COBEY CREEK - 1ST PLAT

LAND DISTURBANCE PLANS

LOTS 1-30, 140-160, TRACTS D, E, G and H

NE & SE $\frac{1}{4}$, SECTION 29 & NW $\frac{1}{4}$ SECTION 28,
TOWNSHIP 47 NORTH, RANGE 31 WEST
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

GENERAL NOTES

1. *The underground utilities shown herein have been plotted from available information and do not necessarily reflect the actual existence, or nonexistence, size, type, number, or locations of these or other utilities. The contractor shall be responsible for verifying the actual locations of all underground utilities, shown or not shown, and said utilities shall be located in the field prior to any grading, excavation, or construction of improvements. These provisions shall in now way absolve any party from complying with the "UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT", Chapter 319, RSMO.*
2. *Gas, Water, and other Utilities shall not conflict with the depth or horizontal location of existing and proposed sanitary and storm sewers, including building laterals.*
3. *The Contractor shall secure all required permits and notify the Public Works Inspection Department of the City of Lee's Summit (816-969-1827) at least 48 hours prior to any construction.*
4. *Prior to submittal of construction bids, the Contractor shall be required to visit the site to verify existing conditions and proposed improvements.*
5. *All construction materials and methods used shall comply with the latest editions of the City of Lee's Summit "DESIGN AND CONSTRUCTION MANUAL" as adopted by City Ordinance NO. 5813. See said Manual for standard details.*
6. *The Contractor shall be responsible for notification and coordination with all Utility Companies.*
7. *The Contractor shall notify the Engineer immediately of any discrepancies in the plans.*
8. *"Controlled Fill" indicates fill to be placed in accordance with APWA Section 2100 for grading and site preparation, with APWA Section 2200 for street construction (paving), with APWA Section 2500 for sanitary sewer construction and with APWA Section 2600 for storm sewer construction unless otherwise noted.*
9. *Alternate to HDPE shall be SRP or RCP unless "No Alternate" is specified and shall be approved by the Engineer.*
10. *Alternate to CMP shall be HDPE, SRP or RCP upon approval of Engineer.*
11. *All CMP (corrugated metal piping) shall be aluminized per City specifications (APWA Section 2600).*
12. *APWA Standard Drawings are hereby incorporated into and made part of these plans by reference, unless otherwise provided.*

VICINITY MAP

0 1000' 1500' 2000'
SCALE IN FEET

INDEX OF SHEETS

1. *COVER SHEET*
2. *GENERAL NOTES*
3. *SITE ASSESSMENT PLAN*
4. *PLRE-CLEARING PLAN*
5. *FINAL STABILIZATION PLAN*
6. *SEDIMENT BASIN DETAIL*

LEGAL DESCRIPTION:

All that part of the Southeast Quarter of Section 29, Township 47 North, Range 31 West, more particularly described as follows:

Commencing at the Southeast corner of said Southeast Quarter; thence North 02°30'29" East, along the East line of the Southeast Quarter of said Section 29, a distance of 58.62 feet; thence departing said East line, North 87°29'31" West, a distance of 40.00 feet to the North right-of-way line of Missouri State Highway No. 150, as now established, and the Point of Beginning; thence South 85°26'23" West, along the North right-of-way line of said Missouri State Highway No. 150, a distance of 142.47 feet; thence South 65°50'12" West, continuing along said North right-of-way line, a distance of 27.99 feet; thence continuing along said North right-of-way line, North 87°54'10" West, along a line 30 feet North of and parallel with the South line of said Southeast Quarter, a distance of 1436.75 feet; thence departing said North right-of-way line, North 02°32'36" East, a distance of 2613.35 feet to the North line of said Southeast Quarter; thence South 87°44'49" East, along the North line of said Southeast Quarter, a distance of 1641.53 feet to the Northeast corner of said Southeast Quarter; thence South 02°30'29" West, along the East line of said Southeast Quarter, a distance of 1081.05 feet; thence departing said East line, North 87°29'31" West, a distance of 30.00 feet; thence South 02°30'29" West, along a line 30 feet West of and parallel with the East line of said Southeast Quarter, a distance of 1302.74 feet; thence South 08°13'07" West, a distance of 100.51 feet; thence South 02°30'29" West, along a line 40 feet West of and parallel with the East line of said Southeast Quarter, a distance of 96.45 feet to the Point of Beginning. Containing 4,237,595.37 square feet or 97.28 acres, more or less.

