

COBEY CREEK - 2ND PLAT

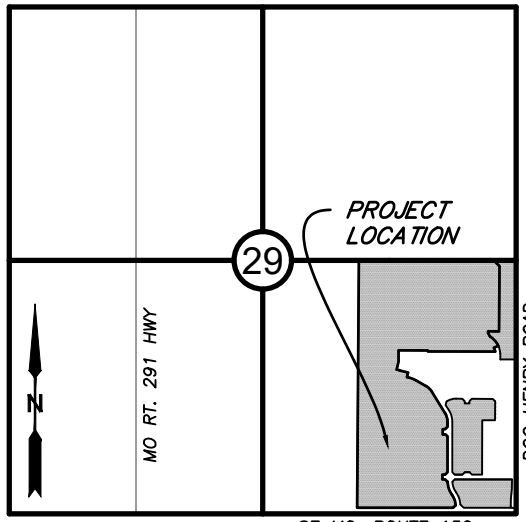
STREET, STORM SEWER, AND EROSION CONTROL PLANS

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

SEC. 29, TWP. 47N, RNG. 31W

DATE: 8/26/2022

TOTAL LOTS: 123



VICINITY MAP

SECTION 29, TOWNSHIP 47, RANGE 31
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
NOT TO SCALE

LEGAL DESCRIPTION:

A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 49 NORTH, RANGE 31 WEST, IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, REFER TO FINAL PLAT FOR FULL LEGAL DESCRIPTION.

OIL AND GAS WELL NOTES:

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



Know what's below.
Call before you dig.



UTILITY CONTACTS:

SANITARY & WATER:

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

STORMWATER:

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

STREETS:

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

AT&T:

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

EVERGY:

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

MISSOURI GAS ENERGY:

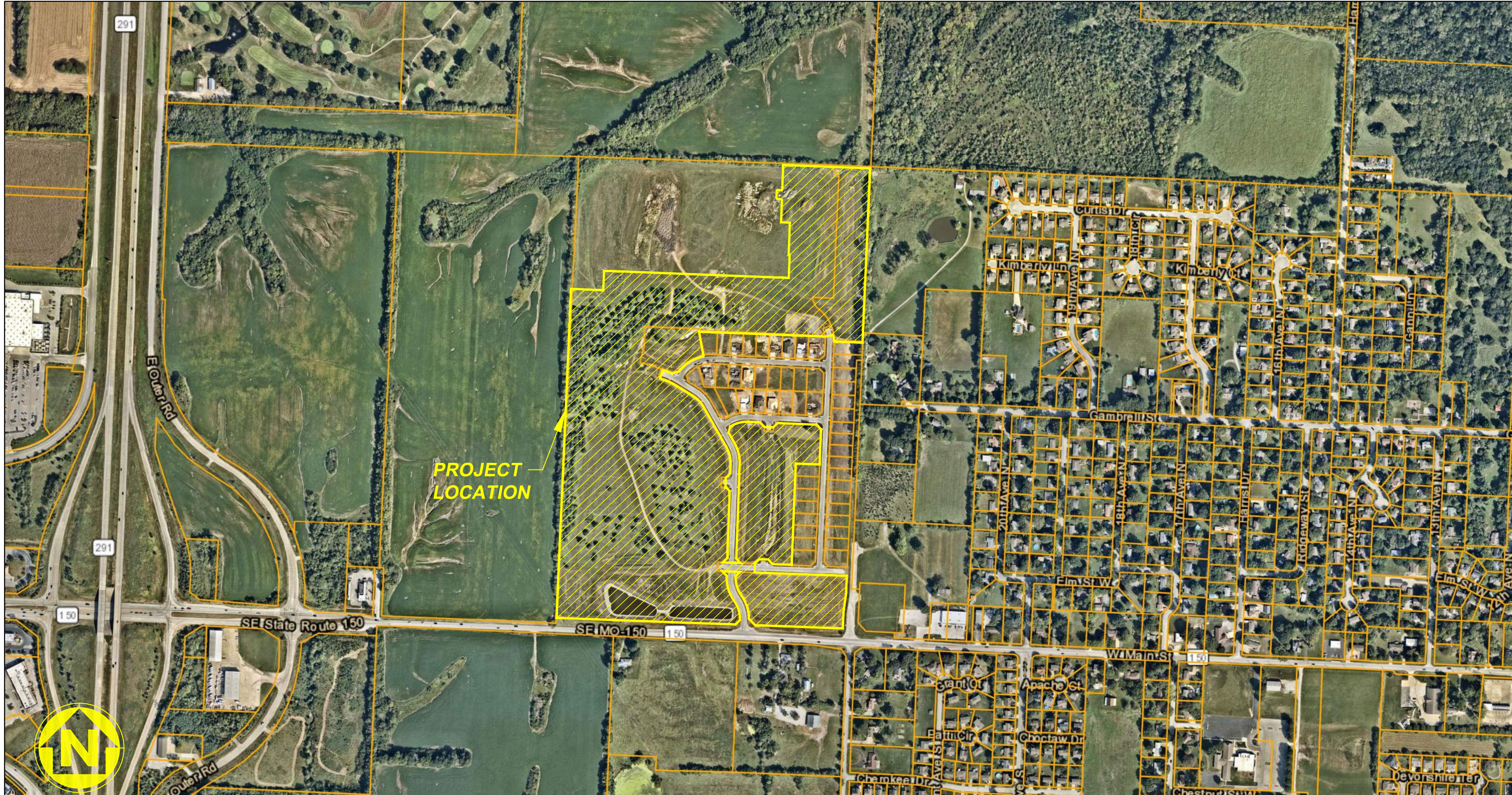
RICHARD FROCK
3025 SW CLOVER DRIVE
LEE'S SUMMIT, MO 64082
PHONE (816) 472-3489

FEMA FLOOD INFORMATION:

THE SUBJECT PROPERTY LIES IN ZONE X, OTHER FLOOD AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP 29095C0551G EFFECTIVE JANUARY 20, 2017.

BENCHMARK:

PROJECT BENCHMARK T 201
ALUMINUM CAP IN TOP OF CONCRETE BASE OF FIRST PILLAR OF HWY 150 AND MISSOURI PACIFIC RAILROAD.
ELEV=917.39



WATERSHED: BIG CREEK

DISTURBED AREA: 73.3 AC

SURVEY CONTROL:

CP #100
CHISELED "+" ON CURB INLET
CURB INLET AT THE SOUTHWEST CORNER OF SE GILLETTE ROAD AND SE COBEY CREEK DRIVE
N: 978174.32
E: 2827539.80
EL: 1005.17

CP #9039
BAR AND CAP STAMPED
2006016633 CENTERLINE OF SE COBEY CREEK DRIVE AT THE DEAD END
N: 979305.16
E: 2827174.35
EL: 1002.42

CP #40001
ALUMINUM CAP STAMPED KS
1069 MO 2134 NORTHEAST CORNER OF THE PROJECT
N: 980459.77
E: 2828336.04
EL: 967.82

GENERAL NOTES:

- CONTRACTOR SHALL SATISFY THEMSELVES AS TO THE EXISTING CONDITIONS OF THE SITE AND HAVE ALL UTILITIES MARKED PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTOR SHALL POTHOLE ALL CONNECTION POINTS TO EXISTING UTILITIES AND POTENTIAL UTILITY CONFLICT LOCATIONS PRIOR TO ANY CONSTRUCTION ACTIVITIES. NOTIFY ENGINEER IMMEDIATELY IF CONFLICT OR DISCREPANCY EXISTS.
- CONTRACTOR SHALL PROTECT EXISTING STRUCTURES TO REMAIN FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION. ANY DAMAGE SHALL BE REPAIRED/ REPLACED TO PRE-CONSTRUCTION CONDITION AT CONTRACTOR'S EXPENSE.
- 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.

PROJECT SPECIFICATIONS:

THE SPECIFICATIONS FOR THIS PROJECT SHALL BE THE FOLLOWING:

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

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

PREPARED & SUBMITTED BY:

ANDERSON ENGINEERING INC.
KANSAS CITY, MISSOURI

Garrett R. Cates

GARRETT CATES, P.E.
MISSOURI P.E. NO. 2021025089

DEVELOPER:

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

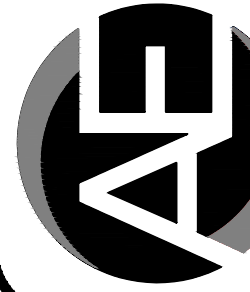
CIVIL ENGINEER:

GARRETT CATES
ANDERSON ENGINEERING, INC.
941 W 141ST TERR
KANSAS CITY, MO 64145
GCATES@AE-INC.COM
(816) 777-0400 EXT. 508

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DRAWING INFO.		REVISIONS	
NO.	DESCRIPTION	BY	DATE
1.	REVISED PER CITY COMMENT	GC	5/11/22
2.	REVISED PER CITY COMMENT	GC	7/22/22
3.	REVISED PER CITY COMMENT	CA	8/26/22
CHECKED BY: PJ		DATE: 03/14/2022	
FOR REVIEW		JOB NUMBER: 21KC10060	

CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - STREET, STORM, & EROSION
COVER SHEET
S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



SHEET NUMBER
CVR
1 OF 88

GENERAL NOTES

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

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

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

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

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

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

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

8. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A COPY OF AND BECOME FAMILIAR WITH THE GEOTECHNICAL REPORT, UNLESS SPECIFICALLY NOTED ON THE PLANS. COORDINATE WITH OWNER TO OBTAIN ORIGINAL GEOTECHNICAL REPORT COMPLETED BY OTHERS FOR PHASE 1 CONSTRUCTION.

9. THE CONTRACTOR SHALL COORDINATE WITH ANDERSON ENGINEERING INC. FOR ALL CONSTRUCTION LAYOUT AND STAKING FOR THIS PROJECT.

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

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

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

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

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

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

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

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

18. CONTRACTOR SHALL FIELD VERIFY EXISTING PIPE ELEVATIONS.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

36. CONTRACTOR TO CONSTRUCT STORMWATER MANAGEMENT FACILITIES, SPECIFICALLY THOSE FEATURES RELATED TO DETENTION, PRIOR TO ANY LAND DISTURBANCE OF THE SITE AND PRIOR TO THE CONSTRUCTION OF ANY OTHER SITE DEVELOPMENT WORK AS NOT TO EFFECT DOWNSTREAM NEIGHBORS WITH UNDETAINED STORMWATER DISCHARGE.

37. AN AS--GRADED AND AS--BUILT DRAWING SHALL BE SUBMITTED TO AND REVIEWED BY THE CITY FOR THE DETENTION BASIN. THIS SHALL BE REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF SUBSTANTIAL COMPLETION. ALL PRECAUTIONS SHOULD BE TAKEN TO ENSURE DETENTION POND AND OUTLET STRUCTURE ARE CONSTRUCTED ACCORDING TO THE APPROVED PLANS. VOLUMES AND ELEVATIONS ARE CRITICAL FOR AS--BUILT APPROVAL. THE CITY SHALL BE PROVIDED WITH AN AS--BUILT SURVEY OF THE DETENTION, OUTLET STRUCTURE INCLUDING ALL WEIR ELEVATIONS AND STORM SYSTEM INCLUDING ALL THE INVERTS, STAMPED BY A MISSOURI LICENSED ENGINEER.



CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - STREET, STORM, & EROSION

GENERAL NOTES

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

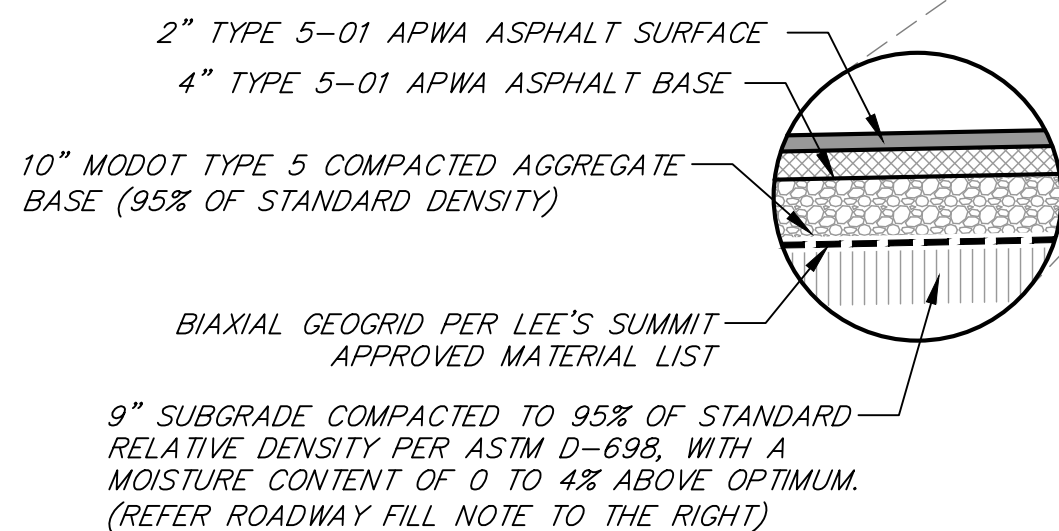
SHEET NUMBER
C050
2 OF 88

REVISONS		DRAWING INFO.			
NO.	DESCRIPTION	BY	DATE	DRAWN BY:	GC
1.	REVISED PER CITY COMMENT	GC	5/11/22	CHECK BY:	PJ
2.	REVISED PER CITY COMMENT	GC	7/22/22	LICENSE NO.	PE-2021025089
3.	REVISED PER CITY COMMENT	CA	8/26/22	DATE:	03/14/2022
				ISSUED FOR:	FOR REVIEW
				JOB NUMBER:	21KC10060

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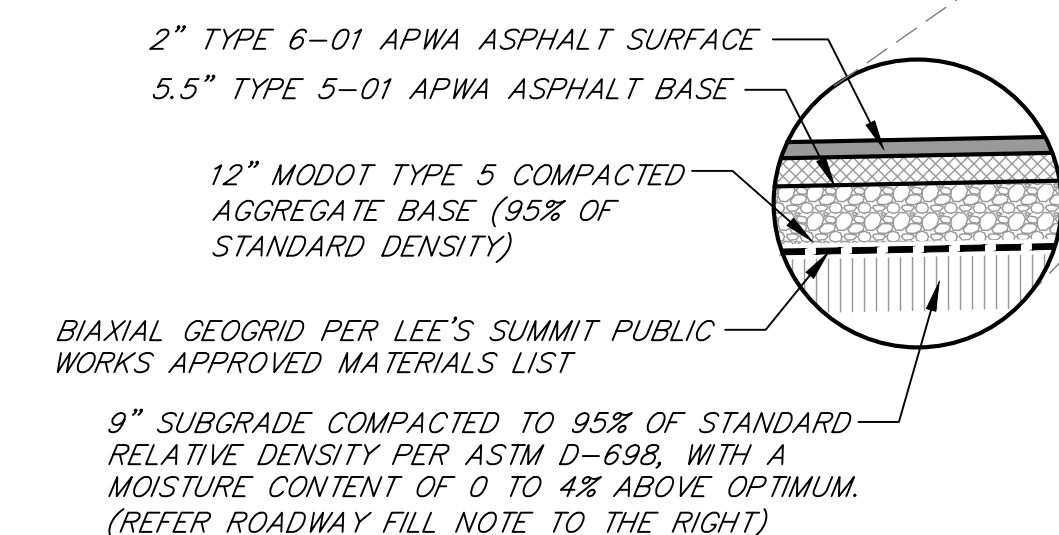
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ENGINEERING
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A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION - LC 62



(LOOKING UP STATION)
NOT TO SCALE

FAIRBROOK DRIVE:
STA:134+36.45 - 135+10.89
STA:136+59.83 - 138+21.78
STA:138+99.78 - 141+34.95

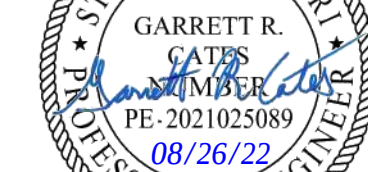


(LOOKING UP STATION)
NOT TO SCALE

STA:134+36.45 - 135+10.89
STA:136+59.83 - 138+21.78
STA:138+99.78 - 141+34.95

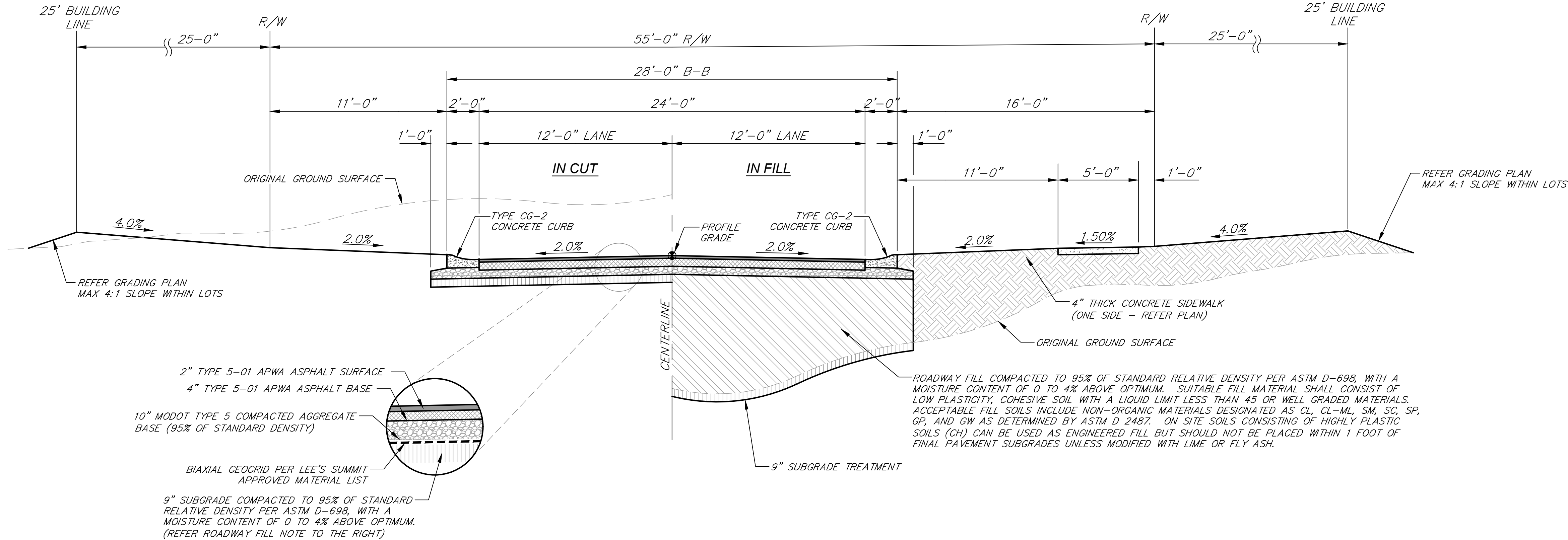
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329, 147°N, K31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



C051
3 OF 88

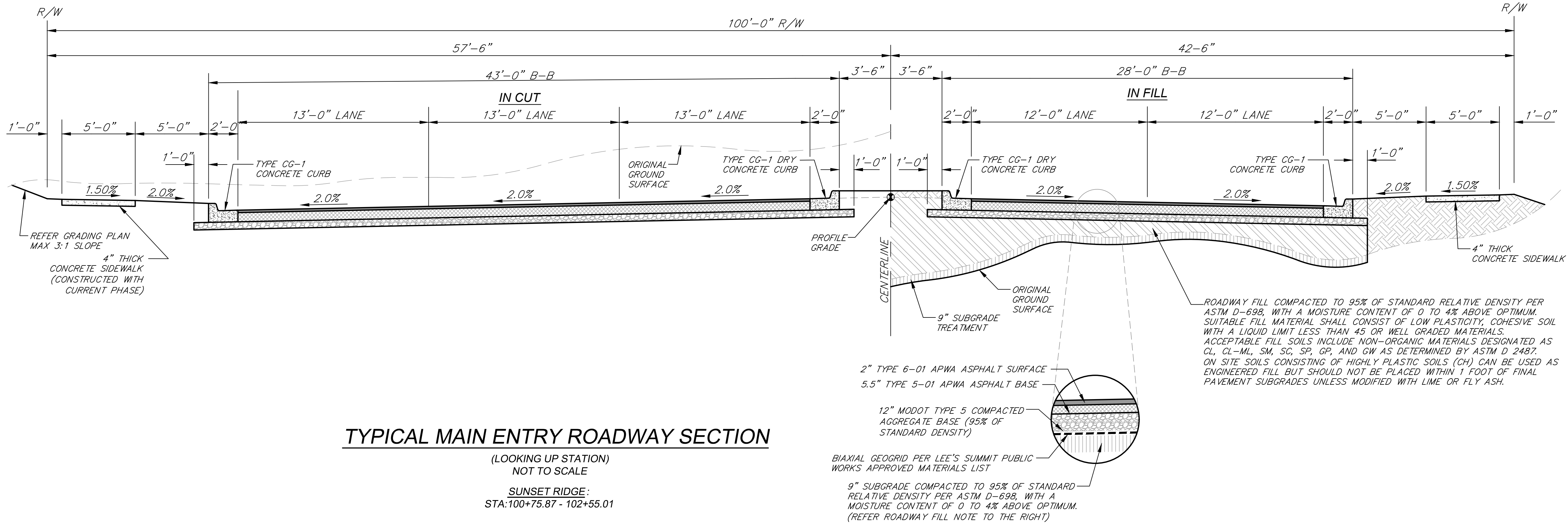
Aug 26, 2022 -- 1:13pm Plotted By: gcastle C:\Shared drives\VC10 - Land Development\Projects\2021\21VC10080 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21VC10080 - SHITS - TYPICAL SECTION.dwg Layout: TYPICAL ROADWAY SECTIONS (2)



TYPICAL 28' KINGS TREE DRIVE (LOCAL/ACCESS) ROADWAY SECTION

(LOOKING UP STATION)
NOT TO SCALE

STA:210+39.20 - 211+26.20
STA:212+04.20 - 217+46.20
STA:218+23.25 - 218+82.52



TYPICAL MAIN ENTRY ROADWAY SECTION

(LOOKING UP STATION)
NOT TO SCALE

SUNSET RIDGE:
STA:100+75.87 - 102+55.01



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		ISSUED FOR:	FOR REVIEW
		JOB NUMBER:	21KC10080

CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - STREET, STORM, & EROSION
TYPICAL ROADWAY
SECTIONS (2)
S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



SHEET NUMBER
C052
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Aug 26, 2022 - 11:42am Plotted By: gcafe G:\Shared drives\VC10 - Land Development\Projects\2021\21VC10080 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21VC10080 - SH15 - DEMO PLAN.dwg Layout: EXISTING CONDITIONS & DEMOLITION PLAN

DEMOLITION PLAN KEY NOTES:

- 01 FULL-DEPTH SAWCUT EXISTING PAVEMENT AND/OR CURB.
- 02 DEMOLISH AND REMOVE EXISTING CURB & GUTTER.
- 03 PERFORM 24" WIDE MILL & OVERLAY OF EXISTING ASPHALT TO MATCH EXISTING PAVEMENT.
- 04 OPEN CUT EXISTING ROAD PER CITY OF LEE'S SUMMIT STANDARDS AND DETAILS.
- 05 REMOVE AND REPLACE EXISTING STORM PIPE. RE: STORM SEWER SHEETS.
- 06 REMOVE AND RESPONSIBLY DISPOSE OF STORM SEWER END SECTION.
- 07 REMOVE EXISTING N-12 HDPE STORM SEWER PIPE. SALVAGE FOR RE-USE IN PHASE 2 STORM SEWER IF POSSIBLE.
- 08 GROUT OPENING IN EXISTING STORM STRUCTURE SHUT FROM EXISTING STORM PIPE REMOVAL. ENSURE STORM STRUCTURE IS FULLY SEALED PRIOR TO BACKFILLING.
- 09 SAW OFF, CAP, AND ABANDON EXISTING STORM SEWER PIPE 5' FROM BACK OF CURB.
- 10 REMOVE AND REPLACE EXISTING STORM STRUCTURE. RE: SHEET C510.
- 11 REMOVE EXISTING ADA RAMP, TO BE REPLACED WITH NEW ADA RAMP. RE: ADA RAMP DETAILS.
- 12 SAW CUT AND REMOVE EXISTING CURB AND GUTTER FOR NEW ADA RAMP INSTALLATION. RE: ADA RAMP DETAILS.

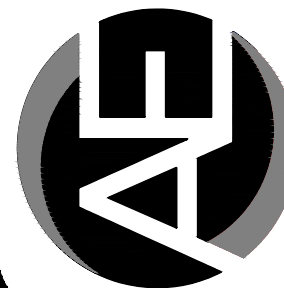
LEGEND

- EX. STREET &
- PROPERTY LINE
- EX. UTILITY EASEMENT
- EX. BUILDING SETBACK
- EX. LOT LINE
- EX. WATER LINE
- EX. SAN. SEWER
- EX. GAS
- EX. CABLE
- EX. POWER
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- EXISTING SIDEWALK
- STREET CUT/REPAIR

DEMOLITION NOTES:

1. SITE CONDITIONS SHOWN ARE FROM SURVEY PERFORMED BY ANDERSON ENGINEERING INC. ON 10/13/2021. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED SITE INSPECTION PRIOR TO BEGINNING CONSTRUCTION.
2. UPON COMPLETION, THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL ITEMS ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT A REQUIRED PART OF THE PROPOSED PROJECT.
3. THE CONTRACTOR SHALL INSTALL SAFETY FENCING SURROUNDING ALL EXCAVATIONS DURING DEMOLITION OF STRUCTURES, AREAS OF HEAVY EQUIPMENT USAGE, FOR SITE GRADING AND GRUBBING, TREE REMOVAL AREAS AND OTHER AREAS WHERE PEDESTRIAN OR VEHICULAR TRAFFIC MAY ENCROACH. THIS FENCING SHALL ALSO BE INSTALLED AT ANY LOCATION DEEMED NECESSARY BY THE CONTRACTOR OR CITY. THE CONTRACTOR SHALL REPAIR AND MAINTAIN FENCING IN AN ORDERLY MANNER. THE CONTRACTOR MAY REUSE FENCING MATERIALS AFTER ALL DEMOLITION ACTIVITIES HAVE BEEN COMPLETED FOR THAT AREA OF WORK. (CONSTRUCTION FENCING SHALL BE AT MINIMUM TEMPORARY ORANGE CONSTRUCTION FENCING ATTACHED TO STEEL "T" POSTS EVERY 8' O.C.)
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. THE CONTRACTOR SHALL PROTECT OFFSITE IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVES, UTILITIES, CURBS AND PARKING) SURROUNDING THE PROJECT BOUNDARY FROM DEMOLITION DAMAGE. DURING DEMOLITION ACTIVITY, THE CONTRACTOR SHALL INSTALL AND MAINTAIN PEDESTRIAN AND VEHICULAR TRAFFIC CONTROLS AND SIGNAGE IN COMPLIANCE WITH THE M.U.T.C.D., MISSOURI DEPARTMENT OF TRANSPORTATION.
6. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES FOR FIELD VERIFICATION AND DISCONNECTION OF UTILITIES PRIOR TO ANY WORK. THE CONTRACTOR SHALL CONTACT THE DIG-SAFE UTILITY INFORMATION SERVICE AND UTILITY COMPANIES FOR UTILITY LOCATES. THE CONTRACTOR SHALL COORDINATE AND ALLOW ACCESS FOR UTILITY COMPANIES TO PERFORM ANY DISCONNECTION OR RELOCATION ACTIVITIES.
7. THE CONTRACTOR SHALL MAINTAIN AT THE DEMOLITION SITE THE REQUIRED DOCUMENTS FOR IMMEDIATE REVIEW (E.G. SAFETY PLAN, DEMOLITION PERMITS, STREET CLOSURE PERMITS, CONTRACT DOCUMENTS, DEMOLITION PLANS, EROSION CONTROL PLAN AND CONSTRUCTION PLANS, ETC.). ALL DOCUMENTS SHALL BE KEPT IN AN ORDERLY MANNER FOR EASE OF REVIEW.
8. THE CONTRACTOR SHALL MAINTAIN FOR OWNER'S REVIEW, DUPLICATE (PHOTO COPY) TRUCK TICKETS FOR ALL DEMOLITION DEBRIS EXCAVATION MATERIAL, TREES AND SURFACE VEGETATION HAULED FROM THE PROJECT SITE.
9. PRIOR TO DEMOLITION OCCURRING, ALL PERIMETER EROSION CONTROL DEVICES ARE TO BE INSTALLED. REFER TO EROSION CONTROL PLANS AND DETAILS.
10. DAMAGE TO ANY EXISTING IMPROVEMENTS TO REMAIN WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE, INCLUDING BUT NOT LIMITED TO PAVEMENTS, CURBS AND GUTTER, SIDEWALKS, FENCING, STREET LIGHTS AND UTILITIES.
11. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO REMOVAL AND/OR RELOCATION OF UTILITIES, IF REQUIRED. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR WILL BE REMBURSED BY THE OWNER FOR ALL FEES AND CHARGES.
12. REMOVAL OF STRUCTURES SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS.

