

THE RIDGE AT WINTERSET SUMMIT
LOTS 1601-1605
STREET AND STORM CONSTRUCTION PLAN
Part of Section 2 & 3, Township 47 North, Range 32 West
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 SEE BELOW FOR TYPICAL SECTION.

OPTION 1)	4" TYPE 5 ASPHALT BASE AND 2" TYPE 5 or 6 ASPHALT SURFACE OVER A 6" MoDOT TYPE 5 BASE AND A SUBGRADE MIXTURE OF 6" FLY ASH SUBGRADE IN ACCORDANCE WITH THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL.
OPTION 2)	4" TYPE 5 ASPHALT BASE AND 2" TYPE 5 or 6 ASPHALT SURFACE OVER 10" MoDOT TYPE 5 BASE OVERTOP A BIALXIAL GEOGRID MEETING THE REQUIREMENTS OF TABLE 2201.6-1

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

3 - JUNCTION BOXES SHALL BE PER CITY OF LEES SUMMIT STANDARD DRAWING NO. JB-1. FIELD INLETS SHALL BE PER CITY OF LEES SUMMIT STANDARD DRAWING FI-1. TOEWALLS SHALL BE PER CITY OF LEES SUMMIT STANDARD NO. SD-35. STORM MANHOLES SHALL BE PER CITY OF LEES SUMMIT DETAIL SD-27. ROCK LINING AND RIP RAP SHALL BE PER CITY OF LEES SUMMIT.

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 PERMIT.
- 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.

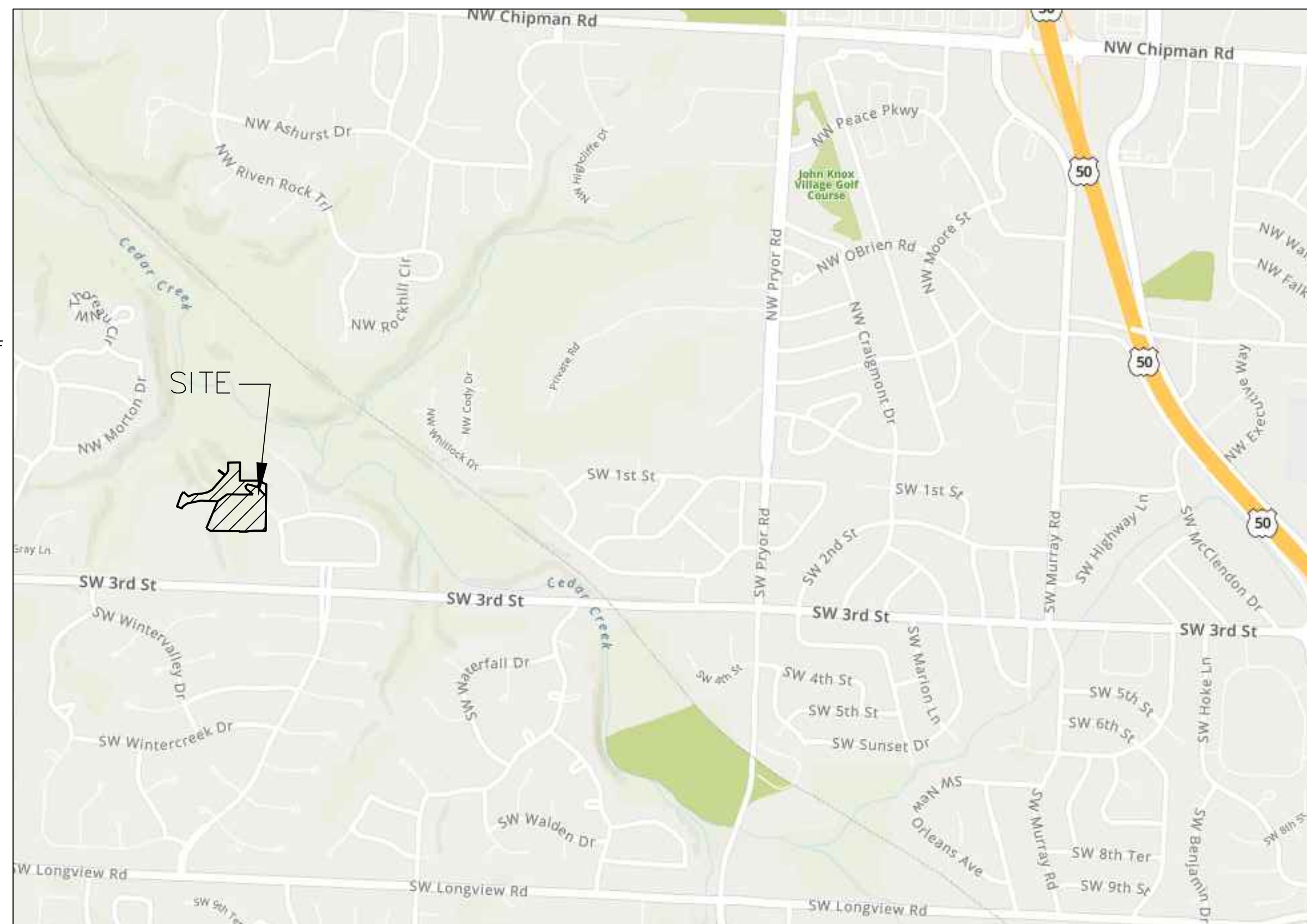
ENERGY ~ 298-1196
MISSOURI GAS ENERGY ~ 756-5261
SOUTHWESTERN BELL TELEPHONE ~ 761-5011
COMCAST CABLE ~ 795-1100
WILLIAMS PIPELINE ~ 422-6300
CITY OF LEE'S SUMMIT PUBLIC WORKS ~ 969-1800
CITY OF LEE'S SUMMIT PUBLIC WORKS INSPECTIONS ~ 969-1800
CITY OF LEE'S SUMMIT WATER UTILITIES ~ 969-1900
MISSOURI ONE CALL (DIG RITE) ~ 1-800-344-7483

OIL - GAS WELLS

ACCORDING TO EDWARD ALTON MAY JR'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.

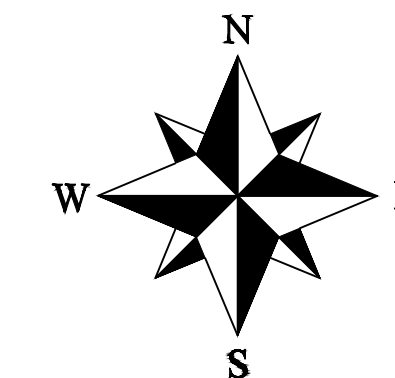
FLOOD INFORMATION:

THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (X), AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP, COMMUNITY PANEL NO. 29095C0416G EFFECTIVE DATE: JANUARY 2017.



SITE LOCATION MAP

Summary of Quantities:

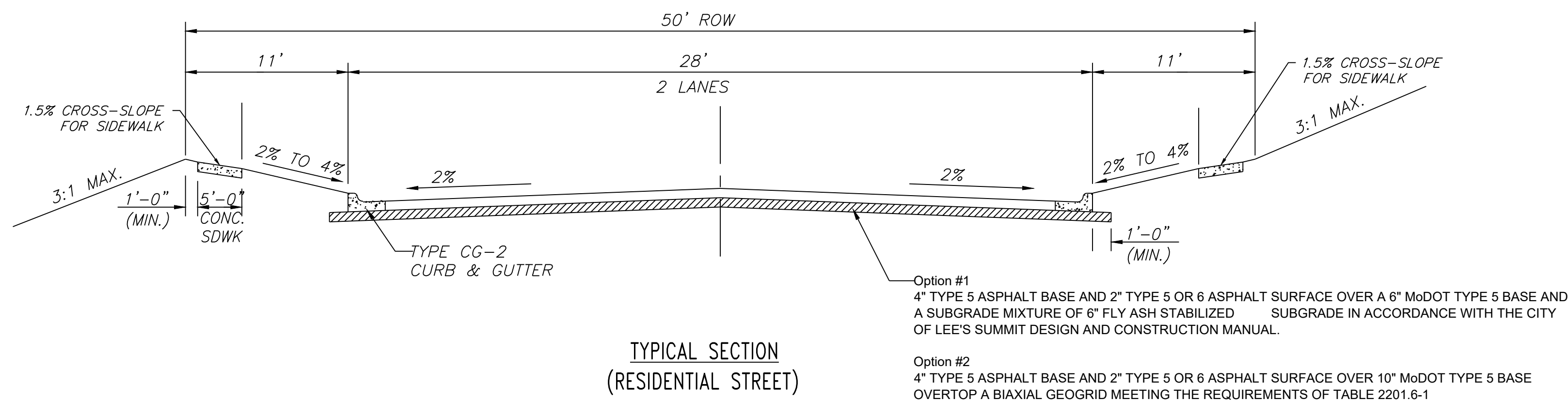


LEGEND:

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

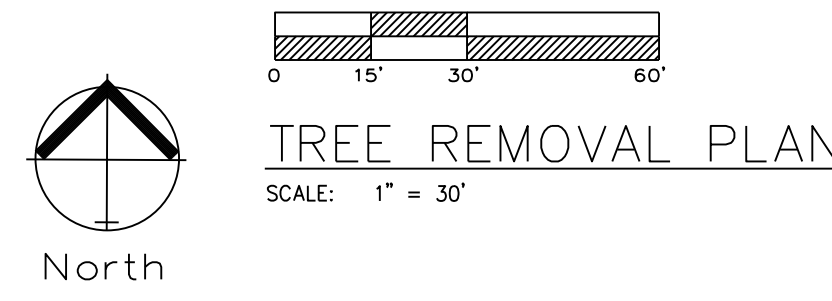
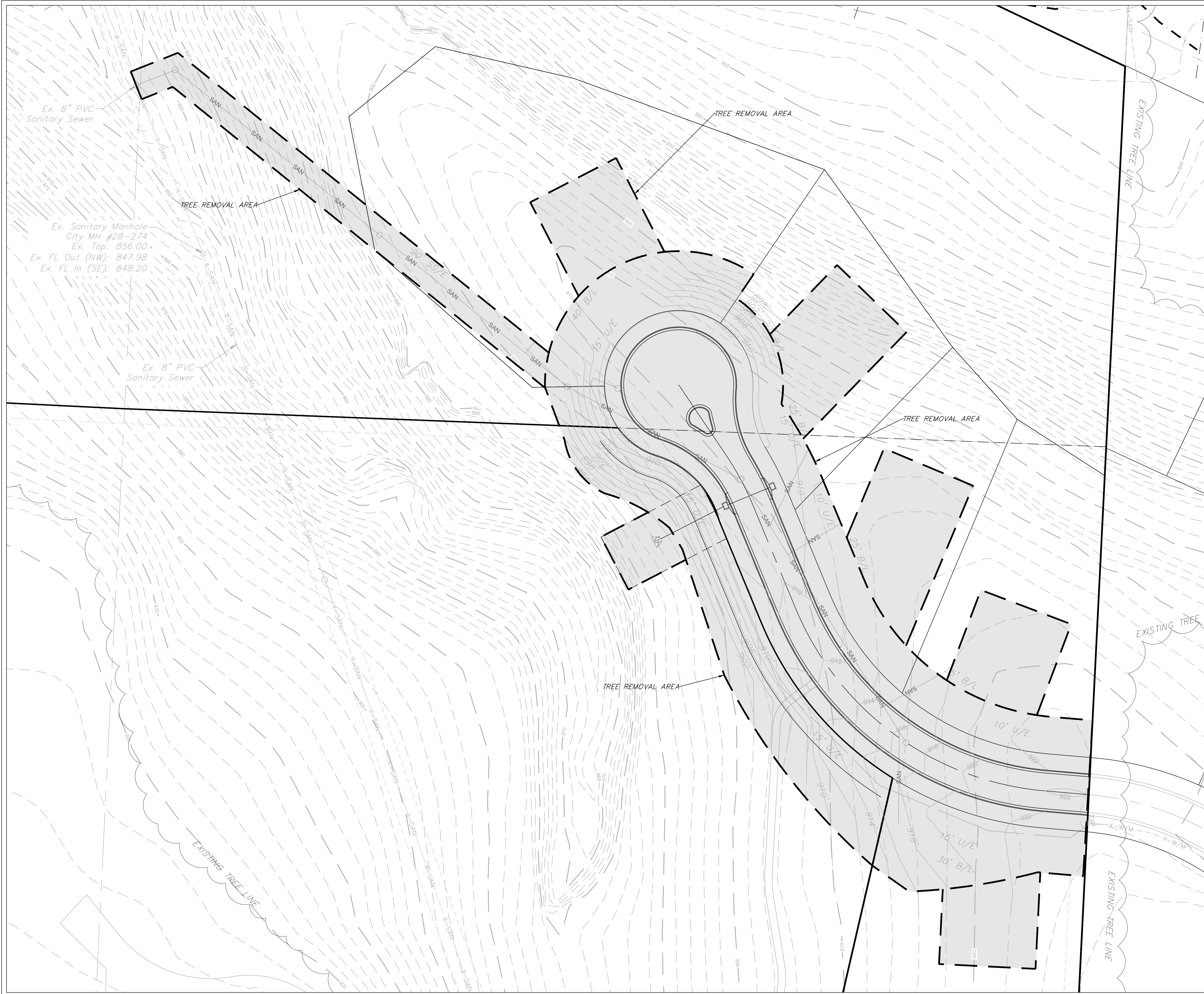
ENGINEER'S CERTIFICATION:

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.



ITEM AND DESCRIPTION	UNIT	ESTIMATE QUANTITY
ASPHALT PAVING	S.Y.	1,497.07
CURBING	FT	1,015.11
ModOT Type 5 Base	S.Y.	1,853.08
GEOGRID	S.Y.	1,853.08
ADA SIDEWALK RAMP	UNIT	1
CLEARING, GRADING & GRUBBING	LS	1
SILT FENCE	FT	1,368.00
INLET PROTECTION	UNIT	5.00
SEEDING / MULCHING/ FERTILIZING	AC	2.99
CONST. ENTRANCE	UNIT	1.00
RIP RAP W/ FABRIC	S.Y.	3.20
DITCH CHECK	UNIT	3.00
STORM		
15" HDPE	FT	83.10
15" HDPE END SECTION / TOE WALL	LS	1.00
4' x 3' STORM CURB INLET	EA	2.00

**RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
04/21/2021**



- Notes:
1. Contractor To Clear and Remove Hatched Area Approx. 96,000 s.f. Certain Marked Trees To Remain.

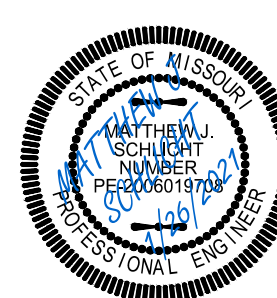


Professional Registration
Missouri
Engineering 2005002188-D
Surveying 2005005189-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

The Ridge at Winterset Summit
Lee's Summit, Jackson County, Missouri

Project Engineer
Creek
Name Date
December 9, 2020

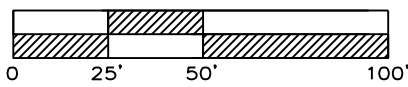
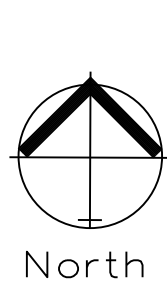
Tree Removal Plan
Construction Plans for:
The Ridge at Winterset Summit
Lee's Summit, Jackson County, Missouri



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

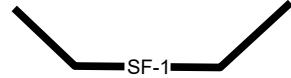
REVISIONS	
REV. 1/15/2021	
REV. 1/26/2021	

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AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
04/21/2021



PRE CLEARING PLAN
SCALE: 1" = 50'

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.

