

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



Matthew J. Schlicht, PE

Revision		
Date	Comment	By

Table of Contents

- Purpose
- 1. General Site Overview
 - 1.1 Location of Stormwater BMP
 - 1.2 Types of Storm water Best Management Practices
- 2. Maintenance of Stormwater Management Facilities
 - 2.1 Floodplain and Stream Buffer Areas
 - 2.2 Extended Dry Detention Basin
 - Table 1 "Maintenance of Extended Dry Detention Basin"
 - 2.3 Native Vegetation
 - Table 2 "Maintenance of Native Vegetation"
 - 2.4 Inspection of Facilities
 - 2.5 Repair of Facilities
- 3. Changes to Current Plan
 - 3.1 Ownership Change
 - 3.2 Additional Land Added to the Development
 - 3.3 Changes to How Maintenance is Performed
- Appendix
 - A – Final Plats of Site
 - B – As-built of Constructed BMP / Basin Facilities
 - C – Stormwater BMP Basin Inspection Form
 - D – Ownership Form

PURPOSE

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.

1. General Site Overview

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.

The sites drain primarily to the east into an unnamed tributary of Raintree Lake and ultimately into Middle Big Creek, with the exception of The Manor at Stoney Creek 2nd Plat, which drains to south.

1.1 Location of Stormwater BMP's

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.



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 design 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.

2.1 Floodplain and Stream Buffer Areas

The Reserve at Stoney 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 design 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 basins are 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.

Table 2. Maintenance of Native Vegetation

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
1 st year of establishment-mowing*	To maintain a healthy level of vegetation	Mow no more than monthly to a minimum height of 5"
2 nd year of establishment-mowing*	To maintain a healthy level of vegetation	Mow once in June to a minimum height of 8", spot treat weeds as necessary
3 rd year and beyond of establishment-mowing*	To maintain a healthy level of vegetation	Mow once in the off-season (Late October to Early March) to a minimum height of 8"
Removal of invasive species	To encourage a healthy native plant environment, growth of species invasive to the area shall not occur	Periodically
Seeding (recommend to use a mix with the above plantings)	To establish plantings in bare areas	Shall occur if areas are bare soil for extend period of time

*Native vegetation shall never be mowed in wet or muddy conditions.

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.

2.5 Repair of 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 Facility Maintenance 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 Sites

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

2016 EDD 18/52

FINAL PLAT

The Reserve at Stoney Creek - 1st Plat

Lots 1 Thru 53 & Tract J

Lee's Summit, Jackson County, Missouri

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 RESERVE AT STONEY CREEK 1st PLAT - LOTS 1 - 53 & TRACT J

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, TELEPHONE, CABLE TELEVISION OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM UPON, OVER, OR UNDER THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENTS" (U.E.) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT. GRANTOR, ON BEHALF OF HIMSELF, HIS HEIRS, HIS ASSIGNS AND SUCCESSORS IN INTEREST, HEREBY WAIVES, TO THE FULLEST EXTENT ALLOWED BY LAW, INCLUDING, WITHOUT LIMITATION, SECTION 62.188 RSMo, (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT HEREIN GRANTED.

SIGN EASEMENT ON LOT 53:
AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE STONEY CREEK HOMES ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS, TO LOCATE, CONSTRUCT, AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF MONUMENT, SIGN, LANDSCAPING, IRRIGATION, CONDUITS, AND/OR STRUCTURES FOR ENTRY SIGNS OR MONUMENTS FOR THE SUBDIVISION, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS "SIGN EASEMENT".

STREAM BUFFER SET BACK LINES:
THE STREAM BUFFER IS CONTAINED WITHIN TRACT J. NO CONSTRUCTION OR DISTURBANCE OF ANY TYPE, INCLUDING CLEARING, GRUBBING, STRIPPING, FILL, EXCAVATION, LINEAR GRADING, PAVING, OR BUILDING IS ALLOWED IN THE BUFFER ZONE EXCEPT BY PERMISSION FROM THE CITY ENGINEER. DENISE STANDS OF NATIVE VEGETATION SHALL BE MAINTAINED, PARTICULARLY IN THE 25 FEET CLOSEST TO THE TOP OF BANK. EXCEPTION TO THIS RULE IS THE CONSTRUCTION OF THREE (3) DETENTION BASINS FOR THE CONTROL OF STORMWATER GENERATED BY THE PROJECT. DEPICTED ON THE PLAT AS "SB".

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 THOROUGHFARES 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.

LIMIT OF NO ACCESS:
STONEY CREEK DRIVE IS A LIMITED ACCESS COLLECTOR STREET AND NO ACCESS SHALL BE ALLOWED FROM LOTS 21, 52-53 AND TRACT J.

SIDEWALKS:
SIDEWALKS ALONG THE EAST AND WEST SIDES OF SW STONEY CREEK DRIVE ALONG THE FRONTAGE OF TRACT J SHALL BE CONSTRUCTED BY THE DEVELOPER AT THE SAME TIME THE ADJACENT SEGMENT OF STONEY CREEK DRIVE IS INSTALLED.

COMMON AREA:
TRACT J IS COMMON AREA TO BE OWNED AND MAINTAINED BY STONEY CREEK HOMES OWNERS ASSOCIATION, INC. THIS AREA IS TO BE USED FOR DETENTION AND BMP FACILITIES.

IN TESTIMONY WHEREOF:
GRIFIN RILEY INVESTMENTS, L.L.C. A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS 14th DAY OF February, 2016.

GRIFIN RILEY INVESTMENTS, L.L.C.
FREDERICK J. DELBERG, MEMBER

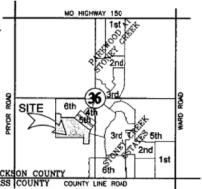
NOTARY CERTIFICATION:
STATE OF Missouri
COUNTY OF Jackson
ON THIS 14th DAY OF February, 2016, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED FREDERICK J. DELBERG, TO ME PERSONALLY KNOWN AND WHO BEING BY ME DULY SWORN BY ME I DID SAY THAT HE IS A MEMBER OF GRIFIN RILEY INVESTMENTS, L.L.C. A MISSOURI LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY AND AS THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS THEREOF:
I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL, THE DATE LAST WRITTEN ABOVE.

MY COMMISSION EXPIRES: June 11, 2017
NOTARY PUBLIC

THE RESERVE AT STONEY CREEK - 1ST PLAT BOUNDARY DESCRIPTION

ALL THAT PART OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 47 NORTH, RANGE 32 WEST, LEE'S SUMMIT, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF PARKWOOD AT STONEY CREEK 6TH PLAT, RECORDED AS DOCUMENT NUMBER 201400315080; THENCE SOUTHWEST 75°54'04" EAST, THIS AND THE FOLLOWING S COMMANDS ARE ALONG THE SOUTHERLY LINE OF SAID 6TH PLAT, A DISTANCE OF 114.96 TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET AND AN ARC LENGTH OF 21.60 FEET; THENCE SOUTHWEST 87°55'04" EAST A DISTANCE OF 30.00 FEET; THENCE SOUTHWEST 21°30'02" WEST A DISTANCE OF 115.04 FEET; THENCE SOUTHWEST 87°55'04" EAST A DISTANCE OF 43.80 FEET; THENCE SOUTHWEST 49°42'15" EAST A DISTANCE OF 624.84 FEET TO THE SOUTHWEST CORNER OF LOT 179 PARKWOOD AT STONEY CREEK 5TH PLAT, RECORDED AS DOCUMENT NUMBER 20120125894; THENCE SOUTHWEST 62°04'15" EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 179, A DISTANCE OF 97.25 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTHWEST STONEY CREEK DRIVE; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT LEAVING AN INITIAL TANGENT BEARING OF NORTH 72°54'00" WEST, A RADIUS OF 59.00 FEET AND AN ARC LENGTH OF 133.47 FEET; THENCE SOUTHWEST 73°27'21" EAST A DISTANCE OF 60.02 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT LEAVING AN INITIAL TANGENT BEARING OF SOUTH 14°49'00" WEST, A RADIUS OF 470.00 FEET AND AN ARC LENGTH OF 305.01 FEET TO A POINT OF TANGENCY; THENCE SOUTHWEST 02°01'02" WEST A DISTANCE OF 432.21 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET AND AN ARC LENGTH OF 20.89 FEET; THENCE SOUTH 04°37'30" EAST A DISTANCE OF 32.99 FEET; THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 72°54'00" WEST, A RADIUS OF 15.00 FEET AND AN ARC LENGTH OF 21.60 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET AND AN ARC LENGTH OF 23.57 FEET; THENCE SOUTH 02°01'02" WEST A DISTANCE OF 40.00 FEET; THENCE WESTERLY ALONG A CURVE TO THE LEFT WITH AN INITIAL TANGENT BEARING OF NORTH 88°00'00" WEST, A RADIUS OF 15.00 FEET AND AN ARC LENGTH OF 23.56 FEET TO A POINT OF TANGENCY; THENCE SOUTH 02°01'02" WEST A DISTANCE OF 305.61 FEET; THENCE NORTH 87°57'22" WEST A DISTANCE OF 60.02 FEET; THENCE NORTH 02°01'02" EAST A DISTANCE OF 326.55 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET AND AN ARC LENGTH OF 23.57 FEET; THENCE NORTH 02°01'02" EAST A DISTANCE OF 50.00 FEET; THENCE EASTERLY ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 88°00'00" EAST, A RADIUS OF 15.00 FEET AND AN ARC LENGTH OF 23.56 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°00'00" EAST A DISTANCE OF 35.18 FEET; THENCE NORTH 87°57'22" WEST A DISTANCE OF 331.36 FEET; THENCE NORTH 88°00'00" EAST A DISTANCE OF 484.21 FEET; THENCE NORTH 02°13'02" EAST A DISTANCE OF 156.77 FEET; THENCE NORTH 87°56'42" WEST A DISTANCE OF 326.74 FEET; THENCE NORTH 02°13'02" EAST A DISTANCE OF 825.88 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT CONTAINS 971,892.38 SQUARE FEET (22.31 ACRES) MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS AND RIGHT OF WAYS, RECORDED OR UNRECORDED IF ANY.



