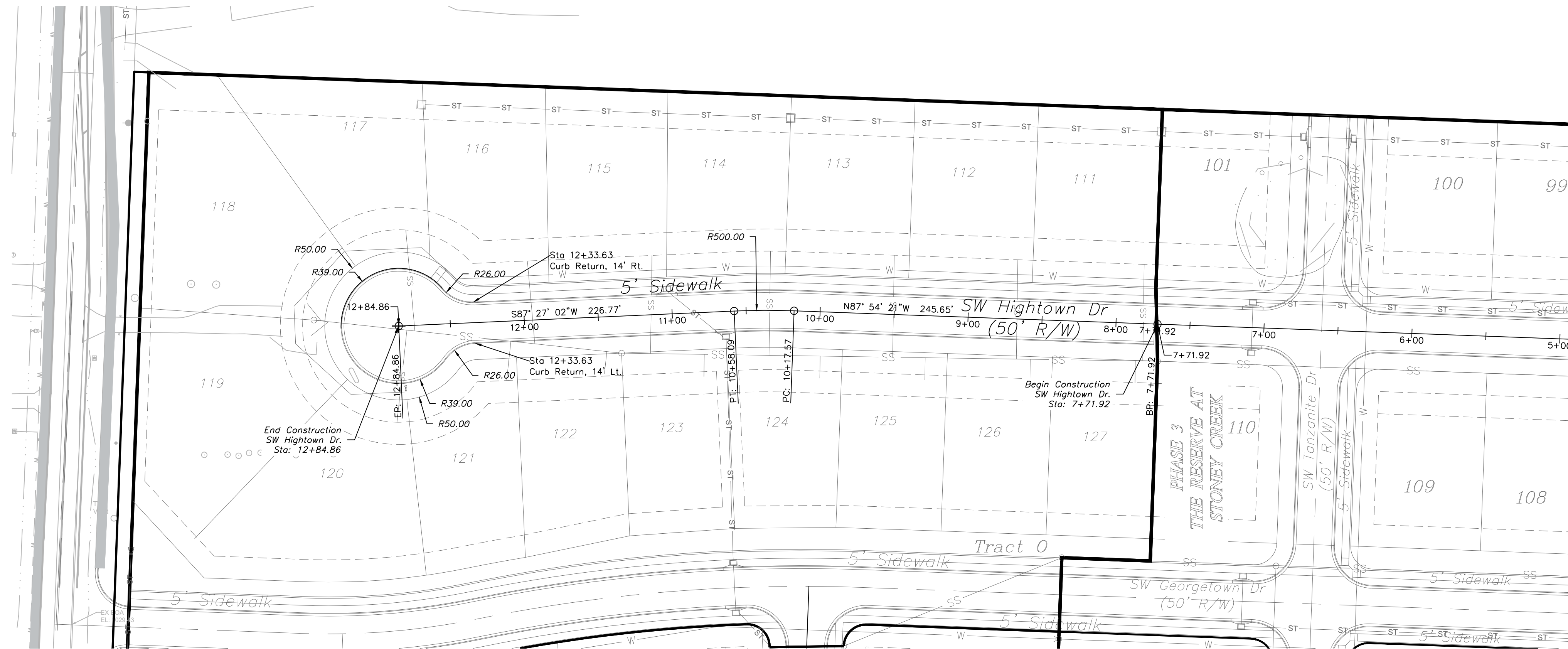
Master Drainage Map 3 of 3:
Drainage Area Map
Construction Plans for:
The Reserve at Stoney Creek - 4th Plat
Lee's Summit, Jackson County, Missouri



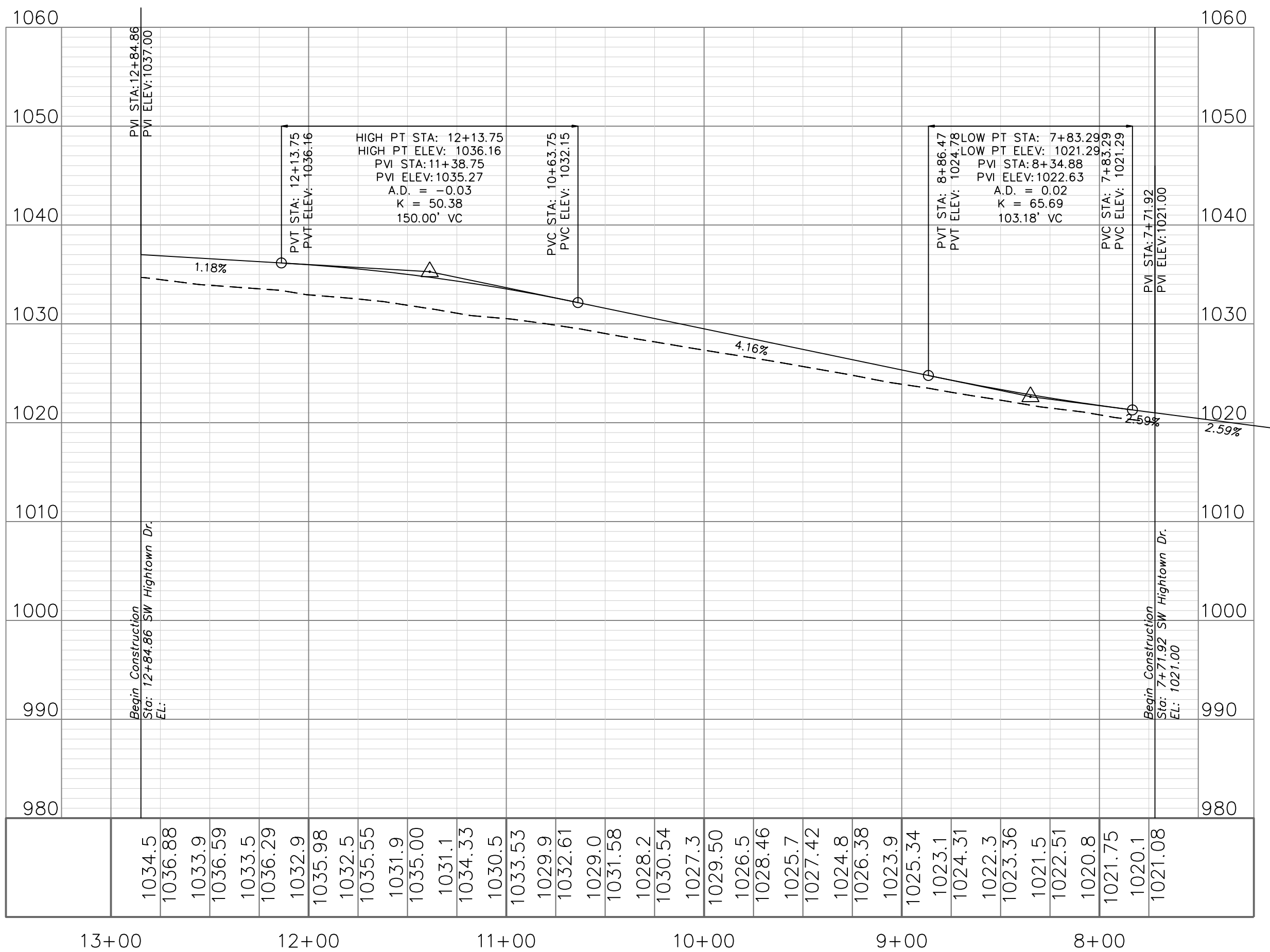
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25326

REVISIONS
11/16/2020 As-Built

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PHASE 4 SW HIGHTOWN DR



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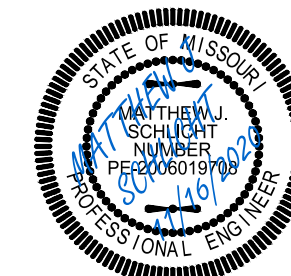


Professional Registration
Missouri
Engineering 2005002188-D
Surveying 2005005119-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

The Reserve at Stoney Creek - 4th Plat
Lee's Summit, Jackson County, Missouri

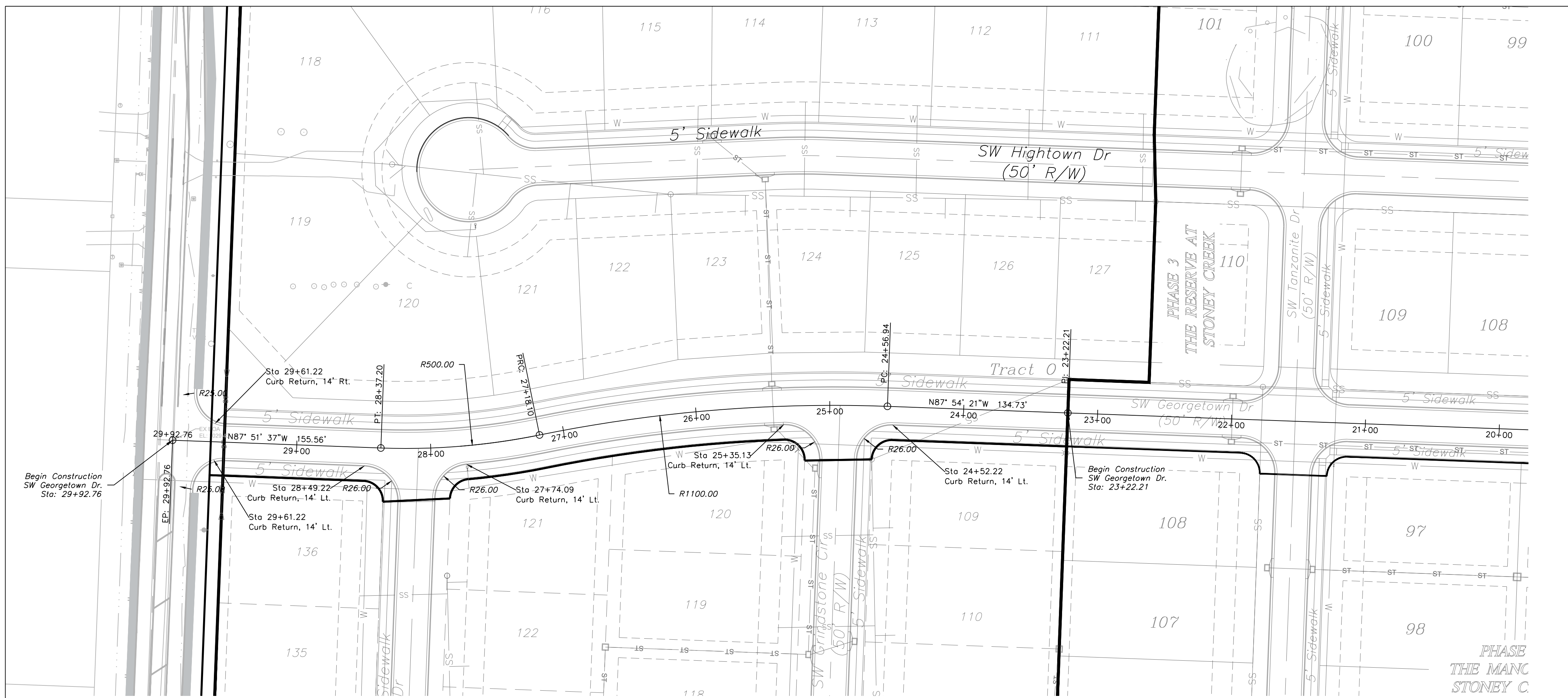
Project: RESERVE
AT STONEY
CREEK, 4TH PLAT
August 2018

Street Plan and Profile
Construction Plans for:
The Reserve at Stoney Creek - 4th Plat
Lee's Summit, Jackson County, Missouri

