COBEY CREEK - 2ND PLAT

STREET, STORM SEWER, AND EROSION CONTROL PLANS

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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

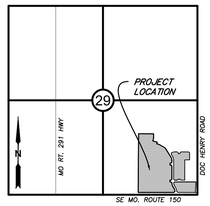
RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

03/11/2025

Scott Ready

Digitally signed by Scott Ready
DN: CN=Scott Ready, OU=Development, OU=LS Users, DC=OLS, DC=LOC
Date: 2025.03.11 15:54:26-05'00'

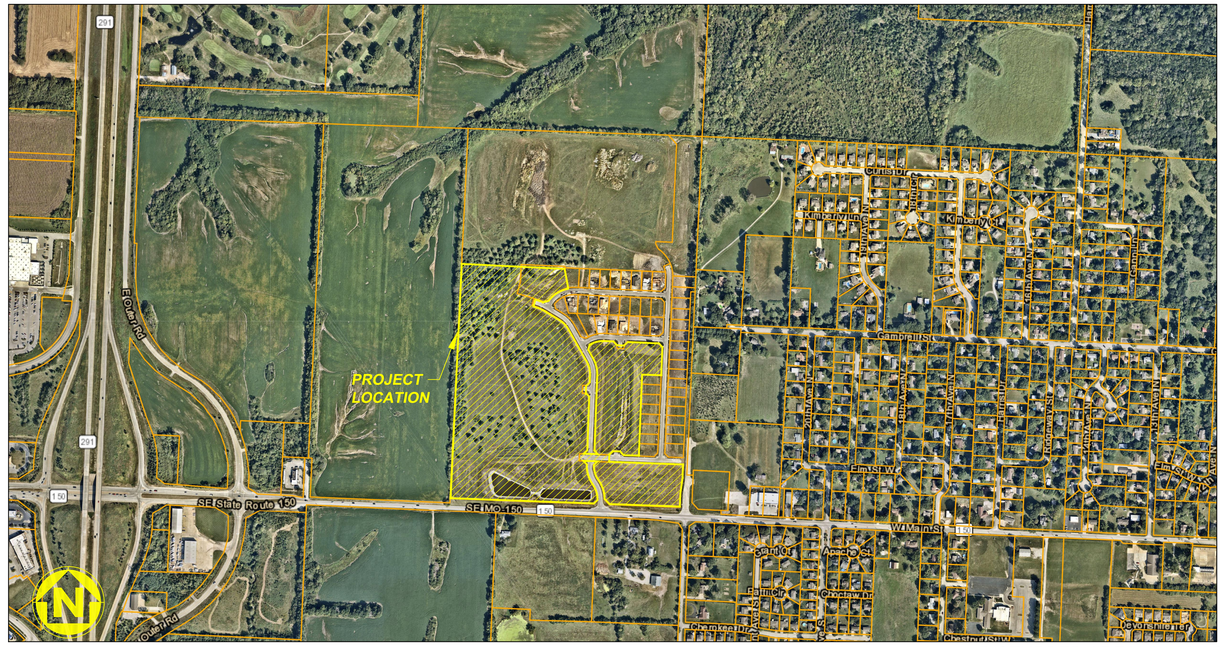


VICINITY MAP

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

DATE: 10/01/2024

TOTAL LOTS: 87


PROJECT LOCATION
E Outer Rd
SE State Route 150
SE MO-150
W Main St
Kingsway Dr
Kingsway Ct
Emma St
Jamison Dr
Jamison Ct
Jamison Ln
Jamison Ter
Grandview Dr
Arcadia St
Fairview Dr
Richmond Ln
Richmond Dr
Richmond Ct
Richmond Ter
Crestview Dr
Crestview Ct
Crestview Ln
Crestview Ter
Crestland Dr
Crestland Ct
Crestland Ln
Crestland Ter
Crestland Way
Crestland Cir
Crestland Pl
Crestland Trl
Crestland Ave
Crestland Blvd
Crestland Pkwy
Crestland Sq
Crestland Xing
Crestland Run
Crestland Path
Crestland Loop
Crestland Hill
Crestland Glen
Crestland Grove
Crestland Meadow
Crestland Valley
Crestland Ridge
Crestland Creek
Crestland Lake
Crestland Pond
Crestland Park
Crestland Garden
Crestland Orchard
Crestland Vineyard
Crestland Winery
Crestland Brewery
Crestland Distillery
Crestland Cidery
Crestland Meadery
Crestland Kombucha
Crestland Kefir
Crestland Yogurt
Crestland Cheese
Crestland Butter
Crestland Milk
Crestland Cream
Crestland Whey
Crestland Curd
Crestland Rennet
Crestland Culture
Crestland Starter
Crestland Mother
Crestland Scoby
Crestland Grain
Crestland Water
Crestland Sugar
Crestland Tea
Crestland Coffee
Crestland Cocoa
Crestland Spice
Crestland Herb
Crestland Fruit
Crestland Berry
Crestland Apple
Crestland Pear
Crestland Peach
Crestland Plum
Crestland Cherry
Crestland Grape
Crestland Melon
Crestland Citrus
Crestland Lemon
Crestland Lime
Crestland Orange
Crestland Grapefruit
Crestland Tangerine
Crestland Mandarin
Crestland Clementine
Crestland Satsuma
Crestland Kumquat
Crestland Pomelo
Crestland Ugli
Crestland Tangelo
Crestland Minneola
Crestland Ortanique
Crestland Temple
Crestland Murcott
Crestland Honey
Crestland Ambersweet
Crestland Valencia
Crestland Navel
Crestland Blood
Crestland Cara
Crestland Moro
Crestland Tarocco
Crestland Sanguinello
Crestland Ruby
Crestland Star
Crestland Pink
Crestland White
Crestland Yellow
Crestland Green
Crestland Purple
Crestland Black
Crestland Red
Crestland Blue
Crestland Orange
Crestland Violet
Crestland Indigo
Crestland Rainbow
Crestland Spectrum
Crestland Prism
Crestland Light
Crestland Dark
Crestland Shadow
Crestland Color
Crestland Hue
Crestland Tint
Crestland Shade
Crestland Tone
Crestland Value
Crestland Chroma
Crestland Saturation
Crestland Brightness
Crestland Contrast
Crestland Gamma
Crestland Exposure
Crestland Aperture
Crestland Shutter
Crestland Speed
Crestland ISO
Crestland Flash
Crestland Lens
Crestland Zoom
Crestland Focus
Crestland Macro
Crestland Wide
Crestland Tele
Crestland Fish
Crestland Prime
Crestland Kit
Crestland Body
Crestland Sensor
Crestland Pixel
Crestland Megapixel
Crestland Resolution
Crestland Image
Crestland Video
Crestland Audio
Crestland Mic
Crestland Speaker
Crestland Headphone
Crestland Earbud
Crestland Boom
Crestland Lav
Crestland Wireless
Crestland Bluetooth
Crestland Wifi
Crestland Cellular
Crestland Satellite
Crestland Radio
Crestland Antenna
Crestland Tower
Crestland Mast
Crestland Guy
Crestland Base
Crestland Repeater
Crestland Transmitter
Crestland Receiver
Crestland Transceiver
Crestland Modem
Crestland Router
Crestland Switch
Crestland Hub
Crestland Gateway
Crestland Firewall
Crestland Server
Crestland Client
Crestland Network
Crestland Internet
Crestland Intranet
Crestland Extranet
Crestland Cloud
Crestland Data
Crestland Storage
Crestland Backup
Crestland Archive
Crestland Database
Crestland Table
Crestland Record
Crestland Field
Crestland Key
Crestland Index
Crestland Query
Crestland Report
Crestland Dashboard
Crestland Chart
Crestland Graph
Crestland Map
Crestland Dataset
Crestland Metadata
Crestland Schema
Crestland Model
Crestland Algorithm
Crestland Function
Crestland Variable
Crestland Constant
Crestland Loop
Crestland Condition
Crestland Branch
Crestland Merge
Crestland Commit
Crestland Push
Crestland Pull
Crestland Clone
Crestland Fork
Crestland Repo
Crestland Issue
Crestland Bug
Crestland Feature
Crestland Release
Crestland Version
Crestland Tag
Crestland Branch
Crestland Trunk
Crestland Leaf
Crestland Root
Crestland Node
Crestland Edge
Crestland Graph
Crestland Tree
Crestland Forest
Crestland Grove

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	6" MODOT TYPE 5 COMPACTED AGGREGATE ON BIAXIAL GOEGRID (Local/Access Roadways)	6577	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	7.5" MODOT TYPE 5 COMPACTED AGGREGATE ON BIAXIAL GOEGRID (Collector Roadways)	7399	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)	1948	LF
24	18" HDPE (INCLUDING TRENCH & BACKFILL)	953	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)	14	EA
42	STREET SIGN	14	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

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

03/11/2025

OWN
Engineering beyond.™
8455 College Boulevard
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
1	CITY COMMENTS	11/18/2024
2	CITY COMMENTS	01/09/2025

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
01/09/2025
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri
Engineering Corporation
COA 00062

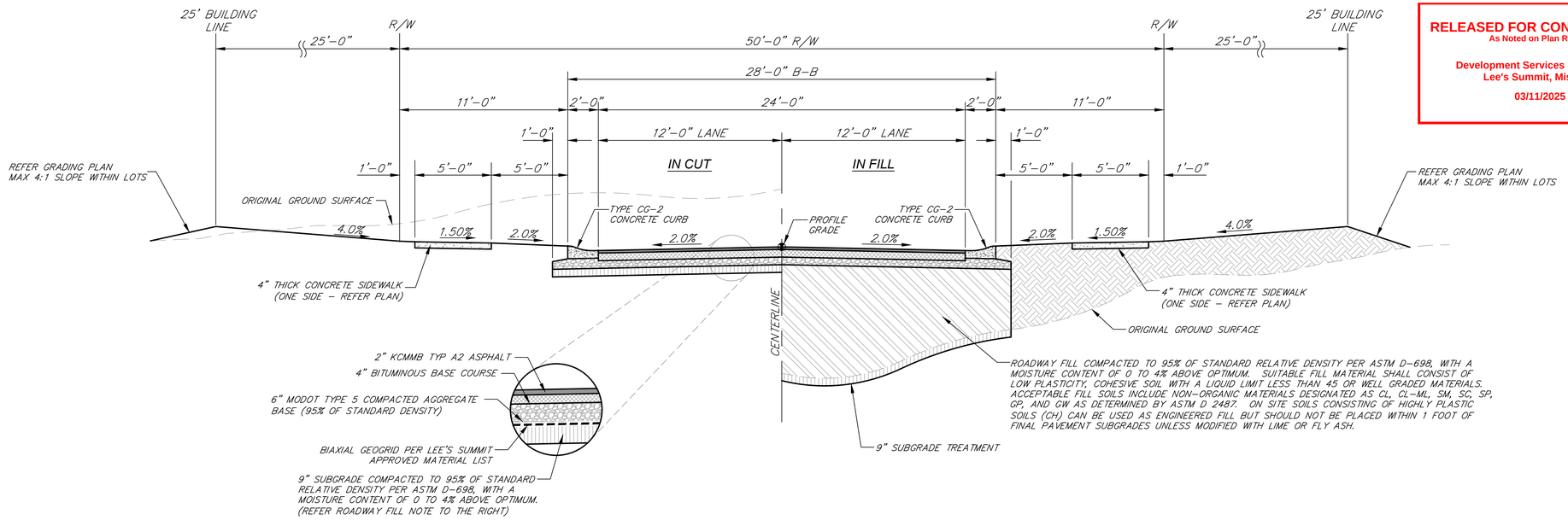
SHEET TITLE

GENERAL NOTES

SHEET NUMBER

C050

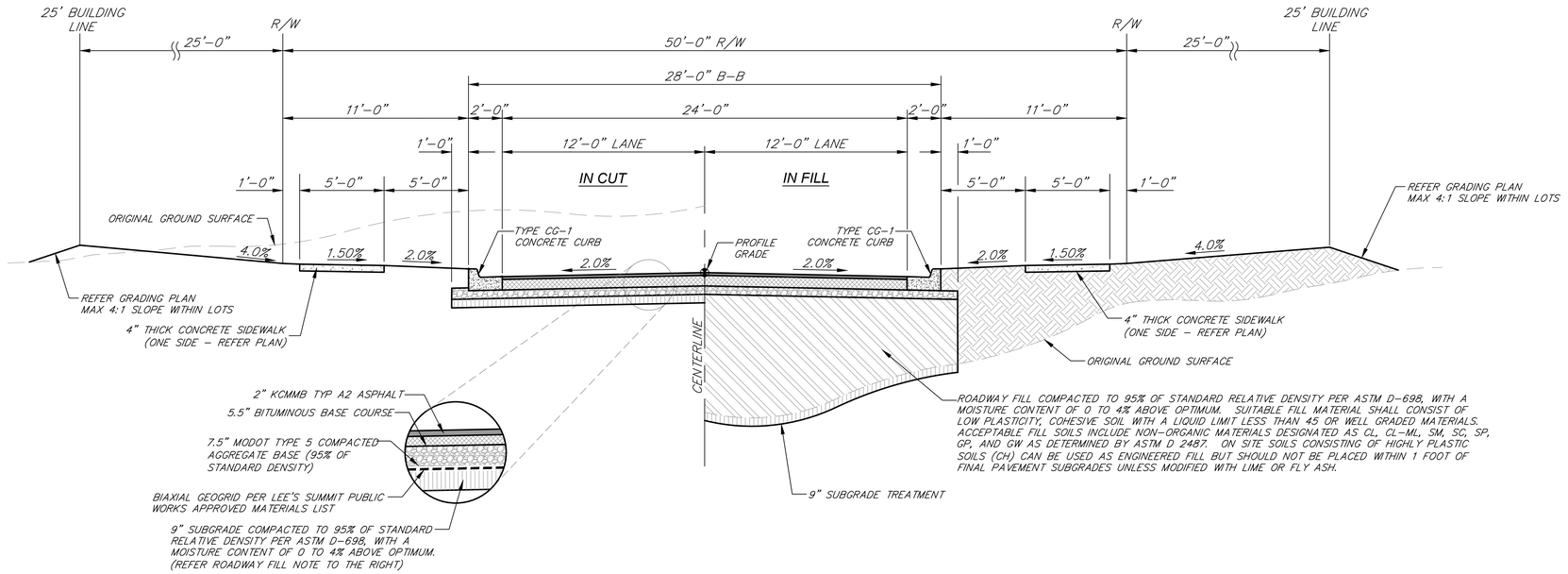
2 OF 78



TYPICAL 28' RESIDENTIAL LOCAL/ACCESS ROADWAY SECTION

(LOOKING UP STATION)
NOT TO SCALE

SE MADISON ROAD:	SE CARTER ROAD:	SE INDIGO STREET:	SE KINGS TREE DRIVE:
STA:1+00.00-1+75.71	STA:1+41.12-2+41.48	STA:1+41.46 - 3+47.95	STA:1+40.48 - 5+33.74
STA:2+58.96 -4+92.88		STA:4+19.73 - 7+71.25	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

SE GILLETTE STREET:	SE COBEY CREEK DRIVE:	SE SUNSET RIDGE DRIVE:
STA:1+00.00 - 1+74.89	STA:1+00.00 - 4+31.94	STA:6+74.26 - 10.80.75
STA:2+57.74 - 5+34.89	STA:5+10.37 - 6+27.16	STA:11+58.75 - 13+90.75
STA:6+02.30 - 8+23.94		STA:14+68.75 - 15+70.70
STA:9+20.94 - 10+33.17		

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As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

03/11/2025

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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
1	CITY COMMENTS	11/18/2024
2	CITY COMMENTS	01/09/2025

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
01/09/2025
PROFESSIONAL ENGINEER

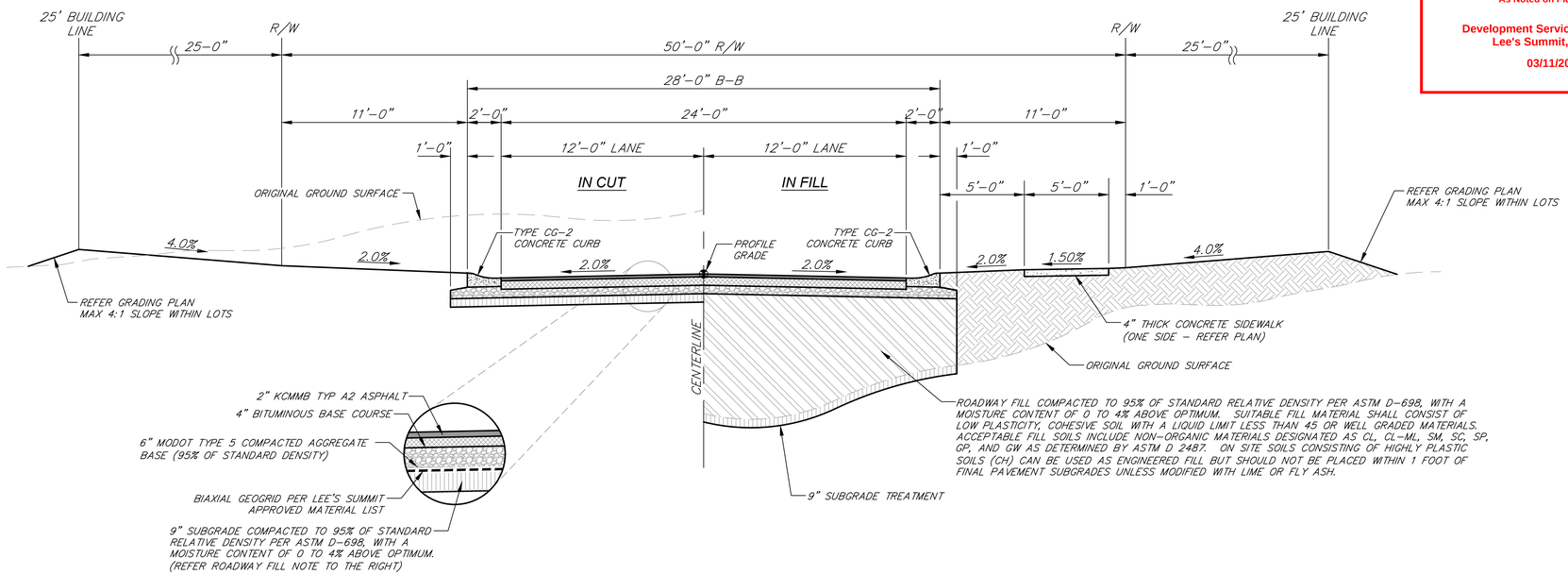
ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation
COA 00062

SHEET TITLE
TYPICAL ROADWAY SECTIONS

SHEET NUMBER
C051
3 OF 78

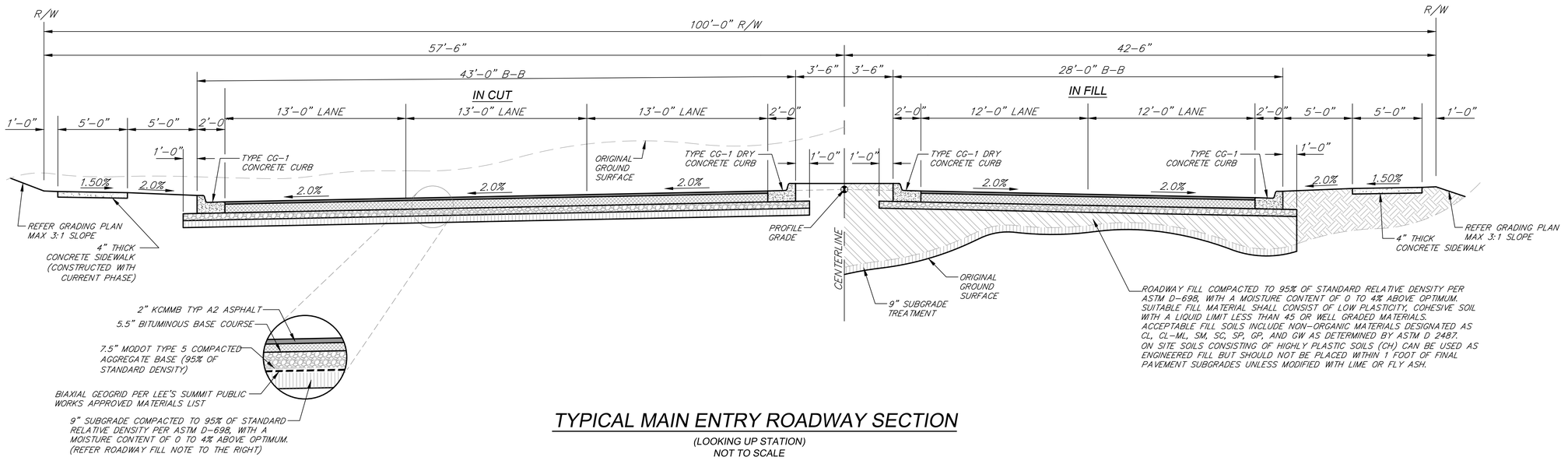
Plotted on: Jan 09, 2025 - 11:46am G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10060 - SHTS - TYPICAL SECTION.dwg Layout: TYPICAL ROADWAY SECTIONS



TYPICAL 28' RESIDENTIAL LOCAL/ACCESS ROADWAY SECTION

(LOOKING UP STATION)
NOT TO SCALE

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



TYPICAL MAIN ENTRY ROADWAY SECTION

(LOOKING UP STATION)
NOT TO SCALE

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

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

03/11/2025

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CLAYTON PROPERTIES GROUP

COBEY CREEK - 2ND PLAT

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

REVISIONS

NO.	DESCRIPTION	DATE
1	CITY COMMENTS	11/18/2024
2	CITY COMMENTS	01/09/2025

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
01/09/2025
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

Plotted on: Jan 09, 2025 - 11:46am G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10060 - SHTS - TYPICAL SECTION.dwg Layout: TYPICAL ROADWAY SECTIONS (2)

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Lee's Summit, Missouri

03/11/2025

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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01/09/2025
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LICENSE NO: PE - 2012022594

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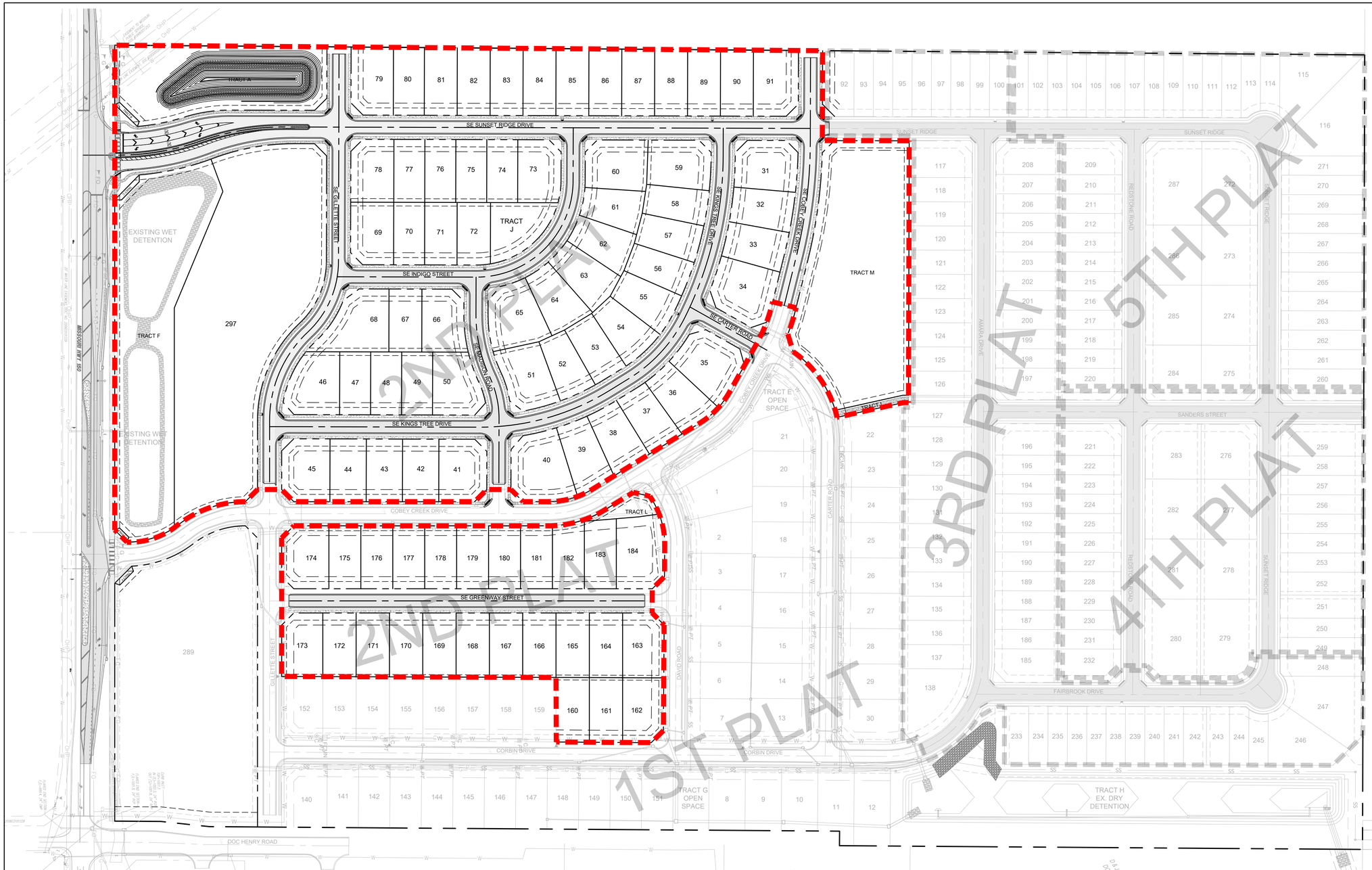
SHEET TITLE
EXISTING CONDITIONS & DEMOLITION PLAN

SHEET NUMBER
C100
5 OF 78



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

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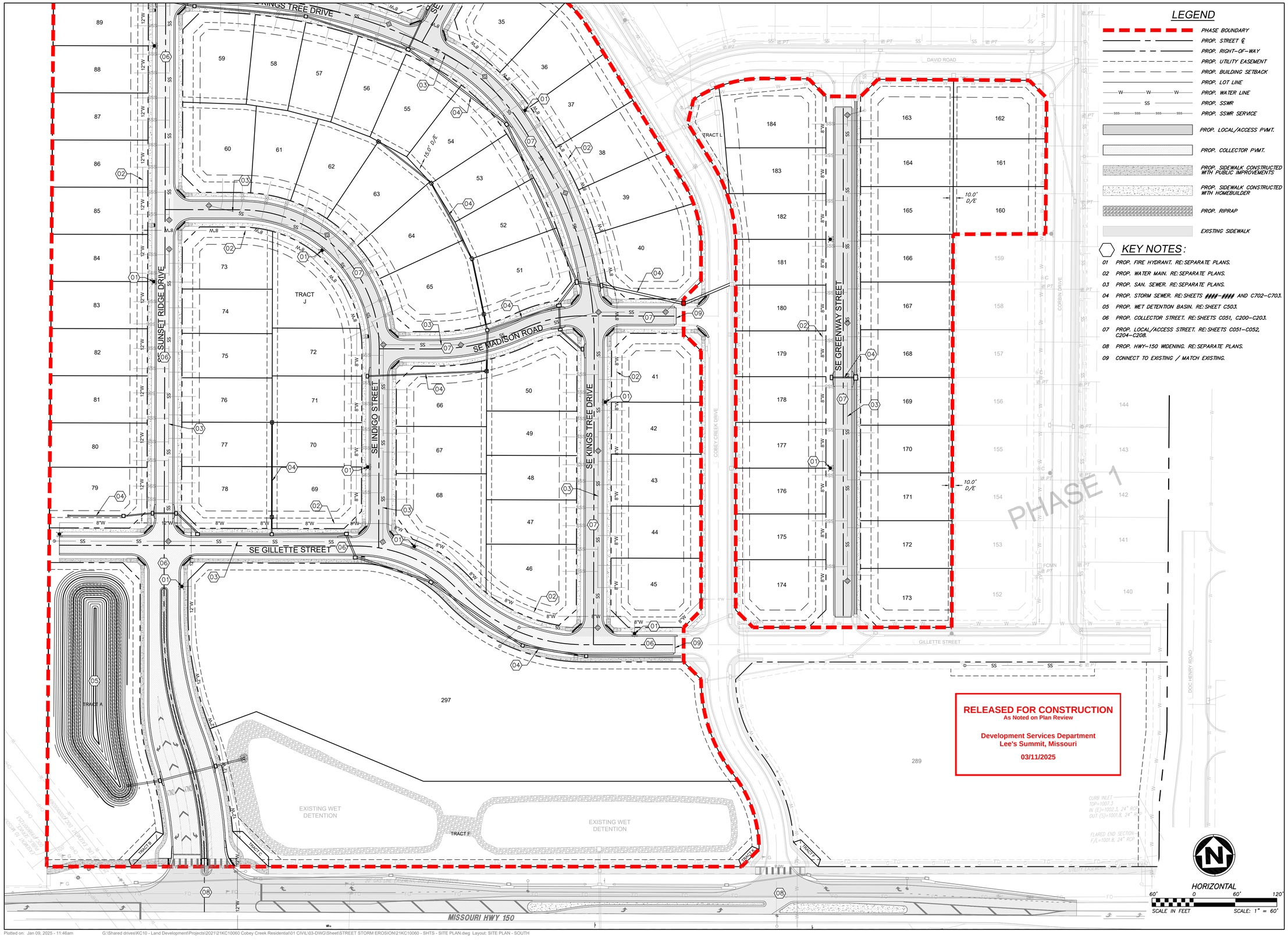
SHEET TITLE

GENERAL LAYOUT

SHEET NUMBER

C101

6 OF 78



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-C208.
08 PROP. HWY-150 WIDENING. RE: SEPARATE PLANS.
09 CONNECT TO EXISTING / MATCH EXISTING.

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01/09/2025
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

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COA 00062

SHEET TITLE

SITE PLAN - SOUTH

SHEET NUMBER

C102

7 OF 78

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.
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- PROP. SIDEWALK CONSTRUCTED WITH PUBLIC IMPROVEMENTS
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- 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-C208.

08 CONNECT TO EXISTING. MATCH EXISTING.

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Lee's Summit, Missouri

03/11/2025

FUTURE PHASE

PHASE 1

TRACT M

TRACT E OPEN SPACE

TRACT H EX. DRY DETENTION

SE COBEY CREEK DRIVE

COBEY CREEK DRIVE

CARTER ROAD

CORBIN DRIVE

LOT 91 LOT 90 LOT 31 LOT 32 LOT 33 LOT 34 LOT 22 LOT 23 LOT 24 LOT 25 LOT 26 LOT 27 LOT 28 LOT 29 LOT 30 LOT 21 LOT 20 LOT 19 LOT 18 LOT 17 LOT 16 LOT 15 LOT 14 LOT 13 LOT 12 LOT 11 LOT 10

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

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COBEY CREEK - 2ND PLAT

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SHEET TITLE

SITE PLAN - NORTH

SHEET NUMBER

C103

8 OF 78

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Lee's Summit, Missouri

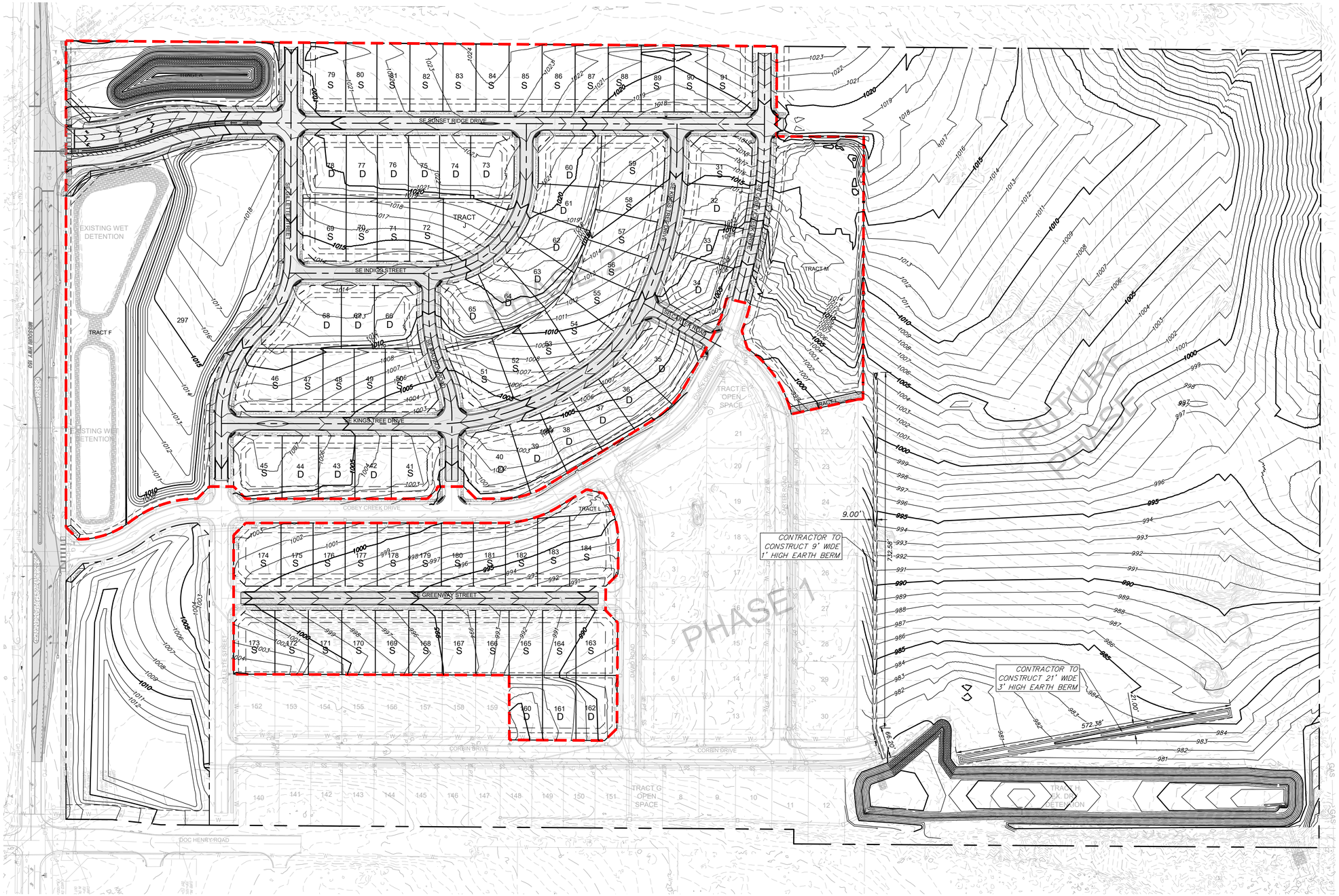
03/11/2025

LEGEND

900	PROPOSED MAJOR CONTOUR
901	PROPOSED MINOR CONTOUR
900	EXISTING MAJOR CONTOUR
901	EXISTING MINOR CONTOUR
S	SLAB/STANDARD BASEMENT LOT
D	DAYLIGHT BASEMENT LOT
W	WALKOUT BASEMENT LOT

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.



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

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COBEY CREEK - 2ND PLAT

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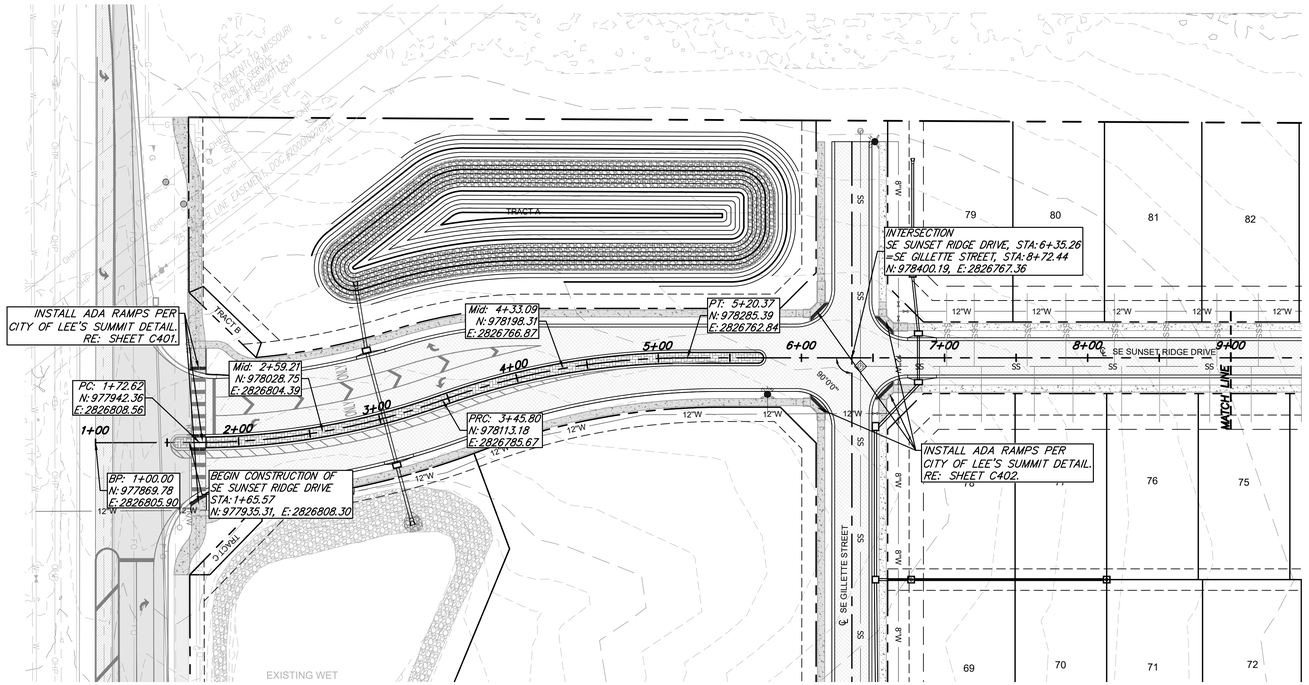
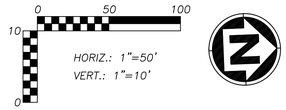
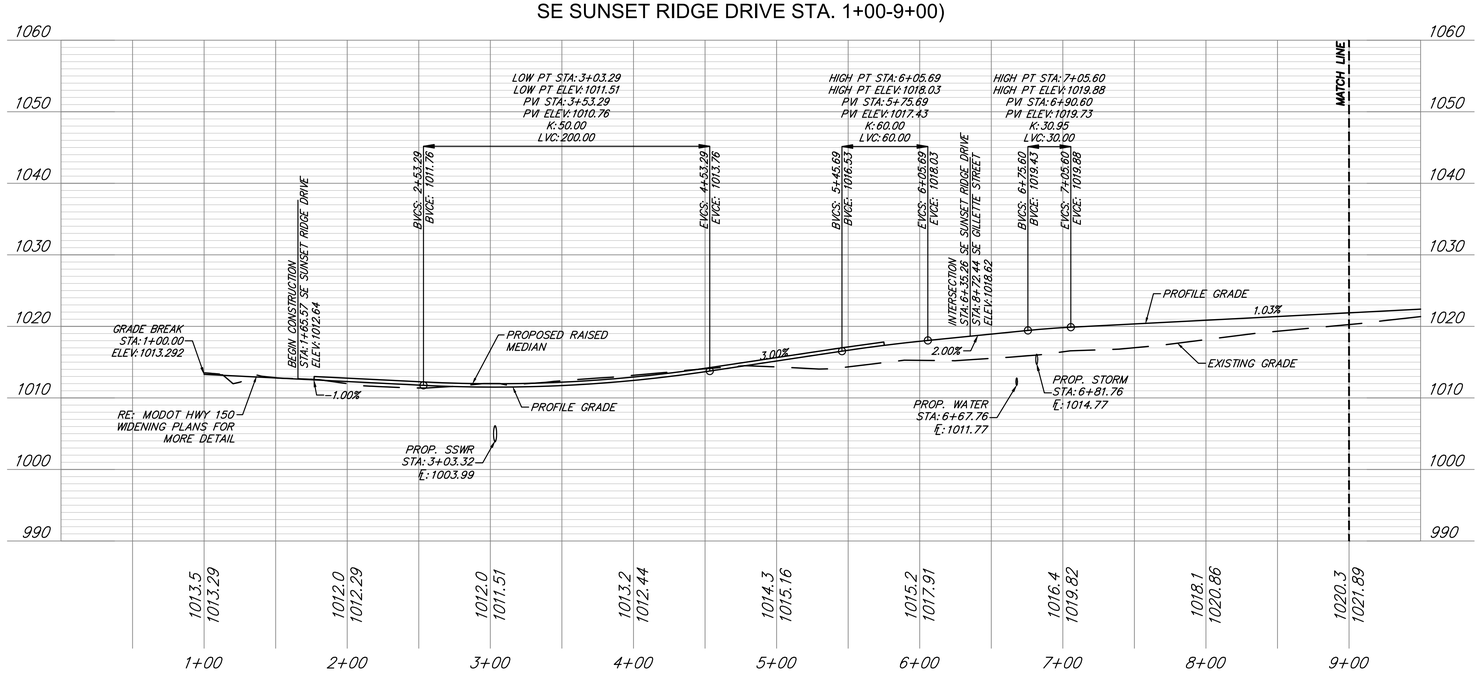
SHEET TITLE
MASTER DRAINAGE & GRADING PLAN

SHEET NUMBER
C104
9 OF 78





SE SUNSET RIDGE DRIVE 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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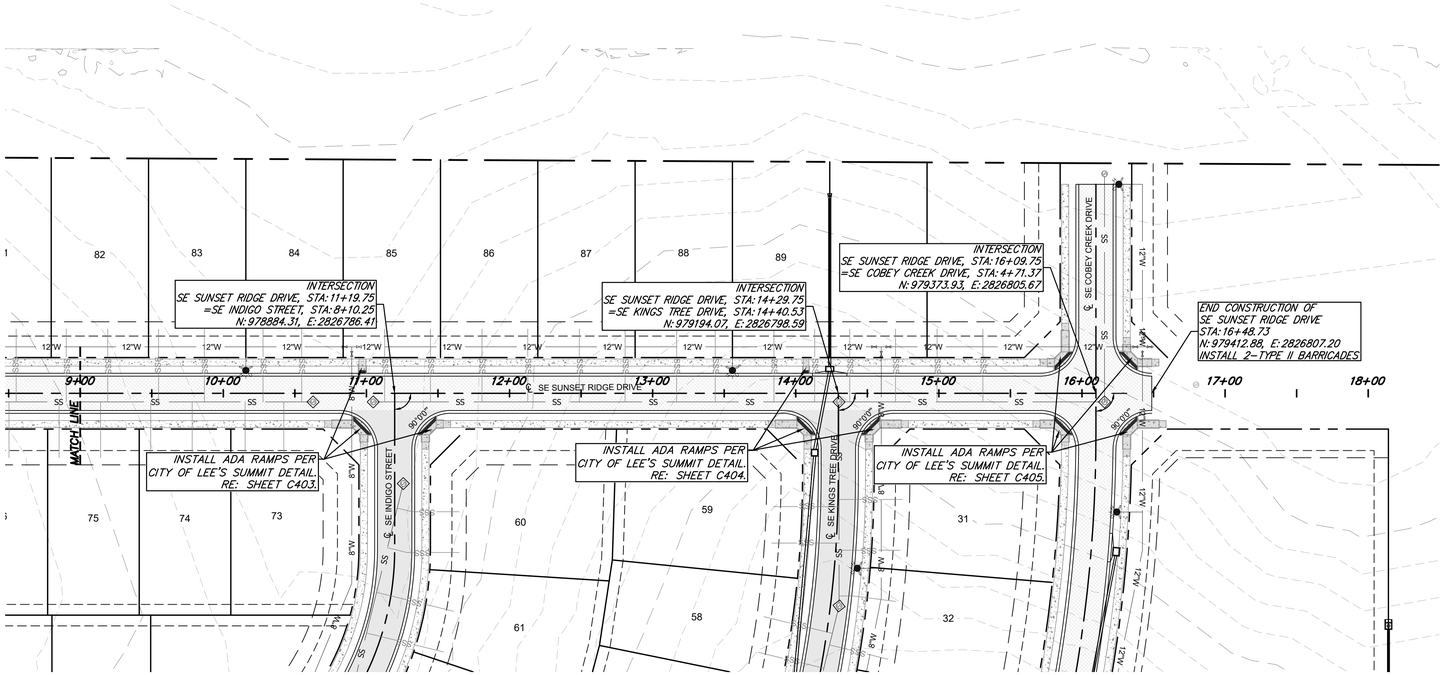
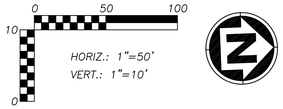
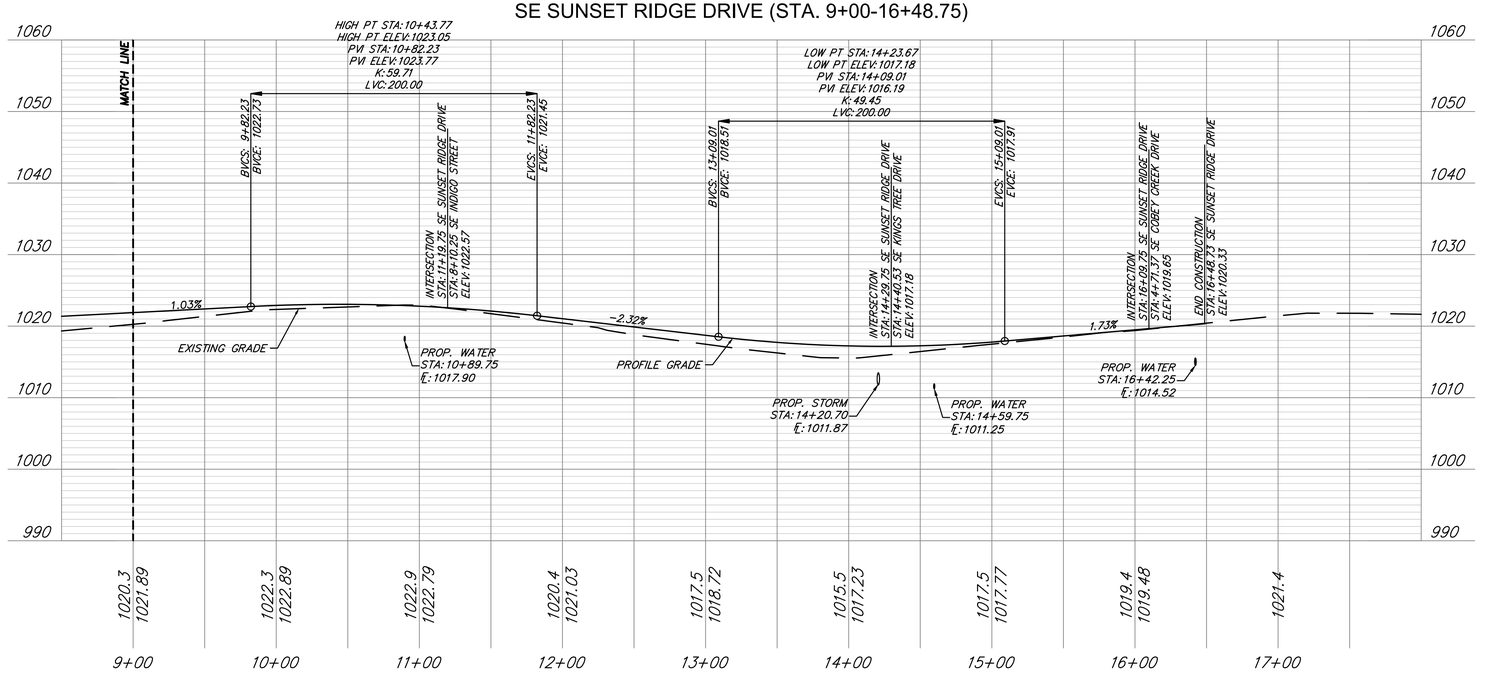
SHEET TITLE
SE SUNSET RIDGE DRIVE PLAN & PROFILE

