VILLAGE AT VIEW HIGH

CONSTRUCTION PLANS

PART OF THE NW 1/4, SECTION 03-T.47-R.32
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

CONSTRUCTION AND DESIGN NOTES:

STREET & STORM SEWERS:

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

COLLECTOR STREET FOR KESSLER DRIVE AND VILLAGE PARK DR.
OPTION 1) 5.5" TYPE II ASPHALT BASE AND 2" TYPE III ASPHALT SURFACE OVER A 6" MoDOT TYPE 5 BASE AND A SUBGRADE MIXTURE OF 9" FLY ASH STABILIZED SUBGRADE IN ACCORDANCE WITH THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL.
OPTION 2) 5.5" TYPE II ASPHALT BASE AND 2" TYPE III ASPHALT SURFACE OVER 6" MoDOT TYPE 5 BASE OVERTOP A BIAXIAL GEOGRID MEETING THE REQUIREMENTS OF TABLE 2201.6-1

2 ~ RESIDENTIAL LOCAL STREETS SHALL BE PER APWA STANDARD FOR 50' R/W TYPICAL SECTION TABLE LS-2 SECTION 5200 (RESIDENTIAL LOCAL STREET). RESIDENTIAL COLLECTOR STREETS SHALL BE PER APWA STANDARD FOR 60' R/W TYPICAL SECTION TABLE LS-2 SECTION 5200 (RESIDENTIAL COLLECTOR).

3 ~ STORM SEWER PIPE SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) AS APPROVED BY CITY OF LEES SUMMIT DESIGN AND CONSTRUCTION MANUAL.

4 ~ JUNCTION BOXES SHALL BE PER CITY OF LEES SUMMIT STANDARD DRAWING NO. JB-1. FIELD INLETS SHALL BE PER CITY OF LEES SUMMIT STANDARD DRAWING FI-1. TOEWALLS SHALL BE PER CITY OF LEES SUMMIT DRAWING NO. SD-35. STORM MANHOLES SHALL BE PER CITY OF LEES SUMMIT DETAIL SD-27. ROCK LINING AND RIP RAP SHALL BE PER CITY OF LEES SUMMIT.

WATER:

1 ~ THE CONTRACTOR SHALL NOTIFY THE CITY OF LEE'S SUMMIT WATER UTILITIES DEPARTMENT AT 816.969.1900 AT LEAST 48 HOURS PRIOR TO CONNECTING TO ANY EXISTING WATER MAIN.

2 ~ ALL WATER MAINS SHALL COMPLY WITH ANSI/AWWA C150/A21.50 AND C151/A21.51, AND CITY OF LEES SUMMIT STANDARDS.

3 ~ FIRE HYDRANTS SHALL BE OPTIC YELLOW WATEROUS "PACER" MODEL NO. WB-67-250 WITH NON-RISING STEM OR CITY ENGINEER APPROVED EQUAL. HYDRANTS SHALL HAVE A 5 1/4" VALVE WITH A 4 1/2" PUMPER NOZZLE AND 2 - 2 1/2" HOSE NOZZLES (LEFT HAND OPENING).

4 ~ GATE VALVES SHALL BE MUELLER NO. A 2380-5 HUB END "O" RING SEAL NON-RISING STEM. VALVES 12" OR LARGER SHALL BE BUTTERFLY VALVES MANUFACTURED BY THE HENRY PRATT COMPANY OR CITY ENGINEER APPROVED EQUAL. LEFT HAND OPENING. MINIMUM 200# TESTING AWWA.

5 ~ VALVE BOXES SHALL BE CLAY & BAILEY NO. P-108 OR CITY ENGINEER APPROVED EQUAL. ALL VALVE BOXES SHALL BE LOCATED OUT OF EXISTING OR PROPOSED PAVEMENT AREAS.

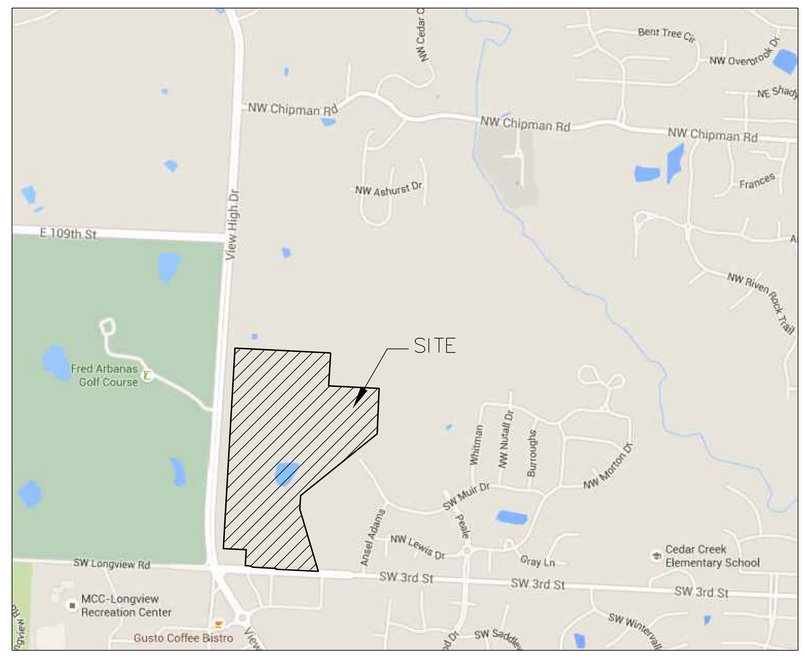
6 ~ ALL WATER MAINS SHALL BE CONSTRUCTED WITH A MINIMUM COVER OF 42 INCHES. STREET GRADING SHALL BE COMPLETED PRIOR TO BEGINNING CONSTRUCTION OF WATER MAINS.

7 ~ ALL BENDS, TEES AND FIRE HYDRANTS SHALL BE INSTALLED WITH SUITABLE CONCRETE THRUST BLOCKS POURED IN PLACE AGAINST UNDISTURBED EARTH AND PER CITY OF LEES SUMMIT AND APWA STANDARDS.

8 ~ THE MINIMUM SEPARATION BETWEEN THE PROPOSED WATER MAIN AND SANITARY OR STORM SEWERS IS AS FOLLOWS:
A ~ SANITARY SEWERS: HORIZONTAL = 10 FEET - VERTICAL = 18 INCHES
B ~ STORM SEWERS: HORIZONTAL = 5 FEET - VERTICAL = 18 INCHES
THESE SEPARATIONS SHALL PREVAIL OVER ANY DATA SHOWN IN THESE PLANS AND THE CONTRACTOR SHALL INSTALL BENDS OR OTHER FITTINGS AS NECESSARY TO ACHIEVE THE REQUIRED SEPARATIONS.

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 NOTIFY THE CITY OF LEE'S SUMMIT PUBLIC WORKS INSPECTION AT 816.969.1800 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
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

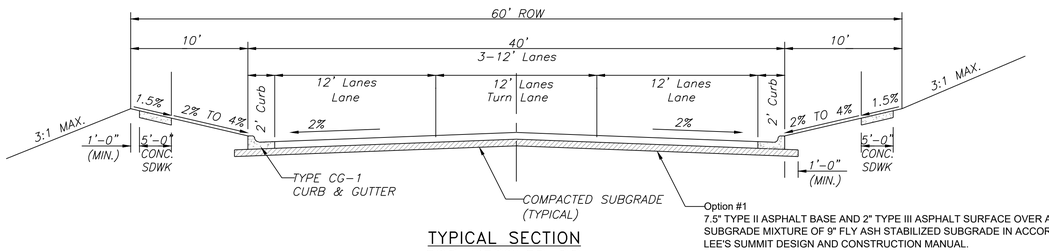
UTILITY COMPANIES:

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.

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

LEGEND:

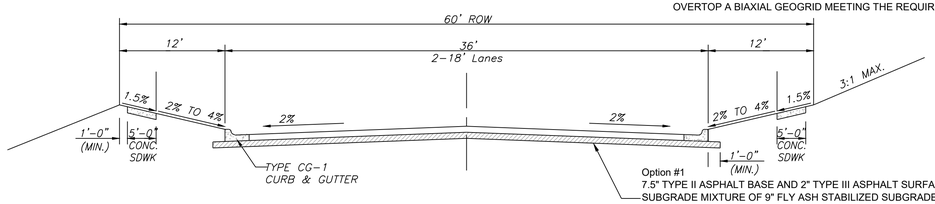
B/L	– BUILDING SET-BACK
C/A	– COMMON AREA
D/E	– DRAINAGE EASEMENT
FND.	– FOUND
L/E	– LANDSCAPE EASEMENT
L.N.A.	– LIMITS OF NO ACCESS
R/W	– RIGHT OF WAY
SAN	– SANITARY SEWER LINE
S/W	– SIDEWALK
U/E	– UTILITY EASEMENT
W	– WATER LINE
ST	– STORM SEWER LINE



TYPICAL SECTION
FOR KESSLER DR.
N.T.S.

Option #1
7.5" TYPE II ASPHALT BASE AND 2" TYPE III ASPHALT SURFACE OVER A 6" MoDOT TYPE 5 BASE AND A SUBGRADE MIXTURE OF 9" FLY ASH STABILIZED SUBGRADE IN ACCORDANCE WITH THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL.

Option #2
7.5" TYPE II ASPHALT BASE AND 2" TYPE III ASPHALT SURFACE OVER 12" MoDOT TYPE 5 BASE OVERTOP A BIAXIAL GEOGRID MEETING THE REQUIREMENTS OF TABLE 2201.6-1



TYPICAL SECTION
(VILLAGE PARK DR.)
N.T.S.

Option #1
7.5" TYPE II ASPHALT BASE AND 2" TYPE III ASPHALT SURFACE OVER A 6" MoDOT TYPE 5 BASE AND A SUBGRADE MIXTURE OF 9" FLY ASH STABILIZED SUBGRADE IN ACCORDANCE WITH THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL.

Option #2
7.5" TYPE II ASPHALT BASE AND 2" TYPE III ASPHALT SURFACE OVER 12" MoDOT TYPE 5 BASE OVERTOP A BIAXIAL GEOGRID MEETING THE REQUIREMENTS OF TABLE 2201.6-1

INDEX OF SHEETS:

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.

CITY OF LEE'S SUMMIT, MISSOURI

APPROVED: DATE: _____

BY: _____
CITY ENGINEER

Sue Pyles
I have reviewed this document
2022.11.09 08:40:56-06'00'

Accepted
Record Drawings

These plans have been reviewed for accuracy and are accepted for basic conformance to the approved construction drawings.

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

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

Village At View High
Lee's Summit, Jackson County, Missouri

Project: View High Project
Issue Date: November 22, 2019

Cover Sheet
Construction Plans for:
Village at View High
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

REVISIONS
11/22/19 As-Built
8/2/2021 As-Built

C.001

Accepted
Record Drawings

These plans have been reviewed for accuracy and are accepted for basic conformance to the approved construction drawings.

North

0 50' 100' 200'

PRE CLEARING PLAN

SCALE: 1" = 100'

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

SF-1 SILT FENCE PROTECTION TO BE MAINTAINED BY CONTRACTOR

LEGEND

PHASE 1 SILT FENCE

PHASE 2 SILT FENCE

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

"AS-BUILT"

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

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

Village At View High
Lee's Summit, Jackson County, Missouri

Project: View High Project

Issue Date: November 22, 2019

Pre-Clearing Plan
Construction Plans for:
Village at View High
Lee's Summit, Jackson County, Missouri

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

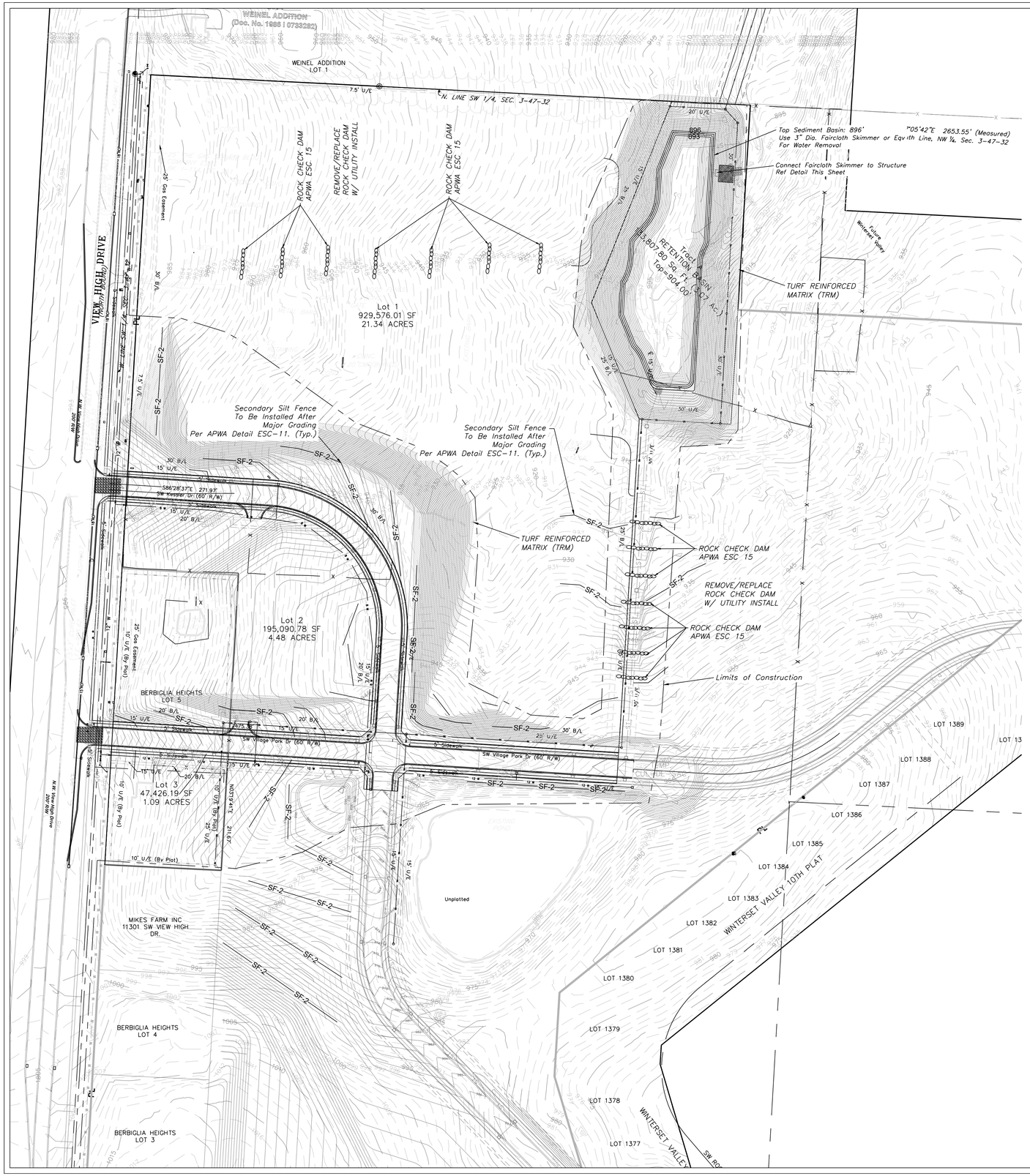
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS

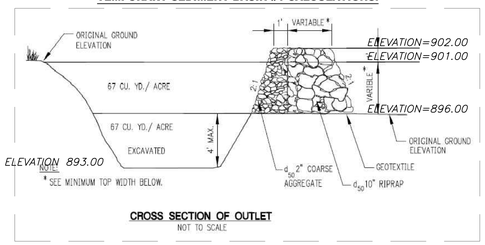
11/22/19 As-Built

8/2/2021 As-Built

C.050



TEMPORARY SEDIMENT BASIN #1 CALCULATIONS:



CROSS SECTION OF OUTLET
NOT TO SCALE

INACTIVE AREA STABELIZATION PLAN

SCALE: 1" = 120'

0 50' 100' 200'

North

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

MAINTENANCE:

TO MAINTAIN THE EROSION AND SEDIMENT CONTROLS, THE FOLLOWING PROCEDURES WILL BE PERFORMED:

SEDIMENT CAPTURE DEVICES: SEDIMENT WILL BE REMOVED FROM THE UPSTREAM OR UPSLOPE SIDE OF THE FILTER FABRIC FENCES, WHEN THE DEPTH OF ACCUMULATED SEDIMENT REACHES ABOUT ONE-THIRD THE HEIGHT OF THE STRUCTURE.

STORM SEWER INLETS: ANY SEDIMENT IN THE STORM SEWER INLETS WILL BE REMOVED AND DISPOSED OF PROPERLY.

TEMPORARY CONTROLS: ALL TEMPORARY CONTROLS WILL BE REMOVED AFTER THE DISTURBED AREAS HAVE BEEN STABILIZED.

INSPECTION PROCEDURES:

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

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

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

THE DEVELOPER WILL DESIGNATE A QUALIFIED PERSON OR PERSONS TO PERFORM THE FOLLOWING INSPECTIONS:

STABILIZATION MEASURES: DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION WILL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. AFTER A PORTION OF THE SITE IS FINALLY STABILIZED, INSPECTIONS WILL BE CONDUCTED AT LEAST ONCE EVERY MONTH THROUGHOUT THE LIFE OF THE PROJECT. CONTRACTOR CAN CONTACT ENGINEERING SOLUTIONS FOR COPIES OF THE INSPECTION FORM TO BE USED FOR STABILIZATION MEASURES.