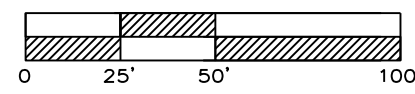
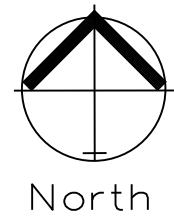
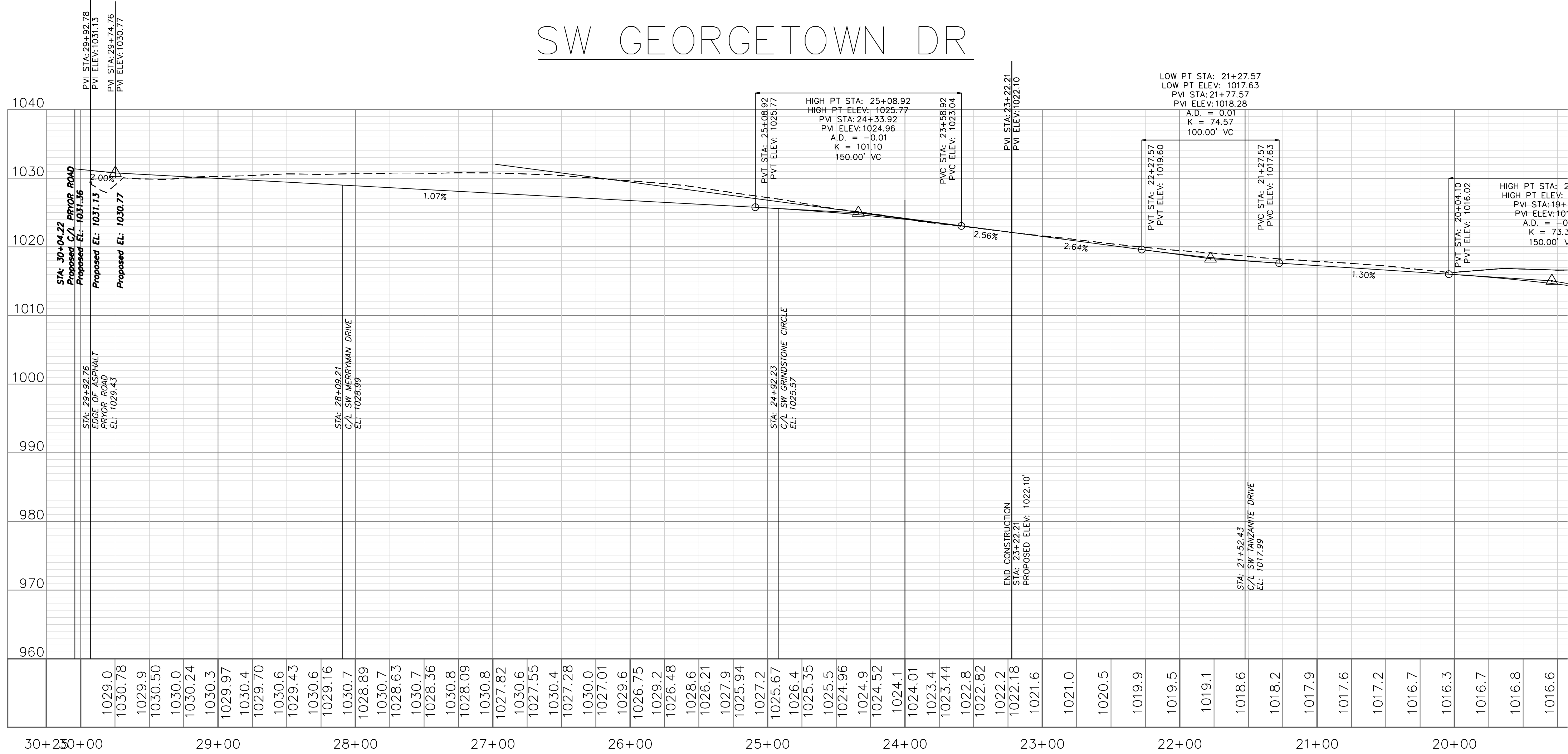


Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25526
REVISIONS
11/16/2020 As-Built

C. 203



SW GEORGETOWN DR



STREET PLAN & PROFILE
SCALE: 1" = 50'

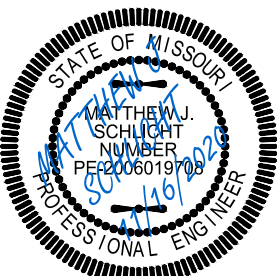


Professional Registration
Missouri
Engineering 2005002188-D
Surveying 2005005189-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

The Reserve at Stoney Creek - 4th Plat
Lee's Summit, Jackson County, Missouri

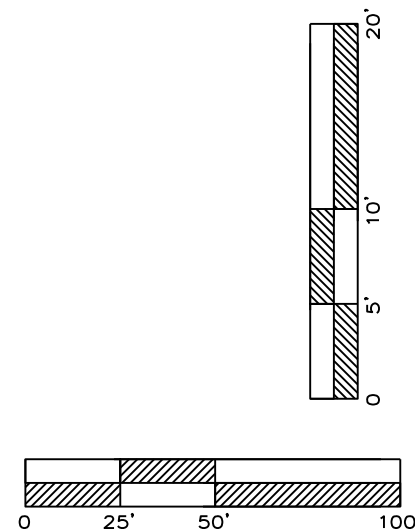
Project: RESERVE
AT STONEY
CREEK, 4TH PLAT
August 2018

Street Plan and Profile
Construction Plans for:
The Reserve at Stoney Creek - 4th Plat
Lee's Summit, Jackson County, Missouri



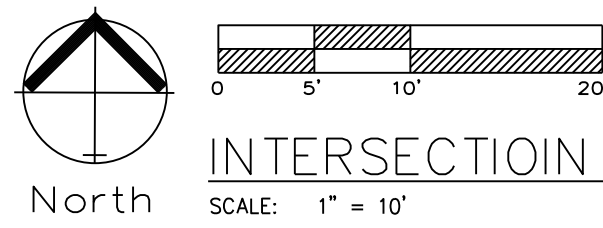
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25526

REVISIONS
11/16/2020 As-Built

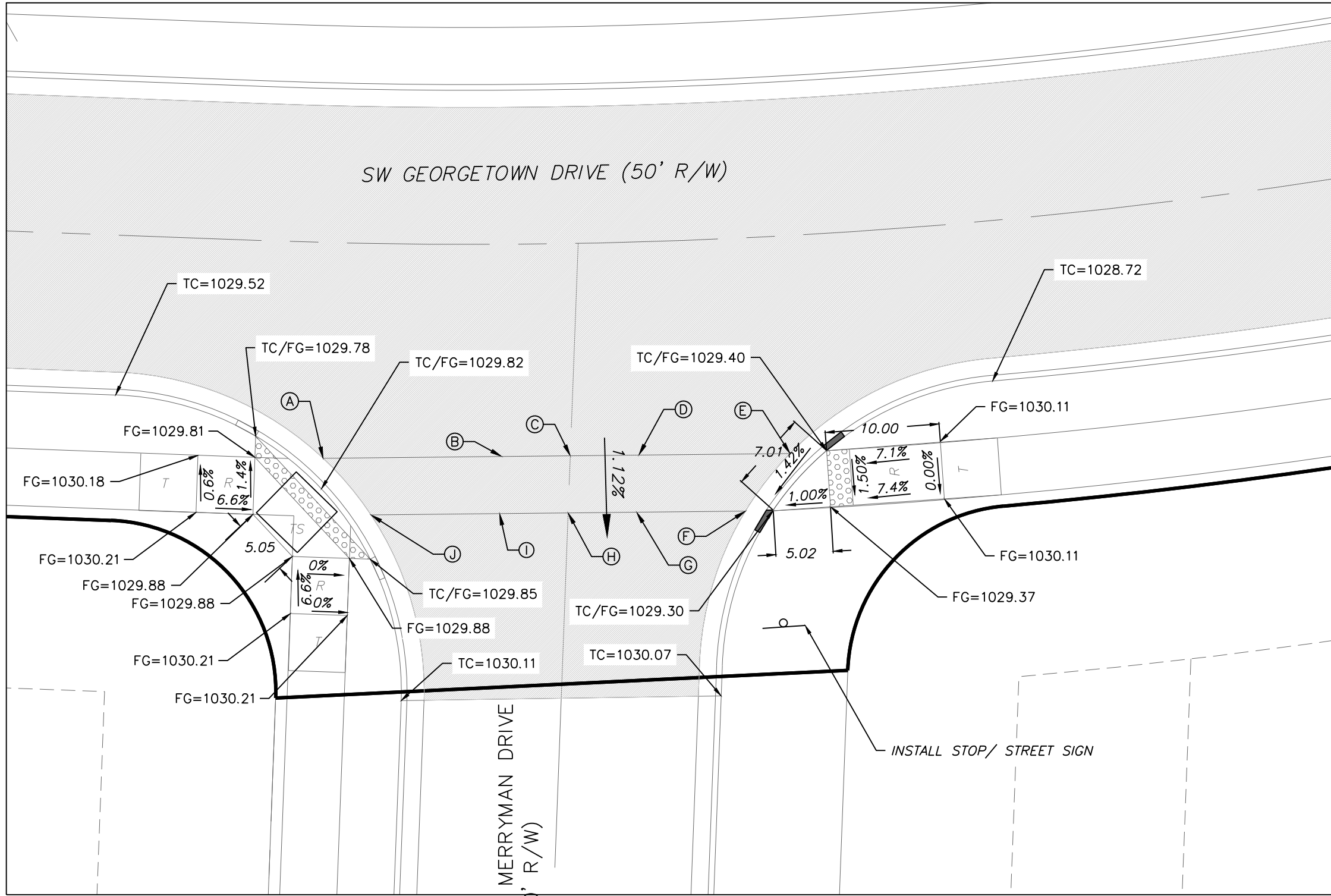


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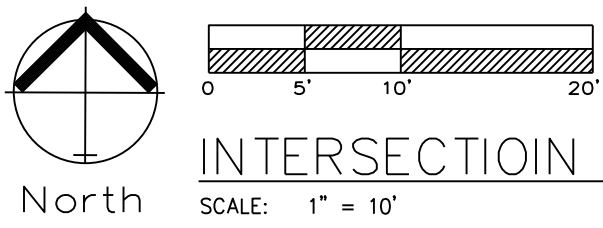
INTERSECTION / ADA RAMP ELEVATIONS