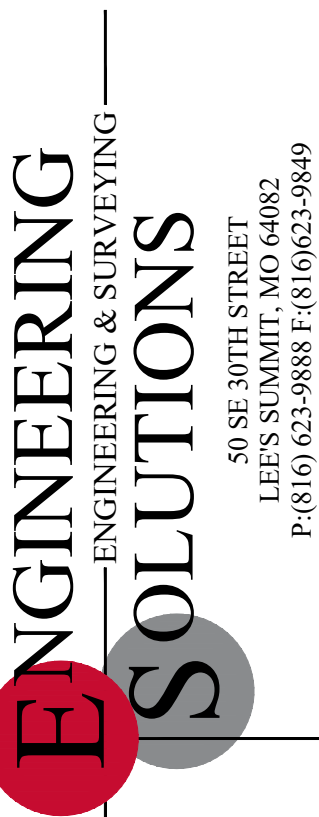


SILT FENCE PROTECTION
TO BE MAINTAINED BY CONTRACTOR

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.



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

The Ridge at Winterset Summit
Lee's Summit, Jackson County, Missouri

Project
Creek
Issue Date
December 3, 2020

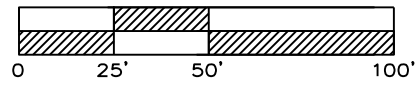
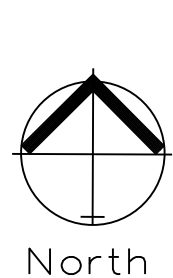
ESC PHASE 1 - Pre Clearing Plan
Construction Plans for:
The Ridge at Winterset Summit
Lee's Summit, Jackson County, Missouri



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

REVISIONS
REV. 1/15/2021
REV. 1/26/2021

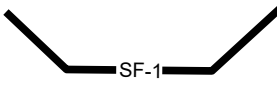
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AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
04/21/2021



INACTIVE AREA STABELIZATION PLAN

SCALE: 1" = 50'

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
GUTTER BUDDY OR EQUIVALENT —

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 SEEDED 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 RESEED.

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 LISTINGS 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 PUBIC ROAD EXCEED 2% CONSTRUCT A 6 TO 8 INCH HIGH RIDGE WITH 3H : 1V SIDE SLOPES ACROSS THE FOUNDATION APPROXIMATELY 15 FEET FROM THE EDGE OF 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 IMMEDIATELY
 - 5.) REMOVE ALL TEMPORARY ROAD MATERIALS FROM AREAS WHERE PERMANENT VEGETATION WILL BE ESTABLISHED

RELEASE FOR
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DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI

04/21/2021

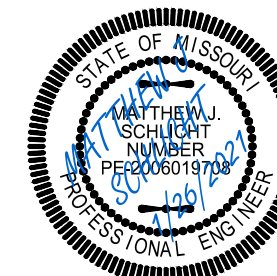


Professional Registration
Missouri
Engineering 2005002198-D
Surveying 2005000319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

The Ridge at Winterset Summit
Lee's Summit, Jackson County, Missouri

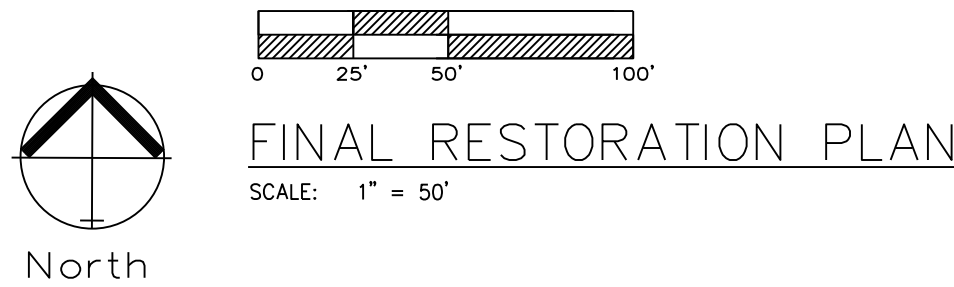
Project Engineer
Creek
Issue Date
December 9, 2020

ESC PHASE 2 - Inactive Area Stabilization Plan
Construction Plans for:
The Ridge at Winterset Summit
Lee's Summit, Jackson County, Missouri



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

REVISIONS
REV. 1/15/2021
REV. 1/26/2021



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 GUTTER BUDDY OR EQUIVALENT	—	

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.

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

RELEASE FOR
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AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
04/21/2021

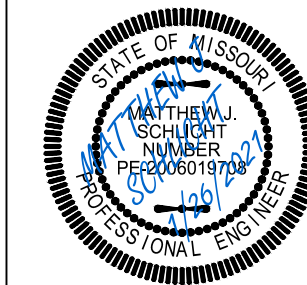


Professional Registration
Missouri
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Surveying 200500519-D
Kansas
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The Ridge at Winterset Summit
Lee's Summit, Jackson County, Missouri

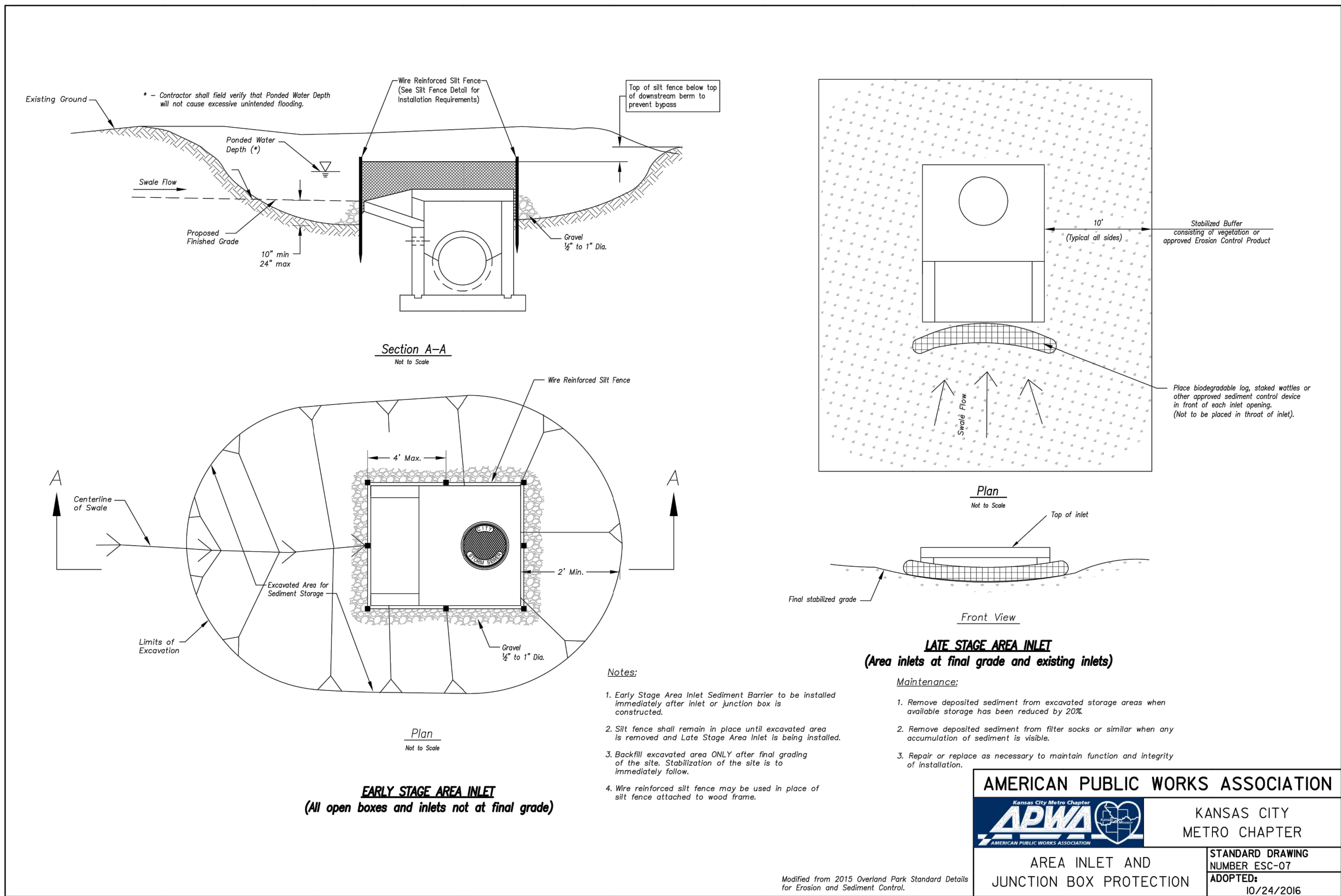
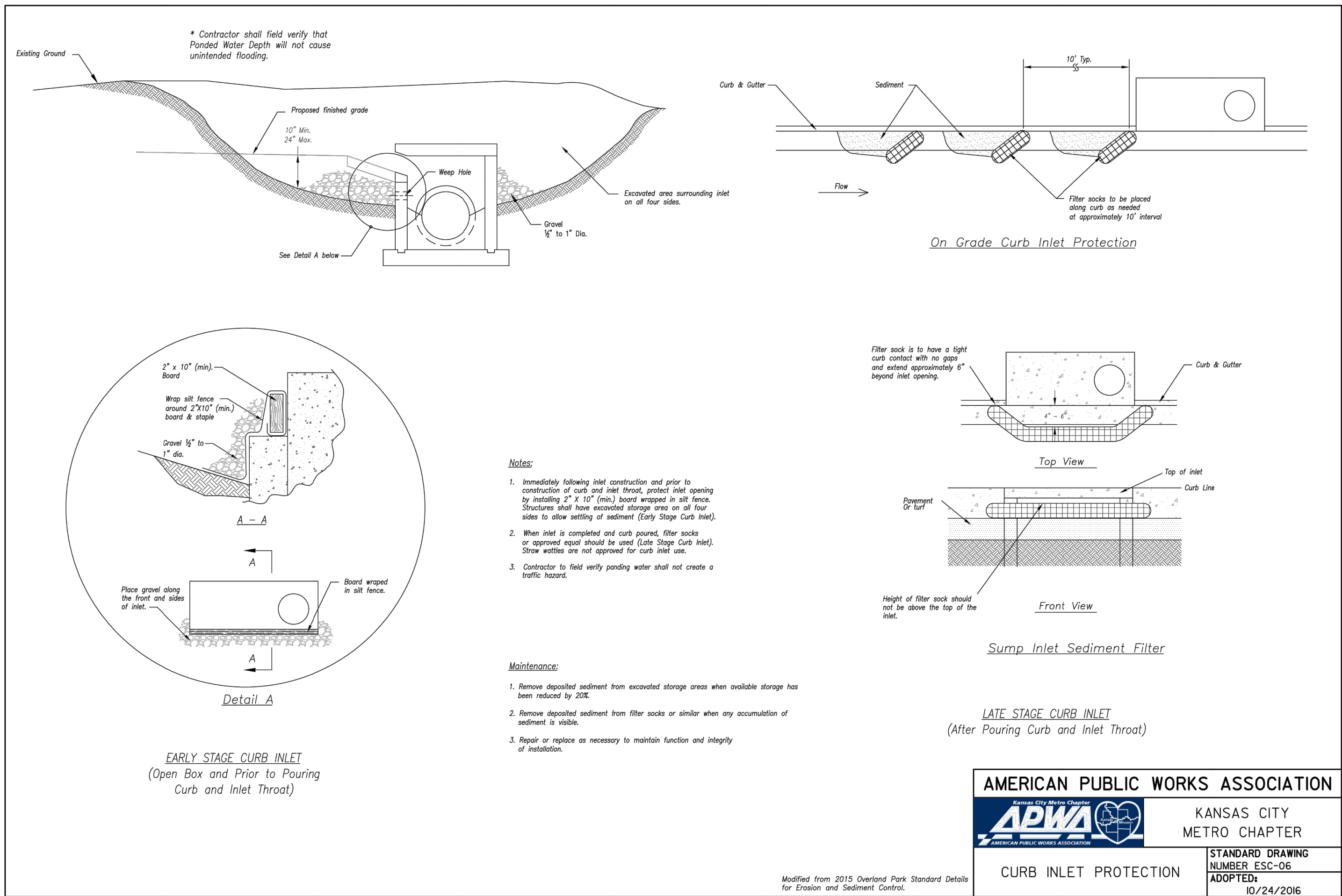
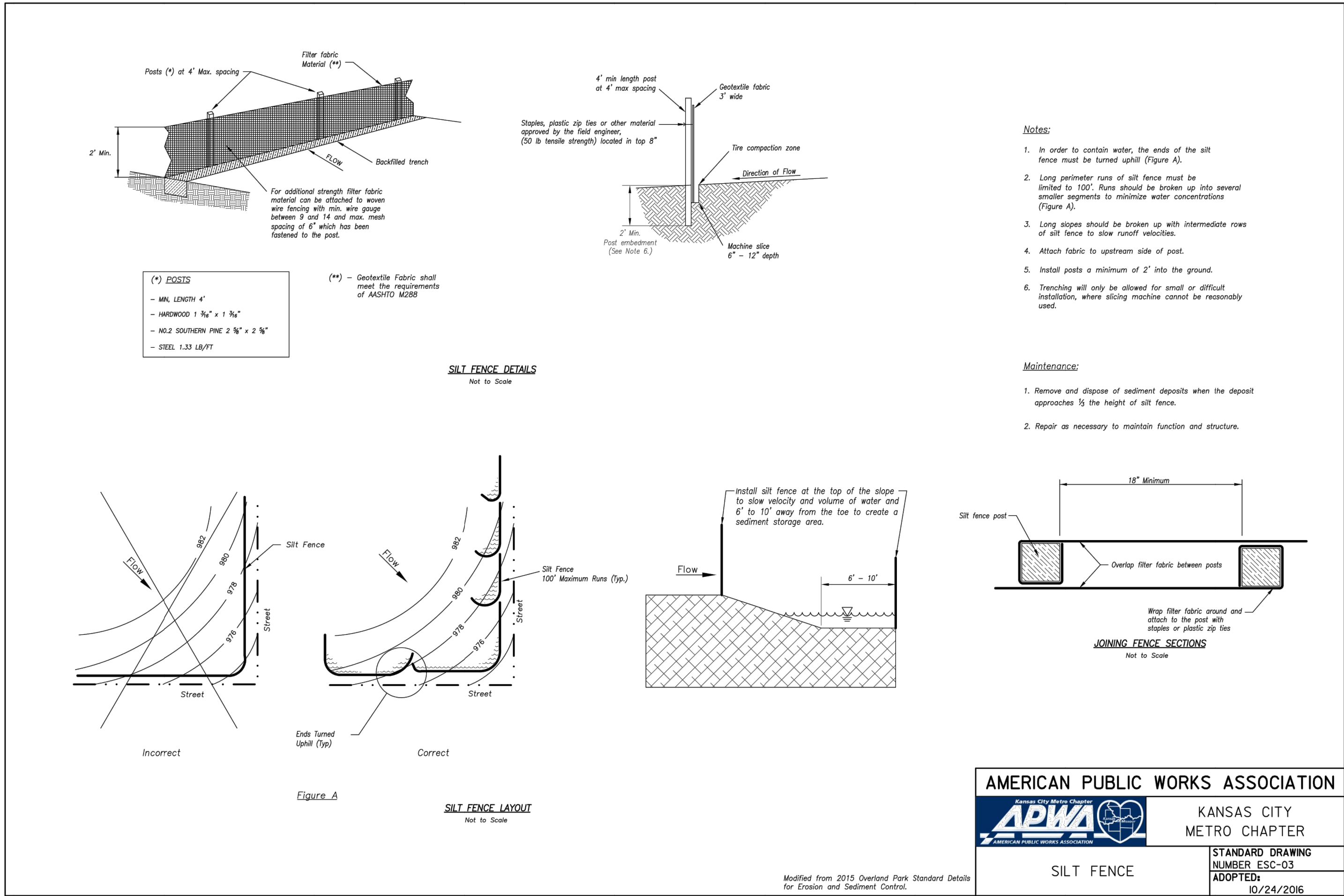
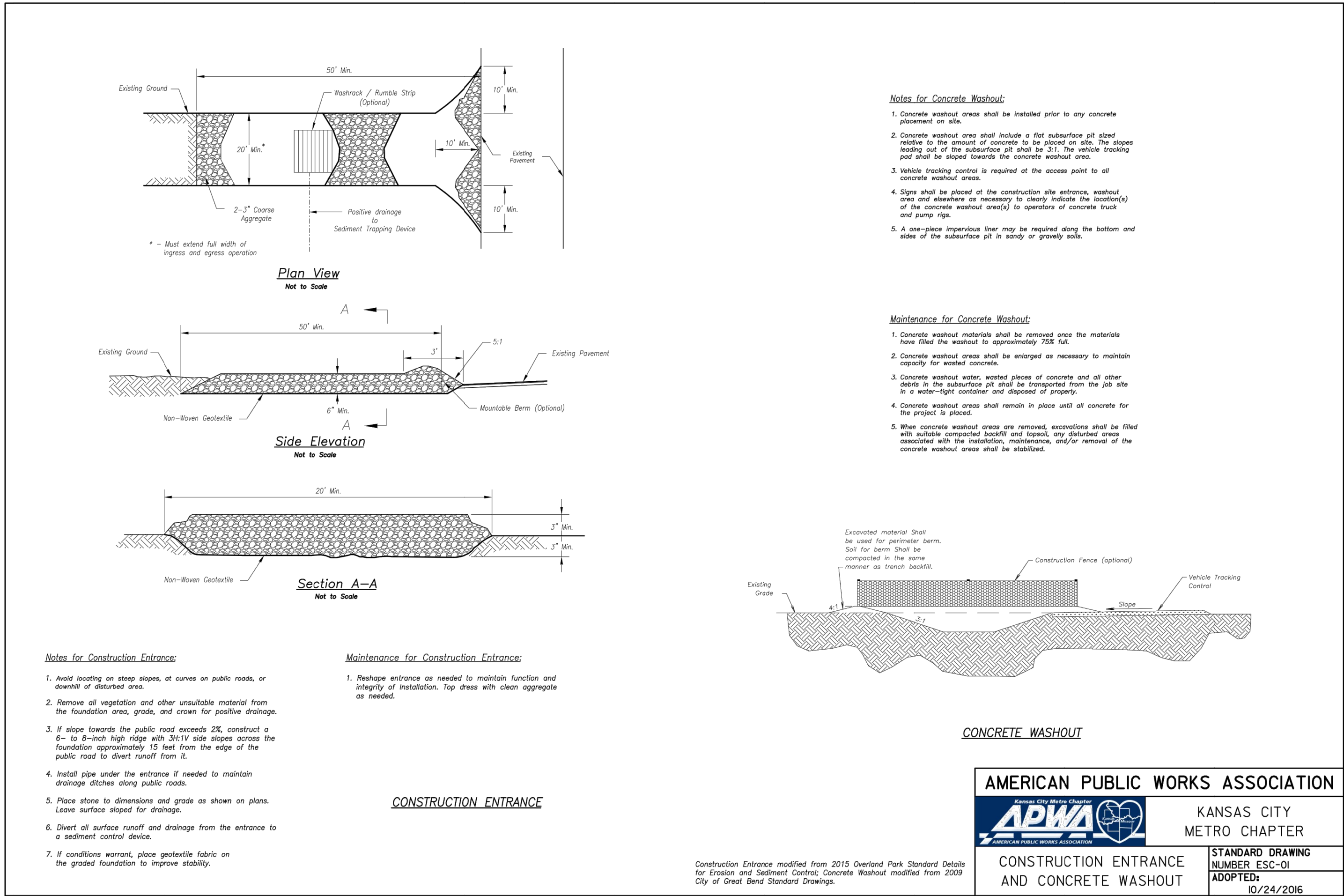
Project
Creek
Lead Date
December 3, 2020