UTILITIES

City of Lee's Summit Department of Public Works 220 SE Green Lee's Summit, Mo. 816-969-1800

KCPL 130 SE Hamblen Road Lee's Summit, Mo. 816-347-4320 Missouri One Call 1-800-344-7483

Missouri Gas Energy 3025 SE Clover Road Lee's Summit, Mo. 816-537-4681

AT&T 215 N. Spring Independence, Mo. 816-325-5610

Time Warner 6550 Winchester Avenue Kansas City, Mo. 913-643-1901

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

DEVELOPER
JCM DEVELOPMENT, LLC
1314 MARKET STREET
LEE'S SUMMIT, MO 64082
(816) 786-4008
CONTACT - CHRIS JEFFRIES

ENGINEER
Hg CONSULT, INC.
CONTACT - KEVIN STERRETT
1411 N.E. TODD GEORGE ROAD
LEES SUMMIT, MISSOURI 64086
(816) 703-7098

PROJECT BENCHMARK:

#1 MODNR MONUMENT JA-45
N: 986351.65
E: 2824617.51
TOP ELEV. 1012.79

#2 MONUMENT AT THE INTERSECTION OF M150 & DOC HENRY ROAD
N: 977823.53
E: 2828220.61
TOP ELEV. 1006.04

Prepared: November 21, 2018

DATE	REVISION	NO.	BY	CK/APP
11/21/18	SUBMITTAL TO THE CITY OF LEES SUMMIT		EH	RKS

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STATE OF MISSOURI — RICHARD KEVIN STERRETT — NUMBER E-26440 — REGISTERED PROFESSIONAL ENGINEER

R. KEVIN STERRETT, MO E-26440
November 21, 2018

Hg Consult Inc engineers planners
11010 Haskell Street, Suite 210, Kansas City, Kansas 66109
CORPORATE LICENSE No. E2010000573 (MO.) / E-1736 (KS.)

LAND DISTURBANCE PLANS
COVER SHEET

COBEY CREEK FIRST PLAT
PHASE I
CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO. 16–059 Base Phase I
DRAWING NO. 16–059 Phase I Land Disturbance
DATE November 21, 2018
JOB NO. 16–059

CONSTRUCTION SEQUENCE NOTES:

1. *Implement Pre-Clearing Plan: All structural BMPs shown on the pre-clearing plan must be in place before general clearing operations. Clearing necessary to place structural BMPs shall be the minimum required for installation. Coordinate clearing necessary to place structural BMPs with local weather forecast so that clearing and placement may be completed within a forecast dry period. Stabilize all diversions dikes, sediment basins, and sediment traps within 5 days after installation.*
2. *Early Work: Clear minimum work zone and construct any early work items that are shown on the pre-clearing plan. (No early work is identified on these plans).*
3. *Grading: Clear site and complete mass grading.*
4. *Implement Steep Slope Protection. During grading operations, place steep slope protection shown on the inactive area stabilization drawing as soon as practical.*
5. *Stabilize Inactive Areas: The ground cover and other structural BMPs shown on the inactive area stabilization drawing must be placed within 14 days of cessation of mass grading at each location. In determining the inactive status of the ground, evaluate each portion of the site separately. The need for subsequent placement of trenched utilities, future building or other construction in an otherwise inactive area is not justification for delay of stabilization.*
6. *Install Site Improvements: Construct the remainder of the utilities, roads and other site improvements depicted on the construction plans.*
7. *Implement Final Stabilization: Coordinate removal of construction phase BMPs necessary to place final stabilization with local weather forecast so that removal and placement may be completed within a forecast dry period. Down-slope perimeter controls shall not be removed until final stabilization is placed and vegetative cover is established over the remainder of the site.*
8. *Establishment and Final Construction: Once the remainder of the site is stabilized including establishment of seeded cover types, construct permanent water quality BMPs and remove the sediment controls and the remaining access controls. Restore area disturbed by removal of sediment controls with the exception of the undisturbed natural areas. .*
9. *Plan Modification: The Contractor must modify the plan if the plan fails to substantially control erosion and offsite sedimentation. Plan modifications due to ineffectiveness may be taken without prior approval of the review agency, but must be fully documented and approval secured from the permitting authority as soon as practicable. The contractor may modify the plan or construction sequence if implementation is infeasibe for site conditions or contractor methods. Any such modification shall control erosion and offsite sedimentation to the maximum extent practicable. Any such modification shall require the prior approval of the permitting authority.*
10. *Structural BMP refers to any BMP that requires installation of physical placement on the site as opposed to management BMPs such as management of the construction sequence, inspection, maintenance and good housekeeping activities.*

