HIGHLAND MEADOWS - 6TH PLAT

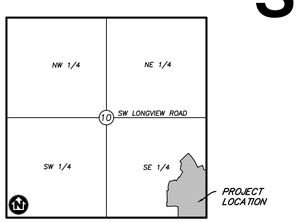
STREET, STORM, & EROSION CONTROL PLANS

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

SEC. 10, TWP. 47N, RNG. 32W

DATE: 2/11/2021

LOTS: 160-210 (51 TOTAL)



VICINITY MAP

SECTION 10, TOWNSHIP 47, RANGE 32
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
NOT TO SCALE

WATERSHED: LITTLE BLUE RIVER

DISTURBED AREA: 14.9 AC

LEGAL DESCRIPTION:

THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 47 NORTH, RANGE 32 WEST, EXCEPT THOSE PARTS PLATTED AS HIGHLAND MEADOWS FIRST PLAT, HIGHLAND MEADOWS SECOND PLAT , HIGHLANDS MEADOWS THIRD PLAT, HIGHLAND MEADOWS 4TH PLAT, SUBDIVISIONS IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI.

OIL AND GAS WELL NOTES:

NO ABANDONED OIL OR GAS WELLS HAVE BEEN IDENTIFIED WITHIN THE PROPERTY LIMITS OF THE PROPOSED CONSTRUCTION ACTIVITIES, PER THE MISSOURI DEPARTMENT OF NATURAL RESOURCES (MDNR) PERMITTED OIL AND GAS DATABASE, DATED JUNE 2, 2020.

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

MISSOURI ONE CALL SYSTEM, INC. 1-800-344-7483 STOP-CALL BEFORE YOU DIG.

UTILITY CONTACTS:

SANITARY & WATER:
CITY OF LEE'S SUMMIT
JEFF THORN
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063
PHONE (816) 969-1900

STORMWATER:
CITY OF LEE'S SUMMIT
PUBLIC WORKS
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063
PHONE (816) 969-1800

STREETS:
CITY OF LEE'S SUMMIT
MICHAEL PARK
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063
PHONE (816) 969-1900

AT&T:
RONALD GIPFERT
500 E 8TH STREET
KANSAS CITY, MO 64106
PHONE (816) 275-1550

EVERGY:
DOUG DAVIN
1300 SE HAMBLEN ROAD
LEE'S SUMMIT, MO 64081
PHONE (816) 347-4320

MISSOURI GAS ENERGY:
RICHARD FROCK
3025 SW CLOVER DRIVE
LEE'S SUMMIT, MO 64082
PHONE (816) 472-3489

FEMA FLOOD INFORMATION:

THE SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, PER FEMA FIRM MAP 29095C0418G: EFFECTIVE DATE OF JANUARY 20, 2017. NO LETTERS OF MAP AMENDMENT OR REVISIONS ARE BEING PROPOSED.

BENCHMARK:

BM #1 N=999843.9665 E=2898946.9717 ELEV=935.04
DESCRIPTION = "JA-148" REFERENCE SYSTEM MONUMENT

SURVEY CONTROL:

COORDINATES ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, USING JACKSON COUNTY, MISSOURI, GEOGRAPHIC REFERENCE SYSTEM MONUMENT JA-148 (2003 ADJUSTMENT) AND ARE MODIFIED FROM GRIS COORDINATES TO GROUND COORDINATES BY UTILIZING A GRID SCALE FACTOR OF 0.9999020 AT REFERENCE MONUMENT JA-148.

PROJECT ELEVATIONS ARE BASED ON JACKSON COUNTY, MISSOURI, GEOGRAPHIC REFERENCE SYSTEM MONUMENT JA-148 (2003 ADJUSTMENT).

"JA-148" - STANDARD KC METRO ALUMINUM GRS DISK SET IN CONCRETE FLUSH WITH THE GROUND AND STAMPED "JA-148, 2002" LOCATED ON THE NORTH SIDE OF 3RD STREET, 12.5 FEET NORTH OF A SIDEWALK AND 102.5 FEET WEST OF THE PARKING LOT EXIT OF CEDAR CREEK ELEMENTARY SCHOOL.

GENERAL NOTES:

1. CONTRACTOR SHALL SATISFY THEMSELVES AS TO THE EXISTING CONDITIONS OF THE SITE AND HAVE ALL UTILITIES MARKED PRIOR TO COMMENCING CONSTRUCTION.
2. CONTRACTOR SHALL POTHOLE ALL CONNECTION POINTS TO EXISTING UTILITIES AND POTENTIAL UTILITY CONFLICT LOCATIONS PRIOR TO ANY CONSTRUCTION ACTIVITIES. NOTIFY ENGINEER IMMEDIATELY IF CONFLICT OR DISCREPANCY EXISTS.
3. CONTRACTOR SHALL PROTECT EXISTING STRUCTURES TO REMAIN FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION. ANY DAMAGE SHALL BE REPAIRED/ REPLACED TO PRE-CONSTRUCTION CONDITION AT CONTRACTOR'S EXPENSE.
4. CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTORS 48 HOURS PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.

DEVELOPER:

BRAD KEMPF
SUMMIT HOMES KC
120 SE 30TH STREET
LEE'S SUMMIT, MO 64082
BRADLEY@SUMMITHOMESKC.COM
(816) 927-9711

CIVIL ENGINEER:

ZACH MYERS
ANDERSON ENGINEERING, INC.
941 W 141ST TERR
KANSAS CITY, MO 64145
ZMYERS@ANDERSONENGINEERINGINC.COM
(816) 380-4821

SHEET INDEX:

PROJECT SPECIFICATIONS:

THE SPECIFICATIONS FOR THIS PROJECT SHALL BE THE FOLLOWING:

1. MOST CURRENT VERSION OF THE DESIGN AND CONSTRUCTION MANUAL OF THE CITY OF LEE'S SUMMIT AS ADOPTED BY ORDINANCE 5813.

THE STANDARD SPECIFICATIONS THROUGH AND INCLUDING THE LATEST AMENDMENTS SHALL BE PART OF THESE PROJECT DRAWINGS AND SPECIFICATIONS AND ARE INCORPORATED HEREIN BY REFERENCE. THE MORE STRINGENT OF THESE STANDARD SPECIFICATIONS AND THOSE PREPARED BY THE ENGINEER PREPARING THESE PLANS SHALL GOVERN.

PREPARED & SUBMITTED BY:

ANDERSON ENGINEERING INC.
KANSAS CITY, MISSOURI

ZACH MYERS, P.E. DATE
MISSOURI P.E. NO. 2012009232

Kent Monter
Digitally signed by Kent Monter
Reason: I am approving this document
Date: 2021.04.16 15:30:42-05'00'

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
04/16/2021

ANDERSON ENGINEERING
EMPLOYEE OWNED
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REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	REVISED PER CITY COMMENT	GC	2/11/21

DRAWING INFO.	
DRAWN BY:	GC
CHECK BY:	ZM
LICENSE NO.	PE-2012009232
DATE:	1/7/2021
ISSUED FOR:	FOR REVIEW
JOB NUMBER:	20KC10058
MO COA NO.	000062

SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

COVER SHEET

S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI ZACH A. MYERS NUMBER PE-2012009232 2/11/21 PROFESSIONAL ENGINEER

SHEET NUMBER
CVR
1 OF 42

GENERAL NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ACQUIRE ALL STATE AND CITY PERMITS, INCLUDING PERMITS REQUIRED BY OTHER GOVERNING BODIES, REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT.

2. PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND NOTIFYING ALL UTILITY COMPANIES AND SHALL FIELD VERIFY ALL UTILITIES THAT MAY BE ENCOUNTERED. THE INFORMATION SHOWN ON THESE PLANS CONCERNING THE TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR COMPLETE. IN THE EVENT THAT EXISTING UTILITIES ARE CONTACTED, DISRUPTED, OR IN ANY WAY ALTERED, CONTACT THE RESPECTIVE UTILITY COMPANY IMMEDIATELY. IN CASE OF EMERGENCY, DIAL 911.

3. THE CONTRACTOR SHALL PROVIDE EROSION AND SILT PROTECTION AS REQUIRED DURING CONSTRUCTION AND SHALL BE RESPONSIBLE FOR KEEPING EXISTING STREET AND ADJACENT LAND FEATURES AND PROPERTY FREE OF MUD AND SILT. SEE "EROSION CONTROL PLAN" FOR MINIMUM EROSION CONTROL MEASURES REQUIRED BY THESE PLANS. EROSION CONTROLS SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ONCE CONSTRUCTION BEGINS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL MEASURES AND SHALL PROMPTLY REPAIR ANY AREA REQUIRING ATTENTION UNTIL SUBSTANTIAL COMPLETION.

4. WARRANTY/DISCLAIMER: THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO CERTIFY THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER OBSERVES AND CONTROLS THE PHYSICAL CONSTRUCTION AND THE CONTINUAL BASIS AT THE SITE.

5. ALL CONSTRUCTION SHALL FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813. WHERE DISCREPANCIES EXIST BETWEEN THESE PLANS AND THE DESIGN AND CONSTRUCTION MANUAL, THE DESIGN AND CONSTRUCTION MANUAL SHALL PREVAIL.

6. THE CONTRACTOR SHALL PROVIDE AT LEAST ONE (1) CHEMICALLY TREATED PORTABLE TOILET UNIT, "SATELLITE CORPORATION", OR EQUAL FOR EVERY 20 WORKMEN ON THE JOB SITE. IN NO CASE SHALL LESS THAN ONE (1) BE PROVIDED. THE UNITS(S) SHALL REMAIN ON THE SITE DURING ALL ACTIVE PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL ENFORCE THE USE OF THE PUBLIC VIEW TO THE GREATEST EXTENT PRACTICABLE.

7. ALL AREA TO BE FILLED AND SUBGRADES UNDER PAVEMENTS SHALL BE PROOF-ROLLED WITH A LOADED, RUBBER TIRED TRUCK PRIOR TO FILL PLACEMENT OR ROADWAY PAVING OPERATIONS BEGIN. SOFT OR UNSTABLE AREA SHALL BE REMOVED AND REPLACED WITH STRUCTURAL FILL.

8. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A COPY OF AND BECOME FAMILIAR WITH THE GEOTECHNICAL REPORT BY ANDERSON ENGINEERING INC., UNLESS SPECIFICALLY NOTED ON THE PLANS. THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT ARE HEREBY INCORPORATED INTO THE PROJECT REQUIREMENTS AND SPECIFICATIONS.

9. THE CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION LAYOUT AND STAKING FOR THIS PROJECT.

10. ALL PIPE LENGTHS ARE SHOWN FROM STRUCTURE CENTER TO STRUCTURE CENTER.

11. ALL STRUCTURE STATION AND OFFSET CALLOUTS ARE TO THE CENTER OF STRUCTURE.

12. ALL CURB STATIONS, OFFSETS AND ELEVATIONS ARE TO THE TOP BACK OF CURB UNLESS OTHERWISE NOTED.

13. ALL CONNECTIONS TO EXISTING DRAINAGE STRUCTURES SHALL BE SUBSIDIARY TO NEW DRAINAGE CONSTRUCTION.

14. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ACCESS TO ALL PROPERTIES IS AVAILABLE DURING CONSTRUCTION OF THE PROJECT.

15. ALL SAW CUTS SHOWN ON THE PLANS SHALL NOT BE PAID FOR DIRECTLY, BUT SHALL BE CONSIDERED SUBSIDIARY TO OTHER ITEMS OF THE CONTRACT. THE DEPTH OF THE CUT SHALL BE FULL DEPTH.

16. EXISTING CONCRETE PAVEMENT AND EXISTING BITUMINOUS PAVEMENT THAT IS REMOVED WILL BECOME THE PROPERTY OF THE CONTRACTOR & DISPOSED OF AT HIS EXPENSE.

17. EXISTING DRAINAGE STRUCTURES THAT ARE REMOVED, INCLUDING END SECTIONS, SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE NOTED ON THE PLANS.

18. CONTRACTOR SHALL FIELD VERIFY EXISTING PIPE ELEVATIONS.

19. CHANNELS SHALL BE CUT AT BOX CULVERTS (UNLESS OTHERWISE NOTED) TO FLOW LINE ELEVATIONS AND TO A WIDTH OF ONE FOOT OUTSIDE OF EACH OUTSIDE WALL AND WITH SLOPES OF 2 TO 1 PRIOR TO CONSTRUCTION OF THE CULVERT.

20. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE UTILITY OWNERS TO LOCATE AND FLAG ALL RELOCATED UNDERGROUND UTILITIES PRIOR TO EXCAVATION TO AVOID DAMAGING THE UTILITIES. THE LOCATIONS SHOWN ON THE PLANS ARE THE ORIGINAL SURVEYED LOCATION, PRIOR TO RELOCATION IN SOME CASES. THE INFORMATION SHOWN IN THESE PLANS CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL-INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES PROVIDED FOR FIELD LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL COORDINATE WITH THE PROPER UTILITY OWNERS DURING CONSTRUCTION OF THE PROPOSED STORM SEWER SYSTEM TO AVOID DAMAGES TO EXISTING FACILITIES. DAMAGE TO ANY FACILITIES WILL BE PAID FOR AT THE CONTRACTOR'S EXPENSE.

21. ALL TREES, SHRUBS, BUSHES, AND BRUSH WITHIN THE GRADING LIMITS SHALL BE REMOVED BY THE CONTRACTOR UNLESS SPECIFICALLY INDICATED TO BE SAVED ON THE PLANS.

22. ALL SIGNS REMOVED BY THE CONTRACTOR SHALL BECOME PROPERTY OF THE CITY, UNLESS NOT DESIRED BY CITY. IF NOT DESIRED BY CITY, CONTRACTOR SHALL REMOVE AND DISPOSE OF SIGNS AT HIS EXPENSE.

23. DRAINAGE STRUCTURES WHICH ARE TO REMAIN, WHETHER EXTENDED OR NOT, SHALL BE CLEANED OUT BY THE CONTRACTOR, AS DIRECTED BY THE CITY.

24. CONTRACTOR SHALL ACCOMPANY A DESIGNATED CITY REPRESENTATIVE DURING A PHOTOGRAPHY & VIDEO TOUR BEFORE ANY CONSTRUCTION BEGINS TO RECORD EXISTING CONDITIONS.

25. THE CONTRACTOR SHALL THOROUGHLY REVIEW AND BECOME FAMILIAR WITH THE PROJECT PLANS, SPECIFICATIONS AND ANY SPECIAL CONDITIONS OF THE CONTRACT DOCUMENTS PRIOR TO BEGINNING CONSTRUCTION OF THIS PROJECT.

26. DRIVEWAYS, SIDEWALKS, PARKING LOTS, YARD LIGHTS, FENCES, SPRINKLER SYSTEMS, UTILITY SERVICE LINE CONNECTIONS, LANDSCAPING, SEPTIC SYSTEMS, AND OTHER AREAS OUTSIDE THE CONSTRUCTION EASEMENTS THAT ARE DAMAGED BY THE CONTRACTOR SHALL BE RESTORED AT HIS EXPENSE TO A CONDITION EQUAL TO OR BETTER THAN EXISTING BEFORE DAMAGE OCCURRED.

27. ALL WORK SHALL BE CONFINED WITHIN THE EASEMENTS AND/OR GRADING LIMITS AS DIRECTED BY THE ENGINEER. ALL TEMPORARY CONSTRUCTION EASEMENTS SHALL BE STAKED BY THE CONTRACTOR PRIOR TO BEGINNING OF CONSTRUCTION. ALL GRADING LIMITS SHOWN ARE APPROXIMATE AND MAY BE EXTENDED OR REDUCED AT THE DIRECTION OF THE ENGINEER.

28. THE CONTRACTOR SHALL PROVIDE ADEQUATE SEDIMENT AND EROSION CONTROL TO PREVENT SEDIMENT AND/OR DEBRIS FROM ENTERING STREETS OPEN TO TRAFFIC THE COMPLETED STORM SEWER SYSTEM, OR YARDS OF ADJACENT RESIDENCES AND BUSINESSES.

29. ALL TEMPORARY TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH THE LATEST M.U.T.C.D. THE TRAFFIC CONTROL PLANS SHOWN ARE MINIMUM REQUIREMENTS ONLY AND DO NOT ATTEMPT TO ADDRESS IN DEPTH THE VARIETY OF SITUATIONS THAT MAY OCCUR ONCE CONSTRUCTION BEGINS. THE REQUIREMENTS SHOWN IN NO WAY RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY FOR SELECTING & IMPLEMENTING THE PROPER DEVICES AND PROCEDURES THAT WILL ASSURE THE SAFETY OF MOTORISTS, PEDESTRIANS, & WORKERS AT ALL TIMES.

30. LABOR, TOOLS, MATERIALS, AND EQUIPMENT REQUIRED FOR TEMPORARY CONNECTIONS TO MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION SHALL BE SUBSIDIARY TO OTHER PAY ITEMS.

31. REMOVAL OF EXISTING STRUCTURES SHALL INCLUDE, BUT NOT BE LIMITED TO, THE ITEMS NOTED IN THE PLANS AND IN THE SUMMARY OF QUANTITIES. WORK SHALL BE PAID FOR UNDER BID ITEM "REMOVAL OF EXISTING STRUCTURES". CONTRACTOR WILL DISPOSE OF EXISTING STRUCTURES AT HIS EXPENSE.

32. THE CONTRACTOR WILL BE RESPONSIBLE FOR SUPPORTING AND PROTECTING ALL EXPOSED UTILITIES IN OPEN TRENCHES. WORK SHALL BE SUBSIDIARY TO OTHER PAY ITEMS.

33. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF THE EXISTING STORM SEWER PIPES AND ADJUST THE PROPOSED FLOWLINE ELEVATIONS, PIPE LENGTHS, AND STRUCTURES AS EACH SECTION OF THE EXISTING DRAINAGE STRUCTURE IS REMOVED AND UNCOVERED.

34. EXCESS MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR DISPOSAL.

35. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY AT ALL TIMES.

36. CONTRACTOR RESPONSIBLE FOR CONSTRUCTION OF ALL ADA-ACCESSIBLE RAMPS, AS WELL AS ANY SIDEWALK ADJACENT TO TRACTS OR UNPLATTED LAND, AT THE TIME OF INFRASTRUCTURE IMPROVEMENTS.

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

04/16/2021

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REVISIONS

NO.	DESCRIPTION	BY	DATE
1	REVISED PER CITY COMMENT	GC	2/11/21

DRAWING INFO.

DRAWN BY:	GC
CHECK BY:	ZM
LICENSE NO.	PE-2012009232
DATE:	1/7/2021
ISSUED FOR:	FOR REVIEW
JOB NUMBER:	20KC10058
MO COA NO.	000062

SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

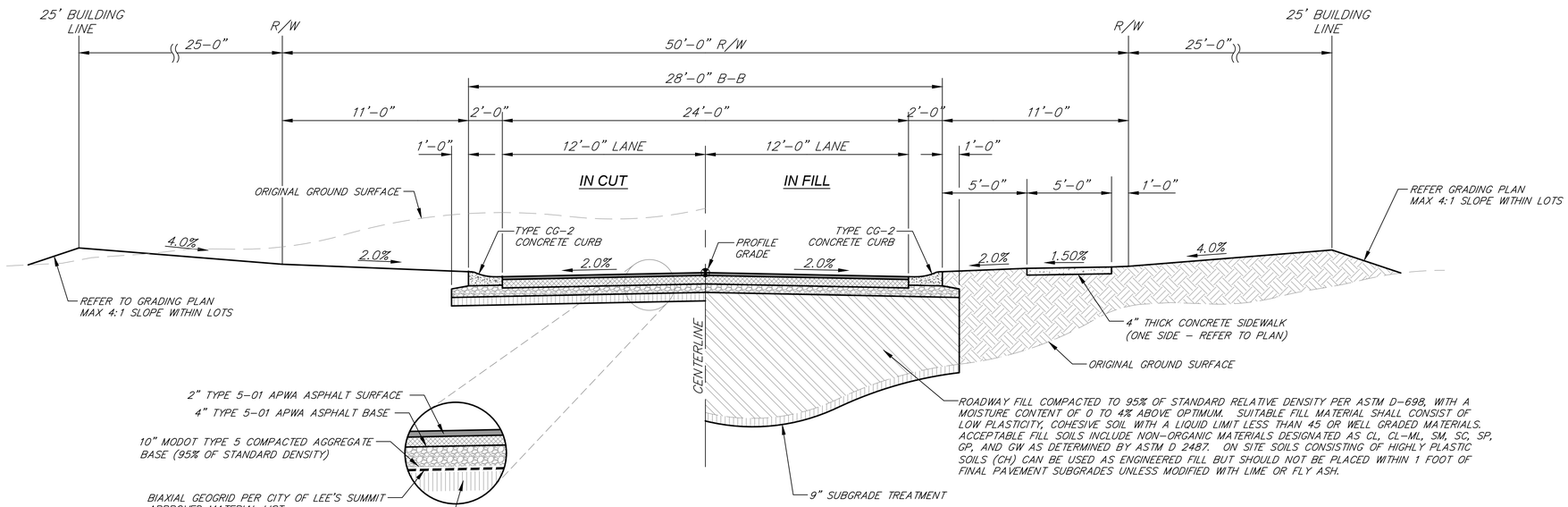
GENERAL NOTES

S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
ZACH A. MYERS
NUMBER PE-2012009232
2/11/21
PROFESSIONAL ENGINEER

SHEET NUMBER
C050
2 OF 42

Feb 11, 2021 - 6:01pm Plotted By: gcote G:\Shared drives\KC10 - Land Development\Projects\2020\20KC10058 Highland Meadows - 6th Plat\01 CIVIL\03-DWG\Sheet\STREET AND STORM\20KC10058 - SHT - GENERAL NOTES.dwg Layout: GENERAL NOTES



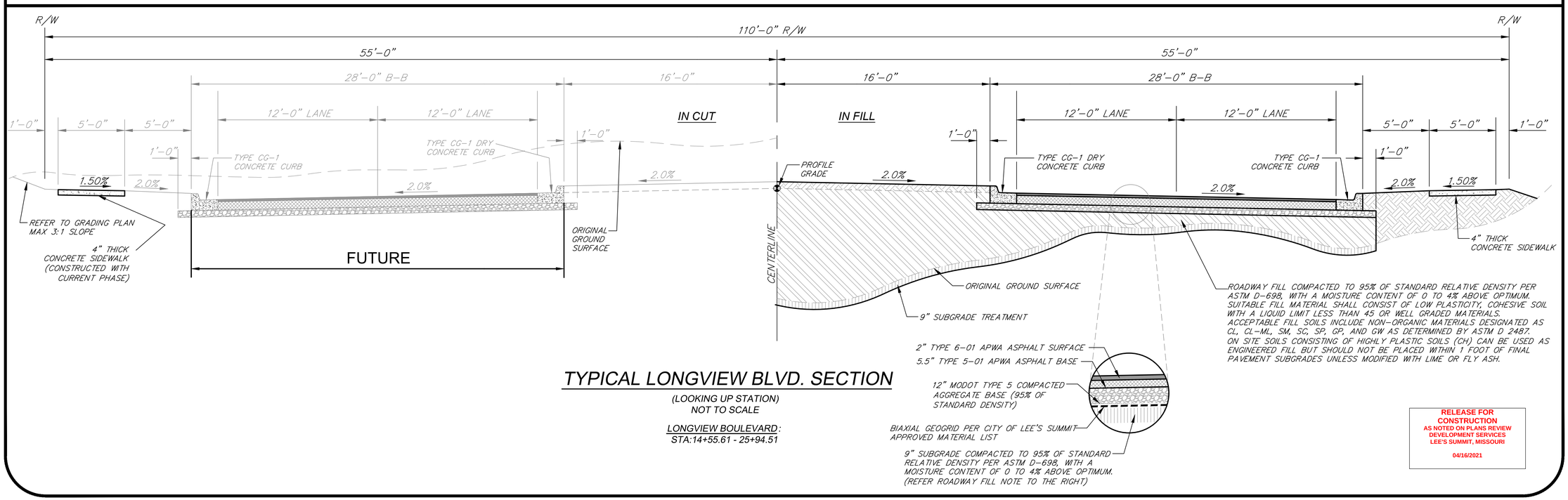
TYPICAL 28' ROADWAY SECTION

(LOOKING UP STATION)
NOT TO SCALE

SW 11TH STREET:
STA:3+29.02 - 5+80.88

SW 11TH TERRACE:
STA:1+49.29 - 7+07.76
STA:7+84.89 - 8+55.09

SW FIORD DRIVE:
STA:1+38.31 - 3+34.92
STA:4+70.68 - 7+65.80
STA:8+45.26 - 11+52.87



TYPICAL LONGVIEW BLVD. SECTION

(LOOKING UP STATION)
NOT TO SCALE

LONGVIEW BOULEVARD:
STA:14+55.61 - 25+94.51

RELEASE FOR CONSTRUCTION
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DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
04/16/2021

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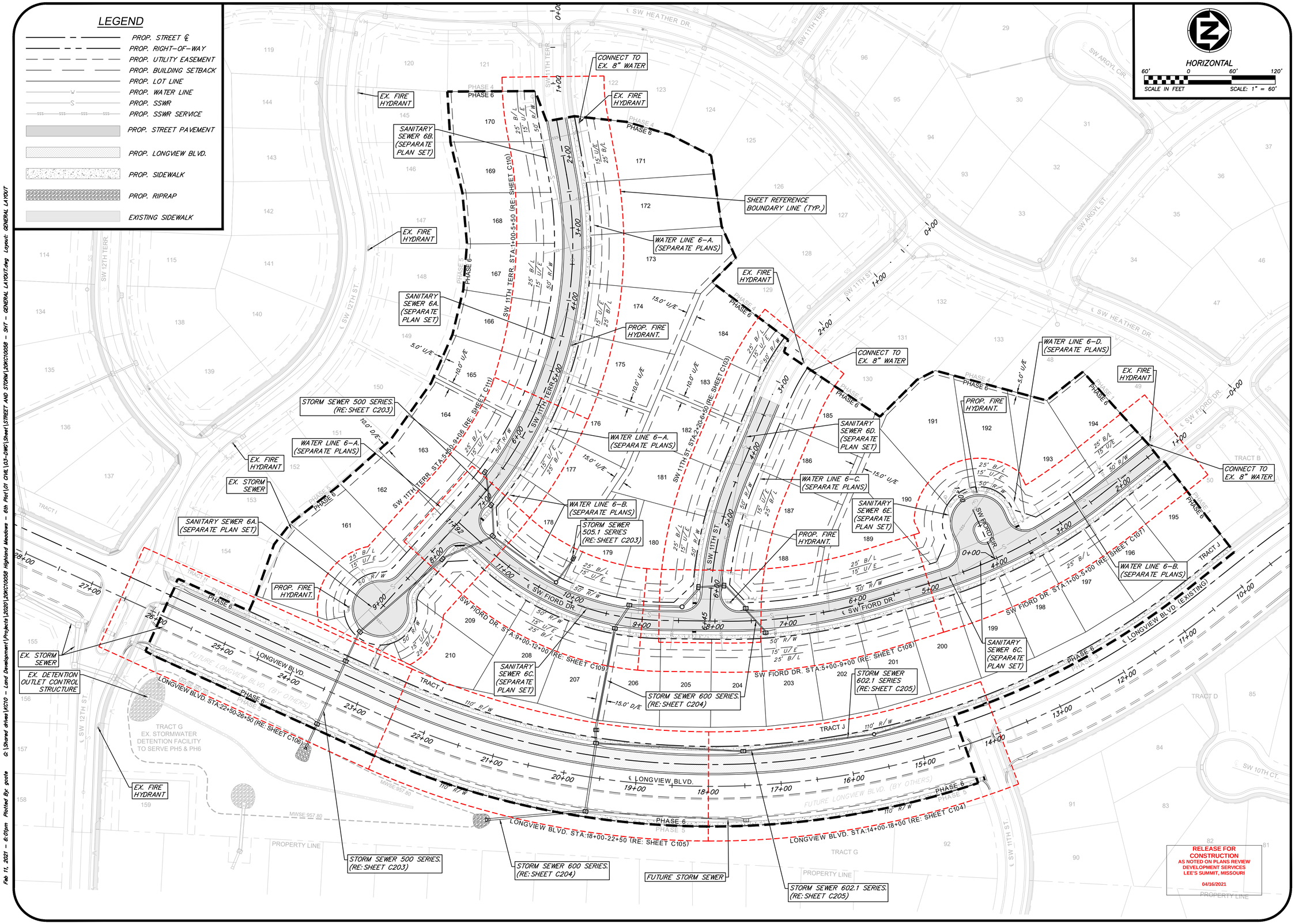
SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

TYPICAL SECTIONS

S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
ZACH A. MYERS
NUMBER PE-2012009232
2/11/21
PROFESSIONAL ENGINEER

SHEET NUMBER
C101
3 OF 42



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SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

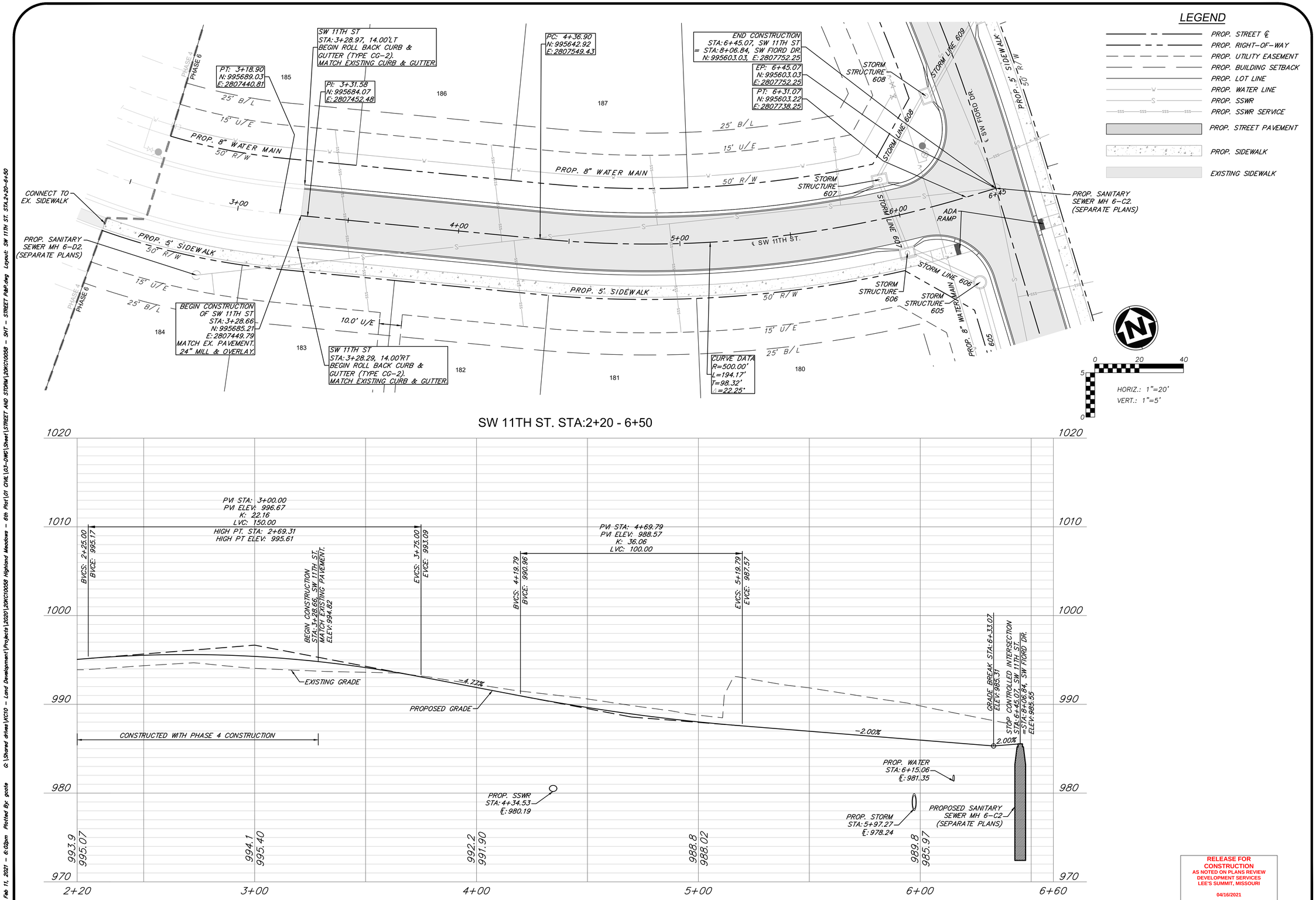
GENERAL LAYOUT

S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
ZACH A. MYERS
NUMBER PE-2012009232
2/11/21
PROFESSIONAL ENGINEER

SHEET NUMBER
C102
4 OF 42

Feb 11, 2021 – 6:07pm Plotted By: gcote G:\Shared drives\KC10 – Land Development\Projects\2020\20KC10058 Highland Meadows – 6th Plat\01 CIVIL\03-DWG\Sheet\STREET AND STORM\20KC10058 – SHT – GENERAL LAYOUT.dwg Layout: GENERAL LAYOUT



RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
04/16/2021

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SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

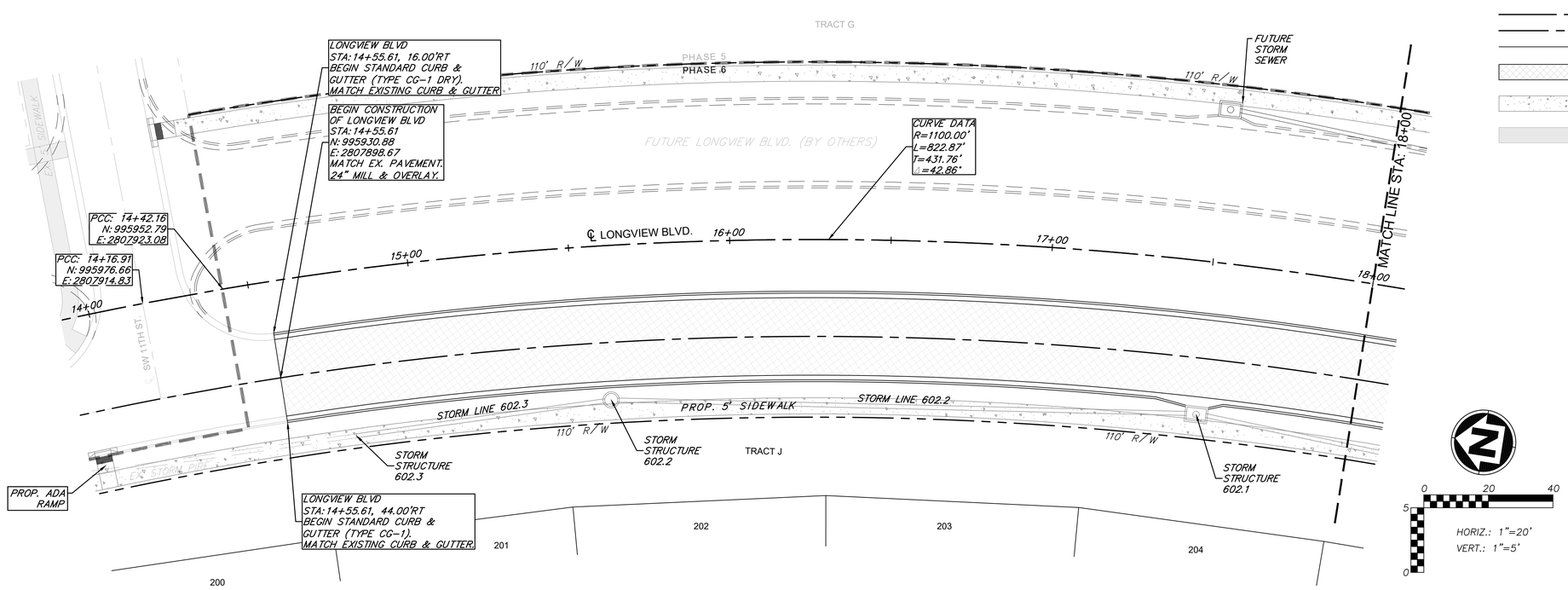
SW 11TH ST. STA.2+20-6+50
PLAN & PROFILE

S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

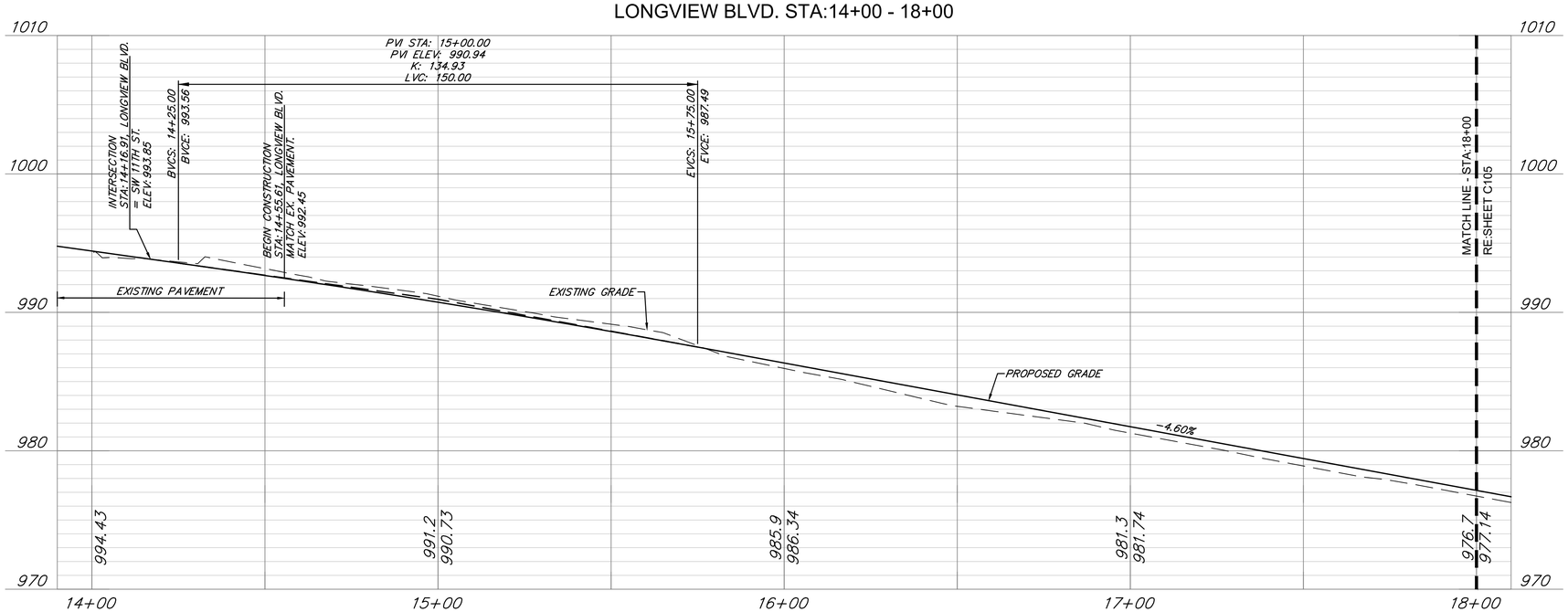
STATE OF MISSOURI
ZACH A. MYERS
NUMBER PE-2012009232
2/11/21
PROFESSIONAL ENGINEER