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2.	REVISED PER CITY COMMENT	GC	7/22/22	LICENSE NO.	PE-2021025089	
3.	REVISED PER CITY COMMENT	CA	8/26/22	DATE:	03/14/2022	
				ISSUED FOR:	FOR REVIEW	
				JOB NUMBER:	21KC10080	

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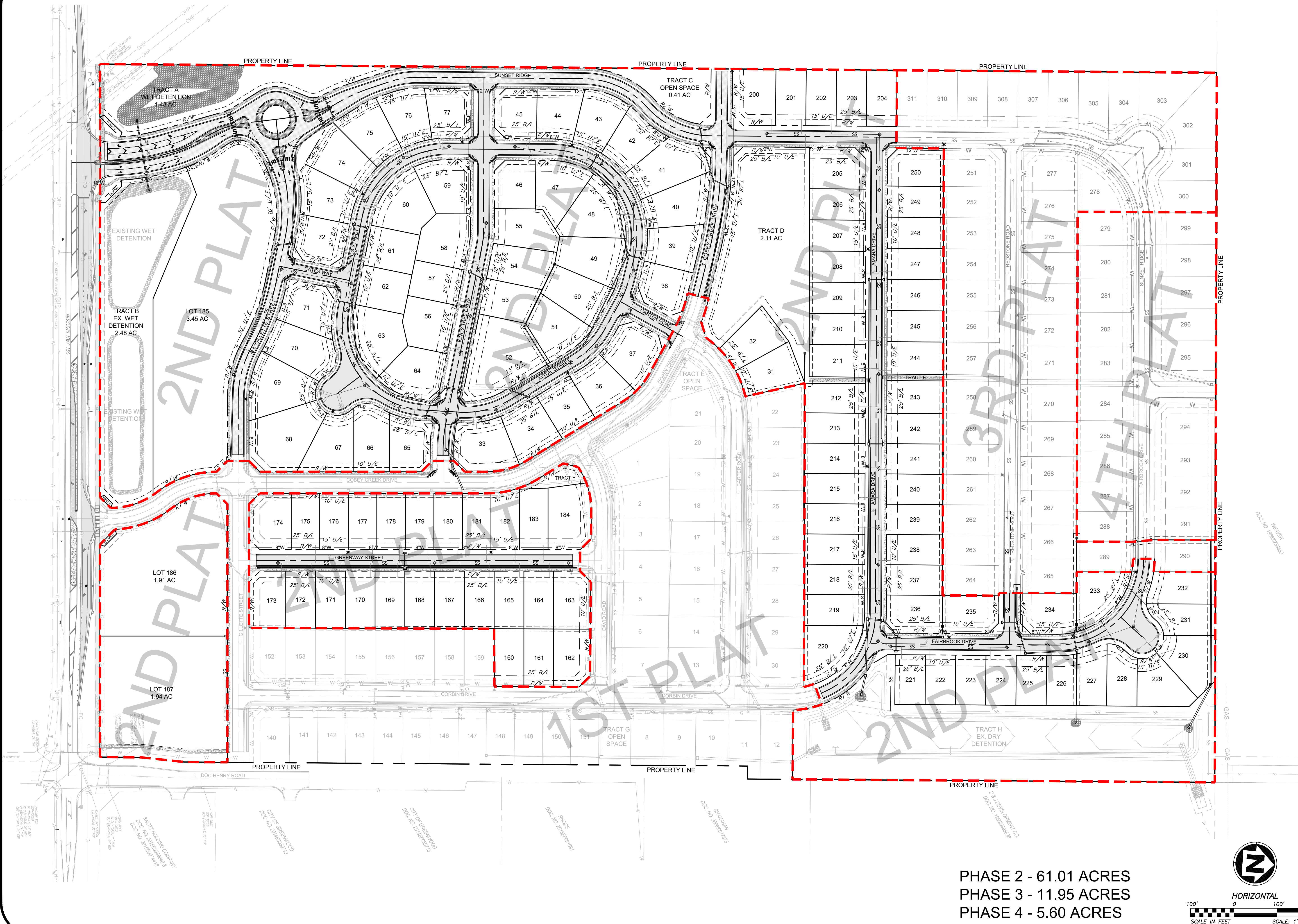
CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - STREET, STORM, & EROSION

EXISTING CONDITIONS & DEMOLITION PLAN

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



SHEET NUMBER
C100
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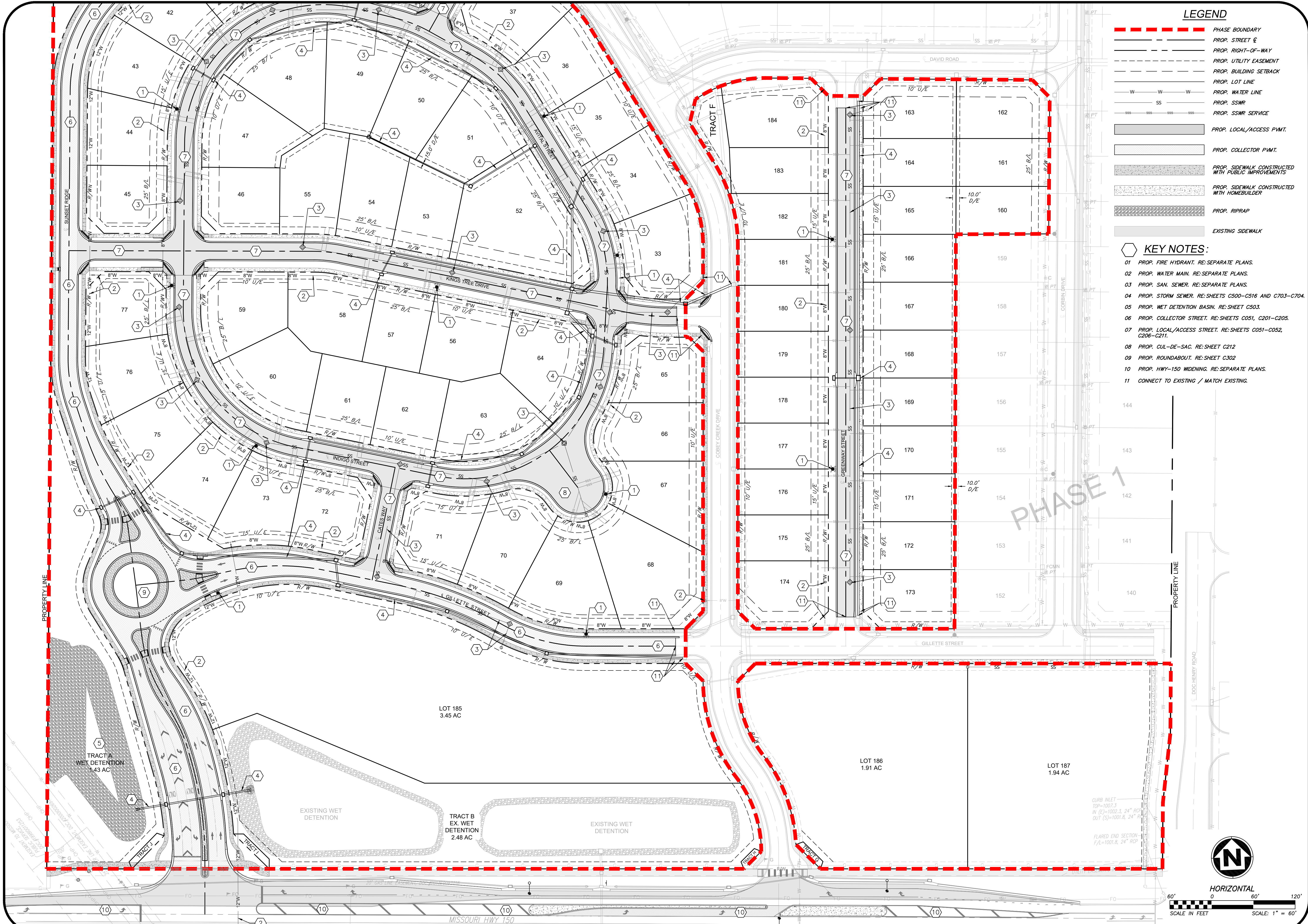
CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - STREET, STORM, & EROSION

**GENERAL LAYOUT &
PHASING PLAN**

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
GARRETT R. GARRETT
PE-2021025089
08/26/22
PROFESSIONAL ENGINEER

SHEET NUMBER
C101
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GC	7/22/22	CA	03/14/2022
CA	8/26/22	FOR REVIEW	21KC10080

CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - STREET, STORM, & EROSION

SITE PLAN - SOUTH

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
GARRETT R. GATES
PE-2021025089
08/26/22
PROFESSIONAL ENGINEER

SHEET NUMBER
C102
7 OF 88

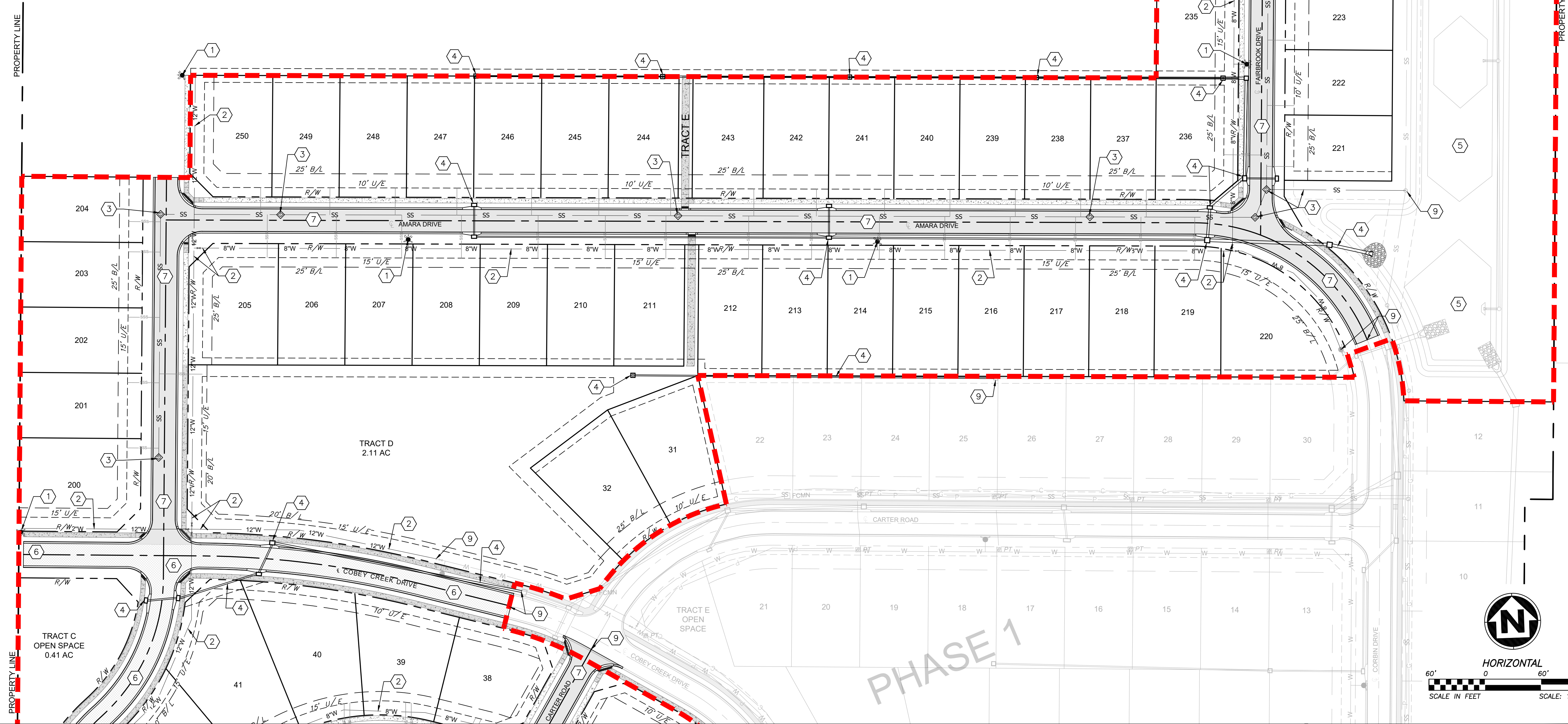
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LEGEND

	PHASE BOUNDARY
	PROP. STREET &
	PROP. RIGHT-OF-WAY
	PROP. UTILITY EASEMENT
	PROP. BUILDING SETBACK
	PROP. LOT LINE
	PROP. WATER LINE
	PROP. SSWR
	PROP. SSWR SERVICE
	PROP. LOCAL/ACCESS PWT.
	PROP. COLLECTOR PWT.
	PROP. SIDEWALK CONSTRUCTED WITH PUBLIC IMPROVEMENTS
	PROP. SIDEWALK CONSTRUCTED WITH HOMEOWNER
	PROP. RIPRAP
	EXISTING SIDEWALK

KEY NOTES:

- 01 PROP. FIRE HYDRANT. RE: SEPARATE PLANS.
- 02 PROP. WATER MAIN. RE: SEPARATE PLANS.
- 03 PROP. SAN. SEWER. RE: SEPARATE PLANS.
- 04 PROP. STORM SEWER. RE: SHEETS C500-C516 AND C703-C704.
- 05 EX. DETENTION BASIN TO FUNCTION AS SEDIMENT BASIN THROUGHOUT DURATION OF CONSTRUCTION. RE: EROSION CONTROL PLANS.
- 06 PROP. COLLECTOR STREET. RE: SHEETS C051, C201-C205.
- 07 PROP. LOCAL/ACCESS STREET. RE: SHEETS C051-C052, C206-C211.
- 08 PROP. CUL-DE-SAC. RE: C212
- 09 CONNECT TO EXISTING. MATCH EXISTING.



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CA	8/26/22	FOR REVIEW	21KC10080

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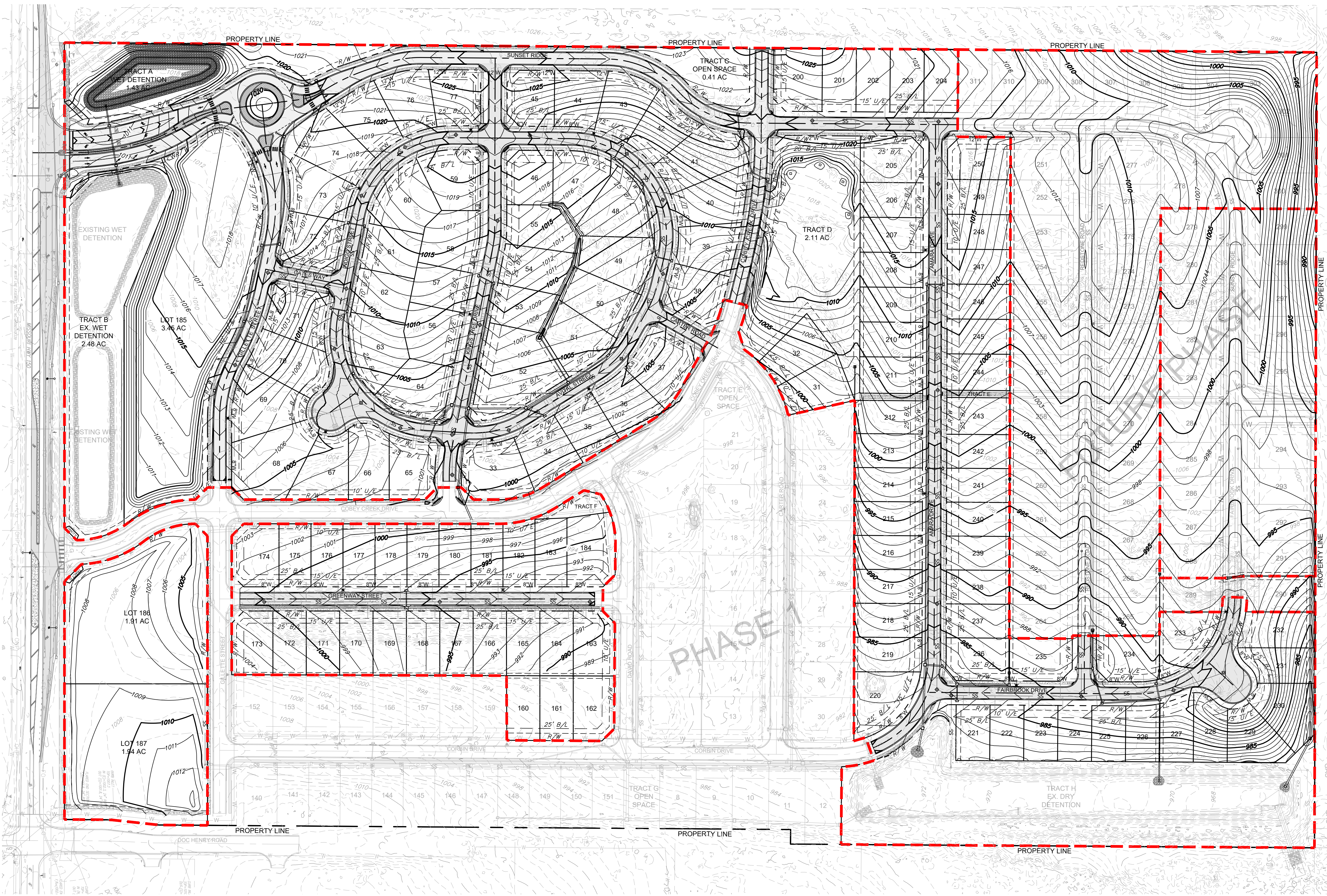
CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - STREET, STORM, & EROSION

SITE PLAN - NORTH

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



SHEET NUMBER
C103
8 OF 88



LEGEND

- 900 PROPOSED MAJOR CONTOUR
- 901 PROPOSED MINOR CONTOUR
- 900 EXISTING MAJOR CONTOUR
- 901 EXISTING MINOR CONTOUR

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

HORIZONTAL
100' 0 100' 200'
SCALE IN FEET SCALE: 1" = 100'

CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - STREET, STORM, & EROSION

MASTER DRAINAGE & GRADING PLAN

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

GARRETT R. GARRETTS
STATE OF MISSOURI
LICENSED PROFESSIONAL ENGINEER
2021025089
08/26/22

SHEET NUMBER
C104
9 OF 88

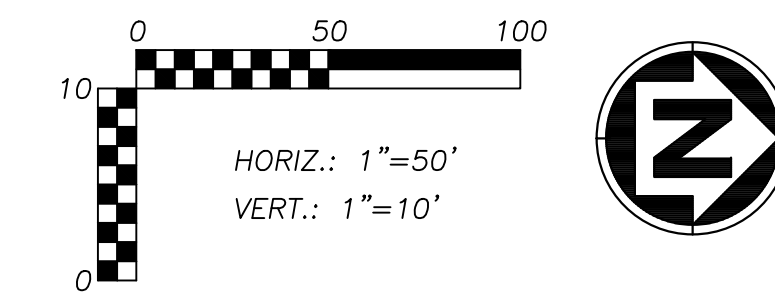
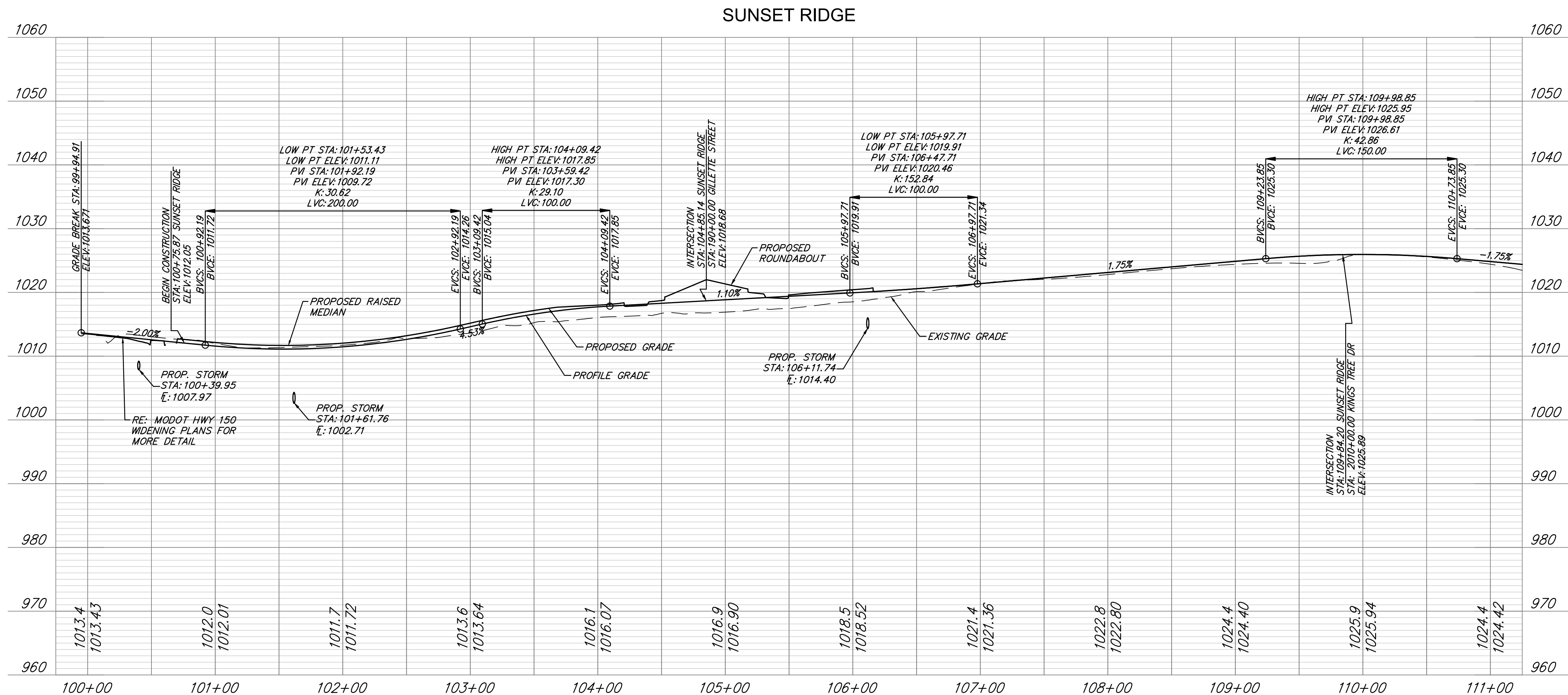
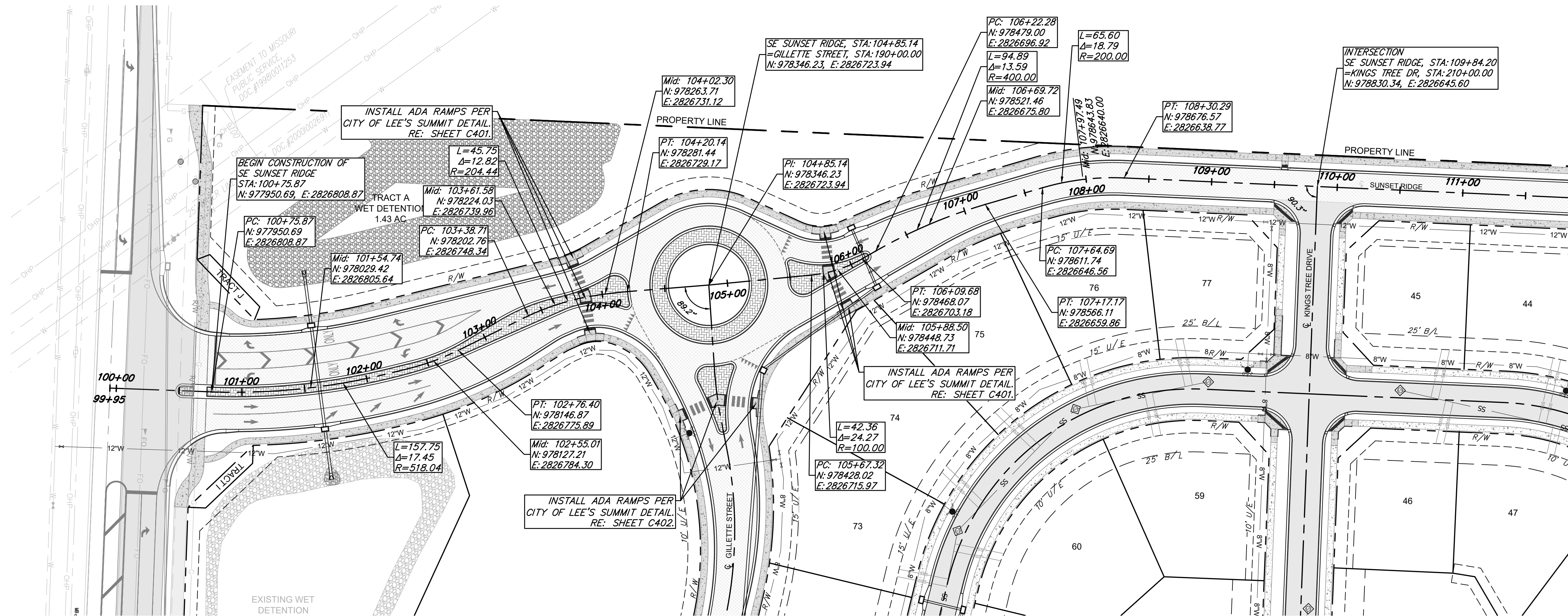
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LEGEND	
	PROP. STREET &
	PROP. RIGHT-OF-WAY
	PROP. UTILITY EASEMENT
	PROP. BUILDING SETBACK
	PROP. LOT LINE
	PROP. WATER LINE
	PROP. SSWR
	PROP. SSWR SERVICE
	PROP. LOCAL/ACCESS P.V.M.T.
	PROP. COLLECTOR P.V.M.T.
	PROP. SIDEWALK
	PROP. RIPRAP
	EXISTING SIDEWALK

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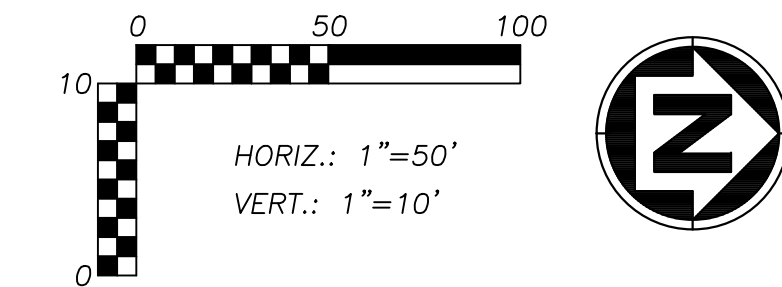
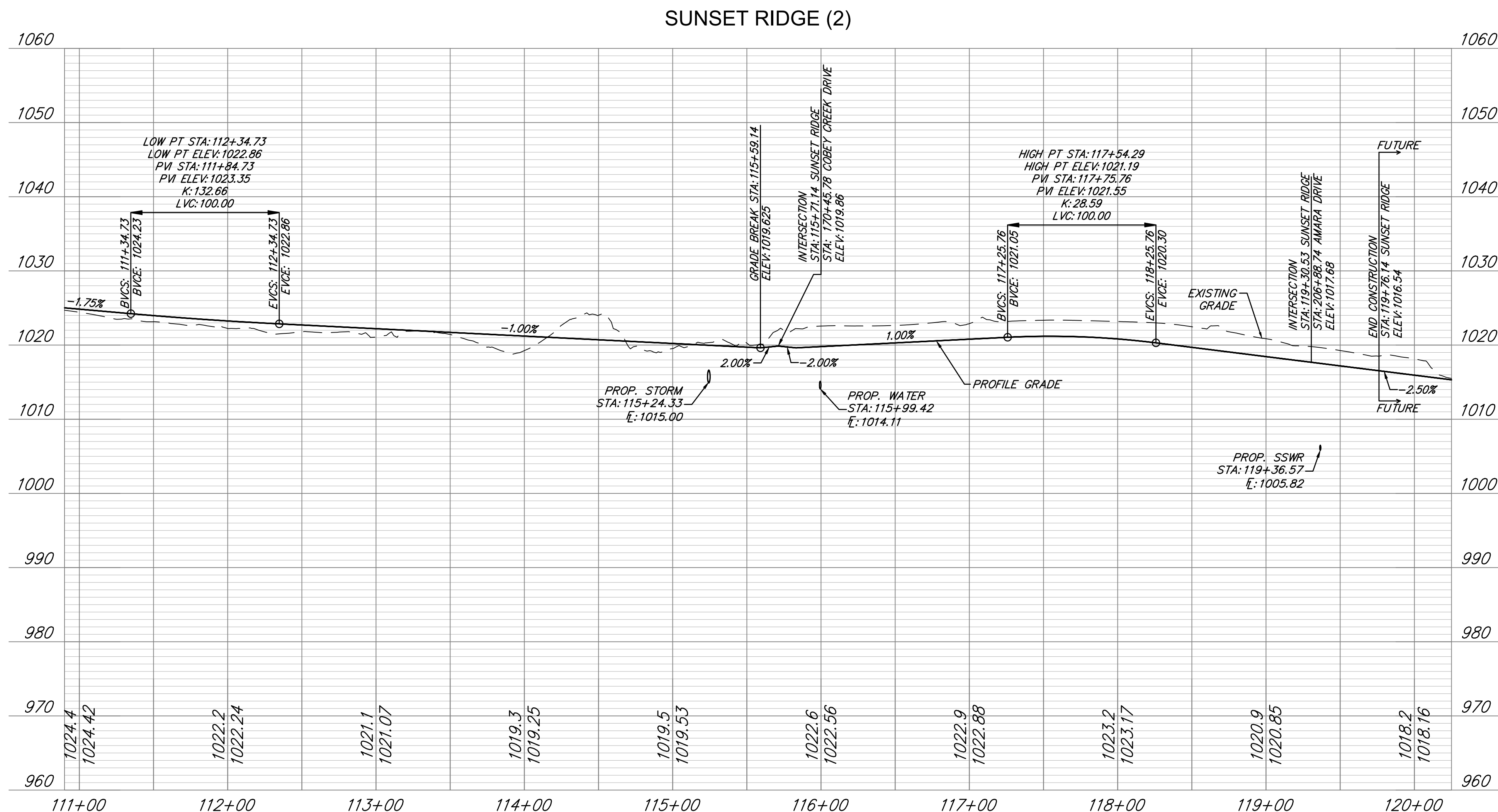
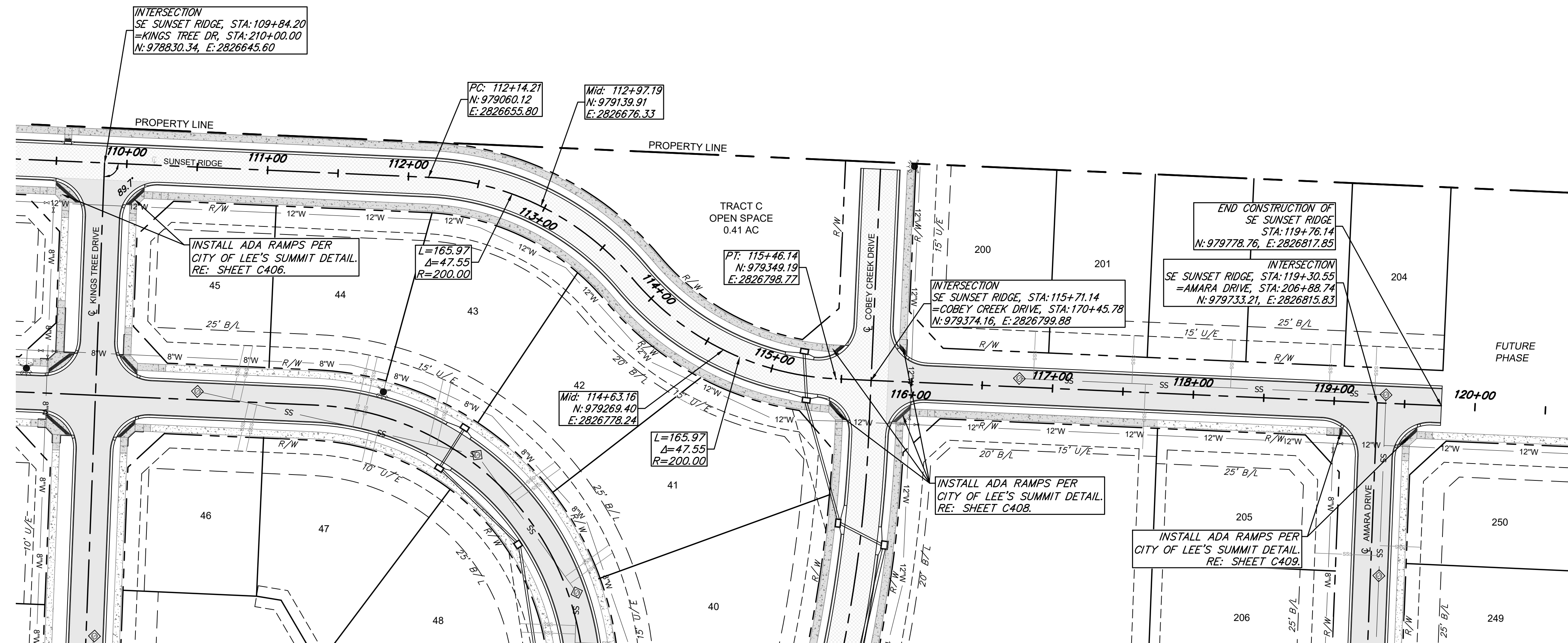
CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - STREET, STORM, & EROSION

**SUNSET RIDGE
PLAN & PROFILE**

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
GARRETT R. MAHER
PE-2021025089
08/26/22

SHEET NUMBER
C201
10 OF 88



LEGEND	
	PROP. STREET &
	PROP. RIGHT-OF-WAY
	PROP. UTILITY EASEMENT
	PROP. BUILDING SETBACK
	PROP. LOT LINE
	PROP. WATER LINE
	PROP. SSWR
	PROP. SSWR SERVICE
	PROP. LOCAL/ACCESS P.V.M.T.
	PROP. COLLECTOR P.V.M.T.
	PROP. SIDEWALK
	EXISTING SIDEWALK