STRUCTURAL CONTROLS: FILTER FABRIC FENCES AND ALL OTHER EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN WILL BE INSPECTED REGULARLY FOR PROPER POSITIONING, ANCHORING, AND EFFECTIVENESS IN TRAPPING SEDIMENTS. SEDIMENT WILL BE REMOVED FROM THE UPSTREAM OR UPSLOPE SIDE OF THE FILTER FABRIC. CONTRACTOR CAN CONTACT ENGINEERING SOLUTIONS FOR COPIES OF THE INSPECTION FORM TO BE USED FOR STABILIZATION MEASURES.

DISCHARGE POINTS: DISCHARGE POINTS OR LOCATIONS WILL BE INSPECTED TO DETERMINE WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT AMOUNTS OF POLLUTANTS FROM ENTERING RECEIVING WATERS.

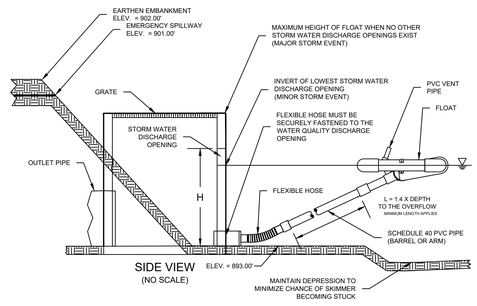
CONSTRUCTION ENTRANCE: LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE WILL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.

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

TEMPORARY SEDIMENT BASIN #1 CALCULATIONS:

1. **TOTAL AREA DRAINING TO BASIN = 37.15 ac.**
2. **REQUIRED VOLUME OF BASIN = 3600 cubic feet PER acre = 37.15 X 3600 c.f. = 133,726.34 c.f.**
3. **VOLUME OF PROPOSED BASIN**

Top	**896.00'**
Bottom	**893.00'**
Storage	**166,286.00 c.f.**



SIDE VIEW
(NO SCALE)

Note:
Turf Reinforcement Mat
Protection Required
Landlok Turf Reinforcement
Mat or Eqv.

Accepted
Record Drawings

These plans have been reviewed for accuracy and are accepted for basic conformance to the approved construction drawings.

EROSION CONTROL DESCRIPTION:

1.) SILT FENCE SHALL BE PLACE AT THE PERIMETER OF THE GRADING AND AT INTERMEDIATE AREAS THROUGHOUT THE SITE AS SHOWN ON THE PLAN. INLET SEDIMENT TRAPS SHALL BE PLACED SURROUNDING ALL STORM INLETS

2.) INSTALL TEMPORARY CONSTRUCTION ENTRANCE AS SHOWN ON PLAN

EROSION CONTROL PROCEDURE:

1.) SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT THE PERIMETER OF THE GRADED AREAS PRIOR TO BEGINNING OF CLEARING OR DEMOLITION OPERATIONS. THE CONTRACTOR SHALL INSTALL SILT FENCE AS SHOWN ON PLANS AS GRADING PROGRESSES.

TEMPORARY CONSTRUCTION ENTRANCE NOTES:

A.) INSTALLATION

1.) AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC STREETS. IF POSSIBLE, LOCATE WHERE PERMANENT ROADS WILL EVENTUALLY BE CONSTRUCTED
2.) REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE AND CROWN FOR POSITIVE DRAINAGE.
3.) IF SLOPE TOWARDS THE PUBIC ROAD EXCEED 2% CONSTRUCT A 6 TO 8 INCH HIGH RIDGE WITH 3H : 1V SIDE SLOPES ACROSS THE FOUNDATION APPROXIMATELY 15 FEET FROM THE EDGE OF THE PUBLIC ROAD TO DIVERT RUNOFF AWAY FROM IT.
4.) INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES ALONG PUBLIC ROADS
5.) PLACE STONE TO DIMENSIONS AND GRADES AS SHOWN ON PLANS. LEAVE SURFACE SMOOTH AND SLOPED FOR DRAINAGE
6.) DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE
7.) IF WET CONDITIONS ARE ANTICIPATED PLACE GEOTEXTILE FABRIC ON THE GRADED FOUNDATION TO IMPROVE STABILITY

B.) TROUBLESHOOTING

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

C.) INSPECTION AND MAINTENANCE

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

SF-1 SILT FENCE PROTECTION
TO BE MAINTAINED BY CONTRACTOR

LEGEND

PHASE 1 SILT FENCE _____

PHASE 2 SILT FENCE _____

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

"AS-BUILT"

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

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

Village At View High
Lee's Summit, Jackson County, Missouri

Project: View High Project
Issue Date: November 22, 2019

Inactive Stabilization Area Plan
Construction Plans for:
Village at View High
Lee's Summit, Jackson County, Missouri

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

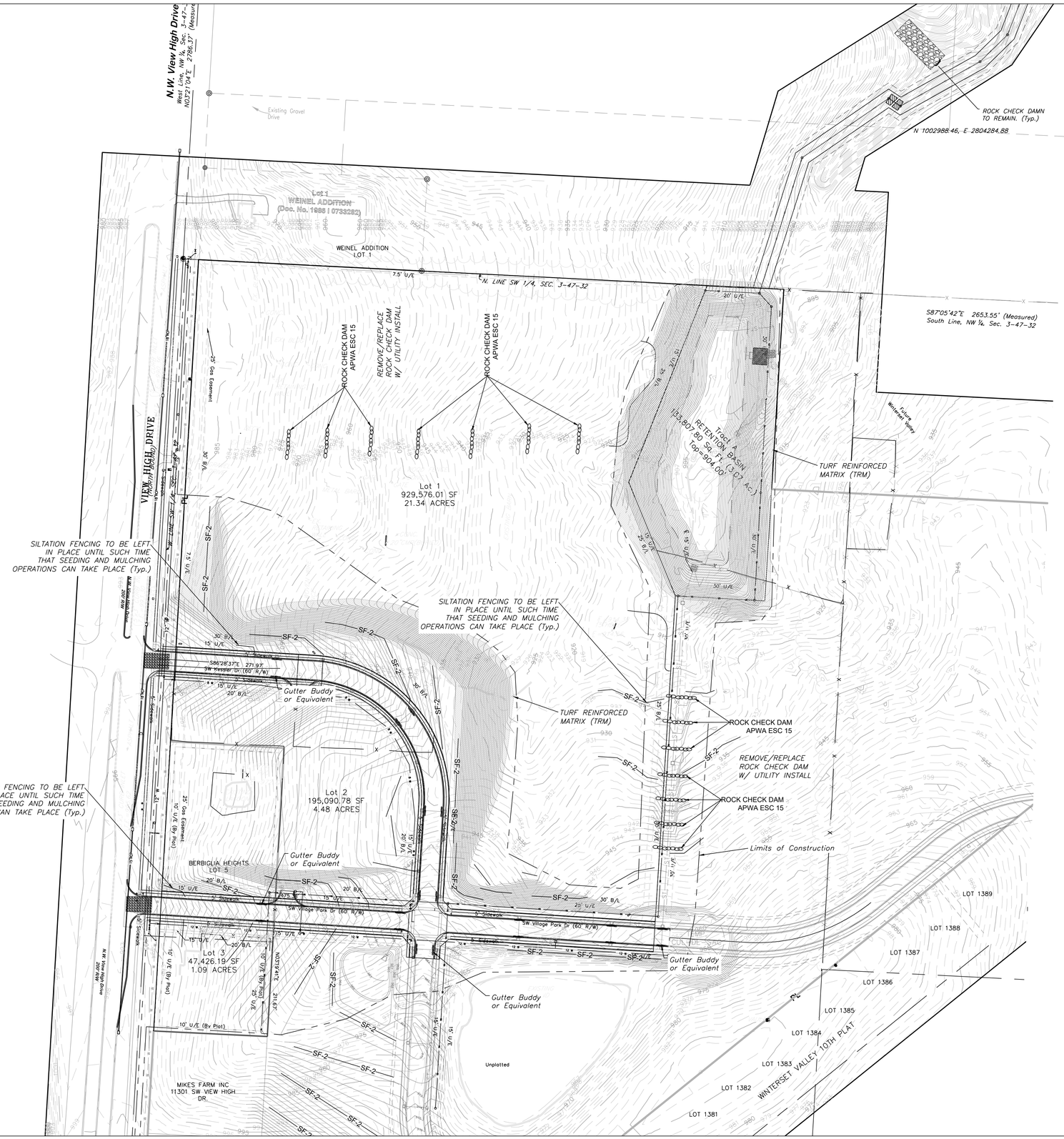
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS

11/22/19 As-Built

8/2/2021 As-Built

C.051



0 50' 100' 200'

FINAL RESTORATION PLAN

SCALE: 1" = 100'

North

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

SEED AND MULCH NOTES:

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

Seed and Fertilizer Rate:

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

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

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

Accepted
Record Drawings

These plans have been reviewed for accuracy and are accepted for basic conformance to the approved construction drawings.

"AS-BUILT"

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

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

Village At View High
Lee's Summit, Jackson County, Missouri

Project: View High Project
Issue Date: November 22, 2019

Final Restoration Plan
Construction Plans for:
Village at View High
Lee's Summit, Jackson County, Missouri

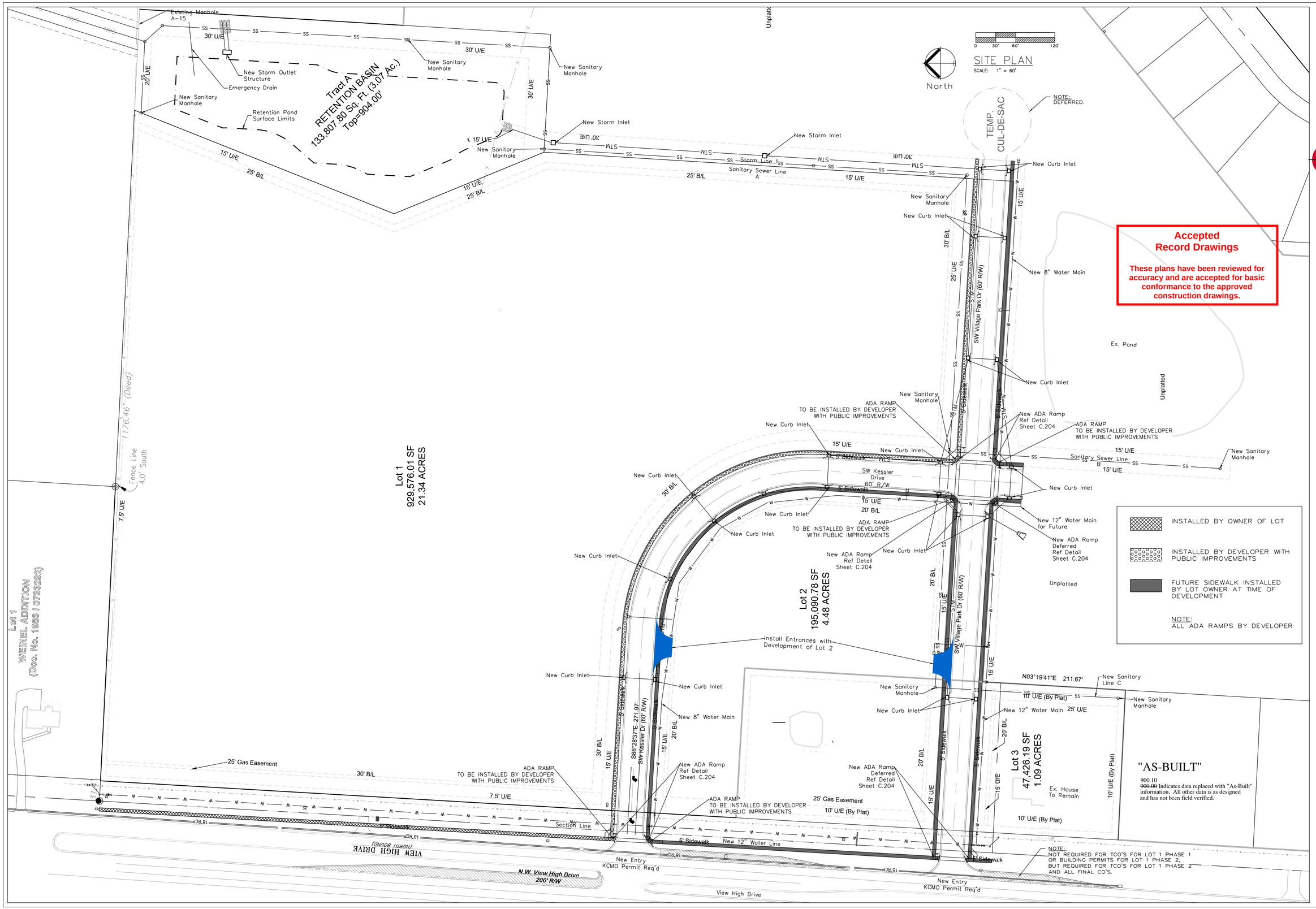
STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
PE-2006019708
PROFESSIONAL ENGINEER

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

REVISIONS

11/22/19 As-Built
8/2/2021 As-Built

C.052



Accepted
Record Drawings

These plans have been reviewed for accuracy and are accepted for basic conformance to the approved construction drawings.

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

Village At View High
Lee's Summit, Jackson County, Missouri

Project: View High Project
Issue Date: November 22, 2019

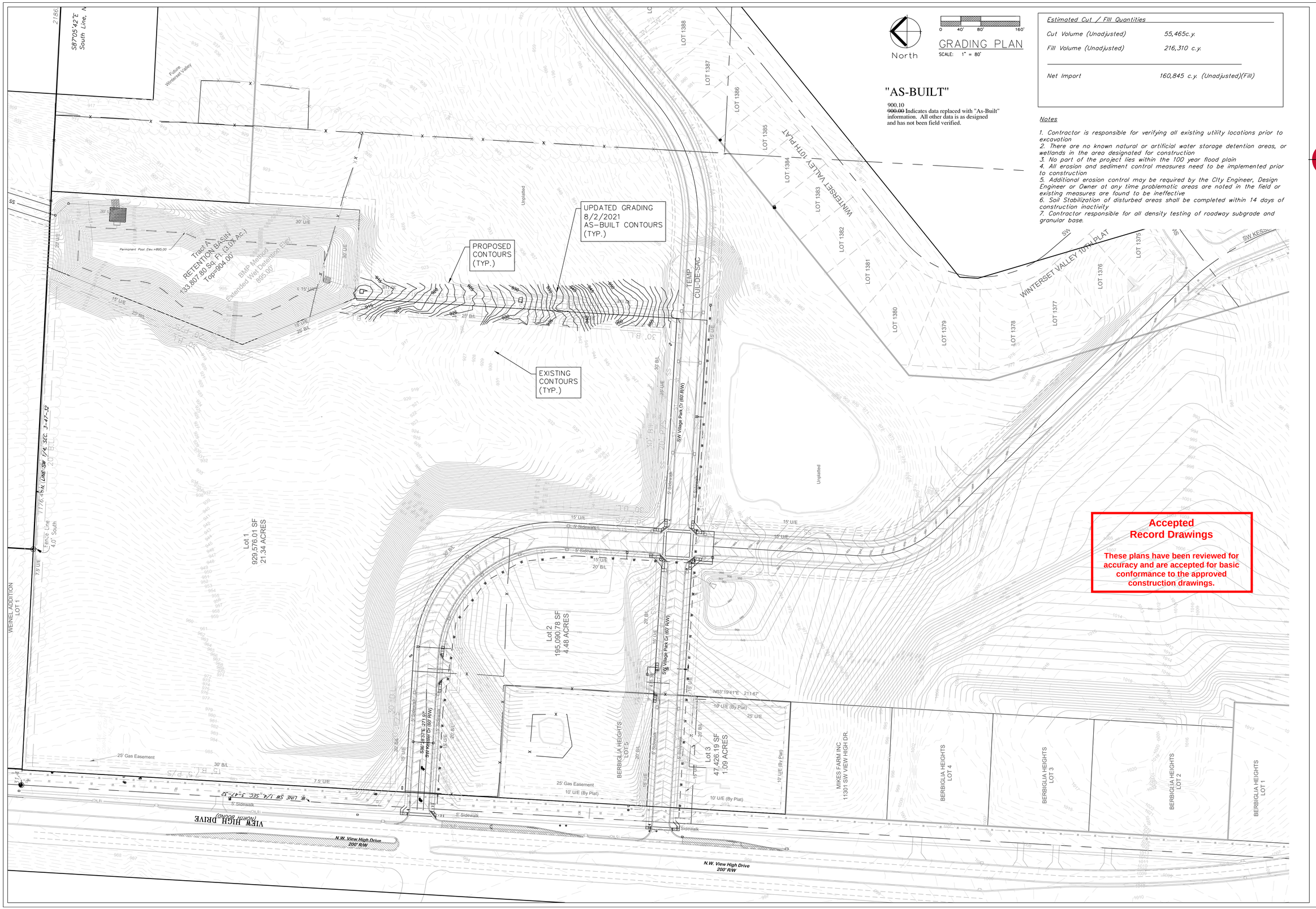
Site Plan
Construction Plans for:
Village at View High
Lee's Summit, Jackson County, Missouri

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

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

REVISIONS
11/22/19 As-Built
8/2/2021 As-Built

C.100



Estimated Cut / Fill Quantities

Cut Volume (Unadjusted)	55,465c.y.
Fill Volume (Unadjusted)	216,310 c.y.
Net Import	160,845 c.y. (Unadjusted)(Fill)

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.