SHEET NUMBER
C103
5 OF 42

Feb 11, 2021 - 6:02pm Plotted By: gcate G:\Shared drives\KC10 - Land Development\Projects\2020\20KC10058 Highland Meadows - 6th Plat\01 CIVIL\03-DWG\Sheet\STREET AND STORM\20KC10058 - SHT - STREET P&P.dwg Layout: SW 11TH ST. STA.2+20-6+50



LONGVIEW BLVD. STA:14+00 - 18+00



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LEE'S SUMMIT, MISSOURI

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SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

LONGVIEW BLVD.
STA.14+00-18+00 PLAN & PROFILE

S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
ZACH A. MYERS
NUMBER PE-2012009232
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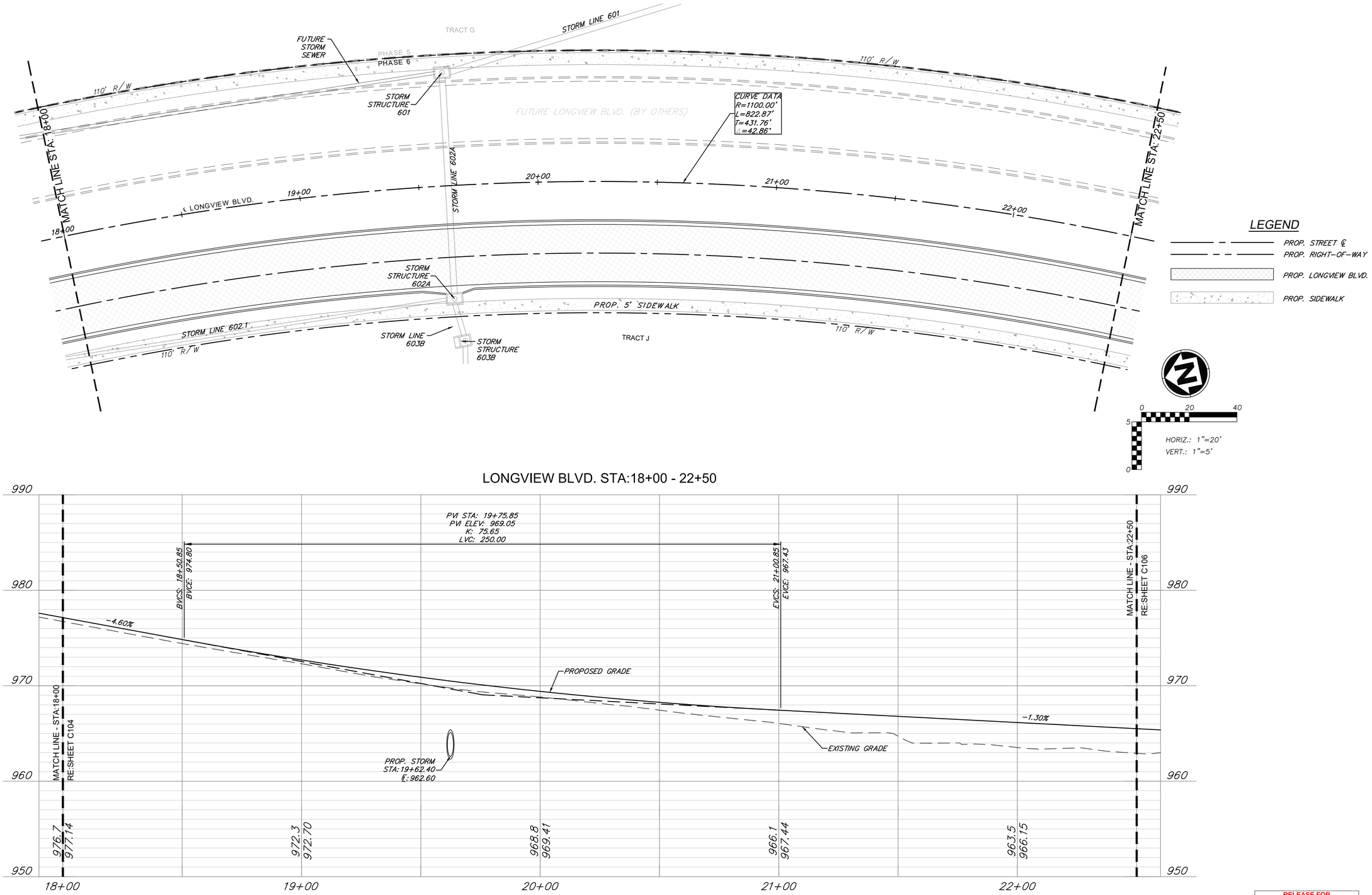
C104
6 OF 42

Feb 11, 2021 – 6:02pm Plotted By: gcote G:\Shared drives\KC10 – Land Development\Projects\2020\20KC10058 Highland Meadows – 6th Plat\01 CIVIL\03-DWG\Sheet\STREET AND STORM\20KC10058 – SHT – STREET P&P.dwg Layout: LONGVIEW BLVD. STA. 14+00 – 18+00



RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
04/16/2021

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ISSUED FOR:	FOR REVIEW
JOB NUMBER:	20KC10058
MO COA NO.	000062

REVISIONS

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1	REVISED PER CITY COMMENT	GC	2/11/21

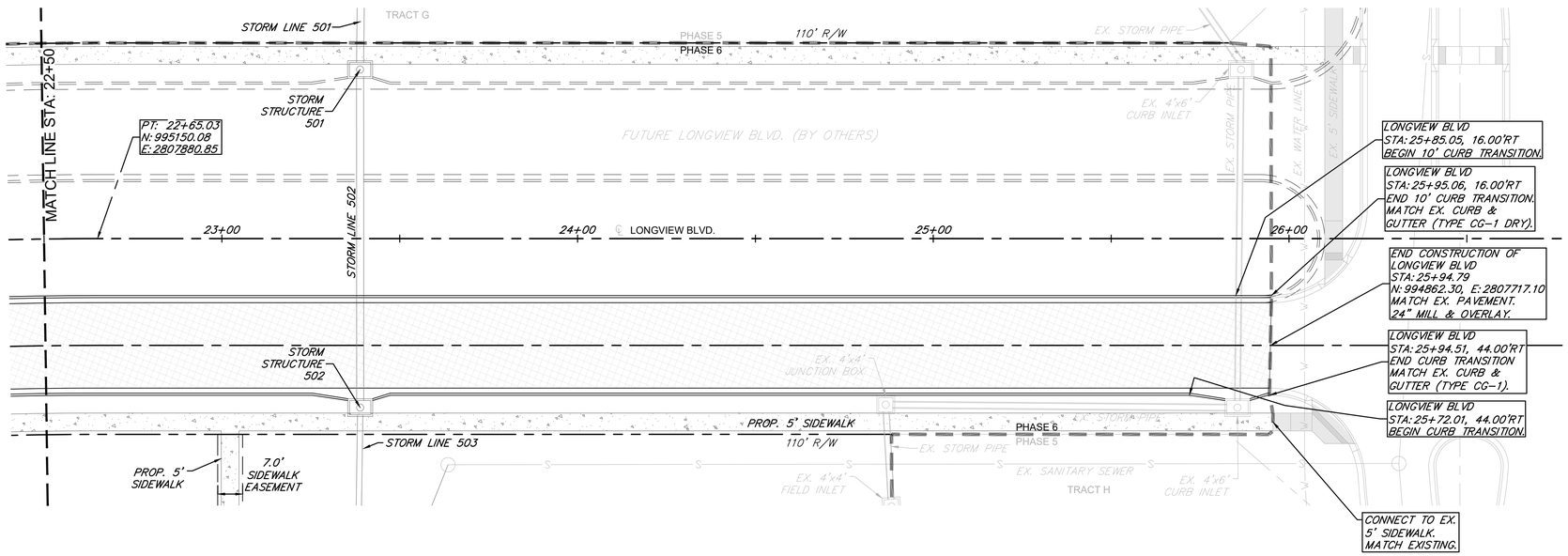
SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

LONGVIEW BLVD. STA.18+00-22+50 PLAN & PROFILE

S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
ZACH A. MYERS
NUMBER PE-2012009232
2/11/21
PROFESSIONAL ENGINEER

SHEET NUMBER
C105
7 OF 42

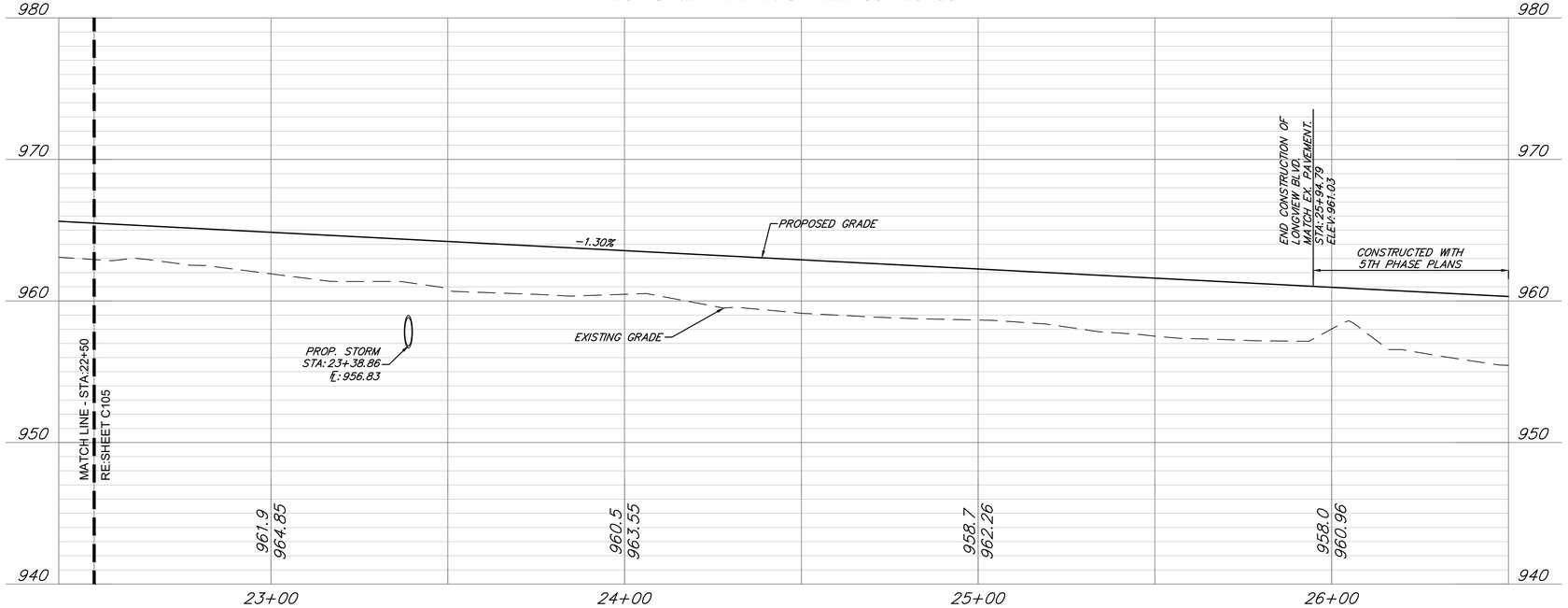


LEGEND

- PROP. STREET ℄
- PROP. RIGHT-OF-WAY
- PROP. LONGVIEW BLVD.
- PROP. SIDEWALK
- EXISTING SIDEWALK

0 20 40
5
0
HORIZ.: 1"=20'
VERT.: 1"=5'

LONGVIEW BLVD. STA:22+50 - 26+50



RELEASE FOR CONSTRUCTION
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DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI

04/16/2021

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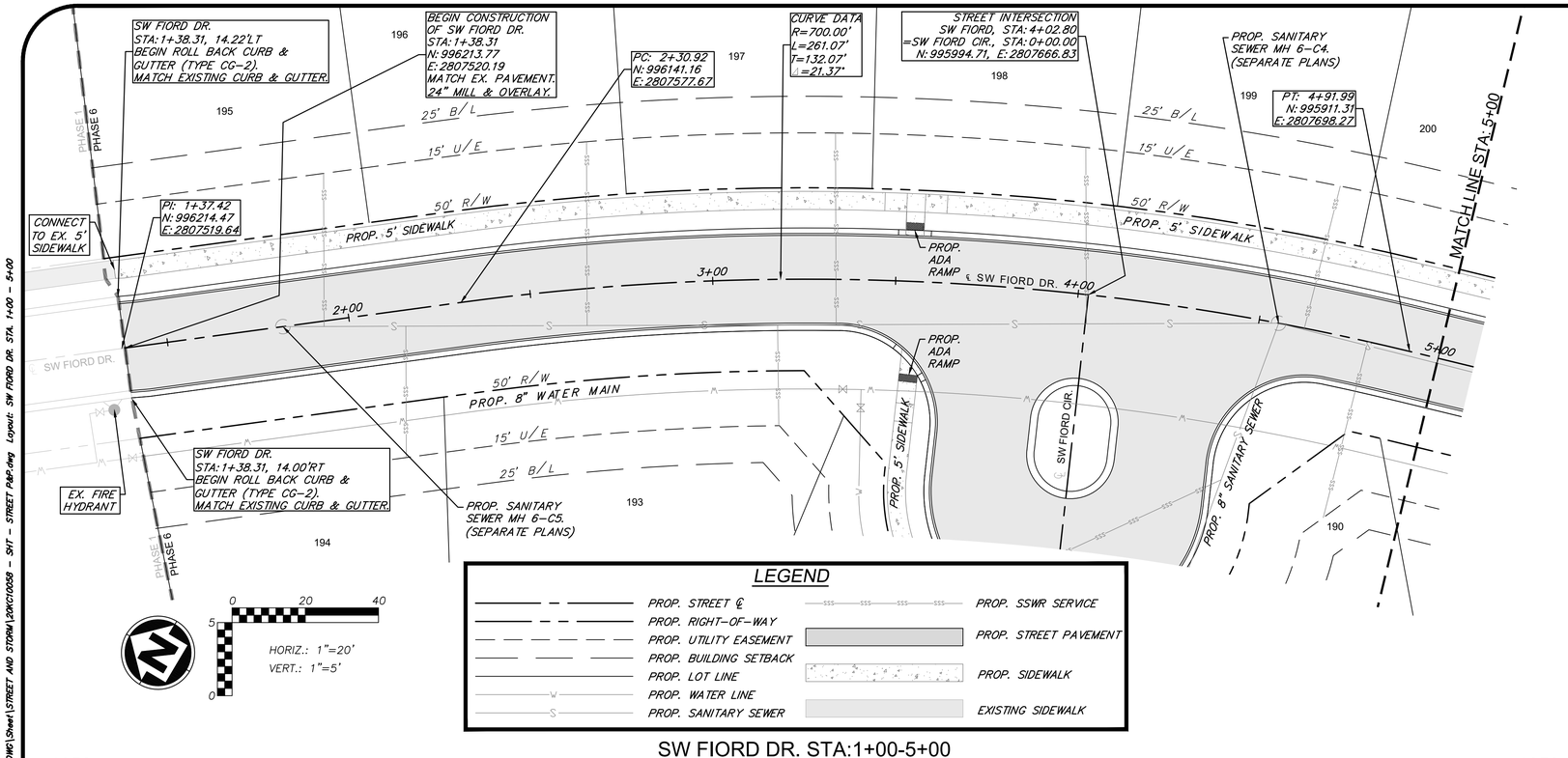
SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

LONGVIEW BLVD.
STA.22+50-26+50 PLAN & PROFILE

S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
ZACH A. MYERS
NUMBER PE-2012009232
2/11/21
PROFESSIONAL ENGINEER

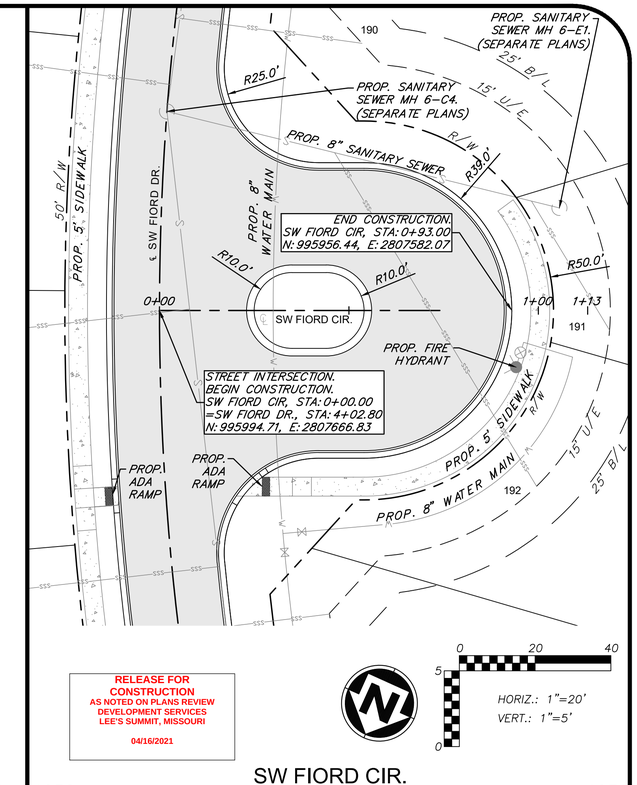
SHEET NUMBER
C106
8 OF 42



LEGEND

PROP. STREET ℄	PROP. SSWR SERVICE
PROP. RIGHT-OF-WAY	PROP. STREET PAVEMENT
PROP. UTILITY EASEMENT	PROP. SIDEWALK
PROP. BUILDING SETBACK	EXISTING SIDEWALK
PROP. LOT LINE	
PROP. WATER LINE	
PROP. SANITARY SEWER	

SW FIORD DR. STA:1+00-5+00



RELEASE FOR CONSTRUCTION
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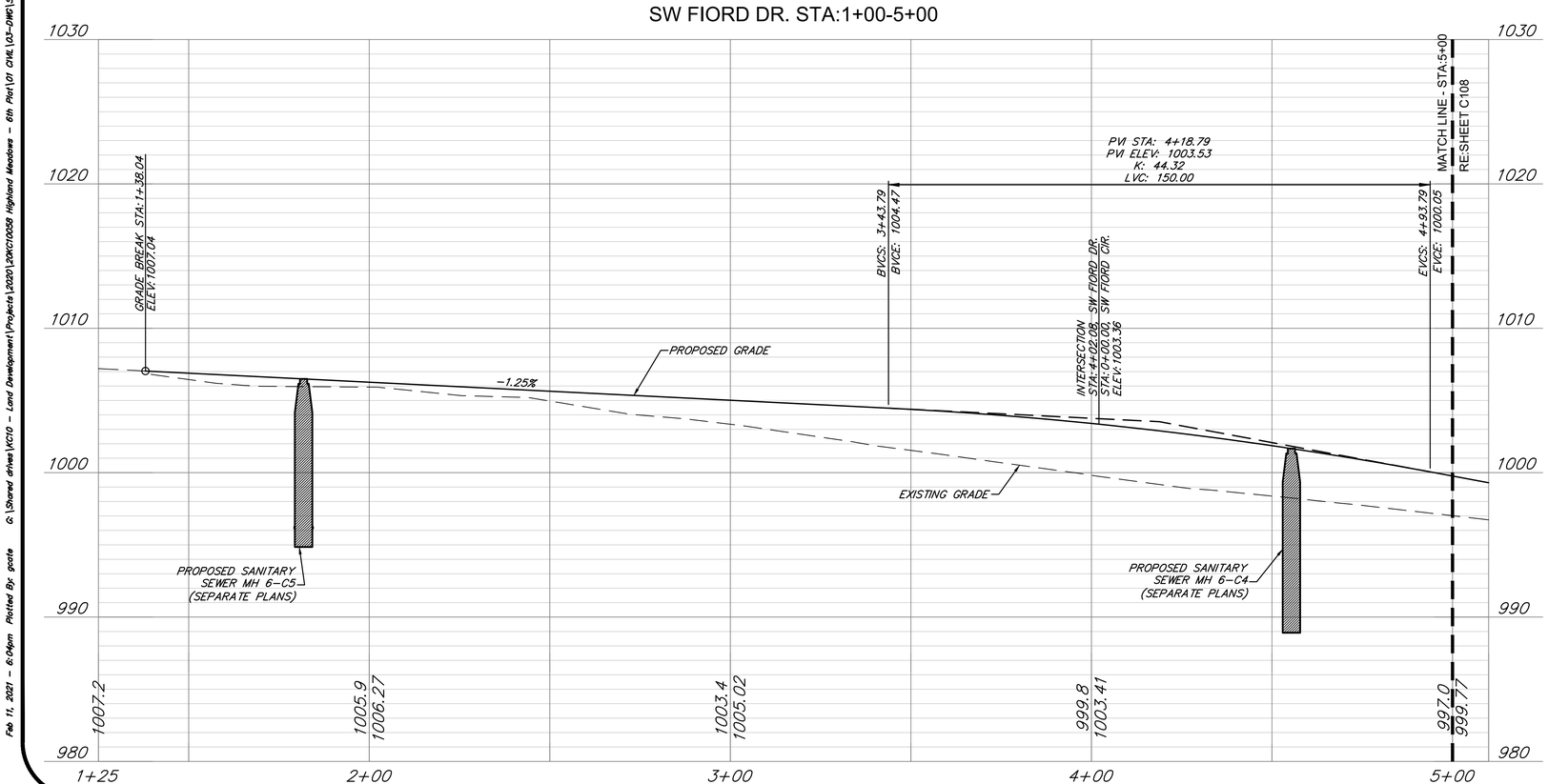
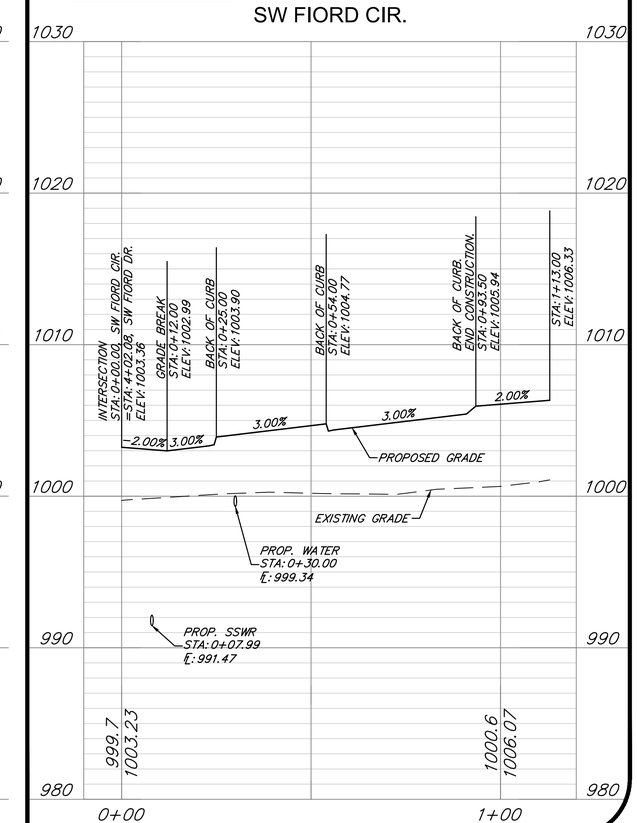
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
04/16/2021

SW FIORD CIR.





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SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

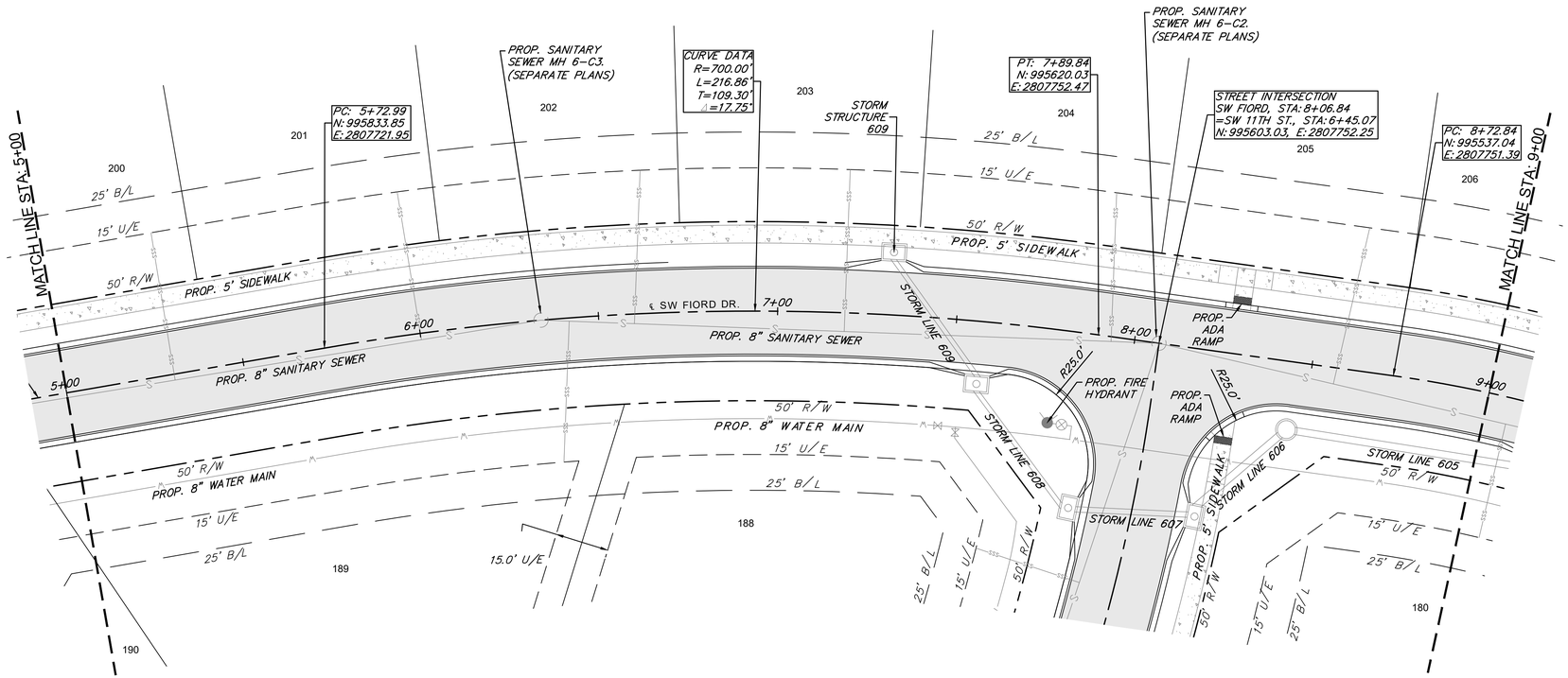
SW FIORD DR. STA.1+00-5+00 & SW FIORD CIR. PLAN & PROFILE

S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
ZACH A. MYERS
NUMBER PE-2012009232
2/11/21
PROFESSIONAL ENGINEER

SHEET NUMBER
C107
9 OF 42

Feb 11, 2021 – 6:04pm Plotted By: gcote G:\Shared drives\KC10 – Land Development\Projects\2020\20KC10058 Highland Meadows – 6th Plat\01 CIVIL\03-DWG\Sheet\STREET AND STORM\20KC10058 – SHT – STREET P&P.dwg Layout: SW FIORD DR. STA. 1+00 – 5+00

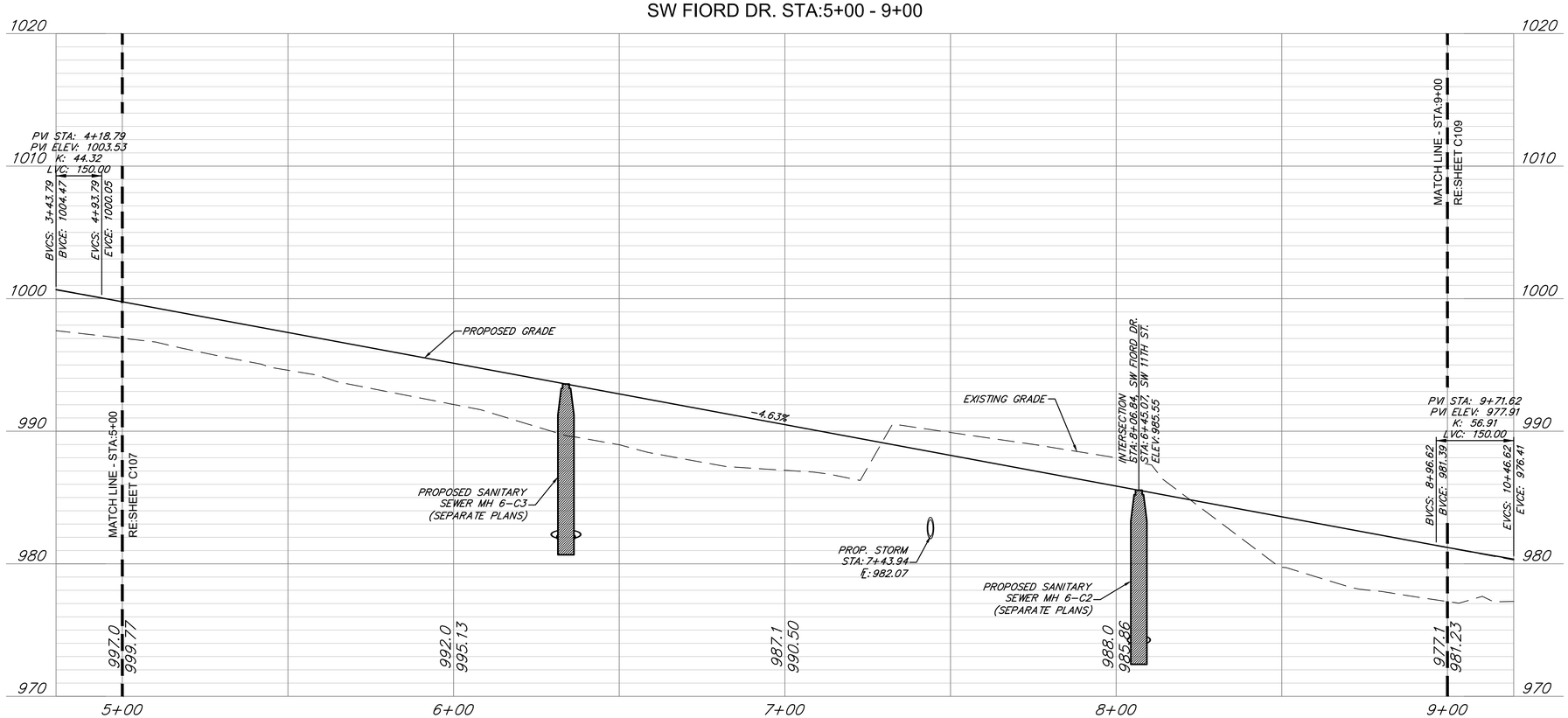


LEGEND

- PROP. STREET ℄
- PROP. RIGHT-OF-WAY
- PROP. UTILITY EASEMENT
- PROP. BUILDING SETBACK
- PROP. LOT LINE
- PROP. WATER LINE
- PROP. SSWR
- PROP. SSWR SERVICE
- PROP. STREET PAVEMENT
- PROP. SIDEWALK

HORIZ.: 1"=20'
VERT.: 1"=5'

SW FIORD DR. STA:5+00 - 9+00



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

04/16/2021

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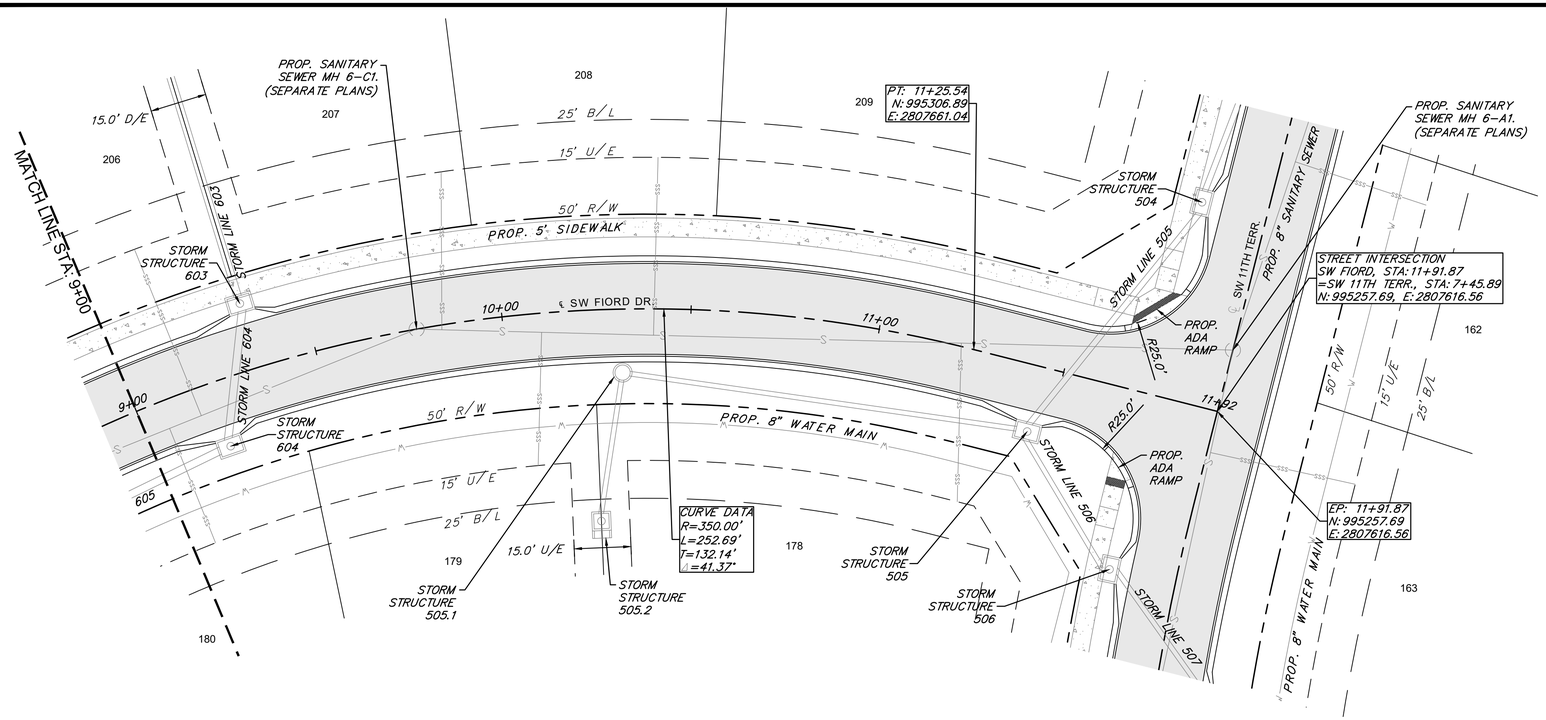
SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

SW FIORD DR. STA.5+00-9+00
PLAN & PROFILE

S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
ZACH A. MYERS
NUMBER PE-2012009232
2/11/21
PROFESSIONAL ENGINEER

SHEET NUMBER
C108
10 OF 42

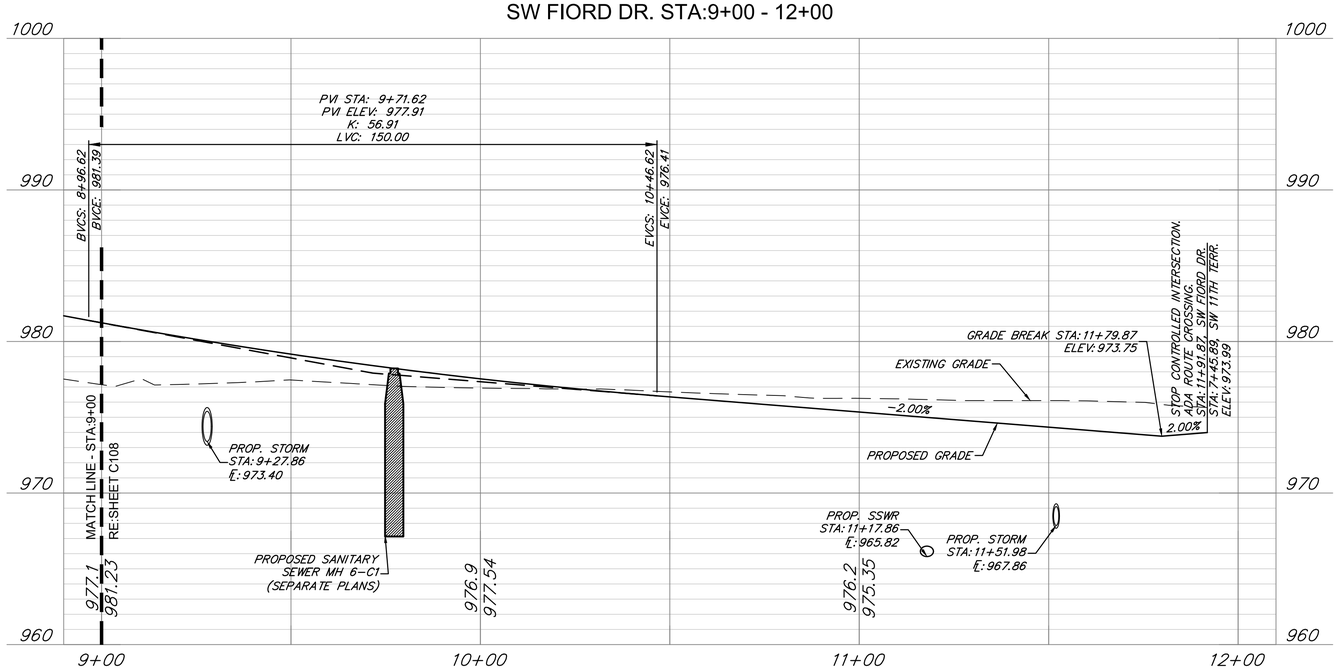


LEGEND

- PROP. STREET ℄
- PROP. RIGHT-OF-WAY
- PROP. UTILITY EASEMENT
- PROP. BUILDING SETBACK
- PROP. LOT LINE
- PROP. WATER LINE
- PROP. SSWR
- PROP. SSWR SERVICE
- PROP. STREET PAVEMENT
- PROP. SIDEWALK

HORIZ.: 1"=20'
VERT.: 1"=5'

SW FIORD DR. STA:9+00 - 12+00



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LEE'S SUMMIT, MISSOURI

04/16/2021

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SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