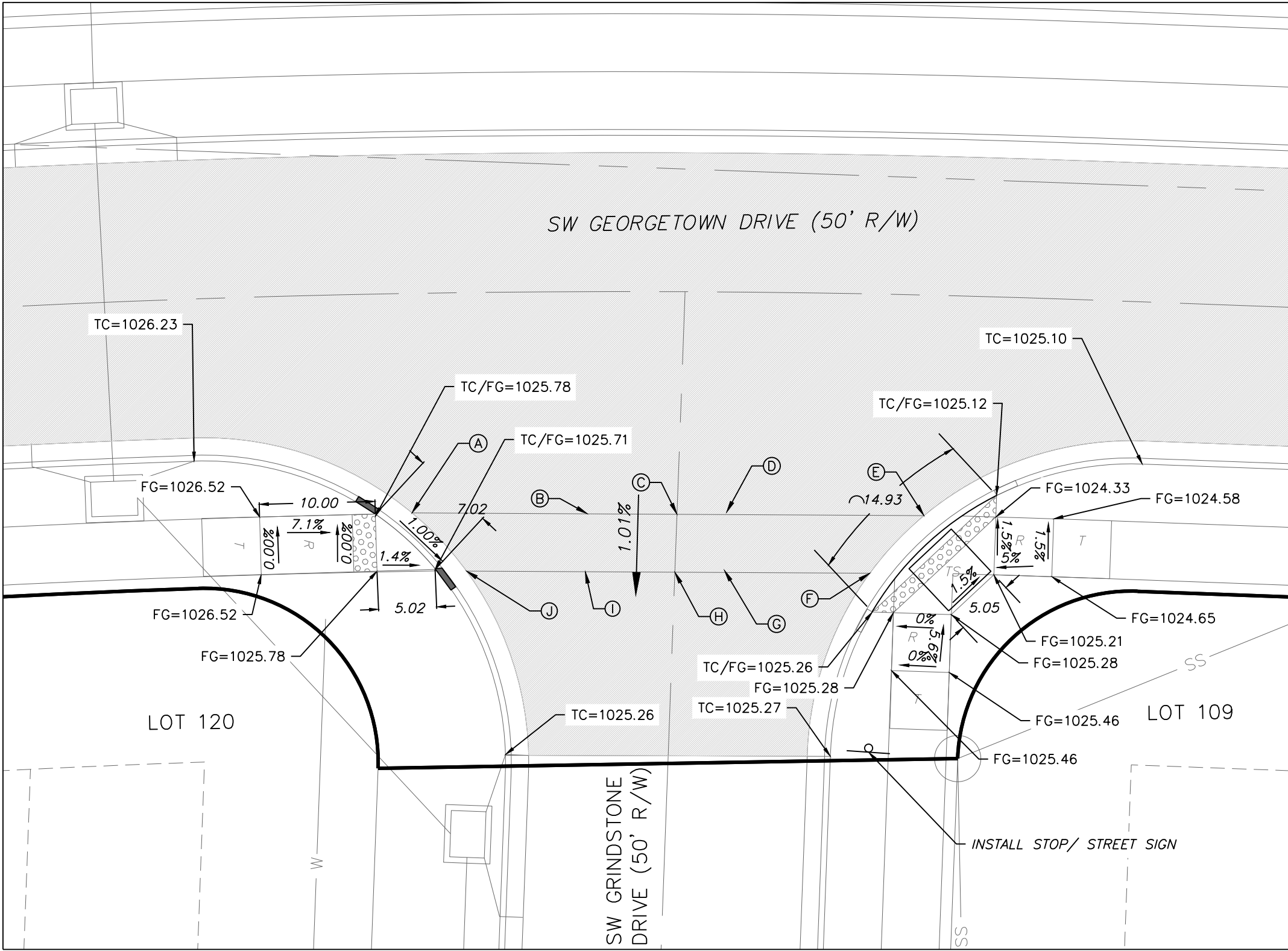
RAMP 1 DETAIL

SPOT ELEVATION TABLE		
Spot	Ramp 1 Elevation	Ramp 2 Elevation
A	1032.07	1026.83
B	1032.71	1026.61
C	1032.83	1026.40
D	1032.71	1026.28
E	1032.50	1025.36
F	1033.40	1025.50
G	1032.65	1026.23
H	1032.77	1026.35
I	1032.65	1026.55
J	1032.14	1026.76

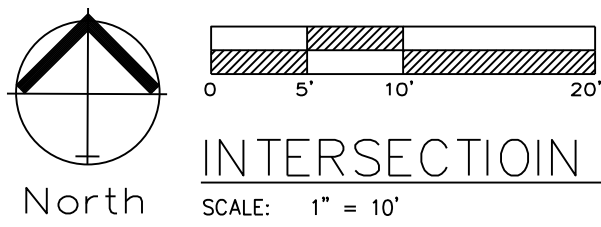
NOTE:
ALL ADA ACCESSIBLE RAMPS TO BE CONSTRUCTED WITH STREET IMPROVEMENTS.



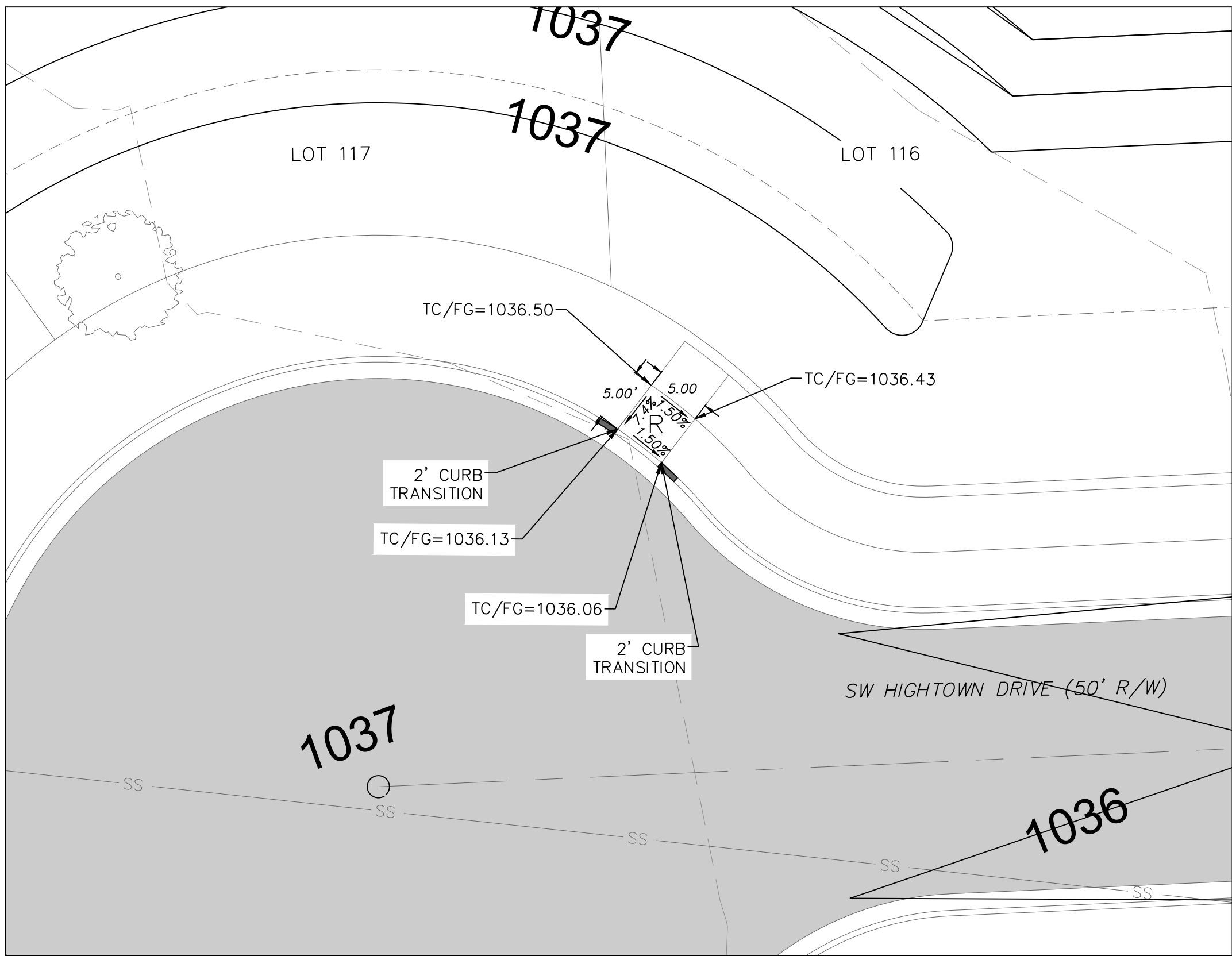
INTERSECTION / ADA RAMP ELEVATIONS



RAMP 2 DETAIL



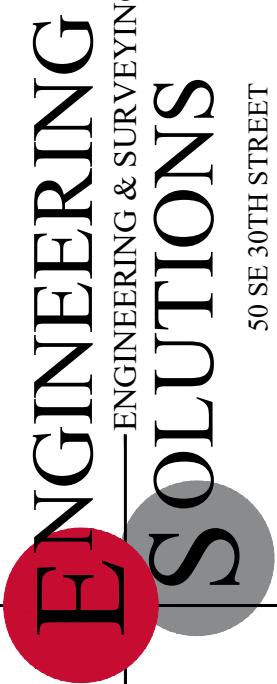
INTERSECTION / ADA RAMP ELEVATIONS



RAMP 3 DETAIL

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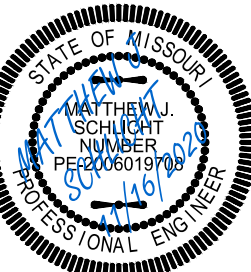


Professional Registration
Missouri
Engineering 2005002188-D
Surveying 2005000519-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

The Reserve at Stoney Creek - 4th Plat
Lee's Summit, Jackson County, Missouri

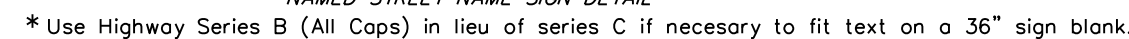
Project: RESERVE
AT STONEY
CREEK 4TH PLAT
August 2018

Intersection Details & ADA Ramp Plan
Construction Plans for:
The Reserve at Stoney Creek - 4th Plat
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS
11/16/2020 As-Built



* The height to the bottom of a sign when it is located in a pedestrian walkway or extends into a walkway shall be a minimum of 80 inches above the walkway.



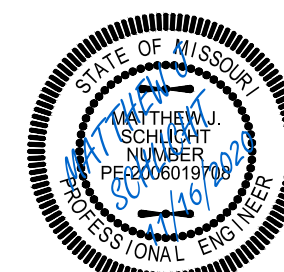
Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

The Reserve at Stoney Creek - 4th Plat
Lee's Summit, Jackson County, Missouri

Project:
THE RESERVE
AT STONEY
CREEK 4TH PLAT

Issue Date:
August, 2018

Street Signage Plan
Construction Plans for:
The Reserve at Stoney Creek - 4th Plat
Lee's Summit, Jackson County, Missouri

