NAPA VALLEY - 5th PLAT

Street, Stormwater, Master Drainage Plan

LOTS 166-196

PART OF THE NW 1/4 SECTION 36. TOWNSHIP 47 N, RANGE 32 W

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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

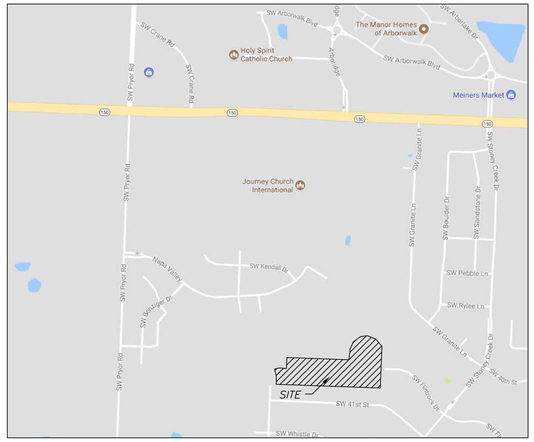
RESIDENTIAL LOCAL STREET SEE BELOW FOR TYPICAL SECTION.
OPTION 1) 4" TYPE 5 ASPHALT BASE AND 2" TYPE 5 or 6 ASPHALT SURFACE OVER A 6" MoDOT TYPE 5 BASE AND A SUBGRADE MIXTURE OF 6" FLY ASH STABILIZED SUBGRADE IN ACCORDANCE WITH THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL.
OPTION 2) 4" TYPE 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 LEES SUMMIT DESIGN AND CONSTRUCTION MANUAL.

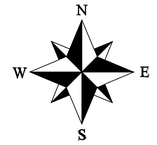
3 ~ JUNCTION BOXES SHALL BE PER CITY OF LEES SUMMIT STANDARD DRAWING NO. STM-3. FIELD INLETS SHALL BE PER CITY OF LEES SUMMIT STANDARD DRAWING STM-2. TOEWALLS SHALL BE PER CITY OF LEES SUMMIT DRAWING NO. STM-5. JUNCTION BOXES SHALL BE PER CITY OF LEES SUMMIT STM-3. ROCK LINING AND RIP RAP SHALL BE PER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



SITE LOCATION MAP
NOT TO SCALE



INDEX OF SHEETS:

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.

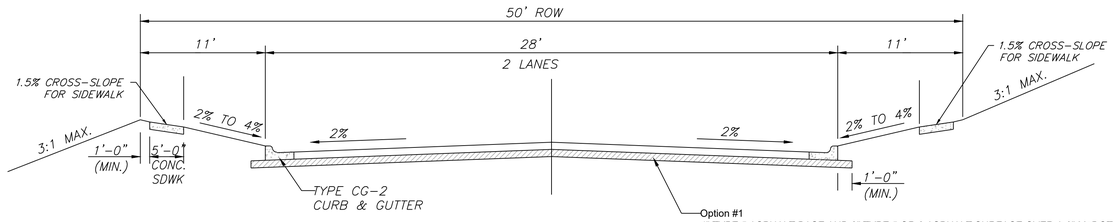
EVERGY ~ 298-1196
MISSOURI GAS ENERGY ~ 756-5261
SOUTHWESTERN BELL TELEPHONE ~ 761-5011
COMCAST CABLE ~ 795-1100
WILLIAMS PIPELINE ~ 422-6300
CITY OF LEE'S SUMMIT PUBLIC WORKS ~ 969-1800
CITY OF LEE'S SUMMIT DEVELOPMENT ENGINEERING INSPECTION AT 816.969.1200
CITY OF LEE'S SUMMIT WATER UTILITIES ~ 969-1900
MISSOURI ONE CALL (DIG RITE) ~ 1-800-344-7483

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

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. 29095C0412G EFFECTIVE DATE: JANUARY 20, 2017.



TYPICAL SECTION
(RESIDENTIAL STREET)

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.

Summary of Quantities:

ITEM AND DESCRIPTION	UNIT	ESTIMATED QUANTITY
ASPHALT PAVING	S.Y.	4,062.00
CURBING	FT	2,810.00
5' SIDEWALK	S.F.	6,895.00
MoDOT Type 5 Base	S.Y.	4,997.00
GEOGRID	S.Y.	4,997.00
ADA SIDEWALK RAMP	UNIT	3
STREET SIGNAGE	UNIT	2
STORM		
15" HDPE END SECTION / TOE WALL	LS	2.00
24" HDPE END SECTION / TOE WALL	LS	1.00
24" HDPE	FT	323.02
18" HDPE	FT	161.68
15" HDPE	FT	626.39
4' x 4' STORM FIELD INLET	EA	3.00
5' x 4' STORM CURB INLET	EA	7.00

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.

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 2005000319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Napa Valley 5th Plat
Lee's Summit, Jackson County, Missouri

Project: NAPA VALLEY LSMO
Issue Date: August 2, 2021

Cover Sheet
Street, Stormwater, Master Drainage Plans for:
Napa Valley 5th Plat
Lee's Summit, Jackson County, Missouri

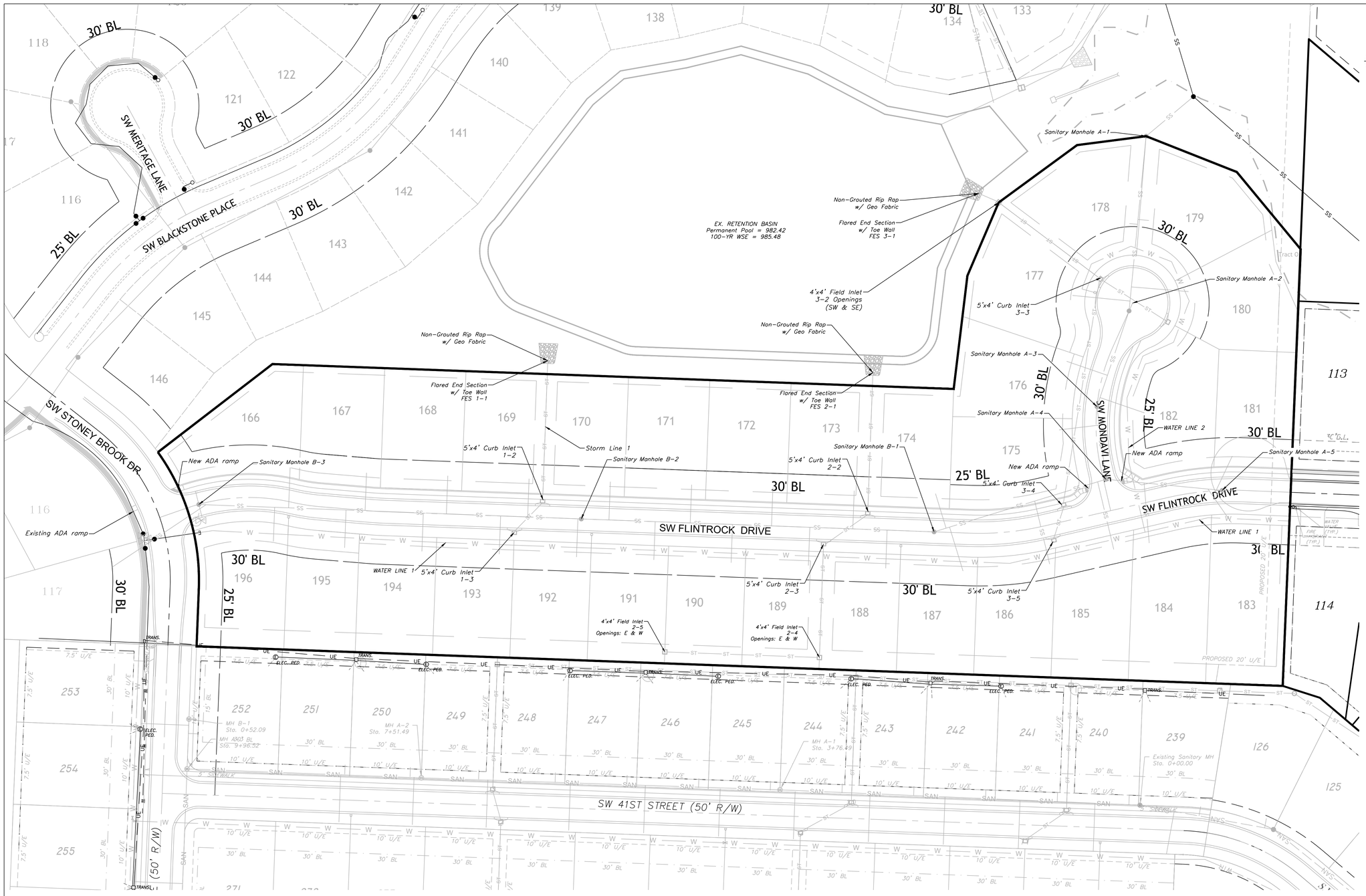
STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER 2006019708
PROFESSIONAL ENGINEER

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

REVISIONS

1 REV. 9/28/2021
2 REV. 12/6/2021
3 REV. 12/17/2021
4 REV. 3/2/2022
5 REV. 3/15/2022

C.001



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

Napa Valley 5th Plat
Lee's Summit, Jackson County, Missouri

Project: NAPA VALLEY I, SMO
Issue Date: August 2, 2021

SITE PLAN
Street, Stormwater, Master Drainage Plans for:
Napa Valley 5th Plat
Lee's Summit, Jackson County, Missouri