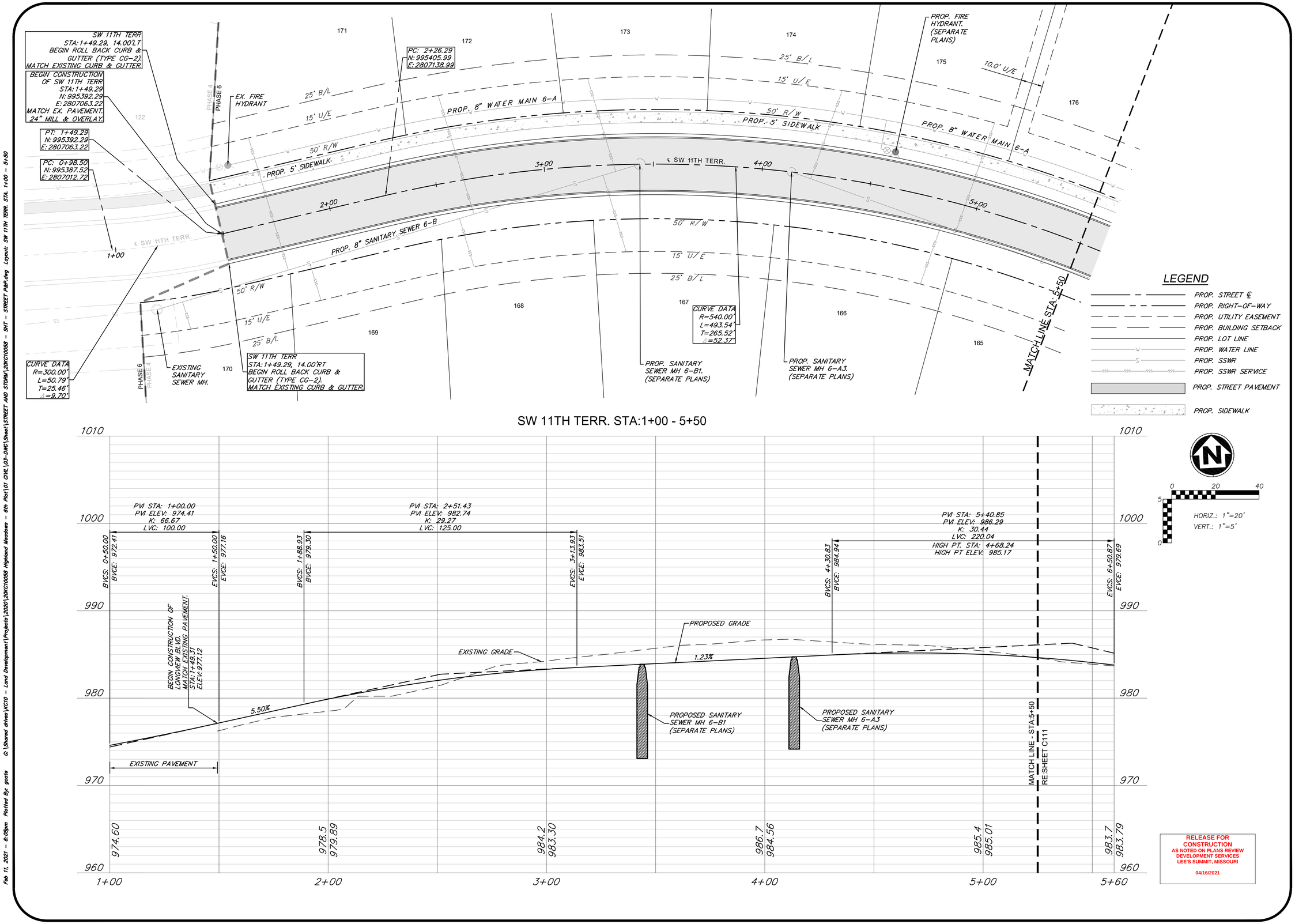
SW FIORD DR. STA.9+00-12+00
PLAN & PROFILE

S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
ZACH A. MYERS
NUMBER PE-2012009232
2/11/21
PROFESSIONAL ENGINEER

SHEET NUMBER
C109
11 OF 42

Feb 11, 2021 – 6:05pm Plotted By: gcote G:\Shared drives\KC10 – Land Development\Projects\2020\20KC10058 Highland Meadows – 6th Plat\01 CIVIL\03-DWG\Sheet\STREET AND STORM\20KC10058 – SHT – STREET P&P.dwg Layout: SW FIORD DR. STA. 9+00 – 12+00



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SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

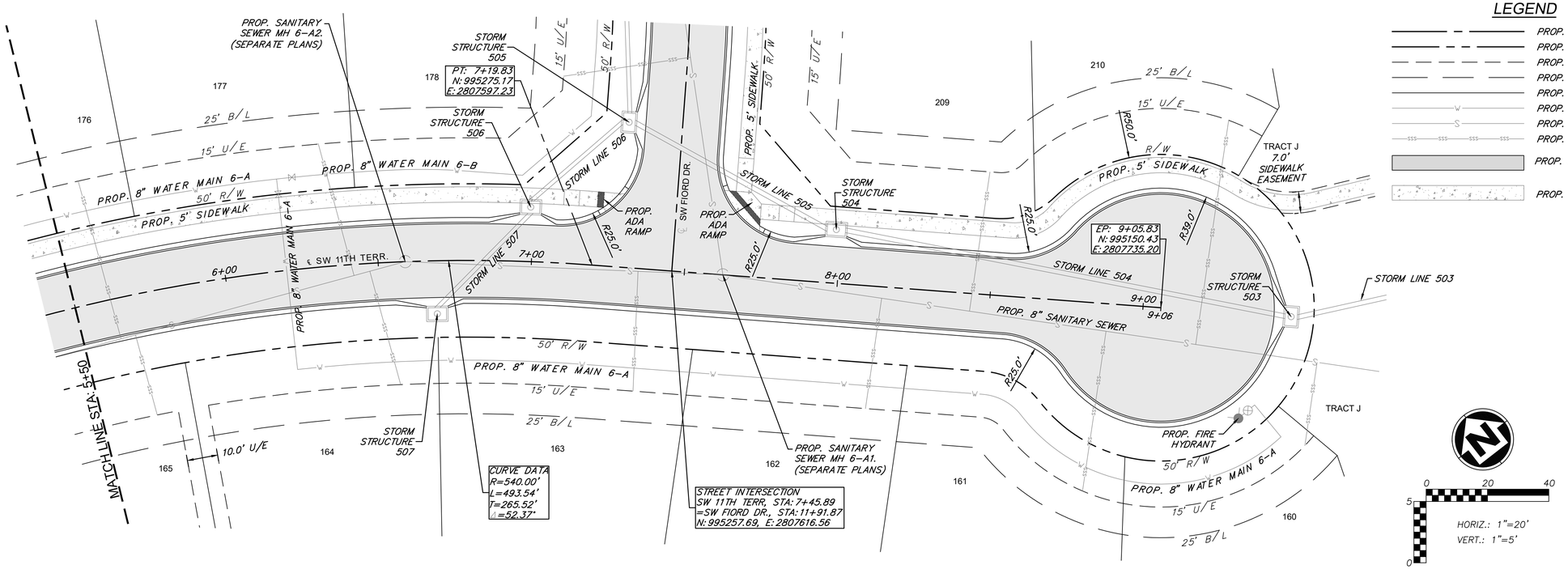
SW 11TH TERR. STA.1+00-5+50
PLAN & PROFILE

S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
ZACH A. MYERS
NUMBER PE-2012009232
2/11/21
PROFESSIONAL ENGINEER

SHEET NUMBER
C110
12 OF 42

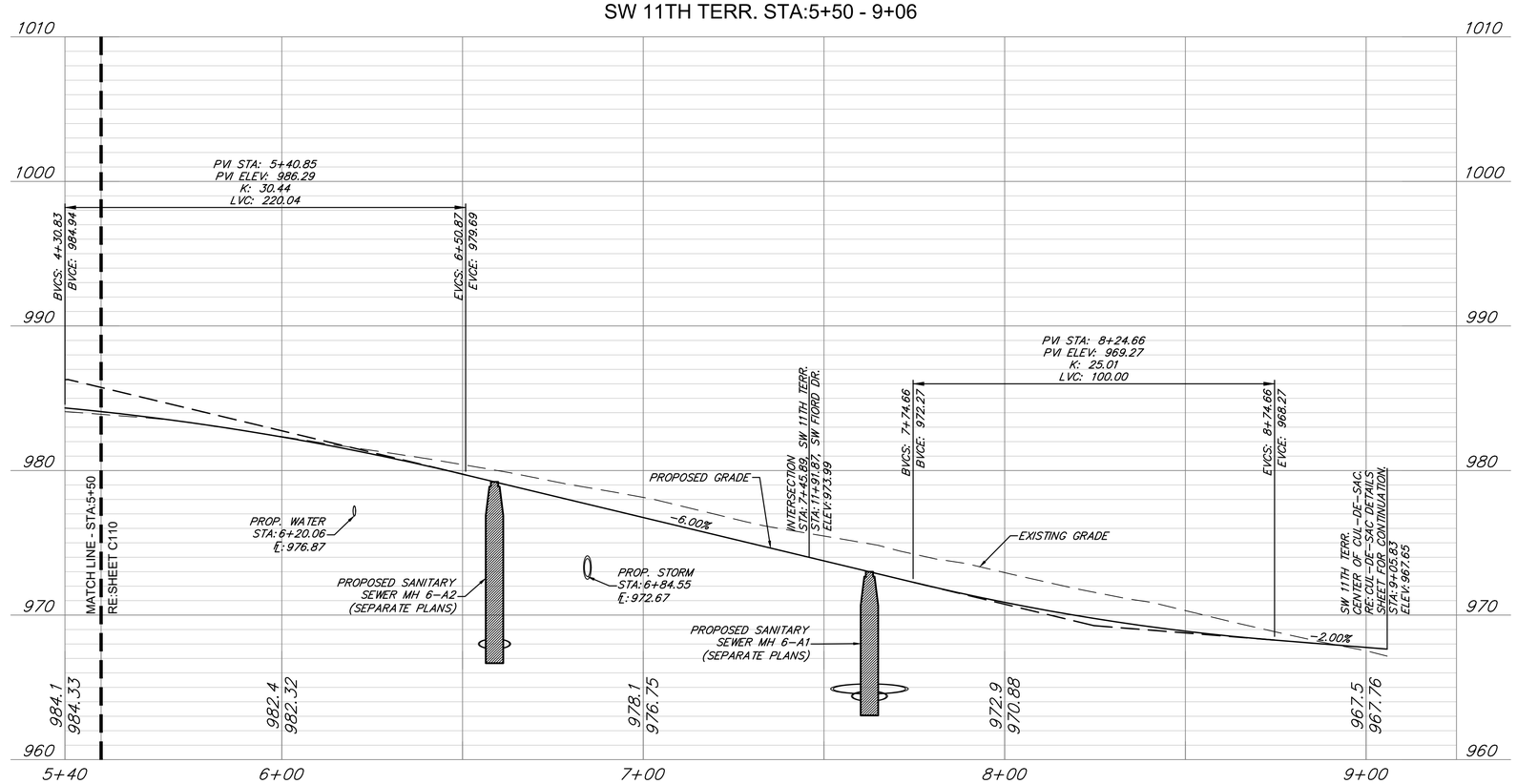
Feb 11, 2021 – 8:05pm Plotted By: gcote G:\Shared drives\KC10 – Land Development\Projects\2020\20KC10058 Highland Meadows – 6th Plat\01 CIVIL\03-DWG\Sheet\STREET AND STORM\20KC10058 – SHT – STREET P&P.dwg Layout: SW 11TH TERR. STA. 1+00 – 5+50



LEGEND

- PROP. STREET ℄
- PROP. RIGHT-OF-WAY
- PROP. UTILITY EASEMENT
- PROP. BUILDING SETBACK
- PROP. LOT LINE
- PROP. WATER LINE
- PROP. SSWR
- PROP. SSWR SERVICE
- PROP. STREET PAVEMENT
- PROP. SIDEWALK

SW 11TH TERR. STA:5+50 - 9+06



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

04/16/2021

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SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

SW 11TH TERR. STA.5+50-9+06 PLAN & PROFILE

S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
ZACH A. MYERS
NUMBER PE-2012009232
2/11/21
PROFESSIONAL ENGINEER

SHEET NUMBER
C111
13 OF 42

Feb 11, 2021 - 6:06pm Plotted By: gcote G:\Shared drives\KC10 - Land Development\Projects\2020\20KC10058 Highland Meadows - 6th Plat\07 CIVIL\03-DWG\Sheet\STREET AND STORM\20KC10058 - SHT - STREET P&P.dwg Layout: SW 11TH TERR. STA. 5+50 - 9+06

PERMANENT SIGNING GENERAL NOTES:

1. ALL SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. THE CONTRACTOR IS RESPONSIBLE FOR AVOIDING ANY AND ALL UTILITIES WHEN INSTALLING SIGN POSTS, WHETHER THE UTILITY IS INDICATED ON THE PLANS OR NOT.
3. ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE PUBLIC WORKS DEPARTMENT OF THE CITY OF LEE'S SUMMIT.
4. THE CONTRACTOR SHALL STAKE THE LOCATION OF ALL SIGN POSTS TO BE INSTALLED. THE CITY INSPECTOR SHALL INSPECT THE STAKING PRIOR TO INSTALLATION. MINOR RELOCATION TO AVOID CONFLICTS MAY BE ALLOWED WITH THE APPROVAL OF THE CITY TRAFFIC ENGINEER OR DESIGNEE.
5. SIGNS SHOWN TO BE INSTALLED ON THE SIDE OF METAL POLES SHALL BE MOUNTED WITH STAINLESS STEEL STRAPS OR WING BRACKETS AS DETAILED. NO SIGNS ARE TO BE INSTALLED ON WOOD POLES. SEE TRAFFIC SIGNAL STANDARD DRAWINGS FOR THE INSTALLATION OF SIGNS ON MAST ARMS.
6. ALL POST MOUNTED SIGNS SHALL BE INSTALLED WITH BREAKAWAY ANCHORS ACCORDING TO STANDARD DRAWINGS.
7. ALL EXISTING SIGNS WILL BE USED IN PLACE DURING CONSTRUCTION AND PROTECT3ED FROM DAMAGE UNLESS OTHERWISE INDICATED ON PLANS. IF THE CONTRACTOR DAMAGES ANY EXISTING SIGN OR POSTS DURING CONSTRUCTION, THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING AND STORING ANY SIGNS THAT ARE TO BE REINSTALLED ON THE PROJECT. ALL EQUIPMENT SHALL BE REINSTALLED IN GOOD CONDITION.
8. EXISTING PERMANENT SIGNS AND POSTS REMOVED BY THE CONTRACTOR FOR CONSTRUCTION PURPOSES WHICH ARE NOT TO BE REINSTALLED SHALL BE DELIVERED TO THE CITY'S PUBLIC WORKS MAINTENANCE FACILITY (1971 SE HAMBLEN ROAD). THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND STORING EQUIPMENT IN GOOD CONDITION AND IS FULLY RESPONSIBLE FOR THE EQUIPMENT UNTIL IT IS DELIVERED.
9. ALL STOP, YIELD, OR STREET NAME SIGNS SHALL BE MAINTAINED IN A CONSPICUOUS LOCATION FOR THE DRIVING PUBLIC. ALL STOP AND YIELD SIGNS REMOVED FOR CONSTRUCTION PURPOSES CAN BE TEMPORARILY ERECTED IN REFLECTORIZED DRUMS (NO LESS THAN 7 FEET ABOVE THE PAVEMENT SURFACE) UNTIL THEY CAN BE REINSTALLED. ANY TEMPORARY STOP OR YIELD SIGN INSTALLED TO BE LEFT IN PLACE OVERNIGHT WILL REQUIRE PRIOR APPROVAL FROM THE CITY INSPECTOR.

ALL SIGNAGE SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT STANDARD DETAILS AND SPECIFICATIONS PER SECTION 3000 OF THE DESIGN AND CONSTRUCTION MANUAL. REFER TO DETAILS SHEET C410 AND C411.

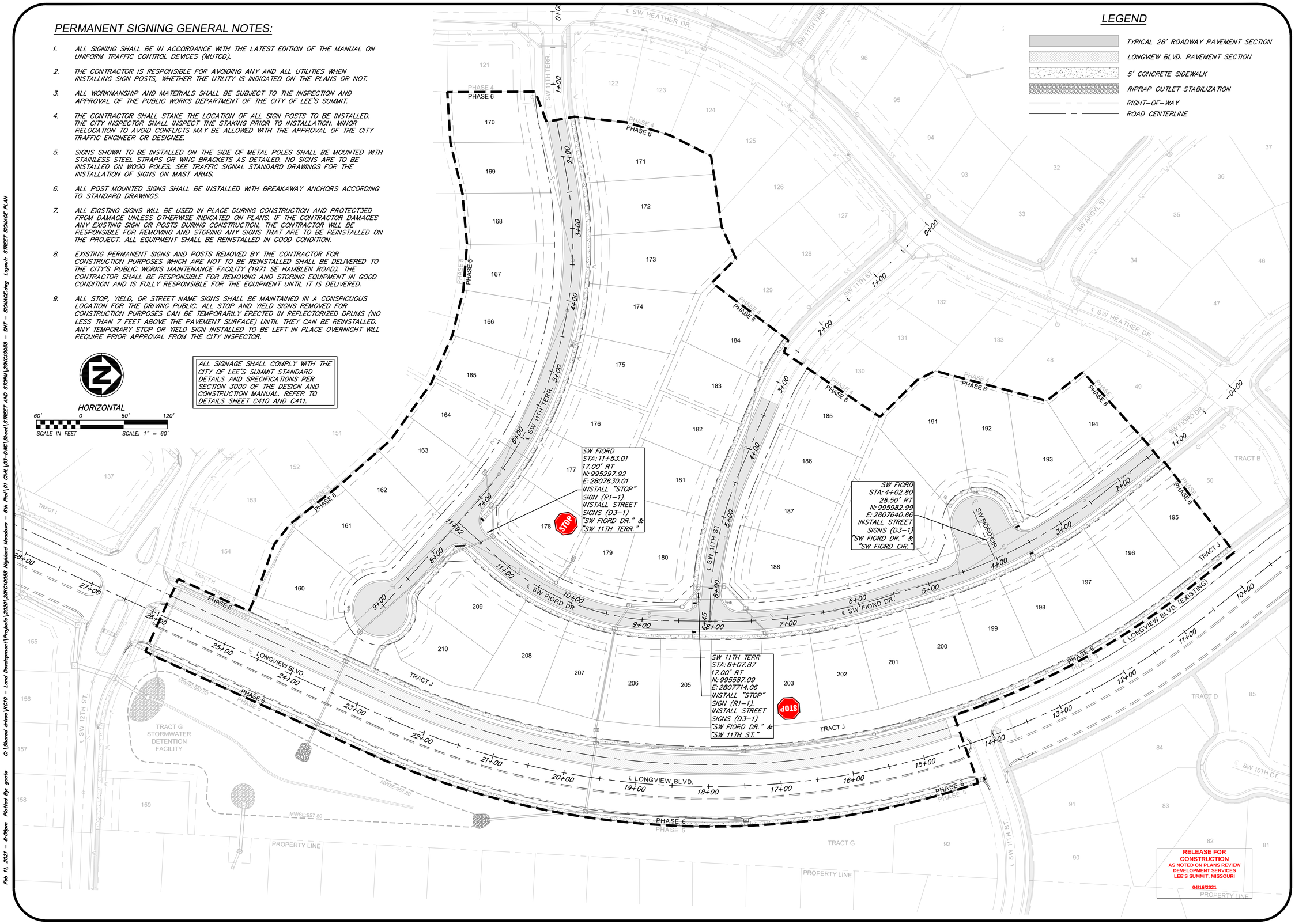
HORIZONTAL

60' 0 60' 120'

SCALE IN FEET SCALE: 1" = 60'

LEGEND

- TYPICAL 28' ROADWAY PAVEMENT SECTION
- LONGVIEW BLVD. PAVEMENT SECTION
- 5' CONCRETE SIDEWALK
- RIPRAP OUTLET STABILIZATION
- RIGHT-OF-WAY
- ROAD CENTERLINE



RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
04/16/2021

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SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

STREET SIGNAGE PLAN

S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
ZACH A. MYERS
NUMBER PE-2012009232
PROFESSIONAL ENGINEER
2/11/21

SHEET NUMBER
C112
14 OF 42

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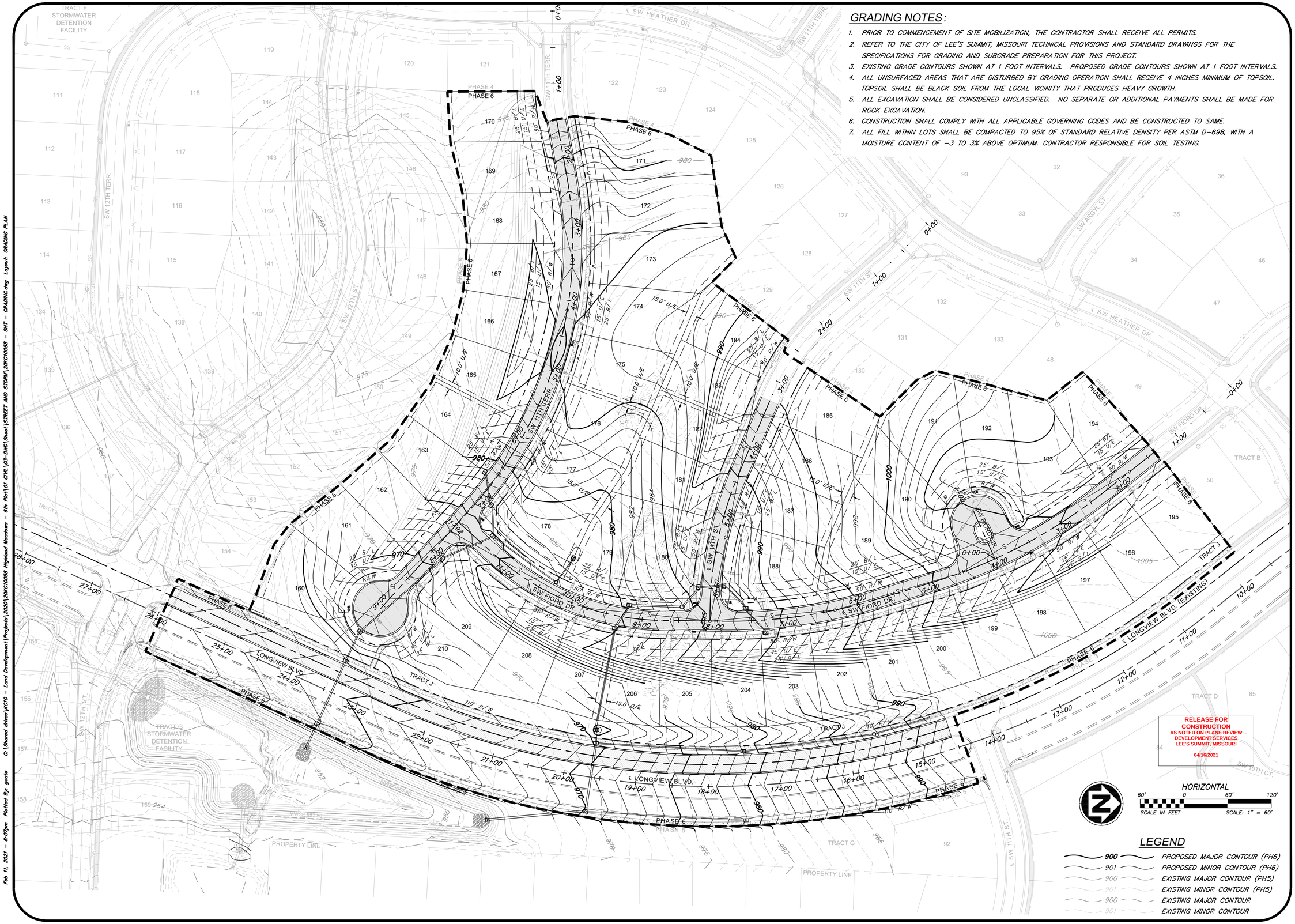

GRADING NOTES:

1. PRIOR TO COMMENCEMENT OF SITE MOBILIZATION, THE CONTRACTOR SHALL RECEIVE ALL PERMITS.
2. REFER TO THE CITY OF LEE'S SUMMIT, MISSOURI TECHNICAL PROVISIONS AND STANDARD DRAWINGS FOR THE SPECIFICATIONS FOR GRADING AND SUBGRADE PREPARATION FOR THIS PROJECT.
3. EXISTING GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS. PROPOSED GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS.
4. ALL UNSURFACED AREAS THAT ARE DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES MINIMUM OF TOPSOIL. TOPSOIL SHALL BE BLACK SOIL FROM THE LOCAL VICINITY THAT PRODUCES HEAVY GROWTH.
5. ALL EXCAVATION SHALL BE CONSIDERED UNCLASSIFIED. NO SEPARATE OR ADDITIONAL PAYMENTS SHALL BE MADE FOR ROCK EXCAVATION.
6. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
7. ALL FILL WITHIN LOTS SHALL BE COMPACTED TO 95% OF STANDARD RELATIVE DENSITY PER ASTM D-698, WITH A MOISTURE CONTENT OF -3 TO 3% ABOVE OPTIMUM. CONTRACTOR RESPONSIBLE FOR SOIL TESTING.

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SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

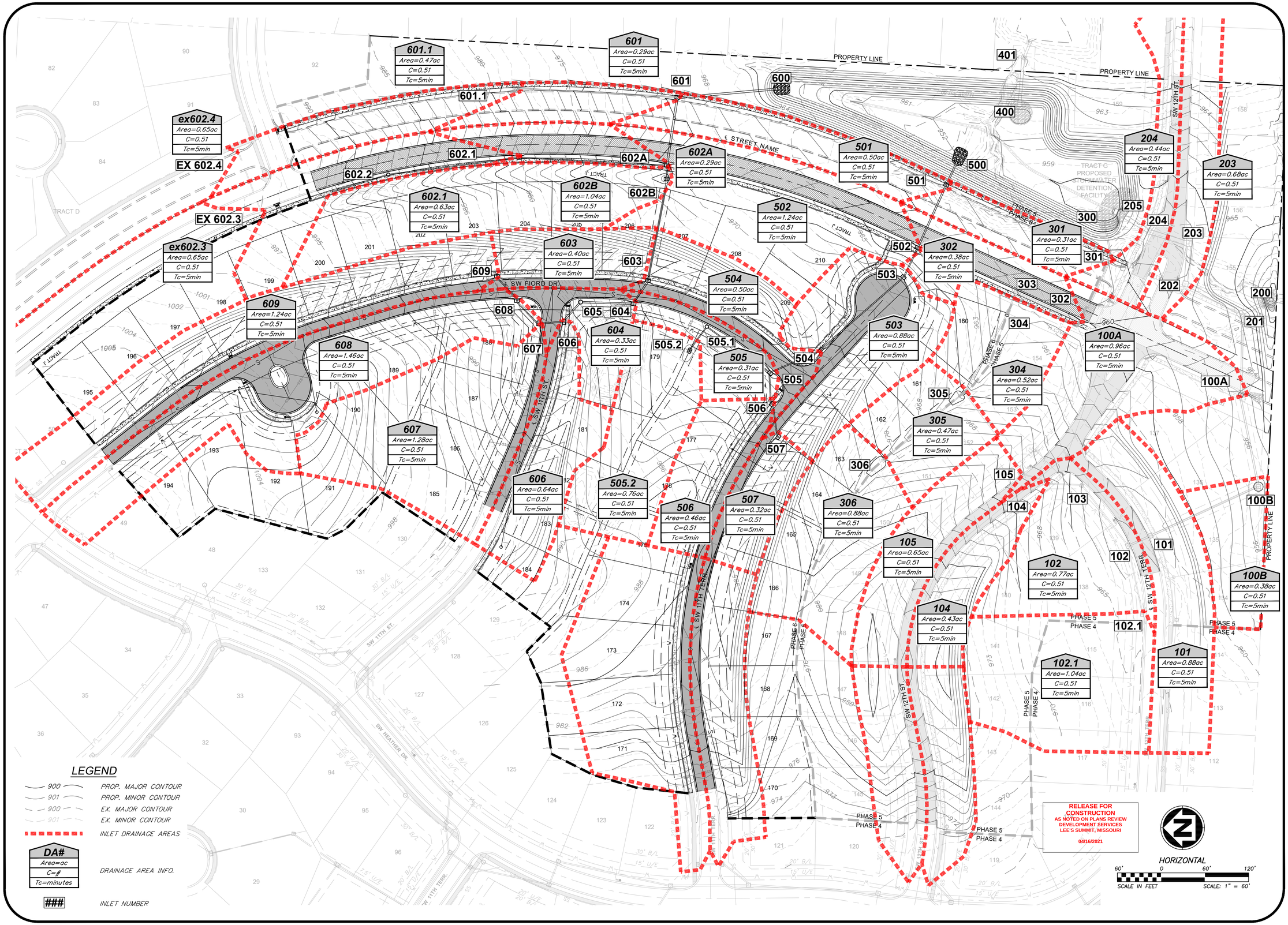
GRADING PLAN

S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
ZACH A. MYERS
NUMBER PE-2012009232
2/11/21
PROFESSIONAL ENGINEER

SHEET NUMBER
C113
15 OF 42

Feb 11, 2021 - 6:07pm Plotted By: gcate G:\Shared drives\KC10 - Land Development\Projects\2020\20KC10058 Highland Meadows - 6th Plat\01 CIVIL\03-DWG\Sheet\STREET AND STORM\20KC10058 - SHT - GRADING.dwg Layout: GRADING PLAN



LEGEND

900	PROP. MAJOR CONTOUR
901	PROP. MINOR CONTOUR
900	EX. MAJOR CONTOUR
901	EX. MINOR CONTOUR
	INLET DRAINAGE AREAS
DA# / Area=ac / C=# / Tc=minutes	DRAINAGE AREA INFO.
###	INLET NUMBER

Feb 11, 2021 – 6:07pm Plotted By: gcate G:\Shared drives\KC10 – Land Development\Projects\2020\20KC10058 Highland Meadows – 6th Plat\01 CIVIL\03-DWG\Sheet\STREET AND STORM\20KC10058 – SHT – DRAINAGE.dwg Layout: DRAINAGE AREA PLAN

ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
941 W. 141ST TER • KANSAS CITY, MISSOURI 64145 • PHONE (816) 777-0400
A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION - LC 62

DRAWING INFO.	
DRAWN BY:	GC
CHECK BY:	ZM
LICENSE NO.	PE-2012009232
DATE:	1/7/2021
ISSUED FOR:	FOR REVIEW
JOB NUMBER:	20KC10058
MO COA NO.	000062

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	REVISED PER CITY COMMENT	GC	2/11/21

SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

DRAINAGE AREA PLAN

S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
ZACH A. MYERS
NUMBER PE-2012009232
2/11/21
PROFESSIONAL ENGINEER

SHEET NUMBER
C201
16 OF 42

STORM SEWER DRAINAGE CALCULATIONS:

10-YEAR

HYDROLOGY											
Line No.	Inlet ID	Downstream Line No.	Drainage Area	Runoff Coefficient	Local CxA	System CxA	Tc	Local Intensity	System Intensity	Incremental Flow	Total Runoff
			(ac)	(C)			(min)	(in/hr)	(in/hr)	(cfs)	(cfs)
1	601	Outfall	0.29	0.51	0.15	0.15	8.5	7.24	6.36	1.07	28.36
2	602A	1	0.29	0.51	0.15	0.15	8.2	7.24	6.42	1.07	27.68
3	602.1	2	1.13	0.51	0.58	0.58	7.3	7.24	6.64	4.17	6.03
4	602.2	3	0.00	0.00	0.00	0.00	5.7	0.00	7.05	0.00	2.34
5	602.3	4	0.65	0.51	0.33	0.33	5.0	7.24	7.24	2.40	2.40
6	602B	2	1.04	0.51	0.53	0.53	6.2	7.24	6.90	3.84	22.50
7	603	6	0.40	0.51	0.20	0.20	5.8	7.24	7.01	1.48	19.13
8	604	7	0.33	0.51	0.17	0.17	5.7	7.24	7.04	1.22	17.77
9	605	8	0.00	0.00	0.00	0.00	5.5	0.00	7.10	0.00	16.74
10	606	9	0.64	0.51	0.33	0.33	5.4	7.24	7.14	2.36	16.81
11	607	10	1.28	0.51	0.65	0.65	5.3	7.24	7.16	4.73	14.53
12	608	11	1.46	0.51	0.74	0.74	5.2	7.24	7.18	5.39	9.89
13	609	12	1.24	0.51	0.63	0.63	5.0	7.24	7.24	4.58	4.58
14	501	Outfall	0.50	0.51	0.26	0.26	7.3	7.24	6.62	1.85	16.78
15	502	14	1.24	0.51	0.63	0.63	7.0	7.24	6.70	4.58	15.28
16	503	15	0.88	0.51	0.45	0.45	6.9	7.24	6.73	3.25	11.09
17	504	16	0.50	0.51	0.26	0.26	6.3	7.24	6.87	1.85	8.23
18	505	17	0.31	0.51	0.16	0.16	6.1	7.24	6.93	1.14	6.54
19	506	18	0.46	0.51	0.23	0.23	5.8	7.24	7.01	1.70	2.79
20	507	19	0.32	0.51	0.16	0.16	5.0	7.24	7.24	1.18	1.18
21	505.1	18	0.00	0.00	0.00	0.00	5.3	0.00	7.15	0.00	2.77
22	505.2	21	0.76	0.51	0.39	0.39	5.0	7.24	7.24	2.81	2.81

HYDRAULICS															
Line No.	Line	U/S Ground Elev.	U/S Invert	D/S Invert	Length	Slope	Size	n	Capacity Full	Total Runoff	Velocity	Velocity Out	HGLUp	HGLDn
		(ft)	(ft)	(ft)	(ft)	(%)	(in)		(cfs)	(cfs)	(ft/s)	(ft/s)	(ft)	(ft)
1	LINE 601	970.12	961.62	958.33	131.62	2.50	30	0.013	64.84	28.36	10.10	12.76	963.43	959.49
2	LINE 602A	970.12	963.07	962.12	95.00	1.00	30	0.013	41.01	27.68	8.16	8.97	964.86	963.62
3	LINE 602.1	979.06	973.71	963.57	202.76	5.00	18	0.012	25.44	6.03	4.42	3.72	974.66	964.86
4	LINE 602.2	987.79	981.62	974.21	181.23	4.09	15	0.012	14.15	2.34	4.92	5.91	982.23	974.66
5	LINE 602.3	989.22	987.98	982.12	79.70	7.35	15	0.012	18.97	2.40	7.27	10.58	988.60	982.42
6	LINE 602B	969.00	963.93	963.57	18.00	2.00	24	0.012	34.65	22.49	9.21	10.48	965.62	964.86
7	LINE 603	980.09	972.24	964.43	142.00	5.50	24	0.012	57.46	19.12	8.52	9.82	973.81	965.62
8	LINE 604	980.47	974.06	972.74	37.71	3.50	24	0.013	42.32	17.77	8.66	10.37	975.58	973.81
9	LINE 605	983.93	975.29	974.56	73.00	1.00	24	0.012	24.50	16.74	7.57	8.39	976.76	975.77
10	LINE 606	986.03	976.85	975.79	35.29	3.00	24	0.012	42.47	16.81	8.92	11.07	978.33	976.76
11	LINE 607	986.70	979.12	977.35	35.33	5.00	18	0.013	23.50	14.53	10.20	11.92	980.51	978.33
12	LINE 608	987.99	980.48	979.62	43.04	2.00	15	0.012	9.89	9.89	8.71	9.18	981.66	980.64
13	LINE 609	989.18	983.15	980.98	43.36	5.00	15	0.013	14.45	4.58	5.87	6.70	984.02	981.66
14	LINE 501	963.98	955.14	952.69	35.12	7.00	24	0.013	59.74	16.78	11.54	16.32	956.62	953.42
15	LINE 502	963.97	958.02	955.64	95.00	2.50	24	0.012	38.78	15.28	8.25	10.04	959.43	956.62
16	LINE 503	967.00	958.97	958.52	44.61	1.00	18	0.012	11.43	11.09	7.15	7.37	960.24	959.71
17	LINE 504	971.10	965.65	959.47	151.01	4.09	18	0.013	21.24	8.23	7.42	8.96	966.76	960.24
18	LINE 505	976.24	968.43	966.15	76.10	3.00	15	0.013	11.18	6.54	7.76	9.46	969.46	966.84
19	LINE 506	977.30	971.47	968.93	42.38	6.00	15	0.012	17.13	2.79	4.91	5.65	972.14	969.46
20	LINE 507	978.74	973.36	971.97	46.24	3.00	15	0.013	11.20	1.18	4.55	5.92	973.79	972.24
21	LINE 505.1	976.86	969.47	968.93	107.92	0.50	15	0.012	4.95	2.77	4.14	4.14	970.14	969.60
22	LINE 505.2	977.00	970.17	969.97	39.58	0.50	15	0.012	4.97	2.81	4.16	4.17	970.85	970.64

GUTTER/INLET DESIGN					
Line ID	Local Q	QBypass	Gutter Slope	Gutter Spread	Gutter Width
	(cfs)	(cfs)	(ft/ft)	(ft)	(ft)
LINE 601	1.07	0.00	0.013	5.71	2.00
LINE 602A	1.07	0.00	0.013	5.71	2.00
LINE 602.1	2.96	1.21	0.013	10.38	2.00
LINE 602.2	....	....	....	....	....
LINE 602.3	....	....	....	....	....
LINE 602B	3.84	....	....	....	....
LINE 603	2.72	0.88	0.013	9.76	2.00
LINE 604	3.83	2.98	0.013	12.64	2.00
LINE 605	....	....	....	....	....
LINE 606	1.72	0.64	0.020	7.44	2.00
LINE 607	2.50	2.23	0.020	10.00	2.00
LINE 608	2.67	2.72	0.020	10.55	2.00
LINE 609	2.46	2.12	0.020	9.87	2.00
LINE 501	1.75	0.09	0.013	7.34	2.00
LINE 502	3.11	1.47	0.013	10.78	2.00
LINE 503	6.41	....	....	....	....
LINE 504	2.11	2.92	0.060	8.14	2.00
LINE 505	2.33	1.79	0.020	9.45	2.00
LINE 506	1.19	0.51	0.060	4.90	2.00
LINE 507	0.95	0.24	0.060	4.02	2.00
LINE 505.1	....	....	....	....	....
LINE 505.2	2.81	....	....	....	....

