



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.

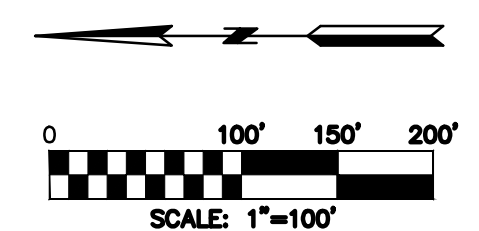
LEGEND



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

NOTE:

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	CX/AN	NO.	BY
07/20/19	PER CITY COMMENTS	RCS	6	SPW
07/02/19	PER CITY COMMENTS	RCS	5	SPW
04/22/19	PER CITY COMMENTS	RCS	4	SPW
04/16/19	PER CITY COMMENTS	RCS	3	SPW
02/27/19	PER CITY COMMENTS	RCS	2	SPW
02/27/19	PER CITY COMMENTS	RCS	1	SPW
11/27/18	SUBMITTAL TO CITY OF LEES SUMMIT	RCS		SPW



R. KEVIN STERRETT MO E-26440



11010 Haskell Street, Suite 210, Kansas City, Kansas 66105

STREET AND STORM SEWER PLANS GENERAL UTILITY LAYOUT

**COBEY CREEK FIRST PLAT
PHASE I**

CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO.
59 Base Phase I

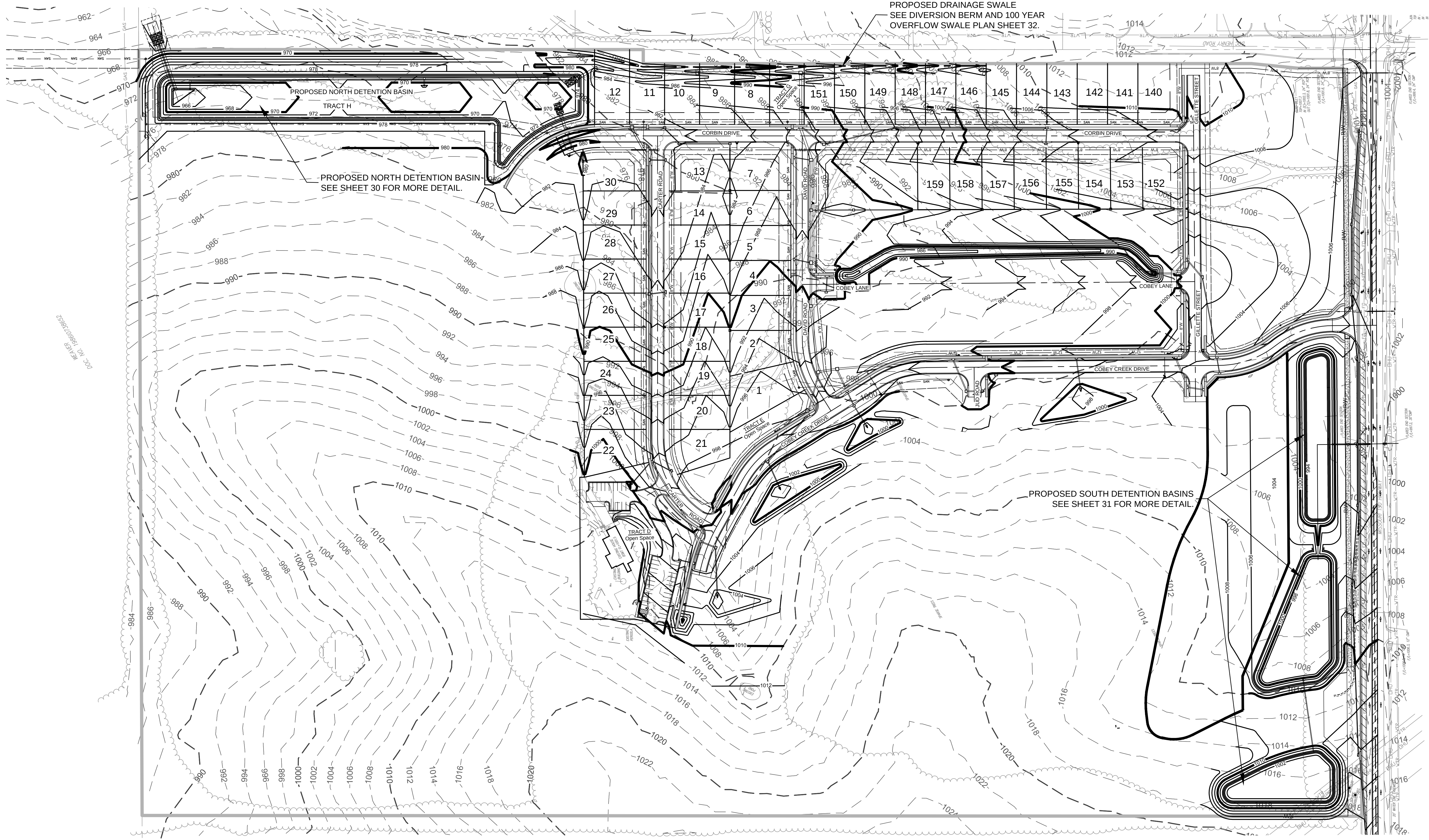
DRAWING NO.
Phase I Street Plans

DATE
July 30, 2019

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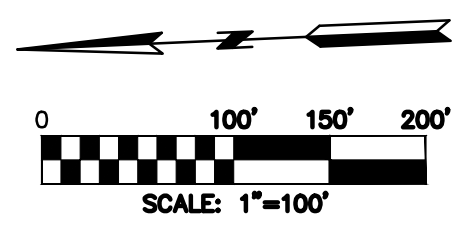
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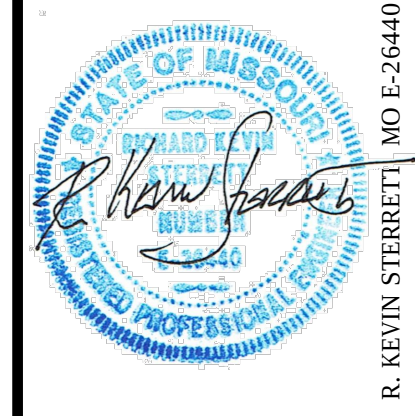


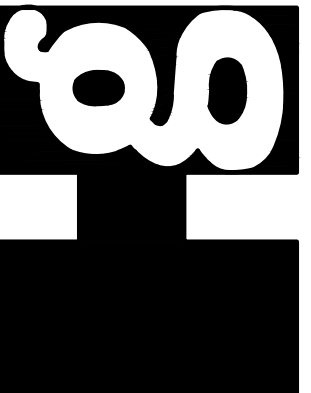
GENERAL NOTES:

1. This sheet is for informational purposes only. See individual sheets for exact utility locations.
2. See Sanitary Sewer sheets and Utility Map for Minimum Basement Floor elevations (MBF) and Minimum Low Opening elevations (MLO).
3. Grading plan represents general site grading prior to the development of lots.
4. Existing grades acquired from topographic survey, May 2017. Existing street grades verified in field.
5. Per contractor, all excess dirt or deficiencies of dirt to be handled on site.
6. Tract H shall be "Common Area" to be owned and maintained by the Homeowner's Association.
7. The swales located on or near the lots designated as * to carry excess storm water runoff shall be maintained by the Owners of said lots. Minimum Low Openings (MLO) of said lots on the swale side of said lots shall be a minimum of one (1) foot above the adjacent top of finish swale elevation unless a higher MLO elevation is required by other restrictions.
8. The Minimum Low Opening (MLO) for the front of all lots shall be a minimum of one (1) foot above the top of corresponding curb elevation.



DATE	REVISION	BY	CDP#
07/20/19	PER CITY'S COMMENTS	6	SPW
07/20/19	PER CITY'S COMMENTS	5	SPW
04/23/19	PER CITY'S COMMENTS	4	SPW
04/16/19	PER CITY'S COMMENTS	3	SPW
03/27/19	PER CITY'S COMMENTS	2	SPW
03/20/19	PER CITY'S COMMENTS	1	SPW
11/21/18	SUBMITTAL TO CITY OF LEES SUMMIT		



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STREET AND STORM SEWER PLANS
PHASE I GRADING PLAN

COBEY CREEK FIRST PLAT
PHASE I

CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI

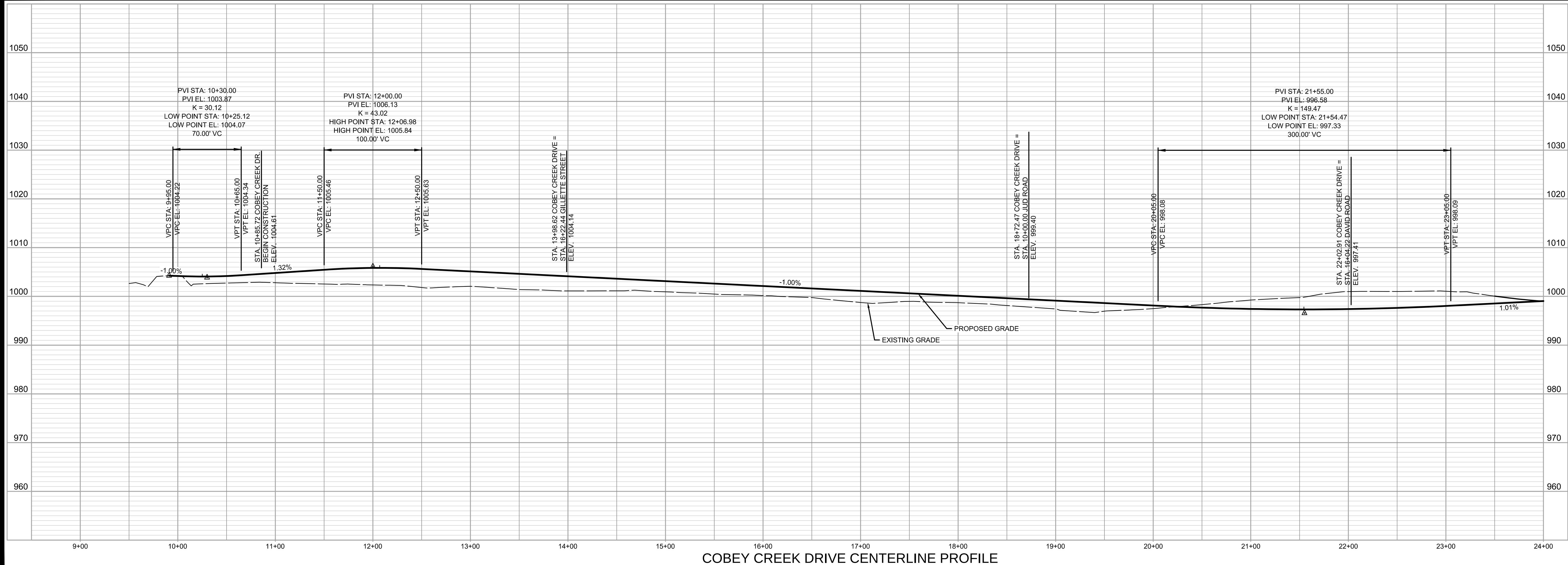
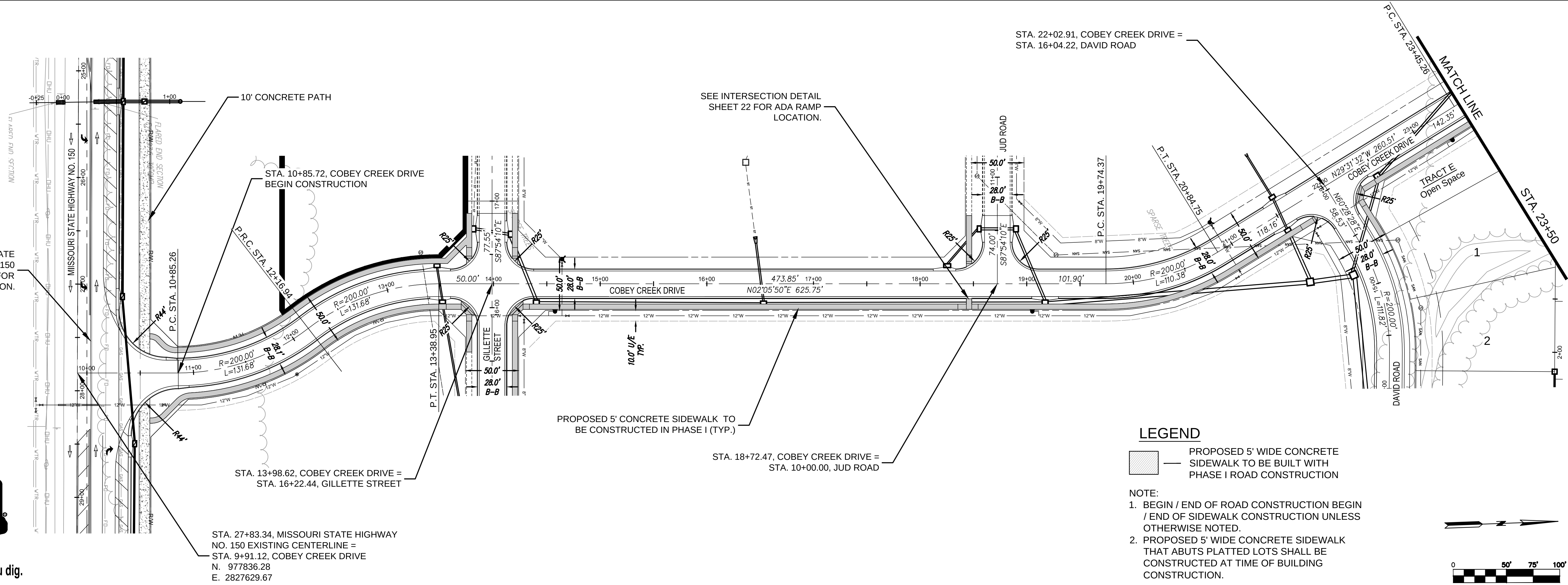
X-REF NO. 16-059 Base Phase I	3
DRAWING NO. 16-059 Phase I Street Plans	53
DATE July 30, 2019	
SHEET NO. 16-059	



SEE MISSOURI STATE
HIGHWAY NO. 150
WIDENING PLANS FOR
MORE INFORMATION.



Know what's below.
Call before you dig.



COBEY CREEK DRIVE CENTERLINE PROFILE

DATE	REVISION	NO.	BY	CHKD
07/30/19	PER CITY COMMENTS	6	SPW	RAS
07/30/19	PER CITY COMMENTS	5	SPW	RAS
04/23/19	PER CITY COMMENTS	4	SPW	RAS
04/16/19	PER CITY COMMENTS	3	SPW	RAS
03/27/19	PER CITY COMMENTS	2	SPW	RAS
03/06/19	PER CITY COMMENTS	1	SPW	RAS
11/27/18	SUBMITAL TO CITY OF LEES SUMMIT			

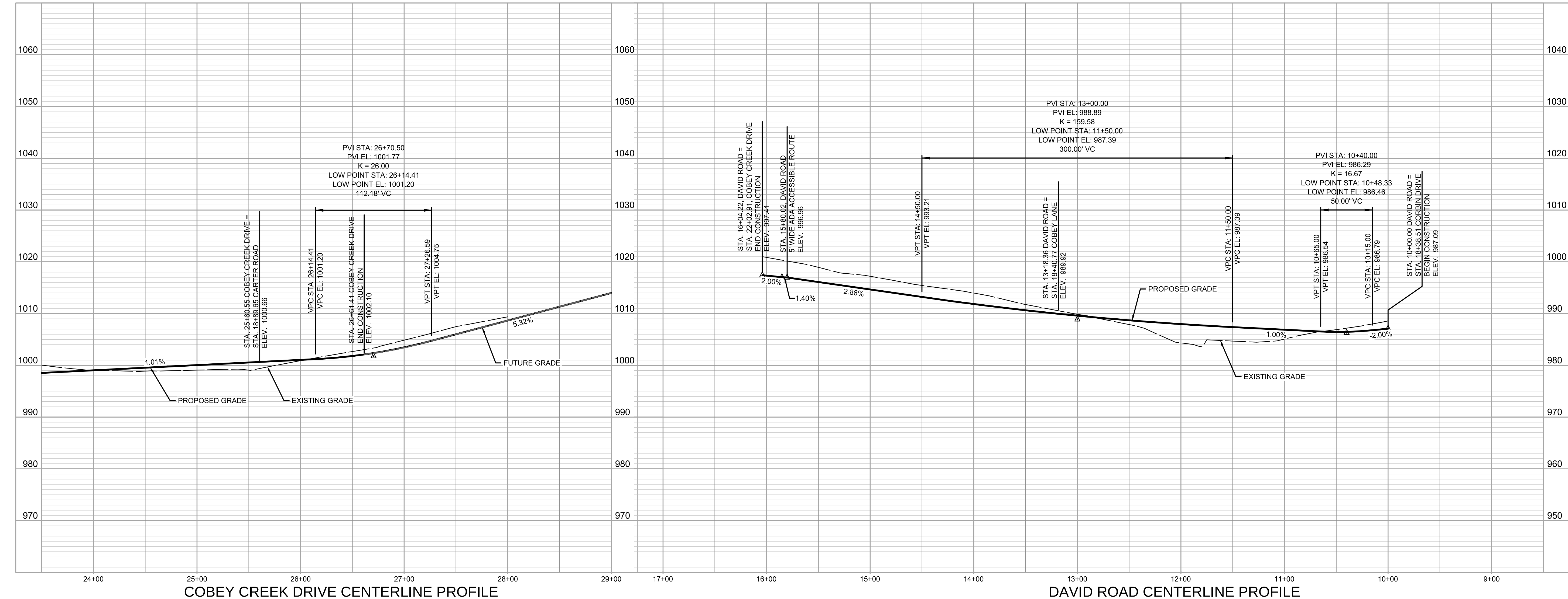
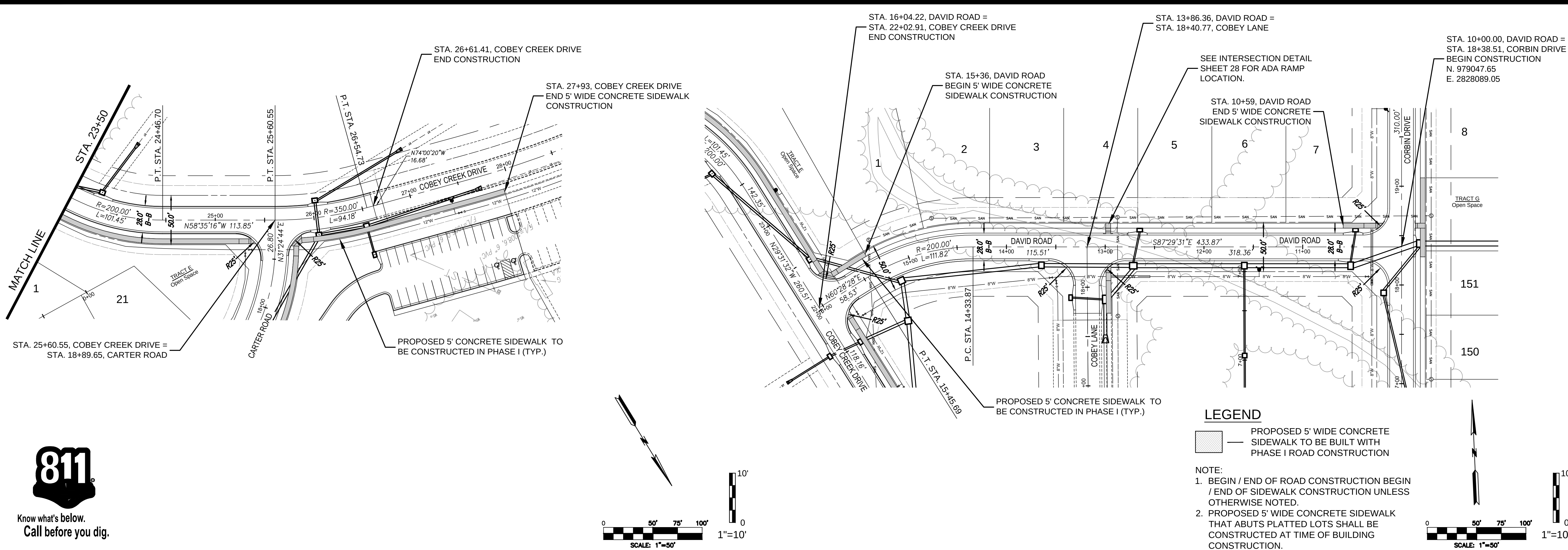


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STREET AND STORM SEWER PLANS
STREET CENTERLINE PROFILES
COBEY CREEK DRIVE
COBEY CREEK FIRST PLAT
PHASE I
CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO. 16-059 Base Phase I
DRAWING NO. 16-059 Phase I Street Plans
DATE July 30, 2019
DESIGN NO. 16-059



NO.	REVISION	DATE	BY	CHKD
1	PER CITY COMMENTS	07/20/19	SPW	RMS
2	PER CITY COMMENTS	07/20/19	SPW	RMS
3	PER CITY COMMENTS	07/20/19	SPW	RMS
4	PER CITY COMMENTS	07/20/19	SPW	RMS
5	PER CITY COMMENTS	07/20/19	SPW	RMS
6	PER CITY COMMENTS	07/20/19	SPW	RMS

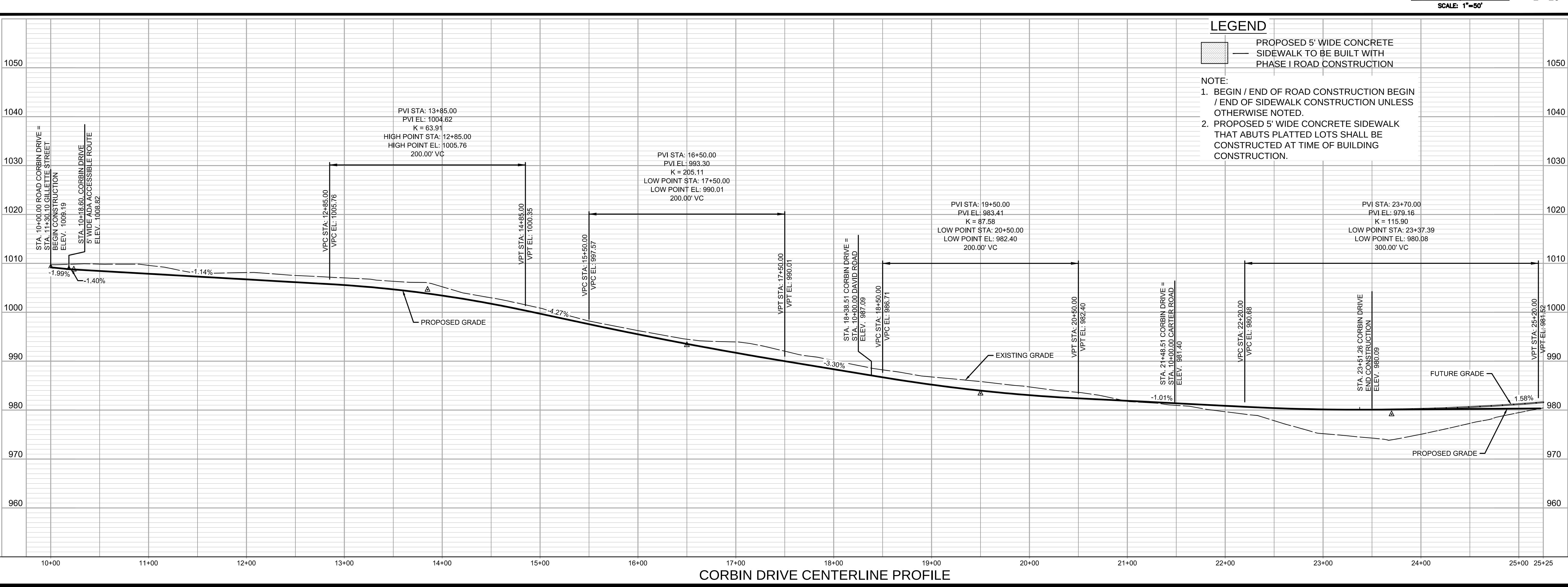
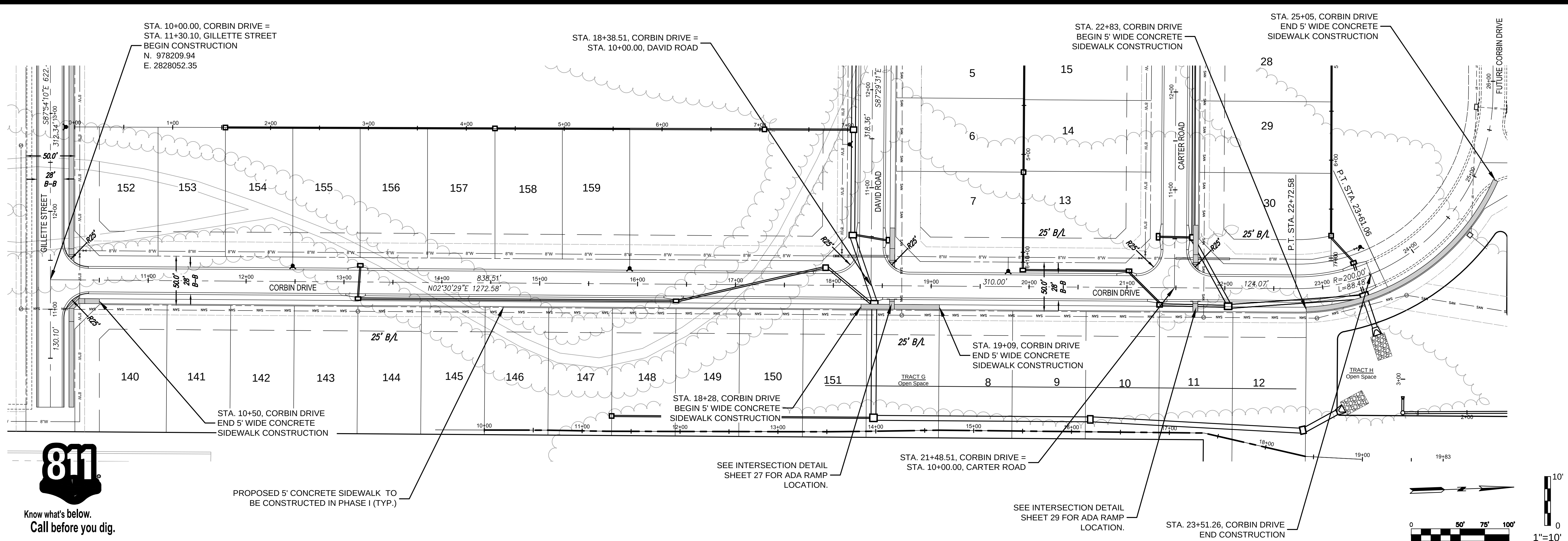
STATE OF MISSOURI
JULY 3, 2019
R. KEVIN STERRETT, P.E.
NO. E-26440

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

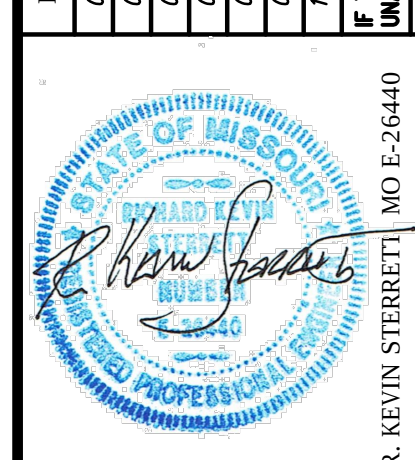
STREET AND STORM SEWER PLANS
STREET CENTERLINE PROFILES
COBEY CREEK DRIVE & DAVID ROAD
COBEY CREEK FIRST PLAT
PHASE I
CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO.
16-059 Base Phase I
DRAWING NO.
16-059 Phase I Street Plans
DATE
July 30, 2019
JOB NO.
16-059

5 SHEET OF 53



DATE	REVISION	BY	CHKD
07/30/19	PER CITY COMMENTS	SPW	RAS
04/23/19	PER CITY COMMENTS	SPW	RAS
04/23/19	PER CITY COMMENTS	SPW	RAS
03/27/19	PER CITY COMMENTS	SPW	RAS
03/06/19	PER CITY COMMENTS	SPW	RAS
11/27/18	SUBMITAL TO CITY OF LEES SUMMIT	SPW	RAS



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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
July 30, 2019
JOB NO.
16-059

7 OF 53

LEGEND

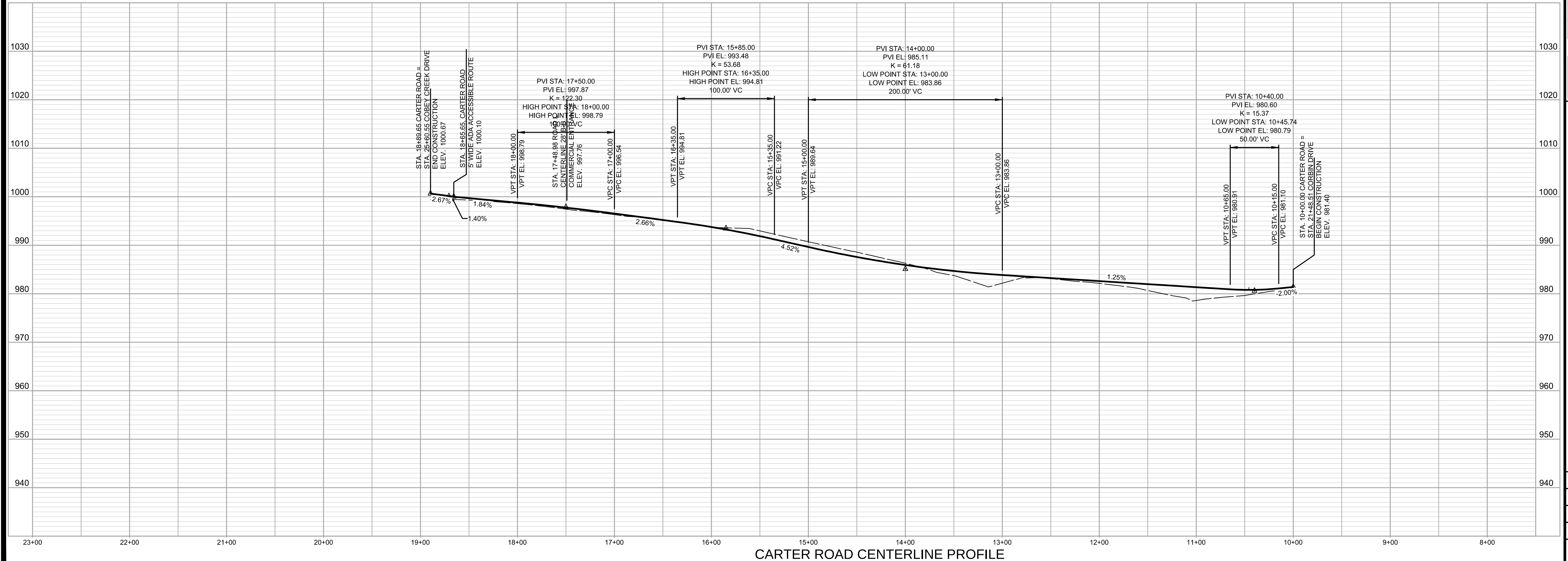
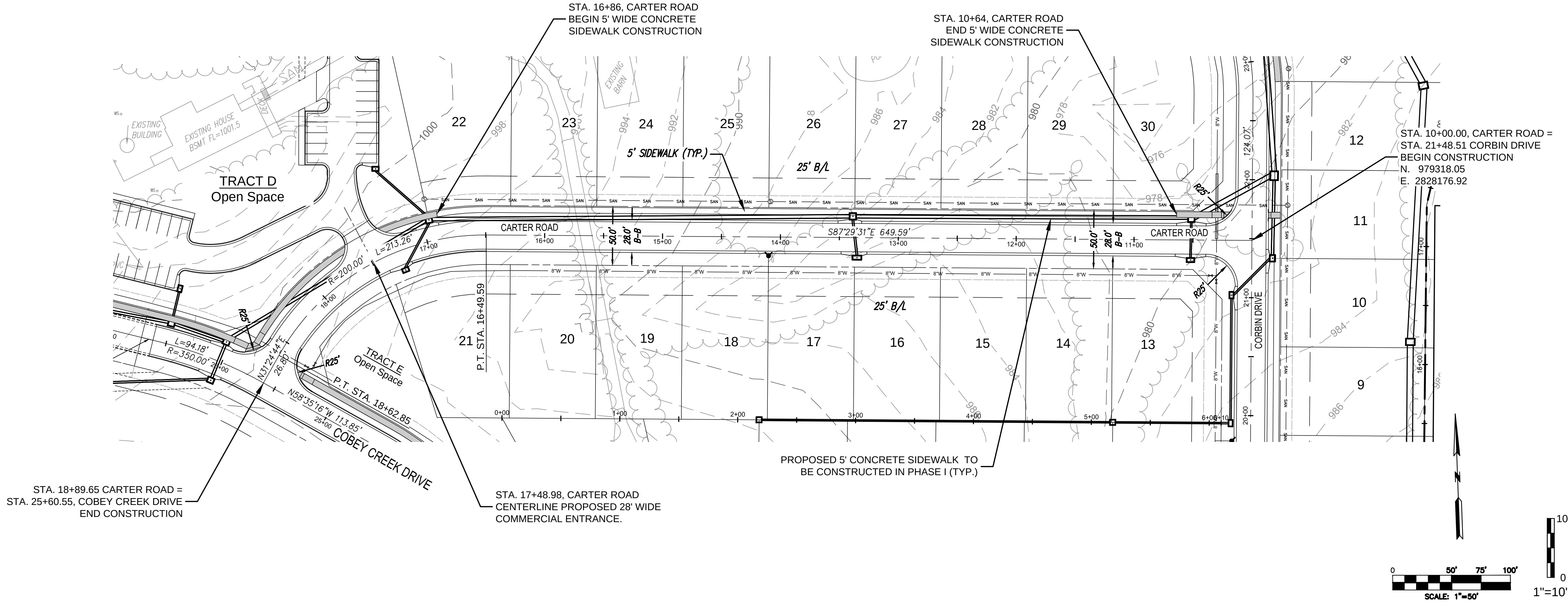
PROPOSED 5' WIDE CONCRETE
SIDEWALK TO BE BUILT WITH
PHASE I ROAD CONSTRUCTION

NOTE:

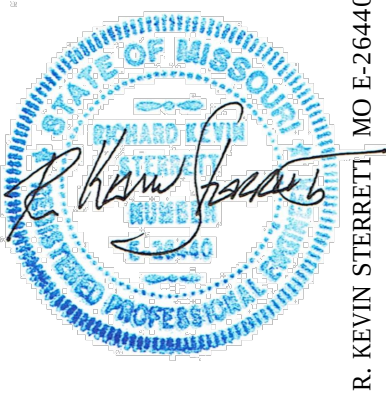
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Call before you dig.



NO.	BY	DATE	REVISION	DATE	REVISION
6	SPW	07/30/19	PER CITY'S COMMENTS	07/30/19	PER CITY'S COMMENTS
5	SPW	07/02/19	PER CITY'S COMMENTS	04/23/19	PER CITY'S COMMENTS
4	SPW	04/16/19	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
2	SPW	03/27/19	PER CITY'S COMMENTS	03/27/19	PER CITY'S COMMENTS
1	SPW	03/27/19	PER CITY'S COMMENTS	03/27/19	PER CITY'S COMMENTS

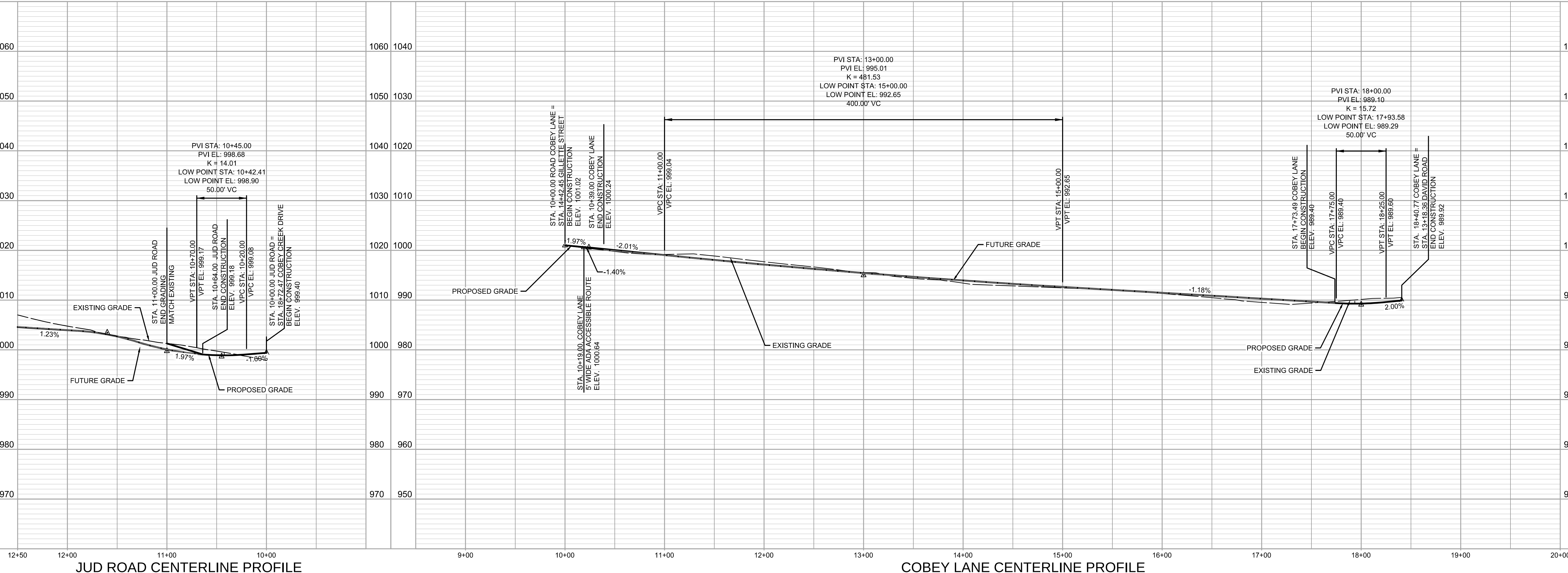
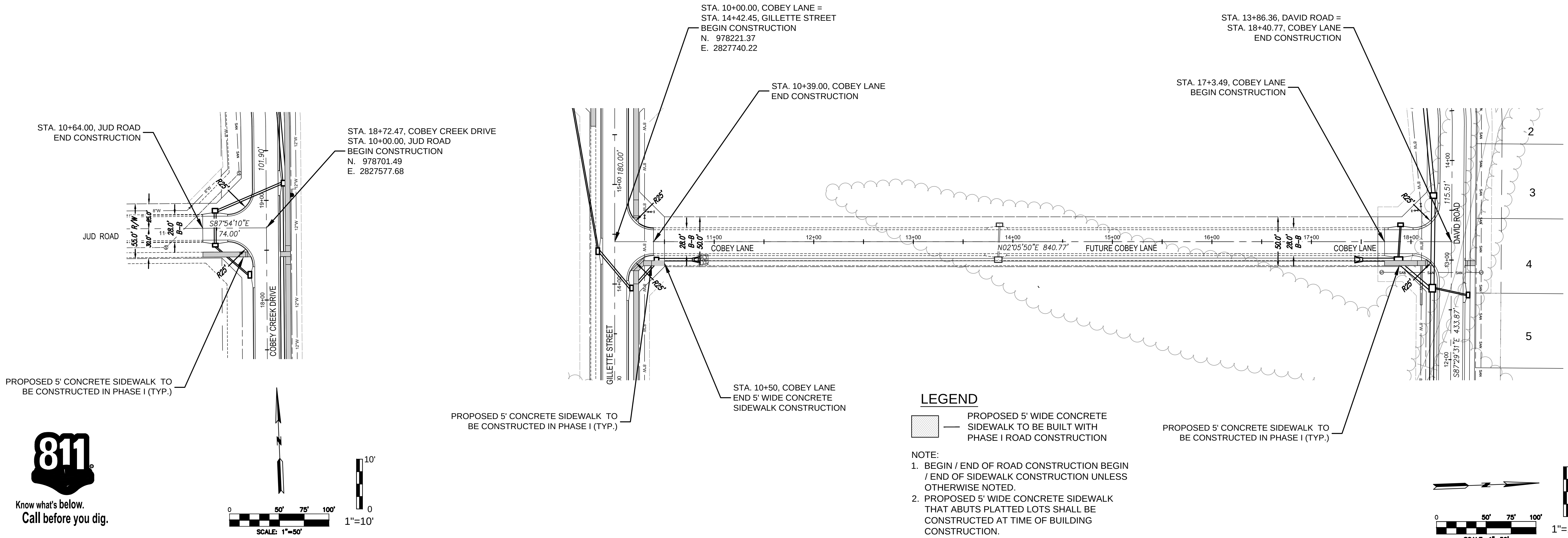


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July 3, 2019

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
July 30, 2019
JOB NO.
16-059

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NO.	BY	DATE	REVISION	COMMENTS
6	SPW	07/30/19	PER CITY'S COMMENTS	
5	SPW	07/30/19	PER CITY'S COMMENTS	
4	SPW	04/23/19	PER CITY'S COMMENTS	
3	SPW	04/16/19	PER CITY'S COMMENTS	
2	SPW	03/27/19	PER CITY'S COMMENTS	
1	SPW	03/06/19	PER CITY'S COMMENTS	
SUBMITTAL TO CITY OF LEES SUMMIT				

R. KEVIN STERRETT, MO E-26440
July 3, 2019

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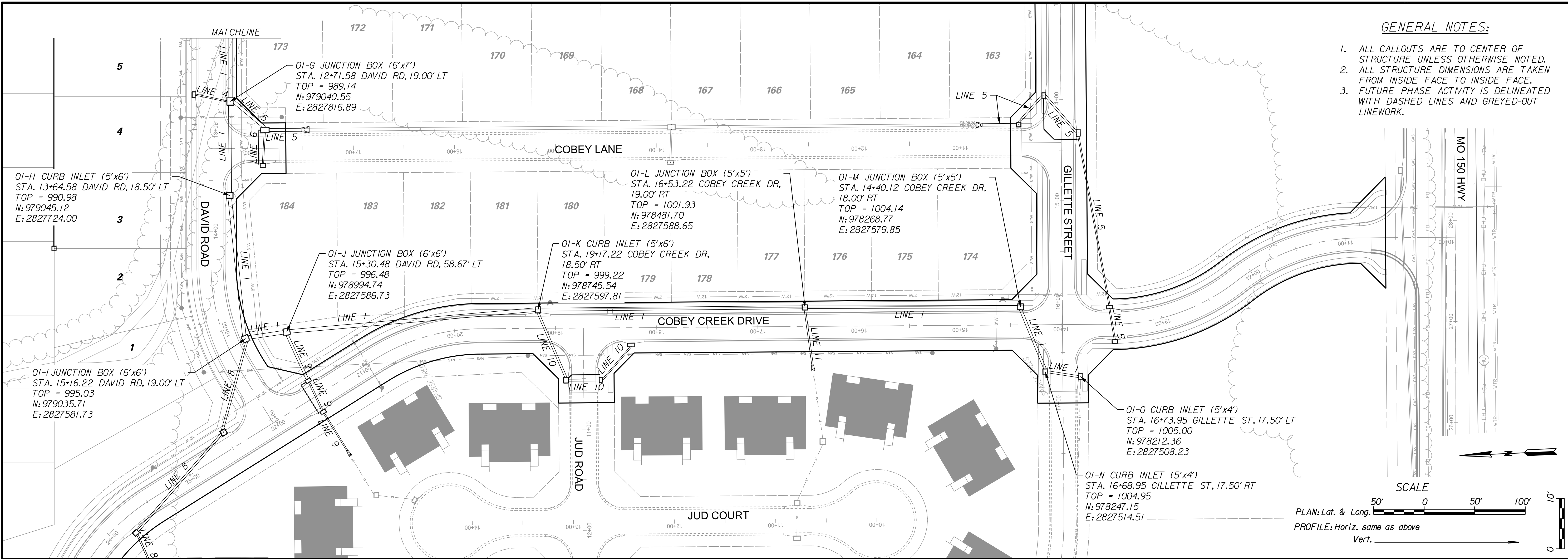
11010 Haskell Street, Suite 210, Kansas City, Kansas 66109
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STREET AND STORM SEWER PLANS
STREET CENTERLINE PROFILES
JUD ROAD & COBEY LANE
COBEY CREEK FIRST PLAT
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16-059 Phase I Street Plans
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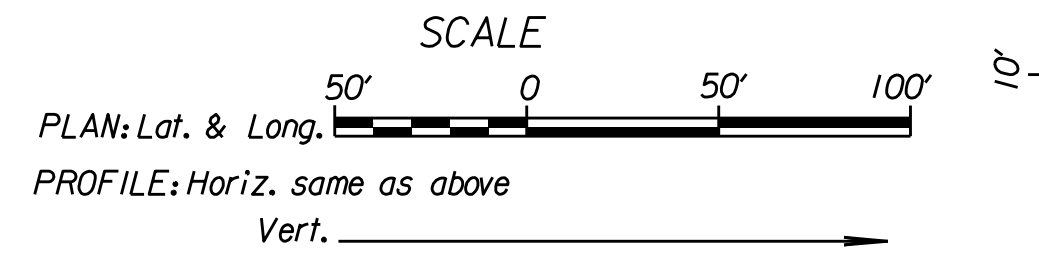
9 OF 53

3/27/2019
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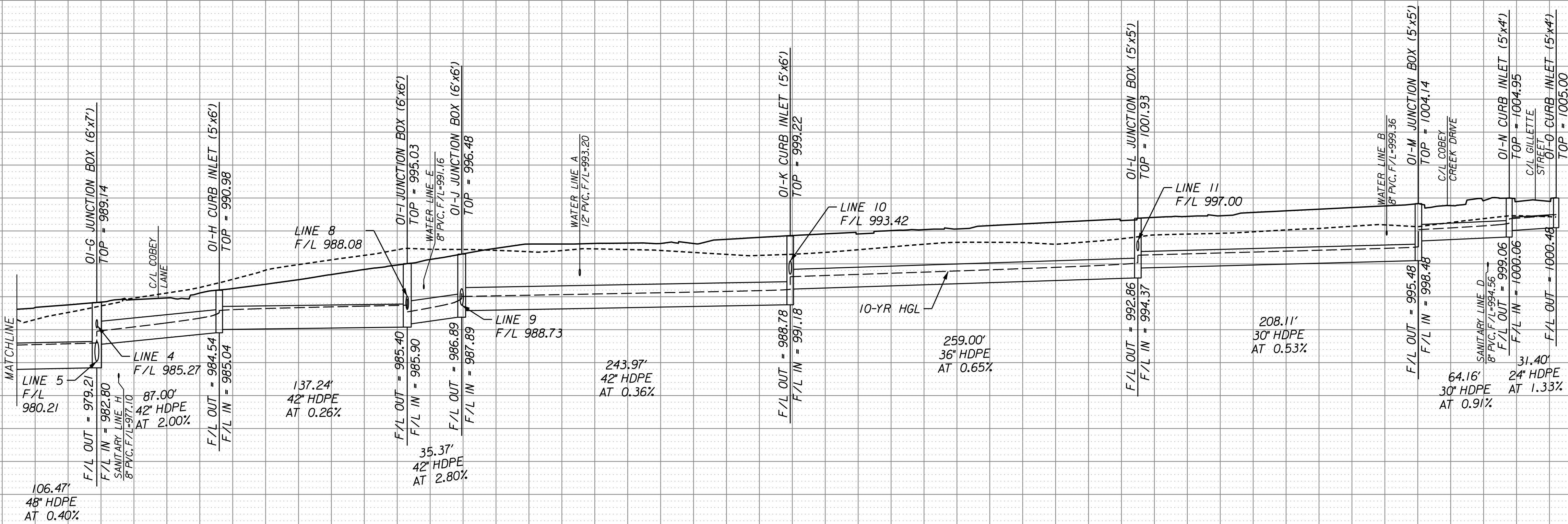


GENERAL NOTES:

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



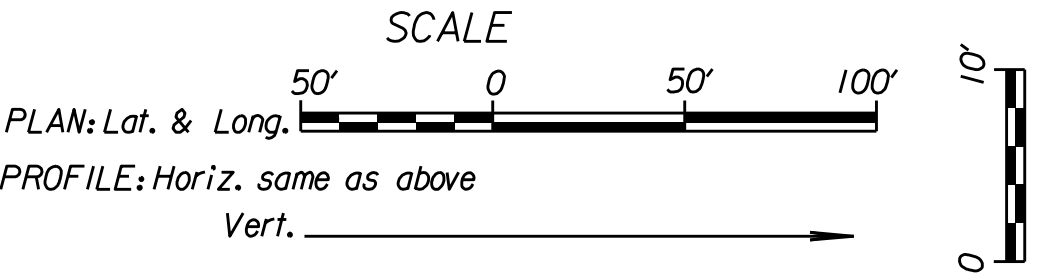
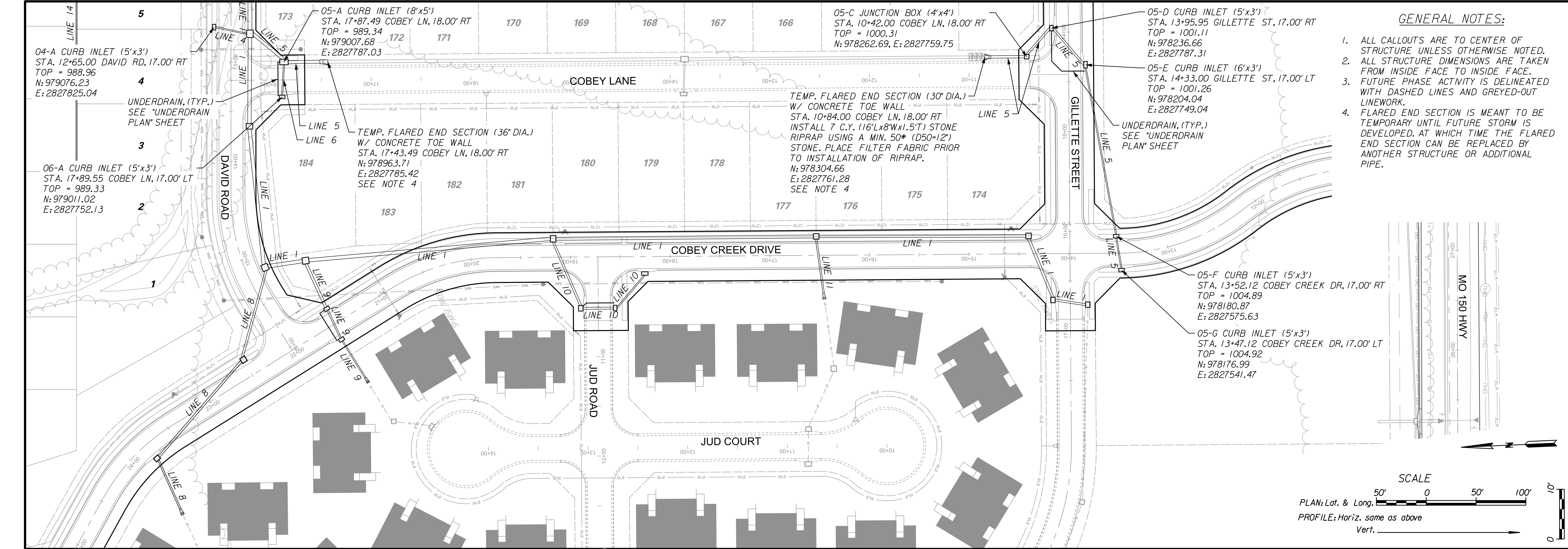
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COBEY CREEK

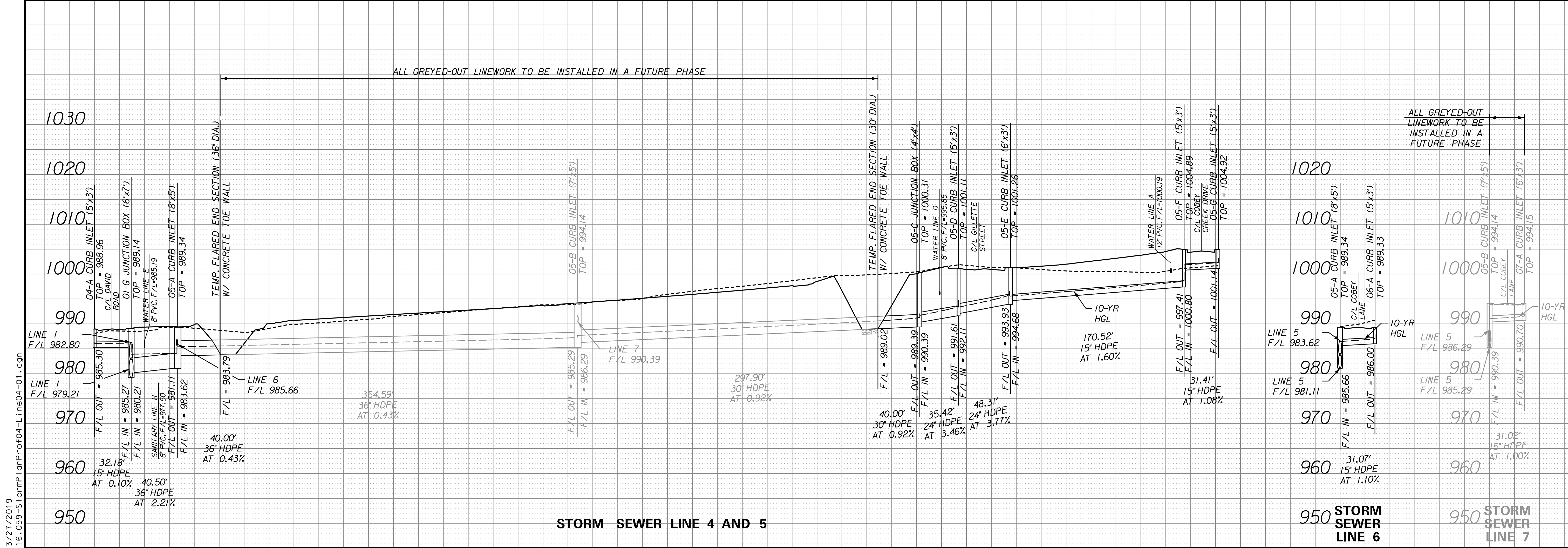
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March 27, 2019
JOB NO.
16_059.01

11 SHEET OF 53

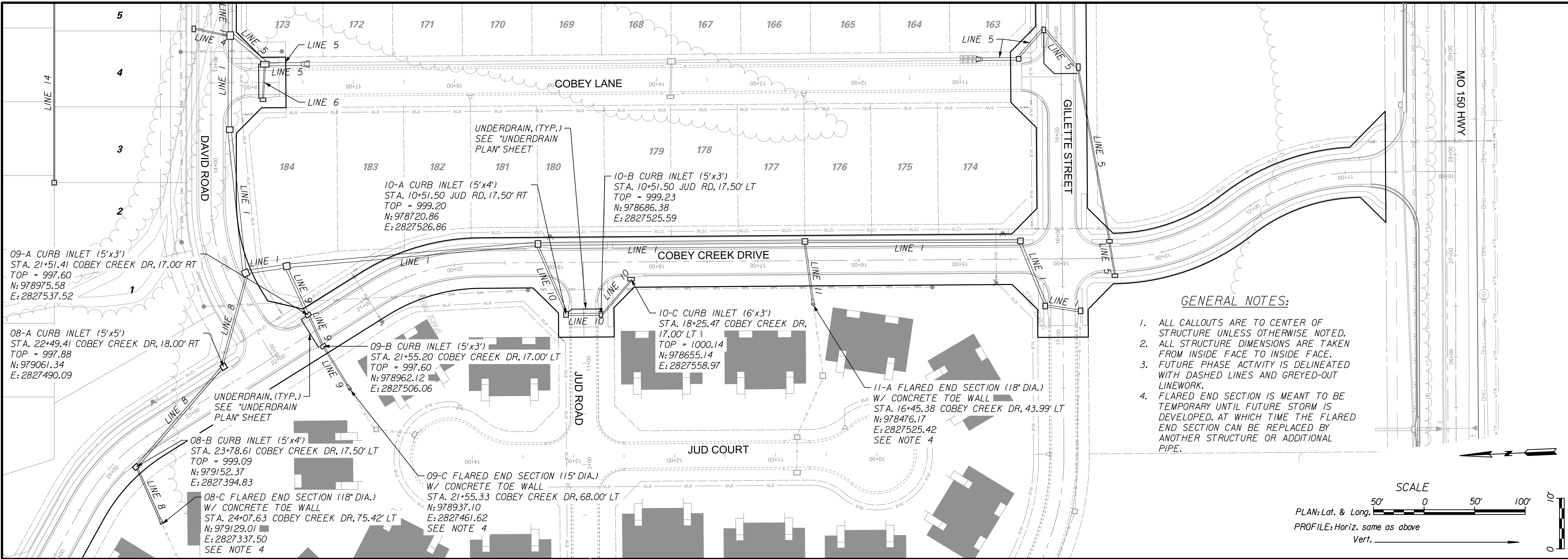


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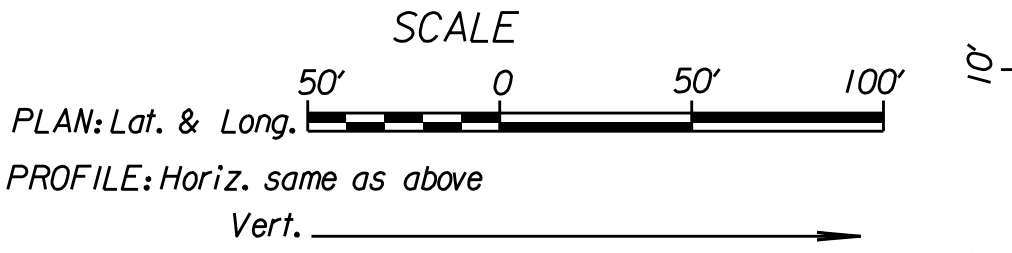


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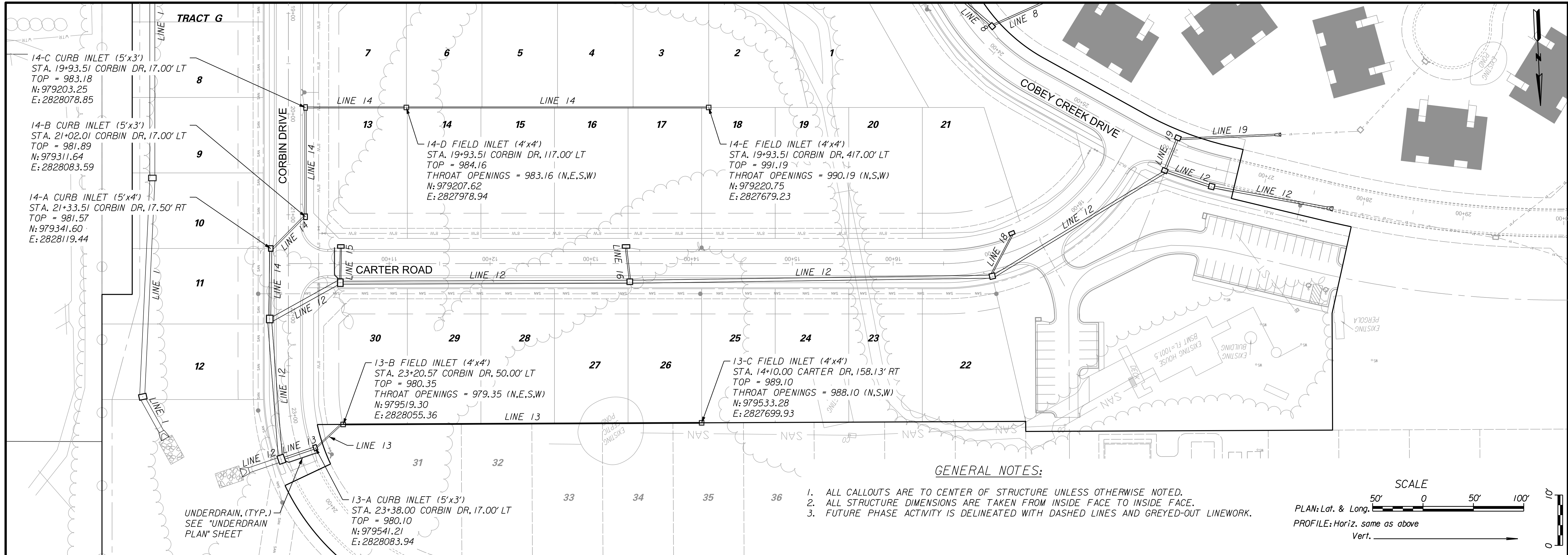


- GENERAL NOTES:**
1. ALL CALLOUTS ARE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
 2. ALL STRUCTURE DIMENSIONS ARE TAKEN FROM INSIDE FACE TO INSIDE FACE.
 3. FUTURE PHASE ACTIVITY IS DELINEATED WITH DASHED LINES AND GREYED-OUT LINEWORK.
 4. FLARED END SECTION IS MEANT TO BE TEMPORARY UNTIL FUTURE STORM IS DEVELOPED, AT WHICH TIME THE FLARED END SECTION CAN BE REPLACED BY ANOTHER STRUCTURE OR ADDITIONAL PIPE.