EROSION CONTROL NOTES:

1. *The Developer shall be responsible for erosion control within the boundaries of this development. Erosion control shall be the responsibility of said Developer until all development work on site is complete, and all appropriate permits have been released and/or terminated. At that time, erosion control shall become the responsibility of the individual lot owners. Public Works inspections will consider the Developer the responsible party for erosion and sediment control on individual lots until a building permit is taken for the individual lot. The Developer is responsible for seeing that all Development Contractors comply with the requirements of any and all land disturbance permits, grading permits and storm water discharge permits.*
2. *Erosion Control shall be the responsibility of the individual lot owner during construction of the individual lot.*
3. *Erosion Control and Siltation Control methods shall be in place prior to commencement of any grading and/or excavation of the site. All erosion control measures shall remain in place until final grade and sod is completed by the Builder, and shall be maintained throughout the project until the acceptance of the work by the City.*
4. *Inlet and outlet erosion control for the storm sewer system shall be based on the velocity of the storm water runoff and shall confirm to the standard details included in the project construction plans. Stormwater pipes, outlets and channels shall be protected by the silt barriers and kept free from waste and silt at all times prior to final surface stabilization.*
5. *No grading shall be steeper than 3H:1V. All areas graded should have the soil surface lightly roughened and loosened to a depth of 2 to 4 inches prior to seeding. Areas that have been graded and will not be stabilized immediately shall be roughened to reduce runoff velocity until seeding takes place (City Design and Construction Manual, 2102.3, APWA 5106.4).*
6. *A temporary gravel construction entrance as shown on the plans shall be used by all vehickles entering the stie. Said entrance shall be graded to prevent runoff from leaving the site. All other entrances to the site shall be adequately "closed" or barricaded to restrict construction traffic to the construction entrance only.*
7. *Sediment Fences shall be inspected peridically and after every rain event for damage and for the amount of sediment which has accumulated. Removal of sediment will be required when it reaches one-third (1/3) the height of the sediment fence. Sediment fences to be repaired or replaced as necessary, or when required by the City or MoDNR.*
8. *Upon completion of catch basin installation and prior to paving of streets, the throats of all basins shall be "blocked" or otherwise closed to prevent mud and debris from entering the enclosed storm sewer system.*
9. *Any and all field inlets shall have "Silt Saver" in place around the throat openings to prevent sediment from entering the enclosed storm sewer system.*
10. *Parking on non-surfaced areas is prohibited in order to eliminate the condition whereby mud and debris from construction and employee vehicles is tracked onto existing pavement. The Contractor shall keep the existing roadways free of mud, rock and debris at all times.*
11. *Permanenty stabilize all graded areas immediately after final grading is complete on each area in the Grading Plan. If clearing and/or grading operations are suspended for a period of thirty (30) days or longer, temporary stabilization measures are required (per City of Lee's Summit Design and Construction Manual, Ordinance No. 5813). These measures may include seeding, periodic wetting, mulching or other suitable measures.*
12. *If cut and fill operations occur during a season not favorable for immediate establishment of permanent ground cover, a fast germinating annual such as rye grasses or sudan grasses shall be utilized to retard erosion, if adequate stormwater detention and erosion control methods have not been established.*
13. *In the event wells and/or cisterns exist or are encountered on teh project site, they shall be located and sealed by the Contractor in accordance with all local, state and federal regulations.*
14. *All trash and debris located on the project site, either existing or as a result of construction, shall be removed and properly disposed of in accordance with all local, state and federal regulations.*
15. *Upon completion of the project, Contractor shall seed, mulch and fertilize all areas disturbed by construction.*
16. *Additional erosion and siltation control methods and devices may be required as directed by the City or MoDNR.*
17. *Installation, construction and maintenance of all sediment and erosion control methods shall be in compliance with City Ordinance.*
18. *All denuded areas must be stabilized through surface roughening see APWA 2102.3 and 5106.4. Runoff from those open areas should be directed to an approved sediment trapping device.*
19. *Existing ponds and ditches to be drained, unsuitable material removed and regraded as shown.*
20. *After paving of streets, protect all catch basin throat openings with "gutterbuddies" or "wattles".*
21. *Disturbed areas, including Right of Ways shall be seeded. The seeding process shall include in order:*
    a. *Furnished Topsoil*
    b. *Finish Gradin*
    c. *Prepare Seed bed*
    d. *Seed and maintain areas as required*