100-YEAR

HYDROLOGY											
Line No.	Inlet ID	Downstream Line No.	Drainage Area	Runoff Coefficient	Local CxA	System CxA	Tc	Local Intensity	System Intensity	Incremental Flow	Total Runoff
			(ac)	(C)			(min)	(in/hr)	(in/hr)	(cfs)	(cfs)
1	601	Outfall	0.29	0.51	0.15	0.15	7.6	9.83	9.01	1.45	40.22
2	602A	1	0.29	0.51	0.15	0.15	7.4	9.83	9.07	1.45	39.14
3	602.1	2	1.13	0.51	0.58	0.58	6.7	9.83	9.28	5.67	8.43
4	602.2	3	0.00	0.00	0.00	0.00	5.5	0.00	9.66	0.00	3.20
5	602.3	4	0.65	0.51	0.33	0.33	5.0	9.83	9.83	3.26	3.26
6	602B	2	1.04	0.51	0.53	0.53	5.9	9.83	9.53	5.22	31.06
7	603	6	0.40	0.51	0.20	0.20	5.6	9.83	9.63	2.01	26.27
8	604	7	0.33	0.51	0.17	0.17	5.5	9.83	9.66	1.65	24.37
9	605	8	0.00	0.00	0.00	0.00	5.3	0.00	9.71	0.00	22.89
10	606	9	0.64	0.51	0.33	0.33	5.3	9.83	9.74	3.21	22.95
11	607	10	1.28	0.51	0.65	0.65	5.2	9.83	9.76	6.42	19.81
12	608	11	1.46	0.51	0.74	0.74	5.1	9.83	9.78	7.32	13.47
13	609	12	1.24	0.51	0.63	0.63	5.0	9.83	9.83	6.22	6.22
14	501	Outfall	0.50	0.51	0.26	0.26	6.7	9.83	9.27	2.51	23.49
15	502	14	1.24	0.51	0.63	0.63	6.5	9.83	9.34	6.22	21.30
16	503	15	0.88	0.51	0.45	0.45	6.4	9.83	9.37	4.41	15.44
17	504	16	0.50	0.51	0.26	0.26	6.0	9.83	9.50	2.51	11.38
18	505	17	0.31	0.51	0.16	0.16	5.8	9.83	9.55	1.55	9.01
19	506	18	0.46	0.51	0.23	0.23	5.6	9.83	9.63	2.31	3.83
20	507	19	0.32	0.51	0.16	0.16	5.0	9.83	9.83	1.60	1.60
21	505.1	18	0.00	0.00	0.00	0.00	5.2	0.00	9.76	0.00	3.78
22	505.2	21	0.76	0.51	0.39	0.39	5.0	9.83	9.83	3.81	3.81

HYDRAULICS															
Line No.	Line	U/S Ground Elev.	U/S Invert	D/S Invert	Length	Slope	Size	n	Capacity Full	Total Runoff	Velocity	Velocity Out	HGLUp	HGLDn
		(ft)	(ft)	(ft)	(ft)	(%)	(in)		(cfs)	(cfs)	(ft/s)	(ft/s)	(ft)	(ft)
1	LINE 601	970.12	961.62	958.33	131.62	2.50	30	0.013	64.84	40.22	9.02	9.02	963.75	960.46
2	LINE 602A	970.12	963.07	962.12	95.00	1.00	30	0.013	41.01	39.14	9.18	9.51	965.18	964.07
3	LINE 602.1	979.06	973.71	963.57	202.76	5.00	18	0.012	25.44	8.43	5.35	4.77	974.83	965.18
4	LINE 602.2	987.79	981.62	974.21	181.23	4.09	15	0.012	14.15	3.20	4.81	5.24	982.34	974.83
5	LINE 602.3	989.22	987.98	982.12	79.70	7.35	15	0.012	18.97	3.26	7.98	11.56	988.71	982.47
6	LINE 602B	969.00	963.93	963.57	18.00	2.00	24	0.012	34.65	31.06	10.81	11.47	965.81	965.18
7	LINE 603	980.09	972.24	964.43	142.00	5.50	24	0.012	57.46	26.27	10.12	11.39	974.03	965.81
8	LINE 604	980.47	974.06	972.74	37.71	3.50	24	0.013	42.32	24.37	9.88	11.37	975.80	974.03
9	LINE 605	983.93	975.29	974.56	73.00	1.00	24	0.012	24.50	22.89	8.45	8.86	976.99	976.09
10	LINE 606	986.03	976.85	975.79	35.29	3.00	24	0.012	42.47	22.95	9.85	11.64	978.55	976.99
11	LINE 607	986.70	979.12	977.35	35.33	5.00	18	0.013	23.50	19.81	12.15	13.03	980.59	978.55
12	LINE 608	987.99	980.48	979.62	43.04	2.00	15	0.012	9.89	13.47	10.98	10.98	982.47	980.87
13	LINE 609	989.18	983.15	980.98	43.36	5.00	15	0.013	14.45	6.22	5.47	5.07	984.16	983.40
14	LINE 501	963.98	955.14	952.69	35.12	7.00	24	0.013	59.74	23.49	8.18	8.18	956.86	954.41
15	LINE 502	963.97	958.02	955.64	95.00	2.50	24	0.012	38.78	21.30	9.15	10.62	959.67	956.86
16	LINE 503	967.00	958.97	958.52	44.61	1.00	18	0.012	11.43	15.44	8.74	8.74	960.84	960.02
17	LINE 504	971.10	965.65	959.47	151.01	4.09	18	0.013	21.24	11.38	6.75	6.44	966.94 j	961.63
18	LINE 505	976.24	968.43	966.15	76.10	3.00	15	0.013	11.18	9.01	8.87	10.13	969.59	967.00
19	LINE 506	977.30	971.47	968.93	42.38	6.00	15	0.012	17.13	3.83	5.28	5.88	972.26	969.59
20	LINE 507	978.74	973.36	971.97	46.24	3.00	15	0.013	11.20	1.60	4.98	6.47	973.86	972.29
21	LINE 505.1	976.86	969.47	968.93	107.92	0.50	15	0.012	4.95	3.78	4.44	4.44	970.29	969.75
22	LINE 505.2	977.00	970.17	969.97	39.58	0.50	15	0.012	4.97	3.81	4.46	4.47	970.99	970.79

GUTTER/INLET DESIGN					
Line ID	Local Q	QBypass	Gutter Slope	Gutter Spread	Gutter Width
	(cfs)	(cfs)	(ft/ft)	(ft)	(ft)
LINE 601	1.44	0.01	0.013	6.59	2.00
LINE 602A	1.44	0.01	0.013	6.59	2.00
LINE 602.1	3.49	2.18	0.013	11.75	2.00
LINE 602.2	....	....	....	....	....
LINE 602.3	....	....	....	....	....
LINE 602B	5.22	....	....	....	....
LINE 603	3.39	1.98	0.013	11.49	2.00
LINE 604	4.75	5.82	0.013	15.04	2.00
LINE 605	....	....	....	....	....
LINE 606	2.04	1.17	0.020	8.50	2.00
LINE 607	2.91	3.51	0.020	11.32	2.00
LINE 608	3.09	4.23	0.020	11.94	2.00
LINE 609	2.86	3.36	0.020	11.18	2.00
LINE 501	2.18	0.34	0.013	8.40	2.00
LINE 502	3.66	2.57	0.013	12.20	2.00
LINE 503	11.66	....	....	....	....
LINE 504	2.85	6.79	0.060	10.69	2.00
LINE 505	3.10	4.27	0.020	11.97	2.00
LINE 506	1.41	0.89	0.060	5.72	2.00
LINE 507	1.15	0.46	0.060	4.76	2.00
LINE 505.1	....	....	....	....	....
LINE 505.2	3.81	....	....	....	....

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

04/16/2021

ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
941 W. 141ST TER • KANSAS CITY, MISSOURI 64145 • PHONE (816) 777-0400
A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION - LC 62

DRAWING INFO.

DRAWN BY:	GC
CHECK BY:	ZM
LICENSE NO.	PE-2012009232
DATE:	1/7/2021
ISSUED FOR:	FOR REVIEW
JOB NUMBER:	20KC10058
MO COA NO.	000062

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	REVISED PER CITY COMMENT	GC	2/11/21

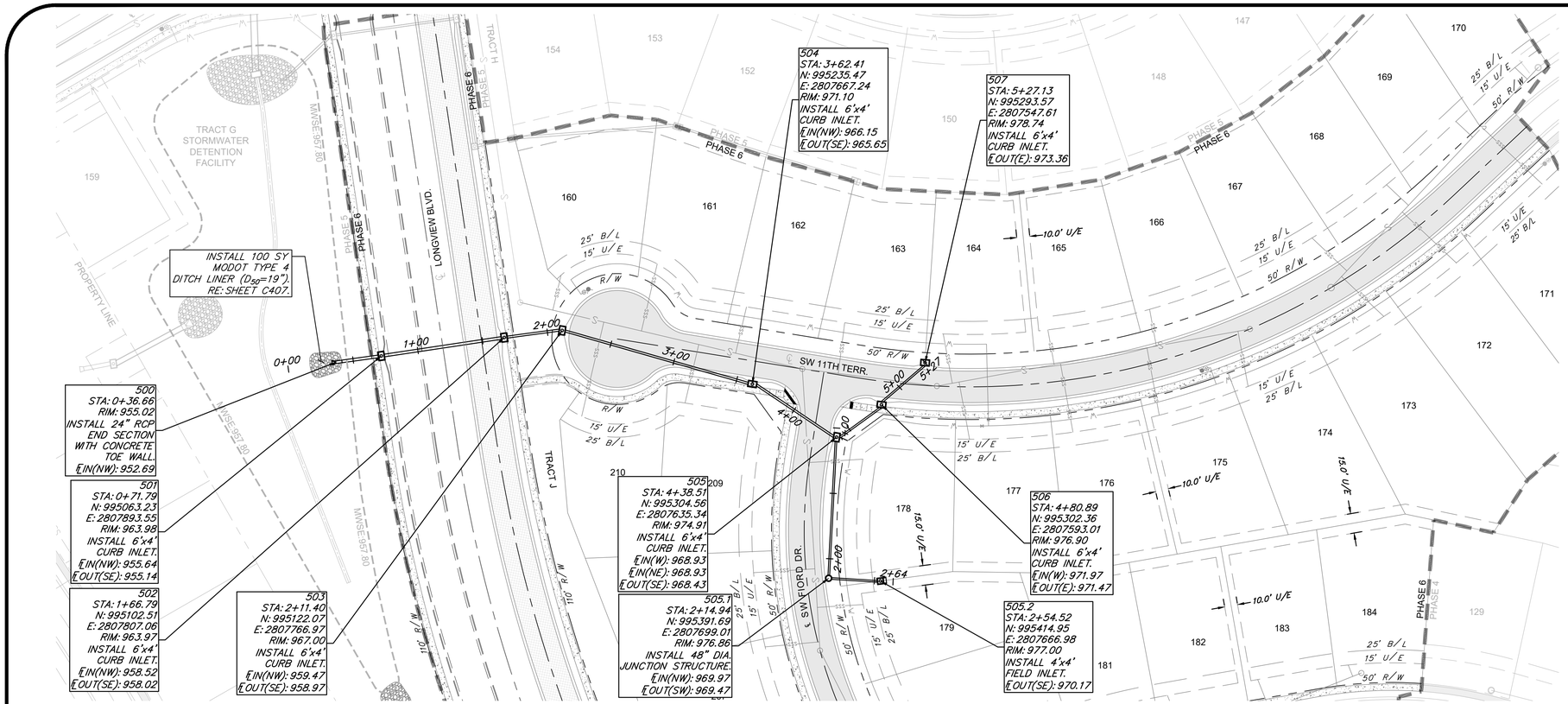
SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

DRAINAGE CALCULATIONS

S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
ZACH A. MYERS
NUMBER PE-2012009232
2/11/21
PROFESSIONAL ENGINEER

SHEET NUMBER
C202
17 OF 42



LEGEND

RIP RAP

FILL PRIOR TO PIPE INSTALLATION

STORM PIPE AND STRUCTURES:

1. HDPE PIPE SHALL CONFORM TO ASTM F2306. JOINTS SHALL BE INTEGRAL BELL AND SPIGOT WITH RUBBER GASKETS. JOINTS SHALL BE WATER TIGHT AS DEFINED BY ASTM F2306.
2. CONCRETE PIPE SHALL CONFORM TO ASTM C76, CLASS III, WALL TYPE B. JOINTS SHALL BE TONGUE-IN-GROVE WITH PREFORMED, FLEXIBLE SEALANTS AND SHALL CONFORM TO ASTM C990.
3. PROPOSED CURB INLETS AND JUNCTION BOXES SHALL CONFORM TO THE CITY OF LEE'S SUMMIT STANDARD DETAILS.

GENERAL NOTES:

1. COORDINATES AT TOP ELEVATIONS SHOWN ARE LOCATED AT CENTER OR STRUCTURES. ROAD OFFSETS AREA AT INSIDE FACE OF CURB INLETS, AND AT CENTER OF MANHOLES AND JUNCTIONS BOXES.
2. PIPE LENGTHS INDICATED ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
3. INSIDE FRONT FACE OF CURB INLETS SHALL BE LOCATED 1.5 FEET BEHIND BACK OF CURB. STRUCTURE SHALL BE PARALLEL WITH CURB ALIGNMENT.
4. TOP ELEVATION OF CURB INLETS SHALL BE SLOPED TO CONFORM TO GRADE OF STREET.
5. WATER MAINS AND STORM SEWERS SHALL HAVE AT LEAST 3' OF CLEAR HORIZONTAL SEPARATION.
6. CONTROLLED FILL: PRIOR TO INSTALLATION OF STORM SEWER PIPING IN FILL AREAS, FILL SHALL BE PLACED AND COMPACTED TO A MINIMUM 95% OF STANDARD PROCTOR DENSITY PER ASTM D 698 TO A MINIMUM DEPTH OF 2 FEET ABOVE THE TOP OF PIPE.

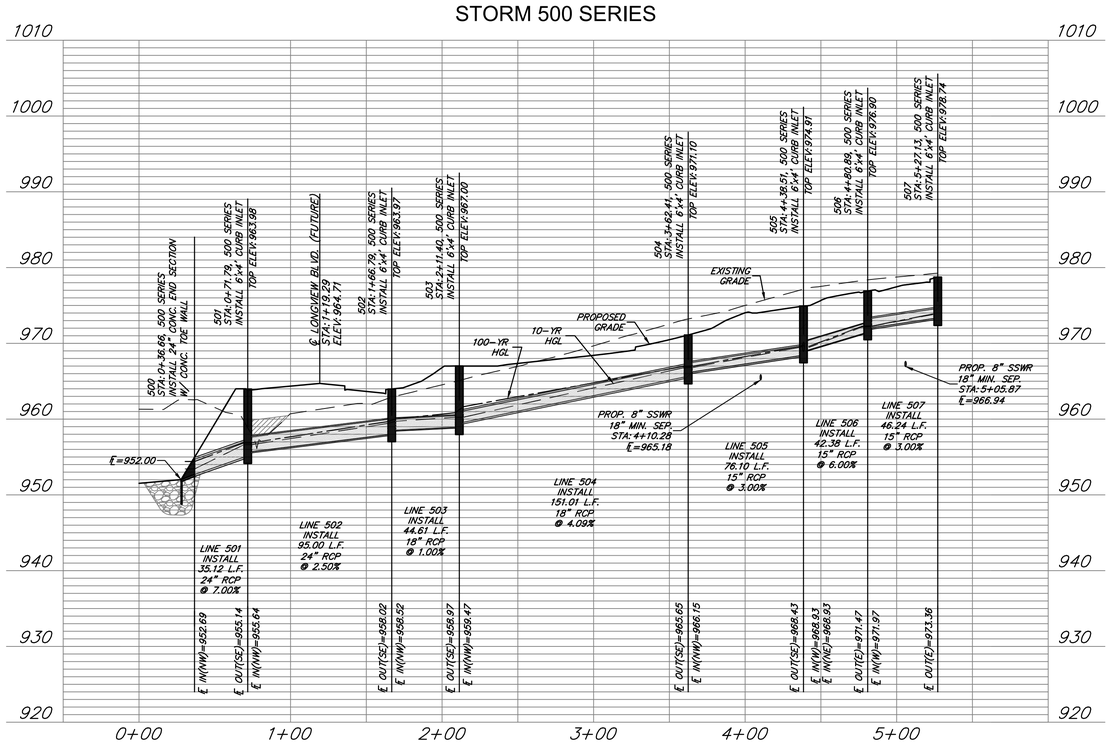
0 50 100

10 0

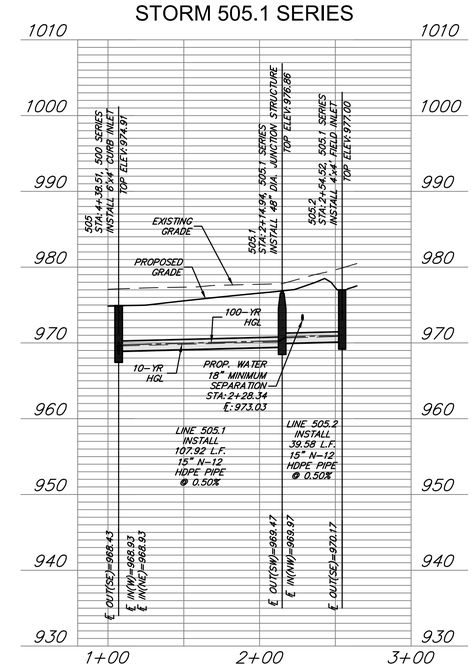
HORIZ.: 1"=50'

VERT.: 1"=10'

STORM 500 SERIES



STORM 505.1 SERIES



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

04/16/2021

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CHECK BY:	ZM
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ISSUED FOR:	FOR REVIEW
JOB NUMBER:	20KC10058
MO COA NO.	000062

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	REVISED PER CITY COMMENT	GC	2/11/21

SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

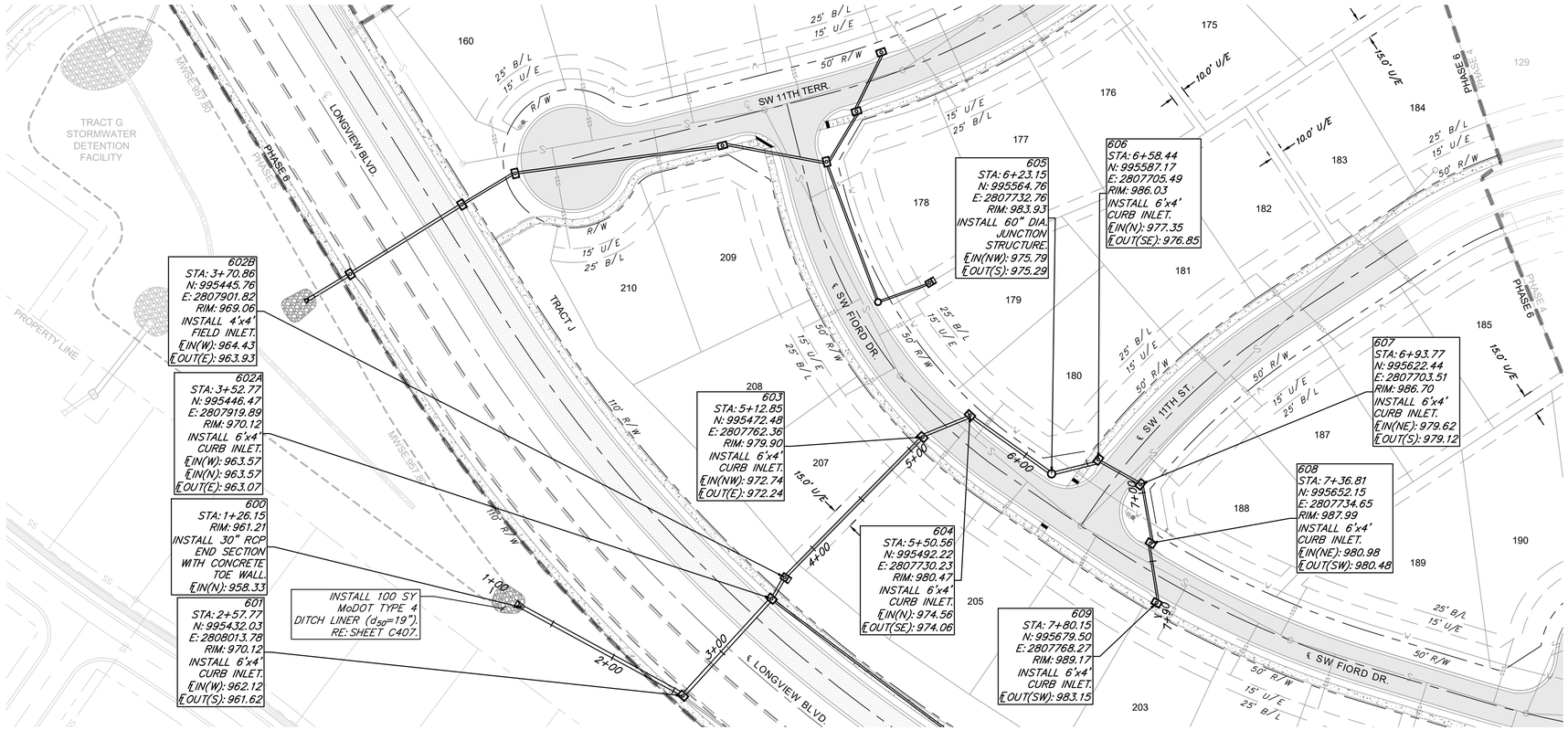
STORM SEWER 500 SERIES PLAN & PROFILE

S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
ZACH A. MYERS
NUMBER PE-2012009232
2/11/21
PROFESSIONAL ENGINEER

SHEET NUMBER
C203
18 OF 42

Feb 11, 2021 – 6:08pm Plotted By: gcote G:\Shared drives\KC10 – Land Development\Projects\2020\20KC10058 Highland Meadows – 6th Plat\01 CIVIL\03-DWG\Sheet\STREET AND STORM\20KC10058 – SHT – STORM P&P.dwg Layout: STORM SEWER 500 SERIES PLAN & PROFILE



LEGEND

RIP RAP

FILL PRIOR TO PIPE INSTALLATION

STORM PIPE AND STRUCTURES:

1. HDPE PIPE SHALL CONFORM TO ASTM F2306. JOINTS SHALL BE INTEGRAL BELL AND SPIGOT WITH RUBBER GASKETS. JOINTS SHALL BE WATER TIGHT AS DEFINED BY ASTM F2306.
2. CONCRETE PIPE SHALL CONFORM TO ASTM C76, CLASS III, WALL TYPE B. JOINTS SHALL BE TONGUE-IN-GROVE WITH PREFORMED, FLEXIBLE SEALANTS AND SHALL CONFORM TO ASTM C990.
3. PROPOSED CURB INLETS AND JUNCTION BOXES SHALL CONFORM TO THE CITY OF LEE'S SUMMIT STANDARD DETAILS.

GENERAL NOTES:

1. COORDINATES AT TOP ELEVATIONS SHOWN ARE LOCATED AT CENTER OR STRUCTURES. ROAD OFFSETS AREA AT INSIDE FACE OF CURB INLETS, AND AT CENTER OF MANHOLES AND JUNCTIONS BOXES.
2. PIPE LENGTHS INDICATED ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
3. INSIDE FRONT FACE OF CURB INLETS SHALL BE LOCATED 1.5 FEET BEHIND BACK OF CURB. STRUCTURE SHALL BE PARALLEL WITH CURB ALIGNMENT.
4. TOP ELEVATION OF CURB INLETS SHALL BE SLOPED TO CONFORM TO GRADE OF STREET.
5. WATER MAINS AND STORM SEWERS SHALL HAVE AT LEAST 3' OF CLEAR HORIZONTAL SEPARATION.
6. CONTROLLED FILL: PRIOR TO INSTALLATION OF STORM SEWER PIPING IN FILL AREAS, FILL SHALL BE PLACED AND COMPACTED TO A MINIMUM 95% OF STANDARD PROCTOR DENSITY PER ASTM D 698 TO A MINIMUM DEPTH OF 2 FEET ABOVE THE TOP OF PIPE.

0 50 100

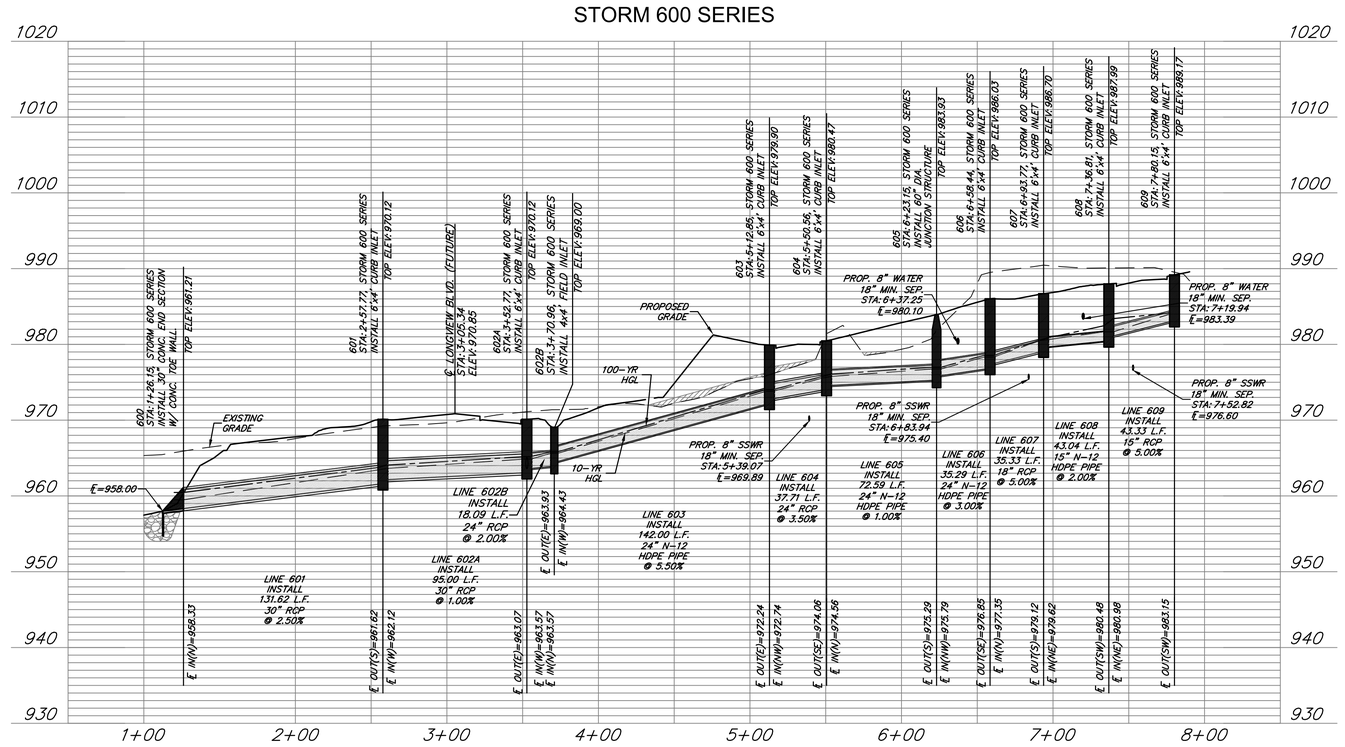
10

0

HORIZ.: 1"=50'

VERT.: 1"=10'

STORM 600 SERIES



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

04/16/2021

ANDERSON ENGINEERING
EMPLOYEE OWNED
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DRAWING INFO.	
DRAWN BY:	GC
CHECK BY:	ZM
LICENSE NO.	PE-2012009232
DATE:	1/7/2021
ISSUED FOR:	FOR REVIEW
JOB NUMBER:	20KC10058
MO COA NO.	000062

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	REVISED PER CITY COMMENT	GC	2/11/21

SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

STORM SEWER 600 SERIES PLAN & PROFILE

S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

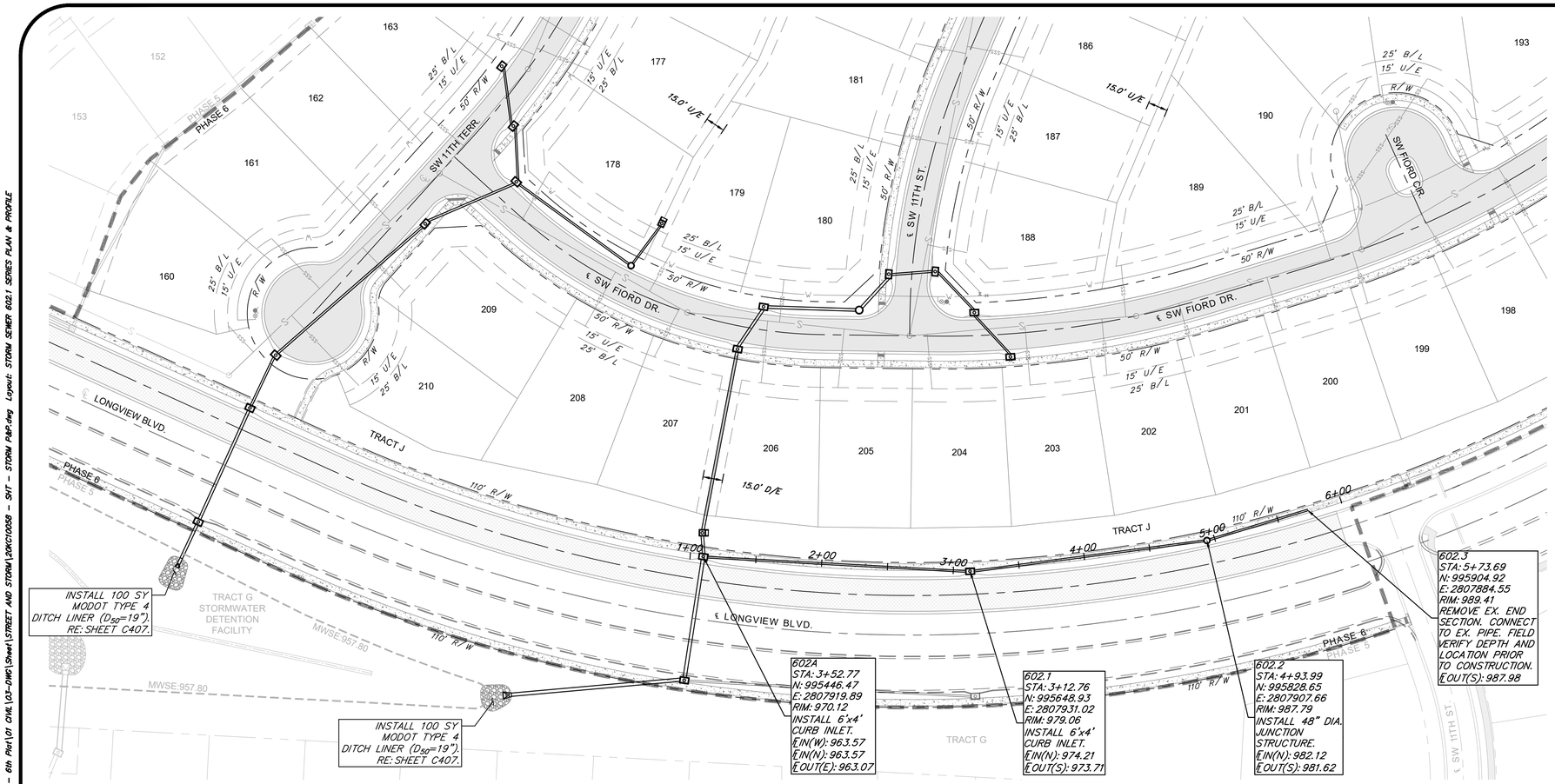
STATE OF MISSOURI
ZACH A. MYERS
NUMBER PE-2012009232
2/11/21
PROFESSIONAL ENGINEER

SHEET NUMBER

C204

19 OF 42

Feb 11, 2021 – 8:08pm Plotted By: gcote G:\Shared drives\KC10 – Land Development\Projects\2020\20KC10058 Highland Meadows – 6th Plat\01 CIVIL\03-DWG\Sheet\STREET AND STORM\20KC10058 – SHT – STORM P&P.dwg Layout: STORM SEWER 600 SERIES PLAN & PROFILE



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FILL PRIOR TO PIPE INSTALLATION

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N

0 50 100

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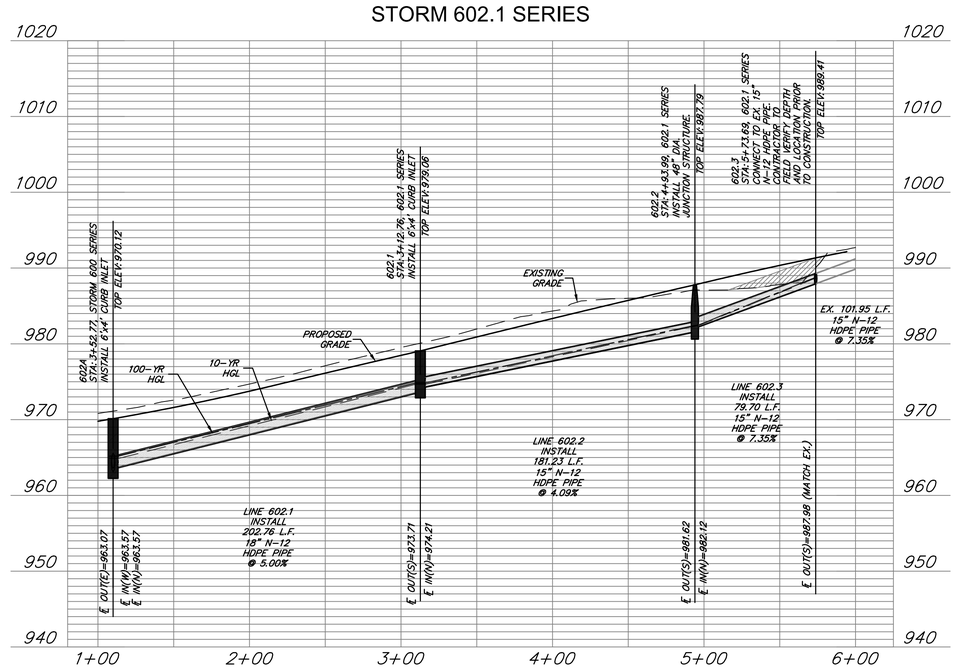
HORIZ.: 1"=50'

VERT.: 1"=10'

STORM 602.1 SERIES



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LEE'S SUMMIT, MISSOURI

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REVISIONS

SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

STORM SEWER 602.1 SERIES PLAN & PROFILE

S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
ZACH A. MYERS
NUMBER PE-2012009232
2/11/21
PROFESSIONAL ENGINEER

SHEET NUMBER
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EROSION CONTROL MAINTENANCE:

ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. AT A MINIMUM, THE CONTRACTOR SHALL FOLLOW THE REQUIREMENTS FOR GOOD HOUSEKEEPING, SPILL CONTROL AND EROSION AND SEDIMENT CONTROL AS SPECIFIED IN THE KANSAS CITY METROPOLITAN CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION SECTION 2150.
2. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
3. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
4. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
5. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
6. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
7. DRAINAGE SWALES WITH SLOPES STEEPER THAN 15% SHALL BE INSPECTED AFTER EACH RAINFALL EVENT. THESE CHANNELS AND SLOPES SHOULD BE TREATED WITH EROSION FABRIC. IF THE CHANNELS OR SLOPES SHOW ANY SIGN OF FAILURE, COORDINATE WITH THE ENGINEER TO DEVELOP A PLAN TO RE-STABILIZE THE FAILED AREA.

SEQUENCE OF CONSTRUCTION:

SITE IMPROVEMENTS CONSIST OF CLEARING VEGETATION AND MASS GRADING OPERATIONS. WORK SHALL BE CONDUCTED AS FOLLOWS:

1. INSTALL CONSTRUCTION VEHICLE ENTRANCE/EXIT AND PERIMETER SILT FENCE AND/OR TEMPORARY ROCK DIVERSION BERM. INSTALL INLET PROTECTION AROUND ANY EXISTING STORM INLETS IN THE VACINITY.
2. CLEAR ANY TREES, VEGETATION, AND DEBRIS WHERE PHASE I GRADING OPERATIONS WILL BE COMPLETED. ONLY REMOVE THOSE TREES NECESSARY TO ACCOMPLISH GRADING ACTIVITIES AS SHOWN ON PLAN.
3. INSTALL SILT FENCE AT TOE OF SLOPE ALONG PERIMETER OF PHASE I AREAS AND SLOPE INTERRUPTS AS NECESSARY TO PREVENT MUD AND SILT FROM RUNNING LONG DISTANCES ACROSS THE SITE. PHASE II ACTIVITIES CANNOT BEGIN UNTIL PHASE I IS COMPLETED.
4. CLEAR REMAINING TREES AND VEGETATION WHERE PHASE II GRADING OPERATIONS WILL BE COMPLETED. ONLY REMOVE THOSE TREES NECESSARY TO ACCOMPLISH GRADING ACTIVITIES AS SHOWN ON PLAN.
5. AS GRADING OPERATIONS ARE COMPLETED, AREAS TO REMAIN INACTIVE FOR MORE THAN 14 DAYS SHALL BE STABILIZED WITH SEED AND COMPOST MULCH AND/OR STEEP SLOPE PROTECTION. SEE INTERMEDIATE EROSION CONTROL PLAN (C302).

FEMA NOTES:

THE SUBJECT PROPERTY IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO MAP ITEM NUMBER: 29095C0418G. EFFECTIVE DATE: 1/20/2017

GENERAL NOTES:

ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. AT A MINIMUM, THE CONTRACTOR SHALL FOLLOW THE REQUIREMENTS FOR GOOD HOUSEKEEPING, SPILL CONTROL AND EROSION AND SEDIMENT CONTROL AS SPECIFIED IN THE KANSAS CITY METROPOLITAN CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION SECTION 2150.
2. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
3. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
4. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
5. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
6. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
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GENERAL EROSION CONTROL NOTES:

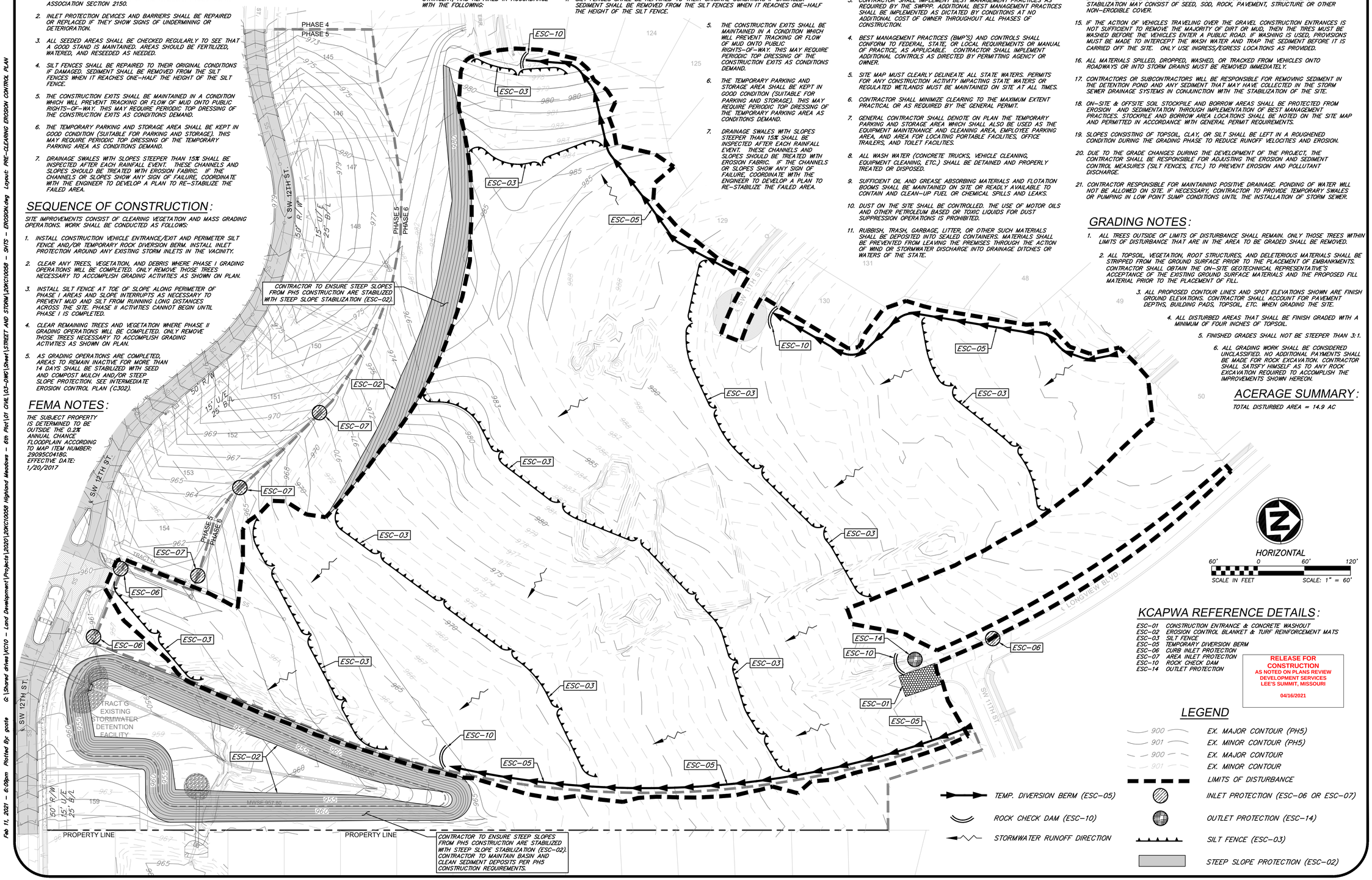
1. THE STORMWATER POLLUTION PREVENTION PLAN IS COMPRISED OF THIS DRAWING ("EROSION CONTROL"), THE STANDARD DETAILS, ATTACHMENTS INCLUDED IN SPECIFICATIONS ("SWPPP"), PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORMWATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
5. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
13. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL BE STOPPED FOR AT LEAST 7 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE STABILIZED. THESE AREAS SHALL BE STABILIZED NO LATER THAN 21 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. STABILIZATION MAY CONSIST OF SEED, SOD, ROCK, PAVEMENT, STRUCTURE OR OTHER NON-ERODIBLE COVER.
15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. ONLY USE INGRESS/EGRESS LOCATIONS AS PROVIDED.
16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
17. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
18. ON-SITE & OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
19. SLOPES CONSISTING OF TOPSOIL, CLAY, OR SILT SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
20. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.
21. CONTRACTOR RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE. PONDING OF WATER WILL NOT BE ALLOWED ON SITE. IF NECESSARY, CONTRACTOR TO PROVIDE TEMPORARY SWALES OR PUMPING IN LOW POINT SUMP CONDITIONS UNTIL THE INSTALLATION OF STORM SEWER.