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

REVISIONS

1. REV. 9/28/2021
2. REV. 12/6/2021
3. REV. 12/17/2021
4. REV. 3/2/2022
5. REV. 3/15/2022

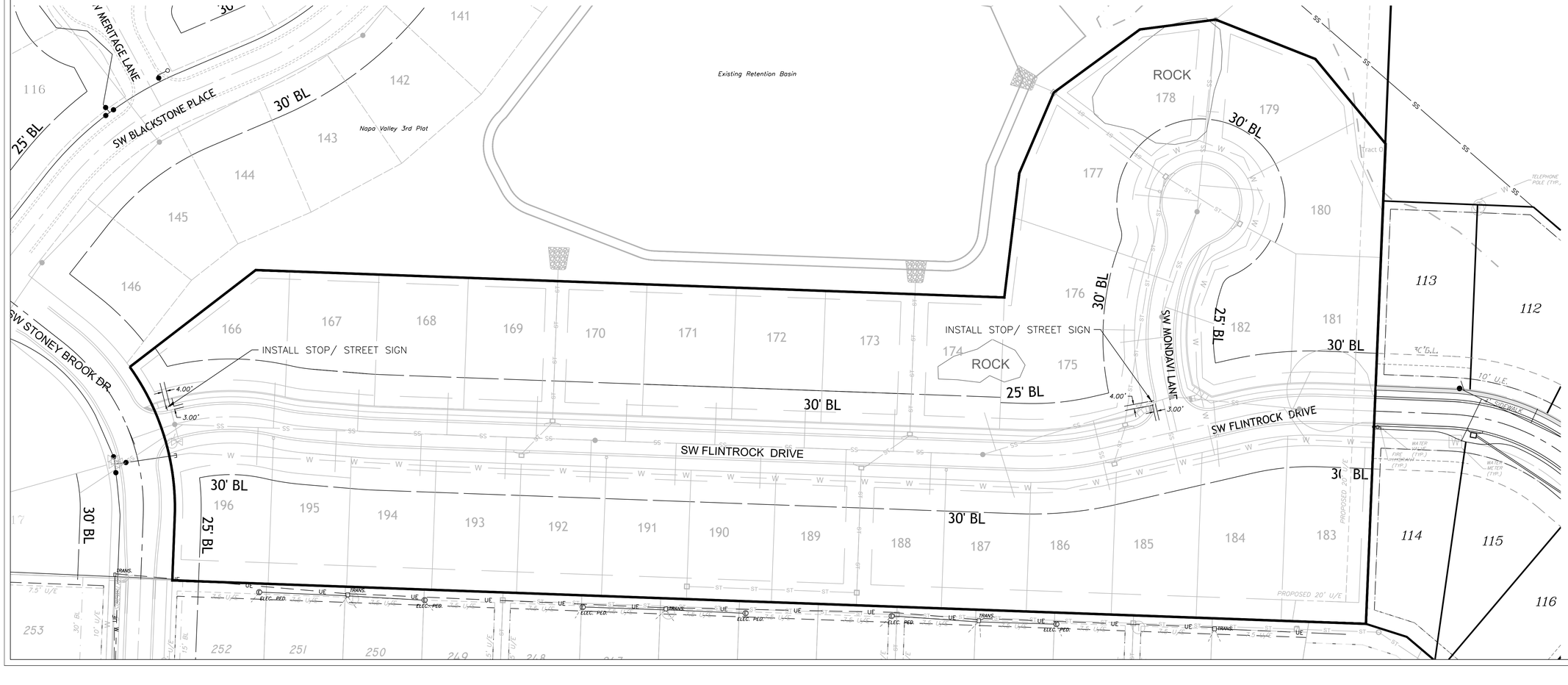
C.100

North

0 25' 50' 100'

STREET SIGNAGE

SCALE: 1" = 50'



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 2005000319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Napa Valley 5th Plat
Lee's Summit, Jackson County, Missouri

Project: NAPA VALLEY LSMO
Issue Date: August 2, 2021

Street Signage
Street, Stormwater, Master Drainage Plans for:
Napa Valley 5th Plat
Lee's Summit, Jackson County, Missouri

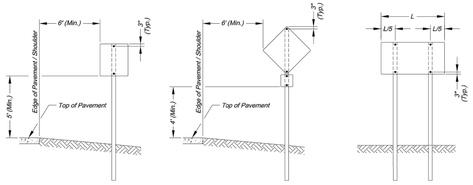
STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER 2006019708
PE
PROFESSIONAL ENGINEER

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

REVISIONS

1 REV. 9/28/2021
2 REV. 12/6/2021
3 REV. 12/17/2021
4 REV. 3/2/2022
5 REV. 3/15/2022

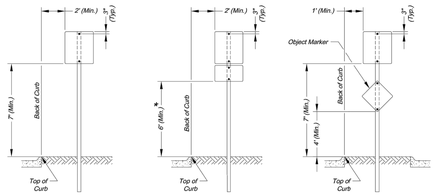
C.101



SIGN INSTALLATION FOR NON-CURBED STREET

SIGN INSTALLATION WITH AUXILARY SIGN FOR NON-CURBED STREET

SIGN INSTALLATION WITH TWO SIGN POSTS



SIGN INSTALLATION FOR CURBED STREET

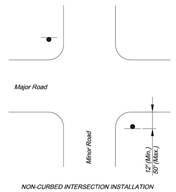
SIGN INSTALLATION WITH AUXILARY SIGN FOR CURBED STREET

SIGN INSTALLATION FOR RAISED MEDIANS

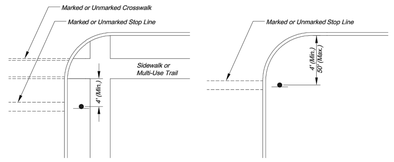
SIGN MOUNTING DETAILS

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

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



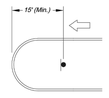
NON-CURBED INTERSECTION INSTALLATION



INTERSECTION WITH SIDEWALK / MULTI-USE TRAIL INSTALLATION

CURBED INTERSECTION INSTALLATION

CONTROL SIGN LOCATION



TYPICAL MEDIAN SIGN LOCATION

MEDIAN SIGN LOCATION

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

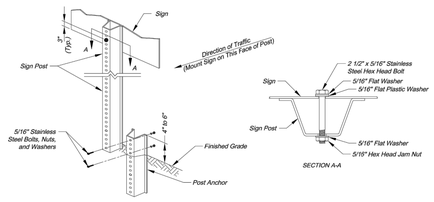
CITY OF LEE'S SUMMIT
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
220 SE GREEN STREET
LEE'S SUMMIT, MISSOURI 64063
PHONE: (816) 969-1800 FAX: (816) 969-1809

Project: SIGN MOUNTING DETAILS
Sheet Name: STANDARD DRAWING SN-1

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

1 OF 3

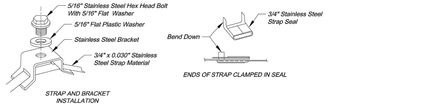
1



U-STEEL POST DETAILS

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

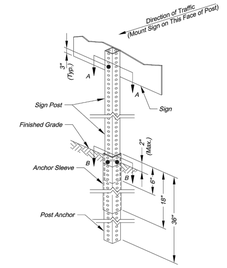
PERMANENT SIGNING GENERAL NOTES:
1. All signing shall be in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).
2. The Contractor is responsible for avoiding any and all utilities when installing sign posts, whether the utility is indicated on the plans or not.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

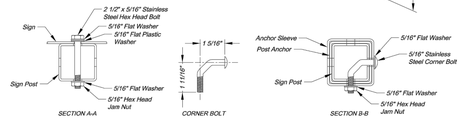


STRAP TYPE SIGN SUPPORT DETAILS

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

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





SQUARE STEEL POST DETAILS

SQUARE STEEL POST NOTES:
1. Square steel sign posts and break-away anchor shall consist of the following materials:
   Sign Post - 14 Ga. 2" x 2" Square Steel Post
   Post Anchor - 12 Ga. 2 ½" x 2 ½" x 36" Square Steel Post
   Anchor Sleeve - 12 Ga. 2 ½" x 2 ½" x 18" Square Steel Post
2. 14 Gauge posts must meet a certified minimum yield strength of 60,000 psi.
3. In all installations the first hole above the finished grade line on the sign post, anchor, and anchor sleeve must be in line for the insertion of the corner bolt.
4. The maximum area for one sign post is 9.0 square feet. A sign or combination of signs with an area greater than 9.0 square feet will require two posts. Also, signs with a width greater than 36" (not including 36" x 36" diamond shaped signs) will require two posts.

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

Project: SIGN POST DETAILS
Sheet Name: STANDARD DRAWING SN-2

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

2 OF 3

2

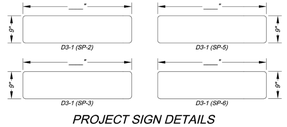
STANDARD ABBREVIATION LISTS

Named Streets	
Avenue	AVE
Boulevard	BLVD
Circle	CIR
Creek	CR
Court	CT
Crossing	XING
Drive	DR
Highway	HWY
Lane	LN
Parkway	PKWY
Place	PL
Road	RD
Street	ST
Terrace	TER
Trail	TRL
Way	WAY

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

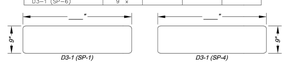
STREET NAME SIGN QUANTITIES

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

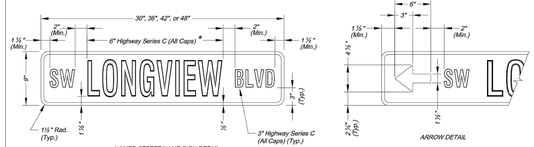


STREET NAME SIGN BLANK DETAILS

For Mounting on Square Steel Posts



PROJECT SIGN DETAILS

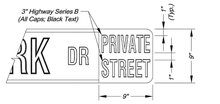


NAMED STREET NAME SIGN DETAIL

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

NUMBERED STREET NAME SIGN DETAIL

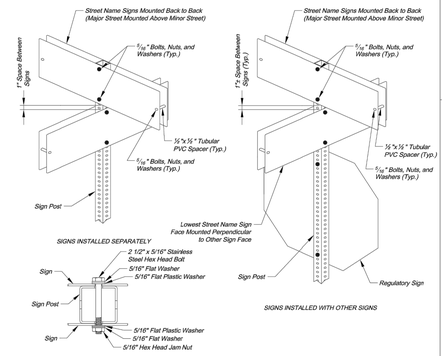
ARROW DETAIL



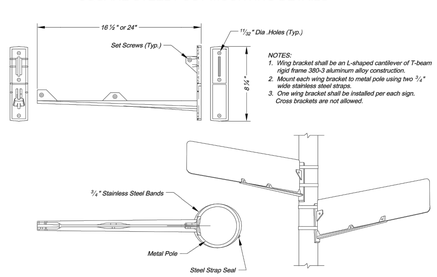
PRIVATE STREET TAG DETAIL

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

STREET NAME SIGN FACE DETAILS



SQUARE STEEL POST MOUNTING DETAILS



WING BRACKET MOUNTING DETAILS

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

Project: STREET NAME SIGN DETAILS
Sheet Name: STANDARD DRAWING SN-3

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

3 OF 3

3

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 2005006319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Napa Valley 5th Plat
Lee's Summit, Jackson County, Missouri

Project: NAPA VALLEY LSMO
Issue Date: August 2, 2021

Street Signage Standard Details
Street, Stormwater, Master Drainage Plans for:
Napa Valley 5th Plat
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
Matthew J. Schlicht
NUMBER PE-2006019708
PROFESSIONAL ENGINEER

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

REVISIONS

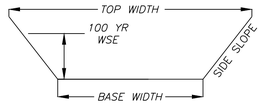
1 REV. 9/28/2021
2 REV. 12/6/2021
3 REV. 12/17/2021
4 REV. 3/2/2022
5 REV. 3/15/2022

C.102

Notes

1. Contractor is responsible for verifying all existing utility locations prior to excavation
2. There are no known natural or artificial water storage detention areas, or wetlands in the area designated for construction
3. No part of the project lies within the 100 year flood plain
4. All erosion and sediment control measures need to be implemented prior to construction
5. Additional erosion control may be required by the City Engineer, Design Engineer or Owner at any time problematic areas are noted in the field or existing measures are found to be ineffective
6. Soil Stabilization of disturbed areas shall be completed within 14 days of construction inactivity
7. Contractor responsible for all density testing of roadway subgrade and granular base.

