

THE TOWNHOMES OF CHAPEL RIDGE-3RD PLAT

REVISED MAIN TITLE AND
TITLERBLOCK TO MATCH THE
PLAT TITLE THROUGHOUT
PLAN SET.

LOTS 20-38 & TRACTS E-I STREET AND STORM CONSTRUCTION PLANS

Section 8, Township 48 North, Range 31 West
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PRSUBD 20242255

REVISED NOTE 1.

CONSTRUCTION AND DESIGN NOTES:

STREET & STORM SEWERS:

1 ~ STREET PAVEMENT SHALL CONSIST OF TYPE CG-1 AND 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.

4" ASPHALT BASE KCMMB MIX AND 2" TYPE ASPHALT KCMMB MIX SURFACE OVER 6" MoDOT TYPE 5 BASE OVERTOP A BIAXIAL GEOGRID PER THE CITY'S APPROVED PRODUCT LIST.

RESIDENTIAL COLLECTOR STREET FOR SW ARBORWALK BLVD SEE BELOW FOR TYPICAL SECTION.

4" ASPHALT BASE KCMMB MIX AND 2" TYPE ASPHALT KCMMB MIX SURFACE OVER 6" MoDOT TYPE 5 BASE OVERTOP A BIAXIAL GEOGRID PER THE CITY'S APPROVED PRODUCT LIST.

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

3 ~ JUNCTION BOXES SHALL BE PER CITY OF LEE'S SUMMIT STANDARD DRAWING NO. STM-3. FIELD INLETS SHALL BE PER CITY OF LEE'S SUMMIT STANDARD DRAWING STM-2. TOEWALLS SHALL BE PER CITY OF LEE'S SUMMIT DRAWING NO. STM-5. CURB INLETS SHALL BE PER CITY OF LEE'S SUMMIT STM-1. ROCK LINING AND RIP RAP SHALL BE PER CITY OF LEE'S 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 PERMITS.

4 ~ THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.

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.

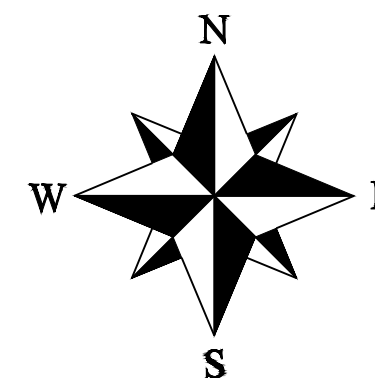
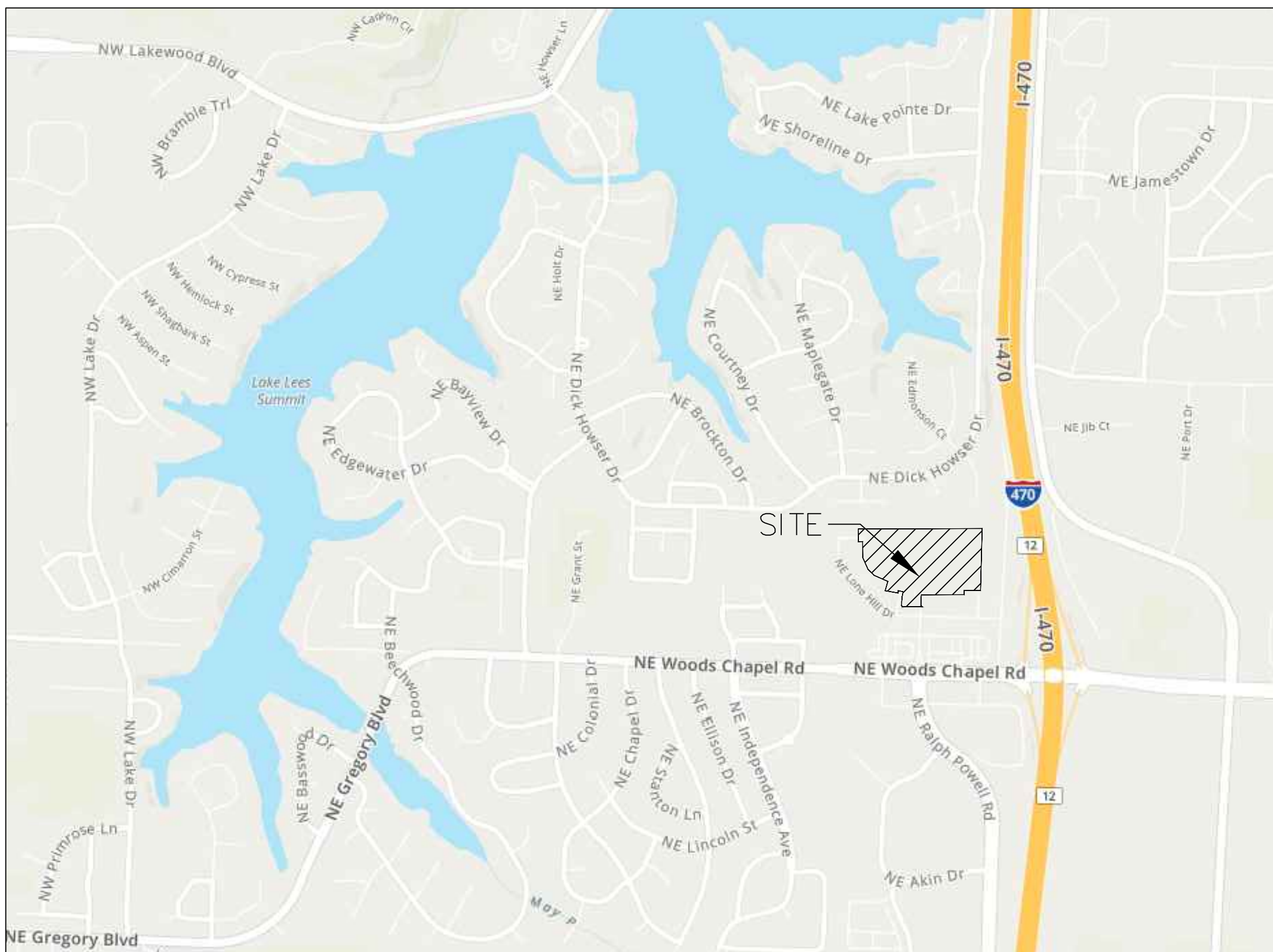
EVERGY ~ 298-1198
MISSOURI GAS ENERGY ~ 756-5261
SOUTHWESTERN BELL TELEPHONE ~ 761-5011
COMCAST CABLE ~ 795-1100
WILLIAMS PIPELINE ~ 422-6300
CITY OF LEE'S SUMMIT PUBLIC WORKS ~ 969-1800
CITY OF LEE'S SUMMIT PUBLIC WORKS INSPECTIONS ~ 969-1800
CITY OF LEE'S SUMMIT WATER UTILITIES ~ 969-1900
MISSOURI 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 property is located in Zone "X" areas outside the 100 year flood plain per FEMA Map 29095C0430G, dated January 20, 2017



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Lee's Summit, Missouri

07/31/2024

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

SITE LOCATION MAP

Summary of Quantities:

ITEM AND DESCRIPTION	UNIT	ESTIMATED QUANTITY
ASPHALT PAVING	S.Y.	4,620.00
CURBING	FT	3,084.00
5' SIDEWALK	S.F.	12,804.00
MoDOT Type 5 Base	S.Y.	5,460.00
GEOGRID	S.Y.	5,460.00
ADA SIDEWALK RAMP	UNIT	4
CLEARING, GRADING & GRUBBING	LS	1
STORM		
24" HDPE	FT	161.46
18" HDPE	FT	836.80
15" HDPE	FT	1,013.56
18" HDPE END SECTION / TOE WALL	LS	1.00
4' x 4' STORM FIELD INLET	EA	4.00
5' x 4' STORM CURB INLET	EA	11.00

ENGINEER'S CERTIFICATION:

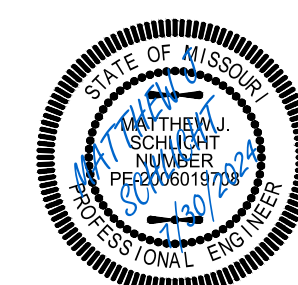
I HEREBY CERTIFY THAT THIS PROJECT HAS BEEN DESIGNED AND THESE PLANS PREPARED IN ACCORDANCE WITH THE CURRENT DESIGN CRITERIA OF THE CITY OF LEE'S SUMMIT, MISSOURI AND THE STATE OF MISSOURI. I FURTHER CERTIFY THAT THESE PLANS WERE DESIGNED IN ACCORDANCE TO AASHTO STANDARDS.

Street & Storm Cover Sheet

Construction Plans for:
THE TOWNHOMES OF CHAPEL RIDGE-3RD PLAT

LOTS 20-38 & TRACTS E-I

Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-114335

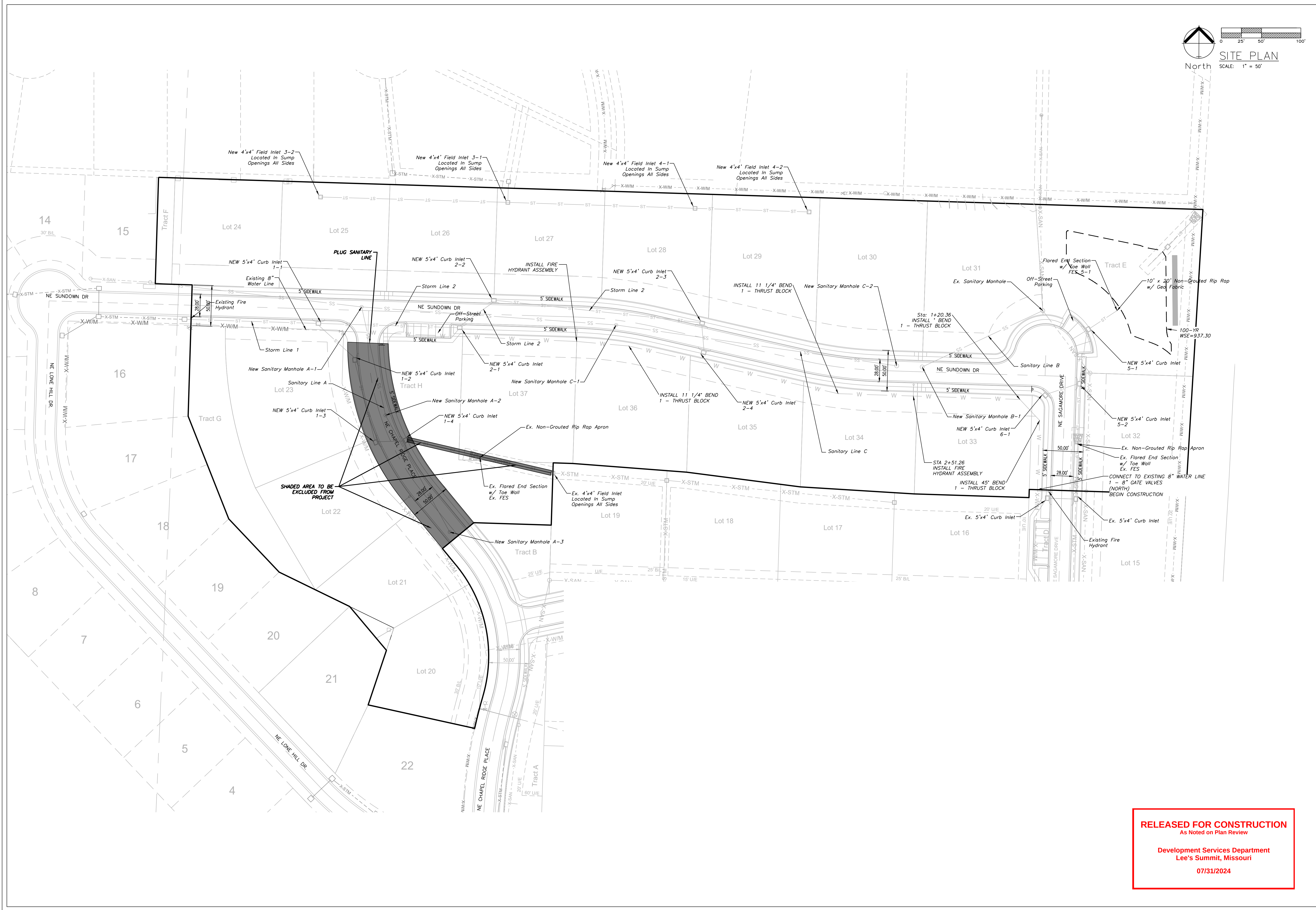
REVISIONS

REV. 5/31/2024

REV. 6/20/2024

REV. 7/30/2024

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ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
40 SE 30TH STREET
LEE'S SUMMIT, MISSOURI 64083
P: (816) 623-9888 F: (816) 623-9849

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

Site Plan
Construction Plans for:
THE TOWNHOMES OF CHAPEL RIDGE-3RD PLAT
LOTS 20-38 & TRACTS E-I
Lee's Summit, Jackson County, Missouri

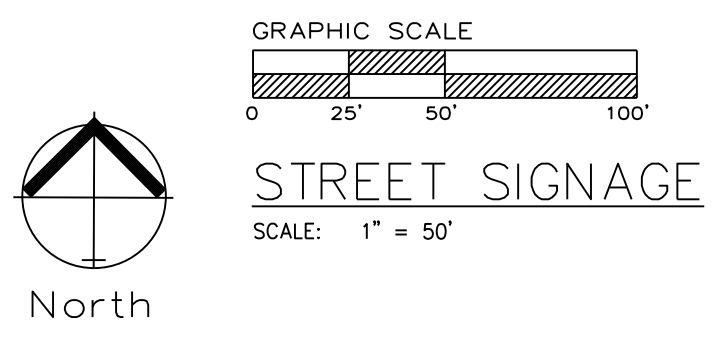
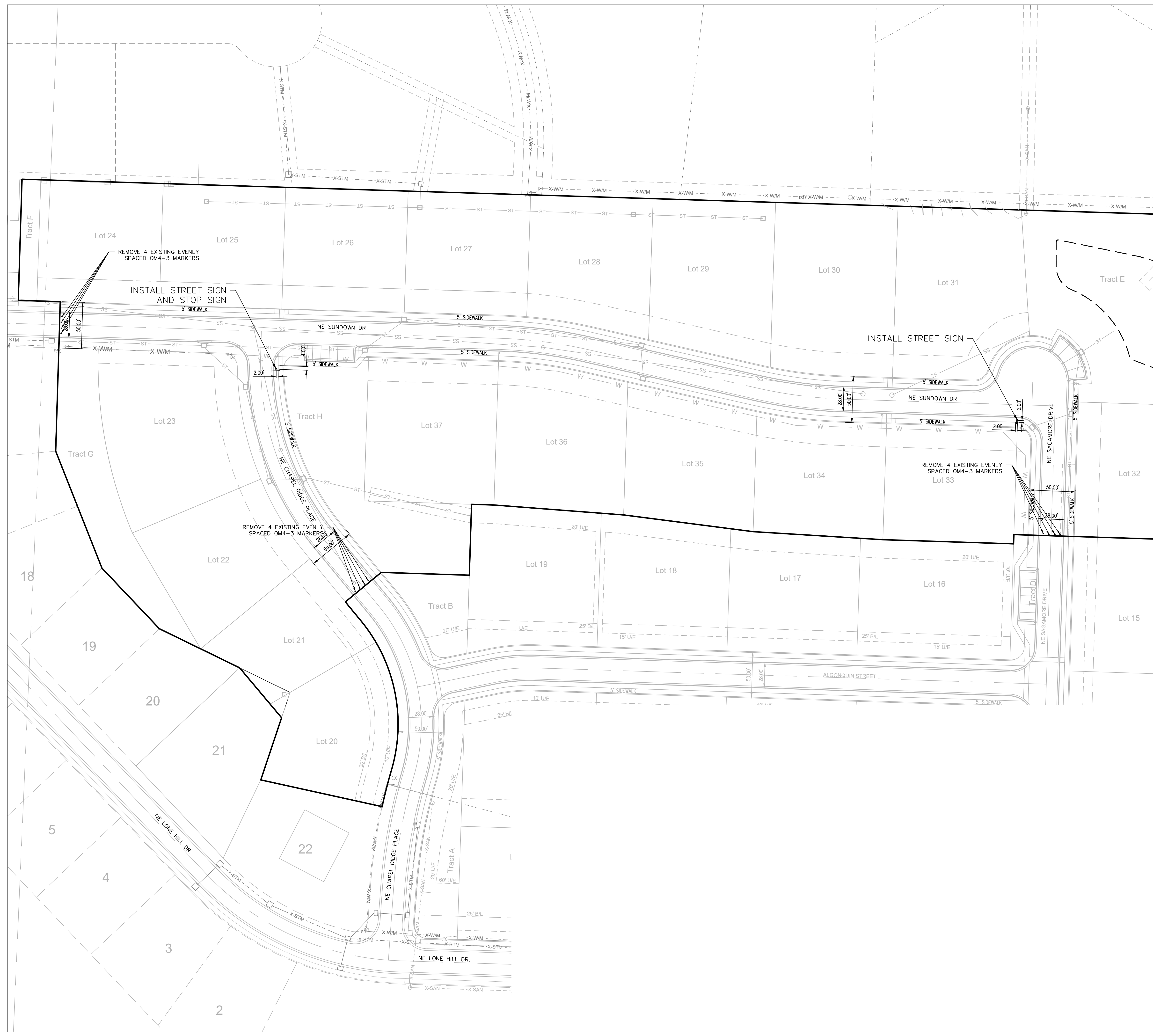
Project: TOWNHOMES AT CHAPEL RIDGE
PHASE 1, L&NO
Issue Date: May 9, 2024

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
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NE PE E-14335

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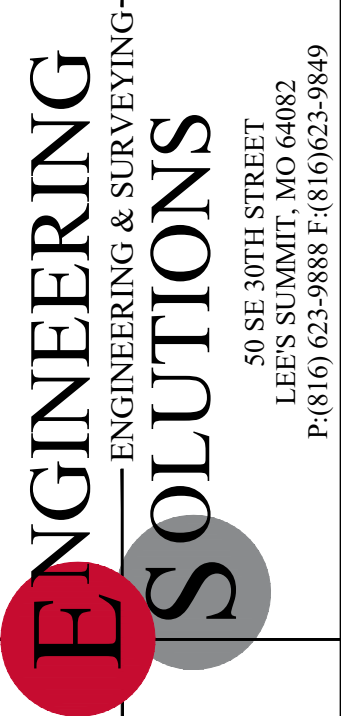
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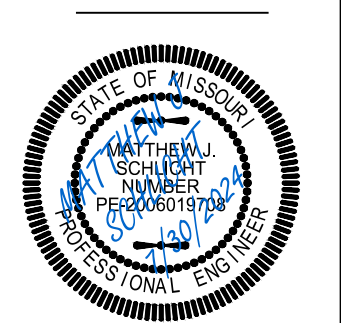


Professional Registration
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THE TOWNHOMES OF CHAPEL RIDGE-3RD PLAT
LOTS 20-38 & TRACTS E-I
Lee's Summit, Jackson County, Missouri

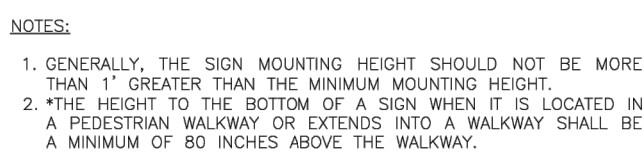
Project: TOWNHOMES AT CHAPEL RIDGE PHASE 2, LSWO
Issue Date: May 3, 2024

Street Signage
Construction Plans for:
THE TOWNHOMES OF CHAPEL RIDGE-3RD PLAT
LOTS 20-38 & TRACTS E-I
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2006019708
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CONTROL SIGN LOCATION

NOTES:

1. A 4" P.V.C. SLEEVE SHALL BE INSTALLED IN NEW CONCRETE MEDIANS AT EACH LOCATION WHERE A SIGN IS TO BE INSTALLED.
2. FOR EXISTING CONCRETE MEDIANS, A 4" HOLE SHALL BE CORED INTO THE CONCRETE.