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		DATE:	03/14/2022
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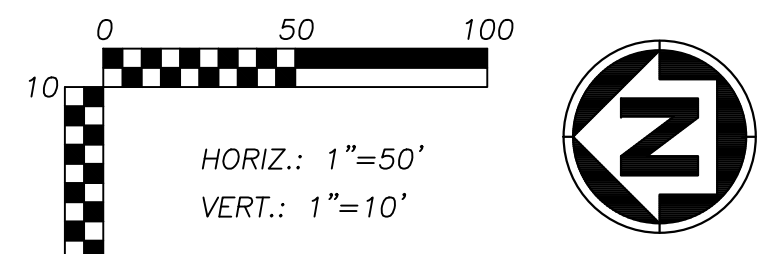
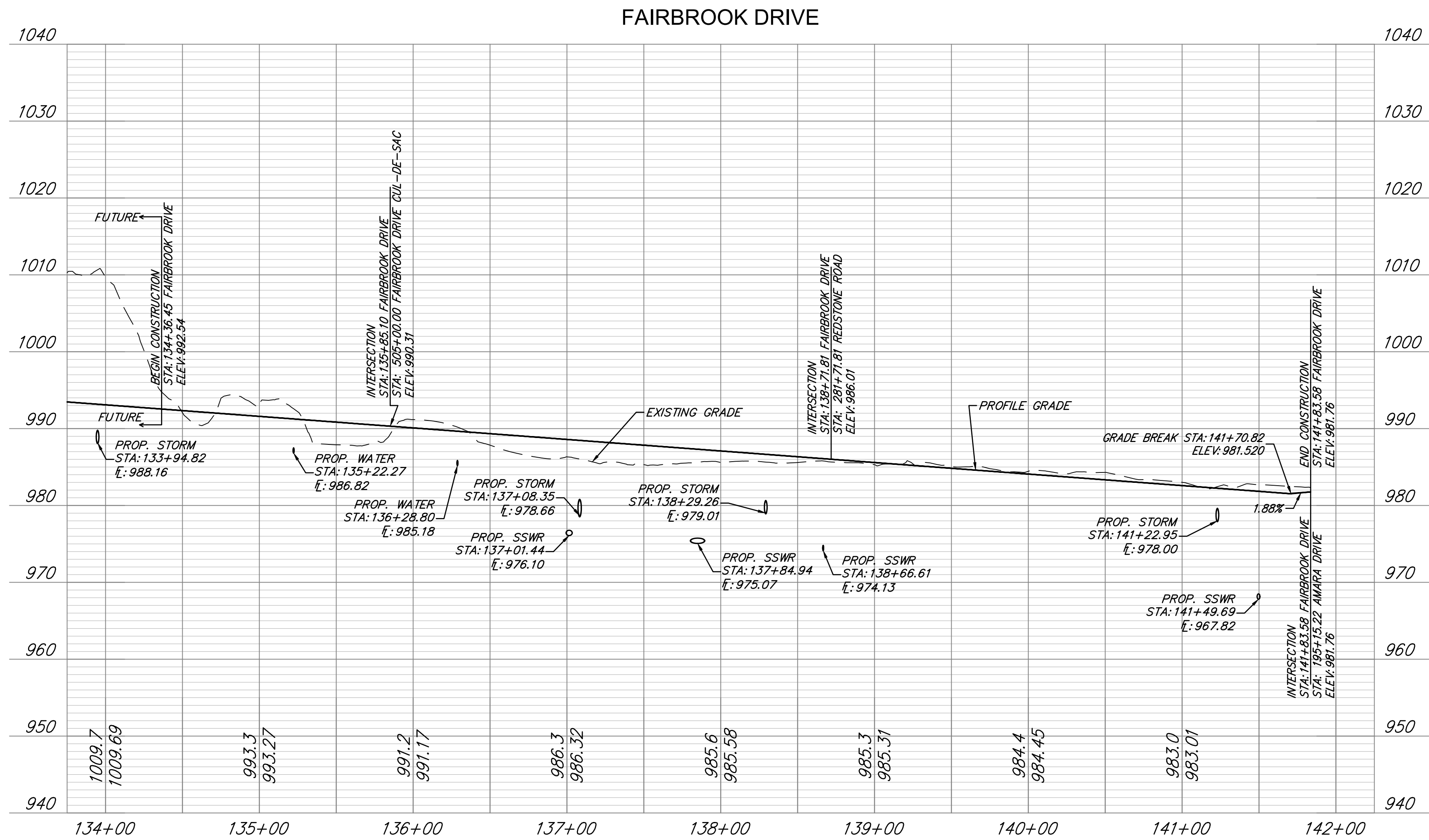
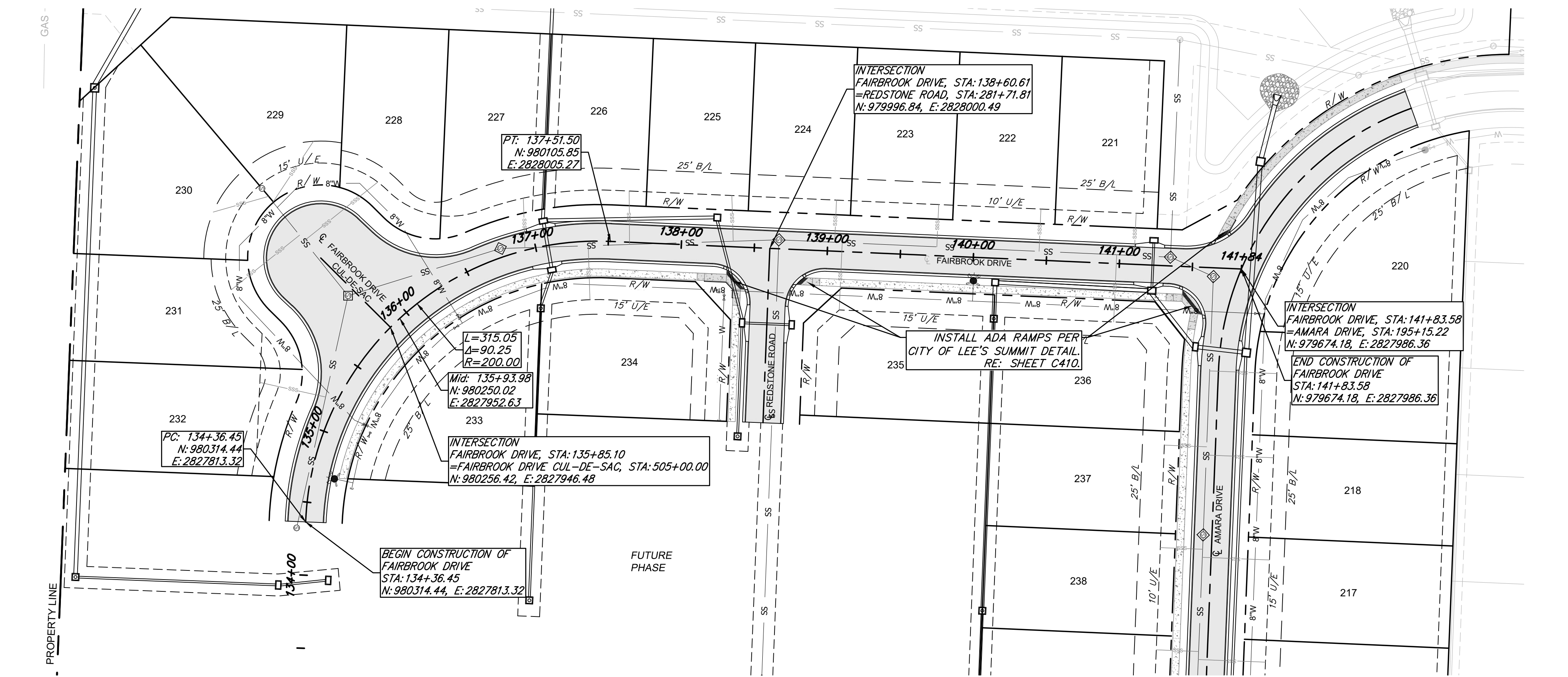
CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - STREET, STORM, & EROSION

SUNSET RIDGE
PLAN & PROFILE (2)

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
GARRETT R. GATES
PE-2021025089
08/26/22
PROFESSIONAL ENGINEER

SHEET NUMBER
C202
11 OF 88



- LEGEND**
- PROP. STREET @
 - PROP. RIGHT-OF-WAY
 - PROP. UTILITY EASEMENT
 - PROP. BUILDING SETBACK
 - PROP. LOT LINE
 - W W W PROP. WATER LINE
 - SS SS SS SS PROP. SSWR
 - SS SS SS SS PROP. SSWR SERVICE
 - PROP. LOCAL/ACCESS PVMT.
 - PROP. SIDEWALK
 - PROP. RIPRAP
 - EXISTING SIDEWALK

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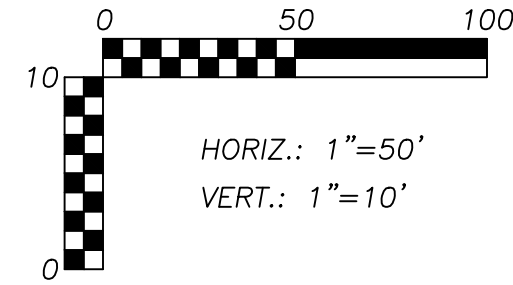
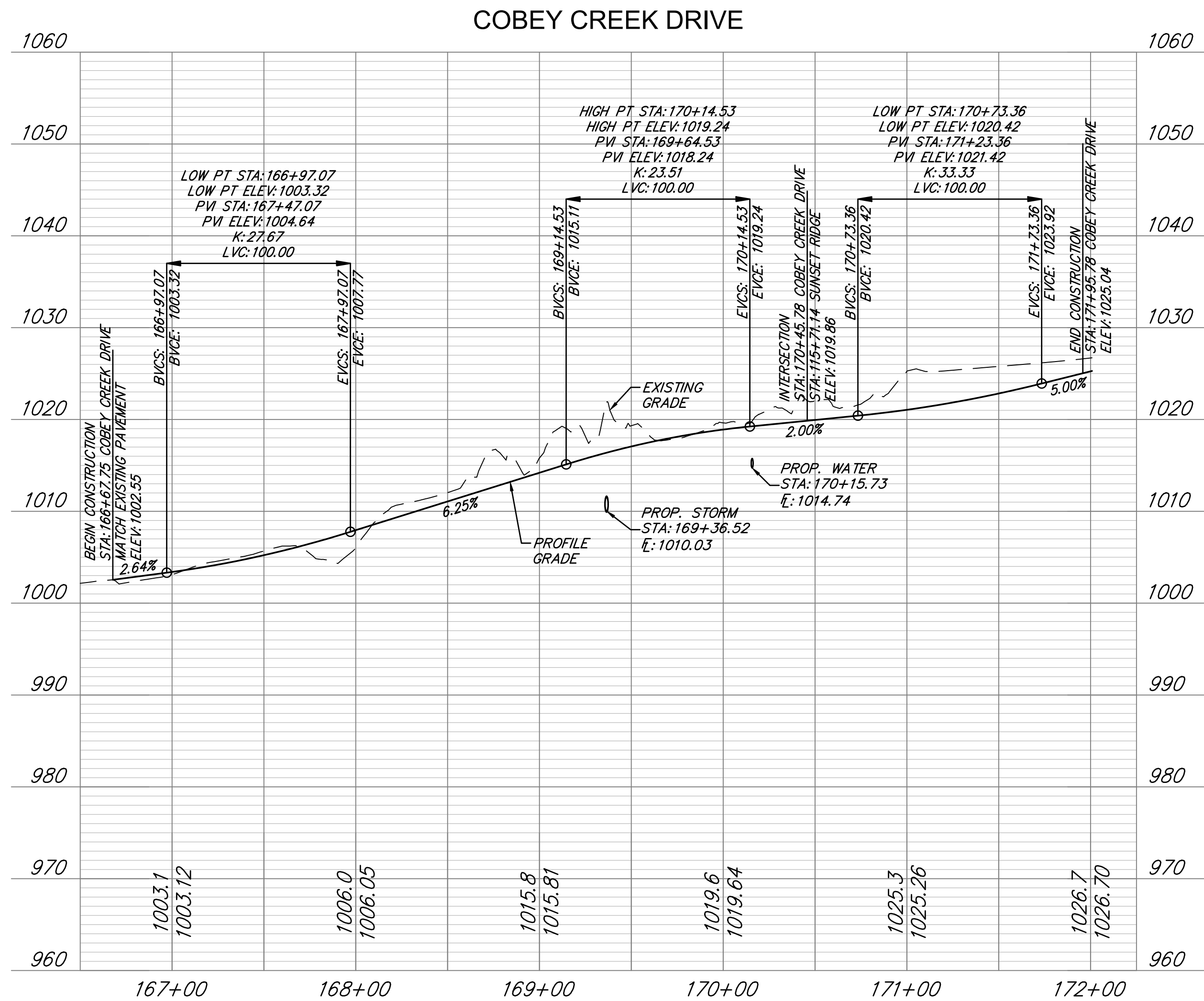
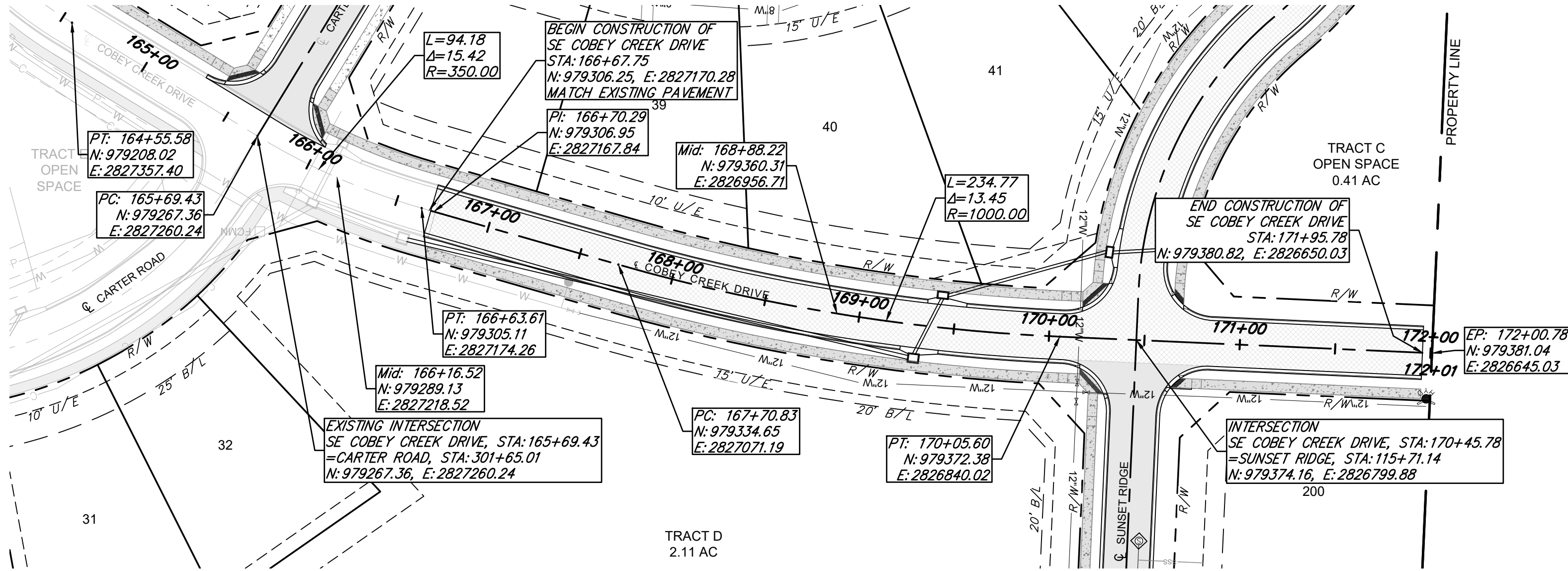
CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - STREET, STORM, & EROSION

**FAIRBROOK DRIVE
PLAN & PROFILE**

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
GARRETT R. JAMES
PE-2021025089
08/26/22
PROFESSIONAL ENGINEER

SHEET NUMBER
C203
12 OF 88



- LEGEND**
- PROP. STREET &
 - PROP. RIGHT-OF-WAY
 - PROP. UTILITY EASEMENT
 - PROP. BUILDING SETBACK
 - PROP. LOT LINE
 - PROP. WATER LINE
 - PROP. SSWR
 - PROP. SSWR SERVICE
 - PROP. LOCAL/ACCESS PVMT.
 - PROP. COLLECTOR PVMT.
 - PROP. SIDEWALK
 - EXISTING SIDEWALK

CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - STREET, STORM, & EROSION



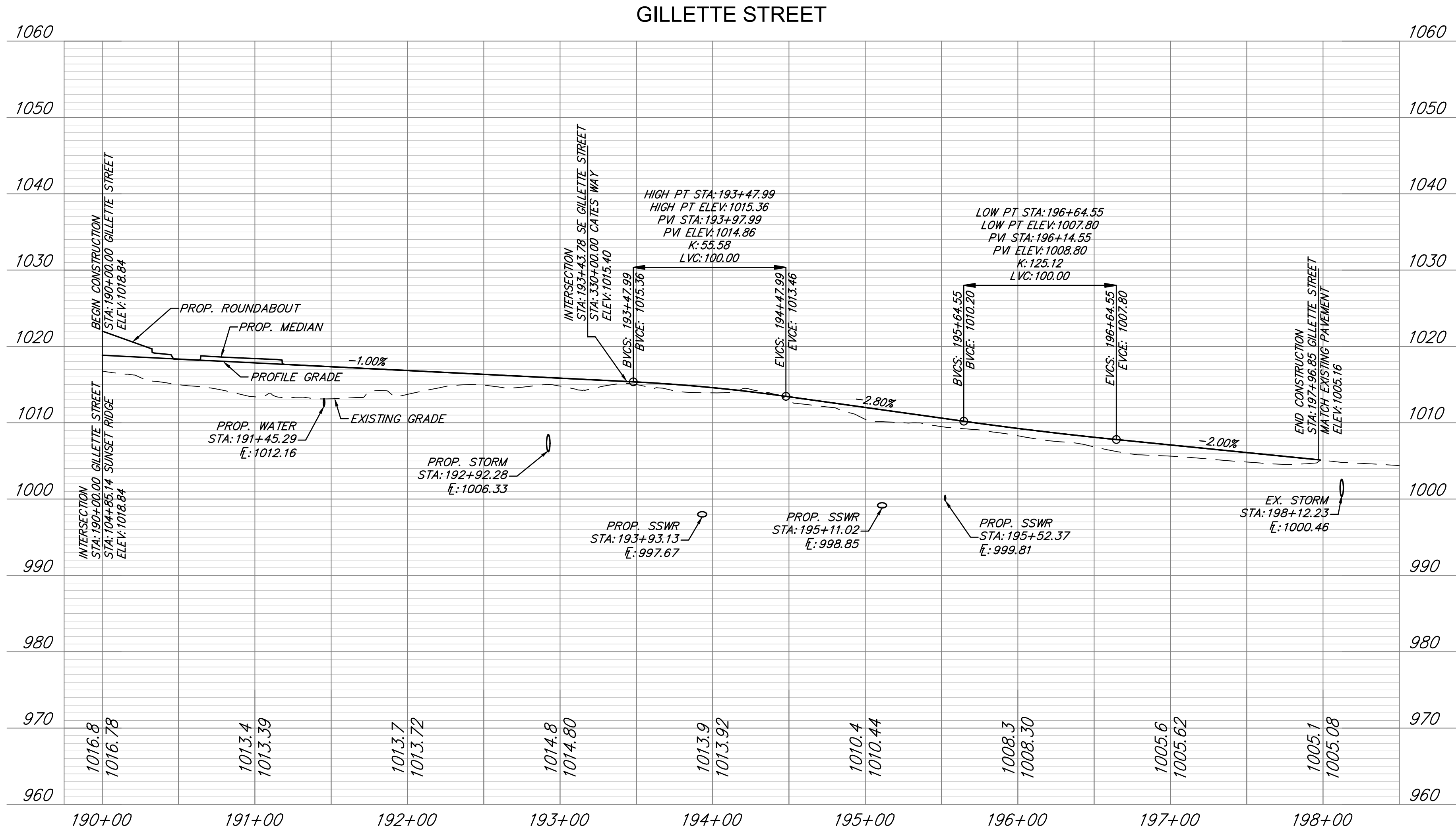
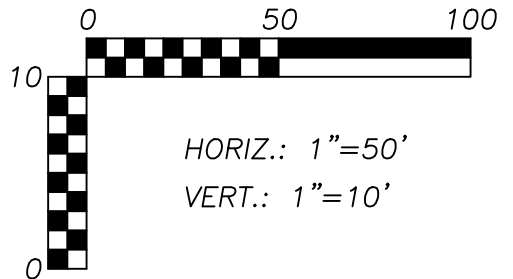
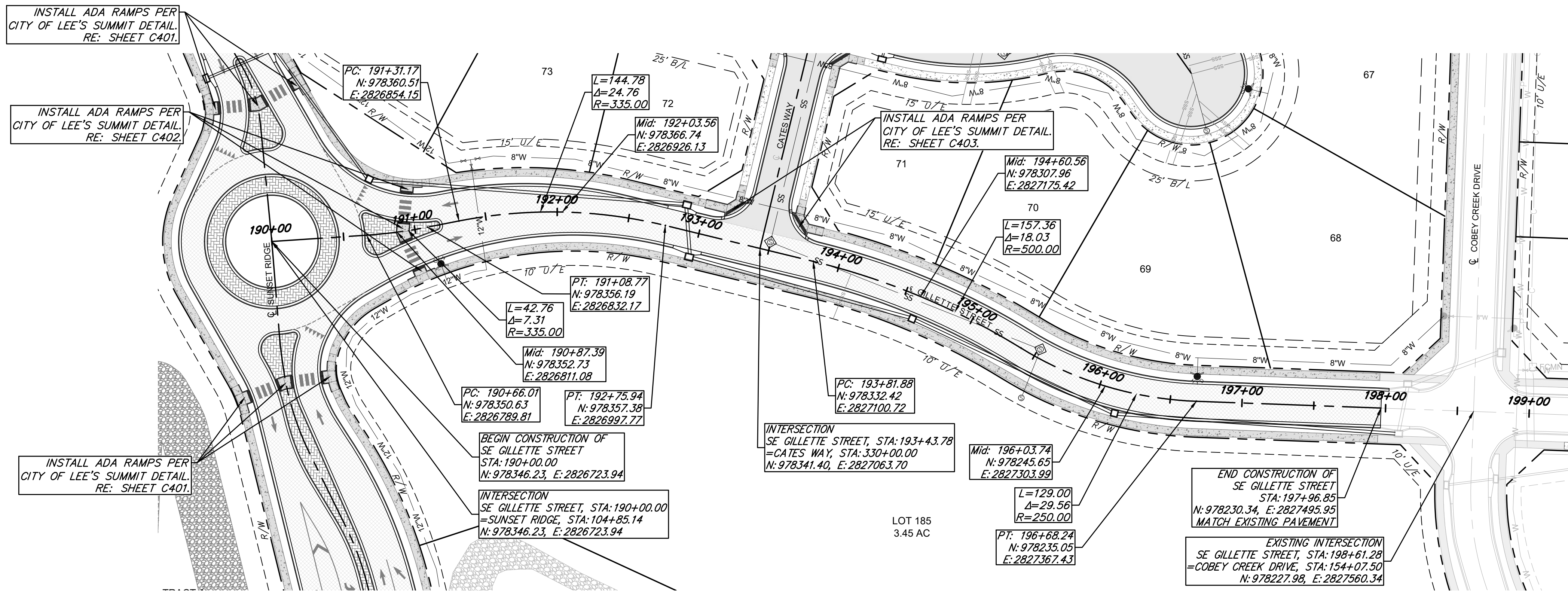
SHEET NUMBER
C204
13 OF 88

COBEY CREEK DRIVE
PLAN & PROFILE
S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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LEGEND

- PROP. STREET &
- PROP. RIGHT-OF-WAY
- PROP. UTILITY EASEMENT
- PROP. BUILDING SETBACK
- PROP. LOT LINE
- PROP. WATER LINE
- PROP. SSWR
- PROP. SSWR SERVICE
- PROP. LOCAL/ACCESS PVMT.
- PROP. COLLECTOR PVMT.
- PROP. SIDEWALK
- EXISTING SIDEWALK

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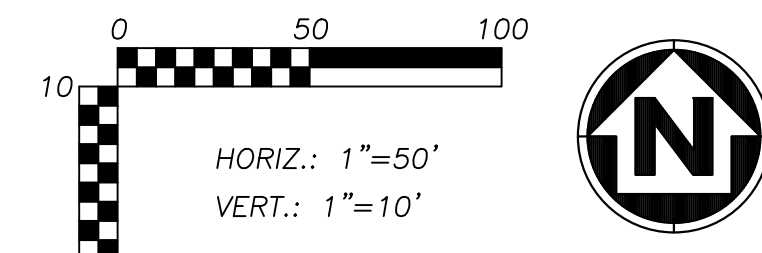
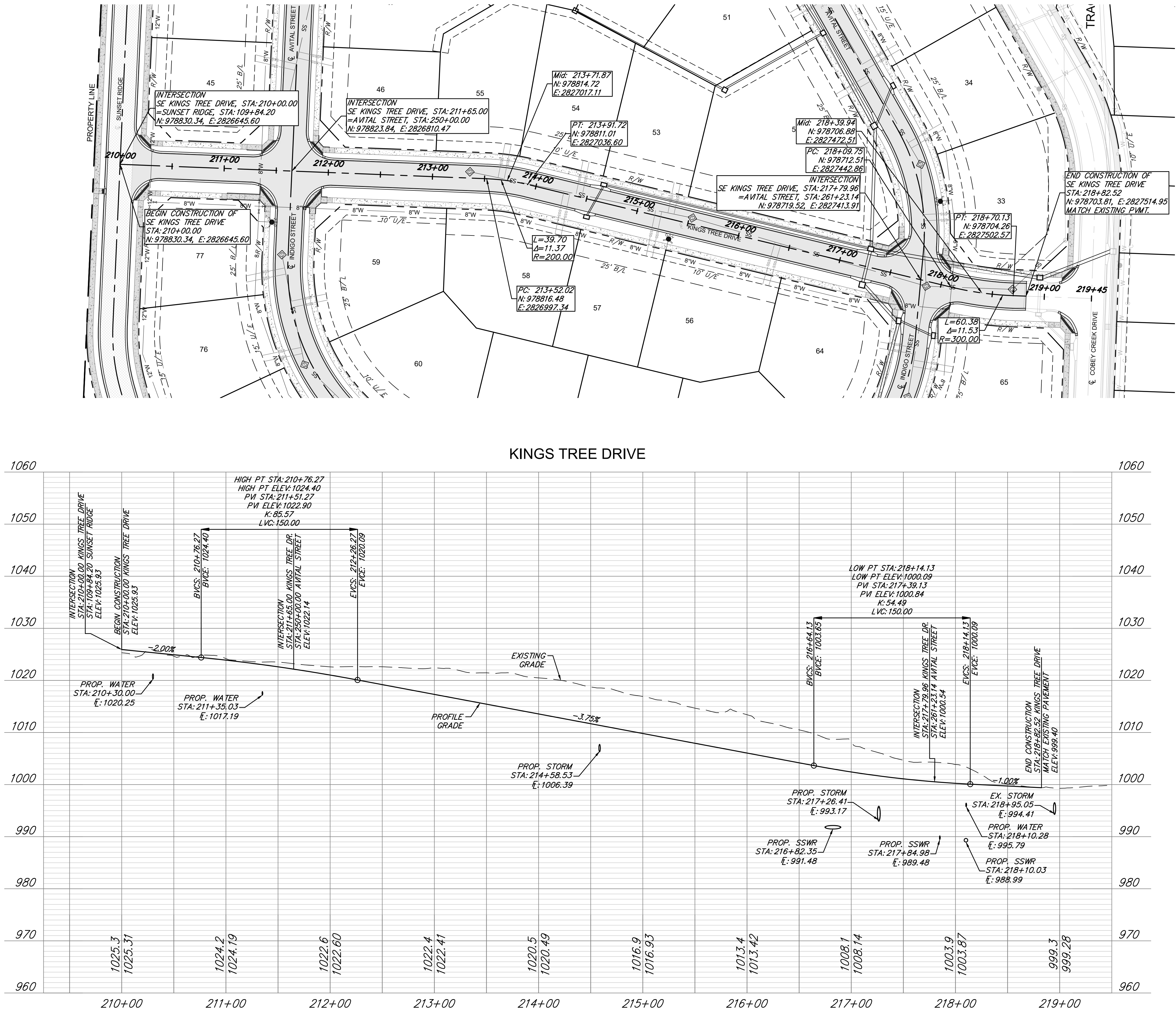
CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - STREET, STORM, & EROSION

**GILLETTE STREET
PLAN & PROFILE**

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
GARRETT R. GATES
PE-2021025089
08/26/22
PROFESSIONAL ENGINEER

SHEET NUMBER
C205
14 OF 88



- LEGEND**
- PROP. STREET &
 - PROP. RIGHT-OF-WAY
 - PROP. UTILITY EASEMENT
 - PROP. BUILDING SETBACK
 - PROP. LOT LINE
 - PROP. WATER LINE
 - SS --- PROP. SSWR
 - PROP. SSWR SERVICE
 - PROP. LOCAL/ACCESS P.V.M.T.
 - PROP. COLLECTOR P.V.M.T.
 - PROP. SIDEWALK
 - EXISTING SIDEWALK

AE

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2.	REVISED PER CITY COMMENT	GC	7/22/22	LICENSE NO.	PE-2021025089
3.	REVISED PER CITY COMMENT	CA	8/26/22	DATE:	03/14/2022
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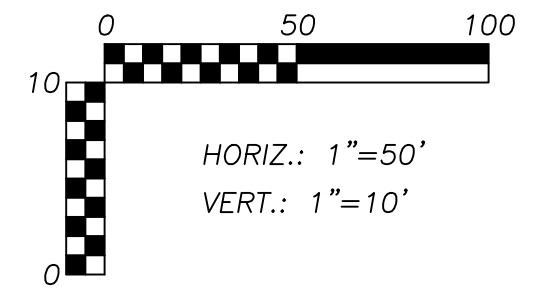
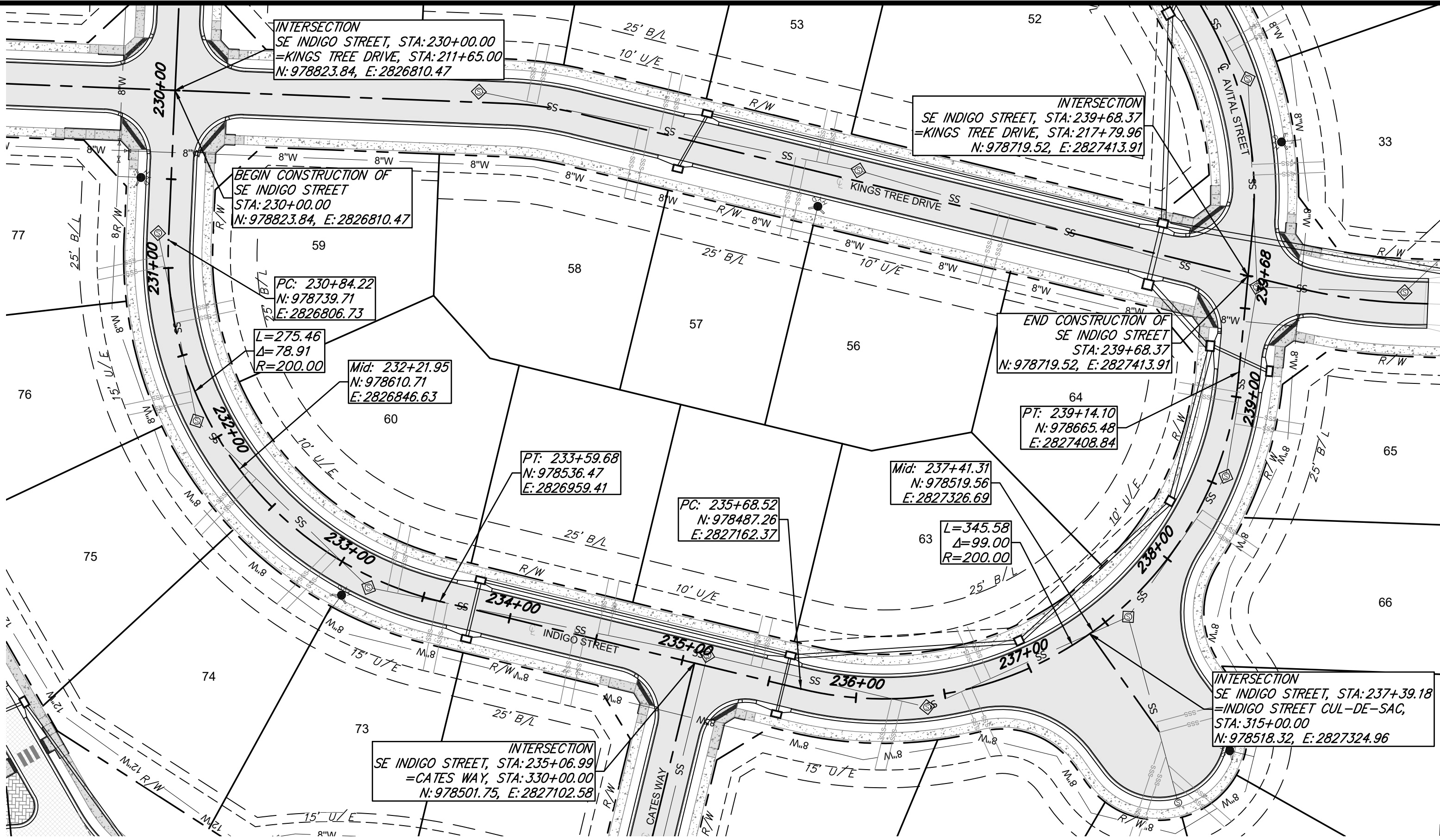
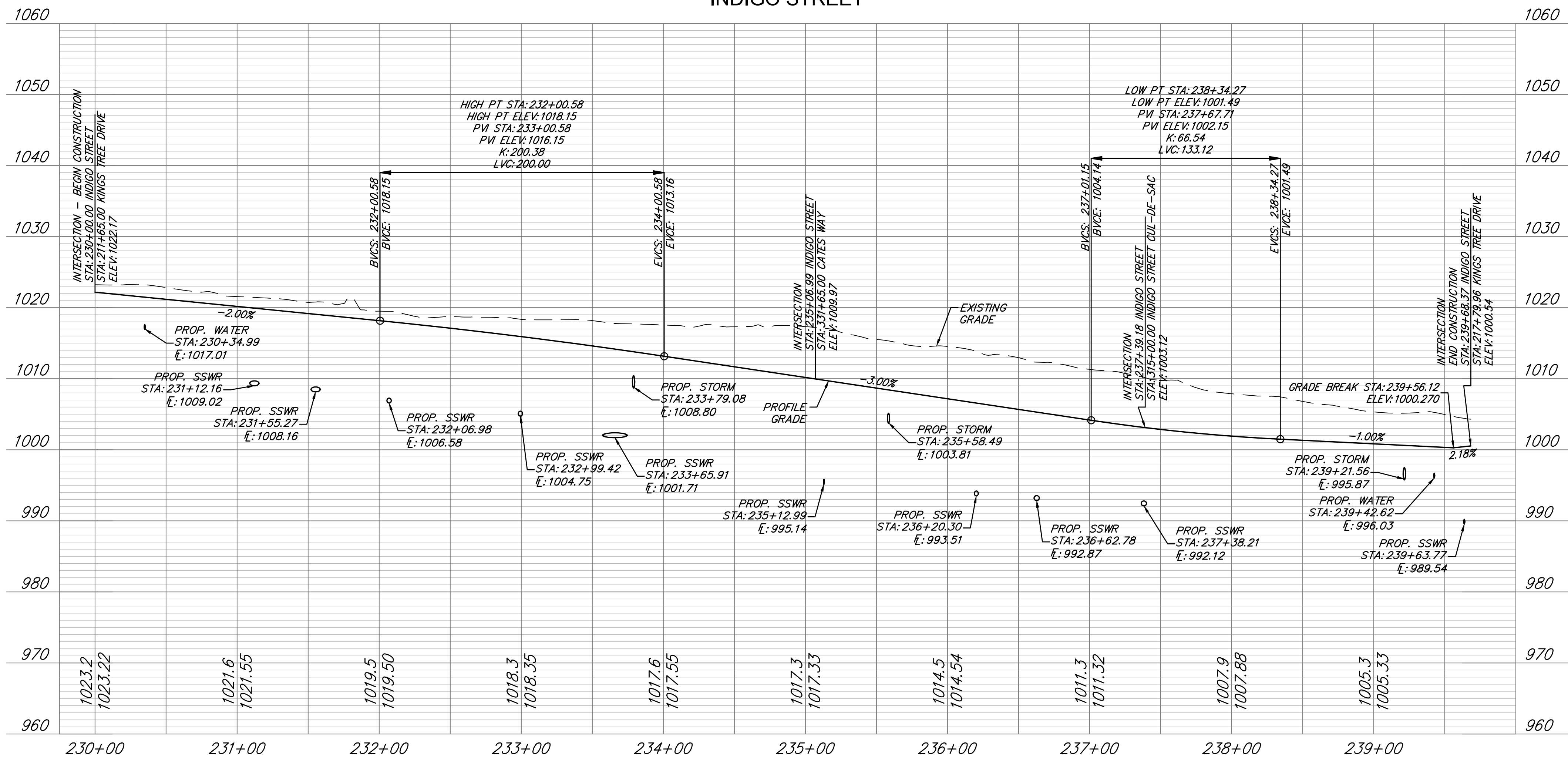
CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - STREET, STORM, & EROSION

