

# WOODLAND OAKS

## Lots 1 thru 42

### STREET AND STORM SEWER CONSTRUCTION PLANS

#### Section 27, Township 48 North, Range 31 West LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

**OIL - GAS WELLS**  
ACCORDING TO EDWARD ALTON MAY JR'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.

**FLOOD INFORMATION:**  
THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (X), AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP, COMMUNITY PANEL NO. 29095C0416G EFFECTIVE DATE: JANUARY 20, 2017.

**CONSTRUCTION AND DESIGN NOTES:**

**STREET & STORM SEWERS:**

1 - STREET PAVEMENT SHALL CONSIST OF TYPE CG-2 CURBS WITH PAVEMENT PER TABLE LS-2 OF THE LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL

**RESIDENTIAL LOCAL STREET** SEE BELOW FOR TYPICAL SECTION.  
OPTION 1) 4" TYPE 5 ASPHALT BASE AND 2" TYPE 5 OR 6 ASPHALT SURFACE OVER A 6" MODOT TYPE 5 BASE AND A SUBGRADE MIXTURE OF 6" FLY ASH STABILIZED SUBGRADE IN ACCORDANCE WITH THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL.  
OPTION 2) 4" TYPE 5 ASPHALT BASE AND 2" TYPE 5 OR 6 ASPHALT SURFACE OVER 10" MODOT TYPE 5 BASE OVERTOP A BIAXIAL GEOGRID PER THE CITY'S APPROVED PRODUCT LIST.

2 - STORM SEWER PIPE SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) AS APPROVED BY CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL.

3 - JUNCTION BOXES SHALL BE PER CITY OF LEE'S SUMMIT STANDARD DRAWING NO. STM-3. FIELD INLETS SHALL BE PER CITY OF LEE'S SUMMIT STANDARD DRAWING STM-2. TOEWALLS SHALL BE PER CITY OF LEE'S SUMMIT DRAWING NO. STM-5. JUNCTION BOXES SHALL BE PER CITY OF LEE'S SUMMIT STM-3. ROCK LINING AND RIP RAP SHALL BE PER CITY OF LEE'S SUMMIT.

**GENERAL NOTES:**

1 - ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.

2 - ALL REQUIRED EASEMENTS WITHIN THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR ON THE FINAL PLAT.

3 - ANY REQUIRED EASEMENT LOCATED OUTSIDE OF THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR BY SEPARATE INSTRUMENT PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.

4 - THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.

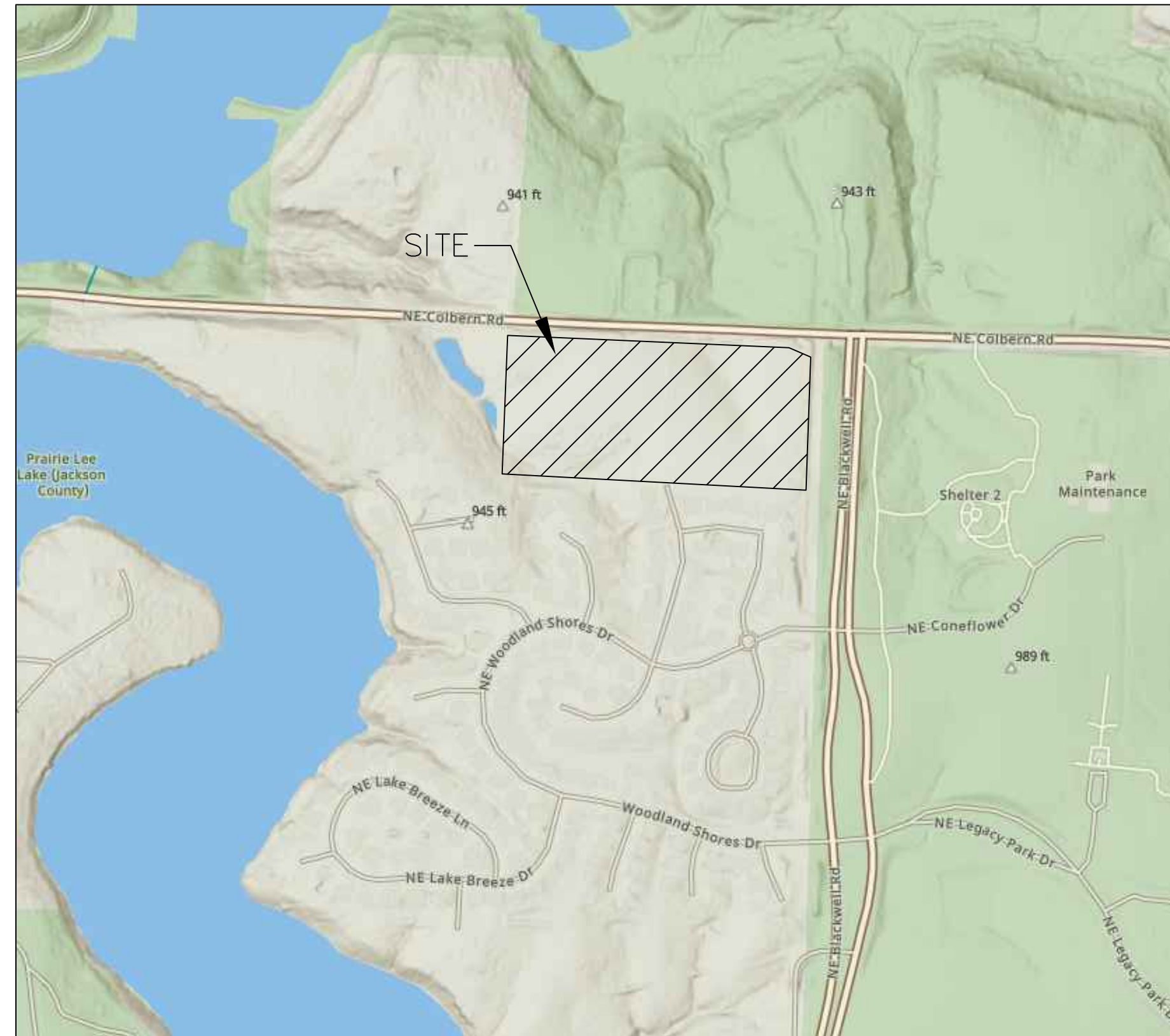
5 - THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH THE IMPROVEMENTS PROPOSED BY THESE PLANS AND SITE CONDITIONS.

6 - THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND OBTAIN THE APPROPRIATE BLASTING PERMITS FOR A REQUIRED BLASTING. IF BLASTING IS ALLOWED, ALL BLASTING SHALL CONFORM TO STATE REGULATIONS AND LOCAL ORDINANCES.

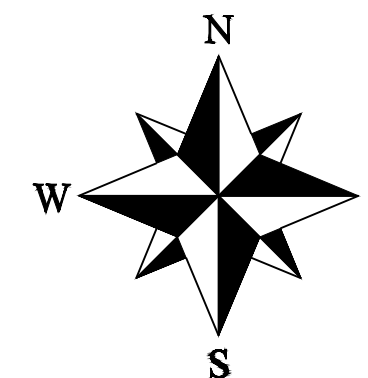
**UTILITY COMPANIES:**

THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION AND VERIFYING THE ACTUAL LOCATION OF EACH UTILITY LINE. THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS.

- EVERGY - 298-1196
- MISSOURI GAS ENERGY - 756-5261
- SOUTHWESTERN BELL TELEPHONE - 761-5011
- COMCAST CABLE - 795-1100
- WILLIAMS PIPELINE - 422-6300
- CITY OF LEE'S SUMMIT PUBLIC WORKS - 969-1800
- CITY OF LEE'S SUMMIT PUBLIC WORKS INSPECTIONS - 969-1800
- CITY OF LEE'S SUMMIT WATER UTILITIES - 969-1900
- MISSOURI ONE CALL (DIG RITE) - 1-800-344-7483



**SITE LOCATION MAP**

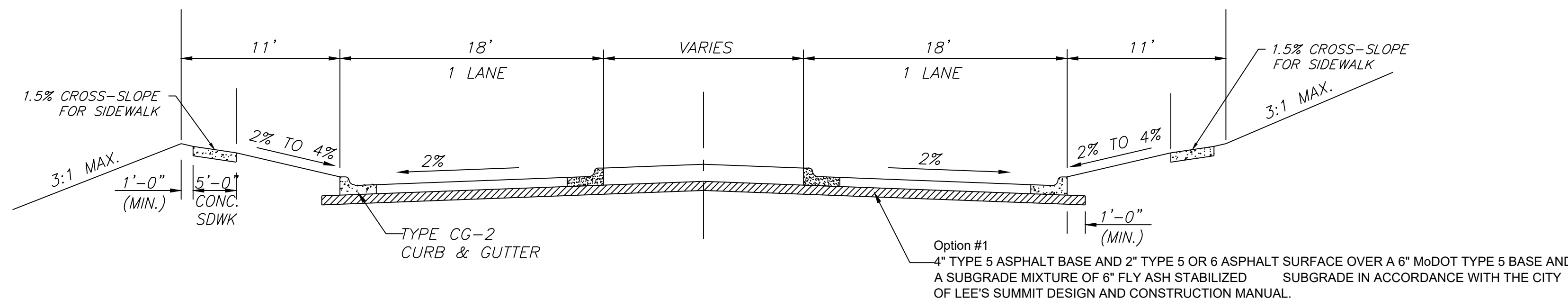


- LEGEND:**
- B/L - BUILDING SET-BACK
  - C/A - COMMON AREA
  - D/E - DRAINAGE EASEMENT
  - FND. - FOUND
  - L/E - LANDSCAPE EASEMENT
  - L.N.A. - LIMITS OF NO ACCESS
  - R/W - RIGHT OF WAY
  - SAN - SANITARY SEWER LINE
  - S/W - SIDEWALK
  - U/E - UTILITY EASEMENT
  - W - WATER LINE
  - ST - STORM SEWER LINE

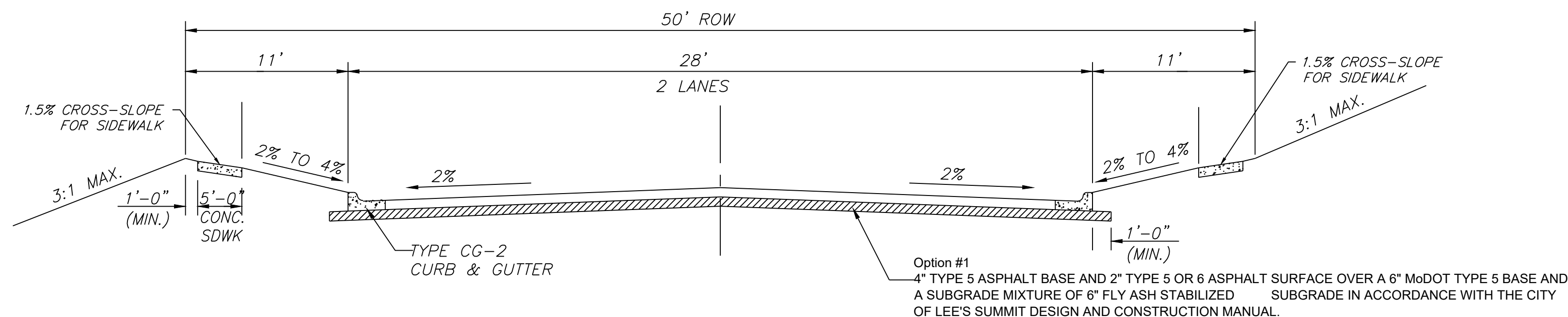
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- CITY OF LEE'S SUMMIT DEVELOPMENT ENGINEERING INSPECTION AT 816.969.1200
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**TYPICAL SECTION BLADKWELL RD/WOODLAND OAK DR  
(RESIDENTIAL STREET)**



**TYPICAL SECTION  
(RESIDENTIAL STREET)**

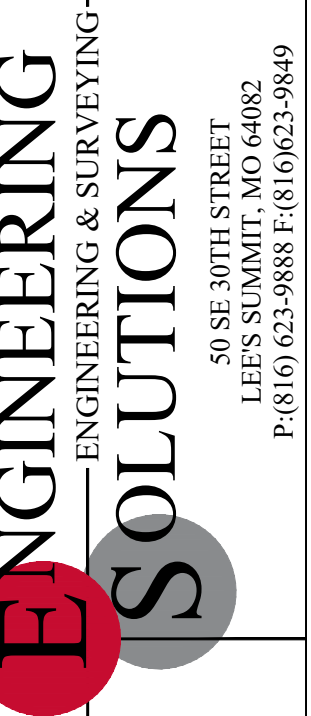
**Summary of Quantities:**

ITEM AND DESCRIPTION	UNIT	ESTIMATED QUANTITY
ASPHALT PAVING	S.Y.	7,187.12
CURBING	FT	4643.65
MoDOT Type 5 Base	S.Y.	7,689.66
GEOGRID	S.Y.	7,689.66
CLEARING, GRADING & GRUBBING	LS	1.00
SILT FENCE	FT	12,550.00
INLET PROTECTION	UNIT	81.00
SEEDING / MULCHING/ FERTILIZING	AC	19.51
CONST. ENTRANCE	UNIT	1.00
RIP RAP W/ FABRIC	S.Y.	142.05
SEDIMENT TRAP ROCK	C.Y.	19.00
FAIRCLOTH SKIMMER ASSEMBLY	UNIT	1.00
<b>STORM</b>		
15" HDPE	FT	1598.78
18" HDPE	FT	829.84
24" HDPE	FT	307.87
30" HDPE	FT	51.00
15" HDPE END SECTION / TOE WALL	LS	3.00
18" HDPE END SECTION / TOE WALL	LS	1.00
24" HDPE END SECTION / TOE WALL	LS	4.00
30" HDPE END SECTION / TOE WALL	LS	1.00
4' x 4' STORM FIELD INLET	EA	10.00
5' x 5' JUNCTION BOX	EA	2.00
5' x 4' STORM CURB INLET	EA	14.00
5' x 5' CONTROL STRUCTURE	EA	1.00
5' x 4' CONTROL STRUCTURE	EA	1.00

**ENGINEER'S CERTIFICATION:**

I HEREBY CERTIFY THAT THIS PROJECT HAS BEEN DESIGNED AND THESE PLANS PREPARED IN ACCORDANCE WITH THE CURRENT DESIGN CRITERIA OF THE CITY OF LEE'S SUMMIT, MISSOURI AND THE STATE OF MISSOURI. I FURTHER CERTIFY THAT THESE PLANS WERE DESIGNED IN ACCORDANCE TO AASHTO STANDARDS.

Street, Stormwater, Master Drainage Plan, and Erosion and Sediment Control

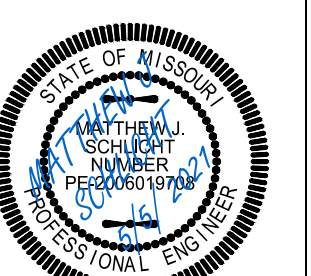


Professional Registration  
Missouri  
Engineering 2005002186-D  
Surveying 2005008319-D  
Kansas  
Engineering E-1685  
Surveying LS-218  
Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA2821

Part of the Southeast 1  
Section 27, Township 48 North, Range 31 West  
Lee's Summit, Jackson County, Missouri

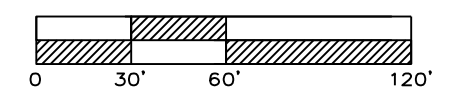
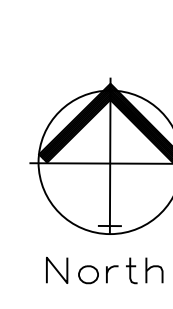
Project:  
WOODLAND OAKS  
LSMO  
Issue Date:  
February 25, 2021

Street & Storm Cover Sheet  
Construction Plans for:  
WOODLAND OAKS  
Lots 1 thru 42  
Lee's Summit, Jackson County, Missouri



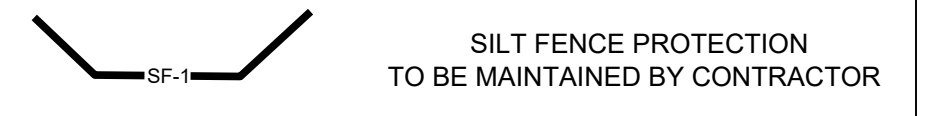
Matthew J. Schlicht  
MO PE 2006019708  
KS PE 19071  
OK PE 25226  
NE PE E-14335

REVISIONS  
REV. 5/5/2021



PRE-CLEARING PLAN  
SCALE: 1" = 60'

NOTES: The Land Disturbance Plans indicates the Final placement of erosion control devices. The contractor(s) may proceed with construction prior to the final placement of these devices by providing additional devices to control erosion on their items of work. These devices shall be maintained until the final devices are in place.



**LEGEND**

PHASE 1 SILT FENCE	— SF-1 — SF-1 —
PHASE 2 SILT FENCE	— SF-2 — SF-2 —
INLET PROTECTION	—

DURING ALL PHASES OF CONSTRUCTION, INACTIVE AREA STABILIZATION METHODS AS DESCRIBED IN APWA SECTION 5111.3 SHALL BE USED TO CONTROL EROSION AND SILTATION.



Professional Registration  
Missouri  
Engineering 2005002186-D  
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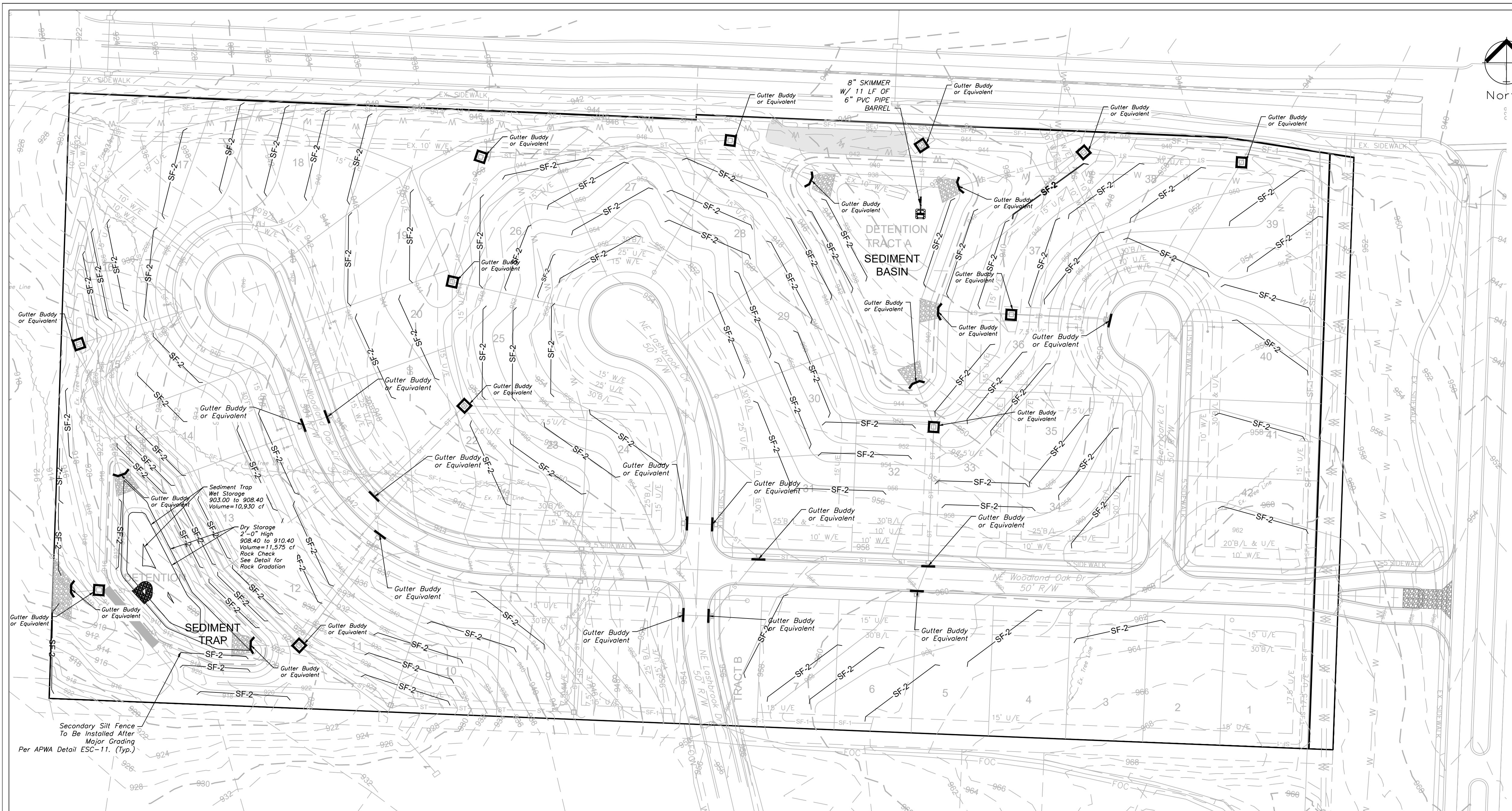
Project: WOODLAND OAKS  
LSMO  
Issue Date: February 25, 2021

ESC PHASE 1 - Pre Clearing Plan  
Construction Plans for:  
WOODLAND OAKS  
Lots 1 thru 42  
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht  
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KS PE 19071  
OK PE 25226  
NE PE E-14335

REVISIONS

**INACTIVE AREA STABILIZATION PLAN**  
 SCALE: 1" = 60'

NOTES: The Land Disturbance Plans indicates the Final placement of erosion control devices. The contractor(s) may proceed with construction prior to the final placement of these devices by providing additional devices to control erosion on their items of work. These devices shall be maintained until the final devices are in place.

**SILT FENCE PROTECTION TO BE MAINTAINED BY CONTRACTOR**

**LEGEND**

PHASE 1 SILT FENCE — SF-1 — SF-1

PHASE 2 SILT FENCE — SF-2 — SF-2

INLET PROTECTION GUTTER BUDDY OR EQUIVALENT —

NOTES: The Land Disturbance Plans indicates the Final placement of erosion control devices. The contractor(s) may proceed with construction prior to the final placement of these devices by providing additional devices to control erosion on their items of work. These devices shall be maintained until the final devices are in place.

**DURING ALL PHASES OF CONSTRUCTION, INACTIVE AREA STABILIZATION METHODS AS DESCRIBED IN APWA SECTION 5111.3 SHALL BE USED TO CONTROL EROSION AND SILTATION.**

**MAINTENANCE:**  
 TO MAINTAIN THE EROSION AND SEDIMENT CONTROLS, THE FOLLOWING PROCEDURES WILL BE PERFORMED:  
**SEDIMENT CAPTURE DEVICES:** SEDIMENT WILL BE REMOVED FROM THE UPSTREAM OR UPSLOPE SIDE OF THE FILTER FABRIC FENCES, WHEN THE DEPTH OF ACCUMULATED SEDIMENT REACHES ABOUT ONE-THIRD THE HEIGHT OF THE STRUCTURE.  
**STORM SEWER INLETS:** ANY SEDIMENT IN THE STORM SEWER INLETS WILL BE REMOVED AND DISPOSED OF PROPERLY.  
**TEMPORARY CONTROLS:** ALL TEMPORARY CONTROLS WILL BE REMOVED AFTER THE DISTURBED AREAS HAVE BEEN STABILIZED.

**INSPECTION PROCEDURES:**  
 INSPECTIONS WILL BE DONE BY THE RESPONSIBLE PERSON(S) AT LEAST ONCE EVERY WEEK AND WITHIN 24 HOURS EACH STORM EVENT PRODUCING ANY AMOUNT OF RAINFALL. AREAS THAT HAVE BEEN RESEEDED WILL BE INSPECTED REGULARLY AFTER SEED GERMINATION TO ENSURE COMPLETE COVERAGE OF EXPOSED AREAS. DISTURBED AREAS THAT HAVE NOT BEEN FINALLY STABILIZED SHALL HAVE ALL POLLUTION CONTROL MEASURES INSPECTED FOR PROPER INSTALLATION, OPERATION AND MAINTENANCE. LOCATIONS WHERE STORM WATER LEAVES THE SITE SHALL BE INSPECTED FOR EVIDENCE OF EROSION OR SEDIMENT DEPOSITION. ANY DEFICIENCIES SHALL BE NOTED IN A REPORT OF THE INSPECTION AND CORRECTED WITHIN SEVEN CALENDAR DAYS OF THE INSPECTION. THE PERMITTEE SHALL PROMPTLY NOTIFY THE SITE CONTRACTORS RESPONSIBLE FOR OPERATION AND MAINTENANCE OF POLLUTION CONTROL DEVICES OF DEFICIENCIES.

IF THE EXISTING GROUND COVER IS NATURAL GRASS, DISTURBED AREAS SHALL BE TEMPORARILY SEEDED WITH WHEATGRASS AT A RATE OF 1.5 POUNDS PER 1000 SQUARE FEET. PERMANENT SEEDING SHALL CONSIST OF 90% IN THREE EQUAL PARTS OF THIN BLADE, TURF-TYPE, TALL FESCUE AND 10% BLUEGRASS SEED AT A RATE OF 10 POUNDS PER 1000 SQUARE FEET. BOTH TEMPORARY AND PERMANENT SEEDED AREAS SHALL BE MULCHED AND WATERED TO MAINTAIN THE PROPER MOISTURE LEVEL OF THE SOIL TO ESTABLISH GRASS. NEW GRASS SHALL BE WATERED AND MAINTAINED UNTIL IT REACHES A HEIGHT OF 3 INCHES. ANY BARE AREAS SHALL BE RESEEDED.

ALL EROSION CONTROL DEVICES SHALL BE REMOVED BY GENERAL CONTRACTOR AFTER SITE STABILIZATION IS COMPLETE AND APPROVED BY ENGINEER.

THE DEVELOPER WILL DESIGNATE A QUALIFIED PERSON OR PERSONS TO PERFORM THE FOLLOWING INSPECTIONS:  
**STABILIZATION MEASURES:** DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION WILL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. AFTER A PORTION OF THE SITE IS FINALLY STABILIZED, INSPECTIONS WILL BE CONDUCTED AT LEAST ONCE EVERY MONTH THROUGHOUT THE LIFE OF THE PROJECT. CONTRACTOR CAN CONTACT ENGINEERING SOLUTIONS FOR COPIES OF THE INSPECTION FORM TO BE USED FOR STABILIZATION MEASURES.  
**STRUCTURAL CONTROLS:** FILTER FABRIC FENCES AND ALL OTHER EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN WILL BE INSPECTED REGULARLY FOR PROPER POSITIONING, ANCHORING, AND EFFECTIVENESS IN TRAPPING SEDIMENTS. SEDIMENT WILL BE REMOVED FROM THE UPSTREAM OR UPSLOPE SIDE OF THE FILTER FABRIC. CONTRACTOR CAN CONTACT ENGINEERING SOLUTIONS FOR COPIES OF THE INSPECTION FORM TO BE USED FOR STABILIZATION MEASURES.  
**DISCHARGE POINTS:** DISCHARGE POINTS OR LOCATIONS WILL BE INSPECTED TO DETERMINE WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT AMOUNTS OF POLLUTANTS FROM ENTERING RECEIVING WATERS.  
**CONSTRUCTION ENTRANCE:** LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE WILL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.

A LOG OF EACH INSPECTION SHALL BE KEPT. THE INSPECTION REPORT IS TO INCLUDE THE FOLLOWING MINIMUM INFORMATION: INSPECTOR'S NAME, DATE OF INSPECTION, OBSERVATIONS RELATIVE TO THE EFFECTIVENESS OF THE POLLUTION CONTROL DEVICES, ACTIONS TAKEN OR NECESSARY TO CORRECT DEFICIENCIES, AND LISTING OF AREAS WHERE LAND DISTURBANCE OPERATIONS HAVE PERMANENTLY OR TEMPORARILY STOPPED. THE INSPECTION REPORT SHALL BE SIGNED BY THE PERMITTEE OR BY THE PERSON PERFORMING THE INSPECTION IF DULY AUTHORIZED TO DO SO.

**EROSION CONTROL DESCRIPTION:**

- SILT FENCE SHALL BE PLACED AT THE PERIMETER OF THE GRADING AND AT INTERMEDIATE AREAS THROUGHOUT THE SITE AS SHOWN ON THE PLAN.
- INLET SEDIMENT TRAPS SHALL BE PLACED SUPERJACENT ALL STORM INLETS.
- INSTALL TEMPORARY CONSTRUCTION ENTRANCE AS SHOWN ON PLAN.
- INSTALL SEDIMENT BASINS AND/OR TRAPS AS EARLY AS POSSIBLE DURING PHASE 2 INITIAL AREA STABILIZATION MASS GRADING AS SHOWN ON PLAN. SEDIMENT TRAPS TO BE INCORPORATED INTO PERMANENT DETENTION BASIN.

**EROSION CONTROL PROCEDURE:**

- SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT THE PERIMETER OF THE GRADED AREAS PRIOR TO BEGINNING OF CLEARING OR DEMOLITION OPERATIONS. THE CONTRACTOR SHALL INSTALL SILT FENCE AS SHOWN ON PLANS AS GRADING PROGRESSES. SEDIMENT BASINS AND/OR TRAPS SHALL BE CLEANED WHEN THE SEDIMENT CAPACITY HAS BEEN REDUCED BY 25% OF ITS ORIGINAL DESIGN VOLUME. REMOVE SEDIMENT BASINS AND/OR TRAPS DURING PHASE 3 INACTIVE AREA STABILIZATION AS THE FINAL STEP IN MASS GRADING ACTIVITIES. IF A SEDIMENTATION BASIN IS EMPLOYED THE SKIMMER SHALL REMAIN IN SERVICE UNTIL ALL AREAS CONTRIBUTING RUNOFF HAVE BEEN STABILIZED WITH THE ESTABLISHMENT OF VEGETATION 90% MINIMUM.

**TEMPORARY CONSTRUCTION ENTRANCE NOTES:**

A) INSTALLATION

- AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC STREETS. IF POSSIBLE, LOCATE WHERE PERMANENT ROADS WILL EVENTUALLY BE CONSTRUCTED.
- REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE AND CROWN FOR POSITIVE DRAINAGE.
- 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 AWAY FROM IT.
- INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES ALONG PUBLIC ROADS.
- PLACE STONE TO DIMENSIONS AND GRADAS AS SHOWN ON PLANS. LEAVE SURFACE SMOOTH AND SLOPED FOR DRAINAGE.
- DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE.
- IF WET CONDITIONS ARE ANTICIPATED PLACE GEOTEXTILE FABRIC ON THE GRADED FOUNDATION TO IMPROVE STABILITY.

**TEMPORARY CONSTRUCTION ENTRANCE NOTES (CONT'D):**

B) TROUBLESHOOTING

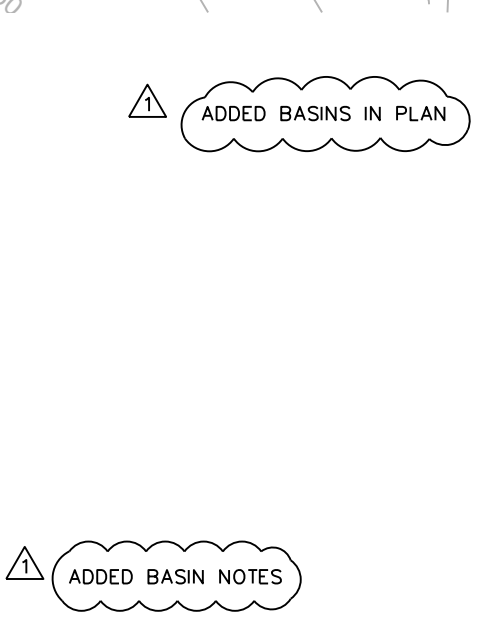
- CONSULT WITH A QUALIFIED DESIGN PROFESSIONAL IF ANY OF THE FOLLOWING OCCUR:
  - INADEQUATE RUNOFF CONTROLS TO THE EXTENT THAT SEDIMENT WASHES ONTO PUBLIC ROADS
  - INSTALL DIVERSIONS OR OTHER RUNOFF CONTROL MEASURES
  - SMALL STONE, THIN PAD, OR ABSENCE OF GEOTEXTILE FABRIC RESULTS IN RUTS AND MUDDY CONDITIONS AS STONE IS PRESSED INTO SOIL - INCREASE STONE SIZE OR PAD THICKNESS OR ADD GEOTEXTILE FABRIC
  - PAD TOO SHORT FOR HEAVY CONSTRUCTION TRAFFIC - EXTEND PAD BEYOND THE MINIMUM 50 FOOT LENGTH AS NECESSARY

C) INSPECTION AND MAINTENANCE

- INSPECT STONE PAD AND SEDIMENT DISPOSAL AREA WEEKLY AND AFTER ANY RAIN EVENT
- REPAIR PAD AS NEEDED FOR RUNOFF CONTROL
- TOP DRESS WITH CLEAN 2 AND 3 INCH STONE AS NEEDED
- IMMEDIATELY REMOVE MUD OR SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADWAY. REPAIR ANY BROKEN ROAD PAVEMENT IMMEDIATELY
- REMOVE ALL TEMPORARY ROAD MATERIALS FROM AREAS WHERE PERMANENT VEGETATION WILL BE ESTABLISHED

**TEMPORARY SEDIMENT TRAP CALCULATIONS: (AREA D1)**

- TRIBUTARY AREA = 6.00 ac
- REQUIRED WET VOLUME OF TRAP = 67 cy/ac = 6.00 X 67 = 402 cy = 10,854 cf
- REQUIRED DRY VOLUME OF TRAP = 67 cy/ac = 6.00 X 67 = 402 cy = 10,854 cf
- WET VOLUME OF PROPOSED TRAP = 10,930 cf
- DRY VOLUME OF PROPOSED TRAP = 11,585 cf

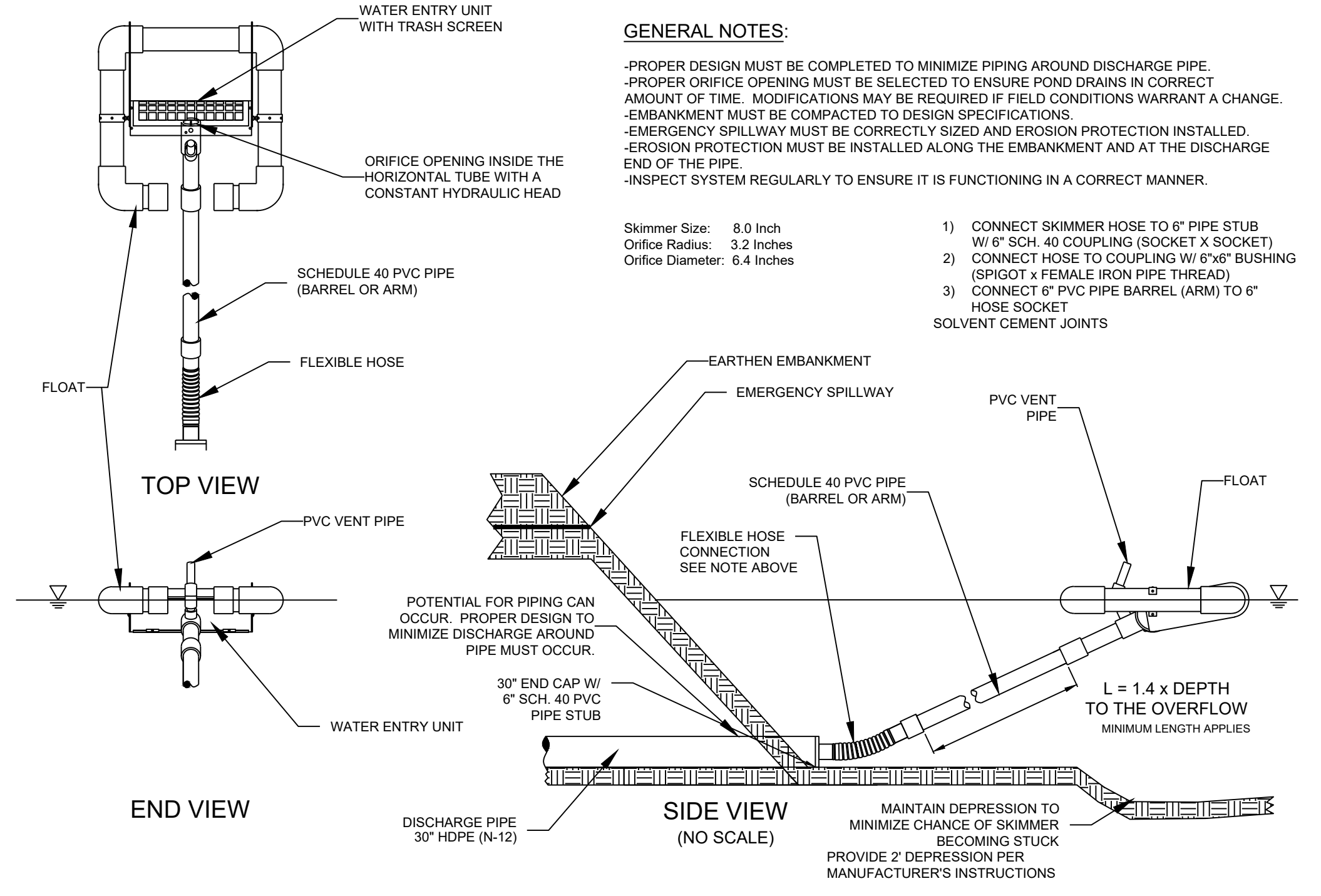


**TEMPORARY SEDIMENT BASIN CALCULATIONS:**

- TOTAL AREA DRAINING TO BASIN = 11.0 ac
- REQUIRED VOLUME OF TRAP = 3,600 cft PER acre = 11.0 X 3,600 = 39,600 cft
- VOLUME OF PROPOSED TRAP = 129,219 cft

**GENERAL NOTES:**

- PROPER DESIGN MUST BE COMPLETED TO MINIMIZE PIPING AROUND DISCHARGE PIPE.
- PROPER ORIFICE OPENING MUST BE SELECTED TO ENSURE POND DRAINS IN CORRECT AMOUNT OF TIME. MODIFICATIONS MAY BE REQUIRED IF FIELD CONDITIONS WARRANT A CHANGE.
- EMBANKMENT MUST BE COMPACTED TO DESIGN SPECIFICATIONS.
- EMERGENCY SPILLWAY MUST BE CORRECTLY SIZED AND EROSION PROTECTION INSTALLED.
- EROSION PROTECTION MUST BE INSTALLED ALONG THE EMBANKMENT AND AT THE DISCHARGE END OF THE PIPE.
- INSPECT SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER.



**ENGINEERING SOLUTIONS**  
 ENGINEERING & SURVEYING  
 50 SE 30TH STREET  
 LEE'S SUMMIT, MO 64082  
 P: (816) 623-9888 F: (816) 623-9849

Professional Registration  
 Missouri  
 Engineering 2005002186-D  
 Surveying 2005008319-D  
 Kansas  
 Engineering E-1695  
 Surveying LS-218  
 Oklahoma  
 Engineering 6254  
 Nebraska  
 Engineering CA2821

Part of the Southeast 4  
 Section 27, Township 48 North, Range 31 West  
 Lee's Summit, Jackson County, Missouri

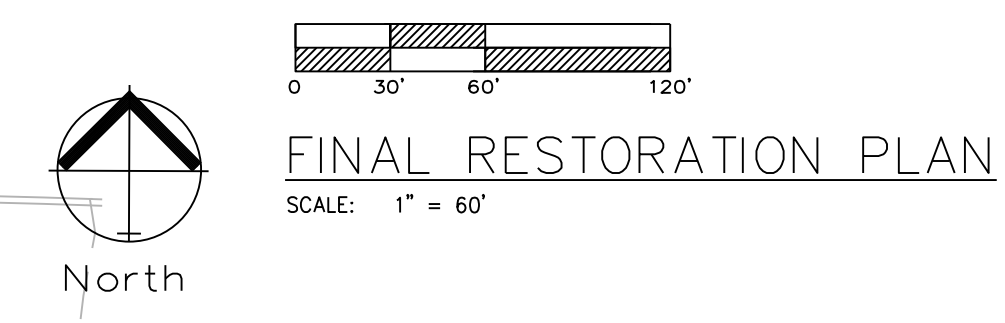
Project: WOODLAND OAKS  
 LSHMO  
 Issue Date: February 25, 2021

ESC PHASE 2 - Inactive Area Stabilization Plan  
 Construction Plans for:  
 WOODLAND OAKS  
 Lots 1 thru 42  
 Lee's Summit, Jackson County, Missouri

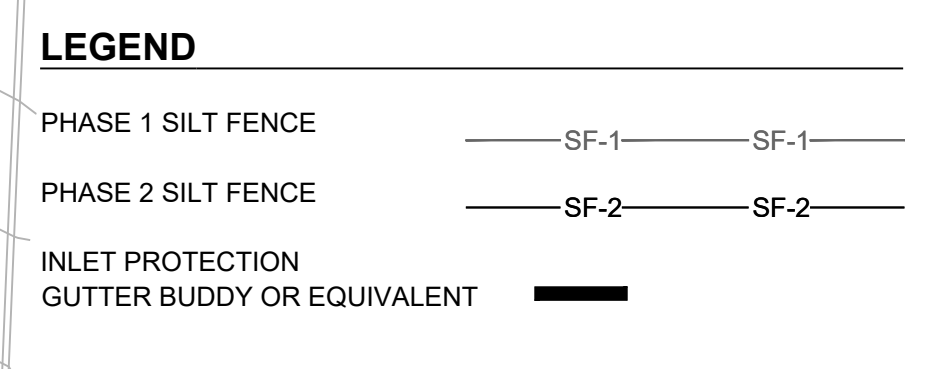
Matthew J. Schlicht  
 MO PE 2006019708  
 KS PE 19071  
 OK PE 25226  
 NE PE E-14335

REVISIONS

C.051



SILT FENCE PROTECTION TO BE MAINTAINED BY CONTRACTOR



**DURING ALL PHASES OF CONSTRUCTION, INACTIVE AREA STABILIZATION METHODS AS DESCRIBED IN APWA SECTION 5111.3 SHALL BE USED TO CONTROL EROSION AND SILTATION.**

NOTES: The Land Disturbance Plans indicates the Final placement of erosion control devices. The contractor(s) may proceed with construction prior to the final placement of these devices by providing additional devices to control erosion on their items of work. These devices shall be maintained until the final devices are in place.