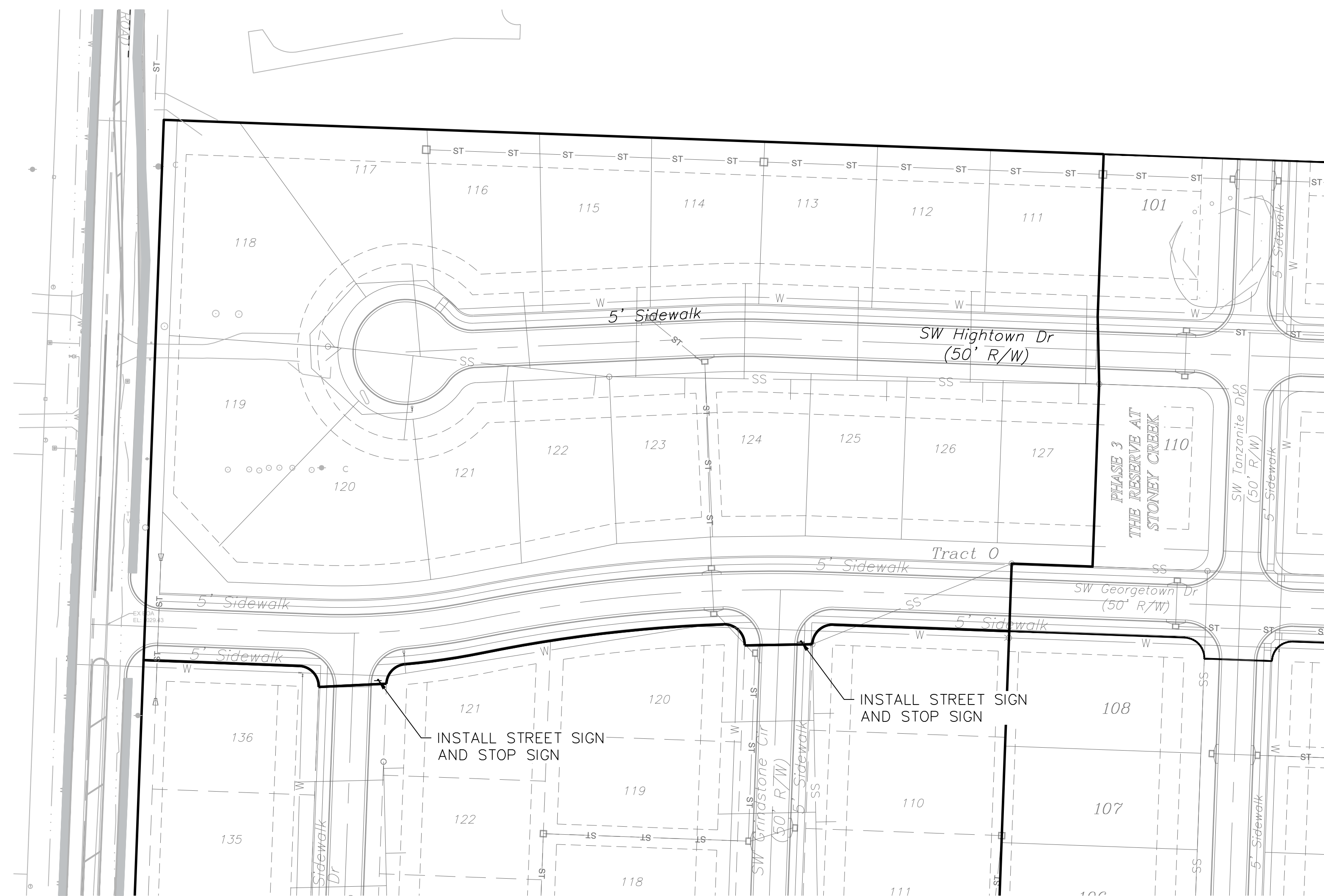


Matthew J. Schlich
MO PE 200601970
KS PE 19071
OK PE 25226

REVISIONS

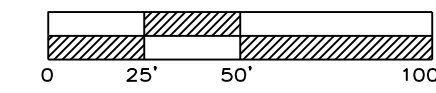
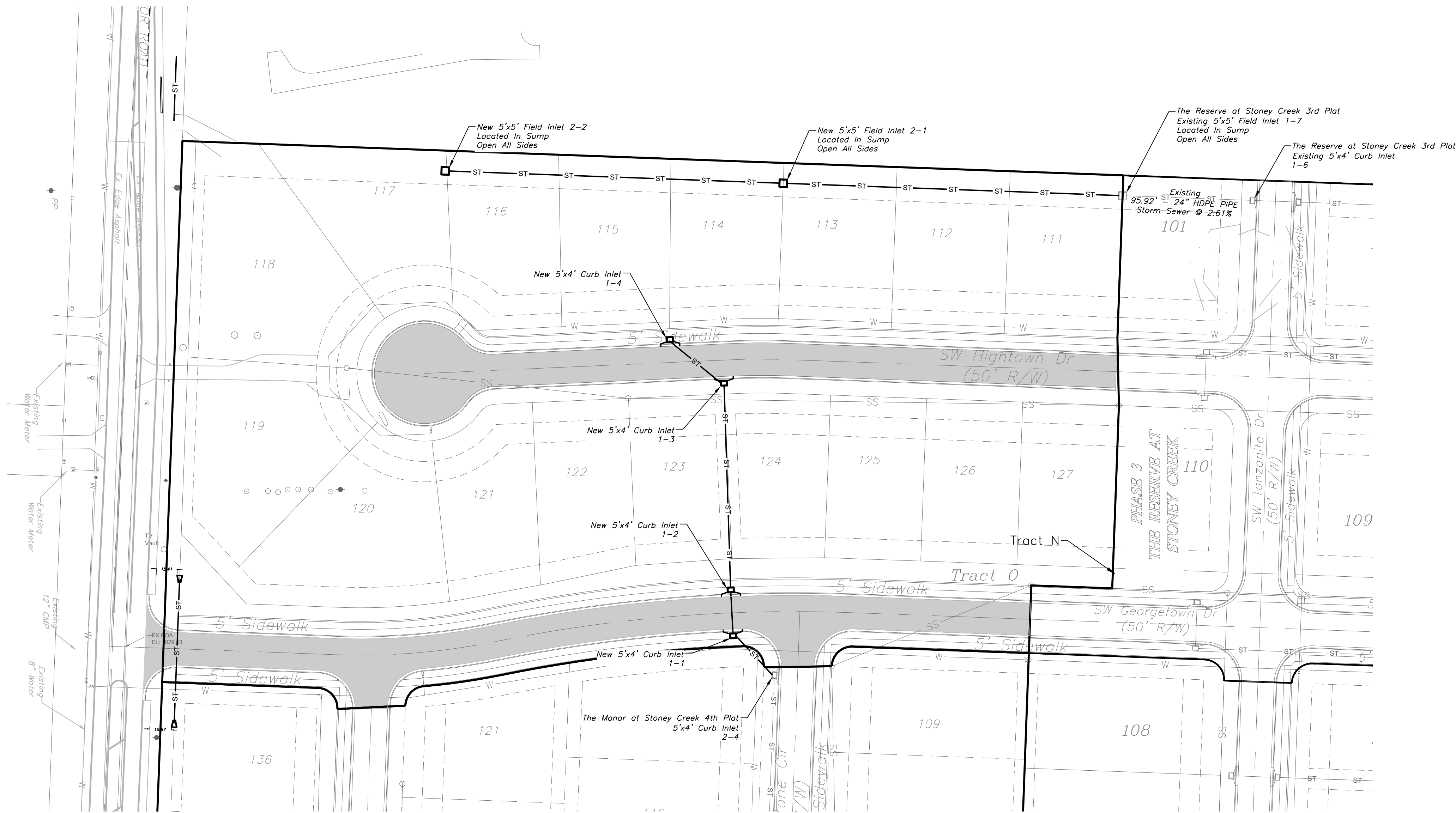
11/16/2020 As-Built

C.206



"AS-BUILT"

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information. All other data is as designed
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STORM SEWER GENERAL LAYOUT

SCALE: 1" = 50'

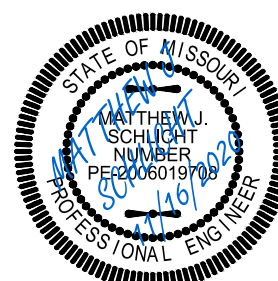


Professional Registration
Missouri
Engineering 2005002188-D
Surveying 2005000519-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

The Reserve at Stoney Creek - 4th Plat
Lee's Summit, Jackson County, Missouri

Project: RESERVE
AT STONEY
CREEK, 4TH PLAT
Issue Date:
August 1, 2018

Storm Sewer General Layout
Construction Plans for:
The Reserve at Stoney Creek - 4th Plat
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25526

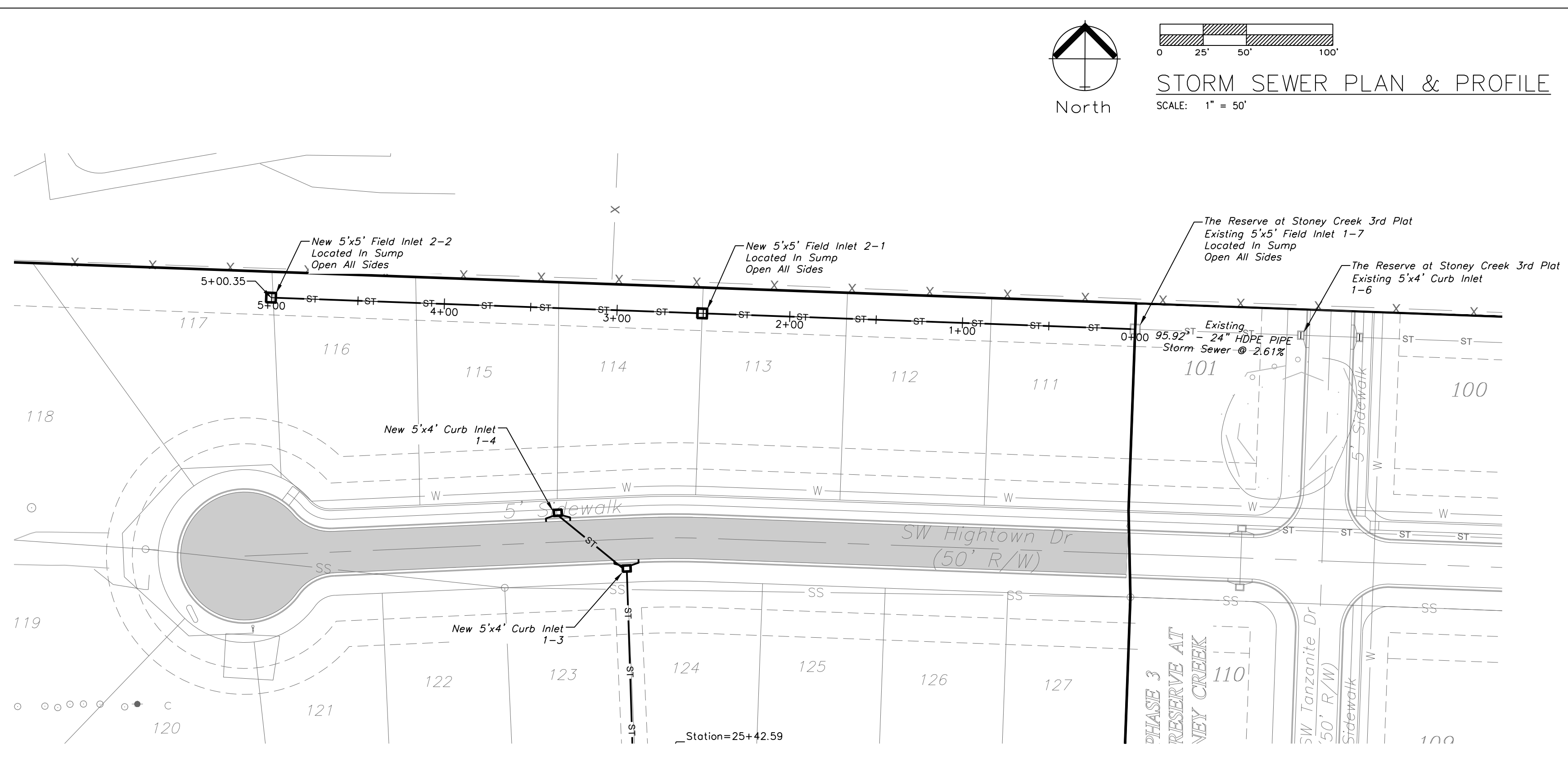
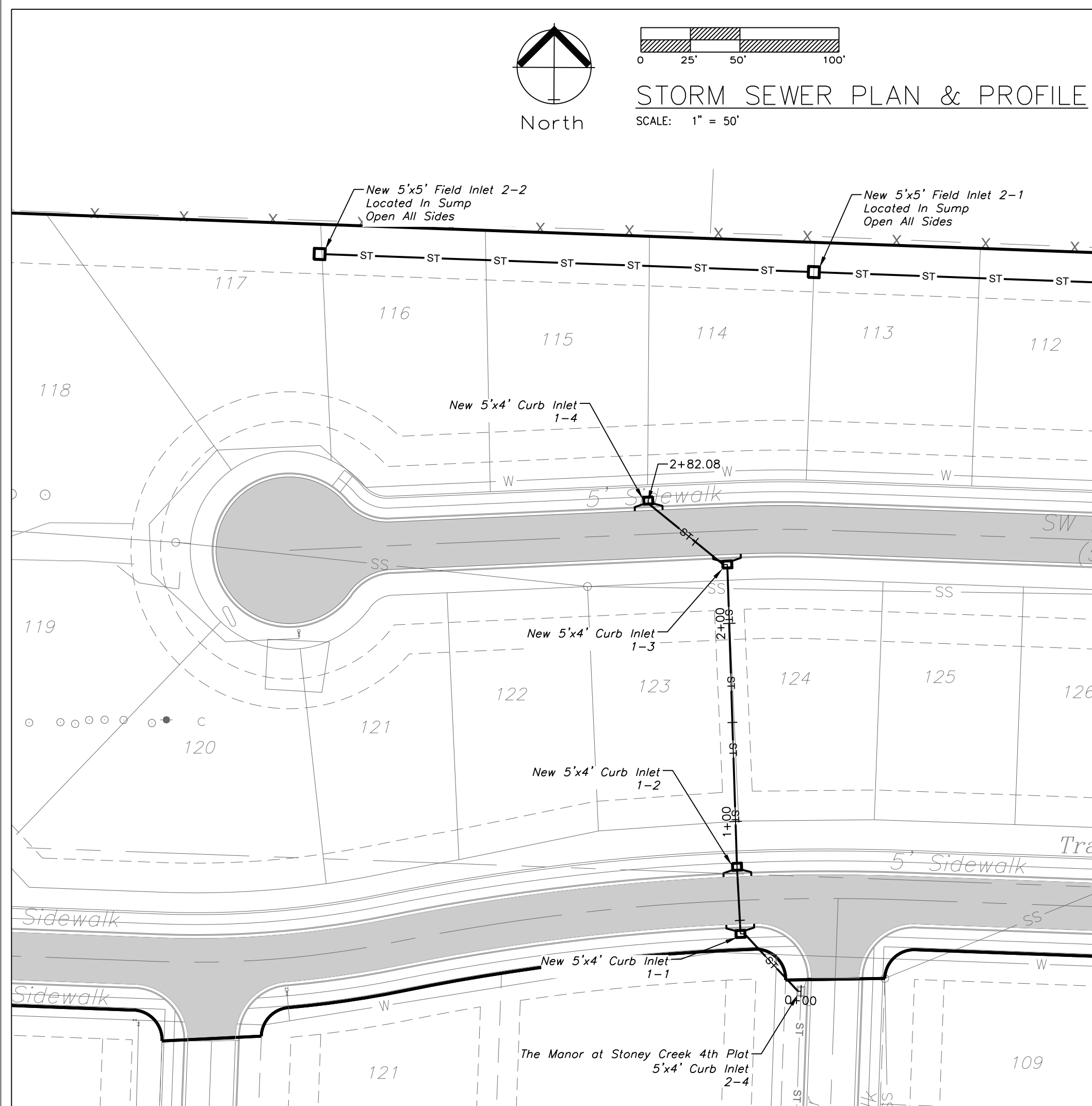
REVISIONS

