

Stormwater / BMP Facility Maintenance Plan
Stoney Creek Development to include all phases of development

Lee's Summit, MO

PREPARED BY:



PREPARED FOR:

Clayton Properties Group, d.b.a. Summit Homes



Revision

Date	Comment	By

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Stormwater Best Management Practices (BMPs) are implemented in this development to meet stormwater discharge water-quality standards of the City of Lee's Summit, Missouri. Permanent BMPs are provided via this development. In order for physical stormwater BMPs to be effective, proper maintenance is essential. Maintenance includes both routinely scheduled activities, as well as non-routine repairs that may be required after large storms, or because of other unforeseen conditions. Maintenance of site specific BMPs is the responsibility of the property owner and a requirement of approval for these developments. The property owner, heirs and assigns shall maintain appropriate funds to provide all maintenance required up to and including replacement of said facilities at end of their useful life. The property owners shall require implementation of this manual for all BMPs with land ownership transfer to subsequent property owners, heirs and assigns.

The sites are generally located south of MO-150 Highway, west of Ward Road, east of Pryor Road and north of County Line Road. The projects have been developed in numerous phases starting around 2001 with phases recorded as Parkwood at Stoney Creek and Stoney Creek Estates. The “green” shaded areas below are areas within the development that contain a detention facility, BMP facility, Stream Buffer Area or Floodplain. These areas require a certain amount of maintenance to ensure the design or protection of these areas is maintained.

Stoney Creek Development Stormwater Maintenance Plan

1.2 Types of Stormwater Best Management Practices

There are many different measures which can provide stormwater BMPs. The below list are the ones utilized within these developments.

- Stormwater dry detention basin
 - Basins were designed to control release rates from various storm frequency storm events, which was accomplished by various orifice sizes located within the outlet structure
 - Basin bottom is designed with a minimum 2% slope to direct water toward the outlet structure.
- Native Vegetation

2. MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES

Stormwater management facilities need to be maintained to function properly. This section will discuss how to properly maintain the facilities within this development.

Stormwater detention basins are located within

- Tract J, The Reserve at Stoney Creek 1st Plat
- Tract K, The Reserve at Stoney Creek 2nd Plat
- Tract L, The Reserve at Stoney Creek 3rd Plat
- Tract P, Manor at Stoney Creek 2nd Plat

Appendix A contains the Final Plats for each of the plats listed above.

2.1 Floodplain and Stream Buffer Areas

The Reserve at Stone Creek 1st, 2nd and 3rd Plat have areas that are designated on the plat as Stream Buffer and Floodplain areas. These areas are based on the storm water runoff from the upper watershed portions draining into these areas. The stream buffer is a specific width on both sides of the current stream channel and is intended for the protection of the natural stream areas. The floodplain is updated by the County Flood Manager on a regular basis and within this section of the development portions of these tracts have been identified as areas subject to flooding during the 1% flood chance or the typically referred to 100 Year Storm Event.

The basic intent of both of these identified areas is to keep the areas clear of debris, construction and any potential obstruction that can impede storm water drainage.

2.2 Extended Dry Detention Basin

Extended dry detention basins provide detention for the water quality volume with a 40-hour release rate, along with detention for up to the 100-year storm event. These basins are typically simple in design, which helps make them relatively easy and inexpensive to maintain.

Generally, the basin is designed to be completely drained within 40 hours following a storm event equal to or greater than the 2 year event.

The basins within this development are planted with standard grass and have a minimum 2% slope, which maintenance requirements were discussed as shown in Table 1, focusing on the maintenance for the overall detention basin and not focused on the vegetation.

Table 1. Maintenance of Extended Dry Detention Basin

Required Action	Maintenance Objective	Frequency of Action
Debris and Litter Removal	Removal of debris and litter from the basin area to minimize outlet clogging and improve aesthetics	Periodically and after large rain events
Repairing Erosion	If erosional channels occur due to lack of vegetation and large rainfall events, the area shall be re-graded to fill in the channels and new vegetation shall be established per Section 2.3.	Periodically, as occurs after large rain events
Inspection of Outlet	To ensure the outlet box for the basin is function properly	Yearly in the springtime and periodically until winter
Inspection of the Spillway	To ensure spillway is stable and functioning correctly	Yearly in the springtime and periodically until winter
Removal of Sediment	To ensure the basin has enough volume to handle rainfall events and function as designed	Rare once the area draining to the basin is fully developed and vegetation established. Should occur if owner notices large amounts of silt in the bottom that is preventing the basin from draining/functioning.

Maintenance for the basin shall be minimal to the owner, however if unforeseen events happen, the owner shall restore the basin, per the Detention Basin As-built sheets, Appendix B.

2.3 Native Vegetation

Native vegetation provides many benefits for stormwater management. Per the APWA/MARC BMP manual, dated October 2012, the below are some of these benefits:

- Containing species of plants indigenous to the area, vegetation will be able to thrive in the local climate with less maintenance.
- Deep roots enhance stormwater infiltration into the soil.
- With deep-rooted nature, native vegetation is able to withstand flooding events as well as extended dry periods.
- Reduces flow velocity of stormwater runoff.
- Attracts wildlife and improved biological diversity.
- Requires little to no fertilizer or chemical maintenance, as well as reduced amounts of water to survive.

With these benefits, the bottom of a stormwater basin is an ideal place for native vegetation to be planted. The basin located within Tract C, is intended to be vegetated by natives. Some of the typical plants one may see are below:

- | | | |
|----------------------|---------------|-------------------|
| • Prairie Cordgrass | • Aster | • Fescue |
| • Dark Green Bulrush | • Iris | • Cattail* |
| • Dudley's Rush | • Sedge | • Switchgrass |
| • Milkweed | • Coneflower | • Indian Grass |
| • Fox Sedge | • Goldenrod | • Little Bluestem |
| • Water Plantain | • Blazingstar | • Big Bluestem |

*Cattail growth shall be monitored to limit spread and not crowd out other species.

The maintenance requirements for native vegetation will vary depending on the climate, thus the maintenance of such should be flexible and allowed to change over time to allow responses to nature. The plan laid out in the below table are recommendations, the formal maintenance shall be adoptive based on the recommendations in Table 1.

2.4 Inspection of Facilities

The above sections mentioned maintenance and frequency for each action. When an inspection of the facilities is performed, the form found in Appendix C, shall be filled out and included in this report for record keeping. It is recommended that owner walks around the facility areas yearly to check conditions and make sure no major concerns are occurring. If they see something of concern, they should reach out to a licensed professional for a deeper inspection of the issues and guidance on repairs required.

Repairs to Facilities

Many maintenance items can be done by the owner, however if larger repairs are needed the owner shall seek out a qualified contractor. Items that may require a contractor to perform are:

- Removal of sediment build up.
 - If there is undeveloped land, in proximity of the basin, sediment may be placed there with proper erosion control measure and seeding shall occur.
 - If the surrounding area is fully developed, then sediment shall be hauled off site to a proper disposal location.
- Repairs to the concrete outlet structure, spillway, or outlet pipe.
- Major erosional channels occurring on the sides slopes of the basin.

3.CHANGES TO THE CURRENT PLAN

This section will discuss the process if changes are desired to the current Stormwater/B M P FacilityMaintenance Plan.

3.1Ownership Change

In the event of ownership change of the land which BMPs are located on, the following steps should be performed.

1. Current owner shall have all BMPs inspected and reviewed to be fully functioning, per this plan. If deficiencies are found both parties shall discuss and agree upon a plan to address deficiencies.
2. City shall be notified via writing of the ownership change within 30 days.
3. Appendix D shall be updated with the new owner information.

3.2 Additional Land Added to the Development

If additional land is added into the development, this document shall be updated to include any stormwater management facilities located within the additional area. A revision date shall be provided for the document along with a copy provided to the City of Lee's Summit, Missouri for review.

3.3 Changes to How Maintenance is Performed

If the owner has desire to change the recommended maintenance mentioned in this document, they shall prepare an update to this document and present it to Development Services Department with the City of Lee's Summit, Missouri to review. The City may require a licensed professional to update the recommendations.

Appendix A

Final Plats of

The Reserve at Stoney Creek, 1st Plat

The Reserve at Stoney Creek, 2nd Plat

The Reserve at Stoney Creek, 3rd Plat

The Manor at Stoney Creek, 2nd Plat

The Reserve at Stoney Creek-2nd Plat
Lots 54 - 59 & Tract K
Section 36, Township 47, Range 32
Lee's Summit, Jackson County, Missouri

Section 36, Township 47, Range 32
Lee's Summit, Jackson County, Missouri

DEDICATION:  THE UNDERSIGNED OWNING OF THE TRACT OF LAND DESCRIBED HEREIN HAS CAUSED THE SAME TO BE SURVIVED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT. SAID SURVIVOR AND PLAT SHALL HERETOBY BE KNOWN AS

THE RESERVE AT STONEY CREEK 2nd PLAT, LOTS 64 - 69 & TRACT K

EASEMENTS:

	REVISIONS
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[illegible][illegible]

Stoney Creek 2nd Plat
59 & Tract K
Township 47, Range 32
Jackson County, Missouri

[illegible][illegible]

THE UNITED STATES OF AMERICA
 DISTRICT COURT OF THE DISTRICT OF COLUMBIA
 IN RE: THE ESTATE OF JAMES EARL RAY
 DEBTOR.
 IN WITNESS WHEREOF:
 I, the undersigned, Clerk of said Court, have hereunto set my hand and the seal of said Court at Washington, D.C., this 14th day of October, 1968.
 CLERK OF COURT
 BY: James E. Sullivan
 DEPUTY CLERK OF COURT
 RECEIVED AT TROY, N.Y., 2ND PLAT BOUNDARY DESCRIPTION

[illegible][illegible][illegible]

POINT	WATERFIND	SEASON	WIND
1	25,993.1	85,901.4	83
2	25,993.1	85,901.4	83
3	25,993.1	85,901.4	83
4	25,993.1	85,901.4	83
5	25,993.1	85,901.4	83
6	25,993.1	85,901.4	83
7	25,993.1	85,901.4	83
8	25,993.1	85,901.4	83
9	25,993.1	85,901.4	83
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74	25,993.1	85,901.4	83
75	25,993.1	85,901.4	83
76	25,993.1	85,901.4	83
77	25,993.1	85,901.4	83
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79	25,993.1	85,901.4	83
80	25,993.		