ESC PHASE 3 - Final Restoration Plan
Construction Plans for:
The Ridge at Winterset Summit
Lee's Summit, Jackson County, Missouri

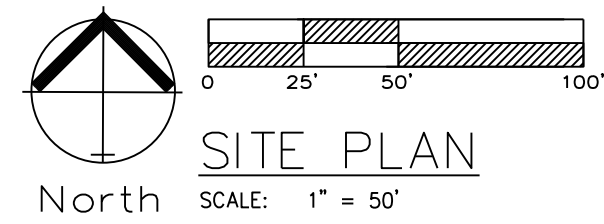
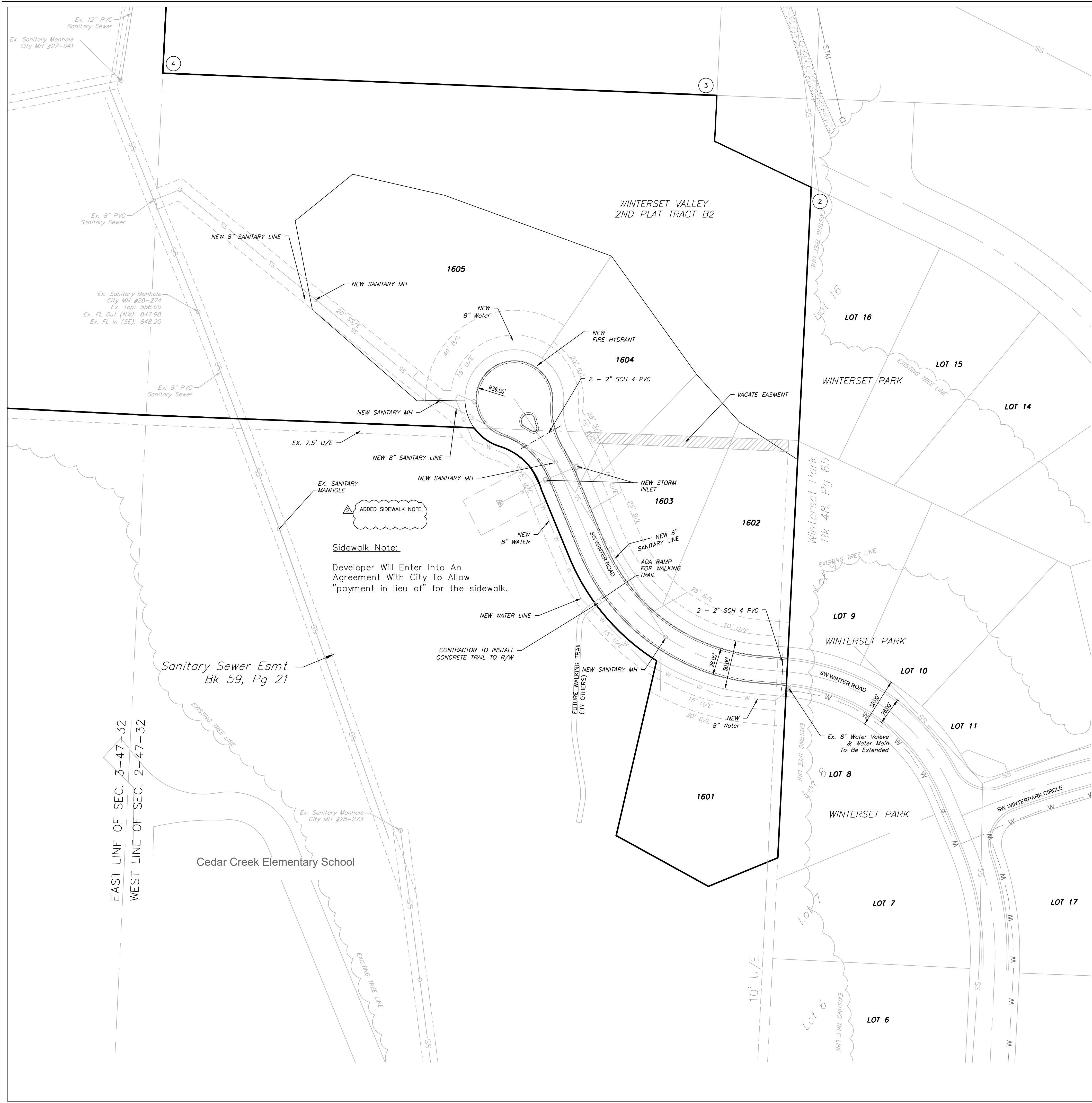


Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25526

REVISIONS	
△	REV. 1/15/2021
△	REV. 1/26/2021

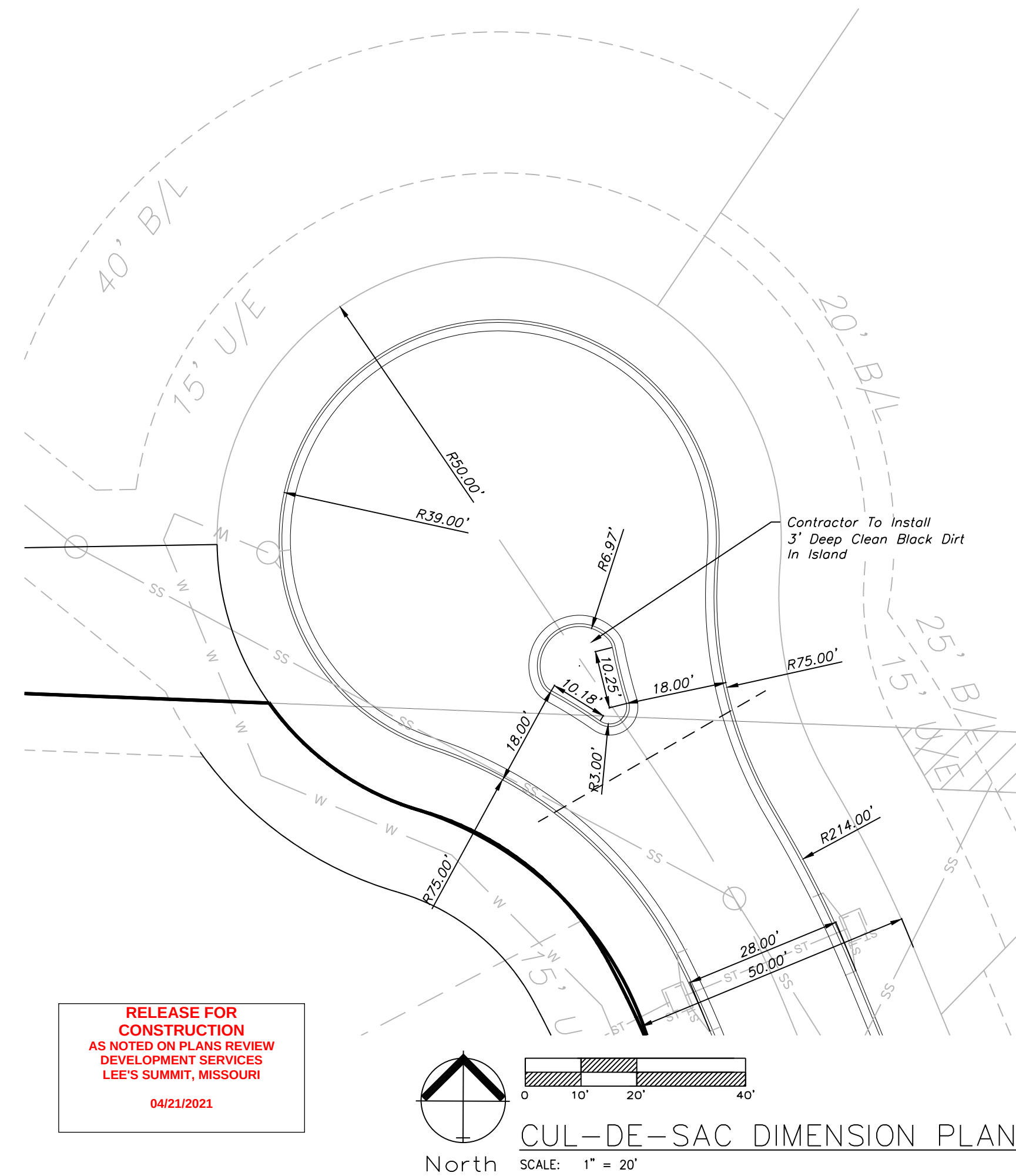


RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
04/21/2021



Notes:

1. Developer Will Enter Into An Agreement With City To Allow Cul-De-Sac.
2. No Sidewalk Will Be Installed With This Development.
3. Contractor to Install 550' of 2" SCH 40 PVC Conduit for Evergy.



RELEASE FOR
CONSTRUCTION
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DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
04/21/2021

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

Professional Registration

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

The Ridge at Winterset Summit
Lee's Summit, Jackson County, Missouri

Project:
Creek:
Issue Date:
December 3, 2020

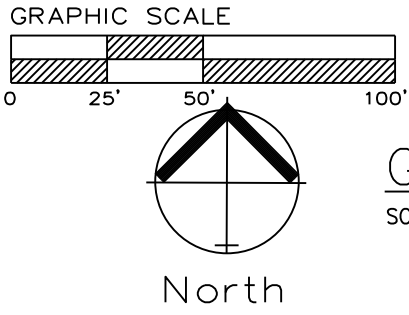
Site Plan
Construction Plans for:
The Ridge at Winterset Summit
Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht
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OK PE 25526
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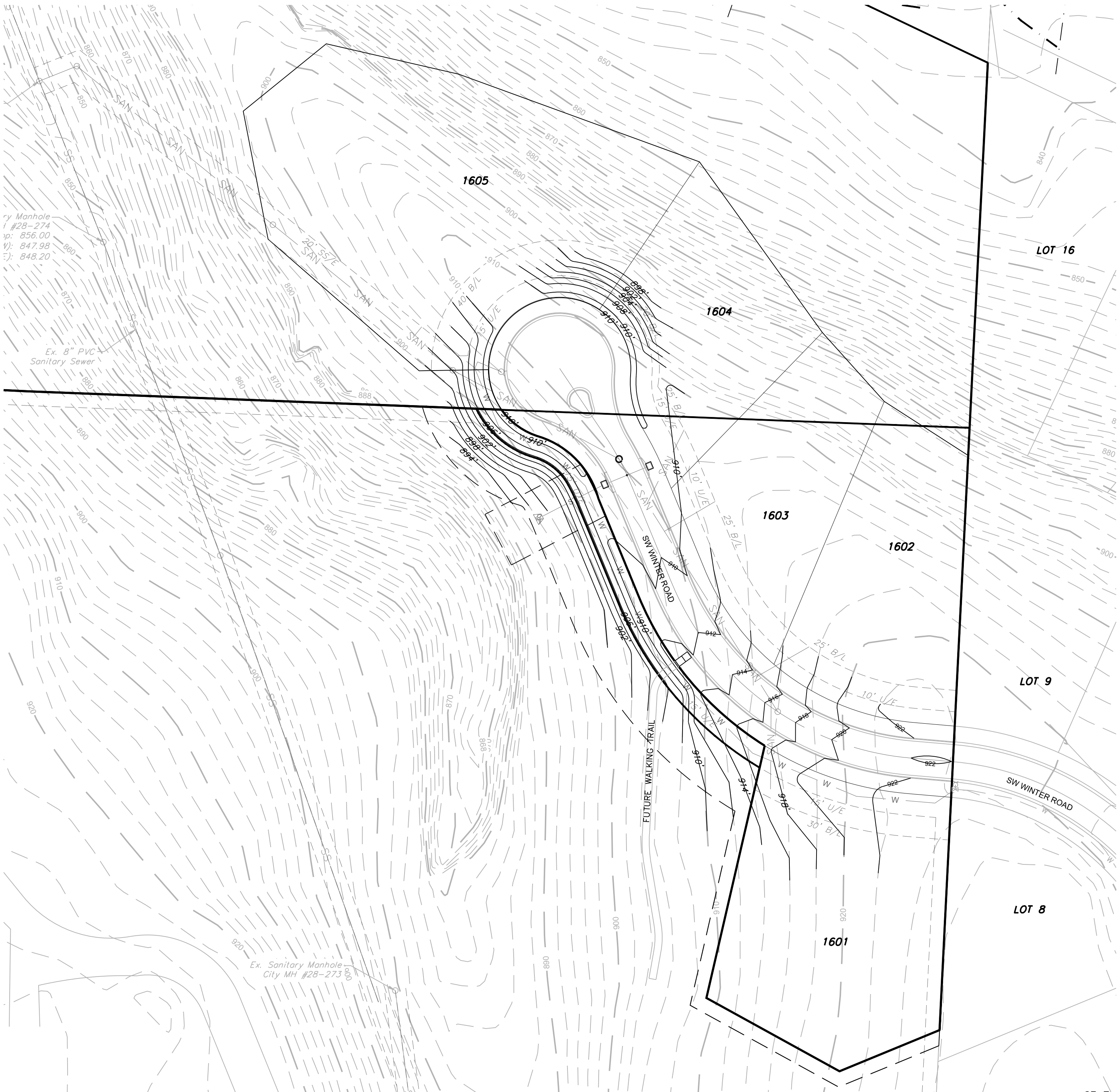
C.100

Notes

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 inactivity
7. Contractor responsible for all density testing of roadway subgrade and granular base.