NOTES:

1. SPLICE SHALL BE POSITIONED ENTIRELY BETWEEN FINISHED GRADE LINE AND 18" ABOVE FINISHED GRADE LINE. ONLY ONE SPLICE WILL BE ALLOWED PER POST.
2. U-STEEL POST SHALL BE 3 LB./FT., GALVANIZED ACCORDING TO ASTM A123.
3. U-STEEL POST CAN BE USED FOR INSTALLATION OF SIGNS WITH AN AREA OF LESS THAN 2.5 SQUARE FEET.
4. ALL POSTS SHALL BE EMBEDDED A MINIMUM OF 3 FEET.

SQUARE STEEL POST INSTALLATION SEQUENCE:

1. SIGN POST ANCHOR DRIVEN PARTIALLY INTO THE GROUND USING A DRIVE CAP WITH A SLEDGE OR POWER EQUIPMENT.
2. ANCHOR SLEEVE SLIPPED OVER ANCHOR AND DRIVE INTO THE GROUND TOGETHER WITH THE SIGN POST ANCHOR.
3. INSERT SIGN POST INTO THE POST ANCHOR AND BOLT IN PLACE.



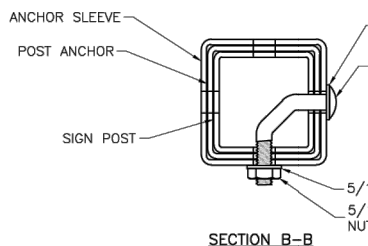
NOTES:

1. SIGNS ON METAL POLES SHALL BE ATTACHED WITH TWO BRACKETS AND STAINLESS STEEL BANDS.
2. HOLES IN SIGN FOR ATTACHMENT TO THE MOUNTING BRACKETS SHALL BE OFFSET A MINIMUM OF 2 INCHES FROM THE EDGE OF THE SIGN.
3. HOLES IN SIGN SHALL BE LOCATED SUCH THAT THE SIGN IS LEVEL.
4. ALL STRAP, BRACKET, AND SEAL MATERIALS SHOULD BE TYPE 304 STAINLESS STEEL.

SQUARE STEEL POST DETAILS

NOTES:

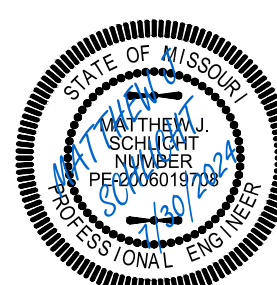
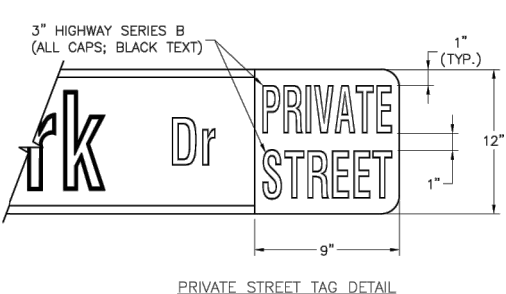
1. SQUARE STEEL SIGN POSTS AND BREAK-AWAY ANCHOR SHALL CONSIST OF THE FOLLOWING MATERIALS:
SIGN POST - 14 GA. 2" X 2" SQUARE STEEL POST
POST ANCHOR - 12 GA. 2 1/2" X 2 1/2" X 36" SQUARE STEEL POST
ANCHOR GLEVE - 12 GA. 2" X 2" X 2 1/2" X 18" SQUARE STEEL POST
2. 14 GA. POSTS MUST BE CERTIFIED YIELD STRENGTH OF 60,000 PSI.
3. IN ALL INSTALLATIONS THE FIRST HOLE ABOVE THE FINISHED GRADE LINE ON THE SIGN POST, SHALL BE 12" FROM THE TOP OF THE SIGN POST.
4. THE MAXIMUM AREA FOR ONE SIGN POST IS 9.0 SQUARE FEET. A SIGN OR COMBINATION OF SIGNS WITH AN AREA GREATER THAN 9.0 SQUARE FEET WILL REQUIRE TWO POSTS. ALSO, SIGNS WITH A WIDTH OF 48" OR EQUAL TO 48" (NOT INCLUDING 36" X 36" DIAMOND SHAPED SIGNS) WILL REQUIRE TWO POSTS.

SN-2

STREET NAME SIGN FACE DETAILS



- NOTES:**
1. FOR ALL STREET NAME SIGNS, THE BACKGROUND SHALL BE WHITE AND THE BACKGROUND SHALL BE GREEN.
 2. ARROWS SHALL BE ADDED TO STREET NAME SIGNS WHERE THE NAME OF A STREET CHANGES AT AN INTERSECTION. STREET NAME SIGNS WITH ARROWS ARE TO BE INSTALLED ON EACH SIDE OF THE INTERSECTION TO INDICATE THE CHANGE IN NAMES. ARROWS SHALL BE WHITE.
 3. THE "PRIVATE STREET" TAG SHOULD BE ADDED TO THE END OF STREET NAME SIGNS TO INDICATE WHERE A STREET THAT IS OUTSIDE THE RIGHT-OF-WAY INTERSECTS A PUBLIC STREET. THE BACKGROUND FOR THE "PRIVATE STREET" TAG SHALL BE WHITE.
 4. MULTI-LANE IS DEFINED AS HAVING 2 LANES OR MORE IN EACH DIRECTION, EXCLUDING TURN LANES.
 5. OVERHEAD SIGN DETAILS MAY BE FOUND ON THE SIGNAL HEAD MOUNTING

SN-1SN-3

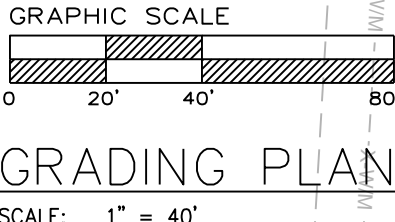
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Lee's Summit, Missouri

07/31/2024



Show the proposed contours tie back to the existing contours.



Estimated Cut / Fill Quantities

Site Area	7.32 Acres
Cut Volume (Unadjusted)	29,628 c.y.
Fill Volume (Unadjusted)	30,922 c.y.
Street & Sidewalk Cut Volume	1,820 c.y.

Net Excess 3,114 c.y. (Unadjusted)(Cut)

Notes

- Contractor is responsible for verifying all existing utility locations prior to excavation
- There are no known natural or artificial water storage detention areas, or wetlands in the area designated for construction
- No part of the project lies within the 100 year flood plain
- All erosion and sediment control measures need to be implemented prior to construction
- 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
- Soil Stabilization of disturbed areas shall be completed within 14 days of construction inactivity
- Contractor responsible for all density testing of roadway subgrade and granular base.

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Master Drainage Plan 1 of 3:

Grading Plan

Construction Plans for:

THE TOWNHOMES OF CHAPEL RIDGE-3RD PLAT

LOTS 20-38 & TRACTS E-I

Lee's Summit, Jackson County, Missouri

Project:

THE TOWNHOMES AT

CHAPL RIDGE

PHASE 2, LSWO

Issue Date:

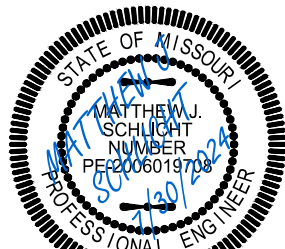
May 3, 2024

THE TOWNHOMES OF CHAPEL RIDGE-3RD PLAT

LOTS 20-38 & TRACTS E-I

Lee's Summit, Jackson County, Missouri

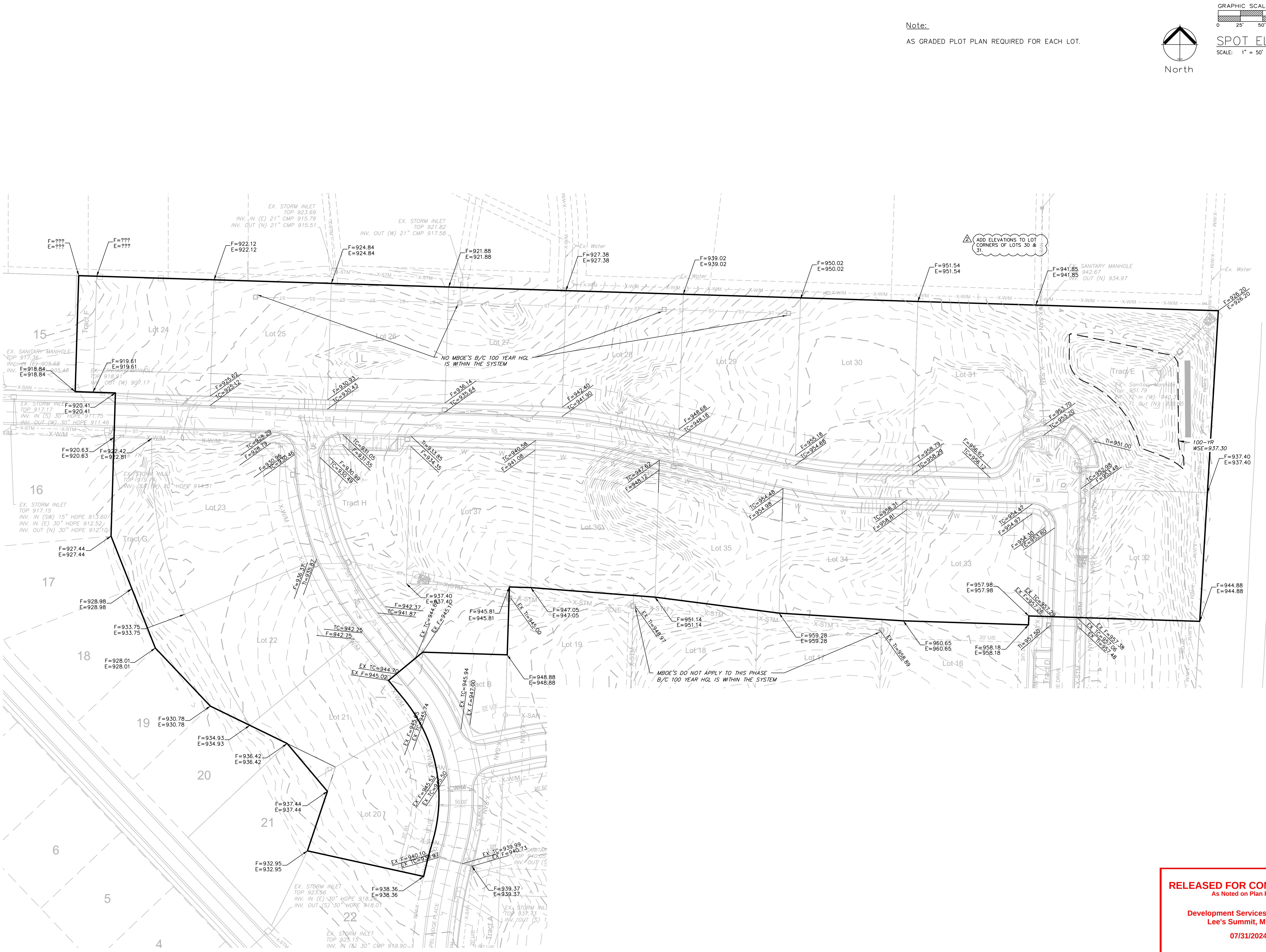
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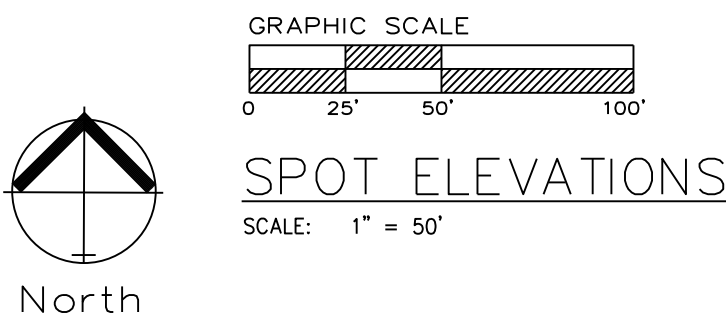
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- REV. 6/20/2024
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Note:
AS GRADED PLOT PLAN REQUIRED FOR EACH LOT.



ENGINEERING SOLUTIONS
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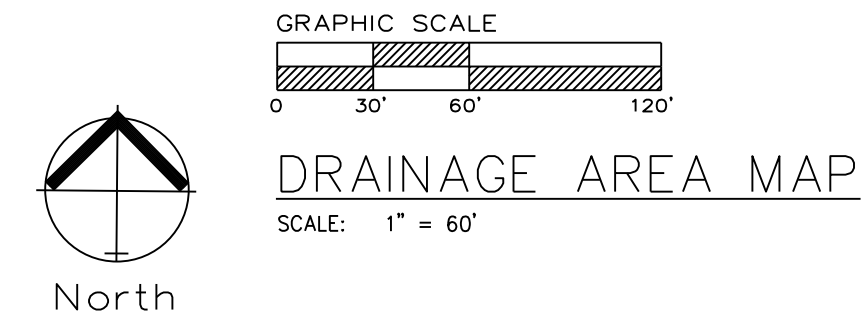
THE TOWNHOMES OF CHAPEL RIDGE-3RD PLAT
LOTS 20-38 & TRACTS E-I
Lee's Summit, Jackson County, Missouri

Project: TOWNHOMES AT CHAPEL RIDGE PHASE 2, LSWO
Issue Date: May 3, 2024

Master Drainage Plan 2 of 3:
Spot Elevations
Construction Plans for:
THE TOWNHOMES OF CHAPEL RIDGE-3RD PLAT
LOTS 20-38 & TRACTS E-I
Lee's Summit, Jackson County, Missouri