11/16/2020 As-Built

"AS-BUILT"

900.10
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and has not been field verified.

C. 300



ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEES SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-9849

Professional Registration
Missouri
Engineering 2005002188-D
Surveying 2005005189-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Storm Sewer Plan and Profile
Construction Plans for:
The Reserve at Stoney Creek - 4th Plat
Lee's Summit, Jackson County, Missouri

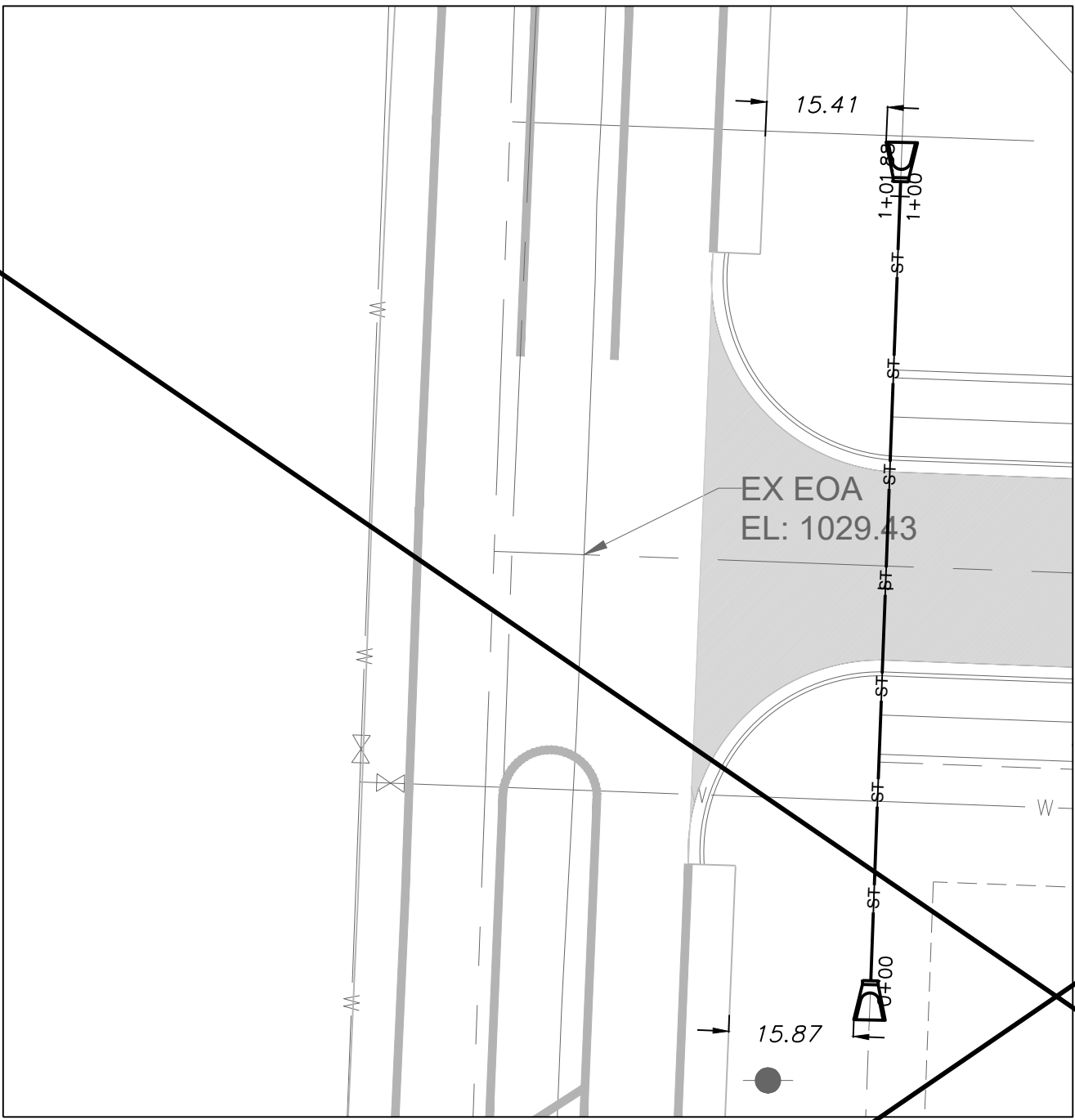
Project: RESERVE AT STONEY CREEK 4TH PLAT
Drawn By: Matthew J. Schlicht
August 1, 2018

STATE OF MISSOURI
MATTHEW J. SCHLICHT
REGISTERED PROFESSIONAL ENGINEER
No. 000000000
EXPIRATION DATE 08/01/2025

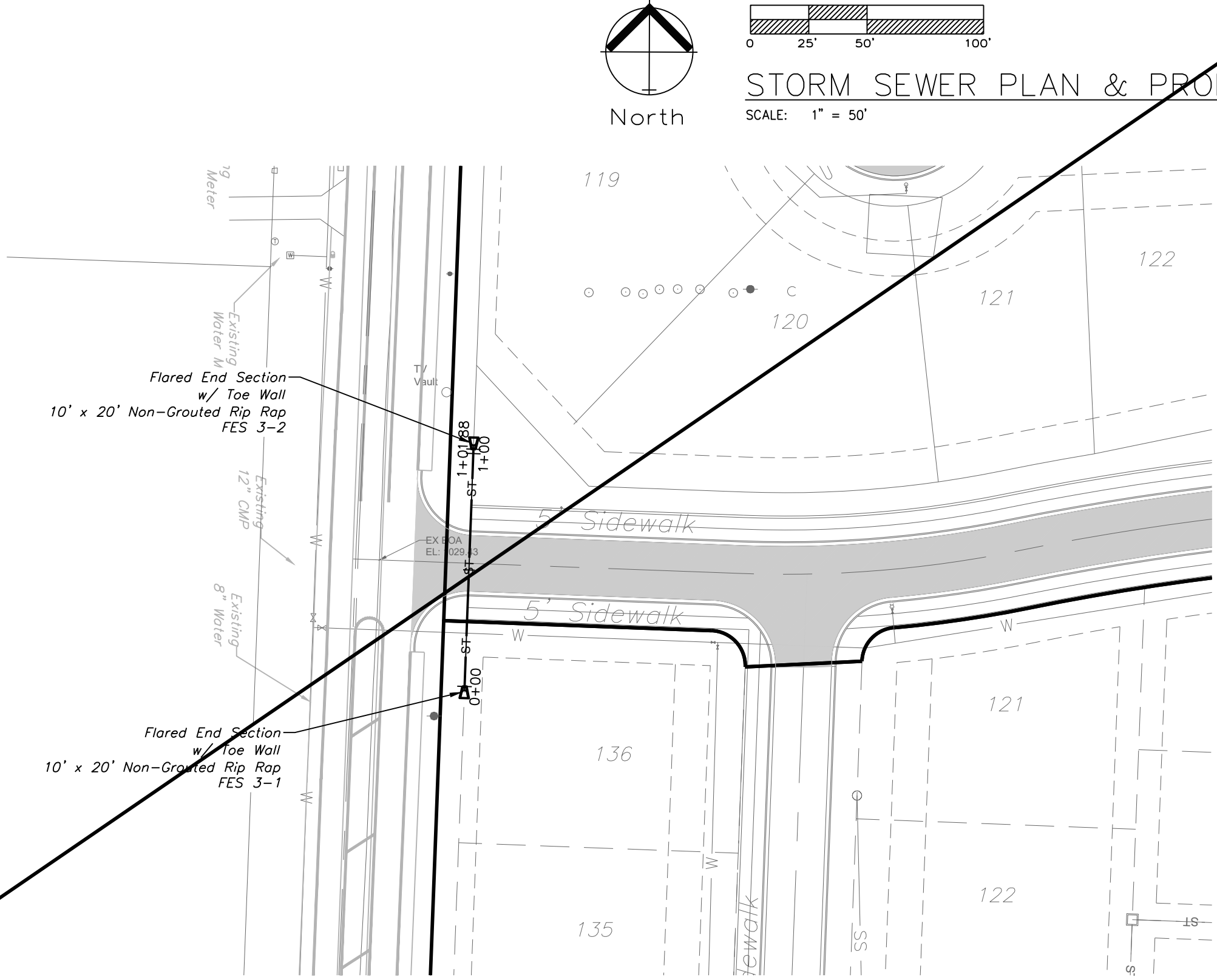
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25328