NOTE: Swale sections extend the entire length between upstream and downstream structures with the exception of a transition at each structure. The minimum swale depth shall be 6" over the 100-year water surface elevation.



TYPICAL CHANNEL SECTION
SWALE DETAIL
Not To Scale

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	0.82	2.00	5	6	0.11	0.62	1.32	0.10	0.12
2-2	1.30	2.00	5	6	0.14	0.82	1.59	0.12	0.15

Note: See Table 8.10 of the APWA / MARC BMP Manual for design Summary for Native Vegetation Swales.

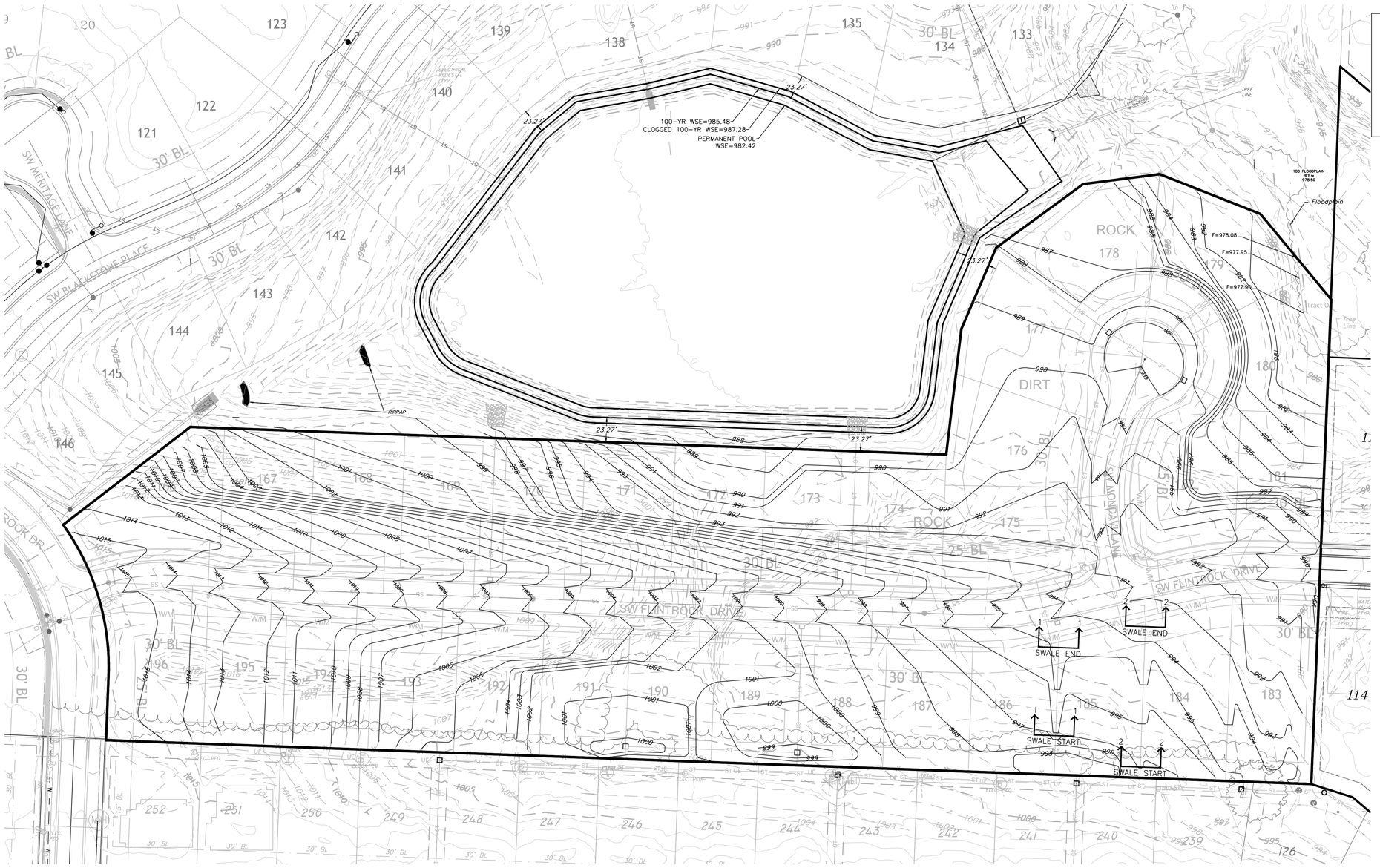
NOTE: Swale should be lined with "Straw with Net" turf reinforcement (Curlex Blanket or Eqv.). Per Table 5607-1 in APWA Manual

North

0 25' 50' 100'

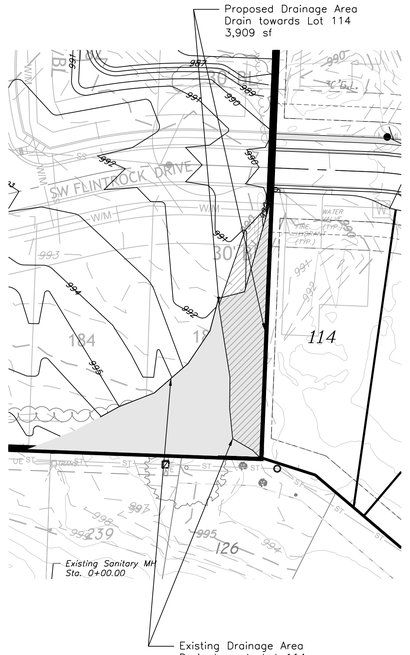
GRADING PLAN

SCALE: 1" = 50'



Estimated Cut / Fill Quantities

Site Area	*9.65 Acres*
Cut Volume (Unadjusted)	*17,287 c.y.*
Fill Volume (Unadjusted)	*20,068 c.y.*
Street & Sidewalk Cut Volume	*1,680 c.y.*
Net Fill	*1,101 c.y. (Unadjusted)*



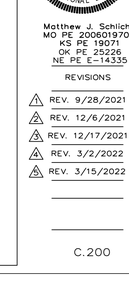
ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849

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

Napa Valley 5th Plat
Lee's Summit, Jackson County, Missouri

Project: NAPA VALLEY LSMO
Issue Date: August 2, 2021

Master Drainage Plan 1 of 3:
Grading Plan
Street, Stormwater, Master Drainage Plans for:
Napa Valley 5th Plat
Lee's Summit, Jackson County, Missouri



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

REVISIONS

1. REV. 9/28/2021
2. REV. 12/6/2021
3. REV. 12/17/2021
4. REV. 3/2/2022
5. REV. 3/15/2022

C.200

Lot Number	Basement Type	MBOE
166	Walkout	N/A
167	Walkout	N/A
168	Walkout	N/A
169	Walkout	N/A
170	Walkout	N/A
171	Walkout	N/A
172	Walkout	N/A
173	Walkout	N/A
174	Walkout	N/A
175	Full	N/A
176	Full	N/A
177	Full	N/A
178	Daylight	N/A
179	Walkout	N/A
180	Walkout	N/A
181	Walkout	N/A
182	Daylight	N/A
183	Full	N/A
184	Full	N/A
185	Full	N/A
186	Full	N/A
187	Daylight	N/A
188	Daylight	N/A
189	Walkout	N/A
190	Walkout	N/A
191	Walkout	N/A
192	Walkout	N/A
193	Walkout	N/A
194	Daylight	N/A
195	Full	N/A
196	Full	N/A

North

0 20' 40' 80'

SPOT ELEVATIONS

SCALE: 1" = 40'

SW MERITAGE LANE
SW BLACKSTONE PLACE
SW FLINTROCK DRIVE
SW MONDAVI LANE
30' BL
25' BL
15' BL
ELECTRICAL PEDESTAL (TYP.)
100-YR WSE=985.48
CLOGGED 100-YR WSE=987.28
PERMANENT POOL WSE=982.42
23.27'
RIPRAP
F=990.40
F=987.00
E=987.00
TI=989.25
100 FLOODPLAIN BFE= 978.50
Floodplain
F=978.08
E=978.08
F=977.95
E=977.95
F=977.90
E=977.90
Tract O
Tree Line
TREE LINE
TC=988.52
TI=988.75
TC=988.14
TC=989.17
R39.00'
TC=989.54
TI=987.75
TC=988.89
FG=990.32
TC=989.82
TC=989.75
F=983.96
FG=991.28
TC=991.78
TC=992.56
FG=993.06
TI=993.99
TC=992.56
FG=993.06
FG=993.29
TC=992.79
FG=992.21
TC=991.71
MATCH EXISTING TC
TC=1015.52
FG=1013.80
TC=1013.30
FG=1011.73
TC=1011.23
FG=1009.61
TC=1009.21
FG=1007.39
TI=1006.99
FG=1005.48
TC=1004.98
FG=1003.33
TC=1002.83
FG=1001.18
TC=1000.68
FG=999.03
TI=998.53
FG=996.90
TC=996.40
TC=995.68
TC=995.19
TI=994.27
FG=994.77
TC=993.07
TC=993.57
TC=991.81
FG=992.31
TC=1013.31
FG=1013.81
TC=1011.66
FG=1012.16
TC=1009.78
FG=1010.29
TI=1007.87
TC=1008.37
TC=1005.80
FG=1006.30
TC=1003.75
FG=1004.25
TC=1001.71
FG=1002.21
TI=998.67
FG=1000.17
TC=997.63
FG=999.13
TC=995.68
TC=995.19
TI=994.27
FG=994.77
TC=993.07
TC=993.57
TC=991.81
FG=992.31
WATER VALVE (TYP.)
FIRE HYDRANT (TYP.)