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APWA STORM DRAINAGE "TC" COMPUTATIONS FOR: TOWNHOMES OF CHAPEL RIDGE 2ND PLAT																													
AREA ID	TOTAL SQ.FT.	yellow areas are self computing overwrite if necessary				Surface types: Asph/ConcBus/Com Dirt Grass/Park Lake MultFam SnglFam Undev Other																		AREA ID					
		TOTAL WATERSHED	WTRSHD LENGTH	UP ELEV	DN ELEV	SURFACE CODES *C" Values					SURFACE CODE	TC COMPUTATION																	
						VALUE	OVRLN.D LENGTH	UP ELEV	DN ELEV	SLOPE %		P=Paved U=Unpaved	Overwrite Slope or Elevations if necessary																
													OVERLAND FLOW - 100' MAX CHANNEL FLOW - FIRST REACH																
PROP.																		Cal Overland Flow T(I)	Used Min 5 T(I)	Cal Channel One T(T)	Cal Channel Two T(T)	Total T@ 10	Intensity 10 I	Intensity 100 I	CFS 10 Q	CFS 100 Q			
1	10895	0.25	437.00	933.35	918.00	M	0.66	17.0	933.4	933.00	2.1	P	420.0	933.0	918.0	3.57	3.8	2.6	5.0	1.8	0.0	6.8	6.8	9.6	1.13	1.98	1		
2	22237	0.51	370.00	942.00	920.00	M	0.66	100.0	942.0	935.50	6.5	U	270.0	935.5	920.0	5.74	3.9	4.2	5.0	1.2	0.0	6.2	7.0	9.9	2.36	4.15	2		
3	27231	0.63	337.00	948.00	928.00	M	0.66	100.0	948.0	940.00	8.0	P	237.0	940.0	928.0	5.06	4.6	4.0	5.0	0.9	0.0	5.9	7.1	10.0	2.93	5.14	3		
4	6022	0.14	232.00	946.00	937.00	M	0.66	23.0	946.0	945.50	2.2	P	209.0	945.5	937.0	4.07	4.1	2.9	5.0	0.8	0.0	5.8	7.1	10.0	0.65	1.14	4		
5	30757	0.71	387.00	956.00	937.00	M	0.66	100.0	956.0	949.50	6.5	P	287.0	949.5	937.0	4.36	4.2	4.2	5.0	1.1	0.0	6.1	7.0	9.9	3.27	5.75	5		
6	41233	0.95	367.00	951.00	934.00	M	0.66	100.0	951.0	948.75	2.3	P	267.0	948.8	934.0	5.52	4.8	6.0	6.0	0.9	0.0	7.0	6.8	9.6	4.24	7.47	6		
7	40955	0.94	315.00	960.50	948.50	M	0.66	100.0	960.5	958.25	2.3	U	215.0	958.3	948.5	4.53	3.4	6.0	6.0	1.0	0.0	7.1	6.8	9.5	4.19	7.39	7		
8	35814	0.82	250.00	964.00	954.00	M	0.66	100.0	964.0	959.50	4.5	U	150.0	959.5	954.0	3.67	3.1	4.8	5.0	0.8	0.0	5.8	7.1	10.0	3.86	6.78	8		
9	8924	0.20	152.00	958.00	953.00	M	0.66	100.0	958.0	956.00	2.0	P	52.0	956.0	953.0	5.77	4.9	6.3	6.3	0.2	0.0	6.5	6.9	9.7	0.94	1.65	9		
10	10158	0.23	251.00	957.40	951.50	M	0.66	17.0	957.4	957.00	2.4	P	234.0	957.0	951.5	2.35	3.1	2.5	5.0	1.3	0.0	6.3	7.0	9.8	1.08	1.89	10		
11	65237	1.50	502.00	957.50	930.00	M	0.66	100.0	957.5	953.00	4.5	U	402.0	953.0	930.0	5.72	3.9	4.8	5.0	1.7	0.0	6.7	6.9	9.6	6.77	11.92	11		
12	6793	0.16	265.00	958.50	948.00	M	0.66	21.0	958.5	958.00	2.4	P	244.0	958.0	948.0	4.10	4.1	2.7	5.0	1.0	0.0	6.0	7.1	9.9	0.73	1.28	12		
13	7439	0.17	250.00	947.50	936.00	M	0.66	20.0	947.5	947.00	2.5	P	230.0	947.0	936.0	4.78	4.4	2.6	5.0	0.9	0.0	5.9	7.1	10.0	0.80	1.41	13		
14	9171	0.21	180.00	957.00	949.50	M	0.66	100.0	957.0	953.50	3.5	U	80.0	953.5	949.5	5.00	3.6	5.2	5.2	0.4	0.0	5.6	7.2	10.1	1.00	1.75	14		
15	21869	0.50	248.00	955.00	937.50	M	0.66	100.0	955.0	953.00	2.0	U	148.0	953.0	937.5	10.47	5.2	6.3	6.3	0.5	0.0	6.8	6.8	9.6	2.27	3.99	15		
16	44687	1.03	322.00	947.50	921.50	M	0.66	100.0	947.5	941.00	6.5	U	222.0	941.0	921.5	8.78	4.8	4.2	5.0	0.8	0.0	5.8	7.1	10.0	4.82	8.47	16		
17	18133	0.42	208.00	931.00	909.00	M	0.66	100.0	931.0	926.80	4.2	U	108.0	926.8	909.0	16.48	6.6	4.9	5.0	0.3	0.0	5.3	7.3	10.2	2.00	3.51	17		
18	2903	0.07	156.00	935.40	931.00	M	0.66	18.0	935.4	935.00	2.2	P	138.0	935.0	931.0	2.90	3.5	2.6	5.0	0.7	0.0	5.7	7.2	10.1	0.31	0.55	18		

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Nebraska
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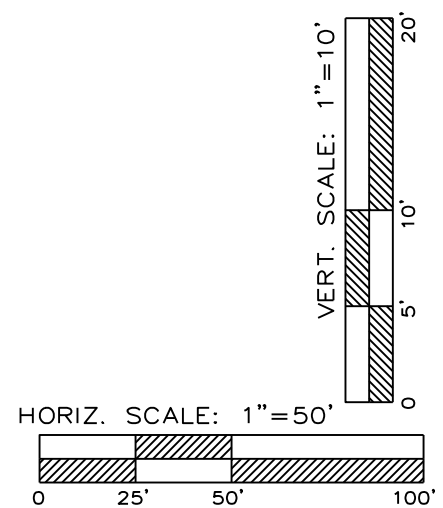
Project: THE TOWNHOMES OF CHAPEL RIDGE
Phase: CHAPEL RIDGE
Phase 2, LSWO
Issue Date: May 3, 2024

Master Drainage Map 3 of 3:
Drainage Area Map
Construction Plans for:
THE TOWNHOMES OF CHAPEL RIDGE-3RD PLAT
LOTS 20-38 & TRACTS E-1
Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

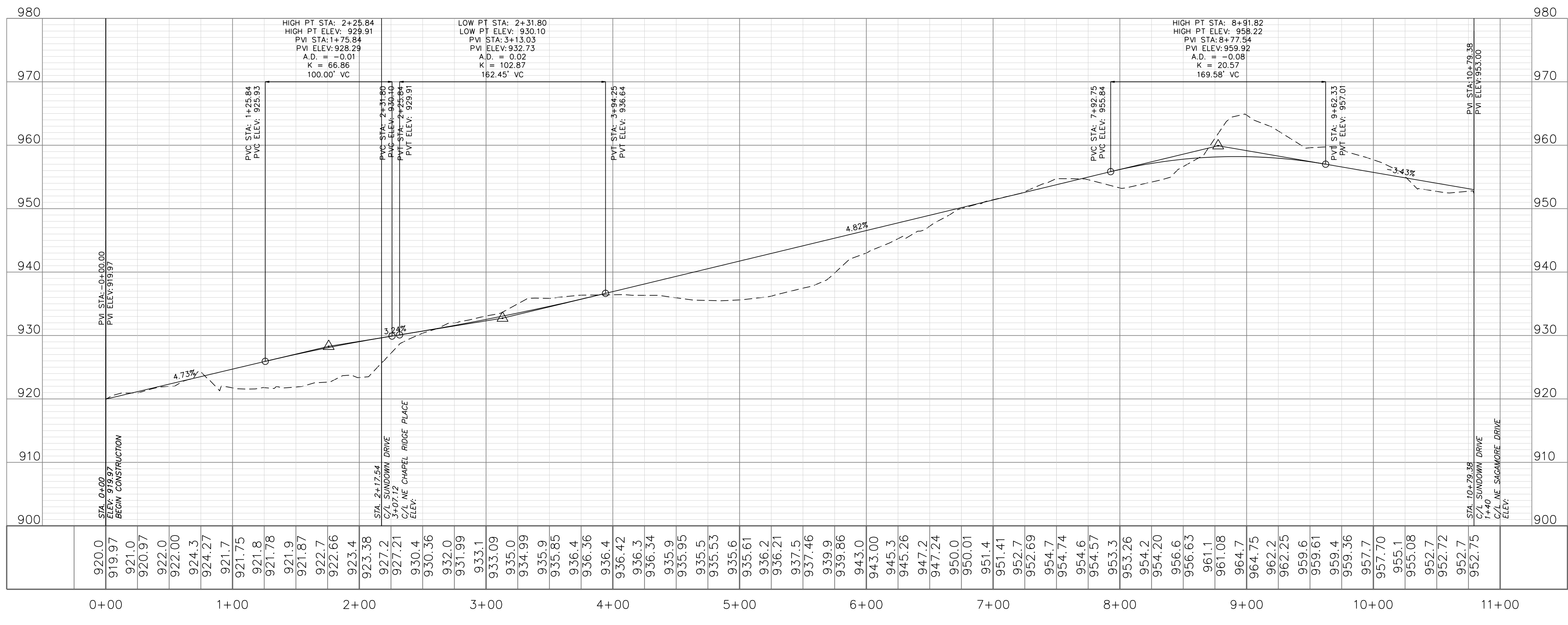
REVISIONS
REV. 5/31/2024
REV. 6/20/2024
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C. 202





NE SUNDOWN DRIVE



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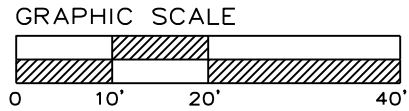
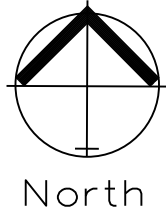
Project: THE TOWNHOMES OF CHAPEL RIDGE
CHAPL RIDGE
PHASE 2, L&MO
Issue Date: May 3, 2024

Street Plan and Profile
Construction Plans for:
THE TOWNHOMES OF CHAPEL RIDGE-3RD PLAT
LOTS 20-38 & TRACTS E-I
Lee's Summit, Jackson County, Missouri

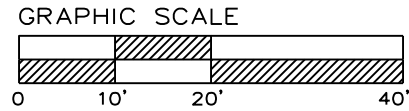
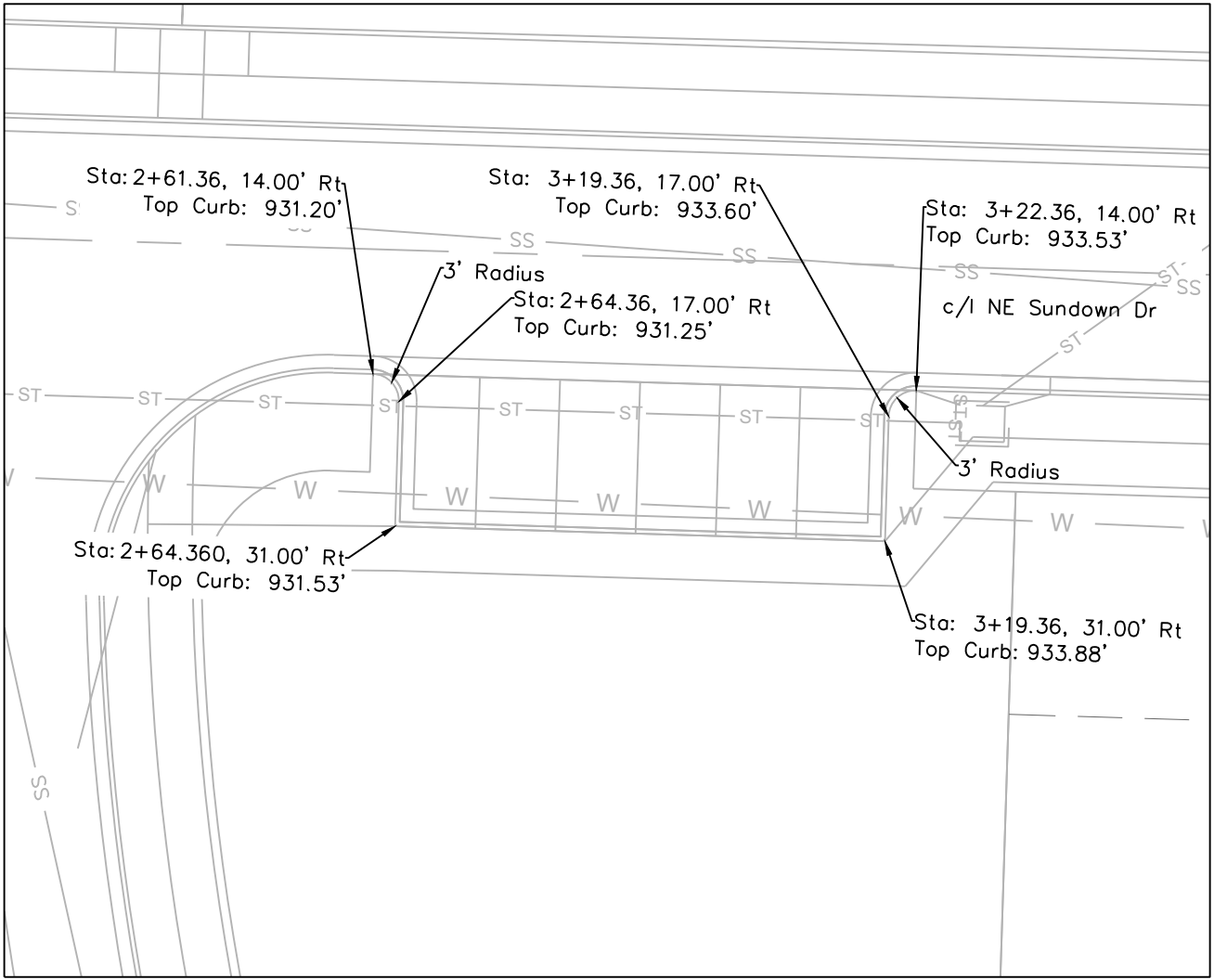
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

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REV. 5/31/2024
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REV. 7/30/2024

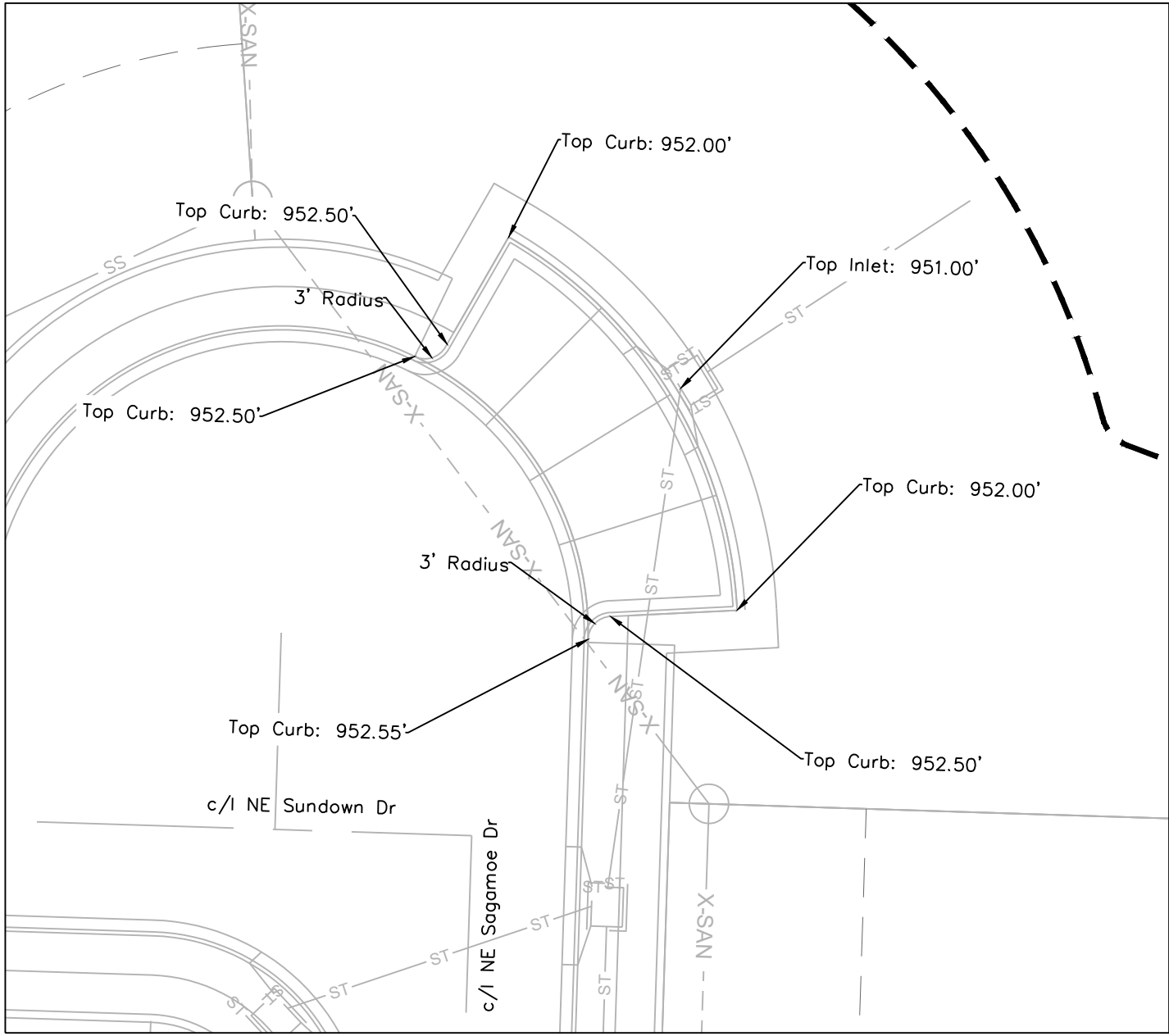
C.204



SIDEWALK AND INTERSECTION PLAN
SCALE: 1" = 20'



SIDEWALK AND INTERSECTION PLAN
SCALE: 1" = 20'



Sidewalk and
Intersection Plan

Construction Plans for:
THE TOWNHOMES OF CHAPEL RIDGE-3RD PLAT
LOTS 20-38 & TRACTS E-1
Lee's Summit, Jackson County, Missouri

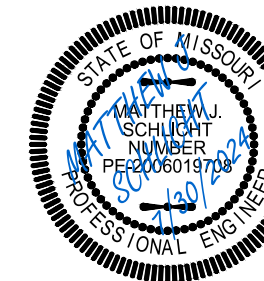
Project: THE TOWNHOMES OF CHAPEL RIDGE-3RD PLAT
PHASE 2, LSWO
Issue Date: May 3, 2024

THE TOWNHOMES OF CHAPEL RIDGE-3RD PLAT
LOTS 20-38 & TRACTS E-1
Lee's Summit, Jackson County, Missouri

