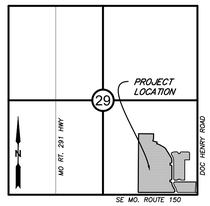
COBEY CREEK - 2ND PLAT

STREET, STORM SEWER, AND EROSION CONTROL PLANS

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

SEC. 29, TWP. 47N, RNG. 31W

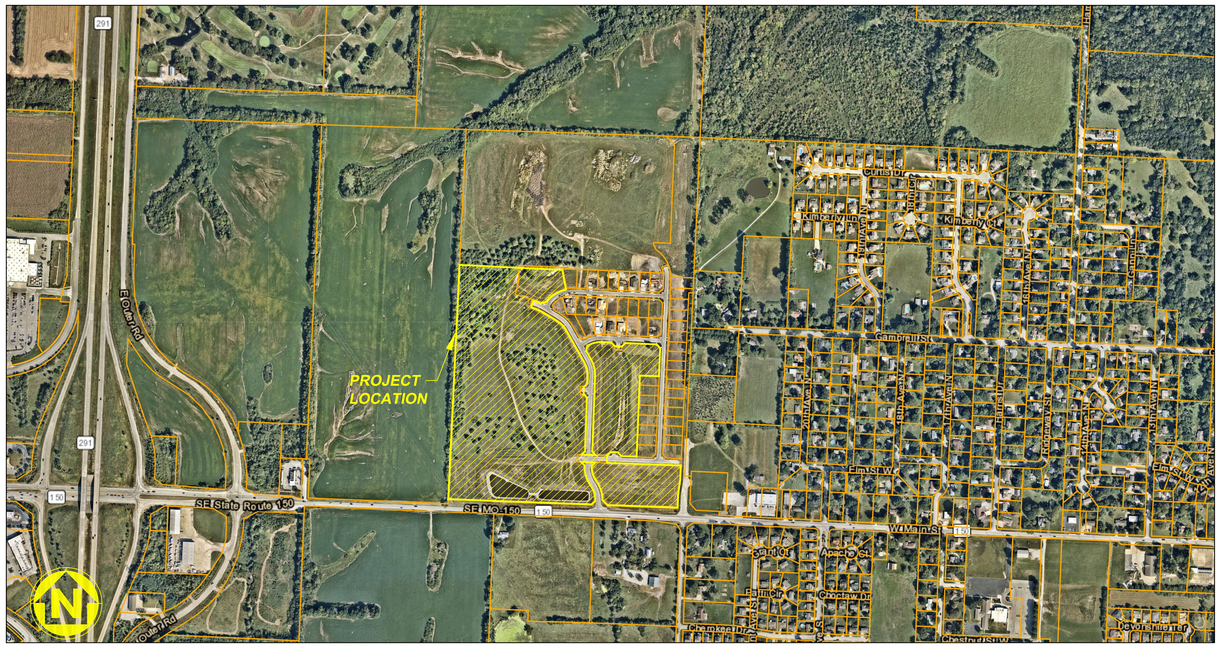


VICINITY MAP

SECTION 29, TOWNSHIP 47, RANGE 31
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
NOT TO SCALE

DATE: 10/01/2024

TOTAL LOTS: 86



WATERSHED: BIG CREEK

DISTURBED AREA: 31.98 AC

LEGAL DESCRIPTION:

A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 49 NORTH, RANGE 31 WEST, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, REFER TO FINAL PLAT FOR FULL LEGAL DESCRIPTION.

OIL AND GAS WELL NOTES:

NO ABANDONED OIL OR GAS WELLS HAVE BEEN IDENTIFIED WITHIN THE PROPERTY LIMITS OF THE PROPOSED CONSTRUCTION ACTIVITIES, PER THE MISSOURI DEPARTMENT OF NATURAL RESOURCES (MDNR) PERMITTED OIL AND GAS DATABASE, DATED JUNE 2, 2020.

811 Know what's below. Call before you dig.

MISSOURI ONE CALL SYSTEM, INC. 1-800-344-7483 STOP - CALL BEFORE YOU DIG

UTILITY CONTACTS:

SANITARY & WATER:
CITY OF LEE'S SUMMIT
JEFF THORN
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063
PHONE (816) 969-1900

STORMWATER:
CITY OF LEE'S SUMMIT
PUBLIC WORKS
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063
PHONE (816) 969-1800

STREETS:
CITY OF LEE'S SUMMIT
MICHAEL PARK
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063
PHONE (816) 969-1900

AT&T:
RONALD GIPFERT
500 E 8TH STREET
KANSAS CITY, MO 64106
PHONE (816) 275-1550

EVERGY:
DOUG DAVIN
1300 SE HAMBLEN ROAD
LEE'S SUMMIT, MO 64081
PHONE (816) 347-4320

MISSOURI GAS ENERGY:
RICHARD FROCK
3025 SW CLOVER DRIVE
LEE'S SUMMIT, MO 64082
PHONE (816) 472-3489

FEMA FLOOD INFORMATION:

THE SUBJECT PROPERTY LIES IN ZONE X, OTHER FLOOD AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP 29095C0551G EFFECTIVE JANUARY 20, 2017.

BENCHMARK:

PROJECT BENCHMARK T 201
ALUMINUM CAP IN TOP OF CONCRETE BASE OF FIRST PILLAR OF HWY 150 AND MISSOURI PACIFIC RAILROAD.
ELEV=917.39

SURVEY CONTROL:

CP #100
CHISELED "+" ON CURB INLET
CURB INLET AT THE SOUTHWEST CORNER OF SE GILLETTE ROAD AND SE COBEY CREEK DRIVE
N: 978174.32
E: 2827539.80
EL: 1005.17

CP #9039
BAR AND CAP STAMPED 2006016633 CENTERLINE OF SE COBEY CREEK DRIVE AT THE DEAD END
N: 979305.16
E: 2827174.35
EL: 1002.42

CP #40001
ALUMINUM CAP STAMPED KS 1069 MO 2134 NORTHEAST CORNER OF THE PROJECT
N: 980459.77
E: 2828336.04
EL: 967.82

GENERAL NOTES:

1. CONTRACTOR SHALL SATISFY THEMSELVES AS TO THE EXISTING CONDITIONS OF THE SITE AND HAVE ALL UTILITIES MARKED PRIOR TO COMMENCING CONSTRUCTION.
2. CONTRACTOR SHALL POTHOLE ALL CONNECTION POINTS TO EXISTING UTILITIES AND POTENTIAL UTILITY CONFLICT LOCATIONS PRIOR TO ANY CONSTRUCTION ACTIVITIES. NOTIFY ENGINEER IMMEDIATELY IF CONFLICT OR DISCREPANCY EXISTS.
3. CONTRACTOR SHALL PROTECT EXISTING STRUCTURES TO REMAIN FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION. ANY DAMAGE SHALL BE REPAIRED/ REPLACED TO PRE-CONSTRUCTION CONDITION AT CONTRACTOR'S EXPENSE.
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.

PROJECT SPECIFICATIONS:

THE SPECIFICATIONS FOR THIS PROJECT SHALL BE THE FOLLOWING:

1. MOST CURRENT VERSION OF THE DESIGN AND CONSTRUCTION MANUAL OF THE CITY OF LEE'S SUMMIT AS ADOPTED BY ORDINANCE 5813.

THE STANDARD SPECIFICATIONS THROUGH AND INCLUDING THE LATEST AMENDMENTS SHALL BE PART OF THESE PROJECT DRAWINGS AND SPECIFICATIONS AND ARE INCORPORATED HEREIN BY REFERENCE. THE MORE STRINGENT OF THESE STANDARD SPECIFICATIONS AND THOSE PREPARED BY THE ENGINEER PREPARING THESE PLANS SHALL GOVERN.

PREPARED & SUBMITTED BY:

OWN, INC.
OVERLAND PARK, KANSAS

Jeffrey W Bartz 10/01/2024

JEFFREY BARTZ, P.E. DATE
MISSOURI P.E. NO. 2012022594

DEVELOPER:

BRAD KEMPF
SUMMIT HOMES KC
LEE'S SUMMIT, MO 64082
BRADLEY@SUMMITHOMESKC.COM
(816) 927-9711

CIVIL ENGINEER:

JEFFREY BARTZ, P.E.
OWN, INC.
8455 COLLEGE BOULEVARD
OVERLAND PARK, KS 66210
JBARTZ@WEAREOWN.COM
(816) 777-0400 EXT. 511

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C807 – SEDIMENT BASIN DETAILS

FOR PERMIT REVIEW ONLY
NOT FOR CONSTRUCTION

OWN
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Overland Park, KS 66210
816.777.0400
weareown.com
FORMERLY ANDERSON ENGINEERING

CLAYTON PROPERTIES GROUP

COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO: 21KC10060
DRAWN BY: JK
CHECK BY: JB
ISSUED FOR: REVIEW
ISSUED DATE: 10/01/2024

STATE OF MISSOURI JEFFREY W. BARTZ NUMBER PE-2012022594 10/01/2024 PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation
COA 00062

SHEET TITLE

COVER SHEET

SHEET NUMBER

CVR

1 OF 77

GENERAL NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ACQUIRE ALL STATE AND CITY PERMITS, INCLUDING PERMITS REQUIRED BY OTHER GOVERNING BODIES, REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT.

2. PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND NOTIFYING ALL UTILITY COMPANIES AND SHALL FIELD VERIFY ALL UTILITIES THAT MAY BE ENCOUNTERED. THE INFORMATION SHOWN ON THESE PLANS CONCERNING THE TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR COMPLETE. IN THE EVENT THAT EXISTING UTILITIES ARE CONTACTED, DISRUPTED, OR IN ANY WAY ALTERED, CONTACT THE RESPECTIVE UTILITY COMPANY IMMEDIATELY. IN CASE OF EMERGENCY, DIAL 911.

3. THE CONTRACTOR SHALL PROVIDE EROSION AND SILT PROTECTION AS REQUIRED DURING CONSTRUCTION AND SHALL BE RESPONSIBLE FOR KEEPING EXISTING STREET AND ADJACENT LAND FEATURES AND PROPERTY FREE OF MUD AND SILT. SEE "EROSION CONTROL PLAN" FOR MINIMUM EROSION CONTROL MEASURES REQUIRED BY THESE PLANS. EROSION CONTROLS SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ONCE CONSTRUCTION BEGINS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL MEASURES AND SHALL PROMPTLY REPAIR ANY AREA REQUIRING ATTENTION UNTIL SUBSTANTIAL COMPLETION.

4. WARRANTY/DISCLAIMER: THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO CERTIFY THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER OBSERVES AND CONTROLS THE PHYSICAL CONSTRUCTION AND THE CONTINUAL BASIS AT THE SITE.

5. ALL CONSTRUCTION SHALL FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813. WHERE DISCREPANCIES EXIST BETWEEN THESE PLANS AND THE DESIGN AND CONSTRUCTION MANUAL, THE DESIGN AND CONSTRUCTION MANUAL SHALL PREVAIL.

6. THE CONTRACTOR SHALL PROVIDE AT LEAST ONE (1) CHEMICALLY TREATED PORTABLE TOILET UNIT, "SATELLITE CORPORATION", OR EQUAL FOR EVERY 20 WORKMEN ON THE JOB SITE. IN NO CASE SHALL LESS THAN ONE (1) BE PROVIDED. THE UNITS(S) SHALL REMAIN ON THE SITE DURING ALL ACTIVE PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL ENFORCE THE USE OF THE PUBLIC VIEW TO THE GREATEST EXTENT PRACTICABLE.

7. ALL AREA TO BE FILLED AND SUBGRADES UNDER PAVEMENTS SHALL BE PROOF-ROLLED WITH A LOADED, RUBBER TIRED TRUCK PRIOR TO FILL PLACEMENT OR ROADWAY PAVING OPERATIONS BEGIN. SOFT OR UNSTABLE AREA SHALL BE REMOVED AND REPLACED WITH STRUCTURAL FILL.

8. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A COPY OF AND BECOME FAMILIAR WITH THE GEOTECHNICAL REPORT, UNLESS SPECIFICALLY NOTED ON THE PLANS. COORDINATE WITH OWNER TO OBTAIN ORIGINAL GEOTECHNICAL REPORT COMPLETED BY OTHERS FOR PHASE 1 CONSTRUCTION.

9. THE CONTRACTOR SHALL COORDINATE WITH OWN INC. FOR ALL CONSTRUCTION LAYOUT AND STAKING FOR THIS PROJECT.

10. ALL PIPE LENGTHS ARE SHOWN FROM STRUCTURE CENTER TO STRUCTURE CENTER.

11. ALL STRUCTURE STATION AND OFFSET CALLOUTS ARE TO THE CENTER OF STRUCTURE.

12. ALL CURB STATIONS, OFFSETS AND ELEVATIONS ARE TO THE TOP BACK OF CURB UNLESS OTHERWISE NOTED.

13. ALL CONNECTIONS TO EXISTING DRAINAGE STRUCTURES SHALL BE SUBSIDIARY TO NEW DRAINAGE CONSTRUCTION.

14. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ACCESS TO ALL PROPERTIES IS AVAILABLE DURING CONSTRUCTION OF THE PROJECT.

15. ALL SAW CUTS SHOWN ON THE PLANS SHALL NOT BE PAID FOR DIRECTLY, BUT SHALL BE CONSIDERED SUBSIDIARY TO OTHER ITEMS OF THE CONTRACT. THE DEPTH OF THE CUT SHALL BE FULL DEPTH.

16. EXISTING CONCRETE PAVEMENT AND EXISTING BITUMINOUS PAVEMENT THAT IS REMOVED WILL BECOME THE PROPERTY OF THE CONTRACTOR & DISPOSED OF AT HIS EXPENSE.

17. EXISTING DRAINAGE STRUCTURES THAT ARE REMOVED, INCLUDING END SECTIONS, SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE NOTED ON THE PLANS.

18. CONTRACTOR SHALL FIELD VERIFY EXISTING PIPE ELEVATIONS.

19. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE UTILITY OWNERS TO LOCATE AND FLAG ALL RELOCATED UNDERGROUND UTILITIES PRIOR TO EXCAVATION TO AVOID DAMAGING THE UTILITIES. THE LOCATIONS SHOWN ON THE PLANS ARE THE ORIGINAL SURVEYED LOCATION, PRIOR TO RELOCATION IN SOME CASES. THE INFORMATION SHOWN IN THESE PLANS CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL-INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES PROVIDED FOR FIELD LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL COORDINATE WITH THE PROPER UTILITY OWNERS DURING CONSTRUCTION OF THE PROPOSED STORM SEWER SYSTEM TO AVOID DAMAGES TO EXISTING FACILITIES. DAMAGE TO ANY FACILITIES WILL BE PAID FOR AT THE CONTRACTOR'S EXPENSE.

20. ALL TREES, SHRUBS, BUSHES, AND BRUSH WITHIN THE GRADING LIMITS SHALL BE REMOVED BY THE CONTRACTOR UNLESS SPECIFICALLY INDICATED TO BE SAVED ON THE PLANS.

21. ALL SIGNS REMOVED BY THE CONTRACTOR SHALL BECOME PROPERTY OF THE CITY, UNLESS NOT DESIRED BY CITY. IF NOT DESIRED BY CITY, CONTRACTOR SHALL REMOVE AND DISPOSE OF SIGNS AT HIS EXPENSE.

22. DRAINAGE STRUCTURES WHICH ARE TO REMAIN, WHETHER EXTENDED OR NOT, SHALL BE CLEANED OUT BY THE CONTRACTOR, AS DIRECTED BY THE CITY.

23. CONTRACTOR SHALL ACCOMPANY A DESIGNATED CITY REPRESENTATIVE DURING A PHOTOGRAPHY & VIDEO TOUR BEFORE ANY CONSTRUCTION BEGINS TO RECORD EXISTING CONDITIONS.

24. THE CONTRACTOR SHALL THOROUGHLY REVIEW AND BECOME FAMILIAR WITH THE PROJECT PLANS, SPECIFICATIONS AND ANY SPECIAL CONDITIONS OF THE CONTRACT DOCUMENTS PRIOR TO BEGINNING CONSTRUCTION OF THIS PROJECT.

25. DRIVEWAYS, SIDEWALKS, PARKING LOTS, YARD LIGHTS, FENCES, SPRINKLER SYSTEMS, UTILITY SERVICE LINE CONNECTIONS, LANDSCAPING, SEPTIC SYSTEMS, AND OTHER AREAS OUTSIDE THE CONSTRUCTION EASEMENTS THAT ARE DAMAGED BY THE CONTRACTOR SHALL BE RESTORED AT HIS EXPENSE TO A CONDITION EQUAL TO OR BETTER THAN EXISTING BEFORE DAMAGE OCCURRED.

26. ALL WORK SHALL BE CONFINED WITHIN THE EASEMENTS AND/OR GRADING LIMITS AS DIRECTED BY THE ENGINEER. ALL TEMPORARY CONSTRUCTION EASEMENTS SHALL BE STAKED BY THE CONTRACTOR PRIOR TO BEGINNING OF CONSTRUCTION. ALL GRADING LIMITS SHOWN ARE APPROXIMATE AND MAY BE EXTENDED OR REDUCED AT THE DIRECTION OF THE ENGINEER.

27. THE CONTRACTOR SHALL PROVIDE ADEQUATE SEDIMENT AND EROSION CONTROL TO PREVENT SEDIMENT AND/OR DEBRIS FROM ENTERING STREETS OPEN TO TRAFFIC THE COMPLETED STORM SEWER SYSTEM, OR YARDS OF ADJACENT RESIDENCES AND BUSINESSES.

28. ALL TEMPORARY TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH THE LATEST M.U.T.C.D. THE TRAFFIC CONTROL PLANS SHOWN ARE MINIMUM REQUIREMENTS ONLY AND DO NOT ATTEMPT TO ADDRESS IN DEPTH THE VARIETY OF SITUATIONS THAT MAY OCCUR ONCE CONSTRUCTION BEGINS. THE REQUIREMENTS SHOWN IN NO WAY RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY FOR SELECTING & IMPLEMENTING THE PROPER DEVICES AND PROCEDURES THAT WILL ASSURE THE SAFETY OF MOTORISTS, PEDESTRIANS, & WORKERS AT ALL TIMES.

29. LABOR, TOOLS, MATERIALS, AND EQUIPMENT REQUIRED FOR TEMPORARY CONNECTIONS TO MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION SHALL BE SUBSIDIARY TO OTHER PAY ITEMS.

30. REMOVAL OF EXISTING STRUCTURES SHALL INCLUDE, BUT NOT BE LIMITED TO, THE ITEMS NOTED IN THE PLANS AND IN THE SUMMARY OF QUANTITIES. WORK SHALL BE PAID FOR UNDER BID ITEM "REMOVAL OF EXISTING STRUCTURES". CONTRACTOR WILL DISPOSE OF EXISTING STRUCTURES AT HIS EXPENSE.

31. THE CONTRACTOR WILL BE RESPONSIBLE FOR SUPPORTING AND PROTECTING ALL EXPOSED UTILITIES IN OPEN TRENCHES. WORK SHALL BE SUBSIDIARY TO OTHER PAY ITEMS.

32. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF THE EXISTING STORM SEWER PIPES AND ADJUST THE PROPOSED FLOWLINE ELEVATIONS, PIPE LENGTHS, AND STRUCTURES AS EACH SECTION OF THE EXISTING DRAINAGE STRUCTURE IS REMOVED AND UNCOVERED.

33. EXCESS MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR DISPOSAL.

34. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY AT ALL TIMES.

35. CONTRACTOR RESPONSIBLE FOR CONSTRUCTION OF ALL ADA-ACCESSIBLE RAMPS, AS WELL AS ANY SIDEWALK ADJACENT TO TRACTS OR UNPLATTED LAND, AT THE TIME OF INFRASTRUCTURE IMPROVEMENTS.

36. CONTRACTOR TO CONSTRUCT STORMWATER MANAGEMENT FACILITIES, SPECIFICALLY THOSE FEATURES RELATED TO DETENTION, PRIOR TO ANY LAND DISTURBANCE OF THE SITE AND PRIOR TO THE CONSTRUCTION OF ANY OTHER SITE DEVELOPMENT WORK AS NOT TO EFFECT DOWNSTREAM NEIGHBORS WITH UNDETAINED STORMWATER DISCHARGE.

37. AN AS-GRADED AND AS-BUILT DRAWING SHALL BE SUBMITTED TO AND REVIEWED BY THE CITY FOR THE DETENTION BASIN. THIS SHALL BE REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF SUBSTANTIAL COMPLETION. ALL PRECAUTIONS SHOULD BE TAKEN TO ENSURE DETENTION POND AND OUTLET STRUCTURE ARE CONSTRUCTED ACCORDING TO THE APPROVED PLANS; VOLUMES AND ELEVATIONS ARE CRITICAL FOR AS-BUILT APPROVAL. THE CITY SHALL BE PROVIDED WITH AN AS-BUILT SURVEY OF THE DETENTION, OUTLET STRUCTURE INCLUDING ALL WEIR ELEVATIONS AND STORM SYSTEM INCLUDING ALL THE INVERTS, STAMPED BY A MISSOURI LICENSED ENGINEER.

SUMMARY OF QUANTITIES

COBEY CREEK - QUANTITIES			
NO.	DESCRIPTION	QUANTITY	UNITS
1	TRAFFIC CONTROL SAFETY - PHASING & MAINTENANCE OF CONSTRUCTION ACCESS	1	LS
2	SITE CLEARING AND GRUBBING	73	AC
2	UNCLASSIFIED EXCAVATION	159134	CY
3	COMPACTED FILL (10% SHRINKAGE ASSUMED)	154789	CY
4	CONSTRUCTION ENTRANCE/EXIT & VEHICLE TRACKING CONTROL	1	EA
5	CONCRETE WASH OUT PIT - verify location with owner	1	EA
6	EROSION & SEDIMENT CONTROL BMP'S & MAINTENANCE	73	AC
7	TEMPORARY SEDIMENT BASIN	1	EA
8	SEEDING WITH STRAW	73	AC
9	MODOT TYPE 3 RIP-RAP ON GEOTEXTILE FABRIC	2141	SY
10	ASPHALTIC CONCRETE BASE COURSE - 4" TYPE 5-01 (Local/Access Roadways)	8770	SY
11	ASPHALTIC CONCRETE SURFACE COURSE - 2" TYPE 5-01 (Local/Access Roadways)	8770	SY
12	10" MODOT TYPE 5 COMPACTED AGGREGATE ON BIAXIAL GOEGRID (Local/Access Roadways)	10961	SY
13	ASPHALTIC CONCRETE BASE COURSE - 5.5" TYPE 5-01 (Collector Roadways)	9363	SY
14	ASPHALTIC CONCRETE SURFACE COURSE - 2" TYPE 6-01 (Collector Roadways)	9363	SY
15	12" MODOT TYPE 5 COMPACTED AGGREGATE ON BIAXIAL GOEGRID (Collector Roadways)	11838	SY
16	24" WIDE MILL & OVERLAY @ ASPHALT TIE-IN	120	LF
17	FULL-DEPTH SAW CUT	72	LF
18	CONCRETE CURB AND GUTTER - CG-1	6774	LF
19	CONCRETE CURB AND GUTTER - CG-2	6576	LF
20	CONCRETE CURB AND GUTTER - MODOT TYPE B	49	LF
21	4" THICK x 5' WIDE CONCRETE SIDEWALK	12548	LF
22	ADA RAMP	34	EA
23	15" HDPE (INCLUDING TRENCH & BACKFILL)	1969	LF
24	18" HDPE (INCLUDING TRENCH & BACKFILL)	970	LF
25	24" HDPE (INCLUDING TRENCH & BACKFILL)	1049	LF
26	30" HDPE (INCLUDING TRENCH & BACKFILL)	746	LF
27	36" HDPE (INCLUDING TRENCH & BACKFILL)	195	LF
28	24" RCP (INCLUDING TRENCH & BACKFILL)	161	LF
29	CONNECT TO EXISTING	6	LF
30	4'x4' JUNCTION BOX (INCLUDING EXCAVATION & BACKFILL)	10	EA
31	5'x4' JUNCTION BOX (INCLUDING EXCAVATION & BACKFILL)	2	EA
32	4'x4' FIELD INLET (INCLUDING EXCAVATION & BACKFILL)	8	EA
33	5'x3' CURB INLET (INCLUDING EXCAVATION & BACKFILL)	9	EA
34	5'x4' CURB INLET (INCLUDING EXCAVATION & BACKFILL)	6	EA
35	6'x3' CURB INLET (INCLUDING EXCAVATION & BACKFILL)	2	EA
36	6'x4' CURB INLET (INCLUDING EXCAVATION & BACKFILL)	2	EA
37	7'x5' CURB INLET (INCLUDING EXCAVATION & BACKFILL)	1	EA
38	15" FLARED END SECTION W/CONCRETE TOE WALL	1	EA
39	18" FLARED END SECTION W/CONCRETE TOE WALL	1	EA
40	24" FLARED END SECTION W/CONCRETE TOE WALL	2	EA
41	STOP SIGN (R1-1)	15	EA
42	STREET SIGN	15	EA
43	LEFT LANE MUST TURN LEFT (R3-7L)	2	EA
44	RIGHT LANE MUST TURN RIGHT (R3-7R)	2	EA
45	DIVIDED ROAD (W6-1)	1	EA
46	SPEED LIMIT, 15 MPH (W13-1P)	1	EA
47	EVERGY ELECTRICAL CONDUIT/TRANSFORMER PADS/PEDESTALS	1	LS

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Engineering beyond.™
8455 College Boulevard
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FORMERLY ANDERSON ENGINEERING

CLAYTON PROPERTIES GROUP

COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS		
NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO: 21KC10060
DRAWN BY: JK
CHECK BY: JB
ISSUED FOR: REVIEW
ISSUED DATE: 10/01/2024

STATE OF MISSOURI
JEFFREY W BARTZ
NUMBER PE-2012022594
10/01/2024
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri
Engineering Corporation
COA 00062

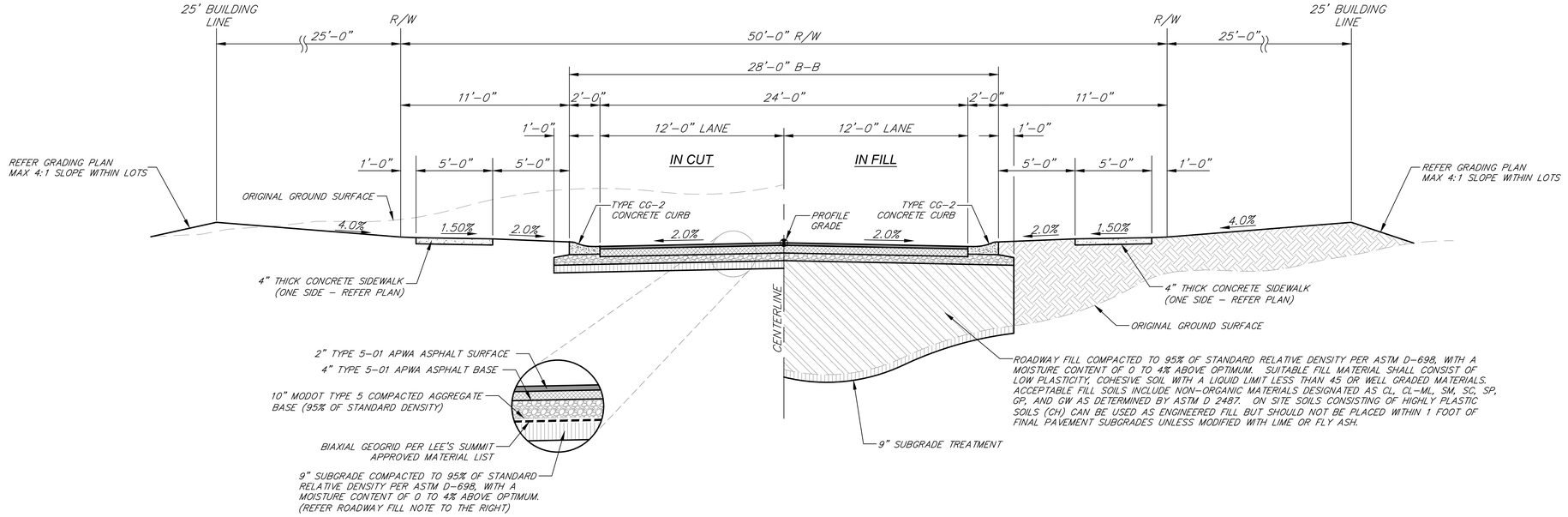
SHEET TITLE

GENERAL NOTES

SHEET NUMBER

C050

Plotted on: Oct 01, 2024 - 3:16pm G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10060 - SHTS - GENERAL NOTES.dwg Layout: GENERAL NOTES



TYPICAL 28' RESIDENTIAL LOCAL/ACCESS ROADWAY SECTION

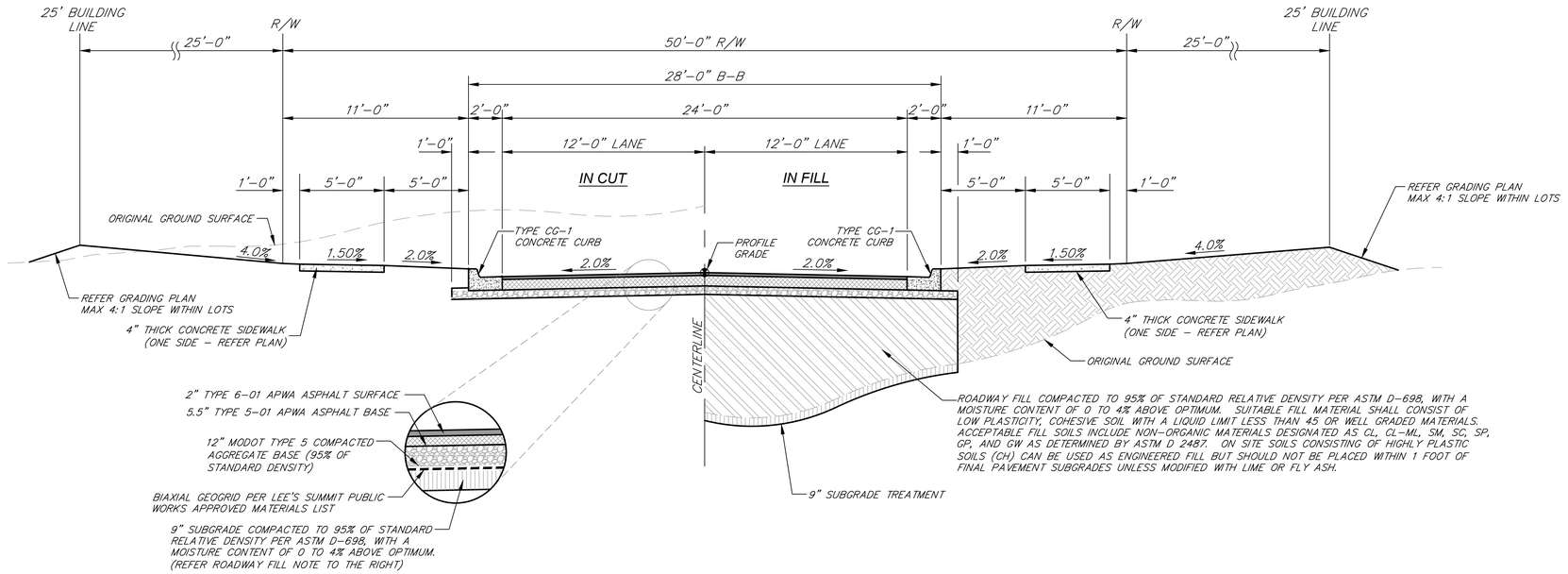
(LOOKING UP STATION)
NOT TO SCALE

MADISON ROAD:
STA:1+00.00-1+75.71
STA:2+58.96 -4+92.88

CARTER ROAD:
STA:1+41.12-2+41.48

INDIGO STREET:
STA:1+41.46 - 3+47.95
STA:4+19.73 - 7+71.25

KINGS TREE DRIVE:
STA:1+40.48 - 5+33.74
STA:6+18.37 - 10+22.12
STA:10+95.52 - 14+01.53



TYPICAL 28' RESIDENTIAL COLLECTOR ROADWAY SECTION

(LOOKING UP STATION)
NOT TO SCALE

GILETTE STREET:
STA:1+00.00 - 1+74.89
STA:2+57.74 - 5+34.89
STA:6+02.30 - 8+23.94
STA:9+20.94 - 10+33.17

COBEY CREEK DRIVE:
STA:1+00.00 - 4+31.94
STA:5+10.37 - 6+27.16

SUNSET RIDGE:
STA:6+74.26 - 10.80.75
STA:11+58.75 - 13+90.75
STA:14+68.75 - 15+70.70

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CLAYTON PROPERTIES GROUP

COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO: 21KC10060
DRAWN BY: JK
CHECK BY: JB
ISSUED FOR: REVIEW
ISSUED DATE: 10/01/2024

STATE OF MISSOURI
JEFFREY W. BARTZ
NUMBER PE-2012022594
10/01/2024
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

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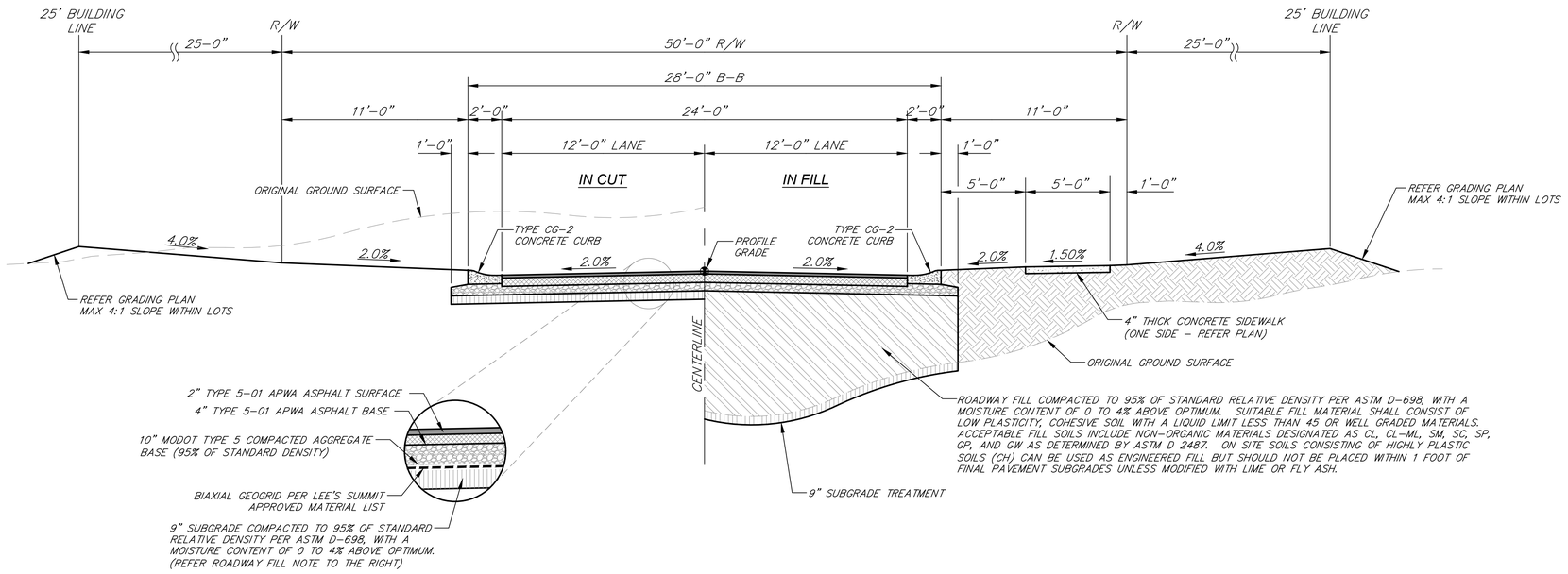
SHEET TITLE
TYPICAL ROADWAY SECTIONS

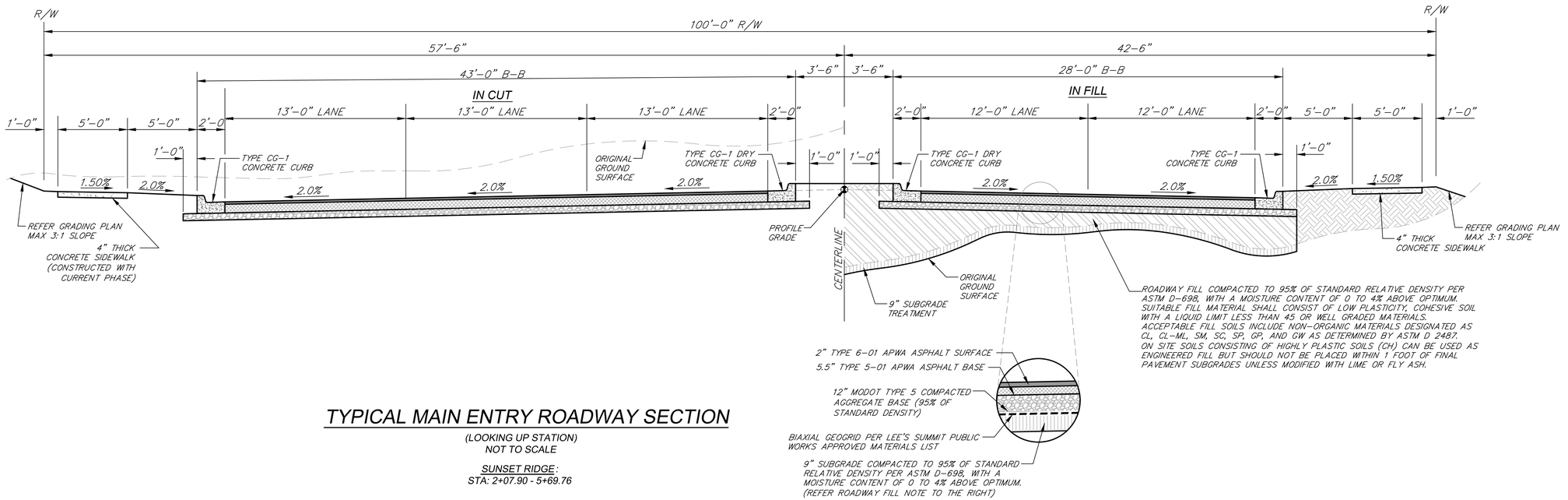
SHEET NUMBER
C051
3 OF 77



TYPICAL 28' RESIDENTIAL LOCAL/ACCESS ROADWAY SECTION

(LOOKING UP STATION)
NOT TO SCALE

GREENWAY STREET:
STA:1+00.00 - 8+31.69



TYPICAL MAIN ENTRY ROADWAY SECTION

(LOOKING UP STATION)
NOT TO SCALE

SUNSET RIDGE:
STA: 2+07.90 - 5+69.76

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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STATE OF MISSOURI
JEFFREY W. BARTZ
NUMBER PE-2012022594
10/01/2024
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

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COA 00062

SHEET TITLE

TYPICAL ROADWAY SECTIONS (2)

SHEET NUMBER

C052

4 OF 77

DEMOLITION PLAN KEY NOTES:

01 FULL-DEPTH SAWCUT EXISTING PAVEMENT AND/OR CURB.

02 DEMOLISH AND REMOVE EXISTING CURB & GUTTER.

03 PERFORM 24" WIDE MILL & OVERLAY OF EXISTING ASPHALT TO MATCH EXISTING PAVEMENT.

04 OPEN CUT EXISTING ROAD PER CITY OF LEE'S SUMMIT STANDARDS AND DETAILS.

05 REMOVE AND REPLACE EXISTING STORM PIPE. RE:STORM SEWER SHEETS.

06 REMOVE AND RESPONSIBLY DISPOSE OF STORM SEWER END SECTION.

07 REMOVE EXISTING N-12 HDPE STORM SEWER PIPE. SALVAGE FOR RE-USE IN PHASE 2 STORM SEWER IF POSSIBLE.

08 GROUT OPENING IN EXISTING STORM STRUCTURE SHUT FROM EXISTING STORM PIPE REMOVAL. ENSURE STORM STRUCTURE IS FULLY SEALED PRIOR TO BACKFILLING.

09 SAW OFF, CAP, AND ABANDON EXISTING STORM SEWER PIPE 5' FROM BACK OF CURB.

10 REMOVE AND REPLACE EXISTING STORM STRUCTURE. RE:SHEET C512.

11 REMOVE EXISTING ADA RAMP, TO BE REPLACED WITH NEW ADA RAMP. RE:ADA RAMP DETAILS

12 SAW CUT AND REMOVE EXISTING CURB AND GUTTER FOR NEW ADA RAMP INSTALLATION. RE:ADA RAMP DETAILS

HORIZONTAL

100' 0 100' 200'

SCALE IN FEET SCALE: 1" = 100'

LEGEND

- EX. STREET ℄
- PROPERTY LINE
- EX. UTILITY EASEMENT
- EX. BUILDING SETBACK
- EX. LOT LINE
- EX. WATER LINE
- EX. SAN. SEWER
- EX. GAS
- EX. CABLE
- EX. POWER
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- EXISTING SIDEWALK
- STREET CUT/REPAIR

DEMOLITION NOTES:

1. SITE CONDITIONS SHOWN ARE FROM SURVEY PERFORMED BY OWN, INC. FORMERLY ANDERSON ENGINEERING INC. ON 10/13/2021. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED SITE INSPECTION PRIOR TO BEGINNING CONSTRUCTION.
2. UPON COMPLETION, THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL ITEMS ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT A REQUIRED PART OF THE PROPOSED PROJECT.
3. THE CONTRACTOR SHALL INSTALL SAFETY FENCING SURROUNDING ALL EXCAVATIONS DURING DEMOLITION OF STRUCTURES, AREAS OF HEAVY EQUIPMENT USAGE FOR SITE GRADING AND GRUBBING, TREE REMOVAL AREAS AND OTHER AREAS WHERE PEDESTRIAN OR VEHICULAR TRAFFIC MAY ENCROACH. THIS FENCING SHALL ALSO BE INSTALLED AT ANY LOCATION DEEMED NECESSARY BY THE CONTRACTOR OR CITY. THE CONTRACTOR SHALL REPAIR AND MAINTAIN FENCING IN AN ORDERLY MANNER. THE CONTRACTOR MAY REUSE FENCING MATERIALS AFTER ALL DEMOLITION ACTIVITIES HAVE BEEN COMPLETED FOR THAT AREA OF WORK. (CONSTRUCTION FENCING SHALL BE AT MINIMUM TEMPORARY ORANGE CONSTRUCTION FENCING ATTACHED TO STEEL "T" POSTS EVERY 8' O.C.)
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. THE CONTRACTOR SHALL PROTECT OFFSITE IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVES, UTILITIES, CURBS AND PAVING) SURROUNDING THE PROJECT BOUNDARY FROM DEMOLITION DAMAGE. DURING DEMOLITION ACTIVITY, THE CONTRACTOR SHALL INSTALL AND MAINTAIN PEDESTRIAN AND VEHICULAR TRAFFIC CONTROLS AND SIGNAGE IN COMPLIANCE WITH THE M.U.T.C.D., MISSOURI DEPARTMENT OF TRANSPORTATION.
6. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES FOR FIELD VERIFICATION AND DISCONNECTION OF UTILITIES PRIOR TO ANY WORK. THE CONTRACTOR SHALL CONTACT THE DIG-SAFE UTILITY INFORMATION SERVICE AND UTILITY COMPANIES FOR UTILITY LOCATES. THE CONTRACTOR SHALL COORDINATE AND ALLOW ACCESS FOR UTILITY COMPANIES TO PERFORM ANY DISCONNECTION OR RELOCATION ACTIVITIES.
7. THE CONTRACTOR SHALL MAINTAIN AT THE DEMOLITION SITE THE REQUIRED DOCUMENTS FOR IMMEDIATE REVIEW (IE. SAFETY PLAN, DEMOLITION PERMITS, STREET CLOSURE PERMITS, CONTRACT DOCUMENTS, DEMOLITION PLANS, EROSION CONTROL PLAN AND CONSTRUCTION PLANS, ETC.). ALL DOCUMENTS SHALL BE KEPT IN AN ORDERLY MANNER FOR EASE OF REVIEW.
8. THE CONTRACTOR SHALL MAINTAIN FOR OWNER'S REVIEW, DUPLICATE (PHOTO COPY) TRUCK TICKETS FOR ALL DEMOLITION DEBRIS, EXCAVATION MATERIAL, TREES AND SURFACE VEGETATION HAULED FROM THE PROJECT SITE.
9. PRIOR TO DEMOLITION OCCURRING, ALL PERIMETER EROSION CONTROL DEVICES ARE TO BE INSTALLED. REFER TO EROSION CONTROL PLANS AND DETAILS.
10. DAMAGE TO ANY EXISTING IMPROVEMENTS TO REMAIN WILL BE REPLACED AT THE CONTRACTORS EXPENSE, INCLUDING BUT NOT LIMITED TO PAVEMENTS, CURBS AND GUTTER, SIDEWALKS, FENCING, STREET LIGHTS AND UTILITIES.
11. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO REMOVAL AND/OR RELOCATION OF UTILITIES, IF REQUIRED. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR WILL BE REIMBURSED BY THE OWNER FOR ALL FEES AND CHARGES.
12. REMOVAL OF STRUCTURES SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS.

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CLAYTON PROPERTIES GROUP

COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

NO.	DESCRIPTION	DATE

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ISSUED DATE: 10/01/2024

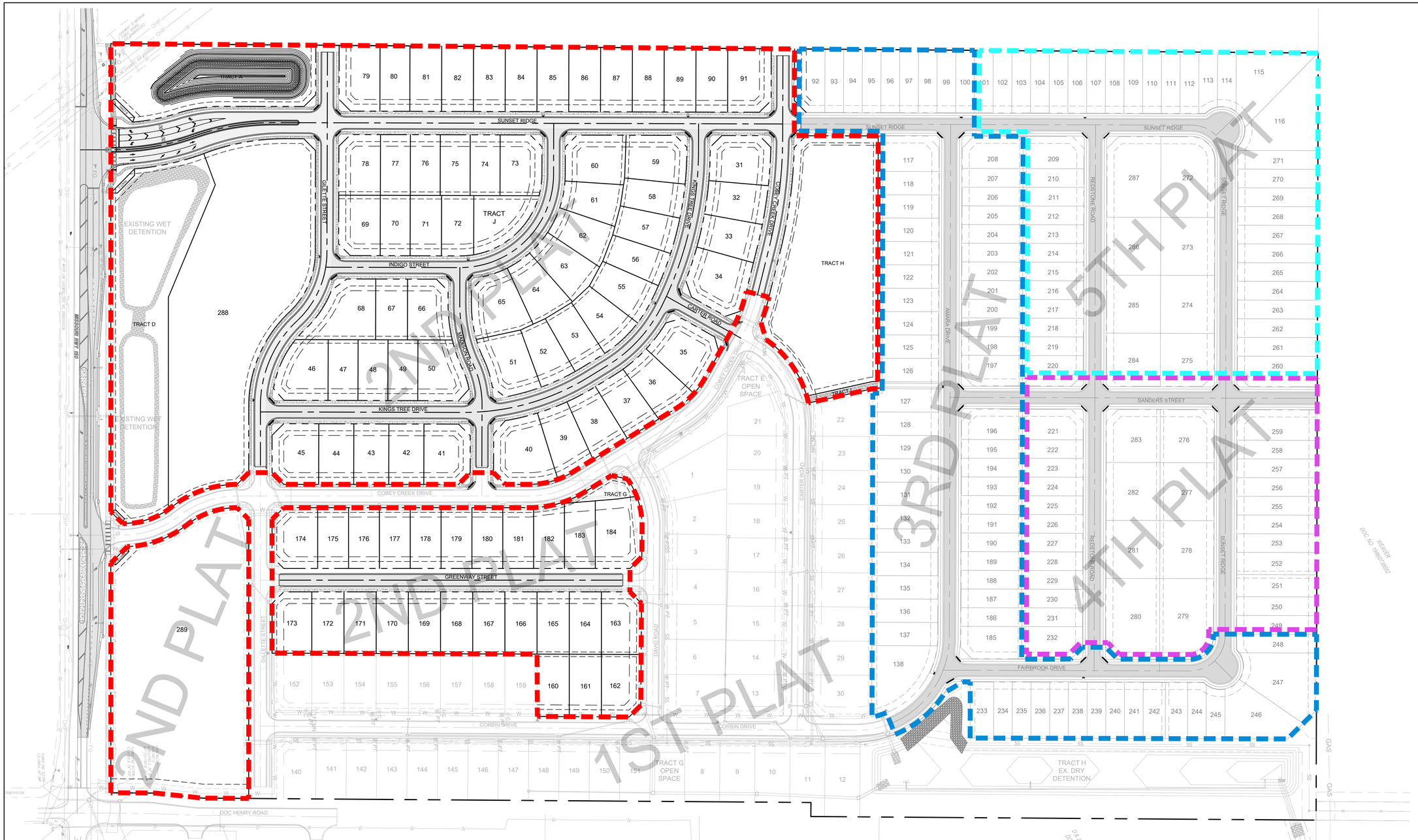
STATE OF MISSOURI
JEFFREY C. BARTZ
NUMBER PE-2012022594
10/01/2024
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation
COA 00062

SHEET TITLE
EXISTING CONDITIONS & DEMOLITION PLAN

SHEET NUMBER
C100
5 OF 77



ACREAGE SUMMARY	
EX. PHASE 1	22.7
PHASE 2	42.1
PHASE 3	13.2
PHASE 4	8.1
PHASE 5	10.2
TOTAL	96.3

HORIZONTAL
100' 0 100' 200'
SCALE IN FEET
SCALE: 1" = 100'

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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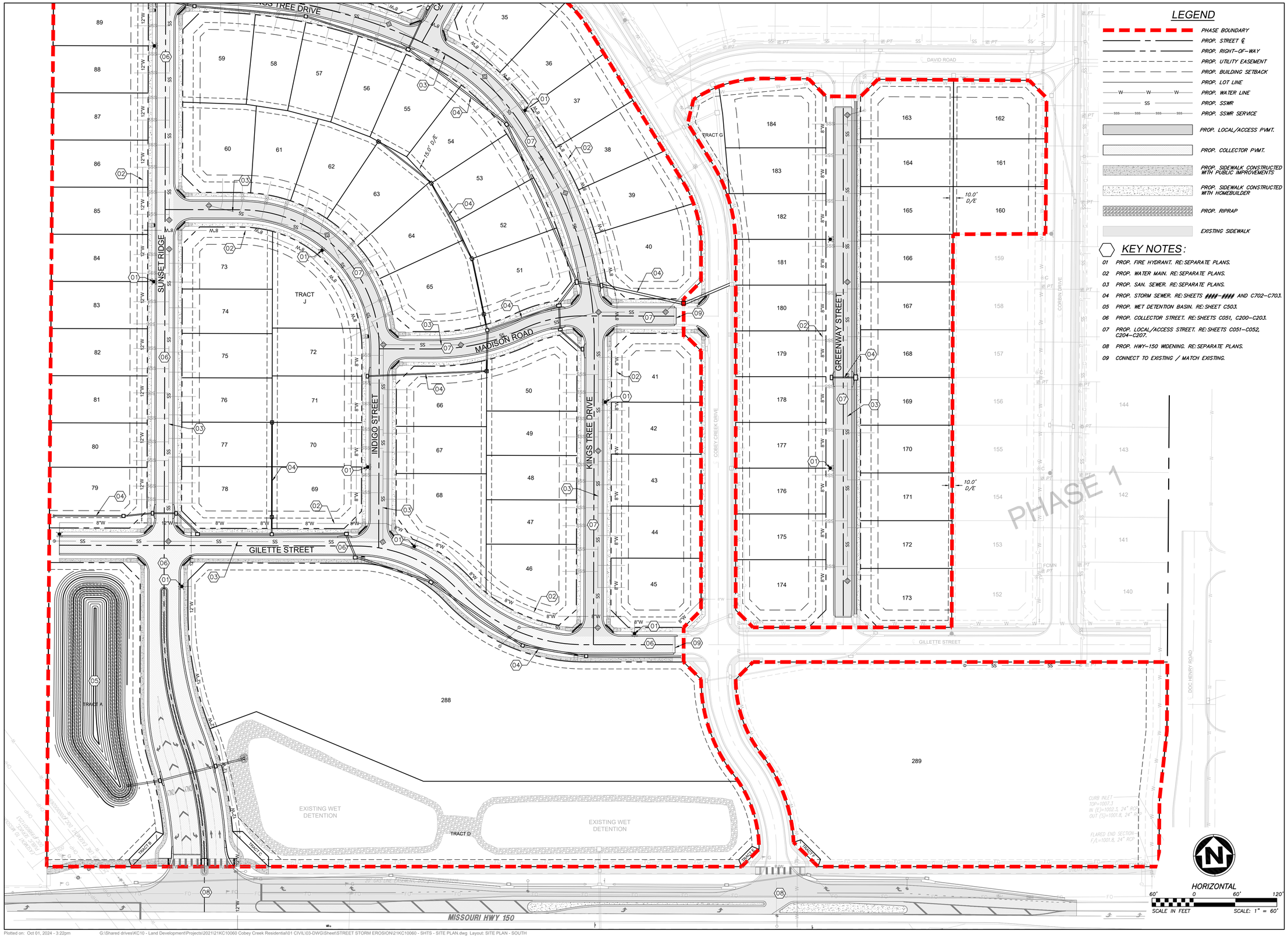
STATE OF MISSOURI
JEFFREY W. BARTZ
NUMBER PE-2012022594
10/01/2024
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation COA 00062

SHEET TITLE
GENERAL LAYOUT & PHASING PLAN

SHEET NUMBER
C101
6 OF 77



LEGEND

- PHASE BOUNDARY
- PROP. STREET ℄
- PROP. RIGHT-OF-WAY
- PROP. UTILITY EASEMENT
- PROP. BUILDING SETBACK
- PROP. LOT LINE
- PROP. WATER LINE
- PROP. SSWR
- PROP. SSWR SERVICE
- PROP. LOCAL/ACCESS PVMT.
- PROP. COLLECTOR PVMT.
- PROP. SIDEWALK CONSTRUCTED WITH PUBLIC IMPROVEMENTS
- PROP. SIDEWALK CONSTRUCTED WITH HOMEBUILDER
- PROP. RIPRAP
- EXISTING SIDEWALK

KEY NOTES:

01 PROP. FIRE HYDRANT. RE: SEPARATE PLANS.
02 PROP. WATER MAIN. RE: SEPARATE PLANS.
03 PROP. SAN. SEWER. RE: SEPARATE PLANS.
04 PROP. STORM SEWER. RE: SHEETS ####-#### AND C702-C703.
05 PROP. WET DETENTION BASIN. RE: SHEET C503.
06 PROP. COLLECTOR STREET. RE: SHEETS C051, C200-C203.
07 PROP. LOCAL/ACCESS STREET. RE: SHEETS C051-C052, C204-C207.
08 PROP. HWY-150 WIDENING. RE: SEPARATE PLANS.
09 CONNECT TO EXISTING / MATCH EXISTING.