CERTIFICATION

I HAVE READ AND AM AWARE OF THE PROVISIONS EXPRESSED HEREIN WITH RESPECT TO THE CARRIER'S OBLIGATIONS AND LIMITATIONS OF REMEDY IN CONNECTION WITH THE SERVICE PROVIDED BY THE CARRIER FOR MY PERSONAL, BUSINESS, OR SOCIAL, AND/OR RECREATIONAL TRAVEL. I HEREBY CERTIFY THAT I HAVE READ AND UNDERSTAND THE TERMS OF THIS CONTRACT AND AGREE TO BE BOUND BY IT.

SIGNED _____ DATE _____

PRINT NAME _____ PRINT ADDRESS _____ CITY _____ STATE _____ ZIP CODE _____

PRINT PHONE NUMBER _____ FAX NUMBER _____ E-MAIL ADDRESS _____

PLEASE SIGN AND RETURN TO: THE UNITED STATES AIRLINES, INC., P.O. BOX 80000, WASHINGTON, DC 20080-0000

UNITED STATES AIRLINES, INC. © 2009 014-000000-14-0



ENGINEERING
— ENGINEERING & SURVEYING —
SOLUTIONS
50 SE 30TH STREET

2018E0021905

DEDICATION:

THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED HEREIN HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT. SAID SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS

THE MANOR AT STONEY CREEK 2nd PLAT - LOTS 42-81 & TRACTS N-P

EASEMENTS:

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO CITY OF LEE'S SUMMIT, MISSOURI TO LOCATE, CONSTRUCT, AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, ANCHORS, CONDUITS, AND/OR STRUCTURES FOR WATER, GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE TELEVISION, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICE, ANY OR ALL OF THEM UPON, OVER, OR UNDER THESE AREAS OUTLINED ON THIS PLAT. GRANTOR, ON BEHALF OF HIMSELF, HIS HEIRS, HIS ASSIGNS AND SUCCESSORS IS HEREBY DEDICATING TO PUBLIC USE ON THE FULLEST EXTENT ALLOWED BY LAW, INCLUDING, WITHOUT LIMITATION, SECTION 827.188 RSMO. (2008), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT HEREIN GRANTED.

BUILDING LINES:

BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT OF WAY LINE.

STREETS:

THE STREETS AND/OR THROUGHFARES SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

MASTER DRAINAGE PLAN:

INDIVIDUAL LOT OWNERS SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATHS ON THE LOTS AS SHOWN ON THE MASTER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

SIDEWALKS:

SIDEWALKS ALONG THE WEST SIDES OF OF TRACT N AND O SHALL BE CONSTRUCTED BY THE DEVELOPER.

COMMON AREA:

TRACT N, O AND P IS COMMON AREA TO BE OWNED AND MAINTAINED BY STONEY CREEK ESTATES HOME OWNERS ASSOCIATION, INC. THIS AREA TO BE USED FOR DETENTION AND BMP FACILITIES.

IN TESTIMONY WHEREOF:

CMH PARKS, INC. A TENNESSEE CORPORATION, d.b.a. SUMMIT HOMES, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS 14th DAY OF March, 2018.

CMH PARKS, INC. A TENNESSEE CORPORATION, d.b.a. SUMMIT HOMES

DAVID W. PRICE, ASSISTANT SECRETARY

CMH PARKS, INC. A TENNESSEE CORPORATION, d.b.a. SUMMIT HOMES

NOTARY CERTIFICATION:

STATE OF MISSOURI

COUNTY OF Cass

ON THIS 14th DAY OF March, 2018, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID W. PRICE, TO ME PERSONALLY KNOWN AND WHO BEING BY ME DULY SWORN BY ME DO SAY THAT HE IS ASSISTANT SECRETARY OF CMH PARKS, INC. A TENNESSEE CORPORATION, d.b.a. SUMMIT HOMES, AND THAT INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY AND AS THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS WHEREOF:

I HAVE HERETO SET MY HAND AND AFFIXED MY SEAL THE DATE LAST WRITTEN ABOVE.

MY COMMISSION EXPIRES December 10, 2019

DAVID W. PRICE, Notary Public

Commission # 13533177

My Commission Expires December 10, 2019

Matthew J. Schlicht, Notary Public

Commission # 13533177

My Commission Expires December 10, 2019

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Matthew J. Schlicht, Notary Public

Commission # 13533177

My Commission Expires December 10, 2019

Matthew J. Schlicht, Notary Public

Commission # 13533177

My Commission Expires December 10, 2019

Filed for Record this day of March 19, 2018

At 9:00 AM

Recorded in Book 1716 at Page 54

Instrument Number 18E0021905

By [Signature] Deputy

Recorder's Fee \$6.00

THE MANOR AT STONEY CREEK - 2ND PLAT BOUNDARY DESCRIPTION

ALL THAT PART OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 47 NORTH, RANGE 32 WEST, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 47, RANGE 32, THENCE SOUTH 87°59'32" EAST, ALONG THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 48.00 FEET; THENCE SOUTH 02°08'23" EAST, LEAVING SAID SOUTH LINE, A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF PRIVATE ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 02°08'23" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 394.68 FEET; THENCE SOUTH 87°59'32" EAST, LEAVING THE EAST RIGHT OF WAY LINE, A DISTANCE OF 30.00 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT WITH AN INITIAL TANGENT BEARING OF SOUTH 87°59'32" EAST, A RADIUS OF 450.00 FEET, AND AN ARC LENGTH OF 516.05 FEET; THENCE NORTH 17°59'34" EAST, A DISTANCE OF 125.00 FEET; THENCE WESTERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 72°06'58" WEST, A RADIUS OF 325.00 FEET AND AN ARC LENGTH OF 45.10 FEET; THENCE NORTH 25°00'08" EAST, A DISTANCE OF 170.00 FEET; THENCE EASTERLY ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 87°59'32" EAST, A RADIUS OF 355.00 FEET, AND AN ARC LENGTH OF 564.43 FEET TO A POINT OF TANGENCY; THENCE SOUTH 87°58'38" EAST, A DISTANCE OF 68.91 FEET; THENCE NORTH 02°12'45" EAST, A DISTANCE OF 130.33 FEET; THENCE SOUTH 87°58'38" EAST, A DISTANCE OF 120.00 FEET; THENCE NORTH 02°12'45" EAST, A DISTANCE OF 130.33 FEET; THENCE SOUTH 87°58'38" EAST, A DISTANCE OF 170.00 FEET; THENCE SOUTH 02°12'45" WEST, A DISTANCE OF 68.91 FEET, TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SW COUNTY LINE ROAD, THENCE NORTH 87°59'32" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1606.87 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 537,903.32 SQUARE FEET (12.35 ACRES) MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS AND RIGHT OF WAIVS, RECORDED OR UNRECORDED IF ANY.

SURVEY AND PLAT NOTES:

- THE FOLLOWING STANDARD MONUMENTS WILL BE SET:
 - 8MM-PERMANENT MONUMENTS
 - SET 1/2" IRON BAR WITH PLASTIC CAP MARKED "ENGR 819" AT ALL REAR LOT CORNERS AND CURBS ARE NOTCHED AT THE PROJECTION OF SET LOT LINES
 - PERMANENT MONUMENTS
 - SET 1/2" IRON BAR WITH ALUMINUM CAP MARKED "ENGR 819" AT PLAT BOUNDARY CORNERS
- THIS PLAT IS CLASSIFIED SUBURBAN PROPERTY (4 CBR 30-17-000)
- BEARINGS AND COORDINATES ARE BASED ON KANSAS CITY METRO METRIC CO-ORDINATE SYSTEM OF 1983 MISSOURI WEST ZONE, 2003 ADJUSTMENT USING A GRID FACTOR OF 0.999997. COORDINATES DETERMINED BY GPS METHOD.
- NO OIL OR GAS WELLS ARE KNOWN TO EXIST ON THIS PROPERTY, PER THE "ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI" BY EDWARD ALTON, JR., P.E., 1996.
- THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (D). AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN PER FEMA MAP, PANEL NO. 535 OF 625, MAP NUMBER 2006020350 EFFECTIVE DATE: JANUARY 20, 2017.