**SEED AND MULCH NOTES:**

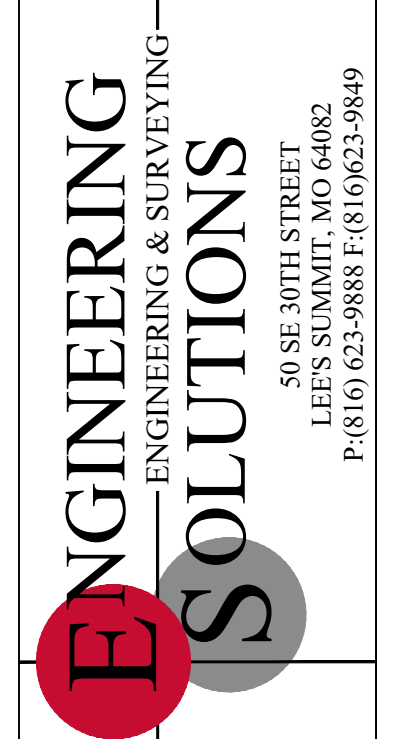
All areas disturbed by construction activities shall be seeded and mulched. Seeding shall be done before the proposed seeded becomes eroded, crusted over, or dried out and shall not be done when the ground is frozen, or covered with snow. The seed shall comply with the requirements of the Missouri Seed Law and the Federal Seed Act. Also, it shall contain no seed of any plant on the Federal Noxious Weed List. Other weed seeds shall not exceed one percent by weight of mix.

Seed and Fertilizer Rate:  
 Mix I - Rye Grass / Blue Grass — 100 lbs. per Acre  
 Mix II - Tall Fescue / Blue Grass — 195 lbs. per Acre  
 Lime — 2000 lbs per Acre (50 lbs. per 1000 sq. ft.)  
 Fertilizer — 800 to 1200 lbs per Acre (25 lbs per 1000 sq. ft.)

During the dates December 15th through May 31 All lime fertilizer, seed and mulch shall be applied to finished slopes of disturbed areas. During the months of June, July, October and November 1st through December 15th, lime fertilizer, seed and mulch shall be applied at the following rates:  
 Lime - 100% of specified quantity  
 Fertilizer - 75% of the specified quantity  
 Seed - 50% of the specified quantity  
 Mulch - 100% of the specified quantity

Mulch shall be Vegetative type, cereal straw from stalks of oats, rye, or barley, or approved equal. The straw shall be free of prohibited weed seed and relatively free of all other noxious and undesirable seed. Mulch shall be applied at the rate of 2 tons per acre, (70 to 90 lbs per 1000 sq. ft.). Mulch shall be embedded by a mulch anchoring tool or disk type roller having flat serrated disks spaced not more than 10 inches apart and cleaning scrapers shall be provided.

**ONCE SITE IS 90% VEGETATED ALL ESC DEVICES SHALL BE REMOVED AND ANY DISTURBED AREAS SHALL BE RESTORED**

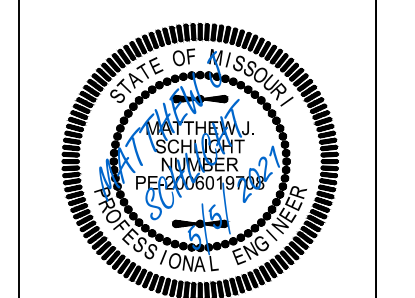


Professional Registration  
 Missouri  
 Engineering 2005002186-D  
 Surveying 2005008319-D  
 Kansas  
 Engineering E-1695  
 Surveying LS-218  
 Oklahoma  
 Engineering S254  
 Nebraska  
 Engineering CA2821

Part of the Southeast 1  
 Section 27, Township 48 North, Range 31 West  
 Lee's Summit, Jackson County, Missouri

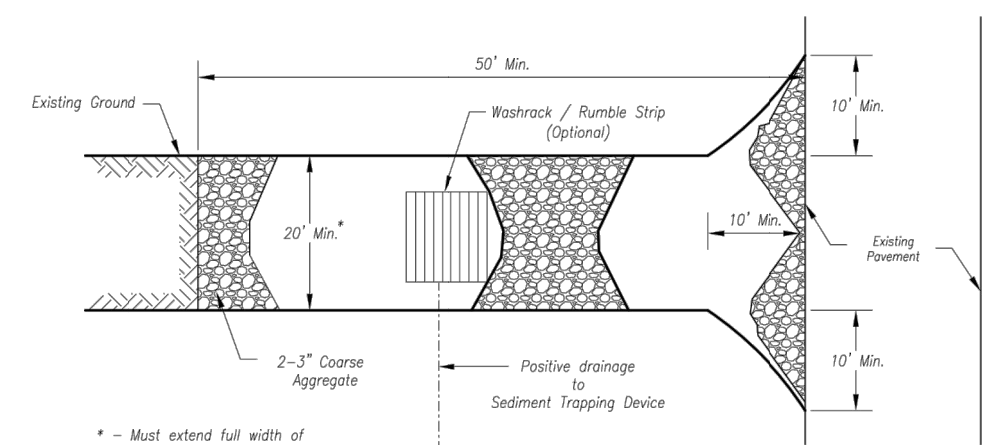
Project: WOODLAND OAKS  
 LSHO  
 Issue Date: February 25, 2021

ESC PHASE 3 - Final Restoration Plan  
 Construction Plans for:  
 WOODLAND OAKS  
 Lots 1 thru 42  
 Lee's Summit, Jackson County, Missouri

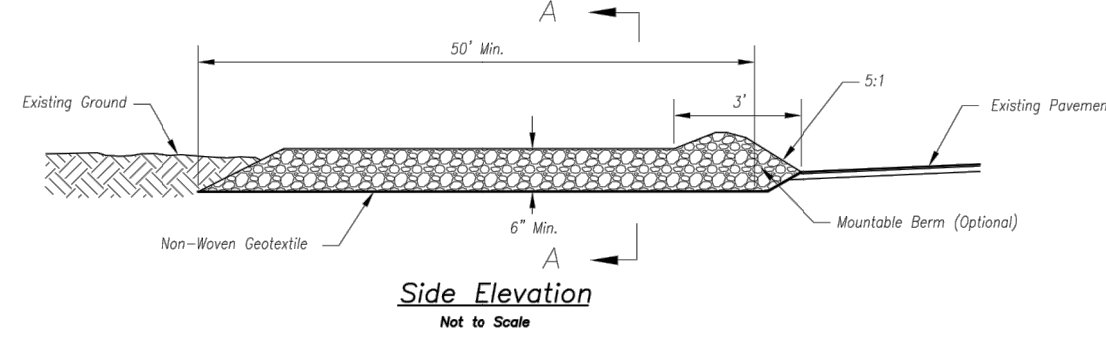


Matthew J. Schlicht  
 MO PE 2006019708  
 KS PE 19071  
 OK PE 25226  
 NE PE E-14335

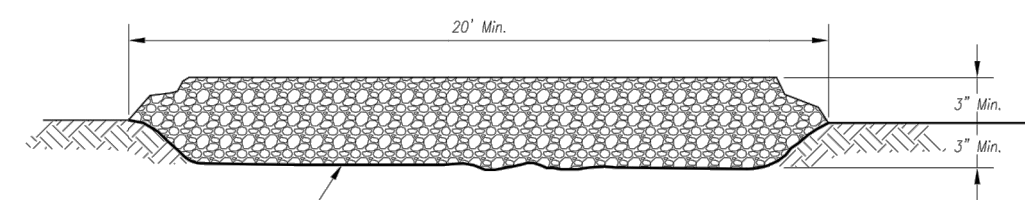
REVISIONS

Plan View  
Not to Scale



Side Elevation  
Not to Scale



Section A-A  
Not to Scale

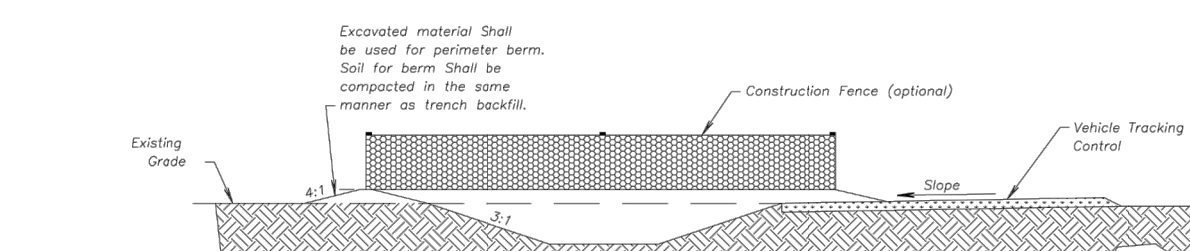
**Notes for Construction Entrance:**

1. Avoid locating on steep slopes, at curves on public roads, or adjacent to disturbed areas.
2. Remove all vegetation and other unsuitable material from the foundation area, grade, and crown for positive drainage.
3. If slope favors the public road exceeds 2%, construct a 6\"/>

**Maintenance for Construction Entrance:**

1. Reshape entrance as needed to maintain function and integrity of installation, top areas with clean aggregate as needed.

**CONSTRUCTION ENTRANCE**




**Notes for Concrete Washout:**

1. Concrete washout area shall be installed prior to any concrete placement on site.
2. Concrete washout area shall include a filter substructure all steel rebar to the amount of concrete to be placed on site. The slope leading out of the subsurface pit shall be 2:1. The vehicle tracking post 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 dump rigs.
5. A one-piece impervious liner may be required along the bottom and sides of the subsurface pit in sandy or gravelly soils.

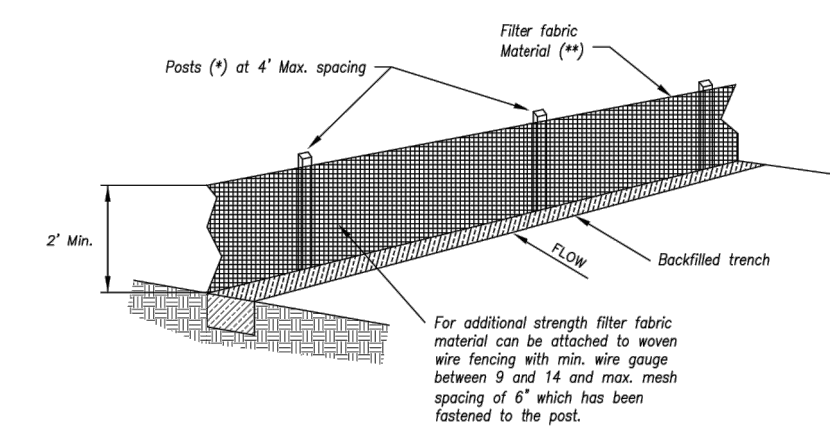
**Maintenance for Concrete Washout:**

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 washed concrete.
3. Concrete washout water, waste 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 material and topped with any disturbed areas associated with the installation, maintenance, and/or removal of the concrete washout areas shall be established.

**CONCRETE WASHOUT**

 <b>AMERICAN PUBLIC WORKS ASSOCIATION</b> KANSAS CITY METRO CHAPTER	
<b>CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT</b>	<b>STANDARD DRAWING NUMBER ESC-01</b> ADOPTED 10/24/2016

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.



- (\*) EOSTS**
- MAX LENGTH 4'
  - HARDWOOD 1 3/4" x 1 3/4"
  - NO.2 SOUTHERN PINE 2 3/4" x 2 3/4"
  - STEEL 1.33 LB/FT

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

**SILT FENCE DETAILS**

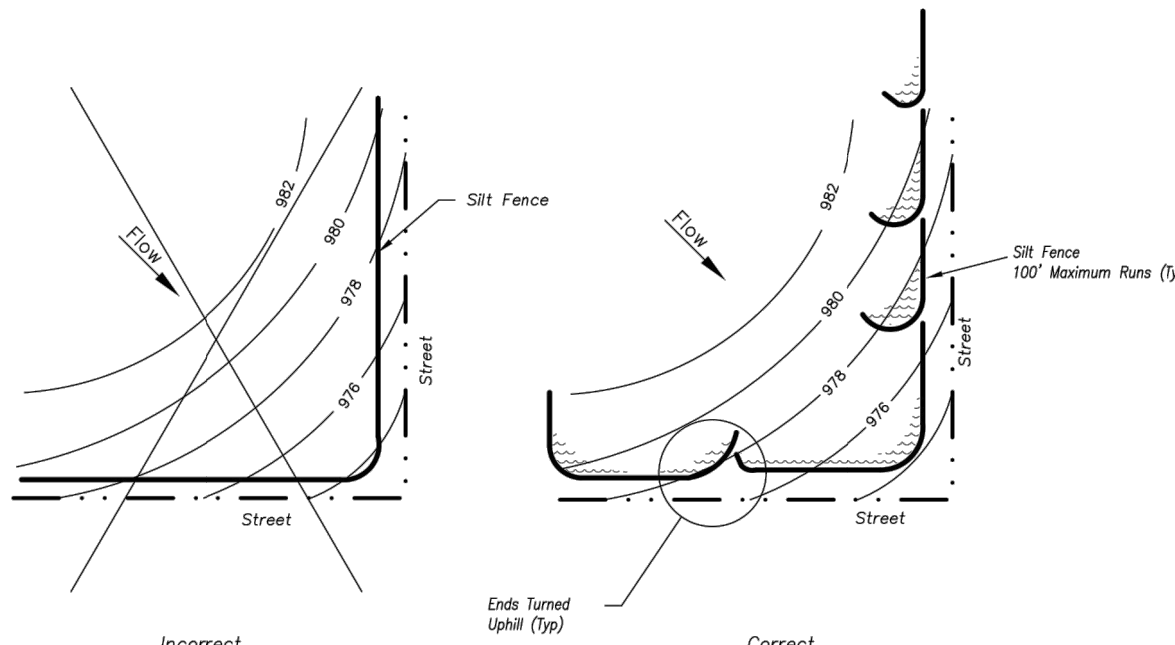
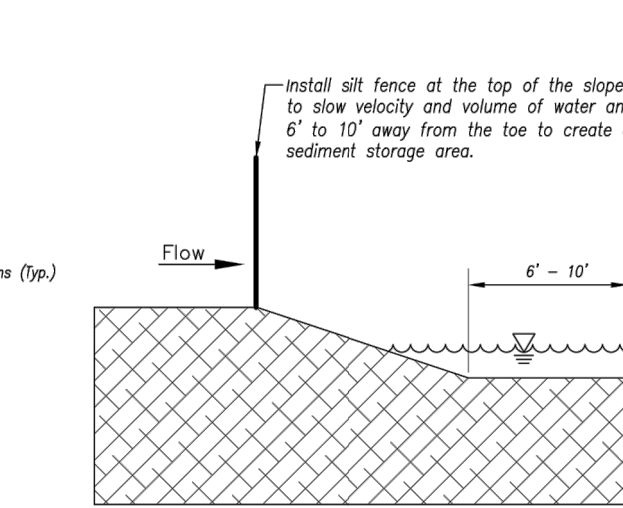


Figure A

**SILT FENCE LAYOUT**

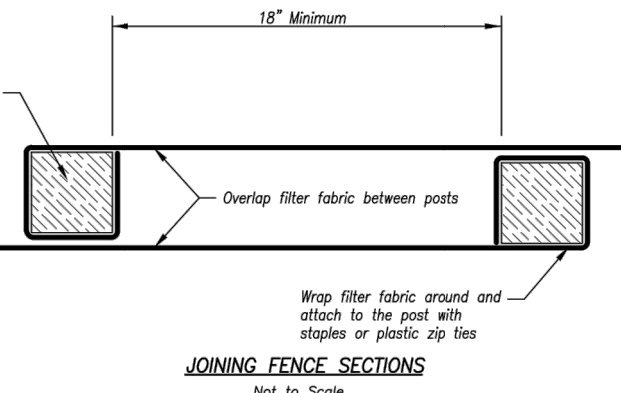


**Notes:**


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 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:**

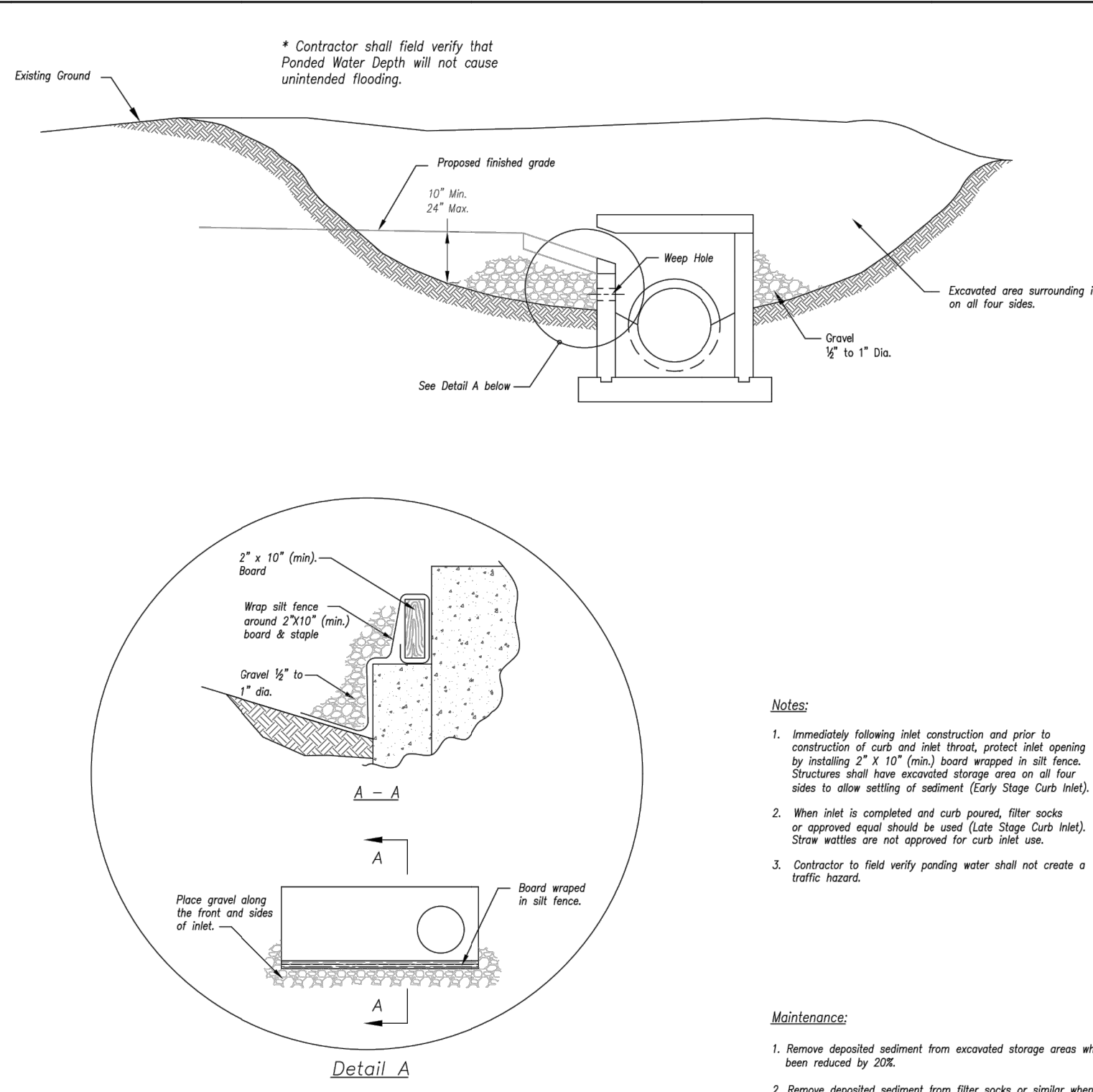
1. Remove and dispose of sediment deposits when the deposit approaches 3/4 the height of silt fence.
2. Repair as necessary to maintain function and structure.



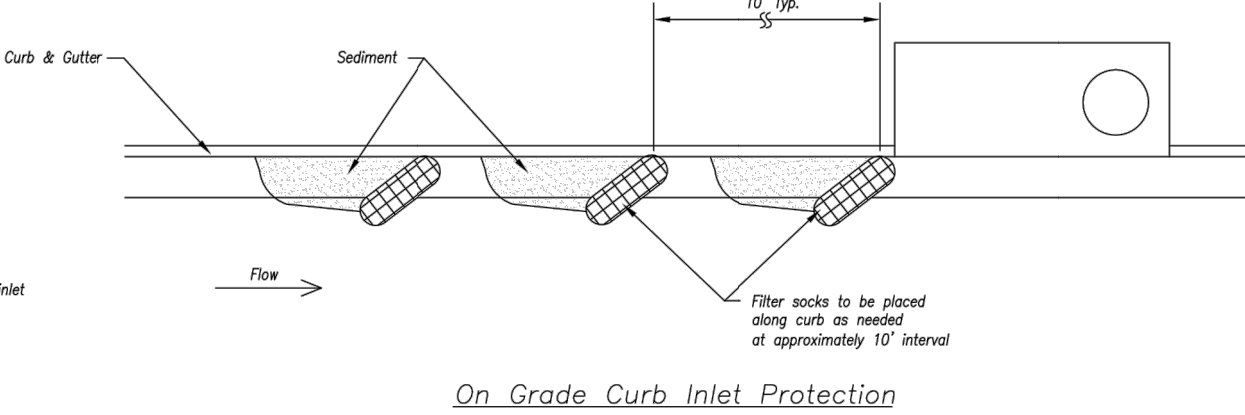
JOINING FENCE SECTIONS  
Not to Scale

 <b>AMERICAN PUBLIC WORKS ASSOCIATION</b> KANSAS CITY METRO CHAPTER	
<b>SILT FENCE</b>	<b>STANDARD DRAWING NUMBER ESC-03</b> ADOPTED 10/24/2016

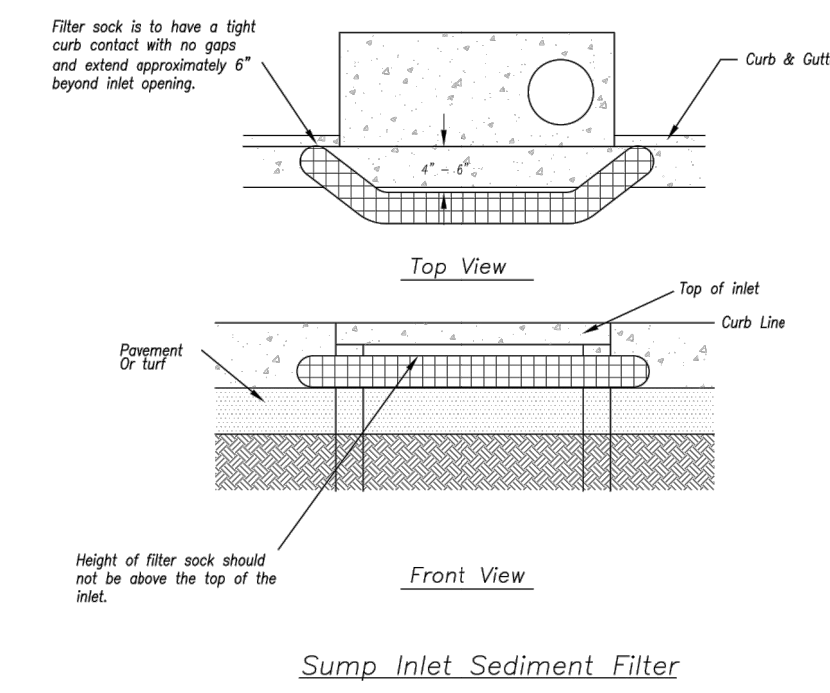
Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.



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




On Grade Curb Inlet Protection



Sump Inlet Sediment Filter

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

 <b>AMERICAN PUBLIC WORKS ASSOCIATION</b> KANSAS CITY METRO CHAPTER	
<b>CURB INLET PROTECTION</b>	<b>STANDARD DRAWING NUMBER ESC-06</b> ADOPTED 10/24/2016

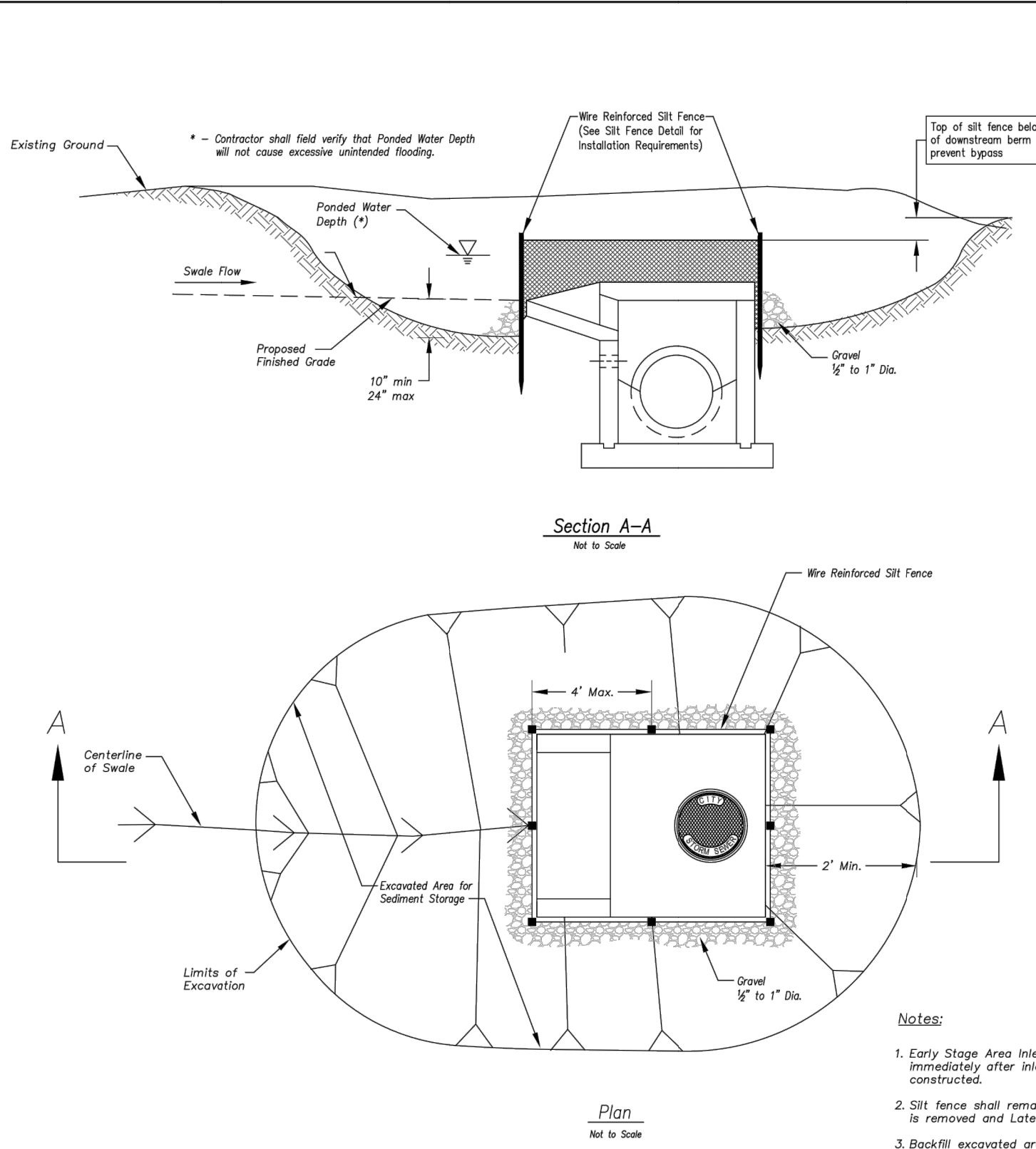
Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

**Notes:**

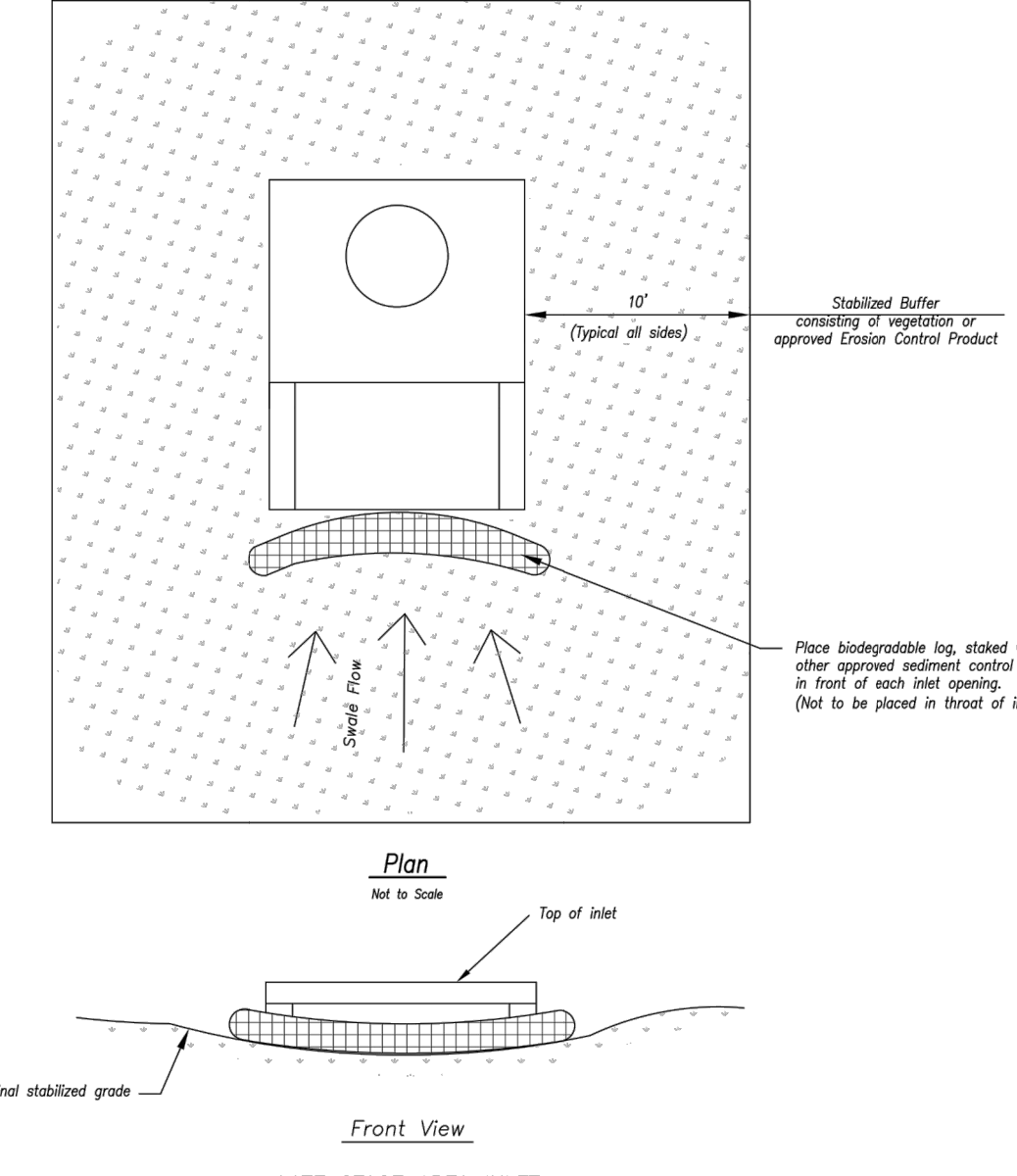
1. Immediately following inlet construction and prior to construction of curb and inlet throat, protect inlet opening by installing 2" x 10" (min.) board wrapped in silt fence. Structures shall have excavated storage area on all four sides to allow settling of sediment (Early Stage Curb Inlet).
2. When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



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




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

**Notes:**

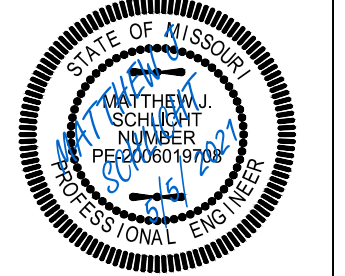
1. Early Stage Area Inlet Sediment Barrier to be installed immediately after inlet or junction box is constructed.
2. Silt fence shall remain in place until excavated area is removed and Late Stage Area Inlet is being installed.
3. Backfill excavated area ONLY after final grading of the site. Stabilization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

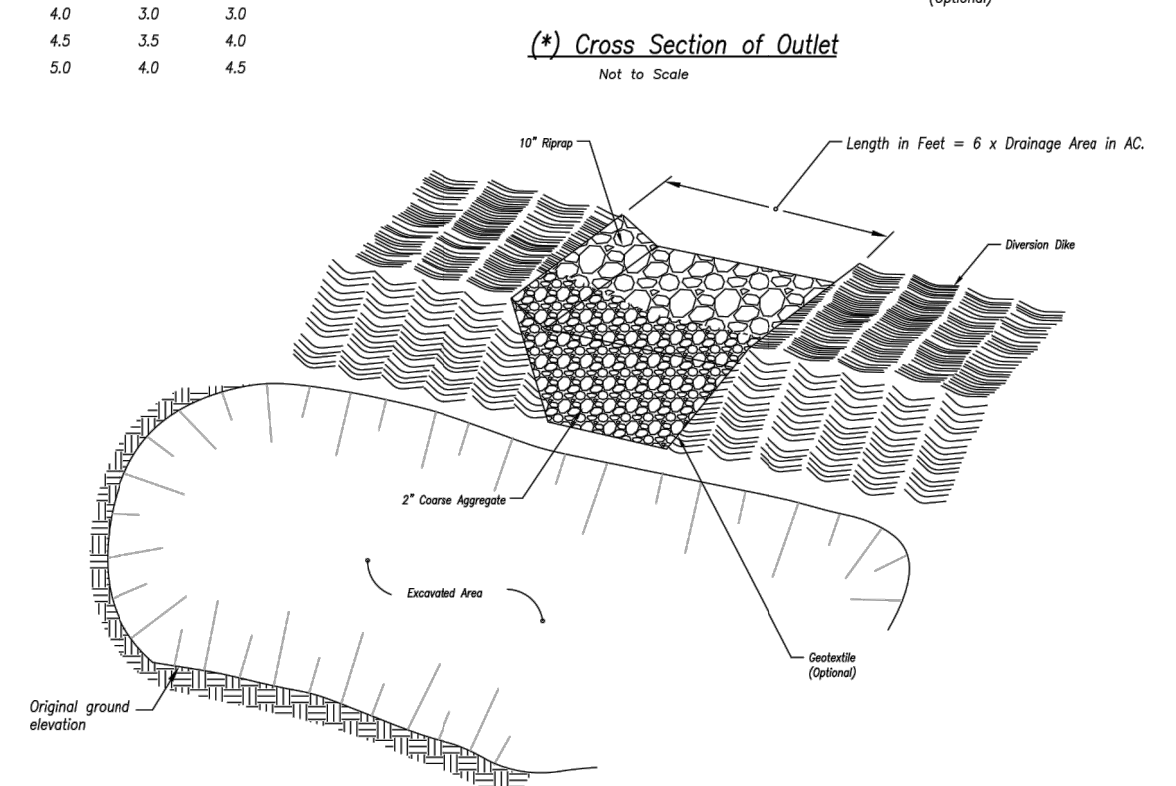
 <b>AMERICAN PUBLIC WORKS ASSOCIATION</b> KANSAS CITY METRO CHAPTER	
<b>AREA INLET AND JUNCTION BOX PROTECTION</b>	<b>STANDARD DRAWING NUMBER ESC-07</b> ADOPTED 10/24/2016

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



REVISIONS

H	H <sub>0</sub>	W
1.5	0.5	2.0
2.0	1.0	2.0
2.5	1.5	2.5
3.0	2.0	2.5
3.5	2.5	3.0
4.0	3.0	3.0
4.5	3.5	4.0
5.0	4.0	4.5



**Notes for Sediment Trap:**

1. The area under the embankment shall be cleared, grubbed, and stripped of any vegetation and root mat.
2. Fill material for the embankment shall be free of roots or other woody vegetation, organic material, large stones, and other objectionable material. The embankment should be compacted in 6-inch layers by tamping with construction equipment.
3. The earthen embankment shall be stabilized immediately after installation.
4. Construction operations shall be carried out to minimize erosion and water pollution.
5. The structure shall be removed and the area stabilized when the upstate drainage area has been stabilized.
6. All cut and fill slopes shall be 2H : 1V or flatter, except for excavated, wet storage areas which may be at a maximum 1H : 1V grade.

(\*) - The perspective view and cross section are schematic in nature. Construction plans must provide specific site construction arrangements.

**Maintenance for Sediment Trap:**

1. Check sediment traps after periods of significant runoff.
2. Remove sediment and restore the trap to its original dimensions when sediment accumulates to 20% of the storage capacity.
3. Immediately repair any erosion damage to the embankment and outlet.
4. Keep outlet and pool area free of all trash and other debris.

SEDIMENT TRAP

**Notes for Sediment Trap of Culvert Opening:**

1. The inlet protection device shall be constructed in a manner that will facilitate clean-out and disposal of trapped sediment and minimize interference with construction activities.
2. The inlet protection device shall be constructed in such manner that any residual paving stone/curb will not cause excessive inconvenience or damage to adjacent areas or structures.
3. Geometry of the design will be a horseshoe shape around the culvert inlet.
4. The toe of the riprap shall be no closer than 24" from the culvert opening to provide an acceptable emergency outlet for flows from larger storm events.
5. Storage requirements equivalent to that of temporary sediment trap.
6. 67 C.Y./acre dry storage below base of stone.
7. 67 C.Y./acre dry storage from base of stone to top of stone berm.

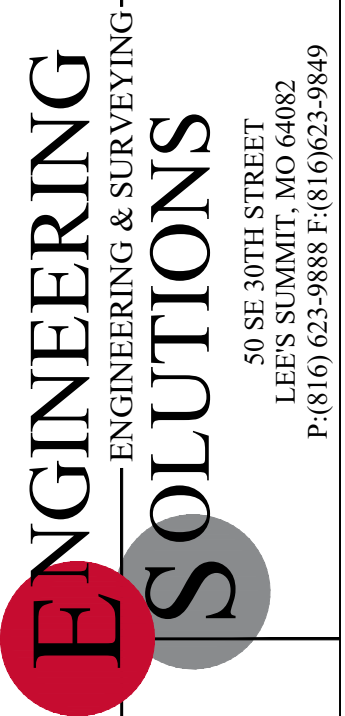
**Maintenance for Sediment Trap of Culvert Opening:**

1. Check sediment traps after periods of significant runoff.
2. Remove sediment and restore the trap to its original dimensions when sediment accumulates to 20% of the storage capacity.
3. Immediately repair any erosion damage to the embankment and outlet.
4. Keep outlet and pool area free of all trash and other debris.