LOCATION MAP SECTION 36-T47N-R32W

CITY OF LEE'S SUMMIT:
MAYOR AND CITY COUNCIL CERTIFICATION:
THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT OF THE RESERVE AT STONEY CREEK 1ST PLAT, LOTS 1 - 53 & TRACT J WAS SUBMITTED TO AND APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI THIS 21st DAY OF February, 2016, BY ORDINANCE NO. 7755.

Randall L. Rhoads 2/2/16
RANDALL L. RHOADS, MAYOR
Denise R. Chibum 3/3/16
DENISE R. CHIBUM, CITY CLERK

APPROVED:
PUBLIC WORKS / ENGINEERING
Geoff Binger, P.E. 2/24/16
GEOFF BINGER, P.E., CITY ENGINEER

PLANNING & CODES ADMINISTRATION

Robert S. Maky, AICP 2/22/16
ROBERT S. MAKY, AICP, DIRECTOR OF PLANNING AND CODES ADMINISTRATION

PLANNING COMMISSION

Fred DeMoro 3/1/16
FRED DeMORO, SECRETARY

JACKSON COUNTY:

APPROVED: JEFFERSON'S OFFICE
Matthew J. Bickel 3/3/16
MATTHEW J. BICKEL, JEFFERSON'S OFFICE

SURVEY AND PLAT NOTES:

- THE FOLLOWING STANDARD MONUMENTS WILL BE SET:
a. SEMI-PERMANENT MONUMENTS
b. SET 12" IRON BAR WITH PLASTIC CAP MARKED "ENGR 8319" AT ALL REAR LOT CORNERS AND CURVES ARE NOTICED AT THE PROJECTION OF SIDE LOT LINES.
c. PERMANENT MONUMENTS
d. SET 5/8" IRON BAR WITH ALUMINUM CAP MARKED "ENGR 8319" AT PLAT BOUNDARY CORNERS.
- THIS PROPERTY IS CLASSIFIED SUBURBAN PROPERTY (4 CSR 30-17.020).
- BEARINGS AND COORDINATES ARE BASED ON KANSAS CITY METRO MONUMENT CA-08 OF THE MISSOURI STATE COORDINATE SYSTEM OF 1983 MISSOURI WEST ZONE, 2003 ADJUSTMENT USING A GRID FACTOR OF 0.999997. COORDINATES DETERMINED BY GPS METHODS.
- 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 ALON, JR., P.E., 1996.
- THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE 0A, AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER E.A. MAP, PANEL NO. 408 OF 408, COMMUNITY PANEL NO. 200800001 EFFECTIVE DATE: SEPTEMBER 29, 2006.
- 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 "HISER" 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 SURVEY 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 RESOURCES ASSESSMENT AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

Matthew J. Bickel 2/24/16
MATTHEW J. BICKEL, MISSOURI LAND SURVEYOR
ENGINEERING SOLUTIONS, L.L.C. NO CORP LS 200500819-D

Missouri State Plane Coordinate System
1983, Missouri West Zone
(2003 Adjustment)
Reference Monument: CA-08
Combined Scale Factor: 0.9999987

POINT	NORTHING	EASTING
1	297033.541	857910.288
2	296793.204	857898.241
3	296793.856	857879.045
4	296891.553	857853.406
5	296952.994	857842.801
6	297004.215	857844.186
7	297425.813	857853.922
8	297208.959	857754.835
9	297072.566	857656.037
CA08	297024.772	857606.986
CA08A2	297008.486	857808.330

Coordinates Shown in Meters

I record this day of March, 2016
at 0:00 O'clock PM
in Book 166 at Page 18
Record Number 2016 EDD 18/52
Director Recorder of Deeds
Samuel M. Smith
Recorder's Fee \$ 16.00

REVISIONS

DATE	BY	REVISION
2-2-16	Copy for Signature	

Final Plat
The Reserve at Stoney Creek 1st Plat
Section 36, Township 47 N, Range 32 West
Lee's Summit, Jackson County, Missouri

ENGINEERING SOLUTIONS
MATTHEW J. BICKEL
LAND SURVEYOR
P.E. NO. 025-0887
P.E. NO. 025-0887
P.E. NO. 025-0887

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 BE DEDICATED 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

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

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

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

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

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

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

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

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

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

Matthew J. Schlicht, Notary Public

Commission # 13533177

My Commission Expires December 10, 2019

Filed for Record this day of March 14, 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 D1 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.

THE 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 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, MOLS 201200102