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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ISSUED DATE: 10/01/2024

STATE OF MISSOURI
JEFFREY D. BARTZ
NUMBER PE-2012022594
10/01/2024
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation
COA 00062

SHEET TITLE

SITE PLAN - SOUTH

SHEET NUMBER

C102

7 OF 77

LEGEND

- PHASE BOUNDARY
- PROP. STREET ℄
- PROP. RIGHT-OF-WAY
- PROP. UTILITY EASEMENT
- PROP. BUILDING SETBACK
- PROP. LOT LINE
- PROP. WATER LINE
- PROP. SSWR
- PROP. SSWR SERVICE
- PROP. LOCAL/ACCESS PVMT.
- PROP. COLLECTOR PVMT.
- PROP. SIDEWALK CONSTRUCTED WITH PUBLIC IMPROVEMENTS
- PROP. SIDEWALK CONSTRUCTED WITH HOMEBUILDER
- PROP. RIPRAP
- EXISTING SIDEWALK

KEY NOTES:

01 PROP. FIRE HYDRANT. RE: SEPARATE PLANS.

02 PROP. WATER MAIN. RE: SEPARATE PLANS.

03 PROP. SAN. SEWER. RE: SEPARATE PLANS.

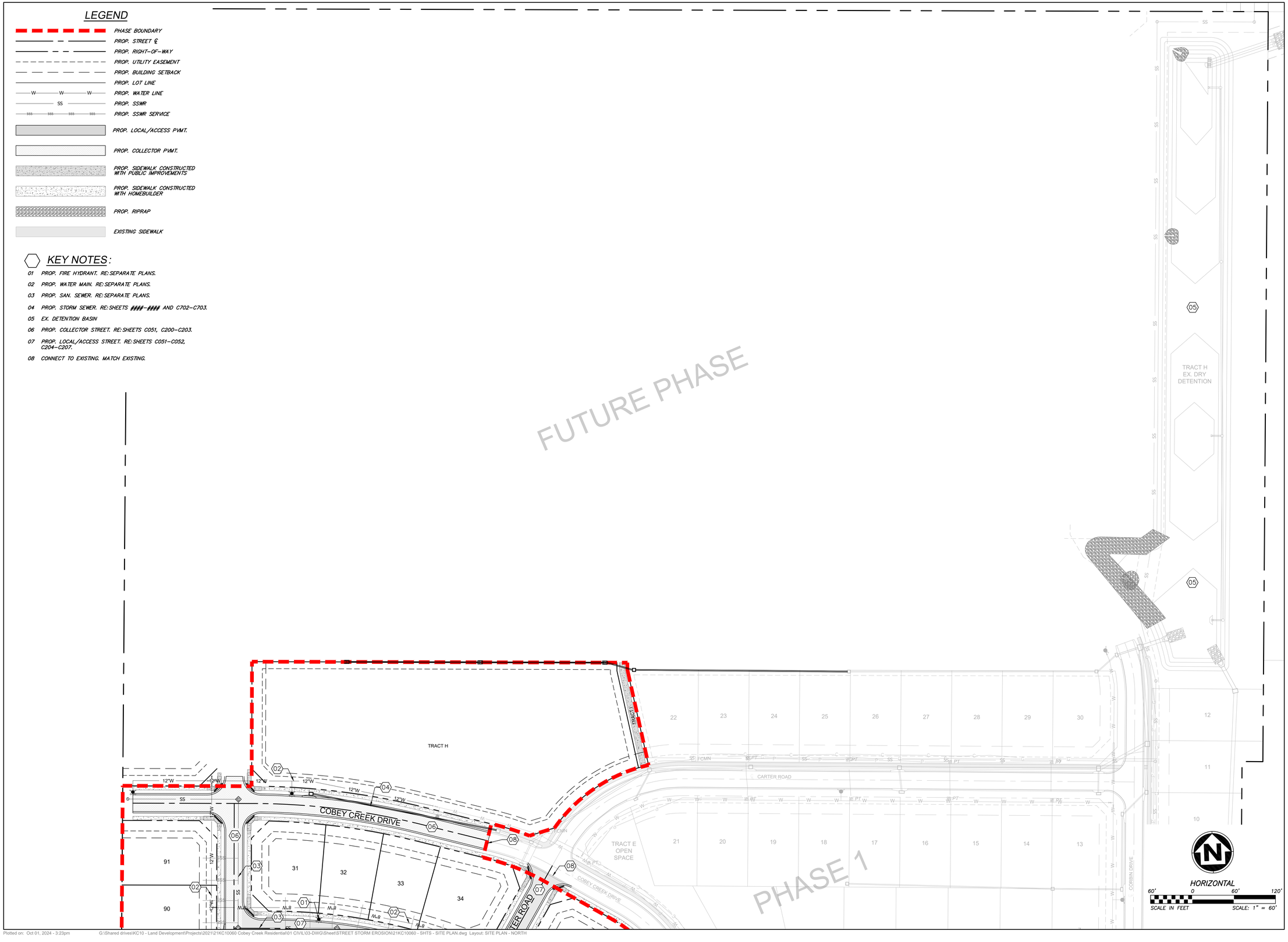
04 PROP. STORM SEWER. RE: SHEETS ####-#### AND C702-C703.

05 EX. DETENTION BASIN

06 PROP. COLLECTOR STREET. RE: SHEETS C051, C200-C203.

07 PROP. LOCAL/ACCESS STREET. RE: SHEETS C051-C052, C204-C207.

08 CONNECT TO EXISTING. MATCH EXISTING.



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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

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ISSUED DATE: 10/01/2024

STATE OF MISSOURI
JEFFREY W. BARTZ
NUMBER PE-2012022594
10/01/2024
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation
COA 00062

SHEET TITLE

SITE PLAN - NORTH

SHEET NUMBER

C103

8 OF 77

Plotted on: Oct 01, 2024 - 3:23pm G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10060 - SHTS - SITE PLAN.dwg Layout: SITE PLAN - NORTH

LEGEND

- 900 — PROPOSED MAJOR CONTOUR
- 901 — PROPOSED MINOR CONTOUR
- 900 — EXISTING MAJOR CONTOUR
- 901 — EXISTING MINOR CONTOUR

GRADING NOTES:

1. PRIOR TO COMMENCEMENT OF SITE MOBILIZATION, THE CONTRACTOR SHALL RECEIVE ALL PERMITS.
2. REFER TO THE CITY OF LEE'S SUMMIT, MISSOURI TECHNICAL PROVISIONS AND STANDARD DRAWINGS FOR THE SPECIFICATIONS FOR GRADING AND SUBGRADE PREPARATION FOR THIS PROJECT.
3. EXISTING GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS. PROPOSED GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS.
4. ALL UNSURFACED AREAS THAT ARE DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES MINIMUM OF TOPSOIL. TOPSOIL SHALL BE BLACK SOIL FROM THE LOCAL VICINITY THAT PRODUCES HEAVY GROWTH.
5. ALL EXCAVATION SHALL BE CONSIDERED UNCLASSIFIED. NO SEPARATE OR ADDITIONAL PAYMENTS SHALL BE MADE FOR ROCK EXCAVATION.
6. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
7. ALL FILL WITHIN LOTS SHALL BE COMPACTED TO 95% OF STANDARD RELATIVE DENSITY PER ASTM D-698, WITH A MOISTURE CONTENT OF -3 TO 3% ABOVE OPTIMUM. CONTRACTOR RESPONSIBLE FOR SOIL TESTING.

CONTRACTOR TO CONSTRUCT 9' WIDE 1' HIGH EARTH BERM

CONTRACTOR TO CONSTRUCT 21' WIDE 3' HIGH EARTH BERM

HORIZONTAL
100' 0 100' 200'
SCALE IN FEET SCALE: 1" = 100'

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COBEY CREEK - 2ND PLAT

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LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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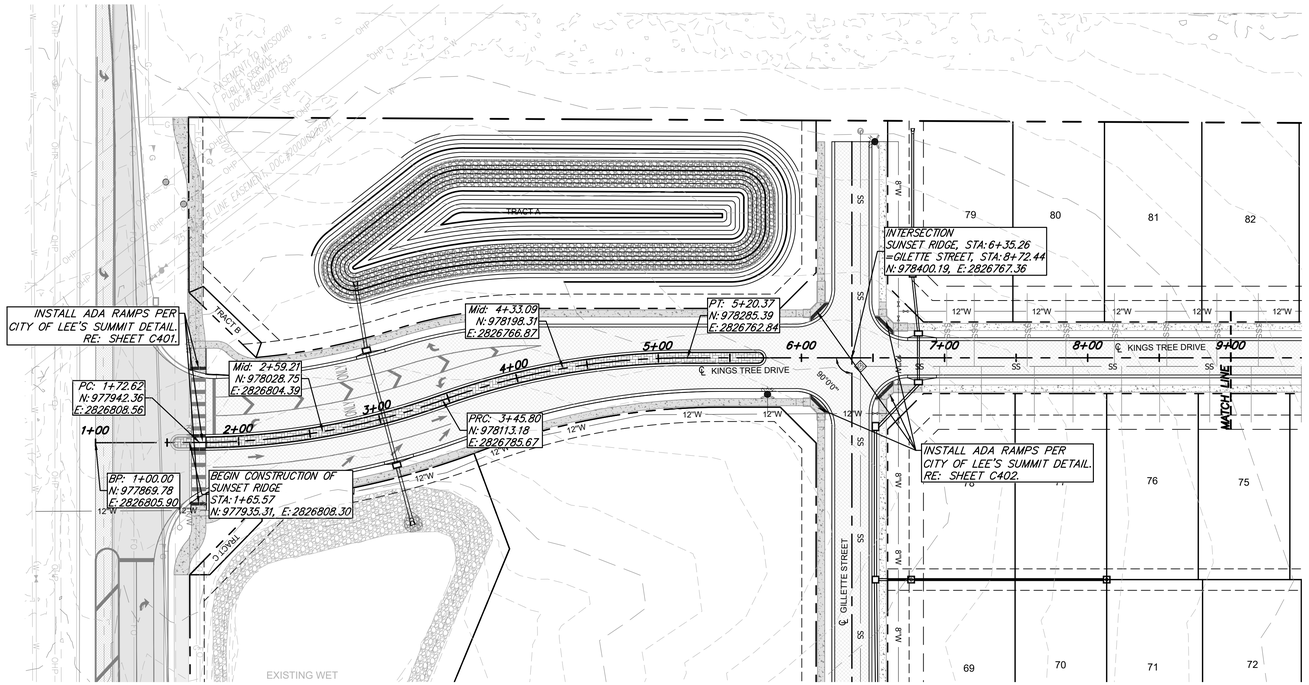
JEFFREY V. BARTZ
NUMBER PE-2012022594
10/01/2024
PROFESSIONAL ENGINEER

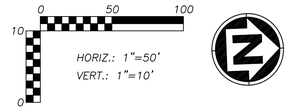
ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation
COA 00062

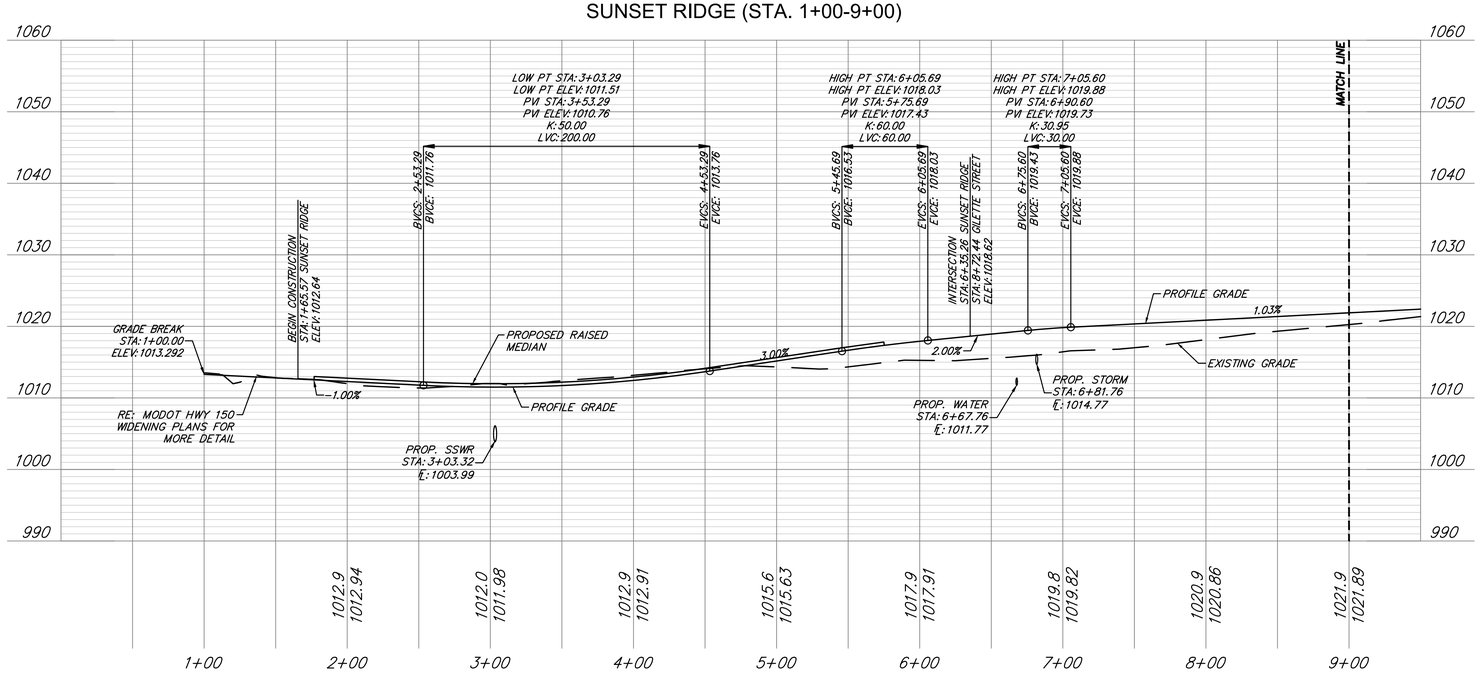
SHEET TITLE
MASTER DRAINAGE & GRADING PLAN

SHEET NUMBER
C104
9 OF 77





SUNSET RIDGE (STA. 1+00-9+00)



LEGEND

- PROP. STREET ℄
- PROP. RIGHT-OF-WAY
- PROP. UTILITY EASEMENT
- PROP. BUILDING SETBACK
- PROP. LOT LINE
- PROP. WATER LINE
- PROP. SSWR
- PROP. SSWR SERVICE
- PROP. LOCAL/ACCESS PVMT.
- PROP. COLLECTOR PVMT.
- PROP. SIDEWALK
- PROP. RIPRAP
- EXISTING SIDEWALK

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COBEY CREEK - 2ND PLAT

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NUMBER PE-2012022594
10/01/2024
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

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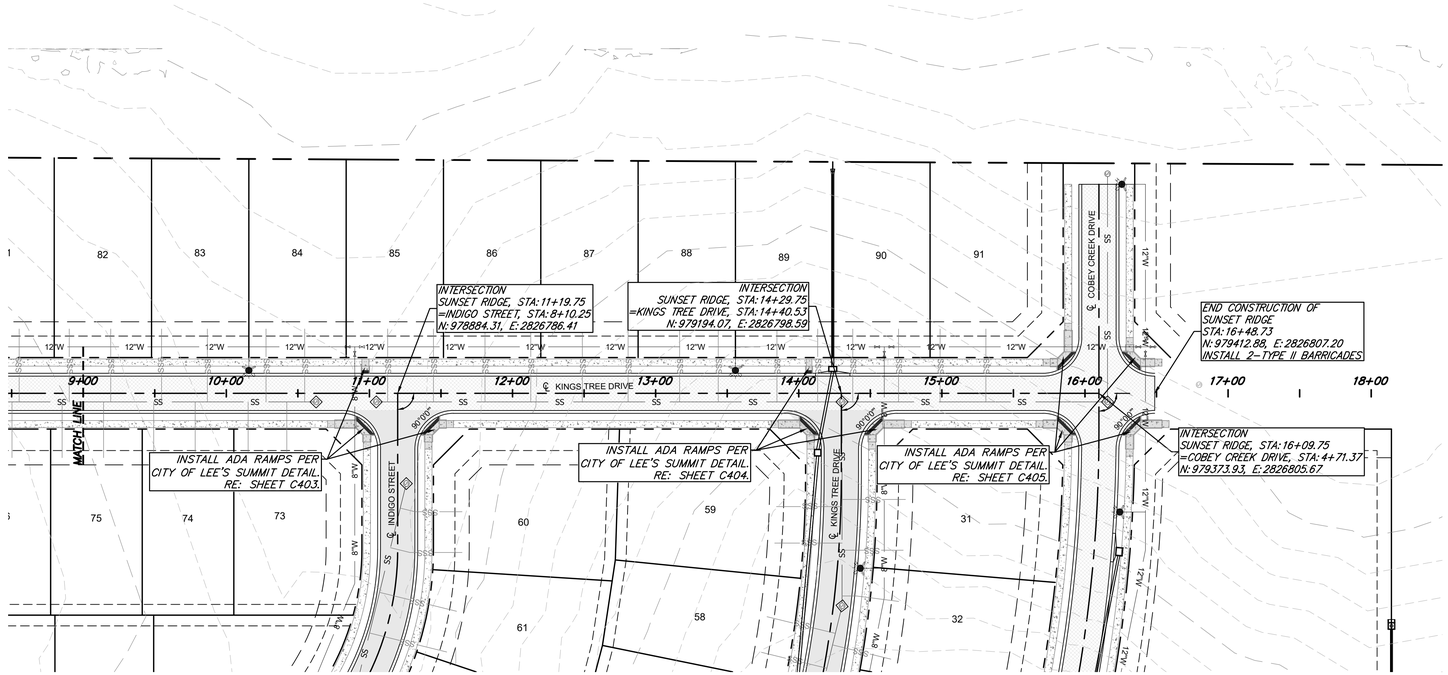
SHEET TITLE
SUNSET RIDGE PLAN & PROFILE

SHEET NUMBER
C200
10 OF 77

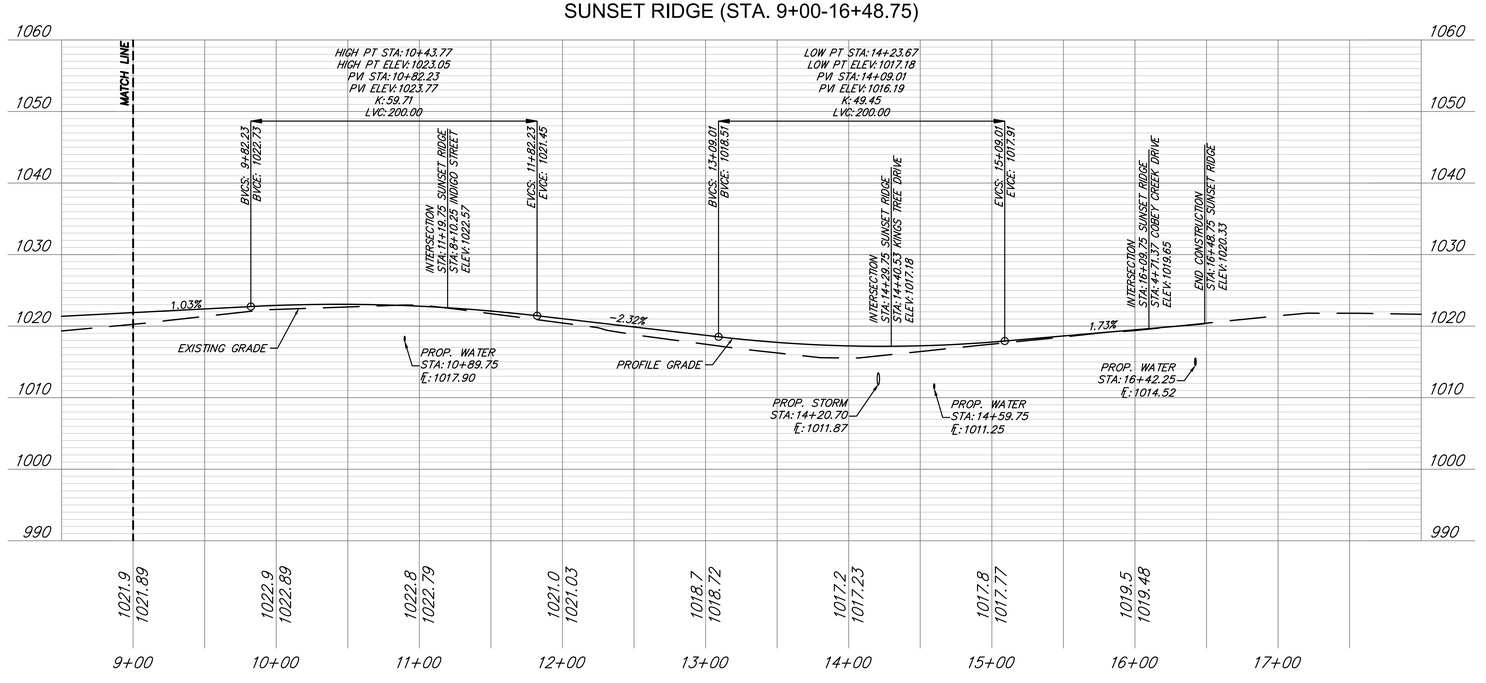


0 50 100

10 0

HORIZ.: 1"=50'
VERT.: 1"=10'

SUNSET RIDGE (STA. 9+00-16+48.75)



LEGEND

- PROP. STREET ℄
- PROP. RIGHT-OF-WAY
- PROP. UTILITY EASEMENT
- PROP. BUILDING SETBACK
- PROP. LOT LINE
- PROP. WATER LINE
- PROP. SSWR
- PROP. SSWR SERVICE
- PROP. LOCAL/ACCESS PVMT.
- PROP. COLLECTOR PVMT.
- PROP. SIDEWALK
- PROP. RIPRAP
- EXISTING SIDEWALK

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COBEY CREEK - 2ND PLAT

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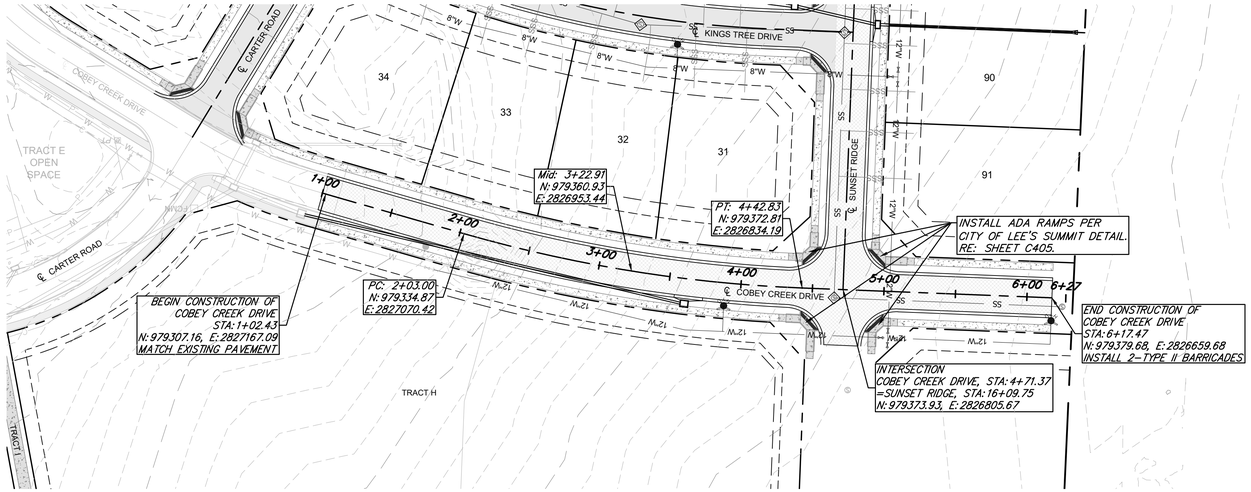
NUMBER PE-2012022594
10/01/2024
PROFESSIONAL ENGINEER

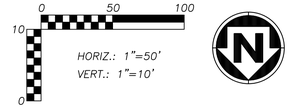
ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation COA 00062

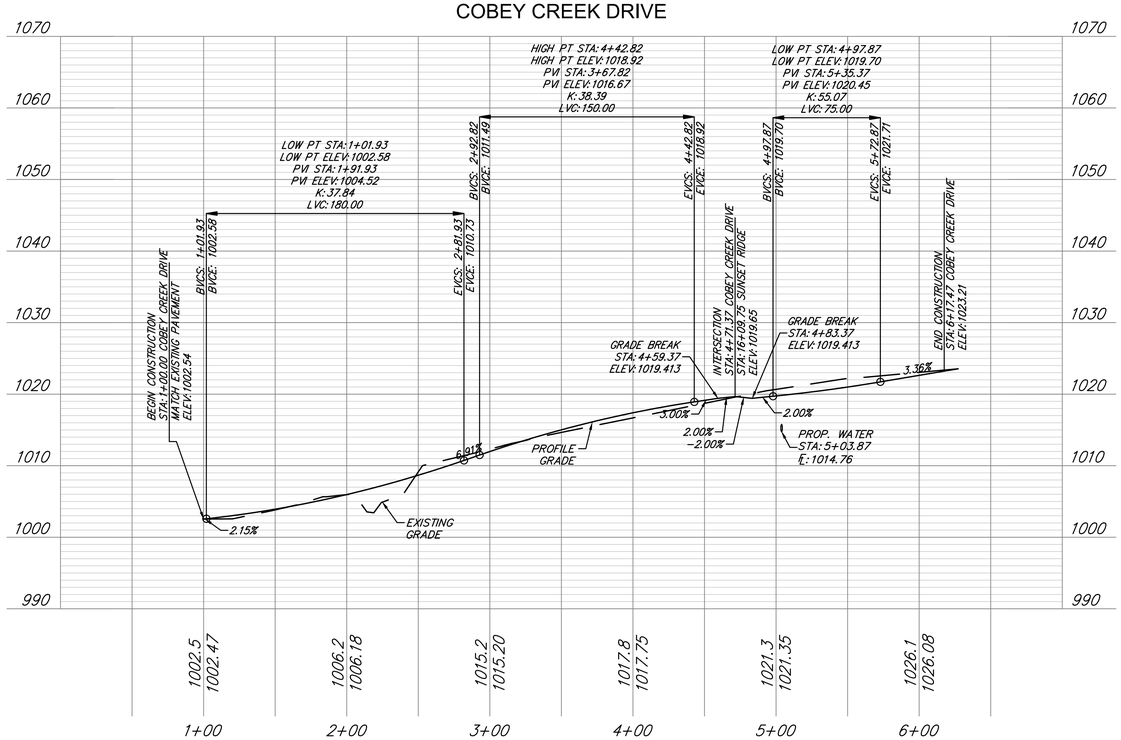
SHEET TITLE
SUNSET RIDGE PLAN & PROFILE (2)

SHEET NUMBER
C201
11 OF 77





COBEY CREEK DRIVE



LEGEND

- PROP. STREET ℄
- PROP. RIGHT-OF-WAY
- PROP. UTILITY EASEMENT
- PROP. BUILDING SETBACK
- PROP. LOT LINE
- PROP. WATER LINE (W W W)
- PROP. SSWR (SS)
- PROP. SSWR SERVICE (SSS SSS SSS SSS)
- PROP. LOCAL/ACCESS PVMT.
- PROP. COLLECTOR PVMT.
- PROP. SIDEWALK
- EXISTING SIDEWALK

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CLAYTON PROPERTIES GROUP

COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO: 21KC10060
DRAWN BY: JK
CHECK BY: JB
ISSUED FOR: REVIEW
ISSUED DATE: 10/01/2024

STATE OF MISSOURI
JEFFREY D. BARTZ
NUMBER PE-2012022594
10/01/2024
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation
COA 00062

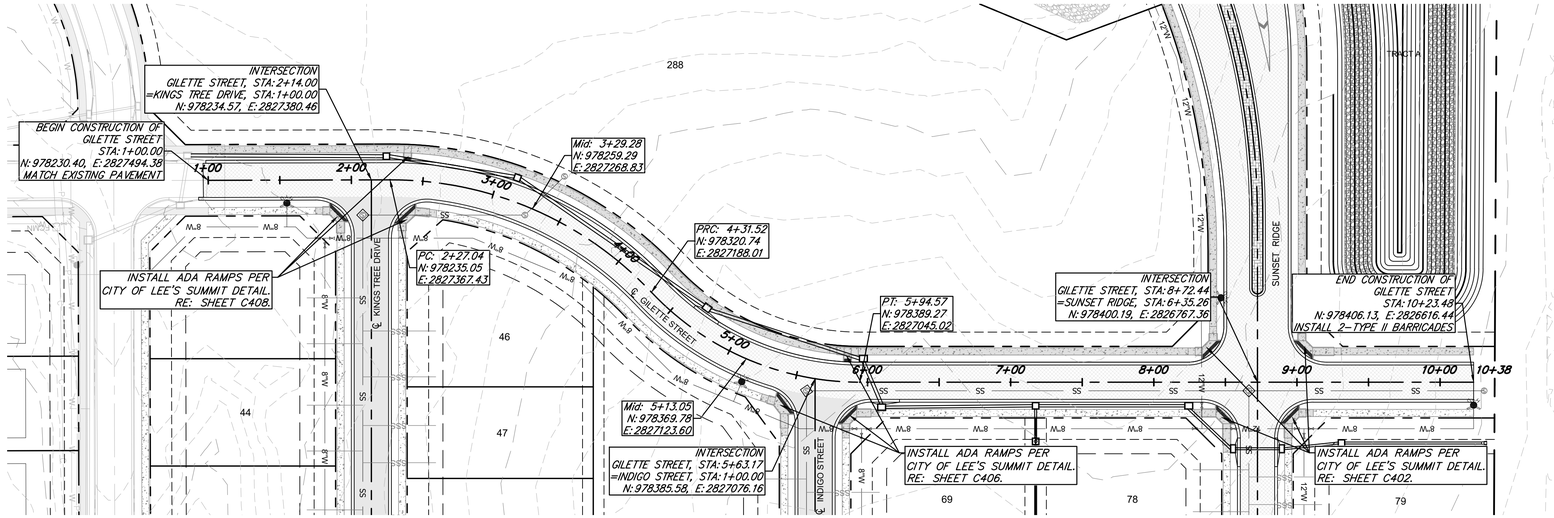
SHEET TITLE

COBEY CREEK DRIVE PLAN & PROFILE

SHEET NUMBER

C202

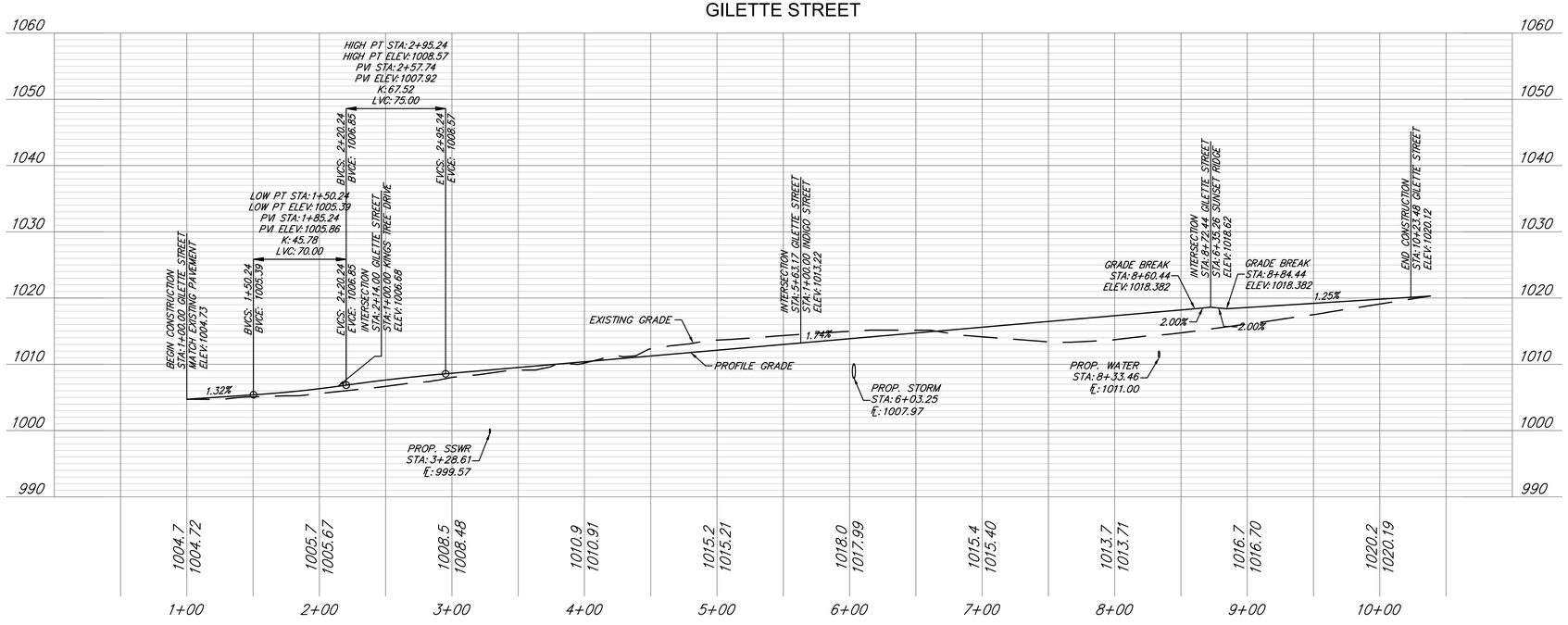
12 OF 77



0 50 100
10
0
HORIZ.: 1"=50'
VERT.: 1"=10'

N

GILETTE STREET



LEGEND

- PROP. STREET ℄
- PROP. RIGHT-OF-WAY
- PROP. UTILITY EASEMENT
- PROP. BUILDING SETBACK
- PROP. LOT LINE
- PROP. WATER LINE
- PROP. SSWR
- PROP. SSWR SERVICE
- PROP. LOCAL/ACCESS PVMT.
- PROP. COLLECTOR PVMT.
- PROP. SIDEWALK
- EXISTING SIDEWALK

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

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STATE OF MISSOURI
JEFFREY W. BARTZ
NUMBER PE-2012022594
10/01/2024
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation COA 00062

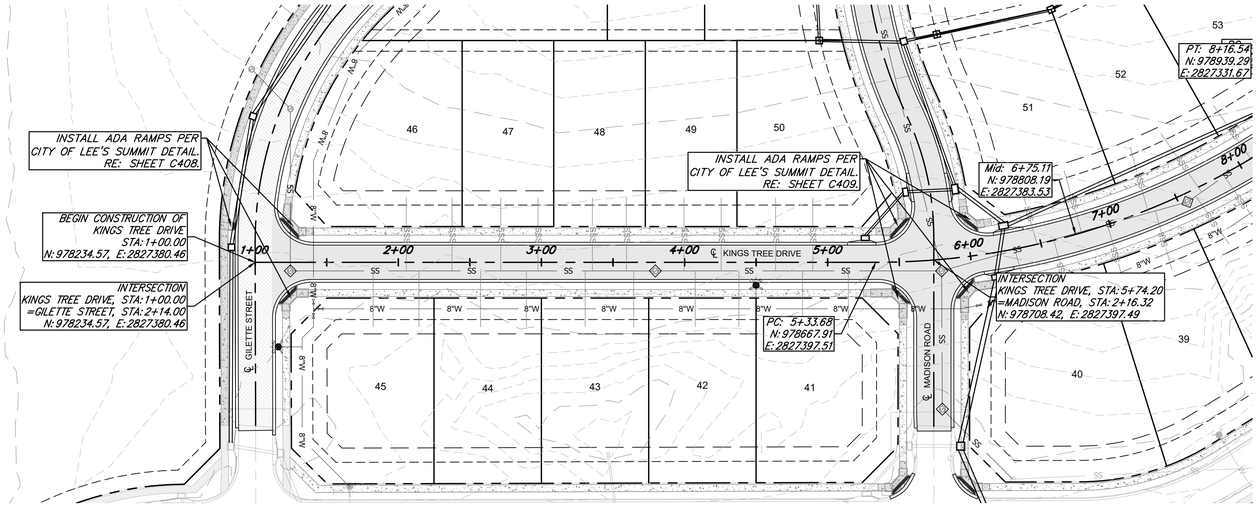
SHEET TITLE

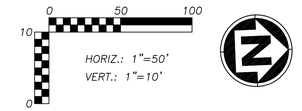
GILLETTE STREET PLAN & PROFILE

SHEET NUMBER

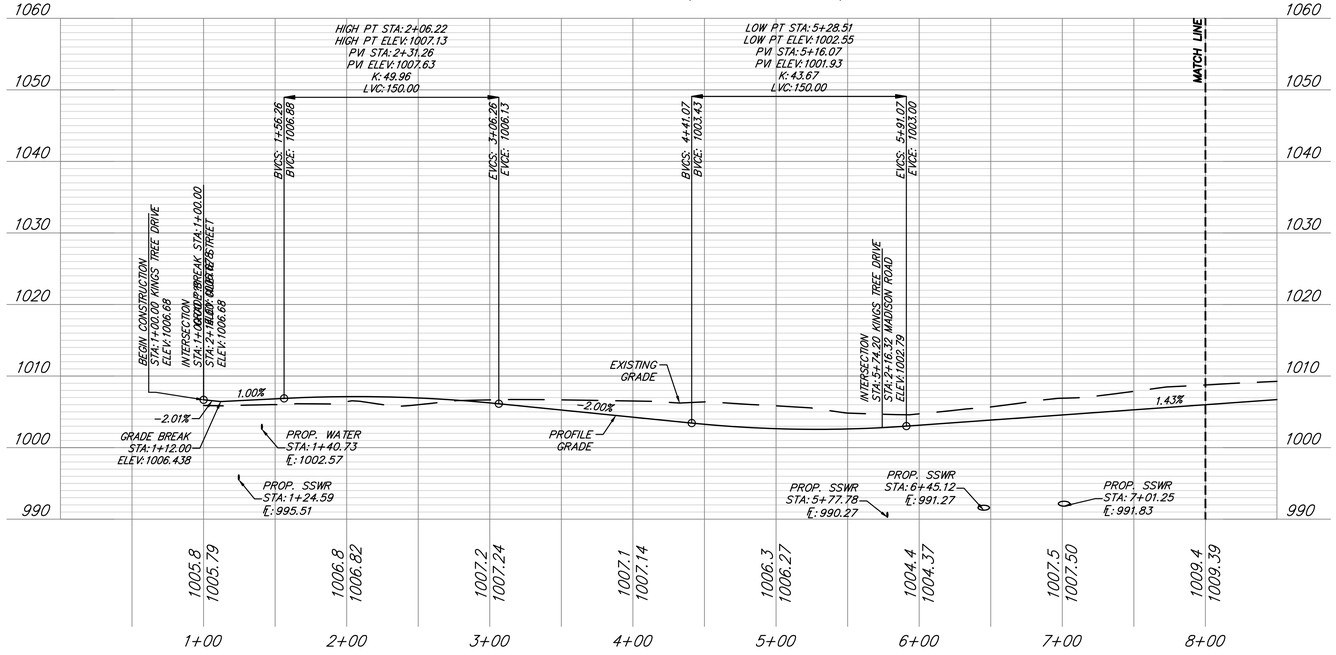
C203

13 OF 77





KINGS TREE DRIVE (STA. 1+00-8+00)



LEGEND

- PROP. STREET ℄
- PROP. RIGHT-OF-WAY
- PROP. UTILITY EASEMENT
- PROP. BUILDING SETBACK
- PROP. LOT LINE
- PROP. WATER LINE
- PROP. SSWR
- PROP. SSWR SERVICE
- PROP. LOCAL/ACCESS PVMT.
- PROP. COLLECTOR PVMT.
- PROP. SIDEWALK
- EXISTING SIDEWALK

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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10/01/2024
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

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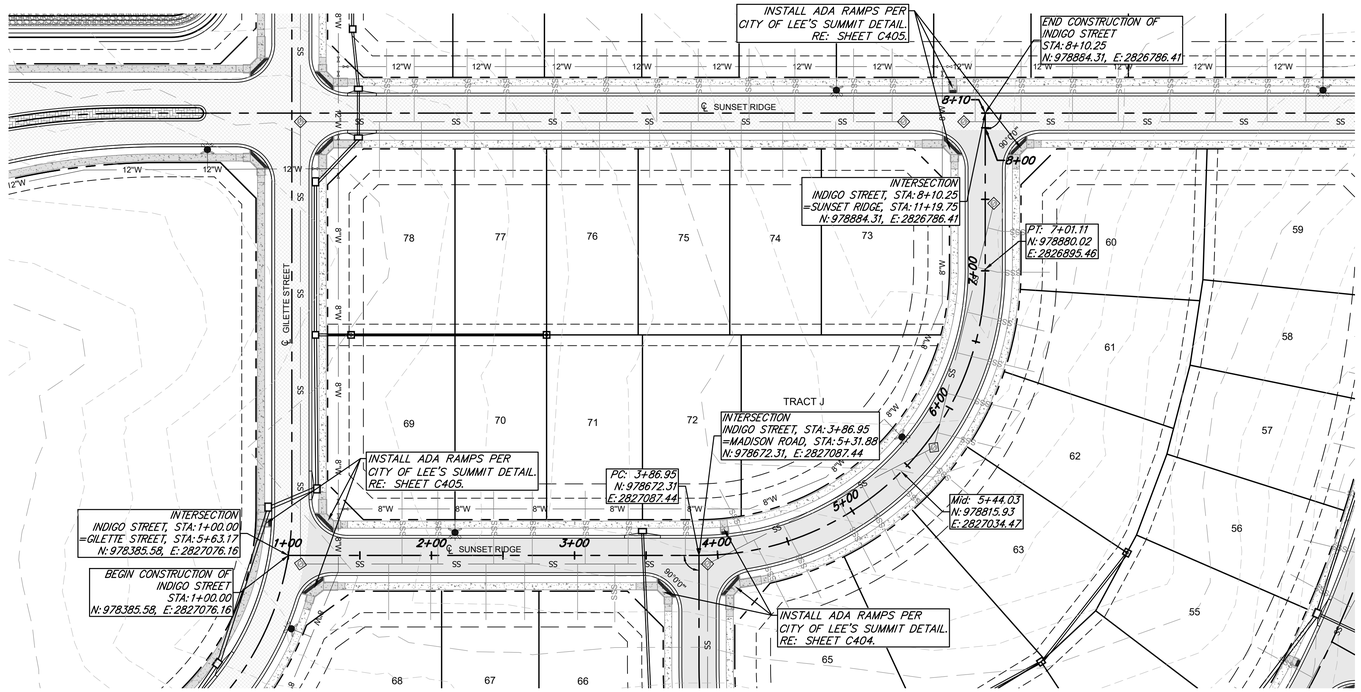
SHEET TITLE

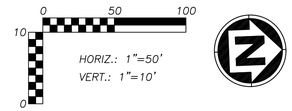
KINGS TREE DRIVE PLAN & PROFILE

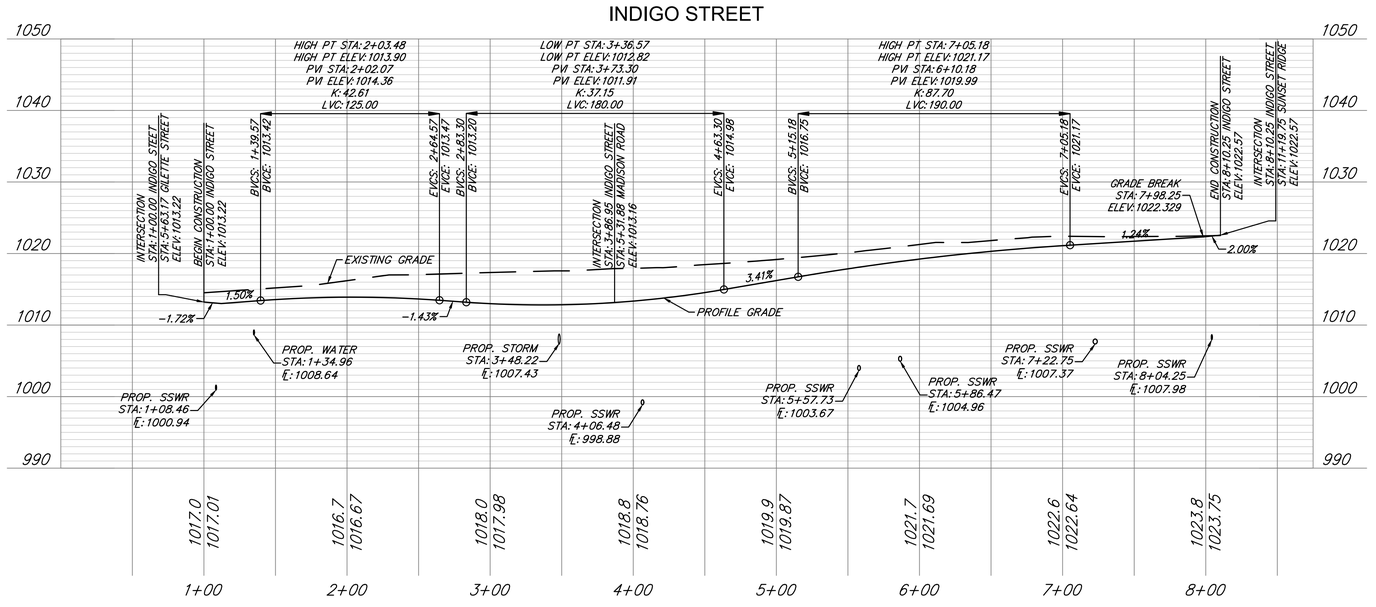
SHEET NUMBER

C204

14 OF 77







LEGEND

- PROP. STREET ℄
- PROP. RIGHT-OF-WAY
- PROP. UTILITY EASEMENT
- PROP. BUILDING SETBACK
- PROP. LOT LINE
- PROP. WATER LINE
- PROP. SSWR
- PROP. SSWR SERVICE
- PROP. LOCAL/ACCESS PVMT.
- PROP. COLLECTOR PVMT.
- PROP. SIDEWALK
- PROP. RIPRAP
- EXISTING SIDEWALK

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NUMBER PE-2012022594
10/01/2024
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation COA 00062

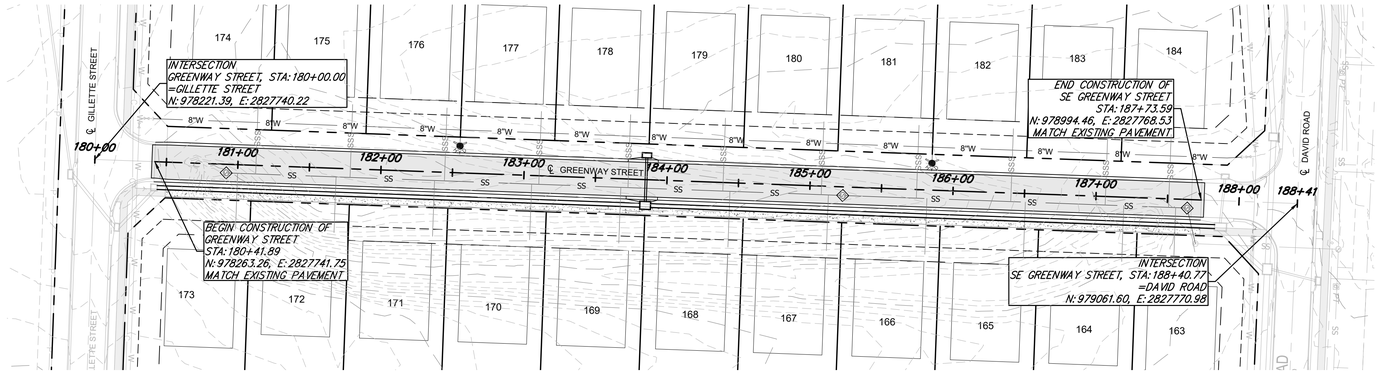
SHEET TITLE

INDIGO STREET PLAN & PROFILE

SHEET NUMBER

C205

15 OF 77



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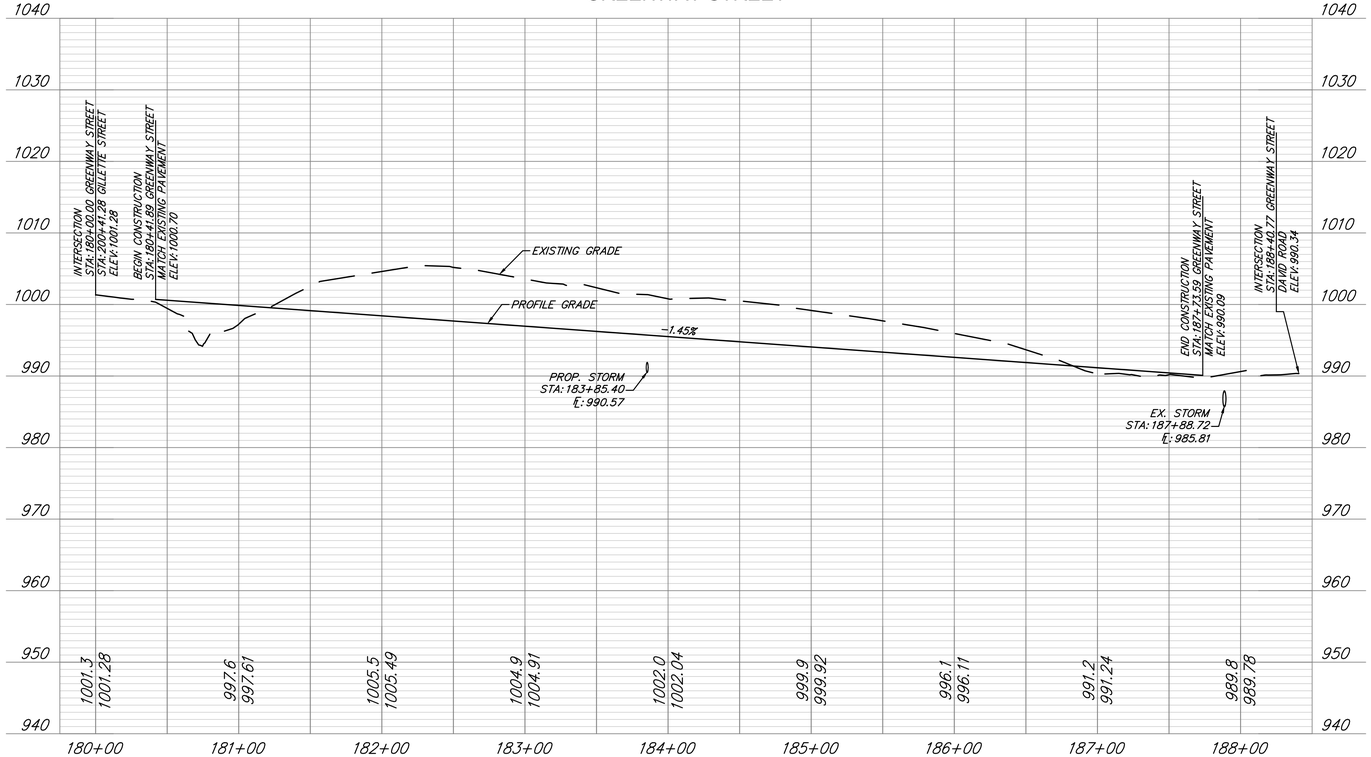
HORIZ.: 1"=50'
VERT.: 1"=10'

GREENWAY STREET



LEGEND

- PROP. STREET ℄
- PROP. RIGHT-OF-WAY
- PROP. UTILITY EASEMENT
- PROP. BUILDING SETBACK
- PROP. LOT LINE
- PROP. WATER LINE
- PROP. SSWR
- PROP. SSWR SERVICE
- PROP. LOCAL/ACCESS PVMT.
- PROP. SIDEWALK
- EXISTING SIDEWALK

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

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ISSUED DATE: 10/01/2024

STATE OF MISSOURI
JEFFREY W. BARTZ
NUMBER PE-2012022594
10/01/2024
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation
COA 00062

SHEET TITLE

GREENWAY STREET PLAN & PROFILE

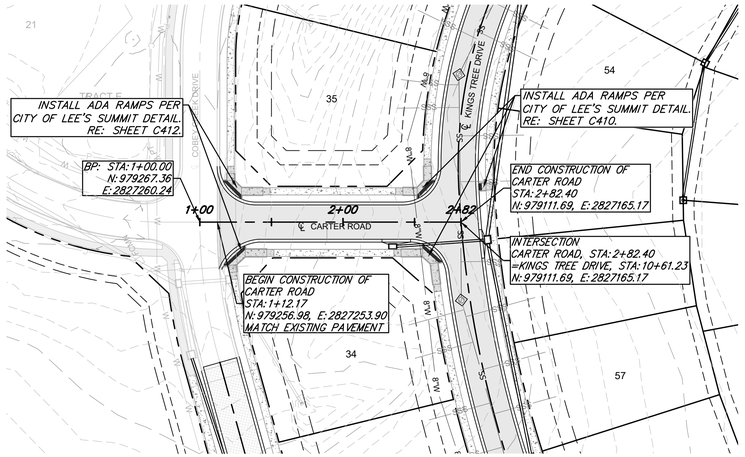
SHEET NUMBER

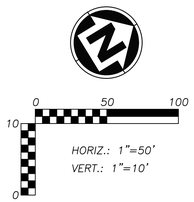
C206

16 OF 77

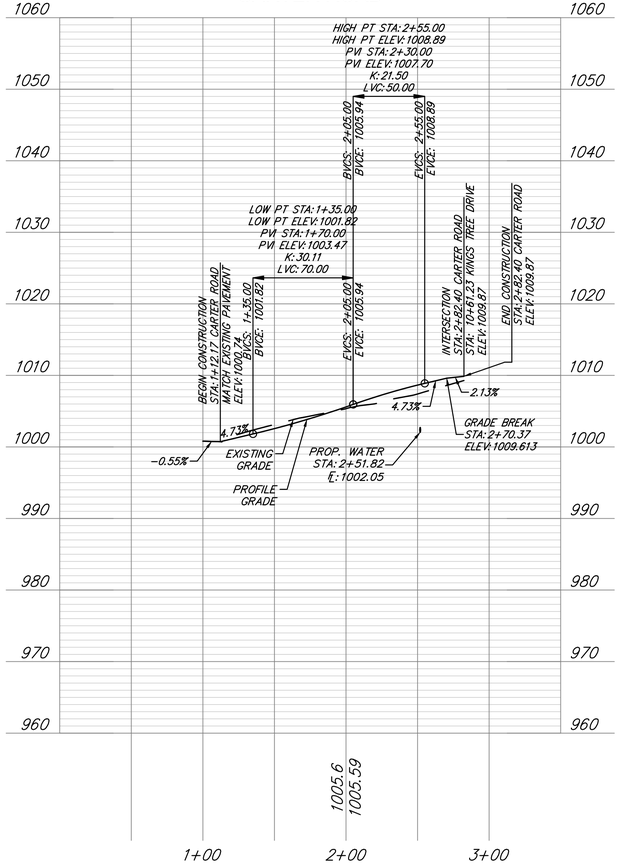
LEGEND

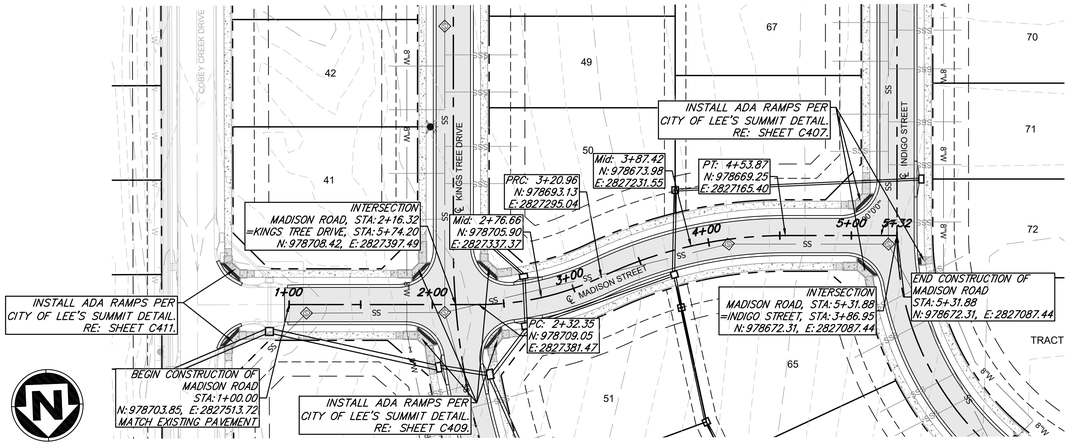
PROP. STREET ℄
PROP. RIGHT-OF-WAY
PROP. UTILITY EASEMENT
PROP. BUILDING SETBACK
PROP. LOT LINE
PROP. WATER LINE
PROP. SSWR
PROP. SSWR SERVICE
PROP. STREET PAVEMENT
PROP. SIDEWALK
PROP. RIPRAP
EXISTING SIDEWALK