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

Village At View High
Lee's Summit, Jackson County, Missouri

Project: View High Project
Issue Date: November 22, 2019

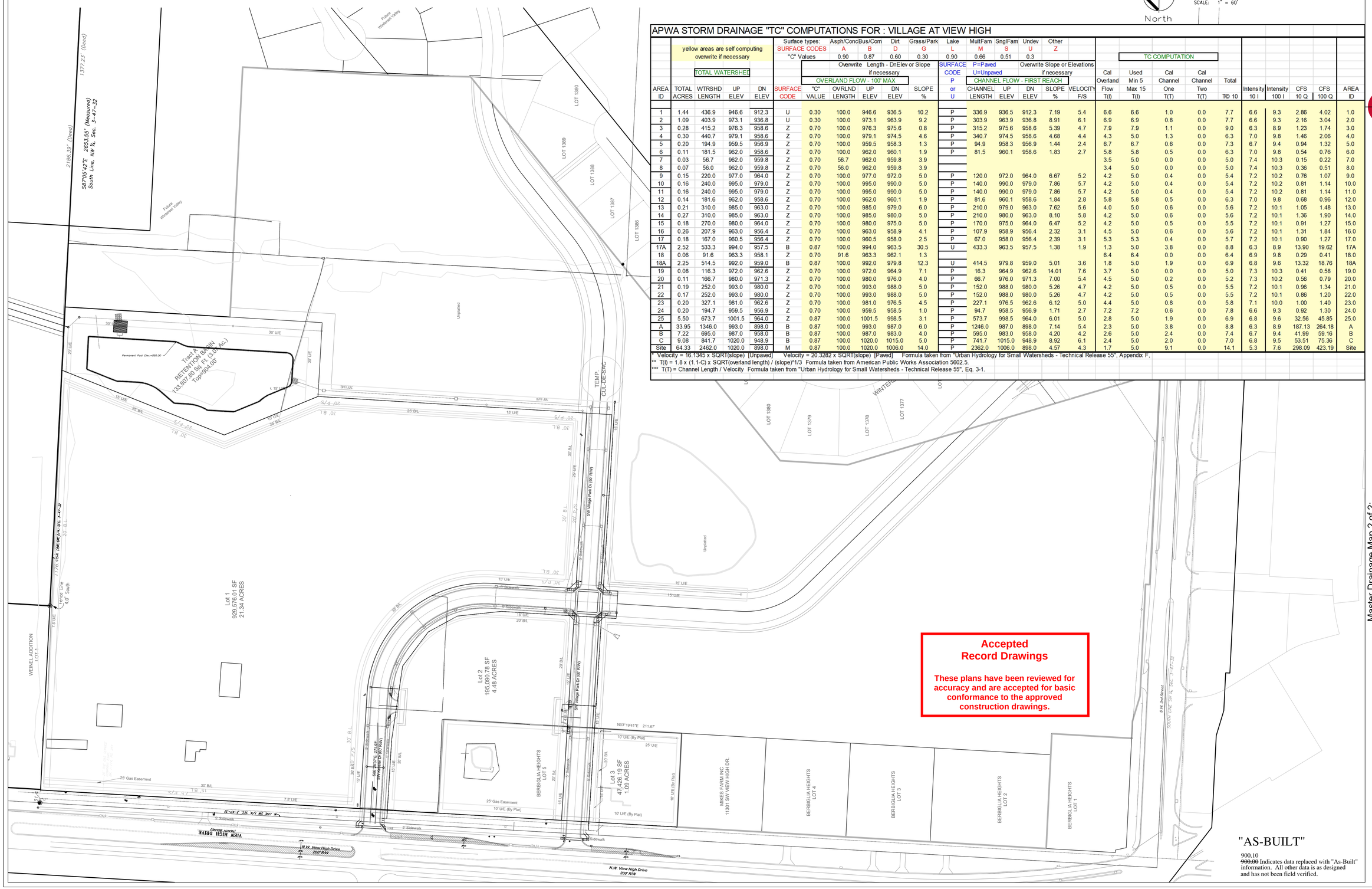
Grading Plan
Construction Plans for:
Village at View High
Lee's Summit, Jackson County, Missouri

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

REVISIONS

11/22/19 As-Built
8/2/2021 As-Built

C.200



APWA STORM DRAINAGE "TC" COMPUTATIONS FOR : VILLAGE AT VIEW HIGH

yellow areas are self computing overwrite if necessary

TOTAL WATERSHED

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

OVERLAND FLOW - 100' MAX: Overwrite Length - DnElev or Slope if necessary

CHANNEL FLOW - FIRST REACH: SURFACE CODE P=Paved U=Unpaved; Overwrite Slope or Elevations if necessary

TC COMPUTATION

AREA ID	TOTAL ACRES	WTRSHD LENGTH	UP ELEV	DN ELEV	SURFACE CODE	"C" VALUE	OVRLND LENGTH	UP ELEV	DN ELEV	SLOPE %	SURFACE CODE 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	Intensity 10 I	Intensity 100 I	CFS 10 Q	CFS 100 Q	AREA ID
1	1.44	436.9	946.6	912.3	U	0.30	100.0	946.6	936.5	10.2	P	336.9	936.5	912.3	7.19	5.4	6.6	6.6	1.0	0.0	7.7	6.6	9.3	2.86	4.02	1.0
2	1.09	403.9	973.1	936.8	U	0.30	100.0	973.1	963.9	9.2	P	303.9	963.9	936.8	8.91	6.1	6.9	6.9	0.8	0.0	7.7	6.6	9.3	2.16	3.04	2.0
3	0.28	415.2	976.3	958.6	Z	0.70	100.0	976.3	975.6	0.8	P	315.2	975.6	958.6	5.39	4.7	7.9	7.9	1.1	0.0	9.0	6.3	8.9	1.23	1.74	3.0
4	0.30	440.7	979.1	958.6	Z	0.70	100.0	979.1	974.5	4.6	P	340.7	974.5	958.6	4.68	4.4	4.3	5.0	1.3	0.0	6.3	7.0	9.8	1.46	2.06	4.0
5	0.20	194.9	959.5	956.9	Z	0.70	100.0	959.5	958.3	1.3	P	94.9	958.3	956.9	1.44	2.4	6.7	6.7	0.6	0.0	7.3	6.7	9.4	0.94	1.32	5.0
6	0.11	181.5	962.0	958.6	Z	0.70	100.0	962.0	960.1	1.9	P	81.5	960.1	958.6	1.83	2.7	5.8	5.8	0.5	0.0	6.3	7.0	9.8	0.54	0.76	6.0
7	0.03	56.7	962.0	959.8	Z	0.70	56.7	962.0	959.8	3.9							3.5	5.0	0.0	0.0	5.0	7.4	10.3	0.15	0.22	7.0
8	0.07	56.0	962.0	959.8	Z	0.70	56.0	962.0	959.8	3.9							3.4	5.0	0.0	0.0	5.0	7.4	10.3	0.36	0.51	8.0
9	0.15	220.0	977.0	964.0	Z	0.70	100.0	977.0	972.0	5.0	P	120.0	972.0	964.0	6.67	5.2	4.2	5.0	0.4	0.0	5.4	7.2	10.2	0.76	1.07	9.0
10	0.16	240.0	995.0	979.0	Z	0.70	100.0	995.0	990.0	5.0	P	140.0	990.0	979.0	7.86	5.7	4.2	5.0	0.4	0.0	5.4	7.2	10.2	0.81	1.14	10.0
11	0.16	240.0	995.0	979.0	Z	0.70	100.0	995.0	990.0	5.0	P	140.0	990.0	979.0	7.86	5.7	4.2	5.0	0.4	0.0	5.4	7.2	10.2	0.81	1.14	11.0
12	0.14	181.6	962.0	958.6	Z	0.70	100.0	962.0	960.1	1.9	P	81.6	960.1	958.6	1.84	2.8	5.8	5.8	0.5	0.0	6.3	7.0	9.8	0.68	0.96	12.0
13	0.21	310.0	985.0	963.0	Z	0.70	100.0	985.0	979.0	6.0	P	210.0	979.0	963.0	7.62	5.6	4.0	5.0	0.6	0.0	5.6	7.2	10.1	1.05	1.48	13.0
14	0.27	310.0	985.0	963.0	Z	0.70	100.0	985.0	980.0	5.0	P	210.0	980.0	963.0	8.10	5.8	4.2	5.0	0.6	0.0	5.6	7.2	10.1	1.36	1.90	14.0
15	0.18	270.0	980.0	964.0	Z	0.70	100.0	980.0	975.0	5.0	P	170.0	975.0	964.0	6.47	5.2	4.2	5.0	0.5	0.0	5.5	7.2	10.1	0.91	1.27	15.0
16	0.26	207.9	963.0	956.4	Z	0.70	100.0	963.0	958.9	4.1	P	107.9	958.9	956.4	2.32	3.1	4.5	5.0	0.6	0.0	5.6	7.2	10.1	1.31	1.84	16.0
17	0.18	167.0	960.5	956.4	Z	0.70	100.0	960.5	958.0	2.5	P	67.0	958.0	956.4	2.39	3.1	5.3	5.3	0.4	0.0	5.7	7.2	10.1	0.90	1.27	17.0
17A	2.52	533.3	994.0	957.5	B	0.87	100.0	994.0	963.5	30.5	U	433.3	963.5	957.5	1.38	1.9	1.3	5.0	3.8	0.0	8.8	6.3	8.9	13.90	19.62	17A
18	0.06	91.6	963.3	958.1	Z	0.70	91.6	963.3	962.1	1.3							6.4	6.4	0.0	0.0	6.4	6.9	9.8	0.29	0.41	18.0
18A	2.25	514.5	992.0	959.0	B	0.87	100.0	992.0	979.8	12.3	U	414.5	979.8	959.0	5.01	3.6	1.8	5.0	1.9	0.0	6.9	6.8	9.6	13.32	18.76	18A
19	0.08	116.3	972.0	962.6	Z	0.70	100.0	972.0	964.9	7.1	P	16.3	964.9	962.6	14.01	7.6	3.7	5.0	0.0	0.0	5.0	7.3	10.3	0.41	0.58	19.0
20	0.11	166.7	980.0	971.3	Z	0.70	100.0	980.0	976.0	4.0	P	66.7	976.0	971.3	7.00	5.4	4.5	5.0	0.2	0.0	5.2	7.3	10.2	0.56	0.79	20.0
21	0.19	252.0	993.0	980.0	Z	0.70	100.0	993.0	988.0	5.0	P	152.0	988.0	980.0	5.26	4.7	4.2	5.0	0.5	0.0	5.5	7.2	10.1	0.96	1.34	21.0
22	0.17	252.0	993.0	980.0	Z	0.70	100.0	993.0	988.0	5.0	P	152.0	988.0	980.0	5.26	4.7	4.2	5.0	0.5	0.0	5.5	7.2	10.1	0.86	1.20	22.0
23	0.20	327.1	981.0	962.6	Z	0.70	100.0	981.0	976.5	4.5	P	227.1	976.5	962.6	6.12	5.0	4.4	5.0	0.8	0.0	5.8	7.1	10.0	1.00	1.40	23.0
24	0.20	194.7	959.5	956.9	Z	0.70	100.0	959.5	958.5	1.0	P	94.7	958.5	956.9	1.71	2.7	7.2	7.2	0.6	0.0	7.8	6.6	9.3	0.92	1.30	24.0
25	5.50	673.7	1001.5	964.0	Z	0.87	100.0	1001.5	998.5	3.1	P	573.7	998.5	964.0	6.01	5.0	2.8	5.0	1.9	0.0	6.9	6.8	9.6	32.56	45.85	25.0
A	33.95	1346.0	993.0	898.0	B	0.87	100.0	993.0	987.0	6.0	P	1246.0	987.0	898.0	7.14	5.4	2.3	5.0	3.8	0.0	8.8	6.3	8.9	187.13	264.18	A
B	7.22	695.0	987.0	958.0	B	0.87	100.0	987.0	983.0	4.0	P	595.0	983.0	958.0	4.20	4.2	2.6	5.0	2.4	0.0	7.4	6.7	9.4	41.99	59.16	B
C	9.08	841.7	1020.0	948.9	B	0.87	100.0	1020.0	1015.0	5.0	P	741.7	1015.0	948.9	8.92	6.1	2.4	5.0	2.0	0.0	7.0	6.8	9.5	53.51	75.36	C
Site	64.33	2462.0	1020.0	898.0	M	0.87	100.0	1020.0	1006.0	14.0	P	2362.0	1006.0	898.0	4.57	4.3	1.7	5.0	9.1	0.0	14.1	5.3	7.6	298.09	423.19	Site

* Velocity = 16.1345 x SQRT(slope) [Unpaved] Velocity = 20.3282 x SQRT(slope) [Paved] Formula taken from "Urban Hydrology for Small Watersheds - Technical Release 55", Appendix F.

** T(i) = 1.8 x (1.1-C) x SQRT(overland length) / (slope)*1/3 Formula taken from American Public Works Association 5602.5.

*** T(T) = Channel Length / Velocity Formula taken from "Urban Hydrology for Small Watersheds - Technical Release 55", Eq. 3-1.

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

Village At View High
Lee's Summit, Jackson County, Missouri

Project: View High Project
Issue Date: November 22, 2019

Master Drainage Map 2 of 2:
Drainage Area Map
Construction Plans for:
Village at View High
Lee's Summit, Jackson County, Missouri

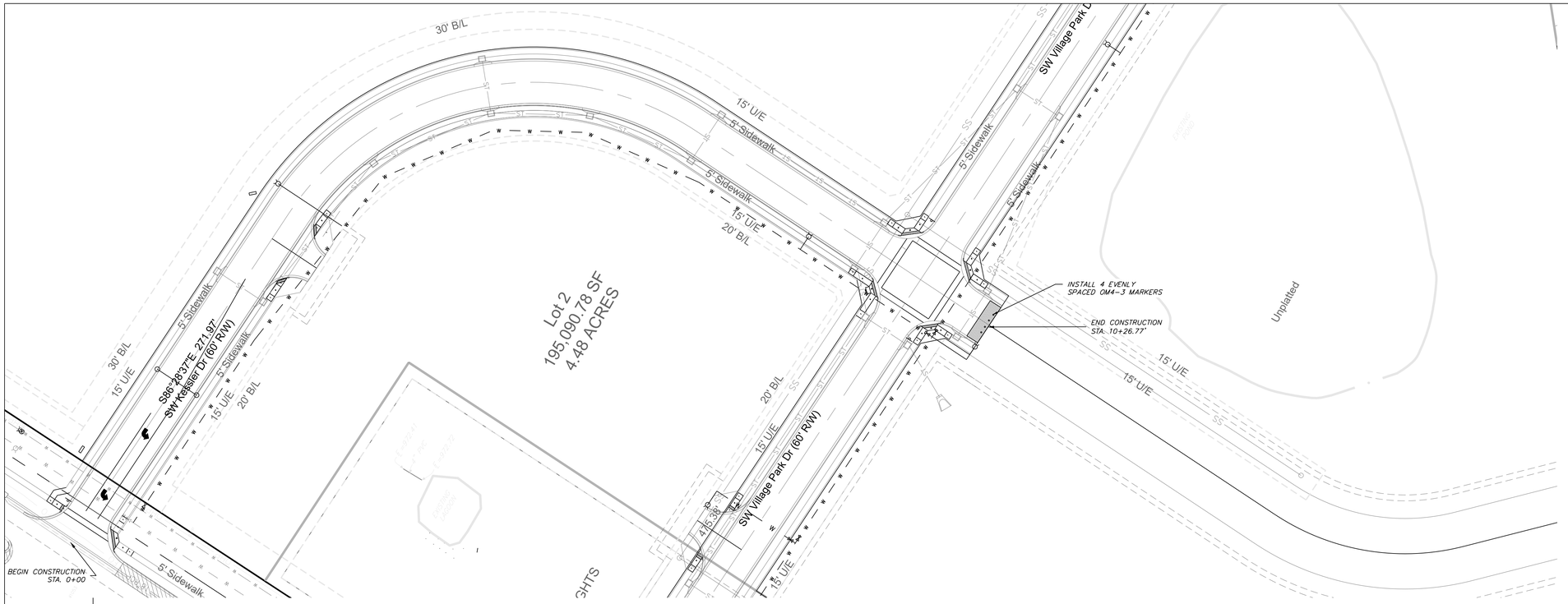
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS

11/22/19 As-Built

8/2/2021 As-Built

C.201



STREET PLAN & PROFILE

SCALE: 1" = 50'

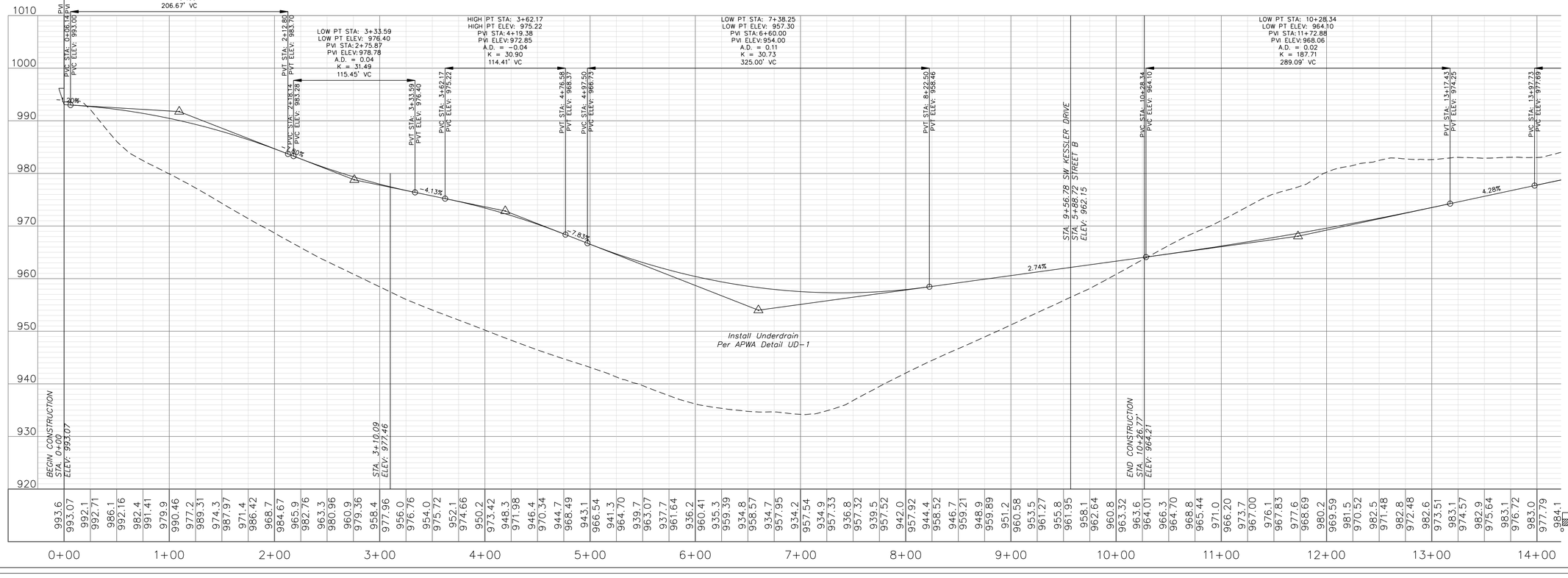
"AS-BUILT"

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

Accepted
Record Drawings

These plans have been reviewed for accuracy and are accepted for basic conformance to the approved construction drawings.