GRADING PLAN
SCALE: 1" = 50'



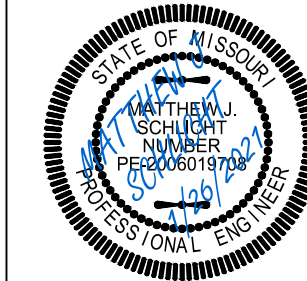
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AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
04/21/2021

Master Drainage Plan 1 of 3:
Grading Plan
Construction Plans for:
The Ridge at Winterset Summit
Lee's Summit, Jackson County, Missouri

Project:
Creek:
Issue Date:
December 3, 2020

The Ridge at Winterset Summit
Lee's Summit, Jackson County, Missouri

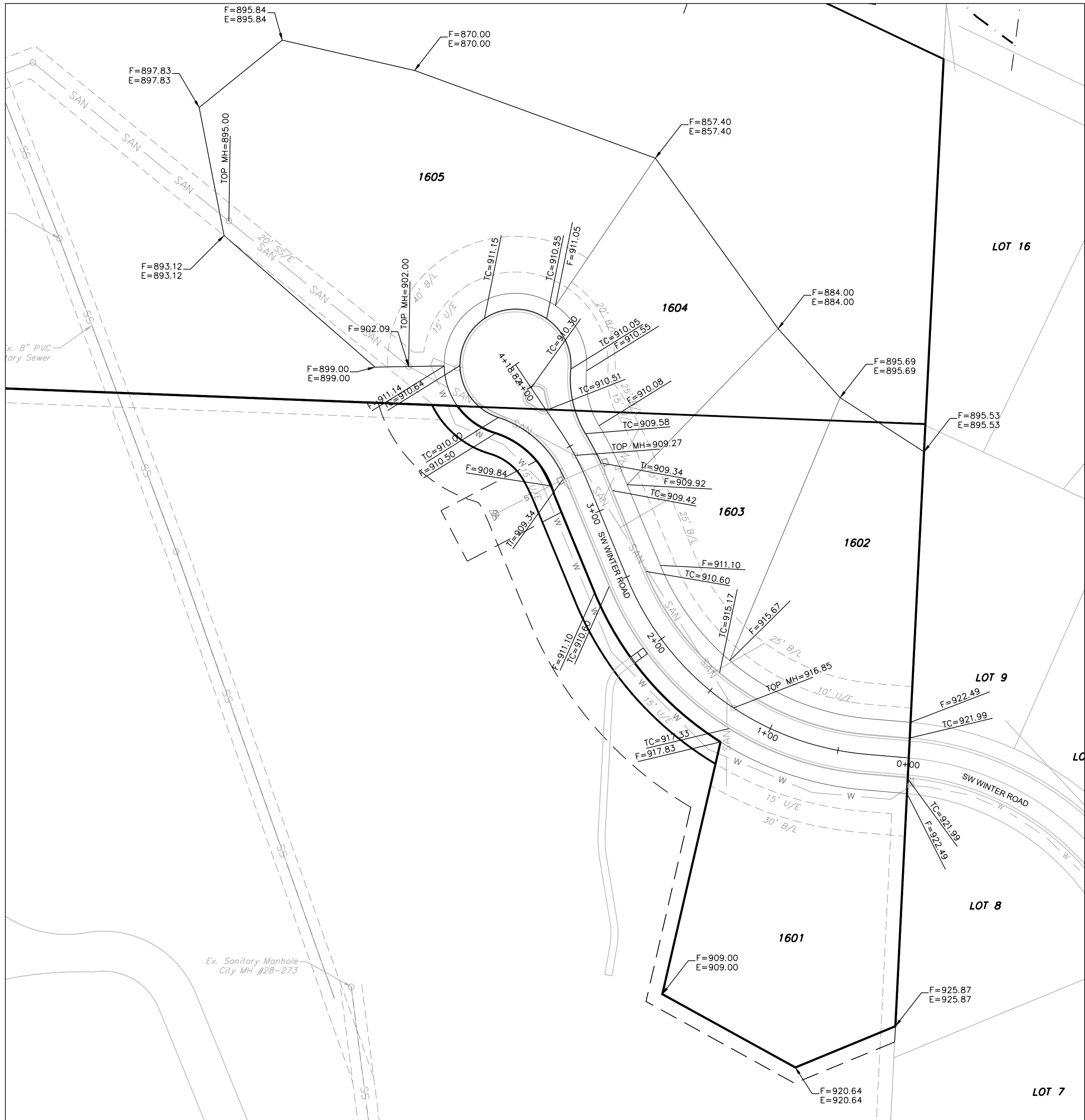
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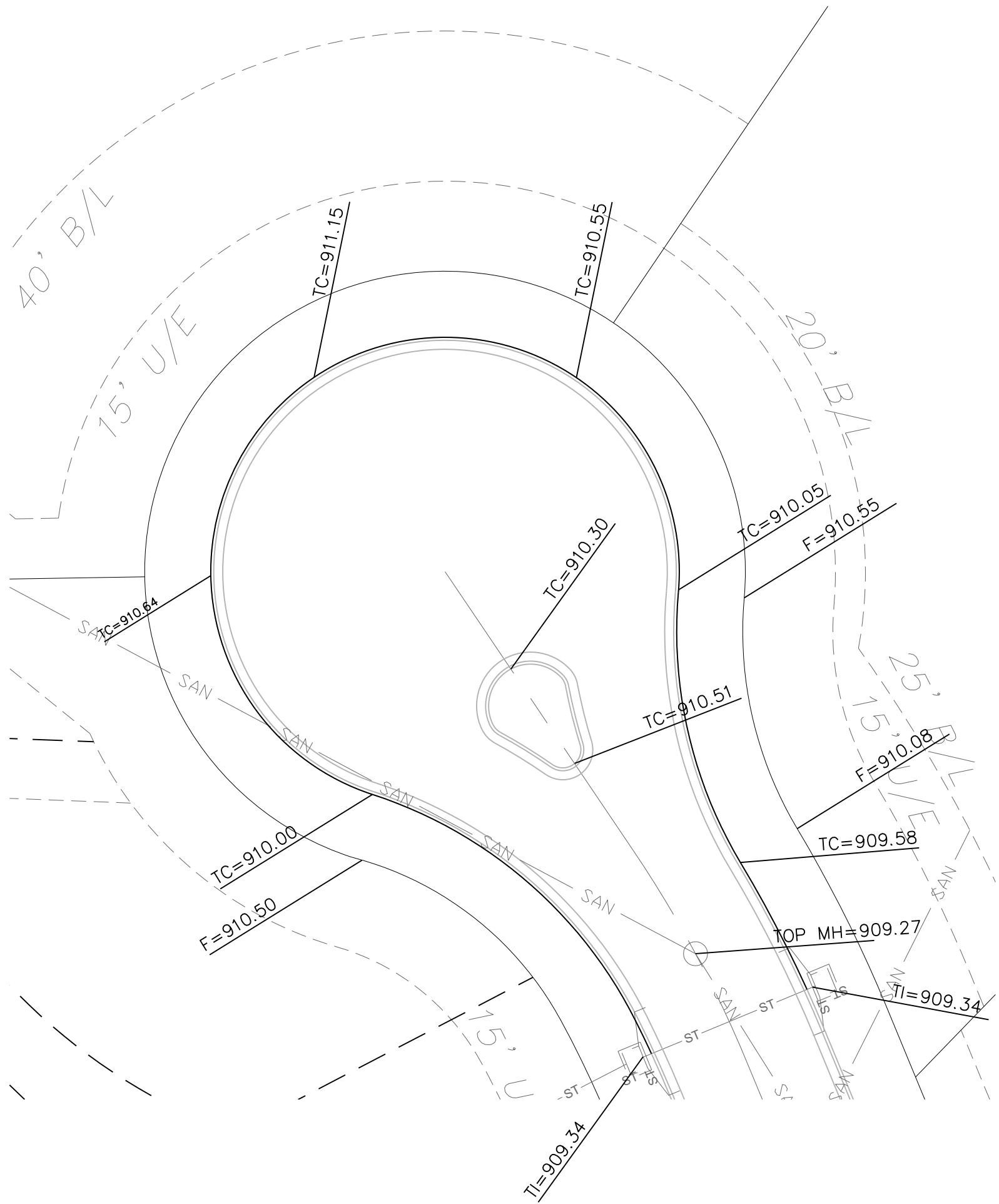
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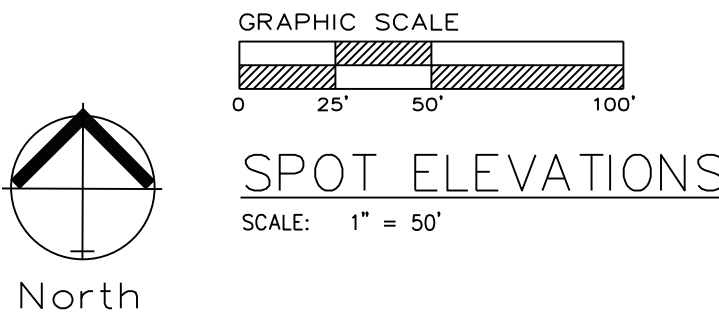
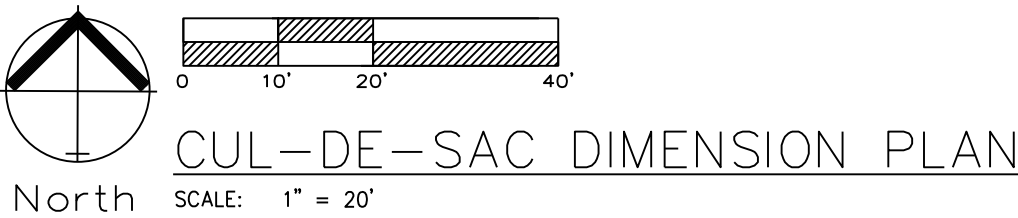
REV. 11-14-19



Lot Number	Basement Type	MBOE Lt. Front	MBOE Rt. Front	MBOE Lt. Rear	MBOE Rt. Rear
1601	Walkout	922.09	918.33	926.87	910.00
1602	Walkout	916.17	922.99	896.69	896.53
1603	Walkout	910.42	916.17	885.00	896.69
1604	Walkout	911.55	910.42	888.40	885.00
1605	Walkout	911.64	911.55	898.83	896.84



RELEASE FOR
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LEE'S SUMMIT, MISSOURI
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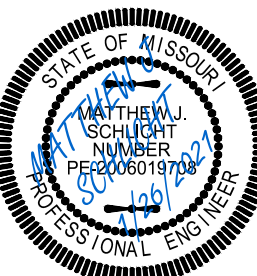
Master Drainage Plan 2 of 3:

Spot Elevations
Construction Plans for:
The Ridge at Winterset Summit
Lee's Summit, Jackson County, Missouri

Project:
Creek
Issue Date:
December 3, 2020

The Ridge at Winterset Summit
Lee's Summit, Jackson County, Missouri

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LEE'S SUMMIT, MISSOURI
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Drainage Area	Area Sq. Ft.	Area Ac.
1	10057.25	0.23
2	56598.12	1.30
3	16170.5	0.37
4	11883.94	0.27
5	20519.85	0.47
6	43928.99	1.01
7	37720.92	0.87
8	13781.71	0.32
9	16826.56	0.39
10	29334.69	0.67
11	44019.84	1.01
12	37589.96	0.86
13	12668.28	0.29
14	14547.61	0.33
15	8364.55	0.19
16	33381.6	0.77
17	9224.51	0.21
18	2238.52	0.05
19	28448.12	0.65
20	15039.79	0.35
21	11369.09	0.26
Detention	102259.96	2.35

APWA STORM DRAINAGE "TC" COMPUTATIONS FOR : The Manor at Stoney Creek - 4th Plat																															
yellow areas are self computing overwrite if necessary					Surface types: Asphalt/ConcBus/Com Dirt Grass/Park Lake Multifam SnglFam Undev Other															TC COMPUTATION											
					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					Overwrite Length - DnElev or Slope SURFACE P=Paved Overwrite Slope or Elevations																					
APWA STORM DRAINAGE "TC" COMPUTATIONS FOR : THE RIDGE AT WINTERSET SUMMIT																															
yellow areas are self computing overwrite if necessary					Surface types: Asphalt/ConcBus/Com Dirt Grass/Park Lake Multifam SnglFam Undev Other															TC COMPUTATION											
					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					Overwrite Length - DnElev or Slope SURFACE P=Paved Overwrite Slope or Elevations																					
TOTAL WATERSHED					OVERLAND FLOW - 100' MAX					SURFACE CODE P U U-Unpaved if necessary					Flow - FIRST REACH					Cal Used Cal Cal AREA											
AREA ID	TOTAL ACRES	WTRSHD LENGTH	UP ELEV	DN ELEV	SURFACE CODE	"C" VALUE	OVRLND LENGTH	UP ELEV	DN ELEV	SLOPE %	P	U	U	U	U	LENGTH	ELEV	ELEV	%	VELOCITY F/S	Flow T(I)	Max 15 T(I)	Channel One T(T)	Channel Two T(T)	Total T(T)	AREA ID					
EX																										EX					
1R	0.44	250.00	922.00	909.30	S	0.51	100.0	922.0	914.00	8.0	P		150.0	914.0	909.3	3.13	3.6			5.3	5.3	0.7	0.0	6.0	1R						
1L	0.17																								1L						
2	0.31	295.14	922.00	909.30	S	0.51	44.1	922.0	920.00	4.5	P		251.0	920.0	909.3	4.26	4.2			4.3	5.0	1.0	0.0	6.0	2						
	12	0.86	232.0	1024.2	1017.0	S	0.51	100.0	1024.2	1019.9	4.3	U	132.0	1019.9	1017.0	2.20	2.4			6.5	6.5	0.9	0.0	7.5	11.0						
	13	0.29	162.0	1031.9	1026.4	S	0.51	99.0	1031.9	1028.6	3.3	U	63.0	1028.6	1026.4	3.49	3.0			7.1	7.1	0.3	0.0	7.4	13.0						
	14	0.33	239.0	1030.9	1024.5	S	0.51	100.0	1030.9	1028.0	2.9	P	139.0	1028.0	1024.5	2.52	3.2			7.4	7.4	0.7	0.0	8.2	14.0						
	15	0.19	162.0	1026.9	1024.5	S	0.51	46.0	1026.9	1026.0	2.0	P	116.0	1026.0	1024.5	1.29	2.3			5.7	5.7	0.8	0.0	6.6	15.0						
	16	0.77	222.0	1026.9	1019.9	S	0.51	100.0	1026.9	1021.7	5.2	P	122.0	1021.7	1019.9	1.48	2.5			6.1	6.1	0.8	0.0	6.9	16.0						
	17	0.21	265.0	1033.4	1027.5	S	0.51	33.0	1033.4	1032.7	2.0	P	232.0	1032.7	1027.5	2.24	3.0			4.8	5.0	1.3	0.0	6.3	17.0						
	18	0.05	72.0	1027.8	1026.0	S	0.51	23.0	1027.8	1027.3	2.0	P	49.0	1027.3	1026.0	2.65	3.3			4.0	5.0	0.2	0.0	5.2	18.0						
	19	0.65	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	19.0						
	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	1.89	2.8			4.3	5.0	1.7	0.0	6.7	20.0						
	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	1.78	2.7			4.3	5.0	1.5	0.0	6.5	21.0						
	Detention	2.35	N/A			Z	0.42																		Detention						