SHEET NUMBER
C200
10 OF 78





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



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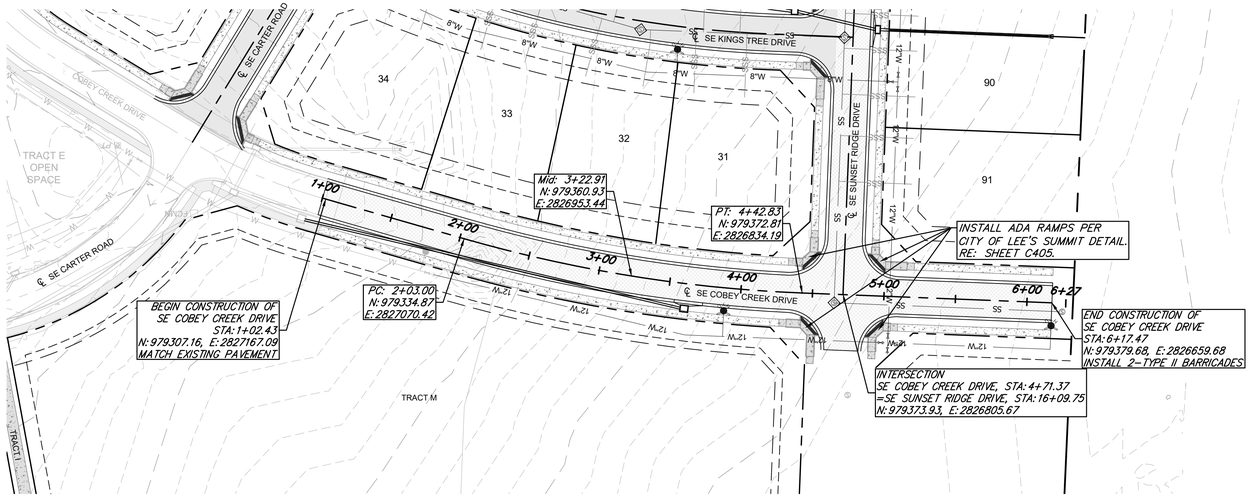
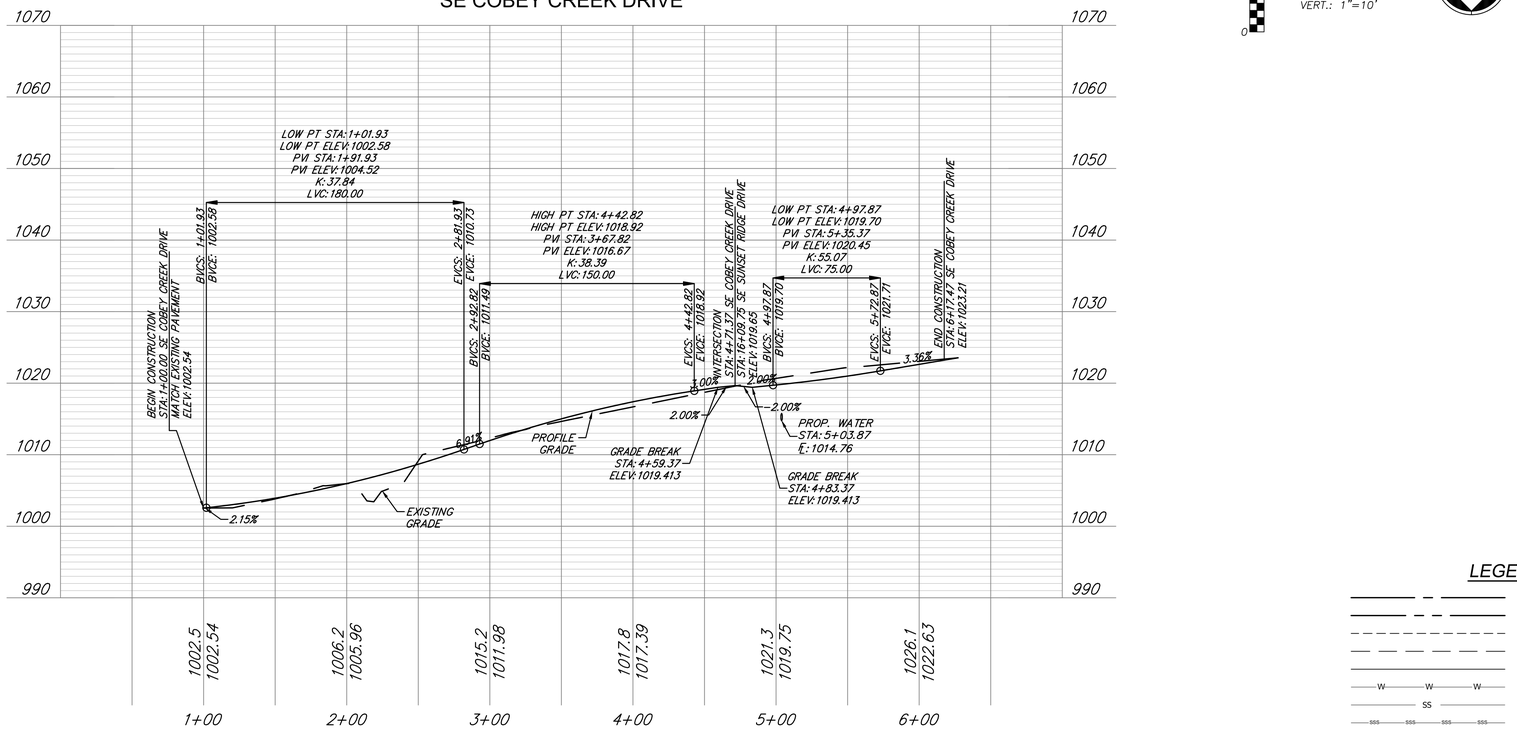
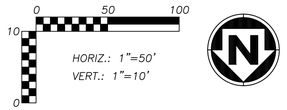
SHEET TITLE
SE SUNSET RIDGE DRIVE PLAN & PROFILE (2)

SHEET NUMBER
C201
11 OF 78







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CLAYTON PROPERTIES GROUP

COBEY CREEK - 2ND PLAT

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

REVISIONS

NO.	DESCRIPTION	DATE
1	CITY COMMENTS	11/18/2024
2	CITY COMMENTS	01/09/2025

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
01/09/2025
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri
Engineering Corporation
COA 00062

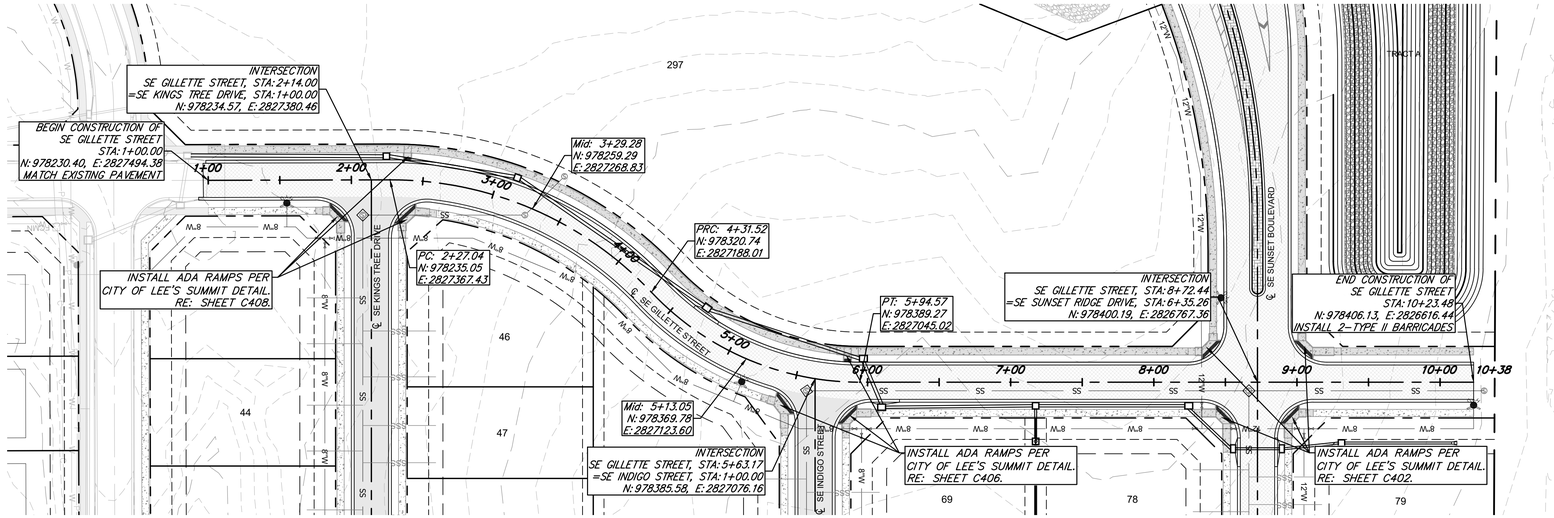
SHEET TITLE
SE COBEY CREEK DRIVE PLAN & PROFILE

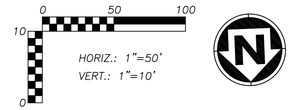
SHEET NUMBER
C202
12 OF 78

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

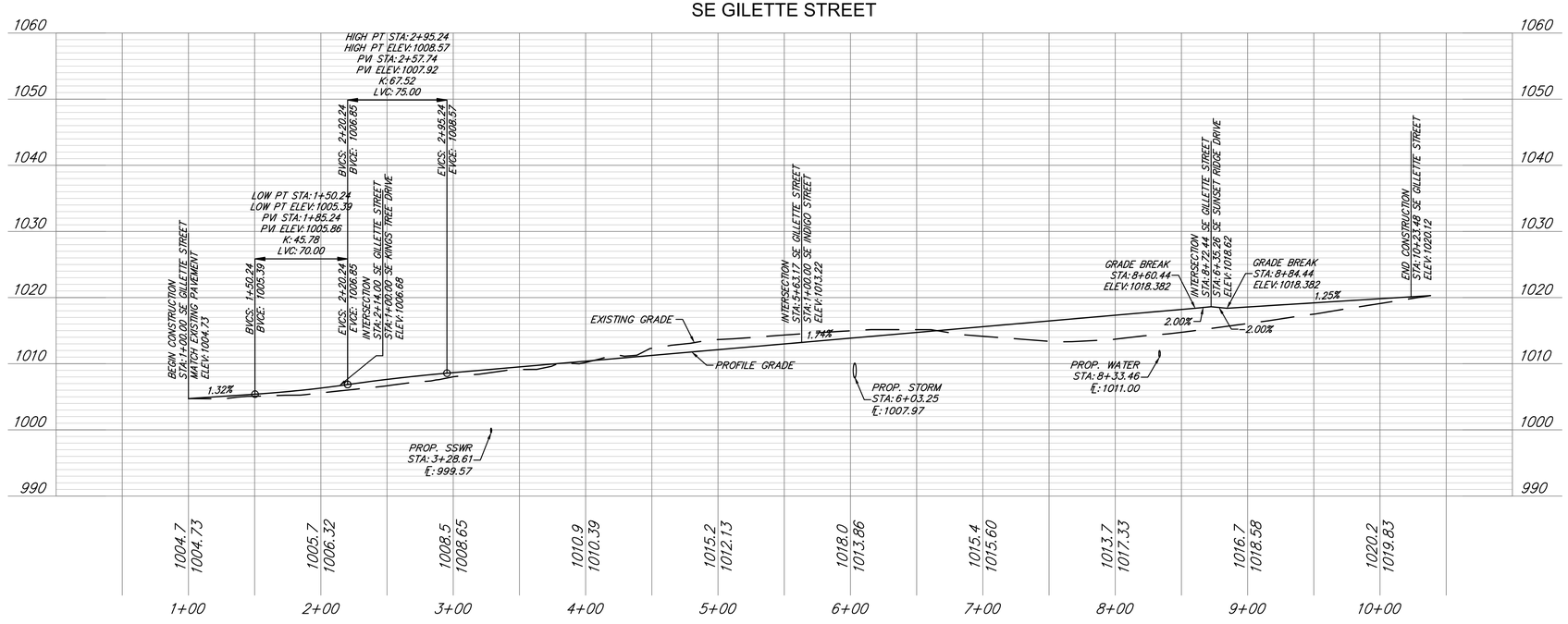
Development Services Department
Lee's Summit, Missouri

03/11/2025





SE 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

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01/09/2025
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

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Engineering Corporation
COA 00062

SHEET TITLE
SE GILLETTE STREET PLAN & PROFILE

SHEET NUMBER
C203
13 OF 78

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As Noted on Plan Review

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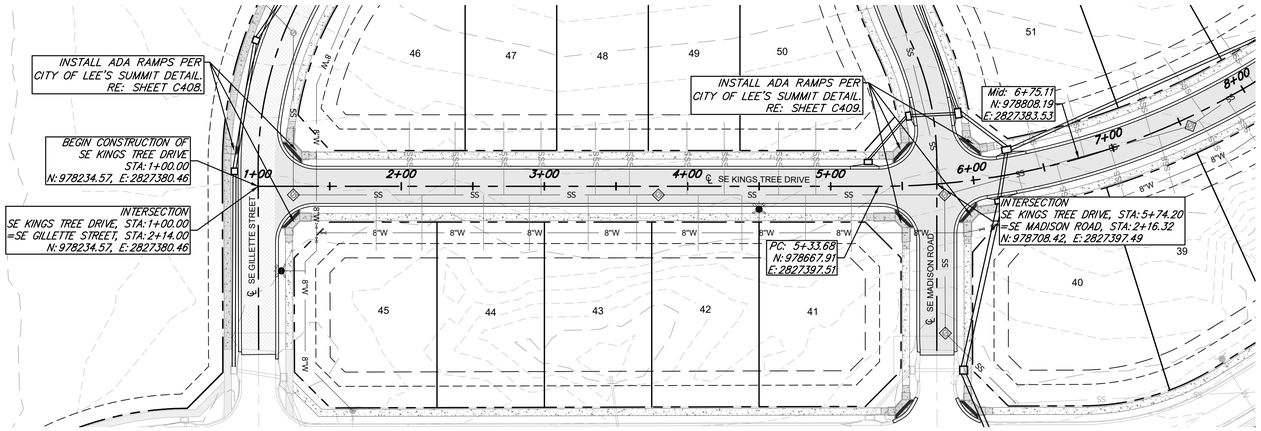
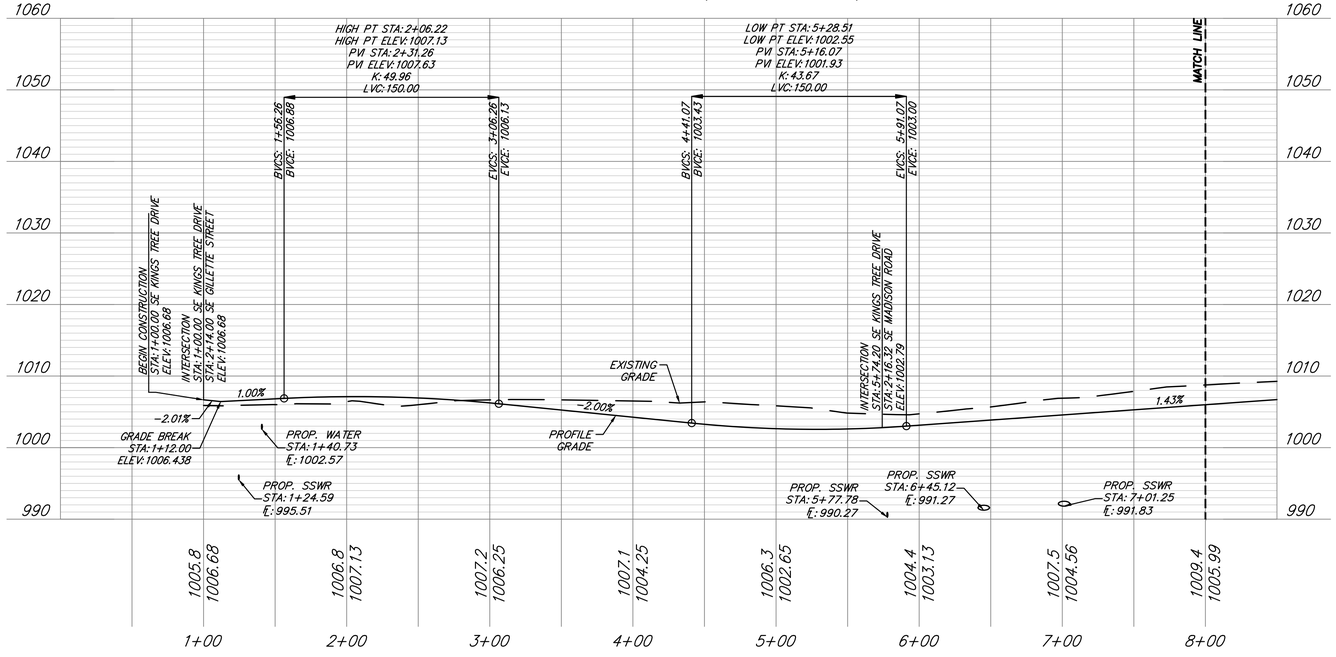
Lee's Summit, Missouri

03/11/2025



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



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

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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COBEY CREEK - 2ND PLAT

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

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01/09/2025
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ISSUED BY: JEFFREY BARTZ
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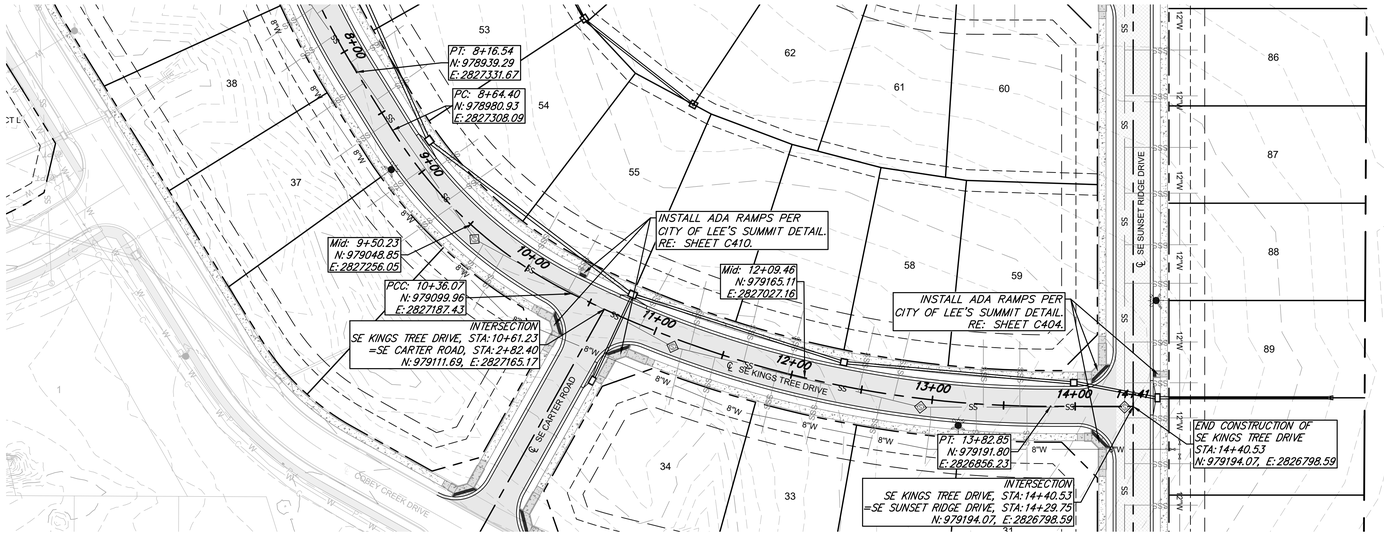
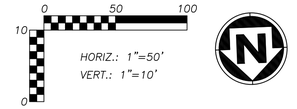
SHEET TITLE
SE KINGS TREE DRIVE PLAN & PROFILE

SHEET NUMBER
C204
14 OF 78





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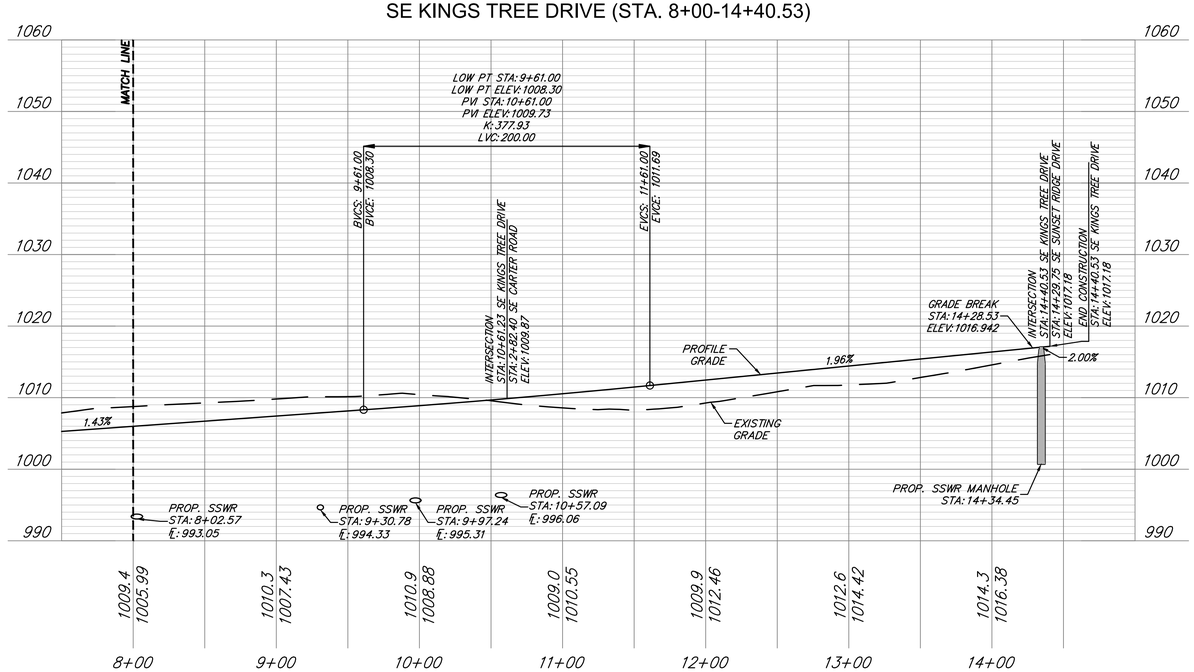

LEGEND

- 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

RELEASED FOR CONSTRUCTION
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Lee's Summit, Missouri

03/11/2025

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COBEY CREEK - 2ND PLAT

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

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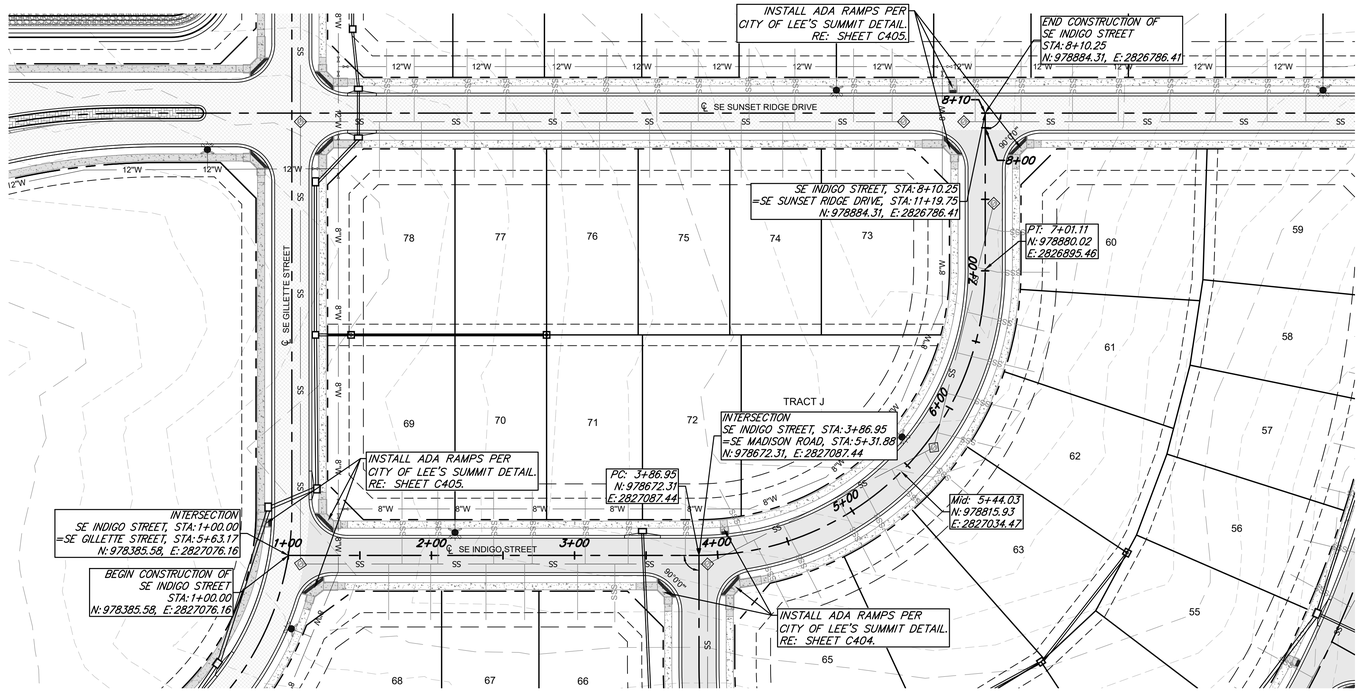
01/09/2025
PROFESSIONAL ENGINEER

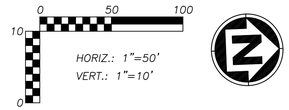
ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation
COA 00062

SHEET TITLE
SE KINGS TREE DRIVE PLAN & PROFILE (2)

SHEET NUMBER
C205
15 OF 78





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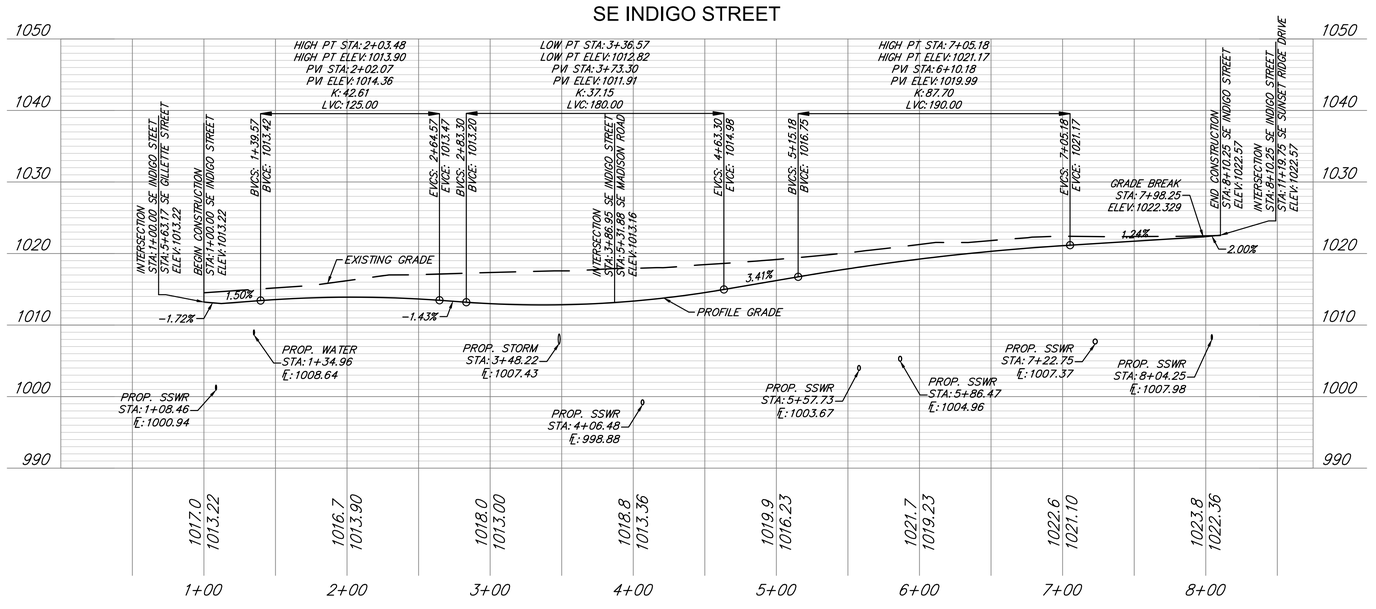
03/11/2025



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

S29, T47N, R31W
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01/09/2025
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

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SHEET TITLE
SE INDIGO STREET PLAN & PROFILE

SHEET NUMBER
C206
16 OF 78

RELEASED FOR CONSTRUCTION
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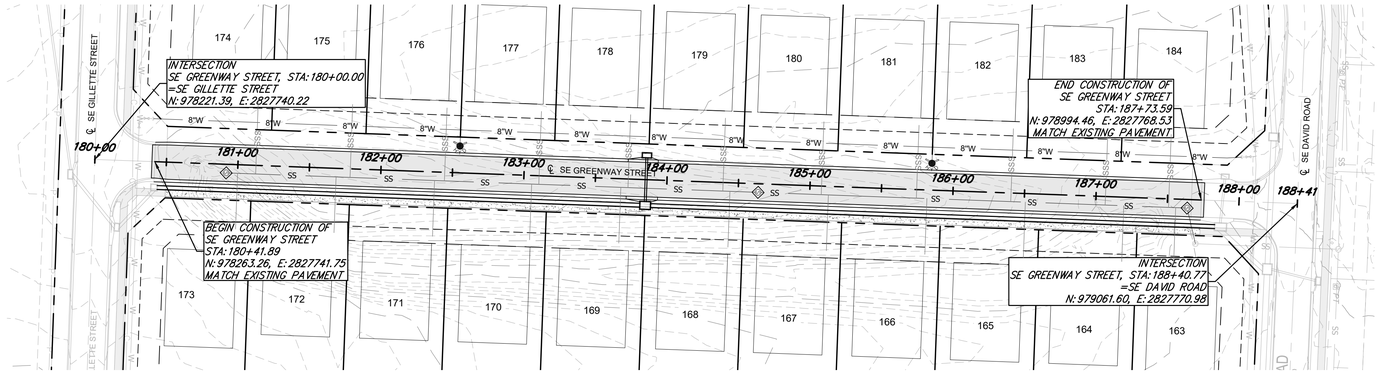
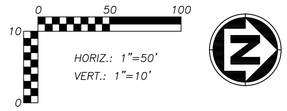
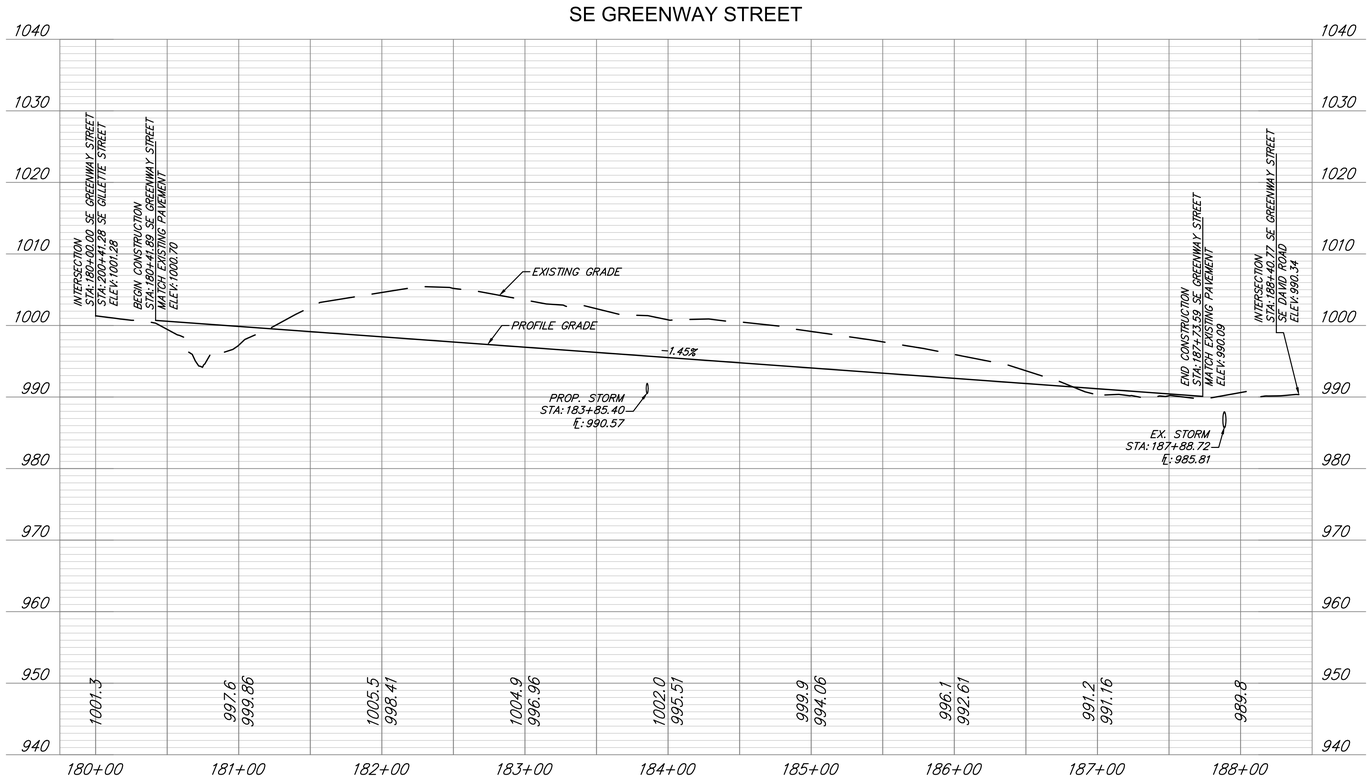
Lee's Summit, Missouri

03/11/2025







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

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01/09/2025
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

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SHEET TITLE

SE GREENWAY STREET PLAN & PROFILE

SHEET NUMBER

C207

17 OF 78

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

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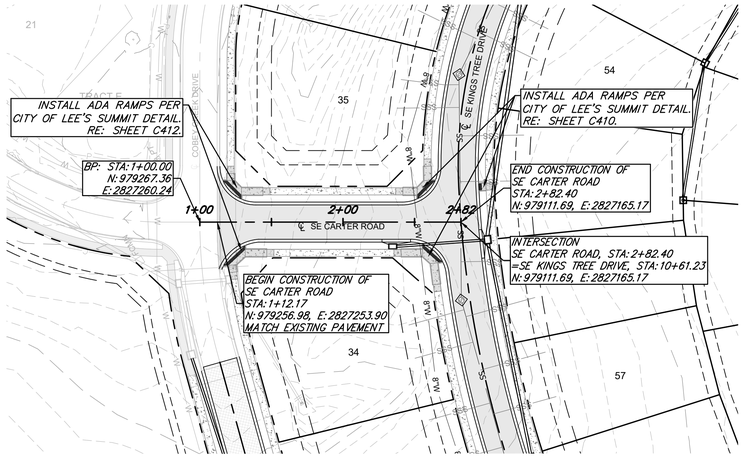

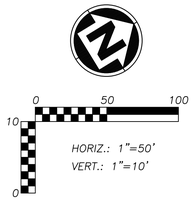

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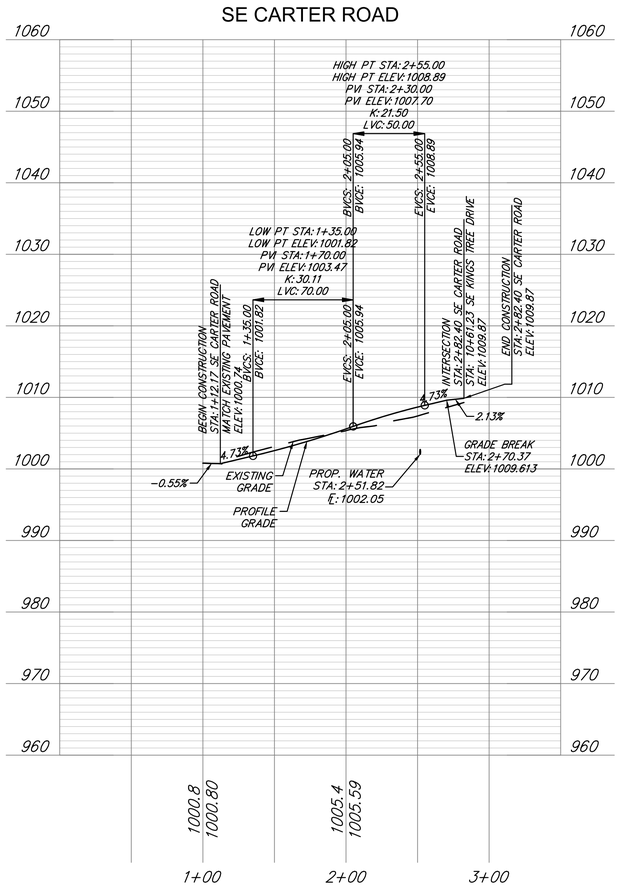

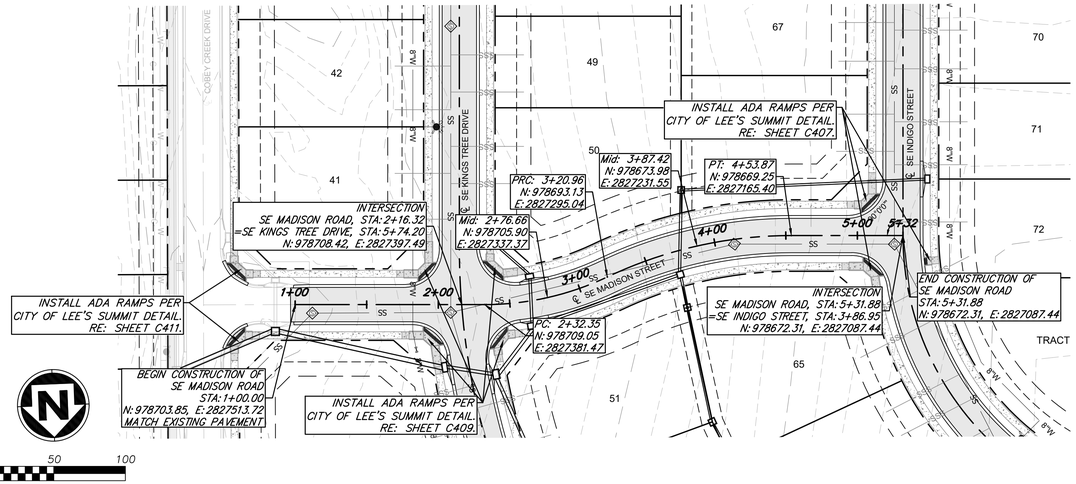

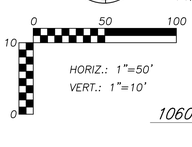

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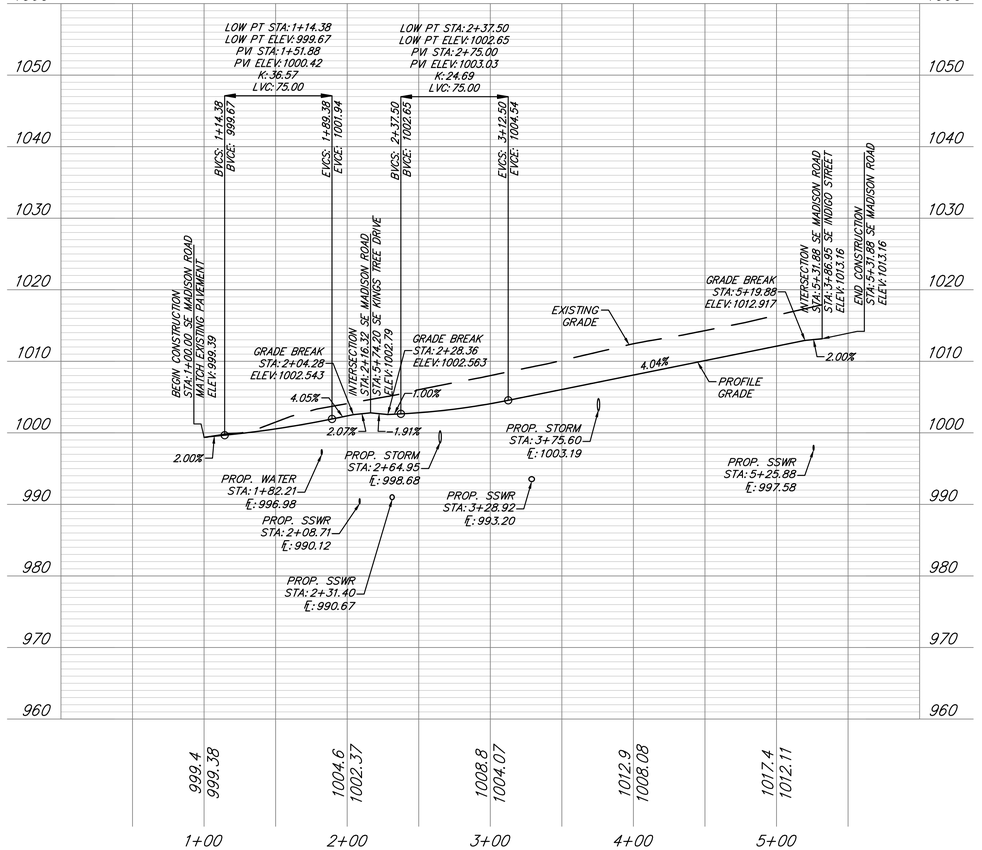

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CLAYTON PROPERTIES GROUP

COBEY CREEK - 2ND PLAT

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

REVISIONS

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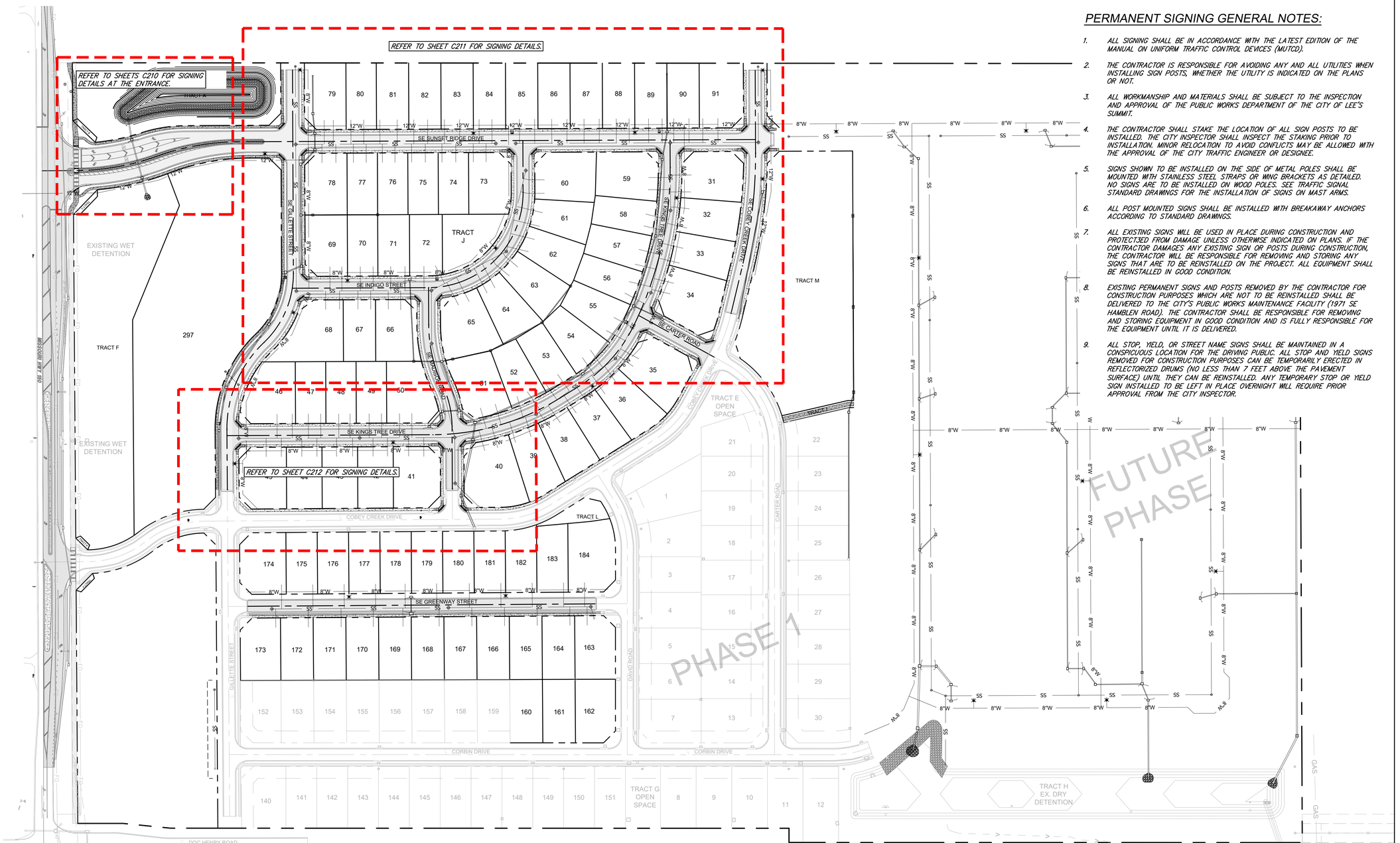
01/09/2025
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation
COA 00062

SHEET TITLE
SE CARTER ROAD - SE MADISON ROAD PLAN & PROFILE

SHEET NUMBER
C208
18 OF 78



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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COBEY CREEK - 2ND PLAT

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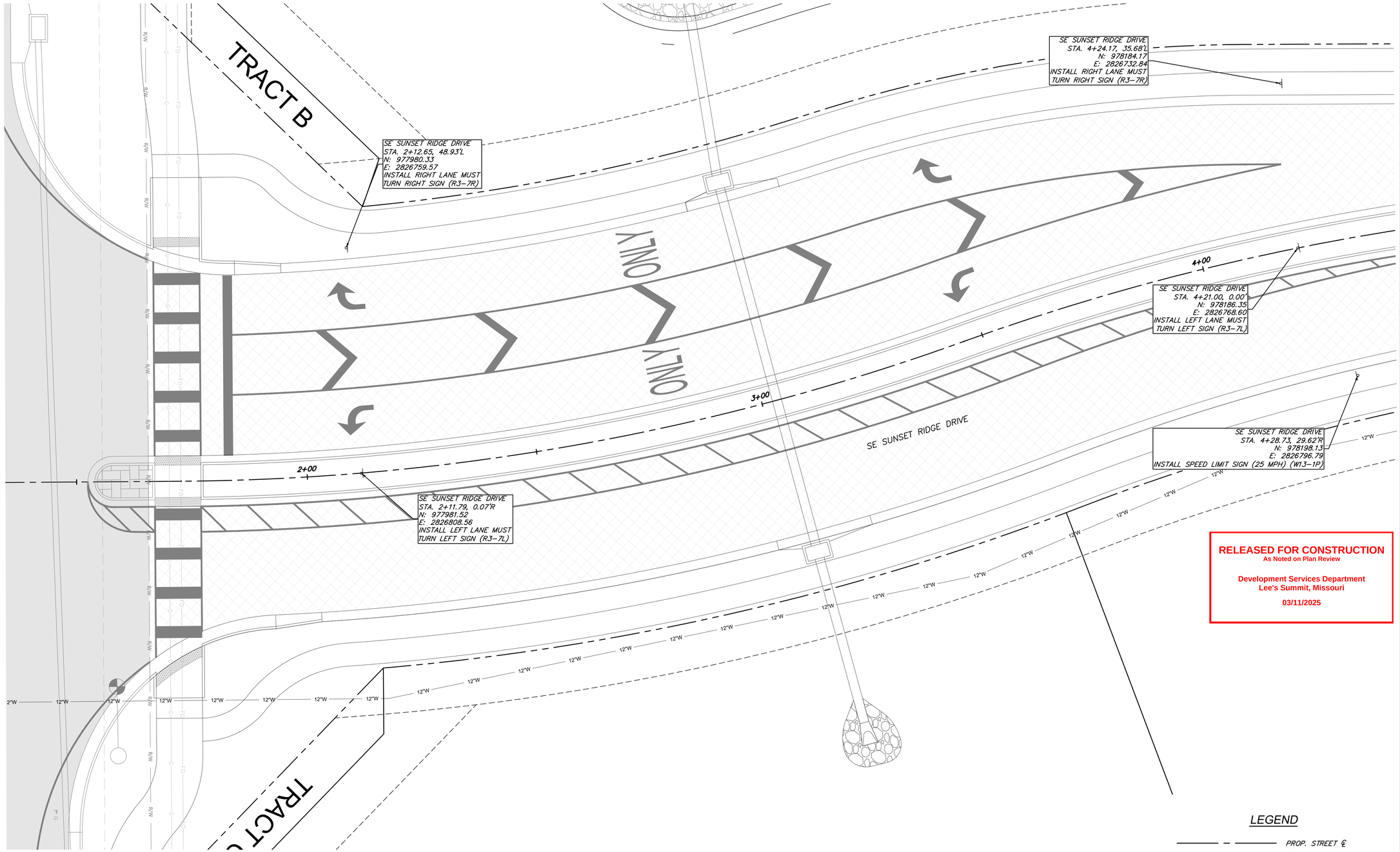
COA 00062

SHEET TITLE
SIGNAGE GENERAL LAYOUT PLAN

SHEET NUMBER
C209
19 OF 78



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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. LOCAL/ACCESS PVMT.
- PROP. COLLECTOR PVMT.

INTERSECTION OF SE SUNSET RIDGE DRIVE & HWY-150

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

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COBEY CREEK - 2ND PLAT

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COA 00062

SHEET TITLE

SIGNAGE PLAN - SUNSET RIDGE & HWY 150

SHEET NUMBER

C210

20 OF 78

Plotted on: Jan 09, 2025 - 11:48am 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

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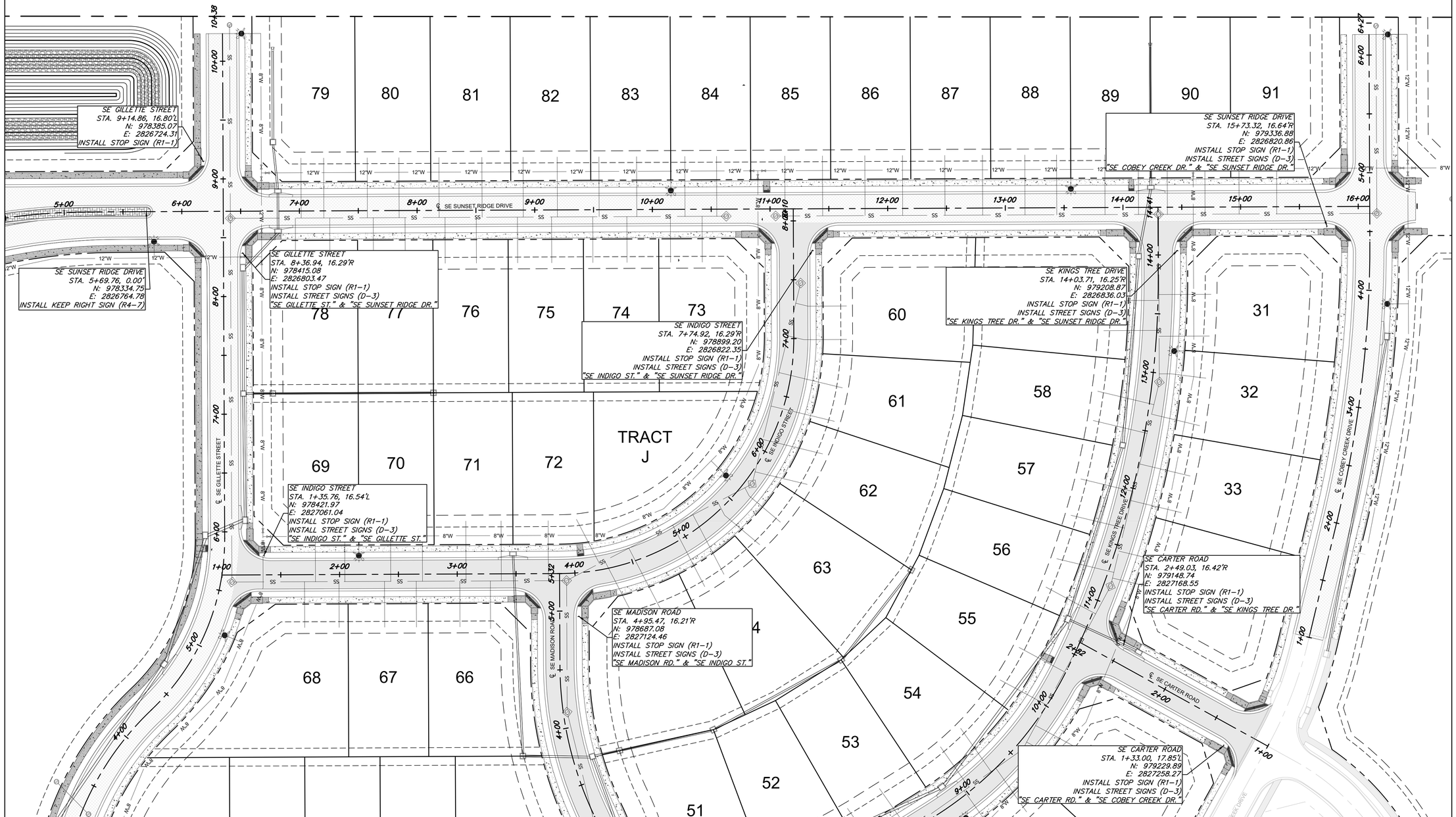
Lee's Summit, Missouri

03/11/2025

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.