SW KESSLER DRIVE



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 2005032186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Village At View High
Lee's Summit, Jackson County, Missouri

Project: View High Project

Issue Date: November 22, 2019

Street Plan and Profile
Construction Plans for:
Village at View High
Lee's Summit, Jackson County, Missouri

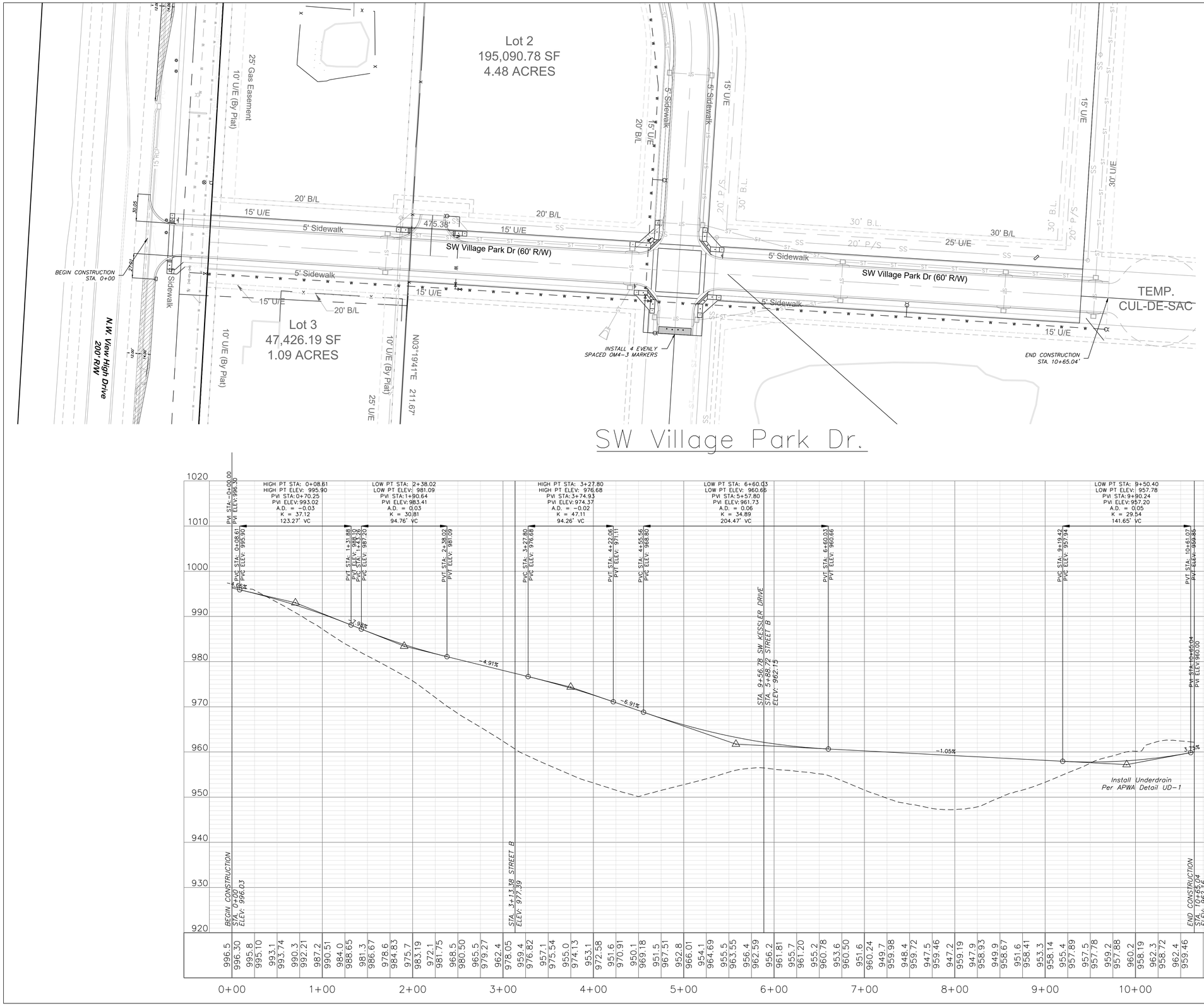
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS

11/22/19 As-Built

8/2/2021 As-Built

C.202



North

0 25' 50' 100'

STREET PLAN & PROFILE

SCALE: 1" = 50'

"AS-BUILT"

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

Accepted
Record Drawings

These plans have been reviewed for accuracy and are accepted for basic conformance to the approved construction drawings.

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 2005022186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Village At View High
Lee's Summit, Jackson County, Missouri

Project: View High Project

Issue Date: November 22, 2019

Village Park Plan and Profile
Construction Plans for:
Village at View High
Lee's Summit, Jackson County, Missouri

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

REVISIONS

11/22/19 As-Built

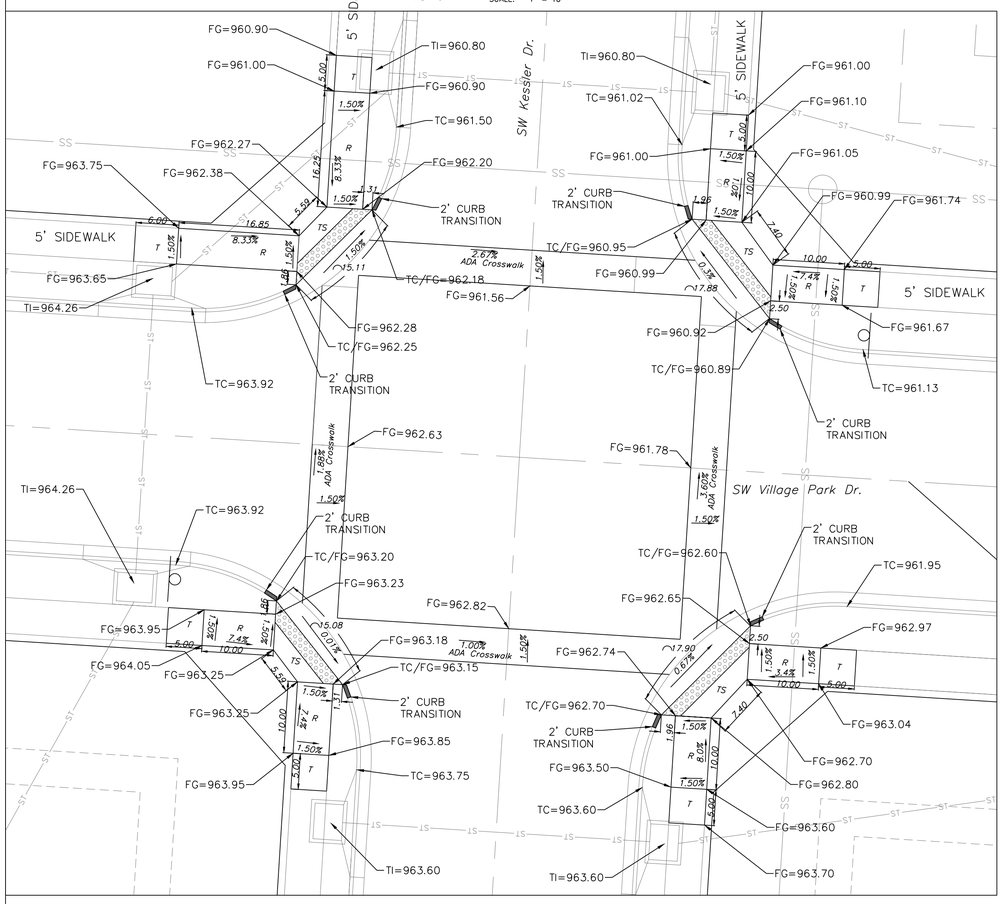
8/2/2021 As-Built

0 25' 50' 100'

C.203

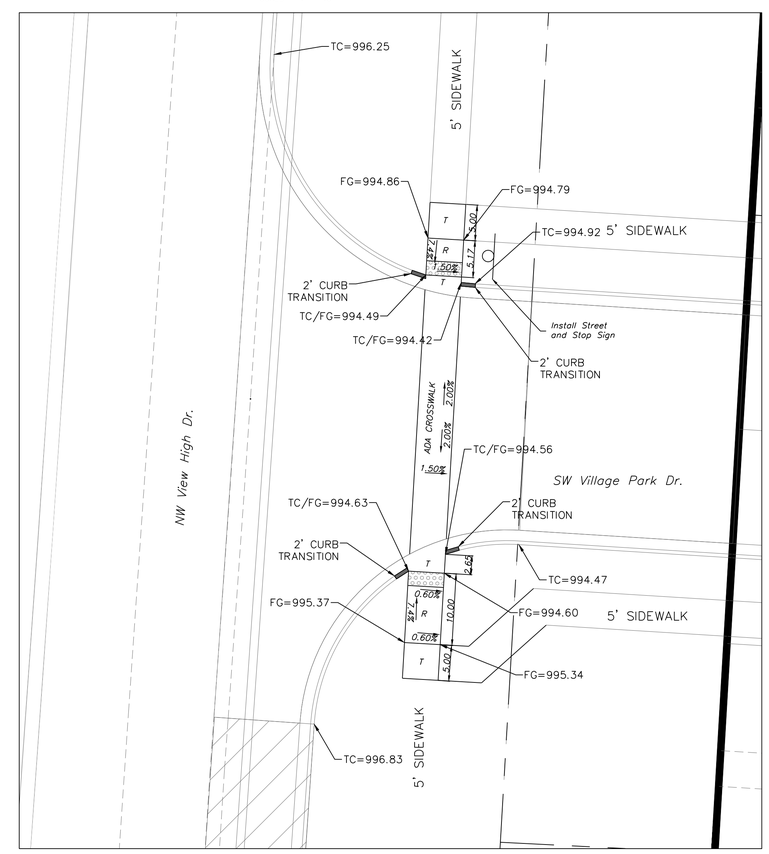
INTERSECTION DETAIL / ADA RAMP ELEVATIONS

SCALE: 1" = 10'



INTERSECTION DETAIL / ADA RAMP ELEVATIONS

SCALE: 1" = 10'



Accepted
Record Drawings

These plans have been reviewed for accuracy and are accepted for basic conformance to the approved construction drawings.

"AS-BUILT"

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

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

Village At View High
Lee's Summit, Jackson County, Missouri

Project:
View High Project

Issue Date:
November 22, 2019

Intersection Details & ADA Ramp Plan
Construction Plans for:
Village at View High
Lee's Summit, Jackson County, Missouri

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

REVISIONS

11/22/19 As-Built

8/2/2021 As-Built

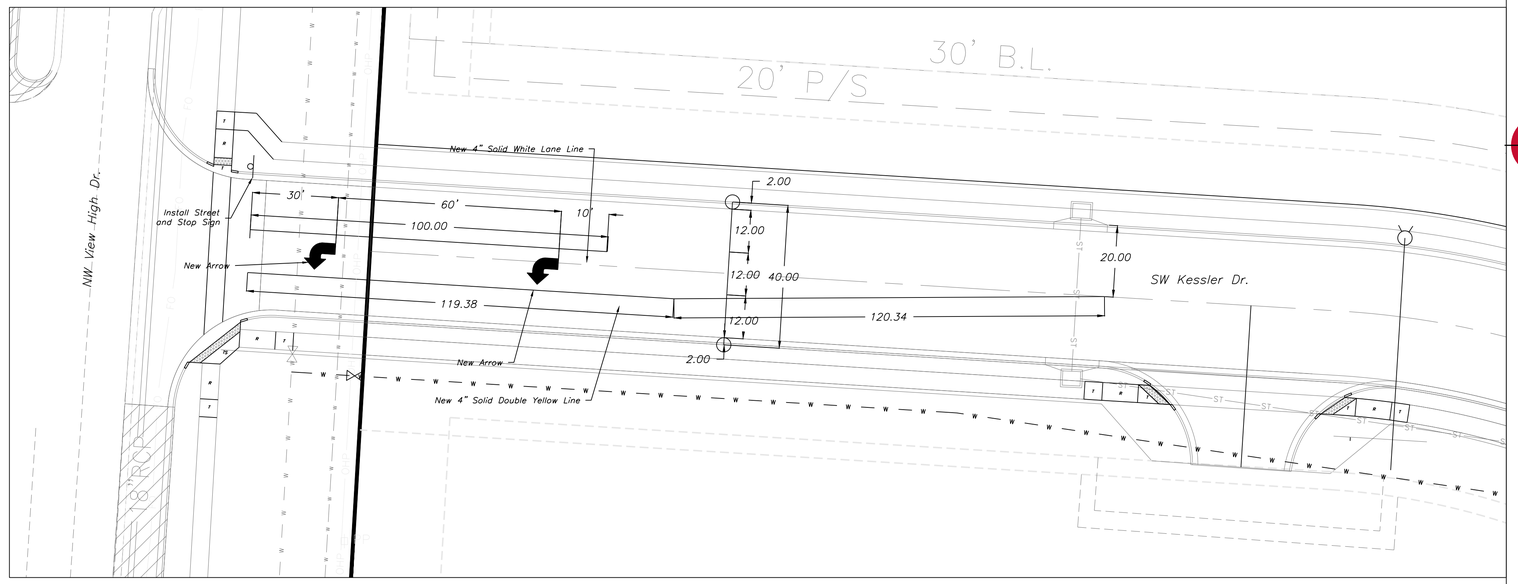
C.204

North

0 10' 20' 40'

INTERSECTION DETAIL / ADA RAMP ELEVATIONS

SCALE: 1" = 20'

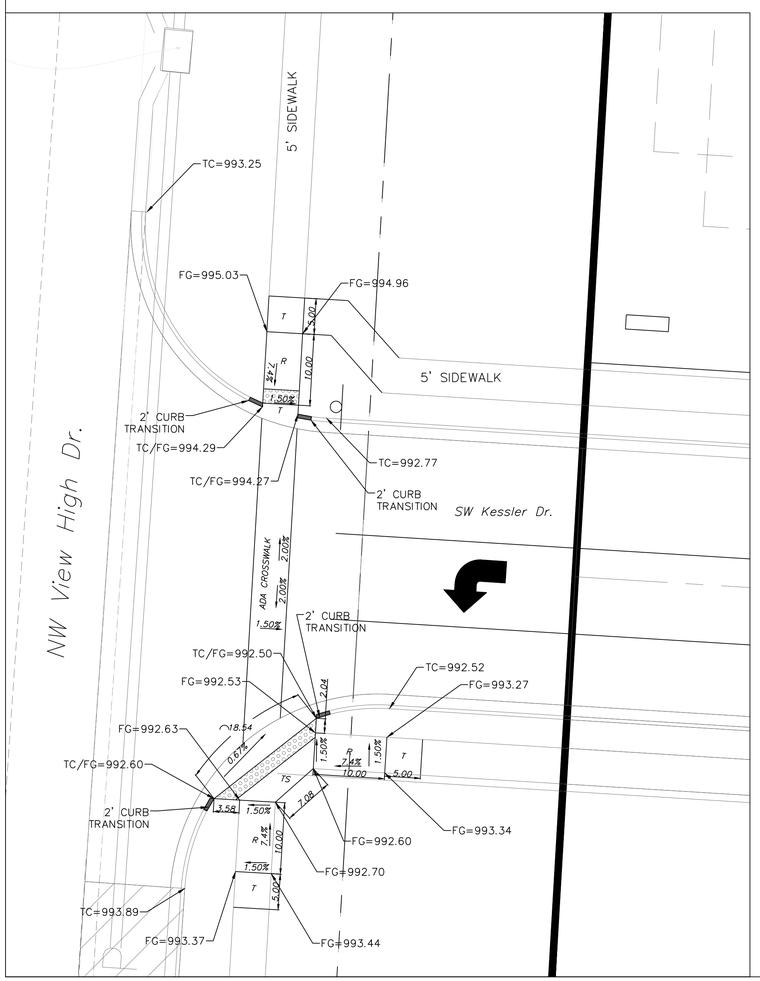


North

0 5' 10' 20'

INTERSECTION DETAIL / ADA RAMP ELEVATIONS

SCALE: 1" = 10'



Accepted
Record Drawings

These plans have been reviewed for accuracy and are accepted for basic conformance to the approved construction drawings.

