



Know what's below.
Call before you dig.

NOTE:

STREETS TO BE CONSTRUCTED WITH STRAIGHT BACK CURB (CG-1):

COBEY CREEK DRIVE, GILLETTE STREET & JUD ROAD.

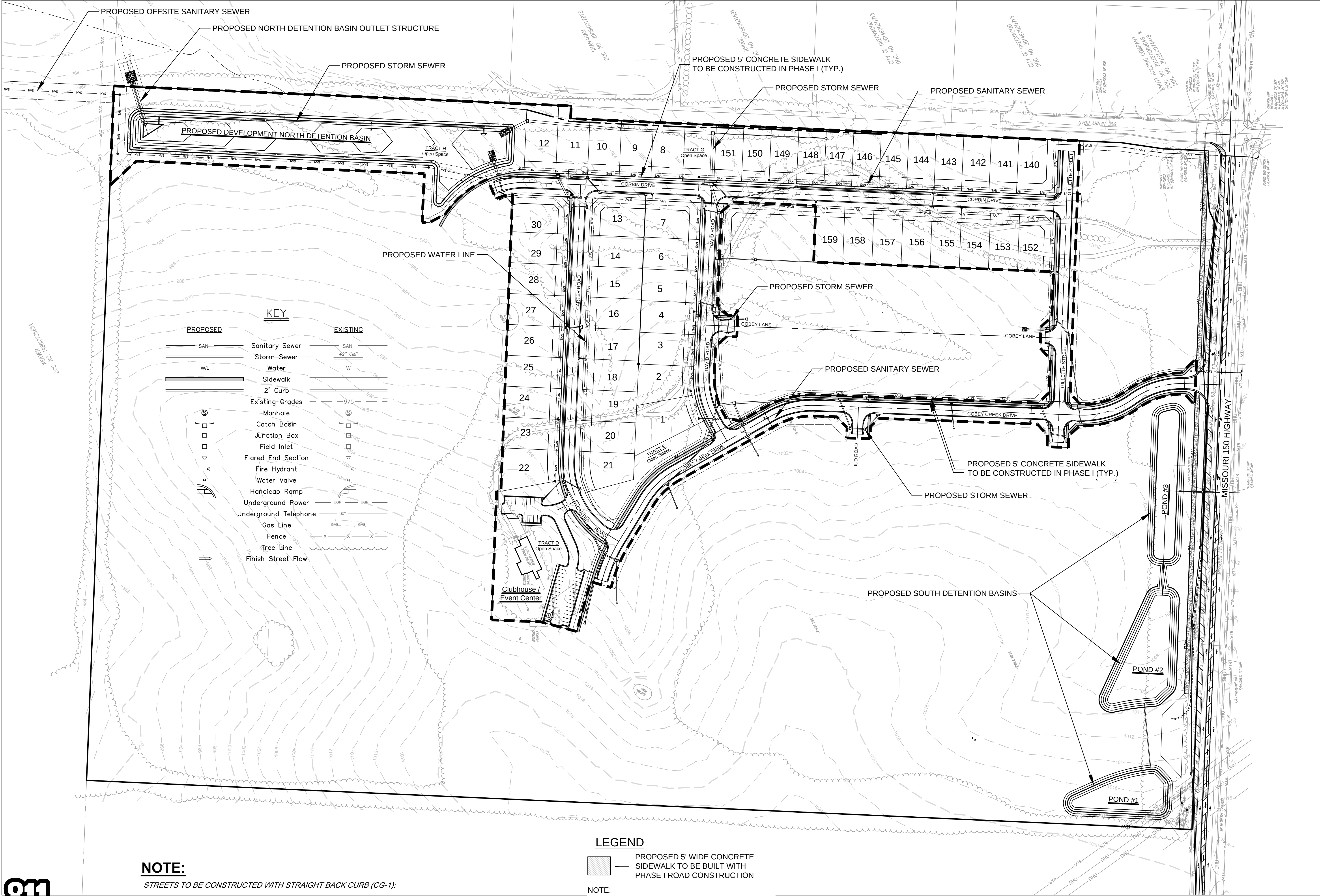
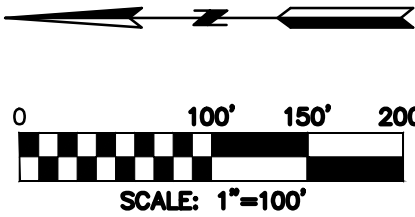
STREETS TO BE CONSTRUCTED WITH ROLL BACK CURB (CG-2):

CORBIN DRIVE, COBEY LANE, DAVID ROAD & CARTER ROAD.

LEGEND

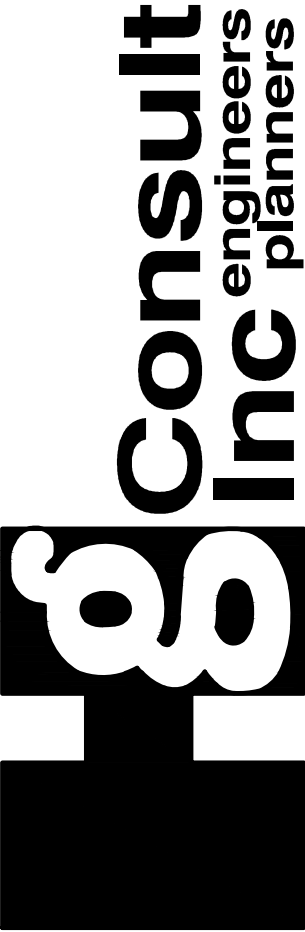
PROPOSED 5' WIDE CONCRETE
SIDEWALK TO BE BUILT WITH
PHASE I ROAD CONSTRUCTION

- NOTE:
- BEGIN / END OF ROAD CONSTRUCTION BEGIN / END OF SIDEWALK CONSTRUCTION UNLESS OTHERWISE NOTED.
 - PROPOSED 5' WIDE CONCRETE SIDEWALK THAT ABUTS PLATTED LOTS SHALL BE CONSTRUCTED AT TIME OF BUILDING CONSTRUCTION.

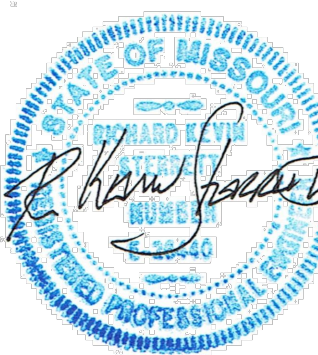


STREET AND STORM SEWER PLANS
GENERAL UTILITY LAYOUT

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



11010 Haskell Street, Suite 210, Kansas City, Kansas 66109
CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.)



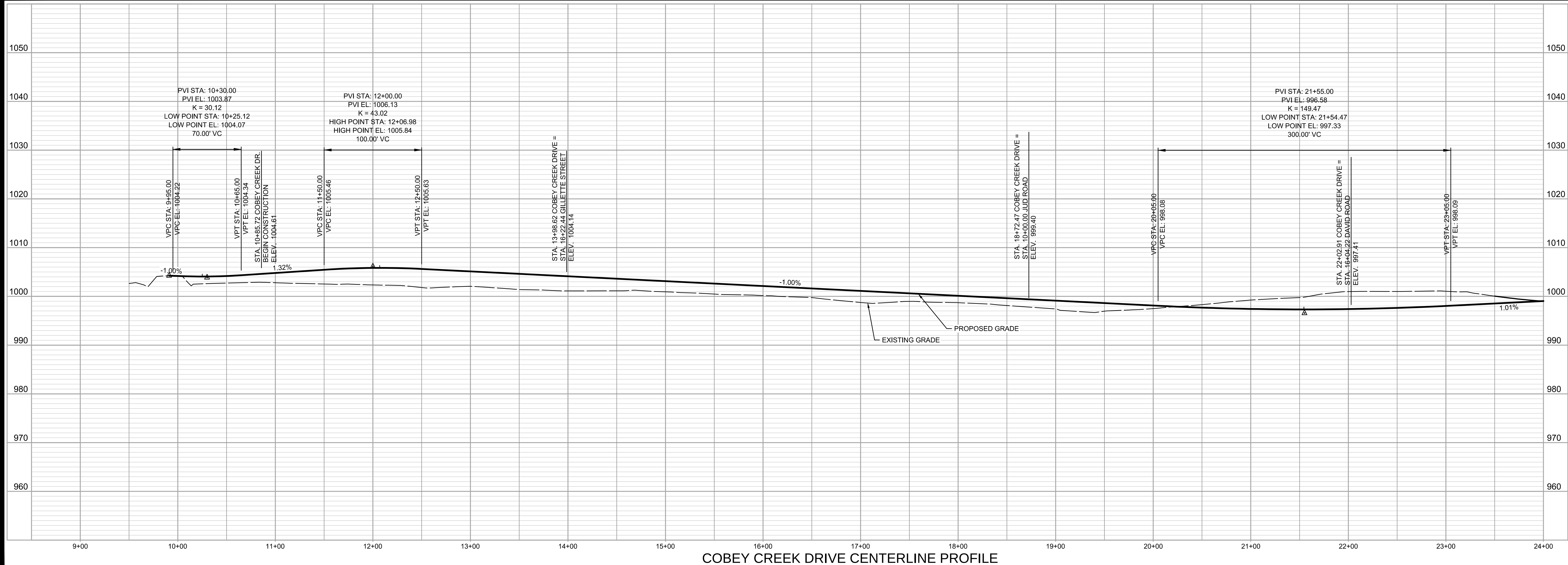
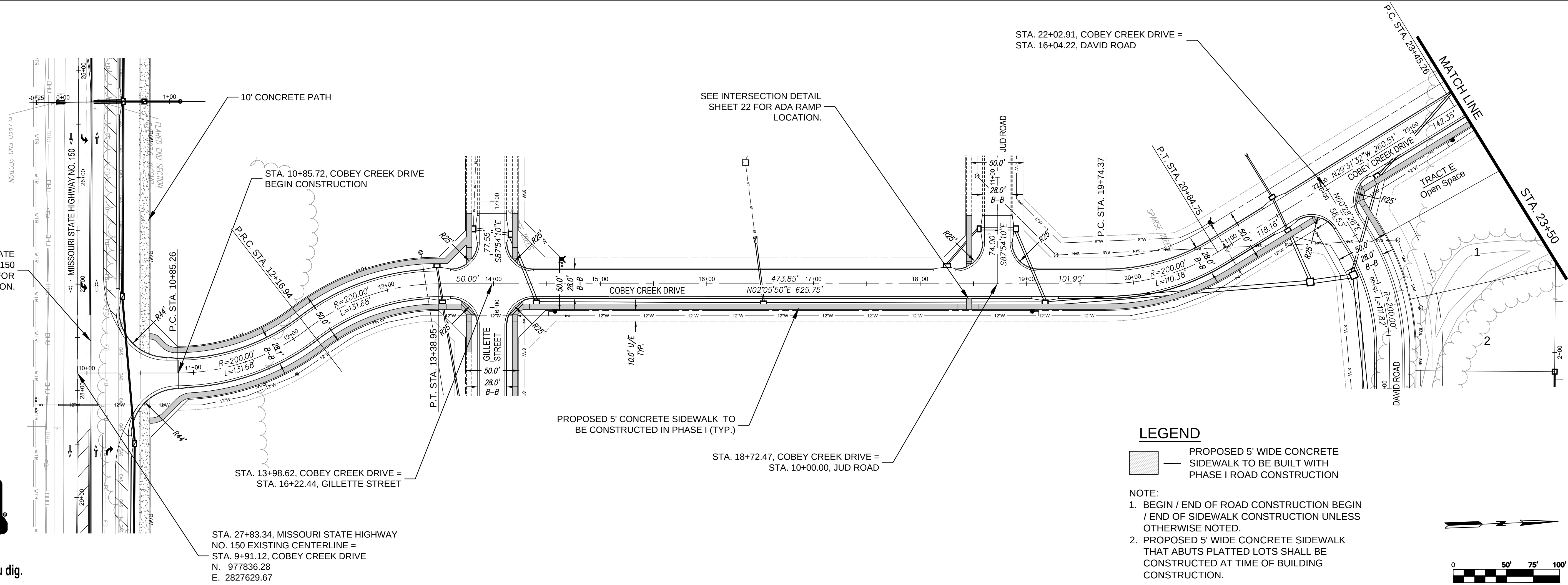
R. KEVIN STERRETT, MO E-26440
March 27, 2019

DATE	REVISION	NO.	BY	CORP.
03/27/19	PER CITY COMMENTS	2	SPW	RKS
03/28/19	PER CITY COMMENTS	1	SPW	RKS
11/27/18	SUBMITAL TO CITY OF LEES SUMMIT			
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SEE MISSOURI STATE
HIGHWAY NO. 150
WIDENING PLANS FOR
MORE INFORMATION.



Know what's below.
Call before you dig.



COBEY CREEK DRIVE CENTERLINE PROFILE

NO.	BY	DATE	REVISION
1	SPW	03/27/19	PER CITY'S COMMENTS
2	SPW	03/28/19	PER CITY'S COMMENTS
1	SPW	11/27/19	SUBMITAL TO CITY OF LEES SUMMIT
1	SPW	03/27/19	PER CITY'S COMMENTS
1	SPW	03/27/19	PER CITY'S COMMENTS



R. KEVIN STERRETT, MO E-26440
March 27, 2019

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STREET AND STORM SEWER PLANS
STREET CENTERLINE PROFILES
COBEY CREEK DRIVE
COBEY CREEK FIRST PLAT
PHASE I
CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI

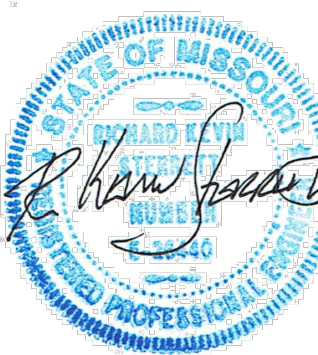
X-REF NO. 16-059 Base Phase I
DRAWING NO. 16-059 Phase I Street Plans
DATE March 27, 2019
SHEET NO. 16-059



- NOTE:
1. BEGIN / END OF ROAD CONSTRUCTION BEGIN / END OF SIDEWALK CONSTRUCTION UNLESS OTHERWISE NOTED.
 2. PROPOSED 5' WIDE CONCRETE SIDEWALK THAT ABUTS PLATTED LOTS SHALL BE CONSTRUCTED AT TIME OF BUILDING CONSTRUCTION.



DATE	REVISION	NO.	BY	CHANGED
03/27/19	PER CITY'S COMMENTS	2	SPW	AKS
03/28/19	PER CITY'S COMMENTS	1	SPW	AKS
11/27/19	SUBMITTAL TO CITY OF LEES SUMMIT		SPW	AKS



R. KEVIN STERRETT MO E-26440

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STREET AND STORM SEWER PLANS
STREET CENTERLINE PROFILES
COBEY CREEK DRIVE & DAVID ROAD
COBEY CREEK FIRST PLAT
PHASE I

<i>X-REF NO.</i> 16-059 Base Phase I
<i>DRAWING NO.</i> 16-059 Phase I Street Plans
<i>DATE</i> March 27, 2019
<i>JOB NO.</i> 16-059

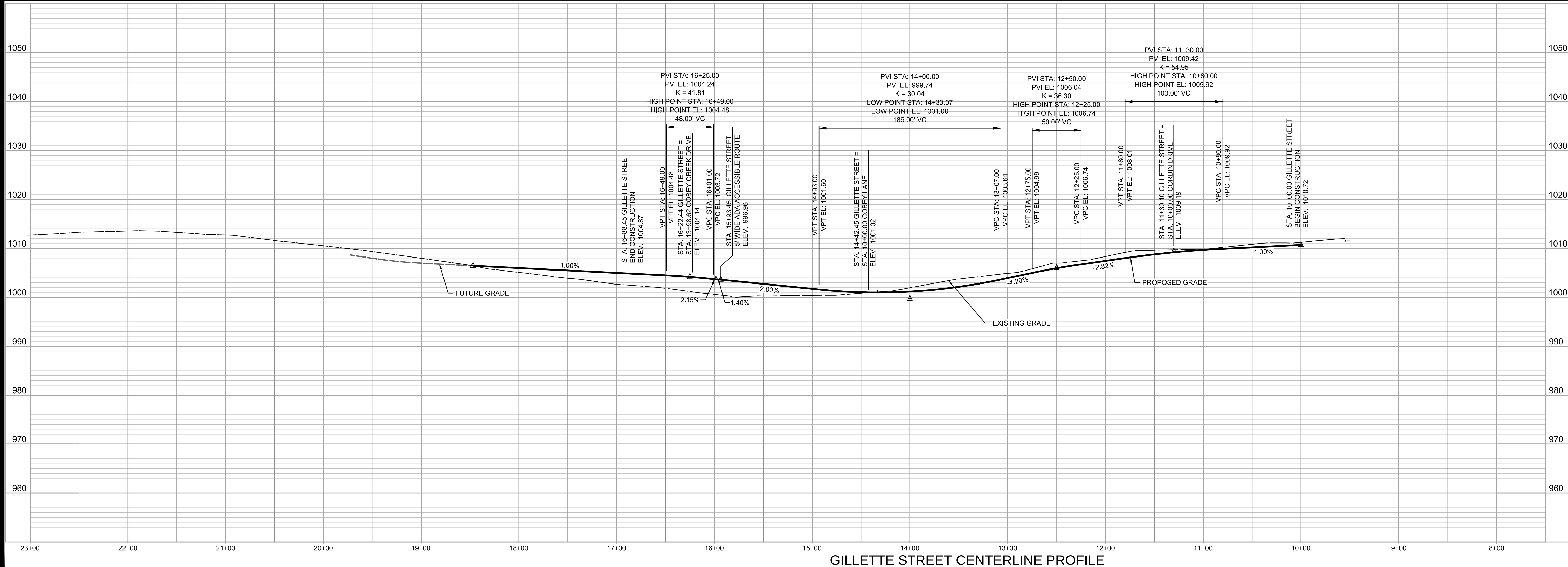
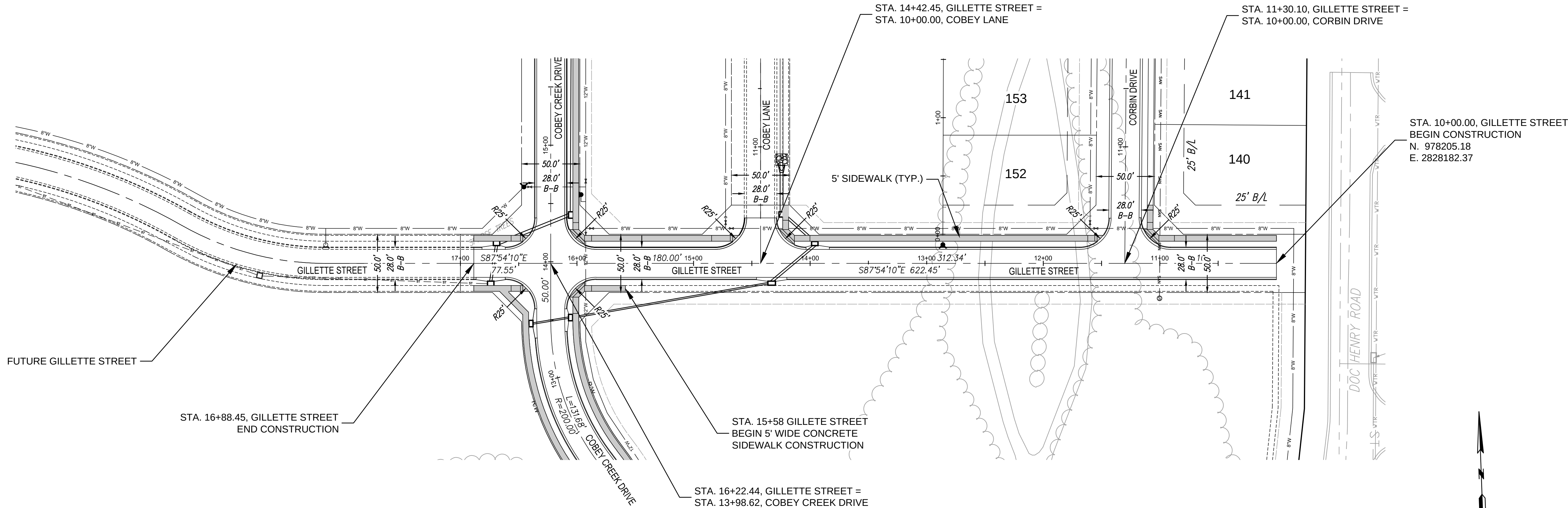
LEGEND

PROPOSED 5' WIDE CONCRETE
SIDEWALK TO BE BUILT WITH
PHASE I ROAD CONSTRUCTION

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NO.	BY	DATE	REVISION	CORP
2	SPW	03/27/19	PER CITY'S COMMENTS	RMS
1	SPW	03/06/19	PER CITY'S COMMENTS	RMS
1	SPW	11/27/18	SUBMITAL TO CITY OF LEES SUMMIT	RMS



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STREET AND STORM SEWER PLANS
STREET CENTERLINE PROFILES
GILLETTE STREET
COBEY CREEK FIRST PLAT
PHASE I
CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI

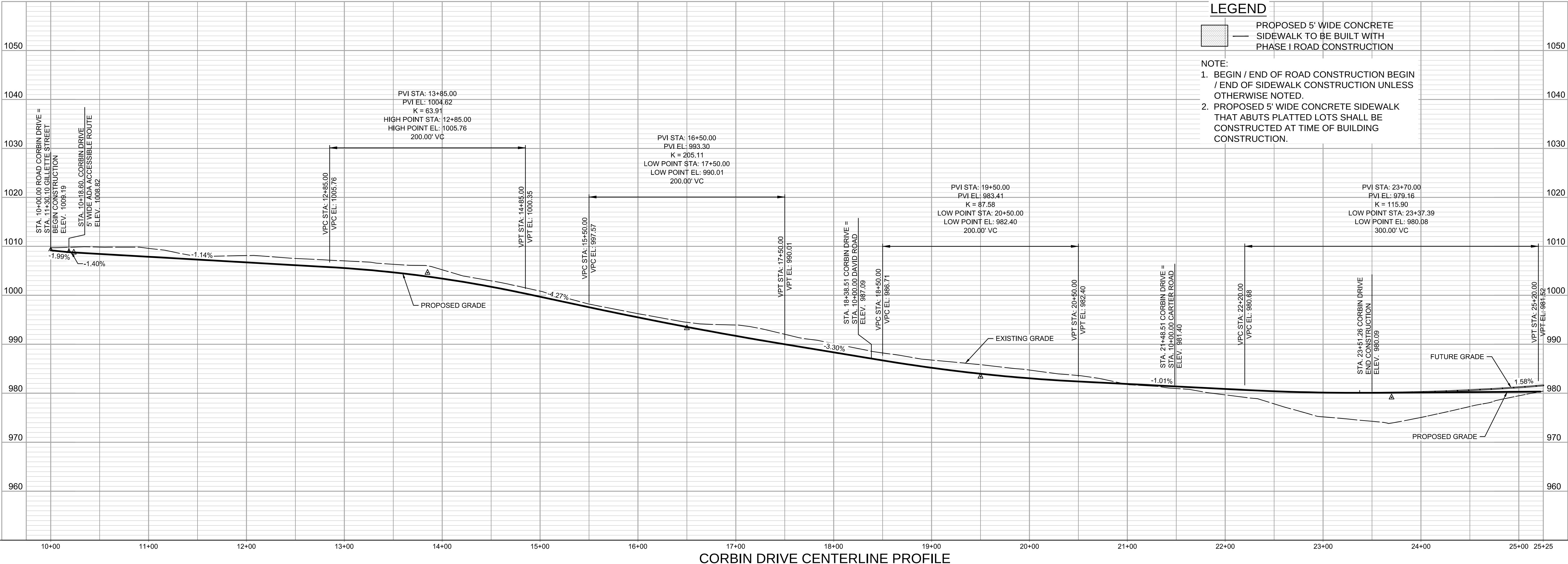
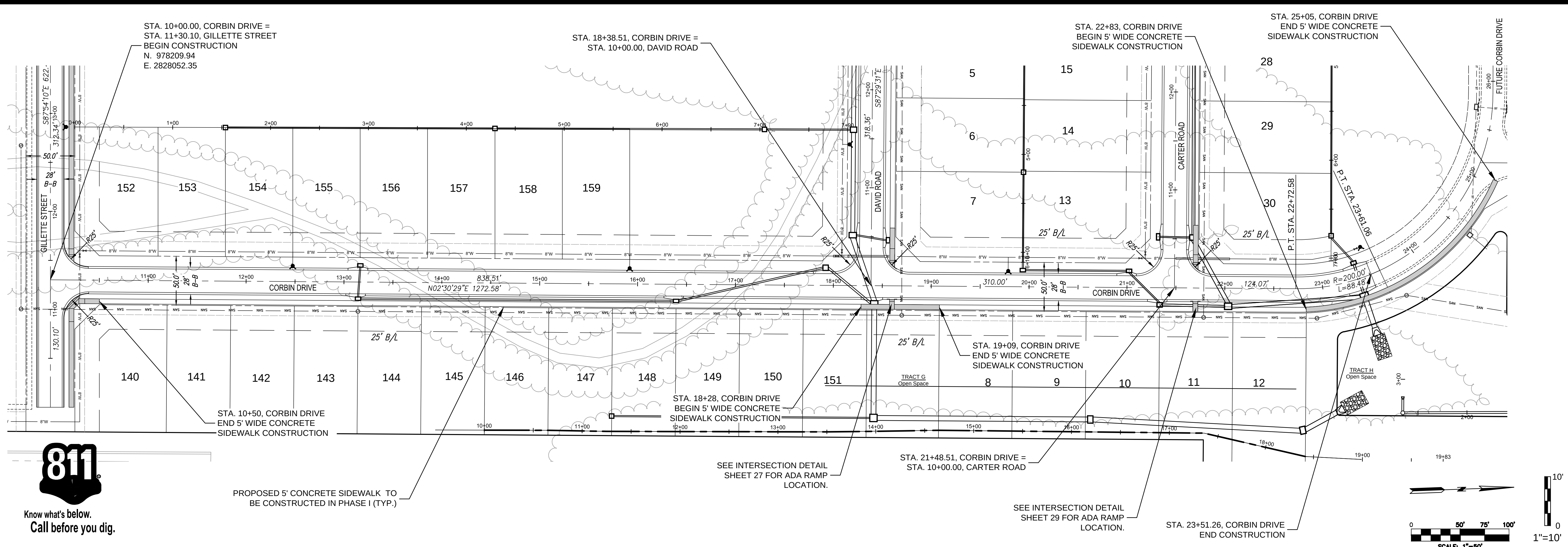
X-REF NO.
16-059 Base Phase I

DRAWING NO.
16-059 Phase I Street Plans

DATE
March 27, 2019

SHEET NO.
16-059

6 OF 53



NO.	REVISION	DATE
1	PER CITY COMMENTS	03/27/19
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100	PER CITY COMMENTS	03/27/19

STATE OF MISSOURI
JACKSON COUNTY
JACKSON COUNTY ENGINEER
R. KEVIN STREETER
March 27, 2019

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STREET AND STORM SEWER PLANS
STREET CENTERLINE PROFILES
CORBIN DRIVE
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 Street Plans

DATE
March 27, 2019

SHEET NO.
16-059

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LEGEND

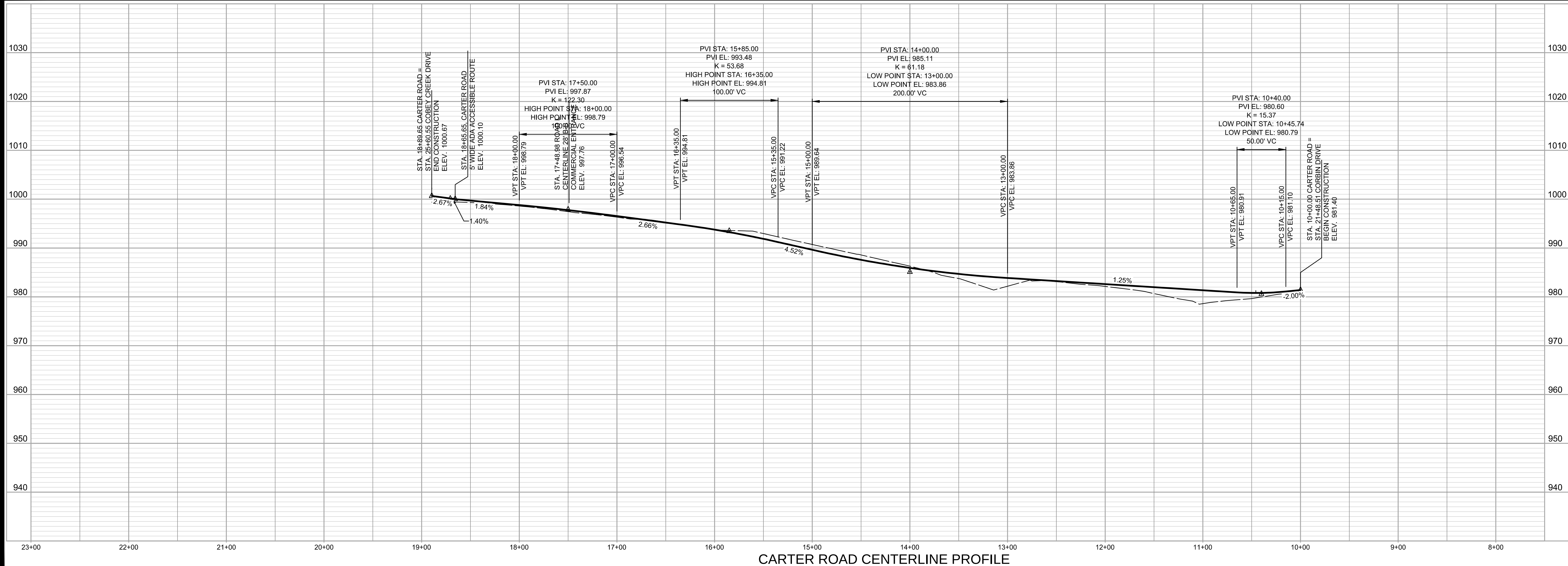
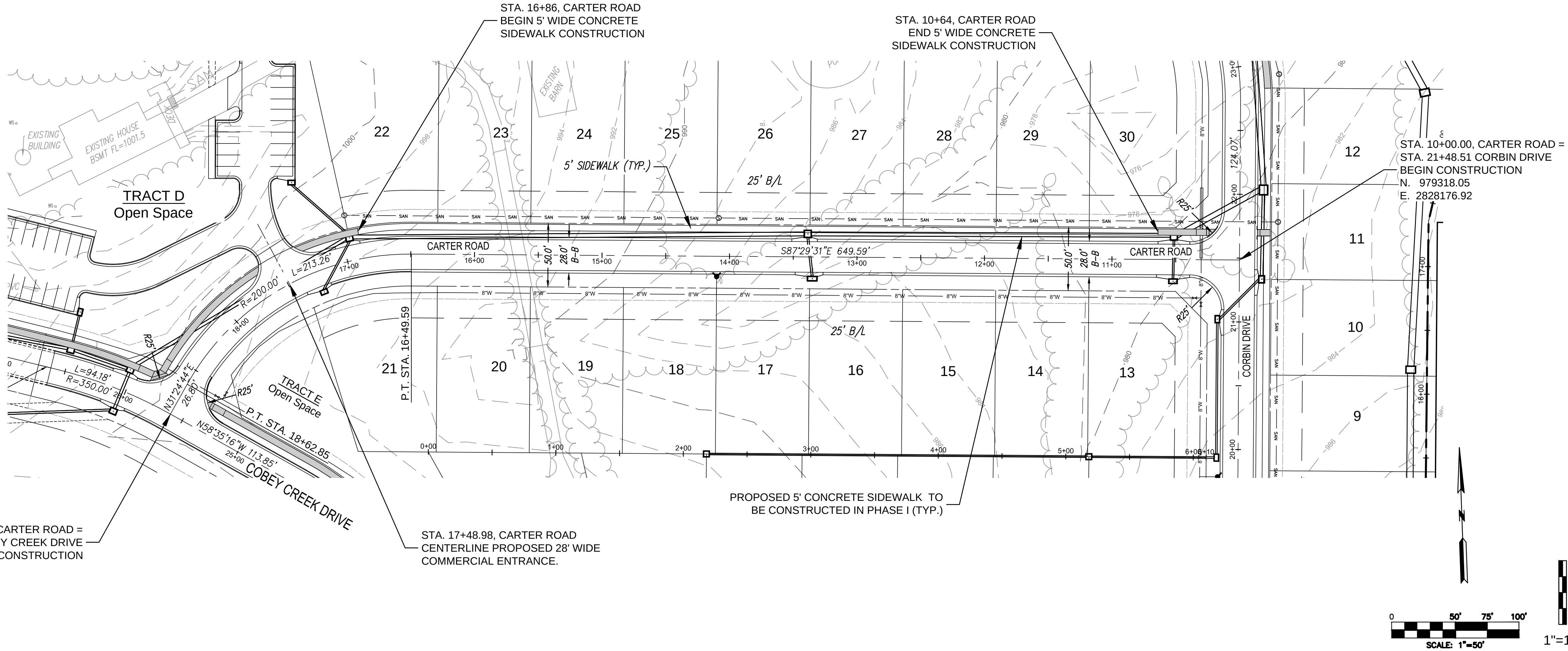
PROPOSED 5' WIDE CONCRETE
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NO.	BY	DATE	REVISION	CORP.
2	SPW	03/27/19	PER CITY'S COMMENTS	
1	SPW	03/27/19	PER CITY'S COMMENTS	
	SPW	03/27/19	SUBMITAL TO CITY OF LEES SUMMIT	
	SPW	03/27/19	PER CITY'S COMMENTS	
	SPW	03/27/19	PER CITY'S COMMENTS	



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STREET AND STORM SEWER PLANS
STREET CENTERLINE PROFILES
CARTER ROAD
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 Street Plans

DATE
March 27, 2019

SHEET NO.
16-059

8 OF 53

DATE	REVISION	NO.	BY	CX/APP
03/27/19	PER DTIS COMMENTS	2	MS	MS
02/08/19	PER DTIS COMMENTS	1	MS	MS
11/27/18	SUBMITAL TO CITY OF LEES SUMMIT		MS	MS

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MO E-26440

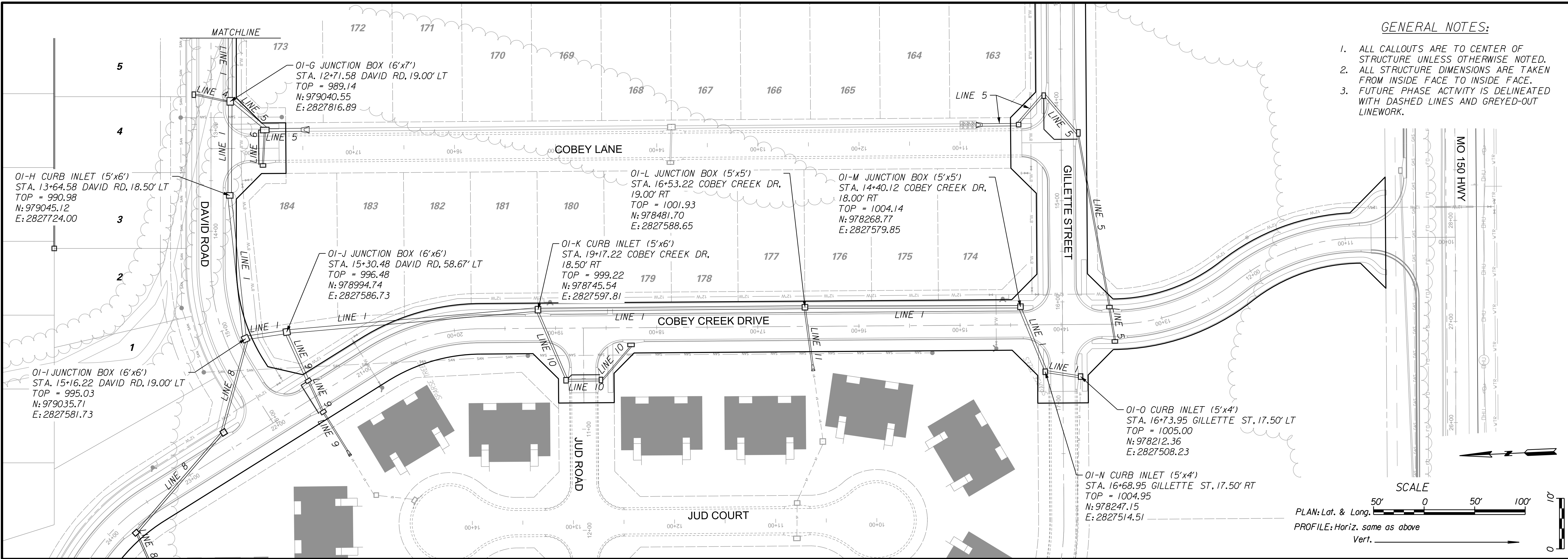
R. K. STIERRETT



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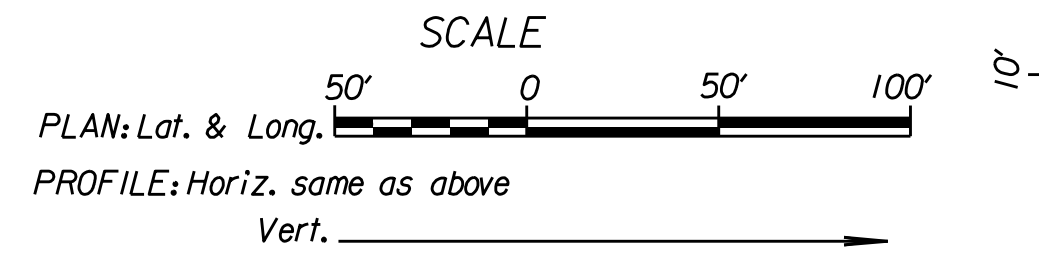
010 Haskell Street, Suite 210, Kansas City, Kansas 66109

3/27/2019
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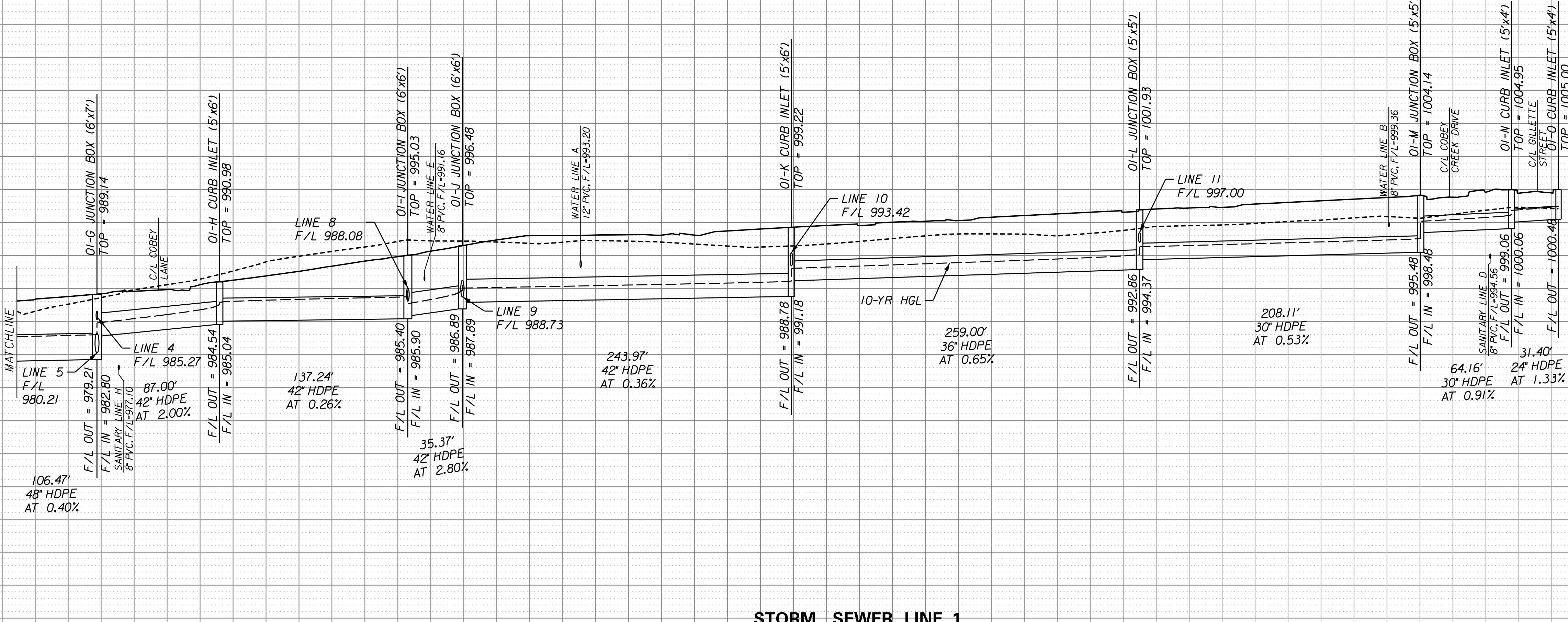


GENERAL NOTES:

1. ALL CALLOUTS ARE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
2. ALL STRUCTURE DIMENSIONS ARE TAKEN FROM INSIDE FACE TO INSIDE FACE.
3. FUTURE PHASE ACTIVITY IS DELINEATED WITH DASHED LINES AND GREYED-OUT LINEWORK.