SIGNING PLAN

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CLAYTON PROPERTIES GROUP

COBEY CREEK - 2ND PLAT

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

REVISIONS

NO.	DESCRIPTION	DATE
1	CITY COMMENTS	11/18/2024
2	CITY COMMENTS	01/09/2025

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
01/09/2025
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

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SHEET TITLE

SIGNAGE PLAN

SHEET NUMBER

C211

21 OF 78

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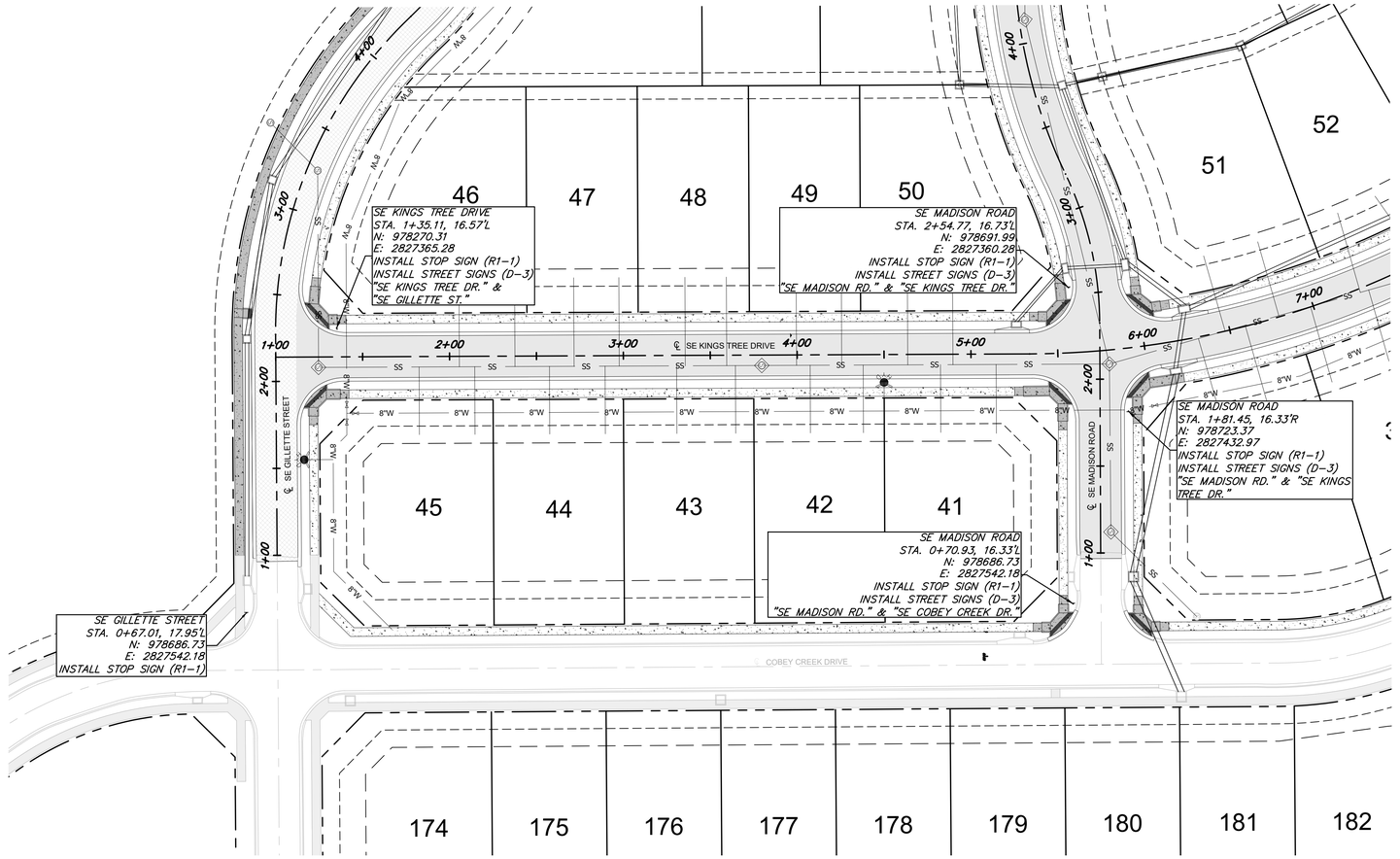
03/11/2025



SIGNING PLAN

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

LEGEND

- PROP. STREET ℄
- PROP. RIGHT-OF-WAY
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01/09/2025
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ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation COA 00062

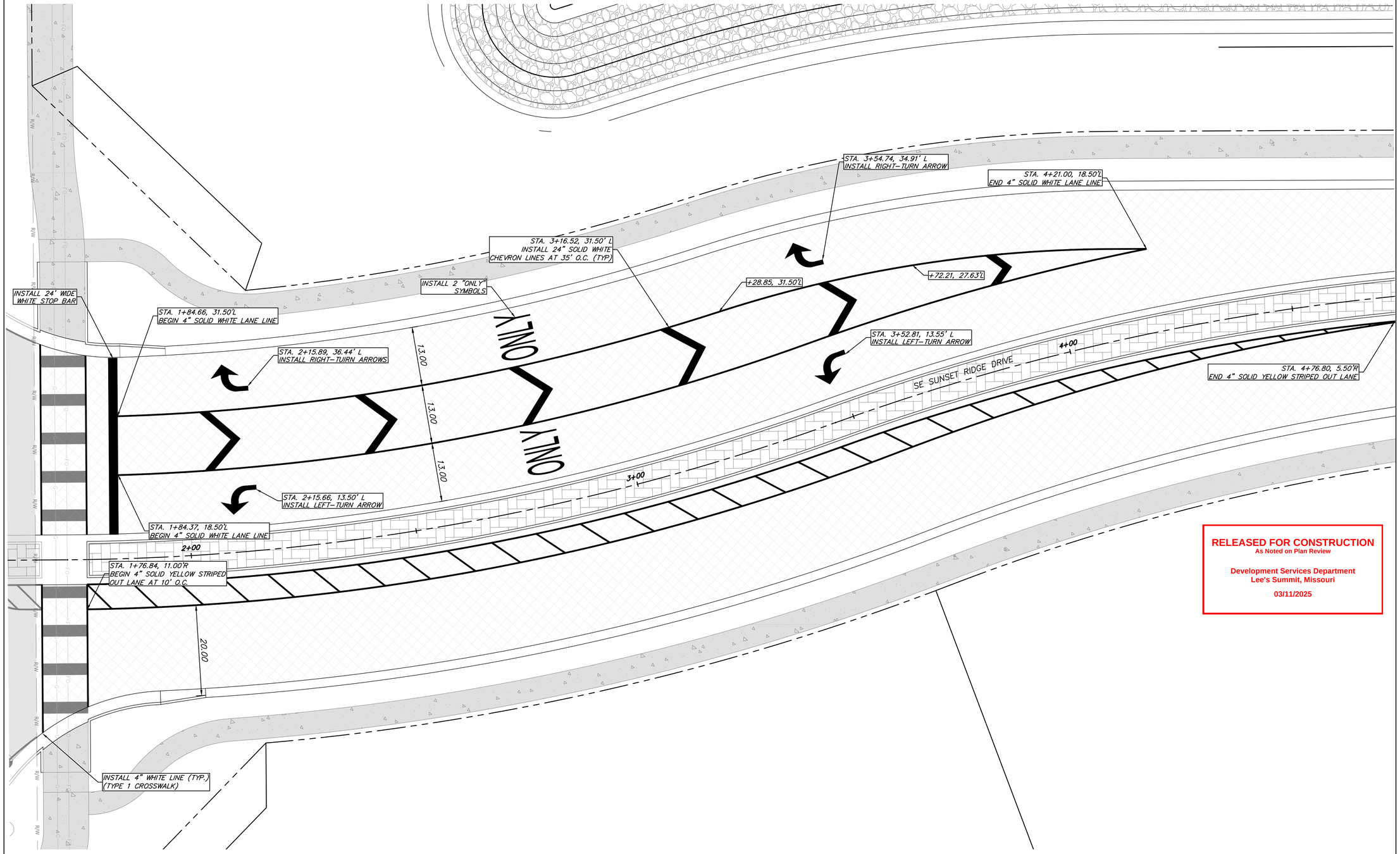
SHEET TITLE

SIGNAGE PLAN (2)

SHEET NUMBER

C212

22 OF 78



INTERSECTION OF SE SUNSET RIDGE DRIVE & HWY-150

HORIZONTAL

10' 0 10' 20'

SCALE IN FEET SCALE: 1" = 10'

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01/09/2025
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COA 00062

SHEET TITLE

STRIPING PLAN

SHEET NUMBER

C213

23 OF 78

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LEGEND

- PROP. STREET ℄
- PROP. RIGHT-OF-WAY
- PROP. UTILITY EASEMENT
- PROP. BUILDING SETBACK
- PROP. LOT LINE
- W W W — PROP. WATER LINE
- SS — PROP. SANITARY SEWER
- 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

℄ SE SUNSET RIDGE DRIVE

MISSOURI HWY 150

EOP 1014.68

EOP 1013.40

EOP 1012.79

EOP 1012.80

EOP 1012.79

EOP 1011.67

EOP 1011.67

EOP 1011.88

EOP 1011.85

EOP 1011.39

EOP 1011.03

R44.00'

R463.50'

R200.00'

R513.50'

R506.50'

R506.50'

R513.50'

R506.50'

R441.50'

R44.0'

5.00' TYP.

5.00' TYP.

43.00' B-B

7.00' B-B

28.00' B-B

12'W

REFER TO SEPARATE MODOT HWY-150 IMPROVEMENT PLANS.

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

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 5.0' WIDE SIDEWALK 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.).

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Lee's Summit, Missouri

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

SE SUNSET RIDGE DRIVE & HWY-150 INTERSECTION DETAIL

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COBEY CREEK - 2ND PLAT

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01/09/2025
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

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SHEET TITLE

SE SUNSET RIDGE DRIVE & HWY 150 INTERSECTION DETAIL

SHEET NUMBER

C300

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03/11/2025

79

78

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

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

℄ SE SUNSET RIDGE DRIVE

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

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

28.00' B-B

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

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 C402

INSTALL ADA RAMP PER CITY OF LEE'S SUMMIT DETAIL (TYP.) RE: SHEET C402

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

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

EOP 1019.59
EOP 1019.16
EOP 1018.91
EOP 1018.62
EOP 1018.73
EOP 1018.26
EOP 1017.87
EOP 1018.60
EOP 1018.14
EOP 1017.51
EOP 1017.49
EOP 1017.87
EOP 1017.41
EOP 1017.43
EOP 1017.41

R25.00'

℄ SE GILLETTE STREET

28.00' B-B

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

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

INSTALL ADA RAMP PER CITY OF LEE'S SUMMIT DETAIL (TYP.) RE: SHEET C402

INSTALL TYPE CG-2 ROLL BACK DRY CURB PER CITY OF LEE'S SUMMIT DETAIL (TYP.).

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 C402

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

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

PROP. FIRE HYDRANT

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

SE SUNSET RIDGE DRIVE AND SE GILLETTE 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
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NUMBER PE-2012022594
01/09/2025
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

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COA 00062

SHEET TITLE
SE SUNSET RIDGE DRIVE & SE GILLETTE STREET INTERSECTION DETAIL

SHEET NUMBER
C301
25 OF 78

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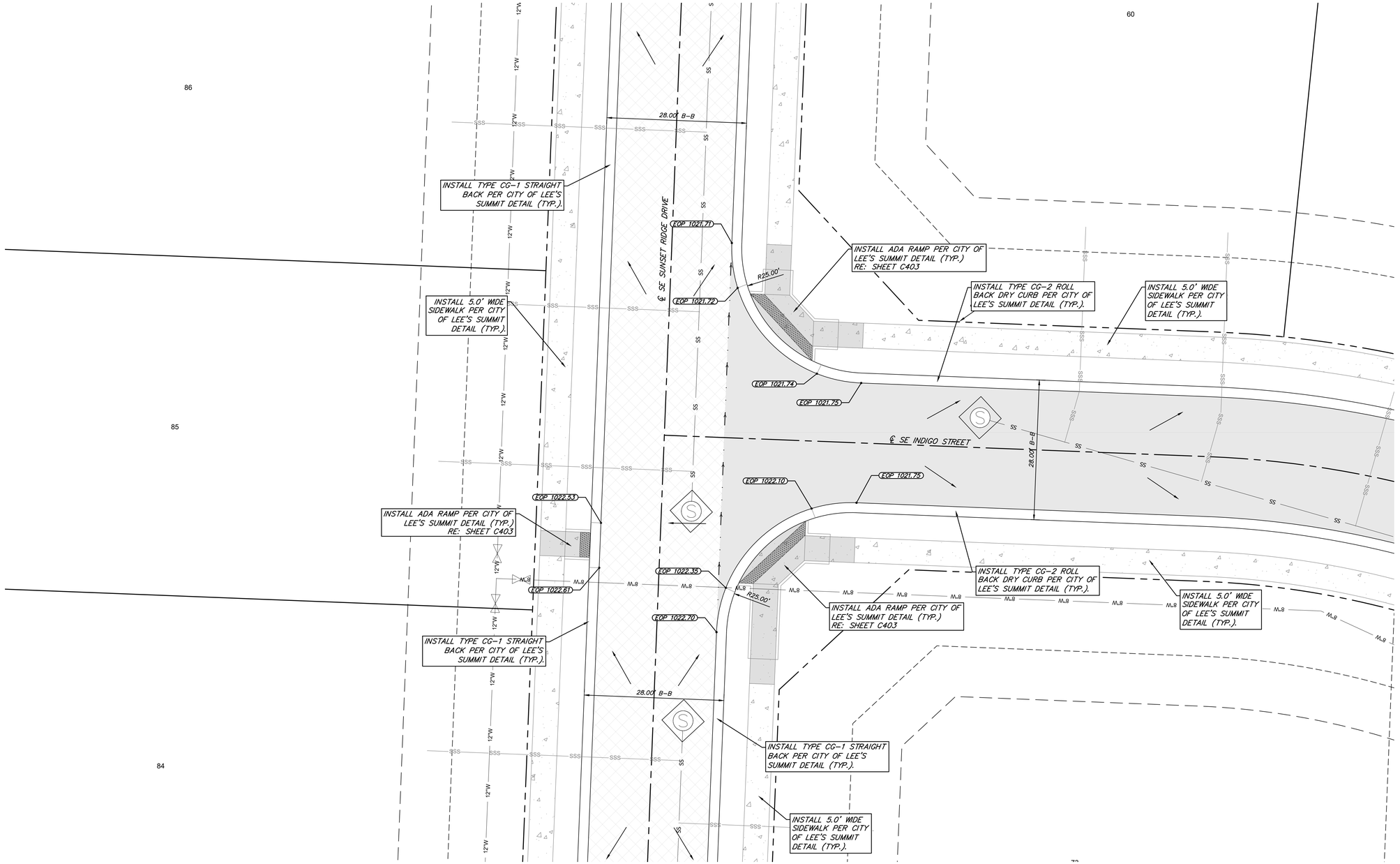

SE SUNSET RIDGE DRIVE AND SE INDIGO STREET INTERSECTION DETAIL

LEGEND

- PROP. STREET ℄
- PROP. RIGHT-OF-WAY
- PROP. UTILITY EASEMENT
- PROP. BUILDING SETBACK
- PROP. LOT LINE
- PROP. WATER LINE
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- DRY CURB & GUTTER

EOP = EDGE OF PAVEMENT
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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

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01/09/2025
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation
COA 00062

SHEET TITLE
SE SUNSET RIDGE DRIVE & SE INDIGO STREET INTERSECTION DETAIL

SHEET NUMBER
C302
26 OF 78

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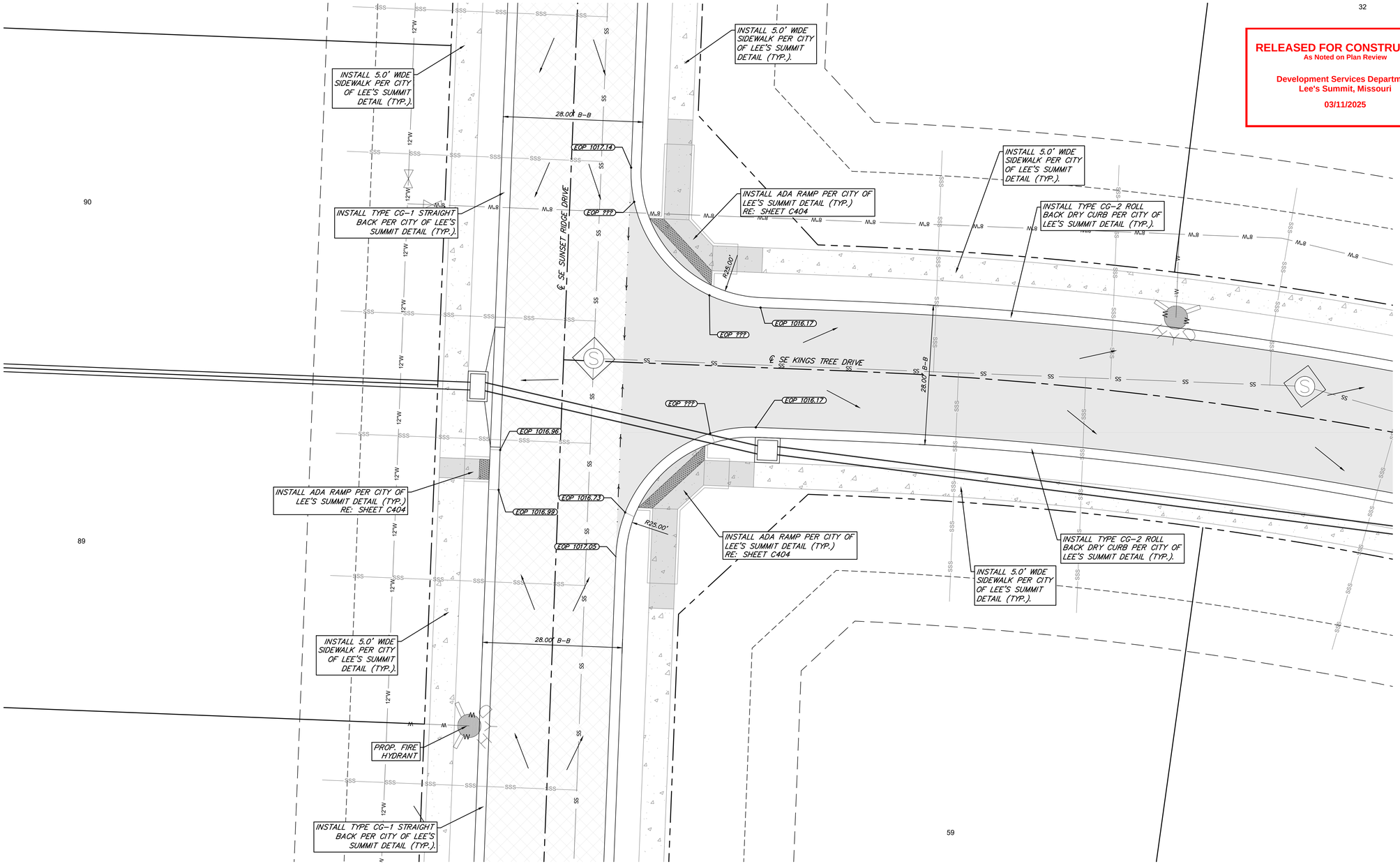

SE SUNSET RIDGE DRIVE AND SE KINGS TREE DRIVE INTERSECTION DETAIL

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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- PROP. 5' SIDEWALK
- DRY CURB & GUTTER

EOP = EDGE OF PAVEMENT
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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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Development Services Department
Lee's Summit, Missouri

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COBEY CREEK - 2ND PLAT

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SHEET TITLE
SE SUNSET RIDGE DRIVE & SE KINGS TREE DRIVE INTERSECTION DETAIL

SHEET NUMBER
C303
27 OF 78

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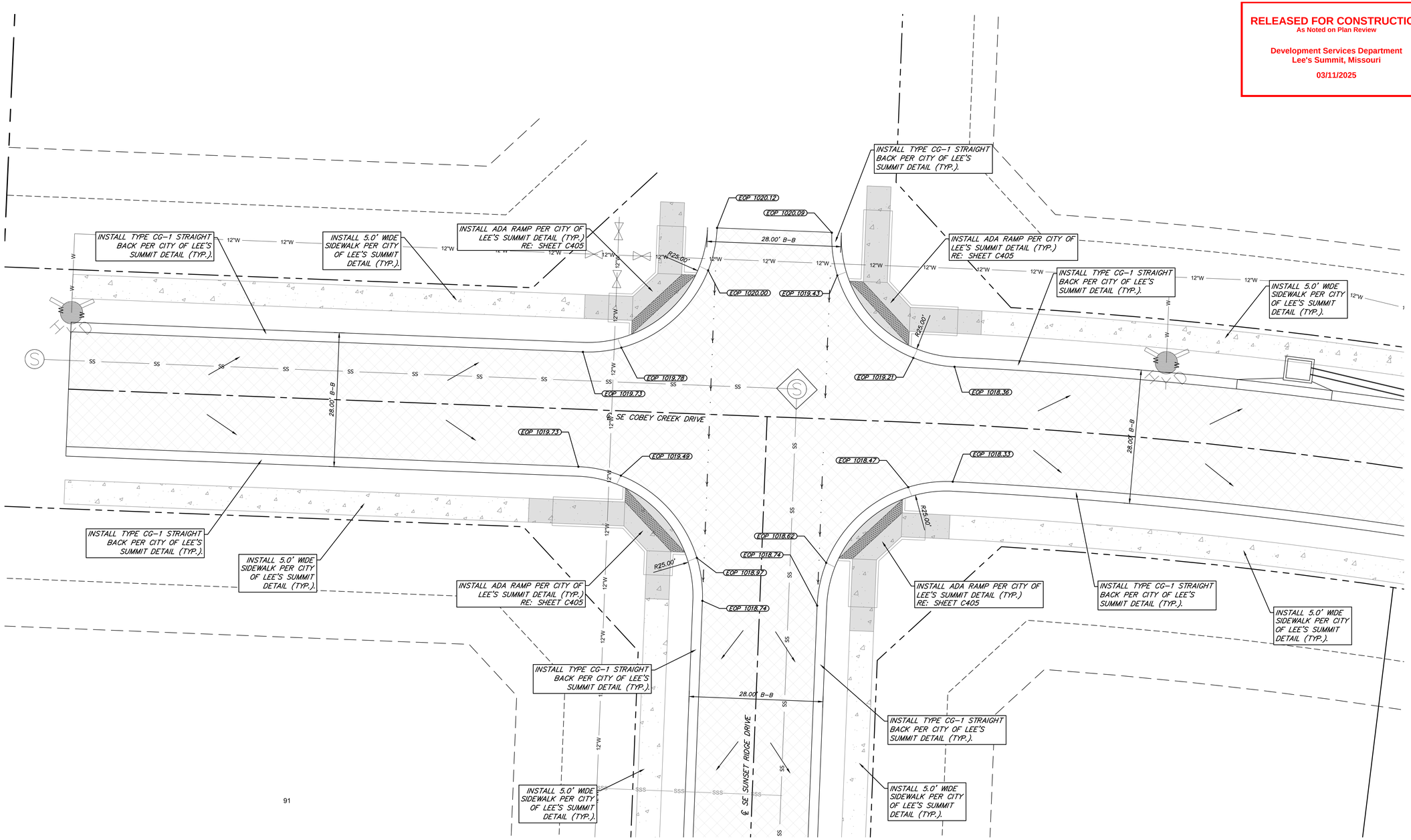

91

SE SUNSET RIDGE DRIVE AND SE COBEY CREEK DRIVE DRIVE INTERSECTION DETAIL

LEGEND

- PROP. STREET ℄
- PROP. RIGHT-OF-WAY
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SHEET TITLE

SE SUNSET RIDGE DRIVE & SE COBEY CREEK DRIVE INTERSECTION DETAIL

SHEET NUMBER

C304

28 OF 78

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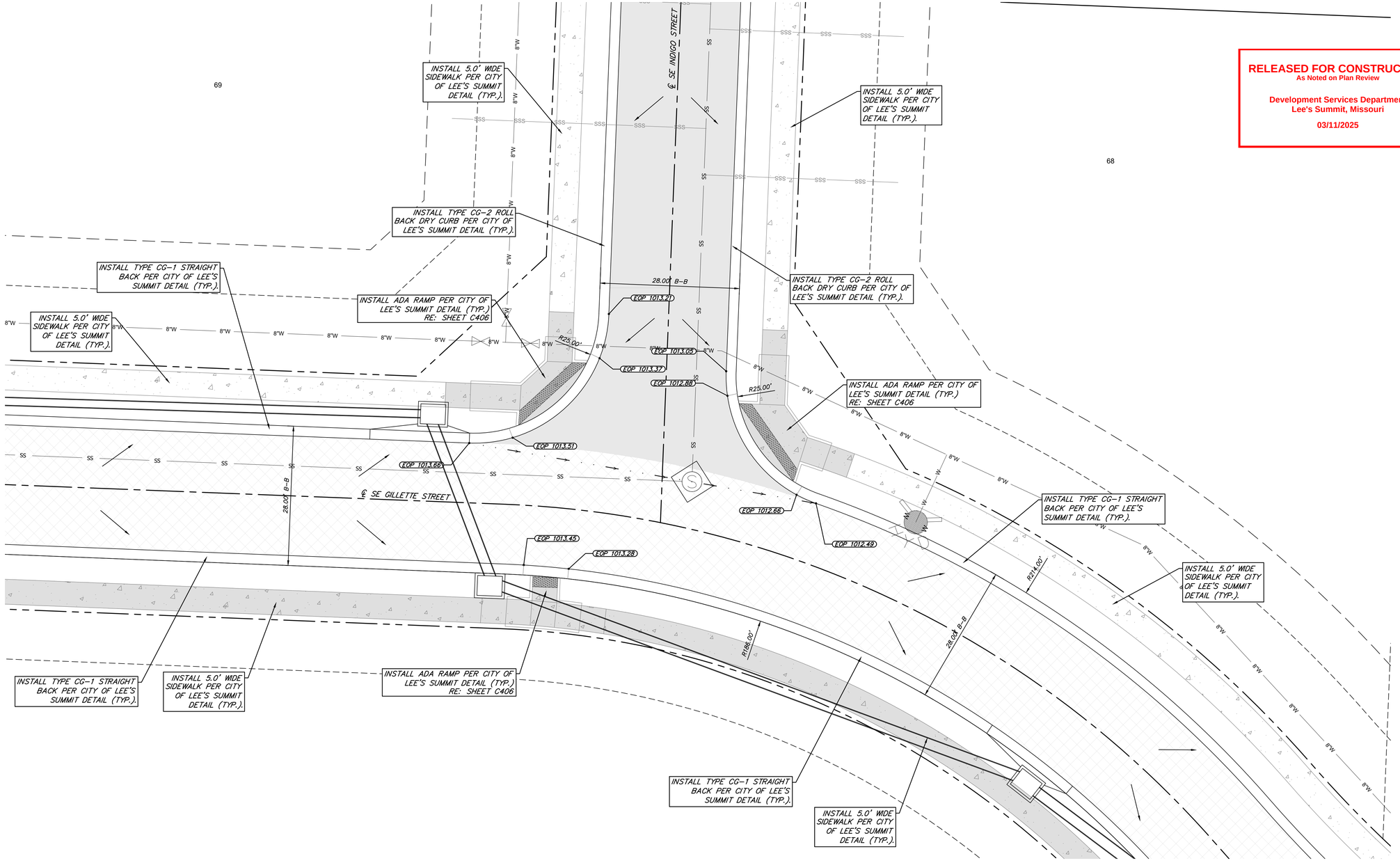

SE GILLETTE STREET & SE INDIGO STREET INTERSECTION DETAIL

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HORIZONTAL
10' 0 10' 20'
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SHEET TITLE
SE GILLETTE STREET & SE INDIGO STREET INTERSECTION DETAIL

SHEET NUMBER
C305
29 OF 78

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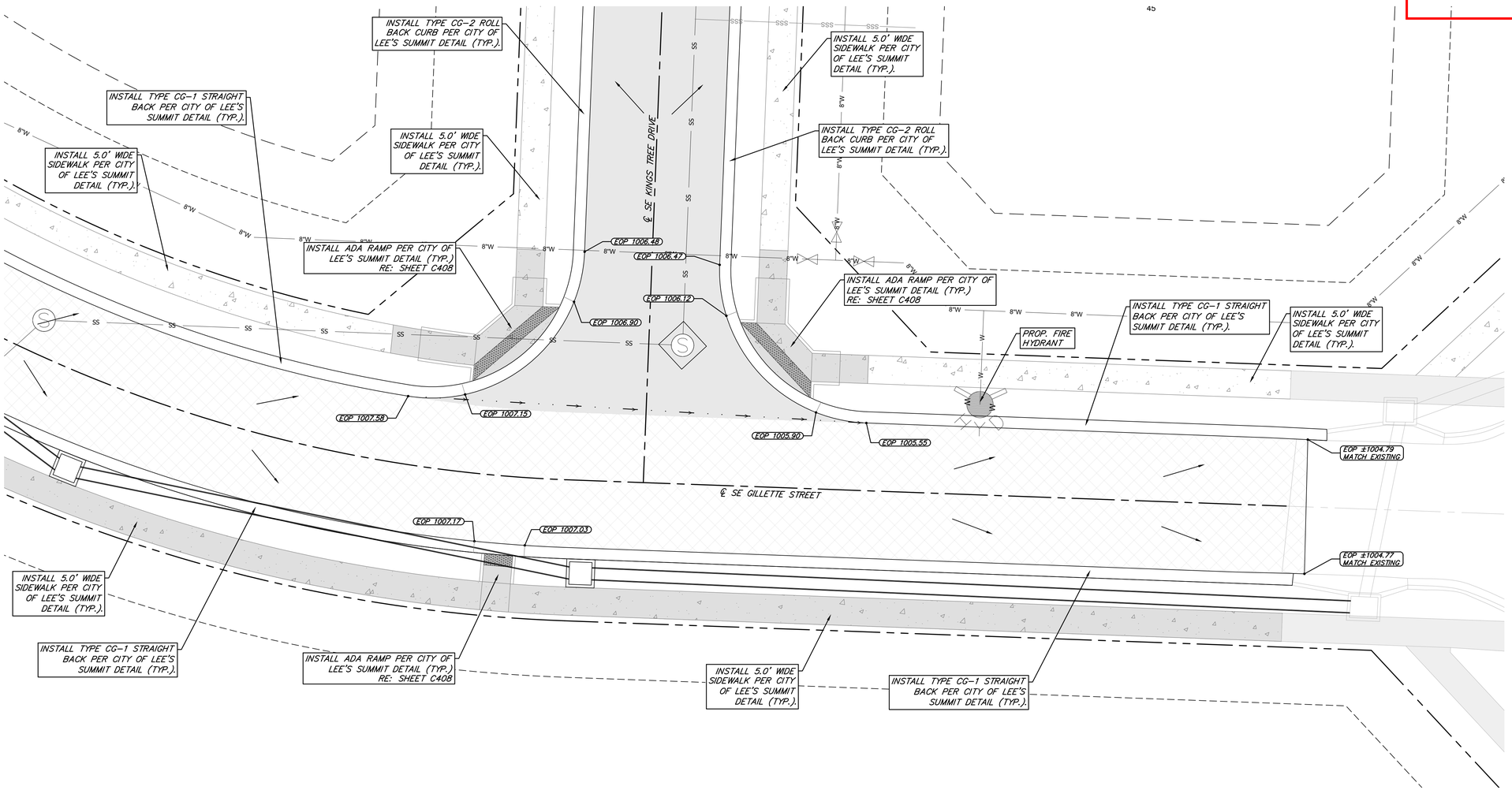

SE GILLETTE STREET & SE KINGS TREE DRIVE INTERSECTION DETAIL

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

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CLAYTON PROPERTIES GROUP

COBEY CREEK - 2ND PLAT

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

REVISIONS

NO.	DESCRIPTION	DATE
1	CITY COMMENTS	11/18/2024
2	CITY COMMENTS	01/09/2025

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
01/09/2025
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation
COA 00062

SHEET TITLE
SE GILLETTE STREET & SE KINGS TREE DRIVE INTERSECTION DETAIL

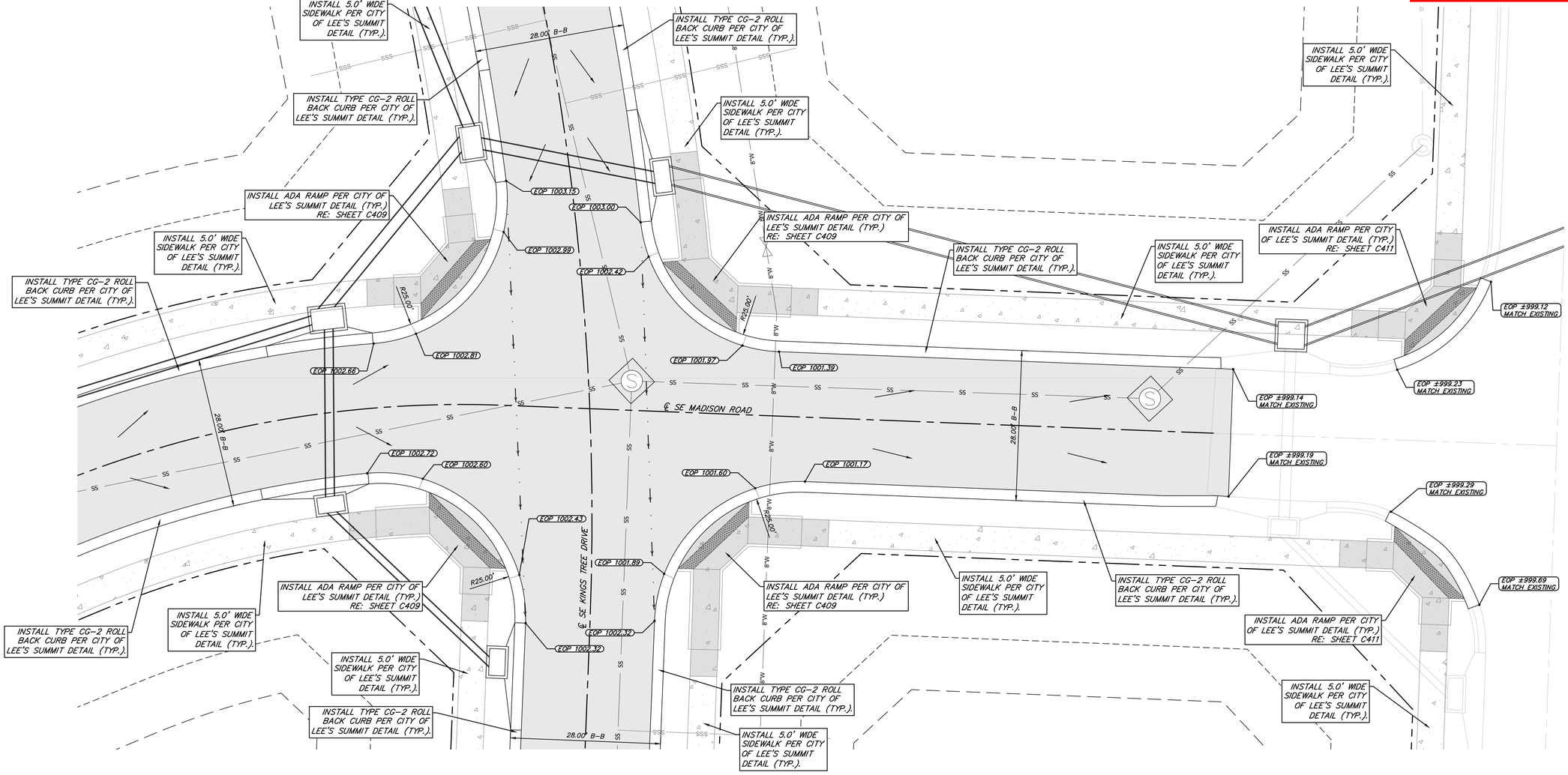
SHEET NUMBER
C306
30 OF 78

Plotted on: Jan 09, 2025 - 11:49am G:\Shared drives\KC10 - Land Development\Projects\202121KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10060 - SHTS - INTERSECTION DTLS.dwg Layout: 8

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

03/11/2025



SE MADISON ROAD & SE 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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01/09/2025
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SHEET TITLE
SE MADISON ROAD & SE KINGS TREE DRIVE INTERSECTION DETAIL

SHEET NUMBER
C307
31 OF 78

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Lee's Summit, Missouri

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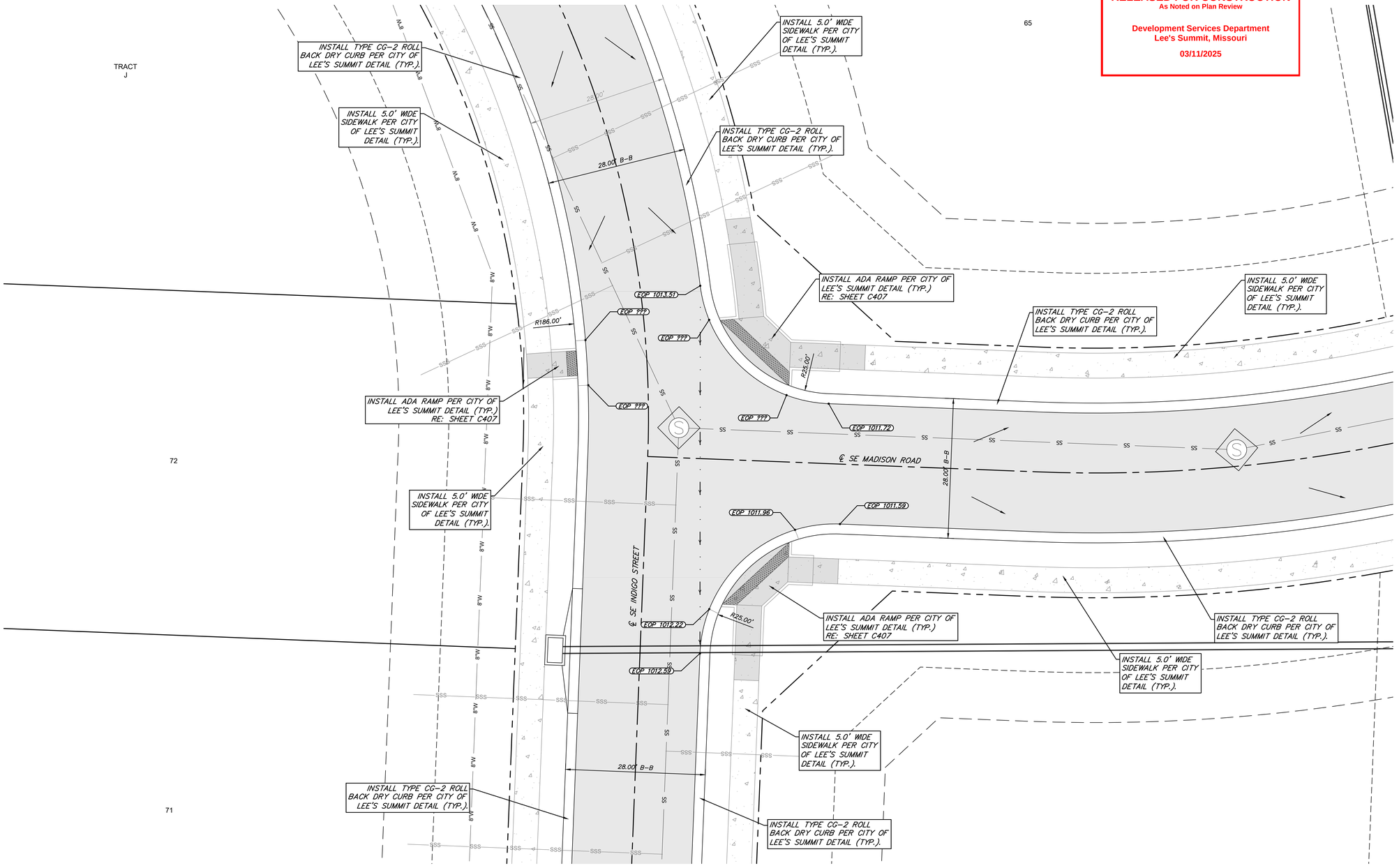

SE INDIGO STREET AND SE MADISON ROAD INTERSECTION DETAIL

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

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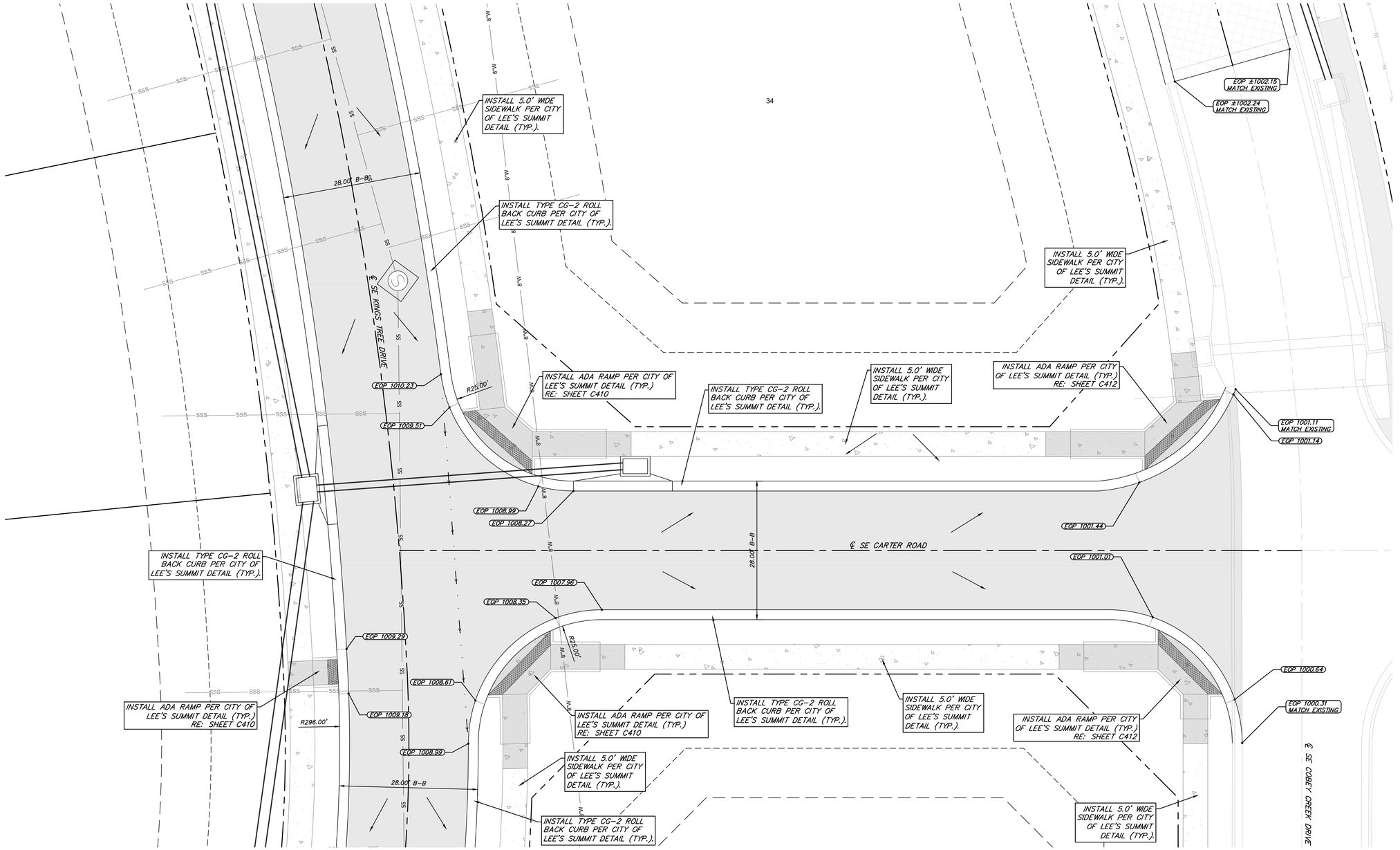
COA 00062

SHEET TITLE
SE INDIGO STREET & SE MADISON ROAD INTERSECTION DETAIL

SHEET NUMBER
C308
32 OF 78

Plotted on: Jan 09, 2025 - 11:50am 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: 7



SE CARTER ROAD & SE 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
- W W W PROP. WATER LINE
- SS 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
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SHEET TITLE
SE CARTER ROAD & SE KINGS TREE DRIVE INTERSECTION DETAIL

SHEET NUMBER
C309
33 OF 78

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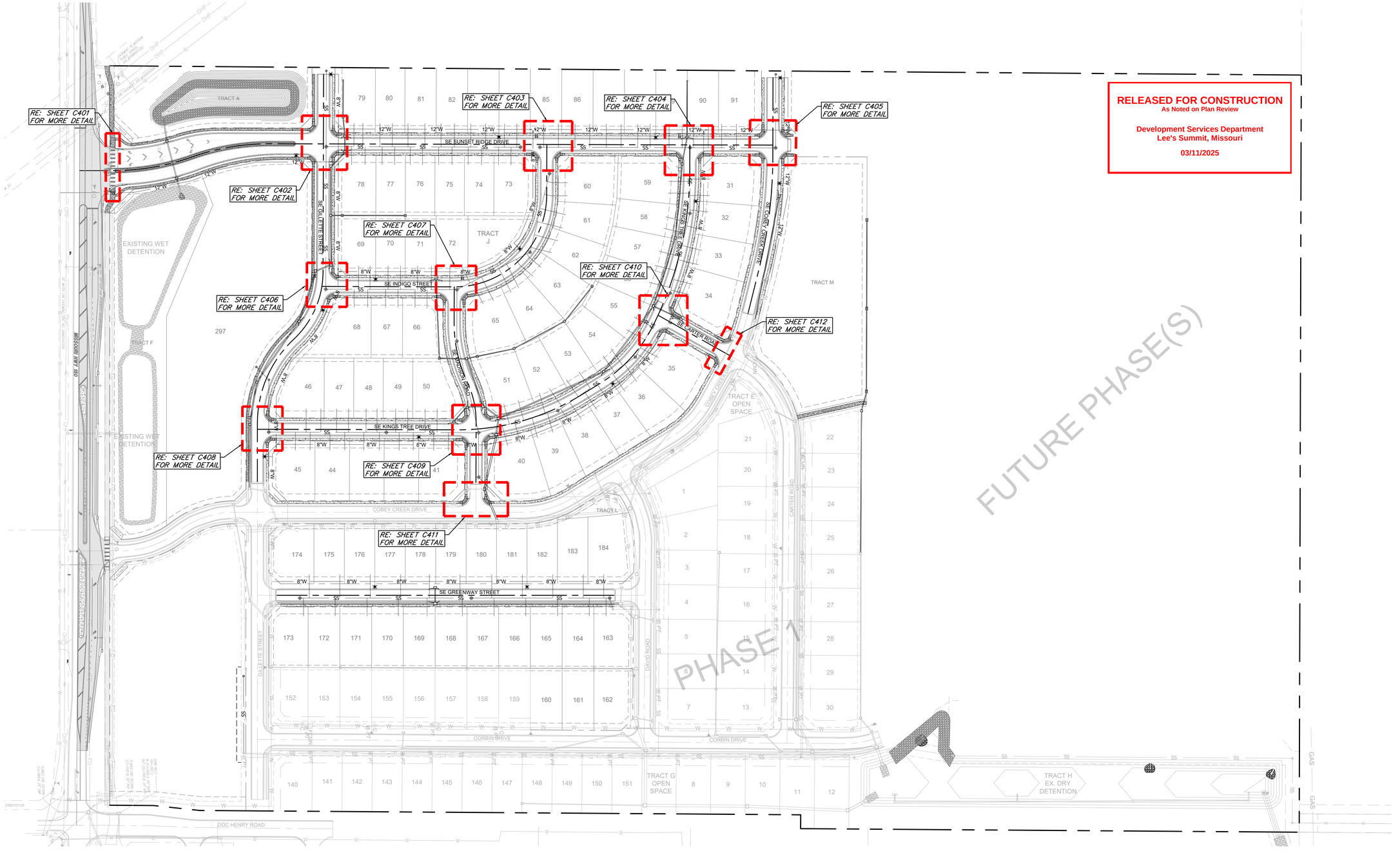

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Lee's Summit, Missouri

03/11/2025

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 C208, 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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PROFESSIONAL ENGINEER

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A licensed Missouri Engineering Corporation
COA 00062

SHEET TITLE

MASTER SIDEWALK AND ADA RAMP LAYOUT

SHEET NUMBER

C400

34 OF 78

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

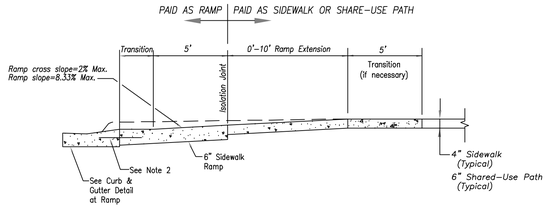
TABLE LS-5: ACCESSIBLE ROUTE DESIGN CRITERIA

	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

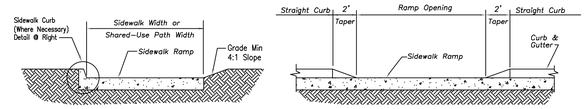
TABLE LS-6: MINIMUM ACCESSIBLE ROUTE THICKNESS SECTIONS

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

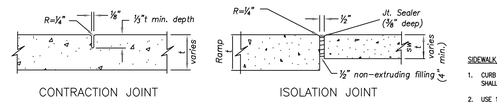


SECTION A–A



SECTION B–B

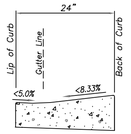
SECTION C–C



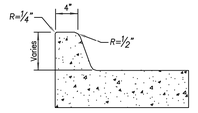
CONTRACTION JOINT

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.
4. LONGITUDINAL JOINT SPACING TO MATCH WIDTH OF SIDEWALK.
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%
   *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.
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).