The following are seeding and fertilizer rates for specific turf grasses applied per acre:

Annual rye - 10 lbs
Perennial Fescue Blend (K31) - 20 lbs
Fertilizer (12-12-12) - 185 lbs
Brome or straw mulch - 4000 lbs

SOIL CREDIBILITY:

NRCS#	Name	Slopes	HSG
10000	Arisburg silt loam	1-5%	C
10082	Sampsel silty clay loam	2-5%	C/D
10117	Sampsel silty clay loam	5-9%	C/D

Soil Group C was considered for the Cobey Creek site. Curve numbers were used in accordance with the APWA 5600.

GENERAL NOTES:

1. *Rock berms may be used in lieu of silt fence or mulch berms are indicated if trenching is prohibitive due to excessive roots or rock.*
2. *If silt fence is used, it is to be installed using the slice method in lieu of trenching.*

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STATE OF MISSOURI
RICHARD KEVIN STERRETT
NUMBER E-26440
REGISTERED PROFESSIONAL ENGINEER

R. KEVIN STERRETT, MO E-26440
November 21, 2018

Consult Inc engineers planners
11010 Haskell Street, Suite 210, Kansas City, Kansas 66109
CORPORATE LICENSE No. E2010000573 (MO.) / E-1736 (KS.)

LAND DISTURBANCE PLANS
GENERAL NOTES

COBEY CREEK FIRST PLAT
PHASE I
CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO.
16-059 Base Phase I

DRAWING NO.
16-059 Phase I Land Disturbance

DATE
November 21, 2018

JOB NO.
16-059

PROPOSED DETENTION OUTLET STRUCTURE

PROPOSED DETENTION BASIN

Proposed Development Sedementation Basin

TRACT H
Open Space

TRACT G
Open Space

CORBIN DRIVE

CARTER ROAD

RILEY WAY

MELISSA DRIVE

ASPEN DRIVE

COBEY CREEK DRIVE

TRACT E
Open Space

TRACT D
Open Space

Clubhouse /
Event Center

EXISTING CREEK CENTERLINE

RIDGE LINE

RIDGE LINE

CONSTRUCT ROADBED AND INSTALL GRAVEL FOR ACCESS TO WATERLINE.

INSTALL TEMPORARY 15" DRAIN PIPE UNDER ROAD BED AT SWALE.