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STORM SEWER LINE 1



3/27/19



STORM SEWER LINE 1

COBEY CREEK

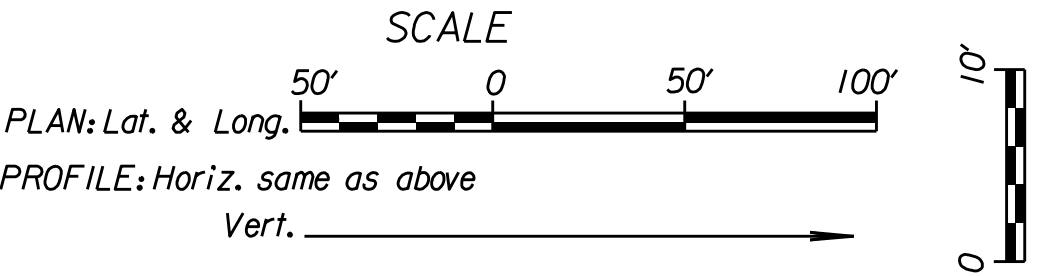
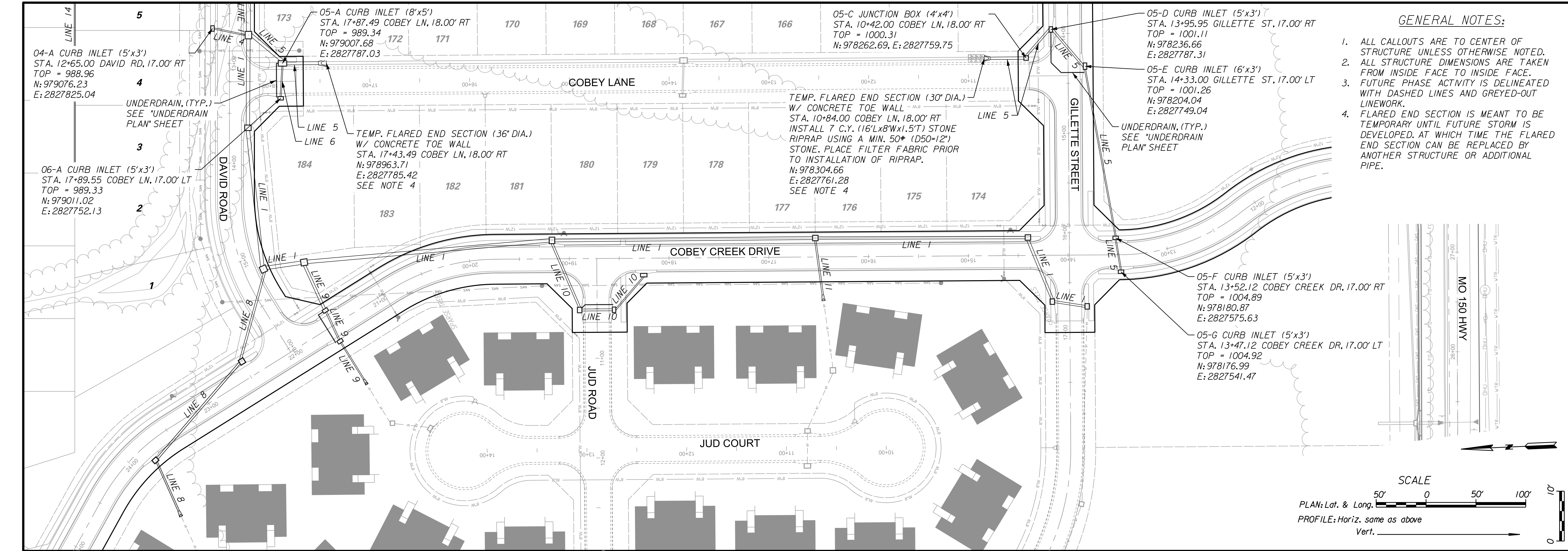
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO.
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XXX
DATE
March 27, 2019
JOB NO.
16_059.01

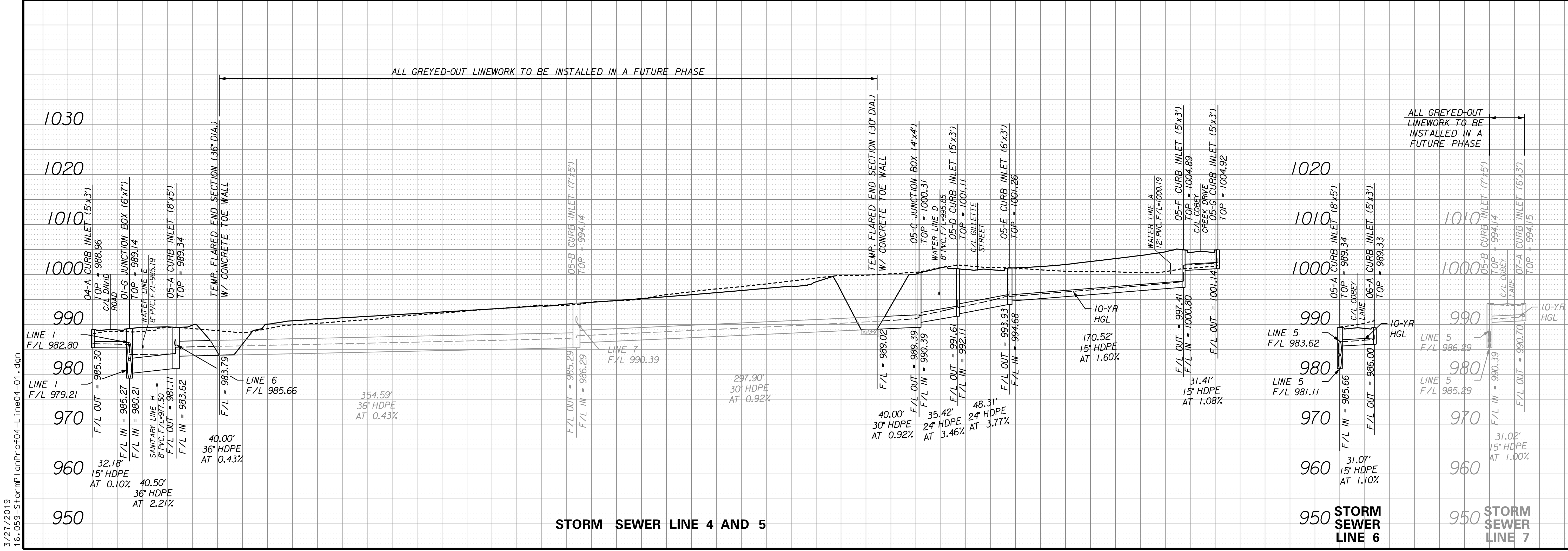
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SHEET
OF

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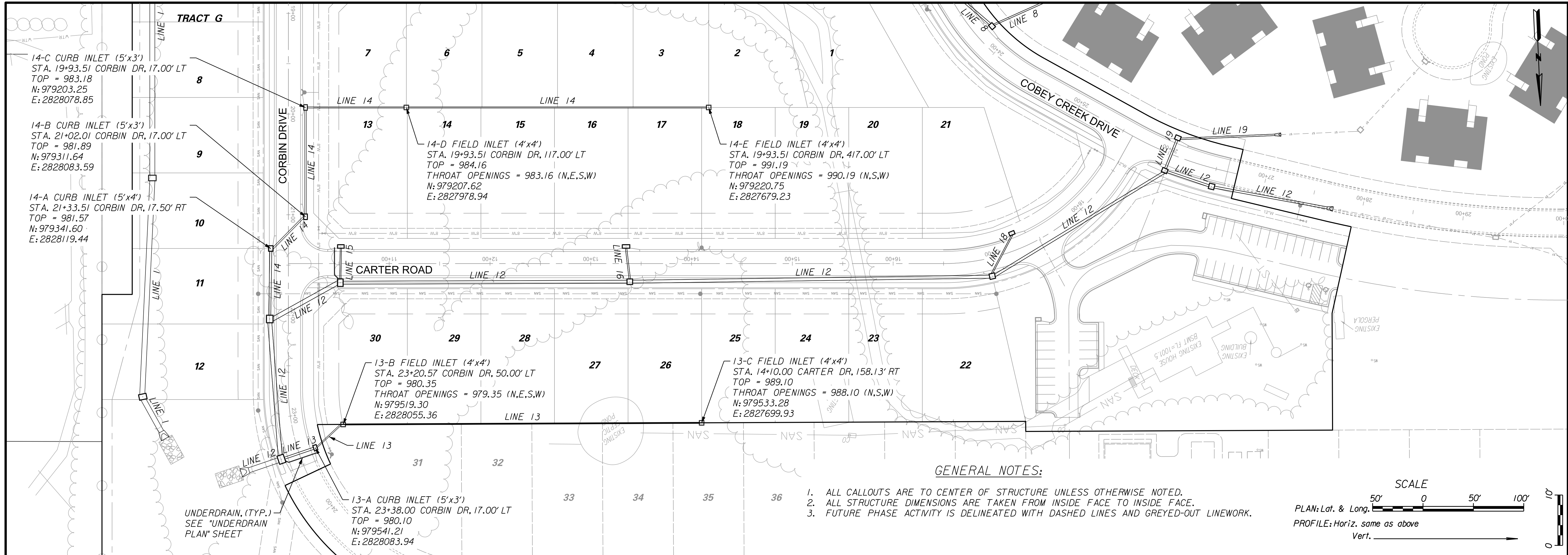


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 2. ALL STRUCTURE DIMENSIONS ARE TAKEN FROM INSIDE FACE TO INSIDE FACE.
 3. FUTURE PHASE ACTIVITY IS DELINEATED WITH DASHED LINES AND GREYED-OUT LINEWORK.
 4. FLARED END SECTION IS MEANT TO BE TEMPORARY UNTIL FUTURE STORM IS DEVELOPED. AT WHICH TIME THE FLARED END SECTION CAN BE REPLACED BY ANOTHER STRUCTURE OR ADDITIONAL PIPE.



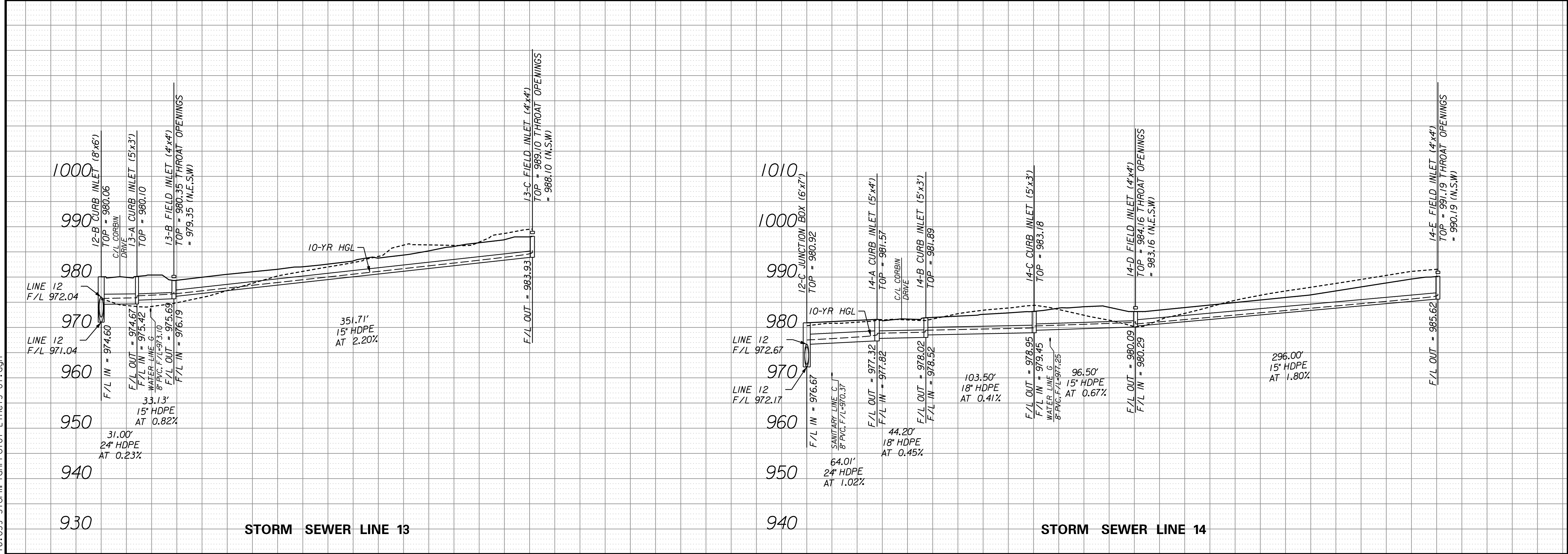
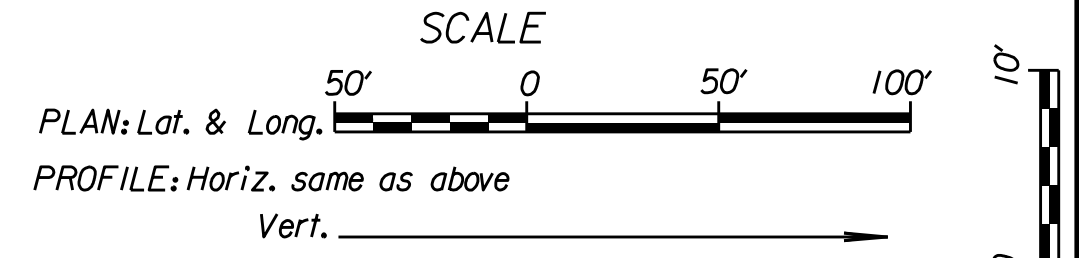
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3/27/2019
16_059-StormPlanProf07-Line13-01.dgn



GENERAL NOTES:

1. ALL CALLOUTS ARE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
2. ALL STRUCTURE DIMENSIONS ARE TAKEN FROM INSIDE FACE TO INSIDE FACE.
3. FUTURE PHASE ACTIVITY IS DELINEATED WITH DASHED LINES AND GREYED-OUT LINEWORK.



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3/27/19

CONSULTING ENGINEERS INC. PLANNERS

11010 Haskell St. Ste. 210 Kansas City, MO 64114

CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STORM SEWER LINES 13 AND 14

COBEY CREEK

X-REF. NO. XXX

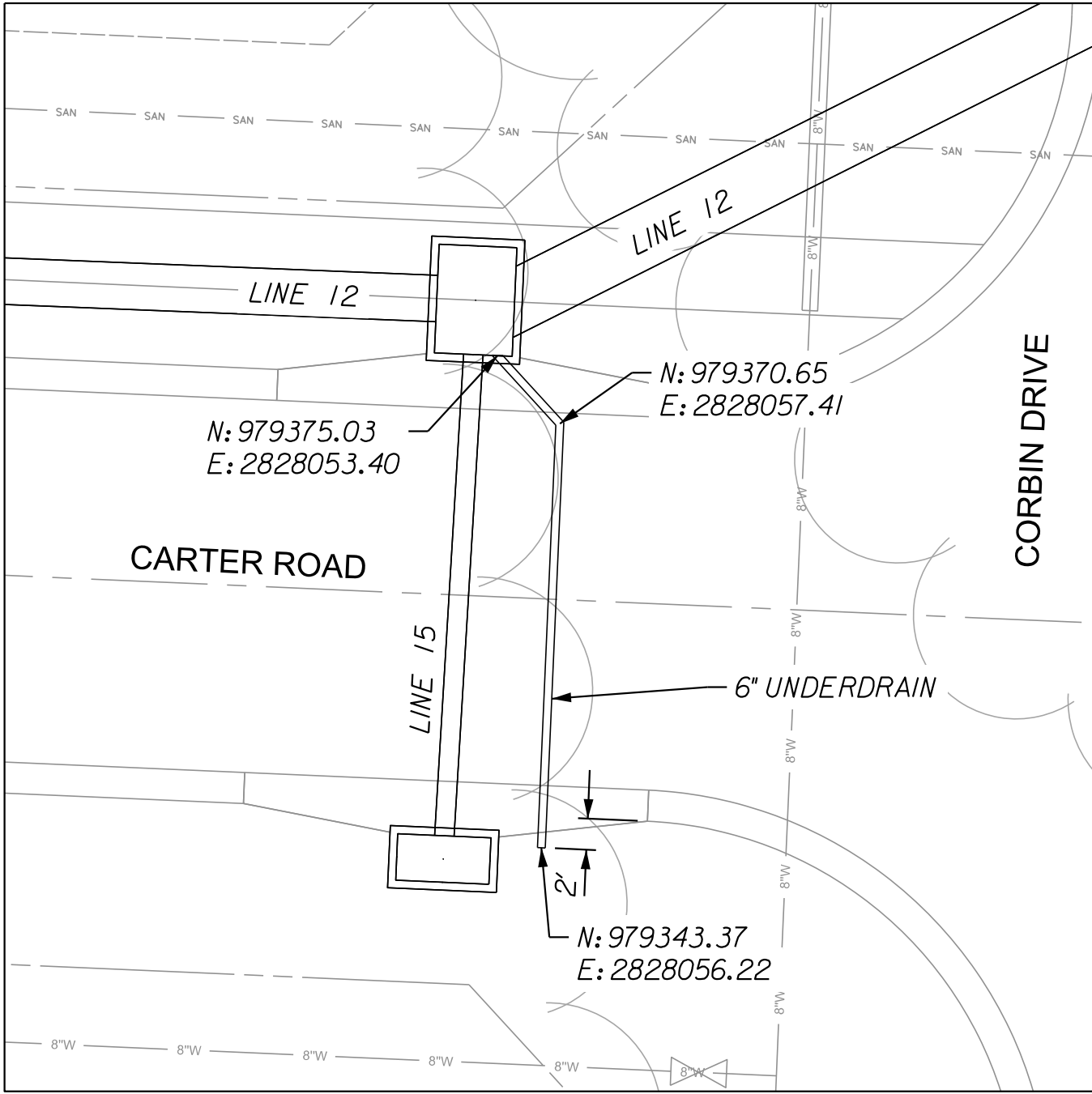
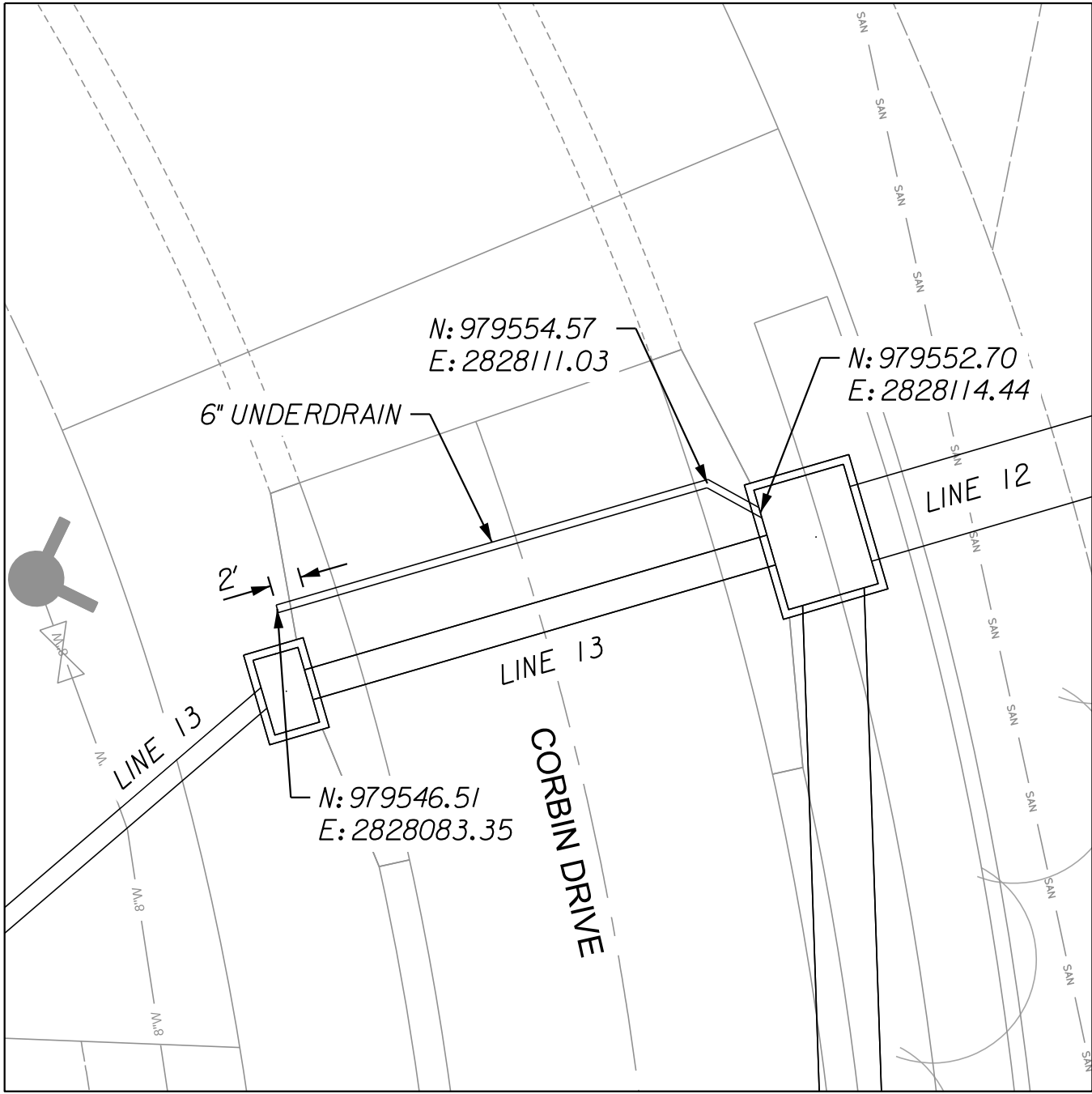
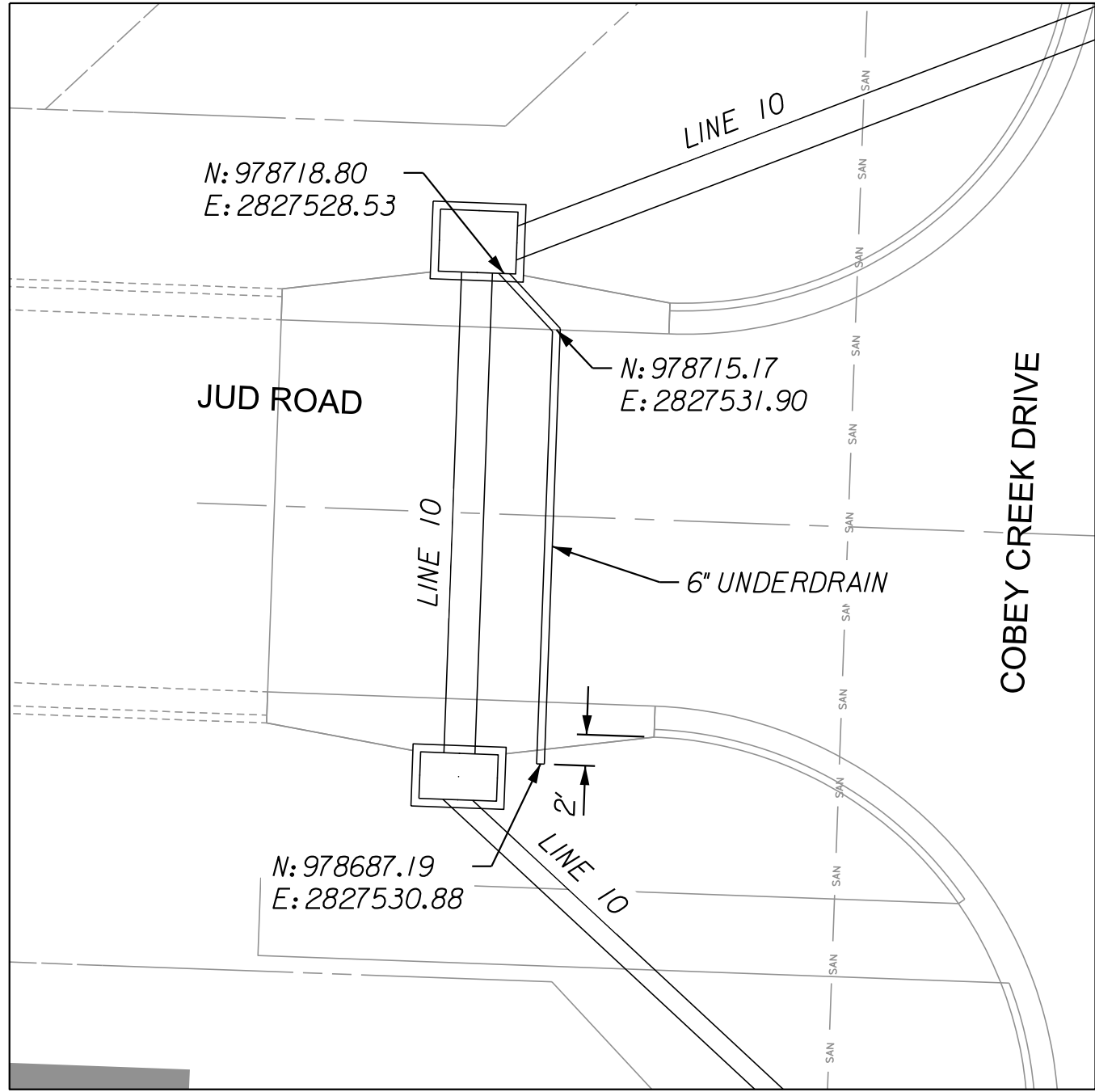
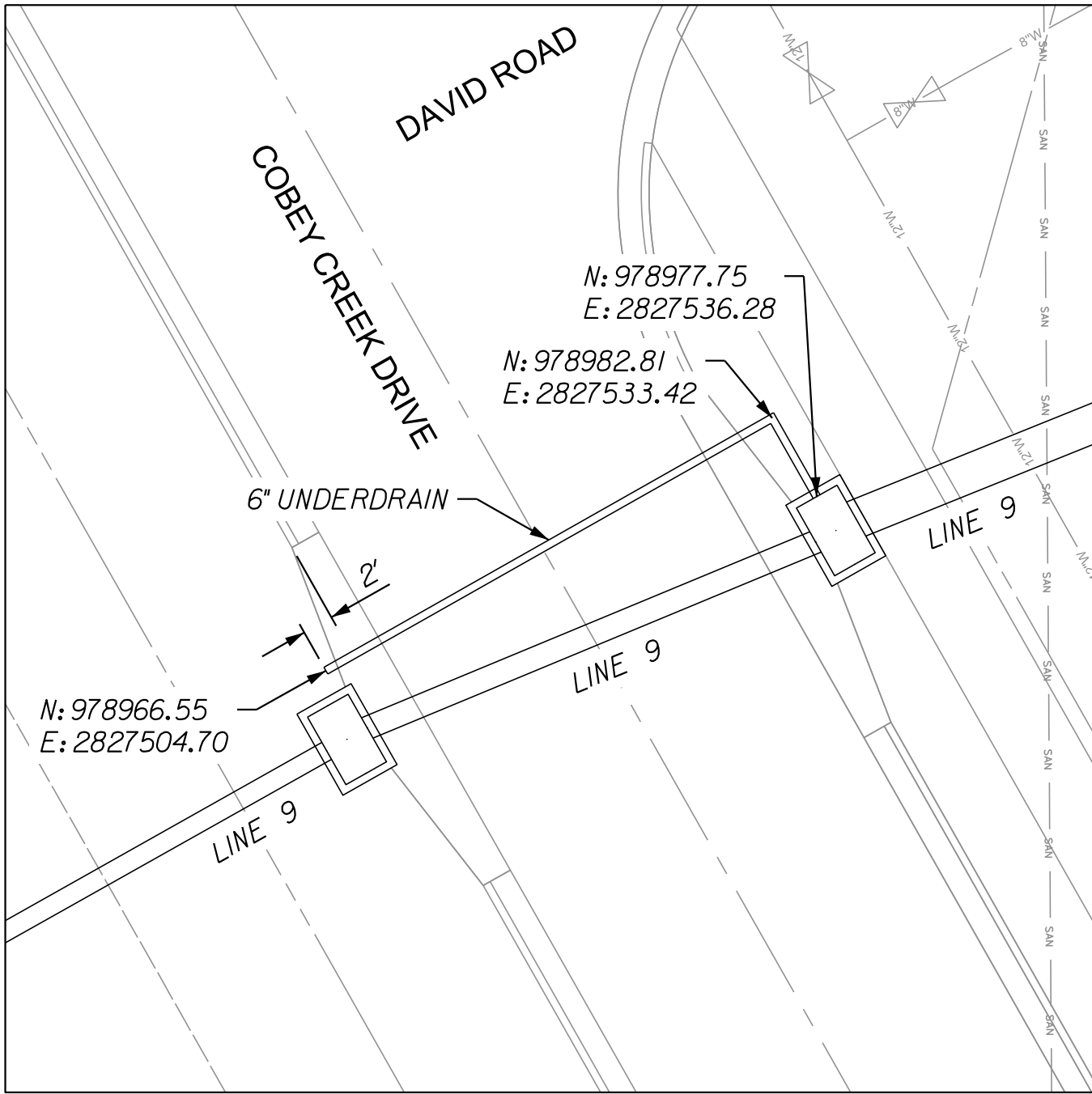
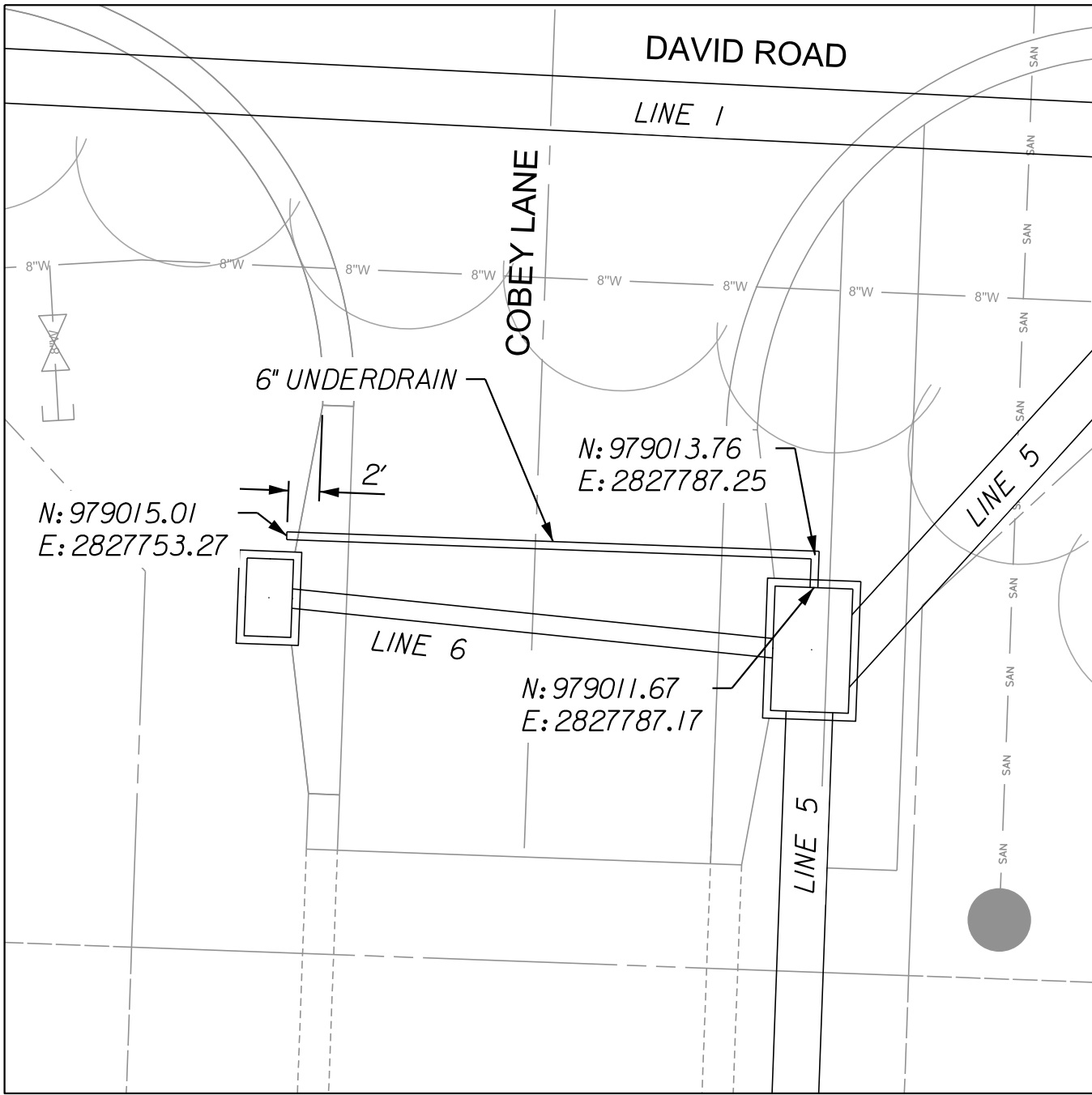
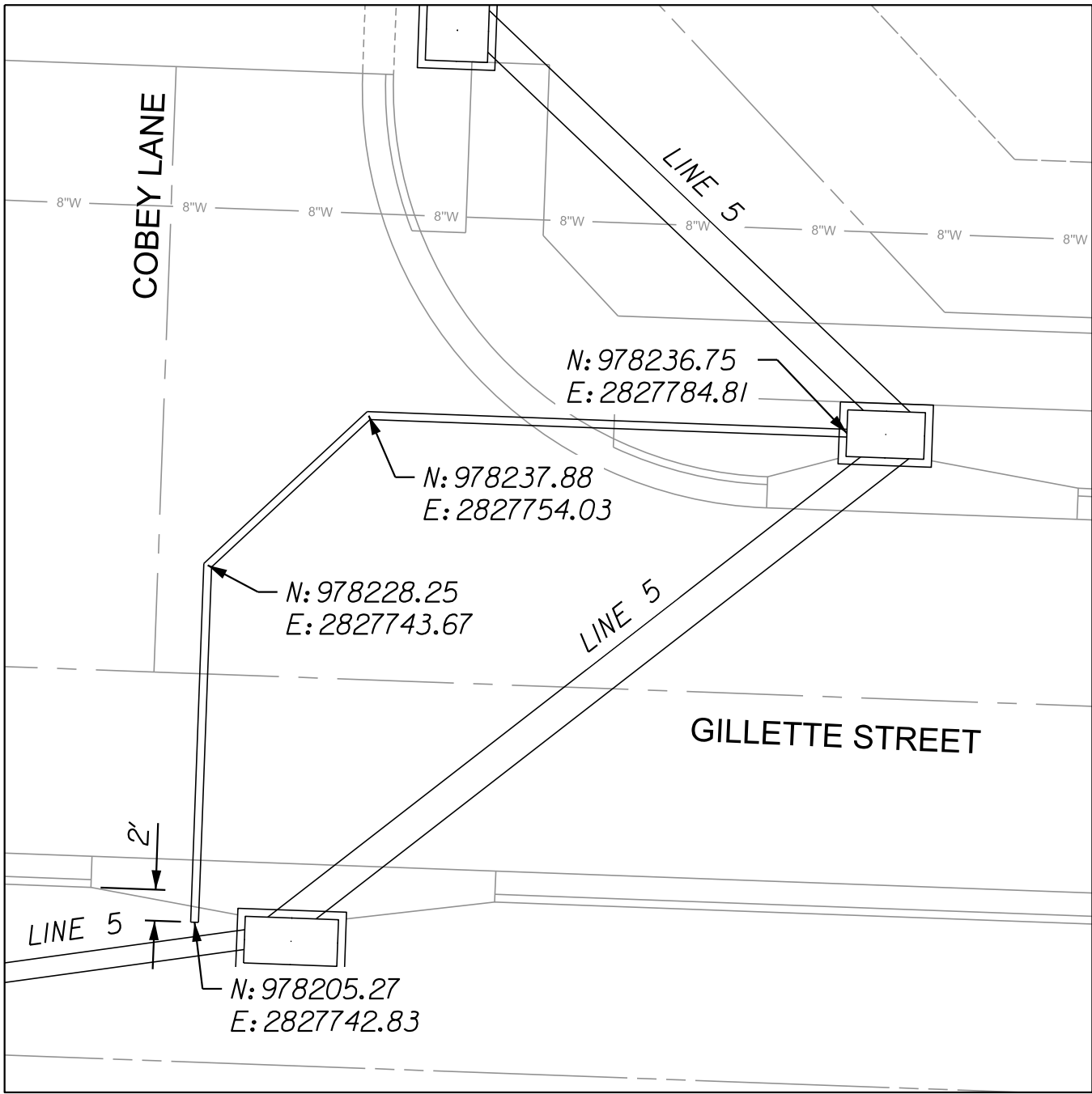
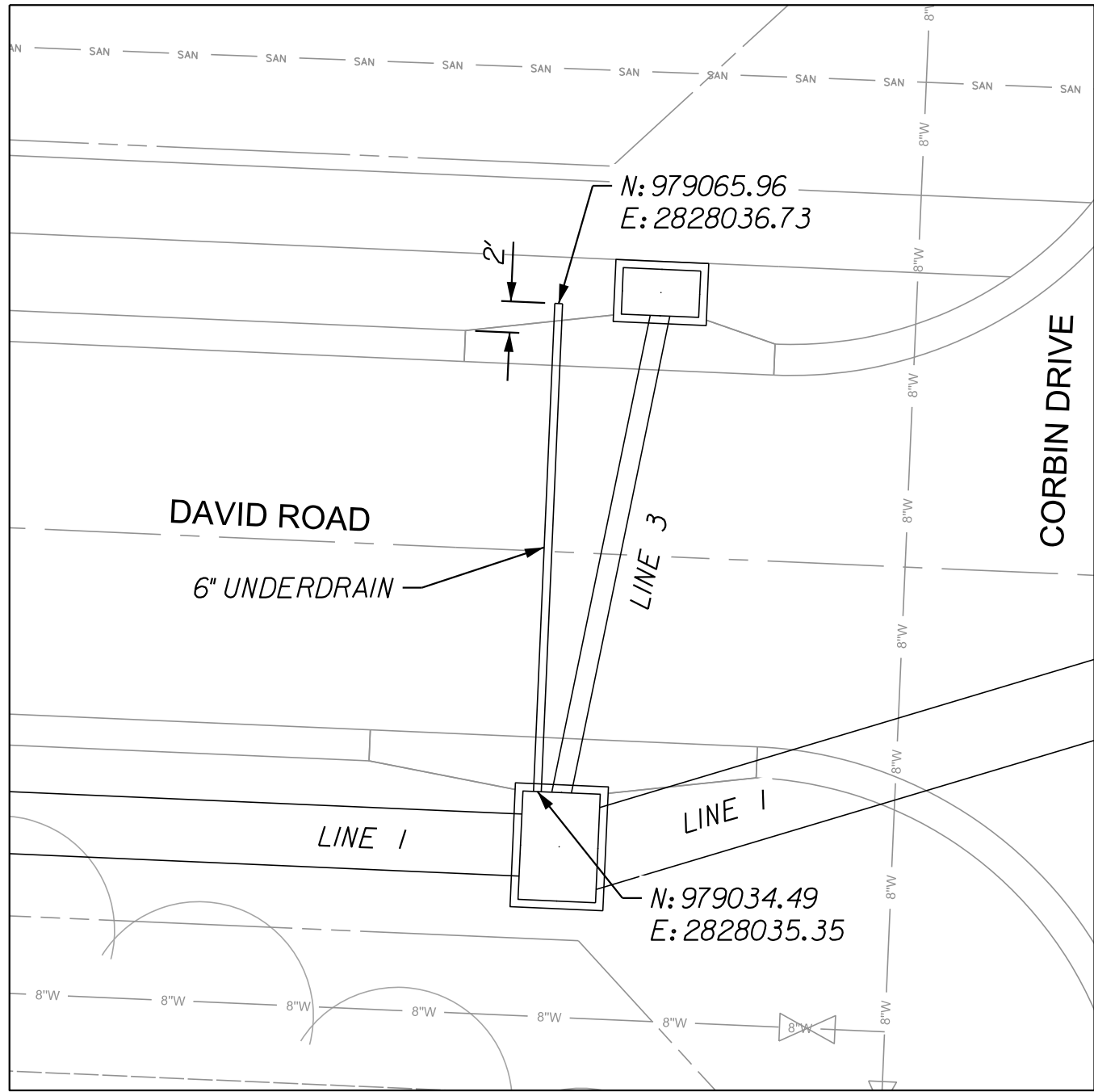
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DATE March 27, 2019

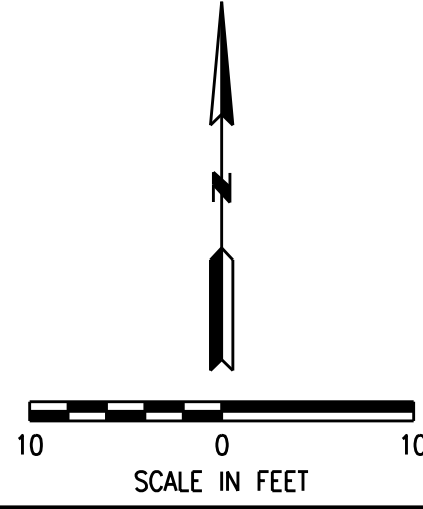
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16 SHEET OF 53

3/27/2019
16_059-StormPlanProf09-UnderdrainPlan.dgn

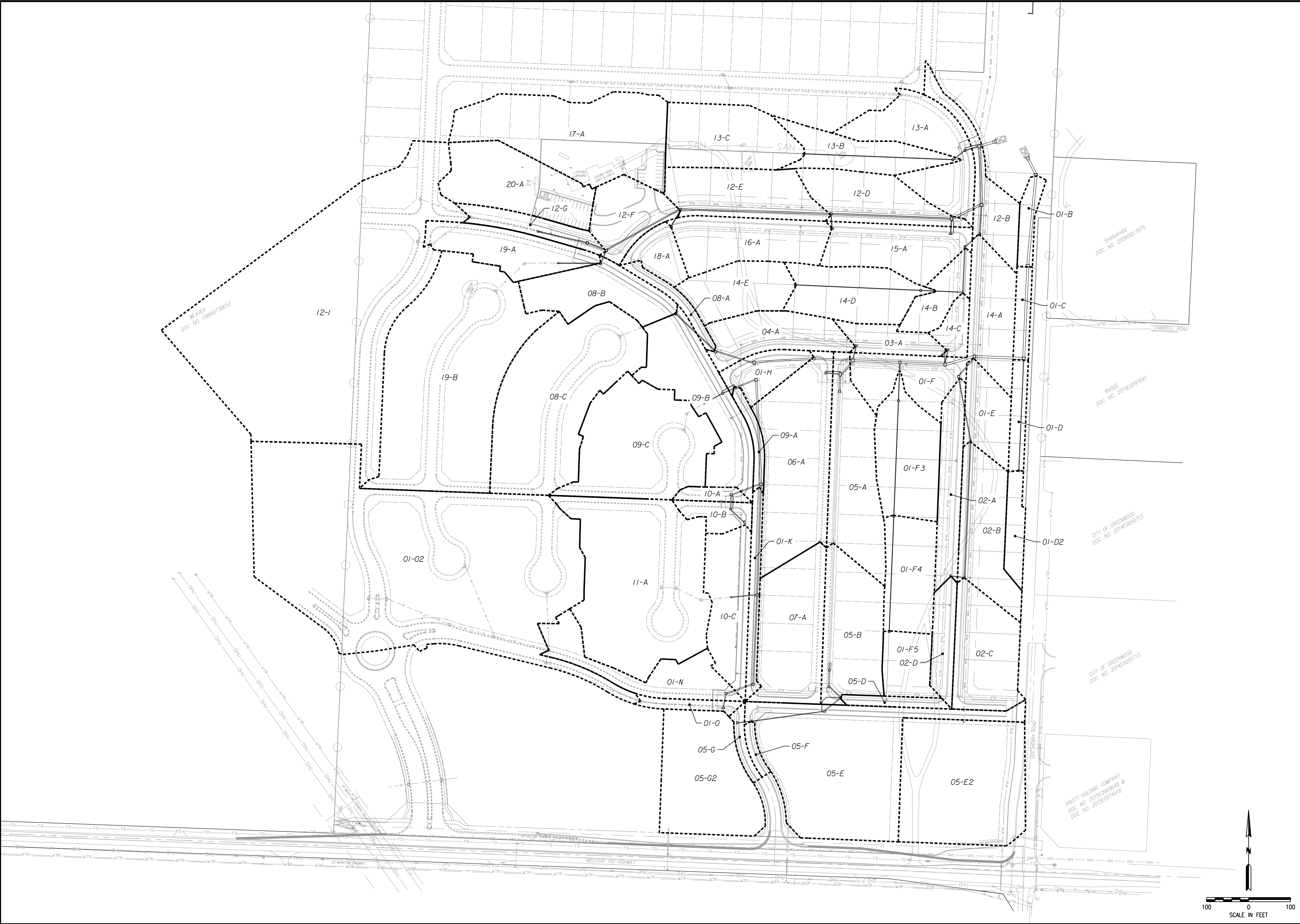


GENERAL NOTES:
1. SEE UNDERDRAIN DETAIL SHEET FOR
ADDITIONAL UNDERDRAIN INFORMATION.