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

Napa Valley 5th Plat
Lee's Summit, Jackson County, Missouri

Project: NAPA VALLEY LSMD
Issue Date: August 2, 2021

Master Drainage Plan 2 of 3:
Spot Elevations
Street, Stormwater, Master Drainage Plans for:
Napa Valley 5th Plat
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER 2006019708
PROFESSIONAL ENGINEER

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

REVISIONS

1 REV. 9/28/2021
2 REV. 12/6/2021
3 REV. 12/17/2021
4 REV. 3/2/2022
5 REV. 3/15/2022

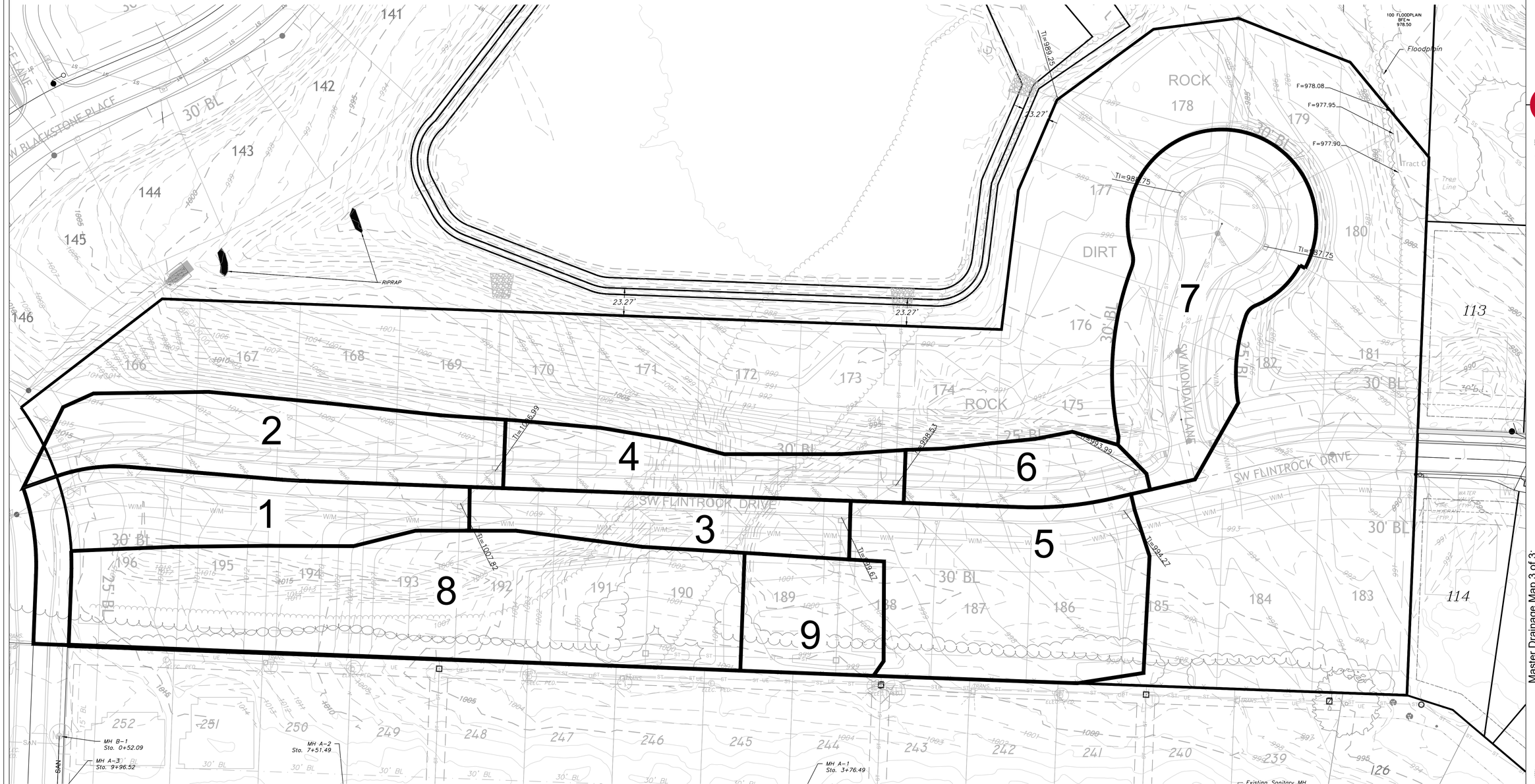
C.201

North

0 20' 40' 80'

DRAINAGE AREA MAP

SCALE: 1" = 40'



APWA STORM DRAINAGE "TC" COMPUTATIONS FOR : NAPA VALLEY 5TH PLAT

yellow areas are self computing overwrite if necessary

Surface types: Asph/Conc Bus/Com Dirt Grass/Park Lake MultFam SnglFam Undev Other

SURFACE CODES A B D G L M S U Z

"C" Values 0.90 0.87 0.60 0.30 0.90 0.66 0.51 0.3

TOTAL WATERSHED — Overwrite if necessary: Length - DnElev or Slope — SURFACE CODE: P=Paved, U=Unpaved — Overwrite Slope or Elevations if necessary — TC COMPUTATION

OVERLAND FLOW - 100' MAX — CHANNEL FLOW - FIRST REACH

AREA ID	TOTAL ACRES	WTRSHD LENGTH	UP ELEV	DN ELEV	SURFACE CODE	"C" VALUE	OVRLND LENGTH	UP ELEV	DN ELEV	SLOPE %	P or U	CHANNEL LENGTH	UP ELEV	DN ELEV	SLOPE %	VELOCITY F/S	Cal Overland Flow T(i)	Used Min 5 Max 15 T(i)	Cal Channel One T(T)	Cal Channel Two T(T)	Total T@ 10	AREA ID
1	0.54	359.00	1015.00	1010.50	S	0.51	59.0	1015.0	1013.70	2.2	P	300.0	1013.7	1010.5	1.07	2.1	6.3	6.3	2.4	0.0	8.7	1
2	0.57	384.00	1016.00	1010.20	S	0.51	49.0	1016.0	1015.00	2.0	P	335.0	1015.0	1010.2	1.43	2.4	5.9	5.9	2.3	0.0	8.2	2
3	0.32	333.00	1010.50	1005.00	S	0.51	26.0	1010.5	1009.80	2.7	P	307.0	1009.8	1005.0	1.56	2.5	3.9	5.0	2.0	0.0	7.0	3
4	0.35	369.00	1012.20	1003.00	S	0.51	47.0	1012.2	1011.00	2.6	P	322.0	1011.0	1003.0	2.48	3.2	5.3	5.3	1.7	0.0	7.0	4
5	0.32	258.00	1007.20	994.50	S	0.51	41.0	1007.2	1004.00	7.8	P	217.0	1004.0	994.5	4.38	4.3	3.4	5.0	0.9	0.0	5.9	5
6	0.24	221.00	1005.00	994.00	S	0.51	36.0	1005.0	1003.00	5.6	P	185.0	1003.0	994.0	4.86	4.5	3.6	5.0	0.7	0.0	5.7	6
7	0.78	236.00	995.00	991.00	S	0.51	49.0	995.0	992.50	5.1	P	187.0	992.5	991.0	0.80	1.8	4.3	5.0	1.7	0.0	6.7	7
8	2.26	508.00	1016.00	999.00	S	0.51	100.0	1016.0	1014.00	2.0	U	408.0	1014.0	999.0	3.68	3.1	8.4	8.4	2.2	0.0	10.6	8
9	0.46	133.00	1008.50	999.00	S	0.51	100.0	1008.5	1000.00	8.5	U	33.0	1000.0	999.0	3.03	2.8	5.2	5.2	0.2	0.0	5.4	9

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 2005000319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Napa Valley 5th Plat
Lee's Summit, Jackson County, Missouri

Project: NAPA VALLEY LSMO
Issue Date: August 2, 2021

Master Drainage Map 3 of 3:
Drainage Area Map
Street, Stormwater, Master Drainage Plans for:
Napa Valley 5th Plat
Lee's Summit, Jackson County, Missouri

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

REVISIONS

1 REV. 9/28/2021
2 REV. 12/6/2021
3 REV. 12/17/2021
4 REV. 3/2/2022
5 REV. 3/15/2022

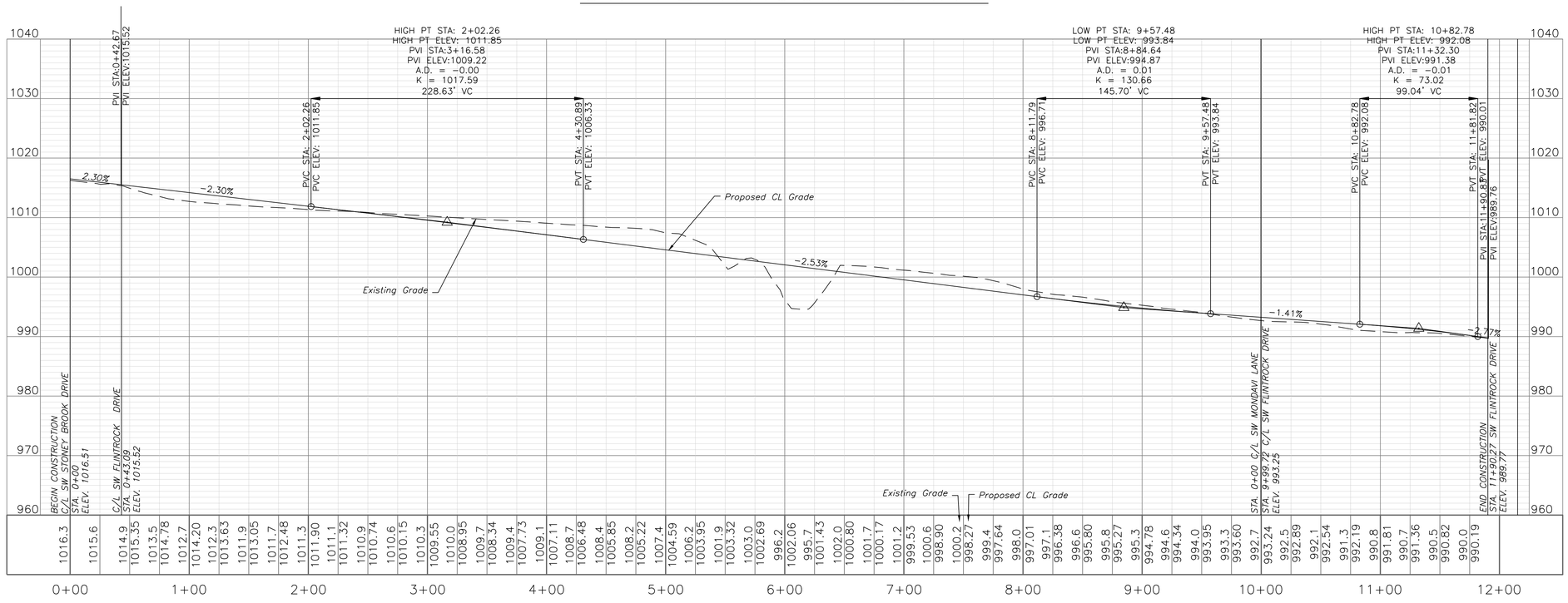
North

0 20' 40' 80'

STREET PLAN & PROFILE

SCALE: 1" = 50'

SW FLINTROCK DRIVE



0 25' 50' 100'

