



Know what's below.
Call before you dig.

NOTE:

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

COBEY CREEK DRIVE, GILLETTE STREET & JUD ROAD.

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

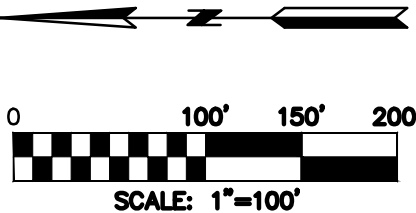
CORBIN DRIVE, COBEY LANE, DAVID ROAD & CARTER ROAD.

LEGEND

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

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

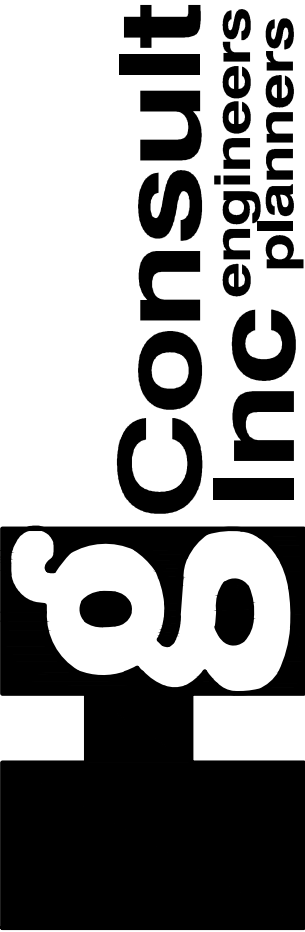
RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
11/04/2020



STREET AND STORM SEWER PLANS
GENERAL UTILITY LAYOUT

COBEY CREEK FIRST PLAT
PHASE I

CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI



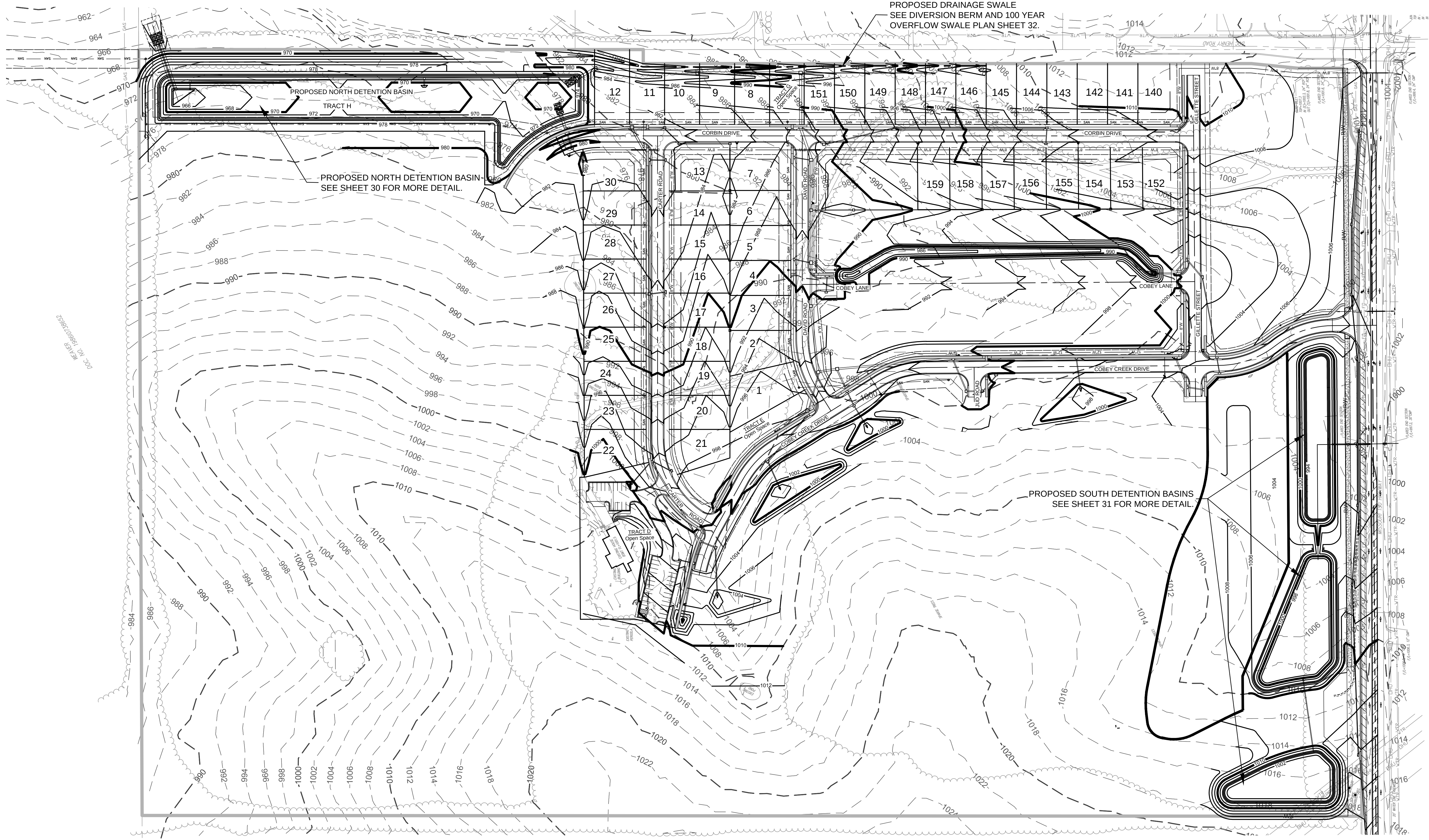
11010 Haskell Street, Suite 210, Kansas City, Kansas 66109
CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.)



R. KEVIN STERRETT
July 3, 2019

NO.	BY	DATE	REVISION
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	03/20/19	PER CITY'S COMMENTS
1	SPW	11/21/18	SUBMITAL TO CITY OF LEES SUMMIT

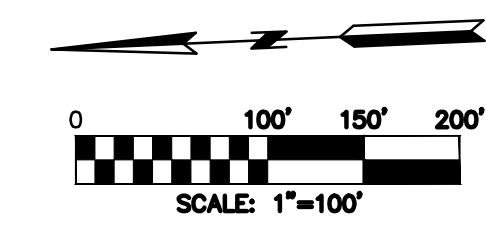
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GENERAL NOTES:

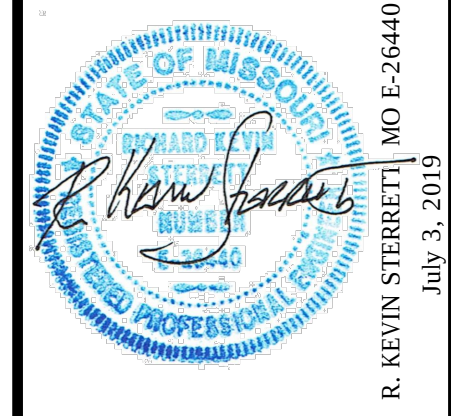
1. This sheet is for informational purposes only. See individual sheets for exact utility locations.
2. See Sanitary Sewer sheets and Utility Map for Minimum Basement Floor elevations (MBF) and Minimum Low Opening elevations (MLO).
3. Grading plan represents general site grading prior to the development 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.

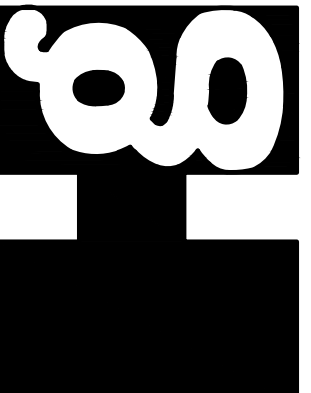
RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
11/04/2020



Know what's below.
Call before you dig.

DATE	REVISION	BY	CORP
07/30/19	PER CITY'S COMMENTS	6	SPW
07/30/19	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
03/06/19	PER CITY'S COMMENTS	1	SPW
11/21/18	SUBMITTAL TO CITY OF LEE'S SUMMIT		



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STREET AND STORM SEWER PLANS
PHASE I GRADING PLAN

COBEY CREEK FIRST PLAT
PHASE I

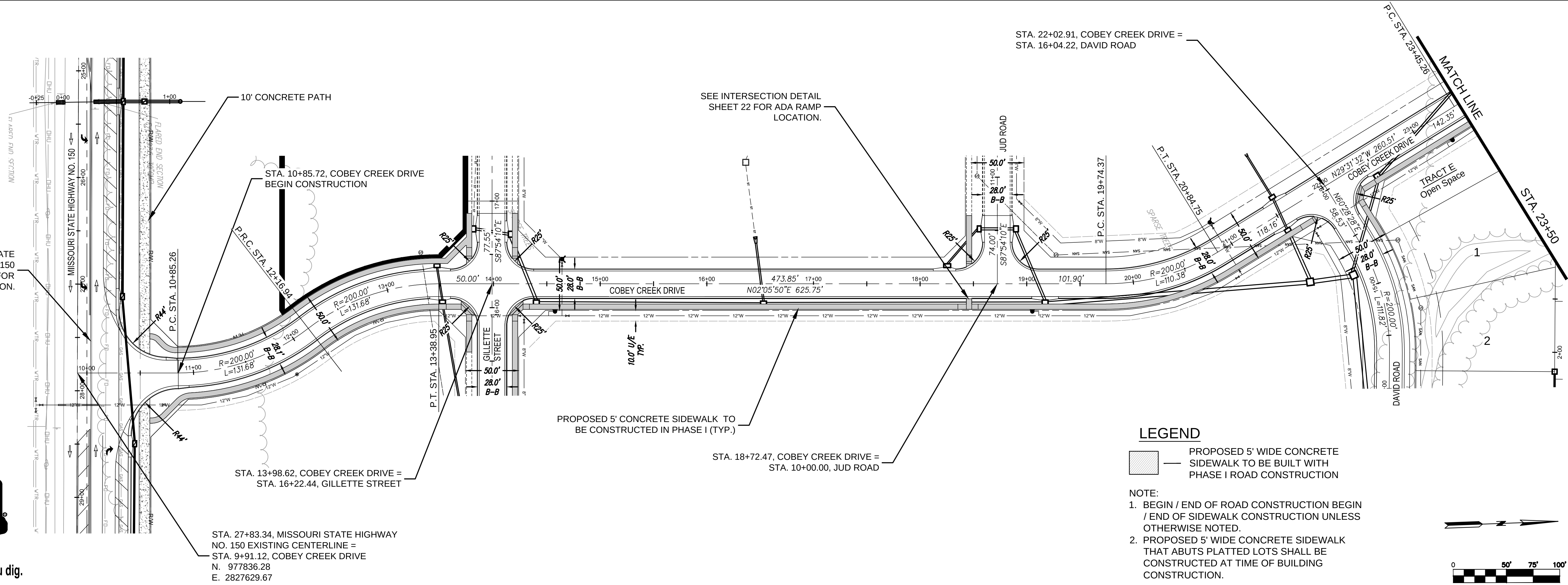
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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

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



Know what's below.
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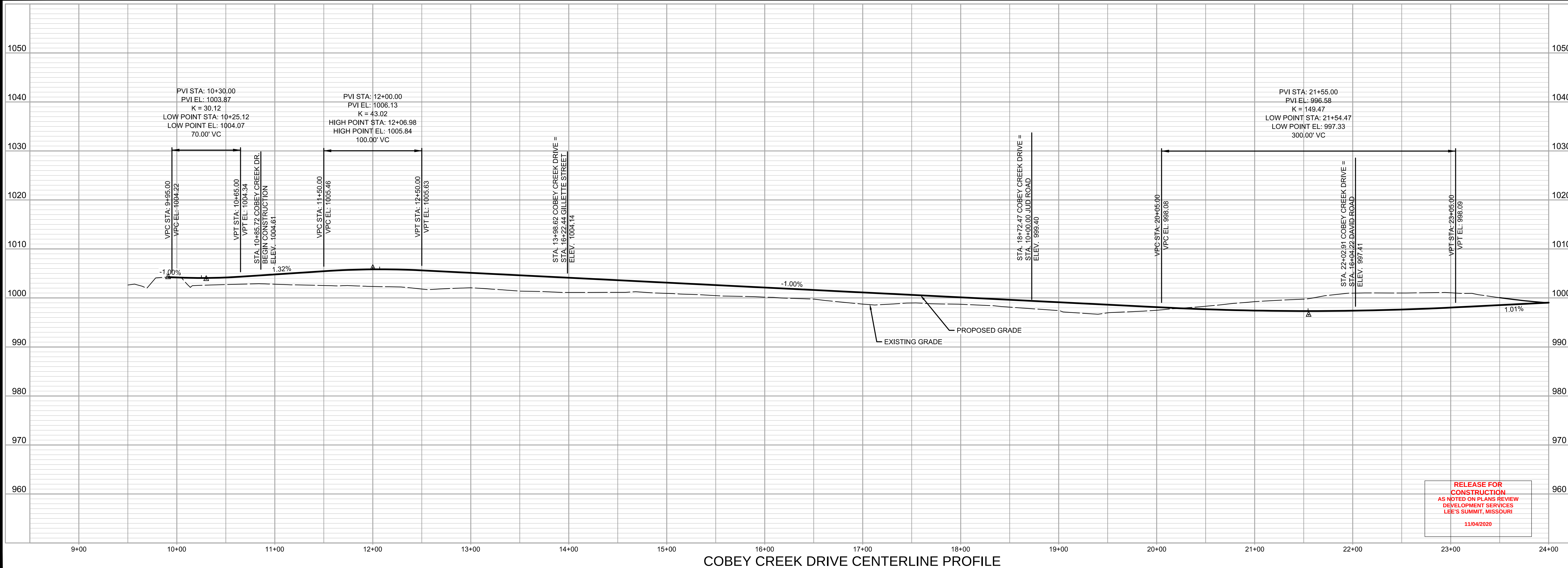
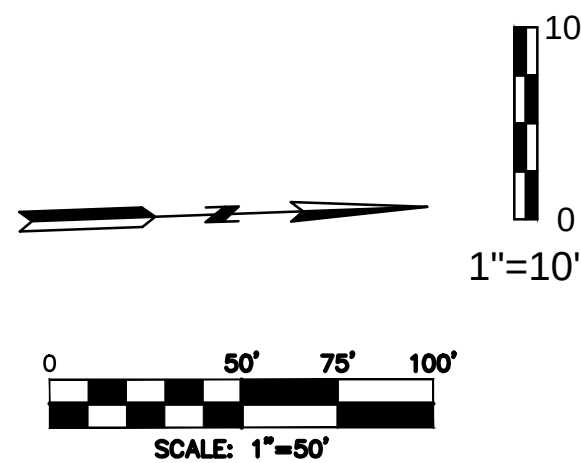


LEGEND

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

NOTE:

- BEGIN / END OF ROAD CONSTRUCTION BEGIN / END OF SIDEWALK CONSTRUCTION UNLESS OTHERWISE NOTED.
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COBEY CREEK DRIVE CENTERLINE PROFILE

RELEASE FOR
CONSTRUCTION
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DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
11/04/2020

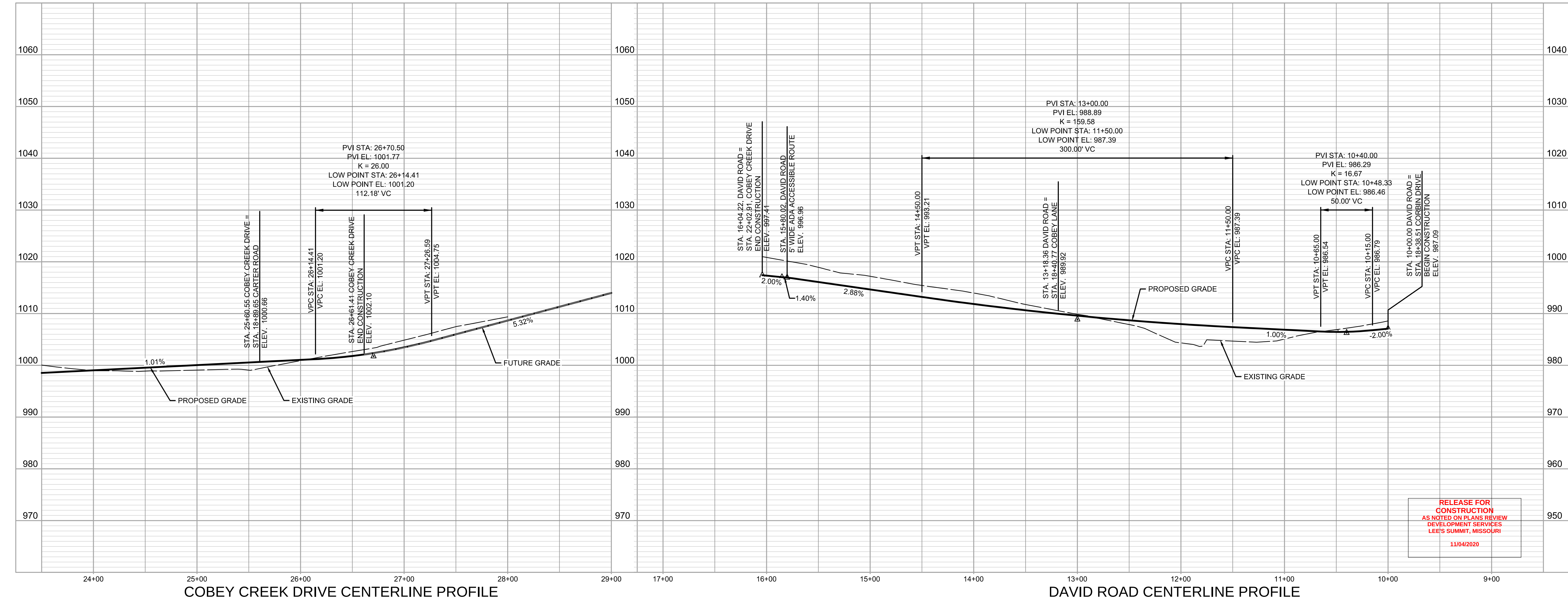
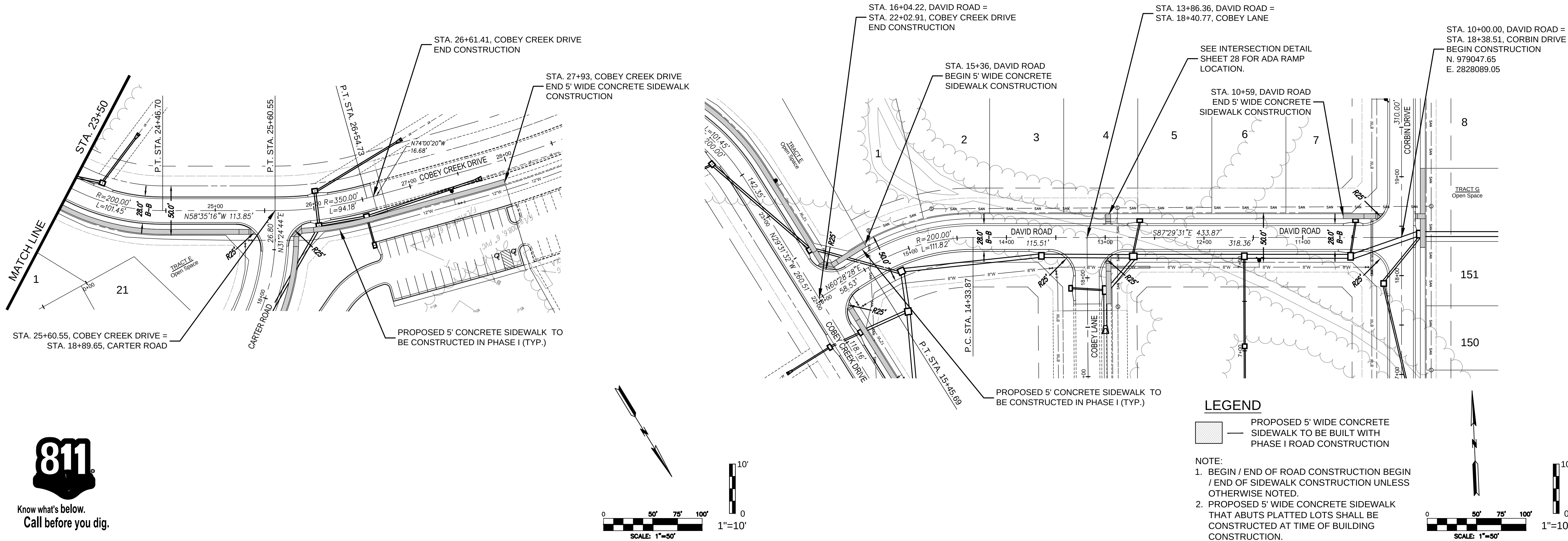
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07/02/19	PER CITY'S COMMENTS	5	SPW	RAS
04/23/19	PER CITY'S COMMENTS	4	SPW	RAS
04/16/19	PER CITY'S COMMENTS	3	SPW	RAS
03/27/19	PER CITY'S COMMENTS	2	SPW	RAS
03/06/19	PER CITY'S COMMENTS	1	SPW	RAS
11/27/18	SUBMITAL TO CITY OF LEE'S SUMMIT			



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R. KEVIN STERRETT, JACSON COUNTY, MISSOURI

STREET AND STORM SEWER PLANS STREET CENTERLINE PROFILES COBEY CREEK DRIVE COBEY CREEK FIRST PLAT PHASE I
X-REF NO. 16-059 Base Phase I
DRAWING NO. 16-059 Phase I Street Plans
DATE July 30, 2019
DESIGNED BY 16-059
SHEET NO. 4 OF 53



NO.	DATE	REVISION	BY	CHKD.
1	07/20/19	PER CITY COMMENTS	SPW	RMS
2	04/22/19	PER CITY COMMENTS	SPW	RMS
3	04/16/19	PER CITY COMMENTS	SPW	RMS
4	03/27/19	PER CITY COMMENTS	SPW	RMS
5	03/27/19	PER CITY COMMENTS	SPW	RMS
6	07/20/19	PER CITY COMMENTS	SPW	RMS



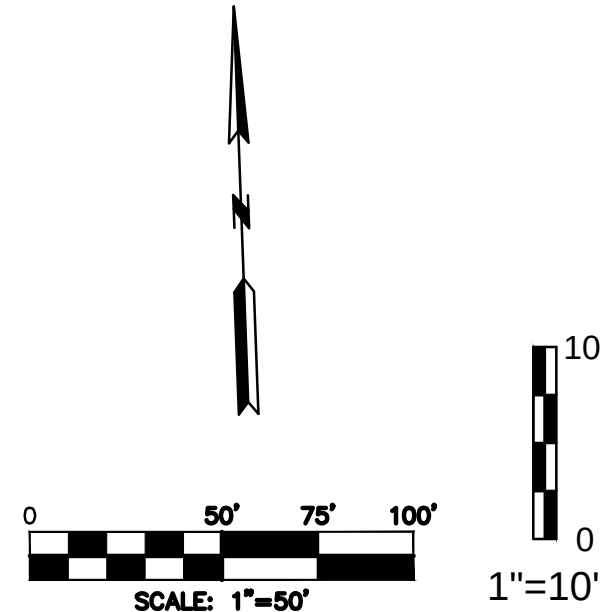
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STREET AND STORM SEWER PLANS
STREET CENTERLINE PROFILES
COBEY CREEK DRIVE & DAVID ROAD
COBEY CREEK FIRST PLAT
PHASE I
CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI

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

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



DATE	REVISION	NO.	BY	CHANGE
07/29/12	PER CITY'S COMMENTS	6	SPW	RCS
07/23/12	PER CITY'S COMMENTS	5	SPW	RCS
04/22/12	PER CITY'S COMMENTS	4	SPW	RCS
04/19/12	PER CITY'S COMMENTS	3	SPW	RCS
04/19/12	PER CITY'S COMMENTS	2	SPW	RCS
03/28/12	PER CITY'S COMMENTS	1	SPW	RCS
11/27/11	SUBMITAL TO CITY OF LEE'S SUMMIT			RCS



R. KEVIN STERRETT MO E-26440

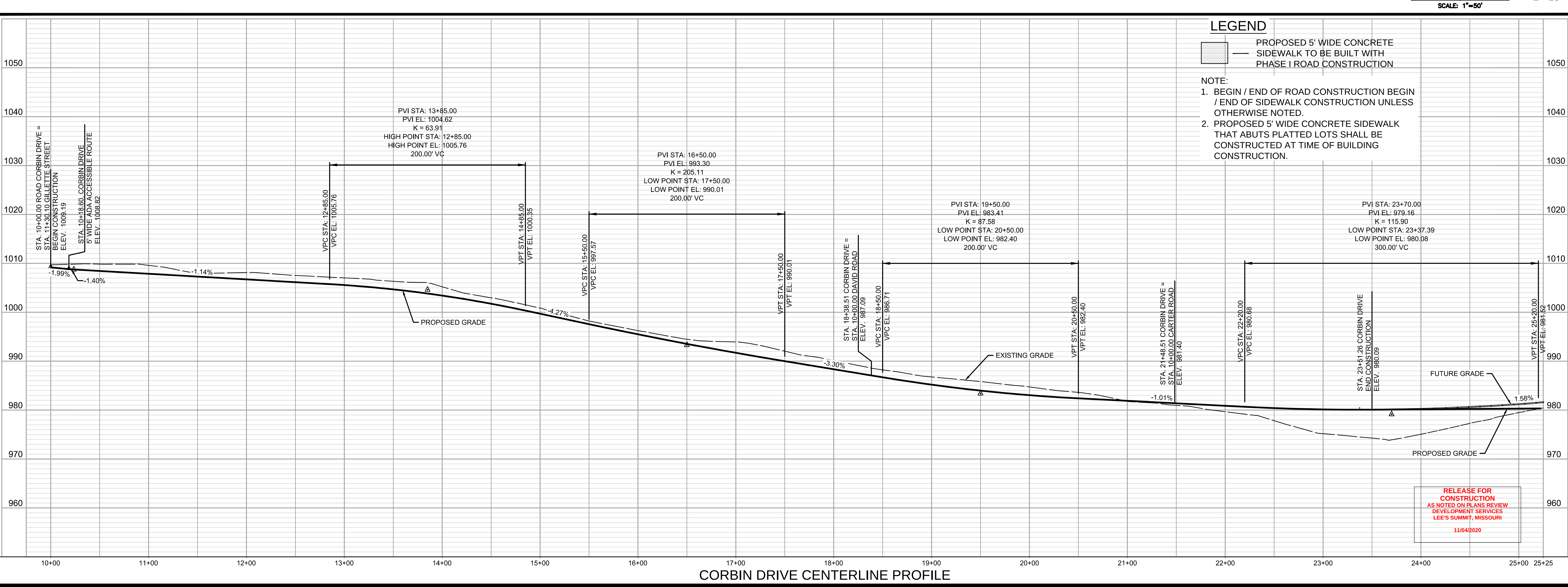
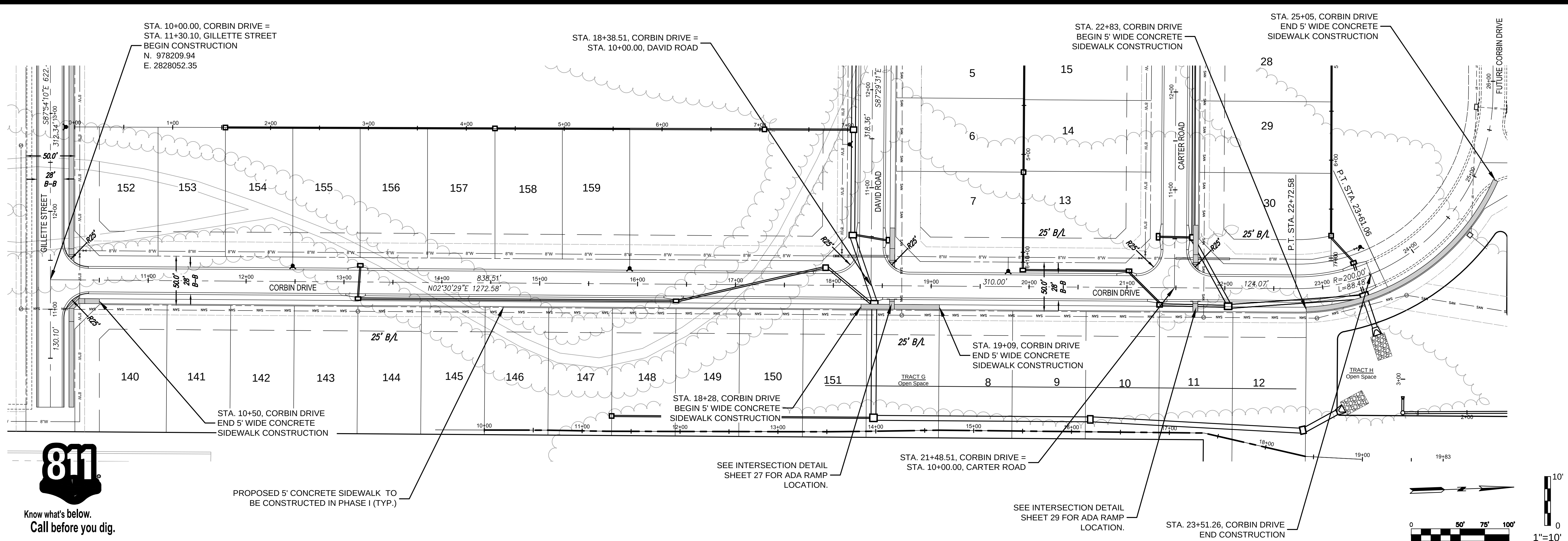


g CONSULTING
INC.

1010 Haskell Street, Suite 210, Kansas City, Kansas 66109

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

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



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

STATE OF MISSOURI
JACKSON COUNTY
PROFESSIONAL ENGINEER
R. KEVIN STERRETT
NO E-26440
July 3, 2019

Consult Inc
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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
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 SHEET OF 53

LEGEND

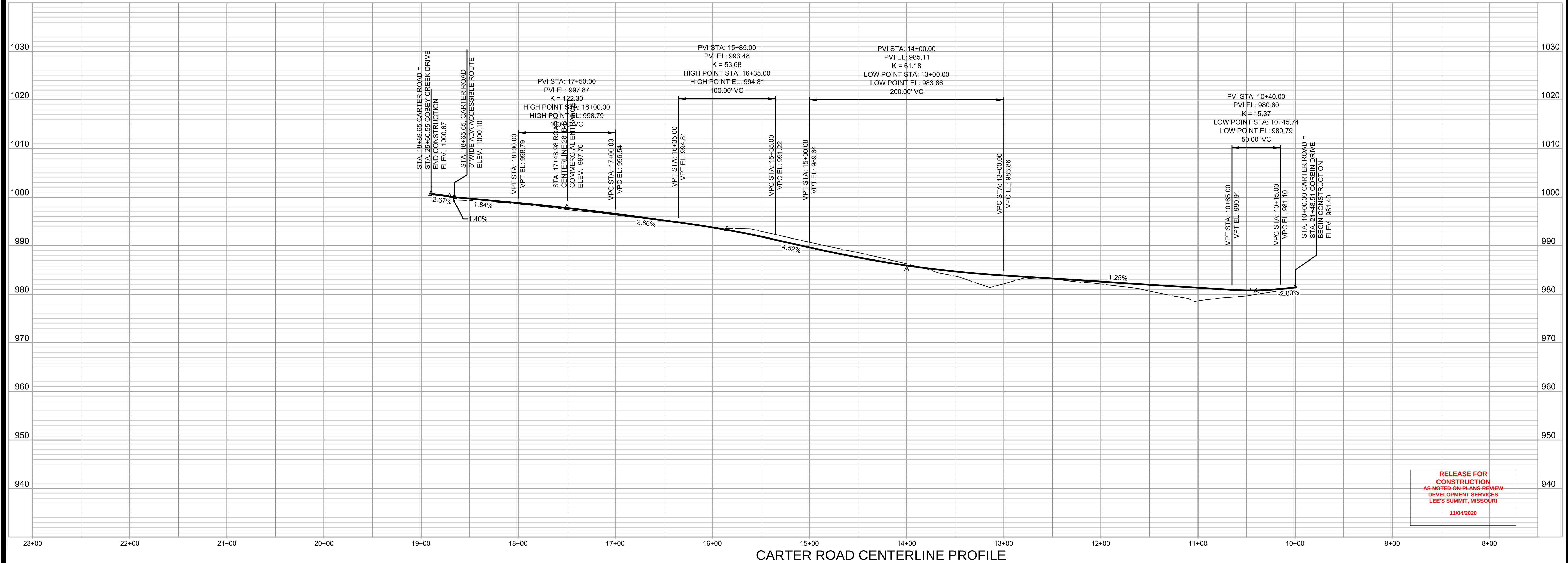
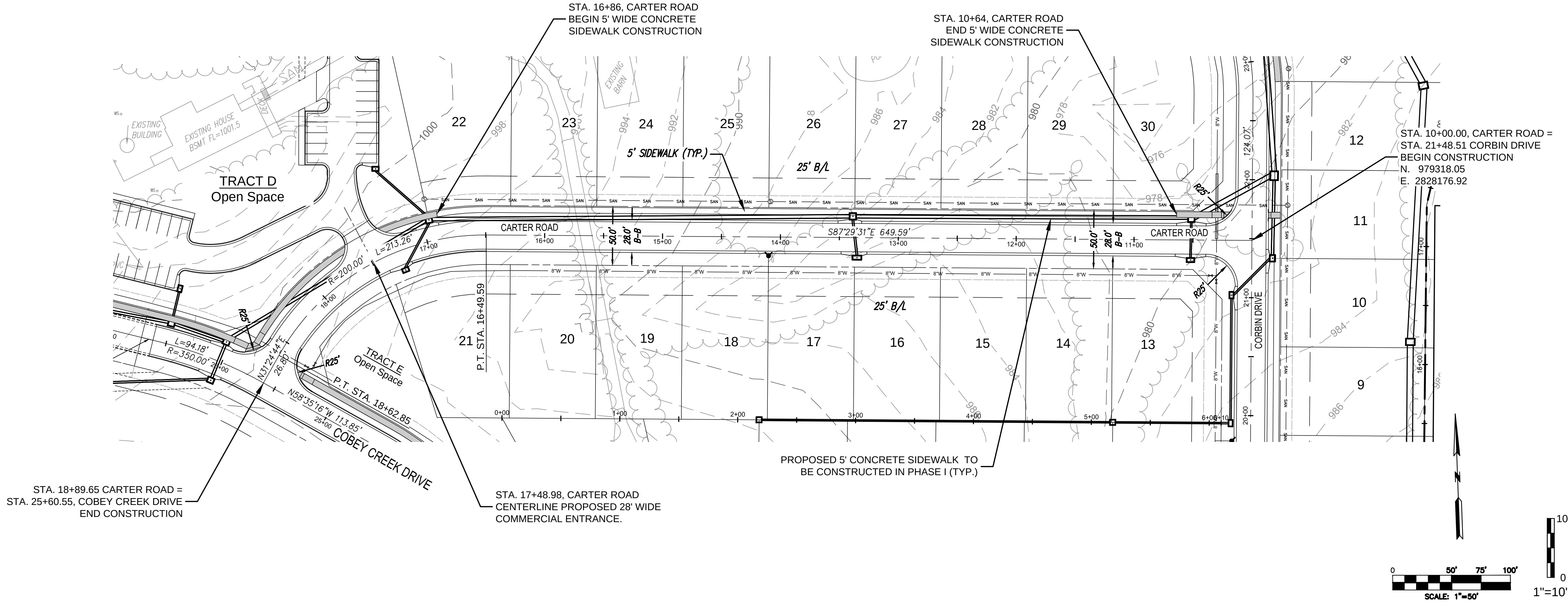
PROPOSED 5' WIDE CONCRETE
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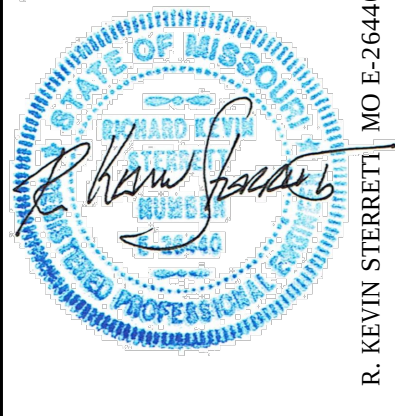


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RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
11/04/2020

NO.	BY	DATE	REVISION
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	SPW	11/27/18	SUBMITAL TO CITY OF LEES SUMMIT



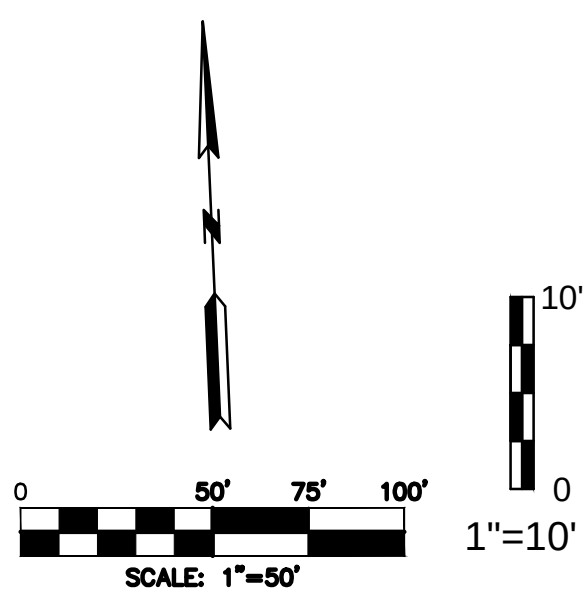
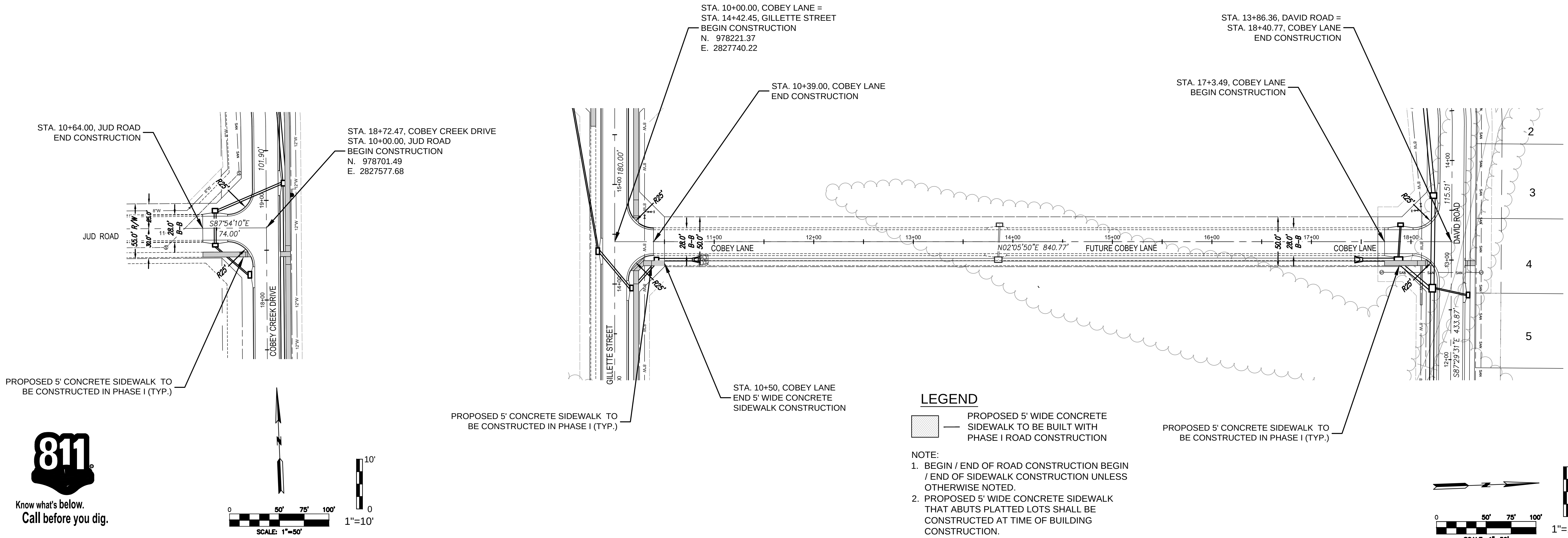
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CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.)

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

8 OF 53

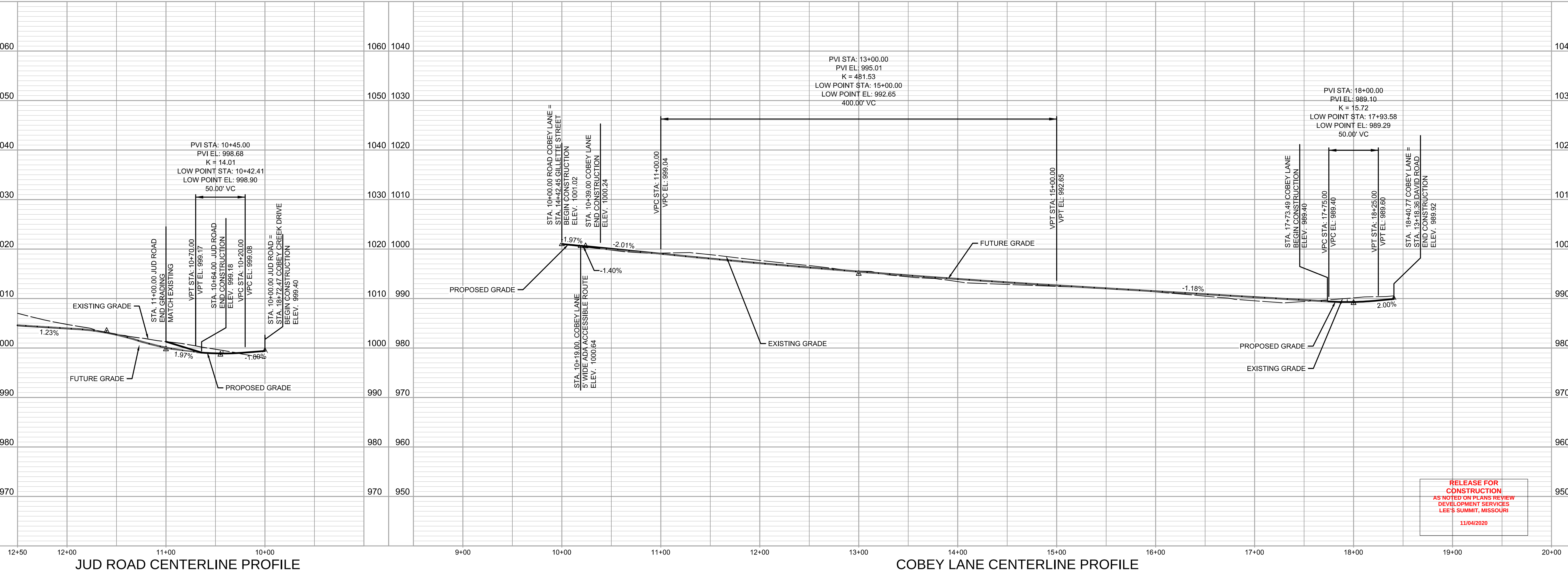
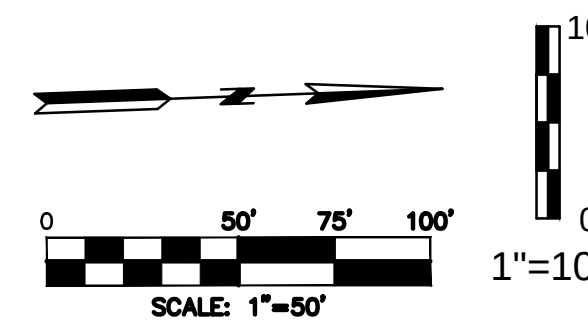


LEGEND

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

NOTE:
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PROPOSED 5' CONCRETE SIDEWALK TO BE CONSTRUCTED IN PHASE I (TYP.)



RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
11/04/2020

NO. 6
BY RAS

REVISION 07/30/19 PER CITY'S COMMENTS

NO. 5
BY RAS

REVISION 07/30/19 PER CITY'S COMMENTS

NO. 4
BY RAS

REVISION 04/23/19 PER CITY'S COMMENTS

NO. 3
BY RAS

REVISION 04/16/19 PER CITY'S COMMENTS

NO. 2
BY RAS

REVISION 03/27/19 PER CITY'S COMMENTS

NO. 1
BY RAS

REVISION 03/06/19 PER CITY'S COMMENTS

NO. 1
BY RAS

REVISION 11/21/18 SUBMITTAL TO CITY OF LEES SUMMIT

STATE OF MISSOURI
Professional Engineer
R. Kevin Sterrett
July 3, 2019
NO E-26440

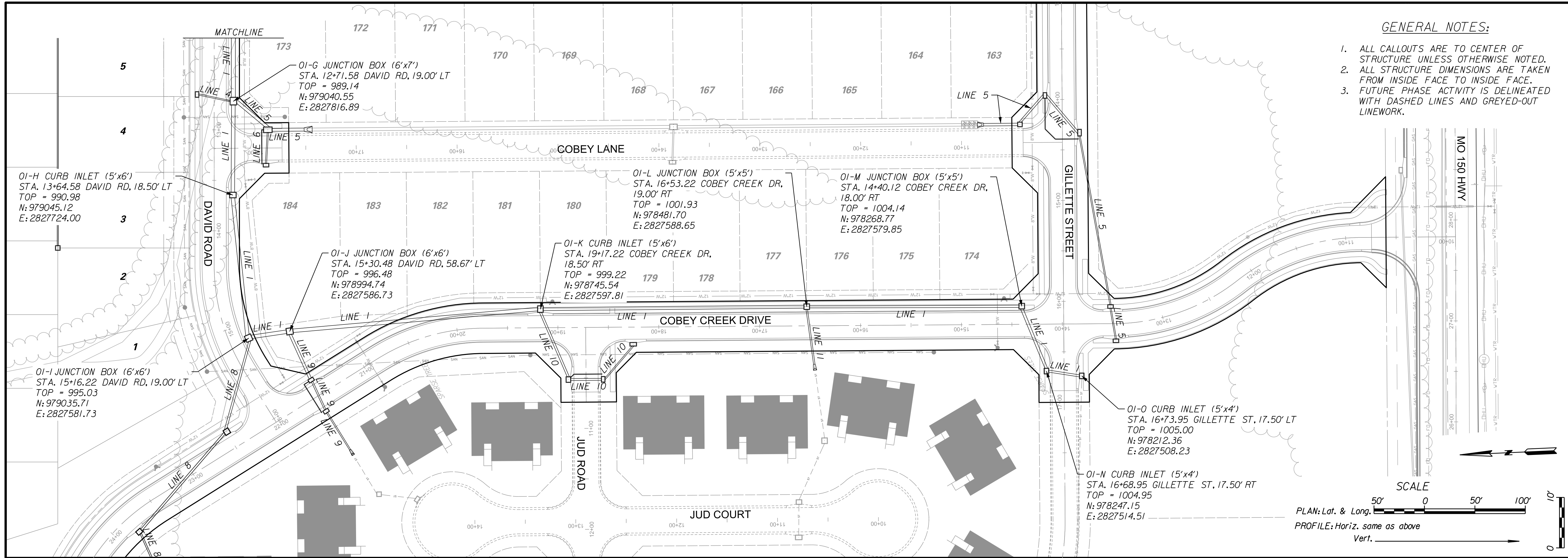
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CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.)

STREET AND STORM SEWER PLANS
STREET CENTERLINE PROFILES
JUD ROAD & 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

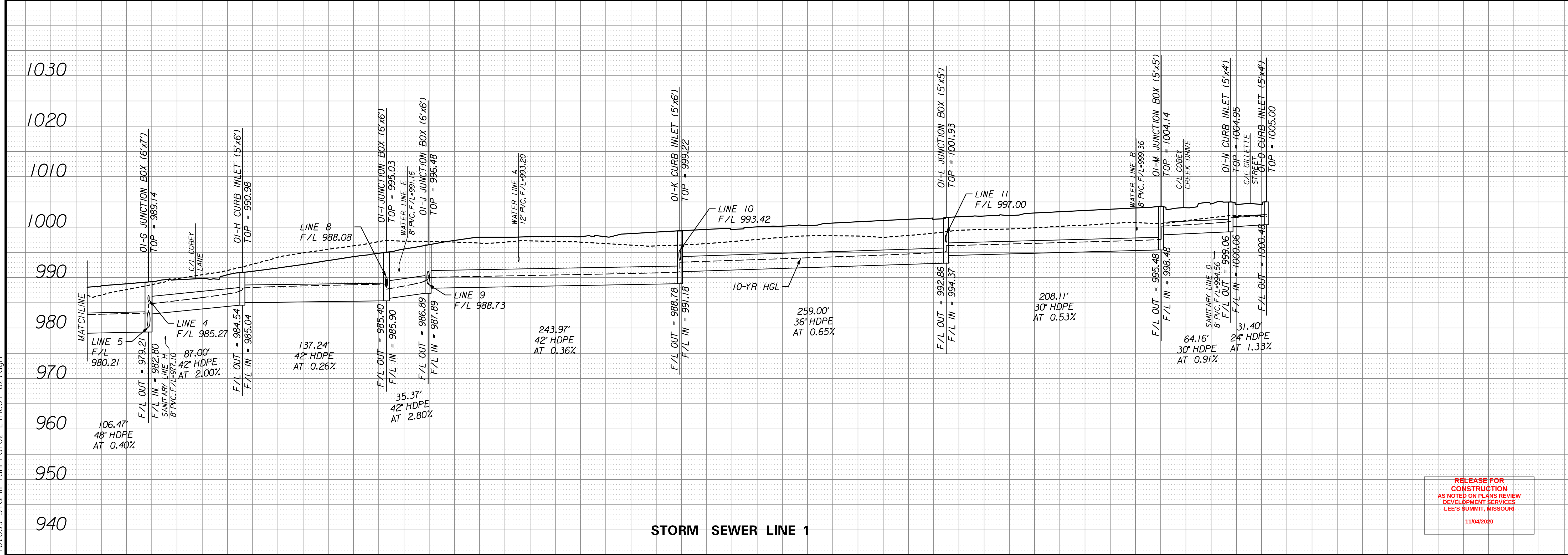
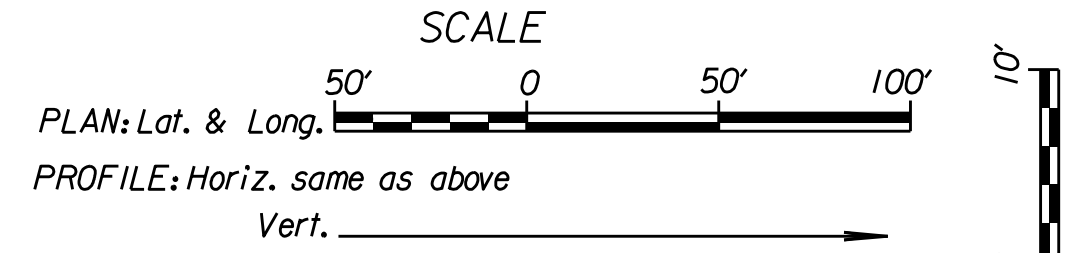
9 OF 53

3/27/2019
16_059-StormPlanProf02-Lines01-02.dgn



GENERAL NOTES:

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



RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
11/04/2020

NO.		BY		DATE		REVISION	
1	1	RAM	RAM	3/27/19	3/27/19		
2	2	RAM	RAM	3/27/19	3/27/19		
3	3	RAM	RAM	3/27/19	3/27/19		

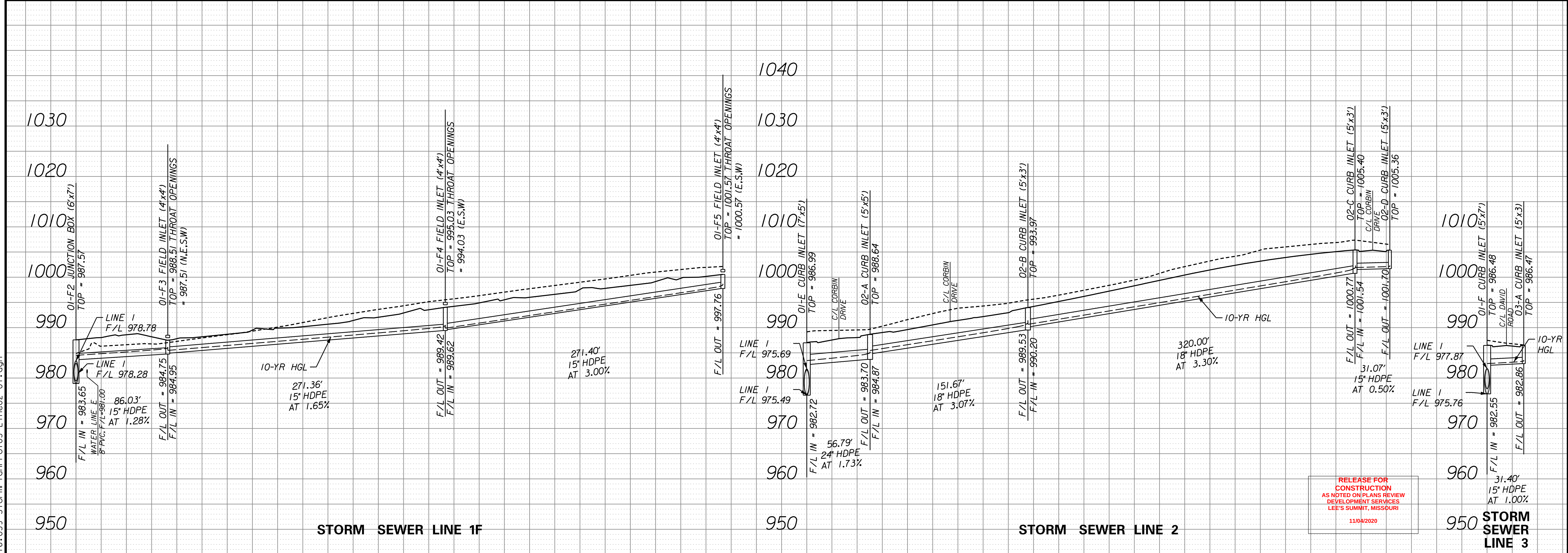
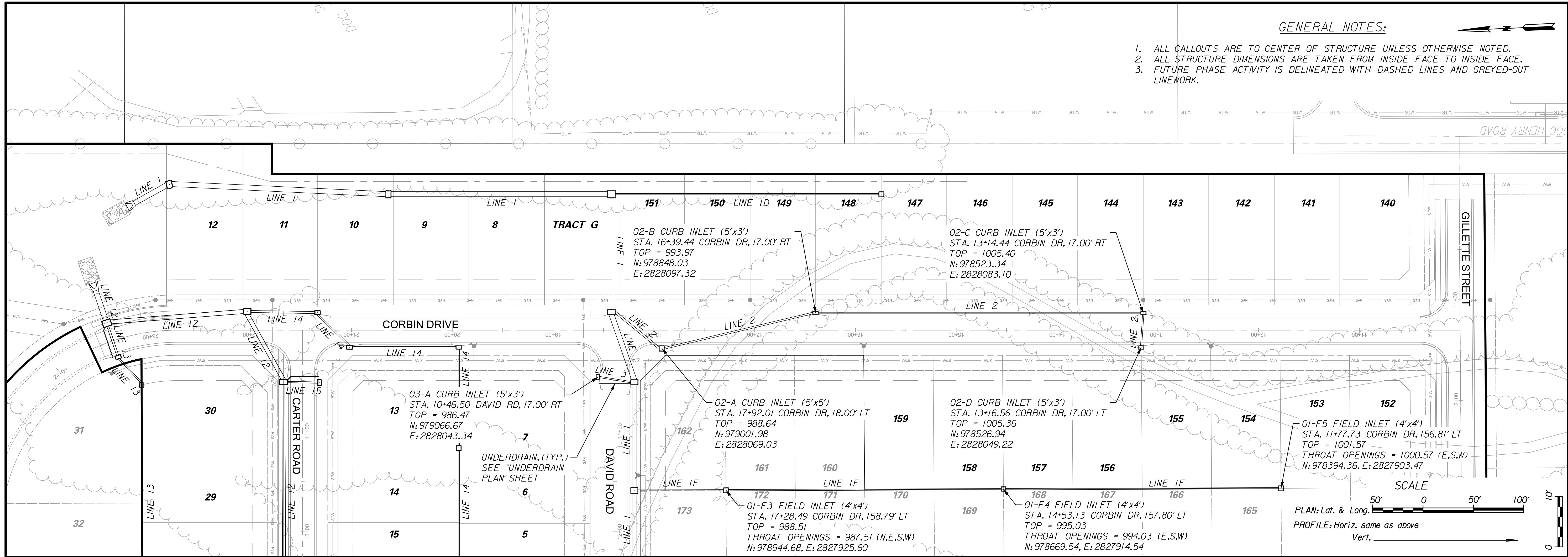
STATE OF MISSOURI
Professional Engineer
R. KEVIN STERRETT, MO E-26440
3/27/19

Consult Inc engineers planners
11010 Haskell St. Ste. 210 Kansas City, KS 66109 816-759-2285
CORPORATE LICENSE NO. E2010005873

STORM SEWER LINE 1
COBEY CREEK
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

X-REF. NO.	DRAWING NO.	DATE	SHEET
XXX	XXX	March 27, 2019	11
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3/27/2019 16:05:59-StormPlanProf03-Lines02-01.dgn



NO.	BY	CHK/APP
1	RAM	RKS
2	RAM	RKS
3	RAM	RKS

3/27/19
ADDRESS CITY COMMENTS DATED 3/20/19
3/27/19
ADDRESS CITY COMMENTS DATED 12/18/18
11/27/18
SUBMITTAL TO CITY OF LEE'S SUMMIT

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3/27/19

Consult Inc engineers planners

11010 Haskell St. Ste. 210 Kansas City, KS 66109 816-759-2285

CORPORATE LICENSE NO. E2010005873

STORM SEWER LINES 1F, 2 AND 3

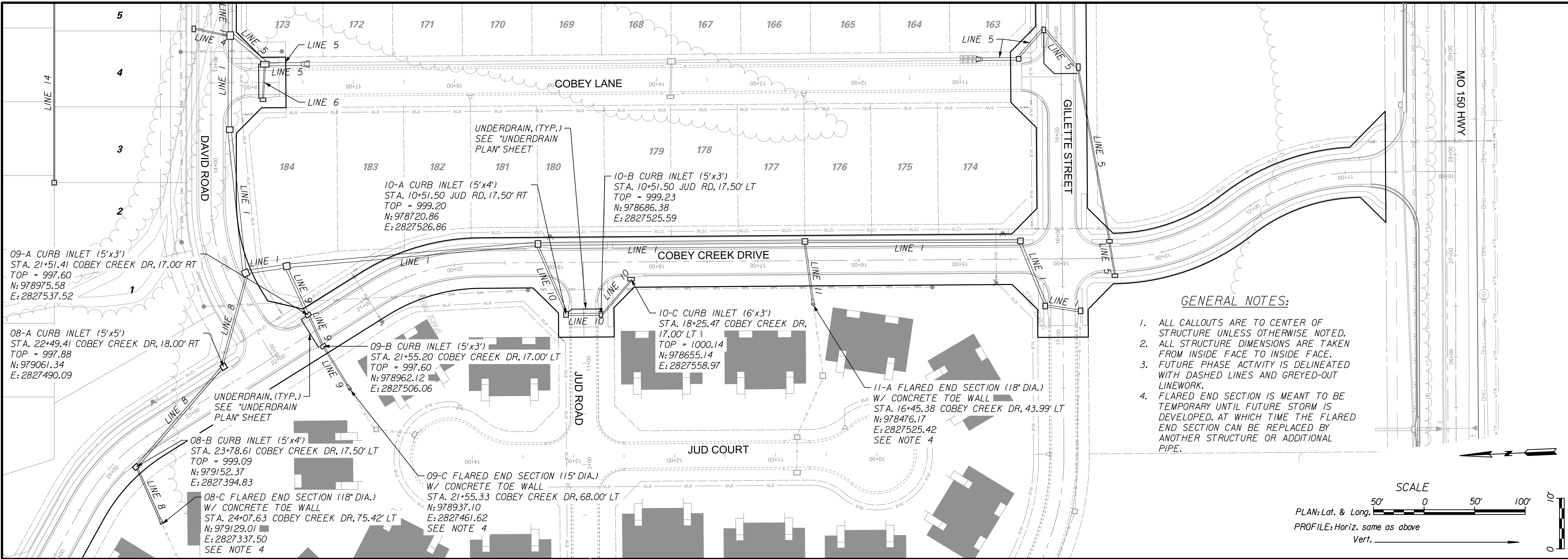
COBEY CREEK

CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

X-REF. NO. XXX
DRAWING NO. XXX
DATE March 27, 2019
JOB NO. 16,059.01

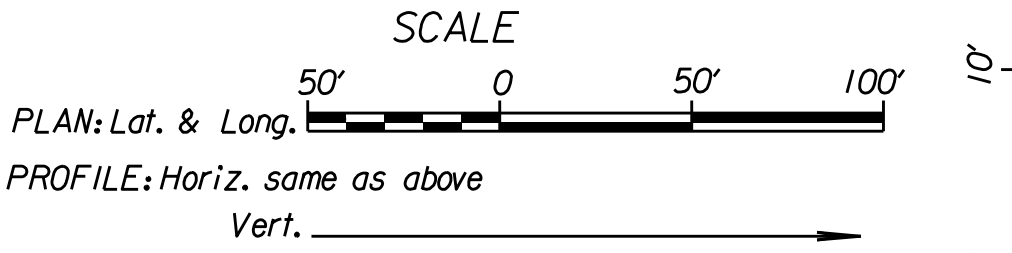
12 SHEET OF 53

3/27/2019
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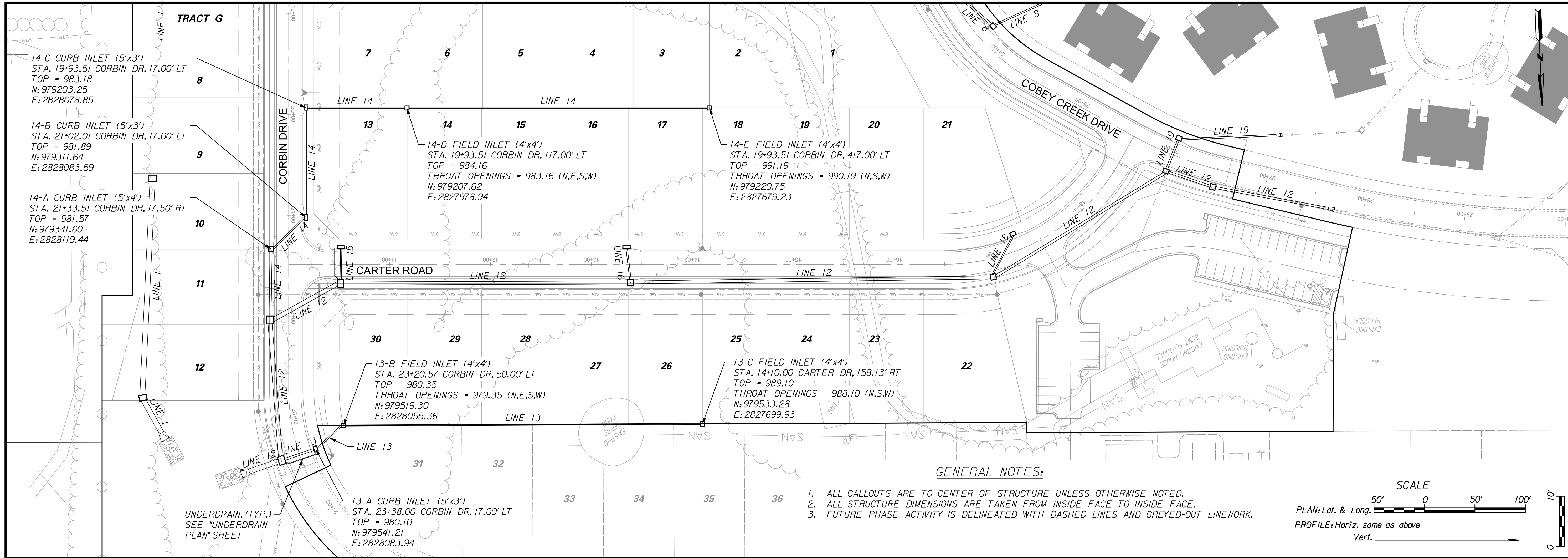
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4. FLARED END SECTION IS MEANT TO BE TEMPORARY UNTIL FUTURE STORM IS DEVELOPED, AT WHICH TIME THE FLARED END SECTION CAN BE REPLACED BY ANOTHER STRUCTURE OR ADDITIONAL PIPE.