ALL STORM WATER CONVEYANCE, RETENTION, DETENTION OR WATER QUALITY (BMP) FACILITIES TO BE LOCATED ON COMMON PROPERTY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE COVENANTS, CONDITIONS AND RESTRICTIONS "REFER TO THE COVENANTS, CONDITIONS AND RESTRICTIONS ASSOCIATED WITH THIS DEVELOPMENT FOR REQUIREMENTS"

INDIVIDUAL LOT OWNERS SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW PATHS ON THE LOTS AS SHOWN ON THE MASTER DRAINAGE PLAN, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS JOINTLY ESTABLISHED BY THE MISSOURI BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGICAL SURVEY AND RESOURCE ASSESSMENT AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

Matthew J. Schlicht, M.O.P.L.S. 201200102
ENGINEERING SOLUTIONS, LLC, MO CORP. LS 200508319-D

FINAL PLAT

The Manor at Stoney Creek - 2nd Plat

Lots 42 Thru 81 & Tracts N - P

Lee's Summit, Jackson County, Missouri

CITY OF LEE'S SUMMIT:

MAYOR AND CITY COUNCIL CERTIFICATION:

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT OF THE MANOR AT STONEY CREEK 2ND PLAT, LOTS 42-81 & TRACTS N-P WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI THIS 14th DAY OF March, 2018 BY ORDINANCE NO. 8170.

[Signature] Mayor 3-14-18

[Signature] City Clerk 3-14-18

[Signature] City Engineer 3-14-18

[Signature] City Engineer 3-14-18

[Signature] City Engineer 3-14-18

[Signature] City Engineer 3-14-18

[Signature] City Engineer 3-14-18

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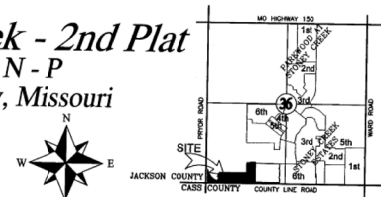
[Signature] City Engineer 3-14-18

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[Signature] City Engineer 3-14-18

[Signature] City Engineer 3-14-18

[Signature] City Engineer 3-14-18



LOCATION MAP

SECTION 36-T47N-R32W

Missouri State Plane Coordinate System
1983, Missouri West Zone
(2003 Adjustment)
Reference Monument: CA-08
Combined Scale Factor: 0.9999997

POINT	NORTHING	EASTING
1	296814.073	87637.231
2	296813.858	87620.473
3	296813.018	87613.999
4	296792.450	87614.538
5	296792.338	876147.582
6	296725.128	87628.298
7	296711.185	87544.775
8	296811.796	87544.775
CADN	296823.772	87608.886
CADWZ	296808.488	87566.239

Coordinates Shown in Meters

PLANNING & CODES ADMINISTRATION

[Signature] 3-14-18

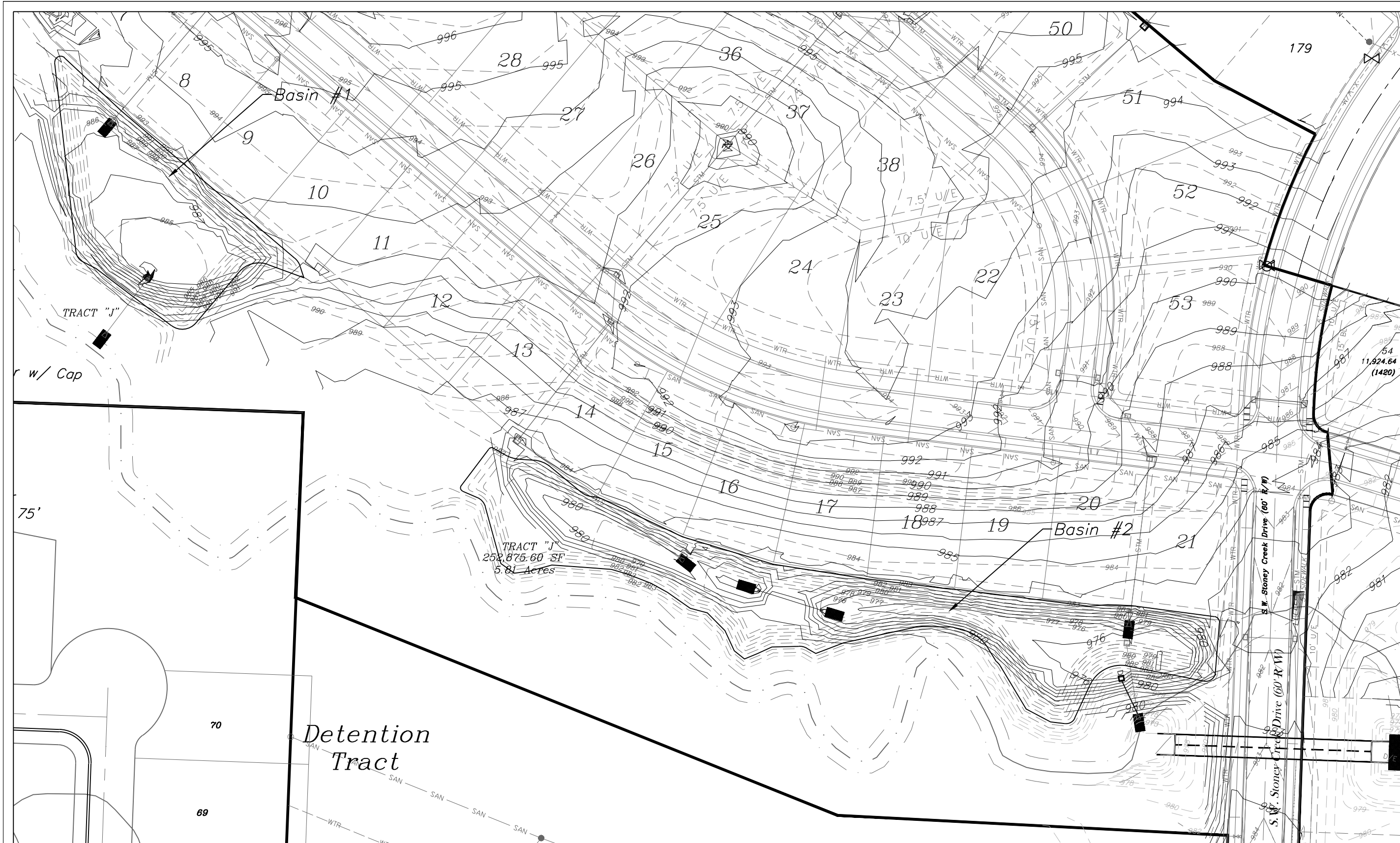
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[Signature] 3-14-18

Appendix B

As-built of Constructed BMP / Basin Facilities

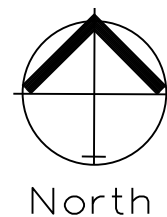
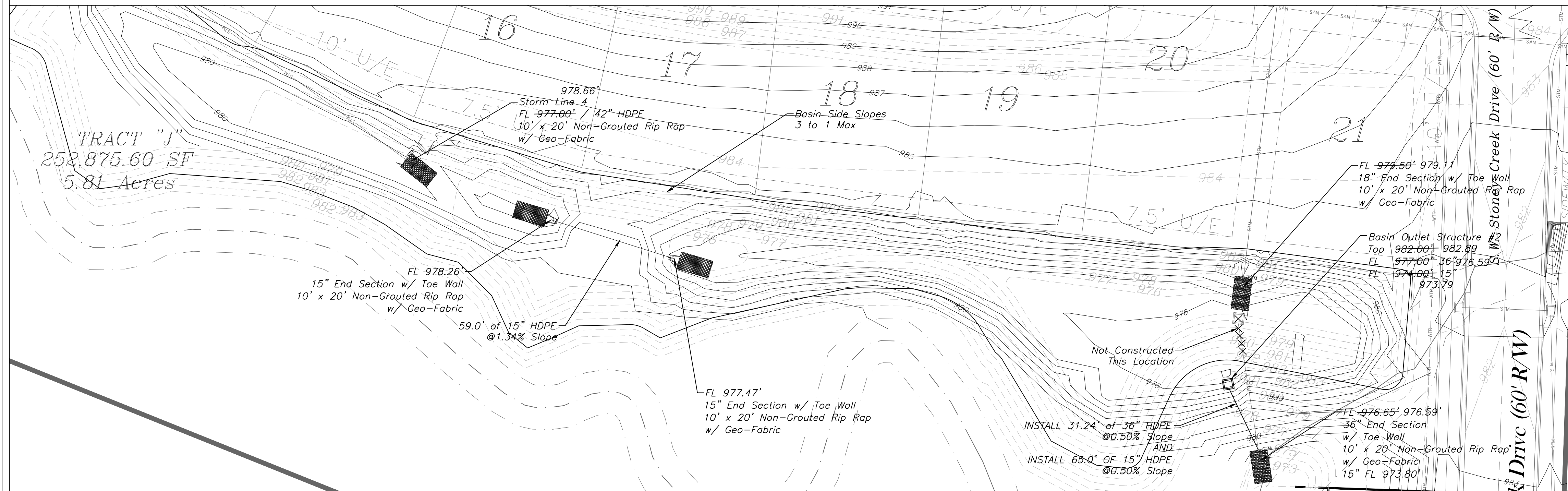
Tract J, The Reserve at Stoney Creek, 1st Plat
Tract K, The Reserve at Stoney Creek, 2nd Plat
Tract L, The Reserve at Stoney Creek, 3rd Plat
Tract P, The Manor at Stoney Creek, 2nd Plat