<b>AMERICAN PUBLIC WORKS ASSOCIATION</b>	
	KANSAS CITY METRO CHAPTER
SEDIMENT TRAPS	STANDARD DRAWING NUMBER ESC-08 ADOPTED: 10/24/2016

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

SEDIMENT TRAP AT CULVERT OPENING



Professional Registration  
Missouri  
Engineering 2005002186-D  
Surveying 2005008319-D  
Kansas  
Engineering E-1685  
Surveying LS-218  
Oklahoma  
Engineering S254  
Nebraska  
Engineering CA2821

Part of the Southeast 4  
Section 27, Township 48 North, Range 31 West  
Lee's Summit, Jackson County, Missouri

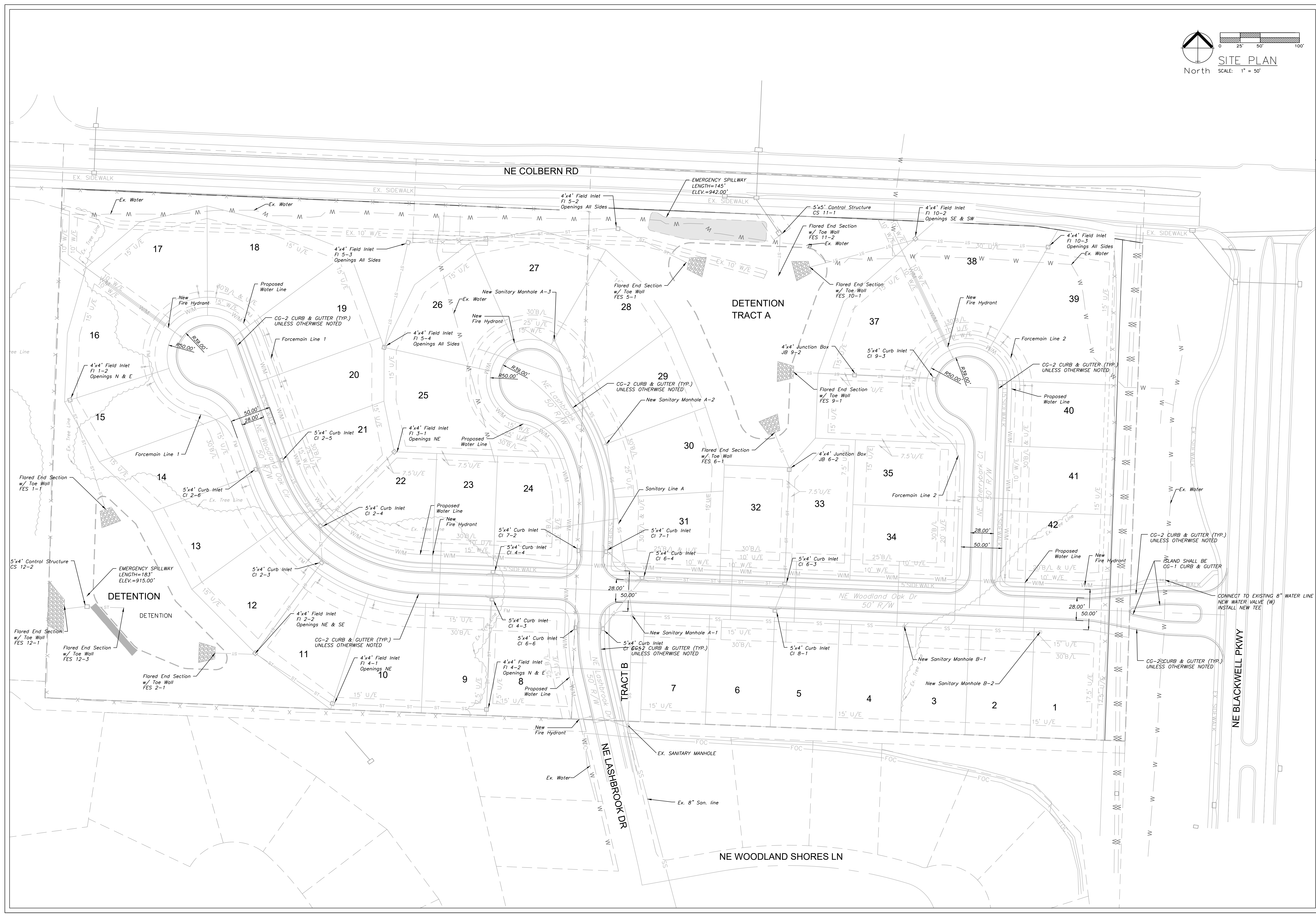
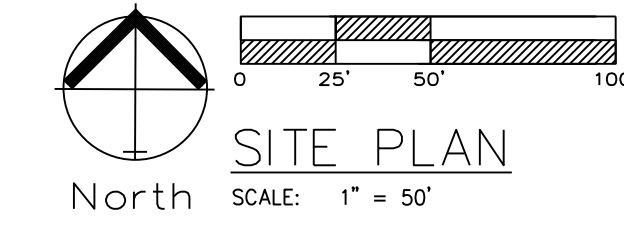
Project:  
WOODLAND OAKS  
LSMO  
Issue Date:  
February 25, 2021

ESC - Standard Details  
Construction Plans for:  
WOODLAND OAKS  
Lots 1 thru 42  
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht  
MO PE 2006019708  
KS PE 19071  
OK PE 25226  
NE PE E-14335

REVISIONS

Professional Registration  
 Missouri  
 Engineering 2005002186-D  
 Surveying 2005008319-D  
 Kansas  
 Engineering E-1695  
 Surveying LS-218  
 Oklahoma  
 Engineering 6254  
 Nebraska  
 Engineering CA2821

Part of the Southeast 1/4  
 Section 27, Township 48 North, Range 31 West  
 Lee's Summit, Jackson County, Missouri

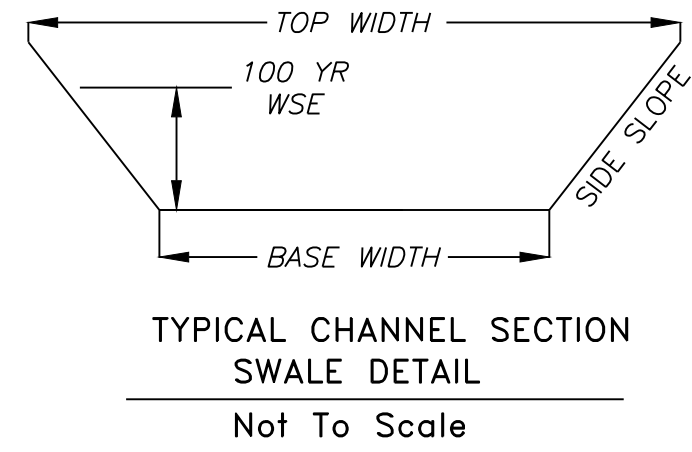
Project: WOODLAND OAKS  
 L&M  
 Issue Date: February 25, 2021

Site Plan  
 Construction Plans for:  
 WOODLAND OAKS  
 Lots 1 thru 42  
 Lee's Summit, Jackson County, Missouri

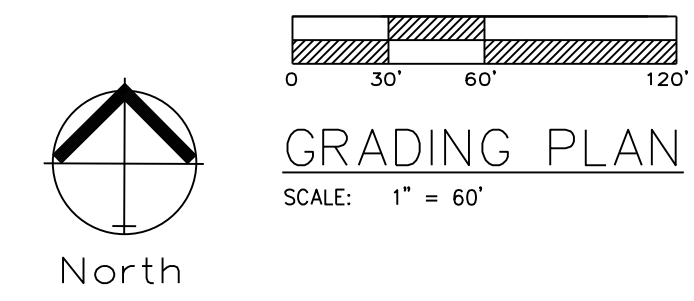


Matthew J. Schlicht  
 MO PE 2006019708  
 KS PE 19071  
 OK PE 25226  
 NE PE E-14335

NO.	DATE	REVISIONS

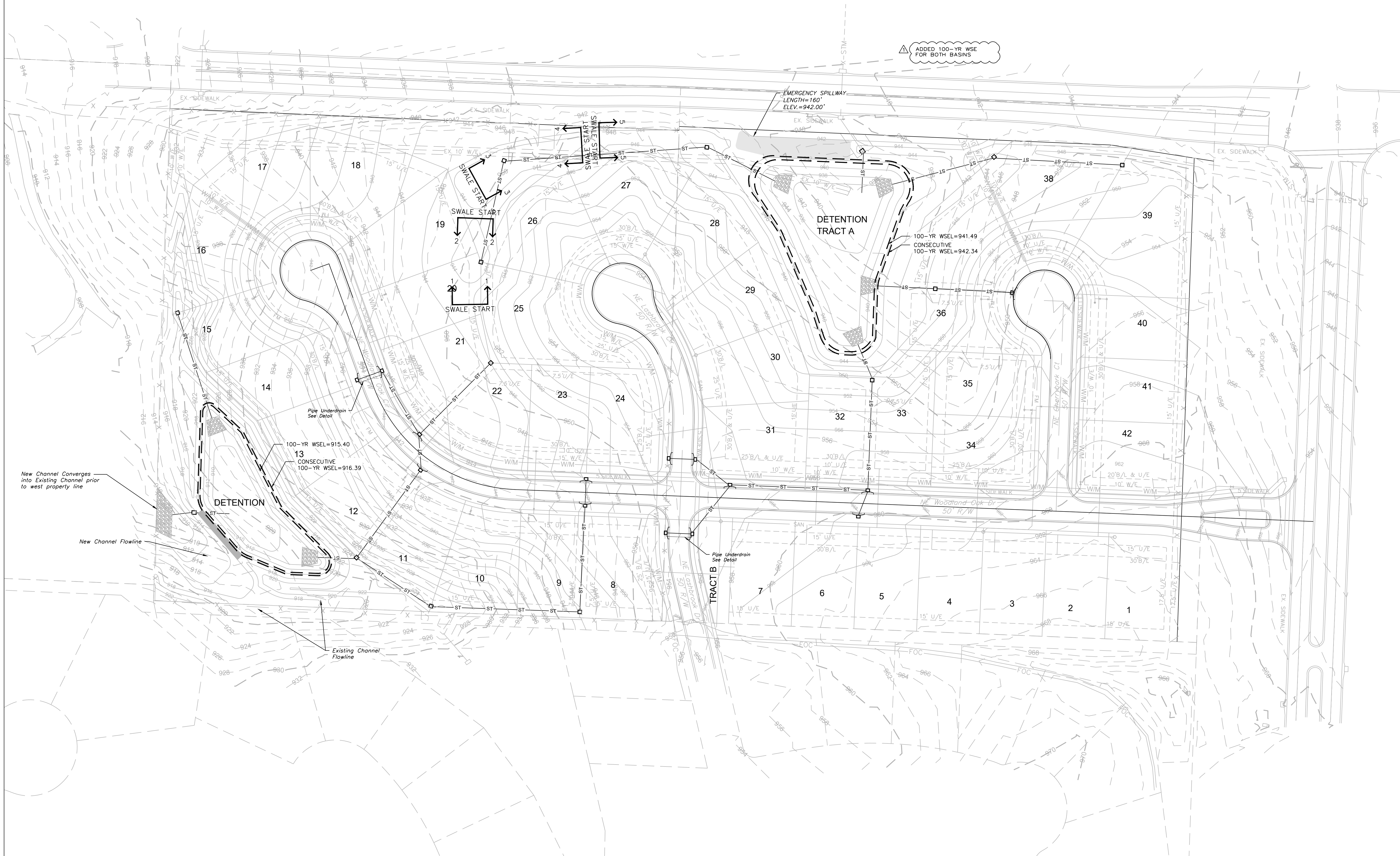


100 YEAR OVERFLOW SWALE SECTIONS										
Section	100 Yr. Runoff (c.f.s.)	Bed Slope (%)	Base Width (ft)	Side Slope (1:V)	100 Yr WSE (ft)	Sectional Area	Velocity 100Yr. (f.p.s.)	Hydraulic Radius (ft)	Shear Stress (p.s.f.)	
1-1	1.42	2.32	5	6	0.14	0.82	1.73	0.12	0.18	
2-2	1.42	2.19	5	6	0.14	0.82	1.73	0.12	0.17	
3-3	0.96	2.00	5	6	0.12	0.69	1.39	0.11	0.13	
4-4	2.87	2.00	5	6	0.22	1.39	2.06	0.18	0.23	
5-5	1.25	2.00	5	6	0.14	0.82	1.52	0.12	0.15	



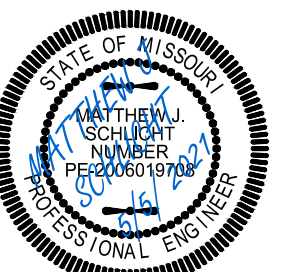
NOTE: Swale sections extend the entire length between upstream and downstream structures with the exception of a transition at each structure.

NOTE: Swale should be lined with "Straw with Net" turf reinforcement (Curlex Blanket or Eqv.). Per Table 5607-1 in APWA Manual



MASTER DRAINAGE PLAN SHEET 1 OF 3  
GRADING PLAN - SWPPP

Construction Plans for:  
WOODLAND OAKS  
Lots 1 thru 42  
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht  
MO PE 0006019708  
KS PE 19071  
OK PE 25226  
NE PE E-14335

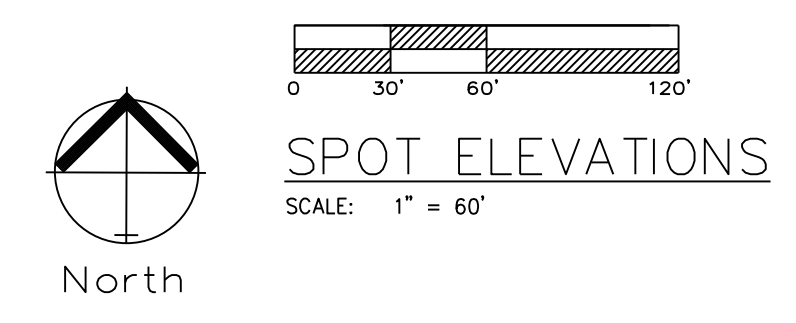
REVISIONS

Professional Registration  
Missouri  
Engineering 2005002186-D  
Surveying 2005008319-D  
Kansas  
Engineering E-1685  
Surveying LS-218  
Oklahoma  
Engineering S254  
Nebraska  
Engineering CA2821

Part of the Southeast 4  
Section 27, Township 48 North, Range 31 West  
Lee's Summit, Jackson County, Missouri

Project:  
WOODLAND OAKS  
LSMO  
Issue Date:  
February 25, 2021





Lot Number	Basement Type	MBOE
1	Standard	
2	Standard	
3	Standard	
4	Standard	
5	Standard	
6	Standard	
7	Standard	
8	Walkout	945.58
9	Walkout	945.58
10	Walkout	925.86
11	Walkout	925.65
12	Walkout	925.65
13	Walkout	917.4
14	Walkout	917.4
15	Walkout	919.77
16	Daylight	919.77
17	Standard	
18	Standard	
19	Standard	945.15
20	Standard	945.14
21	Standard	947.42
22	Standard	947.42
23	Standard	
24	Standard	
25	Walkout	945.14
26	Walkout	945.15
27	Walkout	945.12
28	Walkout	943.49
29	Walkout	943.49
30	Daylight	943.49
31	Standard	
32	Walkout	943.49
33	Walkout	943.49
34	Daylight	947.17
35	Daylight	943.49
36	Walkout	943.49
37	Walkout	943.49
38	Daylight	947.17
39	Daylight	950.93
40	Daylight	
41	Daylight	
42	Standard	

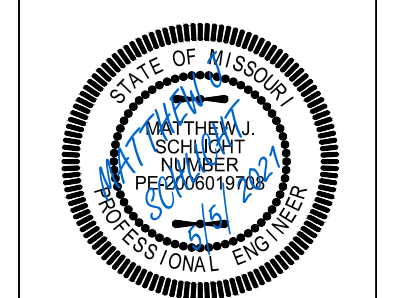


Professional Registration  
 Missouri  
 Engineering 2005002186-D  
 Surveying 2005008319-D  
 Kansas  
 Engineering E-1685  
 Surveying LS-218  
 Oklahoma  
 Engineering 6254  
 Nebraska  
 Engineering CA2821

Part of the Southeast 1  
 Section 27, Township 48 North, Range 31 West  
 Lee's Summit, Jackson County, Missouri

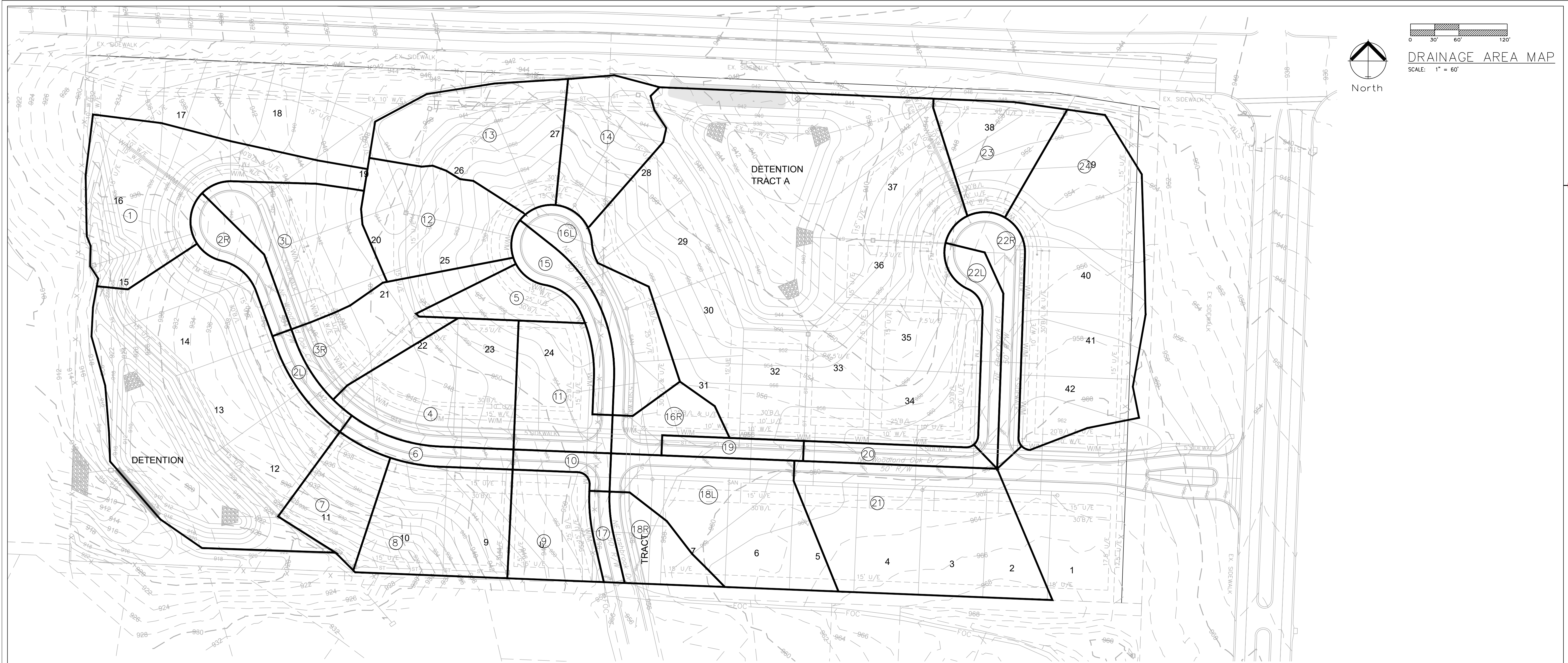
Project:  
 WOODLAND OAKS  
 LSHO  
 Issue Date:  
 February 25, 2021

MASTER DRAINAGE PLAN SHEET 2 OF 3  
 SPOT ELEVATIONS  
 Construction Plans for:  
 WOODLAND OAKS  
 Lots 1 thru 42  
 Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht  
 MO PE 2006019708  
 KS PE 19071  
 OK PE 25226  
 NE PE E-14335

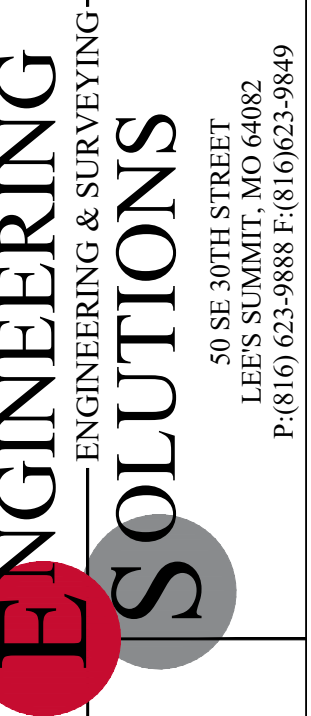
REVISIONS

DRAINAGE AREA MAP  
SCALE: 1" = 60'

**APWA STORM DRAINAGE "TC" COMPUTATIONS FOR : WOODLAND OAKS (COLBERN & BLACKWELL)**

AREA ID	TOTAL ACRES	WTRSHD LENGTH	UP ELEV	DN ELEV	SURFACE CODE	Surface types:					SURFACE CODE	P=Paved U=Unpaved	TC COMPUTATION					AREA ID				
						*C*	OVRLND	UP	DN	SLOPE			Cal	Used	Cal	Cal	Total					
PROP.						ASPH/CONC	BUS/COM	DIRT	GRASS/PARK	LAKE	MULTIFAM	SNGLFAM	UNDEV	OTHER	Flow	Min 5	Channel	Channel	Channel	Flow		
1	0.77	495.00	944.00	918.00	S	0.51	100.0	944.0	940.60	3.4	U	395.0	940.6	918.0	5.72	3.9	7.1	7.1	1.7	0.0	8.8	1
2L	0.08	175.50	942.00	939.80	S	0.51	11.5	942.0	941.75	2.2	P	164.0	941.8	939.8	1.19	2.2	2.8	5.0	1.2	0.0	6.2	2L
2R	0.16	196.00	941.90	939.80	S	0.51	11.5	941.9	941.65	2.2	P	184.5	941.7	939.8	1.00	2.0	2.8	5.0	1.5	0.0	6.5	2R
3L	0.55	250.00	945.00	939.80	S	0.51	100.0	945.0	941.00	4.0	P	150.0	941.0	939.8	0.80	1.8	6.7	6.7	1.4	0.0	8.1	3L
3R	0.40	279.00	951.00	939.80	S	0.51	100.0	951.0	943.00	8.0	P	179.0	943.0	939.8	1.79	2.7	5.3	5.3	1.1	0.0	6.4	3R
4	0.60	274.00	956.00	941.48	S	0.51	100.0	956.0	947.70	8.3	U	174.0	947.7	941.5	3.57	3.1	5.2	5.2	1.0	0.0	6.2	4
5	0.19	206.00	955.80	946.00	S	0.51	100.0	955.8	953.80	2.0	U	106.0	953.8	946.0	7.36	4.4	8.4	8.4	0.4	0.0	8.8	5
6	0.12	226.50	950.00	942.00	S	0.51	11.5	950.0	949.75	2.2	P	215.0	949.8	942.0	3.60	3.9	2.8	5.0	0.9	0.0	5.9	6
7	0.28	190.00	943.00	924.00	S	0.51	100.0	943.0	931.00	12.0	U	90.0	931.0	924.0	7.78	4.5	4.6	5.0	0.3	0.0	5.3	7
8	0.54	285.00	950.00	924.00	S	0.51	100.0	950.0	945.00	5.0	U	185.0	945.0	924.0	11.35	5.4	6.2	6.2	0.6	0.0	6.8	8
9	0.32	165.00	954.00	944.00	S	0.51	100.0	954.0	951.00	3.0	U	65.0	951.0	944.0	10.77	5.3	7.4	7.4	0.2	0.0	7.6	9
10	0.08	140.50	955.00	950.00	S	0.51	11.5	955.0	954.75	2.2	P	129.0	954.8	950.0	3.68	3.9	2.8	5.0	0.6	0.0	5.6	10
11	0.37	187.00	955.80	950.00	S	0.51	100.0	955.8	951.30	4.5	P	87.0	951.3	950.0	1.49	2.5	6.4	6.4	0.6	0.0	7.0	11
12	0.50	214.00	957.00	943.00	S	0.51	100.0	957.0	951.00	6.0	U	114.0	951.0	943.0	7.02	4.3	5.8	5.8	0.4	0.0	6.3	12
13	0.61	223.00	957.00	943.00	S	0.51	100.0	957.0	951.00	6.0	U	123.0	951.0	943.0	6.50	4.1	5.8	5.8	0.5	0.0	6.3	13
14	0.40	170.00	957.00	943.00	S	0.51	100.0	957.0	951.00	6.0	U	70.0	951.0	943.0	11.43	5.5	5.8	5.8	0.2	0.0	6.1	14
15	0.19	292.50	957.00	954.00	S	0.51	11.5	957.0	956.77	2.0	P	281.0	956.8	954.0	0.99	2.0	2.9	5.0	2.3	0.0	7.3	15
16L	0.37	292.50	957.00	954.00	S	0.51	11.5	957.0	956.77	2.0	P	281.0	956.8	954.0	0.99	2.0	2.9	5.0	2.3	0.0	7.3	16L
16R	0.17	140.00	957.00	954.00	S	0.51	100.0	957.0	954.60	2.4	P	40.0	956.4	954.0	1.50	2.5	7.9	7.9	0.3	0.0	8.2	16R
17	0.07	121.50	954.50	953.00	S	0.51	11.5	954.5	954.25	2.2	P	110.0	954.3	953.0	1.14	2.2	2.8	5.0	0.8	0.0	5.8	17
18L	0.21	172.00	960.40	953.00	S	0.51	100.0	960.4	956.40	4.0	U	72.0	956.4	953.0	4.72	3.5	6.7	6.7	0.3	0.0	7.0	18L
18R	0.70	383.00	965.25	953.00	S	0.51	100.0	965.3	960.00	5.3	P	283.0	960.0	953.0	2.47	3.2	6.1	6.1	1.5	0.0	7.6	18R
19	0.10	185.50	958.25	954.80	S	0.51	11.5	958.3	958.00	2.2	P	174.0	958.0	954.8	1.84	2.8	2.8	5.0	1.1	0.0	6.1	19
20	0.13	229.50	962.00	958.40	S	0.51	11.5	962.0	961.75	2.2	P	218.0	961.8	958.4	1.54	2.5	2.8	5.0	1.4	0.0	6.4	20
21	0.97	414.00	968.65	958.10	S	0.51	100.0	968.7	965.00	3.6	P	314.0	965.0	958.1	2.20	3.0	6.9	6.9	1.7	0.0	8.6	21
22L	0.19	286.50	962.00	956.90	S	0.51	11.5	962.0	961.75	2.2	P	275.0	961.8	956.9	1.76	2.7	2.8	5.0	1.7	0.0	6.7	22L
22R	0.25	371.50	962.00	956.90	S	0.51	11.5	962.0	961.75	2.2	P	360.0	961.8	956.9	1.35	2.4	2.8	5.0	2.5	0.0	7.5	22R
23	1.26	396.00	961.25	949.50	S	0.51	100.0	961.3	958.90	2.4	U	296.0	958.9	949.5	3.18	2.9	8.0	8.0	1.7	0.0	9.7	23
24	0.35	242.00	957.00	945.00	S	0.51	100.0	957.0	950.00	7.0	U	142.0	950.0	945.0	3.52	3.0	5.6	5.6	0.8	0.0	6.3	24

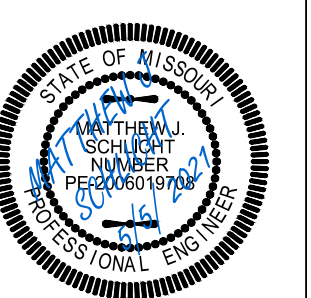


Professional Registration  
Missouri  
Engineering 2005002186-D  
Surveying 2005008319-D  
Kansas  
Engineering E-1685  
Surveying LS-218  
Oklahoma  
Engineering 5254  
Nebraska  
Engineering CA2821

Project:  
WOODLAND OAKS  
L5MO  
Issue Date:  
February 25, 2021

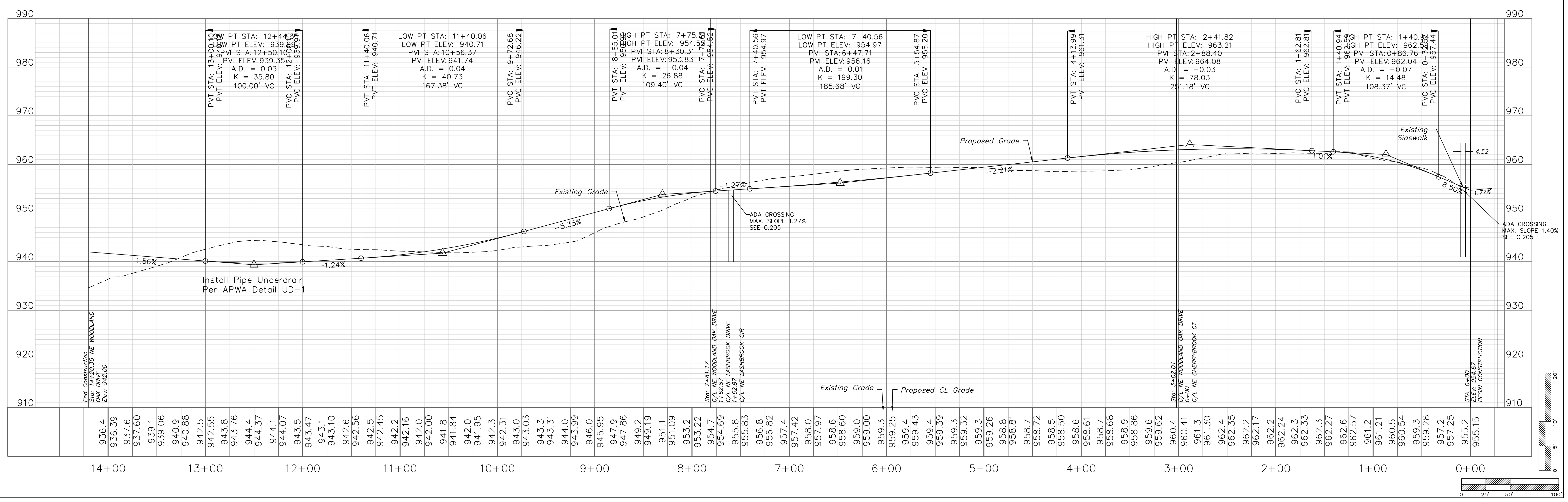
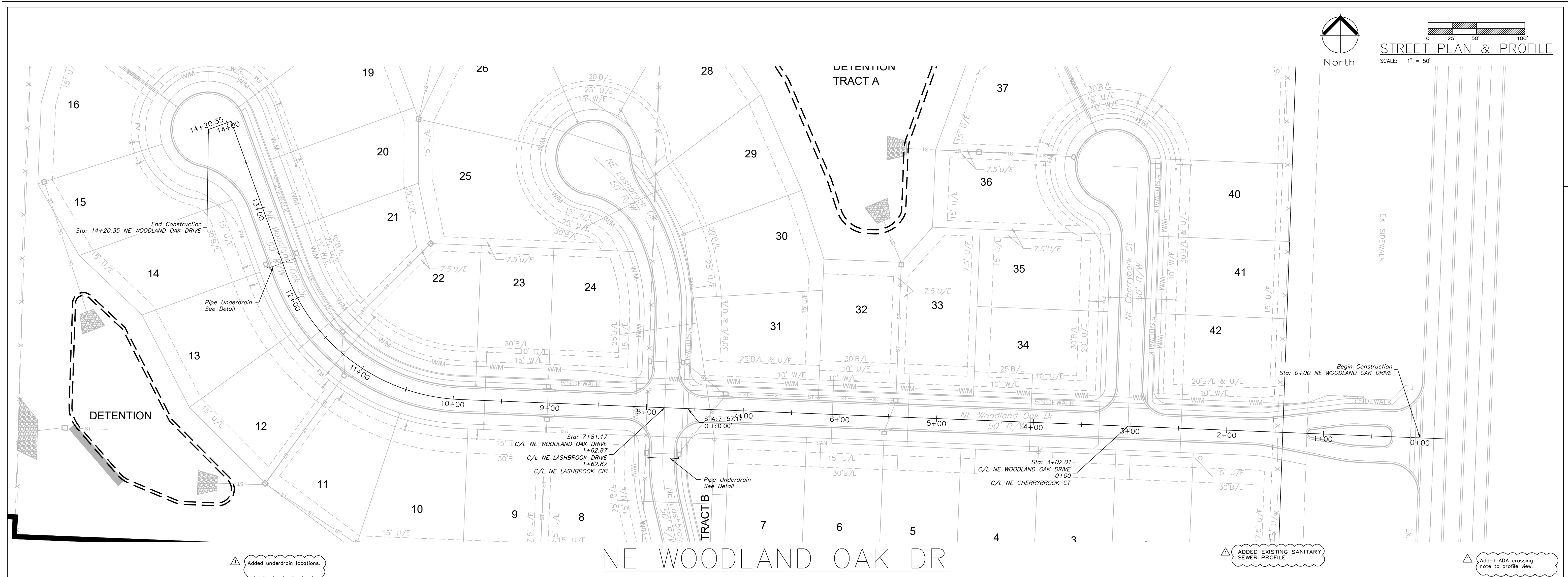
Part of the Southeast  
Section 27, Township 48 North, Range 31 West  
Lee's Summit, Jackson County, Missouri

MASTER DRAINAGE PLAN SHEET 3 OF 3  
DRAINAGE AREA MAP  
Construction Plans for:  
WOODLAND OAKS  
Lots 1 thru 42  
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht  
MO PE 2006019708  
KS PE 19071  
OK PE 25226  
NE PE E-14335

REVISIONS

**ENGINEERING SOLUTIONS**  
ENGINEERING & SURVEYING  
50 SE 30TH STREET  
LEE'S SUMMIT, MO 64082  
P: (816) 623-9888 F: (816) 623-9849

Professional Registration  
Missouri  
Engineering 2005002186-D  
Surveying 20050008319-D  
Kansas  
Engineering E-1685  
Surveying LS-218  
Oklahoma  
Engineering S254  
Nebraska  
Engineering CA2821

Project: WOODLAND OAKS  
LSMO  
Issue Date: February 25, 2021

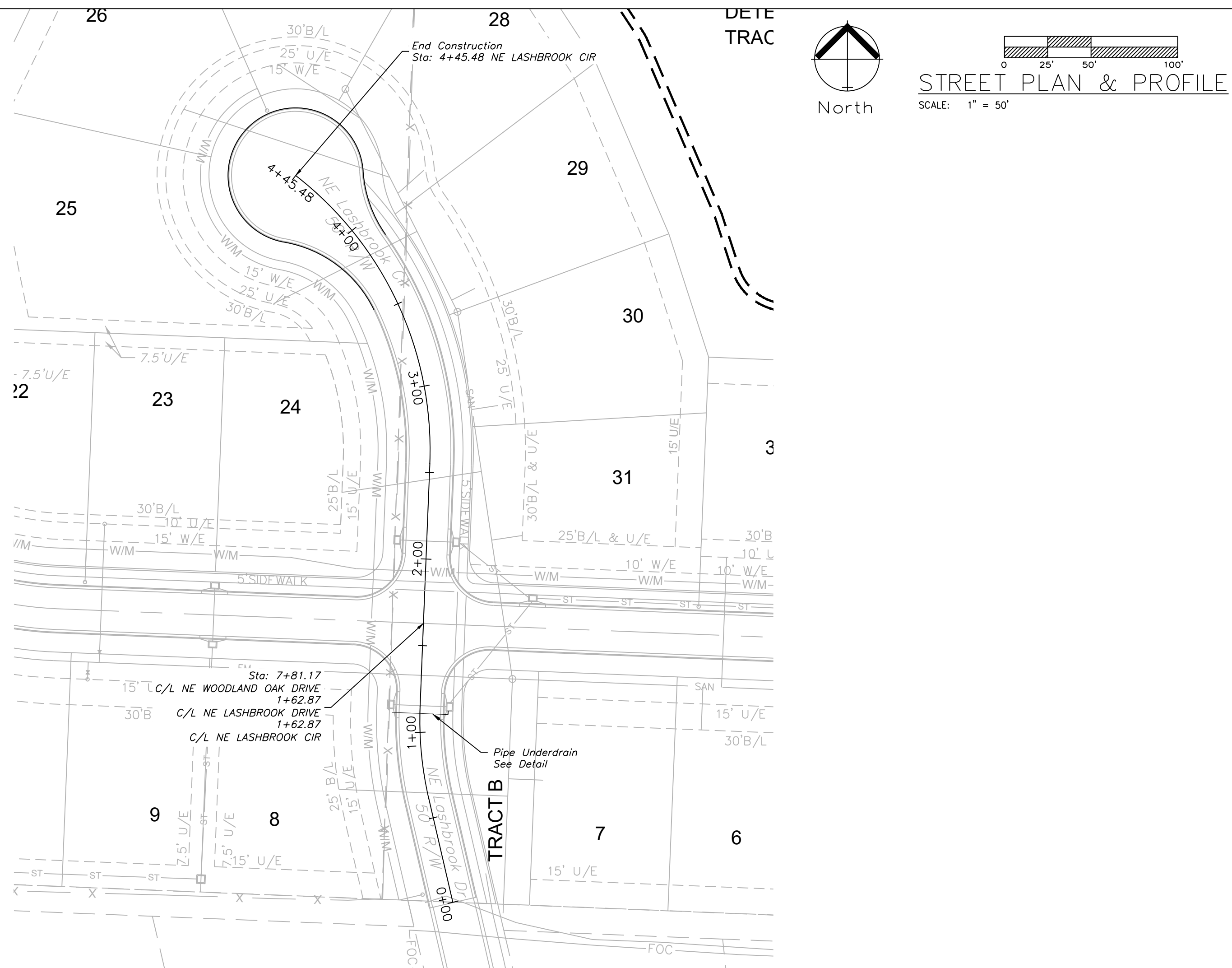
Part of the Southeast 1/4  
Section 27, Township 48 North, Range 31 West  
Lee's Summit, Jackson County, Missouri

Street Plan and Profile  
Construction Plans for:  
WOODLAND OAKS  
Lots 1 thru 42  
Lee's Summit, Jackson County, Missouri

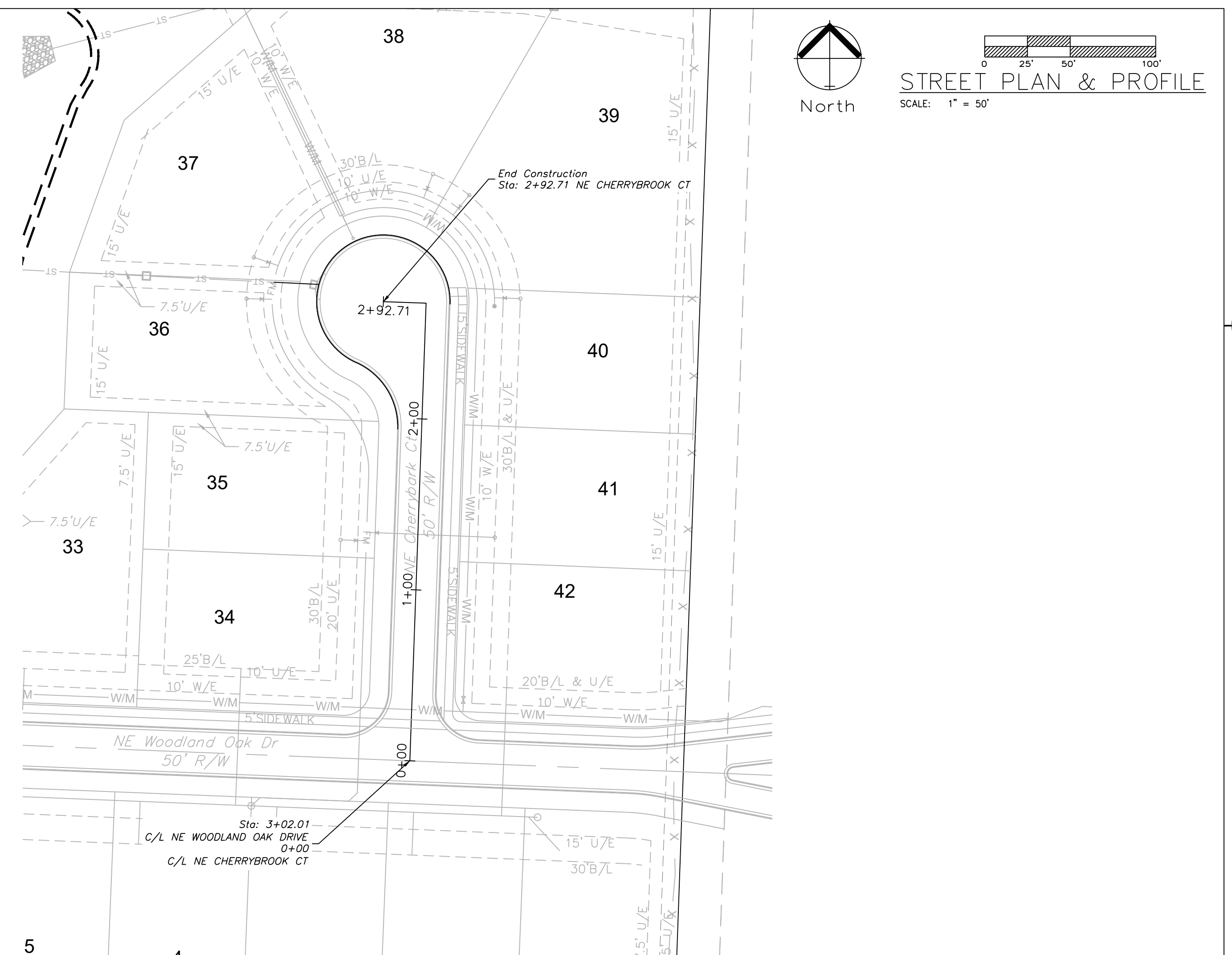
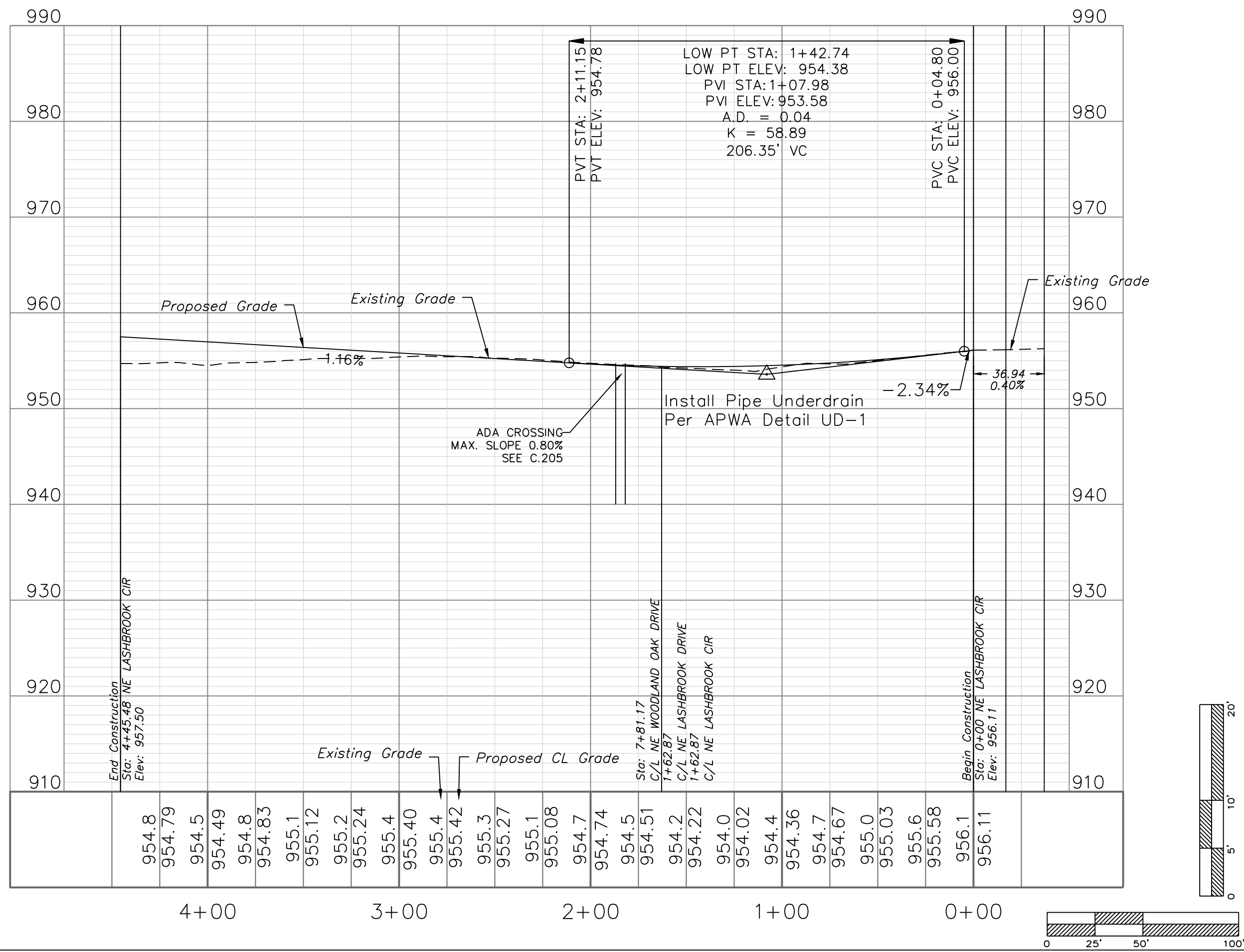
Matthew J. Schlitt  
MO PE 2006019708  
KS PE 19071  
OK PE 25226  
NE PE E-14335