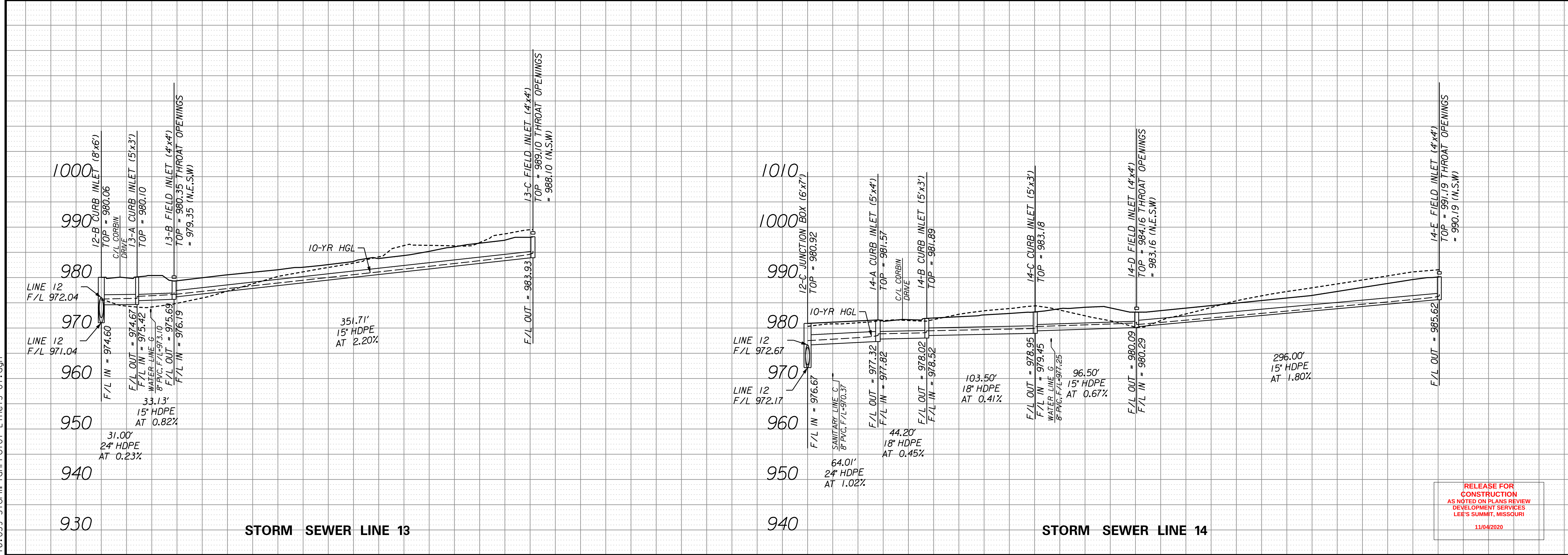
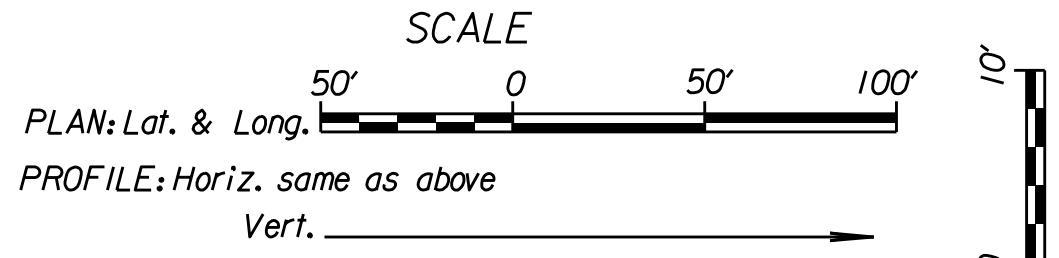
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3/27/2019 16_059-StormPlanProf07-Line13-01.dgn



GENERAL NOTES:

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



RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
11/04/2020

NO.	BY	DATE	REVISION
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3/27/19

CONSULTING ENGINEERS INC. PLANNERS

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

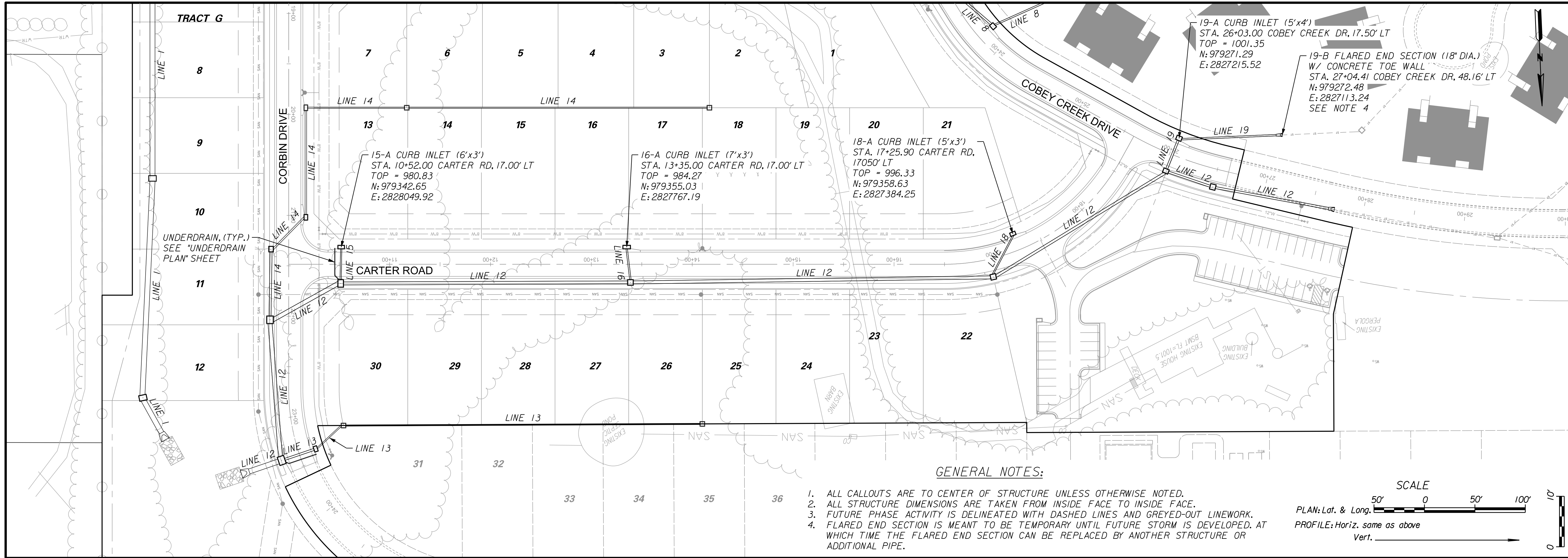
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STORM SEWER LINES 13 AND 14

COBEY CREEK

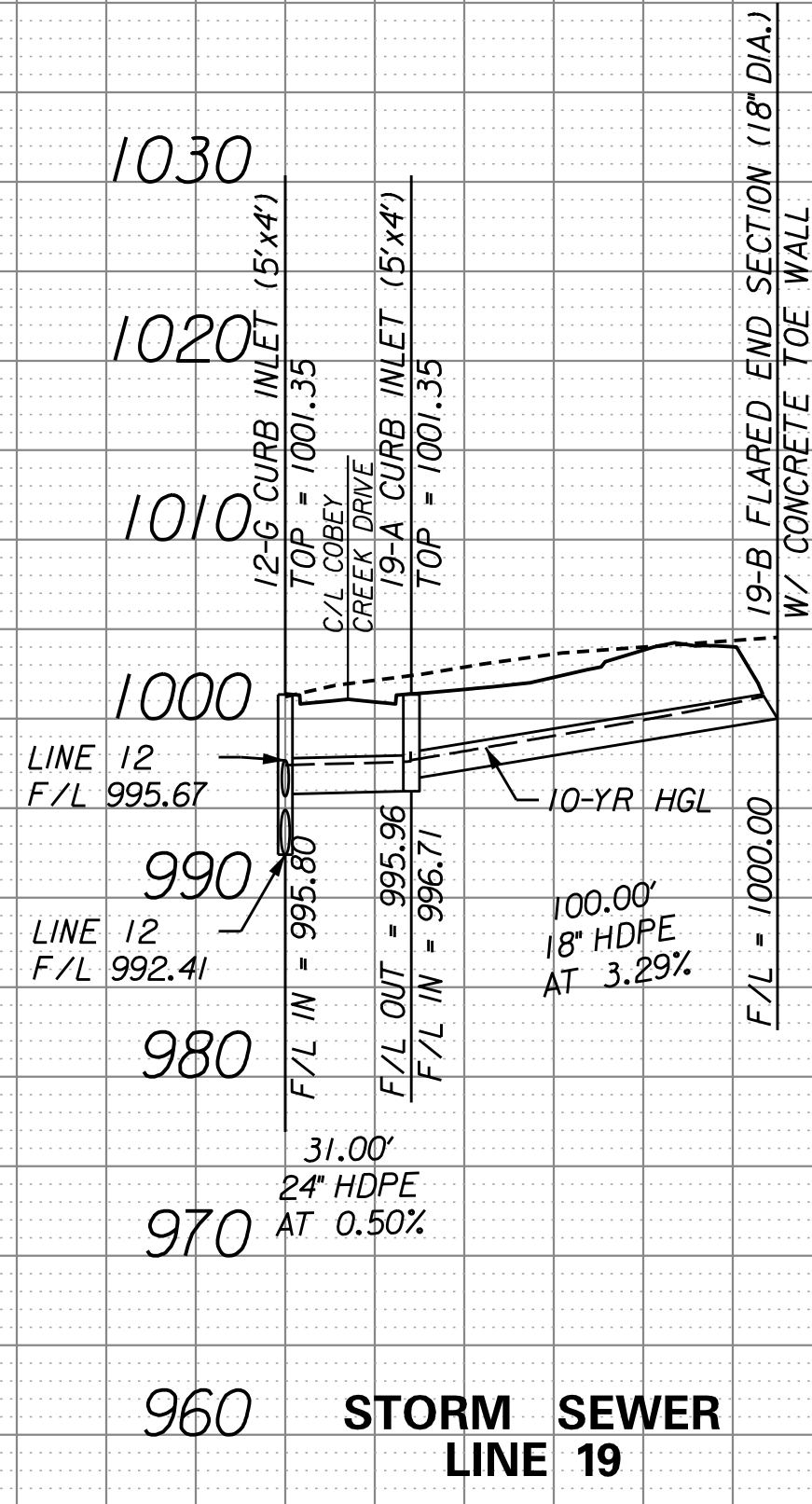
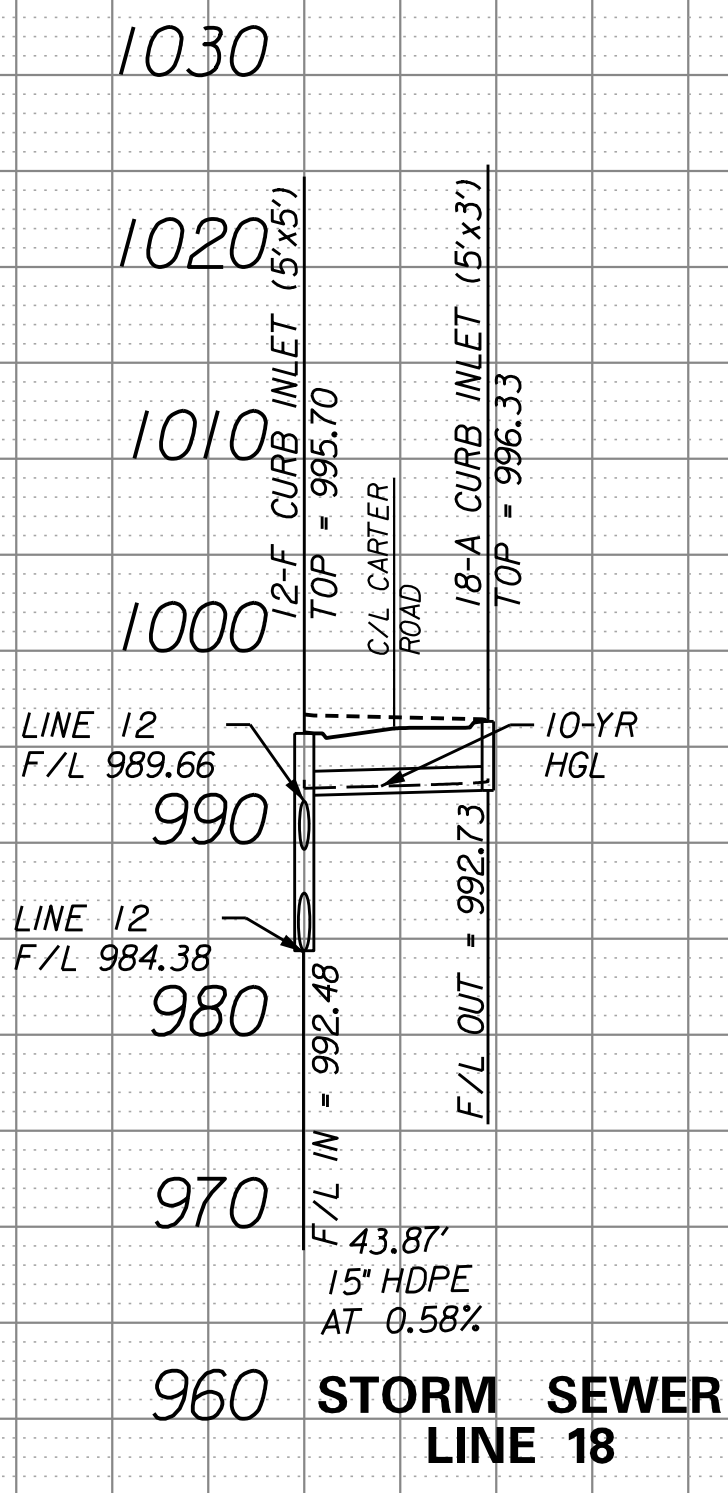
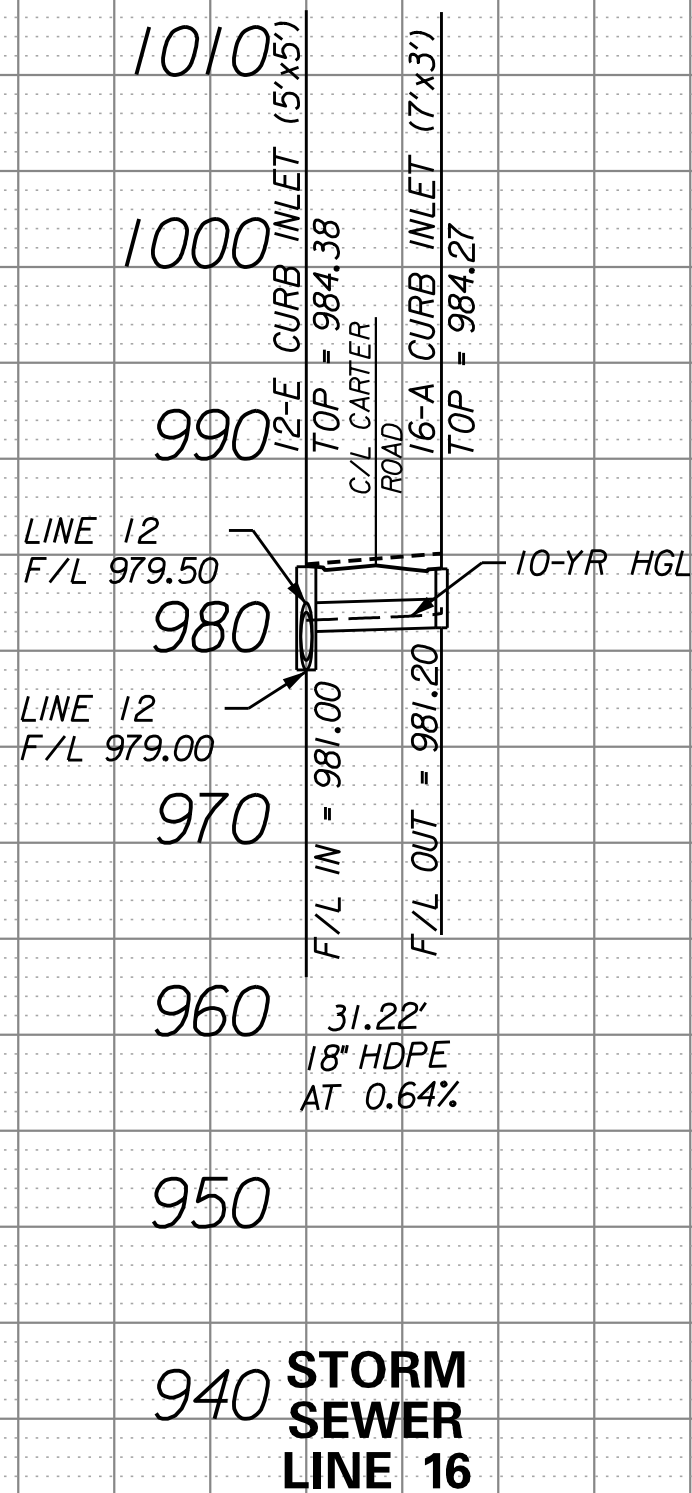
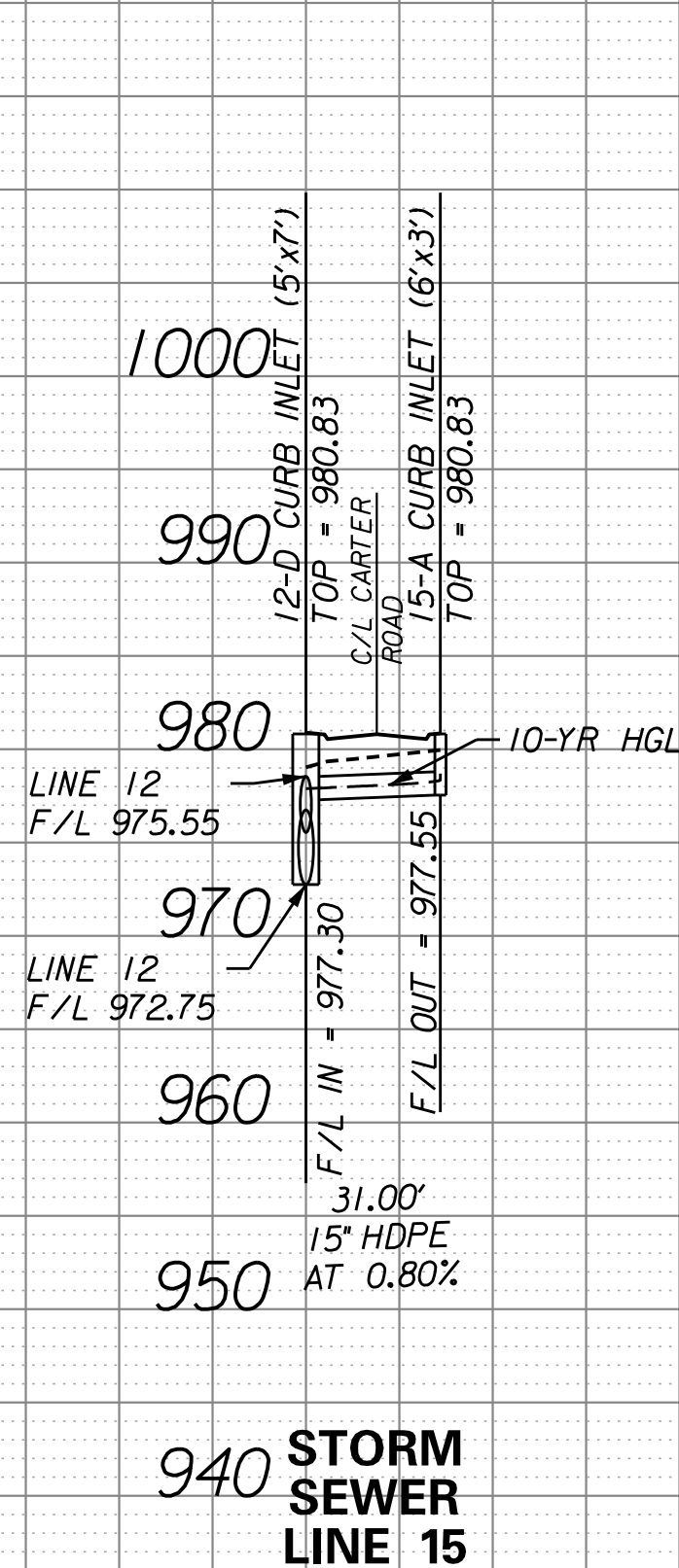
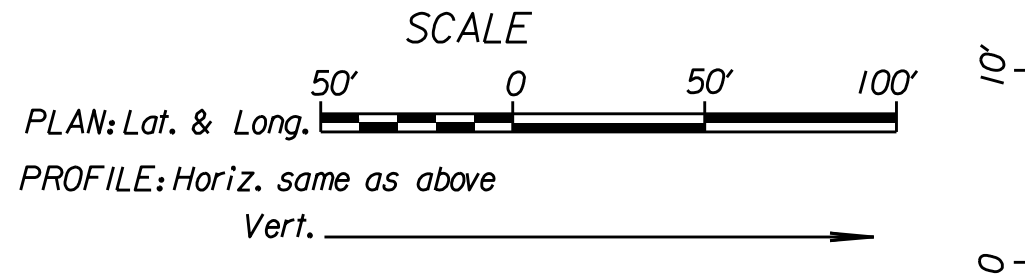
16 SHEET 53

3/27/2019
16_059-StormPlanProf08-Lines15-01.dgn



GENERAL NOTES:

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



RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
11/04/2020

NO.	BY	DATE	REVISION
1	CK/APP		
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3/27/19
R. KEVIN STERRETT, MO E-26440

Consult Inc engineers planners

11010 Haskell St. Ste. 210 Kansas City, KS 66109 816-759-2285 CORPORATE LICENSE NO. E2010005873

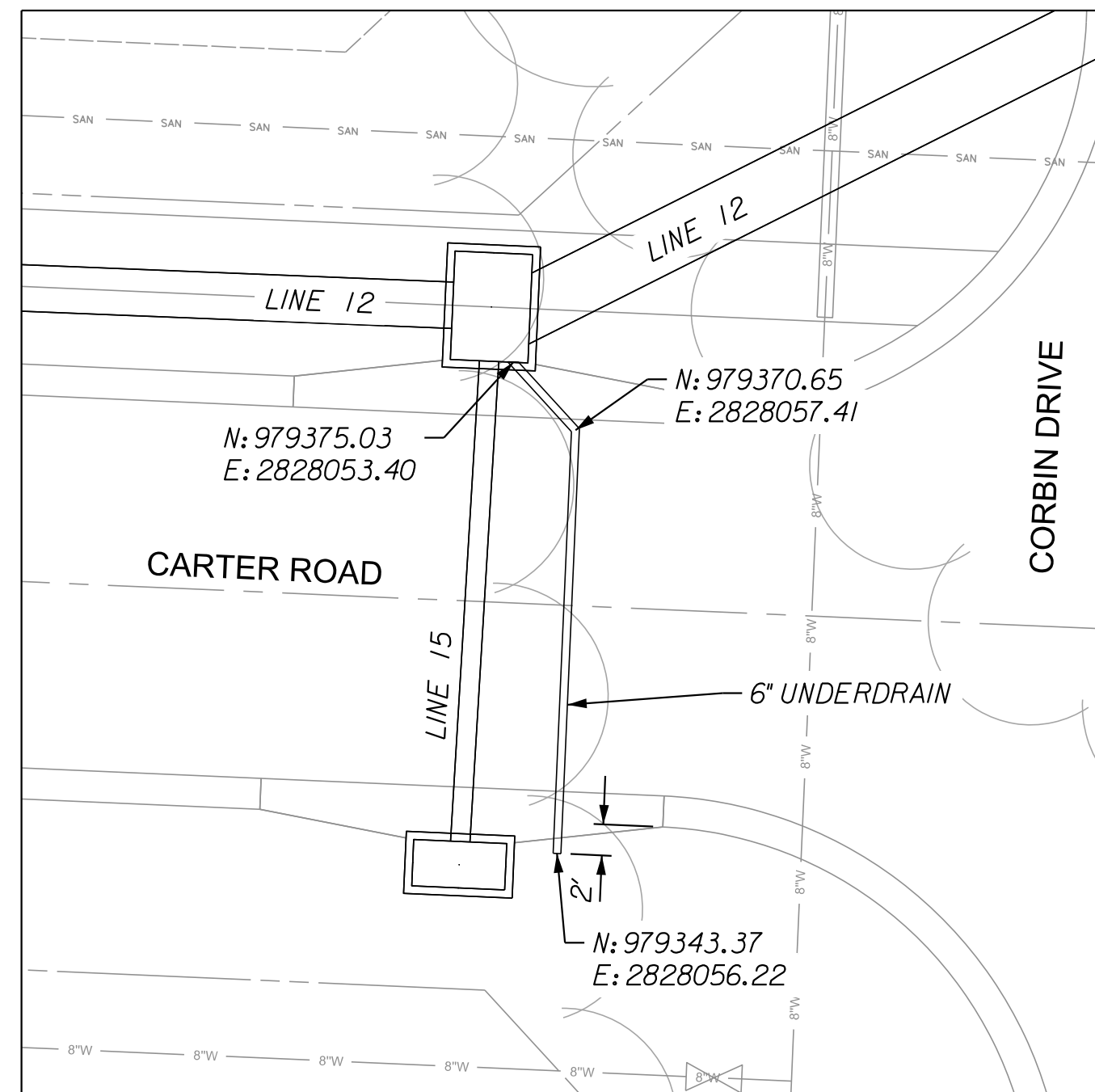
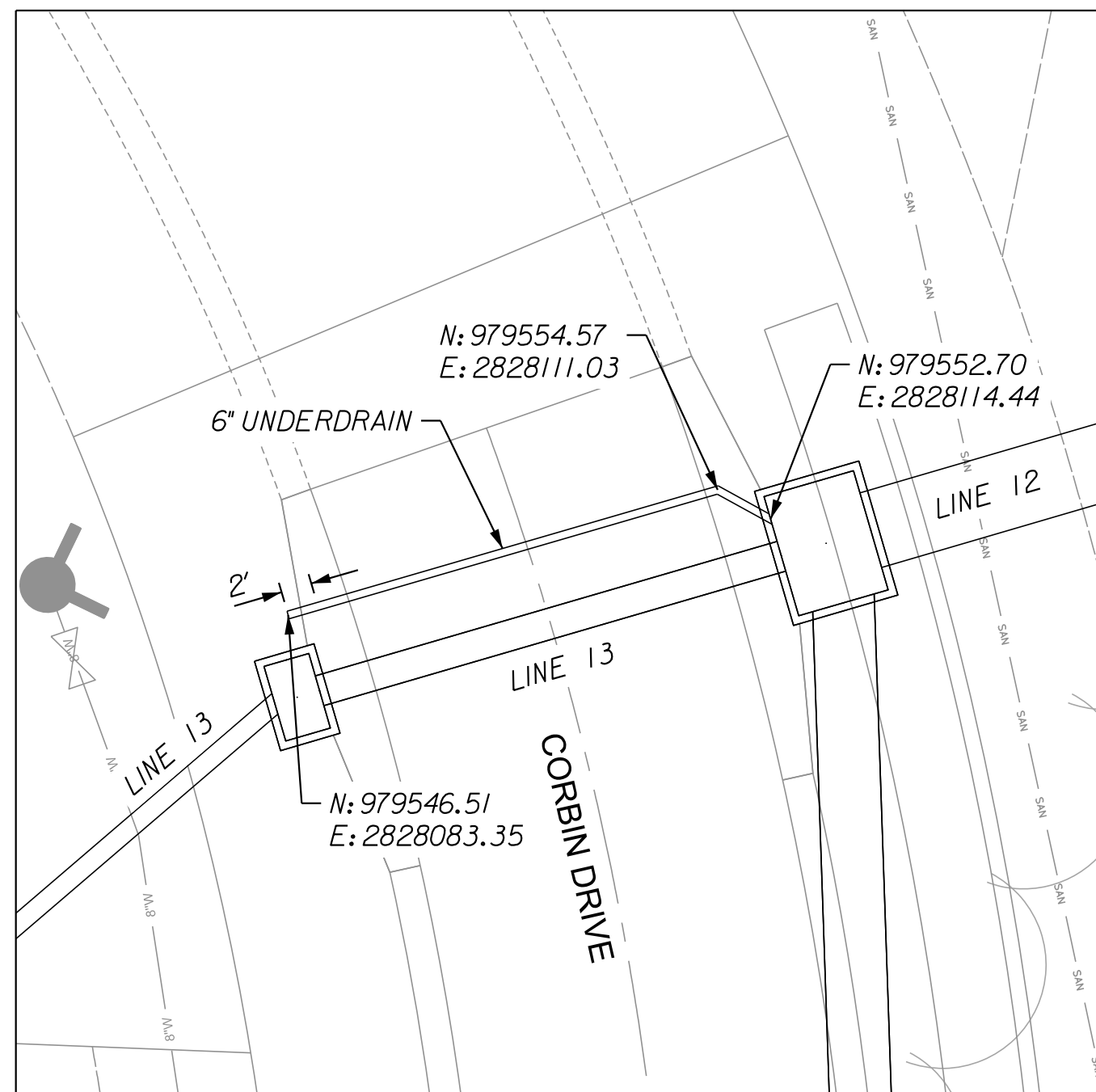
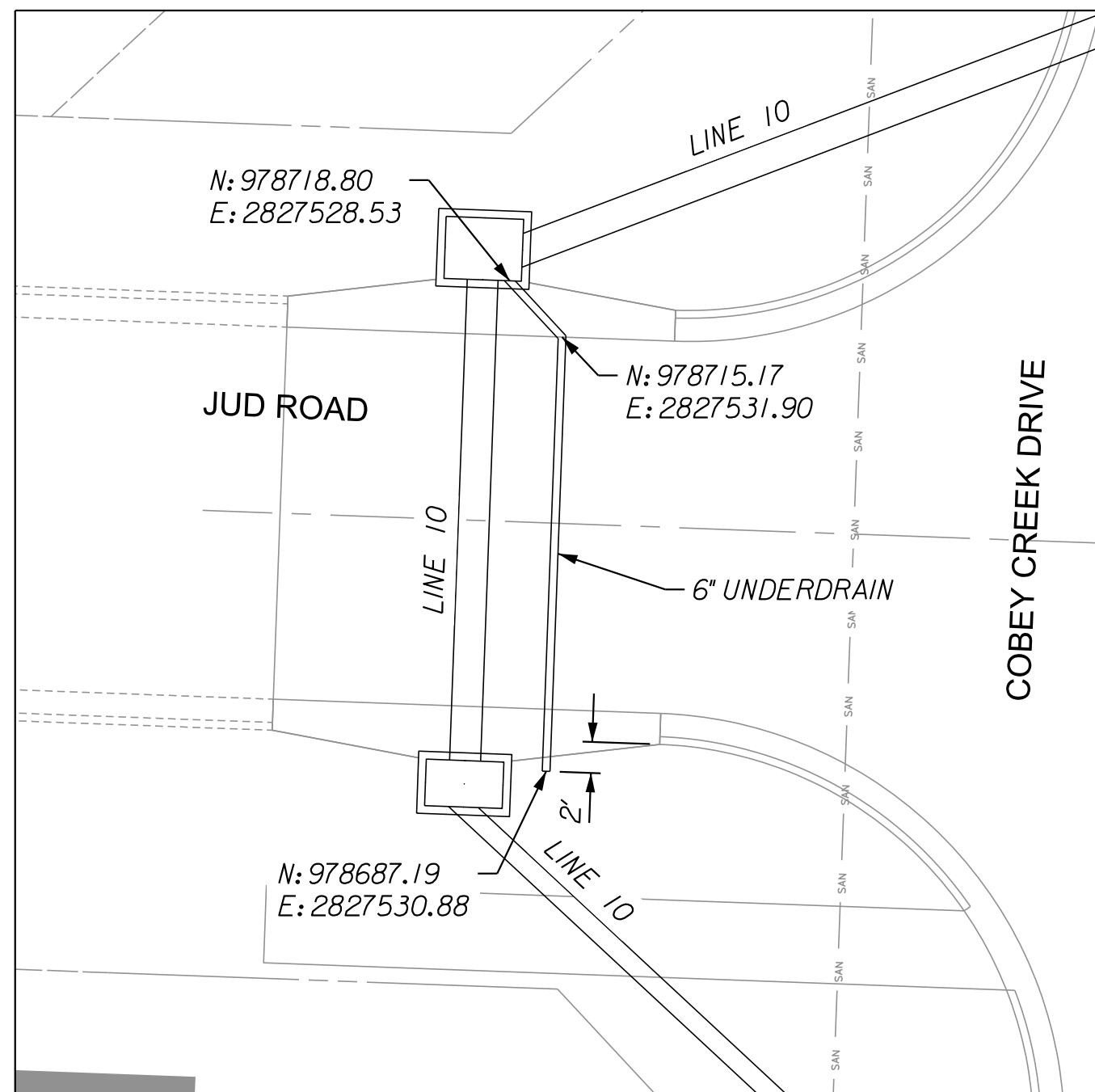
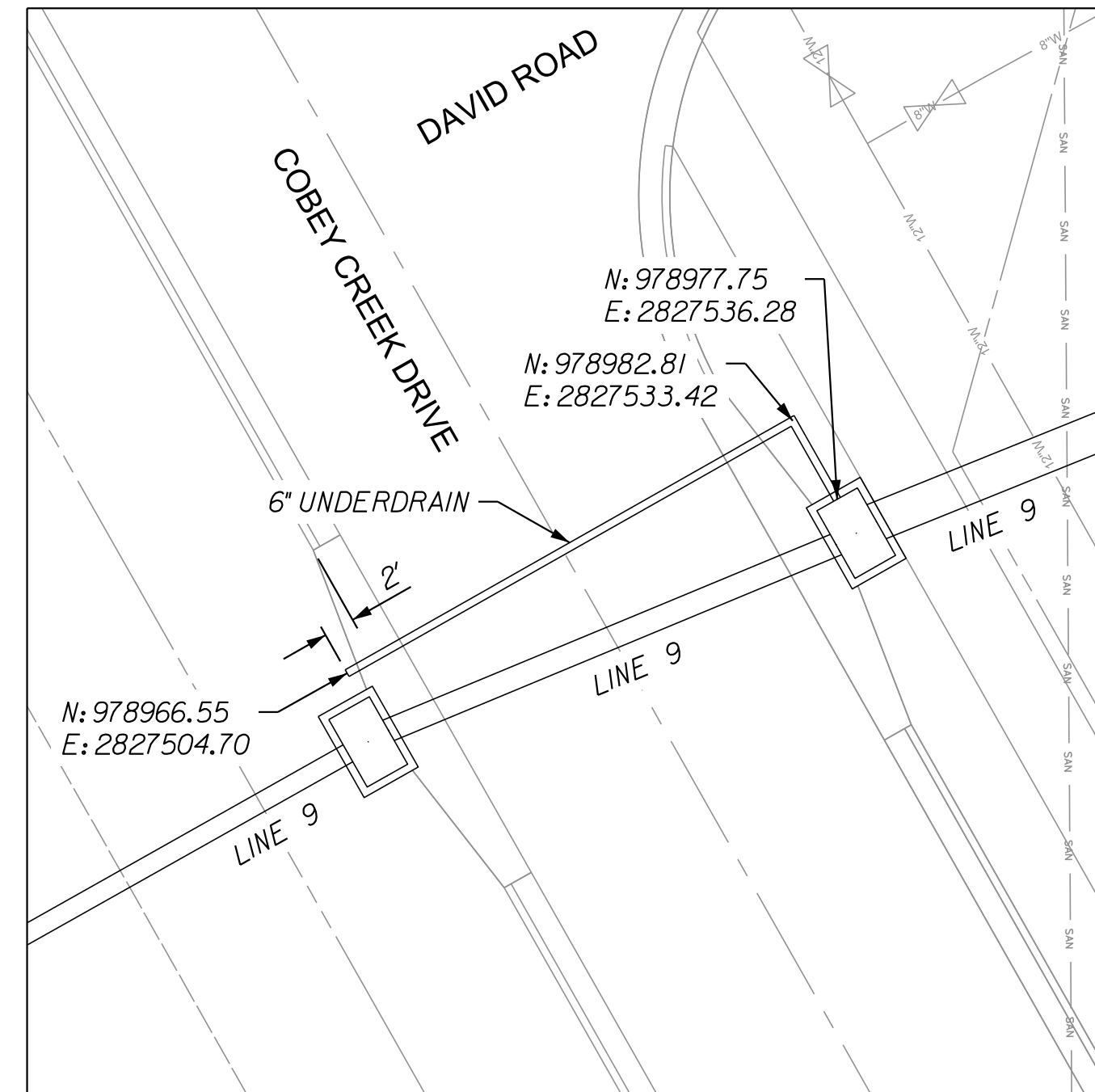
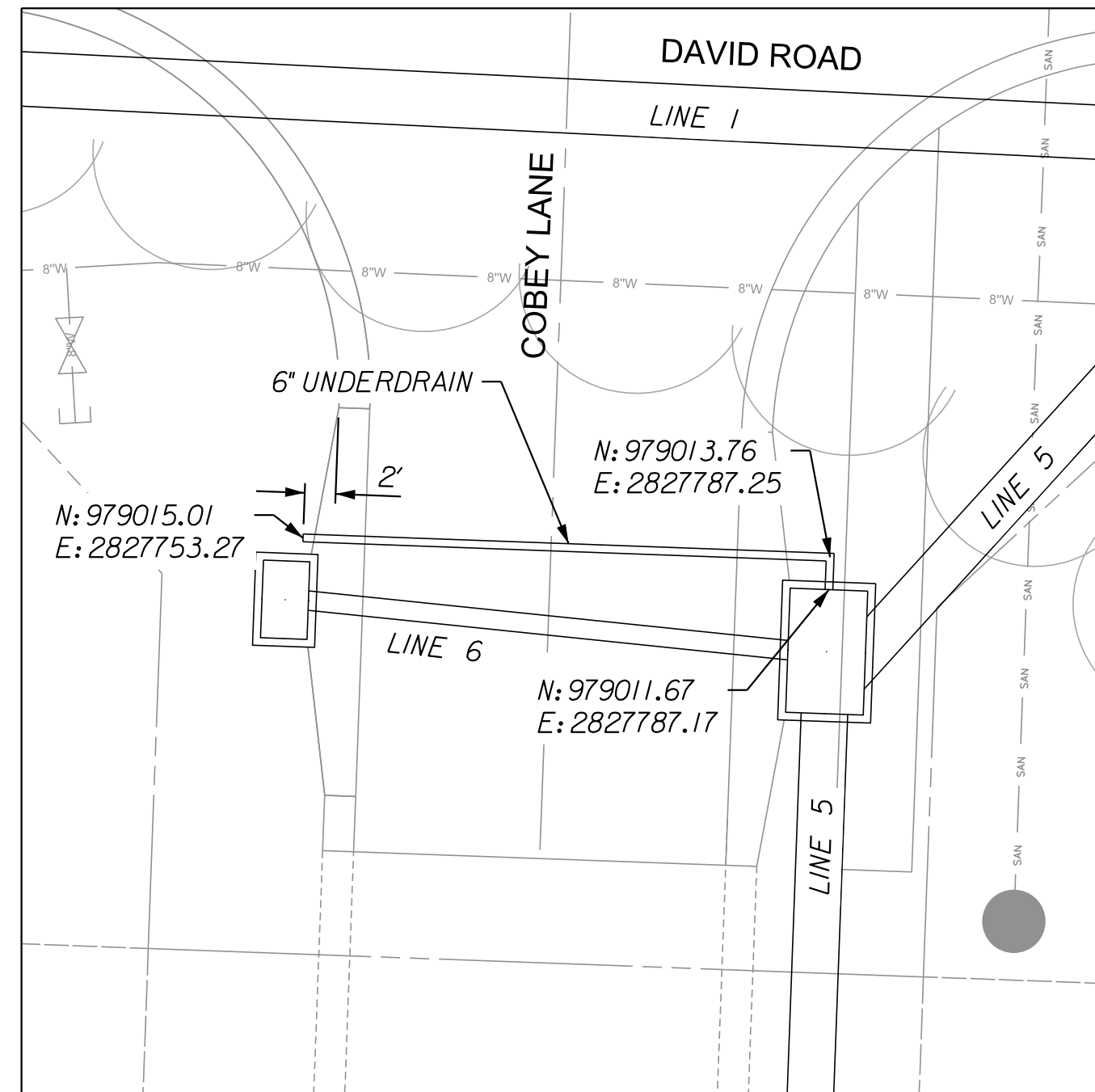
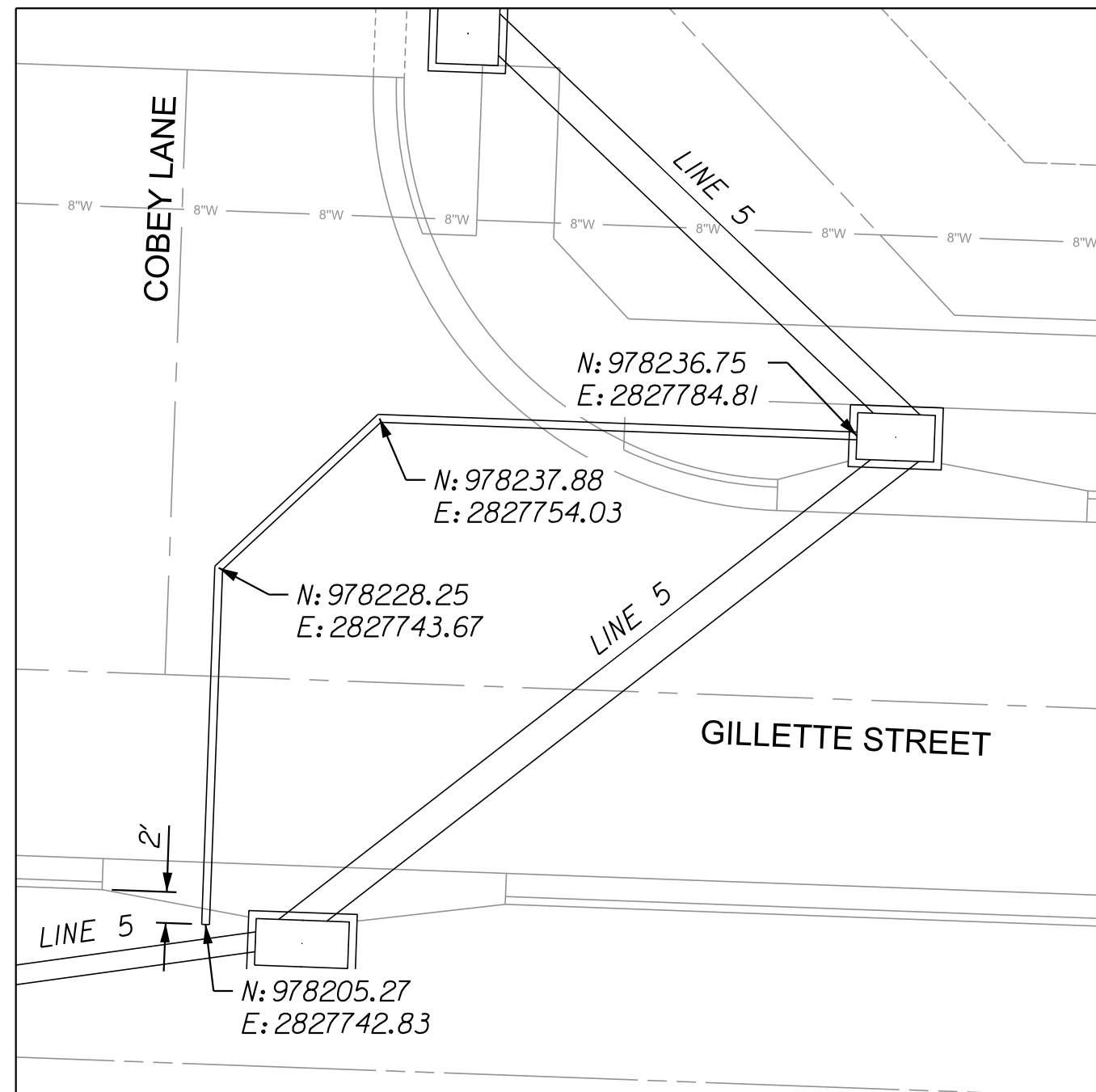
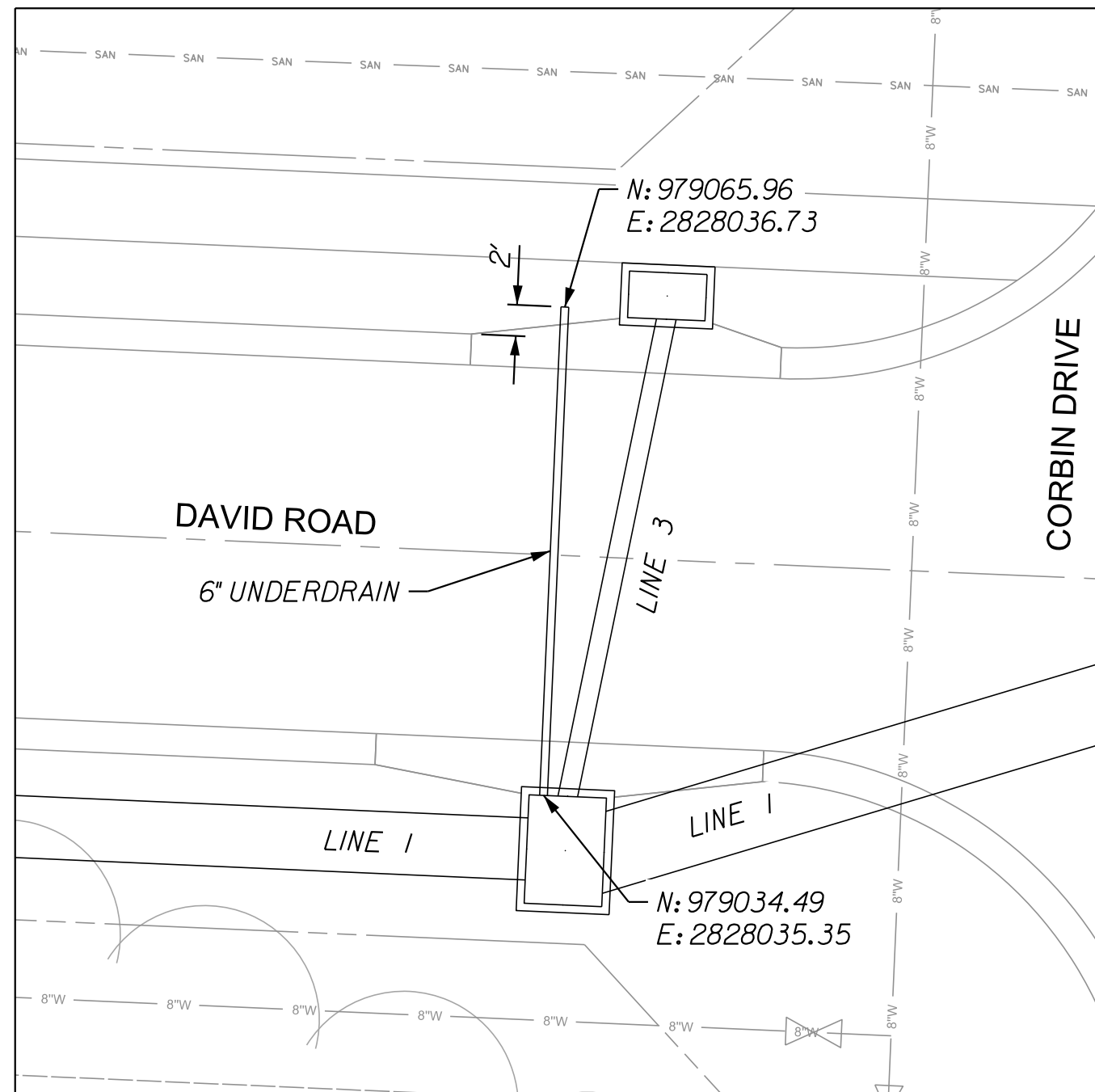
STORM SEWER LINES 15, 16, 18, AND 19

COBEY CREEK

CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

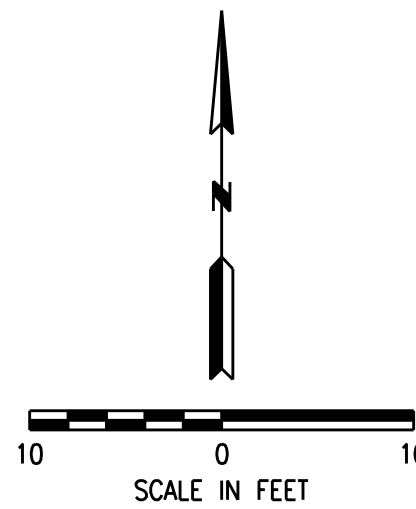
X-REF. NO. XXX
DRAWING NO. XXX
DATE March 27, 2019
JOB NO. 16_059_01
SHEET 17 OF 53

3/27/2019

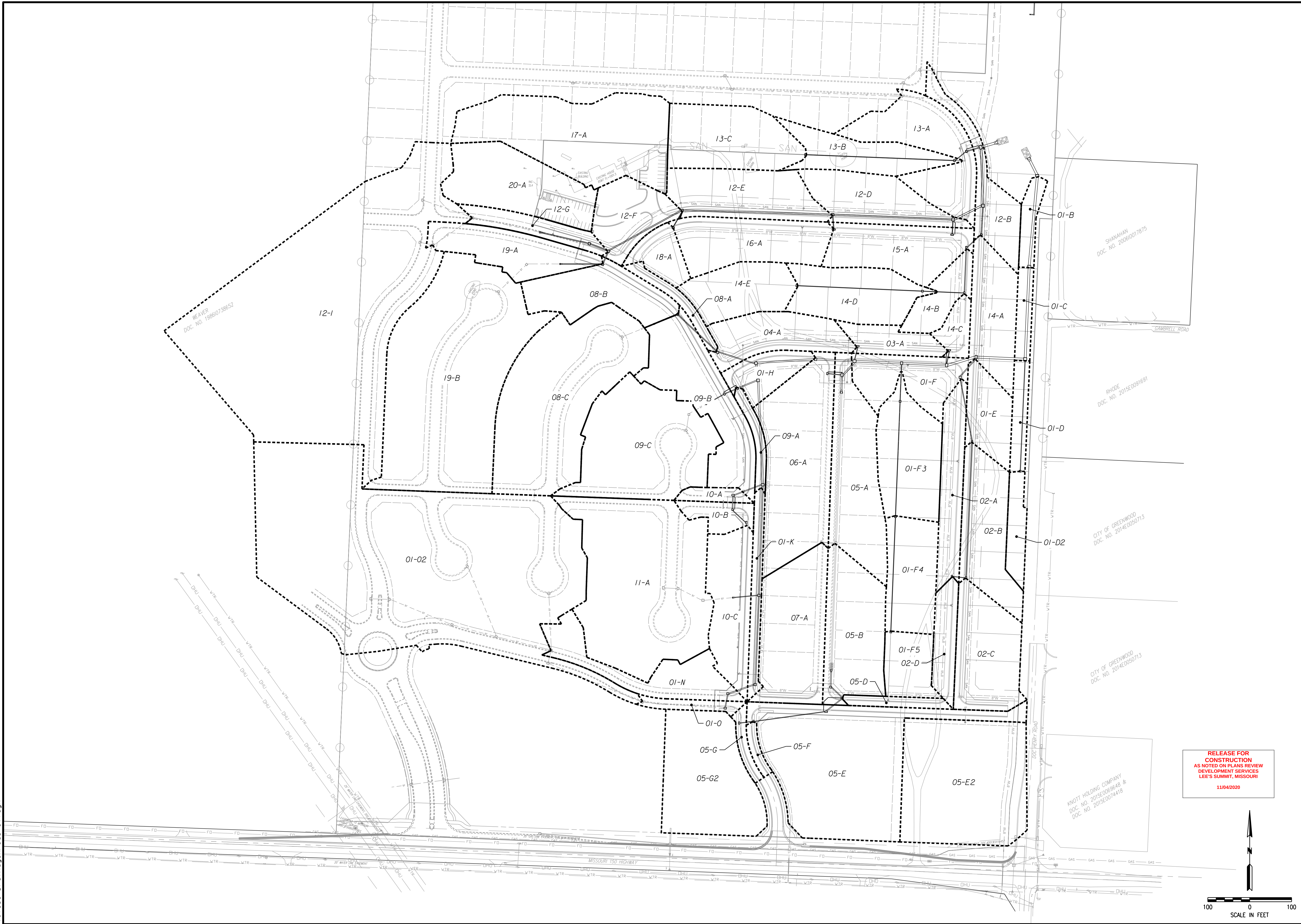


1. SEE UNDERDRAIN DETAIL SHEET FOR ADDITIONAL UNDERDRAIN INFORMATION.

**RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
11/04/2020**

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



RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
11/04/2020

DRAINAGE AREAS		COBEY CREEK	
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI		11010 Haskell St. Ste. 210 Kansas City, KS 66109 816-759-2285	
X-REF NO. XXX		CORPORATE LICENSE NO. E2010005873	
DRAWING NO. XXX		11/04/2020	
DATE March 27, 2019		16.059.01	
SHEET OF		19 53	

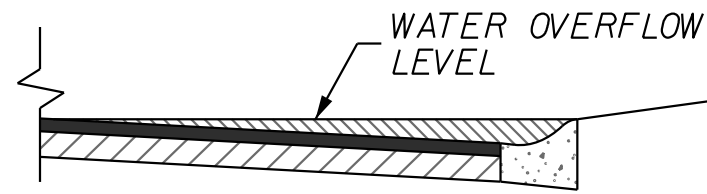
3/27/19

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

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

R. KEVIN STERRETT, MO E-26440

[illegible]

**100 YEAR STORM
OVERFLOW PATH**
NOT TO SCALE

THE STREET GUTTERING SYSTEM WILL SERVE AS THE ROUTING FOR STORM FLOWS THAT EXCEED THE PIPE SYSTEM CAPACITY (10 YEAR STORM FREQUENCY), BASED ON THE STREET TYPICAL SECTION AND PROFILE GRADES OF 1% TO 4.2%, BY IZZARD'S TRIANGULAR SECTION FLOW FORMULA, CAPACITY WITHIN THE CURBS (32.5-66.5 CFS FOR CG1, 9.5-18.7 CFS FOR CG2) WILL HANDLE THE OVERFLOW FROM THE FLOWS FROM HIGHER FREQUENCY STORMS.