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Kansas
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Oklahoma
Engineering 6254
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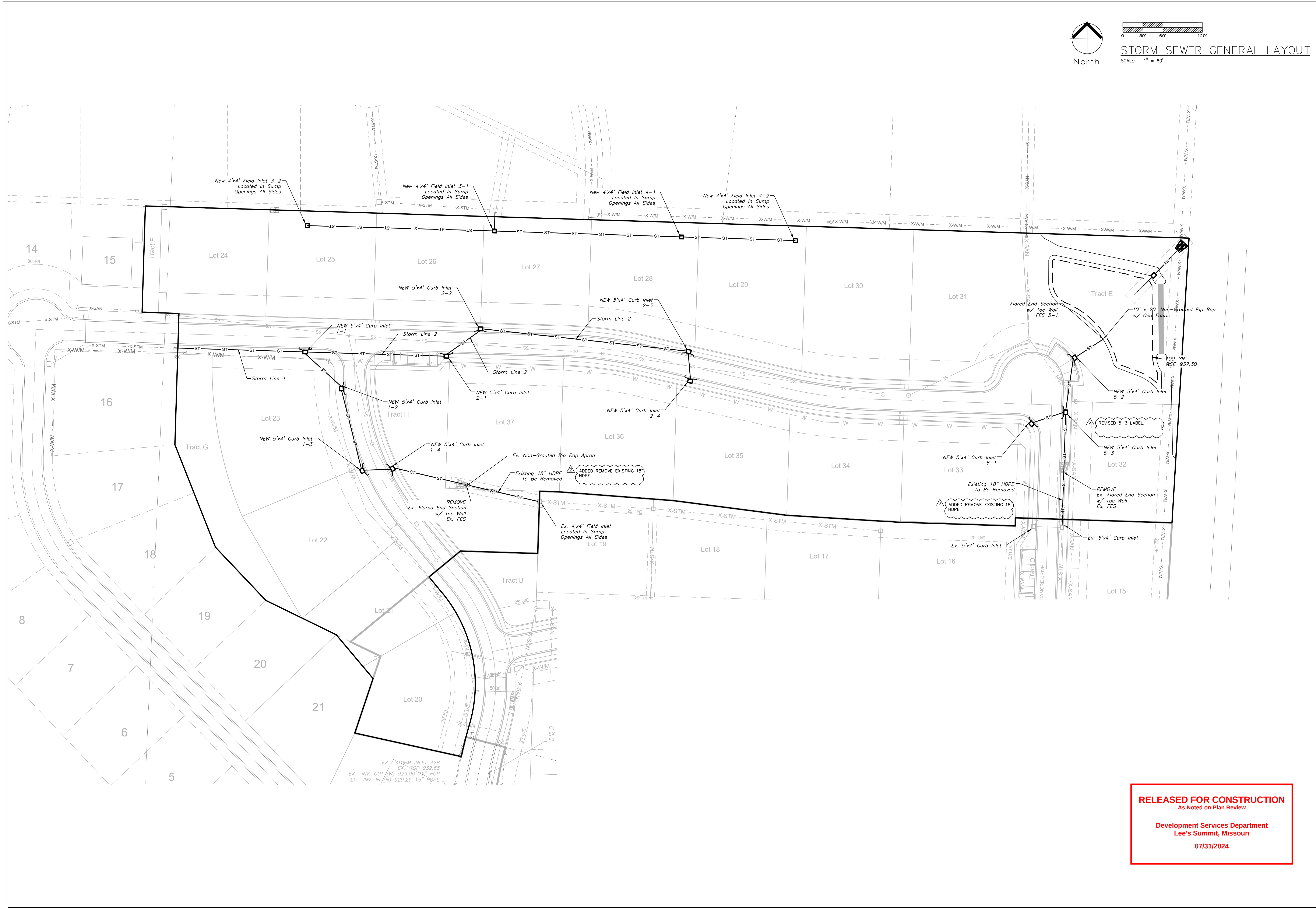


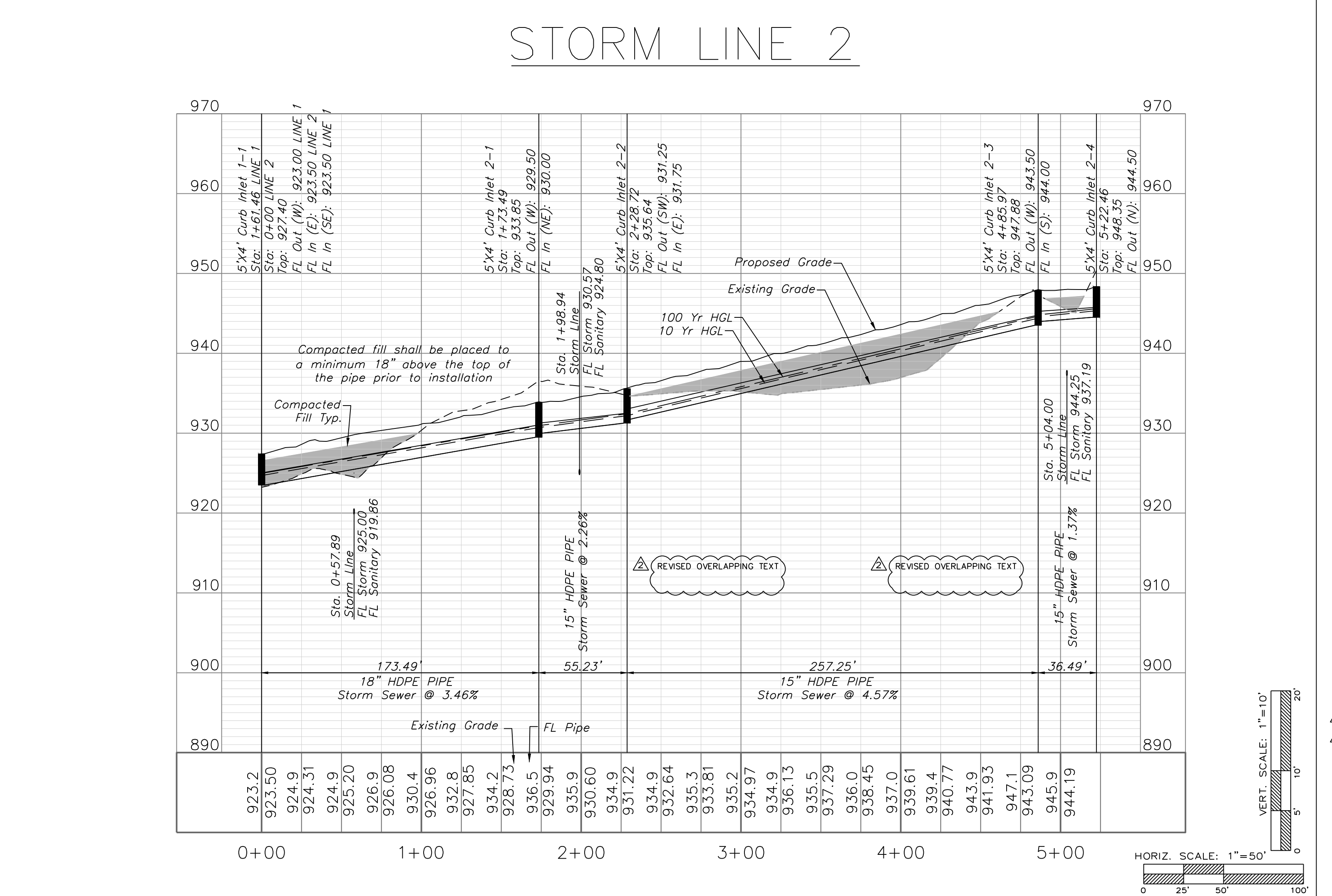
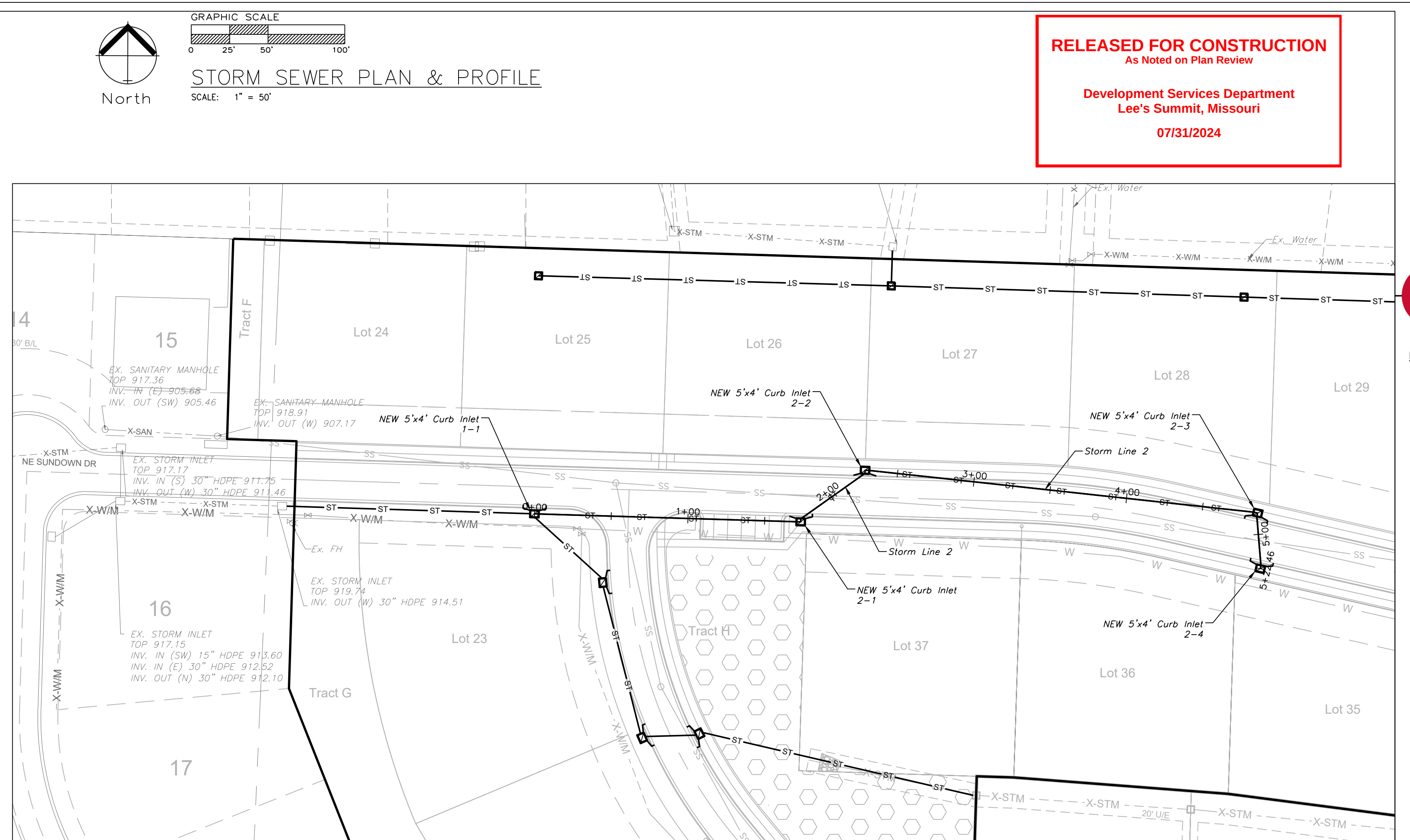
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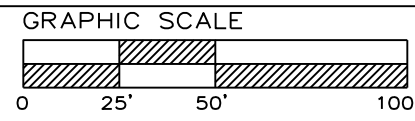
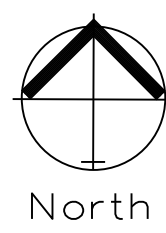


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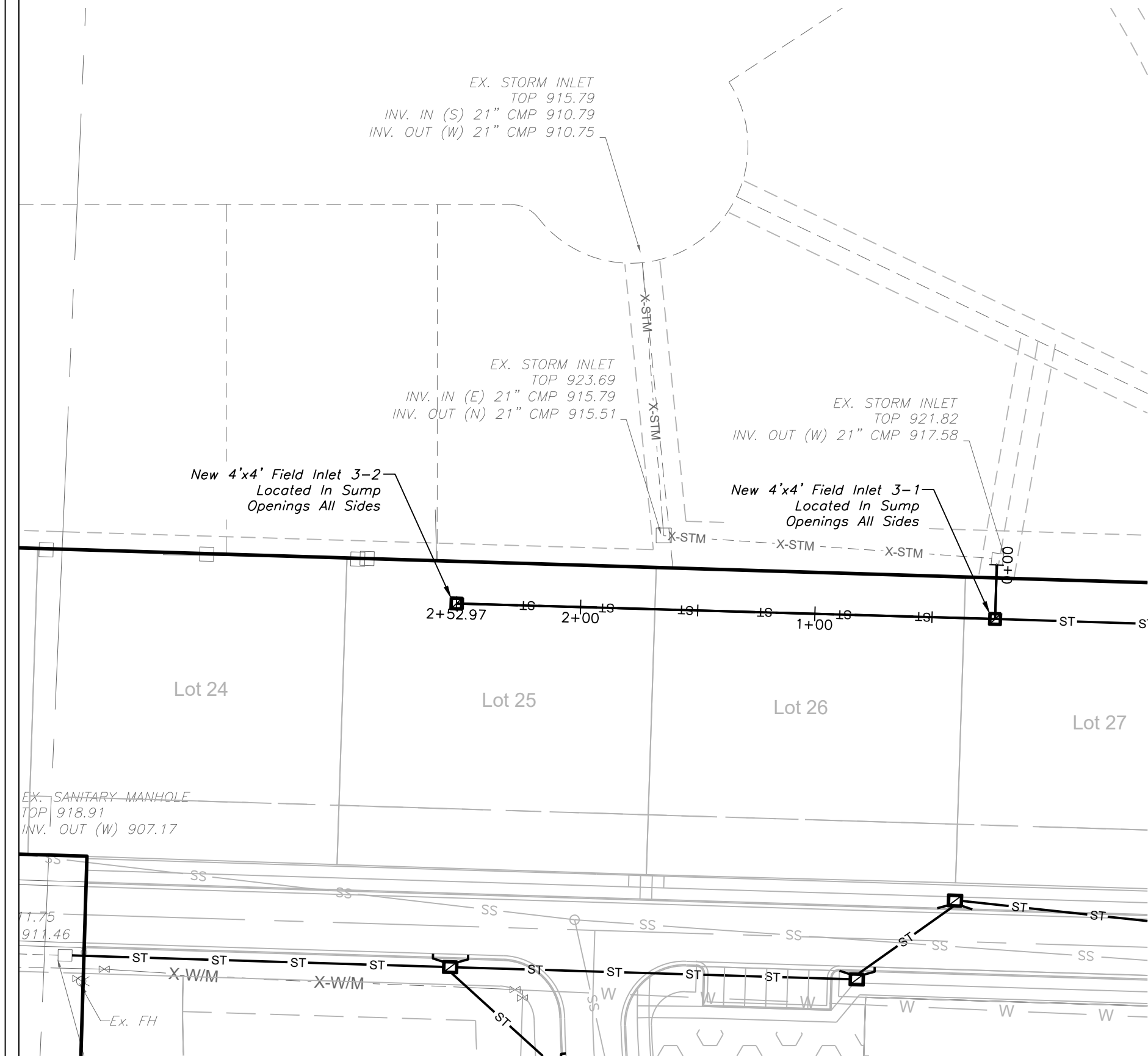




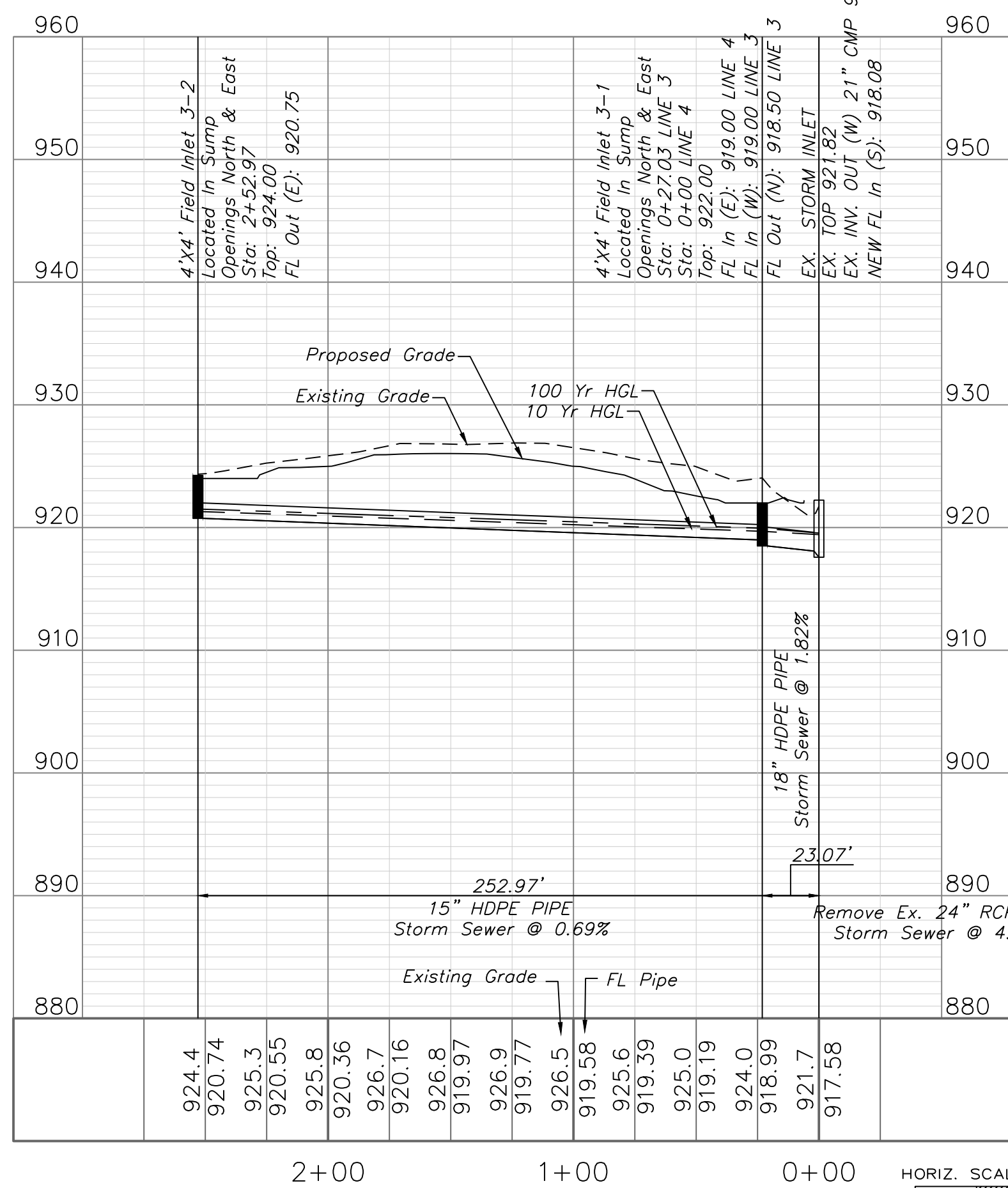


STORM SEWER PLAN & PROFILE

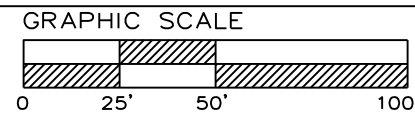
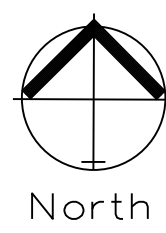
SCALE: 1" = 50'