ENGINEERING SOLUTIONS, LLC, MO CORP. LS 200508319-D

DATE 3/14/18

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

APPROVED: PUBLIC WORKS / ENGINEERING

[Signature] City Engineer 3-14-18

APPROVED: PLANNING & CODES ADMINISTRATION

[Signature] Director of Planning and Special Projects 3-14-18

APPROVED: ASSESSOR'S OFFICE

[Signature] Assessor 3-15-18

APPROVED: PLANNING COMMISSION

[Signature] Secretary 3-12-18

APPROVED: ASSESSOR'S OFFICE

[Signature] Assessor 3-15-18

APPROVED: ASSESSOR'S OFFICE

[Signature] Assessor 3-15-18

APPROVED: ASSESSOR'S OFFICE

[Signature] Assessor 3-15-18

APPROVED: ASSESSOR'S OFFICE

[Signature] Assessor 3-15-18

APPROVED: ASSESSOR'S OFFICE

[Signature] Assessor 3-15-18

APPROVED: ASSESSOR'S OFFICE

[Signature] Assessor 3-15-18

APPROVED: ASSESSOR'S OFFICE

[Signature] Assessor 3-15-18

APPROVED: ASSESSOR'S OFFICE

[Signature] Assessor 3-15-18

APPROVED: ASSESSOR'S OFFICE

[Signature] Assessor 3-15-18

APPROVED: ASSESSOR'S OFFICE

[Signature] Assessor 3-15-18

APPROVED: ASSESSOR'S OFFICE

[Signature] Assessor 3-15-18

APPROVED: ASSESSOR'S OFFICE

[Signature] Assessor 3-15-18

APPROVED: ASSESSOR'S OFFICE

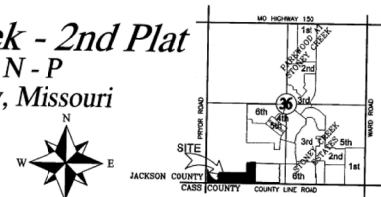
[Signature] Assessor 3-15-18

APPROVED: ASSESSOR'S OFFICE

[Signature] Assessor 3-15-18

APPROVED: ASSESSOR'S OFFICE

[Signature] Assessor 3-15-18



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 87630.473

3 296813.018 87636.999

4 296792.450 87644.538

5 296792.336 87647.582

6 296725.126 87628.298

7 296711.185 87644.775

8 296811.796 87644.775

CA08 296823.772 87608.886

CA0428 296808.488 87666.239

Coordinates Shown in Meters

REVISIONS

DATE

BY

City Engineer

City Engineer

City Engineer

City Engineer

City Engineer

City Engineer

City Engineer

City Engineer

City Engineer

City Engineer

City Engineer

City Engineer

City Engineer

City Engineer

City Engineer

City Engineer

DATE

BY

City Engineer

City Engineer

City Engineer

City Engineer

City Engineer

City Engineer

City Engineer

City Engineer

City Engineer

City Engineer

City Engineer

City Engineer

City Engineer

City Engineer

City Engineer

City Engineer

City Engineer

City Engineer

DATE

BY

City Engineer

City Engineer

City Engineer

City Engineer

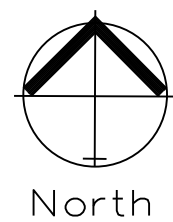
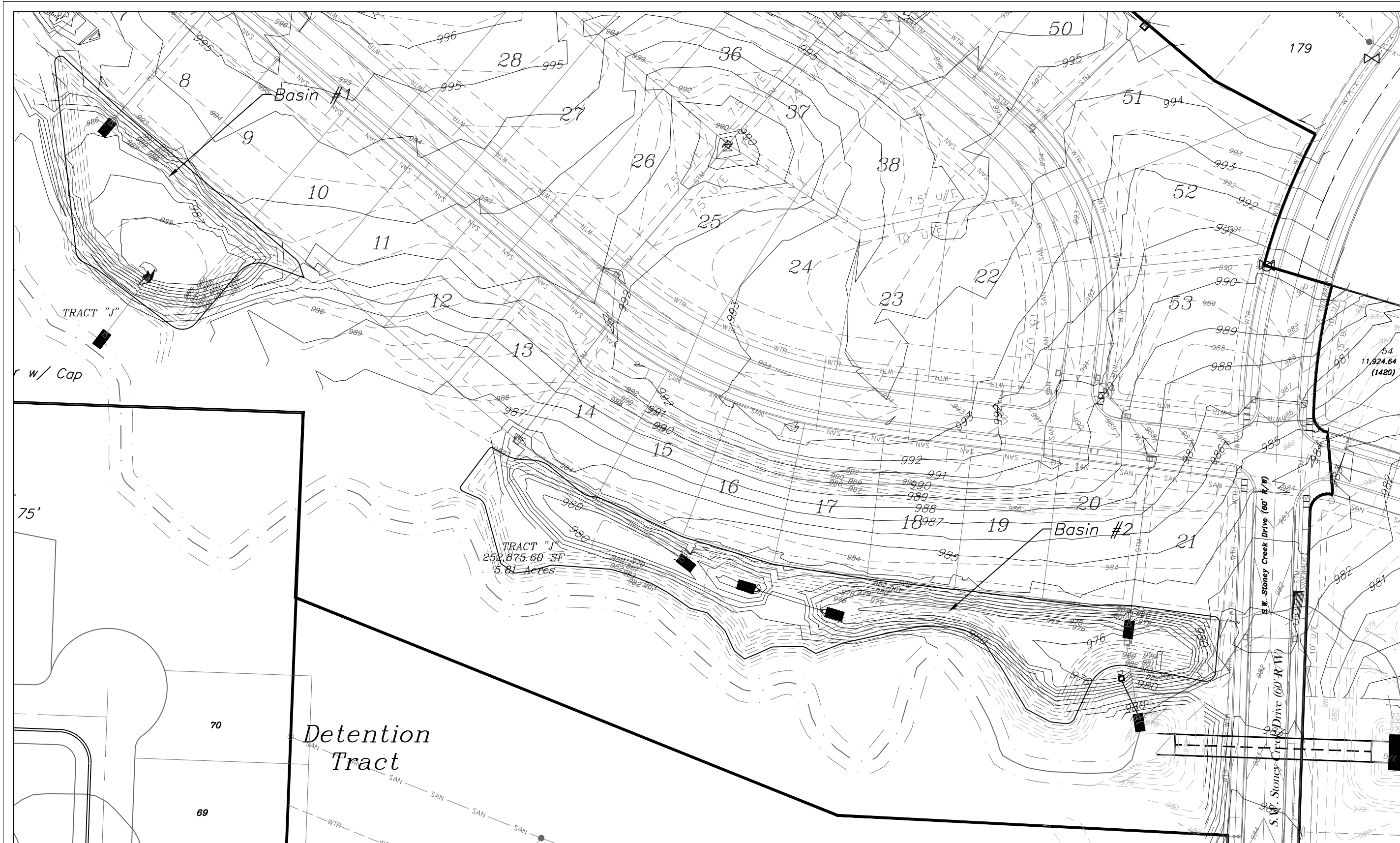
City Engineer

City Engineer

Appendix B

As-built of Constructed BMP / Basin Facilities

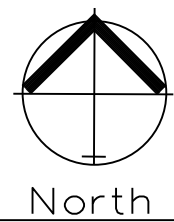
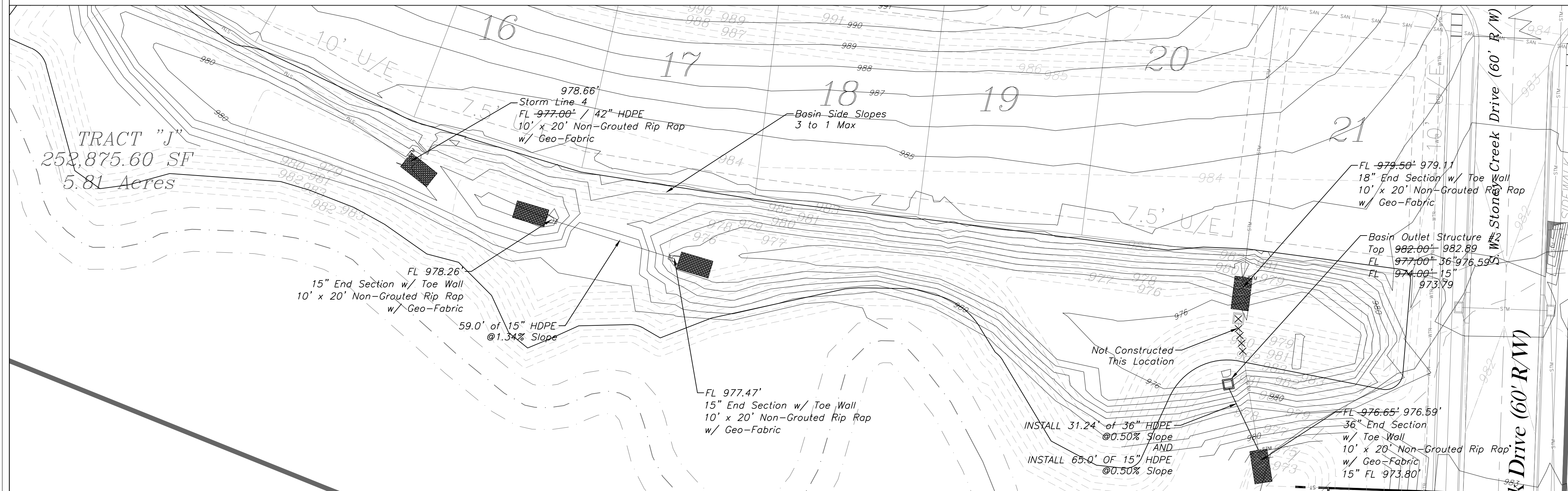
Tract J, The Reserve at Stoney Creek, 1st Plat
Tract K, The Reserve at Stoney Creek, 2nd Plat
Tract L, The Reserve at Stoney Creek, 3rd Plat
Tract P, The Manor at Stoney Creek, 2nd Plat



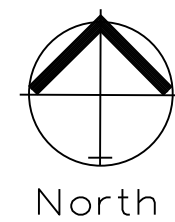
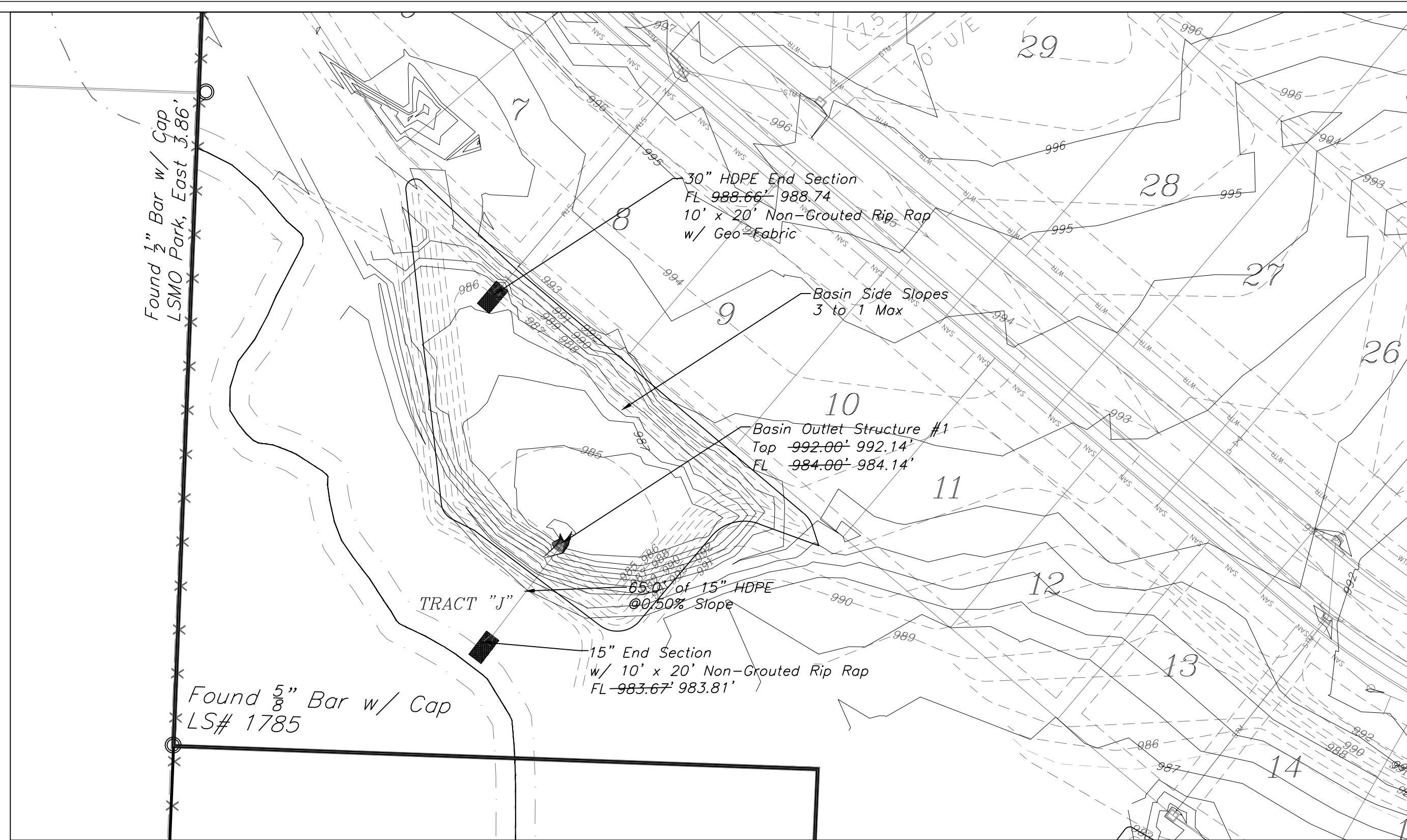
BMP/DETENTION PLAN
SCALE: 1" = 80'

NOTE:

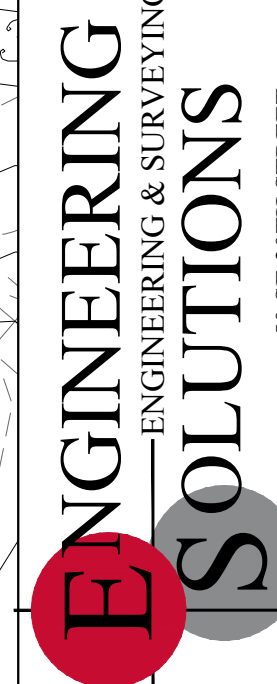
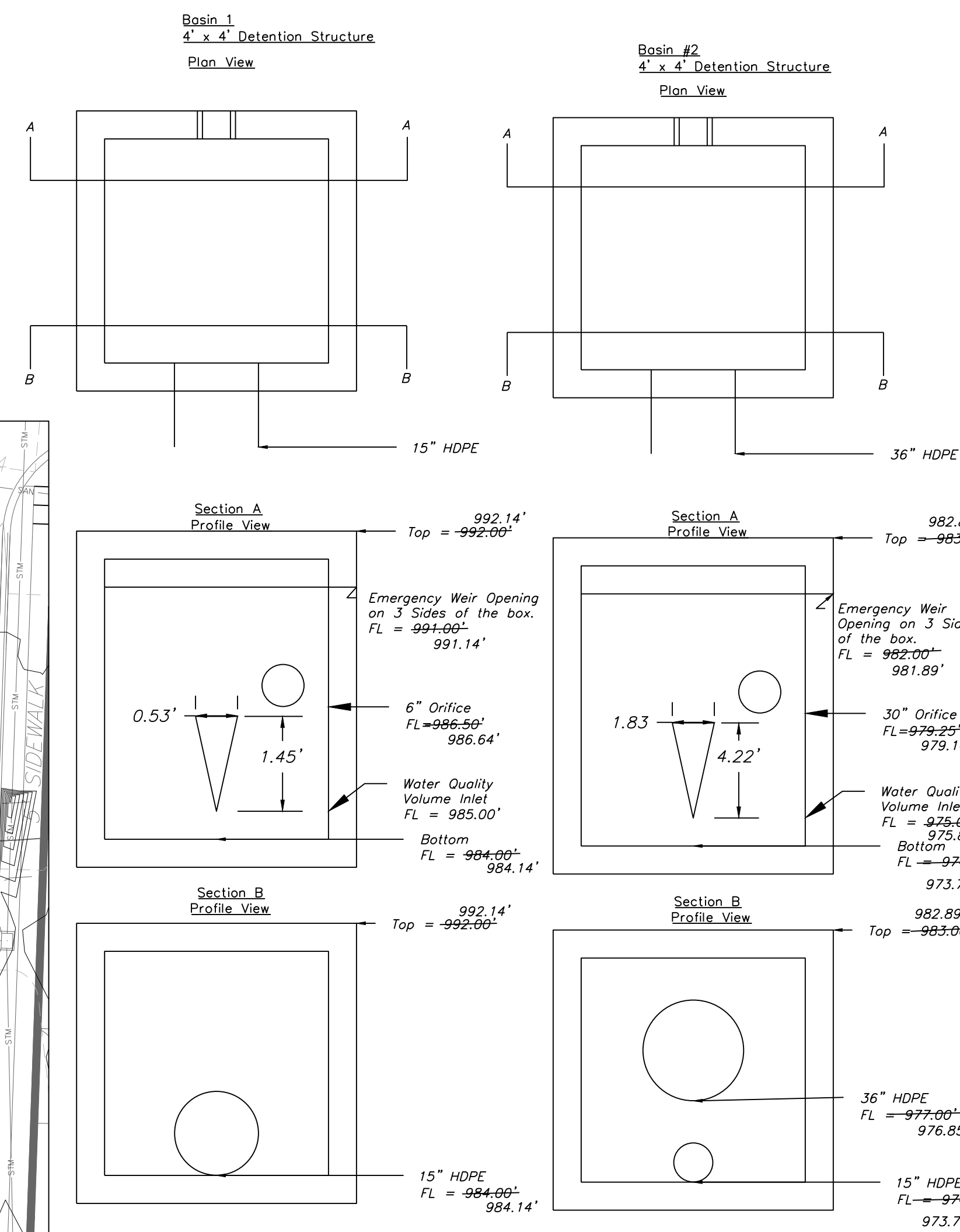
DETENTION IS A PRIVATE FEATURE TO BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION, INCLUDING THE OUTLET PIPE AND ASSOCIATED RIP RAP.



BASIN 2
SCALE: 1" = 30'



BASIN #1
SCALE: 1" = 50'

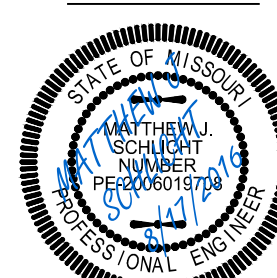


Professional Registration
Missouri
Engineering 2005002188-D
Surveying 2005003182-D
Kansas
Engineering E-1685
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

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

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

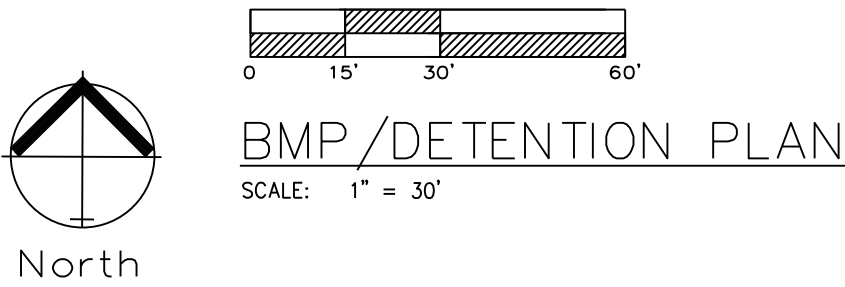
BMP/DETENTION PLAN
Construction Plans for:
The Reserve at Stoney Creek - 1st Plat
Lee's Summit, Jackson County, Missouri