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



TABLE LS-5: ACCESSIBLE ROUTE DESIGN CRITERIA

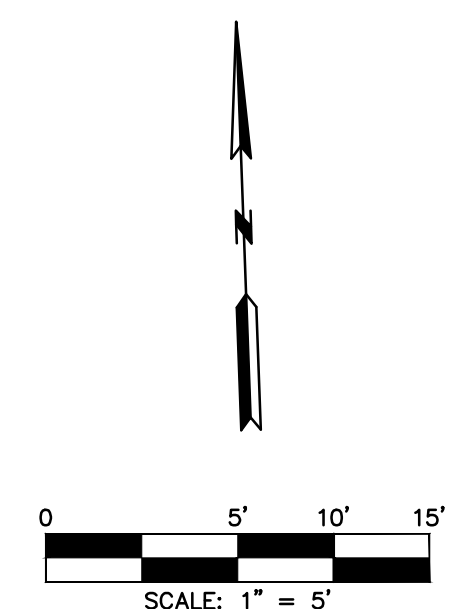
	Design Slopes	PROWAG Max Allowed Slope ^a	Minimum Width
Turning Space	1.5% all directions	2.0% all	5 ft. x 5 ft.
Ramp Running Grade	Less than 7.5%	8.33%	5 ft
Sidewalks: ≥ 3 ft. green space between sidewalk and curb	1.5% cross slope Running slope no greater than street profile grade	2.0% cross slope	5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

Type of Route	PCC ⁽³⁾ Thickness	Agg Base Thickness	Comments
Sidewalk ⁽⁴⁾	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"	

A cross-sectional diagram of a sidewalk. The sidewalk is shown as a rectangular structure with a sloped ramp on the right side. A dimension line above the sidewalk indicates a width of 5'-0". A callout line points to the left edge of the sidewalk, labeled "SIDEWALK CURB (WHERE NECESSARY) DETAIL AT RIGHT". Another callout line points to the sloped side of the sidewalk, labeled "SIDEWALK RAMP". The ground surface is indicated by a horizontal line above the sidewalk, and the subgrade is shown with a hatched pattern below the sidewalk.

The diagram illustrates a cross-section of a sidewalk transition opening. The opening is 5'-0" wide. On either side of the opening, the sidewalk width varies, with a maximum of 2' MAX. The transition is labeled "SIDEWALK TRANSITION" and "CURB & GUTTER". The opening is filled with a material, likely gravel or concrete, and the transition is marked with a dashed line.

**RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
11/04/2020**

[illegible]

July 3, 2019



g-consult
Inc. engineers planners
11010 Haskell Street, Suite 210, Kansas City, Kansas 66109

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

STREET AND STORM SEWER PLANS
INTERSECTION AND ADA RAMP DETAILS
COBEY CREEK DRIVE AND GILLETTE STREET
COBEY CREEK FIRST PLAT
PHASE I
CITY OF ELLIOTT, MISSOURI

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
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

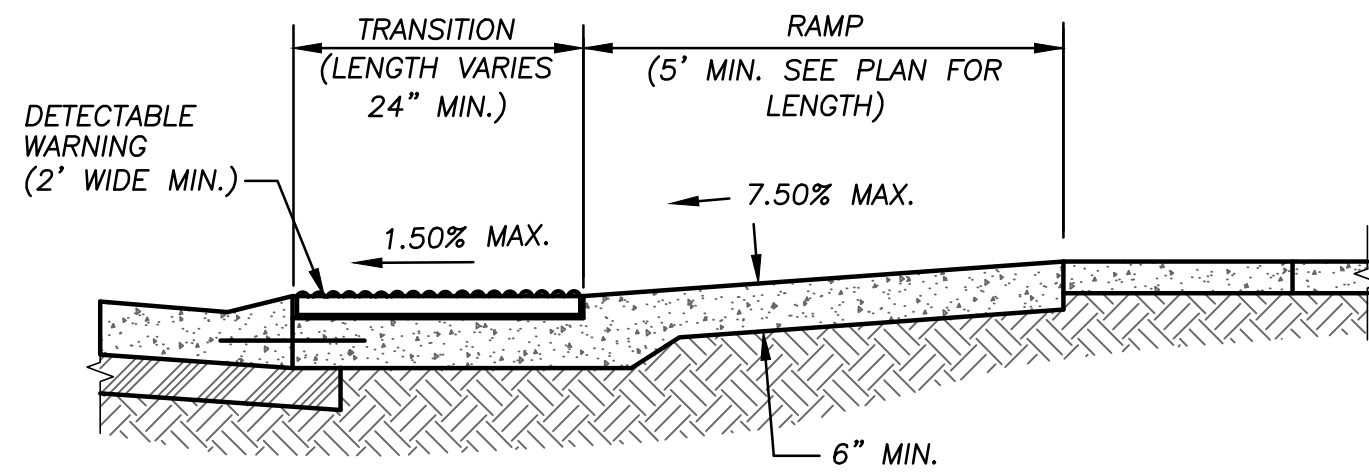
TABLE LS-5: ACCESSIBLE ROUTE DESIGN CRITERIA

	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

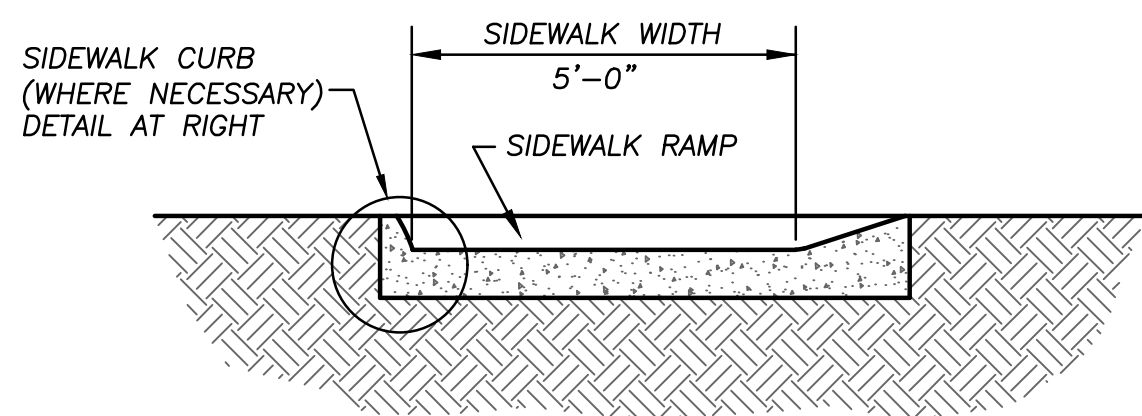
TABLE LS-6: MINIMUM ACCESSIBLE ROUTE THICKNESS SECTIONS

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"	

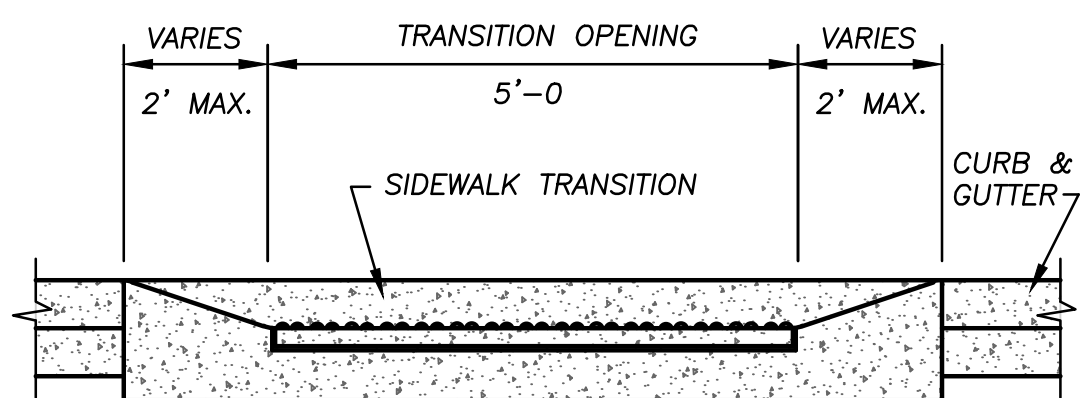
- (1) Minimum width of sidewalks shall be 5 feet, with a typical 5-foot green space between sidewalk and back of curb. A 3 to 5-foot green space may be used based on site conditions and upon approval of the City Engineer. If less than 3-foot green space, sidewalk shall be at least 6-feet wide.
(2) Minimum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



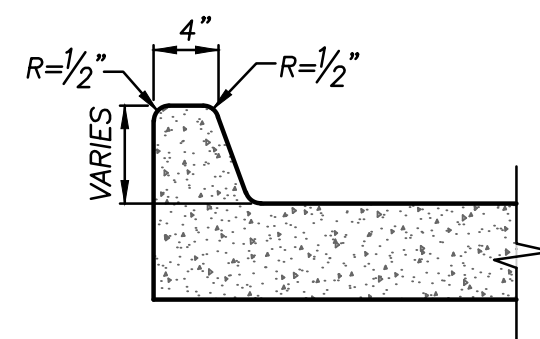
SECTION A-A



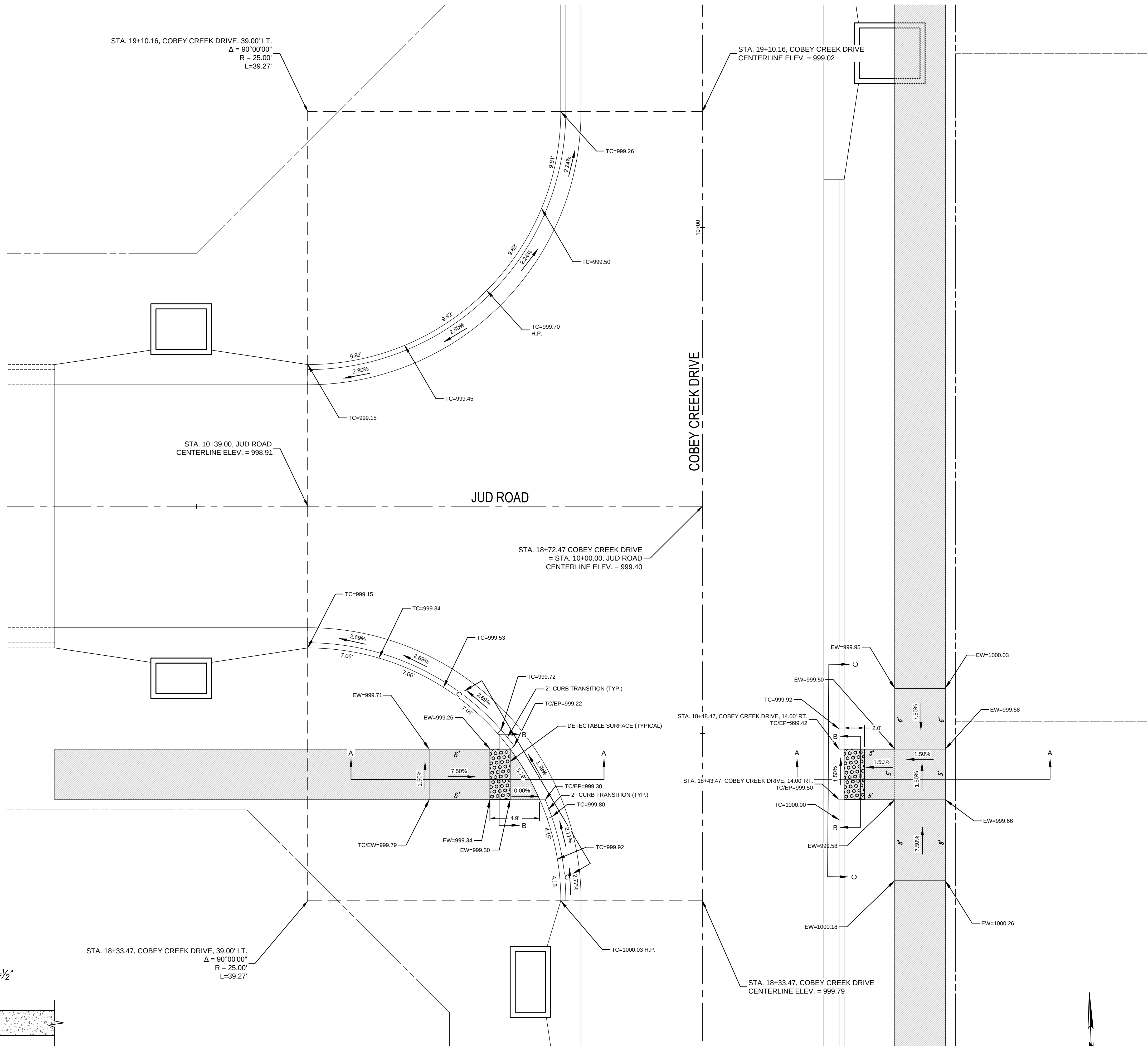
SECTION B-B



SECTION C-C

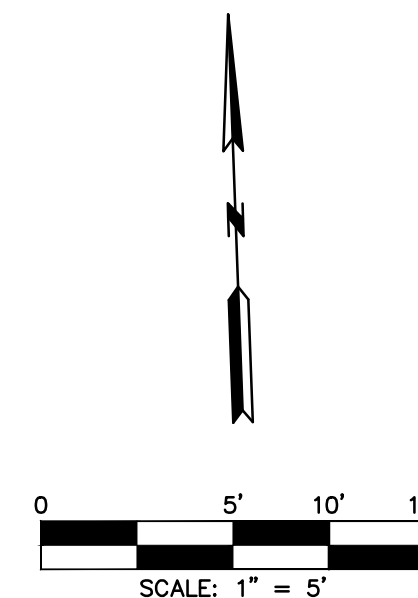


SIDEWALK CURB

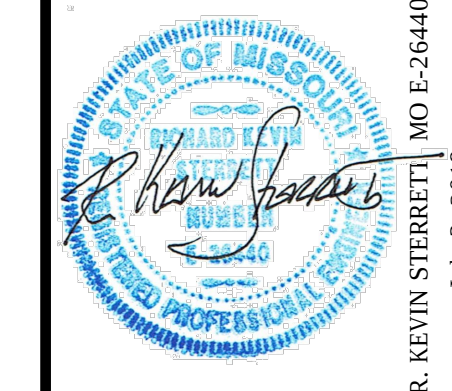


COBEY CREEK DRIVE AND JUD ROAD
INTERSECTION DETAIL

RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
11/04/2020



NO.	BY	DATE	REVISION	DATE	REVISION
6	SPW	07/30/19	PER CITY'S COMMENTS	07/30/19	PER CITY'S COMMENTS
5	SPW	07/30/19	PER CITY'S COMMENTS	07/30/19	PER CITY'S COMMENTS
4	SPW	04/23/19	PER CITY'S COMMENTS	04/23/19	PER CITY'S COMMENTS
3	SPW	04/16/19	PER CITY'S COMMENTS	04/16/19	PER CITY'S COMMENTS
2	SPW	03/27/19	PER CITY'S COMMENTS	03/27/19	PER CITY'S COMMENTS
1	SPW	03/08/19	PER CITY'S COMMENTS	03/08/19	PER CITY'S COMMENTS
1	SPW	11/27/18	SUBMITTAL TO CITY OF LEES SUMMIT	11/27/18	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.)
July 3, 2019

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	22
DRAWING NO. 16-059 Phase I Street Plans	53
DATE July 30, 2019	
JOB NO. 16-059	

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

 = DETECTABLE SURFACE

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

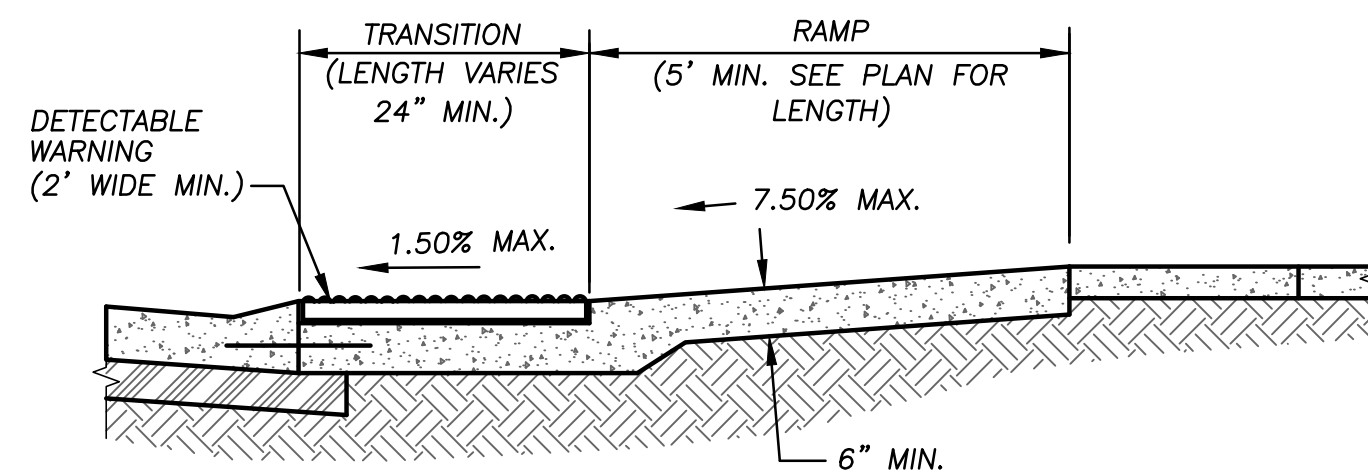
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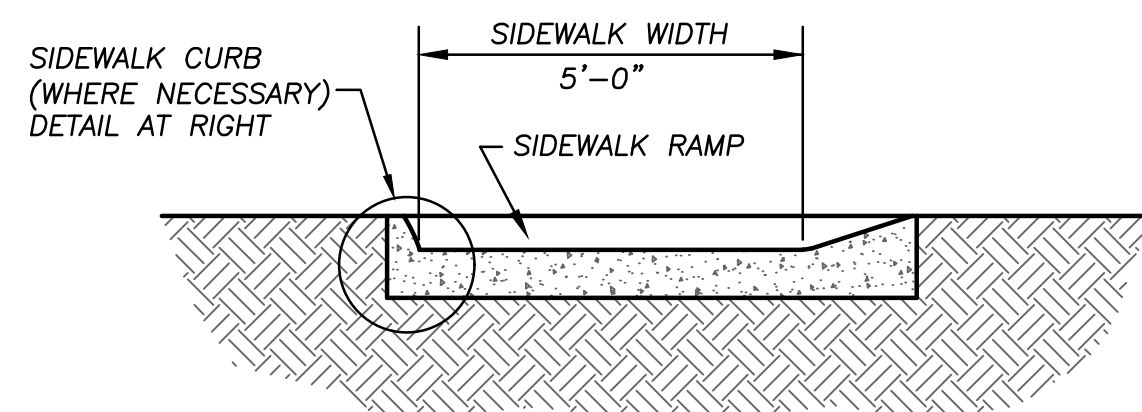
TABLE LS-6: MINIMUM ACCESSIBLE ROUTE THICKNESS SECTIONS

Type of Route	PCC ⁽⁵⁾ Thickness	Agg Base Thickness	Comments
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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"	

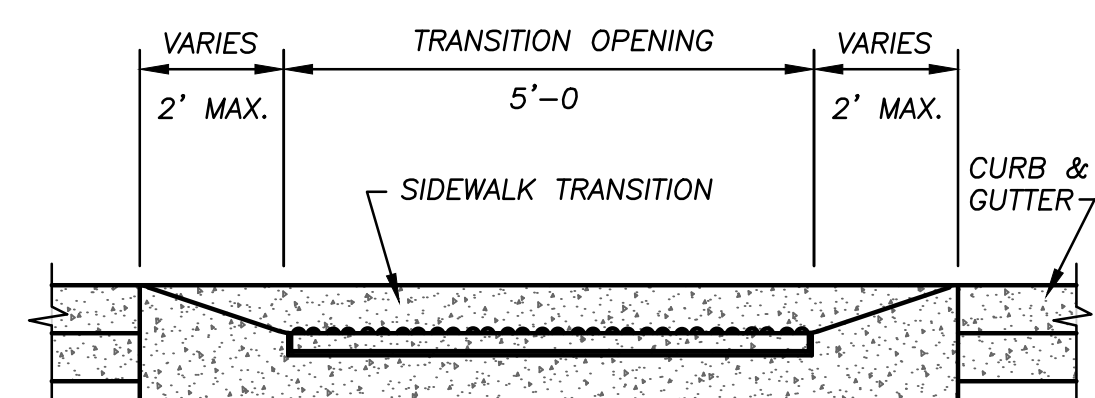
- (1) Minimum width of sidewalks shall be 5 feet, with a typical 5-foot green space between sidewalk and back of curb. A 3 to 5-foot green space may be used based on site conditions and upon approval of the City Engineer. If less than 3-foot green space, sidewalk shall be at least 6-feet wide.
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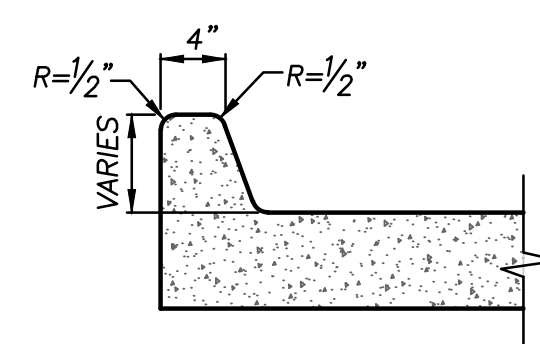
SECTION A-A



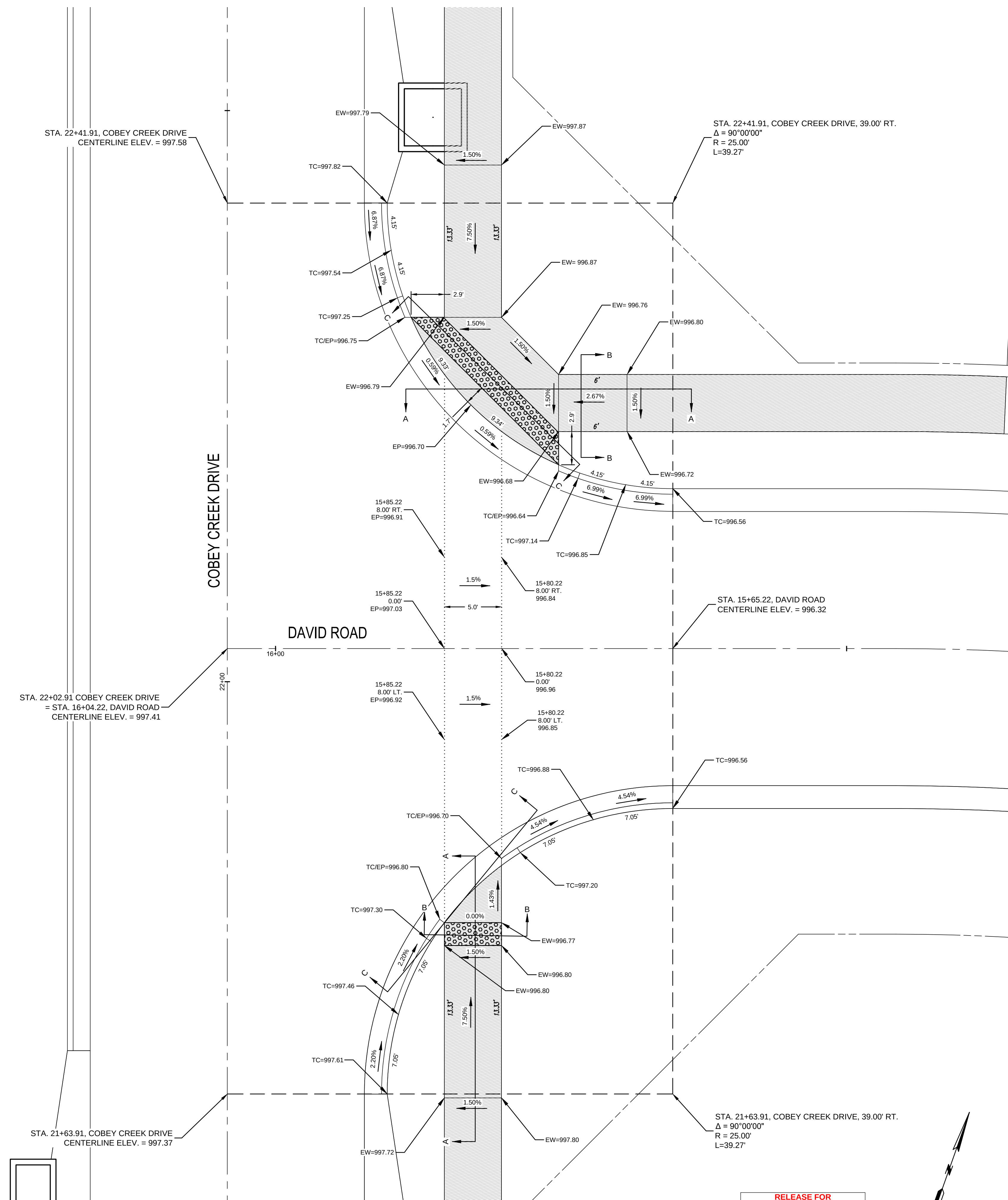
SECTION B-B



SECTION C-C

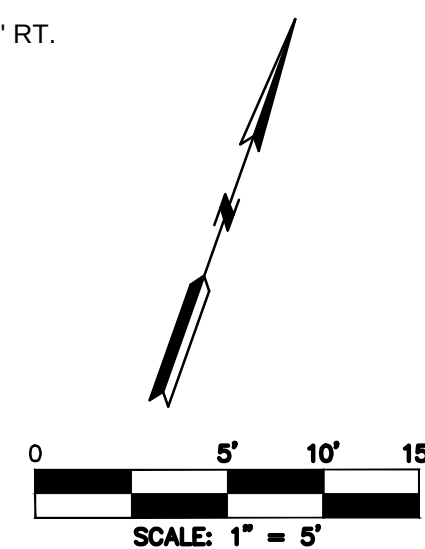


SIDEWALK CURB

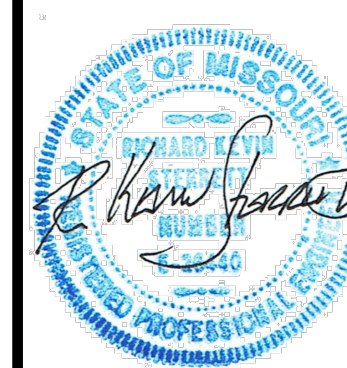


**RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI**

11/04/2020



DATE	REVISION	NO.	BY	C/CAPP
07/26/18	PER CITY'S COMMENTS	6	SPW	RCS
07/26/18	PER CITY'S COMMENTS	5	SPW	RCS
04/22/18	PER CITY'S COMMENTS	4	SPW	RCS
04/16/18	PER CITY'S COMMENTS	3	SPW	RCS
03/27/18	PER CITY'S COMMENTS	2	SPW	RCS
03/06/18	PER CITY'S COMMENTS	1	SPW	RCS
11/27/18	SUBMITTAL TO CITY OF LEES SUMMIT		SPW	RCS



R. KEVIN STERRETT MO E-26440



**Consult
Inc**
engineers
planners

11010 Haskell Street, Suite 210, Kansas City, Kansas 66109

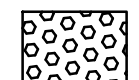
STREET AND STORM SEWER PLANS
INTERSECTION AND ADA RAMP DETAILS
COBEY CREEK DRIVE AND DAVID ROAD
COBEY CREEK FIRST PLAT
PHASE I

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

 = DETECTABLE SURFACE

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

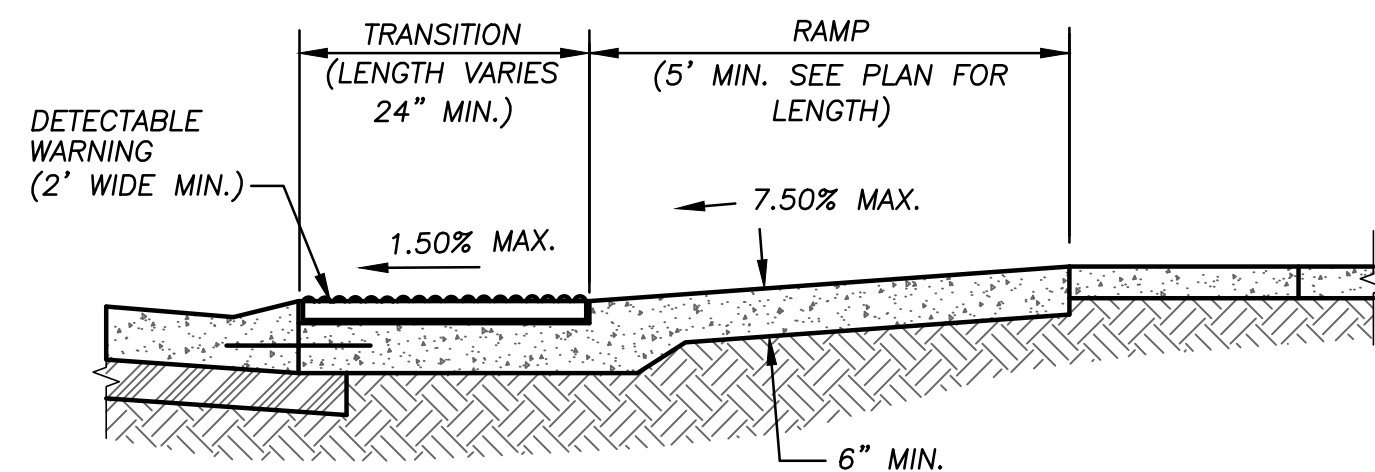
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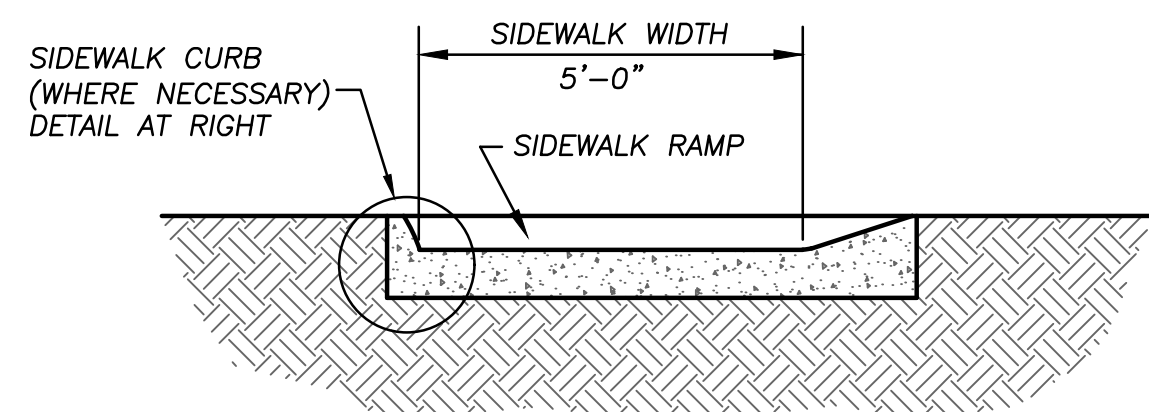
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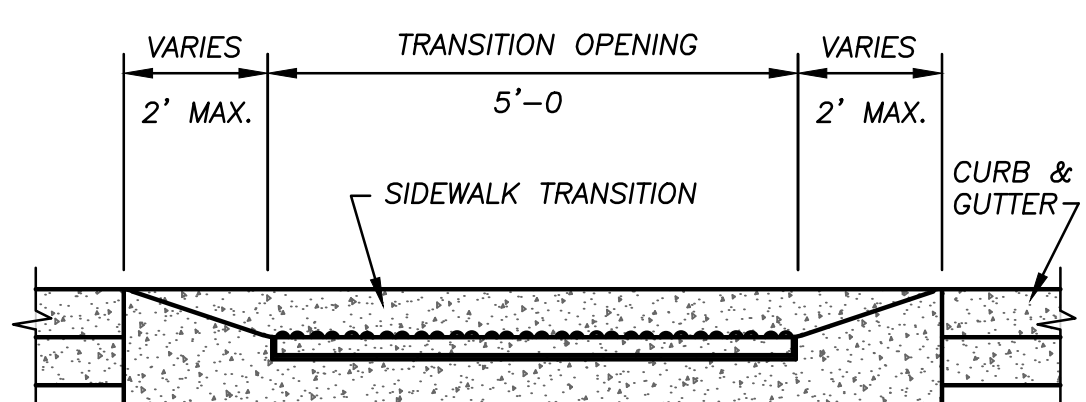
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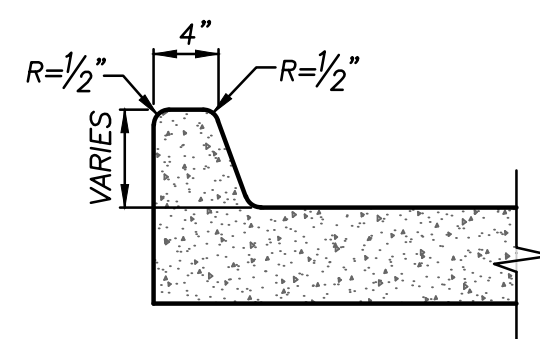
SECTION A-A



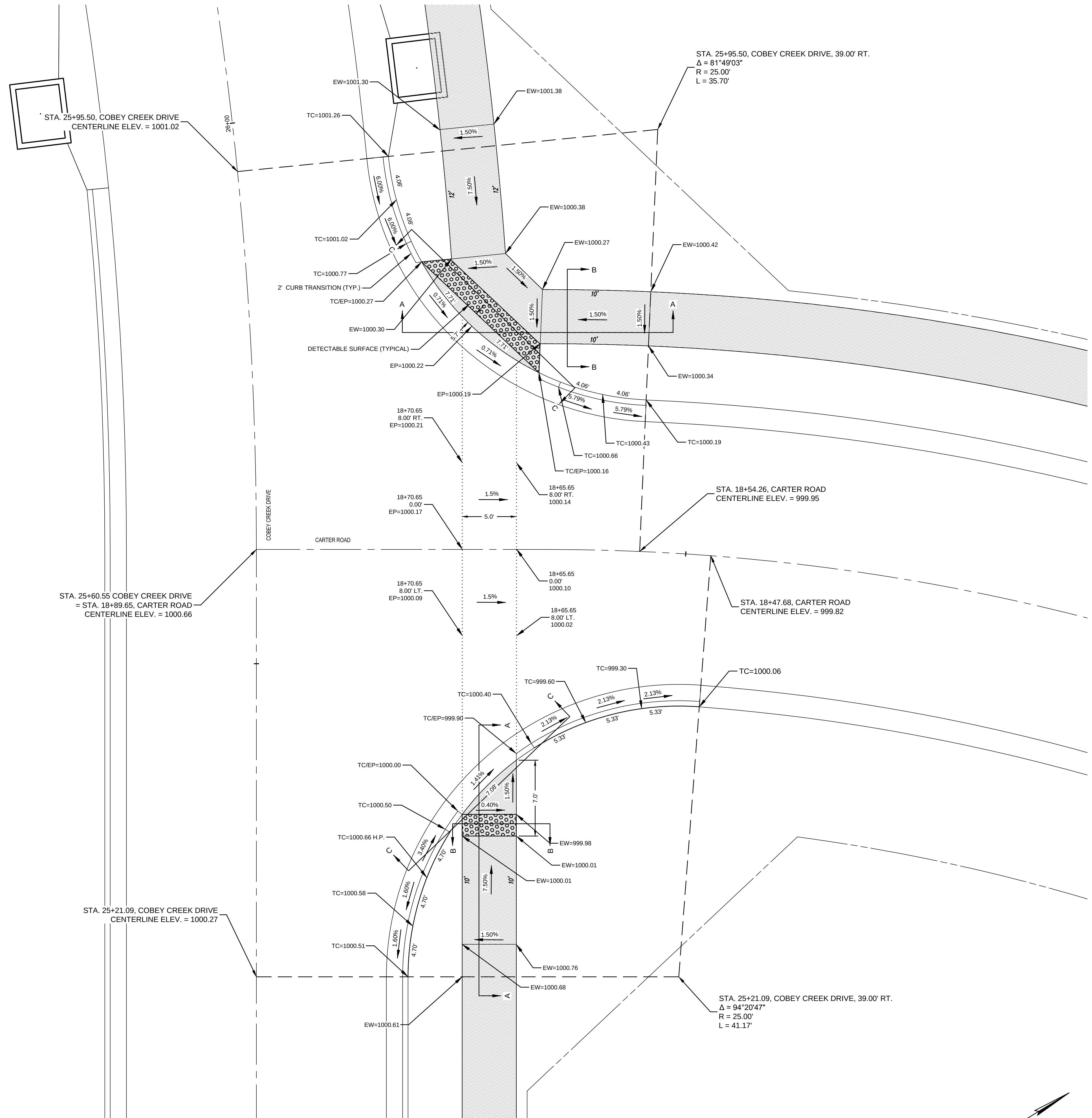
SECTION B-B



SECTION C-C

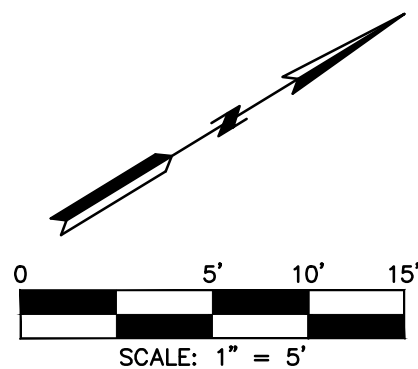


SIDEWALK CURB

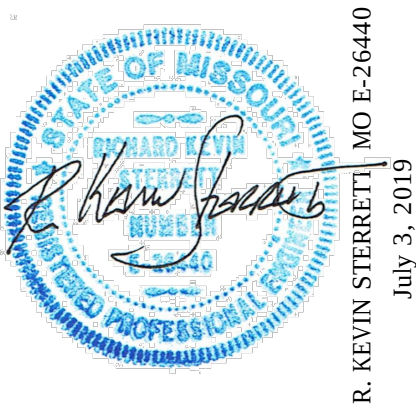


COBEY CREEK DRIVE AND CARTER ROAD
INTERSECTION DETAIL
SCALE: 1" = 5'

RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
11/04/2020



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



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11010 Haskell Street, Suite 210, Kansas City, Kansas 66109
CORPORATE LICENSE NO. E20100573 (MO.) / E-1736 (KS.)
R. KEVIN STERRETT, MO E-26440
July 3, 2019

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

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

LEGEND

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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

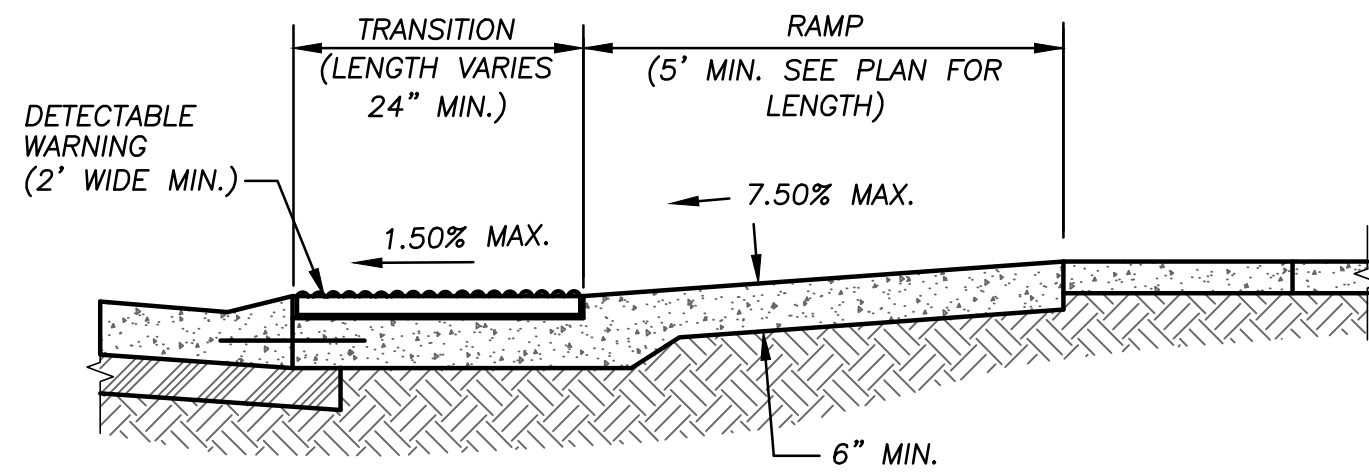
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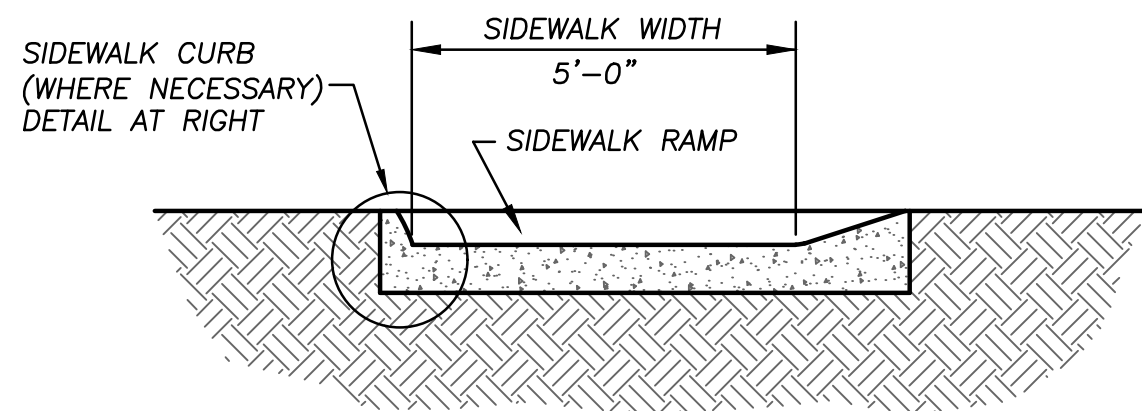
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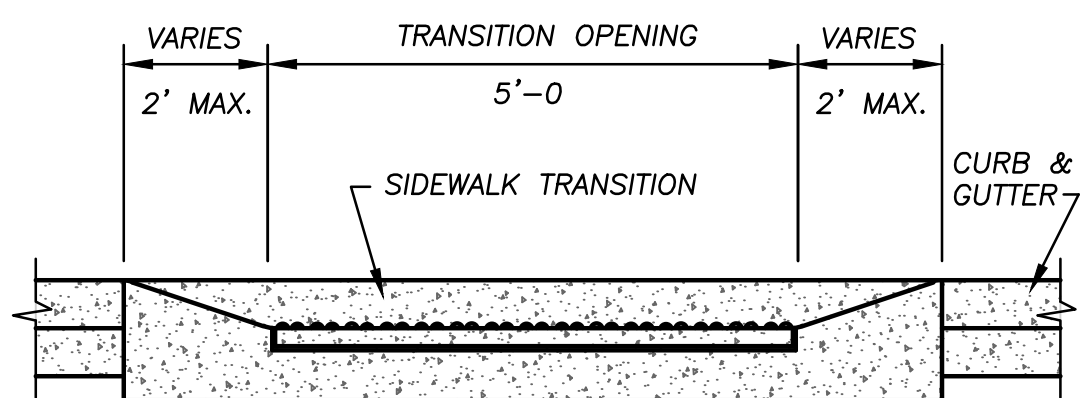
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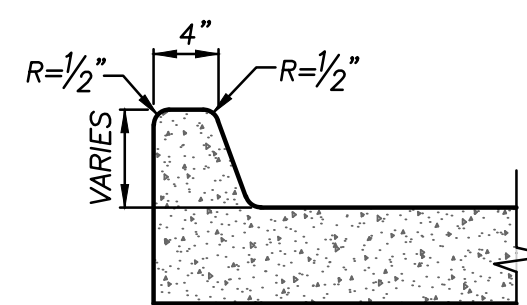
SECTION A-A



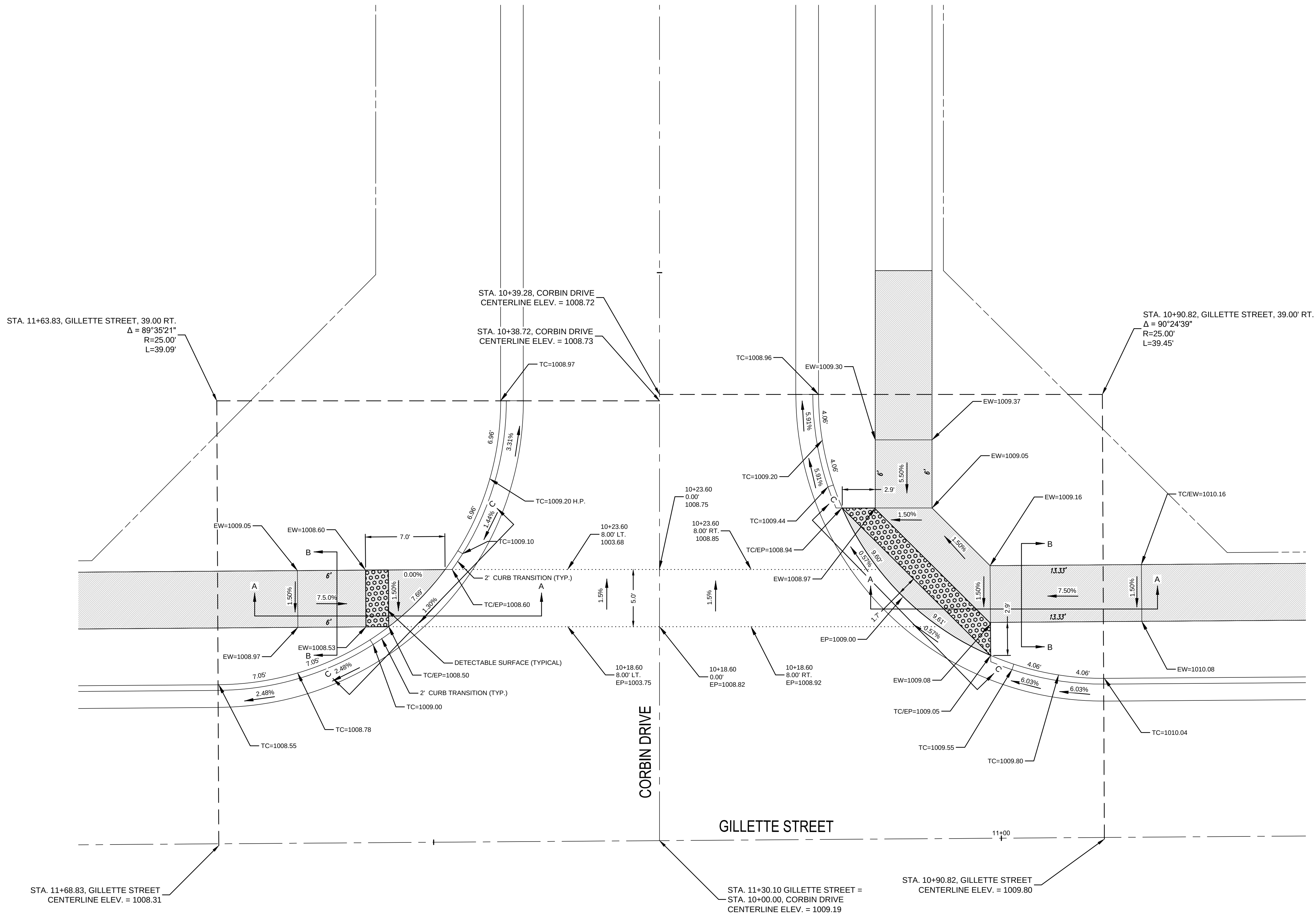
SECTION B-B



SECTION C-C

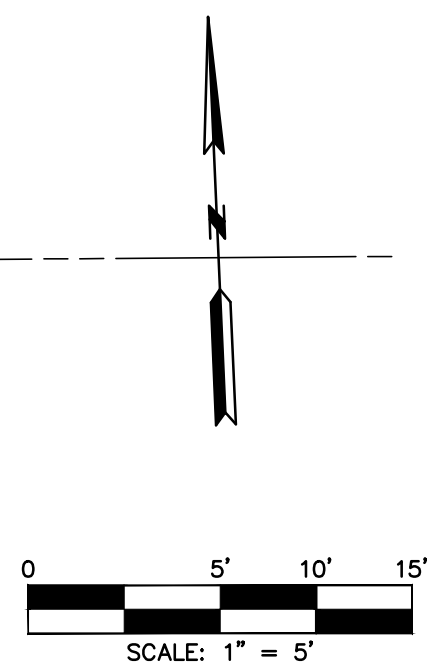


SIDEWALK CURB

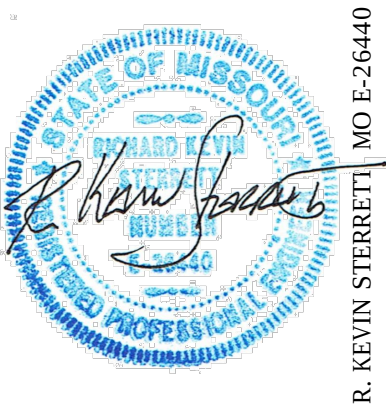


GILLETTE STREET AND CORBIN DRIVE
INTERSECTION DETAIL

RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
11/04/2020



DATE	REVISION	NO.	BY	CURVE
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04/23/19	PER CITY'S COMMENTS	4	SPW	RAS
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03/27/19	PER CITY'S COMMENTS	2	SPW	RAS
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11/27/18	SUBMITTAL TO CITY OF LEES SUMMIT	1	SPW	RAS



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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

LEGEND

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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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SIDEWALK TO BE BUILT WITH PHASE I
STREET CONSTRUCTION

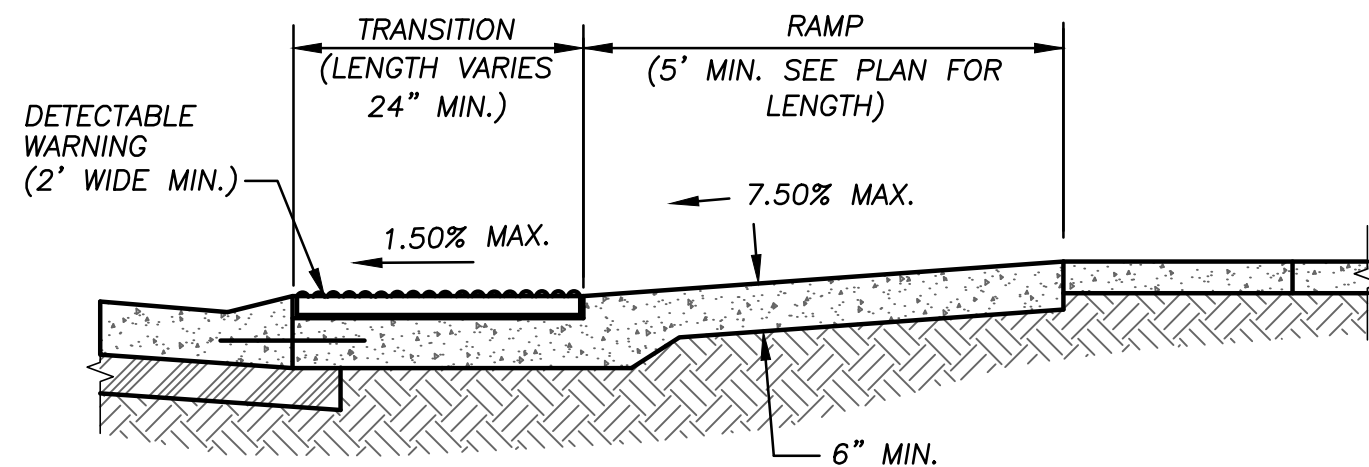
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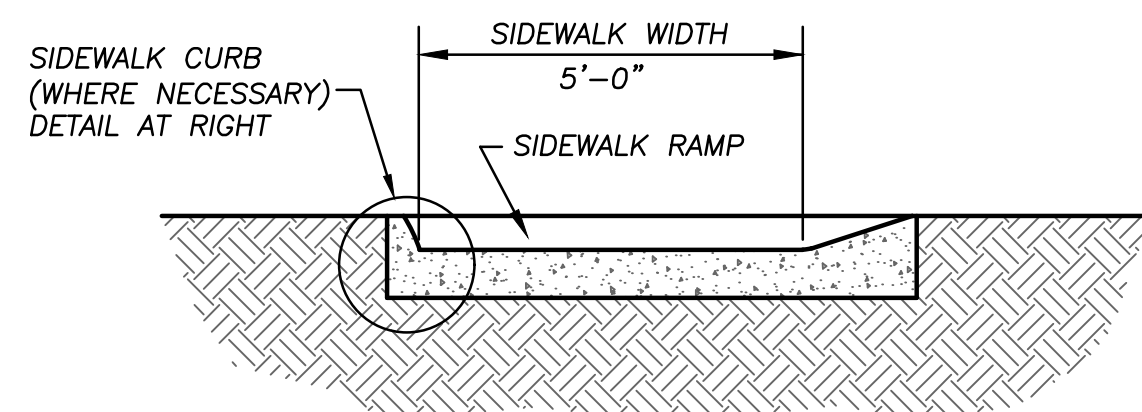
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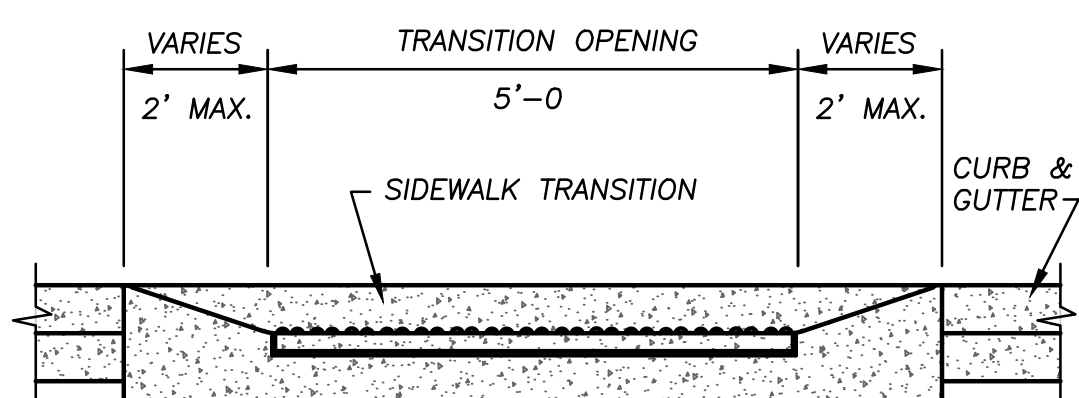
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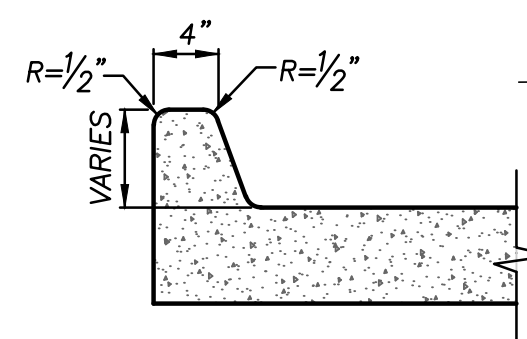
SECTION A-A



SECTION B-B



SECTION C-C



SIDEWALK CURB

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

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

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

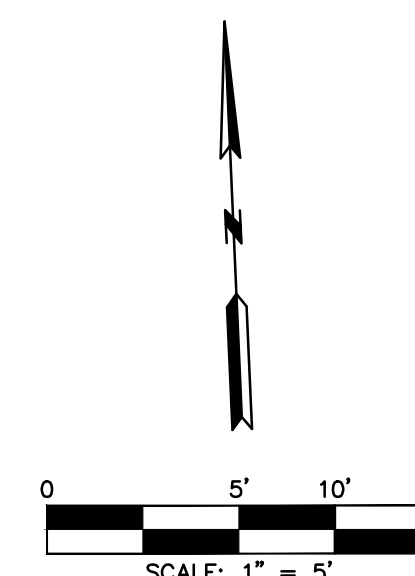
STA. 14+81.45, GILLETTE STREET
CENTERLINE ELEV. = 1001.39

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

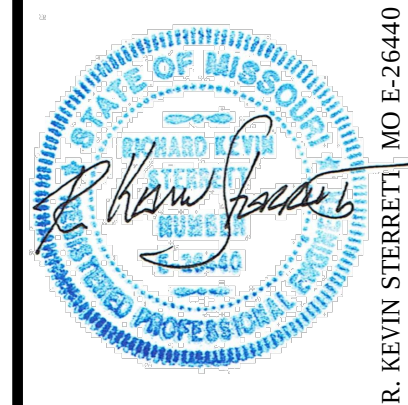
STA. 14+03.45, GILLETTE STREET
CENTERLINE ELEV. = 1001.15

GILLETTE STREET AND COBEY LANE INTERSECTION DETAIL

RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
11/04/2020



NO.	BY	DATE	REVISION
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STREET AND STORM SEWER PLANS
INTERSECTION AND ADA RAMP DETAILS
GILLETTE STREET AND COBEY LANE
COBEY CREEK FIRST PLAT
PHASE I
CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI

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

26 SHEET OF 53

LEGEND

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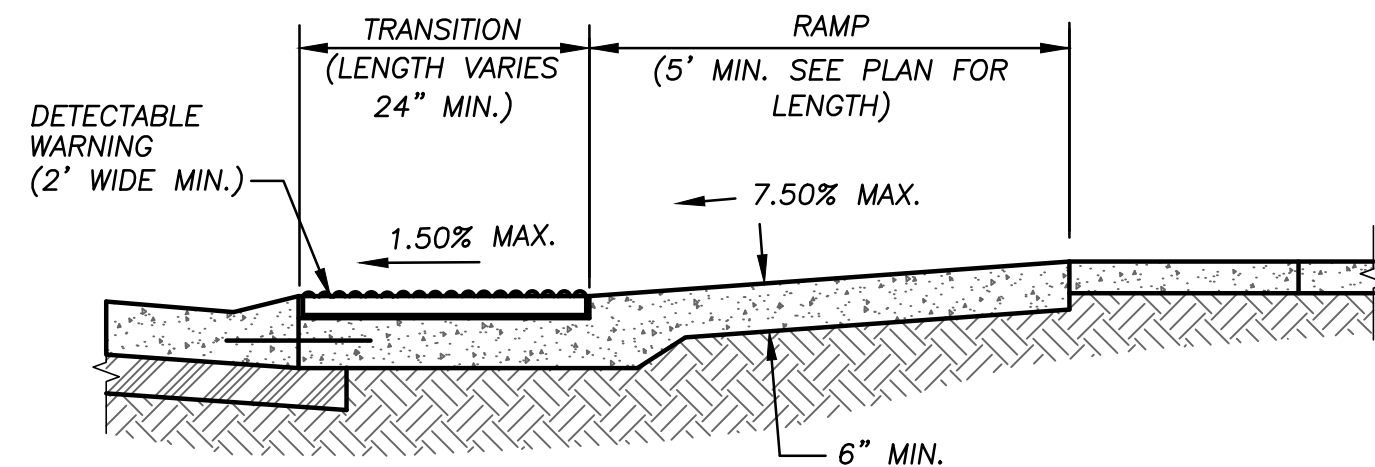
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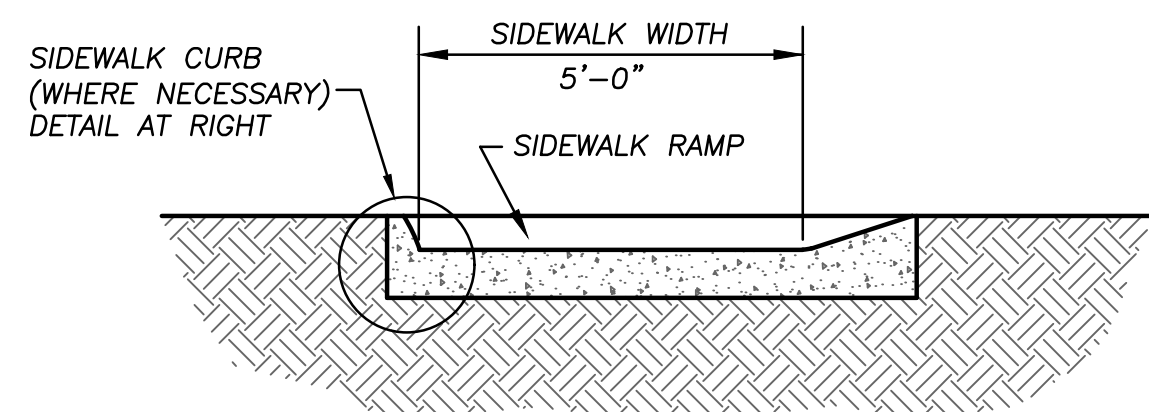
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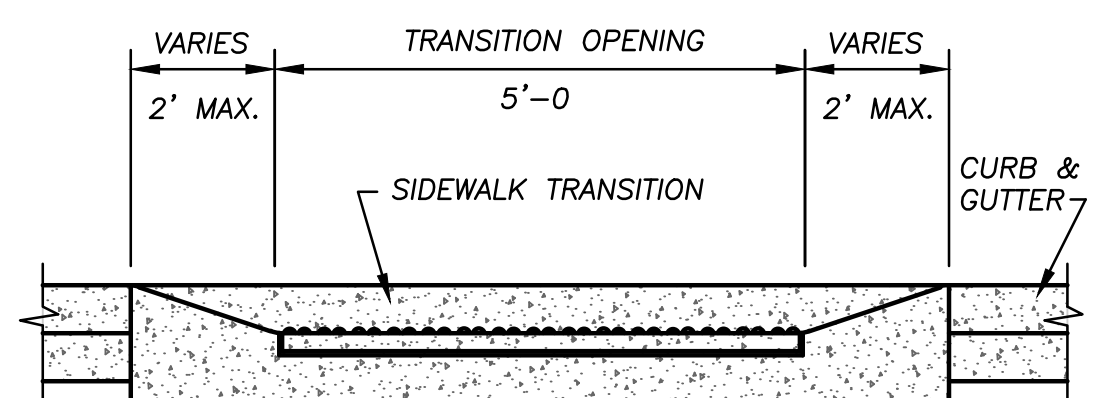
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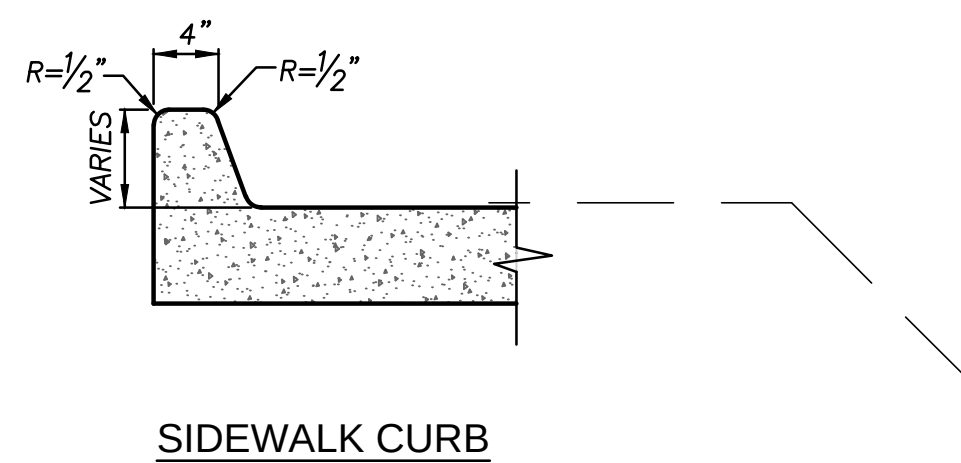
SECTION A-A



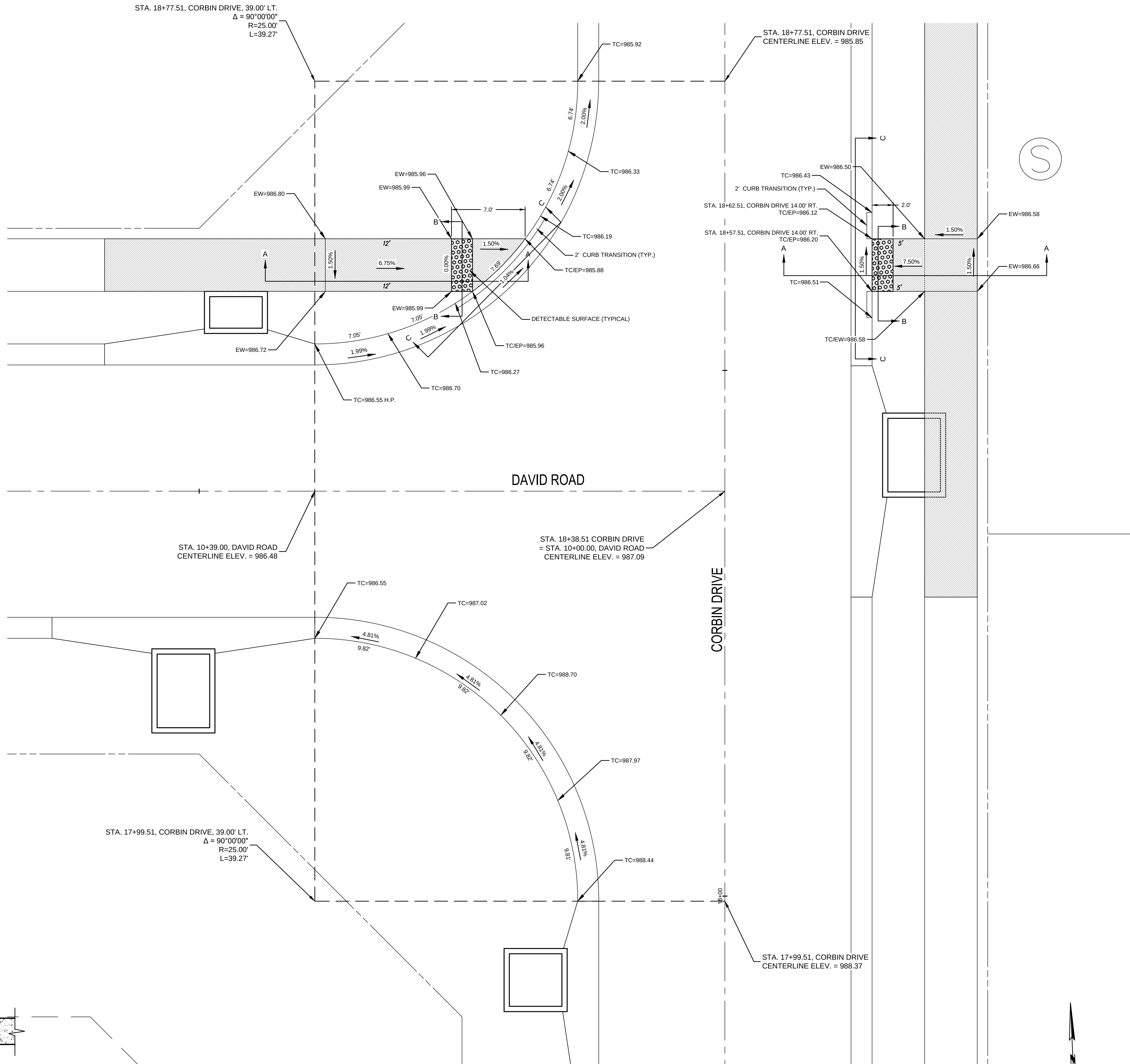
SECTION B-B



SECTION C-C



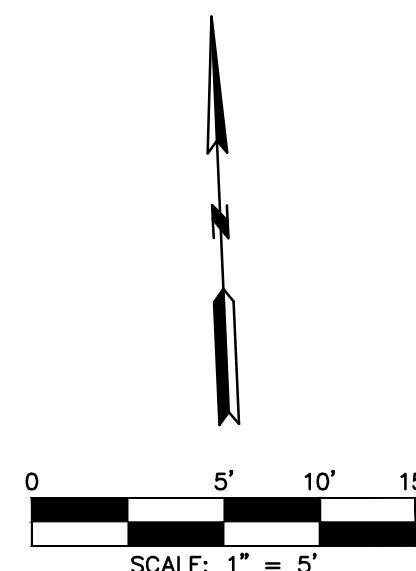
SIDEWALK CURB



CORBIN DRIVE AND DAVID ROAD
INTERSECTION DETAIL

SCALE: 1" = 5'

RELEASE FOR
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DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
11/04/2020



NO.	BY	DATE	REVISION	DESCRIPTION
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INTERSECTION AND ADA RAMP DETAILS
CORBIN 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
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27 SHEET OF 53

LEGEND

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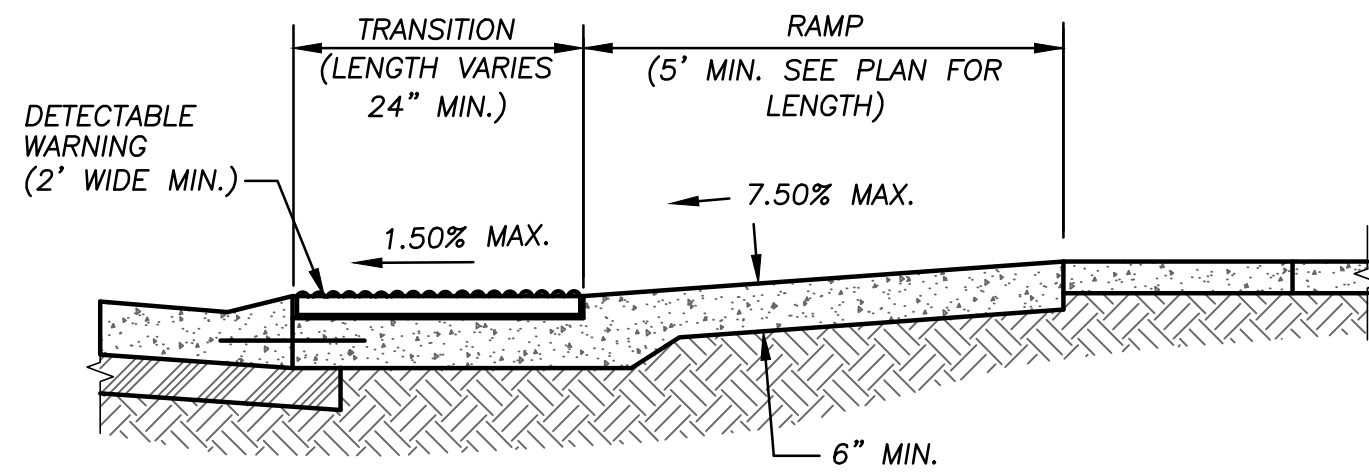
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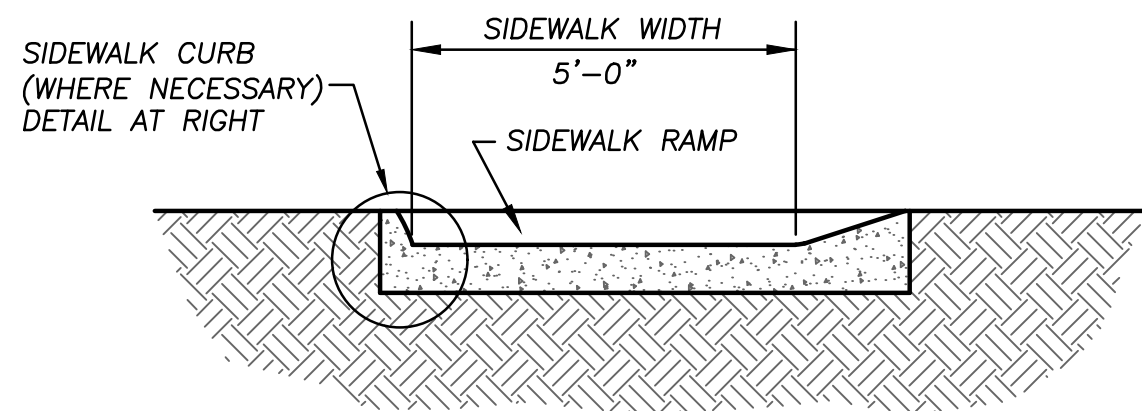
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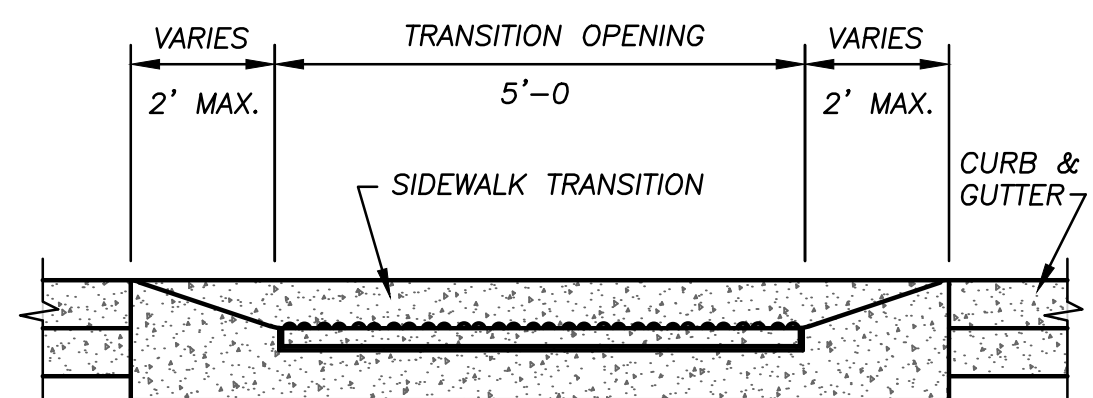
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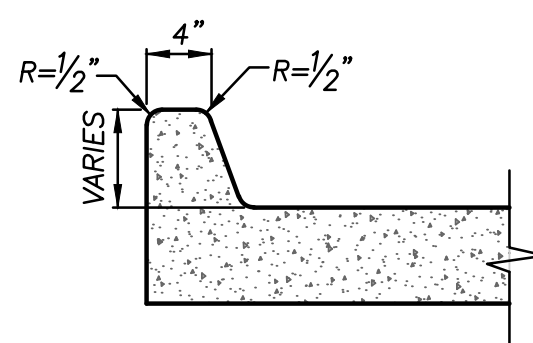
SECTION A-A



SECTION B-B



SECTION C-C



SIDEWALK CURB

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

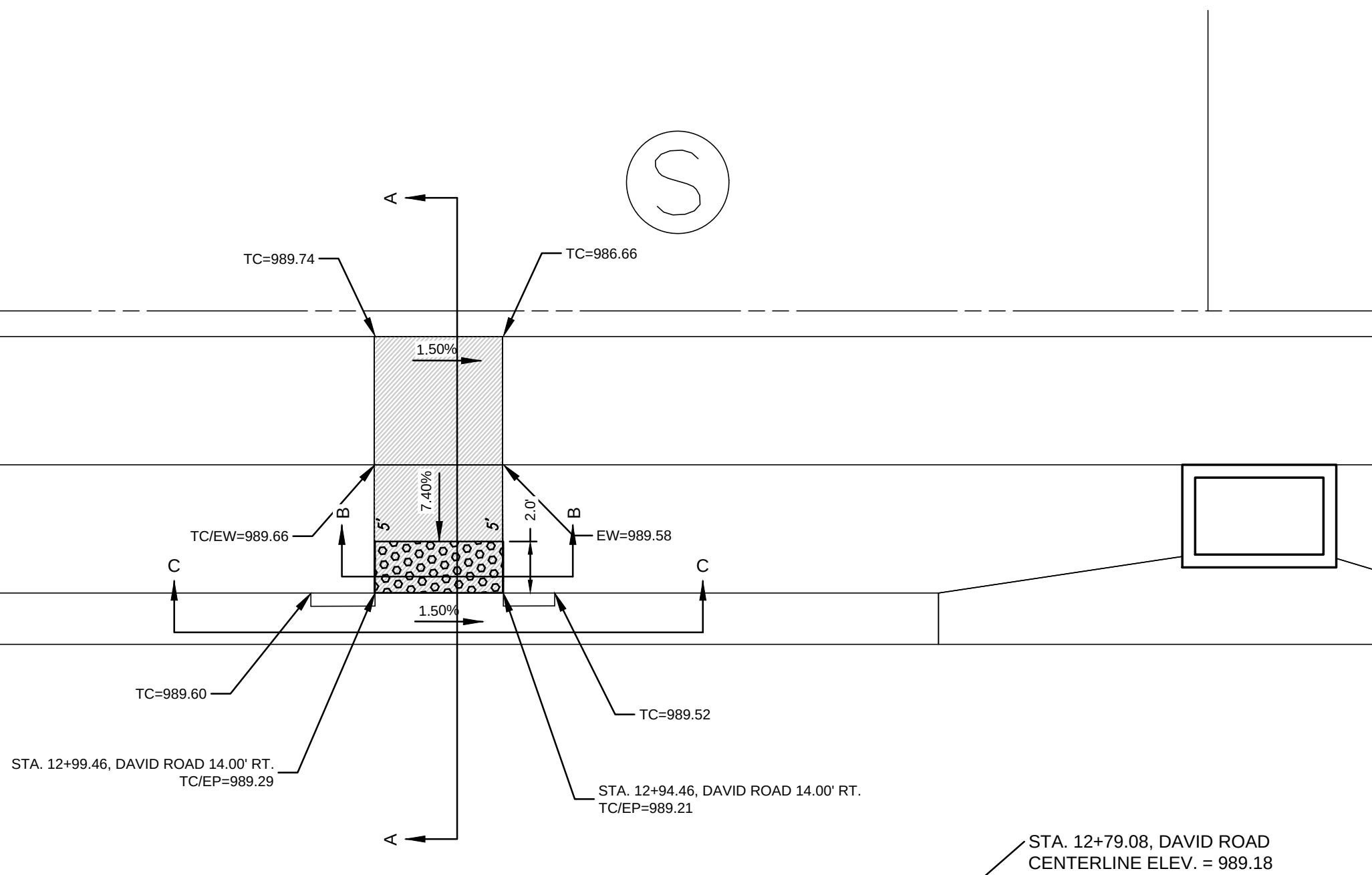
STA. 13+57.08, DAVID ROAD
CENTERLINE ELEV. = 990.75

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

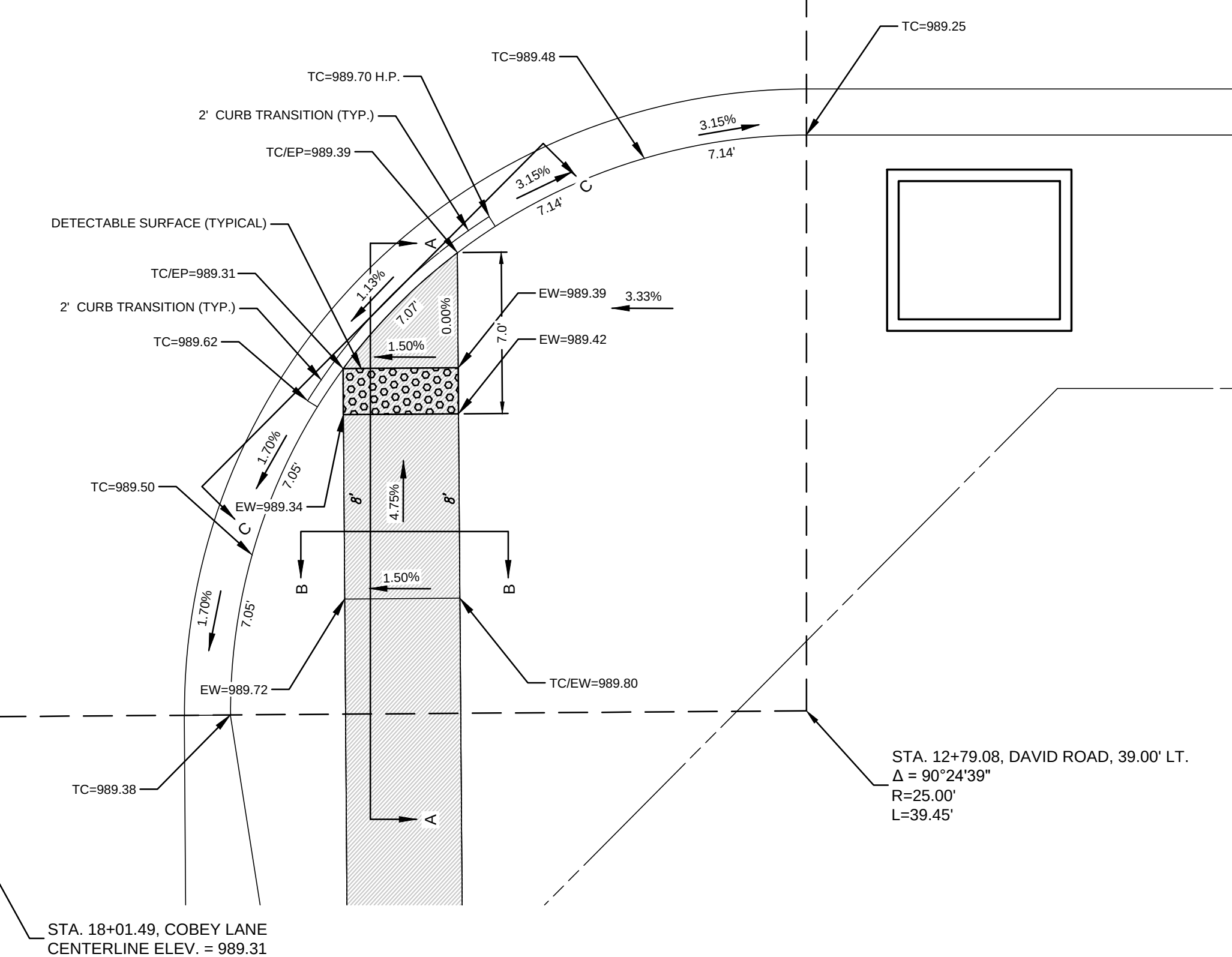
SCALE: 1" = 5'



DAVID ROAD

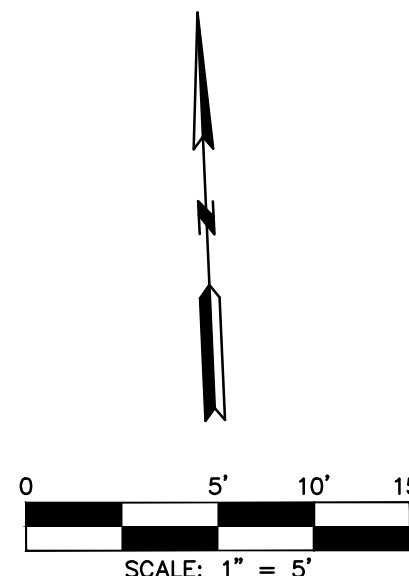
COBEY LANE

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



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

RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
11/04/2020



NO.	BY	DATE	REVISION
6	SPW	07/30/19	PER CITY'S COMMENTS
5	SPW	07/02/19	PER CITY'S COMMENTS
4	SPW	04/22/19	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
		11/27/18	SUBMITAL TO CITY OF LEES SUMMIT



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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

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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



= 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

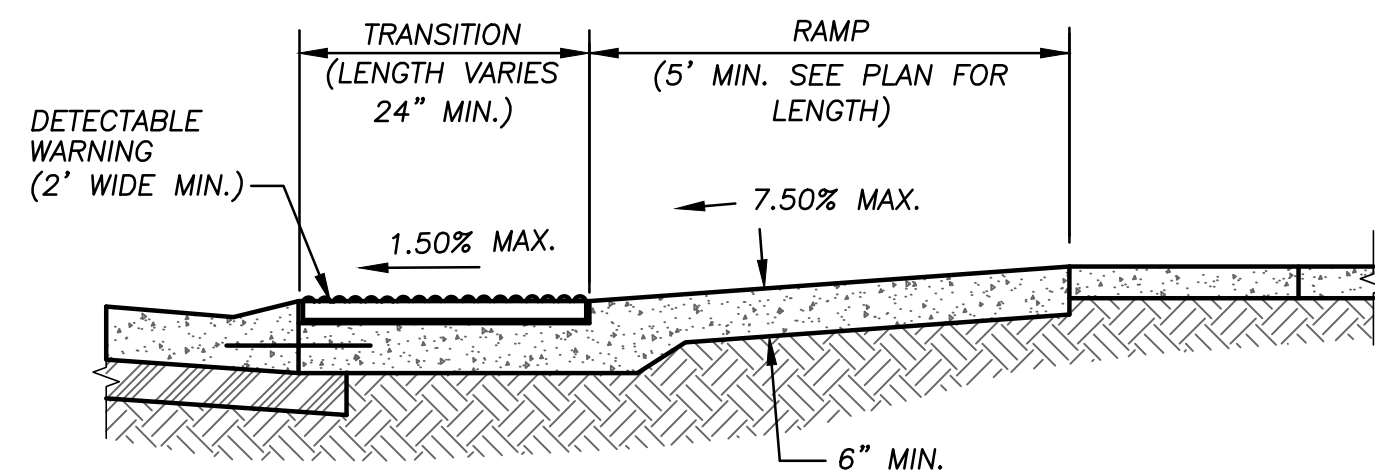
TABLE LS-6: MINIMUM ACCESSIBLE ROUTE THICKNESS SECTIONS

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"	

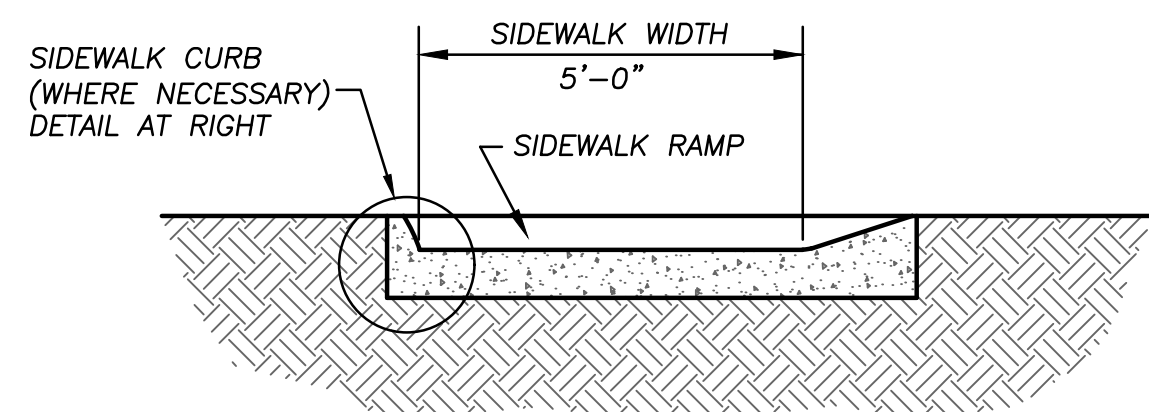
(1) Minimum width of sidewalks shall be 5 feet, with a typical 5-foot green space between sidewalk and back of curb. A 3 to 5-foot green space may be used based on site conditions and upon approval of the City Engineer. If less than 3-foot green space, sidewalk shall be at least 6-feet wide.

(2) Minimum width of paths shall be 10 feet

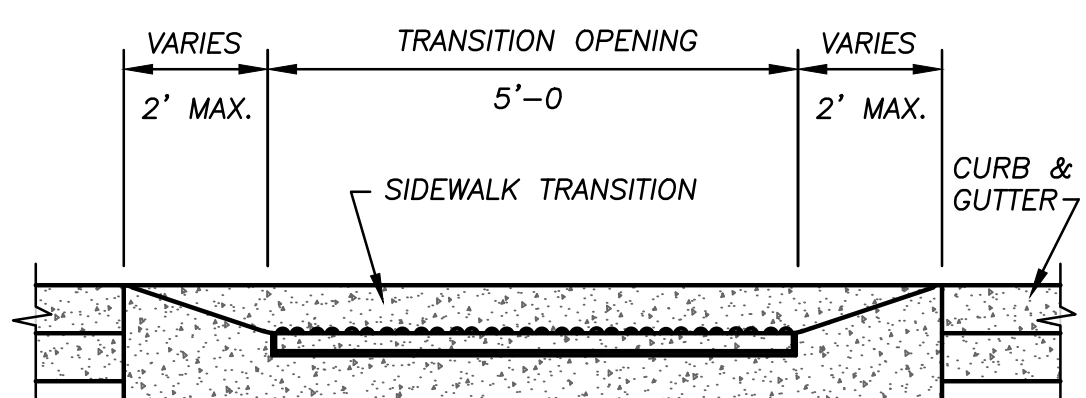
(3) Accessible routes shall be paved using KCMMB 4k concrete



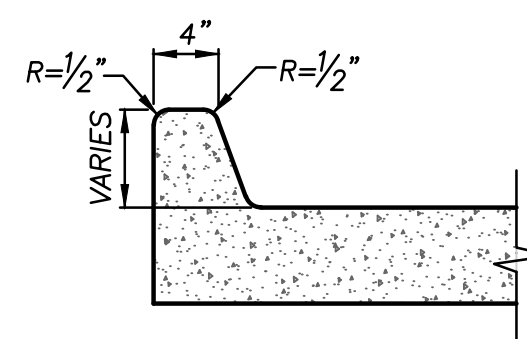
SECTION A-A



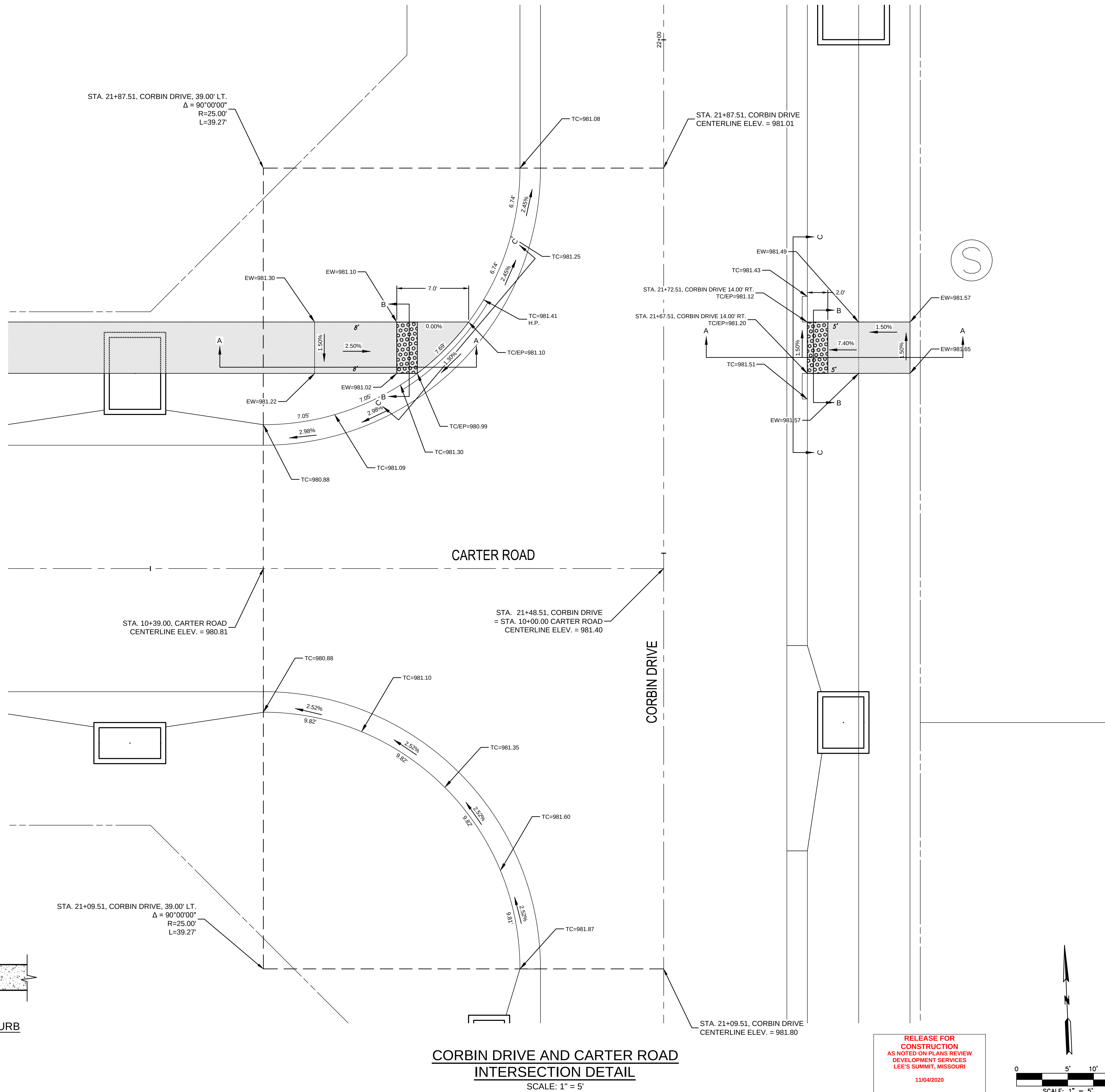
SECTION B-B



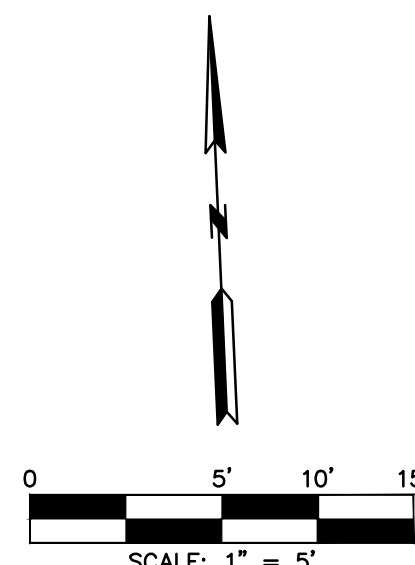
SECTION C-C



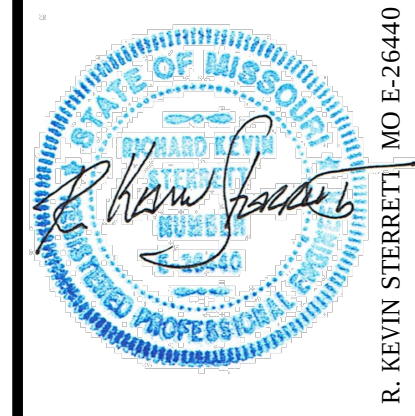
SIDEWALK CURB



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LEE'S SUMMIT, MISSOURI
11/04/2020



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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



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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

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

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

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

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

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

4'x 14' CONCRETE OUTLET STRUCTURE DET1B
N. 980389.78 E. 2828248.55

2 - 48" END SECTIONS DET1A
N. 980416.30 E. 2828345.36

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

100 YEAR WATER SURFACE
ELEVATION = 976.5

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

100 YEAR WATER SURFACE
ELEVATION = 976.5

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

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

GRADE SWALE AS SHOWN, FROM END OF RIP RAP TO THE
EXISTING SWALE. SWALE TO BE APPROXIMATELY 20' WIDE,
2' MAXIMUM DEPTH AND 3 TO 1 SIDE SLOPES. GRADING IS
LIMITED TO THE SOUTH SIDE OF THE PROPERTY LINE.

EMERGENCY SPILLWAY = 165' LONG
ELEV. = 977.00

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

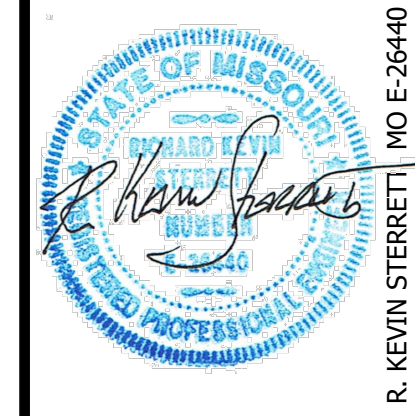
NOTE:

- AREAS TO RECEIVE FILL SHOULD BE STRIPPED OF VEGETATION, TOPSOIL, SOFT SOIL AND DELETERIOUS MATERIALS.
- THE EXPOSED SUBGRADE SHOULD BE PROOFROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK. SOFT AREAS THAT DEVELOP SHOULD BE OVEREXCAVATED AND BACKFILLED WITH COMPACTED CLAY SOIL OR THE AREA MOISTURE CONDITIONED, REWORKED AND COMPACTED.
- NON-ORGANIC, FINE-GRAINED CLAY SOIL SHOULD BE USED FOR FILL.
- SOIL FILL SHOULD BE PLACED IN UNIFORM 8-INCH THICK LIFTS.
- THE FILL SHOULD BE COMPACTED TO AT LEAST 95 PERCENT STANDARD PROCTOR (ASTM D698) MAXIMUM DRY DENSITY AT A MOISTURE CONTENT BETWEEN MINUS 1 TO PLUS 3 PERCENT OF THE OPTIMUM MOISTURE CONTENT.
- DELETERIOUS MATERIAL AND PIECES OF ROCK LARGER THAN 2 INCHES SHOULD NOT BE INCLUDED IN THE FILL.
- THE FILL SHOULD NOT BE PLACED ON SOFT MATERIALS OR FROZEN GROUND. FROZEN SOILS SHOULD NOT BE USED FOR FILL.

1"=10'



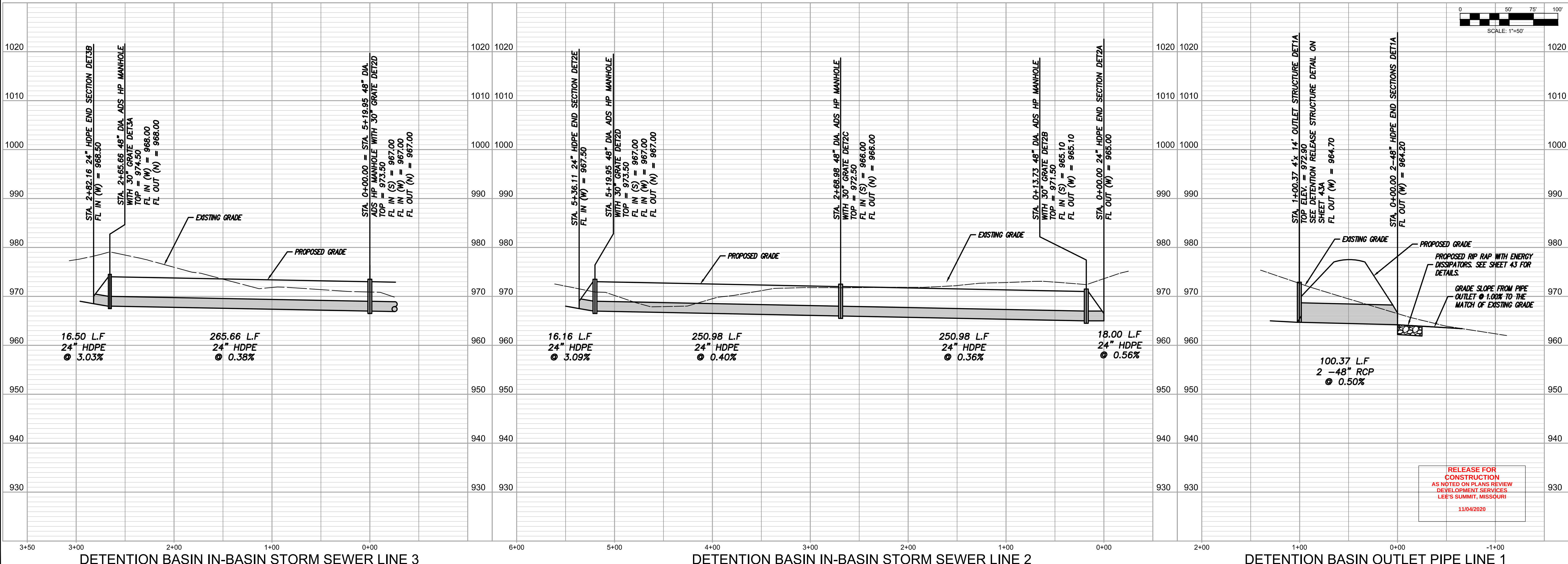
Know what's below.
Call before you dig.



R. KEVIN STERRETT, P.E.
JULY 21, 2020

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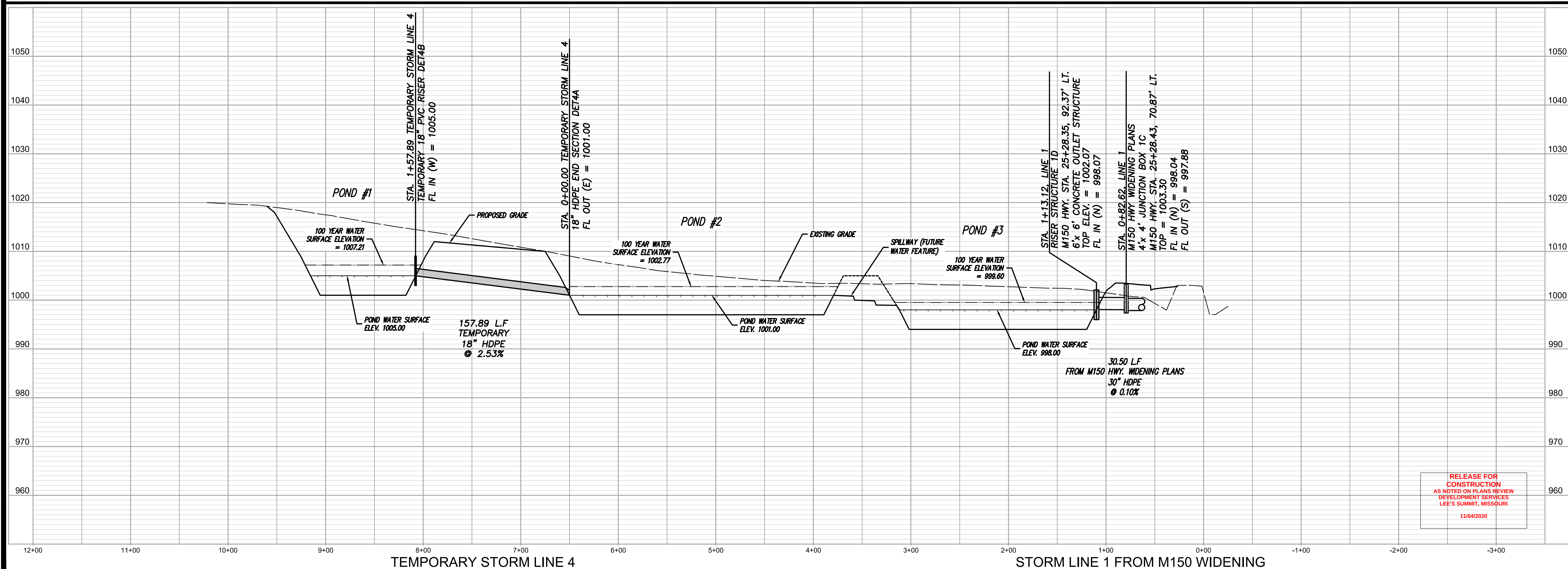
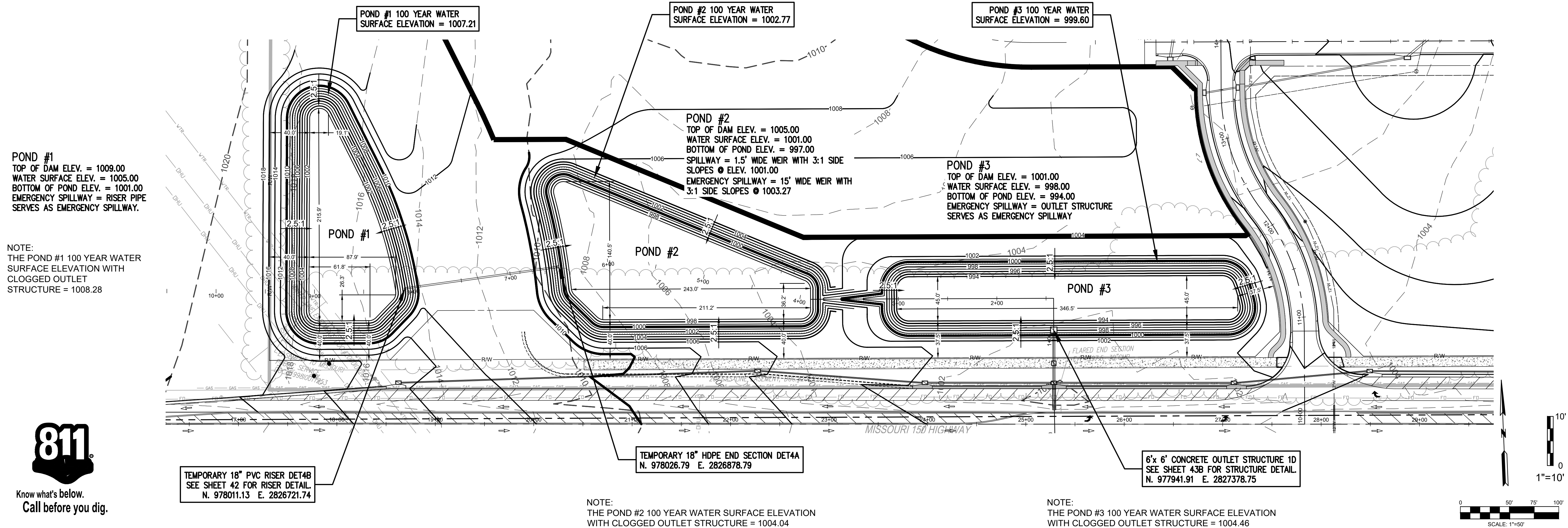


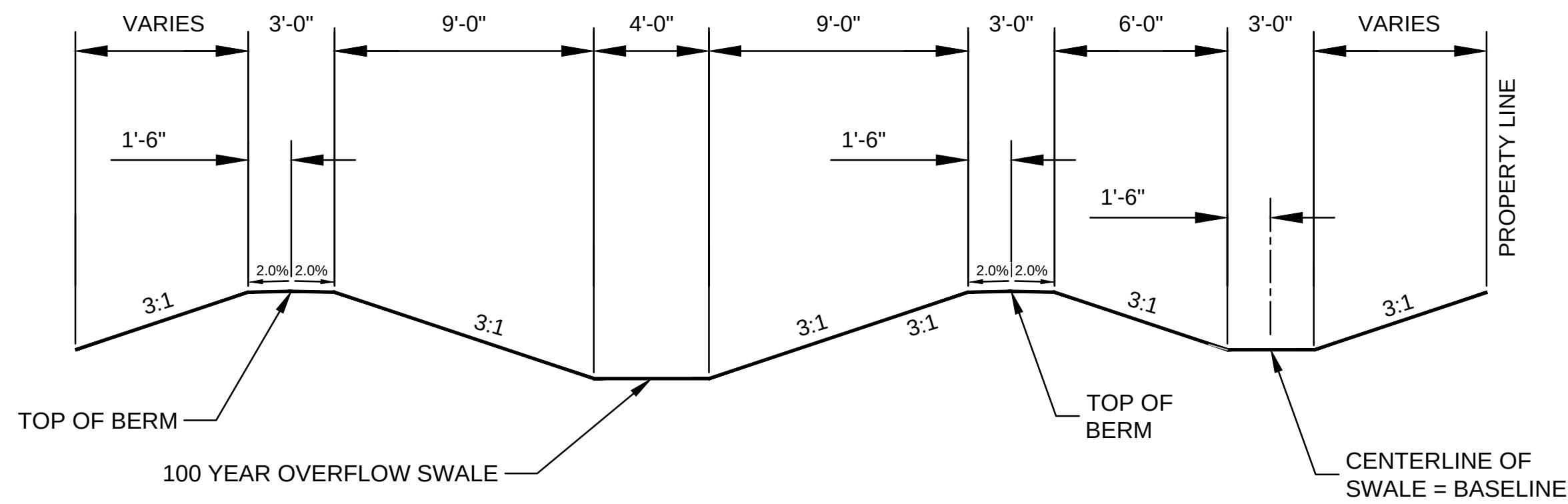
STREET AND STORM SEWER PLANS
NORTH DETENTION BASIN, IN-BASIN STORM
LINE AND OUTLET STRUCTURE
COBEY CREEK FIRST PLAT
PHASE I
CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO.
16-059 Base Phase I
DRAWING NO.
16-059 Phase I Street Plans
DATE
July 21, 2020
JOB NO.
16-059

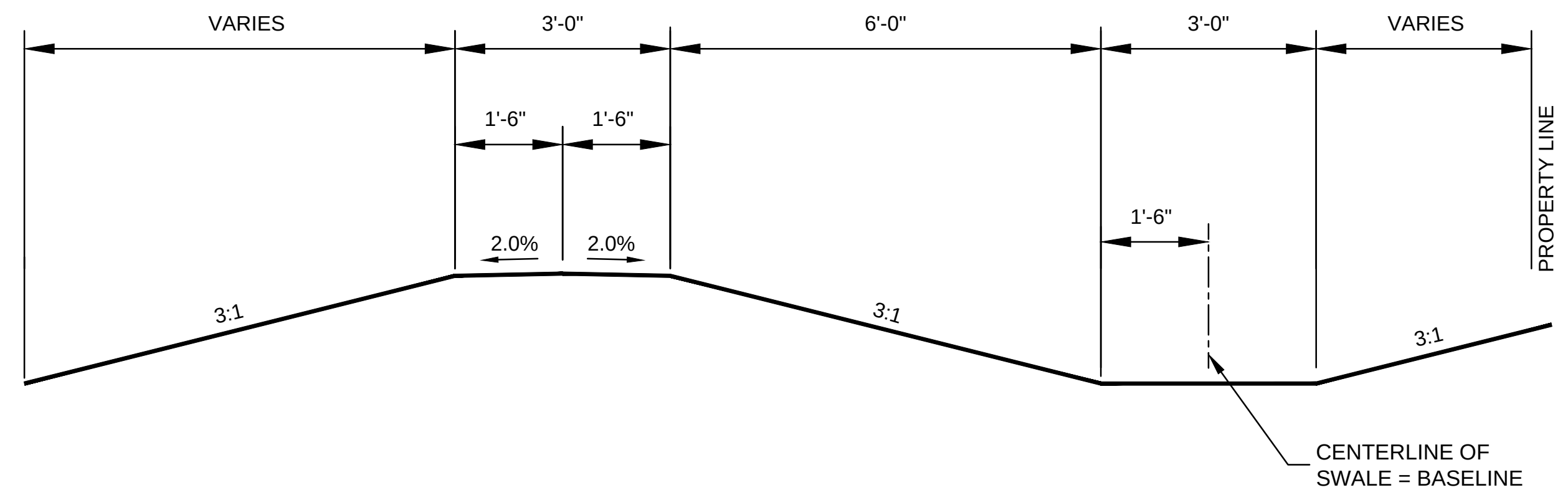
RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
11/04/2020

30 SHEET OF 53

[illegible]



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)

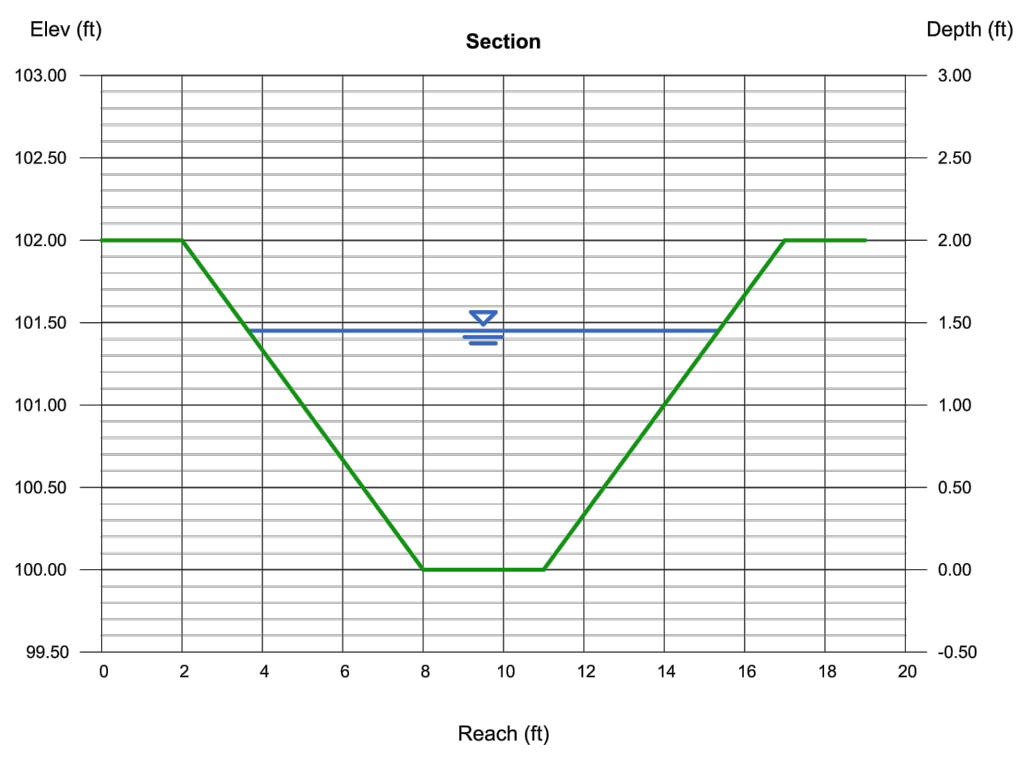
Channel Report

Hydroflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc.

Thursday, Mar 7 2019

<Name>

Trapezoidal		Highlighted	
Bottom Width (ft)	= 3.00	Depth (ft)	= 1.45
Side Slopes (z:1)	= 3:00, 3:00	Q (cfs)	= 67.57
Total Depth (ft)	= 2.00	Area (sqft)	= 10.66
Invert Elev (ft)	= 100.00	Velocity (ft/s)	= 6.34
Slope (%)	= 2.00	Wetted Perm (ft)	= 12.17
N-Value	= 0.030	Crit Depth, Yc (ft)	= 1.57
		Top Width (ft)	= 11.70
		EGL (ft)	= 2.07



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

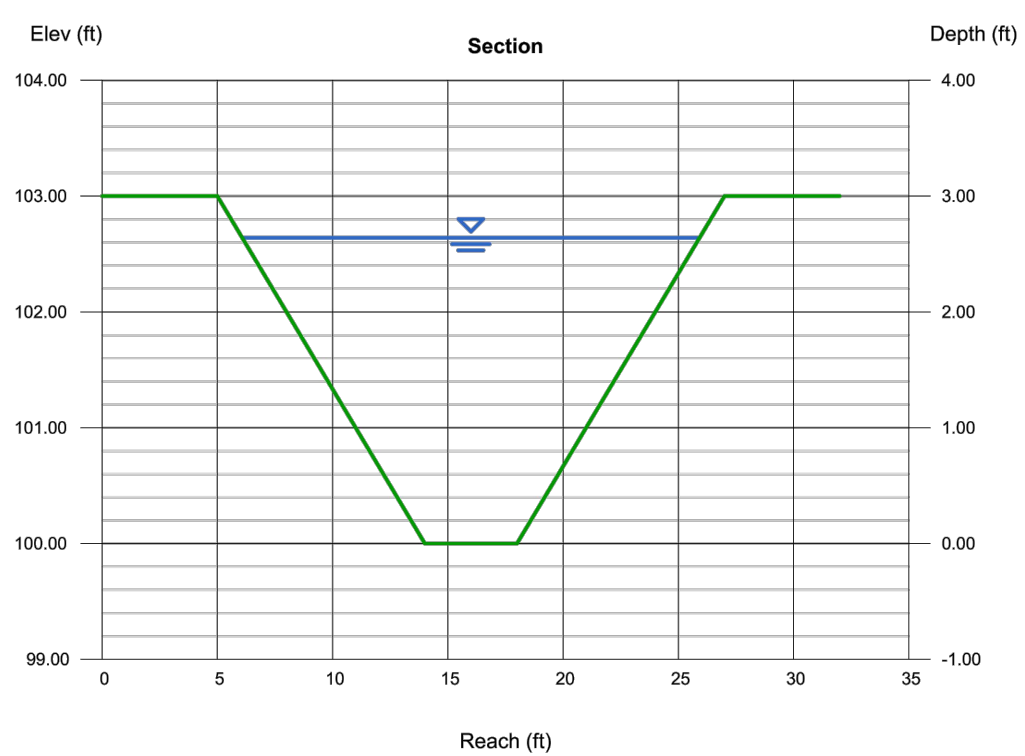
Channel Report

Hydroflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc.