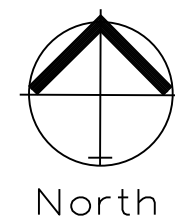
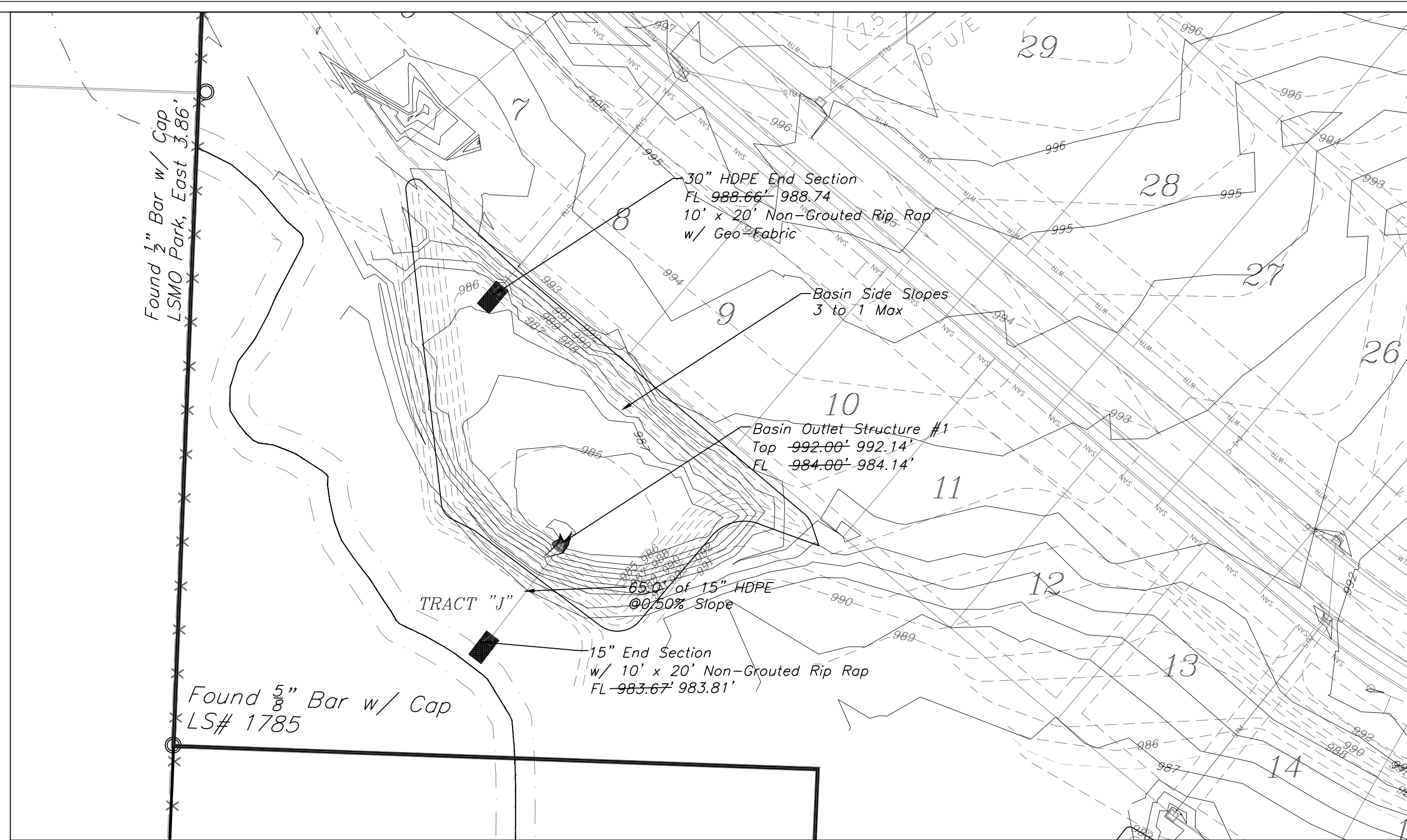
BMP/DETENTION PLAN
SCALE: 1" = 80'

NOTE:

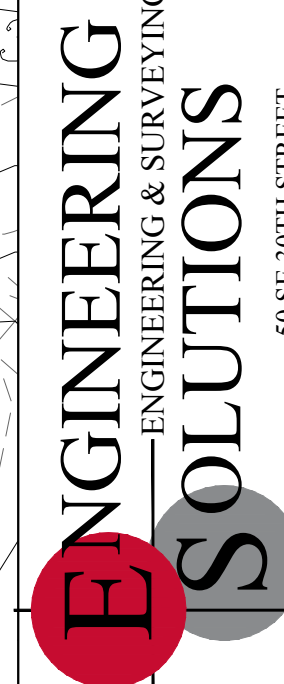
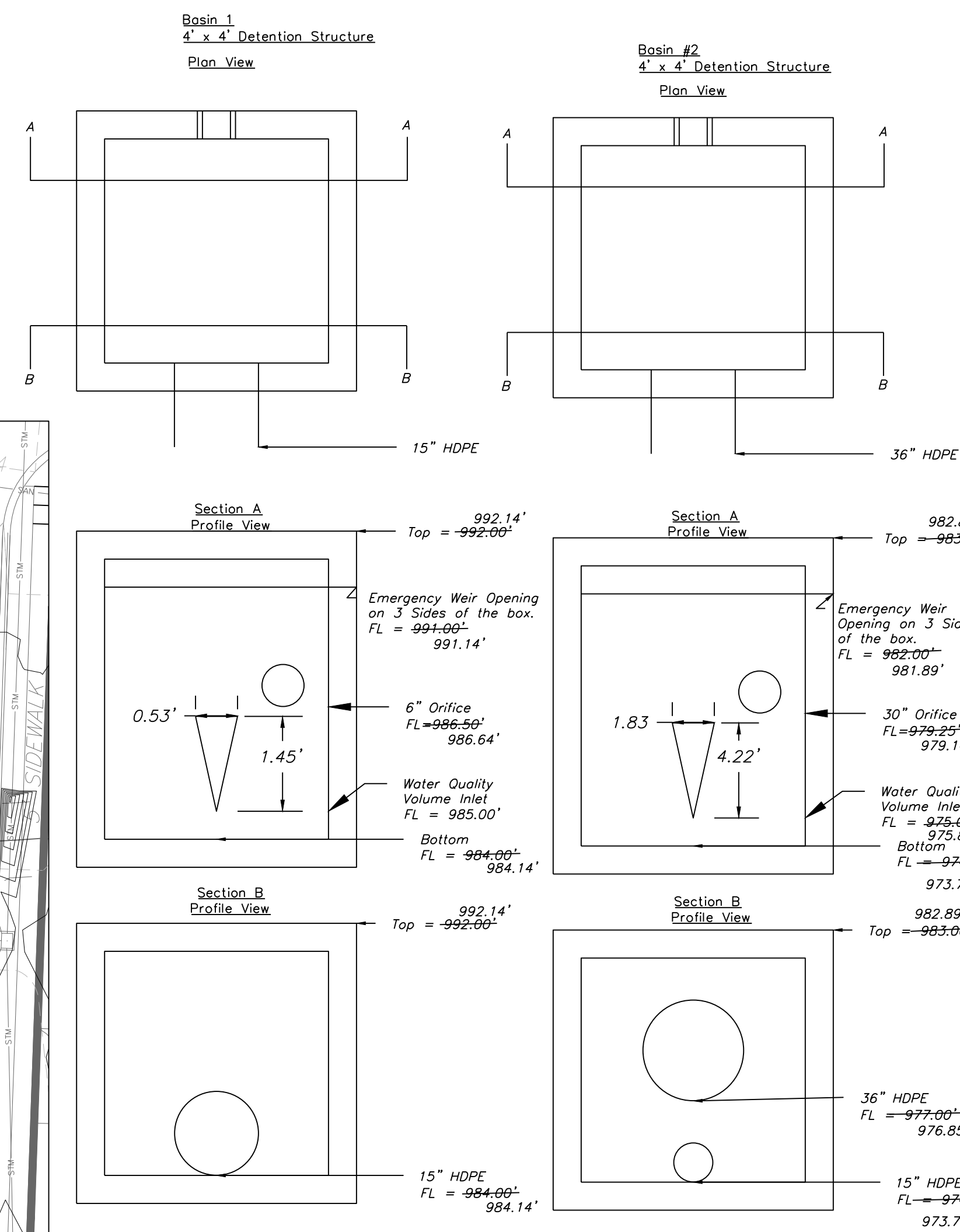
DETENTION IS A PRIVATE FEATURE TO BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION, INCLUDING THE OUTLET PIPE AND ASSOCIATED RIP RAP.