AREAS 19, 20 AND 21 ARE LOCATED IN THE RESERVE AT STONEY CREEK 4TH PLAT

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Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

The Ridge at Winterset Summit
Lee's Summit, Jackson County, Missouri

Project:
Creek:
Map:
Date:
December 3, 2020

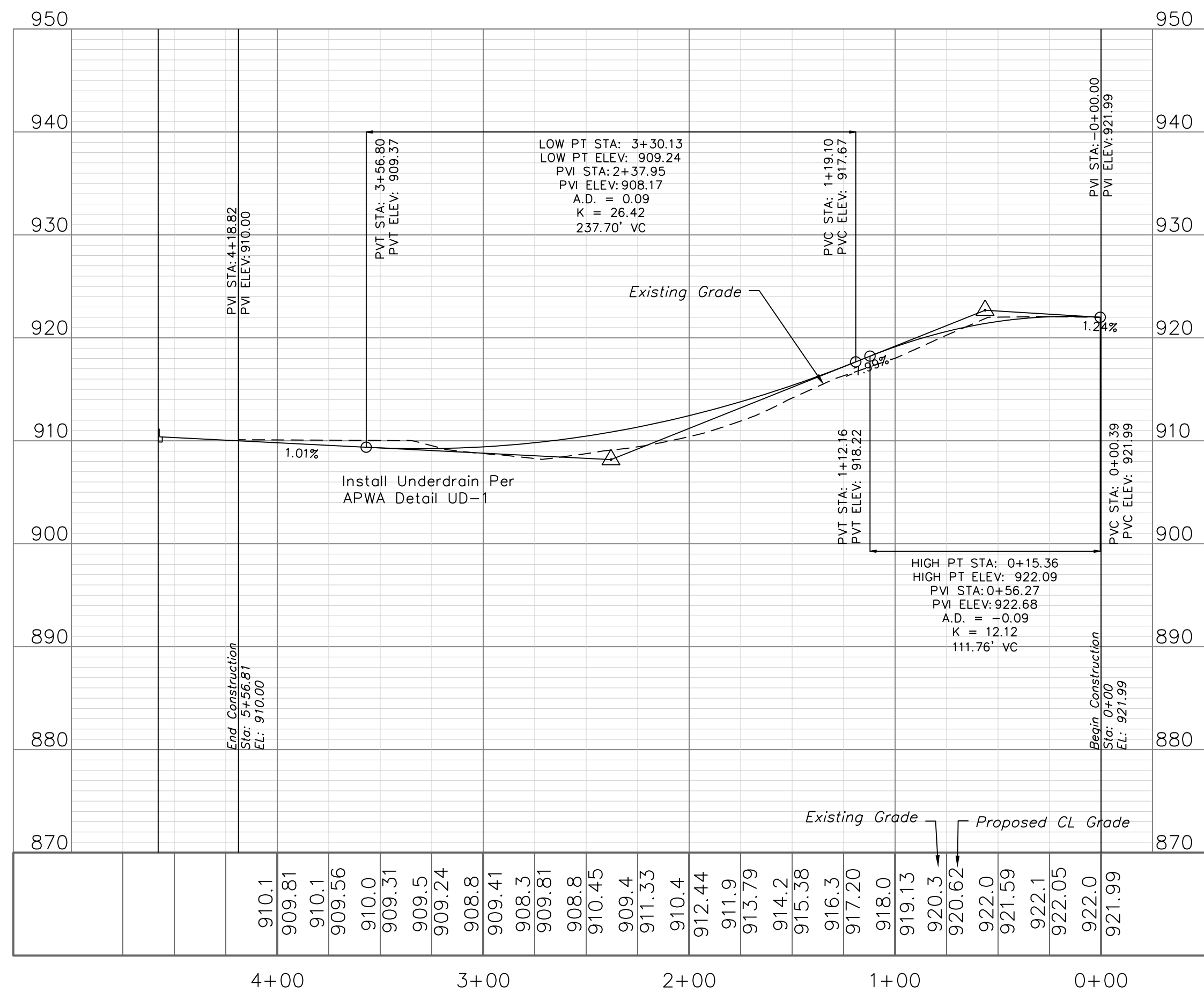
Master Drainage Map 3 of 3:
Drainage Area Map
Construction Plans for:
The Ridge at Winterset Summit
Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25526
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REV. 11-14-19

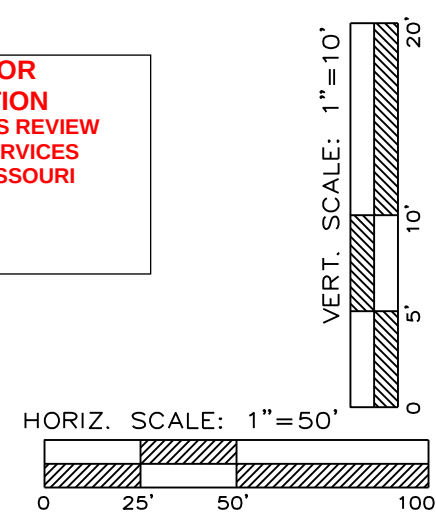
C. 202



SW WINTER ROAD



RELEASE FOR
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AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
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Oklahoma
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Engineering CA2821

The Ridge at Winterset Summit
Lee's Summit, Jackson County, Missouri

Project:
Creek:

Issue Date:
December 3, 2020

Street Plan and Profile
Construction Plans for:
The Ridge at Winterset Summit
Lee's Summit, Jackson County, Missouri

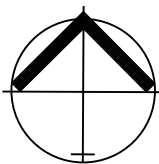
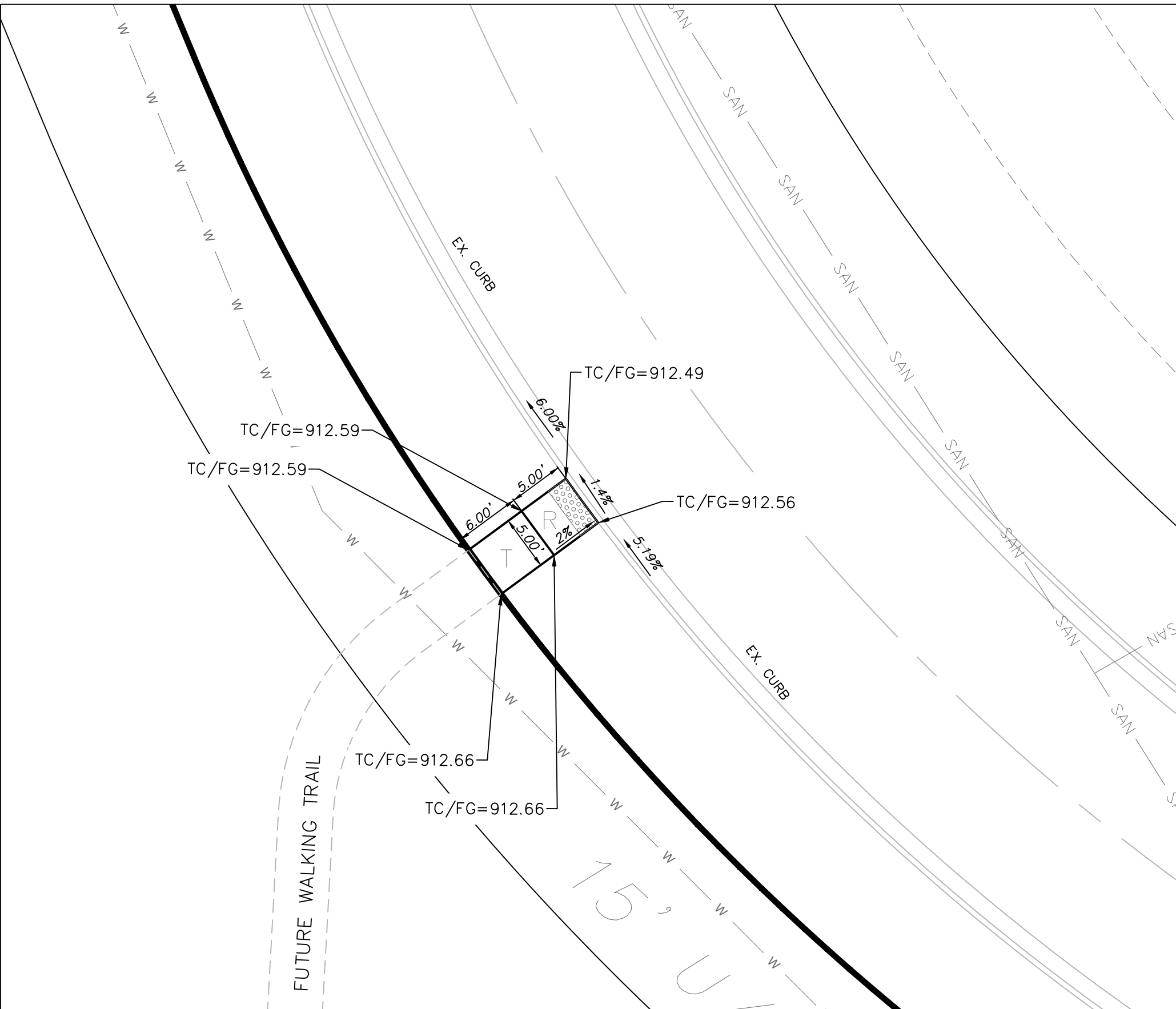
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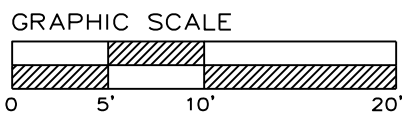
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REV. 1/26/2021

C. 203



North



SIDEWALK AND INTERSECTION PLAN

SCALE: 1" = 10'

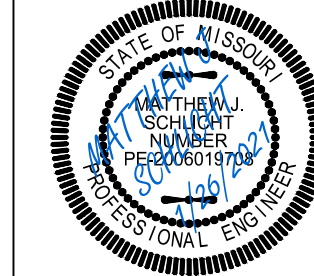
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AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
04/21/2021

Sidewalk and
Intersection Plan
Construction Plans for:
The Ridge at Winterset Summit
Lee's Summit, Jackson County, Missouri

Project:
Creek
Issue Date:
December 3, 2020

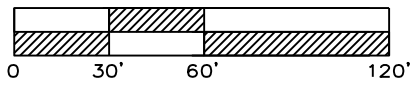
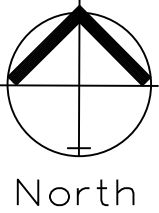
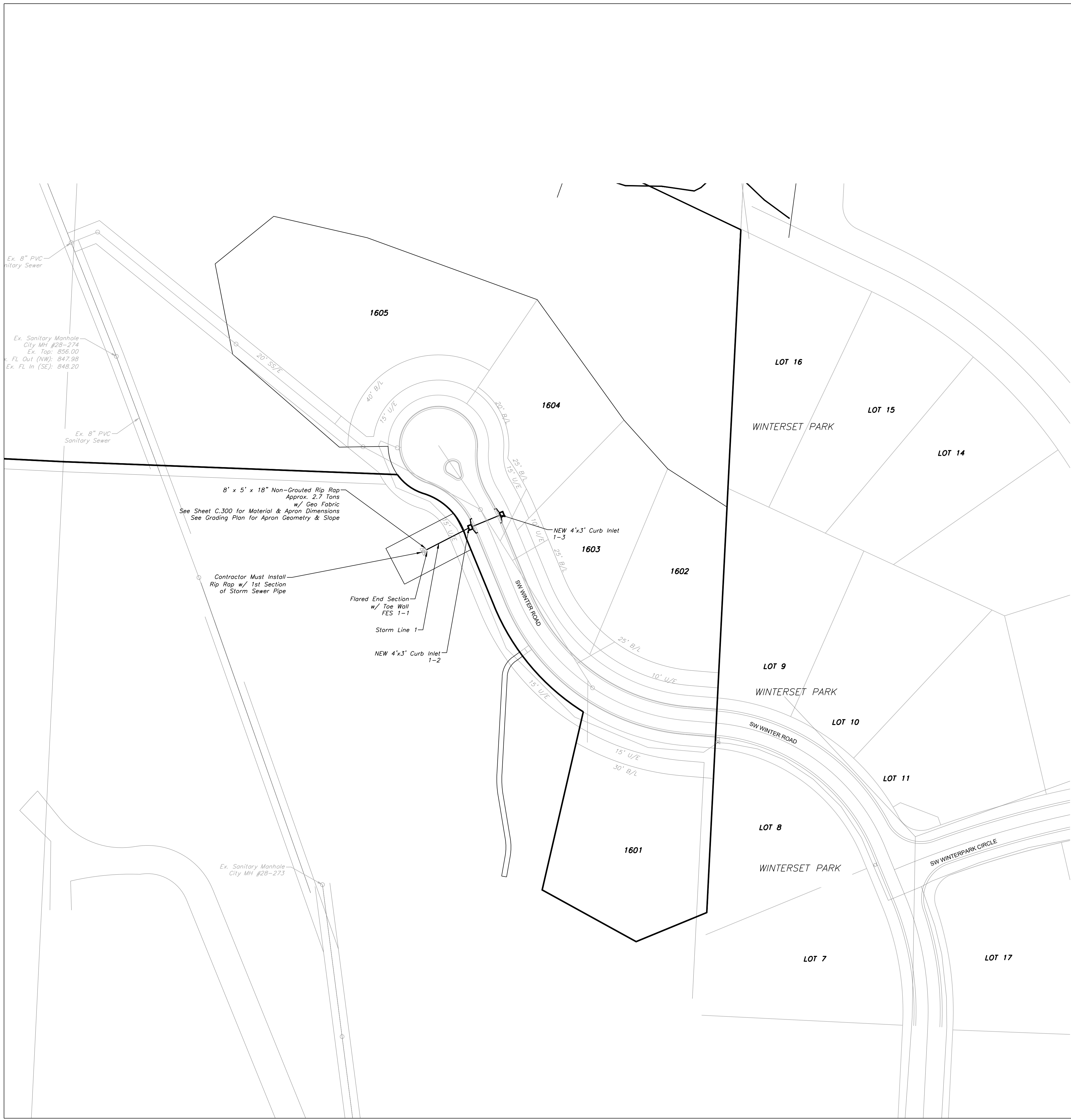
The Ridge at Winterset Summit
Lee's Summit, Jackson County, Missouri

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STORM SEWER GENERAL LAYOUT

SCALE: 1" = 60'

EXAMPLE RIPRAP APRON CALCULATIONS

Field End Section #	1-1
Q =	4.44 cfs
D =	1.25 ft
Tw =	0.5 ft
g =	32.2 ft/s^2

D50 = 2.57 inches

S =	0.1324 ft/ft
n =	0.01
Qcap =	30.42 ft^3/s
Q/Qcap =	0.15
d/D =	0.25
d =	0.31 ft
Central <	71.34 deg
Aseg =	0.29 ft^2
V =	15.37 ft/s
Fr =	4.85
Flow =	Supercritical

D' =	0.78 ft
yn =	0.31 ft
D50 =	4.81 inches
Classify	4.81 inches

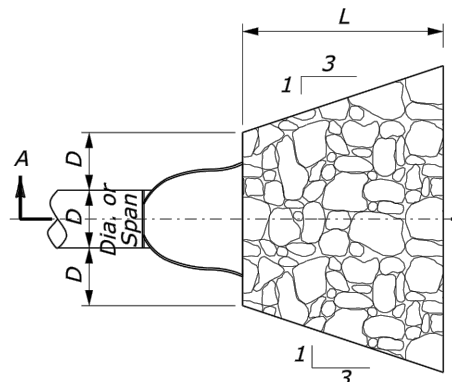
D50 = riprap size, m(ft)
Q = design discharge, m^3/s (ft^3/s)
D = culvert diameter (circular), m(ft)
Tw = tailwater depth, m(ft), if unknown use 0.4*D
g = acceleration due to gravity, 9.81 m/s^2 (32.2 ft/s^2)
Subcritical Flow