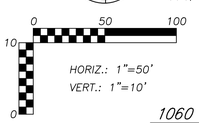




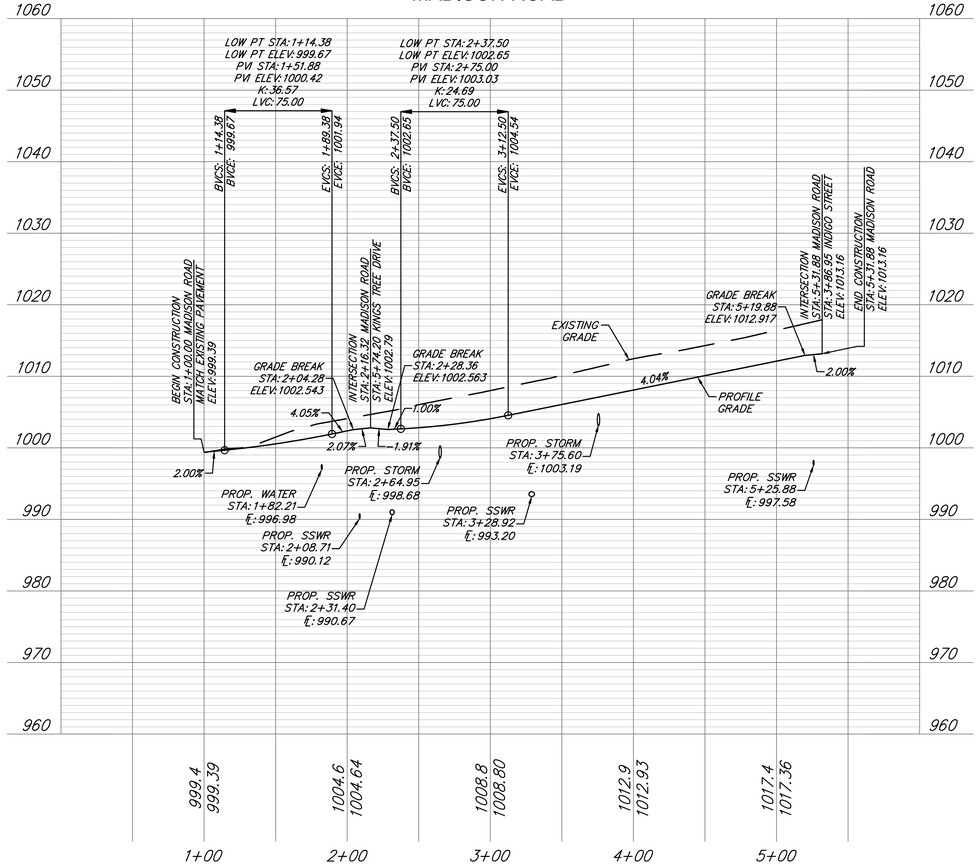
CARTER ROAD







MADISON ROAD



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CLAYTON PROPERTIES GROUP

COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING INFORMATION

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DRAWN BY: JK
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ISSUED FOR: REVIEW
ISSUED DATE: 10/01/2024

STATE OF MISSOURI
JEFFREY BARTZ
NUMBER PE-2012022594
10/01/2024
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation COA 00062

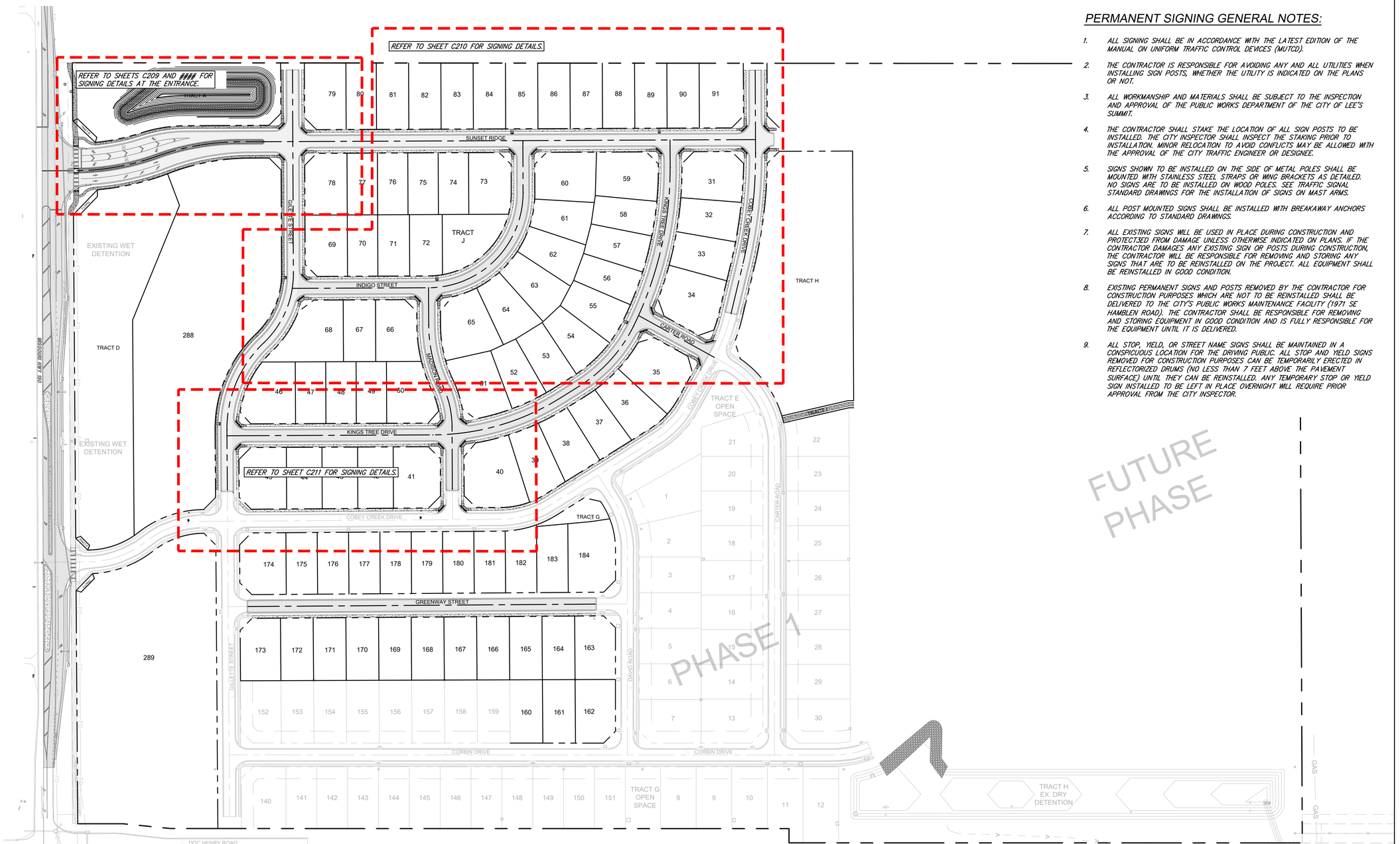
SHEET TITLE

CARTER ROAD - MADISON ROAD PLAN & PROFILE

SHEET NUMBER

C207

17 OF 77



PERMANENT SIGNING GENERAL NOTES:

1. ALL SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. THE CONTRACTOR IS RESPONSIBLE FOR AVOIDING ANY AND ALL UTILITIES WHEN INSTALLING SIGN POSTS, WHETHER THE UTILITY IS INDICATED ON THE PLANS OR NOT.
3. ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE PUBLIC WORKS DEPARTMENT OF THE CITY OF LEE'S SUMMIT.
4. THE CONTRACTOR SHALL STAKE THE LOCATION OF ALL SIGN POSTS TO BE INSTALLED. THE CITY INSPECTOR SHALL INSPECT THE STAKING PRIOR TO INSTALLATION. MINOR RELOCATION TO AVOID CONFLICTS MAY BE ALLOWED WITH THE APPROVAL OF THE CITY TRAFFIC ENGINEER OR DESIGNEE.
5. SIGNS SHOWN TO BE INSTALLED ON THE SIDE OF METAL POLES SHALL BE MOUNTED WITH STAINLESS STEEL STRAPS OR WING BRACKETS AS DETAILED. NO SIGNS ARE TO BE INSTALLED ON WOOD POLES. SEE TRAFFIC SIGNAL STANDARD DRAWINGS FOR THE INSTALLATION OF SIGNS ON MAST ARMS.
6. ALL POST MOUNTED SIGNS SHALL BE INSTALLED WITH BREAKAWAY ANCHORS ACCORDING TO STANDARD DRAWINGS.
7. ALL EXISTING SIGNS WILL BE USED IN PLACE DURING CONSTRUCTION AND PROTECT3ED FROM DAMAGE UNLESS OTHERWISE INDICATED ON PLANS. IF THE CONTRACTOR DAMAGES ANY EXISTING SIGN OR POSTS DURING CONSTRUCTION, THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING AND STORING ANY SIGNS THAT ARE TO BE REINSTALLED ON THE PROJECT. ALL EQUIPMENT SHALL BE REINSTALLED IN GOOD CONDITION.
8. EXISTING PERMANENT SIGNS AND POSTS REMOVED BY THE CONTRACTOR FOR CONSTRUCTION PURPOSES WHICH ARE NOT TO BE REINSTALLED SHALL BE DELIVERED TO THE CITY'S PUBLIC WORKS MAINTENANCE FACILITY (1971 SE HAMBLEN ROAD). THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND STORING EQUIPMENT IN GOOD CONDITION AND IS FULLY RESPONSIBLE FOR THE EQUIPMENT UNTIL IT IS DELIVERED.
9. ALL STOP, YIELD, OR STREET NAME SIGNS SHALL BE MAINTAINED IN A CONSPICUOUS LOCATION FOR THE DRIVING PUBLIC. ALL STOP AND YIELD SIGNS REMOVED FOR CONSTRUCTION PURPOSES CAN BE TEMPORARILY ERECTED IN REFLECTORIZED DRUMS (NO LESS THAN 7 FEET ABOVE THE PAVEMENT SURFACE) UNTIL THEY CAN BE REINSTALLED. ANY TEMPORARY STOP OR YIELD SIGN INSTALLED TO BE LEFT IN PLACE OVERNIGHT WILL REQUIRE PRIOR APPROVAL FROM THE CITY INSPECTOR.

ALL SIGNAGE SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT STANDARD DETAILS AND SPECIFICATIONS PER SECTION 3000 OF THE DESIGN AND CONSTRUCTION MANUAL. REFER TO DETAILS SHEET C704 AND C705.

HORIZONTAL
100' 0 100' 200'
SCALE IN FEET SCALE: 1" = 100'

SIGNING PLAN SHEET LAYOUT

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CLAYTON PROPERTIES GROUP

COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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JEFFREY W. BARTZ
NUMBER PE-2012022594
10/01/2024
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation
COA 00062

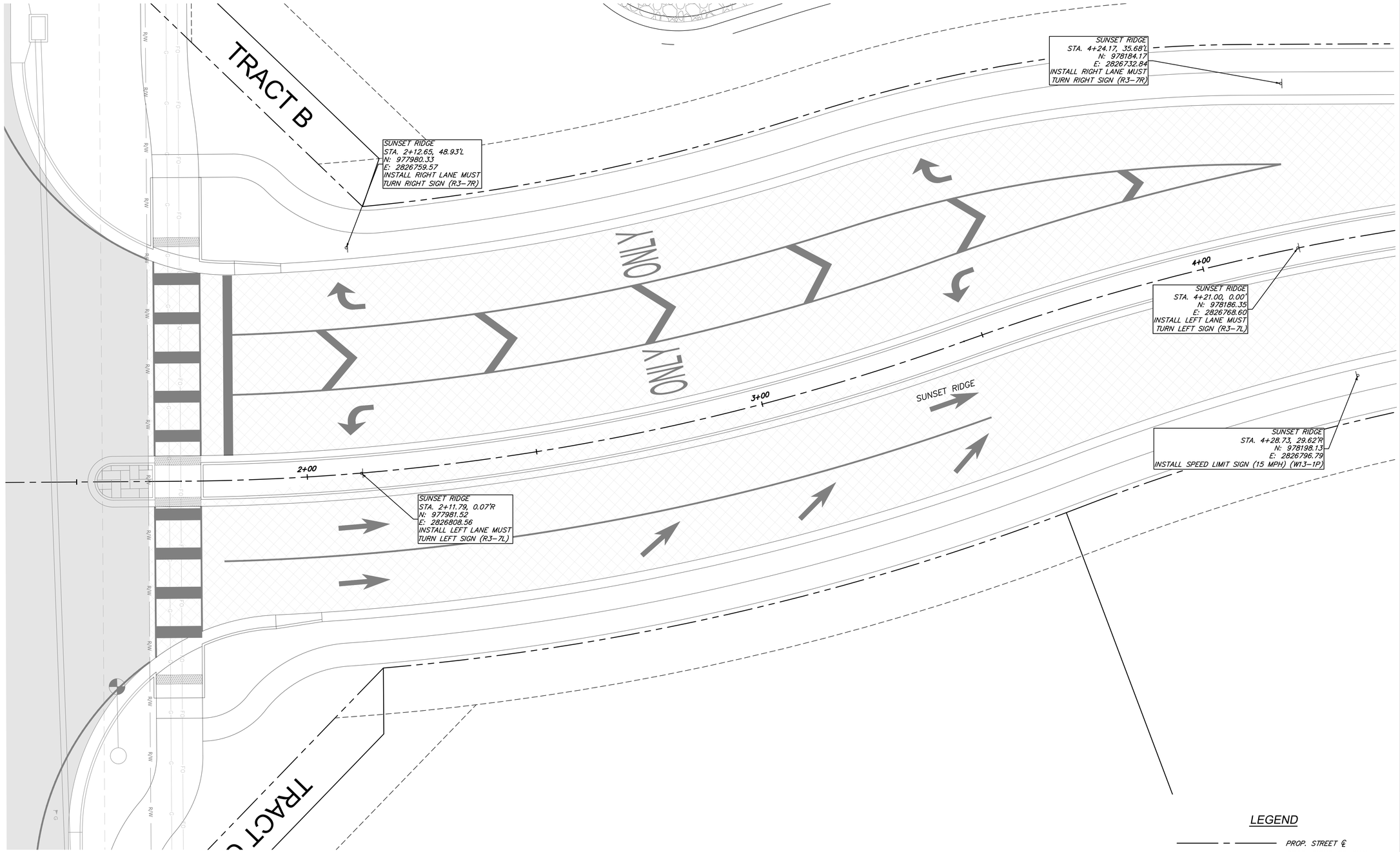
SHEET TITLE

SIGNAGE GENERAL LAYOUT PLAN

SHEET NUMBER

C208

18 OF 77



INTERSECTION OF SUNSET RIDGE & HWY-150

HORIZONTAL
10' 0 10' 20'
SCALE IN FEET SCALE: 1" = 10'

LEGEND

- PROP. STREET ℄
- PROP. RIGHT-OF-WAY
- PROP. UTILITY EASEMENT
- PROP. BUILDING SETBACK
- PROP. LOT LINE
- PROP. WATER LINE
- PROP. SSWR
- PROP. LOCAL/ACCESS PVMT.
- PROP. COLLECTOR PVMT.

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COBEY CREEK - 2ND PLAT

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COA 00062

SHEET TITLE

SIGNAGE PLAN - SUNSET RIDGE & HWY 150

SHEET NUMBER

C209

19 OF 77

Plotted on: Oct 01, 2024 - 3:30pm G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10060 - SHTS - ENRTY SIGNAGE.dwg Layout: SIGNAGE PLAN - SUNSET RIDGE & HWY 150

LEGEND

PROP. STREET ℄
PROP. RIGHT-OF-WAY
PROP. UTILITY EASEMENT
PROP. BUILDING SETBACK
PROP. LOT LINE
W W W PROP. WATER LINE
SS PROP. SSWR
PROP. LOCAL/ACCESS PVMT.
PROP. COLLECTOR PVMT.

GILETTE STREET
STA. 9+14.86, 16.80'L
N: 978385.07
E: 2826724.31
INSTALL STOP SIGN (R1-1)

SUNSET RIDGE
STA. 6+72.45, 15.80'L
N: 978437.98
E: 2826753.04
INSTALL STOP SIGN (R1-1)

SUNSET RIDGE
STA. 5+69.76, 0.00'
N: 978334.75
E: 2826764.78
INSTALL DIVIDED ROAD SIGN (W6-1)

GILETTE STREET
STA. 8+36.94, 16.29'R
N: 978415.08
E: 2826803.47
INSTALL STOP SIGN (R1-1)

INDIGO STREET
STA. 7+74.92, 16.29'R
N: 978899.20
E: 2826822.35
INSTALL STOP SIGN (R1-1)

KINGS TREE DRIVE
STA. 14+03.71, 16.25'R
N: 979208.87
E: 2826836.03
INSTALL STOP SIGN (R1-1)

SUNSET RIDGE
STA. 15+73.32, 16.64'R
N: 979336.88
E: 2826820.86
INSTALL STOP SIGN (R1-1)

INDIGO STREET
STA. 1+35.76, 16.54'L
N: 978421.97
E: 2827061.04
INSTALL STOP SIGN (R1-1)

MADISON ROAD
STA. 4+95.47, 16.21'R
N: 978687.08
E: 2827124.46
INSTALL STOP SIGN (R1-1)

CARTER ROAD
STA. 2+49.03, 16.42'R
N: 979148.74
E: 2827168.55
INSTALL STOP SIGN (R1-1)

CARTER ROAD
STA. 1+33.00, 17.85'L
N: 979229.89
E: 2827258.27
INSTALL STOP SIGN (R1-1)

79 80 81 82 83 84 85 86 87 88 89 90 91
78 77 76 75 74 73
60 31
61 58 32
69 70 71 72 TRACT J 57 33
62
56
63
64 55
68 67 66 65 54
53
52
51

℄ SUNSET RIDGE
℄ GILETTE STREET
℄ INDIGO STREET
℄ MADISON ROAD
℄ KINGS TREE DRIVE
℄ CARTER ROAD
℄ COBEY CREEK DRIVE

HORIZONTAL
40' 0 40' 80'
SCALE IN FEET SCALE: 1" = 40'

SIGNING PLAN

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COBEY CREEK - 2ND PLAT

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STATE OF MISSOURI
JEFFREY W. BARTZ
NUMBER PE-2012022594
10/01/2024
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation COA 00062

SHEET TITLE

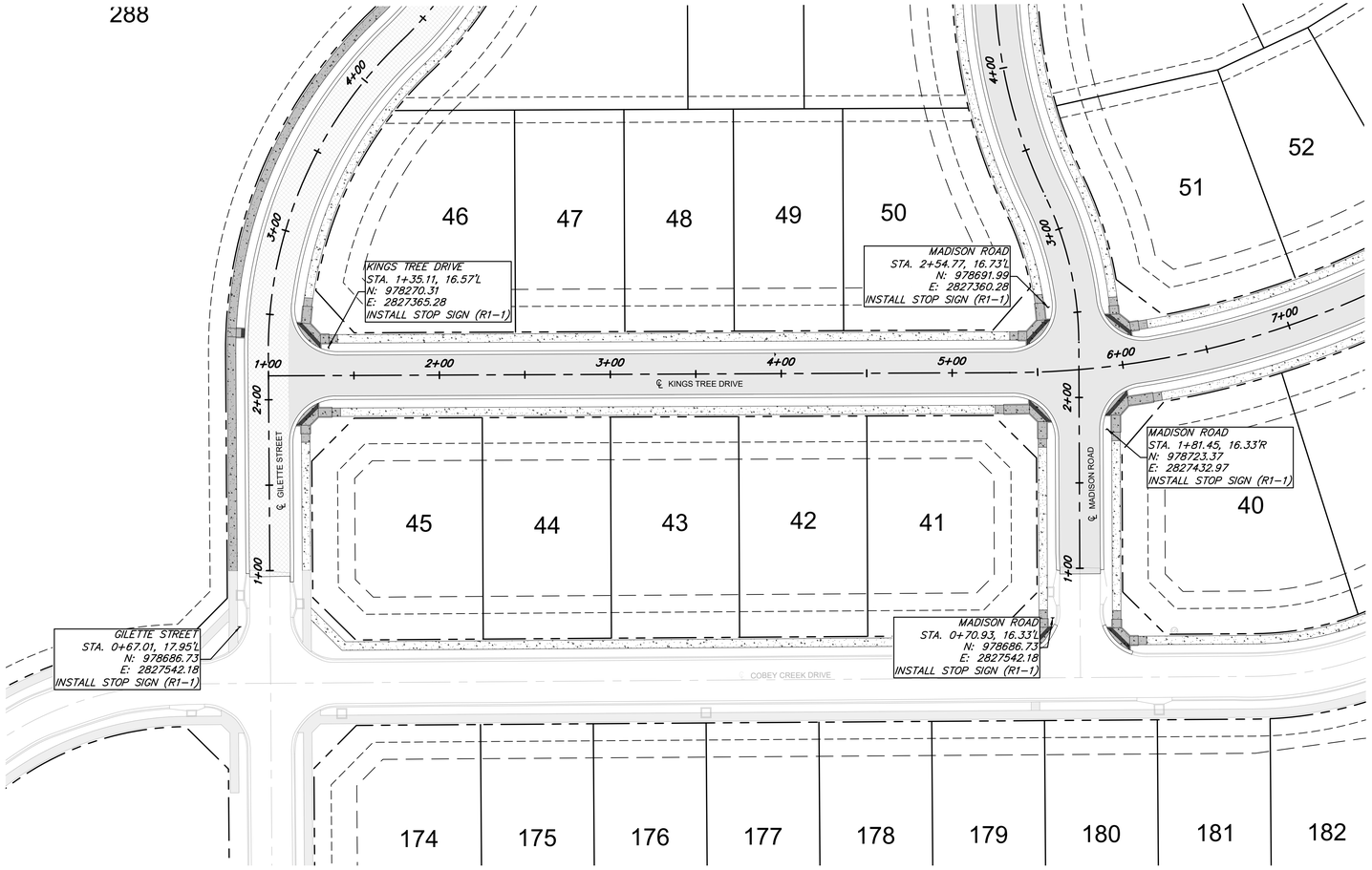
SIGNAGE PLAN

SHEET NUMBER

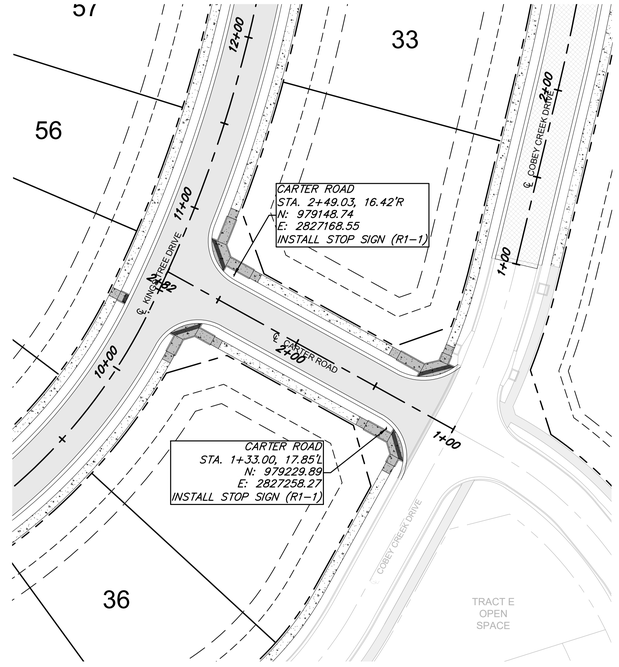
C210

20 OF 77

Plotted on: Oct 01, 2024 - 3:30pm G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10060 - SHTS - ENRTY SIGNAGE.dwg Layout: SIGNAGE PLAN



SIGNING PLAN



SIGNING PLAN

LEGEND

- PROP. STREET ℄
- PROP. RIGHT-OF-WAY
- PROP. UTILITY EASEMENT
- PROP. BUILDING SETBACK
- PROP. LOT LINE
- PROP. WATER LINE (W)
- PROP. SSWR (SS)
- PROP. LOCAL/ACCESS PVMT.
- PROP. COLLECTOR PVMT.

HORIZONTAL
40' 0 40' 80'
SCALE IN FEET SCALE: 1" = 40'

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CLAYTON PROPERTIES GROUP

COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO: 21KC10060
DRAWN BY: JK
CHECK BY: JB
ISSUED FOR: REVIEW
ISSUED DATE: 10/01/2024

STATE OF MISSOURI
JEFFREY W. BARTZ
NUMBER PE-2012022594
10/01/2024
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation
COA 00062

SHEET TITLE

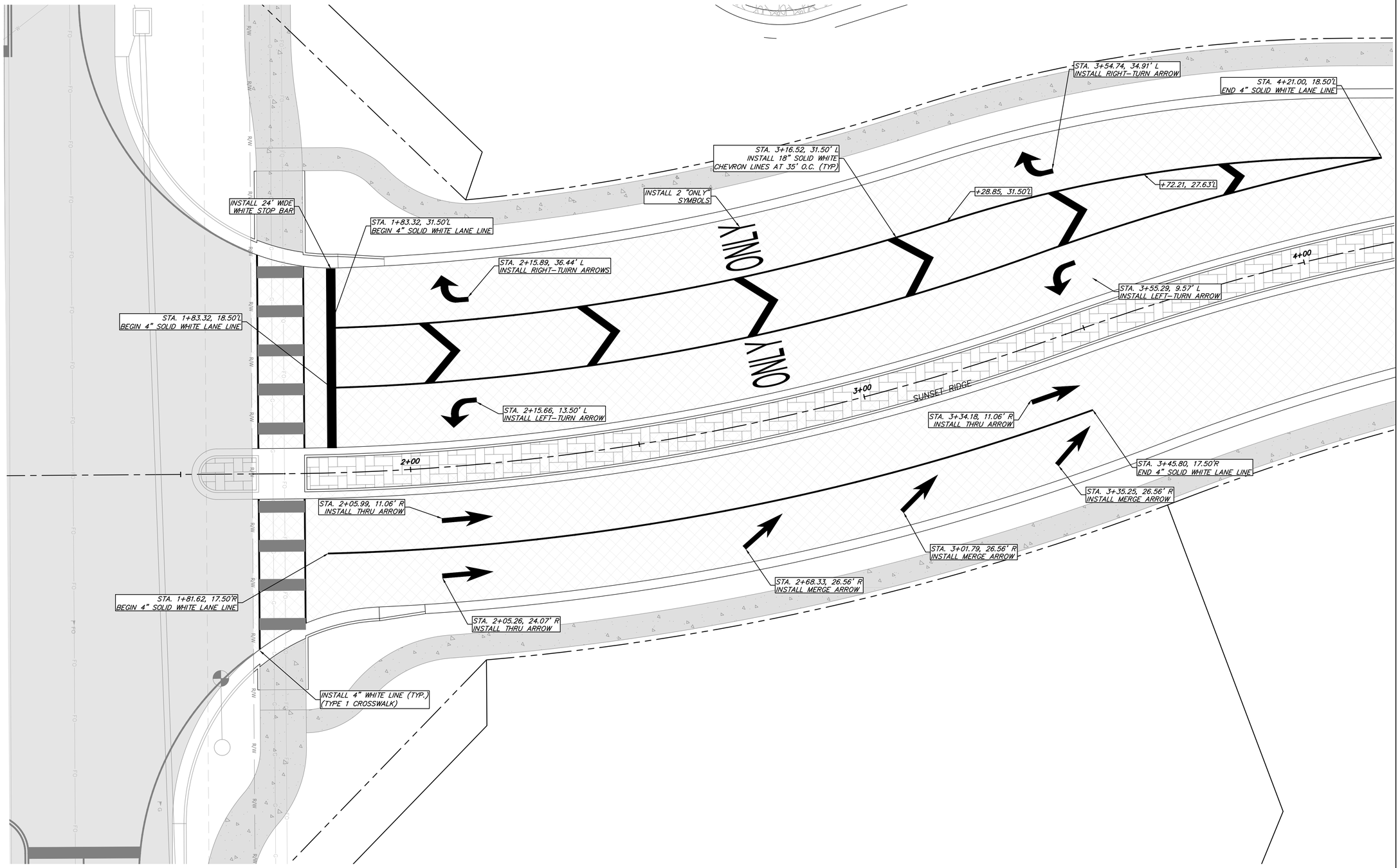
SIGNAGE PLAN (2)

SHEET NUMBER

C211

21 OF 77

Plotted on: Oct 01, 2024 - 3:30pm G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10060 - SHTS - ENRTY SIGNAGE.dwg Layout: SIGNAGE PLAN (2)



INTERSECTION OF SUNSET RIDGE & HWY-150

HORIZONTAL

10' 0 10' 20'

SCALE IN FEET SCALE: 1" = 10'

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

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ISSUED DATE: 10/01/2024

STATE OF MISSOURI
JEFFREY W. BARTZ
NUMBER PE-2012022594
PROFESSIONAL ENGINEER
10/01/2024

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

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SHEET TITLE

STRIPING PLAN

SHEET NUMBER

C212

22 OF 77

Plotted on: Oct 01, 2024 - 3:32pm G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10060 - SHTS - ENRTY STRIPING.dwg Layout: STRIPING PLAN

LEGEND

- PROP. STREET ℄
- PROP. RIGHT-OF-WAY
- PROP. UTILITY EASEMENT
- PROP. BUILDING SETBACK
- PROP. LOT LINE
- PROP. WATER LINE (W)
- PROP. SANITARY SEWER (SS)
- SLOPE DIRECTION
- PROP. STREET PAVEMENT
- PROP. 5' SIDEWALK
- DRY CURB & GUTTER

EOP = EDGE OF PAVEMENT

TP = TOP OF PAVEMENT

TS = TOP OF SIDEWALK

B-B = BACK OF CURB TO BACK OF CURB

TYP = TYPICAL

TRACT B

TRACT C

℄ SUNSET RIDGE

MISSOURI HWY 150

EOP 1014.68

EOP 1013.40

EOP 1012.78

EOP 1012.80

EOP 1012.79

EOP 1011.39

EOP 1011.03

R44.00'

R463.50'

R200.00'

R513.50'

R506.50'

R541.50'

43.00' B-B

28.00' B-B

5.00' TYP.

REFER TO SEPARATE MODOT HWY-150 IMPROVEMENT PLANS.

REFER TO SEPARATE MODOT HWY-150 IMPROVEMENT PLANS FOR MATCHING PAVEMENT CONNECTION AND INTERSECTION DETAILS

INSTALL 5.0' WIDE SIDEWALK PER CITY OF LEE'S SUMMIT DETAIL (TYP.).

INSTALL ADA RAMP PER CITY OF LEE'S SUMMIT DETAIL (TYP.) RE: SHEET C401

INSTALL MODOT TYPE B CURB AND GUTTER PER MODOT STANDARD DETAIL.

INSTALL TYPE CG-1 STRAIGHT BACK PER CITY OF LEE'S SUMMIT DETAIL (TYP.).

INSTALL TYPE CG-1 STRAIGHT BACK DRY CURB PER CITY OF LEE'S SUMMIT DETAIL (TYP.).

INSTALL TYPE CG-1 STRAIGHT BACK CURB PER CITY OF LEE'S SUMMIT DETAIL (TYP.).

12"W

HORIZONTAL

10' 0 10' 20'

SCALE IN FEET

SCALE: 1" = 10'

SUNSET RIDGE & HWY-150 INTERSECTION DETAIL

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO: 21KC10060
DRAWN BY: JK
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ISSUED DATE: 10/01/2024

STATE OF MISSOURI
JEFFREY W. BARTZ
NUMBER PE-2012022594
10/01/2024
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation
COA 00062

SHEET TITLE

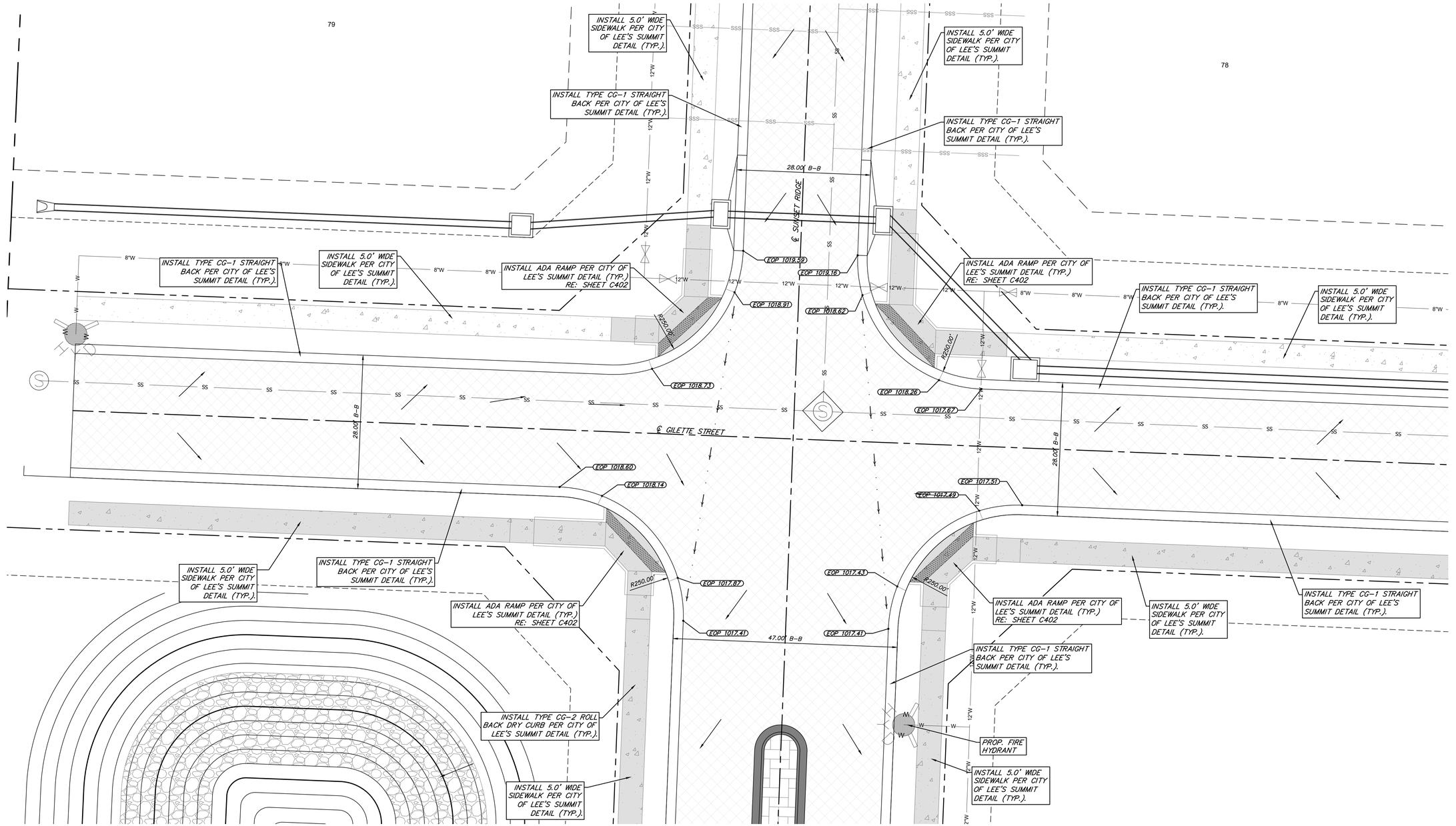
SUNSET RIDGE & HWY 150 INTERSECTION DETAIL

SHEET NUMBER

C300

23 OF 77

Plotted on: Oct 01, 2024 - 3:33pm G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10060 - SHTS - INTERSECTION DTLS.dwg Layout: 1



SUNSET RIDGE AND GILETTE STREET INTERSECTION DETAIL

LEGEND

- PROP. STREET ℄
- PROP. RIGHT-OF-WAY
- PROP. UTILITY EASEMENT
- PROP. BUILDING SETBACK
- PROP. LOT LINE
- PROP. WATER LINE
- PROP. SANITARY SEWER
- SLOPE DIRECTION
- PROP. STREET PAVEMENT
- PROP. 5' SIDEWALK TO BE CONSTRUCTED DURING STREET CONSTRUCTION
- PROP. 5' SIDEWALK
- DRY CURB & GUTTER

EOP = EDGE OF PAVEMENT
TP = TOP OF PAVEMENT
TS = TOP OF SIDEWALK
B-B = BACK OF CURB TO BACK OF CURB
TYP = TYPICAL

HORIZONTAL
10' 0 10' 20'
SCALE IN FEET SCALE: 1" = 10'

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

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DRAWING INFORMATION

PROJECT NO: 21KC10060
DRAWN BY: JK
CHECK BY: JB
ISSUED FOR: REVIEW
ISSUED DATE: 10/01/2024

STATE OF MISSOURI JEFFREY T. BARTZ NUMBER PE-2012022594 10/01/2024 PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation
COA 00062

SHEET TITLE

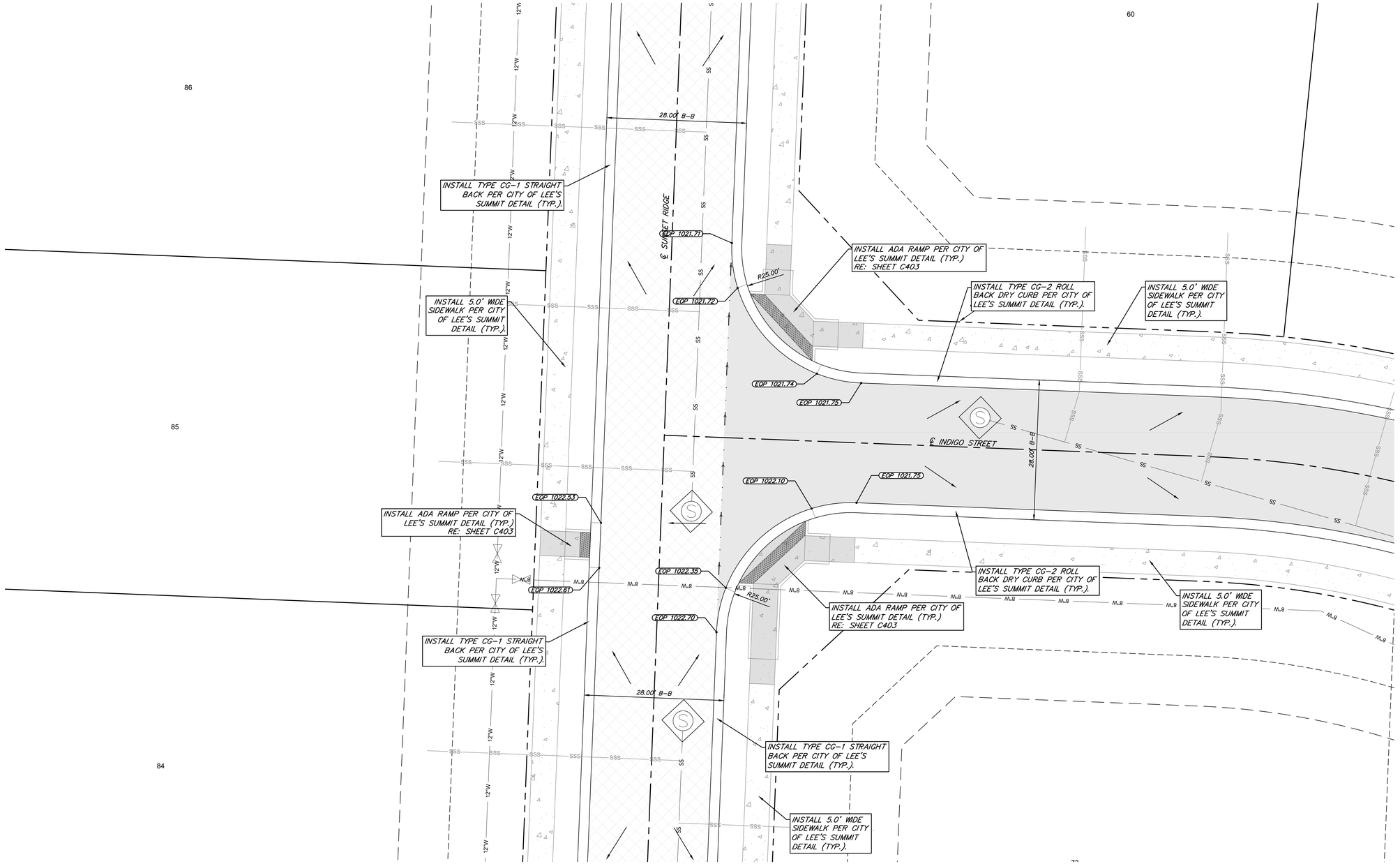
SUNSET RIDGE & GILETTE STREET INTERSECTION DETAIL

SHEET NUMBER

C301

24 OF 77

Plotted on: Oct 01, 2024 - 3:33pm G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10060 - SHTS - INTERSECTION DTLS.dwg Layout: 2



SUNSET RIDGE AND INDIGO STREET INTERSECTION DETAIL

LEGEND

- PROP. STREET ℄
- PROP. RIGHT-OF-WAY
- PROP. UTILITY EASEMENT
- PROP. BUILDING SETBACK
- PROP. LOT LINE
- PROP. WATER LINE (W)
- PROP. SANITARY SEWER (SS)
- SLOPE DIRECTION
- PROP. STREET PAVEMENT
- PROP. 5' SIDEWALK TO BE CONSTRUCTED DURING STREET CONSTRUCTION
- PROP. 5' SIDEWALK
- DRY CURB & GUTTER

EOP = EDGE OF PAVEMENT
TP = TOP OF PAVEMENT
TS = TOP OF SIDEWALK
B-B = BACK OF CURB TO BACK OF CURB
TYP = TYPICAL

HORIZONTAL
10' 0 10' 20'
SCALE IN FEET
SCALE: 1" = 10'

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

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ISSUED DATE: 10/01/2024

STATE OF MISSOURI
JEFFREY W. BARTZ
NUMBER PE-2012022594
10/01/2024
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

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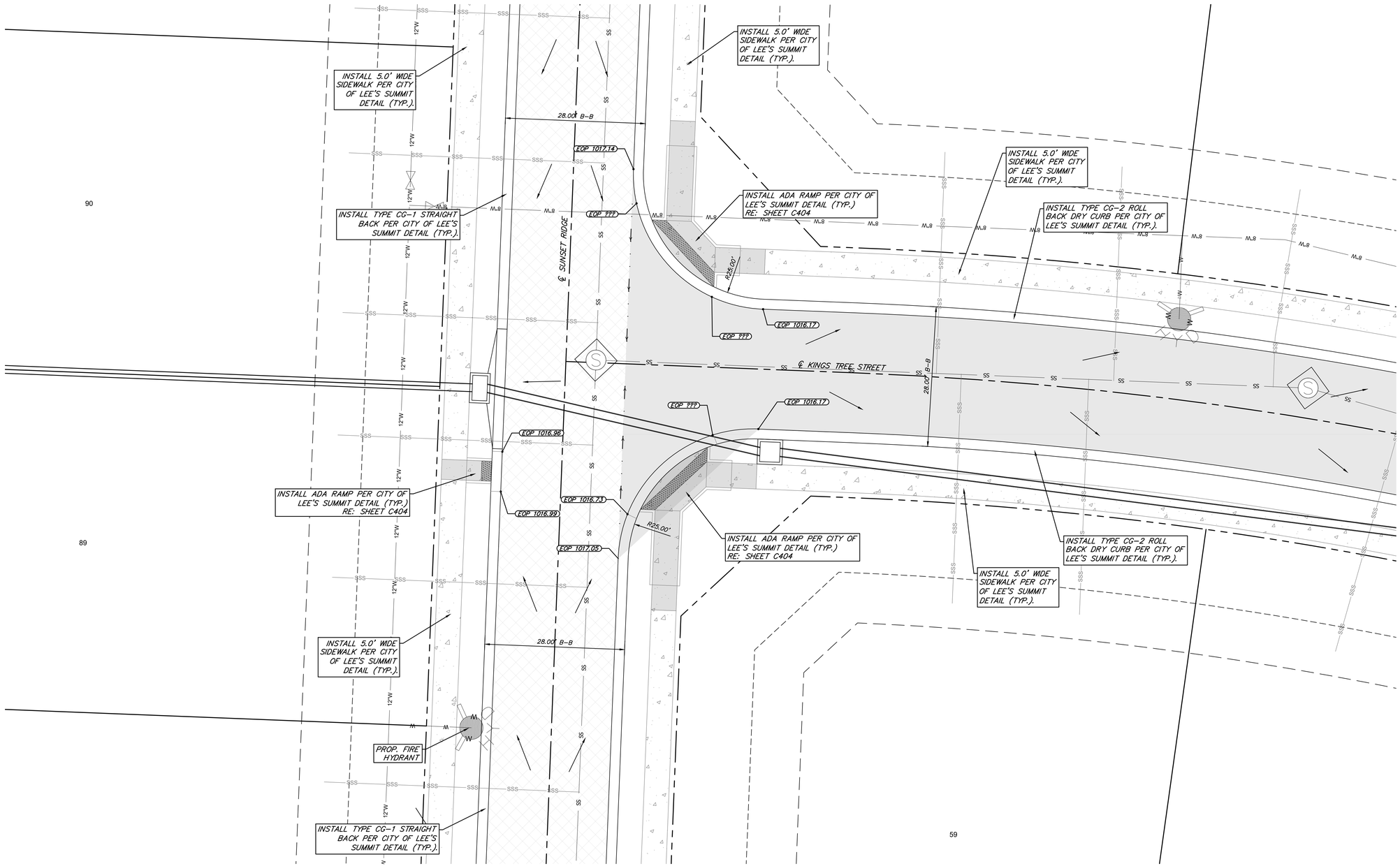
SHEET TITLE

SUNSET RIDGE & INDIGO STREET INTERSECTION DETAIL

SHEET NUMBER

C302

25 OF 77



SUNSET RIDGE AND KINGS TREE DRIVE INTERSECTION DETAIL

LEGEND

- PROP. STREET ℄
- PROP. RIGHT-OF-WAY
- PROP. UTILITY EASEMENT
- PROP. BUILDING SETBACK
- PROP. LOT LINE
- PROP. WATER LINE
- PROP. SANITARY SEWER
- SLOPE DIRECTION
- PROP. STREET PAVEMENT
- PROP. 5' SIDEWALK TO BE CONSTRUCTED DURING STREET CONSTRUCTION
- PROP. 5' SIDEWALK
- DRY CURB & GUTTER

EOP = EDGE OF PAVEMENT
TP = TOP OF PAVEMENT
TS = TOP OF SIDEWALK
B-B = BACK OF CURB TO BACK OF CURB
TYP. = TYPICAL

HORIZONTAL
10' 0 10' 20'
SCALE IN FEET
SCALE: 1" = 10'

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO: 21KC10060
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ISSUED DATE: 10/01/2024

STATE OF MISSOURI
JEFFREY DARTZ
NUMBER PE-2012022594
10/01/2024
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

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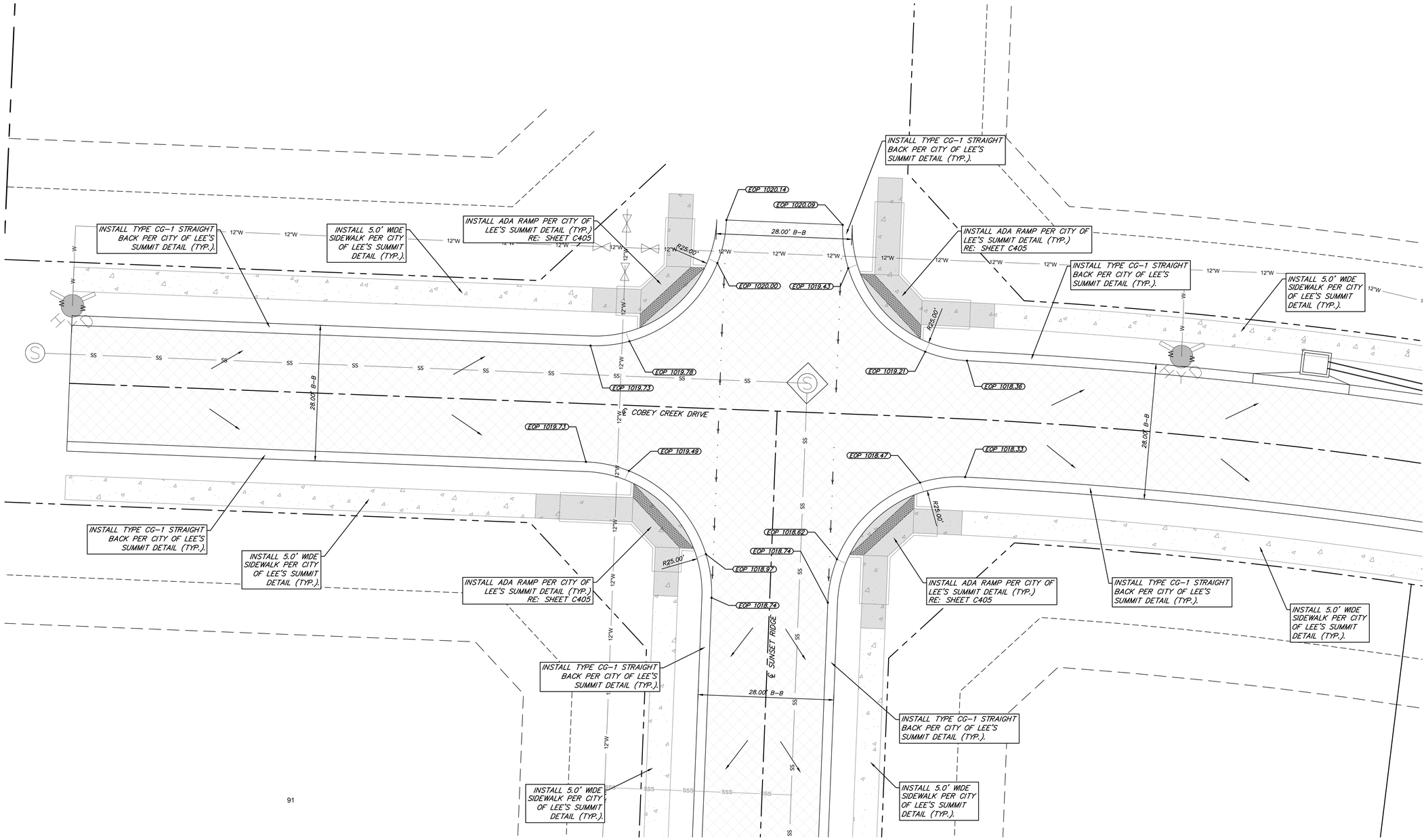
SHEET TITLE
SUNSET RIDGE & KINGS TREE DRIVE INTERSECTION DETAIL

SHEET NUMBER
C303
26 OF 77



91

SUNSET RIDGE AND COBEY CREEK DRIVE DRIVE INTERSECTION DETAIL

LEGEND

- PROP. STREET ℄
- PROP. RIGHT-OF-WAY
- PROP. UTILITY EASEMENT
- PROP. BUILDING SETBACK
- PROP. LOT LINE
- PROP. WATER LINE
- PROP. SANITARY SEWER
- SLOPE DIRECTION
- PROP. STREET PAVEMENT
- PROP. 5' SIDEWALK TO BE CONSTRUCTED DURING STREET CONSTRUCTION
- PROP. 5' SIDEWALK
- DRY CURB & GUTTER

EOP = EDGE OF PAVEMENT
TP = TOP OF PAVEMENT
TS = TOP OF SIDEWALK
B-B = BACK OF CURB TO BACK OF CURB
TYP = TYPICAL

HORIZONTAL
10' 0 10' 20'
SCALE IN FEET
SCALE: 1" = 10'

Plotted on: Oct 01, 2024 - 3:34pm G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10060 - SHTS - INTERSECTION DTLS.dwg Layout: 5

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO: 21KC10060
DRAWN BY: JK
CHECK BY: JB
ISSUED FOR: REVIEW
ISSUED DATE: 10/01/2024