BASIN 2
SCALE: 1" = 30'



BASIN #1
SCALE: 1" = 50'

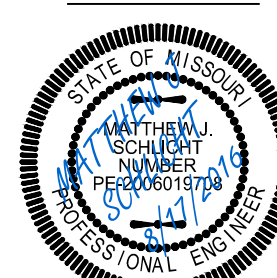


Professional Registration
Missouri
Engineering 2005002188-D
Surveying 2005003182-D
Kansas
Engineering E-1885
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

The Reserve at Stoney Creek - 1st Plat
Lee's Summit, Jackson County, Missouri

Project:
PARK/0000 7TH
Issue Date:
July 2016

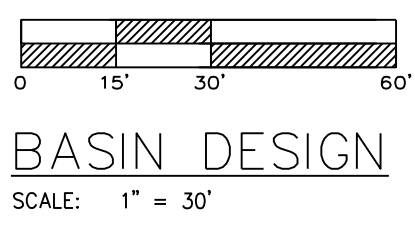
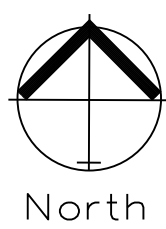
BMP/DETENTION PLAN
Construction Plans for:
The Reserve at Stoney Creek - 1st Plat
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO. PE. 2006019708
KS. PE. 19071
OK. PE. 25226

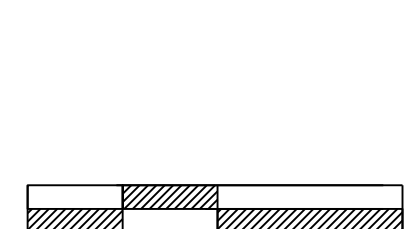
REVISIONS

7/29/16 - As Built
8/17/16 - As Built



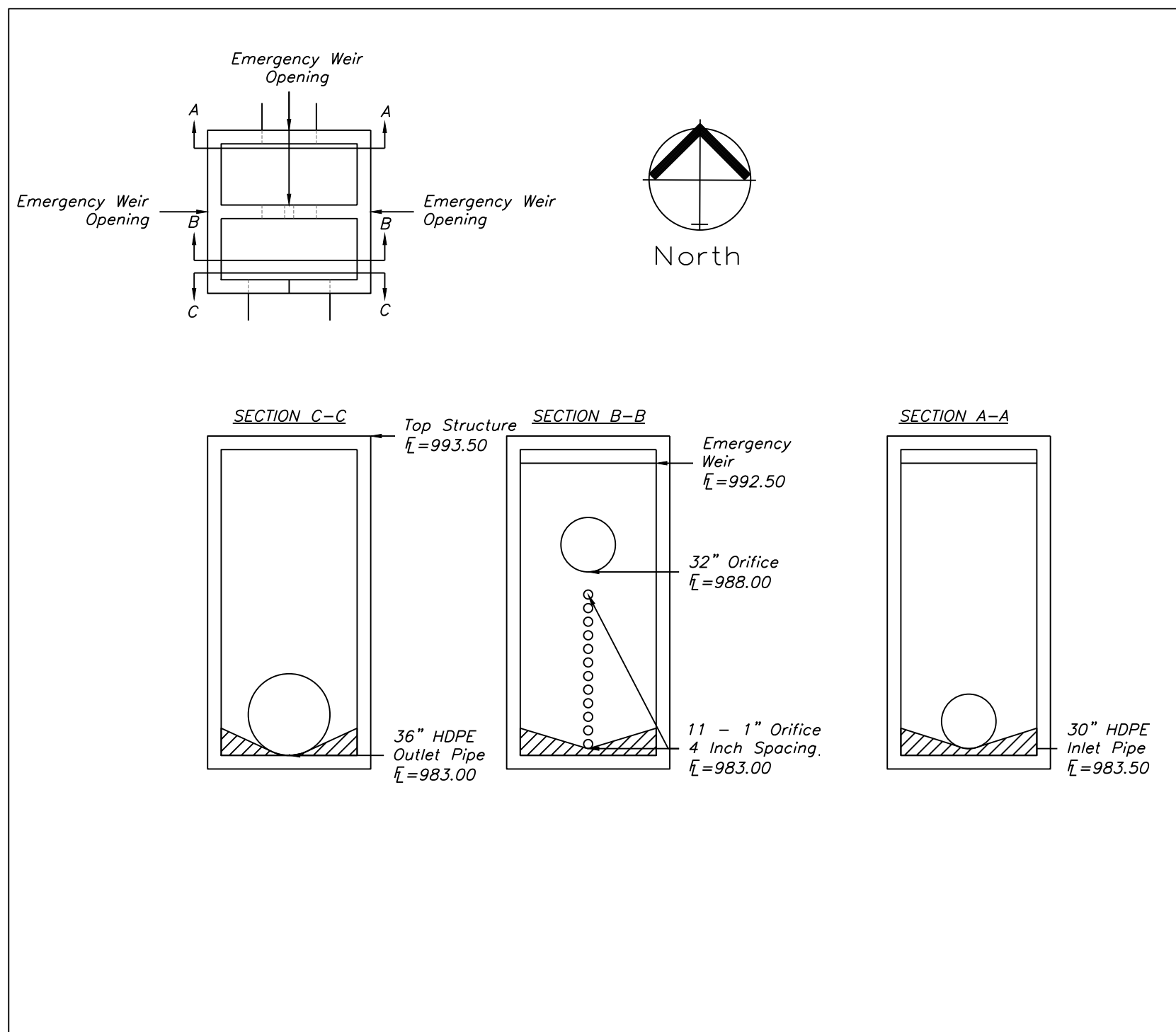
BASIN DESIGN

SCALE: 1" = 30'



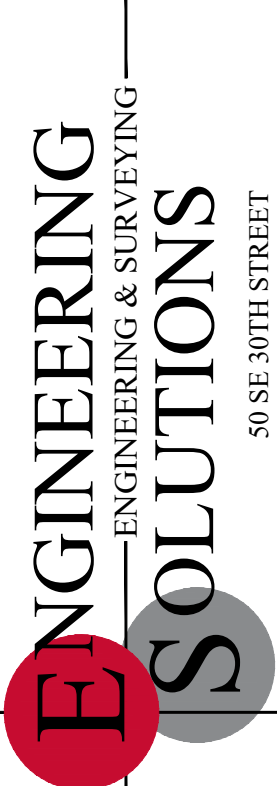
DETENTION OUTLET STRUCTURE

SCALE: 1" = 5'



"AS-BUILT"

900.10
~~900.00~~ Indicates data replaced with "As-Built" information. All other data is as designed and has not been field verified.



Professional Registration
Missouri
Engineering 2005002188-D
Surveying 202000819-D
Kansas
Engineering E-1895
Surveying LS-219
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

The Reserve at Stoney Creek - 3rd Plat
Lee's Summit, Jackson County, Missouri

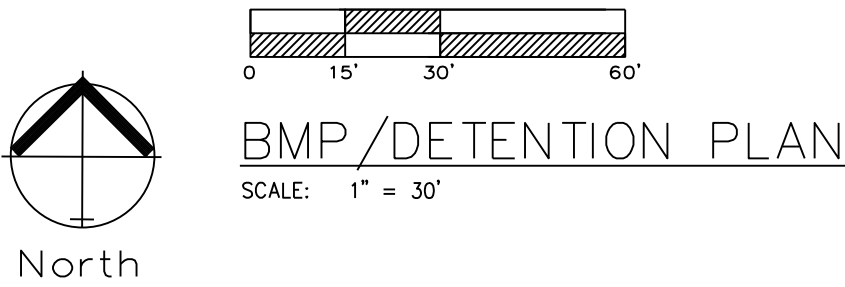
Project: THE RESERVE
AT STONEY CREEK 3RD PLAT
Drawn By: JWS
Date: July 18, 2017

DETENTION BASIN / BMP PLAN
Construction Plans for:
The Reserve at Stoney Creek - 3rd Plat
Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 255226