REVISIONS
11/16/2020 As-Built

C.301

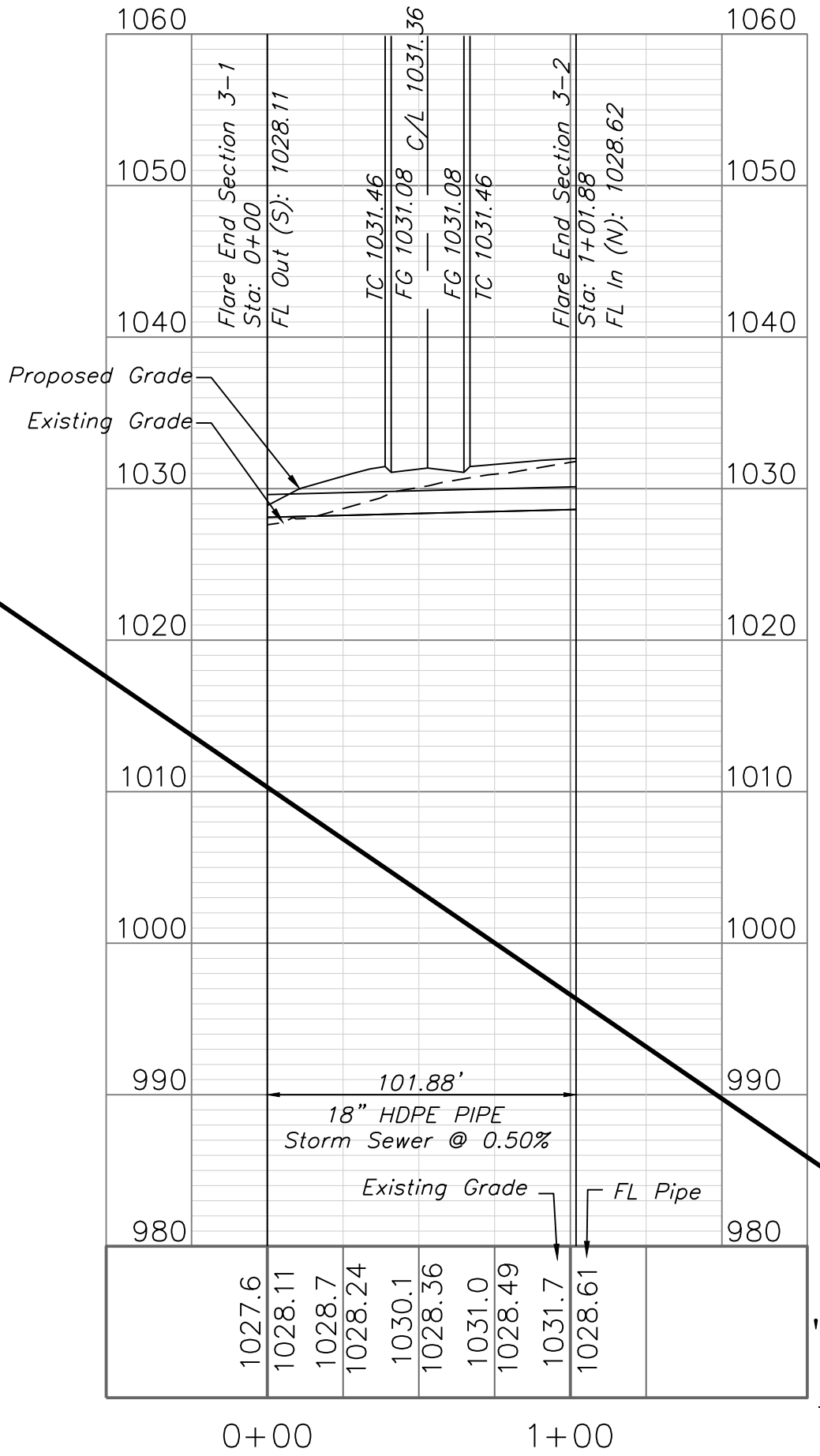


SPOT ELEVATIONS
SCALE: 1" = 20'



STORM SEWER PLAN & PROFILE
SCALE: 1" = 50'

STORM LINE 3



"AS-BUILT"
900.10
900.00 Indicates data replaced with "As-Built" information. All other data is as designed and has not been field verified.

NOT CONSTRUCTED

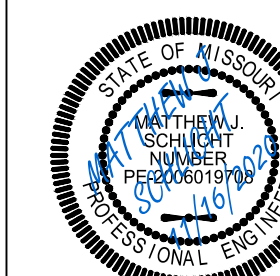


Professional Registration
Missouri
Engineering 200502188-D
Surveying 200500519-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

The Reserve at Stoney Creek - 4th Plat
Lee's Summit, Jackson County, Missouri

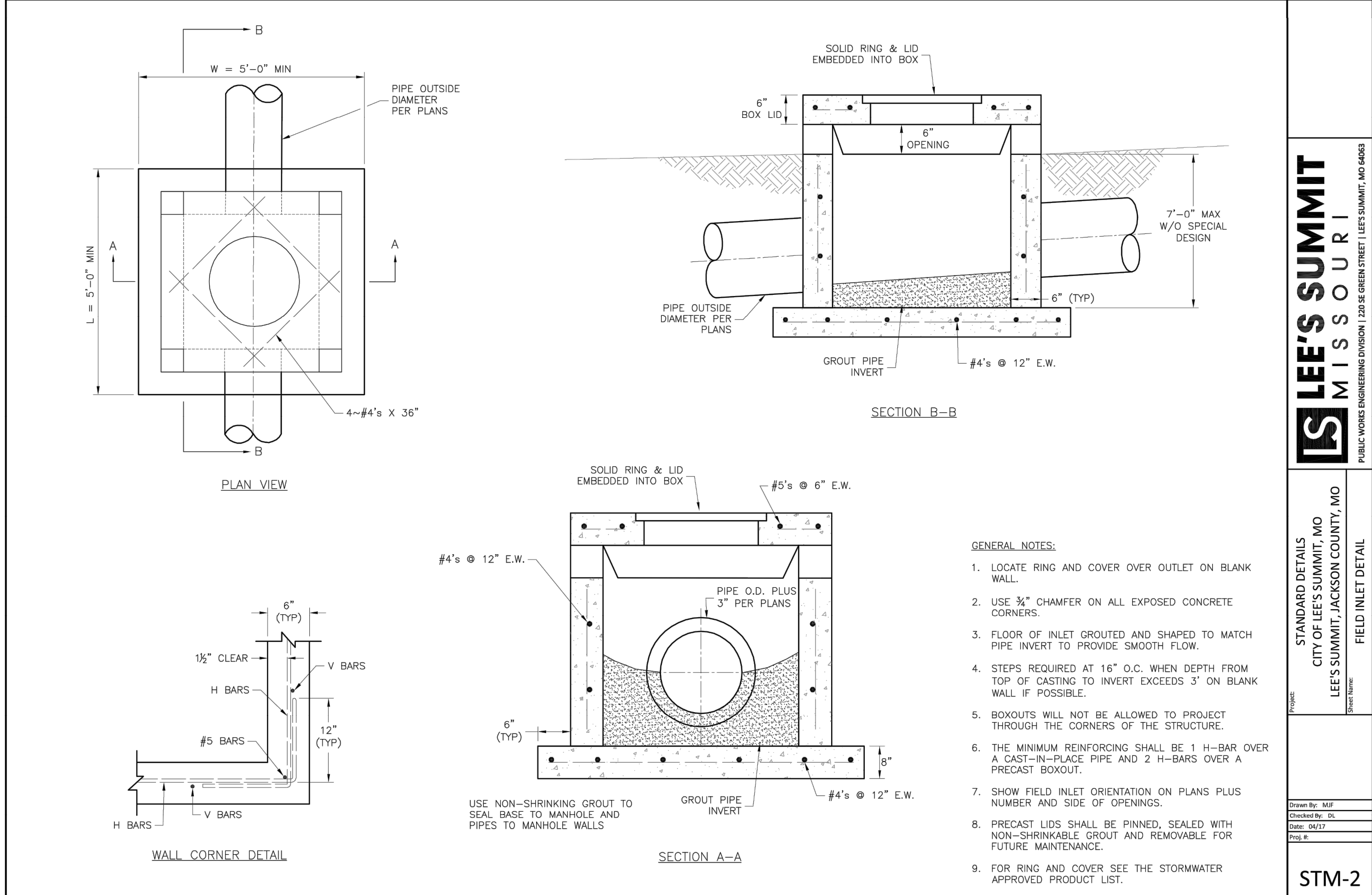
Project: RESERVE
AT: STONEY
CREEK, 4TH PLAT
Issue Date:
August 1, 2018

Storm Sewer Plan and Profile
Construction Plans for:
The Reserve at Stoney Creek - 4th Plat
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS
11/16/2020 As-Built