0 5 10 20

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 2005000319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Napa Valley 5th Plat
Lee's Summit, Jackson County, Missouri

Project: NAPA VALLEY LSMO
Issue Date: August 2, 2021

STREET PLAN & PROFILE
Street, Stormwater, Master Drainage Plans for:
Napa Valley 5th Plat
Lee's Summit, Jackson County, Missouri

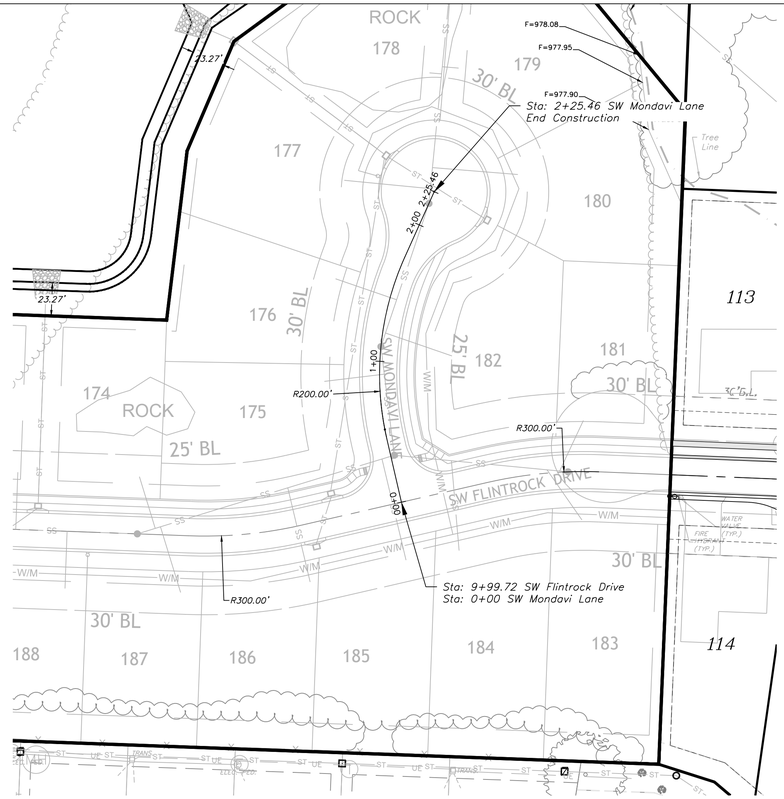
STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
PROFESSIONAL ENGINEER

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

REVISIONS

1 REV. 9/28/2021
2 REV. 12/6/2021
3 REV. 12/17/2021
4 REV. 3/2/2022
5 REV. 3/15/2022

C.203



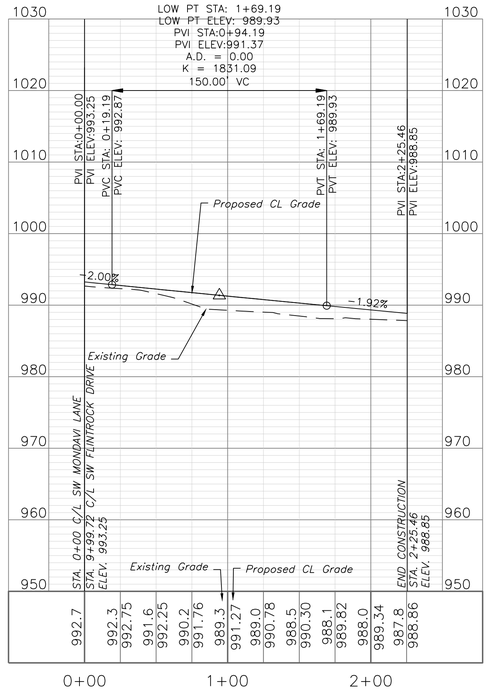
North

0 20' 40' 80'

STREET PLAN & PROFILE

SCALE: 1" = 50'

SW MONDAVI LANE



0 25' 50' 100'

0 5 10 20

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 2005000319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Napa Valley 5th Plat
Lee's Summit, Jackson County, Missouri

Project: NAPA VALLEY LSMO
Issue Date: August 2, 2021

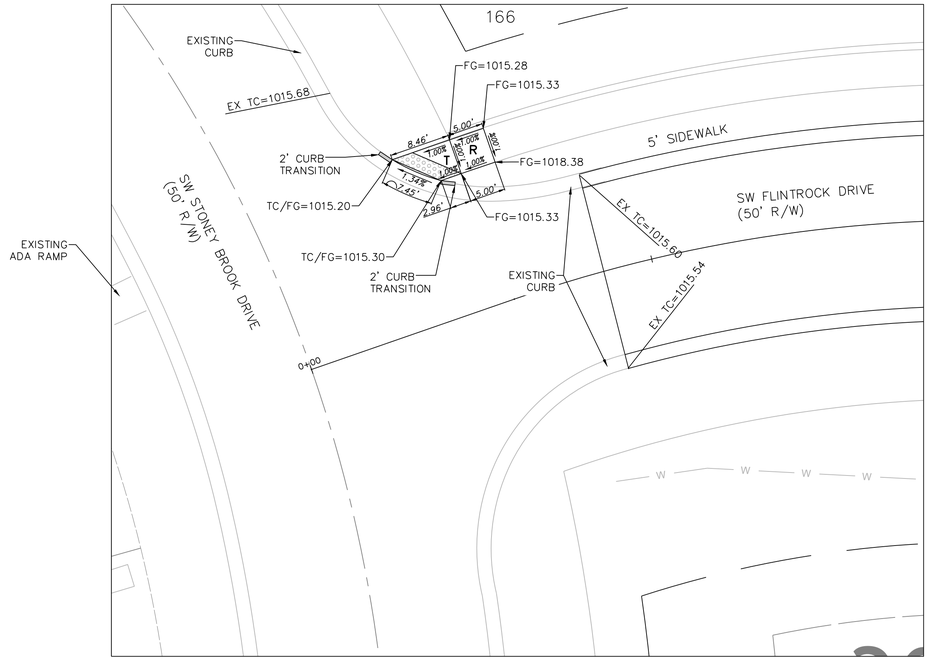
STREET PLAN & PROFILE
Street, Stormwater, Master Drainage Plans for:
Napa Valley 5th Plat
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
PROFESSIONAL ENGINEER

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

REVISIONS
1 REV. 9/28/2021
2 REV. 12/6/2021
3 REV. 12/17/2021
4 REV. 3/2/2022
5 REV. 3/15/2022

C.204



DETAIL 1

Legend:

EX TC = Existing Top of Curb

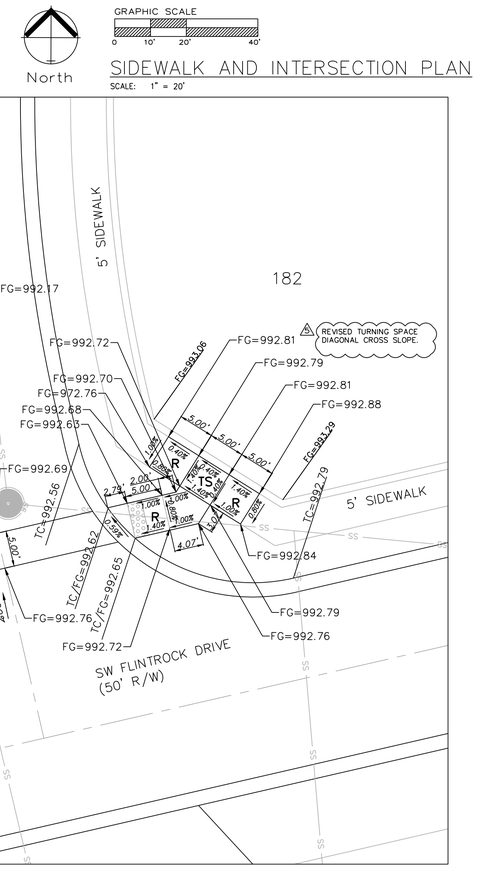
EX FG = Existing Finished Grade

FG = Finished Grade

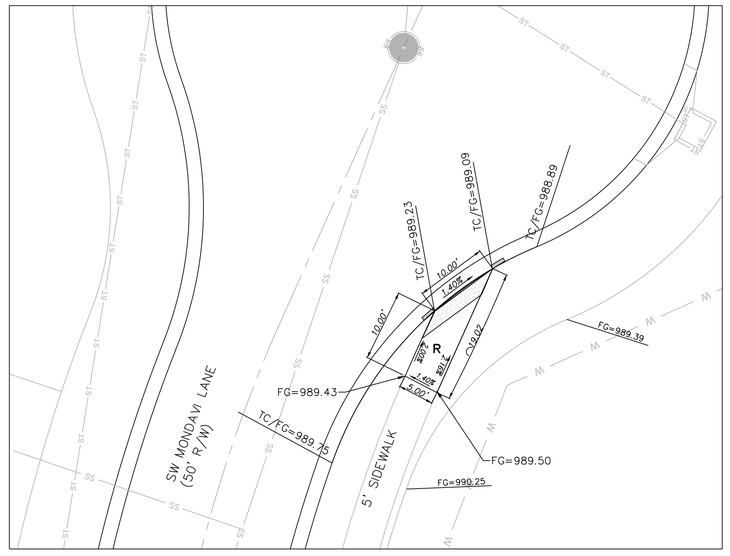
TC = Top of Curb

TC/FG = Top of Curb/Finished Grade

Detectable Warning



DETAIL 2



DETAIL 3

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 2005000319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Napa Valley 5th Plat
Lee's Summit, Jackson County, Missouri

Project: NAPA VALLEY, LSMO
Issue Date: August 2, 2021

Sidewalk and Intersection Plan
Street, Stormwater, Master Drainage Plans for:
Napa Valley 5th Plat
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
PROFESSIONAL ENGINEER

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

REVISIONS

1 REV. 9/28/2021
2 REV. 12/6/2021
3 REV. 12/17/2021
4 REV. 3/2/2022
5 REV. 3/15/2022

North

0 20' 40' 80'

STORM SEWER GENERAL LAYOUT

SCALE: 1" = 40'

SW BLACKSTONE PLACE

SW FLINTROCK DRIVE

SW MONDAVI LANE

EX. RETENTION BASIN
Permanent Pool = 982.42
100-YR WSE = 985.48

Non-Grouted Rip Rap w/ Geo Fabric

Flared End Section w/ Toe Wall FES 3-1

4'x4' Field Inlet 3-2 Openings (SW & SE)