KINGS TREE DRIVE PLAN &
PROFILE

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
GARRETT R. GARRETT
PE-2021025089
08/26/22
PROFESSIONAL ENGINEER

SHEET NUMBER
C206
15 OF 88



CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - STREET, STORM, & EROSION

INDIGO STREET
PLAN & PROFILE

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

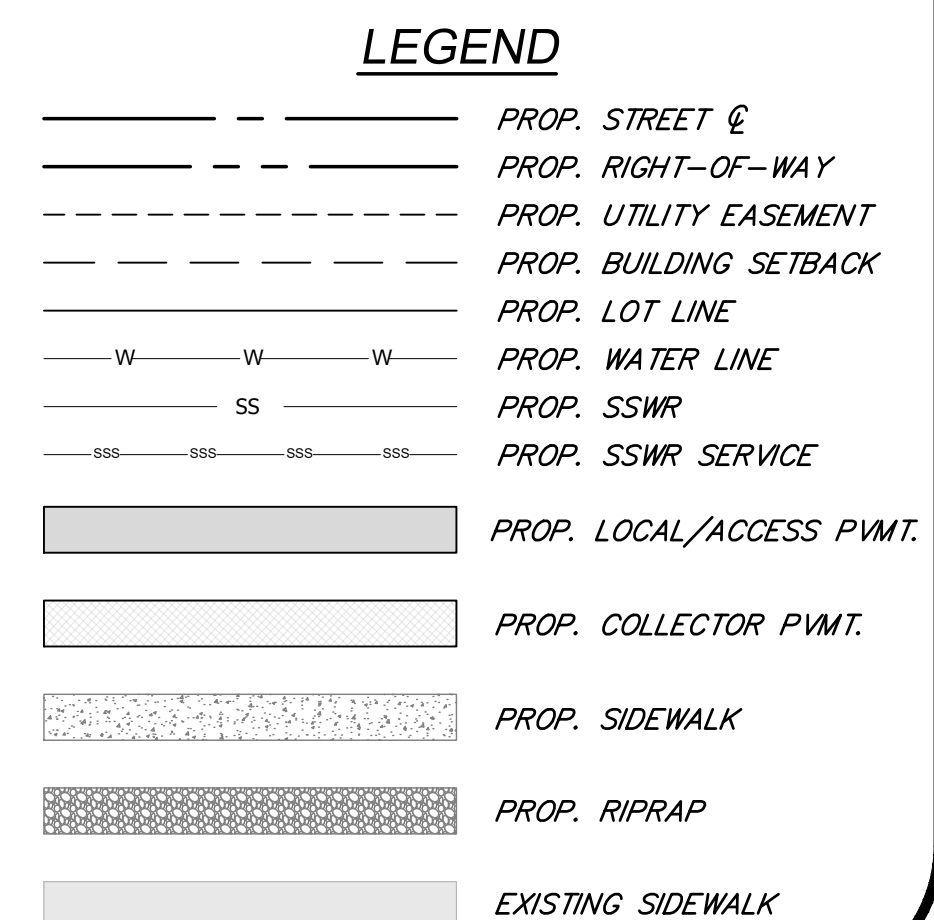
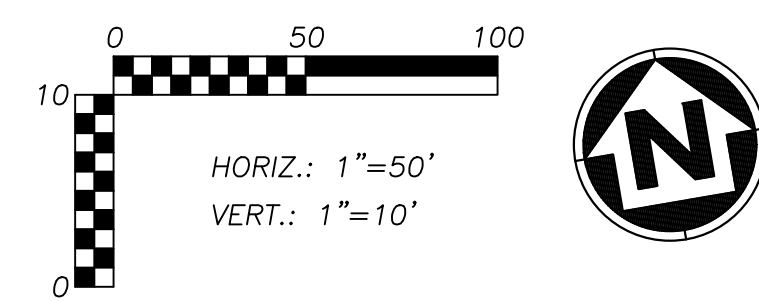
SHEET NUMBER
C207
16 OF 88

STATE OF MISSOURI
GARRETT R. SUTHERLAND
Professional Engineer
PE-2021025089
08/26/22

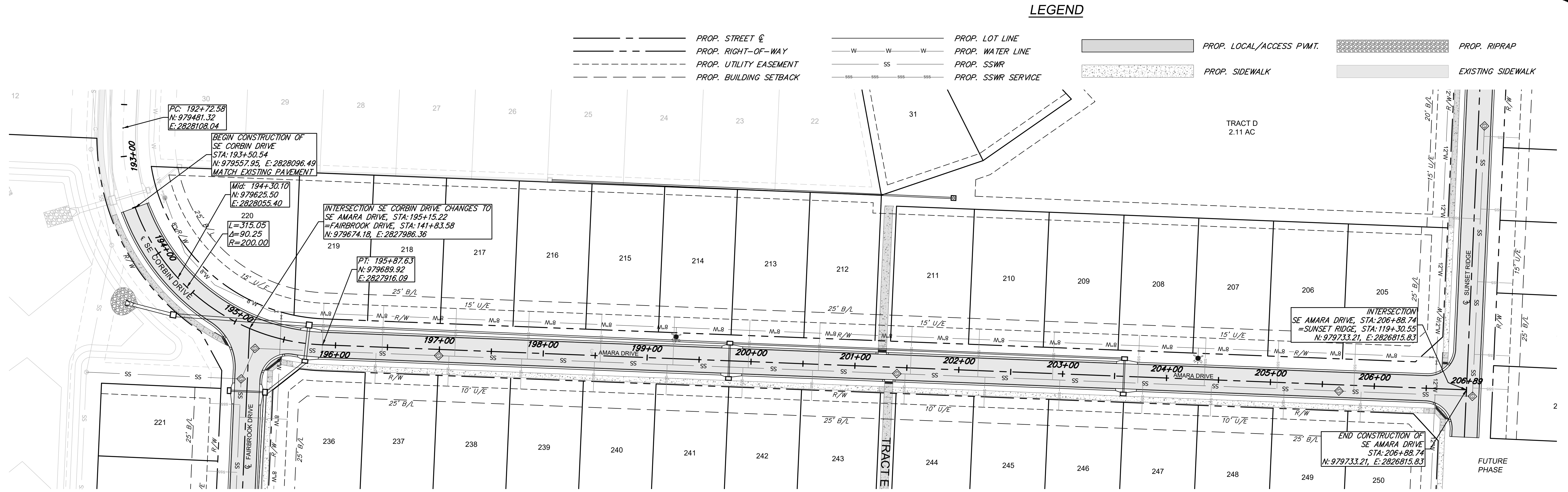
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3.	REVISED PER CITY COMMENT	CA	8/26/22	DATE:	03/14/2022
				ISSUED FOR:	FOR REVIEW
				JOB NUMBER:	21KC10080

**ANDERSON
ENGINEERING**
EMPLOYEE OWNED

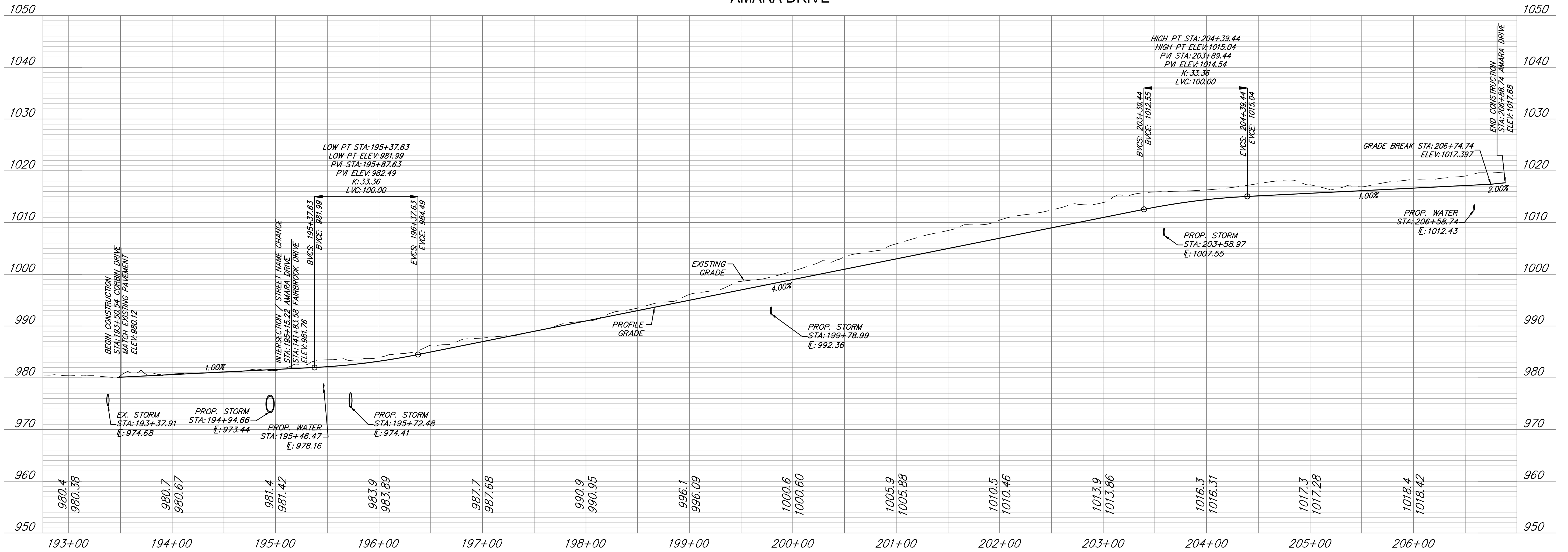
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Aug 26, 2022 - 1:20pm Plotted By: gscate C:\Shared drives\VC10 - Land Development\Projects\2021\21VC10080 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21VC10080 - SHTS - STREET PLAN & PROFILE.dwg Layout: AMARA DRIVE PLAN & PROFILE



AMARA DRIVE



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		JOB NUMBER:		21KC10080	

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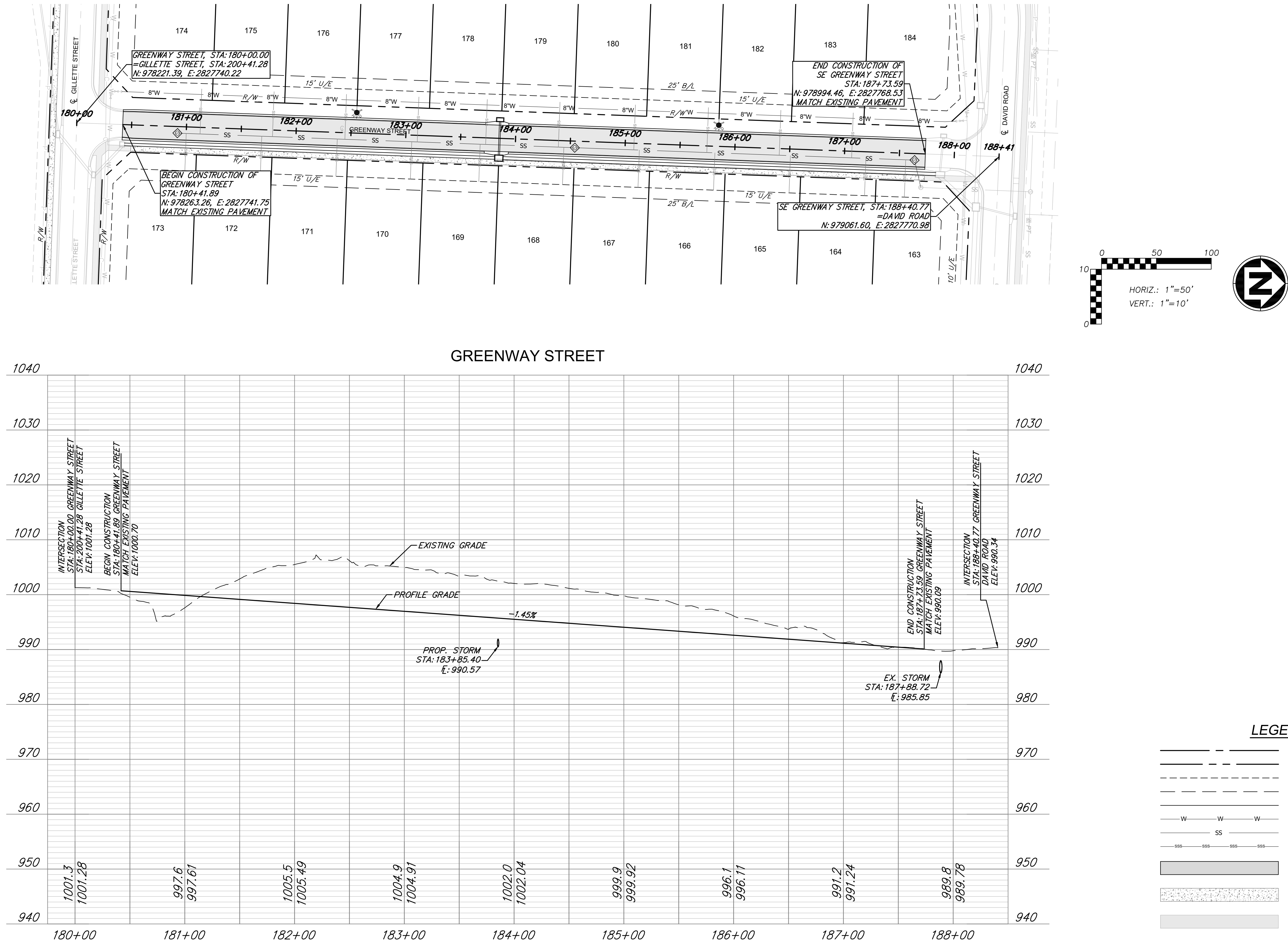
CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - STREET, STORM, & EROSION

**AMARA DRIVE
PLAN & PROFILE**

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
GARRETT R. JAMES
Professional Engineer
08/26/22
PE-2021025089

SHEET NUMBER
C209
18 OF 88



- LEGEND**
- PROP. STREET &
 - PROP. RIGHT-OF-WAY
 - PROP. UTILITY EASEMENT
 - PROP. BUILDING SETBACK
 - PROP. LOT LINE
 - PROP. WATER LINE
 - PROP. SSWR
 - PROP. SSWR SERVICE
 - PROP. LOCAL/ACCESS PMT.
 - PROP. SIDEWALK
 - EXISTING SIDEWALK

CLAYTON PROPERTIES GROUP
COBBY CREEK - 2ND PLAT - STREET, STORM, & EROSION

**GREENWAY
STREET PLAN &
PROFILE**

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



SHEET NUMBER
C210
19 OF 88

REVISIONS		DRAWING INFO.			
NO.	DESCRIPTION	BY	DATE	DRAWN BY:	GC
1.	REVISED PER CITY COMMENT	GC	5/11/22	CHECK BY:	PJ
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3.	REVISED PER CITY COMMENT	CA	8/26/22	DATE:	03/14/2022
				ISSUED FOR:	FOR REVIEW
				JOB NUMBER:	21KC10080

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LEGEND

PROP. STREET @

PROP. RIGHT-OF-WAY

PROP. UTILITY EASEMENT

PROP. BUILDING SETBACK

PROP. LOT LINE

PROP. WATER LINE

PROP. SSWR

PROP. SSWR SERVICE

PROP. STREET PAVEMENT

PROP. SIDEWALK

PROP. RIPRAP

EXISTING SIDEWALK

REDSTONE ROAD

INTERSECTION
REDSTONE ROAD, STA: 281+71.81
= FAIRBROOK DRIVE, STA: 138+60.61
N: 979996.84, E: 2828000.49

BEGIN CONSTRUCTION OF
REDSTONE ROAD
STA: 280+52.39
N: 980001.53, E: 2827881.16

END CONSTRUCTION OF
REDSTONE ROAD
STA: 281+71.81
N: 979996.84, E: 2828000.49

INSTALL ADA RAMPS PER
CITY OF LEE'S SUMMIT DETAIL.
RE: SHEET C410.

0 50 100
HORIZ.: 1"=50'
VERT.: 1"=10'

REDSTONE ROAD

LOW PT STA: 281+22.52
LOW PT ELEV: 985.55
PVI STA: 281+08.25
PVI ELEV: 984.91
K: 17.86
LVC: 100.00

BEGIN CONSTRUCTION
REDSTONE ROAD
STA: 280+52.39
ELEV: 986.92

EXISTING GRADE

PROFILE GRADE

PROP. STORM
STA: 281+20.14
E: 980.21

PROP. WATER
STA: 281+41.81
E: 981.56

INTERSECTION - END CONSTRUCTION
REDSTONE ROAD
STA: 281+71.81
ELEV: 985.91

INTERSECTION - END CONSTRUCTION
REDSTONE ROAD
STA: 138+60.61
ELEV: 986.18

940 950 960 970 980 990 1000 1010 1020 1030 1040

280+00 281+00 282+00

CARTER ROAD

PC: 301+91.81
N: 979290.23
E: 2827274.21

BEGIN CONSTRUCTION OF
SE CARTER ROAD
STA: 300+00.00
N: 979126.53, E: 2827174.24

END CONSTRUCTION - MATCH EX
SE CARTER ROAD, STA: 301+52.84
N: 979256.98, E: 2827253.90

INTERSECTION
SE CARTER ROAD, STA: 300+00.00
= AVITAL STREET, STA: 256+25.27
N: 979126.53, E: 2827174.24

NOTE: INSTALL ADA RAMPS PER
CITY OF LEE'S SUMMIT DETAIL.
RE: SHEET C407.

0 50 100
HORIZ.: 1"=50'
VERT.: 1"=10'

CARTER ROAD

LOW PT STA: 301+28.85
LOW PT ELEV: 1001.46
PVI STA: 301+08.85
PVI ELEV: 1002.08
K: 20.05
LVC: 40.00

BEGIN CONSTRUCTION
SE CARTER ROAD
STA: 300+00.00
ELEV: 1005.99

EXISTING GRADE

PROFILE GRADE

PROP. WATER
STA: 300+29.92
E: 1000.94

INTERSECTION - BEGIN CONSTRUCTION
SE CARTER ROAD
STA: 300+50.22
ELEV: 1004.99

INTERSECTION - BEGIN CONSTRUCTION
SE CARTER ROAD
STA: 256+25.27
ELEV: 1005.99

END CONSTRUCTION - MATCH EX
SE CARTER ROAD
STA: 301+52.84
ELEV: 1002.74

960 970 980 990 1000 1010 1020 1030 1040 1050 1060

300+00 301+00 302+00

CATES WAY

INTERSECTION
SE CATES WAY, STA: 330+00.00
= GILLETTE STREET, STA: 193+43.78
N: 978341.40, E: 2827063.70

BEGIN CONSTRUCTION OF
SE CATES WAY
STA: 330+00.00
N: 978341.40, E: 2827063.70

END CONSTRUCTION OF
SE CATES WAY
STA: 331+65.00
N: 978501.75, E: 2827102.58

INTERSECTION
SE CATES WAY, STA: 331+65.00
= INDIGO STREET, STA: 000+00.00
N: 978501.75, E: 2827102.58

NOTE: INSTALL ADA RAMPS PER
CITY OF LEE'S SUMMIT DETAIL.
RE: SHEET C403.

0 50 100
HORIZ.: 1"=50'
VERT.: 1"=10'

CATES WAY

HIGH PT STA: 330+14.72
HIGH PT ELEV: 1015.11
PVI STA: 330+42.22
PVI ELEV: 1014.56
K: 12.79
LVC: 55.00

BEGIN CONSTRUCTION
SE CATES WAY
STA: 330+00.00
ELEV: 1013.40

EXISTING GRADE

PROFILE GRADE

PROP. WATER
STA: 330+29.99
E: 1010.17

PROP. WATER
STA: 331+34.96
E: 1005.60

INTERSECTION - BEGIN CONSTRUCTION
SE CATES WAY
STA: 331+65.00
ELEV: 1010.09

INTERSECTION - END CONSTRUCTION
SE CATES WAY
STA: 331+65.00
ELEV: 1010.09

980 990 1000 1010 1020 1030 1040 1050 1060 1070 1080

330+00 331+00

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1. REVISED PER CITY COMMENT GC 5/11/22

2. REVISED PER CITY COMMENT GC 7/22/22

3. REVISED PER CITY COMMENT CA 8/26/22

ISSUED FOR: FOR REVIEW

JOB NUMBER: 21KC10080

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CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - STREET, STORM, & EROSION

REDSTONE ROAD - CARTER ROAD
- CATES WAY PLAN & PROFILE

STATE OF MISSOURI
GARRETT R. GARRATT
PE: 2021025089
08/26/22

SHEET NUMBER
C211
20 OF 88

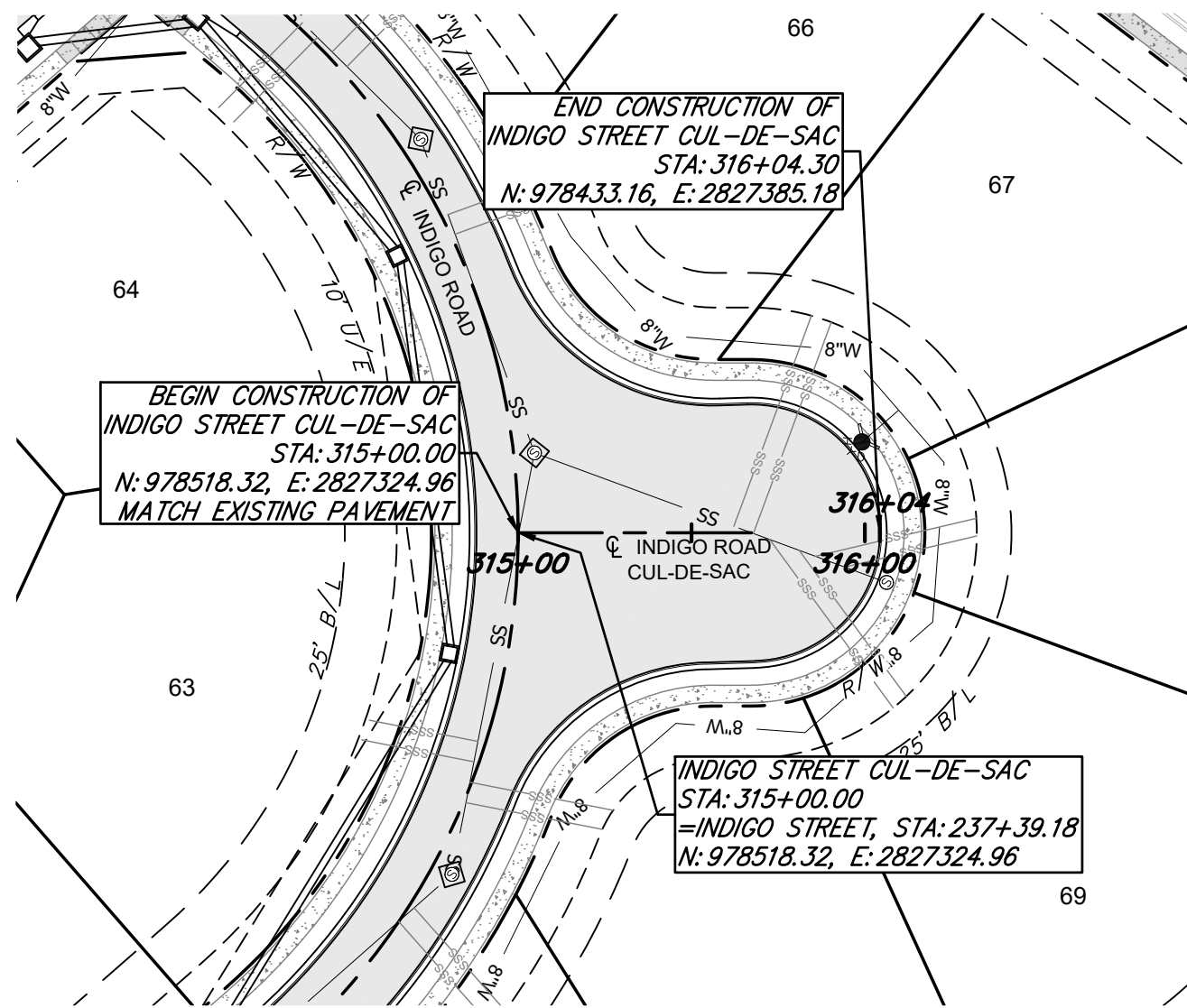
S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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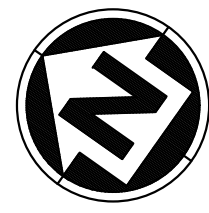
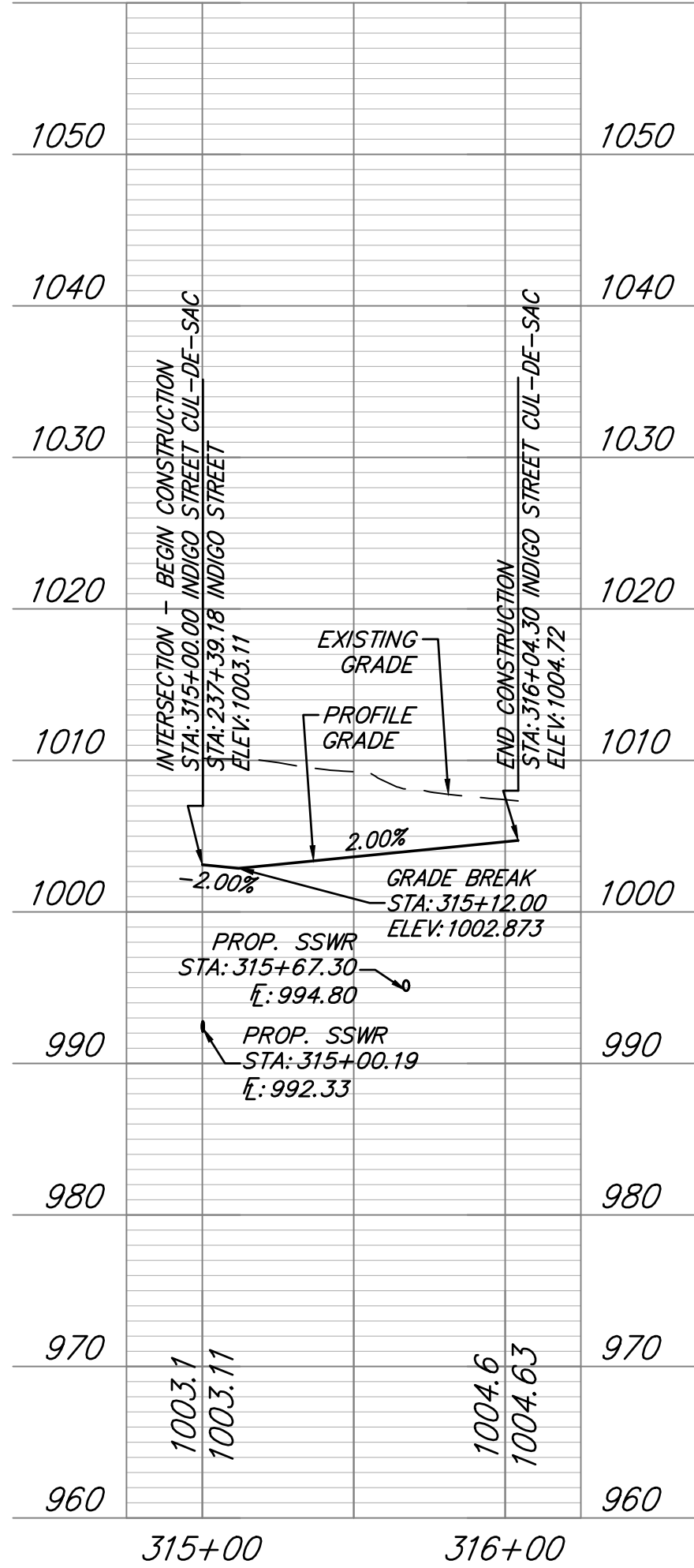
PROP. STREET @
PROP. RIGHT-OF-WAY
PROP. UTILITY EASEMENT
PROP. BUILDING SETBACK