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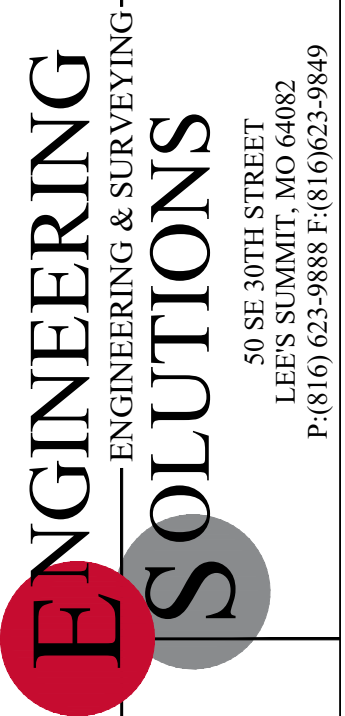
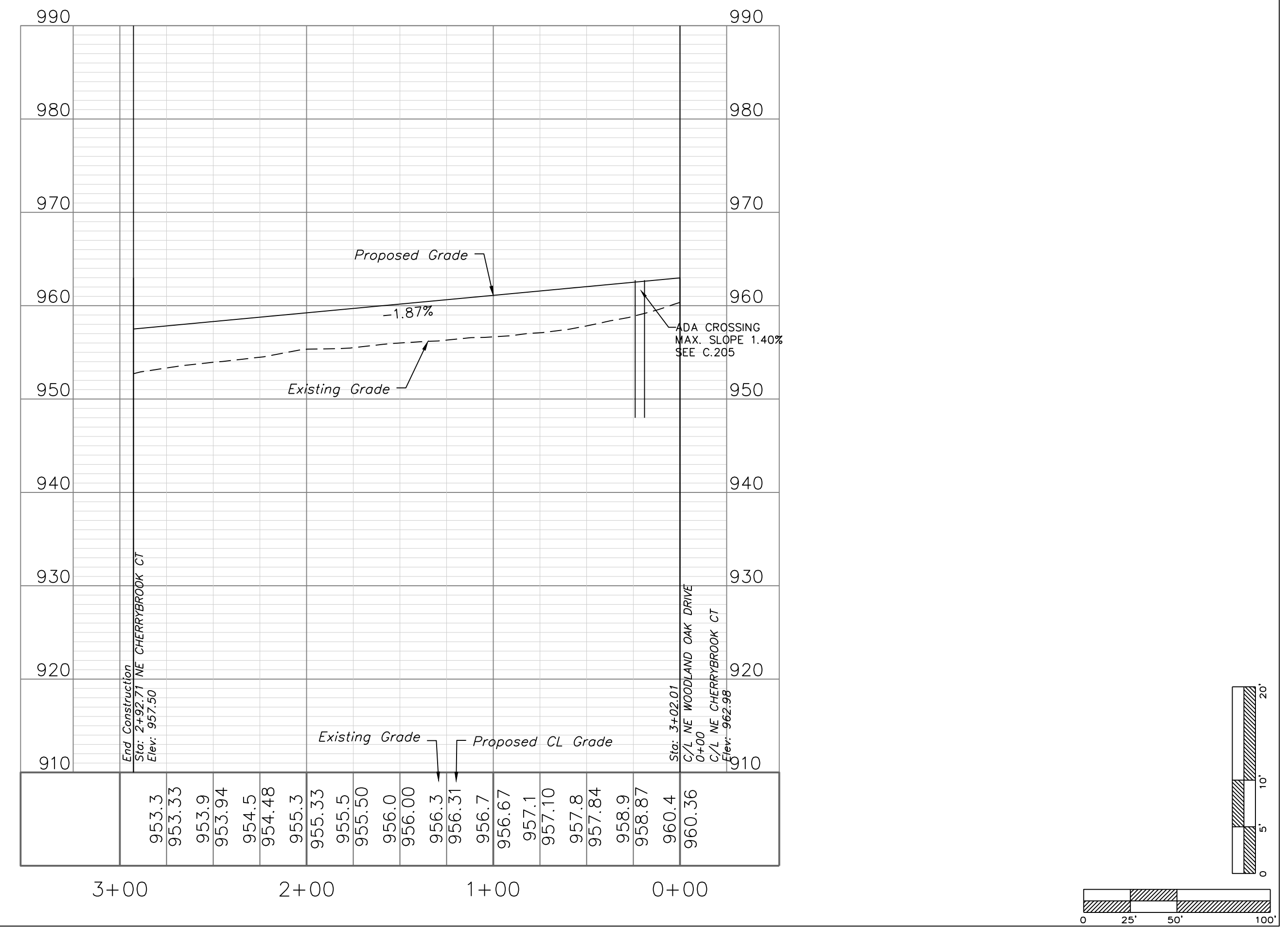
C.203



NE LASHBROOK DR Added underdrain locations.



NE CHERRYBARK CT Added ADA crossing note to profile view.



Professional Registration  
 Missouri  
 Engineering 2005002186-D  
 Surveying 2005008319-D  
 Kansas  
 Engineering E-1685  
 Surveying LS-218  
 Oklahoma  
 Engineering S254  
 Nebraska  
 Engineering CA2821

Part of the Southeast 1  
 Section 27, Township 48 North, Range 31 West  
 Lee's Summit, Jackson County, Missouri

Project:  
 WOODLAND OAKS  
 LSHMO  
 Issue Date:  
 February 25, 2021

Street Plan and Profile  
 Construction Plans for:  
 WOODLAND OAKS  
 Lots 1 thru 42  
 Lee's Summit, Jackson County, Missouri



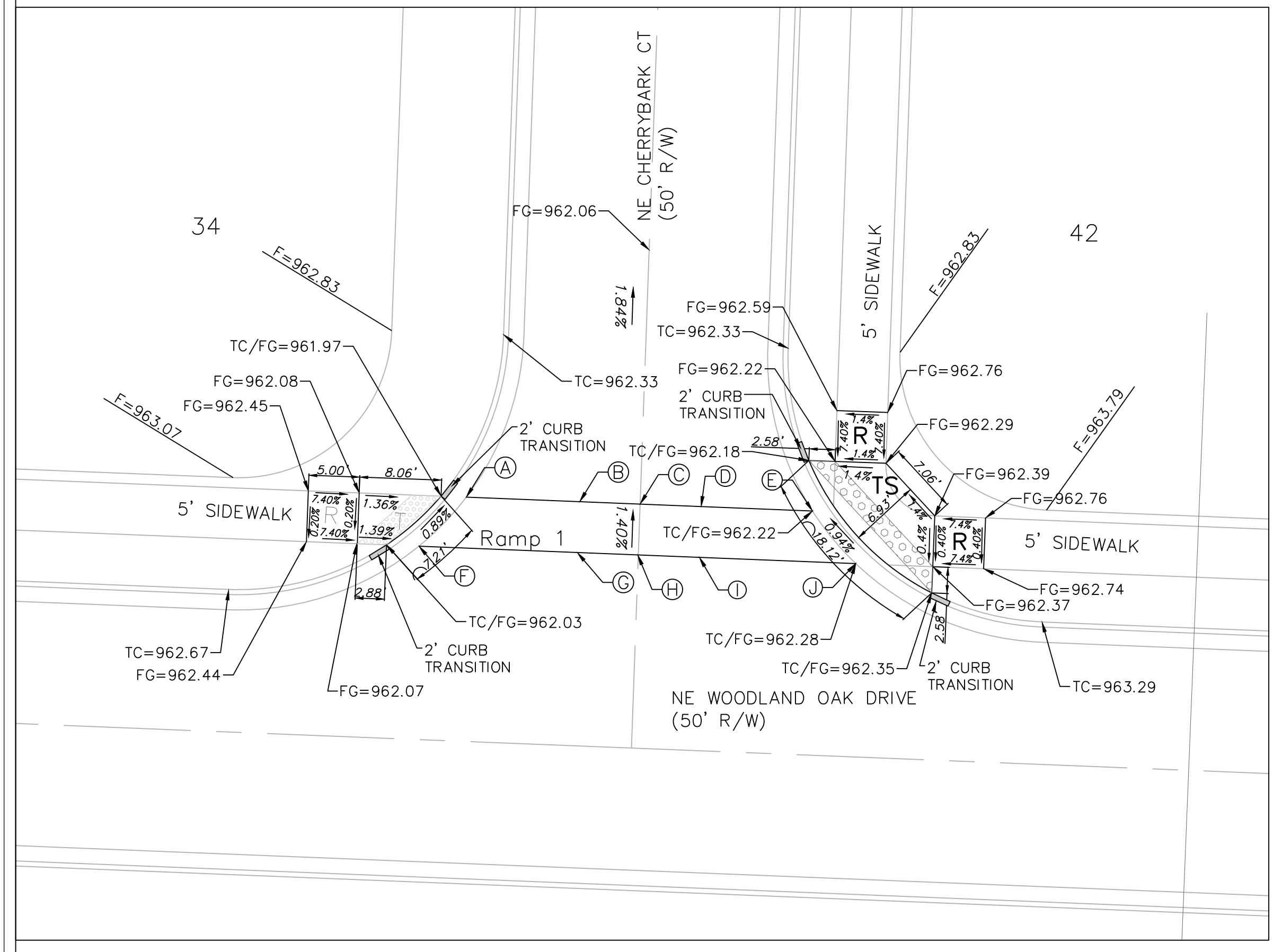
Matthew J. Schlicht  
 MO PE 0006019708  
 KS PE 19071  
 OK PE 25226  
 NE PE E-14335

REVISIONS

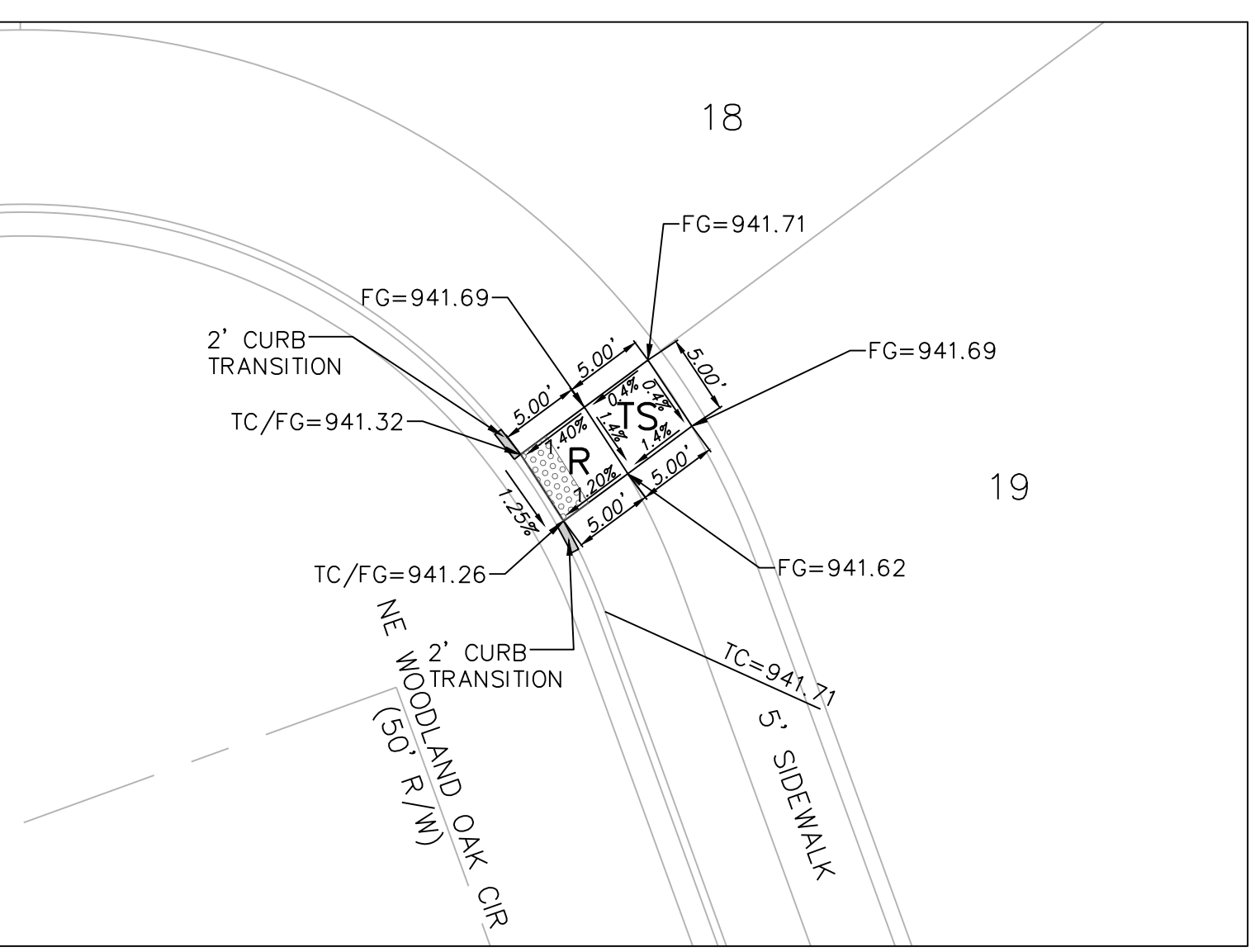
No.	Description



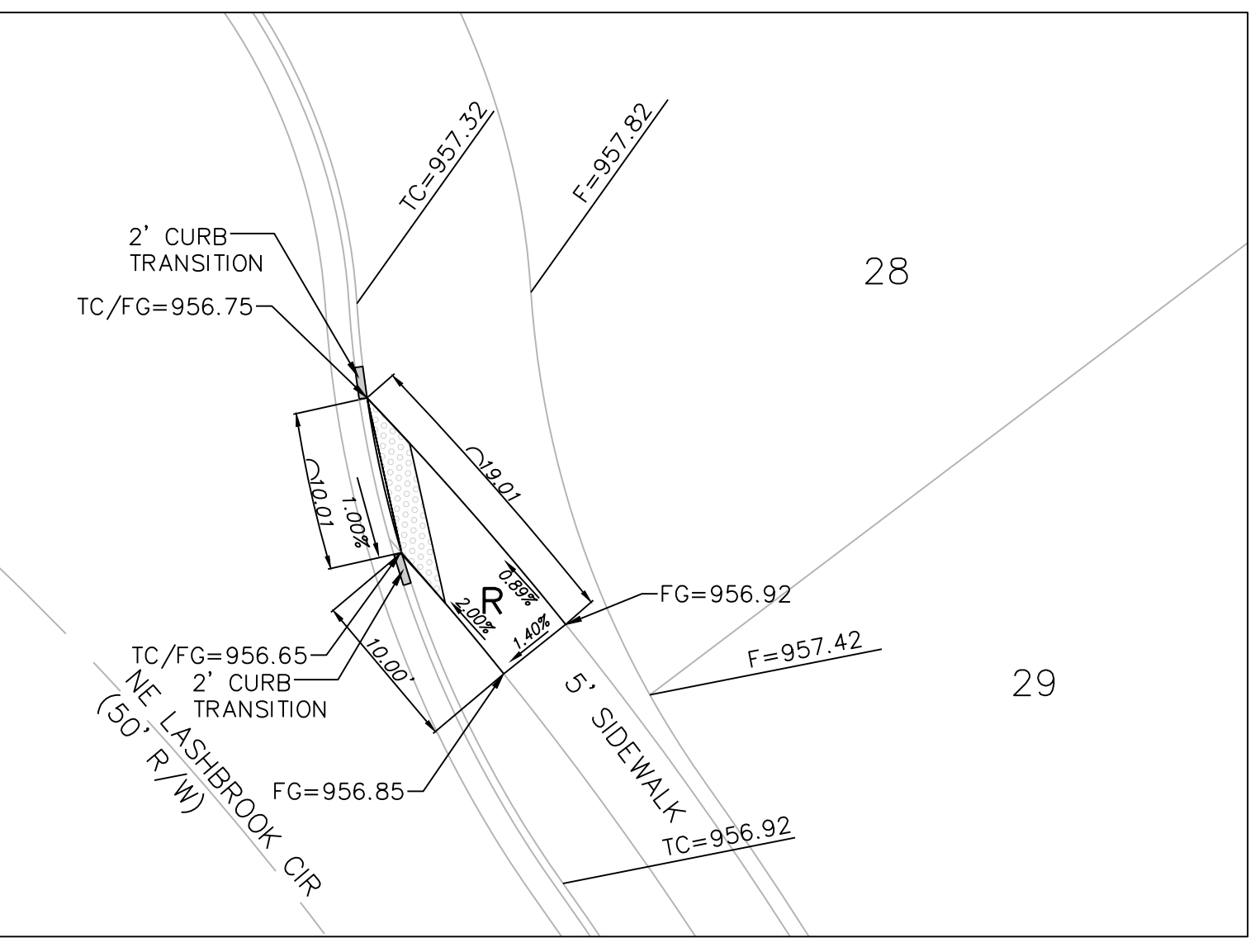
**DETAIL 2** REVISED DETAIL 2



**DETAIL 1** REVISED DETAIL 1

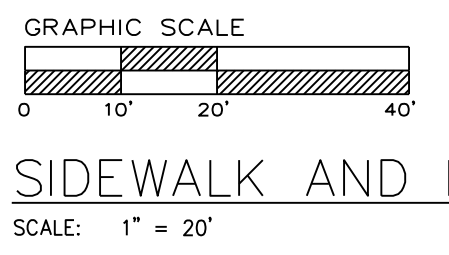


**DETAIL 4** REVISED DETAIL 4

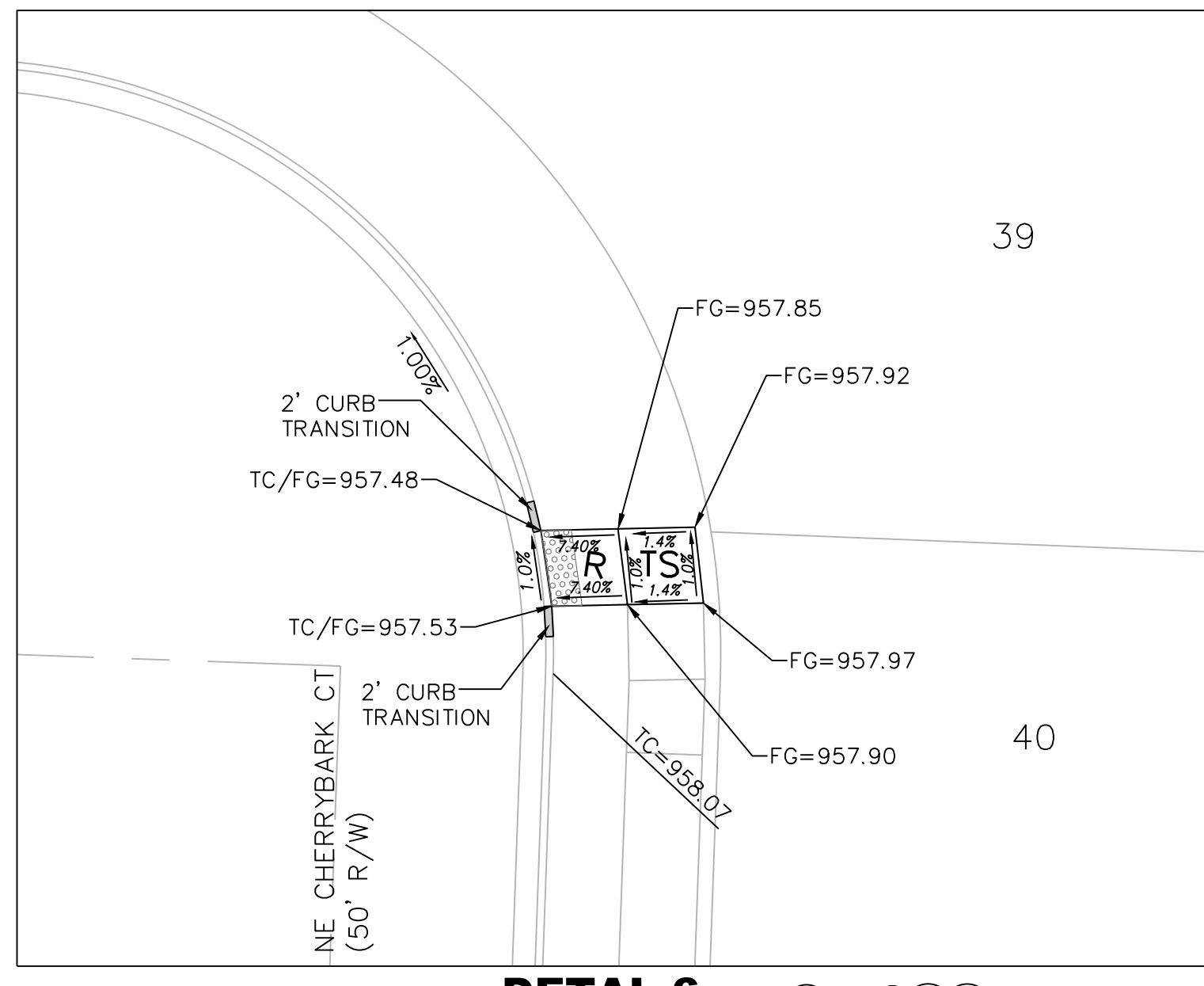


**DETAIL 5** REVISED DETAIL 5

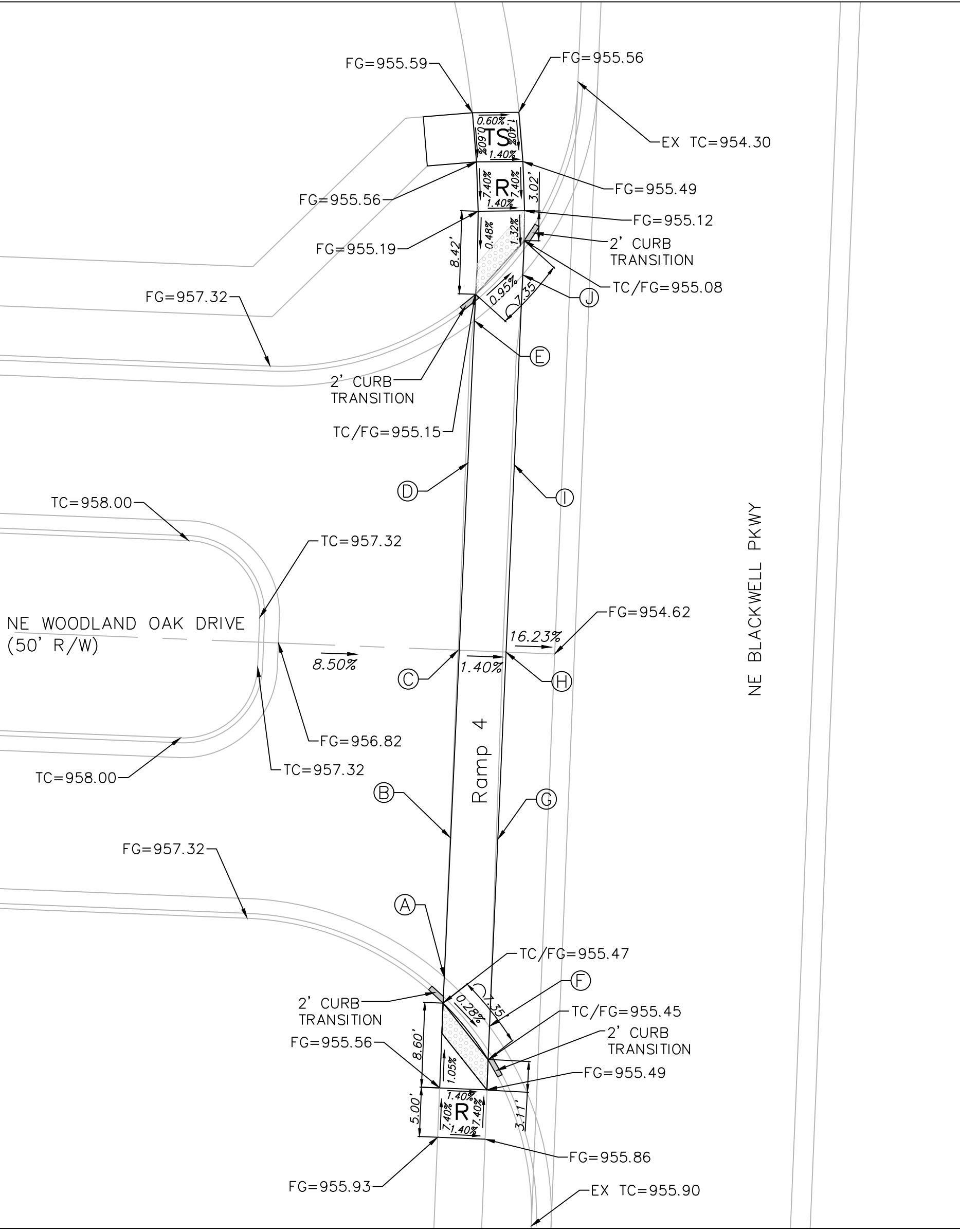
**Legend:**  
 EX TC = Existing Top of Curb  
 EX FG = Existing Finished Grade  
 FG = Finished Grade  
 TC = Top of Curb  
 TC/FG = Top of Curb/Finished Grade  
 Detectable Warning



**SIDEWALK AND INTERSECTION PLAN**

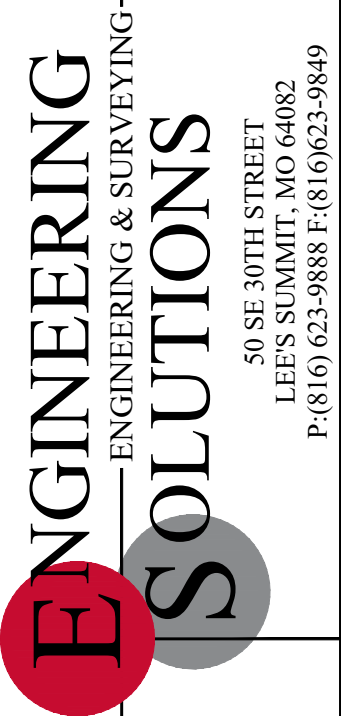


**DETAIL 6** REVISED DETAIL 6



**DETAIL 3** REVISED DETAIL 3

SPOT ELEVATION TABLE				
Spot	Ramp 1 Elevation	Ramp 2 Elevation	Ramp 3 Elevation	Ramp 4 Elevation
A	961.97	953.78	954.33	955.47
B	962.43	954.43	954.45	955.48
C	962.55	954.55	954.76	955.49
D	962.67	954.53	954.64	955.30
E	962.28	954.50	954.45	955.15
F	962.03	953.73	954.28	955.45
G	962.50	954.39	954.58	955.43
H	962.62	954.51	954.70	955.42
I	962.50	954.48	954.58	955.25
J	962.28	954.45	954.45	955.08



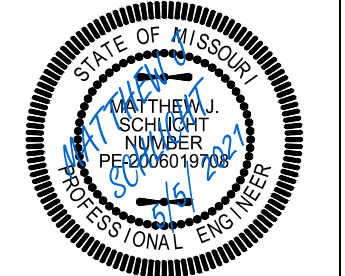
Professional Registration  
 Missouri  
 Engineering 2005002186-D  
 Surveying 2005008319-D  
 Kansas  
 Engineering E-1685  
 Surveying LS-218  
 Oklahoma  
 Engineering 6254  
 Nebraska  
 Engineering CA2821

Project: WOODLAND OAKS  
 LSHO  
 Issue Date: February 25, 2021

Part of the Southeast  
 Section 27, Township 48 North, Range 31 West  
 Lee's Summit, Jackson County, Missouri

Project: WOODLAND OAKS  
 LSHO  
 Issue Date: February 25, 2021

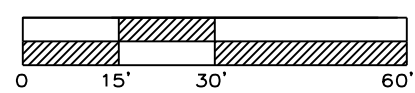
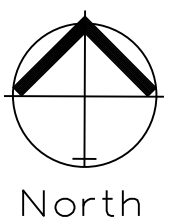
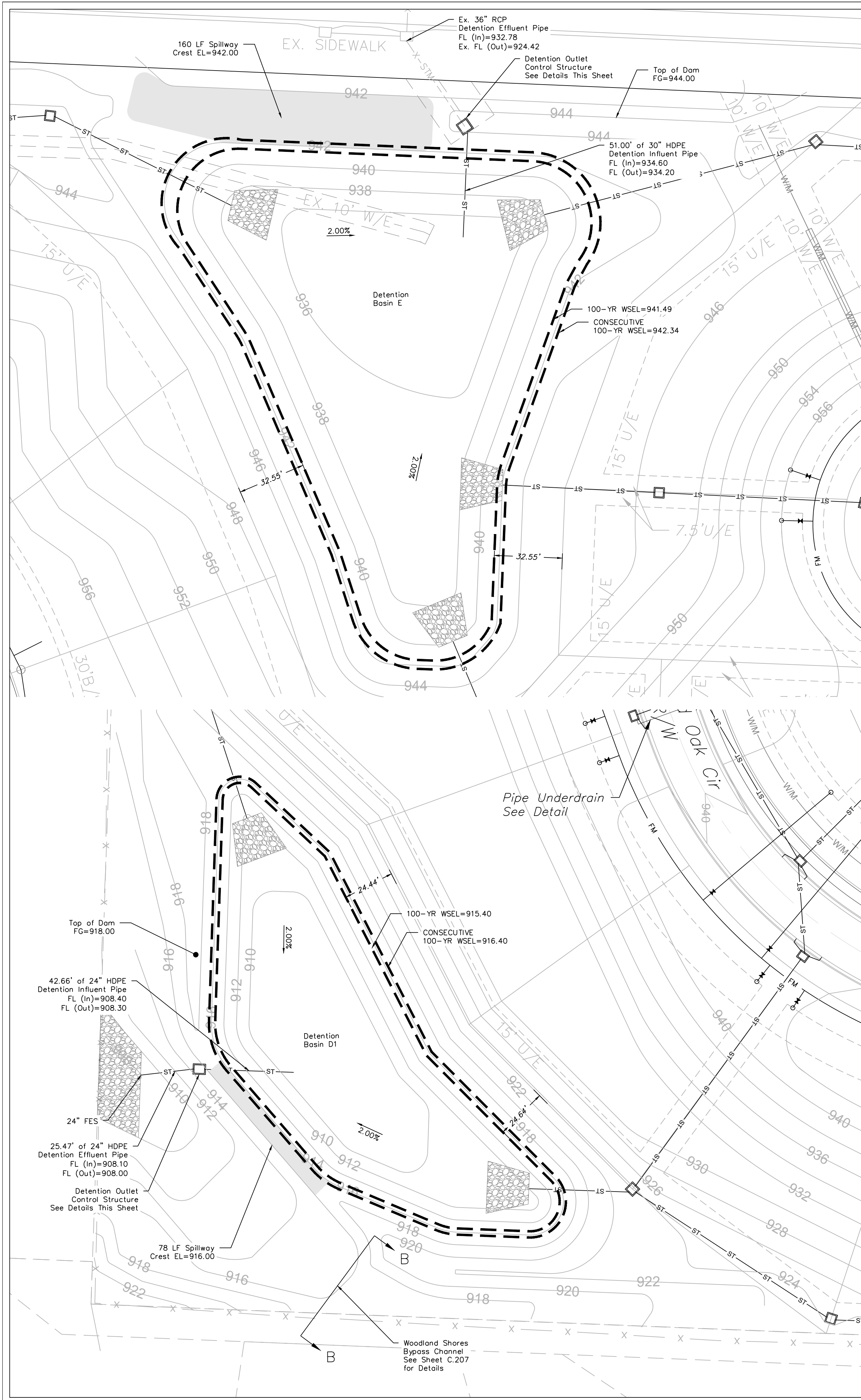
Sidewalk and Intersection Plans for Construction Plans for WOODLAND OAKS  
 Lots 1 thru 42  
 Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht  
 MO PE 0000019708  
 KS PE 19071  
 OK PE 25226  
 NE PE E-14335

REVISIONS

1	REV. 5/5/2021

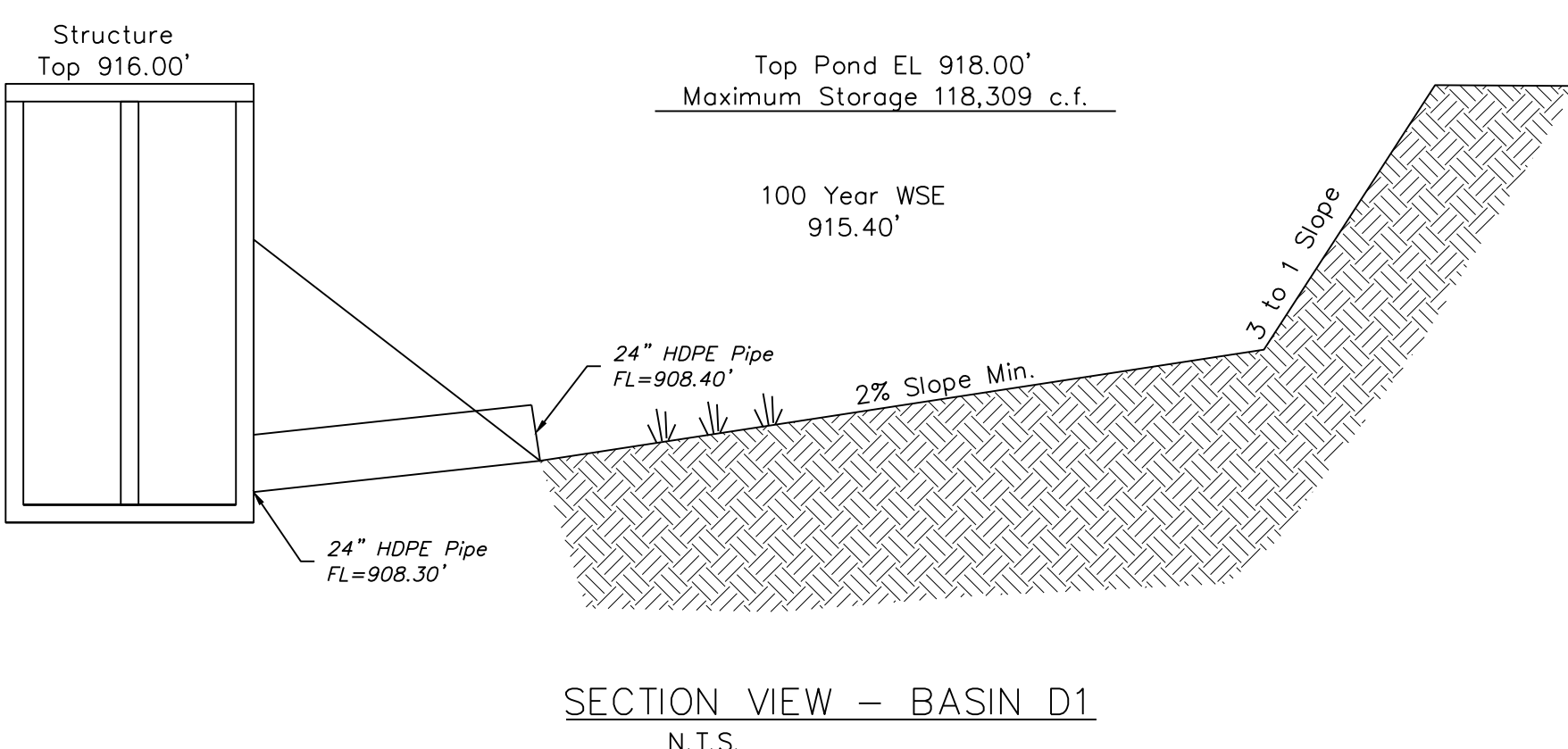
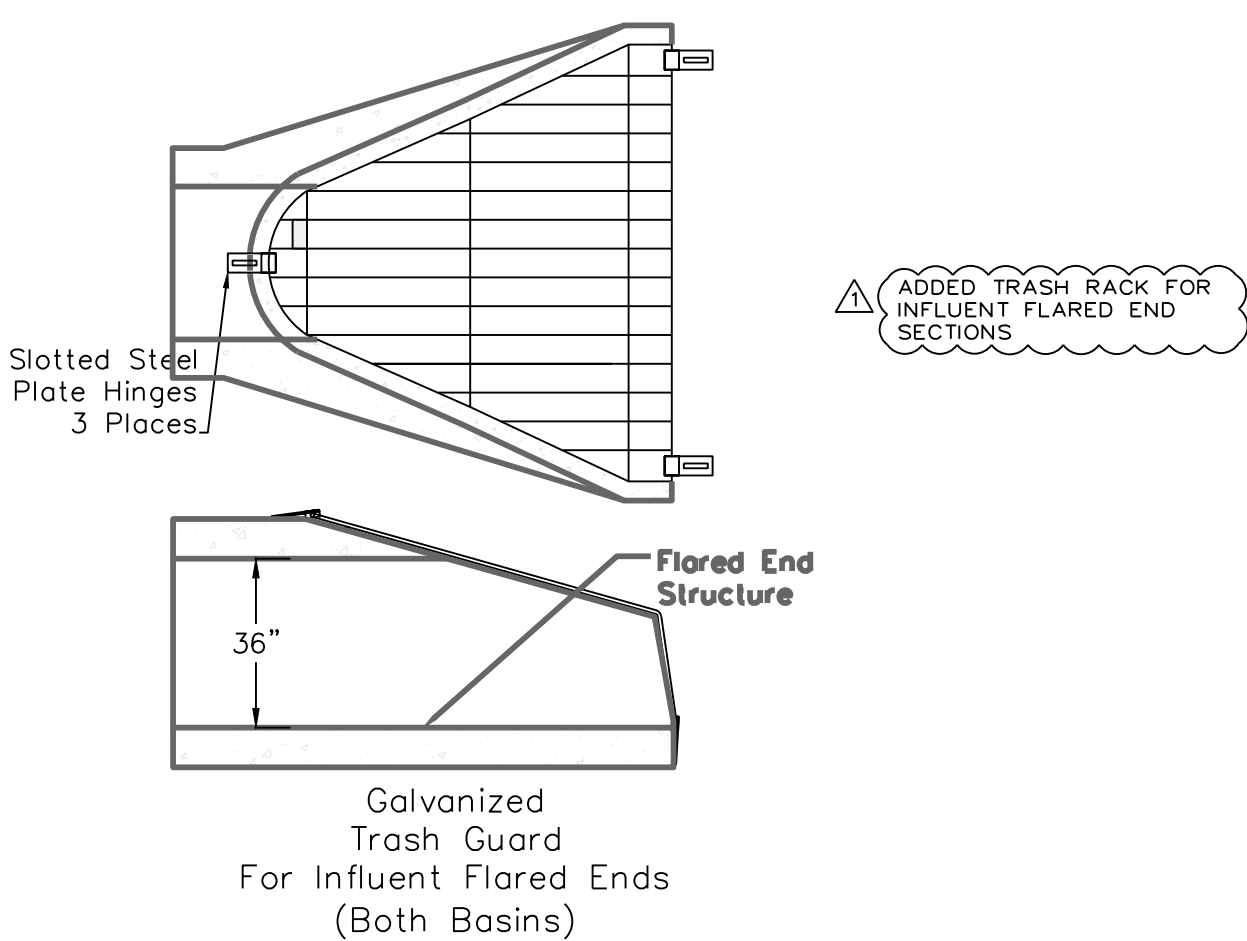
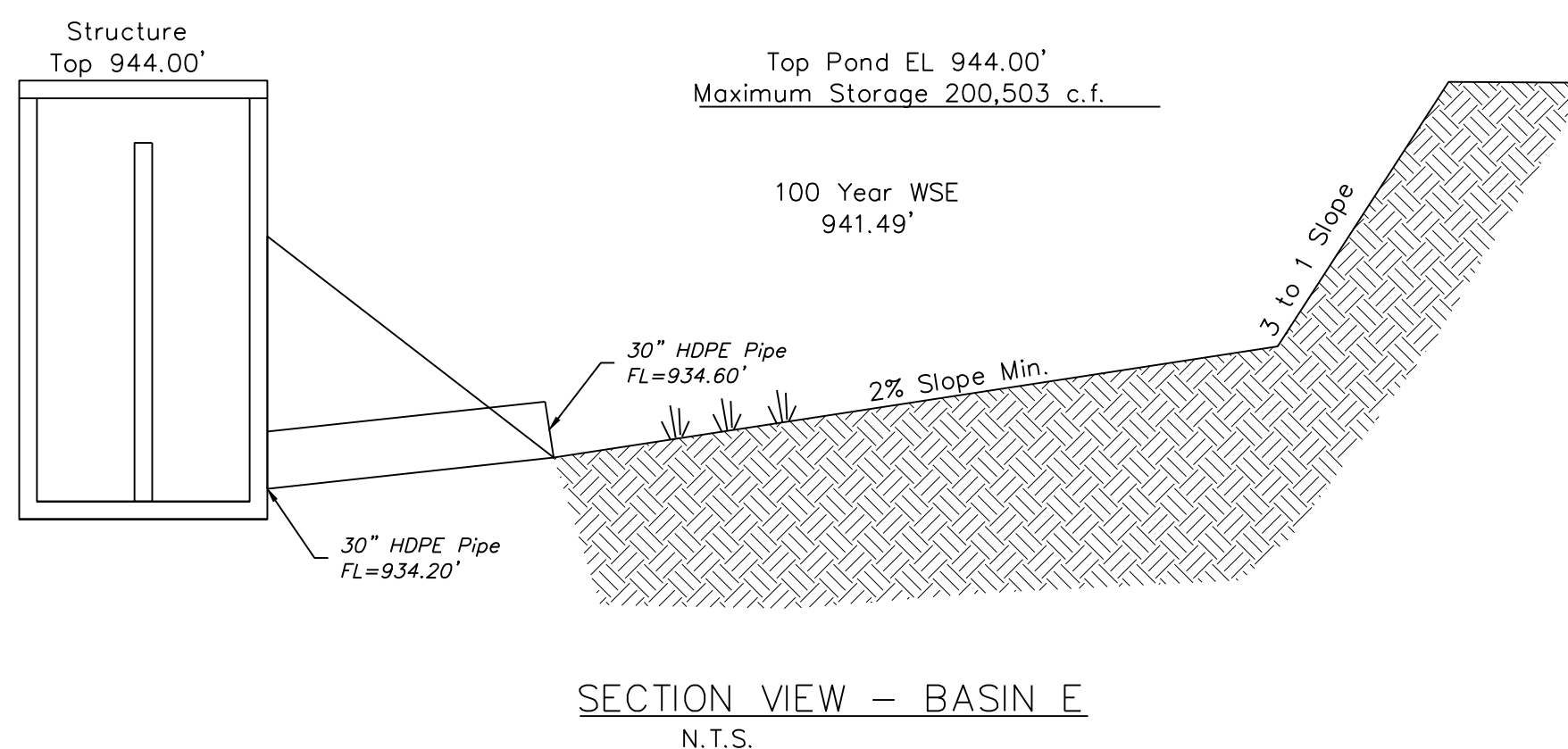