UNDERDRAIN PLAN		COBEY CREEK	
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI		11010 Haskell St. Ste. 210 Kansas City, KS 66109 816-759-2285	
X-REF. NO. XXX		CORPORATE LICENSE NO. E2010005873	
DRAWING NO. XXX		R. KEVIN STERRETT, MO E-26440	
DATE March 27, 2019		F THIS IS NOT A BLUE INK SEAL AND THE SIGNATURE IS NOT IN BLUE INK, THE PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES.	
JOB NO. 16.059.01		SHEET OF 53	
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DATE		NO.	
REVISION		BY	
3/27/19		CK/APP	
3/27/19		3	
3/27/19		2	
11/22/18		1	
ADDRESSED CITY COMMENTS DATED 3/20/19		RAM	
ADDRESSED CITY COMMENTS DATED 12/18/18		RAM	
SUBMITTAL TO CITY OF LEE'S SUMMIT		RAM	

3/27/2019
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DRAINAGE AREAS	
COBEY CREEK	
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI	
19	53
X-REF NO. XXX	
DRAWING NO. XXX	
DATE March 27, 2019	
JOB NO. 16.059.01	
SHEET OF	



H2O Consultants Inc.
engineers planners



3/27/19
R. KEVIN STERRETT, NO E-26440

NO.	BY	DATE	REVISION
1	RAM	11/22/18	SUBMITTAL TO CITY OF LEE'S SUMMIT
2	RAM	3/8/19	ADDRESSED CITY COMMENTS DATED 12/18/18
3	RAM	3/27/19	ADDRESSED CITY COMMENTS DATED 3/20/19

IF THIS IS NOT A BLUE INK SEAL AND THE SIGNATURE IS NOT IN BLUE INK, THE PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES.

3/27/2019
16:05:59-StormSewerCal.c.dgn

STORM SEWER CALCULATIONS																																								
COBEY CREEK PHASE 1																																								
STORM SEWER NO.	SEWER LOCATION		TRIBUTARY AREA (AC.)		COMPOSITE RUNOFF COEFFICIENT	TIME OF CONCENTRATION	10-YEAR DESIGN (k = 1)															100-YEAR DESIGN (k = 1.25)										CURB INLET			PIPE DESIGN					
	FROM STRUCTURE NO.	TO STRUCTURE NO.	AREA DESIGNATION	TOTAL			INTENSITY [in/hr] [10]	RUNOFF [cfs]				IN PIPE DOWN- STREAM [CFS]	BY PASS OUT [CFS]	10-YR INLET CAPACITY [CFS]	10-YR INLET CAPACITY 80% [CFS]	10-YR SPREAD [FT]	10-YEAR HGL	INTENSITY [in/hr] [10]	RUNOFF [cfs]				IN PIPE DOWN- STREAM [CFS]	BY PASS OUT [CFS]	100-YR INLET CAPACITY [CFS]	100-YR INLET CAPACITY 80% [CFS]	100-YEAR HGL	GUTTER SLOPE [%]	GUTTER CAPACITY [CFS]	INLET LENGTH [FT]	PIPE SIZE [in]	PIPE SLOPE [%]	PIPE TYPE	ROUGH COEFF. [MANN- INGS]	FULL VELOCITY [FPS]	FULL FLOW [CFS]				
								Q[10]	IN PIPE UPSTREAM [CFS]	BY PASS IN [CFS]	TOTAL Q[10]								Q[100]	IN PIPE UPSTREAM [CFS]	BY PASS IN [CFS]	TOTAL Q[100]																		
LINE 1	NA	NA	01-O2	6.93	6.93	0.66	5.00	7.38	33.75	NA	NA	33.75	33.75	NA	NA	NA	NA	59.00	NA	NA	59.00	59.00	0.00	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA				
	01-O	01-N	01-O	0.14	7.08	0.51	5.00	7.38	0.53	33.75	0.00	34.28	34.28	0.00	21.85	21.85	1.32	1004.31	10.32	0.92	59.00	0.00	59.92	59.92	0.00	21.85	21.85	1022.32	NA	NA	5.00	2.00	1.33	HDPE	0.01	12.33	33.97			
	01-N	01-M	01-N	0.74	7.82	0.51	5.00	7.38	2.79	34.28	0.00	37.07	37.07	0.00	2.80	2.79	6.31	1001.80	10.32	4.87	59.92	0.00	64.79	64.40	0.39	4.51	4.51	1015.18	1.00	32.45	5.00	2.50	0.91	HDPE	0.01	11.28	50.74			
	01-M	01-L	NA	NA	7.82	NA	NA	NA	NA	37.07	0.00	37.07	37.07	0.00	NA	NA	NA	998.24	NA	NA	64.40	0.00	64.40	64.40	0.00	NA	NA	1012.50	NA	NA	NA	2.50	0.53	HDPE	0.01	9.05	38.96			
	01-L	01-K	NA	NA	10.53	NA	NA	NA	NA	50.27	0.00	50.27	50.27	0.00	NA	NA	NA	995.49	NA	NA	64.40	0.00	64.40	64.40	0.00	NA	NA	1007.72	NA	NA	NA	3.00	0.65	HDPE	0.01	10.71	69.91			
	01-K	01-J	01-K	0.29	11.99	0.51	5.00	7.38	1.09	55.97	0.00	57.06	57.06	0.00	1.08	1.07	1.77	991.84	10.32	1.91	64.40	0.00	66.31	66.31	0.00	1.88	1.88	1004.99	1.00	32.45	6.00	3.50	0.36	HDPE	0.01	8.85	78.82			
	01-J	01-I	NA	NA	15.07	NA	NA	NA	NA	72.06	0.00	72.06	72.06	0.00	NA	NA	NA	990.18	NA	NA	66.31	0.00	66.31	66.31	0.00	NA	NA	1002.67	NA	NA	NA	3.50	2.80	HDPE	0.01	20.10	218.81			
	01-I	01-H	NA	NA	18.42	NA	NA	NA	NA	88.08	0.00	88.08	88.08	0.00	NA	NA	NA	989.68	NA	NA	66.31	0.00	66.31	66.31	0.00	NA	NA	1001.14	NA	NA	NA	3.50	0.26	HDPE	0.01	8.89	66.99			
	01-H	01-G	01-H	0.37	18.79	0.51	5.00	7.38	1.39	88.08	0.00	89.47	89.47	0.00	1.38	1.37	1.59	987.64	10.32	2.43	66.31	0.00	68.74	68.74	0.00	2.41	2.41	996.47	2.96	16.39	6.00	3.50	2.00	HDPE	0.01	18.72	184.97			
	01-G	01-F2	NA	NA	30.73	NA	NA	NA	NA	141.92	0.00	141.92	141.92	0.00	NA	NA	NA	984.60	NA	NA	68.74	0.00	68.74	68.74	0.00	NA	NA	994.97	NA	NA	NA	4.00	0.40	HDPE	0.01	10.83	118.67			
	01-F2	01-F	NA	NA	32.85	NA	NA	NA	NA	149.86	0.00	149.86	149.86	0.00	NA	NA	NA	982.76	NA	NA	68.74	0.00	68.74	68.74	0.00	NA	NA	990.58	NA	NA	NA	4.00	0.40	HDPE	0.01	11.37	118.04			
	01-F	01-E	01-F	0.64	33.82	0.51	5.00	7.38	2.41	151.10	0.03	153.54	153.54	0.00	21.85	21.85	4.77	981.50	10.32	4.21	68.74	0.47	73.42	73.42	0.00	21.85	21.85	987.91	NA	NA	5.00	5.00	0.10	HDPE	0.01	7.42	106.84			
	01-E	01-D	01-E	0.48	37.07	0.51	5.00	7.38	1.81	163.56	0.41	165.78	165.78	0.00	2.20	2.19	1.85	981.37	10.32	3.16	73.42	2.47	79.05	78.61	0.44	5.16	5.16	987.51	3.30	17.31	7.00	5.00	0.20	HDPE	0.01	8.84	151.42			
	01-D	01-C	01-D	0.22	37.55	0.51	5.00	7.38	0.83	166.72	0.00	167.55	167.55	0.00	48.30	48.30	3.42	980.76	10.32	1.45	78.61	0.00	80.06	80.06	0.00	48.30	48.30	985.66	NA	NA	21.00	5.00	0.20	HDPE	0.01	8.87	151.39			
	01-C	01-B	01-C	0.19	37.74	0.51	5.00	7.38	0.72	167.55	0.00	168.26	168.26	0.00	39.10	39.10	0.60	978.89	10.32	1.25	80.06	0.00	81.31	81.31	0.00	39.10	39.10	982.15	NA	NA	17.00	5.00	0.10	HDPE	0.01	8.02	107.18			
	01-B	01-A	01-B	0.19	37.93	0.51	5.00	7.38	0.72	168.26	0.00	168.98	168.98	0.00	39.10	39.10	3.47	978.49	10.32	1.25	81.31	0.00	82.56	82.56	0.00	39.10	39.10	980.64	NA	NA	17.00	5.00	0.40	HDPE	0.01	11.82	213.89			
LINE 1D	01-D2	01-D	01-D2	0.25	0.25	0.51	5.00	7.38	0.94	0.00	0.00	0.94	0.94	0.00	27.60	27.60	5.31	996.93	10.32	1.64	0.00	0.00	1.64	1.64	0.00	27.60	27.60	997.10	NA	NA	12.00	1.25	3.01	HDPE	0.01	6.71	14.57			
LINE 1F	01-F5	01-F4	01-F5	0.41	0.41	0.51	5.00	7.38	1.54	0.00	0.00	1.54	1.54	0.00	27.60	27.60	7.34	998.48	10.32	2.70	0.00	0.00	2.70	2.70	0.00	27.60	27.60	998.73	NA	NA	12.00	1.25	3.00	HDPE	0.01	7.73	14.55			
	01-F4	01-F3	01-F4	0.75	1.16	0.51	5.00	7.38	2.82	1.54	0.00	4.37	4.37	0.00	27.60	27.60	10.92	990.40	10.32	4.93	2.70	0.00	7.63	7.63	0.00	27.60	27.60	995.38	NA	NA	12.00	1.25	1.65	HDPE	0.01	8.26	10.78			
	01-F3	01-F2	01-F3	0.95	2.12	0.51	5.00	7.38	3.58	4.37	0.00	7.94	7.94	0.00	47.15	47.15	8.99	986.04	10.32	6.25	7.63	0.00	13.88	13.88	0.00	47.15	47.15	993.07	NA	NA	16.00	1.25	1.28	HDPE	0.01	8.60	9.49			
LINE 2	02-D	02-C	02-D	0.34	0.34	0.51	5.00	7.38	1.28	0.00	0.00	1.28	1.28	0.00	1.28	1.27	1.73	1002.31	10.32	2.24	0.00	0.00	2.24	2.24	0.00	2.23	2.23	1002.57	1.61	12.09	5.00	1.25	0.50	HDPE	0.01	3.84	5.94			
	02-C	02-B	02-C	0.95	1.29	0.51	5.00	7.38	3.58	1.28	0.00	4.86	4.70	0.16	3.43	3.42	6.37	1002.01	10.32	6.25	2.24	0.00	8.49	7.23	1.26	5.01	5.01	1002.45	1.61	12.09	5.00	1.50	3.30	HDPE	0.01	10.89	24.82			
	02-B	02-A	02-B	0.91	2.20	0.51	5.00	7.38	3.43	4.70	0.16	8.28	7.87	0.41	3.16	3.15	3.46	991.15	10.32	5.99	7.23	1.26	14.47	12.00	2.47	4.75	4.75	991.85	3.84	18.67	5.00	1.50	3.07	HDPE	0.01	12.22	23.94			
	02-A	01-E	02-A	0.58	2.78	0.51	5.00	7.38	2.18	7.87	0.00	10.05	10.02	0.03	2.17	2.16	1.85	985.21	10.32	3.82	12.00	0.00	15.82	15.35	0.47	3.37	3.37	988.12	3.30	17.31	5.00	2.00	1.73	HDPE	0.01	10.37	38.70			
LINE 3	03-A	01-F	03-A	0.33	0.33	0.51	5.00	7.38	1.24	0.00	0.00	1.24	1.24	0.00	1.22	1.22	1.86	983.47	10.32	2.17	0.00	0.30	2.47	2.47	0.00	2.44	2.44	987.98	1.00	9.53	5.00	1.25	1.00	HDPE	0.01	4.87	8.40			
LINE 4	04-A	01-G	04-A	0.70	0.70	0.51	5.00	7.38	2.63	0.00	0.00	2.63	2.63	0.00	2.64	2.63	5.94	986.26	10.32	4.61	0.00	0.00	4.61	4.31	0.30	4.32	4.32	995.30	1.00	9.53	5.00	1.25	0.10	HDPE	0.01	2.45	2.64			
LINE 5	NA	NA	05-G2	1.40	1.40	0.81	5.00																																	

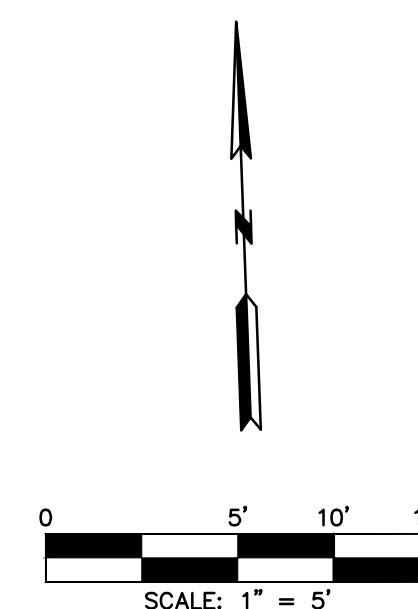
EW = EDGE OF WALK
TC = TOP OF CURB
EP = EDGE OF PAVEMENT
TC / EW = TOP OF CURB = EDGE OF WALK
TC / EP = TOP OF CURB = EDGE OF PAVEMENT
H.P. = HIGH POINT

 = PROPOSED 5' WIDE CONCRETE
SIDEWALK TO BE BUILT WITH PHASE I
STREET CONSTRUCTION

	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

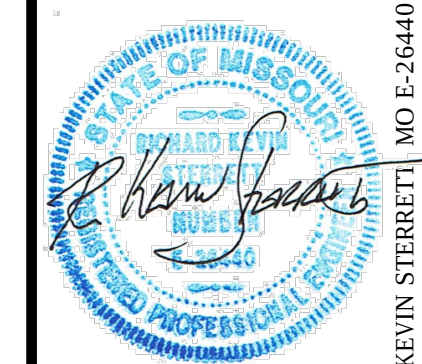
Type of Route	PCC ⁽⁵⁾ Thickness	Agg Base Thickness	Comments
Sidewalk ⁽¹⁾	4"	4"	Transverse joints shall be spaced to match width of sidewalk; Joints may be tooled or sawn.
Shared Use Path ⁽²⁾	6"	4"	Transverse joints shall be spaced to match width of trail, but not greater than 12 ft.; joints shall be 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

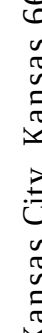


DATE	REVISION	NO.	BY	CK/APP
03/27/18	PER CITY'S COMMENTS	2	SPW	RSC
03/28/18	PER CITY'S COMMENTS	1	SPW	RSC
11/27/18	SUBMITTAL TO CITY OF LEES SUMMIT		SPW	RSC

IF THIS IS NOT A BLUE INK SEAL AND THE SIGNATURE IN BLUE INK, THE PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES



R. KEVIN STERRETT MO E-26440



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STREET AND STORM SEWER PLANS
INTERSECTION AND ADA RAMP DETAILS
COBEY CREEK DRIVE AND GILLETTE STREET
COBEY CREEK FIRST PLAT
PHASE I
CITY OF FREDERICK, MD. JACKSON COUNTY, MARYLAND

PHASE I

<i>X-REF NO.</i> 16-059 Base Phase I
<i>DRAWING NO.</i> 16-059 Phase I Street Plans
<i>DATE</i> March 27, 2019
<i>JOB NO.</i> 16-059

21 SHEET OF 53

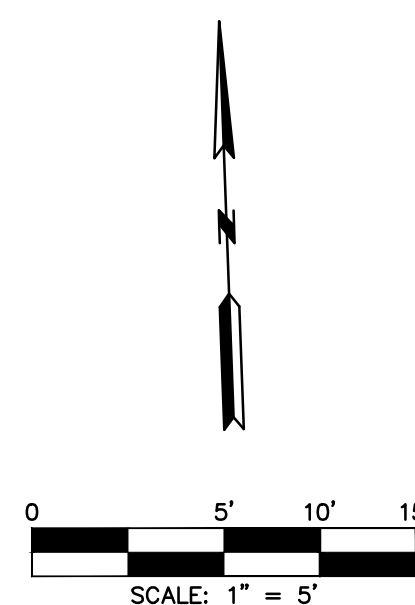
EW = EDGE OF WALK
TC = TOP OF CURB
EP = EDGE OF PAVEMENT
TC / EW = TOP OF CURB = EDGE OF WALK
TC / EP = TOP OF CURB = EDGE OF PAVEMENT
H.P. = HIGH POINT

 = PROPOSED 5' WIDE CONCRETE
SIDEWALK TO BE BUILT WITH PHASE I
STREET CONSTRUCTION

	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: <u>abutted to back of curb</u>	1.5% cross slope Running slope match street profile grade	2.0% cross slope	6 feet

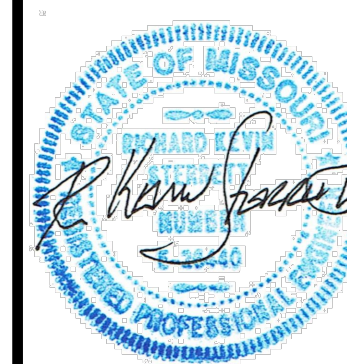
Type of Route	PC ^{C(5)} Thickness	Agg Base Thickness	Comments
Sidewalk ⁽¹⁾	4"	4"	Transverse joints shall be spaced to match width of sidewalk; Joints may be tooled or sawn.
Shared Use Path ⁽²⁾	6"	4"	Transverse joints shall be spaced to match width of trail, but not greater than 12 ft.; joints shall be sawn.
ADA Ramp	6"	4"	

(3) Accessible routes shall be paved using KCMMB 4k concrete



DATE	REVISION	NO.	BY	CQAPP
03/22/19	PER CITY'S COMMENTS	2	SPW	RCS
03/26/19	PER CITY'S COMMENTS	1	RCS	RCS
11/21/18	SUBMITTAL TO CITY OF LEES SUMMIT		SPW	RCS

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R. KEVIN STERRETT MO E-26440
March 27, 2018



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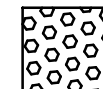
STREET AND STORM SEWER PLANS
INTERSECTION AND ADA RAMP DETAILS
COBEY CREEK DRIVE AND JUD ROAD
COBEY CREEK FIRST PLAT
PHASE I

<i>X-REF NO.</i> 16-059 Base Phase I
<i>DRAWING NO.</i> 16-059 Phase I Street Plans
<i>DATE</i> March 27, 2019
<i>JOB NO.</i> 16-059

22 SHEET OF 53

LEGEND

EW = EDGE OF WALK
TC = TOP OF CURB
EP = EDGE OF PAVEMENT
TC / EW = TOP OF CURB = EDGE OF WALK
TC / EP = TOP OF CURB = EDGE OF PAVEMENT
H.P. = HIGH POINT

 = DETECTABLE SURFACE

 = PROPOSED 5' WIDE CONCRETE SIDEWALK TO BE BUILT WITH PHASE I STREET CONSTRUCTION

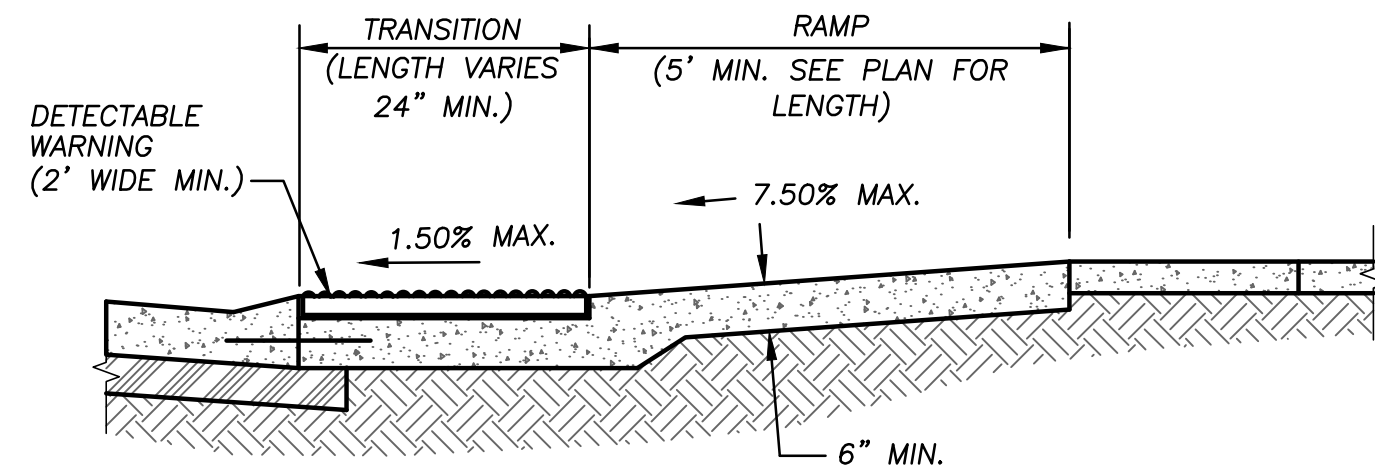
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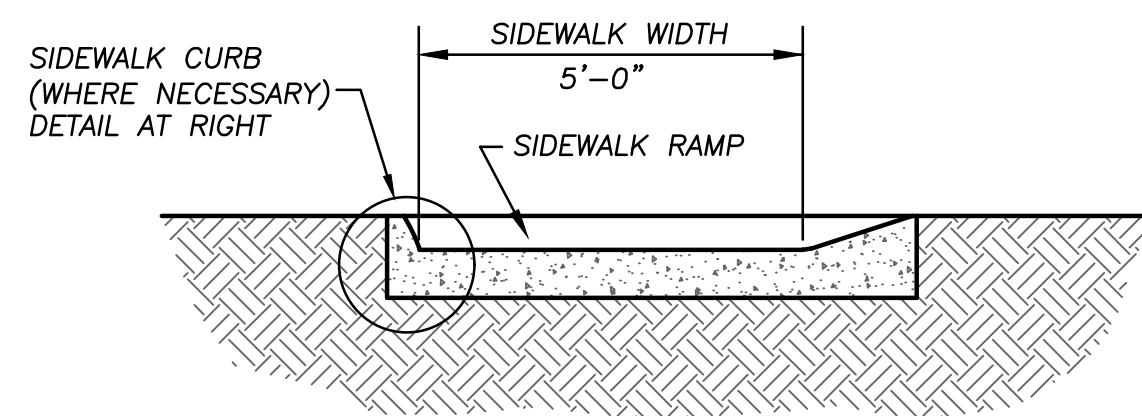
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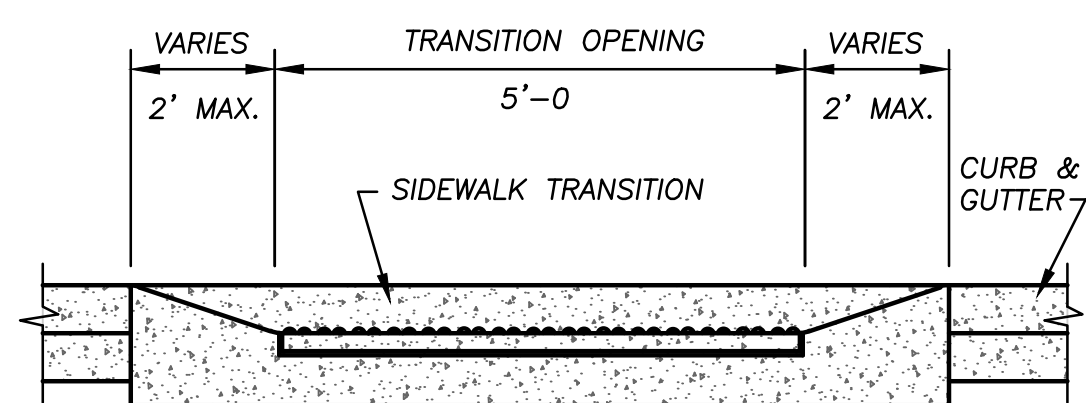
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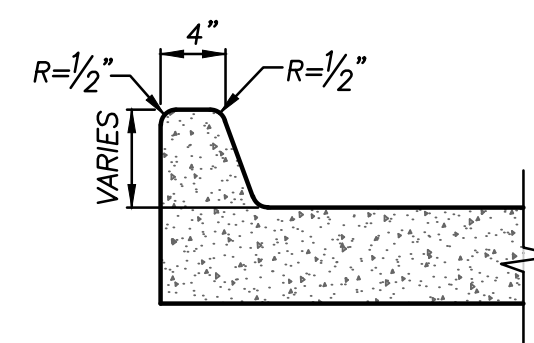
SECTION A-A



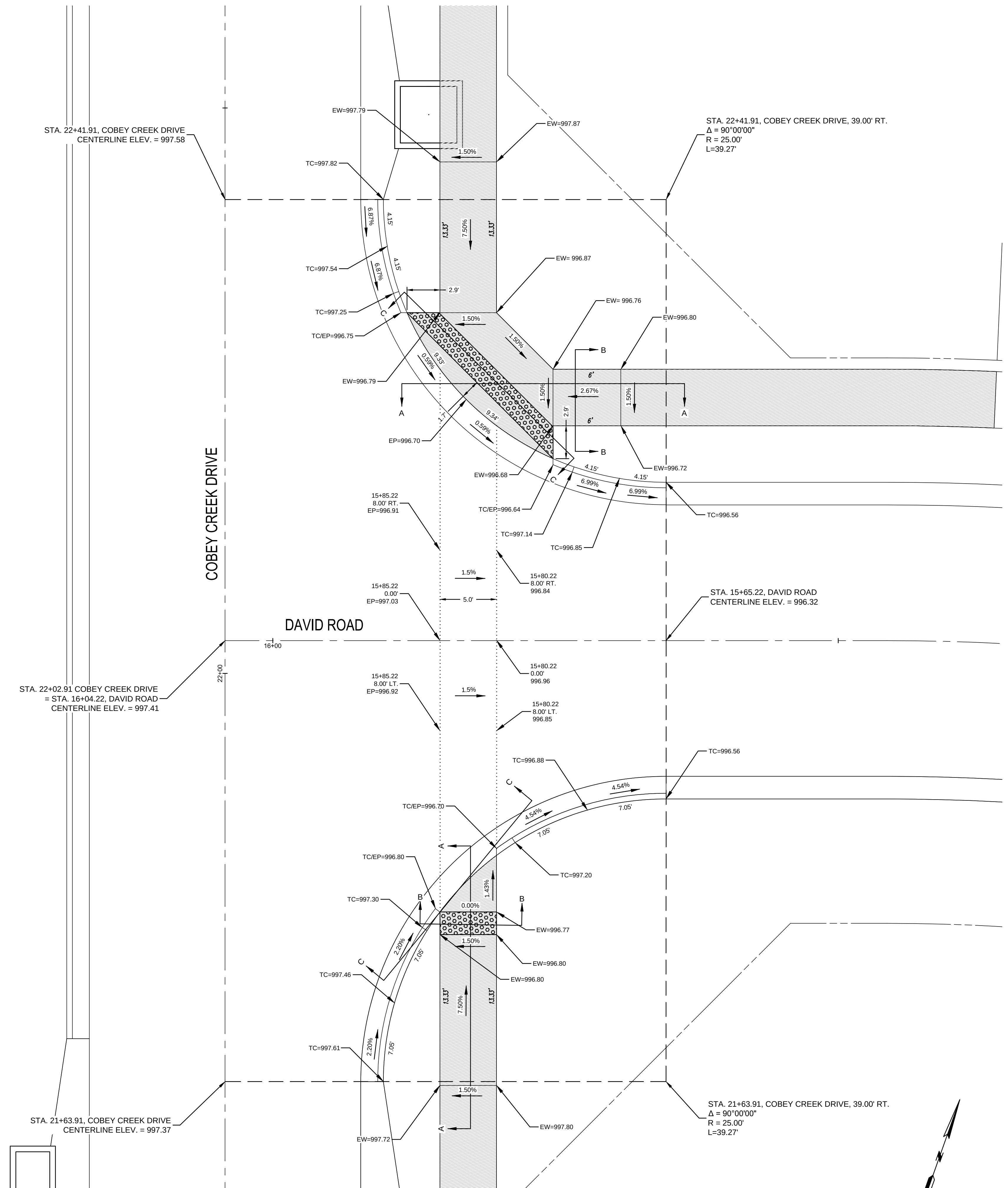
SECTION B-B



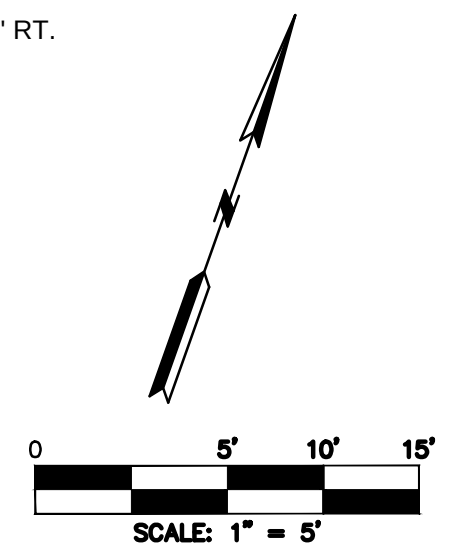
SECTION C-C



SIDEWALK CURB



COBEY CREEK DRIVE AND DAVID ROAD INTERSECTION DETAIL



NO.	BY	DATE	REVISION	DATE	REVISION	DATE	REVISION	DATE	REVISION
1									
2									
3									
4									
5									
6									
7									
8									
9									
10									



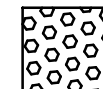
gconsult Inc engineers planners
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CORPORATE LICENSE NO. E20100573 (MO.) / E-1736 (KS.)

STREET AND STORM SEWER PLANS
INTERSECTION AND ADA RAMP DETAILS
COBEY CREEK DRIVE AND DAVID ROAD
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 Street Plans
DATE
March 27, 2019
JOB NO.
16-059
SHEET
23 OF 53

LEGEND

EW = EDGE OF WALK
TC = TOP OF CURB
EP = EDGE OF PAVEMENT
TC / EW = TOP OF CURB = EDGE OF WALK
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H.P. = HIGH POINT

 = DETECTABLE SURFACE

 = PROPOSED 5' WIDE CONCRETE SIDEWALK TO BE BUILT WITH PHASE I STREET CONSTRUCTION

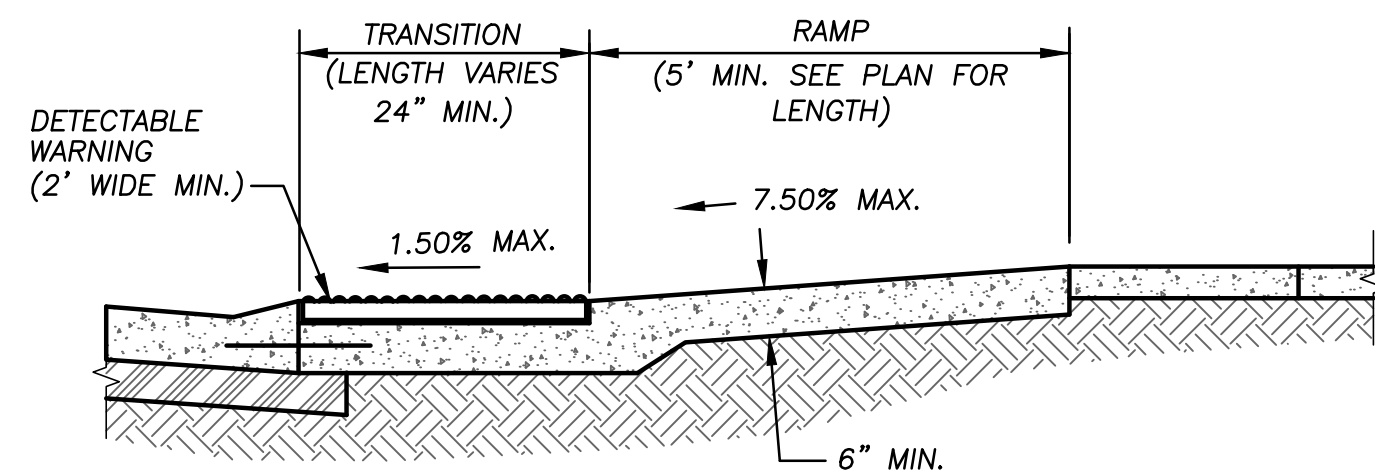
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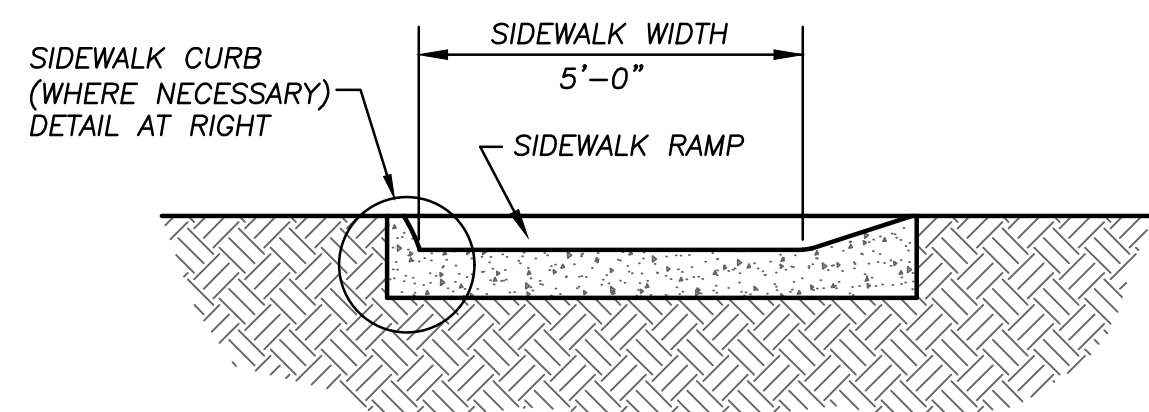
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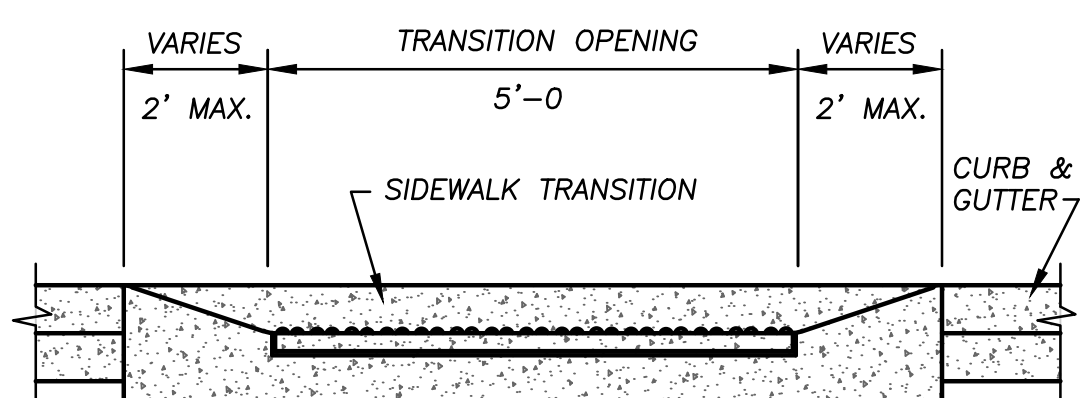
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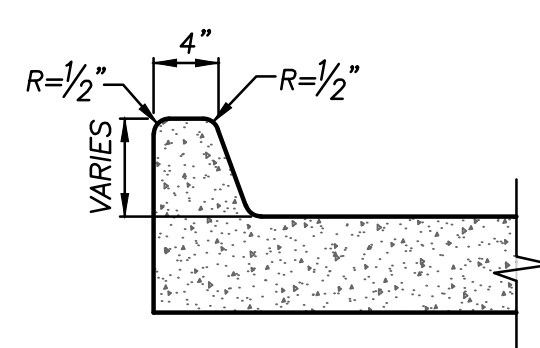
SECTION A-A



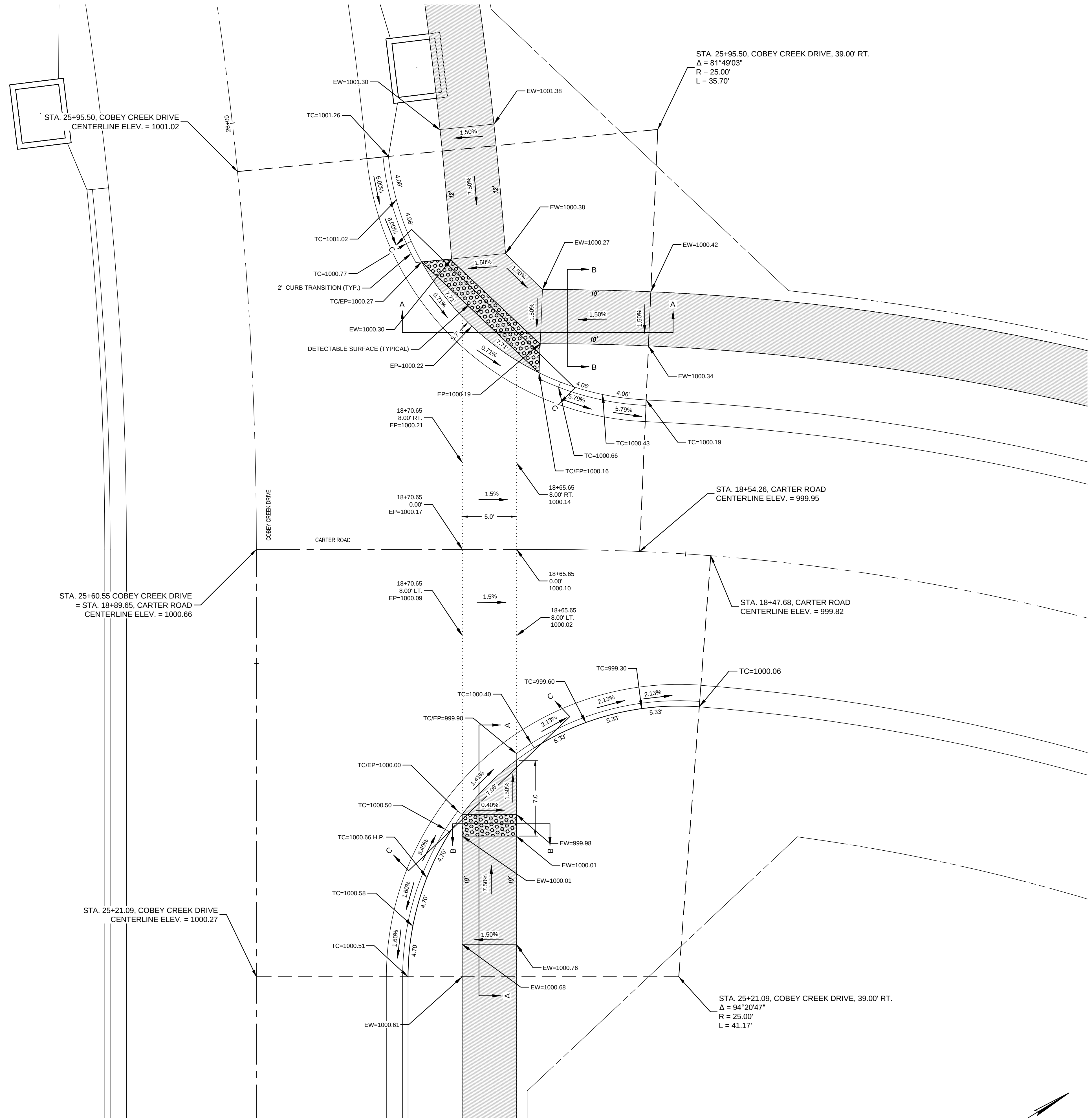
SECTION B-B



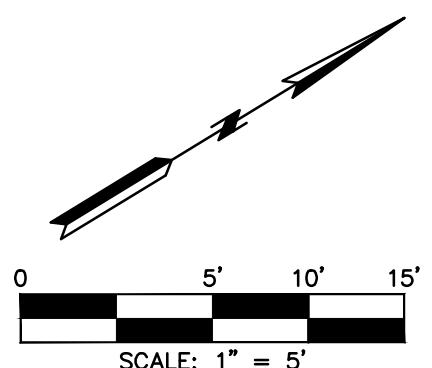
SECTION C-C



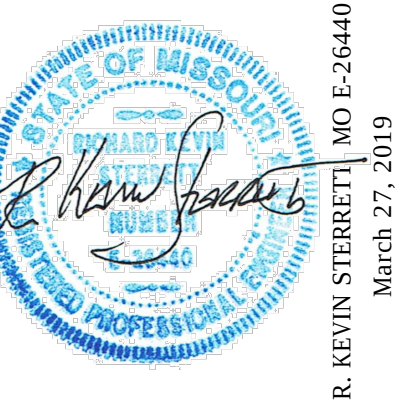
SIDEWALK CURB



COBEY CREEK DRIVE AND CARTER ROAD
INTERSECTION DETAIL
SCALE: 1" = 5'