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

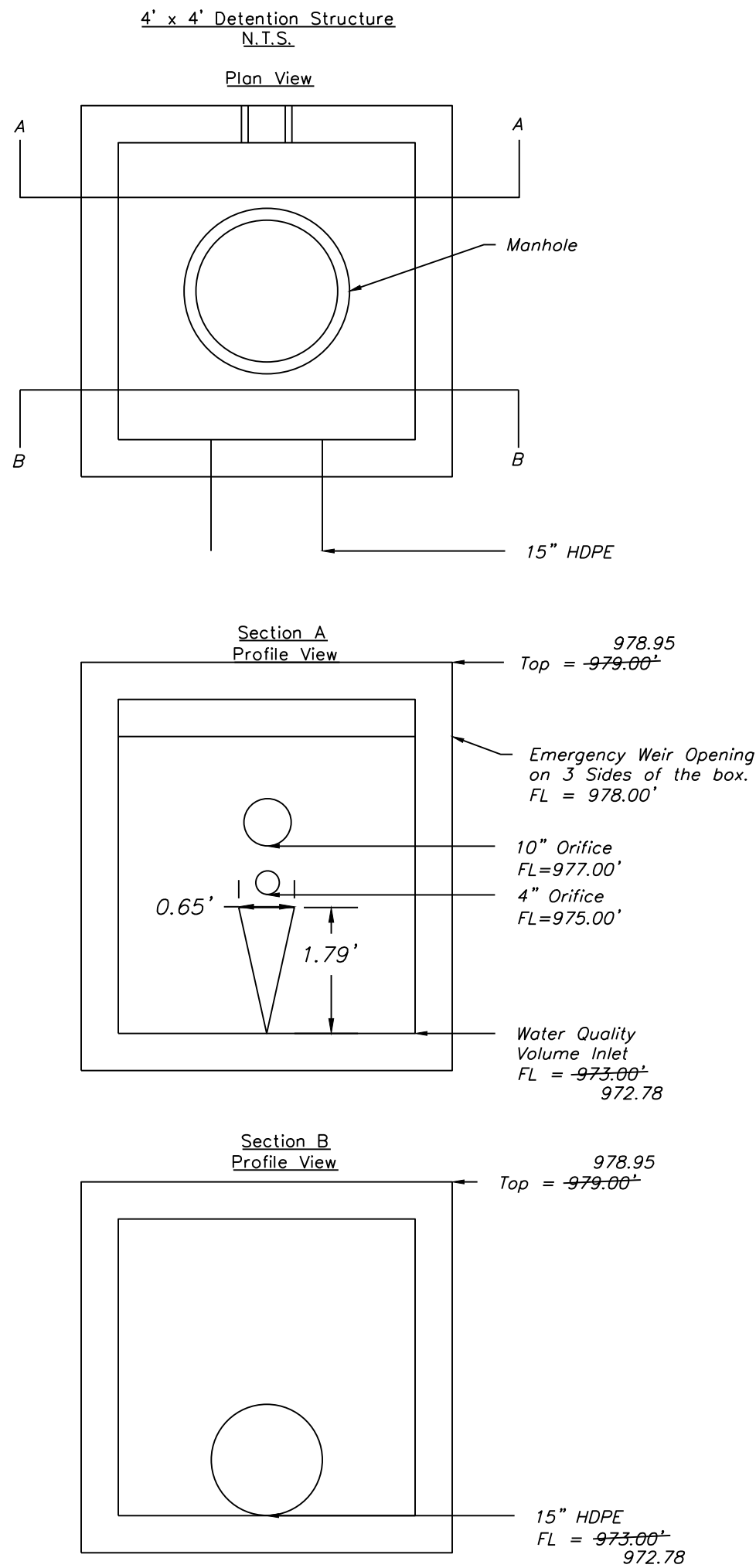
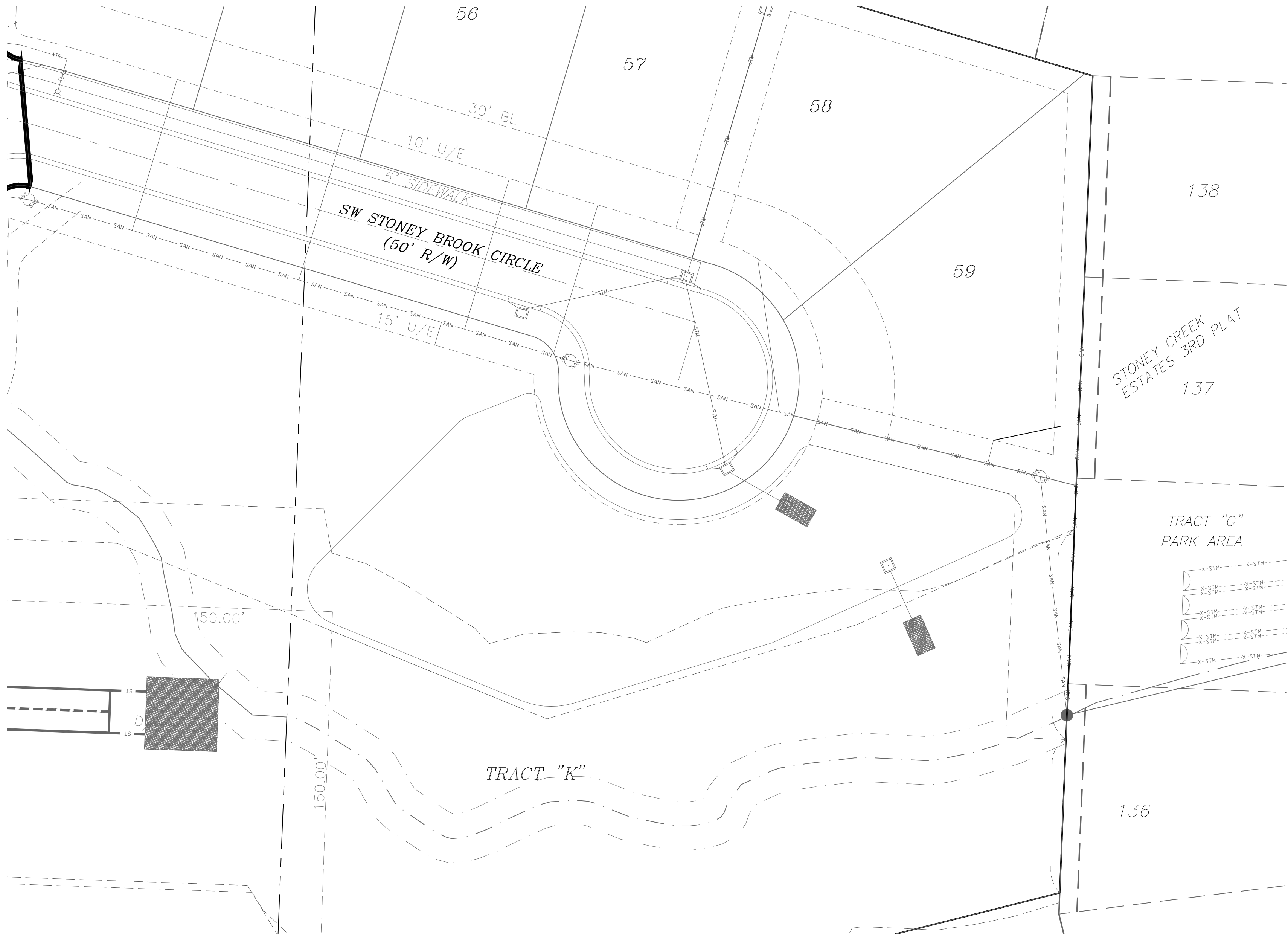
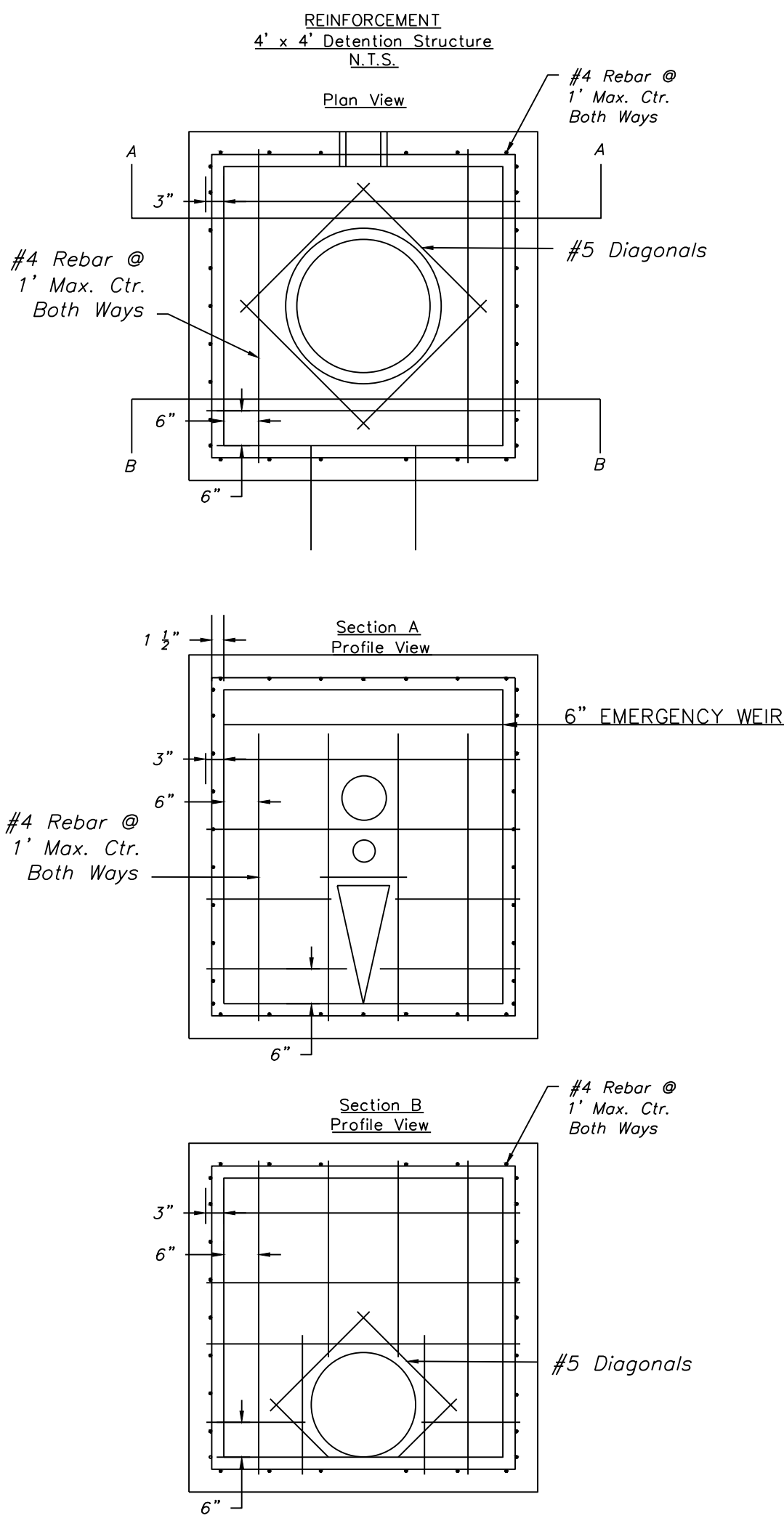
REVISIONS

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



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.