STORM LINE 3

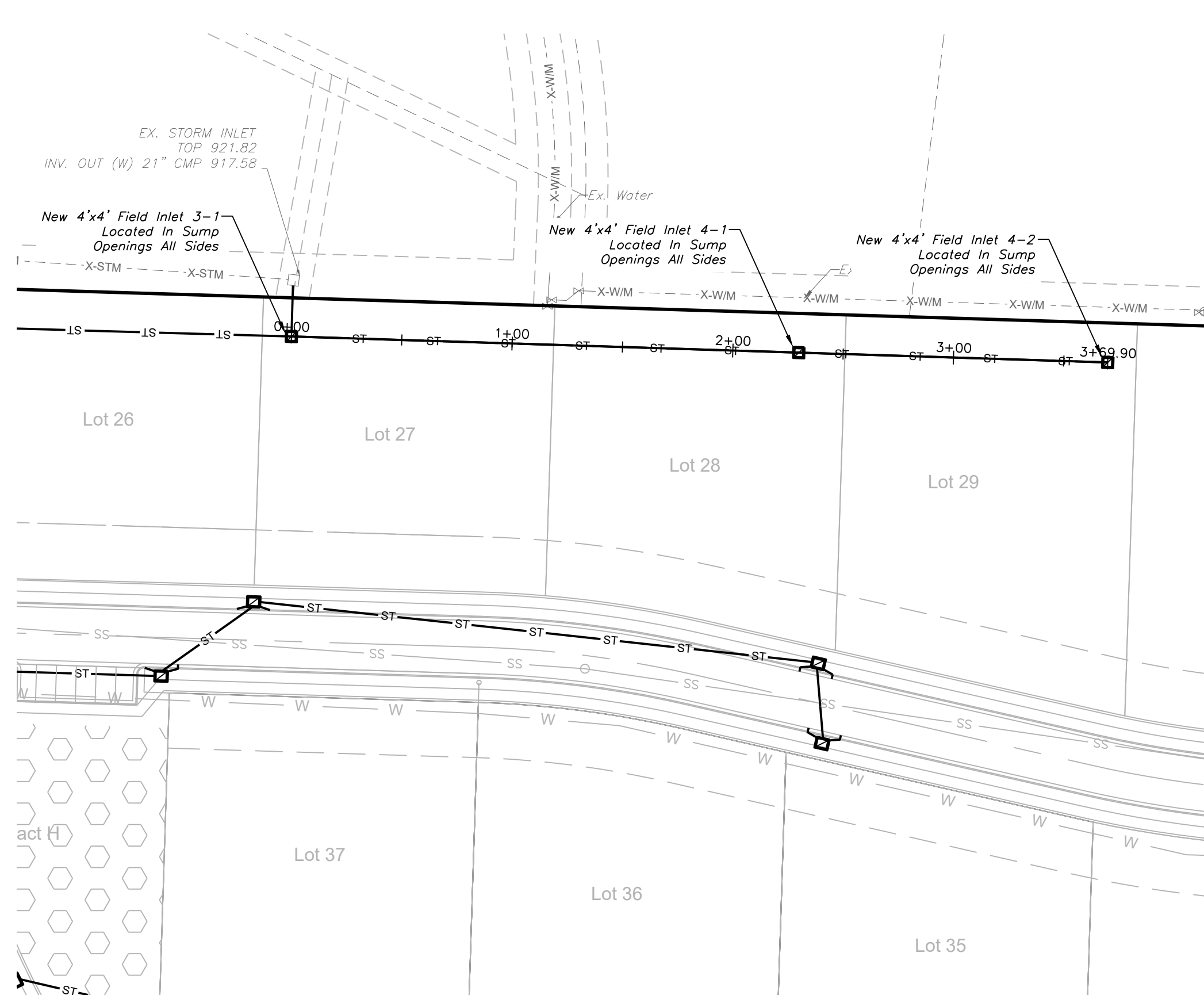


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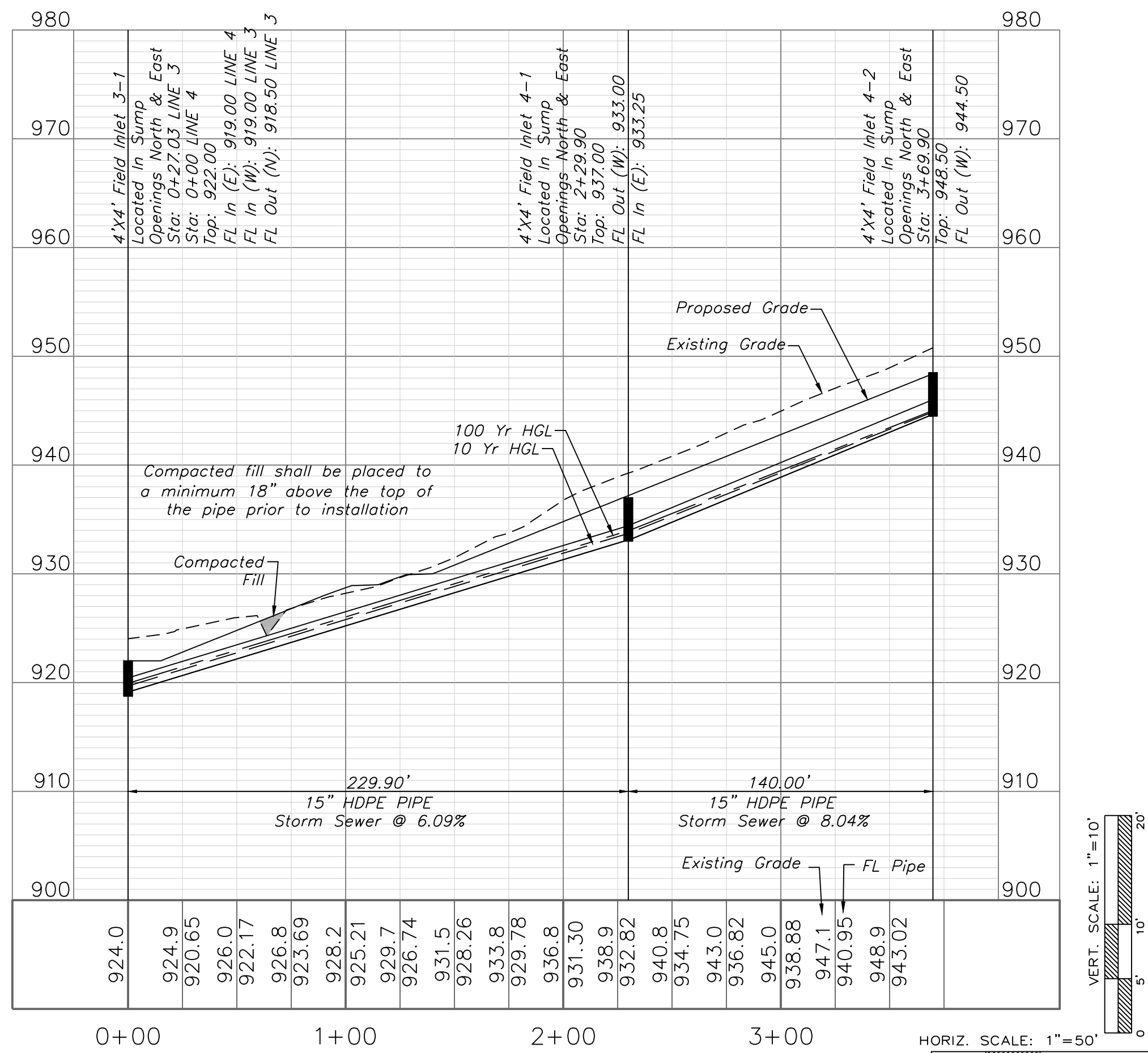


STORM SEWER PLAN & PROFILE

SCALE: 1" = 50'



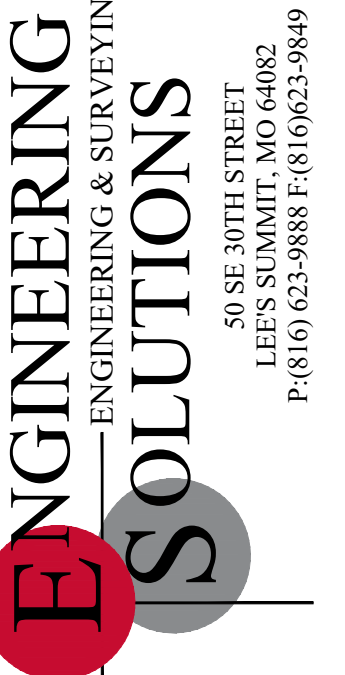
STORM LINE 4



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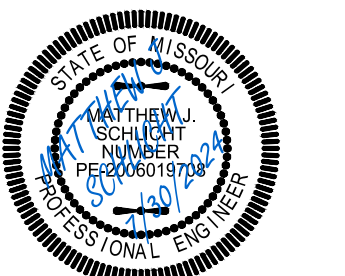


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Oklahoma
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THE TOWNHOMES OF CHAPEL RIDGE-3RD PLAT
LOTS 20-38 & TRACTS E-1
Lee's Summit, Jackson County, Missouri

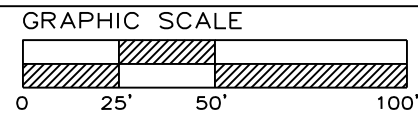
Project: CHAPEL RIDGE-3RD PLAT
PHASE 2, LSWO
Issue Date: May 3, 2024

Storm Sewer Plan and Profile
Construction Plans for:
THE TOWNHOMES OF CHAPEL RIDGE-3RD PLAT
LOTS 20-38 & TRACTS E-1
Lee's Summit, Jackson County, Missouri



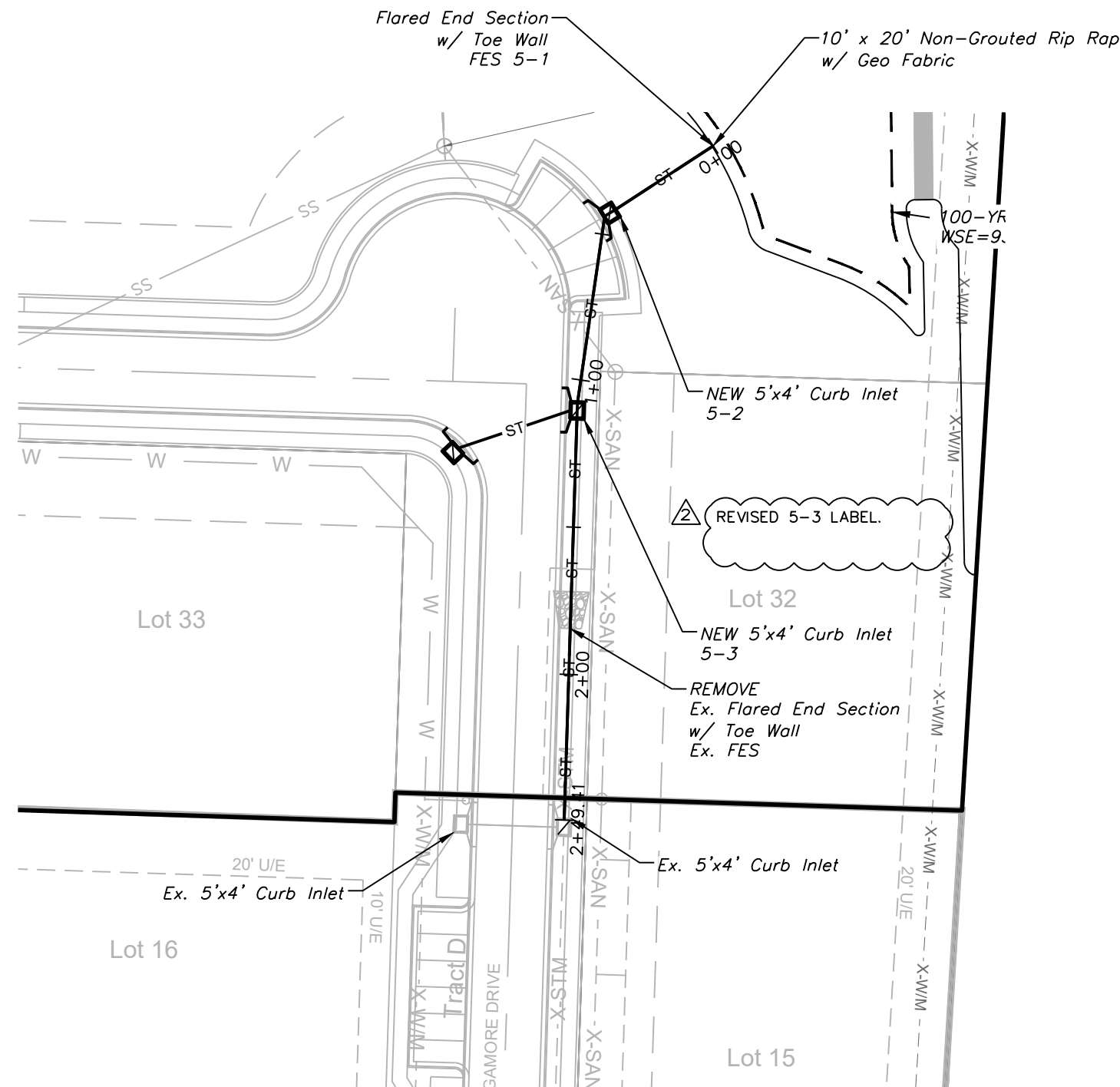
Matthew J. Schlicht
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KS PE 19071
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NE PE E-114335

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REV. 5/31/2024
REV. 6/20/2024
REV. 7/30/2024

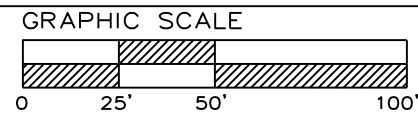
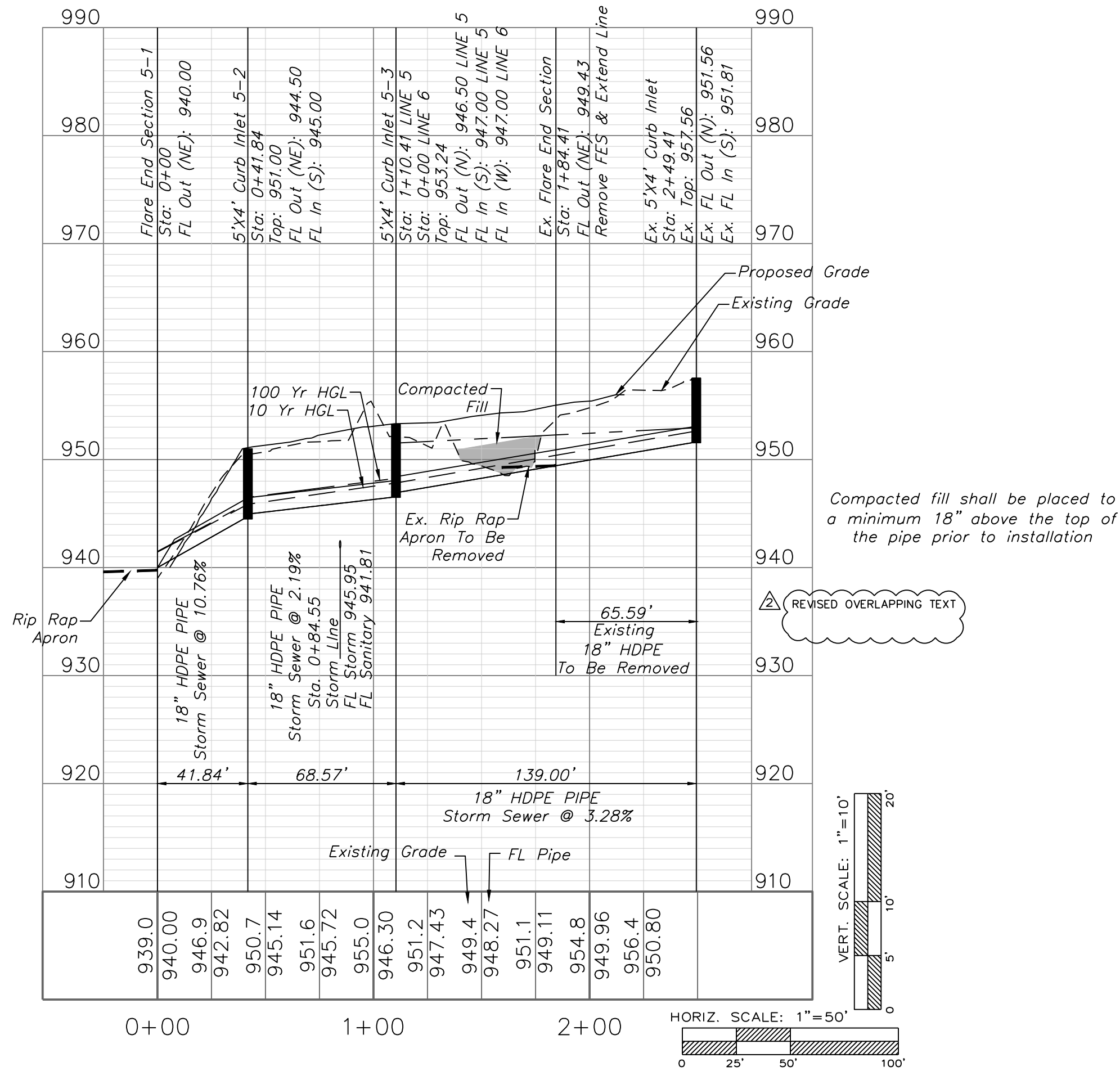


STORM SEWER PLAN & PROFILE

SCALE: 1" = 50'