**DETENTION BASIN PLAN**

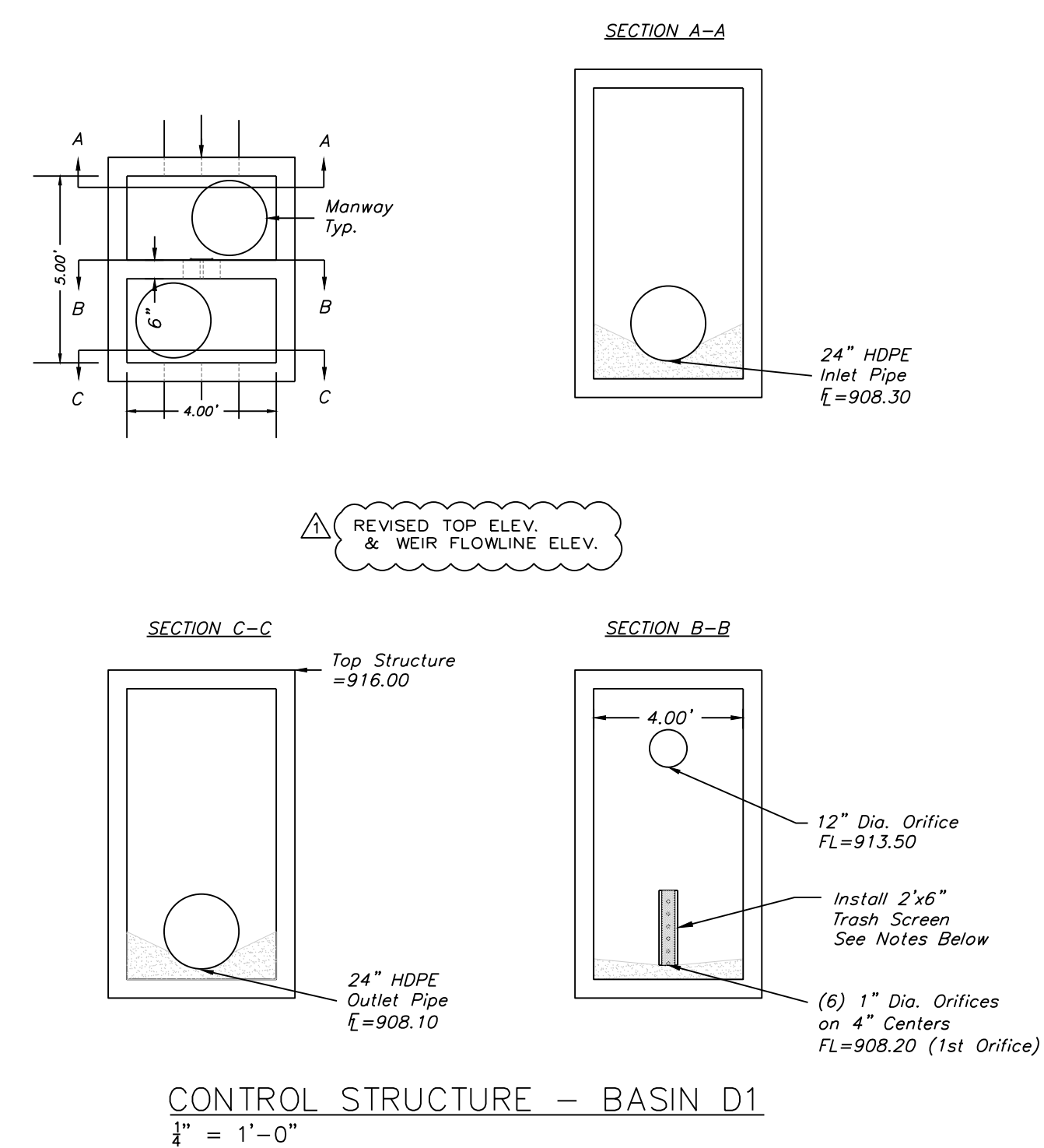
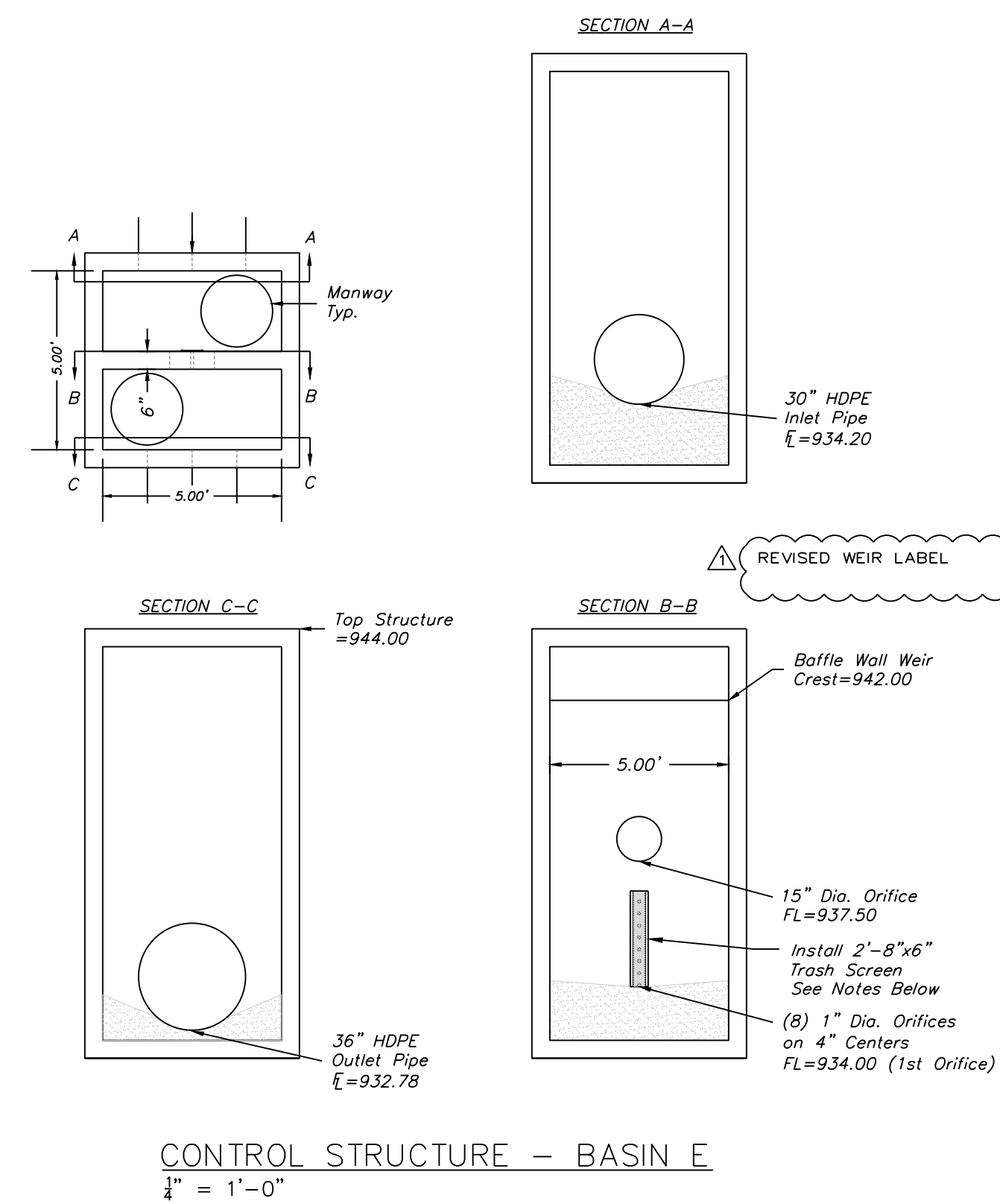
SCALE: 1" = 30'

ADDED 100-YR WSE CLOGGED BOTH BASINS

- NOTES:**
- BOTH BASINS SHALL BE CONSTRUCTED WITH THE EROSION AND SEDIMENT CONTROL MEASURES.
  - AN AS-BUILT DETENTION BASIN PLAN SHALL BE SUBMITTED AND ACCEPTED PRIOR TO ISSUANCE OF A CERTIFICATE OF SUBSTANTIAL COMPLETION, WITH AS-BUILT VERSUS PROPOSED STORAGE.



REVISED EMERGENCY SPILLWAY LOCATION/LENGTH



- Notes:**
- Trash Screen Shall be Galvanized Wire Mesh Panel w/ 1/2" Mesh x 10 Gauge Wire
  - Fasten Screen to Baffle Wall w/ 1"x4" Galvanized Metal Straps bolt on 1" centers w/ 3/8" Anchor Bolts

ADDED ANTI-CLOGGING MEASURES BOTH STRUCTURES

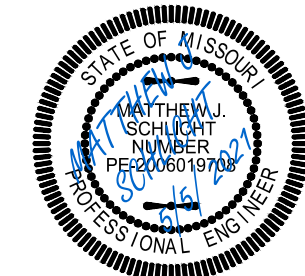
Professional Registration  
Missouri  
Engineering 2005002186-D  
Surveying 2005008319-D  
Kansas  
Engineering E-1685  
Surveying LS-218  
Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA2821

Part of the Southeast  
Section 27, Township 48 North, Range 31 West  
Lee's Summit, Jackson County, Missouri

Project:  
WOODLAND OAKS  
LSMO  
Issue Date:  
February 25, 2021

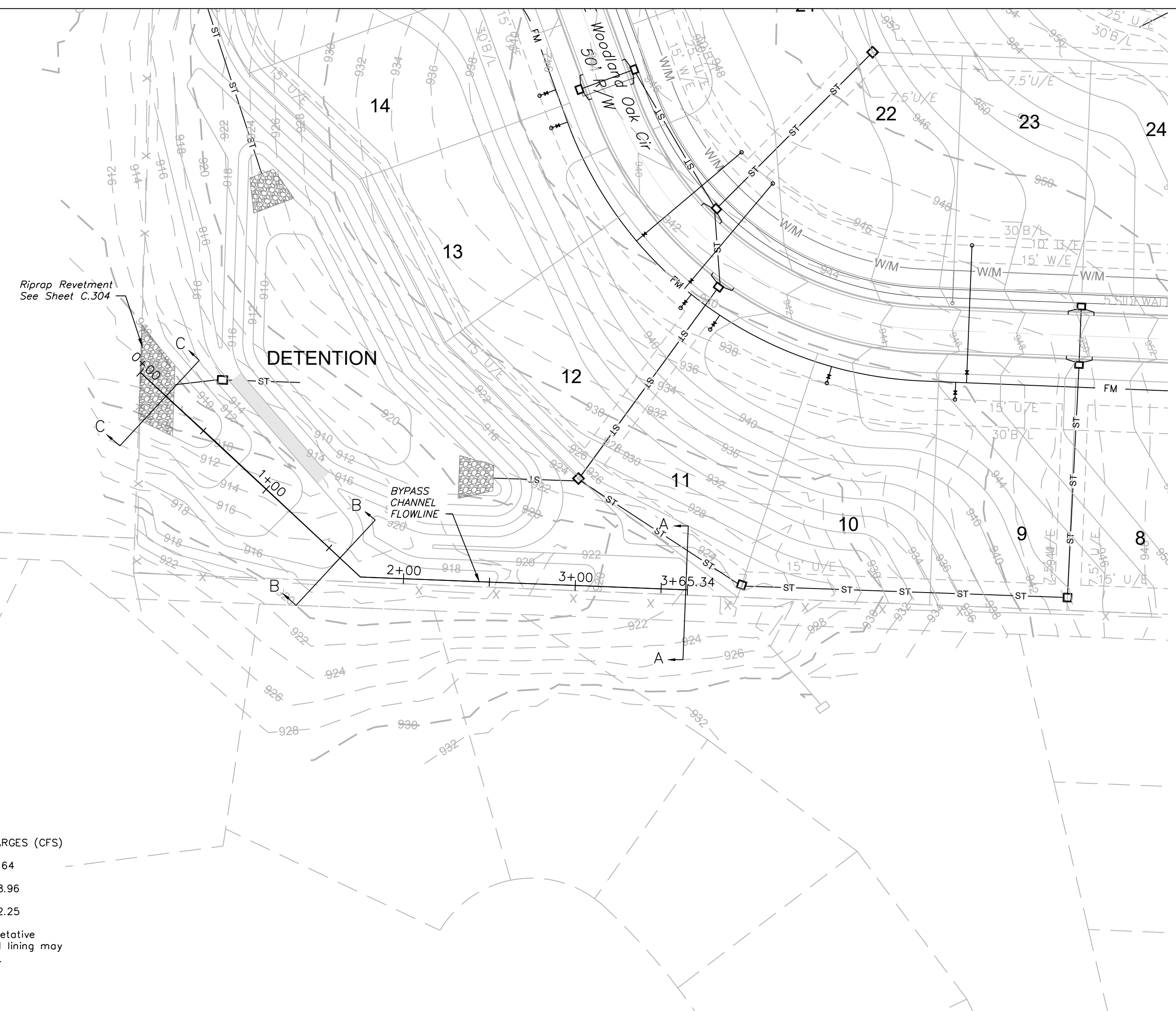
**Detention Basin Plan**

Construction Plans for:  
WOODLAND OAKS  
Lots 1 thru 42  
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht  
MO PE 2006019708  
KS PE 19071  
OK PE 25226  
NE PE E-14335

REVISIONS

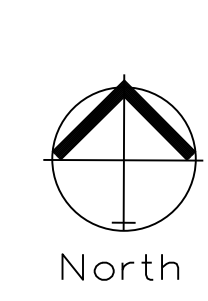
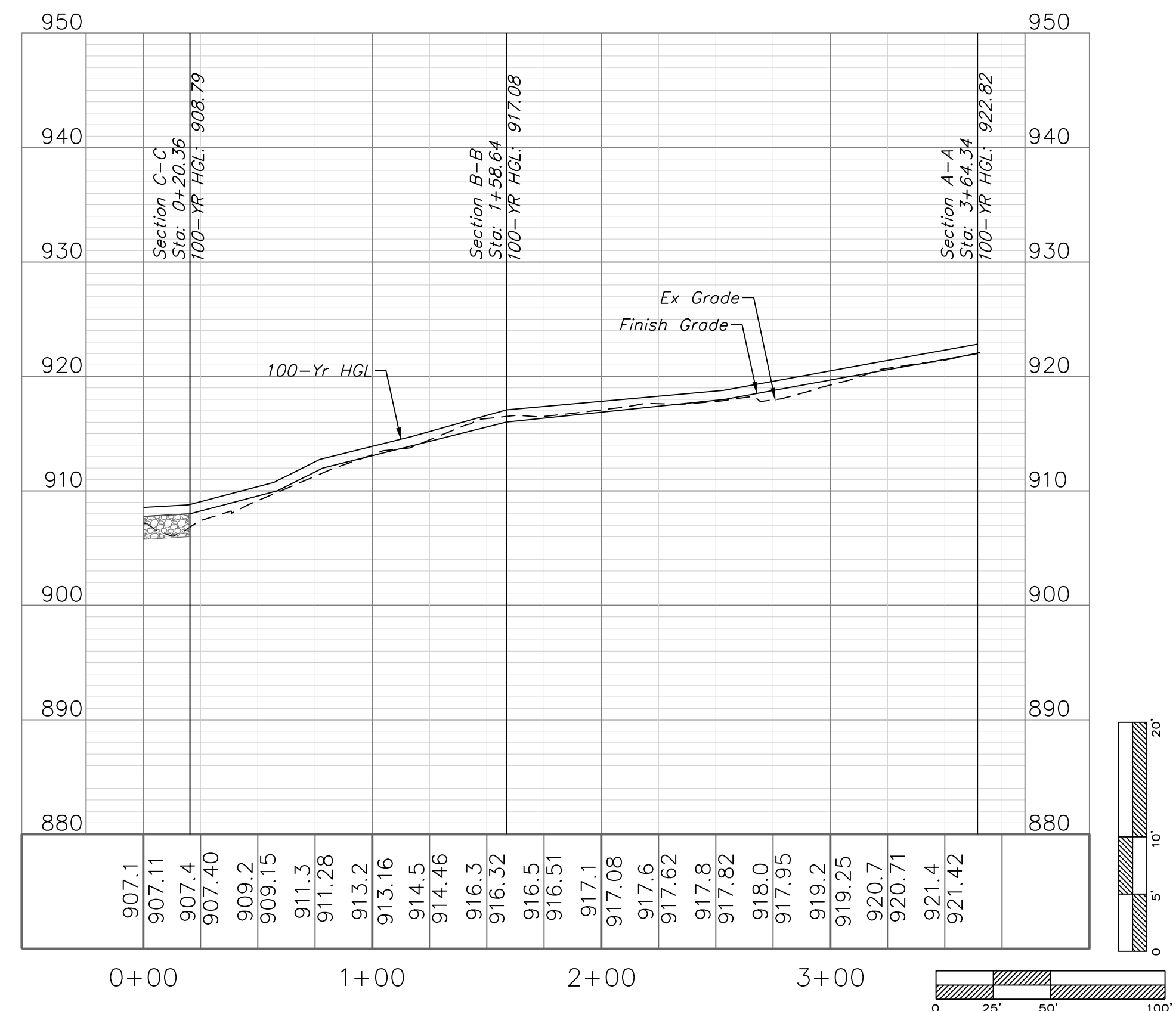


**BYPASS CHANNEL 100-YR PEAK DISCHARGES (CFS)**

SEC. A-A	EX=121.04	PROP=99.64
SEC B-B	EX=159.00	PROP=128.96
SEC C-C	EX=165.35	PROP=132.25

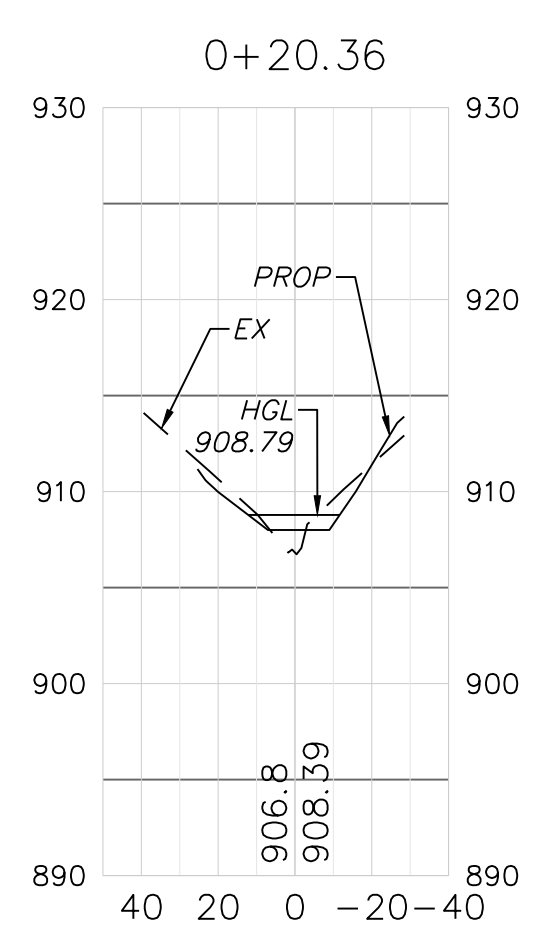
Channel shall be lined with Class A Vegetative Lining per APWA Table 5607-2. Channel lining may be terminated 2' above channel flowline.

# BYPASS CHANNEL FLOWLINE

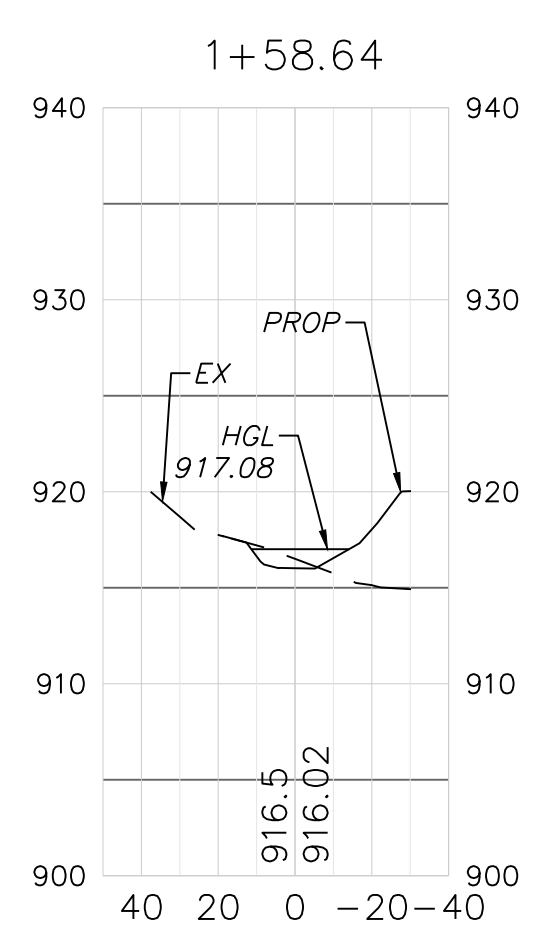


**BYPASS CHANNEL PLAN**  
SCALE: 1" = 50'

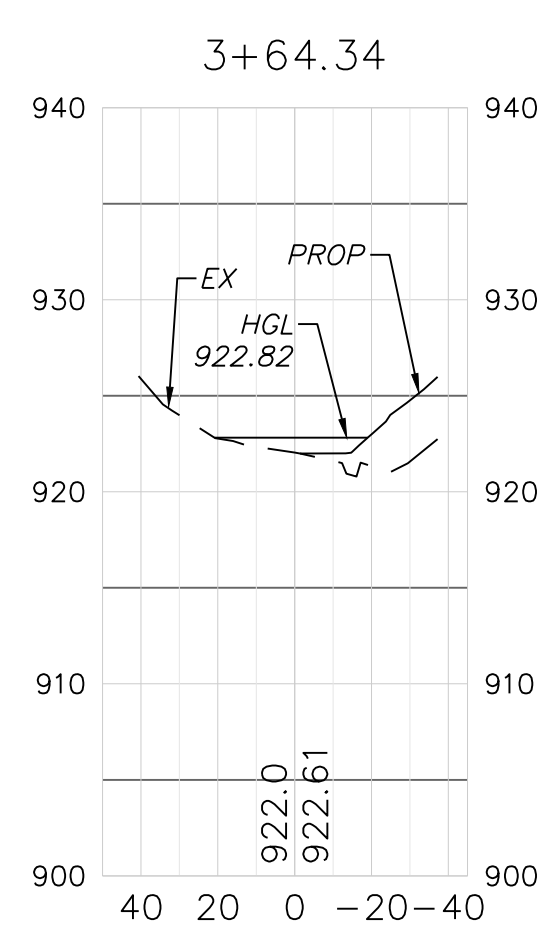
**SECTION C-C**



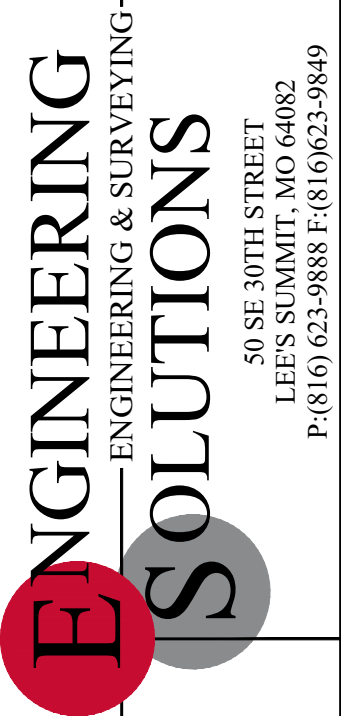
**SECTION B-B**



**SECTION A-A**



HGL = 100 YEAR  
SEE MACRO DRAINAGE STUDY FOR COMPLETE  
HYDRAULIC DATA FOR EACH CROSS SECTION.



**Professional Registration**  
Missouri  
Engineering 2005002186-D  
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Kansas  
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Surveying LS-218  
Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA2821

**Part of the Southeast 1**  
Section 27, Township 48 North, Range 31 West  
Lee's Summit, Jackson County, Missouri

Project:  
WOODLAND OAKS  
LSMO  
Issue Date:  
February 25, 2021

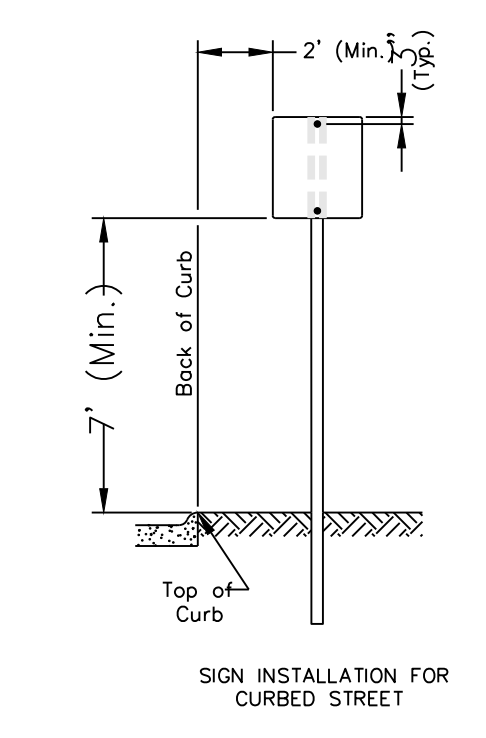
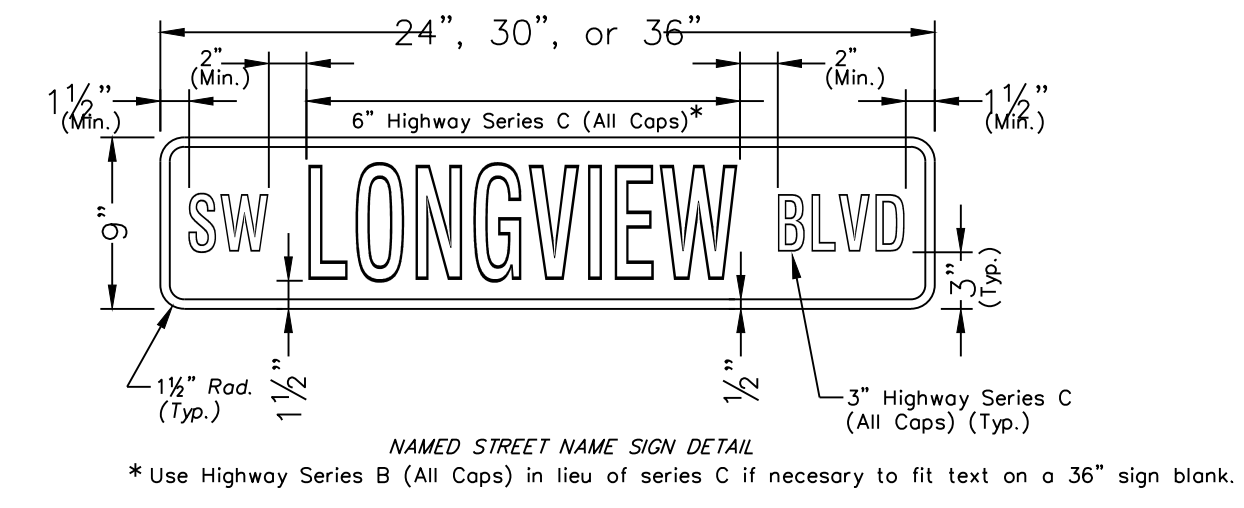
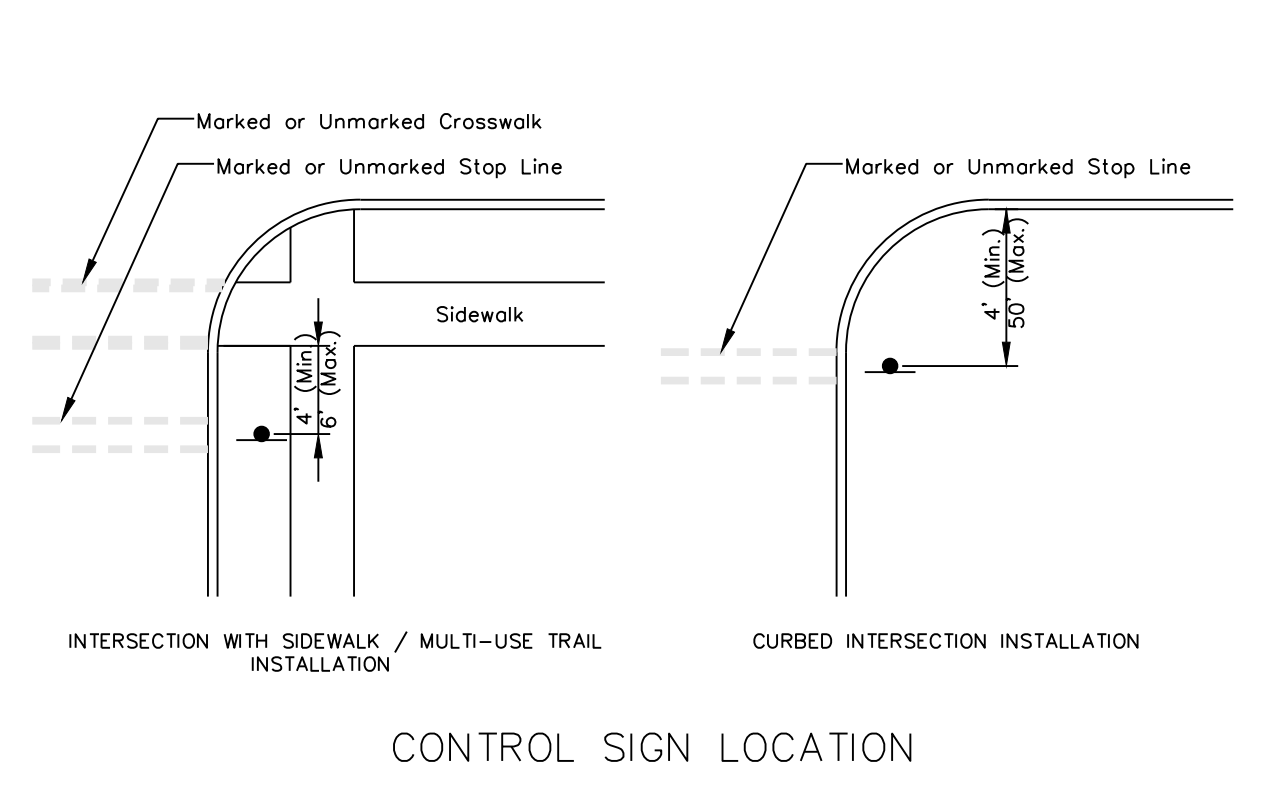
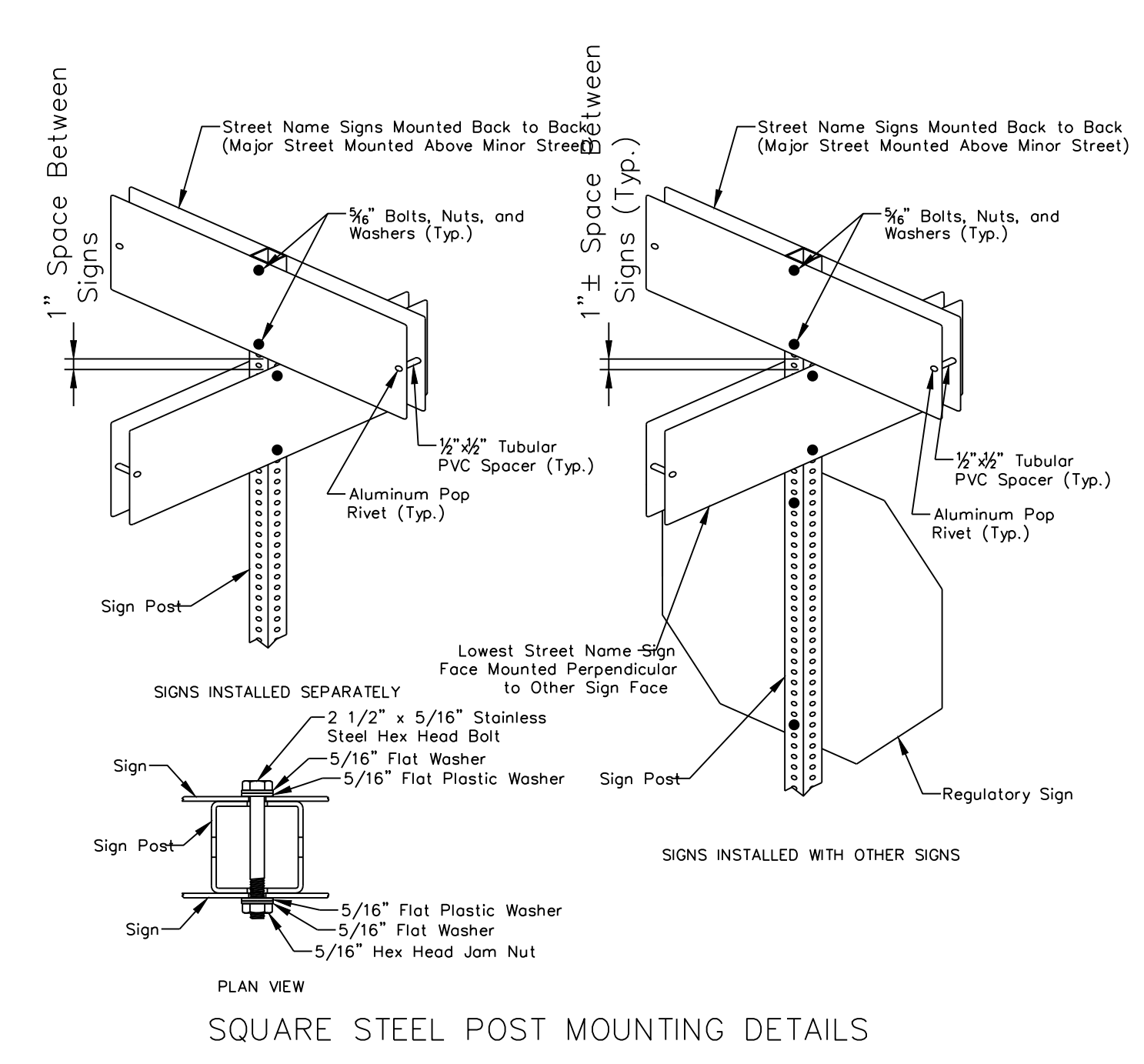
**Bypass Channel Plan**

Construction Plans for:  
WOODLAND OAKS  
Lots 1 thru 42  
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht  
MO PE 2006019708  
KS PE 19071  
OK PE 25226  
NE PE E-14335

REVISIONS

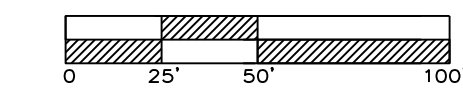
**SIGN MOUNTING DETAILS**  
 \* The height to the bottom of a sign when it is located in a pedestrian walkway or extends into a walkway shall be a minimum of 80 inches above the walkway.



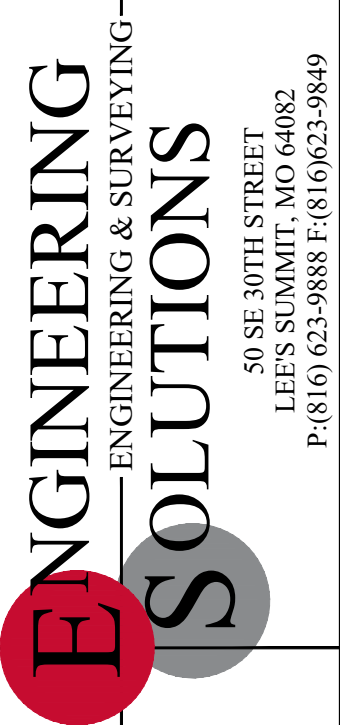


# STORM SEWER GENERAL LAYOUT

SCALE: 1" = 50'



REVISED LINE WEIGHTS FOR WATER AND SANITARY.