5'x4' Curb Inlet 3-3

5'x4' Curb Inlet 4-1

Non-Grouted Rip Rap w/ Geo Fabric

Flared End Section w/ Toe Wall FES 1-1

Storm Line 1

5'x4' Curb Inlet 1-2

5'x4' Curb Inlet 1-3

Flared End Section w/ Toe Wall FES 2-1

5'x4' Curb Inlet 2-2

5'x4' Curb Inlet 2-3

5'x4' Curb Inlet 3-4

5'x4' Curb Inlet 3-5

4'x4' Field Inlet 2-5 Openings: E & W

4'x4' Field Inlet 2-4 Openings: E & W

PROPOSED 20' U/E

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 2005000319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Napa Valley 5th Plat
Lee's Summit, Jackson County, Missouri

Project: NAPA VALLEY LSMO
Issue Date: August 2, 2021

Storm Sewer General Layout
Street, Stormwater, Master Drainage Plans for:
Napa Valley 5th Plat
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
SURVEYOR
PROFESSIONAL ENGINEER

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

REVISIONS

1 REV. 9/28/2021
2 REV. 12/6/2021
3 REV. 12/17/2021
4 REV. 3/2/2022
5 REV. 3/15/2022

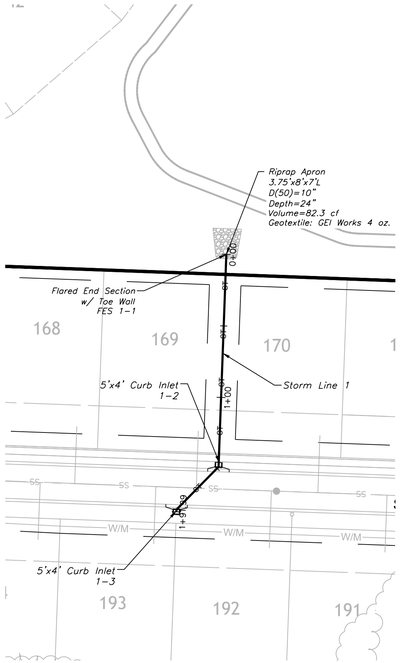
C.300

North

0 25' 50' 100'

STORM SEWER PLAN & PROFILE

SCALE: 1" = 50'



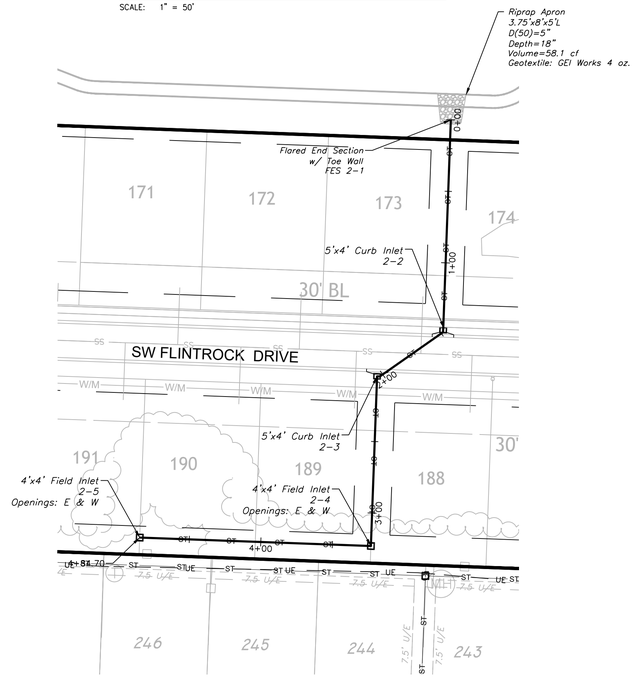
STORM LINE 1

North

0 25' 50' 100'

STORM SEWER PLAN & PROFILE

SCALE: 1" = 50'



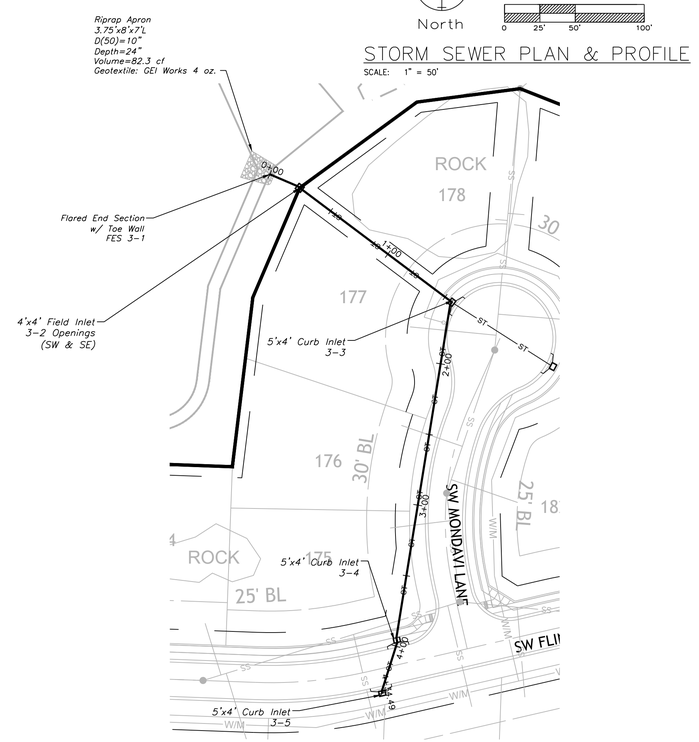
STORM LINE 2

North

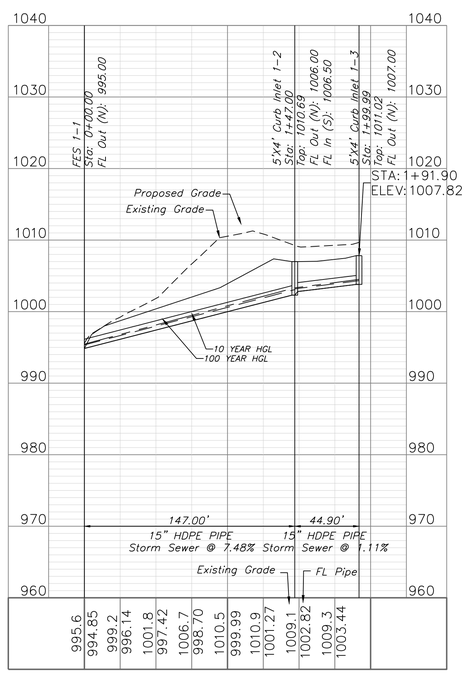
0 25' 50' 100'

STORM SEWER PLAN & PROFILE

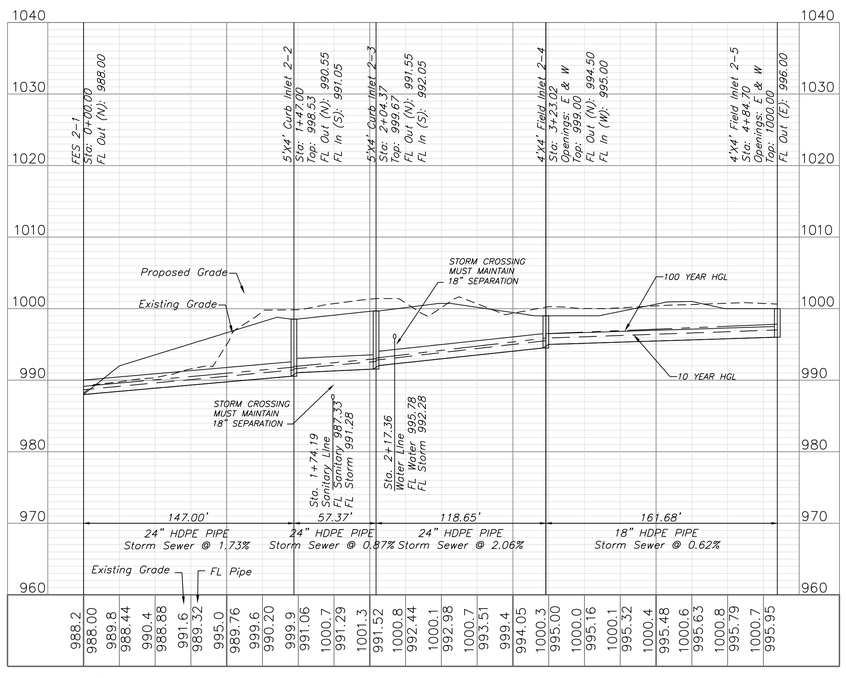
SCALE: 1" = 50'



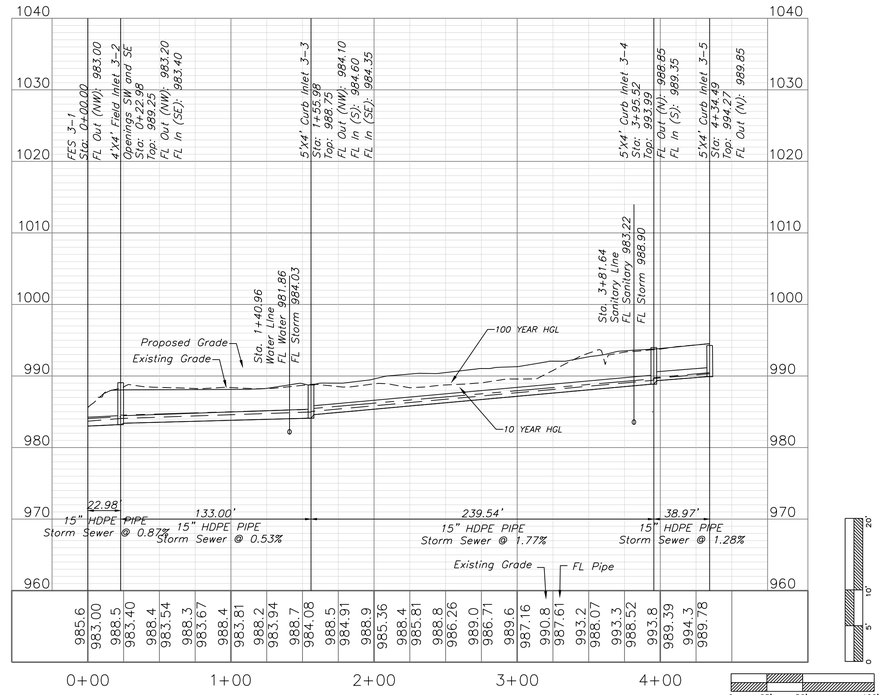
STORM LINE 3



STORM LINE 1



STORM LINE 2



STORM LINE 3

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

Napa Valley 5th Plat
Lee's Summit, Jackson County, Missouri

Project: NAPA VALLEY LSMO
Issue Date: August 2, 2021

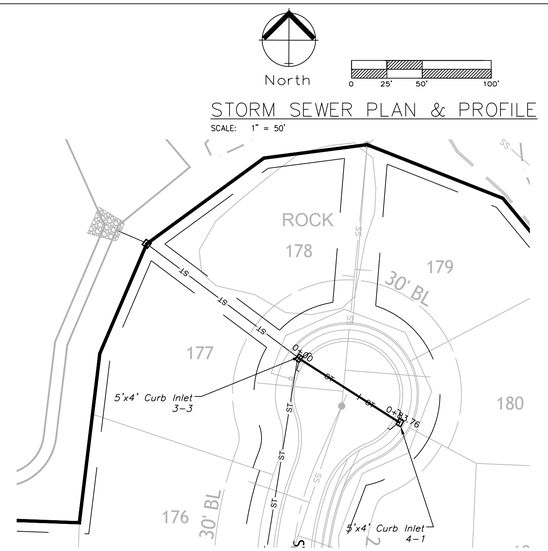
Storm Sewer Plan and Profile
Street, Stormwater, Master Drainage Plans for:
Napa Valley 5th Plat
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
PE-2006019708
PROFESSIONAL ENGINEER