GRADING NOTES:

1. ALL TREES OUTSIDE OF LIMITS OF DISTURBANCE SHALL REMAIN. ONLY THOSE TREES WITHIN LIMITS OF DISTURBANCE THAT ARE IN THE AREA TO BE GRADED SHALL BE REMOVED.
2. ALL TOPSOIL, VEGETATION, ROOT STRUCTURES, AND DELETERIOUS MATERIALS SHALL BE STRIPPED FROM THE GROUND SURFACE PRIOR TO THE PLACEMENT OF EMBANKMENTS. CONTRACTOR SHALL OBTAIN THE ON-SITE GEOTECHNICAL REPRESENTATIVE'S ACCEPTANCE OF THE EXISTING GROUND SURFACE MATERIALS AND THE PROPOSED FILL MATERIAL PRIOR TO THE PLACEMENT OF FILL.
3. ALL PROPOSED CONTOUR LINES AND SPOT ELEVATIONS SHOWN ARE FINISH GROUND ELEVATIONS. CONTRACTOR SHALL ACCOUNT FOR PAVEMENT DEPTHS, BUILDING PADS, TOPSOIL, ETC. WHEN GRADING THE SITE.
4. ALL DISTURBED AREAS THAT SHALL BE FINISH GRADED WITH A MINIMUM OF FOUR INCHES OF TOPSOIL.
5. FINISHED GRADES SHALL NOT BE STEEPER THAN 3:1.
6. ALL GRADING WORK SHALL BE CONSIDERED UNCLASSIFIED. NO ADDITIONAL PAYMENTS SHALL BE MADE FOR ROCK EXCAVATION. CONTRACTOR SHALL SATISFY HIMSELF AS TO ANY ROCK EXCAVATION REQUIRED TO ACCOMPLISH THE IMPROVEMENTS SHOWN HEREON.

ACERAGE SUMMARY:

TOTAL DISTURBED AREA = 14.9 AC



KCAPWA REFERENCE DETAILS:

ESC-01	CONSTRUCTION ENTRANCE & CONCRETE WASHOUT
ESC-02	EROSION CONTROL BLANKET & TURF REINFORCEMENT MATS
ESC-03	SILT FENCE
ESC-05	TEMPORARY DIVERSION BERM
ESC-06	CURB INLET PROTECTION
ESC-07	AREA INLET PROTECTION
ESC-10	ROCK CHECK DAM
ESC-14	OUTLET PROTECTION

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AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
04/16/2021

LEGEND

- 900 EX. MAJOR CONTOUR (PH5)
- 901 EX. MINOR CONTOUR (PH5)
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- 901 EX. MINOR CONTOUR
- LIMITS OF DISTURBANCE
- TEMP. DIVERSION BERM (ESC-05)
- ROCK CHECK DAM (ESC-10)
- STORMWATER RUNOFF DIRECTION
- INLET PROTECTION (ESC-06 OR ESC-07)
- OUTLET PROTECTION (ESC-14)
- SILT FENCE (ESC-03)
- STEEP SLOPE PROTECTION (ESC-02)

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SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

PRE-CLEARING EROSION CONTROL PLAN

S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
ZACH A. MYERS
NUMBER PE-2012009232
2/11/21
PROFESSIONAL ENGINEER

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5. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
6. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
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SEQUENCE OF CONSTRUCTION:

PHASE II CONSISTS OF FINISHING MASS GRADING ACTIVITIES, AND INSTALLATION OF WATER MAIN, SEWER MAIN, SEWER SERVICE LINES, AND STORM SEWER. WORK SHALL BE CONDUCTED AS FOLLOWS:

1. FINISH ANY MASS GRADING AND/OR STEEP SLOPE STABILIZATION ACTIVITIES THAT WERE NOT COMPLETED IN PHASE I.
2. BEGIN INSTALLING UNDERGROUND INFRASTRUCTURE STARTING WITH SANITARY SEWER, THEN STORM SEWER, THEN WATER LINE. INSTALL INLET PROTECTION AND SLOPE INTERRUPT SILT FENCE ONCE PIPE BACKFILLING HAS BEEN COMPLETED.
3. AS PIPE INSTALLATION OPERATIONS ARE COMPLETED, AREAS TO REMAIN INACTIVE FOR MORE THAN 14 DAYS SHALL BE STABILIZED WITH SEED AND COMPOST MULCH AND/OR STEEP SLOPE PROTECTION. SEE FINAL STABILIZATION PLAN.
4. AS STORM SEWER INFRASTRUCTURE IS COMPLETED, OUTLET PROTECTION AND RIPRAP SHALL BE INSTALLED TO PROTECT OUTLET AREAS FROM HIGHLY CONCENTRATED FLOWS.
5. ALL PHASE I AND PHASE II EROSION CONTROL MEASURES SHALL CONTINUE BEING REGULARLY INSPECTED AND MAINTAINED UNTIL FINAL STABILIZATION OF AT LEAST 70% OF THE DISTURBED SURFACE HAS BEEN MET THROUGH TEMPORARY SEEDING.

FEMA NOTES:

THE SUBJECT PROPERTY IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO MAP ITEM NUMBER: 29095C0418G. EFFECTIVE DATE: 1/20/2017

GENERAL NOTES:

ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. AT A MINIMUM, THE CONTRACTOR SHALL FOLLOW THE REQUIREMENTS FOR GOOD HOUSEKEEPING, SPILL CONTROL AND EROSION AND SEDIMENT CONTROL AS SPECIFIED IN THE KANSAS CITY METROPOLITAN CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION SECTION 2150.
2. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
3. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
4. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
5. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
6. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
7. DRAINAGE SWALES WITH SLOPES STEEPER THAN 15% SHALL BE INSPECTED AFTER EACH RAINFALL EVENT. THESE CHANNELS AND SLOPES SHOULD BE TREATED WITH EROSION FABRIC. IF THE CHANNELS OR SLOPES SHOW ANY SIGN OF FAILURE, COORDINATE WITH THE ENGINEER TO DEVELOP A PLAN TO RE-STABILIZE THE FAILED AREA.

GENERAL EROSION CONTROL NOTES:

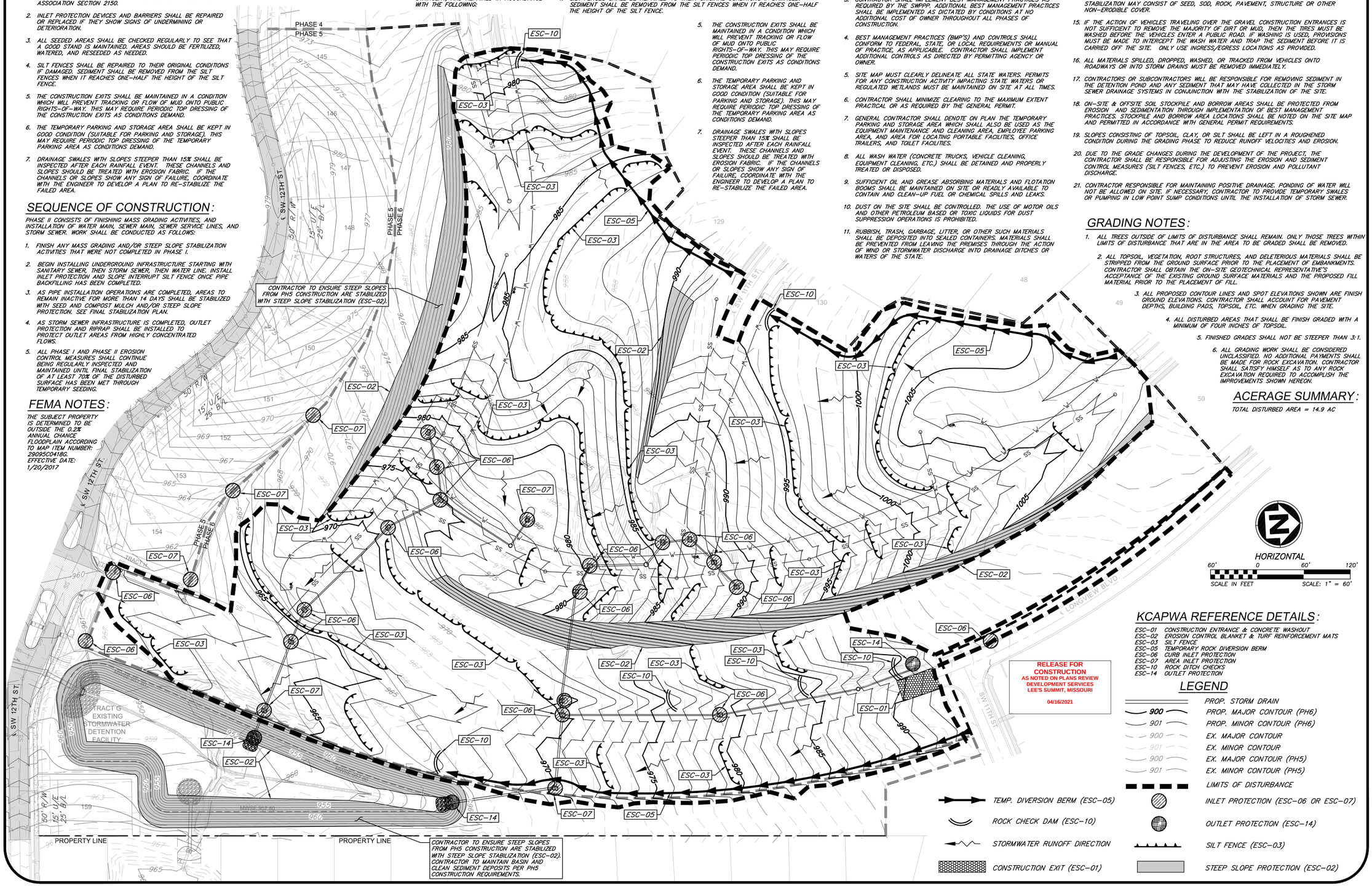
1. THE STORMWATER POLLUTION PREVENTION PLAN IS COMPRISED OF THIS DRAWING ("EROSION CONTROL"), THE STANDARD DETAILS, ATTACHMENTS INCLUDED IN SPECIFICATIONS ("SWPPP"), PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORMWATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
5. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
13. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL BE STOPPED FOR AT LEAST 7 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE STABILIZED. THESE AREAS SHALL BE STABILIZED NO LATER THAN 21 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. STABILIZATION MAY CONSIST OF SEED, SOD, ROCK, PAVEMENT, STRUCTURE OR OTHER NON-ERODIBLE COVER.
15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. ONLY USE INGRESS/EGRESS LOCATIONS AS PROVIDED.
16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
17. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
18. ON-SITE & OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
19. SLOPES CONSISTING OF TOPSOIL, CLAY, OR SILT SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
20. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.
21. CONTRACTOR RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE. PONDING OF WATER WILL NOT BE ALLOWED ON SITE. IF NECESSARY, CONTRACTOR TO PROVIDE TEMPORARY SWALES OR PUMPING IN LOW POINT SUMP CONDITIONS UNTIL THE INSTALLATION OF STORM SEWER.

GRADING NOTES:

1. ALL TREES OUTSIDE OF LIMITS OF DISTURBANCE SHALL REMAIN. ONLY THOSE TREES WITHIN LIMITS OF DISTURBANCE THAT ARE IN THE AREA TO BE GRADED SHALL BE REMOVED.
2. ALL TOPSOIL, VEGETATION, ROOT STRUCTURES, AND DELETERIOUS MATERIALS SHALL BE STRIPPED FROM THE GROUND SURFACE PRIOR TO THE PLACEMENT OF EMBANKMENTS. CONTRACTOR SHALL OBTAIN THE ON-SITE GEOTECHNICAL REPRESENTATIVE'S ACCEPTANCE OF THE EXISTING GROUND SURFACE MATERIALS AND THE PROPOSED FILL MATERIAL PRIOR TO THE PLACEMENT OF FILL.
3. ALL PROPOSED CONTOUR LINES AND SPOT ELEVATIONS SHOWN ARE FINISH GROUND ELEVATIONS. CONTRACTOR SHALL ACCOUNT FOR PAVEMENT DEPTHS, BUILDING PADS, TOPSOIL, ETC. WHEN GRADING THE SITE.
4. ALL DISTURBED AREAS THAT SHALL BE FINISH GRADED WITH A MINIMUM OF FOUR INCHES OF TOPSOIL.
5. FINISHED GRADES SHALL NOT BE STEEPER THAN 3:1.
6. ALL GRADING WORK SHALL BE CONSIDERED UNCLASSIFIED. NO ADDITIONAL PAYMENTS SHALL BE MADE FOR ROCK EXCAVATION. CONTRACTOR SHALL SATISFY HIMSELF AS TO ANY ROCK EXCAVATION REQUIRED TO ACCOMPLISH THE IMPROVEMENTS SHOWN HEREON.

ACERAGE SUMMARY:

TOTAL DISTURBED AREA = 14.9 AC



RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
04/16/2021

KCAPWA REFERENCE DETAILS:

ESC-01	CONSTRUCTION ENTRANCE & CONCRETE WASHOUT
ESC-02	EROSION CONTROL BLANKET & TURF REINFORCEMENT MATS
ESC-03	SILT FENCE
ESC-05	TEMPORARY ROCK DIVERSION BERM
ESC-06	CURB INLET PROTECTION
ESC-07	AREA INLET PROTECTION
ESC-10	ROCK DITCH CHECKS
ESC-14	OUTLET PROTECTION

LEGEND

	PROP. STORM DRAIN
900	PROP. MAJOR CONTOUR (PH6)
901	PROP. MINOR CONTOUR (PH6)
900	EX. MAJOR CONTOUR
901	EX. MINOR CONTOUR
900	EX. MAJOR CONTOUR (PH5)
901	EX. MINOR CONTOUR (PH5)
	LIMITS OF DISTURBANCE
	TEMP. DIVERSION BERM (ESC-05)
	INLET PROTECTION (ESC-06 OR ESC-07)
	ROCK CHECK DAM (ESC-10)
	OUTLET PROTECTION (ESC-14)
	STORMWATER RUNOFF DIRECTION
	SILT FENCE (ESC-03)
	CONSTRUCTION EXIT (ESC-01)
	STEEP SLOPE PROTECTION (ESC-02)

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A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION - LC 62

REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	REVISED PER CITY COMMENT	GC	2/11/21

DRAWING NAME:	01 CIVIL\03-DWG\Sheet\STREET AND STORM\20KC10058 - SWTS - EROSION.dwg
DRAWN BY:	GC
CHECK BY:	ZM
LICENSE NO.	PE-2012009232
DATE:	1/7/2021
ISSUED FOR:	FOR REVIEW
JOB NUMBER:	20KC10058
MO COA NO.	000062

SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

INTERMEDIATE EROSION CONTROL PLAN

S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
ZACH A. MYERS
NUMBER PE-2012009232
2/11/21
PROFESSIONAL ENGINEER

SHEET NUMBER
C302
22 OF 42

Feb 11, 2021 - 6:17pm Plotted By: gcate G:\Shared drives\KC10 - Land Development\Projects\2020\20KC10058 Highland Meadows - 6th Plat\01 CIVIL\03-DWG\Sheet\STREET AND STORM\20KC10058 - SWTS - EROSION.dwg Layout: INTERMEDIATE EROSION CONTROL PLAN

EROSION CONTROL MAINTENANCE:

ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

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SEQUENCE OF CONSTRUCTION:

PHASE III EROSION CONTROL CONSISTS OF CONSTRUCTING ROADWAYS, STABILIZING ALL REMAINING DISTURBED AREAS, AND PHASING OUT TEMPORARY EROSION CONTROL DEVICES. WORK SHALL BE CONDUCTED AS FOLLOWS:

1. REMOVE CONSTRUCTION ENTRANCE/EXIT AS ROAD IS PAVED.
2. PAVE ROADS AND REQUIRED SIDEWALKS ADJACENT TO TRACTS. ADJUST SILT FENCE AND SLOPE INTERRUPTS AS NECESSARY TO PREVENT MUD AND SILT FROM FLOWING LONG DISTANCES.
3. SEED AND/OR SOD ALL DISTURBED AREAS AND MAINTAIN UNTIL VEGETATIVE COVER HAS REACHED A MINIMUM OF 70% OF THE TOTAL DISTURBED AREAS.
4. AS VEGETATION REACHES MINIMUM ESTABLISHED AREA OF 70% OF THE DISTURBED AREA, SILT FENCE AND SLOPE INTERRUPTION DEVICES (INCLUDING DIVERSION BERM) SHALL BE REMOVED.
5. AS ALL DISTURBED AREAS ARE STABILIZED WITH VEGETATIVE COVER, STORM SEWER INLET PROTECTION SHALL BE REMOVED UPON CITY INSPECTION AND APPROVAL. CLOSE OUT EROSION AND SEDIMENT CONTROL PROCESS PER MDNR REQUIREMENTS.

FEMA NOTES:

THE SUBJECT PROPERTY IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO MAP ITEM NUMBER: 29095C0418G. EFFECTIVE DATE: 1/20/2017

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5. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
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GENERAL EROSION CONTROL NOTES:

1. THE STORMWATER POLLUTION PREVENTION PLAN IS COMPRISED OF THIS DRAWING ("EROSION CONTROL"), THE STANDARD DETAILS, ATTACHMENTS INCLUDED IN SPECIFICATIONS ("SWPPP"), PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORMWATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
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7. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
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21. CONTRACTOR RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE. PONDING OF WATER WILL NOT BE ALLOWED ON SITE. IF NECESSARY, CONTRACTOR TO PROVIDE TEMPORARY SWALES OR PUMPING IN LOW POINT SUMP CONDITIONS UNTIL THE INSTALLATION OF STORM SEWER.

GRADING NOTES:

1. ALL TREES OUTSIDE OF LIMITS OF DISTURBANCE SHALL REMAIN. ONLY THOSE TREES WITHIN LIMITS OF DISTURBANCE THAT ARE IN THE AREA TO BE GRADED SHALL BE REMOVED.
2. ALL TOPSOIL, VEGETATION, ROOT STRUCTURES, AND DELETERIOUS MATERIALS SHALL BE STRIPPED FROM THE GROUND SURFACE PRIOR TO THE PLACEMENT OF EMBANKMENTS. CONTRACTOR SHALL OBTAIN THE ON-SITE GEOTECHNICAL REPRESENTATIVE'S ACCEPTANCE OF THE EXISTING GROUND SURFACE MATERIALS AND THE PROPOSED FILL MATERIAL PRIOR TO THE PLACEMENT OF FILL.
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6. ALL GRADING WORK SHALL BE CONSIDERED UNCLASSIFIED. NO ADDITIONAL PAYMENTS SHALL BE MADE FOR ROCK EXCAVATION. CONTRACTOR SHALL SATISFY HIMSELF AS TO ANY ROCK EXCAVATION REQUIRED TO ACCOMPLISH THE IMPROVEMENTS SHOWN HEREON.

ACERAGE SUMMARY:

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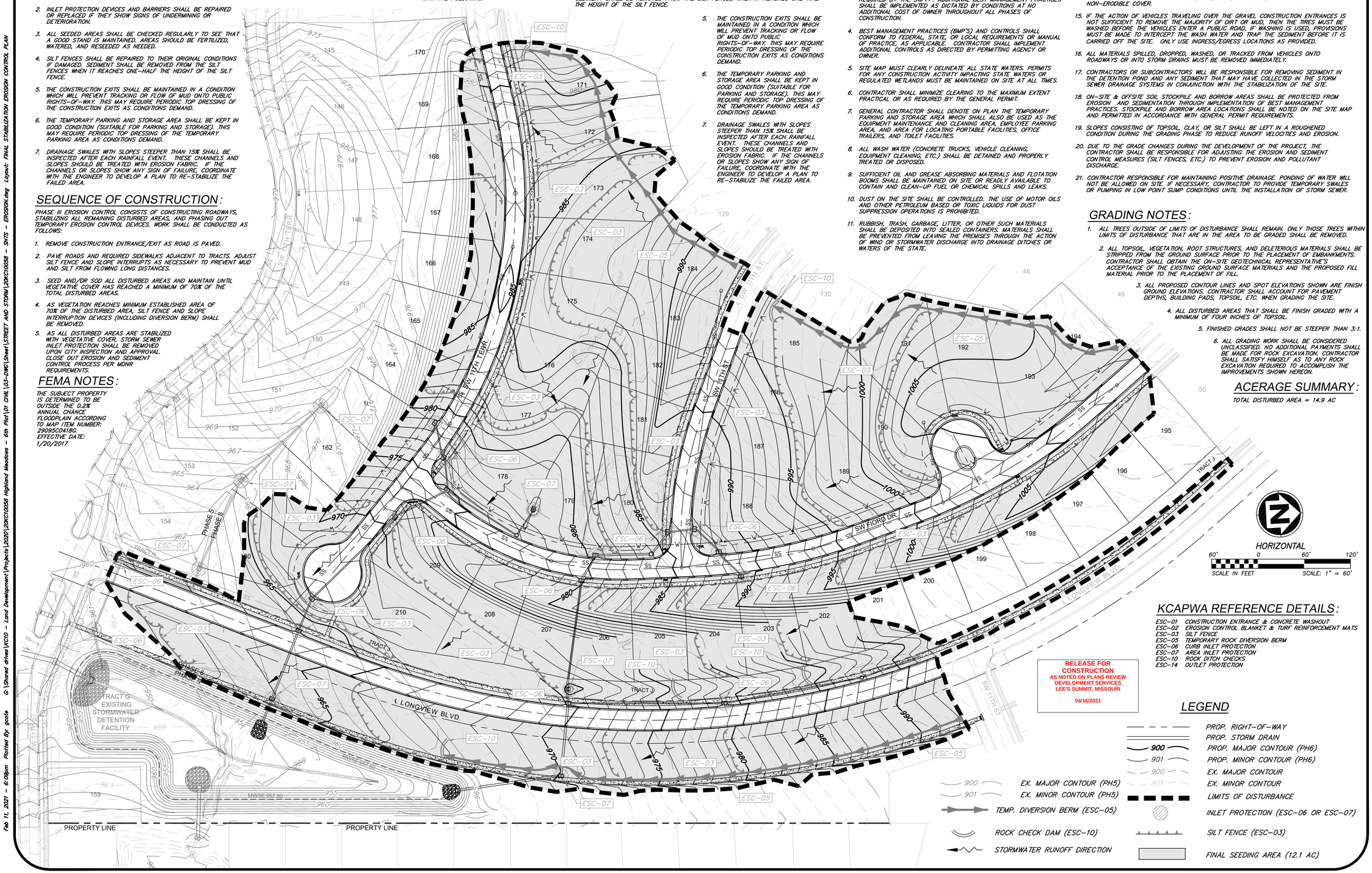

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ESC-03	SILT FENCE
ESC-05	TEMPORARY ROCK DIVERSION BERM
ESC-06	CURB INLET PROTECTION
ESC-07	AREA INLET PROTECTION
ESC-10	ROCK DITCH CHECKS
ESC-14	OUTLET PROTECTION

LEGEND

	PROP. RIGHT-OF-WAY
	PROP. STORM DRAIN
900	PROP. MAJOR CONTOUR (PH6)
901	PROP. MINOR CONTOUR (PH6)
900	EX. MAJOR CONTOUR
901	EX. MINOR CONTOUR
	LIMITS OF DISTURBANCE
	INLET PROTECTION (ESC-06 OR ESC-07)
	SILT FENCE (ESC-03)
	FINAL SEEDING AREA (12.1 AC)
900	EX. MAJOR CONTOUR (PH5)
901	EX. MINOR CONTOUR (PH5)
	TEMP. DIVERSION BERM (ESC-05)
	ROCK CHECK DAM (ESC-10)
	STORMWATER RUNOFF DIRECTION

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JOB NUMBER:	20KC10058
MO COA NO.	000062

REVISIONS

NO.	DESCRIPTION	BY	DATE
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SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

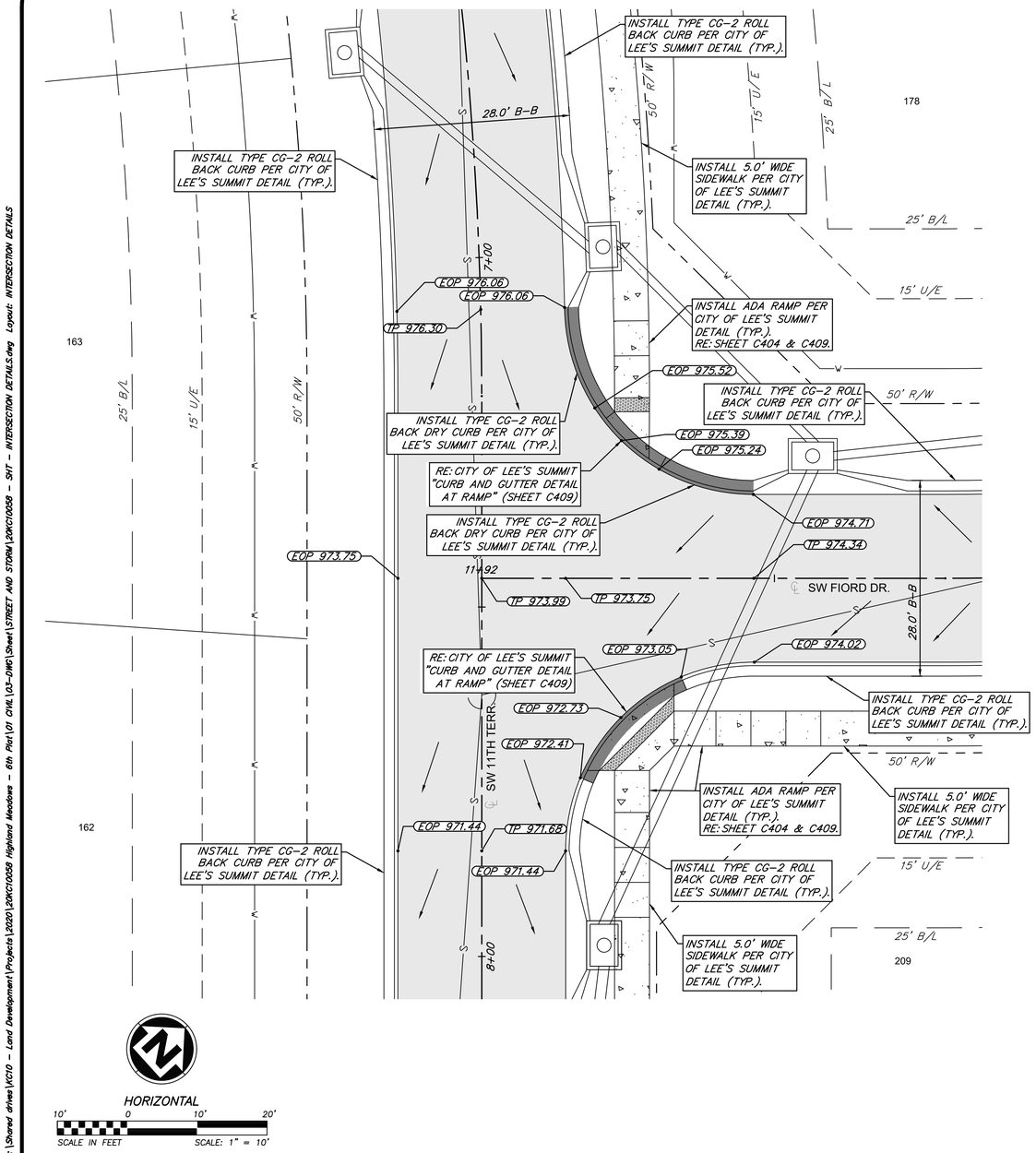
FINAL STABILIZATION EROSION CONTROL PLAN

S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
ZACH A. MYERS
NUMBER PE-2012009232
2/11/21
PROFESSIONAL ENGINEER

SHEET NUMBER
C303
23 OF 42

Feb 11, 2021 - 6:08pm Plotted By: gcote G:\Shared drives\KC10 - Land Development\Projects\2020\20KC10058 Highland Meadows - 6th Plat\01 CIVIL\03-DWG\Sheet\STREET AND STORM\20KC10058 - SHTS - EROSION.dwg Layout: FINAL STABILIZATION EROSION CONTROL PLAN

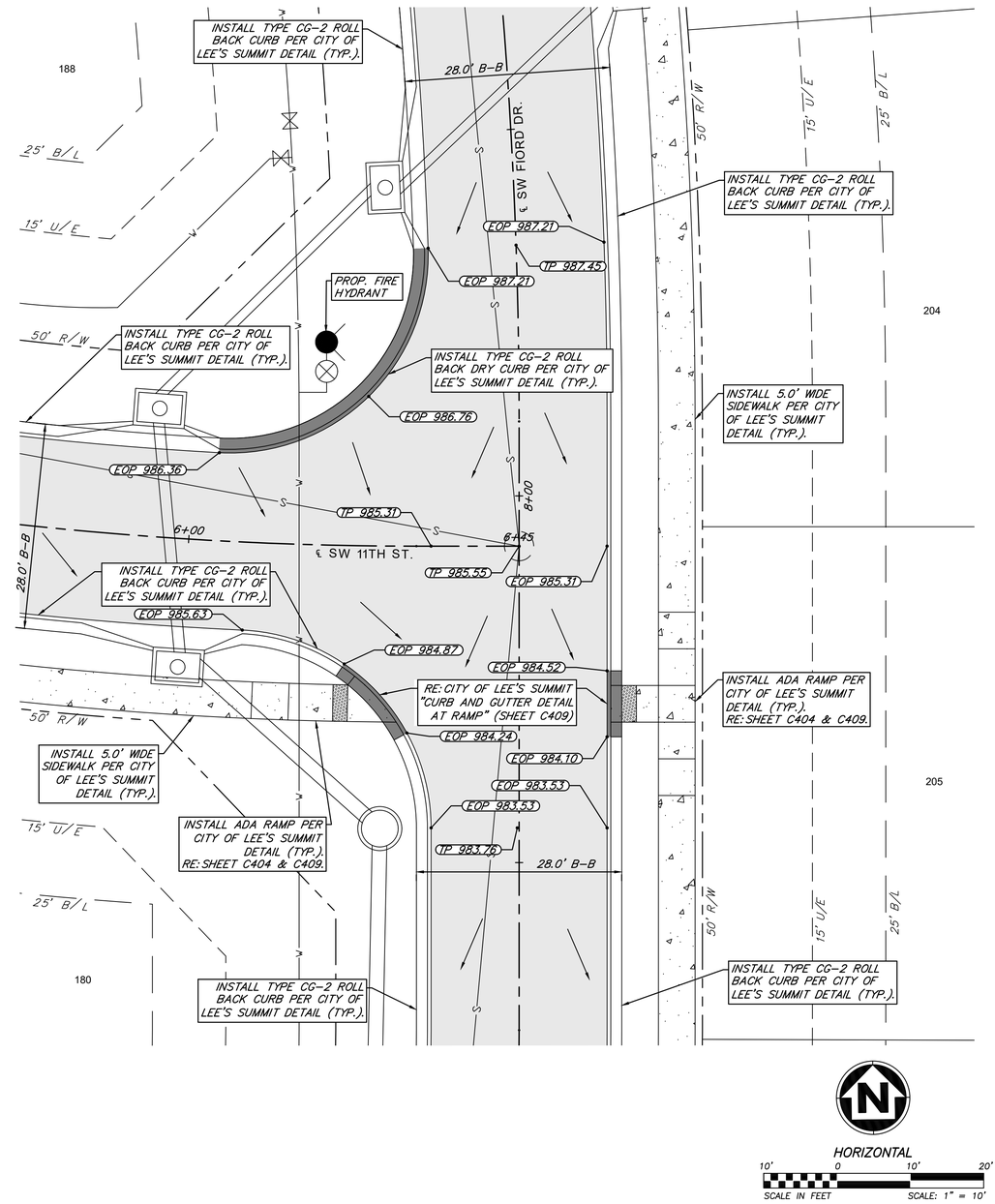


HORIZONTAL

10' 0 10' 20'

SCALE IN FEET SCALE: 1" = 10'

INTERSECTION OF SW 11TH TERRACE & SW FIORD DRIVE



HORIZONTAL

10' 0 10' 20'

SCALE IN FEET SCALE: 1" = 10'

INTERSECTION OF SW 11TH STREET & SW FIORD DRIVE

LEGEND

PROP. STREET ℄	SLOPE DIRECTION
PROP. RIGHT-OF-WAY	PROP. STREET PAVEMENT
PROP. UTILITY EASEMENT	PROP. 5' SIDEWALK
PROP. BUILDING SETBACK	DRY CURB & GUTTER
PROP. LOT LINE	
PROP. WATER LINE	
PROP. SANITARY SEWER	

EOP = EDGE OF PAVEMENT
TP = TOP OF PAVEMENT
TS = TOP OF SIDEWALK
B-B = BACK OF CURB TO BACK OF CURB
TYP = TYPICAL

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
04/16/2021

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SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

INTERSECTION DETAILS

S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
ZACH A. MYERS
NUMBER PE-2012009232
2/11/21
PROFESSIONAL ENGINEER

SHEET NUMBER
C401
24 OF 42

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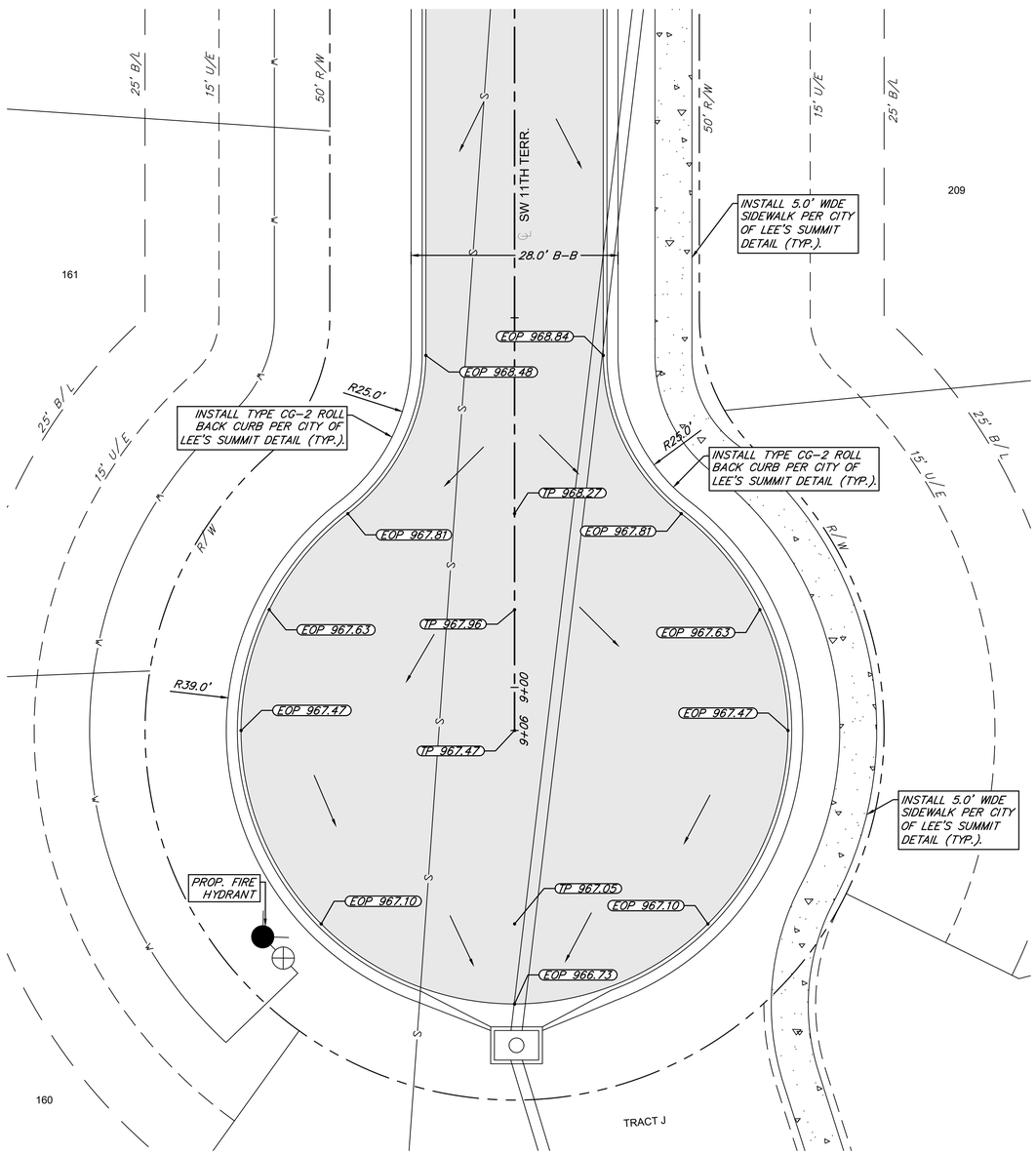
LEGEND