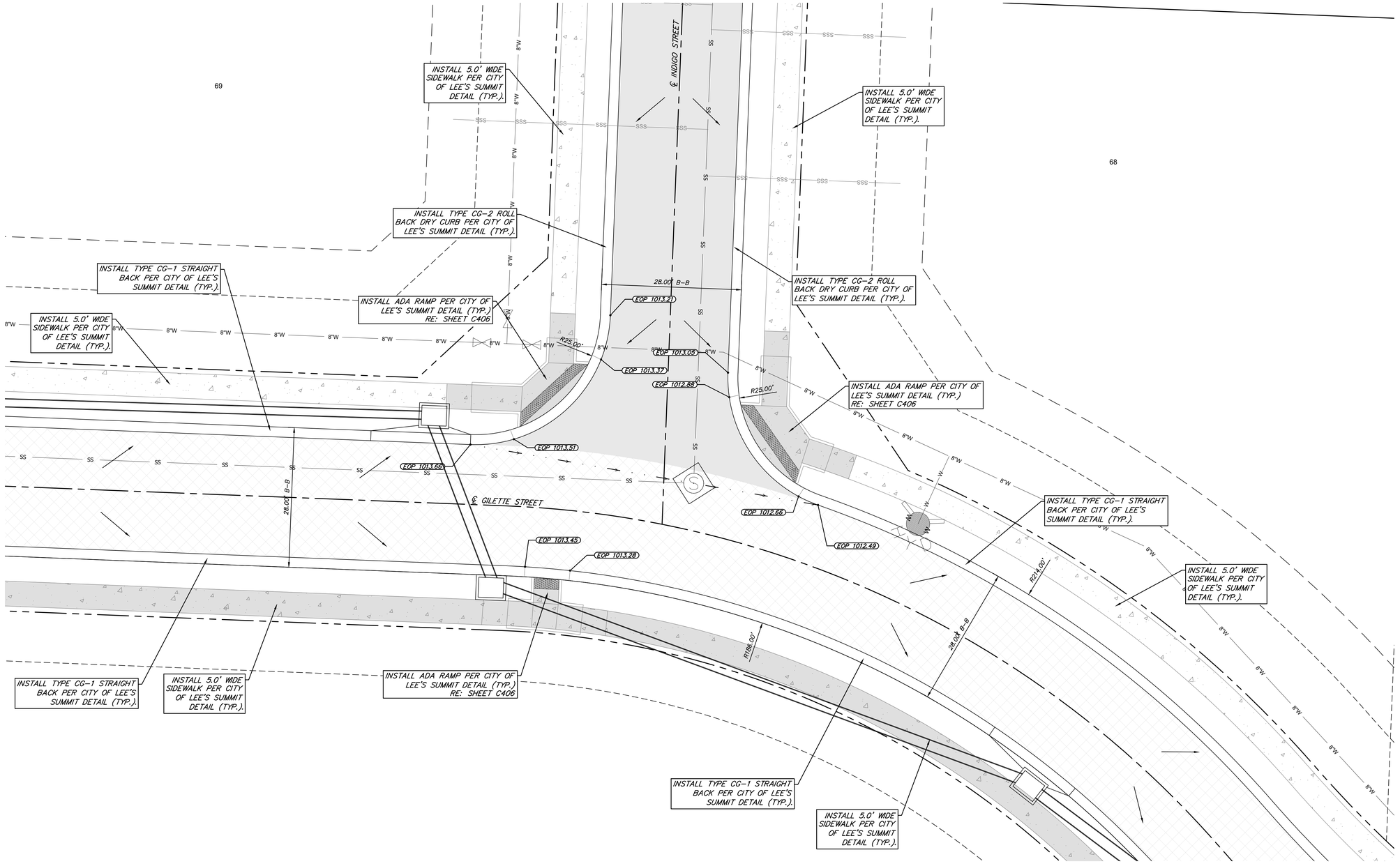
STATE OF MISSOURI
JEFFREY W. BARTZ
NUMBER PE-2012022594
10/01/2024
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation
COA 00062

SHEET TITLE
SUNSET RIDGE & COBEY CREEK DRIVE INTERSECTION DETAIL

SHEET NUMBER
C304
27 OF 77



GILETTE STREET & INDIGO STREET INTERSECTION DETAIL

LEGEND

- PROP. STREET ℄
- PROP. RIGHT-OF-WAY
- PROP. UTILITY EASEMENT
- PROP. BUILDING SETBACK
- PROP. LOT LINE
- PROP. WATER LINE
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TYP = TYPICAL

HORIZONTAL
10' 0 10' 20'
SCALE IN FEET
SCALE: 1" = 10'

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

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STATE OF MISSOURI
JEFFREY W. BARTZ
NUMBER PE-2012022594
10/01/2024
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

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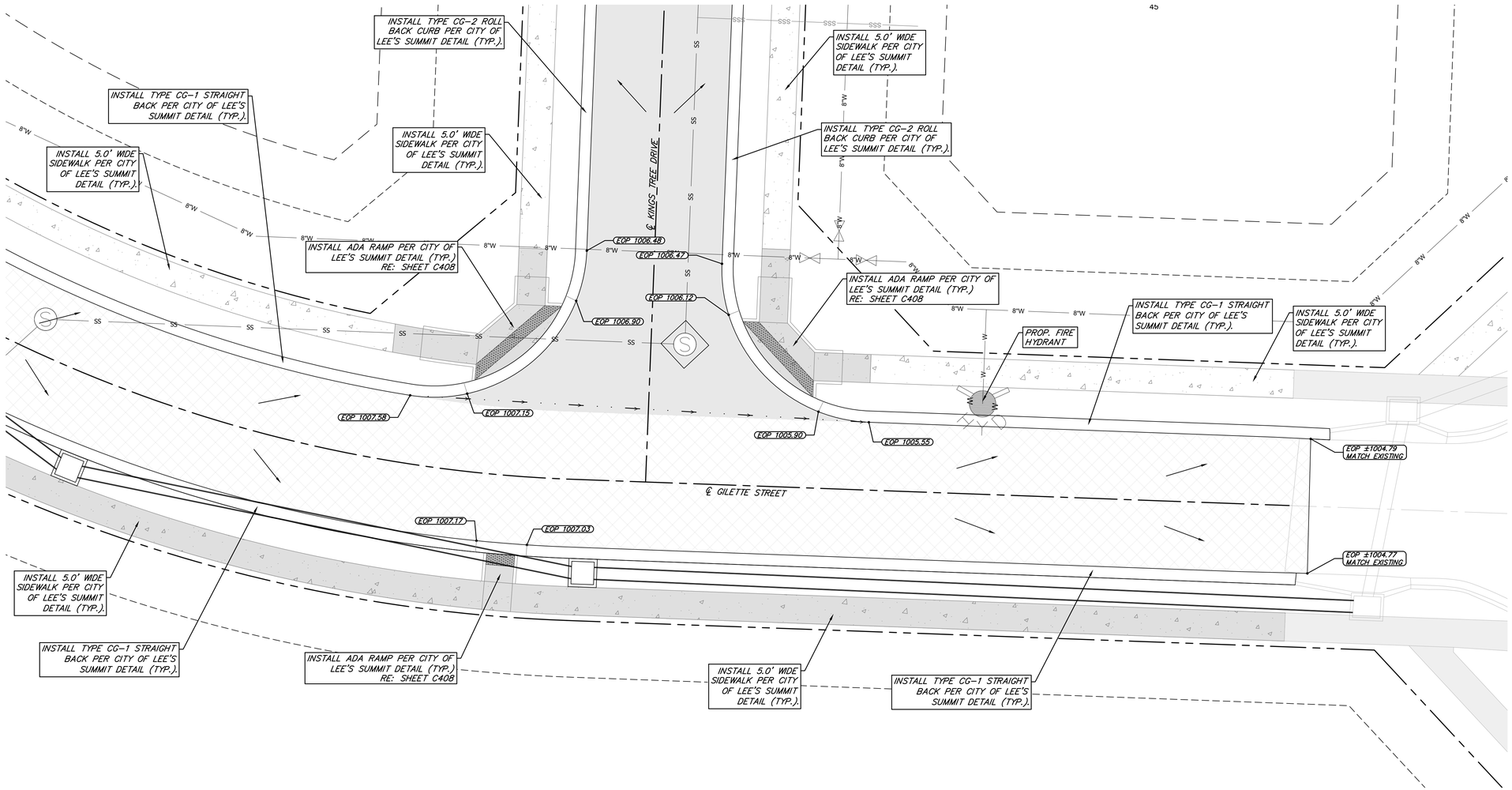
SHEET TITLE

GILETTE STREET & INDIGO STREET INTERSECTION DETAIL

SHEET NUMBER

C305

28 OF 77



GILETTE STREET & KINGS TREE DRIVE INTERSECTION DETAIL

LEGEND

- PROP. STREET ℄
- PROP. RIGHT-OF-WAY
- PROP. UTILITY EASEMENT
- PROP. BUILDING SETBACK
- PROP. LOT LINE
- PROP. WATER LINE
- PROP. SANITARY SEWER
- SLOPE DIRECTION
- PROP. STREET PAVEMENT
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TYP = TYPICAL

HORIZONTAL
10' 0 10' 20'
SCALE IN FEET SCALE: 1" = 10'

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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STATE OF MISSOURI
JEFFREY L. BARTZ
NUMBER PE-2012022594
10/01/2024
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

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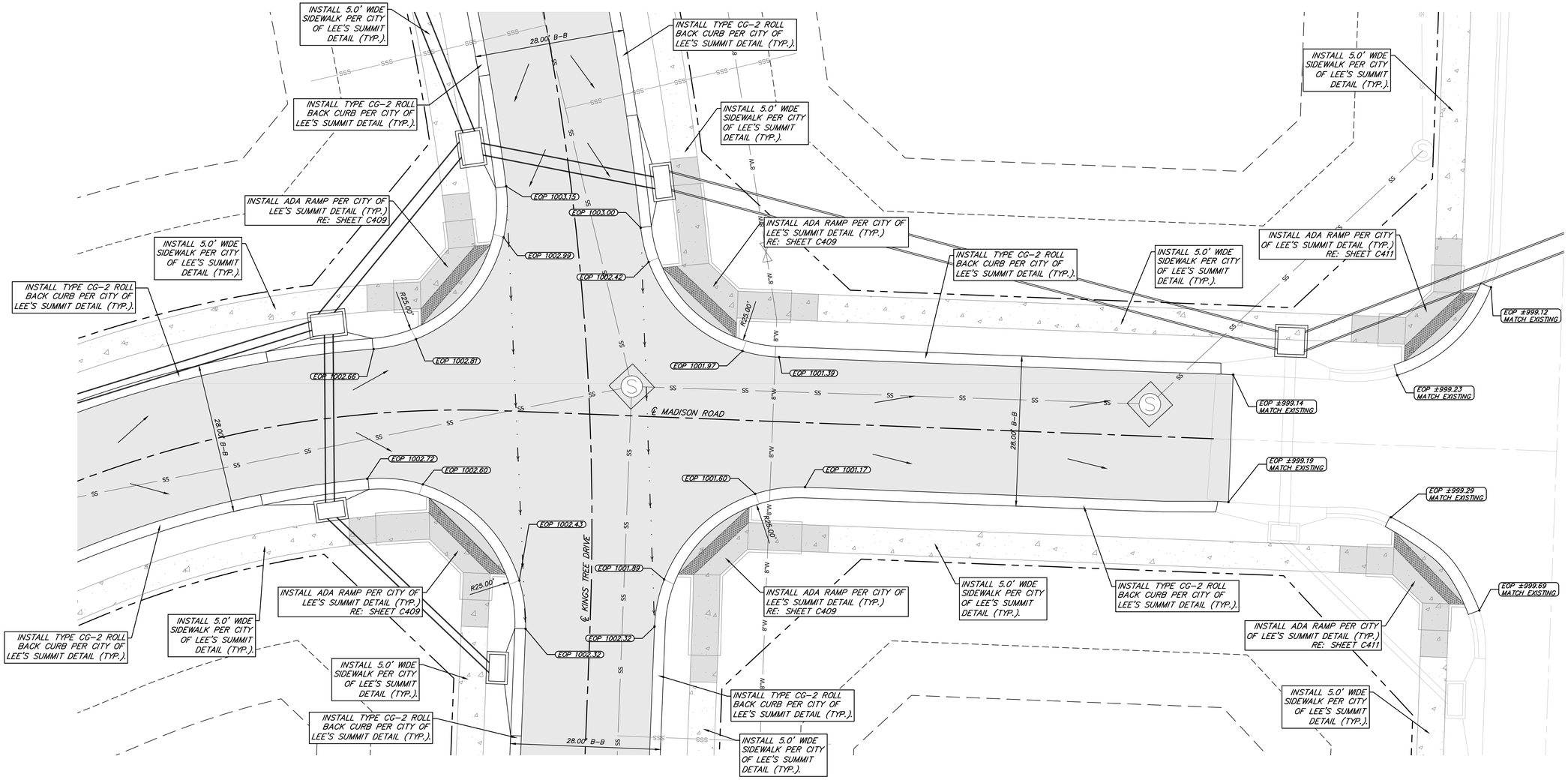
SHEET TITLE
GILETTE STREET & KINGS TREE DRIVE INTERSECTION DETAIL

SHEET NUMBER
C306
29 OF 77

Plotted on: Oct 01, 2024 - 3:35pm G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10060 - SHTS - INTERSECTION DTLS.dwg Layout: 8



MADISON ROAD & KINGS TREE DRIVE INTERSECTION DETAIL

LEGEND

- PROP. STREET ℄
- PROP. RIGHT-OF-WAY
- PROP. UTILITY EASEMENT
- PROP. BUILDING SETBACK
- PROP. LOT LINE
- PROP. WATER LINE
- PROP. SANITARY SEWER
- SLOPE DIRECTION
- PROP. STREET PAVEMENT
- PROP. 5' SIDEWALK TO BE CONSTRUCTED DURING STREET CONSTRUCTION
- PROP. 5' SIDEWALK
- DRY CURB & GUTTER

EOP = EDGE OF PAVEMENT
TP = TOP OF PAVEMENT
TS = TOP OF SIDEWALK
B-B = BACK OF CURB TO BACK OF CURB
TYP = TYPICAL

HORIZONTAL
10' 0 10' 20'
SCALE IN FEET SCALE: 1" = 10'

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

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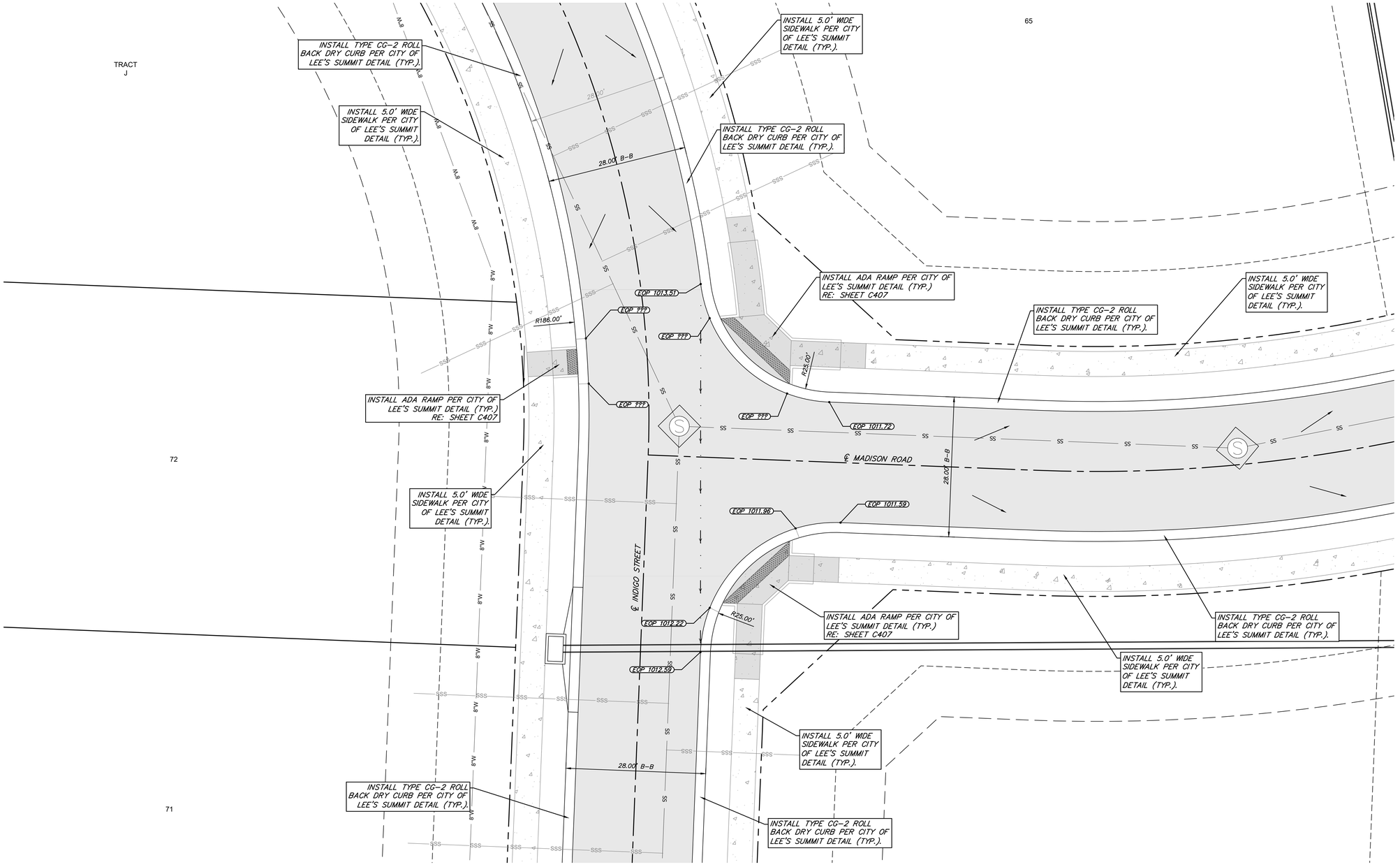
STATE OF MISSOURI
JEFFREY BARTZ
NUMBER PE-2012022594
10/01/2024
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation
COA 00062

SHEET TITLE
MADISON ROAD & KINGS TREE DRIVE INTERSECTION DETAIL

SHEET NUMBER
C307
30 OF 77



INDIGO STREET AND MADISON ROAD INTERSECTION DETAIL

LEGEND

- PROP. STREET ℄
- PROP. RIGHT-OF-WAY
- PROP. UTILITY EASEMENT
- PROP. BUILDING SETBACK
- PROP. LOT LINE
- PROP. WATER LINE (W W W)
- PROP. SANITARY SEWER (SS)
- SLOPE DIRECTION
- PROP. STREET PAVEMENT
- PROP. 5' SIDEWALK TO BE CONSTRUCTED DURING STREET CONSTRUCTION
- PROP. 5' SIDEWALK
- DRY CURB & GUTTER

EOP = EDGE OF PAVEMENT
TP = TOP OF PAVEMENT
TS = TOP OF SIDEWALK
B-B = BACK OF CURB TO BACK OF CURB
TYP = TYPICAL

HORIZONTAL
10' 0 10' 20'
SCALE IN FEET SCALE: 1" = 10'

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COBEY CREEK - 2ND PLAT

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LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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ISSUED DATE: 10/01/2024

STATE OF MISSOURI
JEFFREY M. BARTZ
NUMBER PE-2012022594
10/01/2024
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

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COA 00062

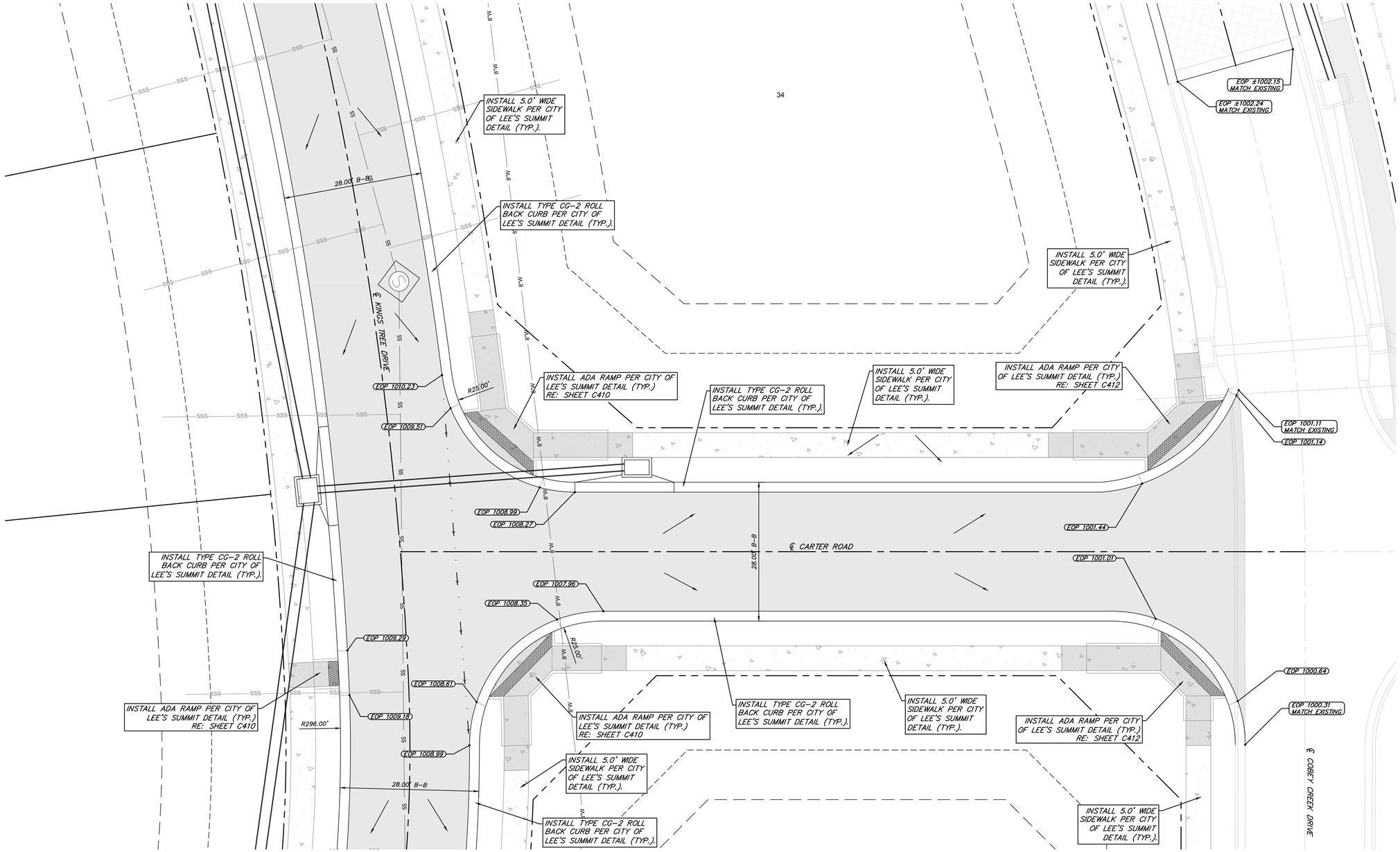
SHEET TITLE

INDIGO STREET & MADISON ROAD INTERSECTION DETAIL

SHEET NUMBER

C308

31 OF 77



CARTER ROAD & KINGS TREE DRIVE INTERSECTION DETAIL

HORIZONTAL
10' 0 10' 20'
SCALE IN FEET SCALE: 1" = 10'

LEGEND

- PROP. STREET ℄
- PROP. RIGHT-OF-WAY
- PROP. UTILITY EASEMENT
- PROP. BUILDING SETBACK
- PROP. LOT LINE
- PROP. WATER LINE
- PROP. SANITARY SEWER
- SLOPE DIRECTION
- PROP. STREET PAVEMENT
- PROP. 5' SIDEWALK TO BE CONSTRUCTED DURING STREET CONSTRUCTION
- PROP. 5' SIDEWALK
- DRY CURB & GUTTER

EOP = EDGE OF PAVEMENT
TP = TOP OF PAVEMENT
TS = TOP OF SIDEWALK
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CLAYTON PROPERTIES GROUP

COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO: 21KC10060
DRAWN BY: JK
CHECK BY: JB
ISSUED FOR: REVIEW
ISSUED DATE: 10/01/2024

STATE OF MISSOURI
JEFFREY N. BARTZ
NUMBER PE-2012022594
10/01/2024
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

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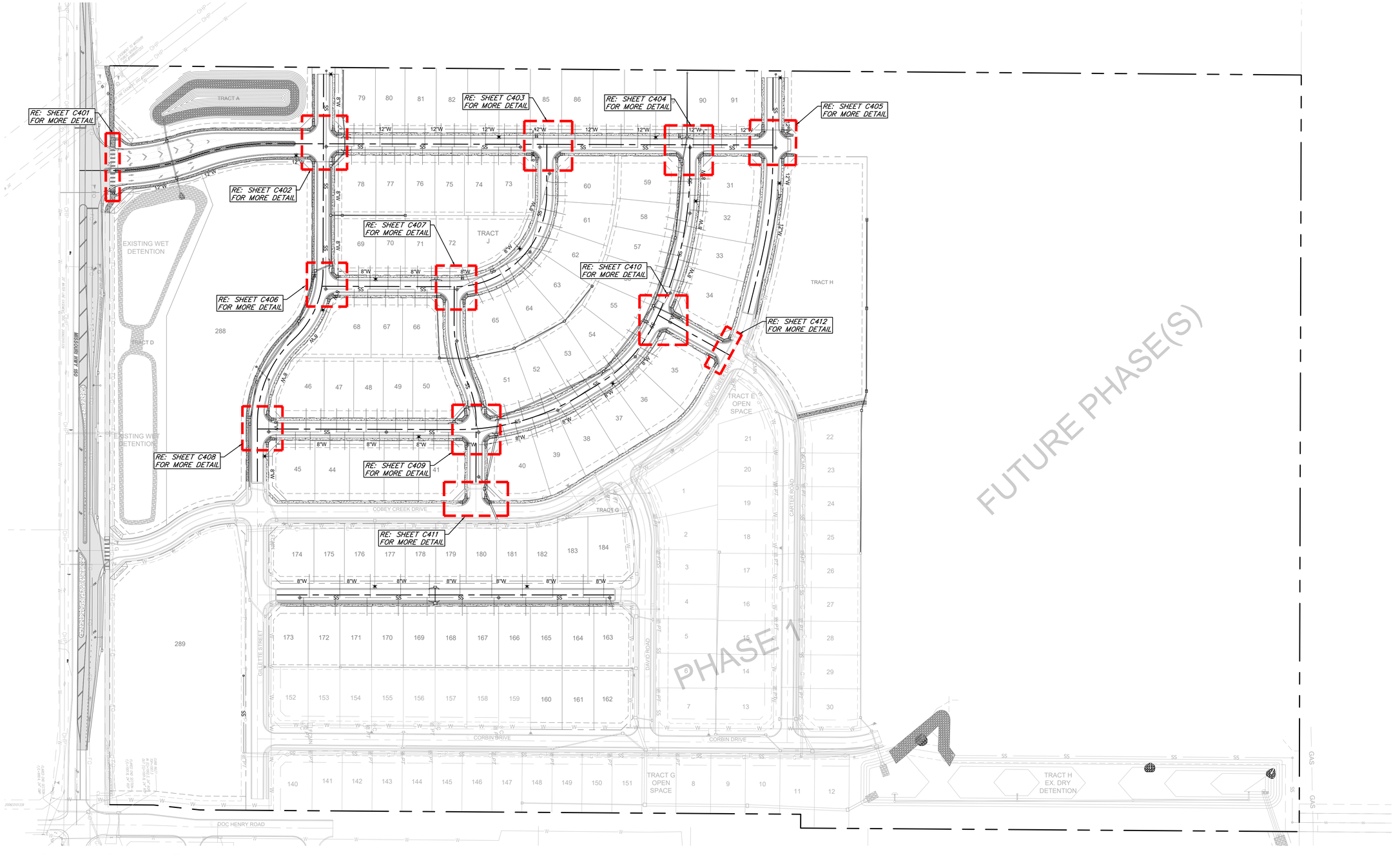
COA 00062

SHEET TITLE
CARTER ROAD & KINGS TREE DRIVE INTERSECTION DETAIL

SHEET NUMBER
C309
32 OF 77

Plotted on: Oct 01, 2024 - 3:36pm G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10060 - SHTS - INTERSECTION DTLS.dwg Layout: 10



SIDEWALK GENERAL NOTES:

1. ALL SIDEWALK PROPOSED ALONG COLLECTOR ROADWAYS, ADJACENT TO ALL TRACTS AND/OR COMMERCIAL PAD LOTS, AND ALL ADA RAMPS ARE TO BE CONSTRUCTED WITH THE ROADWAY IMPROVEMENTS. ALL OTHER SIDEWALK SHALL BE CONSTRUCTED BY DEVELOPER/HOME BUILDER AT TIME OF BUILDING CONSTRUCTION.
2. REFER TO SHEETS C401 THROUGH C411 FOR ADA RAMP DETAILS.
3. REFER TO STREET PLAN & PROFILE SHEETS, C200 THROUGH ####, FOR SIDEWALK BEGINNING AND END OF CONSTRUCTION STATIONING.
4. SIDEWALK AND ADA RAMPS SHALL BE CONSTRUCTED TO THE CITY OF LEE'S SUMMIT STANDARD DETAILS AND SPECIFICATIONS. REFER TO C700 FOR ADA RAMP DETAILS AND SHEET C701 FOR SIDEWALK DETAILS.

LEGEND

- EXISTING 5' SIDEWALK
- PROP. 5' SIDEWALK TO BE CONSTRUCTED DURING STREET CONSTRUCTION
- PROP. 5' SIDEWALK

HORIZONTAL
10' 0 10' 20'
SCALE IN FEET
SCALE: 1" = 10'

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ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

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SHEET TITLE

MASTER SIDEWALK AND ADA RAMP LAYOUT

SHEET NUMBER

C400

33 OF 77

LEGEND

EOP = EDGE OF PAVEMENT
TS = TOP OF SIDEWALK
TYP = TYPICAL
T = TRANSITION
TS = TURNING SPACE
R = RAMP

DRY CURB & GUTTER
DETECTIBLE WARNING STRIP
LOCAL/ACCESS ROADWAY PAVEMENT
COLLECTOR ROADWAY PAVEMENT
KCMMB4K CONCRETE SIDEWALK
KCMMB4K CONCRETE SIDEWALK BE CONSTRUCTED DURING STREET CONSTRUCTION

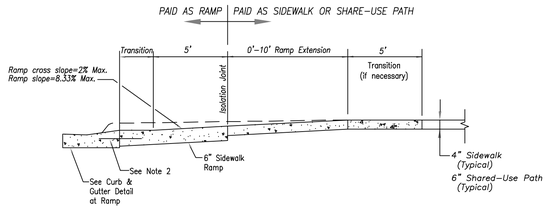
TABLE LS-5: ACCESSIBLE ROUTE DESIGN CRITERIA

	Design Slopes	PROWAG Max Allowed Slope[a]	Minimum Width
Turning Space	1.5% all directions	2.0% all	5 ft. x 5 ft.
Ramp Running Grade	Less than 7.5%	8.33%	5 ft
Sidewalks: ≥ 3 ft. green space between sidewalk and curb	1.5% cross slope Running slope no greater than street profile grade	2.0% cross slope	5 feet
Sidewalks: abutted to back of curb	1.5% cross slope Running slope match street profile grade	2.0% cross slope	6 feet

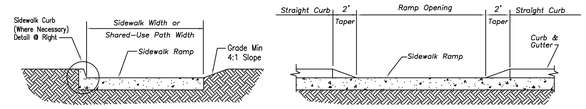
TABLE LS-6: MINIMUM ACCESSIBLE ROUTE THICKNESS SECTIONS

Type of Route	PCC[(3)] Thickness	Agg Base Thickness	Comments
Sidewalk[(1)]	4"	4"	Transverse joints shall be spaced to match width of sidewalk; Joints may be tooled or sawn.
Shared Use Path[(2)]	6"	4"	Transverse joints shall be spaced to match width of trail, but not greater than 12 ft.; joints shall be sawn.
ADA Ramp	6"	4"	

(1) Minimum width of sidewalks shall be 5 feet, with a typical 5-foot green space between sidewalk and back of curb. A 3 to 5-foot green space may be used based on site conditions and upon approval of the City Engineer. If less than 3-foot green space, sidewalk shall be at least 6-feet wide.
(2) Minimum width of paths shall be 10 feet
(3) Accessible routes shall be paved using KCMMB 4k concrete

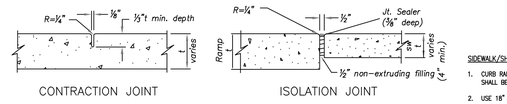


SECTION A–A



SECTION B–B

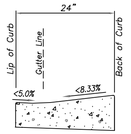
SECTION C–C



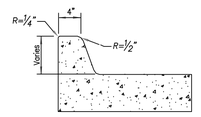
CONTRACTION JOINT

ISOLATION JOINT

JOINT DETAILS
Not to Scale



CURB & GUTTER DETAIL AT RAMP
Not to Scale



SIDEWALK CURB DETAIL
Not to Scale

SIDEWALK/SHARED-USE PATH & SIDEWALK/SHARED-USE RAMP NOTES:

1. CURB RAMP OPENING, NOT INCLUDING FLARES, SHALL MATCH EXISTING SIDEWALK WIDTH AND OPENING SHALL BE AT LEAST 48" WIDE.
2. USE 18" LONG #4 EPOXY COATED TIE BARS @ 24" O.C. EMBED TIE BARS 9" IN EACH DIRECTION.
3. ALL RAMPS, SIDEWALKS, SHARED-USE PATHS SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
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5. ISOLATION JOINTS SHALL BE PLACED WHERE WALK ABUTS DRIVEWAYS AND SIMILAR STRUCTURES, AND 150' CENTERS MAX.
6. ADA MAXIMUM RAMP SLOPE = 8.33%
   ADA MAXIMUM CROSS SLOPE = 2.0%
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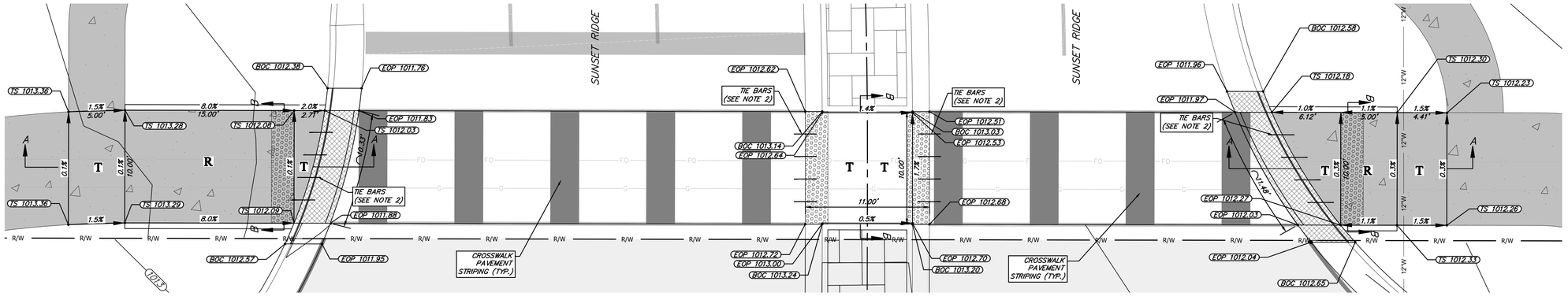
7. TURNING SPACES SHALL BE 1.5%, ±0.5%, SLOPE IN ANY DIRECTION. TURNING SPACES SHALL HAVE A MINIMUM 4'x4' TURNING AREA. TURNING SPACES, WITH A SIDEWALK CURB, SHALL HAVE A 5' TURNING AREA PERPENDICULAR TO THE SIDEWALK CURB.
8. FOR RETROFIT WORK, SLOPES TO BE DETERMINED IN FIELD BY CONTRACTOR AND APPROVED BY CITY INSPECTOR
9. RAMP EXTENSION AREA SHALL NOT BE USED AS TRANSITION TO EXISTING SIDEWALK. ANY TRANSITIONS REQUIRED TO MATCH RAMPS TO EXISTING SIDEWALK SHALL REQUIRE REMOVAL AND REPLACEMENT OF ADDITIONAL SIDEWALK BEYOND THE RAMP AREA. SIDEWALK TRANSITION LENGTH SHALL BE EQUAL TO OR GREATER THAN THE WIDTH OF THE EXISTING SIDEWALK. RAMP EXTENSIONS SHALL BE A CONTINUOUS SLOPE.
10. ALL SIDEWALK AND RAMP CONSTRUCTION SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).



SUNSET RIDGE (N OF HWY 150)
ADA RAMP DETAILS

HORIZONTAL
5' 0 5' 10'
SCALE IN FEET
SCALE: 1" = 5'

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JEFFREY BARTZ
NUMBER PE-2012022594
10/01/2024
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation COA 00062

SHEET TITLE

ADA RAMP DETAILS (1)

SHEET NUMBER

C401

34 OF 77

LEGEND

EOP = EDGE OF PAVEMENT
TS = TOP OF SIDEWALK
TYP = TYPICAL
T = TRANSITION
TS = TURNING SPACE
R = RAMP

DRY CURB & GUTTER
DETECTIBLE WARNING STRIP
LOCAL/ACCESS ROADWAY PAVEMENT
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KCMMB4K CONCRETE SIDEWALK BE CONSTRUCTED DURING STREET CONSTRUCTION

TABLE LS-5: ACCESSIBLE ROUTE DESIGN CRITERIA

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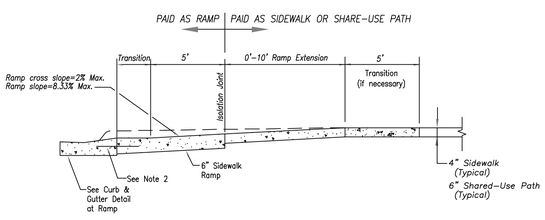
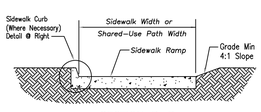
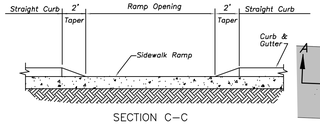


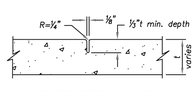
SECTION A–A



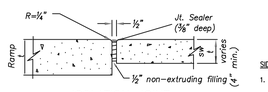
SECTION B–B



SECTION C–C

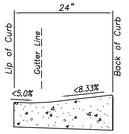


CONTRACTION JOINT



ISOLATION JOINT

JOINT DETAILS
Not to Scale



CURB & GUTTER DETAIL AT RAMP
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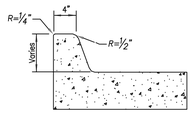
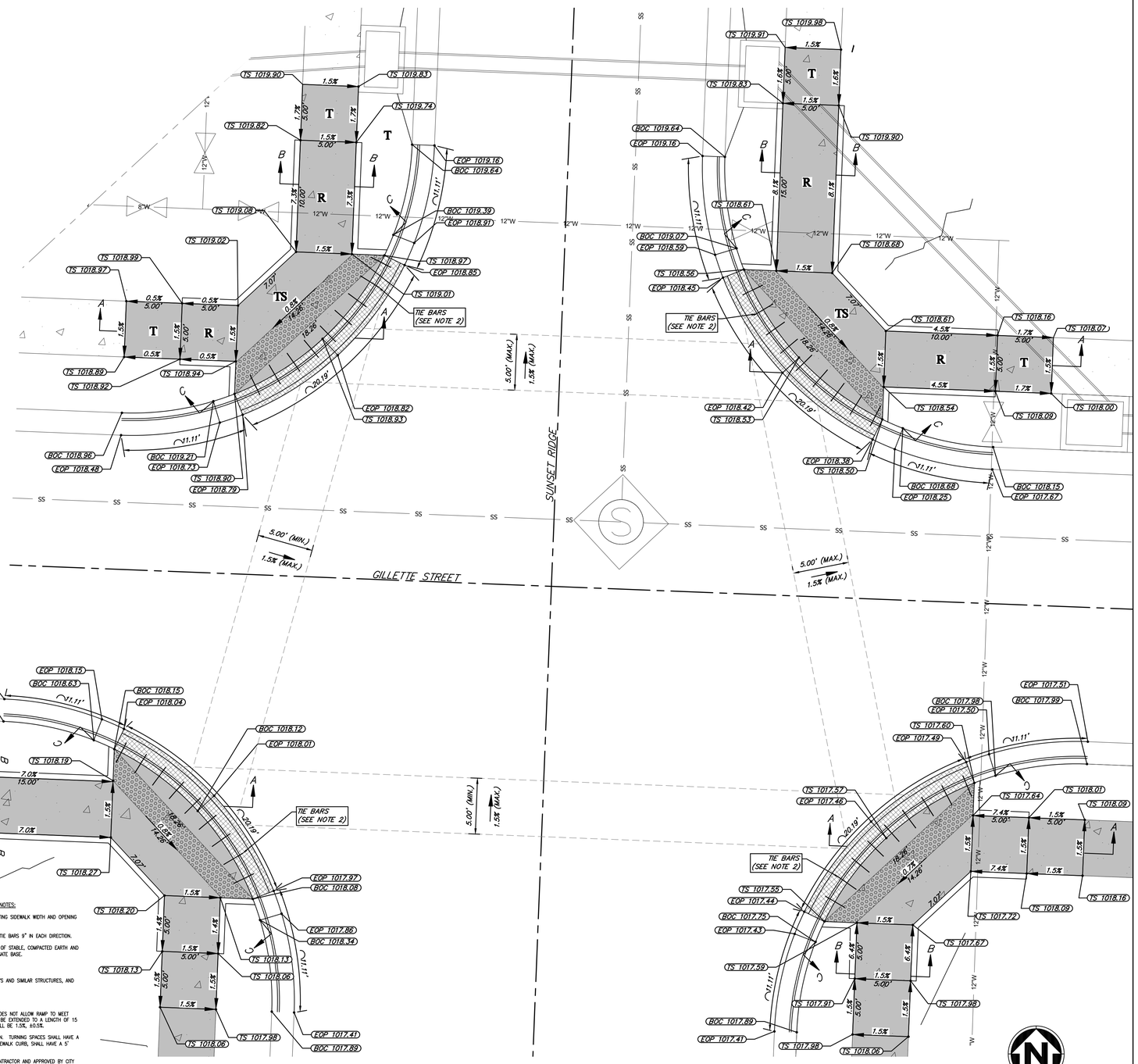


SIDEWALK CURB DETAIL
Not to Scale



SIDEWALK/SHARED-USE PATH & SIDEWALK/SHARED-USE RAMP NOTES:

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SUNSET RIDGE AND GILLETTE STREET ADA RAMP DETAILS

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COBEY CREEK - 2ND PLAT

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PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

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COA 00062

SHEET TITLE

ADA RAMP DETAILS (2)

SHEET NUMBER

C402

35 OF 77

LEGEND

EOP = EDGE OF PAVEMENT
TS = TOP OF SIDEWALK
TYP = TYPICAL
T = TRANSITION
TS = TURNING SPACE
R = RAMP

DRY CURB & GUTTER
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LOCAL/ACCESS ROADWAY PAVEMENT
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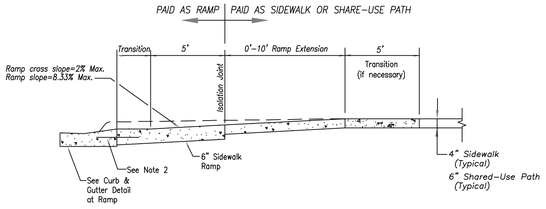
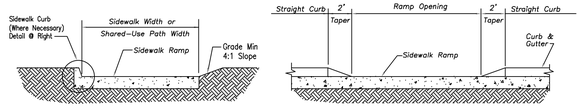
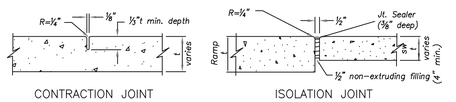


SECTION A–A

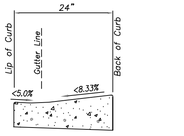


SECTION B–B

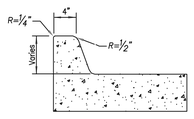
SECTION C–C



JOINT DETAILS
Not to Scale



CURB & GUTTER DETAIL AT RAMP
Not to Scale



SIDEWALK CURB DETAIL
Not to Scale

SIDEWALK/SHARED-USE PATH & SIDEWALK/SHARED-USE RAMP NOTES:

1. CURB RAMP OPENING, NOT INCLUDING FLARES, SHALL MATCH EXISTING SIDEWALK WIDTH AND OPENING SHALL BE AT LEAST 48" WIDE.
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3. ALL RAMPS, SIDEWALKS, SHARED-USE PATHS SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
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6. ADA MAXIMUM RAMP SLOPE = 8.33%
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   *ROADWAY EXCEPTION: WHERE EXISTING ROAD PROFILE GRADE DOES NOT ALLOW RAMP TO MEET RAMP SLOPE REQUIREMENT OF 8.33% OR LESS, THE RAMP SHALL BE EXTENDED TO A LENGTH OF 15 FEET TO MATCH EXISTING SIDEWALK. CROSS SLOPE OF RAMP SHALL BE 1.5%, ±0.5%.
7. TURNING SPACES SHALL BE 1.5%, ±0.5%, SLOPE IN ANY DIRECTION. TURNING SPACES SHALL HAVE A MINIMUM 4'x4' TURNING AREA. TURNING SPACES, WITH A SIDEWALK CURB, SHALL HAVE A 5' TURNING AREA PERPENDICULAR TO THE SIDEWALK CURB.
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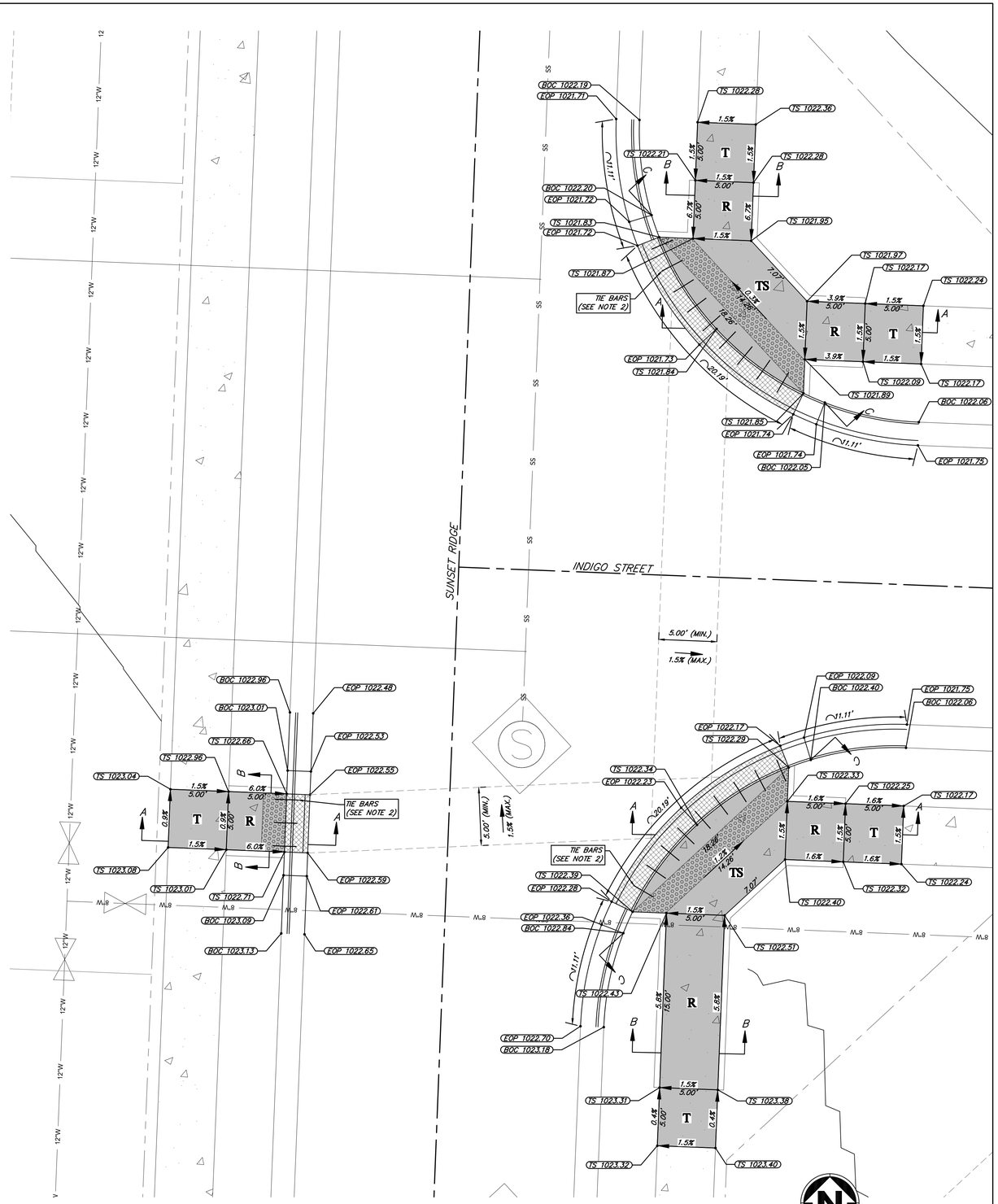

SUNSET RIDGE AND INDIGO STREET ADA RAMP DETAILS

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CLAYTON PROPERTIES GROUP

COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO: 21KC10060
DRAWN BY: JK
CHECK BY: JB
ISSUED FOR: REVIEW
ISSUED DATE: 10/01/2024

STATE OF MISSOURI
JEFFREY W. BARTZ
NUMBER PE-2012022594
10/01/2024
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation
COA 00062

SHEET TITLE

ADA RAMP DETAILS (3)

SHEET NUMBER

C403

36 OF 77

LEGEND

EOP = EDGE OF PAVEMENT
TS = TOP OF SIDEWALK
TYP = TYPICAL
T = TRANSITION
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DRY CURB & GUTTER
DETECTIBLE WARNING STRIP
LOCAL/ACCESS ROADWAY PAVEMENT
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KCMMB4K CONCRETE SIDEWALK
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TABLE LS-5: ACCESSIBLE ROUTE DESIGN CRITERIA

	Design Slopes	PROWAG Max Allowed Slope[a]	Minimum Width
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TABLE LS-6: MINIMUM ACCESSIBLE ROUTE THICKNESS SECTIONS

Type of Route	PCC[3] Thickness	Agg Base Thickness	Comments
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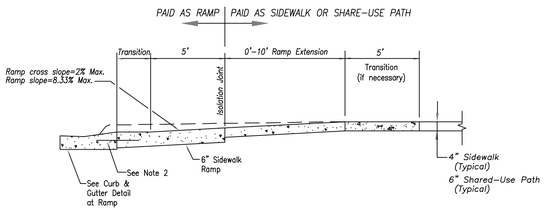
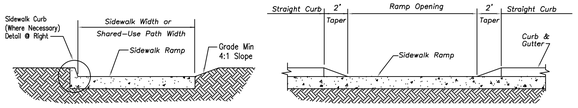
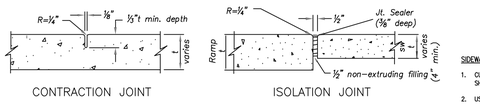


SECTION A–A



SECTION B–B

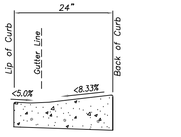
SECTION C–C



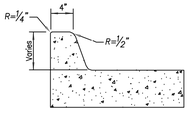
CONTRACTION JOINT

ISOLATION JOINT

JOINT DETAILS
Not to Scale



CURB & GUTTER DETAIL AT RAMP
Not to Scale



SIDEWALK CURB DETAIL
Not to Scale

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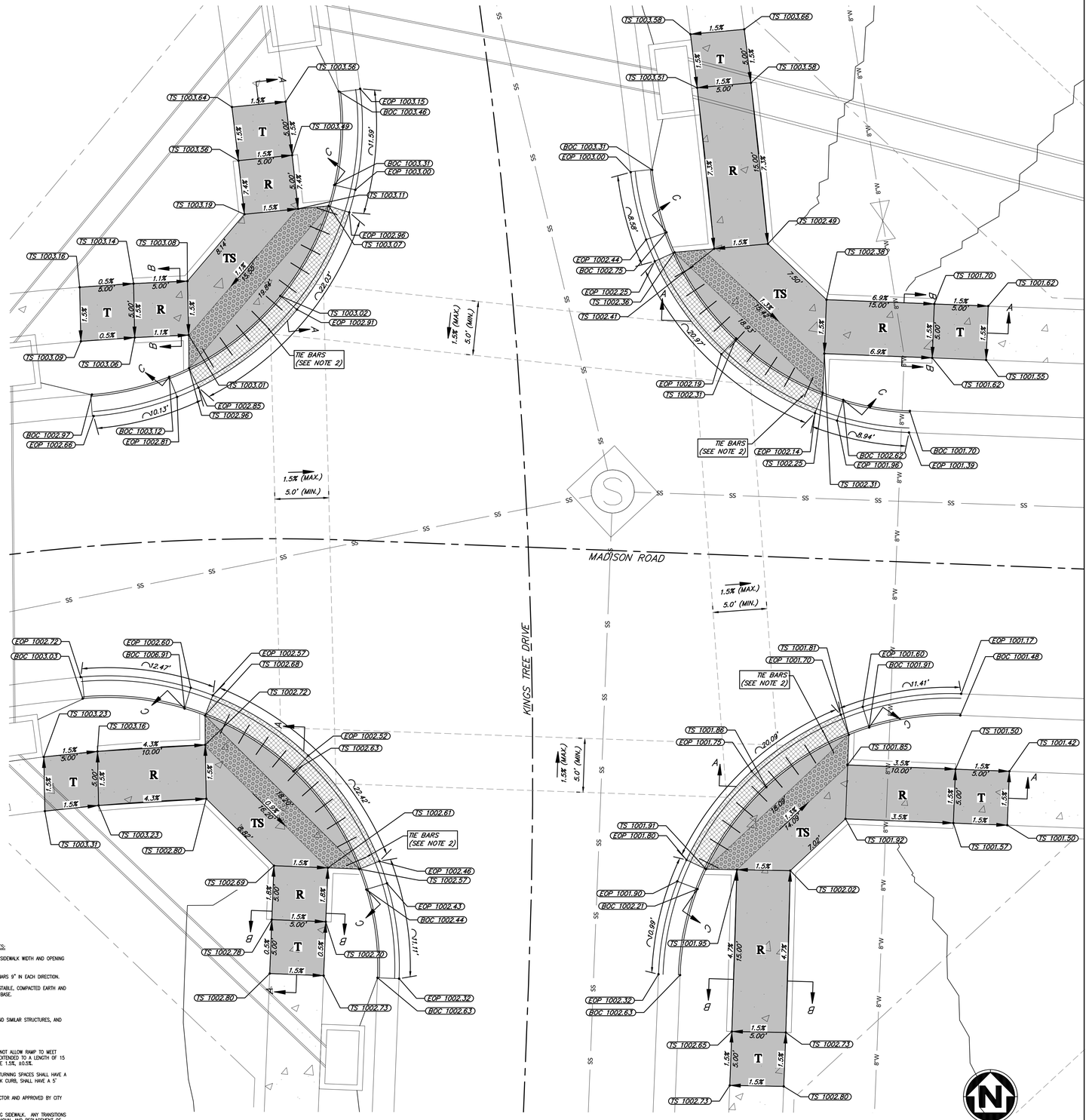

MADISON ROAD AND KINGS TREE DRIVE
ADA RAMP DETAILS

HORIZONTAL
5' 0 5' 10'
SCALE IN FEET SCALE: 1" = 5'