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Lee's Summit, Missouri

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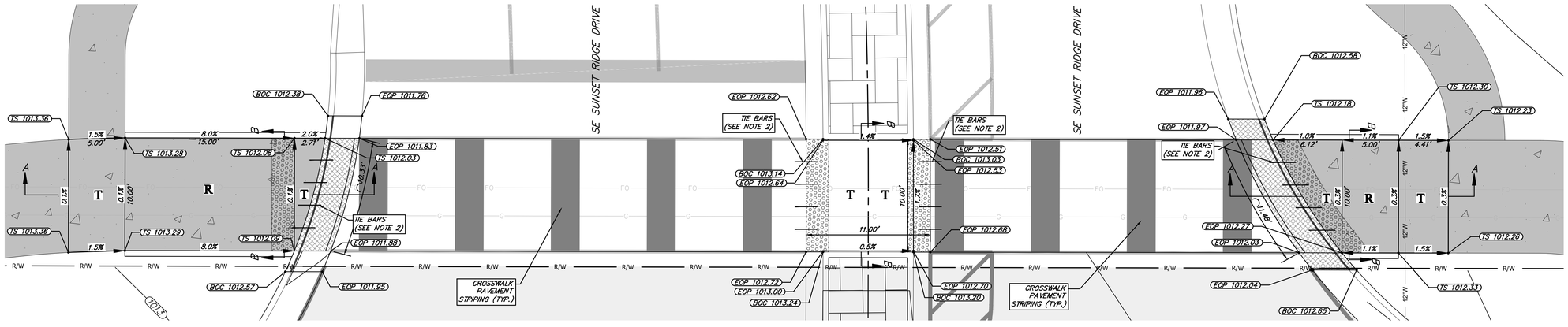

SE SUNSET RIDGE DRIVE (N OF HWY 150)
ADA RAMP DETAILS

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

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01/09/2025
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

35 OF 78

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

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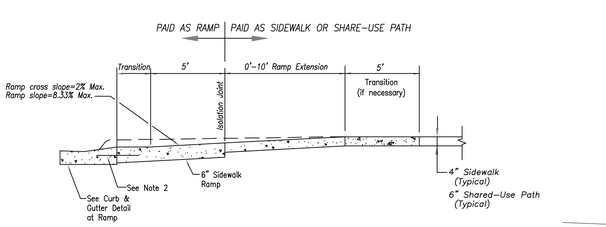

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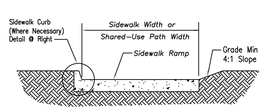

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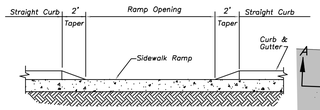

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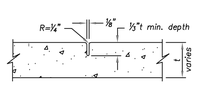
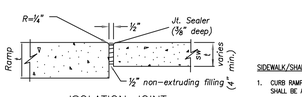
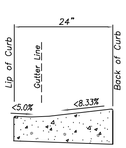


CONTRACTION JOINT

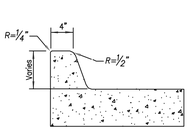


ISOLATION JOINT

JOINT DETAILS
Not to Scale



CURB & GUTTER DETAIL AT RAMP
Not to Scale



SIDEWALK CURB DETAIL
Not to Scale

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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6. ADA MAXIMUM RAMP SLOPE = 8.33%
   ADA MAXIMUM CROSS SLOPE = 2.0%
   •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%.
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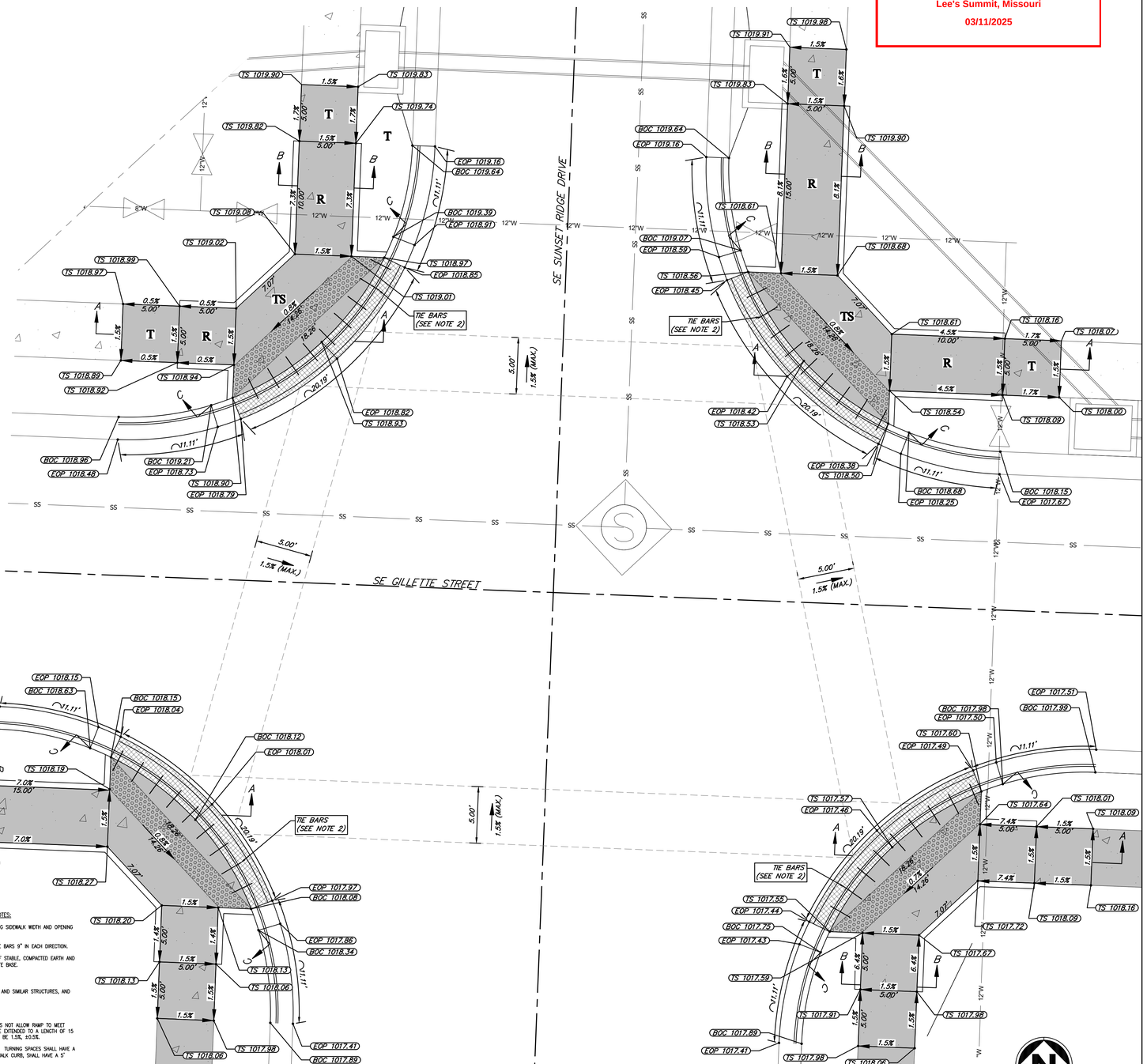
10. ALL SIDEWALK AND RAMP CONSTRUCTION SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).



SE SUNSET RIDGE DRIVE AND SE GILLETTE STREET
ADA RAMP DETAILS

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

03/11/2025

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Engineering beyond.™
8455 College Boulevard
Overland Park, KS 66210
816.777.0400
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CLAYTON PROPERTIES GROUP

COBEY CREEK - 2ND PLAT

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

REVISIONS

NO.	DESCRIPTION	DATE
1	CITY COMMENTS	11/18/2024
2	CITY COMMENTS	01/09/2025

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
01/09/2025
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation COA 00062

SHEET TITLE

ADA RAMP DETAILS (2)

SHEET NUMBER

C402

36 OF 78

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

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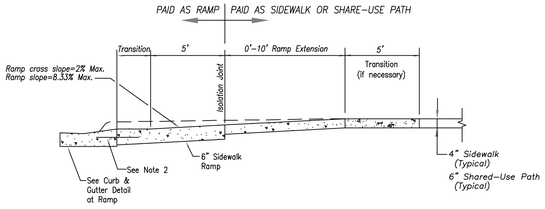
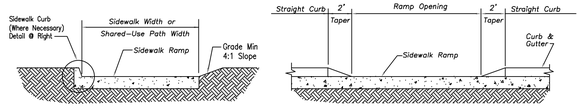
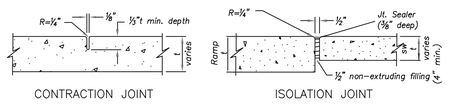


SECTION A–A



SECTION B–B

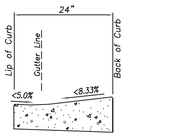
SECTION C–C



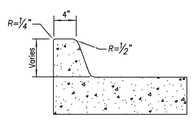
CONTRACTION JOINT

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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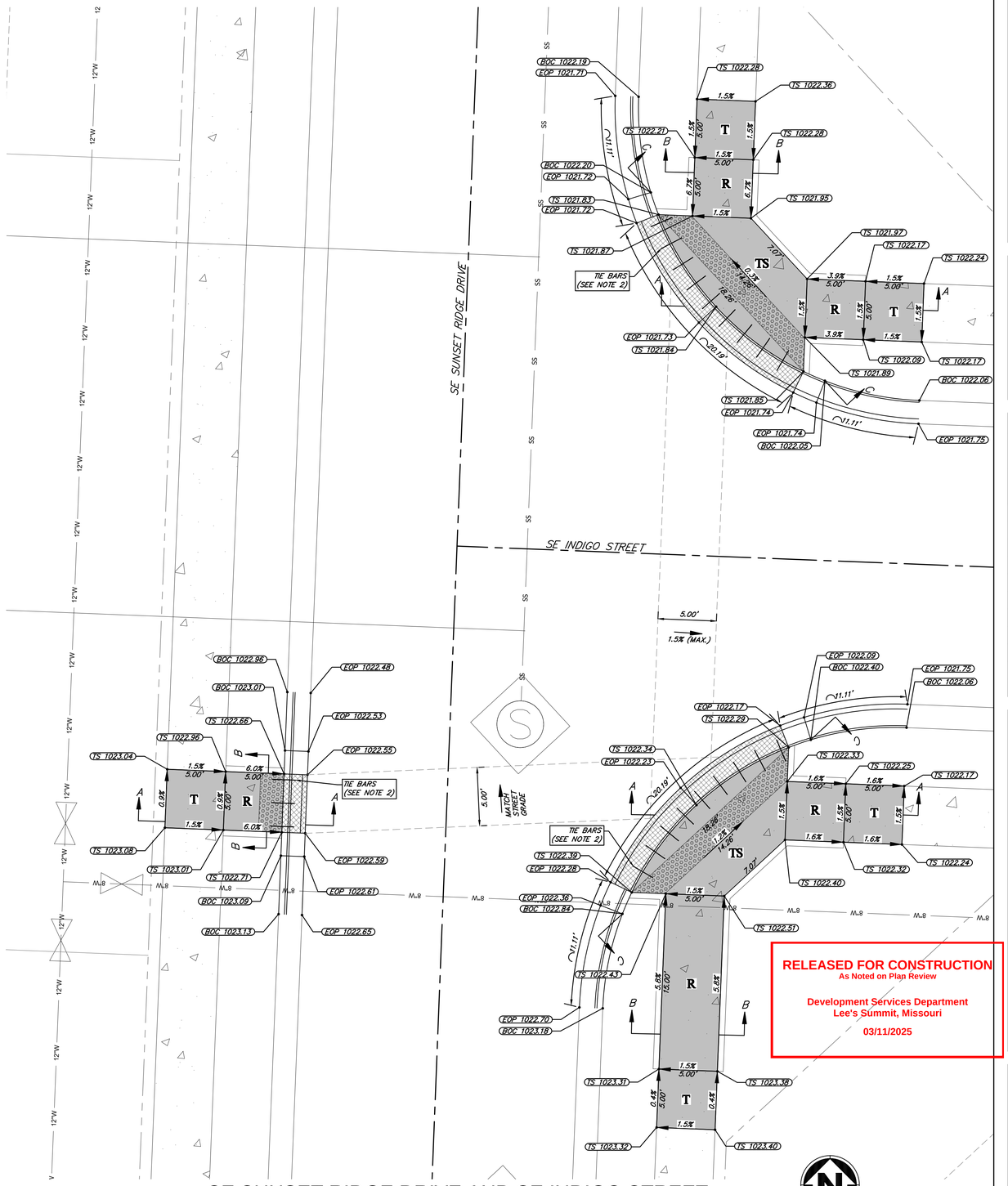

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As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
03/11/2025

SE SUNSET RIDGE DRIVE AND SE 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
1	CITY COMMENTS	11/18/2024
2	CITY COMMENTS	01/09/2025

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
01/09/2025
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

37 OF 78

LEGEND

EOP = EDGE OF PAVEMENT
TS = TOP OF SIDEWALK
TYP = TYPICAL
T = TRANSITION
TS = TURNING SPACE
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DRY CURB & GUTTER
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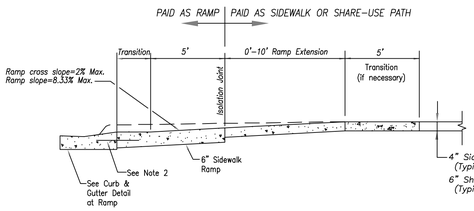
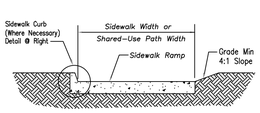


SECTION A–A



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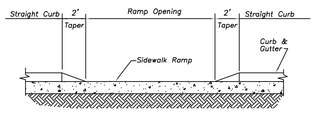
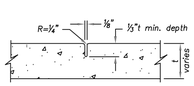
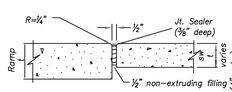


SECTION C–C

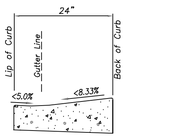


CONTRACTION JOINT

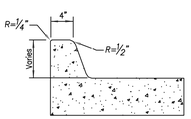


ISOLATION JOINT

JOINT DETAILS
Not to Scale



CURB & GUTTER DETAIL AT RAMP
Not to Scale



SIDEWALK CURB DETAIL
Not to Scale

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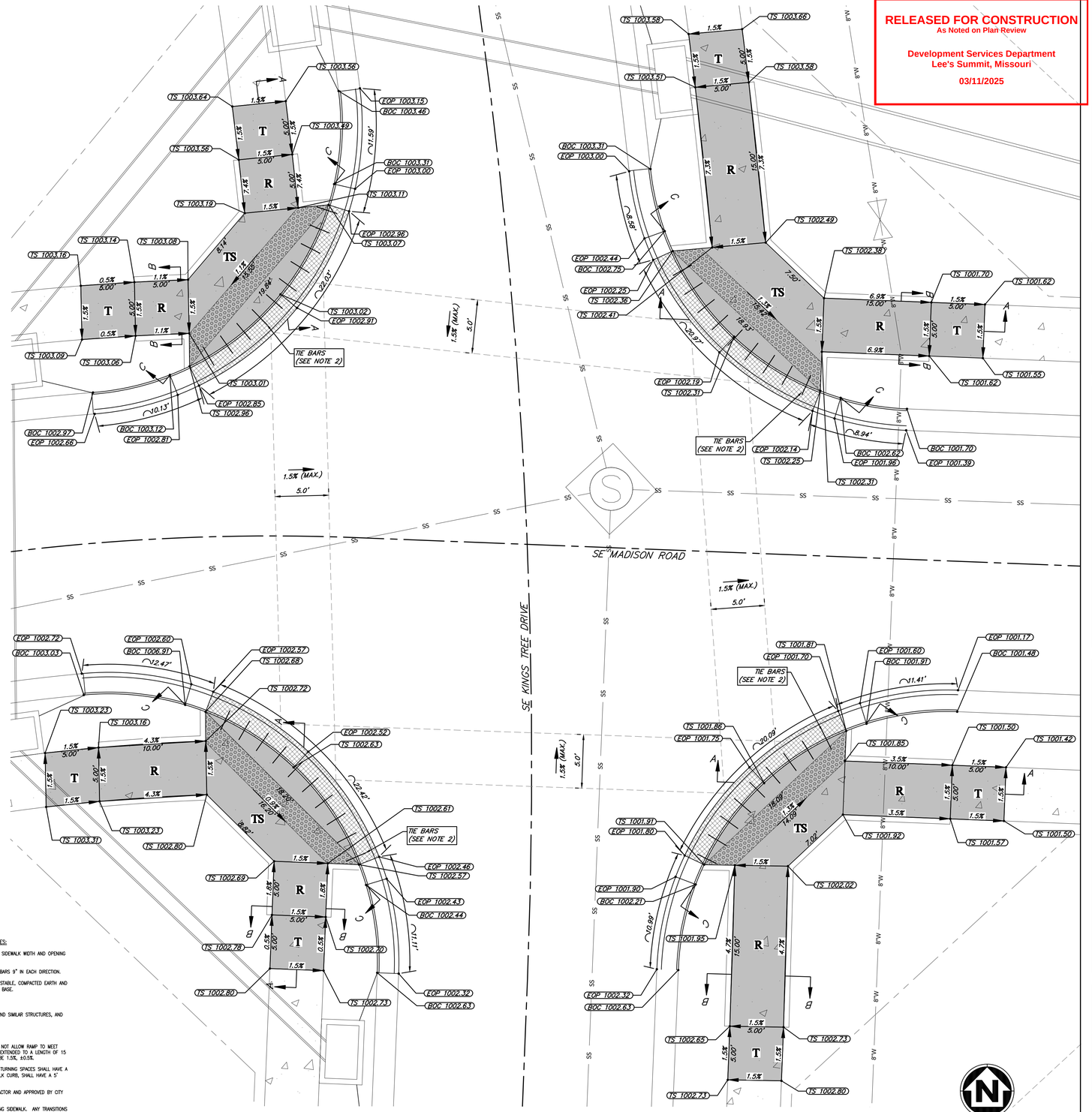

SE MADISON ROAD AND SE KINGS TREE DRIVE ADA RAMP DETAILS

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

RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
03/11/2025

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ISSUED FOR: REVIEW
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JEFFREY W. BARTZ
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01/09/2025
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

38 OF 78

LEGEND

EOP = EDGE OF PAVEMENT
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DRY CURB & GUTTER
DETECTIBLE WARNING STRIP
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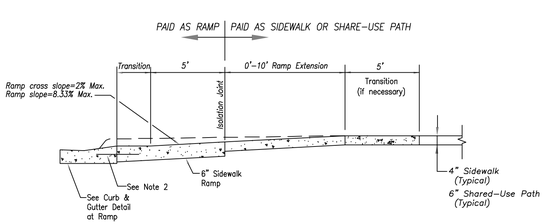
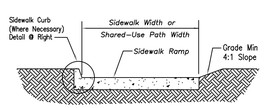


SECTION A–A



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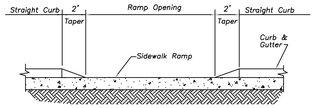
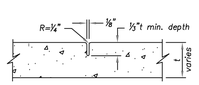
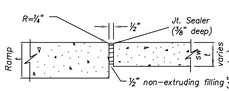


SECTION C–C

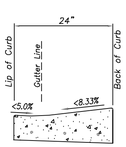


CONTRACTION JOINT



ISOLATION JOINT

JOINT DETAILS
Not to Scale



CURB & GUTTER DETAIL AT RAMP
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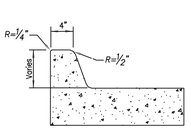

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Not to Scale

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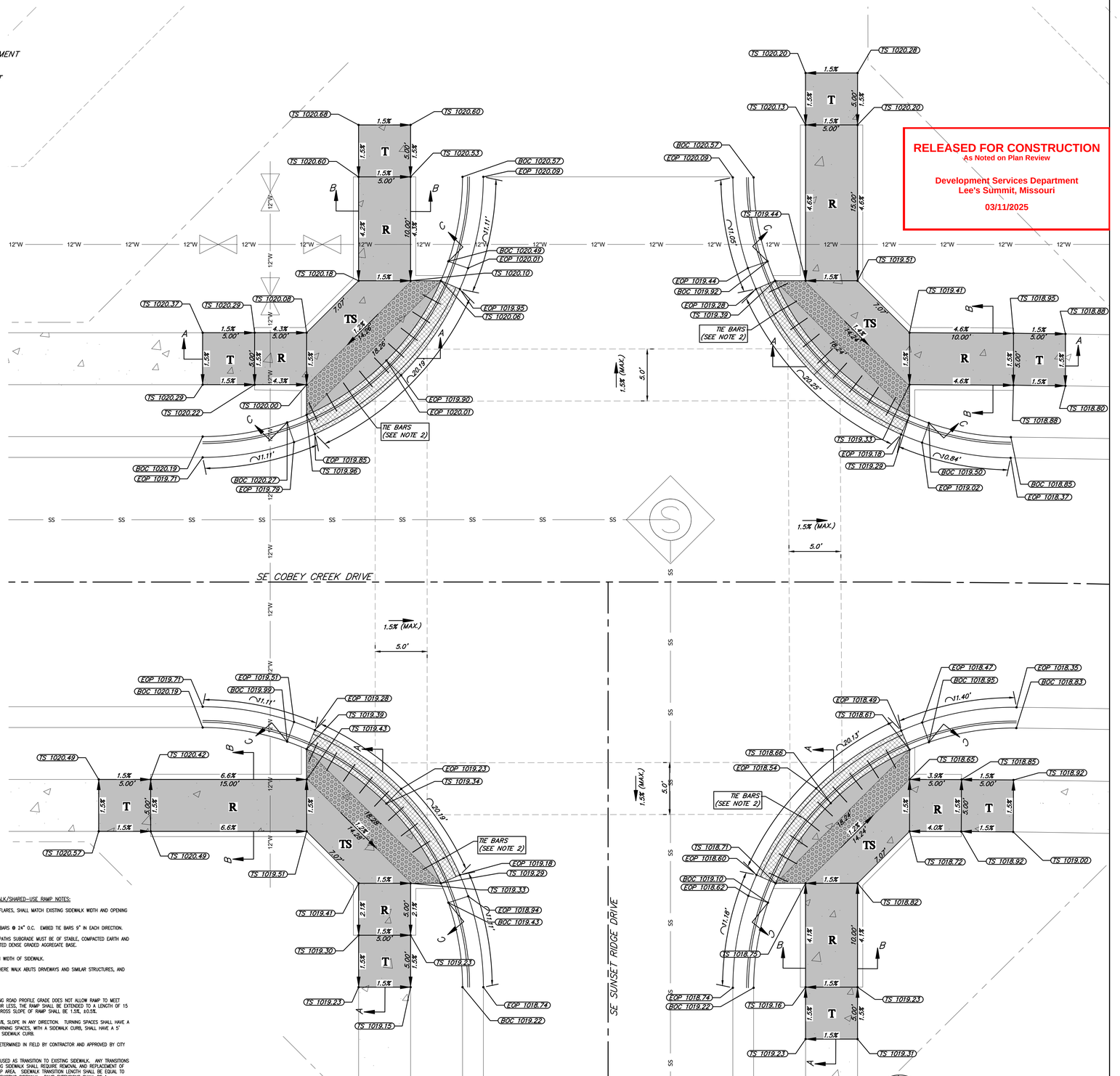
7. TURNING SPACES SHALL BE 1.5%, ±0.5%, SLOPE IN ANY DIRECTION. TURNING SPACES SHALL HAVE A MINIMUM 4'x4' TURNING AREA. TURNING SPACES, WITH A SIDEWALK CURB, SHALL HAVE A 5' TURNING AREA PERPENDICULAR TO THE SIDEWALK CURB.
8. FOR RETROFIT WORK, SLOPES TO BE DETERMINED IN FIELD BY CONTRACTOR AND APPROVED 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).



SE SUNSET RIDGE DRIVE AND SE COBEY CREEK DRIVE ADA RAMP DETAILS

HORIZONTAL
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
1	CITY COMMENTS	11/18/2024
2	CITY COMMENTS	01/09/2025

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
01/09/2025
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

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COA 00062

SHEET TITLE

ADA RAMP DETAILS (5)

SHEET NUMBER

C405

39 OF 78

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
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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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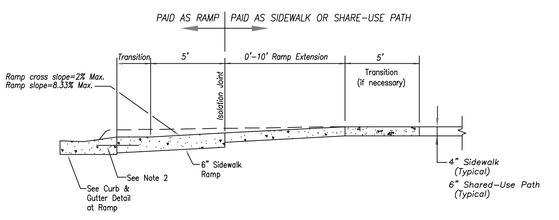
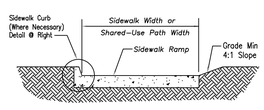


SECTION A–A



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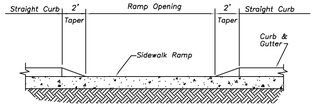
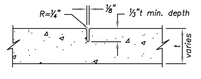
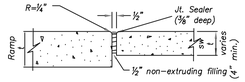


SECTION C–C

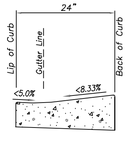


CONTRACTION JOINT

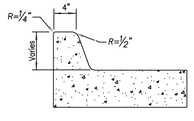


ISOLATION JOINT

JOINT DETAILS
Not to Scale



CURB & GUTTER DETAIL AT RAMP
Not to Scale



SIDEWALK CURB DETAIL
Not to Scale

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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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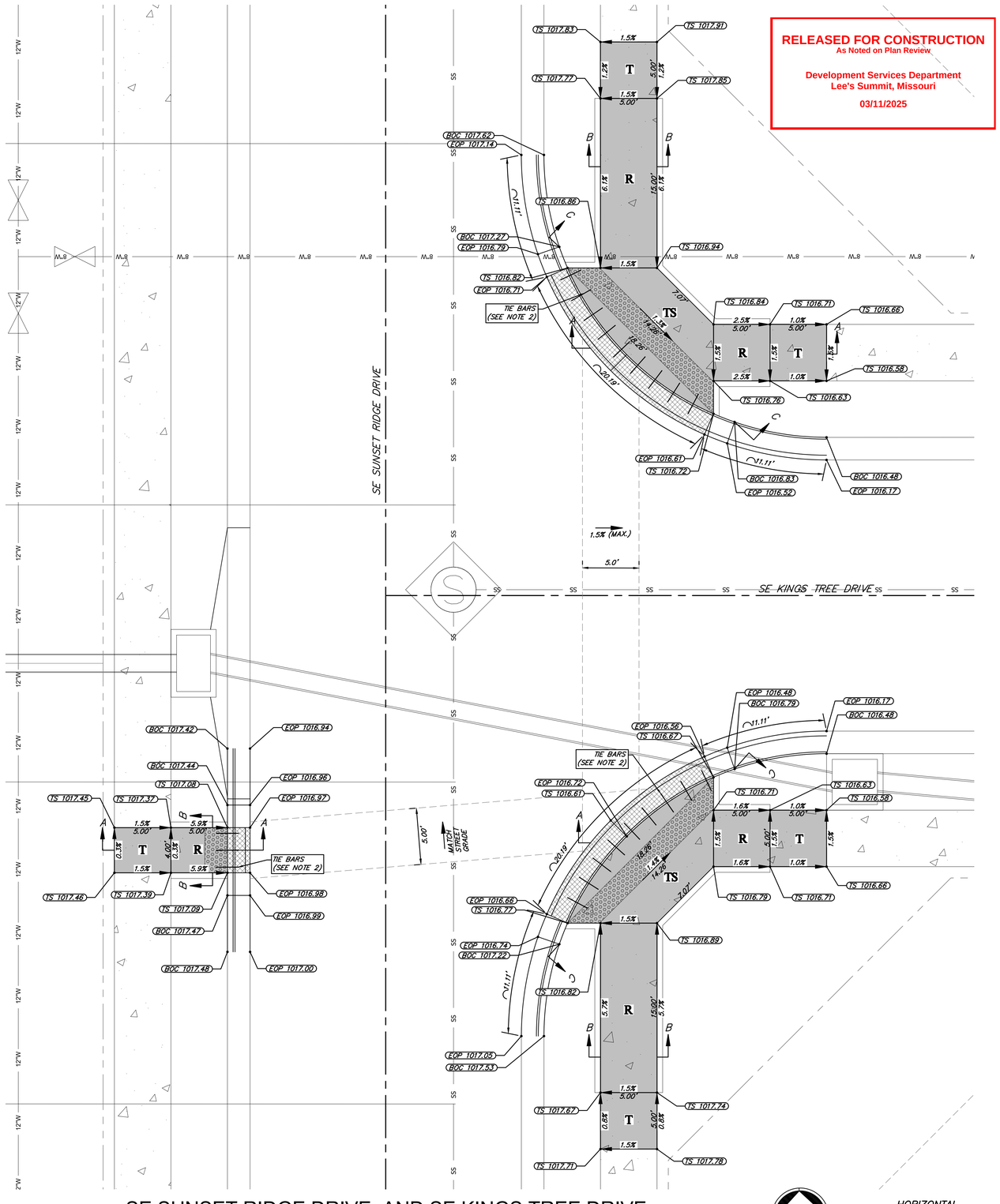

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HORIZONTAL
SCALE IN FEET
SCALE: 1" = 5'

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

03/11/2025

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COBEY CREEK - 2ND PLAT

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

REVISIONS

NO.	DESCRIPTION	DATE
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2	CITY COMMENTS	01/09/2025

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
01/09/2025
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

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LEGEND

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

DRY CURB & GUTTER
DETECTIBLE WARNING STRIP
LOCAL/ACCESS ROADWAY PAVEMENT
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KCMMB4K CONCRETE SIDEWALK
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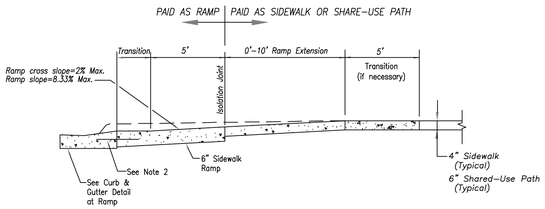
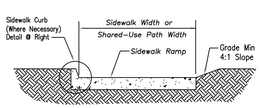


SECTION A–A



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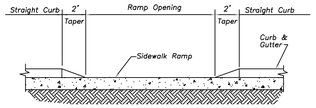
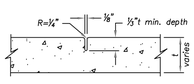
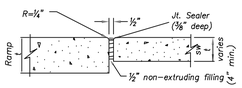


SECTION C–C

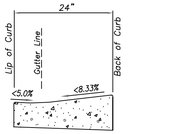


CONTRACTION JOINT

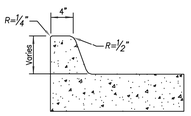


ISOLATION JOINT

JOINT DETAILS
Not to Scale



CURB & GUTTER DETAIL AT RAMP
Not to Scale



SIDEWALK CURB DETAIL
Not to Scale

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

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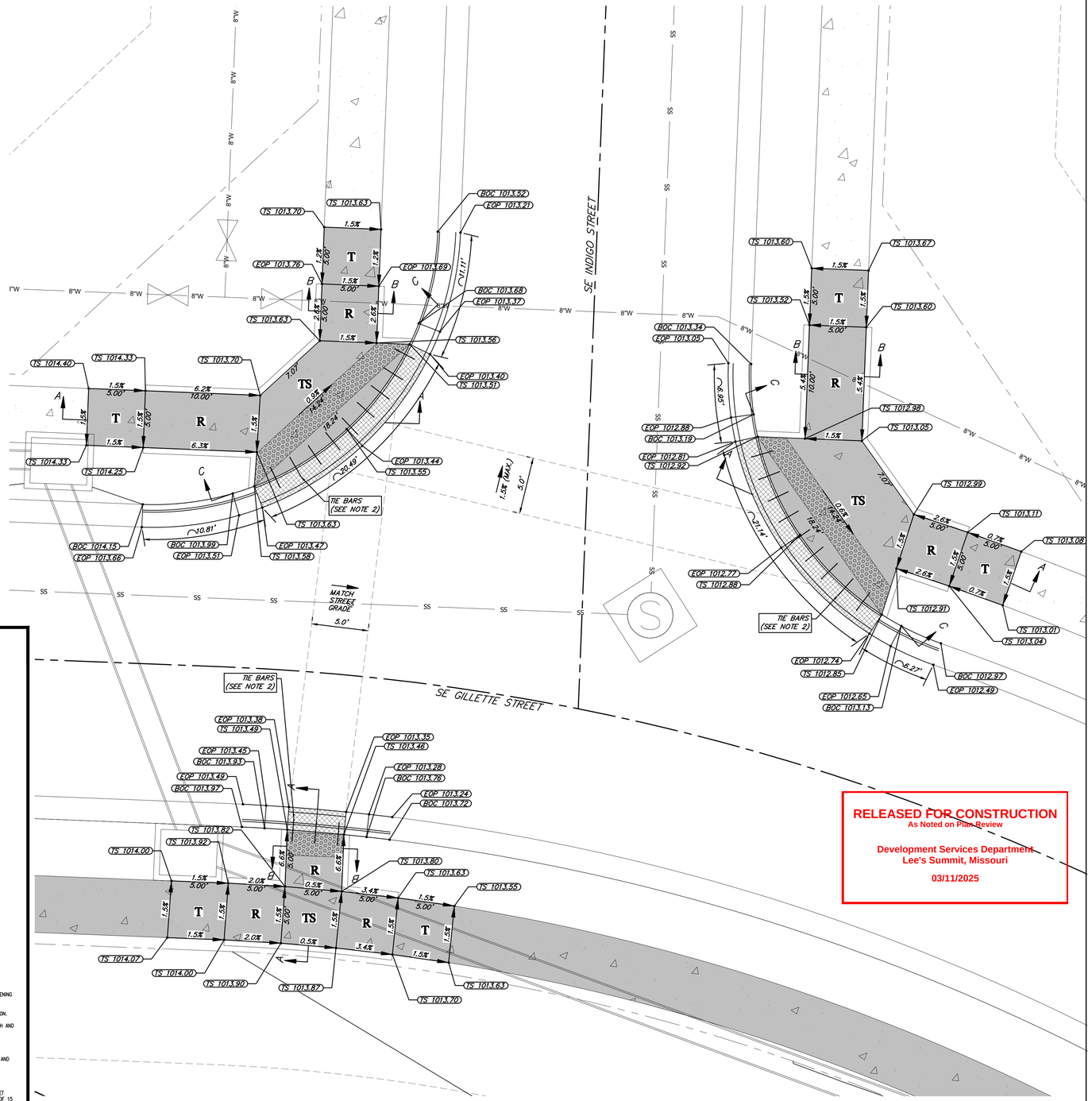

SE GILLETTE STREET AND SE INDIGO STREET
ADA RAMP DETAILS

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

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

03/11/2025

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S29, T47N, R31W
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REVISIONS

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STATE OF MISSOURI
JEFFREY W. BARTZ
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01/09/2025
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

41 OF 78

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

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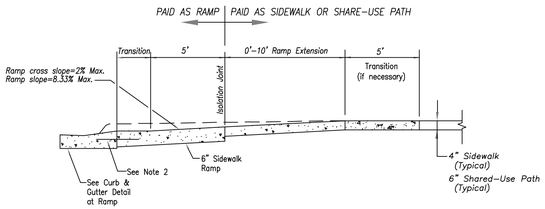

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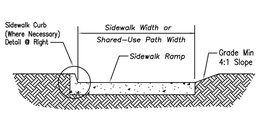
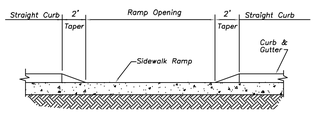


SECTION B–B



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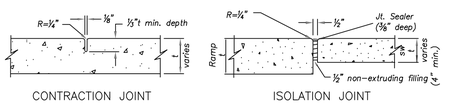
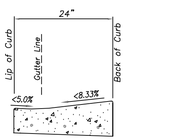


CONTRACTION JOINT

ISOLATION JOINT

JOINT DETAILS
Not to Scale



CURB & GUTTER DETAIL AT RAMP
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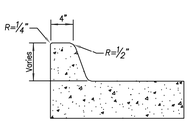

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   *ROADWAY EXCEPTION: WHERE EXISTING ROAD PROFILE GRADE DOES NOT ALLOW RAMP TO MEET RAMP SLOPE REQUIREMENT OF 8.33% OR LESS, THE RAMP SHALL BE EXTENDED TO A LENGTH OF 15 FEET TO MATCH EXISTING SIDEWALK. CROSS SLOPE OF RAMP SHALL BE 1.5%, ±0.5%.
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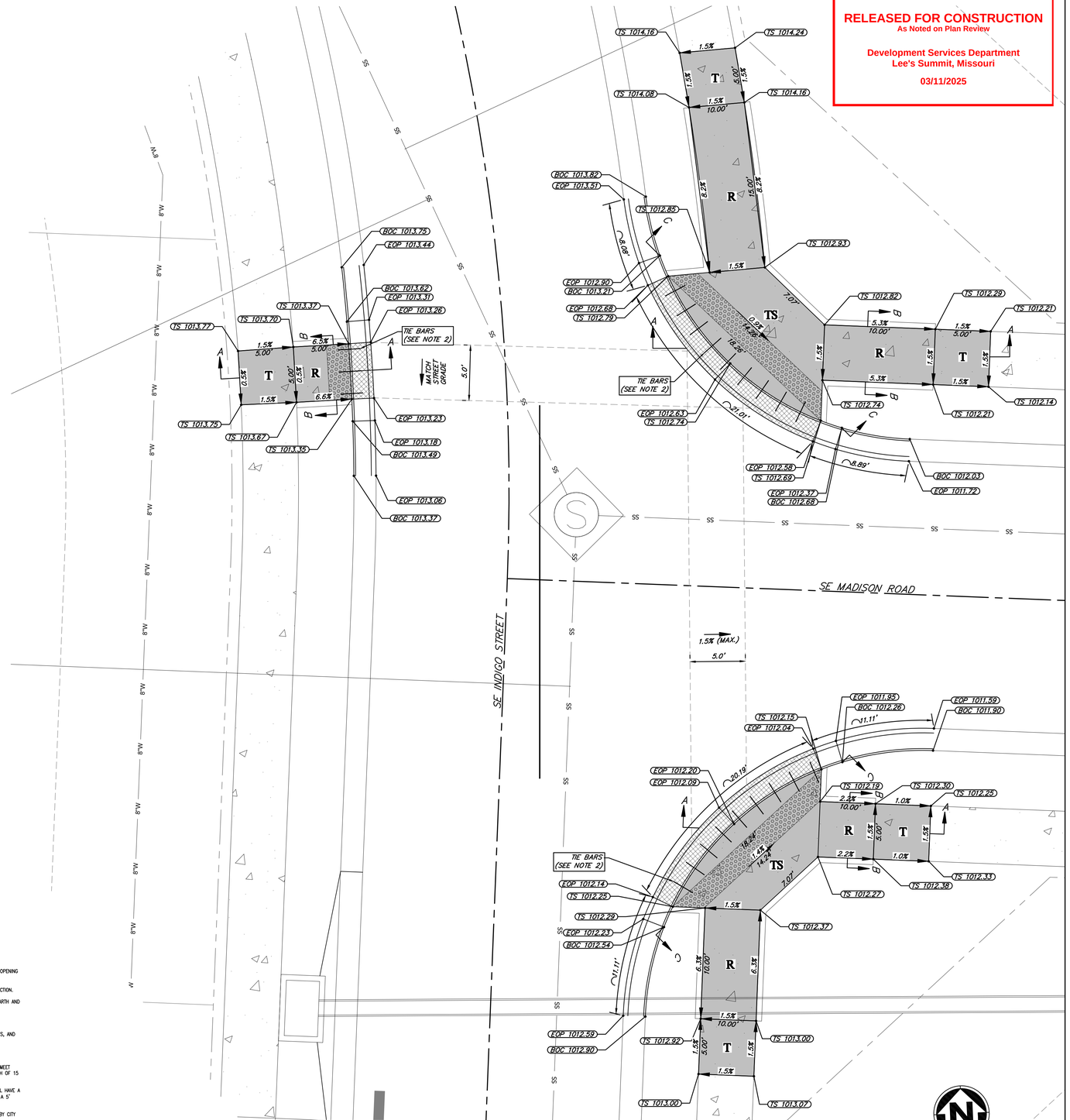

SE INDIGO STREET AND SE MADISON ROAD
ADA RAMP DETAILS

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

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

03/11/2025

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CLAYTON PROPERTIES GROUP

COBEY CREEK - 2ND PLAT

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

REVISIONS

NO.	DESCRIPTION	DATE
1	CITY COMMENTS	11/18/2024
2	CITY COMMENTS	01/09/2025

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
01/09/2025
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation COA 00062

SHEET TITLE

ADA RAMP DETAILS (8)

SHEET NUMBER

C408

42 OF 78

LEGEND

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

DRY CURB & GUTTER

DETECTIBLE WARNING STRIP

LOCAL/ACCESS ROADWAY PAVEMENT

COLLECTOR ROADWAY PAVEMENT

KCMMB4K CONCRETE SIDEWALK

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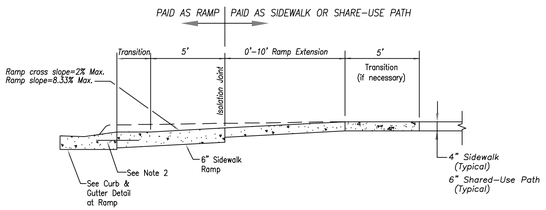
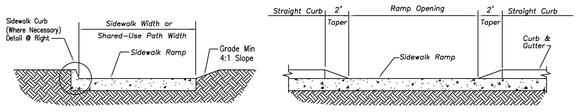
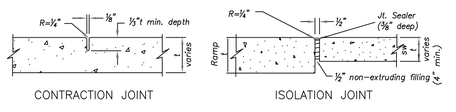


SECTION A–A

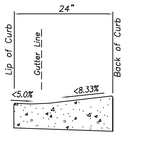


SECTION B–B

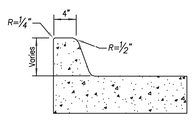
SECTION C–C



JOINT DETAILS
Not to Scale



CURB & GUTTER DETAIL AT RAMP
Not to Scale



SIDEWALK CURB DETAIL
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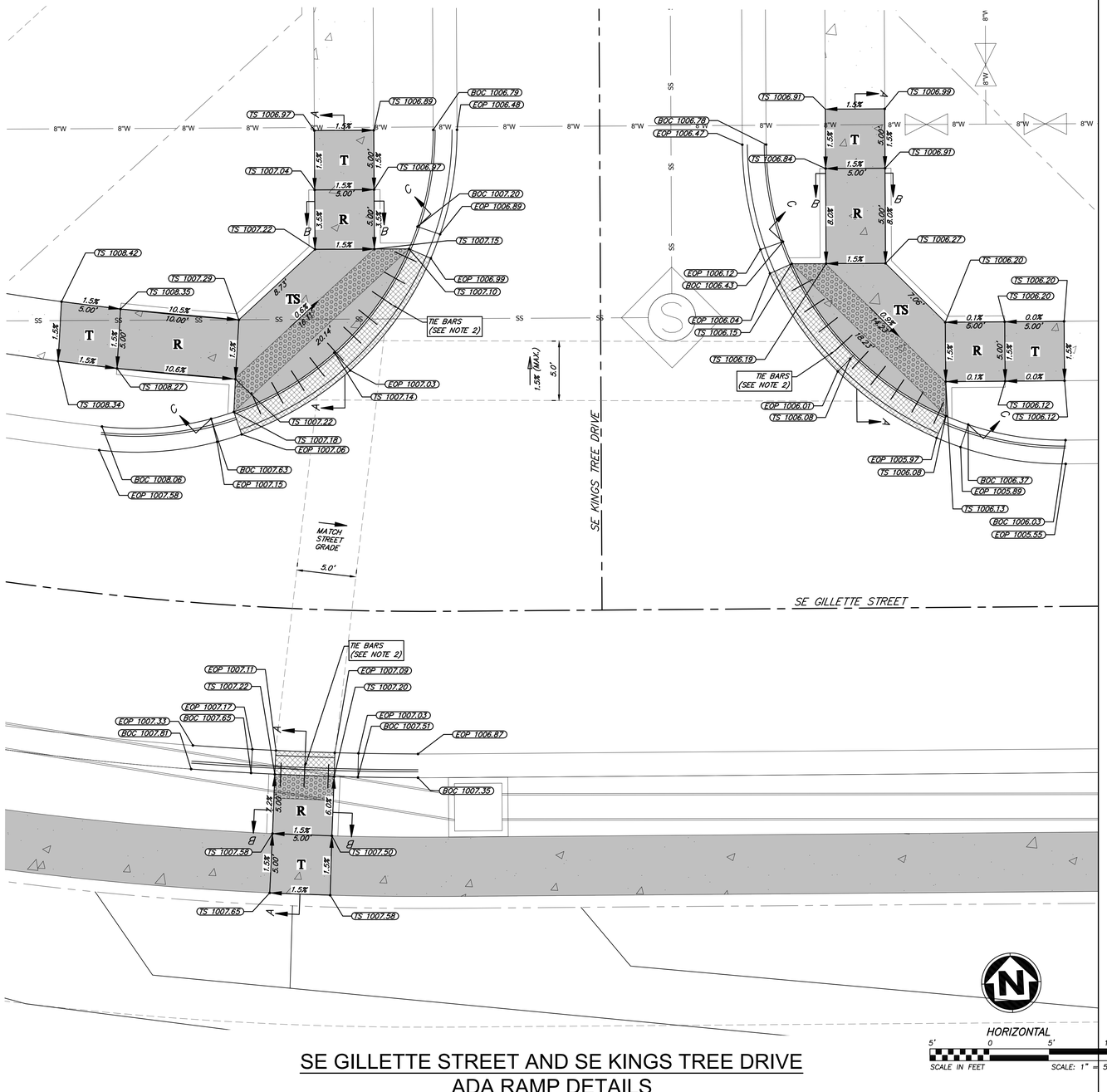

SE GILLETTE STREET AND SE KINGS TREE DRIVE ADA RAMP DETAILS

RELEASED FOR CONSTRUCTION
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Development Services Department
Lee's Summit, Missouri

03/11/2025

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COBEY CREEK - 2ND PLAT

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

REVISIONS

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DRAWING INFORMATION

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

STATE OF MISSOURI
JEFFREY W. BARTZ
NUMBER PE-2012022594
01/09/2025
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

43 OF 78

LEGEND

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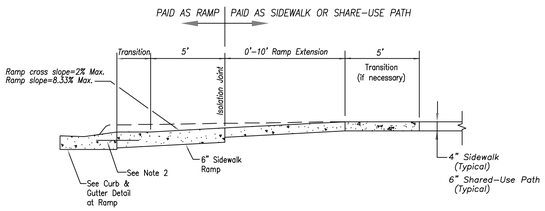
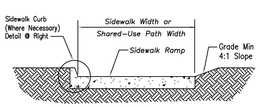


SECTION A–A



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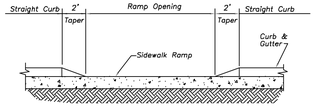
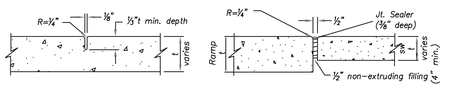
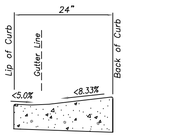


SECTION C–C



CONTRACTION JOINT ISOLATION JOINT

JOINT DETAILS
Not to Scale



CURB & GUTTER DETAIL AT RAMP
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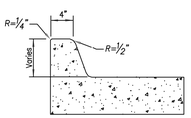