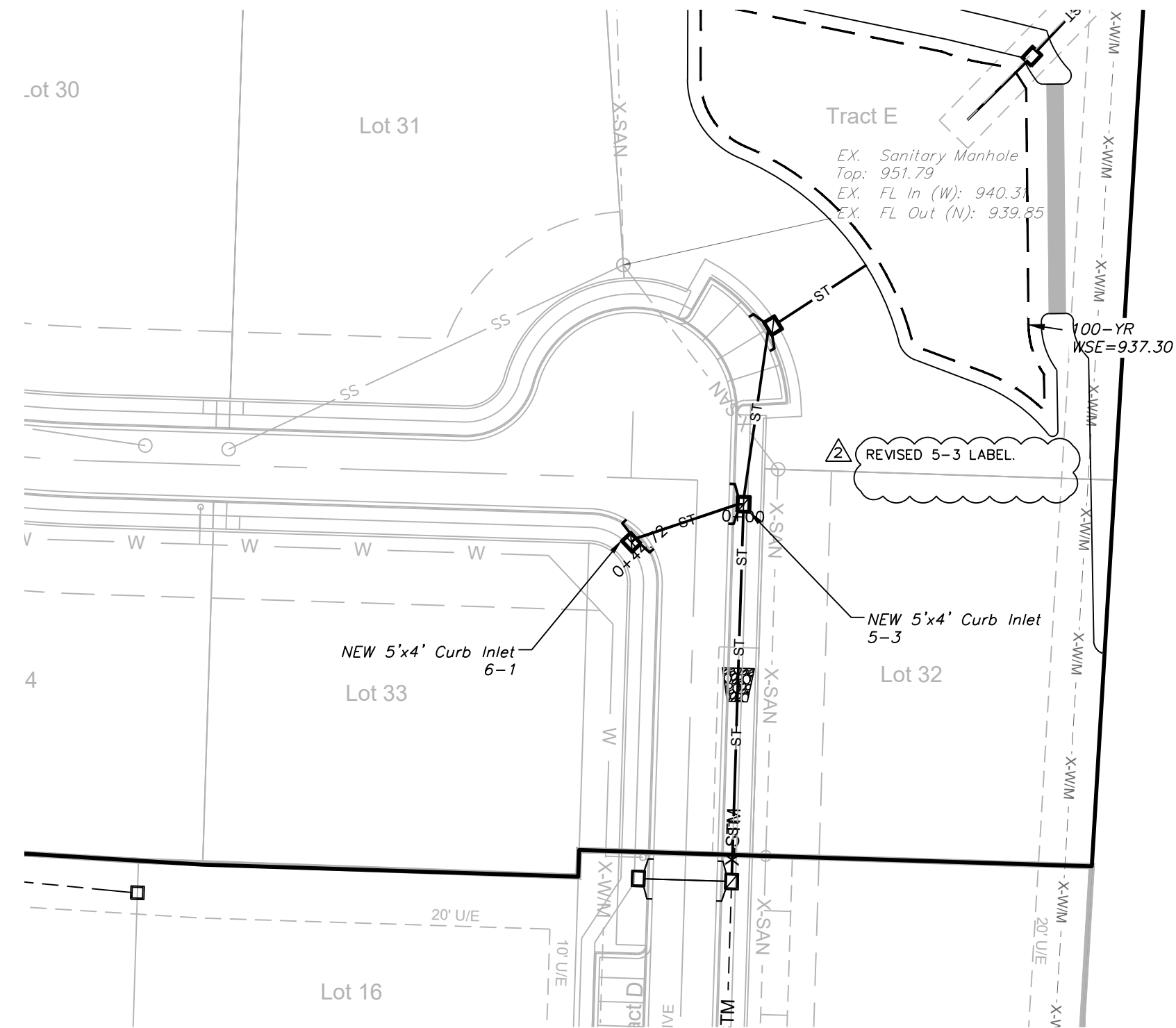


STORM LINE 5

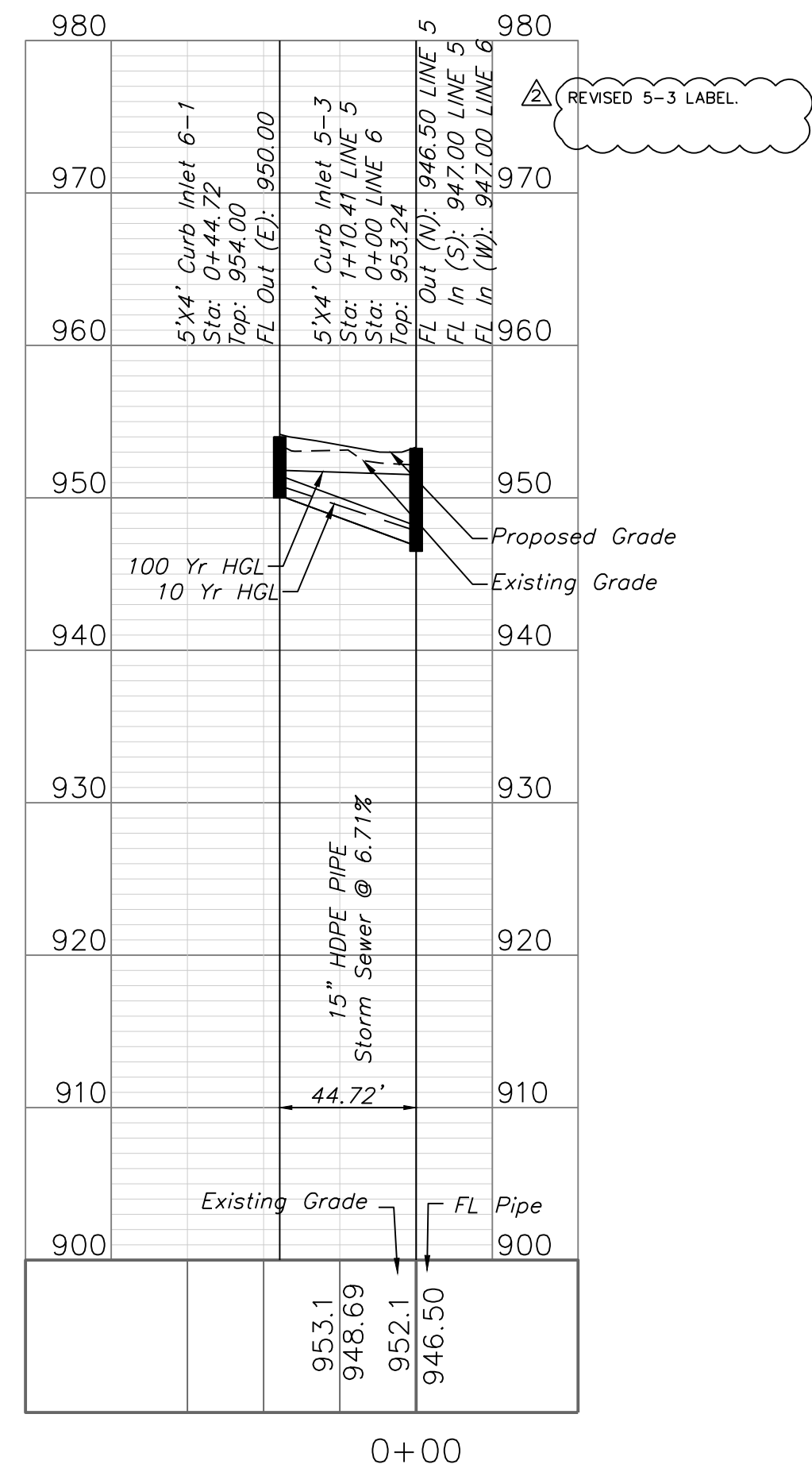


STORM SEWER PLAN & PROFILE

SCALE: 1" = 50'

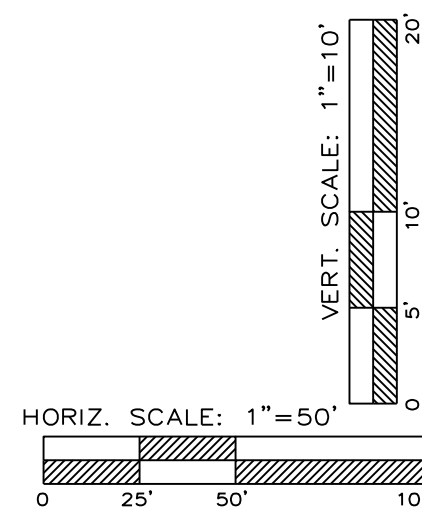


STORM LINE 6



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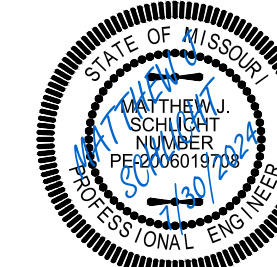
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Project: TOWNHOMES OF CHAPEL RIDGE-3RD PLAT
CHAPL RIDGE
PHASE 2, LSWO
Issue Date: May 3, 2024

Storm Sewer Plan and Profile
Construction Plans for:
THE TOWNHOMES OF CHAPEL RIDGE-3RD PLAT
LOTS 20-38 & TRACTS E-1
Lee's Summit, Jackson County, Missouri



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KS PE 19071
OK PE 25226
NE PE E-1-143355

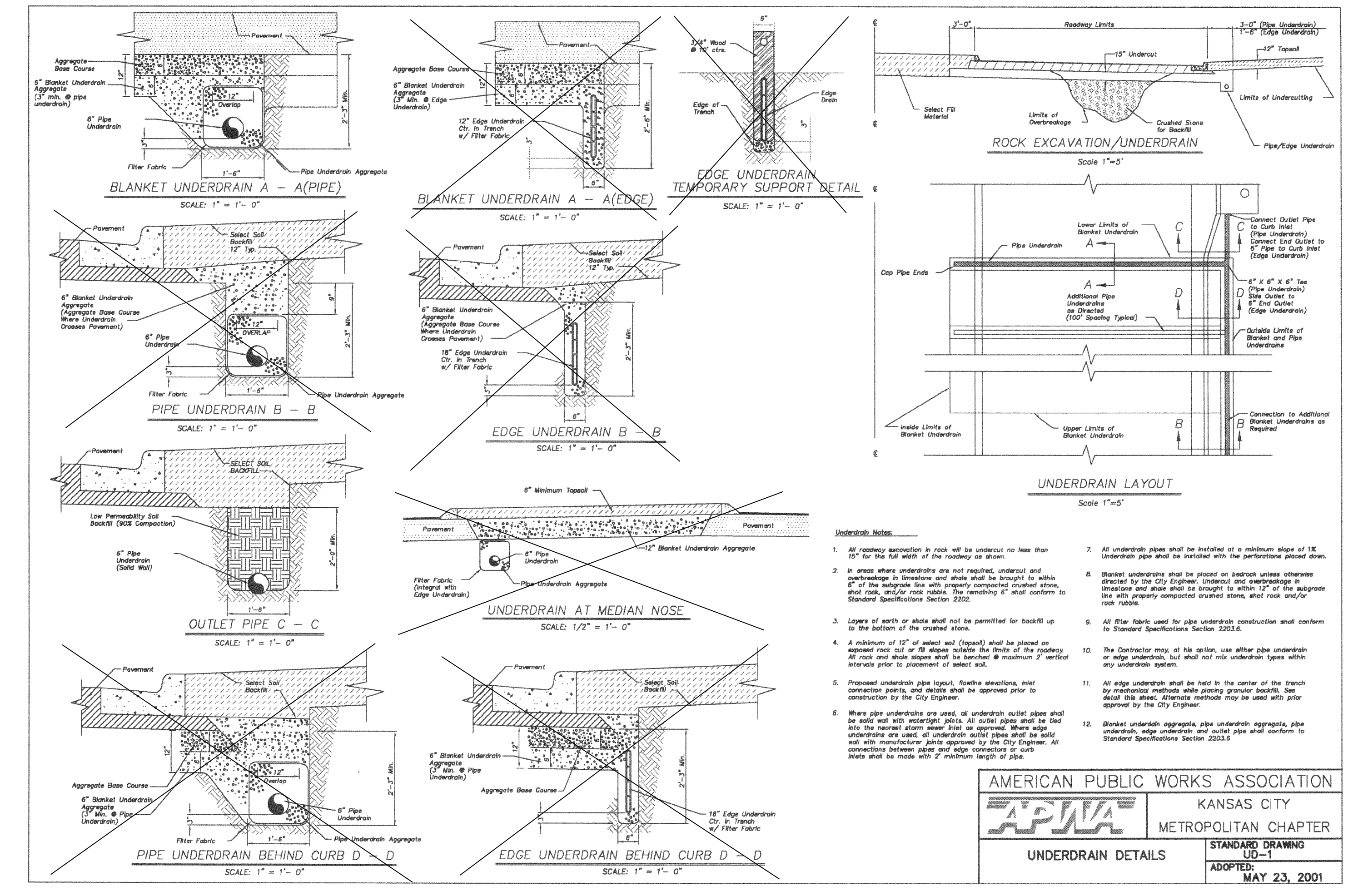
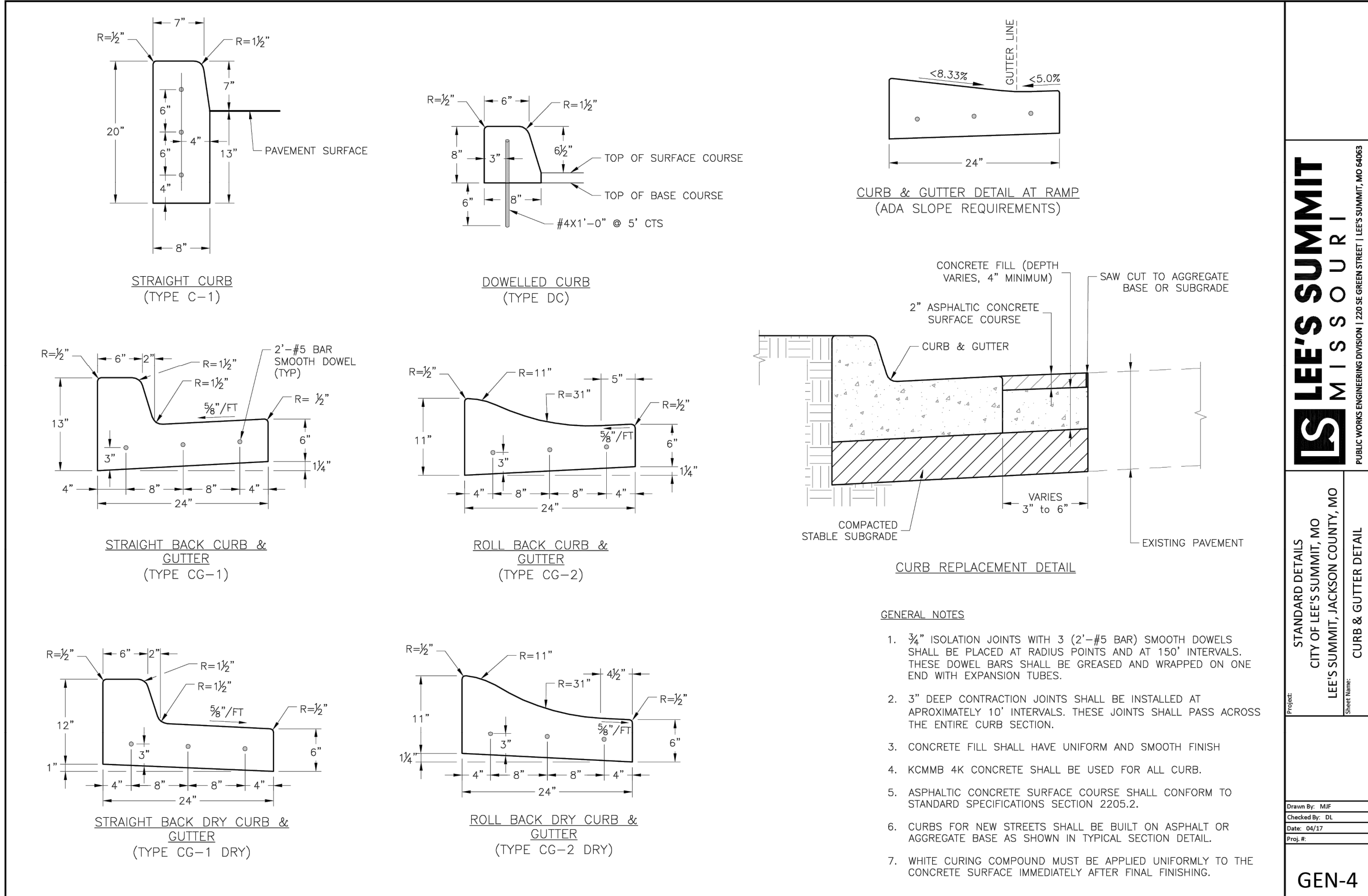
REVISIONS
REV. 5/31/2024
REV. 6/20/2024
REV. 7/30/2024