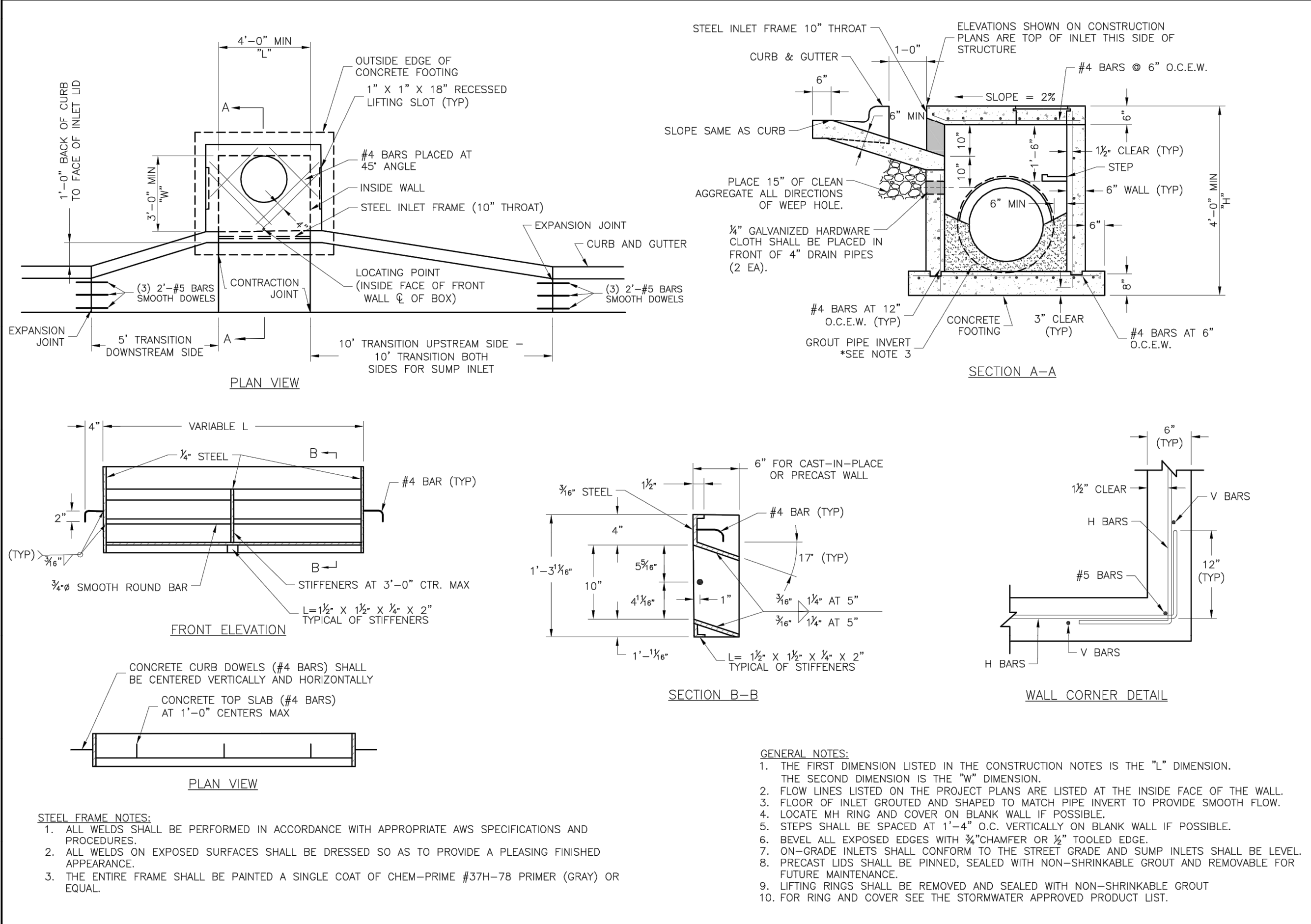


LEE'S SUMMIT MISSOURI

PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

STM-2

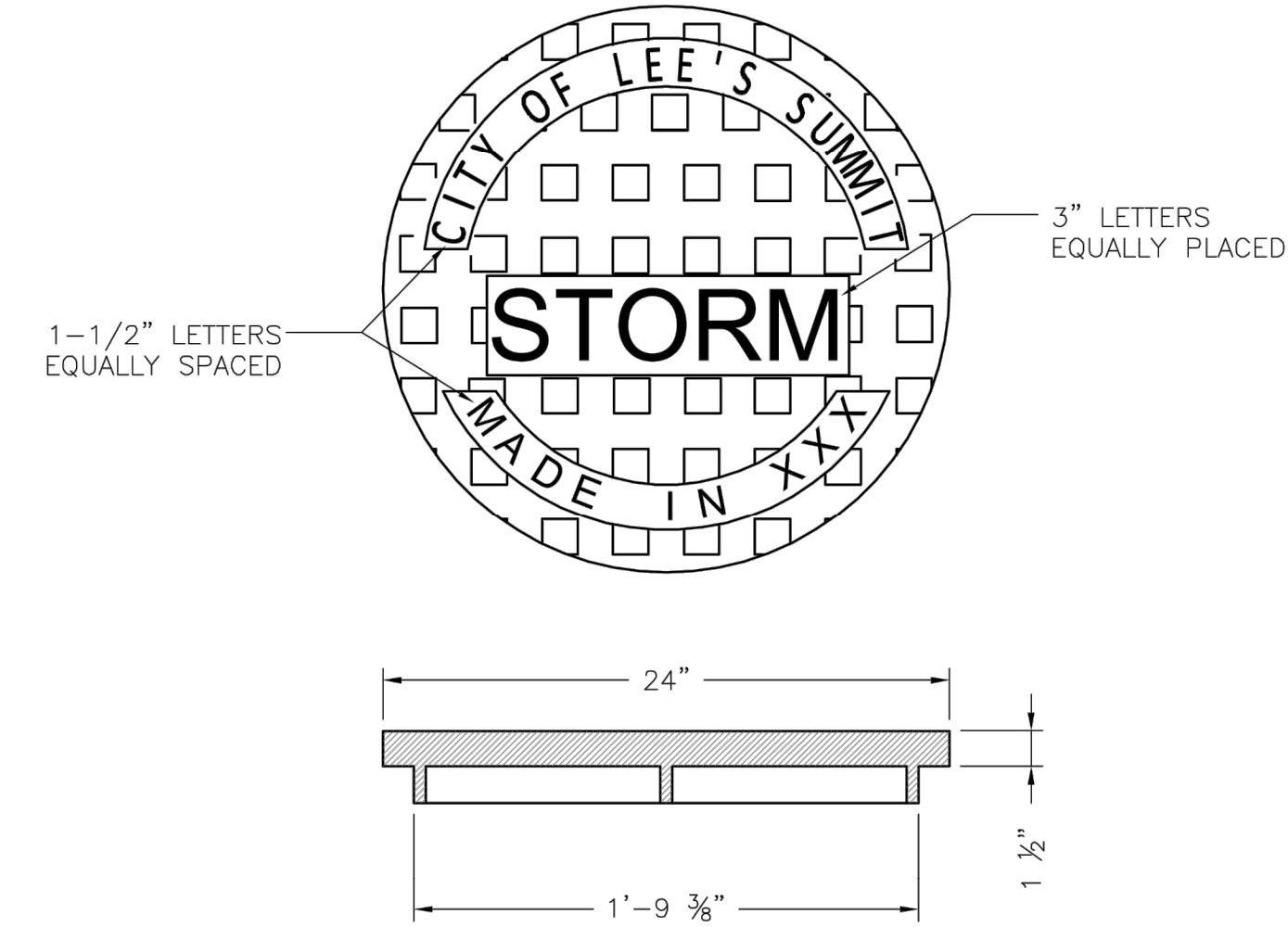


LEE'S SUMMIT MISSOURI

PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

STM-1



STANDARD 24" MANHOLE COVER
MINIMUM WEIGHT = 160 LB
NOTE: PICK HOLES NOT SHOWN

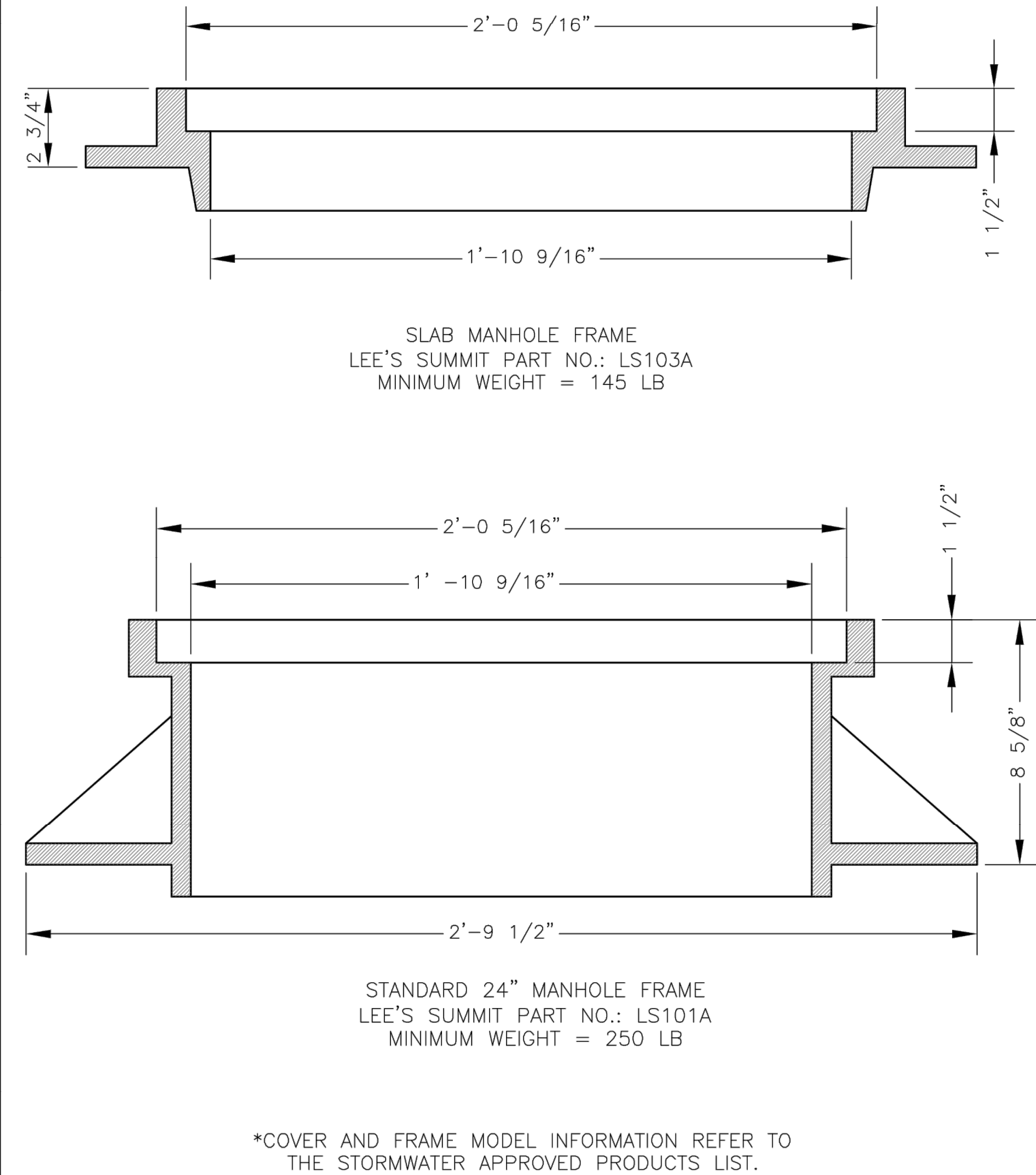
*COVER AND FRAME MODEL INFORMATION REFER TO THE STORMWATER APPROVED PRODUCT LIST.