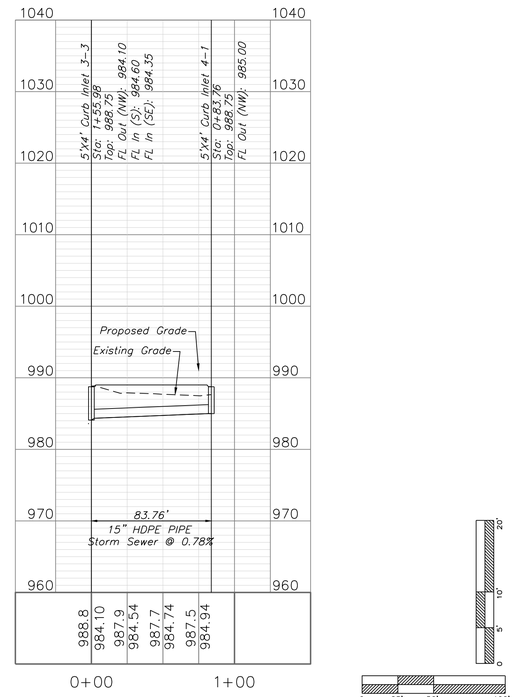
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

1 REV. 9/28/2021
2 REV. 12/6/2021
3 REV. 12/17/2021
4 REV. 3/2/2022
5 REV. 3/15/2022



STORM LINE 4



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 2005000319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Napa Valley 5th Plat
Lee's Summit, Jackson County, Missouri

Project: NAPA VALLEY, LSMO
Issue Date: August 2, 2021

Storm Sewer Plan and Profile
Street, Stormwater, Master Drainage Plans for:
Napa Valley 5th Plat
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
PE-2006019708
PROFESSIONAL ENGINEER

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

REVISIONS
1 REV. 9/28/2021
2 REV. 12/6/2021
3 REV. 12/17/2021
4 REV. 3/2/2022
5 REV. 3/15/2022

10-YR STRUCTURE

D.S. Str.	Str. No.	Area	InletTime	Int.	RunoffCoeff.	Q =CIA	Q Carry-over	QCaptured	QBypassed	JunctType	CurbHeight	CurbLength	GutterSlope	GutterWidth	CrossSlope, Sw	CrossSlope, Sx	InletDepth	BypassDepth	BypassSpread	GutterDepth	GutterSpread	Bypass Str.
		(ac)	(min)	(in/hr)	(C)	(cfs)	(cfs)	(cfs)	(cfs)		(in)	(ft)	(ft/ft)	(ft)	(ft/ft)	(ft/ft)	(ft)	(ft)	(ft)	(ft)	(ft)	
1-1	1-2	0.57	8.2	6.5	0.51	1.89	0	0.78	1.11	Curb	10	5	0.012	2	0.05	0.02	0.21	0.18	5.93	0.21	7.55	2-2
1-2	1-3	0.54	8.7	6.39	0.51	1.76	0	0.75	1.01	Curb	10	5	0.012	2	0.05	0.02	0.21	0.17	5.67	0.21	7.32	2-3
2-1	2-2	0.35	7	6.79	0.51	1.21	1.11	0.63	1.69	Curb	10	5	0.048	2	0.05	0.02	0.18	0.16	5.19	0.18	6.05	3-4
2-2	2-3	0.32	7	6.79	0.51	1.11	1.01	0.6	1.52	Curb	10	5	0.048	2	0.05	0.02	0.18	0.16	4.9	0.18	5.79	3-5
2-3	2-4	0.46	5.4	7.23	0.51	1.7	0	1.7	0	Dp-Curb	6	8	Sag	....	0.02	0.02	0.17	n/a	n/a	0.17	8.54	Sag
2-4	2-5	2.26	10.6	6	0.51	6.92	0	6.92	0	Dp-Curb	6	8	Sag	....	0.02	0.02	0.44	n/a	n/a	0.44	21.8	Sag
3-1	3-2	0	0	0	0	0	1.69	1.69	0	Dp-Curb	6	5	Sag	....	0.02	0.02	0.23	n/a	n/a	0.23	11.67	Sag
3-2	3-3	0.78	6.7	6.87	0.51	2.73	1.91	4.64	0	Curb	10	5	Sag	2	0.05	0.02	0.44	n/a	n/a	0.44	19.01	Sag
3-3	3-4	0.24	5.7	7.14	0.51	0.87	0	0.49	0.39	Curb	10	5	0.014	2	0.05	0.02	0.16	0.12	3.15	0.16	5.07	3-3
3-4	3-5	0.32	5.9	7.08	0.51	1.16	0	0.57	0.58	Curb	10	5	0.014	2	0.05	0.02	0.18	0.14	4.07	0.18	5.82	Offsite

10-YR PIPE

D.S. Str.	U.S. Str.	LineLength	Incr.Area	TotalArea	RunoffCoeff.	IncrC x A	TotalC x A	InletTime	TimeConc	RnfallInt	TotalRunoff	TotalFlow	CapacFull	Veloc	PipeSize	PipeSlope	Inv ElevDn	Inv ElevUp	HGLDn	HGLUp	Grnd/RimDn	Grnd/RimUp
		(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)
1-1	1-2	147	0.57	1.11	0.51	0.29	0.57	8.2	8.9	6.4	3.6	3.6	21.9	8.87	15	6.8	996	1006	996.34	1006.77	0	1010.69
1-2	1-3	44.9	0.54	0.54	0.51	0.28	0.28	8.7	8.7	6.4	1.76	1.76	8.86	4.6	15	1.11	1006.5	1007	1006.88	1007.53	1010.69	1011.02
2-1	2-2	147	0.35	3.39	0.51	0.18	1.73	7	11.5	5.8	10.08	10.08	42	8.23	24	2.04	989	992	989.67	993.14	0	1003.09
2-2	2-3	57.37	0.32	3.04	0.51	0.16	1.55	7	11.4	5.9	9.08	9.08	27.45	6.56	24	0.87	992.5	993	993.29	994.07	1003.09	1004.98
2-3	2-4	118.65	0.46	2.72	0.51	0.23	1.39	5.4	11.1	5.9	8.2	8.2	26.99	6.32	24	0.84	993.5	994.5	994.26	995.52	1004.98	1000
2-4	2-5	161.68	2.26	2.26	0.51	1.15	1.15	10.6	10.6	6	6.92	6.92	10.74	5.94	18	0.62	995	996	995.88	997.02	1000	1000
3-1	3-2	22.98	0	1.34	0	0	0.68	0	7.4	6.7	4.58	4.58	7.83	5.84	15	0.87	985	985.2	985.69	986.07	0	989.25
3-2	3-3	133	0.78	1.34	0.51	0.4	0.68	6.7	7	6.8	4.64	4.64	7.63	5.8	15	0.83	985.4	986.5	986.1	987.37	989.25	991
3-3	3-4	239.54	0.24	0.56	0.51	0.12	0.29	5.7	6.1	7	2.01	2.01	7.67	4.5	15	0.83	987	989	987.44	989.56	991	994.14
3-4	3-5	38.97	0.32	0.32	0.51	0.16	0.16	5.9	5.9	7.1	1.16	1.16	8.39	3.98	15	1.28	989.5	990	989.81	990.42	994.14	994.72

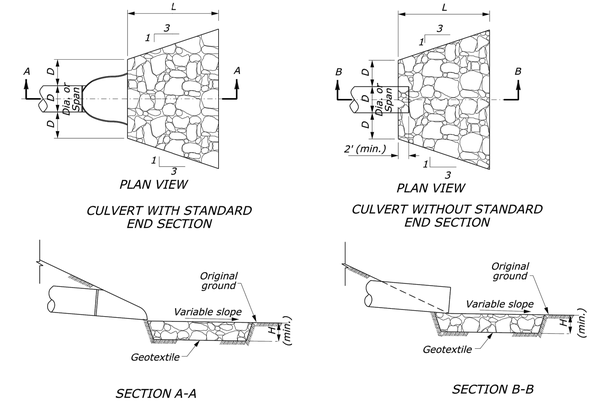
100-YR STRUCTURE

D.S. Str.	Str. No.	Area	InletTime	Int.	RunoffCoeff.	Q =CIA	Q Carry-over	QCaptured	QBypassed	JunctType	CurbHeight	CurbLength	GutterSlope	GutterWidth	CrossSlope, Sw	CrossSlope, Sx	InletDepth	BypassDepth	BypassSpread	GutterDepth	GutterSpread	Bypass Str.
		(ac)	(min)	(in/hr)	(C)	(cfs)	(cfs)	(cfs)	(cfs)		(in)	(ft)	(ft/ft)	(ft)	(ft/ft)	(ft/ft)	(ft)	(ft)	(ft)	(ft)	(ft)	
1-1	1-2	0.57	8.2	11.53	0.51	3.35	0	1.06	2.29	Curb	10	5	0.012	2	0.05	0.02	0.25	0.22	8.22	0.25	9.64	2-2
1-2	1-3	0.54	8.7	11.34	0.51	3.12	0	1.02	2.11	Curb	10	5	0.012	2	0.05	0.02	0.25	0.22	7.92	0.25	9.36	2-3
2-1	2-2	0.35	7	12	0.51	2.14	2.29	0.88	3.56	Curb	10	5	0.048	2	0.05	0.02	0.22	0.21	7.35	0.22	8.1	3-4
2-2	2-3	0.32	7	12	0.51	1.96	2.11	0.84	3.22	Curb	10	5	0.048	2	0.05	0.02	0.22	0.2	7.03	0.22	7.79	3-5
2-3	2-4	0.46	5.4	12.71	0.51	2.98	0	2.98	0	Dp-Curb	6	8	Sag	....	0.02	0.02	0.25	n/a	n/a	0.25	12.44	Sag
2-4	2-5	2.26	10.6	10.69	0.51	12.33	0	12.33	0	Dp-Curb	6	8	Sag	....	0.02	0.02	0.64	n/a	n/a	0.64	32.06	Sag
3-1	3-2	0	0	0	0	0	3.56	3.56	0	Dp-Curb	6	5	Sag	....	0.02	0.02	0.38	n/a	n/a	0.38	19.14	Sag
3-2	3-3	0.78	6.7	12.13	0.51	4.82	4.09	8.91	0	Curb	10	5	Sag	2	0.05	0.02	0.65	n/a	n/a	0.65	29.38	Sag
3-3	3-4	0.24	5.7	12.57	0.51	1.54	0	0.67	0.87	Curb	10	5	0.014	2	0.05	0.02	0.19	0.16	5.05	0.19	6.65	3-3
3-4	3-5	0.32	5.9	12.48	0.51	2.04	0	0.78	1.25	Curb	10	5	0.014	2	0.05	0.02	0.21	0.18	6.05	0.21	7.54	Offsite