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO: 21KC10060
DRAWN BY: JK
CHECK BY: JB
ISSUED FOR: REVIEW
ISSUED DATE: 10/01/2024

STATE OF MISSOURI
JEFFREY BARTZ
NUMBER PE-2012022594
10/01/2024
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation
COA 00062

SHEET TITLE

ADA RAMP DETAILS (4)

SHEET NUMBER

C404

37 OF 77

LEGEND

EOP = EDGE OF PAVEMENT
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DRY CURB & GUTTER
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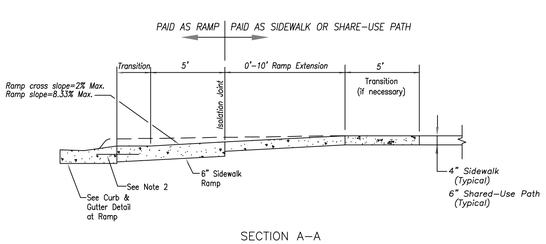
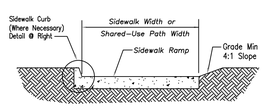
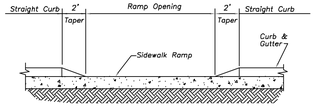


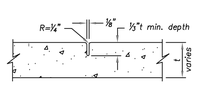
SECTION A–A



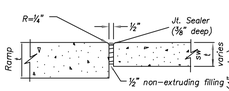
SECTION B–B



SECTION C–C

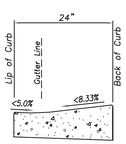


CONTRACTION JOINT



ISOLATION JOINT

JOINT DETAILS
Not to Scale



CURB & GUTTER DETAIL AT RAMP
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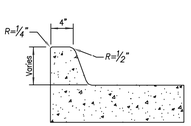

SIDEWALK CURB DETAIL
Not to Scale

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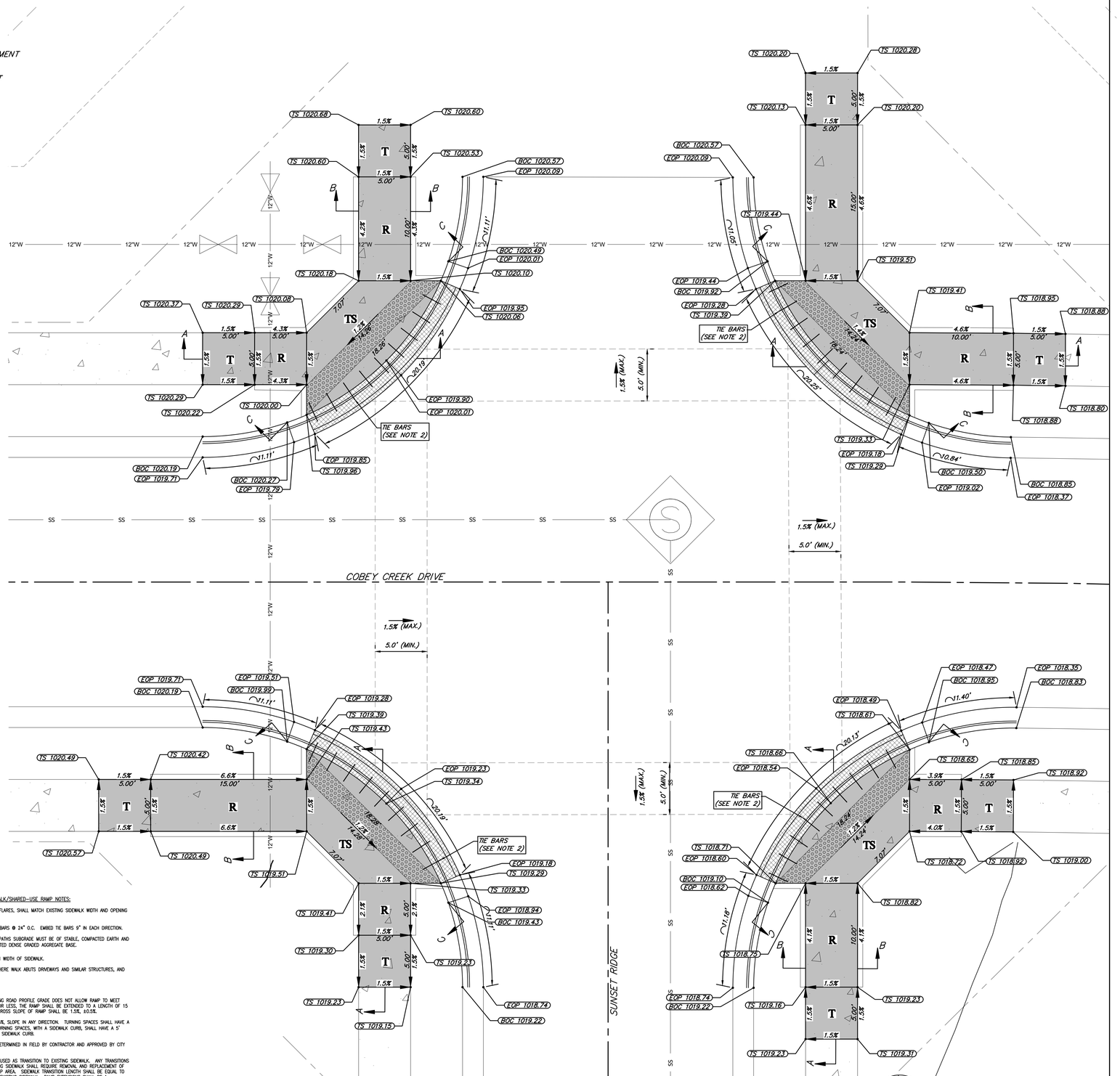

SUNSET RIDGE AND COBEY CREEK DRIVE ADA RAMP DETAILS

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COA 00062

SHEET TITLE

ADA RAMP DETAILS (5)

SHEET NUMBER

C405

38 OF 77

LEGEND

EOP = EDGE OF PAVEMENT
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DRY CURB & GUTTER
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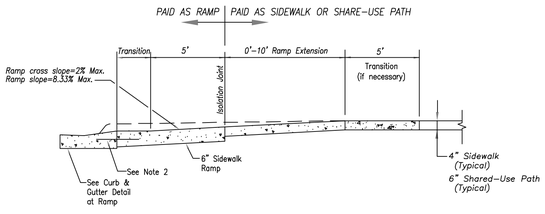
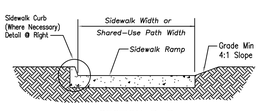
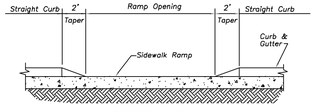


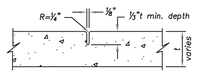
SECTION A–A



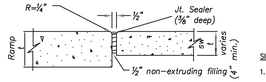
SECTION B–B



SECTION C–C

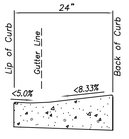


CONTRACTION JOINT



ISOLATION JOINT

JOINT DETAILS
Not to Scale



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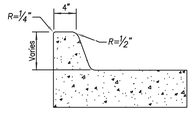

SIDEWALK CURB DETAIL
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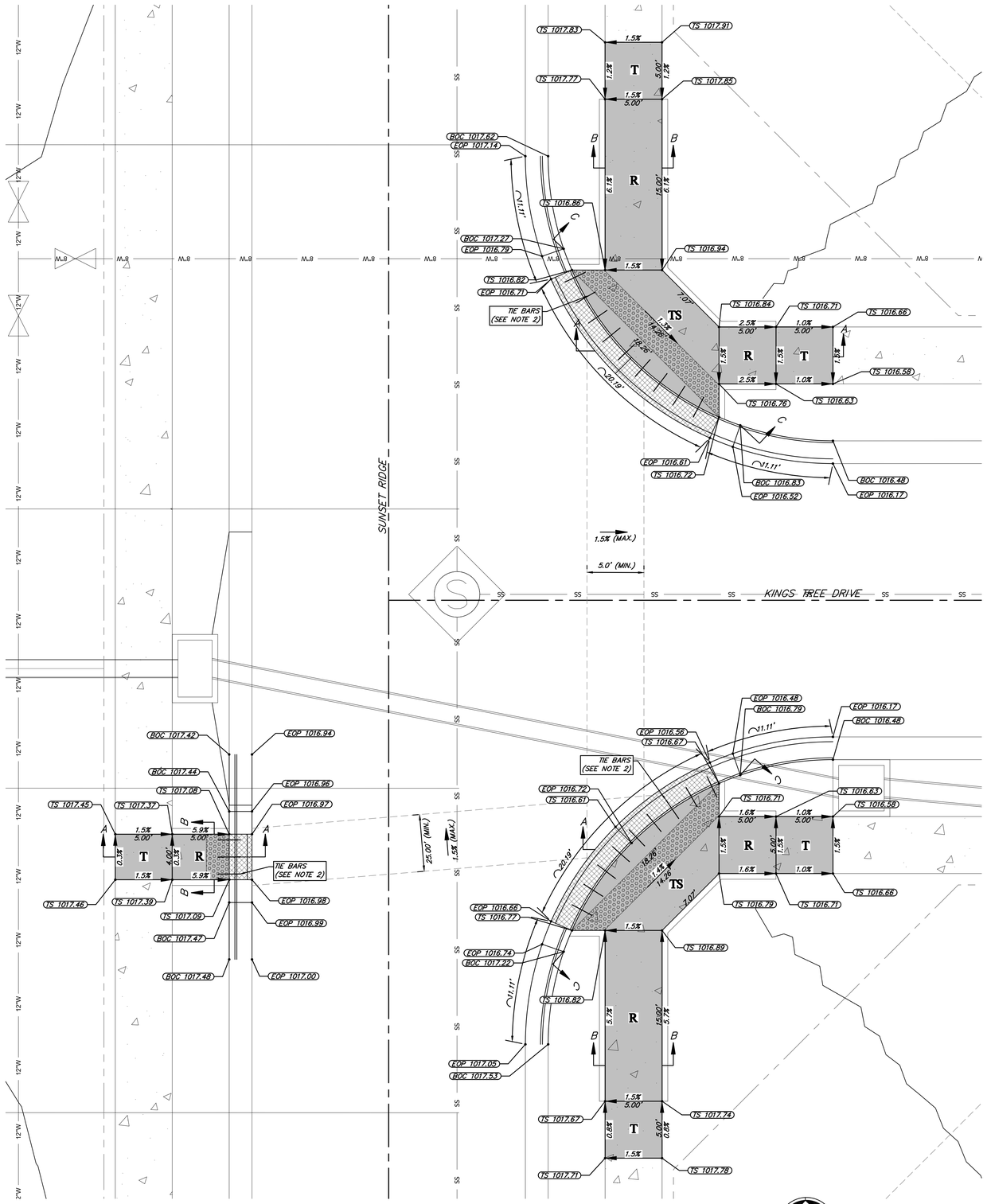
7. TURNING SPACES SHALL BE 1.5%, ±0.5%, SLOPE IN ANY DIRECTION. TURNING SPACES SHALL HAVE A MINIMUM 4'x4' TURNING AREA. TURNING SPACES, WITH A SIDEWALK CURB, SHALL HAVE A 5' TURNING AREA PERPENDICULAR TO THE SIDEWALK CURB.
8. FOR RETROFIT WORK, SLOPES TO BE DETERMINED IN FIELD BY CONTRACTOR AND APPROVED BY CITY INSPECTOR
9. RAMP EXTENSION AREA SHALL NOT BE USED AS TRANSITION TO EXISTING SIDEWALK. ANY TRANSITIONS REQUIRED TO MATCH RAMPS TO EXISTING SIDEWALK SHALL REQUIRE REMOVAL AND REPLACEMENT OF ADDITIONAL SIDEWALK BEYOND THE RAMP AREA. SIDEWALK TRANSITION LENGTH SHALL BE EQUAL TO OR GREATER THAN THE WIDTH OF THE EXISTING SIDEWALK. RAMP EXTENSIONS SHALL BE A CONTINUOUS SLOPE.
10. ALL SIDEWALK AND RAMP CONSTRUCTION SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).



SUNSET RIDGE AND KINGS TREE DRIVE
ADA RAMP DETAILS

HORIZONTAL
5' 0 5' 10'
SCALE IN FEET
SCALE: 1" = 5'

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO: 21KC10060
DRAWN BY: JK
CHECK BY: JB
ISSUED FOR: REVIEW
ISSUED DATE: 10/01/2024

STATE OF MISSOURI
JEFFREY W. BARTZ
NUMBER PE-2012022594
10/01/2024
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation
COA 00062

SHEET TITLE

ADA RAMP DETAILS (6)

SHEET NUMBER

C406

39 OF 77

LEGEND

EOP = EDGE OF PAVEMENT
TS = TOP OF SIDEWALK
TYP = TYPICAL
T = TRANSITION
TS = TURNING SPACE
R = RAMP

DRY CURB & GUTTER
DETECTIBLE WARNING STRIP
LOCAL/ACCESS ROADWAY PAVEMENT
COLLECTOR ROADWAY PAVEMENT
KCMMB4K CONCRETE SIDEWALK
KCMMB4K CONCRETE SIDEWALK BE CONSTRUCTED DURING STREET CONSTRUCTION

TABLE LS-5: ACCESSIBLE ROUTE DESIGN CRITERIA

	Design Slopes	PROWAG Max Allowed Slope[a]	Minimum Width
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Ramp Running Grade	Less than 7.5%	8.33%	5 ft
Sidewalks: ≥ 3 ft. green space between sidewalk and curb	1.5% cross slope Running slope no greater than street profile grade	2.0% cross slope	5 feet
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TABLE LS-6: MINIMUM ACCESSIBLE ROUTE THICKNESS SECTIONS

Type of Route	PCC[(3)] Thickness	Agg Base Thickness	Comments
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ADA Ramp	6"	4"	

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(2) Minimum width of paths shall be 10 feet
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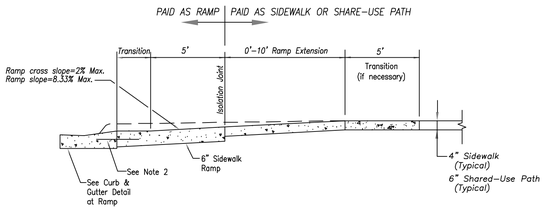
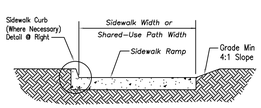


SECTION A–A



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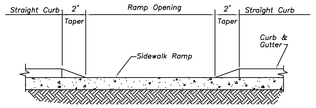

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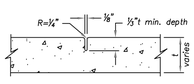
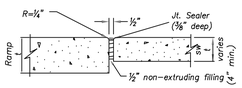
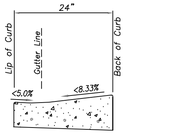


CONTRACTION JOINT

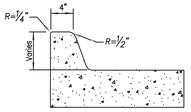


ISOLATION JOINT

JOINT DETAILS
Not to Scale



CURB & GUTTER DETAIL AT RAMP
Not to Scale



SIDEWALK CURB DETAIL
Not to Scale

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3. ALL RAMPS, SIDEWALKS, SHARED-USE PATHS SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
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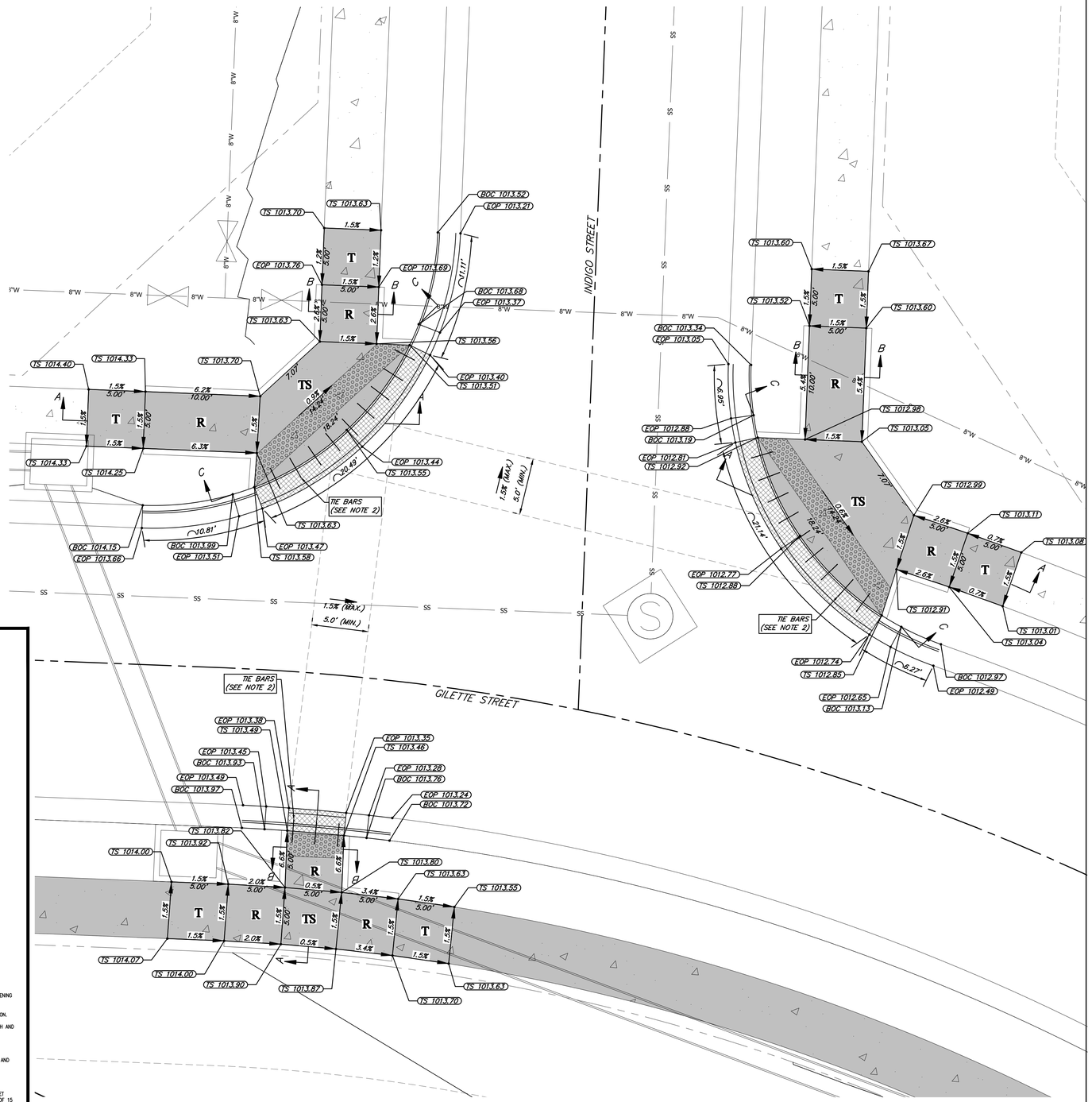

GILETTE STREET AND INDIGO STREET ADA RAMP DETAILS

HORIZONTAL
5' 0 5' 10'
SCALE IN FEET
SCALE: 1" = 5'

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO: 21KC10060
DRAWN BY: JK
CHECK BY: JB
ISSUED FOR: REVIEW
ISSUED DATE: 10/01/2024

STATE OF MISSOURI
JEFFREY T. BARTZ
NUMBER PE-2012022594
10/01/2024
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation
COA 00062

SHEET TITLE

ADA RAMP DETAILS (7)

SHEET NUMBER

C407

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LEGEND

EOP = EDGE OF PAVEMENT
TS = TOP OF SIDEWALK
TYP = TYPICAL
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DRY CURB & GUTTER
DETECTIBLE WARNING STRIP
LOCAL/ACCESS ROADWAY PAVEMENT
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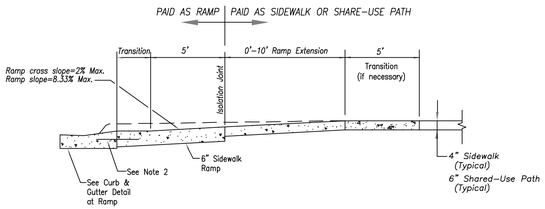
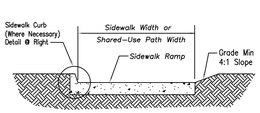


SECTION A–A



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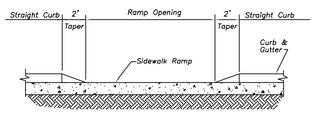

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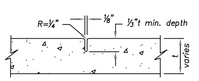
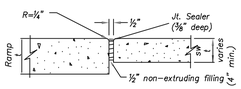
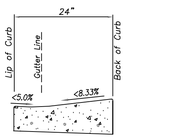


CONTRACTION JOINT



ISOLATION JOINT

JOINT DETAILS
Not to Scale



CURB & GUTTER DETAIL AT RAMP
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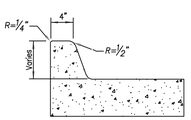

SIDEWALK CURB DETAIL
Not to Scale

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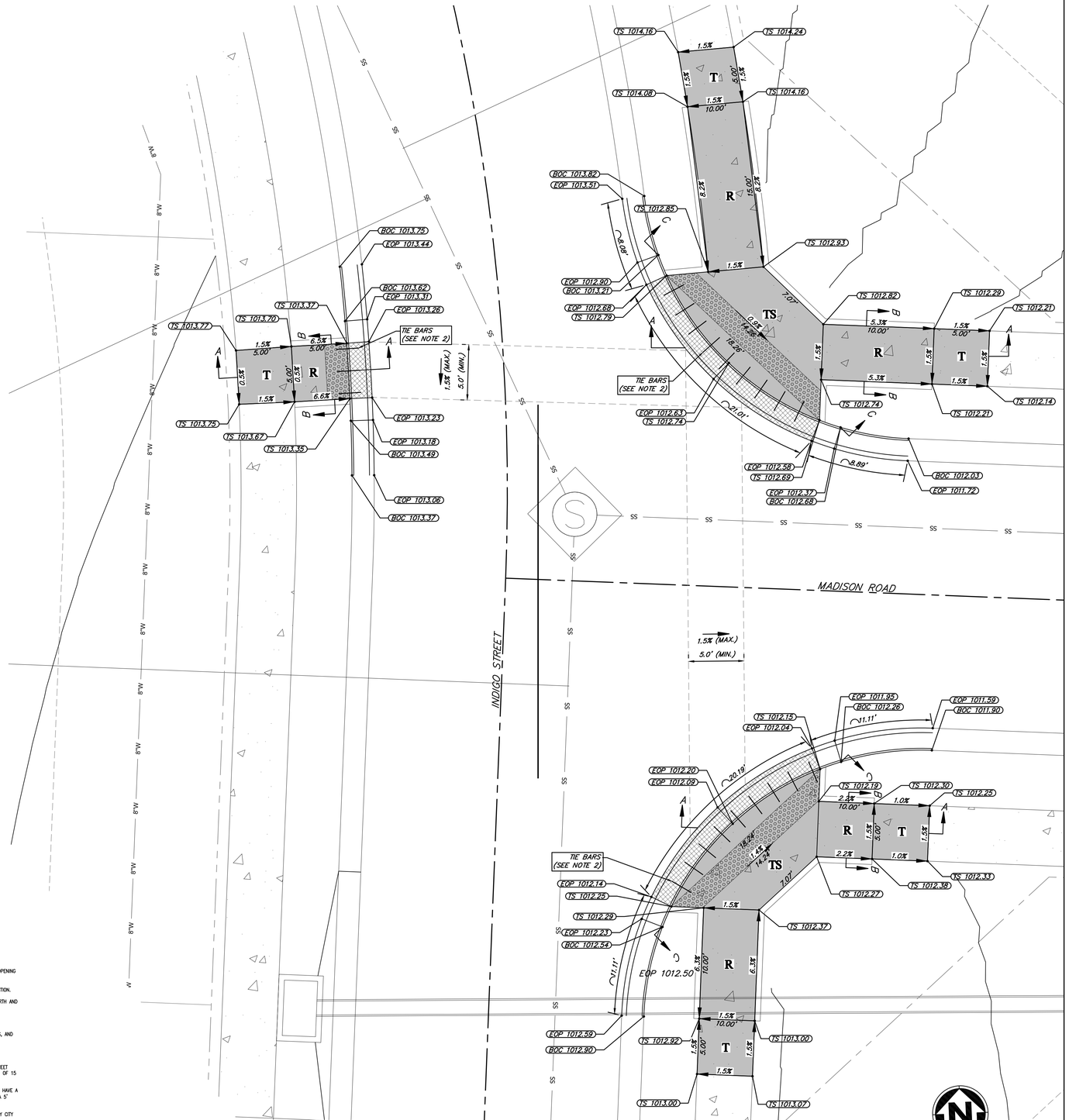

INDIGO STREET AND MADISON ROAD
ADA RAMP DETAILS

HORIZONTAL
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LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation
COA 00062

SHEET TITLE

ADA RAMP DETAILS (8)

SHEET NUMBER

C408

41 OF 77

LEGEND

EOP = EDGE OF PAVEMENT
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DRY CURB & GUTTER

DETECTIBLE WARNING STRIP

LOCAL/ACCESS ROADWAY PAVEMENT

COLLECTOR ROADWAY PAVEMENT

KCMMB4K CONCRETE SIDEWALK

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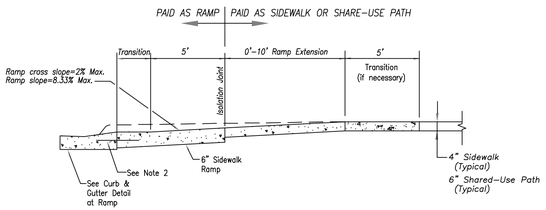
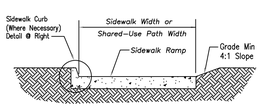


SECTION A–A



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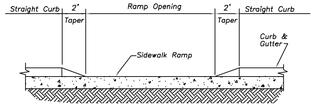

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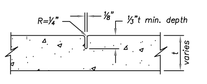
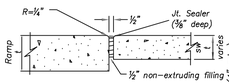
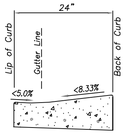


CONTRACTION JOINT



ISOLATION JOINT

JOINT DETAILS
Not to Scale



CURB & GUTTER DETAIL AT RAMP
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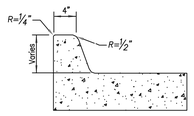

SIDEWALK CURB DETAIL
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7. TURNING SPACES SHALL BE 1.5%, ±0.5%, SLOPE IN ANY DIRECTION. TURNING SPACES SHALL HAVE A MINIMUM 4'x4' TURNING AREA. TURNING SPACES, WITH A SIDEWALK CURB, SHALL HAVE A 5' TURNING AREA PERPENDICULAR TO THE SIDEWALK CURB.
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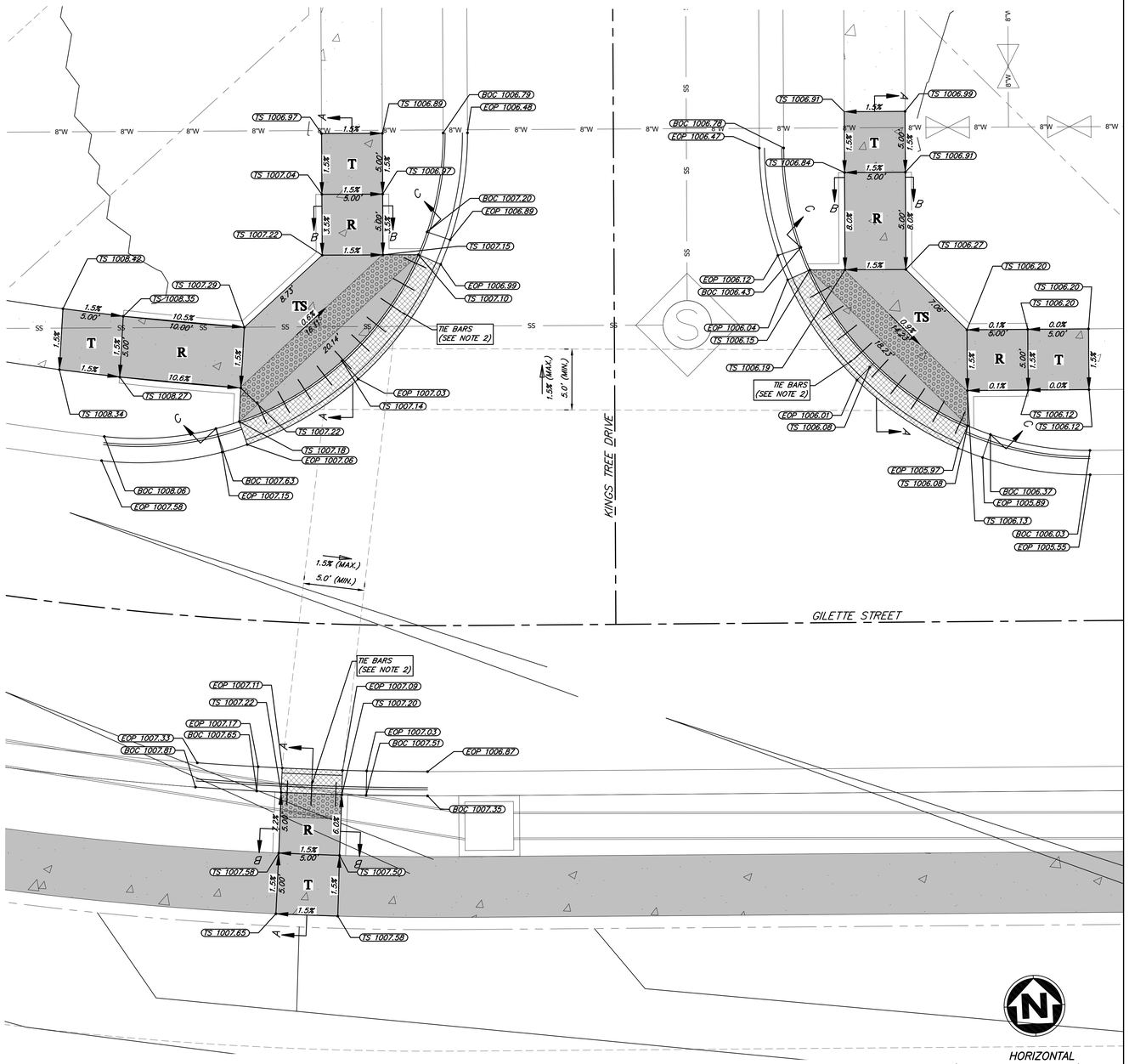
10. ALL SIDEWALK AND RAMP CONSTRUCTION SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).



GILETTE STREET AND KINGS TREE DRIVE ADA RAMP DETAILS

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CLAYTON PROPERTIES GROUP

COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO: 21KC10060
DRAWN BY: JK
CHECK BY: JB
ISSUED FOR: REVIEW
ISSUED DATE: 10/01/2024

STATE OF MISSOURI
JEFFREY W. BARTZ
NUMBER PE-2012022594
10/01/2024
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation COA 00062

SHEET TITLE

ADA RAMP DETAILS (9)

SHEET NUMBER

C409

42 OF 77

LEGEND

EOP = EDGE OF PAVEMENT
TS = TOP OF SIDEWALK
TYP = TYPICAL
T = TRANSITION
TS = TURNING SPACE
R = RAMP

DRY CURB & GUTTER
DETECTIBLE WARNING STRIP
LOCAL/ACCESS ROADWAY PAVEMENT
COLLECTOR ROADWAY PAVEMENT
KCMMB4K CONCRETE SIDEWALK
KCMMB4K CONCRETE SIDEWALK BE CONSTRUCTED DURING STREET CONSTRUCTION

TABLE LS-5: ACCESSIBLE ROUTE DESIGN CRITERIA

	Design Slopes	PROWAG Max Allowed Slope[a]	Minimum Width
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TABLE LS-6: MINIMUM ACCESSIBLE ROUTE THICKNESS SECTIONS

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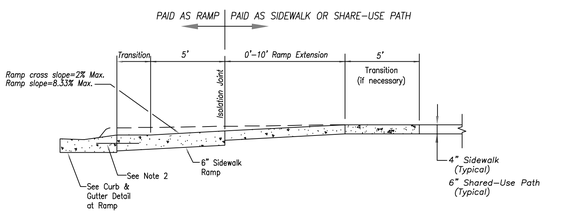
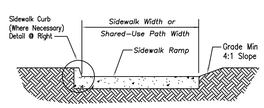


SECTION A–A



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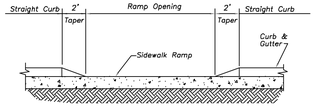
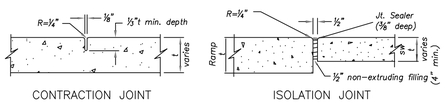
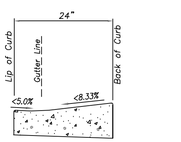


SECTION C–C

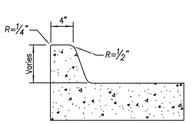


CONTRACTION JOINT ISOLATION JOINT

JOINT DETAILS
Not to Scale



CURB & GUTTER DETAIL AT RAMP
Not to Scale



SIDEWALK CURB DETAIL
Not to Scale

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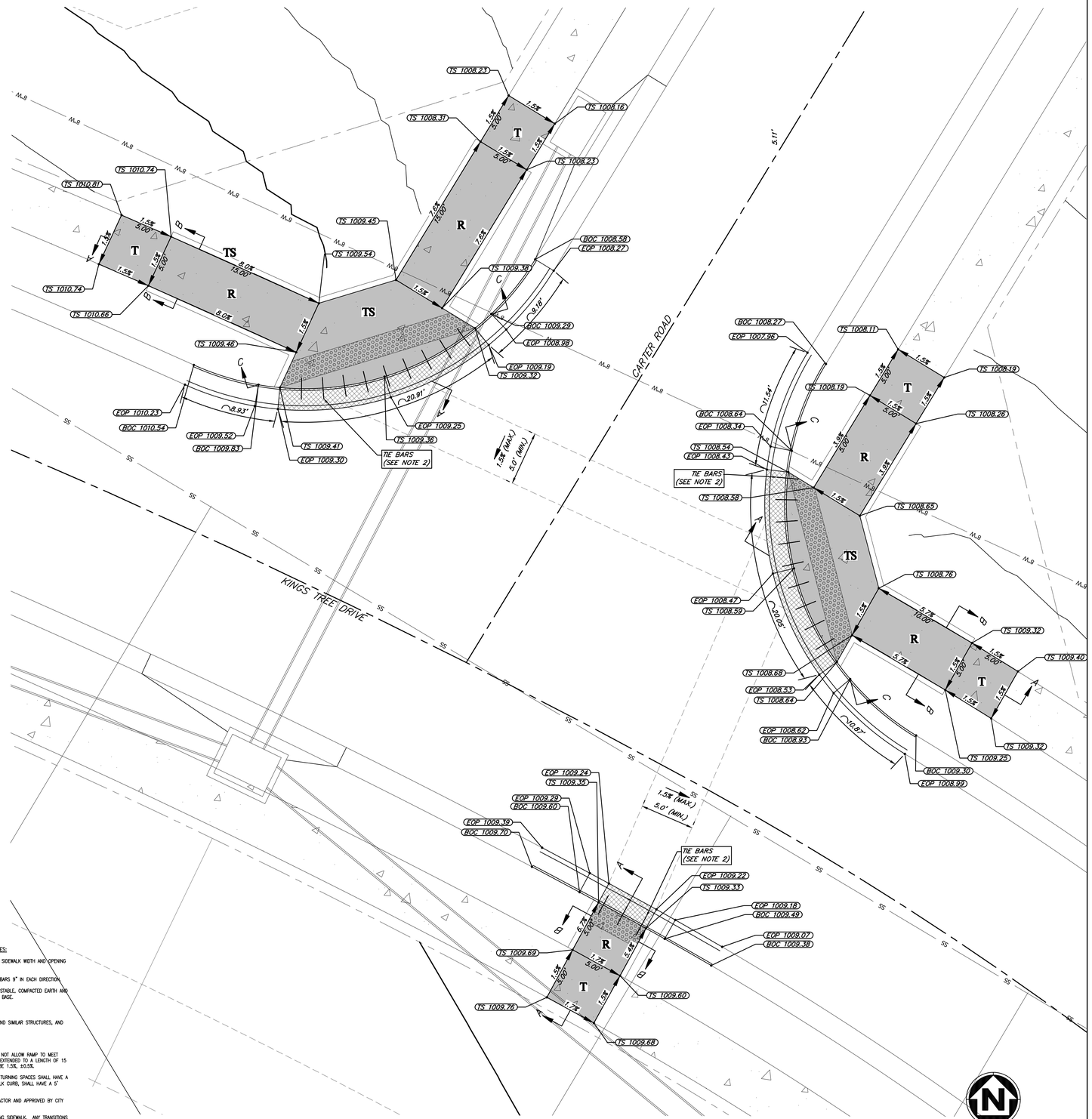

CARTER ROAD AND KINGS TREE DRIVE
ADA RAMP DETAILS

HORIZONTAL
5' 0 5' 10'
SCALE IN FEET SCALE: 1" = 5'

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CLAYTON PROPERTIES GROUP

COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO: 21KC10060
DRAWN BY: JK
CHECK BY: JB
ISSUED FOR: REVIEW
ISSUED DATE: 10/01/2024

STATE OF MISSOURI
JEFFREY W. BARTZ
NUMBER PE-2012022594
10/01/2024
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation COA 00062

SHEET TITLE

ADA RAMP DETAILS (10)

SHEET NUMBER

C410

43 OF 77

LEGEND

EOP = EDGE OF PAVEMENT
TS = TOP OF SIDEWALK
TYP = TYPICAL
T = TRANSITION
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DRY CURB & GUTTER
DETECTIBLE WARNING STRIP
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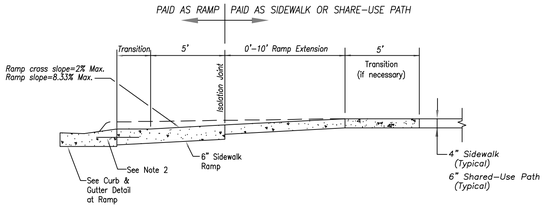
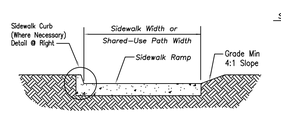


SECTION A–A



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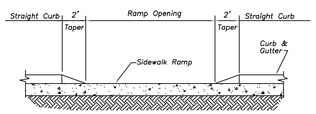

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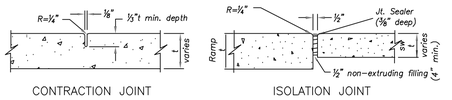
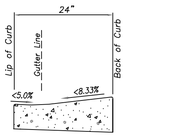


CONTRACTION JOINT ISOLATION JOINT

JOINT DETAILS
Not to Scale



CURB & GUTTER DETAIL AT RAMP
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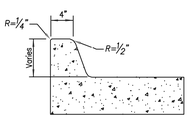

SIDEWALK CURB DETAIL
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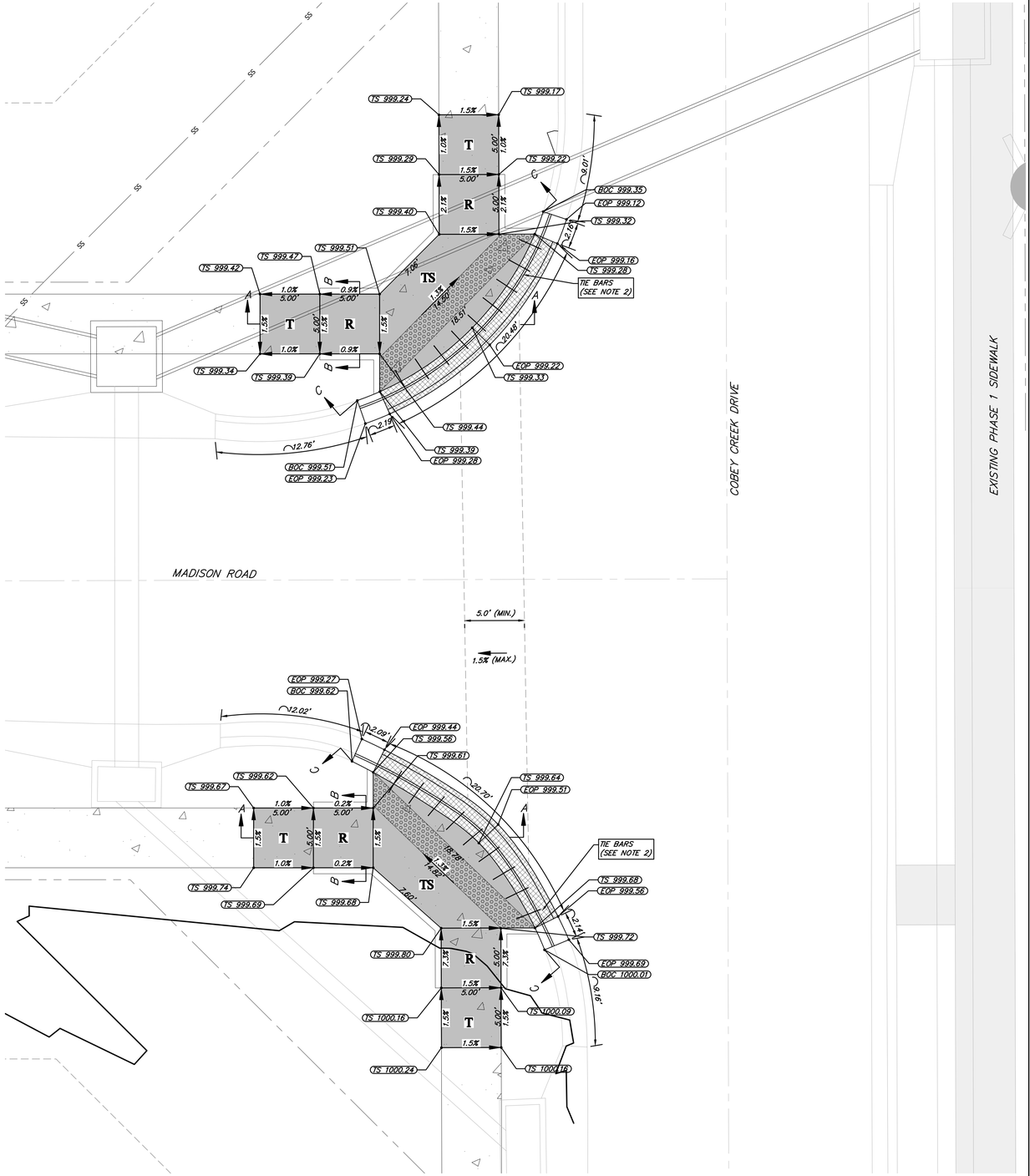

MADISON ROAD AND COBEY CREEK DRIVE
ADA RAMP DETAILS

HORIZONTAL
5' 0 5' 10'
SCALE IN FEET SCALE: 1" = 5'

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING INFORMATION

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CHECK BY: JB
ISSUED FOR: REVIEW
ISSUED DATE: 10/01/2024

STATE OF MISSOURI
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NUMBER PE-2012022594
10/01/2024
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation
COA 00062

SHEET TITLE

ADA RAMP DETAILS (11)

SHEET NUMBER

C411

44 OF 77

LEGEND

EOP = EDGE OF PAVEMENT
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DRY CURB & GUTTER
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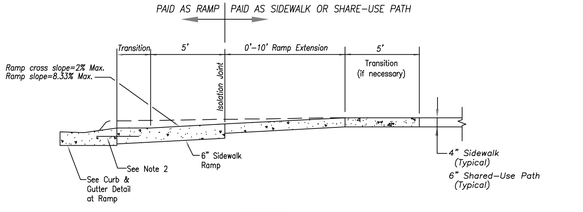
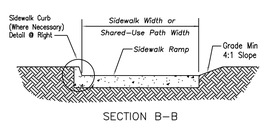
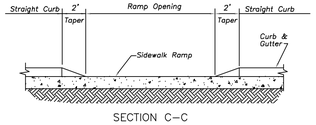


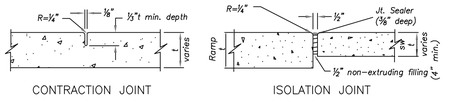
SECTION A–A



SECTION B–B



SECTION C–C



JOINT DETAILS
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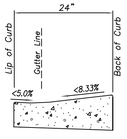

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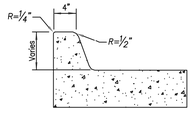

SIDEWALK CURB DETAIL
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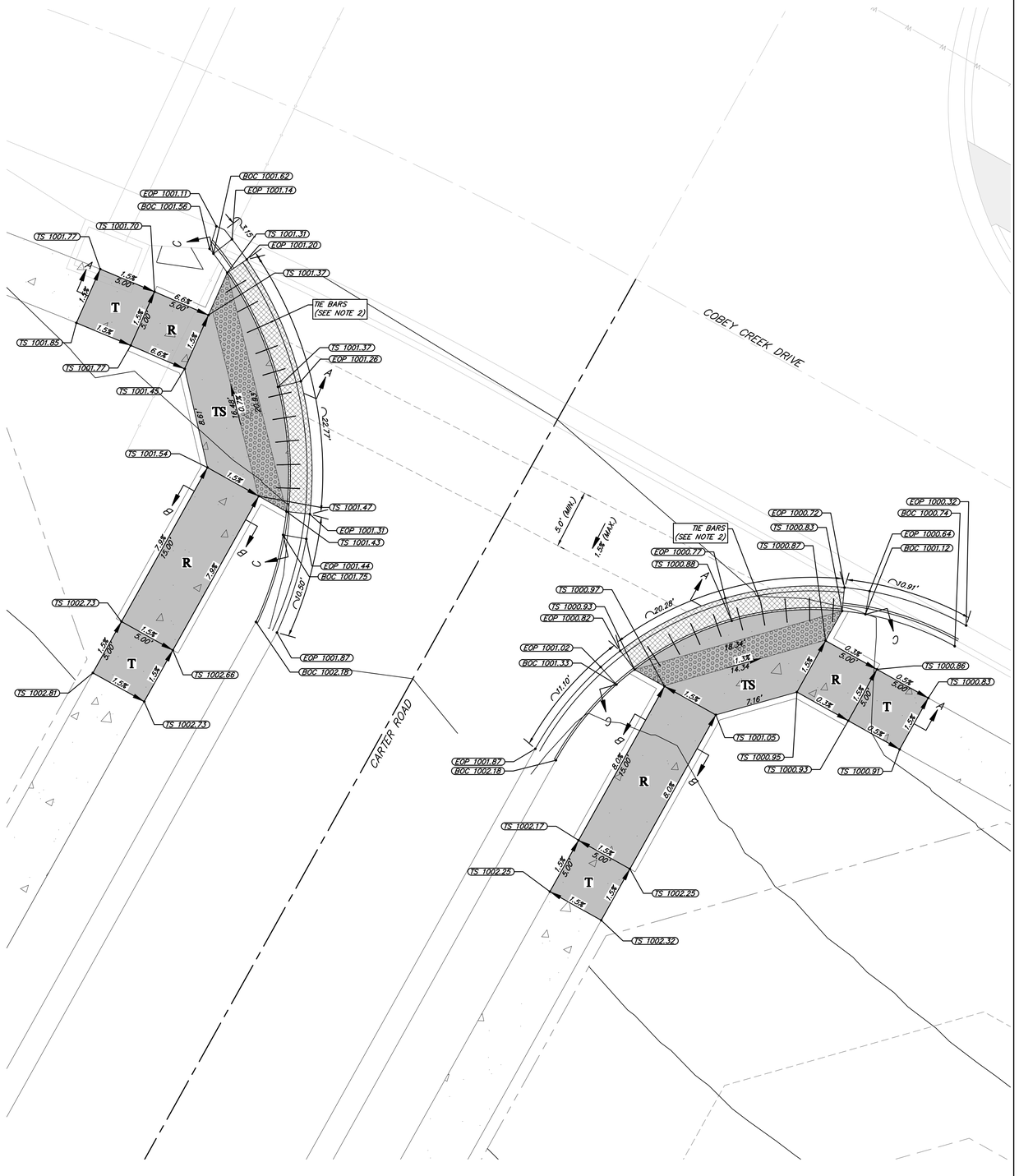
9. RAMP EXTENSION AREA SHALL NOT BE USED AS TRANSITION TO EXISTING SIDEWALK. ANY TRANSITIONS REQUIRED TO MATCH RAMPS TO EXISTING SIDEWALK SHALL REQUIRE REMOVAL AND REPLACEMENT OF ADDITIONAL SIDEWALK BEYOND THE RAMP AREA. SIDEWALK TRANSITION LENGTH SHALL BE EQUAL TO OR GREATER THAN THE WIDTH OF THE EXISTING SIDEWALK. RAMP EXTENSIONS SHALL BE A CONTINUOUS SLOPE.
10. ALL SIDEWALK AND RAMP CONSTRUCTION SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).



CARTER ROAD AND COBEY CREEK DRIVE ADA RAMP DETAILS

HORIZONTAL
5' 0 5' 10'
SCALE IN FEET
SCALE: 1" = 5'

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CLAYTON PROPERTIES GROUP

COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO: 21KC10060
DRAWN BY: JK
CHECK BY: JB
ISSUED FOR: REVIEW
ISSUED DATE: 10/01/2024

STATE OF MISSOURI
JEFFREY W. BARTZ
NUMBER PE-2012022594
10/01/2024
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation
COA 00062

SHEET TITLE

ADA RAMP DETAILS (12)

SHEET NUMBER

C412

45 OF 77

INLET DRAINAGE AREA PLAN NOTES:

1. REFER TO SHEETS C506 AND C507 FOR DETAILED DRAINAGE AREAS AND CALCULATIONS FOR THE 10-YR AND 100-YR DESIGN STORM.
2. THE STREET GUTTERING SYSTEM WILL SERVE AS A SECONDARY ROUTING METHOD FOR STORM FLOWS THAT EXCEED THE PIPE SYSTEM CAPACITY (10-YR STORM FREQUENCY). BASED ON THE STREET TYPICAL SECTION AND PROFILE GRADES OF 1% TO 4.2% BY IZZARD'S TRIANGULAR SECTION FLOW FORMULA, CAPACITY WITHIN THE CURBS (32.5-66.5 CFS FOR CG1, 9.5-18.7 CFS FOR CG2) WILL HANDLE THE RESULTING OVERFLOW FROM LOWER FREQUENCY STORMS.

LEGEND

- 900 — PROP. MAJOR CONTOUR
- 901 — PROP. MINOR CONTOUR
- 900 — EX. MAJOR CONTOUR
- 901 — EX. MINOR CONTOUR
- PROP. INLET DRAINAGE AREAS
- EX. INLET DRAINAGE AREAS
- INLET NUMBER

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SHEET TITLE

INLET DRAINAGE AREA MAP

SHEET NUMBER

C500

Plotted on: Oct 01, 2024 - 3:39pm G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10060 - SHTS - DRAINAGE.dwg Layout: INLET DRAINAGE AREA PLAN

LEGEND

FG	FINISH GRADE
MBOE	MINIMUM BUILDING OPENING ELEVATION
	PROPOSED DRAINAGE SWALE

GENERAL NOTES:

1. HOME BUILDER AND/OR PLOT PLAN ENGINEER MUST SUBMIT PLOT PLAN FOR EVERY RESIDENTIAL LOT THAT SHALL MEET THE CITY OF LEE'S SUMMIT REQUIREMENTS AND BE APPROVED PRIOR TO CONSTRUCTION OF HOME.
2. MINIMUM BUILDING OPENING ELEVATIONS ON THIS PLAN HAVE BEEN DETERMINED BASED ON MAX. WATER SURFACE ELEVATION OF 1% DESIGN STORM PLUS (+) TWO (2) FEET, PER CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL SPECIFICATIONS.
3. FINISH GRADES ARE BASED ON MASS GRADING DESIGN FOR INSTALLATION OF PUBLIC IMPROVEMENTS. REAR LOT ELEVATIONS MAY VARY SLIGHTLY AFTER CONSTRUCTION OF HOMES, DEPENDING ON TYPE OF BASEMENT CONSTRUCTED AND OTHER UNFORESEEN FACTORS. HOMEBUILDER SHALL FOLLOW DRAINAGE PATTERNS DEPICTED IN THESE PLANS AND ENSURE PLOT PLAN MAINTAINS DRAINAGE PATTERNS SHOWN.

EX. DRAINAGE SWALE CONSTRUCTED WITH 1ST PLAT. NO 100-YR WATER ELEVATION NECESSARY. PIPE SYSTEM SIZED TO HANDLE 100-YR STORM.

HORIZONTAL
60' 0 60' 120'
SCALE IN FEET SCALE: 1" = 60'

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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SHEET TITLE

MASTER DRAINAGE PLAN - MBOE SOUTH

SHEET NUMBER

C501

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LEGEND

FG	FINISH GRADE
MBOE	MINIMUM BUILDING OPENING ELEVATION
	PROPOSED DRAINAGE SWALE

GENERAL NOTES:

1. HOME BUILDER AND/OR PLOT PLAN ENGINEER MUST SUBMIT PLOT PLAN FOR EVERY RESIDENTIAL LOT THAT SHALL MEET THE CITY OF LEE'S SUMMIT REQUIREMENTS AND BE APPROVED PRIOR TO CONSTRUCTION OF HOME.
2. MINIMUM BUILDING OPENING ELEVATIONS ON THIS PLAN HAVE BEEN DETERMINED BASED ON MAX. WATER SURFACE ELEVATION OF 1% DESIGN STORM PLUS (+) TWO (2) FEET, PER CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL SPECIFICATIONS.
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CONTRACTOR TO CONSTRUCT 21' WIDE 3' HIGH EARTH BERM.

REFER TO SHEET C504

REFER TO CLUBHOUSE CONSTRUCTION PLANS FOR DETAILED GRADING.

CONTRACTOR TO CONSTRUCT 9' WIDE 1' HIGH EARTH BERM.