MISSOURI 150 HIGHWAY

KEY

PROPOSED		EXISTING
SAN	Sanitary Sewer	SAN
	Storm Sewer	42" CMP
W/L	Water	W
	Sidewalk	
	2' Curb	
	Existing Grades	975
	Manhole	
	Catch Basin	
	Junction Box	
	Field Inlet	
	Flared End Section	

PROPOSED		EXISTING
	Fire Hydrant	
	Water Valve	
	Handicap Ramp	
UGP	Underground Power	UGP
UGT	Underground Telephone	
GAS	Gas Line	GAS
X	Fence	X
	Tree Line	
	Finish Street Flow	

0 100' 150' 200'
SCALE IN FEET

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LAND DISTURBANCE PLANS
SITE ASSESSMENT PLAN

COBEY CREEK FIRST PLAT
PHASE I

CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO.
16-059 Base Phase I

DRAWING NO.
16-059 Phase I Land Disturbance

DATE
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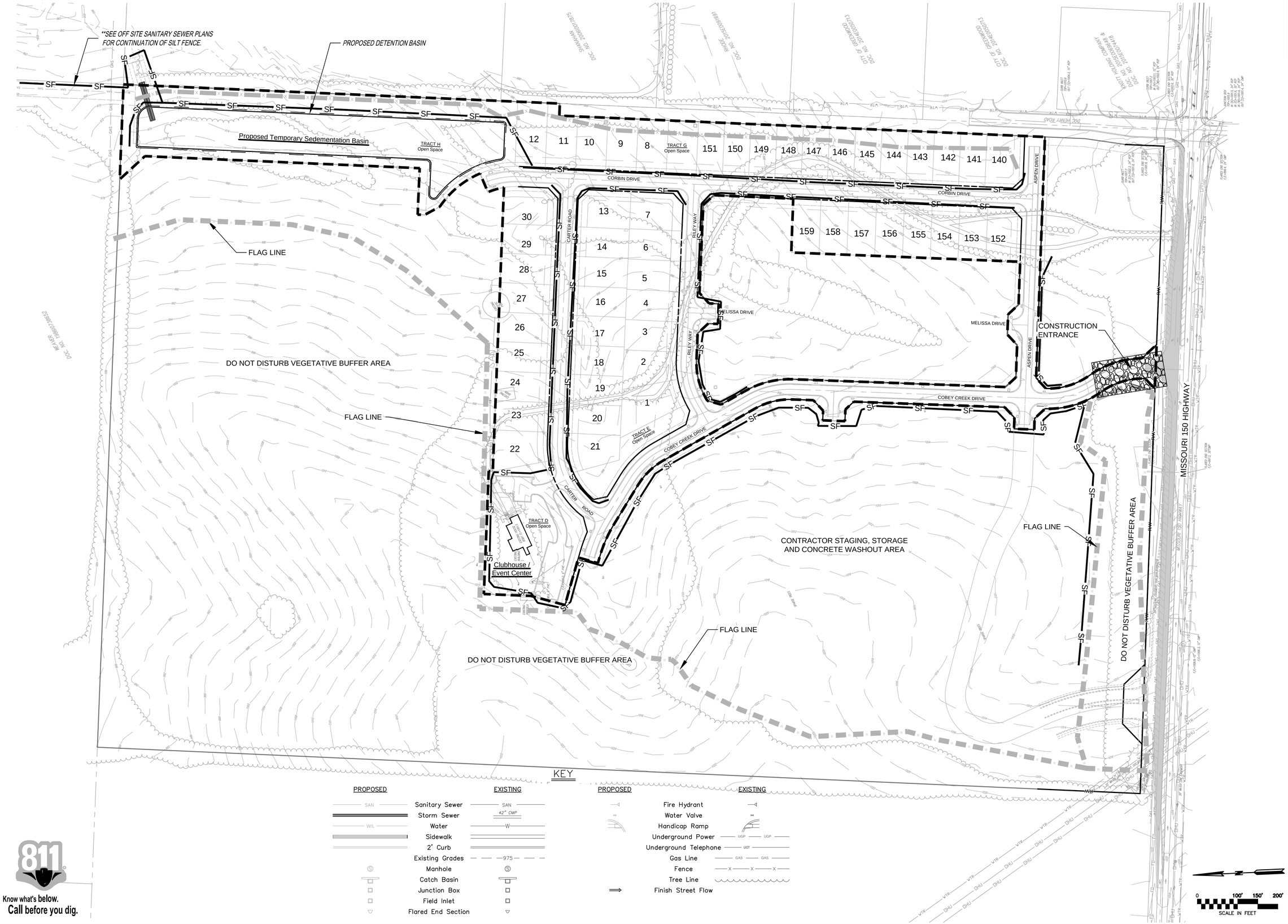