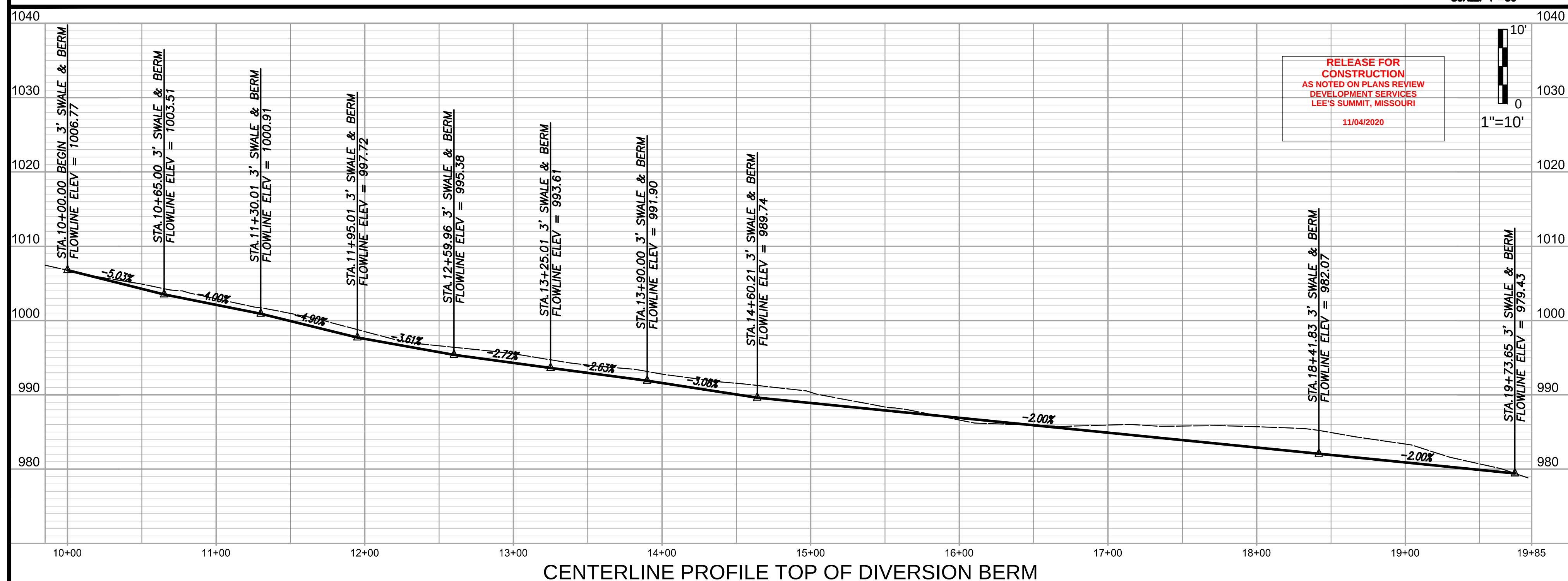
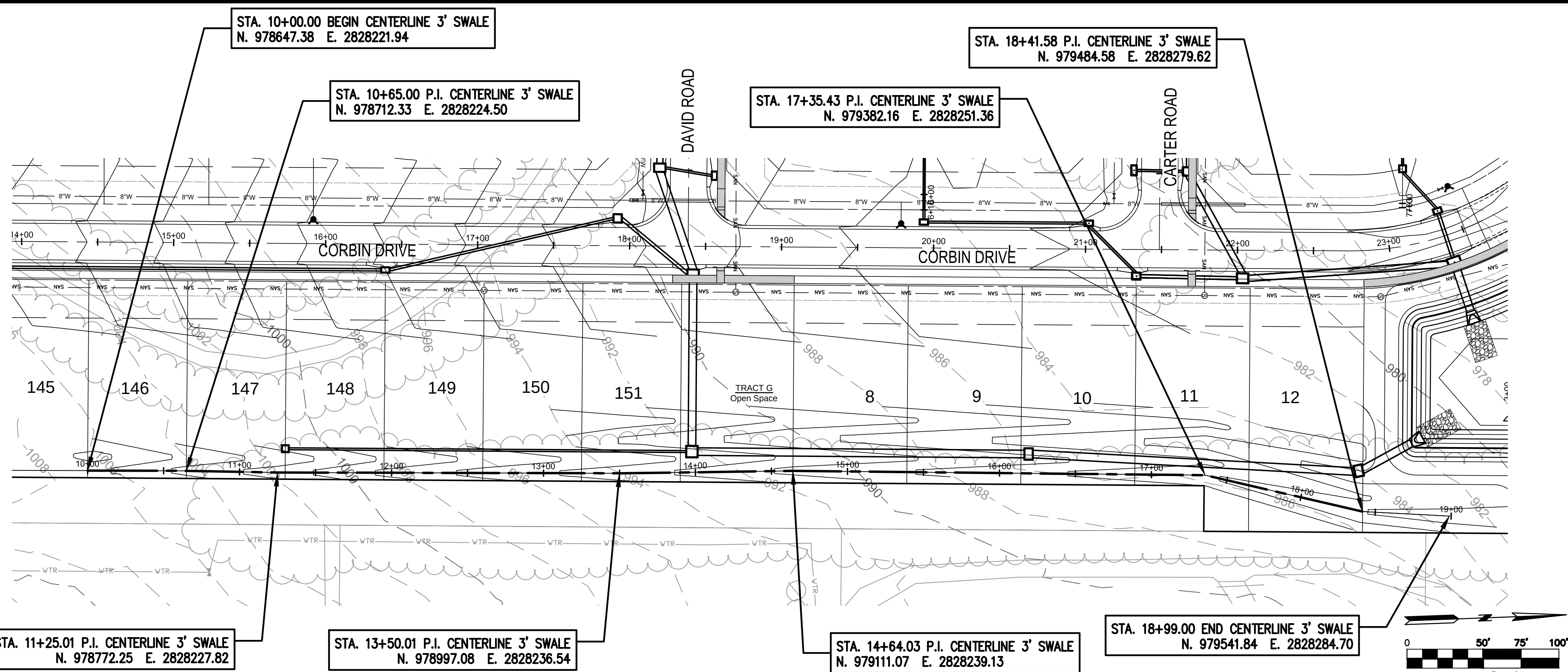
Monday, Feb 11 2019

<Name>

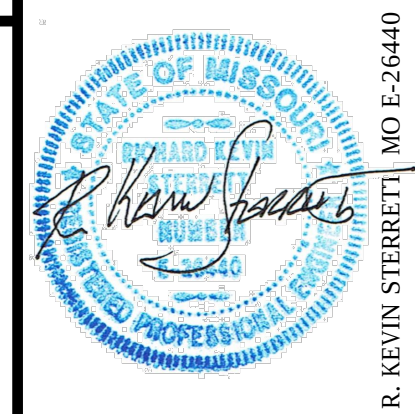
Trapezoidal		Highlighted	
Bottom Width (ft)	= 4.00	Depth (ft)	= 2.64
Side Slopes (z:1)	= 3:00, 3:00	Q (cfs)	= 290.33
Total Depth (ft)	= 3.00	Area (sqft)	= 31.47
Invert Elev (ft)	= 100.00	Velocity (ft/s)	= 9.23
Slope (%)	= 2.00	Wetted Perm (ft)	= 20.70
N-Value	= 0.030	Crit Depth, Yc (ft)	= 2.99
		Top Width (ft)	= 19.84
		EGL (ft)	= 3.98



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
07/23/19	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
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
July 30, 2019
JOB NO.
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)

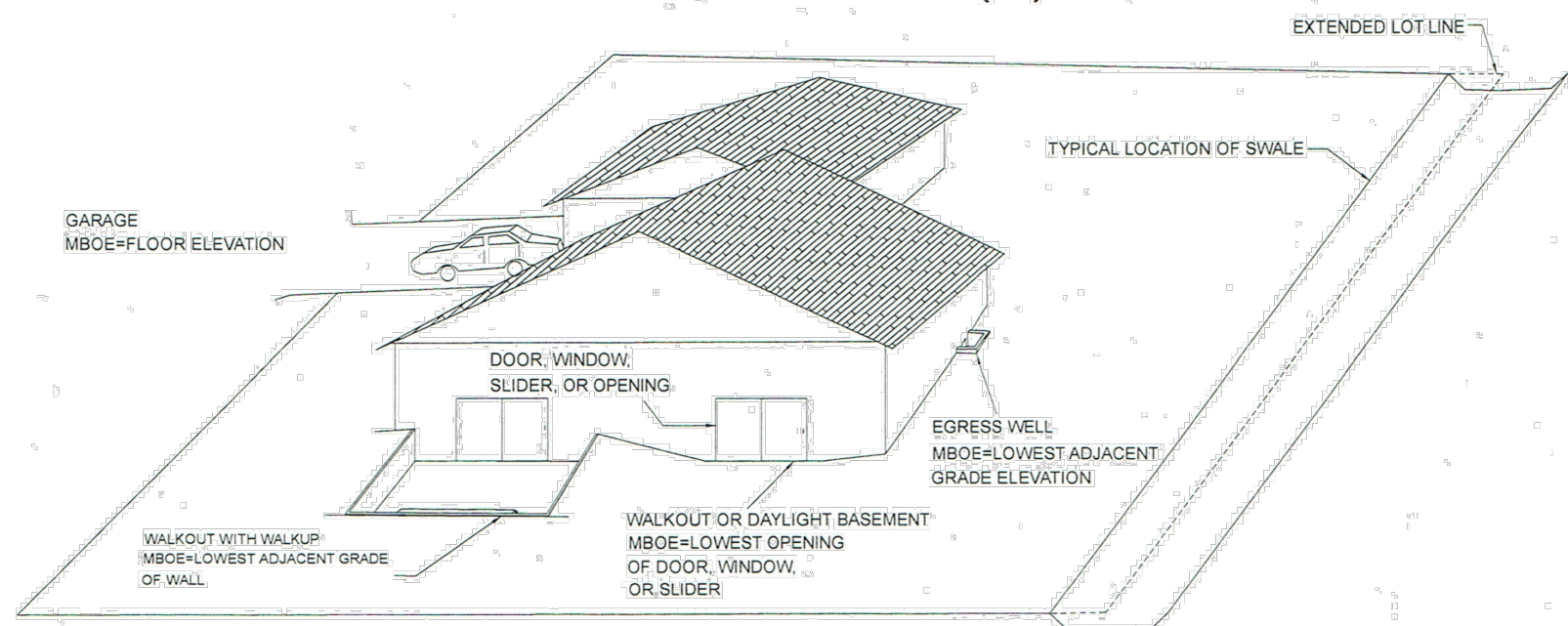
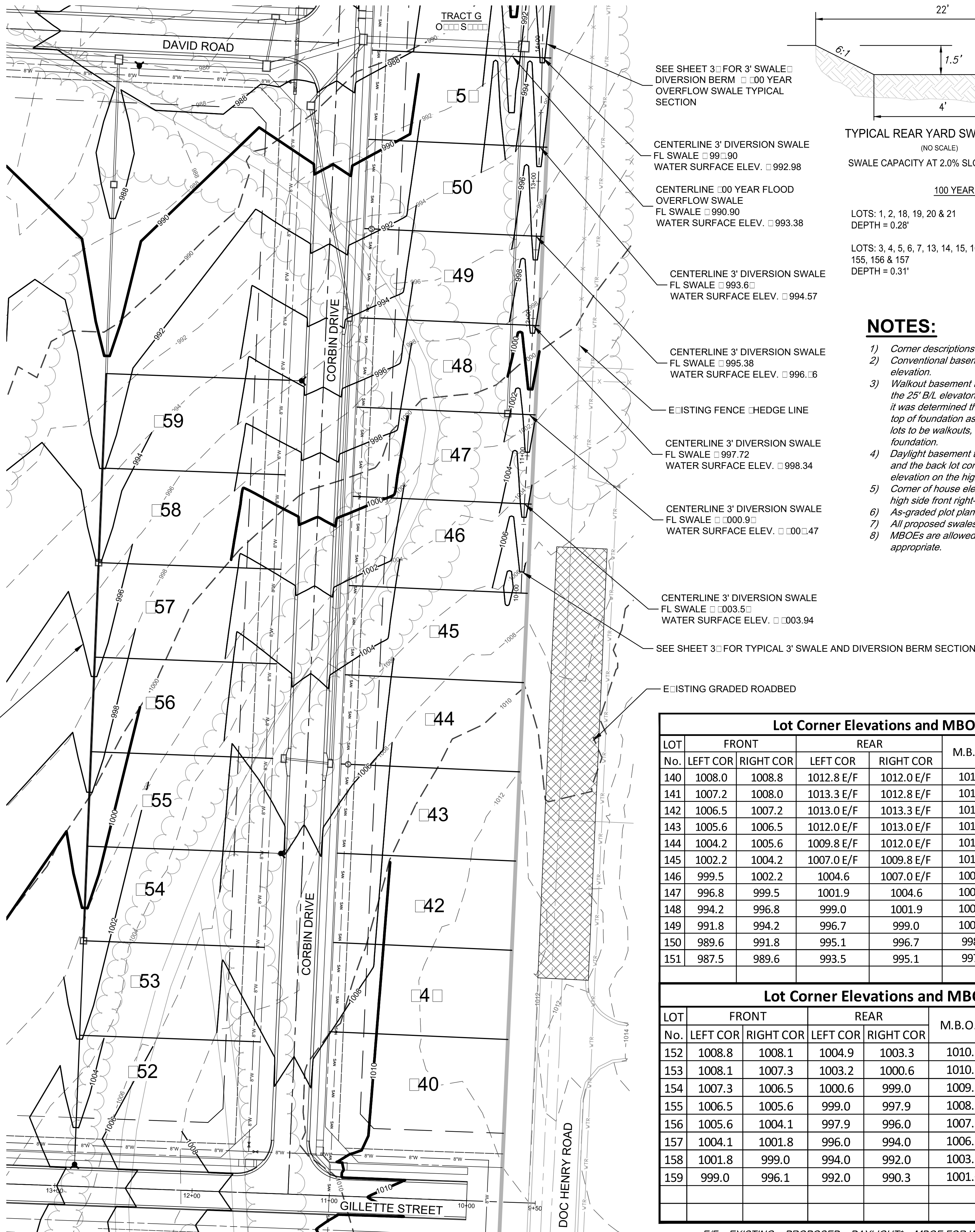
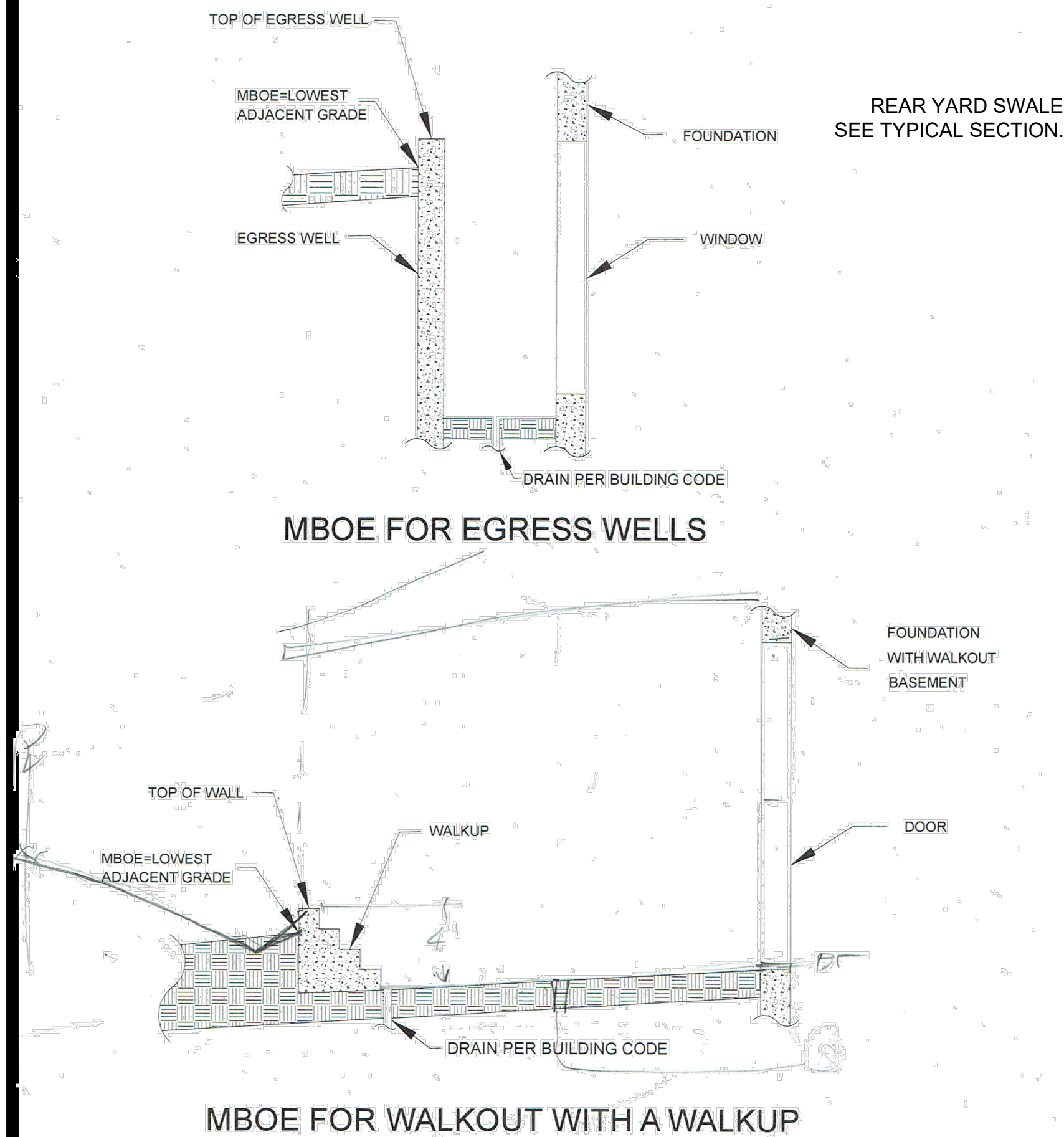


FIG. 2

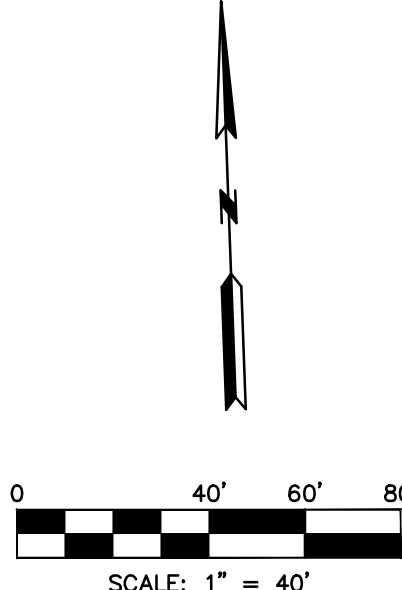


Lot Corner Elevations and MBOEs						
LOT No.	FRONT		REAR		M.B.O.E.	BASEMENT TYPE
	LEFT COR	RIGHT COR	LEFT COR	RIGHT COR		
140	1008.0	1008.8	1012.8 E/F	1012.0 E/F	1014.8	CONVENTIONAL
141	1007.2	1008.0	1013.3 E/F	1012.8 E/F	1015.3	CONVENTIONAL
142	1006.5	1007.2	1013.0 E/F	1013.3 E/F	1015.3	CONVENTIONAL
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

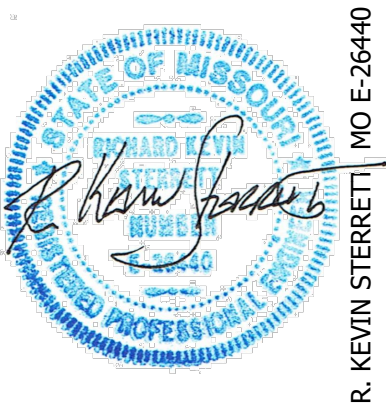
Lot Corner Elevations and MBOEs						
LOT No.	FRONT		REAR		M.B.O.E.	BASEMENT TYPE
	LEFT COR	RIGHT COR	LEFT COR	RIGHT COR		
152	1008.8	1008.1	1004.9	1003.3	1010.8	DAYLIGHT
153	1008.1	1007.3	1003.2	1000.6	1010.1	DAYLIGHT
154	1007.3	1006.5	1000.6	999.0	1009.3	DAYLIGHT
155	1006.5	1005.6	999.0	997.9	1008.5	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

RELEASE FOR
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DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
11/04/2020



NO.	BY	DATE	REVISION	C/APP	NO.	BY	DATE	REVISION	C/APP
1	SW	02/27/19	PER CITY'S COMMENTS		2	SW	02/27/19	PER CITY'S COMMENTS	
1	SW	11/27/19	SUBMITAL TO CITY OF LEE'S SUMMIT		1	SW	11/27/19	SUBMITAL TO CITY OF LEE'S SUMMIT	



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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

X-REF NO. 16-059 Base Phase I	33
DRAWING NO. 16-059 Master Drainage	53
DATE March 27, 2019	
33 NO. 16-059	

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 trenchered 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.**

1. The Developer shall be responsible for erosion control within the boundaries of this development. Erosion control shall be the responsibility of said Developer until all development work on site is complete, and all appropriate permits have been released and/or terminated. At that time, erosion control shall become the responsibility of the individual lot owners. Public Works inspections will consider the Developer the responsible party for erosion and sediment control on individual lots until a building permit is taken for the individual lot. The Developer is responsible for seeing that all Development Contractors comply with the requirements of any and all land disturbance permits, grading permits and storm water discharge permits.
2. Erosion Control shall be the responsibility of the individual lot owner during construction of the individual lot.
3. Erosion Control and Siltation Control methods shall be in place prior to commencement of any grading and/or excavation of the site. All erosion control measures shall remain in place until final grade and sod is completed by the Builder, and shall be maintained throughout the project until the acceptance of the work by the City.
4. Inlet and outlet erosion control for the storm sewer system shall be based on the velocity of the storm water runoff and shall conform to the standard details included in the project construction plans. Stormwater pipes, outlets and channels shall be protected by the silt barriers and kept free from waste and silt at all times prior to final surface stabilization.
5. No grading shall be steeper than 3H:1V. All areas graded should have the soil surface lightly roughened and loosened to a depth of 2 to 4 inches prior to seeding. Areas that have been graded and will not be stabilized immediately shall be roughened to reduce runoff velocity until seeding takes place (City Design and Construction Manual, 2102.3, APWA 5106.4).
6. A temporary 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 MoDR.
8. Upon completion of catch basin installation and prior to paving of streets, the throats of all basins shall be "blocked" or otherwise closed to prevent mud and debris from entering the enclosed storm sewer system.
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 ryegrasses or sudan grasses shall be utilized to retard erosion, if adequate stormwater detention and erosion control methods have not been established.
13. In the event wells and/or cisterns exist or are encountered on the project site, they shall be located and sealed by the Contractor in accordance with all local, state and federal regulations.
14. All trash and debris located on the project site, either existing or as a result of construction, shall be removed and properly disposed of in accordance with all local, state and federal regulations.
15. Upon completion of the project, Contractor shall seed, mulch and fertilize all areas disturbed by construction.
16. Additional erosion and siltation control methods and devices may be required as directed by the City or MoDR.
17. Installation, construction and maintenance of all sediment and erosion control methods shall be in compliance with City Ordinance.
18. All denuded areas must be stabilized through surface roughening see APWA 2102.3 and 5106.4. Runoff from those open areas should be directed to an approved sediment trapping device.
19. Existing ponds and ditches to be drained, unsuitable material removed and regraded as shown.
20. After paving of streets, protect all catch basin throat openings with "gutterbuddies" or "wattles".
21. Disturbed areas, including Right of Ways shall be seeded. The seeding process shall include in order:
 - a. Furnished Topsoil
 - b. Finish Grading
 - c. Prepare Seed bed
 - d. Seed and maintain areas as required

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

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

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

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

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

DATE	REVISION	NO.	BY	CHK/APR
3/27/09	PDR CITY COMMENTS	2	LAC	BSC
3/28/09	PDR CITY COMMENTS	1	LAC	BSC
11/27/09	SUBMITTAL TO CITY OF LEES SUMMIT		LAC	BSC



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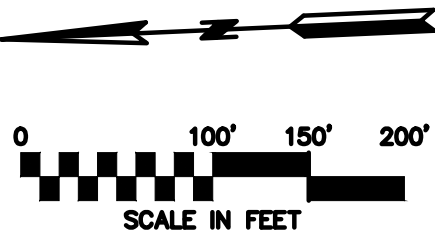
LAND DISTURBANCE PLANS GENERAL NOTES --- COBEY CREEK FIRST PLAT PHASE I

**RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI**



**RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI**

11/04/2020



DATE	REVISION	NO.	BY	QC/APP
3/27/19	PER CITY COMMENTS	2	MJC	AKS
3/8/19	PER CITY COMMENTS	1	MJC	AKS
11/21/18	SUBMITTAL TO CITY OF LEES SUMMIT		MJC	AKS



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

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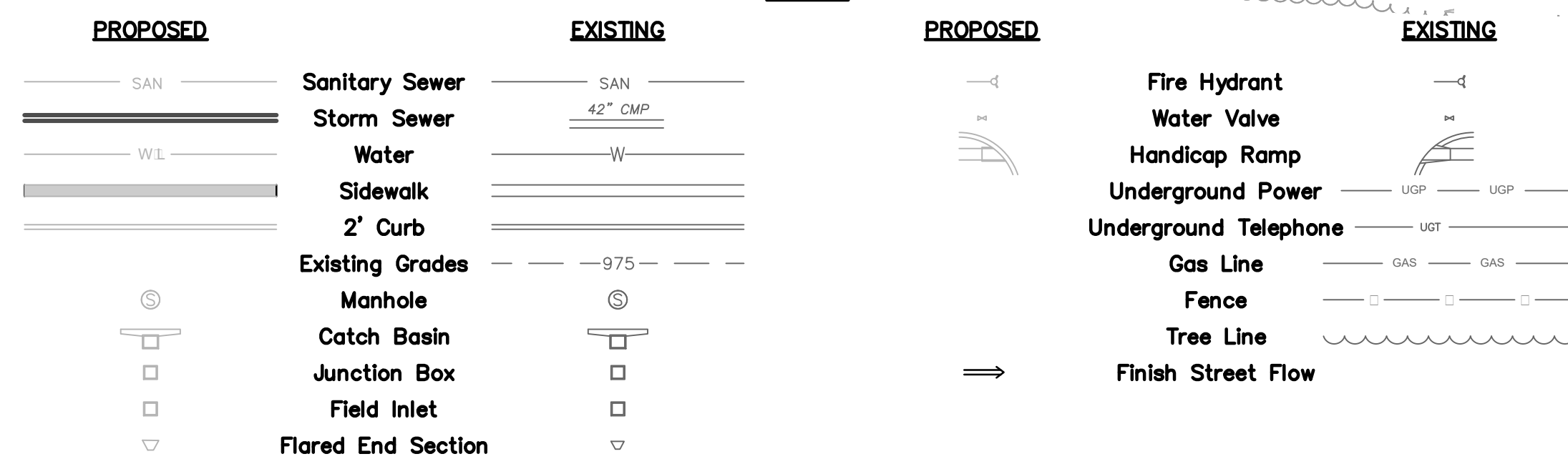
11010 Haskell Street, Suite 210, Kansas City, Kansas 66109
CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.)

LAND DISTURBANCE PLANS SITE ASSESSMENT PLAN

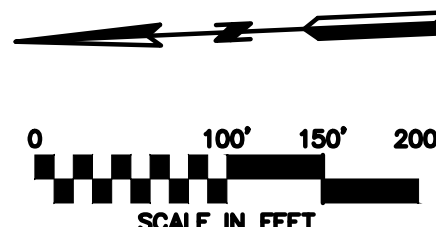
**COBEY CREEK FIRST PLAT
PHASE I**

PHASE I
CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI

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



**RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
11/04/2020**



STATE OF MISSOURI
WARD EMMETT
MURPHY
JAN 20 2020
ARMED PROFESSIONAL POLICE

R. KEVIN STERRETT MO E-26440

LAND DISTURBANCE PLANS
PRE-CLEARING PLAN

COBEY CREEK FIRST PLAT
PHASE I

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





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).

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

REMOVE ROCK CHECK DAM
SEED AND INSTALL TRM.

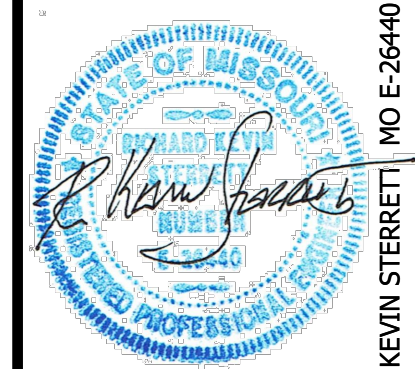
1018
AFTER SITE IS SEEDED AND
STABILIZED REMOVE ALL
1014
INLET PROTECTION.

REMOVE SEDIMENT FROM POND TO PROPOSED GRADE. ONCE POND IS SEEDED AND STABILIZED REMOVE 8" FAIRBOTH SKIMMER AND STEEL PLATES.

- PROPOSED DETENTION BASIN

REMOVE ROCK CHECK DAM
SEED AND INSTALL TRM.

DATE	REVISION	NO.	BY	CQ/APP
3/27/19	FEF CITY COMMENTS	2	MAC	AKS
3/8/19	FEF CITY COMMENTS	1	MAC	AKS
1/23/18	SUBMITTAL TO CITY OF LEES SUMMIT		MAC	AKS



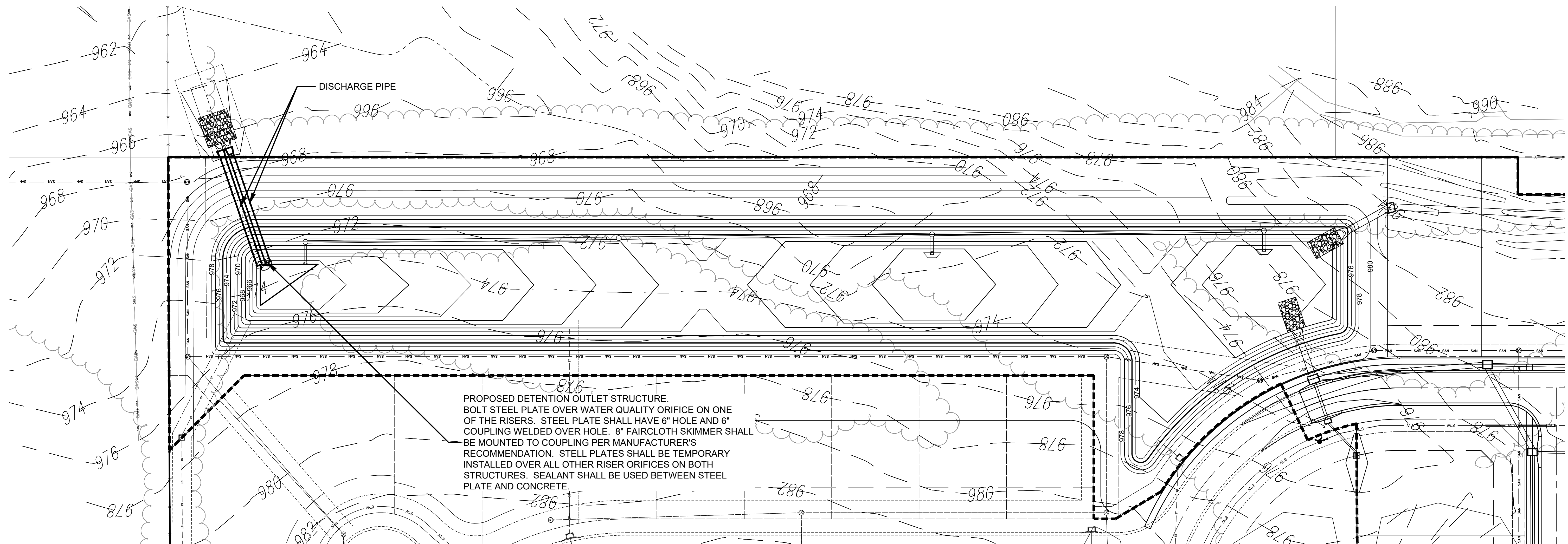
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LAND DISTURBANCE PLANS
FINAL RESTORATION PLAN

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	
39	SHEET OF 53



STAGE STORAGE CALCULATIONS:

Contour Elevation	Contour Area (sq. ft)	Depth (ft)	Incremental Volume (cu. ft)	Cumulative Volume (cu. ft)
966.000	2,378.68	0.0	1,031.00	1,031.00
968.000	8,421.62	2.0	10,184.00	11,215.00
970.000	32,067.69	2.0	37,948.00	49,163.00
972.000	66,409.02	2.0	96,416.00	145,579.00
974.000	82,953.98	2.0	149,057.00	294,636.00
976.000	95,470.16	2.0	178,278.00	472,914.00
978.000	108,225.91	2.0	203,563.00	676,477.00

BASIN DATA
 Drainage Area = 97.28 Acre
 Minimum Volume for Sediment Basin Storage = 350,214 CF (3600 CF/Drainage Area Acre)
 Actual Volume = 676,477.00 CF
 Bottom Area/Elevation = 2,378 SF/966.00
 Top Area/Elevation = 108,226 SF/978.00
 Depth = 12.0 ft
 Actual Top Area = 108,226 SF
 Maximum Permanent Pool Volume, 50% of pond = 175,107 CF
 Maximum Permanent Pool Area/Elevation = 95,500 SF/976.00 (87,552 Required) CF/AC)
 Permanent Pool Depth = 10.0 ft
 Actual Sediment Volume = 95,500 CF

GENERAL NOTES:

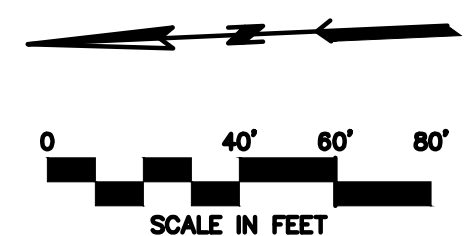
No grading shall be steeper than 3H:1V.
All areas graded should have the soil surface lightly roughened and loosened to a depth of 2 to 4 inches prior to seeding. Areas that have been graded and will not be stabilized immediately shall be roughened to reduce runoff velocity until seeding takes place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



Know what's below.
Call before you dig.

**RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI**

11/04/2020



DATE	PERSON	NO.	GT	SENT
3/27/79			2	MS
3/27/79			1	MS
	PER CITY COMMENTS			MS
	RECEIVED LETTER NUMBER			MS

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



March 27, 2019

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LAND DISTURBANCE PLANS
SEDIMENTATION POND DETAIL

COBEY CREEK FIRST PLAT
PHASE I

CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI

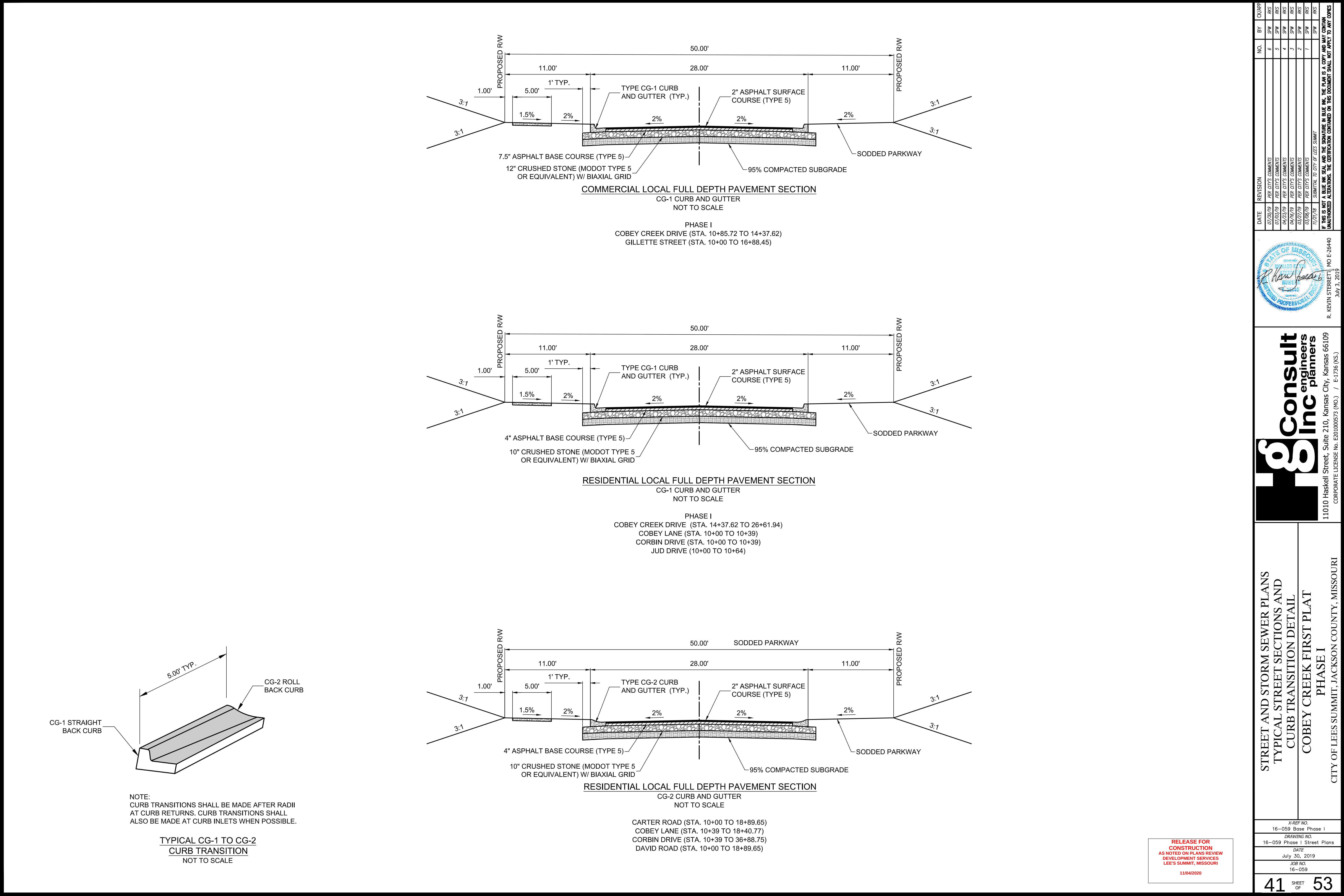
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16-059 Base Phase I

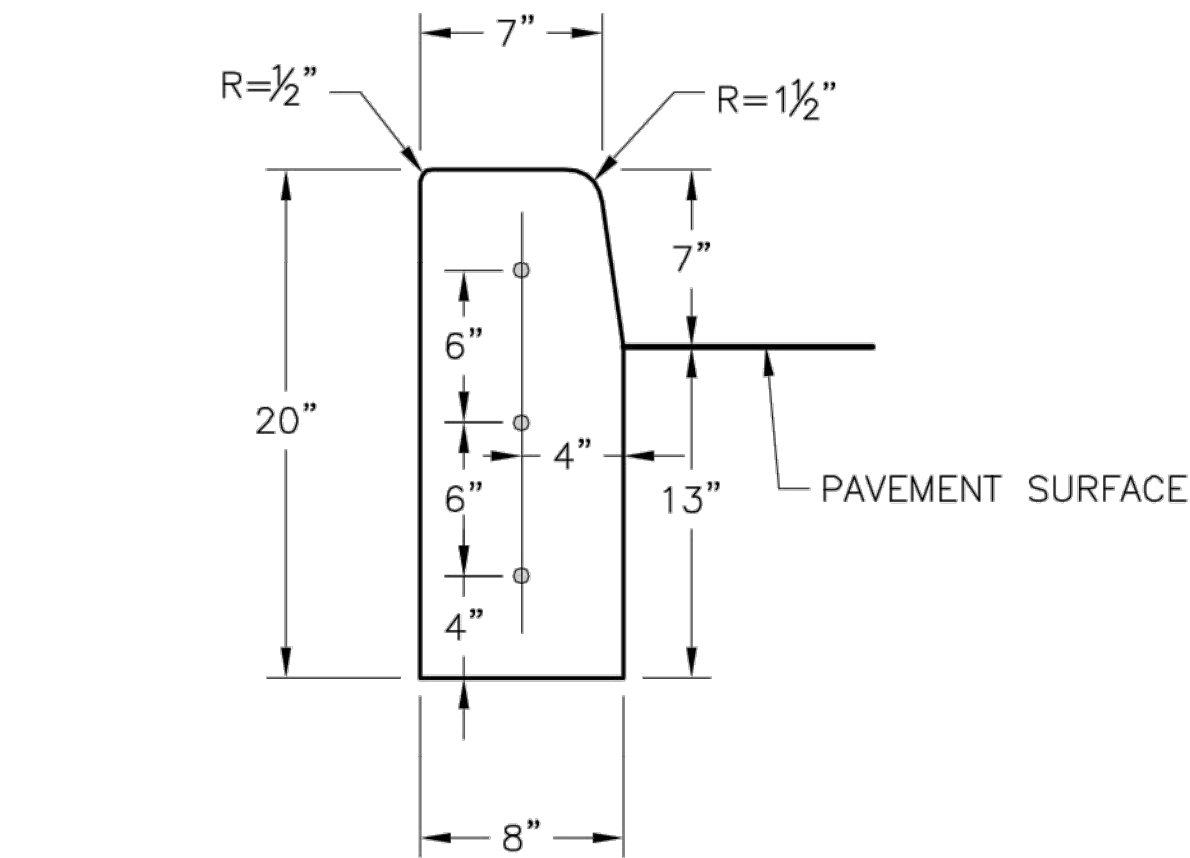
DRAWING NO.
16-059 Phase I Land Disturbance

DATE
March 27, 2019

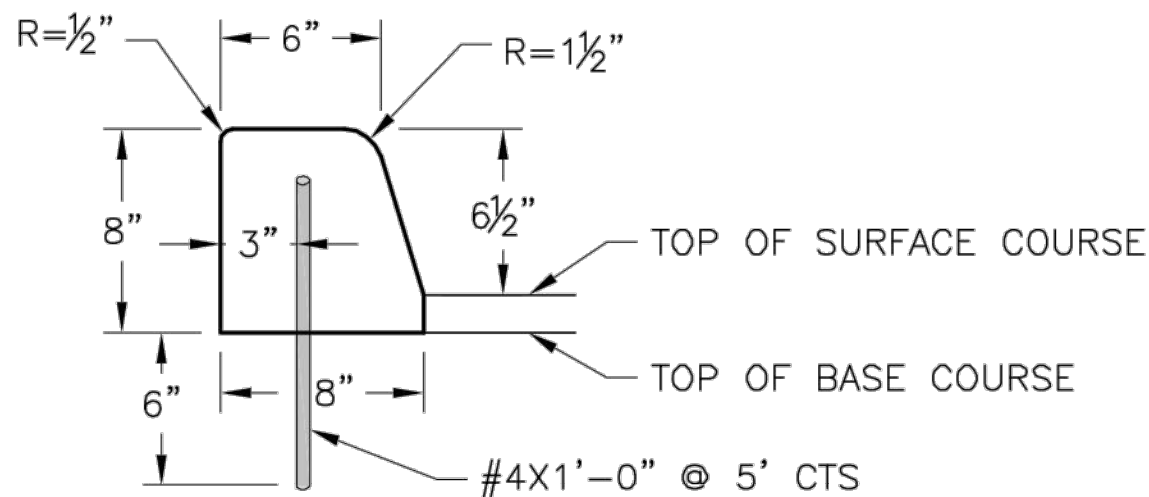
JOB NO.
16-059

40 SHEET OF 53

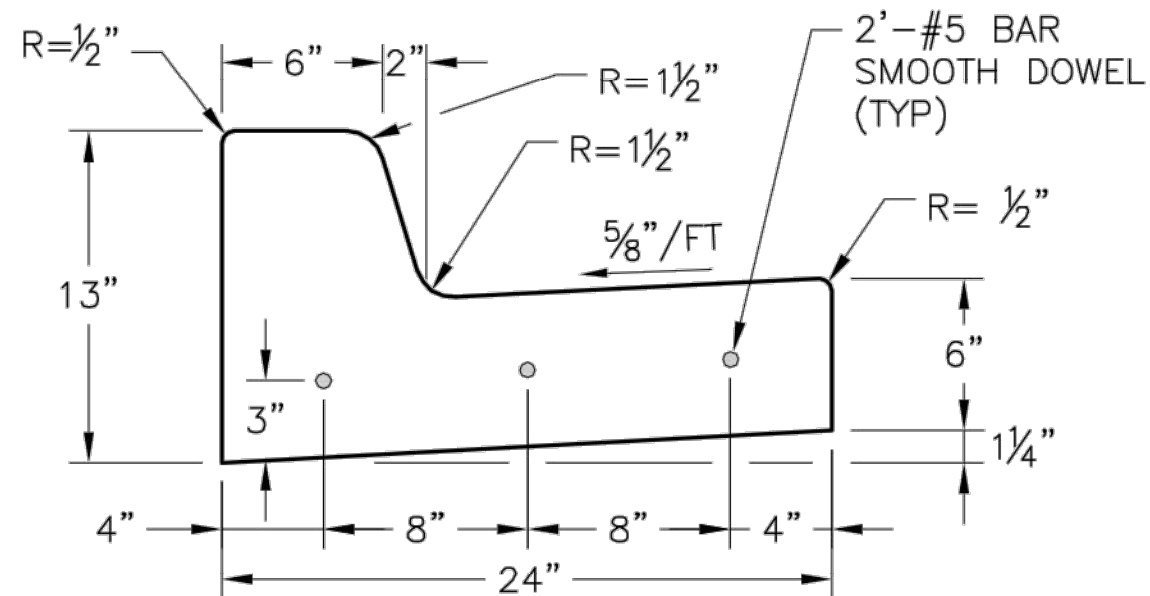




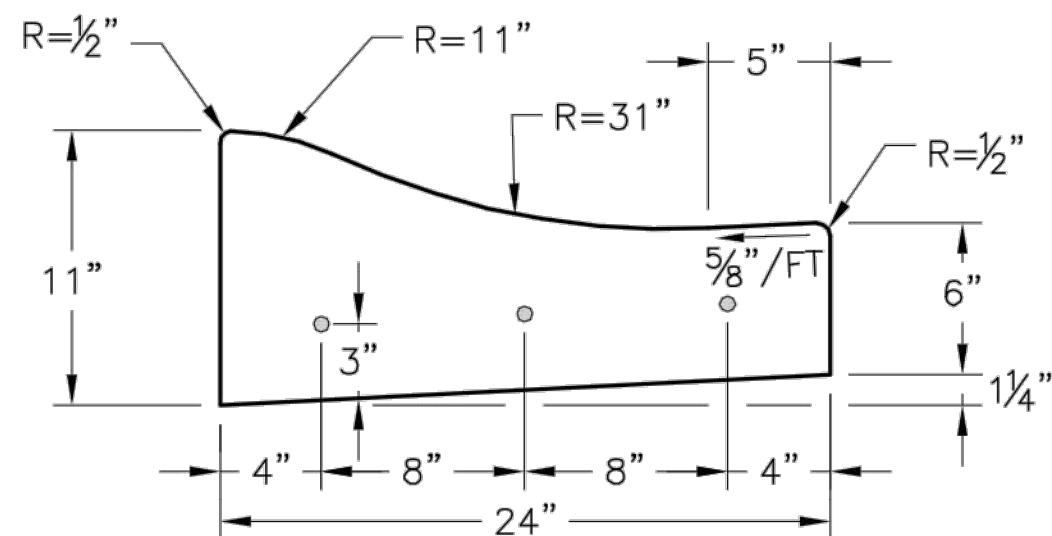
STRAIGHT CURB
(TYPE C-1)



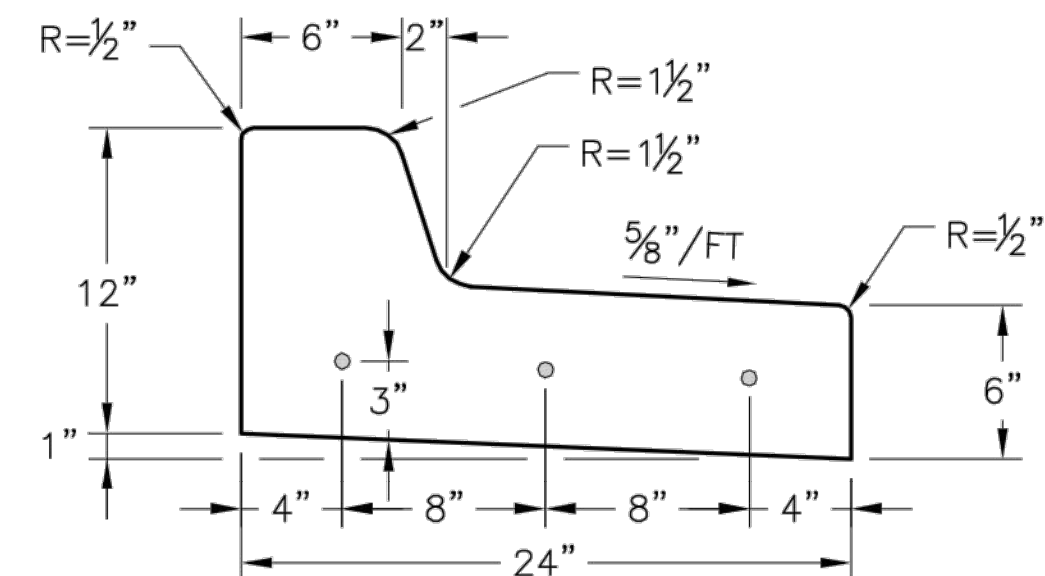
DOWELLED CURB
(TYPE DC)



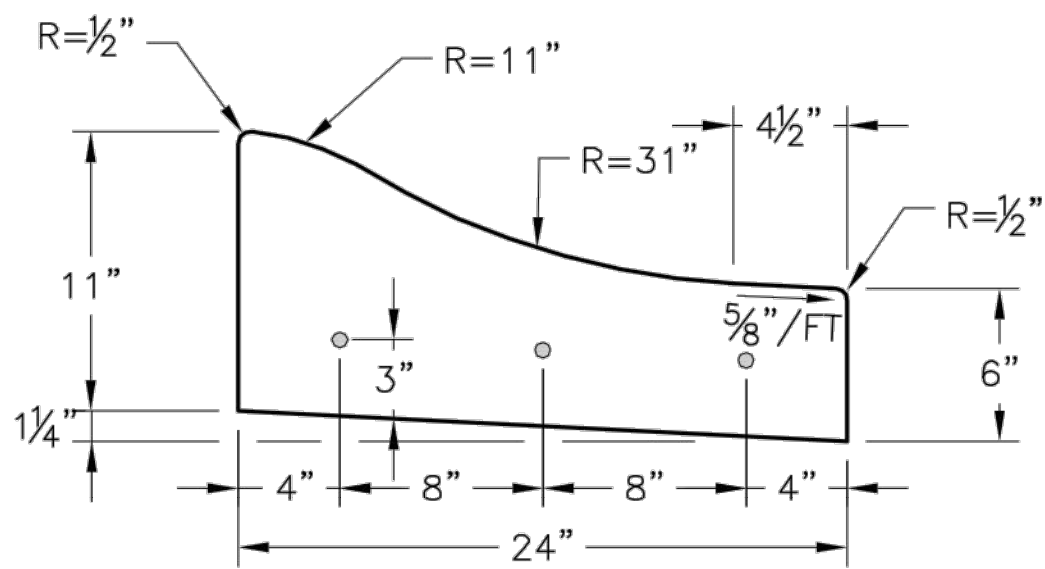
STRAIGHT BACK CURB &
GUTTER
(TYPE CG-1)



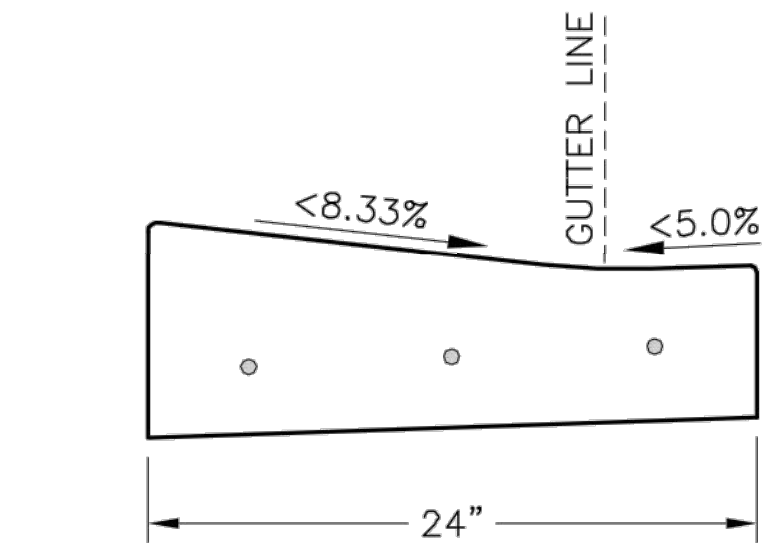
ROLL BACK CURB &
GUTTER
(TYPE CG-2)



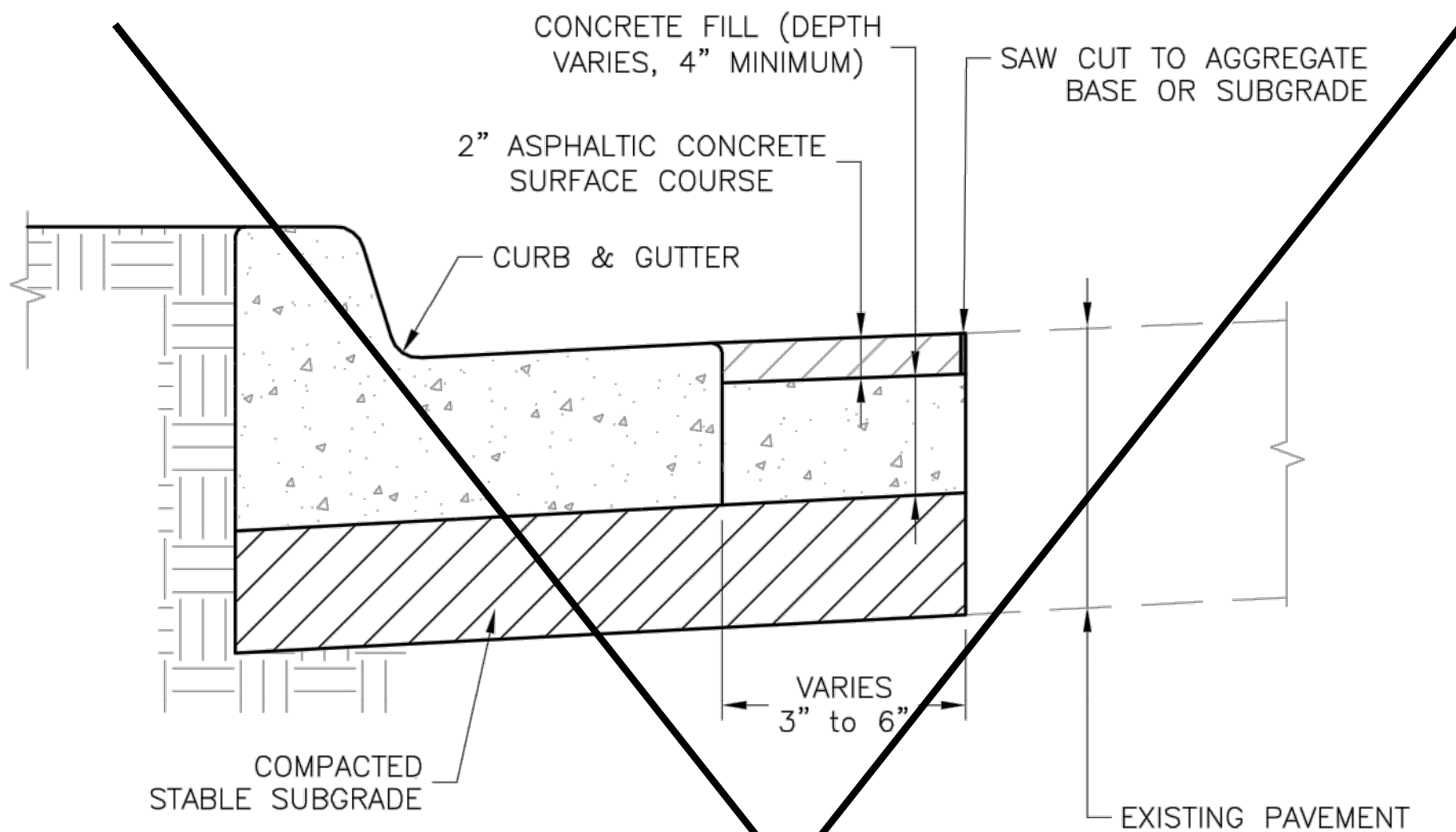
STRAIGHT BACK DRY CURB &
GUTTER
(TYPE CG-1 DRY)



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

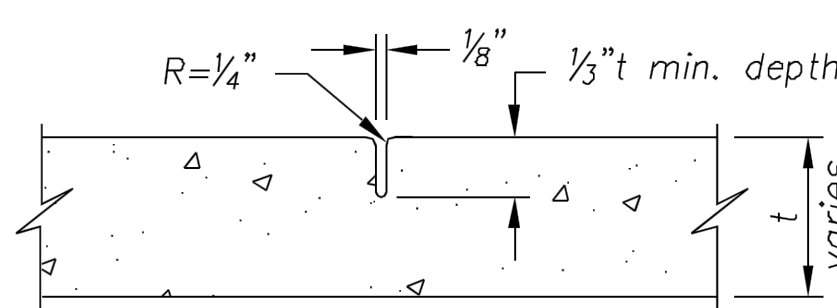
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
Sheet Name: CURB & GUTTER DETAIL

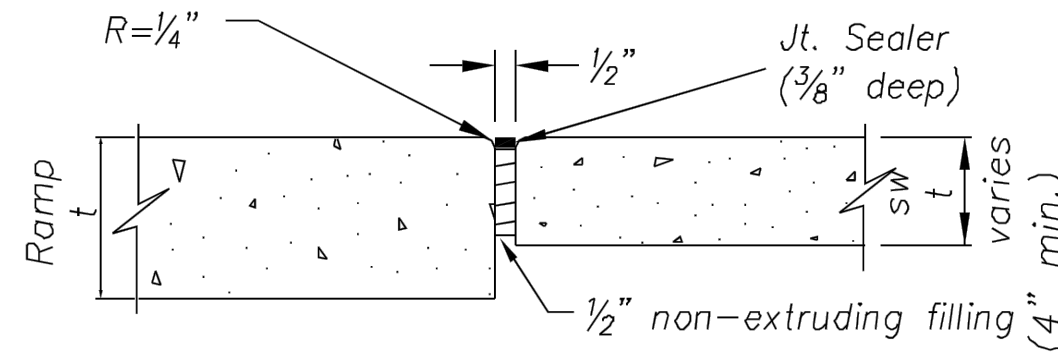
Drawn By: MJF
Checked By: DL
Date: 04/17
Proj. #:

GEN-4

RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
11/04/2020



CONTRACTION JOINT



ISOLATION JOINT

JOINT DETAILS
Not to Scale

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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

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

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

Design Specifications

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

Installation

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

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

North Island Scruffy Dome



South Island Scruffy Dome



Product Code	Manhole (mm)	Type	Riser ID (mm)	A = OD of Grille (mm)	B = Diameter of Inner Ring (mm)	C = Height of Dome (mm)	D = Leg Length (mm)
Type 1 High Profile							
MHD0600S	600	1	610	640	145	300	190
MHD0675S	675	1	686	715	145	300	190
MHD0900S	900	1	914	950	230	500	190
MHD1050S	1050	1	1066	1125	230	665	190
MHD1050S-H*	1050	1	1066	1125	230	665	190
MHD1200S	1200	1	1207	1270	230	635	190
MHD1200S-H*	1200	1	1207	1270	230	635	190
MHD1400S	1400	1	1372	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	170	190
MHD1050S2	1050	2	1066	1125	230	200	190
MHD1050S2HL*	1050	2	1066	1125	230	200	190
MHD1200S2	1200	2	1207	1270	230	360	190
MHD1200S2HL*	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*

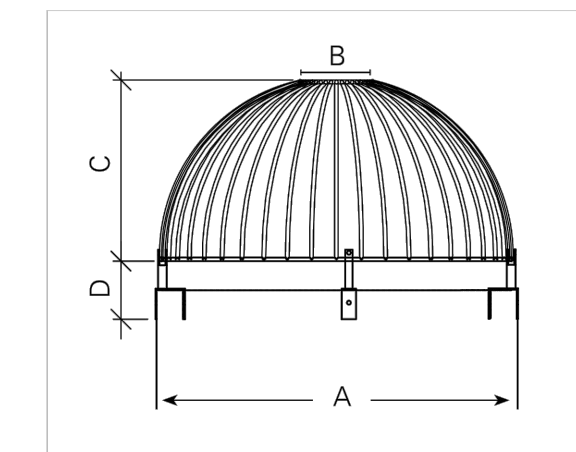


FIG. 1 Dimensions of Type 1 Hynds Scruffy Dome (see table).