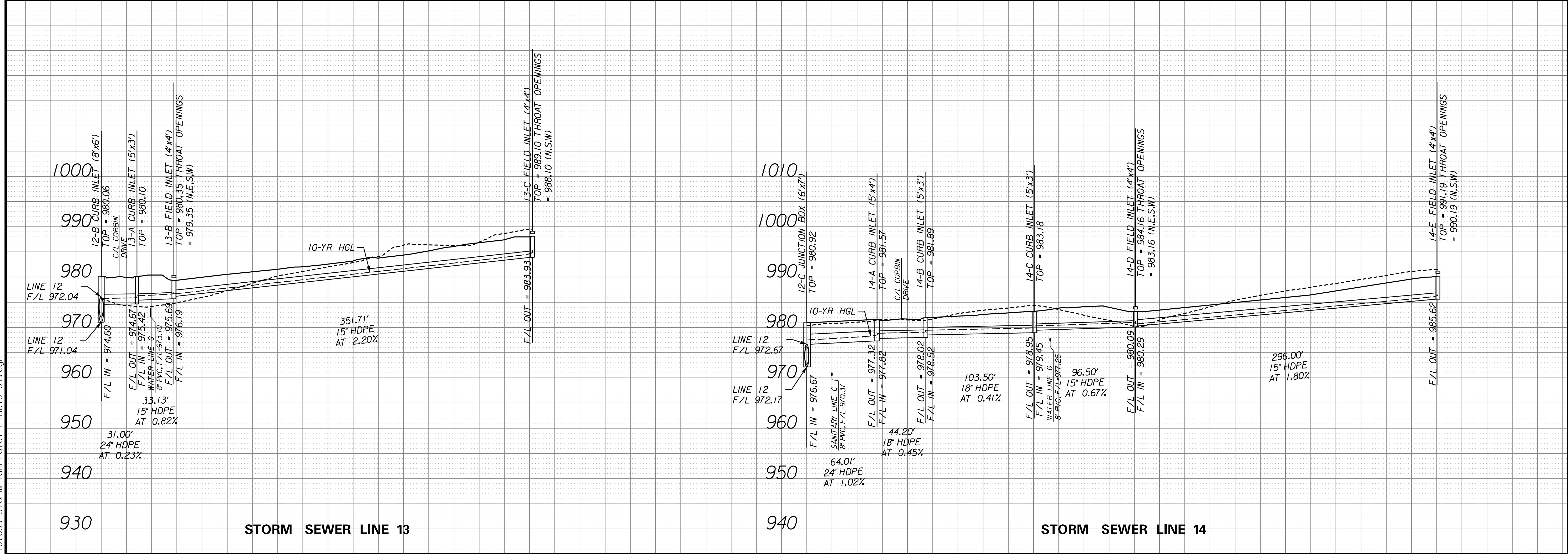
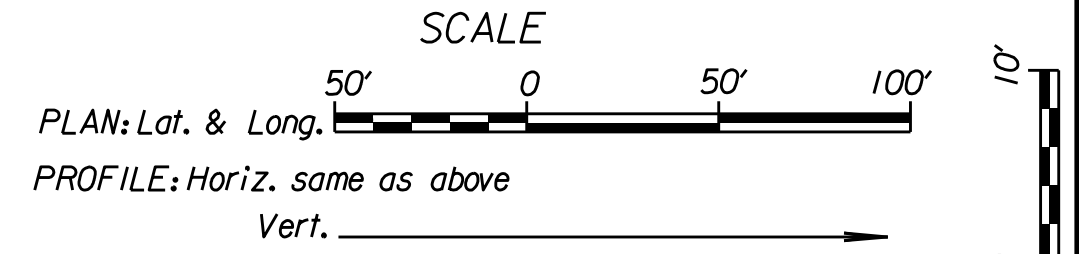


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3/27/19

CONSULTING ENGINEERS INC. PLANNERS

11010 Haskell St. Ste. 210 Kansas City, MO 64116

CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STORM SEWER LINES 13 AND 14

COBEY CREEK

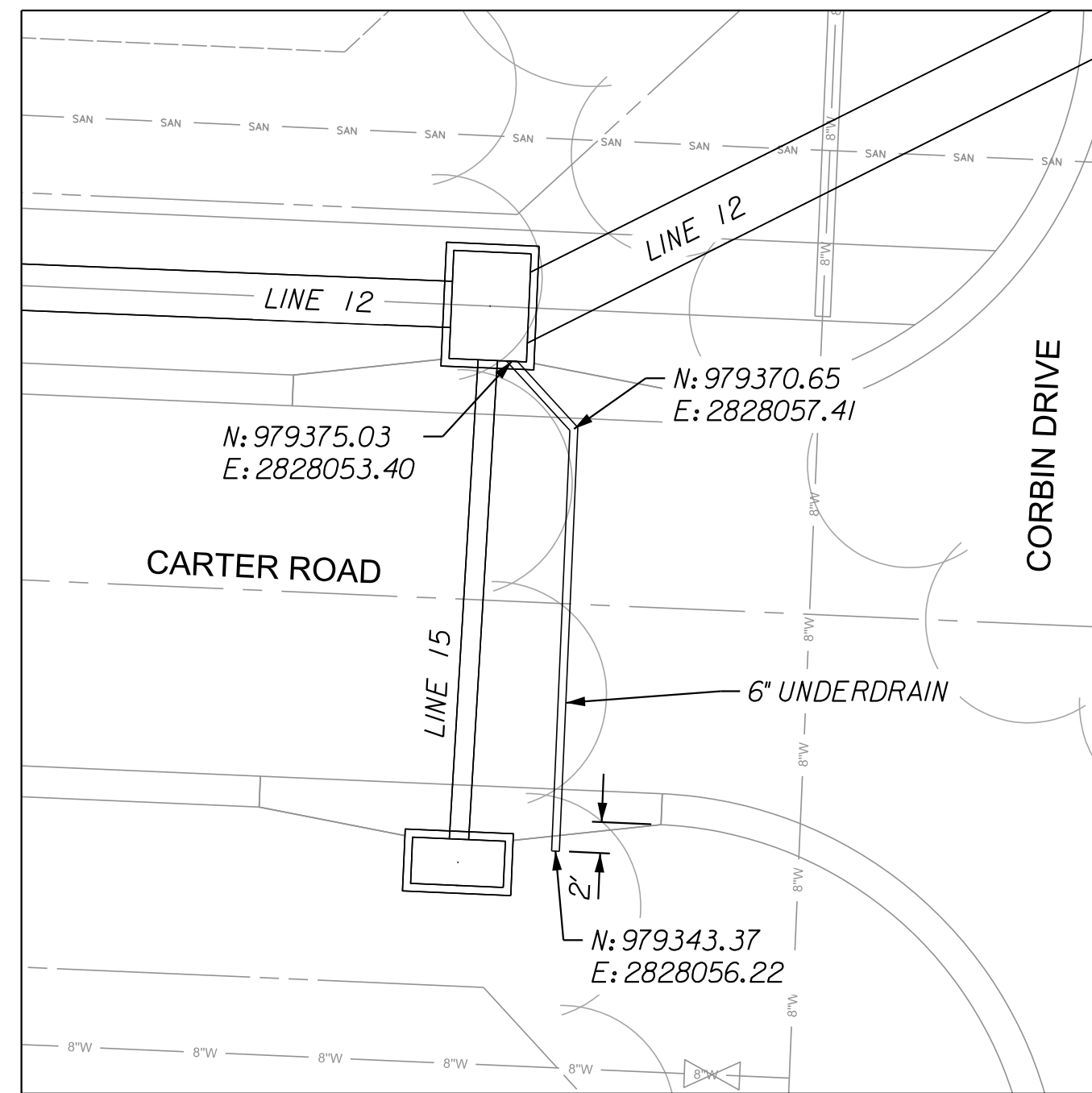
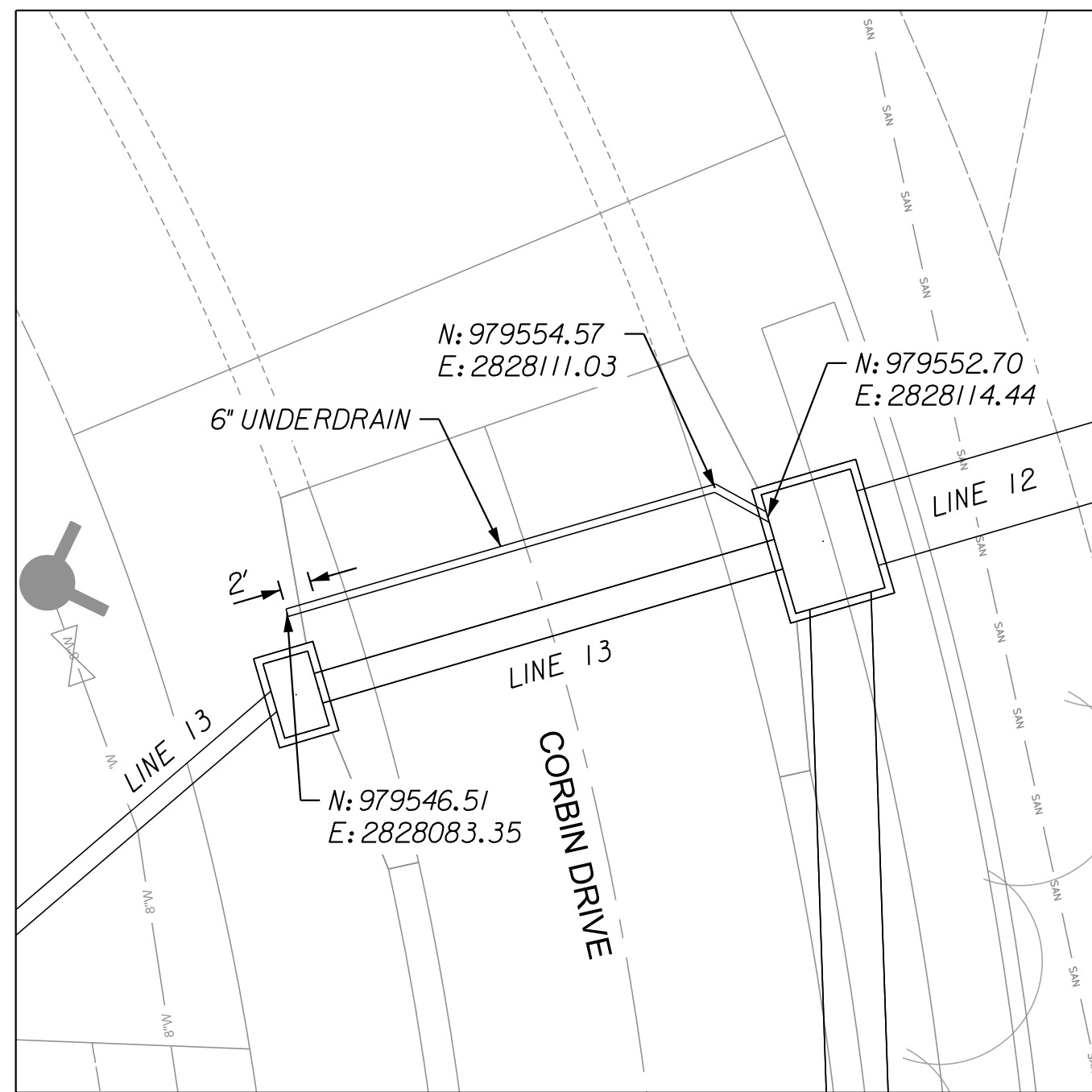
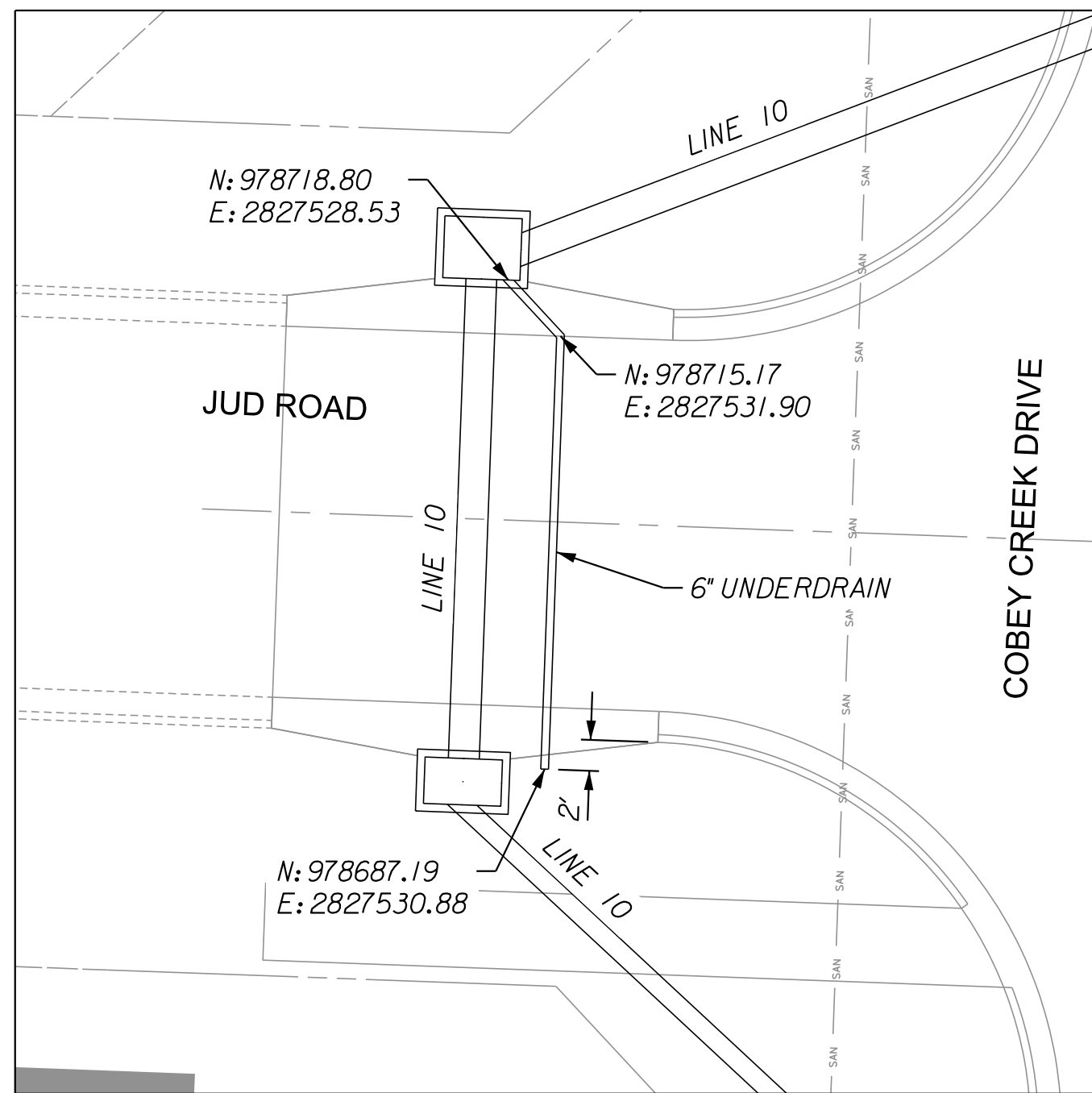
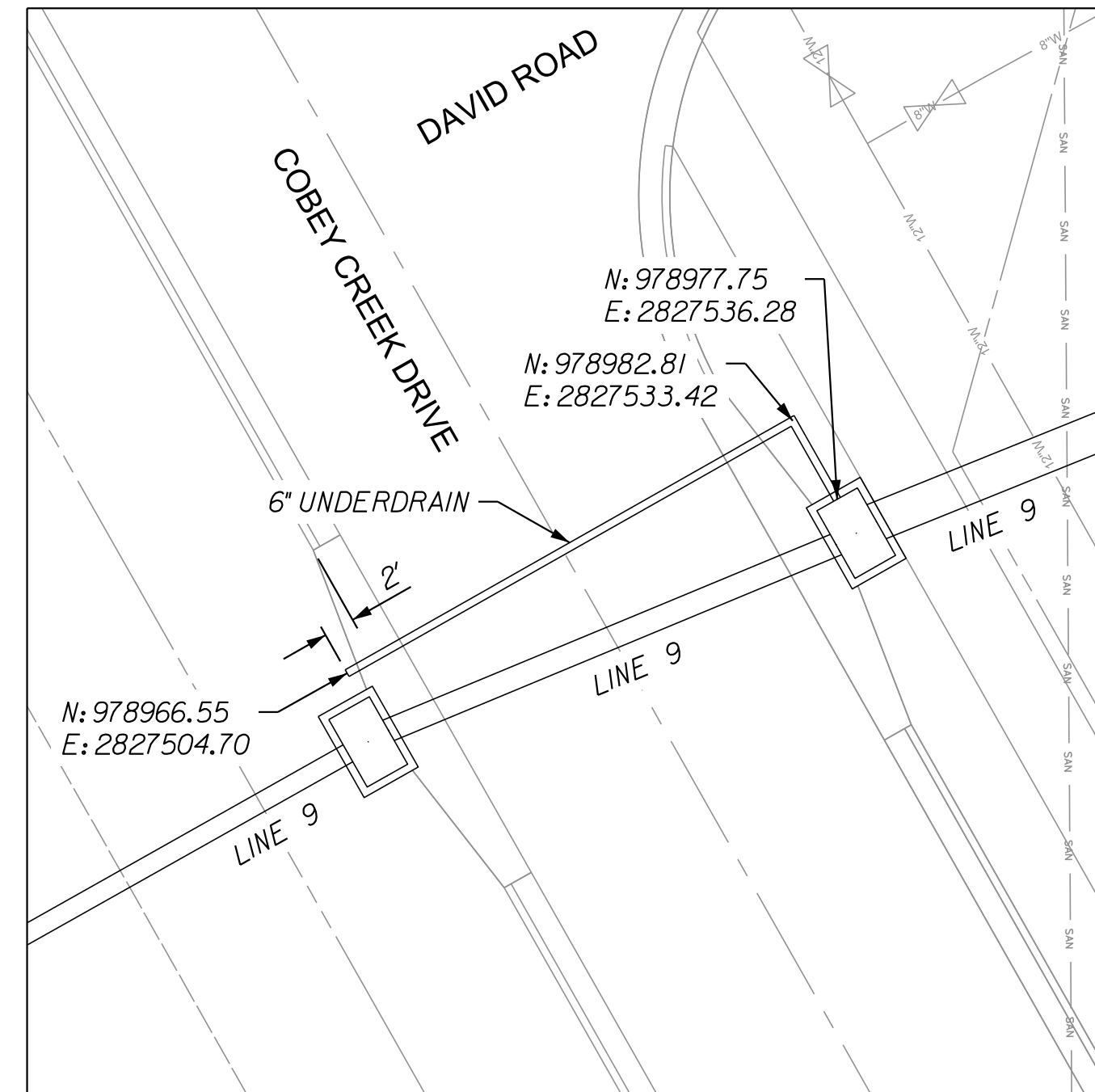
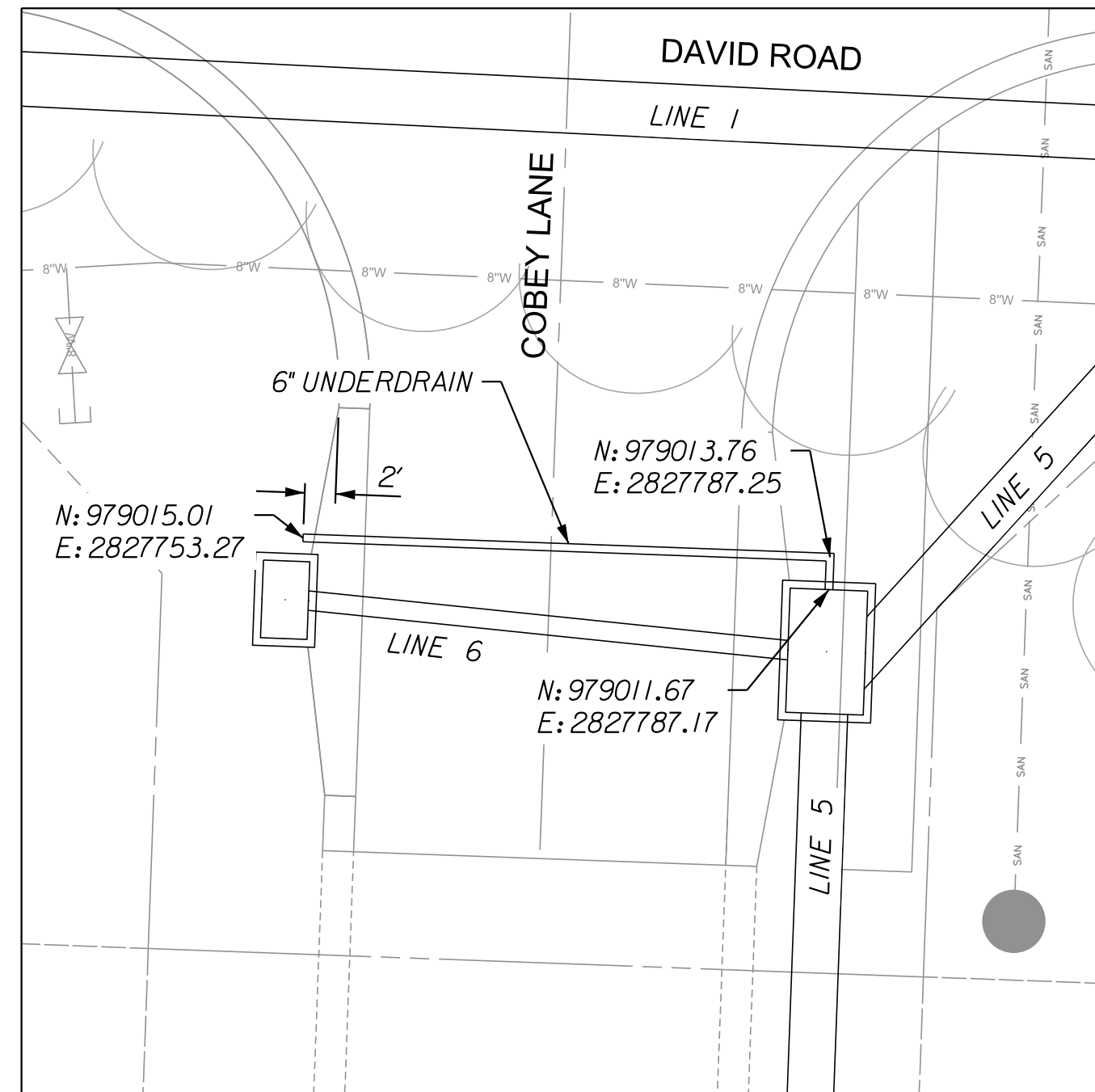
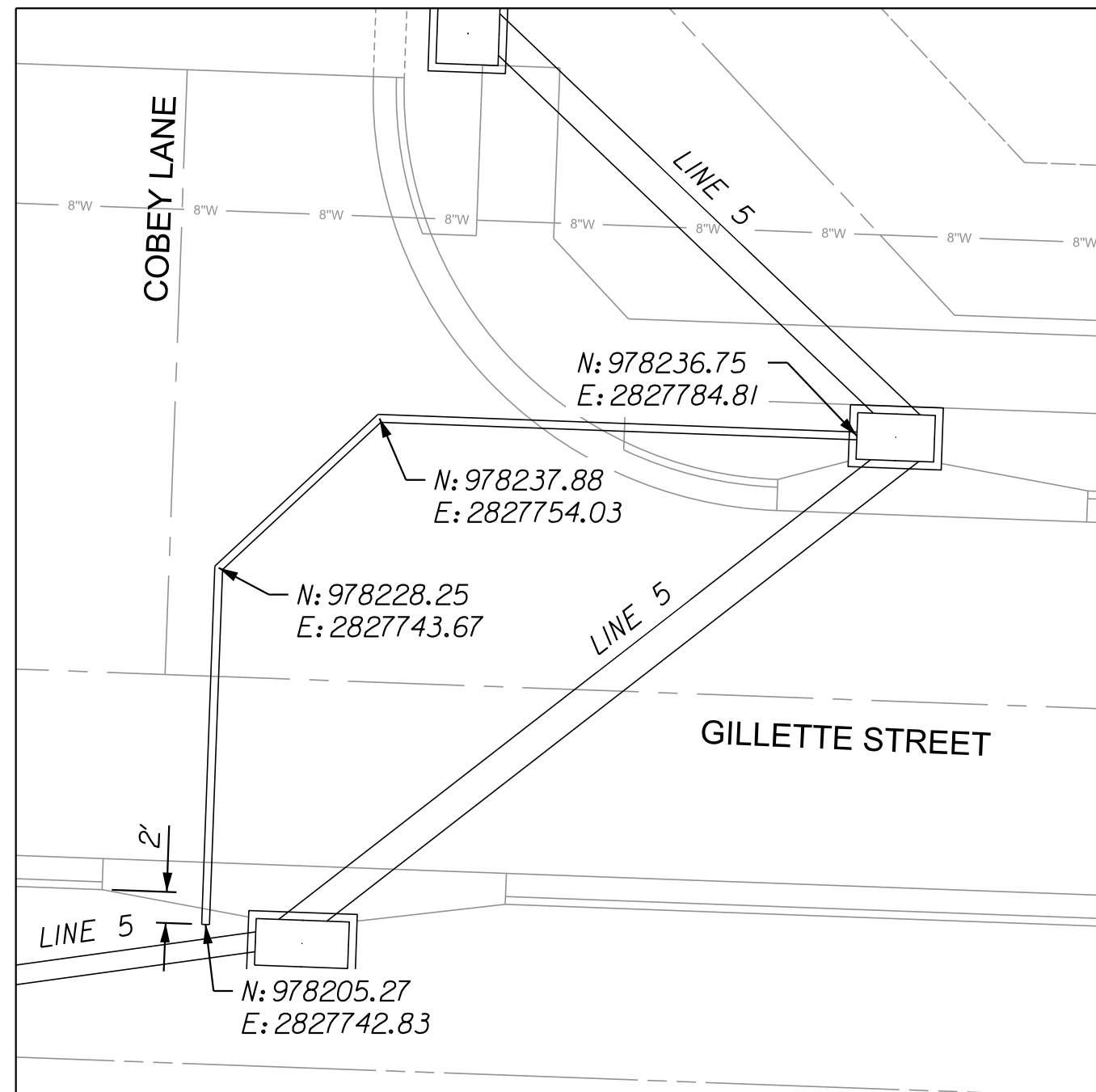
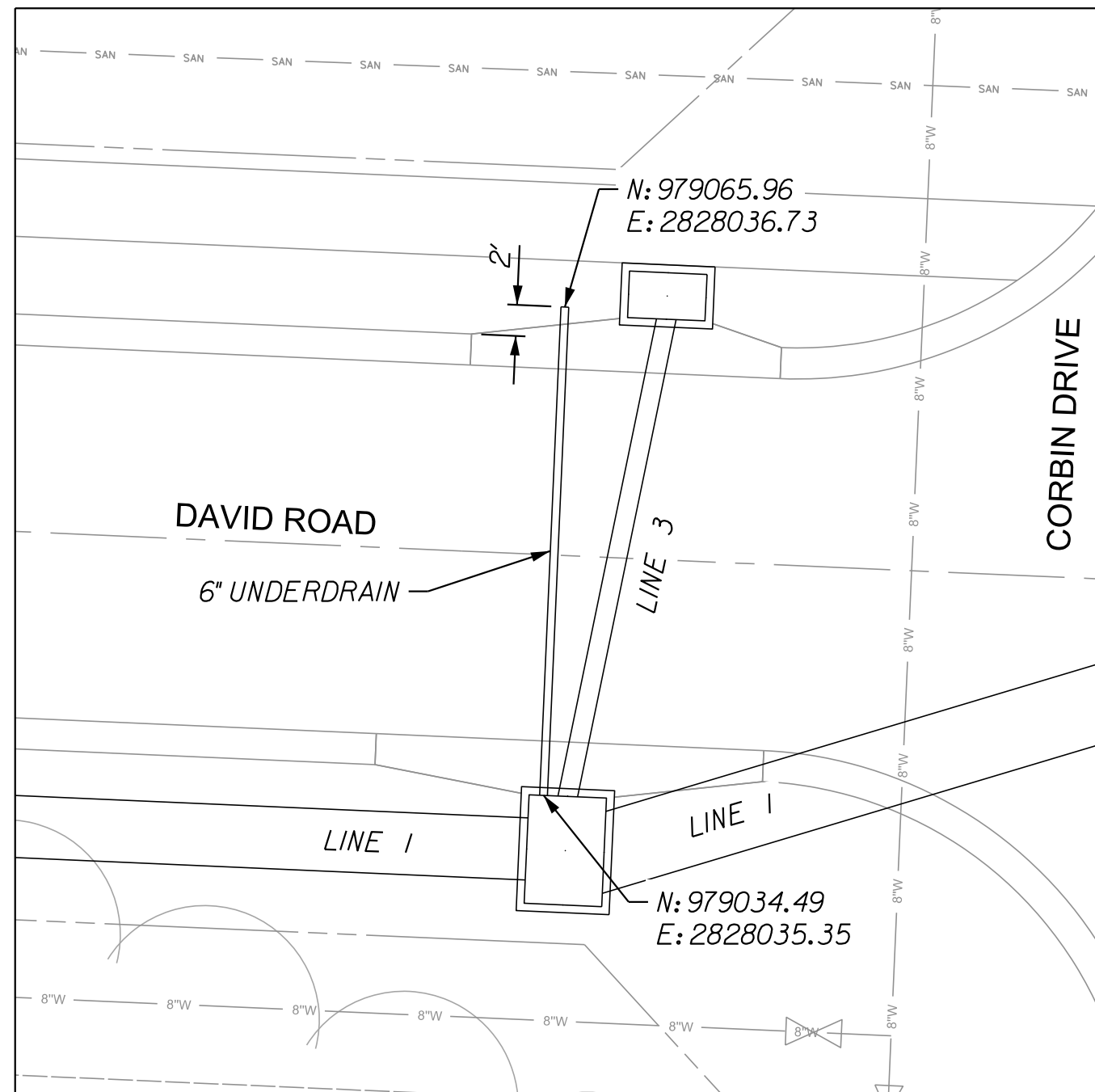
X-REF. NO. XXX

DRAWING NO. XXX

DATE March 27, 2019

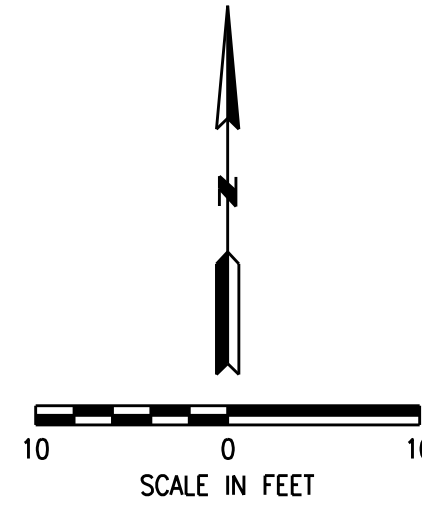
JOB NO. 16_059_01

16 SHEET OF 53



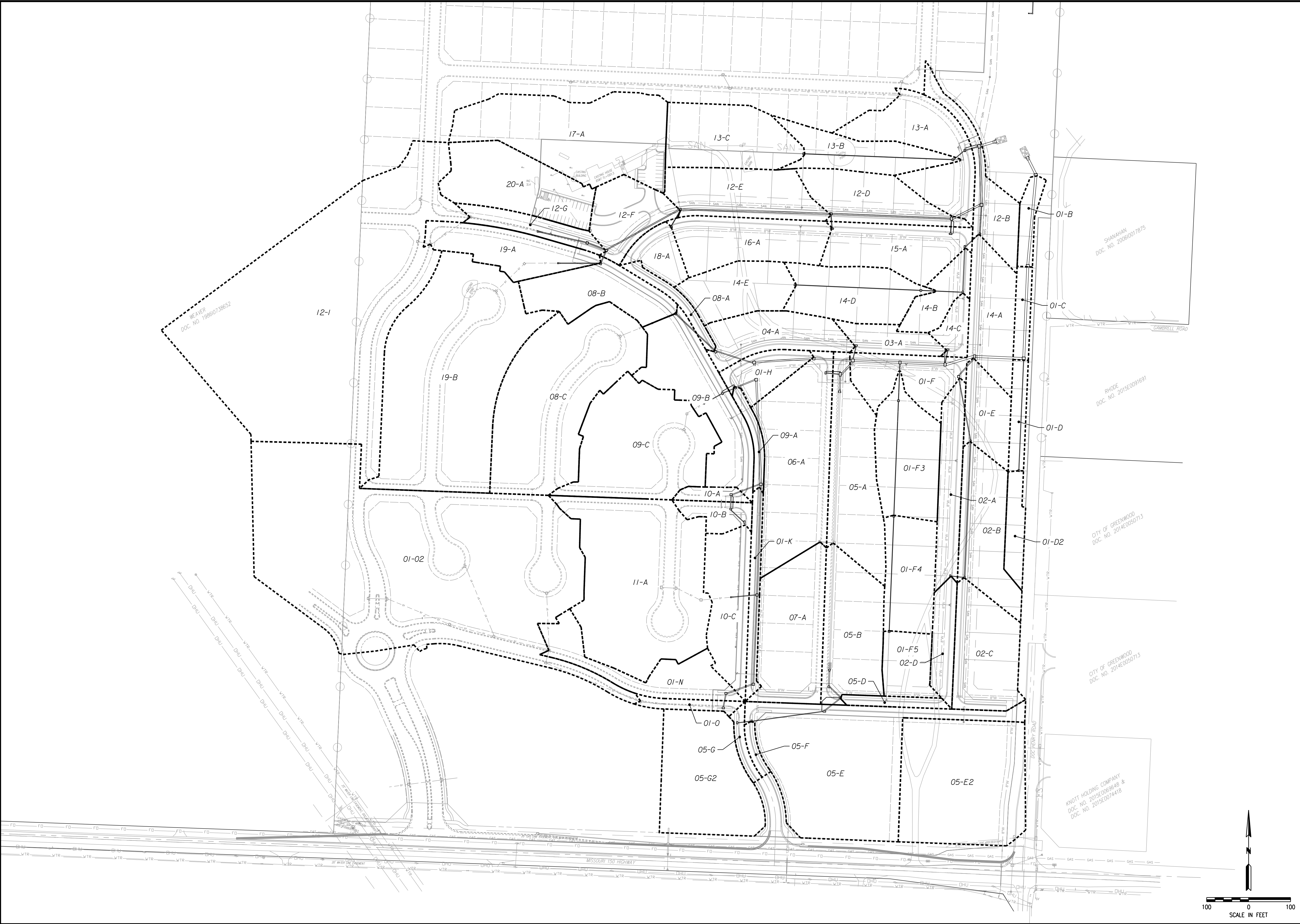
GENERAL NOTES:

1. SEE UNDERDRAIN DETAIL SHEET FOR
ADDITIONAL UNDERDRAIN INFORMATION.



18	SHEET OF	53	K-REF: NO. XXX	UNDERDRAIN PLAN	COBEY CREEK	CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI	11010 Haskell St. Ste 210 Kansas City, KS 66109 816-759-2285 CORPORATE LICENSE No. E2010005873 R. KEVIN STERRETT, MO E-26440	 3/27/19	DATE	REVISION	NO.	BY	C/A/APP	
			DRAWING NO. XXX											
			DATE March 27, 2019											
			JOB NO. 16,059.01											

3/27/2019
16_059-DrainageAreas-01.dgn



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

3/27/19
R. KEVIN STERRETT, MO E-26440

Consultants Inc. engineers planners

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

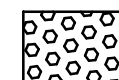
STORM SEWER CALCULATIONS

COBEY CREEK PHASE 1

SEWER LOCATION			TRIBUTARY AREA (AC.)				COMPOSITE RUNOFF COEFFICIENT	TIME OF CONCENTRATION	INTENSITY [in/hr] [I10]	10-YEAR DESIGN (k = 1)										100-YEAR DESIGN (k = 1.25)										CURB INLET			PIPE DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
STORM SEWER NO.	FROM STRUCTURE NO.	TO STRUCTURE NO.	AREA DESIGNATION ACRES		TOTAL	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] [I10]	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]	Q[100]	IN PIPE UPSTREAM [CFS]	BY PASS IN [CFS]	TOTAL Q[100]																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
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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

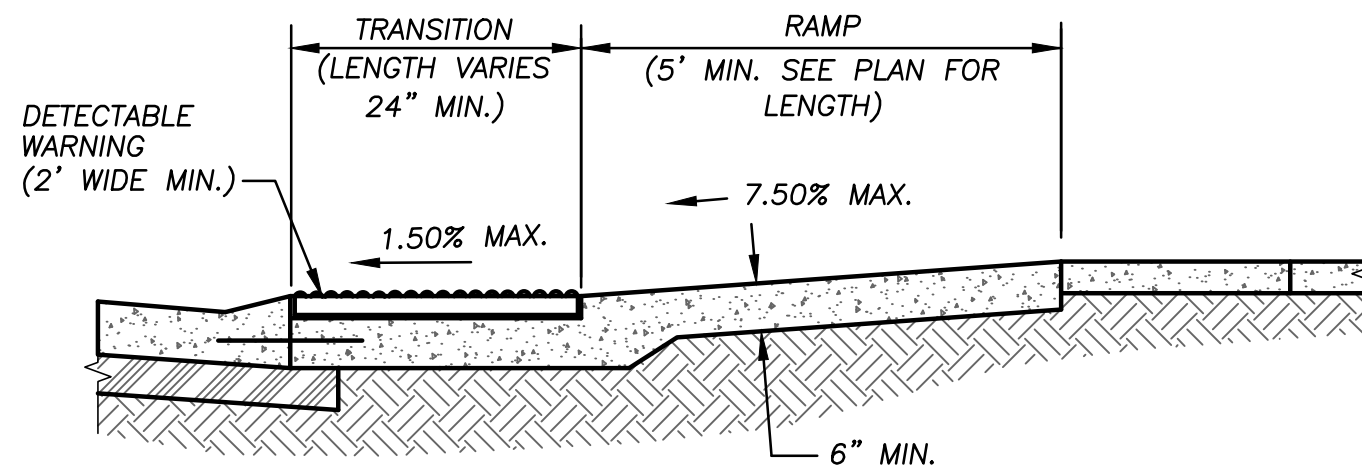
TABLE LS-5: ACCESSIBLE ROUTE DESIGN CRITERIA

	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

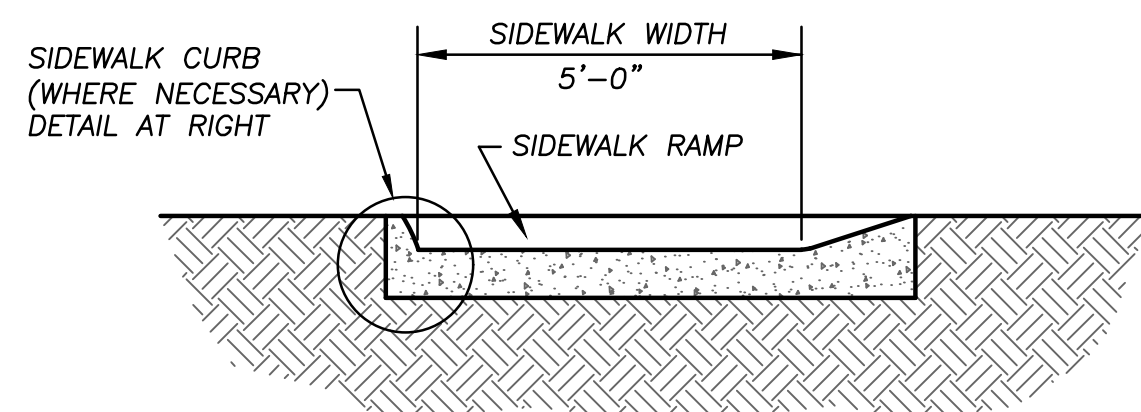
TABLE LS-6: MINIMUM ACCESSIBLE ROUTE THICKNESS SECTIONS

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"	

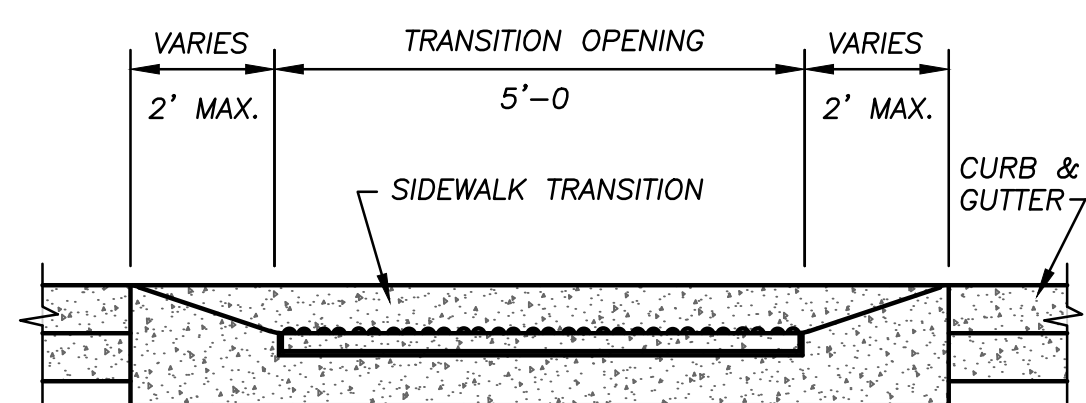
- (1) Minimum width of sidewalks shall be 5 feet, with a typical 5-foot green space between sidewalk and back of curb. A 3 to 5-foot green space may be used based on site conditions and upon approval of the City Engineer. If less than 3-foot green space, sidewalk shall be at least 6-feet wide.
(2) Minimum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



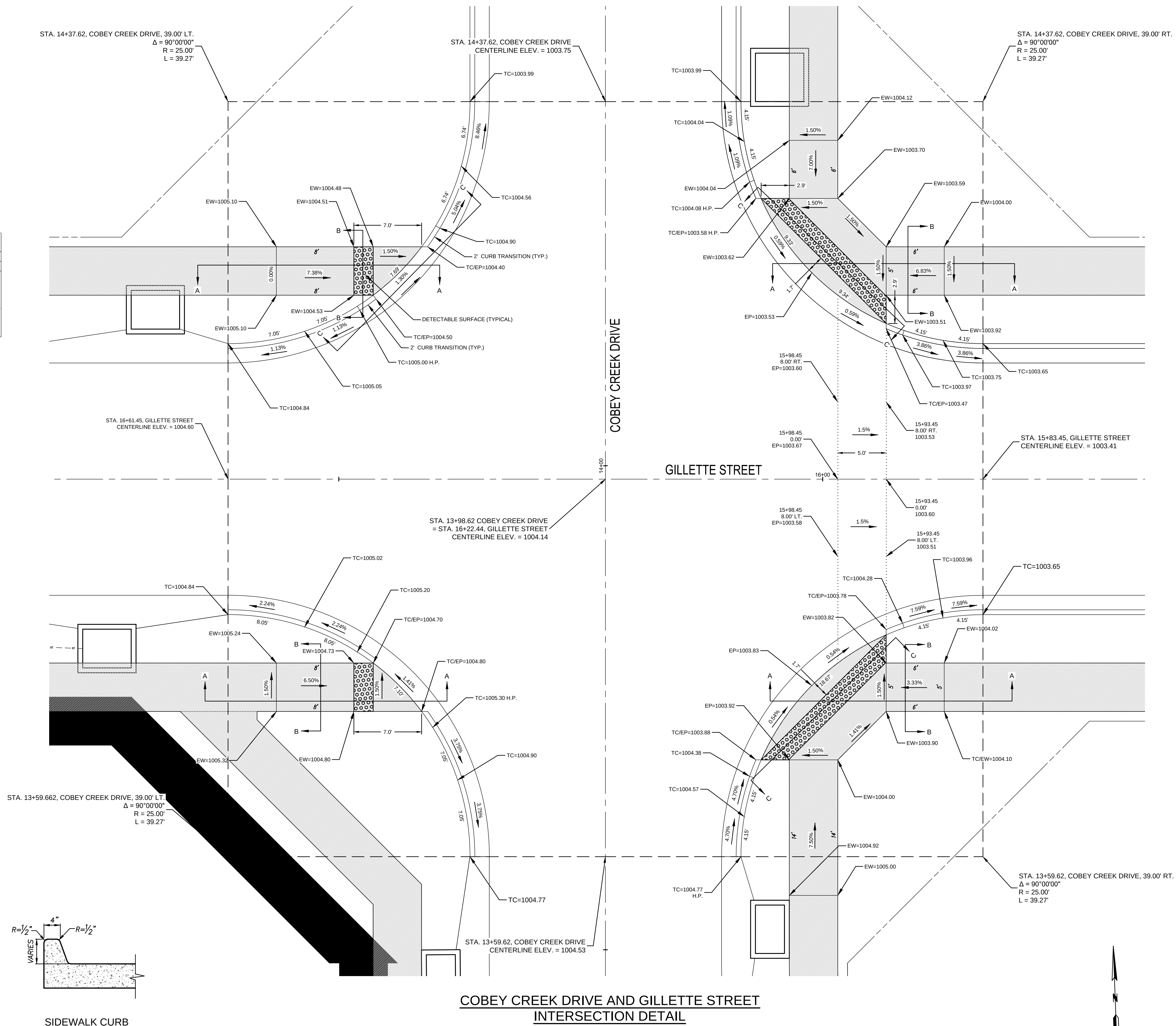
SECTION A-A



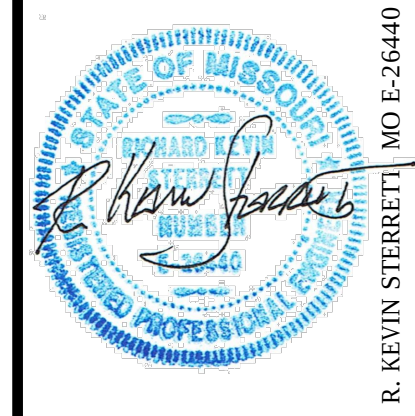
SECTION B-B



SECTION C-C



NO.	BY	DATE	REVISION	DATE
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97	SPW	07/20/19	PER CITY'S COMMENTS	07/20/19
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99	SPW	07/20/19	PER CITY'S COMMENTS	07/20/19
100	SPW	07/20/19	PER CITY'S COMMENTS	07/20/19



gconsult 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
INTERSECTION AND ADA RAMP DETAILS
COBEY CREEK DRIVE AND 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
July 30, 2019
JOB NO.
16-059
21 SHEET OF 53

LEGEND

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

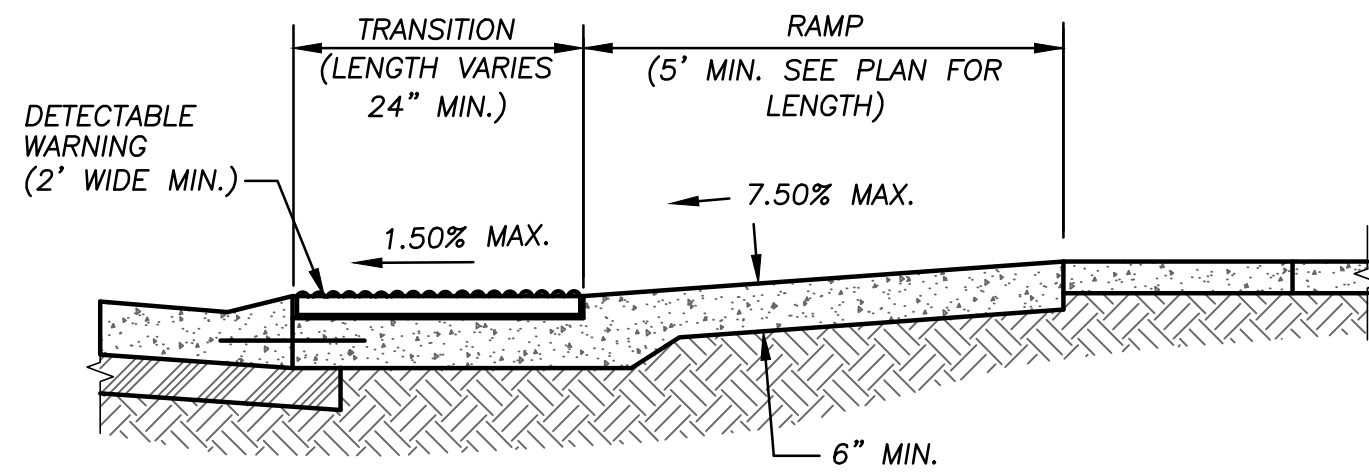
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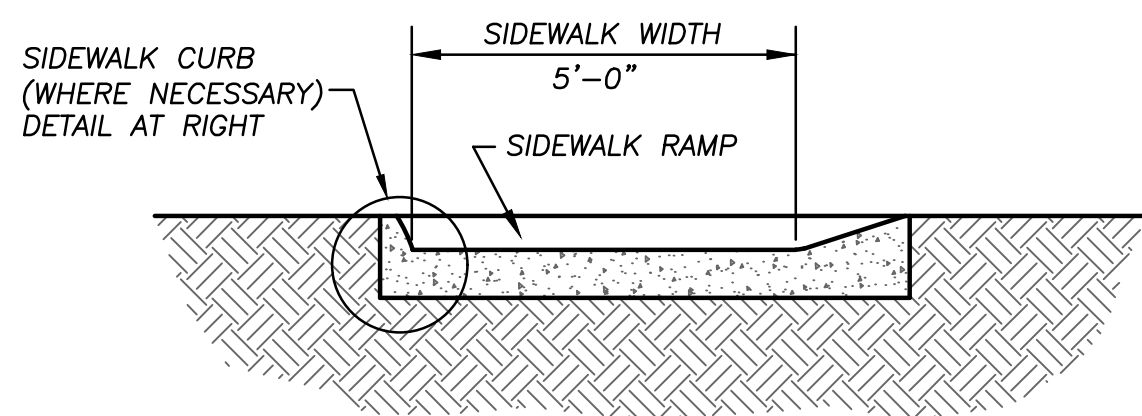
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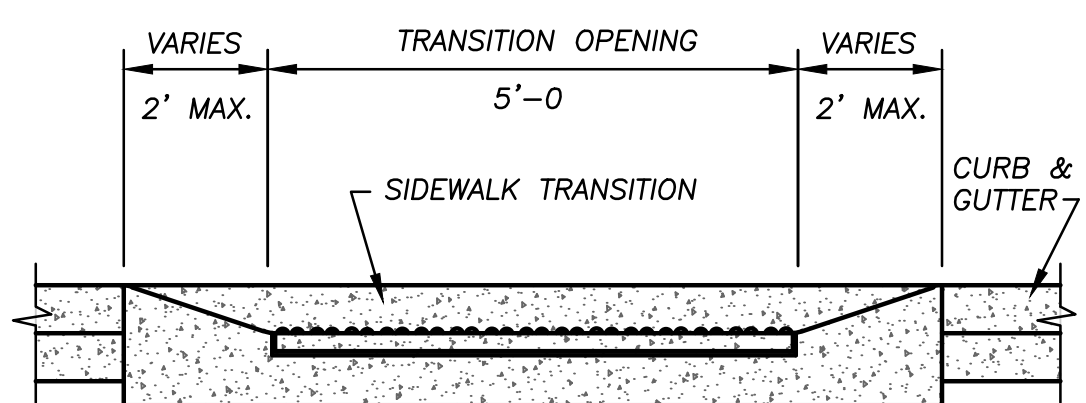
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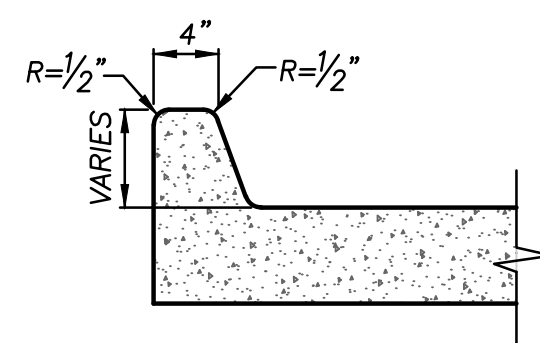
SECTION A-A



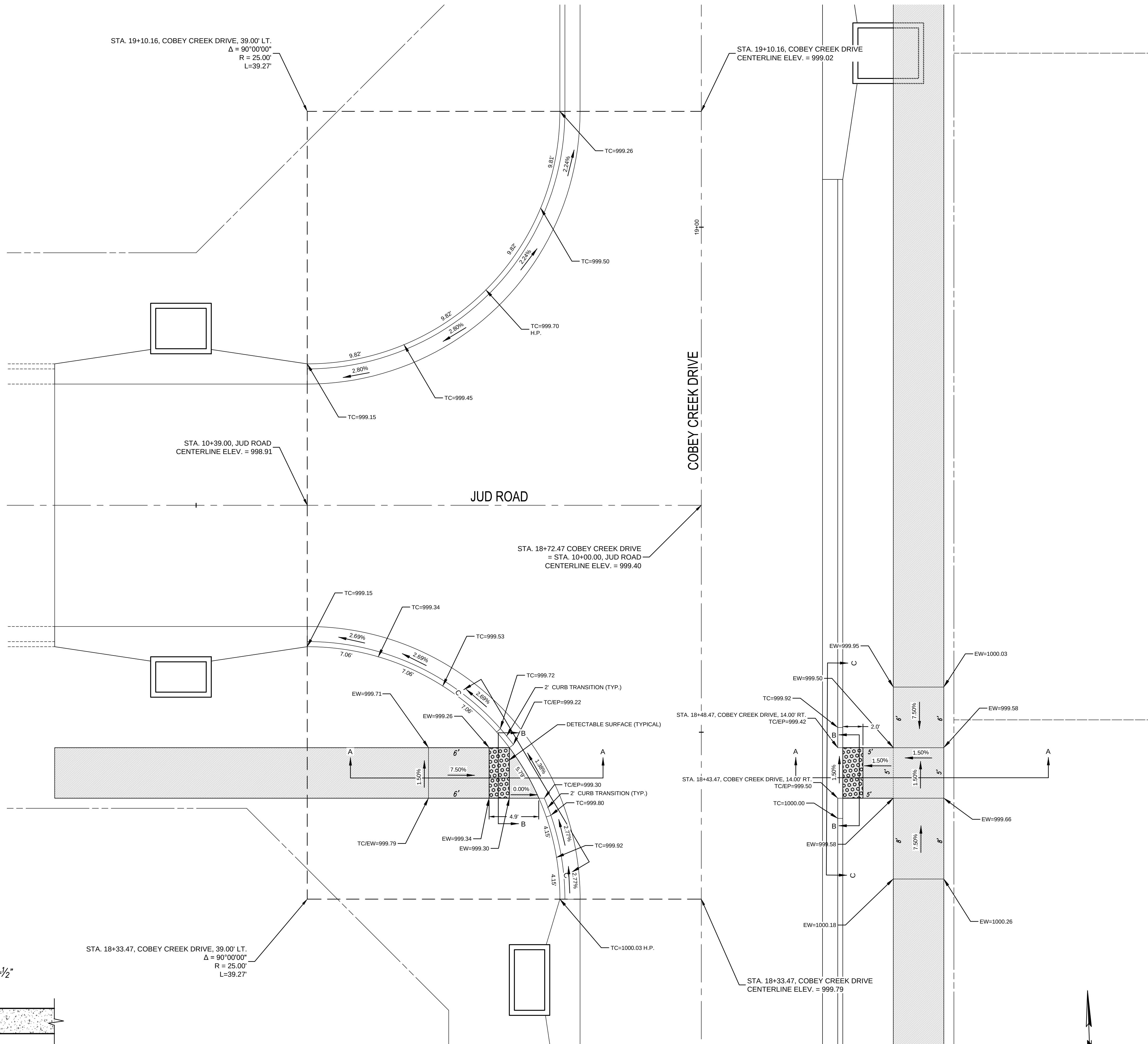
SECTION B-B



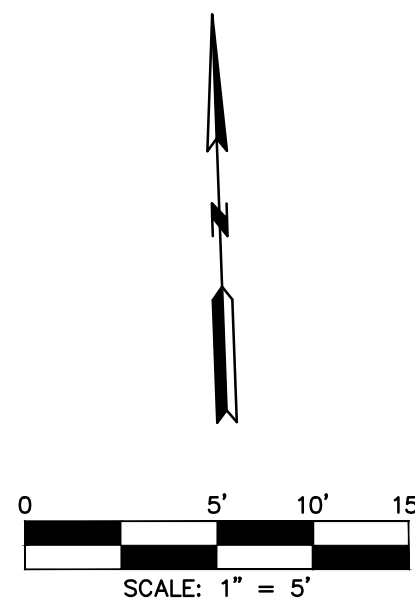
SECTION C-C



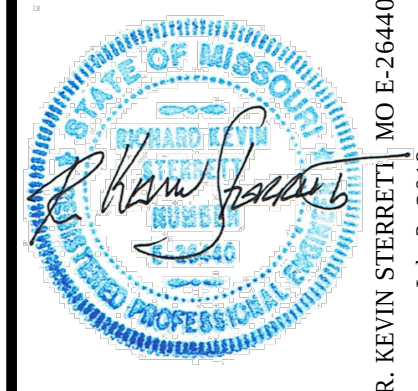
SIDEWALK CURB



COBEY CREEK DRIVE AND JUD ROAD INTERSECTION DETAIL



NO.	BY	DATE	REVISION	DESCRIPTION
6	SPW	07/30/19	PER CITY'S COMMENTS	
5	SPW	07/30/19	PER CITY'S COMMENTS	
4	SPW	04/23/19	PER CITY'S COMMENTS	
3	SPW	04/16/19	PER CITY'S COMMENTS	
2	SPW	03/27/19	PER CITY'S COMMENTS	
1	SPW	03/06/19	PER CITY'S COMMENTS	
		11/21/18	SUBMITTAL TO CITY OF LEES SUMMIT	



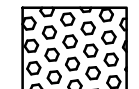
gconsult Inc engineers planners
11010 Haskell Street, Suite 210, Kansas City, Kansas 66109
CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.)