Professional Registration  
Missouri  
Engineering 2005002186-D  
Surveying 2005008319-D  
Kansas  
Engineering LS-1685  
Surveying LS-218  
Oklahoma  
Engineering S254  
Nebraska  
Engineering CA2821

Project:  
WOODLAND OAKS  
LSMO  
Issue Date:  
February 25, 2021

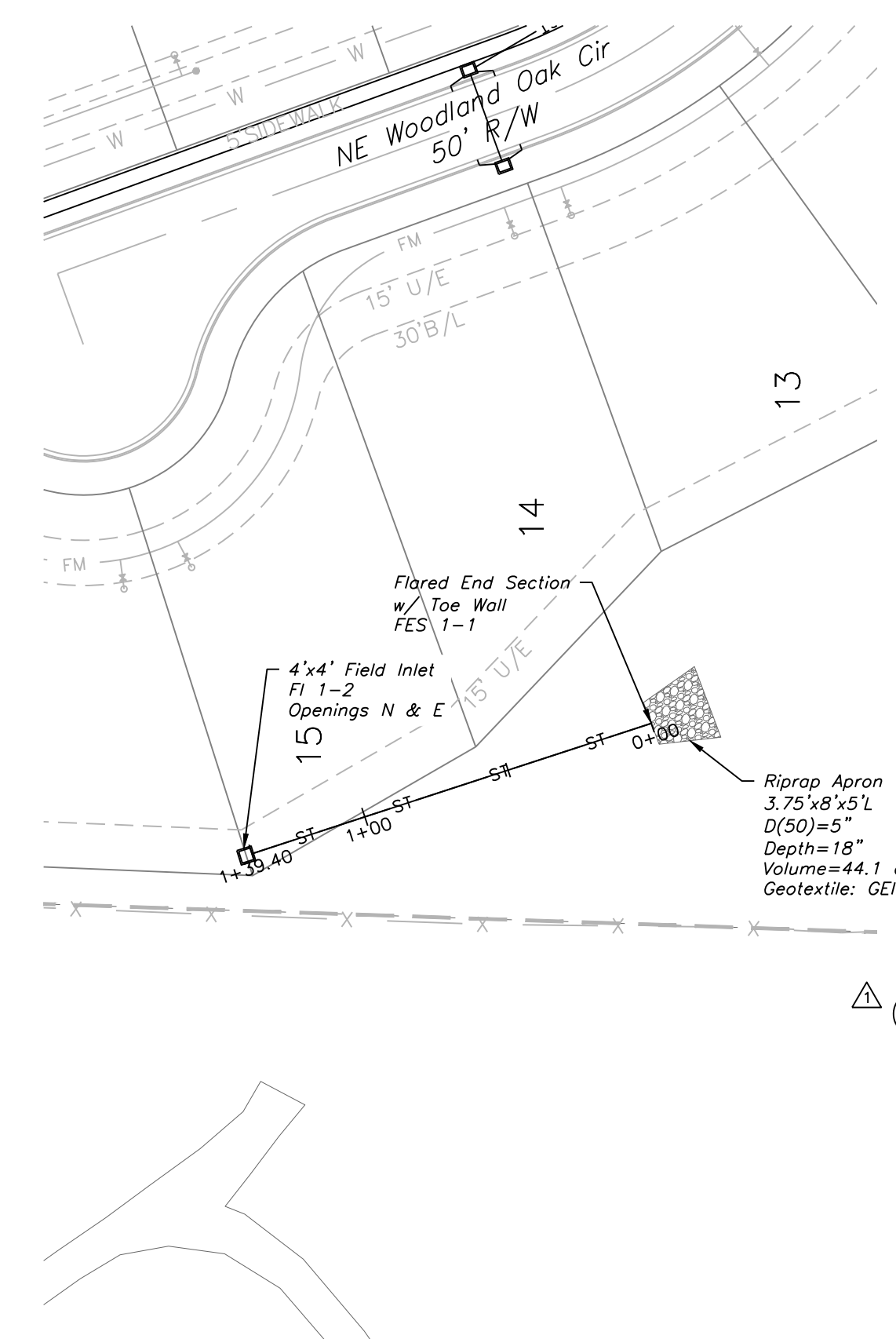
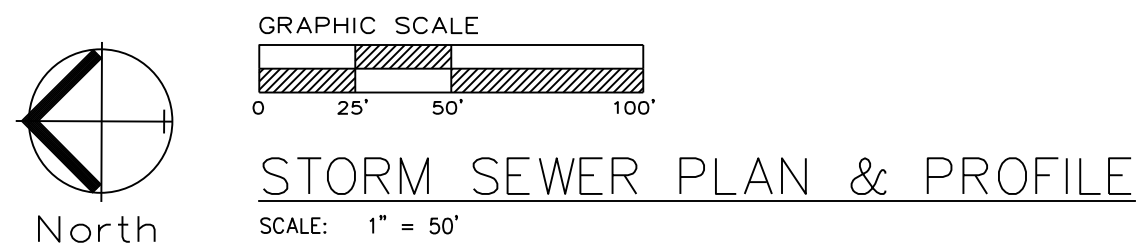
Part of the Southeast 1  
Section 27, Township 48 North, Range 31 West  
Lee's Summit, Jackson County, Missouri

Storm Sewer General Layout  
Construction Plans for:  
WOODLAND OAKS  
Lots 1 thru 42  
Lee's Summit, Jackson County, Missouri

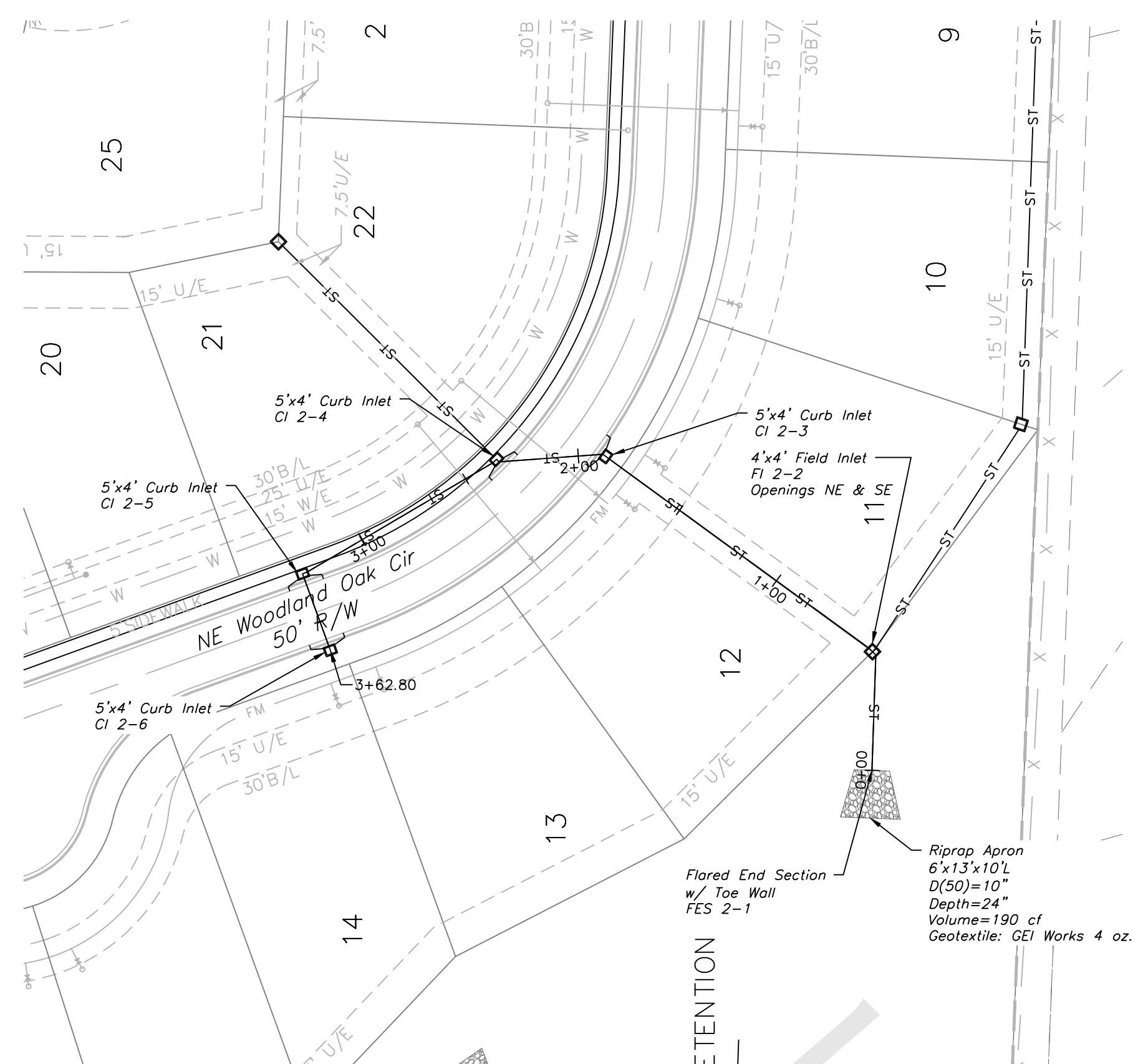
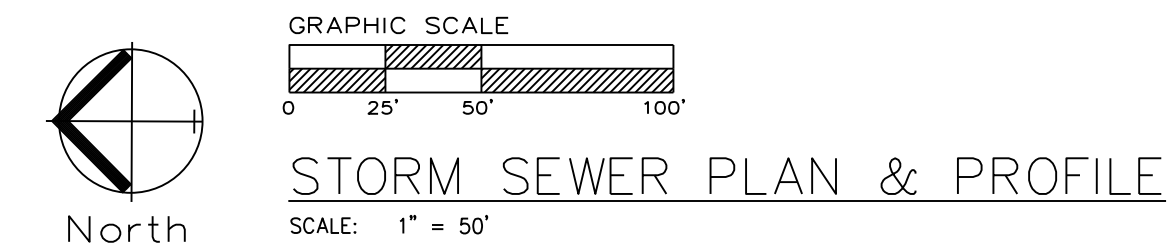
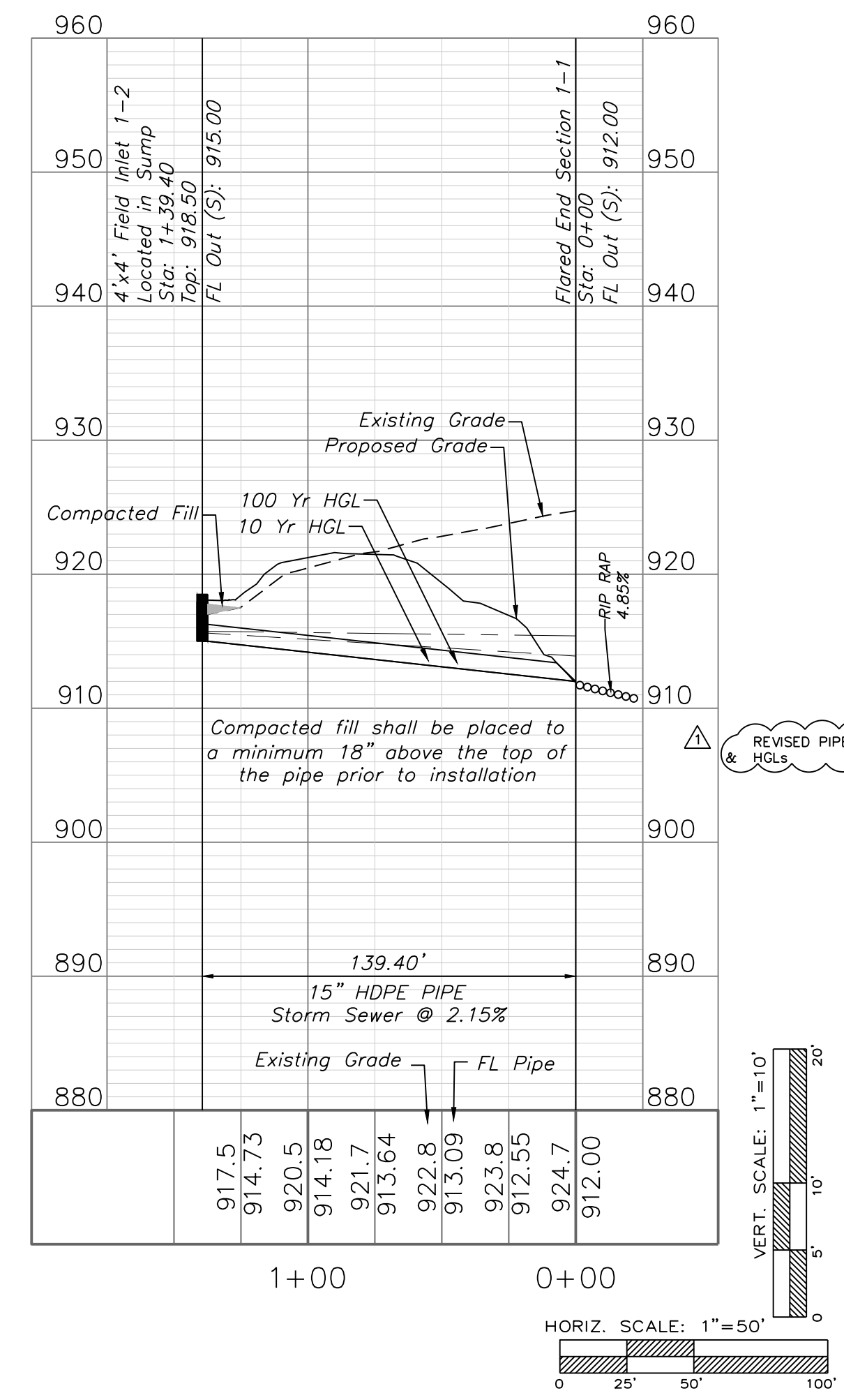


Matthew J. Schlicht  
MO PE 2006019708  
KS PE 19071  
OK PE 25226  
NE PE E-14335

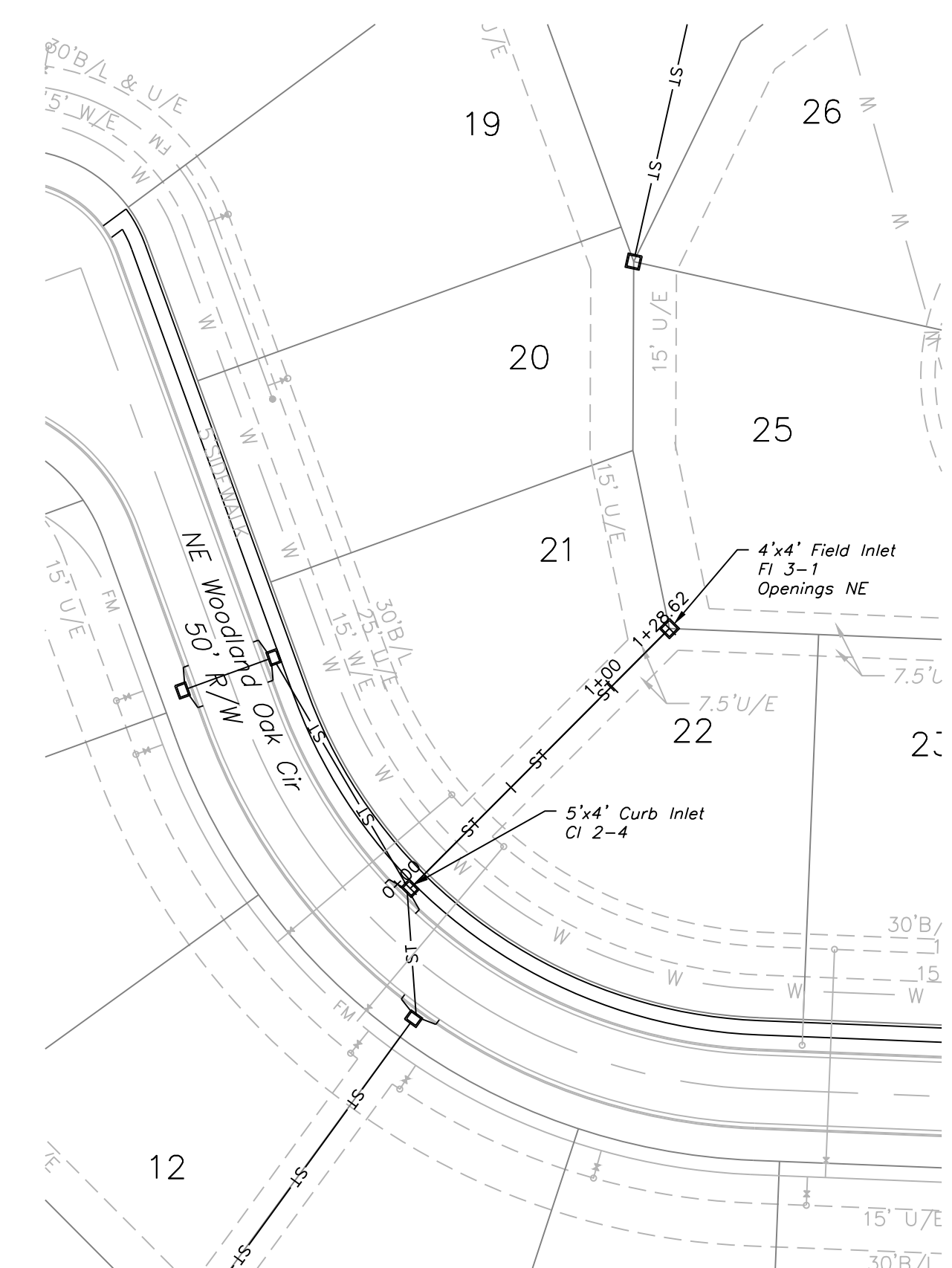
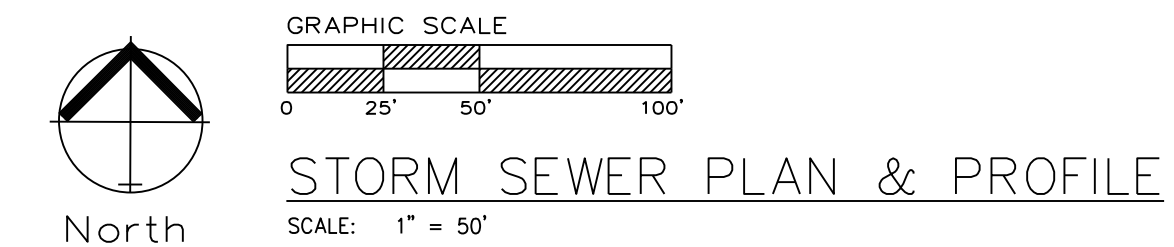
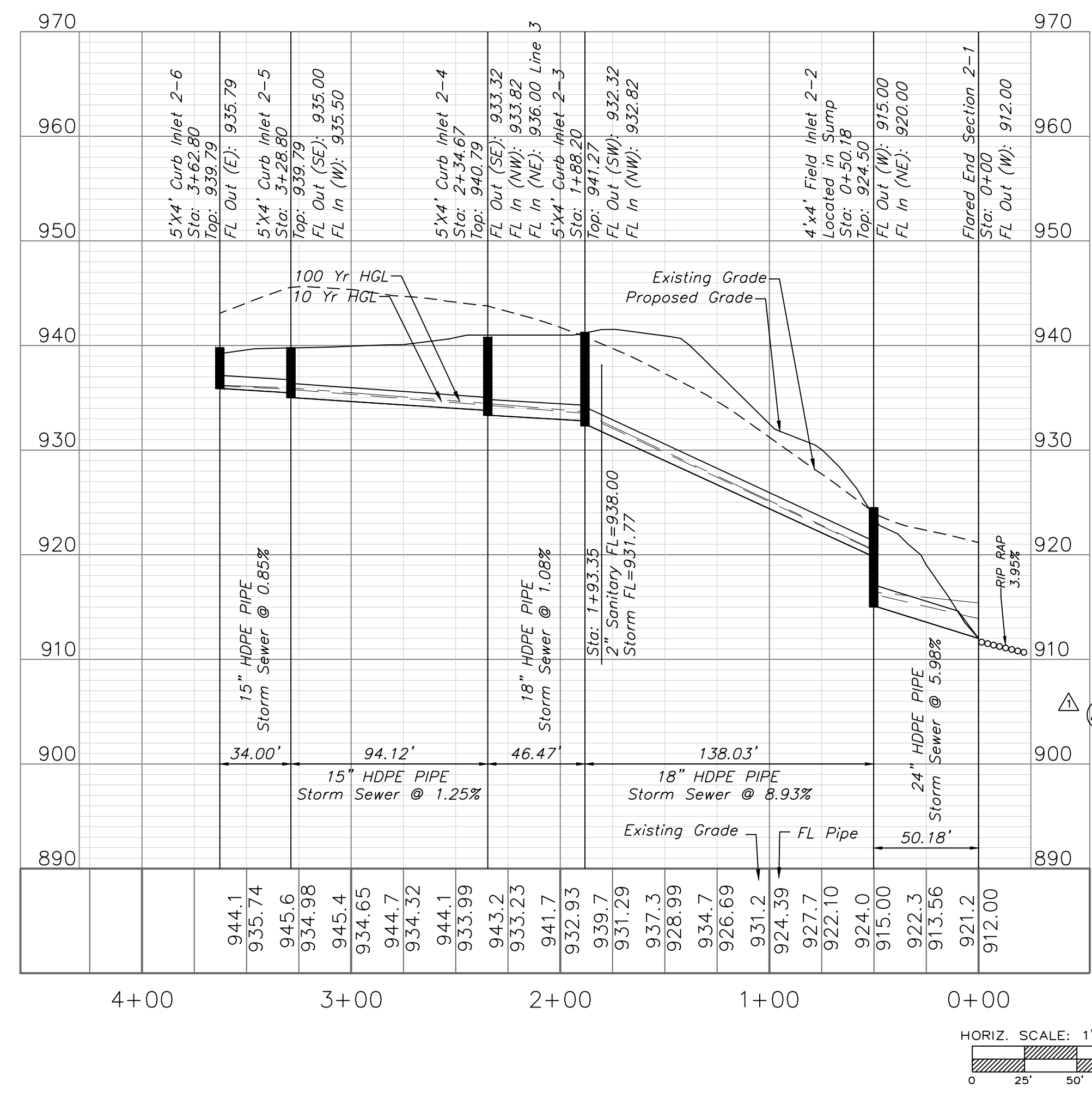
REVISIONS  
REV. 5/5/2021



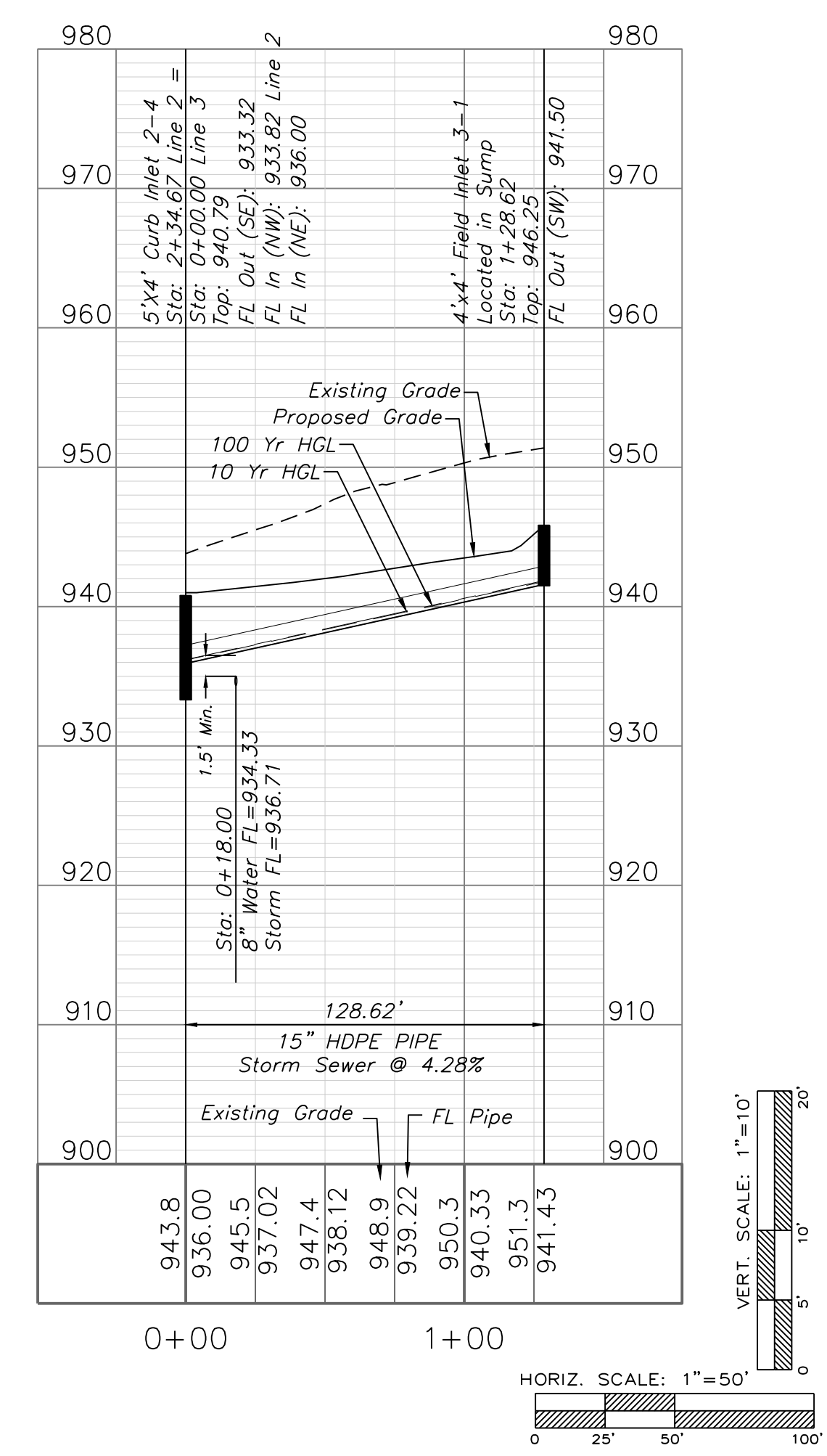
STORM LINE 1



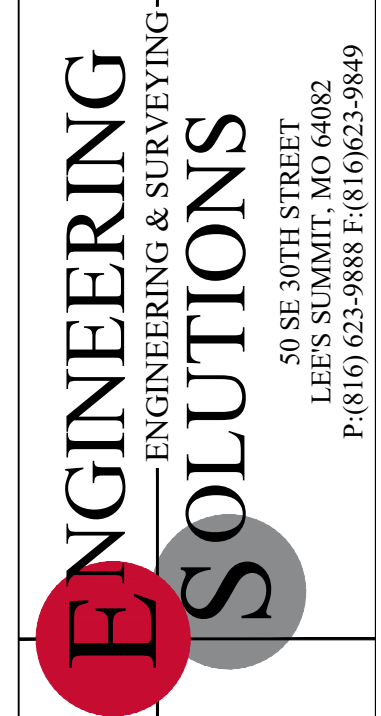
STORM LINE 2



STORM LINE 3



REVISED LINE WEIGHTS FOR WATER AND SANITARY.

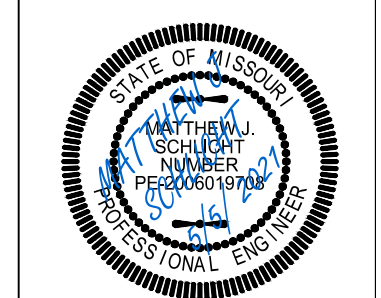


Professional Registration  
Missouri  
Engineering 2005002186-D  
Surveying 2005008319-D  
Kansas  
Engineering E-1685  
Surveying LS-218  
Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA2821

Part of the Southeast  
Section 27, Township 48 North, Range 31 West  
Lee's Summit, Jackson County, Missouri

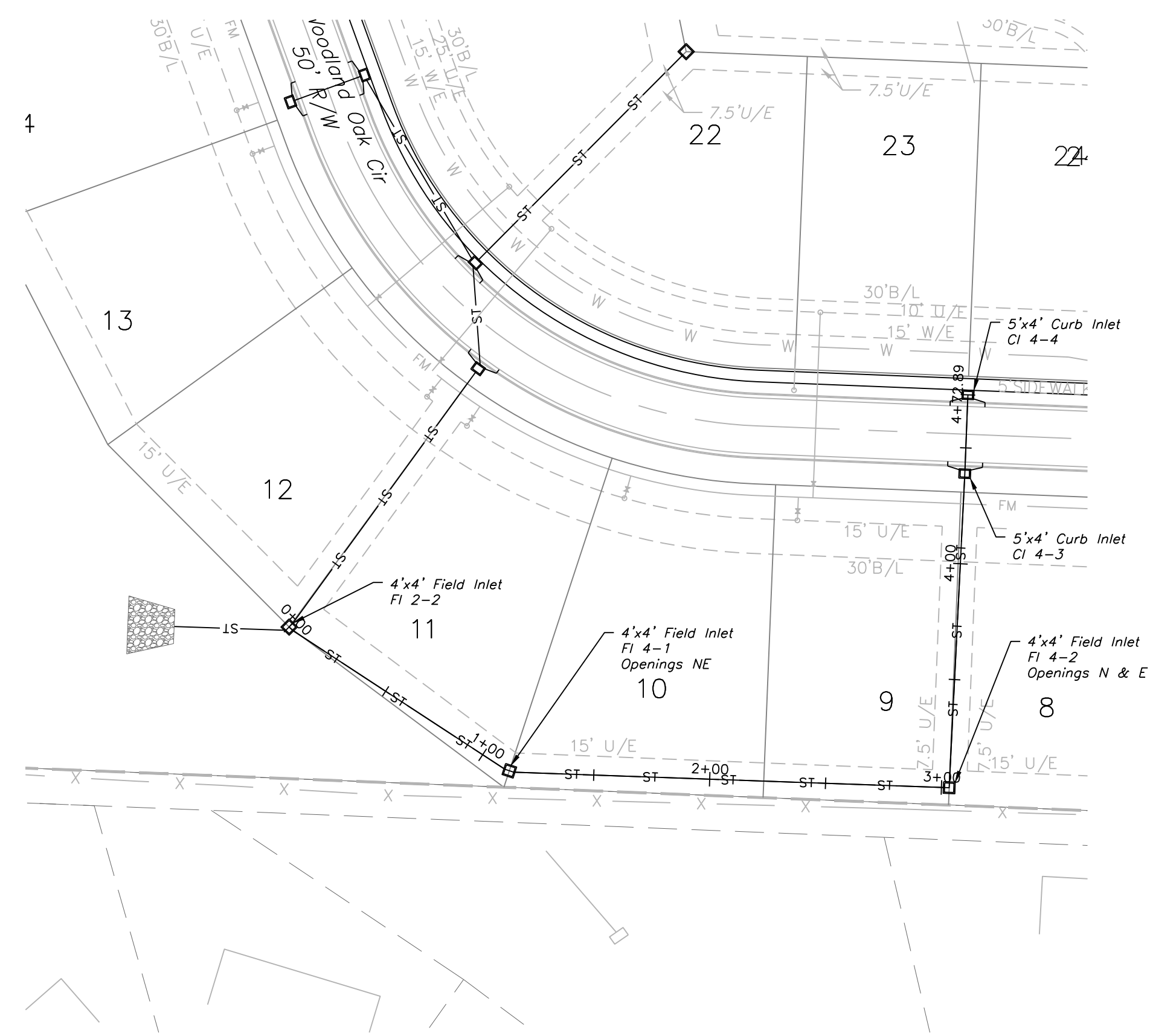
Project:  
WOODLAND OAKS  
LSMO  
Issue Date:  
February 25, 2021

Storm Sewer Plan & Profile  
Construction Plans for:  
WOODLAND OAKS  
Lots 1 thru 42  
Lee's Summit, Jackson County, Missouri

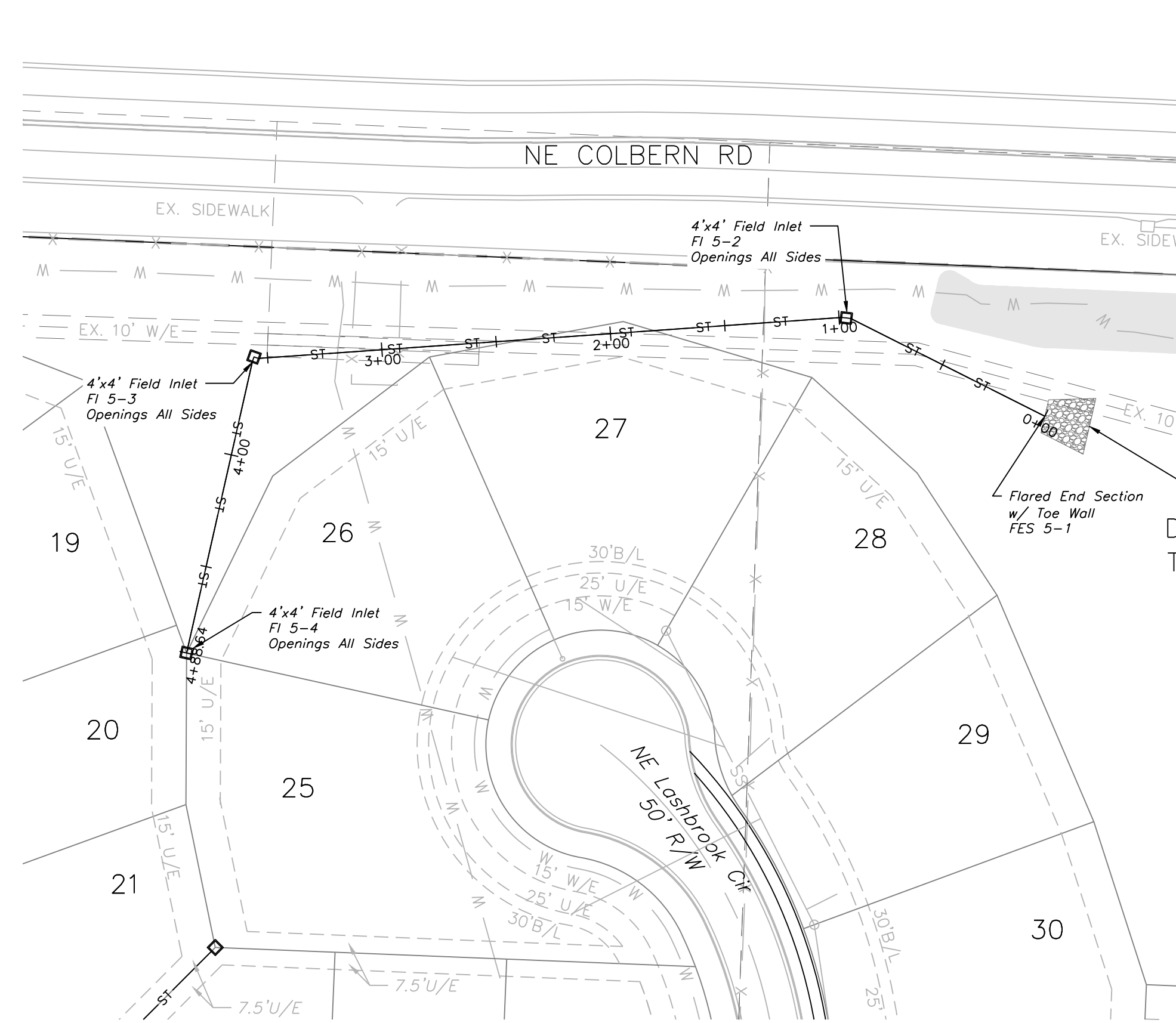
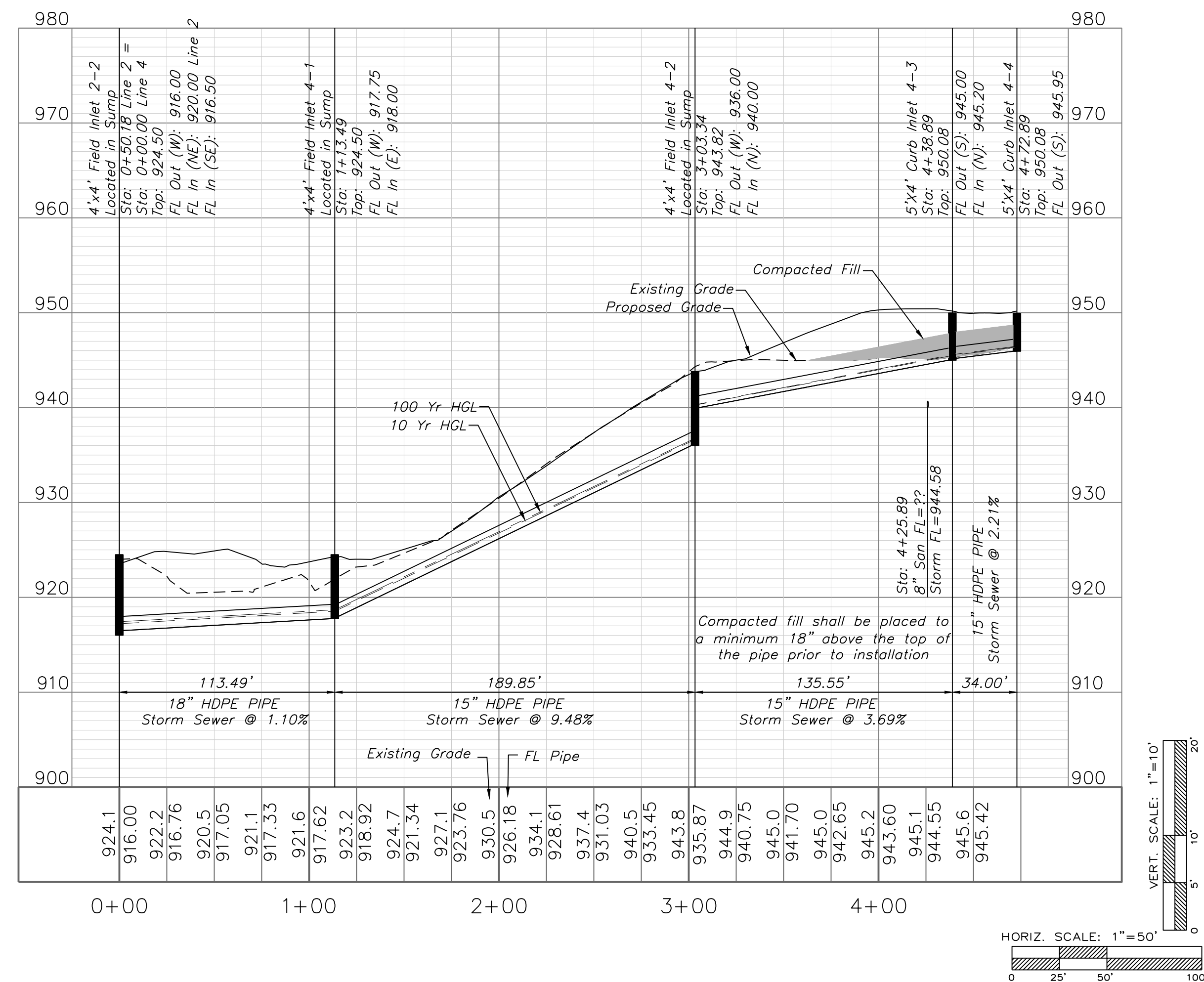


Matthew J. Schlicht  
MO PE 2006019708  
KS PE 19071  
OK PE 25226  
NE PE E-14335

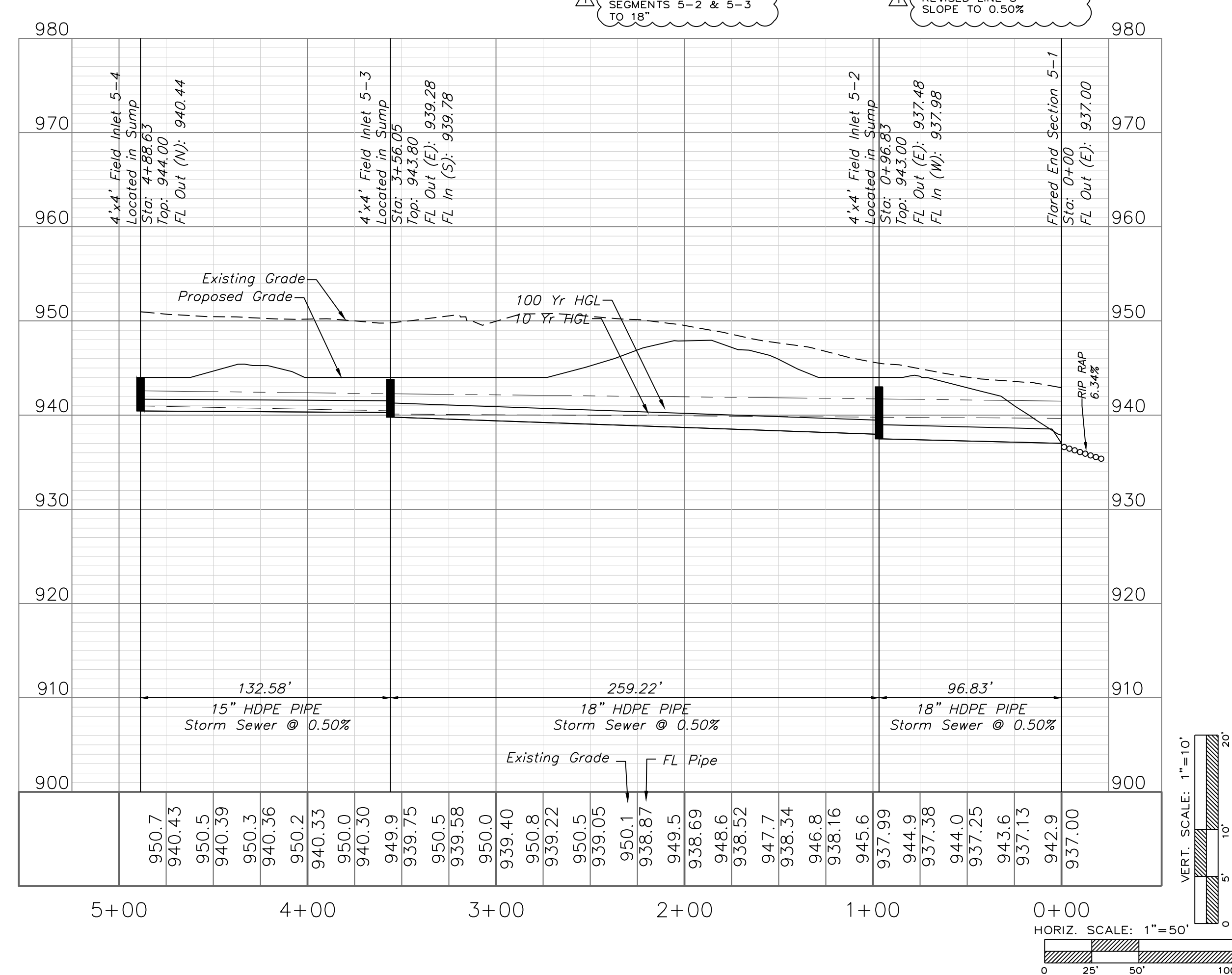
REVISIONS  
REV. 5/5/2021



**STORM LINE 4**



**STORM LINE 5**

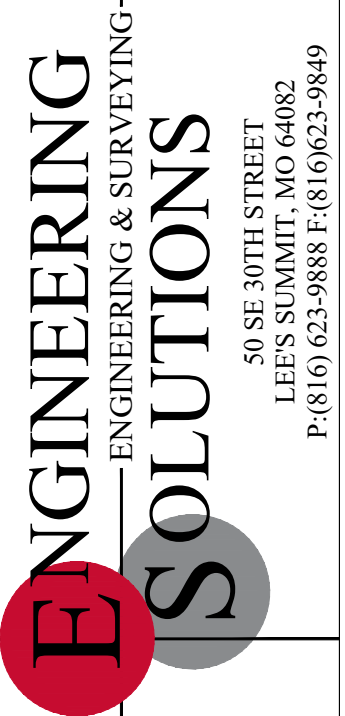


REVISOR LINE WEIGHTS FOR WATER AND SANITARY.