S = pipe slope, m/m(ft/ft)
n = manning's roughness coefficient, unitless
Qcap = full pipe capacity, m^3/s(ft^3/s)
Q/Qcap = design discharge/full pipe capacity, unitless
d/D = water depth/pipe diameter, unitless
d = depth of flow, m(ft)
lookup, degrees
lookup * pipe area, m^2(ft^2)
V = velocity of flow segment, m^2/s(ft^2/s)
Fr > 1 Supercritical, Fr = 1 Critical, Fr < 1 Subcritical
If flow is Supercritical adjust culvert diameter

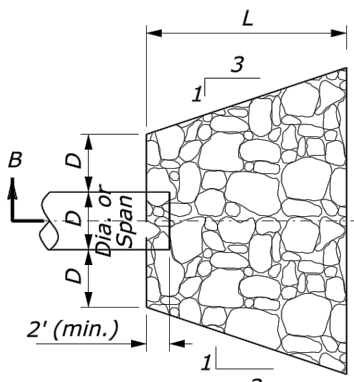
Class 1	Use D50 = 5				
Apron Length =	4 * D	5.00 ft	Use	5.00 ft	
Apron Depth =	3.5 * D50	17.50 inches	Use	18.00 inches	
Apron Width =	3*D+(2/3)L	7.08 ft	Use	8.00 ft	

RipRap Apron Area (ac.) Q100 (cfs) Dia. (ft)				RipRap Apron					
				Class	D ₅₀ (in)	Length (ft)	Depth (in)	Width (ft)	Slope (%)
1-1	0.92	4.44	1.25	1	5	5	18	8	13.24

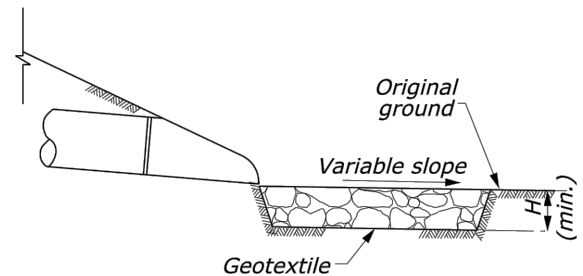
STANDARD RIPRAP APRON DETAIL



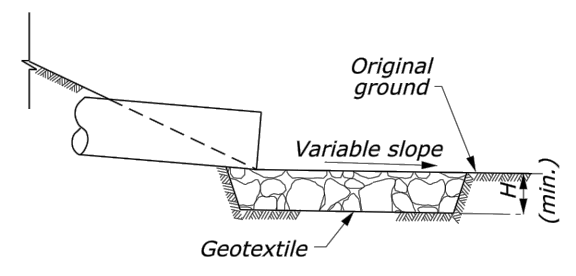
PLAN VIEW
CULVERT WITH STANDARD
END SECTION



PLAN VIEW
CULVERT WITHOUT STANDARD
END SECTION



SECTION A-A

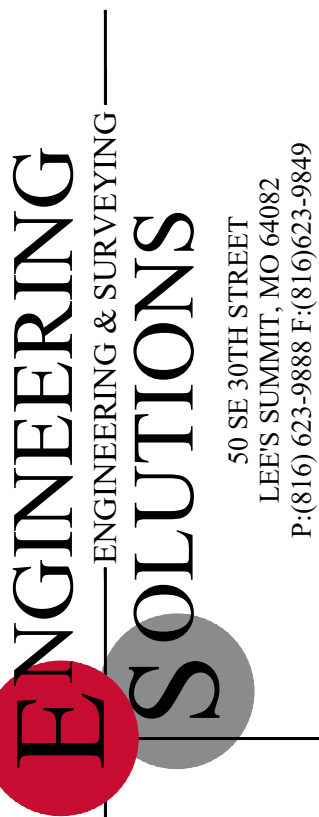


SECTION B-B

- NOTES:
1. ALL RIPRAP APRONS SHALL CONFORM TO THE STANDARD CONFIGURATION SHOWN IN THE STANDARD DETAIL ABOVE UNLESS OTHERWISE NOTED. PLAN VIEW DIMENSIONS SHOWN SHALL BE MET OR EXCEEDED INCLUDING AREAS OF LONGITUDINAL AND/OR TRANSVERSE SLOPE.
 2. DIMENSIONS FOR EACH RIPRAP APRON AND ASSOCIATED RIPRAP ARE DETAILED IN THE TABLE ABOVE.
 3. WIDTH REFERS TO DIMENSION OPPOSITE PIPE AND DEPTH IS DIMENSION H.
 4. GEOTEXTILE SHALL BE "GEL WORKS 4 OUNCE" NON-WOVEN FILTER FABRIC DESIGNED FOR FILTRATION, STABILIZATION AND SEPARATION. WRAPPED CONTINUOUSLY ALONG THE SIDEWALLS AND BOTTOM OF THE PREPARED AREA OR SLOPE.
 - WATER FLOW = 120 GPM/SF
 - GRAB STRENGTH (MIN) = 400 N
 - PUNCTURE STRENGTH (MIN) = 178 N
 - TRAPEZOIDAL TEAR (MIN) = 133 N
 - ELONGATION (MIN) = 15%

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LEE'S SUMMIT, MISSOURI

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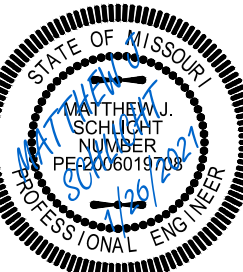


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The Ridge at Winterset Summit
Lee's Summit, Jackson County, Missouri

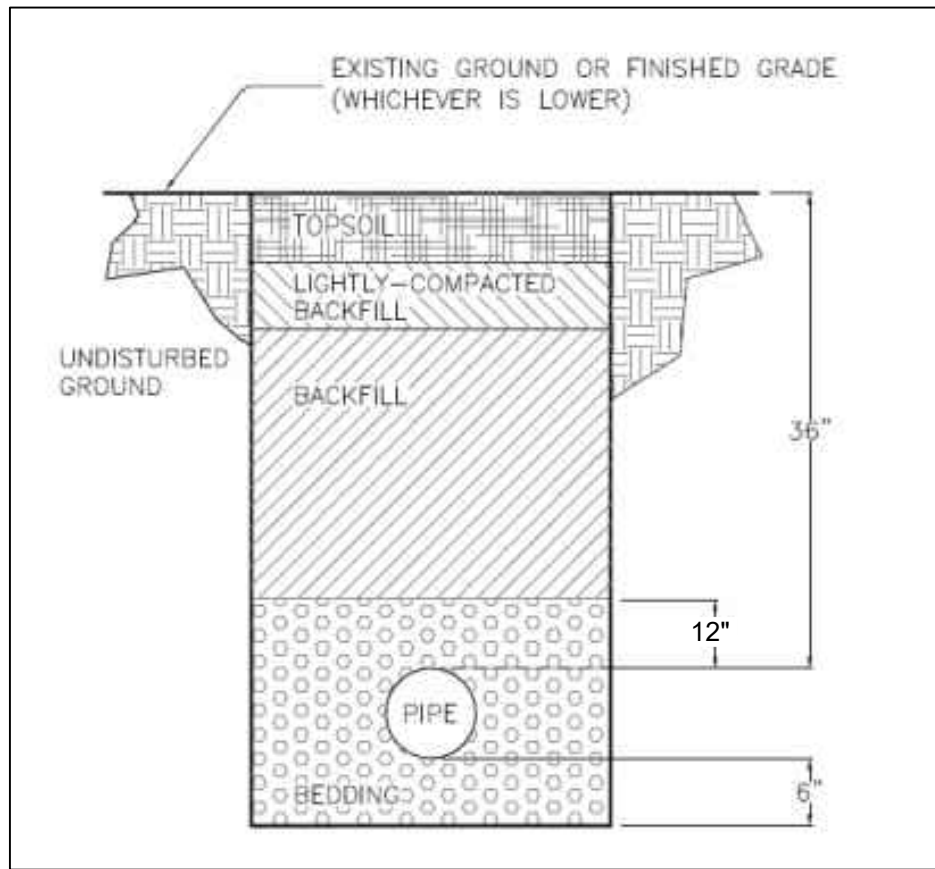
Project Engineer
Creek
Issue Date
December 3, 2020

Storm Sewer General Layout
Construction Plans for:
The Ridge at Winterset Summit
Lee's Summit, Jackson County, Missouri

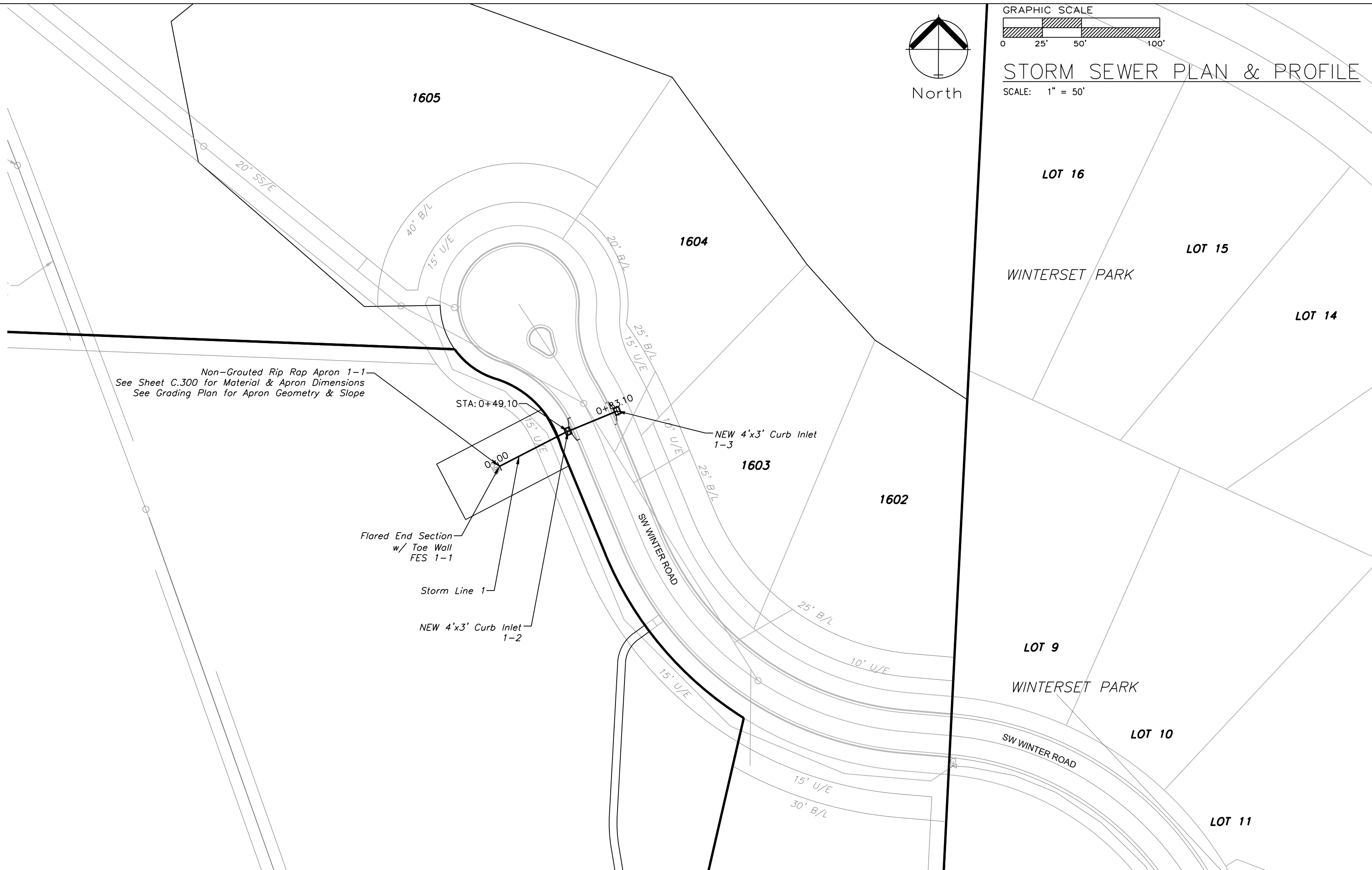


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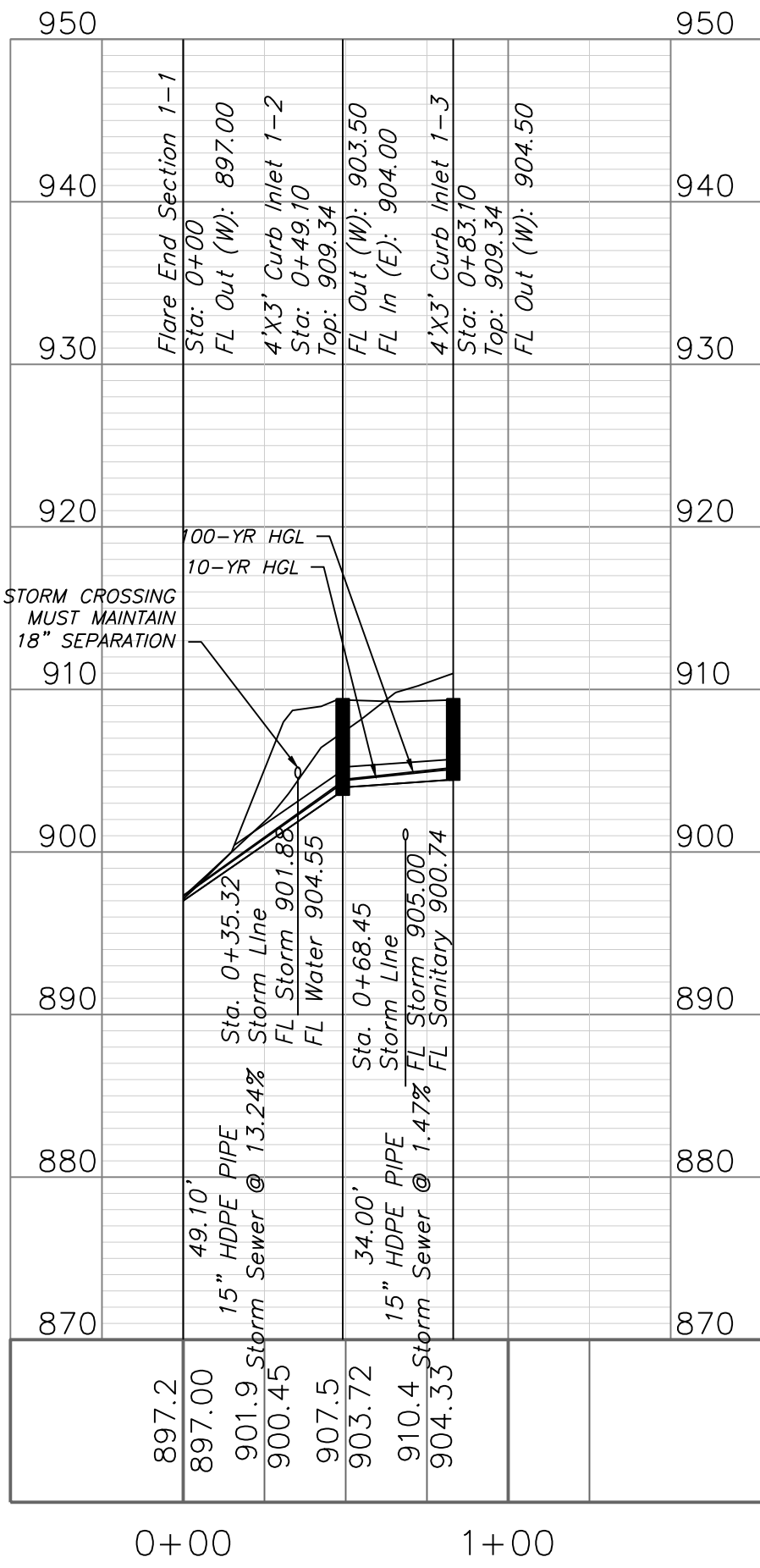
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REV.	1/26/2021



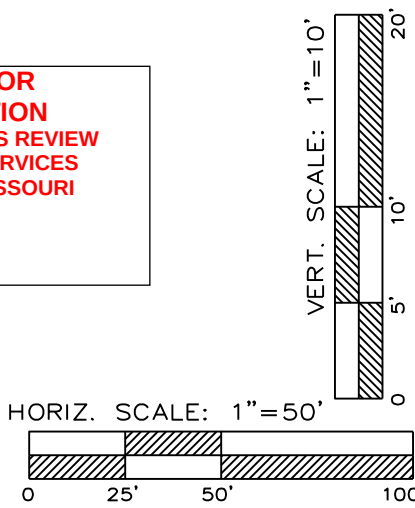
TRENCH AND BACKFILL DETAIL
N.T.S.