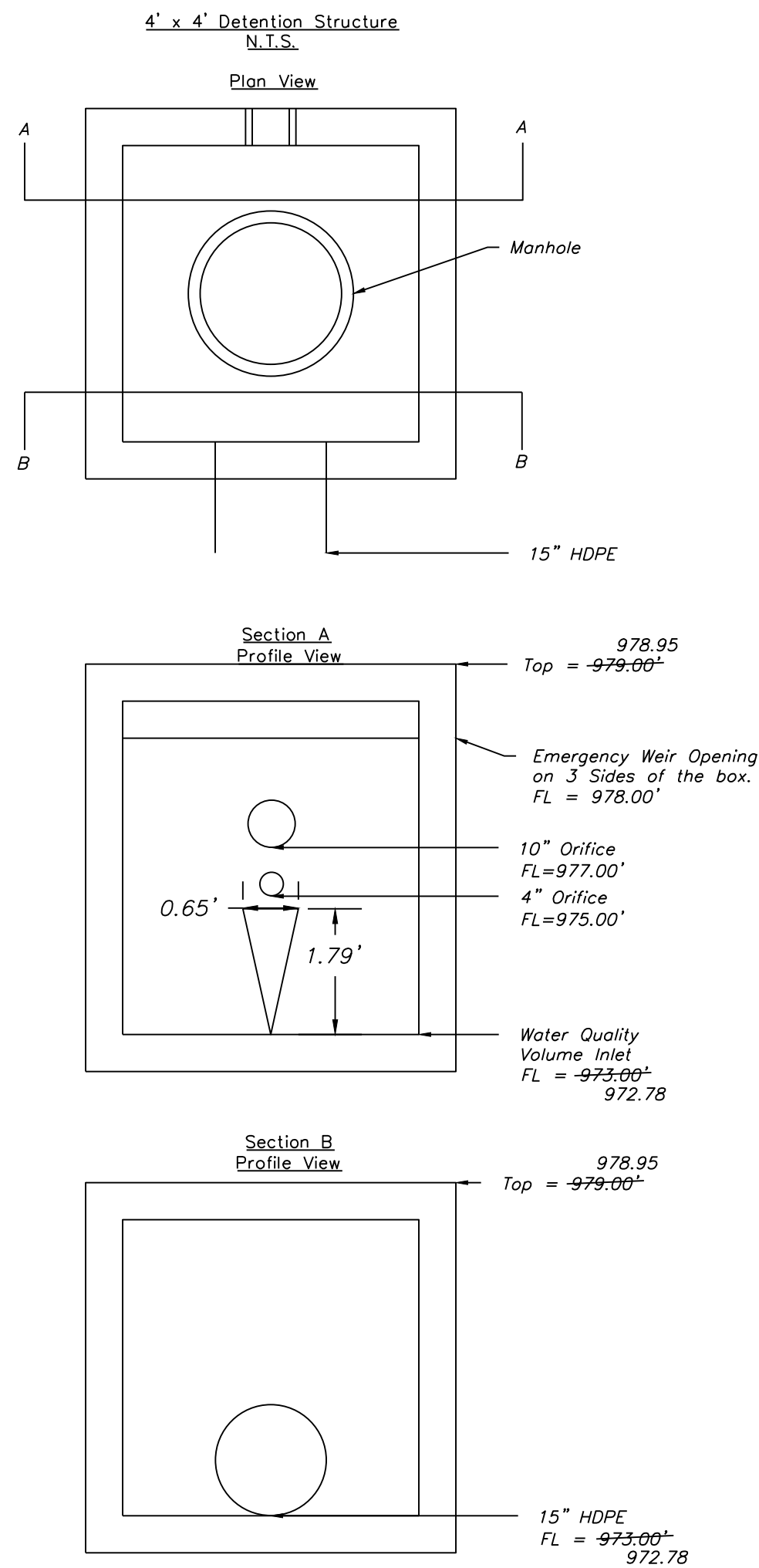
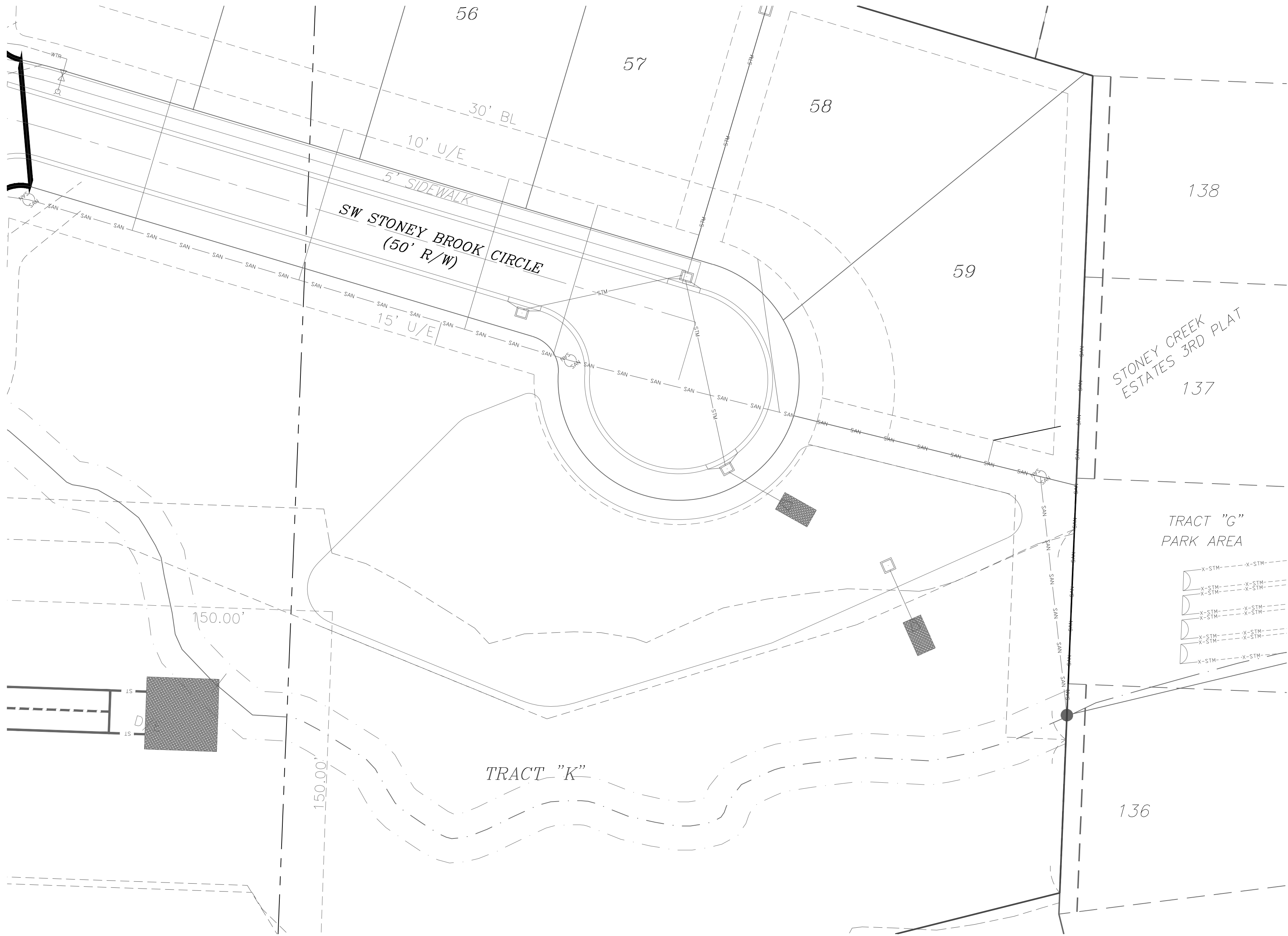
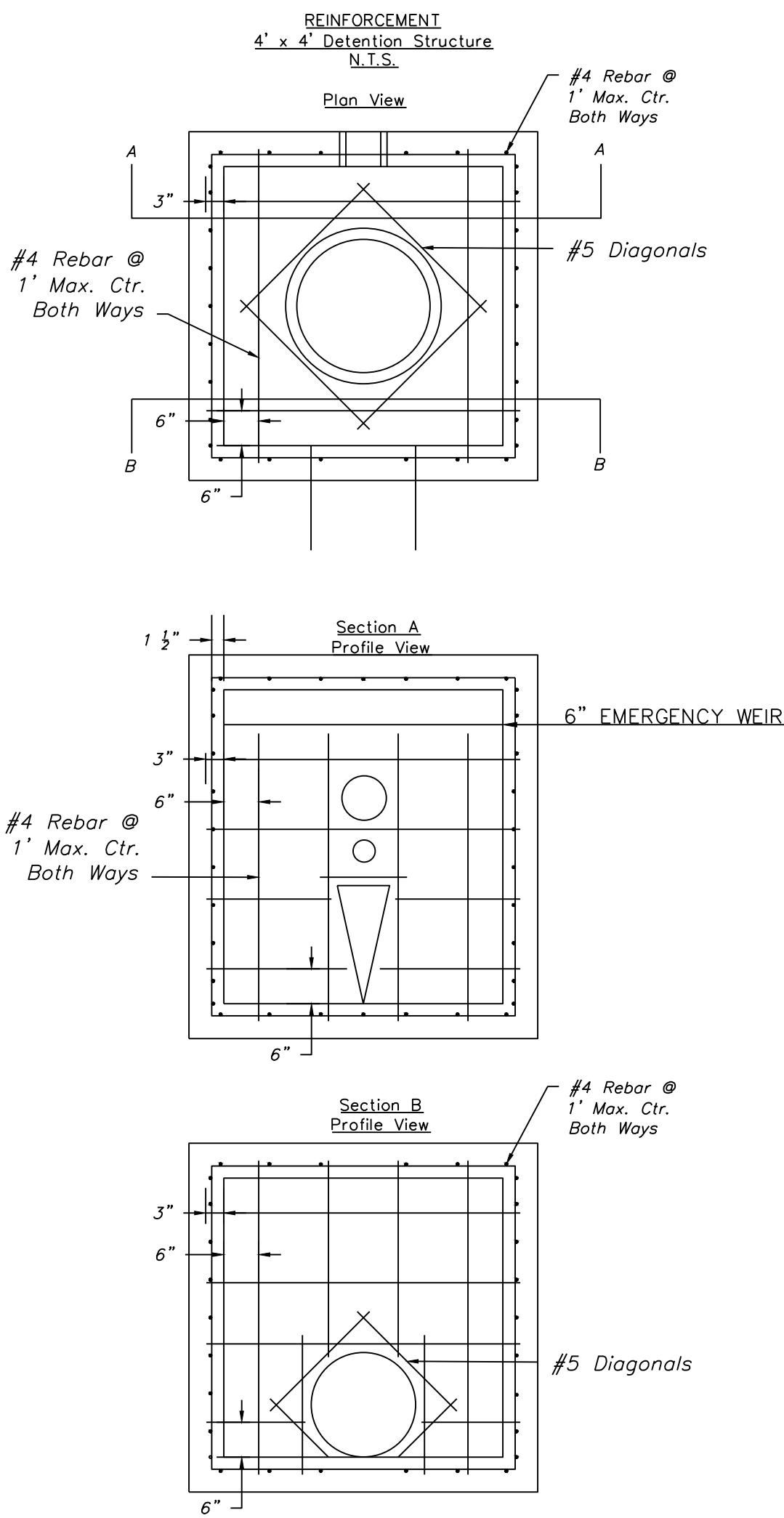
REVISIONS

9/24/19 - As-Built



NOTE:

DETENTION IS A PRIVATE FEATURE TO BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION, INCLUDING THE OUTLET PIPE AND ASSOCIATED RIP RAP.