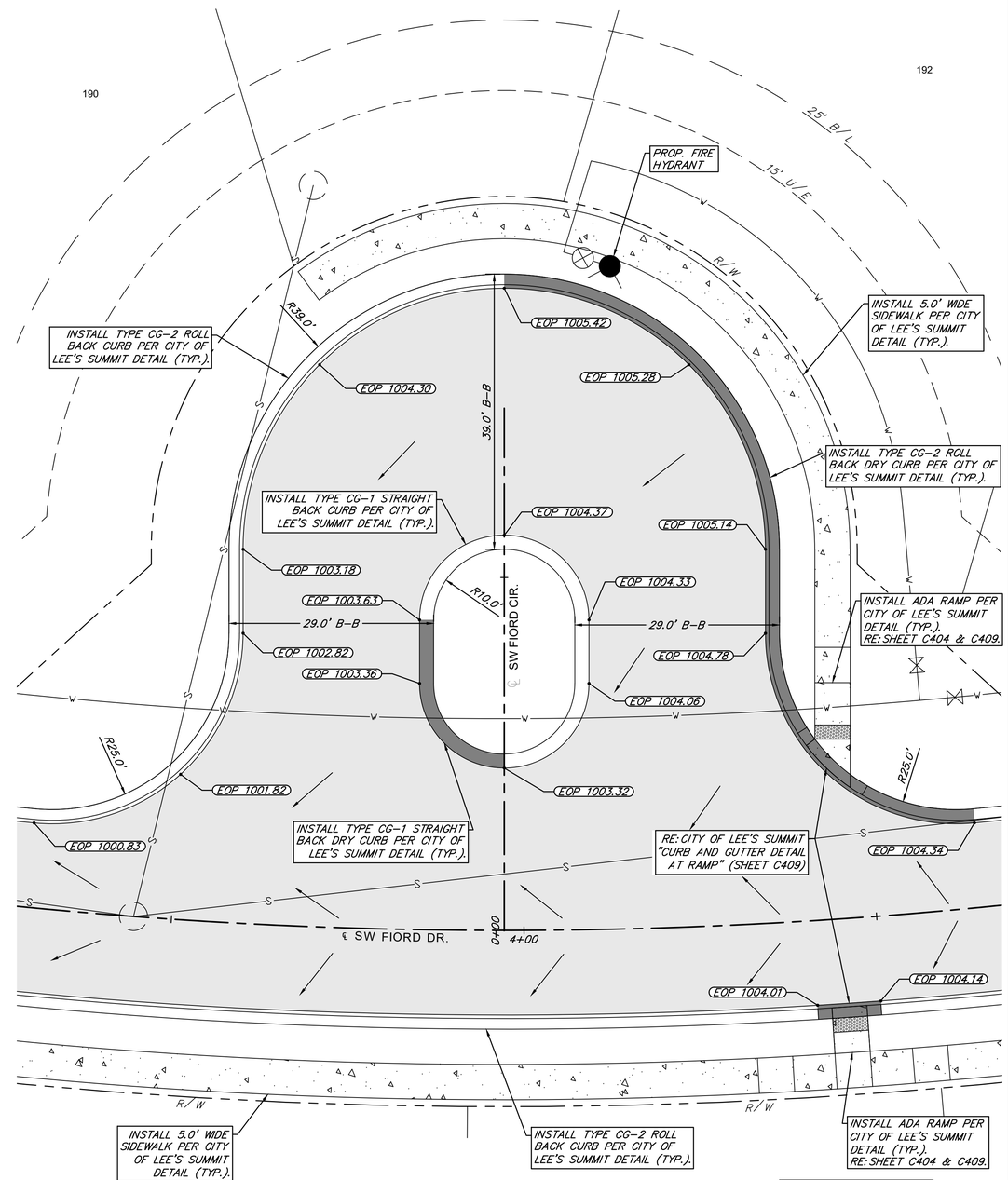
PROP. STREET ℄	SLOPE DIRECTION	EOP = EDGE OF PAVEMENT
PROP. RIGHT-OF-WAY	PROP. STREET PAVEMENT	TP = TOP OF PAVEMENT
PROP. UTILITY EASEMENT	PROP. 5' SIDEWALK	TS = TOP OF SIDEWALK
PROP. BUILDING SETBACK	DRY CURB & GUTTER	B-B = BACK OF CURB TO BACK OF CURB
PROP. LOT LINE		TYP = TYPICAL
PROP. WATER LINE		
PROP. SANITARY SEWER		

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



CUL-DE-SAC OF SW 11TH TERRACE

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



CUL-DE-SAC OF SW FIORD CIRCLE

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
04/16/2021

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SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

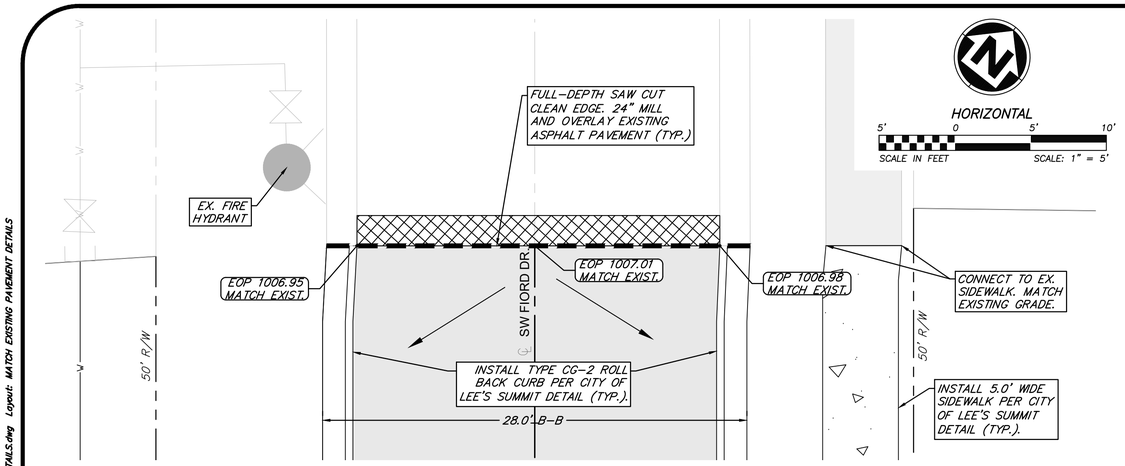
CUL-DE-SAC DETAILS

S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
ZACH A. MYERS
NUMBER PE-2012009232
2/11/21
PROFESSIONAL ENGINEER

SHEET NUMBER
C402
25 OF 42

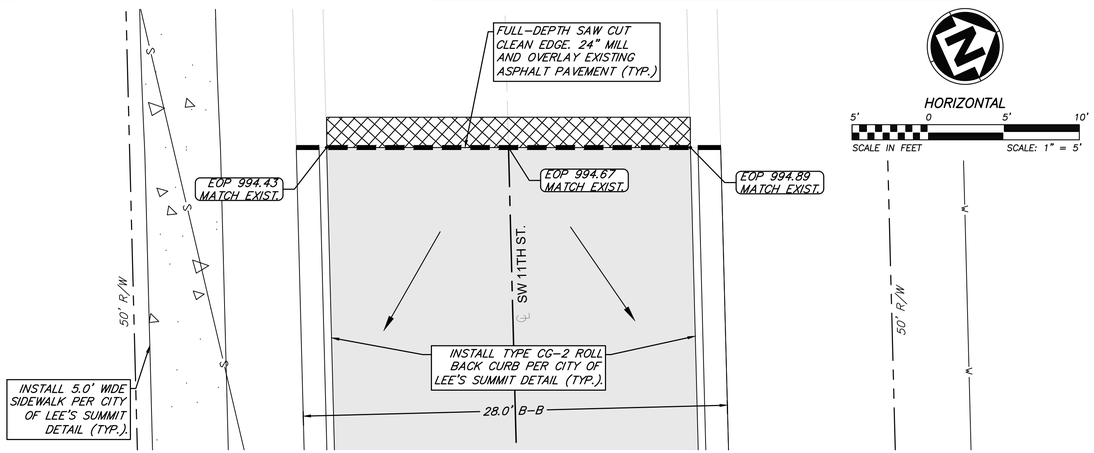
Feb 11, 2021 – 6:10pm Plotted By: gcote G:\Shared drives\KC10 – Land Development\Projects\2020\20KC10058 Highland Meadows – 6th Plat\01 CIVIL\03-DWG\Sheet\STREET AND STORM\20KC10058 – SHT – INTERSECTION DETAILS.dwg Layout: CUL-DE-SAC DETAILS



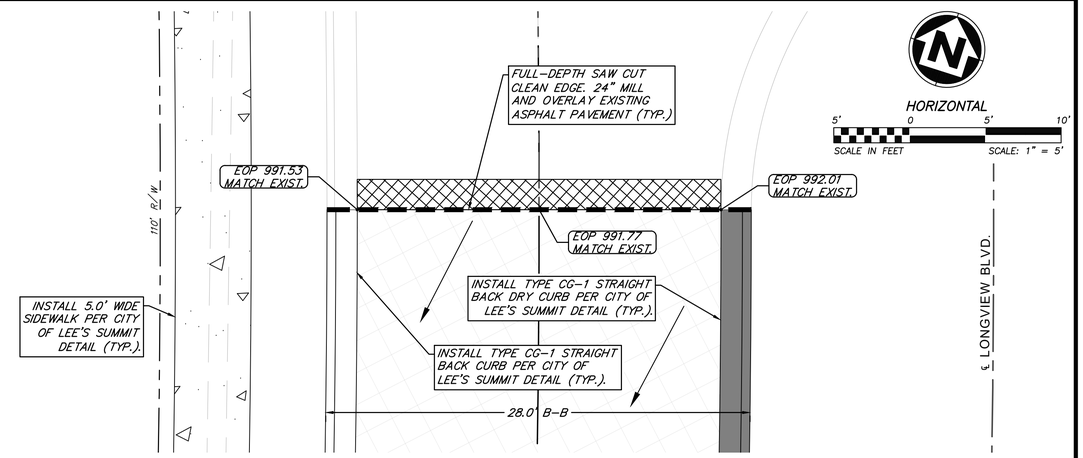
CONNECTION AT SW FIORD DRIVE

LEGEND

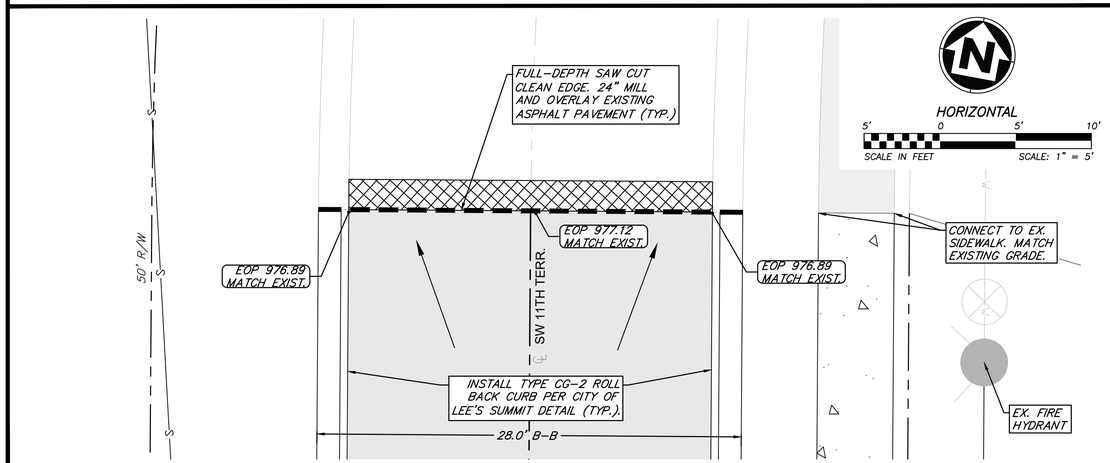
TYPICAL 28' ROADWAY PAVEMENT SECTION	EOP = EDGE OF PAVEMENT
TYPICAL LONGVIEW BLVD. PAVEMENT SECTION	TP = TOP OF PAVEMENT
5' CONCRETE SIDEWALK	TS = TOP OF SIDEWALK
24" MILL AND OVERLAY EXISTING ASPHALT	B-B = BACK OF CURB TO BACK OF CURB
DRY CURB & GUTTER	TYP = TYPICAL
EXISTING 5' SIDEWALK	
FULL DEPTH SAWCUT	
RIGHT-OF-WAY	
ROAD CENTERLINE	
SLOPE DIRECTION	



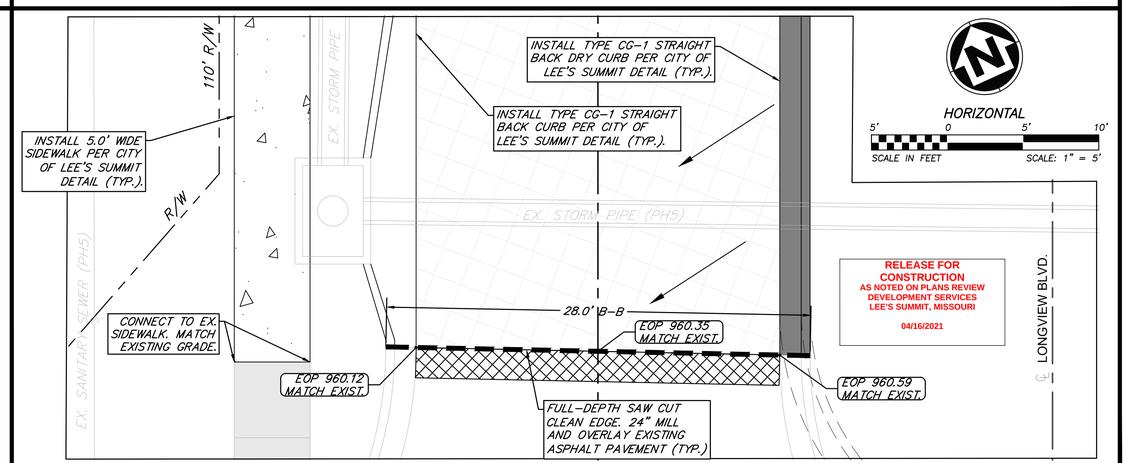
CONNECTION AT SW 11TH STREET



CONNECTION AT INTERSECTION OF LONGVIEW BLVD. & SW 11TH STREET



CONNECTION AT SW 11TH TERRACE



CONNECTION AT INTERSECTION OF LONGVIEW BLVD. & SW 12TH STREET

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SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

MATCH EXISTING PAVEMENT DETAILS

S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
ZACH A. MYERS
NUMBER PE-2012009232
2/11/21
PROFESSIONAL ENGINEER

SHEET NUMBER
C403
26 OF 42

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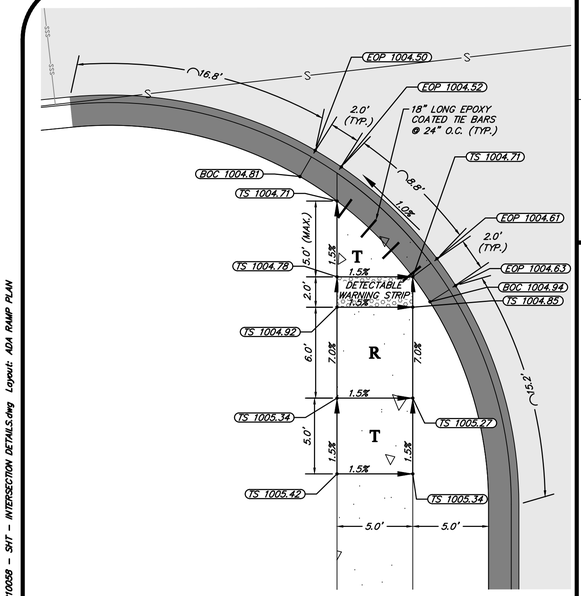
LEGEND

- TYPICAL 28' ROADWAY PAVEMENT SECTION
- KCMMB4K CONCRETE SIDEWALK
- DRY CURB & GUTTER
- DETECTIBLE WARNING STRIP

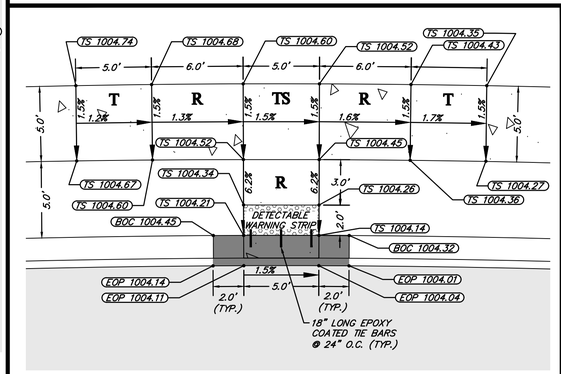
EOP = EDGE OF PAVEMENT
TS = TOP OF SIDEWALK
TYP = TYPICAL
T = TRANSITION
TS = TURNING SPACE
R = RAMP

GENERAL NOTES:

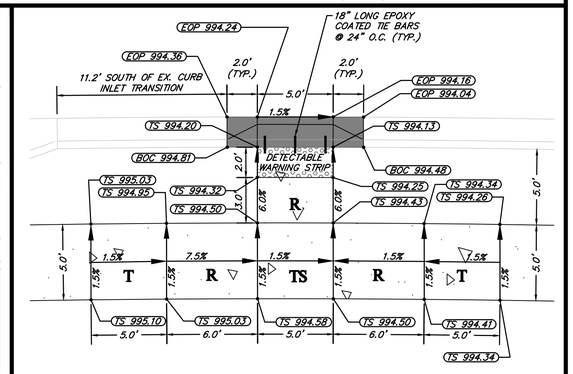
1. CURB RAMP OPENING, NOT INCLUDING FLARES, SHALL MATCH EXISTING SIDEWALK WITH AN OPENING SHALL BE AT LEAST 48" WIDE.
2. USE 18" LONG #4 EPOXY COATED TIE BARS @ 24" O.C. EMBED THE BARS 9" IN EACH DIRECTION.
3. ALL RAMPS, SIDEWALKS, SHARED-USE PATHS SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
4. LONGITUDINAL JOINT SPACING TO MATCH WIDTH OF SIDEWALK.
5. ISOLATION JOINTS SHALL BE PLACED WHERE WALK ABUTS DRIVEWAYS AND SIMILAR STRUCTURES, AND 150' CENTERS MAX.
6. ADA MAXIMUM RAMP SLOPE = 8.33%, ADA MAXIMUM CROSS SLOPE = 2.0%
   *ROADWAY EXCEPTION: WHERE EXISTING ROAD PROFILE GRADE DOES NOT ALLOW RAMP TO MEET RAMP SLOPE REQUIREMENT OF 8.33% OR LESS, THE RAMP SHALL BE EXTENDED TO A LENGTH OF 15 FEET TO MATCH EXISTING SIDEWALK. CROSS SLOPE OF RAMP SHALL BE 1.5% ±0.5%.
7. TURNING SPACES SHALL BE 1.5% ±0.5% SLOPE IN ANY DIRECTION. TURNING SPACES SHALL HAVE A MINIMUM 4'x4' TURNING AREA. TURNING SPACES, WITH A SIDEWALK CURB, SHALL HAVE A 5' TURNING AREA PERPENDICULAR TO THE SIDEWALK CURB.
8. FOR RETROFIT WORK, SLOPES TO BE DETERMINED IN FIELD BY CONTRACTOR AND APPROVED BY CITY INSPECTOR
9. RAMP EXTENSION AREA SHALL NOT BE USED AS TRANSITION TO EXISTING SIDEWALK. ANY TRANSITIONS REQUIRED TO MATCH RAMPS TO EXISTING SIDEWALK SHALL REQUIRE REMOVAL AND REPLACEMENT OF ADDITIONAL SIDEWALK BEYOND THE RAMP AREA. SIDEWALK TRANSITION LENGTH SHALL BE EQUAL TO OR GREATER THAN THE WIDTH OF THE EXISTING SIDEWALK. RAMP EXTENSIONS SHALL BE A CONTINUOUS SLOPE.
10. ALL SIDEWALK AND RAMP CONSTRUCTION SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).



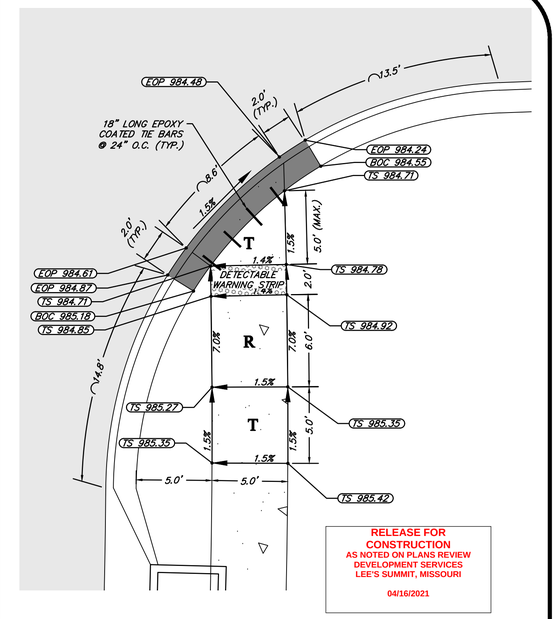
ADA RAMP #1



ADA RAMP #2

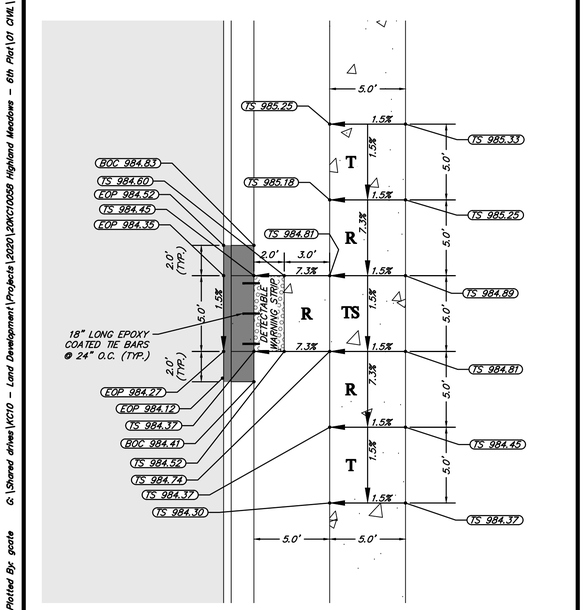


ADA RAMP #3

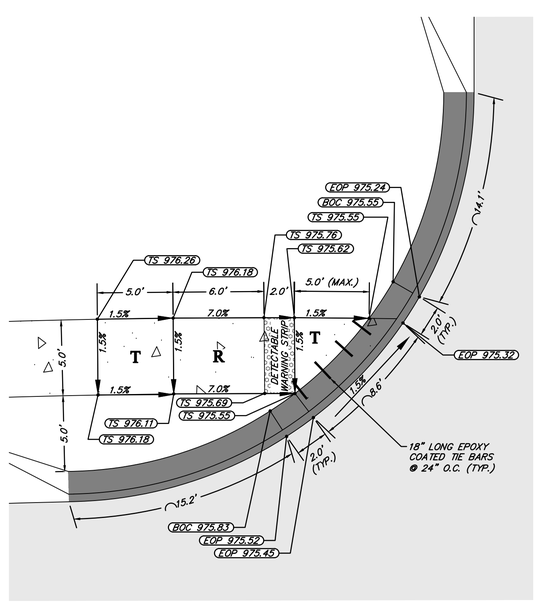


RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
04/16/2021

ADA RAMP #4



ADA RAMP #5



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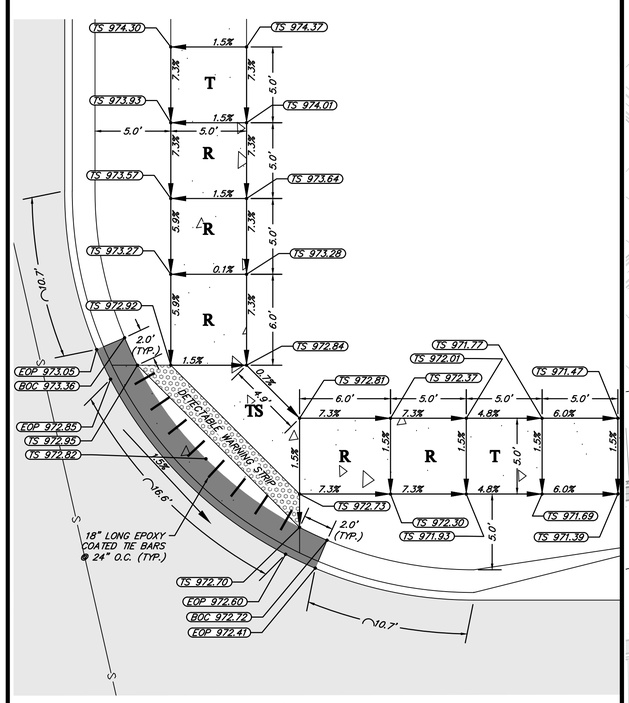
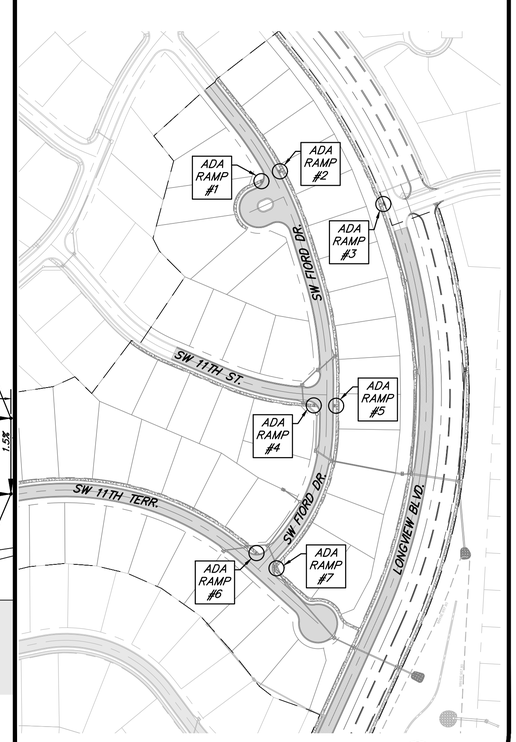


ADA RAMP #7



LOCATION MAP KEY

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SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

ADA RAMP PLAN

S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
ZACH A. MYERS
NUMBER PE-2012009232
2/11/21
PROFESSIONAL ENGINEER

SHEET NUMBER
C404
27 OF 42

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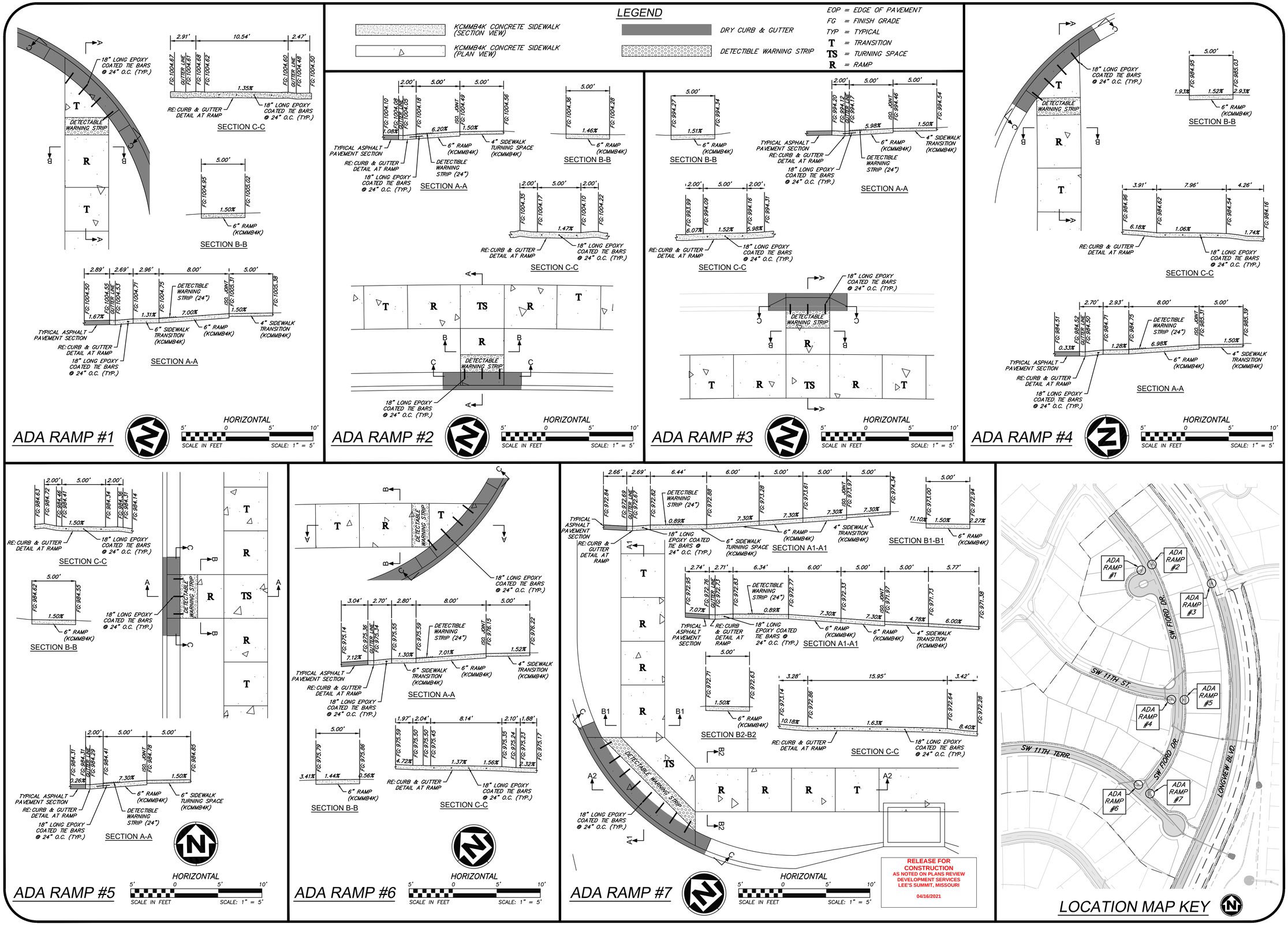

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SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

ADA RAMP CROSS SECTIONS

S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
ZACH A. MYERS
NUMBER PE-2012009232
2/11/21
PROFESSIONAL ENGINEER

SHEET NUMBER
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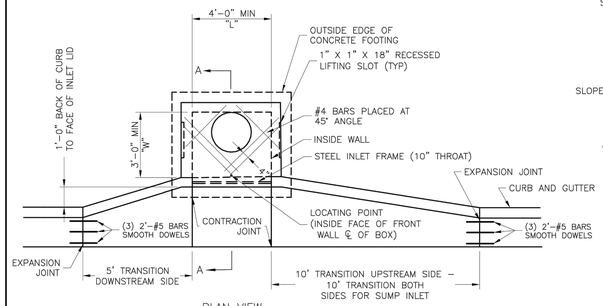
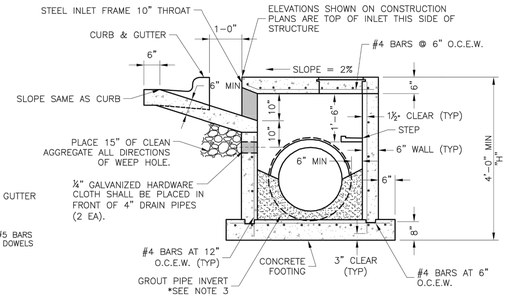
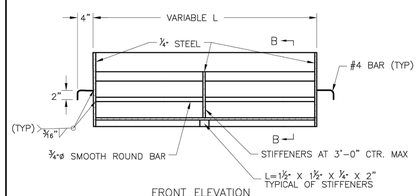


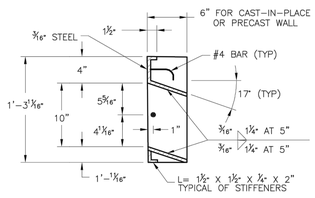
PLAN VIEW



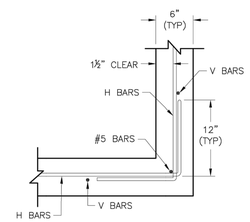
SECTION A–A



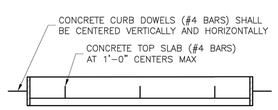
FRONT ELEVATION



SECTION B–B



WALL CORNER DETAIL



PLAN VIEW

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

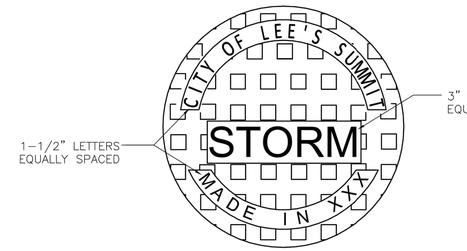
GENERAL NOTES:
1. THE FIRST DIMENSION LISTED IN THE CONSTRUCTION NOTES IS THE "L" DIMENSION. THE SECOND DIMENSION IS THE "W" DIMENSION.
2. FLOW LINES LISTED ON THE PROJECT PLANS ARE LISTED AT THE INSIDE FACE OF THE WALL.
3. FLOOR OF INLET GROUTED AND SHAPED TO MATCH PIPE INVERT TO PROVIDE SMOOTH FLOW.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

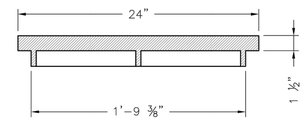
LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

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

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

STM-1





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

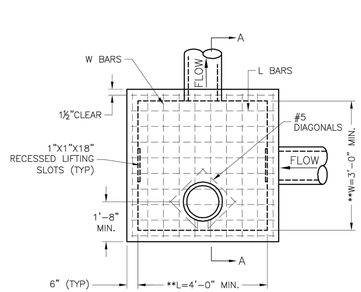
*COVER AND FRAME MODEL INFORMATION REFER TO THE STORMWATER APPROVED PRODUCT LIST.

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

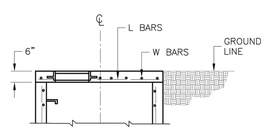
STORM MANHOLE COVER DETAIL

Date: 04/17
Drawn By: MJF
Checked By: DL

STM-6



PLAN

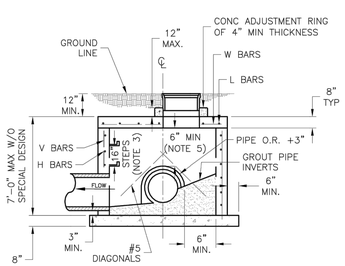


SLAB TOP ALTERNATE FOR JUNCTION BOX (SHALLOW)

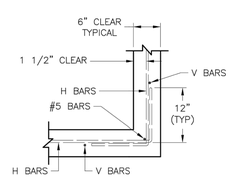
** INCREASE IN MULTIPLES OF 6" (7'–0") MAX WITHOUT SPECIAL DESIGN. (SEE PROJECT PLANS FOR DETAILS)

REINFORCING

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



SECTION A–A



WALL CORNER DETAIL

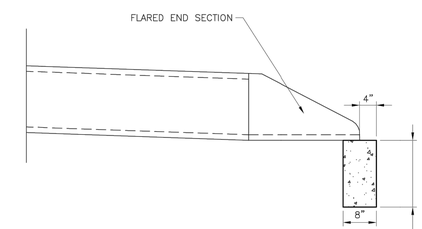
GENERAL NOTES:
1. LOCATE RING AND COVER ON BLANK WALL.
2. USE ¾" CHAMFER STRIP OR ½" R EDGER TOOL ON ALL EXPOSED CONCRETE CORNERS.
3. STEPS REQUIRED AT 16" O.C. WHEN DEPTH FROM TOP OF CASTING TO INVERT EXCEEDS 4' ON BLANK WALL IF POSSIBLE.
4. BOXOUTS WILL NOT BE ALLOWED TO PROJECT THROUGH THE CORNERS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

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

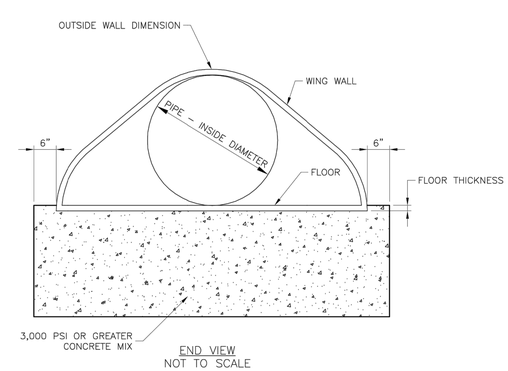
Project: STANDARD DETAILS CITY OF LEE'S SUMMIT, MO LEE'S SUMMIT, JACKSON COUNTY, MO
Sheet Name: JUNCTION BOX DETAIL

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

STM-3



PLAN VIEW
NOT TO SCALE



END VIEW
NOT TO SCALE

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

FLARED END SECTION SUPPORT DETAIL

Date: 04/17
Drawn By: MJF
Checked By: DL

STM-5

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

04/16/2021

ANDERSON ENGINEERING
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NO.	REVISIONS DESCRIPTION	BY	DATE
1	REVISED PER CITY COMMENT	GC	2/11/21

DRAWING INFO.