10-YR STRUCTURE																							
D.S. Str.	Str. No.	Area (ac)	InletTime (min)	Int. (in/hr)	RunoffCoeff. (C)	Q=CIA (cfs)	Q Carry-over (cfs)	QCaptured (cfs)	QBypassed (cfs)	JunctType	CurbHeight (in)	CurbLength (ft)	GutterSlope (ft/ft)	GutterWidth (ft)	CrossSlope, Sw (ft/ft)	CrossSlope, Sx (ft/ft)	LocalDepr. (in)	InletDepth (ft)	BypassDepth (ft)	BypassSpread (ft)	GutterDepth (ft)	GutterSpread (ft)	Bypass Str.
EX CI	1-1	0.63	5.9	7.08	0.66	2.95	4.97	3.08	4.84	Curb	3.8	5	0.04	2	0.05	0.02	7	0.86	0.23	8.74	0.27	10.72	Offsite
1-1	1-2	0.07	5.7	7.14	0.66	0.33	0.02	0.35	0	Curb	3.8	5	0.017	2	0.05	0.02	7	0.7	0	0	0.11	2.74	1-1
1-2	1-3	0.14	5.8	7.11	0.66	0.66	0	0.64	0.02	Curb	3.8	5	0.07	2	0.05	0.02	7	0.69	0.03	0.61	0.11	2.57	1-2
1-3	1-4	0.71	6.1	7.03	0.66	3.29	0	1.82	1.47	Curb	3.8	5	0.07	2	0.05	0.02	7	0.77	0.15	4.36	0.19	6.52	1-1
1-4	EX FI	1.65	7.8	6.6	0.66	7.18	0	7.18	0	Dp-Curb	6	16	Sag	....	0.02	0.02	....	0.28	n/a	n/a	0.28	14.09	Sag
1-1	2-1	0.95	7	6.79	0.66	4.26	2	2.76	3.5	Curb	3.8	5	0.04	2	0.05	0.02	7	0.84	0.21	7.6	0.25	9.73	1-1
2-1	2-2	0.17	5.9	7.08	0.66	0.79	0.01	0.8	0.01	Curb	3.8	5	0.04	2	0.05	0.02	7	0.72	0.03	0.57	0.13	3.61	Offsite
2-2	2-3	0.16	6	7.06	0.66	0.75	0	0.73	0.01	Curb	3.8	5	0.048	2	0.05	0.02	7	0.71	0.03	0.56	0.12	3.23	2-2
2-3	2-4	0.94	7.1	6.77	0.66	4.2	0	2.2	2	Curb	3.8	5	0.048	2	0.05	0.02	7	0.8	0.17	5.63	0.22	7.91	2-1
EX FI	3-1	1.03	5.8	7.11	0.66	4.83	0	4.83	0	Dp-Curb	6	16	Sag	....	0.02	0.02	....	0.22	n/a	n/a	0.22	10.82	Sag
3-1	3-2	0.42	5.3	7.26	0.66	2.01	0	2.01	0	Dp-Curb	6	12	Sag	....	0.02	0.02	....	0.15	n/a	n/a	0.15	7.3	Sag
3-1	4-1	0.5	6.8	6.84	0.66	2.26	0	2.26	0	Dp-Curb	6	12	Sag	....	0.02	0.02	....	0.16	n/a	n/a	0.16	7.89	Sag
4-1	4-2	0.21	5.6	7.17	0.66	0.99	0	0.99	0	Dp-Curb	6	12	Sag	....	0.02	0.02	....	0.09	n/a	n/a	0.09	4.56	Sag
5-1	5-2	0.23	6.3	6.98	0.66	1.06	0	1.06	0	Curb	3.8	5	Sag	2	0.05	0.02	7	0.79	n/a	n/a	0.2	7.1	Sag
5-2	5-3	0.2	6.5	6.92	0.66	0.91	0	0.91	0	Curb	3.8	5	0.016	2	0.05	0.02	7	0.74	0	0	0.16	5.01	5-2
5-3	EX CI	1.71	6.4	6.95	0.66	7.84	0	7.84	0	Curb	3.8	5	Sag	2	0.05	0.02	7	1.18	n/a	n/a	0.6	26.98	Sag
5-2	6-1	0.82	5.8	7.11	0.66	3.85	0	3.85	0	Curb	3.8	5	Sag	2	0.05	0.02	7	0.98	n/a	n/a	0.4	16.78	Sag

10-YR PIPE																						
D.S. Str.	U.S. Str.	LineLength (ft)	Incr.Area (ac)	TotalArea (ac)	RunoffCoeff. (C)	IncrC x A	TotalC x A	InletTime (min)	TimeConc (min)	RnfalInt (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)
EX CI	1-1	161.46	0.63	5.42	0.66	0.42	3.58	5.9	8.8	6.4	22.8	22.8	65.45	7.77	24	4.95	915.00	923.00	916.85	924.70	0.00	927.40
1-1	1-2	64.45	0.07	2.57	0.66	0.05	1.7	5.7	8.6	6.4	10.87	10.87	29.45	7.01	18	4.65	923.50	926.50	924.70	927.76	927.40	931.00
1-2	1-3	104.42	0.14	2.5	0.66	0.09	1.65	5.8	8.4	6.5	10.64	10.64	25.87	9.27	18	3.59	927.00	930.75	927.76	932.00	931.00	935.87
1-3	1-4	37.66	0.71	2.36	0.66	0.47	1.56	6.1	8.3	6.5	10.08	10.08	13.16	7.37	18	0.93	931.25	931.60	932.23	932.82	935.87	936.80
1-4	EX FI	183.22	1.65	1.65	0.66	1.09	1.09	7.8	7.8	6.6	7.18	7.18	27.44	5.56	18	4.04	931.80	939.20	932.82	940.24	936.80	945.00
1-1	2-1	173.49	0.95	2.22	0.66	0.63	1.47	7	7.8	6.6	9.66	9.66	25.39	6.38	18	3.46	923.50	929.50	924.70	930.70	927.40	933.85
2-1	2-2	55.23	0.17	1.27	0.66	0.11	0.84	5.9	7.7	6.6	5.55	5.55	12.63	6.7	15	2.26	930.00	931.25	930.70	932.20	933.85	935.64
2-2	2-3	257.25	0.16	1.1	0.66	0.11	0.73	6	7.2	6.7	4.9	4.9	17.94	8.68	15	4.57	931.75	943.50	932.20	944.40	935.64	947.88
2-3	2-4	36.49	0.94	0.94	0.66	0.62	0.62	7.1	7.1	6.8	4.2	4.2	9.83	6.28	15	1.37	944.00	944.50	944.57	945.33	947.88	948.35
EX FI	3-1	23.07	1.03	2.16	0.66	0.68	1.43	5.8	7.6	6.6	9.46	9.46	18.42	5.99	18	1.82	918.08	918.50	919.42	919.69	0.00	922.00
3-1	3-2	252.97	0.42	0.42	0.66	0.28	0.28	5.3	5.3	7.3	2.01	2.01	6.98	3.32	15	0.69	919.00	920.75	919.69	921.31	922.00	924.00
3-1	4-1	229.9	0.5	0.71	0.66	0.33	0.47	6.8	6.8	6.8	3.21	3.21	20.72	4.51	15	6.09	919.00	933.00	919.69	933.72	922.00	937.00
4-1	4-2	140	0.21	0.21	0.66	0.14	0.14	5.6	5.6	7.2	0.99	0.99	23.8	2.69	15	8.04	933.25	944.50	933.72	944.89	937.00	948.50
5-1	5-2	41.84	0.23	2.96	0.66	0.15	1.95	6.3	6.9	6.8	13.34	13.34	44.77	7.8	18	10.76	940.00	944.50	941.43	945.86	0.00	951.00
5-2	5-3	68.57	0.2	2.73	0.66	0.13	1.8	6.5	6.7	6.9	12.36	12.36	20.19	9.62	18	2.19	945.00	946.50	945.86	947.83	951.00	953.24
5-3	EX CI	139	1.71	1.71	0.66	1.13	1.13	6.4	6.4	6.9	7.84	7.84	24.73	6.79	18	3.28	947.00	951.56	947.83	952.64	953.24	957.56
5-2	6-1	44.72	0.82	0.82	0.66	0.54	0.54	5.8	5.8	7.1	3.85	3.85	21.74	4.58	15	6.71	947.00	950.00	947.83	950.79	953.24	954.00

100-YR STRUCTURE																							
D.S. Str.	Str. No.	Area (ac)	InletTime (min)	Int. (in/hr)	RunoffCoeff. (C)	Q=CIA (cfs)	Q Carry-over (cfs)	QCaptured (cfs)	QBypassed (cfs)	JunctType	CurbHeight (in)	CurbLength (ft)	GutterSlope (ft/ft)	GutterWidth (ft)	CrossSlope, Sw (ft/ft)	CrossSlope, Sx (ft/ft)	LocalDepr. (in)	InletDepth (ft)	BypassDepth (ft)	BypassSpread (ft)	GutterDepth (ft)	GutterSpread (ft)	Bypass Str.
EX CI	1-1	0.63	5.9	12.48	0.66	5.19	11.75	4.3	12.63	Curb	3.8	5	0.04	2	0.05	0.02	7	0.93	0.32	12.93	0.35	14.51	Offsite
1-1	1-2	0.07	5.7	12.57	0.66	0.58	0.18	0.76	0	Curb	3.8	5	0.017	2	0.05	0.02	7	0.73	0	0	0.15	4.46	1-1
1-2	1-3	0.14	5.8	12.52	0.66	1.16	0	0.98	0.18	Curb	3.8	5	0.07	2	0.05	0.02	7	0.72	0.07	1.36	0.14	3.79	1-2
1-3	1-4	0.71	6.1	12.39	0.66	5.8	0	2.41	3.4	Curb	3.8	5	0.07	2	0.05	0.02	7	0.81	0.19	6.62	0.23	8.38	1-1
1-4	EX FI	1.65	7.8	11.68	0.66	12.72	0	12.72	0	Dp-Curb	6	16	Sag	....	0.02	0.02	....	0.41	n/a	n/a	0.41	20.62	Sag
1-1	2-1	0.95	7	12	0.66	7.53	4.53	3.71	8.35	Curb	3.8	5	0.04	2	0.05	0.02	7	0.9	0.28	10.94	0.31	12.69	1-1
2-1	2-2	0.17	5.9	12.48	0.66	1.4	0.18	1.31	0.27	Curb	3.8	5	0.04	2	0.05	0.02	7	0.75	0.09	1.78	0.16	5.25	Offsite
2-2	2-3	0.16	6	12.43	0.66	1.31	0	1.13	0.18	Curb	3.8	5	0.048	2	0.05	0.02	7	0.73	0.07	1.49	0.15	4.54	2-2
2-3	2-4	0.94	7.1	11.96	0.66	7.42	0	2.89	4.53	Curb	3.8	5	0.048	2	0.05	0.02	7	0.84	0.22	8.17	0.26	10.05	2-1
EX FI	3-1	1.03	5.8	12.52	0.66	8.51	0	8.51	0	Dp-Curb	6	16	Sag	....	0.02	0.02	....	0.32	n/a	n/a	0.32	15.77	Sag
3-1	3-2	0.42	5.3	12.75	0.66	3.53	0	3.53	0	Dp-Curb	6	12	Sag	....	0.02	0.02	....	0.21	n/a	n/a	0.21	10.63	Sag
3-1	4-1	0.5	6.8	12.08	0.66	3.99	0	3.99	0	Dp-Curb	6	12	Sag	....	0.02	0.02	....	0.23	n/a	n/a	0.23	11.52	Sag
4-1	4-2	0.21	5.6	12.61	0.66	1.75	0	1.75	0	Dp-Curb	6	12	Sag	....	0.02	0.02	....	0.13	n/a	n/a	0.13	6.65	Sag
5-1	5-2	0.23	6.3	12.3	0.66	1.87	0.13	1.99	0	Curb	3.8	5	Sag	2	0.05	0.02	7	0.86	n/a	n/a	0.28	10.82	Sag
5-2	5-3	0.2	6.5	12.21	0.66	1.61	0	1.48	0.13	Curb	3.8	5	0.016	2	0.05	0.02	7	0.78	0.08	1.59	0.19	6.59	5-2
5-3	EX CI	1.71	6.4	12.26	0.66	13.83	0	13.83	0	Curb	3.8	5	Sag	2	0.05	0.02	7	1.43	n/a	n/a	0.85	39.39	Sag
5-2	6-1	0.82	5.8	12.52	0.66	6.78	0	6.78	0	Curb	3.8	5	Sag	2	0.05	0.02	7	1.13	n/a	n/a	0.55	24.47	Sag

100-YR PIPE																						
D.S. Str.	U.S. Str.	LineLength	Incr.Area	TotalArea	RunoffCoeff.	IncrC x A	TotalC x A	InletTime	TimeConc	RnfalIn	TotalRunoff	TotalFlow	CapacFull	Veloc	PipeSize	PipeSlope	Invr ElevDn	Invr ElevUp	HGLDn	HGLUp	Grnd/RimDn	Grnd/RimUp
		(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)
EX CI	1-1	161.46	0.63	5.42	0.66	0.42	3.58	5.9	8.5	11.4	40.84	40.84	65.45	13.05	24	4.95	915.00	923.00	916.98	924.96	0.00	927.40
1-1	1-2	64.45	0.07	2.57	0.66	0.05	1.7	5.7	8.4	11.5	19.42	19.42	29.45	11.08	18	4.65	923.50	926.50	924.96	927.96	927.40	931.00
1-2	1-3	104.42	0.14	2.5	0.66	0.09	1.65	5.8	8.3	11.5	18.98	18.98	25.87	13.32	18	3.59	927.00	930.75	927.96	932.21	931.00	935.87
1-3	1-4	37.66	0.71	2.36	0.66	0.47	1.56	6.1	8.2	11.5	17.95	17.95	13.16	10.16	18	0.93	931.25	931.60	932.75	933.40	935.87	936.80
1-4	EX FI	183.22	1.65	1.65	0.66	1.09	1.09	7.8	7.8	11.7	12.72	12.72	27.44	7.42	18	4.04	931.80	939.20	934.20	940.54	936.80	945.00
1-1	2-1	173.49	0.95	2.22	0.66	0.63	1.47	7	7.7	11.7	17.17	17.17	25.39	9.82	18	3.46	923.50	929.50	924.96	930.94	927.40	933.85
2-1	2-2	55.23	0.17	1.27	0.66	0.11	0.84	5.9	7.6	11.8	9.85	9.85	12.63	9.08	15	2.26	930.00	931.25	930.94	932.43	933.85	935.64
2-2	2-3	257.25	0.16	1.1	0.66	0.11	0.73	6	7.2	11.9	8.66	8.66	17.94	10.03	15	4.57	931.75	940.50	932.43	944.64	935.64	947.88
2-3	2-4	36.49	0.94	0.94	0.66	0.62	0.62	7.1	7.1	12	7.42	7.42	9.83	7.68	15	1.37	944.00	944.50	944.81	945.58	947.88	948.35
EX FI	3-1	23.07	1.03	2.16	0.66	0.68	1.43	5.8	7.5	11.8	16.83	16.83	18.42	9.62	18	1.82	918.08	919.50	919.55	919.94	0.00	922.00
3-1	3-2	252.97	0.42	0.42	0.66	0.28	0.28	5.3	5.3	12.8	3.53	3.53	6.98	4.06	15	0.69	919.00	920.75	919.94	921.51	922.00	924.00
3-1	4-1	229.9	0.5	0.71	0.66	0.33	0.47	6.8	6.8	12.1	5.66	5.66	20.72	5.66	15	6.09	919.00	933.00	919.94	933.96	922.00	937.00
4-1	4-2	140	0.21	0.21	0.66	0.14	0.14	5.6	5.6	12.6	1.75	1.75	23.8	3	15	8.04	933.25	944.50	933.96	945.02	937.00	948.50
5-1	5-2	41.84	0.23	2.96	0.66	0.15	1.95	6.3	6.8	12.1	23.62	23.62	44.77	13.39	18	10.76	940.00	944.50	941.49	945.98	0.00	951.00
5-2	5-3	68.57	0.2	2.73	0.66	0.13	1.8	6.5	6.7	12.1	21.86	21.86	20.19	12.37	18	2.19	945.00	946.50	946.50	946.26	951.00	953.24
5-3	EX CI	139	1.71	1.71	0.66	1.13	1.13	6.4	6.4	12.3	13.83	13.83	24.73	7.99	18	3.28	947.00	951.56	951.52	952.94	953.24	957.56
5-2	6-1	44.72	0.82	0.82	0.66	0.54	0.54	5.8	5.8	12.5	6.78	6.78	21.74	5.52	15	6.71	947.00	950.00	951.52	951.81	953.24	954.00



GENERAL NOTE:

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

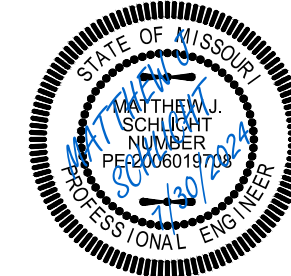
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As Noted on Plan Review