PROP. LOT LINE
PROP. WATER LINE
PROP. SSWR
PROP. SSWR SERVICE

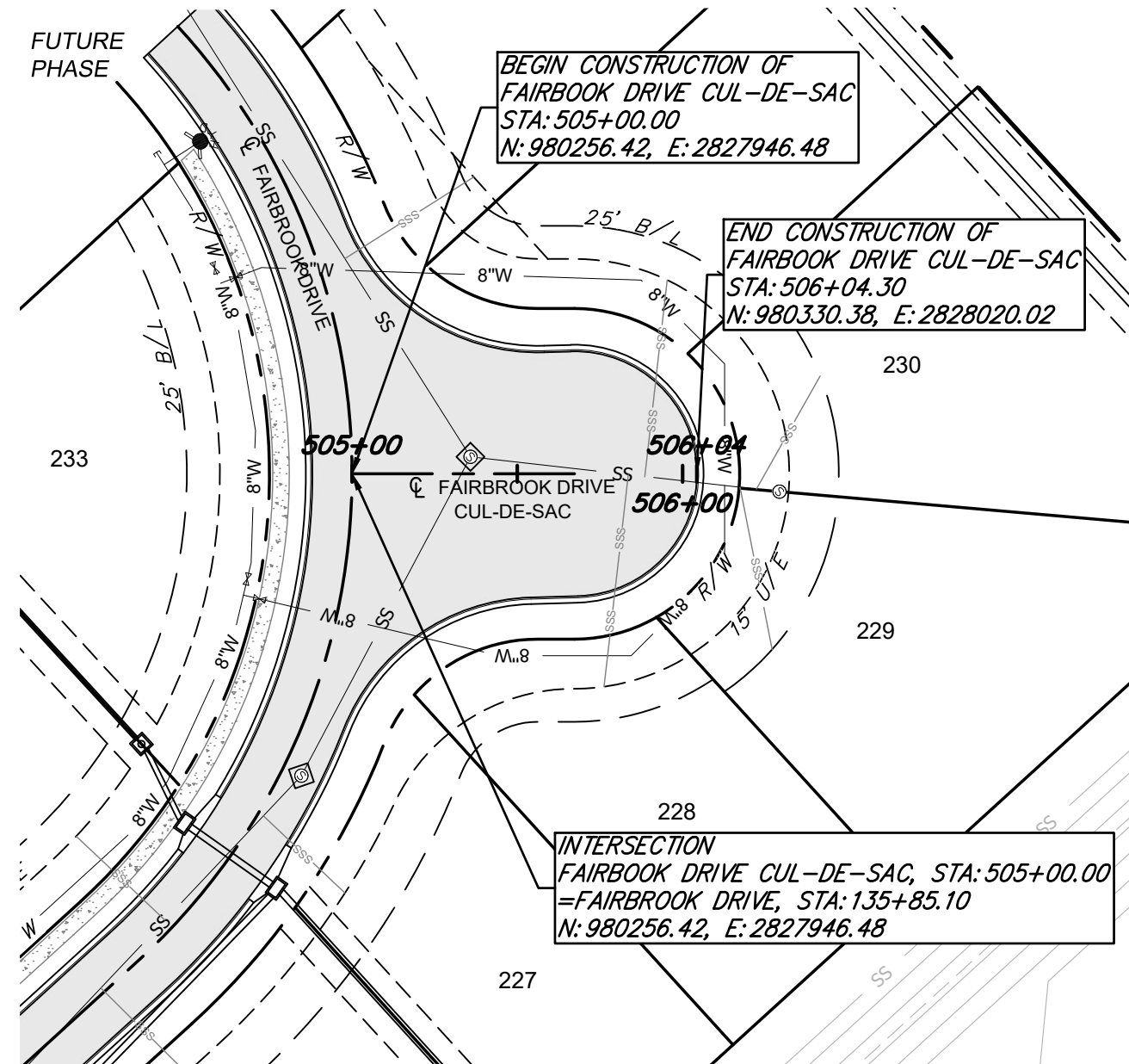
PROP. LOCAL/ACCESS PMT.
PROP. SIDEWALK
EXISTING SIDEWALK



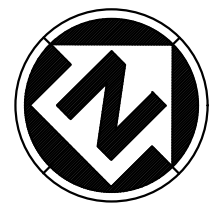
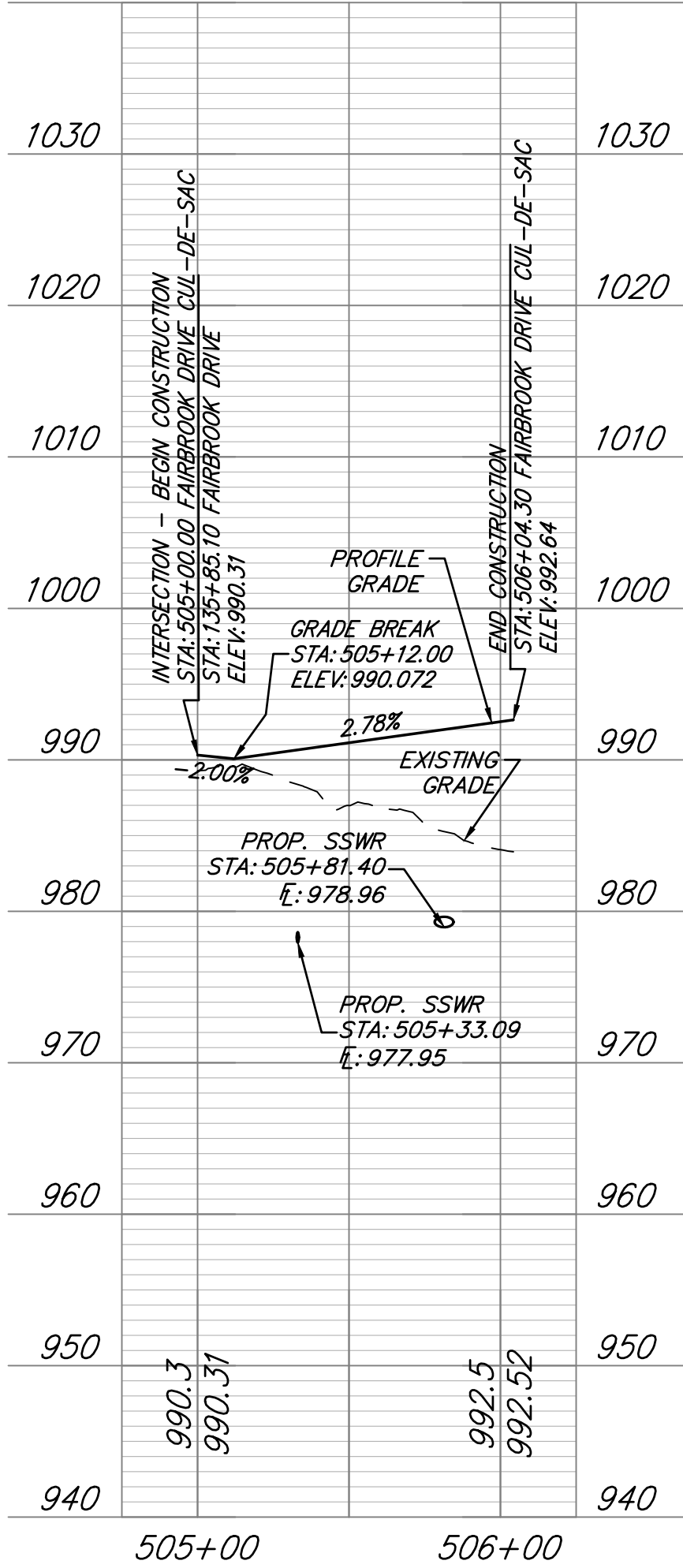
INDIGO STREET CUL-DE-SAC



HORIZ.: 1"=50'
VERT.: 1"=10'



FAIRBROOK DRIVE CUL-DE-SAC



HORIZ.: 1"=50'
VERT.: 1"=10'

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3.	REVISED PER CITY COMMENT	CA	8/26/22
		ISSUED FOR:	FOR REVIEW
		JOB NUMBER:	21KC10080

CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - STREET, STORM, & EROSION

CUL-DE-SAC PLAN & PROFILE

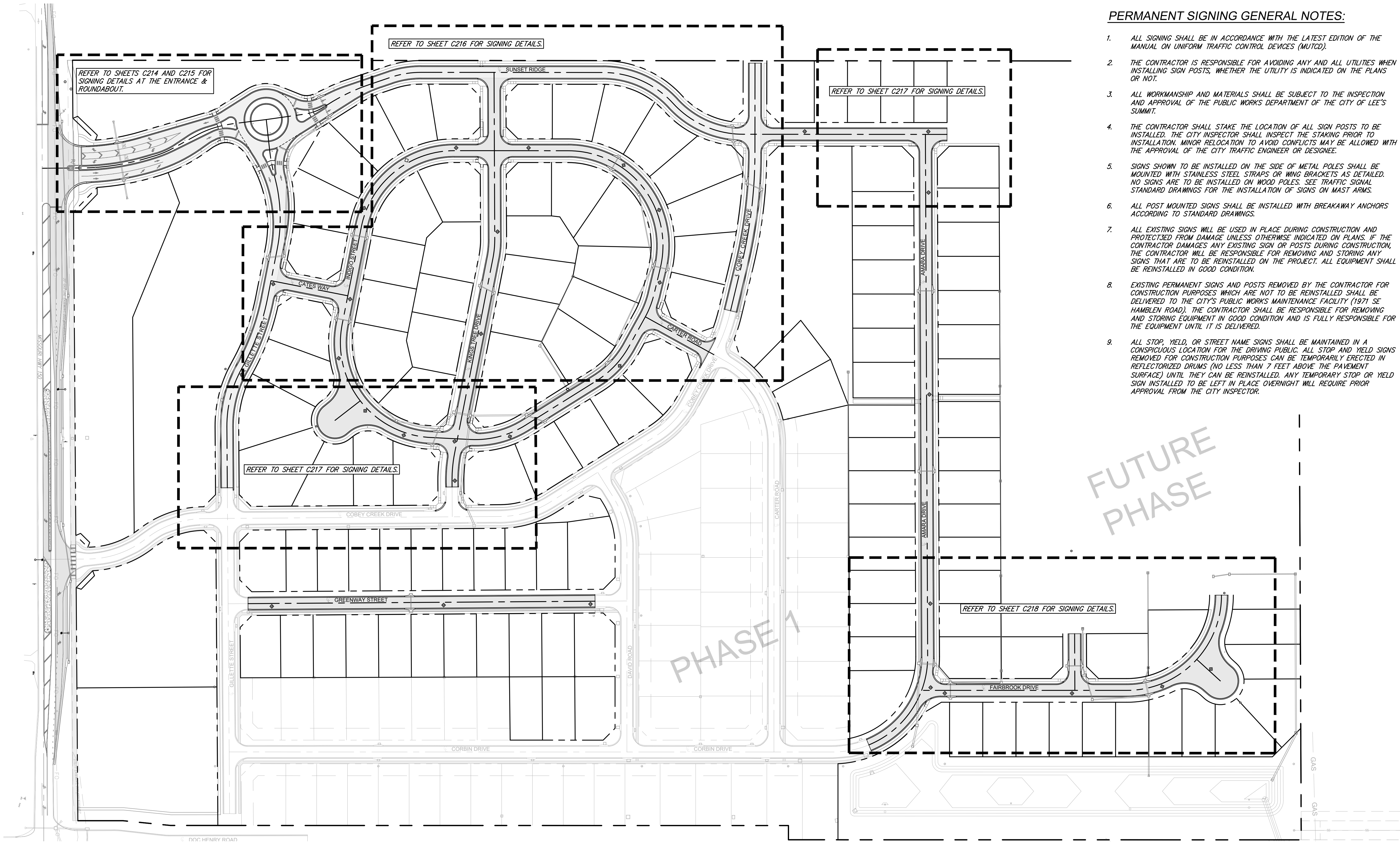
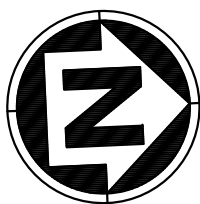
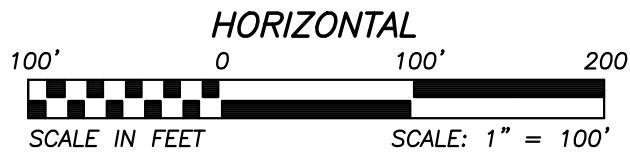
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LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



SHEET NUMBER
C212
21 OF 88

Aug 26, 2022 - 1:23pm Plotted By: gcastle C:\Shared drives\VC10 - Land Development\Projects\2021\21VC10080 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21VC10080 - SHTS - EMTY SIGNAGE.dwg Layout: SIGNAGE GENERAL LAYOUT PLAN

ALL SIGNAGE SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT STANDARD DETAILS AND SPECIFICATIONS PER SECTION 3000 OF THE DESIGN AND CONSTRUCTION MANUAL. REFER TO DETAILS SHEET C705 AND C706.



SIGNING PLAN SHEET LAYOUT

PERMANENT SIGNING GENERAL NOTES:

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

CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - STREET, STORM, & EROSION



SHEET NUMBER
C213
22 OF 88

SIGNAGE GENERAL LAYOUT PLAN

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

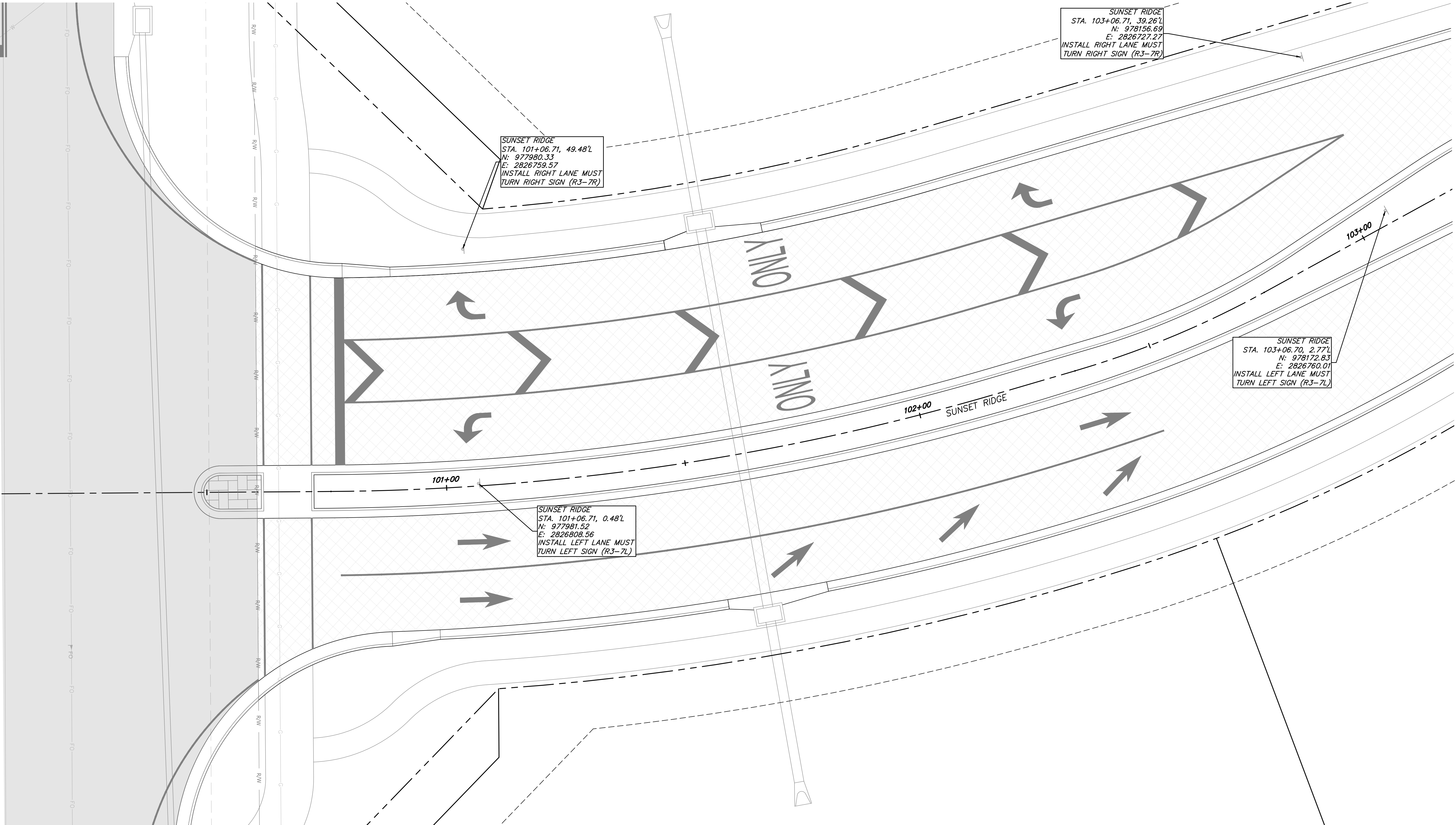
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				ISSUED FOR:	FOR REVIEW
				JOB NUMBER:	21KC10080

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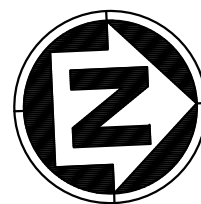
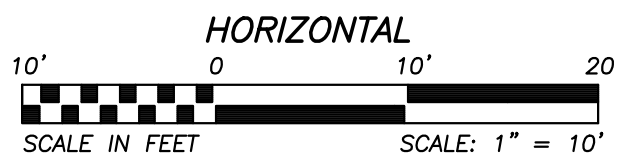
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Aug 26, 2022 - 1:23pm Plotted By: gcastle C:\Shared drives\VC10 - Land Development\Projects\2021\21KC10080 Cobe Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10080 - SHTS - EMRT SIGNAGE.dwg Layout: SIGNAGE PLAN - SUNSET RIDGE & HWY 150



INTERSECTION OF SUNSET RIDGE & HWY-150



LEGEND	
	PROP. STREET @
	PROP. RIGHT-OF-WAY
	PROP. UTILITY EASEMENT
	PROP. BUILDING SETBACK
	PROP. LOT LINE
	PROP. WATER LINE
	PROP. SSWR
	PROP. SSWR SERVICE
	PROP. LOCAL/ACCESS PVMT.
	PROP. COLLECTOR PVMT.

CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - STREET, STORM, & EROSION

SIGNAGE PLAN -
SUNSET RIDGE & HWY
150
S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



SHEET NUMBER
C214
23 OF 88

REVISIONS				DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE	DRAWN BY:	GC
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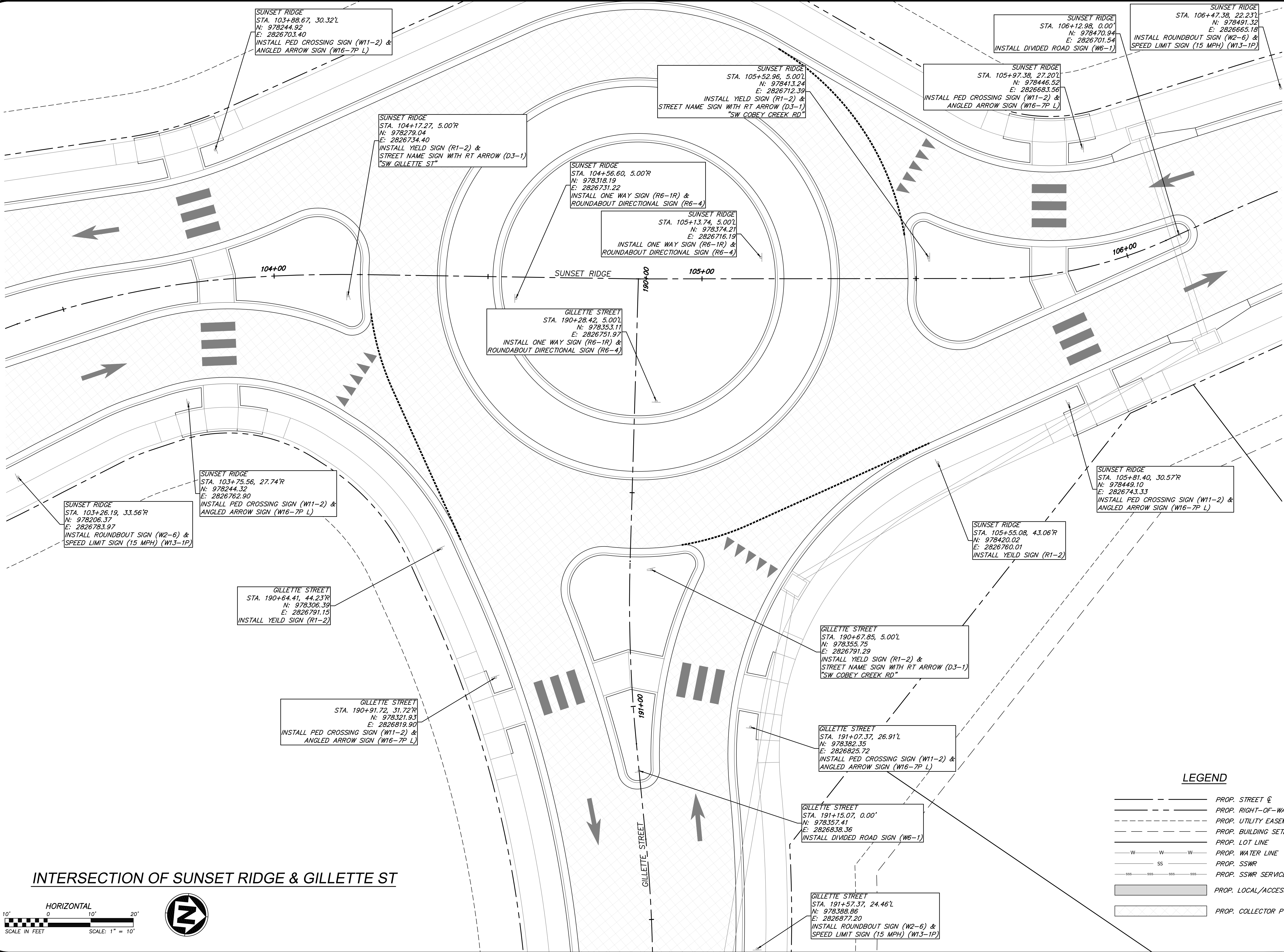
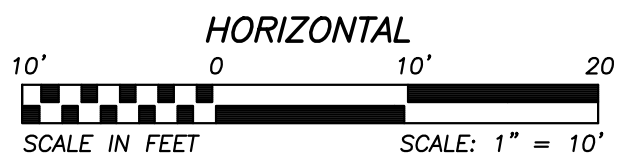
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Aug 26, 2022 - 1:23pm Plotted By: gcastle C:\Shared drives\VC10 - Land Development\Projects\2021\21VC10080 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21VC10080 - SHTS - EMTY SIGNAGE.dwg Layout: SIGNAGE PLAN - SUNSET RIDGE ROUNDABOUT

INTERSECTION OF SUNSET RIDGE & GILLETTE ST



LEGEND

	PROP. STREET &
	PROP. RIGHT-OF-WAY
	PROP. UTILITY EASEMENT
	PROP. BUILDING SETBACK
	PROP. LOT LINE
	PROP. WATER LINE
	PROP. SSWR
	PROP. SSWR SERVICE
	PROP. LOCAL/ACCESS PVMT.
	PROP. COLLECTOR PVMT.

CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - STREET, STORM, & EROSION

SIGNAGE PLAN - SUNSET
RIDGE ROUNDABOUT

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

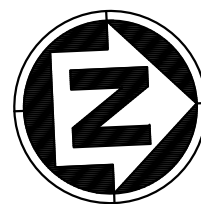
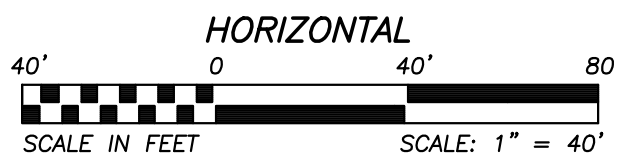
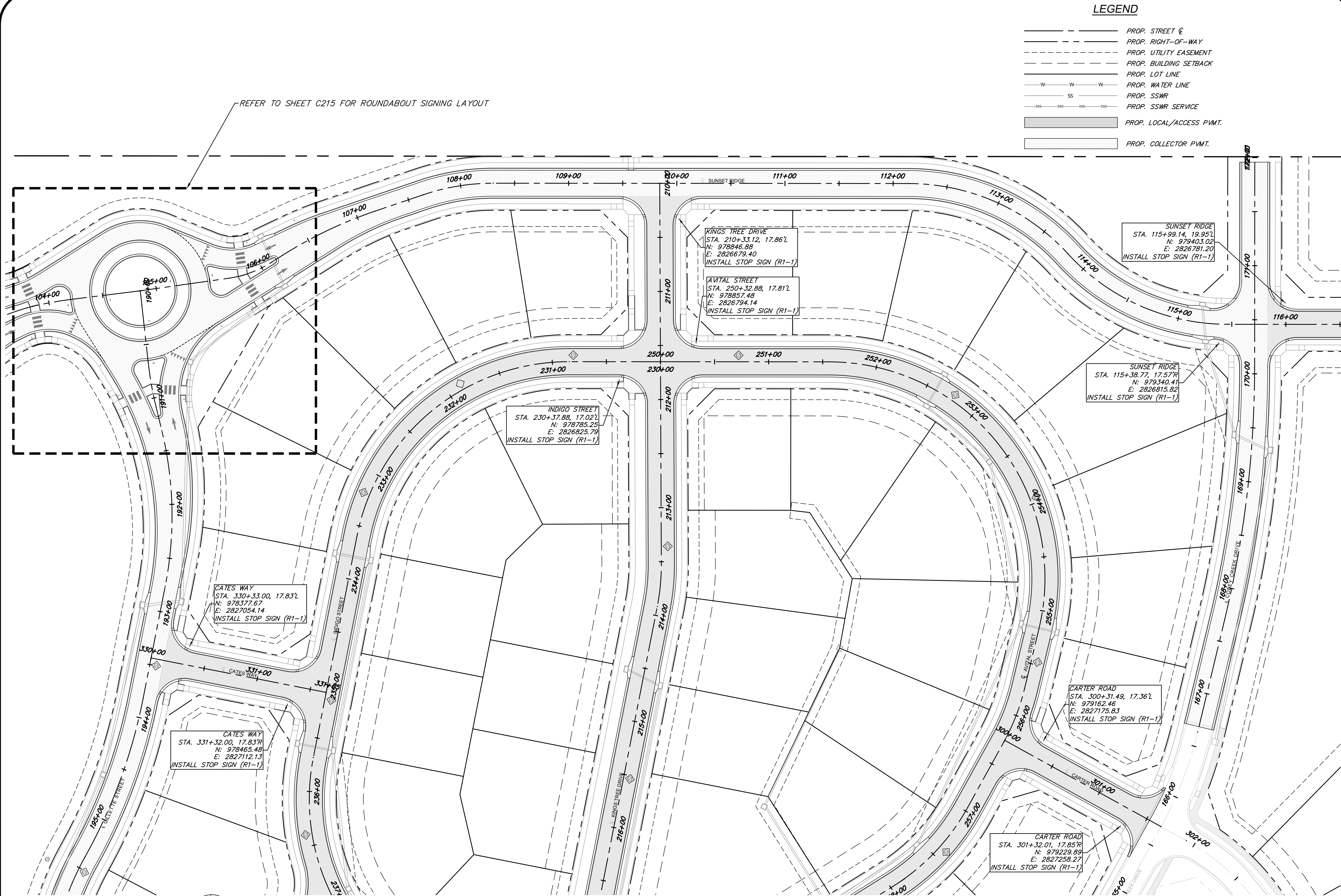
SHEET NUMBER
C215
24 OF 88

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NO.	DESCRIPTION	BY	DATE
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2.	REVISED PER CITY COMMENT	GC	7/22/22
3.	REVISED PER CITY COMMENT	CA	8/26/22
ISSUED FOR:		FOR REVIEW	
JOB NUMBER:		21KC10080	

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SIGNING PLAN

CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - STREET, STORM, & EROSION

SIGNAGE PLAN

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



SHEET NUMBER
C216
25 OF 88

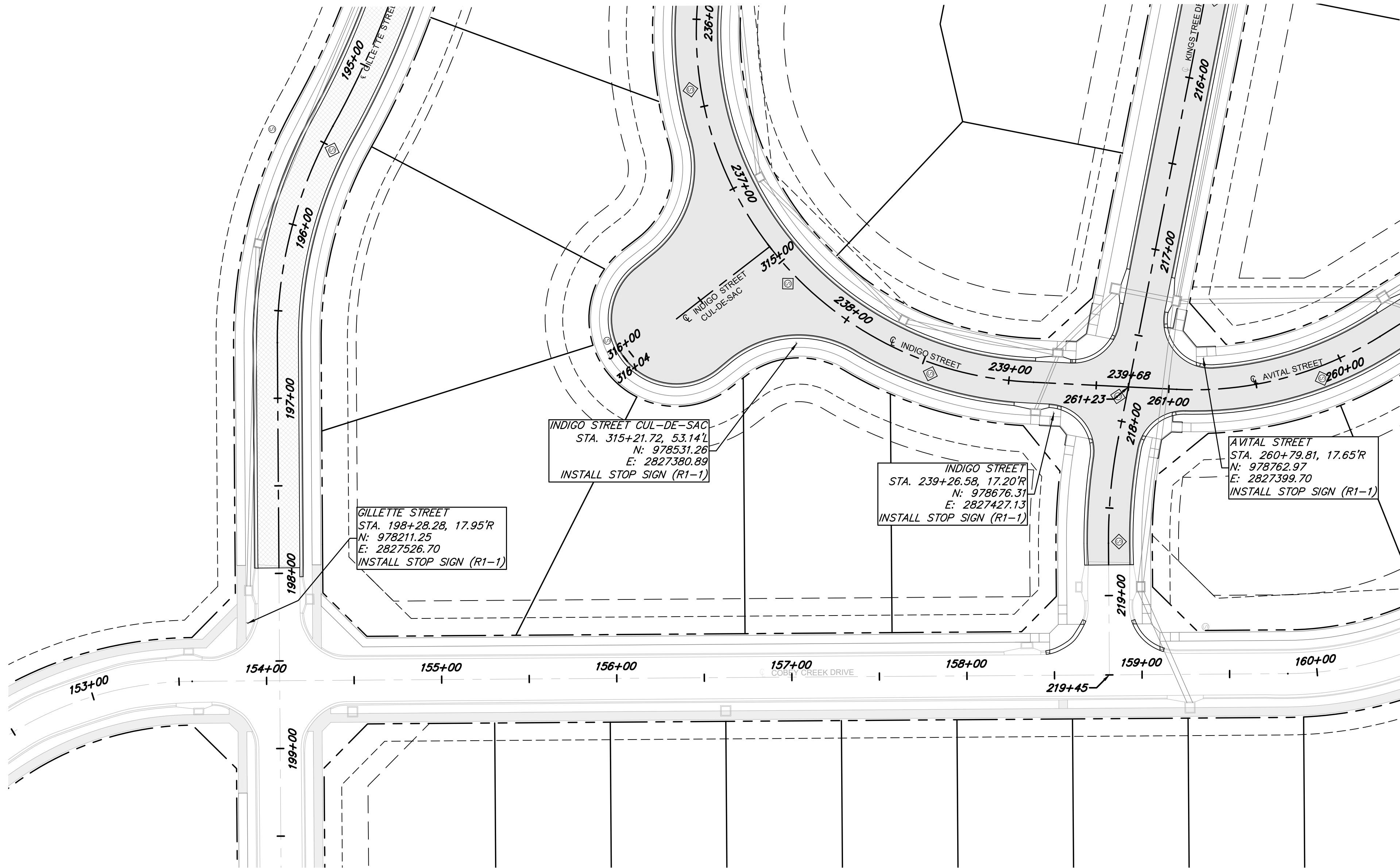
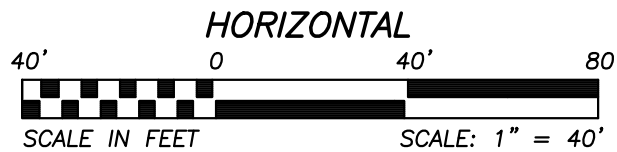
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ISSUED FOR:		FOR REVIEW	
JOB NUMBER:		21KC10080	

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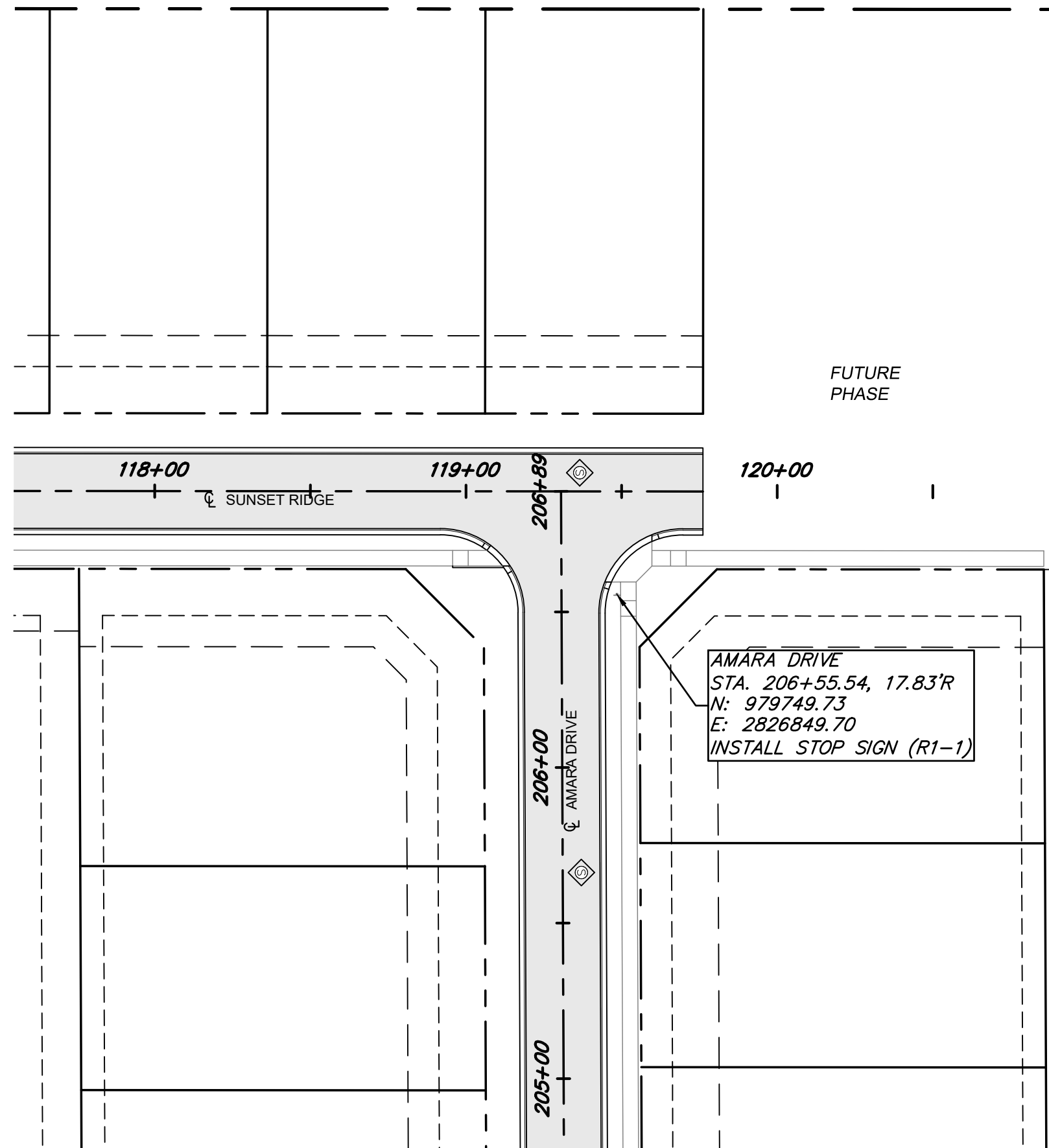
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SIGNING PLAN



SIGNING PLAN

LEGEND

- PROP. STREET C
- PROP. RIGHT-OF-WAY
- PROP. UTILITY EASEMENT
- PROP. BUILDING SETBACK
- PROP. LOT LINE
- PROP. WATER LINE
- PROP. SSWR
- PROP. SSWR SERVICE
- PROP. LOCAL/ACCESS PVMT.
- PROP. COLLECTOR PVMT.