DRAWN BY:	GC
CHECK BY:	ZM
LICENSE NO.	PE-2012009232
DATE:	1/7/2021
ISSUED FOR:	FOR REVIEW
JOB NUMBER:	20KC10058
MO COA NO.	000062

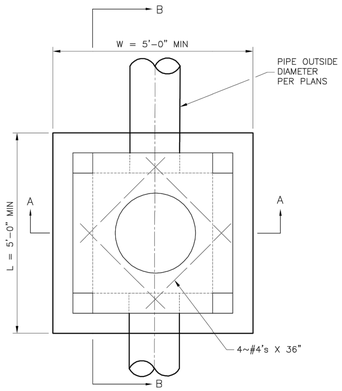
SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

STORM SEWER DETAILS

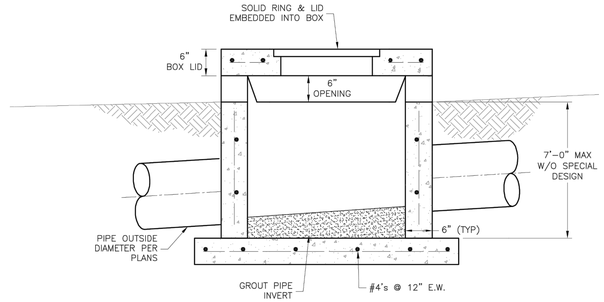
S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
ZACH A. MYERS
NUMBER PE-2012009232
2/11/21
PROFESSIONAL ENGINEER

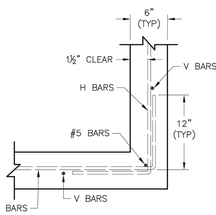
SHEET NUMBER
C406
29 OF 42



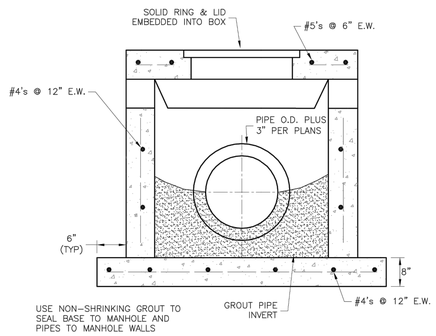
PLAN VIEW



SECTION B-B



WALL CORNER DETAIL



SECTION A-A

GENERAL NOTES:

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

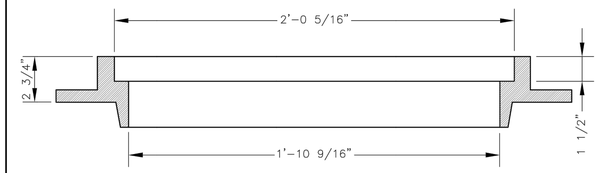
LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

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

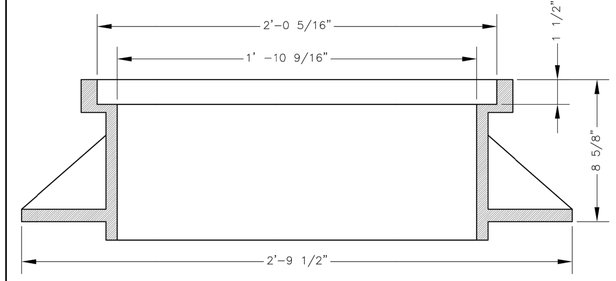
PROJECT:
SHEET NAME: FIELD INLET DETAIL

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

STM-2



SLAB MANHOLE FRAME
LEE'S SUMMIT PART NO.: LS103A
MINIMUM WEIGHT = 145 LB



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 | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STORM MANHOLE FRAME DETAIL

Date: 04/17
Drawn By: MJF
Checked By: DL

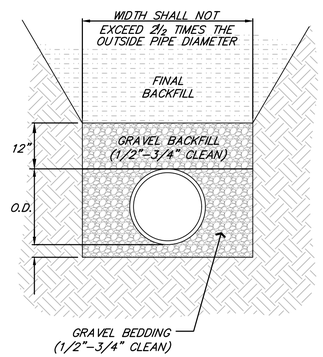
STM-7

BEDDING
1/2"-3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY COMPACTED IN MAX. 4" LIFTS

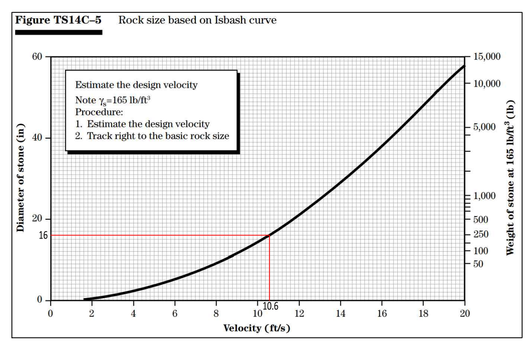
INITIAL BACKFILL
-UNDER PAVED AREAS OR WITHIN 4' HORIZONTAL OF PAVED AREAS 1/2"-3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY COMPACTED IN MAX. 4" LIFTS
-UNDER OPEN AREAS 1/2"-3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY COMPACTED IN MAX. 4" LIFTS

FINAL BACKFILL
-UNDER PAVED AREAS OR WITHIN 4' HORIZONTAL OF PAVED AREAS ON-SITE OR IMPORTED MATERIAL FREE OF MUCK, FROZEN MATERIAL, EXCESS MOISTURE, ORGANICS, TOPSOIL, RUBBISH, CONSTRUCTION DEBRIS, ROCK OR BRICK LARGER THAN 8", COMPACTED TO 95% OF STANDARD DENSITY PER ASTM D-698
-UNDER OPEN AREAS ON-SITE OR IMPORTED MATERIAL FREE OF MUCK, FROZEN MATERIAL, EXCESS MOISTURE, ORGANICS, TOPSOIL, RUBBISH, CONSTRUCTION DEBRIS, ROCK OR BRICK LARGER THAN 8", COMPACTED TO 90% OF STANDARD DENSITY PER ASTM D-698

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



PIPE BEDDING DETAIL
NOT TO SCALE



MAXIMUM 100-YR OUTLET VELOCITY PER DRAINAGE CALCULATIONS (SHEET C202) ≈ 10.6 FT/S.

PER TABLE ABOVE, 10.6 FT/S = 14.5" STONE.

16" STONE X 1.2 SAFETY FACTOR = 19" STONE

19" STONE ≈ MoDOT TYPE 4 DITCH LINER SPECIFICATION

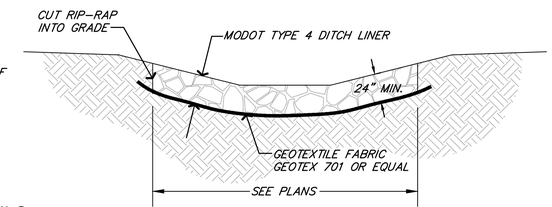
"TYPE 4 ROCK DITCH LINER SHALL CONSIST OF MATERIAL WITH A PREDOMINAT ROCK SIZE OF 19 INCHES, A MAXIMUM ROCK SIZE OF 28 INCHES AND A GRADATION SUCH THAT NO MORE THAN 15% WILL BE LESS THAN 6 INCHES" PER SECTION 609.60.2.4 OF THE 2018 MISSOURI STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.

RIP-RAP NOTES:

1. ROCK TO BE USED FOR RIP-RAP SHALL CONSIST OF INDIVIDUAL ROCK FRAGMENTS THAT ARE DENSE, SOUND, AND RESISTANT TO ABRASION. THE ROCK SHALL BE FREE OF CRACKS, SEAMS, AND OTHER DEFECTS THAT WOULD TEND TO INCREASE THE DESTRUCTION OF THE INDIVIDUAL ROCK FRAGMENTS DUE TO WATER AND FRONT ACTION. REFER APWA SECTION 2600.
2. RIP-RAP SHALL HAVE A MINIMUM THICKNESS OF 24" AT ALL LOCATIONS SHOWN ON THE PLANS. RIP-RAP SHALL BE PLACED ON GEOTEXTILE FABRIC AS SHOWN IN THE DETAIL.
3. 24" THICK RIP-RAP SHALL BE WELL-GRADED (D_{50} = 19") AND CONFORM TO THE TABLE BELOW:

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

4. A SAMPLE OF ALL ROCK TO BE PLACED SHALL BE SET ASIDE AT A QUARRY CHOSEN BY THE CONTRACTOR. THE ENGINEER WILL VIST THE QUARRY TO VISUALLY INSPECT THE ROCK PRIOR TO DELIVERY.
5. VISUAL OBSERVATION AND TEST SHALL DETERMINE THE ACCEPTABILITY OF THE ROCK USED FOR RIP-RAP. IN GENERAL, LEDGE ROCK USED FOR DUMPED RIP-RAP MATERIALS SHALL MEET THE FOLLOWING REQUIREMENTS WHEN TESTED BY THE SPECIFIED PROCEDURES.



RIPRAP DETAILS
NOT TO SCALE

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
04/16/2021

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REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	REVISED PER CITY COMMENT	GC	2/11/21

DRAWING INFO.	
DRAWN BY:	GC
CHECK BY:	ZM
LICENSE NO.	PE-2012009232
DATE:	1/7/2021
ISSUED FOR:	FOR REVIEW
JOB NUMBER:	20KC10058
MO COA NO.	000062

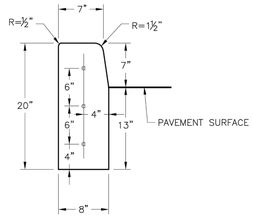
SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

STORM SEWER DETAILS (2)

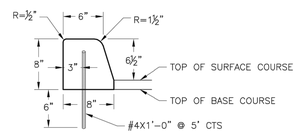
S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
ZACH A. MYERS
NUMBER PE-2012009232
2/11/21
PROFESSIONAL ENGINEER

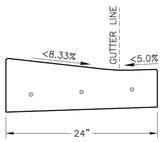
SHEET NUMBER
C407
30 OF 42



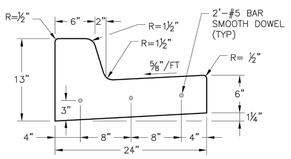
STRAIGHT CURB
(TYPE C–1)



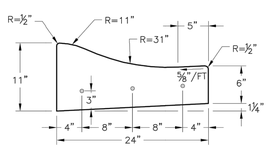
DOWELLED CURB
(TYPE DC)



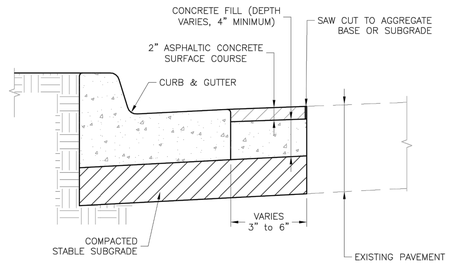
CURB & GUTTER DETAIL AT RAMP
(ADA SLOPE REQUIREMENTS)



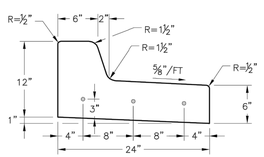
STRAIGHT BACK CURB & GUTTER
(TYPE CG–1)



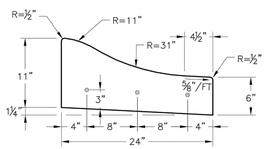
ROLL BACK CURB & GUTTER
(TYPE CG–2)



CURB REPLACEMENT DETAIL



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



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

GENERAL NOTES

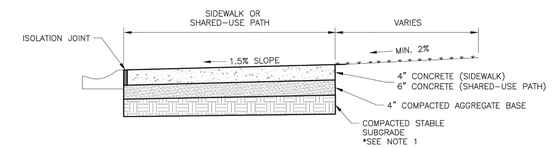
1. ¾" ISOLATION JOINTS WITH 3 (2'–#5 BAR) SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
2. 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS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

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

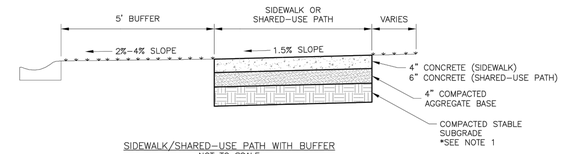
Project: STANDARD DETAILS CITY OF LEE'S SUMMIT, MO LEE'S SUMMIT, JACKSON COUNTY, MO
Sheet Name: CURB & GUTTER DETAIL

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

GEN-4



SIDEWALK/SHARED–USE PATH WITHOUT BUFFER
NOT TO SCALE



SIDEWALK/SHARED–USE PATH WITH BUFFER
NOT TO SCALE

GENERAL NOTES:

1. SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
2. 1.5% CROSS SLOPE MUST BE MAINTAINED THROUGH DRIVEWAYS.
3. KCMMB 4K CONCRETE MIX SHALL BE REQUIRED FOR ALL SIDEWALKS AND SHARED–USE PATHS OR AS APPROVED BY THE CITY INSPECTOR.
4. ALL SIDEWALKS SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).
5. AN EXPANSION JOINT SHALL BE PLACED AT A MAXIMUM OF 150 FT. CONSTRUCTION JOINTS SHALL BE PLACED THE SAME WIDTH OF SIDEWALK, BUT NO GREATER THAN 10 FT.
6. SHARED–USE PATH WIDTH SHALL BE 10 FT. WIDE.
7. SIDEWALK FINISHING (NO PICTURE FRAMING) AS DIRECTED BY CITY INSPECTOR.
8. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.

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

SIDEWALK/SHARED-USE PATH DETAIL

Date: 04/17
Drawn By: MJF
Checked By: DL

GEN-2

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

04/16/2021

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NO.	DESCRIPTION	BY	DATE
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SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

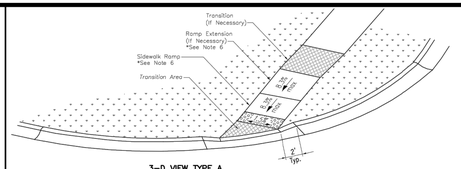
CURB & SIDEWALK DETAILS

S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
ZACH A. MYERS
NUMBER PE-2012009232
2/11/21
PROFESSIONAL ENGINEER

SHEET NUMBER
C408
31 OF 42

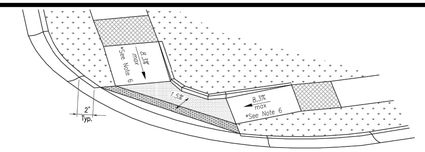
Feb 11, 2021 – 6:11pm Plotted By: gcate G:\Shared drives\KC10 – Land Development\Projects\2020\20KC10058 Highland Meadows – 6th Plat\01 CIVIL\03-DWG\Sheet\STREET AND STORM\20KC10058 – SH7 – DETAILS.dwg Layout: CURB & SIDEWALK DETAILS



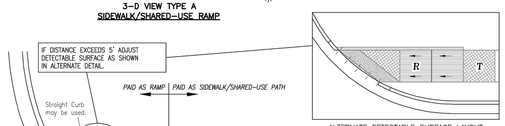
3-D VIEW TYPE A
SIDEWALK/SHARED-USE RAMP

LEGEND

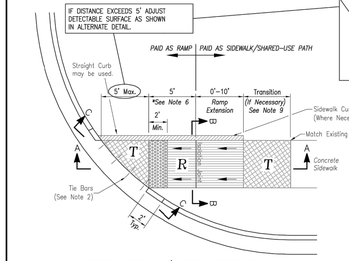
R	SIDEWALK RAMP
TS	TURNING SPACE
	DETECTABLE WARNING SURFACE
T	TRANSITION



3-D VIEW TYPE B
SIDEWALK/SHARED-USE RAMP



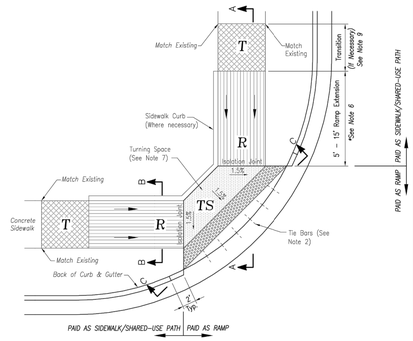
ALTERNATE DETECTABLE SURFACE LAYOUT



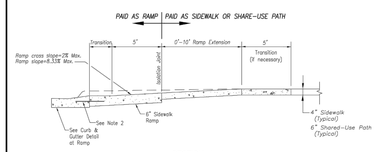
TYPE A SIDEWALK/SHARED-USE RAMP
Not to Scale

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

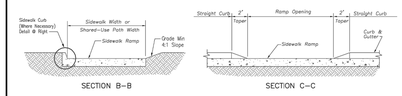
1. CURB RAMP OPENING, NOT INCLUDING FLARES, SHALL MATCH EXISTING SIDEWALK WIDTH AND OPENING SHALL BE AT LEAST 48" WIDE.
2. USE 18" LONG #4 EPOXY COATED TIE BARS @ 24" O.C. EMBED TIE BARS 9" IN EACH DIRECTION.
3. ALL RAMPS, SIDEWALKS, SHARED-USE PATHS SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
4. LONGITUDINAL JOINT SPACING TO MATCH WIDTH OF SIDEWALK.
5. ISOLATION JOINTS SHALL BE PLACED WHERE WALK ABUTS DRIVEWAYS AND SIMILAR STRUCTURES, AND 150' CENTERS MAX.
6. ADA MAXIMUM RAMP SLOPE = 8.33%
   ADA MAXIMUM CROSS SLOPE = 2.0%
   *ROADWAY EXCEPTION: WHERE EXISTING ROAD PROFILE GRADE DOES NOT ALLOW RAMP TO MEET RAMP SLOPE REQUIREMENT OF 8.33% OR LESS, THE RAMP SHALL BE EXTENDED TO A LENGTH OF 15 FEET TO MATCH EXISTING SIDEWALK. CROSS SLOPE OF RAMP SHALL BE 1.5%, ±0.5%.
7. TURNING SPACES SHALL BE 1.5%, ±0.5%, SLOPE IN ANY DIRECTION. TURNING SPACES SHALL HAVE A MINIMUM 4'x4' TURNING AREA. TURNING SPACES, WITH A SIDEWALK CURB, SHALL HAVE A 5' TURNING AREA PERPENDICULAR TO THE SIDEWALK CURB.
8. FOR RETROFIT WORK, SLOPES TO BE DETERMINED IN FIELD BY CONTRACTOR AND APPROVED BY CITY INSPECTOR
9. RAMP EXTENSION AREA SHALL NOT BE USED AS TRANSITION TO EXISTING SIDEWALK. ANY TRANSITIONS REQUIRED TO MATCH RAMPS TO EXISTING SIDEWALK SHALL REQUIRE REMOVAL AND REPLACEMENT OF ADDITIONAL SIDEWALK BEYOND THE RAMP AREA. SIDEWALK TRANSITION LENGTH SHALL BE EQUAL TO OR GREATER THAN THE WIDTH OF THE EXISTING SIDEWALK. RAMP EXTENSIONS SHALL BE A CONTINUOUS SLOPE.
10. ALL SIDEWALK AND RAMP CONSTRUCTION SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).



TYPE B SIDEWALK/SHARED-USE RAMP
Not to Scale

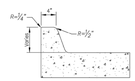


SECTION A-A

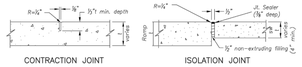


SECTION B-B SECTION C-C

TYPE A & B SIDEWALK RAMP
Not to Scale

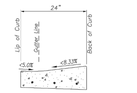


SIDEWALK CURB DETAIL
Not to Scale



CONTRACTION JOINT ISOLATION JOINT

JOINT DETAILS
Not to Scale



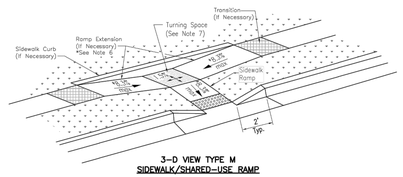
CURB & GUTTER DETAIL AT RAMP
Not to Scale

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
Sheet Name: ADA RAMP RETROFIT DETAIL

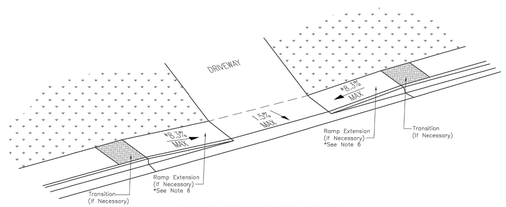
LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

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

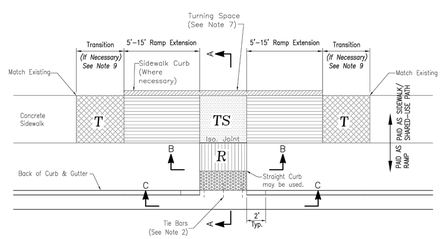
GEN-3A



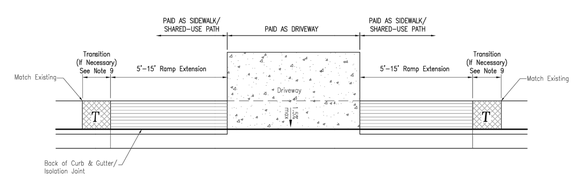
3-D VIEW TYPE M
SIDEWALK/SHARED-USE RAMP



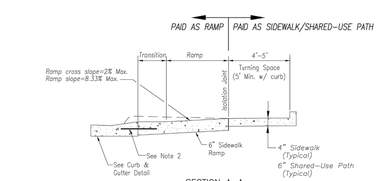
3-D VIEW SIDEWALK/SHARED-USE RAMP
AT DRIVEWAY



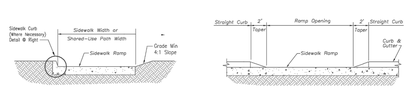
TYPE M SIDEWALK/SHARED-USE RAMP
Not to Scale



SIDEWALK/SHARED USE RAMP
AT DRIVEWAY WITH ADJOINING CURB

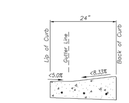


SECTION A-A

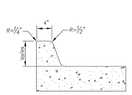


SECTION B-B SECTION C-C

TYPE M SIDEWALK RAMP
Not to Scale



CURB & GUTTER DETAIL AT RAMP
Not to Scale



SIDEWALK CURB DETAIL
Not to Scale

LEGEND

R	SIDEWALK RAMP
TS	TURNING SPACE
	DETECTABLE WARNING SURFACE
T	TRANSITION

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STANDARD DETAILS
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LEE'S SUMMIT, JACKSON COUNTY, MO
Sheet Name: ADA RAMP RETROFIT DETAIL

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

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

GEN-3B

Feb 11, 2021 - 6:11pm Plotted By: gcarte G:\Shared drives\KC10 - Land Development\Projects\2020\20KC10058 Highland Meadows - 6th Plat\01 CIVIL\03-DWG\Sheet\STREET AND STORM\20KC10058 - SHT - DETAILS.dwg Layout: ADA RAMP DETAILS

ANDERSON ENGINEERING
EMPLOYEE OWNED
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941 W. 141ST TER • KANSAS CITY, MISSOURI 64145 • PHONE (816) 777-0400
A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION - LC 62

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	REVISED PER CITY COMMENT	GC	2/11/21

DRAWING INFO.

DRAWN BY:	GC
CHECK BY:	ZM
LICENSE NO.	PE-2012009232
DATE:	1/7/2021
ISSUED FOR:	FOR REVIEW
JOB NUMBER:	20KC10058
MO COA NO.	000062

SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

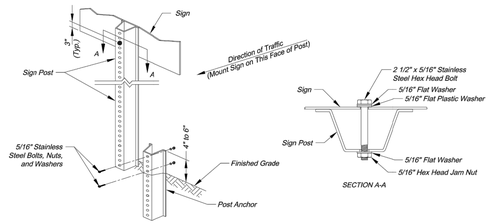
ADA RAMP DETAILS

S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
ZACH A. MYERS
NUMBER PE-2012009232
2/11/21
PROFESSIONAL ENGINEER

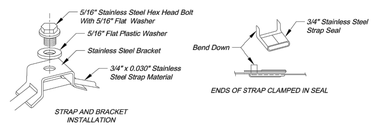
RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
04/16/2021

SHEET NUMBER
C409
32 OF 42



U-STEEL POST DETAILS

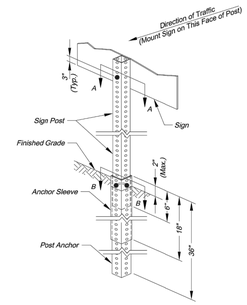
U-STEEL POST NOTES:
1. Splice shall be positioned entirely between finished grade line and 18" above finished grade line. Only one splice will be allowed per post.
2. U-Steel post shall be 3 lb./ft., galvanized according to ASTM A123.
3. U-Steel post can be used for installation of signs with an area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



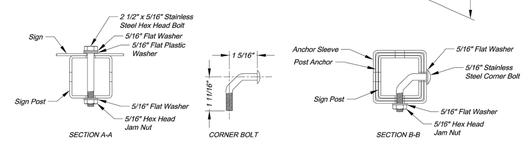
STRAP TYPE SIGN SUPPORT DETAILS

METAL POLE SIGN MOUNTING NOTES:
1. Signs on metal poles shall be attached with two brackets and stainless steel bands.
2. Holes in sign for attachment to the mounting brackets shall be offset a minimum of 2 inches from the edge of the sign.
3. Holes in sign shall be located such that the sign is level.
4. All strap, bracket, and seal materials should be Type 201 stainless steel.

PERMANENT SIGNING GENERAL NOTES:
1. All signing shall be in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).
2. The Contractor is responsible for avoiding any and all utilities when installing sign posts, whether the utility is indicated on the plans or not.
3. All workmanship and materials shall be subject to the inspection and approval of the Public Works Department of the City of Lee's Summit.
4. The Contractor shall stake the location of all sign posts to be installed. The City Inspector shall inspect the staking prior to installation. Minor relocation to avoid conflicts may be allowed with the approval of the City Traffic Engineer or designee.
5. Signs shown to be installed on the side of metal poles shall be mounted with stainless steel straps or wing brackets as detailed. No signs are to be installed on wood poles. See Traffic Signal Standard Drawings for the installation of signs on mast arms.
6. All post mounted signs shall be installed with breakaway anchors according to the Standard Drawings.
7. All existing signs will be used in place during construction and protected from damage unless otherwise indicated in the plans. If the Contractor damages any existing sign or posts during construction, the Contractor will be required to replace the damaged materials with new signs or posts of the same type and size at the Contractor's expense. The Contractor shall be responsible for removing and storing any signs that are to be reinstalled on the project. All equipment shall be reinstalled in good condition.
8. Existing permanent signs and posts removed by the Contractor for construction purposes which are not to be reinstalled shall be delivered to the City's Public Works Maintenance Facility (1971 SE Hamblen Road). The Contractor shall be responsible for removing and storing equipment in good condition and is fully responsible for the equipment until it is delivered.
9. All Stop, Yield, or street name signs shall be maintained in a conspicuous location for the driving public. All Stop and Yield signs removed for construction purposes can be temporarily erected in reflectorized drums (no less than 7 feet above the pavement surface) until they can be reinstalled. Any temporary Stop or Yield sign installation to be left in place overnight will require prior approval from the City Inspector.



SQUARE STEEL POST INSTALLATION SEQUENCE:
1. Sign post anchor driven partially into the ground using a drive cap with a sledge or power equipment.
2. Anchor sleeve slipped over anchor and drive into the ground together with the sign post anchor.
3. Insert sign post into the post anchor and bolt in place.



SQUARE STEEL POST DETAILS

SQUARE STEEL POST NOTES:
1. Square steel sign posts and break-away anchor shall consist of the following materials:
   - Sign Post - 14 Ga. 2" x 2" Square Steel Post
   - Post Anchor - 12 Ga. 2 1/2" x 2 1/2" x 36" Square Steel Post
   - Anchor Sleeve - 12 Ga. 2 1/2" x 2 1/2" x 18" Square Steel Post
2. 14 Gauge posts must meet a certified minimum yield strength of 60,000 psi.
3. In all installations the first hole above the finished grade line on the sign post, anchor, and anchor sleeve must be in line for the insertion of the corner bolt.
4. The maximum area for one sign post is 9.0 square feet. A sign or combination of signs with an area greater than 9.0 square feet will require two posts. Also, signs with a width greater than 36" (not including 36" x 36" diamond shaped signs) will require two posts.

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

Project:

SIGN POST DETAILS

Sheet Name: STANDARD DRAWING SN-2

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

2 OF 3

2

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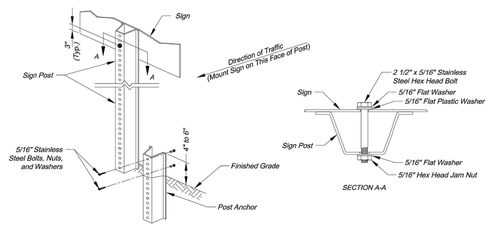

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3. U-Steel post can be used for installation of signs with an area of less than 2.5 square feet.
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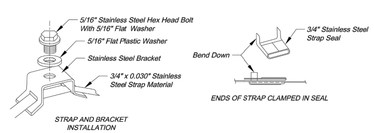

STRAP TYPE SIGN SUPPORT DETAILS

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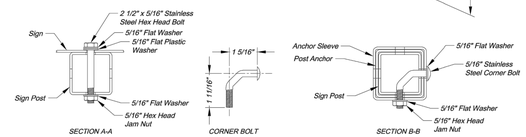

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CITY OF LEE'S SUMMIT
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
220 SE GREEN STREET
LEE'S SUMMIT, MISSOURI 64063
PHONE: (816) 969-1800 FAX: (816) 969-1809

Project:

SIGN POST DETAILS

Sheet Name: STANDARD DRAWING SN-2

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

2 OF 3

2

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

04/16/2021

ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
941 W. 141ST TER • KANSAS CITY, MISSOURI 64145 • PHONE (816) 777-0400
A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION - LC 62

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	REVISED PER CITY COMMENT	GC	2/11/21

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LICENSE NO.	PE-2012009232
DATE:	1/7/2021
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JOB NUMBER:	20KC10058
MO COA NO.	000062

SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

SIGN POST & MOUNTING DETAILS

S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
ZACH A. MYERS
NUMBER PE-2012009232
2/11/21
PROFESSIONAL ENGINEER

SHEET NUMBER
C410
33 OF 42

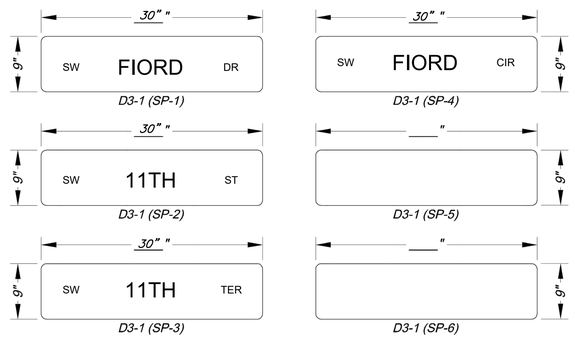
STANDARD ABBREVIATION LISTS

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

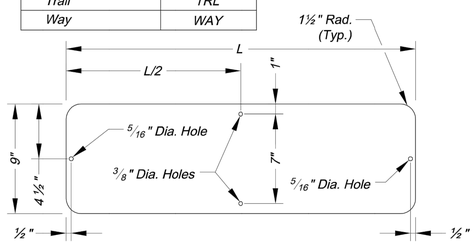
Numbered Streets	
First	ST
Second	ND
Third	RD
Fourth to Tenth	TH

STREET NAME SIGN QUANTITIES

Sign Designation	Sign Size	Sign Area (Sq. Ft.)	Number	Quantity (Sq. Ft.)
D3-1 (SP-1)	9" x 30"	1.875	3	5.625
D3-1 (SP-2)	9" x 30"	1.875	1	1.875
D3-1 (SP-3)	9" x 30"	1.875	1	1.875
D3-1 (SP-4)	9" x 30"	1.875	1	1.875
D3-1 (SP-5)	9" x			
D3-1 (SP-6)	9" x			

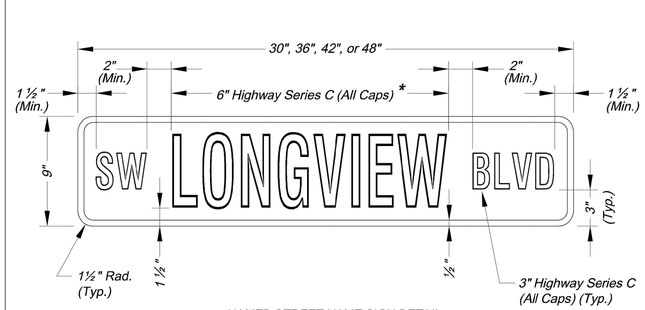


PROJECT SIGN DETAILS



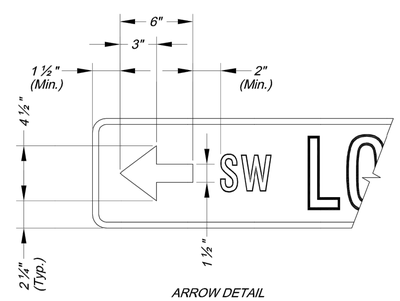
STREET NAME SIGN BLANK DETAILS

For Mounting on Square Steel Posts

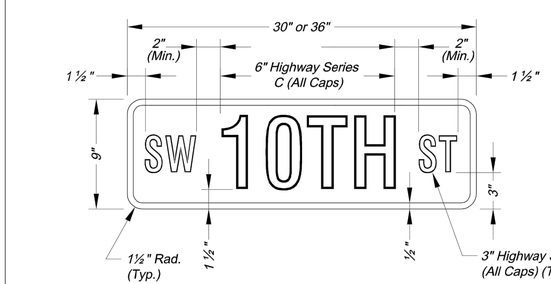


NAMED STREET NAME SIGN DETAIL

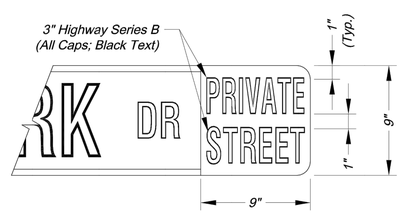
* Use Highway Series B (All Caps) in lieu of series C if necesary to fit text on a 36" sign blank.



ARROW DETAIL



NUMBERED STREET NAME SIGN DETAIL

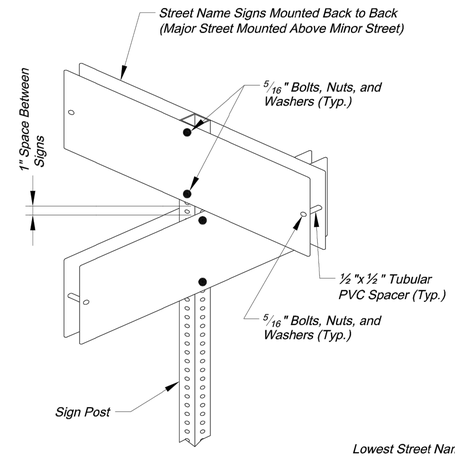


PRIVATE STREET TAG DETAIL

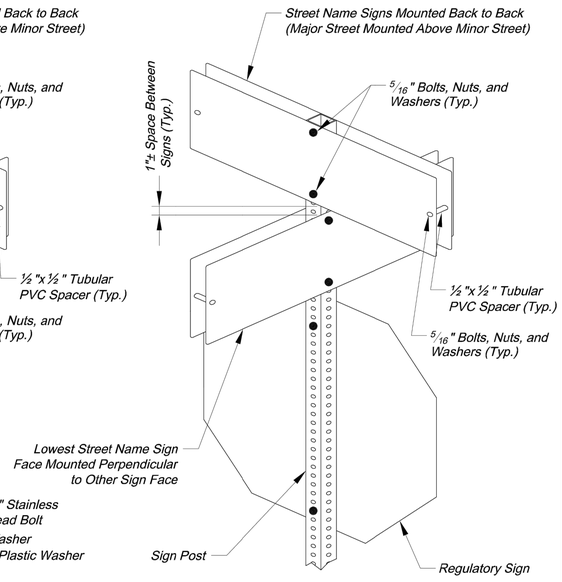
NOTES:

1. For all street name signs, the legend shall be white and the background shall be green.
2. Arrows shall be added to street name signs where the name of a street changes at an intersection. Street name signs with arrows are to be installed on each side of the intersection to indicate the change in names. Arrows shall be white.
3. The "PRIVATE STREET" tag should be added to the end of street name signs to indicate where a street that is outside the right-of-way intersects a public street. The background for the "PRIVATE STREET" tag shall be yellow.