ADDED APRON DATA

REVISED PIPE DIA FOR SEGMENTS 5-2 & 5-3 TO 18"

REVISED LINE 5 SLOPE TO 0.50%



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Professional Registration  
Missouri  
Engineering 2005002186-D  
Surveying 2005008319-D  
Kansas  
Engineering E-1685  
Surveying LS-218  
Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA2821

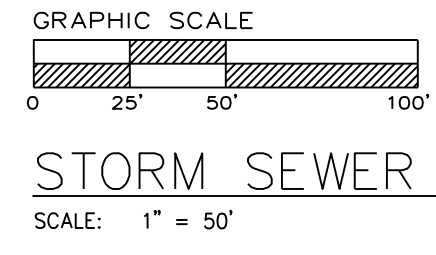
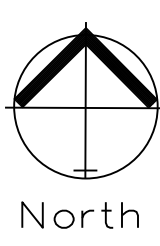
Project:  
WOODLAND OAKS  
Issue Date:  
February 25, 2021

Storm Sewer Plan & Profile  
Construction Plans for:  
WOODLAND OAKS  
Lots 1 thru 42  
Lee's Summit, Jackson County, Missouri



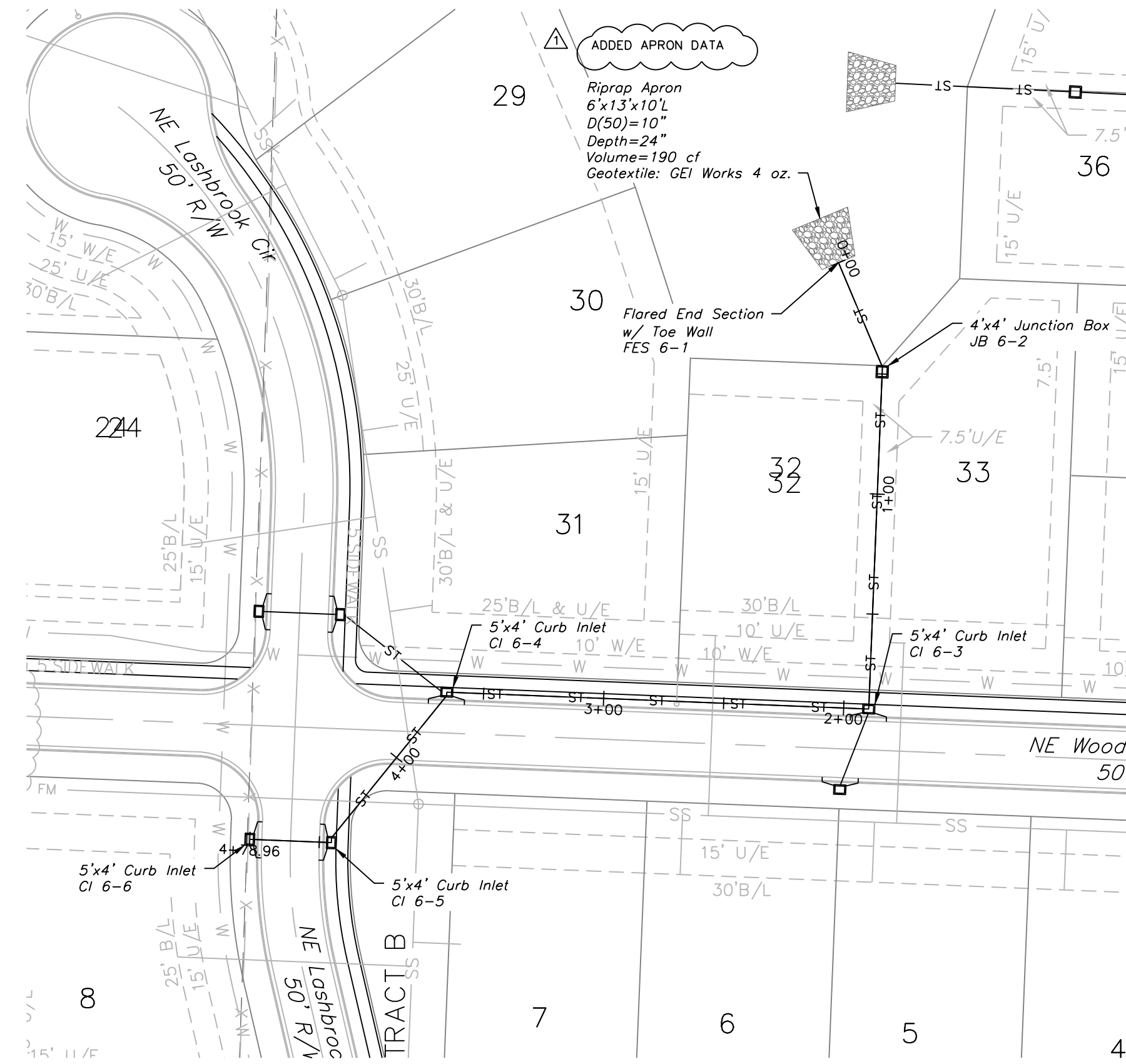
Matthew J. Schlicht  
MO PE 2006019708  
KS PE 19071  
OK PE 25226  
NE PE E-14335

REVISIONS  
REV. 5/5/2021

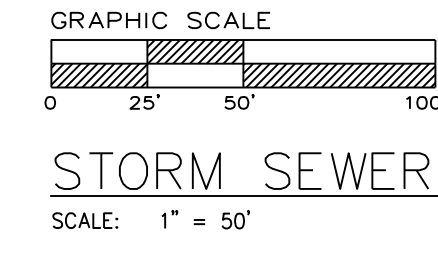
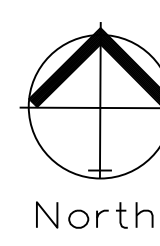


### STORM SEWER PLAN & PROFILE

SCALE: 1" = 50'

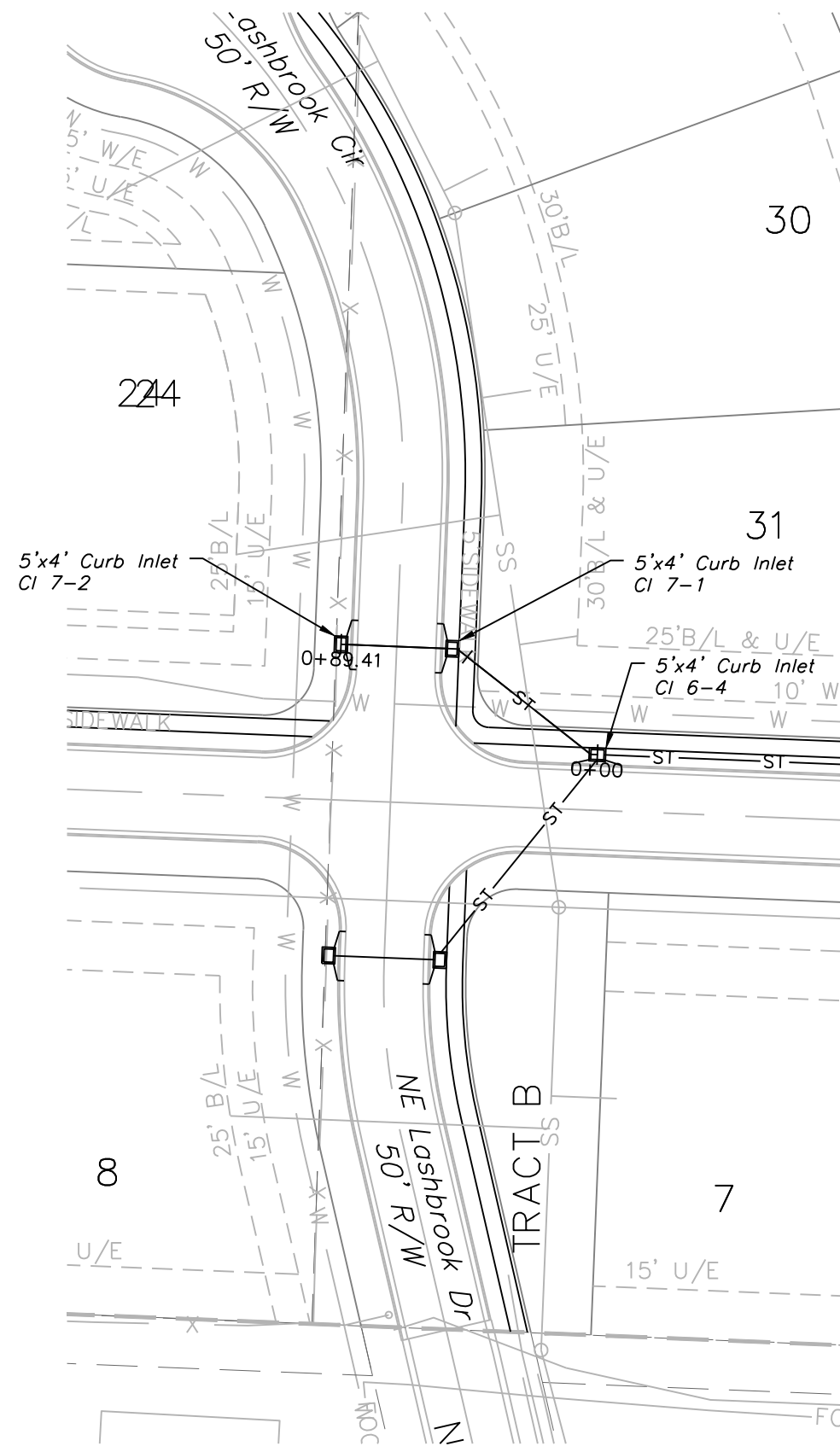


## STORM LINE 6

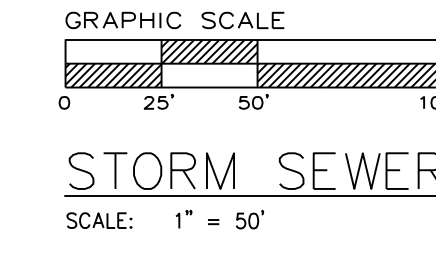
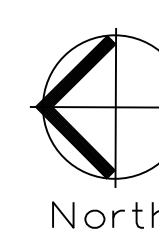


### STORM SEWER PLAN & PROFILE

SCALE: 1" = 50'

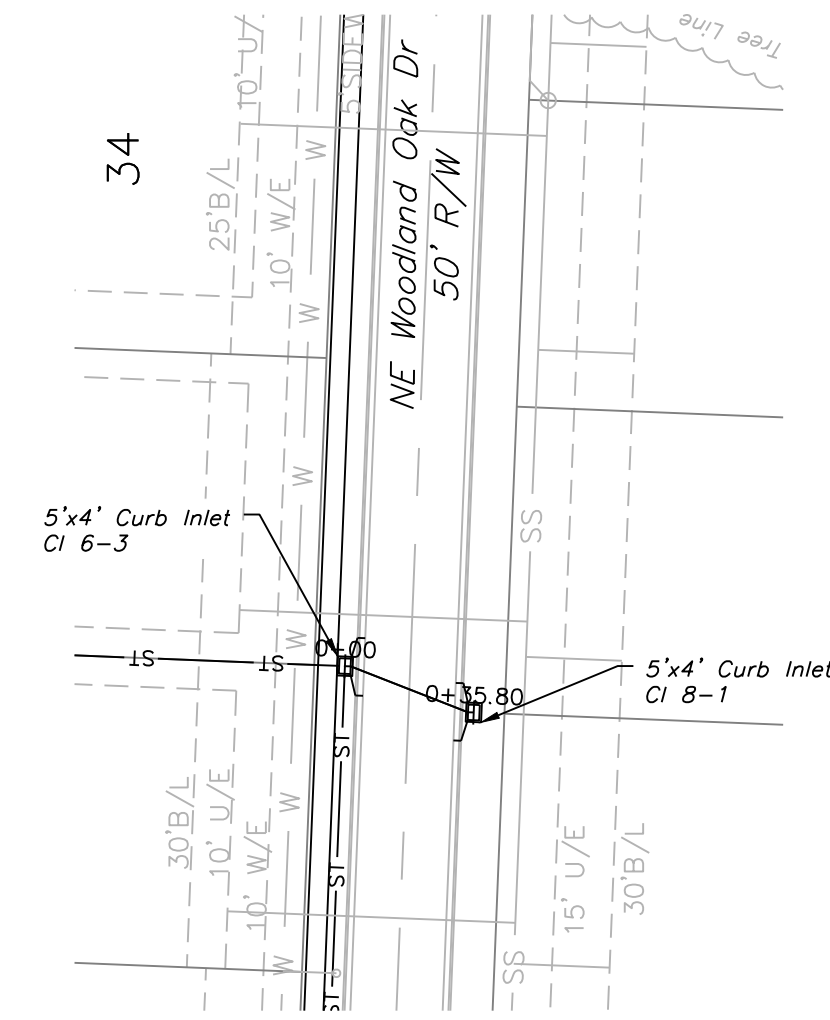


## STORM LINE 7



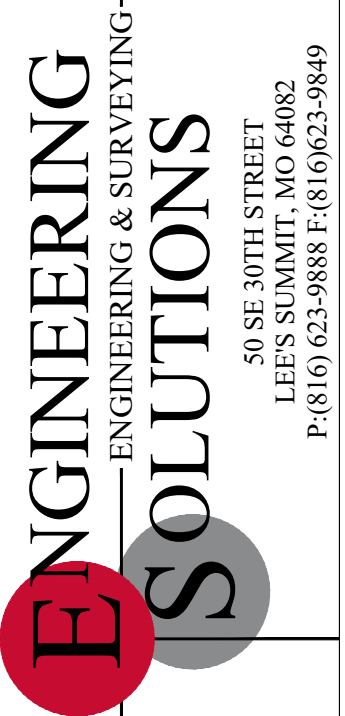
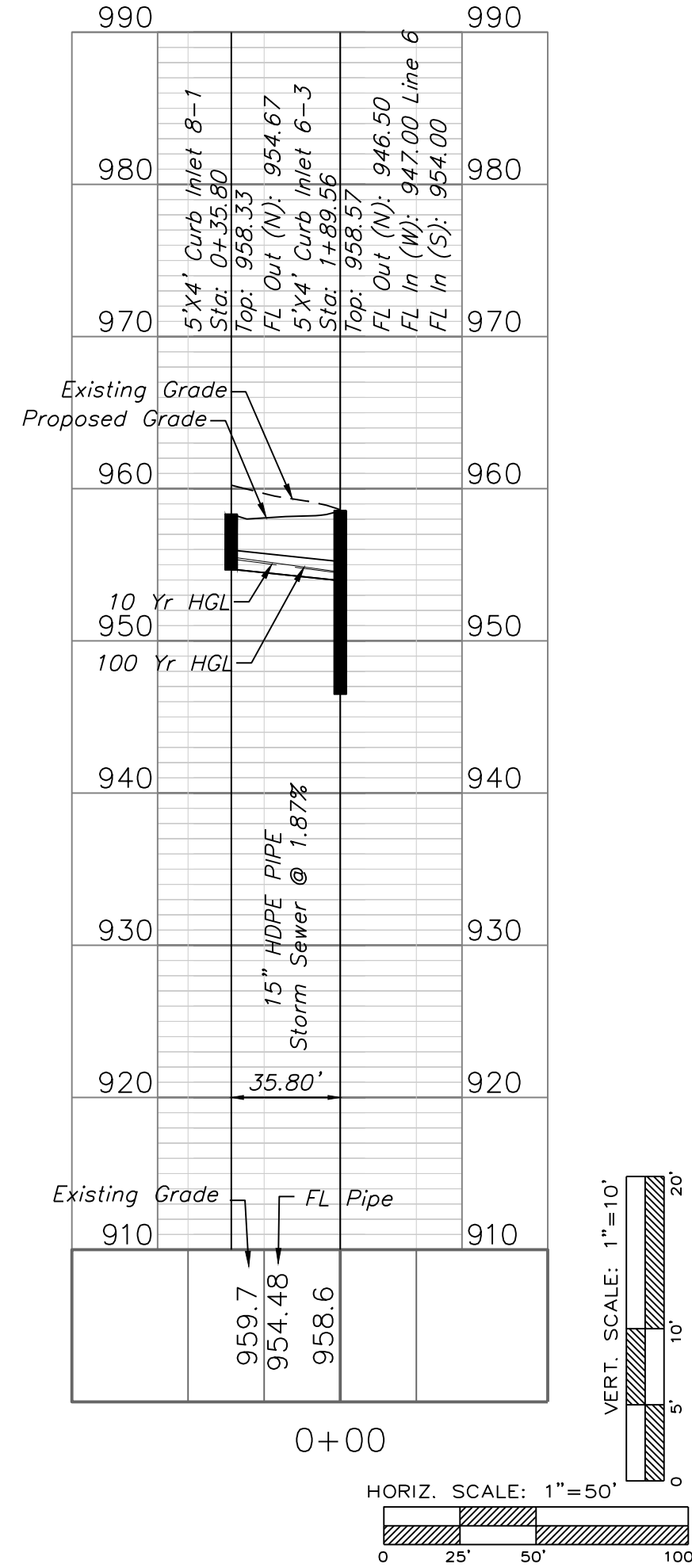
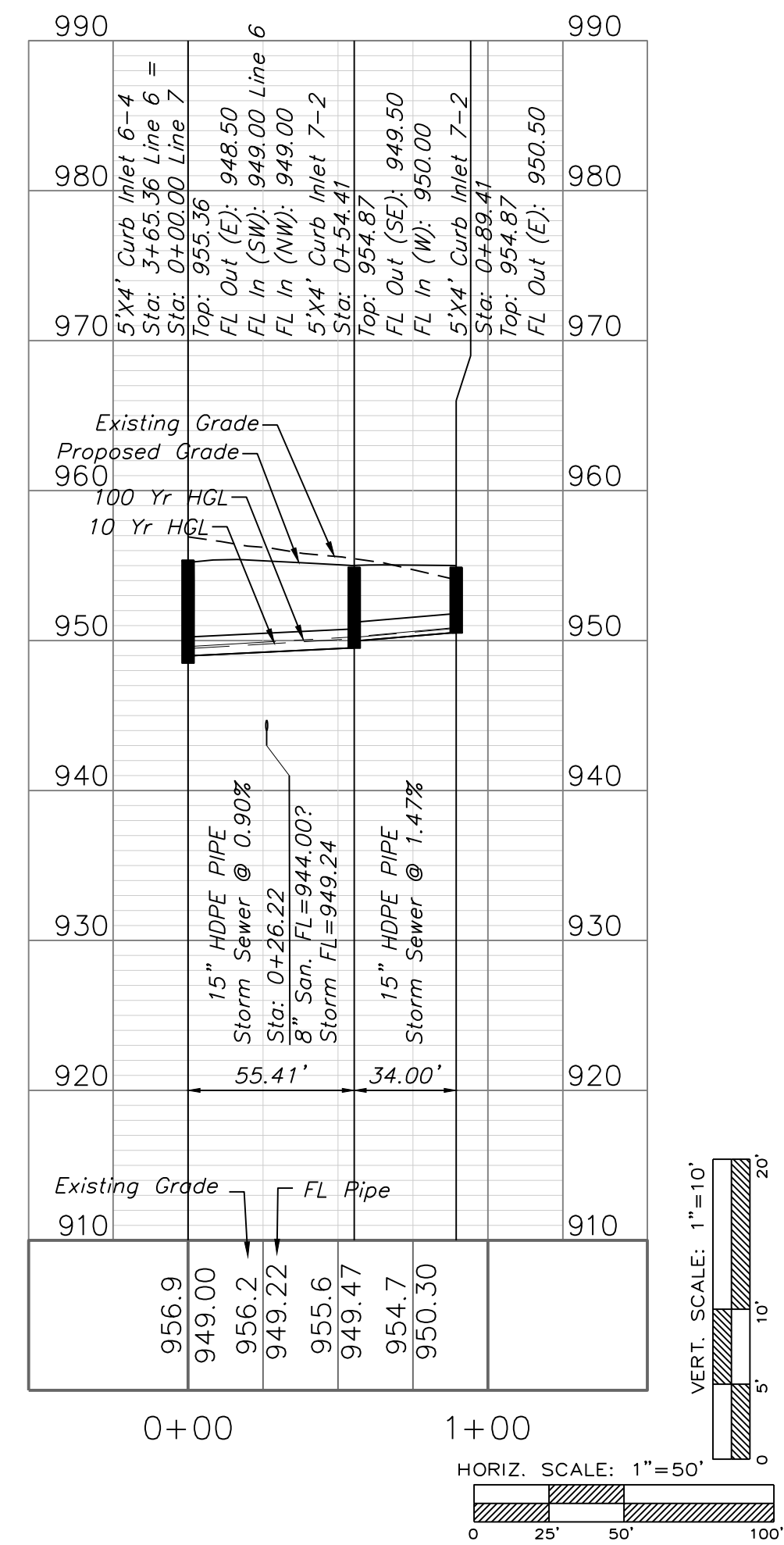
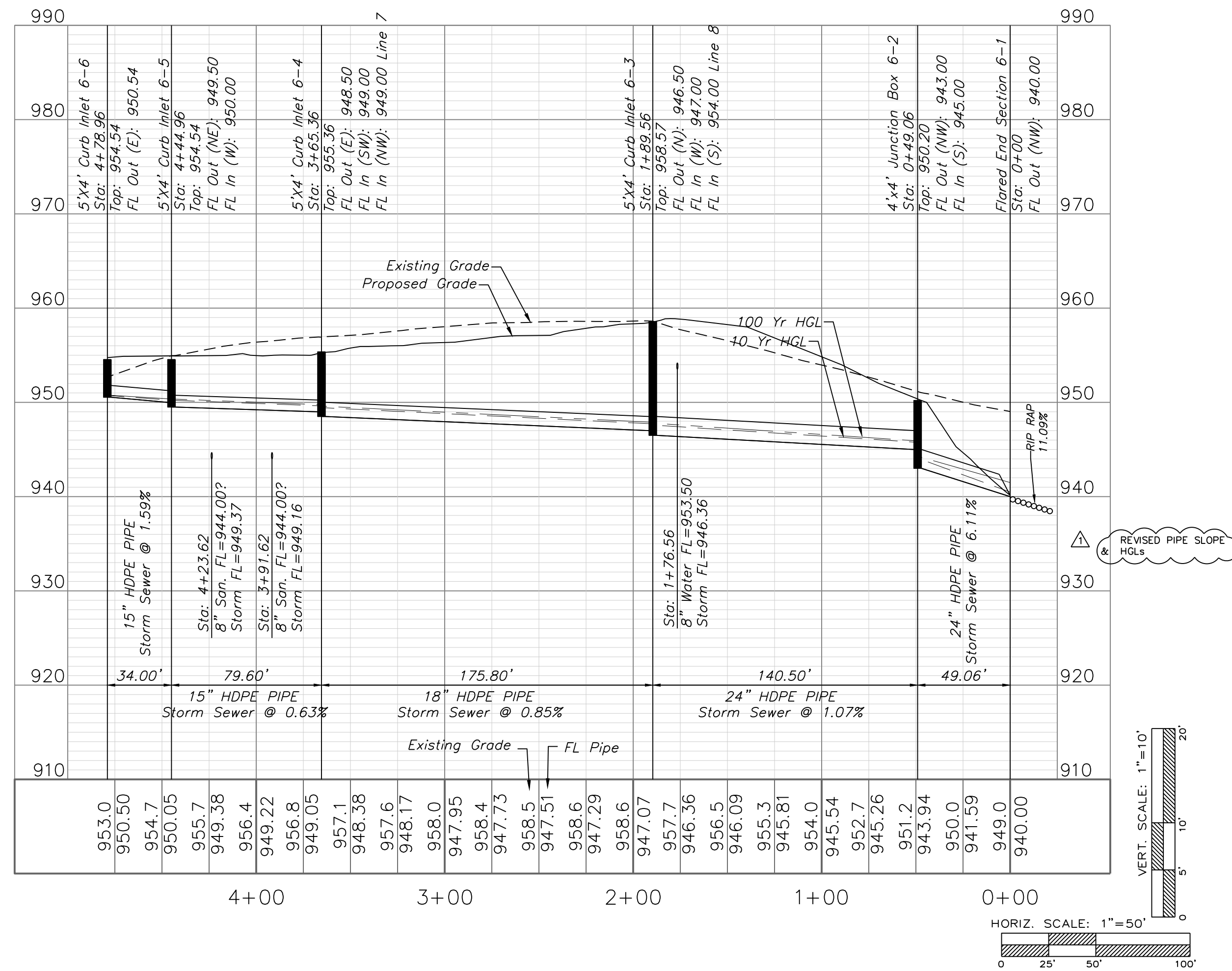
### STORM SEWER PLAN & PROFILE

SCALE: 1" = 50'



## STORM LINE 8

REVISED LINE WEIGHTS FOR WATER AND SANITARY.



Professional Registration  
 Missouri  
 Engineering 2005002186-D  
 Surveying 2005008319-D  
 Kansas  
 Engineering E-1685  
 Surveying LS-218  
 Oklahoma  
 Engineering 6254  
 Nebraska  
 Engineering CA2821

Project:  
 WOODLAND OAKS  
 LSHMO  
 Issue Date:  
 February 25, 2021

Part of the Southeast 1  
 Section 27, Township 48 North, Range 31 West  
 Lee's Summit, Jackson County, Missouri

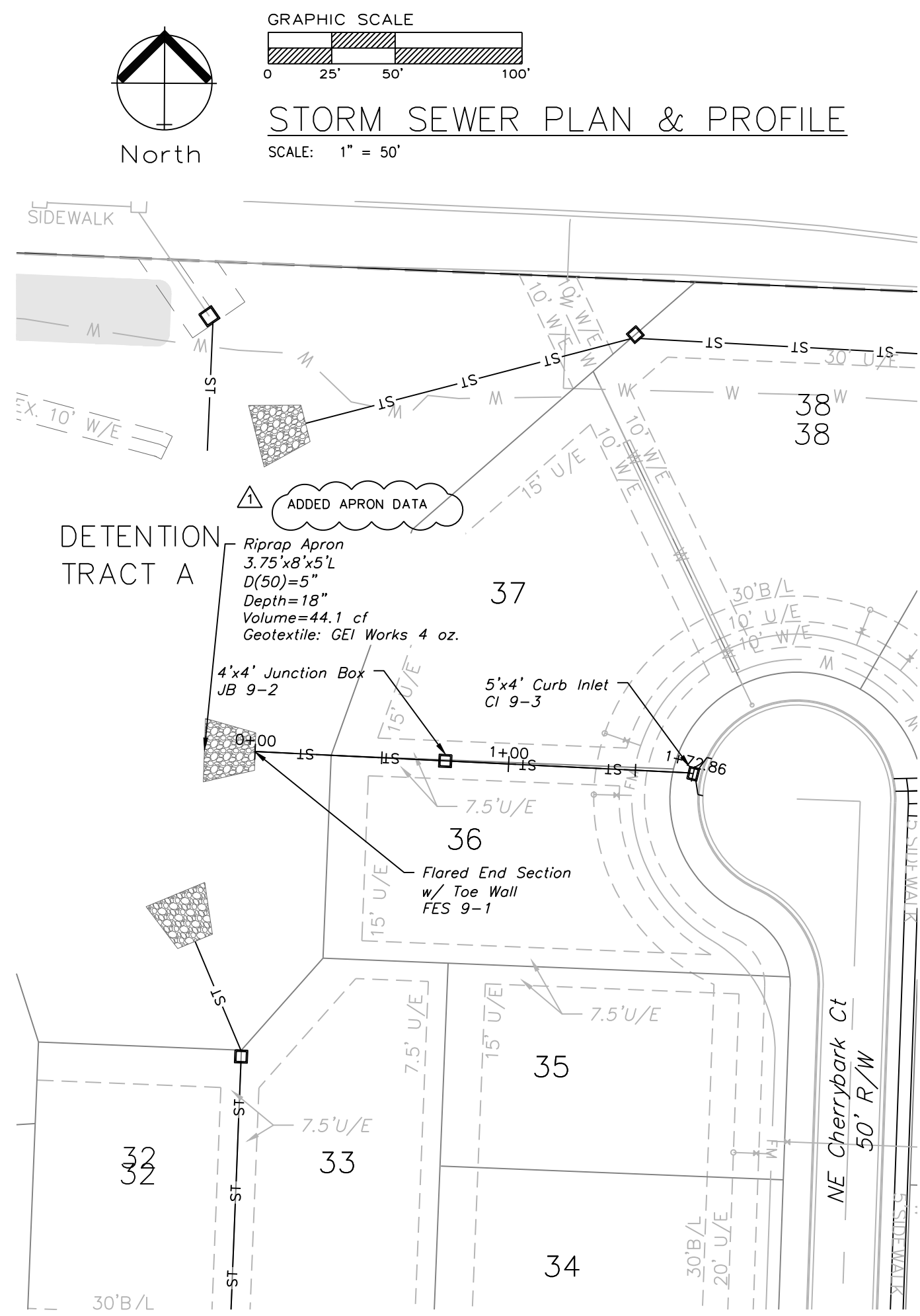
Storm Sewer Plan & Profile  
 Construction Plans for:  
 WOODLAND OAKS  
 Lots 1 thru 42  
 Lee's Summit, Jackson County, Missouri



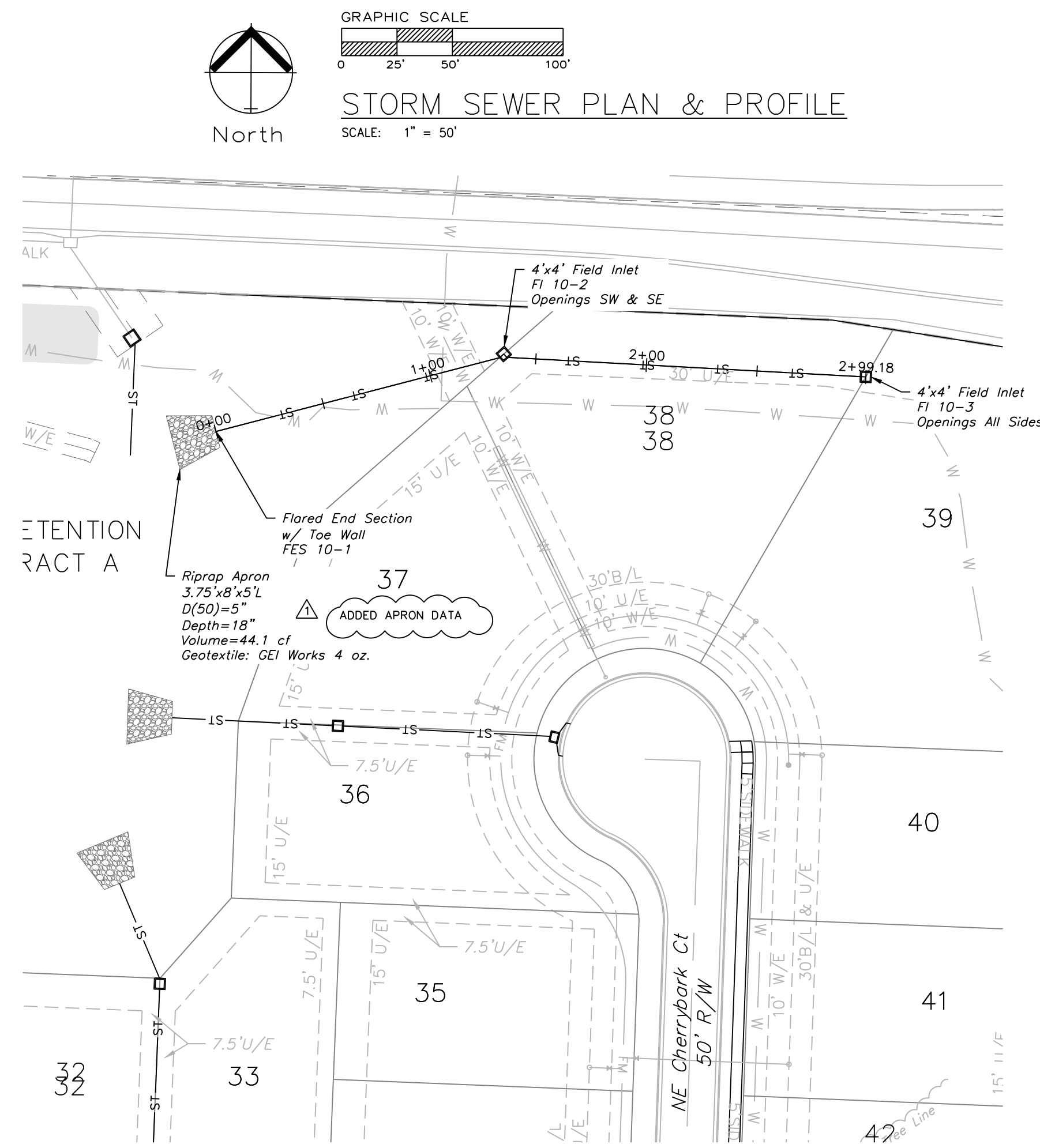
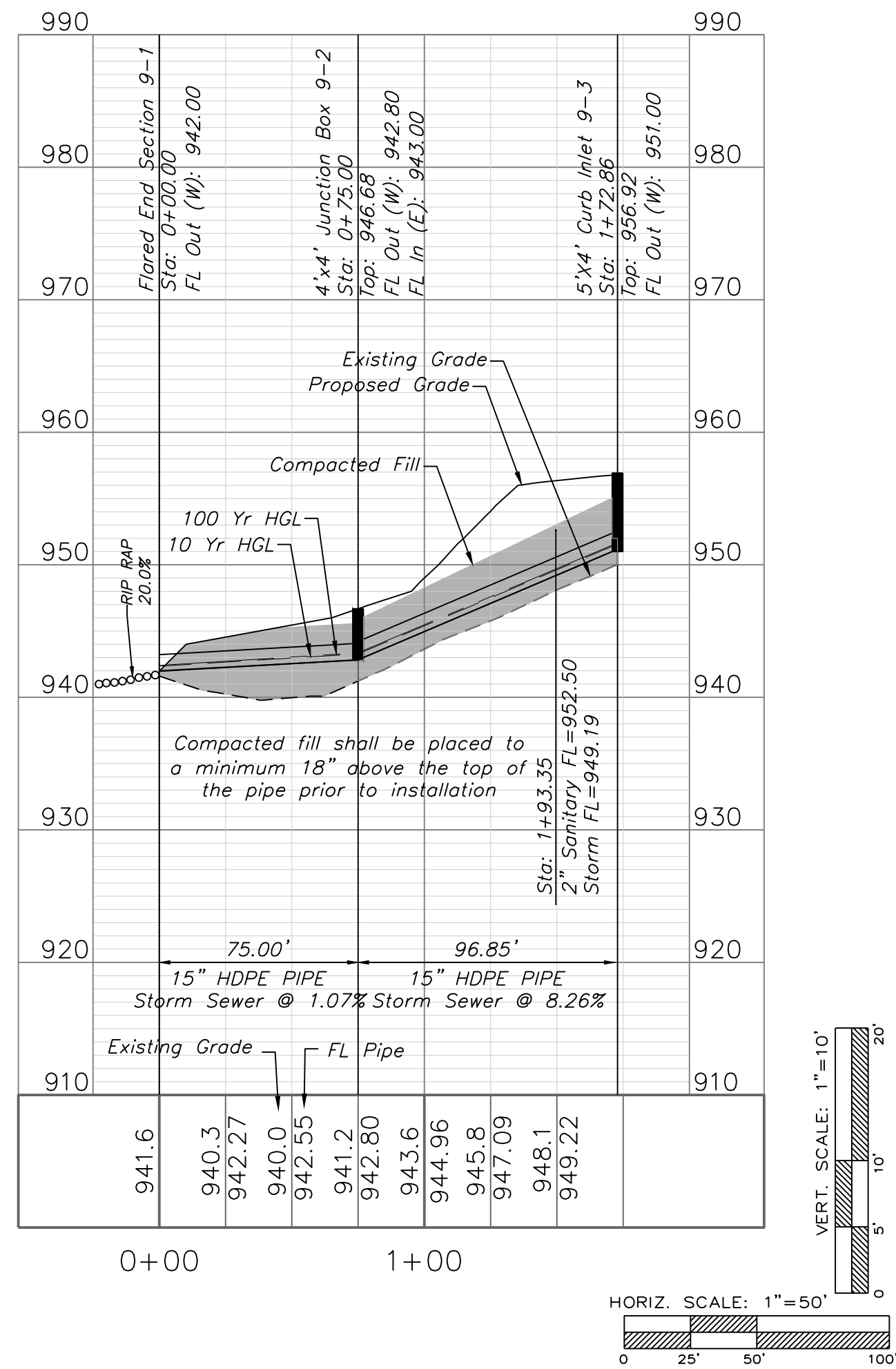
Matthew J. Schlicht  
 MO PE 2006019708  
 KS PE 19071  
 NE PE 25226  
 NE PE E-14335