STREET AND STORM SEWER PLANS
INTERSECTION AND ADA RAMP DETAILS
COBEY CREEK DRIVE AND JUD 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 July 30, 2019
JOB NO. 16-059
SHEET 22 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

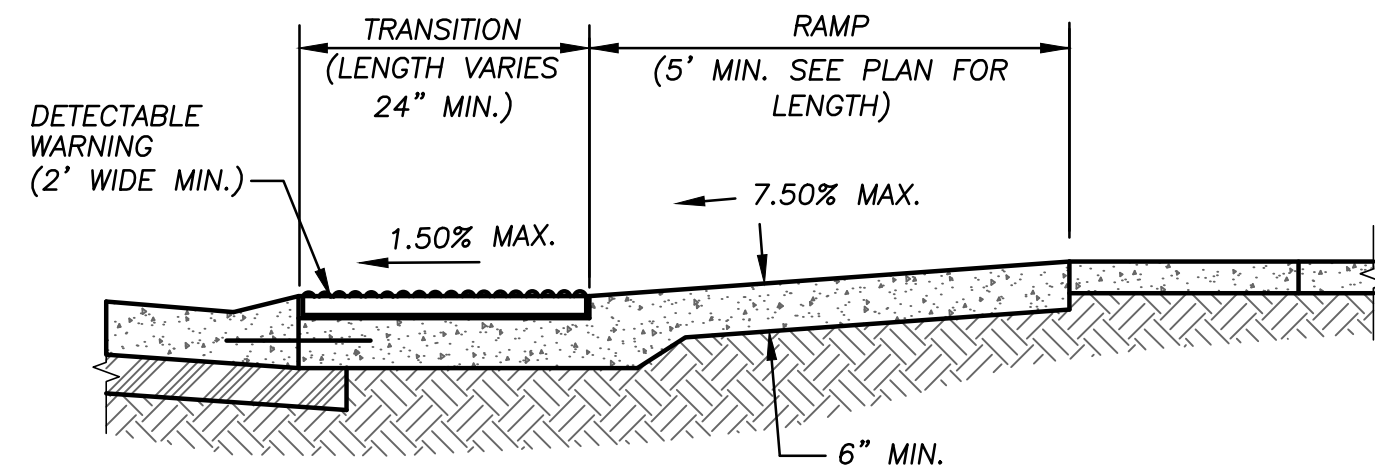
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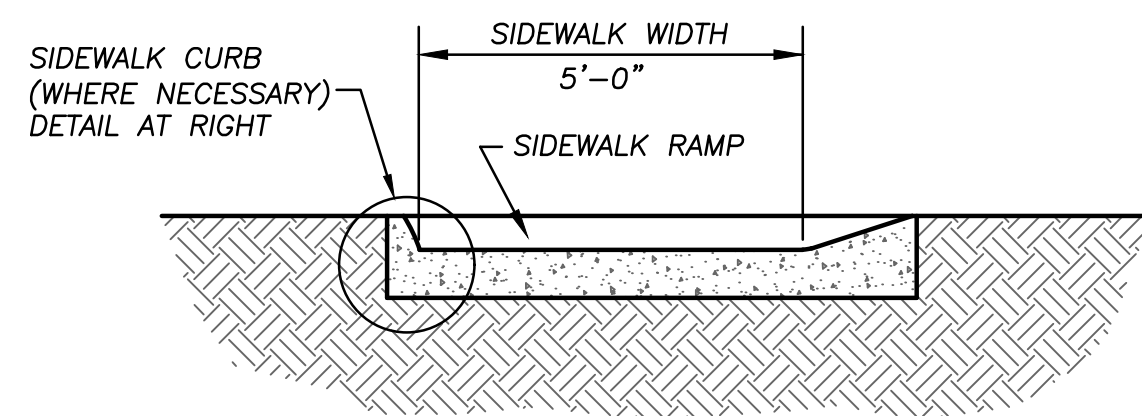
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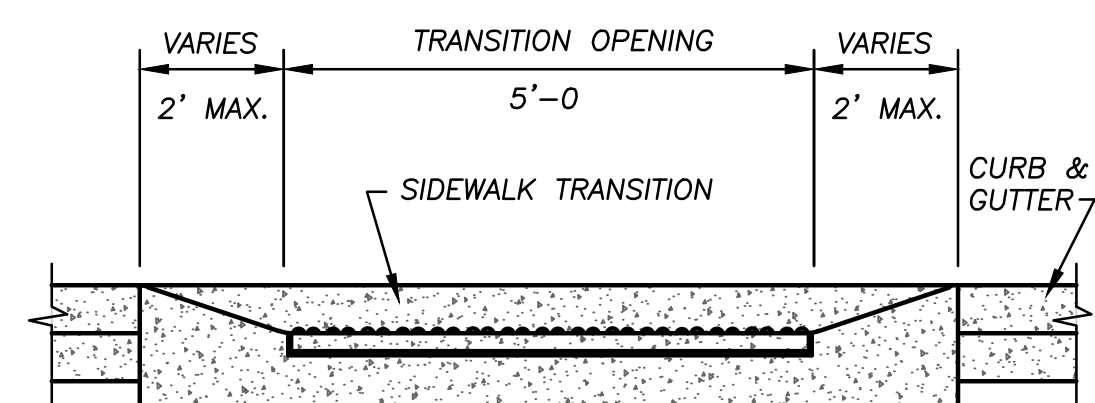
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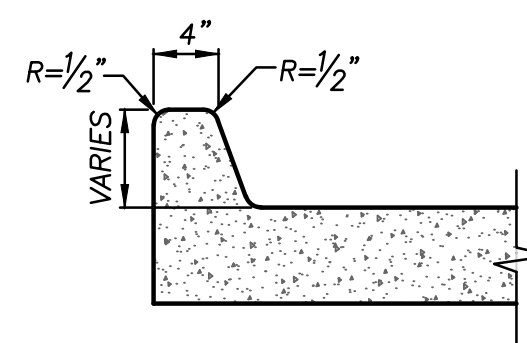
SECTION A-A



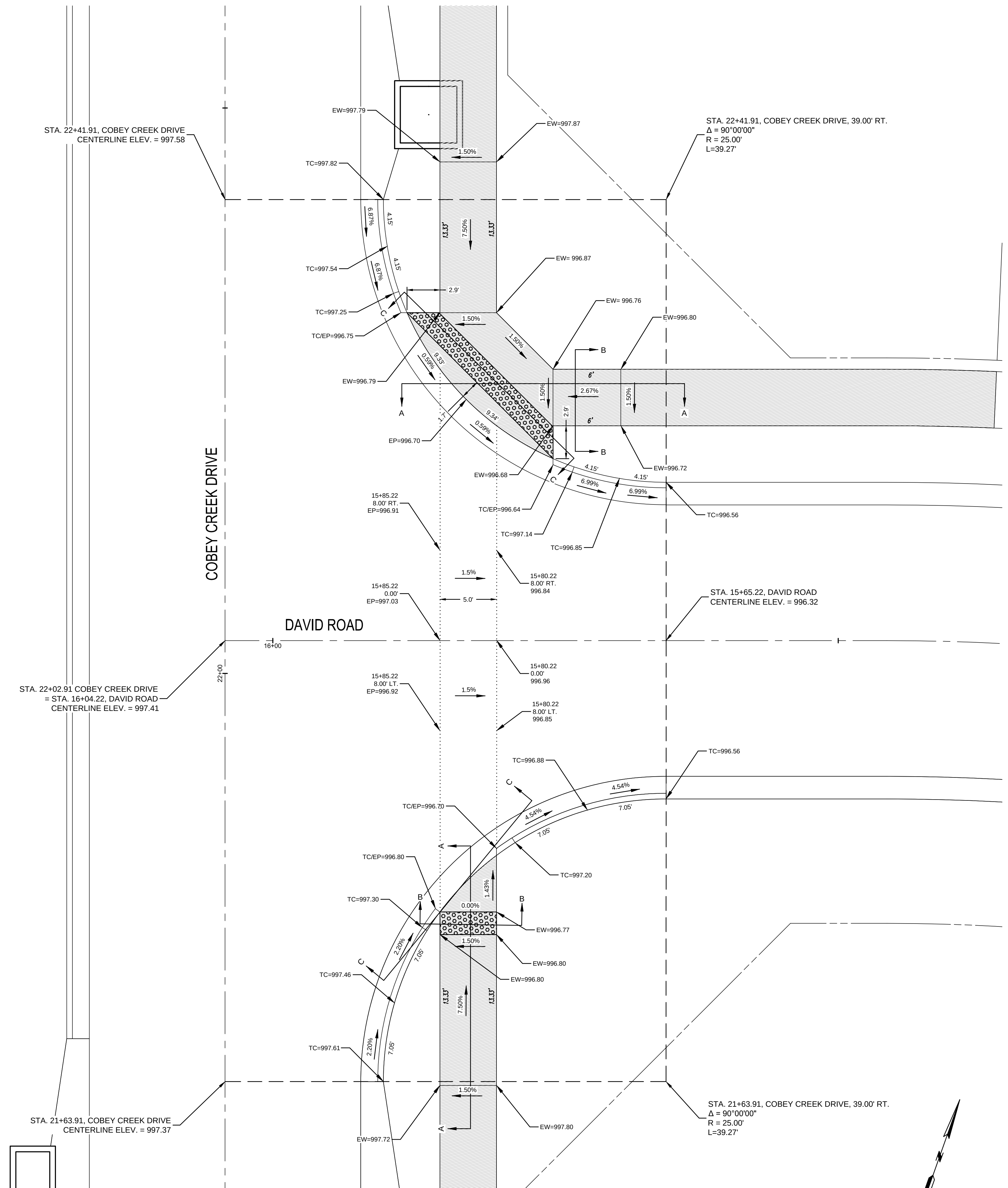
SECTION B-B



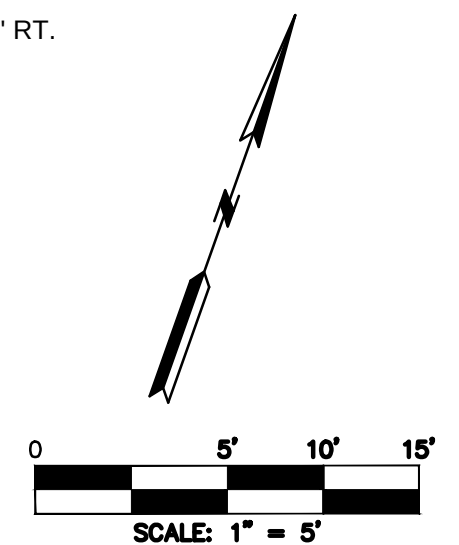
SECTION C-C



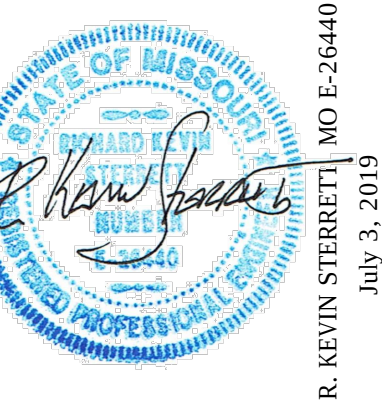
SIDEWALK CURB



COBEY CREEK DRIVE AND DAVID ROAD
INTERSECTION DETAIL



NO.	BY	DATE	REVISION	DATE	REVISION
6	SPW	07/30/19	PER CITY COMMENTS	07/30/19	PER CITY COMMENTS
5	SPW	07/30/19	PER CITY COMMENTS	07/30/19	PER CITY COMMENTS
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			SUBMITTAL TO CITY OF LEES SUMMIT		



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PHASE I
COBEY CREEK FIRST PLAT

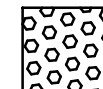
STREET AND STORM SEWER PLANS
INTERSECTION AND ADA RAMP DETAILS
COBEY CREEK DRIVE AND DAVID ROAD
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PHASE I
CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI

X-REF. NO.
16-059 Base Phase I
DRAWING NO.
16-059 Phase I Street Plans
DATE
July 30, 2019
JOB NO.
16-059

23 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

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

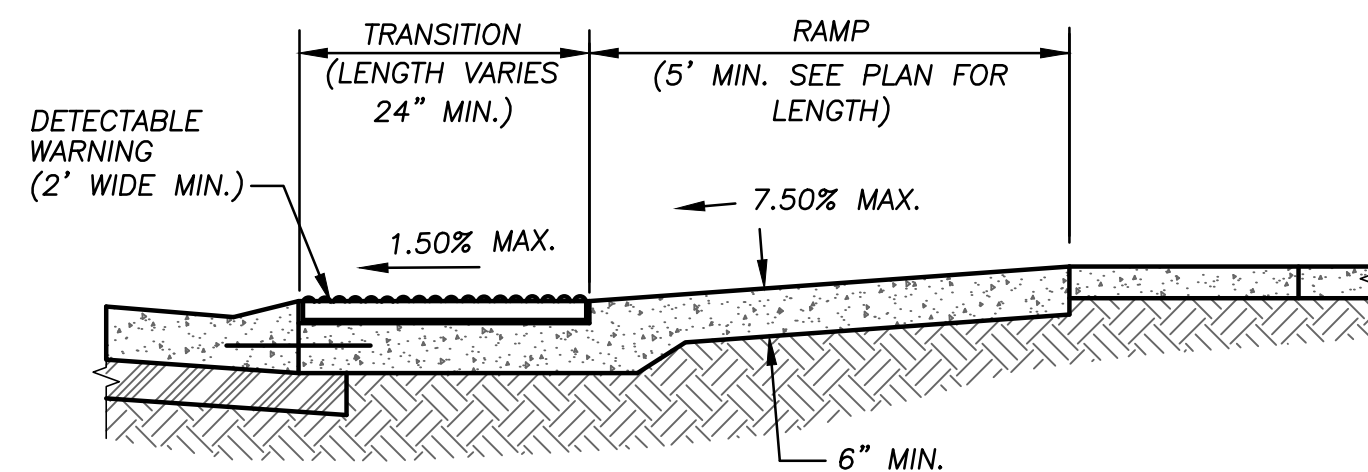
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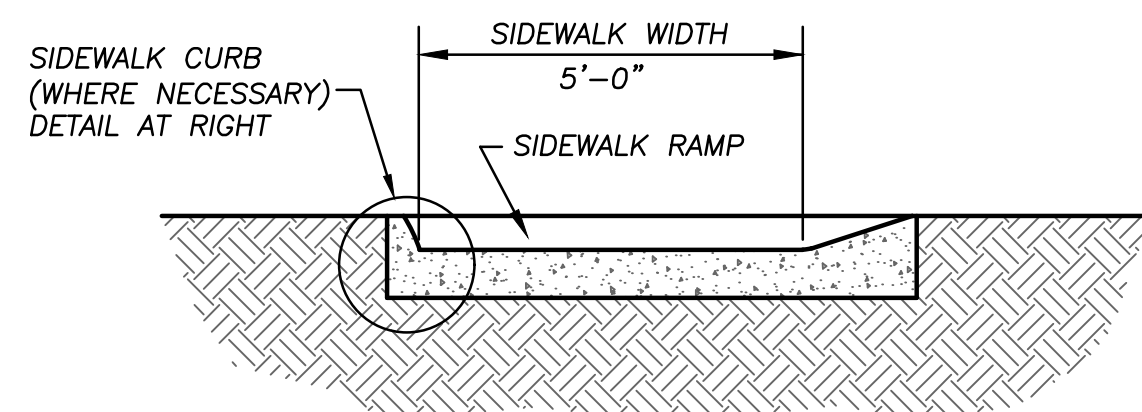
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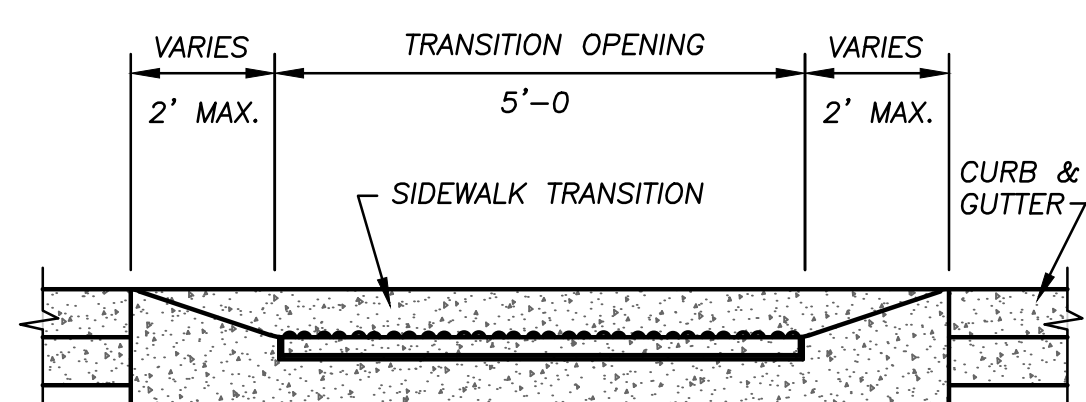
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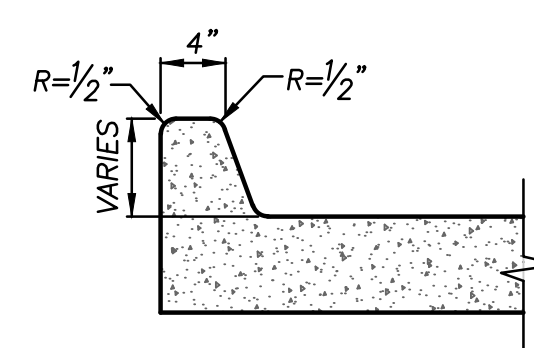
SECTION A-A



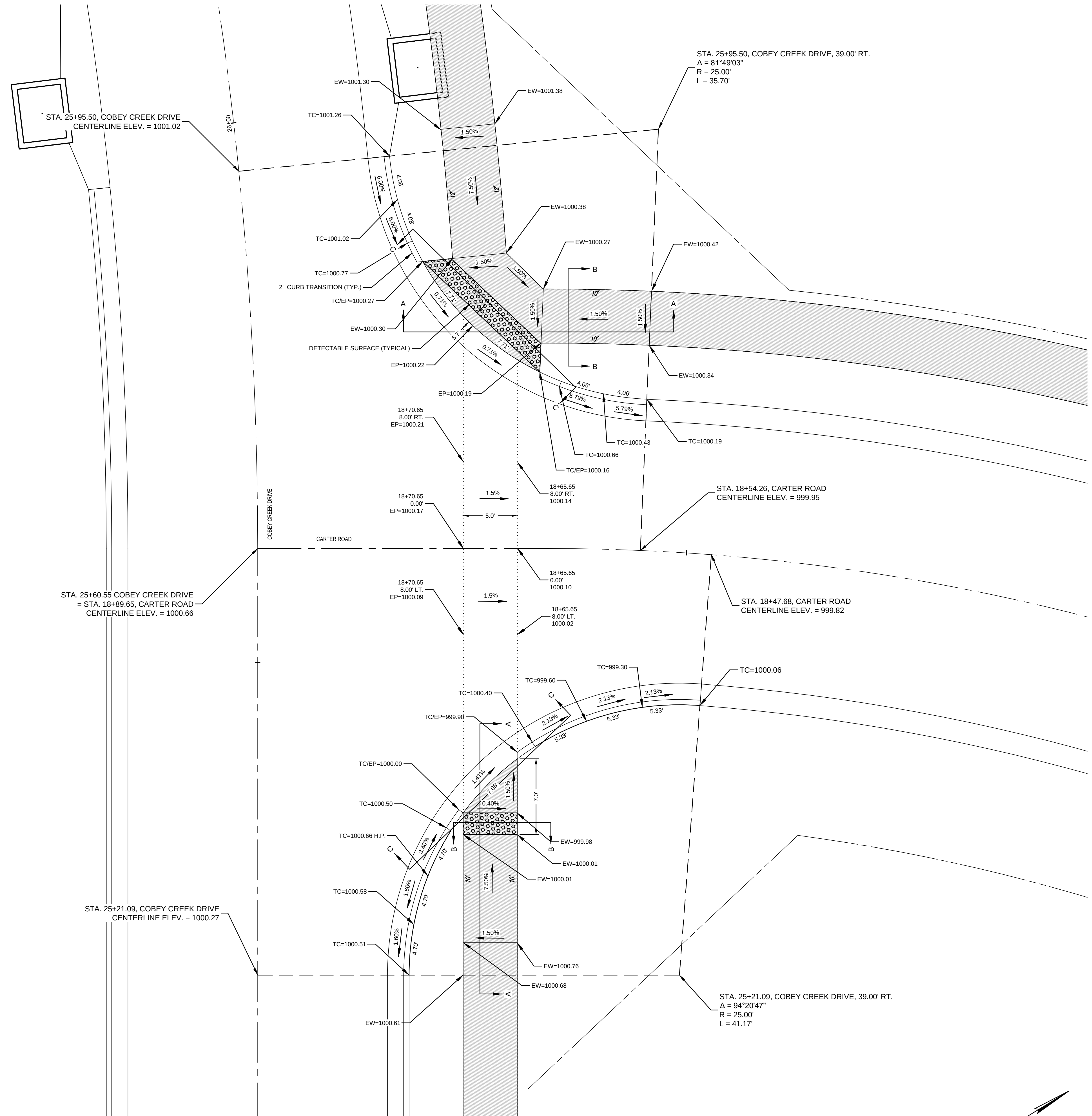
SECTION B-B



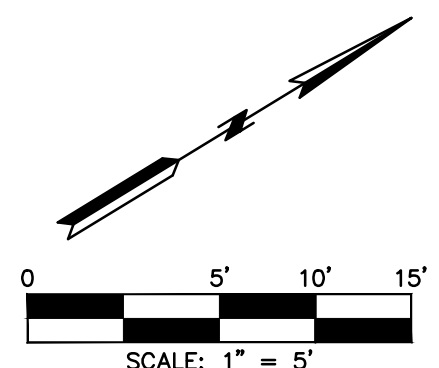
SECTION C-C



SIDEWALK CURB



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



NO.	BY	DATE	REVISION
6	SPW	07/30/19	PER CITY'S COMMENTS
5	SPW	07/30/19	PER CITY'S COMMENTS
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PHASE I
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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
July 30, 2019
JOB NO.
16-059

24 OF 53

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

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

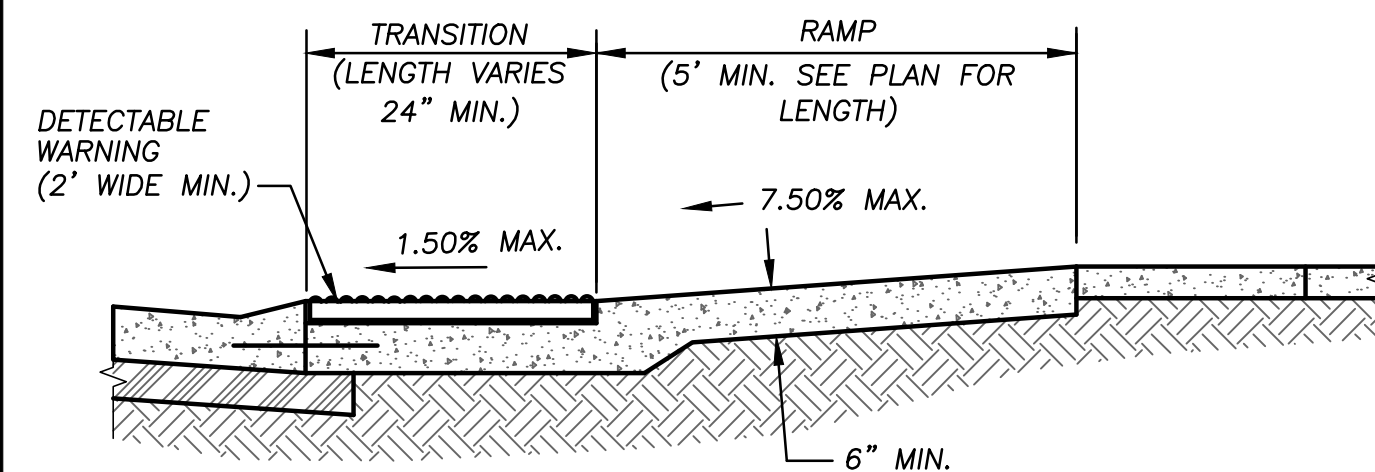
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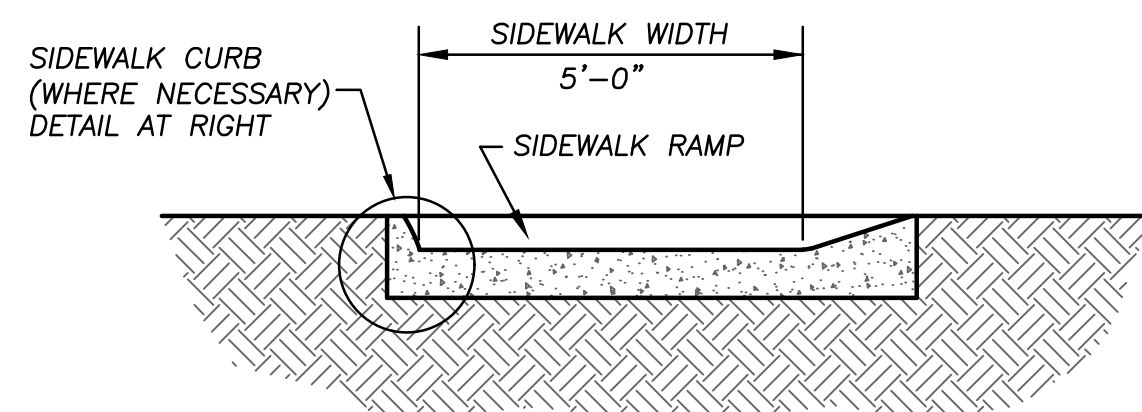
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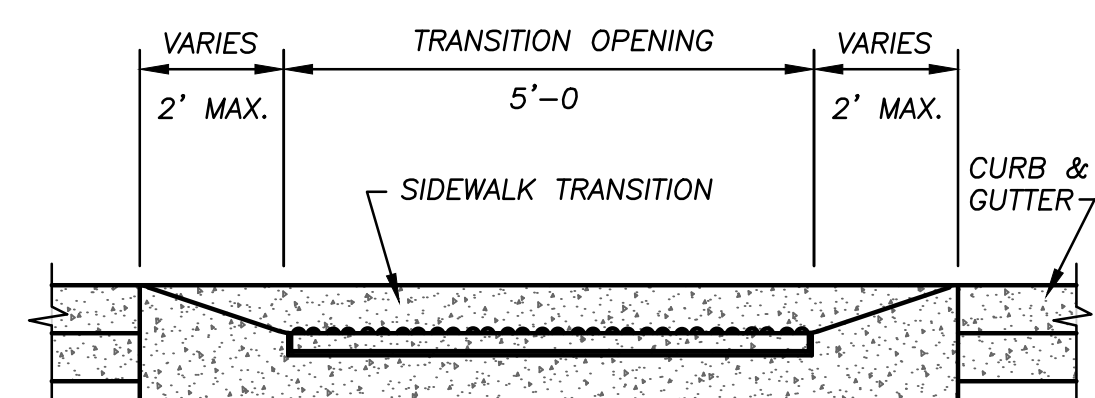
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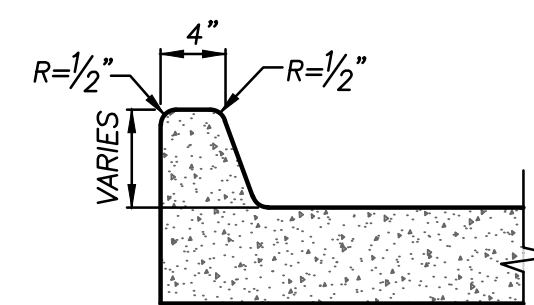
SECTION A-A



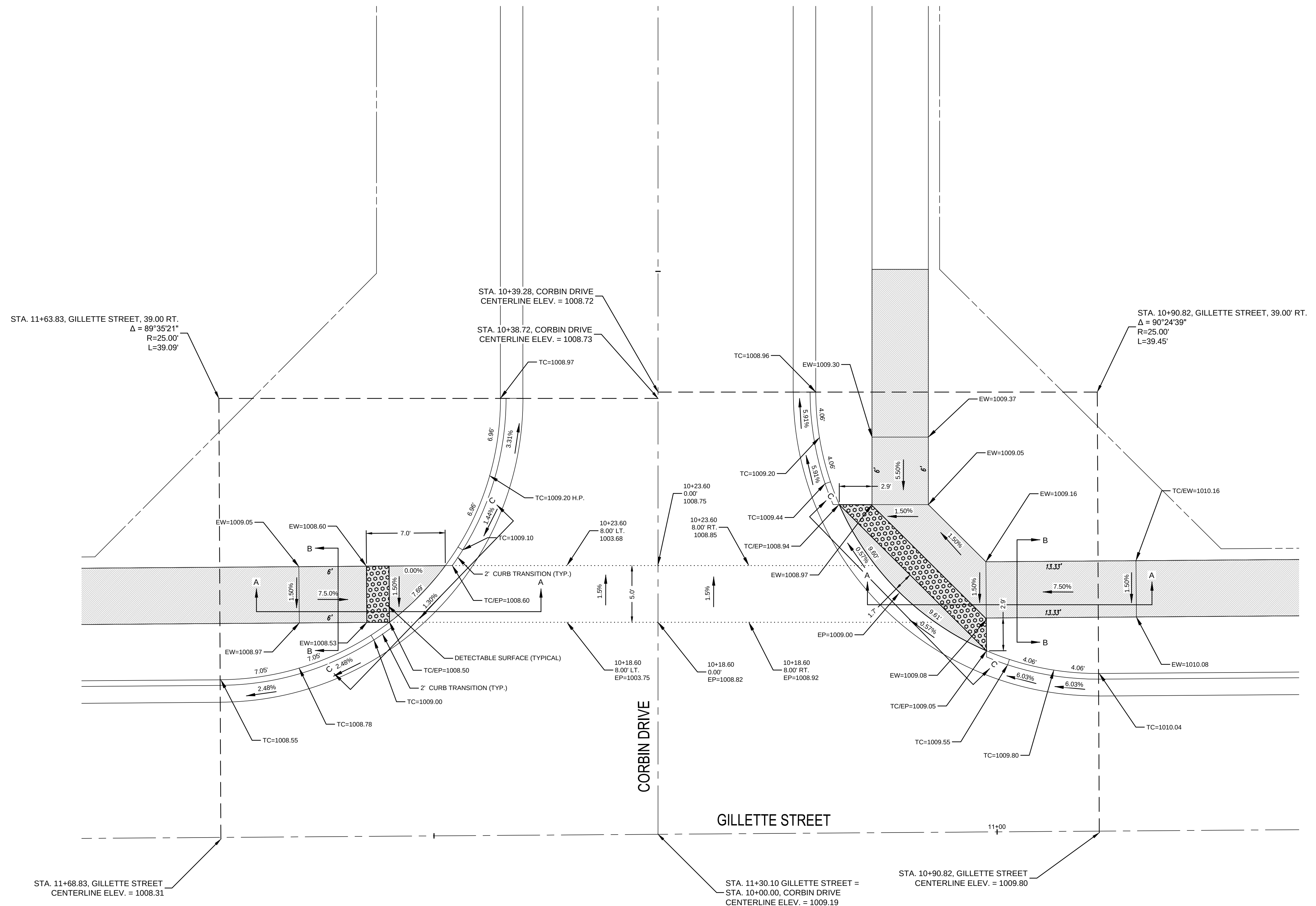
SECTION B-B



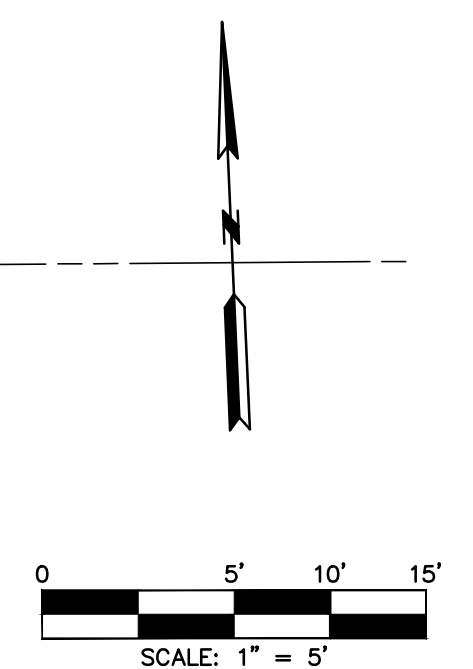
SECTION C-C



SIDEWALK CURB



GILLETTE STREET AND CORBIN DRIVE
INTERSECTION DETAIL

[illegible]

July 3, 2019

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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
July 30, 2019

JOB NO.
16-059

25 SHEET OF 53

EW = EDGE OF WALK
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 = PROPOSED 5' WIDE CONCRETE
SIDEWALK TO BE BUILT WITH PHASE I
STREET CONSTRUCTION

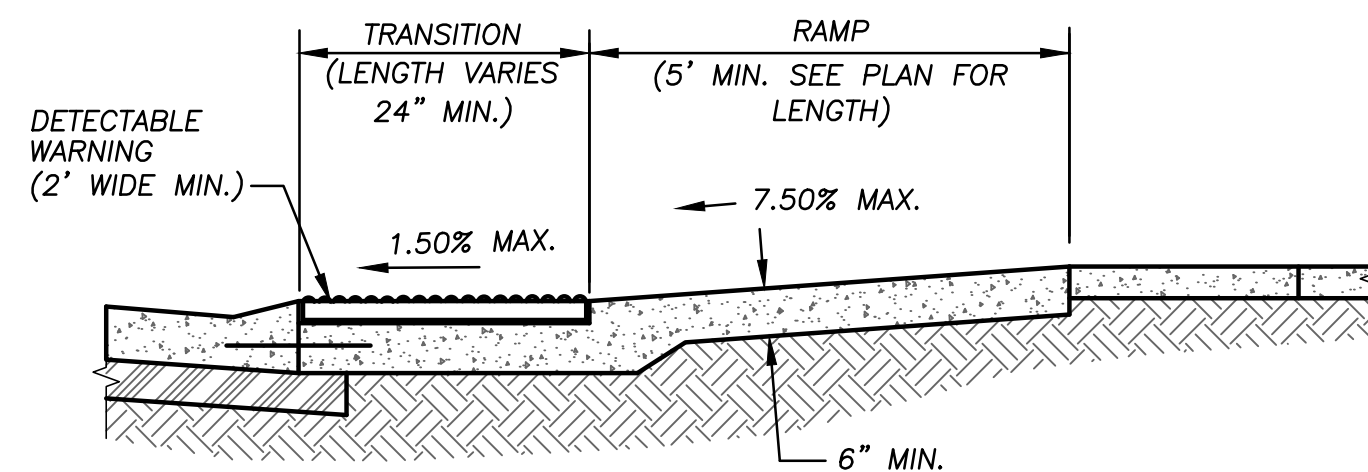
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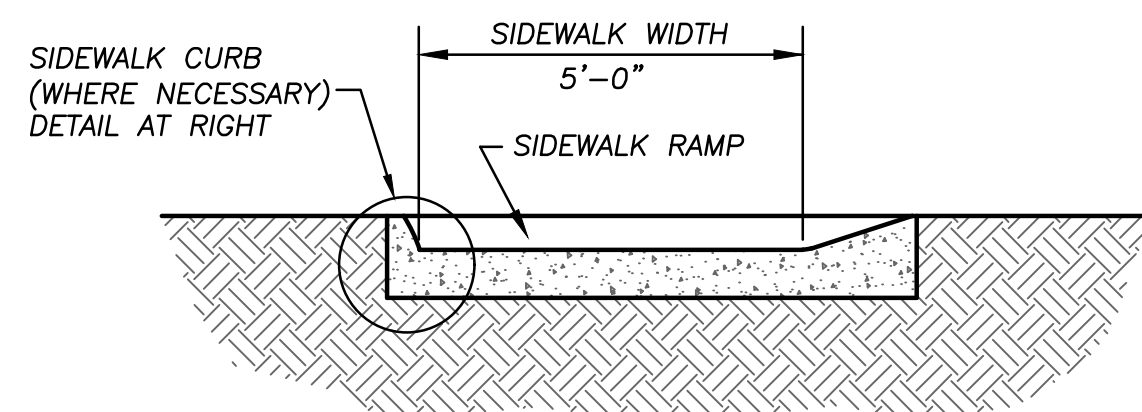
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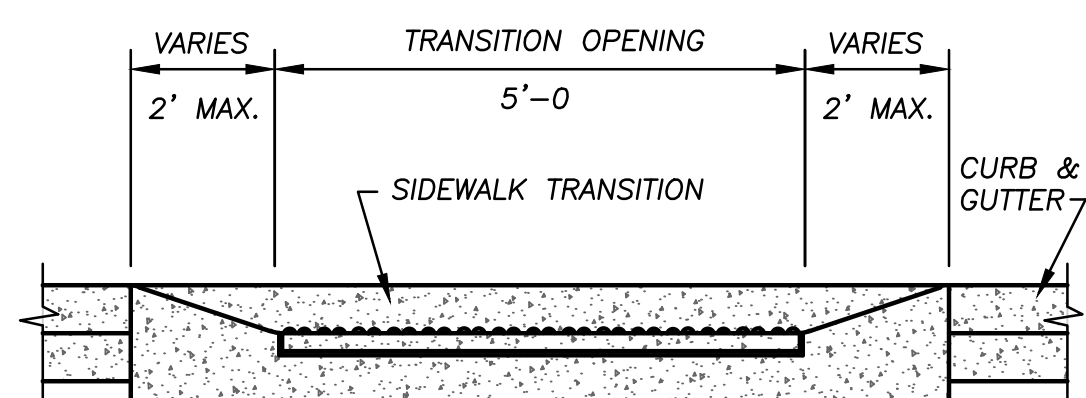
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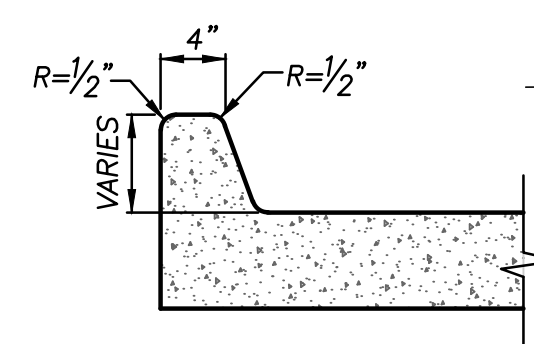
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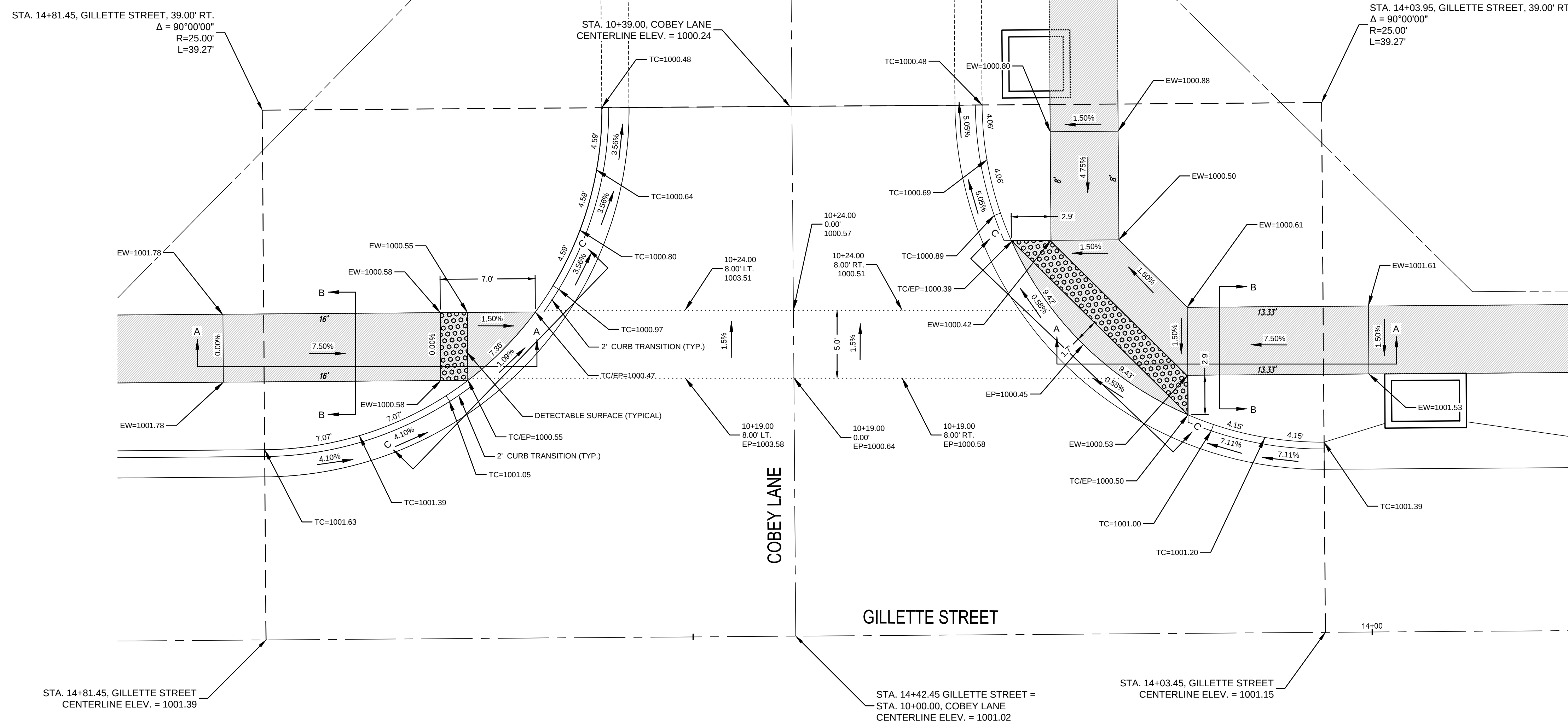
SECTION B-B



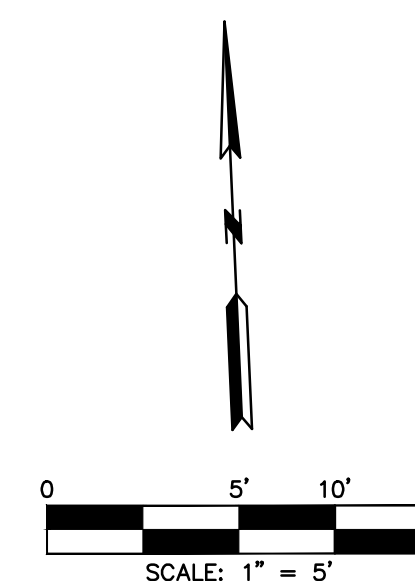
SECTION C-C



SIDEWALK CURB



GILLETTE STREET AND COBEY LANE
INTERSECTION DETAIL



DATE	REVISION	NO.	BY	CK/APP
07/20/19	PER CITY'S COMMENTS	6	SPW	RGS
07/02/19	PER CITY'S COMMENTS	5	SPW	RGS
04/23/19	PER CITY'S COMMENTS	4	SPW	RGS
04/16/19	PER CITY'S COMMENTS	3	SPW	RGS
03/27/19	PER CITY'S COMMENTS	2	SPW	RGS
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11/21/18	SUBMITTAL TO CITY OF LEE'S SUMMIT		SPW	RGS



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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

<i>X-REF NO.</i> 16-059 Base Phase I
<i>DRAWING NO.</i> 16-059 Phase I Street Plan
<i>DATE</i> July 30, 2019
<i>JOB NO.</i> 16-059

26 SHEET OF 53

LEGEND

EW = EDGE OF WALK
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TC / EW = TOP OF CURB = EDGE OF WALK
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SIDEWALK TO BE BUILT WITH PHASE I
STREET CONSTRUCTION

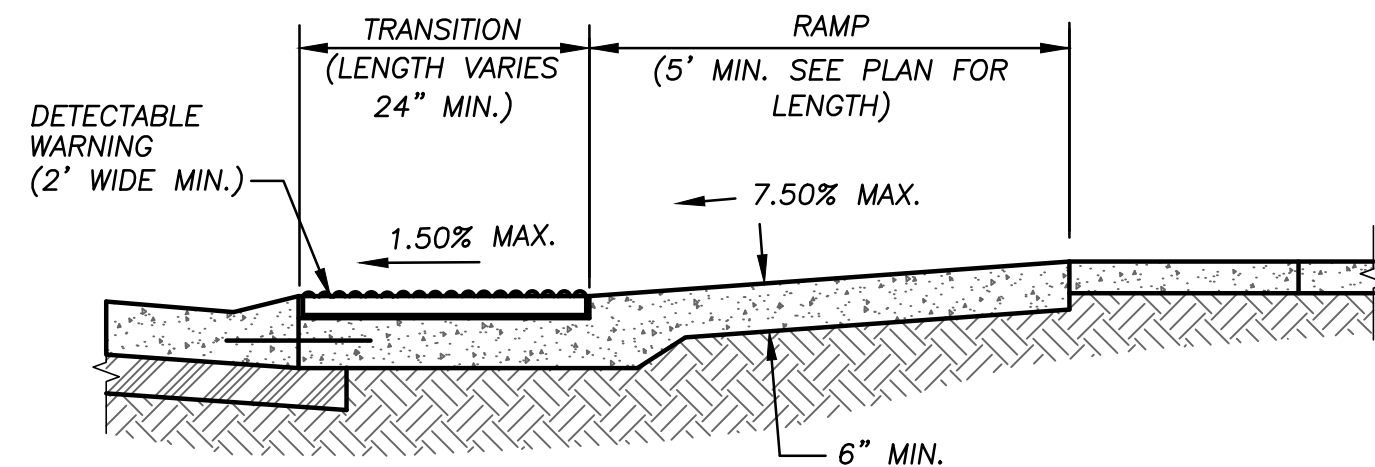
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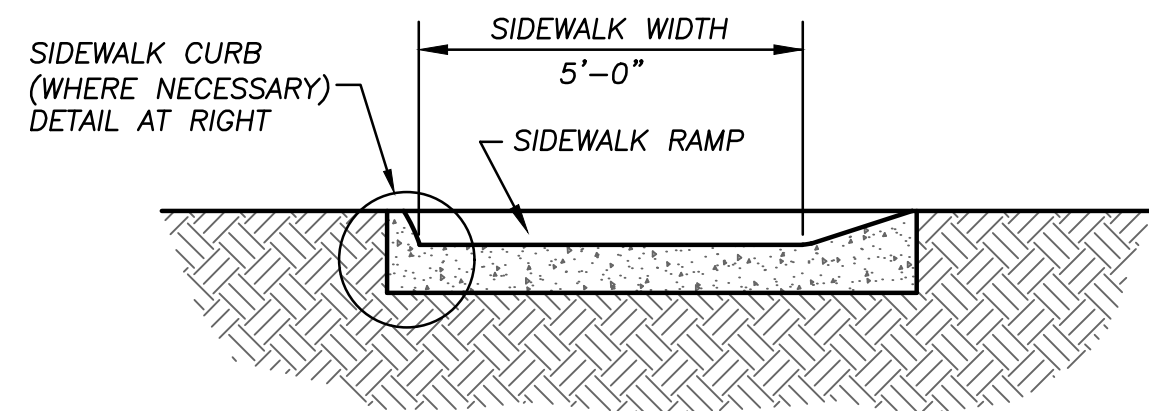
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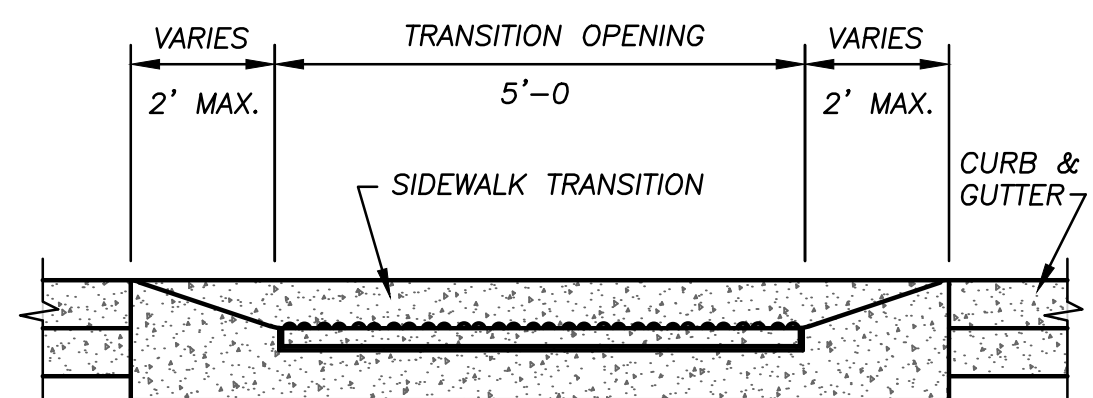
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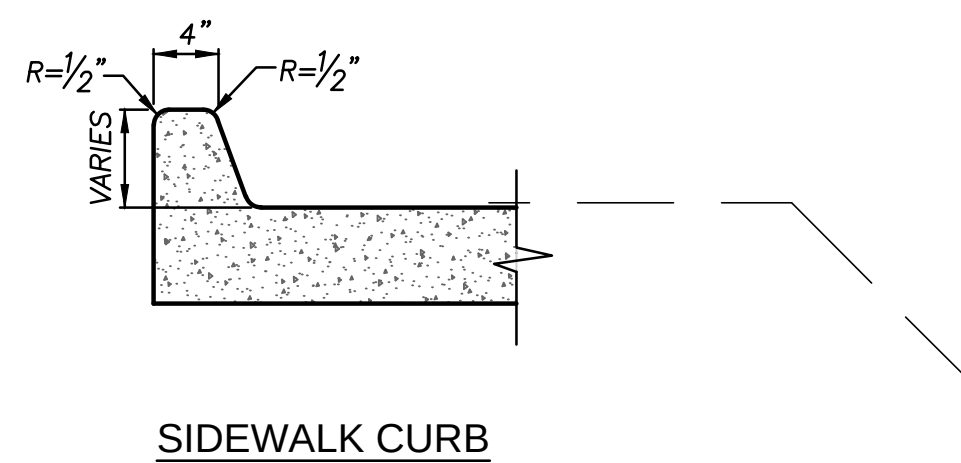
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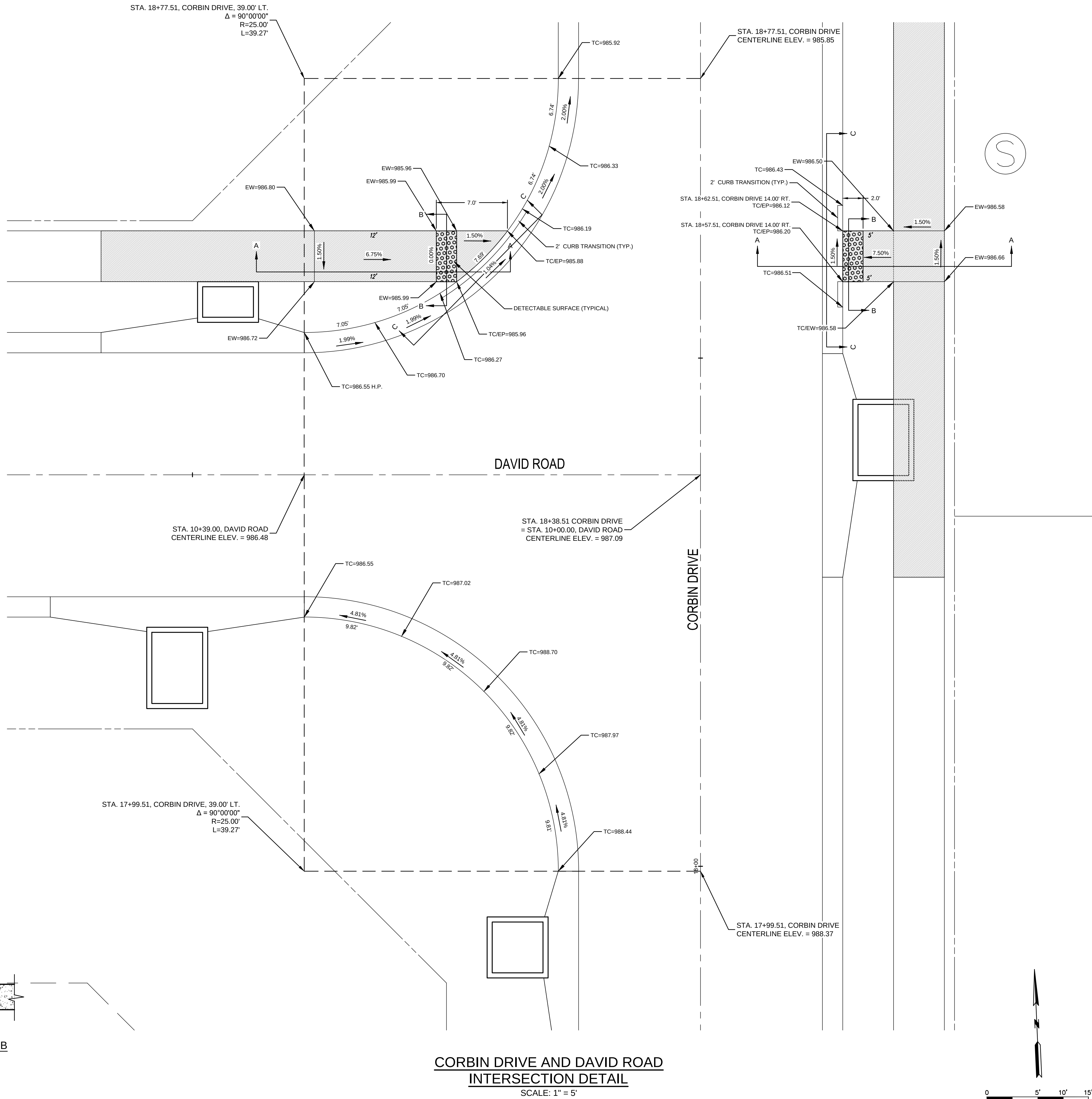
SECTION B-B