STORM LINE 1



RELEASE FOR
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DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
04/21/2021



10-YR STRUCTURE																			
DS Str.	Str.	Area (ac)	InletTime (min)	Int. (in/hr)	RunoffCoeff. (C)	Q=CIA (cfs)	Q Carry-over (cfs)	Q Captured (cfs)	Q Bypassed (cfs)	JunctType	CurbHeight (in)	CurbLength (ft)	GutterSlope (ft/ft)	GutterWidth (ft)	CrossSlope, Sw (ft/ft)	CrossSlope, Sx (ft/ft)	InletDepth (ft)	GutterDepth (ft)	GutterSpread (ft)
1-1	1-2	0.31	6	6.96	0.51	1.1	0	1.1	0	Curb	10	4	Sag	2	0.05	0.02	0.22	0.22	7.9
1-2	1-3R	0.44	6	6.96	0.51	1.56	0	1.56	0	Curb	10	4	Sag	2	0.05	0.02	0.26	0.26	9.98
1-2	1-3L	0.17	5	7.24	0.51	0.63	0	0.63	0	Curb	10	4	Sag	2	0.05	0.02	0.17	0.17	5.44

10-YR PIPE																						
DS Str.	US Str.	LineLength (ft)	Incr.Area (ac)	TotalArea (ac)	RunoffCoeff. (C)	IncrC x A	TotalC x A	InletTime (min)	TimeConc (min)	RnfallInt (in/hr)	TotalRunoff (cfs)	TotalFlow (cfs)	CapacFull (cfs)	Veloc (ft/s)	PipeSize (in)	PipeSlope (%)	Inv ElevDn (ft)	Inv ElevUp (ft)	HGLDn (ft)	HGLUp (ft)	Grnd/RimDn (ft)	Grnd/RimUp (ft)
1-1	1-2	49.1	0.31	0.92	0.51	0.16	0.47	6	6.1	6.9	3.25	3.25	30.54	10.3	15	13.24	897.00	903.50	897.28	904.23	0.00	909.34
1-2	1-3	34	0.44	0.61	0.51	0.22	0.31	6	6	7	2.16	2.16	10.18	5.21	15	1.47	904.00	904.50	904.39	905.09	909.34	909.34

100-YR STRUCTURE																			
DS Str.	Str.	Area (ac)	InletTime (min)	Int. (in/hr)	RunoffCoeff. (C)	Q=CIA (cfs)	Q Carry-over (cfs)	Q Captured (cfs)	Q Bypassed (cfs)	JunctType	CurbHeight (in)	CurbLength (ft)	GutterSlope (ft/ft)	GutterWidth (ft)	CrossSlope, Sw (ft/ft)	CrossSlope, Sx (ft/ft)	InletDepth (ft)	GutterDepth (ft)	GutterSpread (ft)
1-1	1-2	0.31	6	9.49	0.51	1.5	0	1.5	0	Curb	10	4	Sag	2	0.05	0.02	0.25	0.25	9.72
1-2	1-3R	0.44	6	9.49	0.51	2.13	0	2.13	0	Curb	10	4	Sag	2	0.05	0.02	0.31	0.31	12.28
1-2	1-3L	0.17	5	9.83	0.51	0.85	0	0.85	0	Curb	10	4	Sag	2	0.05	0.02	0.19	0.19	6.67

100-YR PIPE																						
DS Str.	US Str.	LineLength (ft)	Incr.Area (ac)	TotalArea (ac)	RunoffCoeff. (C)	IncrC x A	TotalC x A	InletTime (min)	TimeConc (min)	RnfallInt (in/hr)	TotalRunoff (cfs)	TotalFlow (cfs)	CapacFull (cfs)	Veloc (ft/s)	PipeSize (in)	PipeSlope (%)	Inv ElevDn (ft)	Inv ElevUp (ft)	HGLDn (ft)	HGLUp (ft)	Grnd/RimDn (ft)	Grnd/RimUp (ft)
1-1	1-2	49.1	0.31	0.92	0.51	0.16	0.47	6	6.1	9.5	4.44	4.44	30.54	11.35	15	13.24	897.00	903.50	897.32	904.35	0.00	909.34
1-2	1-3	34	0.44	0.61	0.51	0.22	0.31	6	6	9.5	2.95	2.95	10.18	5.72	15	1.47	904.00	904.50	904.46	905.19	909.34	909.34



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

The Ridge at Winterset Summit
Lee's Summit, Jackson County, Missouri

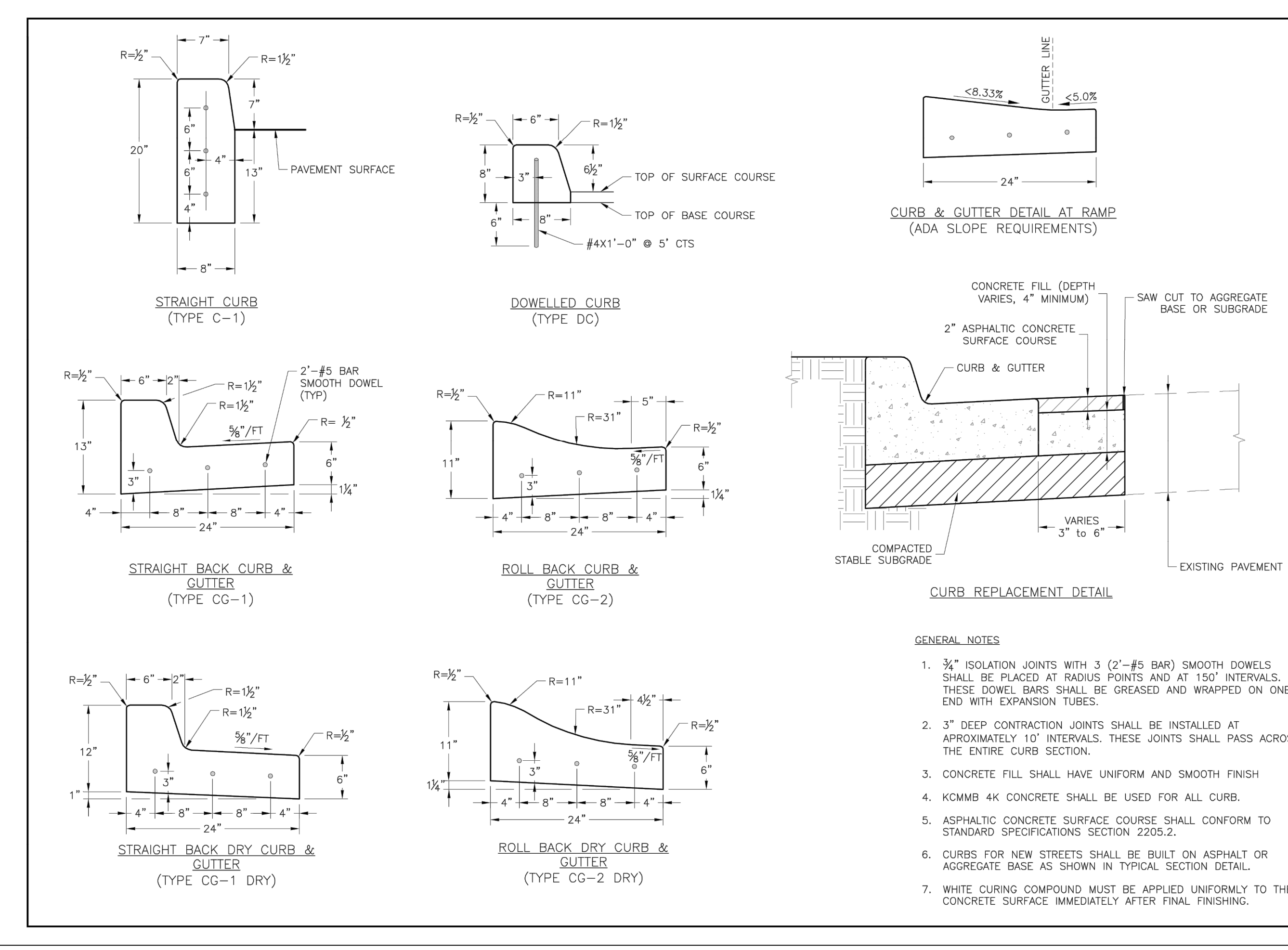
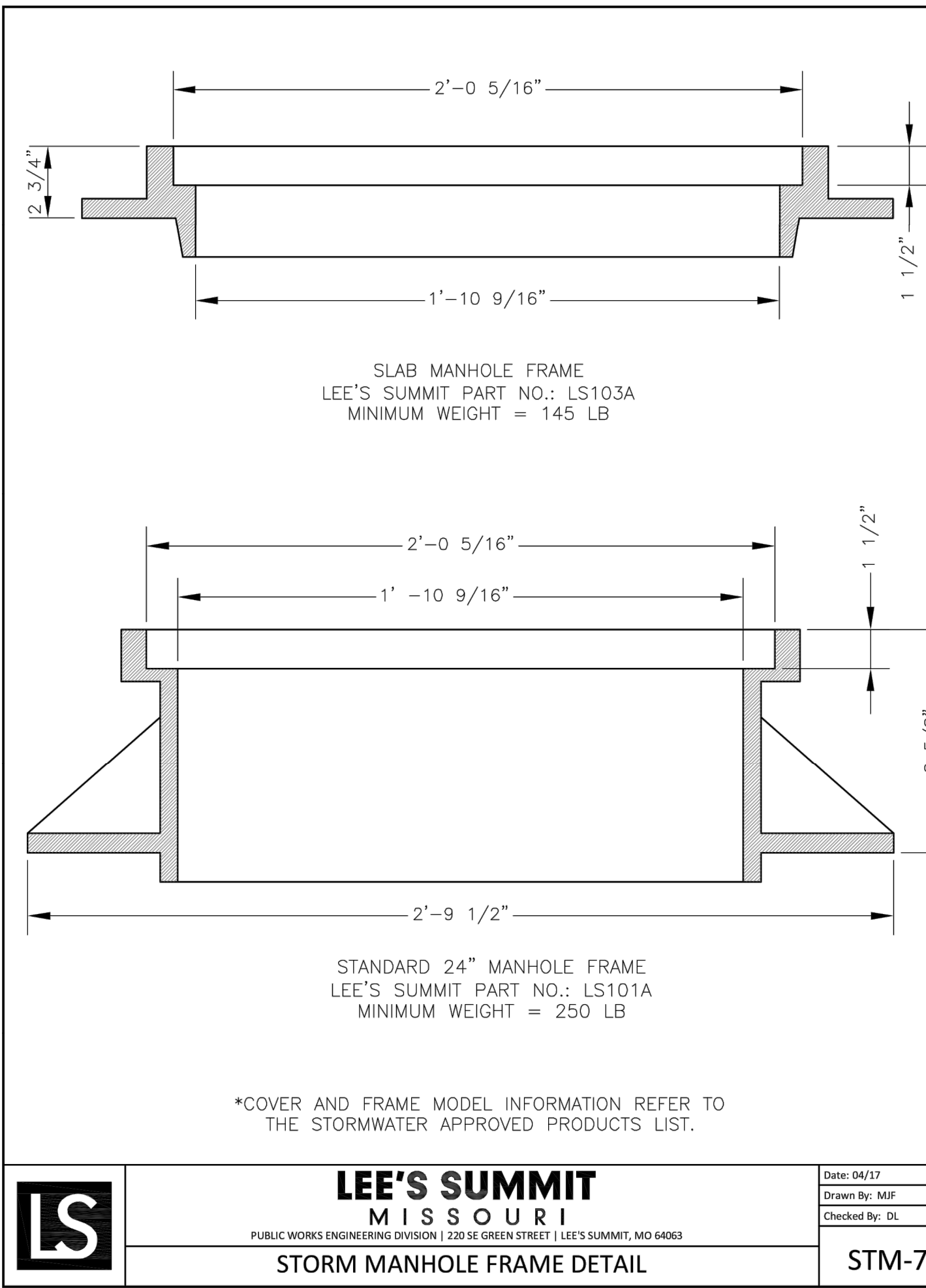
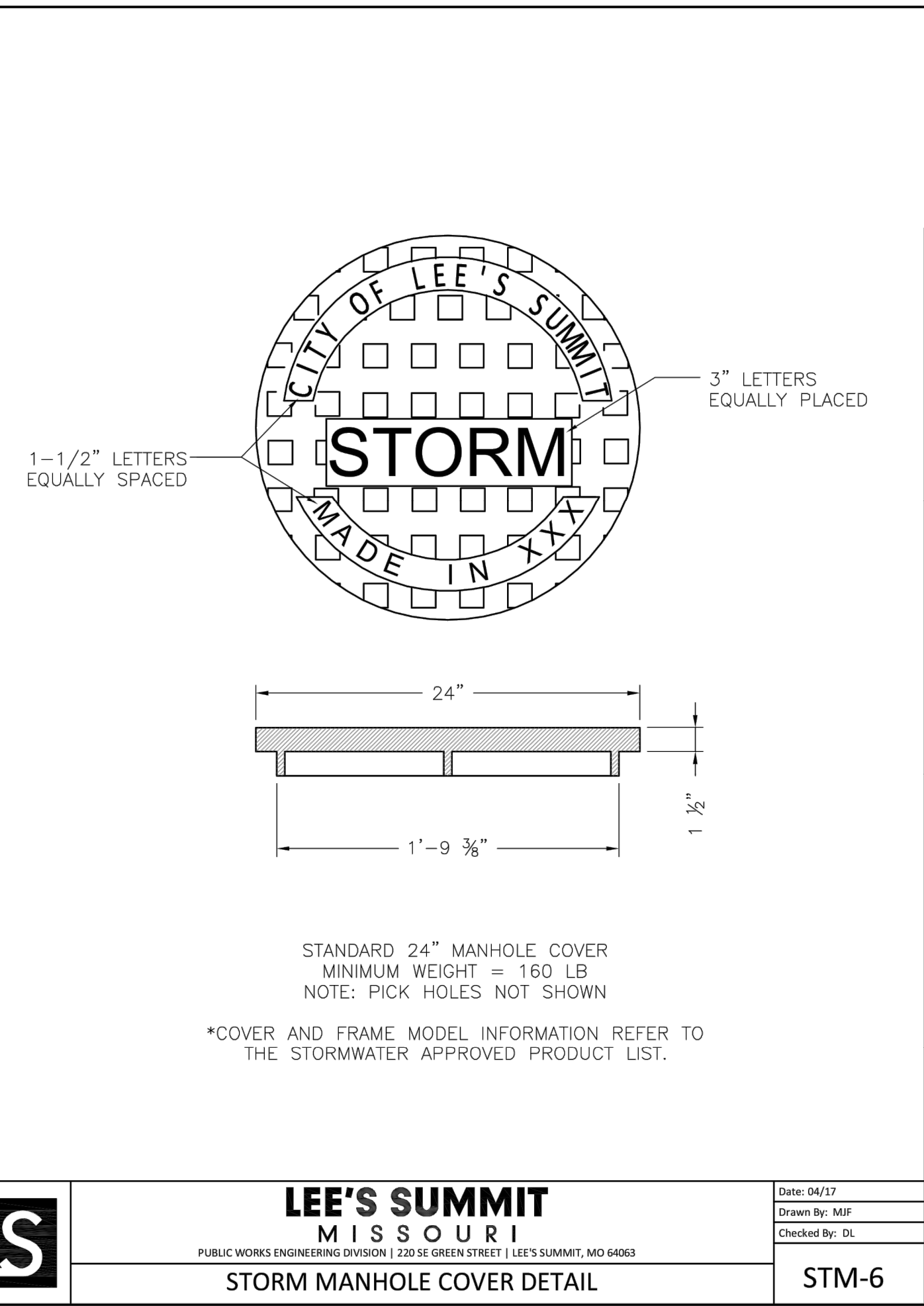
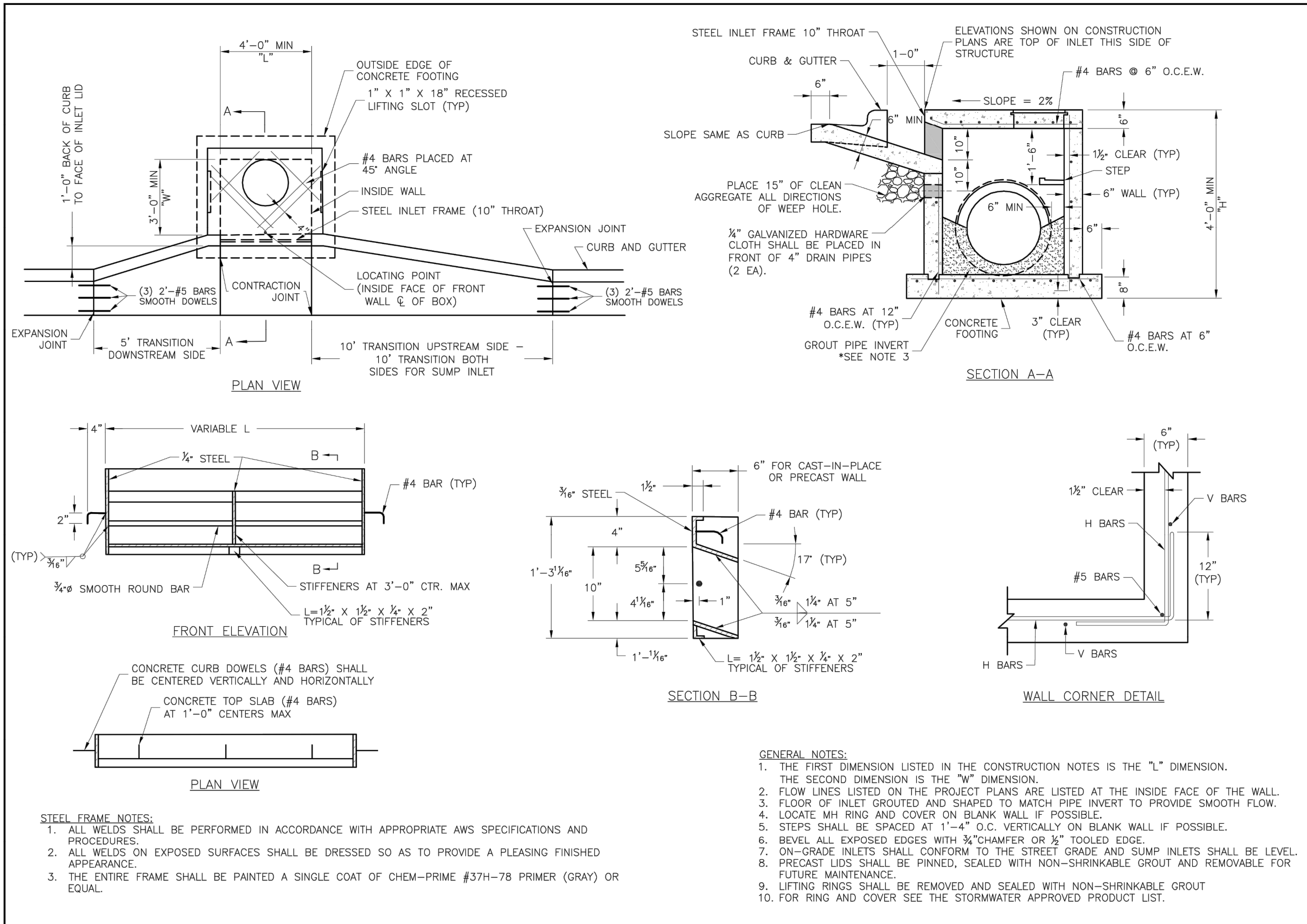
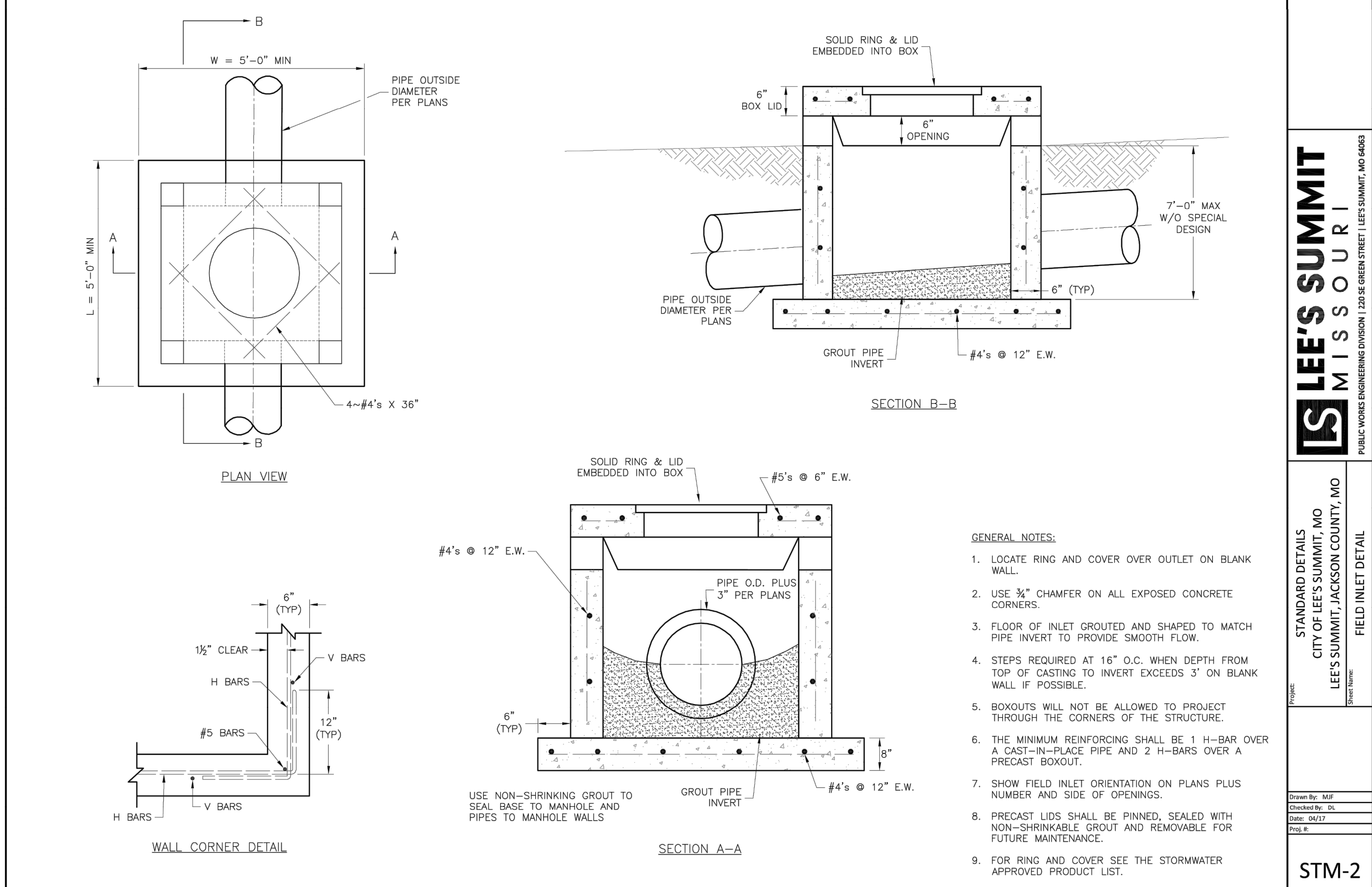
Project
Creek
December 3, 2020