TRACT I EX. DRY DETENTION

TRACT H

TRACT E OPEN SPACE

PHASE 1

COBEY CREEK DRIVE

CARTER ROAD

CORBIN DRIVE

FG: 1021.68
FG: 1020.70
FG: 1018.63
FG: 1018.83
FG: 1020.66
FG: 1023.55
FG: 1019.22
FG: 1018.09
FG: 1022.62
FG: 1018.62
FG: 1019.22
FG: 1017.94
FG: 1016.46
FG: 1009.11
FG: 1015.10
FG: 1013.73
FG: 1012.35
FG: 1004.91
FG: 1002.15
FG: 1002.88
FG: 1001.42
FG: 997.45
FG: 1000.40
FG: ???
FG: 1000.88
FG: 1002.83

572.38'
21.00'
9.00'
66.20'
734.00'

HORIZONTAL
60' 0 60' 120'
SCALE IN FEET SCALE: 1" = 60'

D & J DEVELOPMENT CO. DOC. NO. 1966/0895628

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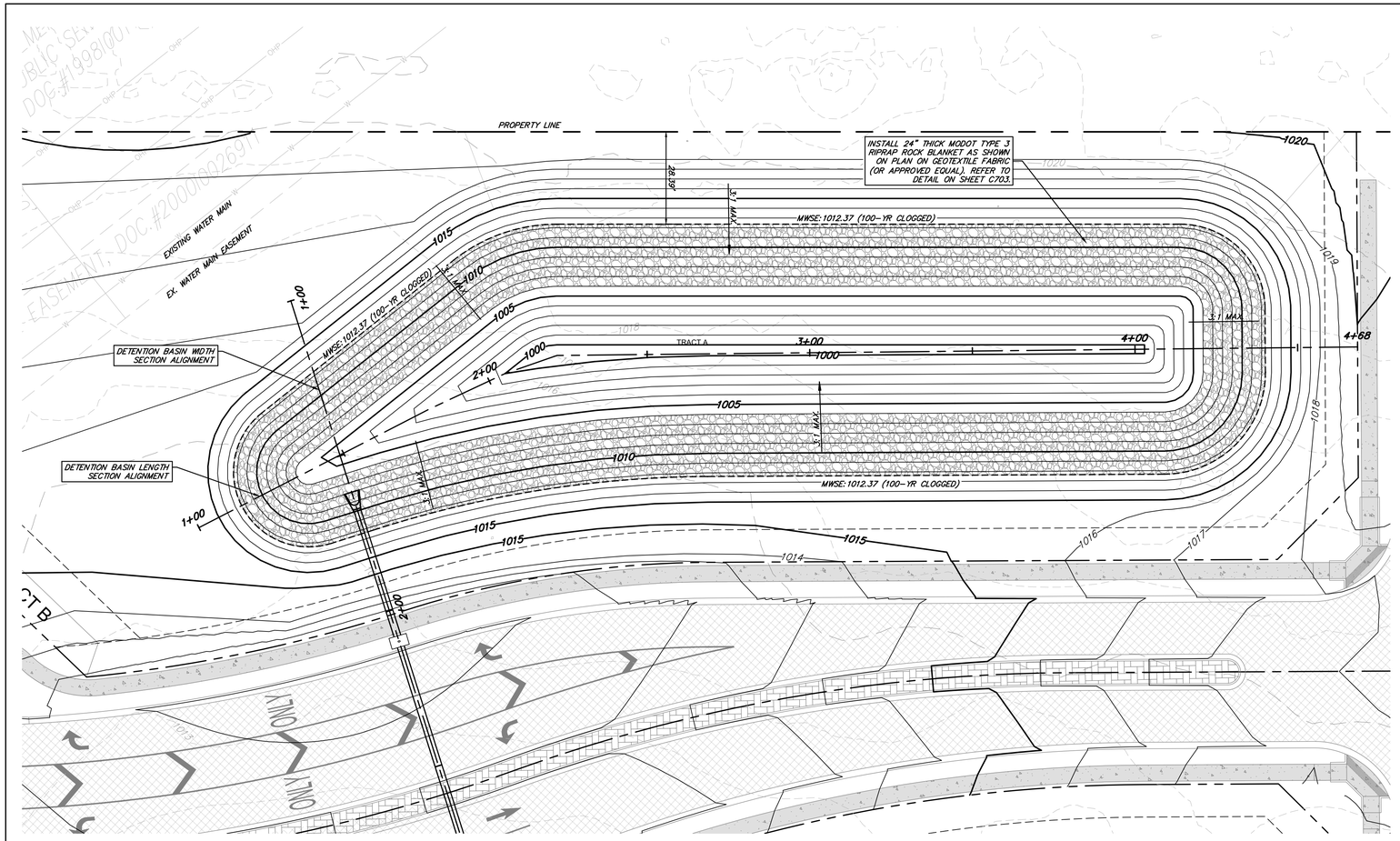
SHEET TITLE

MASTER DRAINAGE PLAN - MBOE NORTH

SHEET NUMBER

C502

48 OF 77



WATER SURFACE ELEVATIONS:

PERM. POOL	– 1008.00
2-YR	– 1008.38
10-YR	– 1008.73
100-YR	– 1009.28
100-YR CLOGGED	– 1012.37

OUTLET DISCHARGE RATES:

2-YR	– 0.88 CFS
10-YR	– 3.01 CFS
100-YR	– 8.14 CFS
100-YR CLOGGED	– 0.00 CFS

LEGEND

- 900 — PROPOSED MAJOR CONTOUR
- 901 — PROPOSED MINOR CONTOUR
- 900 — EXISTING MAJOR CONTOUR
- 901 — EXISTING MINOR CONTOUR
- RIPRAP STABILIZATION
- RIGHT-OF-WAY
- ROAD CENTERLINE
- PROPERTY LINE

WET DETENTION BASIN GENERAL NOTES:

1. CONTRACTOR TO CONSTRUCT STORMWATER MANAGEMENT FACILITIES, SPECIFICALLY THOSE FEATURES RELATED TO DETENTION, PRIOR TO ANY LAND DISTURBANCE OF THE SITE AND PRIOR TO THE CONSTRUCTION OF ANY OTHER SITE DEVELOPMENT WORK AS NOT TO EFFECT DOWNSTREAM NEIGHBORS WITH UNDETAINED STORMWATER DISCHARGE.
2. AN AS-GRADED AND AS-BUILT DRAWING SHALL BE SUBMITTED TO AND REVIEWED BY THE CITY FOR THE DETENTION BASIN. THIS SHALL BE REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF SUBSTANTIAL COMPLETION. ALL PRECAUTIONS SHOULD BE TAKEN TO ENSURE DETENTION POND AND OUTLET STRUCTURE ARE CONSTRUCTED ACCORDING TO THE APPROVED PLANS; VOLUMES AND ELEVATIONS ARE CRITICAL FOR AS-BUILT APPROVAL. THE CITY SHALL BE PROVIDED WITH AN AS-BUILT SURVEY OF THE DETENTION BASIN, OUTLET STRUCTURE INCLUDING ALL WEIR ELEVATIONS AND STORM SYSTEM INCLUDING ALL THE INVERTS, STAMPED BY A MISSOURI LICENSED ENGINEER.
3. ALL SIDEWALK ADJACENT TO TRACTS SHALL BE CONSTRUCTED WITH PUBLIC IMPROVEMENTS, ALONG WITH ALL ADA ACCESSIBLE SIDEWALK RAMPS.
4. ALL SEDIMENT ACCUMULATED THROUGHOUT THE DURATION OF CONSTRUCTION SHALL BE DREDGED OR SKIMMED FROM BOTTOM OF WET POND PRIOR TO FINAL ACCEPTANCE. CONTRACTOR SHALL MAKE GREATEST EFFORT TO PREVENT SEDIMENT BUILDUP AND USE DEWATERING PRACTICES OUTLINED IN THE SWPPP UNTIL CONSTRUCTION IS COMPLETED.

EMERGENCY SPILLWAY NOTES:

24" OUTLET PIPE SHALL FUNCTION AS EMERGENCY SPILLWAY.

STORAGE VOLUME:

2-YR: 58,939 FT³

10-YR: 64,096 FT³

100-YR: 72,718 FT³

DESIGN MAX: 147,663 FT³

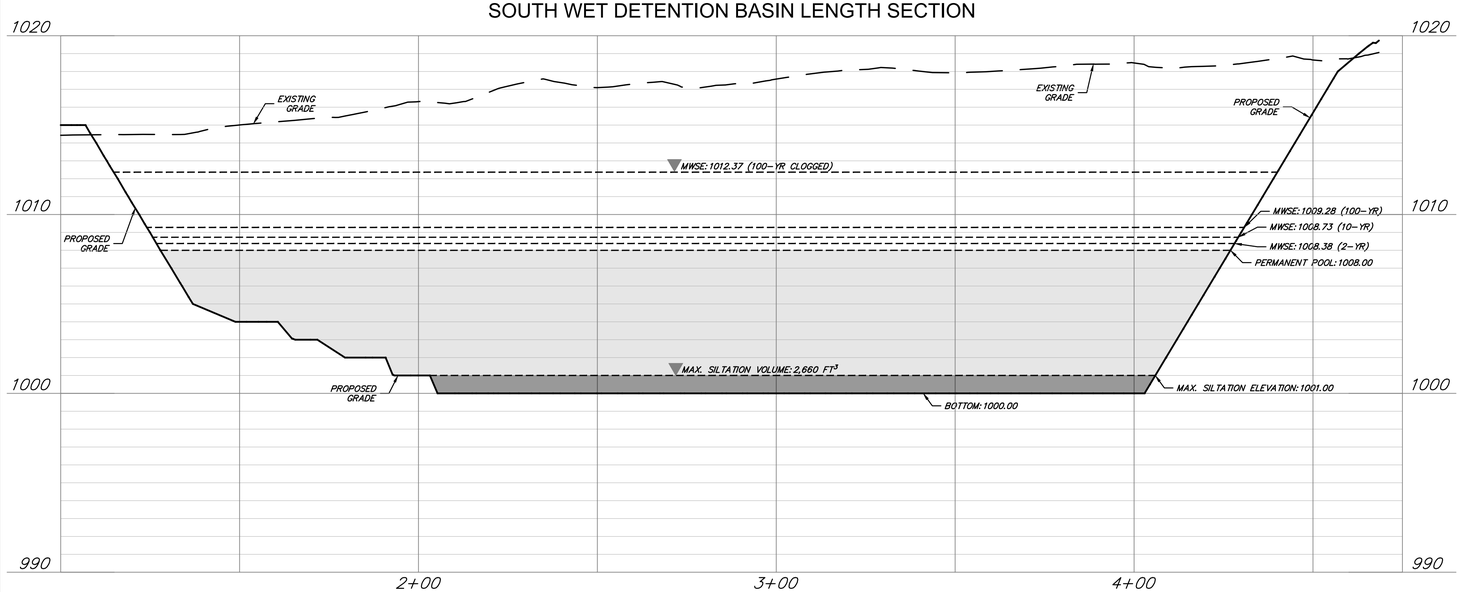
0 20 40

4 0

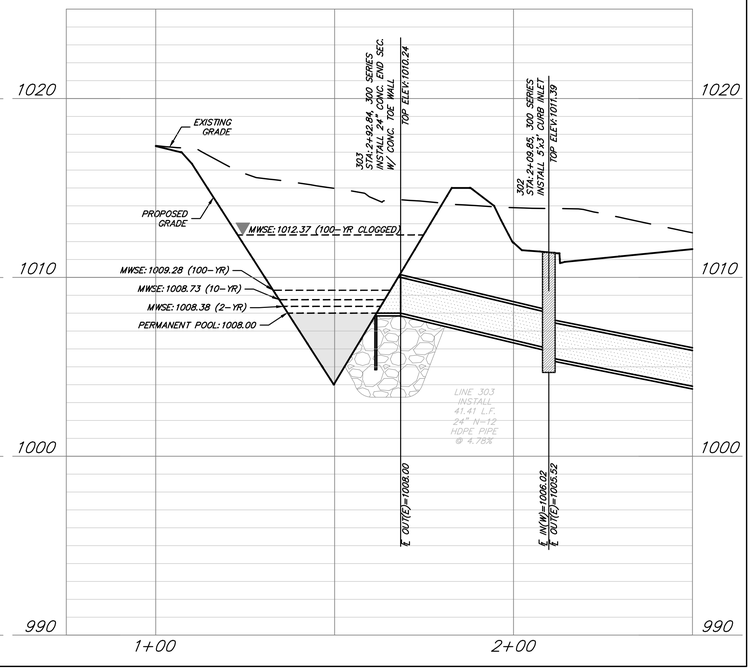
HORIZ.: 1"=20'

VERT.: 1"=4'

SOUTH WET DETENTION BASIN LENGTH SECTION



SOUTH WET DETENTION BASIN WIDTH SECTION



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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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COA 00062

SHEET TITLE

WET DETENTION BASIN PLAN & PROFILE

SHEET NUMBER

C503

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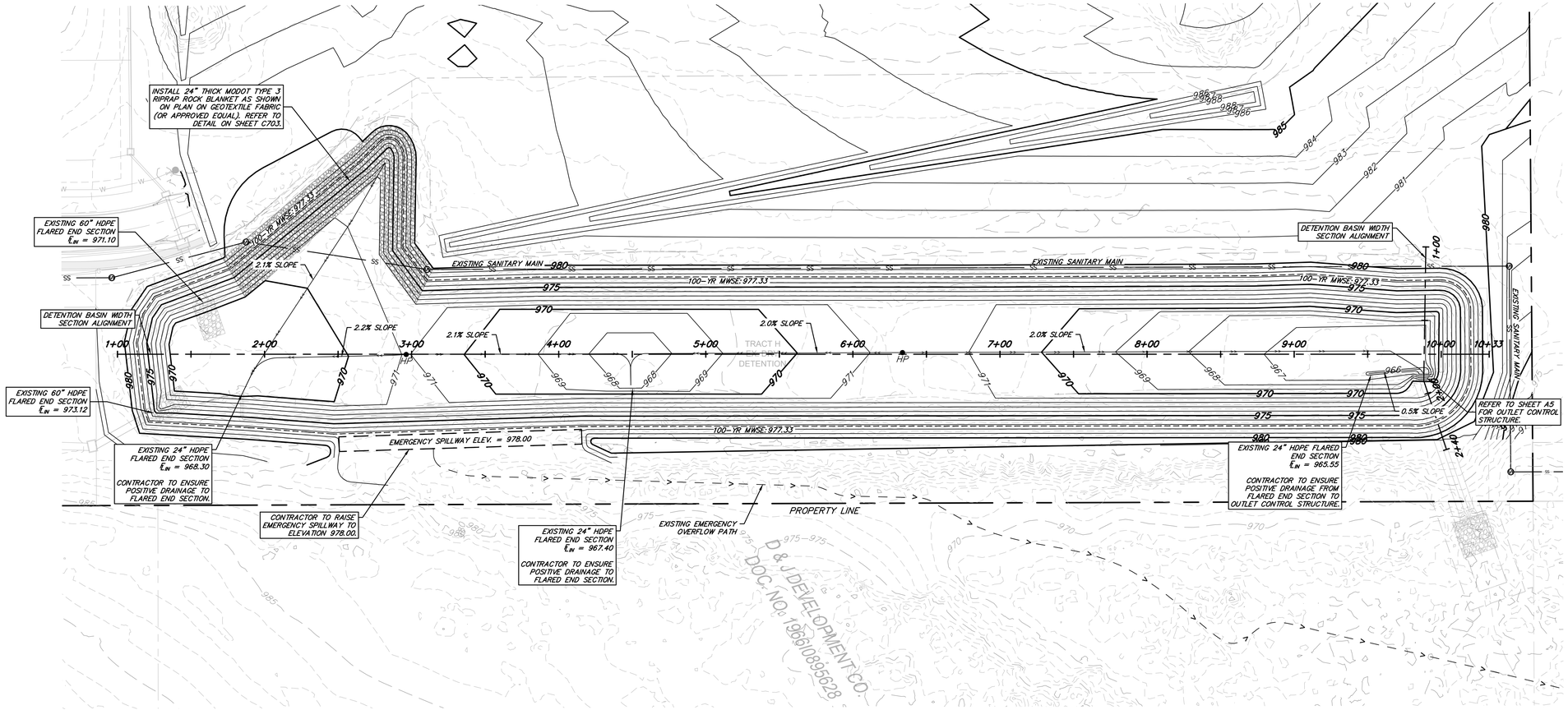
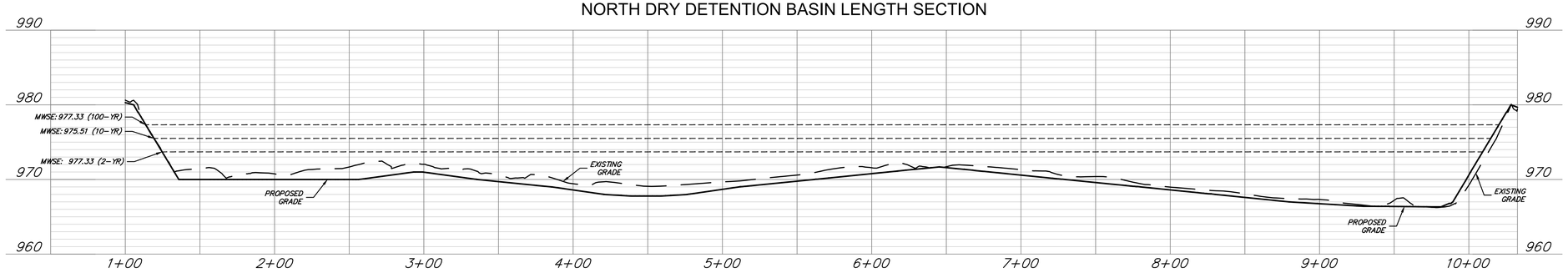
Plotted on: Oct 01, 2024 - 3:40pm G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10060 - SHTS - DETENTION BASIN.dwg Layout: 1



NORTH DRY DETENTION BASIN LENGTH SECTION



WET DETENTION BASIN GENERAL NOTES:

1. CONTRACTOR TO CONSTRUCT STORMWATER MANAGEMENT FACILITIES, SPECIFICALLY THOSE FEATURES RELATED TO DETENTION, PRIOR TO ANY LAND DISTURBANCE OF THE SITE AND PRIOR TO THE CONSTRUCTION OF ANY OTHER SITE DEVELOPMENT WORK AS NOT TO EFFECT DOWNSTREAM NEIGHBORS WITH UNDETAINED STORMWATER DISCHARGE.
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3. ALL SIDEWALK ADJACENT TO TRACTS SHALL BE CONSTRUCTED WITH PUBLIC IMPROVEMENTS, ALONG WITH ALL ADA ACCESSIBLE SIDEWALK RAMPS.

WATER SURFACE ELEVATIONS:

2-YR – 973.58
10-YR – 975.44
100-YR – 977.27

OUTLET DISCHARGE RATES:

2-YR – 64.06 CFS
10-YR – 136.17 CFS
100-YR – 234.98 CFS

STORAGE VOLUME:

2-YR: 209,635 FT³

10-YR: 352,670 FT³

100-YR: 513,100 FT³

DESIGN MAX: 737,722 FT³

LEGEND

- 900 — PROPOSED MAJOR CONTOUR
- 901 — PROPOSED MINOR CONTOUR
- 900 — EXISTING MAJOR CONTOUR
- 901 — EXISTING MINOR CONTOUR
- RIGHT-OF-WAY
- ROAD CENTERLINE
- PROPERTY LINE
- RIPRAP STABILIZATION

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COBEY CREEK - 2ND PLAT

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DRY DETENTION BASIN PLAN & PROFILE

SHEET NUMBER

C504

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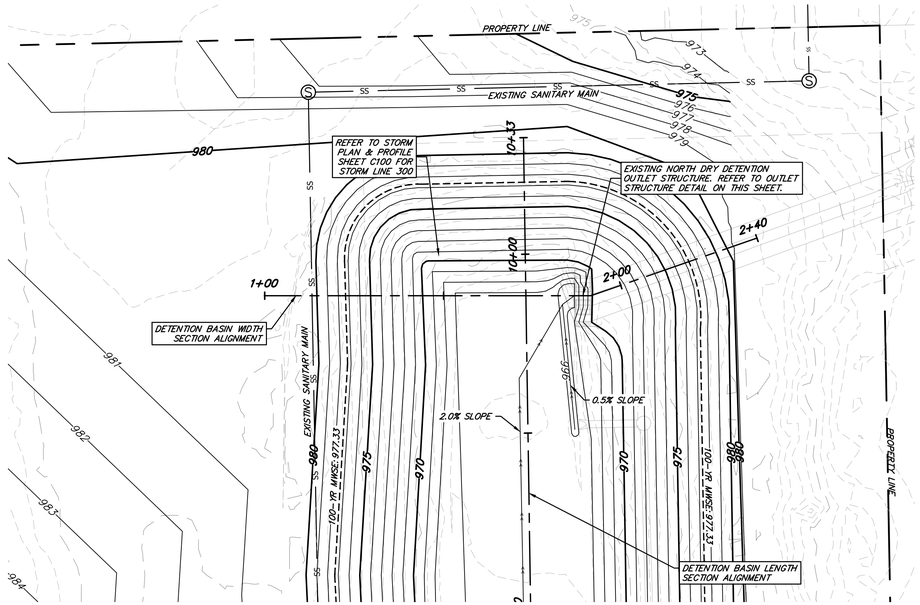
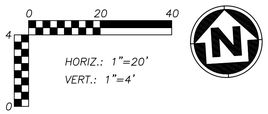
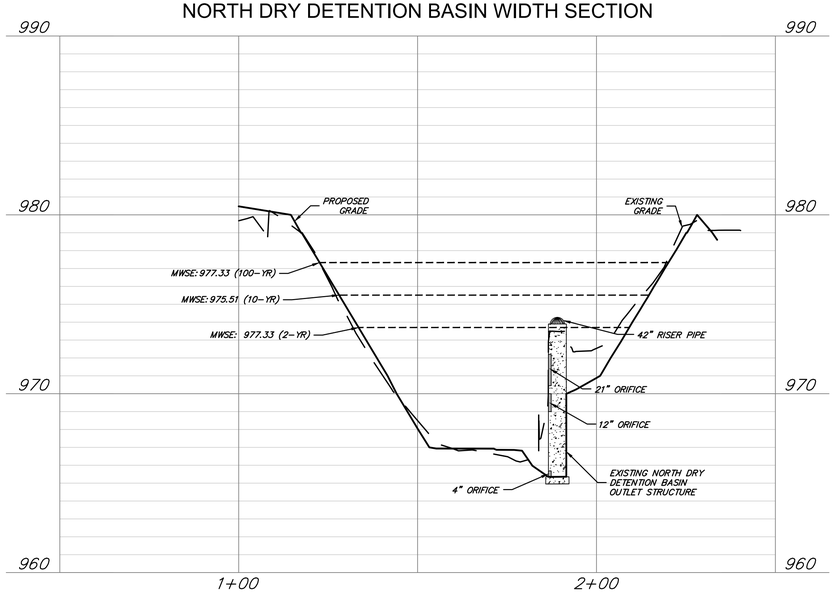




NORTH DRY DETENTION BASIN WIDTH SECTION



LEGEND

- 900 — PROPOSED MAJOR CONTOUR
- 901 — PROPOSED MINOR CONTOUR
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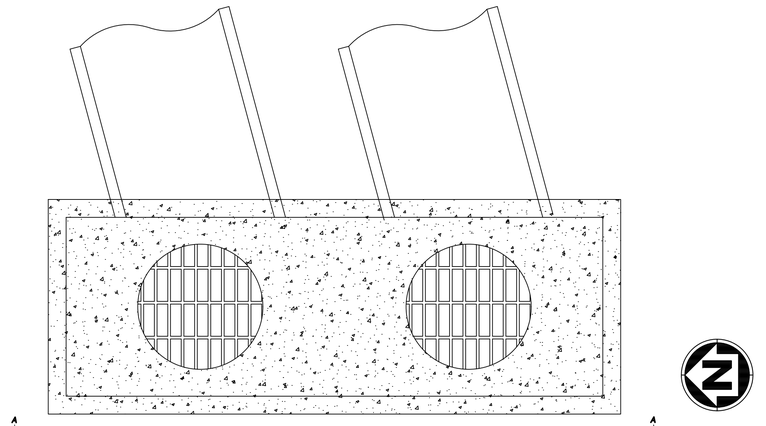
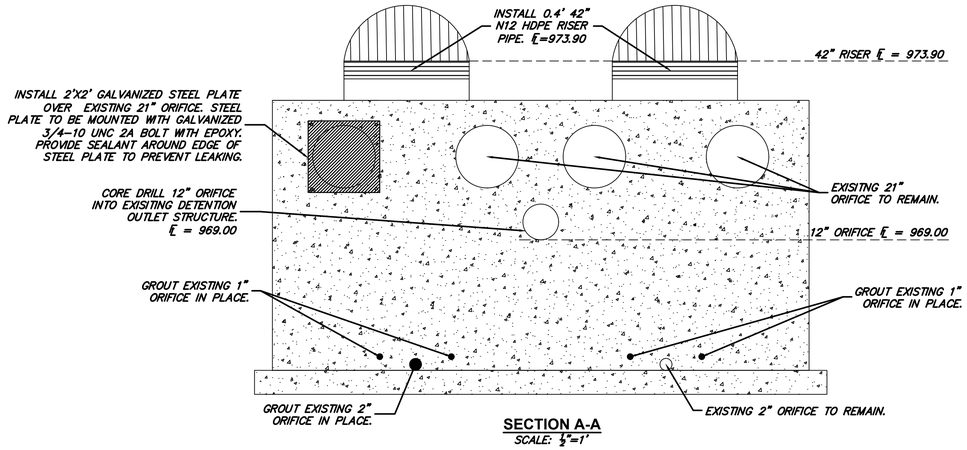


PLAN VIEW
SCALE: 1/2"=1'



SECTION A-A
SCALE: 1/2"=1'

EXISTING NORTH DRY DETENTION BASIN OUTLET STRUCTURE DETAIL

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SHEET TITLE

DRY DETENTION BASIN OUTLET STRUCTURE

SHEET NUMBER

C505

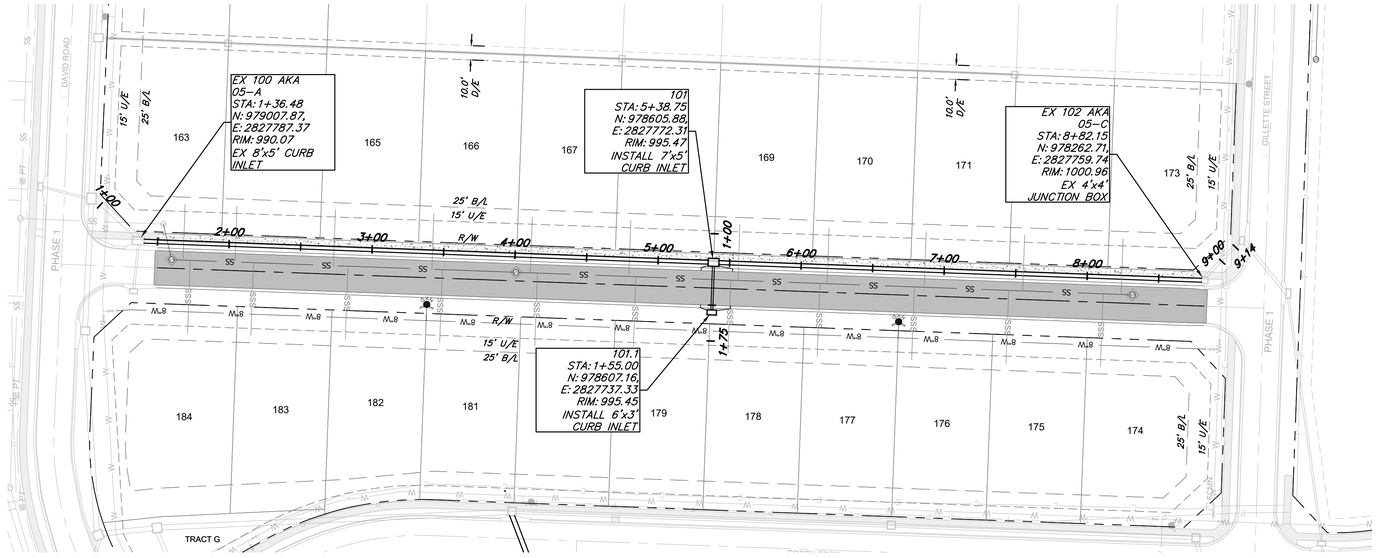
51 OF 77

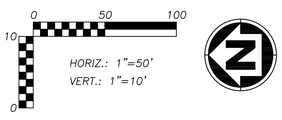
10-YEAR

HYDROLOGY												HYDRAULICS															GUTTER/INLET DESIGN					
LineNo.	InletID	DnStrmLine No.	Drainage Area	RunoffCoeff	IncrCxA	TotalCxA	Tc	iInlet	iSys	IncrQ	TotalRunoff	LineID	InletID3	Grnd/Rim Elev Up	InvertUp	InvertDn	LineLength	LineSlope	LineSize	n-valuePipe	CapacityFull	TotalRunoff2	VelAve	VelDn	HGLUp	HGLDn	LineID2	QCaptured	QBypass	GutterSlope	GutterSpread	GutterWidth
			(ac)	(C)			(min)	(in/hr)	(in/hr)	(cfs)	(cfs)			(ft)	(ft)	(ft)	(ft)	(%)	(in)		(cfs)	(cfs)	(ft/s)	(ft/s)	(ft)	(ft)		(cfs)	(cfs)	(ft/ft)	(ft)	(ft)
1	EX 12-F	Outfall	1.00	0.66	0.66	2.43	8.6	8.36	6.75	5.52	16.40	EX 12-F	EX 12-F	996.69	989.39	986.32	145.898	2.10	36	0.012	104.81	16.40	5.63	5.63	990.68	987.61	EX 12-F	3.84	5.29	0.040	11.35	2.00
2	EX 12-G	1	1.11	0.66	0.73	1.77	7.3	8.36	7.22	6.13	12.78	LINE EX 12-G	EX 12-G	1001.64	992.31	989.61	199.655	1.35	30	0.012	51.67	12.78	5.92	6.35	993.51	990.68	LINE EX 12-G	3.96	3.61	0.020	12.10	2.00
3	EX 500 AKA 12-H	2	0.00	0.00	0.00	0.44	6.5	0.00	7.57	0.00	3.35	LINE EX 500 AKA 12-H	EX 500 AKA 12-H	1002.43	996.65	995.67	50.639	1.94	24	0.012	34.09	3.35	5.38	6.89	997.29	996.09	LINE EX 500 AKA 12-H	....	....	....	....	....
4	501	3	0.67	0.66	0.44	0.44	5.0	8.36	8.36	3.70	3.70	LINE 501	501	1015.88	1008.76	996.95	274.624	4.30	15	0.012	14.51	3.70	7.25	9.87	1009.54	997.38	LINE 501	2.25	1.45	0.069	6.90	2.00
5	EX 19-A	2	0.90	0.66	0.59	0.59	5.0	8.36	8.36	4.97	4.97	EX 19-A	EX 19-A	1001.76	996.10	995.90	35.000	0.57	24	0.012	18.52	4.97	4.67	5.00	996.88	996.61	EX 19-A	3.21	1.76	0.020	10.21	2.00
6	EX 01-F2	Outfall	0.00	0.00	0.00	20.46	17.8	0.00	4.70	0.00	96.18	LINE EX 01-F	EX 01-F2	987.57	978.28	977.87	107.182	0.38	48	0.012	96.25	96.18	9.19	9.61	981.54	980.84	LINE EX 01-F	....	....	....	....	....
7	EX 01-G	6	0.00	0.00	0.00	19.46	17.5	0.00	4.74	0.00	92.29	EX 01-G	EX 01-G	989.30	978.94	978.59	112.469	0.31	48	0.012	86.81	92.29	7.35	7.35	983.13	982.74	EX 01-G	....	....	....	....	....
8	EX 01-H	7	0.27	0.51	0.14	15.16	17.3	8.36	4.78	1.15	72.42	EX 01-H	EX 01-H	991.11	984.68	982.80	92.487	2.03	42	0.012	155.39	72.42	12.54	15.86	987.34	984.48	EX 01-H	1.15	0.00	0.014	5.81	2.00
9	EX 01-I	8	0.00	0.00	0.00	15.03	16.9	0.00	4.83	0.00	72.55	EX 01-I	EX 01-I	995.29	985.40	985.04	143.075	0.25	42	0.012	54.68	72.55	7.54	7.54	989.17	988.54	EX 01-I	....	....	....	....	....
10	EX 01-J	9	0.00	0.00	0.00	14.52	16.8	0.00	4.84	0.00	70.36	EX 01-J	EX 01-J	996.78	986.89	985.98	41.275	2.20	42	0.012	161.84	70.36	7.41	7.31	990.17	990.06	EX 01-J	....	....	....	....	....
11	EX 01-K	10	0.30	0.51	0.15	13.64	16.2	8.36	4.95	1.28	67.46	EX 01-K	EX 01-K	999.55	988.78	987.98	248.386	0.32	42	0.012	61.86	67.46	7.01	7.01	992.43	991.48	EX 01-K	1.28	0.00	0.010	6.60	2.00
12	EX 01-L	11	0.00	0.00	0.00	4.28	14.7	0.00	5.21	0.00	22.31	EX 01-L	EX 01-L	1002.12	992.81	991.18	265.105	0.61	36	0.012	56.65	22.31	4.98	3.74	994.33 j	993.54	EX 01-L	....	....	....	....	....
13	EX 01-M	12	0.00	0.00	0.00	4.28	13.8	0.00	5.37	0.00	22.98	EX 01-M	EX 01-M	1004.19	995.59	994.32	213.105	0.60	30	0.012	34.30	22.98	7.13	7.49	997.22	995.82	EX 01-M	....	....	....	....	....
14	EX 01-N	13	0.99	0.64	0.63	4.28	13.6	8.36	5.42	5.30	23.20	EX 01-N	EX 01-N	1005.10	1000.10	998.44	68.768	2.41	30	0.012	69.03	23.20	9.74	12.68	1001.74	999.44	EX 01-N	3.69	1.91	0.012	11.88	2.00
15	EX 200 AKA 01-O	14	0.64	0.66	0.42	3.65	13.5	8.36	5.44	3.53	19.85	LINE EX 200 AKA 01-O	EX 200 AKA 01-O	1005.47	1000.65	1000.31	35.376	0.96	24	0.012	24.02	19.85	7.82	8.27	1002.25	1001.74	LINE EX 200 AKA 01-O	3.43	1.46	0.012	11.25	2.00
16	201	15	0.00	0.00	0.00	3.23	13.0	0.00	5.53	0.00	17.84	LINE 201	201	1007.43	1001.84	1001.15	138.925	0.50	24	0.012	17.27	17.84	6.25	6.25	1003.55	1002.86	LINE 201	....	....	....	....	....
17	202	16	0.00	0.00	0.00	3.23	12.8	0.00	5.59	0.00	18.04	LINE 202	202	1009.16	1002.80	1002.34	92.756	0.50	24	0.012	17.25	18.04	6.23	6.23	1004.54	1004.08	LINE 202	....	....	....	....	....
18	203	17	0.80	0.66	0.53	3.23	12.3	8.36	5.70	4.42	18.39	LINE 203	203	1011.90	1005.64	1003.30	161.000	1.45	24	0.012	29.54	18.39	7.11	7.15	1007.18	1004.83	LINE 203	3.06	1.36	0.018	9.94	2.00
19	204	18	0.00	0.00	0.00	2.70	11.9	0.00	5.80	0.00	15.63	LINE 204	204	1013.93	1007.29	1006.14	114.865	1.00	24	0.012	24.52	15.63	7.40	8.27	1008.71	1007.30	LINE 204	....	....	....	....	....
20	205	19	0.24	0.66	0.16	2.70	11.7	8.36	5.83	1.32	15.71	LINE 205	205	1014.33	1008.15	1007.79	35.839	1.00	24	0.012	24.56	15.71	7.42	8.29	1009.58	1008.95	LINE 205	2.19	0.30	0.017	7.90	2.00
21	206	20	0.00	0.00	0.00	2.54	11.5	0.00	5.88	0.00	14.92	LINE 206	206	1016.19	1010.77	1008.65	107.640	1.97	18	0.012	15.97	14.92	9.47	10.26	1012.17	1009.80	LINE 206	....	....	....	....	....
22	207	21	0.00	0.00	0.00	1.83	11.2	0.00	5.95	0.00	10.91	LINE 207	207	1017.97	1012.34	1011.27	107.003	1.00	18	0.012	11.38	10.91	7.10	7.33	1013.61	1012.45	LINE 207	....	....	....	....	....
23	208	22	0.76	0.66	0.50	1.83	11.1	8.36	5.98	4.20	10.96	LINE 208	208	1019.68	1014.10	1013.67	43.137	1.00	18	0.012	11.36	10.96	7.10	7.32	1015.37	1014.86	LINE 208	3.03	1.17	0.016	9.97	2.00
24	209	23	1.08	0.66	0.71	1.33	11.0	8.36	6.00	5.96	7.99	LINE 209	209	1019.68	1014.94	1014.60	34.000	1.00	15	0.012	7.00	7.99	6.51	6.51	1016.29	1015.85	LINE 209	3.65	2.31	0.016	11.50	2.00
25	206.1	21	0.40	0.66	0.26	0.71	5.8	8.36	7.94	2.21	5.61	LINE 206.1	206.1	1015.27	1011.55	1011.30	24.885	1.00	15	0.012	7.01	5.61	5.84	6.13	1012.51	1012.17	LINE 206.1	2.21	0.00	Sag	8.08	....
26	206.2	25	0.67	0.66	0.44	0.44	5.0	8.36	8.36	3.70	3.70	LINE 206.2	206.2	1016.99	1013.12	1011.75	136.615	1.00	15	0.012	7.01	3.70	4.68	4.75	1013.90	1012.51	LINE 206.2	3.70	0.00	Sag	11.40	....
27	400	11	0.16	0.66	0.11	9.21	13.8	8.36	5.38	0.88	49.53	LINE 400 AKA 10-A	400	999.48	990.88	990.14	74.455	0.99	36	0.012	72.03	49.53	7.01	7.01	993.88	993.54	LINE 400 AKA 10-A	1.16	0.00	Sag	7.56	2.00
28	401	27	0.63	0.66	0.42	7.97	13.4	8.36	5.45	3.48	43.46	LINE 401	401	1003.49	993.86	991.38	121.020	2.05	36	0.012	103.43	43.46	7.09	6.15	996.01 j	994.95	LINE 401	3.20	0.28	0.010	10.16	2.00
29	402	28	0.48	0.66	0.32	7.56	13.4	8.36	5.46	2.65	41.27	LINE 402	402	1003.65	996.11	994.86	36.230	3.45	24	0.012	45.51	41.27	14.81	16.41	998.07	996.35	LINE 402	2.60	0.05	0.010	9.08	2.00
30	402.1	29	0.38	0.66	0.25	3.19	12.6	0.00	5.63	0.00	17.97	LINE 402.1	402.1	1008.15	1001.34	998.84	249.648	1.00	24	0.012	24.52	17.97	7.75	8.52	1002.87	1000.11	LINE 402.1	1.34	0.00	0.010	6.75	2.00
31	402.2	30	0.82	0.66	0.54	2.94	12.0	8.36	5.76	4.53	16.95	LINE 402.2	402.2	1010.41	1003.63	1001.84	179.210	1.00	24	0.012	24.49	16.95	7.60	8.41	1005.11	1003.06	LINE 402.2	3.18	1.34	0.015	10.42	2.00
32	402.3	31	0.00	0.00	0.00	1.94	11.6	0.00	5.86	0.00	11.36	LINE 402.3	402.3	1013.32	1007.23	1004.13	155.057	2.00	18	0.012	16.09	11.36	8.15	9.26	1008.52	1005.11	LINE 402.3	....	....	....	....	....
33	402.4	32	0.00	0.00	0.00	1.94	11.2	0.00	5.96	0.00	11.56	LINE 402.4	402.4	1016.53	1010.95	1007.73	161.228	2.00	18	0.012	16.08	11.56	8.51	9.90	1012.25	1008.67	LINE 402.4	....	....	....	....	....
34	402.5	33	1.67	0.66	1.10	1.94	11.0	8.36	6.00	9.22	11.64	LINE 402.5	402.5	1017.35	1012.04	1011.45	59.435	0.99	18	0.012	11.33	11.64	7.23	7.30	1013.34	1012.72	LINE 402.5	9.22	0.00	Sag	30.05	2.00
35	403	29	1.16	0.66	0.77	4.05	6.6	8.36	7.53	6.40	30.46	LINE 403	403	1003.13	998.09	996.61	42.440	3.49	24	0.012	45.76	30.46	11.20	12.42	999.96	998.07	LINE 403	4.32	2.08	0.017	11.69	2.00
36	404	35	0.00	0.00	0.00	2.42	6.4	0.00	7.61	0.00	18.44	LINE 404	404	1006.95	1002.43	998.59	109.760	3.50	18	0.012	21.28	18.44	10.71	10.90	1003.89	999.96	LINE 404	....	....	....	....	....
37	404.1	36	0.92	0.66	0.61	1.17	6.4	8.36	7.64	5.08	8.92	LINE 404.1	404.1	1009.00	1003.00	1002.93	23.560	1.02	15	0.012	7.06	8.92	7.27	7.27	1004.56	1004.18	LINE 404.1	5.08	0.00	Sag	11.18	....
38	404.2	37	0.00	0.00	0.00	0.56	6.0	0.00	7.83	0.00	4.39	LINE 404.2	404.2	1012.24	1004.49	1003.67	81.735	1.00	15	0.012	7.01	4.39	4.27	3.58	1005.34 j	1004.98	LINE 404.2	....	....	....	....	....
39	404.3	38	0.00	0.00	0.00	0.56	5.4	0.00	8.12	0.00	4.56	LINE 404.3	404.3	1013.74	1006.23	1004.99	123.743	1.00	15	0.012	7.00	4.56	5.55	6.07	1007.09	1005.73	LINE 404.3	....	....	....	....	....
40	404.4	39	0.85	0.66	0.56	0.56	5.0	8.36	8.36	4.69	4.69	LINE 404.4	404.4	1014.92	1008.60	1006.73	97.006	1.93	15	0.012	9.71	4.69	6.47	7.84	1009.48	1007.34	LINE 404.4	4.69	0.00	Sag	10.60	....
41	405	36	0.93	0.66	0.61	1.25	5.7	8.36	8.00	5.13	10.03	LINE 405	405	1009.02	1003.82	1002.93	59.116	1.51	18	0.012	13.96	10.03	7.48	8.44	1005.04	1003.89	LINE 405	5.13	0.00	Sag	11.26	....
42	406	41	0.97	0.66	0.64	0.64	5.0	8.36	8.36	5.35	5.35	LINE 406	406	1012.61	1007.76	1004.32	172.171	2.00	15	0.012	9.89	5.35	6.37	7.32	1008.70	1005.04	LINE 406	5.35	0.00	Sag	20.91	2.00
43	402.2A	31	0.70	0.66	0.46	0.46	5.0	8.36	8.36	3.86	3.86	LINE 402.2A	402.2A	1008.33	1004.79	1004.13	66.008	1.00	15	0.012	7.00	3.86	4.22	3.73	1005.58 j	1005.11	LINE 402.2A	2.43	1.44	0.050	7.56	2.00
44	EX 100 AKA 05-A	7	0.77	0.51	0.39	4.30	10.9	8.36	6.04	3.28	25.98	LINE EX 100 AKA 05-A	EX 100 AKA 05-A	990.07	981.08	980.13	44.057	2.16	36	0.012	106.10	25.98	3.74	3.68	983.85	983.81	LINE EX 100 AKA 05-A	3.48	0.00	Sag	12.85	2.00
45	101	44	0.83	0.51	0.42	3.06	9.3	8.36	6.51	3.54	19.94	LINE 101	101	995.98	985.86	983.65	402.276	0.55	30	0.012	32.93	19.94	6.72	7.03	987.37	985.05	LINE 101	3.34	0.20	0.015	9.41	2.00
46	EX 102 AKA 05-C	45	0.00	0.00	0.00	1.98	7.4	0.00	7.19	0.00	14.21	EX LINE 102 AKA 05-C	EX 102 AKA 05-C	1000.96	989.89	986.36	343.399	1.03	30	0.012	45.05	14.21	6.65	7.61	991.16	987.37	EX LINE 102 AKA 05-C	....	....	....	....	....
47	EX 05-D	46	0.19	0.51	0.10	1.98	7.3	8.36	7.24	0.81	14.32	EX 05-D	EX 05-D	1001.48	991.50	990.39	38.096	2.91	24	0.012	41.82	14.32	9.17	12.06	992.86	991.20	EX 05-D	0.81	0.00	0.010	5.31	2.00
48	EX 05-E	47	2.43	0.66	1.60	1.88	7.1	8.36	7.32	13.41	13.76	EX 05-E	EX 05-E	1001.37	994.01	992.19	49.000	3.71	24	0.012	47.22	13.76	9.60	13.03	995.34	992.93	EX 05-E	13.41	0.00	Sag	35.86	2.00
49	EX 05-F	48	0.17	0.66	0.11	0.28	5.5	8.36	8.07	0.94	2.24	EX 05-F	EX 05-F	1005.19	997.62	994.83	176.224	1.58	15	0.012	8.80	2.24	4.28	4.70	998.22	995.34	EX 05-F	0.94	0.00	0.020	4.79	2.00
50	EX 05-G	49	0.25	0.66	0.17	0.17	5.0	8.36	8.36	1.38	1.38	EX 05-G	EX 05-G	1004.90	1001.24	1001.05	34.737	0.55	15	0.012	5.17	1.38	3.45	3.57	1001.70	1001.49	EX 05-G	1.37	0.01	0.020	5.82	2.00
51	403.1	35	0.56	0.66	0.37	0.86	5.2	8.36	8.24	3.09	7.07	LINE 403.1	403.1	1003.19	998.76	998.59	34.247	0.50	18	0.012	8.01	7.07	4.27	4.18	1000.05	999.96	LINE 403.1	2.51	0.58	0.017	8.66	2.00
52	403.2	51	0.74	0.66	0.49	0.49	5.0	8.36	8.36	4.08	4.08	LINE 403.2	403.2	1003.00	999.47	999.26	42.706	0.49	15	0.012	4.91	4.08	3.64	3.49	1000.50	1000.39	LINE 403.2	6.80	0.00	Sag	24.53	2.00
53	01-F3	6	0.82	0.51	0.42	1.00	10.2	8.36	6.24	3.50	6.24	EX 01-F3	01-F3	988.59	984.62	983.65	90.588	1.07	15	0.012	7.24	6.24	6.26	6.64	985.63	984.55	EX 01-F3	3.50	0.00	Sag	10.56	....
54	EX 01-F4	53	0.80	0.51	0.41	0.58	8.9	8.36	6.64	3.41	3.86	EX 01-F4	EX 01-F4	995.09	989.42	984.95	275.583	1.62	15	0.012	8.91	3.86	5.19	5.68	990.21	985.63	EX 01-F4	3.41	0.00	Sag	10.39	....
55	EX 01-F5	54	0.34	0.51	0.17	0.17	5.0	8.36	8.36	1.45	1.45	EX 01-F5	EX 01-F5	1001.57	997.76	989.62	275.000	2.96	15	0.012	12.04	1.45	2.95	2.52	998.24 j	990.21	EX 01-F5	1.45	0.00	Sag	5.87	....
56	EX 10-B	27	0.58	0.66	0.38	1.13	5.1	8.36	8.28	3.20	9.34	EX 10-B	EX 10-B	999.55	994.56	994.24	35.317	0.91	24	0.012	23.32	9.34	6.17	7.01	995.65	995.12	EX 10-B	7.01	0.00	Sag	25.04	2.00
57	EX 10-C	56	1.13	0.66	0.75	0.75	5.0	8.36	8.36	6.24	6.24	EX 10-C	EX 10-C	999.41	996.24	995.45	44.556	1.77	15	0.012	9.31	6.24	7.01	8.13	997.25	996.20	EX 10-C	5.80	3.81	0.010	15.25	2.00
58	EX 08-A	9	0.17	0.51	0.09	0.50	7.0	8.36	7.36	0.73	3.70	EX 08-A	EX 08-A	997.98	989.87	988.08	94.602	1.89	24	0.012	33.70	3.70	2.58	1.18	990.54 j	990.06	EX 08-A	0.73	0.00	0.010	5.02	2.00
59	EX 08-B	58	0.63	0.66	0.42	0.42	5.0	8.36	8.36	3.48	3.48	EX 08-B	EX 08-B	999.21	994.19	992.97	132.000	0.92	24	0.012	23.56	3.48	4.64	5.37	994.84	993.49	EX 08-B	4.16	2.51	0.010	13.21	2.00
60	EX 09-A	10	0.14	0.51	0.07	0.88	5.3	8.36	8.21	0.60	7.25	EX 09-A	EX 09-A	997.69	989.09	988.73	52.528	0.69	24	0.012	20.29	7.25	2.31	2.31	991.07	991.02	EX 09-A	0.60	0.00	Sag	4.84	2.00
61	EX 09-B	60	1.23	0.66	0.81	0.81	5.0	8.36	8.36	6.79	6.79	EX 09-B	EX 09-B	997.80	993.48	992.68	34.721	2.30	24	0.012	37.19	6.79	6.90	9.00	994.40	993.26	EX 09-B	9.30	0.00	Sag	30.23	2.00
62	101.1	45	1.30	0.51	0.66	0.66	5.0	8.36	8.36	5.54	5.54	LINE 101.1	101.1	995.96	990.74	990.39	35.000	1.00	15	0.012	7.00	5.54	5.92	6.32	991.69	991.23	LINE 101.1	4.07	1.48	0.015	11.31	2.00
63	EX 06-A	44	1.65	0.51	0.84	0.84	5.0	8.36	8.36	7.04	7.04	EX 06-A	EX 06-A	989.59	985.94	985.66	35.353	0.79	15	0.012	6.23	7.04	5.74	5.74	987.27	986.91	EX 06-A	8.52	0.00	Sag	28.50	2.00
64	402.6	34	2.79	0.30	0.84	0.84	10.3	6.20	6.20	5.19	5.19	LINE 402.6	402.6	1021.50	1021.25	1012.54	131.630	6.62	18	0.012	29.26	5.19	5.14	5.43	1022.13	1013.34	LINE 402.6	5.19	0.00	....	....	....
65	210	24	0.00	0.00	0.00	0.62	10.8	0.00	6.07	0.00	3.75	LINE 210	210	1019.63	1015.56	1015.14	41.760	1.01	15	0.012	7.02	3.75	3.10	3.05	1016.73	1016.62	LINE 210	....	....	....	....	....
66	211	65	2.06	0.30	0.62	0.62	10.3	6.20	6.20	3.83	3.83	LINE 211	211	1020.33	1019.92	1015.76	94.570	4.40	15	0.012	14.67	3.83	4.18	3.68	1020.71 j	1016.75	LINE 211	3.83	0.00	....	....	....
67	301	Outfall	0.82	0.66	0.54	2.51	13.1	8.36	5.52	4.53	13.89	LINE 301	301	1011.65	1002.63	1002.09	36.437	1.48	24	0.013	27.53	13.89	6.20	6.20	1003.97	1003.43	LINE 301	4.53	0.00	Sag	18.70	2.00
68	302	67	1.47	0.66	0.97	1.97	12.7	8.36	5.61	8.11	11.07	LINE 302	302	1011.35	1005.65	1002.83	82.986	3.40	24	0.013	41.69	11.07	5.82	5.97	1006.84	1003.97	LINE 302	10.43	0.00	Sag	32.62	2.00
69	303	68	2.71	0.37	1.00	1.00	12.3	5.70	5.70	5.71	5.71	LINE 303	303	1010.24	1008.00	1006.15	41.755	4.43	24	0.013	47.61	5.71	5.23	5.92	1008.84	1006.84	LINE 303	5.71	0.00	....	....	....
70	EX 12-B	Outfall	0.48	0.51	0.24	2.22	12.0	8.36	5.78	2.05	12.83	EX 12-B	EX 12-B	980.06	971.10	971.00	34.018	0.29	60	0.012	152.97	12.83	4.71	4.71	972.08	971.98	EX 12-B	2.05	0.00	Sag	9.02	2.00
71	EX 13-A	70	0.38	0.51	0.19	1.98	11.8	8.36	5.81	1.62	11.50	EX 13-A	EX 13-A	980.28	974.76	974.60	35.536	0.45	24	0.012	16.44	11.50	5.66	5.66	975.99	975.83	EX 13-A	1.62	0.00	Sag	9.42	2.00
72	EX 13-B	71	0.58	0.51	0.30	1.78	11.7	8.36	5.83	2.47	10.40	EX 13-B	EX 13-B	980.39	975.69	975.42	37.536	0.72	15	0.012	5.93	10.40	8.48	8.48	977.50	976.67	EX 13-B	2.47	0.00	Sag	6.98	....
73	EX 900 AKA 13-C	72	0.60	0.51	0.31	1.49	10.9	8.36	6.03	2.56	8.97	LINE EX 900 AKA 13-C	EX 900 AKA 13-C	988.10	983.81	976.00	356.738	2.19	15	0.012	10.35	8.97	7.44	7.31	984.96 j	978.64	LINE EX 900 AKA 13-C	2.56	0.00	Sag	7.14	....
74	901	73	0.00	0.00	0.00	1.18	10.2	0.00	6.24	0.00	7.37	LINE 901	901	1000.72	995.92	984.31	309.506	3.75	15	0.012	13.55	7.37	8.90	11.27	997.00	984.97	LINE 901	....	....	....	....	....
75	902	74	0.93	0.66	0.61	1.18	10.1	8.36	6.27	5.13	7.41	LINE 902	902	1002.65	996.76	996.12	42.351	1.51	15	0.012	8.60	7.41	7.22	7.88	997.84	997.01	LINE 902	5.13	0.00	Sag	8.94	....
76	903	75	0.45	0.66	0.30	0.57	9.2	8.36	6.54	2.48	3.71	LINE 903	903	1009.25	1003.70	996.96	179.684	3.75	15	0.012	13.55	3.71	4.31	4.00	1004.48 j	997.84	LINE 903	2.48	0.00	Sag	8.74	....
77	904	76	0.04	0.66	0.03	0.27	7.4	8.36	7.20	0.22	1.95	LINE 904	904	1015.51	1006.78	1003.90	192.118	1.50	15	0.012	8.57	1.95	3.61	3.52	1007.34 j	1004.48	LINE 904	0.22	0.00	Sag	1.74	....
78	905	77	0.13	0.66	0.09	0.24	7.0	8.36	7.37	0.72	1.80	LINE 905	905	1015.14	1007.65	1007.28	37.000	1.00	15	0.012	7.00	1.80	4.19	4.77	1008.18	1007.71	LINE 905	0.72	0.00	Sag	2.41	....
79	906	78	0.07	0.66	0.05	0.16	6.1	8.36	7.79	0.39	1.23	LINE 906	906	1015.02	1008.74	1008.15	58.510	1.01	15	0.012	7.02	1.23	3.76	4.30	1009.18	1008.51	LINE 906	0.39	0.00	Sag	1.59	....
80	907	79