SIDEWALK CURB DETAIL
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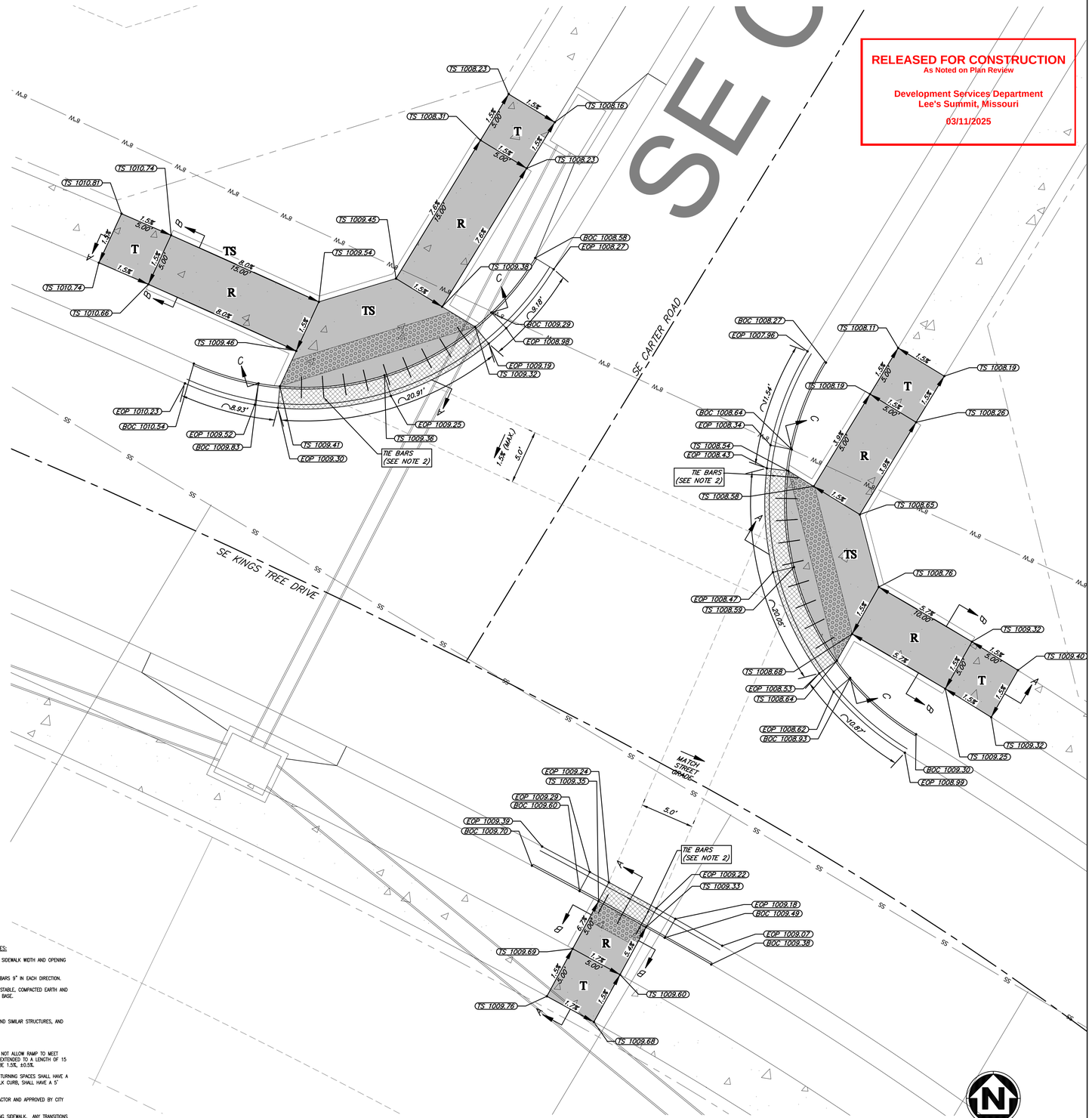

SE CARTER ROAD AND SE KINGS TREE DRIVE ADA RAMP DETAILS

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LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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ISSUED BY: JEFFREY BARTZ
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A licensed Missouri Engineering Corporation
COA 00062

SHEET TITLE

ADA RAMP DETAILS (10)

SHEET NUMBER

C410

44 OF 78

LEGEND

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DRY CURB & GUTTER
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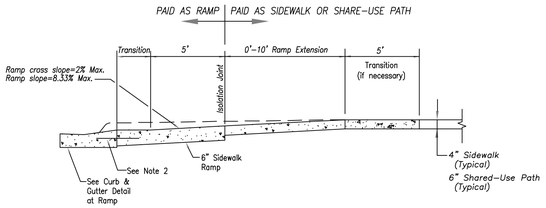

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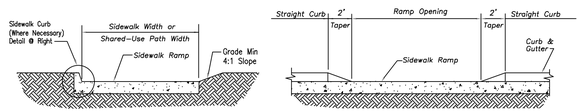
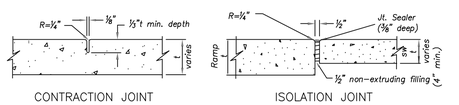


SECTION B–B

SECTION C–C



CONTRACTION JOINT

ISOLATION JOINT

JOINT DETAILS
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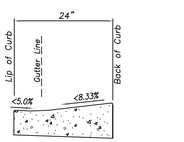

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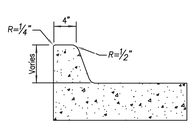

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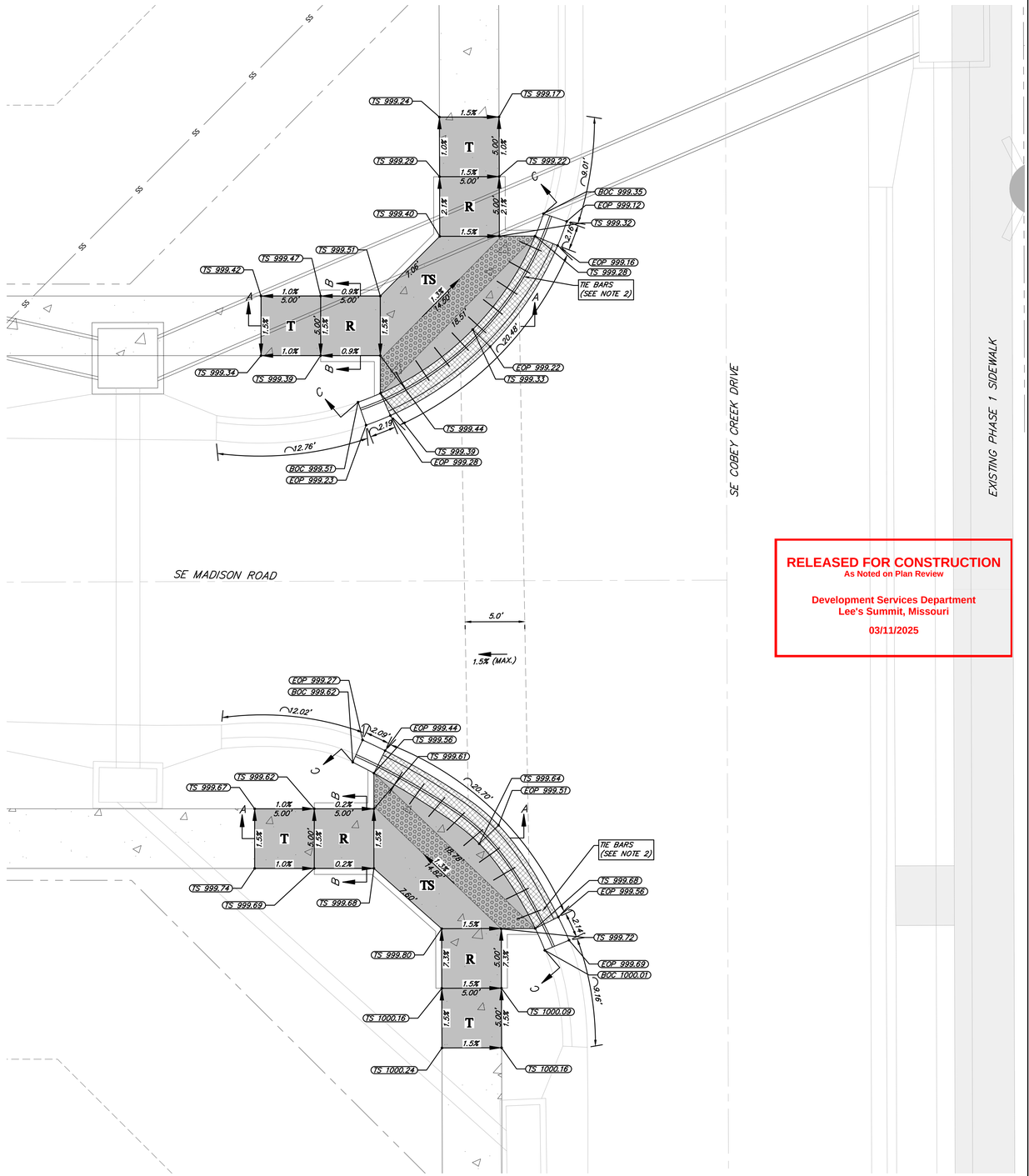

SE MADISON ROAD AND SE COBEY CREEK DRIVE ADA RAMP DETAILS

HORIZONTAL
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SCALE IN FEET SCALE: 1" = 5'

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

03/11/2025

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CLAYTON PROPERTIES GROUP

COBEY CREEK - 2ND PLAT

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

REVISIONS

NO.	DESCRIPTION	DATE
1	CITY COMMENTS	11/18/2024
2	CITY COMMENTS	01/09/2025

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
01/09/2025
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

45 OF 78

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

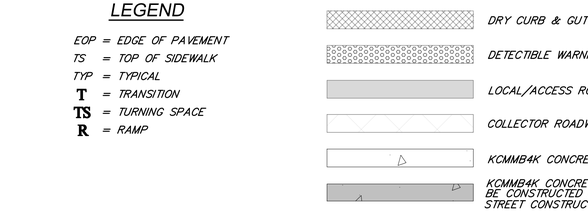
TABLE LS-5: ACCESSIBLE ROUTE DESIGN CRITERIA

	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

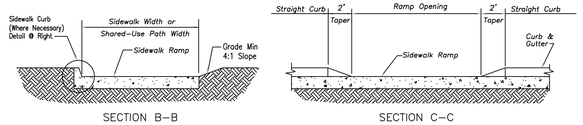
TABLE LS-6: MINIMUM ACCESSIBLE ROUTE THICKNESS SECTIONS

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

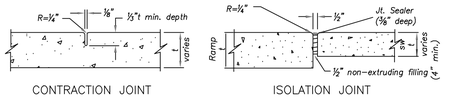


SECTION A–A

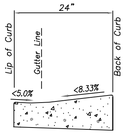


SECTION B–B

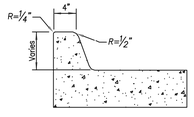
SECTION C–C



JOINT DETAILS
Not to Scale



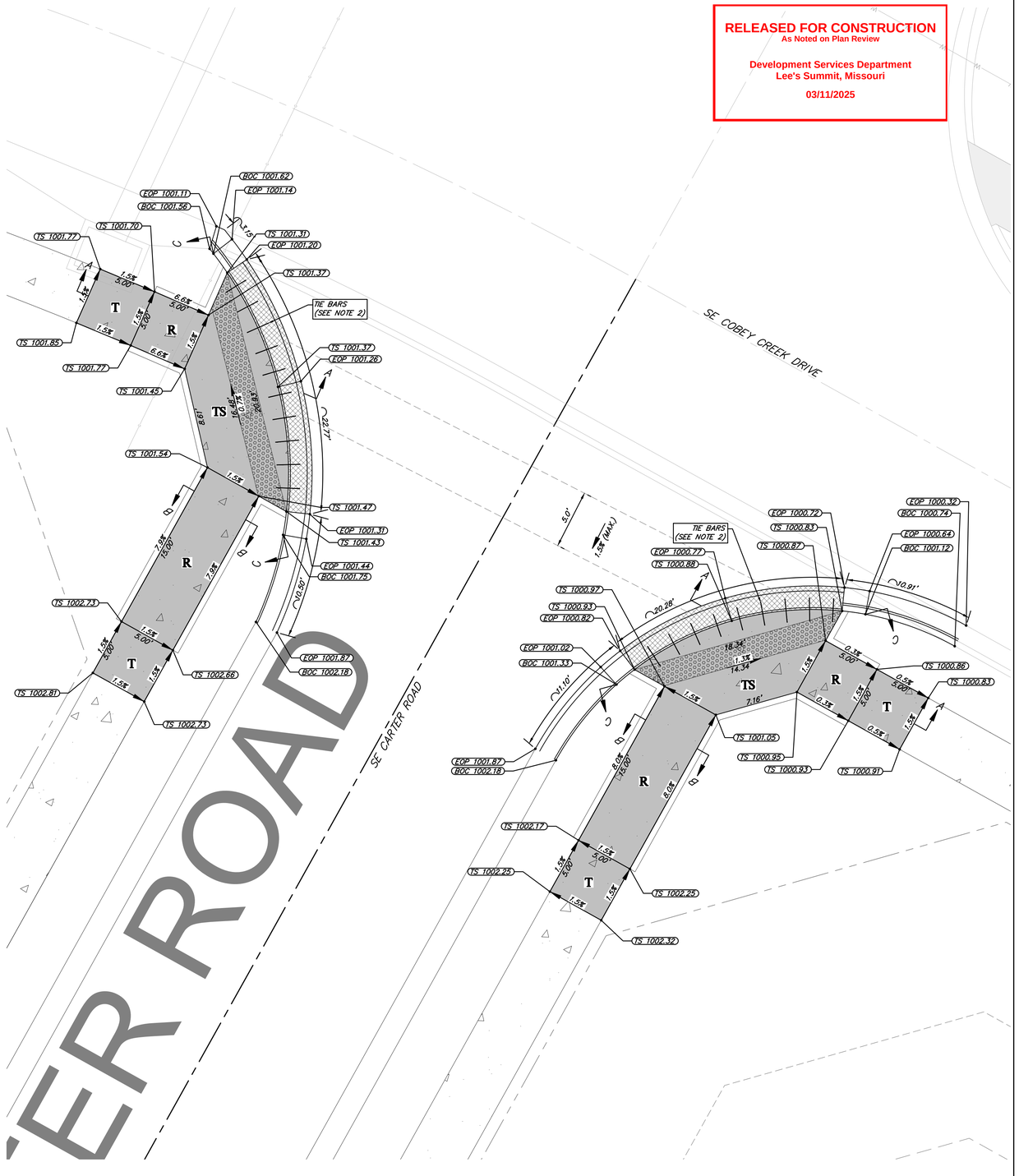
CURB & GUTTER DETAIL AT RAMP
Not to Scale



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.
4. LONGITUDINAL JOINT SPACING TO MATCH WIDTH OF SIDEWALK.
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%
   *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.
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).



SE CARTER ROAD AND SE COBEY CREEK DRIVE
ADA RAMP DETAILS

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

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LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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COA 00062

SHEET TITLE

ADA RAMP DETAILS (12)

SHEET NUMBER

C412

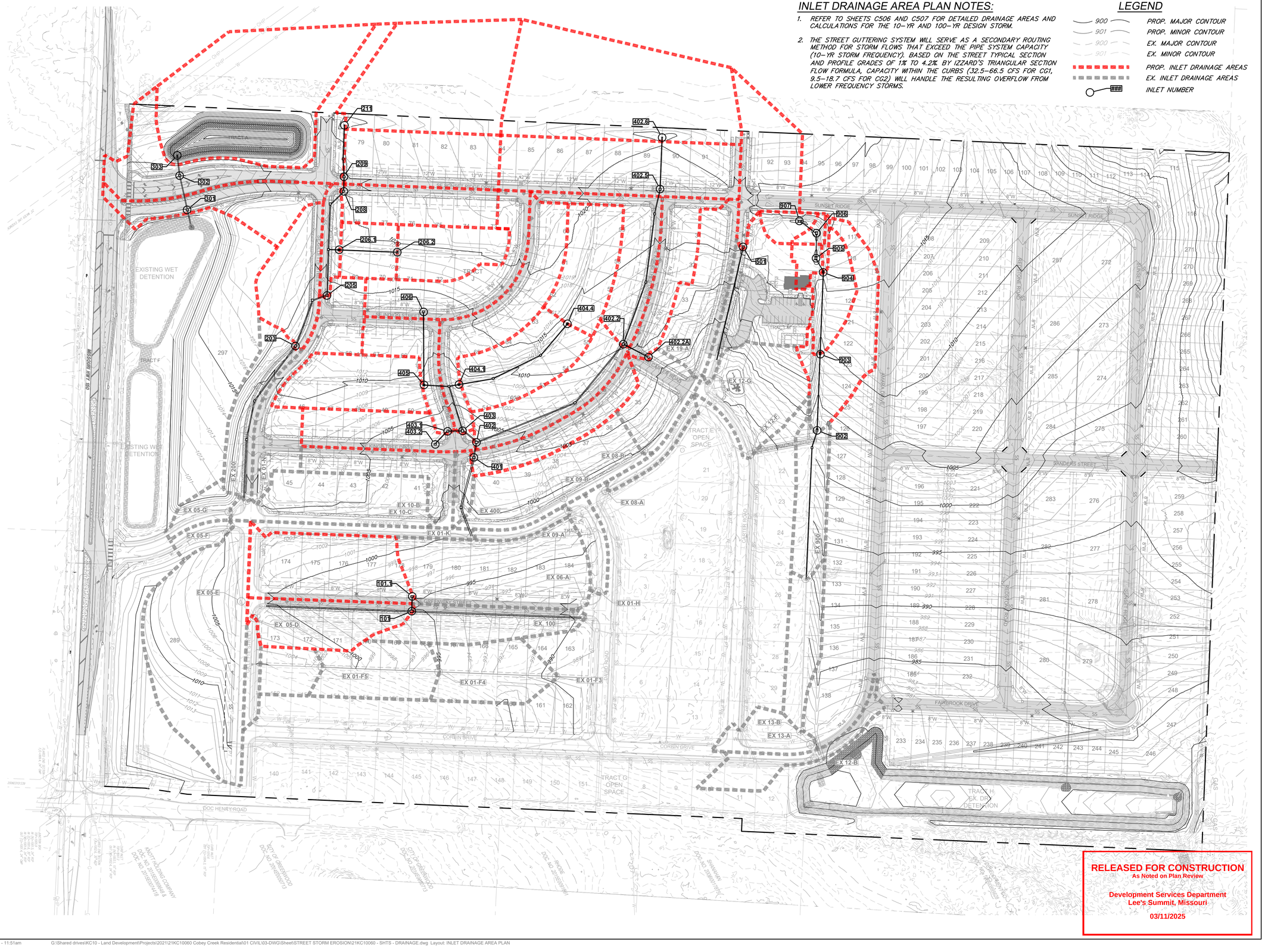
46 OF 78

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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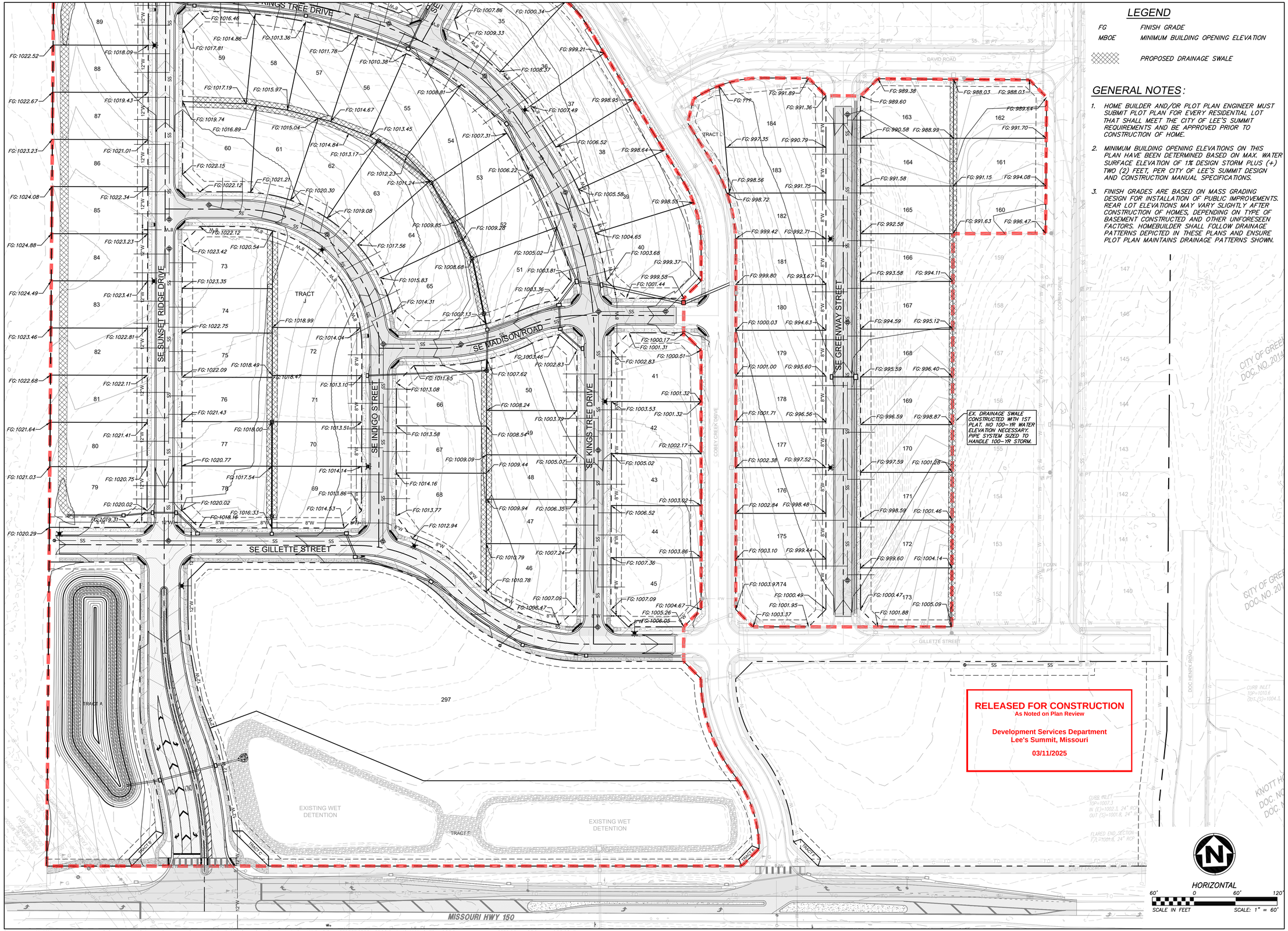
SHEET TITLE

INLET DRAINAGE AREA MAP

SHEET NUMBER

C500

47 OF 78



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.

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

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LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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LICENSE NO: PE - 2012022594

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SHEET TITLE

MASTER DRAINAGE PLAN - MBOE SOUTH

SHEET NUMBER

C501

48 OF 78

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.

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.

FG: 1021.08
FG: 1020.71
FG: 1018.76
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: 1015.10
FG: 1013.73
FG: 1012.35
FG: 1009.11
FG: 1004.91
FG: 1001.42
FG: 997.45
FG: 1000.40
FG: ???
FG: 1062.41
FG: 1002.88
FG: 1000.89
FG: 1002.83

SE COBEY CREEK DRIVE
CARTER ROAD
COBEY CREEK DRIVE
CORBIN DRIVE

TRACT M
TRACT E OPEN SPACE
TRACT L EX. DRY DETENTION

PHASE 1

D & J DEVELOPMENT CO. DOC. NO. 1966108956

572.39'
734.00'
66.20'
5.00'
21.00'

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

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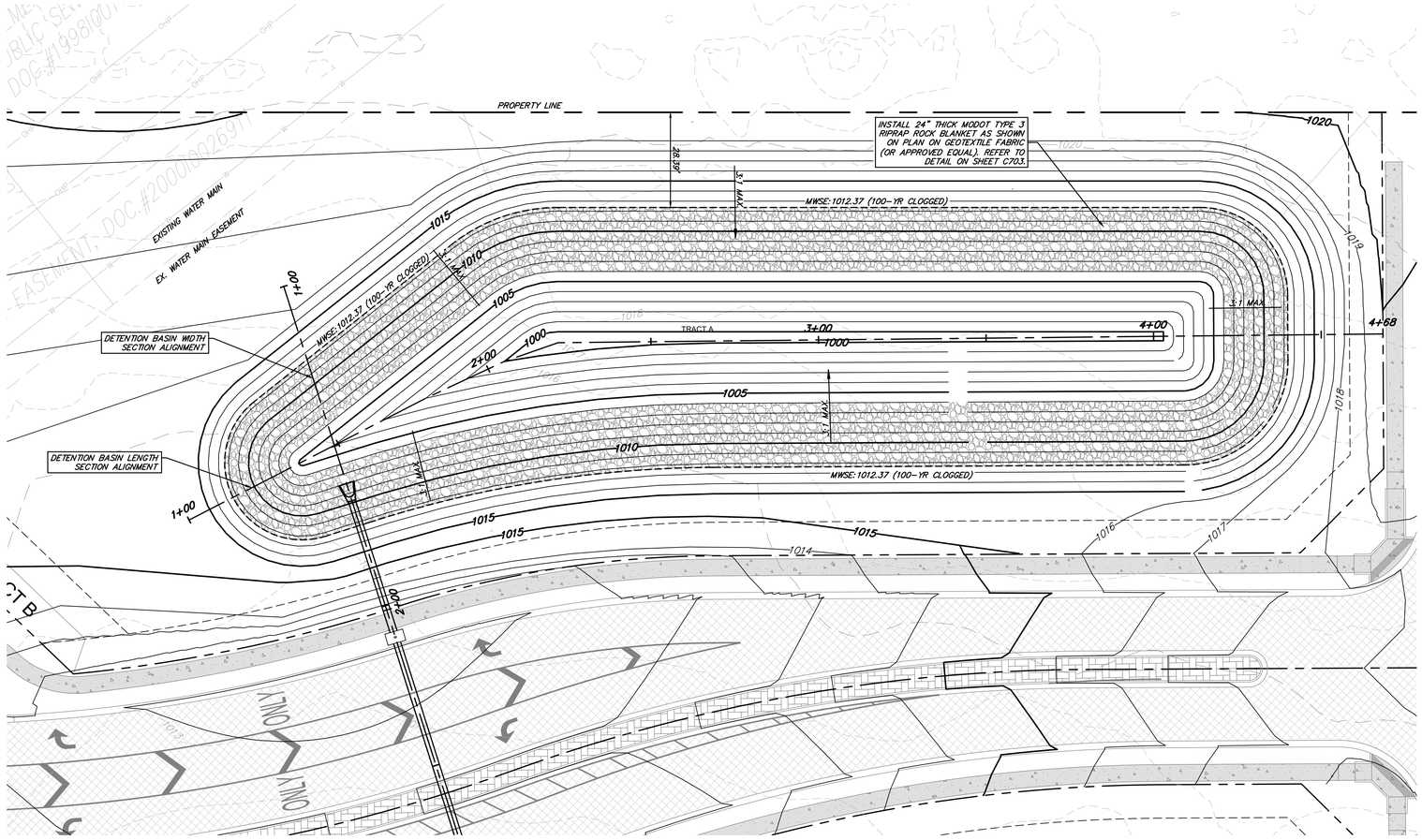
SHEET TITLE

MASTER DRAINAGE PLAN - MBOE NORTH

SHEET NUMBER

C502

Plotted on: Jan 09, 2025 - 11:51am G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10060 - SHTS - MBOE PLAN.dwg Layout: MASTER DRAINAGE PLAN - MBOE NORTH



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

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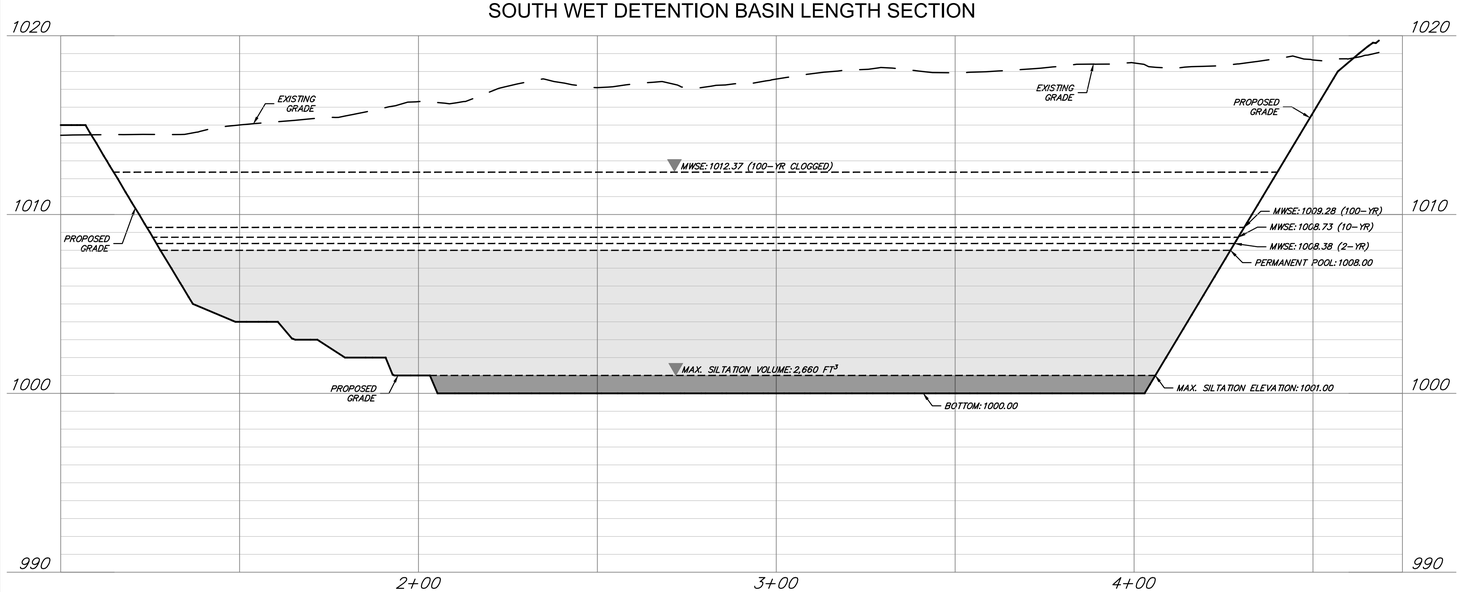
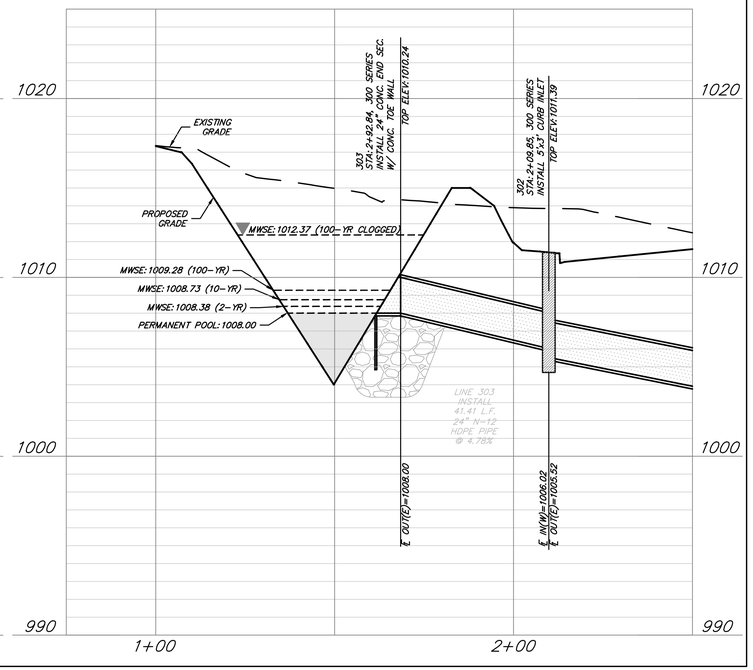
0 20 40
4 0
HORIZ.: 1"=20'
VERT.: 1"=4'

SOUTH WET DETENTION BASIN LENGTH SECTION



SOUTH WET DETENTION BASIN WIDTH SECTION



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SHEET TITLE

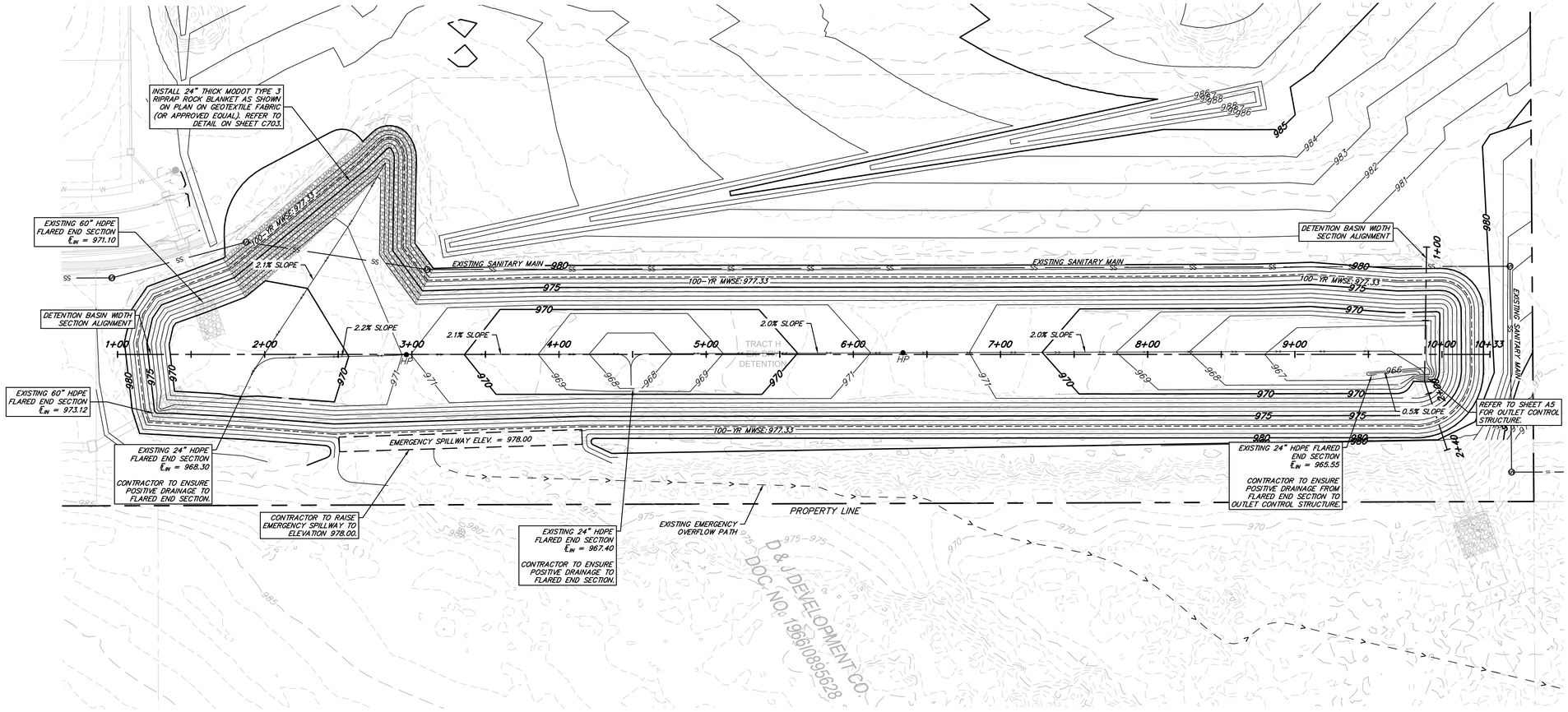
WET DETENTION BASIN PLAN & PROFILE

SHEET NUMBER

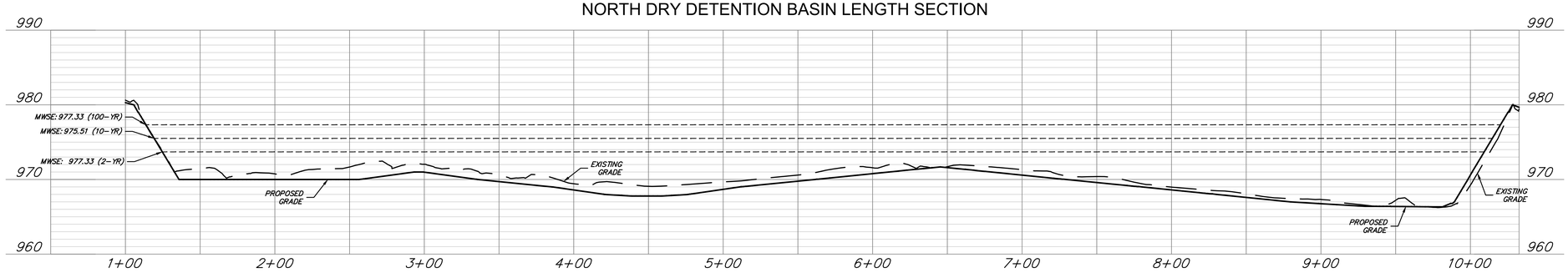
C503

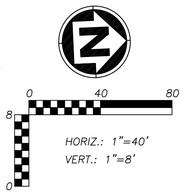
50 OF 78

Plotted on: Jan 09, 2025 - 11:52am G:\Shared drives\KC10 - Land Development\Projects\202121KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10060 - SHTS - DETENTION BASIN.dwg Layout: 1



NORTH DRY DETENTION BASIN LENGTH SECTION





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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.

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

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

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

03/11/2025

OWN
Engineering beyond.™
8455 College Boulevard
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
1	CITY COMMENTS	11/18/2024
2	CITY COMMENTS	01/09/2025

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
01/09/2025
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation
COA 00062

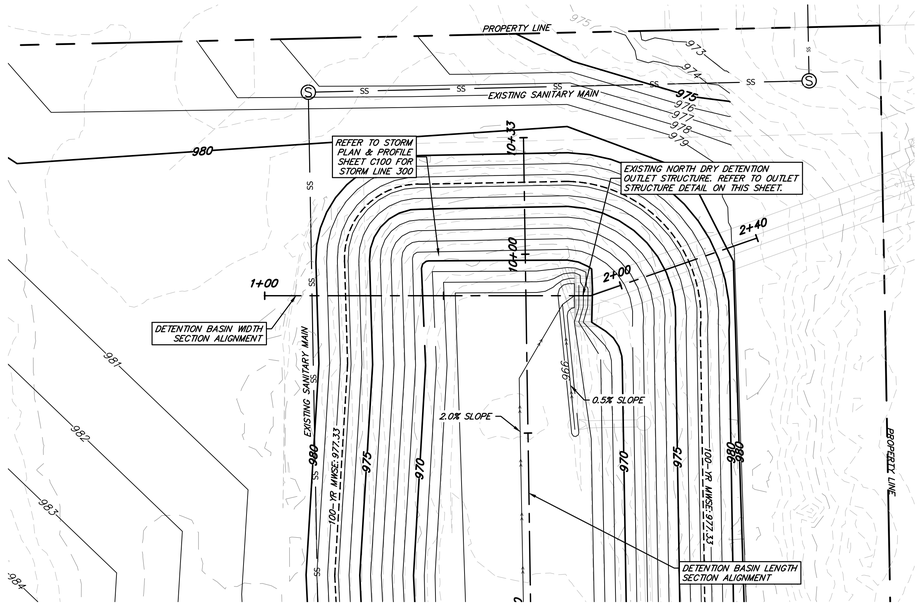
SHEET TITLE

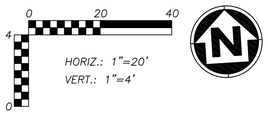
DRY DETENTION BASIN PLAN & PROFILE

SHEET NUMBER

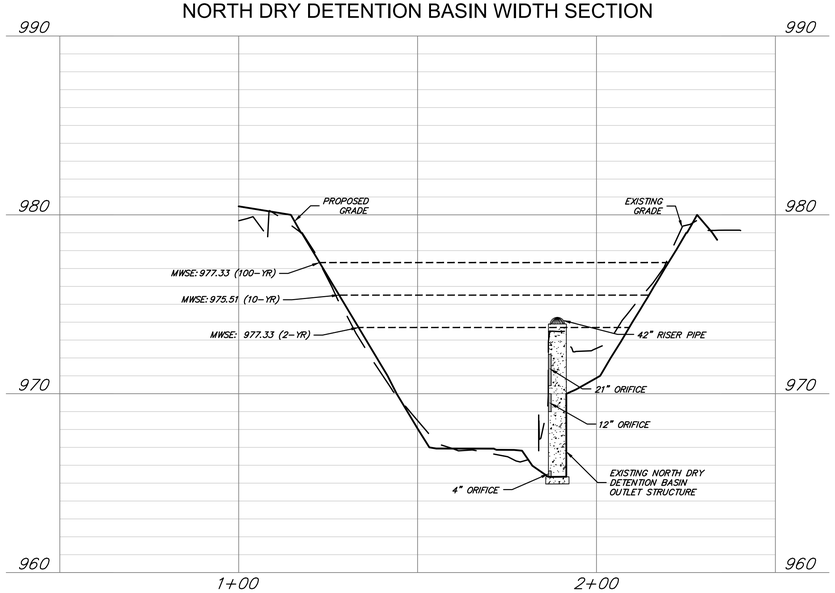
C504

51 OF 78





NORTH DRY DETENTION BASIN WIDTH SECTION



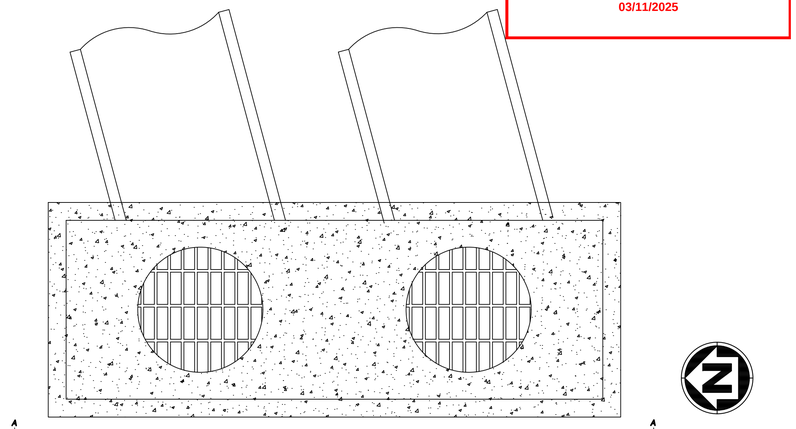
LEGEND

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

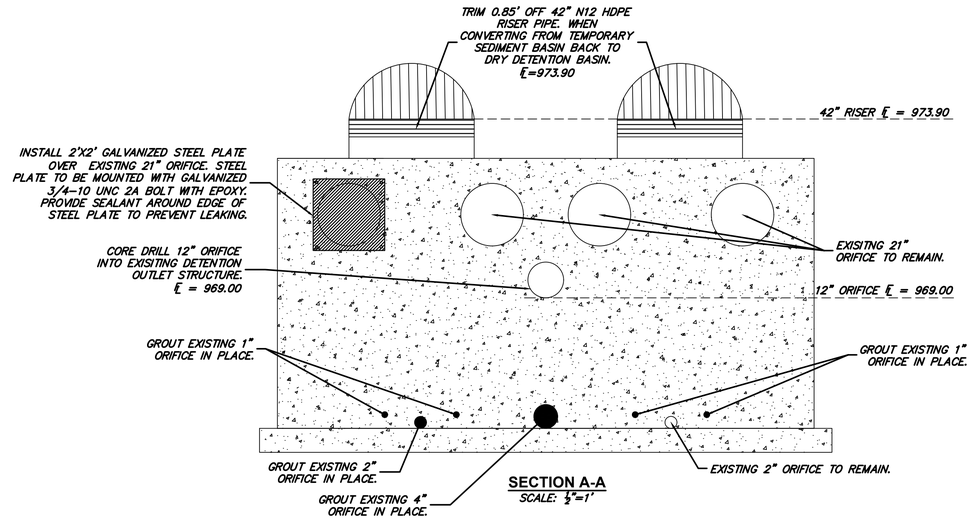
RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

03/11/2025



PLAN VIEW
SCALE: ½"=1'



SECTION A-A
SCALE: ½"=1'

EXISTING NORTH DRY DETENTION BASIN OUTLET STRUCTURE DETAIL

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COBEY CREEK - 2ND PLAT

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

REVISIONS

NO.	DESCRIPTION	DATE
1	CITY COMMENTS	11/18/2024
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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
01/09/2025
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation
COA 00062

SHEET TITLE

DRY DETENTION BASIN OUTLET STRUCTURE

SHEET NUMBER

C505

52 OF 78

Plotted on: Jan 09, 2025 - 11:52am 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: 3

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

03/11/2025

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	3.96	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	9.20	9.63	981.55	980.85	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	7.38	7.38	983.15	982.75	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	12.56	15.88	987.35	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	7.57	7.57	989.18	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	7.43	7.35	990.19	990.07	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	7.04	7.04	992.44	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	3.73	994.33 j	993.56	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	7.14	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	9.76	12.69	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	7.84	8.28	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	6.24	6.24	1003.56	1002.87	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	6.22	6.22	1004.55	1004.09	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	7.13	1007.19	1004.84	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	7.41	8.28	1008.72	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	7.43	8.30	1009.58	1008.96	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	9.49	10.27	1012.18	1009.81	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	7.11	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	7.11	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	6.54	8.54	1016.30	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	5.83	6.11	1012.51	1012.18	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	7.03	7.03	993.88	993.56	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	7.11	6.17	996.01	994.96	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	14.83	16.41	998.07	996.36	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	7.77	8.53	1002.87	1000.12	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	7.61	8.42	1005.12	1003.07	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	8.17	9.27	1008.52	1005.12	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	8.53	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	7.24	7.29	1013.34	1012.73	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	1003.17	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	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	4.21	3.72	1005.58	1005.12	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	3.73	3.68	983.87	983.83	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	987.67	983.65	402.276	1.00	30	0.012	44.41	19.94	7.60	8.80	989.18	984.82	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	LINE 102	EX 102 AKA 05-C	1000.96	989.89	987.87	343.399	0.59	30	0.012	34.08	14.21	5.56	5.44	991.16	989.18	LINE 102	....	....	....	....	....
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	990.07	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	991.09	991.04	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	1018.96	1012.54	115.890	5.54	18	0.012	26.78	5.19	5.13	5.42	1019.84	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	3.11	3.07	1016.74	1016.63	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	1019.17	1015.76	73.880	4.62	15	0.012	15.03	3.83	4.16	3.64	1019.96	1016.76	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	14.19	....
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

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

03/11/2025

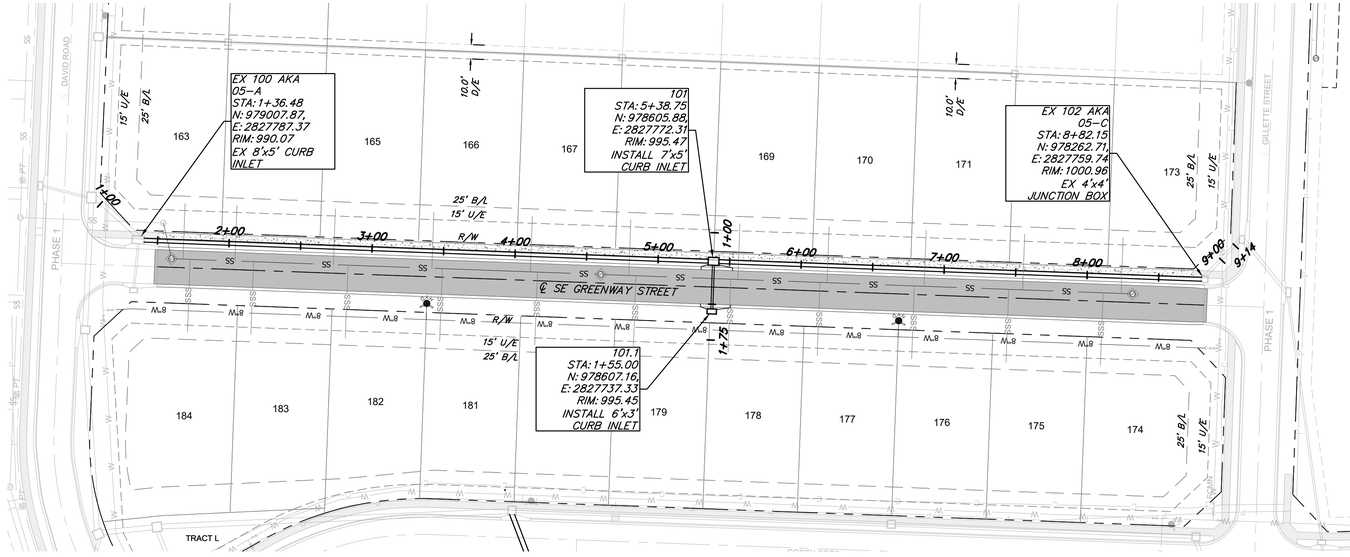
100-YEAR

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	TotalRunoff 2	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	12.72	13.01	982.75	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	11.90	11.90	986.19	985.15	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	12.18	12.18	989.05	987.98	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	12.16	12.16	991.85	990.20	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	11.79	11.79	994.60	994.15	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	11.24	11.24	999.14	996.69	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	4.99	4.99	1002.61	1001.98	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	7.34	7.34	1004.07	1002.67	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	7.39	7.39	1005.33	1004.87	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	9.86	9.86	1007.04	1006.47	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	8.82	8.82	1011.07	1009.29	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	8.89	8.89	1012.50	1011.30	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	9.01	9.01	1015.24	1013.09	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	7.62	7.62	1016.97	1015.87	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	7.65	7.65	1018.05	1017.70	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	12.88	12.88	1023.65	1019.34	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	9.38	9.38	1028.50	1026.23	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	9.41	9.41	1030.43	1029.51	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	9.87	9.87	1032.98	1031.96	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	1026.60	1026.23	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	1027.84	1026.98	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	10.96	10.97	1002.84	1001.98	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	9.59	9.59	1006.54	1005.48	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	20.47	20.47	1009.75	1007.25	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	8.83	8.83	1021.62	1018.41	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	8.27	8.27	1024.68	1022.66	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	9.81	9.81	1029.84	1026.24	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	9.93	9.93	1034.07	1030.23	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	9.97	9.97	1035.72	1034.30	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	1020.00	1018.41	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	1030.52	1023.62	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	23.580	1.02	15	0.012	7.06	13.79	11.24	11.24	1035.49	1034.57	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	1037.23	1036.47	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	1038.59	1037.38	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	1039.81	1038.82	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	1035.64	1034.57	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	1039.67	1037.39	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	1026.70	1026.24	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	988.13	987.98	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	987.67	983.65	402.276	1.00	30	0.012	44.41	32.13	6.55	6.55	990.94	988.84	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	LINE 102	EX 102 AKA 05-C	1000.96	989.89	987.87	343.399	0.59	30	0.012	34.08	22.34	4.55	4.55	992.81	991.94	LINE 102	....	....	....	....	....
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	993.06	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	1023.92	1023.62	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	1024.91	1024.58	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	987.06	985.15	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	987.60	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	1005.59	1005.48	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	1006.77	1005.96	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	994.20	994.15	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	3.45	2.48	995.00	994.24	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	996.80	996.69	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	996.95	996.89	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	992.44	991.94	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	989.65	988.84	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	1018.96	1012.54	115.890	5.54	18	0.012	26.78	7.76	4.39	4.39	1037.04	1036.50	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	4.61	4.61	1034.01	1033.73	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	1019.17	1015.76	73.880	4.61	15	0.012	15.03	5.73	4.67	4.67	1034.55	1034.06	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