NO.	BY	DATE	REVISION	CORP.
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				



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STREET AND STORM SEWER PLANS
INTERSECTION AND ADA RAMP DETAILS
COBEY CREEK DRIVE AND CARTER ROAD
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 Street Plans
DATE March 27, 2019
JOB NO. 16-059
SHEET 24 OF 53

LEGEND

EW = EDGE OF WALK
TC = TOP OF CURB
EP = EDGE OF PAVEMENT
TC / EW = TOP OF CURB = EDGE OF WALK
TC / EP = TOP OF CURB = EDGE OF PAVEMENT
H.P. = HIGH POINT

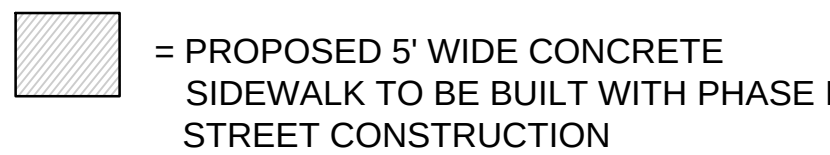


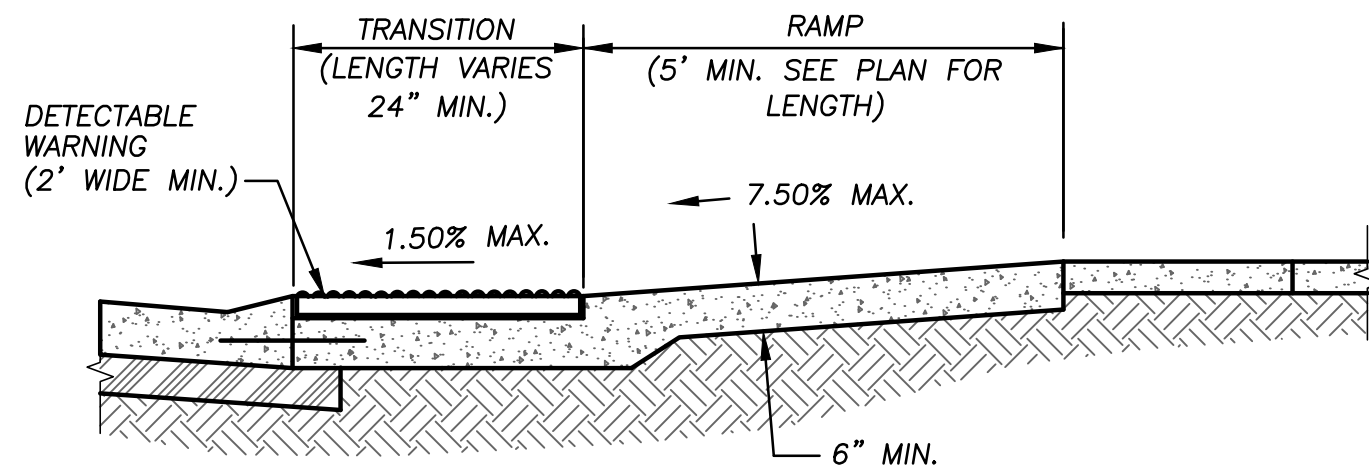
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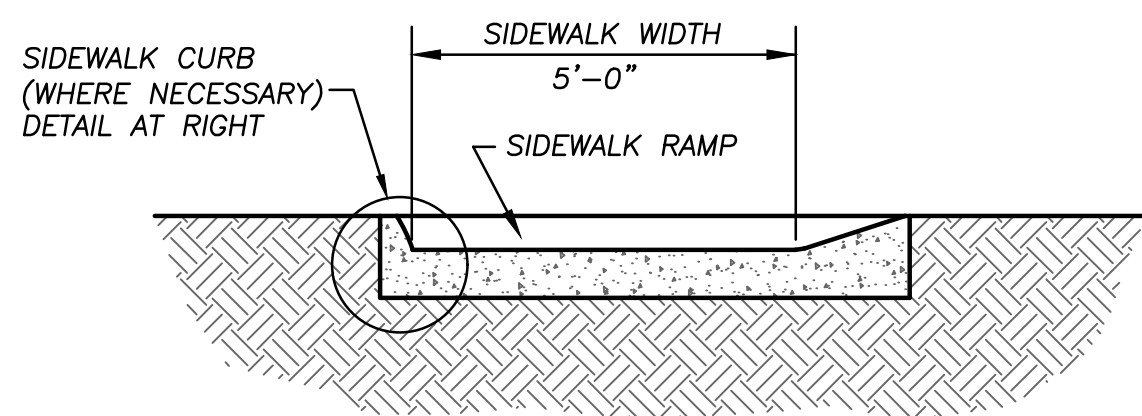
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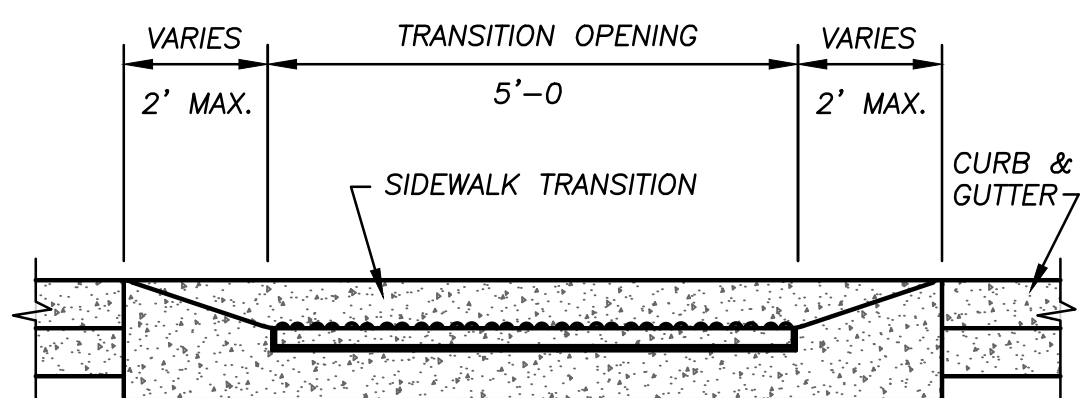
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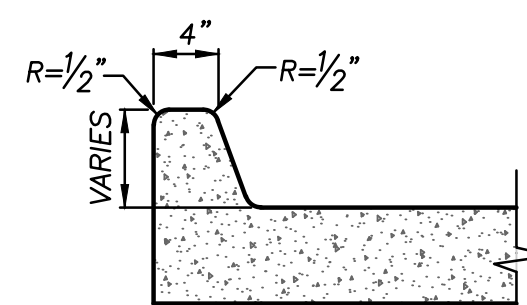
SECTION A-A



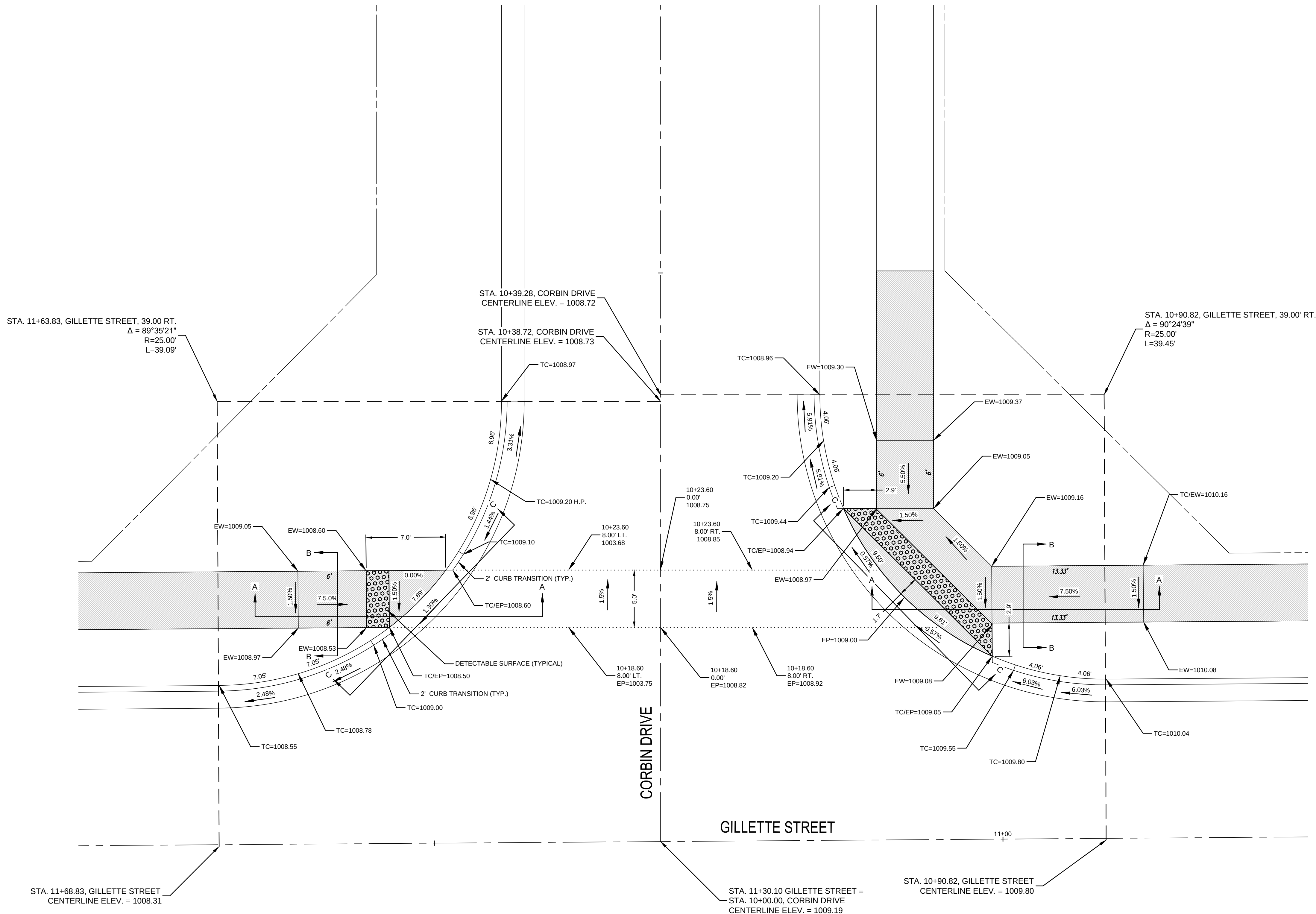
SECTION B-B



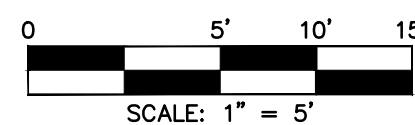
SECTION C-C



SIDEWALK CURB



GILLETTE STREET AND CORBIN DRIVE
INTERSECTION DETAIL



NO.	BY	DATE	REVISION	CORP.
1	SPW	03/27/19	PER CITY'S COMMENTS	
2	SPW	03/28/19	PER CITY'S COMMENTS	
1	SPW	11/27/19	SUBMITTAL TO CITY OF LEES SUMMIT	



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STREET AND STORM SEWER PLANS
INTERSECTION AND ADA RAMP DETAILS
GILLETTE STREET AND CORBIN DRIVE
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 Street Plans
DATE March 27, 2019
JOB NO. 16-059

25 SHEET OF 53

LEGEND

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EP = EDGE OF PAVEMENT
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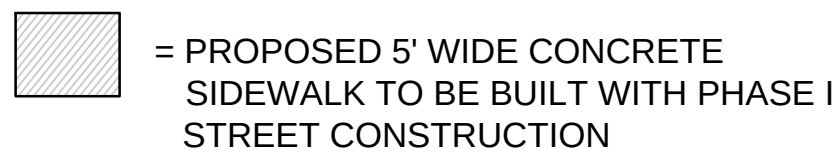


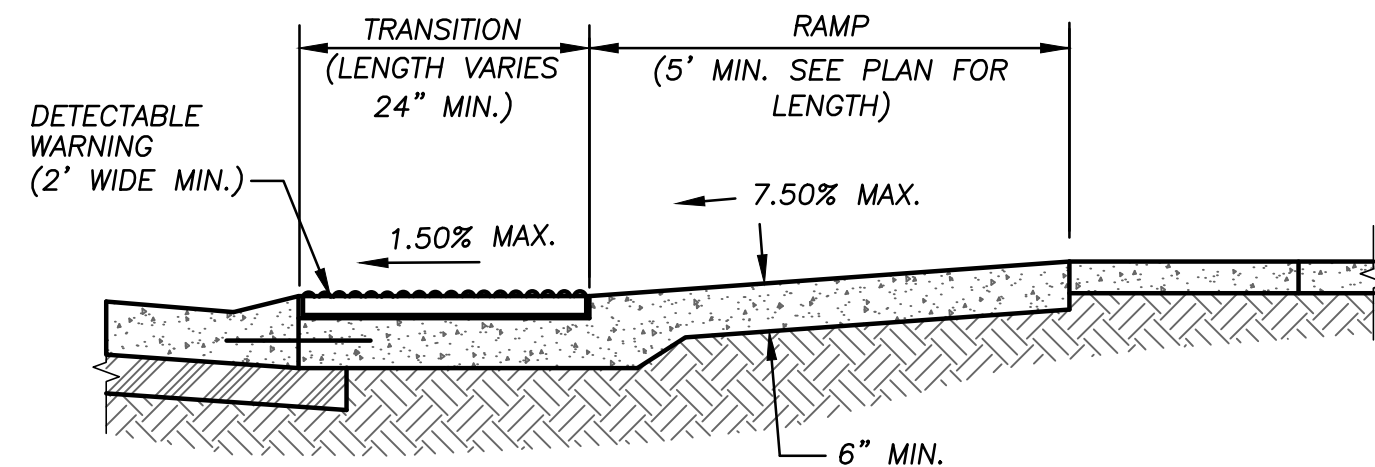
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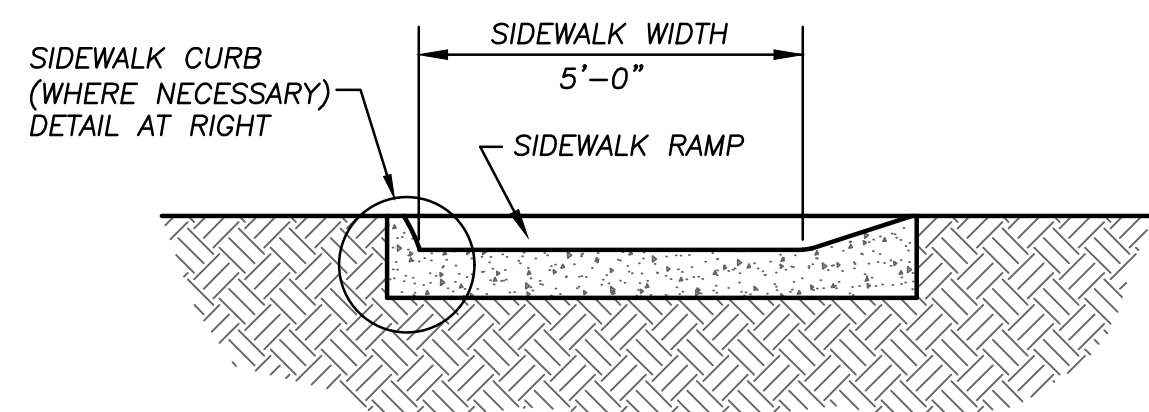
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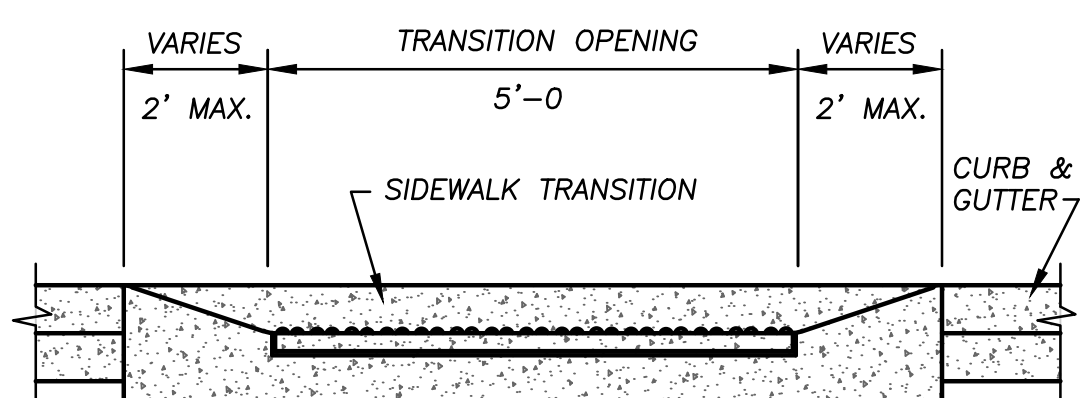
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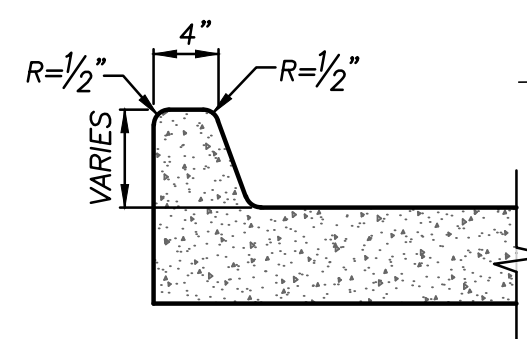
SECTION A-A



SECTION B-B



SECTION C-C



SIDEWALK CURB

STA. 14+81.45, GILLETTE STREET, 39.00' RT.
 $\Delta = 90^{\circ}00'00''$
R=25.00'
L=39.27'

STA. 10+39.00, COBEY LANE
CENTERLINE ELEV. = 1000.24

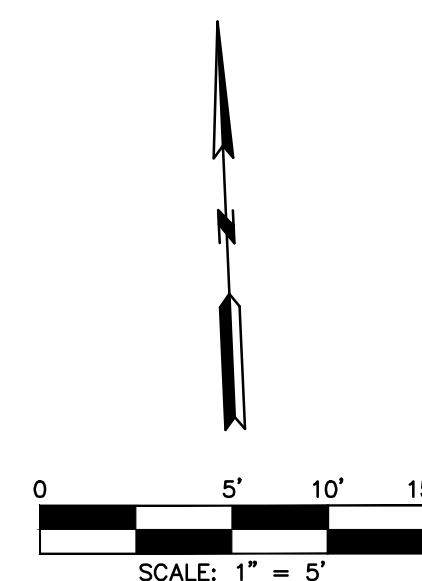
STA. 14+03.95, GILLETTE STREET, 39.00' RT.
 $\Delta = 90^{\circ}00'00''$
R=25.00'
L=39.27'

STA. 14+81.45, GILLETTE STREET
CENTERLINE ELEV. = 1001.39

STA. 14+42.45 GILLETTE STREET =
STA. 10+00.00, COBEY LANE
CENTERLINE ELEV. = 1001.02

STA. 14+03.45, GILLETTE STREET
CENTERLINE ELEV. = 1001.15

GILLETTE STREET AND COBEY LANE INTERSECTION DETAIL



NO.	BY	DATE	REVISION
1	SPW	03/27/19	PER CITY'S COMMENTS
2	SPW	03/28/19	PER CITY'S COMMENTS
1	SPW	11/27/19	SUBMITAL TO CITY OF LEES SUMMIT



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STREET AND STORM SEWER PLANS
INTERSECTION AND ADA RAMP DETAILS
GILLETTE STREET AND COBEY LANE
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 Street Plans
DATE March 27, 2019
SHEET NO. 16-059
26 OF 53

LEGEND

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EP = EDGE OF PAVEMENT
TC / EW = TOP OF CURB = EDGE OF WALK
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 = PROPOSED 5' WIDE CONCRETE SIDEWALK TO BE BUILT WITH PHASE I STREET CONSTRUCTION

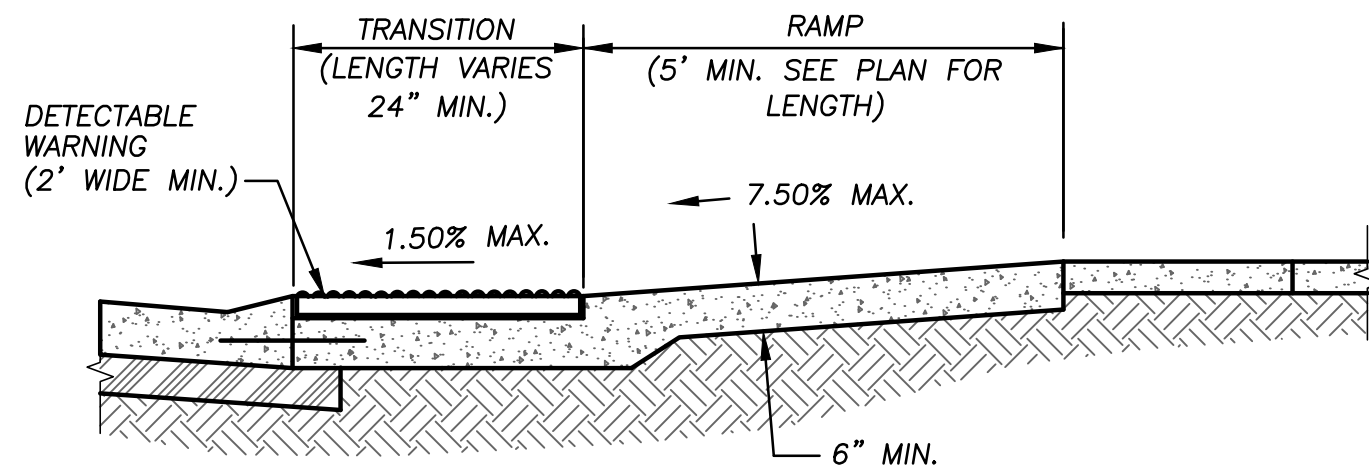
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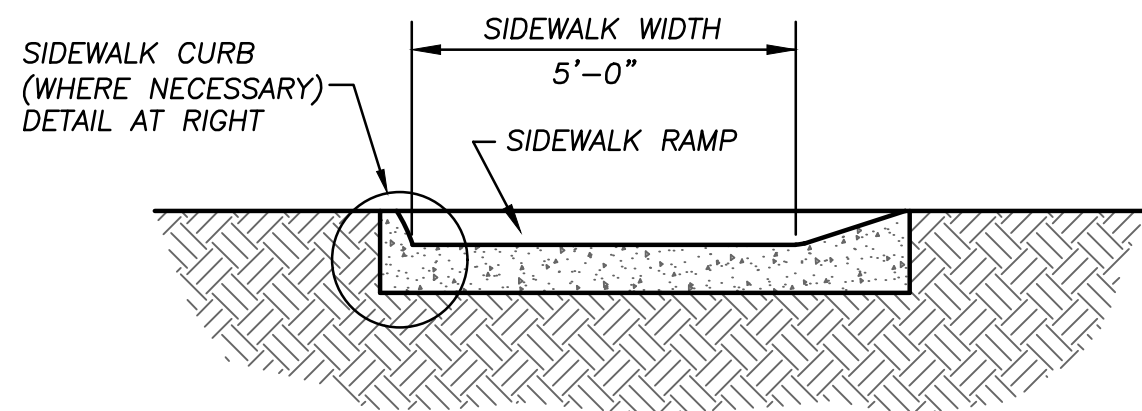
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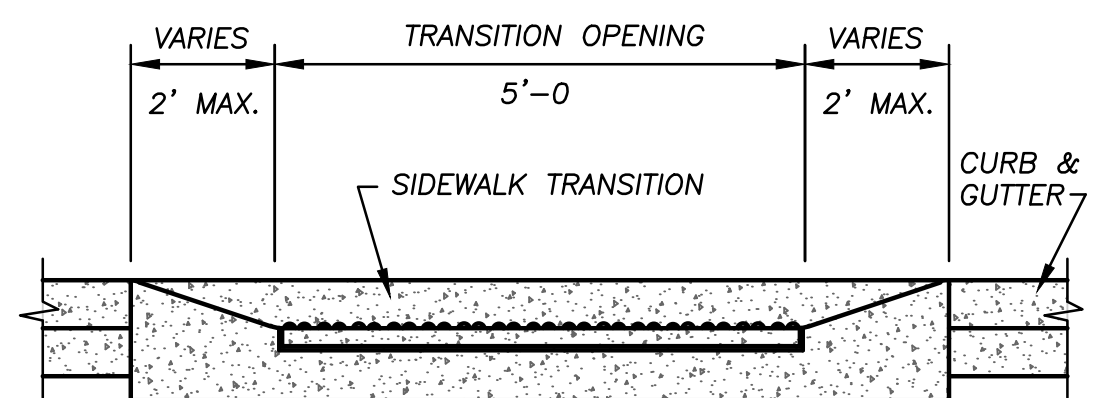
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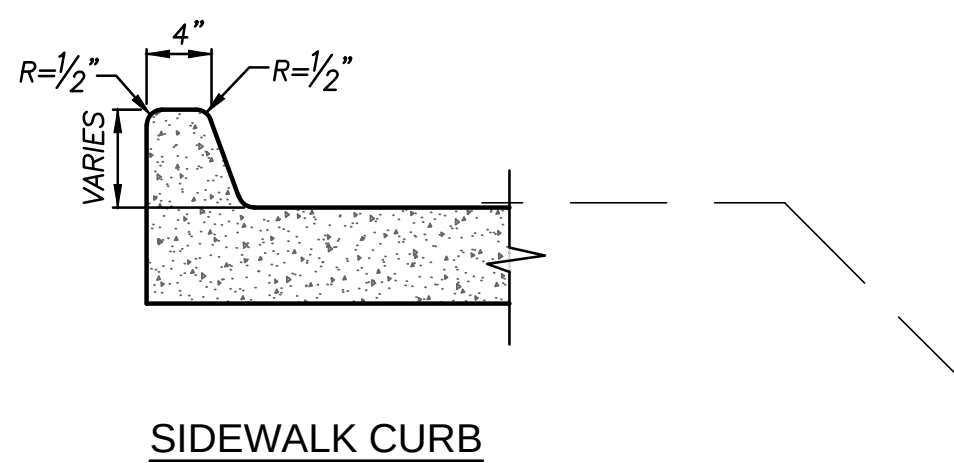
SECTION A-A



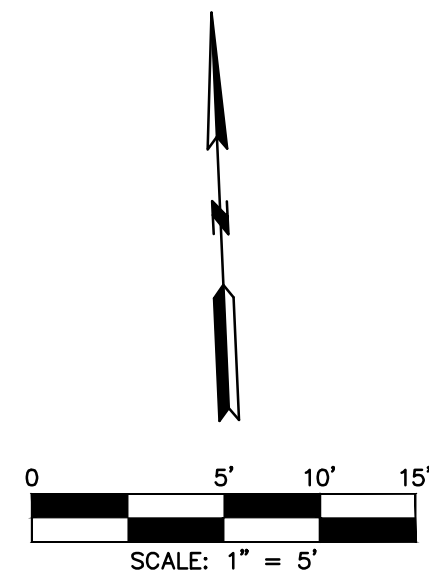
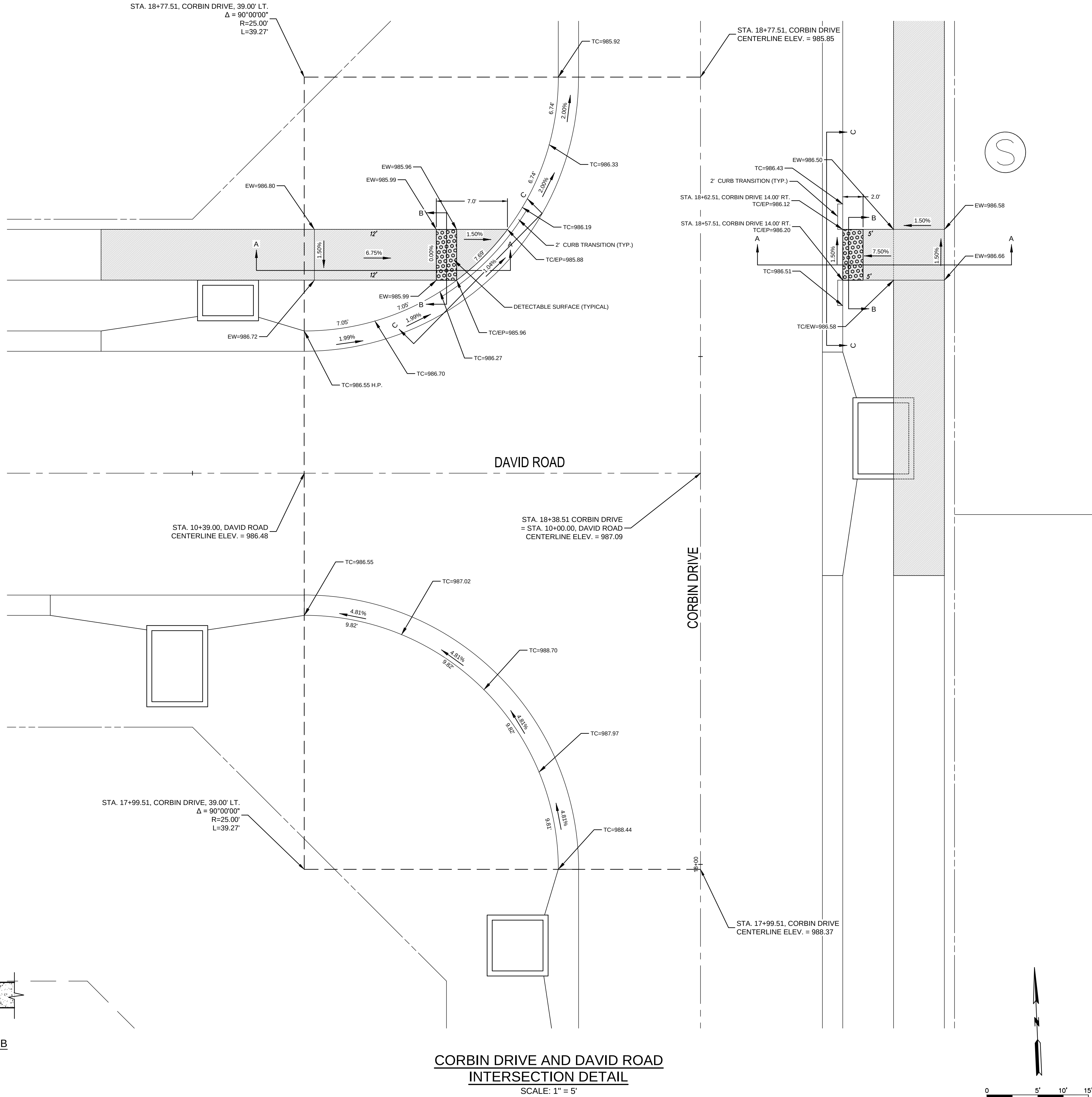
SECTION B-B



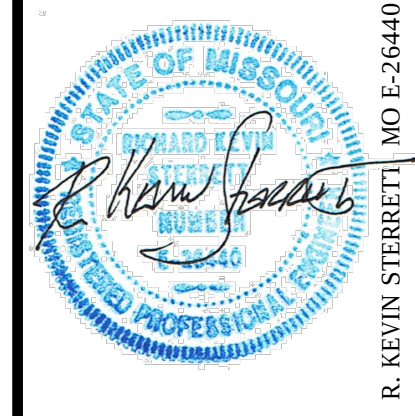
SECTION C-C



SIDEWALK CURB



NO.	BY	DATE	REVISION	DATE	REVISION
1	SPW	03/27/19	PER CITY'S COMMENTS	03/27/19	PER CITY'S COMMENTS
2	SPW	03/27/19	PER CITY'S COMMENTS	03/27/19	PER CITY'S COMMENTS
3	SPW	03/27/19	PER CITY'S COMMENTS	03/27/19	PER CITY'S COMMENTS
4	SPW	03/27/19	PER CITY'S COMMENTS	03/27/19	PER CITY'S COMMENTS
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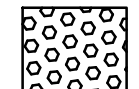
ig consultants inc
engineers planners
11010 Haskell Street, Suite 210, Kansas City, Kansas 66109
CORPORATE LICENSE NO. E20100573 (MO.) / E-1736 (KS.)

STREET AND STORM SEWER PLANS
INTERSECTION AND ADA RAMP DETAILS
CORBIN DRIVE AND DAVID ROAD
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 Street Plans
DATE
March 27, 2019
JOB NO.
16-059
SHEET
27 OF 53

LEGEND

EW = EDGE OF WALK
TC = TOP OF CURB
EP = EDGE OF PAVEMENT
TC / EW = TOP OF CURB = EDGE OF WALK
TC / EP = TOP OF CURB = EDGE OF PAVEMENT
H.P. = HIGH POINT

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 = PROPOSED 5' WIDE CONCRETE
SIDEWALK TO BE BUILT WITH PHASE I
STREET CONSTRUCTION

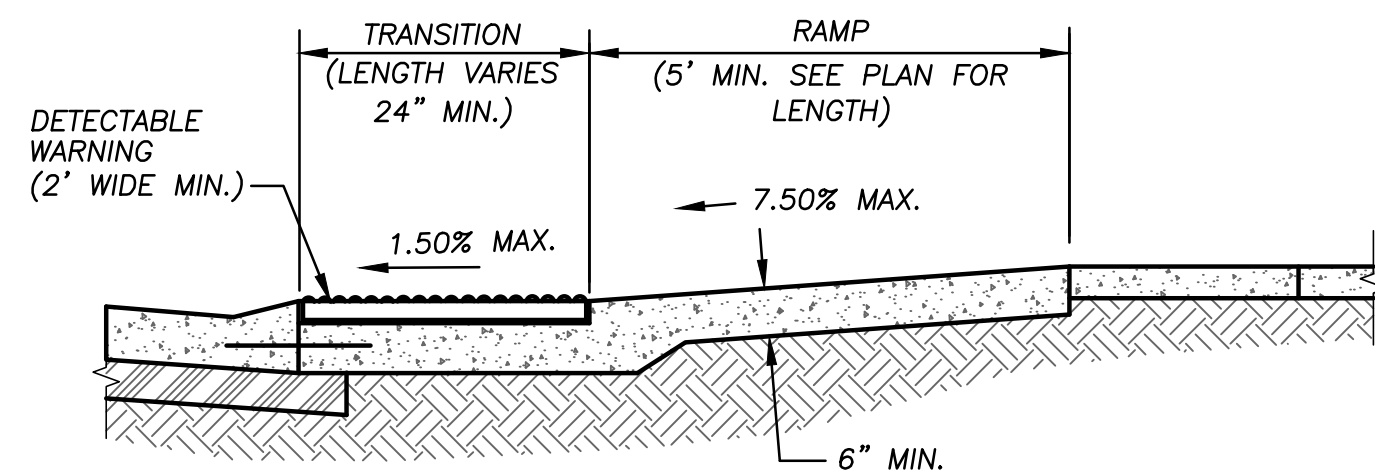
TABLE LS-5: ACCESSIBLE ROUTE DESIGN CRITERIA

	Design Slopes	PROWAG Max Allowed Slope*	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: $\geq$ 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

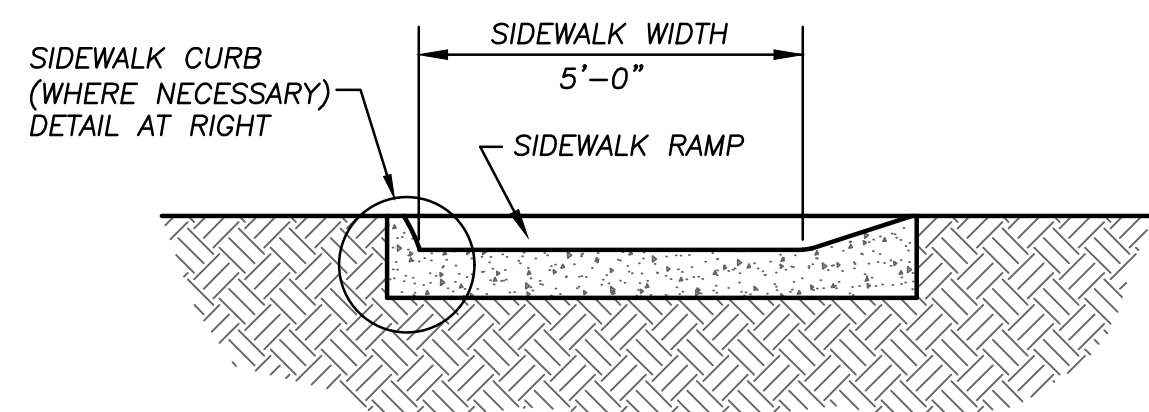
TABLE LS-6: MINIMUM ACCESSIBLE ROUTE THICKNESS SECTIONS

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"	

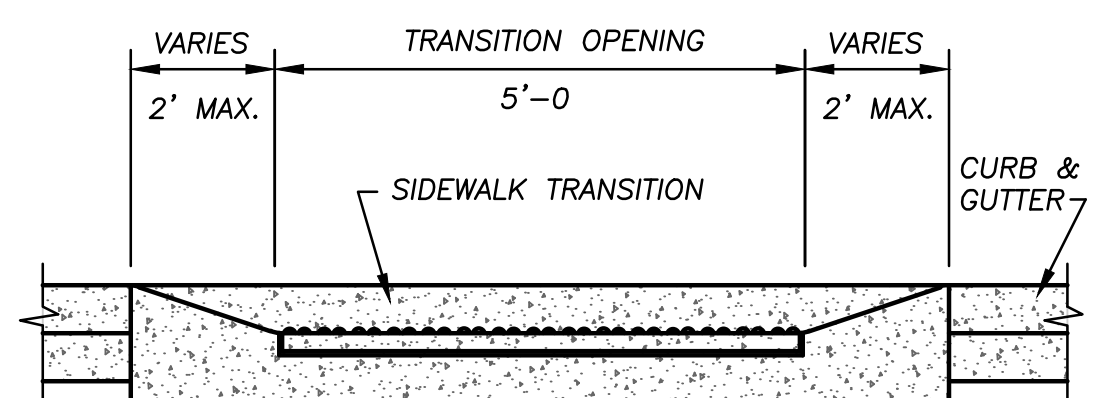
- (1) Minimum width of sidewalks shall be 5 feet, with a typical 5-foot green space between sidewalk and back of curb. A 3 to 5-foot green space may be used based on site conditions and upon approval of the City Engineer. If less than 3-foot green space, sidewalk shall be at least 6-feet wide.
- (2)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



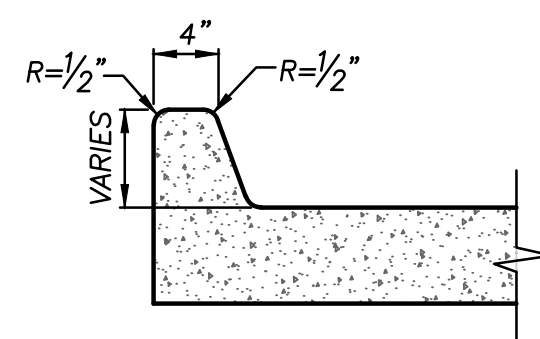
SECTION A-A



SECTION B-B



SECTION C-C



SIDEWALK CURB

STA. 13+57.08, DAVID ROAD
CENTERLINE ELEV. = 990.75

STA. 13+57.08, DAVID ROAD, 39.00' LT.
 $\Delta = 89^\circ 35' 21''$
R=25.00'
L=39.09'

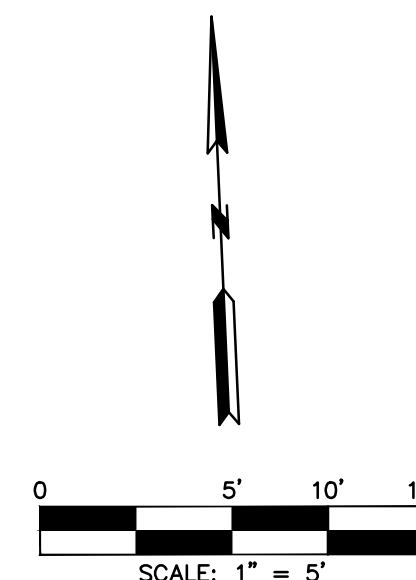
STA. 18+02.05, COBEY LANE
CENTERLINE ELEV. = 989.31

STA. 18+40.77, COBEY LANE
= STA. 13+18.36 DAVID ROAD
CENTERLINE ELEV. = 989.92

STA. 12+79.08, DAVID ROAD, 39.00' LT.
 $\Delta = 90^\circ 24' 39''$
R=25.00'
L=39.45'

DAVID ROAD AND COBEY LANE INTERSECTION DETAIL

SCALE: 1" = 5'



NO.	BY	DATE	REVISION
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11010 Haskell Street, Suite 210, Kansas City, Kansas 66109
CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.)