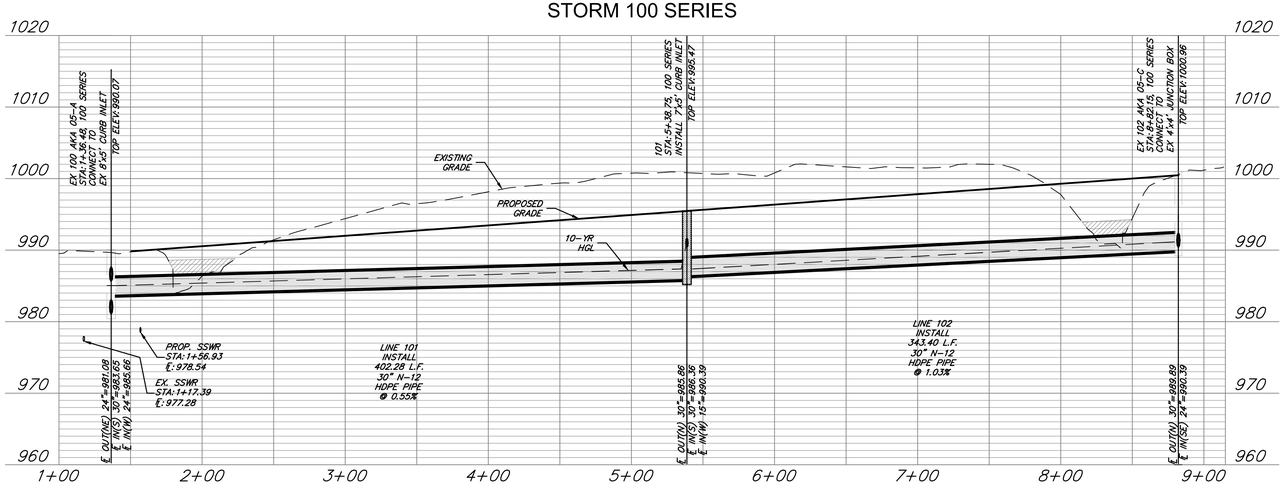
100-YEAR

	HYDROLOGY										HYDRAULICS														GUTTER/INLET DESIGN					
LineNo.	InletID	DnStrmLine No.	Drainage Area	RunoffCoeff	IncrCxA	TotalCxA	Tc	iInlet	iSys	IncrQ	TotalRunoff	LineID	InletID2	Grnd/Rim Elev Up	InvertUp	InvertDn	LineLength	LineSlope	LineSize	n-valuePipe	CapacityFull	TotalRunoff2	VelAve	VelDn	HGLUp	HGLDn	LineID2	QCaptured	QBypass	GutterSlope	GutterSpread	GutterWidth
			(ac)	(C)			(min)	(in/hr)	(in/hr)	(cfs)	(cfs)			(ft)	(ft)	(ft)	(ft)	(%)	(in)		(cfs)	(cfs)	(ft/s)	(ft/s)	(ft)	(ft)		(cfs)	(cfs)	(ft/ft)	(ft)	(ft)
1	EX 12-F	Outfall	1.00	0.66	0.66	2.43	7.4	12.58	10.78	8.31	26.19	EX 12-F	EX 12-F	996.69	989.39	986.32	145.898	2.10	36	0.012	104.81	26.19	6.57	6.57	991.04	987.97	EX 12-F	4.84	10.56	0.040	13.98	2.00
2	EX 12-G	1	1.11	0.66	0.73	1.77	6.5	12.58	11.33	9.22	20.05	LINE EX 12-G	EX 12-G	1001.64	992.31	989.61	199.655	1.35	30	0.012	51.67	20.05	6.66	6.90	993.83	991.04	LINE EX 12-G	4.92	7.10	0.020	14.54	2.00
3	EX 500 AKA 12-H	2	0.00	0.00	0.00	0.44	6.0	0.00	11.73	0.00	5.19	LINE EX 500 AKA 12-H	EX 500 AKA 12-H	1002.43	996.65	995.67	50.639	1.94	24	0.012	34.09	5.19	6.12	7.83	997.45	996.20	LINE EX 500 AKA 12-H	....	....	....	....	....
4	501	3	0.67	0.66	0.44	0.44	5.0	12.58	12.58	5.57	5.57	LINE 501	501	1015.88	1008.76	996.95	274.624	4.30	15	0.012	14.51	5.57	8.28	11.03	1009.72	997.49	LINE 501	2.77	2.80	0.069	8.26	2.00
5	EX 19-A	2	0.90	0.66	0.59	0.59	5.0	12.58	12.58	7.48	7.48	EX 19-A	EX 19-A	1001.76	996.10	995.90	35.000	0.57	24	0.012	18.52	7.48	5.26	5.58	997.07	996.78	EX 19-A	3.94	3.54	0.020	12.04	2.00
6	EX 01-F2	Outfall	0.00	0.00	0.00	20.46	15.3	0.00	7.61	0.00	155.72	LINE EX 01-F	EX 01-F2	987.57	978.28	977.87	107.182	0.38	48	0.012	96.25	155.72	12.69	12.98	982.74	981.51	LINE EX 01-F	....	....	....	....	....
7	EX 01-G	6	0.00	0.00	0.00	19.46	15.1	0.00	7.66	0.00	149.08	EX 01-G	EX 01-G	989.30	978.94	978.59	112.469	0.31	48	0.012	86.81	149.08	11.86	11.87	986.16	985.13	EX 01-G	....	....	....	....	....
8	EX 01-H	7	0.27	0.51	0.14	15.16	15.0	12.58	7.70	1.73	116.77	EX 01-H	EX 01-H	991.11	984.68	982.80	92.487	2.03	42	0.012	155.39	116.77	12.14	12.14	989.00	987.94	EX 01-H	1.73	0.00	0.014	7.02	2.00
9	EX 01-I	8	0.00	0.00	0.00	15.03	14.7	0.00	7.76	0.00	116.65	EX 01-I	EX 01-I	995.29	985.40	985.04	143.075	0.25	42	0.012	54.68	116.65	12.13	12.13	991.78	990.14	EX 01-I	....	....	....	....	....
10	EX 01-J	9	0.00	0.00	0.00	14.52	14.7	0.00	7.78	0.00	113.02	EX 01-J	EX 01-J	996.78	986.89	985.98	41.275	2.20	42	0.012	161.84	113.02	11.75	11.75	994.51	994.07	EX 01-J	....	....	....	....	....
11	EX 01-K	10	0.30	0.51	0.15	13.64	14.2	12.58	7.90	1.93	107.77	EX 01-K	EX 01-K	999.55	988.78	987.98	248.386	0.32	42	0.012	61.86	107.77	11.20	11.20	999.03	996.60	EX 01-K	1.93	0.00	0.010	7.92	2.00
12	EX 01-L	11	0.00	0.00	0.00	4.28	13.2	0.00	8.21	0.00	35.13	EX 01-L	EX 01-L	1002.12	992.81	991.18	265.105	0.61	36	0.012	56.65	35.13	4.97	4.97	1002.48	1001.86	EX 01-L	....	....	....	....	....
13	EX 01-M	12	0.00	0.00	0.00	4.28	12.7	0.00	8.38	0.00	35.89	EX 01-M	EX 01-M	1004.19	995.59	994.32	213.105	0.60	30	0.012	34.30	35.89	7.31	7.31	1003.93	1002.54	EX 01-M	....	....	....	....	....
14	EX 01-N	13	0.99	0.64	0.63	4.28	12.5	12.58	8.44	7.97	36.14	EX 01-N	EX 01-N	1005.10	1000.10	998.44	68.768	2.41	30	0.012	69.03	36.14	7.36	7.36	1005.18	1004.72	EX 01-N	4.79	4.60	0.012	14.58	2.00
15	EX 200 AKA 01-O	14	0.64	0.66	0.42	3.65	12.4	12.58	8.46	5.32	30.87	LINE EX 200 AKA 01-O	EX 200 AKA 01-O	1005.47	1000.65	1000.31	35.376	0.96	24	0.012	24.02	30.87	9.83	9.83	1006.88	1006.31	LINE EX 200 AKA 01-O	4.48	3.70	0.012	13.81	2.00
16	201	15	0.00	0.00	0.00	3.23	12.1	0.00	8.56	0.00	27.62	LINE 201	201	1007.43	1001.84	1001.15	138.925	0.50	24	0.012	17.27	27.62	8.79	8.79	1010.88	1009.11	LINE 201	....	....	....	....	....
17	202	16	0.00	0.00	0.00	3.23	11.9	0.00	8.63	0.00	27.84	LINE 202	202	1009.16	1002.80	1002.34	92.756	0.50	24	0.012	17.25	27.84	8.86	8.86	1012.31	1011.11	LINE 202	....	....	....	....	....
18	203	17	0.80	0.66	0.53	3.23	11.6	12.58	8.75	6.64	28.21	LINE 203	203	1011.90	1005.64	1003.30	161.000	1.45	24	0.012	29.54	28.21	8.98	8.98	1015.03	1012.89	LINE 203	3.78	2.86	0.018	11.73	2.00
19	204	18	0.00	0.00	0.00	2.7	11.4	0.00	8.85	0.00	23.86	LINE 204	204	1013.93	1007.29	1006.14	114.865	1.00	24	0.012	24.52	23.86	7.60	7.60	1016.74	1015.65	LINE 204	....	....	....	....	....
20	205	19	0.24	0.66	0.16	2.7	11.3	12.58	8.88	1.99	23.95	LINE 205	205	1014.33	1008.15	1007.79	35.839	1.00	24	0.012	24.56	23.95	7.62	7.62	1017.81	1017.47	LINE 205	3.13	1.42	0.017	10.18	2.00
21	206	20	0.00	0.00	0.00	2.54	11.1	0.00	8.94	0.00	22.68	LINE 206	206	1016.19	1010.77	1008.65	107.640	1.97	18	0.012	15.97	22.68	12.84	12.84	1023.38	1019.10	LINE 206	....	....	....	....	....
22	207	21	0.00	0.00	0.00	1.83	10.9	0.00	9.01	0.00	16.51	LINE 207	207	1017.97	1012.34	1011.27	107.003	1.00	18	0.012	11.38	16.51	9.35	9.35	1028.19	1025.94	LINE 207	....	....	....	....	....
23	208	22	0.76	0.66	0.50	1.83	10.8	12.58	9.04	6.31	16.57	LINE 208	208	1019.68	1014.10	1013.67	43.137	1.00	18	0.012	11.36	16.57	9.38	9.38	1030.12	1029.20	LINE 208	3.76	2.56	0.016	11.76	2.00
24	209	23	1.08	0.66	0.71	1.33	10.8	12.58	9.07	8.97	12.07	LINE 209	209	1019.68	1014.94	1014.60	34.000	1.00	15	0.012	7.00	12.07	9.83	9.83	1032.64	1031.63	LINE 209	4.46	4.51	0.016	13.53	2.00
25	206.1	21	0.40	0.66	0.26	0.71	5.5	12.58	12.14	3.32	8.57	LINE 206.1	206.1	1015.27	1011.55	1011.30	24.885	1.00	15	0.012	7.01	8.57	6.99	6.99	1026.31	1025.94	LINE 206.1	3.32	0.00	Sag	10.62	....
26	206.2	25	0.67	0.66	0.44	0.44	5.0	12.58	12.58	5.57	5.57	LINE 206.2	206.2	1016.99	1013.12	1011.75	136.615	1.00	15	0.012	7.01	5.57	4.54	4.54	1027.56	1026.69	LINE 206.2	5.57	0.00	Sag	14.97	....
27	400	11	0.16	0.66	0.11	9.21	12.6	12.58	8.40	1.33	77.30	LINE 400 AKA 10-A	400	999.48	990.88	990.14	74.455	0.99	36	0.012	72.03	77.30	10.94	10.94	1002.71	1001.86	LINE 400 AKA 10-A	2.40	0.00	Sag	12.26	2.00
28	401	27	0.63	0.66	0.42	7.97	12.4	12.58	8.48	5.23	67.57	LINE 401	401	1003.49	993.86	991.38	121.020	2.05	36	0.012	103.43	67.57	9.56	9.56	1006.39	1005.33	LINE 401	4.16	1.08	0.010	11.99	2.00
29	402	28	0.48	0.66	0.32	7.56	12.4	12.58	8.49	3.99	64.13	LINE 402	402	1003.65	996.11	994.86	36.230	3.45	24	0.012	45.51	64.13	20.42	20.42	1009.58	1007.10	LINE 402	3.69	0.62	0.010	11.08	2.00
30	402.1	29	0.38	0.66	0.25	3.19	11.8	0.00	8.67	0.00	27.68	LINE 402.1	402.1	1008.15	1001.34	998.84	249.648	1.00	24	0.012	24.52	27.68	8.81	8.81	1021.39	1018.20	LINE 402.1	2.55	0.32	0.010	9.38	2.00
31	402.2	30	0.82	0.66	0.54	2.94	11.5	12.58	8.81	6.81	25.92	LINE 402.2	402.2	1010.41	1003.63	1001.84	179.210	1.00	24	0.012	24.49	25.92	8.25	8.25	1024.43	1022.43	LINE 402.2	3.94	2.87	0.015	12.29	2.00
32	402.3	31	0.00	0.00	0.00	1.94	11.2	0.00	8.91	0.00	17.29	LINE 402.3	402.3	1013.32	1007.23	1004.13	155.057	2.00	18	0.012	16.09	17.29	9.78	9.78	1029.57	1025.99	LINE 402.3	....	....	....	....	....
33	402.4	32	0.00	0.00	0.00	1.94	10.9	0.00	9.02	0.00	17.50	LINE 402.4	402.4	1016.53	1010.95	1007.73	161.228	2.00	18	0.012	16.08	17.50	9.90	9.90	1033.77	1029.96	LINE 402.4	....	....	....	....	....
34	402.5	33	1.67	0.66	1.10	1.94	10.8	12.58	9.06	13.87	17.57	LINE 402.5	402.5	1017.35	1012.04	1011.45	59.435	0.99	18	0.012	11.33	17.57	9.95	9.95	1035.42	1034.00	LINE 402.5	13.87	0.00	Sag	39.46	2.00
35	403	29	1.16	0.66	0.77	4.05	6.1	12.58	11.68	9.64	47.26	LINE 403	403	1003.13	998.09	996.61	42.440	3.49	24	0.012	45.76	47.26	15.05	15.05	1019.78	1018.20	LINE 403	5.32	4.31	0.017	13.76	2.00
36	404	35	0.00	0.00	0.00	2.42	5.9	0.00	11.78	0.00	28.52	LINE 404	404	1006.95	1002.43	998.59	109.760	3.50	18	0.012	21.28	28.52	16.14	16.14	1030.31	1023.41	LINE 404	....	....	....	....	....
37	404.1	36	0.92	0.66	0.61	1.17	5.9	12.58	11.80	7.64	13.79	LINE 404.1	404.1	1009.00	1003.17	1002.93	23.560	1.02	15	0.012	7.06	13.79	11.24	11.24	1035.28	1034.36	LINE 404.1	7.64	0.00	Sag	14.68	....
38	404.2	37	0.00	0.00	0.00	0.56	5.7	0.00	12.01	0.00	6.74	LINE 404.2	404.2	1012.24	1004.49	1003.67	81.735	1.00	15	0.012	7.01	6.74	5.49	5.49	1037.02	1036.26	LINE 404.2	....	....	....	....	....
39	404.3	38	0.00	0.00	0.00	0.56	5.3	0.00	12.33	0.00	6.92	LINE 404.3	404.3	1013.74	1006.23	1004.99	123.743	1.00	15	0.012	7.00	6.92	5.64	5.64	1038.38	1037.17	LINE 404.3	....	....	....	....	....
40	404.4	39	0.85	0.66	0.56	0.56	5.0	12.58	12.58	7.06	7.06	LINE 404.4	404.4	1014.92	1008.60	1006.73	97.006	1.93	15	0.012	9.71	7.06	5.75	5.75	1039.59	1038.60	LINE 404.4	7.06	0.00	Sag	13.92	....
41	405	36	0.93	0.66	0.61	1.25	5.4	12.58	12.19	7.72	15.29	LINE 405	405	1009.02	1003.82	1002.93	59.116	1.51	18	0.012	13.96	15.29	8.65	8.66	1035.43	1034.36	LINE 405	7.72	0.00	Sag	14.78	....
42	406	41	0.97	0.66	0.64	0.64	5.0	12.58	12.58	8.06	8.06	LINE 406	406	1012.61	1007.76	1004.32	172.171	2.00	15	0.012	9.89	8.06	6.57	6.57	1039.46	1037.17	LINE 406	8.06	0.00	Sag	27.47	2.00
43	402.2A	31	0.70	0.66	0.46	0.46	5.0	12.58	12.58	5.81	5.81	LINE 402.2A	402.2A	1008.33	1004.79	1004.13	66.008	1.00	15	0.012	7.00	5.81	4.74	4.74	1026.44	1025.99	LINE 402.2A	2.99	2.83	0.050	9.01	2.00
44	EX 100 AKA 05-A	7	0.77	0.51	0.39	4.3	8.9	12.58	9.91	4.94	42.59	LINE EX 100 AKA 05-A	EX 100 AKA 05-A	990.07	981.08	980.13	44.057	2.16	36	0.012	106.10	42.59	6.03	6.03	988.09	987.94	LINE EX 100 AKA 05-A	5.87	0.00	Sag	18.21	2.00
45	101	44	0.83	0.51	0.42	3.06	7.9	12.58	10.48	5.33	32.13	LINE 101	101	995.98	985.86	983.65	402.276	0.55	30	0.012	32.93	32.13	6.55	6.55	990.90	988.80	LINE 101	4.40	0.93	0.015	11.13	2.00
46	EX 102 AKA 05-C	45	0.00	0.00	0.00	1.98	6.6	0.00	11.29	0.00	22.34	EX LINE 102 AKA 05-C	EX 102 AKA 05-C	1000.96	989.89	986.36	343.399	1.03	30	0.012	45.05	22.34	4.55	4.55	992.77	991.90	EX LINE 102 AKA 05-C	....	....	....	....	....
47	EX 05-D	46	0.19	0.51	0.10	1.98	6.5	12.58	11.36	1.22	22.46	EX 05-D	EX 05-D	1001.48	991.50	990.39	38.096	2.91	24	0.012	41.82	22.46	7.54	7.15	993.19	993.02	EX 05-D	1.22	0.00	0.010	6.46	2.00
48	EX 05-E	47	2.43	0.66	1.60	1.88	6.4	12.58	11.44	20.18	21.52	EX 05-E	EX 05-E	1001.37	994.01	992.19	49.000	3.71	24	0.012	47.22	21.52	7.29	6.85	995.67	994.66	EX 05-E	20.19	0.00	Sag	47.11	2.00
49	EX 05-F	48	0.17	0.66	0.11	0.28	5.3	12.58	12.28	1.41	3.40	EX 05-F	EX 05-F	1005.19	997.62	994.83	176.224	1.58	15	0.012	8.80	3.40	4.18	3.89	998.36	995.67	EX 05-F	1.40	0.01	0.020	5.88	2.00
50	EX 05-G	49	0.25	0.66	0.17	0.17	5.0	12.58	12.58	2.08	2.08	EX 05-G	EX 05-G	1004.90	1001.24	1001.05	34.737	0.55	15	0.012	5.17	2.08	3.88	3.98	1001.81	1001.60	EX 05-G	1.90	0.18	0.020	7.03	2.00
51	403.1	35	0.56	0.66	0.37	0.86	5.1	12.58	12.45	4.65	10.69	LINE 403.1	403.1	1003.19	998.76	998.59	34.247	0.50	18	0.012	8.01	10.69	6.05	6.05	1023.71	1023.41	LINE 403.1	3.17	1.48	0.017	10.27	2.00
52	403.2	51	0.74	0.66	0.49	0.49	5.0	12.58	12.58	6.15	6.15	LINE 403.2	403.2	1003.00	999.47	999.26	42.706	0.49	15	0.012	4.91	6.15	5.01	5.01	1024.69	1024.36	LINE 403.2	12.55	0.00	Sag	36.92	2.00
53	01-F3	6	0.82	0.51	0.42	1	8.4	12.58	10.16	5.26	10.16	EX 01-F3	01-F3	988.59	984.62	983.65	90.588	1.07	15	0.012	7.24	10.16	8.28	8.28	987.04	985.13	EX 01-F3	5.26	0.00	Sag	13.87	....
54	EX 01-F4	53	0.80	0.51	0.41	0.58	7.6	12.58	10.65	5.13	6.19	EX 01-F4	EX 01-F4	995.09	989.42	984.95	275.583	1.62	15	0.012	8.91	6.19	5.45	5.05	990.42	987.57	EX 01-F4	5.13	0.00	Sag	13.64	....
55	EX 01-F5	54	0.34	0.51	0.17	0.17	5.0	12.58	12.58	2.18	2.18	EX 01-F5	EX 01-F5	1001.57	997.76	989.62	275.000	2.96	15	0.012	12.04	2.18	3.23	2.61	998.35	990.42	EX 01-F5	2.18	0.00	Sag	7.71	....
56	EX 10-B	27	0.58	0.66	0.38	1.13	5.1	12.58	12.50	4.82	14.10	EX 10-B	EX 10-B	999.55	994.56	994.24	35.317	0.91	24	0.012	23.32	14.10	4.49	4.49	1005.45	1005.33	EX 10-B	14.86	0.00	Sag	41.31	2.00
57	EX 10-C	56	1.13	0.66	0.75	0.75	5.0	12.58	12.58	9.39	9.39	EX 10-C	EX 10-C	999.41	996.24	995.45	44.556	1.77	15	0.012	9.31	9.39	7.65	7.65	1006.62	1005.82	EX 10-C	7.83	10.04	0.010	19.40	2.00
58	EX 08-A	9	0.17	0.51	0.09	0.5	6.3	12.58	11.49	1.09	5.77	EX 08-A	EX 08-A	997.98	989.87	988.08	94.602	1.89	24	0.012	33.70	5.77	1.84	1.84	994.12	994.07	EX 08-A	1.09	0.00	0.010	6.13	2.00
59	EX 08-B	58	0.63	0.66	0.42	0.42	5.0	12.58	12.58	5.23	5.23	EX 08-B	EX 08-B	999.21	994.19	992.97	132.000	0.92	24	0.012	23.56	5.23	3.55	2.67	995.00	994.16	EX 08-B	5.46	6.14	0.010	16.41	2.00
60	EX 09-A	10	0.14	0.51	0.07	0.88	5.2	12.58	12.42	0.90	10.97	EX 09-A	EX 09-A	997.69	989.09	988.73	52.528	0.69	24	0.012	20.29	10.97	3.49	3.49	996.70	996.60	EX 09-A	0.90	0.00	Sag	6.36	2.00
61	EX 09-B	60	1.23	0.66	0.81	0.81	5.0	12.58	12.58	10.22	10.22	EX 09-B	EX 09-B	997.80	993.48	992.68	34.721	2.30	24	0.012	37.19	10.22	3.25	3.25	996.86	996.80	EX 09-B	16.35	0.00	Sag	44.04	2.00
62	101.1	45	1.30	0.51	0.66	0.66	5.0	12.58	12.58	8.34	8.34	LINE 101.1	101.1	995.96	990.74	990.39	35.000	1.00	15	0.012	7.00	8.34	6.80	6.80	992.40	991.90	LINE 101.1	5.06	3.29	0.015	13.32	2.00
63	EX 06-A	44	1.65	0.51	0.84	0.84	5.0	12.58	12.58	10.59	10.59	EX 06-A	EX 06-A	989.59	985.94	985.66	35.353	0.79	15	0.012	6.23	10.59	8.63	8.63	989.61	988.80	EX 06-A	13.88	0.00	Sag	39.47	2.00
64	402.6	34	2.79	0.30	0.84	0.84	10.3	9.27	9.27	7.76	7.76	LINE 402.6	402.6	1021.50	1021.25	1012.54	131.630	6.62	18	0.012	29.26	7.76	4.39	4.39	1036.80	1036.19	LINE 402.6	7.76	0.00	....	....	....
65	210	24	0.00	0.00	0.00	0.62	10.6	0.00	9.13	0.00	5.64	LINE 210	210	1019.63	1015.56	1015.14	41.760	1.01	15	0.012	7.02	5.64	4.60	4.60	1033.67	1033.40	LINE 210	....	....	....	....	....
66	211	65	2.06	0.30	0.62	0.62	10.3	9.27	9.27	5.73	5.73	LINE 211	211	1020.33	1019.92	1015.76	94.570	4.40	15	0.012	14.67	5.73	4.67	4.67	1034.35	1033.72	LINE 211	5.73	0.00	....	....	....
67	301	Outfall	0.82	0.66	0.54	2.51	12.8	12.58	8.33	6.81	20.95	LINE 301	301	1011.65	1002.63	1002.09	36.437	1.48	24	0.013	27.53	20.95	7.60	7.60	1004.27	1003.73	LINE 301	6.81	0.00	Sag	24.55	2.00
68	302	67	1.47	0.66	0.97	1.97	12.6	12.58	8.42	12.21	16.61	LINE 302	302	1011.35	1005.65	1002.83	82.986	3.40	24	0.013	41.69	16.61	6.79	6.87	1007.12	1004.27	LINE 302	16.72	0.00	Sag	44.69	2.00
69	303	68	2.71	0.37	1.00	1	12.3	8.51	8.51	8.53	8.53	LINE 303	303	1010.24	1008.00	1006.15	41.755	4.43	24	0.013	47.61	8.53	5.41	5.66	1009.04	1007.12	LINE 303	8.53	0.00	....	....	....
70	EX 12-B	Outfall	0.48	0.51	0.24	2.22	9.6	12.58	9.56	3.08	21.25	EX 12-B	EX 12-B	980.06	971.10	971.00	34.018	0.29	60	0.012	152.97	21.25	5.40	5.40	972.37	972.27	EX 12-B	3.08	0.00	Sag	11.85	2.00
71	EX 13-A	70	0.38	0.51	0.19	1.98	9.5	12.58	9.61	2.44	19.01	EX 13-A	EX 13-A	980.28	974.76	974.60	35.536	0.45	24	0.012	16.44	19.01	6.05	6.05	976.81	976.60	EX 13-A	2.44	0.00	Sag	12.38	2.00
72	EX 13-B	71	0.58	0.51	0.30	1.78	9.5	12.58	9.64	3.72	17.18	EX 13-B	EX 13-B	980.39	975.69	975.42	37.536	0.72	15	0.012	5.93	17.18	14.00	14.01	979.43	977.17	EX 13-B	3.72	0.00	Sag	9.17	....
73	EX 900 AKA 13-C	72	0.60	0.51	0.31	1.49	9.0	12.58	9.89	3.85	14.71	LINE EX 900 AKA 13-C	EX 900 AKA 13-C	988.10	983.81	976.00	356.738	2.19	15	0.012	10.35	14.71	11.99	11.99	998.32	982.54	LINE EX 900 AKA 13-C	3.85	0.00	Sag	9.38	....
74	901	73	0.00	0.00	0.00	1.18	8.4	0.00	10.16	0.00	12.00	LINE 901	901	1000.72	995.92	984.31	309.506	3.75	15	0.012	13.55	12.00	9.78	9.78	1008.55	999.43	LINE 901	....	....	....	....	....
75	902	74	0.93	0.66	0.61	1.18	8.4	12.58	10.20	7.72	12.04	LINE 902	902	1002.65	996.76	996.12	42.351	1.51	15	0.012	8.60	12.04	9.82	9.82	1010.22	1008.96	LINE 902	7.72	0.00	Sag	19.17	....
76	903	75	0.45	0.66	0.30	0.57	7.8	12.58	10.53	3.74	5.97	LINE 903	903	1009.25	1003.70	996.96	179.684	3.75	15	0.012	13.55	5.97	4.87	4.87	1012.28	1010.97	LINE 903	3.74	0.00	Sag	11.48	....
77	904	76	0.04	0.66	0.03	0.27	6.6	12.58	11.31	0.33	3.06	LINE 904	904	1015.51	1006.78	1003.90	192.118	1.50	15	0.012	8.57	3.06	2.49	2.50	1012.83	1012.46	LINE 904	0.33	0.00	Sag	2.29	....
78	905	77	0.13	0.66	0.09	0.24	6.3	12.58	11.50	1.08	2.81	LINE 905	905	1015.14	1007.65	1007.28	37.000	1.00	15	0.012	7.00	2.81	2.29	2.29	1012.97	1012.91	LINE 905	1.08	0.00	Sag	3.16	....
79	906	78	0.07	0.66	0.05	0.16	5.7	12.58	11.97	0.58	1.90	LINE 906	906	1015.02	1008.74	1008.15	58.510	1.01	15	0.012	7.02	1.90	1.55	1.55	1013.08	1013.03	LINE 906	0.58	0.00	Sag	2.09	....
80	907

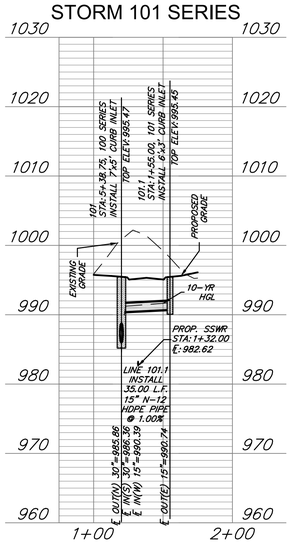




STORM 100 SERIES



STORM 101 SERIES



GENERAL NOTES:

1. COORDINATES AT TOP ELEVATIONS SHOWN ARE LOCATED AT CENTER OF STRUCTURES. ROAD OFFSETS AREA AT INSIDE FACE OF CURB INLETS, AND AT CENTER OF MANHOLES AND JUNCTIONS BOXES.
2. PIPE LENGTHS INDICATED ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
3. INSIDE FRONT FACE OF CURB INLETS SHALL BE LOCATED 1.5 FEET BEHIND BACK OF CURB. STRUCTURE SHALL BE PARALLEL WITH CURB ALIGNMENT.
4. TOP ELEVATION OF CURB INLETS SHALL BE SLOPED TO CONFORM TO GRADE OF STREET.
5. WATER MAINS AND STORM SEWERS SHALL HAVE AT LEAST 3' OF CLEAR HORIZONTAL SEPARATION.
6. CONTROLLED FILL: PRIOR TO INSTALLATION OF STORM SEWER PIPING IN FILL AREAS, FILL SHALL BE PLACED AND COMPACTED TO A MINIMUM 95% OF STANDARD PROCTOR DENSITY PER ASTM D 698 TO A MINIMUM DEPTH OF 2 FEET ABOVE THE TOP OF PIPE.

LEGEND

RIP RAP

FILL PRIOR TO PIPE INSTALLATION

STORM PIPE AND STRUCTURES:

1. HDPE PIPE SHALL CONFORM TO ASTM F2306. JOINTS SHALL BE INTEGRAL BELL AND SPIGOT WITH RUBBER GASKETS. JOINTS SHALL BE WATER TIGHT AS DEFINED BY ASTM F2306.
2. CONCRETE PIPE SHALL CONFORM TO ASTM C76, CLASS III, WALL TYPE B. JOINTS SHALL BE TONGUE-IN-GROVE WITH PREFORMED, FLEXIBLE SEALANTS AND SHALL CONFORM TO ASTM C990.
3. PROPOSED CURB INLETS AND JUNCTION BOXES SHALL CONFORM TO THE CITY OF LEE'S SUMMIT STANDARD DETAILS.
4. DOUBLE WALL POLYPROPYLENE PIPE IS AN APPROVED EQUAL AND SHALL CONFORM TO THE CITY OF LEE'S SUMMIT SPECIFICATIONS PER SECTION 2602.2.G. OF THE DESIGN AND CONSTRUCTION MANUAL.
5. ALL STRUCTURE DIMENSIONS ARE MEASURED TO THE INNER WALL OF THE STRUCTURE.

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CLAYTON PROPERTIES GROUP

COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO: 21KC10060
DRAWN BY: JK
CHECK BY: JB
ISSUED FOR: REVIEW
ISSUED DATE: 10/01/2024

STATE OF MISSOURI
JEFFREY W. BARTZ
NUMBER PE-2012022594
10/01/2024
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation
COA 00062

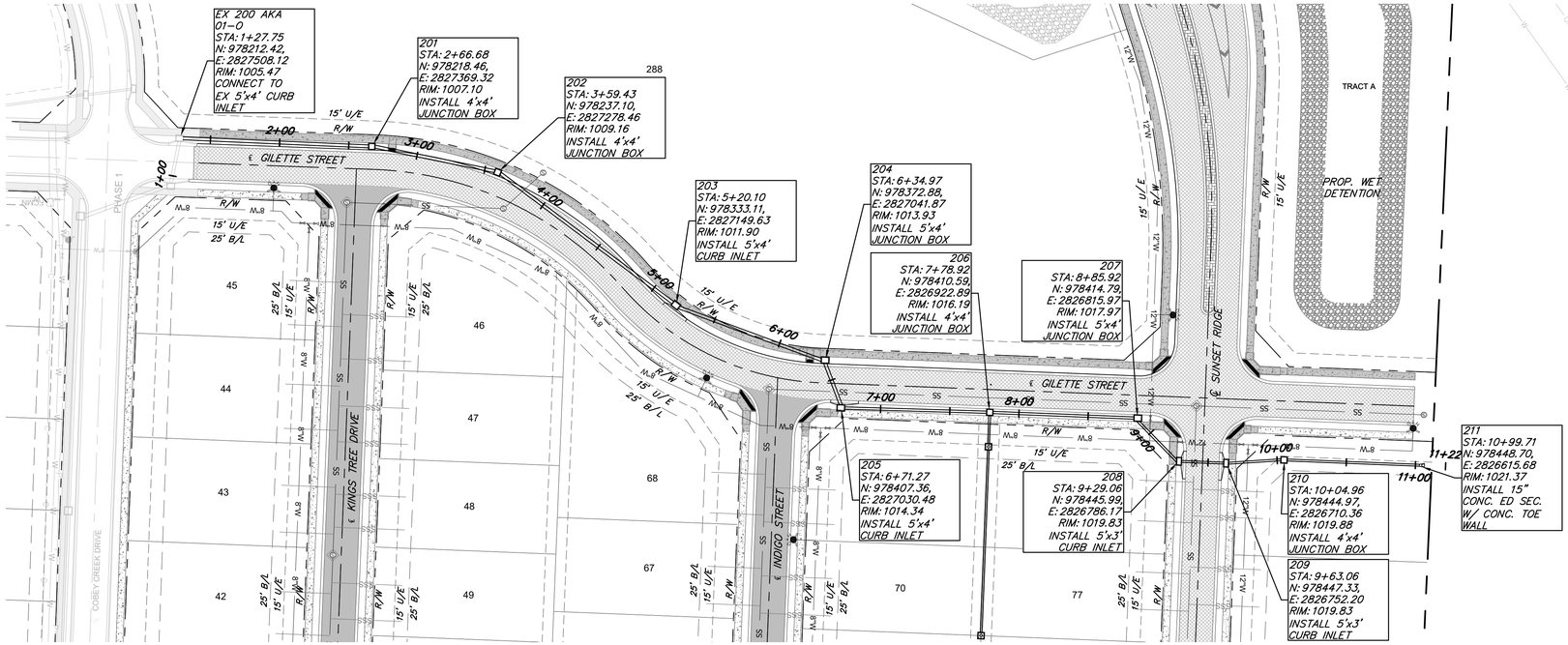
SHEET TITLE

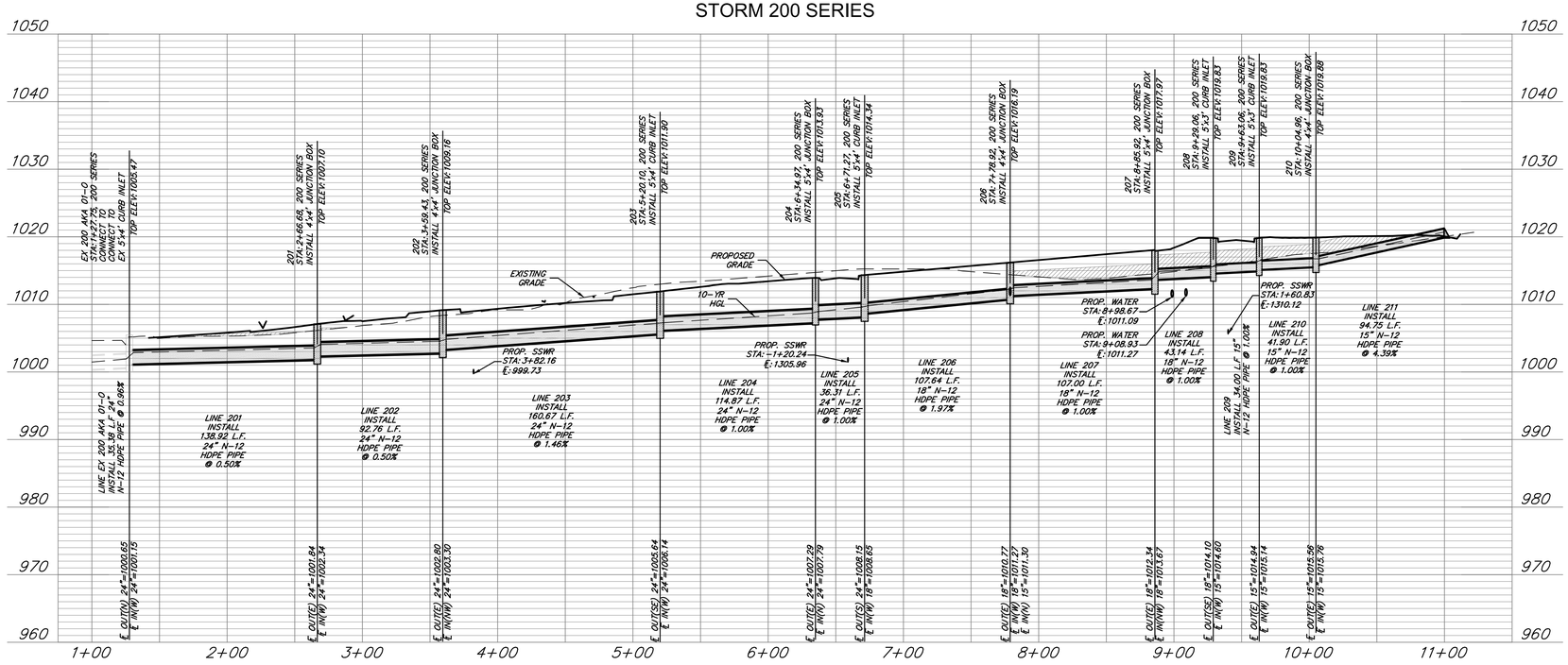
STORM 100 AND 101 SERIES PLAN & PROFILE

SHEET NUMBER

C508

54 OF 77





0 50 100
10
HORIZ.: 1"=50'
VERT.: 1"=10'
0

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NUMBER PE-2012022594
10/01/2024
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation COA 00062

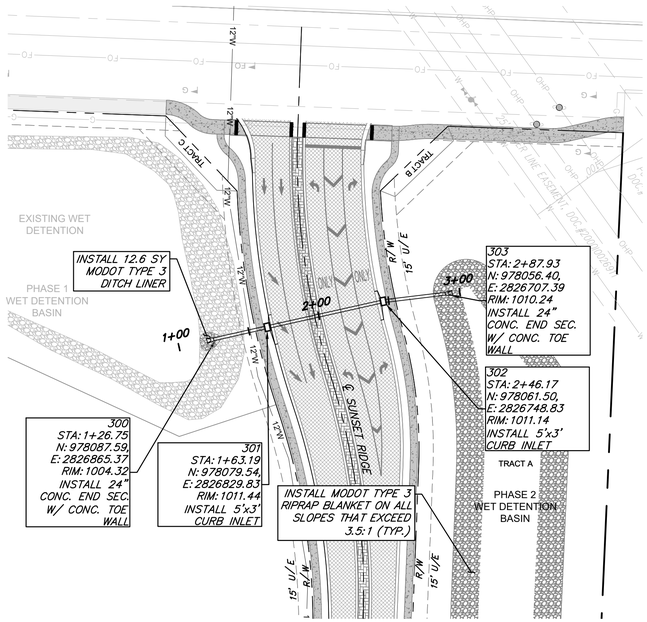
SHEET TITLE

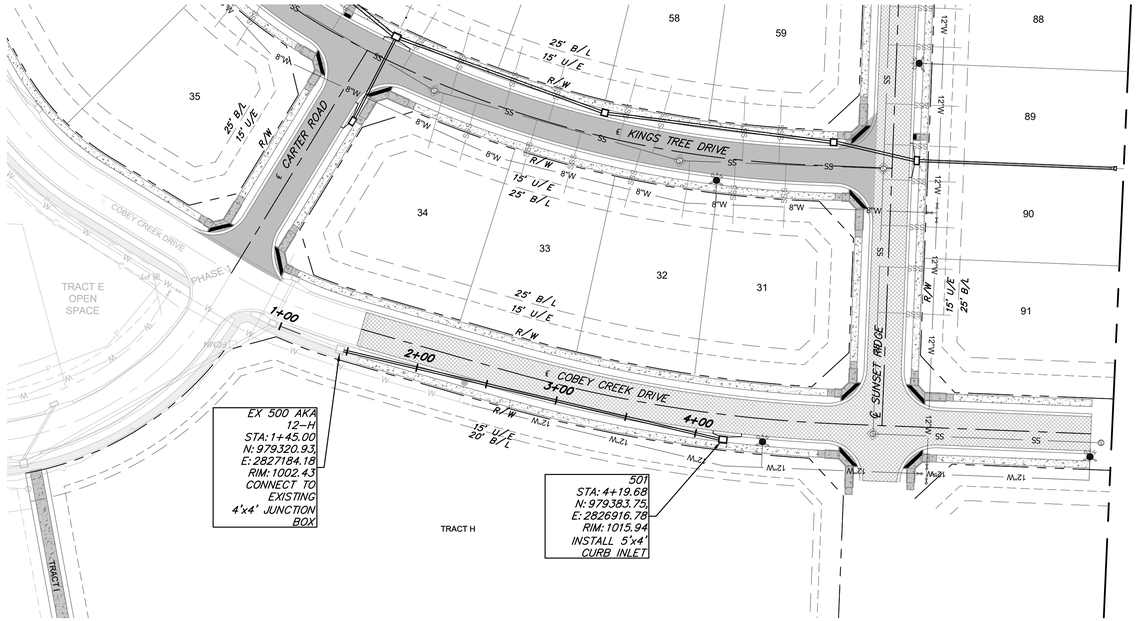
STORM 200 SERIES PLAN & PROFILE

SHEET NUMBER

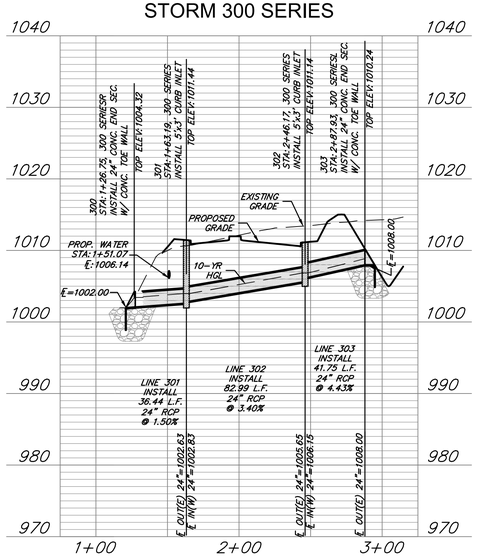
C509

55 OF 77

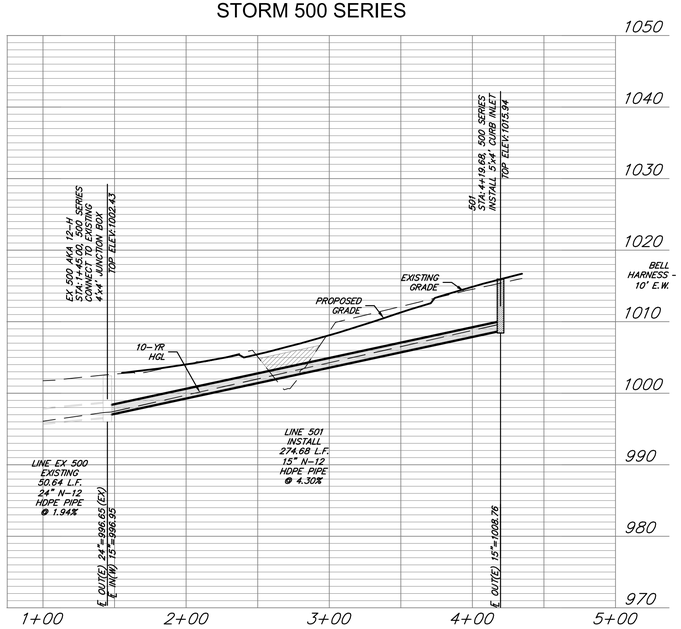




STORM 300 SERIES



STORM 500 SERIES



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ISSUED DATE: 10/01/2024

STATE OF MISSOURI
JEFFREY V. BARTZ
NUMBER PE-2012022594
10/01/2024
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation
COA 00062

SHEET TITLE

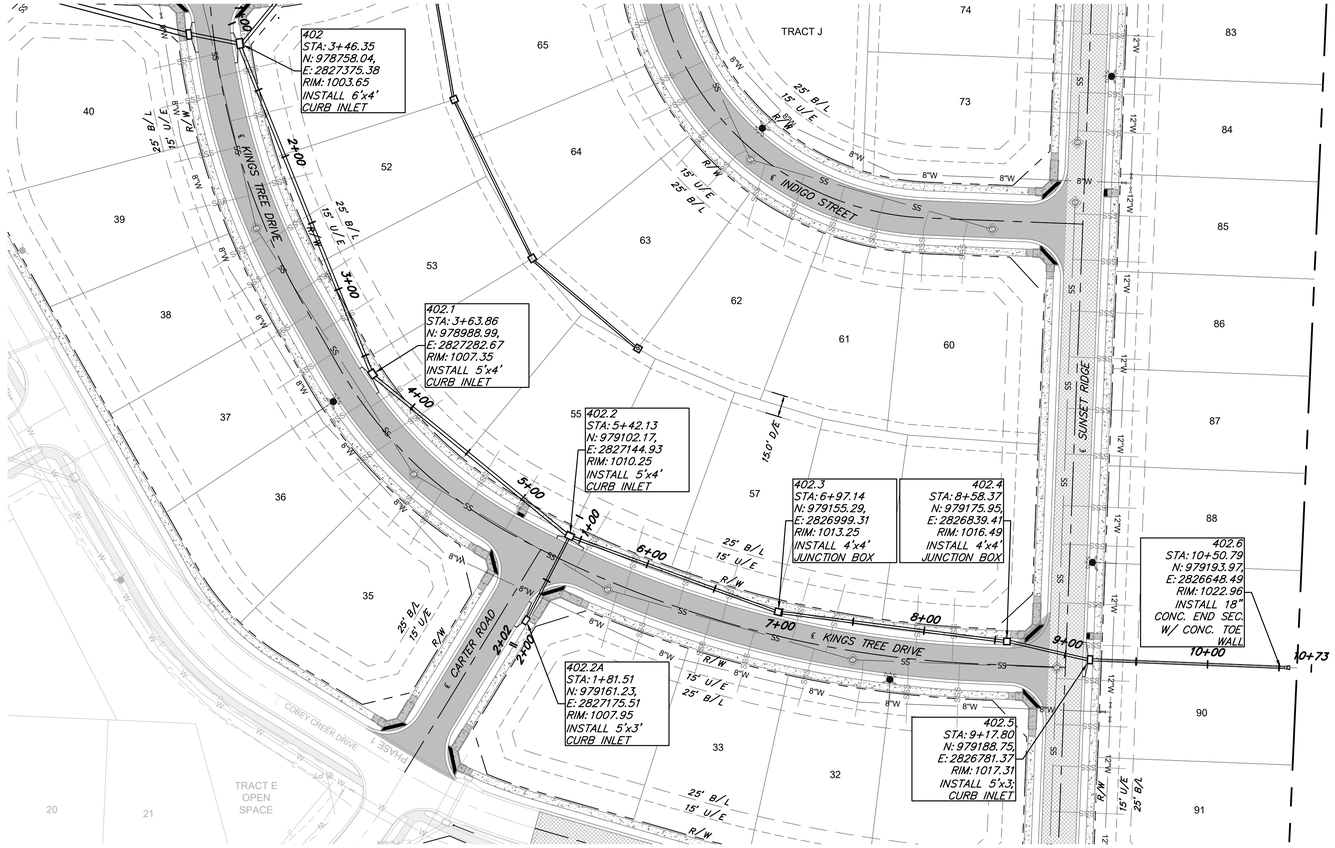
STORM 300 AND 500 SERIES PLAN & PROFILE

SHEET NUMBER

C510

56 OF 77

Plotted on: Oct 01, 2024 - 3:43pm G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10060 - SHTS - STORM P&P.dwg Layout: STORM 300 AND 500 SERIES PLAN & PROFILE



GENERAL NOTES:

1. COORDINATES AT TOP ELEVATIONS SHOWN ARE LOCATED AT CENTER OF STRUCTURES. ROAD OFFSETS AREA AT INSIDE FACE OF CURB INLETS, AND AT CENTER OF MANHOLES AND JUNCTIONS BOXES.
2. PIPE LENGTHS INDICATED ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
3. INSIDE FRONT FACE OF CURB INLETS SHALL BE LOCATED 1.5 FEET BEHIND BACK OF CURB. STRUCTURE SHALL BE PARALLEL WITH CURB ALIGNMENT.
4. TOP ELEVATION OF CURB INLETS SHALL BE SLOPED TO CONFORM TO GRADE OF STREET.
5. WATER MAINS AND STORM SEWERS SHALL HAVE AT LEAST 3' OF CLEAR HORIZONTAL SEPARATION.
6. CONTROLLED FILL: PRIOR TO INSTALLATION OF STORM SEWER PIPING IN FILL AREAS, FILL SHALL BE PLACED AND COMPACTED TO A MINIMUM 95% OF STANDARD PROCTOR DENSITY PER ASTM D 698 TO A MINIMUM DEPTH OF 2 FEET ABOVE THE TOP OF PIPE.

LEGEND

RIP RAP

FILL PRIOR TO PIPE INSTALLATION

STORM PIPE AND STRUCTURES:

1. HDPE PIPE SHALL CONFORM TO ASTM F2306. JOINTS SHALL BE INTEGRAL BELL AND SPIGOT WITH RUBBER GASKETS. JOINTS SHALL BE WATER TIGHT AS DEFINED BY ASTM F2306.
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3. PROPOSED CURB INLETS AND JUNCTION BOXES SHALL CONFORM TO THE CITY OF LEE'S SUMMIT STANDARD DETAILS.
4. DOUBLE WALL POLYPROPYLENE PIPE IS AN APPROVED EQUAL AND SHALL CONFORM TO THE CITY OF LEE'S SUMMIT SPECIFICATIONS PER SECTION 2602.2.C. OF THE DESIGN AND CONSTRUCTION MANUAL.
5. ALL STRUCTURE DIMENSIONS ARE MEASURED TO THE INNER WALL OF THE STRUCTURE.