"AS-BUILT"

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

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

Village At View High
Lee's Summit, Jackson County, Missouri

Project: View High Project

Issue Date: November 22, 2019

Intersection Details & ADA Ramp Plan
Construction Plans for:
Village at View High
Lee's Summit, Jackson County, Missouri

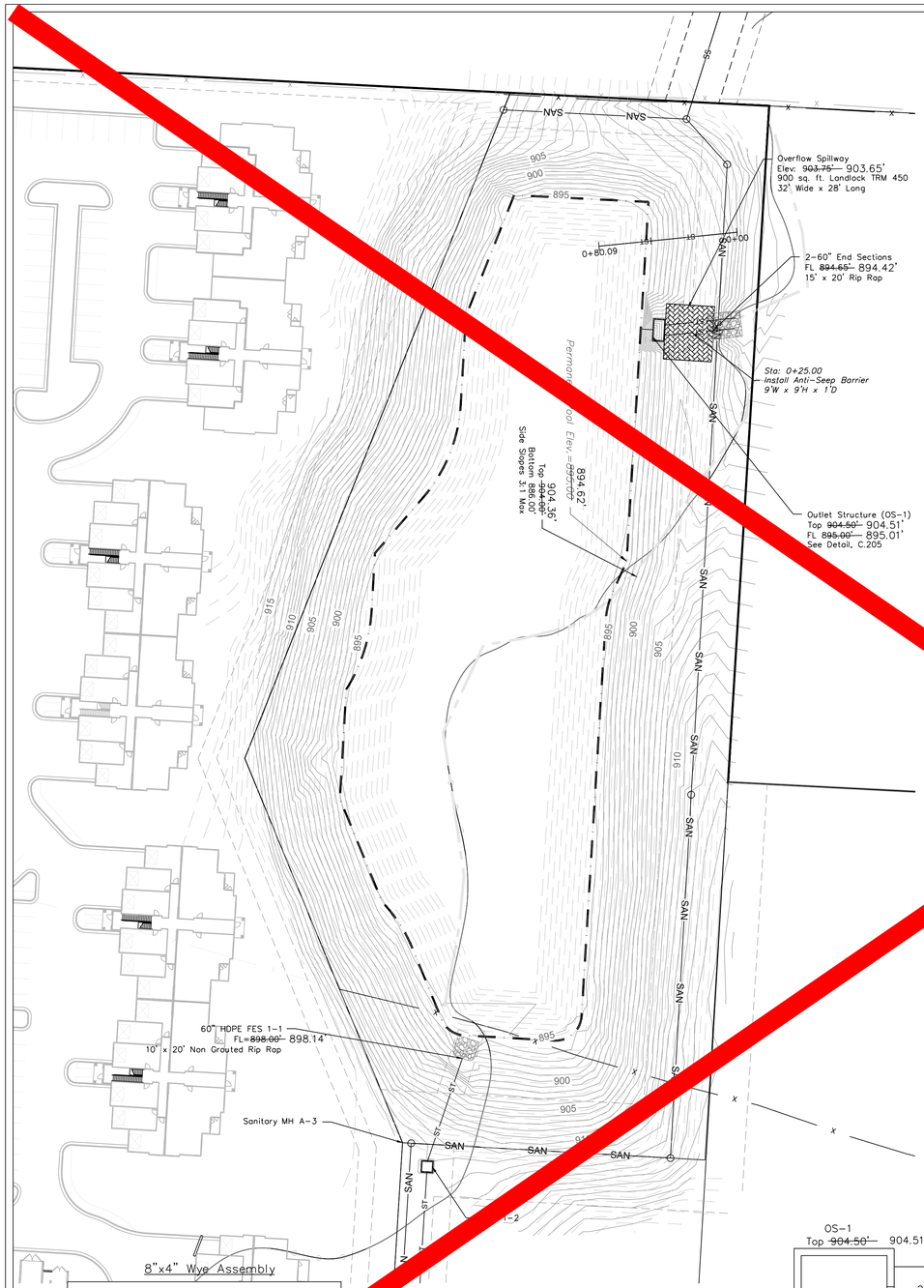
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS

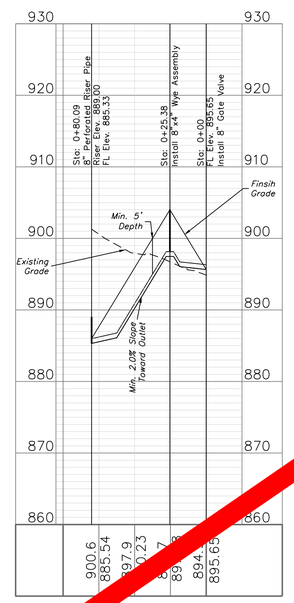
11/22/19 As-Built

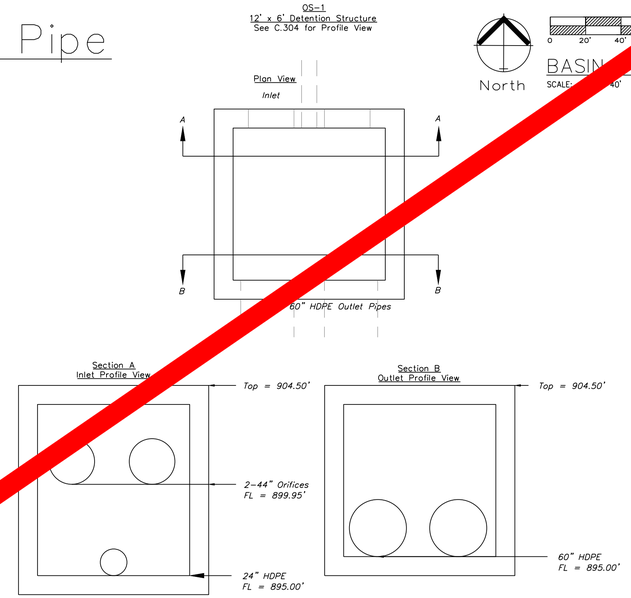
8/2/2021 As-Built

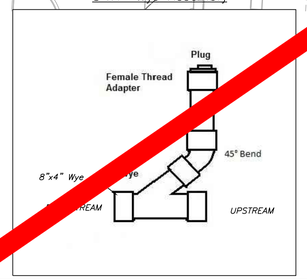
C.205



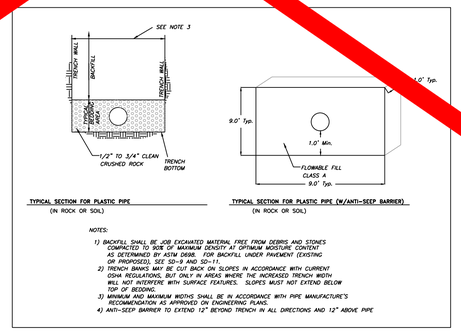
Emergency Water Release Pipe



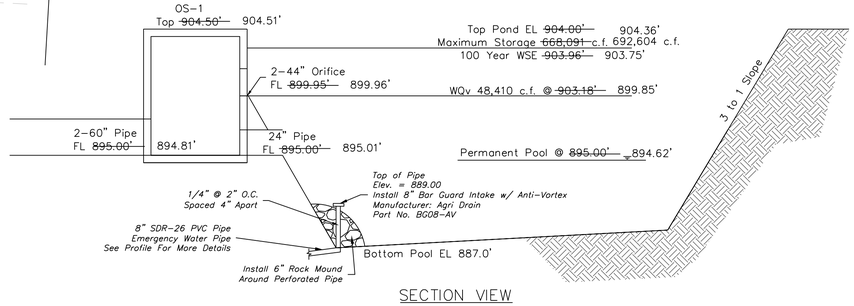




Emergency Water Release Instructions
-The downstream valve should be closed
-Water shall fill the down stream leg of the pipe with a water truck
-Once the downstream line is full the plug shall be placed on the wye and the valve can be opened and the system will siphon the water from the retention facility

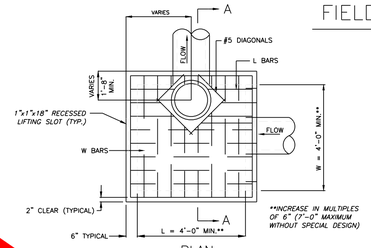


Note: Install Anti-Seep Barrier as Specified on Storm Line 1

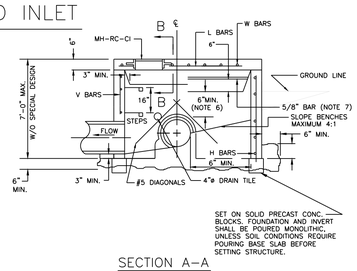


SECTION VIEW
N.T.S.

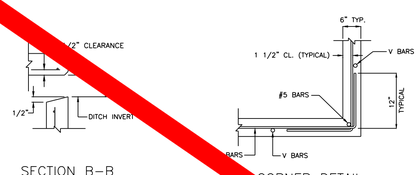
FIELD INLET



PLAN



SECTION A-A



SECTION B-B

CORNER DETAIL

REINFORCING

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

GENERAL NOTES:

1. *Locate ring and cover over outlet.*
2. *All work and materials shall conform to APWA Sect. 2600.*
3. *Use 3/4" chamfer strip on all exposed concrete corners.*
4. *Steps required @ 16" O.C. when depth from top of casting to invert exceeds 4 feet.*
5. *Boxouts will not be allowed to project through the corners of the structure.*
6. *The minimum reinforcing shall be 1 H-bar over a cast-in place pipe and 2 H-bars over a pre[illegible]xout.*
7. *Limit opening height to 6" with No. 5 galvanized bars extending to corner rebars.*
9. *Show field inlet orientation on plans plus number and size of opening.*
10. *O.R. = one half outside pipe diameter (O.D.).*
11. *4" ø field tile or precast hole shall be located at entering pipe and in the front face sump points. These tiles or openings shall be capped with ¼" galvanized wire mesh on the outside of the inlet and clear the invert and base concrete.*

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

Village At View High
Lee's Summit, Jackson County, Missouri

Project: View High Project
Issue Date: July 22, 2016

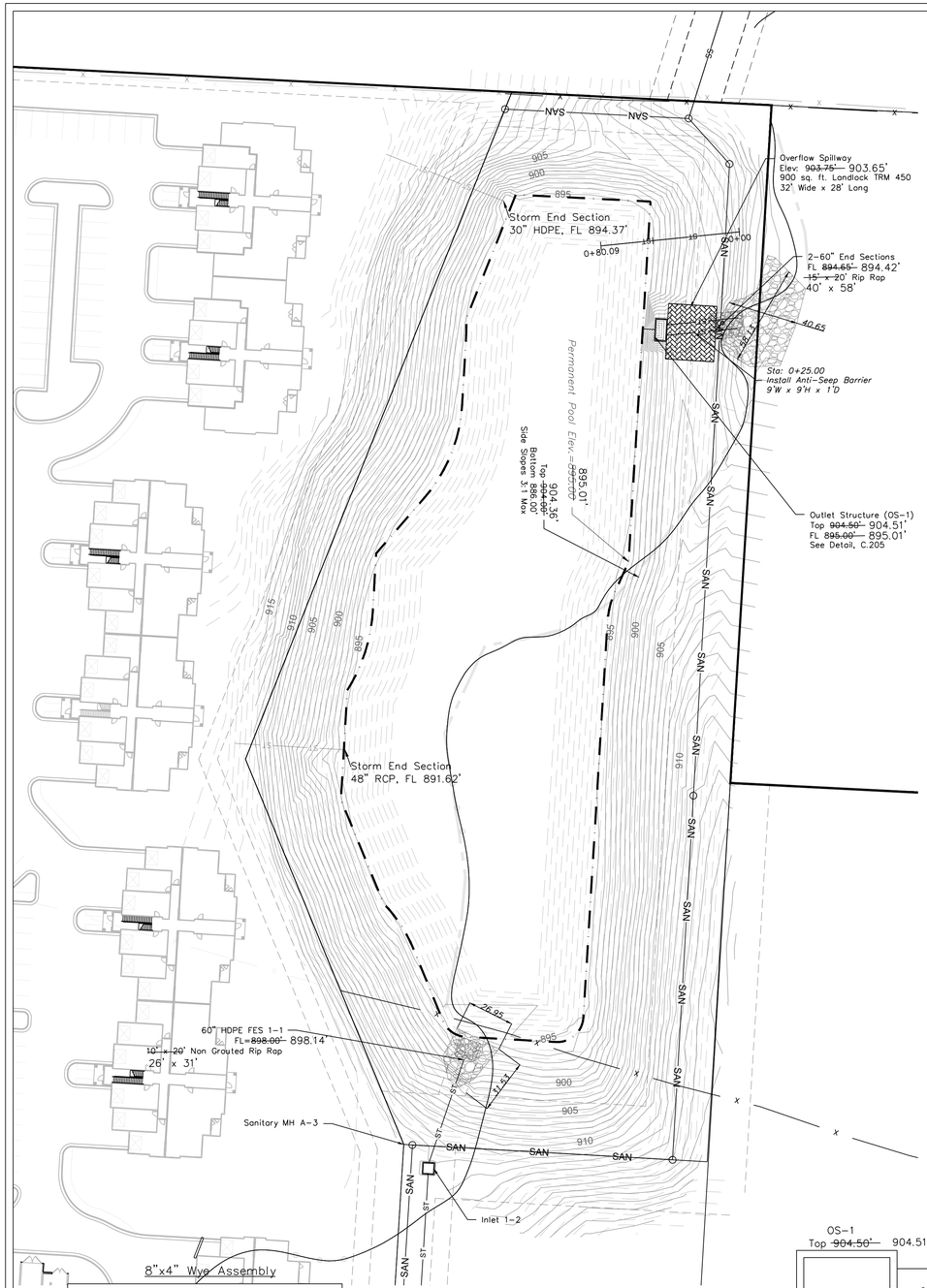
ASBUILT Basin Design Plan View
Construction Plans for:
Village at View High
Lee's Summit, Jackson County, Missouri

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

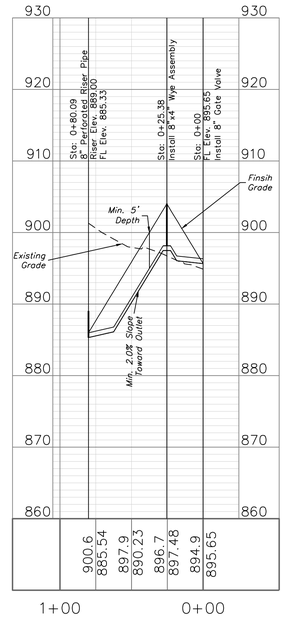
REVISIONS

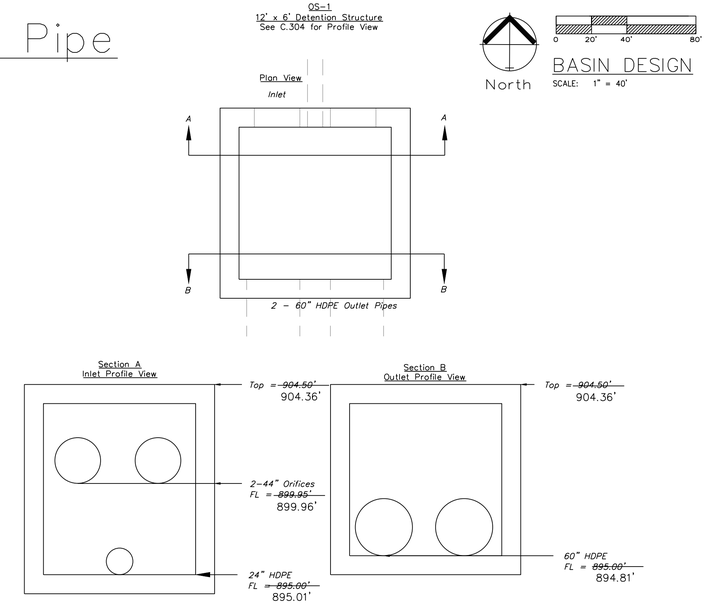
REV. 9-20-17
REV. 10-11-17
REV. 12-19-17
ASBUILT 10-29-19

C.206



Emergency Water Release Pipe



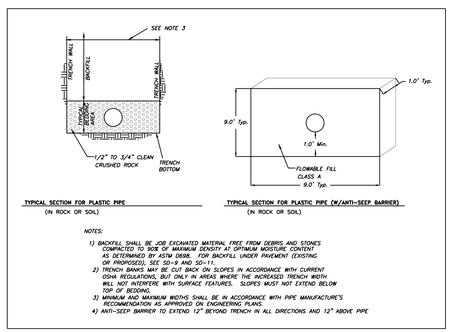


BASIN DESIGN

SCALE: 1" = 40'

Accepted
Record Drawings

These plans have been reviewed for accuracy and are accepted for basic conformance to the approved construction drawings.