LEE'S SUMMIT MISSOURI

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STORM MANHOLE COVER DETAIL

STM-6

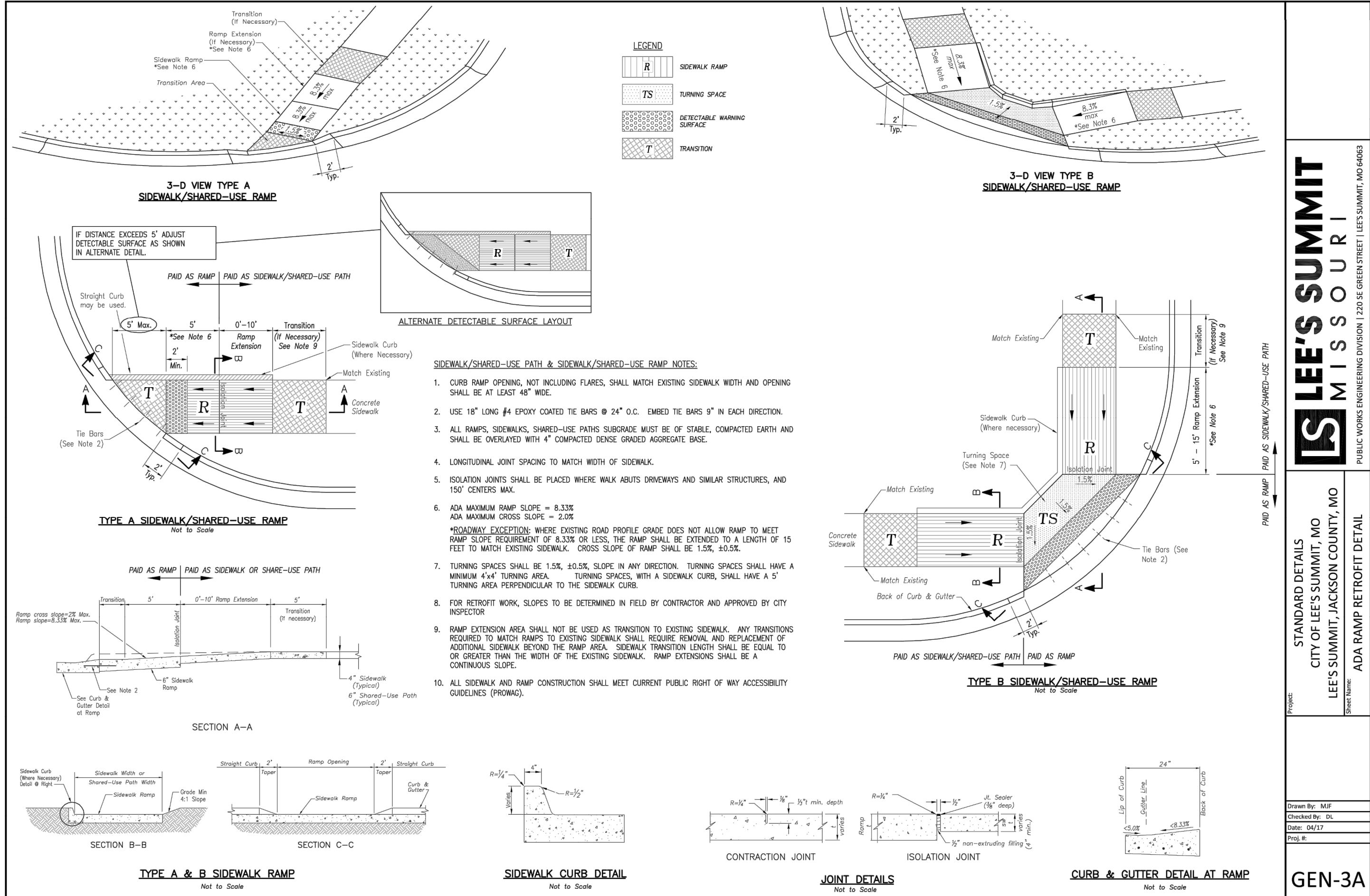


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STORM MANHOLE FRAME DETAIL

STM-7



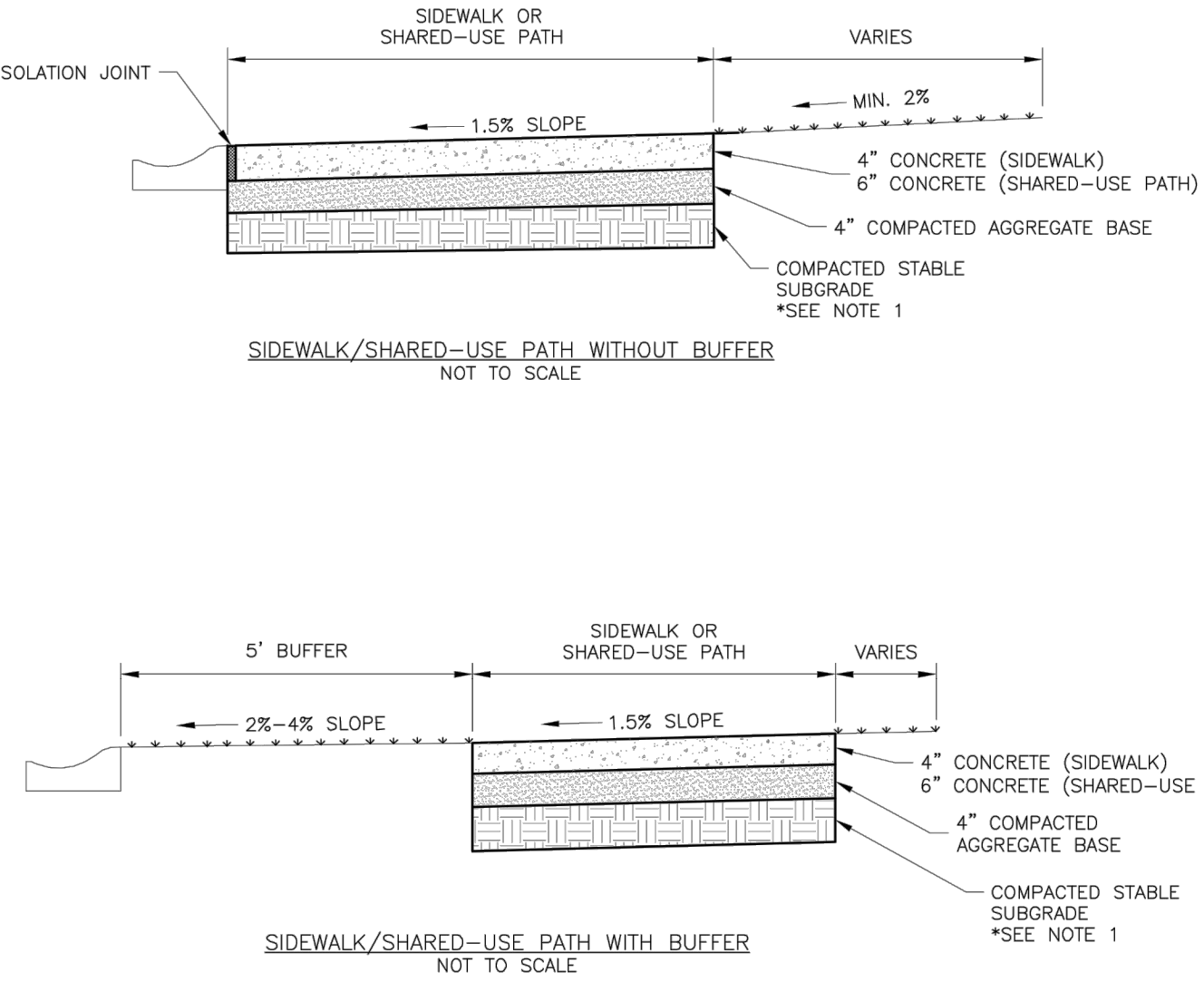
LEE'S SUMMIT MISSOURI

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STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

ADA RAMP RETROFIT DETAIL

GEN-3A



- GENERAL NOTES:**
- SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
 - 1.5% CROSS SLOPE MUST BE MAINTAINED THROUGH DRIVEWAYS.
 - KCMMB 4K CONCRETE MIX SHALL BE REQUIRED FOR ALL SIDEWALKS AND SHARED-USE PATHS OR AS APPROVED BY THE CITY INSPECTOR.
 - ALL SIDEWALKS SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).
 - AN EXPANSION JOINT SHALL BE PLACED AT A MAXIMUM OF 150 FT. CONSTRUCTION JOINTS SHALL BE PLACED THE SAME WIDTH OF SIDEWALK, BUT NO GREATER THAN 10 FT.
 - SHARED-USE PATH WIDTH SHALL BE 10 FT. WIDE.
 - SIDEWALK FINISHING (NO PICTURE FRAMING) AS DIRECTED BY CITY INSPECTOR.
 - WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.



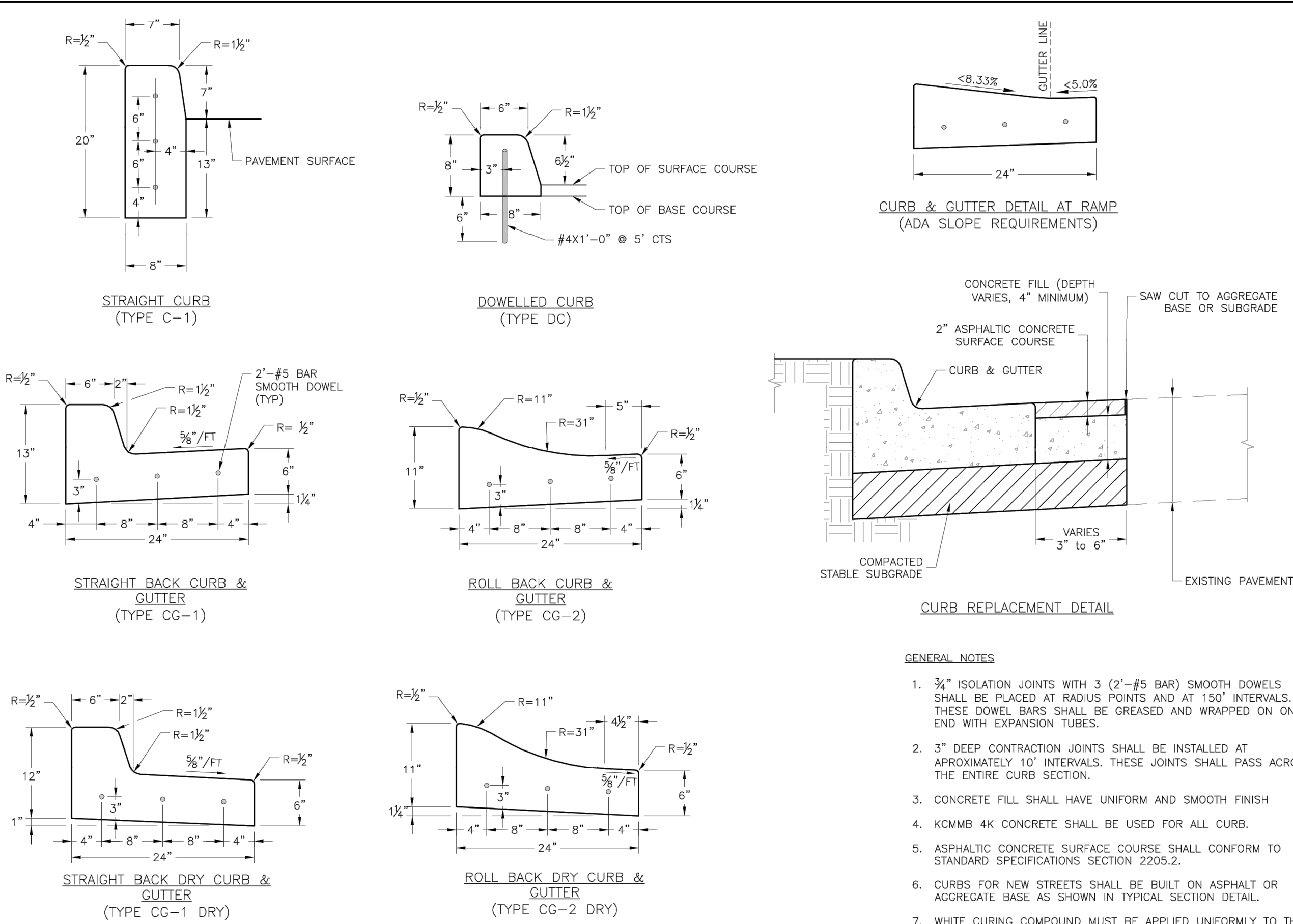
LEE'S SUMMIT MISSOURI

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SIDEWALK/SHARED-USE PATH DETAIL

Date: 04/17
Drawn By: MJF
Checked By: DL

GEN-2



LEE'S SUMMIT MISSOURI

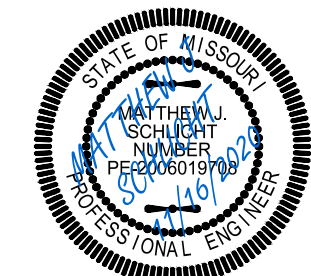
PUBLIC WORKS ENGINEERING DIVISION | 230 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

CURB & GUTTER DETAIL

GEN-4

Construction Details
Construction Plans for:
The Reserve at Stoney Creek - 4th Plat
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25526

REVISIONS

11/16/2020 As-Built

The Reserve at Stoney Creek - 4th Plat
Lee's Summit, Jackson County, Missouri

Project: RESERVE
AT STONEY CREEK, 4TH PLAT
Issue Date:
August, 2018

Professional Registration
Missouri
Engineering 2005002188-D
Surveying 2005005119-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

ENGINEERING SOLUTIONS

ENGINEERING & SURVEYING

50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-9849

"AS-BUILT"

900.10
900.00 Indicates data replaced with "As-Built" information. All other data is as designed and has not been field verified.