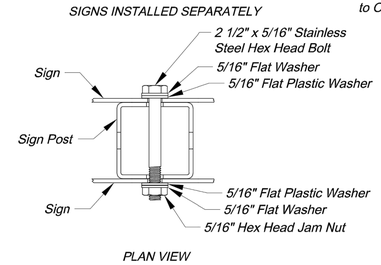
STREET NAME SIGN FACE DETAILS



SIGNS INSTALLED SEPARATELY

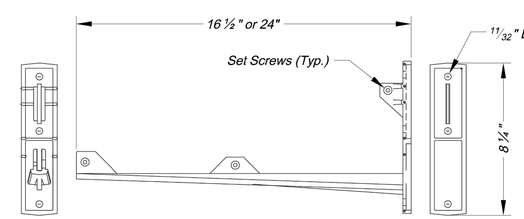


SIGNS INSTALLED WITH OTHER SIGNS



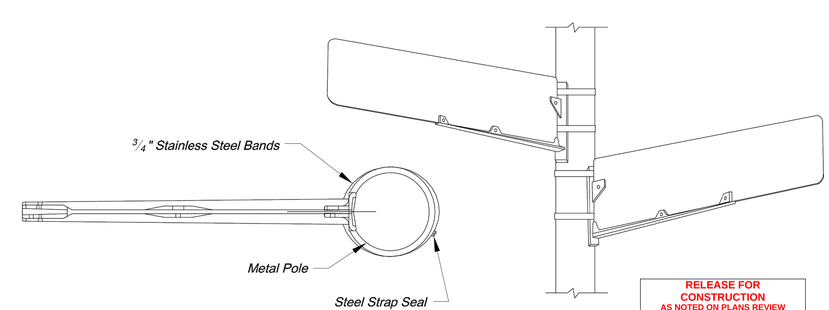
PLAN VIEW

SQUARE STEEL POST MOUNTING DETAILS



NOTES:

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



WING BRACKET MOUNTING DETAILS

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
04/16/2021

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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

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MO COA NO.	000062

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Project:

STREET NAME SIGN DETAILS

Sheet Name: STANDARD DRAWING SN-3

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

3 OF 3

3

SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

STREET NAME SIGN DETAILS

S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
ZACH A. MYERS
NUMBER PE-2012009232
2/11/21
PROFESSIONAL ENGINEER

SHEET NUMBER
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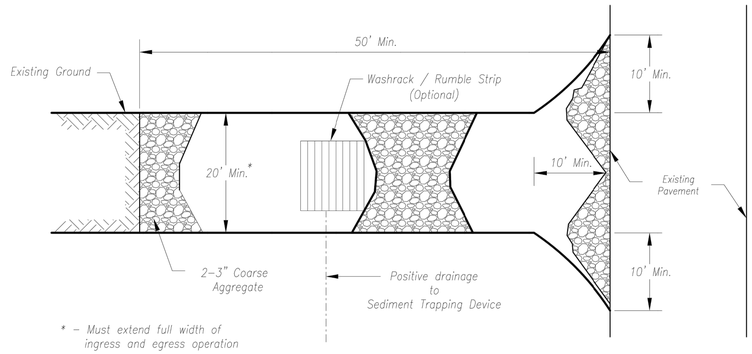
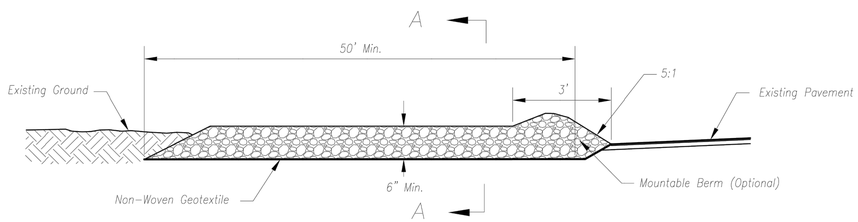
Feb 11, 2021 – 6:11pm Plotted By: gcote G:\Shared drives\KC10 – Land Development\Projects\2020\20KC10058 Highland Meadows – 6th Plat\01 CIVIL\03-DWG\Sheet\STREET AND STORM\20KC10058 – SH7 – SIGNAGE.dwg Layout: STREET NAME SIGN DETAILS



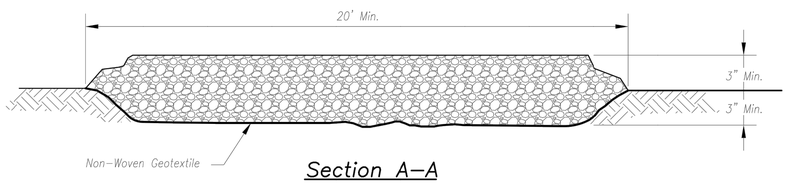
Plan View

Not to Scale



Side Elevation

Not to Scale



Section A-A

Not to Scale

Notes for Construction Entrance:

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

Maintenance for Construction Entrance;

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

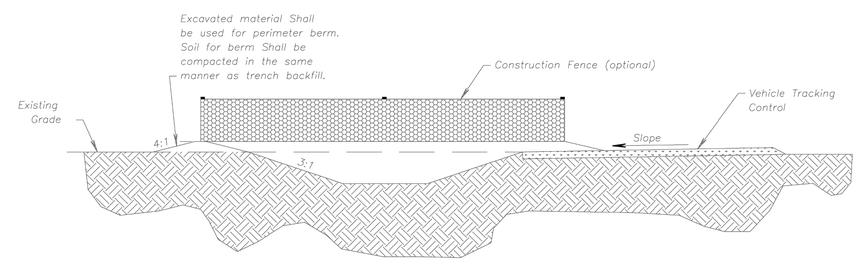
CONSTRUCTION ENTRANCE

Notes for Concrete Washout:

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

Maintenance for Concrete Washout:

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



CONCRETE WASHOUT

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

04/16/2021

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

AMERICAN PUBLIC WORKS ASSOCIATION

Kansas City Metro Chapter APWA AMERICAN PUBLIC WORKS ASSOCIATION

KANSAS CITY
METRO CHAPTER

CONSTRUCTION ENTRANCE
AND CONCRETE WASHOUT

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

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SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

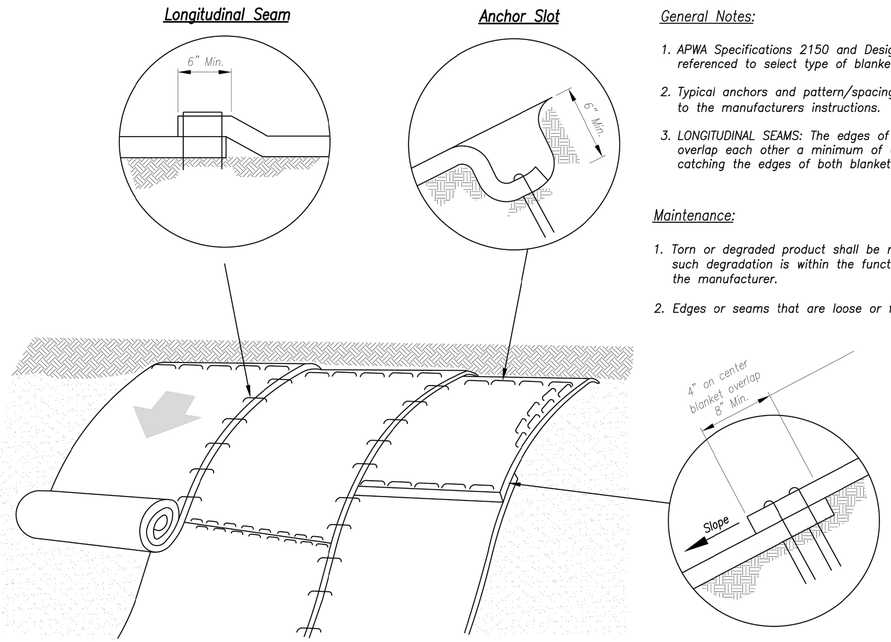
CONSTRUCTION ENTRANCE DETAILS

S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
ZACH A. MYERS
NUMBER PE-2012009232
PROFESSIONAL ENGINEER
2/11/21

SHEET NUMBER
C501
35 OF 42

Feb 11, 2021 - 8:12pm Plotted By: gcote G:\Shared drives\KC10 - Land Development\Projects\2020\20KC10058 Highland Meadows - 6th Plat\07 CIVIL\03-DWG\Sheet\STREET AND STORM\20KC10058 - SHT - DETAILS.dwg Layout: CONSTRUCTION ENTRANCE DETAILS



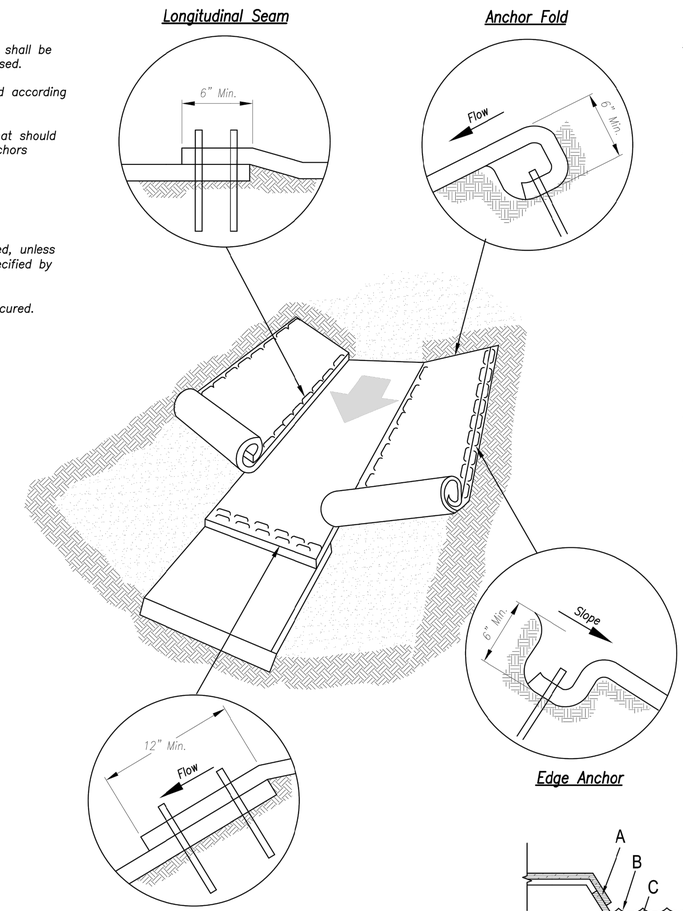
Installation on Slopes

General Notes:

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

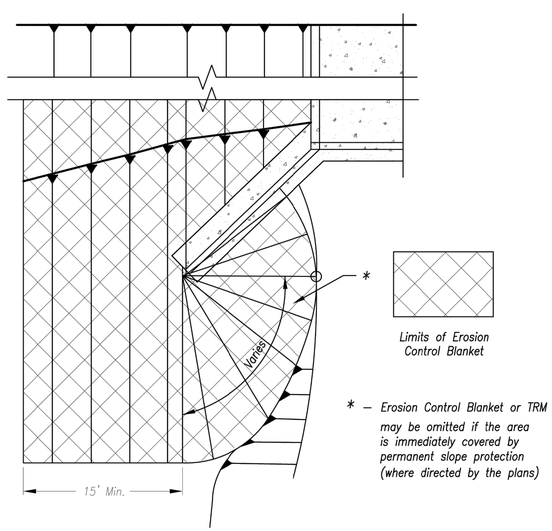
Maintenance:

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



Notes for Installation in Channels:

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



* – Erosion Control Blanket or TRM may be omitted if the area is immediately covered by permanent slope protection (where directed by the plans)

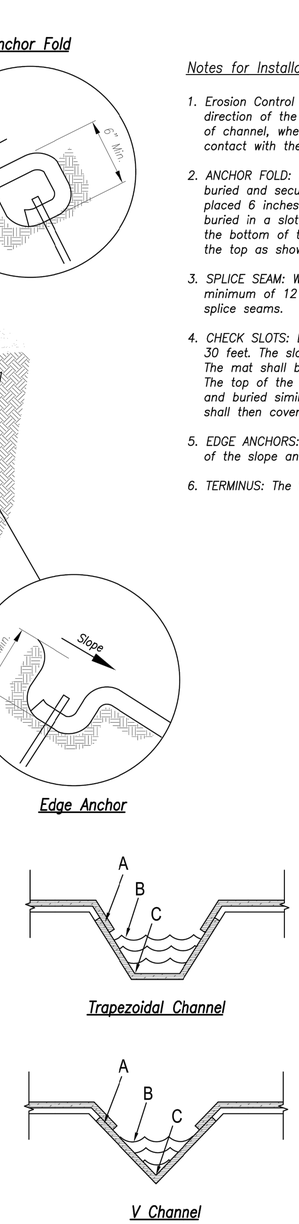
Partial Box Culvert Plan

Not to Scale

Installation Around Culvert Slope

Notes for Installation on Slopes:

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



Critical Points:

A – Overlaps and seams;

B – Projected water line;

C – Channel bottom / side slope vertices;

Installation in Channels

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
04/16/2021

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

AMERICAN PUBLIC WORKS ASSOCIATION

Kansas City Metro Chapter APWA AMERICAN PUBLIC WORKS ASSOCIATION

KANSAS CITY METRO CHAPTER

EROSION CONTROL BLANKETS AND TURF REINFORMENT MATS

STANDARD DRAWING NUMBER ESC-02

ADOPTED: 10/24/2016

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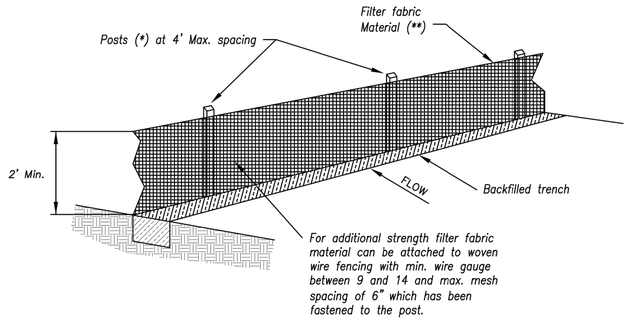
SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

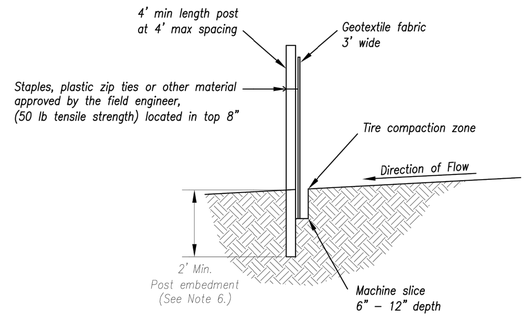
STEEP SLOPE PROTECTION DETAILS

S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
ZACH A. MYERS
NUMBER PE-2012009232
2/11/21
PROFESSIONAL ENGINEER

SHEET NUMBER
C502
36 OF 42





(*) POSTS

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

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

SILT FENCE DETAILS

Not to Scale

Notes:

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

Maintenance:

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

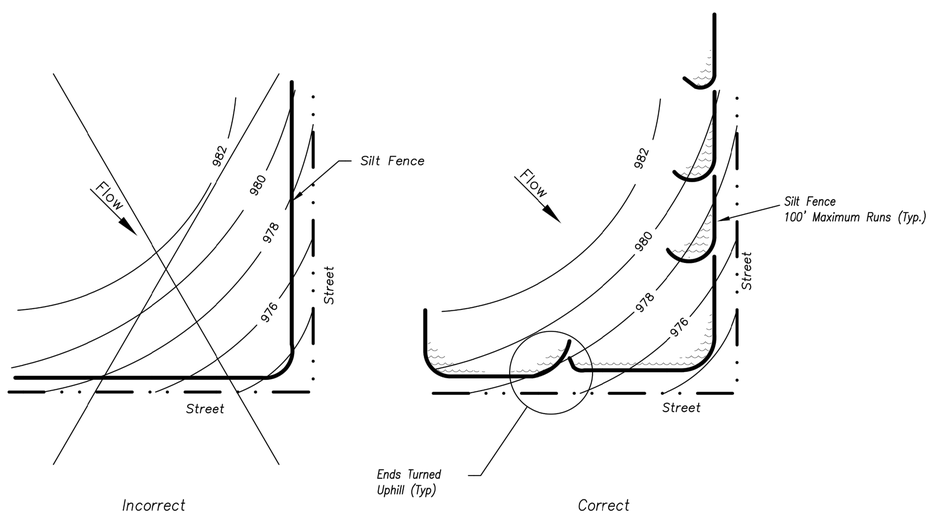
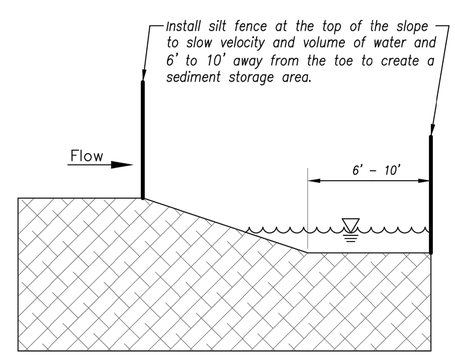
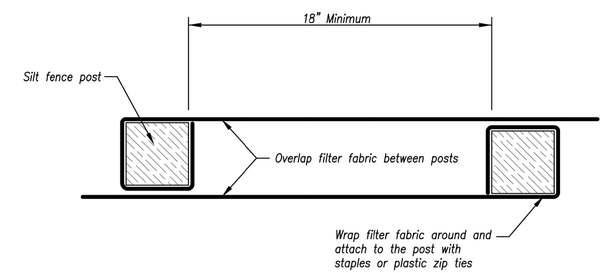


Figure A

SILT FENCE LAYOUT

Not to Scale





JOINING FENCE SECTIONS

Not to Scale

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

04/16/2021

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

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KANSAS CITY METRO CHAPTER

SILT FENCE

STANDARD DRAWING NUMBER ESC-03

ADOPTED: 10/24/2016

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SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

SILT FENCE DETAILS

S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
ZACH A. MYERS
NUMBER PE-2012009232
2/11/21
PROFESSIONAL ENGINEER

SHEET NUMBER
C503
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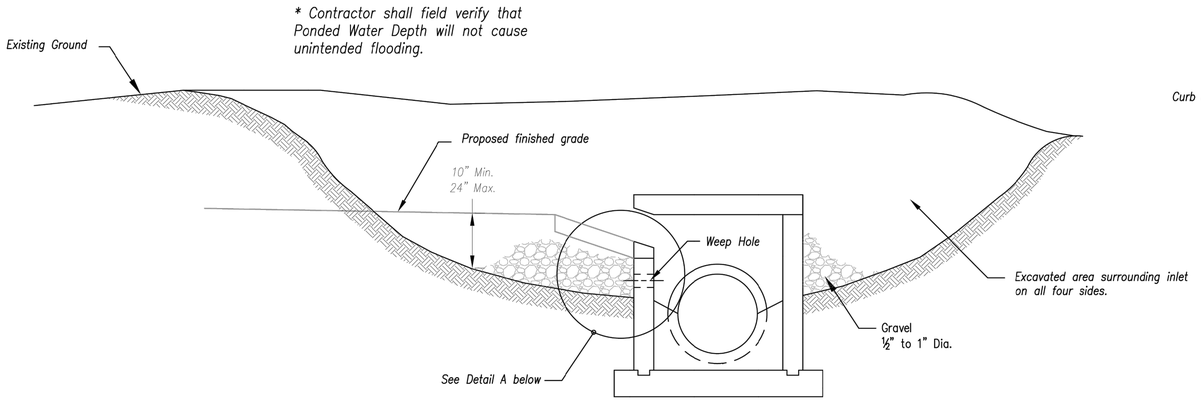
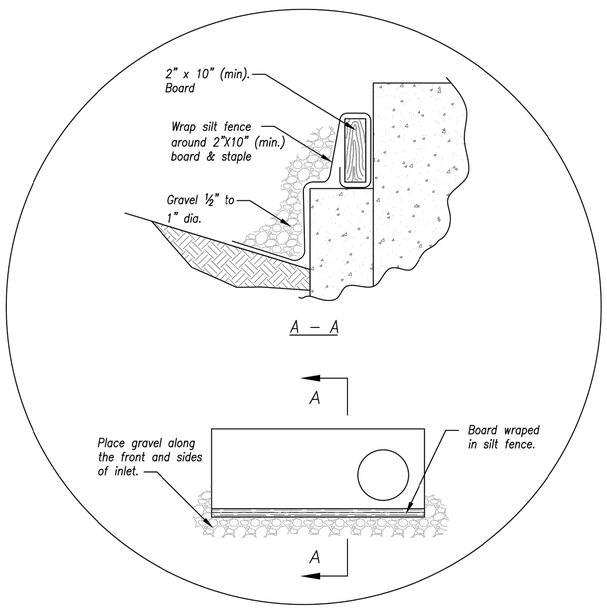
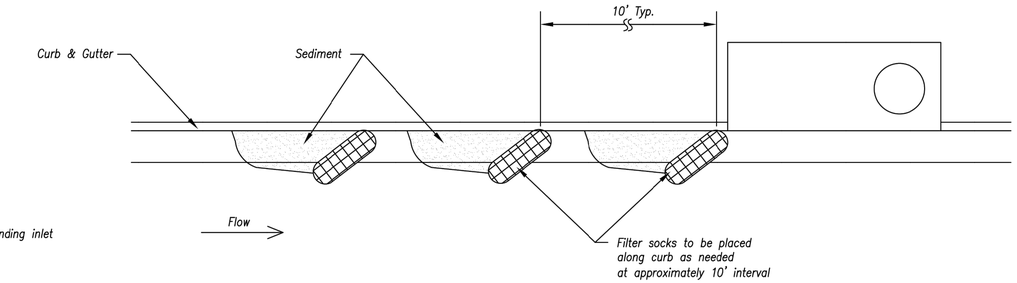




Detail A

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



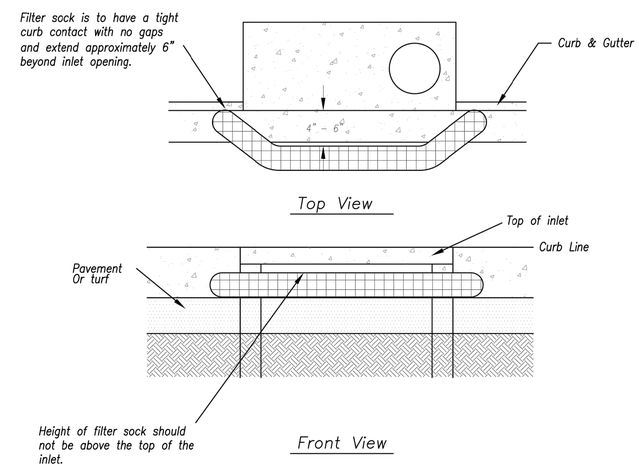
On Grade Curb Inlet Protection

Notes:

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

Maintenance:

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



Sump Inlet Sediment Filter

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

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
04/16/2021

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

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CURB INLET PROTECTION

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

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SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

CURB INLET PROTECTION DETAILS

S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
ZACH A. MYERS
NUMBER PE-2012009232
PROFESSIONAL ENGINEER
2/11/21

SHEET NUMBER
C504
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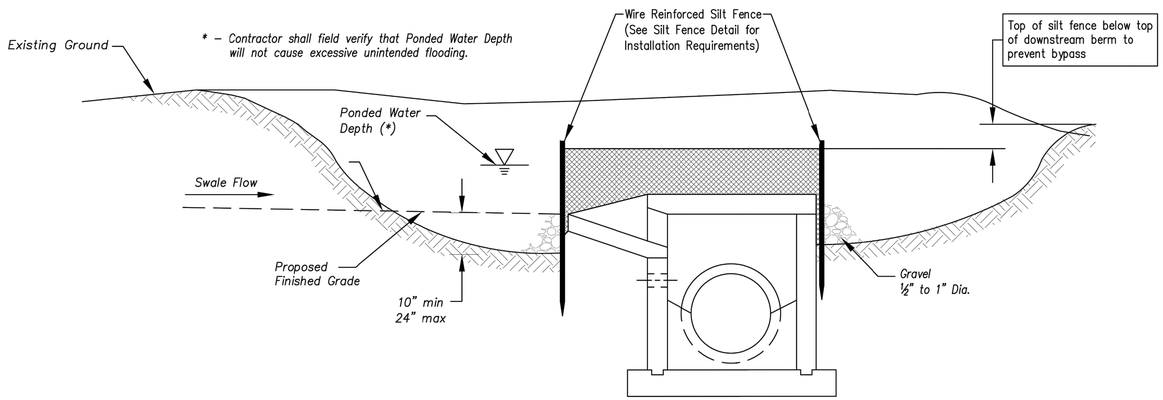
Feb 11, 2021 – 6:12pm Plotted By: gcote G:\Shared drives\KC10 – Land Development\Projects\2020\20KC10058 Highland Meadows – 6th Plat\01 CIVIL\03-DWG\Sheet\STREET AND STORM\20KC10058 – SHT – DETAILS.dwg Layout: CURB INLET PROTECTION DETAILS



Section A–A
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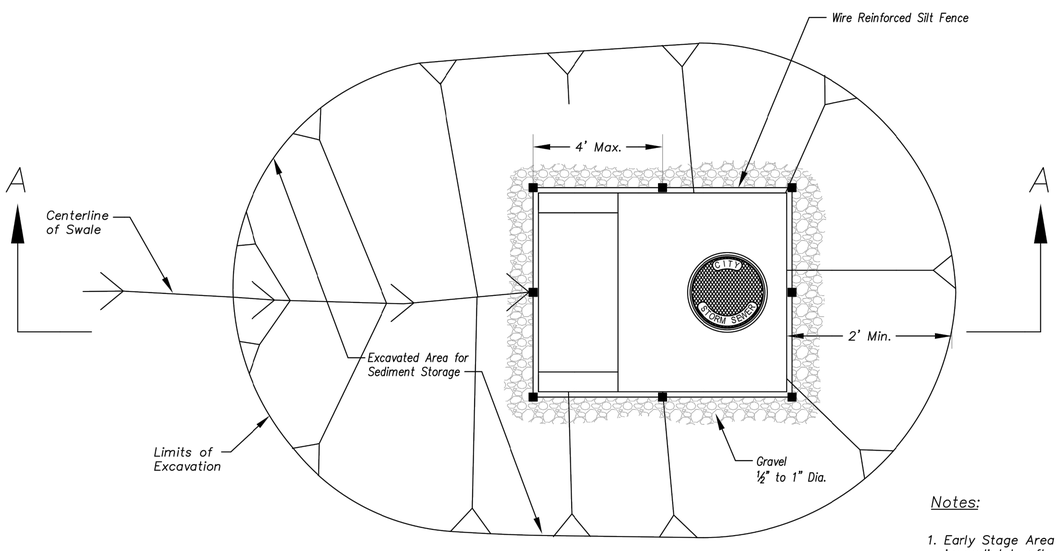
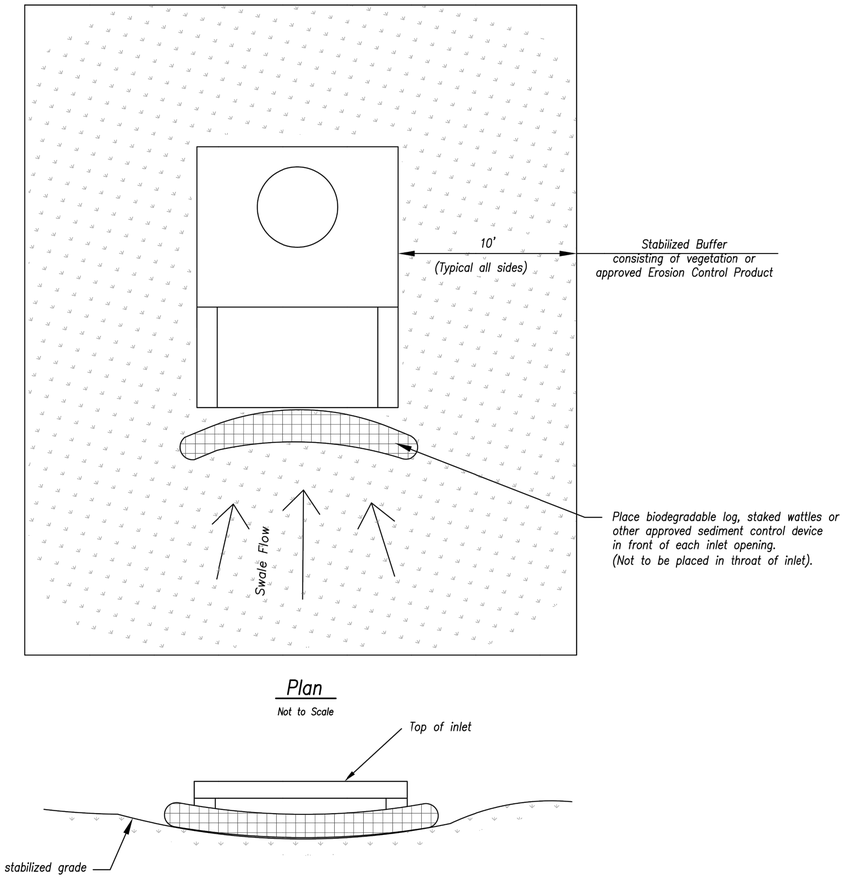


Plan
Not to Scale

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



Plan
Not to Scale

Front View

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

Notes:

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

Maintenance:

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

RELEASE FOR CONSTRUCTION
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DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
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AREA INLET AND JUNCTION BOX PROTECTION

STANDARD DRAWING NUMBER ESC-07
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SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

AREA INLET PROTECTION DETAILS

S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
ZACH A. MYERS
NUMBER PE-2012009232
2/11/21
PROFESSIONAL ENGINEER

SHEET NUMBER
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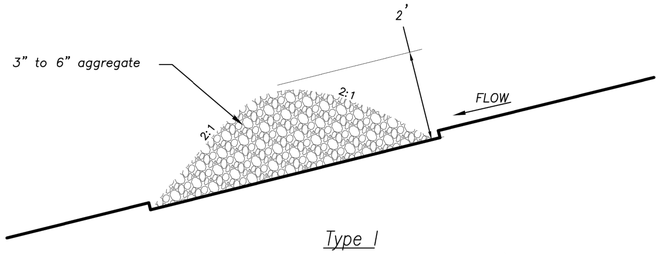
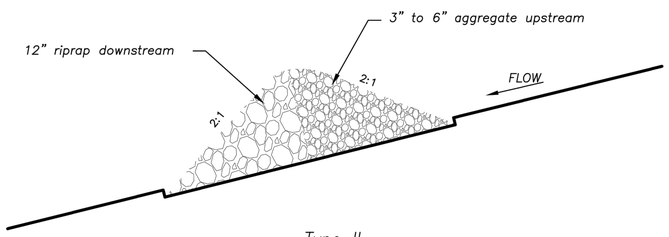


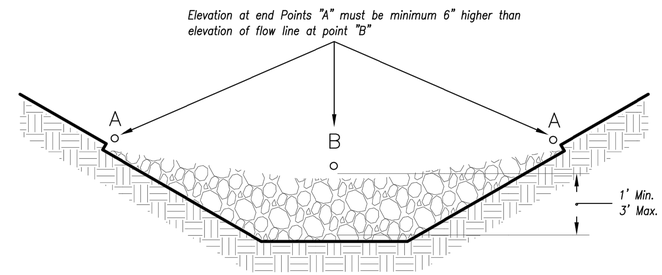
Type I
(2 Acres or less of Drainage Area)
Not to Scale



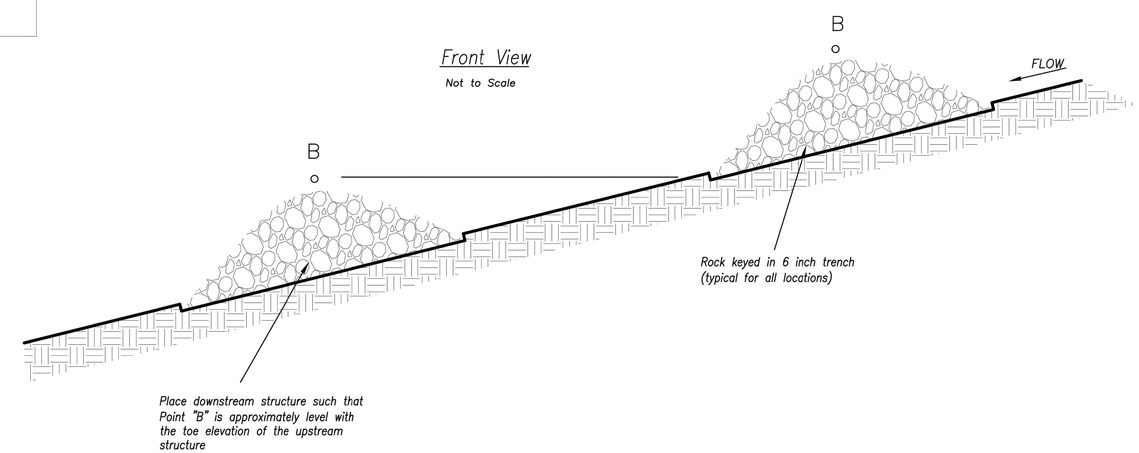
Type II
(2–10 Acres of Drainage Area)
Not to Scale

ROCK DITCH CHECK

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



Front View
Not to Scale



Spacing Between Check Dams (all types)
Not to Scale

Notes:

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

Maintenance:

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

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

RELEASE FOR CONSTRUCTION
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LEE'S SUMMIT, MISSOURI
04/16/2021

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ROCK DITCH CHECKS
STANDARD DRAWING NUMBER ESC-10
ADOPTED: 10/24/2016

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SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

ROCK DITCH CHECK DETAILS

S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
ZACH A. MYERS
NUMBER PE-2012009232
PROFESSIONAL ENGINEER
2/11/21

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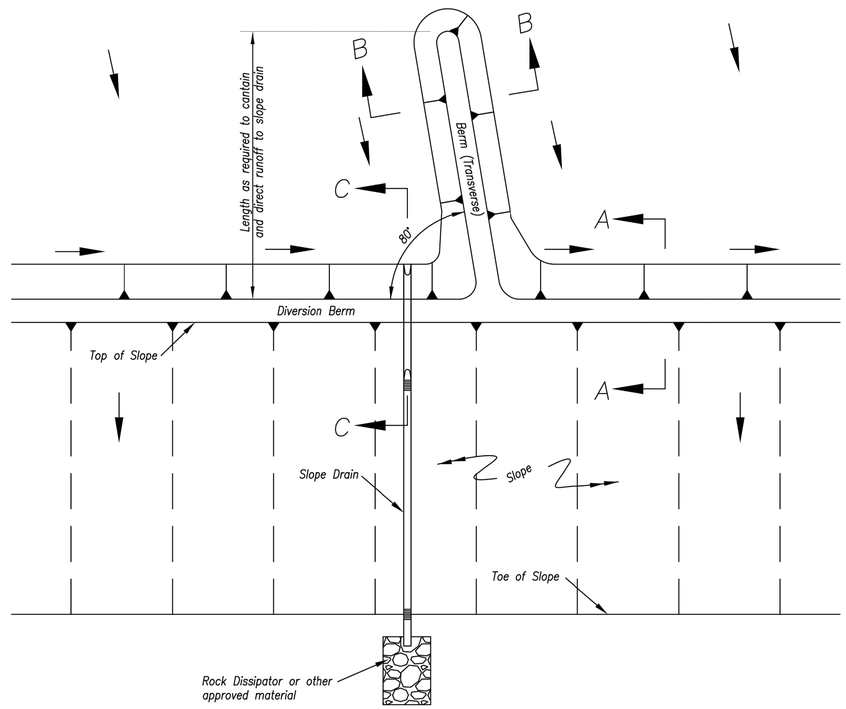


TYPICAL PLAN VIEW OF DIVERSION BERM AND SLOPE DRAIN

Notes for Diversion Berm:

1. Slope drains are optional, but may be required by the engineer if the berm is at the top of a steep slope.
2. Diversion berms must be installed as a first step in the land-disturbing activity and must be functional prior to upslope land disturbance.
3. The berm should be adequately compacted to prevent failure.
4. Temporary or permanent seeding and mulch shall be applied to the berm immediately following its construction.
5. Place the berm so to minimize damages by construction operations and traffic.
6. The berm must discharge to a temporary sediment trap or stabilized area.
7. All trees, brush, stumps, obstructions and other objectionable material shall be removed and disposed of so as not to interfere with the proper functioning of diversion.
8. The diversion shall be excavated or shaped to line, grade and cross-section as required to meet the criteria specified herein, free of irregularities which will impede flow.
9. Fills shall be compacted as needed to prevent unequal settlement that would cause damage in the completed diversion. Fill shall be composed of soil which is free from excessive organic debris, rocks or other objectionable materials.

Maintenance:

1. Berm shall be reshaped, compacted, and stabilized as necessary to maintain its function.
2. Breaches in the berm shall be repaired immediately.

Notes for Slope Drain:

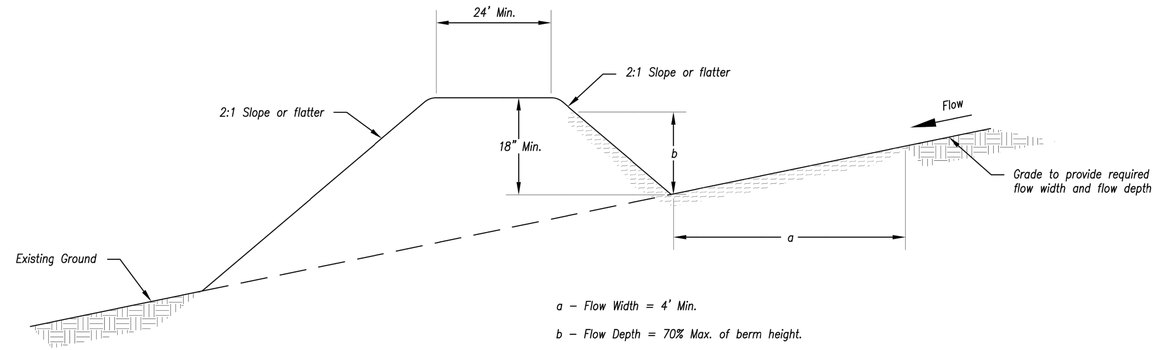
1. Slope Drain and Diversion Berm may be used on either project foreslopes or project backslopes.
2. Discharge of Slope Drains shall be into stabilized ditch or area, or into Sediment Basin.
3. Pipe shall be secured in place as approved by Engineer.

Maintenance:

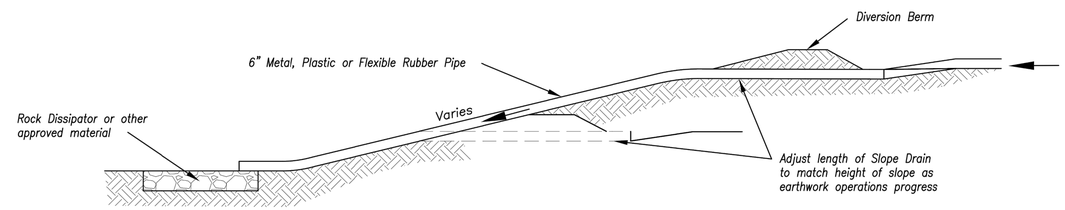
1. Accumulation of any visible sediment at the inlet and outlet shall be removed promptly.
2. Outlet conditions shall be repaired if scour is observed. Leaking or damaged section of pipe shall be repaired immediately.
3. Barriers directing water to the inlet shall be monitored for continuity and effectiveness.

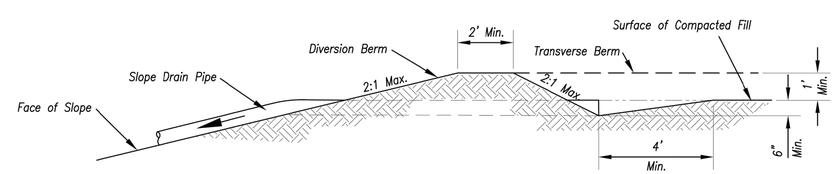
TYPICAL PROFILE OF DIVERSION BEAM

Not to Scale

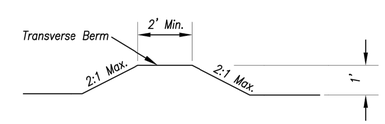


TYPICAL PROFILE OF DIVERSION BERM





Section C–C



Section B–B

TYPICAL PROFILE OF DIVERSION BERM WITH SLOPE DRAIN

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

04/16/2021

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

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DIVERSION BERMS AND SLOPE DRAINS

STANDARD DRAWING NUMBER ESC-05

ADOPTED: 10/24/2016

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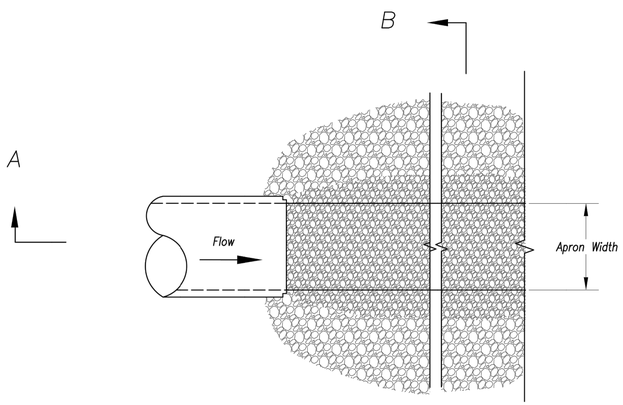
SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

DIVERSION BERM DETAILS

S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
ZACH A. MYERS
NUMBER PE-2012009232
2/11/21
PROFESSIONAL ENGINEER

SHEET NUMBER
C507
41 OF 42



Plan View
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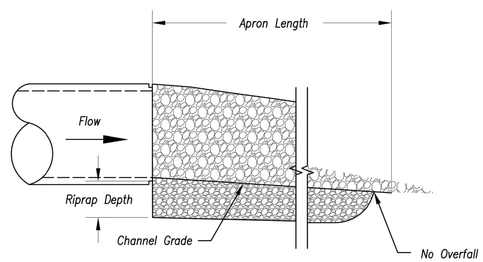

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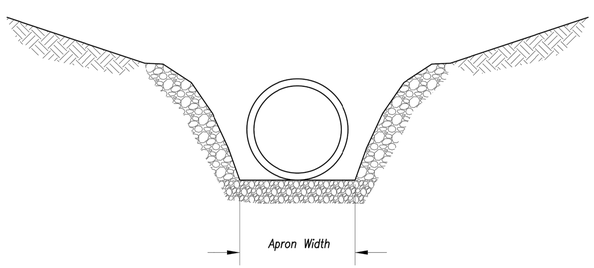

Section B–B
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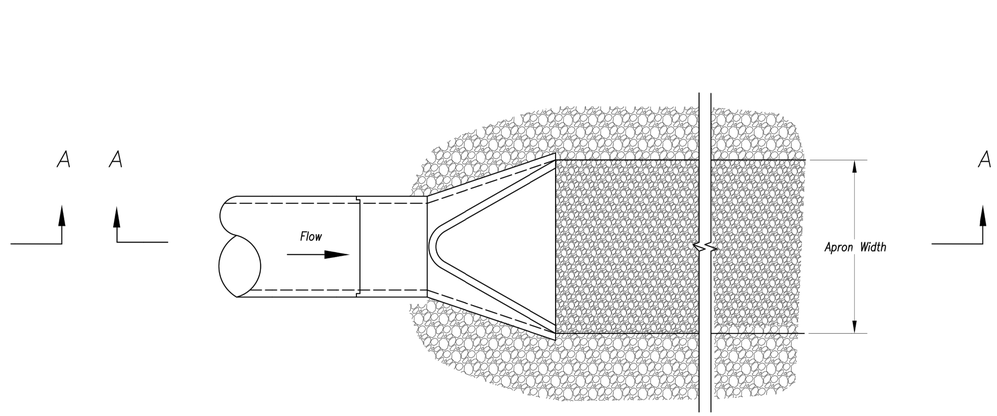
OUTLET PROTECTION W/O END SECTION



Plan View
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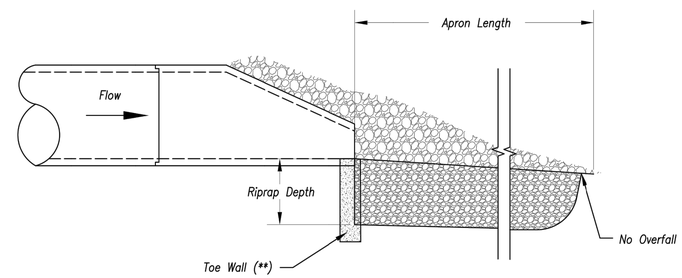

Section A–A
Not to Scale

OUTLET PROTECTION WITH END SECTION

Notes:

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

RELEASE FOR CONSTRUCTION
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DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
04/16/2021

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OUTLET PROTECTION

STANDARD DRAWING
NUMBER ESC-14
ADOPTED:
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SUMMIT HOMES KC
HIGHLAND MEADOWS - 6TH PLAT

OUTLET PROTECTION DETAILS

S10, T47N, R32W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
ZACH A. MYERS
NUMBER PE-2012009232
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PROFESSIONAL ENGINEER

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