STREET AND STORM SEWER PLANS
INTERSECTION AND ADA RAMP DETAILS
DAVID ROAD AND COBEY LANE
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 Street Plans
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March 27, 2019
JOB NO.
16-059
28 SHEET OF 53

EW = EDGE OF WALK
TC = TOP OF CURB
EP = EDGE OF PAVEMENT
TC / EW = TOP OF CURB = EDGE OF WALK
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H.P. = HIGH POINT

 = DETECTABLE SURFACE

 = PROPOSED 5' WIDE CONCRETE
SIDEWALK TO BE BUILT WITH PHASE I
STREET CONSTRUCTION

TABLE LS-5: ACCESSIBLE ROUTE DESIGN CRITERIA

	Design Slopes	PROWAG Max Allowed Slope ^a	Minimum Width
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Sidewalks: abutted to back of curb	1.5% cross slope Running slope match street profile grade	2.0% cross slope	6 feet

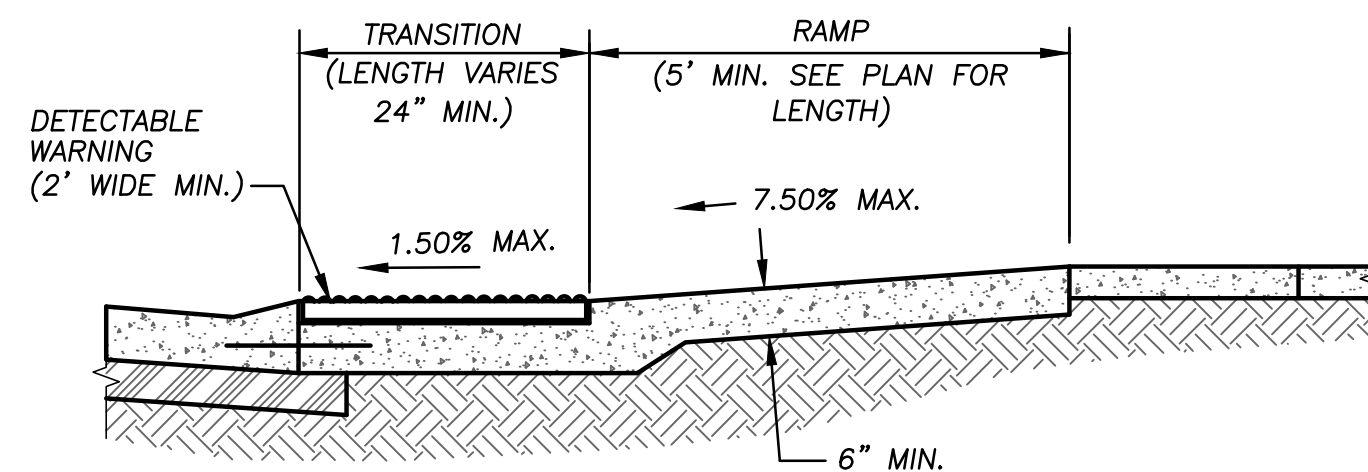
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ADA Ramp	6"	4"	

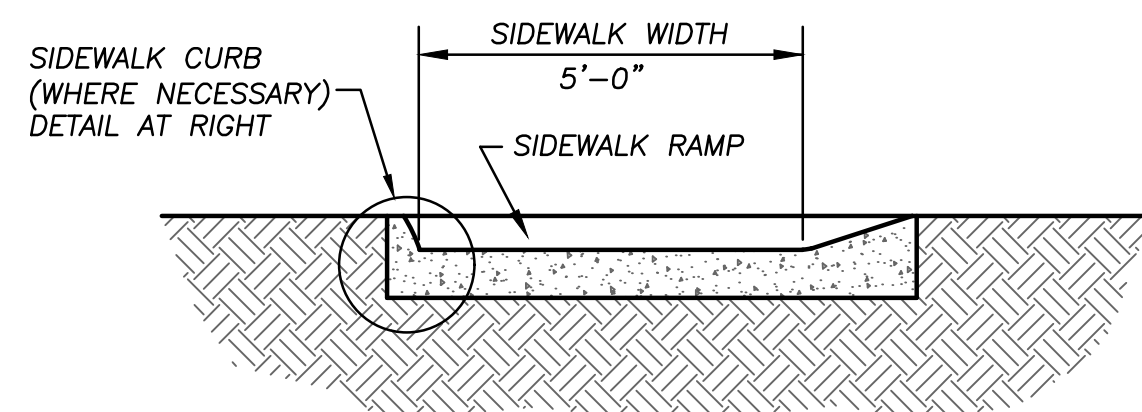
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(2) Minimum width of paths shall be 10 feet

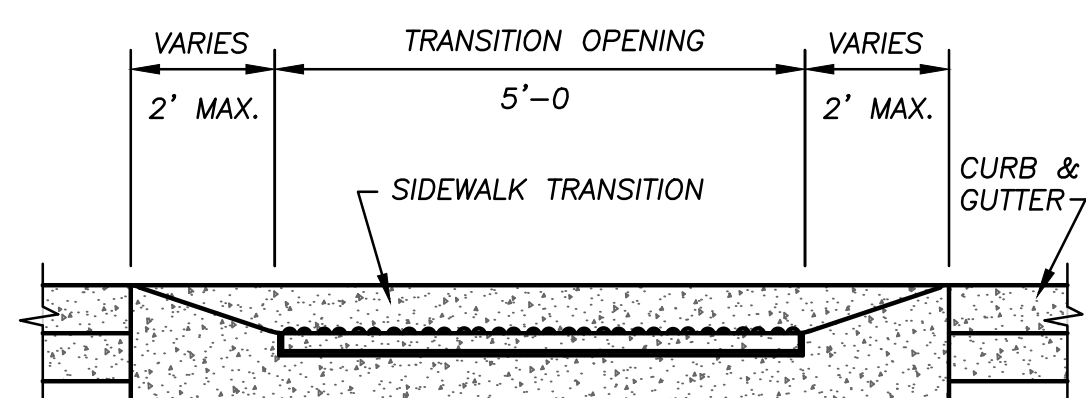
(3) Accessible routes shall be paved using KCMMB 4k concrete



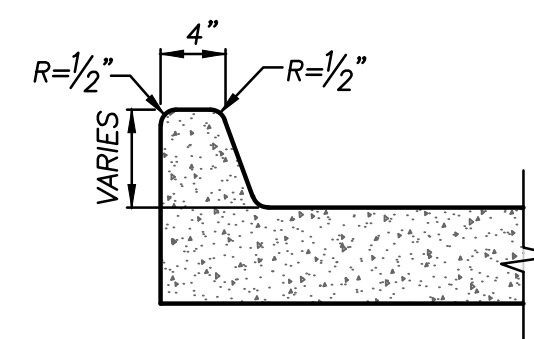
SECTION A-A



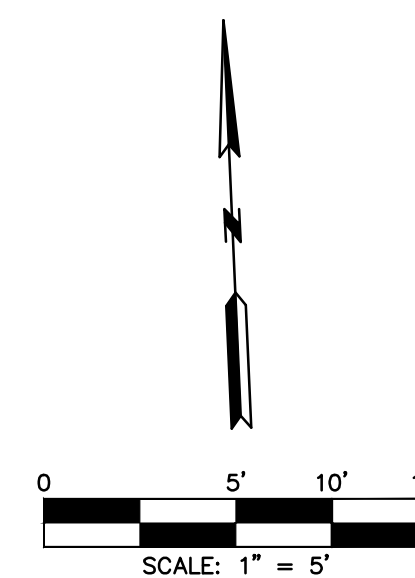
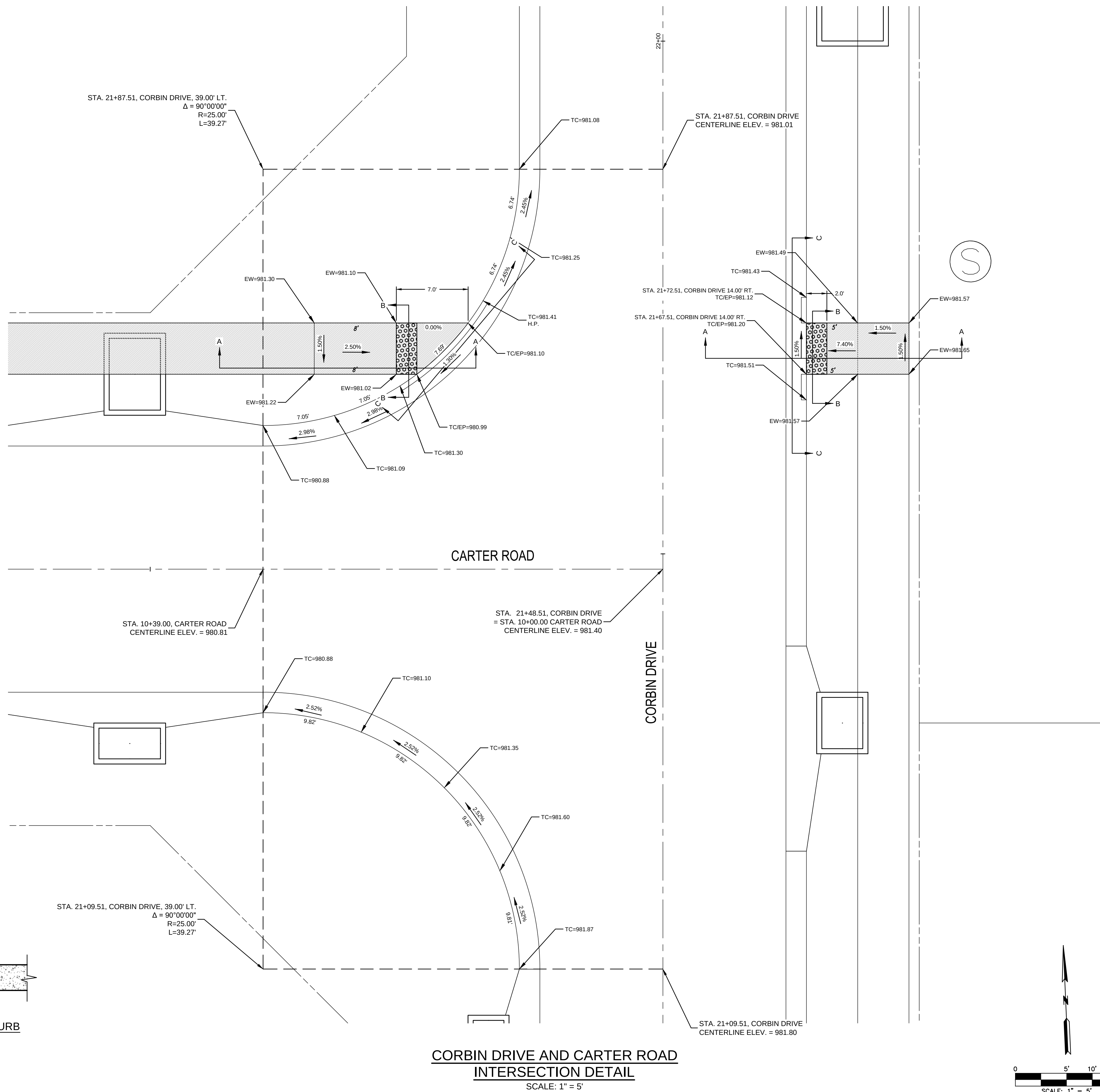
SECTION B-B



SECTION C-C

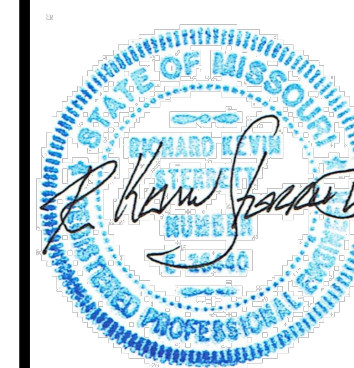


SIDEWALK CURB



DATE	REVISION	NO.	BY	CC/APP
03/27/19	PER CITY'S COMMENTS	2	SPW	RKS
03/08/19	PER CITY'S COMMENTS	1	SPW	RKS
11/27/18	SUBMITTAL TO CITY OF LEES SUMMIT		SPW	RKS

IF THIS IS NOT A BLUE INK SEAL AND THE SIGNATURE IN BLUE INK, THE PLAN IS A COPY AND ANY CONTAINED ALTERATIONS, THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES



R. KEVIN STERRETT MO E-26440



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111010 Haskell Street, Suite 210, Kansas City, Kansas 66109

STREET AND STORM SEWER PLANS
INTERSECTION AND ADA RAMP DETAILS
CORBIN DRIVE AND CARTER ROAD
COBEY CREEK FIRST PLAT
PHASE I

<i>X-REF NO.</i> 16-059 Base Phase I
<i>DRAWING NO.</i> 16-059 Phase I Street Plans
<i>DATE</i> March 27, 2019
<i>JOB NO.</i> 16-059

29 SHEET OF 53

SEE STORM SEWER PLAN
SHEETS 10 & 15 FOR
RIPRAP INFORMATION.

FLARED END SECTION DET3B
N. 979586.44 E. 2828222.25
W/ STANDARD CONCRETE TOEWALL

FLARED END SECTION DET2E
N. 97952.93 E. 2828231.99
W/ STANDARD CONCRETE TOEWALL

100 YEAR WATER SURFACE
ELEVATION = 976.54

FLARED END SECTION DET2A
N. 980353.77 E. 2828245.35
W/ STANDARD CONCRETE TOEWALL

2 - 6" DIA. CONCRETE MANHOLES DET1B
N. 980387.16 E. 2828247.27

2 - 48" END SECTIONS DET1A
N. 980415.88 E. 2828345.47

INSTALL 44.4 C.Y. (24' WIDE X
25' LONG X 2' DEEP) STONE
RIPRAP WITH MINIMUM 15"
STONE. PLACE FILTER FABRIC
PRIOR TO INSTALLATION OF
RIPRAP.

100 YEAR WATER SURFACE
ELEVATION = 976.54

48" DIA. ADS HP MANHOLE WITH
30" GRATE DET3A
N. 979585.77 E. 2828238.74

48" DIA. ADS HP MANHOLE WITH
30" GRATE DET2D
N. 979851.29 E. 2828247.37

48" DIA. ADS HP MANHOLE WITH
30" GRATE DET2B
N. 980352.98 E. 2828263.34

48" DIA. ADS HP MANHOLE WITH
30" GRATE DET2C
N. 980102.14 E. 2828255.35

EMERGENCY SPILLWAY = 500' LONG
ELEV. = 977.04

NOTE:
THE 100 YEAR WATER SURFACE ELEVATION WITH
CLOGGED OUTLET STRUCTURE = 977.49.



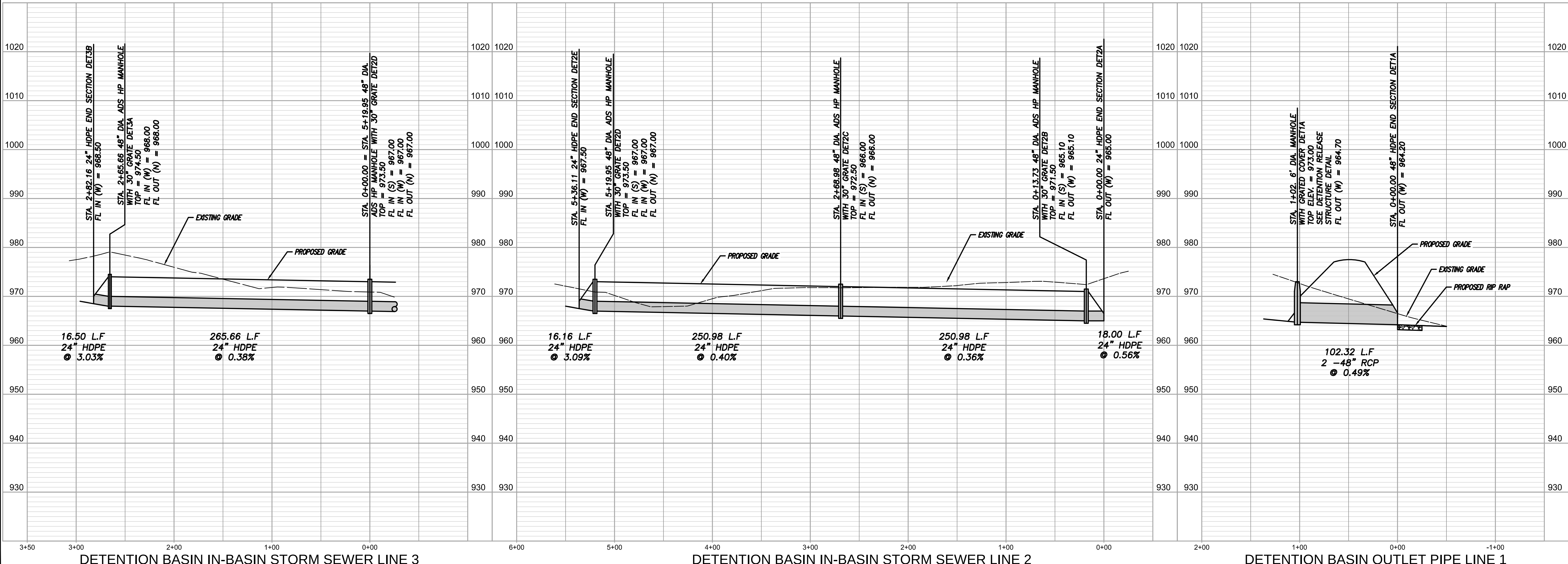
Know what's below.
Call before you dig.



R. KEVIN STERRETT, MO E-26440
March 27, 2019

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11010 Haskell Street, Suite 210, Kansas City, Kansas 66109
CORPORATE LICENSE NO. E20100573 (MO.) / E-1736 (KS.)



STREET AND STORM SEWER PLANS
NORTH DETENTION BASIN, IN-BASIN STORM
LINE AND OUTLET STRUCTURE
COBEY CREEK FIRST PLAT
PHASE I
CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI

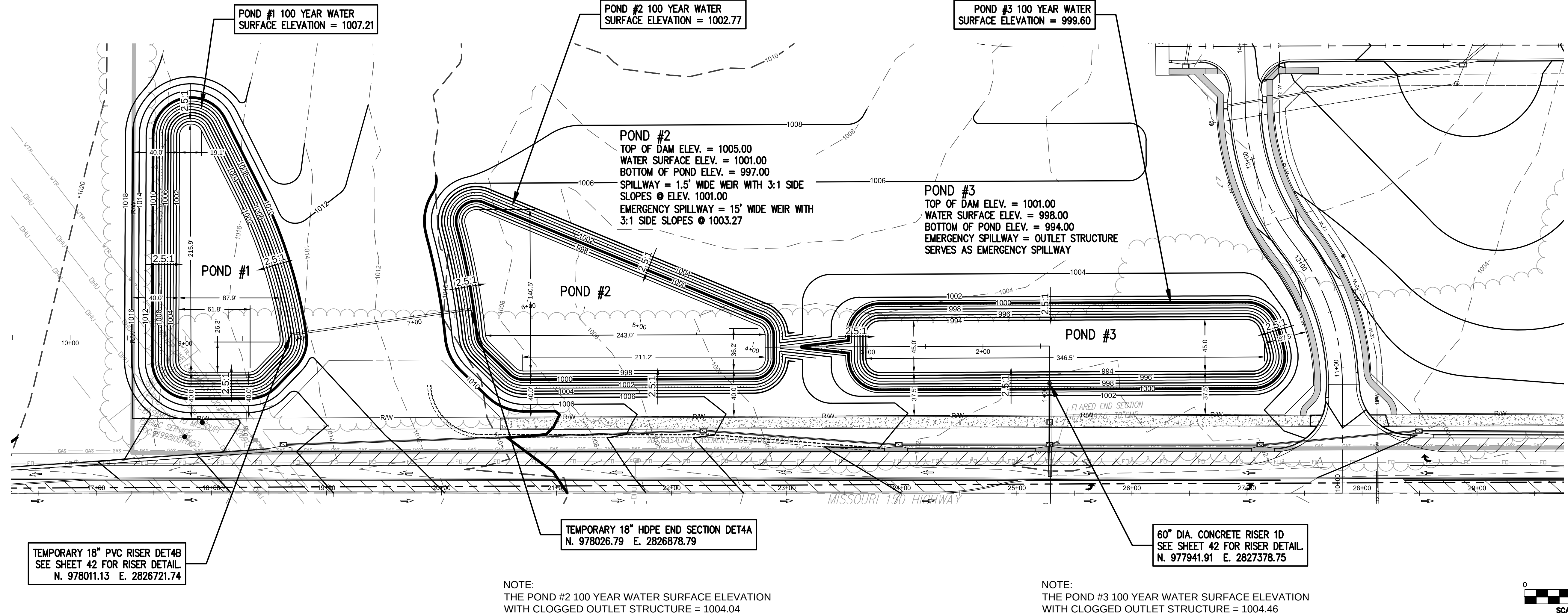
X-REF NO.
16-059 Base Phase I
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16-059

POND #1
TOP OF DAM ELEV. = 1009.00
WATER SURFACE ELEV. = 1005.00
BOTTOM OF POND ELEV. = 1001.00
EMERGENCY SPILLWAY = RISER PIPE
SERVES AS EMERGENCY SPILLWAY.

NOTE:
THE POND #1 100 YEAR WATER
SURFACE ELEVATION WITH
CLOGGED OUTLET
STRUCTURE = 1008.28

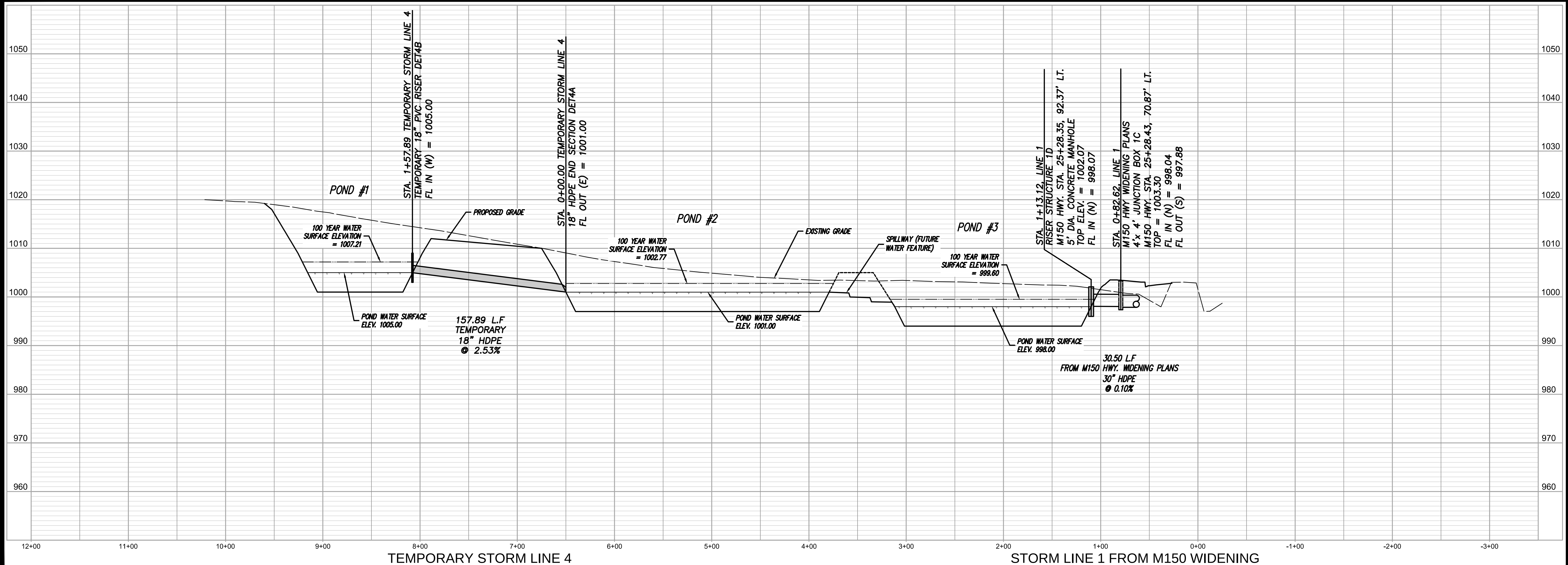


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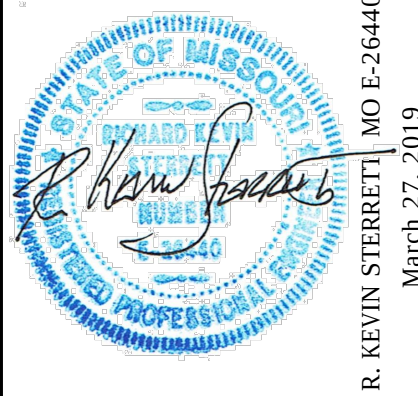


NOTE:
THE POND #2 100 YEAR WATER SURFACE ELEVATION
WITH CLOGGED OUTLET STRUCTURE = 1004.04

NOTE:
THE POND #3 100 YEAR WATER SURFACE ELEVATION
WITH CLOGGED OUTLET STRUCTURE = 1004.46



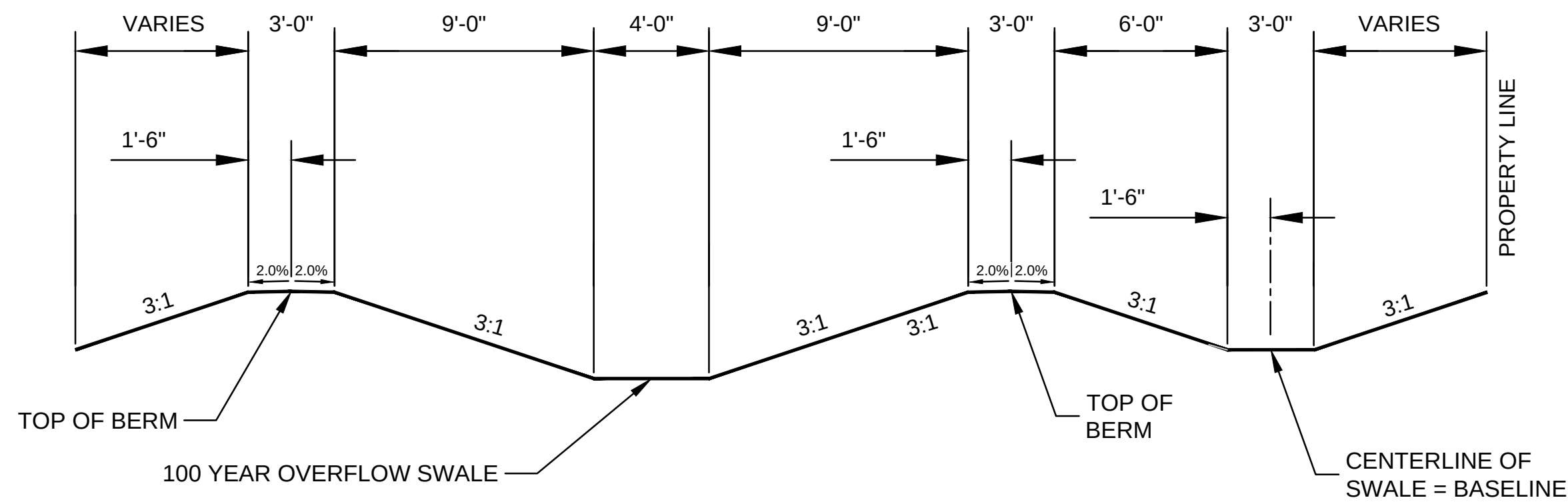
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1	SPW	03/27/19	PER CITY'S COMMENTS	
2	SPW	03/27/19	PER CITY'S COMMENTS	
1	SPW	11/27/18	SUBMITAL TO CITY OF LEES SUMMIT	
1	SPW	03/27/19	PER CITY'S COMMENTS	



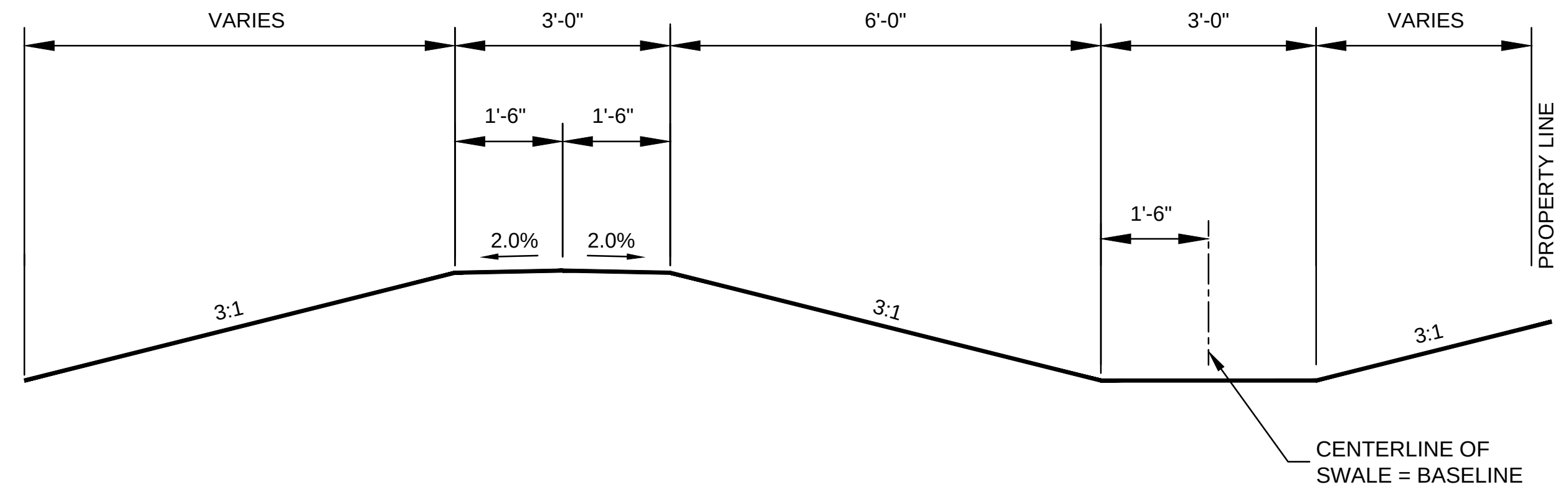
consult inc
engineers planners
11010 Haskell Street, Suite 210, Kansas City, Kansas 66109
CORPORATE LICENSE NO. E20100573 (MO.) / E-1736 (KS.)

STREET AND STORM SEWER PLANS
SOUTH DETENTION BASINS, TEMPORARY
STORM LINE AND OUTLET STRUCTURE
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 Street Plans
DATE March 27, 2019
303 NO. 16-059



3' SWALE, DIVERSION BERM & 100 YEAR OVERFLOW SWALE
NOT TO SCALE
(FROM STA. 13+50 TO 18+47)



3' SWALE AND DIVERSION BERM
NOT TO SCALE
(FROM STA. 10+00 TO 13+50)

Channel Report

Hydroflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. Thursday, Mar 7 2019

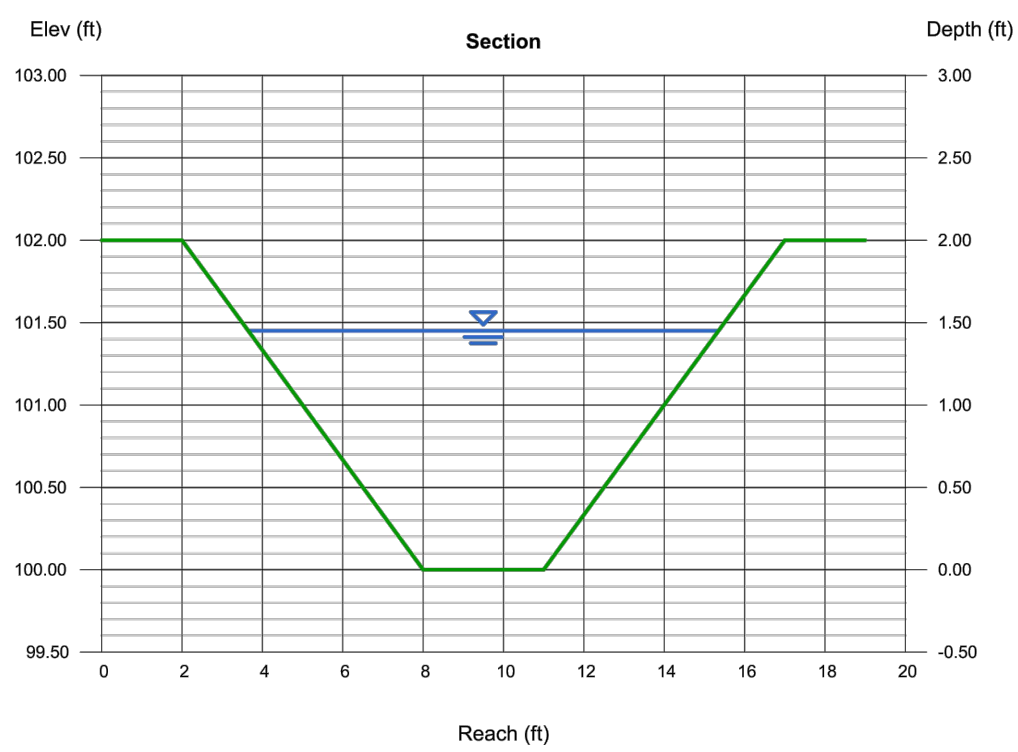
<Name>

Trapezoidal
Bottom Width (ft) = 3.00
Side Slopes (z:1) = 3.00, 3.00
Total Depth (ft) = 2.00
Invert Elev (ft) = 100.00
Slope (%) = 2.00
N-Value = 0.030

Highlighted
Depth (ft) = 1.45
Q (cfs) = 67.57
Area (sqft) = 10.66
Velocity (ft/s) = 6.34
Wetted Perm (ft) = 12.17
Crit Depth, Yc (ft) = 1.57
Top Width (ft) = 11.70
EGL (ft) = 2.07

Calculations
Compute by:
Known Q (cfs)

Known Q
= 67.57



3' SWALE WATER SURFACE CALCS
(CALCS @ STA. 18+47, WATER SURFACE VARIES FROM STA. 10+00 TO 16+00)

Channel Report

Hydroflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. Monday, Feb 11 2019

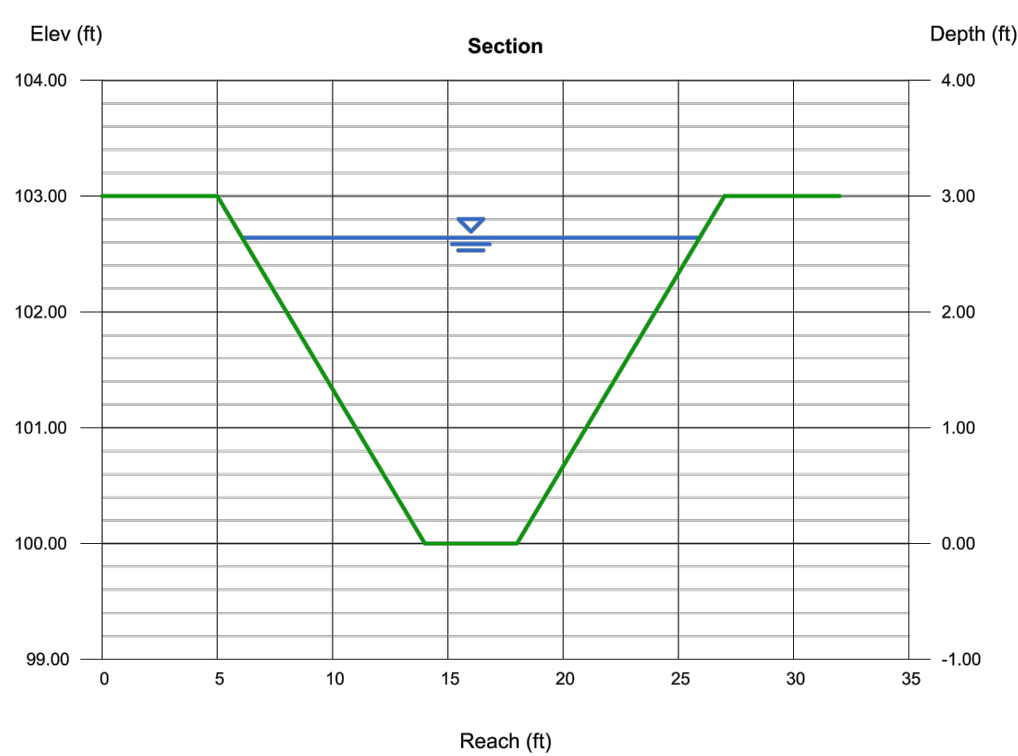
<Name>

Trapezoidal
Bottom Width (ft) = 4.00
Side Slopes (z:1) = 3.00, 3.00
Total Depth (ft) = 3.00
Invert Elev (ft) = 100.00
Slope (%) = 2.00
N-Value = 0.030

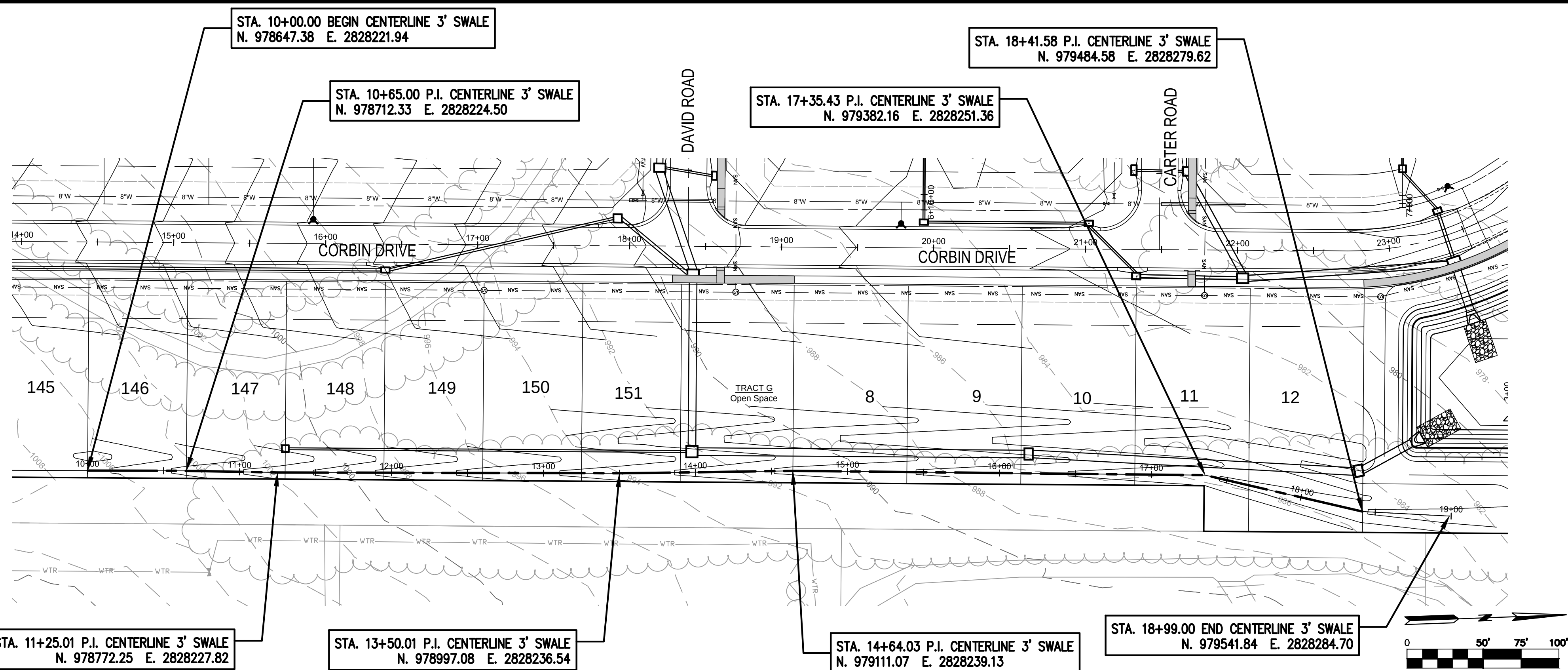
Highlighted
Depth (ft) = 2.64
Q (cfs) = 290.33
Area (sqft) = 31.47
Velocity (ft/s) = 9.23
Wetted Perm (ft) = 20.70
Crit Depth, Yc (ft) = 2.99
Top Width (ft) = 19.84
EGL (ft) = 3.98

Calculations
Compute by:
Known Q (cfs)

Known Q
= 290.33



100 YEAR WATER OVERFLOW SWALE WATER SURFACE CALCS
(FROM STA. 13+75 TO 18+47)

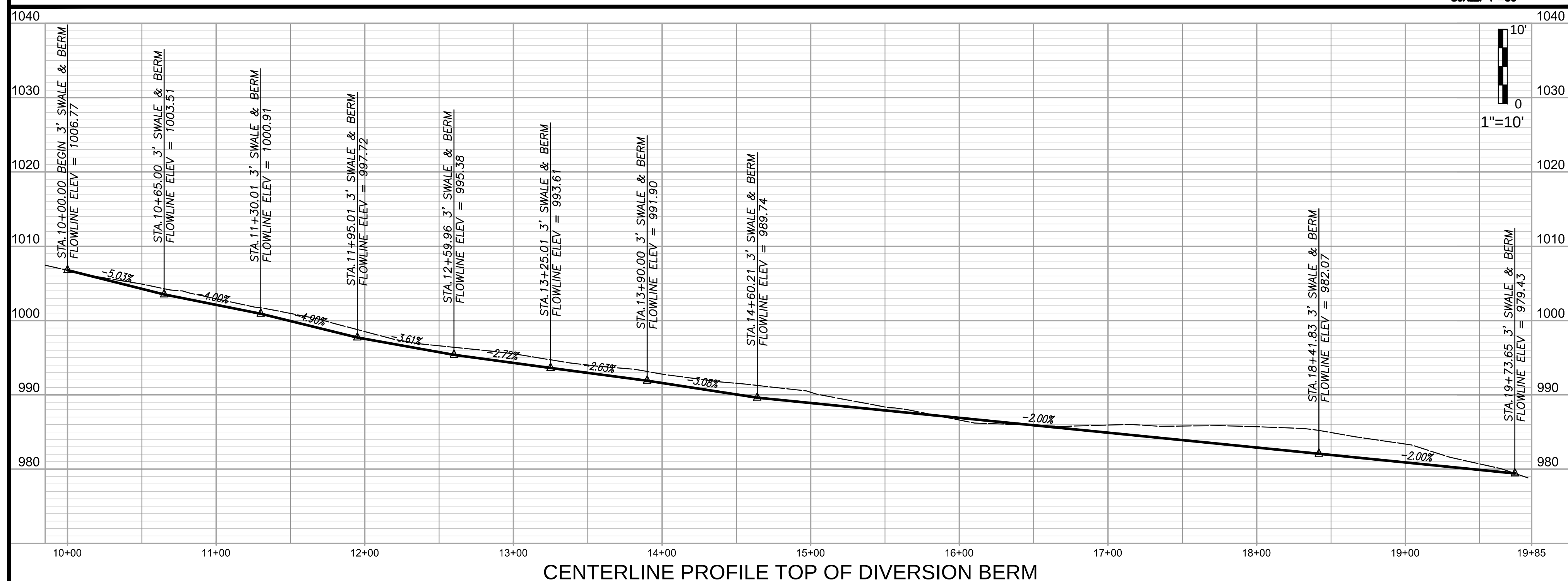


STA. 11+25.01 P.I. CENTERLINE 3' SWALE
N. 978772.25 E. 2828227.82

STA. 13+50.01 P.I. CENTERLINE 3' SWALE
N. 978997.08 E. 2828236.54

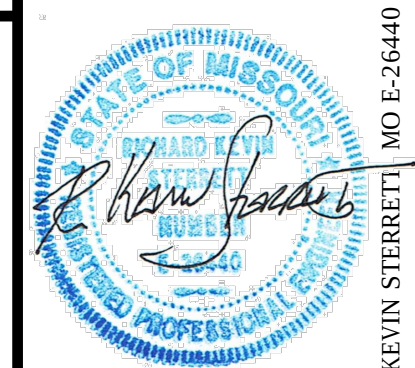
STA. 14+64.03 P.I. CENTERLINE 3' SWALE
N. 979111.07 E. 2828239.13

STA. 18+99.00 END CENTERLINE 3' SWALE
N. 979541.84 E. 2828284.70



CENTERLINE PROFILE TOP OF DIVERSION BERM

DATE	REVISION	NO.	BY	CORP.
03/27/19	PER CITY'S COMMENTS	2	SPW	RAS
03/28/19	PER CITY'S COMMENTS	1	SPW	RAS
11/27/18	SUBMITAL TO CITY OF LEES SUMMIT			
IF THIS IS NOT A BLUE INK SEAL AND THE SIGNATURE IN BLUE INK, THE PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES				



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CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.)