Professional Registration

Missouri
Engineering 2005002188-D
Surveying 2005003112-D

Kansas
Engineering E-1695
Surveying LS-218

Oklahoma
Engineering 6254

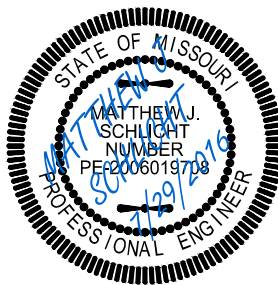
Nebraska
Engineering CA2821

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

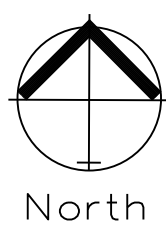
REVISIONS

REV. 10/07/15

REV. 10/21/15

7/12/16 - As Built

7/29/16 - As Built

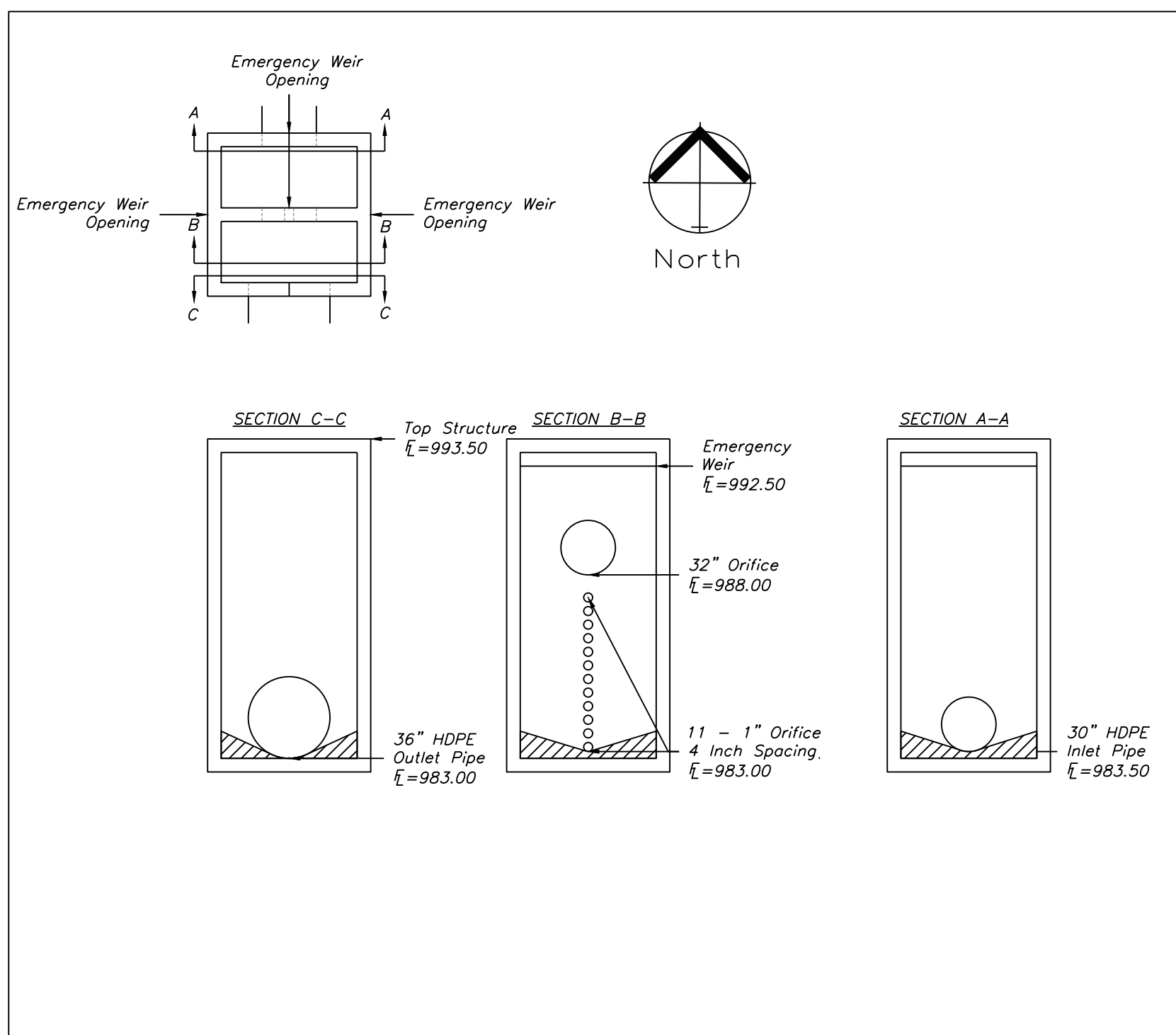


BASIN DESIGN
SCALE: 1" = 30'

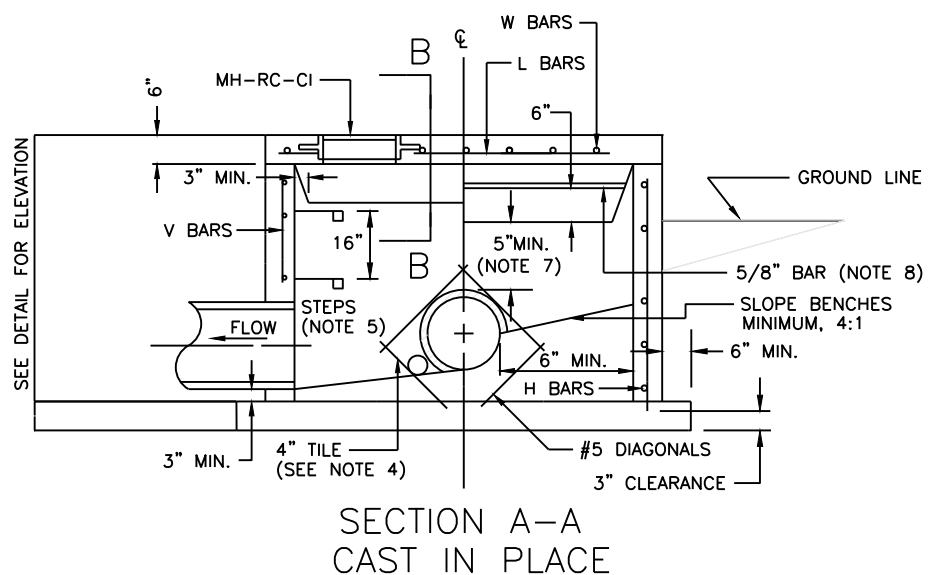
"AS-BUILT"

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

DETENTION OUTLET STRUCTURE
SCALE: 1" = 5'



PHASE 3
THE RESERVE AT
STONEY CREEK
AREA 403,605.09

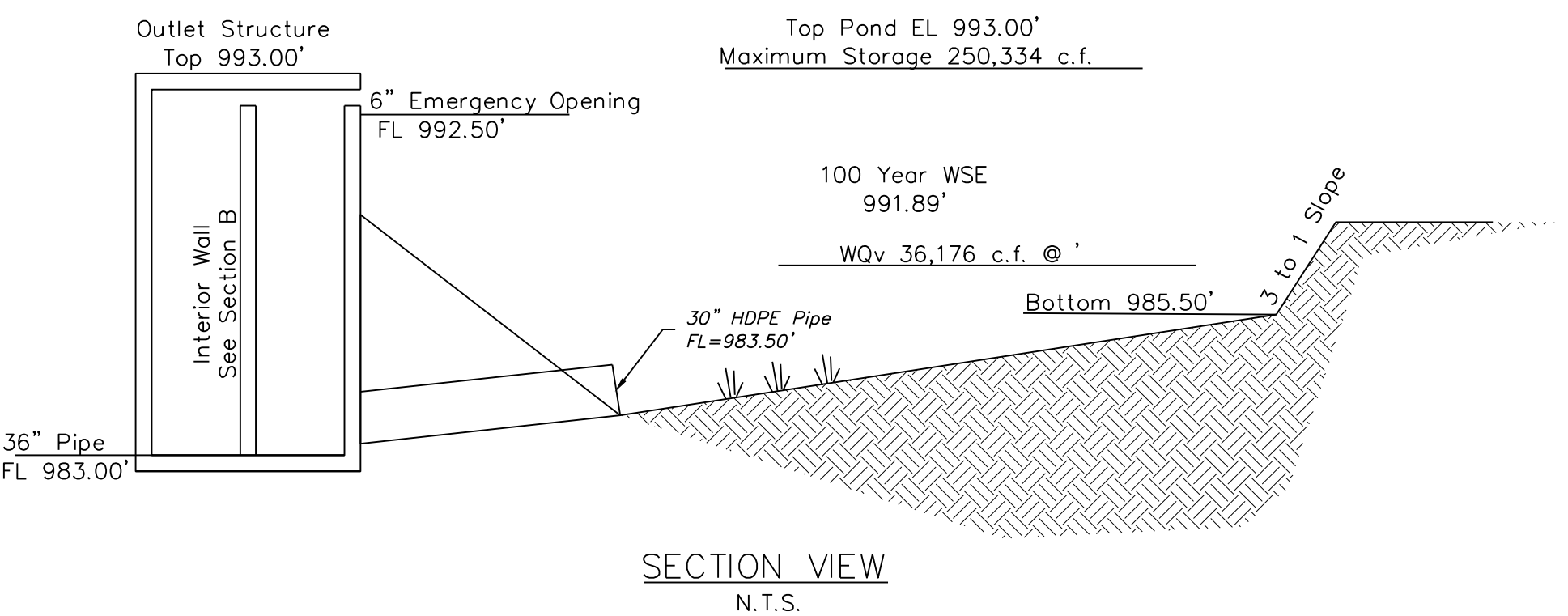
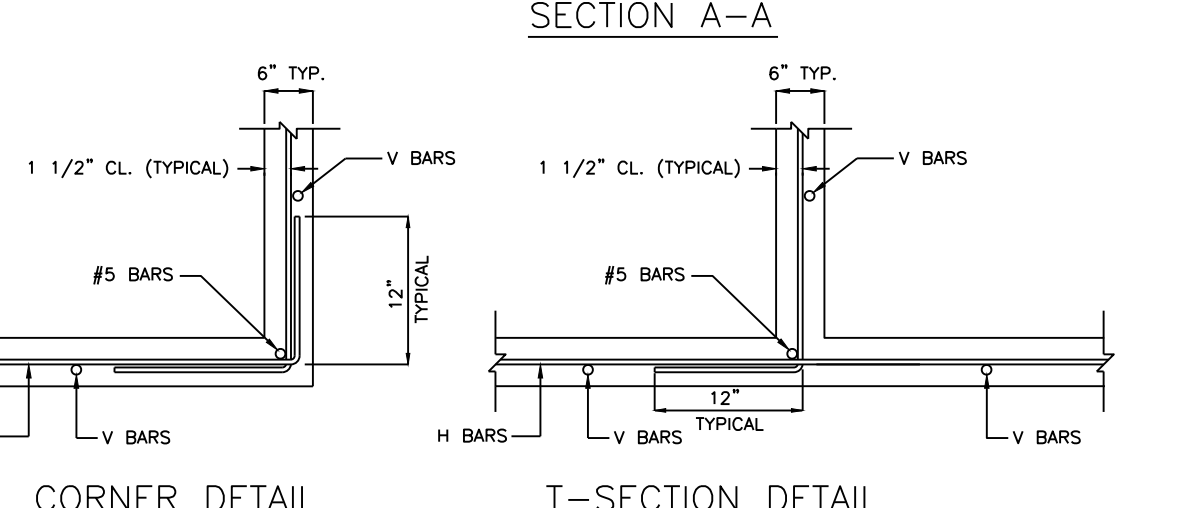
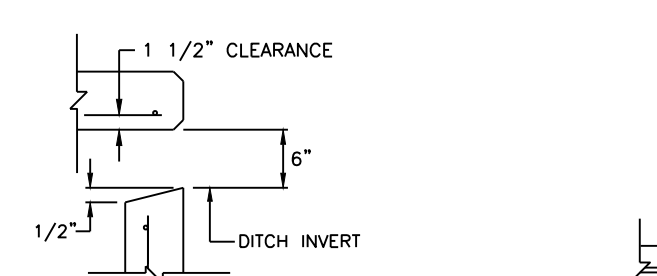
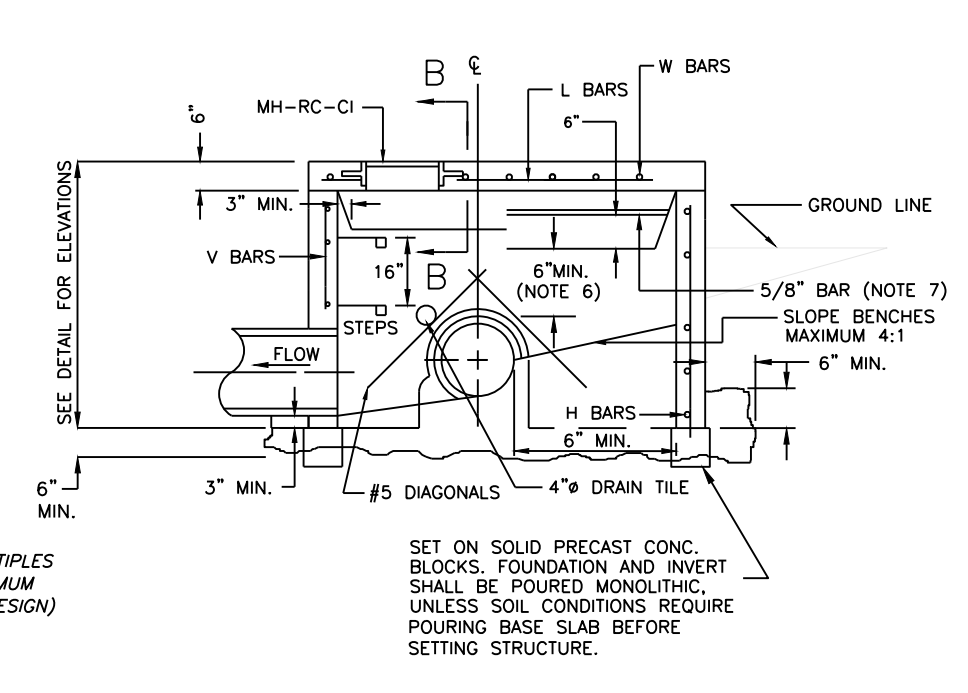
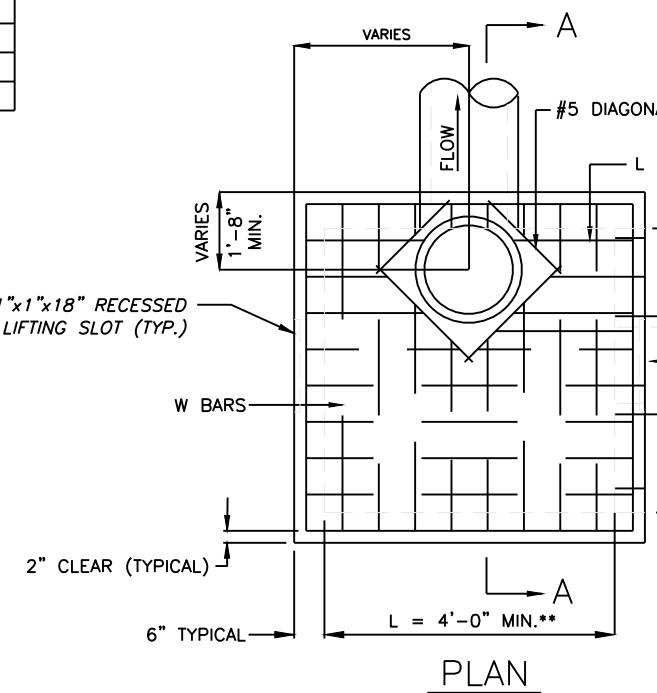