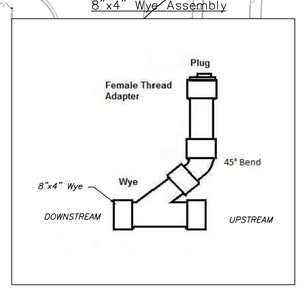
TYPICAL SECTION FOR PLASTIC PIPE (IN ROCK OR SOIL)

TYPICAL SECTION FOR PLASTIC PIPE (W/ANTI-SEEP BARRIER) (IN ROCK OR SOIL)

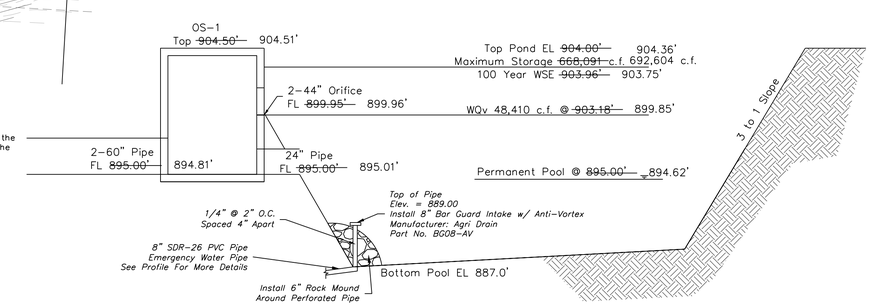
NOTES:

1) BACKFILL SHALL BE JOB EXCAVATED MATERIAL FREE FROM DEBRIS AND STONES COMPACTED TO 90% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698. FOR BACKFILL UNDER PAVEMENT (EXISTING OR PROPOSED), SEE SD-9 AND SD-11.
2) TRENCH BANKS MAY BE CUT BACK ON SLOPES IN ACCORDANCE WITH CURRENT OSHA REGULATIONS, BUT ONLY IN AREAS WHERE THE INCREASED TRENCH WIDTH WILL NOT INTERFERE WITH SURFACE FEATURES. SLOPES MUST NOT EXTEND BELOW TOP OF BEDDING.
3) MINIMUM AND MAXIMUM WIDTHS SHALL BE IN ACCORDANCE WITH PIPE MANUFACTURE'S RECOMMENDATION AS APPROVED ON ENGINEERING PLANS.
4) ANTI-SEEP BARRIER TO EXTEND 12" BEYOND TRENCH IN ALL DIRECTIONS AND 12" ABOVE PIPE

Note: Install Anti-Seep Barrier as Specified on Storm Line 1



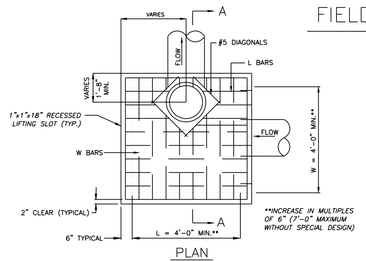
Emergency Water Release Instructions
- The downstream valve should be closed
- Water shall fill the down stream leg of the pipe with a water truck
- Once the downstream line is full the plug shall be placed on the wye and the valve can be opened and the system will siphon the water from the retention facility



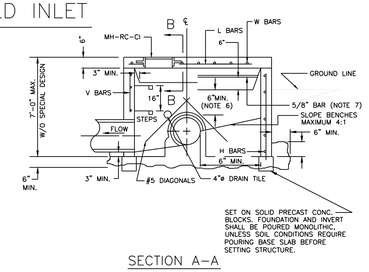
SECTION VIEW

N.T.S.

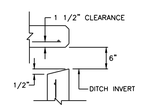
FIELD INLET



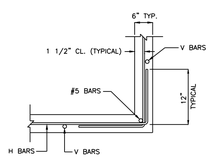
PLAN



SECTION A-A



SECTION B-B



CORNER DETAIL

REINFORCING

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

GENERAL NOTES:

1. Locate ring and cover over outlet.
2. All work and materials shall conform to APWA Sect. 2600.
3. Use 3/4" chamfer strip on all exposed concrete corners.
4. Steps required @ 16" O.C. when depth from top of casting to invert exceeds 4 feet.
5. Boxouts will not be allowed to project through the corners of the structure.
6. The minimum reinforcing shall be 1 H-bar over a cast-in place pipe and 2 H-bars over a precast boxout.
7. Limit opening height to 6" with No. 5 galvanized bars extending to corner rebars.
9. Show field inlet orientation on plans plus number and size of opening.
10. O.R. = one half outside pipe diameter (O.D.).
11. 4" ø field tile or precast hole shall be located at entering pipe and in the front face sump points. These tiles or openings shall be capped with ¼" galvanized wire mesh on the outside of the inlet and clear the invert and base concrete.

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 2005032186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Village At View High
Lee's Summit, Jackson County, Missouri

Project: View High Project

Issue Date: July 22, 2016

ASBUILT Basin Design Plan View
Construction Plans for:
Village at View High
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
PE-2006019708
9-1-21
PROFESSIONAL ENGINEER

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

REVISIONS

REV. 9-20-17

REV. 10-11-17

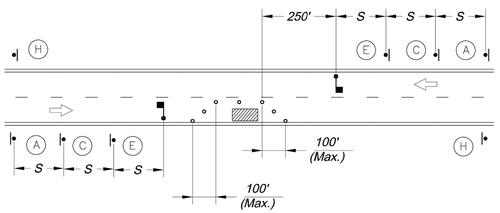
REV. 12-19-17

ASBUILT 9-1-2021

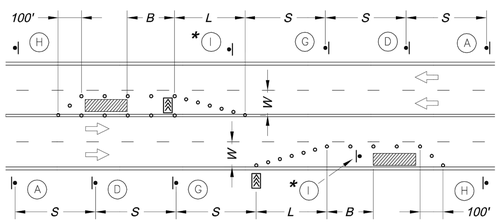
C.206

SYMBOL LEGEND

- Work Area
- Sign
- Barricade
- Direction of Travel
- Channelizer
- Arrow Panel
- Flagger

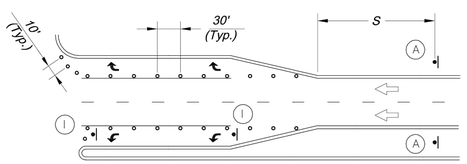


LANE CLOSURE - TWO LANE STREET



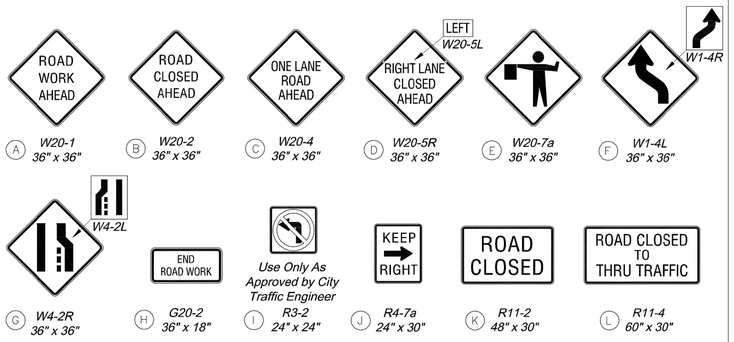
LANE CLOSURE - FOUR LANE STREET

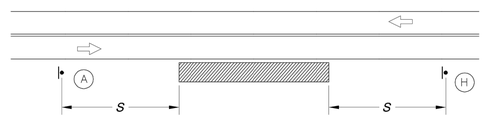
* Install Signs Every 200 Feet Throughout the Closed Lane or As Needed



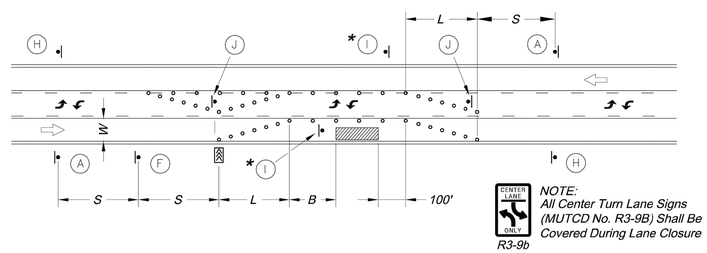
TURN LANE CLOSURE

SIGN LEGEND





TYPICAL SIGNING FOR WORK ADJACENT TO THE STREET



NOTE:
All Center Turn Lane Signs (MUTCD No. R3-9B) Shall Be Covered During Lane Closure

LANE CLOSURE - THREE LANE STREET

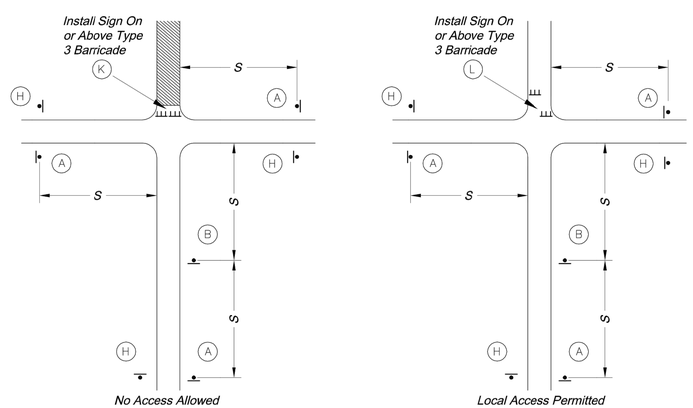
* Install Signs Every 200 Feet Throughout the Closed Lane or As Needed

Sign Spacing "S"	
Speed Limit (mph)	Spacing (Feet)
25	100
30 - 35	250
≥ 40	350

Taper Dimensions (Feet)				
Speed Limit (mph)	Minimum Taper Length "L", per Lane Width "W"			Minimum Number of Channelizers
	10	11	12	
25	105	115	125	6
30	150	165	180	7
35	205	225	245	8
40	270	295	320	9
45	450	495	540	13

Guidelines for Length of Longitudinal Buffer Space "B"	
Speed Limit (mph)	Length (Feet)
25	35
30	55
35	85
40	120
45	170

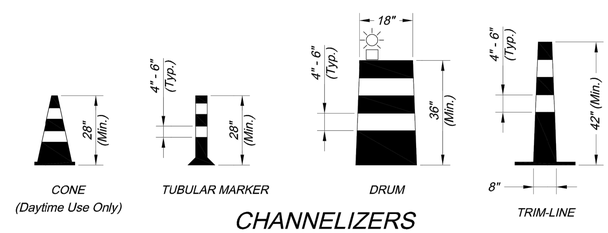
Maximum Channelizer Spacing		
Speed Limit (mph)	Within Taper (Feet)	Outside Taper (Feet)
25	25	50
30	30	60
35	35	70
40	40	80
45	45	90



TYPICAL STREET CLOSURE

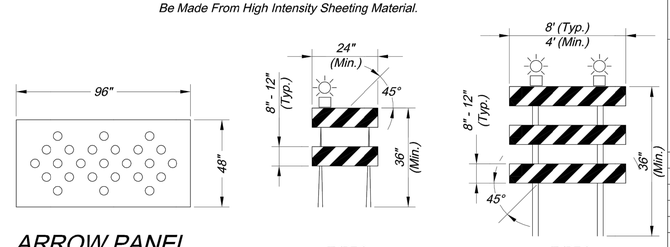
GENERAL NOTES:

1. All signs, barricades, channelizers, markings and other traffic control devices shall conform to the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).
2. All traffic control devices shall be standard in size, shape, color, and message, in good condition, and retro-reflectorized. All signs shall be securely mounted with height and lateral location as described in the MUTCD.
3. Warning lights shall be used on barricades in place at night and on warning signs which alert drivers about a change in alignment, traffic control, lane closure, or road closure.
4. Flaggers shall be used where indicated on the plans, where construction vehicles interact with normal traffic, or where construction activities impose a restriction on traffic, as directed by the City Traffic Engineer. Where flaggers are used, advance signing shall be erected as shown in the details or as specified in the MUTCD. Flaggers shall meet the requirements in the MUTCD in regard to character, training, attire, and behavior.
5. Trim-lines are the City's preferred channelizing device. Cones may not be used at nighttime.
6. Traffic control devices not in use or not applicable shall be either covered or removed from the work area.
7. The Contractor shall use barricades, street plates, or fencing as needed to effectively shield pedestrian and vehicular traffic from exposed objects, excavations, and construction activities.
8. Access shall be maintained to all driveways and side streets unless noted otherwise on the plans.
9. No street shall be closed without the approval of the City Traffic Engineer. The Contractor shall notify the City Traffic Engineer at least 7 days in advance of any street closure. If a detour route around the closure is to be provided, all detour signing shall be as shown on a plan approved by the City Traffic Engineer.
10. Construction vehicles parked along streets shall be located within the work area (traffic control) or where otherwise normally permitted. Construction materials, including traffic control and vehicles shall not restrict sight distance for vehicles exiting at streets or drives.
11. Construction materials shall be kept off of sidewalks, consolidated in one location within City right-of-way, and removed daily unless otherwise approved by the Inspector. Dirt, mud, and other construction debris on streets and sidewalks shall be removed immediately.
12. The Contractor shall not perform any work that will restrict vehicular traffic in any way between the hours of 7:00 a.m. and 9:00 a.m. or 4:00 p.m. and 6:00 p.m. Monday through Friday unless otherwise indicated in the specifications.
13. All travel lanes should be at least 11 feet wide unless otherwise authorized by the City Traffic Engineer. A "Narrow Lanes" sign shall be installed in advance of a lane width reduction to less than 11 feet.
14. All edge drop-offs of more than 2 inches and less than 4 inches should be protected by a wedge or barrier and all edge drop-offs greater than 4 inches shall have edge protection (see Traffic Control Specifications for edge treatment requirements).
15. The "Workers" symbolic sign (MUTCD No. W21-1a) may be used instead of the "Road Work Ahead" sign for work with a duration of 12 hours or less. The "End Road Work" sign is not required to be installed after the "Workers" sign.
16. No traffic signal shall be altered or modified in any way without a plan approved by the City Traffic Engineer.
17. The Contractor shall be responsible for maintaining all traffic control devices on an around-the-clock basis, whether or not work is actively being pursued and any deficiencies noted shall be corrected immediately.
18. The traffic control requirements shown on these plans are minimum requirements only and do not attempt to address in depth the variety of situations that may occur once construction has started. In no way do the requirements shown on these plans relieve the Contractor of his responsibility for selecting the proper traffic control devices and implementation procedures that will assure the safety of drivers, pedestrians, and workers at all times.
19. Should the contractor fail to enforce the traffic control plan or fail to clean, replace or otherwise maintain the traffic control devices when directed to do so by the City Traffic Engineer or representative, the City may take one or more of the following actions:
    - A) Employ another agency to correct deficiencies in traffic control devices and deduct the cost from the Contractor's pay estimate,
    - B) Stop the work until deficiencies are corrected,
    - C) Suspend all pay estimates until deficiencies are corrected, or
    - D) Place the Contractor in default.



CHANNELIZERS

NOTE: White Bands On Barricades and Channelizers Shall Be Made From High Intensity Sheeting Material.



ARROW PANEL

BARRICADES

"AS-BUILT"

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

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: TRAFFIC CONTROL DETAILS

Sheet Name: STANDARD DRAWING TC-1

Drawn By: JJW
Checked By: MP
Date: 12-10-2008
Project No.: X

x OF x

X

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

Village At View High
Lee's Summit, Jackson County, Missouri

Project: View High Project

Issue Date: November 22, 2019

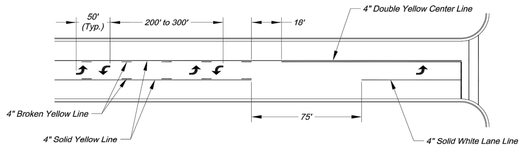
Traffic Control Details
Construction Plans for:
Village at View High
Lee's Summit, Jackson County, Missouri

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

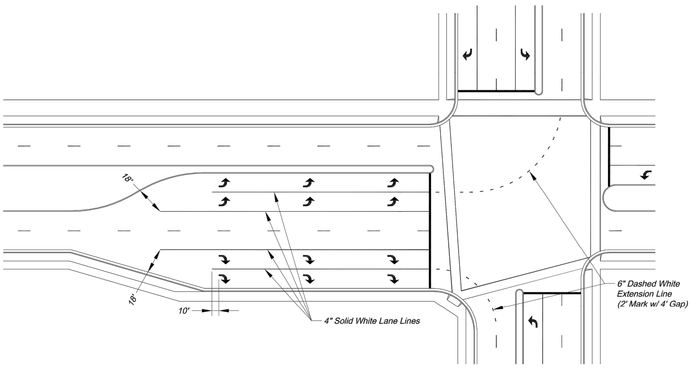
REVISIONS

11/22/19 As-Built

8/2/2021 As-Built

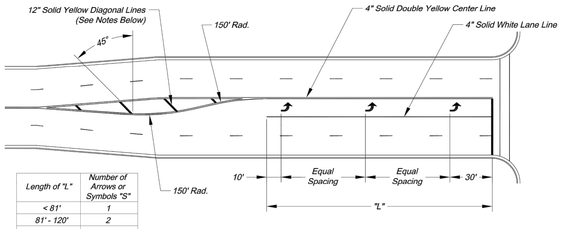


TYPICAL MARKINGS FOR TWO-WAY LEFT-TURN LANE



TYPICAL DUAL TURN LANE MARKINGS

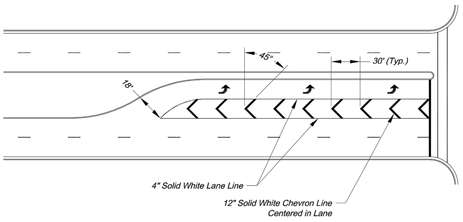
NOTE:
1. Dashed extension lines shall not extend through crosswalks.