100-YR PIPE

D.S. Str.	U.S. Str.	LineLength	Incr.Area	TotalArea	RunoffCoeff.	IncrC x A	TotalC x A	InletTime	TimeConc	RnfallInt	TotalRunoff	TotalFlow	CapacFull	Veloc	PipeSize	PipeSlope	Inv ElevDn	Inv ElevUp	HGLDn	HGLUp	Grnd/RimDn	Grnd/RimUp
		(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)
1-1	1-2	147	0.57	1.11	0.51	0.29	0.57	8.2	8.8	11.3	6.39	6.39	21.9	10.72	15	6.8	996	1006	996.46	1007.02	0	1010.69
1-2	1-3	44.9	0.54	0.54	0.51	0.28	0.28	8.7	8.7	11.3	3.12	3.12	8.86	5.41	15	1.11	1006.5	1007	1007.02	1007.71	1010.69	1011.02
2-1	2-2	147	0.35	3.39	0.51	0.18	1.73	7	11.4	10.5	18.08	18.08	42	8.39	24	2.04	989	992	990.14	993.53	0	1003.09
2-2	2-3	57.37	0.32	3.04	0.51	0.16	1.55	7	11.2	10.5	16.27	16.27	27.45	7.88	24	0.87	992.5	993	993.61	994.45	1003.09	1004.98
2-3	2-4	118.65	0.46	2.72	0.51	0.23	1.39	5.4	11	10.6	14.67	14.67	26.99	7.56	24	0.84	993.5	994.5	994.55	995.88	1004.98	1000
2-4	2-5	161.68	2.26	2.26	0.51	1.15	1.15	10.6	10.6	10.7	12.33	12.33	10.74	6.98	18	0.62	995	996	996.5	997.82	1000	1000
3-1	3-2	22.98	0	1.34	0	0	0.68	0	7.5	11.8	8.07	8.07	7.83	7.11	15	0.87	985	985.2	986.06	986.32	0	989.25
3-2	3-3	133	0.78	1.34	0.51	0.4	0.68	6.7	7.2	11.9	8.16	8.16	7.63	6.81	15	0.83	985.4	986.5	986.53	987.74	989.25	991
3-3	3-4	239.54	0.24	0.56	0.51	0.12	0.29	5.7	6.1	12.4	3.54	3.54	7.67	3.71	15	0.83	987	989	988.67	989.76	991	994.14
3-4	3-5	38.97	0.32	0.32	0.51	0.16	0.16	5.9	5.9	12.5	2.04	2.04	8.39	4.69	15	1.28	989.5	990	989.92	990.57	994.14	994.72

STANDARD RIPRAP APRON DETAIL



NOTES:
1. ALL RIPRAP APRONS SHALL CONFORM TO THE STANDARD CONFIGURATION SHOWN IN THE STANDARD DETAIL ABOVE UNLESS OTHERWISE NOTED. PLAN VIEW DIMENSIONS SHOWN SHALL BE MET OR EXCEEDED INCLUDING AREAS OF LONGITUDINAL AND/OR TRANSVERSE SLOPE.
2. DIMENSIONS FOR EACH RIPRAP APRON AND ASSOCIATED RIPRAP ARE DETAILED IN THE PLAN SET.
3. GEOTEXTILE SHALL BE "GEI WORKS 4 OUNCE" NON-WOVEN FILTER FABRIC DESIGNED FOR FILTRATION, STABILIZATION AND SEPARATION WRAPPED CONTINUOUSLY ALONG THE SIDEWALLS AND BOTTOM OF THE PREPARED AREA OR SLOPE.
   - WATER FLOW = 120 GPM/SF
   - GRAB STRENGTH (MIN) = 400 N
   - PUNCTURE STRENGTH (MIN) = 178 N
   - TRAPEZOIDAL TEAR (MIN) = 133 N
   - ELONGATION (MIN) = 15%

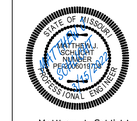
ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849

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

Napa Valley 5th Plat
Lee's Summit, Jackson County, Missouri

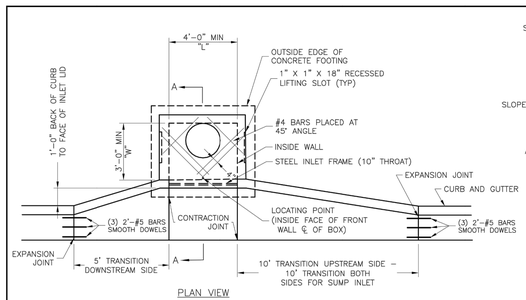
Project: NAPA VALLEY, LSMO
Issue Date: August 2, 2021

10 YR & 100 YR STORM TABLES
Street, Stormwater, Master Drainage Plans for:
Napa Valley 5th Plat
Lee's Summit, Jackson County, Missouri

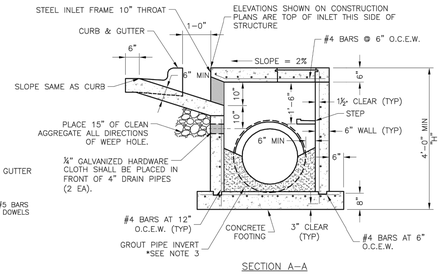


Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

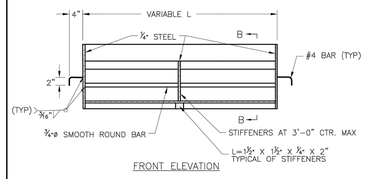
REVISIONS
1 REV. 9/28/2021
2 REV. 12/6/2021
3 REV. 12/17/2021
4 REV. 3/2/2022
5 REV. 3/15/2022



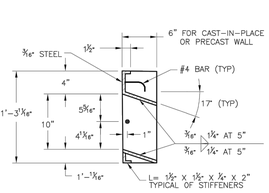
PLAN VIEW



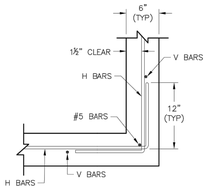
SECTION A–A



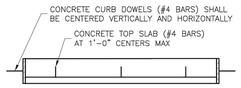
FRONT ELEVATION



SECTION B–B



WALL CORNER DETAIL



PLAN VIEW

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

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

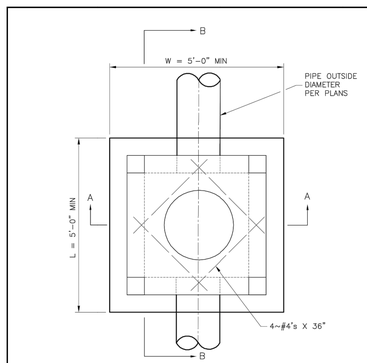
LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

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

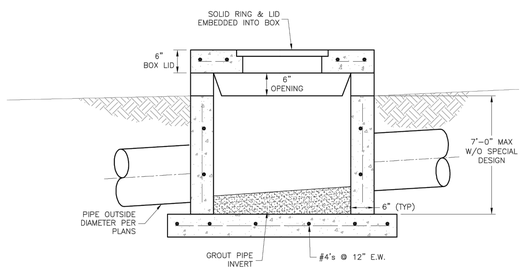
CURB INLET DETAIL

Project: NAPA VALLEY 5TH PLAT
Drawn By: MJF
Checked By: DL
Date: 04/17
Proj. #:

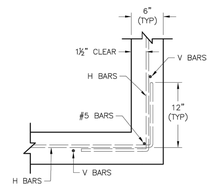
STM-1



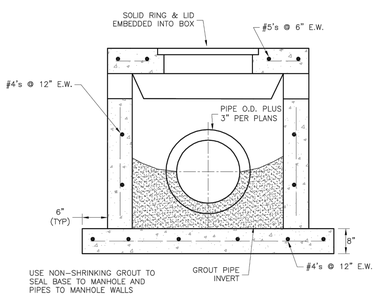
PLAN VIEW



SECTION B–B



WALL CORNER DETAIL



SECTION A–A

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

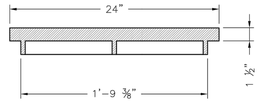
LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

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

FIELD INLET DETAIL

Project: NAPA VALLEY 5TH PLAT
Drawn By: MJF
Checked By: DL
Date: 04/17
Proj. #:

STM-2



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

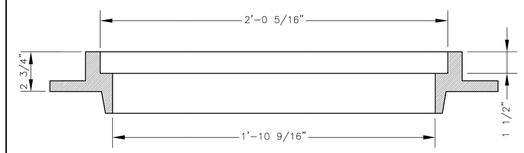
*COVER AND FRAME MODEL INFORMATION REFER TO THE STORMWATER APPROVED PRODUCT LIST.

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

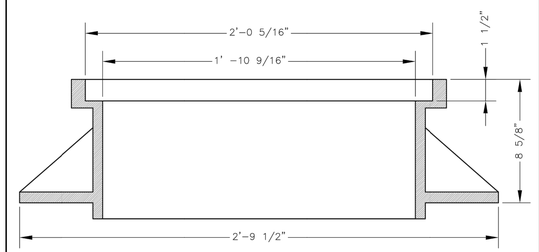
STORM MANHOLE COVER DETAIL

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

STM-6



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



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

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

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

STORM MANHOLE FRAME DETAIL

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

STM-7

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

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

Napa Valley 5th Plat
Lee's Summit, Jackson County, Missouri

Project: NAPA VALLEY 5TH PLAT
Issue Date: August 2, 2021

Construction Details
Street, Stormwater, Master Drainage Plans for:
Napa Valley 5th Plat
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
PROFESSIONAL ENGINEER

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

REVISIONS
1 REV. 9/28/2021
2 REV. 12/6/2021
3 REV. 12/17/2021
4 REV. 3/2/2022
5 REV. 3/15/2022

C.600