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

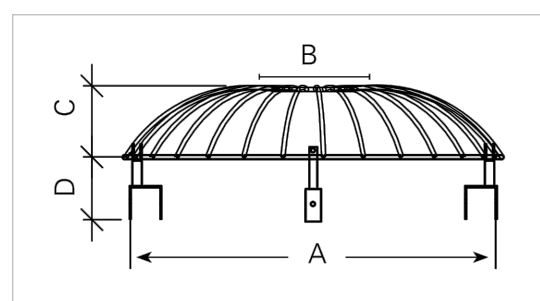
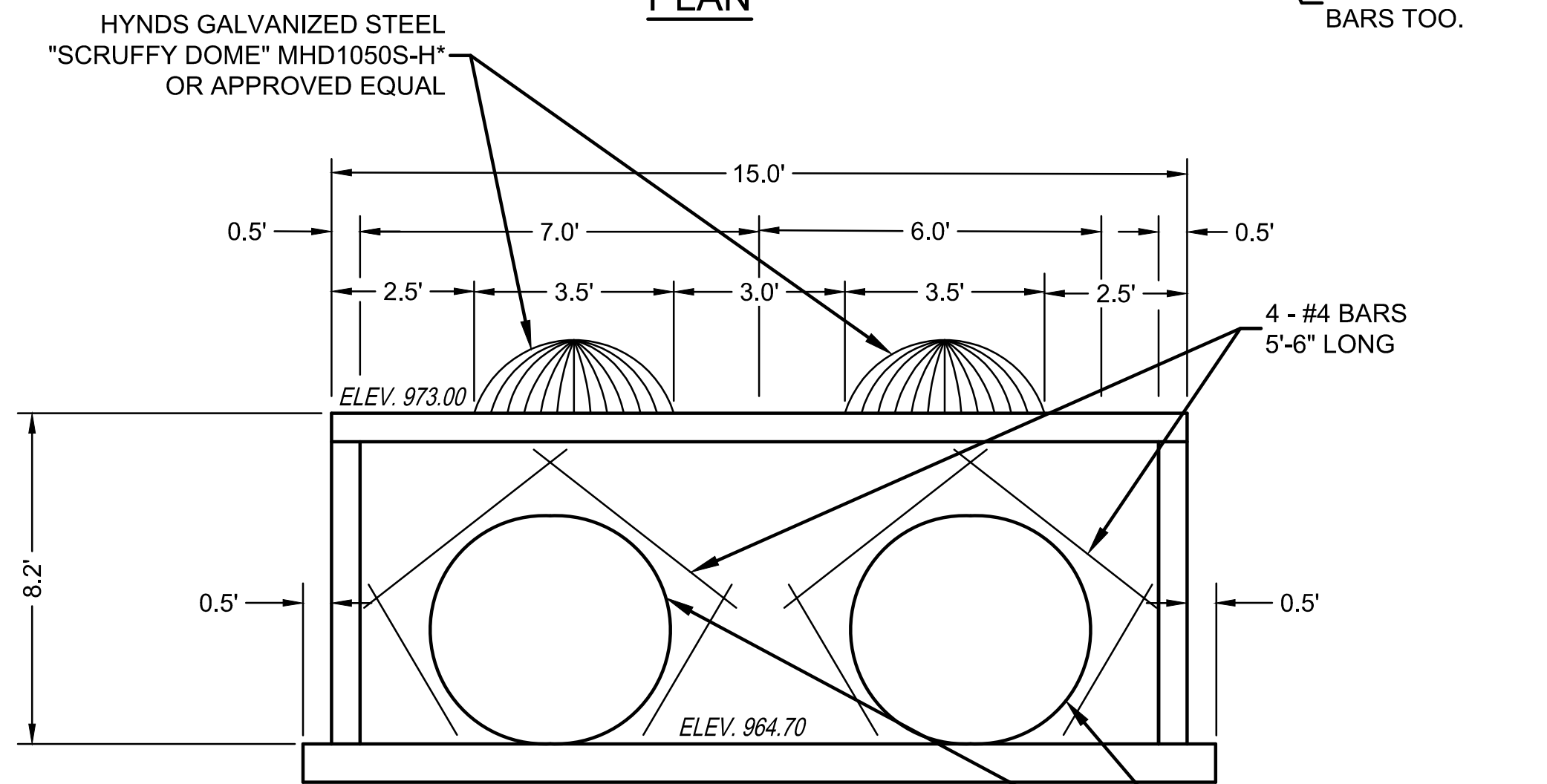
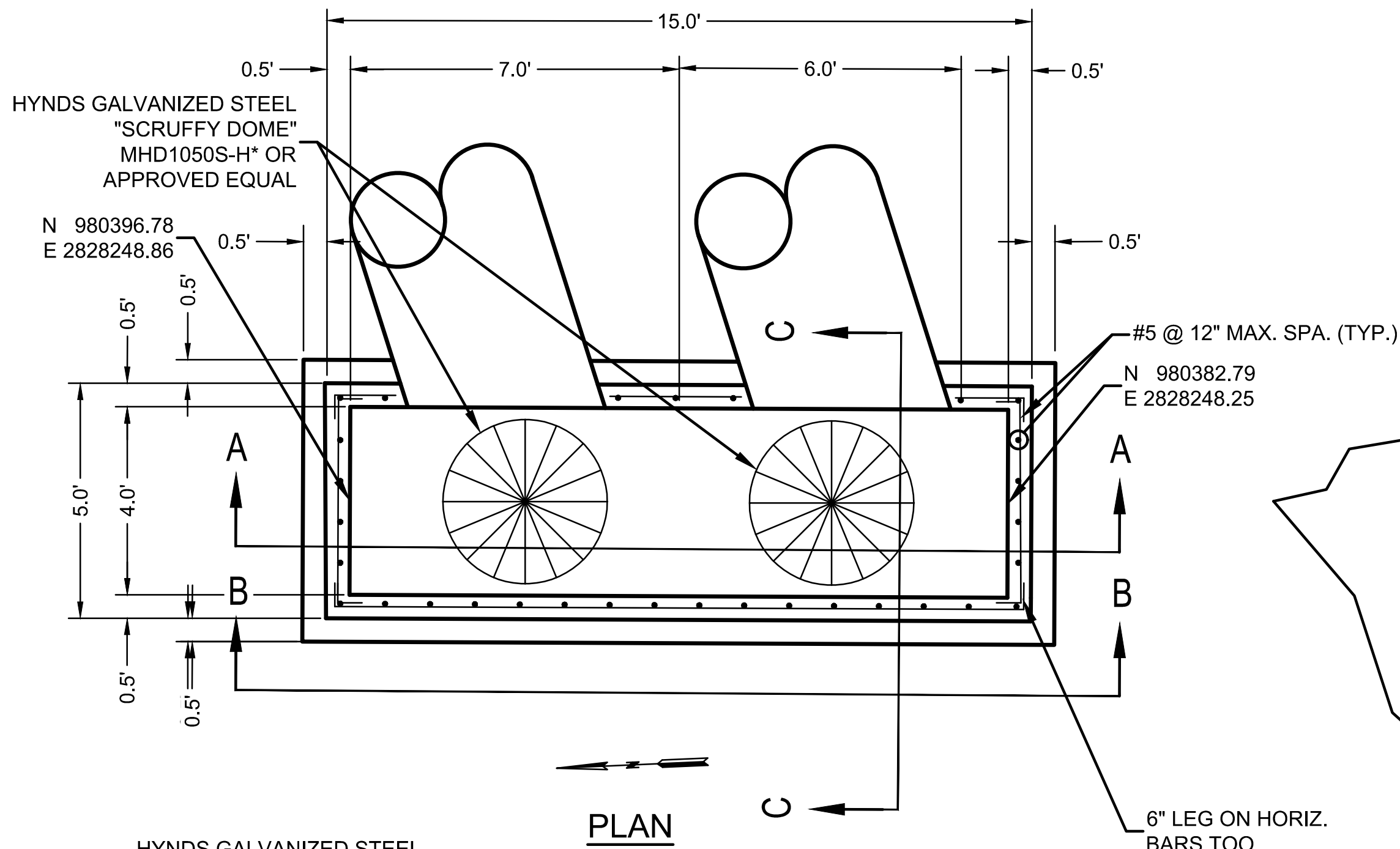
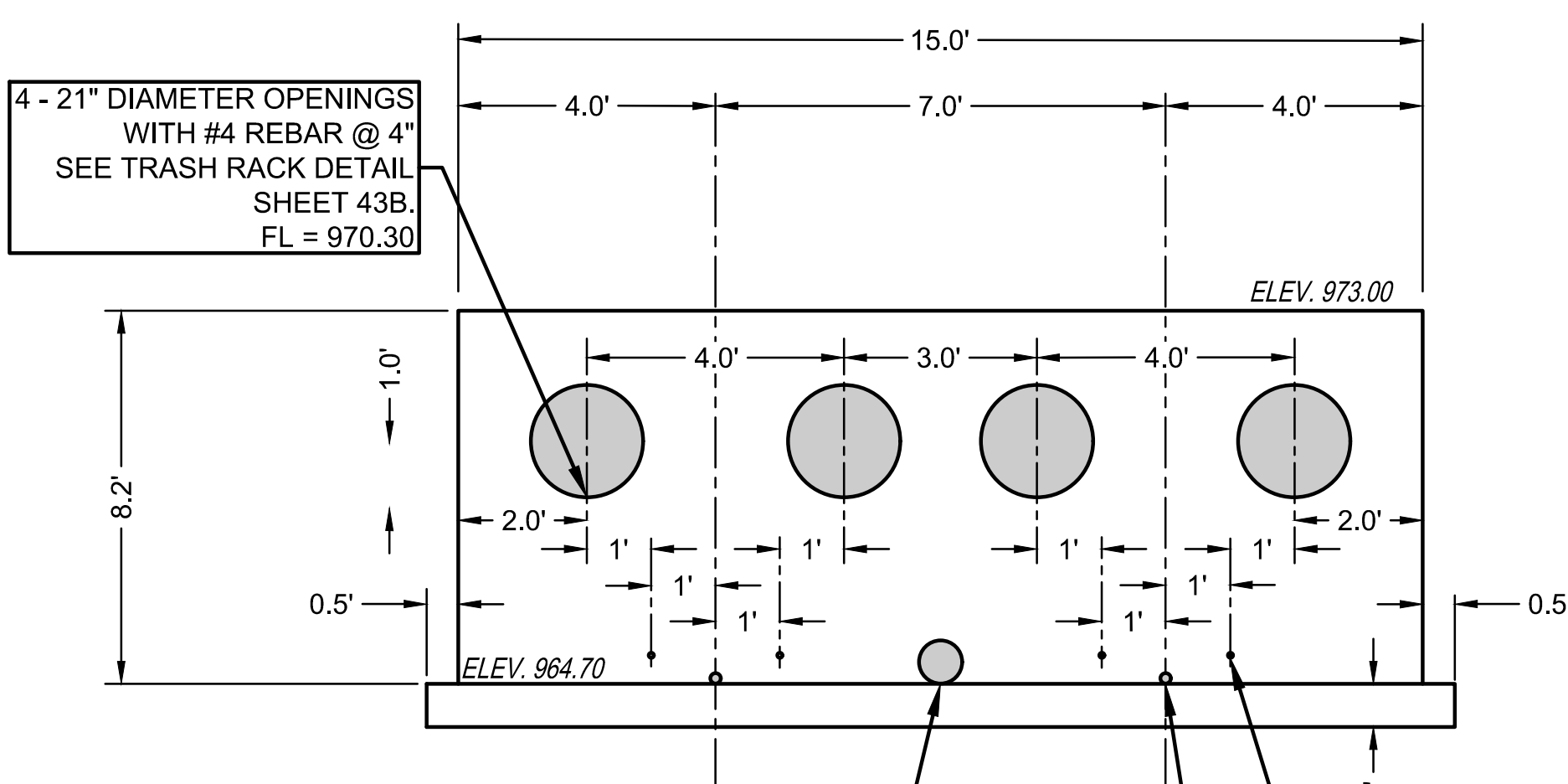


FIG. 2 Dimensions of Type 2 Hynds Scruffy Dome (see table).

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



SECTION A-A



SECTION B-B

8" DIAMETER OPENING FOR SKIMMER CONNECTION DURING CONSTRUCTION. SOLID STEEL PLATE TO BE MOUNTED OVER 8" OPENING WITH SEALANT AFTER SITE IS STABILIZED. SEE LAND DISTURBANCE PLANS. FL = 964.70

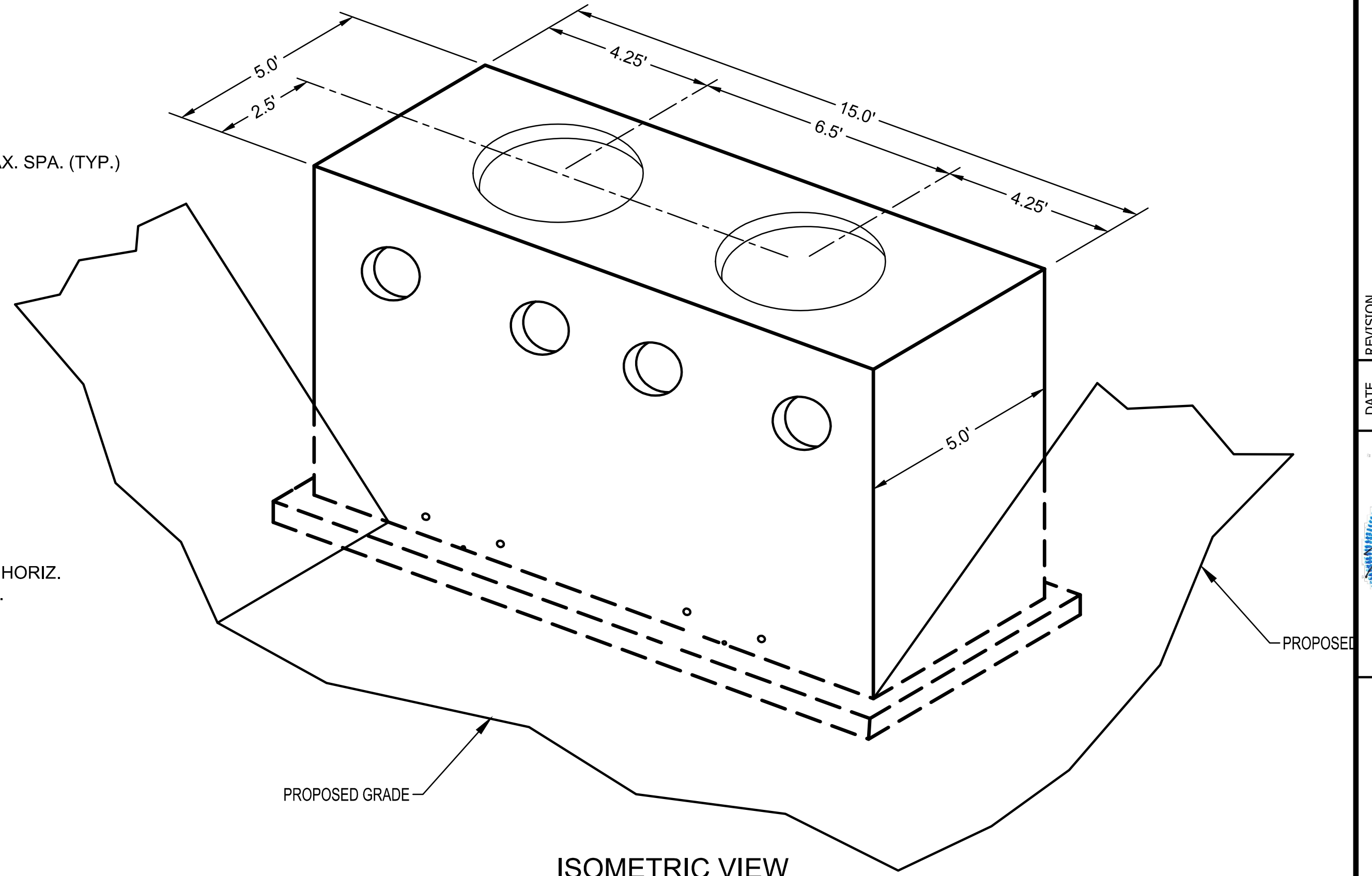
4 - 1" DIAMETER OPENINGS WITH 4" DIAMETER CLEAN ROCK AND 3x3x6 WWF OVER OPENINGS FOR ANTO CLOG MEASURE WITH LARGER ROCK SHOWN ON TOP OF 4" ROCK FL = 965.10

2 - 2" DIAMETER OPENINGS WITH 4" DIAMETER CLEAN ROCK AND 3x3x6 WWF OVER OPENINGS FOR ANTO CLOG MEASURE WITH LARGER ROCK SHOWN ON TOP OF 4" ROCK FL = 964.70

DETENTION OUTLET STRUCTURE
NOT TO SCALE

NOTE:

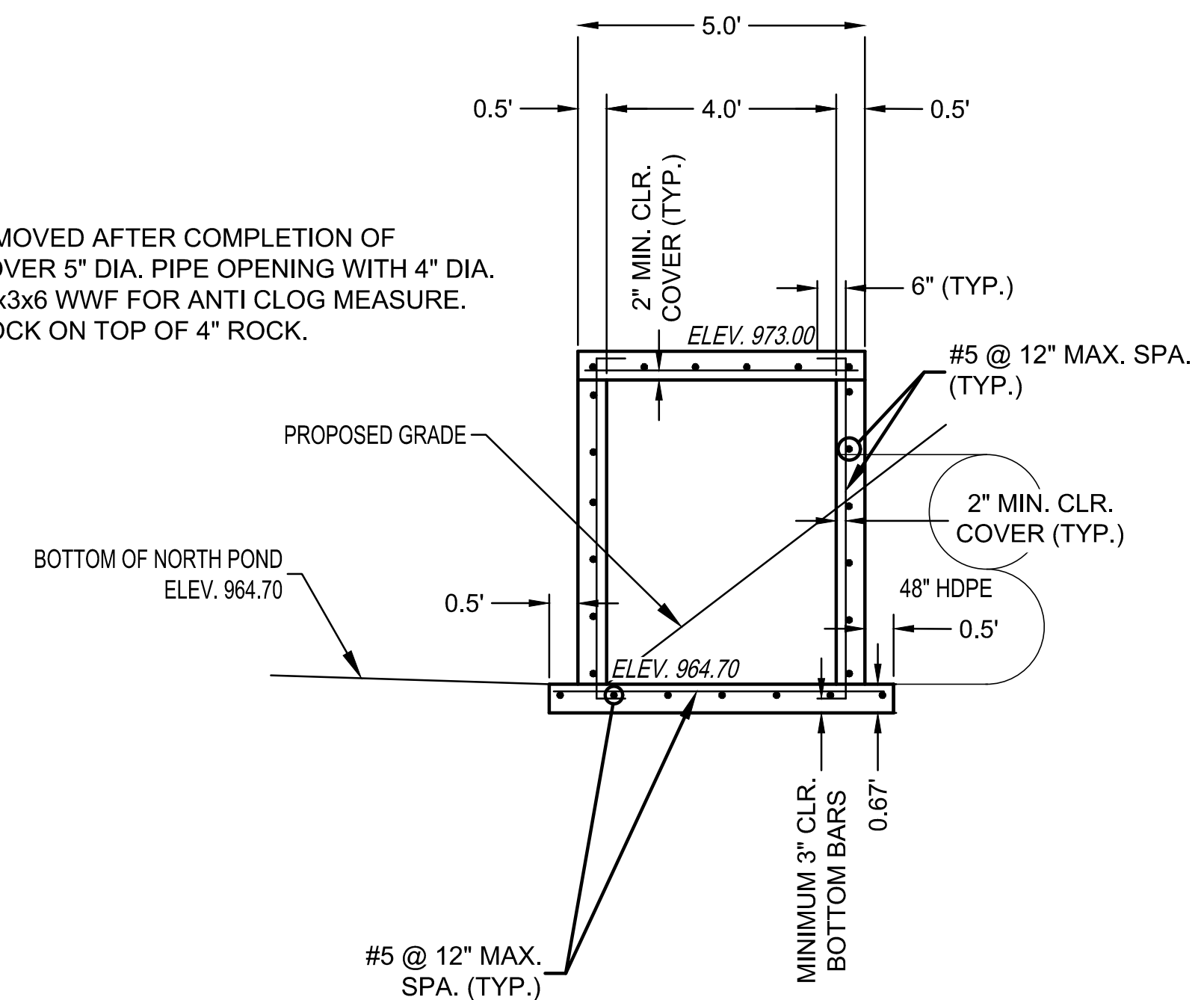
- REINFORCING STEEL FOR ALL WALLS, TOP AND BOTTOM SLABS WILL BE NO. 5 BARS WITH MAXIMUM SPACING OF 12" IN BOTH VERTICAL AND HORIZONTAL DIRECTIONS. BOTTOM SLAB IS 8" THICK. ALL OTHER WALLS AND TOP SLAB ARE 6" THICK. CONCRETE STRENGTH = 4 KSI. REINFORCING STEEL SHALL BE GRADE 60. TYPICAL MINIMUM CONCRETE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



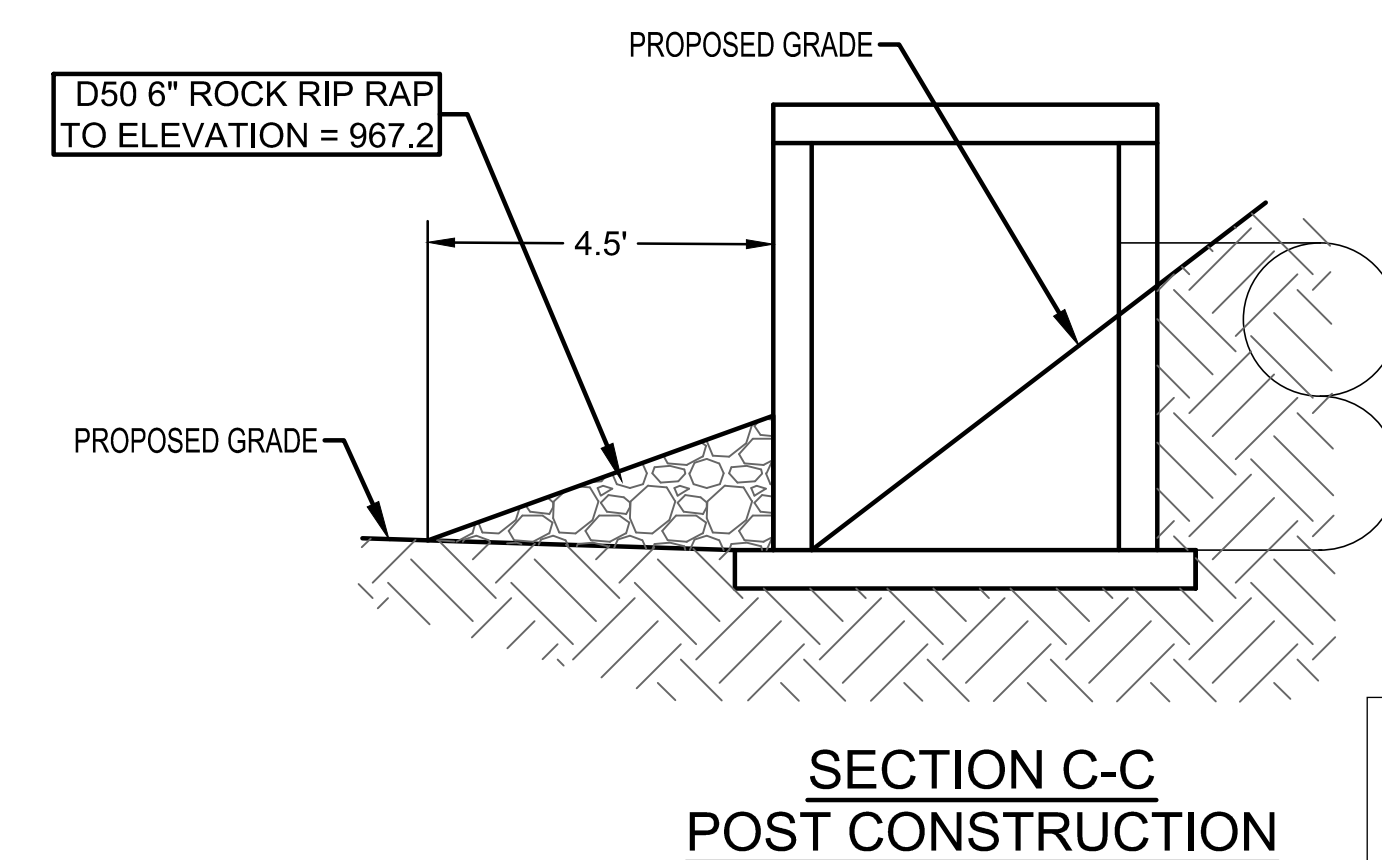
ISOMETRIC VIEW

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

RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
11/04/2020

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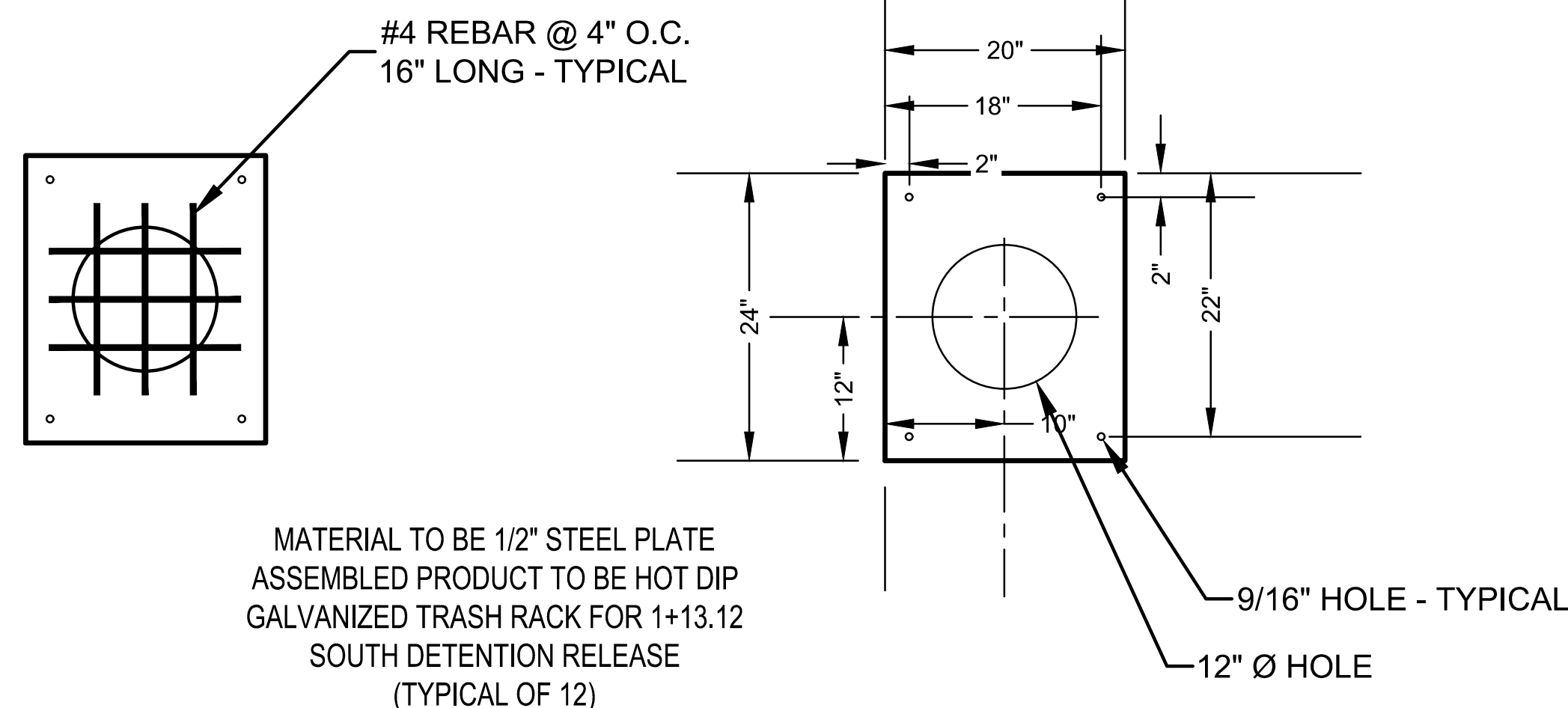
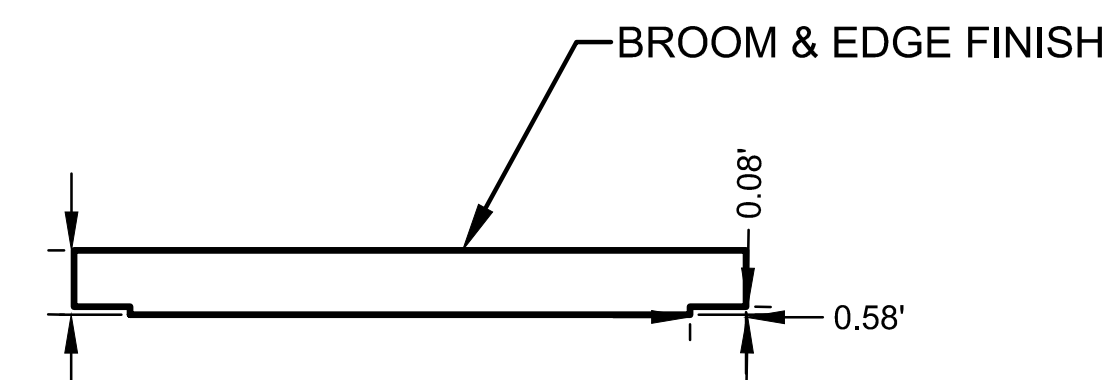
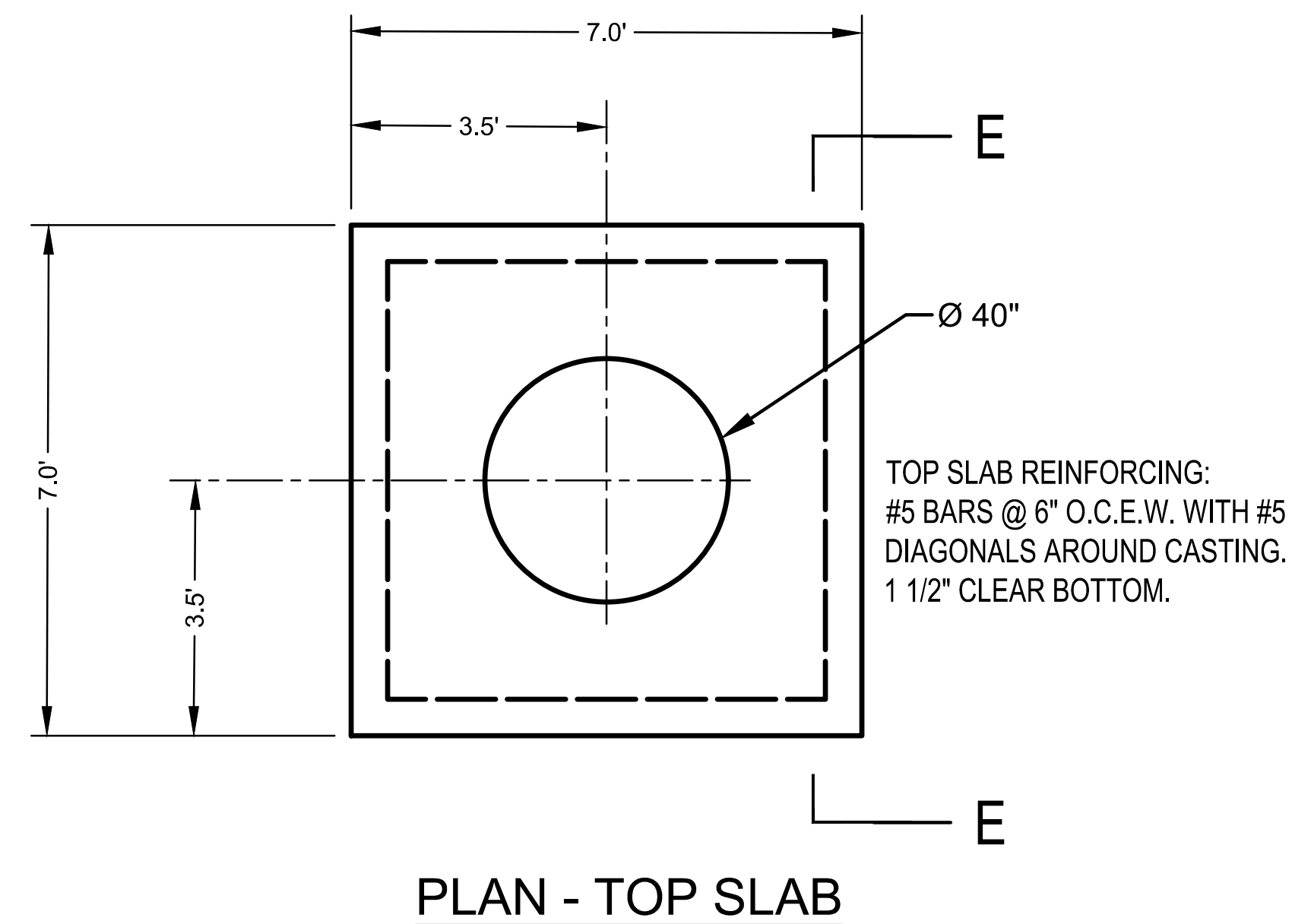
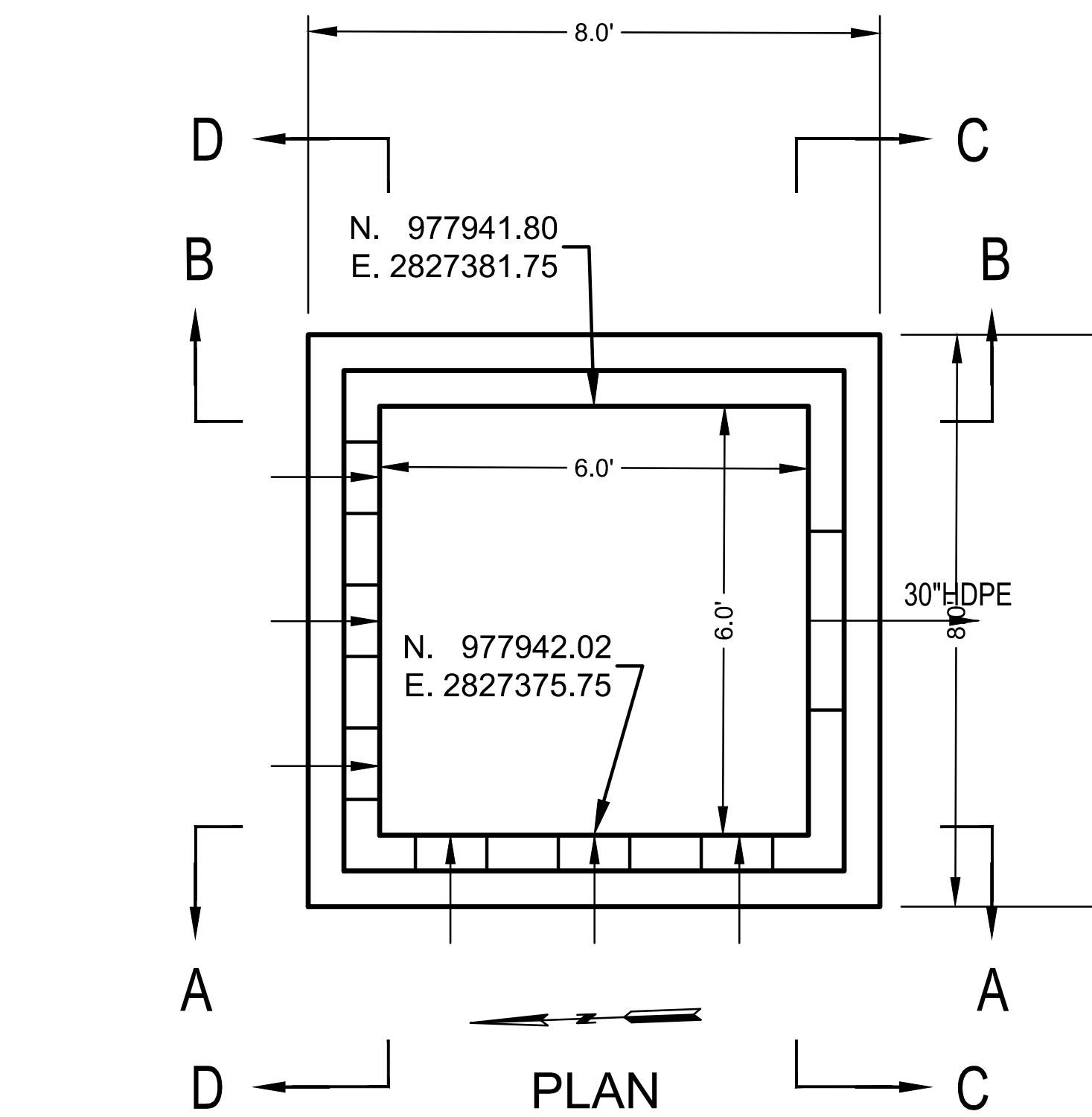
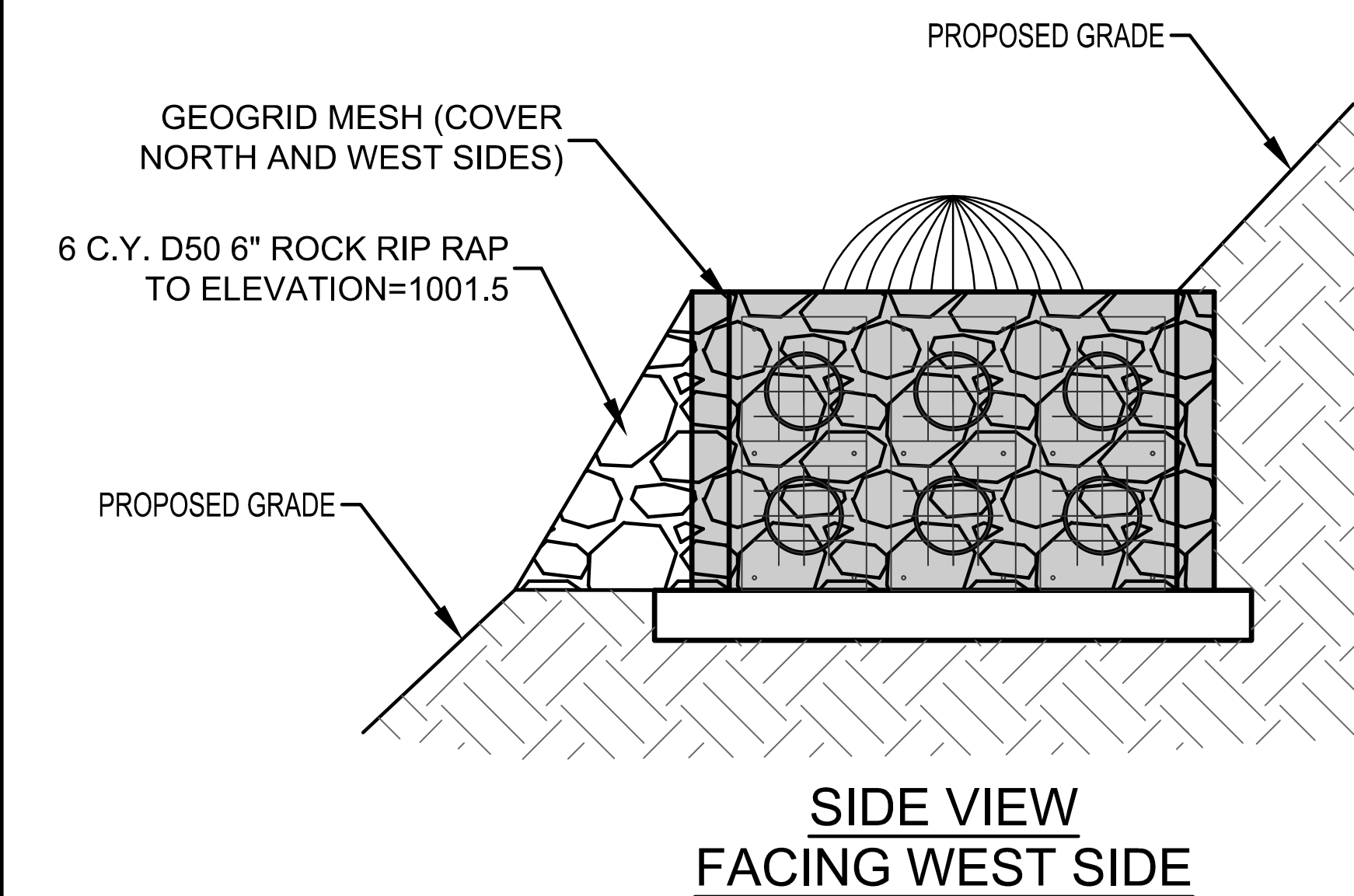
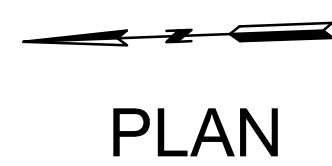


Consult Inc engineers planners
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CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.)

STREET AND STORM SEWER PLANS
NORTH 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	August 24, 2020
SHEET NO.	16-059

43A SHEET OF 53



TRASH RACK

DETENTION OUTLET STRUCTURE

NOT TO SCALE

Product Code	Available Quantity	Type	Reel ID	A ID	O OD	D D	B = Diameter of Inner Ring	C = Height of Element	E = Length Element
Table 1 High Profile									
M-000515	1000	1	870	540	145	200	150		
M-000516	875	1	695	715	145	200	160		
M-000505	1000	2	814	940	200	500	160		
M-000506	1000	2	1000	1125	210	500	160		
M-000505H1	1000	0	1000	1090	190	230	500	160	
M-000505H2	1000	0	1000	1125	210	230	500	160	
M-000505H3	1000	1	1000	1207	220	230	635	160	
M-000505H4	1000	1	1000	1272	1400	230	715	160	
M-000505H5	1000	1	1000	1324	1400	230	750	160	
M-000505H6	1000	1	1000	1376	1400	230	870	160	
M-000505H7	1000	1	1000	1428	1400	230	940	160	
Table 2 Low Profile									
M-000501	1000	2	810	840	145	150	150		
M-000502	875	2	695	715	145	150	160		
M-000503	1000	2	814	940	200	170	160		
M-000504	1000	2	1000	1125	210	170	160		
M-000502H1	1000	2	1000	1095	195	200	200	160	
M-000502H2	1000	2	1000	1125	210	200	200	160	
M-000502H3	1000	2	1000	1207	220	200	230	160	
M-000502H4	1000	2	1000	1272	1700	200	260	160	
M-000502H5	1000	2	1000	1324	1400	200	290	160	
M-000502H6	1000	2	1000	1376	1400	200	320	160	
M-000502H7	1000	2	1000	1428	1400	200	440	160	

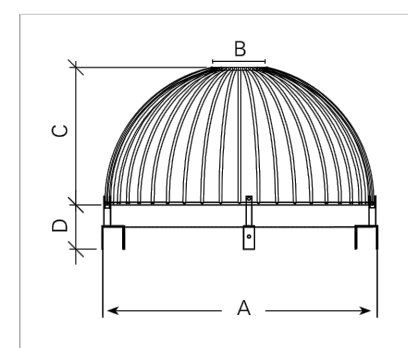


FIG. 1 Dimensions of Type 1 Hands Scruffy Doma (see table)

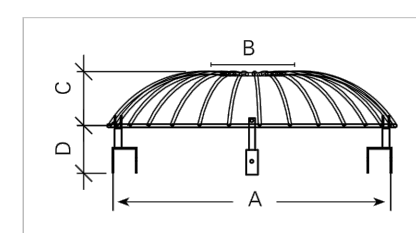
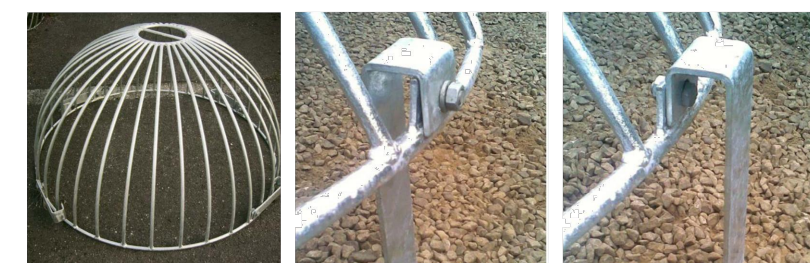


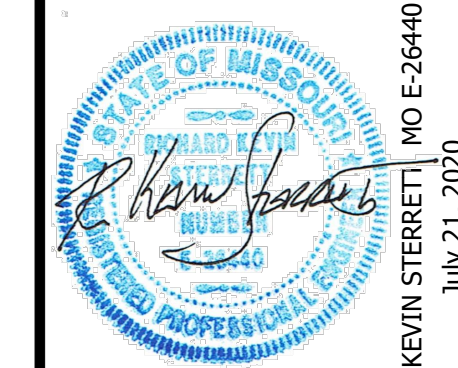
FIG. 2 Dimensions of Type 2 Hybrid Scruffy Dome (see table).

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)	- Domes 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 S-Domes with small changes in the bracket design. (See photos below) Images created using hand-drawn sketches for access information

North Island Scruffy Dome



South Island Scruffy Dome



g **Consult Inc**
engineers
planners

111010 Haskell Street, Suite 210, Kansas City, Kansas 66109
CORPORATE LICENSE NO. E201000573 (MO.) / E-1236 (KS.)

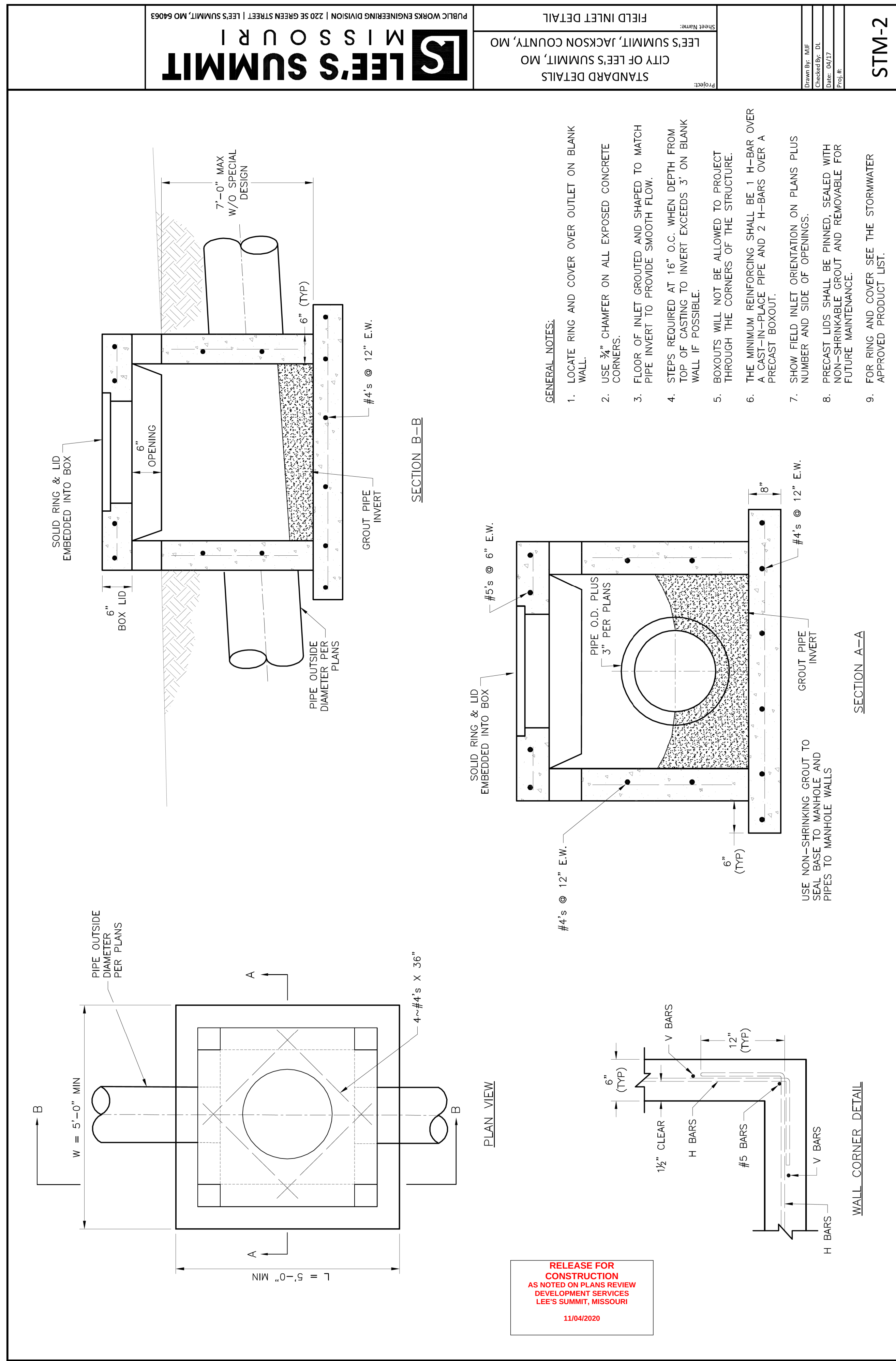
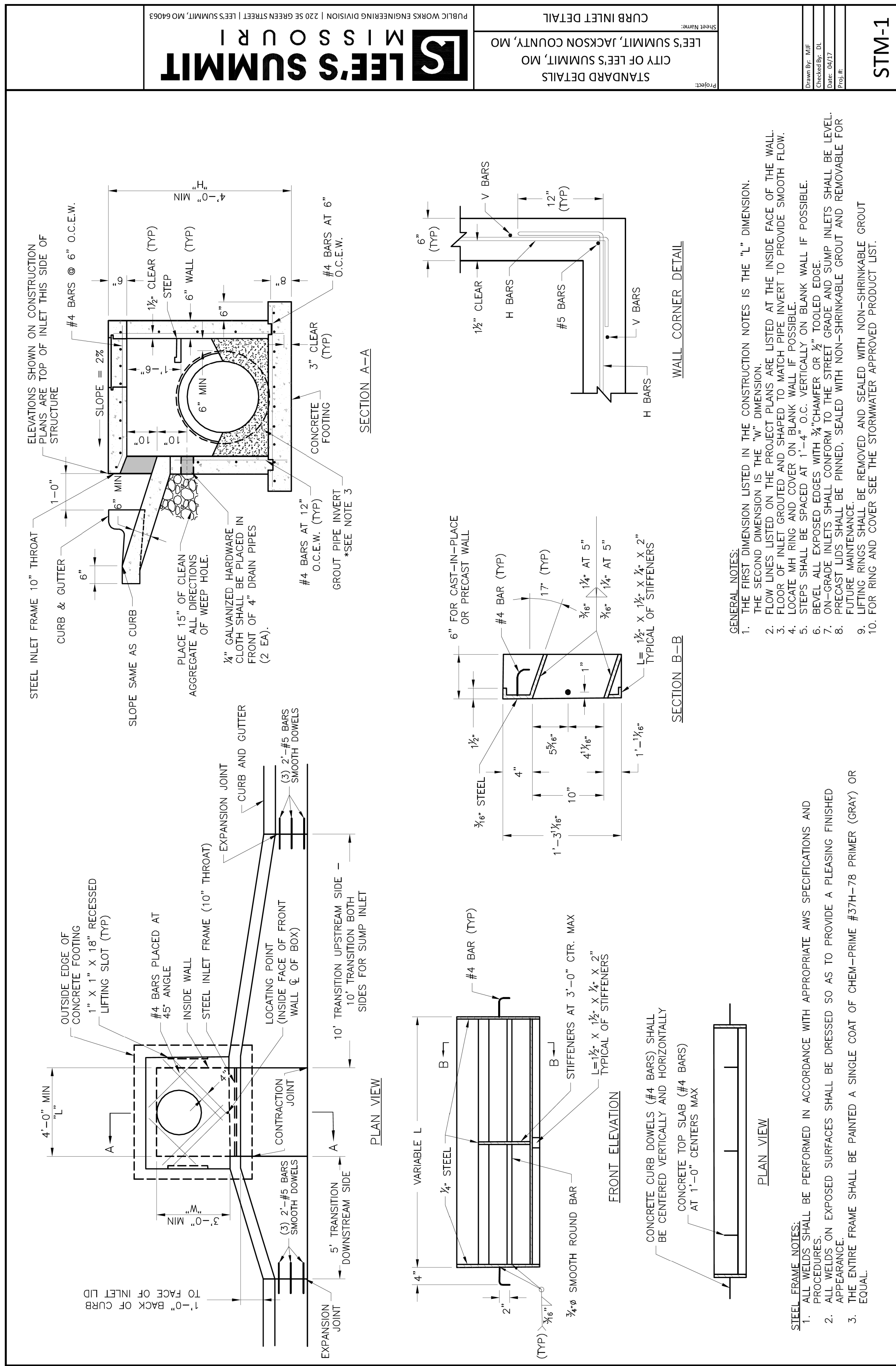
STREET AND STORM SEWER PLANS
SOUTH DETENTION BASIN
OUTLET STRUCTURE

COBEY CREEK FIRST PLAT
PHASE I

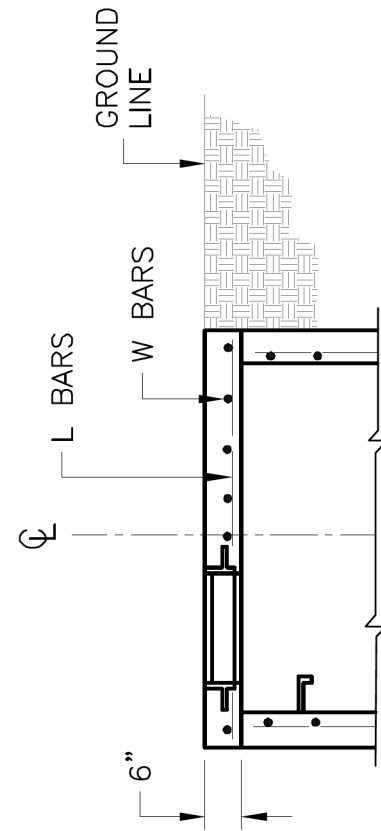
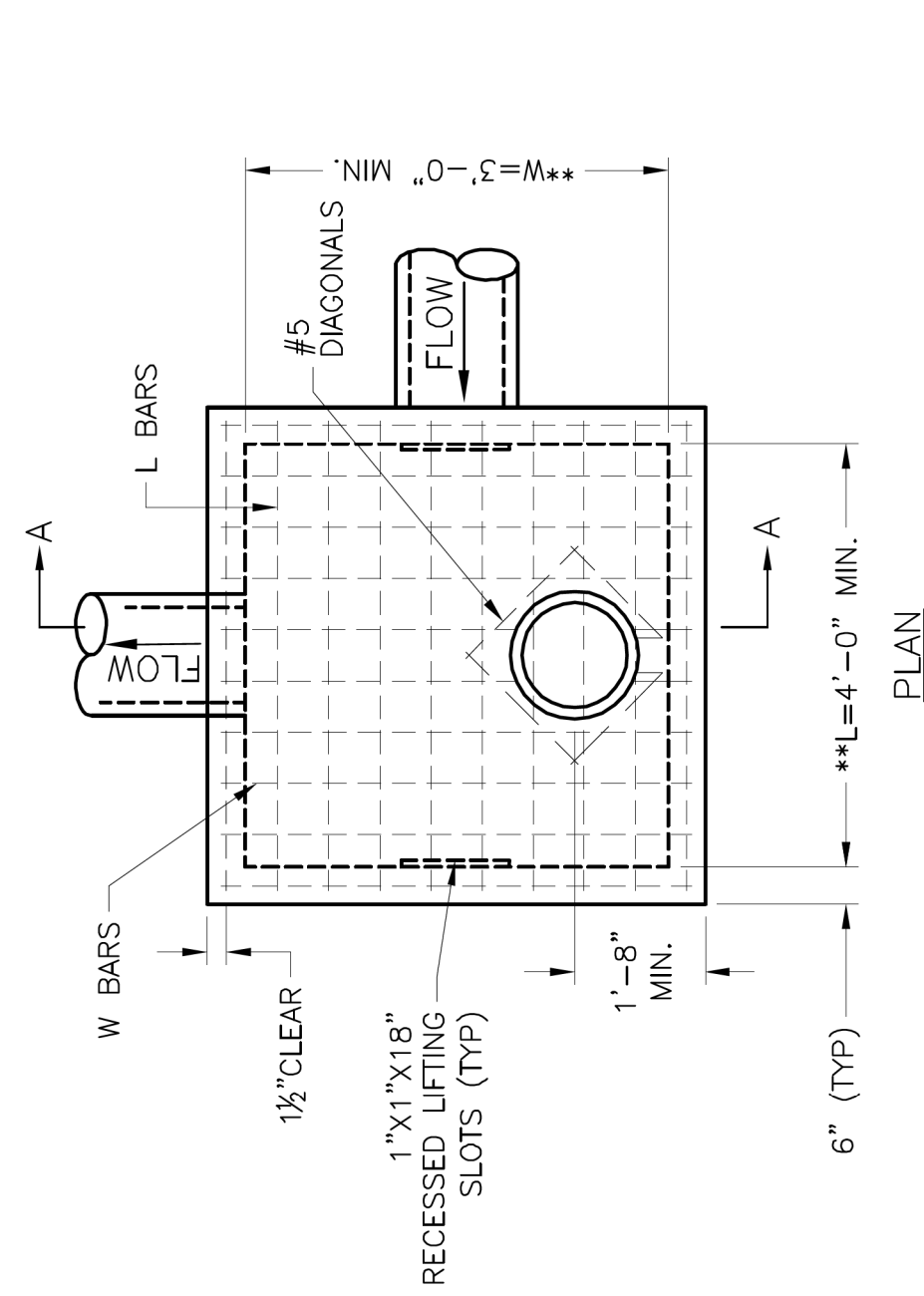
CITY OF LEES SUMMIT JACKSON COUNTY, MISSOURI

<i>X-REF NO.</i>
16-059 Base Phase I
<i>DRAWING NO.</i>
16-059 Phase I Street Plans
<i>DATE</i>
July 21, 2020
<i>JOB NO.</i>
16-059

43B SHEET OF 53

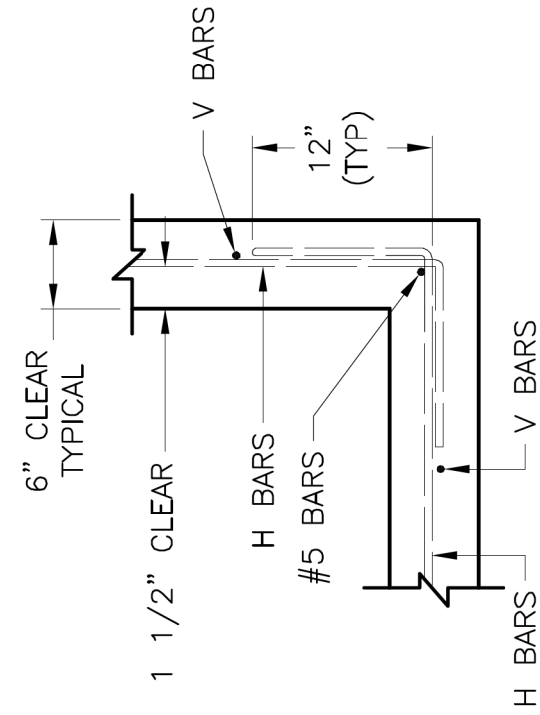


44	SHEET	53	X-REF. NO. XXX DRAWING NO. XXX DATE March 27, 2019 JOB NO. 16.059.01	STORM SEWER DETAILS	CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI	Consult Inc engineers planners	 3/27/19 R. KEVIN STETTIN, MO E-26404	11010 Haskell St., Ste 210 Kansas City, KS 66109 816-759-2285 CORPORATE LICENSE NO. E2010005873	NO. BY CK/APP	DATE REVISION NO. BY CK/APP	3/27/19 3/19/18 11/21/18	ADDRESSED CITY COMMENTS DATED 3/20/19 ADDRESSED CITY COMMENTS DATED 12/18/18 SUBMITTAL TO CITY OF LEE'S SUMMIT	RKS RKS RKS	3 2 1	5040 5040 5040	IF THIS IS NOT A BLUE INK SEAL AND THE SIGNATURE IS NOT IN BLUE INK, THE PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CORPORATION CANNOT GUARANTEE THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES.