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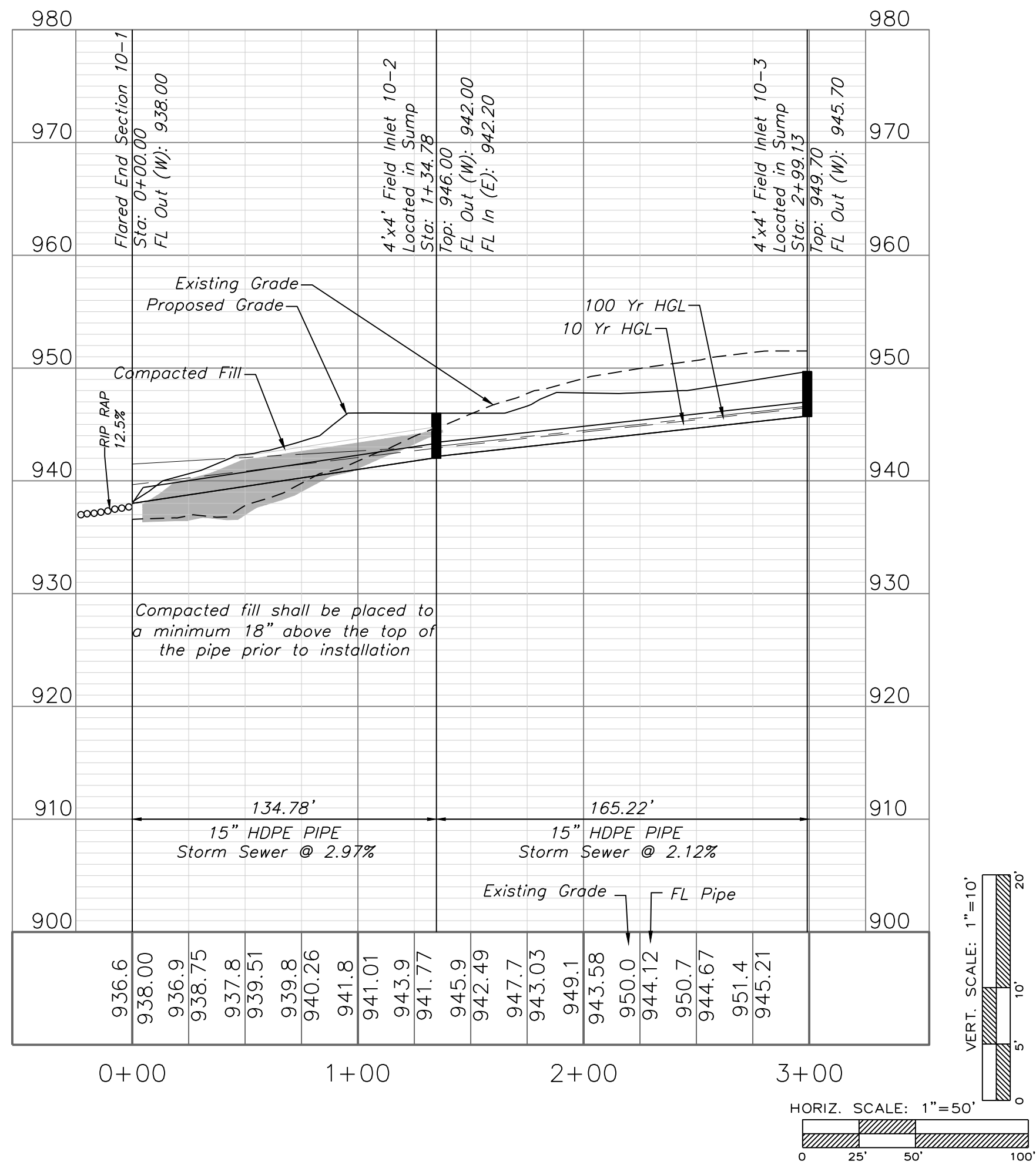
REV. 5/5/2021	



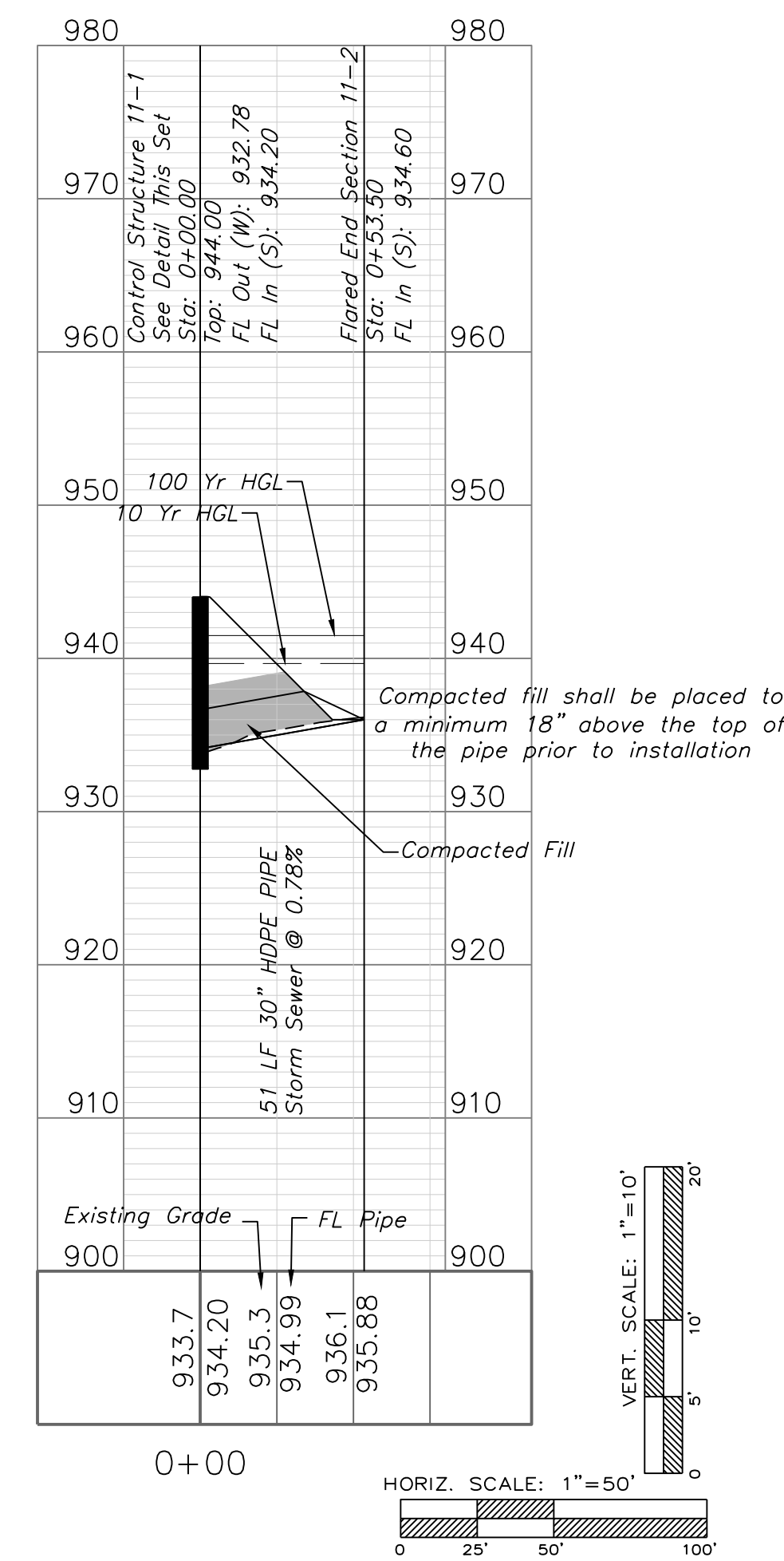
STORM LINE 9



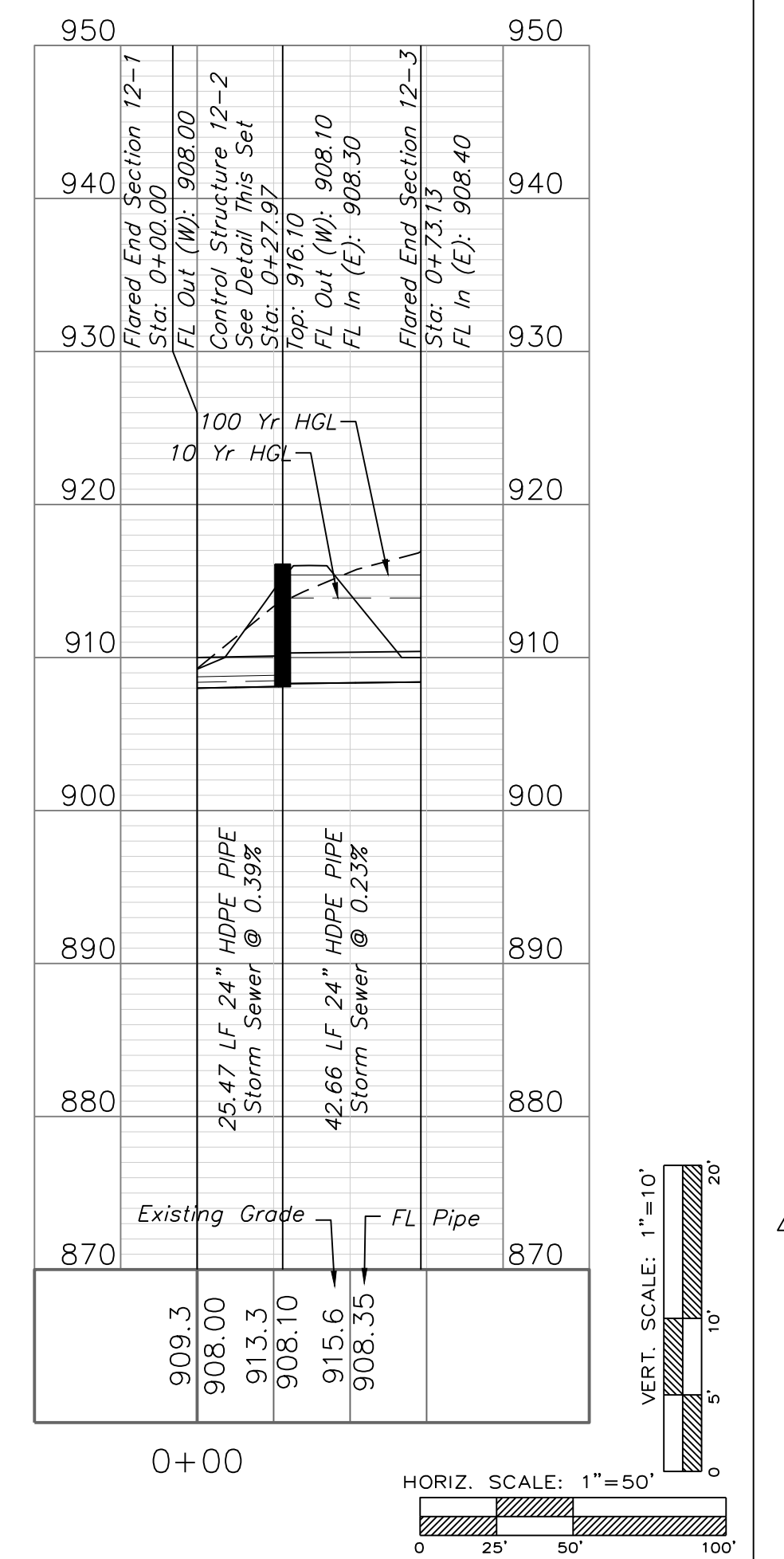
STORM LINE 10



STORM LINE 11



STORM LINE 12



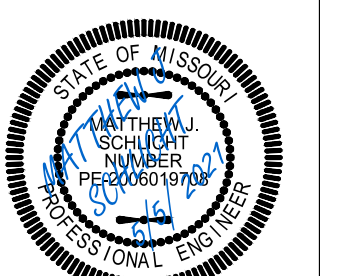
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Surveying LS-218  
Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA2821

Part of the Southeast  
Section 27, Township 48 North, Range 31 West  
Lee's Summit, Jackson County, Missouri

Project:  
WOODLAND OAKS  
LSMO  
Issue Date:  
February 25, 2021

Storm Sewer Plan & Profile  
Construction Plans for:  
WOODLAND OAKS  
Lots 1 thru 42  
Lee's Summit, Jackson County, Missouri

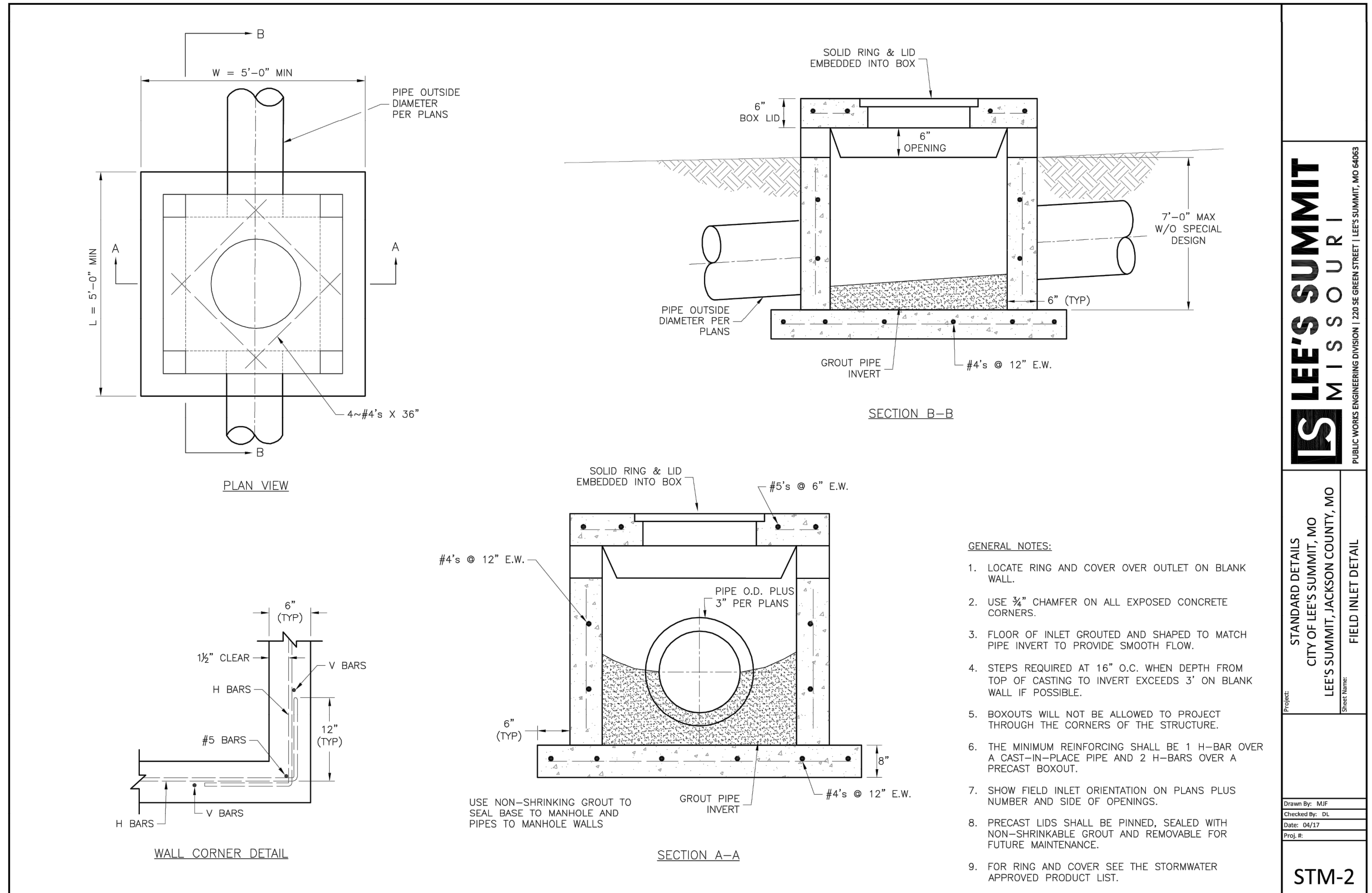


Matthew J. Schlicht  
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KS PE 19071  
OK PE 25226  
NE PE E-14335

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REV. 5/5/2021







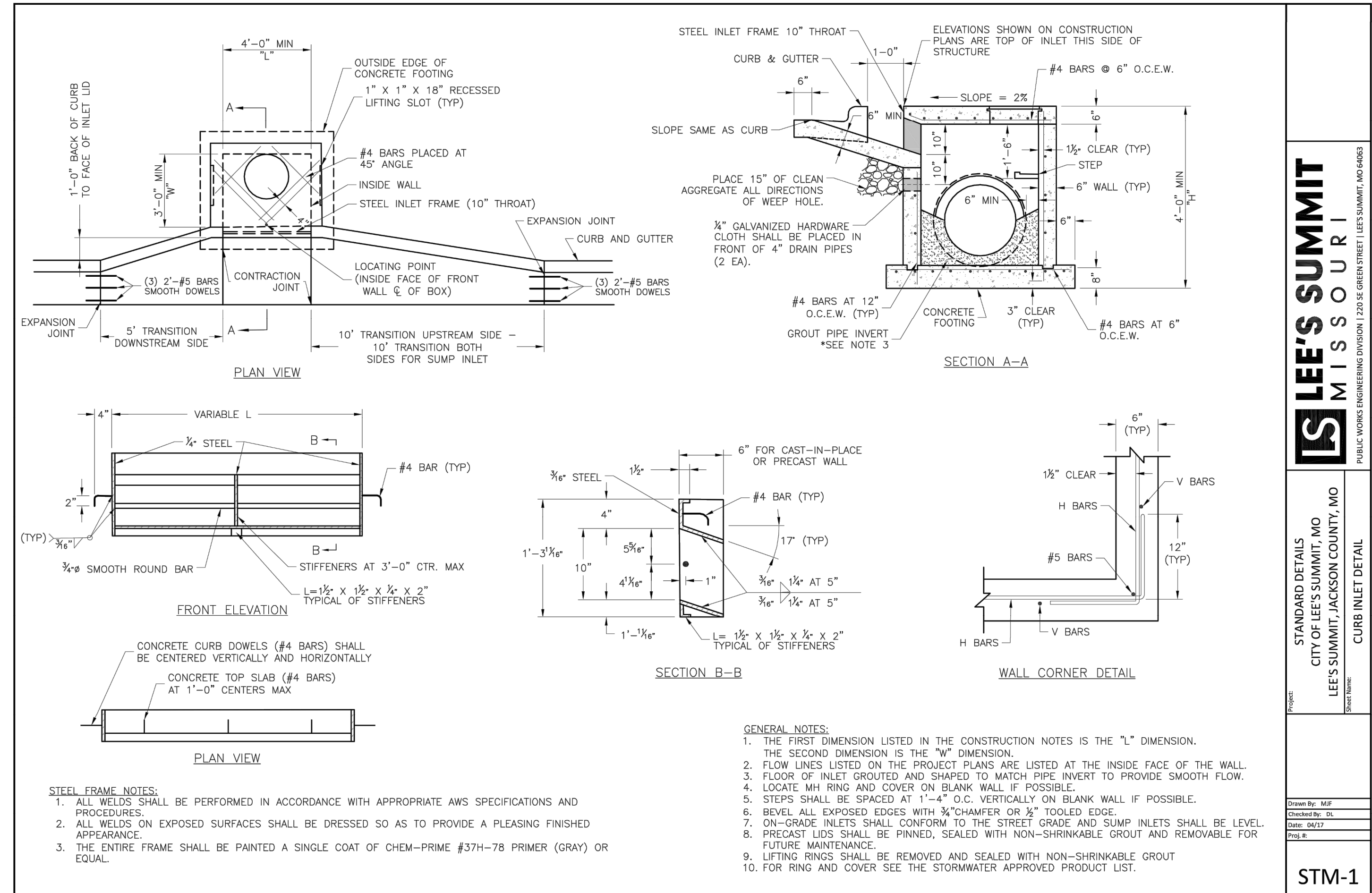
**LEE'S SUMMIT MISSOURI**

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

DATE: 04/17  
DRAWN BY: MFP  
CHECKED BY: DL

FIELD INLET DETAIL

STM-2



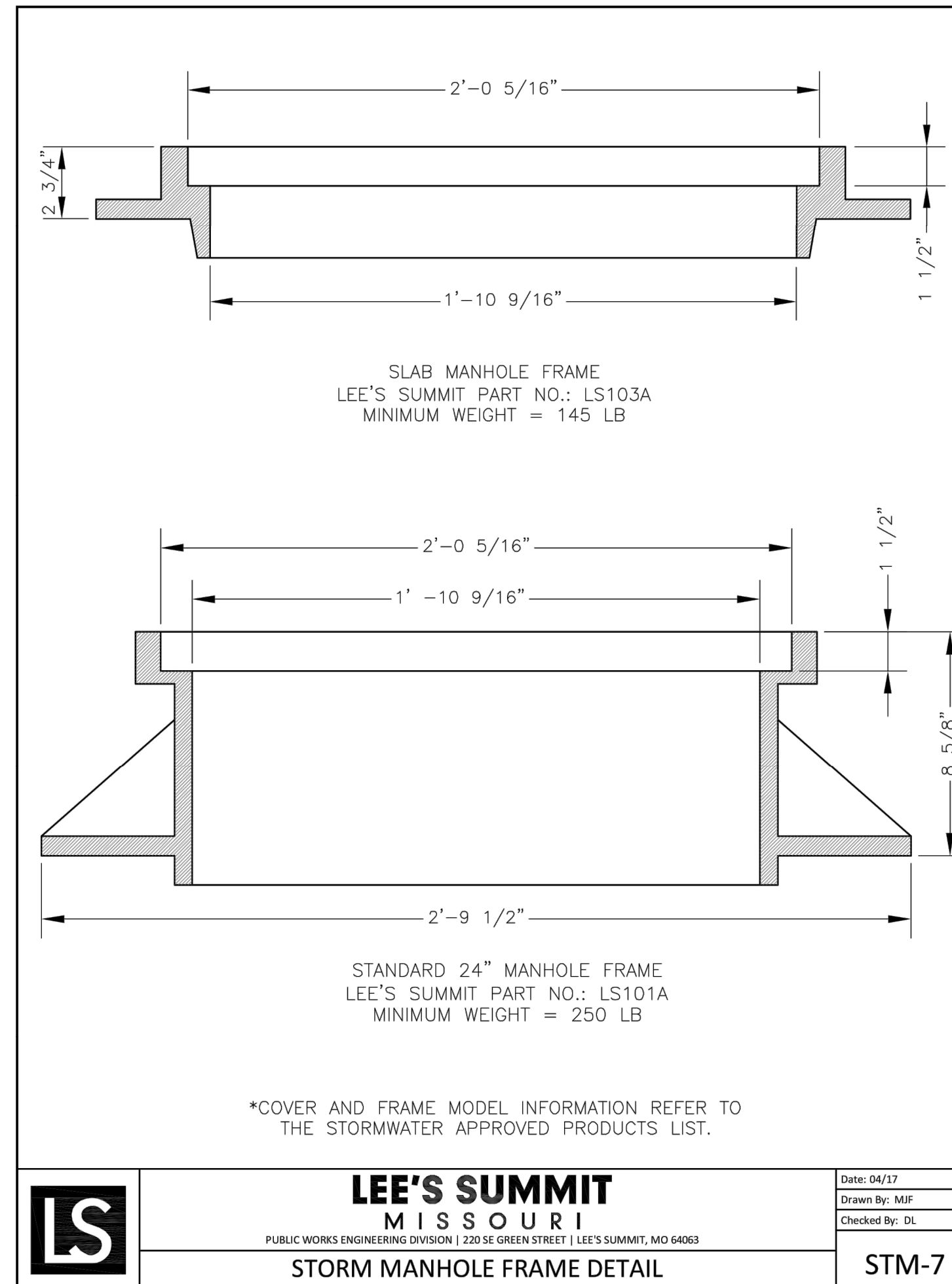
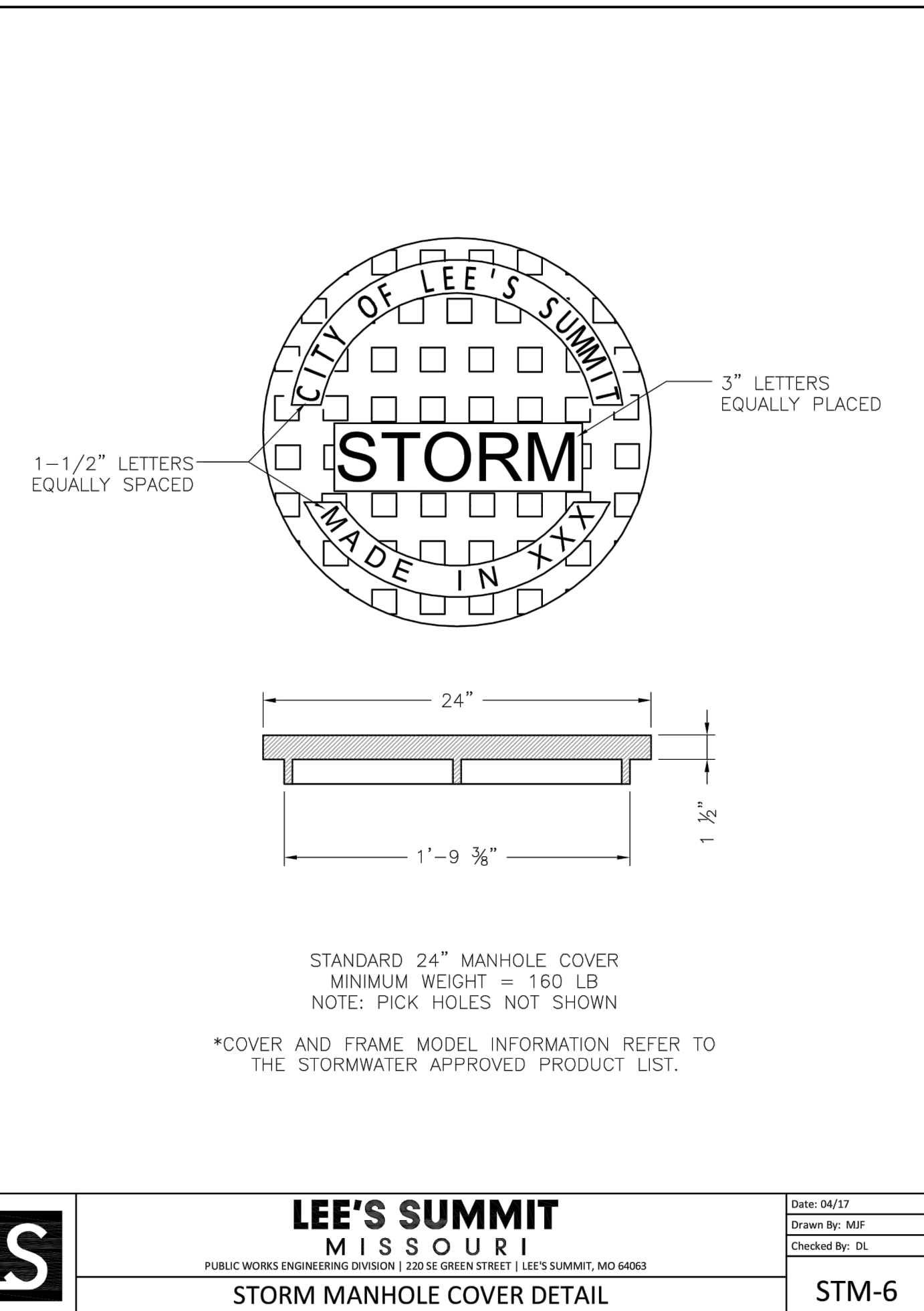
**LEE'S SUMMIT MISSOURI**

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

DATE: 04/17  
DRAWN BY: MFP  
CHECKED BY: DL

CURB INLET DETAIL

STM-1

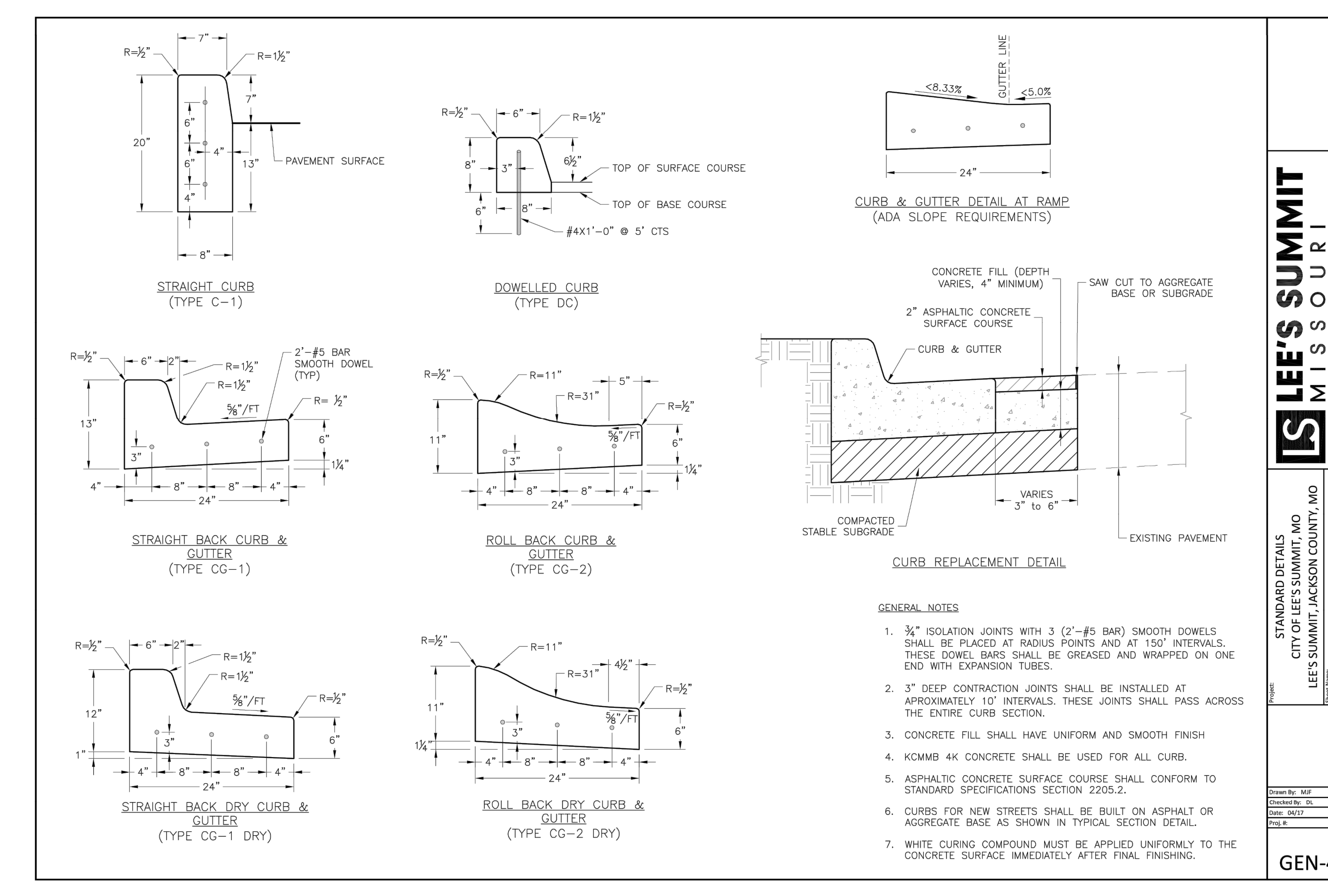


**LEE'S SUMMIT MISSOURI**

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

DATE: 04/17  
DRAWN BY: MFP  
CHECKED BY: DL

STM-7



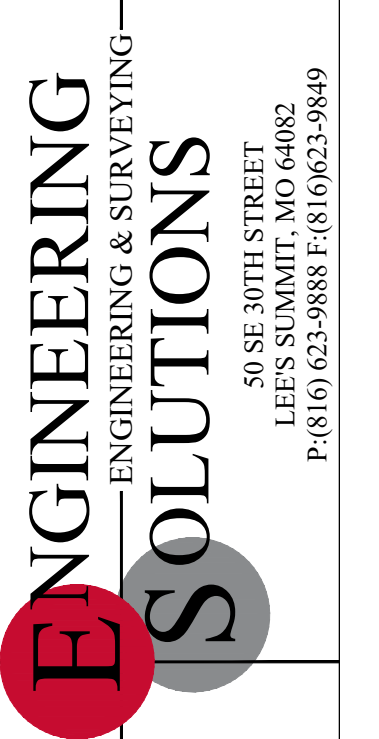
**LEE'S SUMMIT MISSOURI**

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

DATE: 04/17  
DRAWN BY: MFP  
CHECKED BY: DL

CURB & GUTTER DETAIL

GEN-4

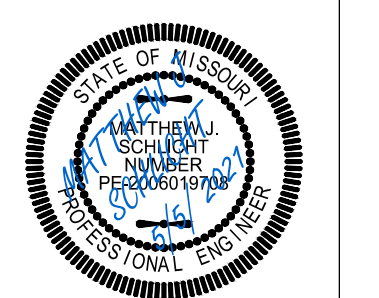


Professional Registration  
Missouri  
Engineering 2005002186-D  
Surveying 2005008319-D  
Kansas  
Engineering E-1685  
Surveying LS-218  
Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA2821

Part of the Southeast 1  
Section 27, Township 48 North, Range 31 West  
Lee's Summit, Jackson County, Missouri

Project:  
WOODLAND OAKS  
LSMO  
Issue Date:  
February 25, 2021

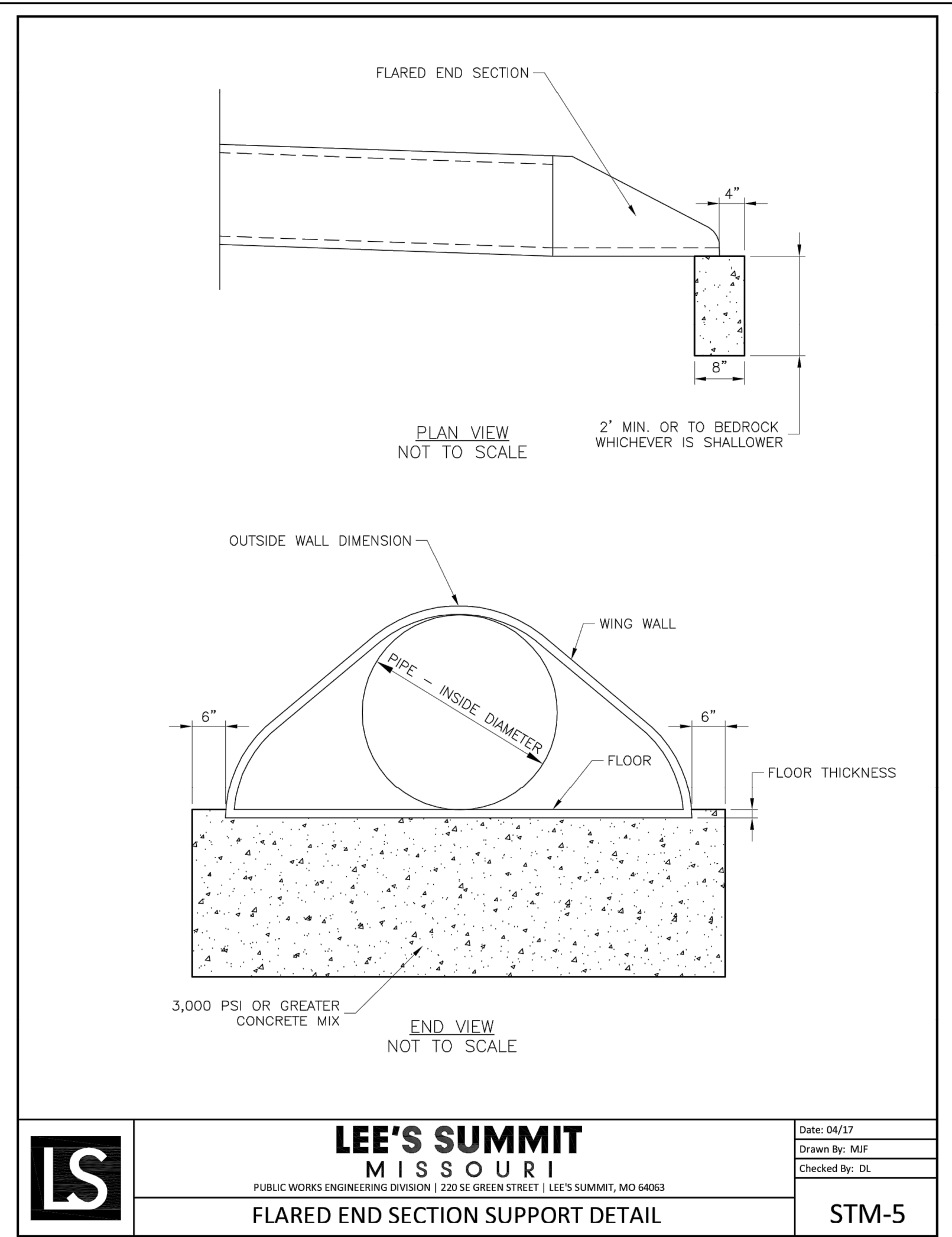
Construction Details  
Construction Plans for:  
WOODLAND OAKS  
Lots 1 thru 42  
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht  
MO PE 2006019708  
KS PE 19071  
OK PE 25226  
NE PE E-14335

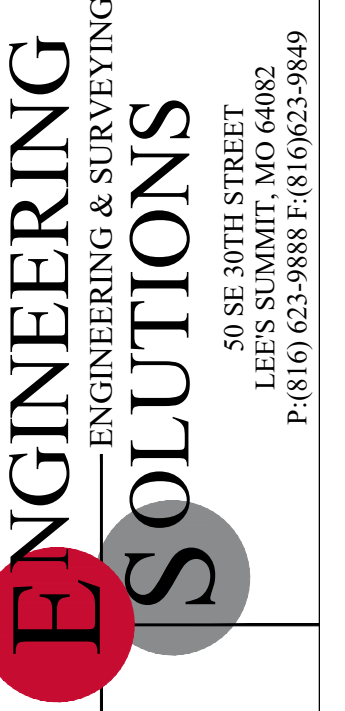
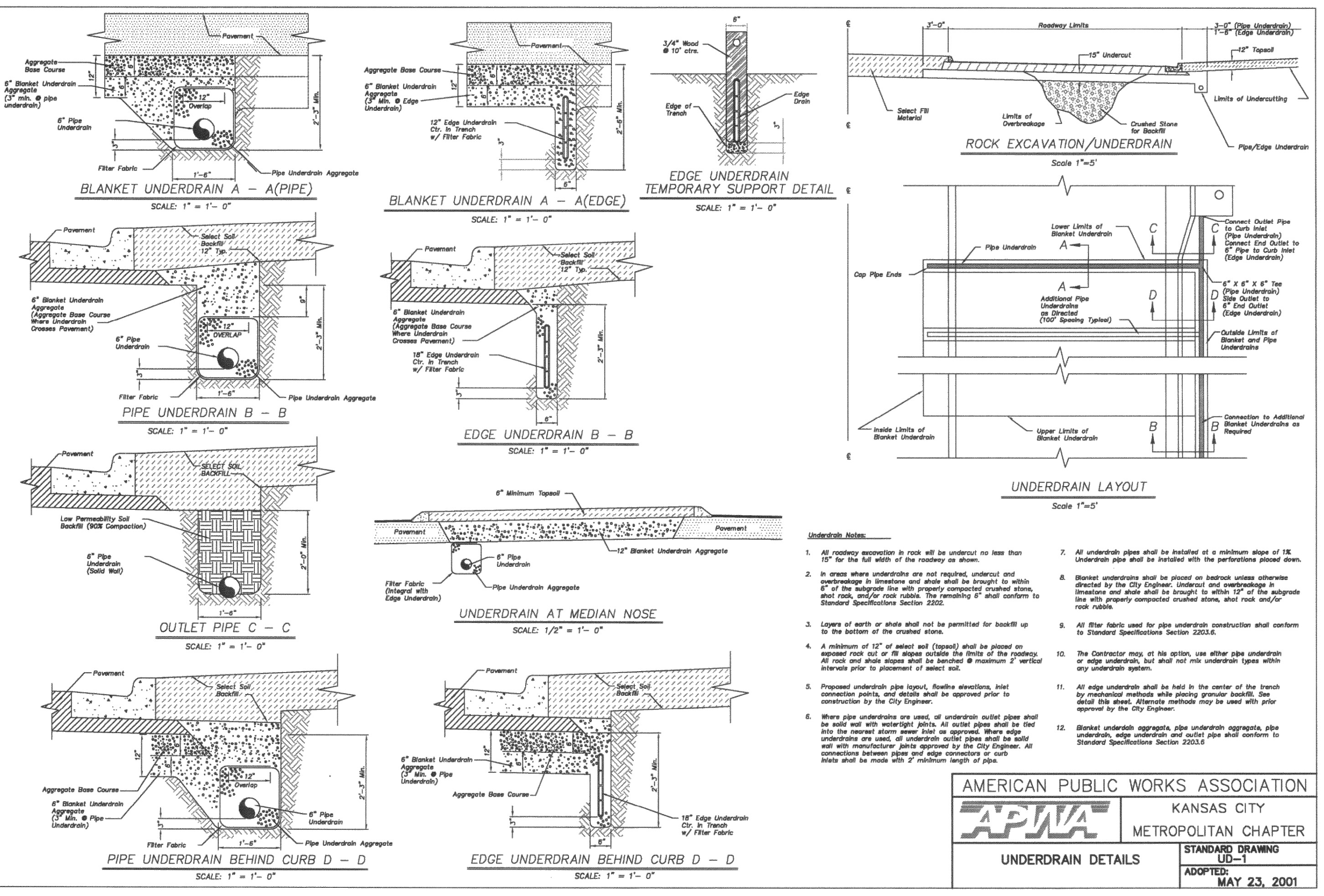
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**LEE'S SUMMIT**  
MISSOURI  
PUBLIC WORKS ENGINEERING DIVISION | 230 SE GREEN STREET | LEE'S SUMMIT, MO 64663

Date: 04/17  
Drawn By: MIF  
Checked By: DL  
**STM-5**



Professional Registration  
Missouri  
Engineering 2005002186-D  
Surveying 2005008319-D  
Kansas  
Engineering E-1685  
Surveying LS-218  
Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA2821

Project: Part of the Southeast 4  
Section 27, Township 48 North, Range 31 West  
Lee's Summit, Jackson County, Missouri

Project: WOODLAND OAKS  
LSMO  
Issue Date: February 25, 2021

Construction Details  
Construction Plans for:  
WOODLAND OAKS  
Lots 1 thru 42  
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht  
MO PE 2006019708  
KS PE 19071  
OK PE 25226  
NE PE E-143325

REVISIONS

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