SECTION C-C



SIDEWALK CURB



CORBIN DRIVE AND DAVID ROAD
INTERSECTION DETAIL
SCALE: 1" = 5'

NO.	BY	DATE	REVISION	DESCRIPTION
6	SPW	07/30/19	PER CITY'S COMMENTS	
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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 July 30, 2019
JOB NO. 16-059

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



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

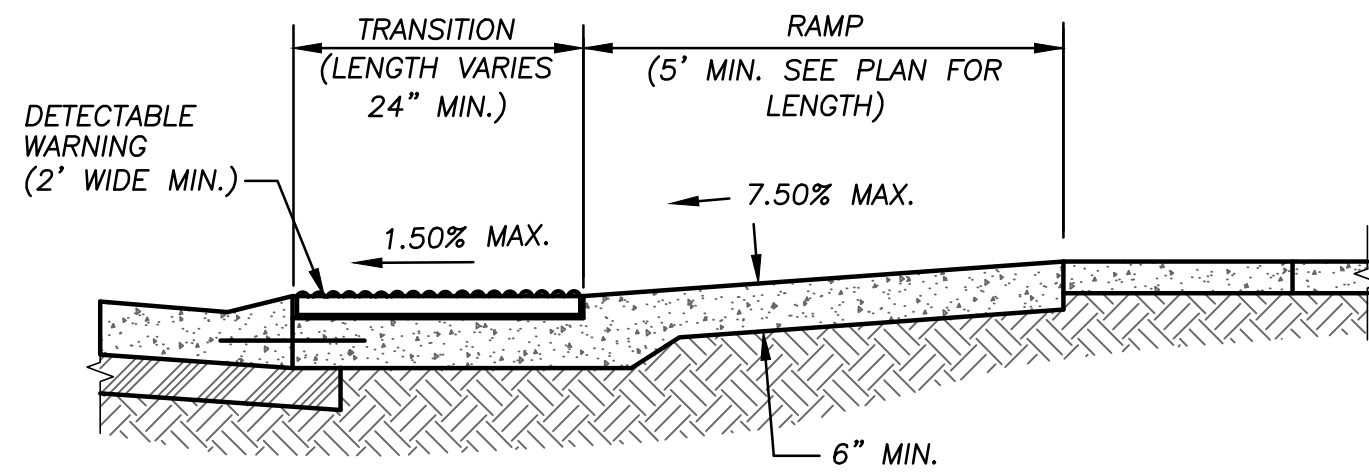
TABLE LS-5: ACCESSIBLE ROUTE DESIGN CRITERIA

	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

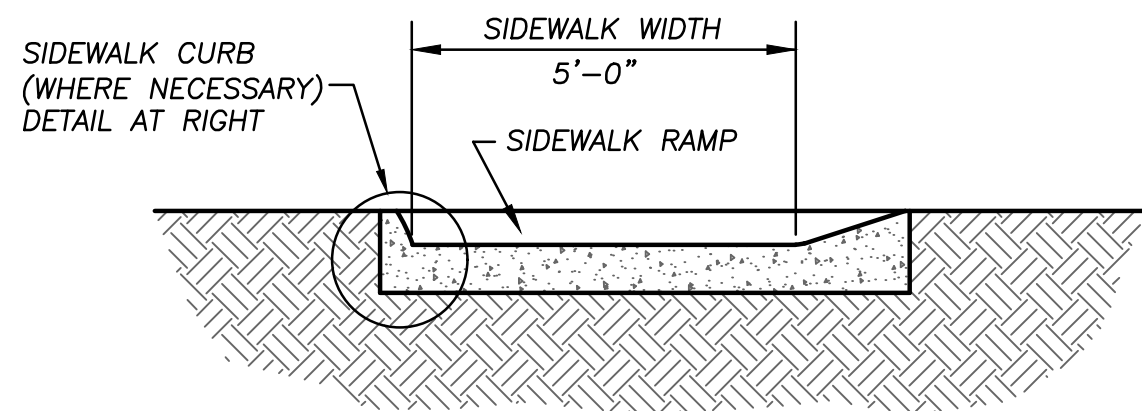
TABLE LS-6: MINIMUM ACCESSIBLE ROUTE THICKNESS SECTIONS

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"	

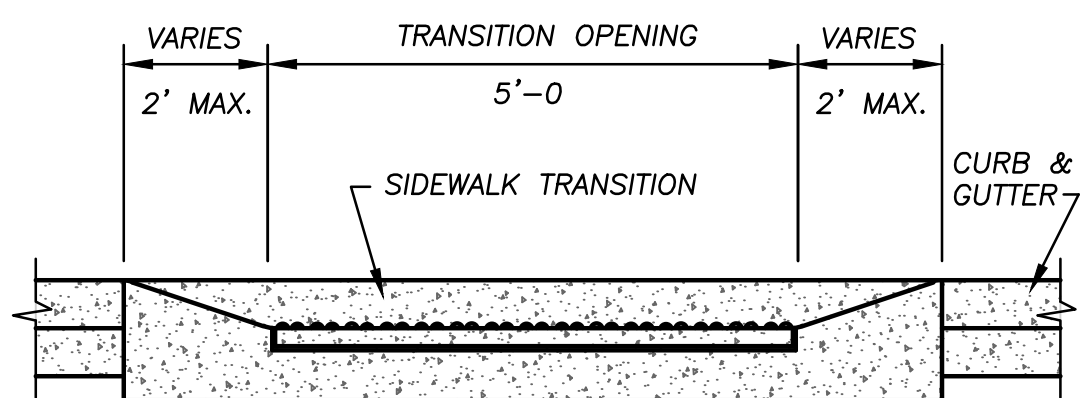
- (1) Minimum width of sidewalks shall be 5 feet, with a typical 5-foot green space between sidewalk and back of curb. A 3 to 5-foot green space may be used based on site conditions and upon approval of the City Engineer. If less than 3-foot green space, sidewalk shall be at least 6-feet wide.
(2) Minimum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



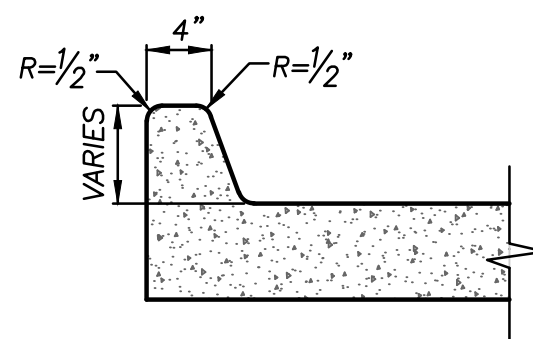
SECTION A-A



SECTION B-B



SECTION C-C



SIDEWALK CURB

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

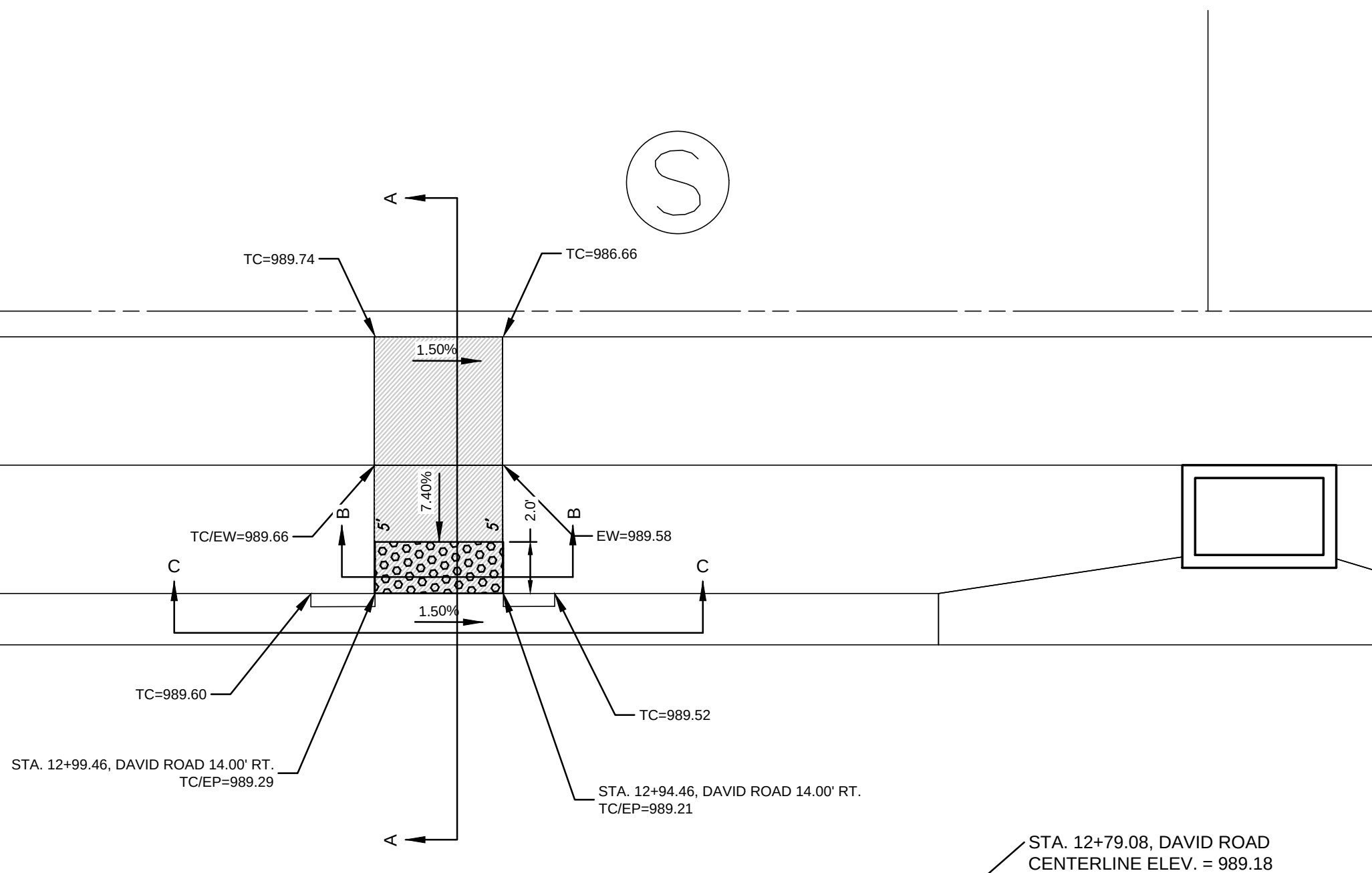
STA. 13+57.08, DAVID ROAD
CENTERLINE ELEV. = 990.75

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

STA. 18+01.49, COBEY LANE
CENTERLINE ELEV. = 989.31

DAVID ROAD AND COBEY LANE INTERSECTION DETAIL

SCALE: 1" = 5'



NO.	BY	REVISION	DATE
6	SPW	PER CITY'S COMMENTS	07/30/19
5	SPW	PER CITY'S COMMENTS	07/30/19
4	SPW	PER CITY'S COMMENTS	04/23/19
3	SPW	PER CITY'S COMMENTS	04/16/19
2	SPW	PER CITY'S COMMENTS	03/27/19
1	SPW	PER CITY'S COMMENTS	03/27/19
		SUBMITAL TO CITY OF LEES SUMMIT	11/27/18



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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
DATE
July 30, 2019
JOB NO.
16-059

28 OF 53

LEGEND

EW = EDGE OF WALK
TC = TOP OF CURB
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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

TABLE LS-5: ACCESSIBLE ROUTE DESIGN CRITERIA

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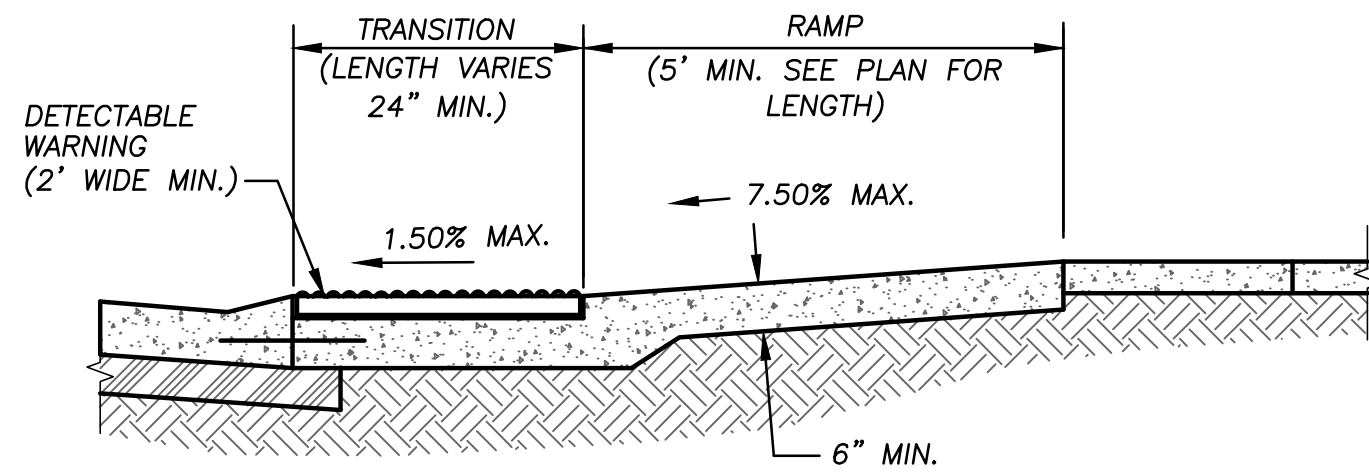
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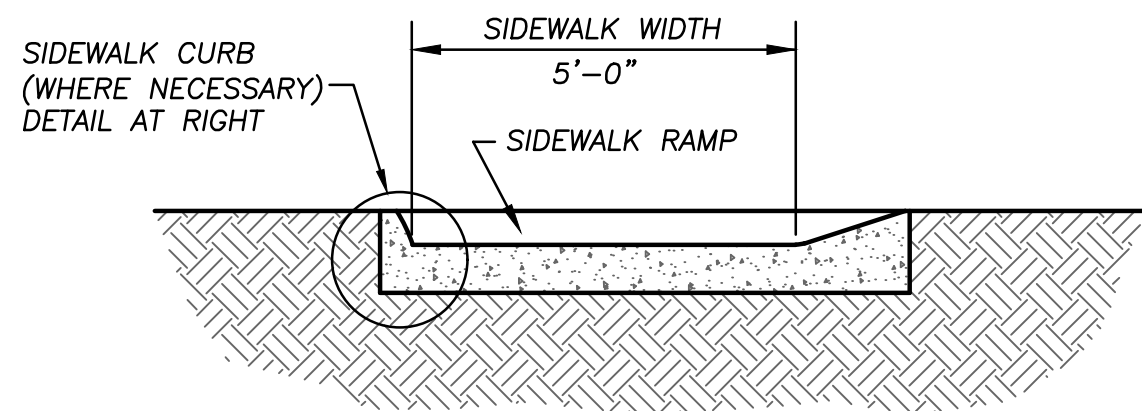
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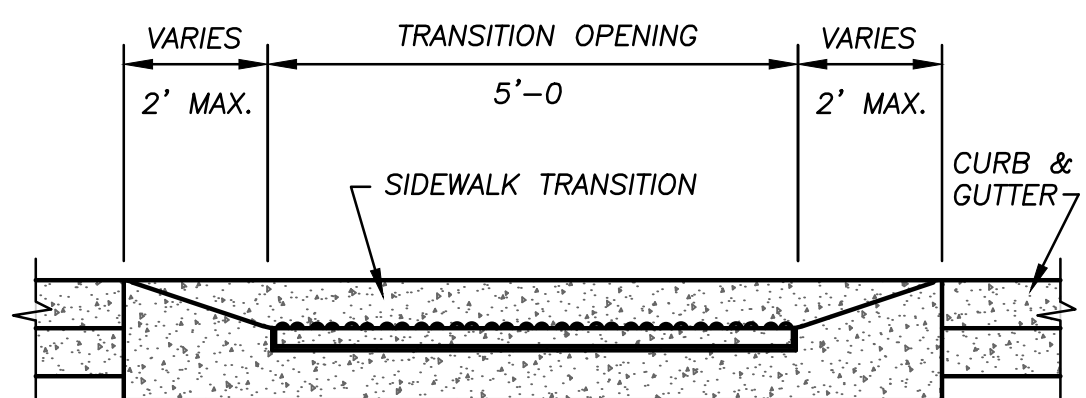
(3) Accessible routes shall be paved using KCMMB 4k concrete



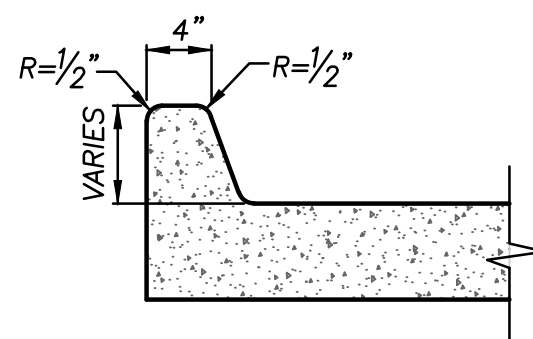
SECTION A-A



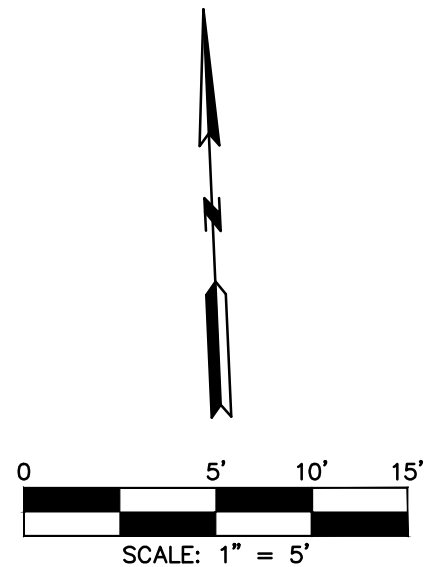
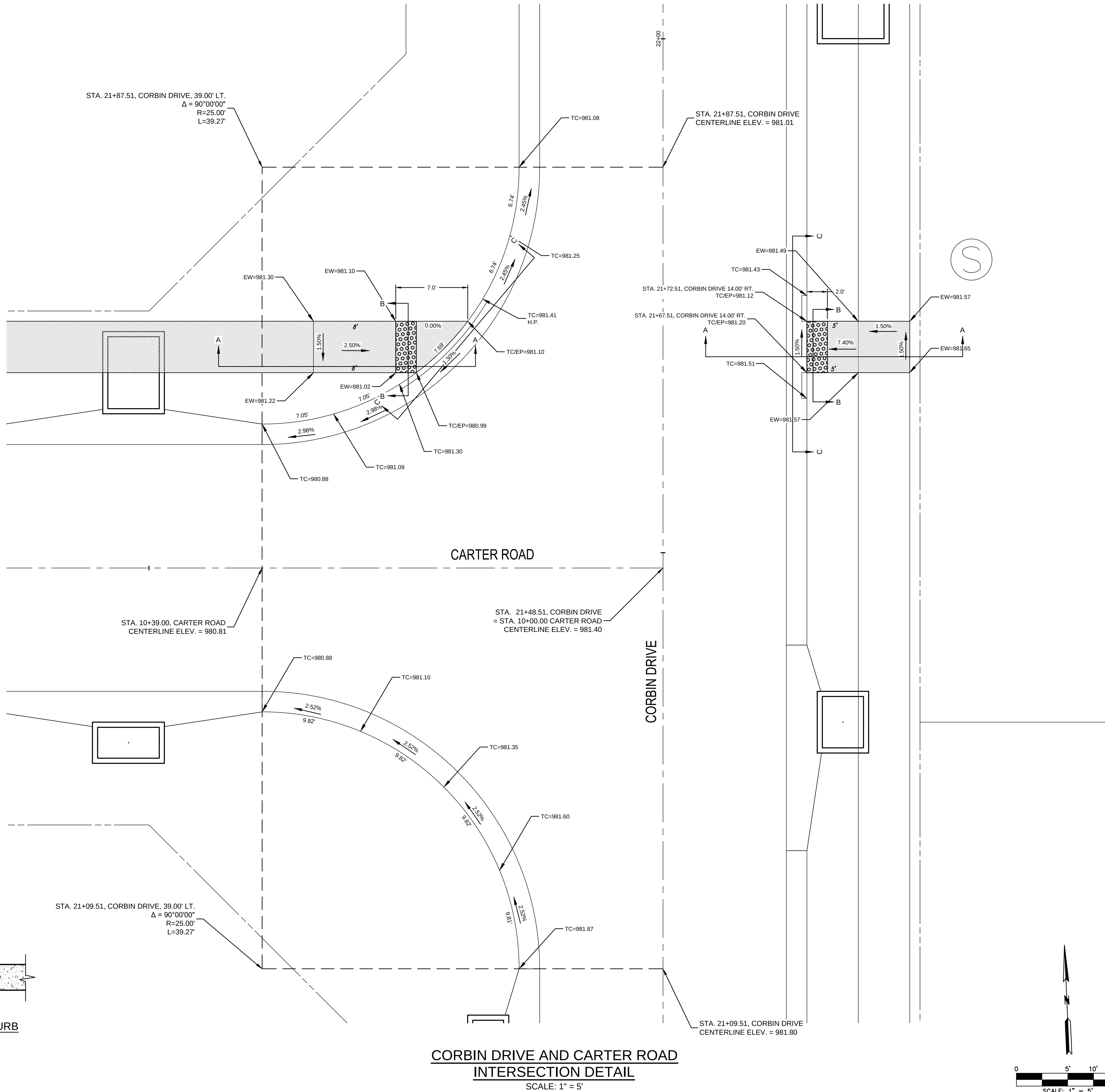
SECTION B-B



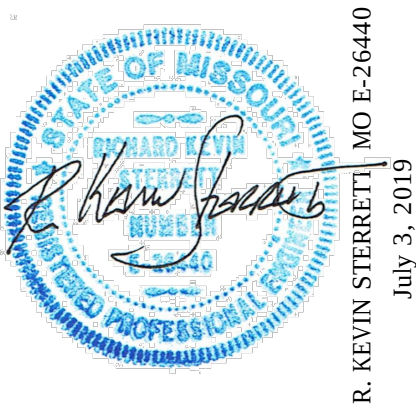
SECTION C-C



SIDEWALK CURB

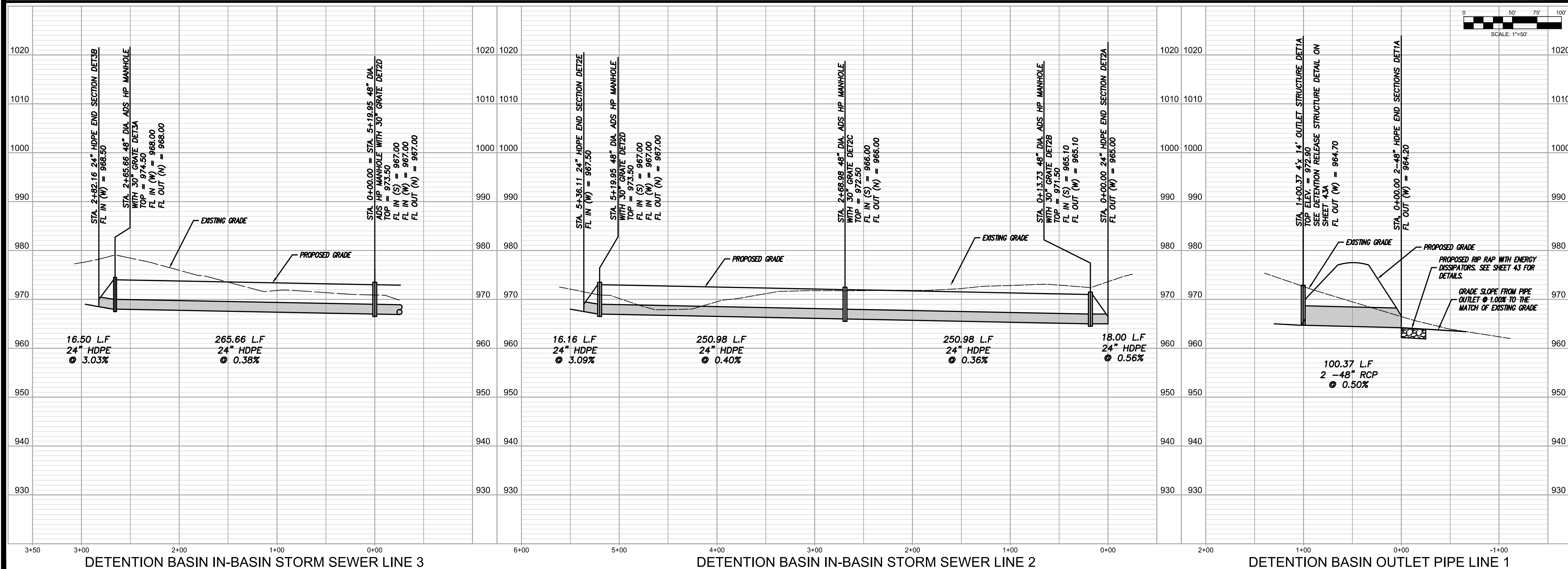
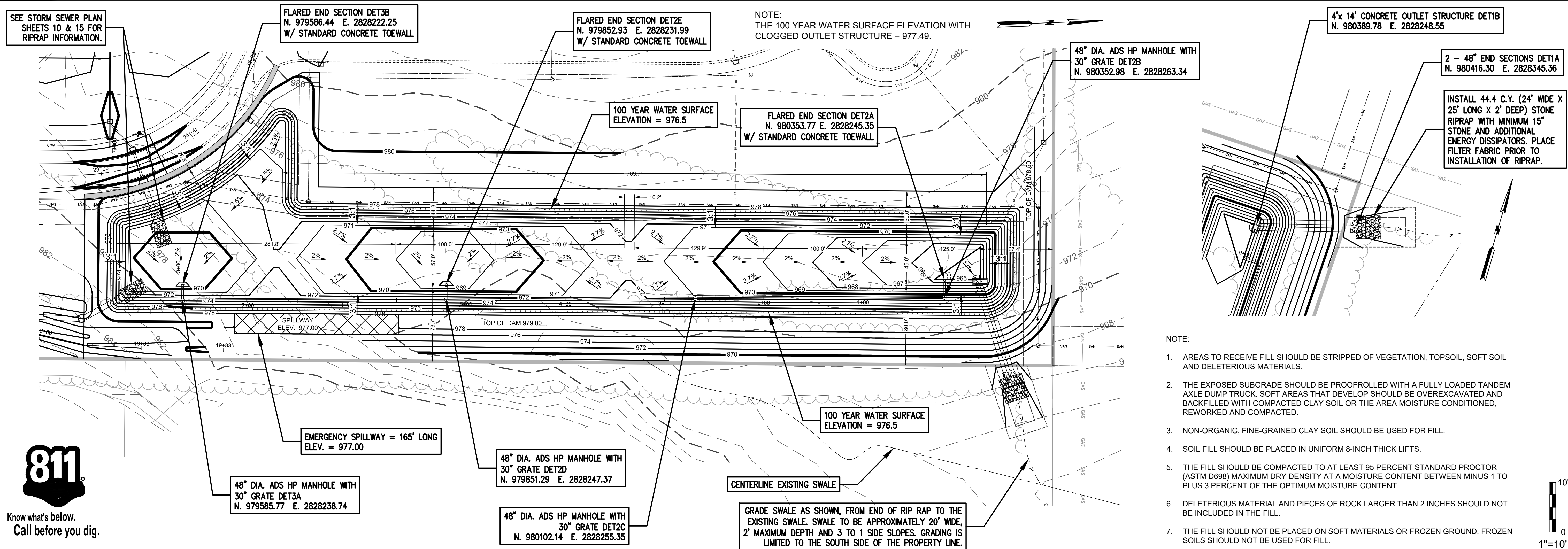


DATE	REVISION	NO.	BY	CORP.
07/30/19	PER CITY'S COMMENTS	6	SPW	RAS
07/02/19	PER CITY'S COMMENTS	5	SPW	RAS
04/23/19	PER CITY'S COMMENTS	4	SPW	RAS
04/16/19	PER CITY'S COMMENTS	3	SPW	RAS
03/27/19	PER CITY'S COMMENTS	2	SPW	RAS
03/06/19	PER CITY'S COMMENTS	1	SPW	RAS
11/21/18	SUBMITTAL TO CITY OF LEES SUMMIT			

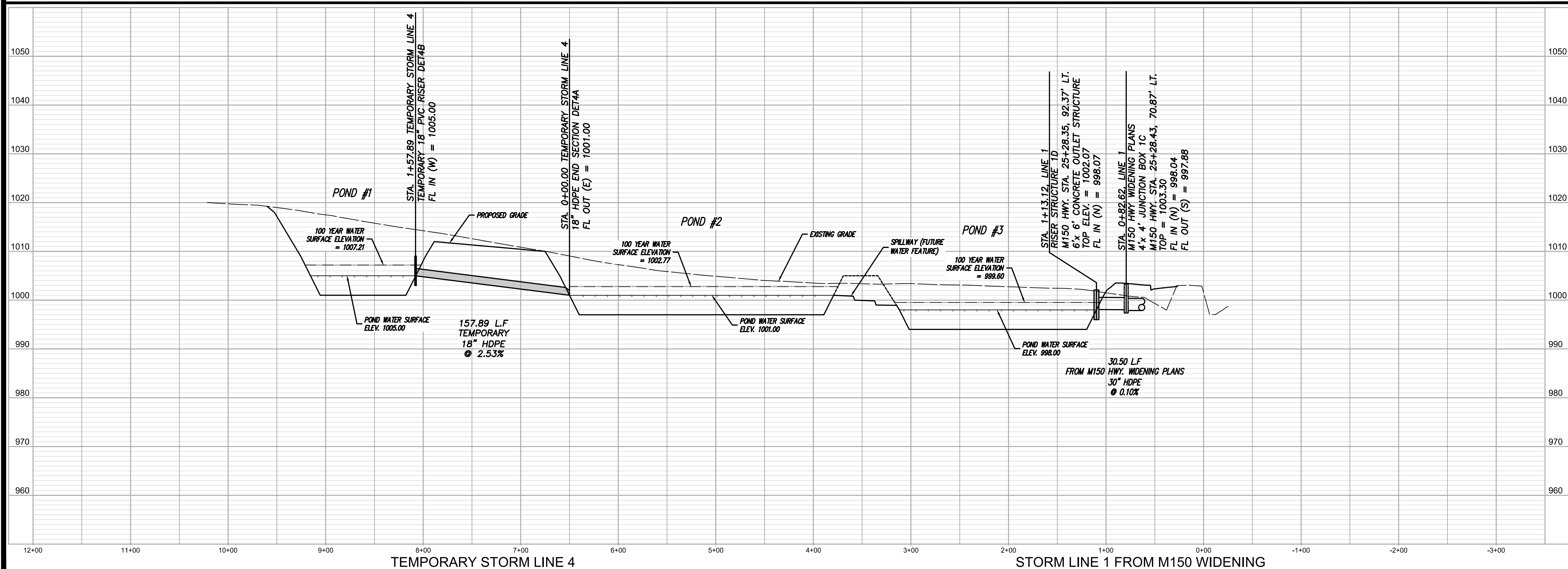
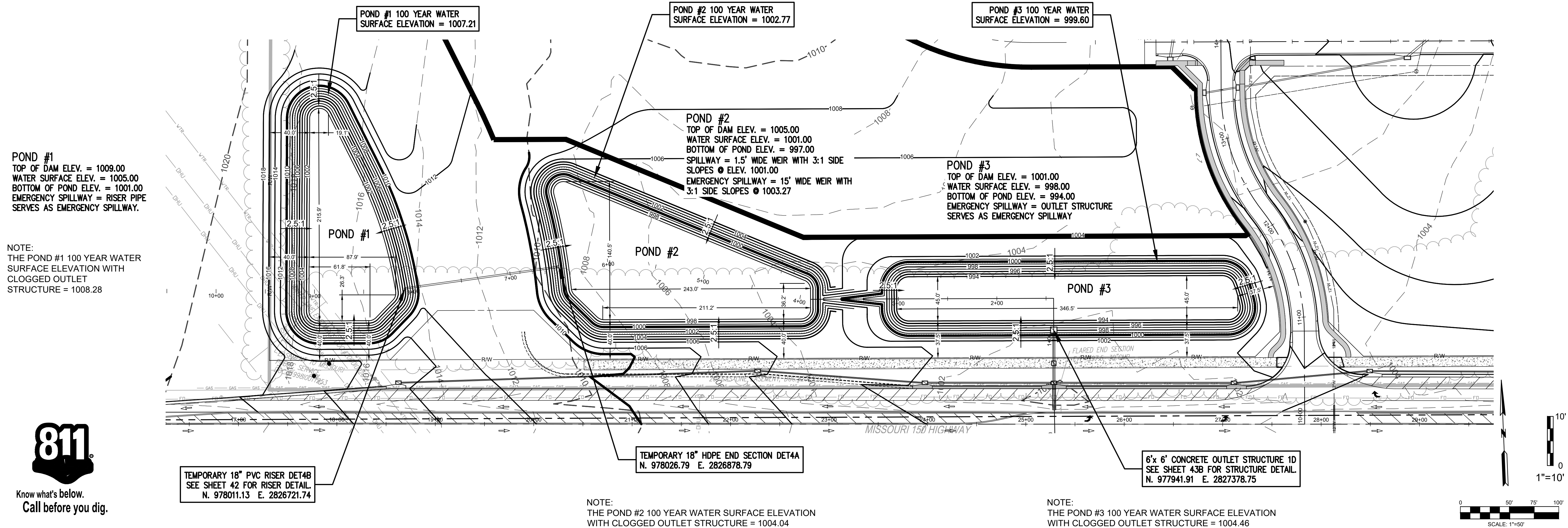


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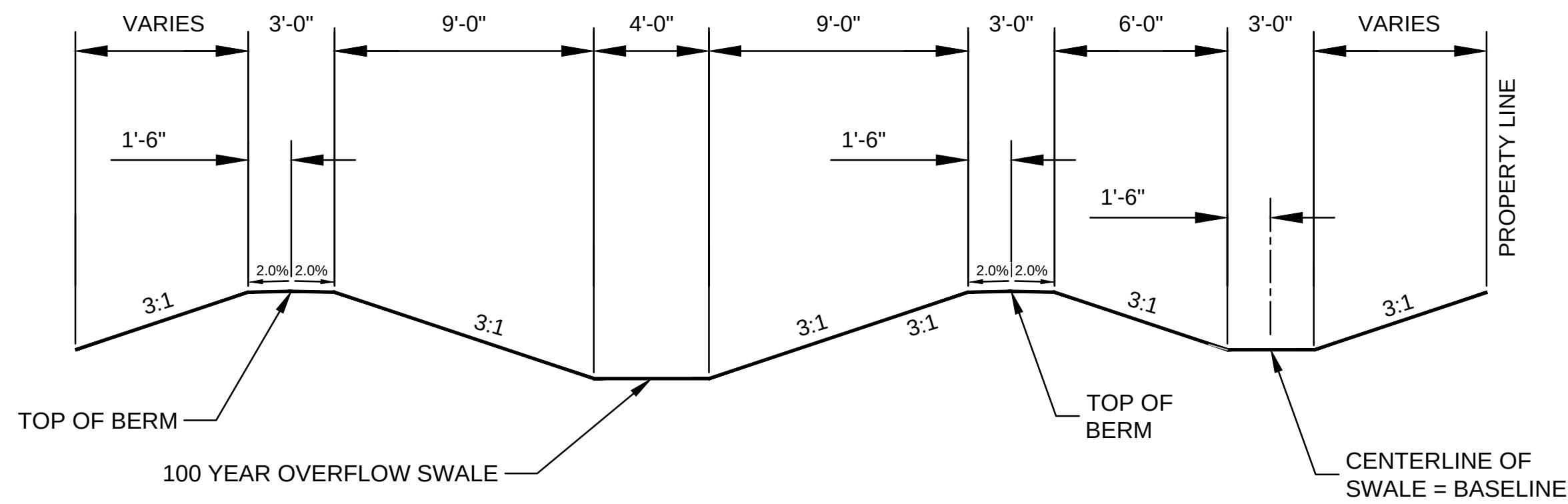
STREET AND STORM SEWER PLANS
INTERSECTION AND ADA RAMP DETAILS
CORBIN DRIVE AND CARTER ROAD
COBEY CREEK FIRST PLAT
PHASE I
CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI



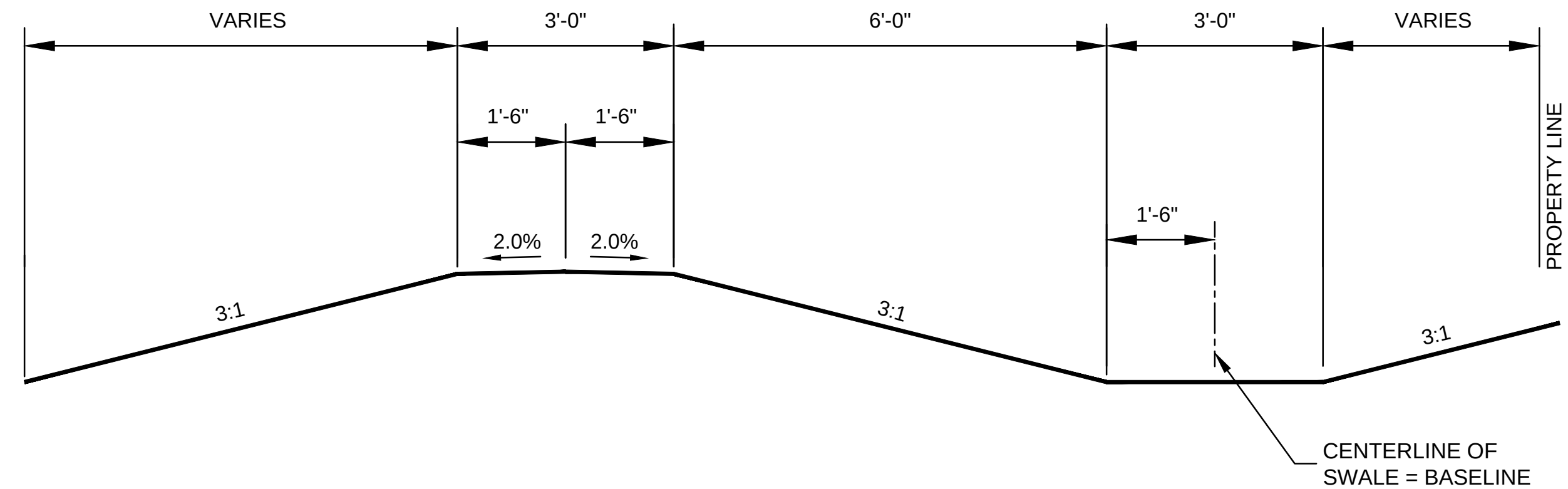
STREET AND STORM SEWER PLANS NORTH DETENTION BASIN, IN-BASIN STORM LINE AND OUTLET STRUCTURE		ig consult Inc engineers 11010 Haskell Street, Suite 210, Kansas City, Kansas 66109 CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.)		STATE OF MISSOURI REGISTERED PROFESSIONAL ENGINEER R. KEVIN STERRETT NO. 10000 EXPIRATION DATE 12/31/2020 IF THIS IS NOT TRUE MY SEAL AND THE SIGNATURE IN BLUE INK, THE PLAN IS A COPY AND ANY CONTAINED UNAUTHORIZED ALTERATIONS, THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES		DATE		REVISION		NO.		BY		CQ/APP	
						07/21/20		PER CITY'S COMMENTS		7		SPW		RGS	
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 July 21, 2020 JOB NO. 16--059		11/21/18		SUBMITTAL TO CITY OF LEES SUMMIT							
30		SHEET OF		53											



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												11010 Haskell Street, Suite 210, Kansas City, Kansas 66109 CORPORATE LICENSE NO. E201000573 (MO.) / E-17236 (KS.)				R. KEVIN STIERRETT MO E-26440 July 21, 2020											
31		SHEET OF		53		DATE July 21, 2020		JOB NO. 16-059		X-REF NO. 16-059 Base Phase I		DRAWING NO. 16-059 Phase I Street Plans		DATE 07/21/20		PER CITY'S COMMENTS		RVS		SPW		NO.		BY		CK/APP	



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

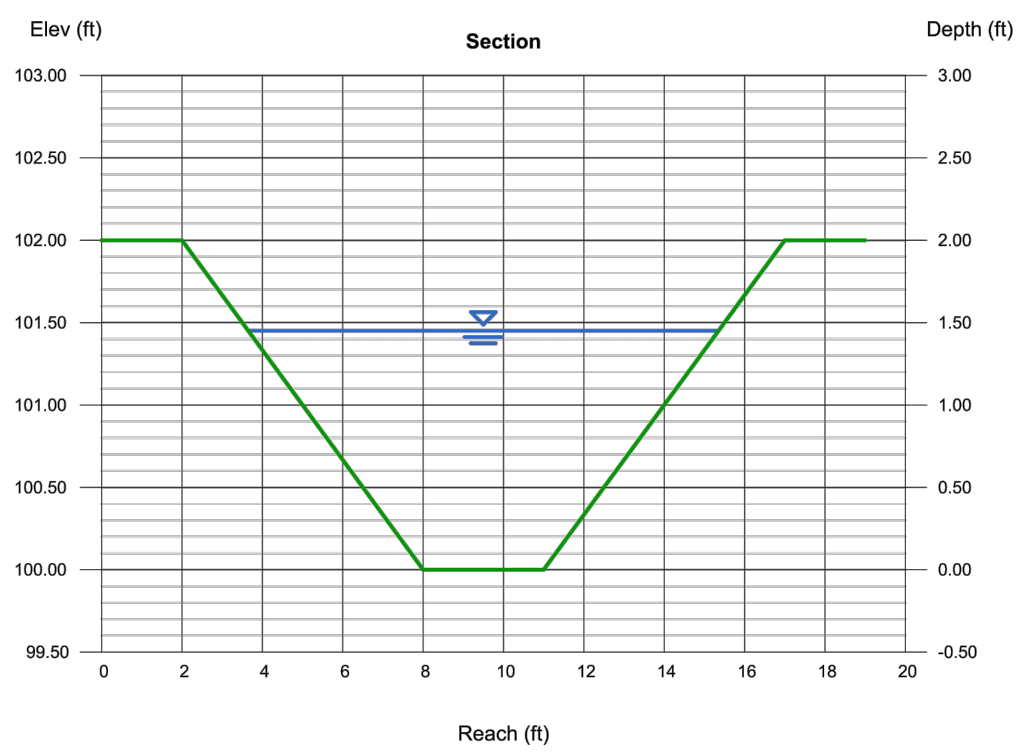
Hydroflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. Thursday, Mar 7 2019

<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
Known Q (cfs) = 67.57



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

Channel Report

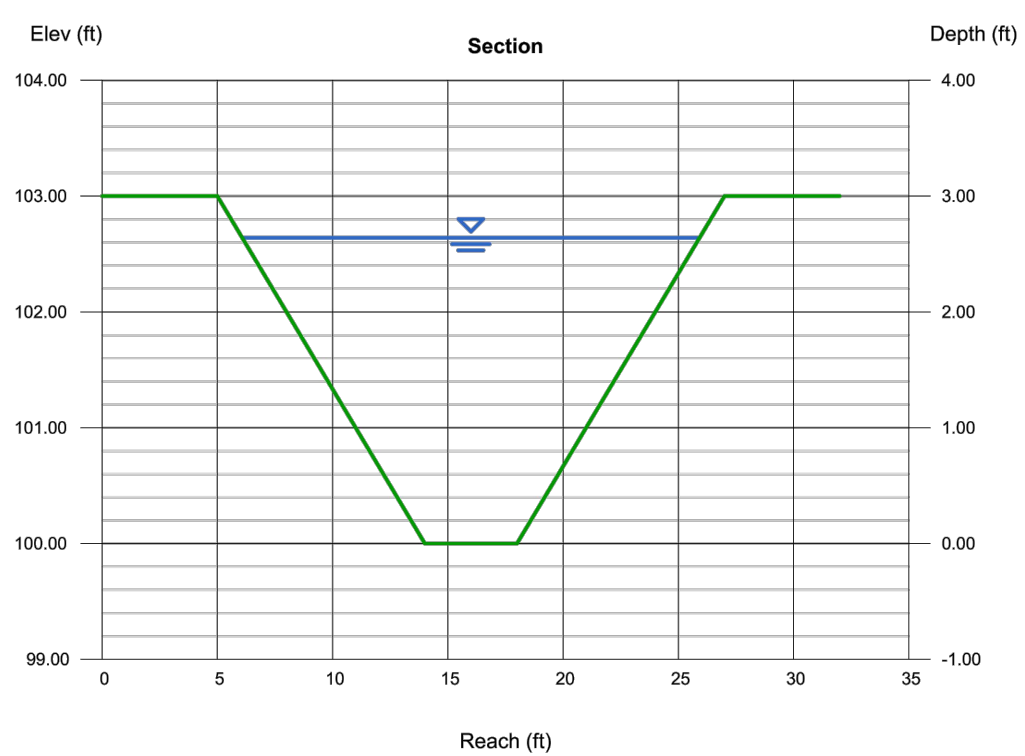
Hydroflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. Monday, Feb 11 2019

<Name>

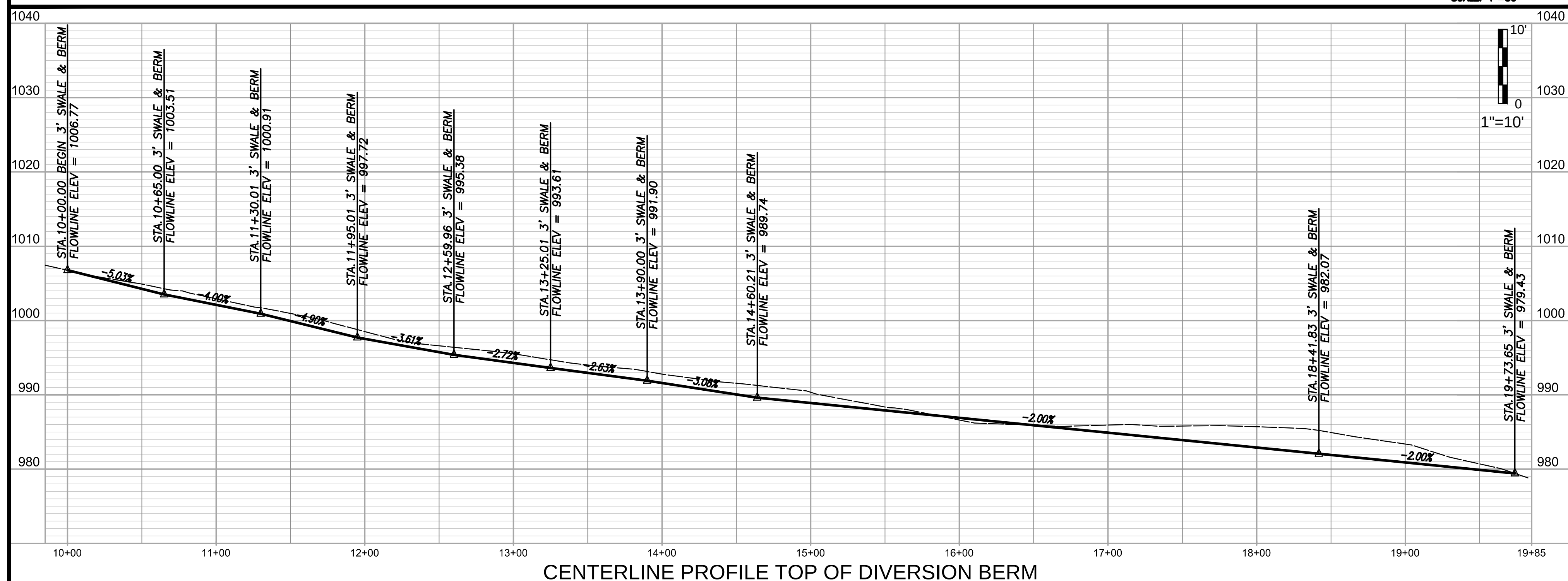
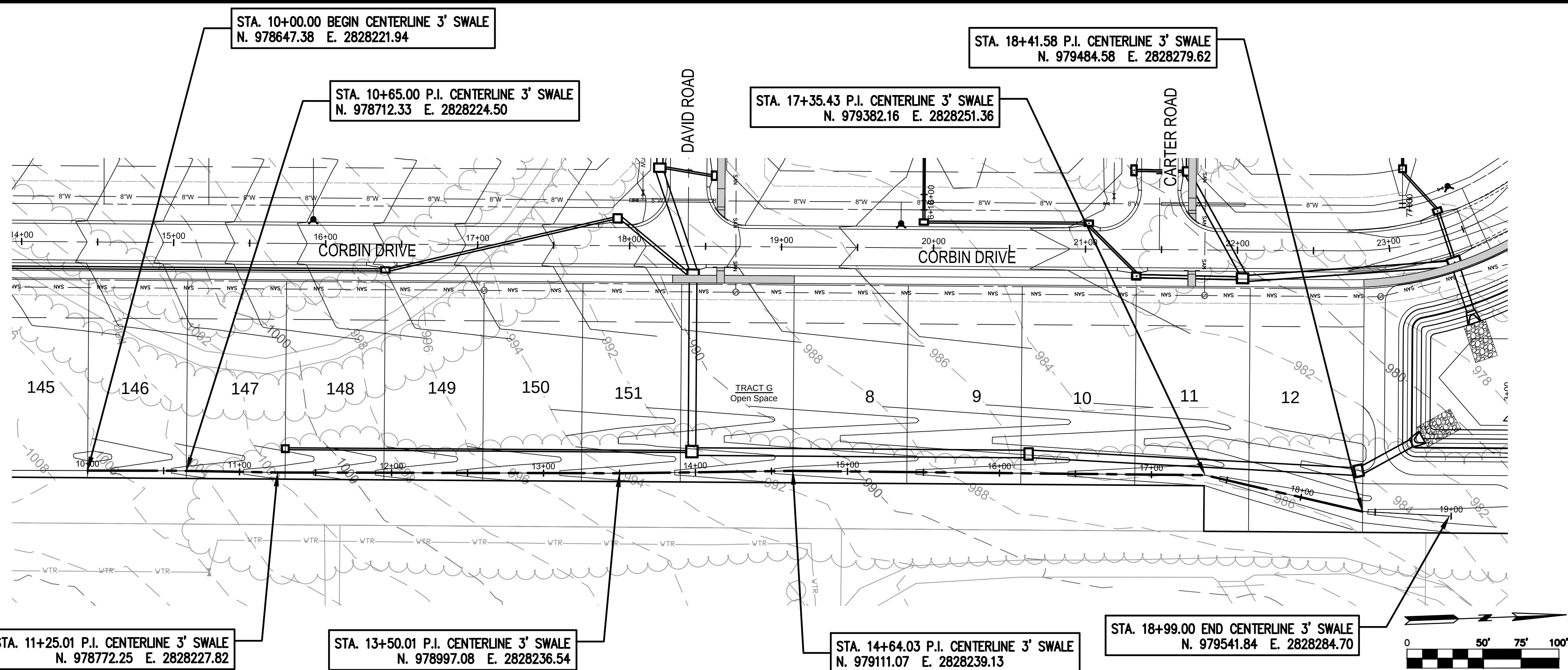
Trapezoidal
Bottom Width (ft) = 4.00
Side Slopes (z:1) = 3.00, 3.00
Total Depth (ft) = 3.00
Invert Elev (ft) = 100.00
Slope (%) = 2.00
N-Value = 0.030

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
Known Q (cfs) = 290.33



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



DATE	REVISION	NO.	BY	CHKD
07/20/19	PER CITY'S COMMENTS	6	SPW	RAS
07/20/19	PER CITY'S COMMENTS	5	SPW	RAS
04/23/19	PER CITY'S COMMENTS	4	SPW	RAS
04/16/19	PER CITY'S COMMENTS	3	SPW	RAS
03/27/19	PER CITY'S COMMENTS	2	SPW	RAS
03/08/19	PER CITY'S COMMENTS	1	SPW	RAS
11/21/18	SUBMITTAL TO CITY OF LEES SUMMIT	1	SPW	RAS