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LAND DISTURBANCE PLANS
PRE CLEARANCE GRADING PLAN

COBEY CREEK FIRST PLAT
PHASE I

CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO.
16-059 Base Phase I

DRAWING NO.
16-059 Phase I Land Disturbance

DATE
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JOB NO.
16-059

PROPOSED DETENTION OUTLET STRUCTURE
WITH WATER QUALITY RISER

SWALE W/3' BOTTOM

Proposed Development Sedementation Basin

TRACT H
Open Space

TRACT G
Open Space

TRACT E
Open Space

TRACT D
Open Space

Clubhouse / Event Center

CORBIN DRIVE

CARTER ROAD

RILEY WAY

MELISSA DRIVE

ASPEN DRIVE

COBEY CREEK DRIVE

REMOVE FLAG LINE

REMOVE FLAG LINE

REMOVE FLAG LINE

12 11 10 9 8 151 150 149 148 147 146 145 144 143 142 141 140

30 29 28 27 26 25 24 23 22

13 14 15 16 17 18 19 20 21

7 6 5 4 3 2 1

159 158 157 156 155 154 153 152

GENERAL NOTES:

No grading shall be steeper than 3H:1V.
All areas graded should have the soil surface lightly roughened and loosened to a depth of 2 to 4 inches prior to seeding. Areas that have been graded and will not be stabilized immediately shall be roughened to reduce runoff velocity until seeding takes place (City Design and Construction Manual, 2102.3, APWA 5106.4).

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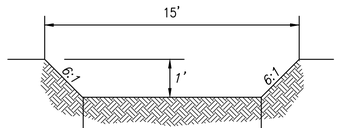
LEGEND INTERMEDIATE PHASE

- Inlet Protection, install as soon as inlet is constructed
- Undisturbed
- Seed and Mulch
- Seed and Blanket
- Biolog Ditch Check
- Finish Street Flow

LEGEND PRE-CLEARING PHASE

- Flag Line
- Silt Line
- Diversion Berm



SWALE DETAIL (TYPICAL)

(NO SCALE)

CAPACITY AT 1.0% = 52.5 CFS
SURFACE SWALE: LOTS 147, 148, 149, 150, 151, TRACT G, 8, 9, 10, 11 & 12.