Length of "L"	Number of Arrows or Symbols "S"
< 81'	1
81' - 120'	2
121' - 200'	3
201' - 280'	4
281' - 360'	5
361' - 440'	6

TYPICAL TURN LANE MARKINGS

NOTES:
1. Diagonal lines are required between centerlines if the width of the area between the center lines is greater than 12' and/or the length of the area between center lines is greater than 250'.
2. Diagonal lines should be spaced at 5' increments, equal to the posted speed limit.
3. Equal Spacing is calculated as (L - 40) / (S - 1).
4. When a through lane of traffic terminates as a mandatory turn lane, Arrow and "ONLY" symbols should be marked in the turn lane, in alternating order. The first and last symbols should be Arrows.



TYPICAL STRIPED OUT TURN LANE MARKINGS

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:

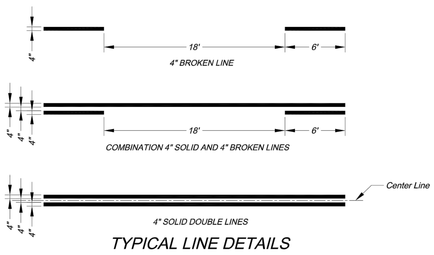
INTERSECTION MARKING DETAILS

Sheet Name: STANDARD DRAWING PM-2

Drawn By: AS
Checked By: JW
Date: 09/09/2009
Project#

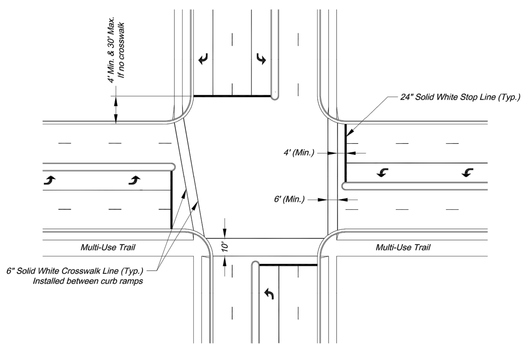
2 OF 2

2



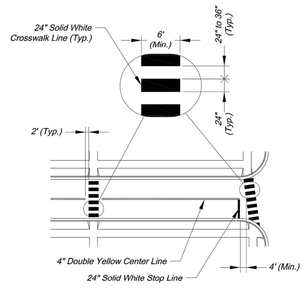
TYPICAL LINE DETAILS

NOTES:
1. All edge line, center line, and lane line pavement markings shall be 4" wide unless otherwise noted.
2. Edge lines shall be continuous solid white or yellow lines. Right side edge lines shall be solid white. Median or left side edge lines on divided roadways are to be solid yellow. Edge lines and center lines shall be continuous across driveways.

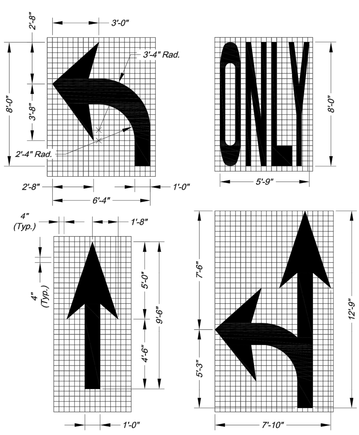


TYPICAL INTERSECTION MARKINGS

NOTES:
1. Transverse crosswalk lines shall be installed such that the distance between lines is at least 6 or 10 feet.
2. Stop lines are required at signalized intersections, on multi-lane stop controlled approaches, or in front of crosswalks at controlled intersections.

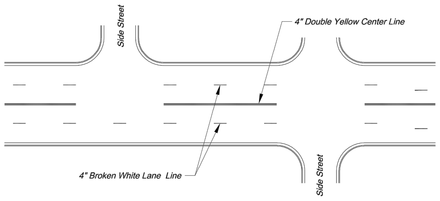


TYPICAL MIDBLOCK OR SCHOOL CROSS WALK

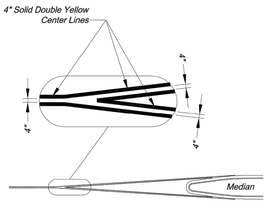


ARROW AND SYMBOL DETAILS

NOTES:
1. All arrow and symbol markings shall be white, and shall be centered in their respective traffic lanes.
2. Right-turn and combination right-turn/straight arrows are reverse of arrows shown.



TYPICAL MARKINGS FOR FOUR-LANE UNDIVIDED ROADWAY



TYPICAL MEDIAN NOSE CENTER LINE DETAIL

PAVEMENT MARKING GENERAL NOTES:
1. All pavement markings shall be in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).
2. All words and symbols shall conform to the latest edition of Standard Alphabets for Highway Signs and Pavement Markings printed by the U.S. Department of Transportation, Federal Highway Administration.
3. Pavement markings, either temporary or permanent are required at all times if the roadway is open to traffic.
4. All pavement markings that conflict with the desired markings shall be completely removed. Removals shall not leave the road surface scarred with an image that misleads traffic. Any excess damage or scarring of pavement shall be repaired at the Contractor's expense.
5. The proposed permanent markings shall be laid out by the Contractor in advance of the marking installation. Markings shall not be applied until the layout has been approved by the City Traffic Engineer.
6. Center lines shall be marked on all undivided arterial streets, and any other undivided street with more than two lanes and/or a speed limit of 30 mph or more.
7. Edge lines shall be marked on all non-curbed streets.

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:

ROADWAY MARKING DETAILS

Sheet Name: STANDARD DRAWING PM-1

Drawn By: AS
Checked By: JW
Date: 09/09/2009
Project#

1 OF 2

1

"AS-BUILT"
900.10
Indicates data replaced with "As-Built" information which has been verified and has not been field verified.
~~900.10~~ Indicates data replaced with "As-Built" information which has been field verified and has not been designed

C.208

REVISIONS
11/22/19 As-Built
8/2/2021 As-Built

Matthew J. Schnieder
MO PE 2010037708
KS PE 1300177
OK PE 23226

Traffic Control Details
Construction Plans for:
Village at View High
Lee's Summit, Jackson County, Missouri

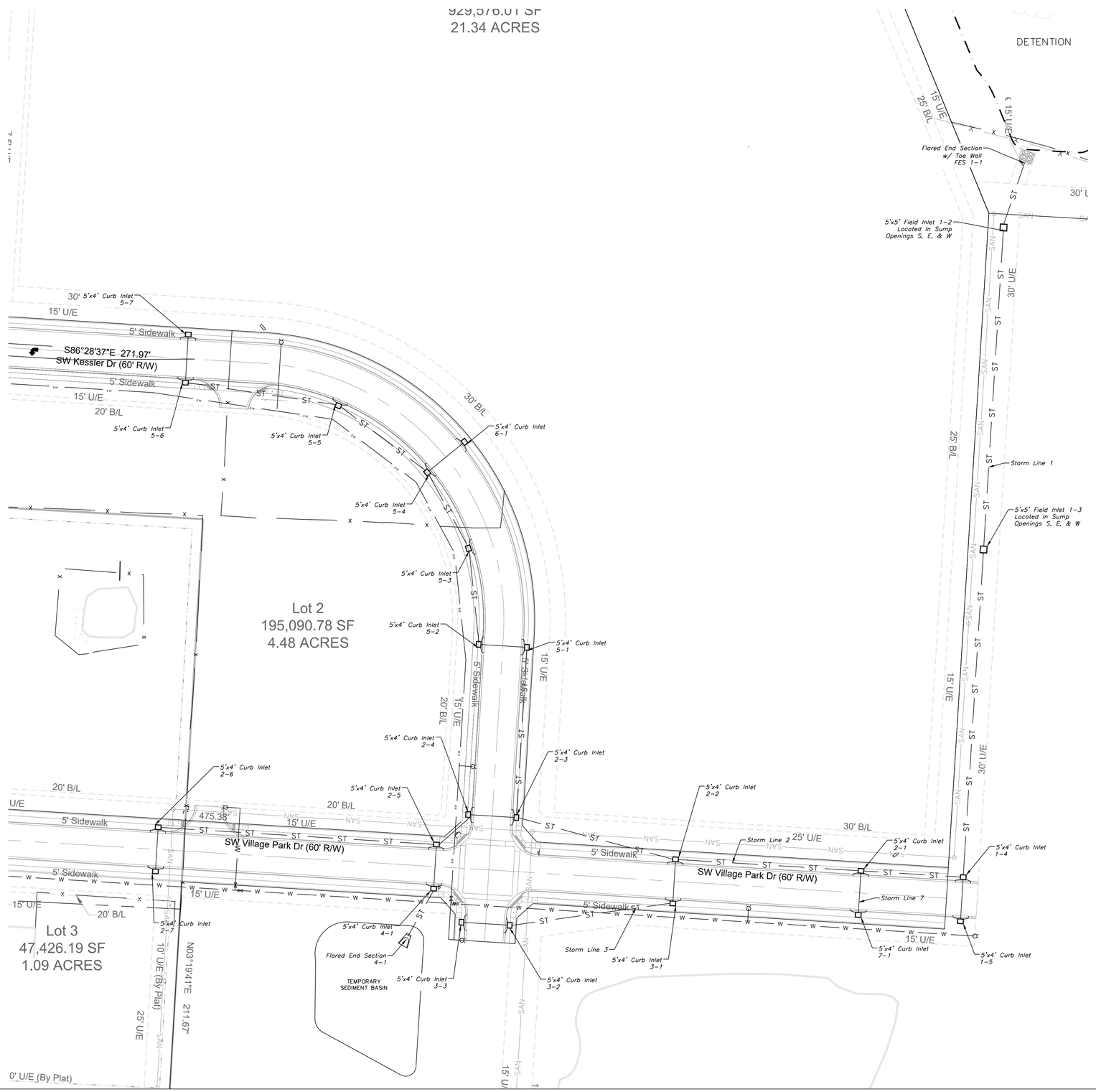
Project:
View High Project

Issue Date:
November 22, 2019

Village At View High
Lee's Summit, Jackson County, Missouri

Professional Registration
Missouri
Engineering 2005002708-D
Surveying 2005027190-D
Kansas
Engineering E-1300
Surveying LS-218
Oklahoma
Engineering 23226
Nebraska
Engineering CA-0401

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



North

0 25' 50' 100'

STORM SEWER GENERAL LAYOUT

SCALE: 1" = 50'

Accepted
Record Drawings

These plans have been reviewed for accuracy and are accepted for basic conformance to the approved construction drawings.

"AS-BUILT"

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

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

Village At View High
Lee's Summit, Jackson County, Missouri

Project: View High Project
Issue Date: November 22, 2019

Storm Sewer General Layout
Construction Plans for:
Village at View High
Lee's Summit, Jackson County, Missouri

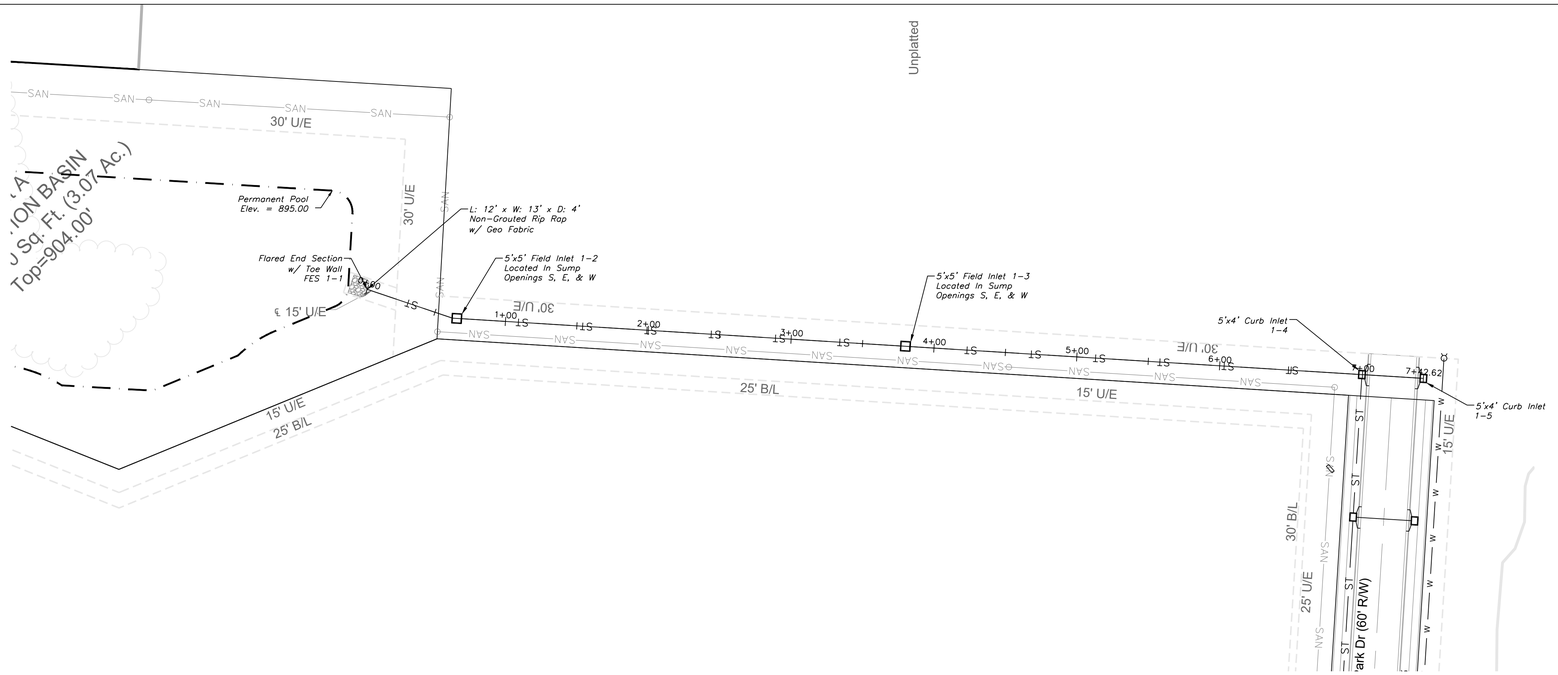
STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER
PE-2006019708
NOV 14, 2019
PROFESSIONAL ENGINEER

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

REVISIONS

11/22/19 As-Built
8/2/2021 As-Built

C.300

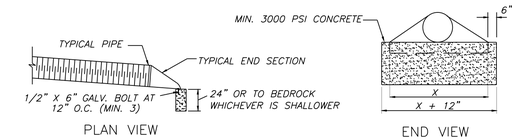


North

0 25' 50' 100'

STORM SEWER PLAN & PROFILE

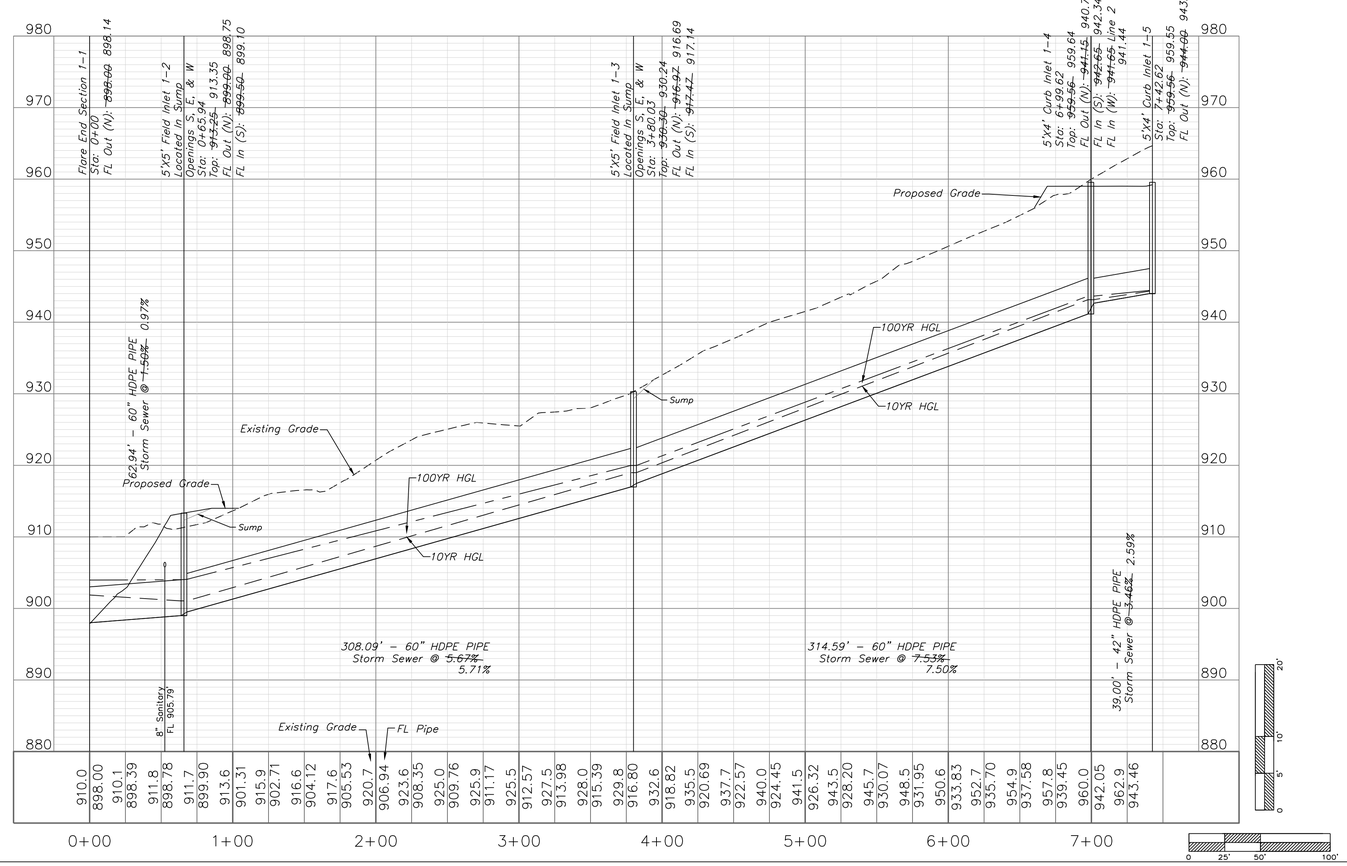
SCALE: 1" = 50'



TYPICAL TOEWALL DETAIL

N.T.S.