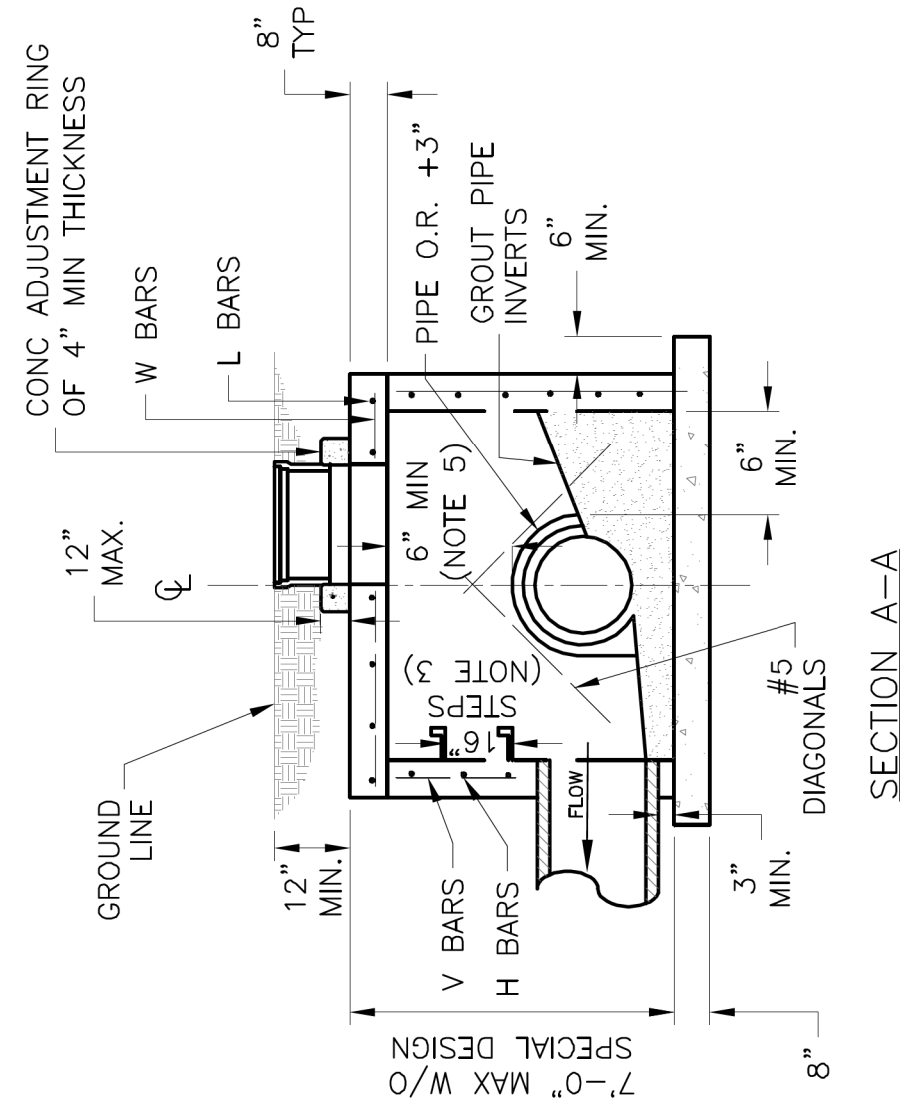


SLAB TOP ALTERNATE FOR
JUNCTION BOX (SHALLOW)

<u>REINFORCING</u>		
BARS	BAR SIZE	SPACING (IN.)
H	4	12
V	4	12
L	5	6
W	5	6



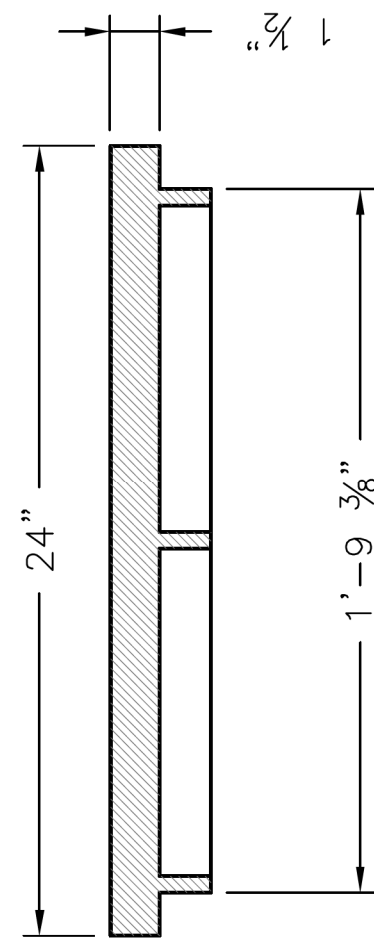
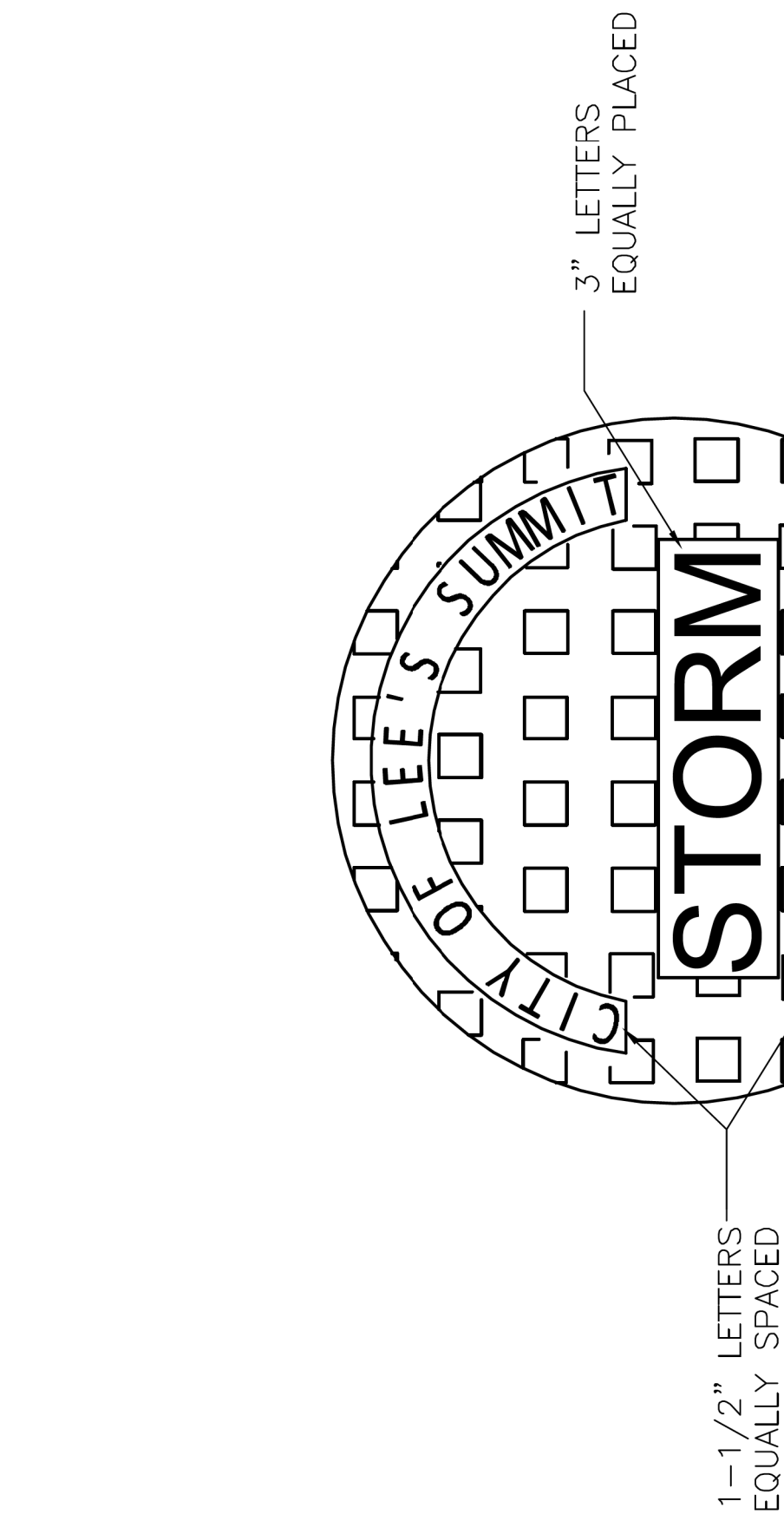
WALL CORNER DETAIL

SECTION A-A

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

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

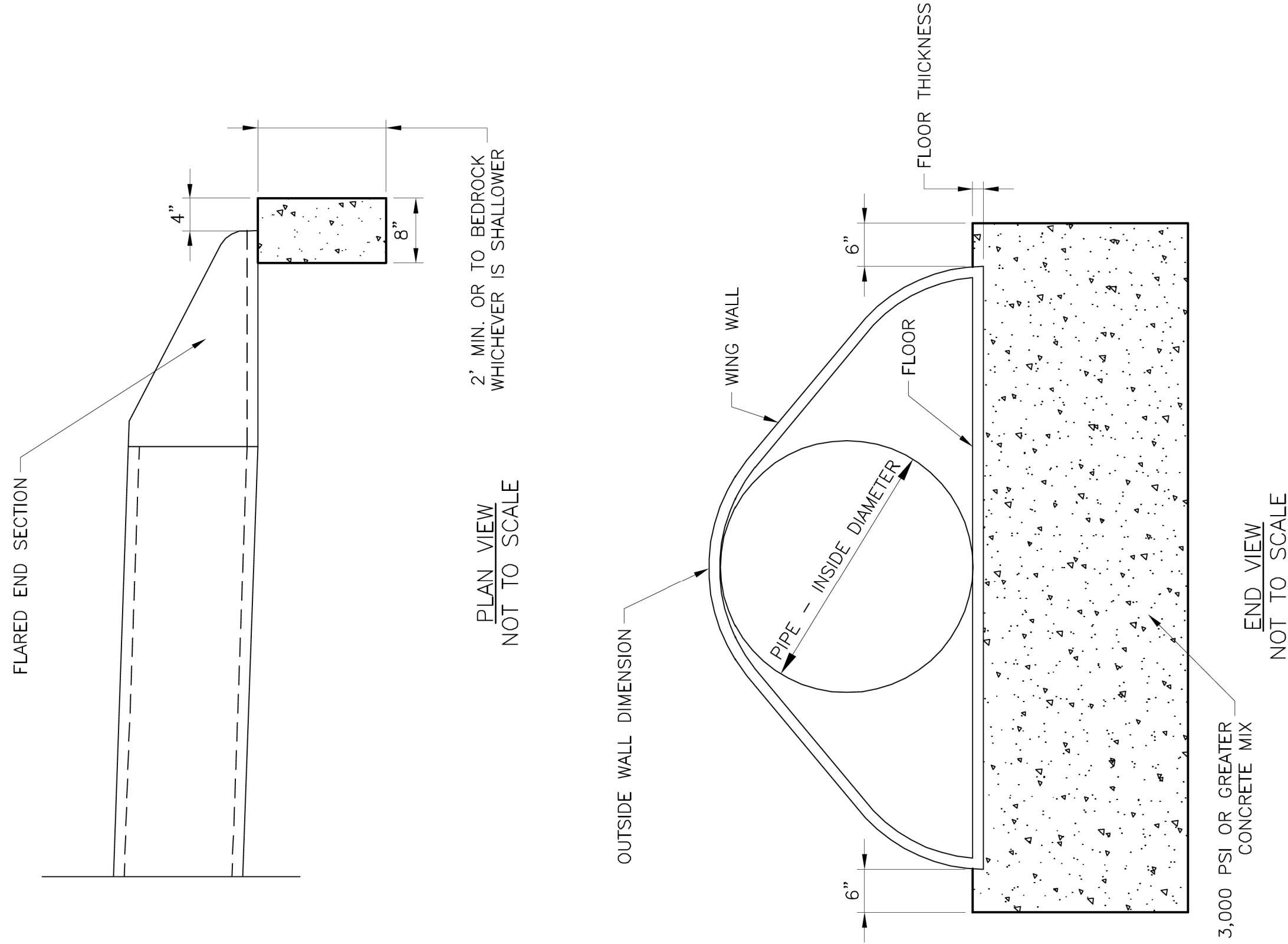
STM-3



STANDARD 24" MANHOLE COVER
MINIMUM WEIGHT = 160 LB
NOTE: PICK HOLES NOT SHOWN

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

**RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
11/04/2020**



	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 220 JEFFERSON STREET LEE'S SUMMIT, MO 64083		Date: 04/17 Drawn By: MJF Checked By: DL
	STORM MANHOLE COVER DETAIL		STM-6

	LEE'S SUMMIT MISSOURI		Date: 04/17
	PUBLIC WORKS ENGINEERING DIVISION 230 JEFFERSON STREET LEE'S SUMMIT, MO 64083		Drawn By: MIF
	FLARED END SECTION SUPPORT DETAIL		Checked By: DL
	STM-5		

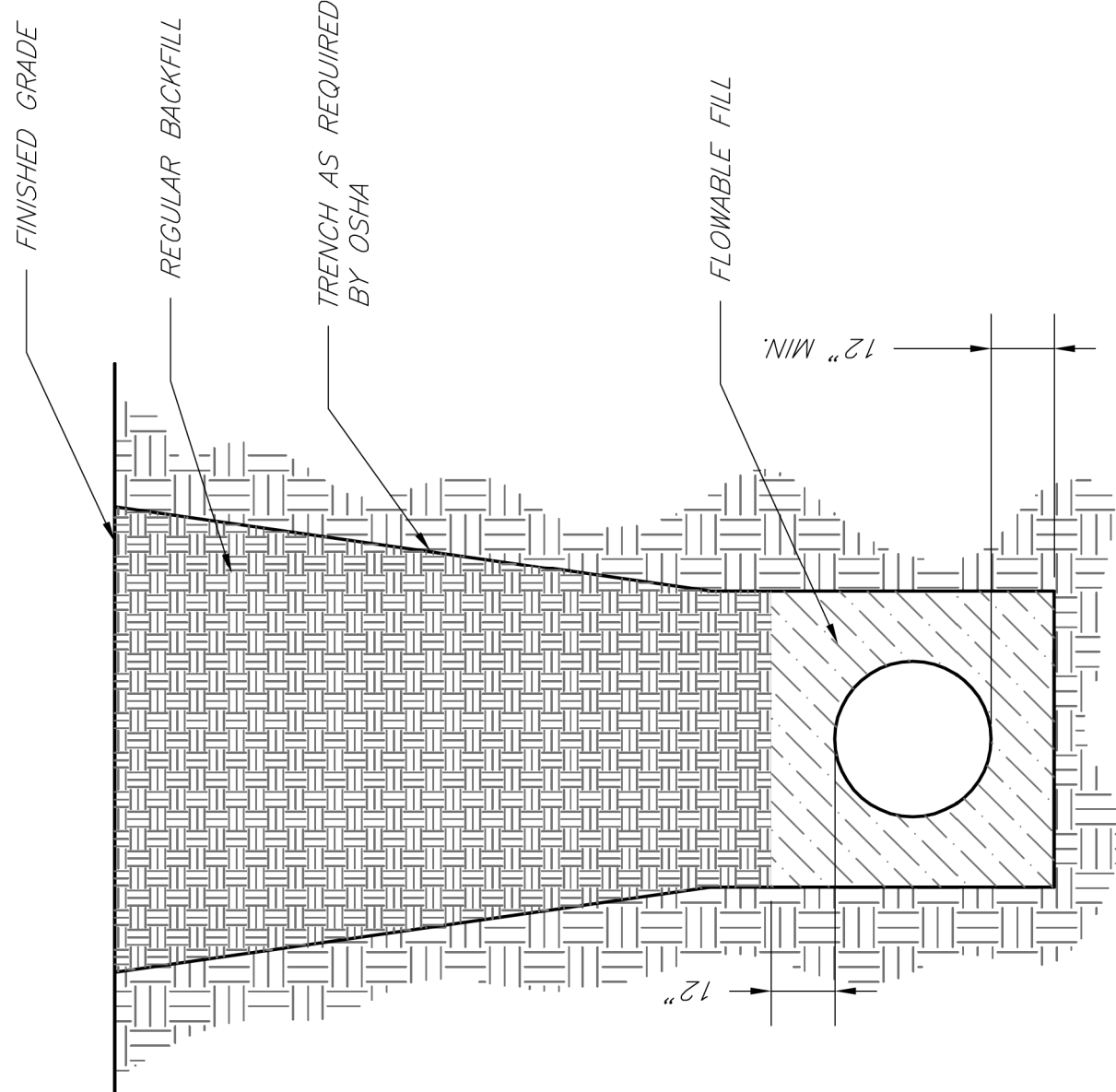
STORM SEWER DETAILS COBEY CREEK			Consulting Engineers Inc.	
	X-REF NO. xxx		CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI	
	DRAWING NO. xxx		CORPORATE LICENSE NO. E2010009873	
	DATE March 27, 2019		11010 Haskell St. Ste 210 Kansas City, KS 66108 816/799-2283	
	JOB NO. 16.059.01			
45	SHEET OF	53		

DATE	REVISION	NO.	BY	CK/APPN
3/27/19	ADDRESSED CITY COMMENTS DATED 3/20/19	3	RAOI	RKS
3/8/19	ADDRESSED CITY COMMENTS DATED 12/18/18	2	RAOI	RKS
11/21/18	SUBMITTAL TO CITY OF LEE'S SUMMIT	1	RAOI	RKS

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3/27/19

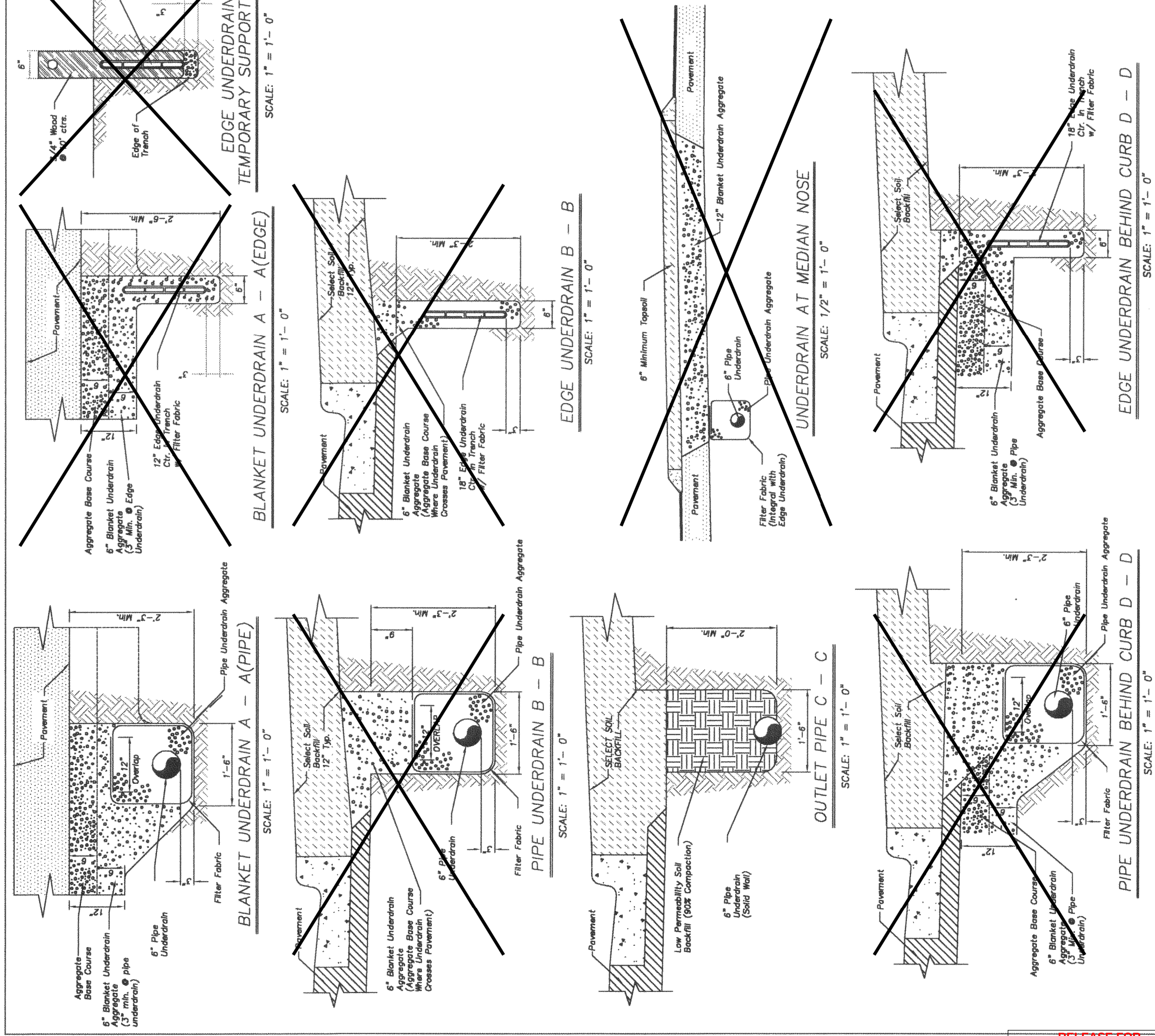
KEVIN STERRETT, MD E-2640



NOT TO SCALE

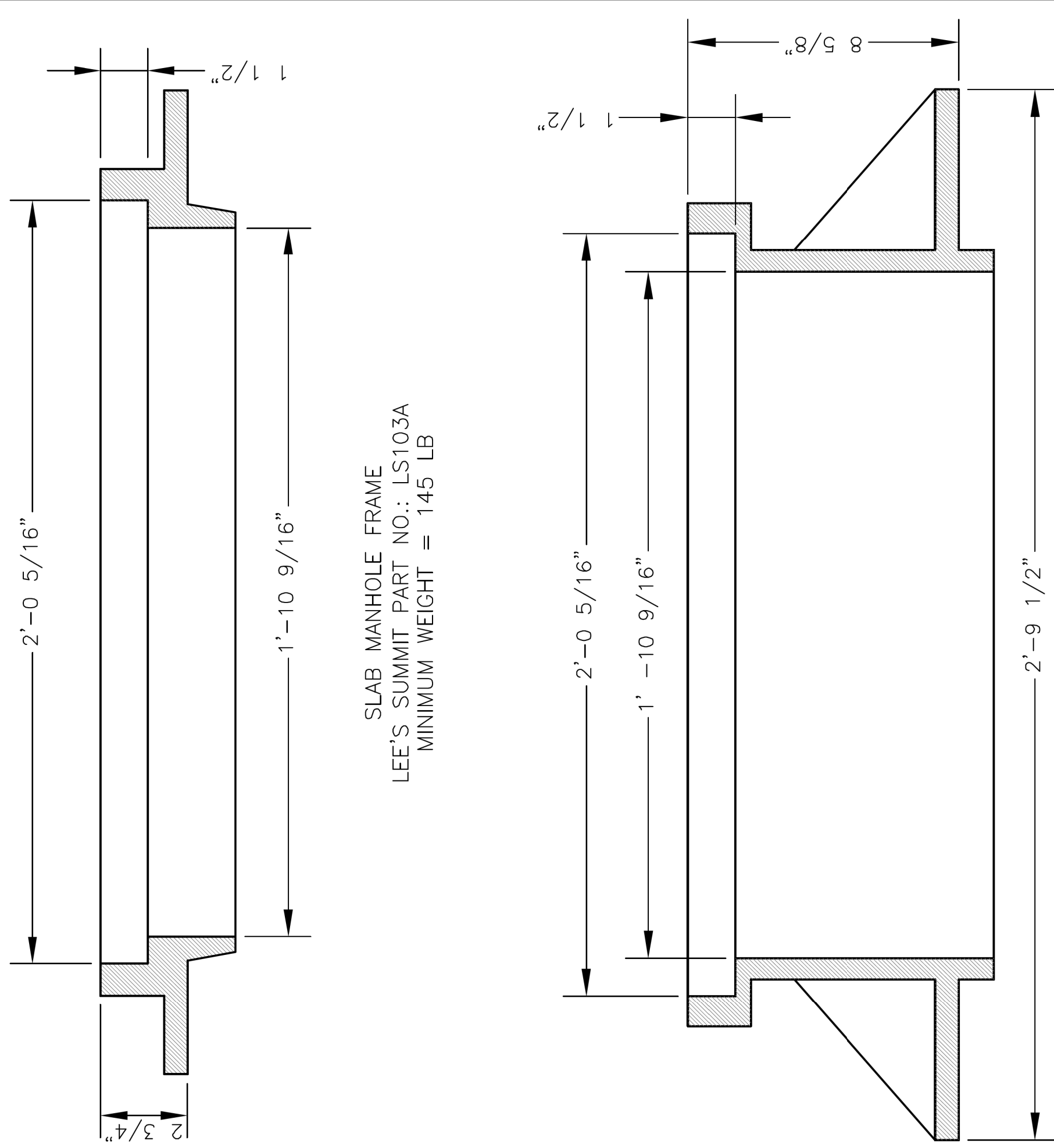
- NOTES:
1. FLOWABLE FILL SHALL MEET THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL.
 2. REGULAR BACKFILL ABOVE THE TRENCH CHECK SHALL BE FREE OF DEBRIS, ORGANIC MATTER, AND STONES > 6" IN ANY DIMENSION.
 3. TOP OF FLOWABLE BACKFILL SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE.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

	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 12035 GREEN STREET LEE'S SUMMIT, MO 64063		Date: 02/13 Drawn By: JN Checked By: DL FILE: WAS-6
	TRENCH CHECK		Rec: 1/14



**RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI**

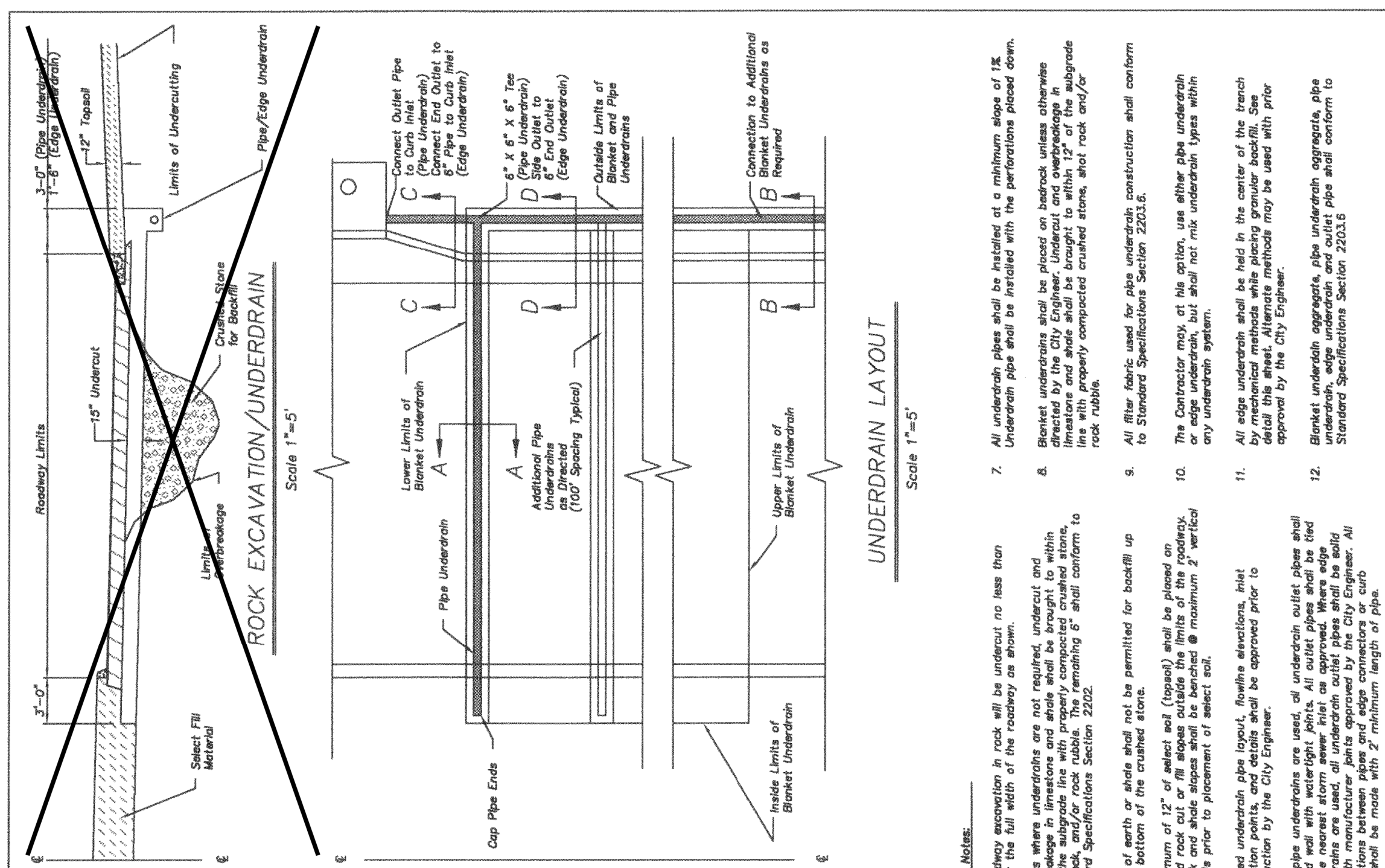
11/04/2020



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

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

	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 1220 SE GREEN STREET LEE'S SUMMIT, MO 64063		Date: 04/17 Drawn By: NJF Checked By: DL
	STORM MANHOLE FRAME DETAIL		STM-7

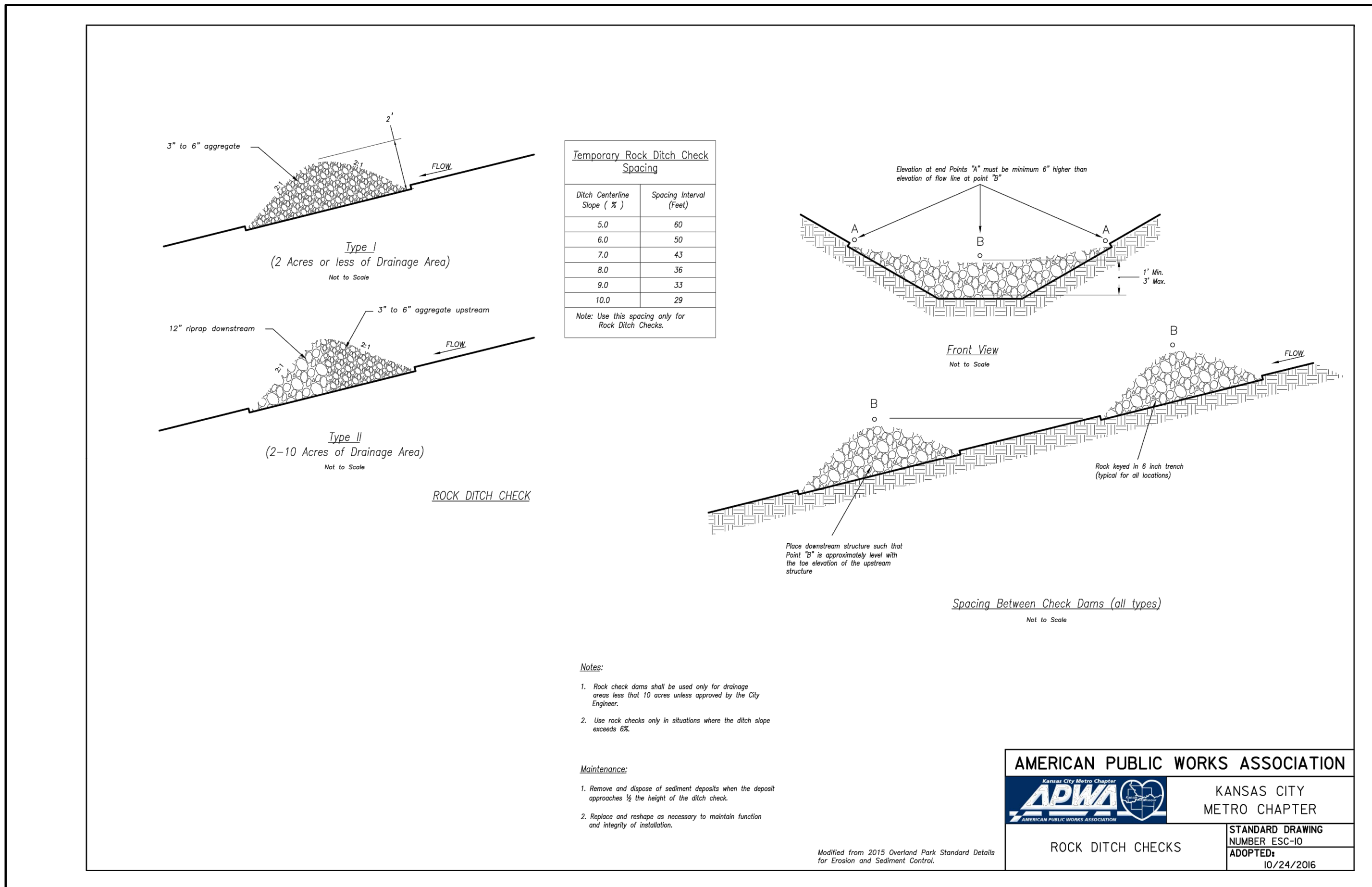
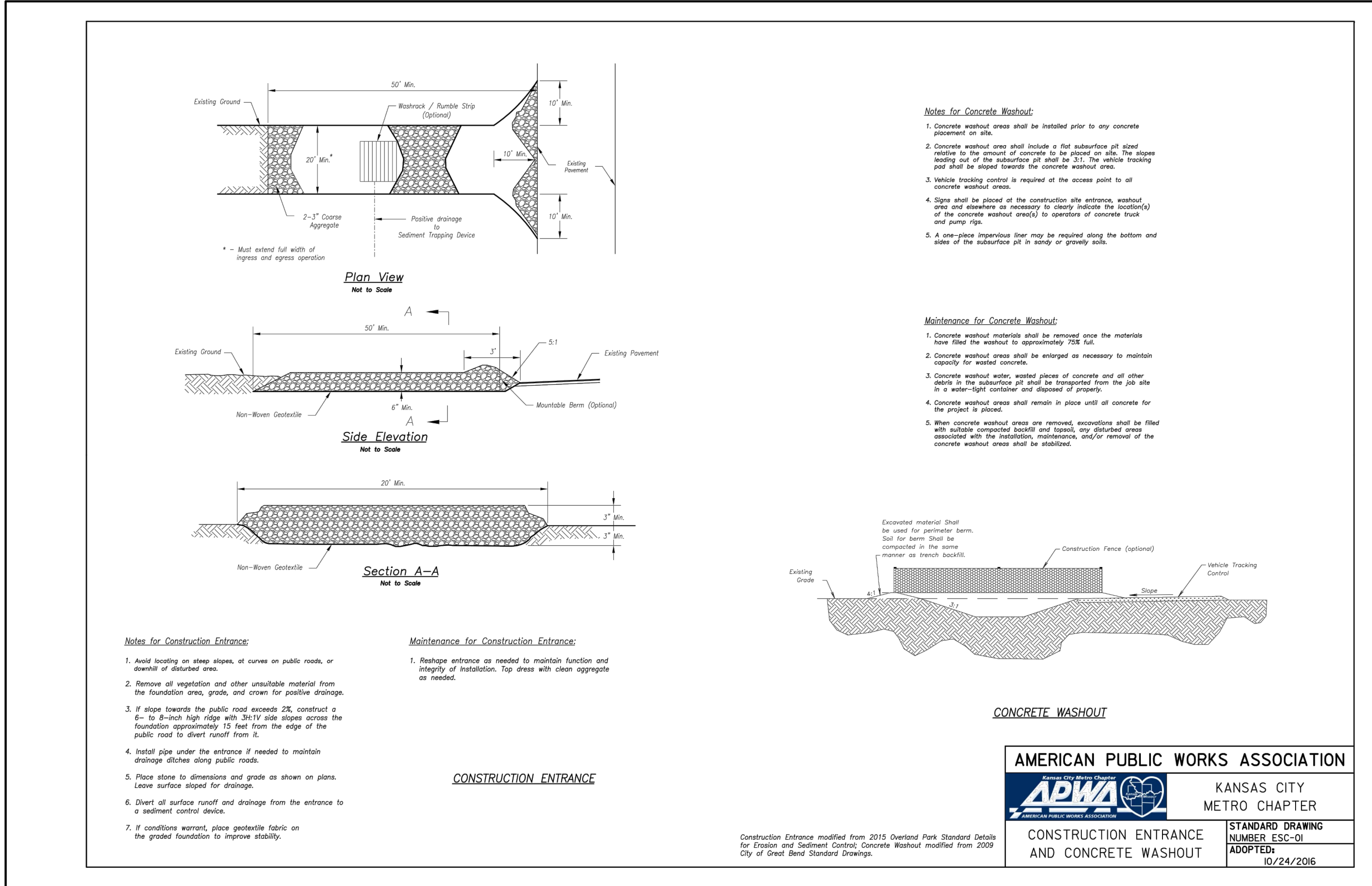


Underdrain Notes:

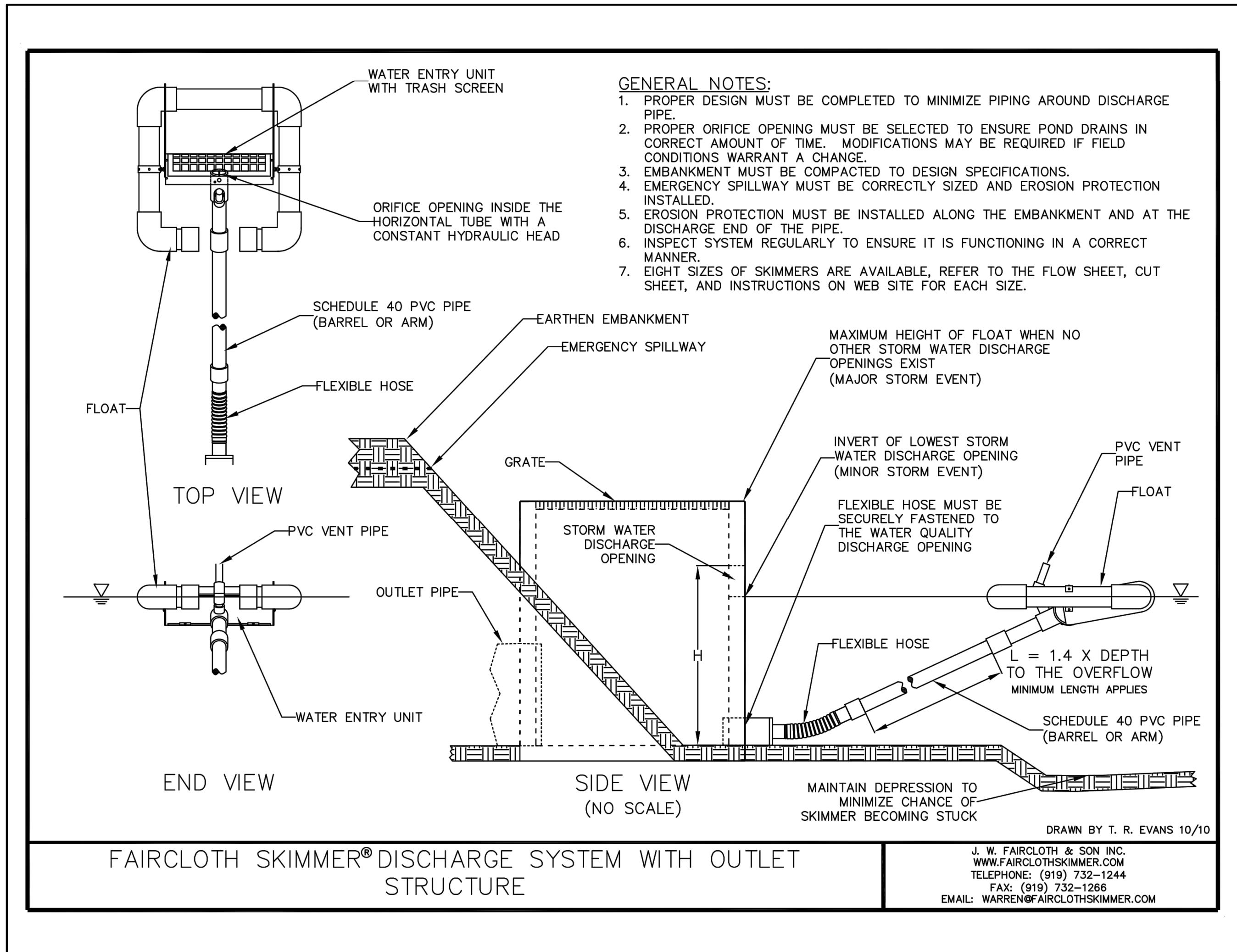
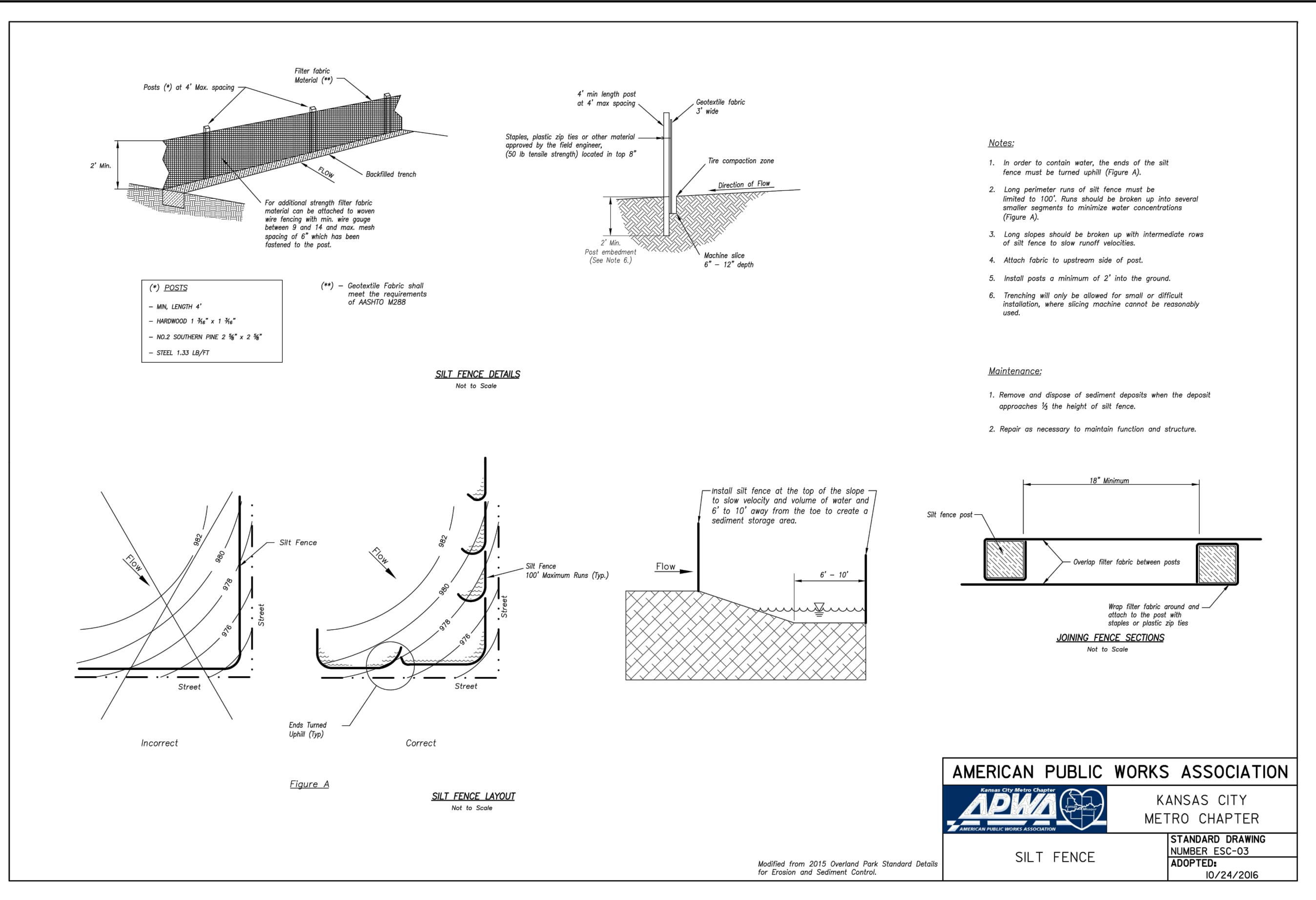
1. All roadway excavations 1' deep, all but 1' will be underlain no less than 15" for the full width of the roadway as shown.
2. In areas where underdrains are not required, underdrains and over-drainage in lineaments and shafts shall be brought to within 6" of the subgrade line with properly constructed crushed stone drains. The drains shall be installed in accordance with Standard Specifications Section 2202.
3. Layers of earth or shaft shall not be permitted for backfill up to the bottom of the crushed stone.
4. A minimum of 12" of sealed soil (topsoil) shall be placed on the roadway surface. All road and shaft slopes shall be benchcut at maximum 2:1 vertical intervals prior to placement of select and soil.
5. Proposed underdrain, pipe, and ditchline elevations, joint construction, pipe, and ditchline shall be approved prior to construction by the City Engineer.
6. Where pipe underdrains are used, all underdrain outlet pipes shall be sealed and with weirscreen. All outlet pipes shall be tied to the manhole. All underdrains shall be installed in accordance with Standard Specifications Section 2202. All underdrains are used, all underdrain outlet pipes shall be tied with manufacturer pipe approved by the City Engineer. All underdrains shall be installed in accordance with Standard Specifications Section 2202. All underdrains shall be made with 2" minimum length of pipe.

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

[illegible]



RELEASE FOR CONSTRUCTION AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI 11/04/2020



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



consult inc engineers planners

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

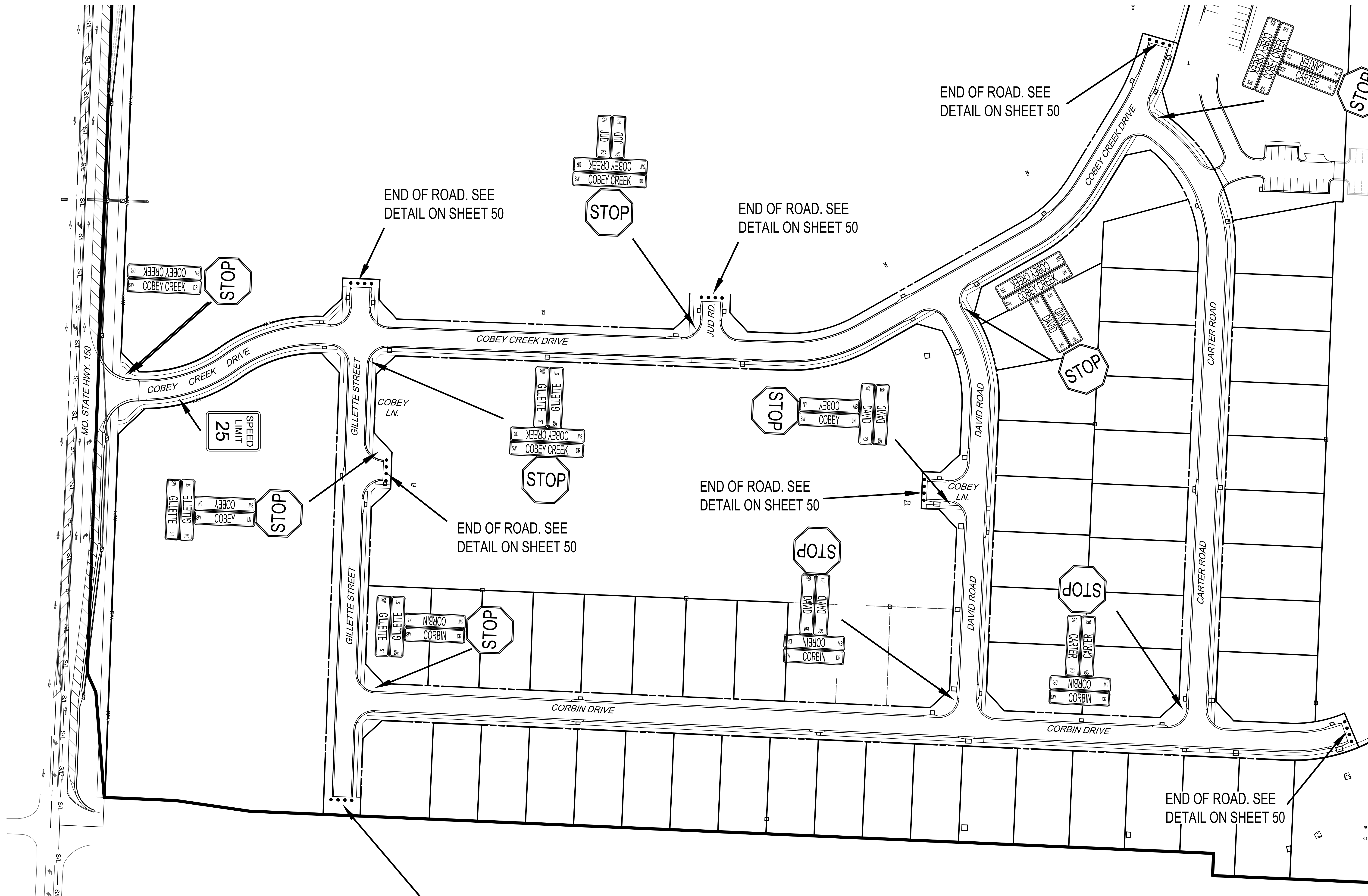
LAND DISTURBANCE PLANS
EROSION CONTROL DETAILS SHEET 1 OF 2

COBEY CREEK FIRST PLAT
PHASE I

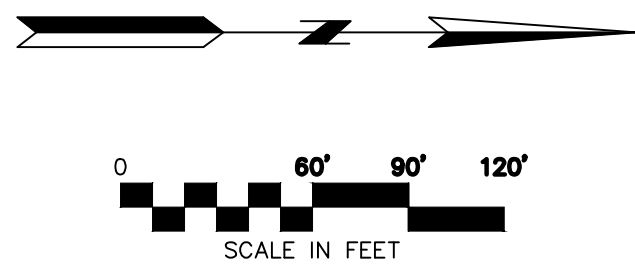
CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI



Know what's below.
Call before you dig.



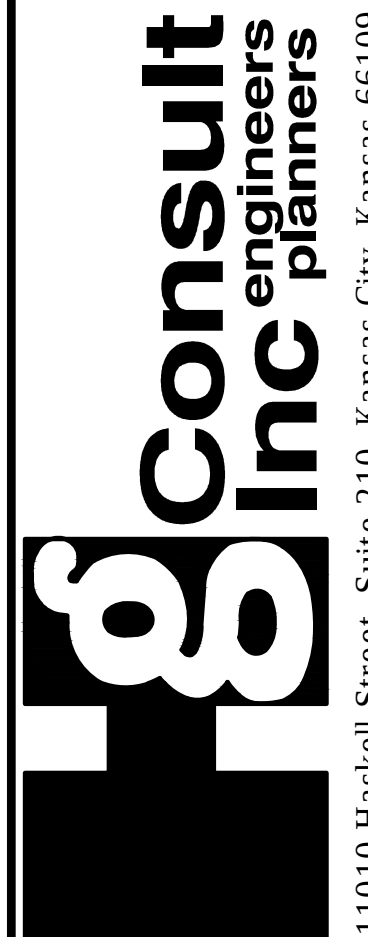
RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
11/04/2020



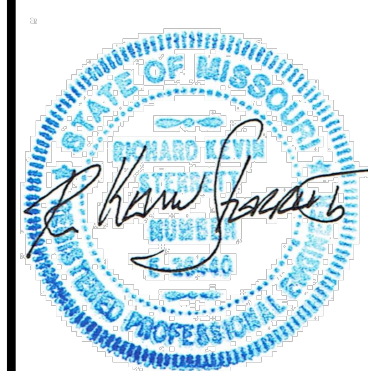
STREET AND STORM SEWER PLANS
SIGNING PLAN

COBEY CREEK FIRST PLAT
PHASE I

CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI



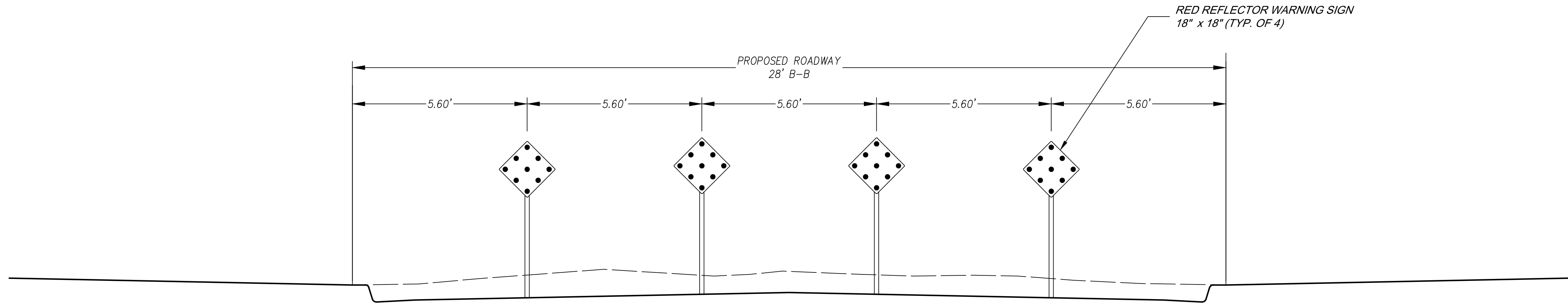
11010 Haskell Street, Suite 210, Kansas City, Kansas 66109
CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.)