STREET AND STORM SEWER PLANS
3' SWALE, DIVERSION BERM &
100 YEAR OVERFLOW SWALE
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 Street Plans
DATE
March 27, 2019
JOB NO.
16-059

32 SHEET OF 53

SECTION 5600 - STORM DRAINAGE SYSTEMS & FACILITIES
CITY OF LEE'S SUMMIT, MISSOURI
DESIGN CRITERIA

This is Lee's Summit, Missouri's supplement to Section 5600 of the Kansas City Metropolitan Chapter of APWA Design Criteria, current edition. The following additions, deletions and/or revisions are adopted as a part of Section 5600 for use within Lee's Summit, Missouri.

5601.2 Definitions

Add the following definitions:

Minimum Building Opening Elevation (MBOE): Either the lowest opening within a building or the lowest adjacent grade as indicated on the following figures:

FIG. 1
EXAMPLES OF MBOE(S)

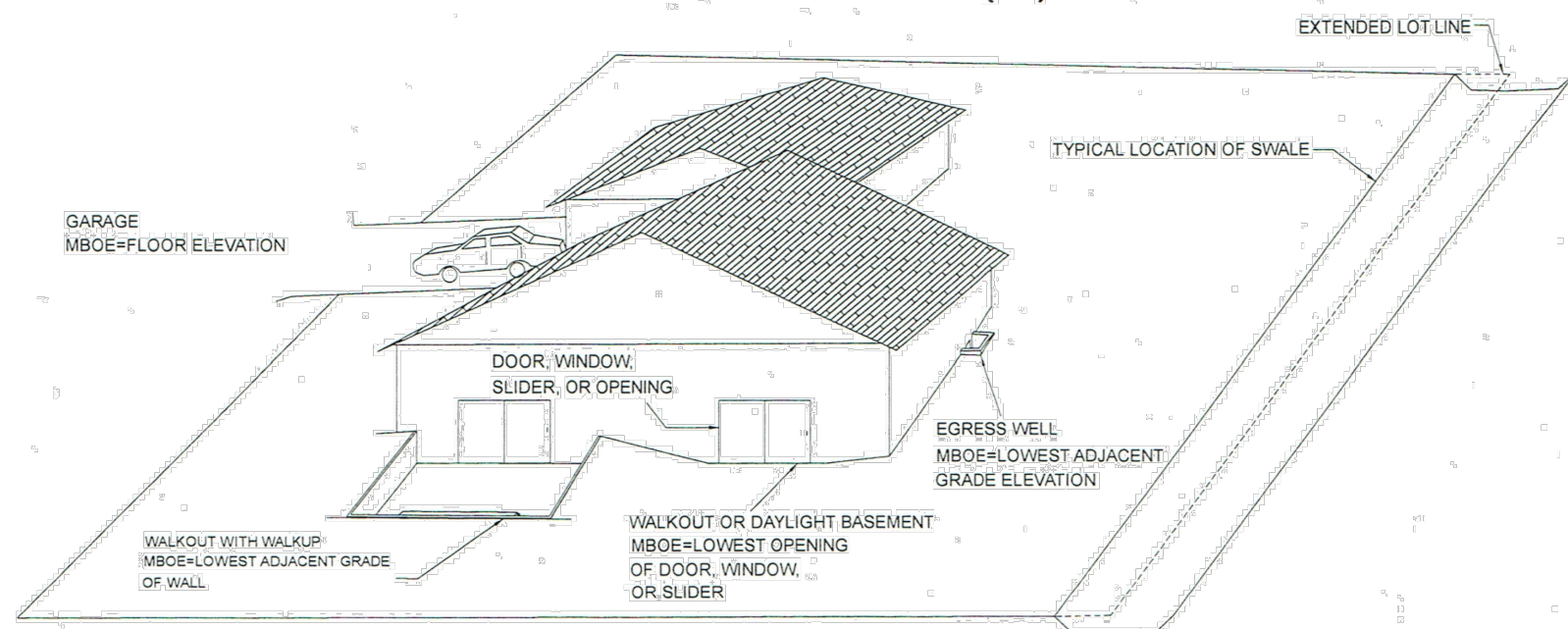
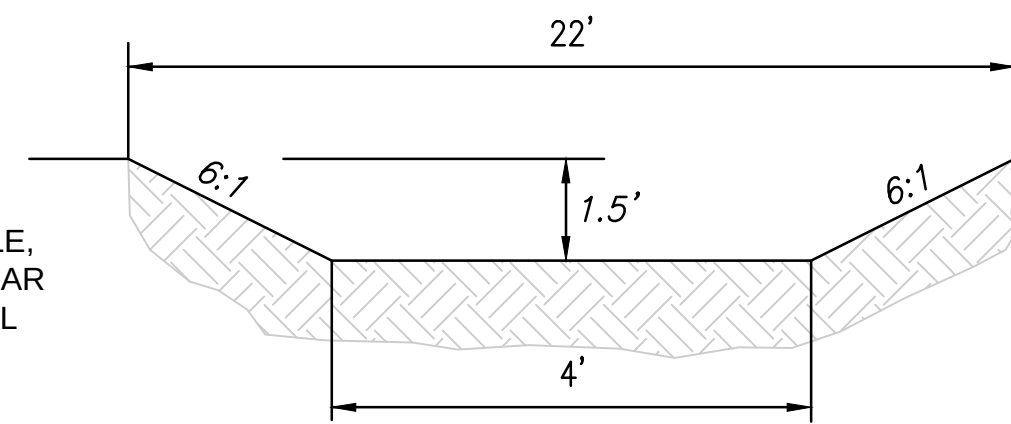
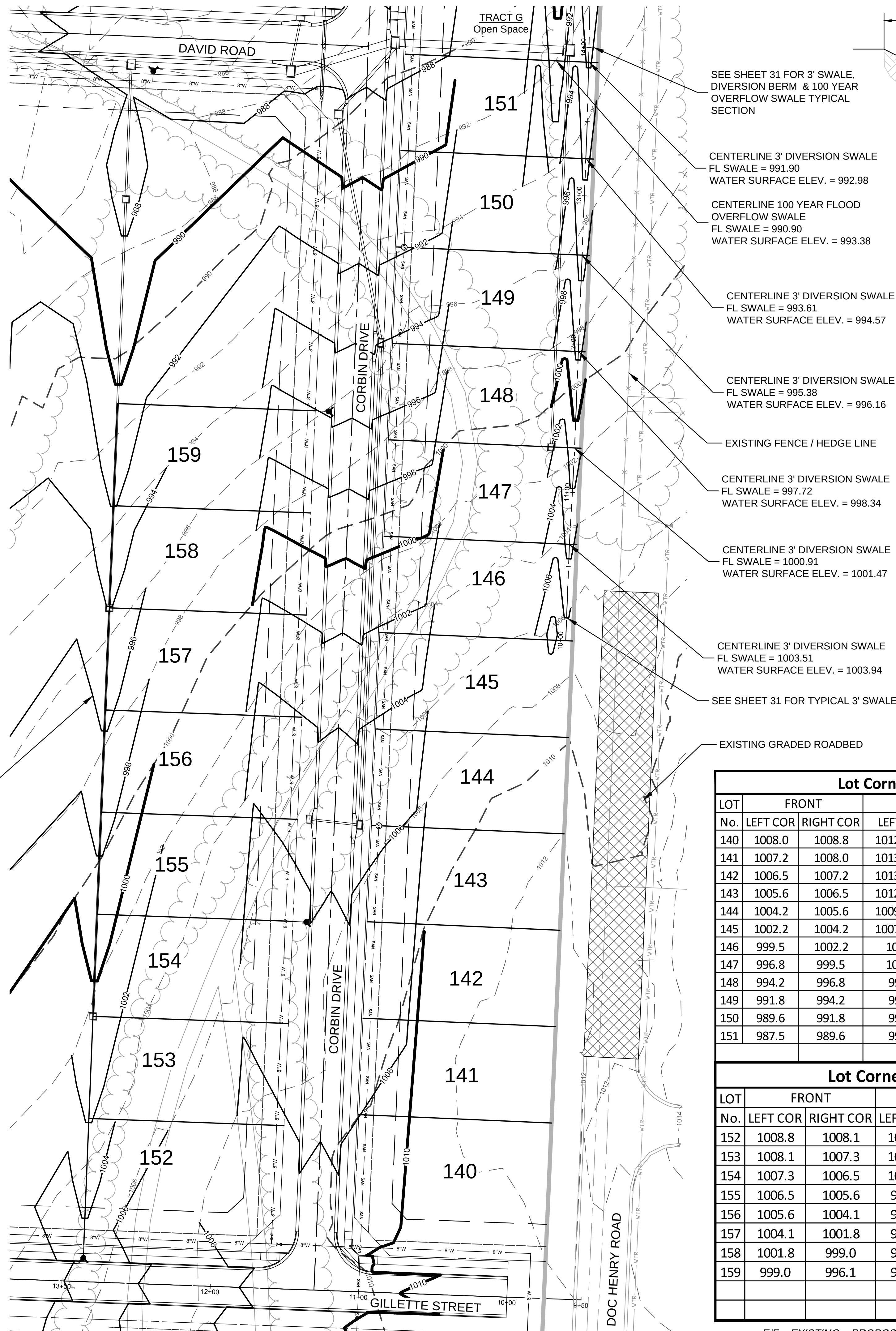
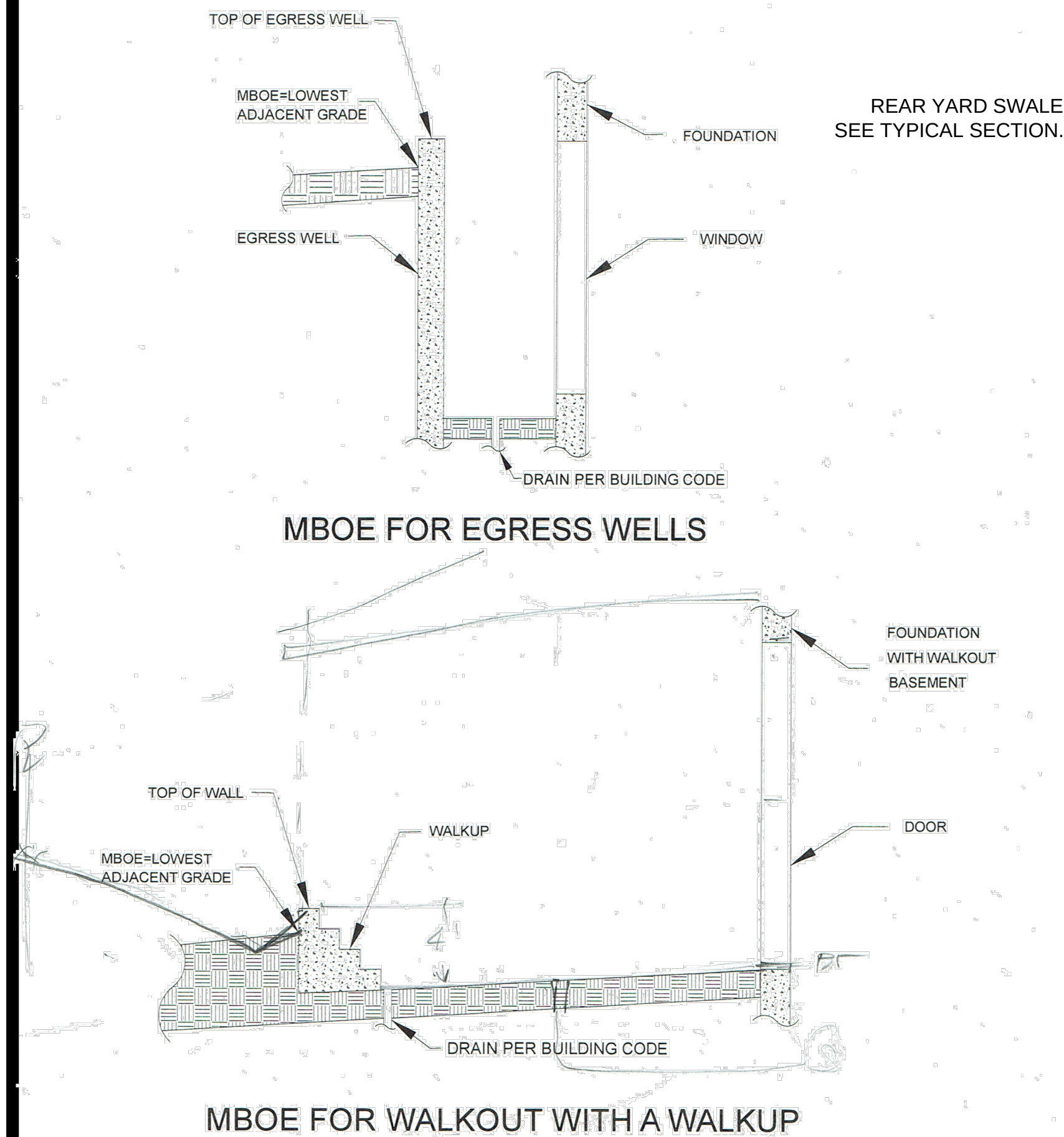


FIG. 2



TYPICAL REAR YARD SWALE DETAIL
(NO SCALE)
SWALE CAPACITY AT 2.0% SLOPE = 125 CFS

100 YEAR WATER DEPTH IN SWALE

LOTS: 1, 2, 18, 19, 20 & 21
DEPTH = 0.28'

LOTS: 22, 23, 24, 25, 152 & 153
DEPTH = 0.24'

LOTS: 3, 4, 5, 6, 7, 13, 14, 15, 16, 17, 154,
155, 156 & 157
DEPTH = 0.31'

LOTS: 26, 27, 28, 29, 30, 158 & 159
DEPTH = 0.34'

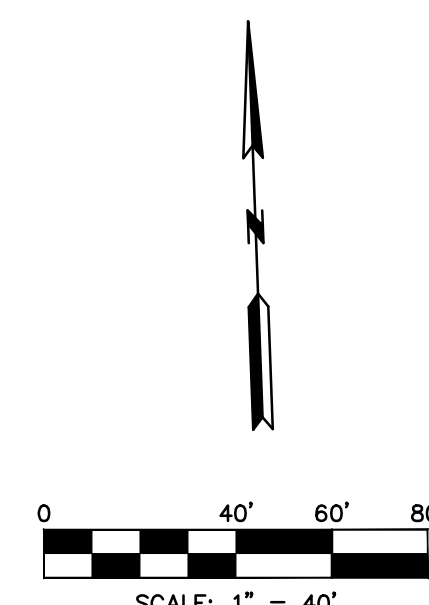
NOTES:

- 1) Corner descriptions are oriented as if standing on the street facing the lot.
- 2) Conventional basement type indicates windows only above finished basement elevation.
- 3) Walkout basement type was determined by subtracting the 70' lot elevation from the 25' B/L elevation. If the resulting elevation difference was greater than 6 feet it was determined that the builder could make the house a walkout by raising the top of foundation as needed. The intent of the designer was not to force these lots to be walkouts, only to suggest it was possible by raising the top of foundation.
- 4) Daylight basement type was determined by top of foundation being 2 feet above, and the back lot corner of the lot being 3 feet below the front right-of-way elevation on the high side of the lot.
- 5) Corner of house elevations based on top of foundation to be 1 foot above the high side front right-of-way elevation.
- 6) As-graded plot plans shall be required for the following lots: 1-30 and 140-159.
- 7) All proposed swales shall be established during Phase I construction and grading.
- 8) MBOEs are allowed to be interpolated from adjoining lot MBOEs where appropriate.

Lot Corner Elevations and MBOEs						
LOT	FRONT		REAR		M.B.O.E.	BASEMENT TYPE
No.	LEFT COR	RIGHT COR	LEFT COR	RIGHT COR		
140	1008.0	1008.8	1012.8 E/F	1012.0 E/F	1014.8	CONVENTIONAL
141	1007.2	1008.0	1013.3 E/F	1012.8 E/F	1015.3	CONVENTIONAL
142	1006.5	1007.2	1013.0 E/F	1013.3 E/F	1015.3	CONVENTIONAL
143	1005.6	1006.5	1012.0 E/F	1013.0 E/F	1015.0	DAYLIGHT
144	1004.2	1005.6	1009.8 E/F	1012.0 E/F	1014.0	DAYLIGHT
145	1002.2	1004.2	1007.0 E/F	1009.8 E/F	1011.8	DAYLIGHT
146	999.5	1002.2	1004.6	1007.0 E/F	1009.0	DAYLIGHT
147	996.8	999.5	1001.9	1004.6	1006.6	DAYLIGHT*
148	994.2	996.8	999.0	1001.9	1003.9	DAYLIGHT*
149	991.8	994.2	996.7	999.0	1001.0	DAYLIGHT
150	989.6	991.8	995.1	996.7	998.7	DAYLIGHT
151	987.5	989.6	993.5	995.1	997.1	DAYLIGHT

Lot Corner Elevations and MBOEs						
LOT	FRONT		REAR		M.B.O.E.	BASEMENT TYPE
No.	LEFT COR	RIGHT COR	LEFT COR	RIGHT COR		
152	1008.8	1008.1	1004.9	1003.3	1010.8	DAYLIGHT
153	1008.1	1007.3	1003.2	1000.6	1010.1	DAYLIGHT
154	1007.3	1006.5	1000.6	999.0	1009.3	DAYLIGHT
155	1006.5	1005.6	999.0	997.9	1008.5	DAYLIGHT
156	1005.6	1004.1	997.9	996.0	1007.6	DAYLIGHT
157	1004.1	1001.8	996.0	994.0	1006.1	DAYLIGHT
158	1001.8	999.0	994.0	992.0	1003.8	DAYLIGHT
159	999.0	996.1	992.0	990.3	1001.0	DAYLIGHT

E/F = EXISTING = PROPOSED DAYLIGHT* = MBOE FOR WALKOUT WITH A WALKUP



NO.	REVISION	DATE
1	PER CITY COMMENTS	02/27/19
2	PER CITY COMMENTS	02/28/19
3	PER CITY COMMENTS	11/21/19
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263	PER CITY COMMENTS	11/21/19

CONSTRUCTION SEQUENCE NOTES:

2. **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.
3. **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).
4. **Grading:** Clear site and complete mass grading.
5. **Implement Steep Slope Protection:** During grading operations, place steep slope protection shown on the inactive area stabilization drawing as soon as practical.
6. **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 trench utilities, future building or other construction in an otherwise inactive area is not justification for delay of stabilization.
7. **Install Site Improvements:** Construct the remainder of the utilities, roads and other site improvements depicted on the construction plans.
8. **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.
9. **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 .
10. **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 approved secured from the permitting authority as soon as practicable. The contractor may modify the plan or construction sequence if implementation is infeasible 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.
11. **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 conform 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 guard construction entrance as shown on the plans shall be used by all vehicles entering the site. 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 periodically 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 MoDR.
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. 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. Permanently 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 weeding, 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 ryegrass 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 the 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 MoDR.
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 Grading
 - 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.*

DATE	REVISION	NO.	BY	CH/APP
3/27/19				
3/28/19		2	ME	ME
3/28/19		1	ME	ME
11/21/24			ME	ME



g Consult
engineers
Inc planners
11010 Haskell Street, Suite 210, Kansas City, Kansas 66109

LAND DISTURBANCE PLANS GENERAL NOTES

**COBEY CREEK FIRST PLAT
PHASE I**

X-REF NO.
16-059 Base Phase I

DRAWING NO.
16-059 Phase I Land Disturban

DATE
March 27, 2019

JOB NO.
16-059

R. KEVIN STERRETT | MO E-26440

PHASE I

**LAND DISTURBANCE PLANS
SITE ASSESSMENT PLAN**

**COBEY CREEK FIRST PLAT
PHASE I**

TABLE I
CITY OF EES SUMMIT JACKSON COUNTY MISSOURI

X-REF NO.
16-059 Base Phase I

DRAWING NO.
16-059 Phase I Land Disturbance

DATE
March 27, 2019

JOB NO.
16-059

36 SHEET OF 53

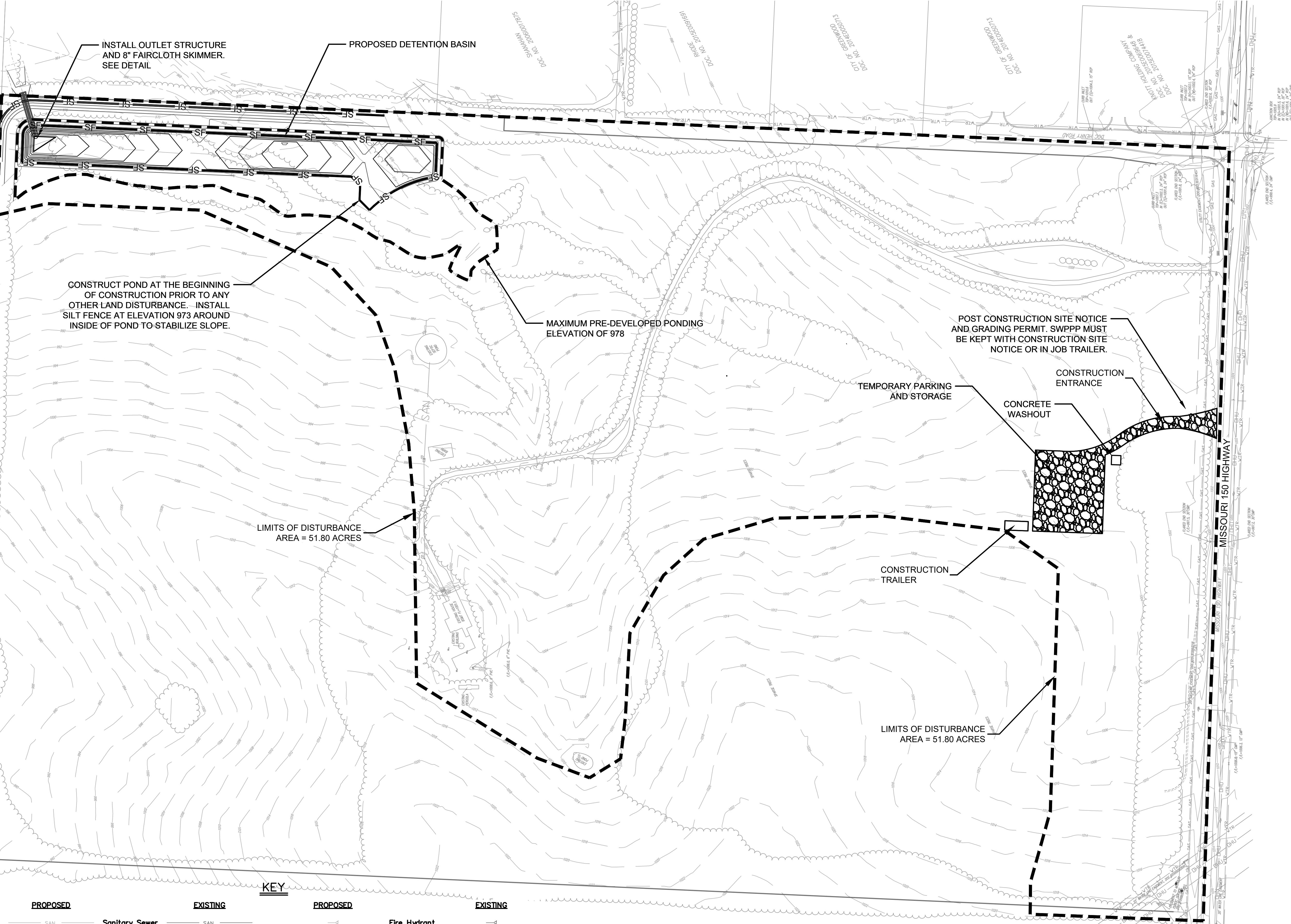
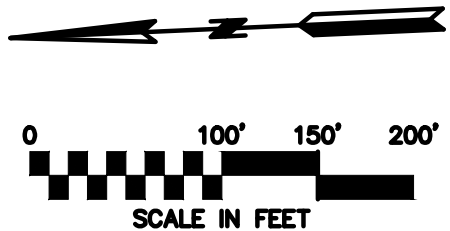


Know what's below.
Call before you dig.

PROPOSED		EXISTING	
	Sanitary Sewer		SAN
	Storm Sewer		42" CMP
	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		
	Underground Power		UGP
	Underground Telephone		UST
	Gas Line		GAS
	Fence		X
	Tree Line		
	Finish Street Flow		

LEGEND	
	Silt Fence
	Inlet Protection, install as soon as this is constructed
	Seed and Mulch
	Seed and Blanket
	Biolog Ditch Check
	Finish Street Flow



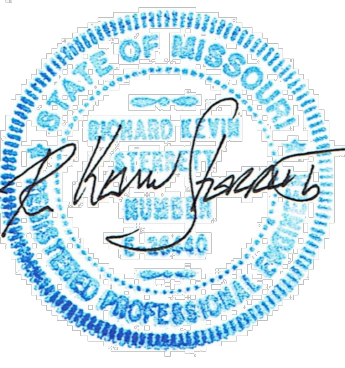
LAND DISTURBANCE PLANS
PRE-CLEARING PLAN

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 March 27, 2019	
JOB NO. 16-059	
37	53
SHEET OF	

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engineers planners
11010 Haskell Street, Suite 210, Kansas City, Kansas 66109
CORPORATE LICENSE NO. E20100573 (MO.) / E-1736 (KS.)



R. KEVIN STERRETT, MO E-26440
March 27, 2019

DATE	REVISION	NO.	BY	CHK/APP.
3/27/19	PER CITY COMMENTS	2	MAC	MAC
3/28/19	PER CITY COMMENTS	1	MAC	MAC
11/20/18	SUBMITTAL TO CITY OF LEES SUMMIT			
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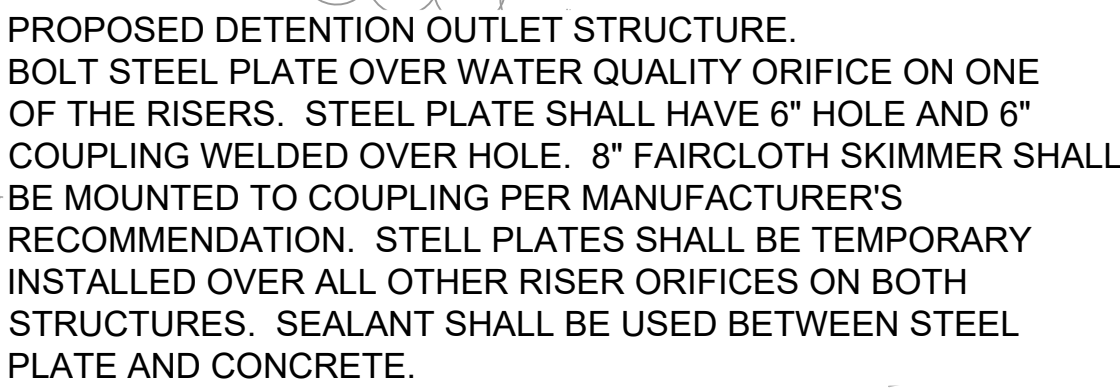
A graphic scale bar with markings at 0, 100', 150', and 200'. The bar is divided into alternating black and white segments for the first 100 feet, and solid black segments for the remaining 100 feet. Below the bar, the text "SCALE IN FEET" is printed.

<i>X-REF NO.</i> 16-059 Base Phase I	
<i>DRAWING NO.</i> 16-059 Phase I Land Disturbance	
<i>DATE</i> March 27, 2019	
<i>JOB NO.</i> 16-059	
38	SHEET OF
53	



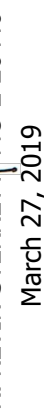
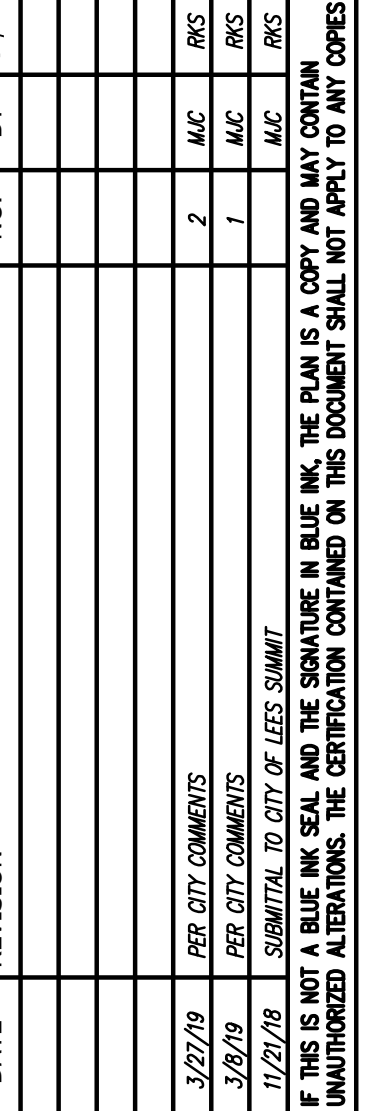
A horizontal scale bar with a black and white checkerboard pattern from 0 to 100 feet, and solid black segments from 100 to 150 feet and 150 to 200 feet. The text "SCALE IN FEET" is centered below the bar.

X-REF NO. 16-059 Base Phase I	
DRAWING NO. 16-059 Phase I Land Disturbance	
DATE March 27, 2019	
JOB NO. 16-059	
39	SHEET OF
53	



Contour Elevation	Contour Area (sq. ft)	Depth (ft)	Incremental Volume (cu. ft)	Cumulative Volume (cu. ft)
966.000	2,378.68	0.0	1,031.00	1,031.00
968.000	8,421.62	2.0	10,184.00	11,215.00
970.000	32,067.69	2.0	37,949.00	49,163.00
972.000	66,409.02	2.0	96,416.00	145,579.00
974.000	82,953.98	2.0	149,057.00	294,636.00
976.000	95,470.16	2.0	178,278.00	472,914.00
978.000	108,225.91	2.0	203,563.00	676,477.00

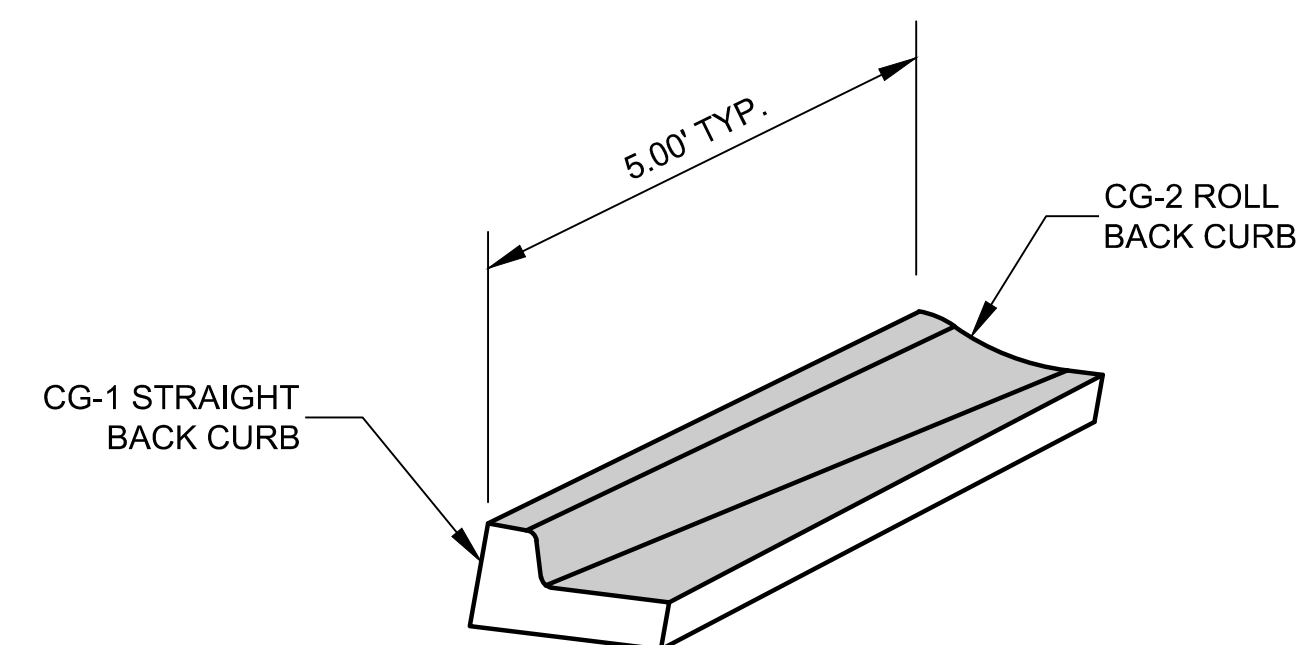
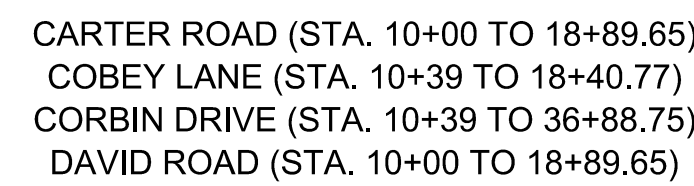
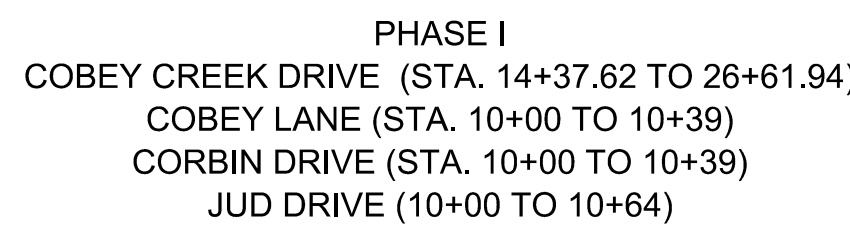
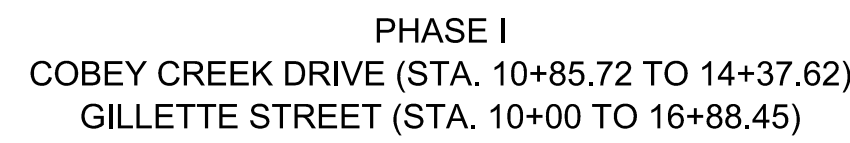
No grading shall be steeper than 3H:1V.
All areas graded should have the soil surface lightly roughened and loosened to a depth of 2 to 4 inches prior to seeding. Areas that have been graded and will not be stabilized immediately shall be roughened to reduce runoff velocity until seeding takes place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



CORPORATE LICENSE No. E201000573 (MO.) / E-1736 (KS.)

COBEY CREEK FIRST PLAT
PHASE I

40 SHEET OF 53

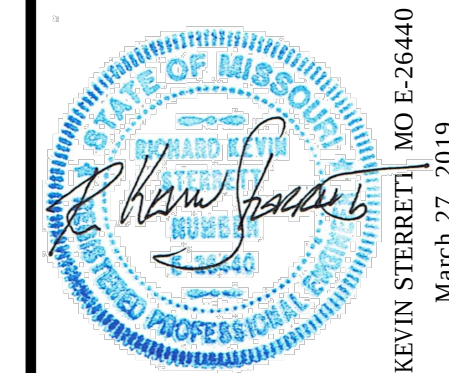


NOTE:
CURB TRANSITIONS SHALL BE MADE AFTER RADII
AT CURB RETURNS. CURB TRANSITIONS SHALL
ALSO BE MADE AT CURB INLETS WHEN POSSIBLE.