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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
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16-059

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)

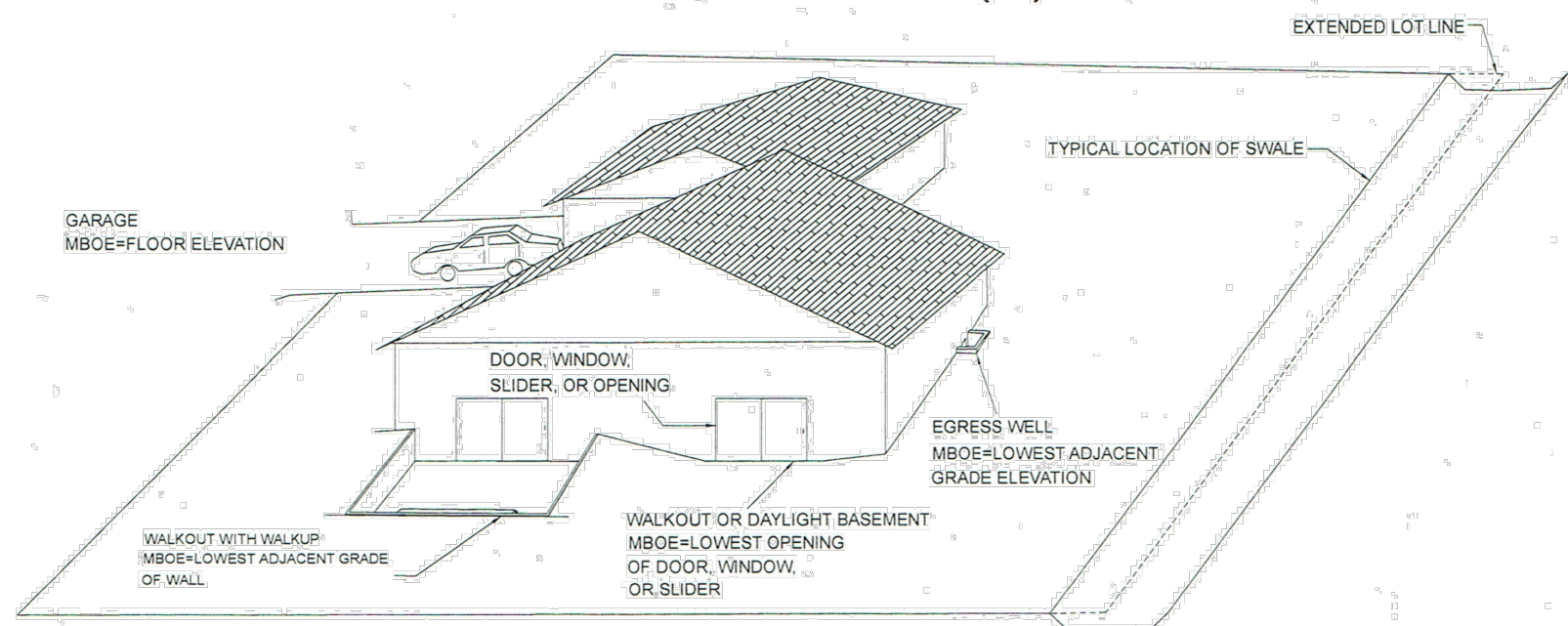
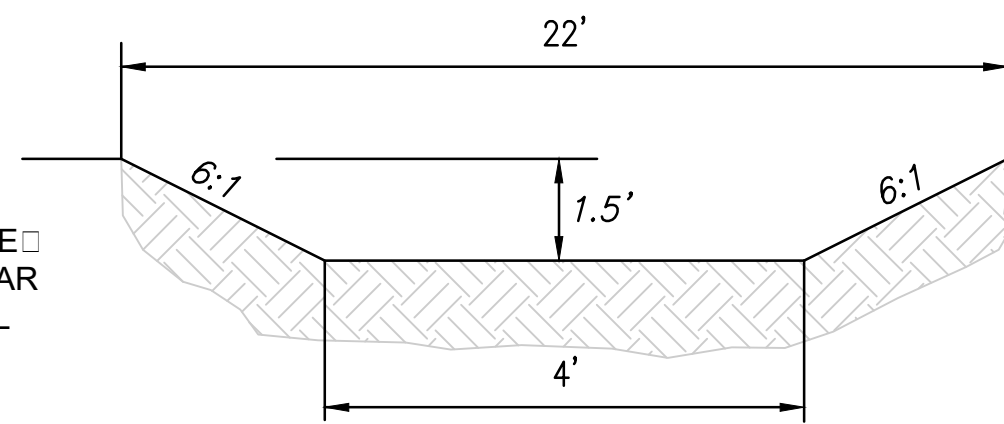
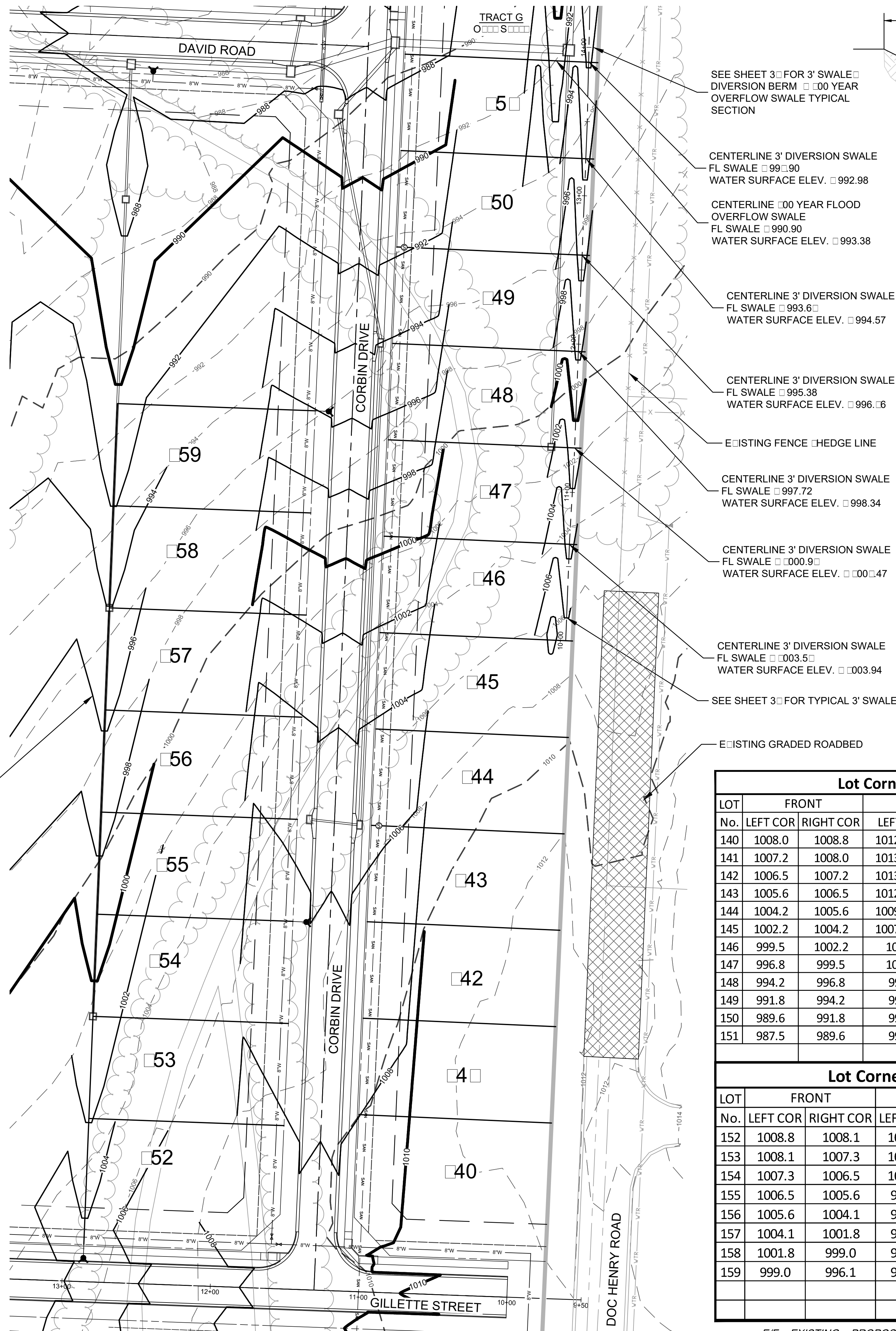
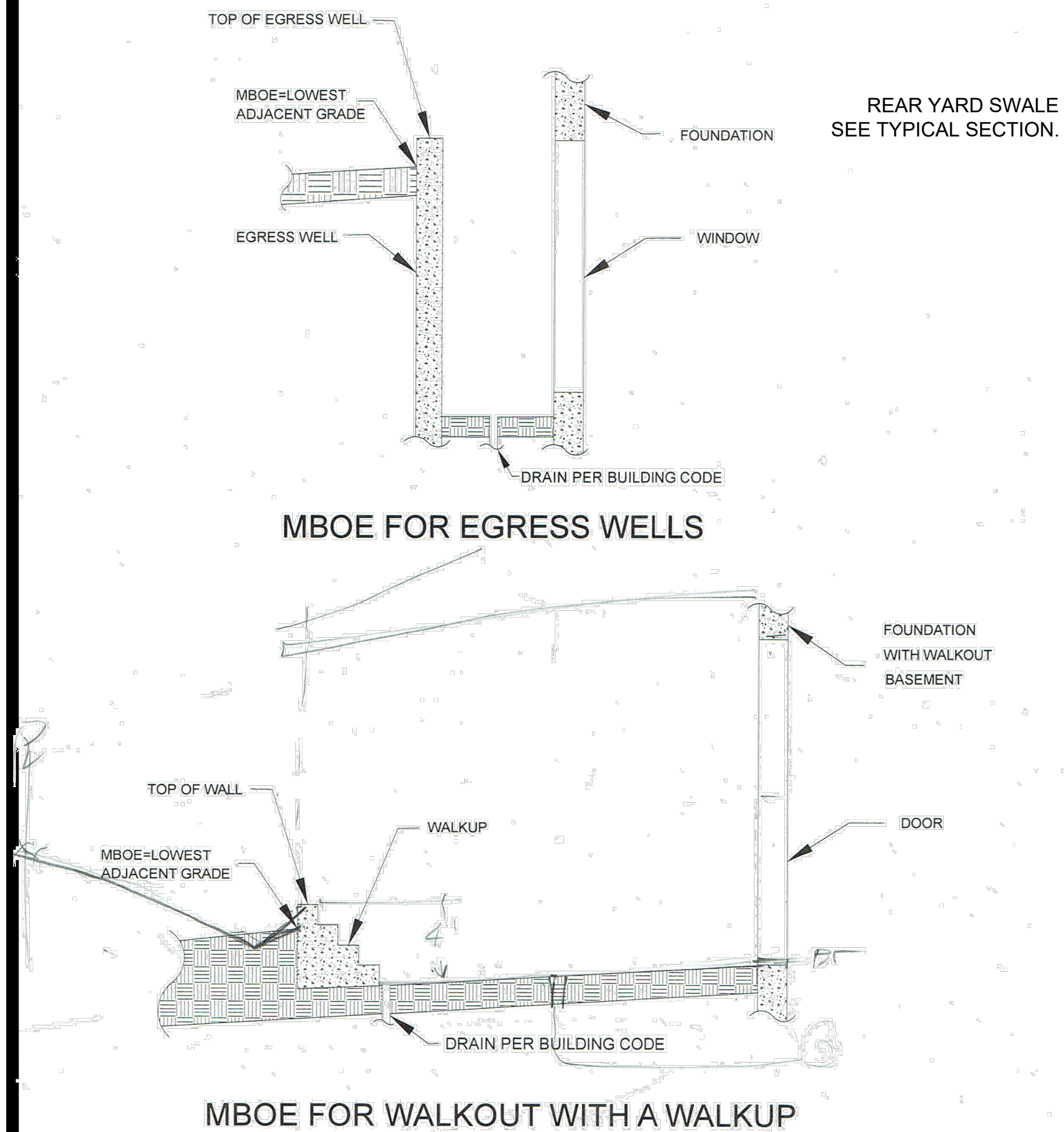


FIG. 2



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.

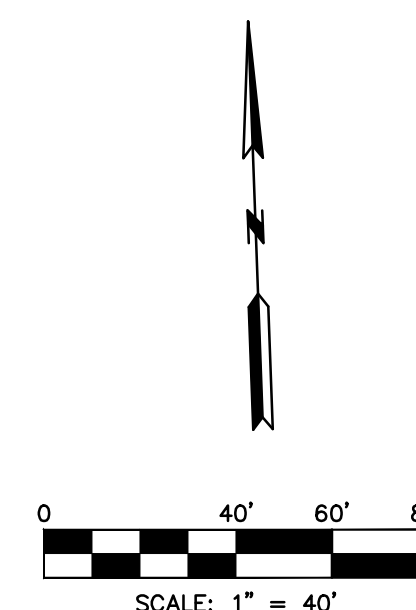
Lot Corner Elevations and MBOEs

LOT No.	FRONT		REAR		M.B.O.E.	BASEMENT TYPE
	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 No.	FRONT		REAR		M.B.O.E.	BASEMENT TYPE
	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



STREET AND STORM SEWER PLANS
MASTER DRAINAGE PLAN
LOT AND FOUNDATION DATA - VILLA LOTS
COBEY CREEK FIRST PLAT
PHASE I
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

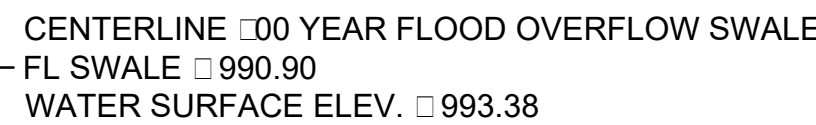
16-059 Base Phase I
DRAWING NO.
16-059 Master Drainage
DATE
March 27, 2019
SHEET NO.
16-059

33 OF 53

8 CONSULT INC engineers planners
11010 Haskell Street, Suite 210, Kansas City, Kansas 66109
CORPORATE LICENSE NO. E201000373 (MO.) / E-1736 (KS.)

STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER
K. Kevin Sterrett
No. E-26440
March 27, 2019

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



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 trenced 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 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.
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. Erosion Control shall be the responsibility of the individual lot owner during construction of the individual lot. 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 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 MoDNR.
8. Upon completion of catch basin installation and prior to paving of streets, the throats of all basins shall be "locked" 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. 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 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 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 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 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	Arnsburg 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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LAND DISTURBANCE PLANS
GENERAL NOTES

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



0 100' 150' 200'

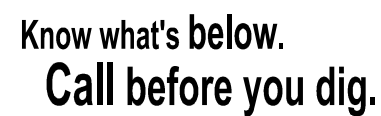
SCALE IN FEET

A circular blue seal for the State of Missouri Professional Engineers. The outer ring contains the text "STATE OF MISSOURI" at the top and "REGISTERED PROFESSIONAL ENGINEER" at the bottom. Inside the ring, it says "KEVIN STERRETT" and "LICENSE NO. E-26440". A signature, "K. Sterretti", is written across the center of the seal.

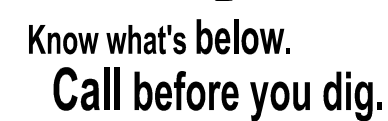
LAND DISTURBANCE PLANS
SITE ASSESSMENT PLAN

COBEY CREEK FIRST PLAT
PHASE I

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



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



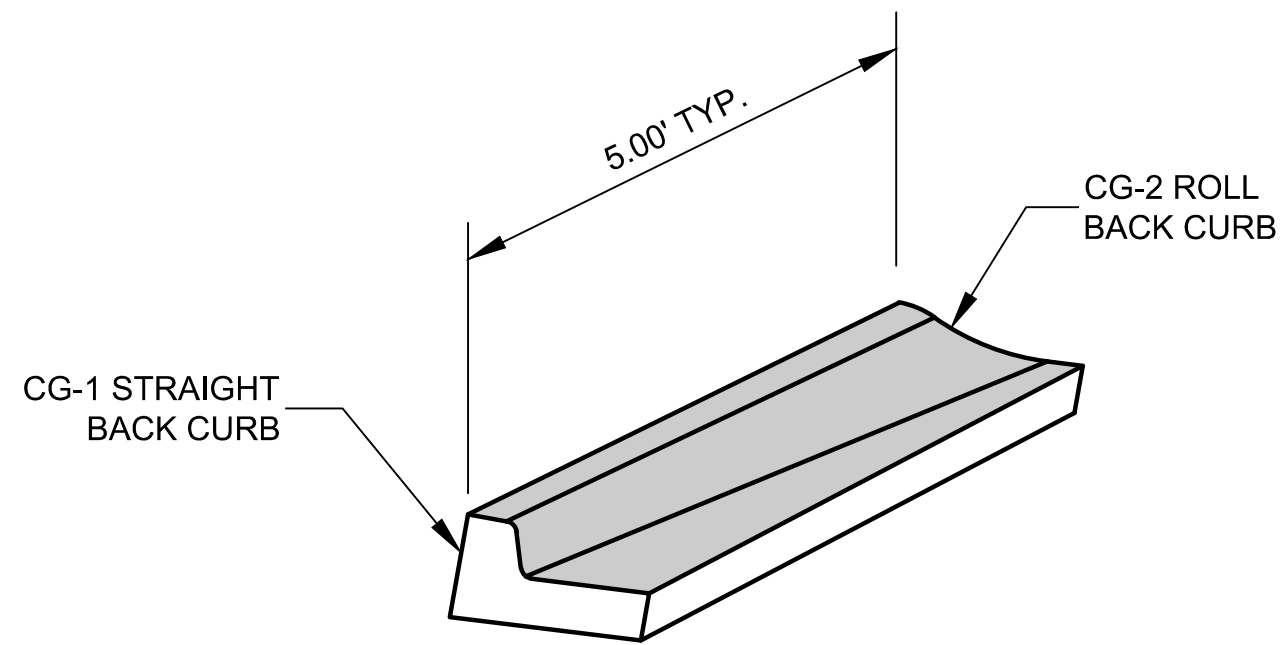
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16-059 Base Phase I

DRAWING NO.
16-059 Phase I Land Disturbance

DATE
March 27, 2019

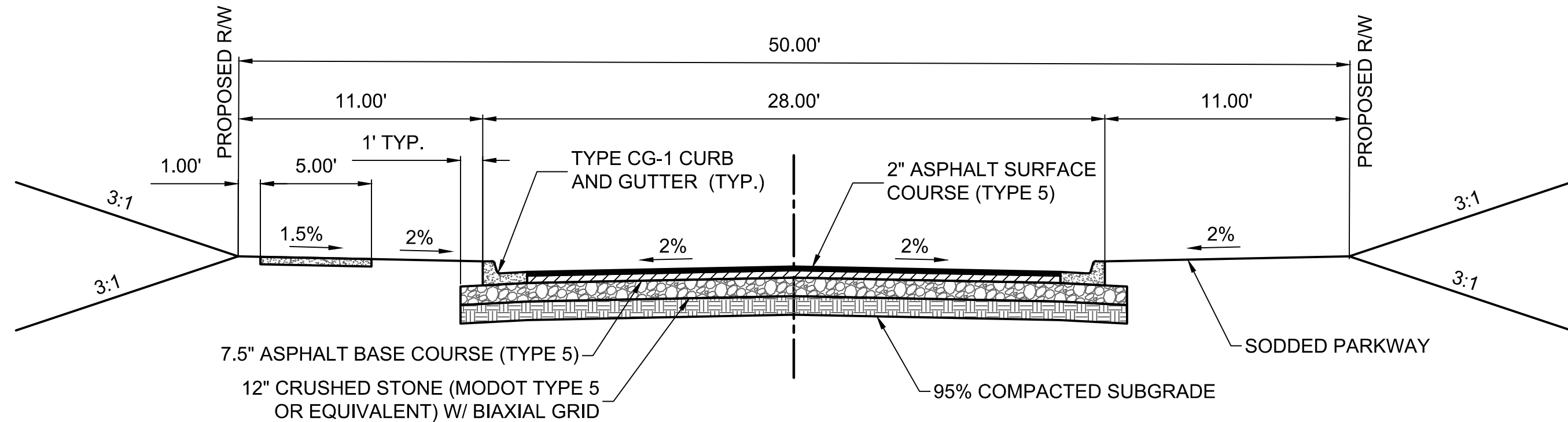
JOB NO.
16-059

38 **SHEET OF** **53**



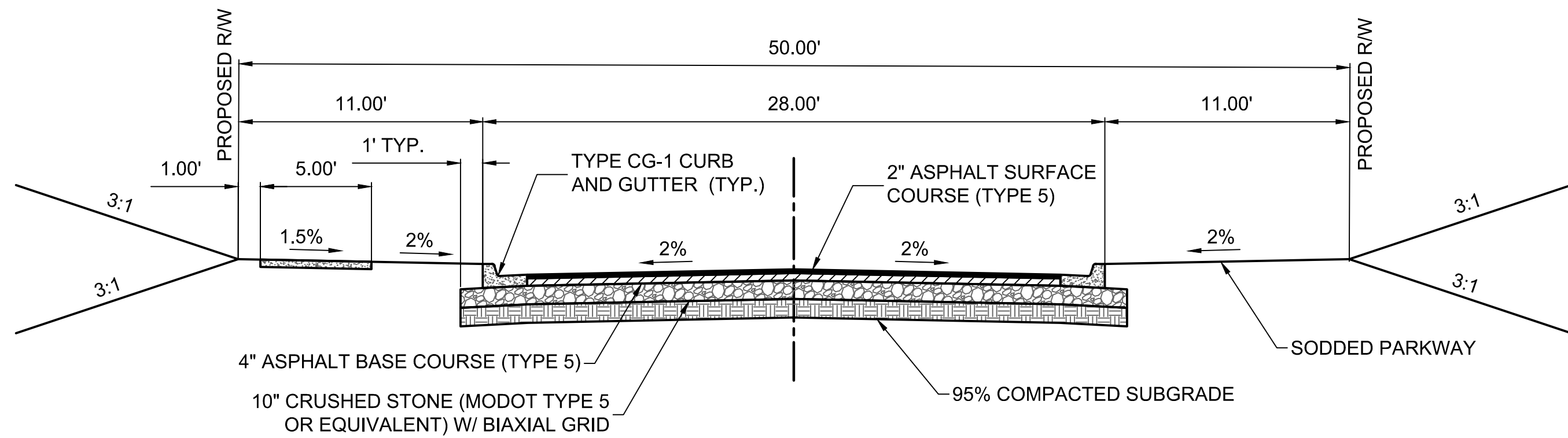
NOTE:
CURB TRANSITIONS SHALL BE MADE AFTER RADII
AT CURB RETURNS. CURB TRANSITIONS SHALL
ALSO BE MADE AT CURB INLETS WHEN POSSIBLE.

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



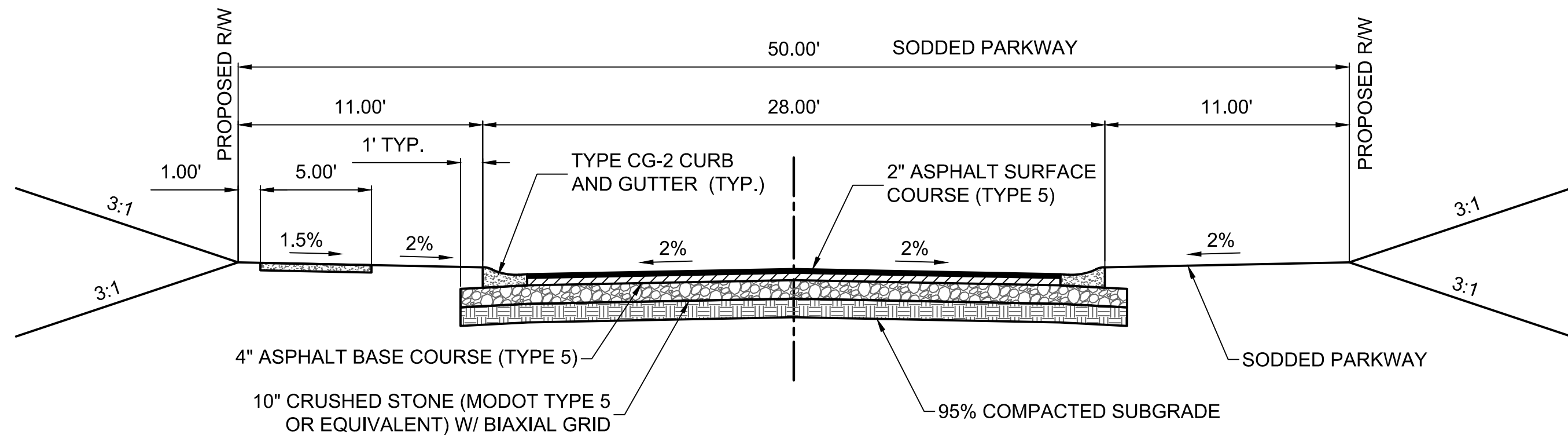
COMMERCIAL LOCAL FULL DEPTH PAVEMENT SECTION
CG-1 CURB AND GUTTER
NOT TO SCALE

PHASE I
COBEY CREEK DRIVE (STA. 10+85.72 TO 14+37.62)
GILLETTE STREET (STA. 10+00 TO 16+88.45)



RESIDENTIAL LOCAL FULL DEPTH PAVEMENT SECTION
CG-1 CURB AND GUTTER
NOT TO SCALE

PHASE I
COBEY CREEK DRIVE (STA. 14+37.62 TO 26+61.94)
COBEY LANE (STA. 10+00 TO 10+39)
CORBIN DRIVE (STA. 10+00 TO 10+39)
JUD DRIVE (10+00 TO 10+64)

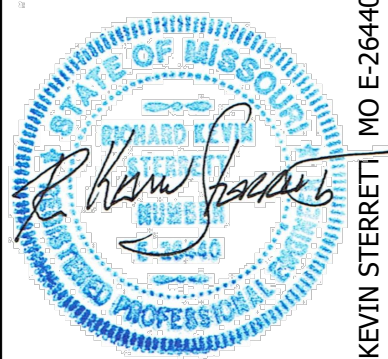


RESIDENTIAL LOCAL FULL DEPTH PAVEMENT SECTION
CG-2 CURB AND GUTTER
NOT TO SCALE

CARTER ROAD (STA. 10+00 TO 18+89.65)
COBEY LANE (STA. 10+39 TO 18+40.77)
CORBIN DRIVE (STA. 10+39 TO 36+88.75)
DAVID ROAD (STA. 10+00 TO 18+89.65)

DATE	REVISION	NO.	BY	CHKD
07/30/19	PER CITY'S COMMENTS	6	SPW	AKS
07/30/19	PER CITY'S COMMENTS	5	SPW	AKS
04/23/19	PER CITY'S COMMENTS	4	SPW	AKS
04/16/19	PER CITY'S COMMENTS	3	SPW	AKS
03/27/19	PER CITY'S COMMENTS	2	SPW	AKS
02/08/19	PER CITY'S COMMENTS	1	SPW	AKS
11/27/18	SUBMITTAL TO CITY OF LEES SUMMIT			

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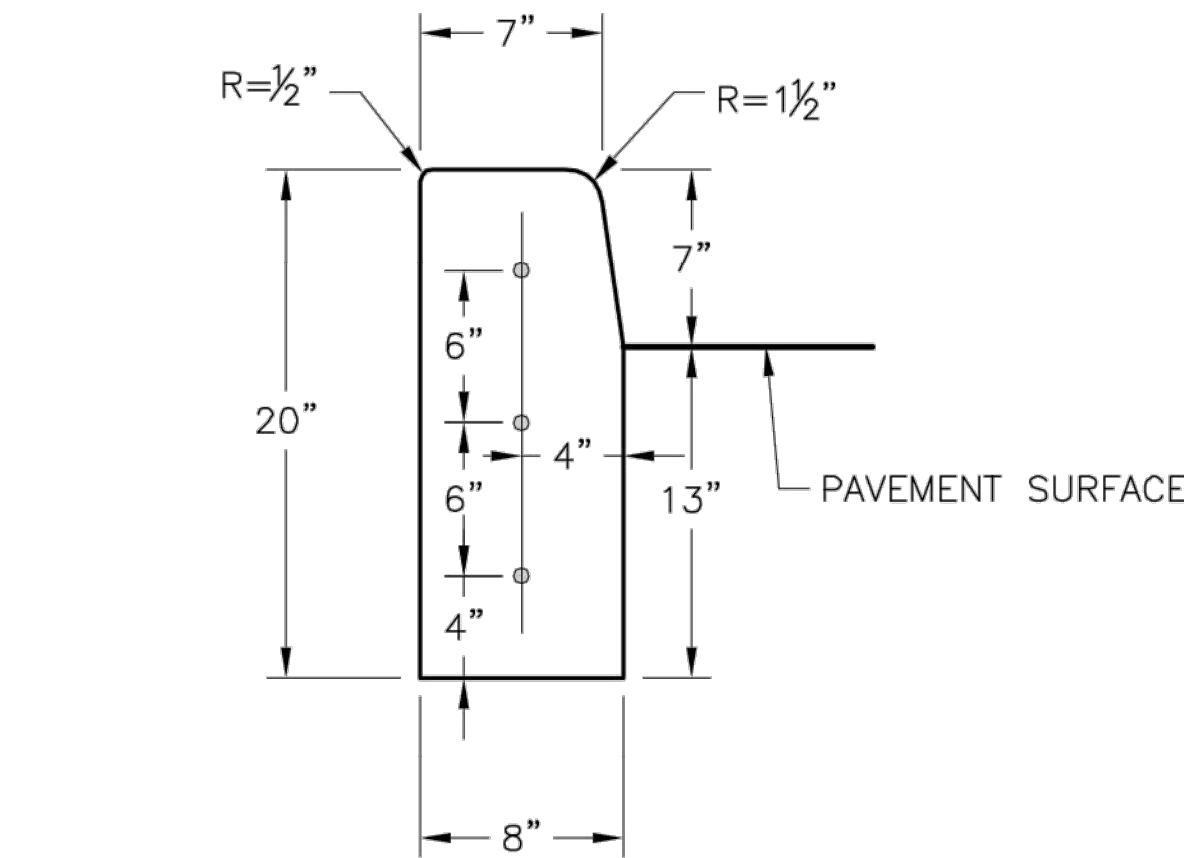


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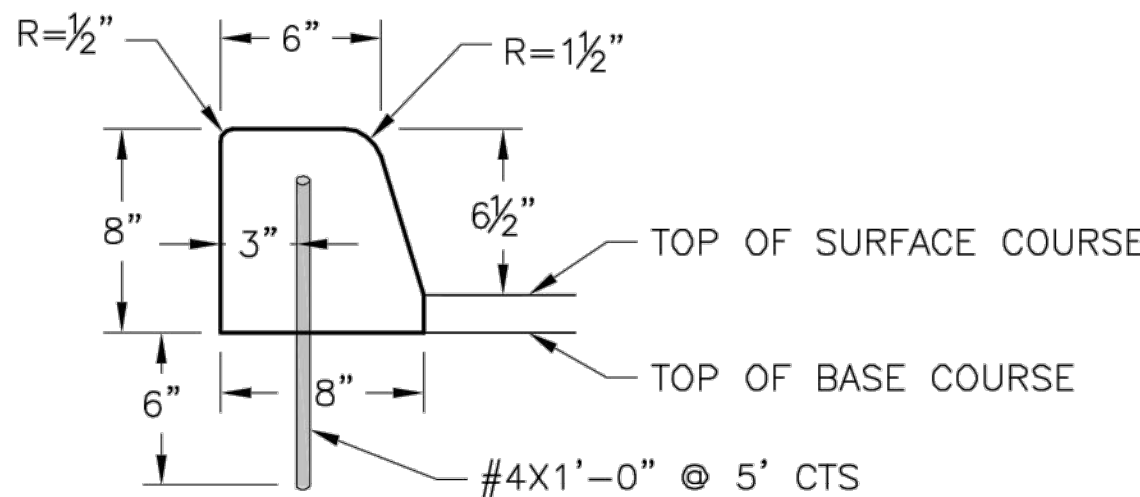
11010 Haskell Street, Suite 210, Kansas City, Kansas 66109
CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.)

STREET AND STORM SEWER PLANS
TYPICAL STREET SECTIONS AND
CURB TRANSITION DETAIL
COBEY CREEK FIRST PLAT
PHASE I
CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI

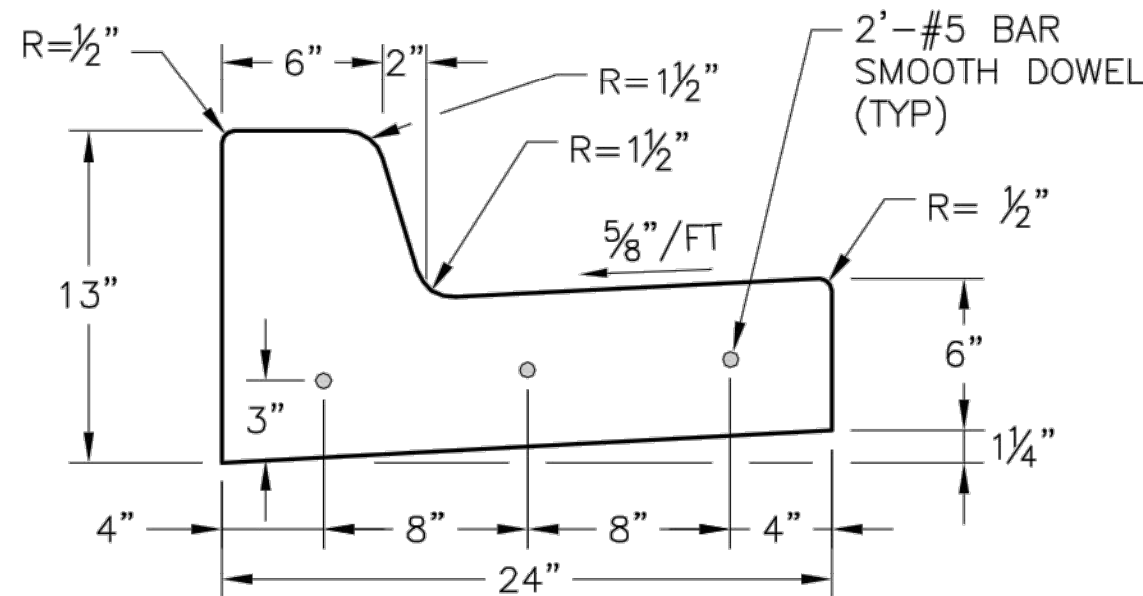
X-REF NO. 16-059 Base Phase I
DRAWING NO. 16-059 Phase I Street Plans
DATE July 30, 2019
SHEET NO. 16-059



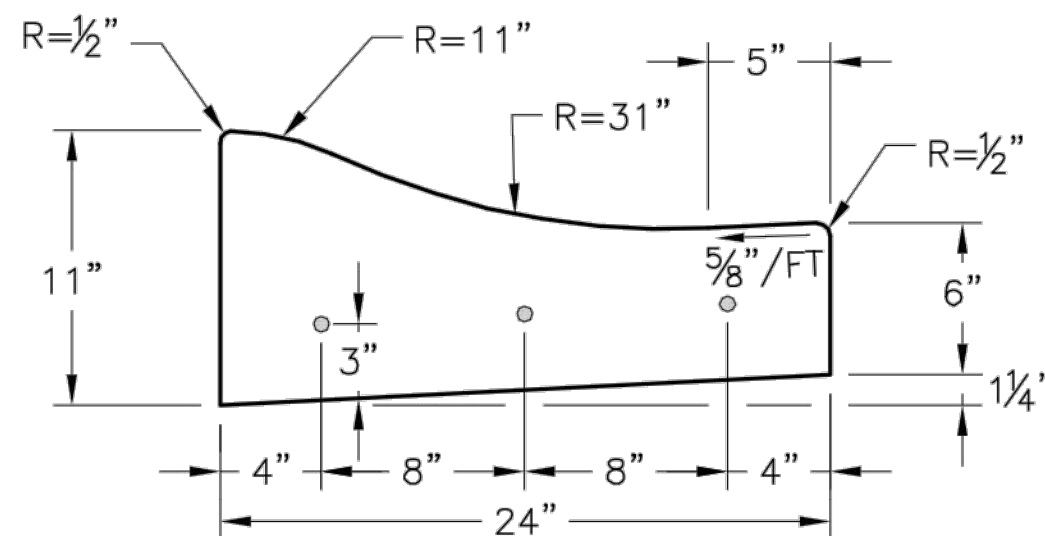
STRAIGHT CURB
(TYPE C-1)



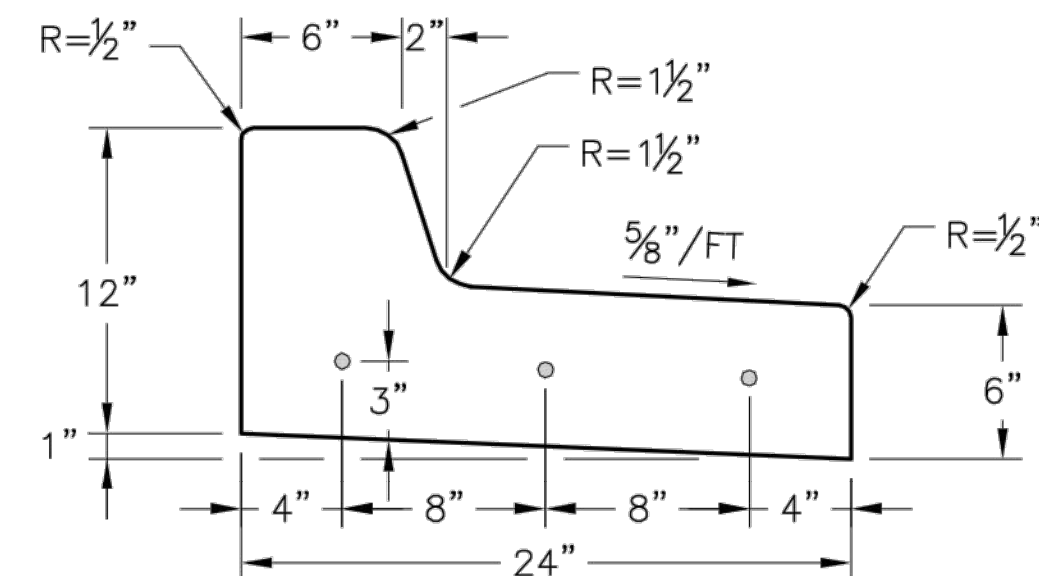
DOWELLED CURB
(TYPE DC)



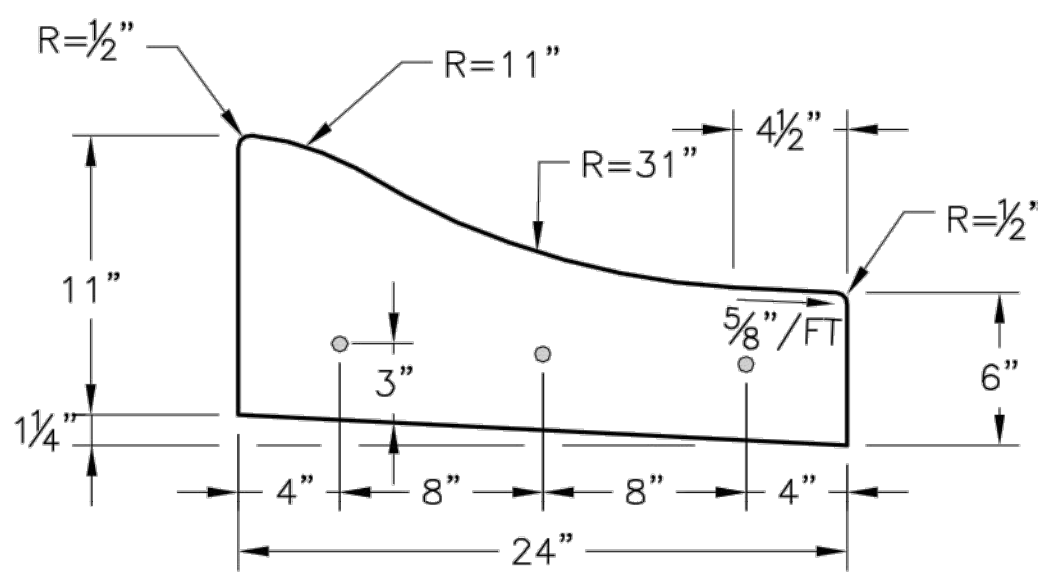
STRAIGHT BACK CURB &
GUTTER
(TYPE CG-1)



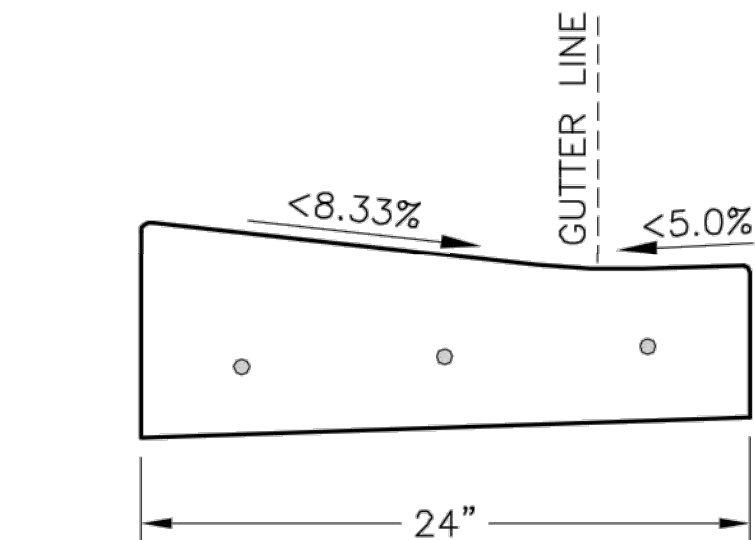
ROLL BACK CURB &
GUTTER
(TYPE CG-2)



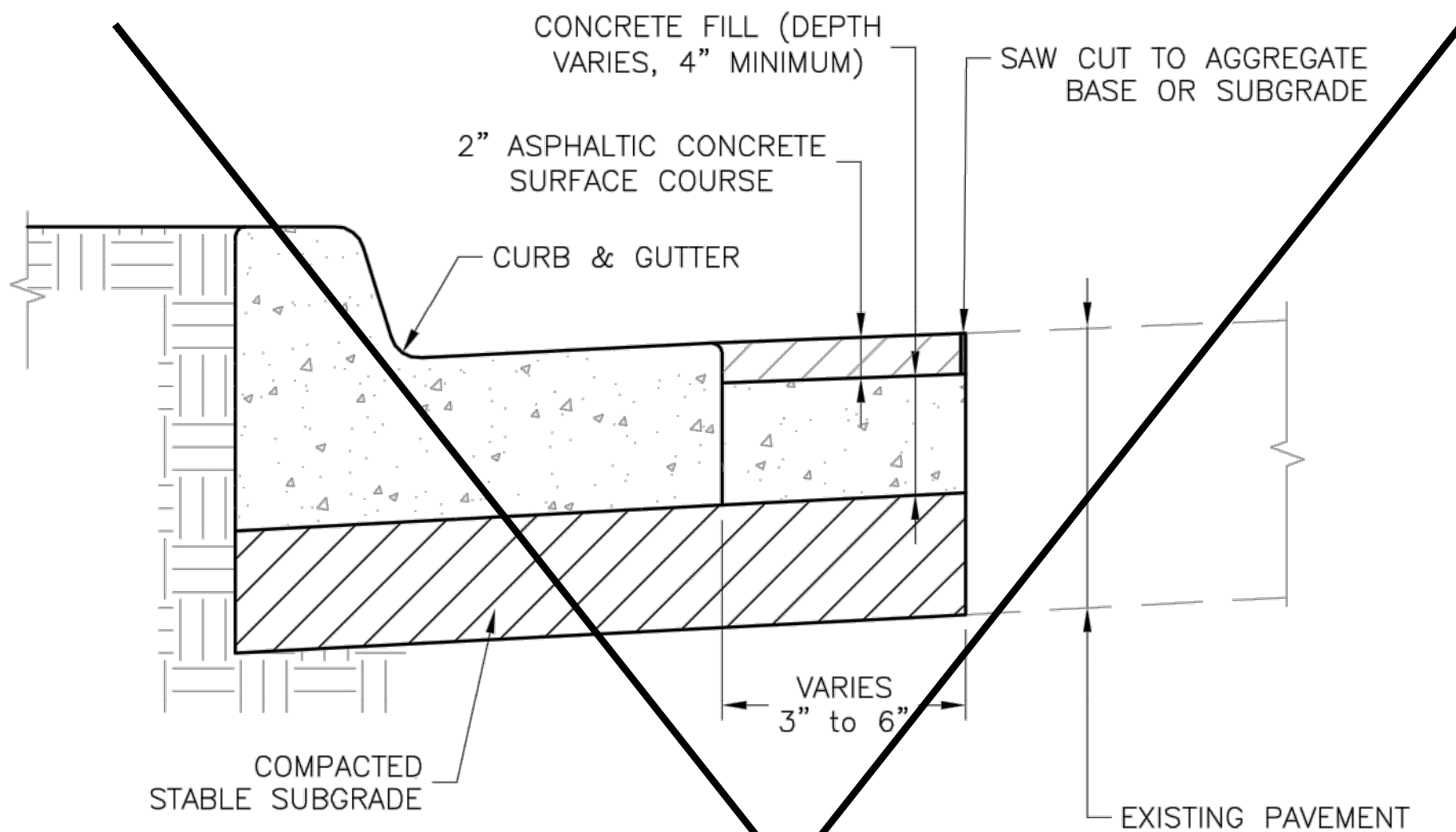
STRAIGHT BACK DRY CURB &
GUTTER
(TYPE CG-1 DRY)



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



CURB & GUTTER DETAIL AT RAMP
(ADA SLOPE REQUIREMENTS)



CURB REPLACEMENT DETAIL

GENERAL NOTES

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

LEE'S SUMMIT
MISSOURI

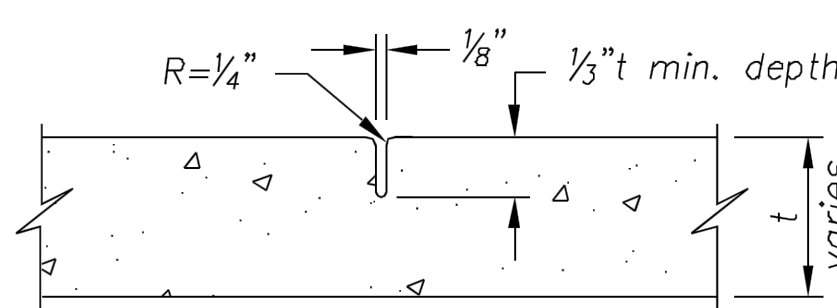
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

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

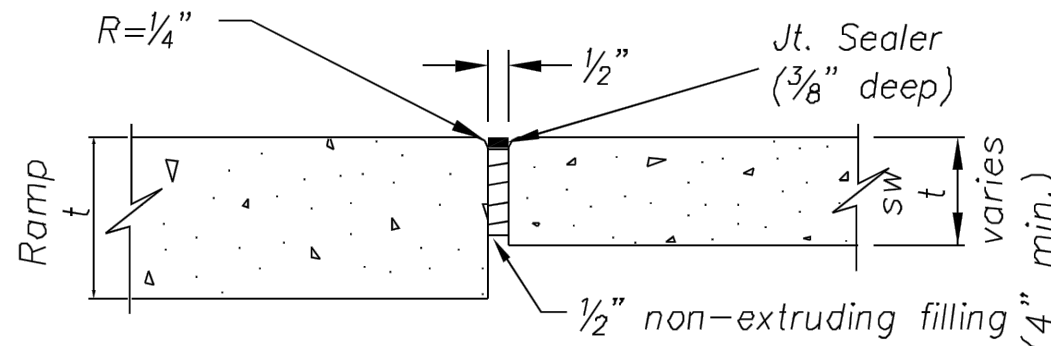
CURB & GUTTER DETAIL

Drawn By: MJF
Checked By: DL
Date: 04/17
Proj. #:

GEN-4



CONTRACTION JOINT



ISOLATION JOINT

JOINT DETAILS
Not to Scale

STREET AND STORM SEWER PLANS
STREET, CURB AND SIDEWALK JOINT
DETAILS

COBEY CREEK FIRST PLAT
PHASE I
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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

NO.	BY	REVISION	DATE
6	SPW	PER CITY'S COMMENTS	07/20/19
5	SPW	PER CITY'S COMMENTS	07/20/19
4	SPW	PER CITY'S COMMENTS	04/23/19
3	SPW	PER CITY'S COMMENTS	04/16/19
2	SPW	PER CITY'S COMMENTS	03/27/19
1	SPW	PER CITY'S COMMENTS	02/08/19
		SUBMITAL TO CITY OF LEE'S SUMMIT	11/27/18

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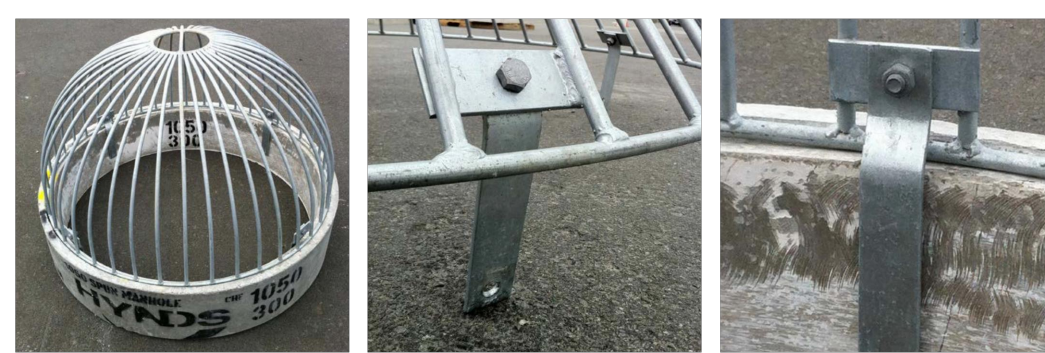
16-059 Base Phase I
DRAWING NO.
16-059 Phase I Street Plans
DATE
July 30, 2019
X28 NO.
16-059

Design Specifications	Installation
- 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)	- 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 <i>Surfco</i> 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 Riser [mm]	C = Height of Dome [mm]	D = Leg Length [mm]
Type 1 High Profile							
MHD0605G	600	1	610	640	145	300	190
MHD0675S	675	1	686	715	145	300	190
MHD0900S	900	1	914	950	230	500	190
MHD1060S	1050	1	1060	1125	230	565	190
MHD1060S+41*	1050	0	1060	1125	230	565	190
MHD1200S	1200	1	1207	1270	230	635	190
MHD1205H+1	1200	1	1207	1270	230	635	190
MHD1400S	1400	1	1422	1430	230	715	190
MHD1500S	1500	1	1524	1580	230	790	190
MHD1650S	1650	1	1676	1740	230	870	190
MHD1800S	1800	1	1829	1900	230	950	190
Type 2 Low Profile							
MHD0600S2	600	2	610	640	145	150	190
MHD0675S2	675	2	686	715	145	150	190
MHD0900S2	900	2	914	950	230	175	190
MHD1050S2	1050	2	1066	1125	230	200	190
MHD1050S2H+1	1050	2	1066	1125	230	200	190
MHD1200S2	1200	2	1207	1270	230	360	190
MHD1200S2H+1	1200	2	1207	1270	230	360	190
MHD1400S2	1400	2	1372	1430	230	390	190
MHD1500S2	1500	2	1524	1580	230	435	190
MHD1650S2	1650	2	1676	1740	230	480	190
MHD1800S2	1800	2	1829	1900	230	520	190

Note: Larger sizes 2000, 2300, 2550, 3000mm are available on request
*H - hinged HL - hinged and lockable

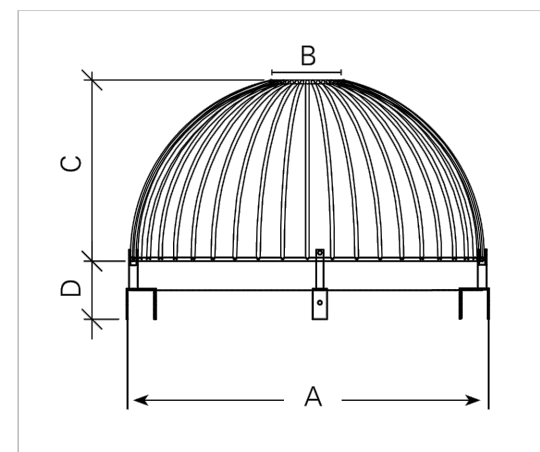


FIG. 1 Dimensions of Type 1 Hynds Scruffy Dome (see table)

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

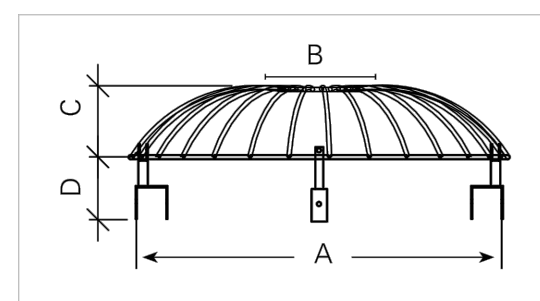
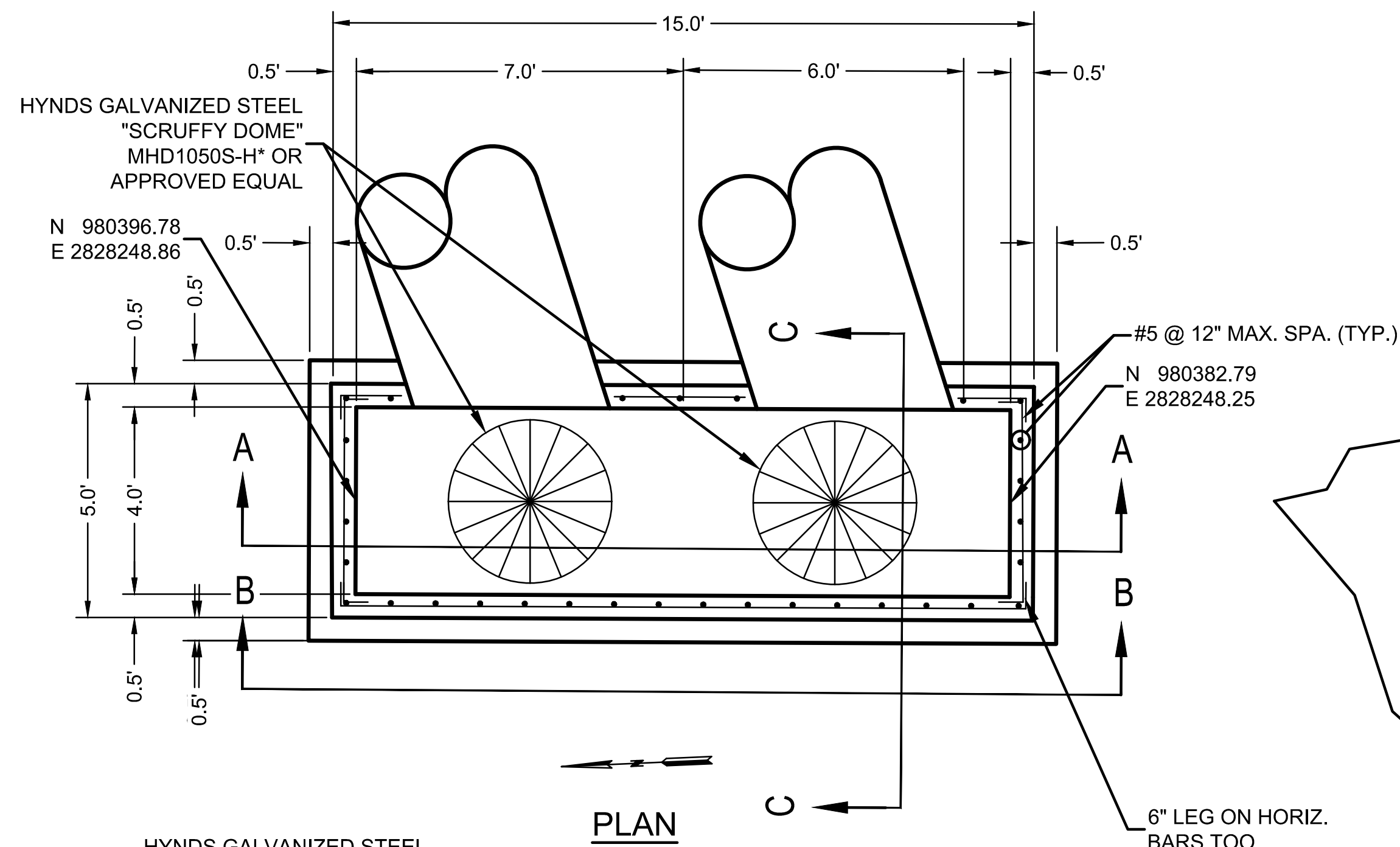
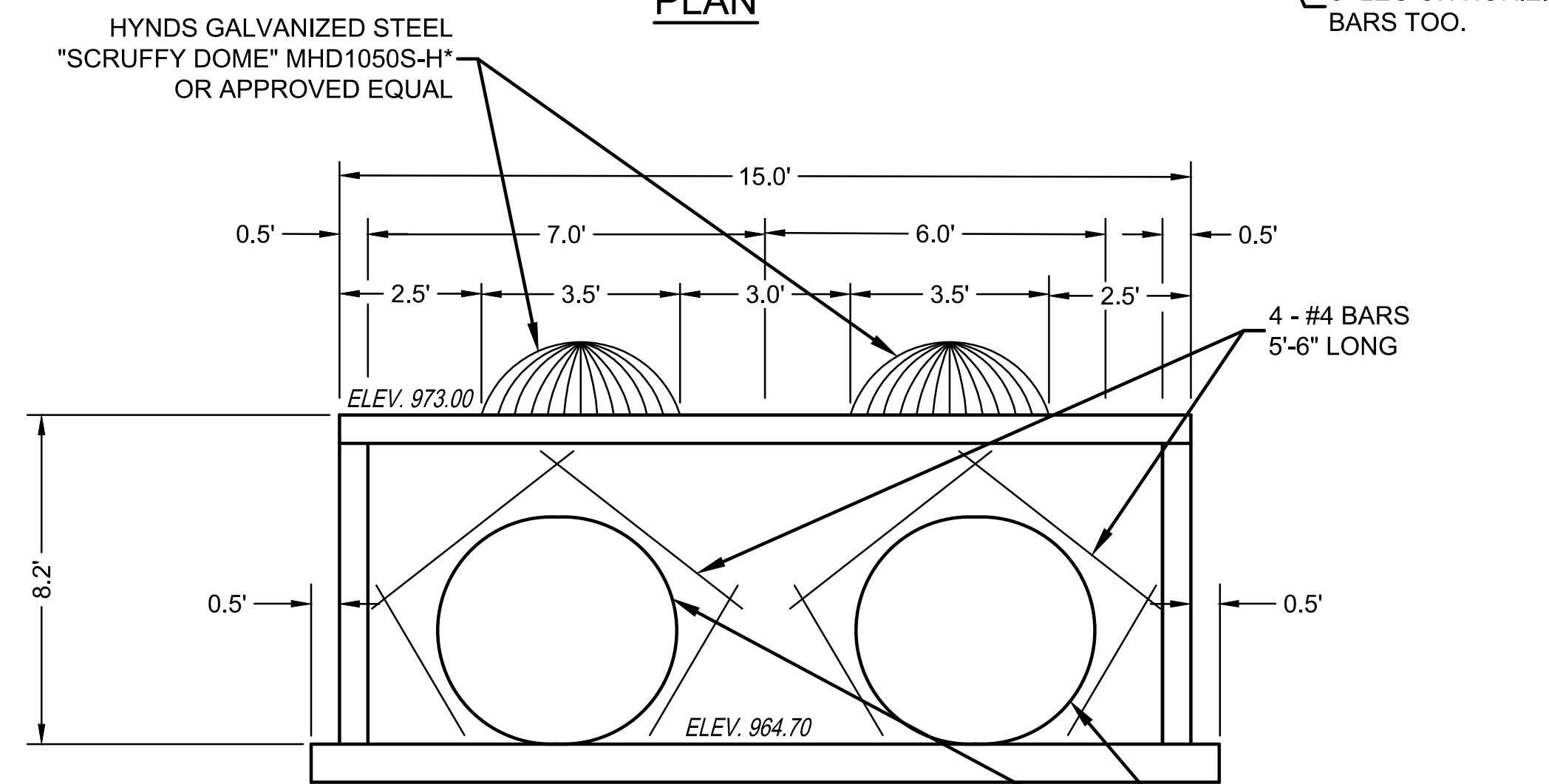


FIG. 2 Dimensions of Type 2 Hynds Scruffy Dome (see table).