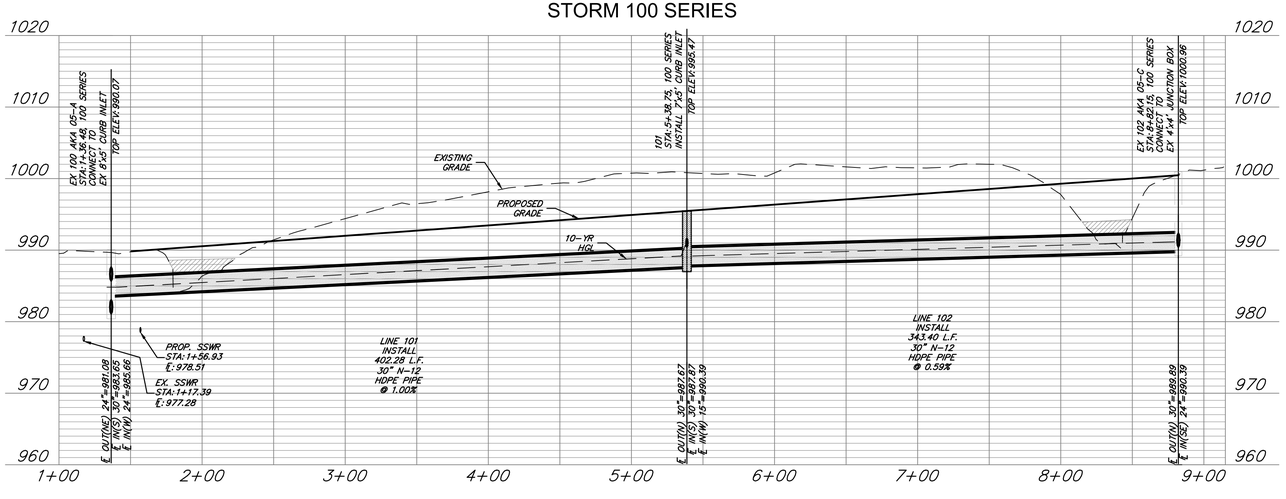
RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

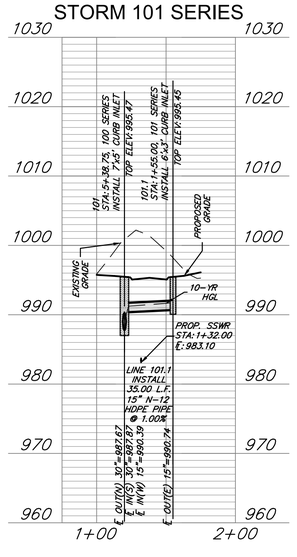
03/11/2025



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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Engineering beyond.™
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Overland Park, KS 66210
816.777.0400
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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
1	CITY COMMENTS	11/18/2024
2	CITY COMMENTS	01/09/2025

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
01/09/2025
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

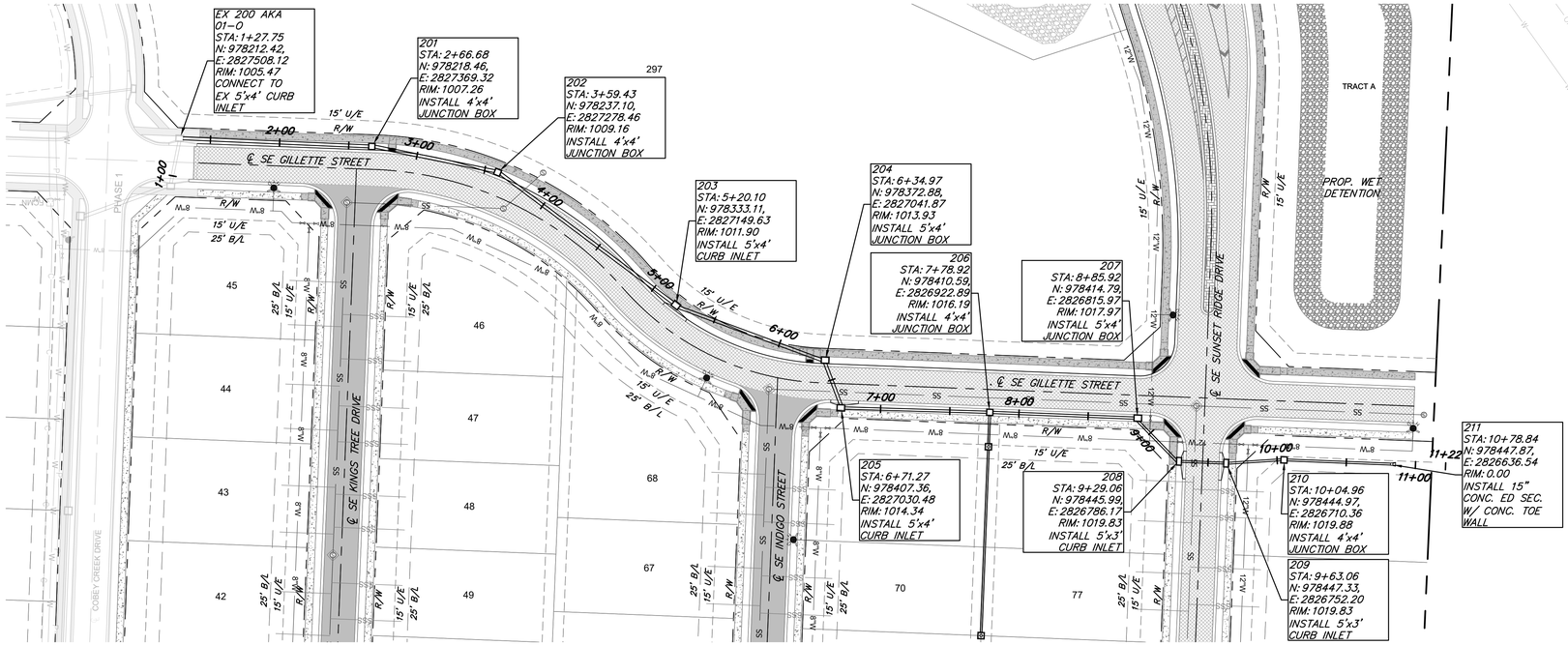
C508

55 OF 78

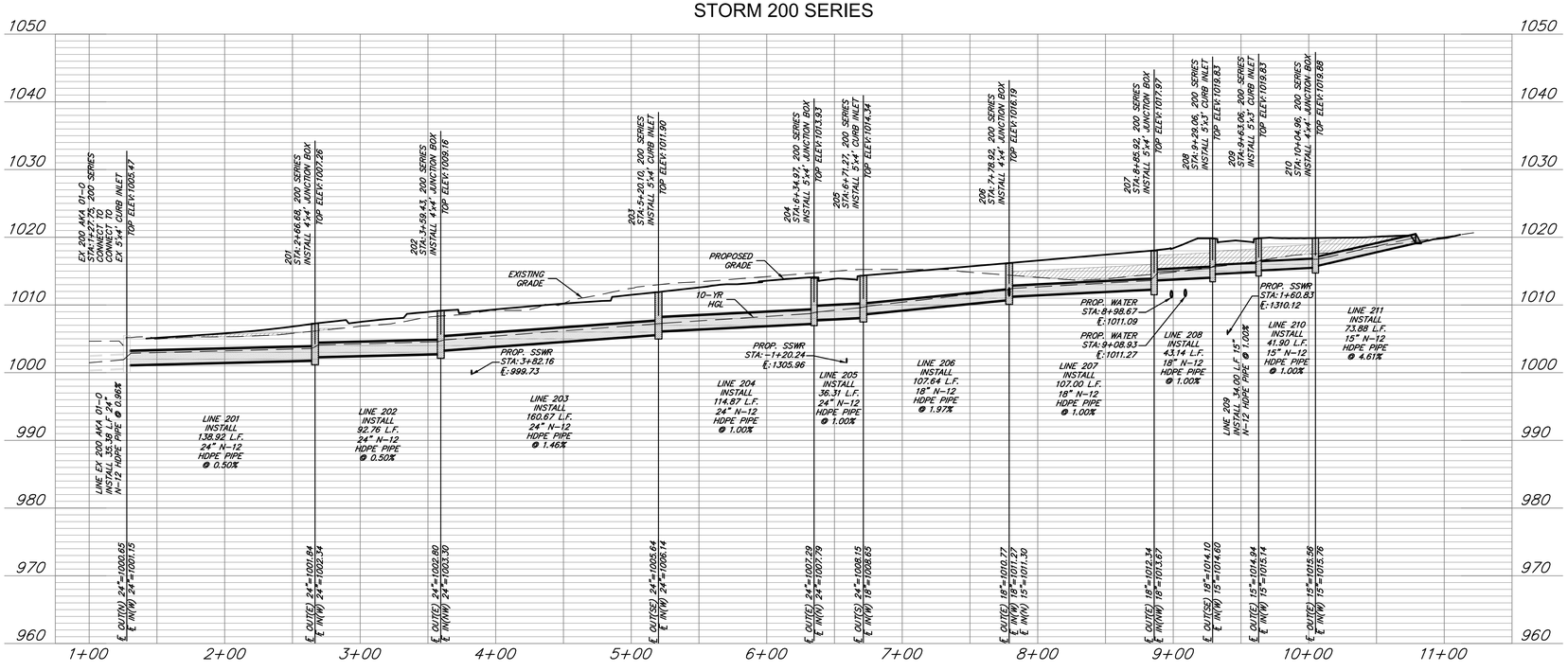
RELEASED FOR CONSTRUCTION
As Noted on Plan Review

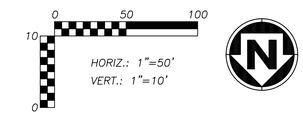
Development Services Department
Lee's Summit, Missouri

03/11/2025



STORM 200 SERIES





GENERAL NOTES:

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LEGEND

RIP RAP

FILL PRIOR TO PIPE INSTALLATION

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COBEY CREEK - 2ND PLAT

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

REVISIONS

NO.	DESCRIPTION	DATE
1	CITY COMMENTS	11/18/2024
2	CITY COMMENTS	01/09/2025

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
01/09/2025
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation
COA 00062

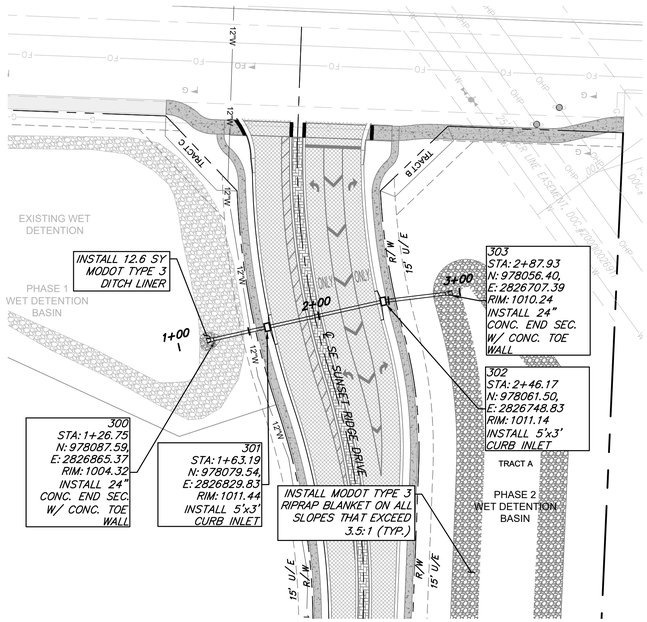
SHEET TITLE

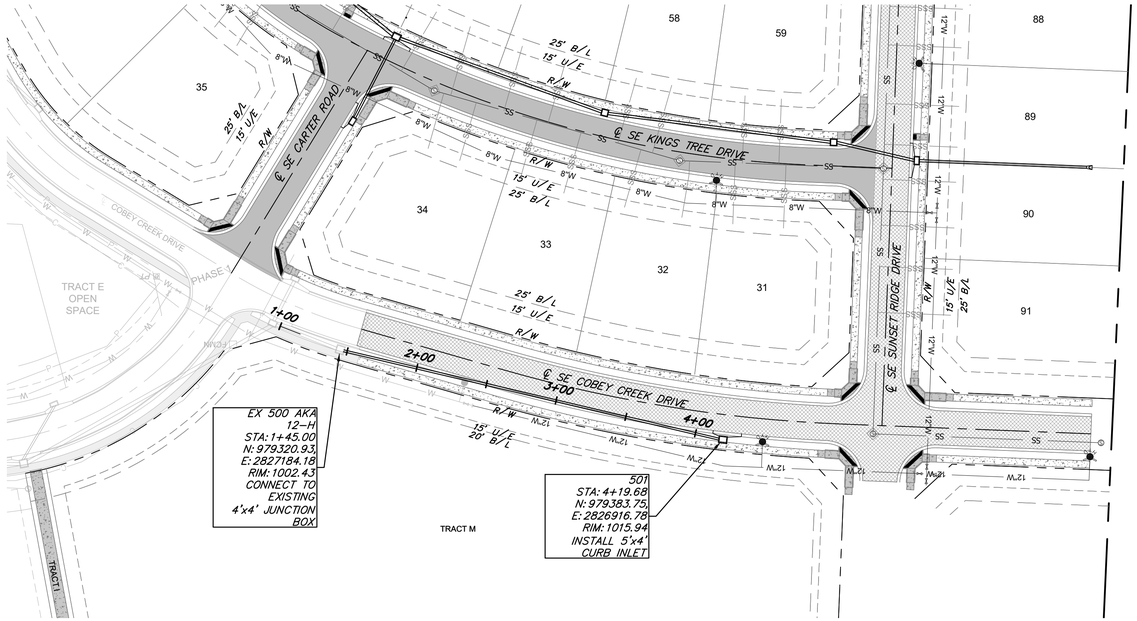
STORM 200 SERIES PLAN & PROFILE

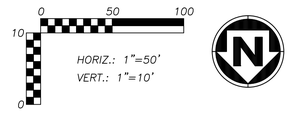
SHEET NUMBER

C509

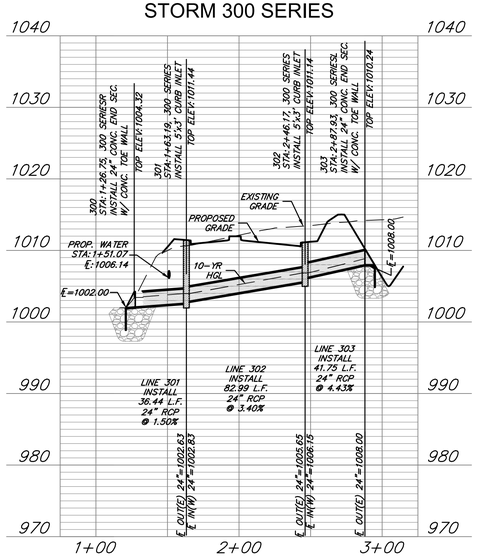
56 OF 78







STORM 300 SERIES



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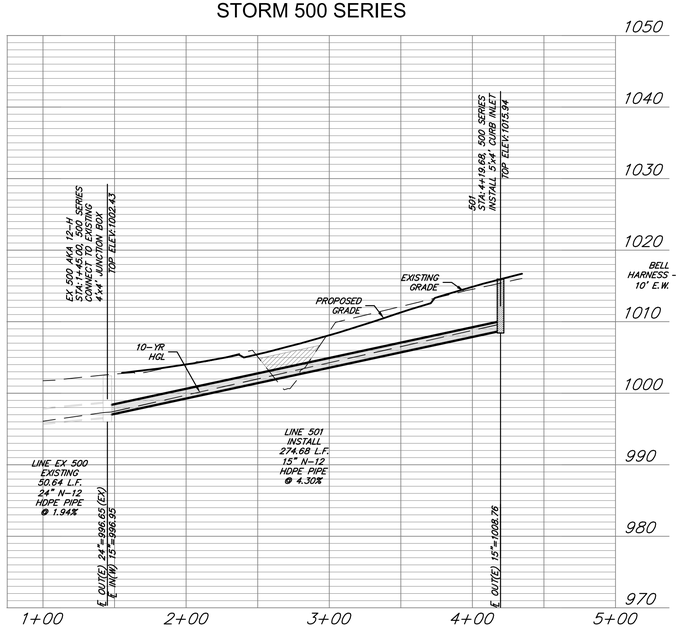

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- FILL PRIOR TO PIPE INSTALLATION

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Development Services Department
Lee's Summit, Missouri

03/11/2025

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COBEY CREEK - 2ND PLAT

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

REVISIONS

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JEFFREY W. BARTZ
NUMBER PE-2012022594
01/09/2025
PROFESSIONAL ENGINEER

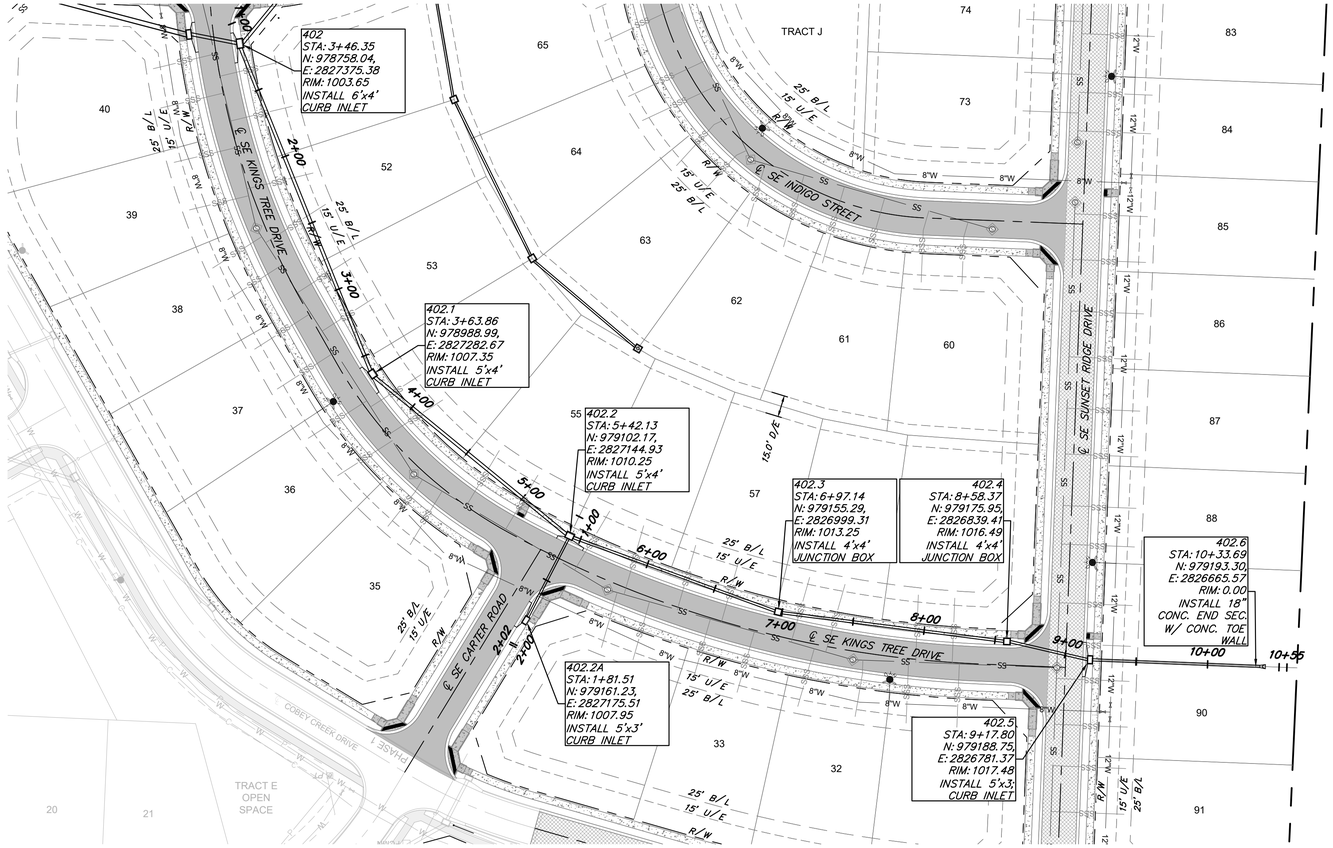
ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

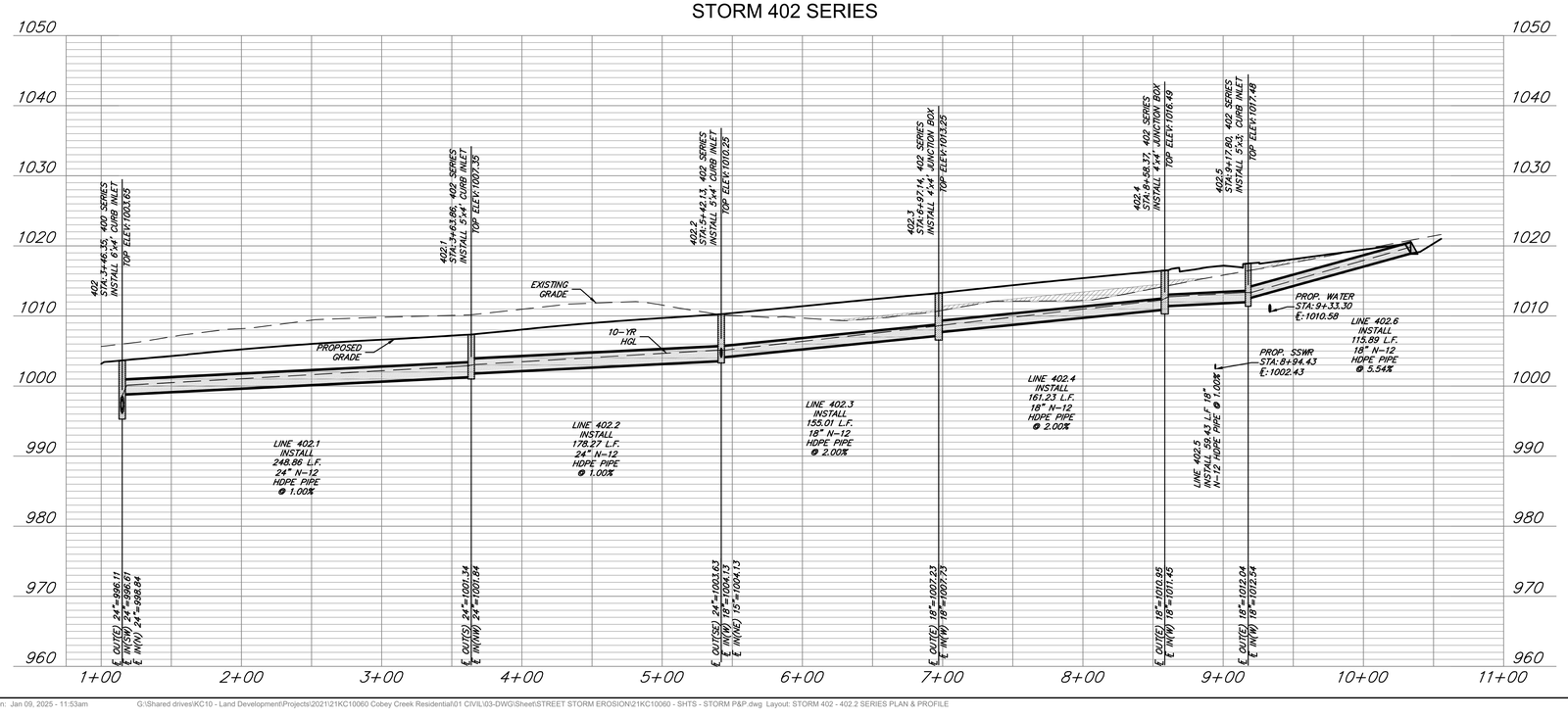
A licensed Missouri Engineering Corporation
COA 00062

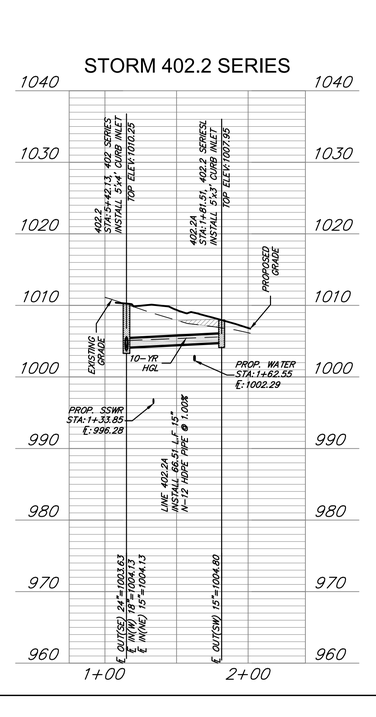
SHEET TITLE
STORM 300 AND 500 SERIES PLAN & PROFILE

SHEET NUMBER
C510
57 OF 78

Plotted on: Jan 09, 2025 - 11:53am 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







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COBEY CREEK - 2ND PLAT

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

REVISIONS

NO.	DESCRIPTION	DATE
1	CITY COMMENTS	11/18/2024
2	CITY COMMENTS	01/09/2025

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

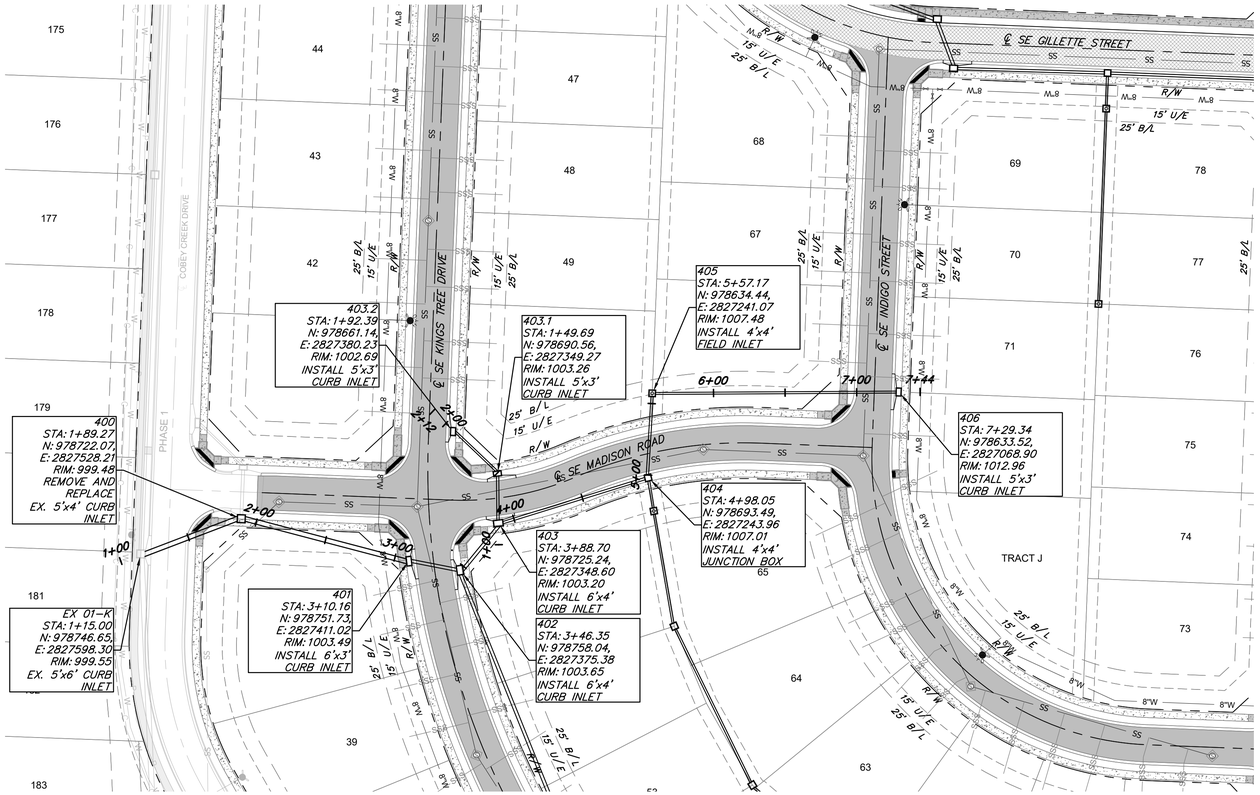
STATE OF MISSOURI
JEFFREY W. BARTZ
NUMBER PE-2012022594
01/09/2025
PROFESSIONAL ENGINEER

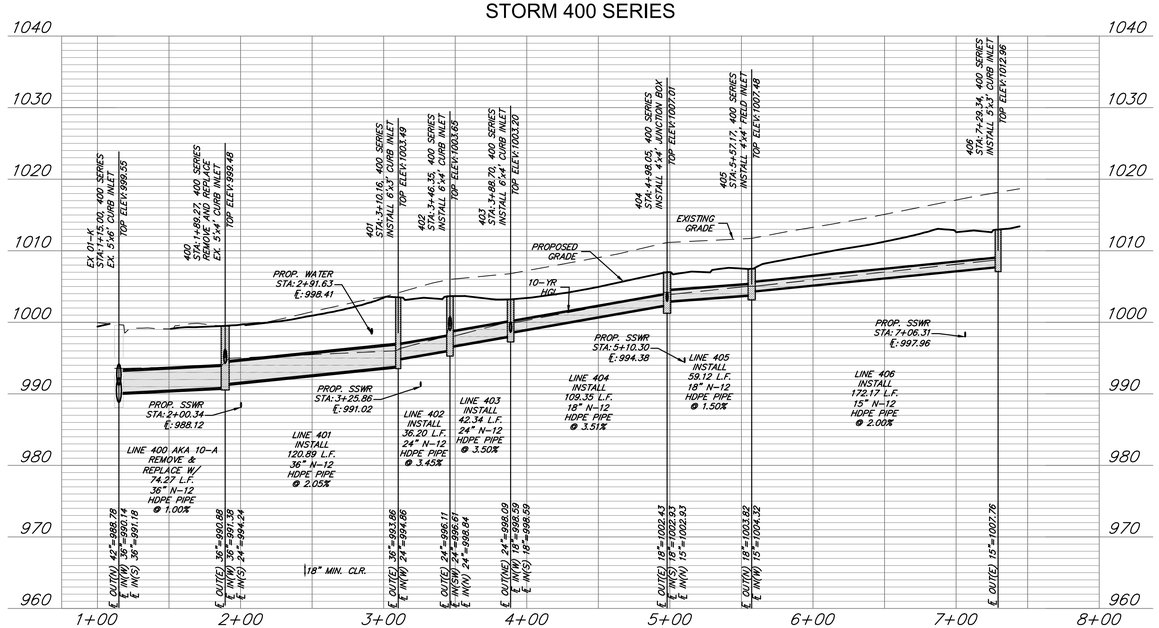
ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

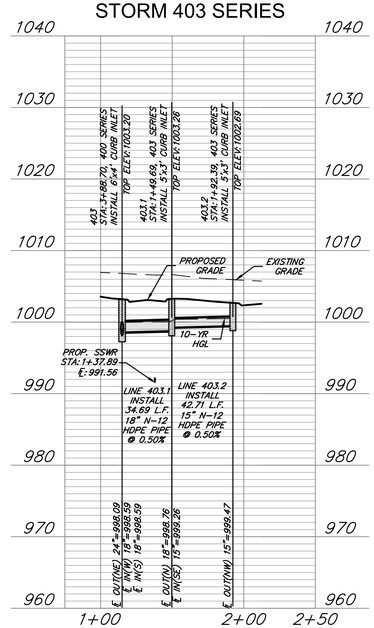
A licensed Missouri Engineering Corporation COA 00062

SHEET TITLE
STORM 402 - 402.2 SERIES PLAN & PROFILE

SHEET NUMBER
C511
58 OF 78







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Lee's Summit, Missouri

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COBEY CREEK - 2ND PLAT

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

REVISIONS

NO.	DESCRIPTION	DATE
1	CITY COMMENTS	11/18/2024
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DRAWING INFORMATION

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

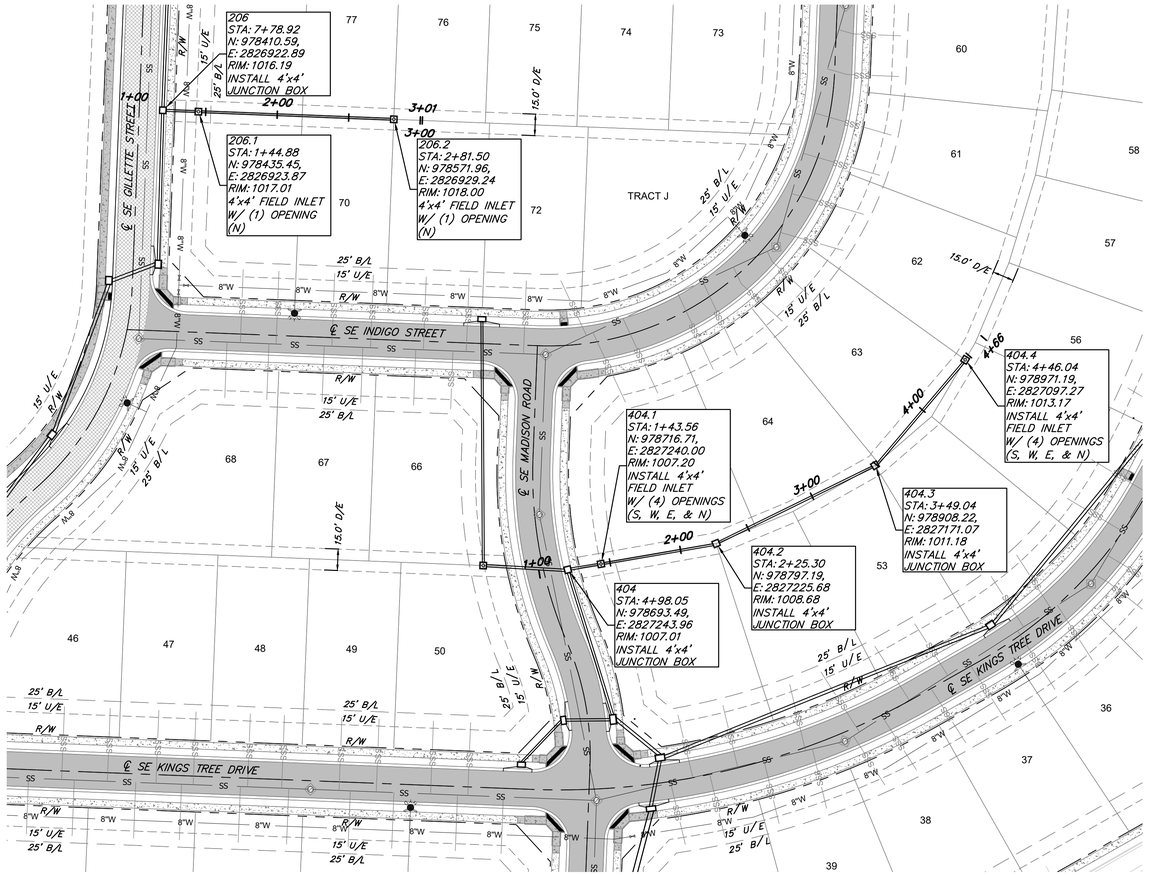
STATE OF MISSOURI
JEFFREY W. BARTZ
NUMBER PE-2012022594
01/09/2025
PROFESSIONAL ENGINEER

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
59 OF 78



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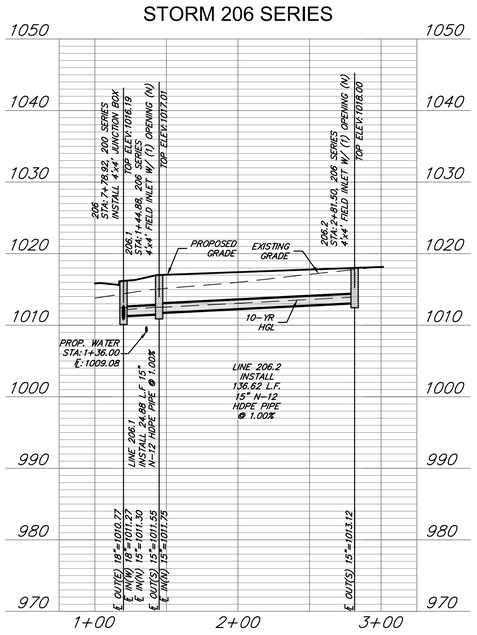
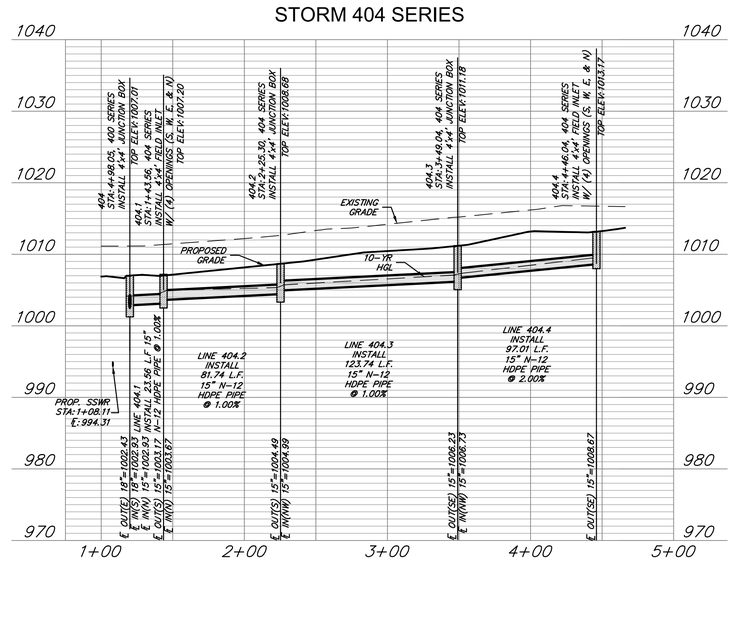
STORM 206 SERIES



STORM 404 SERIES



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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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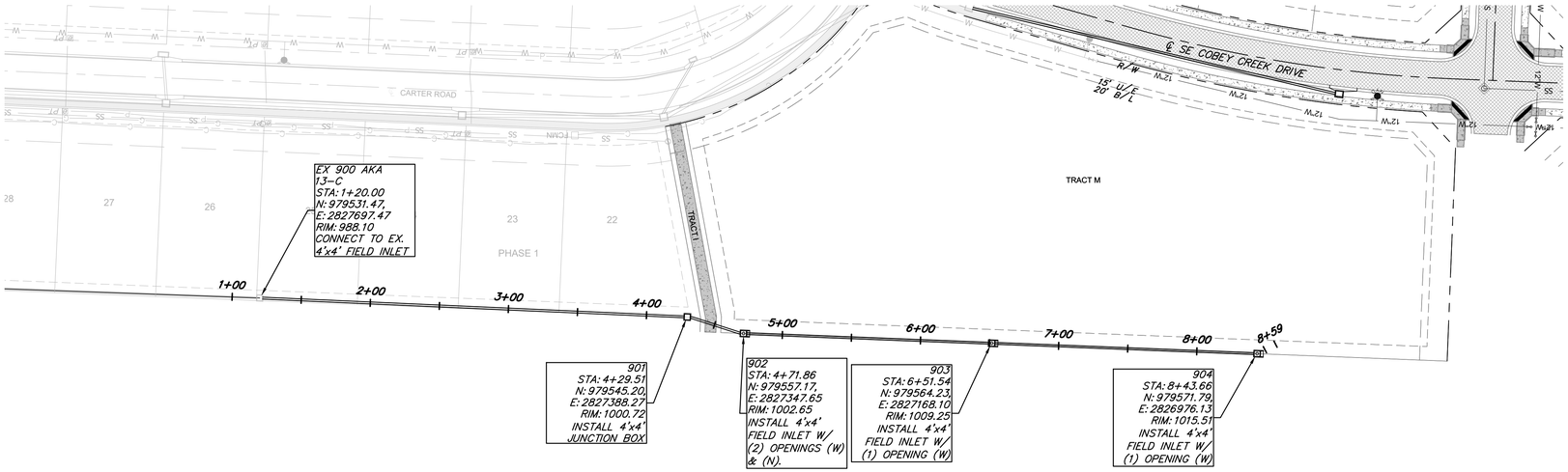
SHEET TITLE

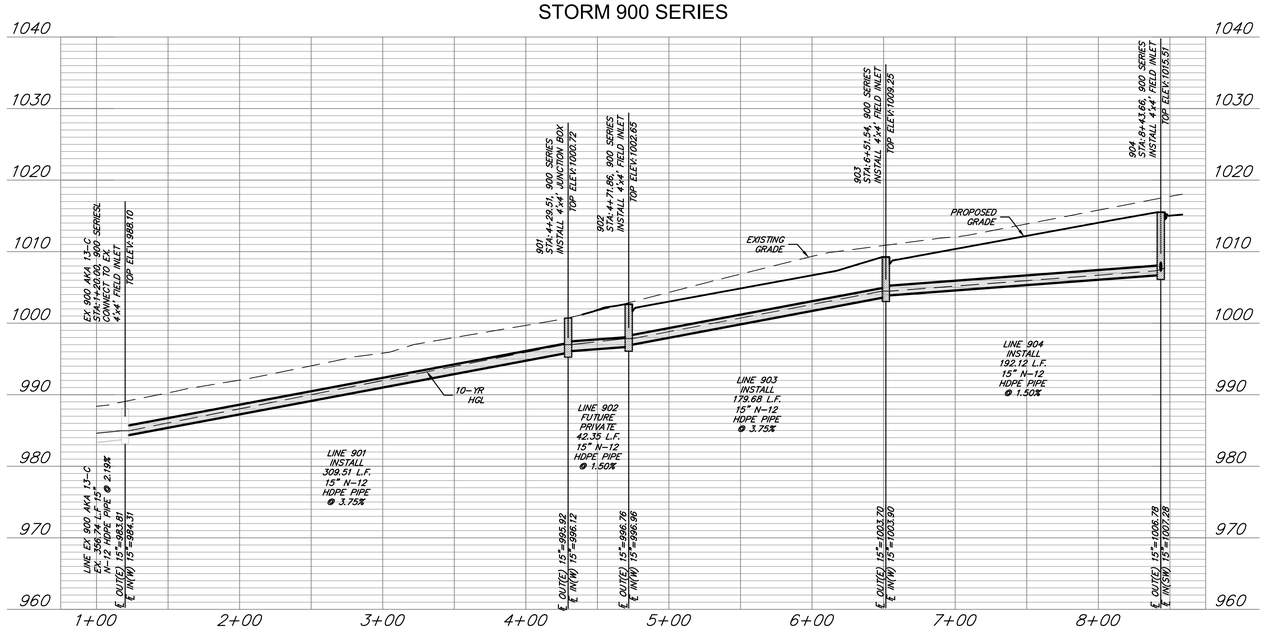
STORM 404 - 206 SERIES PLAN & PROFILE

SHEET NUMBER

C513

60 OF 78





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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.

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

N

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

03/11/2025

OWN
Engineering beyond.™
8455 College Boulevard
Overland Park, KS 66210
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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
1	CITY COMMENTS	11/18/2024
2	CITY COMMENTS	01/09/2025

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
01/09/2025
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation
COA 00062

SHEET TITLE

STORM 900 SERIES PLAN & PROFILE

SHEET NUMBER

C514

61 OF 78

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.
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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.
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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.

SEDIMENT BASIN CONVERSION TO OCCUR PRIOR TO ANY CONSTRUCTION ACTIVITIES

ACERAGE SUMMARY:

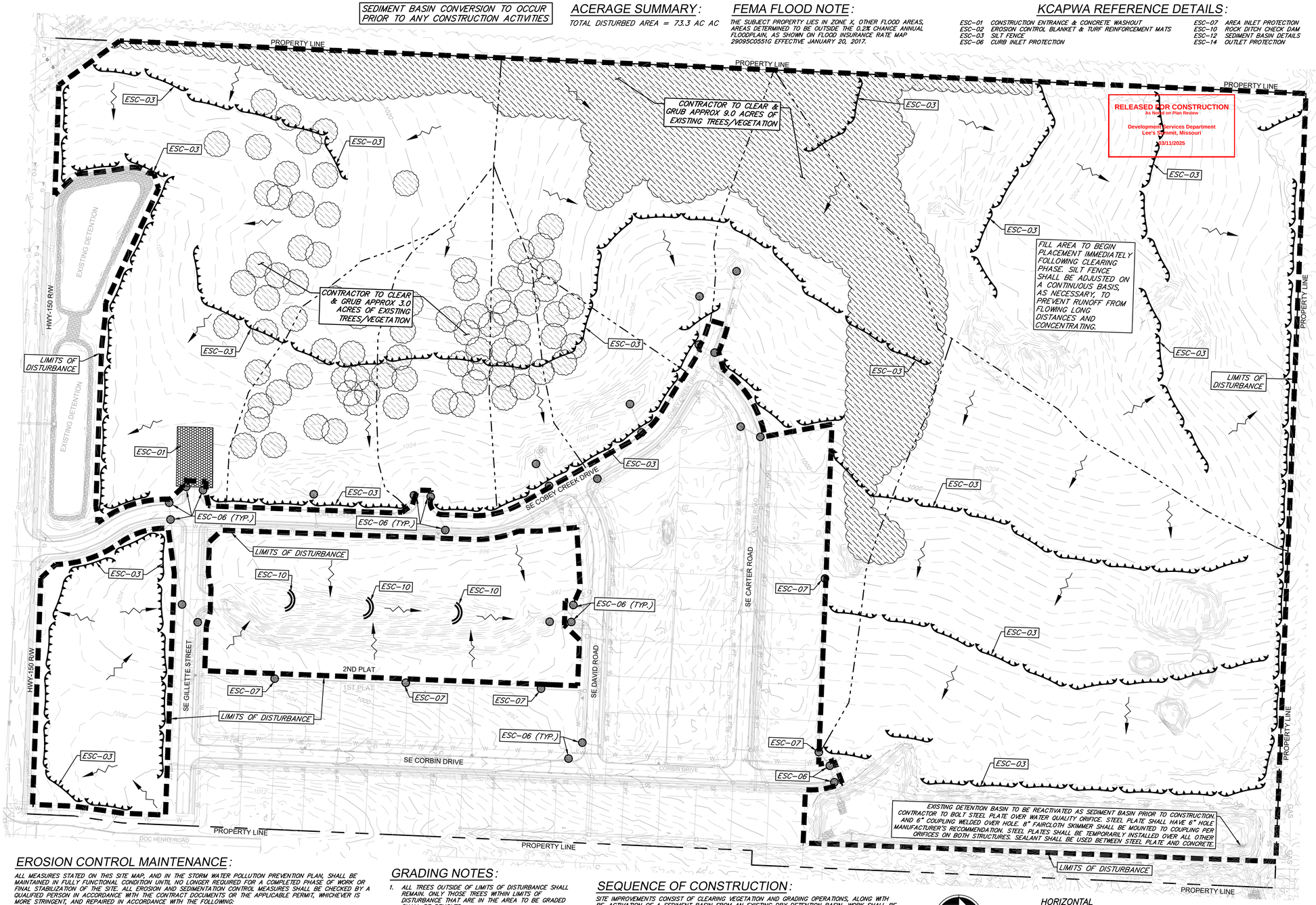
TOTAL DISTURBED AREA = 73.3 AC AC

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 1 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
1	CITY COMMENTS	11/18/2024
2	CITY COMMENTS	01/09/2025

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
01/09/2025
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
62 OF 78

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.
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SEDIMENT BASIN CONVERSION TO OCCUR PRIOR TO ANY CONSTRUCTION ACTIVITIES

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TOTAL DISTURBED AREA = 73.3 AC AC

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KCAPWA REFERENCE DETAILS:

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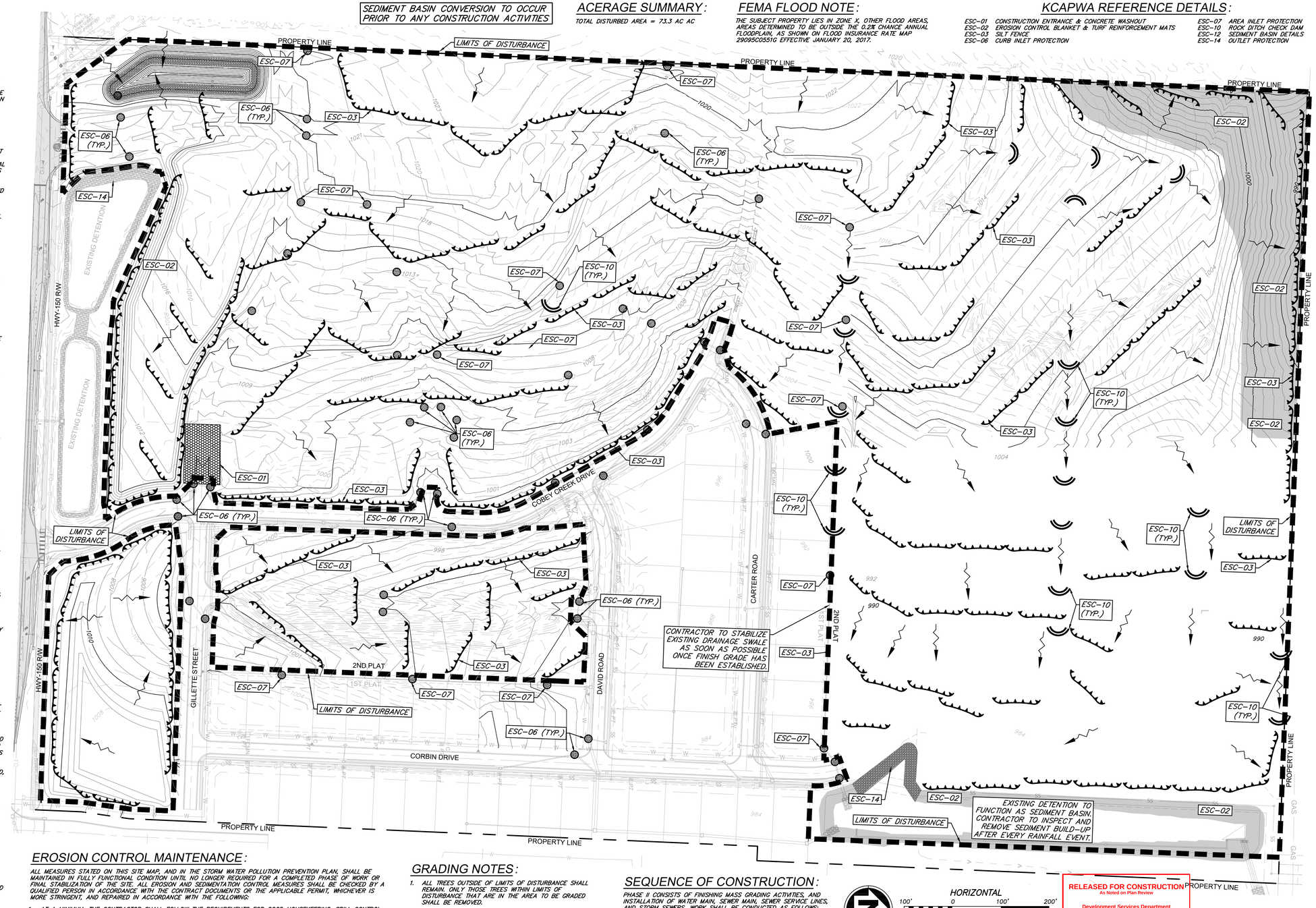
ESC-03	SILT FENCE	ESC-12	SEDIMENT BASIN DETAILS
ESC-06	CURB INLET PROTECTION	ESC-14	OUTLET PROTECTION



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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.
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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)

RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
03/11/2025

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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COBEY CREEK - 2ND PLAT

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

REVISIONS

NO.	DESCRIPTION	DATE
1	CITY COMMENTS	11/18/2024
2	CITY COMMENTS	01/09/2025

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
01/09/2025
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
63 OF 78

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.