TYPICAL CG-1 TO CG-2
CURB TRANSITION
NOT TO SCALE

DATE	REVISION	NO.	BY	CHKAPP
01/27/19	PER CITY'S COMMENTS	2	SPW	BKS
01/28/19	PER CITY'S COMMENTS	1	SPW	BKS
11/27/18	SUBMITAL TO CITY OF LOS ANGELES		SPW	BKS

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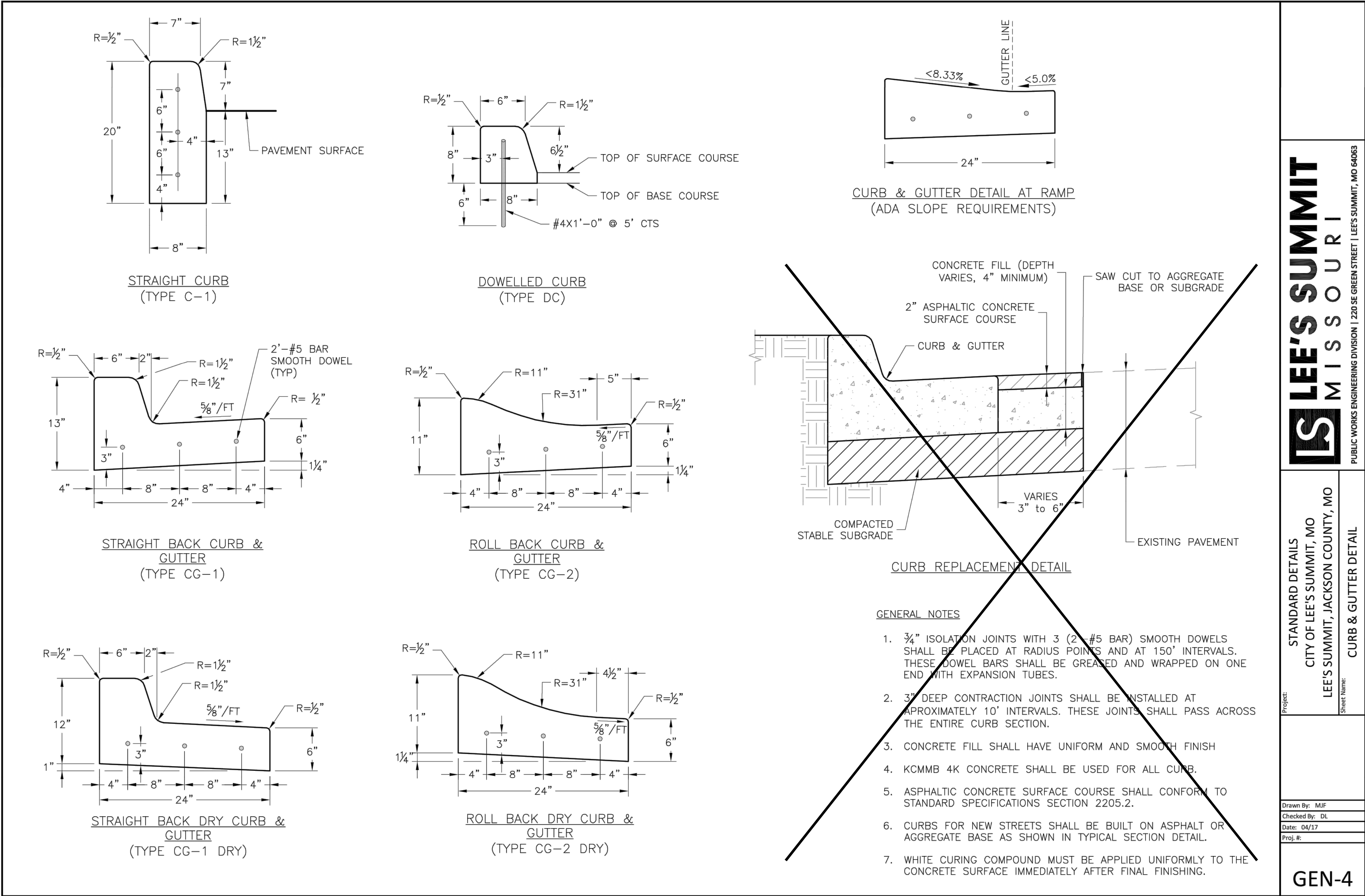


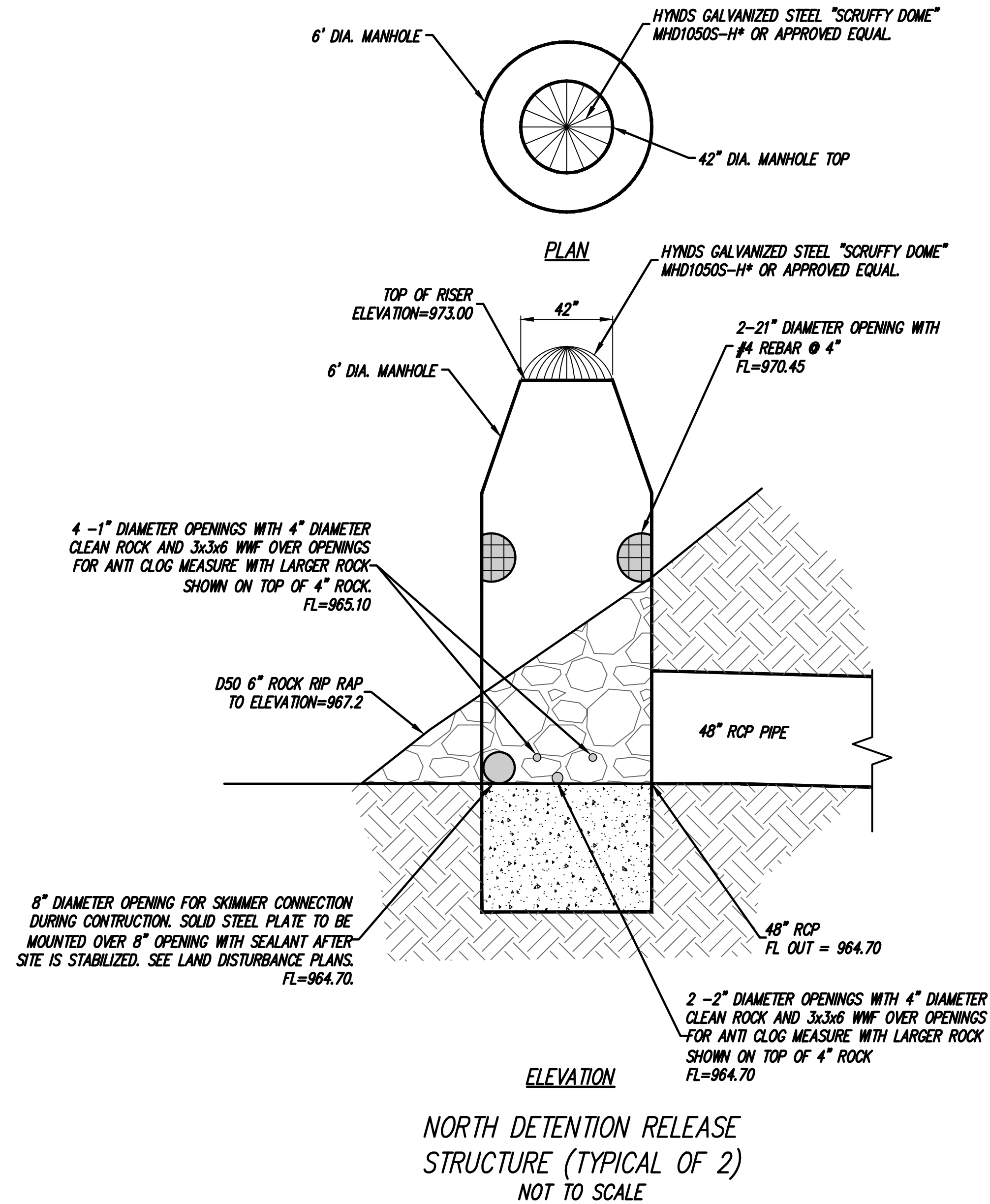
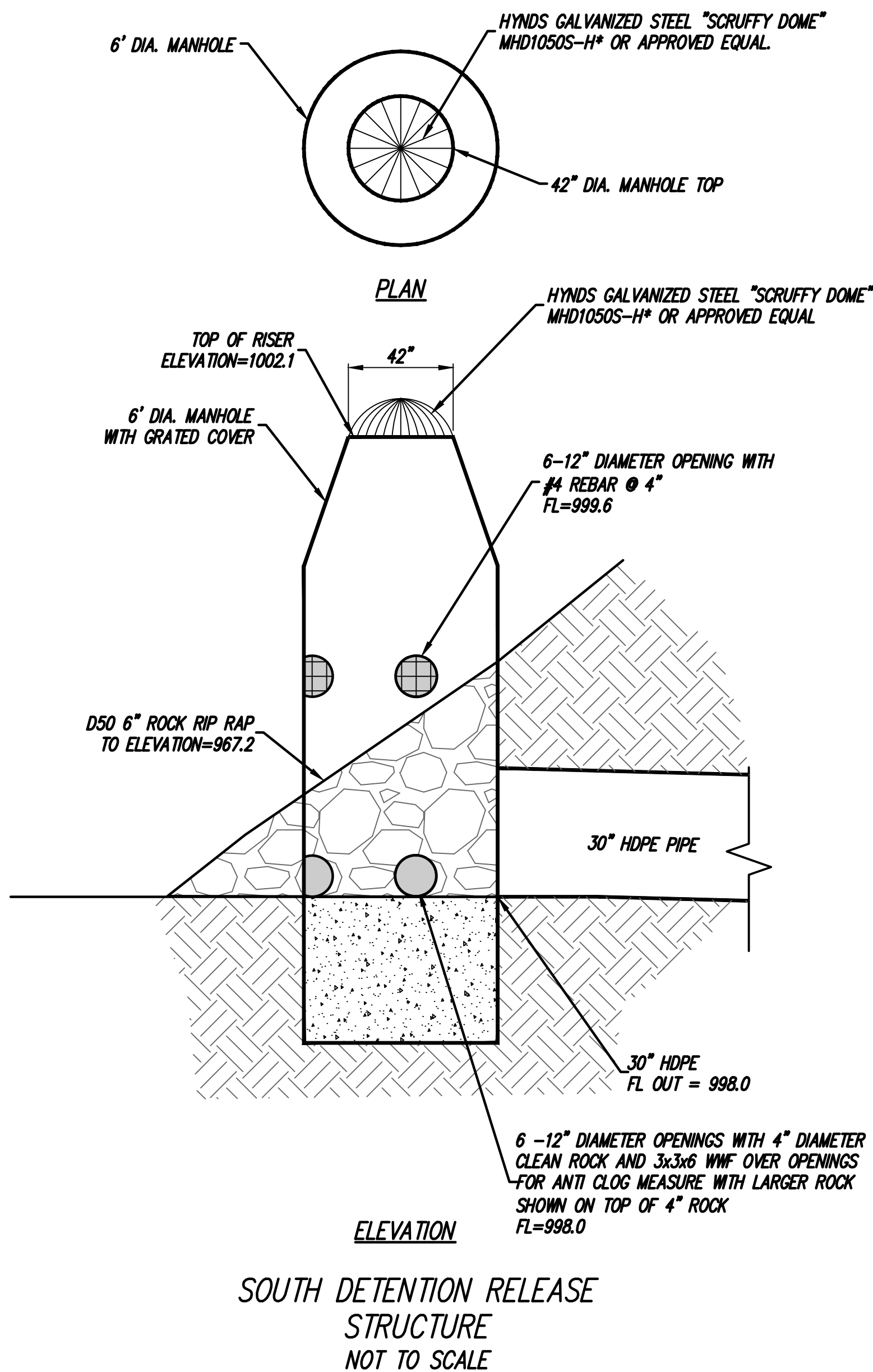
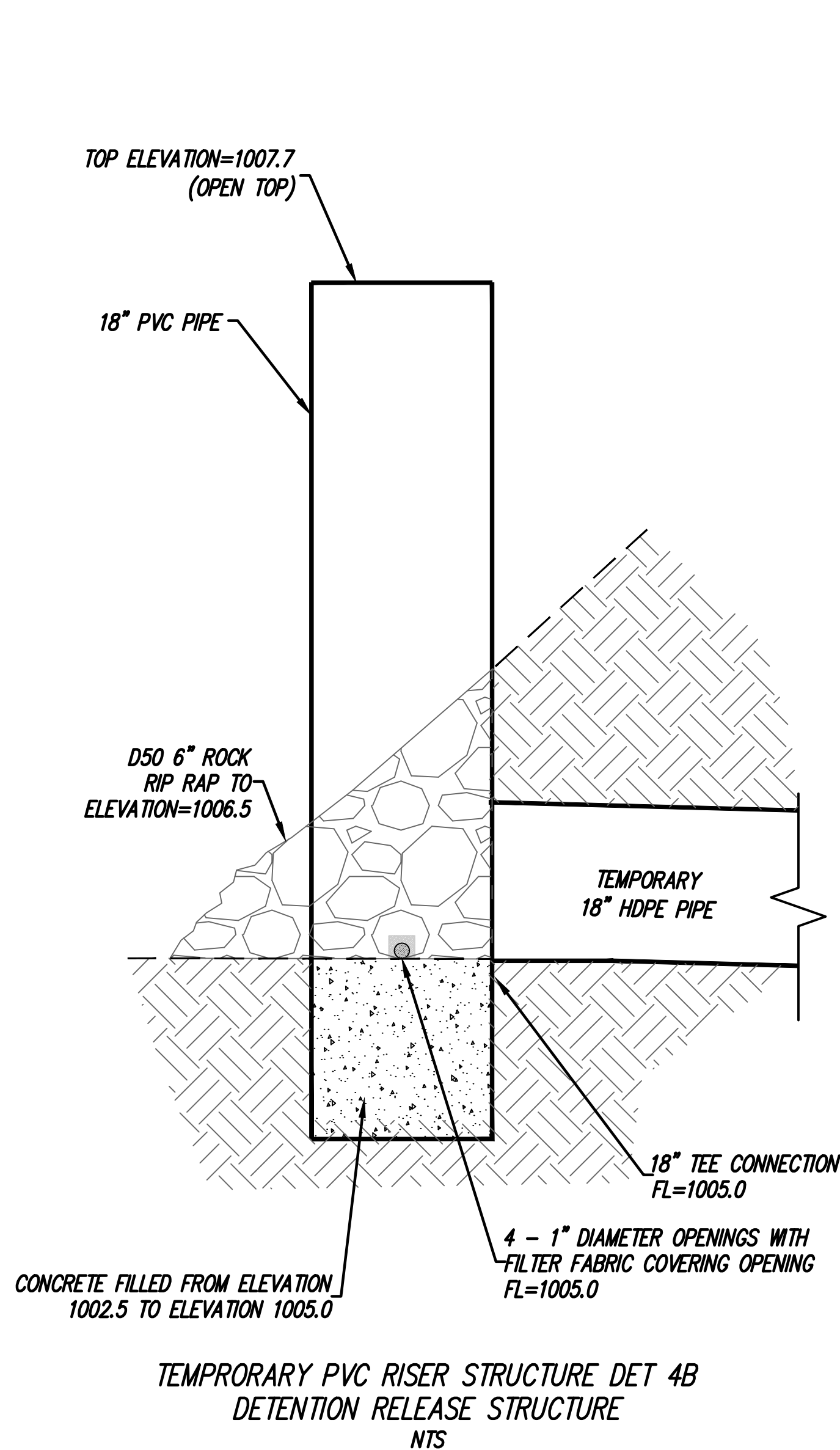
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Inc **engineers**
planners

111010 Haskell Street, Suite 210, Kansas City, Kansas 66109
CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.)

STREET AND STORM SEWER PLANS
TYPICAL STREET SECTIONS AND
CURB TRANSITION DETAIL
COBEY CREEK FIRST PLAT
PHASE I

<i>X-REF NO.</i> 16-059 Base Phase I
<i>DRAWING NO.</i> 16-059 Phase I Street Plans
<i>DATE</i> March 27, 2019
<i>JOB NO.</i> 16-059





The scruffy dome is made of galvanised steel and is used in stormwater applications to provide a debris and security screen for manholes.

Design Specifications

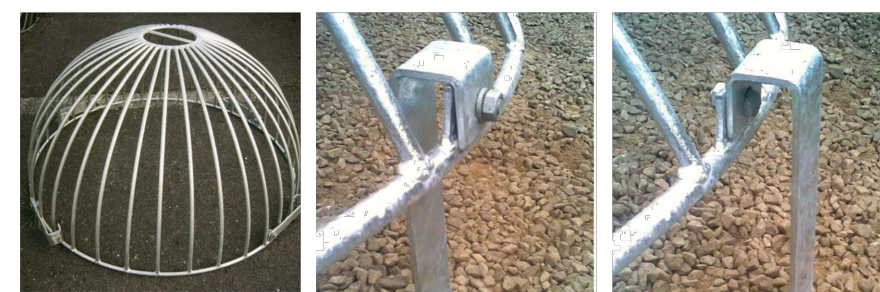
- The type 1 debris screen is a full height design, suitable for manholes with a 600mm diameter or larger, refer to figure 1.
- The type 2 debris screen has a lower height profile making it less noticeable in areas such as parks and gardens. Suitable for manholes with a diameter of 600 mm or larger, refer to figure 2.

Installation

- Dome brackets are bolted to the manhole riser with stainless steel bolts.
- The bolts are purchased separately.

Note: The North Island and South Island have different versions of Scruffy Domes with small changes in the bracket design (see photos below). Please contact your local Hynds branch for more information.

North Island Scruffy Dome



South Island Scruffy Dome



Product Code	Manhole (mm)	Type	Riser ID (mm)	A = OD of Grille (mm)	B = Diameter of Inner Ring (mm)	C = Height of Dome (mm)	D = Log Length (mm)
Type 1 High Profile							
MHD08005	600	1	610	640	145	300	190
MHD08755	675	1	685	715	145	300	190
MHD09005	900	1	914	950	230	500	190
MHD10505	1050	1	1066	1125	230	665	190
MHD10505H*	1050	1	1066	1125	230	665	190
MHD12005	1200	1	1207	1270	230	635	190
MHD12005H*	1200	1	1207	1270	230	635	190
MHD14005	1400	1	1412	1430	230	715	190
MHD15005	1500	1	1504	1580	230	790	190
MHD16005	1600	1	1616	1740	230	870	190
MHD18005	1800	1	1829	1900	230	950	190
Type 2 Low Profile							
MHD080052	600	2	610	640	145	160	190
MHD087552	675	2	686	715	145	160	190
MHD090052	900	2	914	950	230	170	190
MHD105052	1050	2	1066	1125	230	200	190
MHD105052H*	1050	2	1066	1125	230	200	190
MHD120052	1200	2	1207	1270	230	360	190
MHD120052H*	1200	2	1207	1270	230	360	190
MHD140052	1400	2	1412	1430	230	390	190
MHD150052	1500	2	1504	1580	230	435	190
MHD160052	1600	2	1616	1740	230	480	190
MHD180052	1800	2	1829	1900	230	520	190

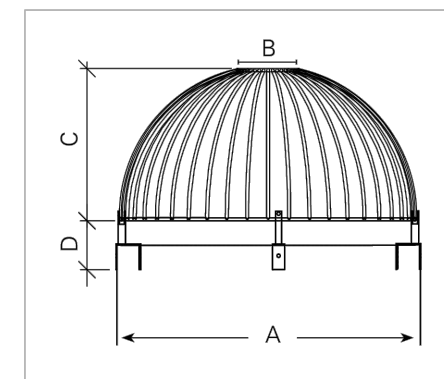


FIG. 1 Dimensions of Type 1 Hynds Scruffy Dome (see table).

Note: Brackets shown here are not supplied. Please see the North Island and South Island Scruffy Domes photos.

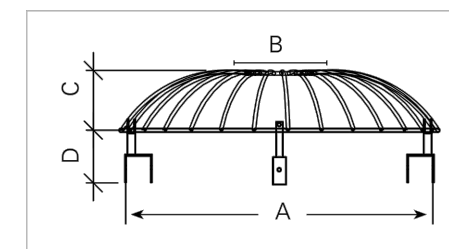
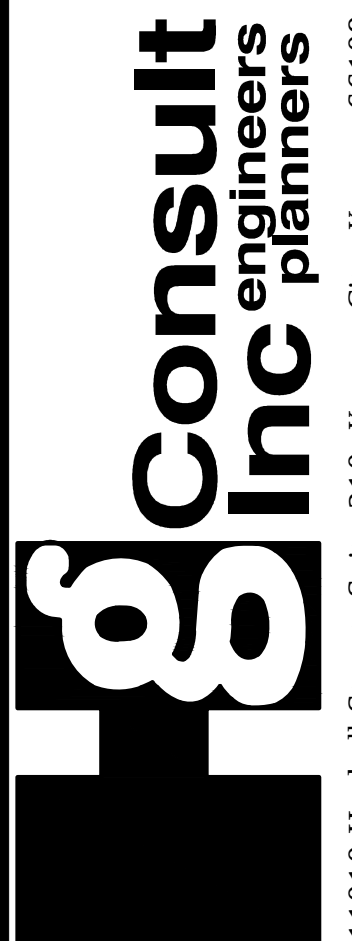


FIG. 2 Dimensions of Type 2 Hynds Scruffy Dome (see table).

Note: Brackets shown here are not supplied. Please see the North Island and South Island Scruffy Domes photos.

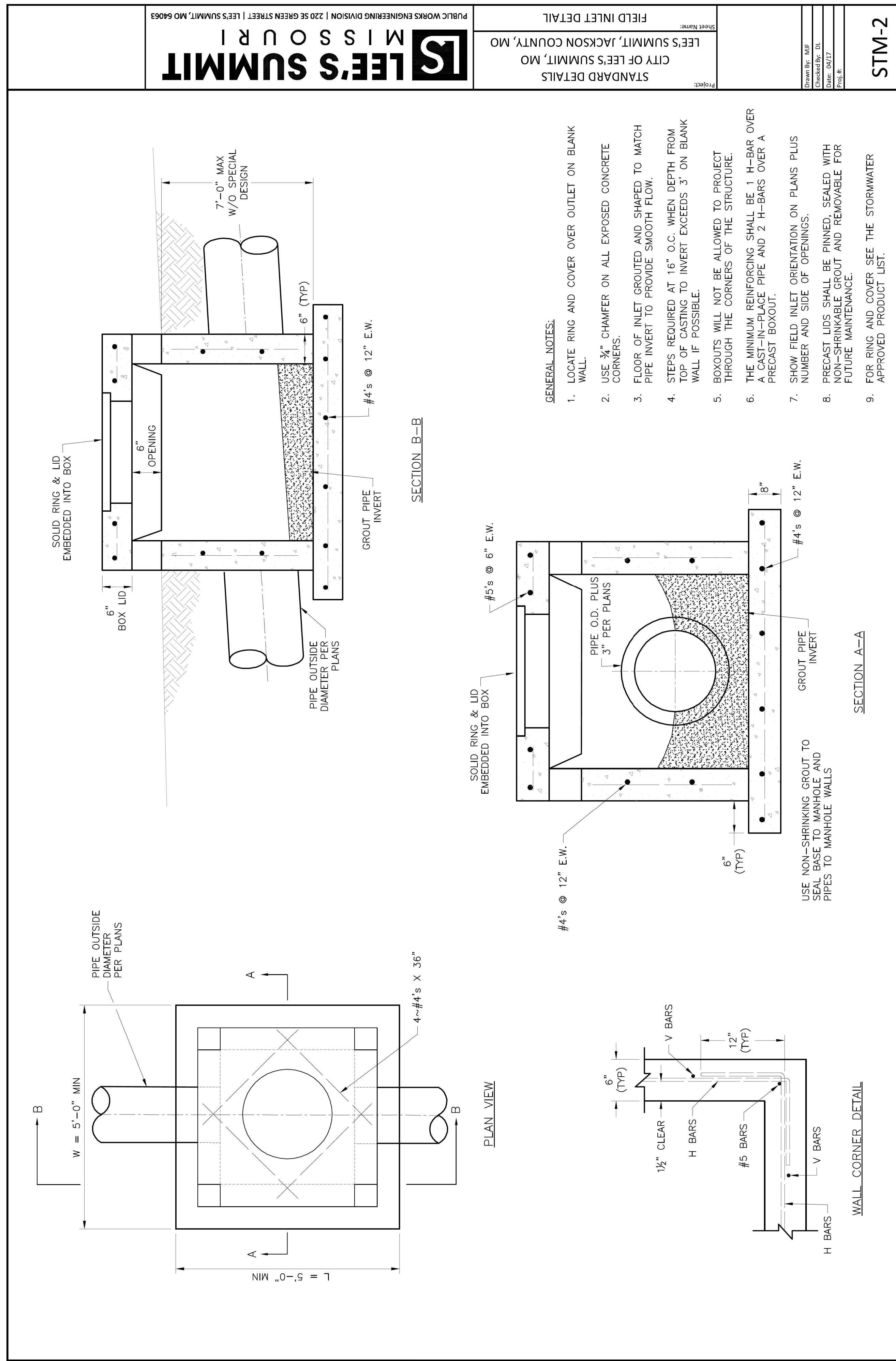
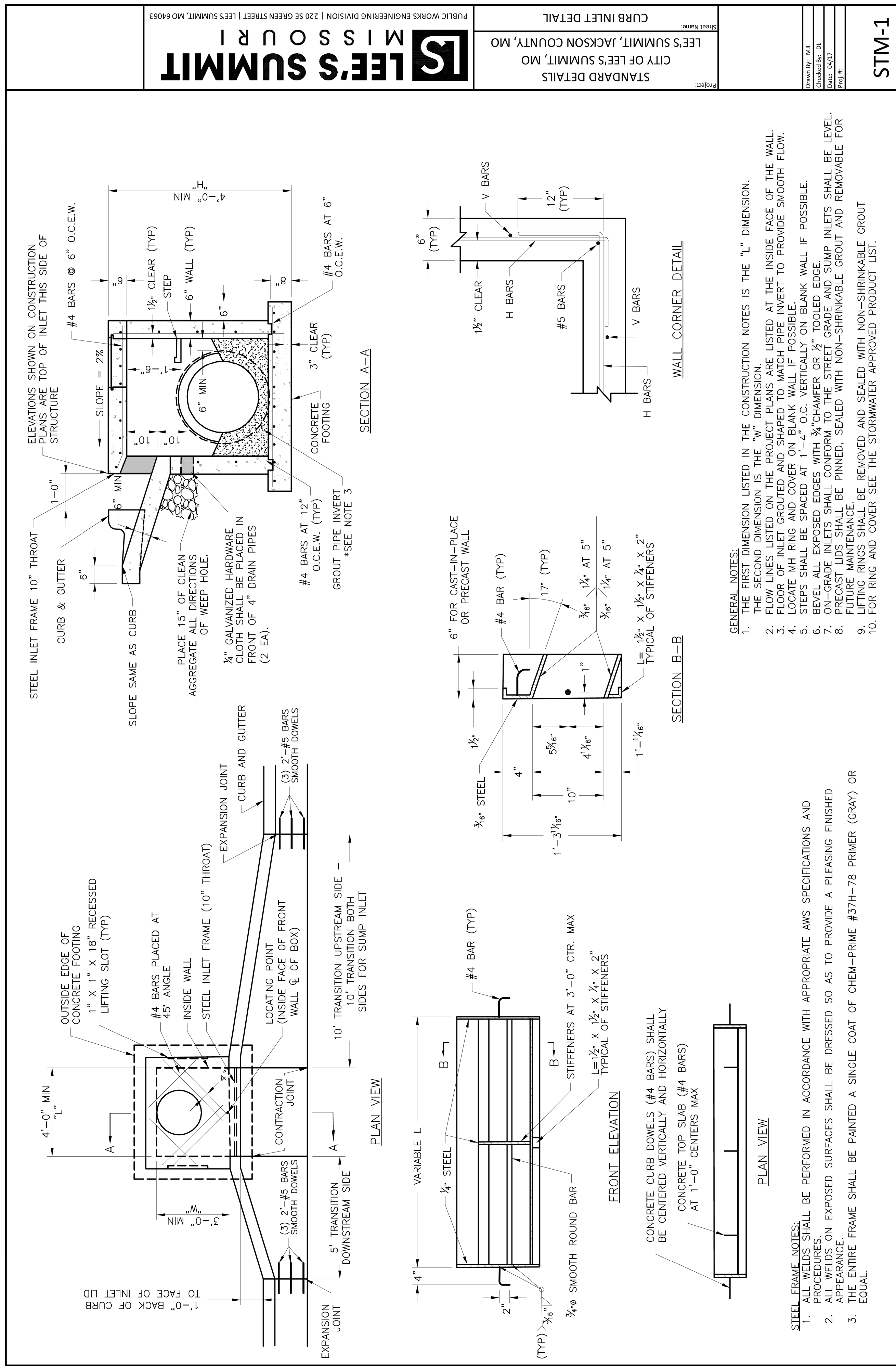


R. KEVIN STERRETT
March 27, 2019

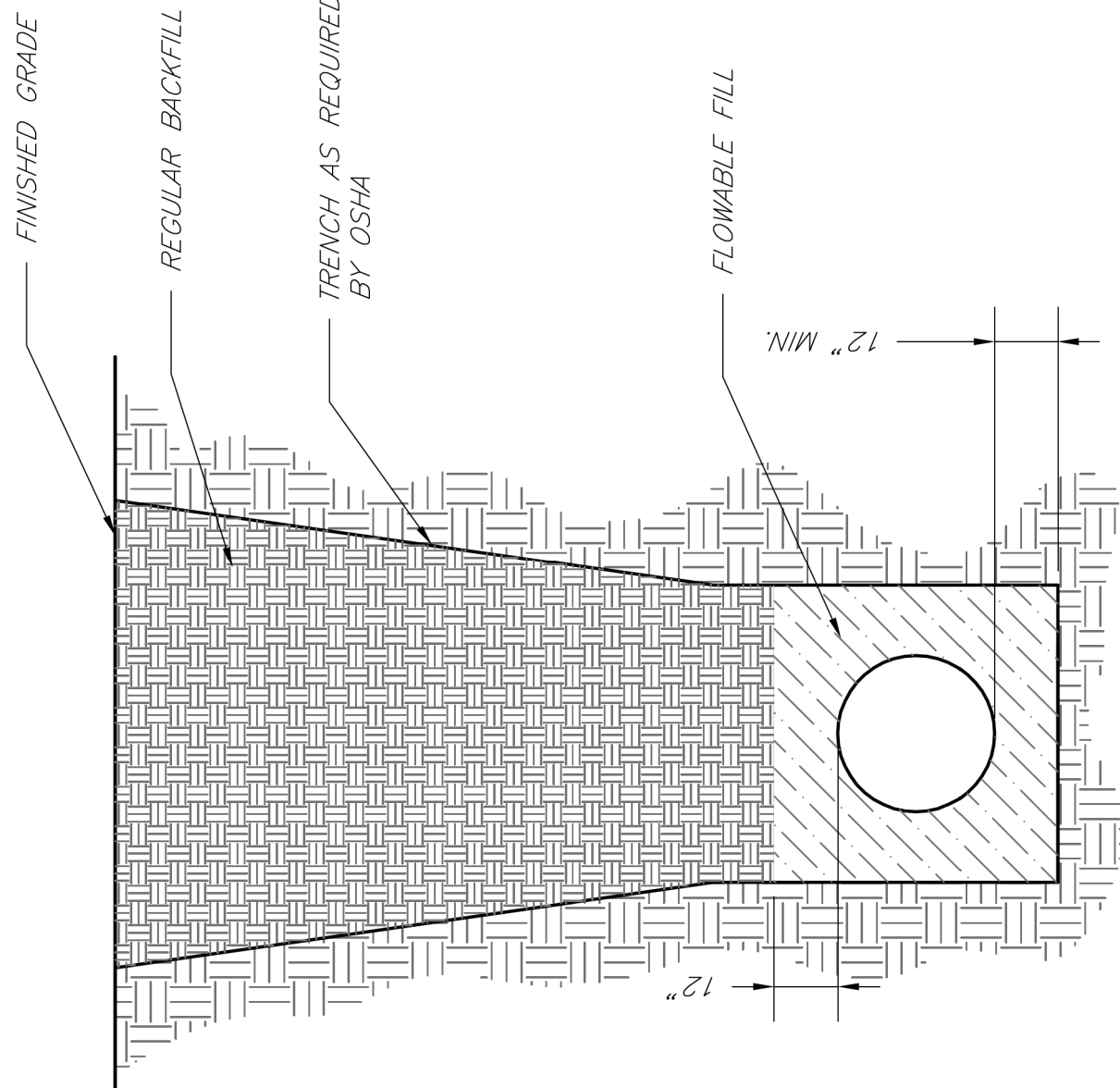


STREET AND STORM SEWER PLANS
NORTH AND SOUTH DETENTION BASINS
OUTLET STRUCTURE DETAILS
COBEY CREEK FIRST PLAT
PHASE I
CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO.
16-059 Base Phase I
DRAWING NO.
16-059 Phase I Street Plans
DATE
March 27, 2019
JOB NO.
16-059
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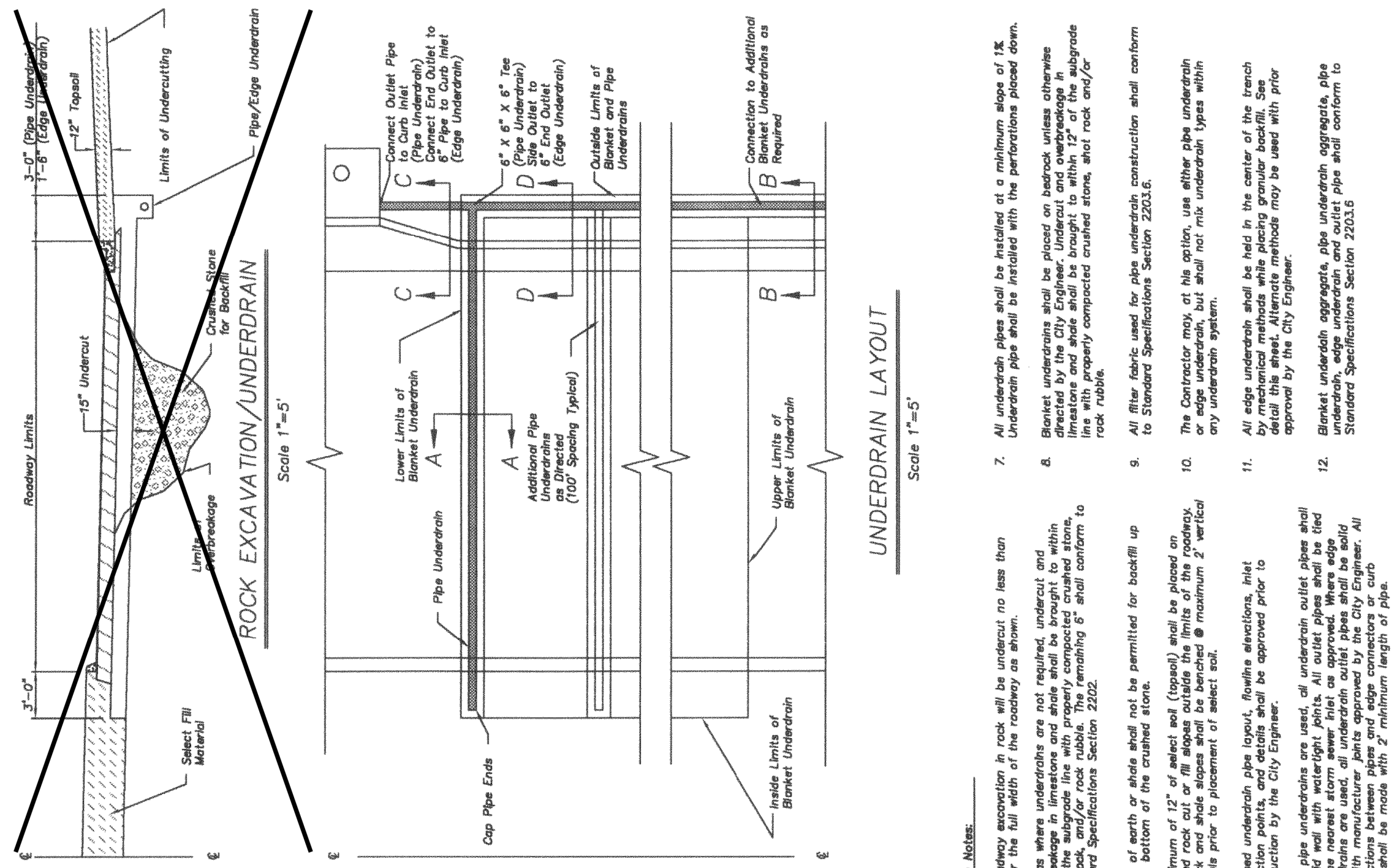
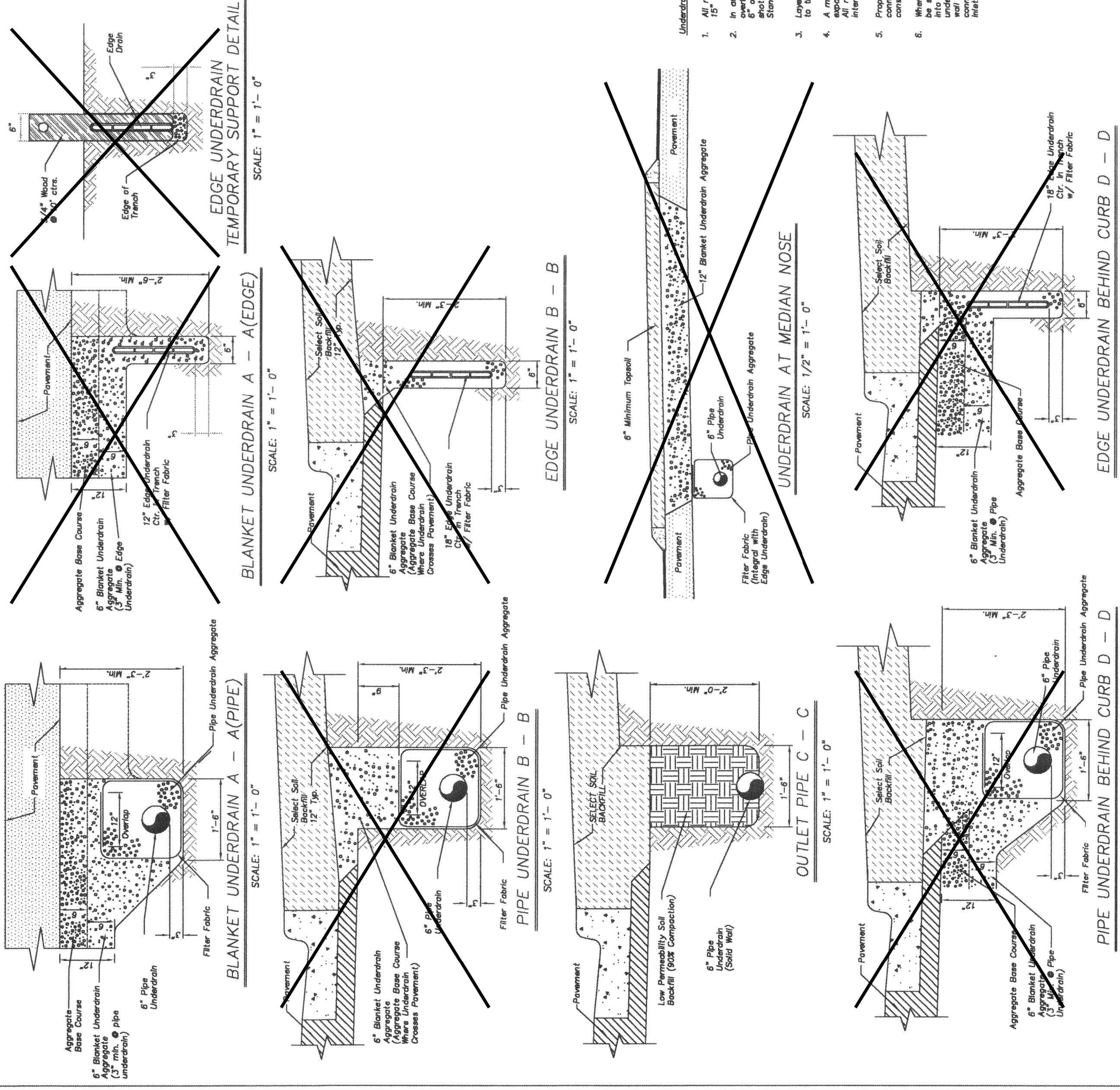
44	SHEET	53	X-REF. NO. XXX DRAWING NO. XXX DATE March 27, 2019 JOB NO. 16.059.01	STORM SEWER DETAILS	CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI	11010 Haskell St. Ste 210 Kansas City, KS 66109 816-759-2285 CORPORATE LICENSE NO. E2010005873	 Cobey Creek engineers Inc planners	 3/27/19 R. KEVIN STETTIN, MO E-2640	IF THIS IS NOT A BLUE INK SEAL AND THE SIGNATURE IS NOT IN BLUE INK, THE PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CORPORATION CANNOT GUARANTEE THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES.					



NOT TO SCALE

- NOTES:
1. FLOWABLE FILL SHALL MEET THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL.
 2. REGULAR BACKFILL ABOVE THE TRENCH CHECK SHALL BE FREE OF DEBRIS, ORGANIC MATTER, AND STONES > 6" IN ANY DIMENSION.
 3. TOP OF FLOWABLE BACKFILL SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE.
 4. LENGTH OF TRENCH CHECK SHALL BE A MINIMUM OF 12".