0 50 100
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HORIZ.: 1"=50'
VERT.: 1"=10'
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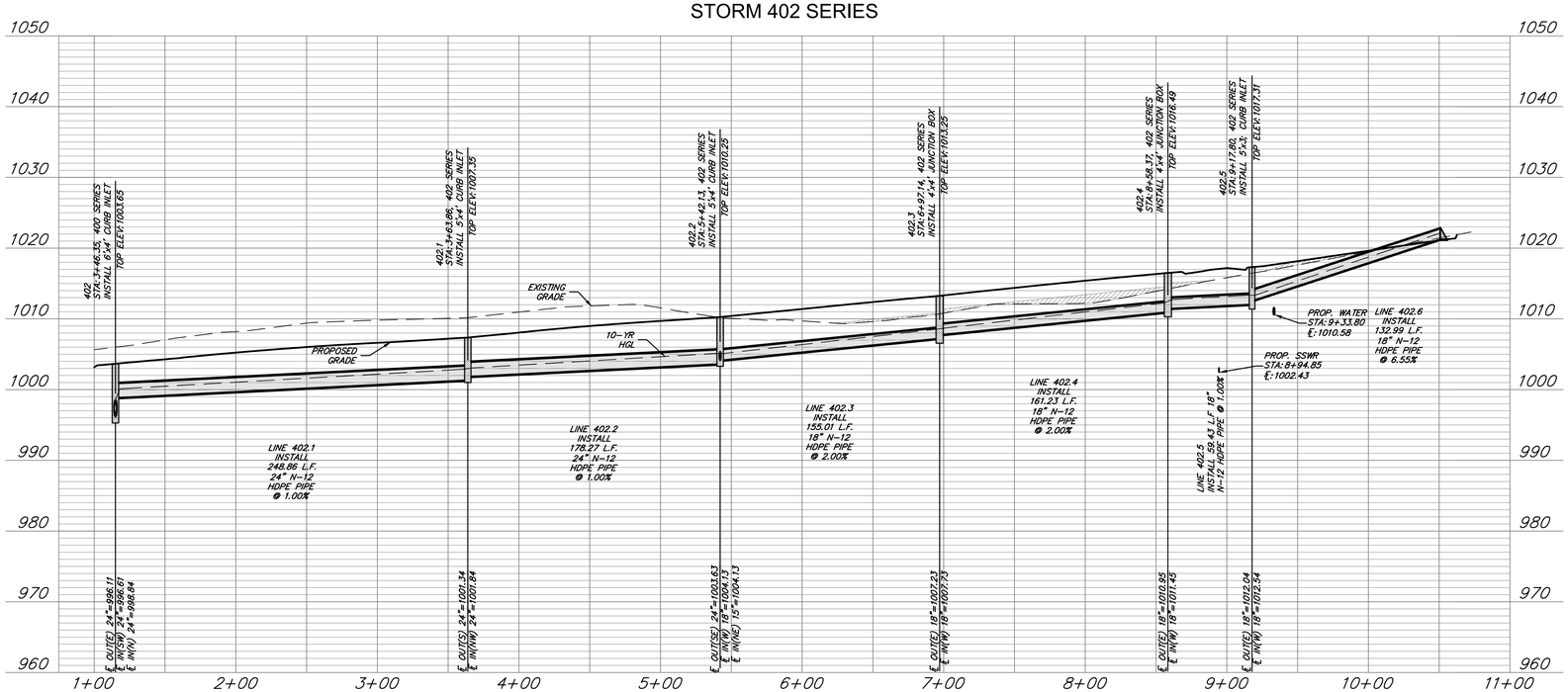
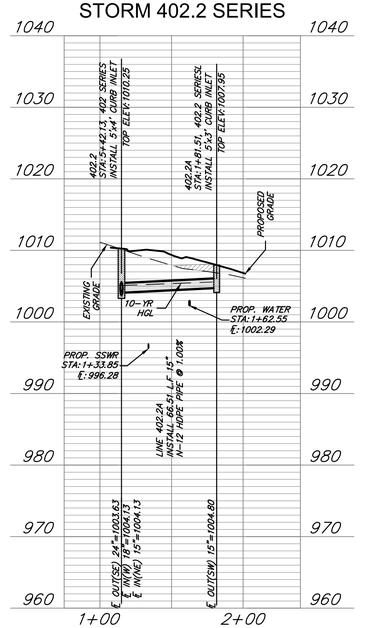
STORM 402 SERIES



STORM 402.2 SERIES



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CLAYTON PROPERTIES GROUP

COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO: 21KC10060
DRAWN BY: JK
CHECK BY: JB
ISSUED FOR: REVIEW
ISSUED DATE: 10/01/2024

STATE OF MISSOURI
JEFFREY W. BARTZ
NUMBER PE-2012022594
10/01/2024
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation COA 00062

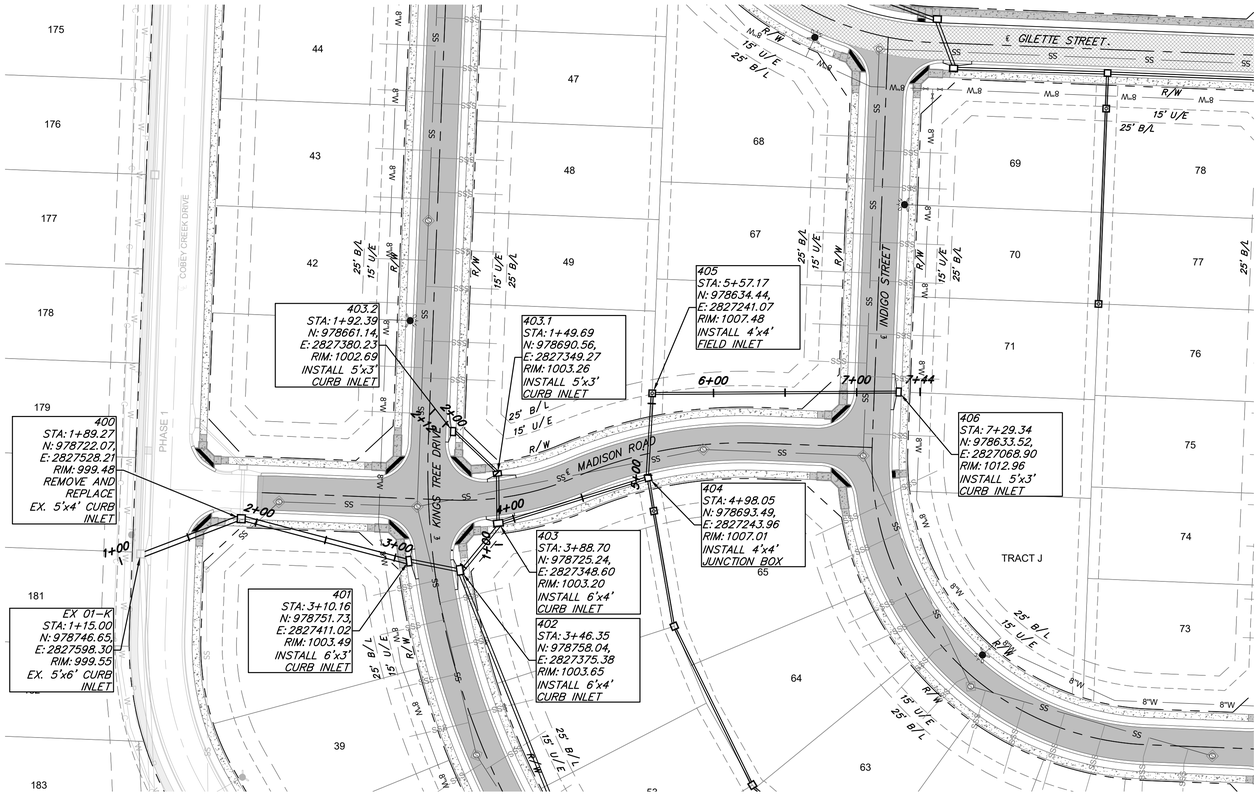
SHEET TITLE

STORM 402 - 402.2 SERIES PLAN & PROFILE

SHEET NUMBER

C511

57 OF 77



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LEGEND

RIP RAP

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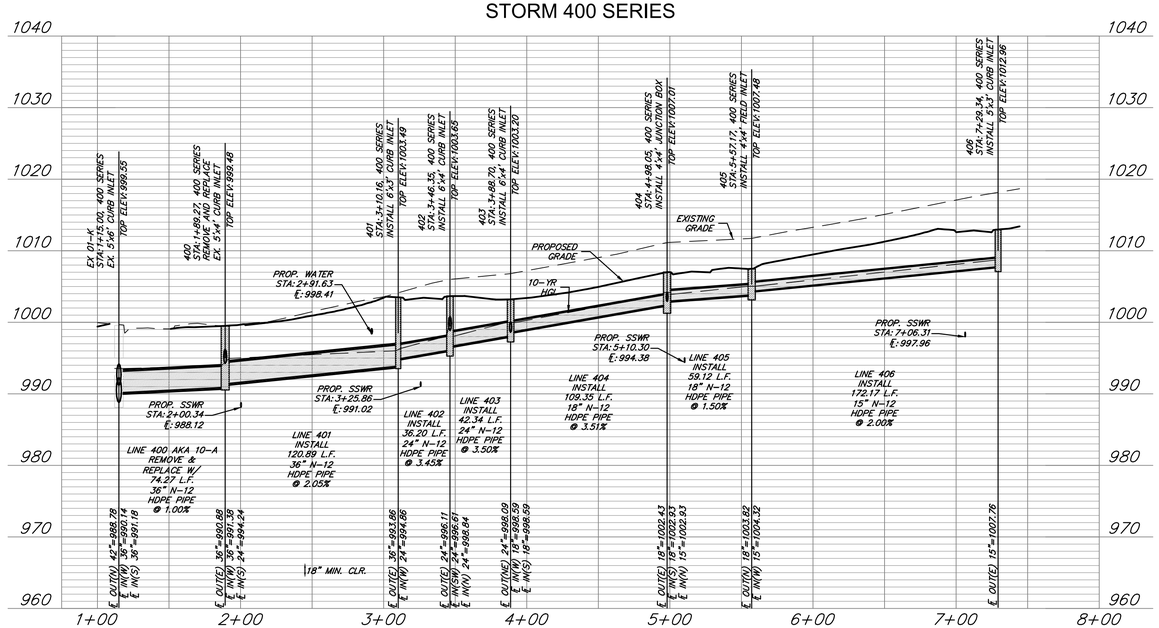
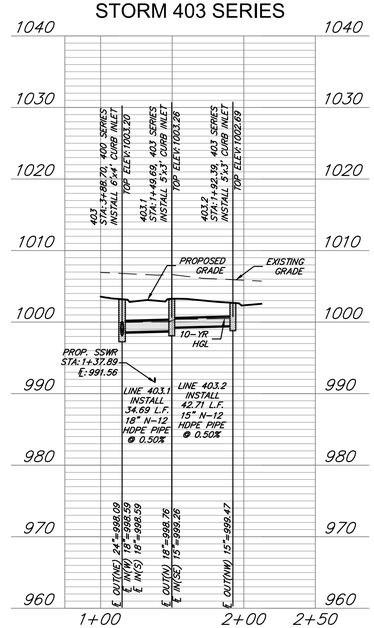
STORM 400 SERIES



STORM 403 SERIES



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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

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NUMBER PE-2012022594
10/01/2024
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation
COA 00062

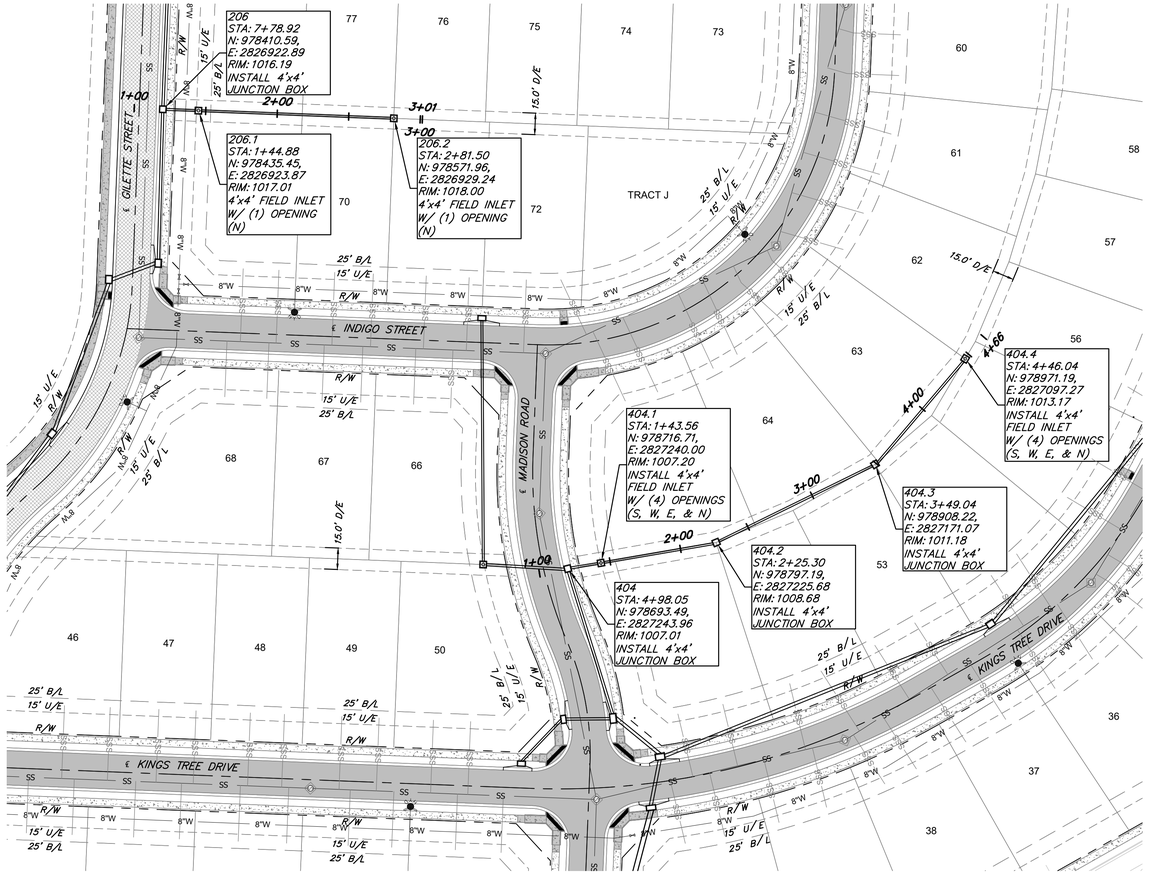
SHEET TITLE

STORM 400 - 403 SERIES PLAN & PROFILE

SHEET NUMBER

C512

58 OF 77



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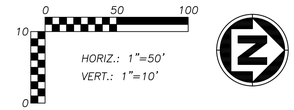
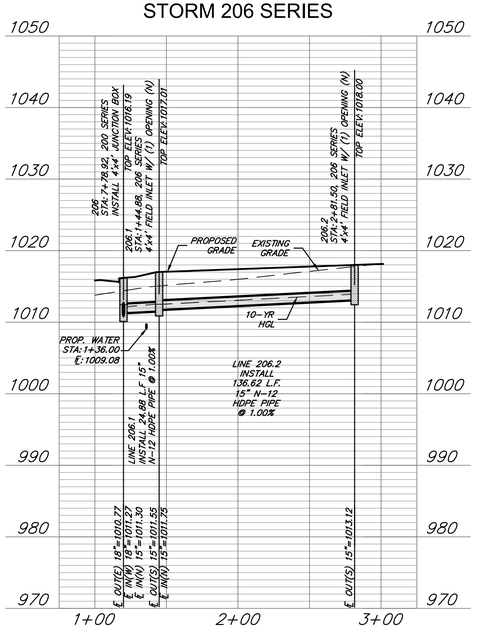
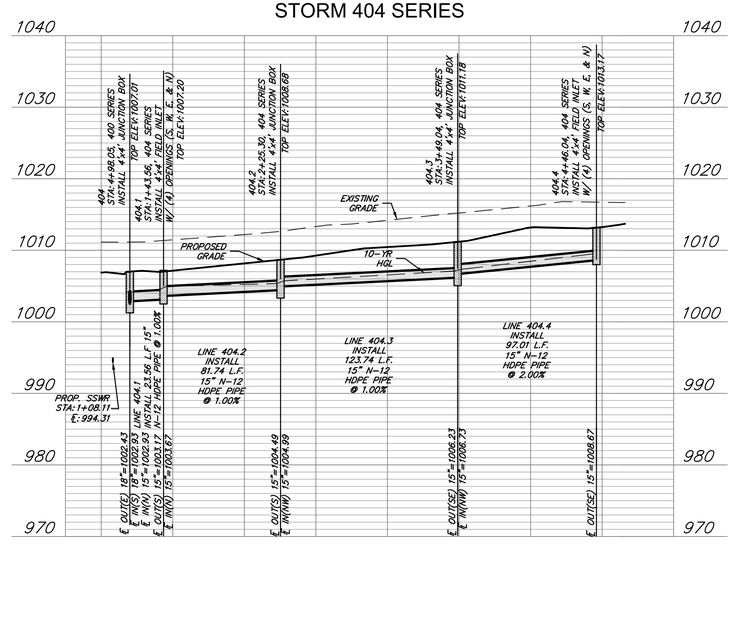


STORM 206 SERIES



STORM 404 SERIES



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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
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10/01/2024
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

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COA 00062

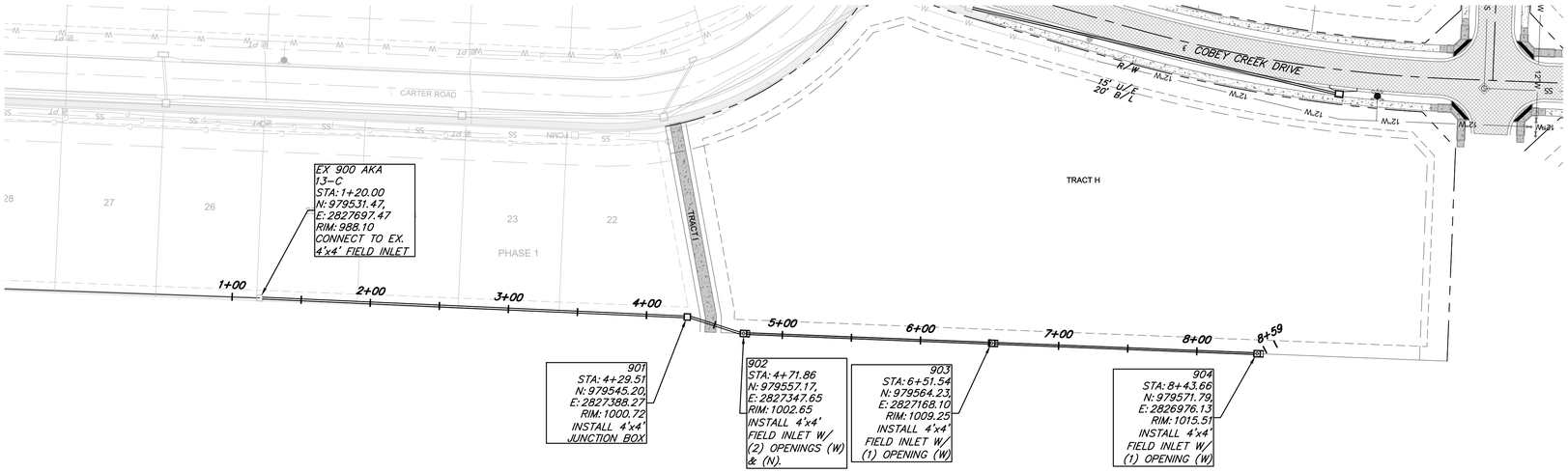
SHEET TITLE

STORM 404 - 206 SERIES PLAN & PROFILE

SHEET NUMBER

C513

59 OF 77



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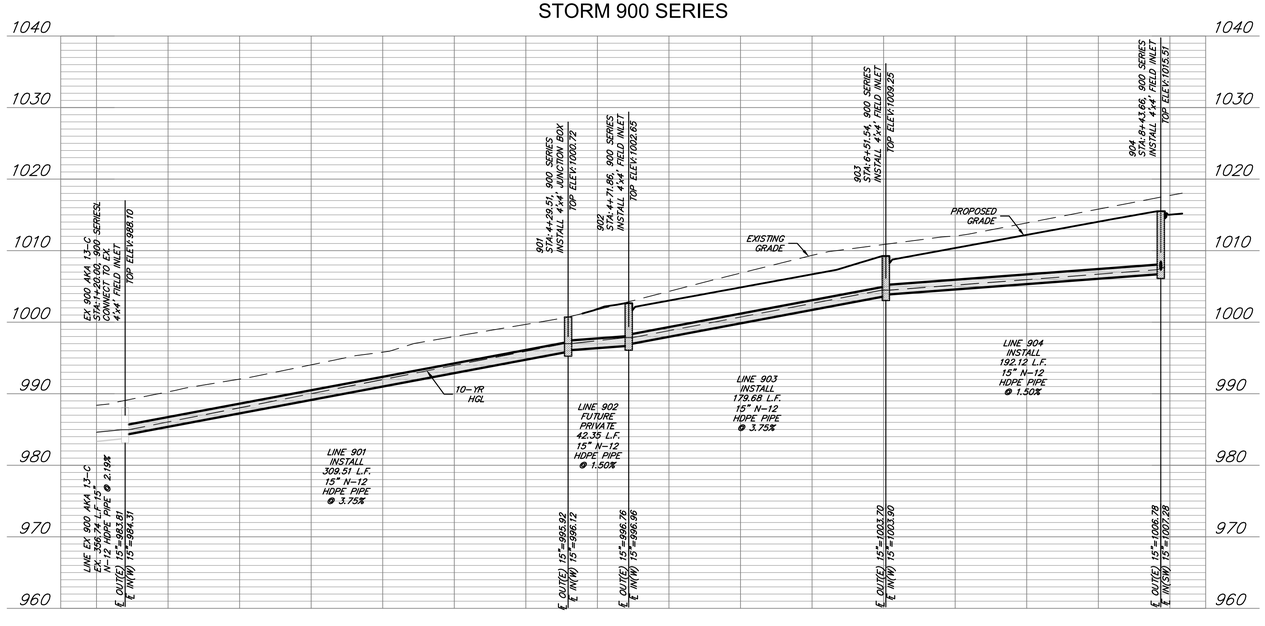
STORM 900 SERIES



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SHEET TITLE

STORM 900 SERIES PLAN & PROFILE

SHEET NUMBER

C514

60 OF 77

GENERAL NOTES:

1. THE STORMWATER POLLUTION PREVENTION PLAN IS COMPRISED OF THIS DRAWING ("EROSION CONTROL"), THE STANDARD DETAILS, ATTACHMENTS INCLUDED IN SPECIFICATIONS ("SWPPP"), PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORMWATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
5. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
13. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL BE STOPPED FOR AT LEAST 14 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE STABILIZED. THESE AREAS SHALL BE STABILIZED NO LATER THAN 21 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. STABILIZATION MAY CONSIST OF SEED, SOD, ROCK, PAVEMENT, STRUCTURE OR OTHER NON-ERODIBLE COVER.
15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. ONLY USE INGRESS/EGRESS LOCATIONS AS PROVIDED.
16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
17. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
18. ON-SITE & OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
19. SLOPES CONSISTING OF TOPSOIL, CLAY, OR SILT SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
20. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.
21. CONTRACTOR RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE. PONDING OF WATER WILL NOT BE ALLOWED ON SITE. IF NECESSARY, CONTRACTOR TO PROVIDE TEMPORARY SWALES OR PUMPING IN LOW POINT SUMP CONDITIONS UNTIL THE INSTALLATION OF STORM SEWER.

ACERAGE SUMMARY:

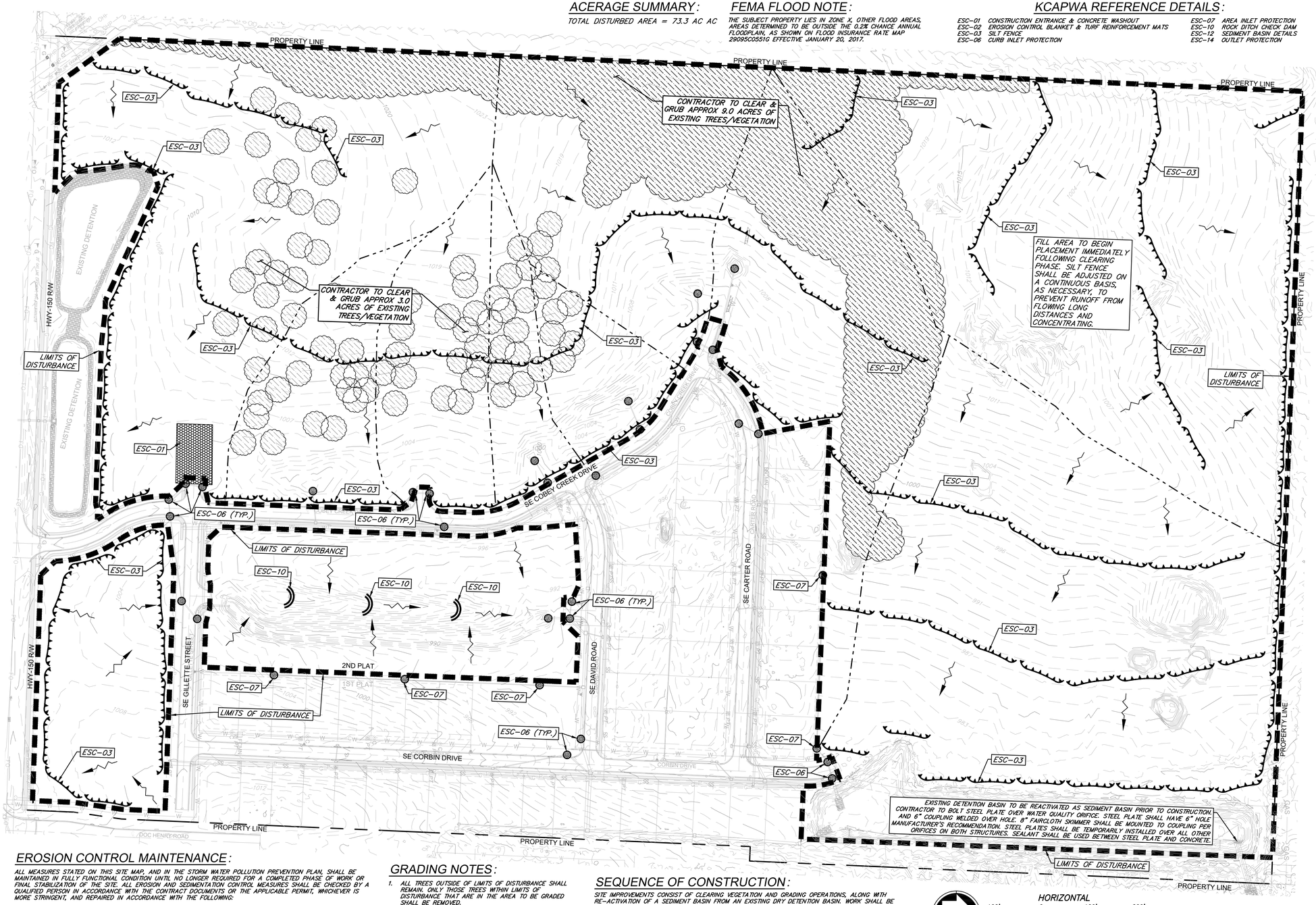
TOTAL DISTURBED AREA = 73.3 AC AC

FEMA FLOOD NOTE:

THE SUBJECT PROPERTY LIES IN ZONE X, OTHER FLOOD AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP 29095C0551G EFFECTIVE JANUARY 20, 2017.

KCAPWA REFERENCE DETAILS:

ESC-01	CONSTRUCTION ENTRANCE & CONCRETE WASHOUT	ESC-07	AREA INLET PROTECTION
ESC-02	EROSION CONTROL BLANKET & TURF REINFORCEMENT MATS	ESC-10	ROCK DITCH CHECK DAM
ESC-03	SILT FENCE	ESC-12	SEDIMENT BASIN DETAILS
ESC-06	CURB INLET PROTECTION	ESC-14	OUTLET PROTECTION



EROSION CONTROL MAINTENANCE:

ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. AT A MINIMUM, THE CONTRACTOR SHALL FOLLOW THE REQUIREMENTS FOR GOOD HOUSEKEEPING, SPILL CONTROL AND EROSION AND SEDIMENT CONTROL AS SPECIFIED IN THE KANSAS CITY METROPOLITAN CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION SECTION 2150.
2. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
3. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
4. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
5. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
6. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
7. DRAINAGE SWALES WITH SLOPES STEEPER THAN 15% SHALL BE INSPECTED AFTER EACH RAINFALL EVENT. THESE CHANNELS AND SLOPES SHOULD BE TREATED WITH EROSION FABRIC. IF THE CHANNELS OR SLOPES SHOW ANY SIGN OF FAILURE, COORDINATE WITH THE ENGINEER TO DEVELOP A PLAN TO RE-STABILIZE THE FAILED AREA.

GRADING NOTES:

1. ALL TREES OUTSIDE OF LIMITS OF DISTURBANCE SHALL REMAIN. ONLY THOSE TREES WITHIN LIMITS OF DISTURBANCE THAT ARE IN THE AREA TO BE GRADED SHALL BE REMOVED.
2. ALL TOPSOIL, VEGETATION, ROOT STRUCTURES, AND DELETERIOUS MATERIALS SHALL BE STRIPPED FROM THE GROUND SURFACE PRIOR TO THE PLACEMENT OF EMBANKMENTS. CONTRACTOR SHALL OBTAIN THE ON-SITE GEOTECHNICAL REPRESENTATIVE'S ACCEPTANCE OF THE EXISTING GROUND SURFACE MATERIALS AND THE PROPOSED FILL MATERIAL PRIOR TO THE PLACEMENT OF FILL.
3. ALL PROPOSED CONTOUR LINES AND SPOT ELEVATIONS SHOWN ARE FINISH GROUND ELEVATIONS. CONTRACTOR SHALL ACCOUNT FOR PAVEMENT DEPTHS, BUILDING PADS, TOPSOIL, ETC. WHEN GRADING THE SITE.
4. ALL DISTURBED AREAS THAT SHALL BE FINISH GRADED WITH A MINIMUM OF FOUR INCHES OF TOPSOIL.
5. FINISHED GRADES SHALL NOT BE STEEPER THAN 3:1.
6. ALL GRADING WORK SHALL BE CONSIDERED UNCLASSIFIED. NO ADDITIONAL PAYMENTS SHALL BE MADE FOR ROCK EXCAVATION. CONTRACTOR SHALL SATISFY HIMSELF AS TO ANY ROCK EXCAVATION REQUIRED TO ACCOMPLISH THE IMPROVEMENTS SHOWN HEREON.

SEQUENCE OF CONSTRUCTION:

SITE IMPROVEMENTS CONSIST OF CLEARING VEGETATION AND GRADING OPERATIONS, ALONG WITH RE-ACTIVATION OF A SEDIMENT BASIN FROM AN EXISTING DRY DETENTION BASIN. WORK SHALL BE CONDUCTED AS FOLLOWS:

1. CONSTRUCT CONSTRUCTION VEHICLE ENTRANCE AND INSTALL PERIMETER SILT FENCE AND INLET PROTECTION TO EXISTING INLETS SURROUNDING THE LIMITS OF DISTURBANCE.
2. CLEAR TREES AND VEGETATION WHERE PHASE I GRADING OPERATIONS WILL BE COMPLETED. ONLY REMOVE THOSE TREES NECESSARY TO ACCOMPLISH GRADING ACTIVITIES AS SHOWN ON PLAN. INSTALL ROCK DITCH CHECKS AS ACCESS TO DRAINAGE DITCHES BECOMES AVAILABLE.
3. INSTALL SILT FENCE AND/OR DIVERSION BERM(S) AT TOE OF SLOPE ALONG PERIMETER OF PHASE I AREA. PHASE II ACTIVITIES CANNOT BEGIN UNTIL PHASE I IS COMPLETED.
4. CONTRACTOR TO CONSTRUCT STORMWATER MANAGEMENT FACILITIES, SPECIFICALLY THOSE FEATURES RELATED TO DETENTION, PRIOR TO ANY LAND DISTURBANCE OF THE SITE AND PRIOR TO THE CONSTRUCTION OF ANY OTHER SITE DEVELOPMENT WORK AS NOT TO EFFECT DOWNSTREAM NEIGHBORS WITH UNDETAINED STORMWATER DISCHARGE.
5. CLEAR REMAINING TREES AND VEGETATION WHERE PHASE II GRADING OPERATIONS WILL BE COMPLETED. ONLY REMOVE THOSE TREES NECESSARY TO ACCOMPLISH GRADING ACTIVITIES AS SHOWN ON PLAN.
6. AS TREE CLEARING AND GRADING OPERATIONS ARE COMPLETED, AREAS TO REMAIN INACTIVE FOR MORE THAN 14 DAYS SHALL BE STABILIZED WITH SEED AND COMPOST MULCH AND/OR STEEP SLOPE PROTECTION. SEE INTERMEDIATE EROSION CONTROL PLAN.

HORIZONTAL
100' 0 100' 200'
SCALE IN FEET SCALE: 1" = 100'

LEGEND

- DRAINAGE AREAS
- EX. RIGHT-OF-WAY
- EX. PROPERTY LINE
- EX. STORM DRAIN
- 900 EX. MAJOR CONTOUR
- 901 EX. MINOR CONTOUR
- LIMITS OF DISTURBANCE
- EX. SLOPE DIRECTION
- INLET PROTECTION (ESC-06)
- SILT FENCE W/ J HOOKS (ESC-03)
- TEMPORARY STONE CONSTRUCTION EXIT (ESC-01)
- TREE / VEGETATION CLEARING
- ROCK DITCH CHECK DAM (ESC-10)

SEDIMENT BASIN:

DRAINAGE AREA = 91.00 AC
MINIMUM VOLUME FOR SEDIMENT BASIN (STORAGE = 327,600 FT³ (3600 FT³/AC)
ACTUAL VOLUME = 737,722 FT³
BOTTOM AREA/ELEVATION
= 3,610 FT²/966.00
TOP AREA/ELEVATION
= 108,556 FT²/978.00
DEPTH = 12.0 FT
MAX. PERMANENT POOL VOLUME (50% OF POND) = 214,341 FT³
PERMANENT POOL TOP AREA/ELEVATION = 96,012 FT²/976.00
(87,552 REQUIRED) FT²/AC
PERMANENT POOL DEPTH = 10.0 FT.
ACTUAL SEDIMENT VOLUME = 95,500 FT³

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CLAYTON PROPERTIES GROUP

COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO: 21KC10060
DRAWN BY: JK
CHECK BY: JB
ISSUED FOR: REVIEW
ISSUED DATE: 10/01/2024

STATE OF MISSOURI
JEFFREY BARTZ
NUMBER PE-2012022594
10/01/2024
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation COA 00062

SHEET TITLE
PHASE I - PRE-CLEARING EROSION CONTROL PLAN

SHEET NUMBER
C600
61 OF 77

Plotted on: Oct 01, 2024 - 3:45pm G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10060 - SHTS - PHASE I ESC.dwg Layout: PHASE I - PRE-CLEARING EROSION CONTROL PLAN

GENERAL NOTES:

1. THE STORMWATER POLLUTION PREVENTION PLAN IS COMPRISED OF THIS DRAWING ("EROSION CONTROL"), THE STANDARD DETAILS, ATTACHMENTS INCLUDED IN SPECIFICATIONS ("SWPPP"), PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORMWATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
5. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
13. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL BE STOPPED FOR AT LEAST 14 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE STABILIZED. THESE AREAS SHALL BE STABILIZED NO LATER THAN 21 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. STABILIZATION MAY CONSIST OF SEED, SOD, ROCK, PAVEMENT, STRUCTURE OR OTHER NON-ERODIBLE COVER.
15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. ONLY USE INGRESS/EGRESS LOCATIONS AS PROVIDED.
16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
17. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
18. ON-SITE & OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
19. SLOPES CONSISTING OF TOPSOIL, CLAY, OR SILT SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
20. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.
21. CONTRACTOR RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE. PONDING OF WATER WILL NOT BE ALLOWED ON SITE. IF NECESSARY, CONTRACTOR TO PROVIDE TEMPORARY SWALES OR PUMPING IN LOW POINT SUMP CONDITIONS UNTIL THE INSTALLATION OF STORM SEWER.

ACERAGE SUMMARY:

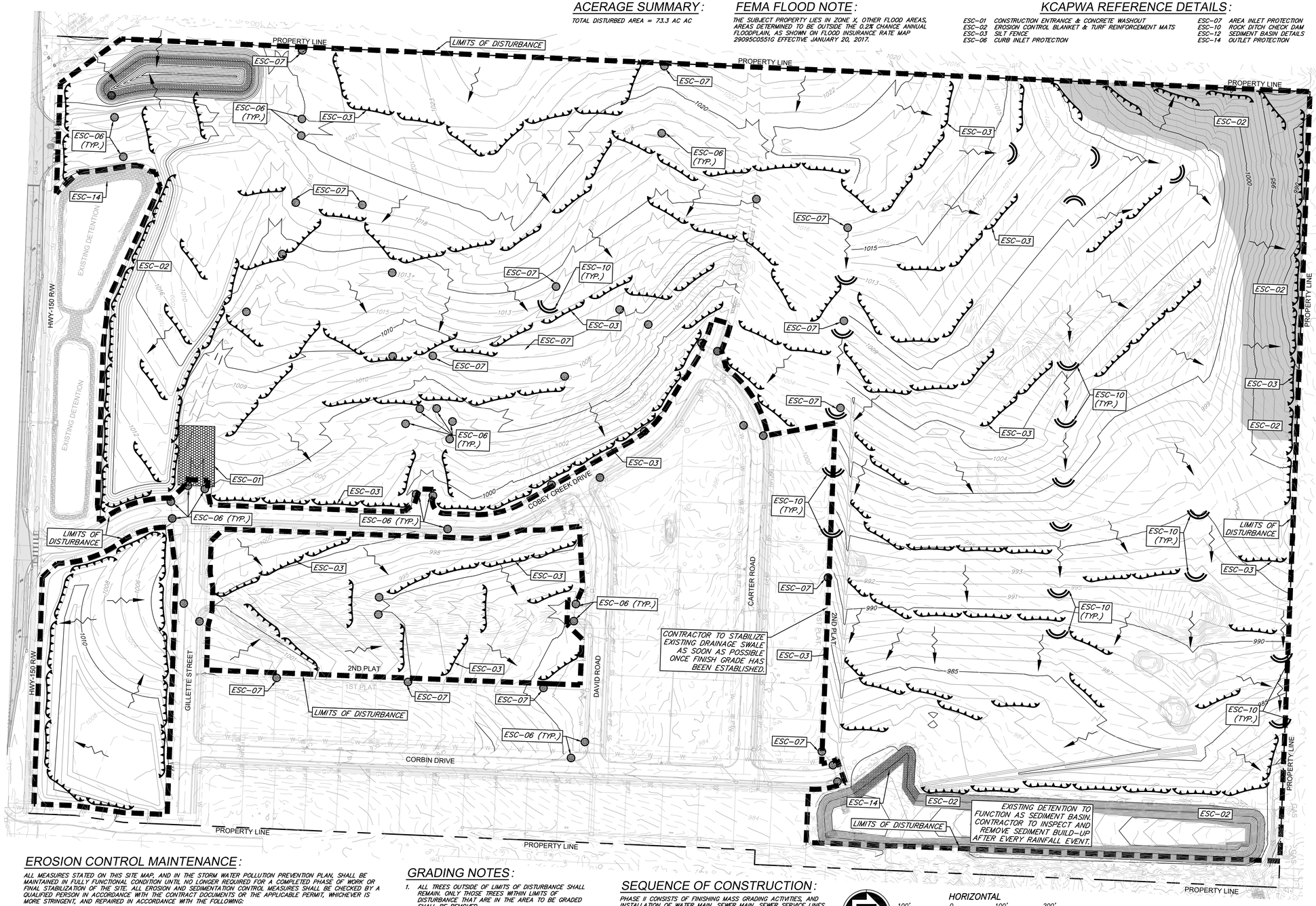
TOTAL DISTURBED AREA = 73.3 AC AC

FEMA FLOOD NOTE:

THE SUBJECT PROPERTY LIES IN ZONE X, OTHER FLOOD AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP 29095C0551G EFFECTIVE JANUARY 20, 2017.

KCAPWA REFERENCE DETAILS:

ESC-01	CONSTRUCTION ENTRANCE & CONCRETE WASHOUT	ESC-07	AREA INLET PROTECTION
ESC-02	EROSION CONTROL BLANKET & TURF REINFORCEMENT MATS	ESC-10	ROCK DITCH CHECK DAM
ESC-03	SILT FENCE	ESC-12	SEDIMENT BASIN DETAILS
ESC-06	CURB INLET PROTECTION	ESC-14	OUTLET PROTECTION



EROSION CONTROL MAINTENANCE:

ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. AT A MINIMUM, THE CONTRACTOR SHALL FOLLOW THE REQUIREMENTS FOR GOOD HOUSEKEEPING, SPILL CONTROL AND EROSION AND SEDIMENT CONTROL AS SPECIFIED IN THE KANSAS CITY METROPOLITAN CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION SECTION 2150.
2. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
3. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
4. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
5. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
6. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
7. DRAINAGE SWALES WITH SLOPES STEEPER THAN 15% SHALL BE INSPECTED AFTER EACH RAINFALL EVENT. THESE CHANNELS AND SLOPES SHOULD BE TREATED WITH EROSION FABRIC. IF THE CHANNELS OR SLOPES SHOW ANY SIGN OF FAILURE, COORDINATE WITH THE ENGINEER TO DEVELOP A PLAN TO RE-STABILIZE THE FAILED AREA.

GRADING NOTES:

1. ALL TREES OUTSIDE OF LIMITS OF DISTURBANCE SHALL REMAIN. ONLY THOSE TREES WITHIN LIMITS OF DISTURBANCE THAT ARE IN THE AREA TO BE GRADED SHALL BE REMOVED.
2. ALL TOPSOIL, VEGETATION, ROOT STRUCTURES, AND DELETERIOUS MATERIALS SHALL BE STRIPPED FROM THE GROUND SURFACE PRIOR TO THE PLACEMENT OF EMBANKMENTS. CONTRACTOR SHALL OBTAIN THE ON-SITE GEOTECHNICAL REPRESENTATIVE'S ACCEPTANCE OF THE EXISTING GROUND SURFACE MATERIALS AND THE PROPOSED FILL MATERIAL PRIOR TO THE PLACEMENT OF FILL.
3. ALL PROPOSED CONTOUR LINES AND SPOT ELEVATIONS SHOWN ARE FINISH GROUND ELEVATIONS. CONTRACTOR SHALL ACCOUNT FOR PAVEMENT DEPTHS, BUILDING PADS, TOPSOIL, ETC. WHEN GRADING THE SITE.
4. ALL DISTURBED AREAS THAT SHALL BE FINISH GRADED WITH A MINIMUM OF FOUR INCHES OF TOPSOIL.
5. FINISHED GRADES SHALL NOT BE STEEPER THAN 3:1.
6. ALL GRADING WORK SHALL BE CONSIDERED UNCLASSIFIED. NO ADDITIONAL PAYMENTS SHALL BE MADE FOR ROCK EXCAVATION. CONTRACTOR SHALL SATISFY HIMSELF AS TO ANY ROCK EXCAVATION REQUIRED TO ACCOMPLISH THE IMPROVEMENTS SHOWN HEREON.

SEQUENCE OF CONSTRUCTION:

PHASE II CONSISTS OF FINISHING MASS GRADING ACTIVITIES, AND INSTALLATION OF WATER MAIN, SEWER MAIN, SEWER SERVICE LINES, AND STORM SEWERS. WORK SHALL BE CONDUCTED AS FOLLOWS:

1. FINISH ANY MASS GRADING AND/OR STEEP SLOPE STABILIZATION ACTIVITIES THAT WERE NOT COMPLETED IN PHASE I.
2. BEGIN INSTALLING UNDERGROUND INFRASTRUCTURE STARTING WITH SANITARY SEWER, FOLLOWED BY STORM SEWER, THEN WATER LINE. INSTALL INLET PROTECTION AND SLOPE INTERRUPT SILT FENCE ONCE PIPE BACKFILLING HAS BEEN COMPLETED.
3. AS PIPE INSTALLATION OPERATIONS ARE COMPLETED, AREAS TO REMAIN INACTIVE FOR MORE THAN 14 DAYS SHALL BE STABILIZED WITH SEED AND COMPOST MULCH AND/OR STEEP SLOPE PROTECTION. SEE FINAL STABILIZATION PLAN.
4. AS STORM SEWER INFRASTRUCTURE IS COMPLETED, OUTLET PROTECTION AND RIPRAP SHALL BE INSTALLED TO PROTECT OUTLET AREAS FROM HIGHLY CONCENTRATED DISCHARGE FLOWS.
5. ALL PHASE I AND PHASE II EROSION CONTROL MEASURES SHALL CONTINUE BEING REGULARLY INSPECTED AND MAINTAINED UNTIL FINAL STABILIZATION OF AT LEAST 70% OF THE DISTURBED SURFACE HAS BEEN MET THROUGH TEMPORARY SEEDING.

HORIZONTAL
100' 0 100' 200'
SCALE IN FEET SCALE: 1" = 100'

LEGEND

- PROP. SLOPE DIRECTION
- PROP. STORM PIPE
- 900 PROP. MAJOR CONTOUR
- 901 PROP. MINOR CONTOUR
- 900 EX. MAJOR CONTOUR
- 901 EX. MINOR CONTOUR
- LIMITS OF DISTURBANCE
- ROCK CHECK DAM BERM (ESC-10)
- INLET PROTECTION (ESC-06 OR ESC-07)
- SILT FENCE W/ J HOOKS (ESC-03)
- TEMPORARY STONE CONSTRUCTION EXIT (ESC-01)
- STEEP SLOPE PROTECTION (ESC-02)
- RIPRAP OUTLET PROTECTION (ESC-14)

SEDIMENT BASIN:

DRAINAGE AREA = 91.00 AC
MINIMUM VOLUME FOR SEDIMENT BASIN STORAGE = 327,600 FT³ (3600 FT³/AC)
ACTUAL VOLUME = 737,722 FT³
BOTTOM AREA/ELEVATION = 3,610 FT²/966.00
TOP AREA/ELEVATION = 108,556 FT²/978.00
DEPTH = 12.0 FT
MAX. PERMANENT POOL VOLUME (50% OF POND) = 214,341 FT³
PERMANENT POOL TOP AREA/ELEVATION = 96,012 FT²/976.00
(87,552 REQUIRED) FT²/AC
PERMANENT POOL DEPTH = 10.0 FT.
ACTUAL SEDIMENT VOLUME = 95,500 FT³

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CLAYTON PROPERTIES GROUP

COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO: 21KC10060
DRAWN BY: JK
CHECK BY: JB
ISSUED FOR: REVIEW
ISSUED DATE: 10/01/2024

STATE OF MISSOURI
JEFFREY BARTZ
NUMBER PE-2012022594
10/01/2024
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation COA 00062

SHEET TITLE
PHASE II - INTERMEDIATE EROSION CONTROL PLAN

SHEET NUMBER
C601
62 OF 77

Plotted on: Oct 01, 2024 - 3:46pm G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10060 - SHTS - PHASE II ESC.dwg Layout: PHASE II - INTERMEDIATE EROSION CONTROL PLAN

GENERAL NOTES:

1. THE STORMWATER POLLUTION PREVENTION PLAN IS COMPRISED OF THIS DRAWING ("EROSION CONTROL"), THE STANDARD DETAILS, ATTACHMENTS INCLUDED IN SPECIFICATIONS ("SWPPP"), PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORMWATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
5. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
13. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL BE STOPPED FOR AT LEAST 14 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE STABILIZED. THESE AREAS SHALL BE STABILIZED NO LATER THAN 21 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. STABILIZATION MAY CONSIST OF SEED, SOD, ROCK, PAVEMENT, STRUCTURE OR OTHER NON-ERODIBLE COVER.
15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. ONLY USE INGRESS/EGRESS LOCATIONS AS PROVIDED.
16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
17. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
18. ON-SITE & OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
19. SLOPES CONSISTING OF TOPSOIL, CLAY, OR SILT SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
20. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.
21. CONTRACTOR RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE. PONDING OF WATER WILL NOT BE ALLOWED ON SITE. IF NECESSARY, CONTRACTOR TO PROVIDE TEMPORARY SWALES OR PUMPING IN LOW POINT SUMP CONDITIONS UNTIL THE INSTALLATION OF STORM SEWER.

ACREAGE SUMMARY:

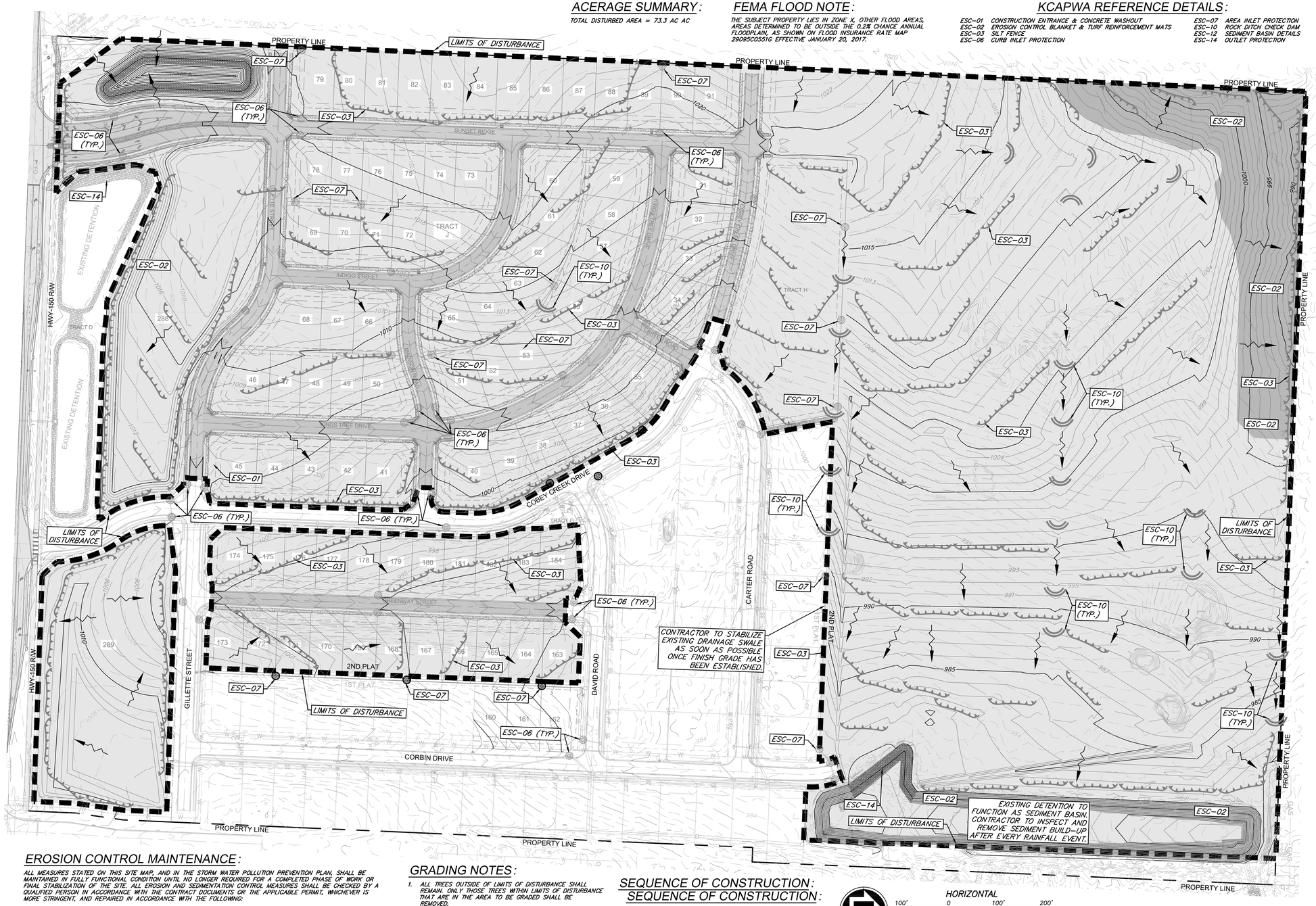
TOTAL DISTURBED AREA = 73.3 AC AC

FEMA FLOOD NOTE:

THE SUBJECT PROPERTY LIES IN ZONE X, OTHER FLOOD AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP 29095C0551G EFFECTIVE JANUARY 20, 2017.

KCAPWA REFERENCE DETAILS:

ESC-01	CONSTRUCTION ENTRANCE & CONCRETE WASHOUT	ESC-07	AREA INLET PROTECTION
ESC-02	EROSION CONTROL BLANKET & TURF REINFORCEMENT MATS	ESC-10	ROCK DITCH CHECK DAM
ESC-03	SILT FENCE	ESC-12	SEDIMENT BASIN DETAILS
ESC-06	CURB INLET PROTECTION	ESC-14	OUTLET PROTECTION



EROSION CONTROL MAINTENANCE:

ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. AT A MINIMUM, THE CONTRACTOR SHALL FOLLOW THE REQUIREMENTS FOR GOOD HOUSEKEEPING, SPILL CONTROL AND EROSION AND SEDIMENT CONTROL AS SPECIFIED IN THE KANSAS CITY METROPOLITAN CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION SECTION 2150.
2. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
3. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
4. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
5. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
6. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
7. DRAINAGE SWALES WITH SLOPES STEEPER THAN 15% SHALL BE INSPECTED AFTER EACH RAINFALL EVENT. THESE CHANNELS AND SLOPES SHOULD BE TREATED WITH EROSION FABRIC. IF THE CHANNELS OR SLOPES SHOW ANY SIGN OF FAILURE, COORDINATE WITH THE ENGINEER TO DEVELOP A PLAN TO RE-STABILIZE THE FAILED AREA.

GRADING NOTES:

1. ALL TREES OUTSIDE OF LIMITS OF DISTURBANCE SHALL REMAIN. ONLY THOSE TREES WITHIN LIMITS OF DISTURBANCE THAT ARE IN THE AREA TO BE GRADED SHALL BE REMOVED.
2. ALL TOPSOIL, VEGETATION, ROOT STRUCTURES, AND DELETERIOUS MATERIALS SHALL BE STRIPPED FROM THE GROUND SURFACE PRIOR TO THE PLACEMENT OF EMBANKMENTS. CONTRACTOR SHALL OBTAIN THE ON-SITE GEOTECHNICAL REPRESENTATIVE'S ACCEPTANCE OF THE EXISTING GROUND SURFACE MATERIALS AND THE PROPOSED FILL MATERIAL PRIOR TO THE PLACEMENT OF FILL.
3. ALL PROPOSED CONTOUR LINES AND SPOT ELEVATIONS SHOWN ARE FINISH GROUND ELEVATIONS. CONTRACTOR SHALL ACCOUNT FOR PAVEMENT DEPTHS, BUILDING PADS, TOPSOIL, ETC. WHEN GRADING THE SITE.
4. ALL DISTURBED AREAS THAT SHALL BE FINISH GRADED WITH A MINIMUM OF FOUR INCHES OF TOPSOIL.
5. FINISHED GRADES SHALL NOT BE STEEPER THAN 3:1.
6. ALL GRADING WORK SHALL BE CONSIDERED UNCLASSIFIED. NO ADDITIONAL PAYMENTS SHALL BE MADE FOR ROCK EXCAVATION. CONTRACTOR SHALL SATISFY HIMSELF AS TO ANY ROCK EXCAVATION REQUIRED TO ACCOMPLISH THE IMPROVEMENTS SHOWN HEREON.

SEQUENCE OF CONSTRUCTION:

SEQUENCE OF CONSTRUCTION:

SITE IMPROVEMENTS CONSIST PAVING STREETS, RE-ESTABLISHING GROUNDCOVER VEGETATION, DEACTIVATING SEDIMENT BASIN, AND REMOVING SILT FENCE AND INLET PROTECTION. WORK SHALL BE COMPLETED IN THE SEQUENCE AS FOLLOWS:

1. REMOVE CONSTRUCTION ENTRANCE/EXIT AS ROADS ARE PAVED.
2. INSTALL CURB, ROAD PAVEMENT, AND REQUIRED SIDEWALKS ADJACENT TO TRACTS. ADJUST SILT FENCE AND SLOPE INTERRUPTS AS NECESSARY TO PREVENT MUD AND SILT FROM FLOWING LONG DISTANCES.
3. SEED AND/OR SOD ALL DISTURBED AREAS ONCE FINISH GRADE HAS BEEN ACHIEVED. MAINTAIN SILT FENCE, SLOPE INTERRUPTS, STEEP SLOPE PROTECTION, AND INLET PROTECTION UNTIL VEGETATIVE COVER HAS BEEN ESTABLISHED OVER 70% OF THE TOTAL DISTURBED AREA.
4. AS ALL DISTURBED AREAS ARE STABILIZED WITH VEGETATIVE COVER, STORM SEWER INLET PROTECTION, SILT FENCE, SLOPE INTERRUPTS, ROCK DITCH CHECKS, AND DIVERSION BERMS CAN BE REMOVED UPON CITY INSPECTION AND APPROVAL. ENSURE ENTIRE SITE IS STABILIZED PRIOR TO DEACTIVATION OF SEDIMENT BASIN.

HORIZONTAL
100' 0 100' 200'
SCALE IN FEET
SCALE: 1" = 100'

LEGEND

- PROP. SLOPE DIRECTION
- PROP. STORM PIPE
- 900 PROP. MAJOR CONTOUR
- 901 PROP. MINOR CONTOUR
- 900 EX. MAJOR CONTOUR
- 901 EX. MINOR CONTOUR
- LIMITS OF DISTURBANCE
- ROCK CHECK DAM BERM (ESC-10)
- INLET PROTECTION (ESC-06 OR ESC-07)
- SILT FENCE W/ J HOOKS (ESC-03)
- FINAL SEEDING (ALL AREAS UNPAVED)
- STEEP SLOPE PROTECTION (ESC-02)
- RIPRAP OUTLET PROTECTION (ESC-14)

SEDIMENT BASIN:

DRAINAGE AREA = 91.00 AC
MINIMUM VOLUME FOR SEDIMENT BASIN STORAGE = 327,600 FT³ (3600 FT³/AC)
ACTUAL VOLUME = 737,722 FT³
BOTTOM AREA/ELEVATION = 3,610 FT²/966.00
TOP AREA/ELEVATION = 108,556 FT²/978.00
DEPTH = 12.0 FT
MAX. PERMANENT POOL VOLUME (50% OF POND) = 214,341 FT³
PERMANENT POOL TOP AREA/ELEVATION = 96,012 FT²/976.00
(87,552 REQUIRED) FT³/AC
PERMANENT POOL DEPTH = 10.0 FT.
ACTUAL SEDIMENT VOLUME = 95,500 FT³

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FORMERLY ANDERSON ENGINEERING

CLAYTON PROPERTIES GROUP

COBEY CREEK - 2ND PLAT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO: 21KC10060
DRAWN BY: JK
CHECK BY: JB
ISSUED FOR: REVIEW
ISSUED DATE: 10/01/2024

STATE OF MISSOURI
JEFFREY BARTZ
NUMBER PE-2012022594
10/01/2024
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation
COA 00062

SHEET TITLE
PHASE III - FINAL STABILIZATION EROSION CONTROL PLAN

SHEET NUMBER
C602
63 OF 77