REINFORCING

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

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.

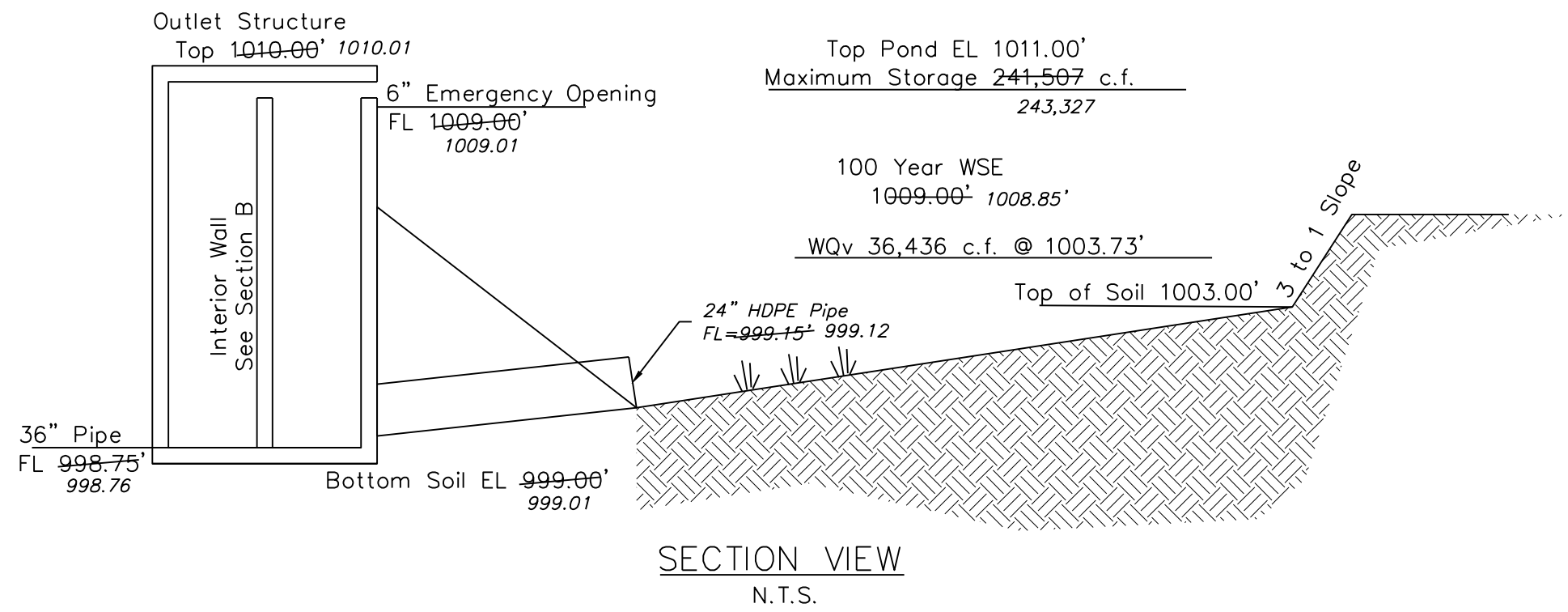
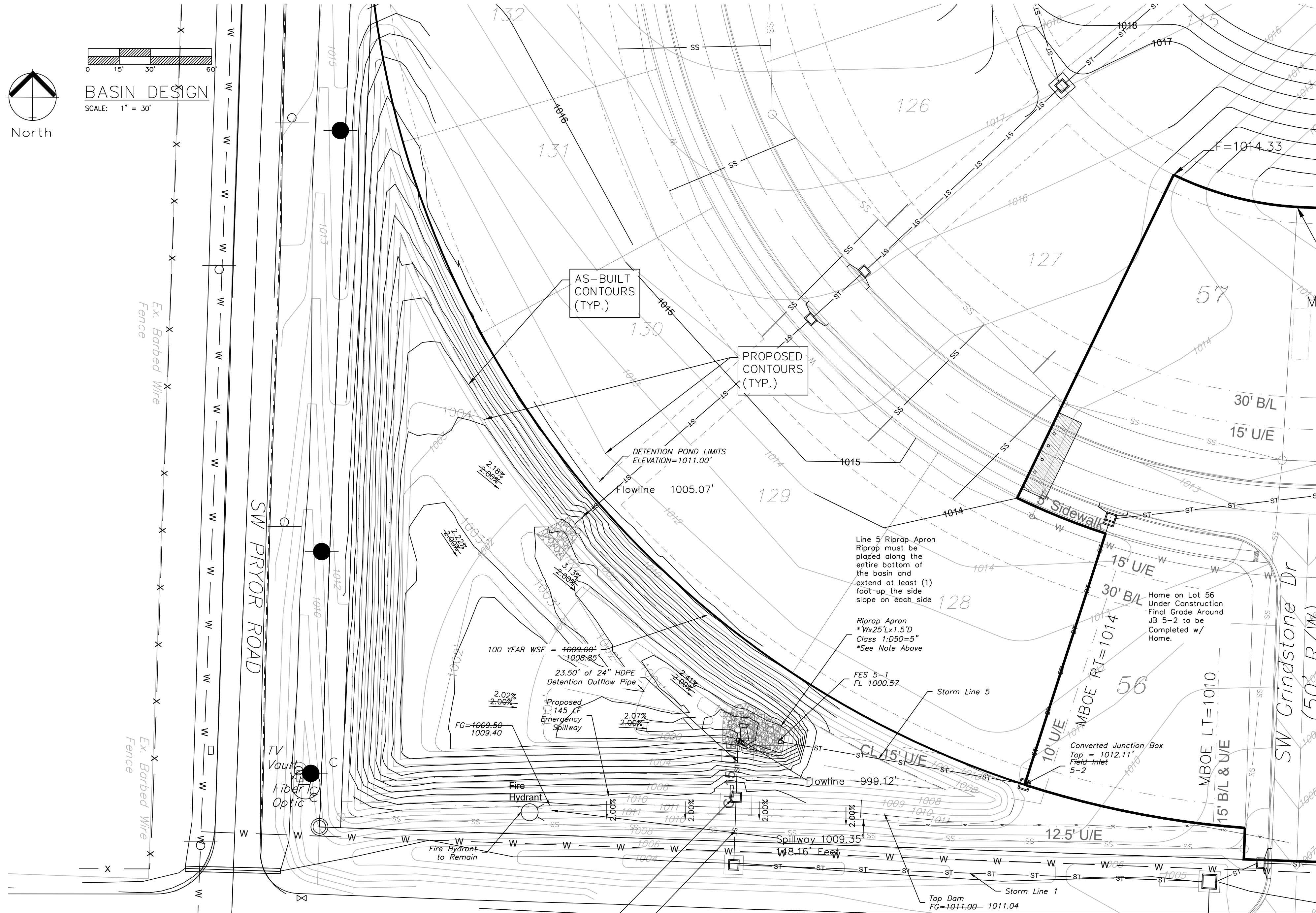