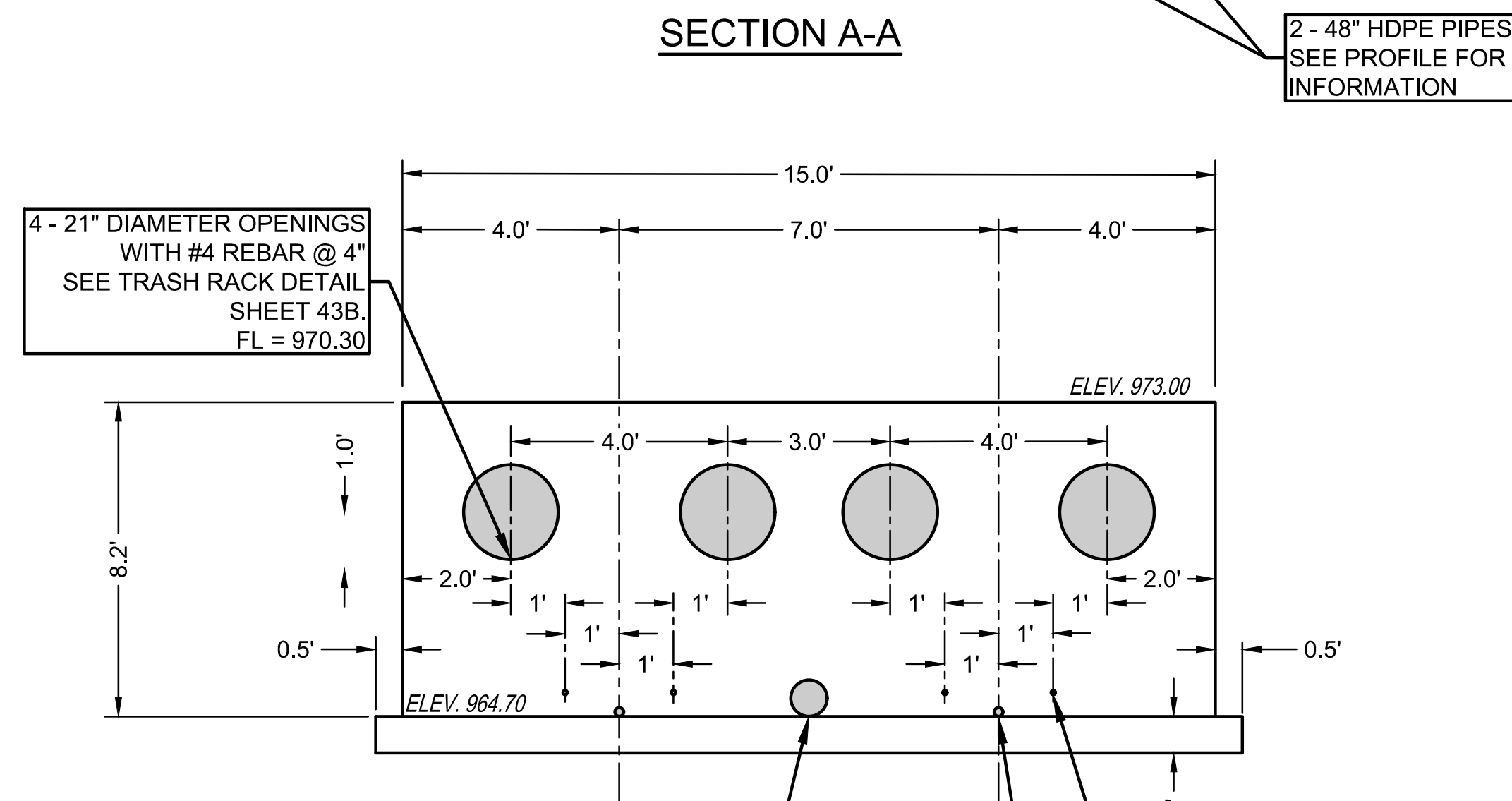
Note: Brackets shown here are not supplied. Please see the North Island and South Island Scruffy Domes photos.



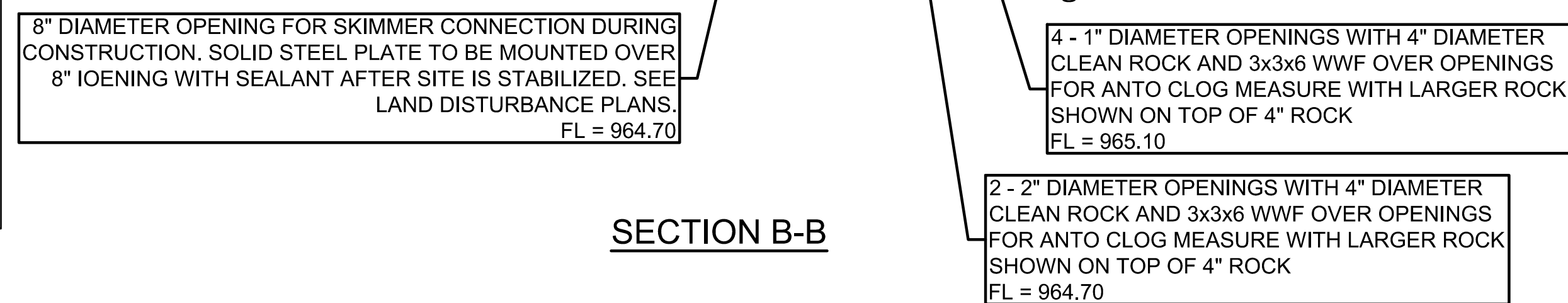
PLAN



SECTION A-A



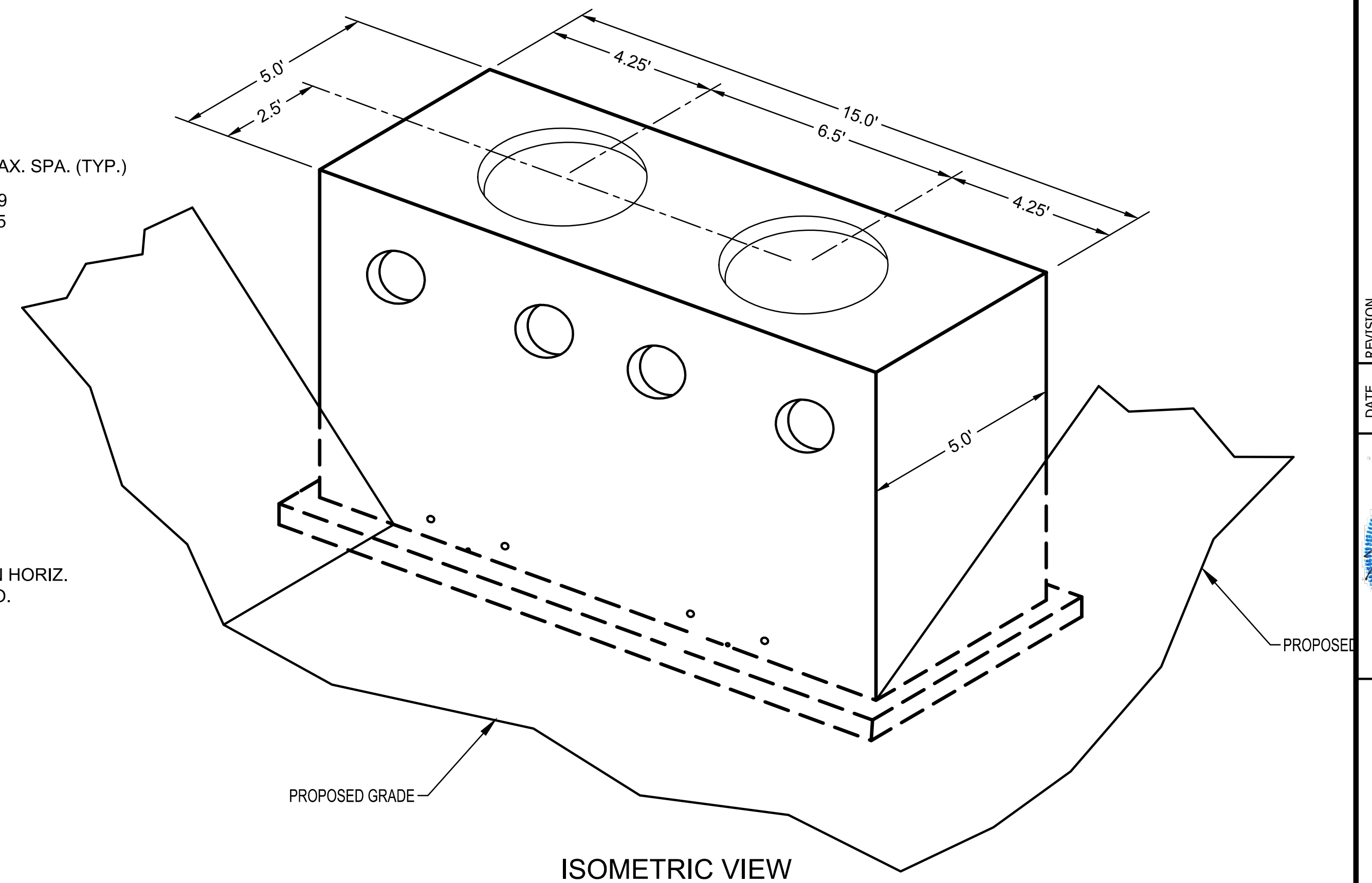
SECTION B-B



DETENTION OUTLET STRUCTURE
NOT TO SCALE

NOTE:

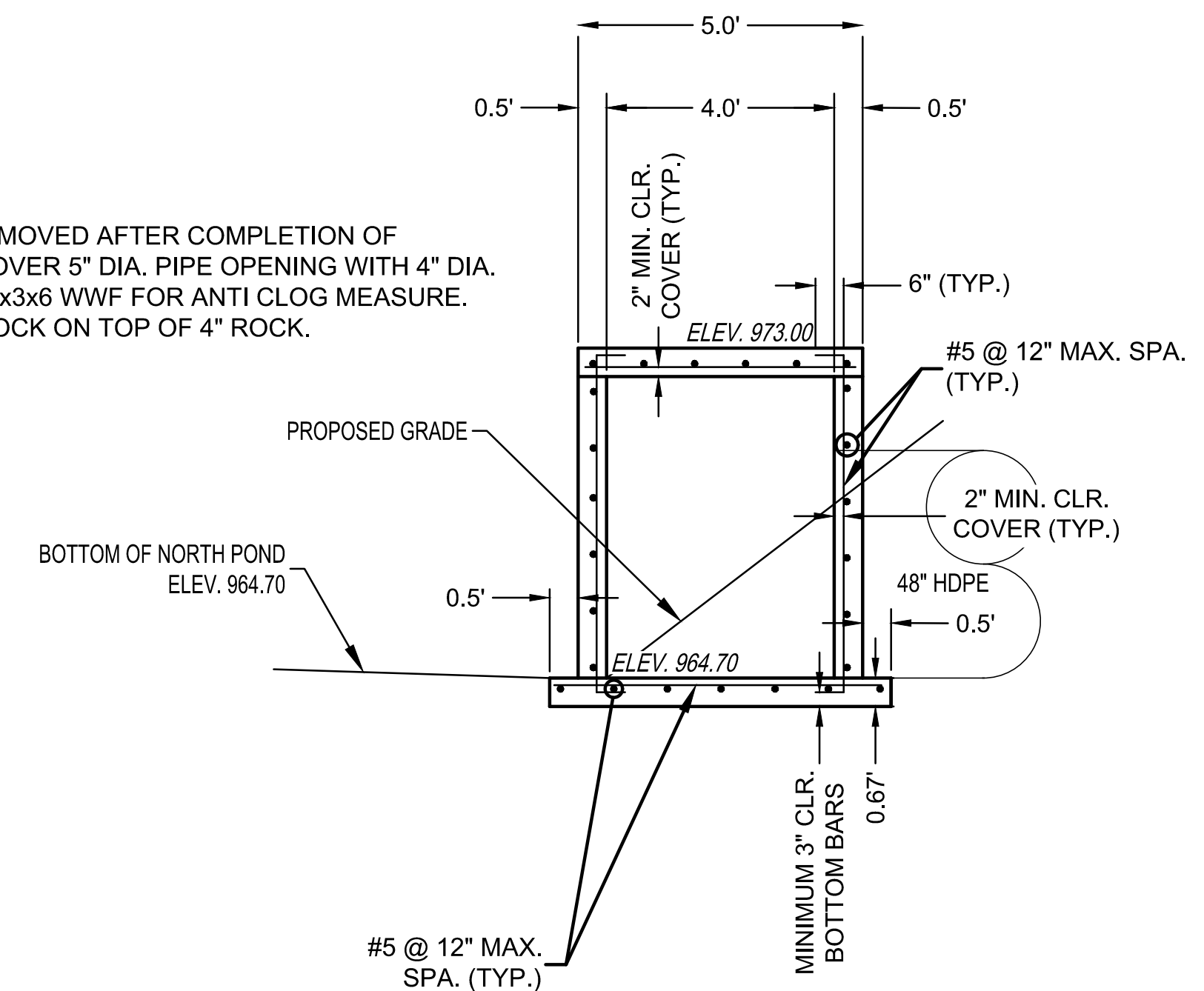
1. REINFORCING STEEL FOR ALL WALLS, TOP AND BOTTOM SLABS WILL BE NO. 5 BARS WITH MAXIMUM SPACING OF 12" IN BOTH VERTICAL AND HORIZONTAL DIRECTIONS. BOTTOM SLAB IS 8" THICK. ALL OTHER WALLS AND TOP SLAB ARE 6" THICK. CONCRETE STRENGTH = 4 KSI. REINFORCING STEEL SHALL BE GRADE 60. TYPICAL MINIMUM CONCRETE COVER IS 2", EXCEPT 3" CLEAR COVER IS REQUIRED FOR BARS FROM THE BOTTOM OF THE BOTTOM SLAB. TOP COVER IN THE BOTTOM SLAB IS 1½".
2. REINFORCING STEEL EXPOSED AT THE INLET OPENING LOCATIONS SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A123.



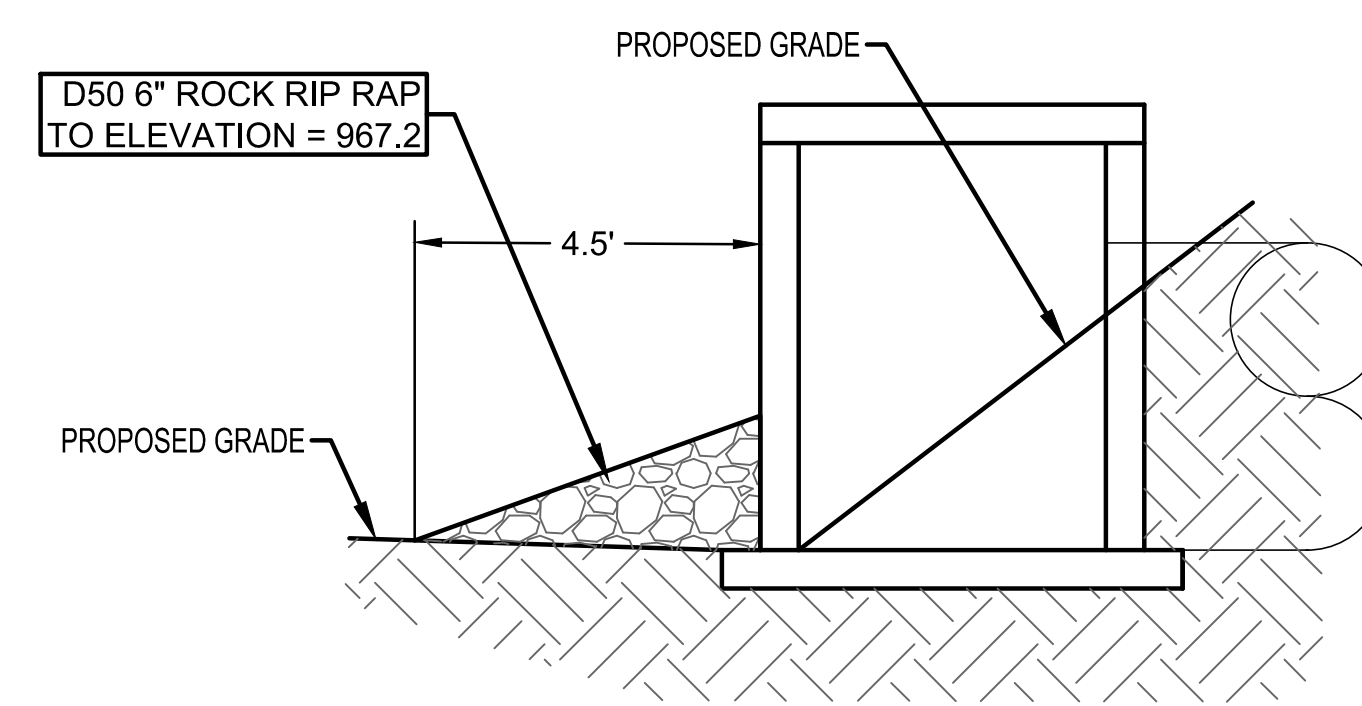
ISOMETRIC VIEW

NOTE:

SKIMMER TO BE REMOVED AFTER COMPLETION OF CONSTRUCTION. COVER 5" DIA. PIPE OPENING WITH 4" DIA. CLEAN ROCK AND 3x3x6 WWF FOR ANTI CLOG MEASURE. INSTALL LARGER ROCK ON TOP OF 4" ROCK.



SECTION C-C



SECTION C-C
POST CONSTRUCTION

DATE	REVISION	NO.	DT	SVT
08/24/20				
07/29/20	PER CIP'S COMMENTS	8	SPW	8/5
11/27/18	SUBMITAL TO CITY OF LEES SUMMIT	7	SPW	8/5

PLEASE PRINT OUTLET STRUCTURE PER ORIGINAL STORM REPORT

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August 24, 2020

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STREET AND STORM SEWER PLANS
NORTH DETENTION BASIN
OUTLET STRUCTURE

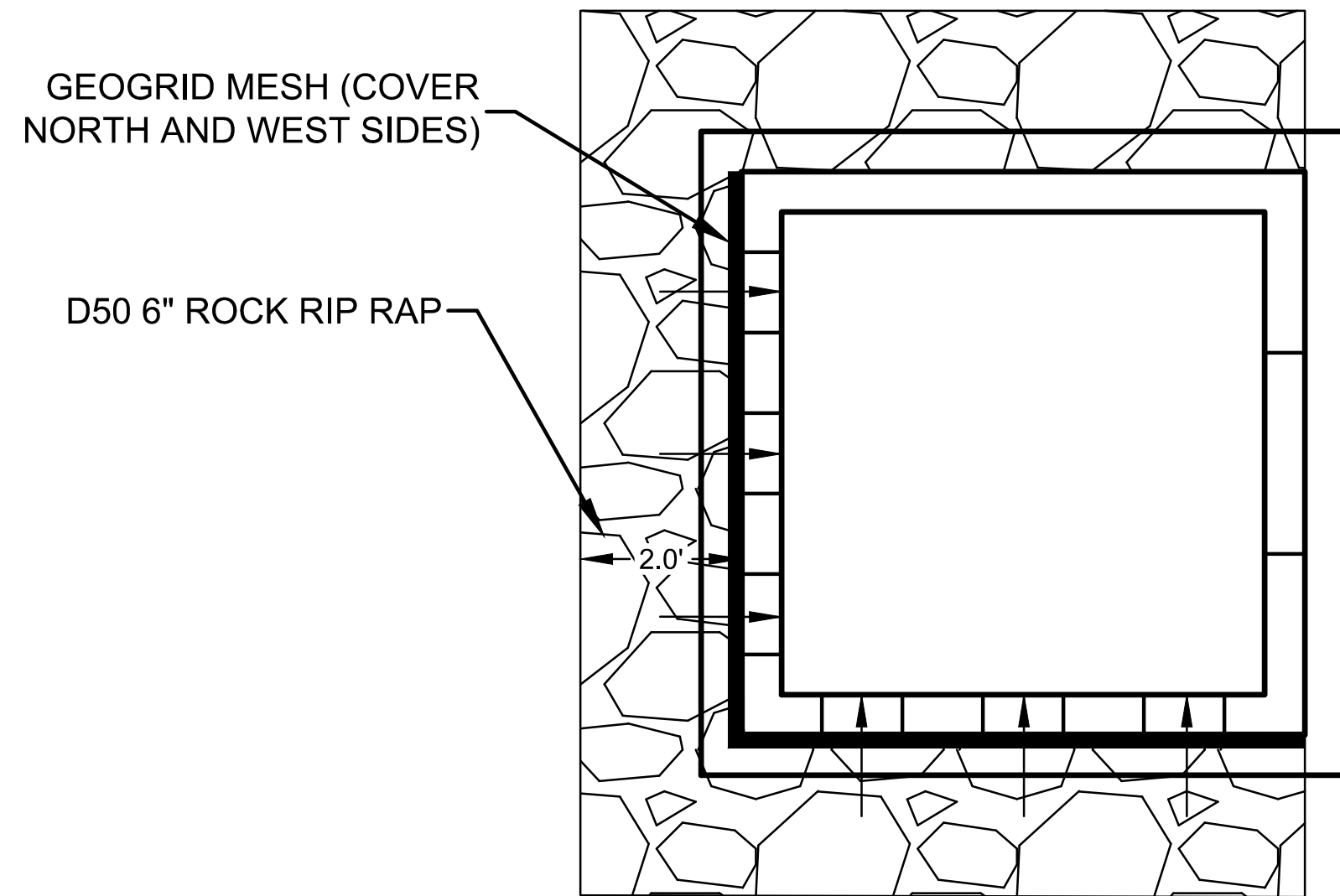
COBEY CREEK FIRST PLAT
PHASE I

CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI

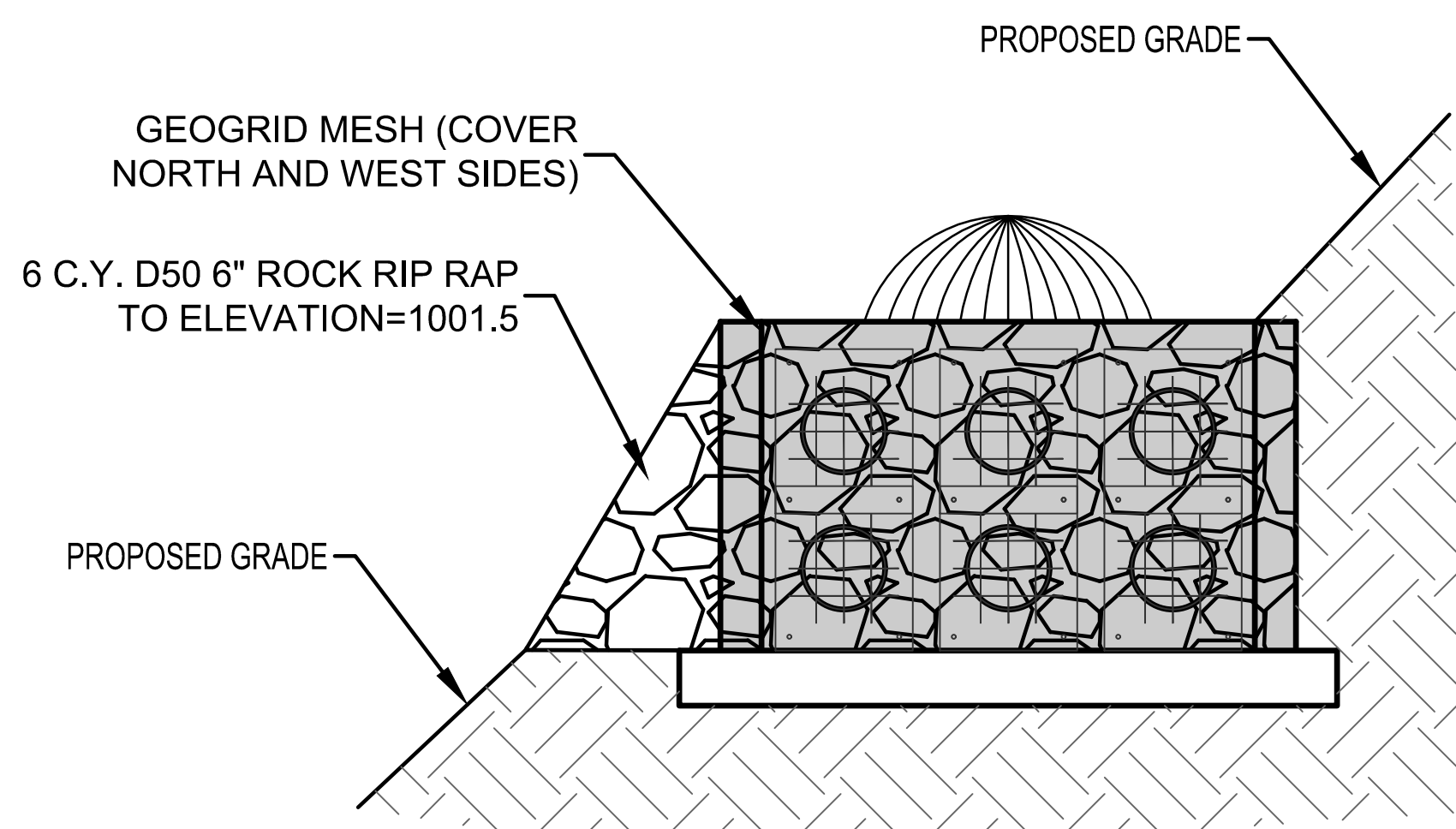
REEK FIRE PHASE I

<i>X-REF NO.</i>
16-059 Base Phase I
<i>DRAWING NO.</i>
16-059 Phase I Street Plans
<i>DATE</i>
August 24, 2020
<i>JOB NO.</i>
16-059

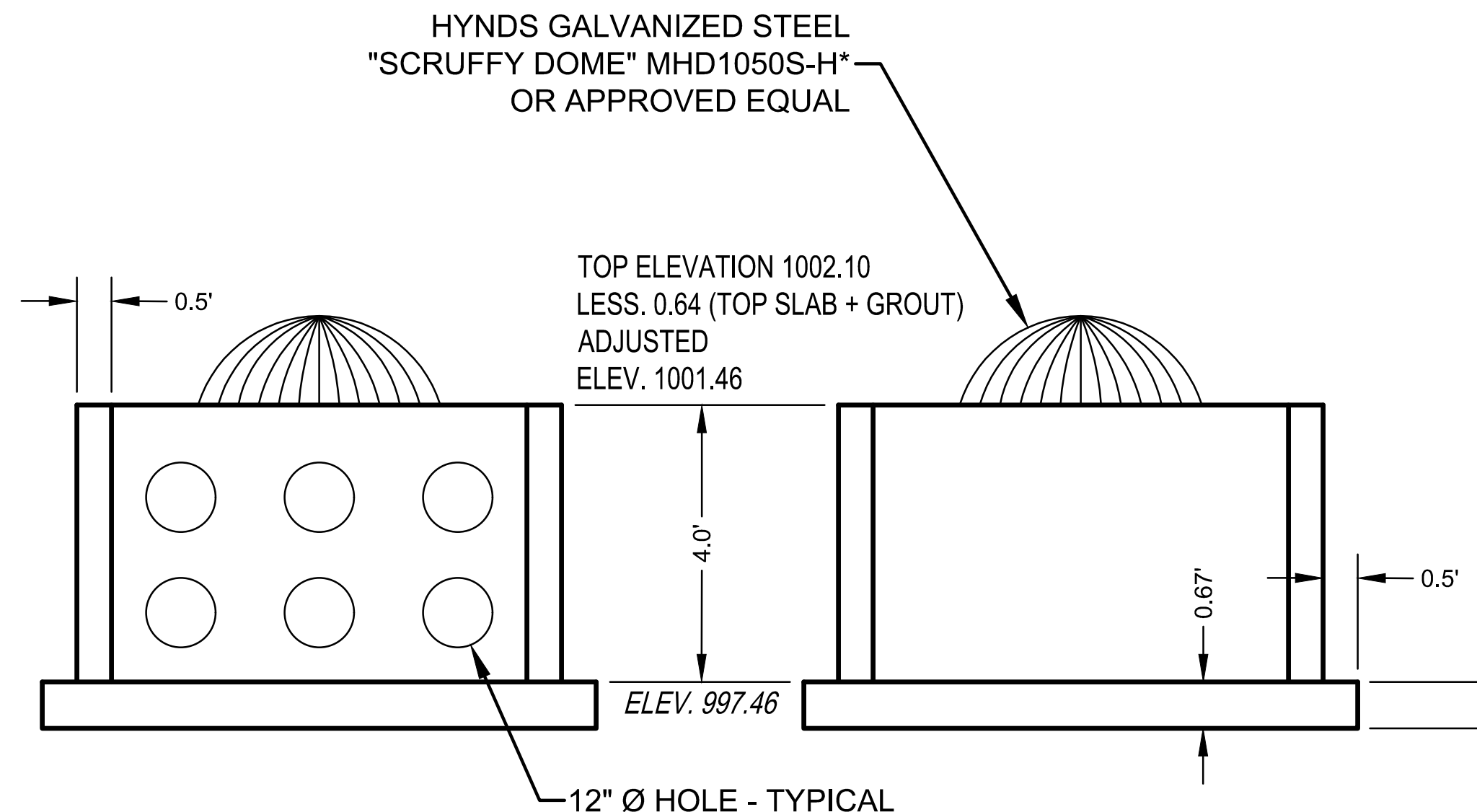
43A SHEET OF 53



PLAN

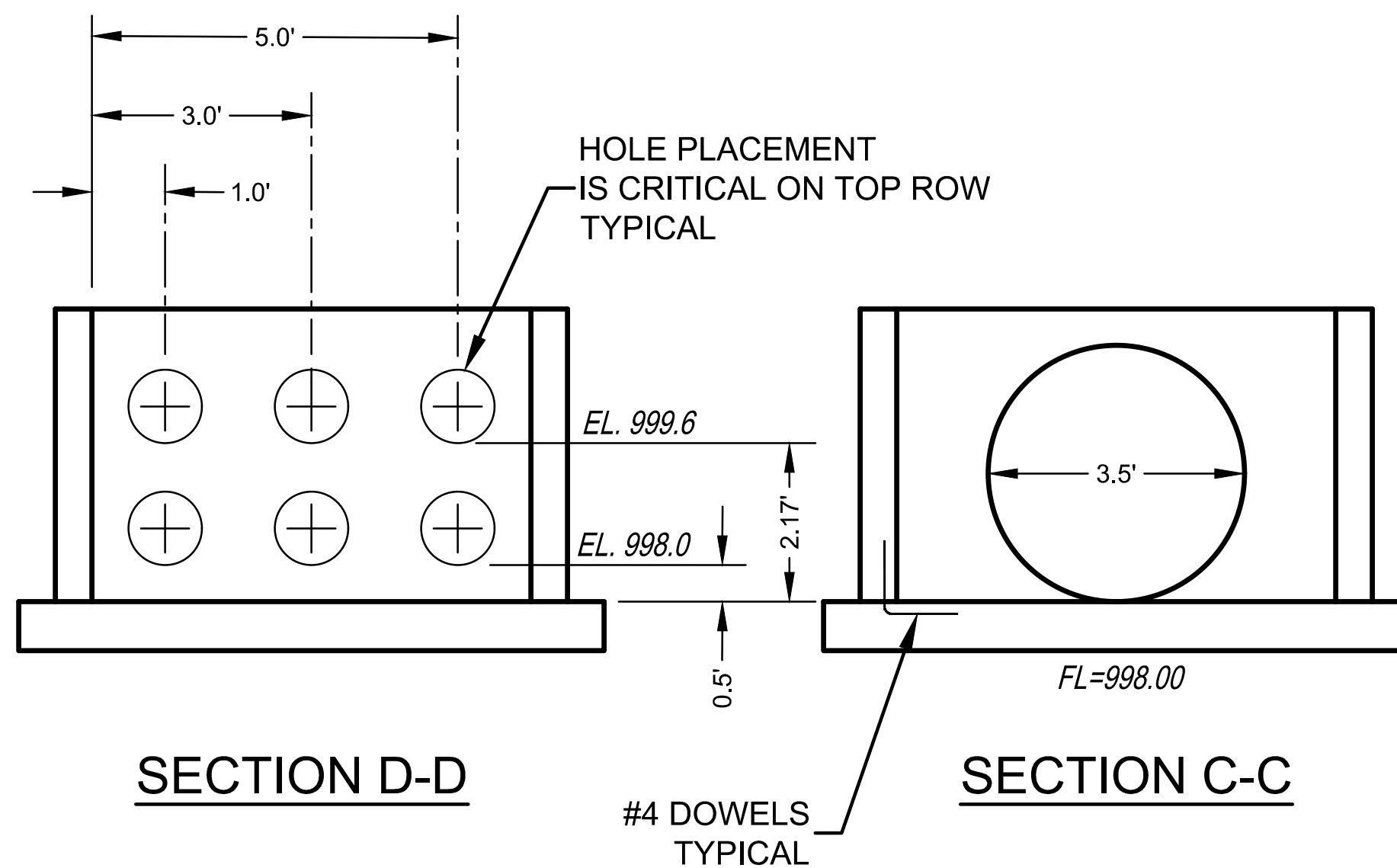


SIDE VIEW
FACING WEST SIDE



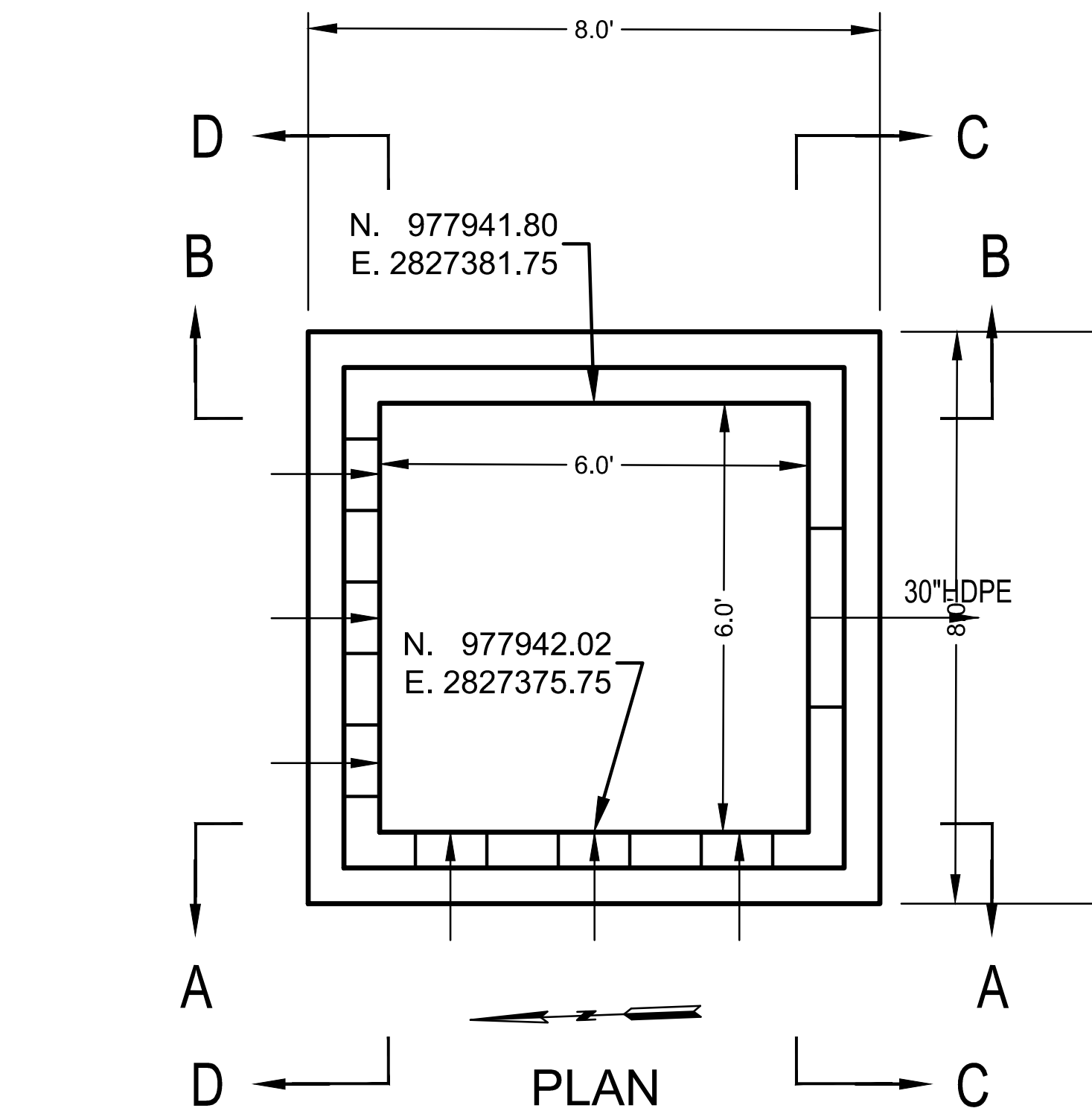
SECTION A-A

SECTION B-B

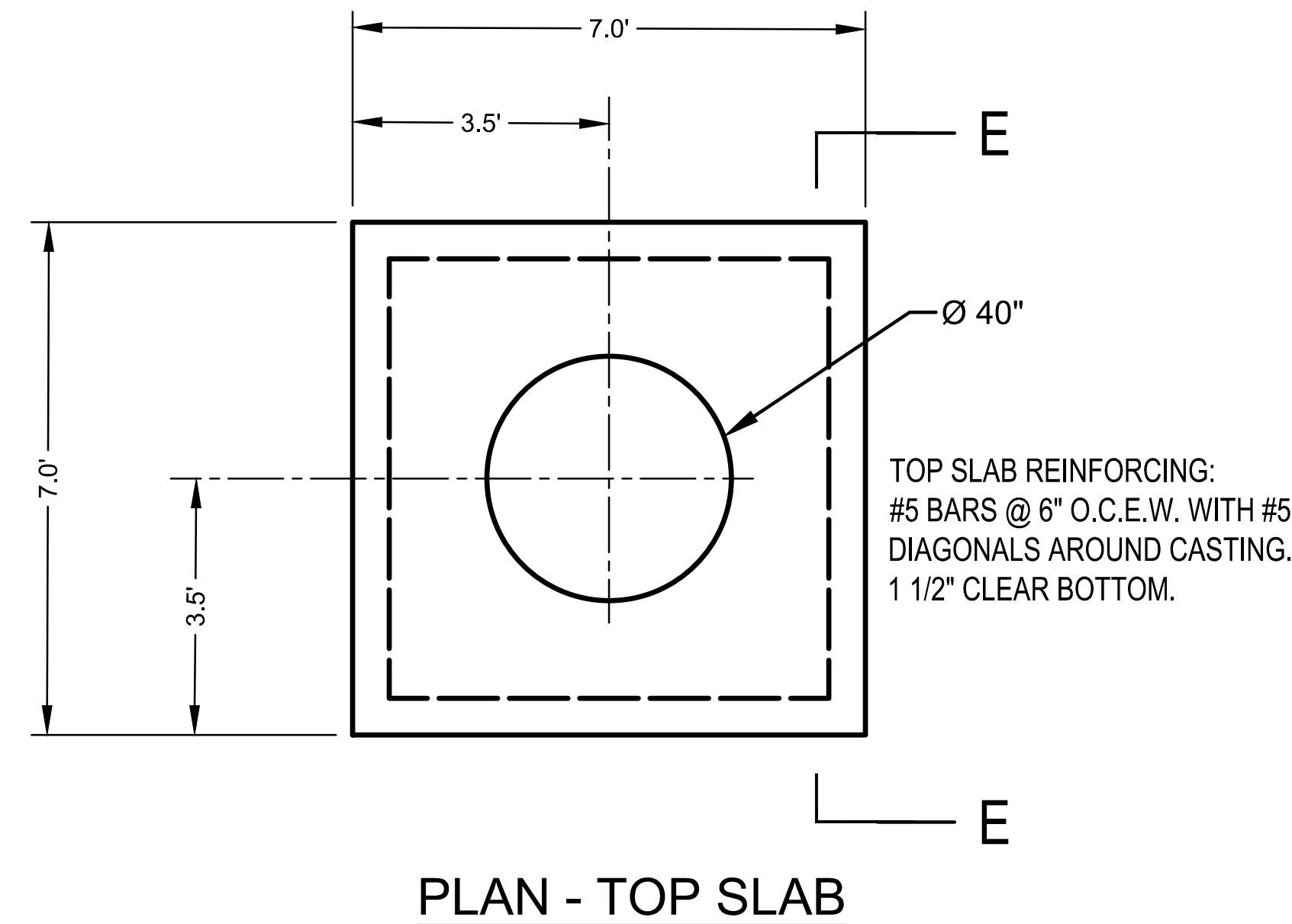


SECTION D-D

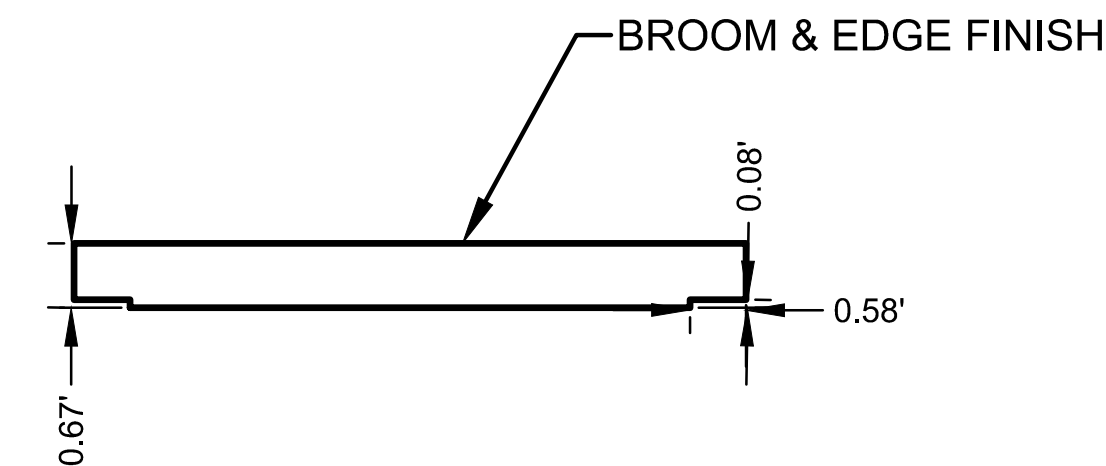
SECTION C-C



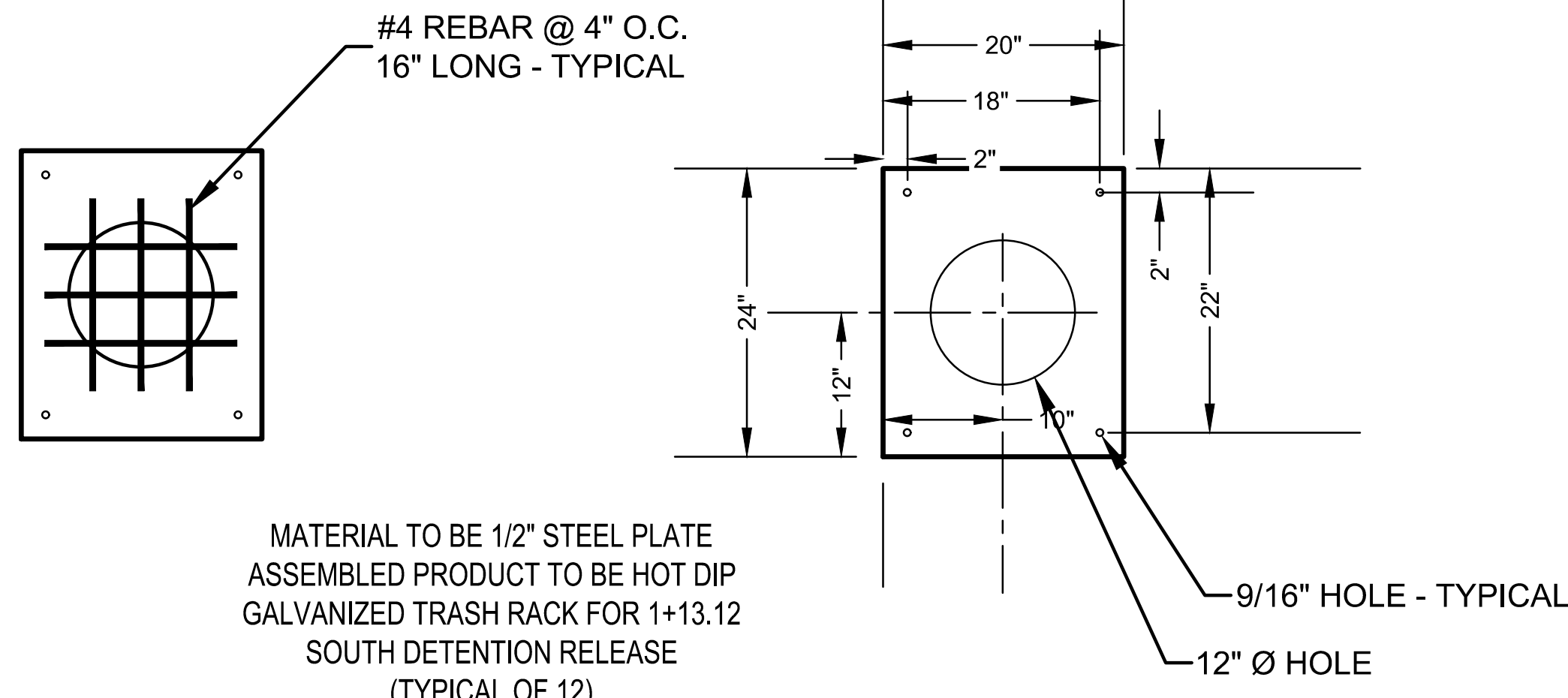
PLAN



PLAN - TOP SLAB



SECTION E-E



TRASH RACK

DETENTION OUTLET STRUCTURE

NOT TO SCALE

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 Dome with slight changes in the anchor design (See photos below). Please contact your local Hynds branch for more information.

North Island Scruffy Dome



South Island Scruffy Dome



Product Code	Manhole Size (mm)	Type	Riser ID (mm)	A x OD of Girth (mm)	B x Diameter of Inner Ring (mm)	C x Height of Dome (mm)	D x Leg Length (mm)
Type 1 High Profile							
MH-D0900S	600	1	610	640	145	200	190
MH-D0975S	675	1	686	716	145	200	190
MH-D0930S	900	1	914	950	230	300	190
MH-D1050S	1050	1	1066	1126	230	360	190
MH-D1050S-H*	1050	2	1066	1126	230	360	190
MH-D1050S	1200	1	1207	1270	230	430	190
MH-D1050S-H*	1200	2	1207	1270	230	430	190
MH-D1050S	1400	1	1372	1430	230	715	190
MH-D1050S	1500	1	1524	1580	230	780	190
MH-D1850S	1850	1	1876	1940	230	870	190
MH-D1850S	1900	1	1928	1990	230	950	190
Type 2 Low Profile							
MH-D0900L	600	2	610	640	145	150	190
MH-D0975L	675	2	686	716	145	150	190
MH-D0930L	900	2	914	950	230	170	190
MH-D1050L	1050	2	1066	1126	230	200	190
MH-D1050S-HL*	1050	2	1066	1126	230	200	190
MH-D1050L	1200	2	1207	1270	230	240	190
MH-D1050S-HL*	1200	2	1207	1270	230	240	190
MH-D1050L	1400	2	1372	1430	230	280	190
MH-D1050L	1500	2	1524	1580	230	320	190
MH-D1850L	1850	2	1876	1940	230	480	190
MH-D1850L	1900	2	1928	1990	230	520	190

Note: Larger sizes 2000, 2300, 2600, 3000mm are available on request.

*H - hinged lid - hinged and lockable

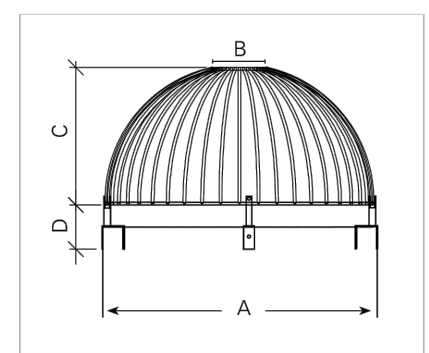


FIG. 1 Dimensions of Type 1 Hynds Scruffy Dome (see table).

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

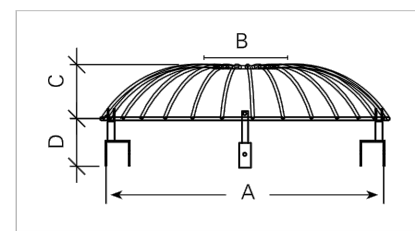


FIG. 2 Dimensions of Type 2 Hynds Scruffy Dome (see table).