CLAYTON PROPERTIES GROUP
COBBY CREEK - 2ND PLAT - STREET, STORM, & EROSION



SHEET NUMBER
C217
26 OF 88

SIGNAGE PLAN (2)

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

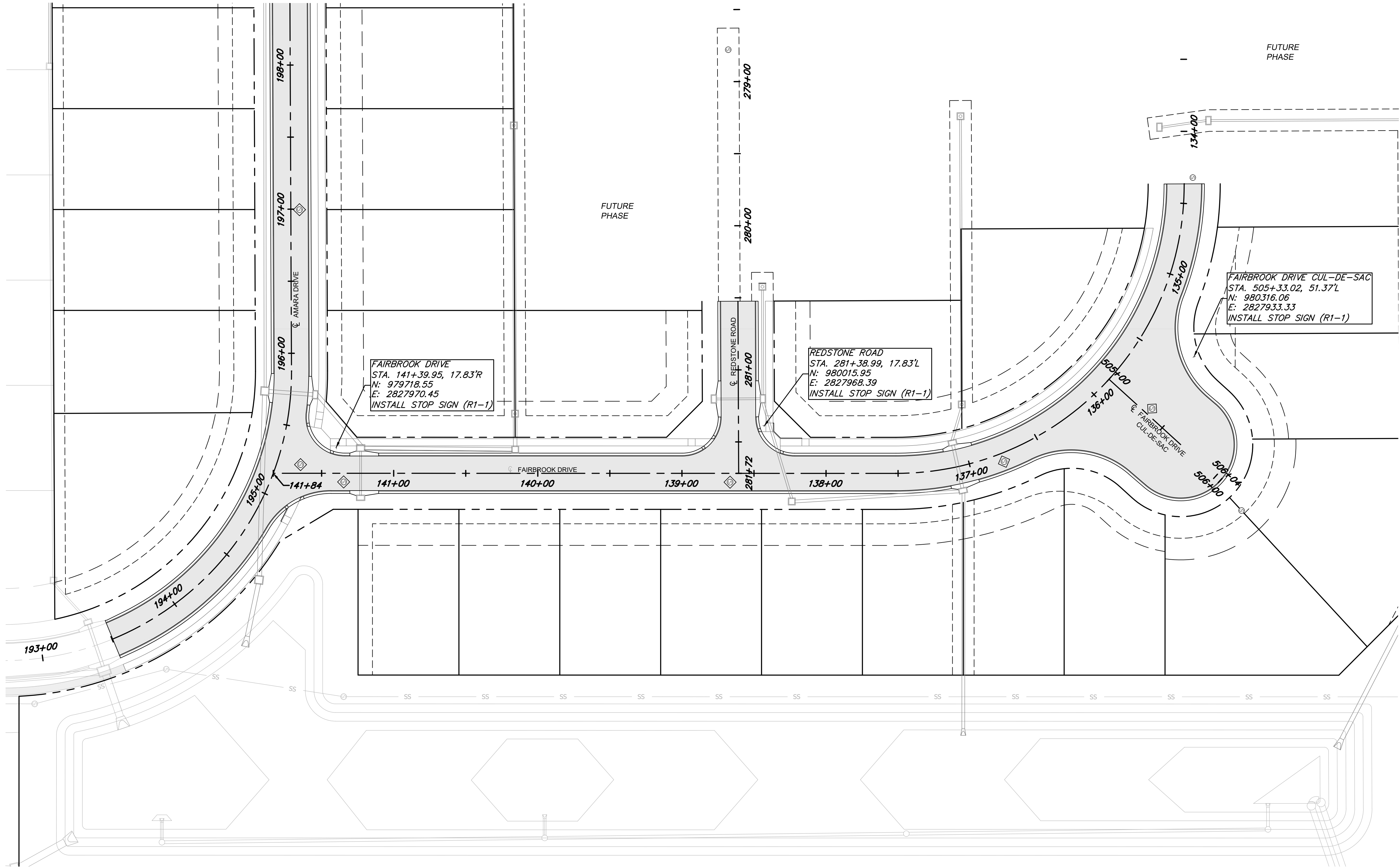
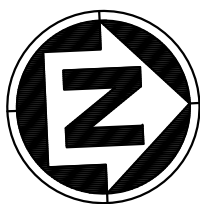
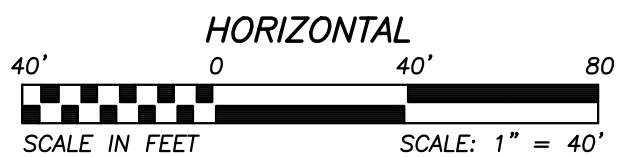
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3.	REVISED PER CITY COMMENT	CA	8/26/22
		CHECK BY:	PJ
		DATE:	03/14/2022
		ISSUED FOR:	FOR REVIEW
		JOB NUMBER:	21KC10080

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SIGNING PLAN

LEGEND

- PROP. STREET &
- PROP. RIGHT-OF-WAY
- PROP. UTILITY EASEMENT
- PROP. BUILDING SETBACK
- PROP. LOT LINE
- W --- W --- W --- PROP. WATER LINE
- SS --- SS --- SS --- PROP. SSWR
- SSS --- SSS --- SSS --- PROP. SSWR SERVICE
- PROP. LOCAL/ACCESS PAVT.

CLAYTON PROPERTIES GROUP

COBEY CREEK - 2ND PLAT - STREET, STORM, & EROSION

SIGNAGE PLAN (3)

S29, T47N, R31W

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



SHEET NUMBER

C218

27 OF 88

REVISIONS		DRAWING INFO.			
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2.	REVISED PER CITY COMMENT	GC	7/22/22	LICENSE NO.	PE-2021025089
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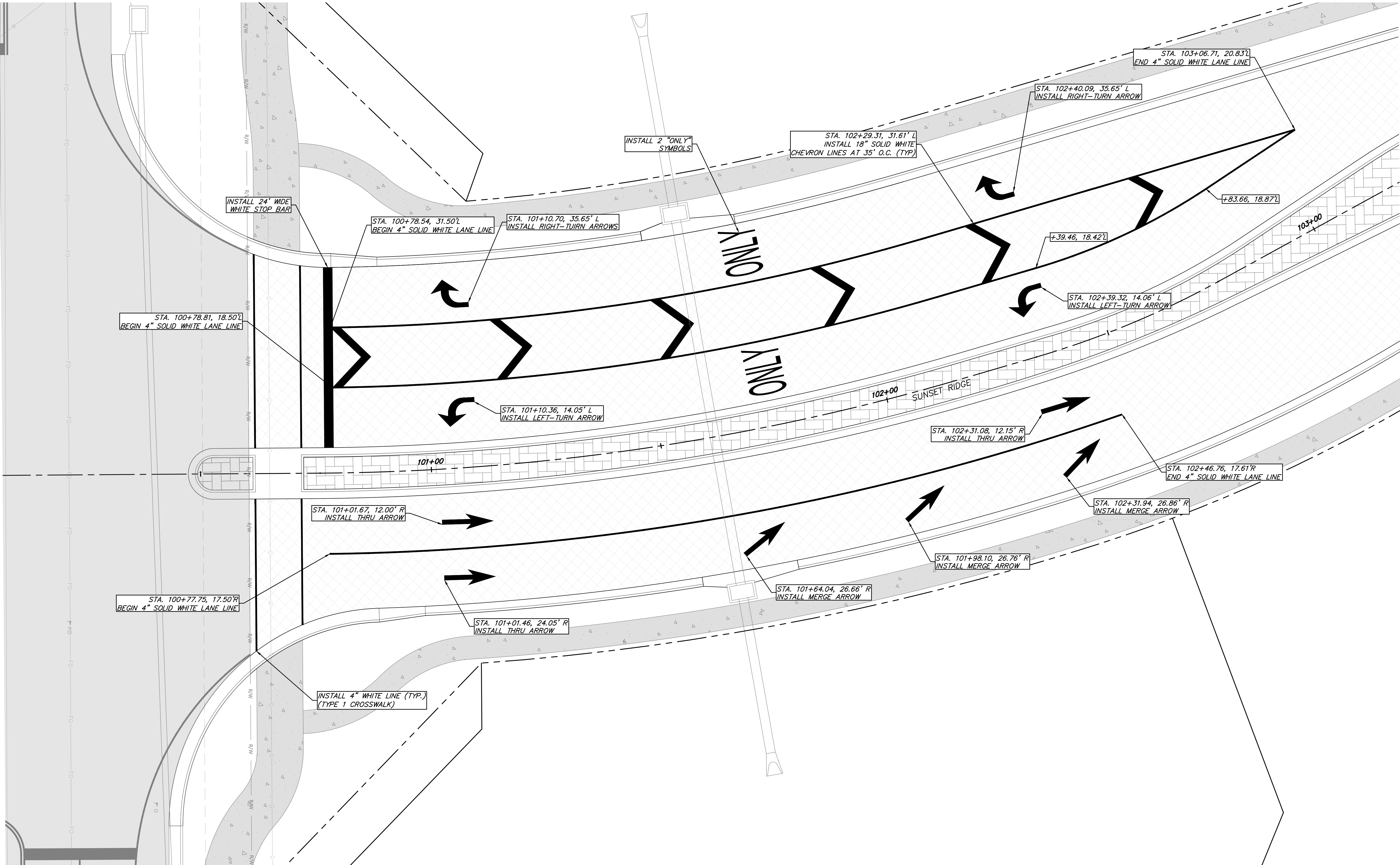
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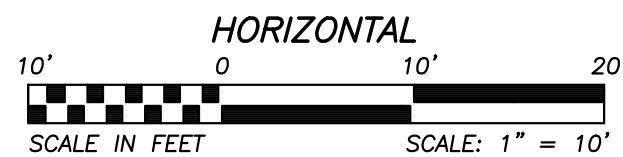
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INTERSECTION OF SUNSET RIDGE & HWY-150



CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - STREET, STORM, & EROSION



SHEET NUMBER
C219
28 OF 88

STRIPING PLAN

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

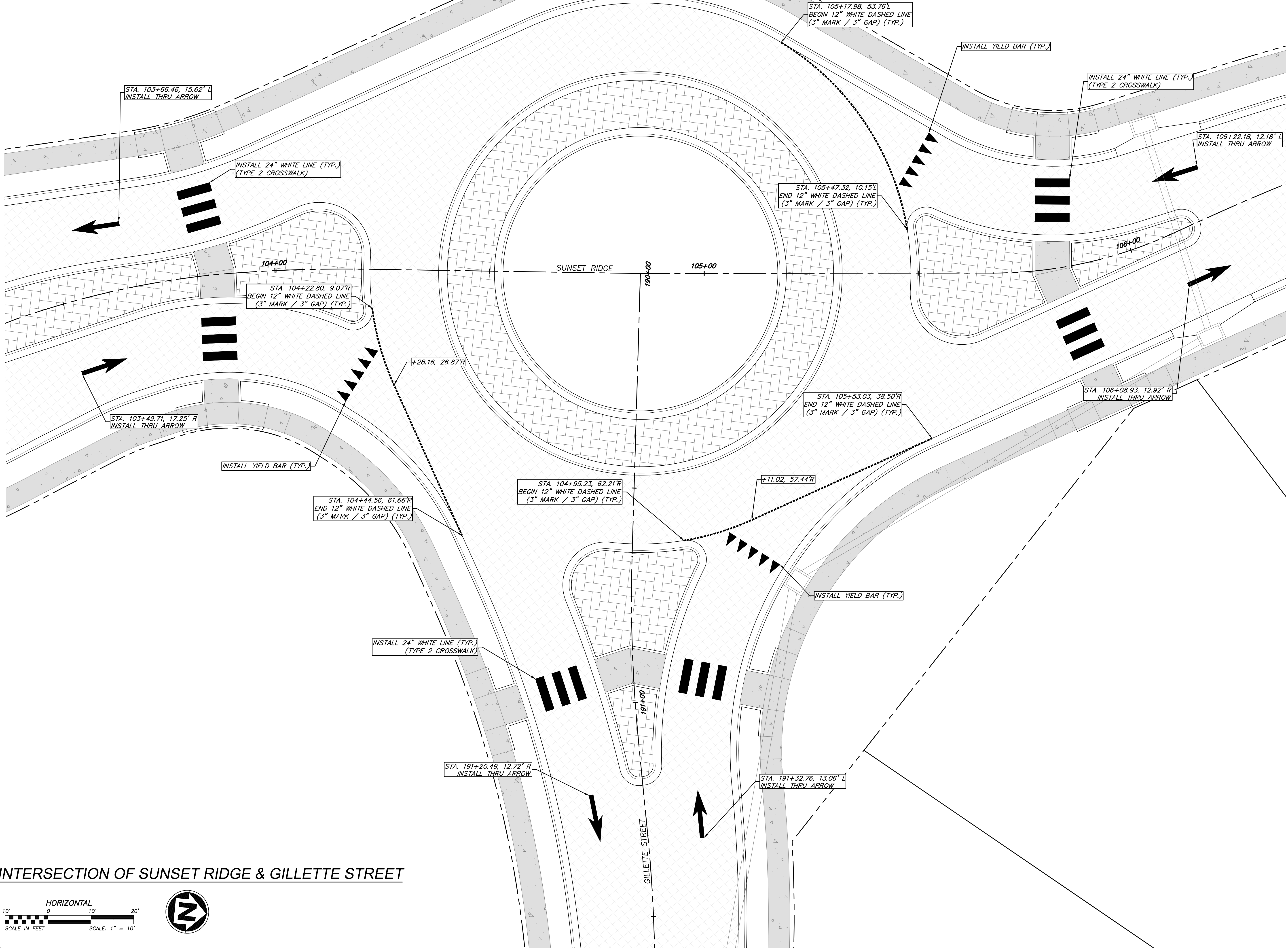
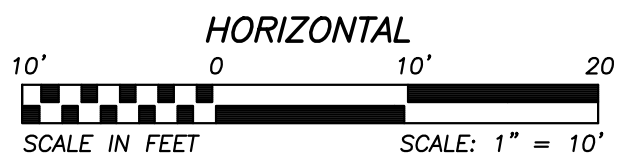
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3.	REVISED PER CITY COMMENT	CA	8/26/22
ISSUED FOR:		FOR REVIEW	
JOB NUMBER:		21KC10080	

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INTERSECTION OF SUNSET RIDGE & GILLETTE STREET



CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - STREET, STORM, & EROSION



SHEET NUMBER
C220
29 OF 88

STRIPING PLAN (2)

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

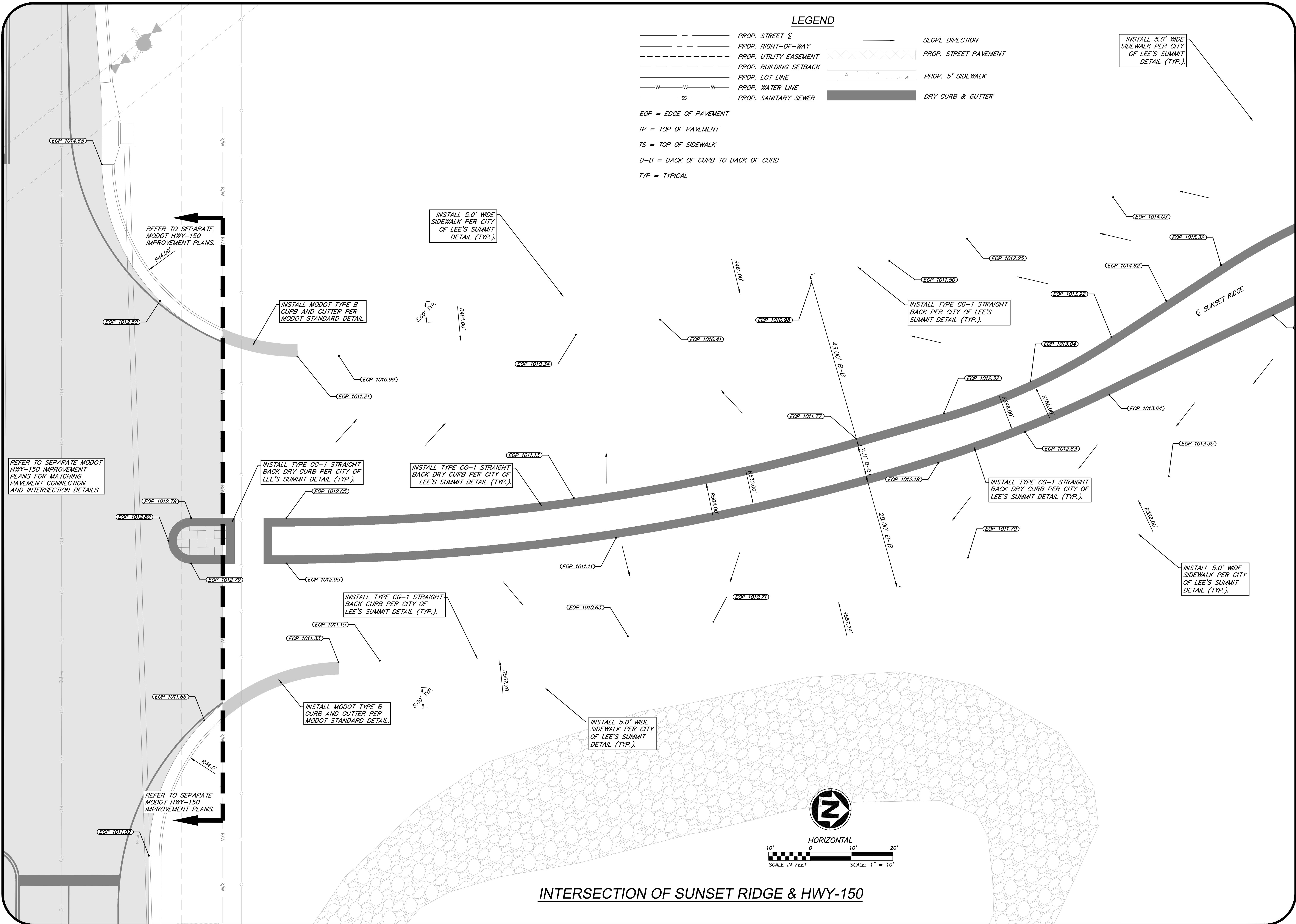
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2.	REVISED PER CITY COMMENT	GC	7/22/22	LICENSE NO.	PE-2021025089
3.	REVISED PER CITY COMMENT	CA	8/26/22	DATE:	03/14/2022
		ISSUED FOR:		FOR REVIEW	
				JOB NUMBER:	
				21KC10080	

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LEGEND

- PROP. STREET C
- PROP. RIGHT-OF-WAY
- PROP. UTILITY EASEMENT
- PROP. BUILDING SETBACK
- PROP. LOT LINE
- PROP. WATER LINE
- PROP. SANITARY SEWER
- SLOPE DIRECTION
- PROP. STREET PAVEMENT
- PROP. 5' SIDEWALK
- PROP. 5.0' WIDE SIDEWALK PER CITY OF LEE'S SUMMIT DETAIL (TYP.)
- PROP. DRY CURB & GUTTER

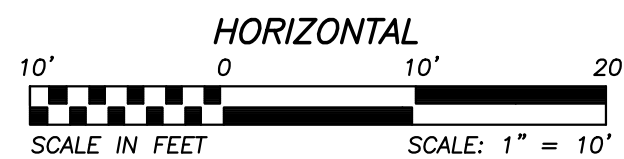
EOP = EDGE OF PAVEMENT
TP = TOP OF PAVEMENT
TS = TOP OF SIDEWALK
B-B = BACK OF CURB TO BACK OF CURB
TYP = TYPICAL

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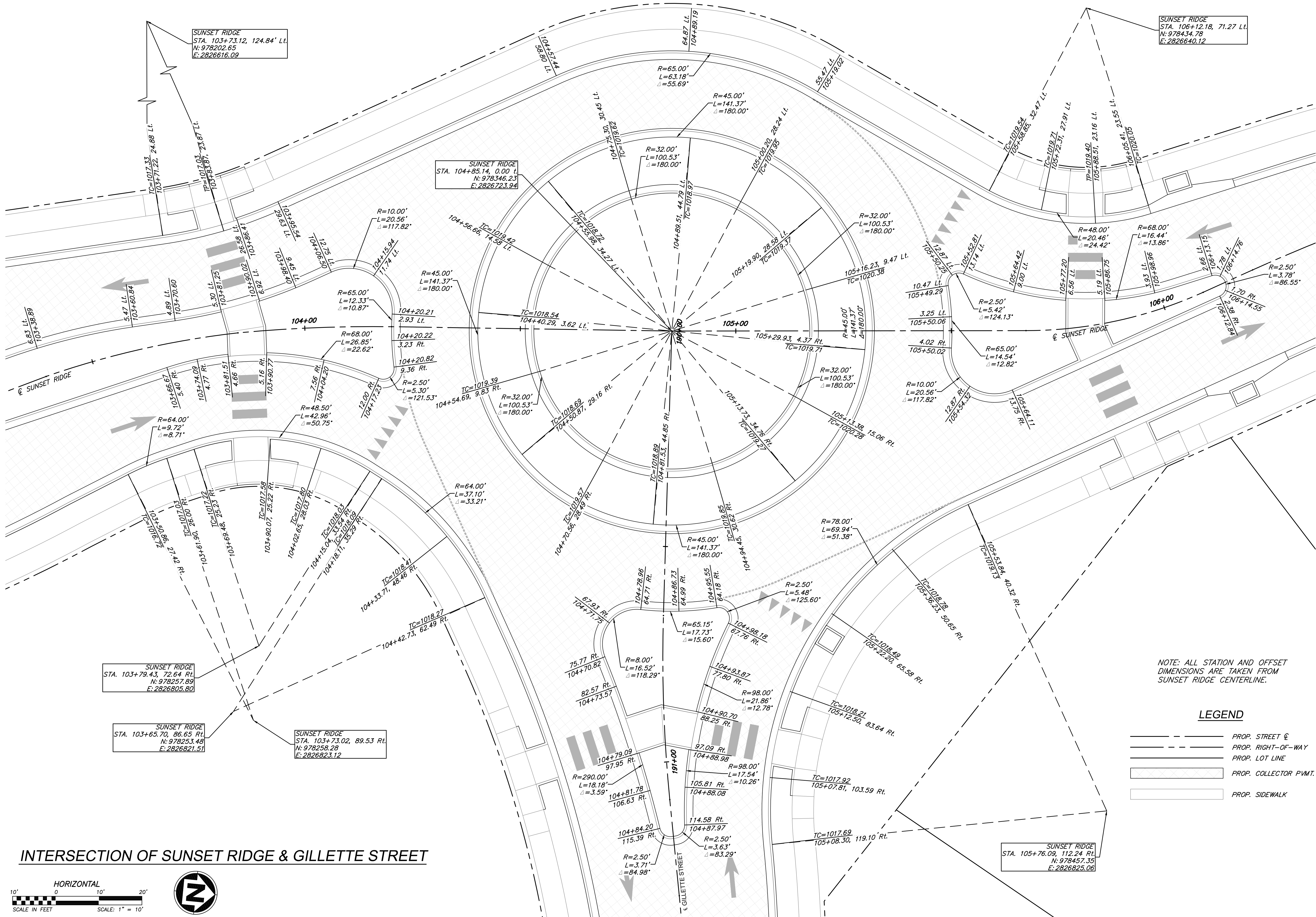
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NO.	DESCRIPTION	BY	DATE
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2.	REVISED PER CITY COMMENT	GC	7/22/22
3.	REVISED PER CITY COMMENT	CA	8/26/22
ISSUED FOR:		FOR REVIEW	
JOB NUMBER:		21KC10080	

CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - STREET, STORM, & EROSION
**SUNSET RIDGE & HWY 150
INTERSECTION DETAILS**
S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

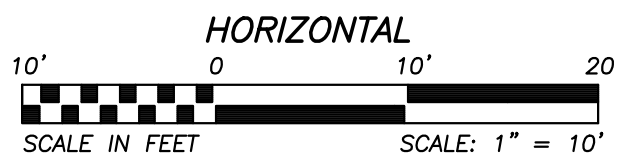
STATE OF MISSOURI
GARRETT R. JAMES
PE-2021025089
08/26/22
PROFESSIONAL ENGINEER
SHEET NUMBER
C301
30 OF 88



INTEL



INTERSECTION OF SUNSET RIDGE & GILLETTE STREET



LEGEND	
	PROP. STREET &
	PROP. RIGHT-OF-WAY
	PROP. LOT LINE
	PROP. COLLECTOR PMT.
	PROP. SIDEWALK

CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - STREET, STORM, & EROSION

ROUNDABOUT DETAILS (2)

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



SHEET NUMBER
C303
32 OF 88

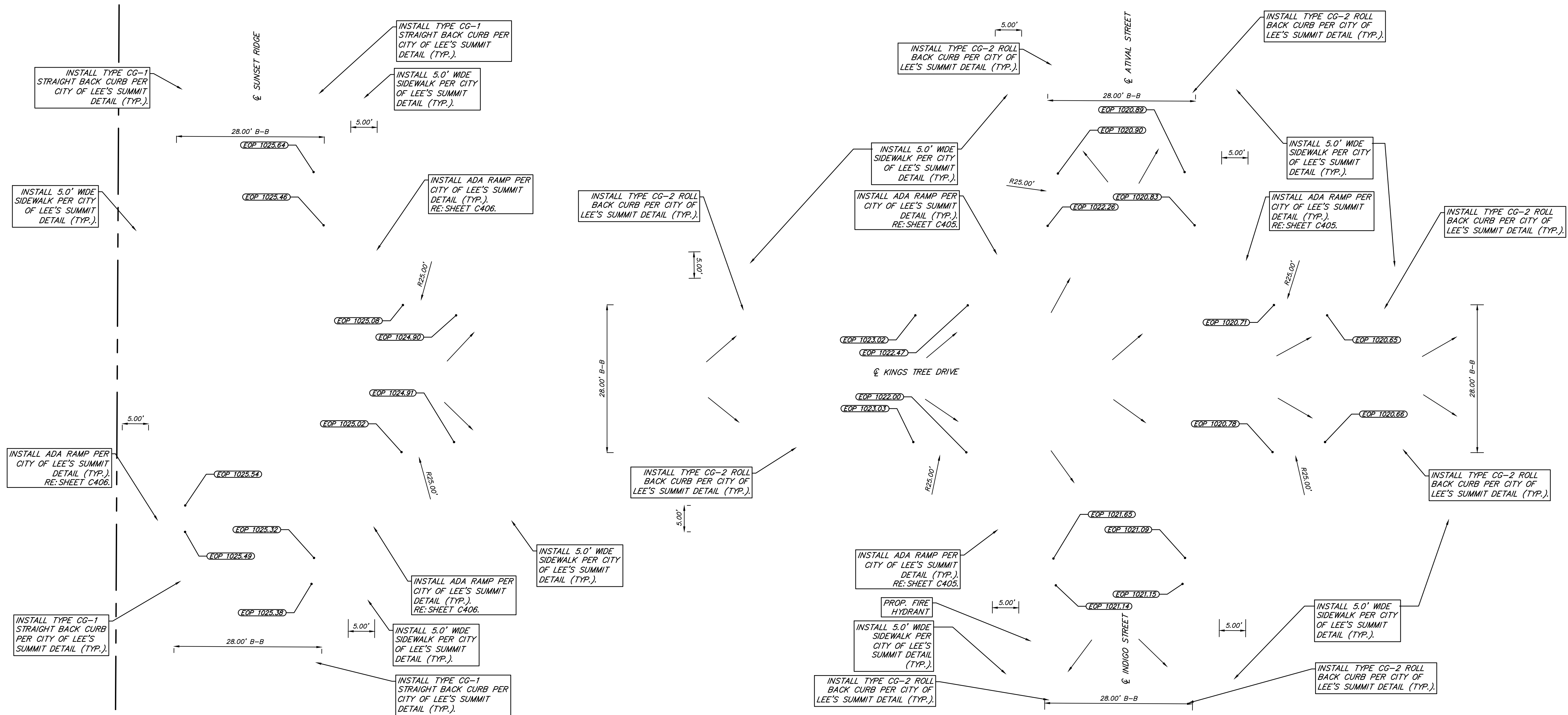
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2.	REVISED PER CITY COMMENT	GC	7/22/22	LICENSE NO.	PE-2021025089
3.	REVISED PER CITY COMMENT	CA	8/26/22	DATE:	03/14/2022
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				JOB NUMBER:	21KC10080

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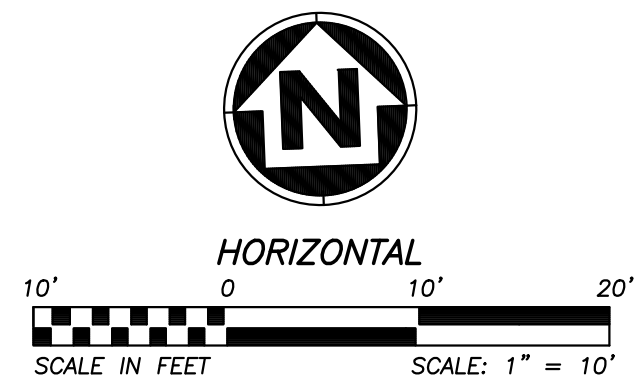
INTERSECTION OF KINGS TREE DRIVE & SUNSET RIDGE

WEST INTERSECTION KINGS TREE DRIVE & AVITAL STREET

LEGEND

→ SLOPE DIRECTION

—————	PROP. STREET $\mathcal{C}$		PROP. STREET PAVEMENT	EOP = EDGE OF PAVEMENT
- - - - -	PROP. RIGHT-OF-WAY		PROP. 5' SIDEWALK TO BE CONSTRUCTED DURING STREET CONSTRUCTION	TP = TOP OF PAVEMENT
- - - - -	PROP. UTILITY EASEMENT		PROP. 5' SIDEWALK	TS = TOP OF SIDEWALK
—————	PROP. BUILDING SETBACK			B-B = BACK OF CURB TO BACK OF CURB
—————	PROP. LOT LINE			TYP = TYPICAL
—W—W—W—	PROP. WATER LINE			
—SS—	PROP. SANITARY SEWER			



CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - STREET, STORM, & EROSION

KINGS TREE DRIVE & WEST AVITAL STREET INTERSECTION DETAILS

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



SHEET NUMBER
C304
33 OF 88

REVISIONS			DRAWING INFO.	
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2.	REVISED PER CITY COMMENT	GC	7/22/22	CHECK BY: PJ
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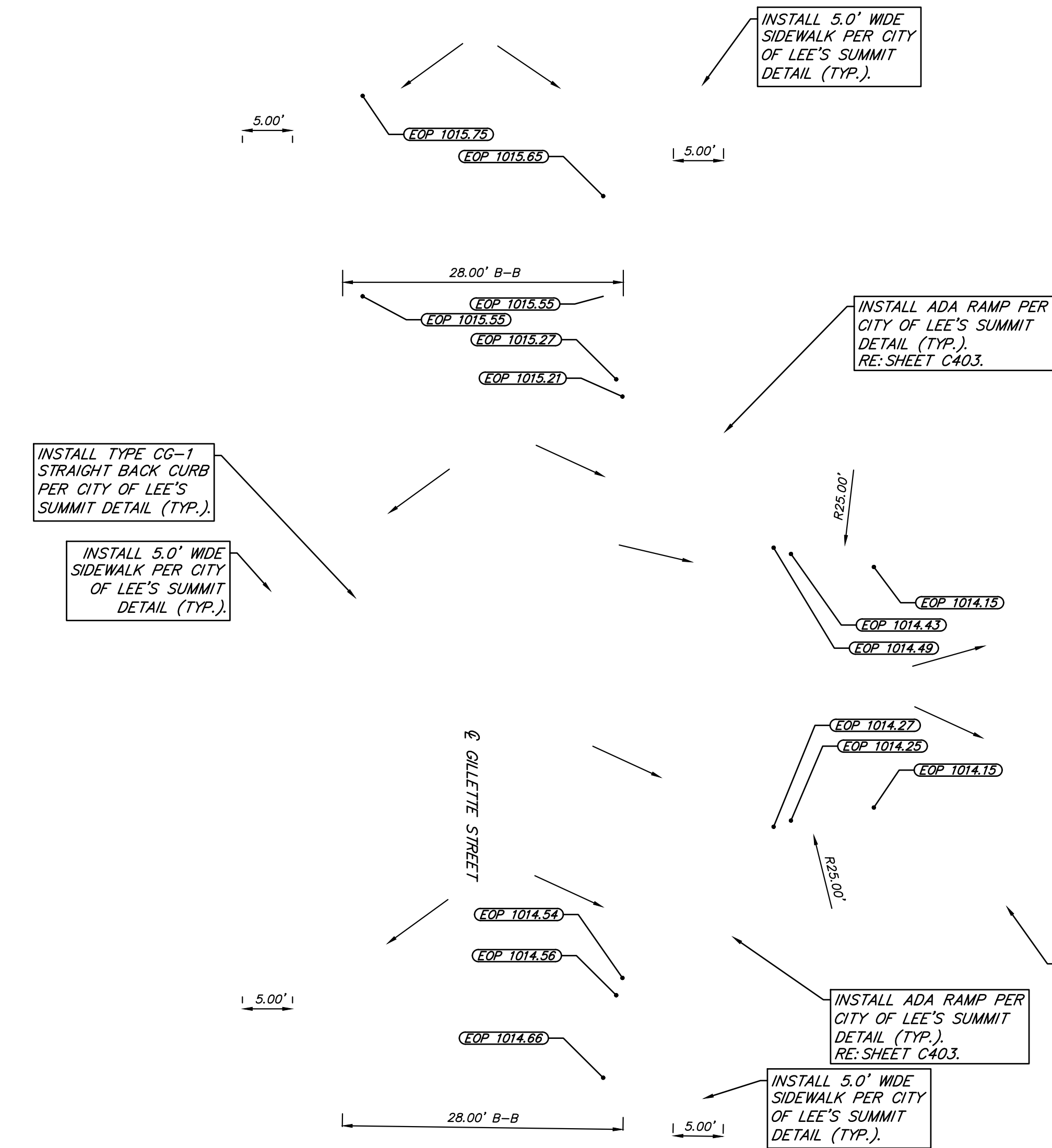
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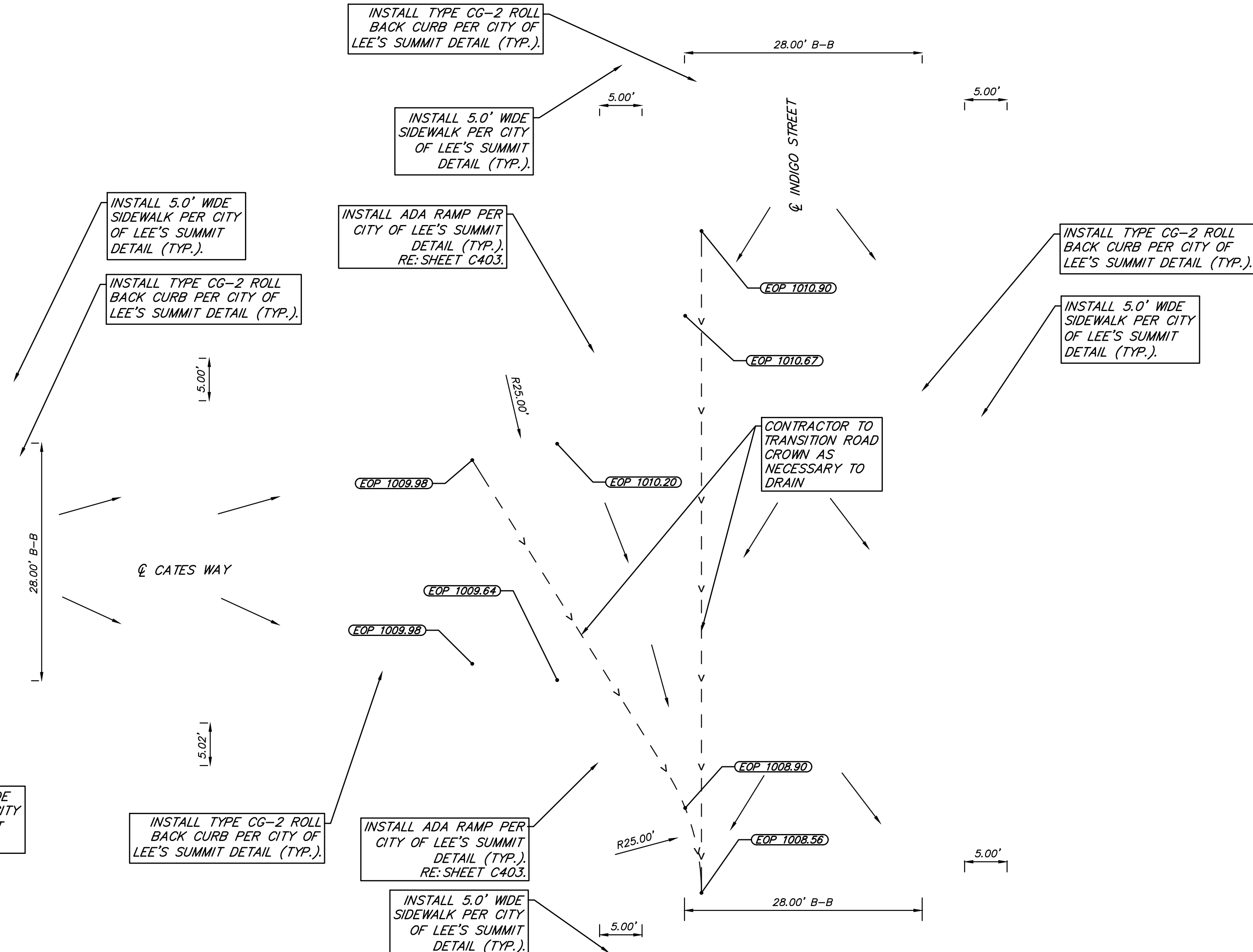
A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION, INC. 65



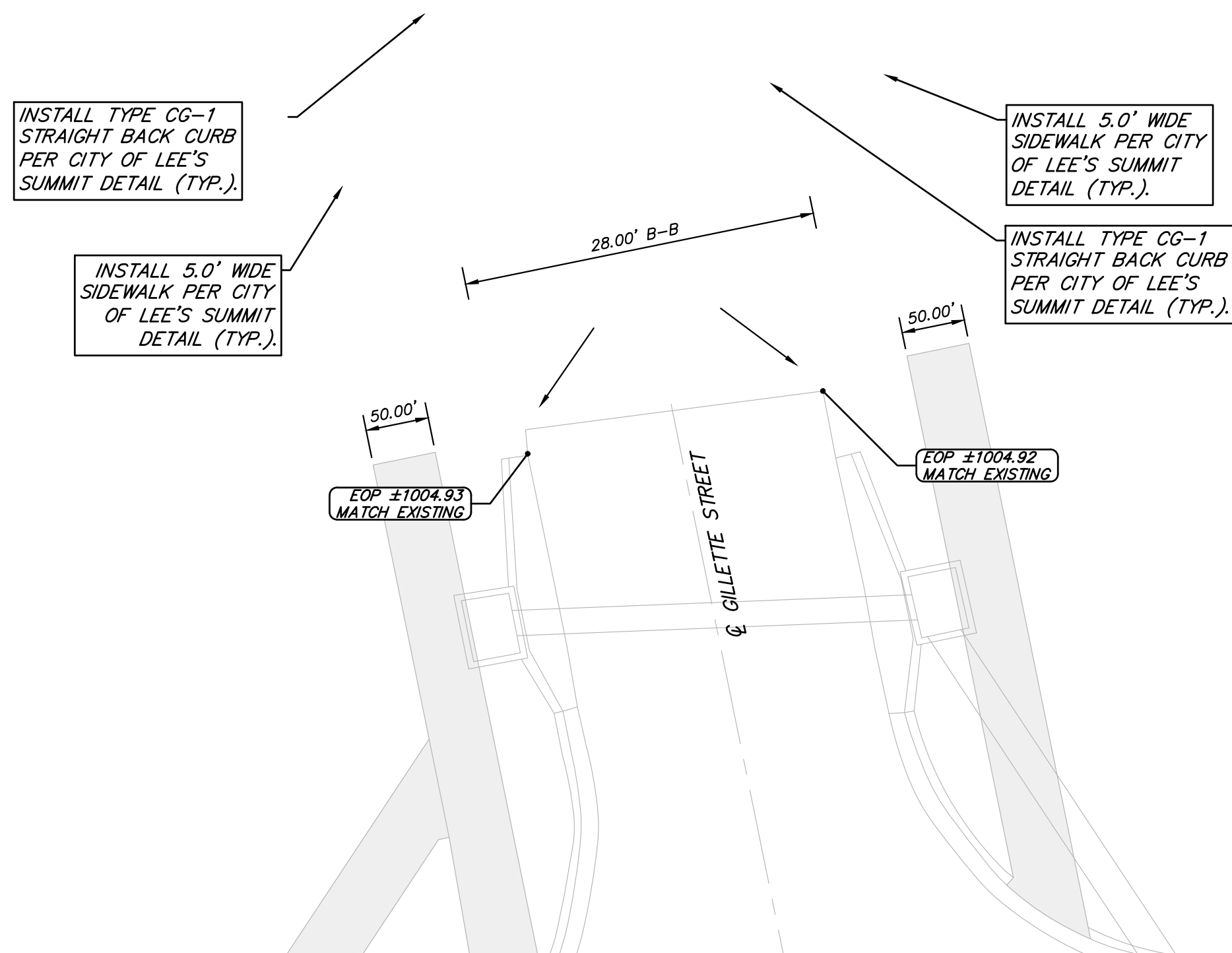
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INTERSECTION OF CATES WAY & GILLETTE STREET



INTERSECTION OF CATES WAY & INDIGO STREET



MATCH EXISTING GILLETTE STREET

LEGEND

— — — — —	PROP. STREET &	— — — — —	PROP. STREET PAVEMENT	EOP = EDGE OF PAVEMENT
— — — — —	PROP. RIGHT-OF-WAY	— — — — —	PROP. 5' SIDEWALK TO BE CONSTRUCTED DURING STREET CONSTRUCTION	TP = TOP OF PAVEMENT
— — — — —	PROP. UTILITY EASEMENT	— — — — —	PROP. 5' SIDEWALK	TS = TOP OF SIDEWALK
— — — — —	PROP. BUILDING SETBACK	— — — — —	PROP. SANITARY SEWER	B-B = BACK OF CURB TO BACK OF CURB
—W—W—W—W—	PROP. WATER LINE	— — — — —		TYP = TYPICAL
—SS—SS—SS—SS—	PROP. SANITARY SEWER	— — — — —		

HORIZONTAL

10' 0' 10' 20'

SCALE IN FEET SCALE: 1" = 10'

CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - STREET, STORM, & EROSION

CATES WAY INTERSECTION DETAILS

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
GARRETT R. CATES
Professional Engineer
08/26/22

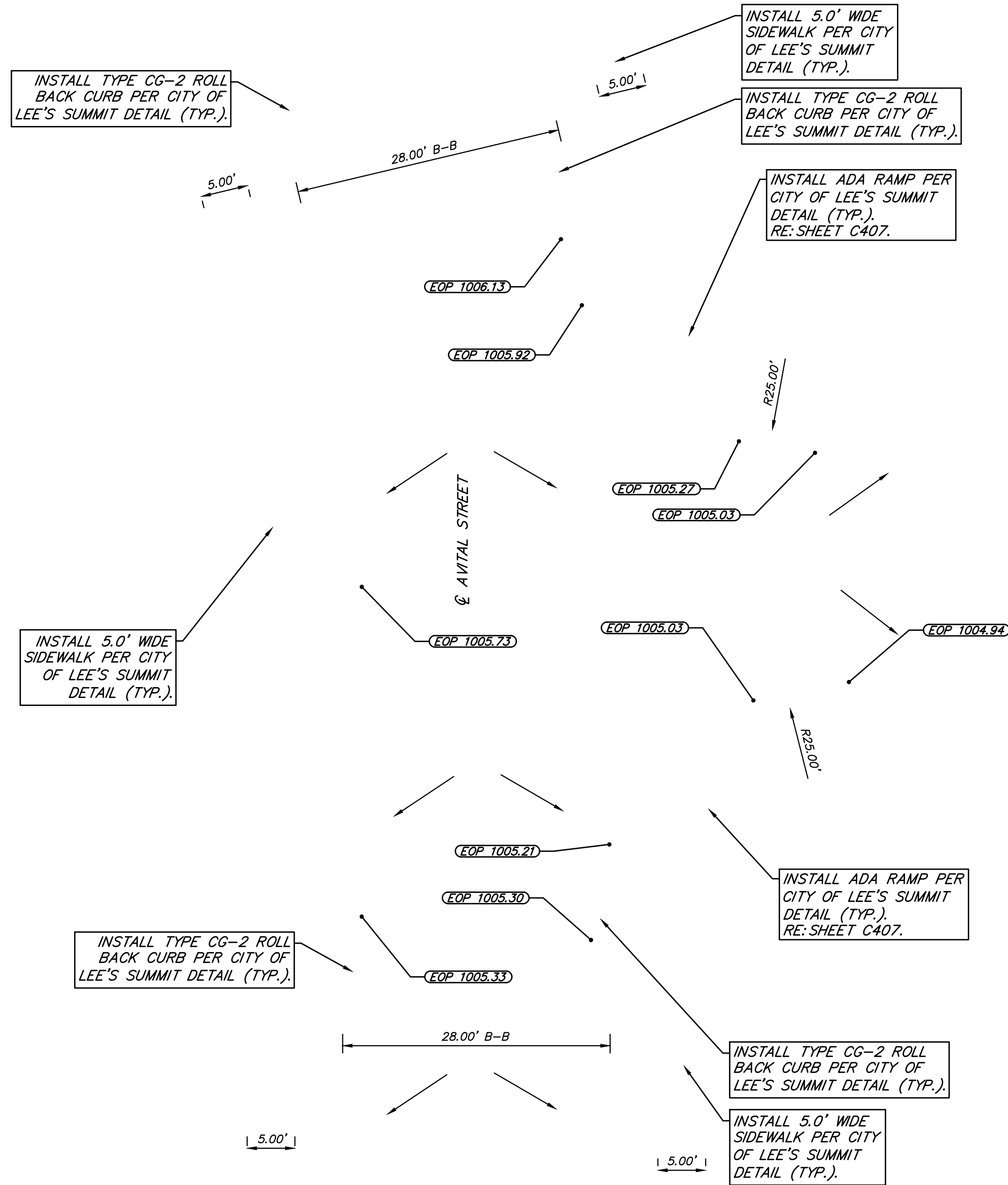
SHEET NUMBER
C306
35 OF 88

REVISIONS		DRAWING INFO.	
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2.	REVISED PER CITY COMMENT	GC	7/22/22
3.	REVISED PER CITY COMMENT	CA	8/26/22
ISSUED FOR:		FOR REVIEW	
JOB NUMBER:		21KC10080	

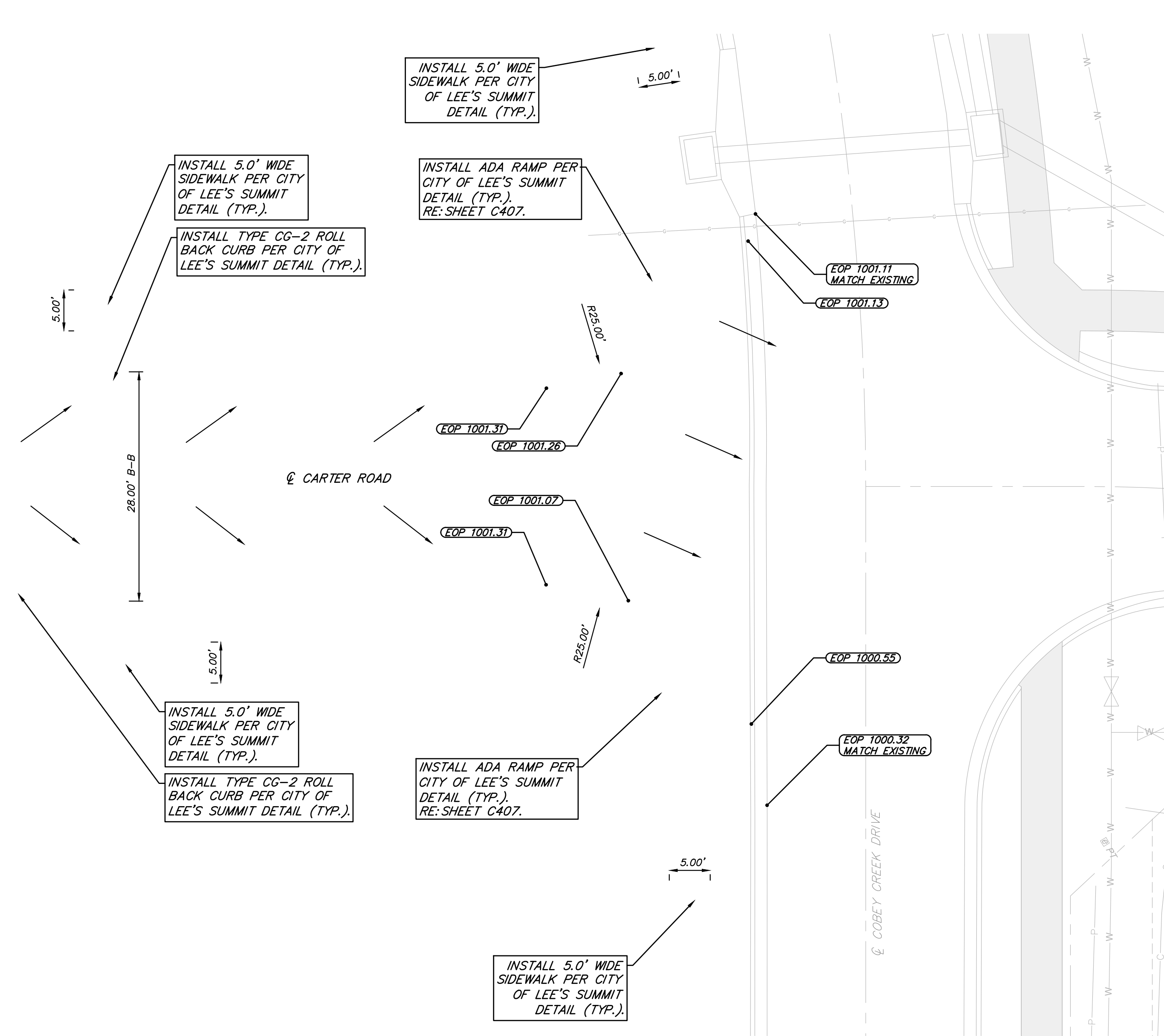
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Aug 26, 2022 -- 12:28pm Plotted By: gcastle C:\Shared drives\VC10 - Land Development\Projects\2021\21VC10080 Cobeys Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21VC10080 - SHTS - INTERSECTION DTLS.dwg Layout: CARTER ROAD INTERSECTION DETAILS



INTERSECTION OF AVITAL STREET & CARTER ROAD



INTERSECTION OF CARTER ROAD & COBEY CREEK DRIVE

LEGEND

PROP. STREET C

PROP. RIGHT-OF-WAY

PROP. UTILITY EASEMENT

PROP. BUILDING SETBACK

PROP. LOT LINE

PROP. WATER LINE

PROP. SANITARY SEWER

PROP. STREET PAVEMENT

PROP. 5' SIDEWALK TO BE CONSTRUCTED DURING STREET CONSTRUCTION

PROP. 5' SIDEWALK

DRY CURB & GUTTER

SLOPE DIRECTION

EOP = EDGE OF PAVEMENT

TP = TOP OF PAVEMENT

TS = TOP OF SIDEWALK

B-B = BACK OF CURB TO BACK OF CURB

TYP = TYPICAL

10'

0

10'

20'

HORIZONTAL

SCALE IN FEET

SCALE: 1" = 10'

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		JOB NUMBER:	21KC10080

CLAYTON PROPERTIES GROUP

COBEY CREEK - 2ND PLAT - STREET, STORM, & EROSION

CARTER ROAD INTERSECTION

DETAILS

S29, T47N, R31W

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI

GARRETT R. SATES

REGISTERED PROFESSIONAL ENGINEER

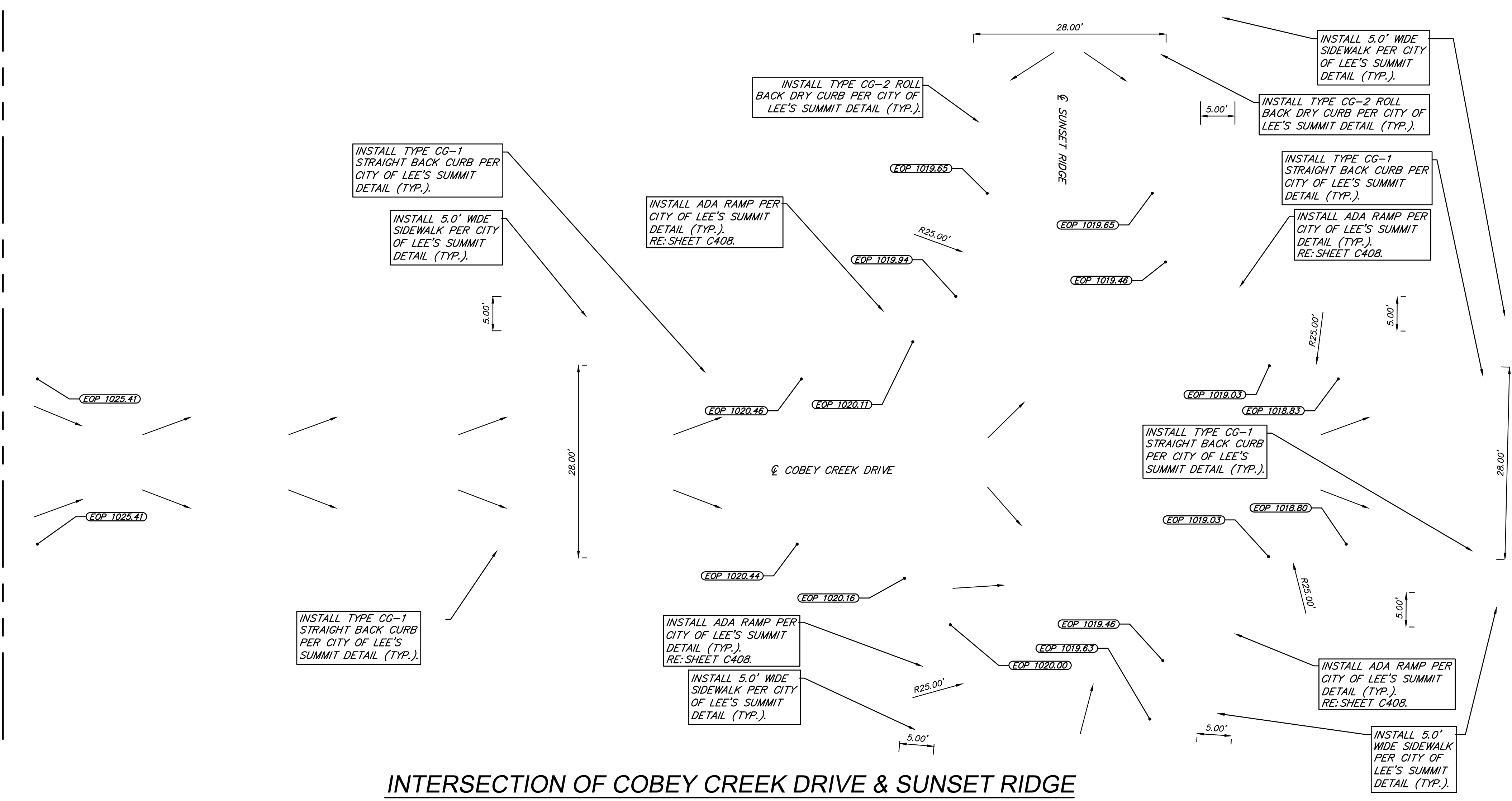
PE-2021025089

08/26/22

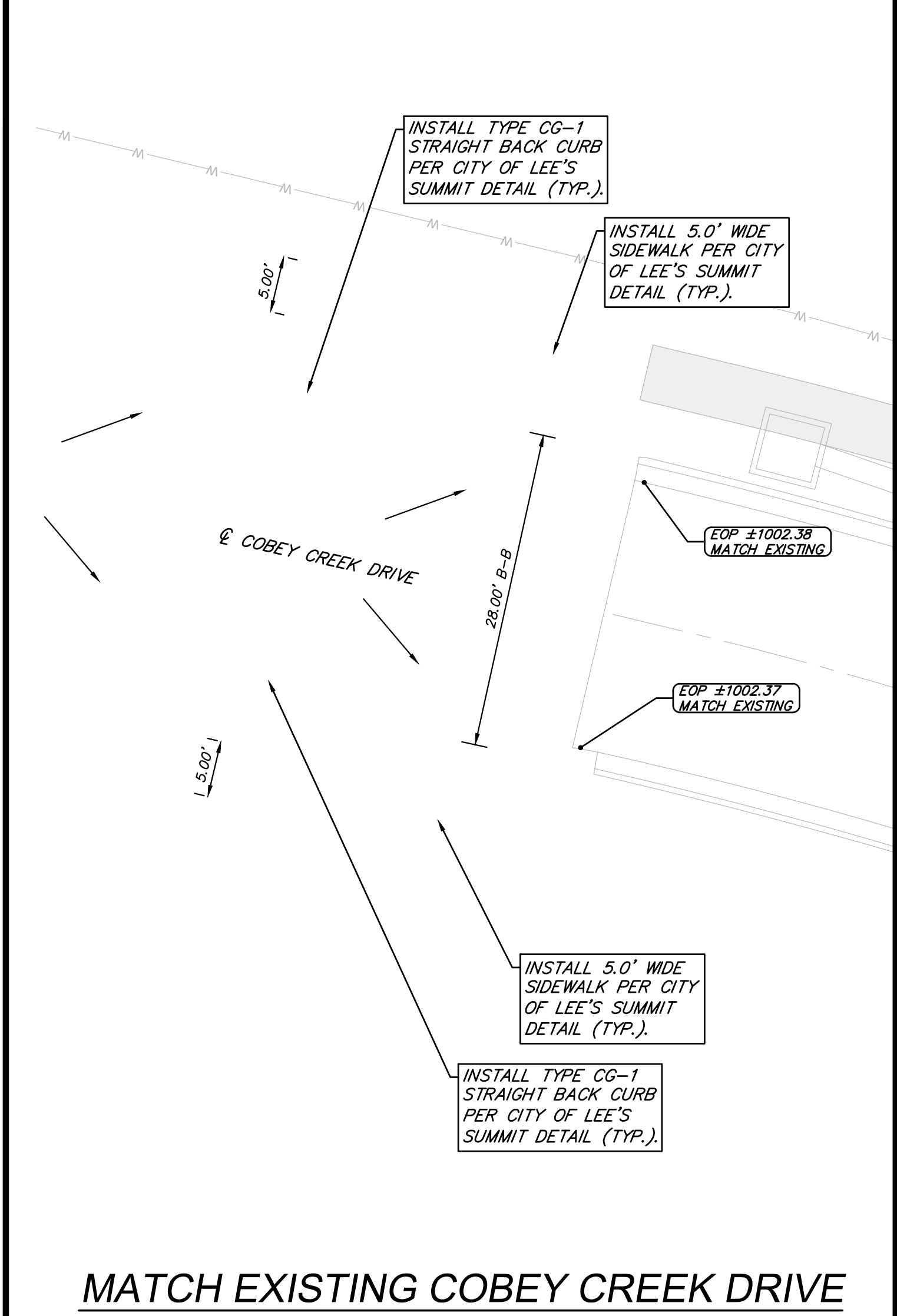
SHEET NUMBER

C307

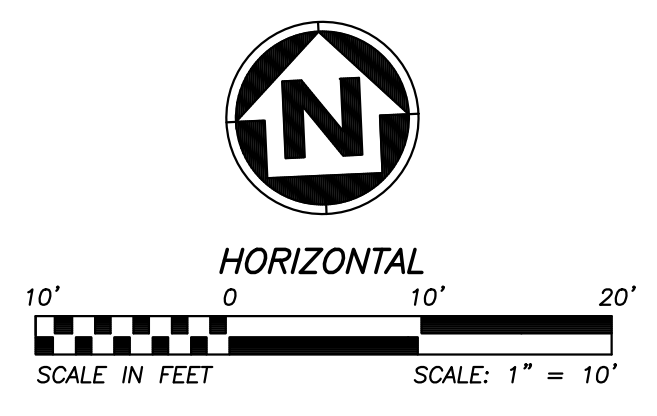
36 OF 88



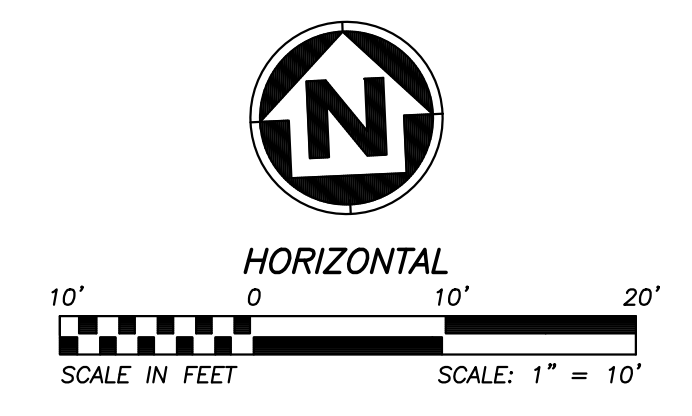
INTERSECTION OF COBEY CREEK DRIVE & SUNSET RIDGE



MATCH EXISTING COBEY CREEK DRIVE



LEGEND			
		SLOPE DIRECTION	
— — — — —	PROP. STREET &	▬	PROP. STREET PAVEMENT
— — — — —	PROP. RIGHT-OF-WAY	▬	PROP. 5' SIDEWALK TO BE CONSTRUCTED DURING STREET CONSTRUCTION
- - - - -	PROP. UTILITY EASEMENT	▬	PROP. 5' SIDEWALK
- - - - -	PROP. BUILDING SETBACK	▬	DRY CURB & GUTTER
— W — W — W —	PROP. LOT LINE		
— W — W — W —	PROP. WATER LINE		
— SS — SS — SS —	PROP. SANITARY SEWER		



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1.	REVISED PER CITY COMMENT	GC	5/11/22
2.	REVISED PER CITY COMMENT	GC	7/22/22
3.	REVISED PER CITY COMMENT	CA	8/26/22
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CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - STREET, STORM, & EROSION

COBEY CREEK DRIVE INTERSECTION
DETAILS

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

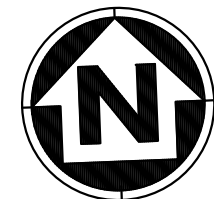
STATE OF MISSOURI
GARRETT R. STILES
PE-2021025089
08/26/22
PROFESSIONAL ENGINEER

SHEET NUMBER
C308
37 OF 88



→ *SLOPE DIRECTION*

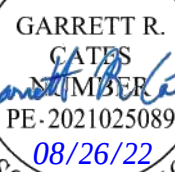
EOP = EDGE OF PAVEMENT
 TP = TOP OF PAVEMENT
 TS = TOP OF SIDEWALK
 B-B = BACK OF CURB TO
 TYP = TYPICAL



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FAIRBROOK DRIVE
INTERSECTION DETAILS

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

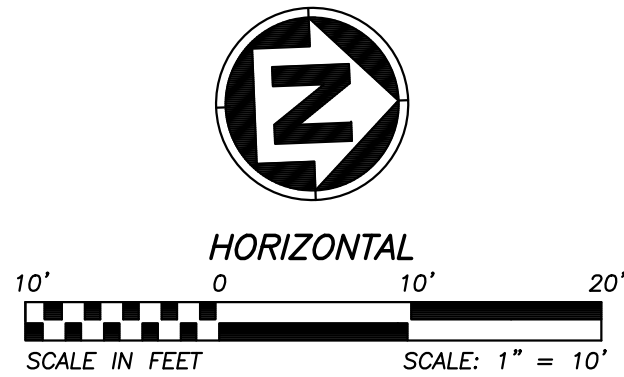


SHEET NUMBER
C309
38 OF 88

Aug 26, 2022 -- 12:29pm Plotted By: gcastle C:\Shared drives\VC10 - Land Development\Projects\2021\21KC10080 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10080 - SHTS - INTERSECTION DTLS.dwg Layout: MATCH EXISTING GREENWAY STREET DETAILS

MATCH EXISTING AT GILLETTE STREET & GREENWAY STREET

MATCH EXISTING AT GREENWAY STREET & DAVID ROAD



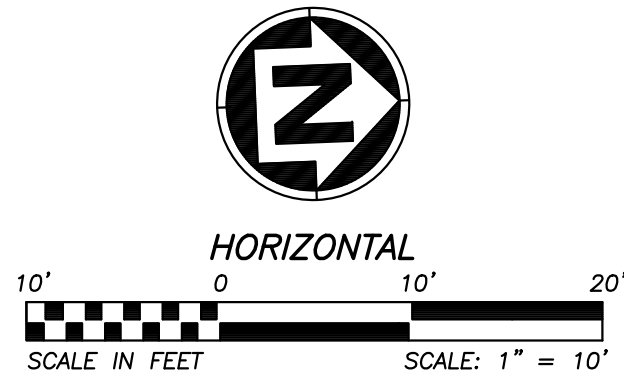
- PROP. STREET C
- PROP. RIGHT-OF-WAY
- PROP. UTILITY EASEMENT
- PROP. BUILDING SETBACK
- PROP. LOT LINE
- PROP. WATER LINE
- PROP. SANITARY SEWER