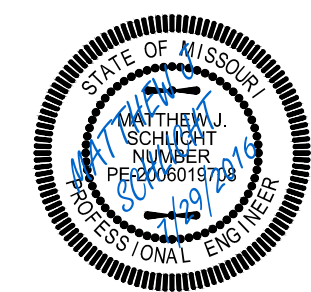
"AS-BUILT"

900.10
906.00 Indicates data replaced with "As-Built" information. All other data is as designed and has not been field verified.

The Reserve at Stoney Creek - 2nd Plat
Lee's Summit, Jackson County, Missouri

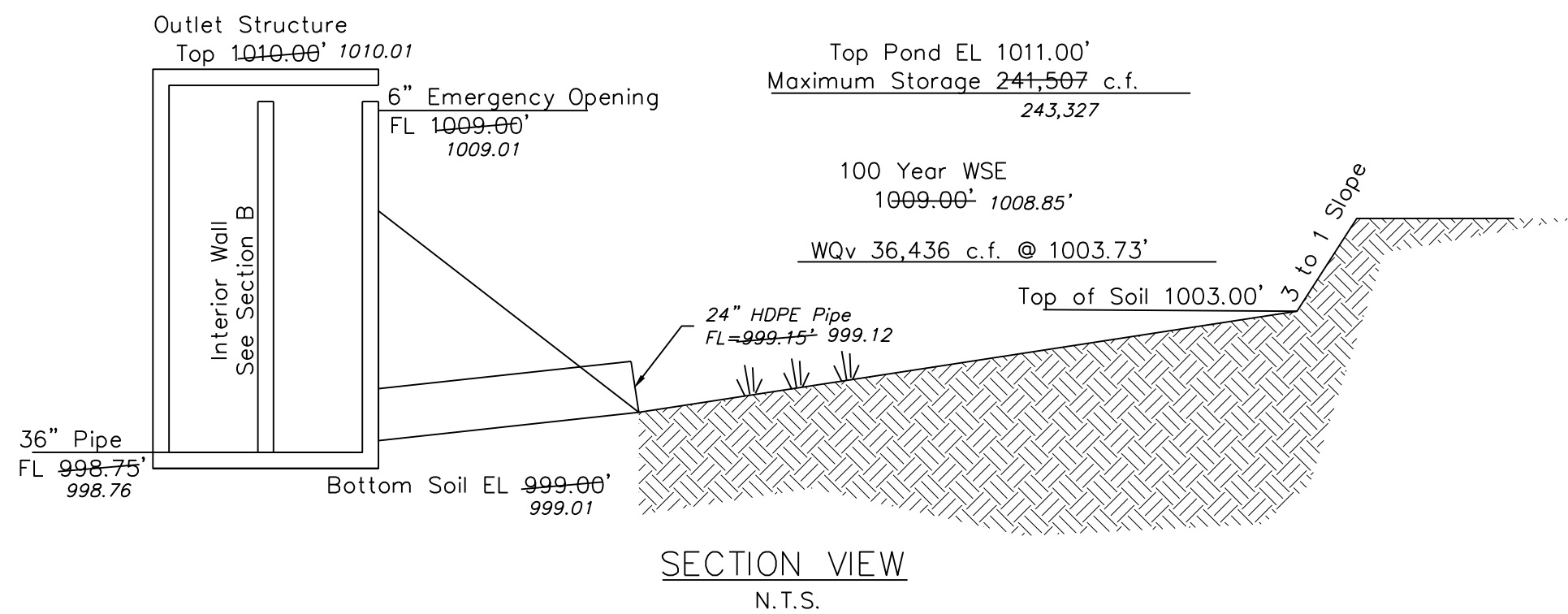
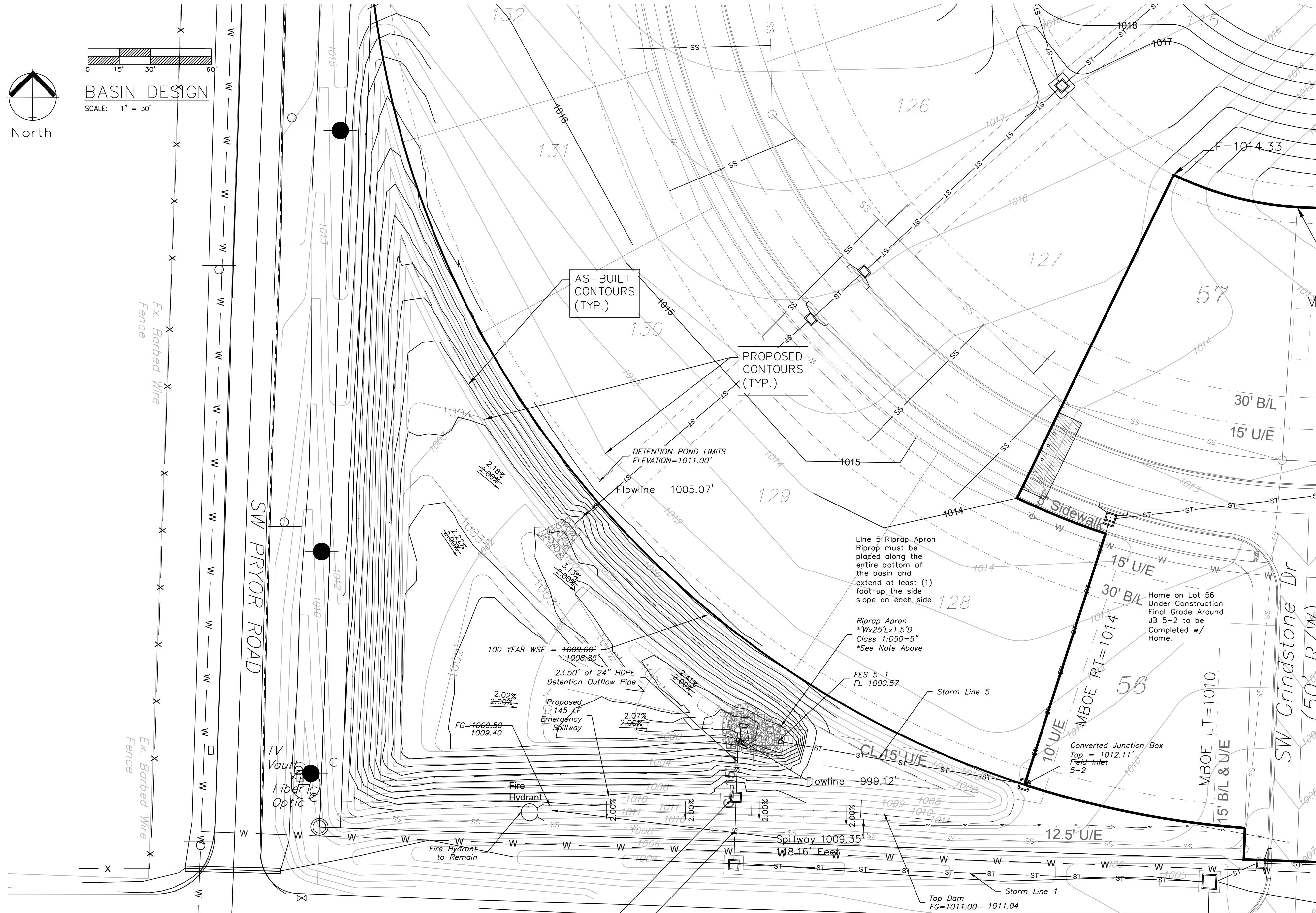
Project: RESERVE
AT STONEY
CREEK, 2ND PLAT
Issue Date:
August 2014

BMP/DETENTION PLAN
Construction Plans for:
The Reserve at Stoney Creek - 2nd Plat
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