Storm Sewer Plan and Profile
Construction Plans for:
The Ridge at Winterset Summit
Lee's Summit, Jackson County, Missouri



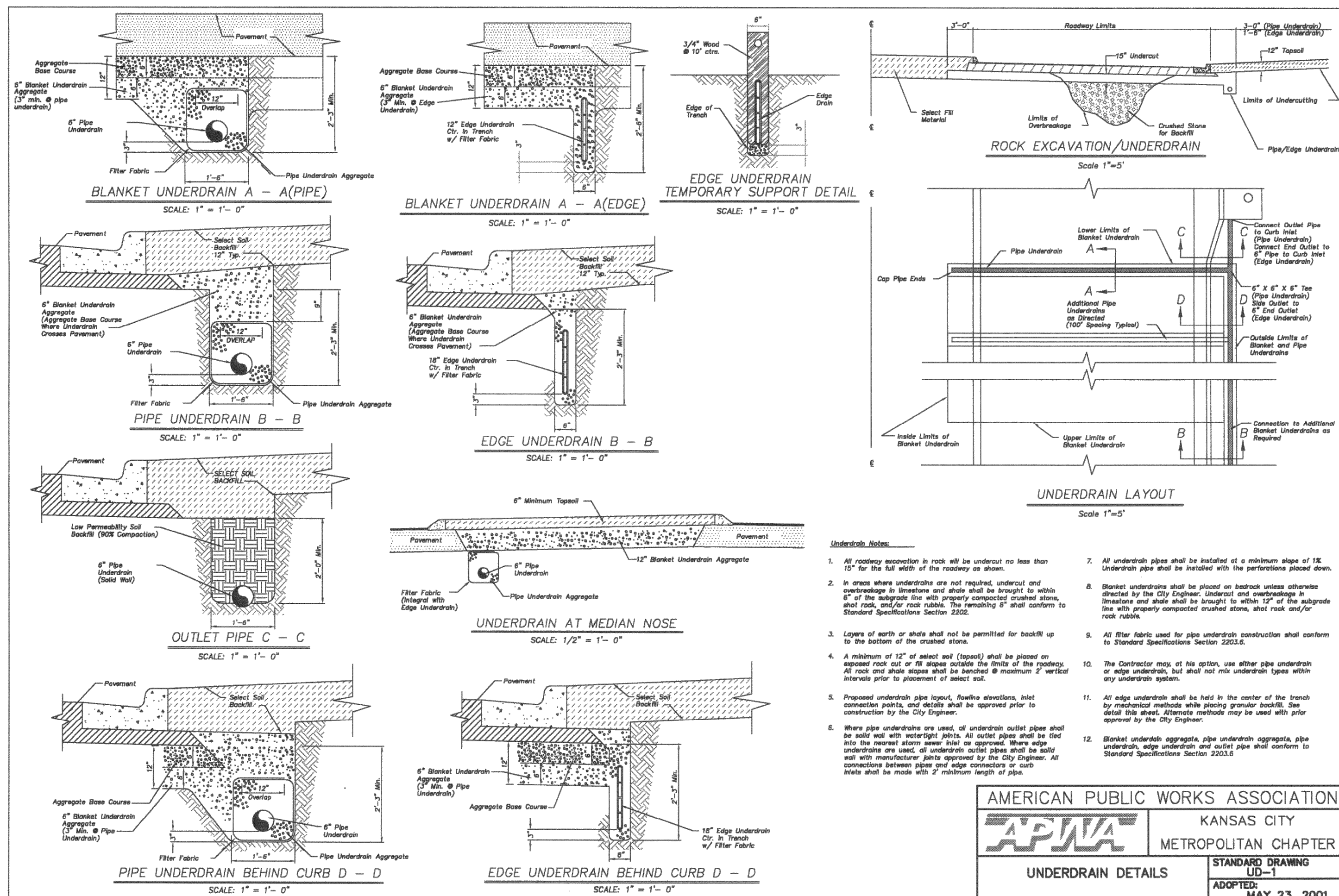
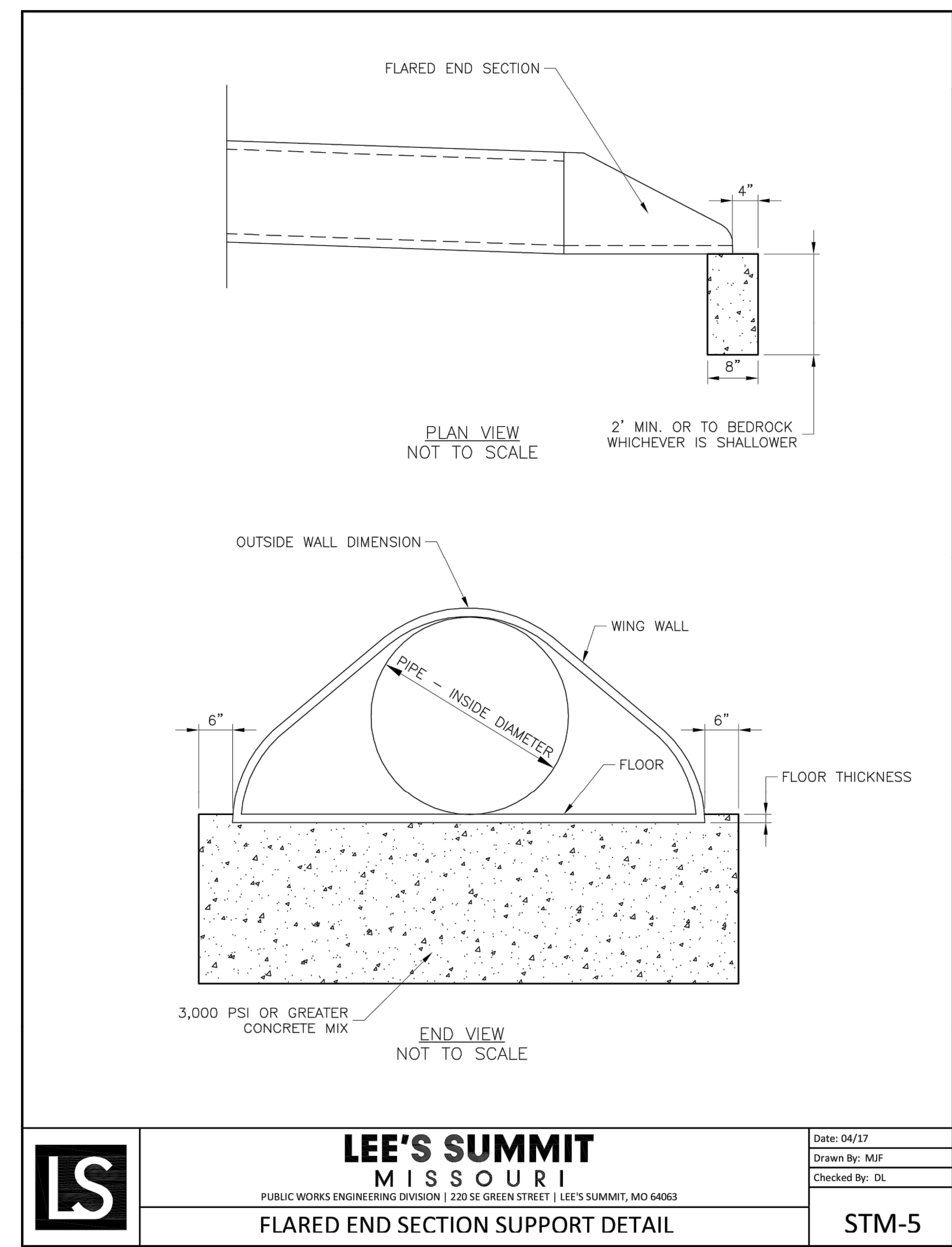
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS
REV. 1/15/2021
REV. 1/26/2021



RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI

04/21/2021



RELEASE FOR
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DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI

04/21/2021