	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 220 S. GREEN STREET LEE'S SUMMIT, MO 64063	Date: 02/13 Drawn By: JN Checked By: DL File: WA1-5 Rev: 1/14 Rev:
	TRENCH CHECK	



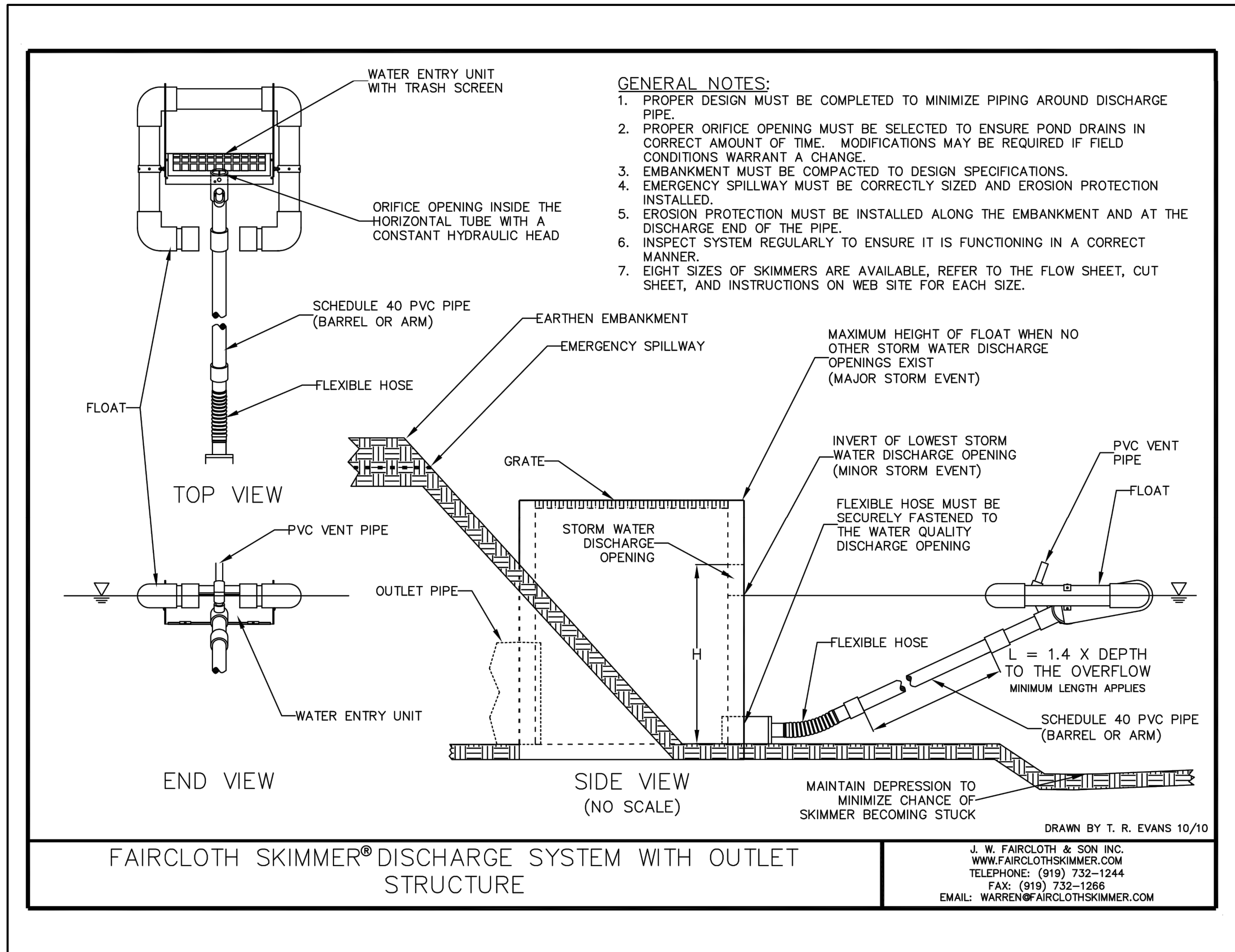
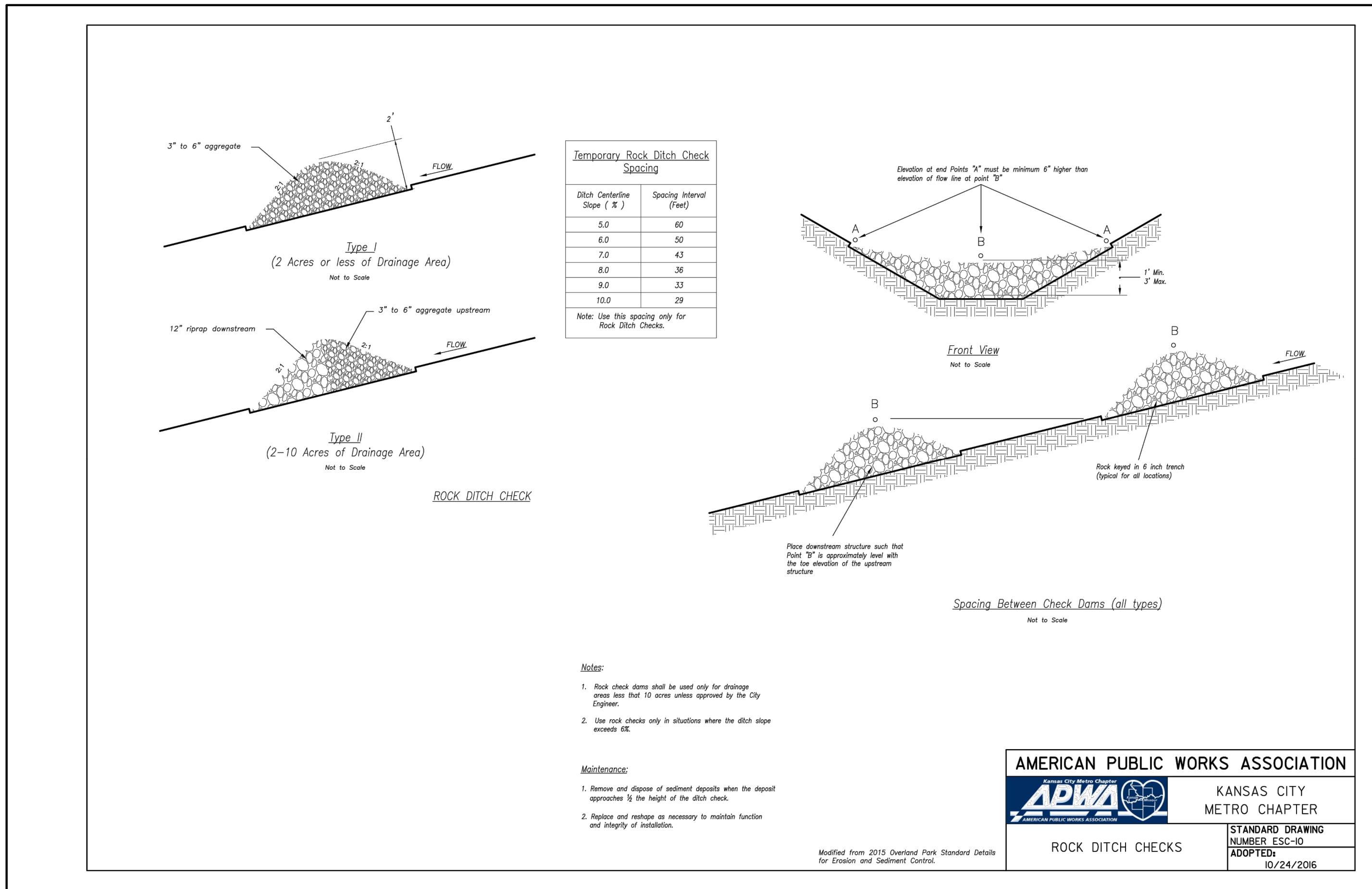
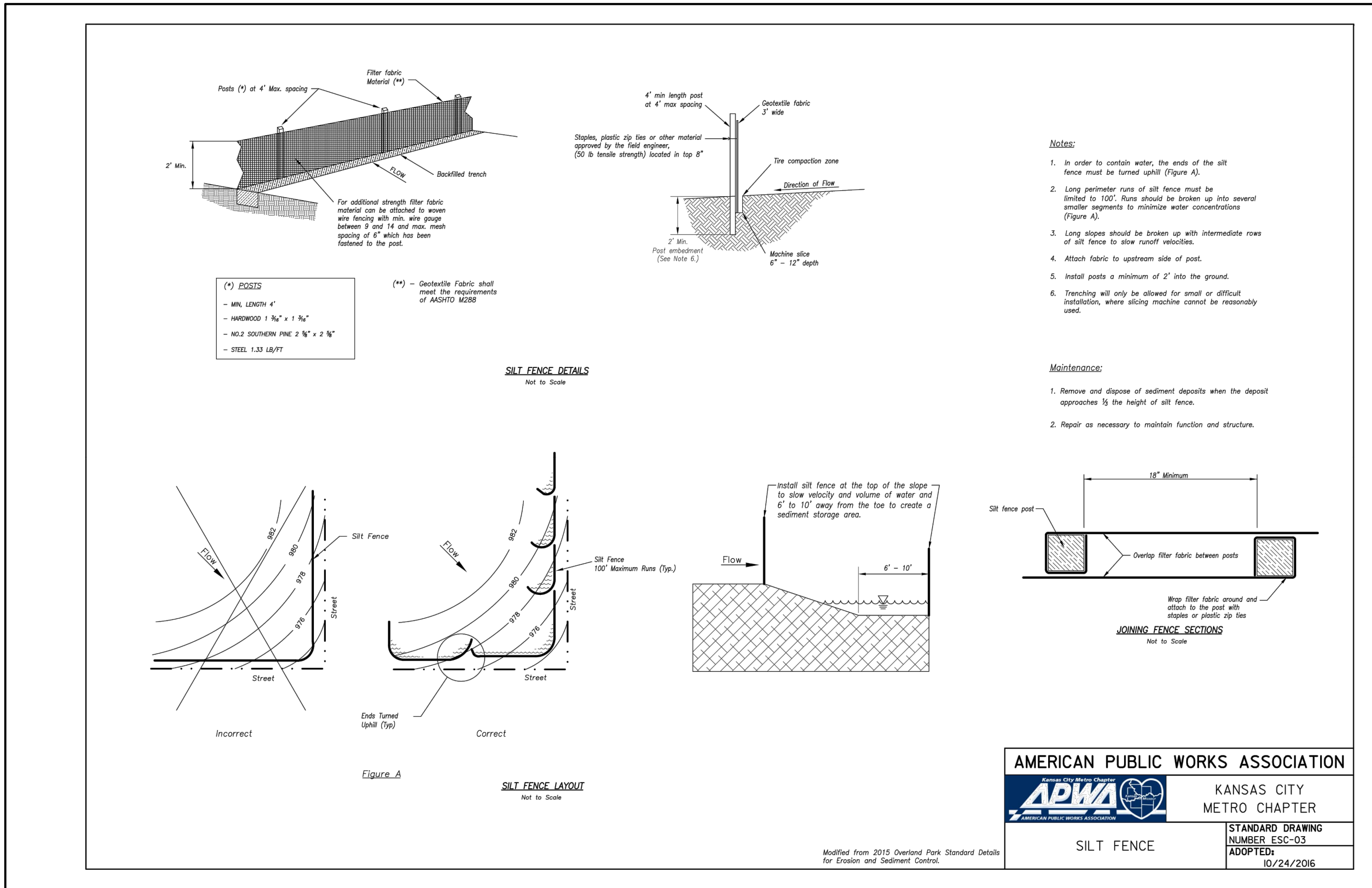
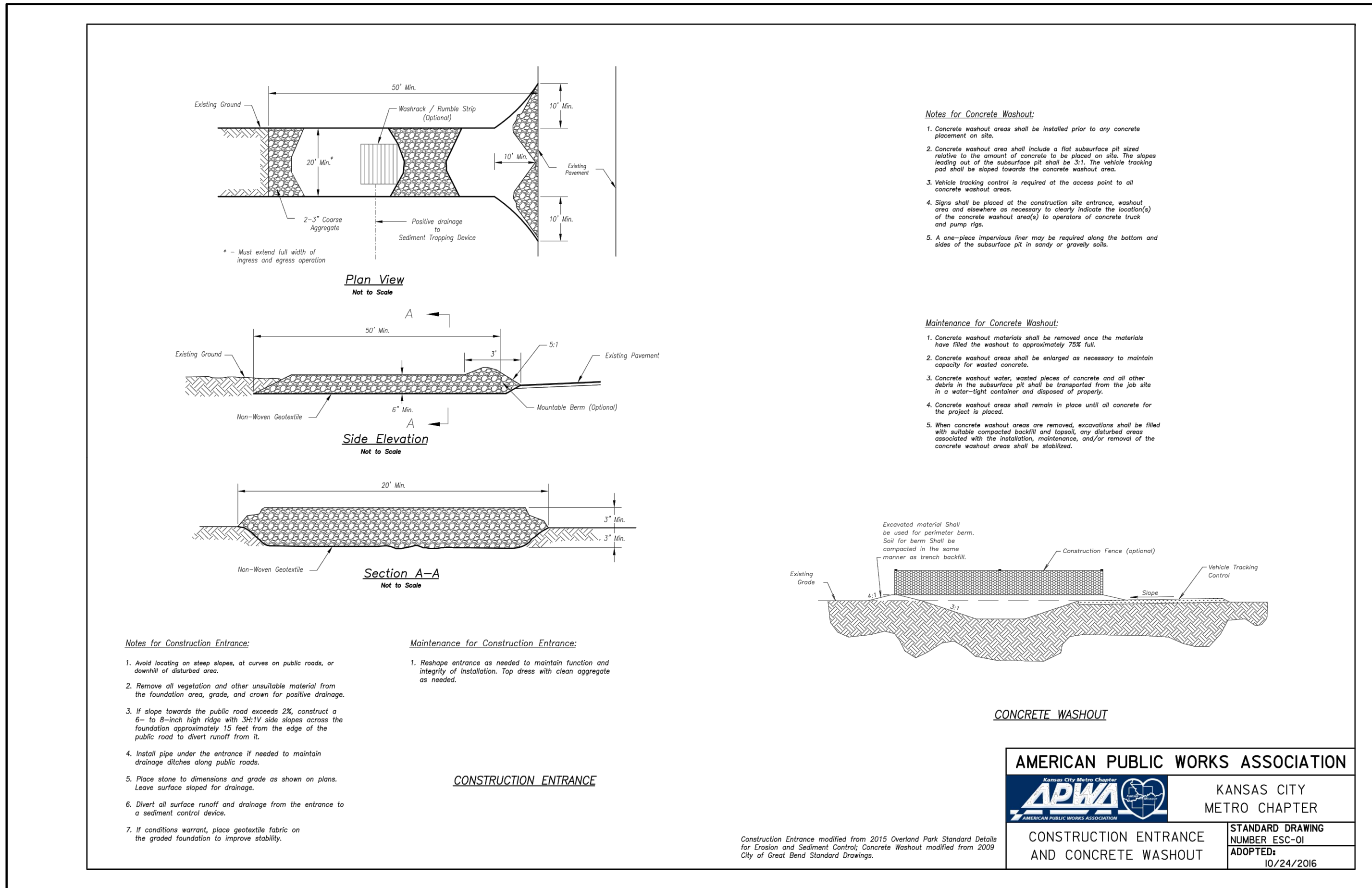
1. All roadway exceptions in rock will be undercut no less than 15' for the full width of the roadway as shown.
2. In cases where undercuts are not required, undercut and overcut shall be a minimum of 12" and shall be rounded with a 6" radius. The top of the multiple pile will properly compact crushed stone, and the bottom of the undercut shall be finished 5' and conform to Standard Specifications Section 2202.
3. Lower of rock and shale and soil not be permitted for backfill up to the bottom of the crushed stone.
4. A minimum of 12" of select soil (topsoil) shall be placed on the rock and shale surface. The rock and shale shall be bench cut maximum 2' vertical intervals prior to placement of select soil.
5. Proposed undercut pile layout, flowline elevations, inset connections, piles, and details shall be approved prior to construction by the City Engineer.
6. Where piles are not used, the undercut outlet pipe shall be installed in the rock and shale surface. The outlet pipe shall be installed in the nearest storm sewer that is approved. Where edge of pavement is not available, the outlet pipe shall be installed with manhole/pipes piles approved by the City Engineer. All connections between piles and edge connectors or curb connections shall be approved by the City Engineer.

AMERICAN PUBLIC WORKS ASSOCIATION

APMA
KANSAS CITY
METROPOLITAN CHAPTER

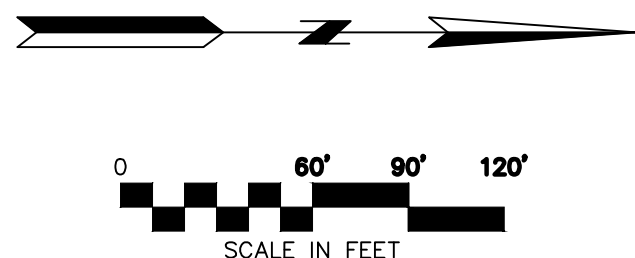
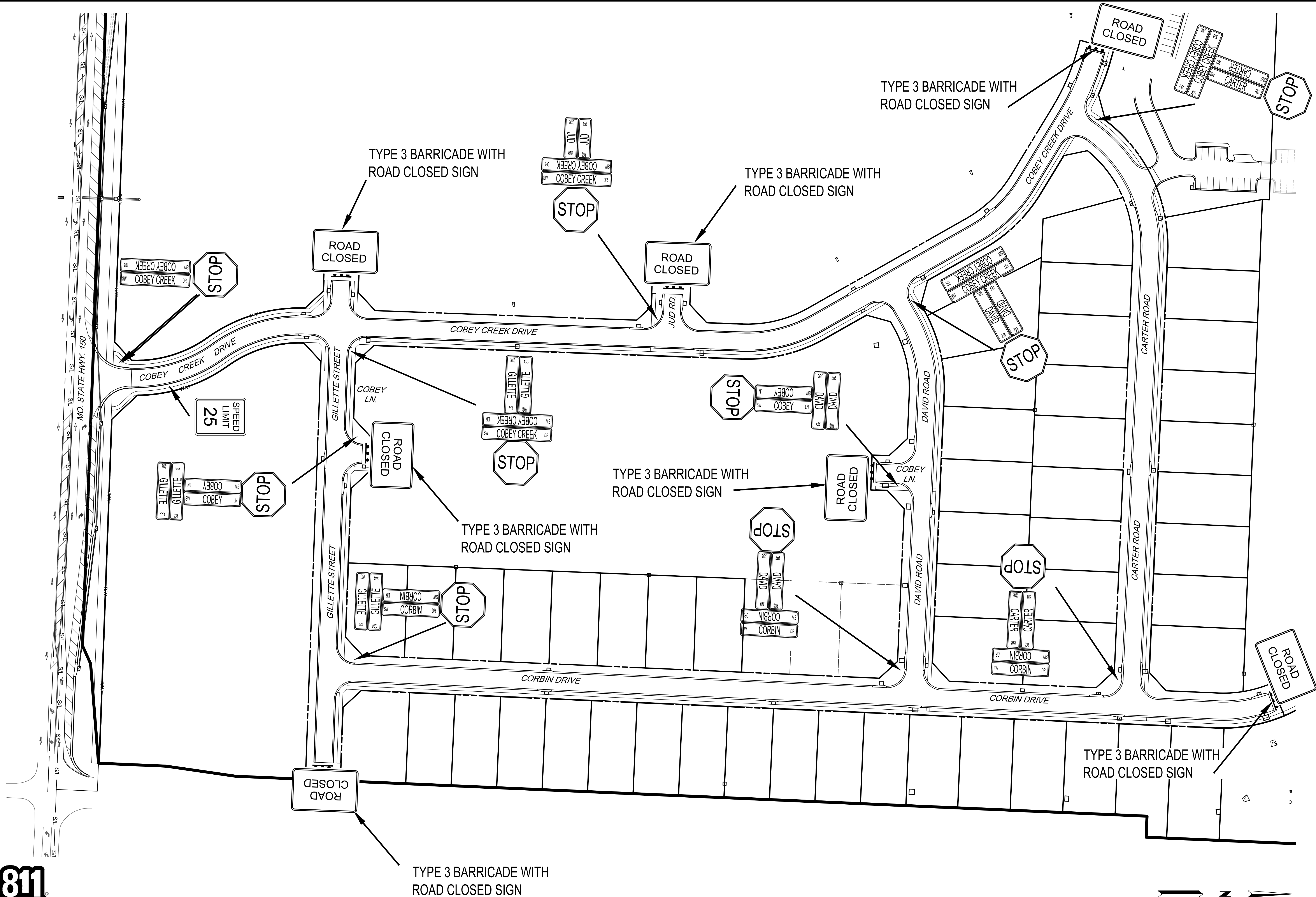
UNDERDRAIN DETAILS	STANDARD DRAWING UD-1
ADOPTED: MAY 23, 2001	

STORM SEWER DETAILS COBEY CREEK		3/27/19	
		11010 Haskell St. Ste. 210 Kansas City, KS 66109 816-799-2285	R. KEVIN STERRETT, MO E-26440
	CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI	CORPORATE LICENSE No. E201005873	
	X-REF NO. XXX DRAWING NO. XXX DATE March 27, 2019 JOB NO. 16.059.01		
46	SHEET OF	53	





Know what's below.
Call before you dig.



STREET AND STORM SEWER PLANS
SIGNING PLAN

COBEY CREEK FIRST PLAT
PHASE I

CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI

Consult
Inc
engineers
planners

11010 Haskell Street, Suite 210, Kansas City, Kansas 66109
CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.)

X-REF NO.
16-059 Base Phase I

DRAWING NO.
16-059 Phase I Street Plans

DATE
March 27, 2019

JOB NO.
16-059

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SHEET
OF

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NO. BY CHK/APP

DATE REVISION

03/27/19 PER CITY'S COMMENTS RAS

03/28/19 PER CITY'S COMMENTS RAS

11/20/18 SUBMITTAL TO CITY OF LEES SUMMIT RAS

STATE OF MISSOURI
Professional Engineer
Kevin Sterrett
Professional Engineer No. 000000000

R. KEVIN STERRETT, MO E-26440
March 27, 2019

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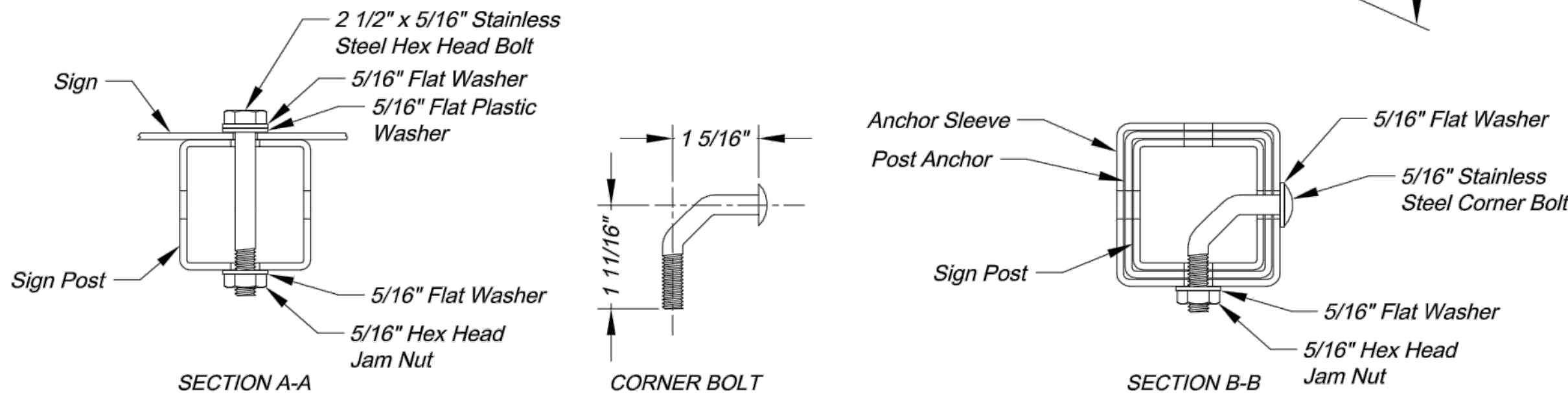


1. Splice shall be positioned entirely between finished grade line and 18" above finished grade line. Only one splice will be allowed per post.
2. U-Steel post shall be 3 lb./ft., galvanized according to ASTM A123.
3. U-Steel post can be used for installation of signs with an area of less than 2.5 square feet.
4. All posts shall be embedded a minimum of 3 feet.



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.

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 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 of the same type and size 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 DETAILS

1. Square steel sign posts and break-away anchor shall consist of the following materials:
 Sign Post - 14 Ga. 2" x 2" Square Steel Post
 Post Anchor - 12 Ga. 2 1/4" x 2 1/4" x 36" Square Steel Post
 Anchor Sleeve - 12 Ga. 2 1/2" x 2 1/2" x 18" Square Steel Post
2. 14 Gauge 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 36" (not including 36" x 36" diamond shaped signs) will require two posts.

SIGN POST DETAILS

Sheet Name: STANDARD DRAWING SN-2

Drawn By: AS
Checked By: JW
Date: 08/26/2009
Project#

2 OF 3

2

DATE	REVISION	NO.	BY	GRADE
03/27/19	PER CITY'S COMMENTS	2	RKS	RKS
03/28/19	PER CITY'S COMMENTS	1	RKS	RKS
11/27/19	SUBMITTAL TO CITY OF LEES SUMMIT		SPW	RKS

g **consult**
Inc **engineers** **planners**

11010 Haskell Street, Suite 210, Kansas City, Kansas 66109
CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.)

**STREET AND STORM SEWER PLANS
SIGNING DETAILS**

**COBEY CREEK FIRST PLAT
PHASE I**

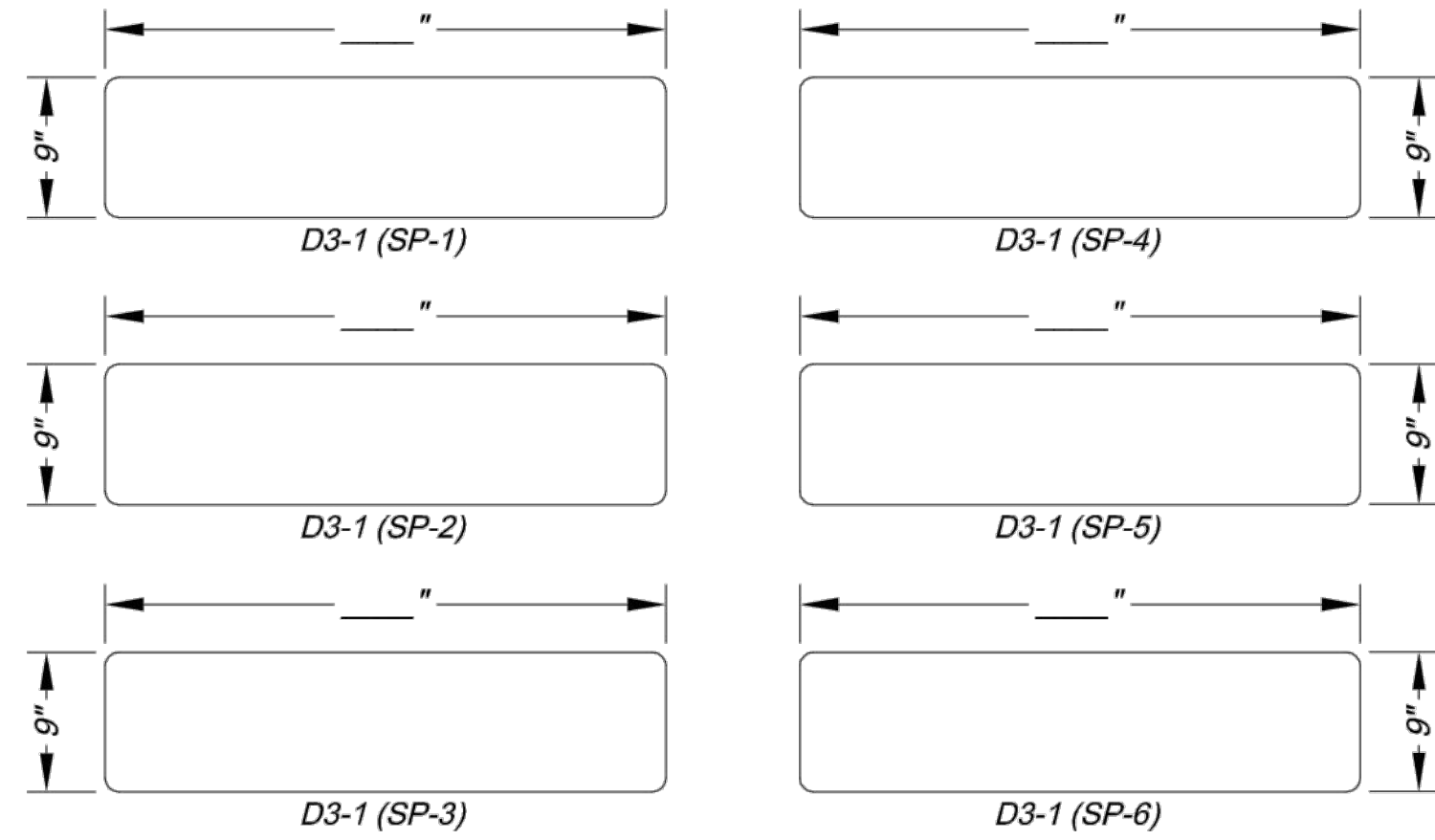
CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI

<i>X-REF NO.</i> 16-059 Base Phase I
<i>DRAWING NO.</i> 16-059 Phase I Street Plans
<i>DATE</i> March 27, 2019
<i>JOB NO.</i> 16-059

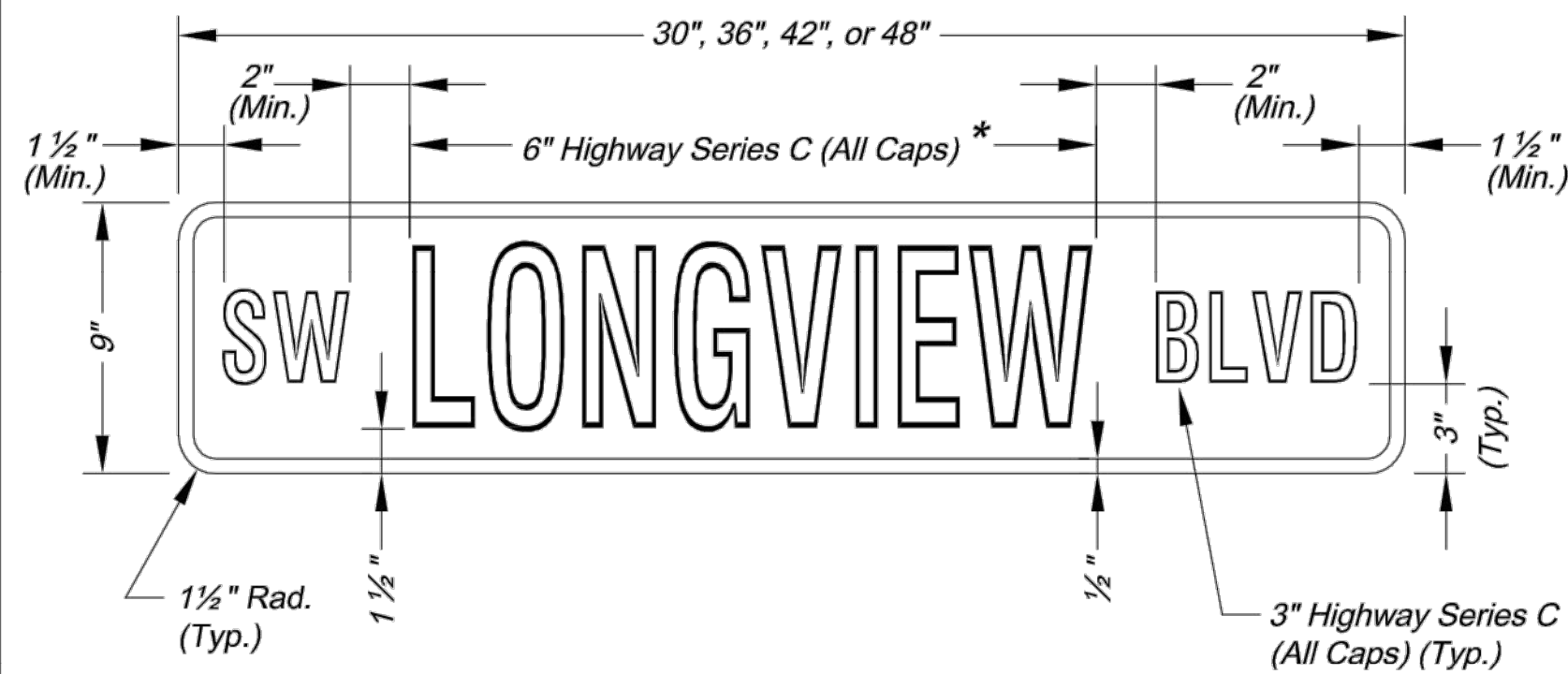
<i>Named Streets</i>	
<i>Avenue</i>	<i>AVE</i>
<i>Boulevard</i>	<i>BLVD</i>
<i>Circle</i>	<i>CIR</i>
<i>Creek</i>	<i>CR</i>
<i>Court</i>	<i>CT</i>
<i>Crossing</i>	<i>XING</i>
<i>Drive</i>	<i>DR</i>
<i>Highway</i>	<i>HWY</i>
<i>Lane</i>	<i>LN</i>
<i>Parkway</i>	<i>PKWY</i>
<i>Place</i>	<i>PL</i>
<i>Road</i>	<i>RD</i>
<i>Street</i>	<i>ST</i>
<i>Terrace</i>	<i>TER</i>
<i>Trail</i>	<i>TRL</i>
<i>Way</i>	<i>WAY</i>

<i>Numbered Streets</i>	
<i>First</i>	<i>ST</i>
<i>Second</i>	<i>ND</i>
<i>Third</i>	<i>RD</i>
<i>Fourth to Tenth</i>	<i>TH</i>

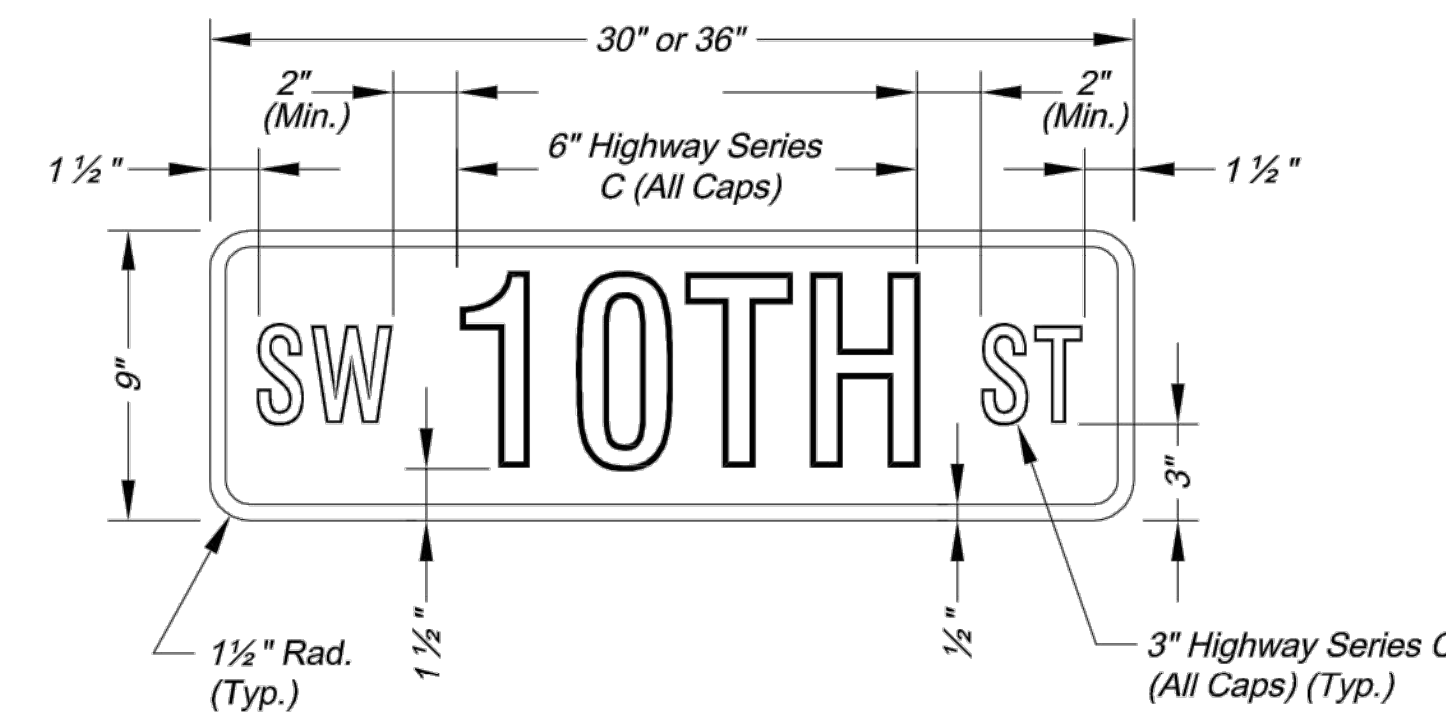
<i>Sign Designation</i>	<i>Sign Size</i>	<i>Sign Area (Sq. Ft.)</i>	<i>Number</i>	<i>Quantity (Sq. Ft.)</i>
D3-1 (SP-1)	9" x	Sq. Ft.	1	1
D3-1 (SP-2)	9" x			
D3-1 (SP-3)	9" x			
D3-1 (SP-4)	9" x			
D3-1 (SP-5)	9" x			
D3-1 (SP-6)	9" x			



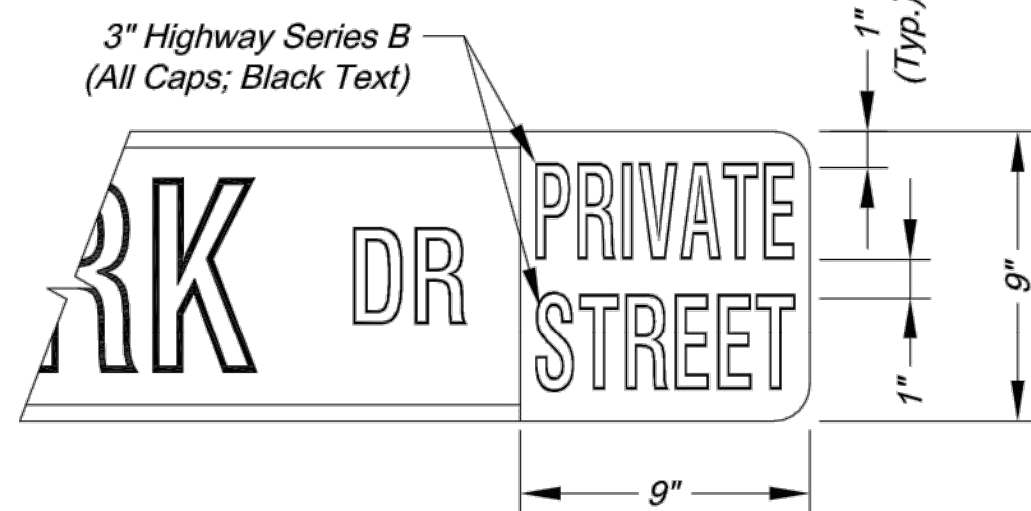
STREET NAME SIGN BLANK DETAILS



* Use Highway Series B (All Caps) in lieu of series C if necessary to fit text on a 36" sign blank.



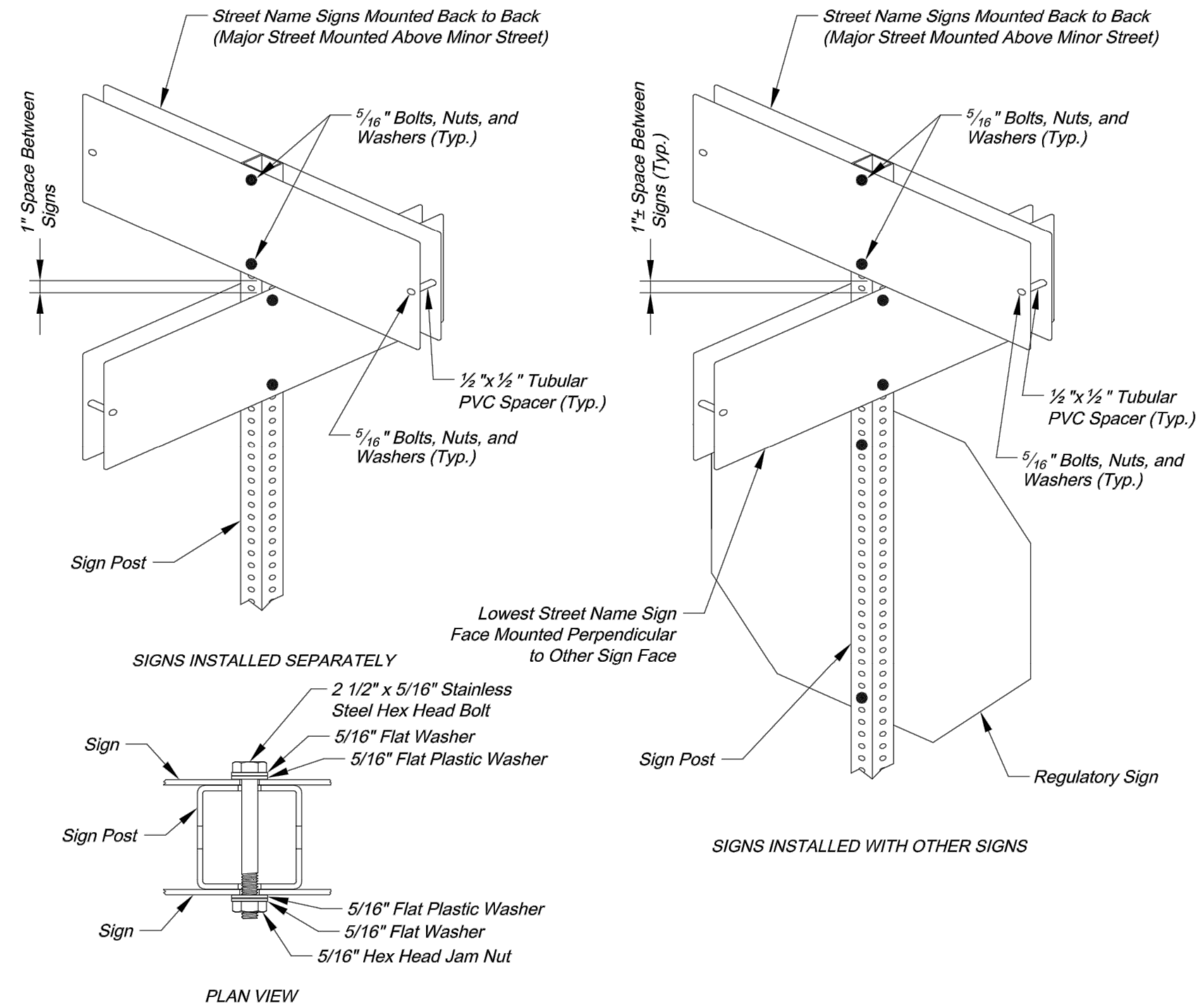
2 (7) *ARROW DETAIL*



PRIVATE STREET TAG DETAIL

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.

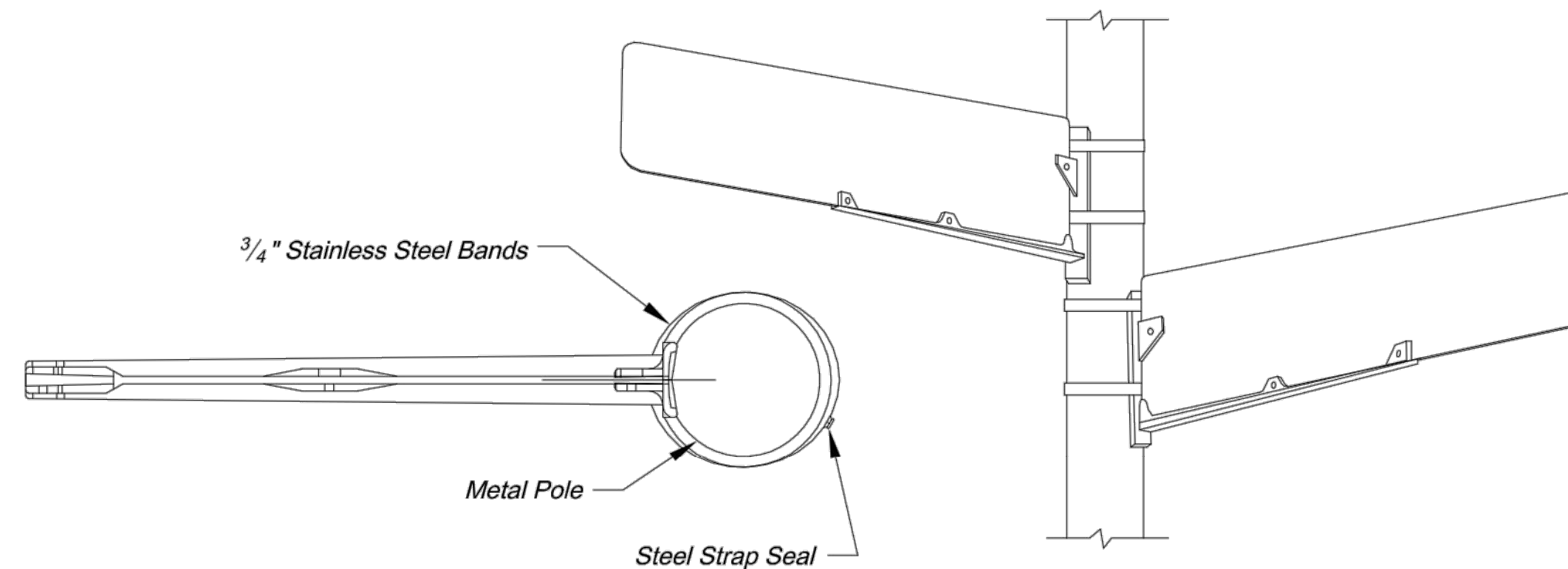


Technical drawing of the wing bracket assembly. The side view shows a horizontal bracket with a total length dimension of $16\frac{1}{2}"$ or $24"$. It features a vertical mounting plate on the right with two holes, labeled $1\frac{1}{32}"$ Dia. Holes (Typ.). The mounting plate is secured with set screws, labeled "Set Screws (Typ.)". The end view shows the bracket's profile with a height dimension of $8\frac{1}{4}"$. The drawing includes two views of the bracket: a side view and an end view.

NOTES:

1. Wing bracket to be mounted to rigid frame.
2. Mount each bracket to wide stail.
3. One wing bracket per cross brace.

- NOTES:**
1. Wing bracket shall be an L-shaped cantilever of T-beam rigid frame 380-3 aluminum alloy construction.
 2. Mount each wing bracket to metal pole using two $\frac{3}{4}$ " wide stainless steel straps.
 3. One wing bracket shall be installed per each sign. Cross brackets are not allowed.



CITY OF LEE'S SUMMIT
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
220 SE GREEN STREET
LEE'S SUMMIT, MISSOURI 64063
PHONE: (816) 969-1800 FAX: (816) 969-1809



STREET NAME SIGN DETAILS

STANDARD DRAWING SN-3

Project:

Drawn By: AS
Checked By: JV
Date: 08/26/2008
Project#

3 OF 3

3

[illegible]

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engineers
inc
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STREET AND STORM SEWER PLANS SIGNING DETAILS

**COBEY CREEK FIRST PLAT
PHASE I**

CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO.	59 Base Phase I
DRAWING NO.	Phase I Street Plans

DATE
March 27, 2019

JOB NO.
16-059

52 SHEET OF 53