- PROP. STREET PAVEMENT
- PROP. 5' SIDEWALK TO BE CONSTRUCTED DURING STREET CONSTRUCTION
- PROP. 5' SIDEWALK
- DRY CURB & GUTTER

LEGEND

SLOPE DIRECTION

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



CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - STREET, STORM, & EROSION

MATCH EXISTING GREENWAY
STREET DETAILS

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



SHEET NUMBER
C310
39 OF 88

REVISIONS		DRAWING INFO.			
NO.	DESCRIPTION	BY	DATE	DRAWN BY:	GC
1.	REVISED PER CITY COMMENT	GC	5/11/22	CHECK BY:	PJ
2.	REVISED PER CITY COMMENT	GC	7/22/22	LICENSE NO.	PE-2021025089
3.	REVISED PER CITY COMMENT	CA	8/26/22	DATE:	03/14/2022
				ISSUED FOR:	FOR REVIEW
				JOB NUMBER:	21KC10080

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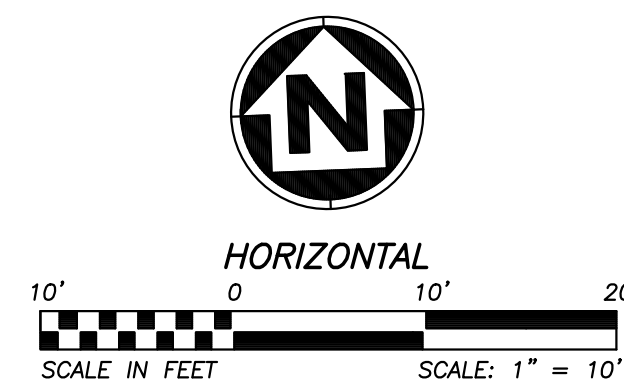
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→ *SLOPE DIRECTION*

	<i>PROP. STREET PAVEMENT</i>
	<i>PROP. 5' SIDEWALK TO BE CONSTRUCTED DURING STREET CONSTRUCTION</i>
	<i>PROP. 5' SIDEWALK</i>
	<i>DRY CURB & GUTTER</i>

EOP = EDGE OF PAVEMENT
TP = TOP OF PAVEMENT
TS = TOP OF SIDEWALK
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TYP = TYPICAL



REVISIONS				
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3.	REVISED PER CITY COMMENT	CA	8/26/22	

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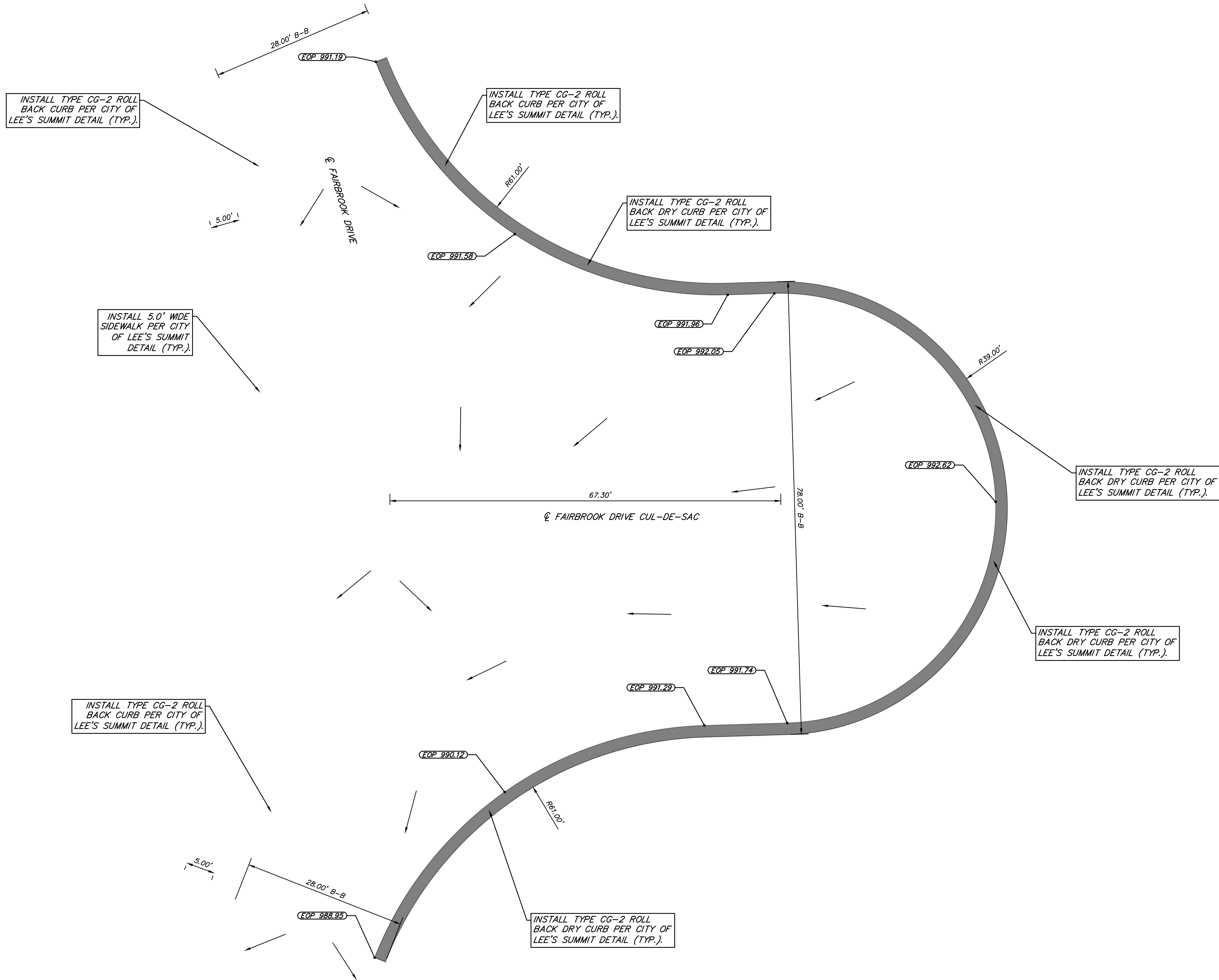
AMARA DRIVE INTERSECTION DETAILS

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



SHEET NUMBER
C311
40 OF 88

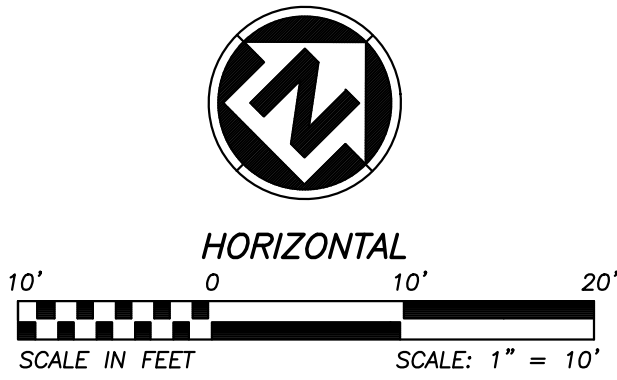
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FAIRBROOK DRIVE CUL-DE-SAC DETAILS

LEGEND

— — — — —	PROP. STREET C	→	SLOPE DIRECTION	— — — — —	PROP. STREET PAVEMENT	EOP = EDGE OF PAVEMENT
— — — — —	PROP. RIGHT-OF-WAY	▨		▨	PROP. 5' SIDEWALK TO BE CONSTRUCTED DURING STREET CONSTRUCTION	TP = TOP OF PAVEMENT
- - - - -	PROP. UTILITY EASEMENT	▨		▨	PROP. 5' SIDEWALK	TS = TOP OF SIDEWALK
- - - - -	PROP. BUILDING SETBACK	▨		▨	PROP. 5' SIDEWALK	B-B = BACK OF CURB TO BACK OF CURB
— — — — —	PROP. LOT LINE	▨		▨	PROP. 5' SIDEWALK	TYP = TYPICAL
— W — W — W	PROP. WATER LINE	▨		▨	PROP. 5' SIDEWALK	
— SS —	PROP. SANITARY SEWER	▨		▨	PROP. 5' SIDEWALK	



CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - STREET, STORM, & EROSION
**FAIRBROOK DRIVE CUL-DE-SAC
DETAILS**
S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



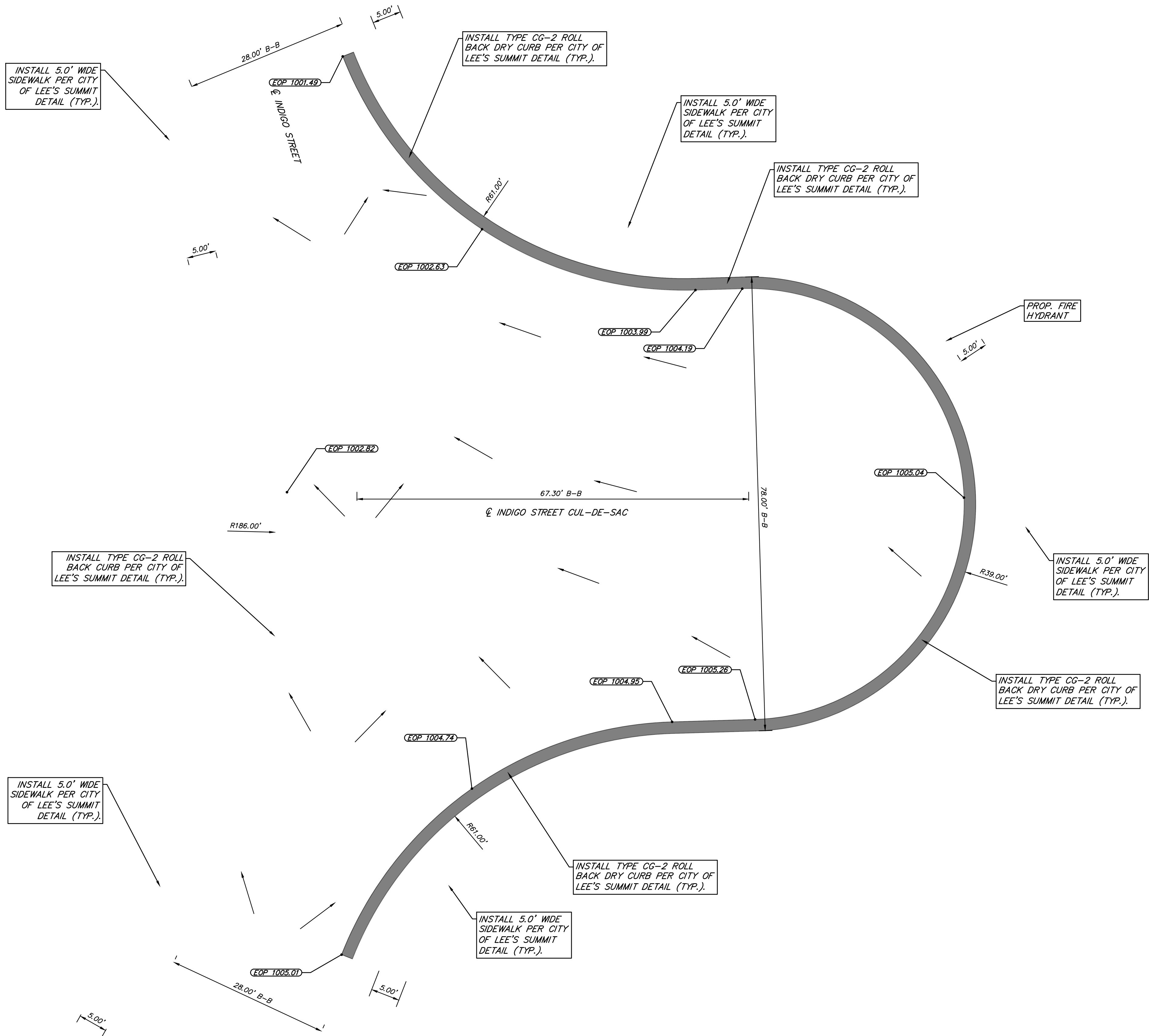
SHEET NUMBER
C312
41 OF 88

REVISIONS		DRAWING INFO.	
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2.	REVISED PER CITY COMMENT	GC	7/22/22
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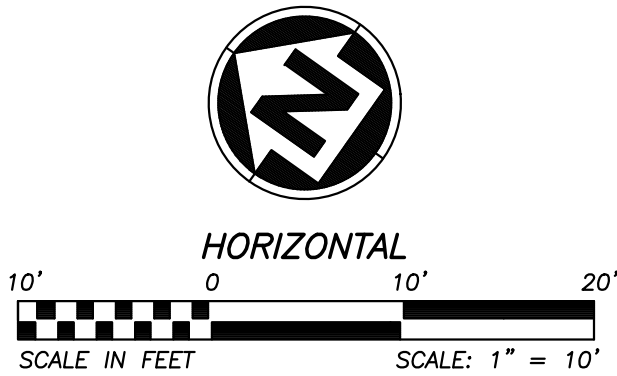


INDIGO STREET CUL-DE-SAC DETAILS

LEGEND

	PROP. STREET C		PROP. STREET PAVEMENT		SLOPE DIRECTION
	PROP. RIGHT-OF-WAY		PROP. 5' SIDEWALK TO BE CONSTRUCTED DURING STREET CONSTRUCTION		
	PROP. UTILITY EASEMENT		PROP. 5' SIDEWALK		
	PROP. BUILDING SETBACK		PROP. WATER LINE		
	PROP. LOT LINE		PROP. SANITARY SEWER		
	PROP. WATER LINE		DRY CURB & GUTTER		
	PROP. SANITARY SEWER				

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



CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - STREET, STORM, & EROSION

INDIGO STREET CUL-DE-SAC
DETAILS

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



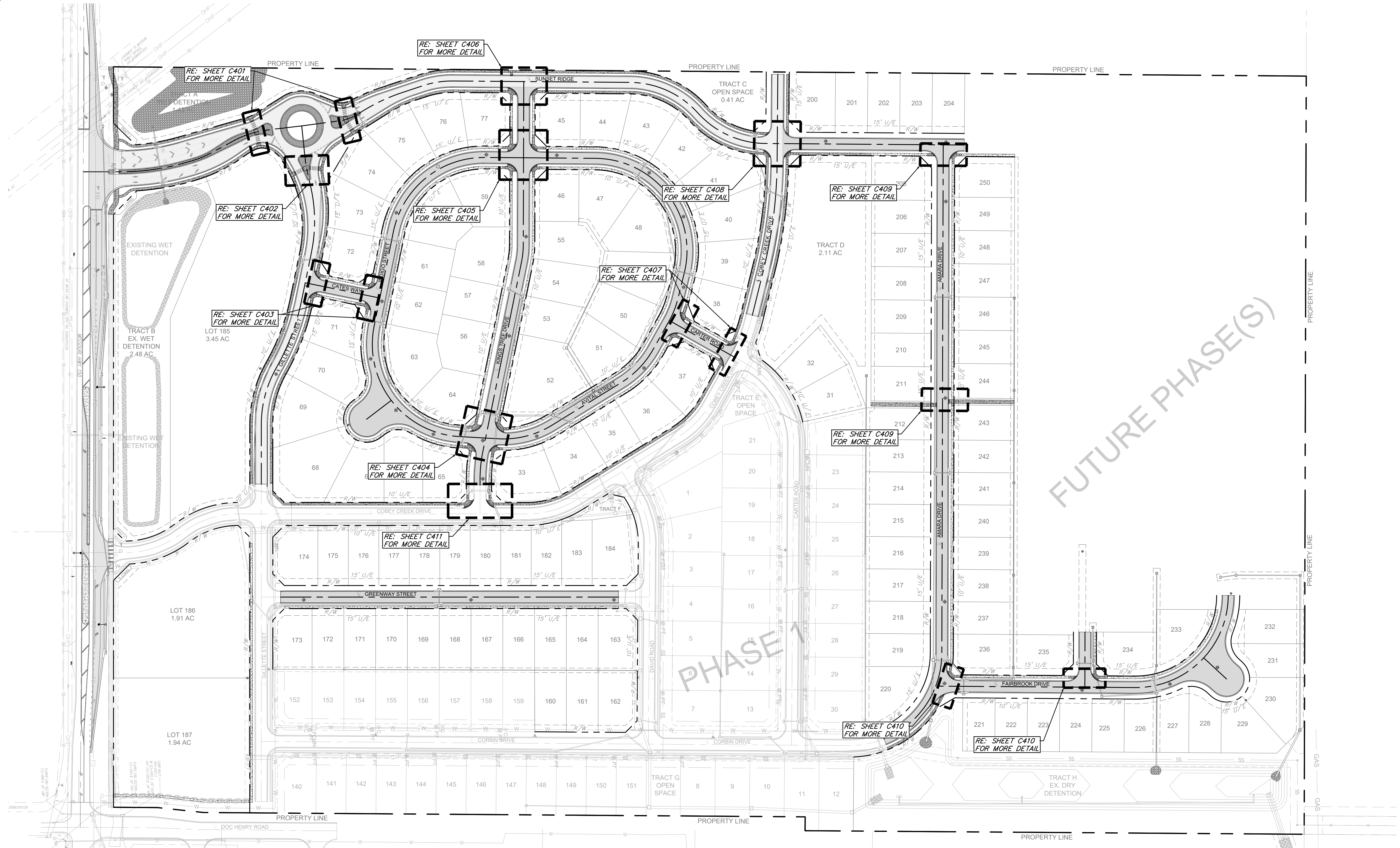
SHEET NUMBER
C313
42 OF 88

REVISIONS		DRAWING INFO.			
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2.	REVISED PER CITY COMMENT	GC	7/22/22	LICENSE NO.	PE-2021025089
3.	REVISED PER CITY COMMENT	CA	8/26/22	DATE:	03/14/2022
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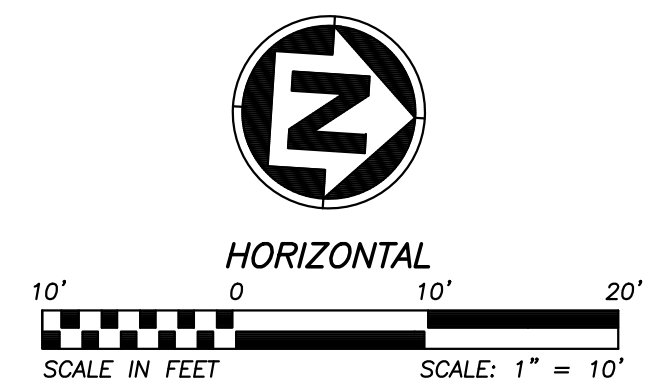


SIDEWALK GENERAL NOTES:

1. ALL SIDEWALK PROPOSED ALONG COLLECTOR ROADWAYS, ADJACENT TO ALL TRACTS AND/OR COMMERCIAL PAD LOTS, AND ALL ADA RAMP ARE TO BE CONSTRUCTED WITH THE ROADWAY IMPROVEMENTS. ALL OTHER SIDEWALK SHALL BE CONSTRUCTED BY DEVELOPER/HOME BUILDER AT TIME OF BUILDING CONSTRUCTION.
2. REFER TO SHEETS C401 THROUGH C411 FOR ADA RAMP DETAILS.
3. REFER TO STREET PLAN & PROFILE SHEETS, C201 THROUGH C212, FOR SIDEWALK BEGINNING AND END OF CONSTRUCTION STATIONING.
4. SIDEWALK AND ADA RAMP SHALL BE CONSTRUCTED TO THE CITY OF LEE'S SUMMIT STANDARD DETAILS AND SPECIFICATIONS. REFER TO C701 FOR ADA RAMP DETAILS AND SHEET C702 FOR SIDEWALK DETAILS.

LEGEND

	EXISTING 5' SIDEWALK
	PROP. 5' SIDEWALK TO BE CONSTRUCTED DURING STREET CONSTRUCTION
	PROP. 5' SIDEWALK



CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - STREET, STORM, & EROSION

**MASTER SIDEWALK AND
ADA RAMP LAYOUT**

S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



SHEET NUMBER
C400
43 OF 88

REVISIONS		DRAWING INFO.	
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Aug 26, 2022 1:30pm Plotted By: gcl
G:\Shared drives\VC10 - Land Development\Projects\2021\21VC10080 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21VC10080 - SHTS - ADA RAMP DETAILS.dwg Layout: ADA RAMP DETAILS (1)

LEGEND

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

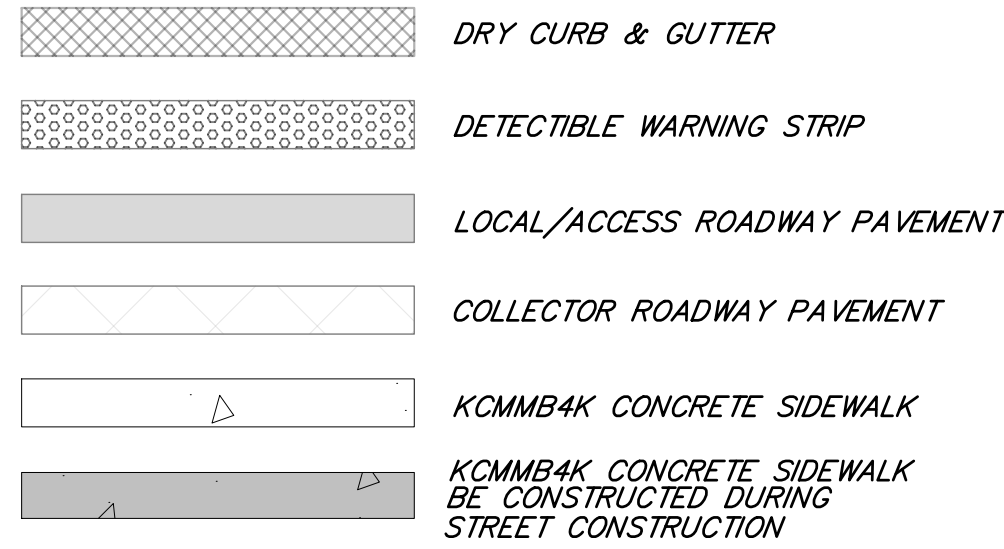


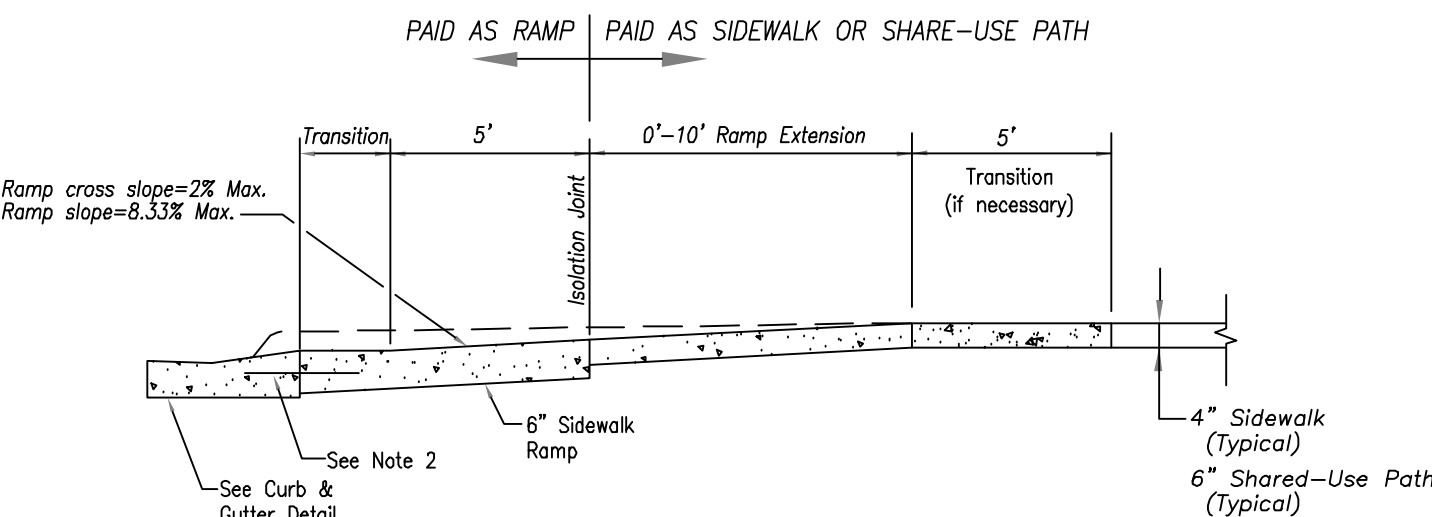
TABLE LS-5: ACCESSIBLE ROUTE DESIGN CRITERIA

	Design Slopes	PROWAG Max Allowed Slope*	Minimum Width
Turning Space	1.5% all directions	2.0% all	5 ft. x 5 ft.
Ramp Running Grade	Less than 7.5%	8.33%	5 ft
Sidewalks: ≥ 3 ft. green space between sidewalk and curb	1.5% cross slope Running slope no greater than street profile grade	2.0% cross slope	5 feet
Sidewalks: abutted to back of curb	1.5% cross slope Running slope match street profile grade	2.0% cross slope	6 feet

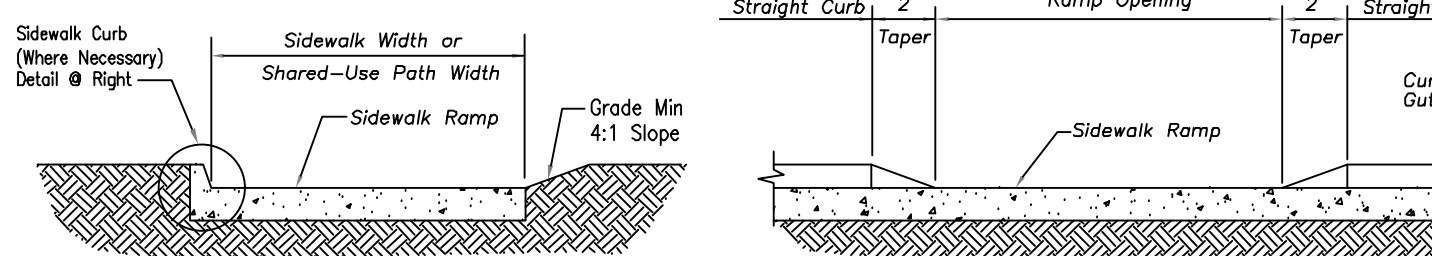
TABLE LS-6: MINIMUM ACCESSIBLE ROUTE THICKNESS SECTIONS

Type of Route	PCC ⁽¹⁾ Thickness	Agg Base Thickness	Comments
Sidewalk ⁽¹⁾	4"	4"	Transverse joints shall be spaced to match width of sidewalk; Joints may be tooled or sawn.
Shared Use Path ⁽²⁾	6"	4"	Transverse joints shall be spaced to match width of trail, but not greater than 12 ft.; joints shall be sawn.
ADA Ramp	6"	4"	

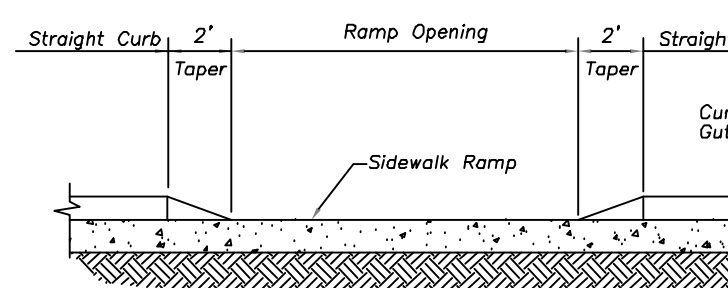
- (1) Minimum width of sidewalks shall be 5 feet, with a typical 5-foot green space between sidewalk and back of curb. A 3 to 5-foot green space may be used based on site conditions and upon approval of the City Engineer. If less than 3-foot green space, sidewalk shall be at least 6-feet wide.
- (2) Minimum width of paths shall be 10 feet
- (3) Accessible routes shall be paved using KCMMB 4k concrete



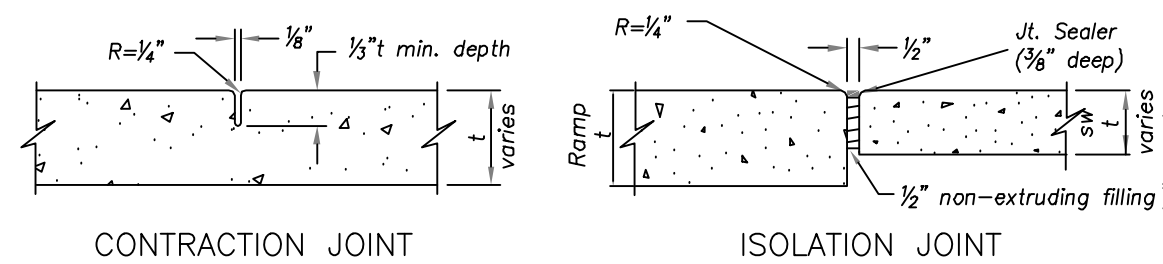
SECTION A-A



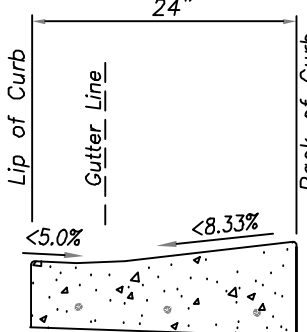
SECTION B-B



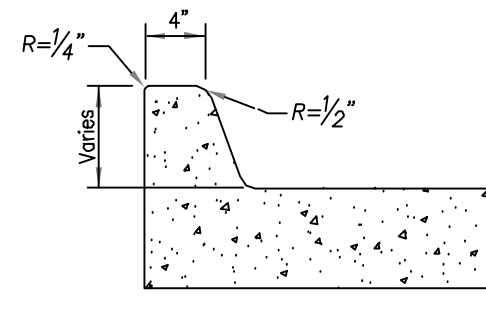
SECTION C-C



JOINT DETAILS
Not to Scale



CURB & GUTTER DETAIL AT RAMP
Not to Scale



SIDEWALK CURB DETAIL
Not to Scale

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

- CURB RAMP OPENING, NOT INCLUDING FLARES, SHALL MATCH EXISTING SIDEWALK WIDTH AND OPENING SHALL BE AT LEAST 48" WIDE.
- USE 18" LONG #4 EPOXY COATED TIE BARS @ 24" O.C. EMBED TIE BARS 9" IN EACH DIRECTION.
- ALL RAMP, SIDEWALK, SHARED-USE PATHS SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
- LONGITUDINAL JOINT SPACING TO MATCH WIDTH OF SIDEWALK.
- ISOLATION JOINTS SHALL BE PLACED WHERE WALK ABUTS DRIVEWAYS AND SIMILAR STRUCTURES, AND 100' CENTERS MAX.
- ADA MAXIMUM RAMP SLOPE = 8.33%
ADA MAXIMUM CROSS SLOPE = 2.0%
*ROADWAY EXCEPTION: WHERE EXISTING ROAD PROFILE GRADE DOES NOT ALLOW RAMP TO MEET RAMP SLOPE REQUIREMENT OF 8.33% OR LESS, THE RAMP SHALL BE EXTENDED TO A LENGTH OF 15 FEET TO MATCH EXISTING SIDEWALK. CROSS SLOPE OF RAMP SHALL BE 1.5%, 4.0%, 4.0%.
- TURNING SPACES SHALL BE 1.5%, 4.0%, 4.0% SLOPE IN ANY DIRECTION. TURNING SPACES SHALL HAVE A MINIMUM 4'x4' TURNING AREA. TURNING SPACES, WITH A SIDEWALK CURB, SHALL HAVE A 5' TURNING AREA PERPENDICULAR TO THE SIDEWALK CURB.
- FOR RETROFIT WORK, SLOPES TO BE DETERMINED IN FIELD BY CONTRACTOR AND APPROVED BY CITY INSPECTOR.
- RAMP EXTENSION AREA SHALL NOT BE USED AS TRANSITION TO EXISTING SIDEWALK. ANY TRANSITIONS REQUIRED TO MATCH RAMP TO EXISTING SIDEWALK SHALL REQUIRE REMOVAL AND REPLACEMENT OF ADDITIONAL SIDEWALK BEYOND THE RAMP AREA. SIDEWALK TRANSITION LENGTH SHALL BE EQUAL TO OR GREATER THAN THE WIDTH OF THE EXISTING SIDEWALK. RAMP EXTENSIONS SHALL BE A CONTINUOUS SLOPE.
- ALL SIDEWALK AND RAMP CONSTRUCTION SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).