SEDIMENT BASIN CONVERSION TO OCCUR PRIOR TO ANY CONSTRUCTION ACTIVITIES

ACREAGE SUMMARY:

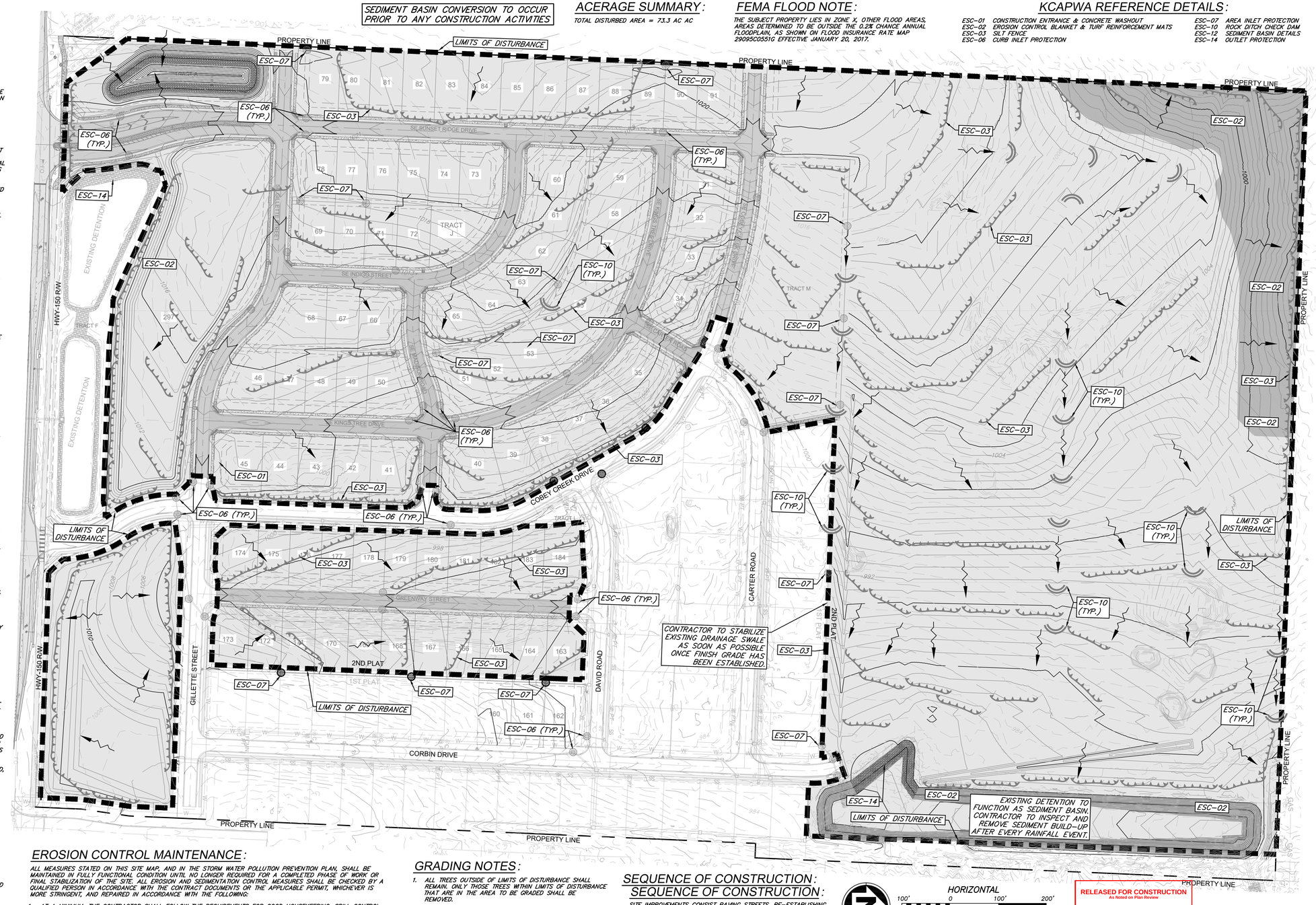
TOTAL DISTURBED AREA = 73.3 AC AC

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)

RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
03/11/2025

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 – 93,500 FT³

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COBEY CREEK - 2ND PLAT

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

REVISIONS

NO.	DESCRIPTION	DATE
1	CITY COMMENTS	11/18/2024
2	CITY COMMENTS	01/09/2025

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
01/09/2025
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

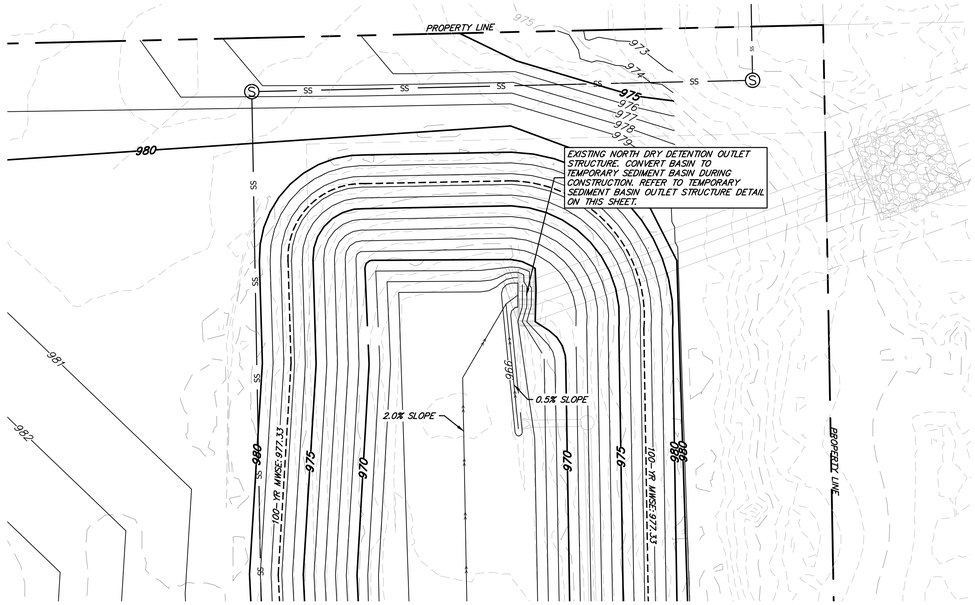
A licensed Missouri Engineering Corporation COA 00062

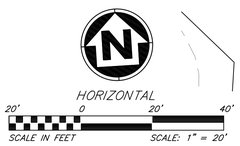
SHEET TITLE
PHASE III - FINAL STABILIZATION EROSION CONTROL PLAN

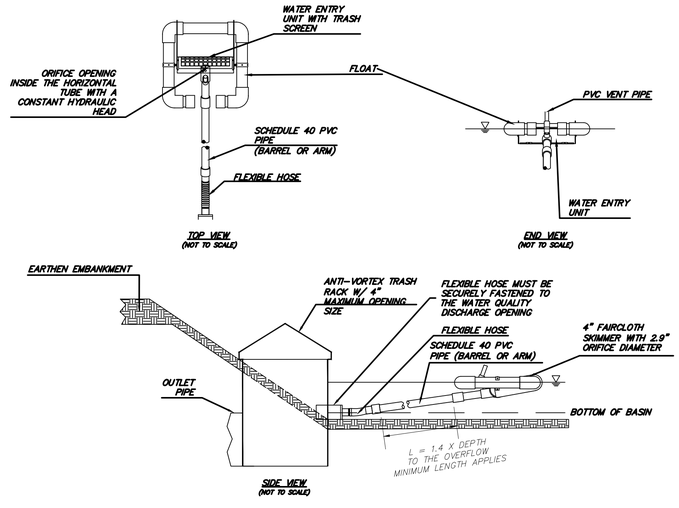
SHEET NUMBER
C602
64 OF 78

Sediment Basin Design Summary		
Site Data:		
Tributary Drainage Area to Pond	91	ac
2 Year Design Flow	172.54	cfs
25 Year Design Flow	372.98	cfs
Pond Data:		
Minimum Sediment Storage Volume	12194	cy
Provided Sediment Storage Volume	12347	cy
Bottom Elevation	965.35	ft
Sediment Cleanout Elevation	974.55	ft
Top of Riser Elevation	974.75	ft
Emergency Spillway Elevation	978	ft
Top of Dam Elevation	980	ft
Spillway Structure Data:		
Top of Riser Elevation	974.75	ft
Skimmer Size	4	inch
Emergency Spillway Data:		
25 Year Design Flow	372.98	cfs
Emergency Spillway Elevation	832.5	ft
Emergency Spillway Width	87.5	ft
Emergency Spillway Capacity	656.25	cf

SEDIMENT BASIN CONVERSION TO OCCUR PRIOR TO ANY CONSTRUCTION ACTIVITIES

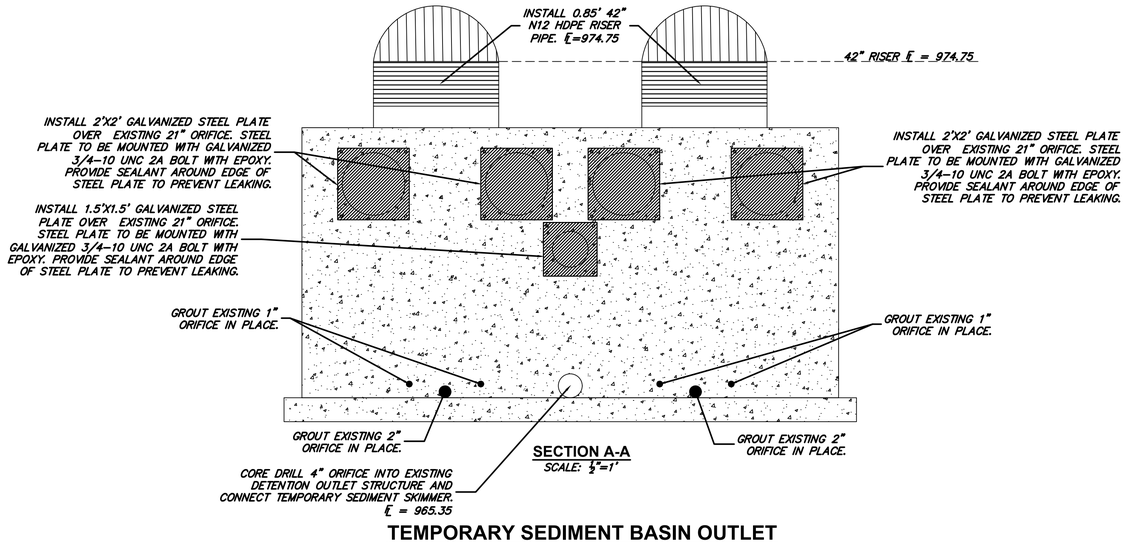






TEMPORARY SEDIMENT SKIMMER DETAIL

SCALE: N.T.S.



TEMPORARY SEDIMENT BASIN OUTLET STRUCTURE DETAIL

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

03/11/2025

LEGEND

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

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COBEY CREEK - 2ND PLAT

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

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NUMBER PE-2012022594
01/09/2025
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation
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SHEET TITLE

TEMPORARY SEDIMENT BASIN PLAN

SHEET NUMBER

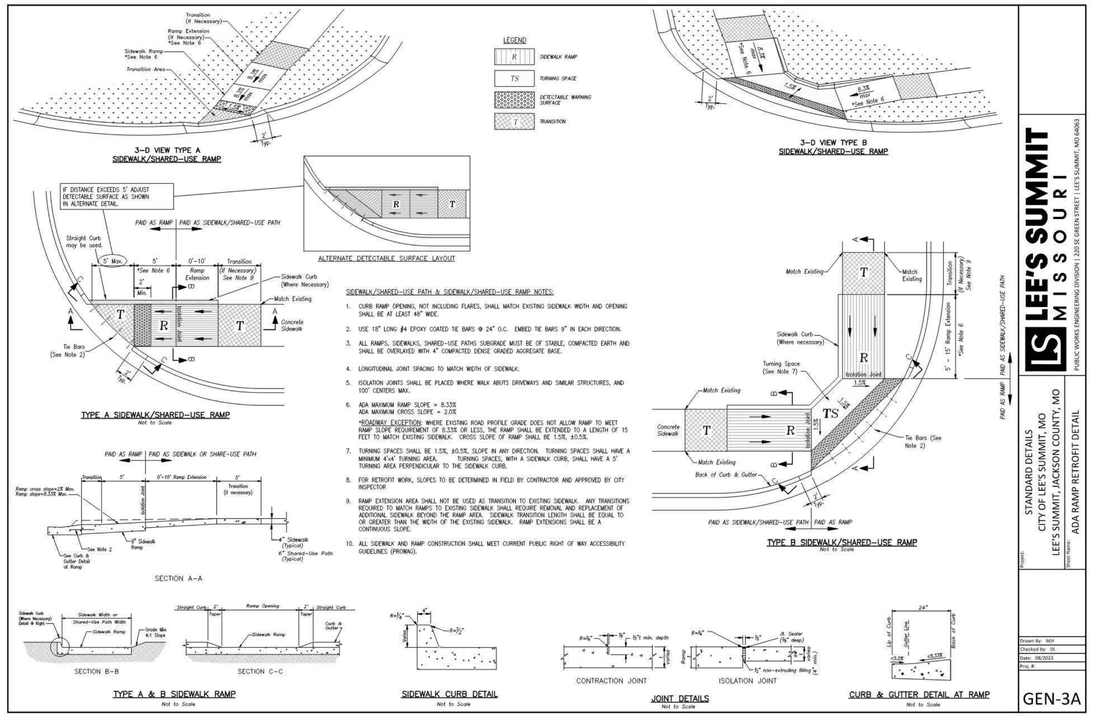
C603

65 OF 78

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

03/11/2025



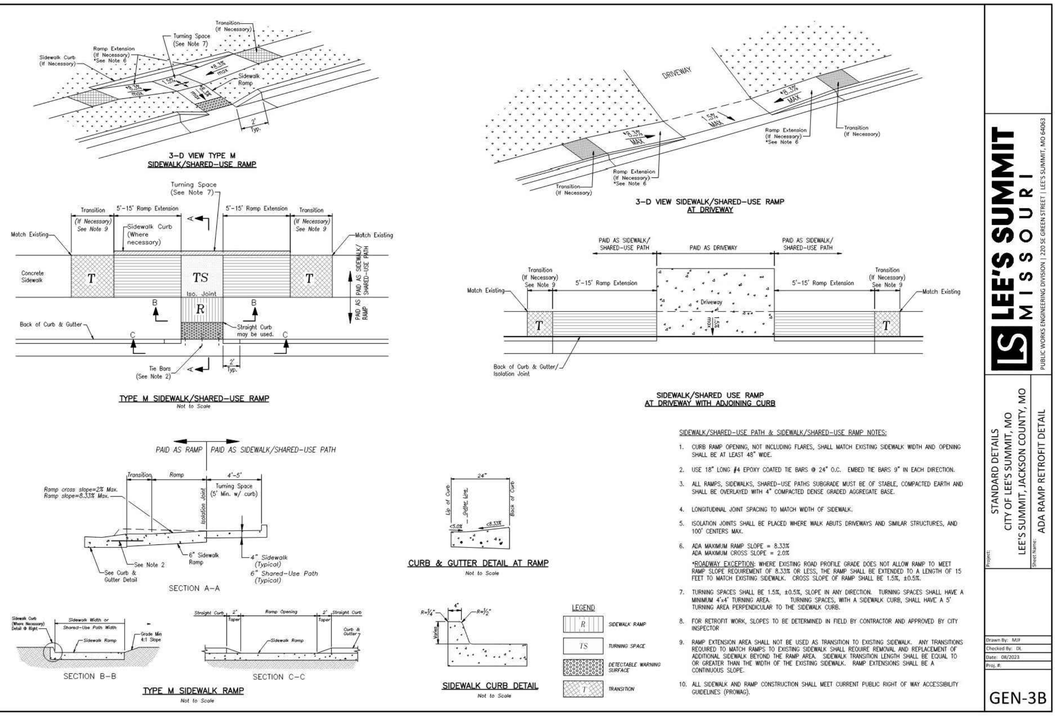
LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

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

Sheet(s): ADA RAMP RETROFIT DETAIL

Drawn By: MJI
Checked By: JB
Date: 08/2023
Proj. #:

GEN-3A



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

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

Sheet(s): ADA RAMP RETROFIT DETAIL

Drawn By: MJI
Checked By: JB
Date: 08/2023
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GEN-3B

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PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

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COA 00062

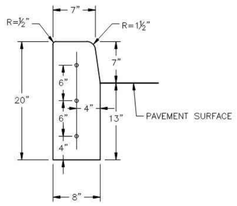
SHEET TITLE

ADA RAMP DETAILS

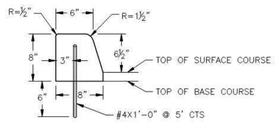
SHEET NUMBER

C700

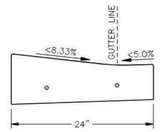
66 OF 78



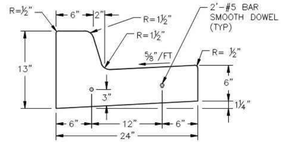
STRAIGHT CURB
(TYPE C-1)



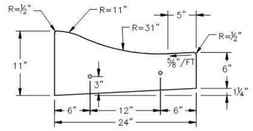
DOWELLED CURB
(TYPE DC)



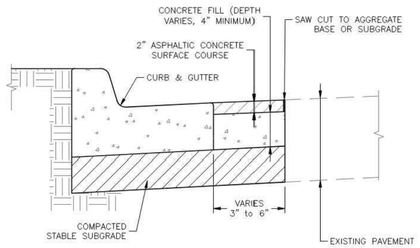
CURB & GUTTER DETAIL AT RAMP
(ADA SLOPE REQUIREMENTS)



STRAIGHT BACK CURB & GUTTER
(TYPE CG-1)



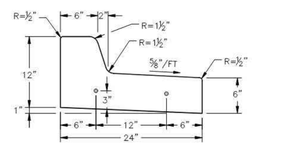
ROLL BACK CURB & GUTTER
(TYPE CG-2)



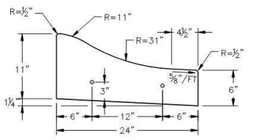
CURB REPLACEMENT DETAIL

GENERAL NOTES

1. ¾" ISOLATION JOINTS WITH 2 (2'-#5 BAR) SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
2. 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
3. CONCRETE FILL SHALL HAVE UNIFORM AND SMOOTH FINISH
4. KCMMB 4K CONCRETE SHALL BE USED FOR ALL CURB.
5. ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2205.2.
6. CURBS FOR NEW STREETS SHALL BE BUILT ON ASPHALT OR AGGREGATE BASE AS SHOWN IN TYPICAL SECTION DETAIL.
7. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.
8. ALL DOWELS & TIE BARS SHALL BE EPOXY COATED.



STRAIGHT BACK DRY CURB & GUTTER
(TYPE CG-1 DRY)



ROLL BACK DRY CURB & GUTTER
(TYPE CG-2 DRY)

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

PROJECT

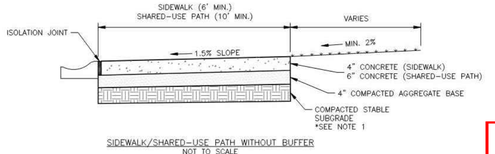
CURB & GUTTER DETAIL

David Hosier

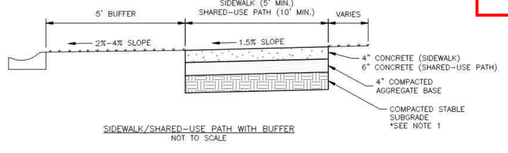
LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

Drawn By: MJF
Checked By: DL
Date: 08/2023
Proj. #:

GEN-4



SIDEWALK/SHARED-USE PATH WITHOUT BUFFER
NOT TO SCALE



SIDEWALK/SHARED-USE PATH WITH BUFFER
NOT TO SCALE

GENERAL NOTES:

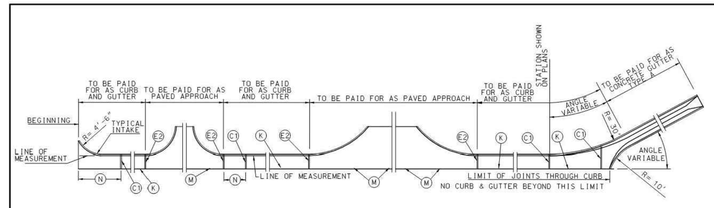
1. SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
2. 1.5% CROSS SLOPE MUST BE MAINTAINED THROUGH DRIVEWAYS.
3. KCMMB 4K CONCRETE MIX SHALL BE REQUIRED FOR ALL SIDEWALKS/SHARED-USE PATHS.
4. ALL SIDEWALK/SHARED-USE PATHS SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).
5. AN ISOLATION JOINT SHALL BE PLACED AT A MAXIMUM OF 100 FT. CONSTRUCTION JOINTS SHALL BE PLACED THE SAME WIDTH OF SIDEWALK/SHARED-USE PATHS, BUT NO GREATER THAN 10 FT.
6. AN ISOLATION JOINT SHALL BE PLACED WHERE THE SIDEWALK/SHARED-USE PATHS MEETS A RESIDENTIAL DRIVEWAY.
7. SHARED-USE PATHS WIDTH SHALL BE 10 FT. WIDE.
8. SIDEWALK/SHARED-USE PATHS FINISHING SHALL BE FULL BROOM FINISH OR AS DIRECTED BY CITY INSPECTOR.
9. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.

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

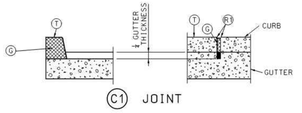
SIDEWALK/SHARED-USE PATH DETAIL

Date: 08/2023
Drawn By: MJF
Checked By: DL

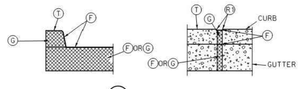
GEN-2



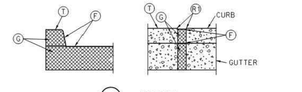
PLAN OF MEASUREMENT OF CURB & GUTTER AND JOINT PLAN



C1 JOINT



E2 JOINT



E1 JOINT

GENERAL NOTES:

A MINIMUM 4" TYPE 1 OR 5 AGGREGATE BASE SHALL BE PLACED BENEATH ALL CURB AND GUTTER SECTIONS AND INCLUDED WITHIN THE MAINLINE BASE PAY LIMITS.

WHEN CURBS ARE CONSTRUCTED DIRECTLY BENEATH GUARDRAIL, CURB HEIGHT SHALL BE 4 INCH BARRIER CURB, AS SHOWN ON STANDARD PLAN 606.00.

CURB, GUTTER AND CURB AND CUTTER CONSTRUCTED ALONG AND ATTACHED TO CONCRETE PAVEMENT OR BASE SHALL HAVE:

1. JOINT (C1) ONE-QUARTER DEPTH OF CURB AND GUTTER THICKNESS AS A CONTINUATION OF EACH CONTRACTION JOINT IN THE BASE OR PAVEMENT.
2. JOINT (E1) AS CONTINUATION OF 2" EXPANSION JOINT (E) IN THE CONCRETE BASE OR PAVEMENT SHALL EXTEND AND CONTINUE THROUGH THE CURB, CUTTER AND CURB AND GUTTER.
3. JOINT (E2) THROUGH CURB AND CURB AND CUTTER AT THE BEGINNING AND END OF EACH PAVED APPROACH.

CURB, CURB AND GUTTER AND GUTTER CONSTRUCTED APART OR SEPARATED FROM CONCRETE BASE OR PAVEMENT OR AS A FORM FOR ASPHALTIC CONCRETE PAVEMENT SHALL HAVE A JOINT (E2) ENTIRELY THROUGH THE CURB, CURB AND GUTTER AND GUTTER, AT THE BEGINNING AND END OF EACH "PAVED APPROACH" AND A JOINT (E1) TO ¼ DEPTH OF CURB AND GUTTER THICKNESS AT INTERVALS OF 30 FEET BETWEEN APPROACHES.

JOINTS (E) AND (E2) THROUGH CURB SHALL BE FILLED WITH PREFORMED FILLER MATERIAL AND SEALED WITH HOT POURED FILLER FOR JOINTS.

JOINT (E1) IN GUTTER SHALL BE FILLED WITH PREFORMED FILLER AND SEALED WITH HOT FILLER MATERIAL.

JOINT (E2) IN GUTTER SHALL BE FILLED WITH PREFORMED FILLER AND SEALED WITH FILLER OR FILLED WITH HOT POURED FILLER.

PREFORMED FILLER MATERIAL SHALL BE PLACED TO PROVIDE 1" HOT POURED FILLER FOR JOINTS.

THE BARRIER CLASS CURBS MAY BE CONSTRUCTED WITHOUT BATTER WHEN CONSTRUCTED ON A RADIUS OF 6 FEET OR LESS. THE (E) WILL BE REQUIRED.

WHERE A SIDEWALK INTERSECTS A CURB, THE SIDEWALK SHALL BE RAMPED NO STEEPER THAN 12:1 SLOPE TO PROVIDED ACCESS FOR WHEELCHAIR ACROSS APPROACHES.

PRECAST TYPE A AND B GUTTER ARE ONLY ALLOWED WHEN CONSTRUCTABILITY ISSUES MAKE CAST IN PLACE NOT PRACTICAL. PRECAST IS ONLY ALLOWED WITH THE APPROVAL OF THE ENGINEER. WHEN ALLOWED BY THE ENGINEER, TYPES A AND B GUTTER MAY BE PRECAST TO CONFORM TO THE DIMENSIONS SHOWN. THE PRECASTER SHALL SUBMIT SHOP DRAWINGS INDICATING THE SECTION LENGTH, SECTION CONNECTION, AND PROPOSED JOINT SEALING SYSTEM. WHEN PRECAST SECTIONS CANNOT CONFORM TO ANY VERTICAL OR HORIZONTAL CURVE THEN CAST IN PLACE IS THE ONLY OPTION. A COMBINATION OF CAST IN PLACE AND PRECAST GUTTER MAY BE PERMITTED.

LEGEND

(E) ¾" MAXIMUM WIDTH TRANSVERSE CONTRACTION JOINT (PREFORMED OR SAWED).
(E1) 2" TRANSVERSE EXPANSION JOINT. (PREFORMED OR SAWED)
(E2) ¾" TRANSVERSE EXPANSION JOINT. (PREFORMED OR SAWED)
(F) FILLER FOR JOINTS - HOT POURED.
(G) PREFORMED JOINT FILLER MATERIAL.
(K) TONGUE & GROOVE JOINT WITH TIE BAR - SEE DETAIL.
(M) TONGUE & GROOVE JOINT WITHOUT TIE BARS - SEE DETAIL.
(N) NOT LESS THAN 10' OR MORE THAN 30'.
(T) TOP OF CURB.
(R3) ROUND TO ¾" RADIUS. (EXCEPT FOR SAWED JOINTS)

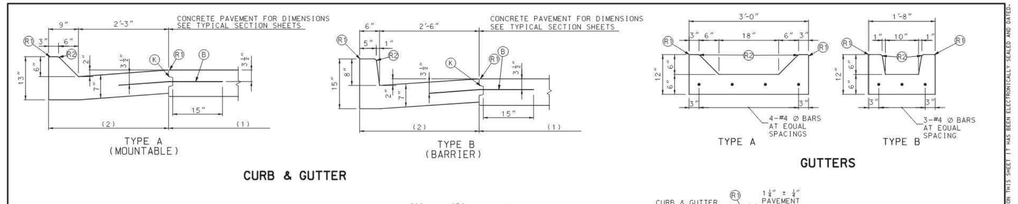
MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION
105 WEST CAPITOL
JEFFERSON CITY, MO 65102
1-888-ASK-MODOT (1-888-275-6636)

CONCRETE CURB, CURB AND GUTTER AND GUTTER

DATE EFFECTIVE: 04/01/2021
DATE PREPARED: 1/27/2021

609.00P

SHEET NO. 1 OF 2



LEGEND

(B) TIE BARS - 30" X #5 Ø AT 30" CTRS.
(C) PERMISSIBLE CONSTRUCTION JOINT. IF CONSTRUCTED IN THIS MANNER TIE BARS MUST BE USED.
(D) #4 Ø TIE BAR AT 24" CENTERS LENGTH OF THE TIE BARS EQUALS THICKNESS OF PAVEMENT PLUS HEIGHT OF CURB, LESS 3 INCHES.
(K) TONGUE & GROOVE JOINT WITH TIE BAR - SEE DETAIL.
(F) TOP OF PAVEMENT OR CONCRETE BASE.
(R1) ROUND TO ½" RADIUS. (EXCEPT FOR SAWED JOINTS)
(R2) ROUND TO ¾" RADIUS.
(R3) CONSTRUCT TO 9" RADIUS
(1) PAY LIMIT FOR PAVEMENT
(2) PAY LIMIT FOR CURB, OR CURB & GUTTER.

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION
105 WEST CAPITOL
JEFFERSON CITY, MO 65102
1-888-ASK-MODOT (1-888-275-6636)

CONCRETE CURB, CURB AND GUTTER AND GUTTER

DATE EFFECTIVE: 07/01/2018
DATE PREPARED: 5/3/2018

609.00P

SHEET NO. 2 OF 2

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

03/11/2025

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Engineering beyond.™
8455 College Boulevard
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
1	CITY COMMENTS	11/18/2024
2	CITY COMMENTS	01/09/2025

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
01/09/2025
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation
COA 00062

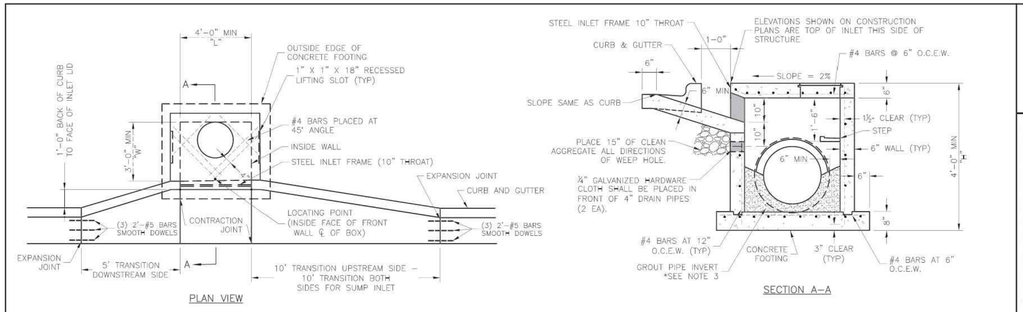
SHEET TITLE

CURB & SIDEWALK DETAILS

SHEET NUMBER

C701

67 OF 78



STEEL FRAME NOTES:
1. ALL WELDS SHALL BE PERFORMED IN ACCORDANCE WITH APPROPRIATE AWS SPECIFICATIONS AND PROCEDURES.
2. ALL WELDS ON EXPOSED SURFACES SHALL BE DRESSED SO AS TO PROVIDE A PLEASING FINISHED APPEARANCE.
3. THE ENTIRE FRAME SHALL BE PAINTED A SINGLE COAT OF CHEM–PRIME #37H–78 PRIMER (GRAY) OR EQUAL.

GENERAL NOTES:
1. THE FIRST DIMENSION LISTED IN THE CONSTRUCTION NOTES IS THE "L" DIMENSION. THE SECOND DIMENSION IS THE "W" DIMENSION.
2. FLOW LINES LISTED ON THE PROJECT PLANS ARE LISTED AT THE INSIDE FACE OF THE WALL.
3. FLOOR OF INLET GROUTED AND SHAPED TO MATCH PIPE INVERT TO PROVIDE SMOOTH FLOW.
4. LOCATE MH RING AND COVER ON BLANK WALL IF POSSIBLE.
5. STEPS SHALL BE SPACED AT 1'–4" O.C. VERTICALLY ON BLANK WALL IF POSSIBLE.
6. BEVEL ALL EXPOSED EDGES WITH ¾"CHAMFER OR ½" TOOLED EDGE.
7. ON–GRADE INLETS SHALL CONFORM TO THE STREET GRADE AND SUMP INLETS SHALL BE LEVEL.
8. PRECAST LIDS SHALL BE PINNED, SEALED WITH NON–SHRINKABLE GROUT AND REMOVABLE FOR FUTURE MAINTENANCE.
9. LIFTING RINGS SHALL BE REMOVED AND SEALED WITH NON–SHRINKABLE GROUT
10. FOR RING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.

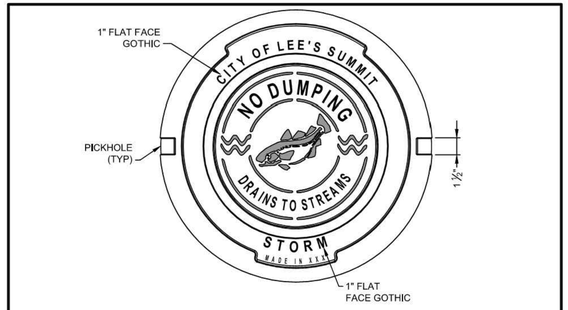
LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

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

Sheet Name: CURB INLET DETAIL

Drawn By: MJF
Checked By: DL
Date: 05/2021
Proj. #:

STM-1



STORM MANHOLE COVER

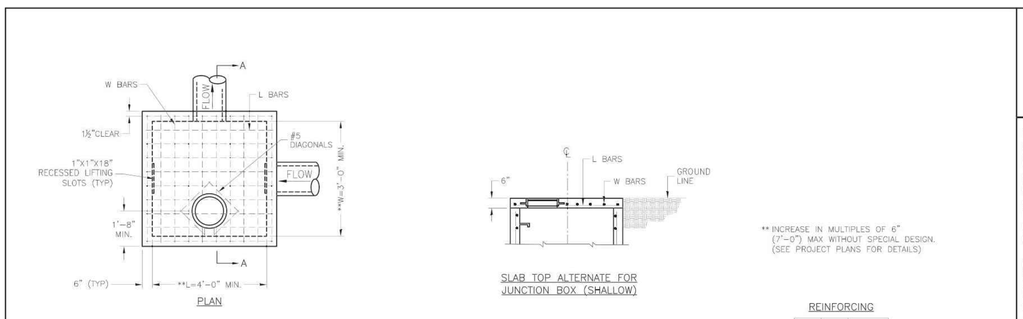
STANDARD 24" MANHOLE COVER
MINIMUM WEIGHT = 160 LB

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

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

STORM MANHOLE COVER

DATE: 04/30/2024
DRAWN BY: CNS
CHECKED BY: MJF
DWG No.
STM-6



** INCREASE IN MULTIPLES OF 6" (7'–0") MAX WITHOUT SPECIAL DESIGN. (SEE PROJECT PLANS FOR DETAILS)

REINFORCING

BARS	BAR SIZE	SPACING (IN.)
H	4	12
V	4	12
L	5	6
W	5	6

GENERAL NOTES:
1. LOCATE RING AND COVER ON BLANK WALL.
2. USE ¾" CHAMFER STRIP OR ½" R EDGER TOOL ON ALL EXPOSED CONCRETE CORNERS.
3. STEPS REQUIRED AT 16" O.C. WHEN DEPTH FROM TOP OF CASTING TO INVERT EXCEEDS 4' ON BLANK WALL IF POSSIBLE.
4. BOXOUTS WILL NOT BE ALLOWED TO PROJECT THROUGH THE CORNERS OF THE STRUCTURE AND THE MINIMUM DISTANCE BETWEEN BOXOUTS IS 6".
5. THE MINIMUM REINFORCING SHALL BE 1 H–BAR OVER A CAST–IN–PLACE PIPE AND 2 H–BARS OVER A PRECAST BOXOUT.
8. PRECAST LIDS SHALL BE PINNED, SEALED WITH NON–SHRINKABLE GROUT AND REMOVABLE FOR FUTURE MAINTENANCE.
9. REINFORCING OF COVERS IN STREETS REQUIRE SPECIAL DESIGN.
10. FOR RING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.

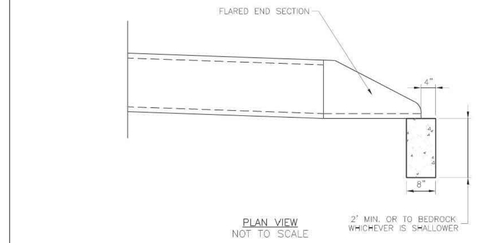
LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

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

Sheet Name: JUNCTION BOX DETAIL

Drawn By: MJF
Checked By: DL
Date: 05/2021
Proj. #:

STM-3



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

FLARED END SECTION SUPPORT DETAIL

Date: 05/2021
Drawn By: MJF
Checked By: DL

STM-5

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

03/11/2025

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Overland Park, KS 66210
816.777.0400
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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
1	CITY COMMENTS	11/18/2024
2	CITY COMMENTS	01/09/2025

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
01/09/2025
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation COA 00062

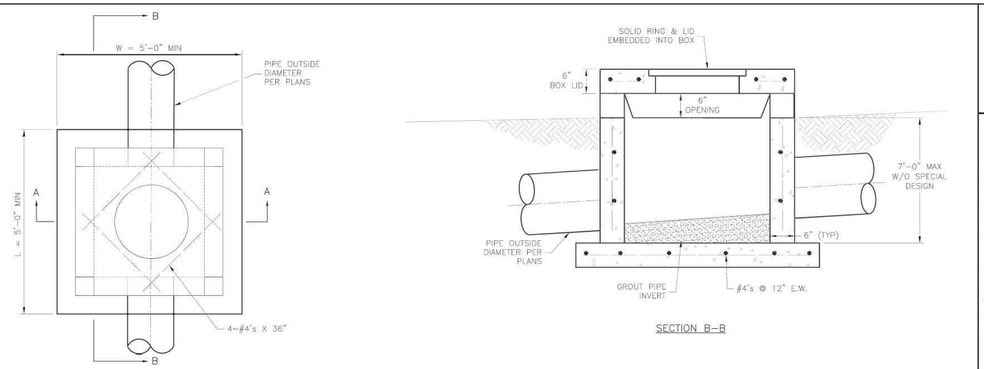
SHEET TITLE

STORM SEWER DETAILS

SHEET NUMBER

C702

68 OF 78



GENERAL NOTES:

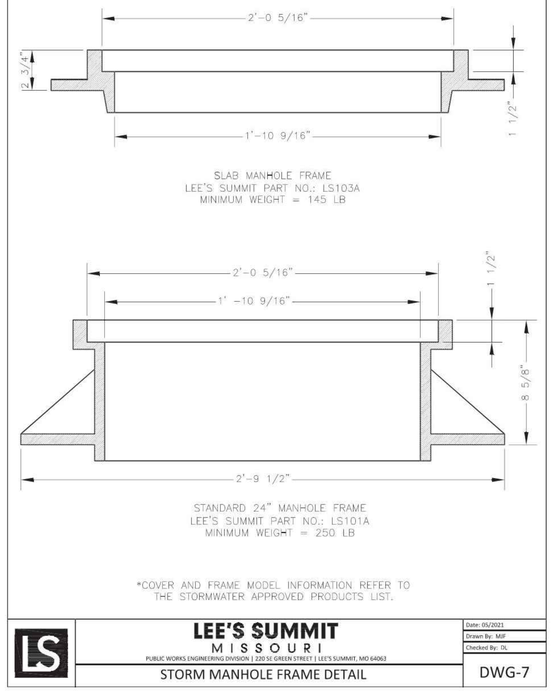
1. LOCATE RING AND COVER OVER OUTLET ON BLANK WALL.
2. USE ¾" CHAMFER ON ALL EXPOSED CONCRETE CORNERS.
3. FLOOR OF INLET GROUTED AND SHAPED TO MATCH PIPE INVERT TO PROVIDE SMOOTH FLOW.
4. STEPS REQUIRED AT 16" O.C. WHEN DEPTH FROM TOP OF CASTING TO INVERT EXCEEDS 3' ON BLANK WALL IF POSSIBLE.
5. BOXOUTS WILL NOT BE ALLOWED TO PROJECT THROUGH THE CORNERS OF THE STRUCTURE.
6. THE MINIMUM REINFORCING SHALL BE 1 H-BAR OVER A CAST-IN-PLACE PIPE AND 2 H-BARS OVER A PRECAST BOXOUT.
7. SHOW FIELD INLET ORIENTATION ON PLANS PLUS NUMBER AND SIDE OF OPENINGS.
8. PRECAST LIDS SHALL BE PINNED, SEALED WITH NON-SHRINKABLE GROUT AND REMOVABLE FOR FUTURE MAINTENANCE.
9. FOR RING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.

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

Project: STANDARD DETAILS CITY OF LEE'S SUMMIT, MO LEE'S SUMMIT, JACKSON COUNTY, MO
Sheet Name: FIELD INLET DETAIL

Drawn By: MJF
Checked By: JB
Date: 05/2021
Proj. #:

STM-2



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

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

STORM MANHOLE FRAME DETAIL

Date: 05/2021
Drawn By: MJF
Checked By: DL

DWG-7

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

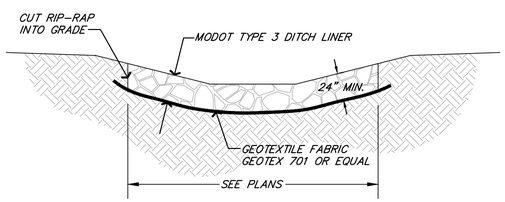
03/11/2025

RIP-RAP NOTES:

1. *ROCK TO BE USED FOR RIP-RAP SHALL CONSIST OF INDIVIDUAL ROCK FRAGMENTS THAT ARE DENSE, SOUND, AND RESISTANT TO ABRASION. THE ROCK SHALL BE FREE OF CRACKS, SEAMS, AND OTHER DEFECTS THAT WOULD TEND TO INCREASE THE DESTRUCTION OF THE INDIVIDUAL ROCK FRAGMENTS DUE TO WATER AND FRONT ACTION. REFER APWA SECTION 2600.*
2. *RIP-RAP SHALL HAVE A MINIMUM THICKNESS OF 24" AT ALL LOCATIONS SHOWN ON THE PLANS. RIP-RAP SHALL BE PLACED ON GEOTEXTILE FABRIC AS SHOWN IN THE DETAIL.*
3. *24" THICK RIP-RAP SHALL BE WELL-GRADED (Dso = 14") AND CONFORM TO THE TABLE BELOW:*

PERCENT LIGHTER	*WEIGHT, LBS.*
100	*700*
85-95	*525*
30-50	*175*
0-15	*30*

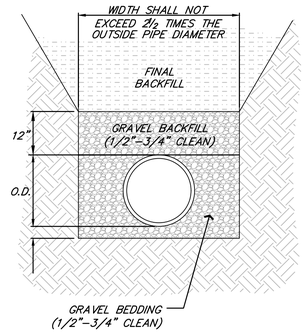
4. *A SAMPLE OF ALL ROCK TO BE PLACED SHALL BE SET ASIDE AT A QUARRY CHOSEN BY THE CONTRACTOR AND VISUALLY INSPECTED BY THE CONTRACTOR FOR QUALITY TO ENSURE ROCK MEETS ALL REQUIREMENTS PRIOR TO DELIVERY.*



RIPRAP DETAILS
NOT TO SCALE

BEDDING
1/2"-3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY COMPACTED IN MAX. 4" LIFTS
INITIAL BACKFILL
-UNDER PAVED AREAS OR WITHIN 4' HORIZONTAL OF PAVED AREAS 1/2"-3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY COMPACTED IN MAX. 4" LIFTS
-UNDER OPEN AREAS 1/2"-3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY COMPACTED IN MAX. 4" LIFTS
FINAL BACKFILL
-UNDER PAVED AREAS OR WITHIN 4' HORIZONTAL OF PAVED AREAS ON-SITE OR IMPORTED MATERIAL FREE OF MUCK, FROZEN MATERIAL, EXCESS MOISTURE, ORGANICS, TOPSOIL, RUBBISH, CONSTRUCTION DEBRIS, ROCK OR BRICK LARGER THAN 8", COMPACTED TO 95% OF STANDARD DENSITY PER ASTM D-698
-UNDER OPEN AREAS ON-SITE OR IMPORTED MATERIAL FREE OF MUCK, FROZEN MATERIAL, EXCESS MOISTURE, ORGANICS, TOPSOIL, RUBBISH, CONSTRUCTION DEBRIS, ROCK OR BRICK LARGER THAN 8", COMPACTED TO 90% OF STANDARD DENSITY PER ASTM D-698

BEDDING DEPTH BELOW PIPE		
PIPE DIAMETER	*IN SOIL*	*IN ROCK*
24" AND LESS	*4"*	*6"*
27" THRU 60"	*4"*	*9"*



PIPE BEDDING DETAIL
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COBEY CREEK - 2ND PLAT

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

REVISIONS

NO.	DESCRIPTION	DATE
1	CITY COMMENTS	11/18/2024
2	CITY COMMENTS	01/09/2025

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
01/09/2025
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

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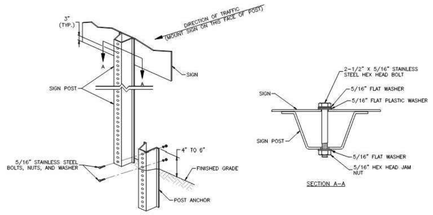
SHEET TITLE

STORM SEWER DETAILS (2)

SHEET NUMBER

C703

69 OF 78

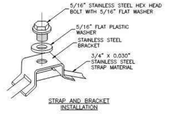


SECTION A–A

U–STEEL POST DETAILS

NOTES:

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



STRAP AND BRACKET INSTALLATION

ENDS OF STRAP CLIMPED IN SEAL

STRAP TYPE SIGN SUPPORT DETAILS

NOTES:

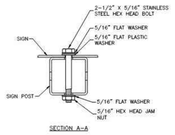
1. SIGNS ON METAL POLES SHALL BE ATTACHED WITH TWO BRACKETS AND STAINLESS STEEL BANDS.
2. HOLES IN SIGN FOR ATTACHMENT TO THE MOUNTING BRACKETS SHALL BE OFFSET A MINIMUM OF 2 INCHES FROM THE EDGE OF THE SIGN.
3. HOLES IN SIGN SHALL BE LOCATED SUCH THAT THE SIGN IS LEVEL.
4. ALL STRAP, BRACKET, AND SEAL MATERIALS SHOULD BE TYPE 201 STAINLESS STEEL.

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.
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 THE STANDARD DRAWINGS.
7. ALL EXISTING SIGNS WILL BE USED IN PLACE DURING CONSTRUCTION AND PROTECTED FROM DAMAGE UNLESS OTHERWISE INDICATED IN THE PLANS. IF THE CONTRACTOR DAMAGES ANY EXISTING SIGN OR POSTS DURING CONSTRUCTION, THE CONTRACTOR WILL BE REQUIRED TO REPLACE THE DAMAGED MATERIALS WITH NEW SIGNS OR POSTS AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL 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 INSTALLATION TO BE LEFT IN PLACE OVERNIGHT WILL REQUIRE PRIOR APPROVAL FROM THE CITY INSPECTOR.

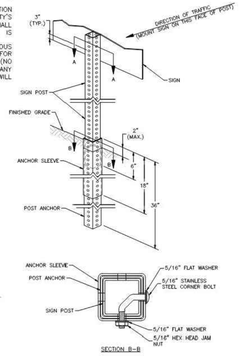
SQUARE STEEL POST INSTALLATION SEQUENCE:

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



SECTION A–A

CORNER BOLT



SECTION B–B

SQUARE STEEL POST DETAILS

NOTES:

1. SQUARE STEEL SIGN POSTS AND BREAK–AWAY ANCHOR SHALL CONSIST OF THE FOLLOWING MATERIALS:
   SIGN POST – 14 GA. 2" X 2" SQUARE STEEL POST
   POST ANCHOR – 12 GA. 2 ½" X 2 ½" X 36" SQUARE STEEL POST
   ANCHOR SLEEVE – 12 GA. 2 ½" X 2 ½" X 18" SQUARE STEEL POST
2. 14 GA. POSTS MUST MEET A CERTIFIED MINIMUM YIELD STRENGTH OF 60,000 PSI.
3. IN ALL INSTALLATIONS THE FIRST HOLE ABOVE THE FINISHED GRADE LINE ON THE SIGN POST, ANCHOR, AND ANCHOR SLEEVE MUST BE IN LINE FOR THE INSERTION OF THE CORNER BOLT.
4. THE MAXIMUM AREA FOR ONE SIGN POST IS 9.0 SQUARE FEET. A SIGN OR COMBINATION OF SIGNS WITH AN AREA GREATER THAN 9.0 SQUARE FEET WILL REQUIRE TWO POSTS. ALSO, SIGNS WITH A WIDTH GREATER THAN OR EQUAL TO 48" (NOT INCLUDING 36" X 36" DIAMOND SHAPED SIGNS) WILL REQUIRE TWO POSTS.