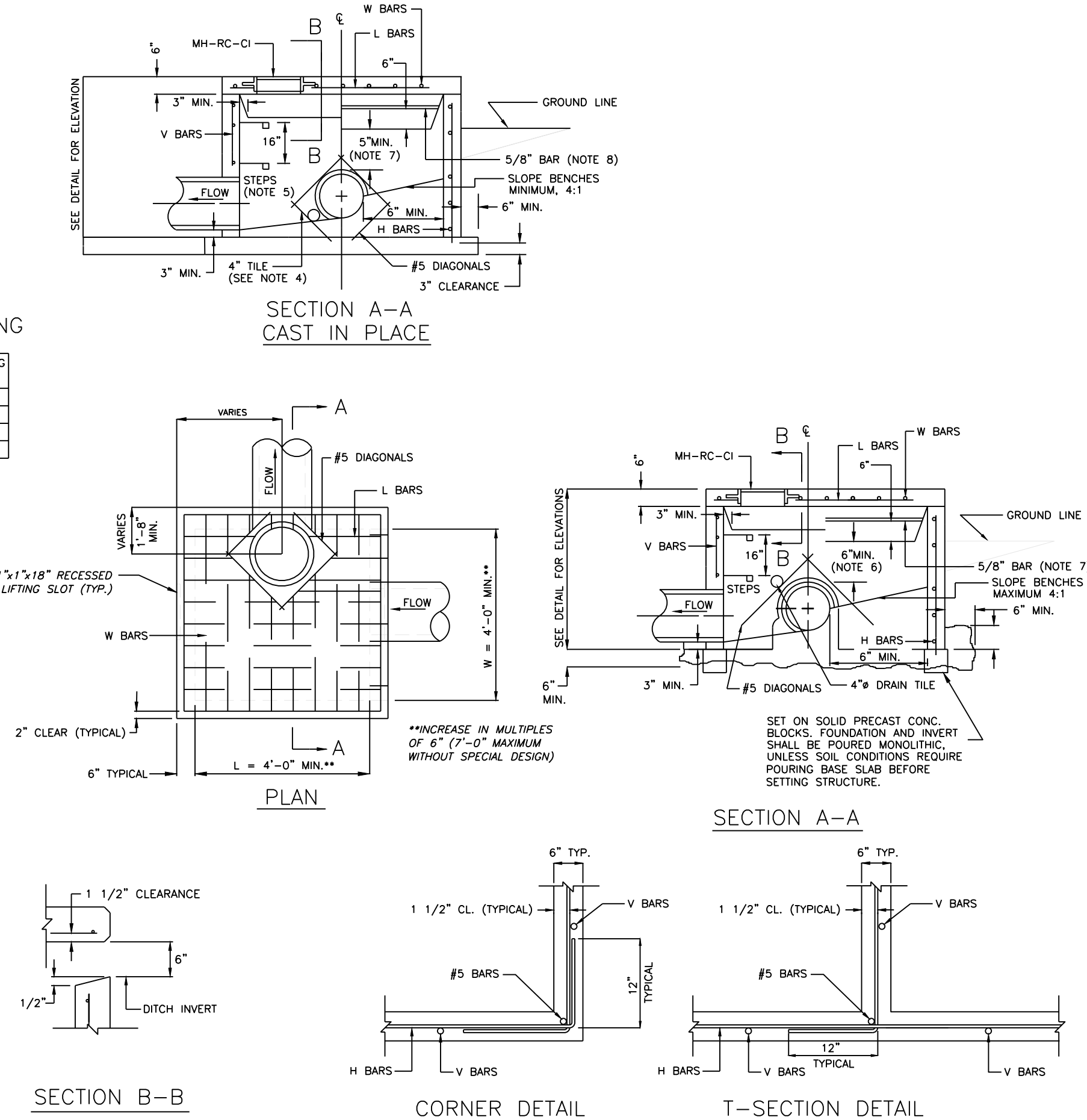
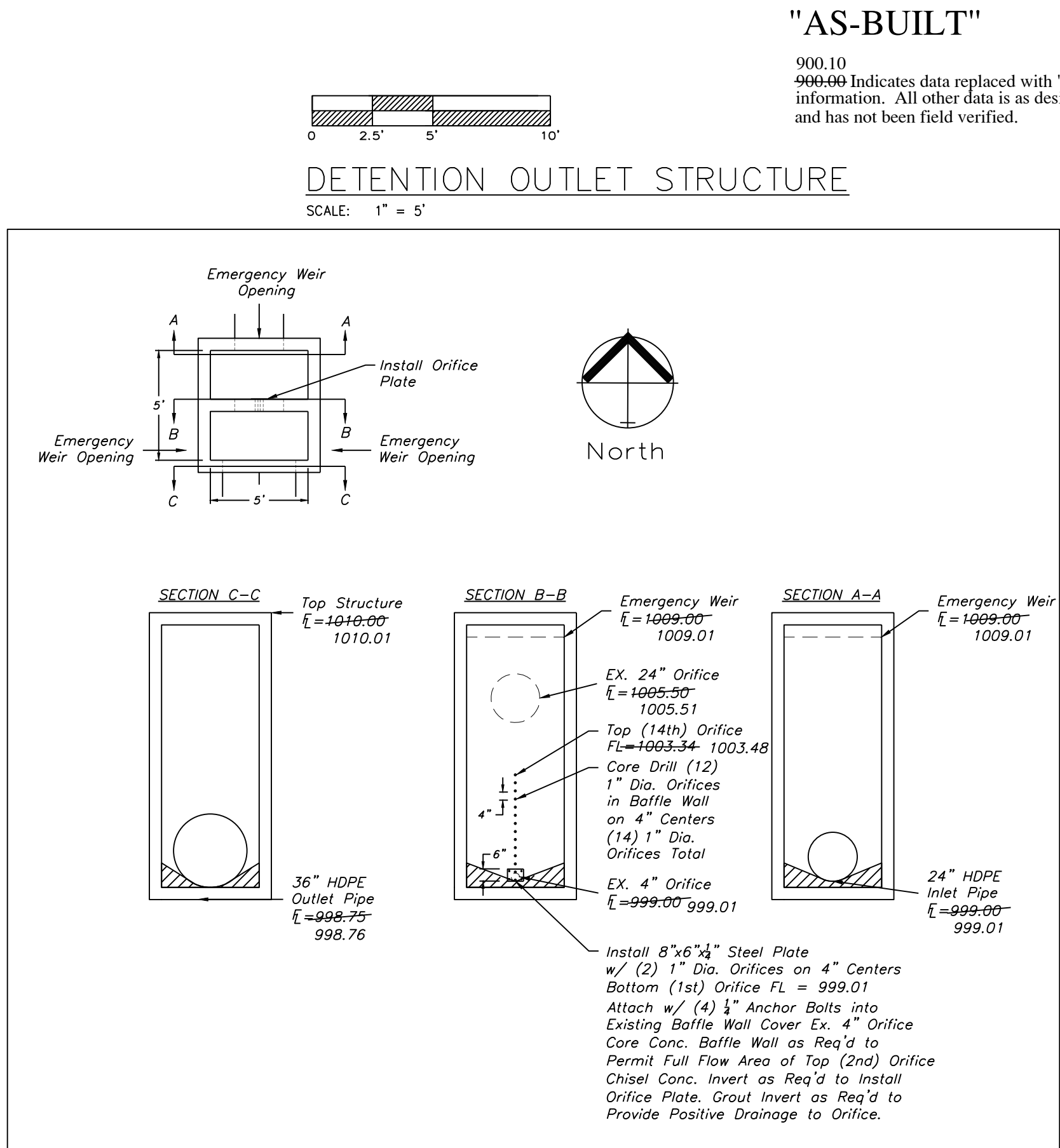
REVISIONS
REV. 10/07/15
REV. 10/21/15
7/12/16 - As Built
7/29/16 - As Built



GENERAL NOTES:

1. Locate ring and cover over outlet.
2. All work and materials shall conform to APWA Sect. 2600.
3. Use 3/4" chamfer strip on all exposed concrete corners.
4. Steps required @ 16" O.C. when depth from top of casting to invert exceeds 4 feet.
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. Limit opening height to 6" with No. 5 galvanized bars extending to corner rebars.
9. Show field inlet orientation on plans plus number and size of opening.
10. O.R. = one half outside pipe diameter (O.D.).
11. 4" Ø field tile or precast hole shall be located at entering pipe and in the front face sump points. These tiles or openings shall be capped with 1/4" galvanized wire mesh on the outside of the inlet and clear the invert and base concrete.
12. Location of the Manhole shall be located along the Northeast side of the structure.

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



Appendix C

Stormwater BMP Basin Inspection Form

STORMWATER BMP INSPECTION REPORT FORM

Location of BMP: _____

BMP Type: _____

Date of Inspection: _____

Inspected by: _____

Maintenance Item	Features			Comments
	Yes	No	N/A	
Functioning to avoid complaints				
Aesthetically maintained				
Free of trash and debris				
Good vegetation cover				
Free of invasive species				
Evidence of erosion				
Bottom of basin clear of excess sediment				
Outlet structure in working condition				
Spillway in working condition				

Action to be taken: _____

Appendix D

Ownership Forms

OWNERSHIP INFORMATION

Ownership information shall be updated in the event the property owner where the stormwater BMP's are located changes. Below is contact information for the property owner, shall they need to be contacted regarding the stormwater BMPs.

Stormwater BMP Property Ownership	
Property Owner	Clayton Properties Group, dba Summit Homes
Contact Person	Travis Ruf
Address	120 SE 30 th Street, Lee's Summit, MO 64082
Phone Number	816.246.6700
Email Address	development@summithomeskc.com

Stormwater BMP Property Change of Ownership	
Property Owner	
Contact Person	
Address	
Phone Number	
Email Address	

Stormwater BMP Property Change of Ownership	
Property Owner	
Contact Person	
Address	
Phone Number	
Email Address	

Stormwater BMP Property Change of Ownership	
Property Owner	
Contact Person	
Address	
Phone Number	
Email Address	