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

NO.	BY	DATE	REVISION	DATE	REVISION
1	SW	07/21/20	PER CITY COMMENTS	07/21/20	PER CITY COMMENTS
2	SW	11/21/18	SUBMITAL TO CITY OF LEES SUMMIT	11/21/18	SUBMITAL TO CITY OF LEES SUMMIT

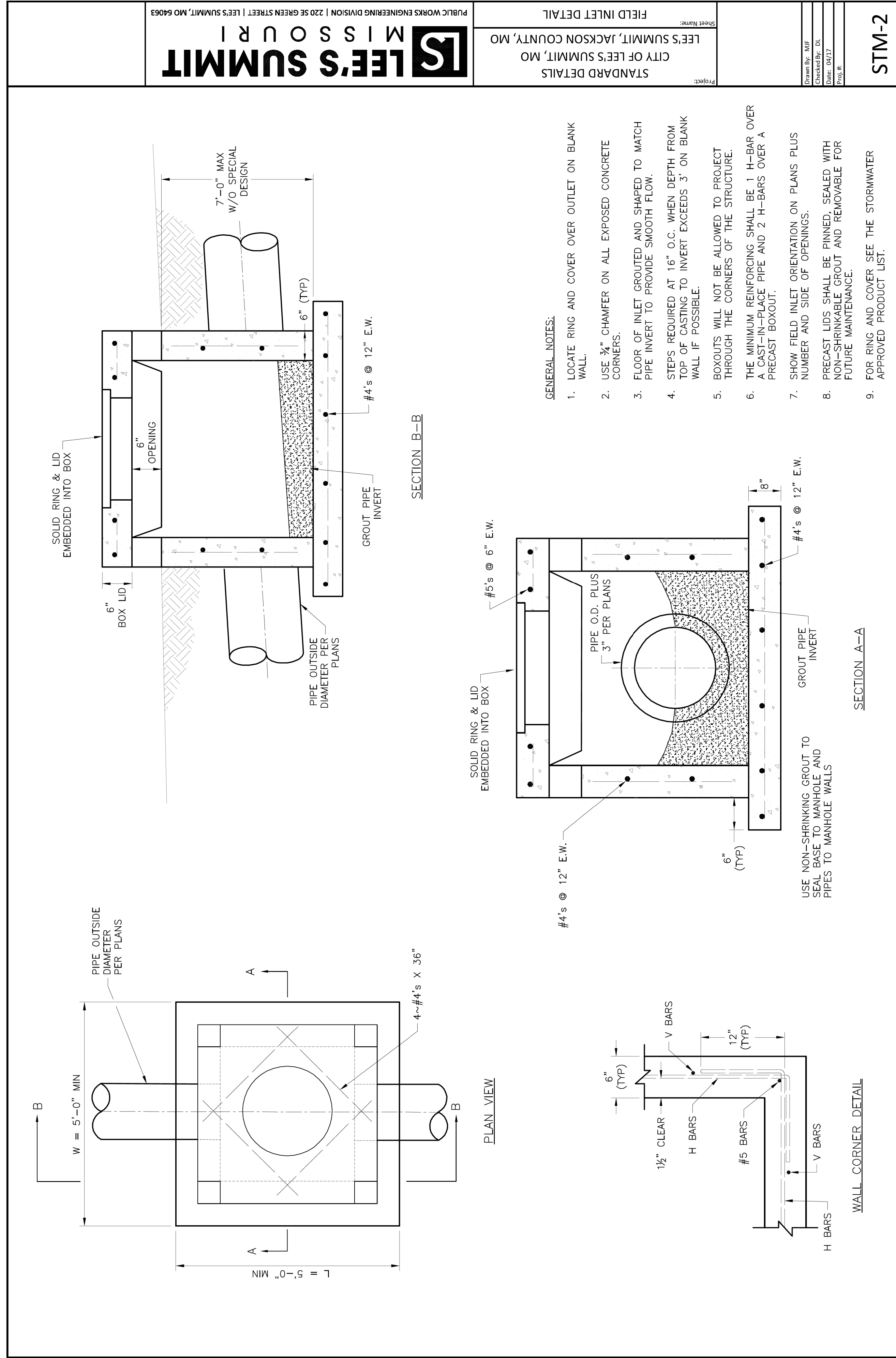
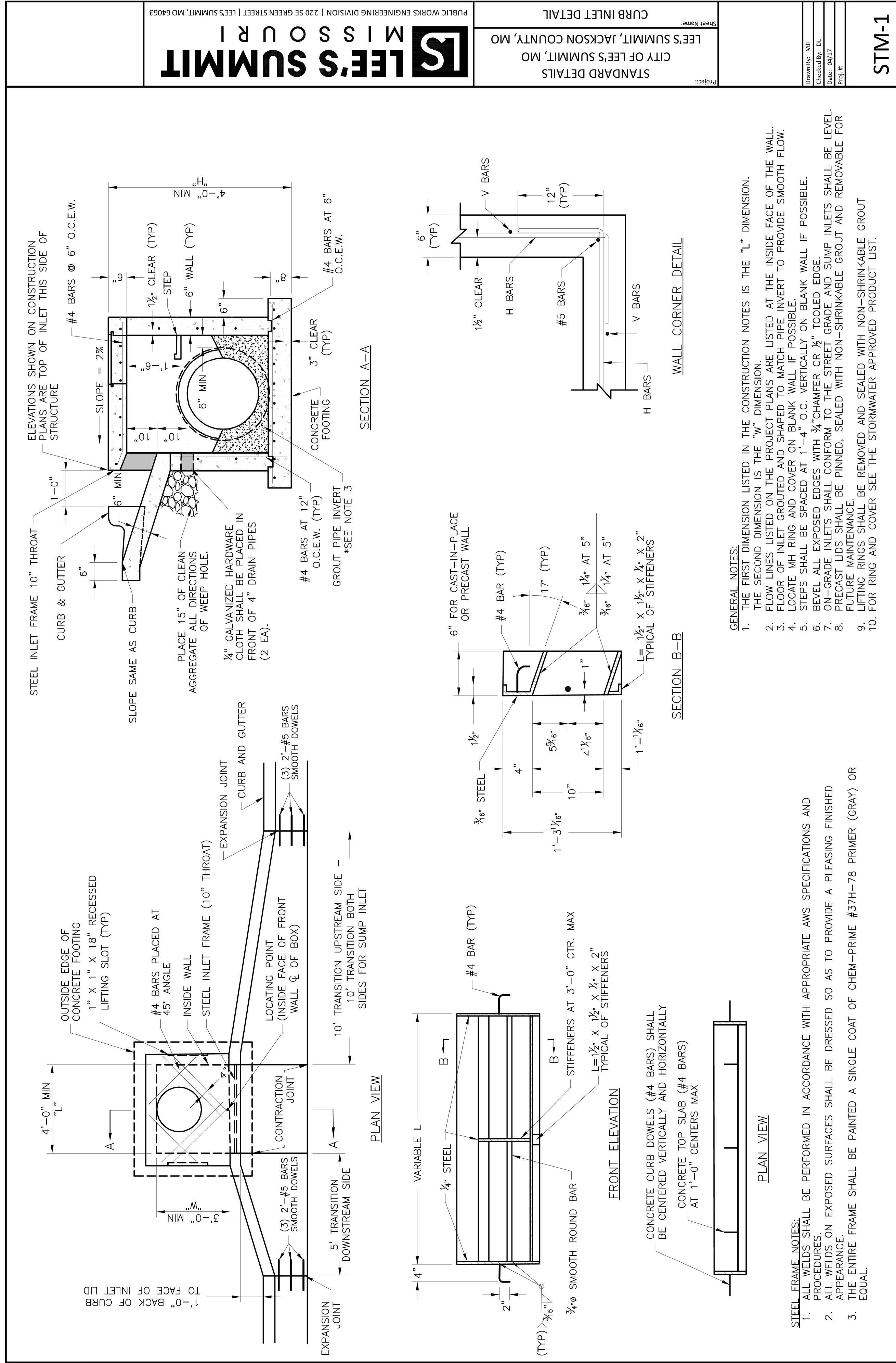


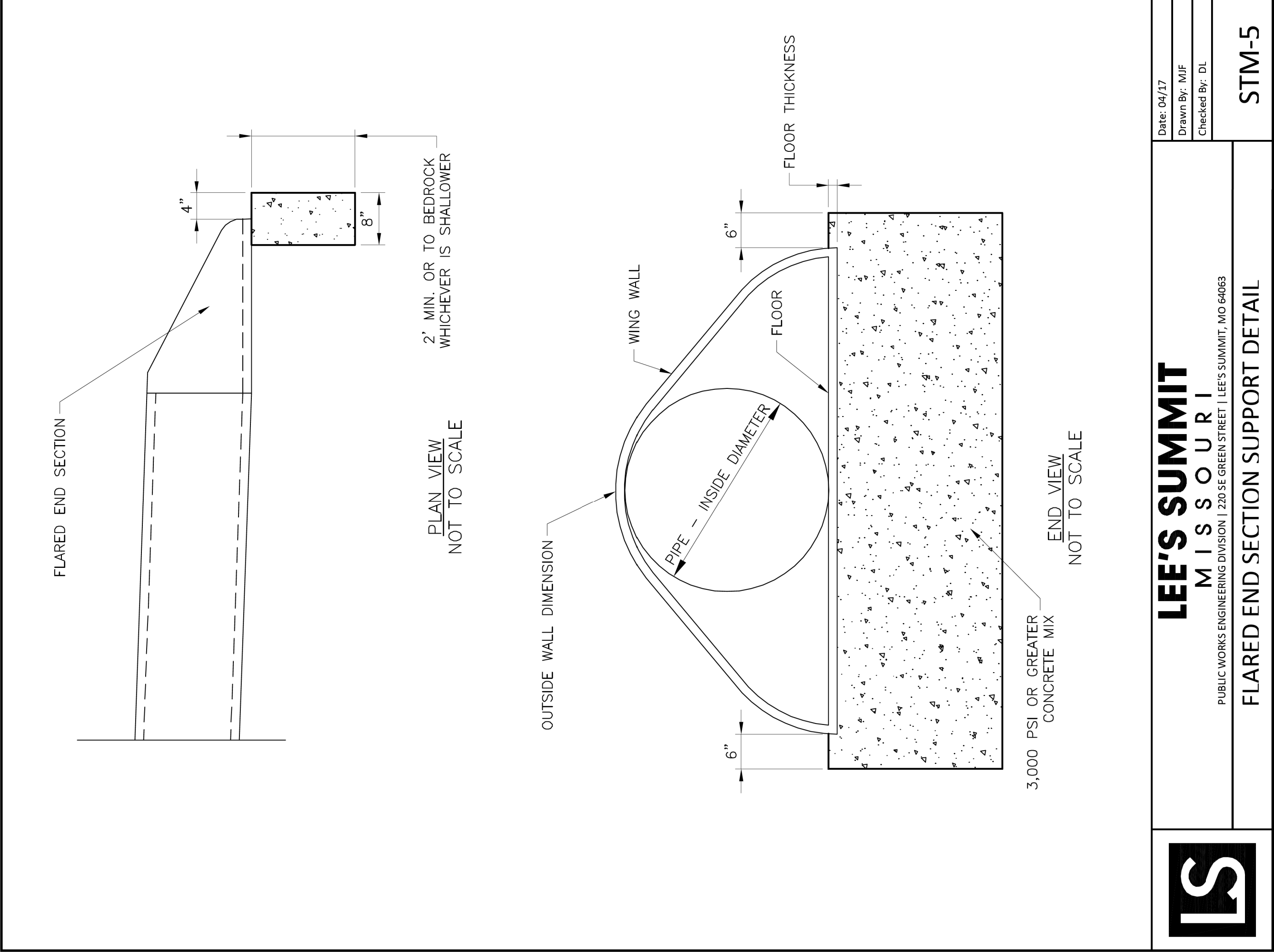
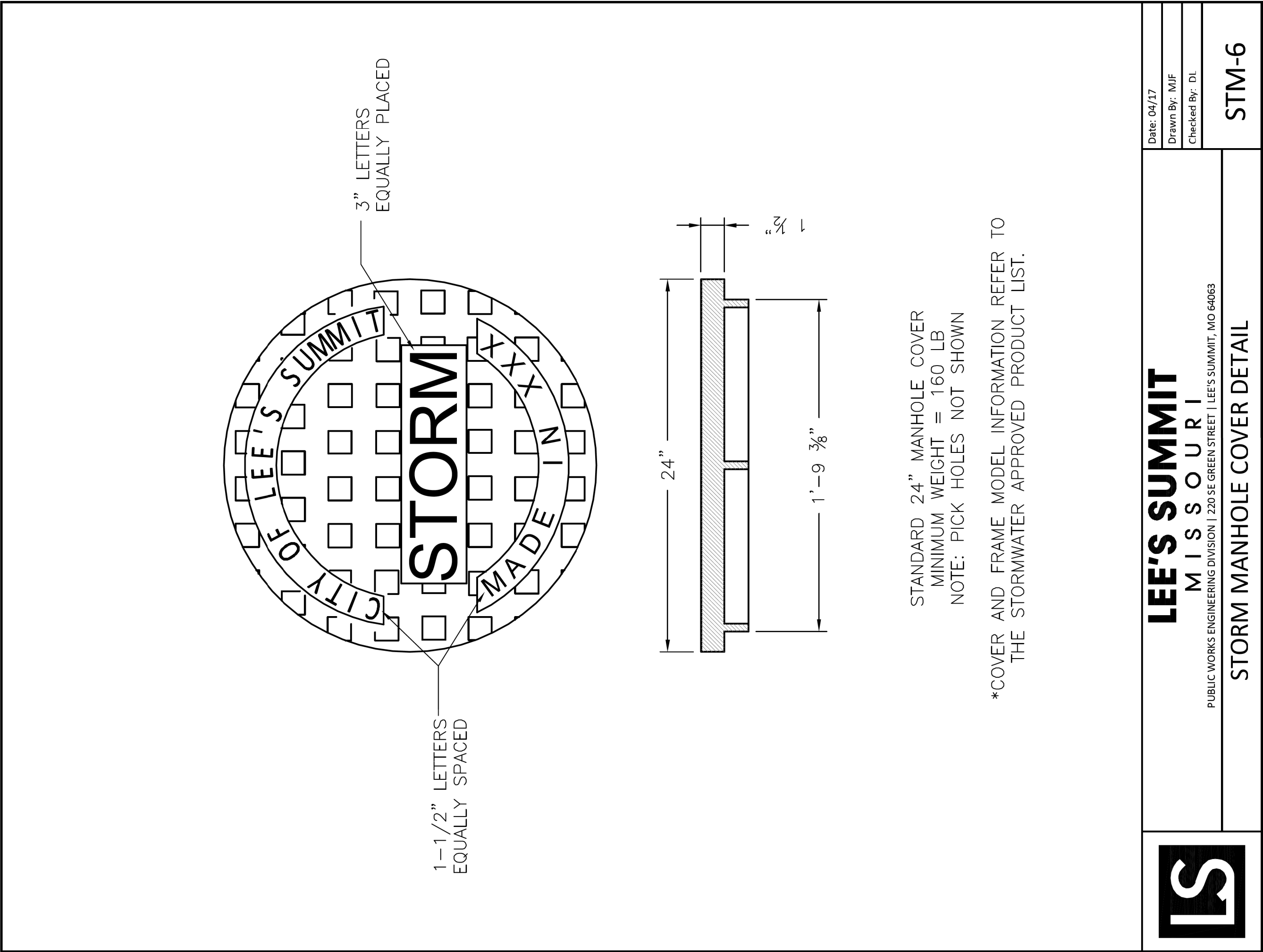
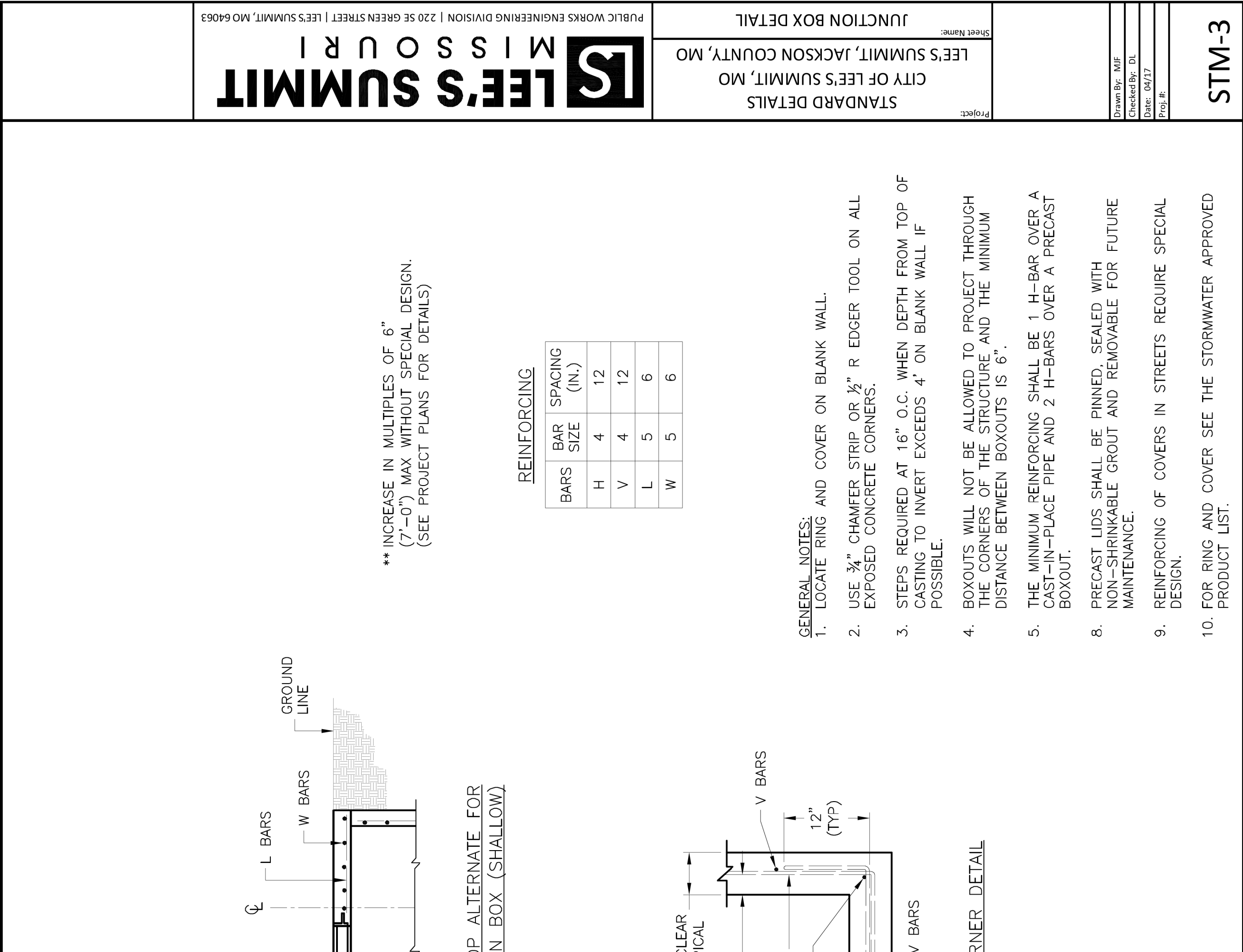
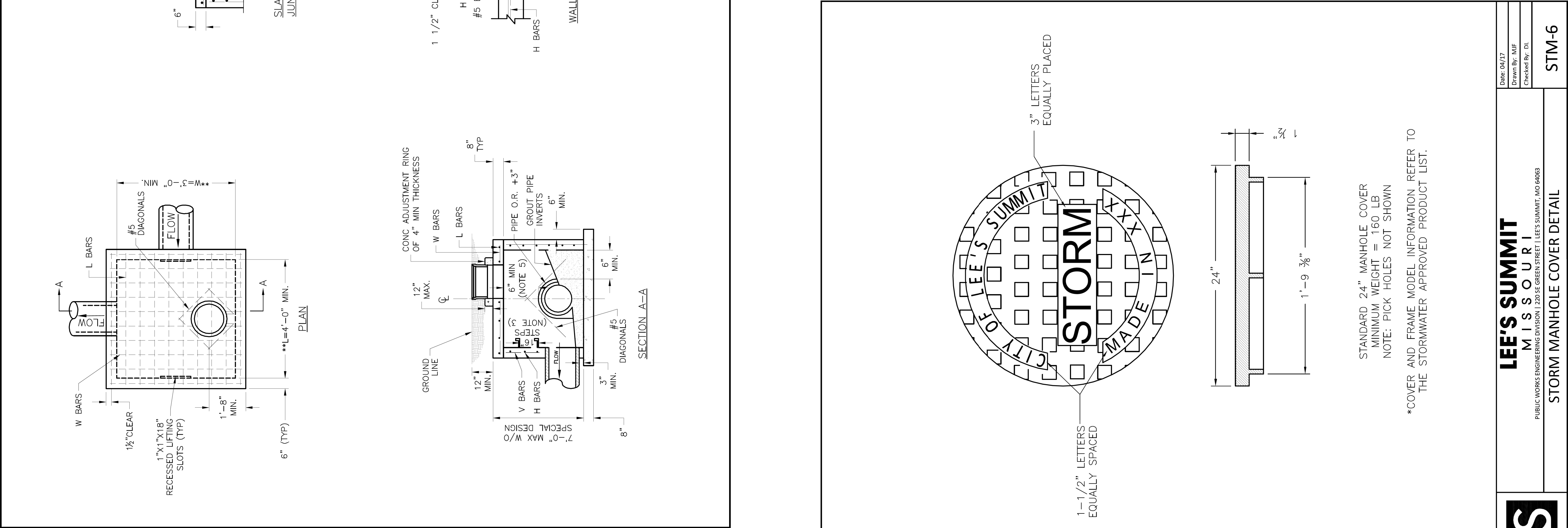
Consult Inc engineers planners
11010 Haskell Street, Suite 210, Kansas City, Kansas 66109
CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.)

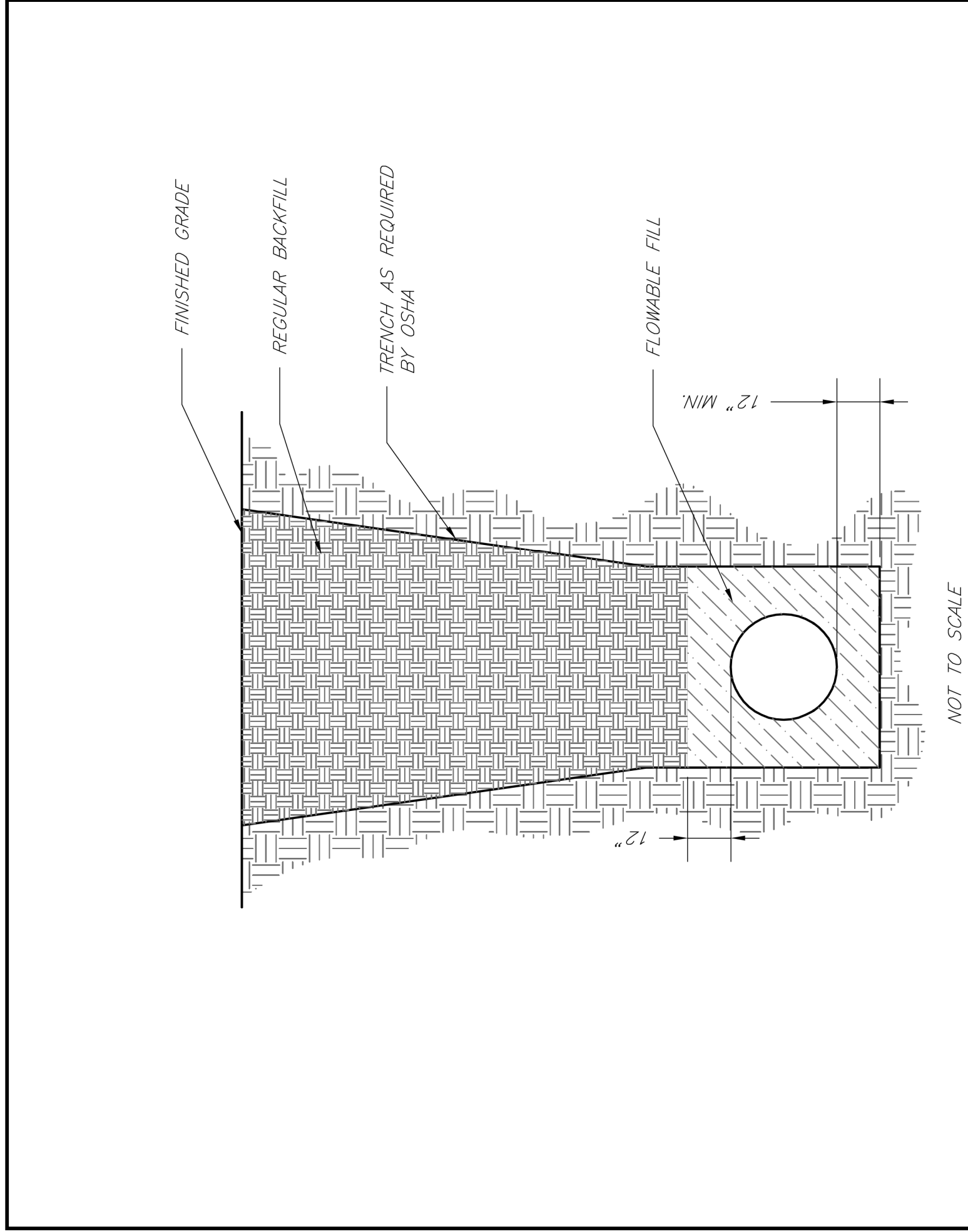
STREET AND STORM SEWER PLANS
SOUTH DETENTION BASIN
OUTLET STRUCTURE
COBEY CREEK FIRST PLAT
PHASE I
CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO.	16-059 Base Phase I
DRAWING NO.	16-059 Phase I Street Plans
DATE	July 21, 2020
30% NO.	16-059
SHEET OF	53

43B

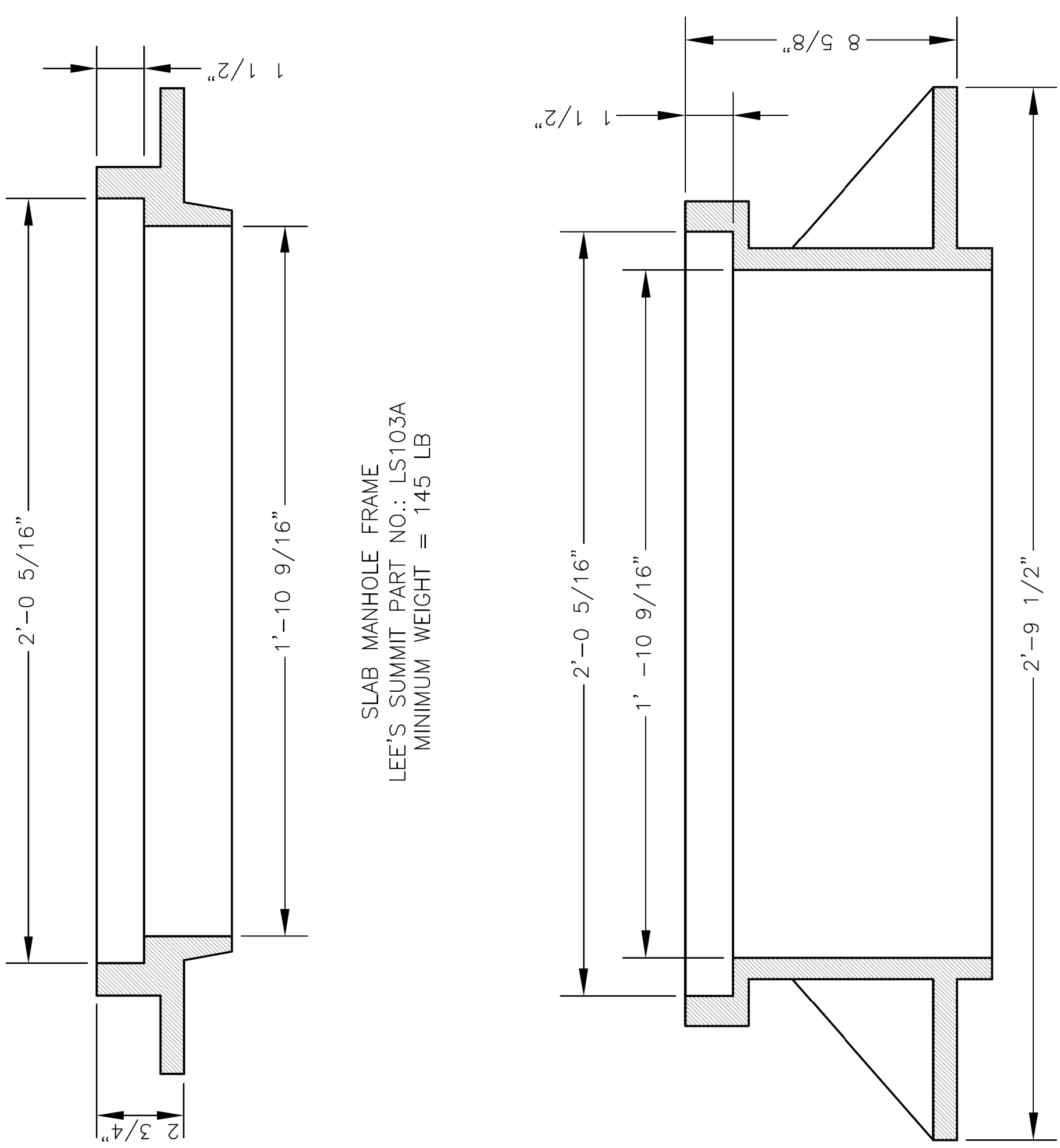
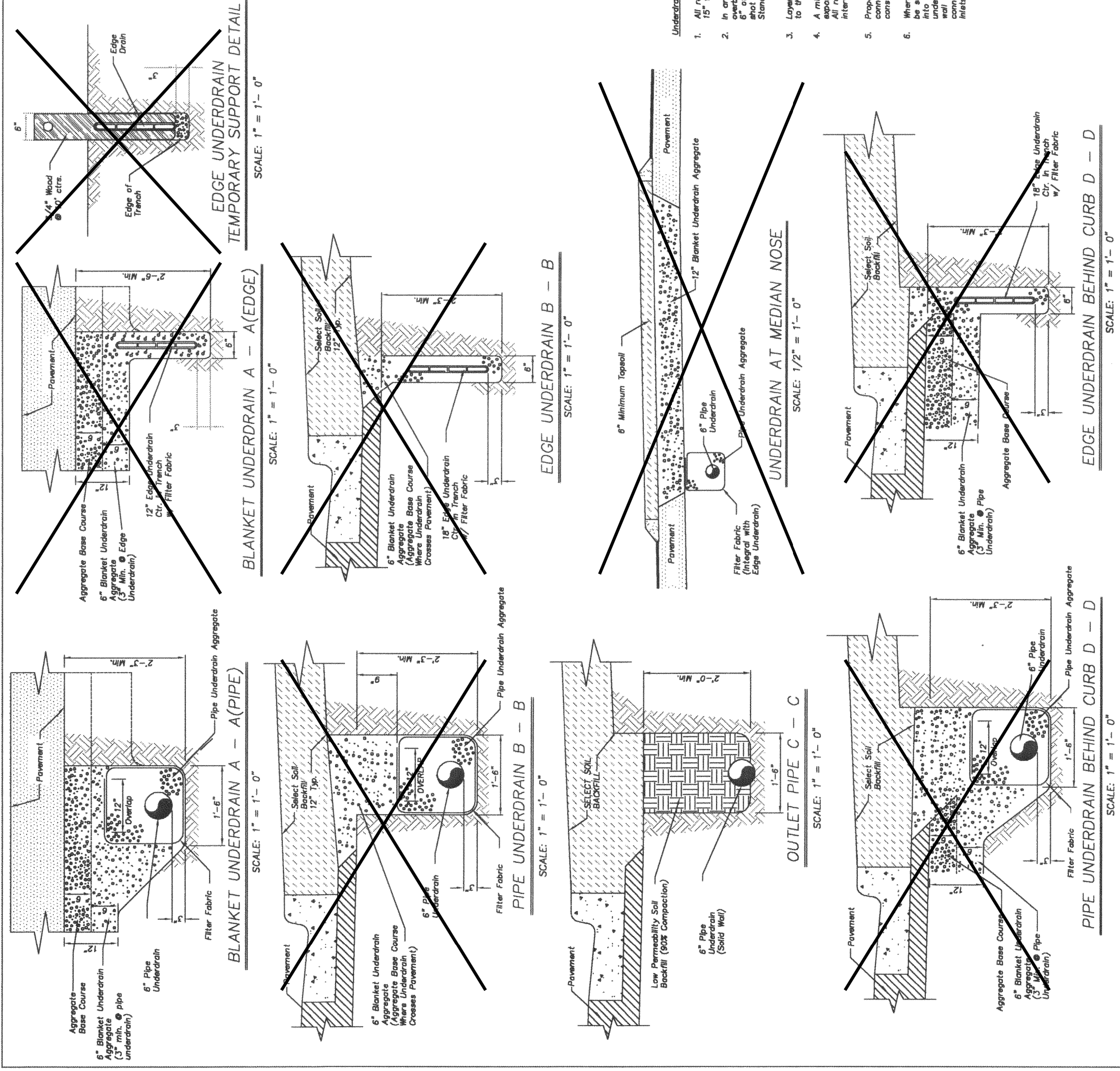
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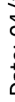


- NOTES:
1. FLOWABLE FILL SHALL MEET THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL.
 2. REGULAR BACKFILL ABOVE THE TRENCH CHECK SHALL BE FREE OF DEBRIS, ORGANIC MATTER, AND STONES > 6" IN ANY DIMENSION.
 3. TOP OF FLOWABLE BACKFILL SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE.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

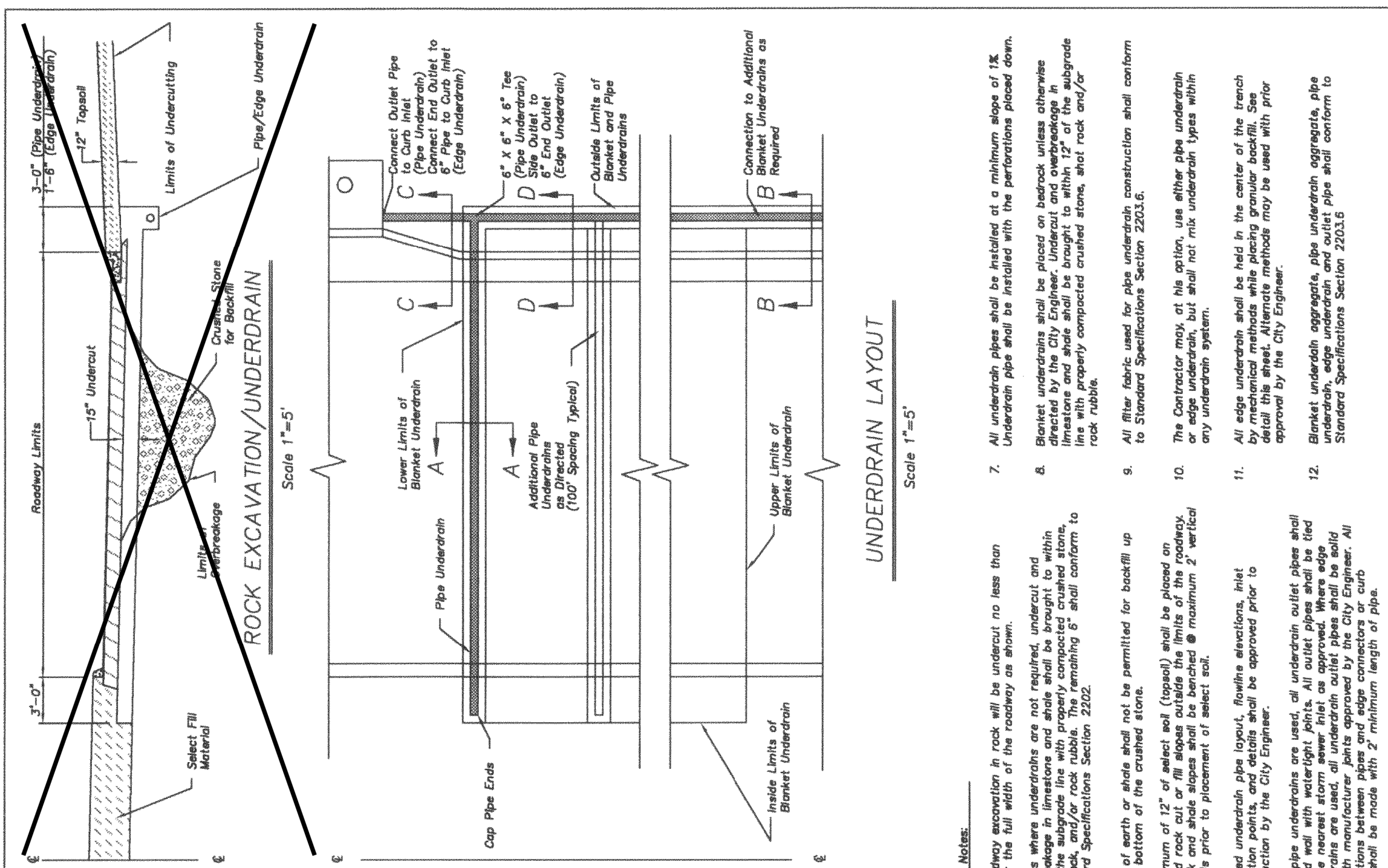
	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 220 S. GREEN STREET LEE'S SUMMIT, MO 64063	Date: 02/13 Drawn By: JN Checked By: DL FILE: WA1-6
		Rev: 1/14 Re:
	TRENCH CHECK	



STANDARD 24" MANHOLE FRAME
LEE'S SUMMIT PART NO.: LS101A
MINIMUM WEIGHT = 250 LB

	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 1230 SE GREEN STREET LEE'S SUMMIT, MO 64063		Date: 04/27 Drawn By: MIF Checked By: DL
	STORM MANHOLE FRAME DETAIL		STM-7

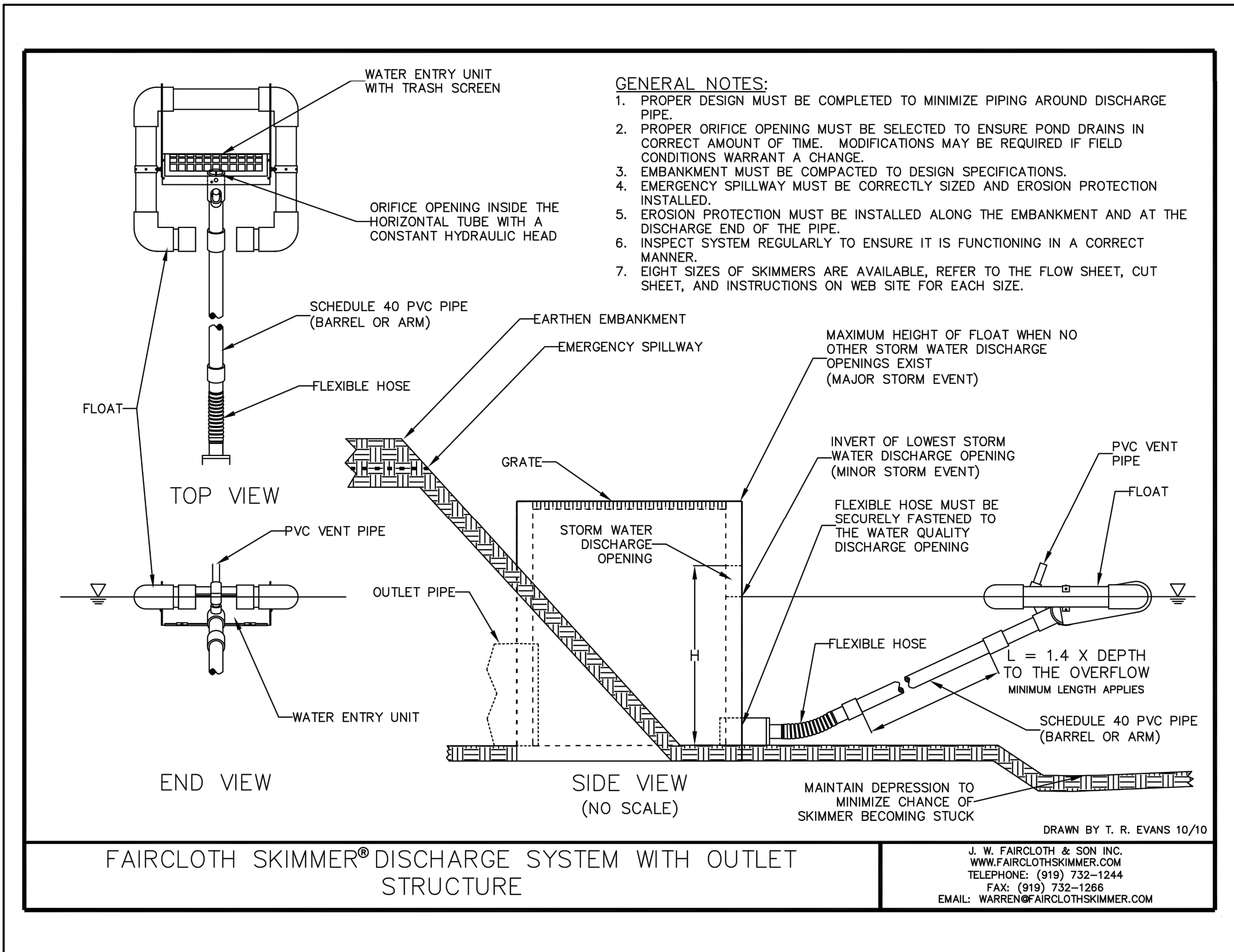
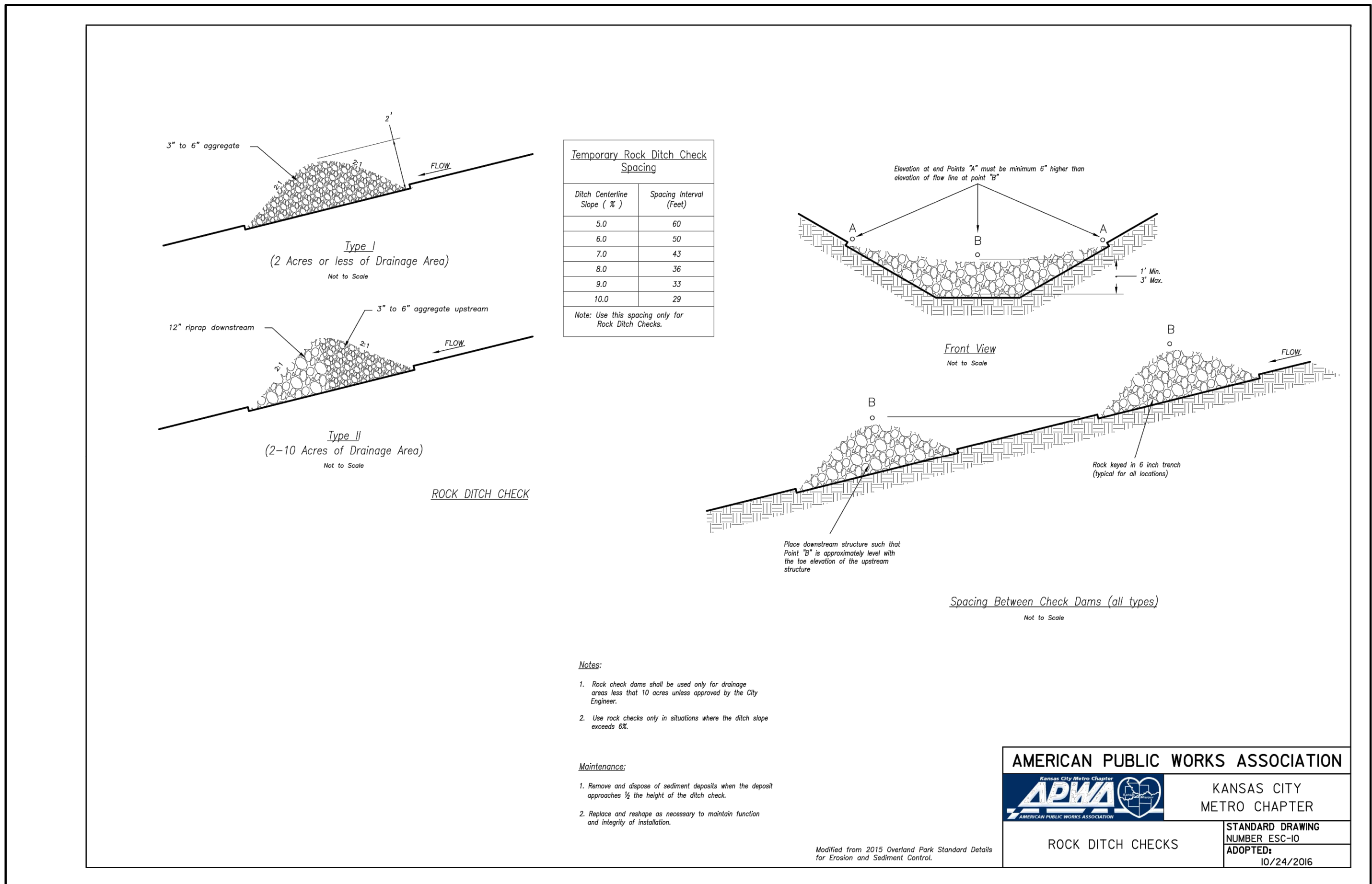
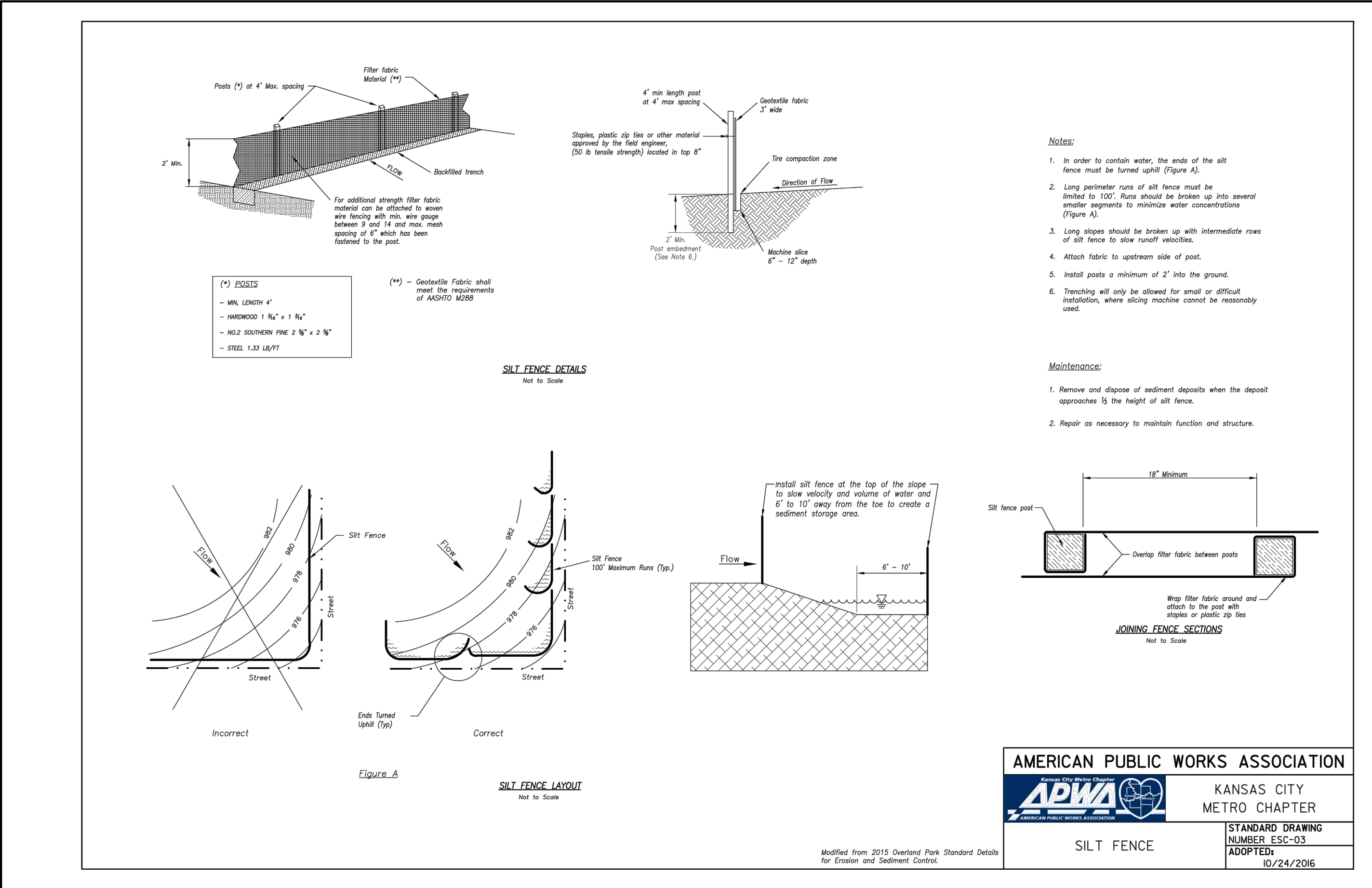
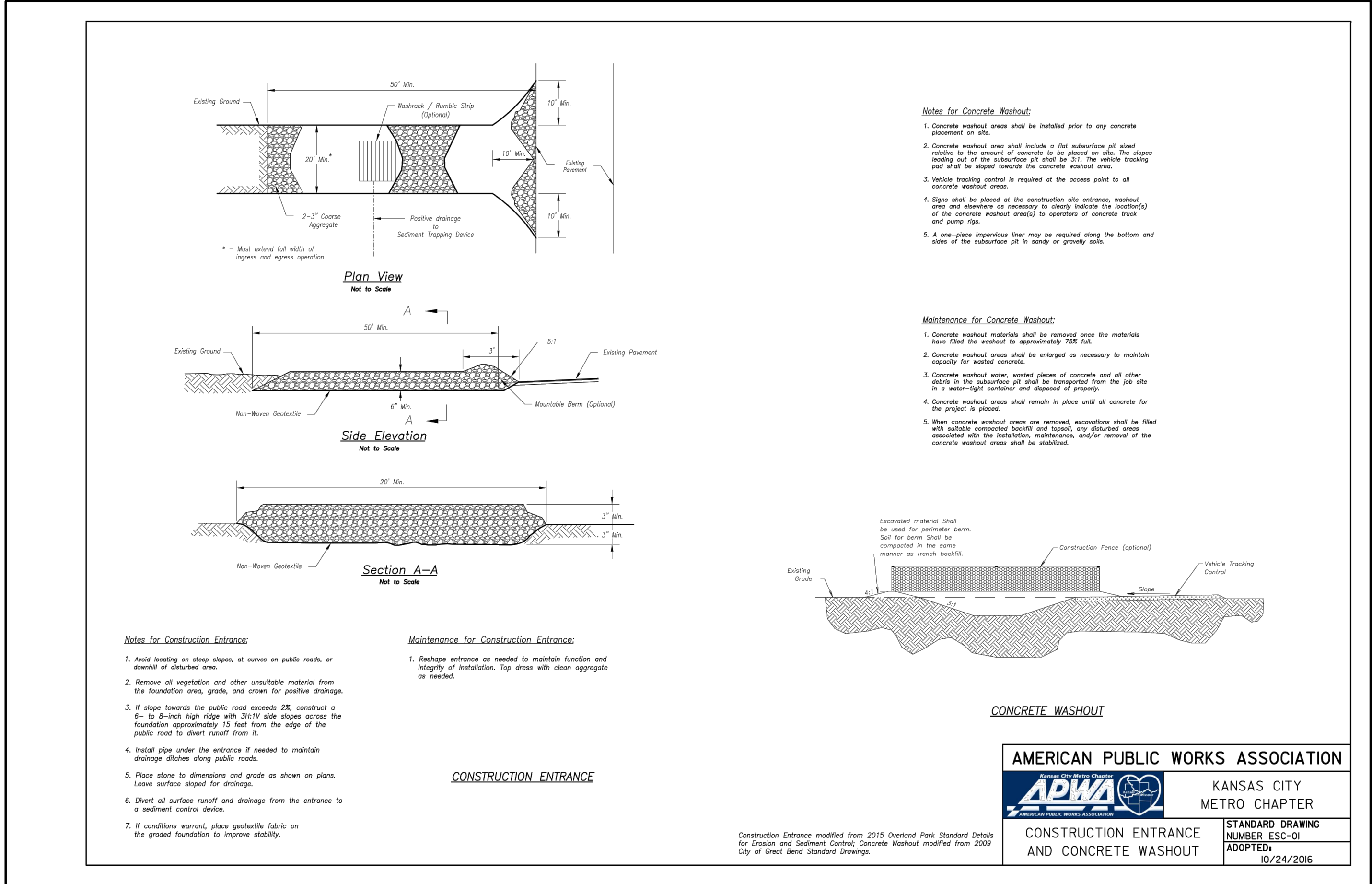
*COVER AND FRAME MODEL INFORMATION REFER TO THE STORMWATER APPROVED PRODUCTS LIST.



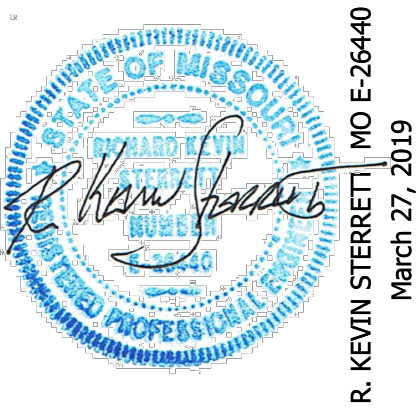
- Underdrain. Notes:
 1. All roadway excavation in rock will be undercut no less than 15° for the full width of the roadway as shown.
 2. In areas where underdrains are not required, undercut and backfilling will be required to prevent water from flowing into the foot of the roadway. The backfilling will be composed of crushed stone, shot rock, and/or rock rubble. The remaining 5" shall conform to Standard Specifications Section 2322.
 3. Layers of rock or shale shall 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 exposed rock cut or fill areas outside the limits of the roadway. The contractor shall be responsible for determining a vertical interval prior to placement of select soil.
 5. Proposed underdrains, pipe layout, depths, elevations, joint connection points, and details shall be approved prior to construction by the City Engineer.
 6. Where pipe underdrains are used, all underdrain outlet pipe shall be sealed with watertight joints. All outlet pipes shall be sealed with a minimum of 2" of concrete. Where underdrains are used, all underdrain outlet pipes shall be sealed with a minimum of 2" of concrete. All connections between pipes and edge connectors or curbs shall be made with 2" minimum layer of pipe.
7. All underdrain pipes shall be installed at a minimum slope of 18". Underdrain pipe shall be installed on the perforations placed down.
8. Blanket underdrains shall be placed on bedrock unless otherwise directed by the City Engineer. Underdrain and overdrain pipe shall be installed on a 4" to 6" layer of crushed stone. The underdrain pipe shall be installed on a line with properly compacted crushed stone, shot rock and/or rock rubble.
9. All fiber optic used for pipe underdrain construction shall conform to Standard Specifications Section 2323.6.
10. The contractor may, at the option, use either pipe underdrain or blanket underdrains. The contractor shall not underdrain with any underdrain system.
11. All pipe underdrains shall be held in the center of the trench by mechanical methods while placing granular backfill. See detail this sheet. Alternate methods may be used with prior approval by the City Engineer.
12. Blanket underdrain aggregate, pipe underdrain aggregate, pipe underdrain outlet pipe, and underdrain outlet pipe shall conform to Standard Specifications Section 2323.6.