The Reserve at Stoney Creek - 3rd Plat
Lee's Summit, Jackson County, Missouri

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 25526

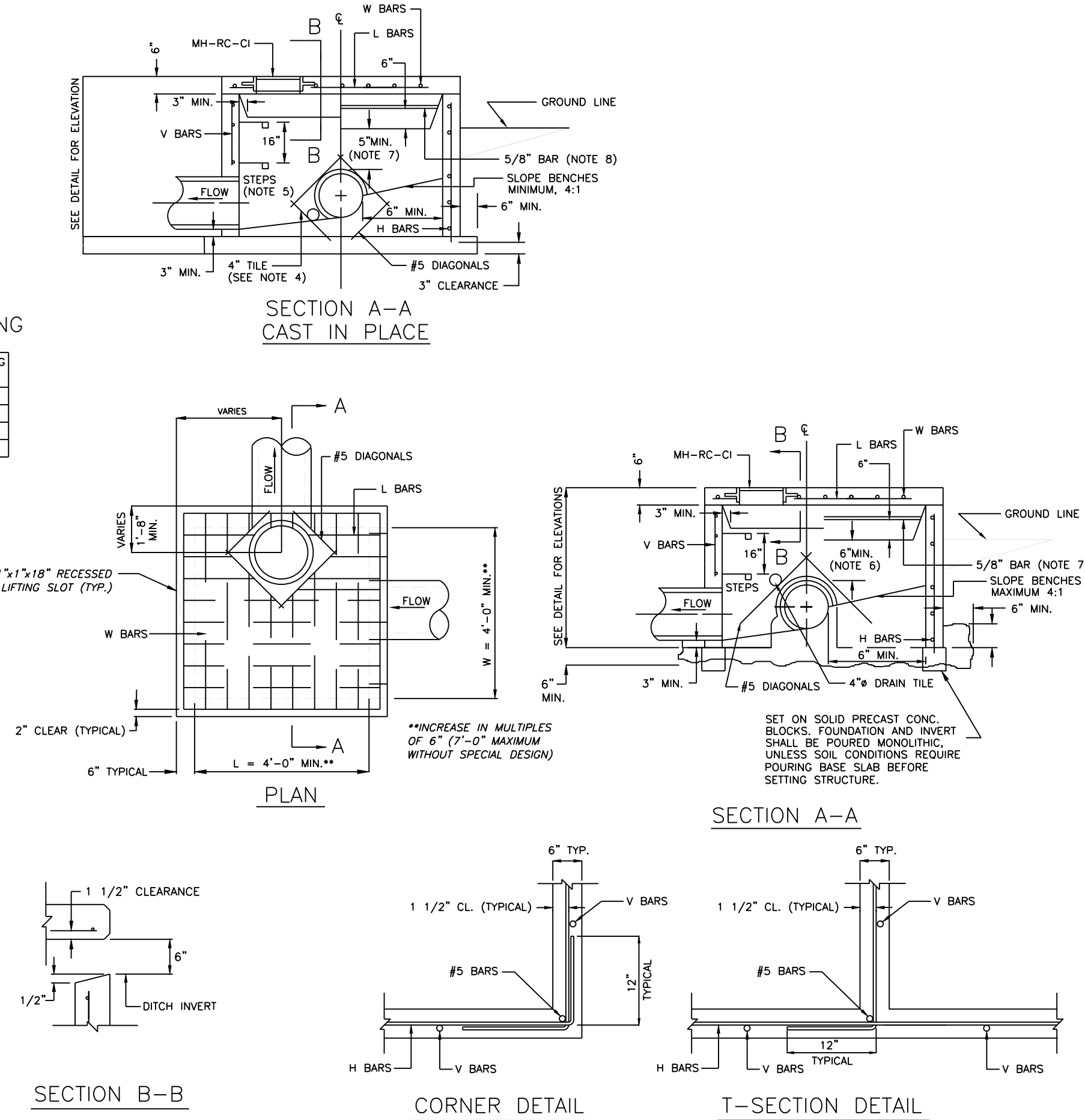
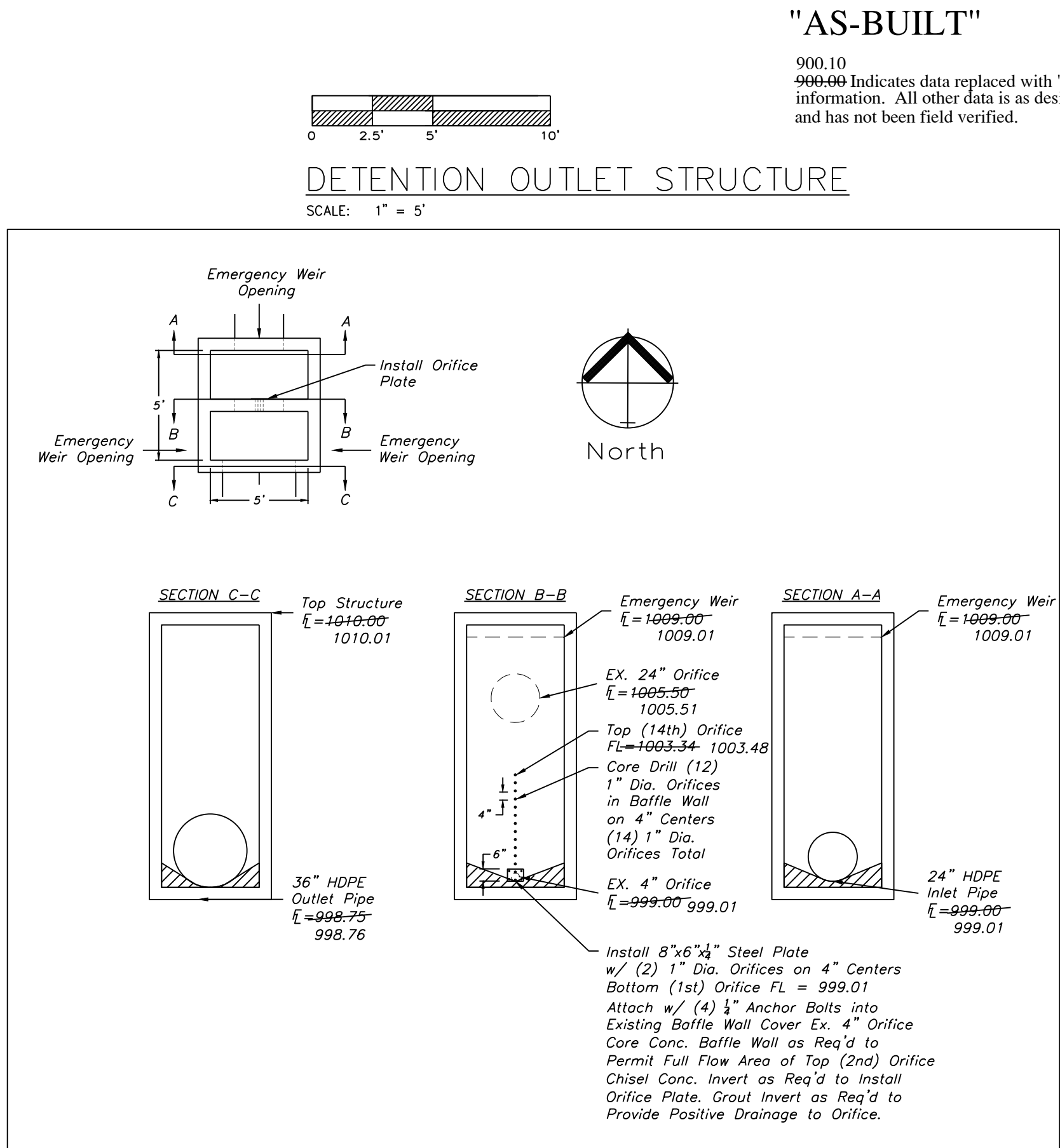
REVISIONS
9/24/19 - As-Built



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	