0 100' 150' 200'
SCALE IN FEET

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LAND DISTURBANCE PLANS
FINAL STABILIZATION PLAN

COBEY CREEK FIRST PLAT
PHASE I

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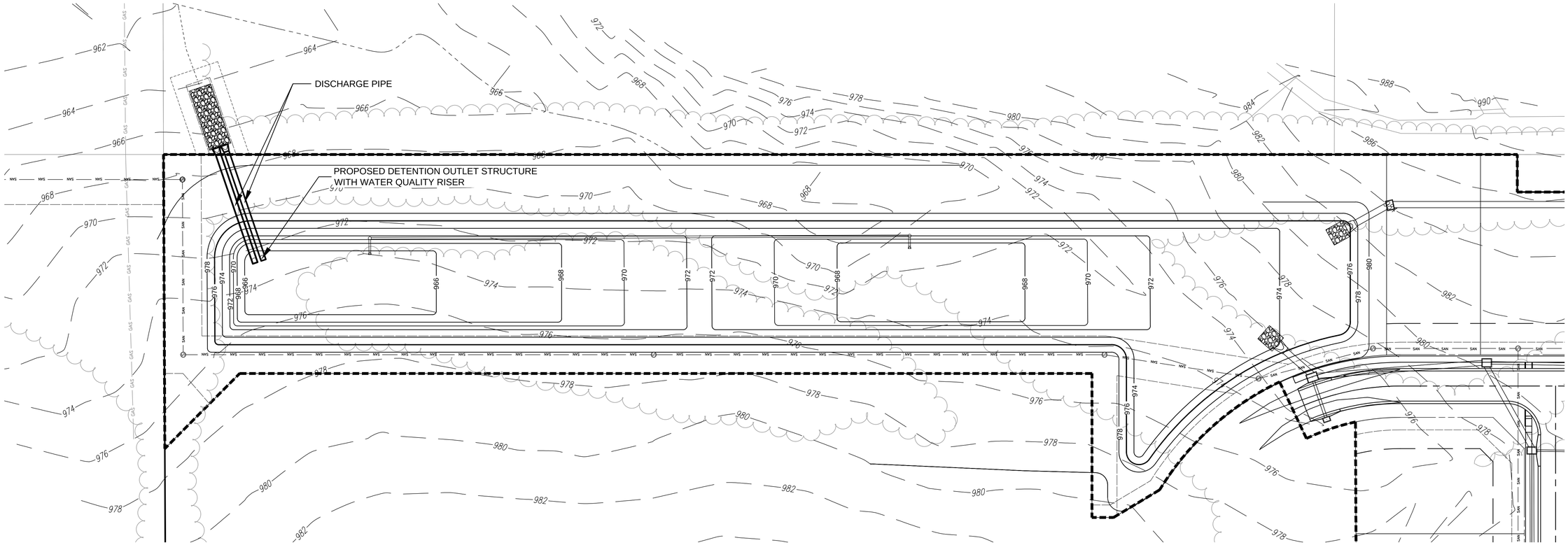

STAGE STORAGE CALCULATIONS:

Contour Elevation	Contour Area (sq. ft)	Depth (ft)	Incremental Volume (cu. ft)	Cumulative Volume (cu. ft)
966.000	4,486.46	0.0	0.00	0.00
968.000	11,721.04	2.0	16207.51	16,207.51
970.000	21,477.48	2.0	24319.78	40,527.28
972.000	67,642.05	2.0	84884.50	125,411.78
974.000	89,182.85	2.0	156824.90	282,236.68
976.000	101,817.85	2.0	191000.70	473,237.38
978.000	114,694.34	2.0	216512.19	689,749.57

BASIN DATA
Drainage Area – 97.28 Acre
Minimum Volume for Sediment Basin Storage – 350,214 CF (3600 CF/Drainage Area Acre)
Actual Volume – 689,749.57 CF
Bottom Area/Elevation – 4,486. SF/966.00
Top Area/Elevation – 114,694 SF/978.00
Depth – 12.0 ft
Actual Top Area – 114,694 SF
Maximum Permanent Pool Volume, 50% of pond – 175,107 CF
Permanent Pool Top Area/Elevation – 95,500 SF/975.00 (87,552 Required) CF/AC)
Permanent Pool Depth – 9.0 ft
Actual Sediment Volume – 95,500 CF

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All areas graded should have the soil surface lightly roughened and loosened to a depth of 2 to 4 inches prior to seeding. Areas that have been graded and will not be stabilized immediately shall be roughened to reduce runoff velocity until seeding takes place (City Design and Construction Manual, 2102.3, APWA 5106.4).
The permanent storm water detention basin to be used as temporary sediment basin for all phases of construction.

0 40' 60' 80'
SCALE IN FEET

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LAND DISTURBANCE PLANS
SEDIMENTATION POND DETAIL

COBEY CREEK FIRST PLAT
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