	AMERICAN PUBLIC WORKS ASSOCIATION
	KANSAS CITY METROPOLITAN CHAPTER
UNDERDRAIN DETAILS	STANDARD DRAWING UD-1
ADOPTED: MAY 23, 2001	

[illegible]



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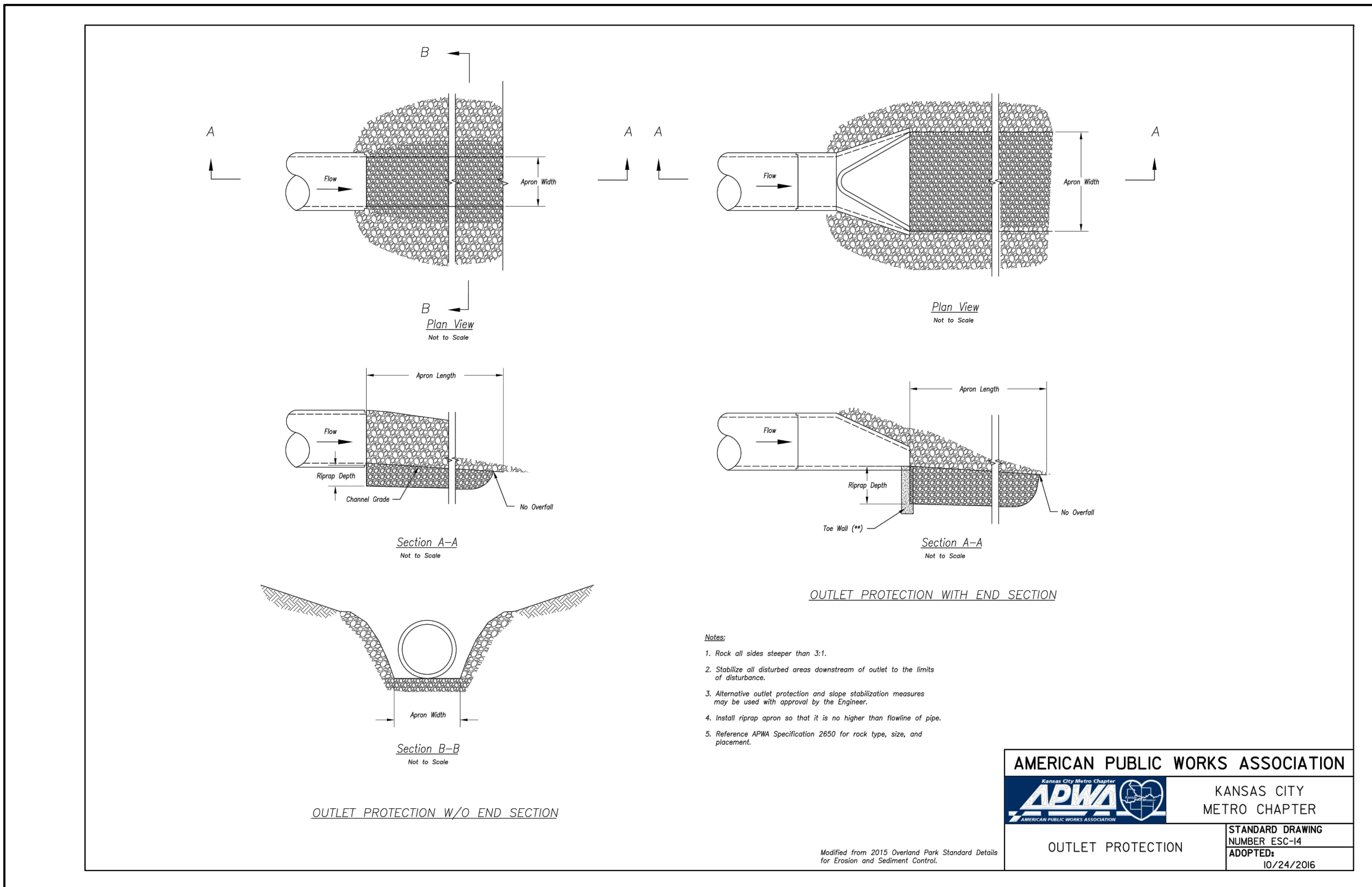
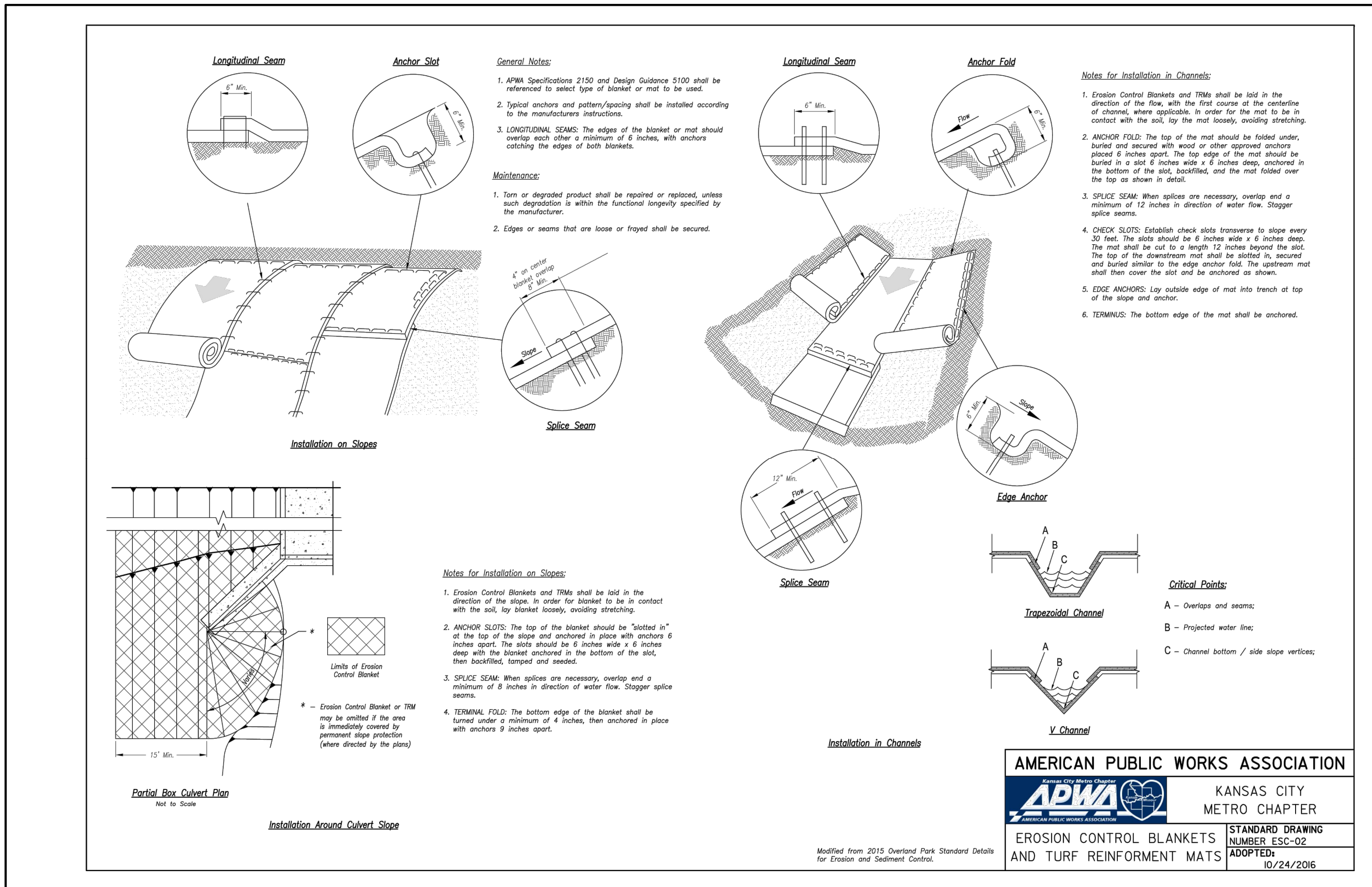
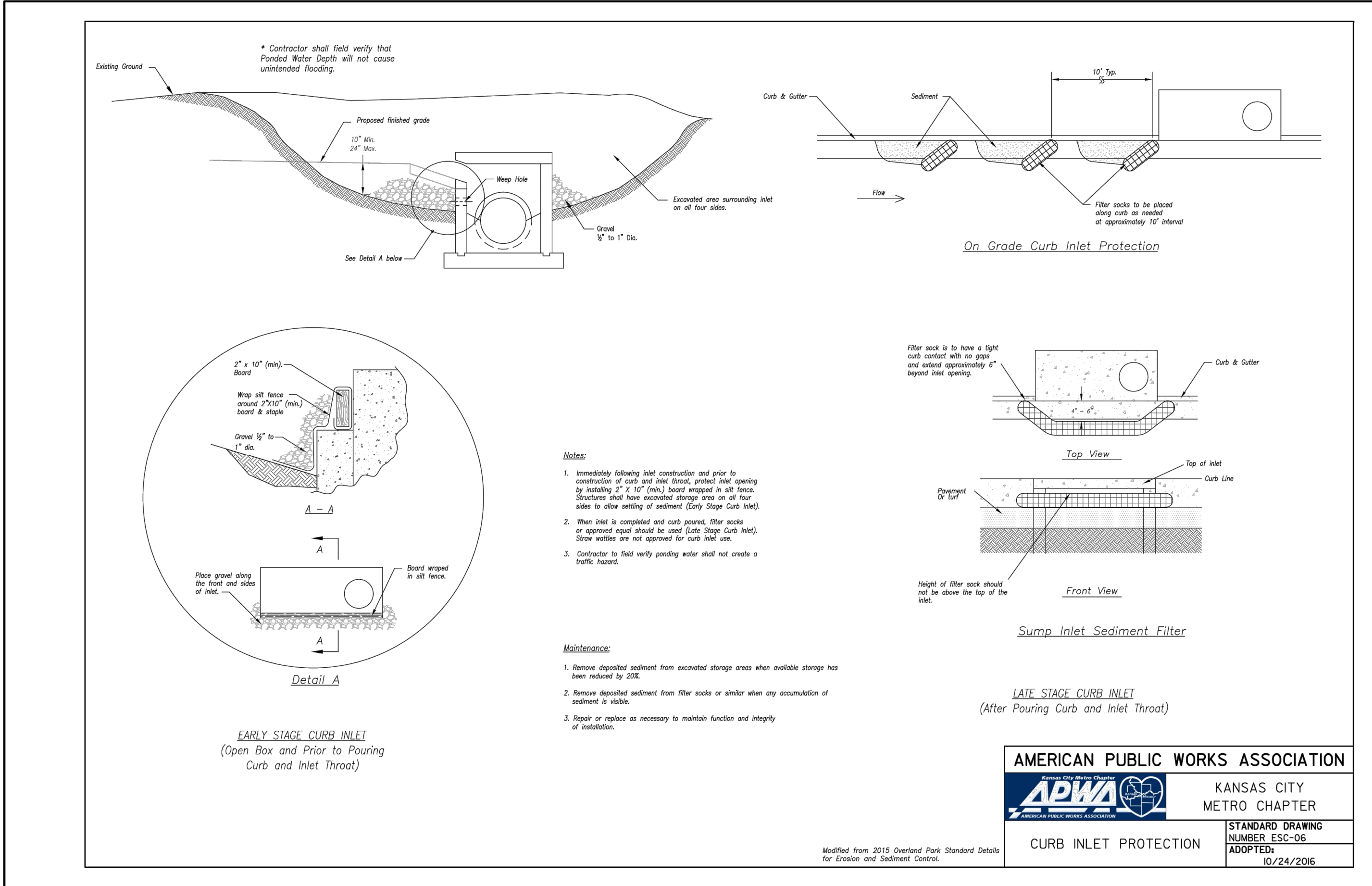
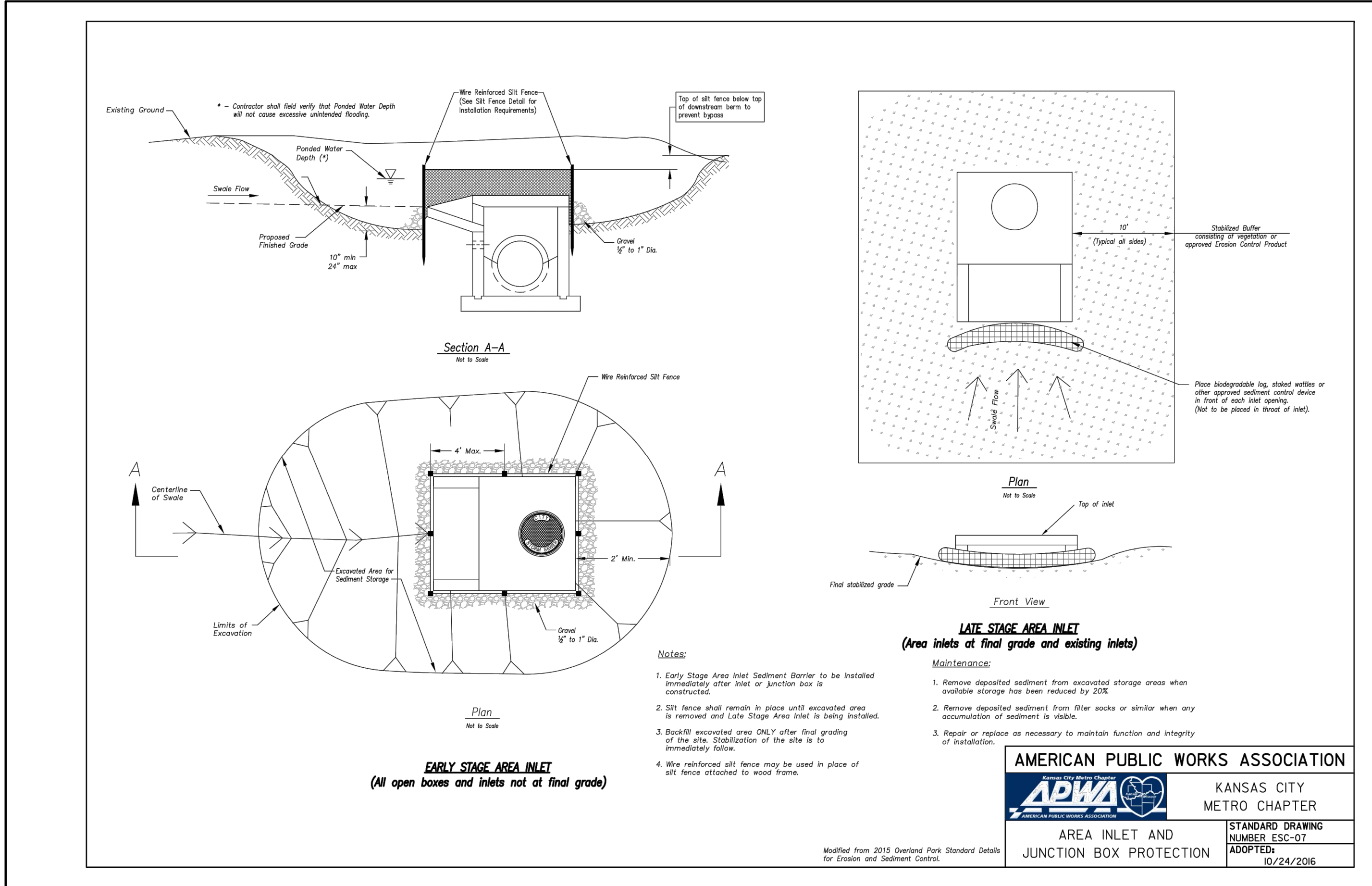
consult Inc engineers planners

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CORPORATE LICENSE NO. E201000373 (MO.) / E-1736 (KS.)

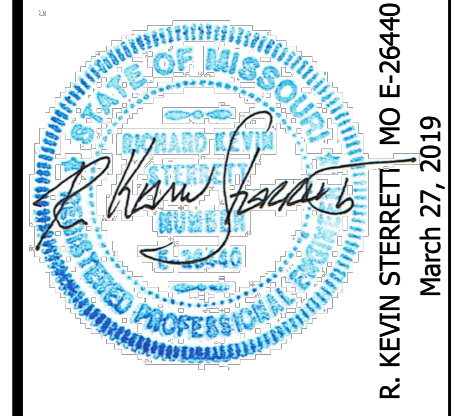
LAND DISTURBANCE PLANS
EROSION CONTROL DETAILS SHEET 1 OF 2

COBEY CREEK FIRST PLAT
PHASE I

CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI



NO.	BY	DATE	REVISION	CURVE
1	MAC	3/27/19	FEEL CITY COMMENTS	
2	MAC	3/28/19	FEEL CITY COMMENTS	
3	MAC	11/21/18	SUBMITAL TO CITY OF LEES SUMMIT	
4	MAC			



g Inc
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Inc engineers
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11010 Haskell Street, Suite 210, Kansas City, Kansas 66109
CORPORATE LICENSE NO. E201000373 (MO.) / E-1736 (KS.)

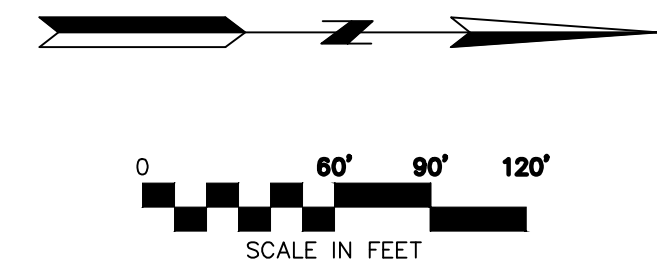
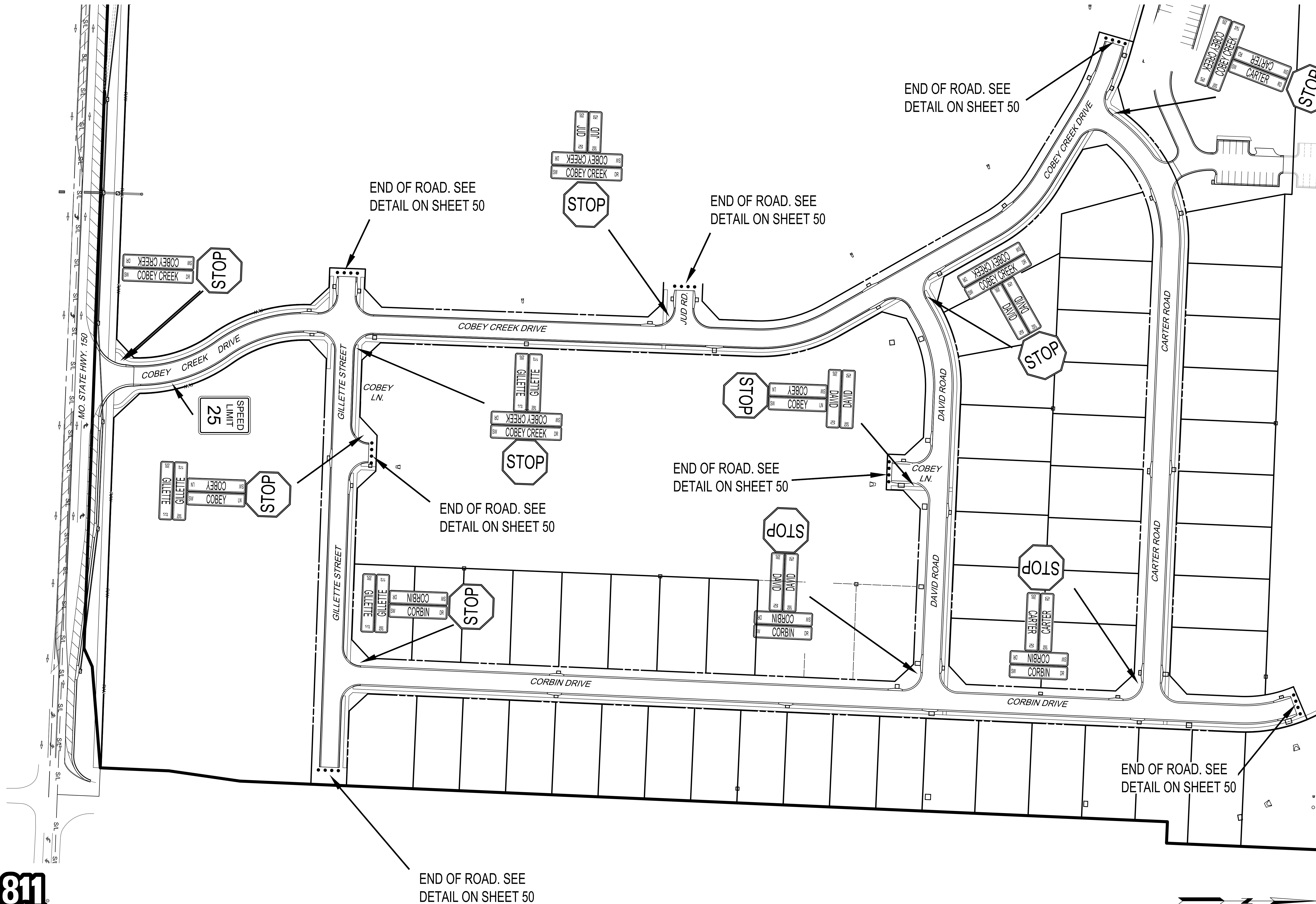
LAND DISTURBANCE PLANS
EROSION CONTROL DETAILS - SHEET 2 OF 2

COBEY CREEK FIRST PLAT
PHASE I

CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI

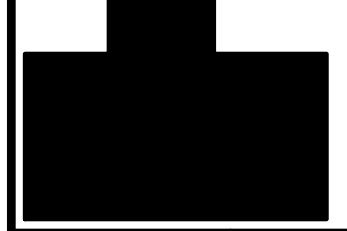


Know what's below.
Call before you dig.



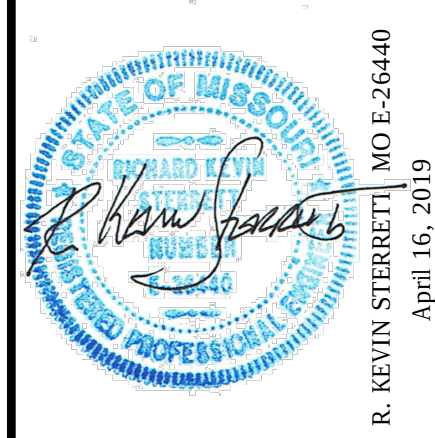
STREET AND STORM SEWER PLANS
SIGNING PLAN

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



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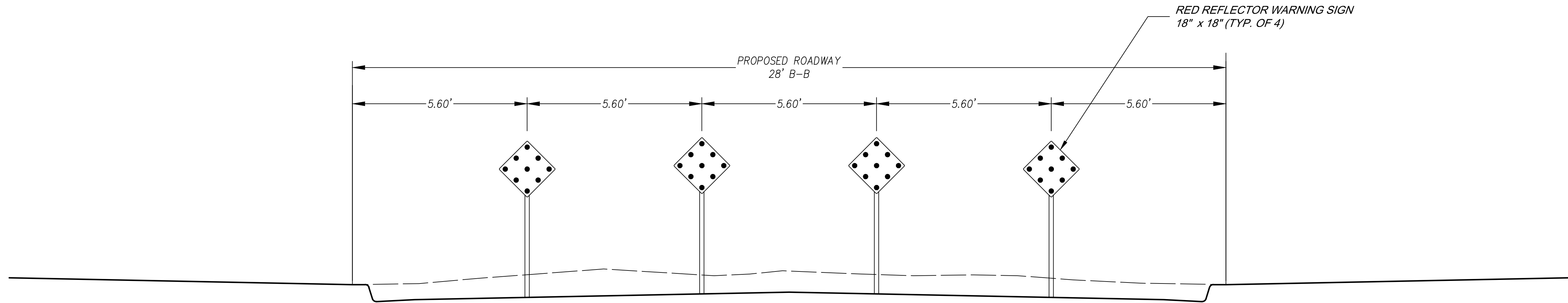
11010 Haskell Street, Suite 210, Kansas City, Kansas 66109
CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.)



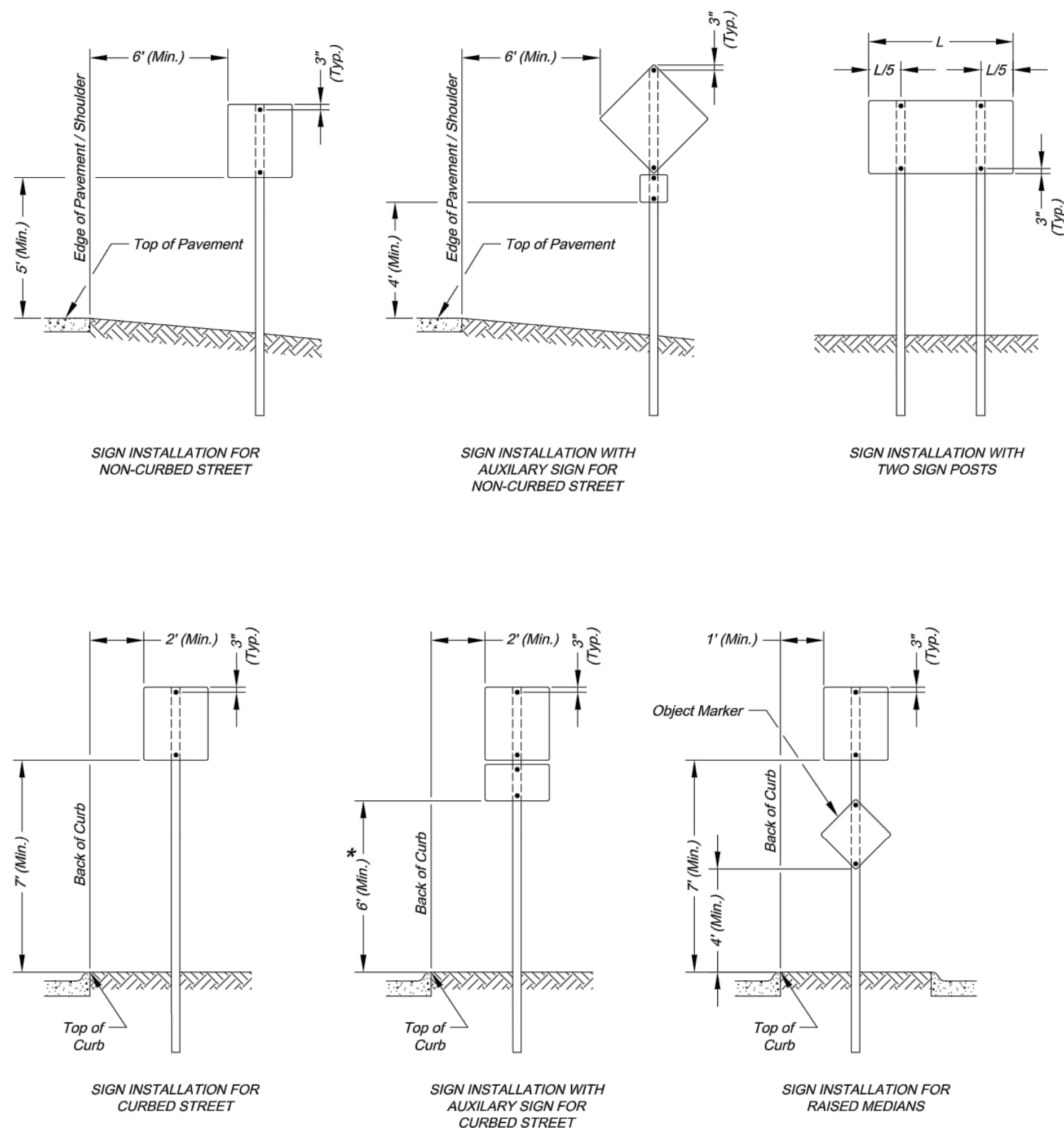
R. KEVIN STERRETT, MO E-26440
April 16, 2019

DATE	REVISION	NO.	BY	CHK/APP.
04/16/19	PER CITY'S COMMENTS	3	SPW	RKS
03/27/19	PER CITY'S COMMENTS	2	SPW	RKS
03/08/19	PER CITY'S COMMENTS	1	SPW	RKS
11/20/18	SUBMITTAL TO CITY OF LEES SUMMIT			

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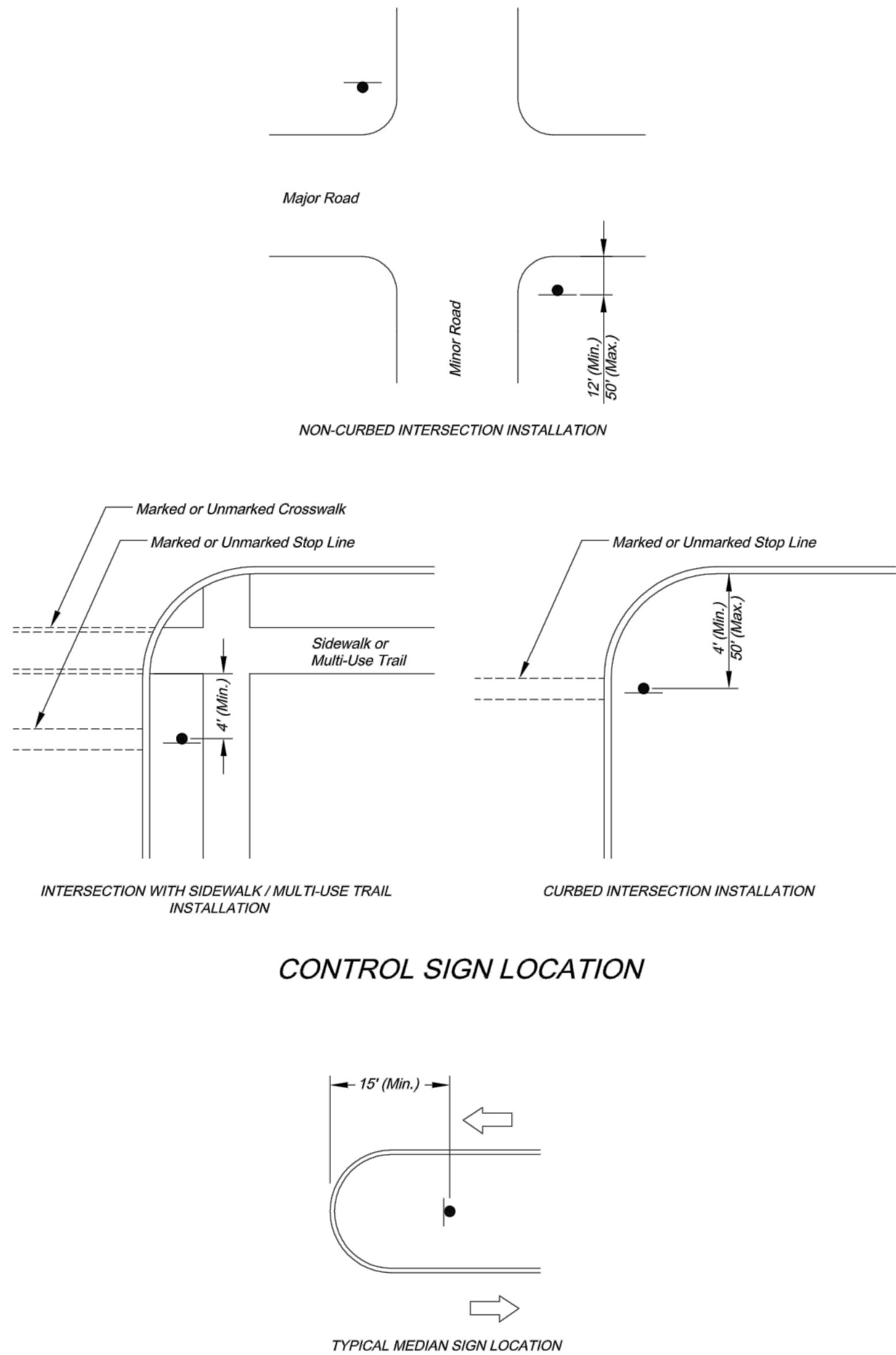


TYPICAL END OF ROAD SIGNAGE
NOT TO SCALE



SIGN MOUNTING DETAILS

- * The height to the bottom of a sign when it is located in a pedestrian walkway or extends into a walkway shall be a minimum of 80 inches above the walkway.
- NOTE:
1. Generally, the sign mounting height should not be more than 1' greater than the minimum mounting height.

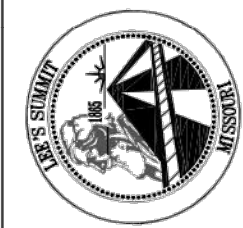


CONTROL SIGN LOCATION

MEDIAN SIGN LOCATION

- NOTES:
1. A 4" P.V.C. sleeve shall be installed in new concrete medians at each location where a sign is to be installed.
2. For existing concrete medians, a 4" hole shall be cored into the concrete.

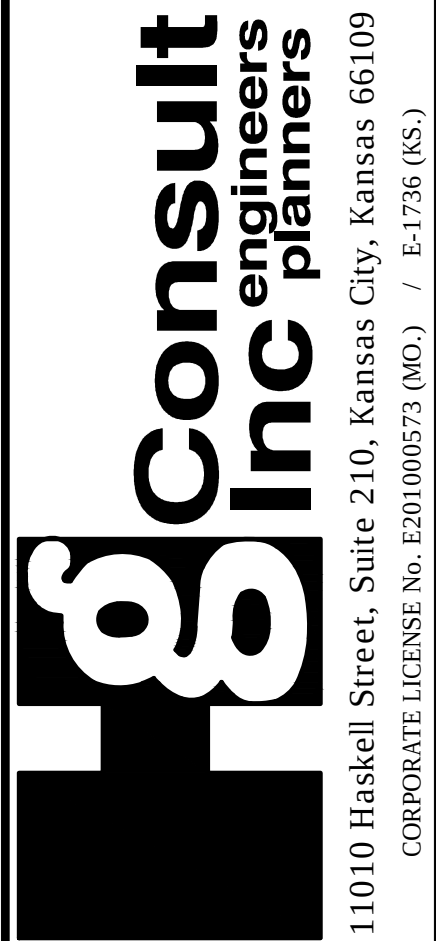
CITY OF LEE'S SUMMIT
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
220 SE GREEN STREET
LEE'S SUMMIT, MISSOURI 64063
PHONE: (816) 969-1800 FAX: (816) 969-1809



Project: SIGN MOUNTING DETAILS
Sheet Name: STANDARD DRAWING SN-1

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

1 OF 3
1



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 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO.
16-059 Base Phase I
DRAWING NO.
16-059 Phase I Street Plans
DATE
April 16, 2019
JOB NO.
16-059

50 SHEET OF 53

DATE	REVISION	NO.	BY	CHK/APP.
04/16/19	PER CITY'S COMMENTS	3	SPW	RAS
03/27/19	PER CITY'S COMMENTS	2	SPW	RAS
03/08/19	PER CITY'S COMMENTS	1	SPW	RAS
11/20/18	SUBMITTAL TO CITY OF LEE'S SUMMIT			

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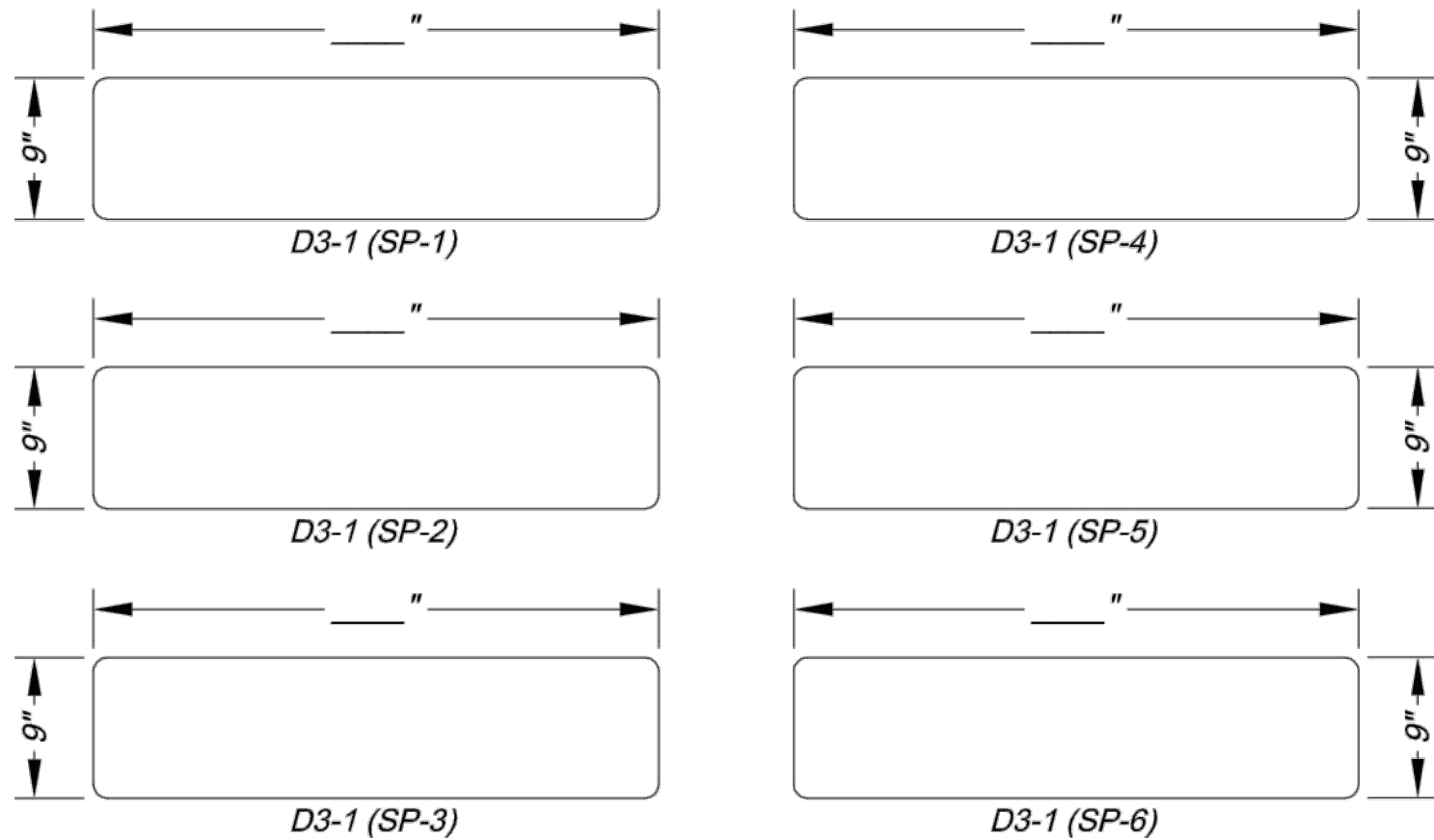
STANDARD ABBREVIATION LISTS

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

Numbered Streets	
First	ST
Second	ND
Third	RD
Fourth to Tenth	TH

STREET NAME SIGN QUANTITIES

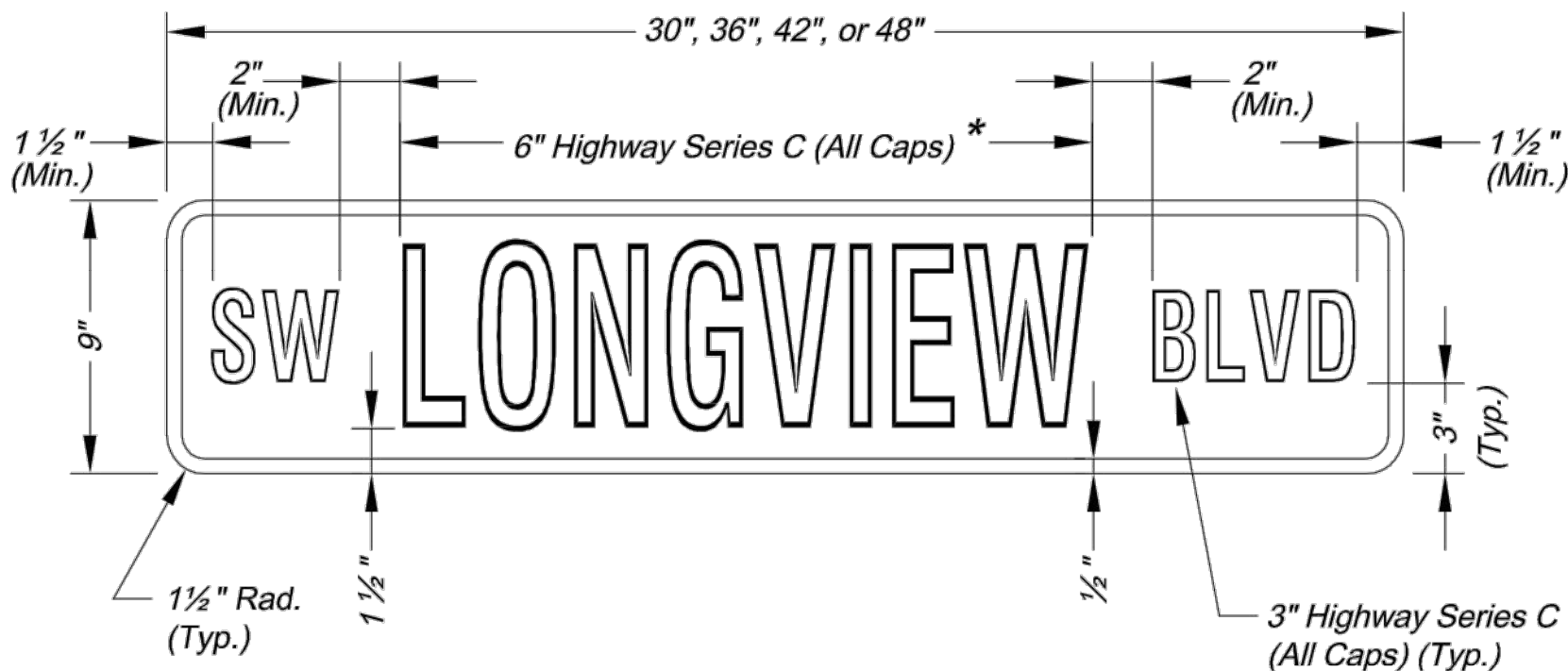
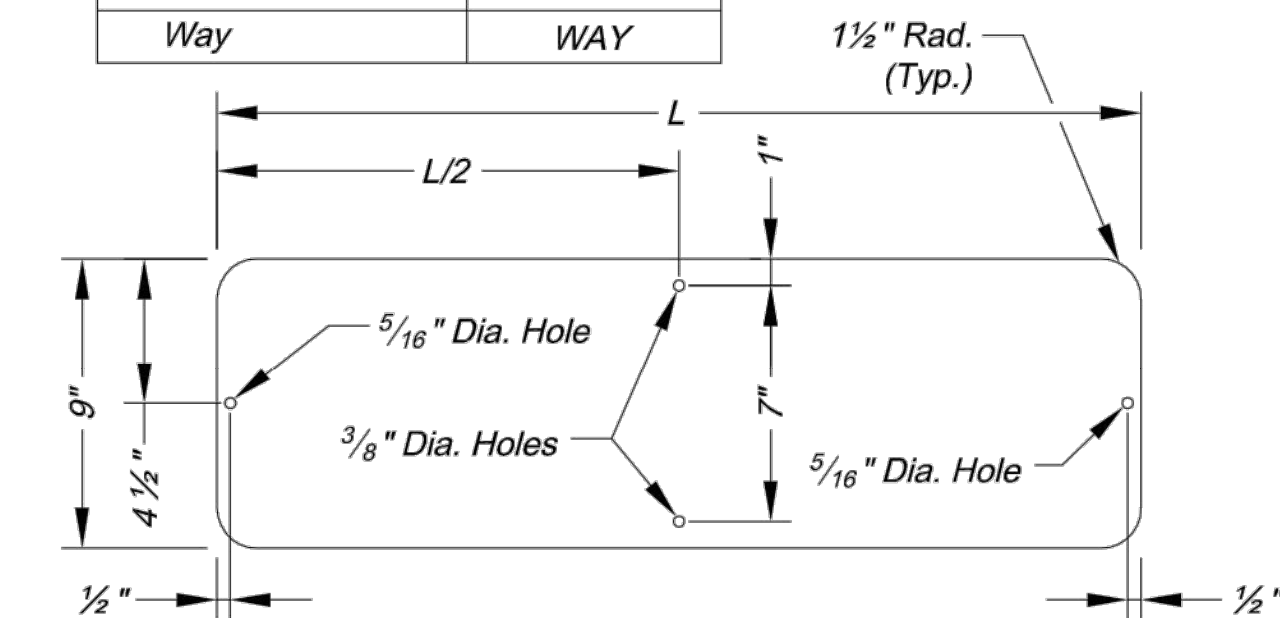
Sign Designation	Sign Size	Sign Area (Sq. Ft.)	Number	Quantity (Sq. Ft.)
D3-1 (SP-1)	9" x	Sq. Ft.	1	1
D3-1 (SP-2)	9" x			
D3-1 (SP-3)	9" x			
D3-1 (SP-4)	9" x			
D3-1 (SP-5)	9" x			
D3-1 (SP-6)	9" x			



PROJECT SIGN DETAILS

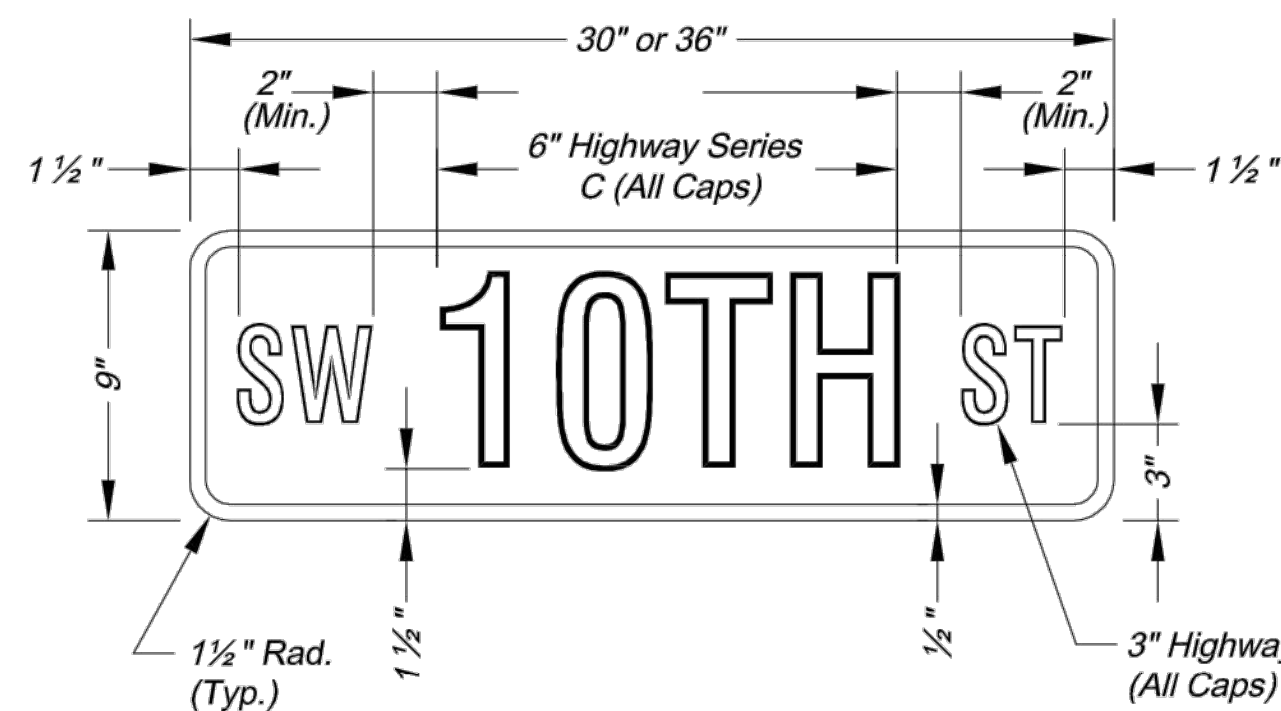
STREET NAME SIGN BLANK DETAILS

For Mounting on Square Steel Posts

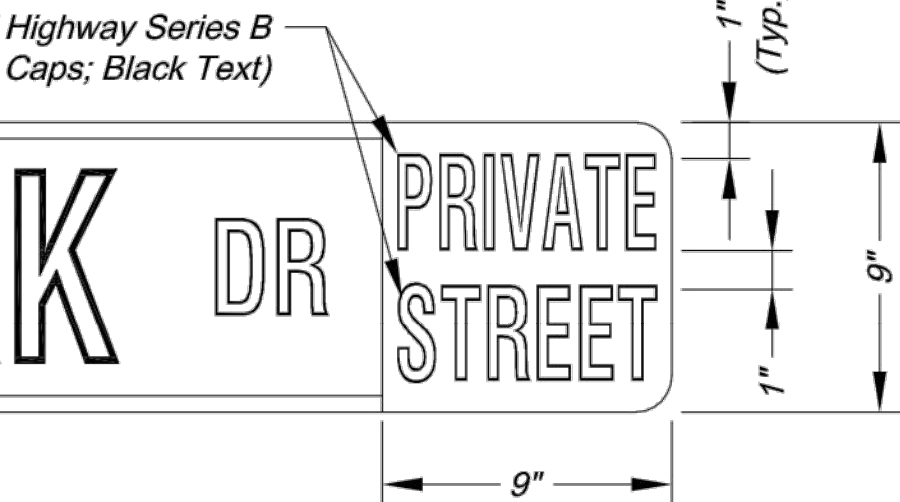


NAMED STREET NAME SIGN DETAIL

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



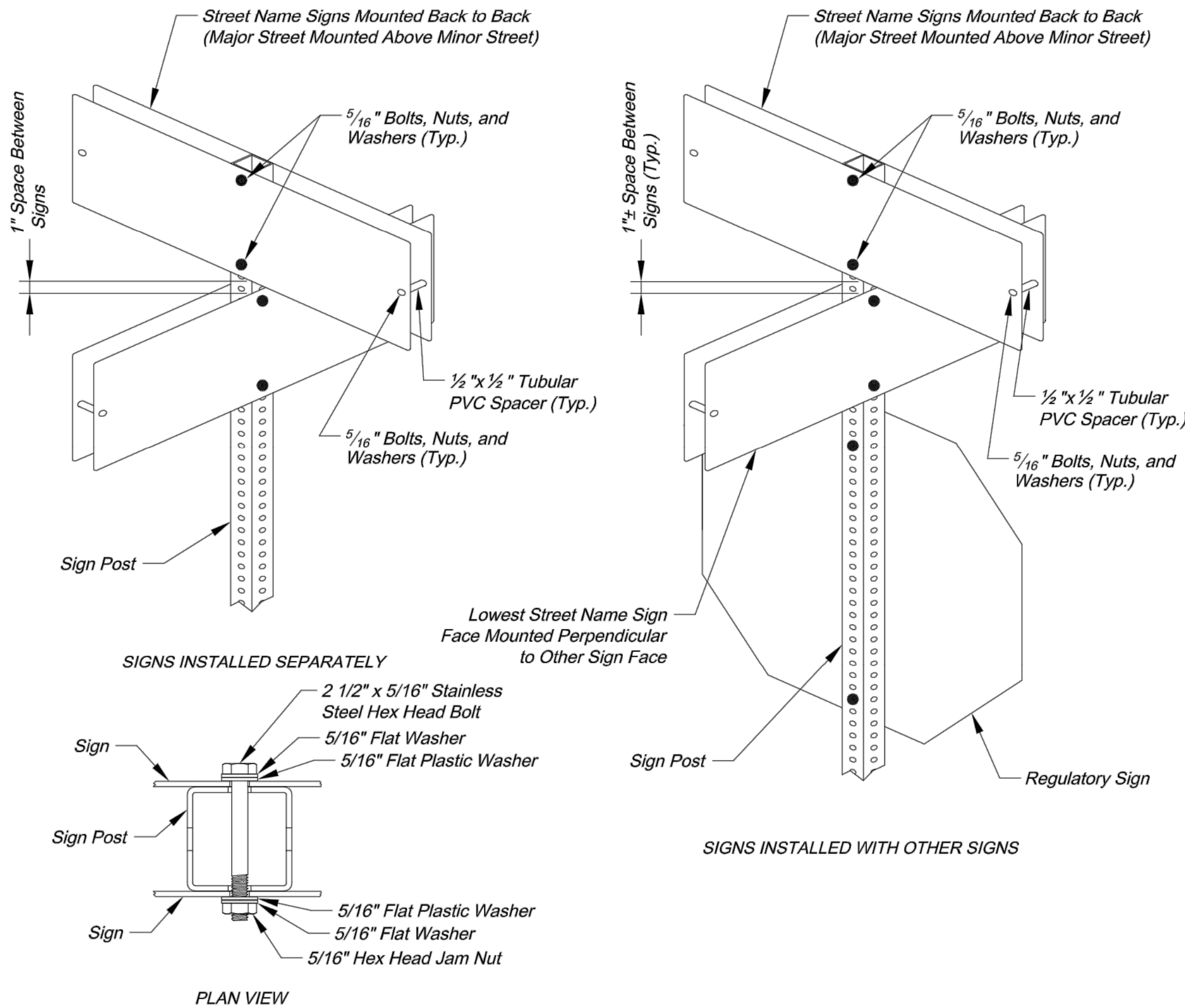
NUMBERED STREET NAME SIGN DETAIL



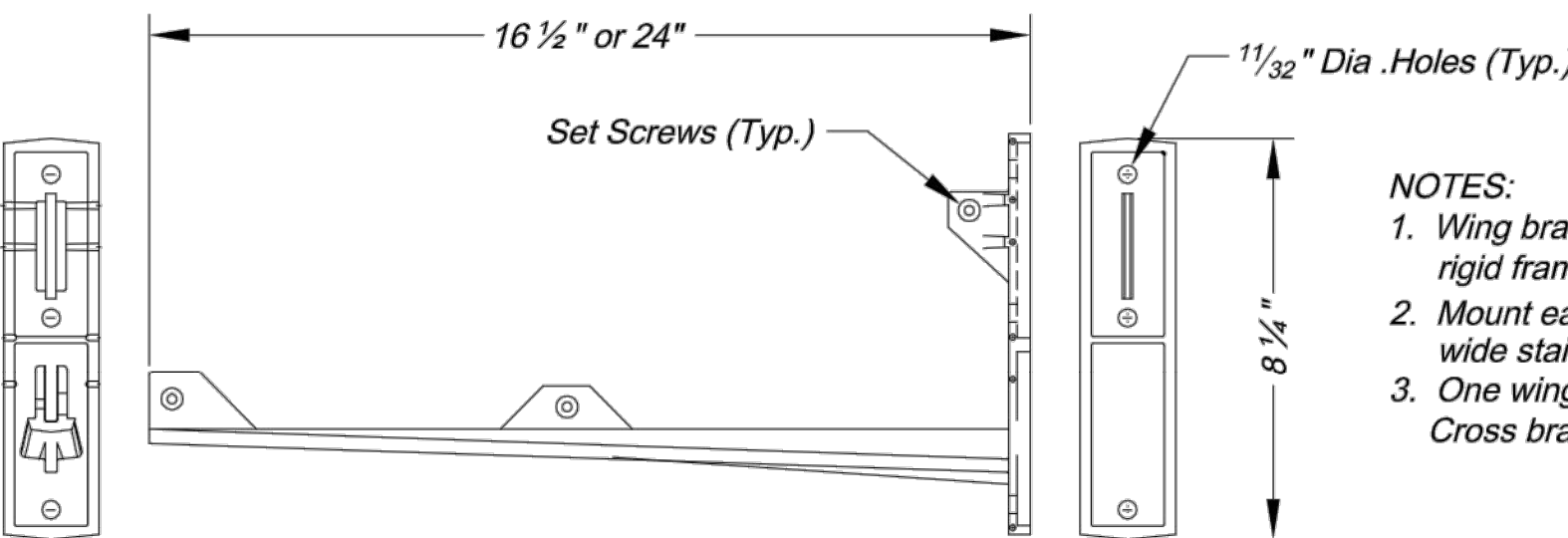
PRIVATE STREET TAG DETAIL

- NOTES:
- For all street name signs, the legend shall be white and the background shall be green.
 - 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.
 - 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.

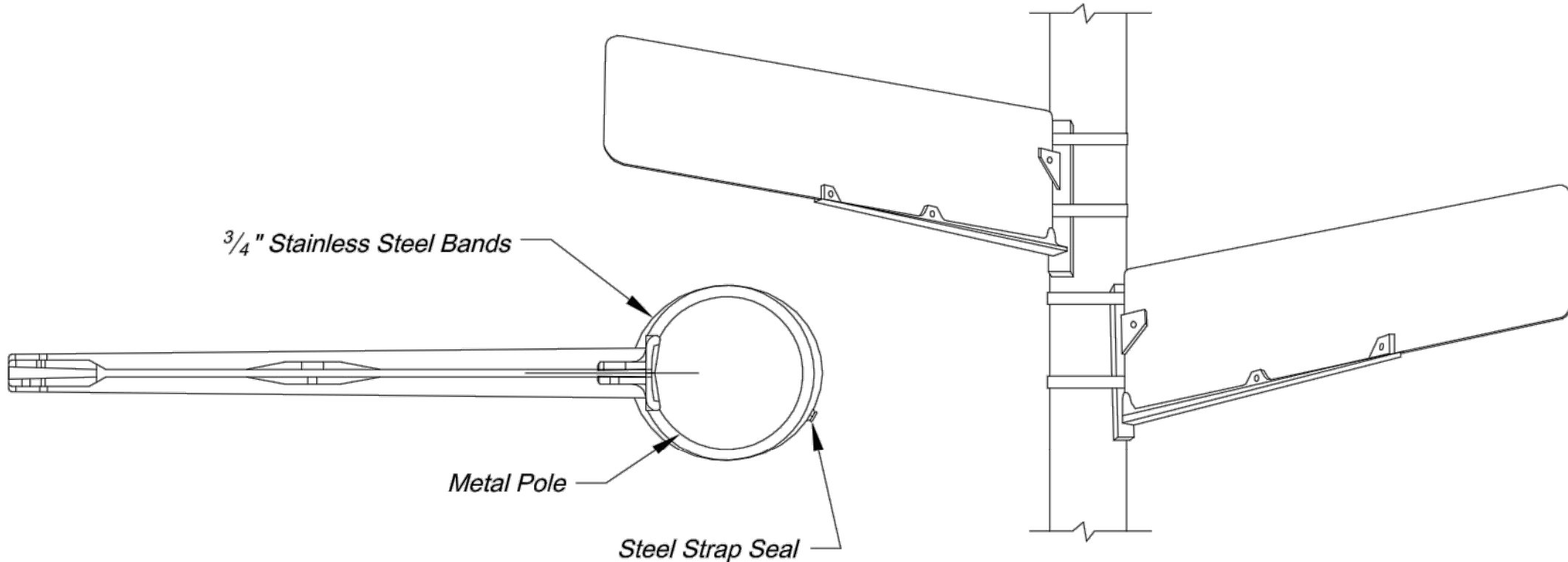
STREET NAME SIGN FACE DETAILS



SQUARE STEEL POST MOUNTING DETAILS



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



WING BRACKET MOUNTING DETAILS

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:

Sheet Name:

Drawn By: AS

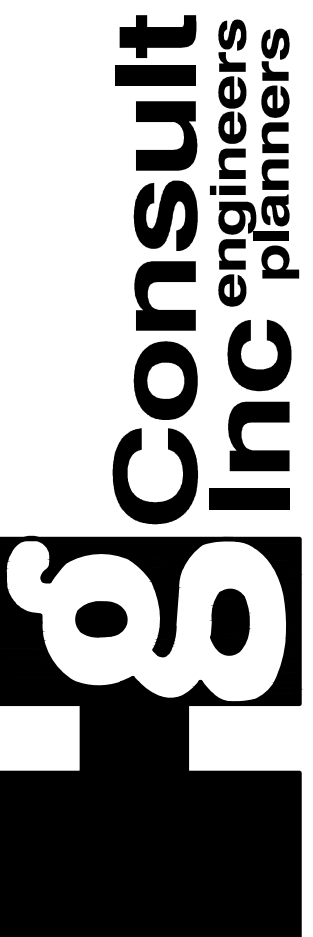
Checked By: JW

Date: 08/26/2009

Project#

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

STREET AND STORM SEWER PLANS
SIGNING DETAILS

COBEY CREEK FIRST PLAT
PHASE I

CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