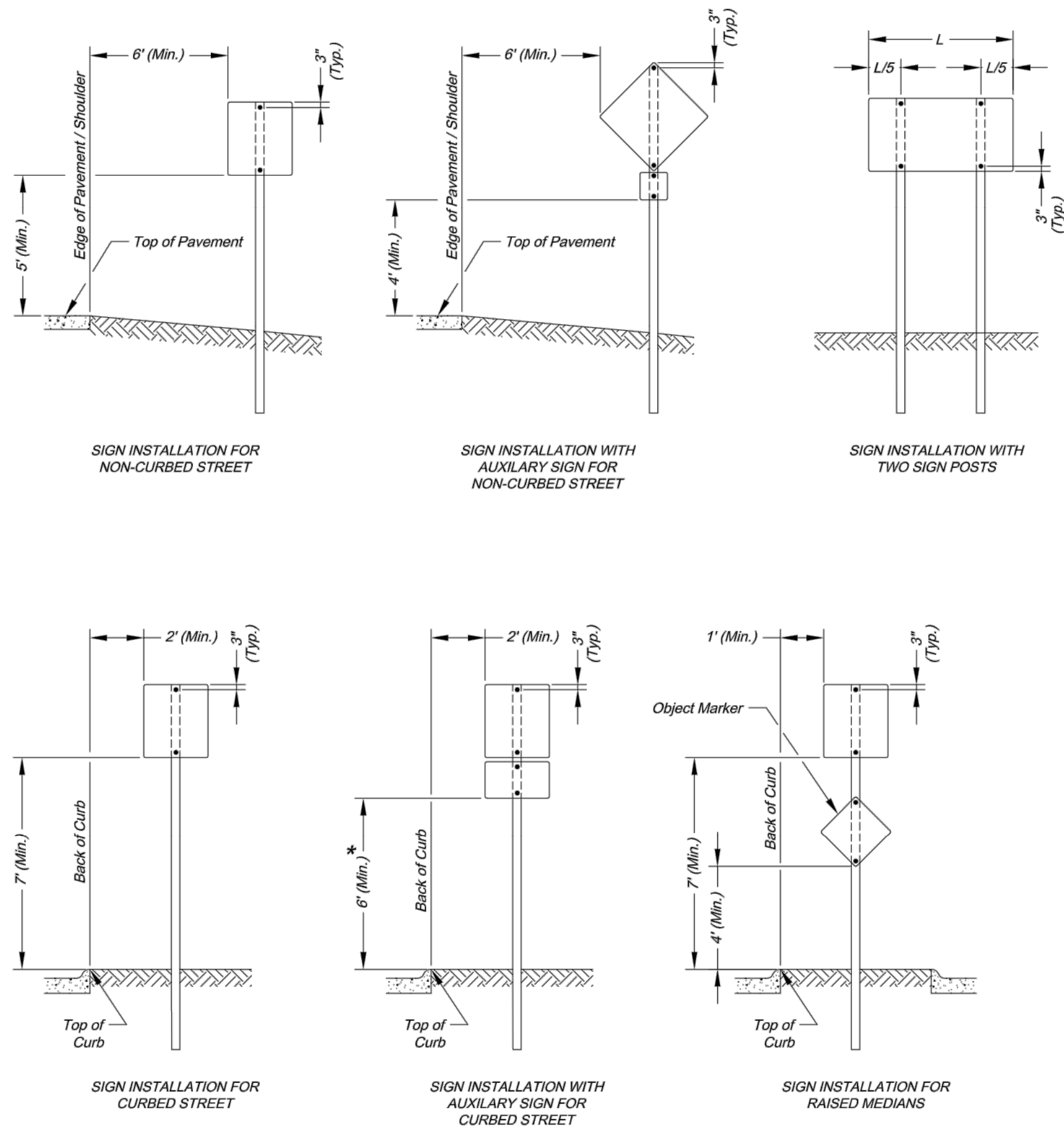
R. KEVIN STERRETT, MO E-26440
April 16, 2019

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

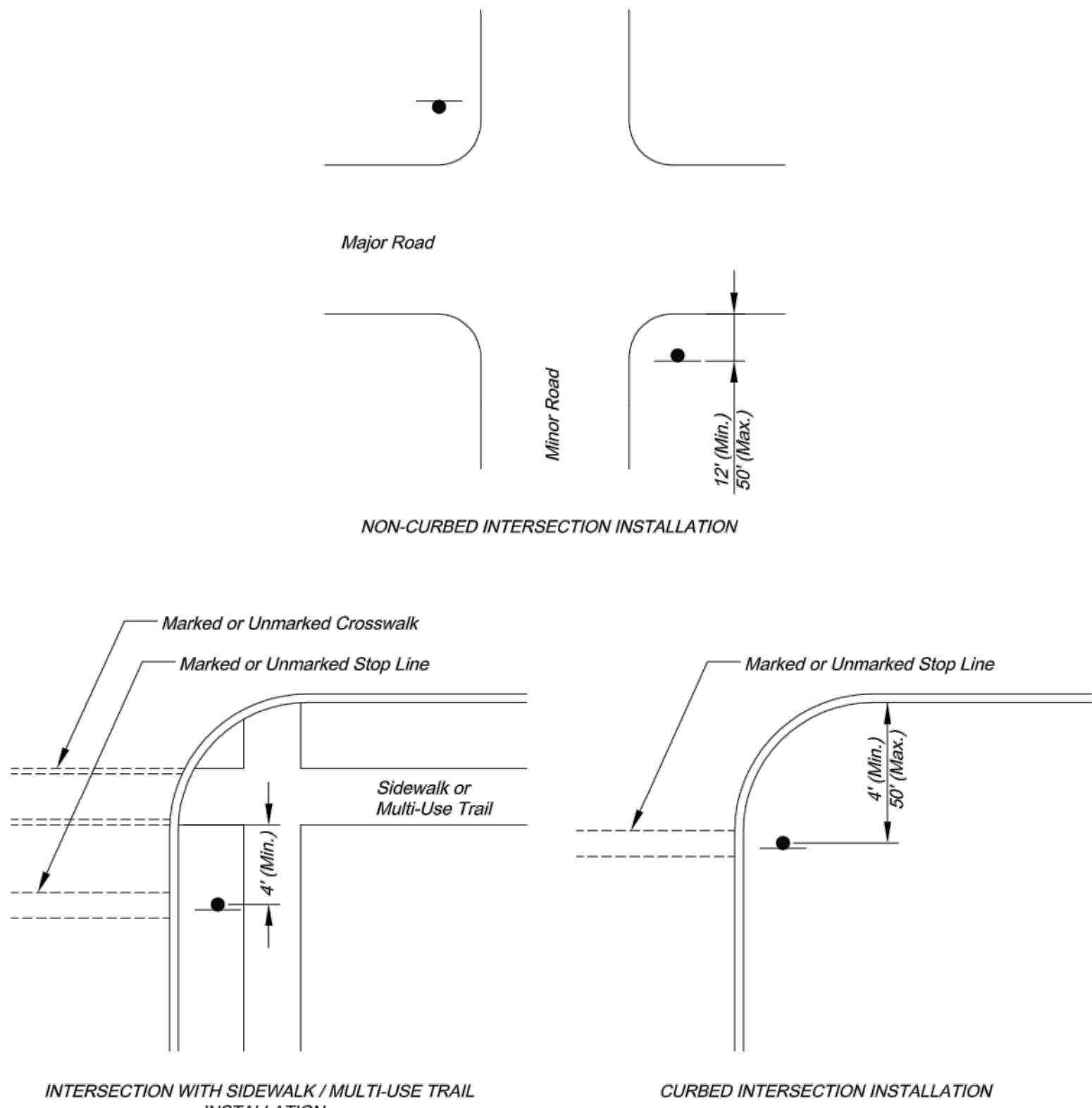


SIGN MOUNTING DETAILS

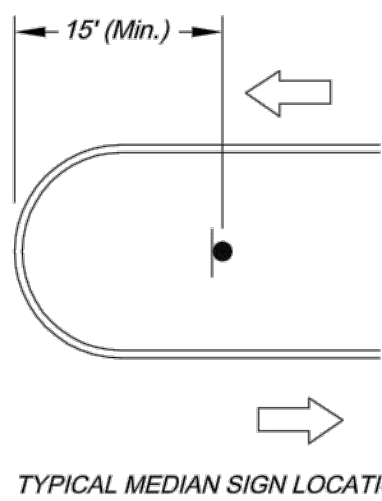
* The height to the bottom of a sign when it is located in a pedestrian walkway or extends into a walkway shall be a minimum of 80 inches above the walkway.

NOTE:

- Generally, the sign mounting height should not be more than 1' greater than the minimum mounting height.



CONTROL SIGN LOCATION



MEDIAN SIGN LOCATION

NOTES:

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

RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
11/04/2020

Project:

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 Name: STANDARD DRAWING SN-1

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

1 OF 3
1

8

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Inc
engineers
planners

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

STREET AND STORM SEWER PLANS
SIGNING DETAILS

COBEY CREEK FIRST PLAT
PHASE I

CITY OF 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	RGS
03/27/19	PER CITY'S COMMENTS	2	SPW	RGS
03/08/19	PER CITY'S COMMENTS	1	SPW	RGS
11/20/18	SUBMITTAL TO CITY OF LEE'S SUMMIT			

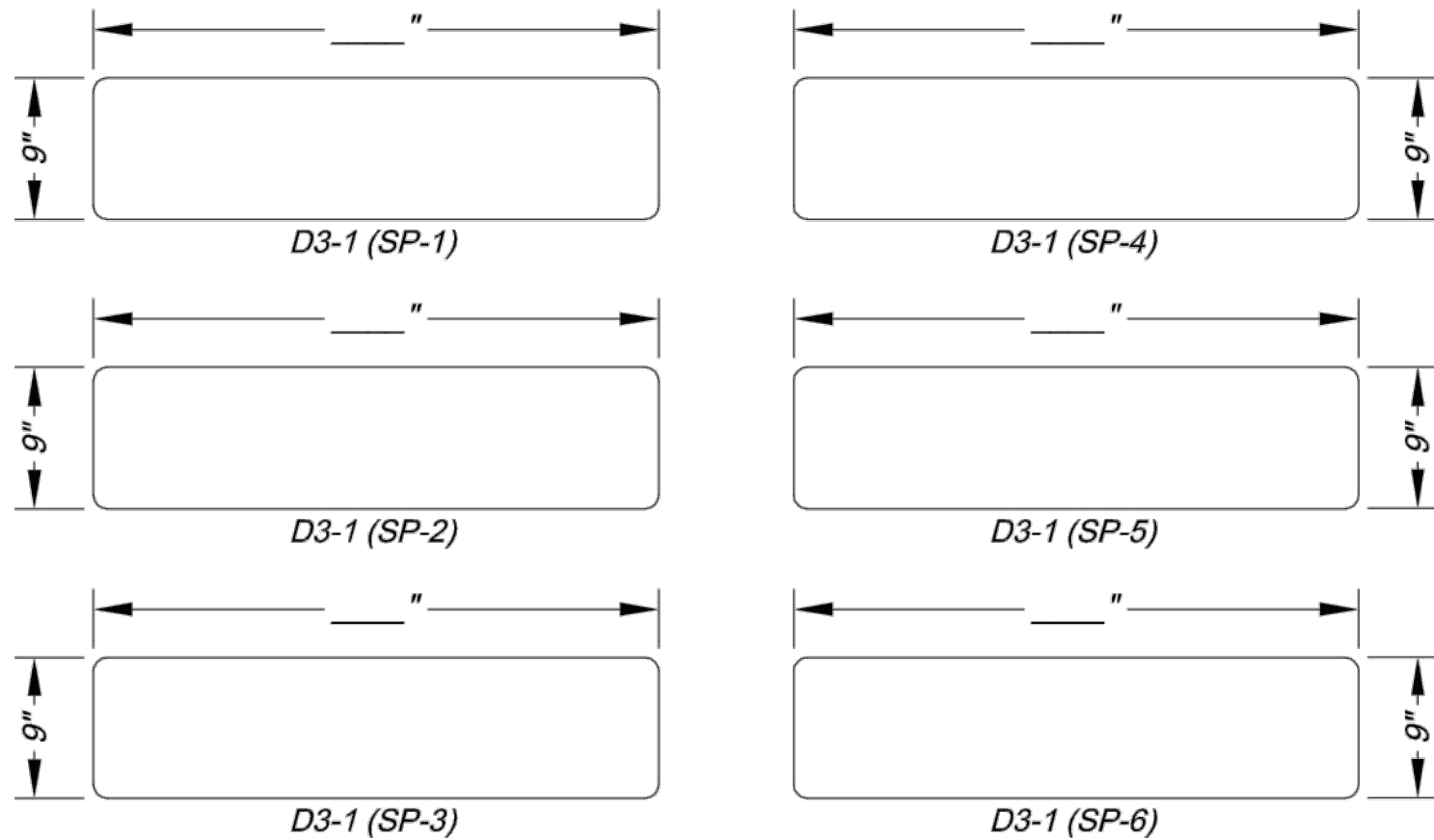
STANDARD ABBREVIATION LISTS

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

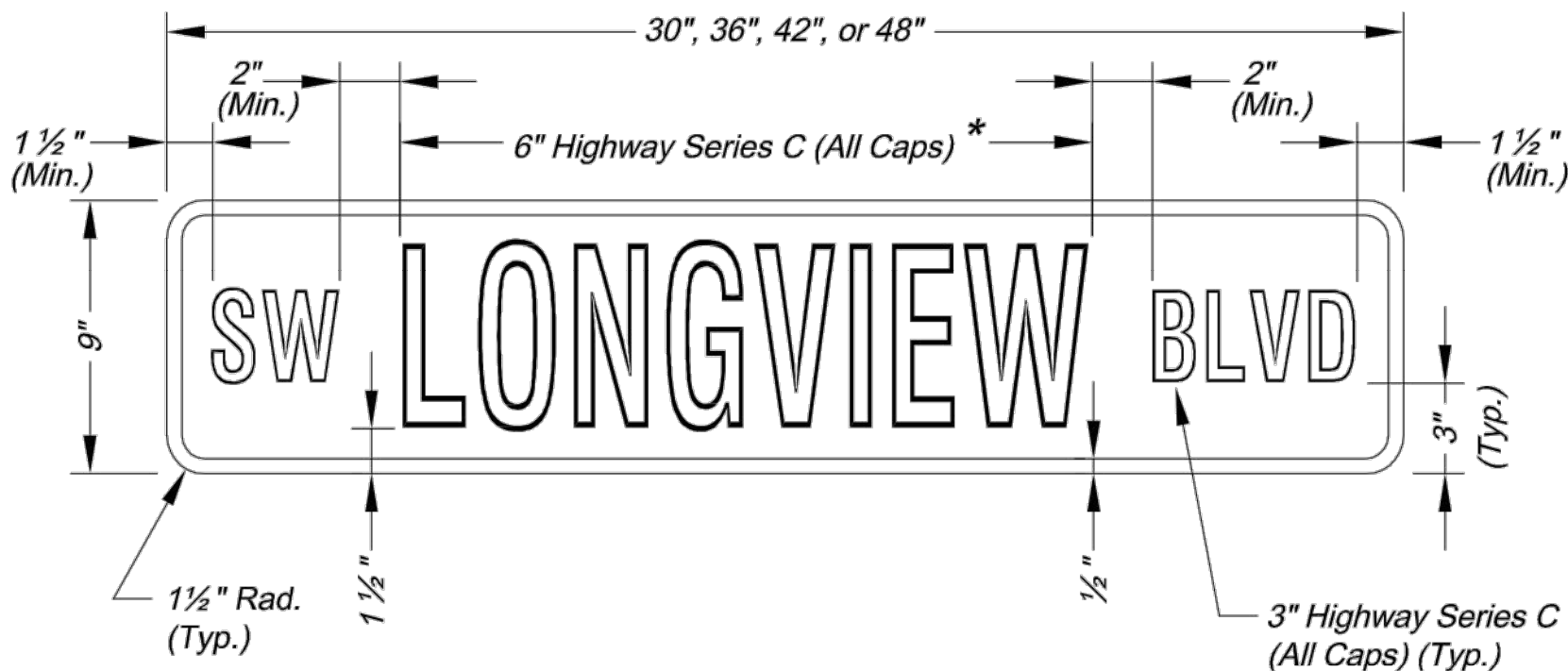
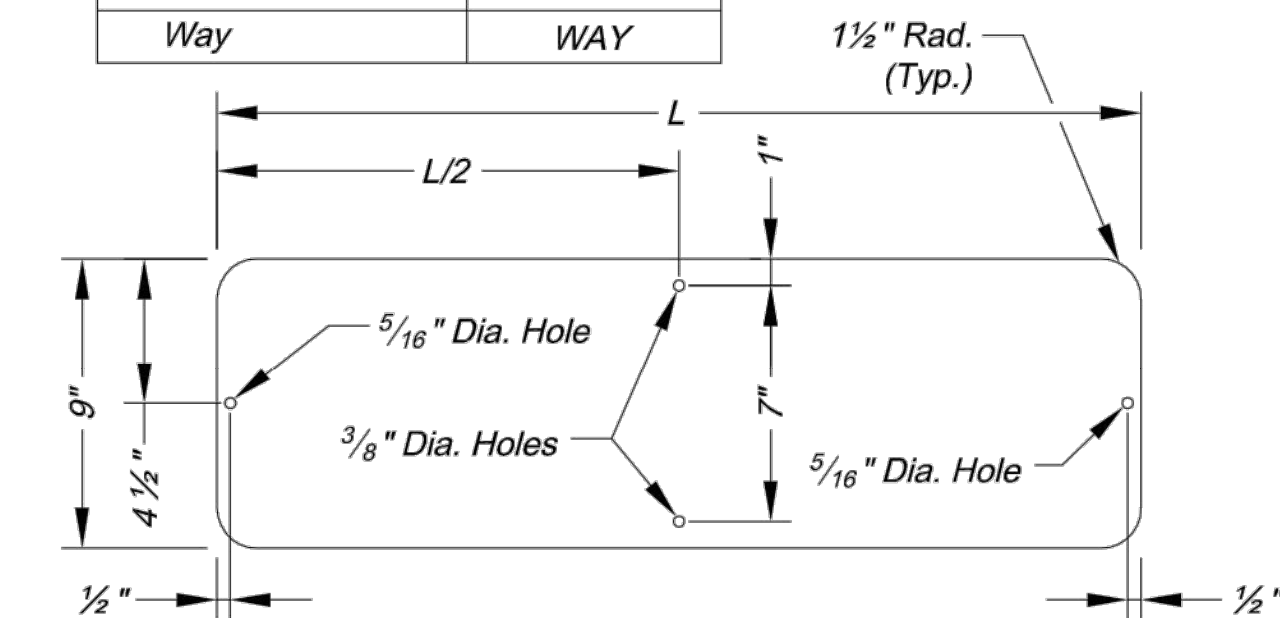
Sign Designation	Sign Size	Sign Area (Sq. Ft.)	Number	Quantity (Sq. Ft.)
D3-1 (SP-1)	9" x	Sq. Ft.	1	1
D3-1 (SP-2)	9" x			
D3-1 (SP-3)	9" x			
D3-1 (SP-4)	9" x			
D3-1 (SP-5)	9" x			
D3-1 (SP-6)	9" x			



PROJECT SIGN DETAILS

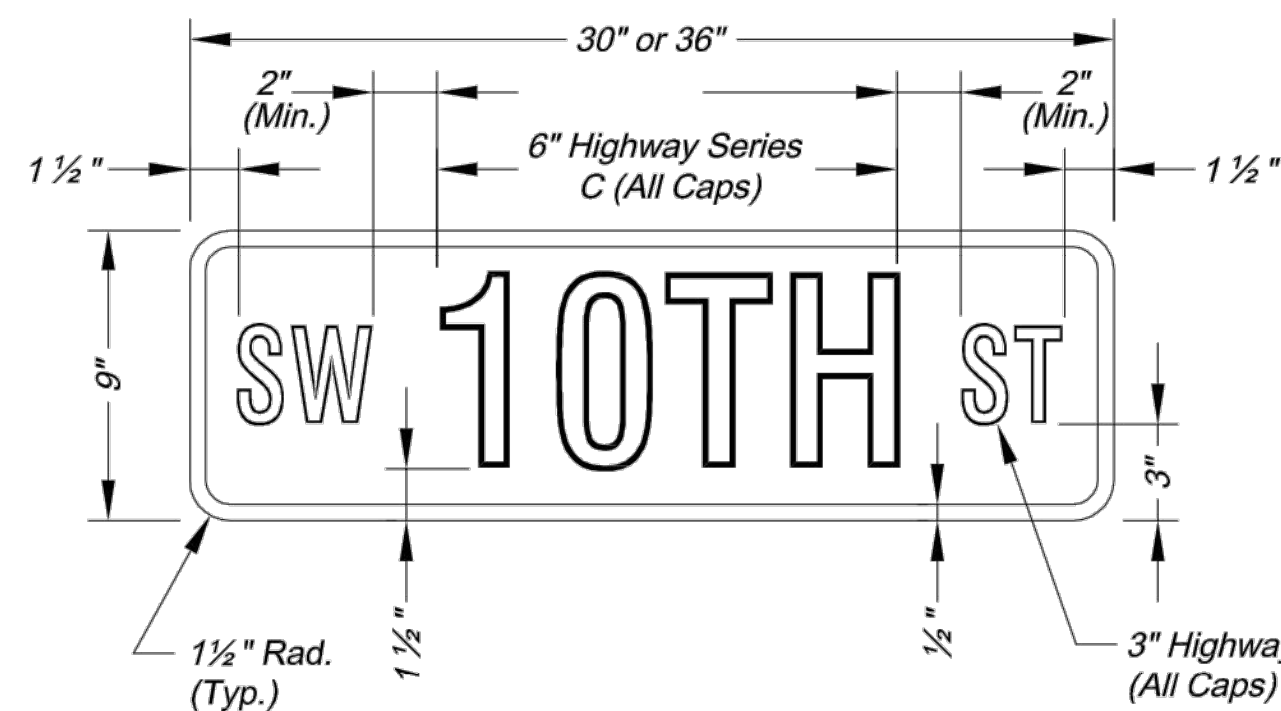
STREET NAME SIGN BLANK DETAILS

For Mounting on Square Steel Posts

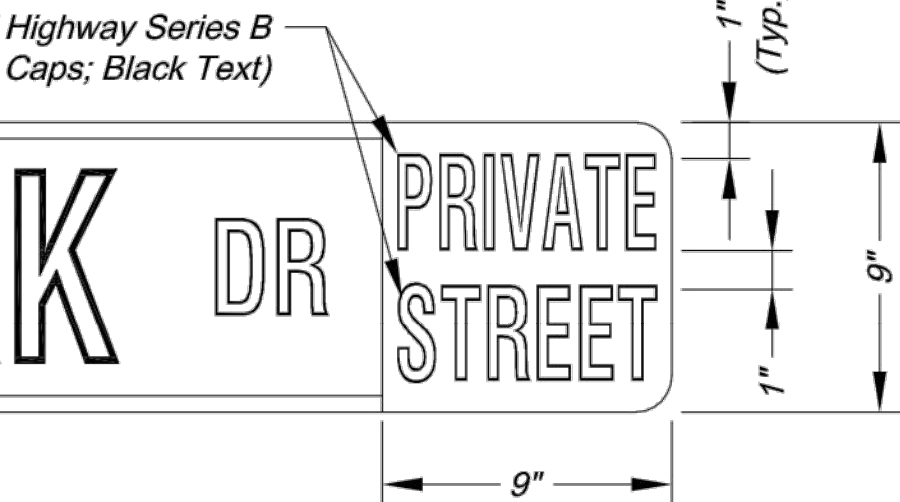


NAMED STREET NAME SIGN DETAIL

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



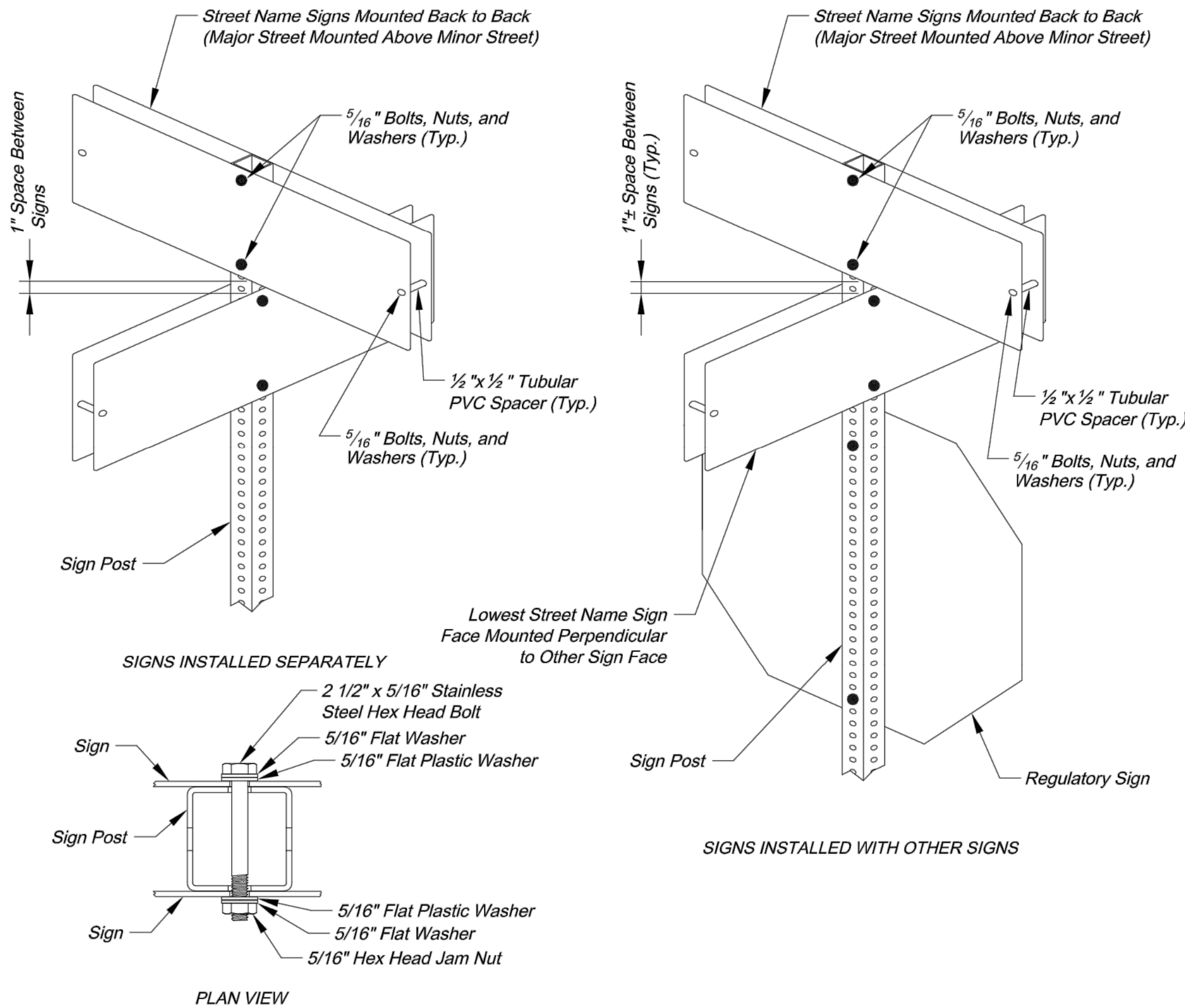
NUMBERED STREET NAME SIGN DETAIL



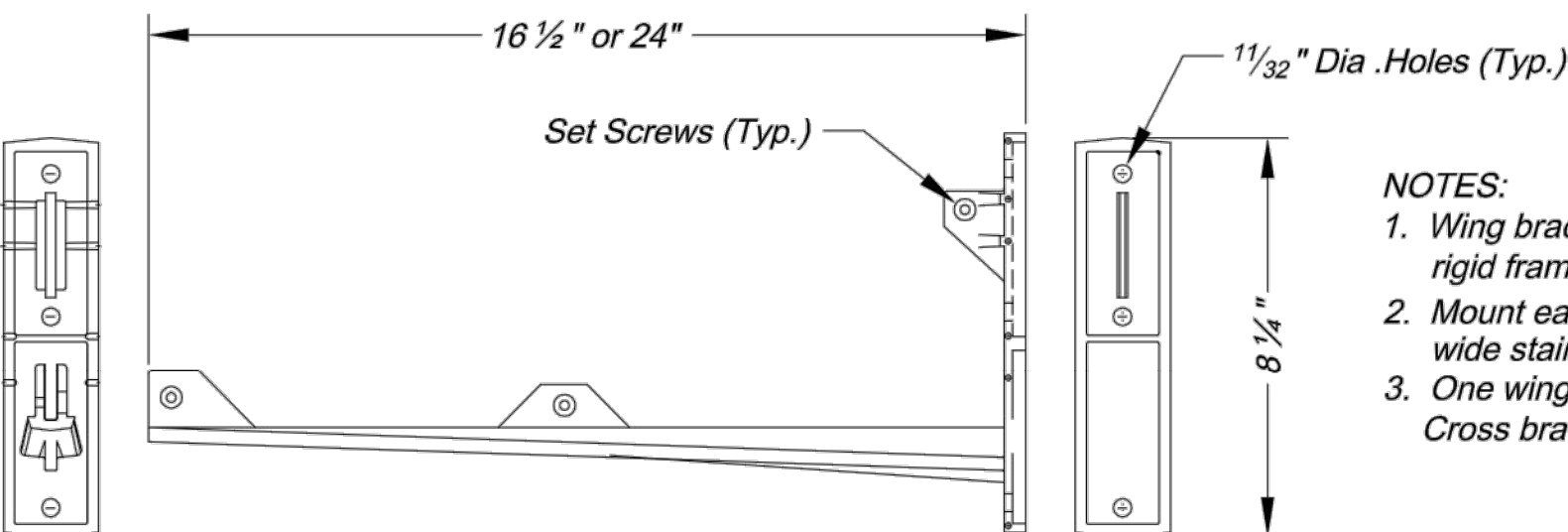
PRIVATE STREET TAG DETAIL

- 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.

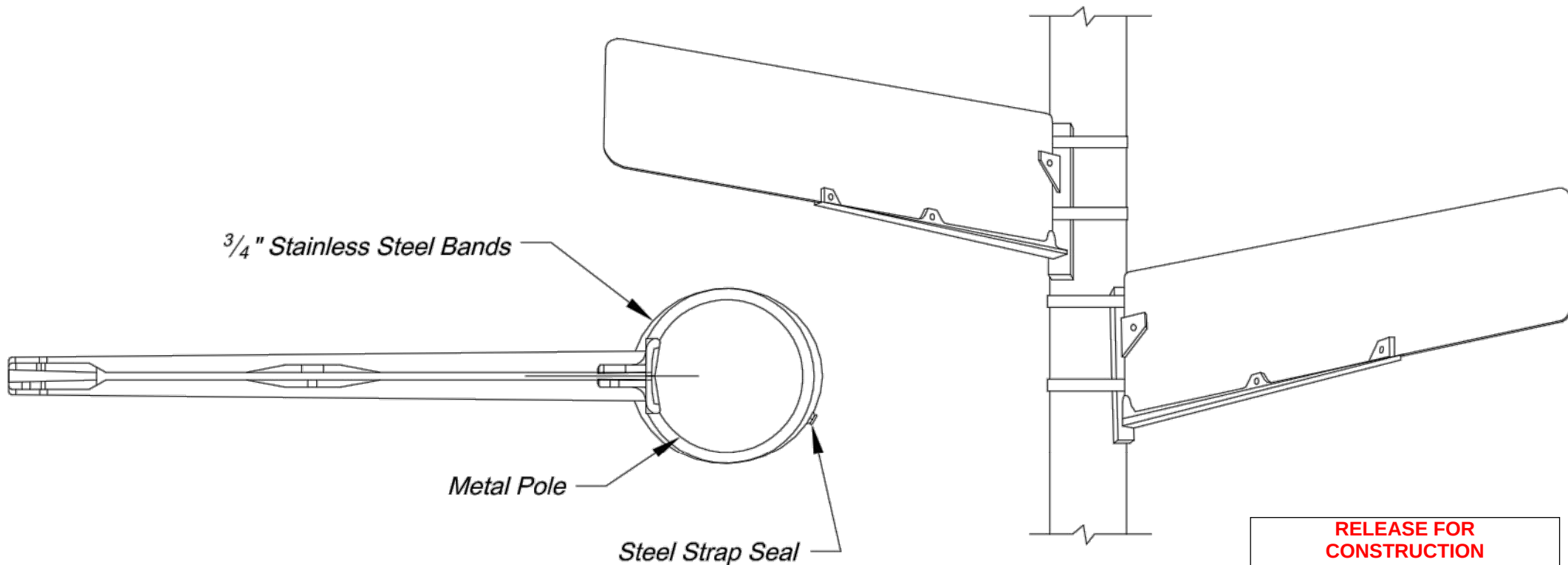
STREET NAME SIGN FACE DETAILS



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#

3 OF 3

3

ig Consult
Inc
engineers
planners

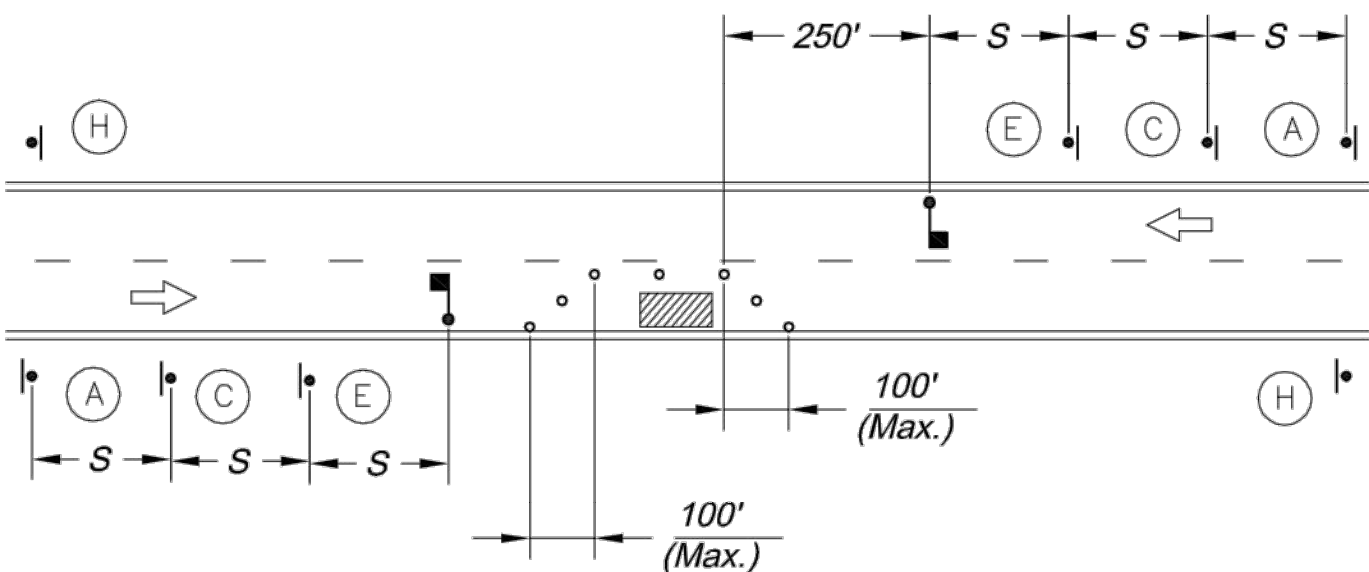
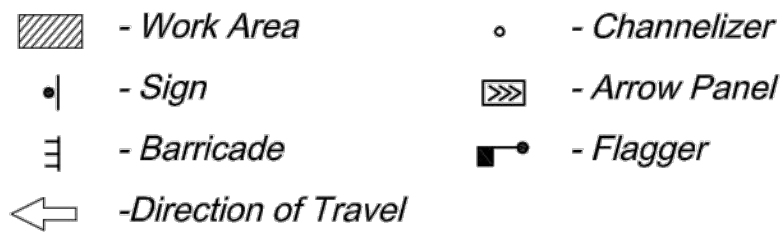
11010 Haskell Street, Suite 210, Kansas City, Kansas 66109
CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.)

STREET AND STORM SEWER PLANS
SIGNING DETAILS

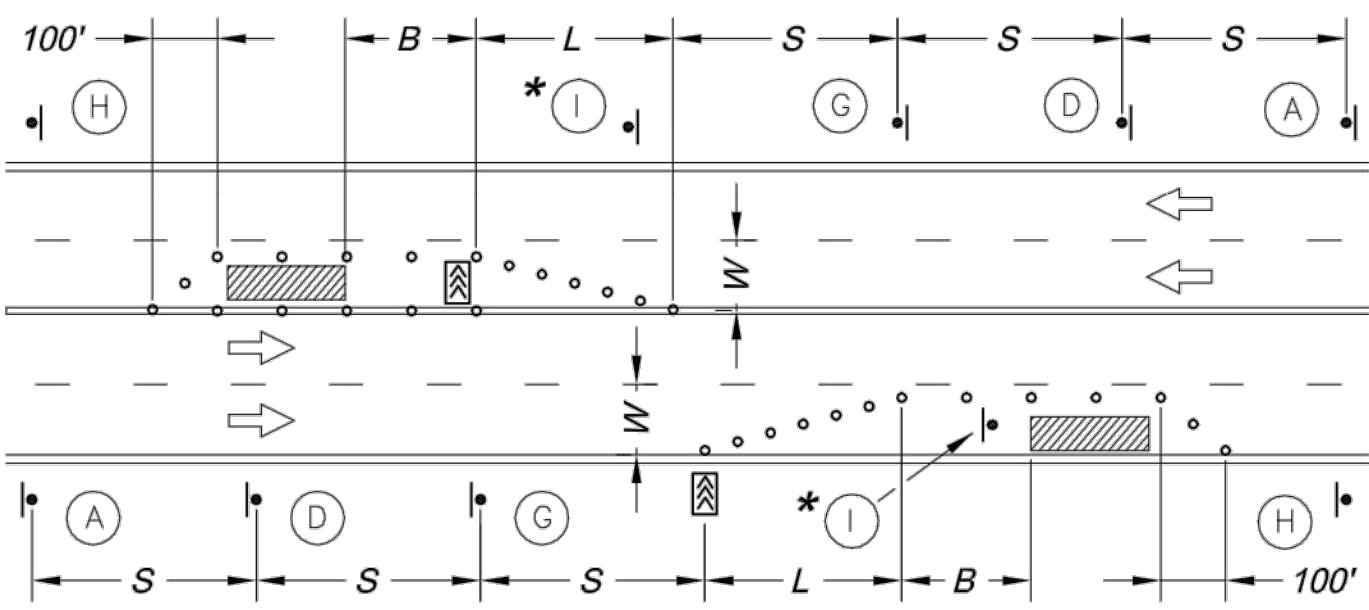
COBEY CREEK FIRST PLAT
PHASE I

CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

SYMBOL LEGEND

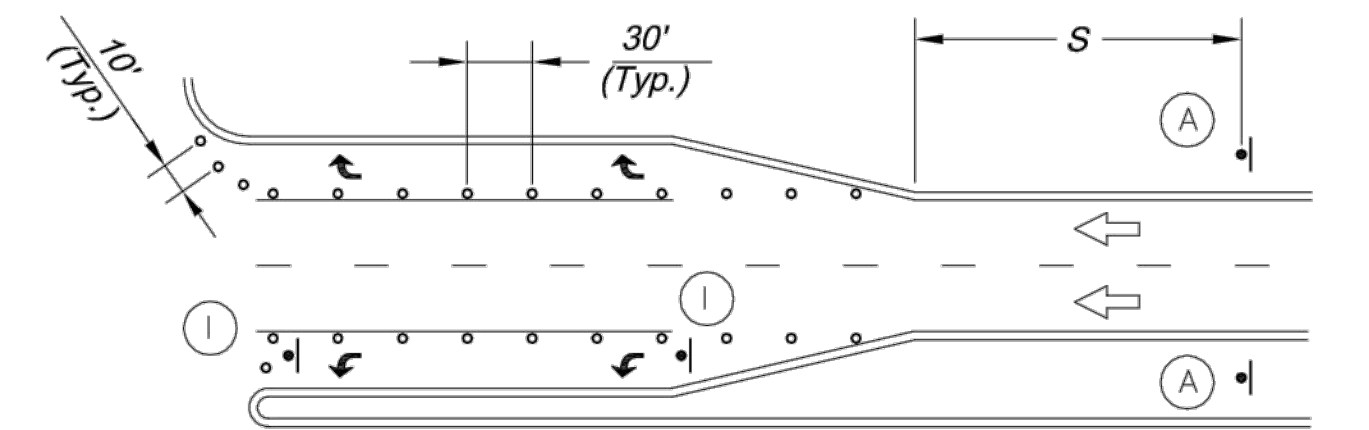


LANE CLOSURE - TWO LANE STREET



LANE CLOSURE - FOUR LANE STREET

* Install Signs Every 200 Feet Throughout the Closed Lane or As Needed



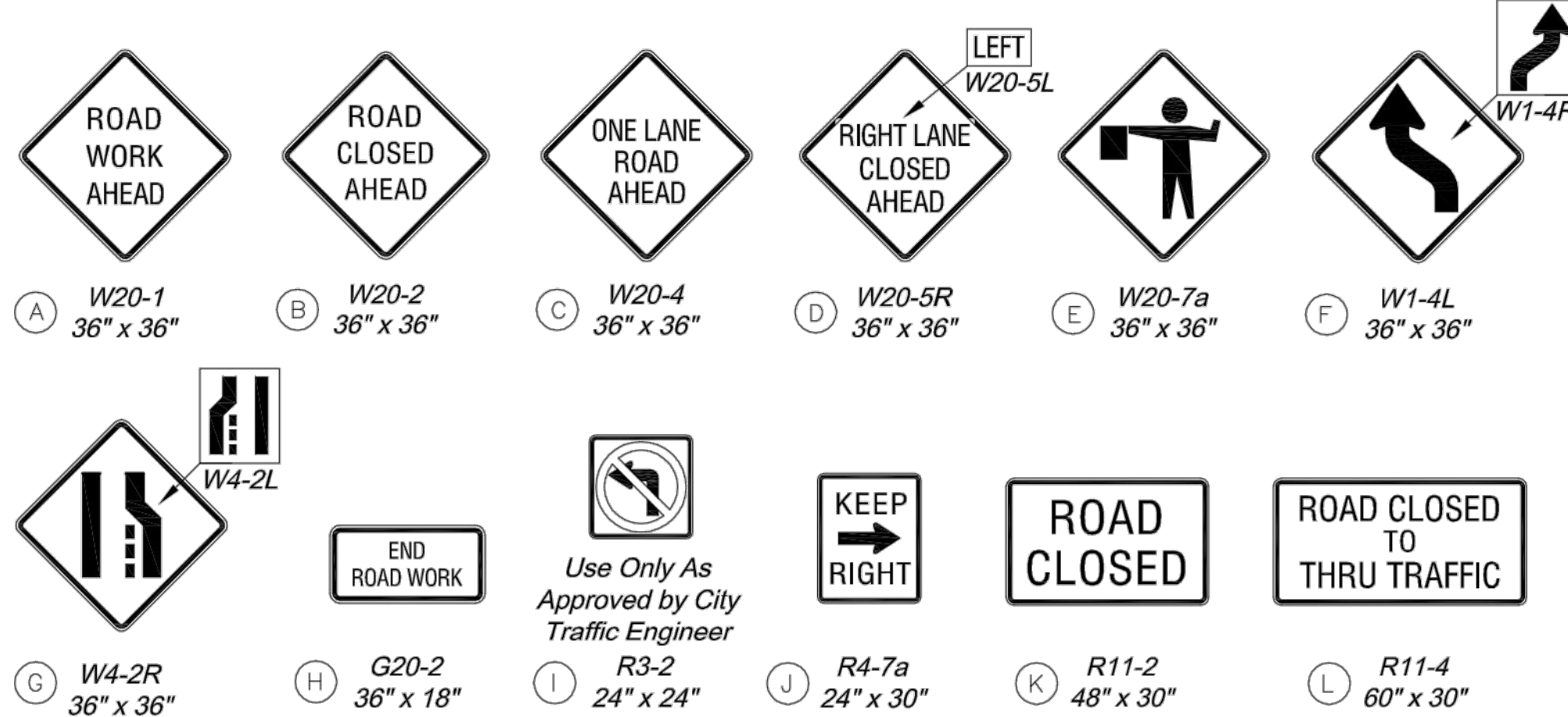
TURN LANE CLOSURE

Sign Spacing "S"		Taper Dimensions (Feet)			
Speed Limit (mph)	Spacing (Feet)	Speed Limit (mph)	Minimum Taper Length "L", per Lane Width "W"	Minimum Number of Channelizers	
25	100	25	105	115	125
30 - 35	250	30	150	165	180
≥ 40	350	35	205	225	245
		40	270	295	320
		45	450	495	540

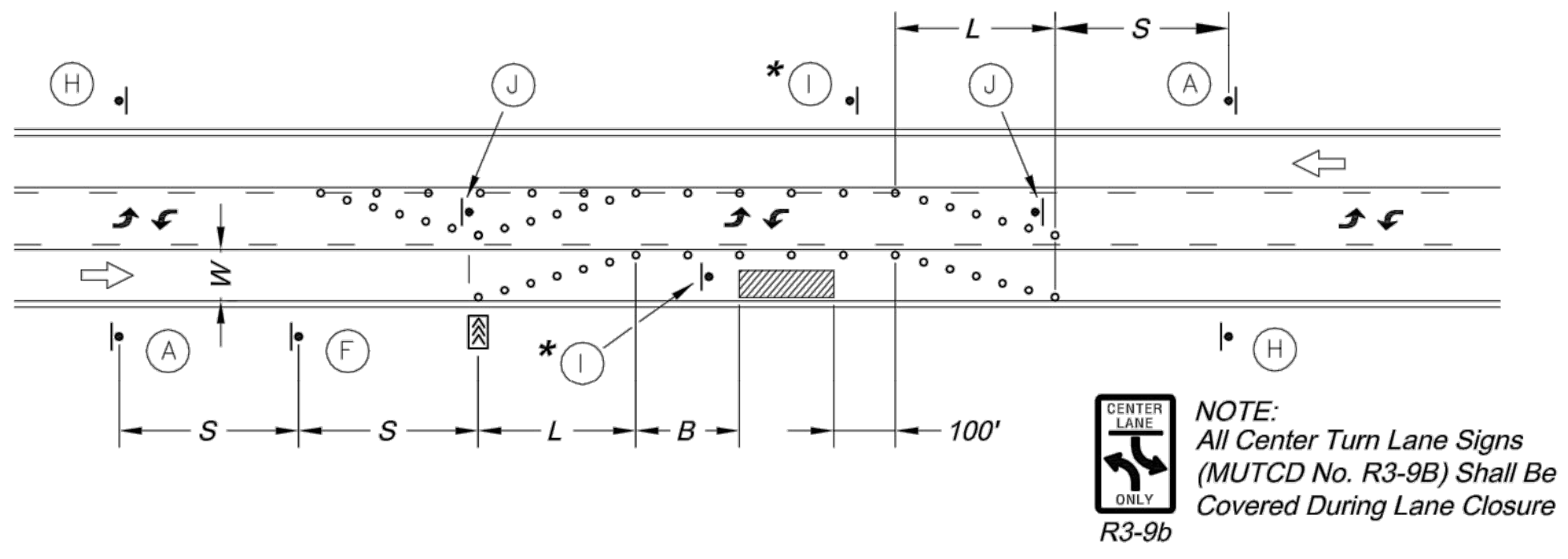
Guidelines for Length of Longitudinal Buffer Space "B"	
Speed Limit (mph)	Length (Feet)
25	35
30	55
35	85
40	120
45	170

Maximum Channelizer Spacing		
Speed Limit (mph)	Within Taper (Feet)	Outside Taper (Feet)
25	25	50
30	30	60
35	35	70
40	40	80
45	45	90

SIGN LEGEND

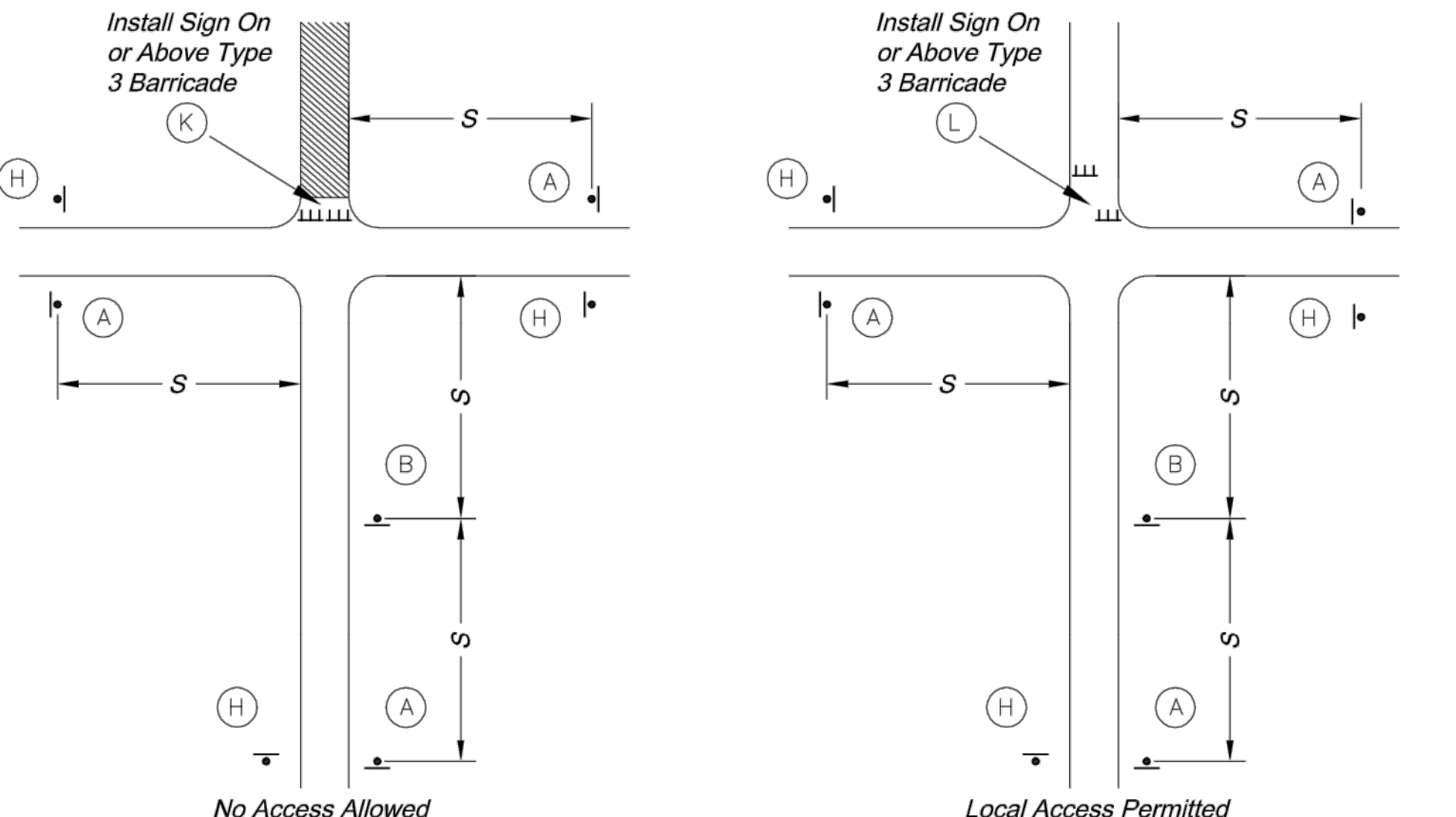


TYPICAL SIGNING FOR WORK ADJACENT TO THE STREET



LANE CLOSURE - THREE LANE STREET

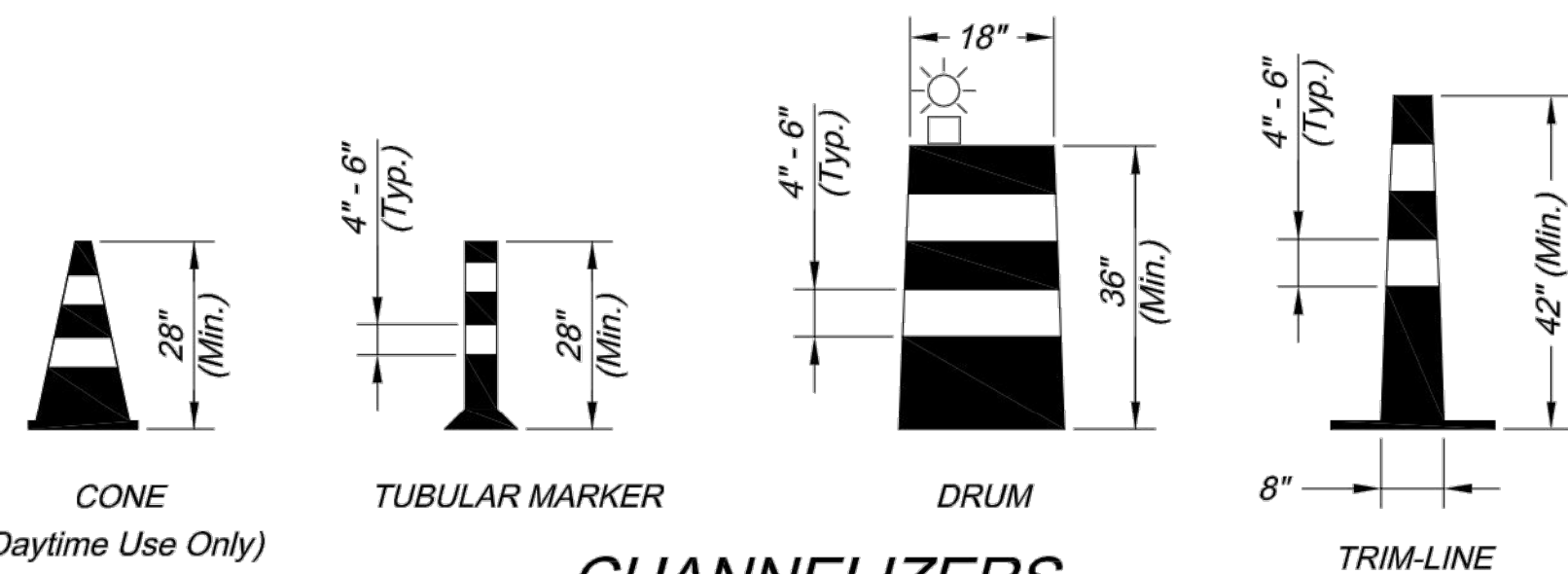
* Install Signs Every 200 Feet Throughout the Closed Lane or As Needed



TYPICAL STREET CLOSURE

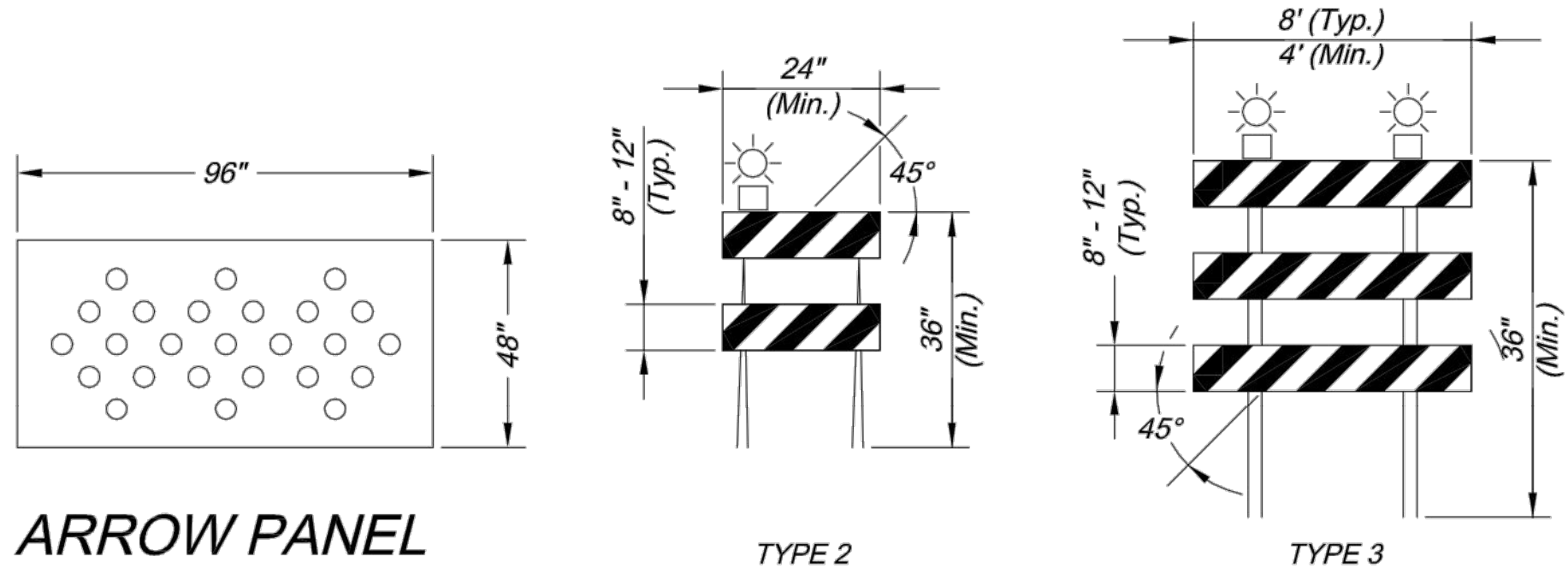
GENERAL NOTES:

- All signs, barricades, channelizers, markings and other traffic control devices shall conform to the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).
- All traffic control devices shall be standard in size, shape, color, and message, in good condition, and retro-reflectORIZED. All signs shall be securely mounted with height and lateral location as described in the MUTCD.
- Warning lights shall be used on barricades in place at night and on warning signs which alert drivers about a change in alignment, traffic control, lane closure, or road closure.
- Flaggers shall be used where indicated on the plans, where construction vehicles interact with normal traffic, or where construction activities impose a restriction on traffic, as directed by the City Traffic Engineer. Where flaggers are used, advance signing shall be erected as shown in the details or as specified in the MUTCD. Flaggers shall meet the requirements in the MUTCD in regard to character, training, attire, and behavior.
- Trim-lines are the City's preferred channelizing device. Cones may not be used at nighttime.
- Traffic control devices not in use or not applicable shall be either covered or removed from the work area.
- The Contractor shall use barricades, street plates, or fencing as needed to effectively shield pedestrian and vehicular traffic from exposed objects, excavations, and construction activities.
- Access shall be maintained to all driveways and side streets unless noted otherwise on the plans.
- No street shall be closed without the approval of the City Traffic Engineer. The Contractor shall notify the City Traffic Engineer at least 7 days in advance of any street closure. If a detour route around the closure is to be provided, all detour signing shall be as shown on a plan approved by the City Traffic Engineer.
- Construction vehicles parked along streets shall be located within the work area (traffic control) or where otherwise normally permitted. Construction materials, including traffic control and vehicles shall not restrict sight distance for vehicles exiting at streets or drives.
- Construction materials shall be kept off of sidewalks, consolidated in one location within City right-of-way, and removed daily unless otherwise approved by the Inspector. Dirt, mud, and other construction debris on streets and sidewalks shall be removed immediately.
- The Contractor shall not perform any work that will restrict vehicular traffic in any way between the hours of 7:00 a.m. and 9:00 a.m. and 4:00 p.m. and 6:00 p.m. Monday through Friday unless otherwise indicated in the specifications.
- All travel lanes should be at least 11 feet wide unless otherwise authorized by the City Traffic Engineer. A "Narrow Lanes" sign shall be installed in advance of a lane width reduction to less than 11 feet.
- All edge drop-offs of more than 2 inches and less than 4 inches should be protected by a wedge or barrier and all edge drop-offs greater than 4 inches shall have edge protection (see Traffic Control Specifications for edge treatment requirements).
- The "Workers" symbolic sign (MUTCD No. W21-1a) may be used instead of the "Road Work Ahead" sign for work with a duration of 12 hours or less. The "End Road Work" sign is not required to be installed after the "Workers" sign.
- No traffic signal shall be altered or modified in any way without a plan approved by the City Traffic Engineer.
- The Contractor shall be responsible for maintaining all traffic control devices on an around-the-clock basis, whether or not work is actively being pursued and any deficiencies noted shall be corrected immediately.
- The traffic control requirements shown on these plans are minimum requirements only and do not attempt to address in depth the variety of situations that may occur once construction has started. In no way do the requirements shown on these plans relieve the Contractor of his responsibility for selecting the proper traffic control devices and implementation procedures that will assure the safety of drivers, pedestrians, and workers at all times.
- Should the contractor fail to enforce the traffic control plan or fail to clean, replace or otherwise maintain the traffic control devices when directed to do so by the City Traffic Engineer or representative, the City may take one or more of the following actions:
 - Employ another agency to correct deficiencies in traffic control devices and deduct the cost from the Contractor's pay estimate,
 - Stop the work until deficiencies are corrected,
 - Suspend all pay estimates until deficiencies are corrected, or
 - Place the Contractor in default.



CHANNELIZERS

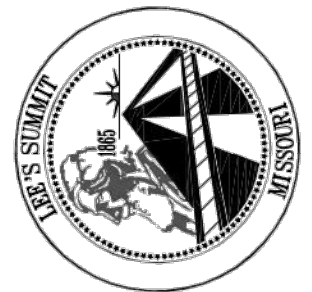
NOTE: White Bands On Barricades and Channelizers Shall Be Made From High Intensity Sheeting Material.



ARROW PANEL

BARRICADES

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



TRAFFIC CONTROL DETAILS

STANDARD DRAWING TC-1

Project: _____
Drawn By: JJW
Checked By: MP
Date: 12-10-2008
Project No.: X

x OF x

X

RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI

11/04/2020

ig Consult Inc
engineers
planners

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
53 SHEET OF 53