Development Services Department

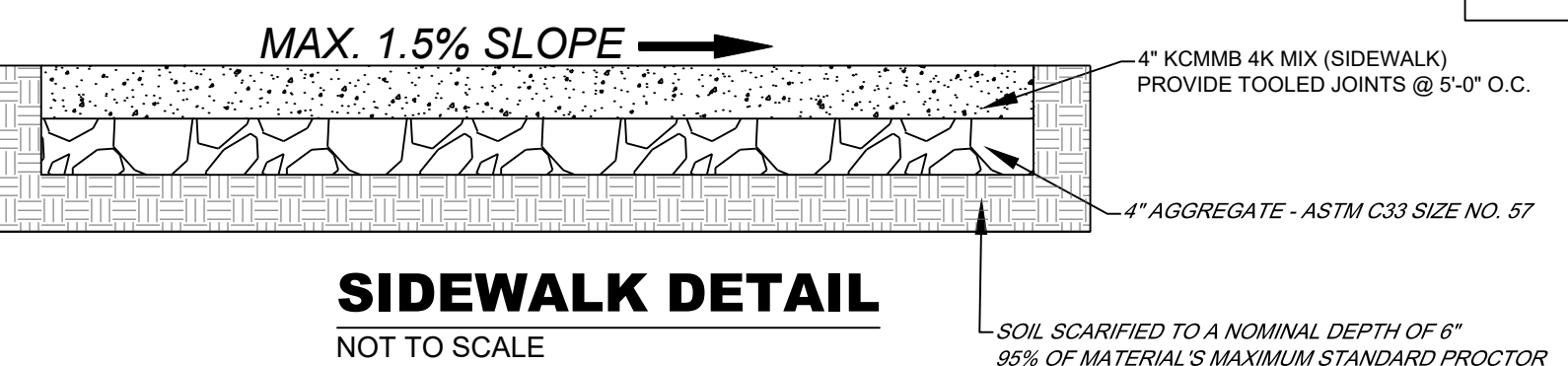
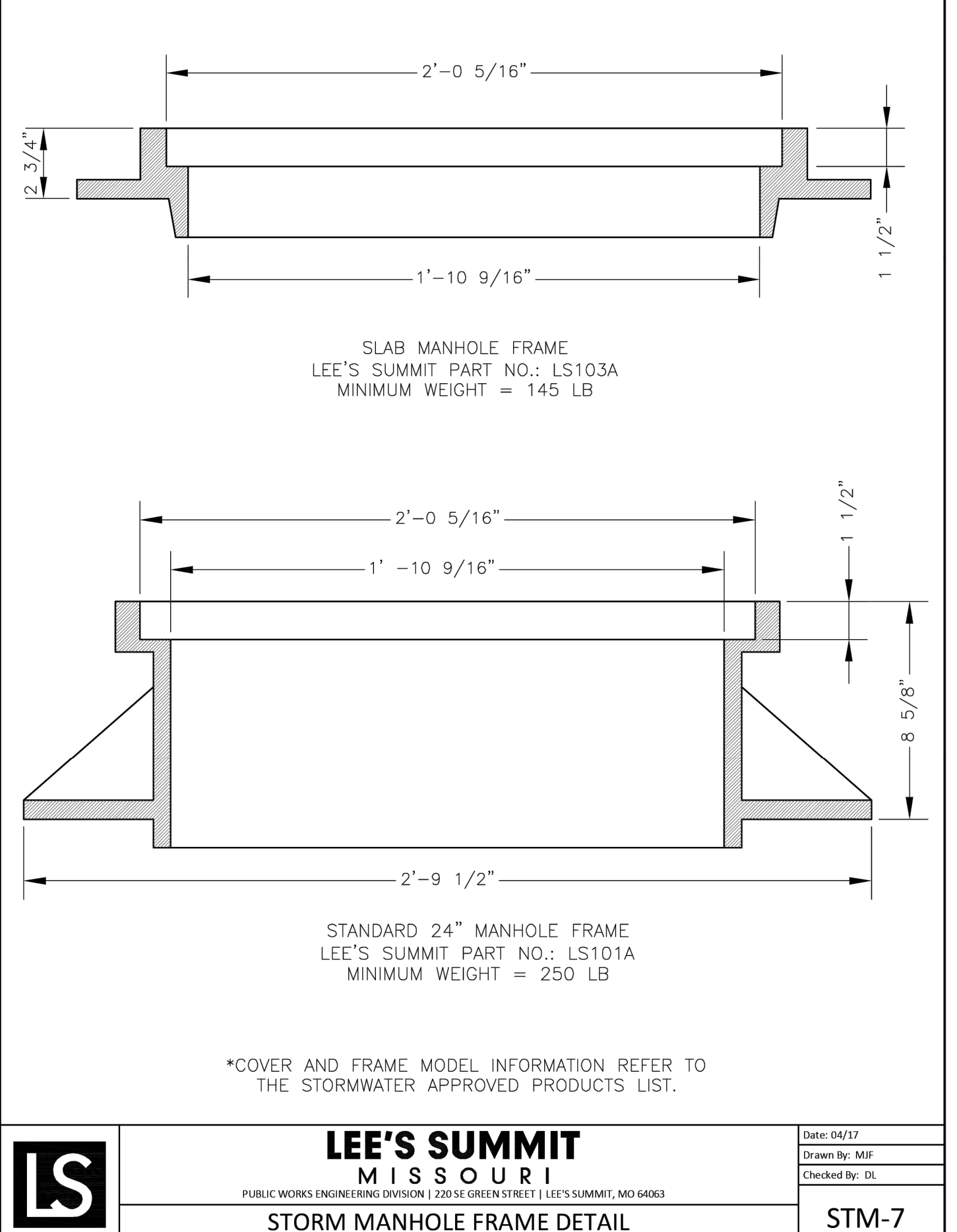
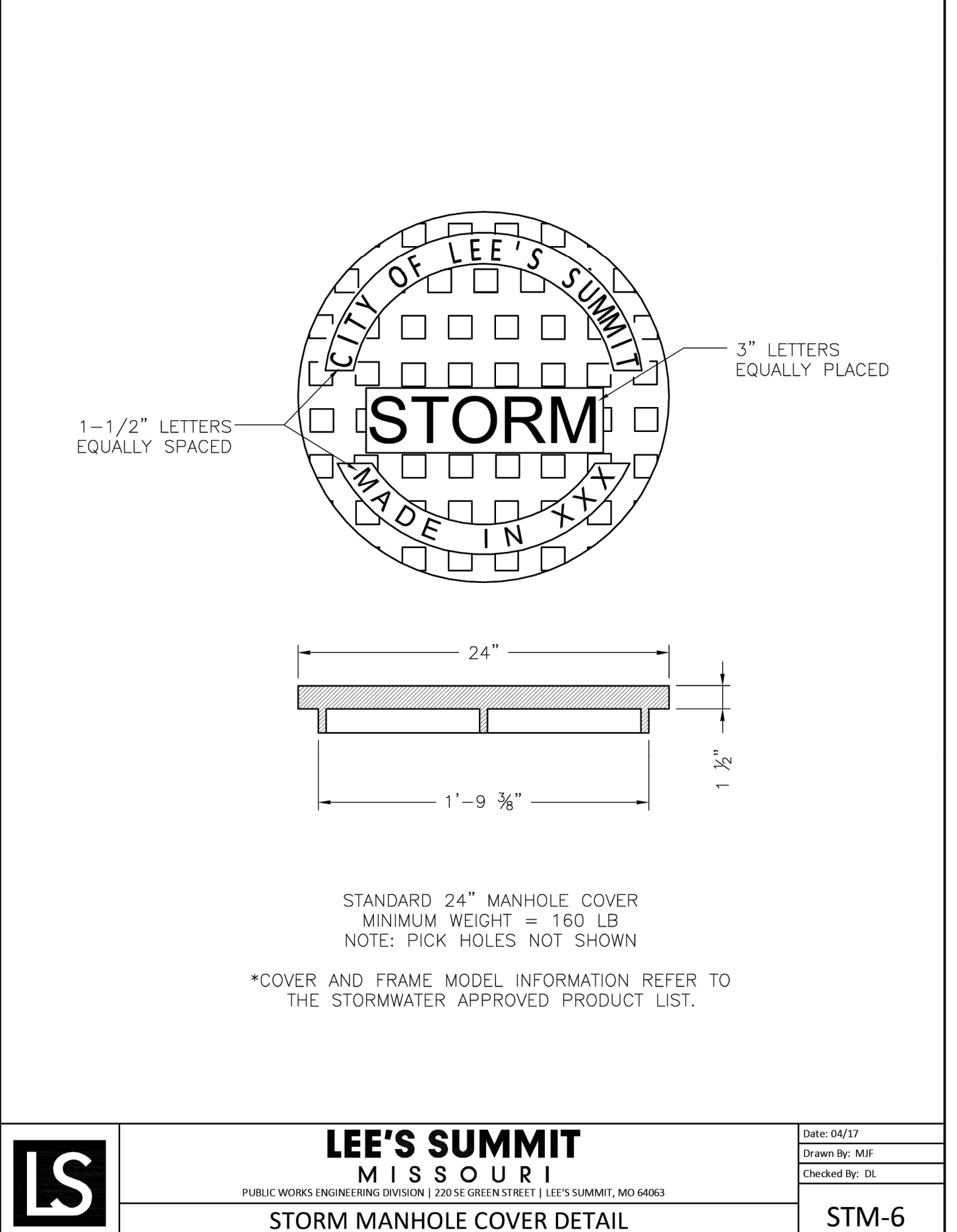
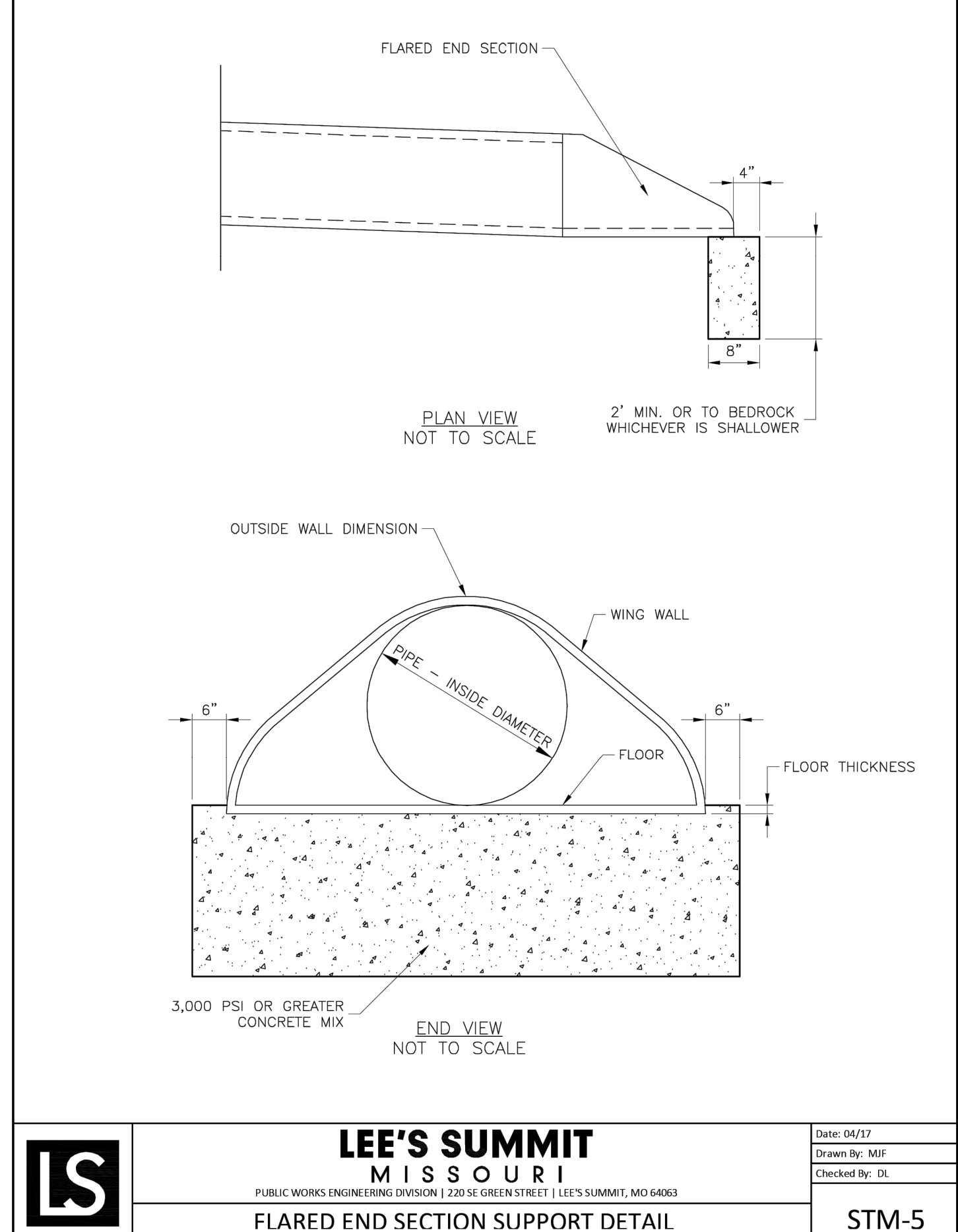
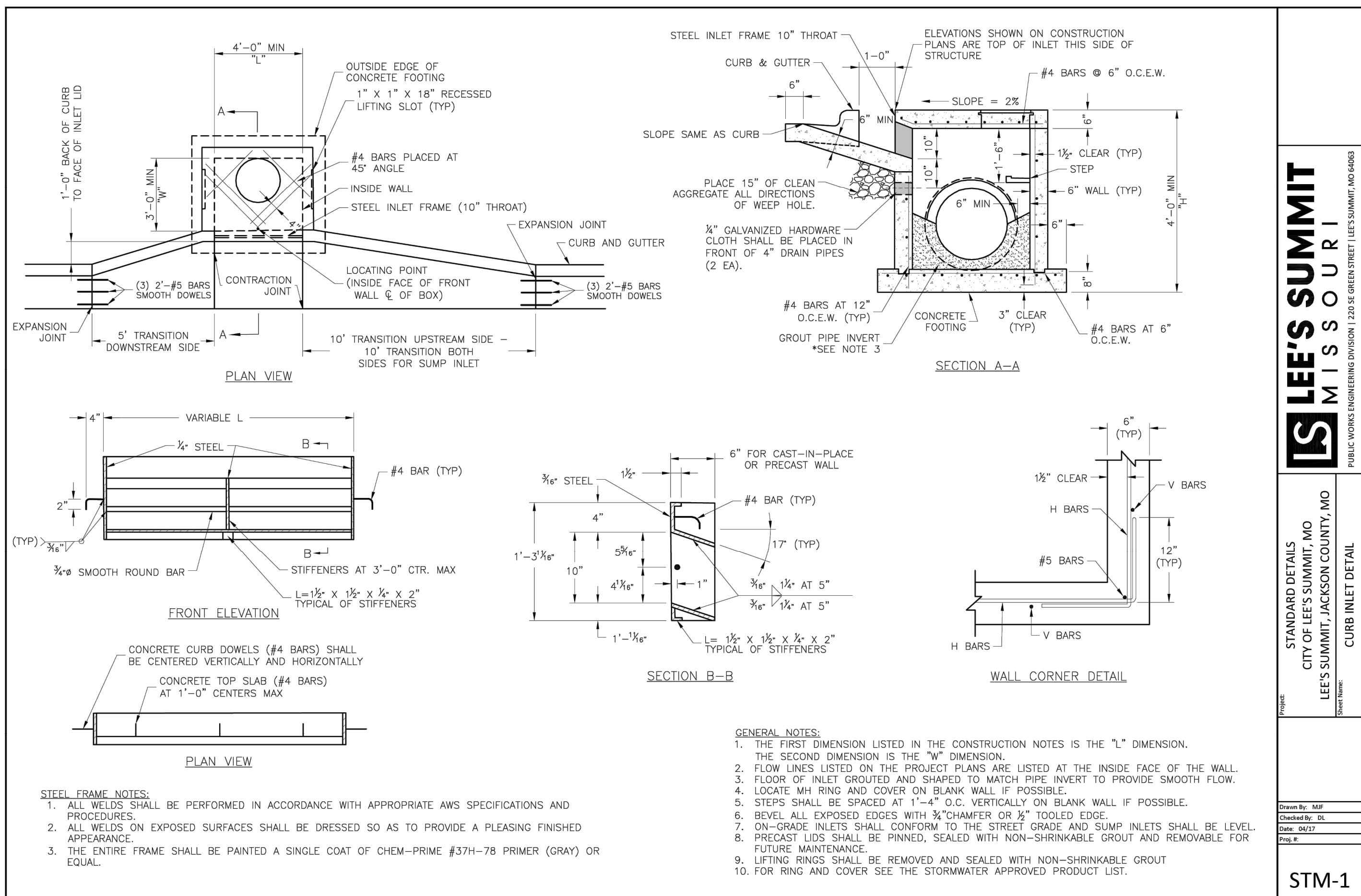
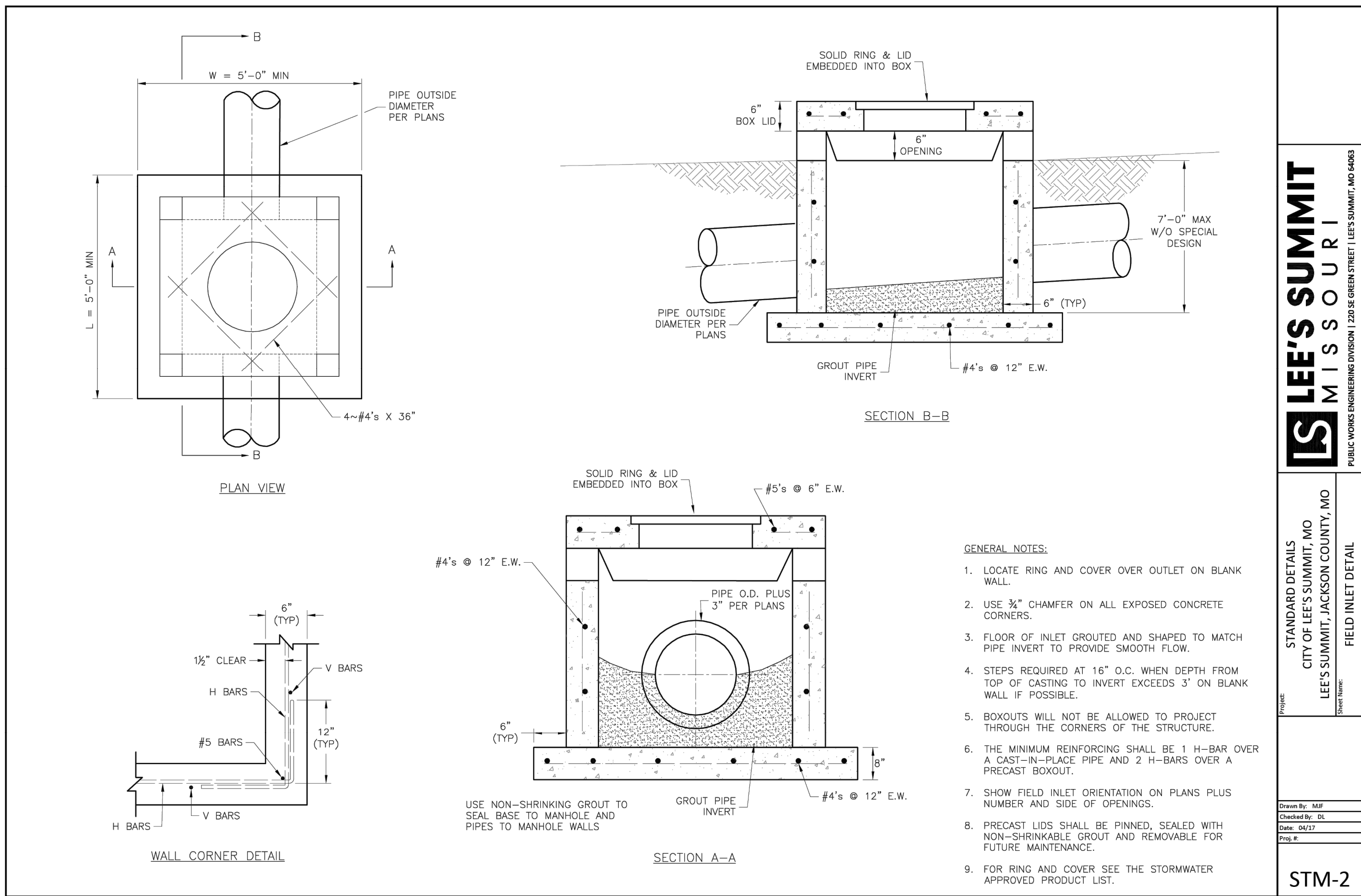
Lee's Summit, Missouri

07/31/2024



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS	
REV. 5/31/2024	
REV. 6/20/2024	
REV. 7/30/2024	



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Development Services Department

Lee's Summit, Missouri

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