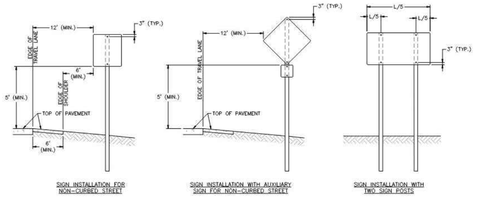
LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

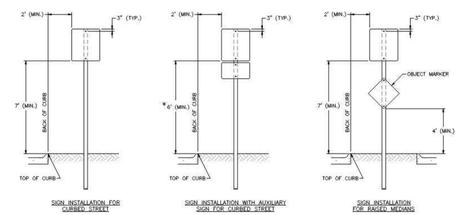
STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

Project:
Sheet Name: POST DETAILS

Drawn By: BWC
Checked By: MP
Date: 01/2020
Proj. #:

SN-2

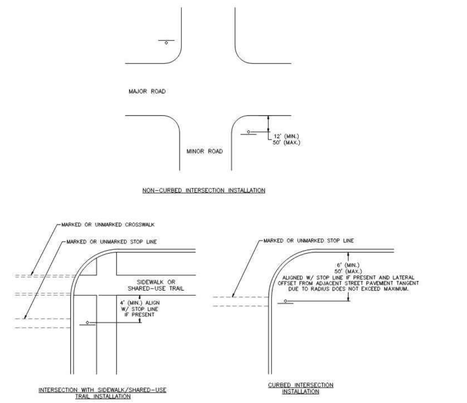




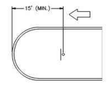
SIGN MOUNTING DETAILS

NOTES:

1. GENERALLY, THE SIGN MOUNTING HEIGHT SHOULD NOT BE MORE THAN 1' GREATER THAN THE MINIMUM MOUNTING HEIGHT.
2. *THE HEIGHT TO THE BOTTOM OF A SIGN WHEN IT IS LOCATED IN A PEDESTRIAN WALKWAY OR EXTENDS INTO A WALKWAY SHALL BE A MINIMUM OF 80 INCHES ABOVE THE WALKWAY.



CONTROL SIGN LOCATION



MEDIAN SIGN LOCATION

NOTES:

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

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

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

Project:
Sheet Name: SIGN MOUNTING DETAILS

Drawn By: BWC
Checked By: MP
Date: 01/2020
Proj. #:

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As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

03/11/2025

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COBEY CREEK - 2ND PLAT

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LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

REVISIONS

NO.	DESCRIPTION	DATE
1	CITY COMMENTS	11/18/2024
2	CITY COMMENTS	01/09/2025

DRAWING INFORMATION

PROJECT NO: 21KC10060
DRAWN BY: JK
CHECK BY: JB
ISSUED FOR: REVIEW
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STATE OF MISSOURI
JEFFREY W. BARTZ
NUMBER PE-2012022594
01/09/2025
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation COA 00062

SHEET TITLE

SIGN POST & MOUNTING DETAILS

SHEET NUMBER

C704

70 OF 78

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As Noted on Plan Review

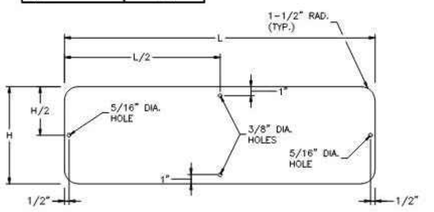
Development Services Department
Lee's Summit, Missouri

03/11/2025

STANDARD ABBREVIATION LISTS

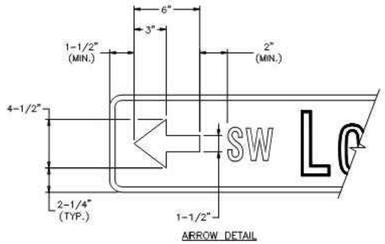
NAMED STREETS	
AVENUE	Ave
BOULEVARD	Blvd
CIRCLE	Cir
CREEK	Cr
COURT	Ct
CROSSING	Xing
DRIVE	Dr
HIGHWAY	Hwy
LANE	Ln
PARKWAY	Pkwy
PLACE	Pl
ROAD	Rd
STREET	St
TERRACE	Ter
TRAIL	Trl
WAY	Way

NUMBERED STREETS	
FIRST	ST
SECOND	ND
THIRD	RD
FOURTH TO TENTH	TH

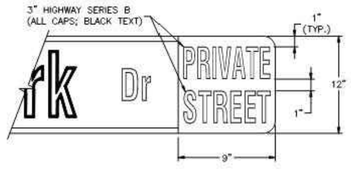


STREET NAME SIGN BLANK DETAILS

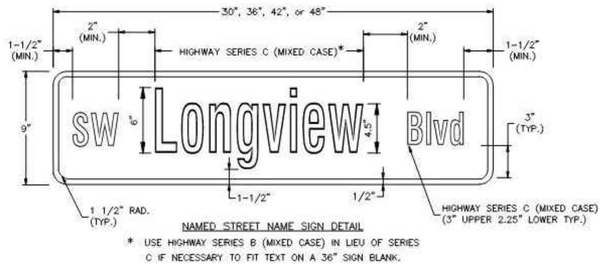
FOR MOUNTING ON SQUARE STEEL POSTS



ARROW DETAIL



PRIVATE STREET TAG DETAIL

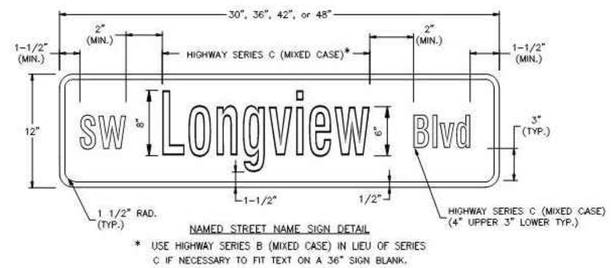


NAMED STREET NAME SIGN DETAIL

* USE HIGHWAY SERIES B (MIXED CASE) IN LIEU OF SERIES C IF NECESSARY TO FIT TEXT ON A 36" SIGN BLANK.

STREET NAME SIGN FACE DETAILS

POST MOUNTED 2-LANE ALL SPEEDS AND MULTI-LANE UNDER 40 MPH

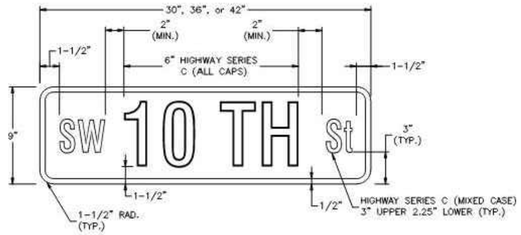


NAMED STREET NAME SIGN DETAIL

* USE HIGHWAY SERIES B (MIXED CASE) IN LIEU OF SERIES C IF NECESSARY TO FIT TEXT ON A 36" SIGN BLANK.

STREET NAME SIGN FACE DETAILS

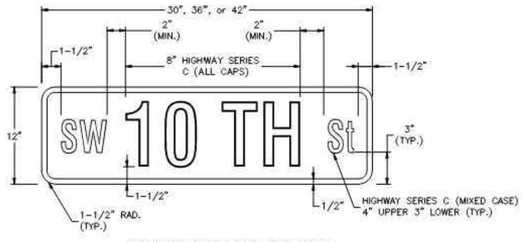
POST MOUNTED MULTI-LANE GREATER THAN 40 MPH



NUMBERED STREET NAME SIGN DETAIL

STREET NAME SIGN FACE DETAILS

POST MOUNTED 2-LANE ALL SPEEDS AND MULTI-LANE UNDER 40 MPH



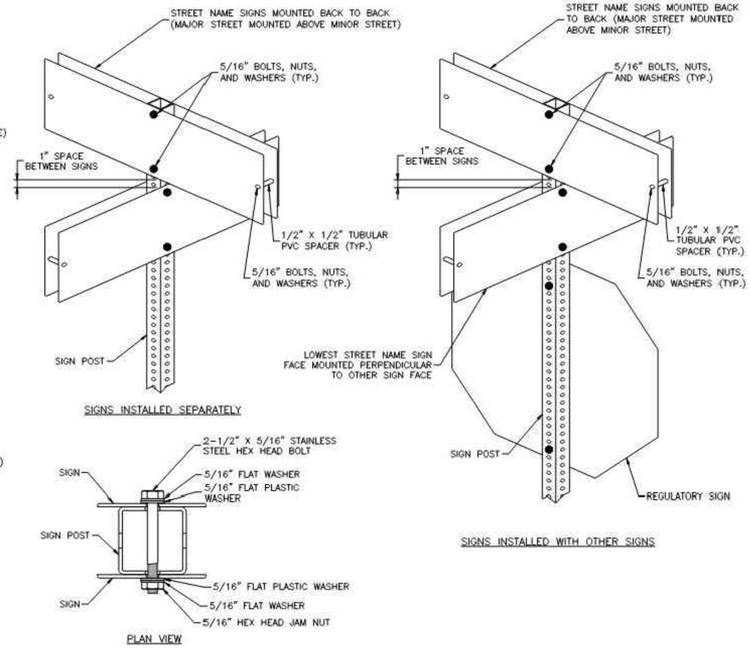
NUMBERED STREET NAME SIGN DETAIL

STREET NAME SIGN FACE DETAILS

POST MOUNTED MULTI-LANE GREATER THAN 40 MPH

NOTES:

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



SQUARE STEEL POST MOUNTING DETAILS

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

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

Sheet Name: STREET NAME SIGN DETAILS

Drawn By: BWC
Checked By: MP
Date: 01/2020
Proj. #:

SN-3

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COBEY CREEK - 2ND PLAT

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

REVISIONS		
NO.	DESCRIPTION	DATE
1	CITY COMMENTS	11/18/2024
2	CITY COMMENTS	01/09/2025

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
01/09/2025
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation COA 00062

SHEET TITLE

STREET NAME SIGN DETAILS

SHEET NUMBER

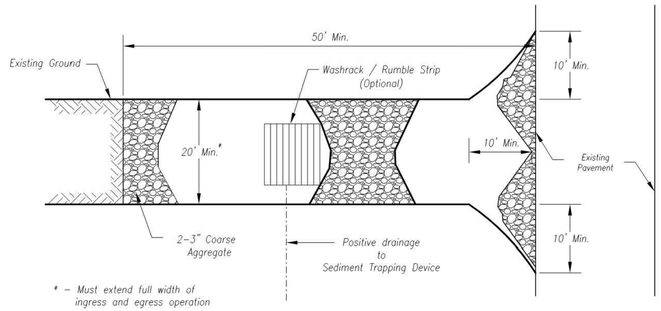
C705

71 OF 78

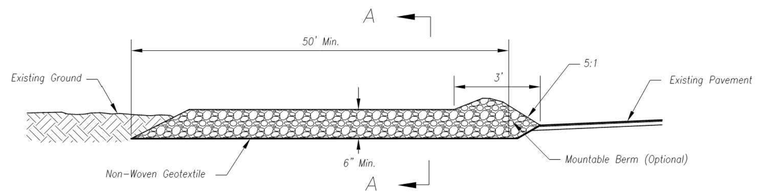
RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

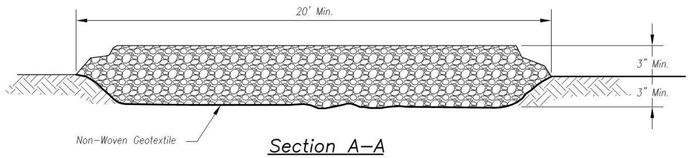
03/11/2025



Plan View
Not to Scale



Side Elevation
Not to Scale



Section A-A
Not to Scale

Notes for Construction Entrance:

1. Avoid locating on steep slopes, at curves on public roads, or downhill of disturbed area.
2. Remove all vegetation and other unsuitable material from the foundation area, grade, and crown for positive drainage.
3. If slope towards the public road exceeds 2%, construct a 6- to 8-inch high ridge with 3H:1V side slopes across the foundation approximately 15 feet from the edge of the public road to divert runoff from it.
4. Install pipe under the entrance if needed to maintain drainage ditches along public roads.
5. Place stone to dimensions and grade as shown on plans. Leave surface sloped for drainage.
6. Divert all surface runoff and drainage from the entrance to a sediment control device.
7. If conditions warrant, place geotextile fabric on the graded foundation to improve stability.

Maintenance for Construction Entrance:

1. Reshape entrance as needed to maintain function and integrity of installation. Top dress with clean aggregate as needed.

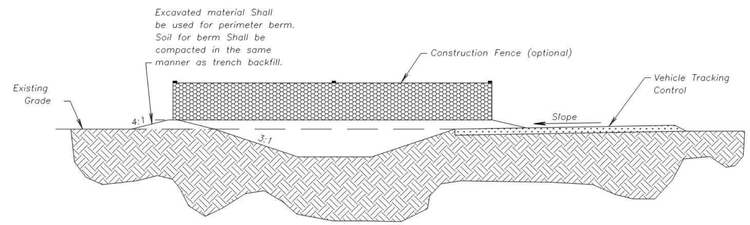
CONSTRUCTION ENTRANCE

Notes for Concrete Washout:

1. Concrete washout areas shall be installed prior to any concrete placement on site.
2. Concrete washout area shall include a flat subsurface pit sized relative to the amount of concrete to be placed on site. The slopes leading out of the subsurface pit shall be 3:1. The vehicle tracking pad shall be sloped towards the concrete washout area.
3. Vehicle tracking control is required at the access point to all concrete washout areas.
4. Signs shall be placed at the construction site entrance, washout area and elsewhere as necessary to clearly indicate the location(s) of the concrete washout area(s) to operators of concrete truck and pump rigs.
5. A one-piece impervious liner may be required along the bottom and sides of the subsurface pit in sandy or gravelly soils.

Maintenance for Concrete Washout:

1. Concrete washout materials shall be removed once the materials have filled the washout to approximately 75% full.
2. Concrete washout areas shall be enlarged as necessary to maintain capacity for wasted concrete.
3. Concrete washout water, wasted pieces of concrete and all other debris in the subsurface pit shall be transported from the job site in a water-tight container and disposed of properly.
4. Concrete washout areas shall remain in place until all concrete for the project is placed.
5. When concrete washout areas are removed, excavations shall be filled with suitable compacted backfill and topsoil, any disturbed areas associated with the installation, maintenance, and/or removal of the concrete washout areas shall be stabilized.



CONCRETE WASHOUT

Construction Entrance modified from 2015 Overland Park Standard Details for Erosion and Sediment Control; Concrete Washout modified from 2009 City of Great Bend Standard Drawings.

AMERICAN PUBLIC WORKS ASSOCIATION
Kansas City Metro Chapter
KANSAS CITY METRO CHAPTER

CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT

STANDARD DRAWING NUMBER ESC-01
ADOPTED: 10/24/2016

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COBEY CREEK - 2ND PLAT

S29, T47N, R31W
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2	CITY COMMENTS	01/09/2025

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
01/09/2025
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

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COA 00062

SHEET TITLE

CONSTRUCTION ENTRANCE DETAILS

SHEET NUMBER

C800

Plotted on: Jan 09, 2025 - 11:55am G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10060 - SHTS - DETAILS.dwg Layout: CONSTRUCTION ENTRANCE DETAILS

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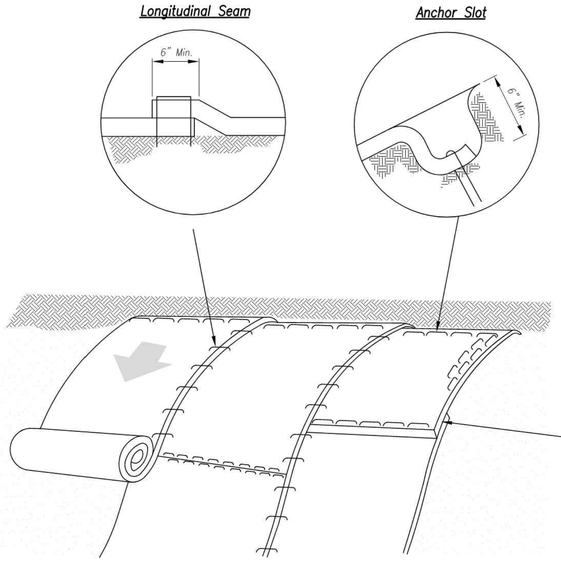
Development Services Department
Lee's Summit, Missouri

03/11/2025



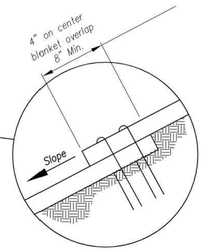
Installation on Slopes

General Notes:

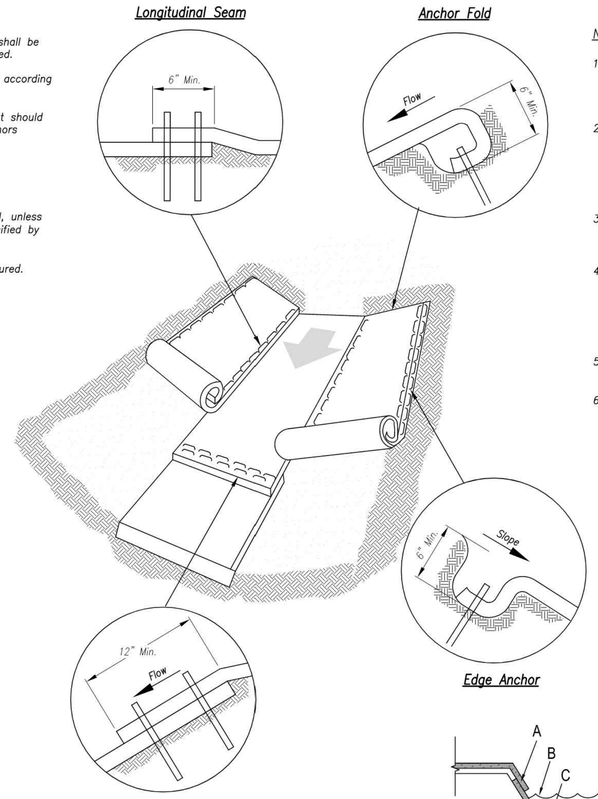
1. *APWA Specifications 2150 and Design Guidance 5100 shall be referenced to select type of blanket or mat to be used.*
2. *Typical anchors and pattern/spacing shall be installed according to the manufacturers instructions.*
3. *LONGITUDINAL SEAMS: The edges of the blanket or mat should overlap each other a minimum of 6 inches, with anchors catching the edges of both blankets.*

Maintenance:

1. *Torn or degraded product shall be repaired or replaced, unless such degradation is within the functional longevity specified by the manufacturer.*
2. *Edges or seams that are loose or frayed shall be secured.*



Splice Seam

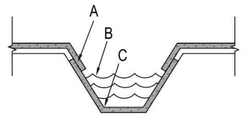


Edge Anchor

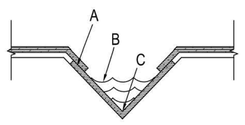
Splice Seam

Notes for Installation in Channels:

1. *Erosion Control Blankets and TRMs shall be laid in the direction of the flow, with the first course at the centerline of channel, where applicable. In order for the mat to be in contact with the soil, lay the mat loosely, avoiding stretching.*
2. *ANCHOR FOLD: The top of the mat should be folded under, buried and secured with wood or other approved anchors placed 6 inches apart. The top edge of the mat should be buried in a slot 6 inches wide x 6 inches deep, anchored in the bottom of the slot, backfilled, and the mat folded over the top as shown in detail.*
3. *SPLICE SEAM: When splices are necessary, overlap end a minimum of 12 inches in direction of water flow. Stagger splice seams.*
4. *CHECK SLOTS: Establish check slots transverse to slope every 30 feet. The slots should be 6 inches wide x 6 inches deep. The mat shall be cut to a length 12 inches beyond the slot. The top of the downstream mat shall be slotted in, secured and buried similar to the edge anchor fold. The upstream mat shall then cover the slot and be anchored as shown.*
5. *EDGE ANCHORS: Lay outside edge of mat into trench at top of the slope and anchor.*
6. *TERMINUS: The bottom edge of the mat shall be anchored.*



Trapezoidal Channel



V Channel

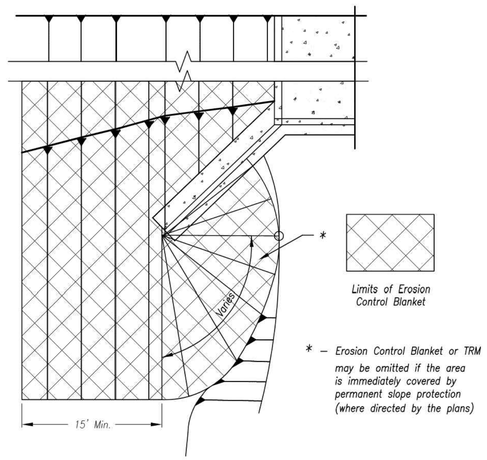
Critical Points:

A – *Overlaps and seams;*

B – *Projected water line;*

C – *Channel bottom / side slope vertices;*

Installation in Channels



Partial Box Culvert Plan
Not to Scale

Installation Around Culvert Slope

Notes for Installation on Slopes:

1. *Erosion Control Blankets and TRMs shall be laid in the direction of the slope. In order for blanket to be in contact with the soil, lay blanket loosely, avoiding stretching.*
2. *ANCHOR SLOTS: The top of the blanket should be "slotted in" at the top of the slope and anchored in place with anchors 6 inches apart. The slots should be 6 inches wide x 6 inches deep with the blanket anchored in the bottom of the slot, then backfilled, tamped and seeded.*
3. *SPLICE SEAM: When splices are necessary, overlap end a minimum of 8 inches in direction of water flow. Stagger splice seams.*
4. *TERMINAL FOLD: The bottom edge of the blanket shall be turned under a minimum of 4 inches, then anchored in place with anchors 9 inches apart.*

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

AMERICAN PUBLIC WORKS ASSOCIATION

Kansas City Metro Chapter APWA American Public Works Association

KANSAS CITY METRO CHAPTER

EROSION CONTROL BLANKETS AND TURF REINFORMENT MATS

STANDARD DRAWING NUMBER ESC-02

ADOPTED: 10/24/2016

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COBEY CREEK - 2ND PLAT

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

REVISIONS

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JEFFREY W. BARTZ
NUMBER PE-2012022594
01/09/2025
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

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SHEET TITLE

STEEP SLOPE PROTECTION DETAILS

SHEET NUMBER

C801

73 OF 78

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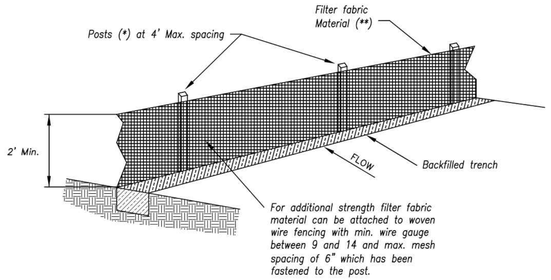
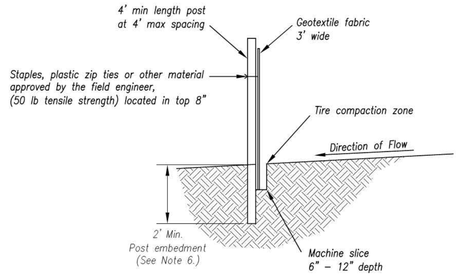
Development Services Department
Lee's Summit, Missouri

03/11/2025





(*) POSTS

- MIN. LENGTH 4'
- HARDWOOD 1 3/16" x 1 3/16"
- NO.2 SOUTHERN PINE 2 5/8" x 2 5/8"
- STEEL 1.33 LB/FT

(**) – Geotextile Fabric shall meet the requirements of AASHTO M288

SILT FENCE DETAILS

Not to Scale

Notes:

1. In order to contain water, the ends of the silt fence must be turned uphill (Figure A).
2. Long perimeter runs of silt fence must be limited to 100'. Runs should be broken up into several smaller segments to minimize water concentrations (Figure A).
3. Long slopes should be broken up with intermediate rows of silt fence to slow runoff velocities.
4. Attach fabric to upstream side of post.
5. Install posts a minimum of 2' into the ground.
6. Trenching will only be allowed for small or difficult installation, where slicing machine cannot be reasonably used.

Maintenance:

1. Remove and dispose of sediment deposits when the deposit approaches ⅓ the height of silt fence.
2. Repair as necessary to maintain function and structure.

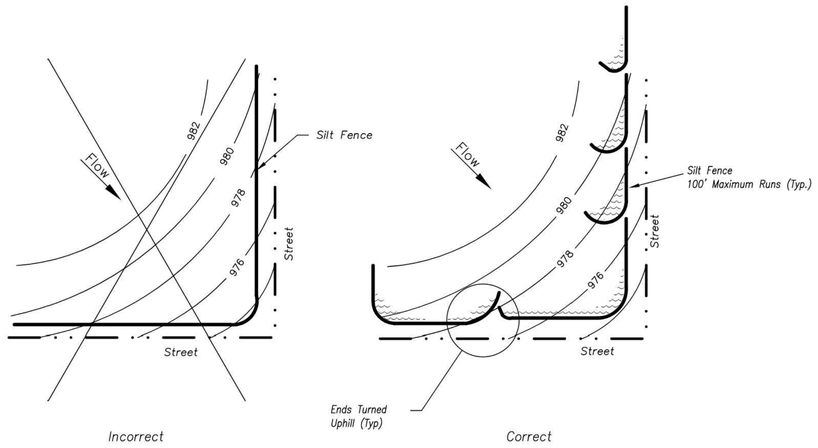
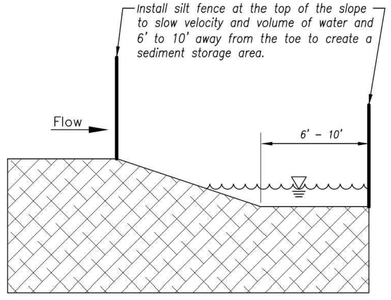
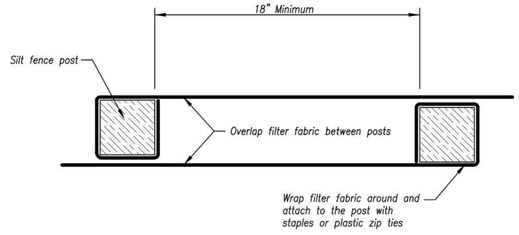


Figure A

SILT FENCE LAYOUT

Not to Scale





JOINING FENCE SECTIONS

Not to Scale

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

AMERICAN PUBLIC WORKS ASSOCIATION
KANSAS CITY METRO CHAPTER

SILT FENCE

STANDARD DRAWING NUMBER ESC-03
ADOPTED: 10/24/2016

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COBEY CREEK - 2ND PLAT

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

REVISIONS

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JEFFREY W. BARTZ
NUMBER PE-2012022594
01/09/2025
PROFESSIONAL ENGINEER

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LICENSE NO: PE - 2012022594

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COA 00062

SHEET TITLE

SILT FENCE DETAILS

SHEET NUMBER

C802

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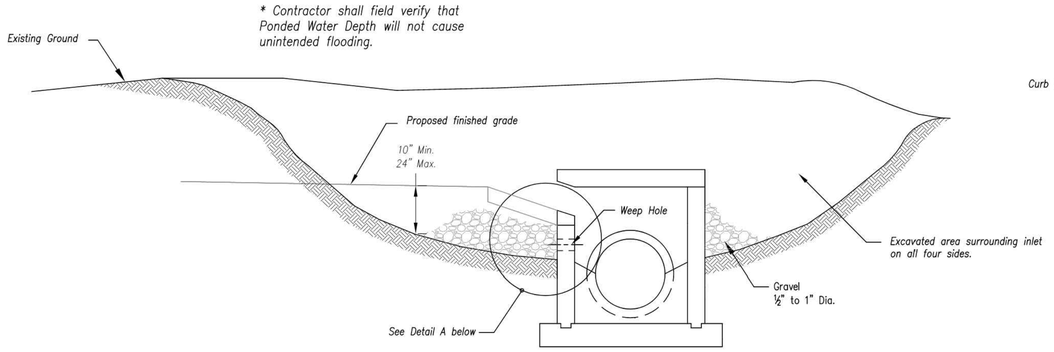
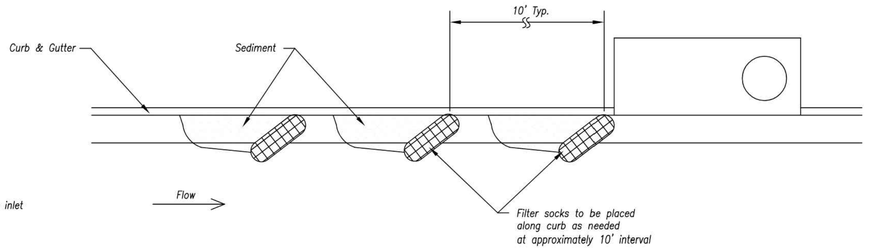
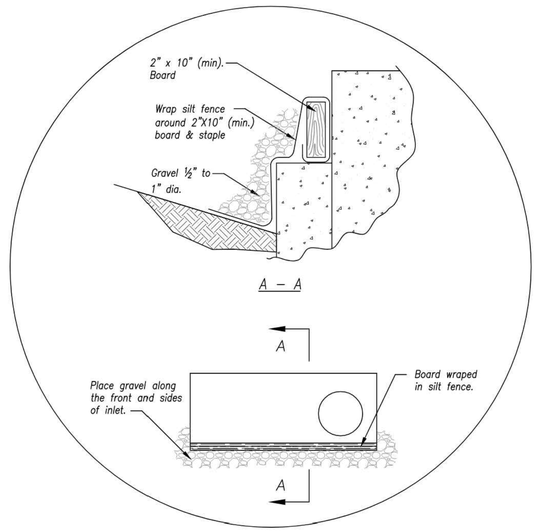
Development Services Department
Lee's Summit, Missouri

03/11/2025





On Grade Curb Inlet Protection



Detail A

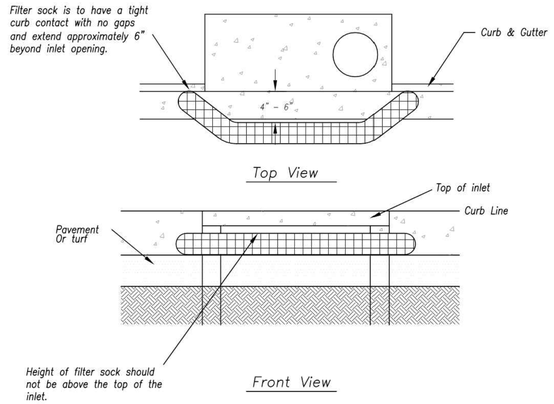
EARLY STAGE CURB INLET
(Open Box and Prior to Pouring Curb and Inlet Throat)

Notes:

1. Immediately following inlet construction and prior to construction of curb and inlet throat, protect inlet opening by installing 2" X 10" (min.) board wrapped in silt fence. Structures shall have excavated storage area on all four sides to allow settling of sediment (Early Stage Curb Inlet).
2. When inlet is completed and curb poured, filter socks or approved equal should be used (Late Stage Curb Inlet). Straw wattles are not approved for curb inlet use.
3. Contractor to field verify ponding water shall not create a traffic hazard.

Maintenance:

1. Remove deposited sediment from excavated storage areas when available storage has been reduced by 20%.
2. Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
3. Repair or replace as necessary to maintain function and integrity of installation.



Sump Inlet Sediment Filter

LATE STAGE CURB INLET
(After Pouring Curb and Inlet Throat)

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

AMERICAN PUBLIC WORKS ASSOCIATION
KANSAS CITY METRO CHAPTER

CURB INLET PROTECTION

STANDARD DRAWING NUMBER ESC-06
ADOPTED: 10/24/2016

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COBEY CREEK - 2ND PLAT

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

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01/09/2025
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ISSUED BY: JEFFREY BARTZ
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SHEET TITLE

CURB INLET PROTECTION DETAILS

SHEET NUMBER

C803

75 OF 78

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Lee's Summit, Missouri

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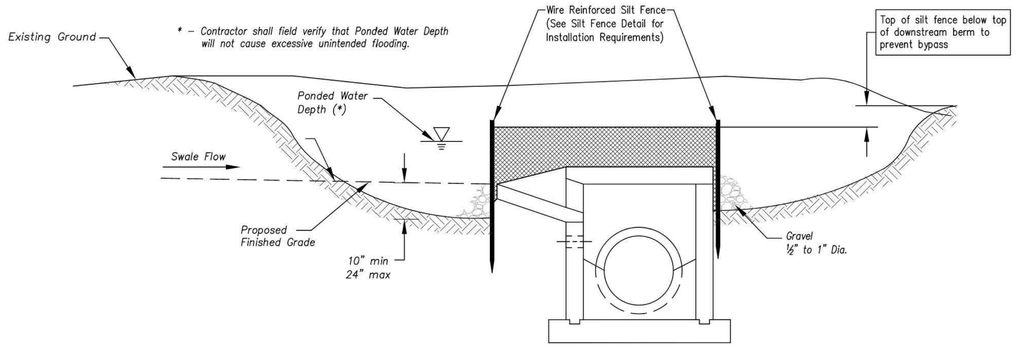
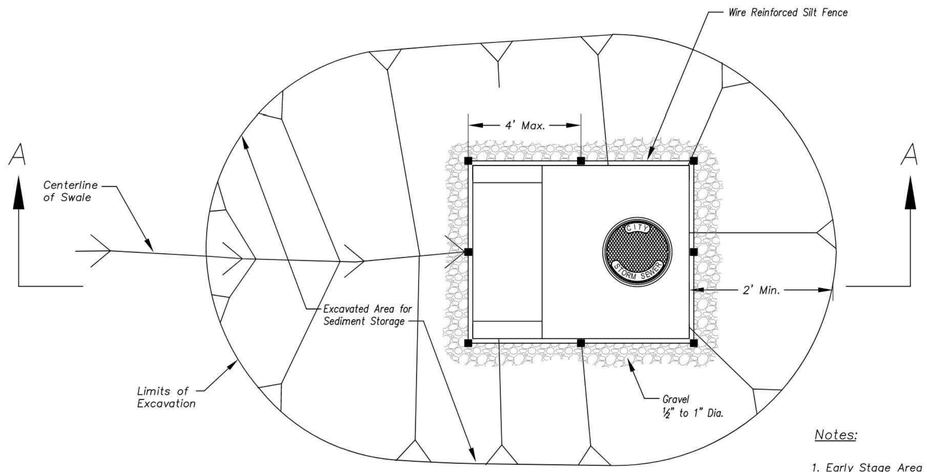
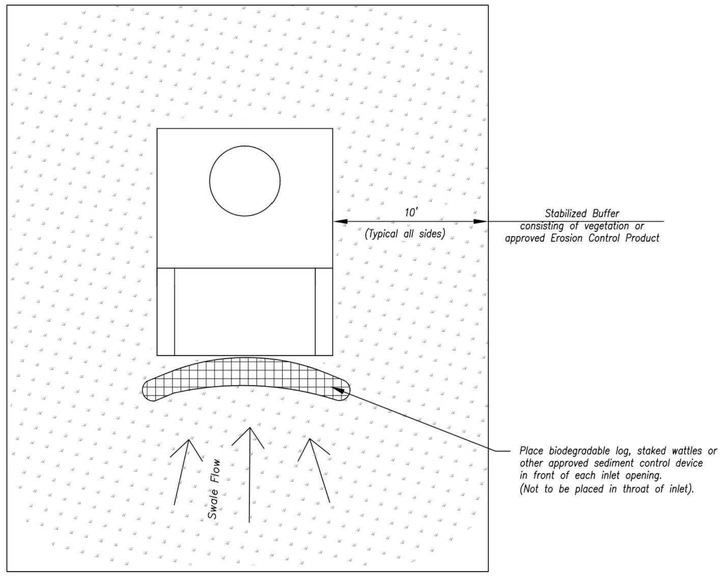


Section A–A
Not to Scale



Plan
Not to Scale

EARLY STAGE AREA INLET
(All open boxes and inlets not at final grade)



Plan
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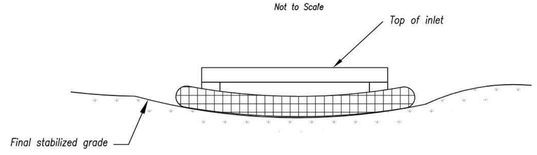

Front View

LATE STAGE AREA INLET
(Area inlets at final grade and existing inlets)

Notes:

1. Early Stage Area Inlet Sediment Barrier to be installed immediately after inlet or junction box is constructed.
2. Silt fence shall remain in place until excavated area is removed and Late Stage Area Inlet is being installed.
3. Backfill excavated area ONLY after final grading of the site. Stabilization of the site is to immediately follow.
4. Wire reinforced silt fence may be used in place of silt fence attached to wood frame.

Maintenance:

1. Remove deposited sediment from excavated storage areas when available storage has been reduced by 20%.
2. Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
3. Repair or replace as necessary to maintain function and integrity of installation.

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

AMERICAN PUBLIC WORKS ASSOCIATION
Kansas City Metro Chapter APWA AMERICAN PUBLIC WORKS ASSOCIATION
KANSAS CITY METRO CHAPTER

AREA INLET AND JUNCTION BOX PROTECTION

STANDARD DRAWING NUMBER ESC-07
ADOPTED: 10/24/2016

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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

AREA INLET PROTECTION DETAILS

SHEET NUMBER

C804

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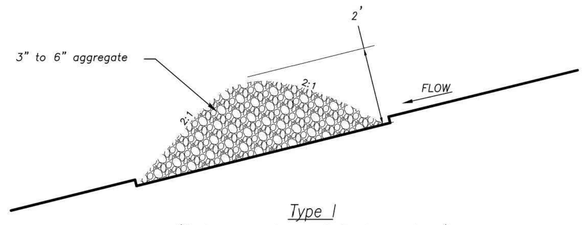
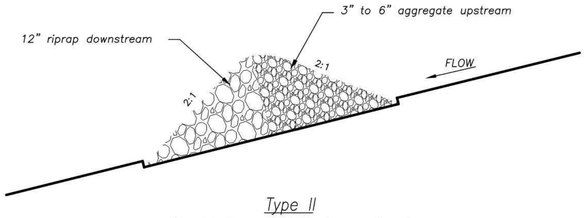
Lee's Summit, Missouri

03/11/2025



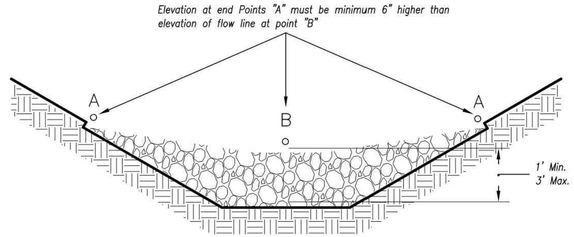
Type I
(2 Acres or less of Drainage Area)
Not to Scale



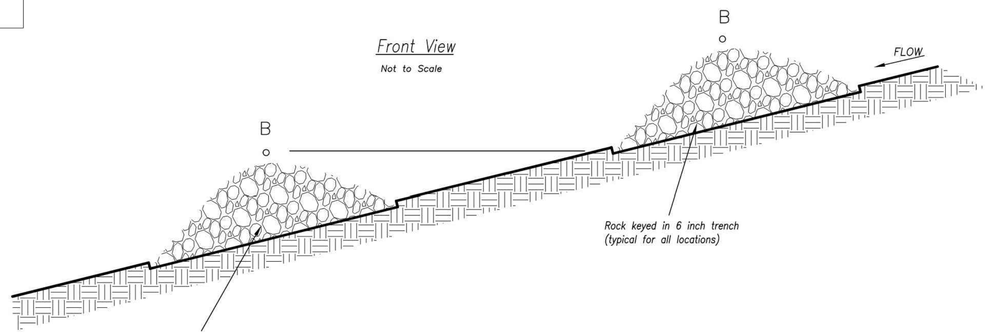
Type II
(2-10 Acres of Drainage Area)
Not to Scale

ROCK DITCH CHECK

Temporary Rock Ditch Check Spacing	
Ditch Centerline Slope (%)	Spacing Interval (Feet)
5.0	60
6.0	50
7.0	43
8.0	36
9.0	33
10.0	29
Note: Use this spacing only for Rock Ditch Checks.	



Front View
Not to Scale



Spacing Between Check Dams (all types)
Not to Scale

Notes:

1. Rock check dams shall be used only for drainage areas less that 10 acres unless approved by the City Engineer.
2. Use rock checks only in situations where the ditch slope exceeds 6%.

Maintenance:

1. Remove and dispose of sediment deposits when the deposit approaches ½ the height of the ditch check.
2. Replace and reshape as necessary to maintain function and integrity of installation.

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

AMERICAN PUBLIC WORKS ASSOCIATION
KANSAS CITY METRO CHAPTER

ROCK DITCH CHECKS

STANDARD DRAWING NUMBER ESC-10
ADOPTED: 10/24/2016

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SHEET TITLE

ROCK DITCH CHECKS

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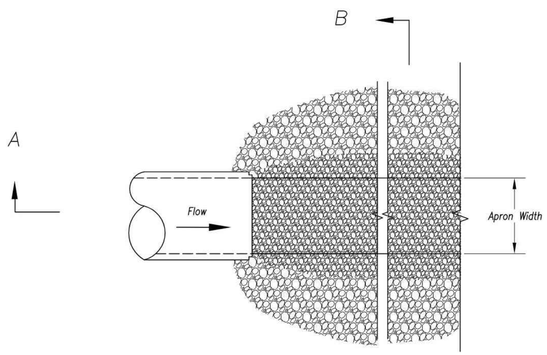
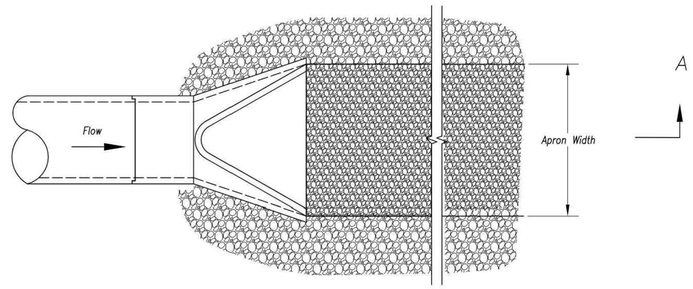
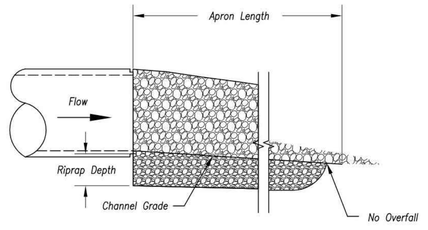


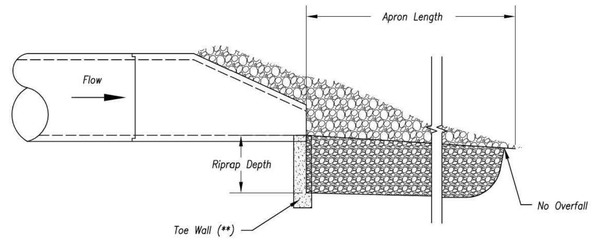
Plan View
Not to Scale



Plan View
Not to Scale

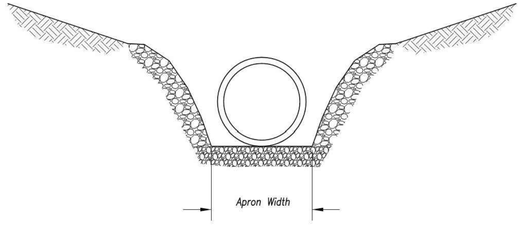


Section A–A
Not to Scale



Section A–A
Not to Scale

OUTLET PROTECTION WITH END SECTION



Section B–B
Not to Scale

OUTLET PROTECTION W/O END SECTION

Notes:

1. *Rock all sides steeper than 3:1.*
2. *Stabilize all disturbed areas downstream of outlet to the limits of disturbance.*
3. *Alternative outlet protection and slope stabilization measures may be used with approval by the Engineer.*
4. *Install riprap apron so that it is no higher than flowline of pipe.*
5. *Reference APWA Specification 2650 for rock type, size, and placement.*

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

AMERICAN PUBLIC WORKS ASSOCIATION
Kansas City Metro Chapter
KANSAS CITY METRO CHAPTER

OUTLET PROTECTION

STANDARD DRAWING NUMBER ESC-14
ADOPTED: 10/24/2016

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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
1	CITY COMMENTS	11/18/2024
2	CITY COMMENTS	01/09/2025

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
01/09/2025
PROFESSIONAL ENGINEER

ISSUED BY: JEFFREY BARTZ
LICENSE NO: PE - 2012022594

A licensed Missouri Engineering Corporation
COA 00062

SHEET TITLE

OUTLET PROTECTION DETAILS

SHEET NUMBER

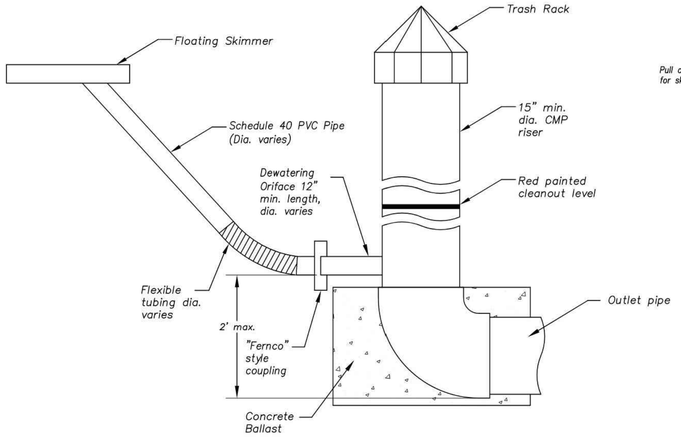
C806

78 OF 78

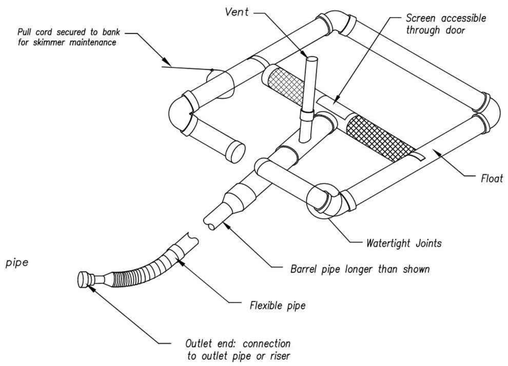
RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

03/11/2025

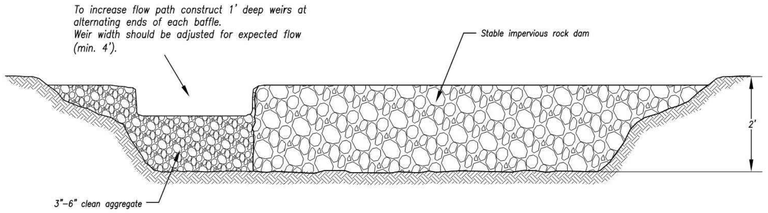


PRINCIPAL SPILLWAY DETAIL

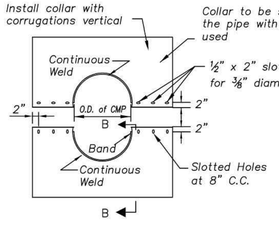


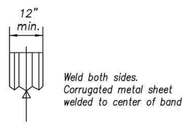
SKIMMER DETAIL (Typ.) *

* Designer to provide specific details per application (e.g. pipe sizes, screen sizes, perforation, etc.) as required.



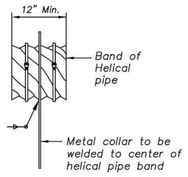
Option A – Rock with Weir



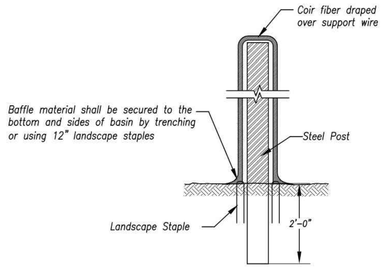


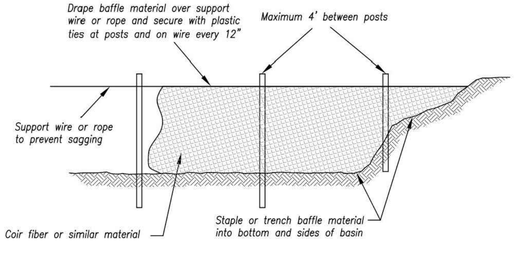
SECTION B–B

Size and spacing of slotted openings shall be the same as shown for CM collar. Use rods and lugs to clamp bands securely to pipe.



PARTIAL ELEVATION

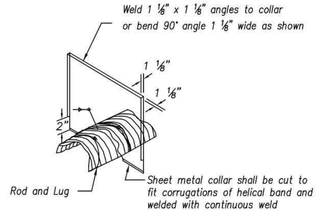




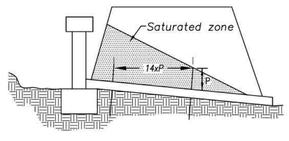
Option B – Coir Fiber Material

BAFFLE DETAILS

Not to Scale



ISOMETRIC VIEW



ANTI–SEEPAGE COLLAR LOCATIONS

Anti–Seepage Collar Notes:

1. Connections between the anti–seepage collar and the barrel must be watertight.
2. P = projection distance. Sized as required to achieve at least a 10% increase in seepage length.
3. 14xP = Max. spacing between collars.
4. Collars shall generally be placed in the middle third of the embankment, and within the saturated zone.
5. All materials to be in accordance with construction material specifications.
6. When specified on the plans, coating of collars shall be in accordance with construction material specifications.
7. Unassembled collars shall be marked by painting or tagging to identify matching pairs.
8. The lap between the two half sections and between the pipe and connecting band shall be caulked with asphalt mastic at the time of installation.
9. Each collar shall be furnished with two (2) ½" diameter rods with standard tank lugs for connecting the collars to the pipe.
10. For bands and collars, modification of the details shown may be used providing equal water tightness is maintained and detailed drawings are Submitted and approved by the Engineer prior to delivery.
11. Two other types of anti–seep collars are:
    a. Corrugated metal, similar to above, except shop welded to a 4 ft. section of the pipe and connected to the pipe with connecting bands.
    b. Concrete, 6 inches thick, formed around the pipe with #3 rebar spaced 15".

CORRUGATED METAL ANTI–SEEPAGE COLLAR DETAIL

Not to Scale

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

AMERICAN PUBLIC WORKS ASSOCIATION

Kansas City Metro Chapter APWA American Public Works Association

KANSAS CITY METRO CHAPTER

SEDIMENT BASIN - DETAILS

STANDARD DRAWING NUMBER ESC-12

ADOPTED: 10/24/2016

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SHEET TITLE

SEDIMENT BASIN DETAILS

SHEET NUMBER

C807

Plotted on: Jan 09, 2025 - 11:56am G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10060 - SHTS - DETAILS.dwg Layout: SEDIMENT BASIN DETAILS