STORM 1



Field End Section #	1-1	
D_{50} =	0.2*D((Q/SQRT((g*(D^(2.5)^(4/3)))))*(D/Tw)	
Q =	189.68 cfs	D_{50} = riprap size, m(ft)
D =	5 ft	Q = design discharg, m^3/s (ft^3/s)
Tw =	5 ft	D = culvert diameter (circular), m(ft)
g =	32.2 ft/s^2	Tw = tailwater depth, m(ft)
		g = acceleration due to gravity, 9.81 m/s^2 (32.2 ft/s^2)
D_{50} =	7.37 ft	
or		
D_{50} =	(0.692/(S-1))*((V^2)/(2g))	
V=	9.56 fps	S = Riprap Specific Gravity
S=	1.6	D50 = Median Rock Size (ft)
D_{50} =	1.64 ft	V = Velocity at the exit of the dissipater, (ft/s)

Apron Length =	7*D_{50}	11.46 ft	use	12.00 ft
Apron Depth =	2*D_{50}	3.27 ft	use	4.00 ft
Apron Width =	3*D50+(2/3)*L	12.55 ft	use	13.00 ft

Accepted
Record Drawings

These plans have been reviewed for accuracy and are accepted for basic conformance to the approved construction drawings.

"AS-BUILT"

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

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

Village At View High
Lee's Summit, Jackson County, Missouri

Project: View High Project

Issue Date: November 22, 2019

Storm Sewer Plan and Profile
Construction Plans for:
Village at View High
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

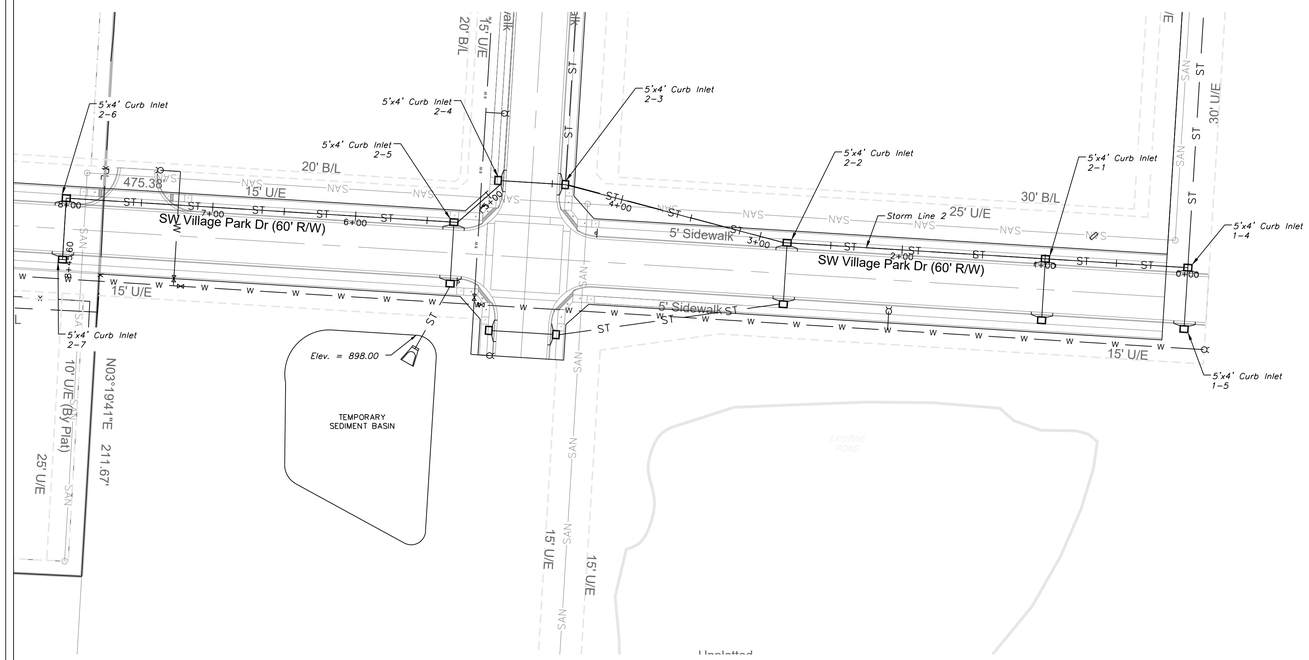
REVISIONS

11/22/19 As-Built
8/2/2021 As-Built

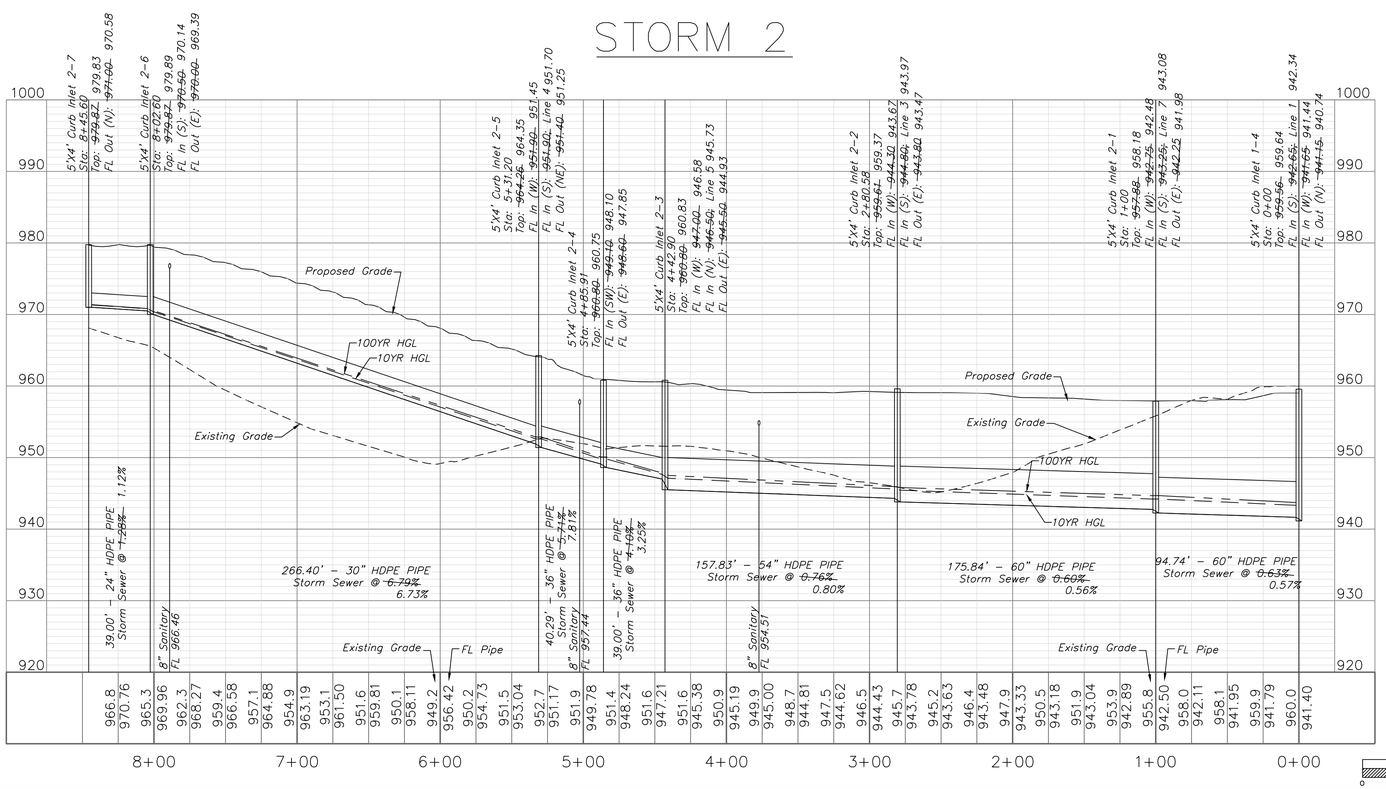
C.301

STORM SEWER PLAN & PROFILE

SCALE: 1" = 50'

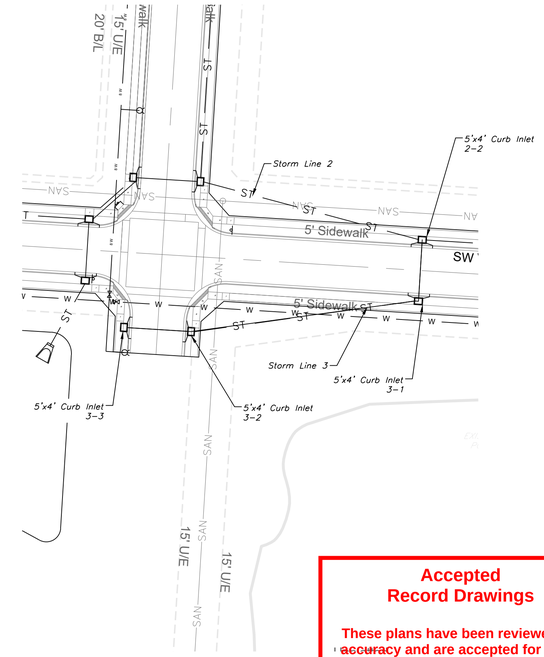


STORM 2

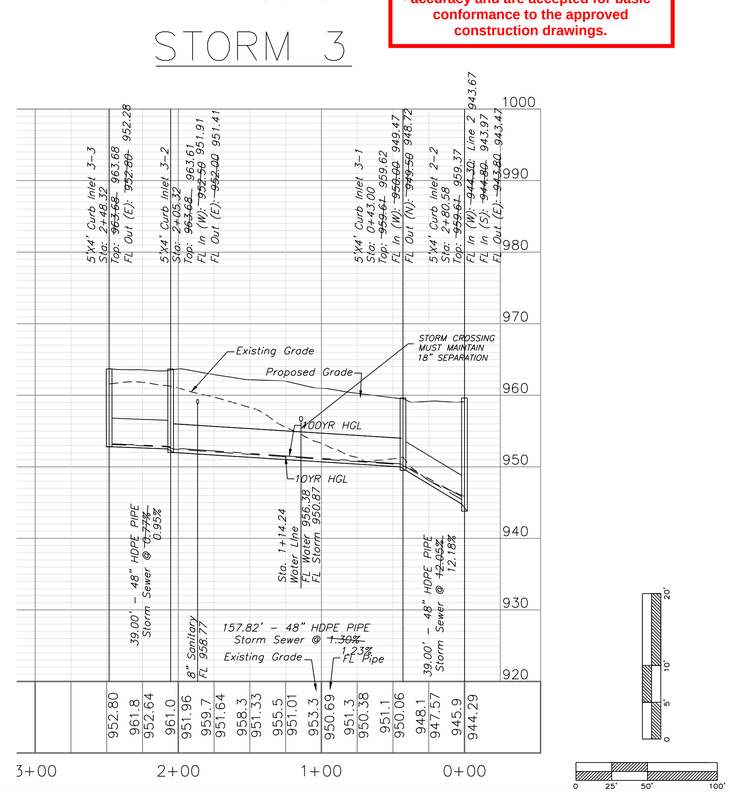


STORM SEWER PLAN & PROFILE

SCALE: 1" = 50'



STORM 3



"AS-BUILT"

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

Accepted
Record Drawings

These plans have been reviewed for accuracy and are accepted for basic conformance to the approved construction drawings.

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

Village At View High
Lee's Summit, Jackson County, Missouri

Project: View High Project
Issue Date: November 22, 2019

Storm Sewer Plan and Profile
Construction Plans for:
Village at View High
Lee's Summit, Jackson County, Missouri

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

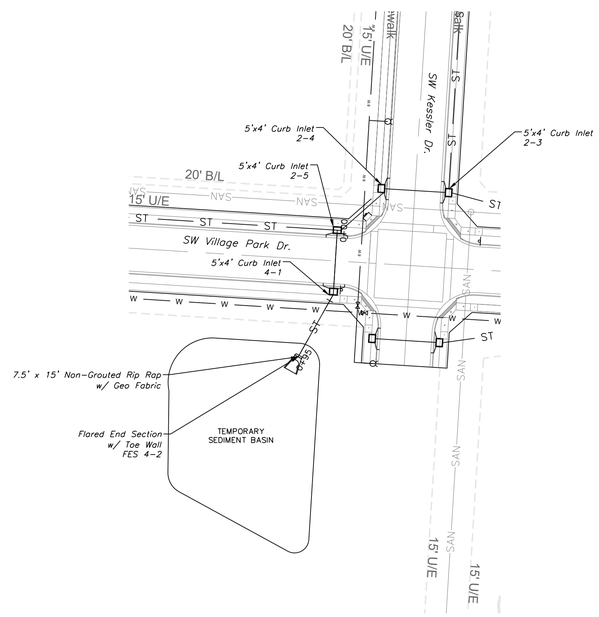
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS
11/22/19 As-Built
8/2/2021 As-Built

C.302

STORM SEWER PLAN & PROFILE

SCALE: 1" = 50'

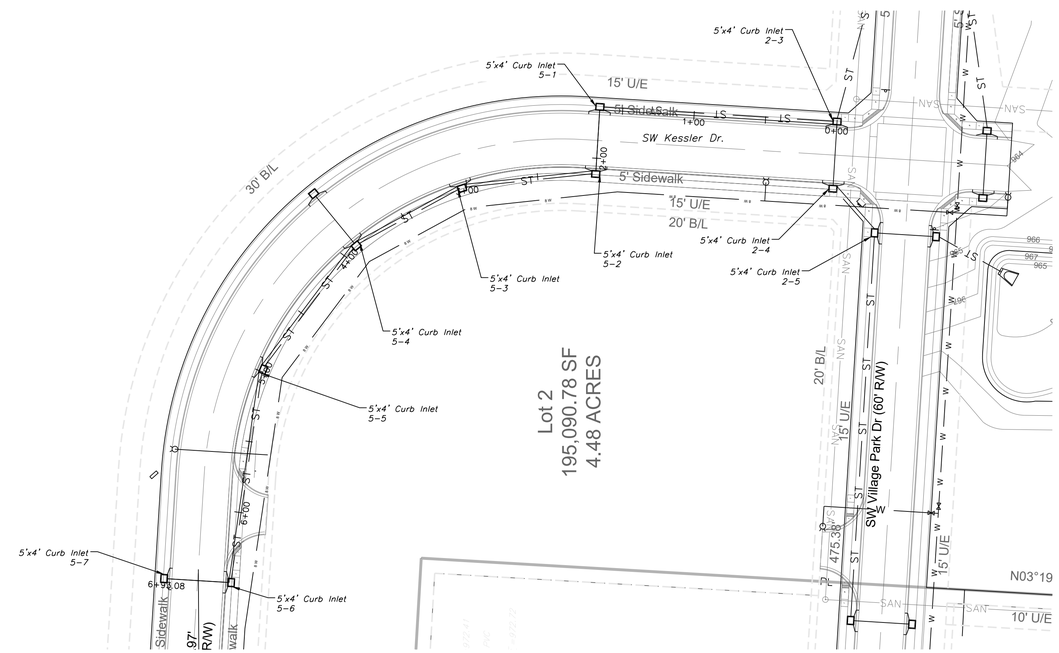


"AS-BUILT"

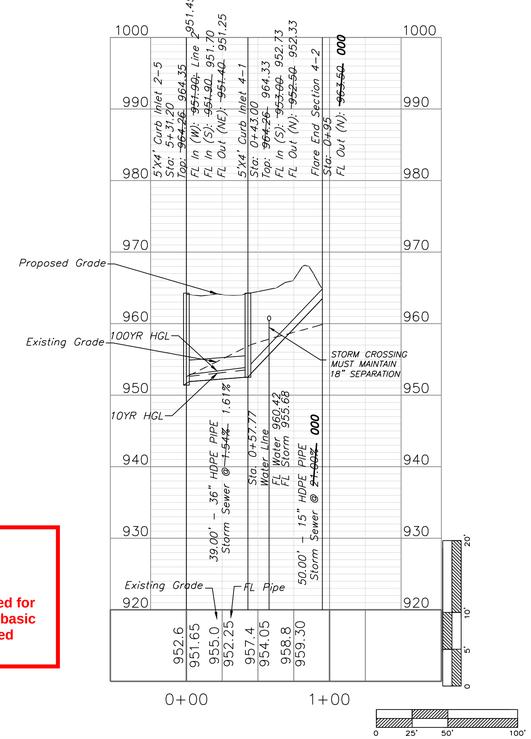
900.10
~~900.00~~ Indicates data replaced with "As-Built" information. All other data is as designed and has not been field verified.

STORM SEWER PLAN & PROFILE

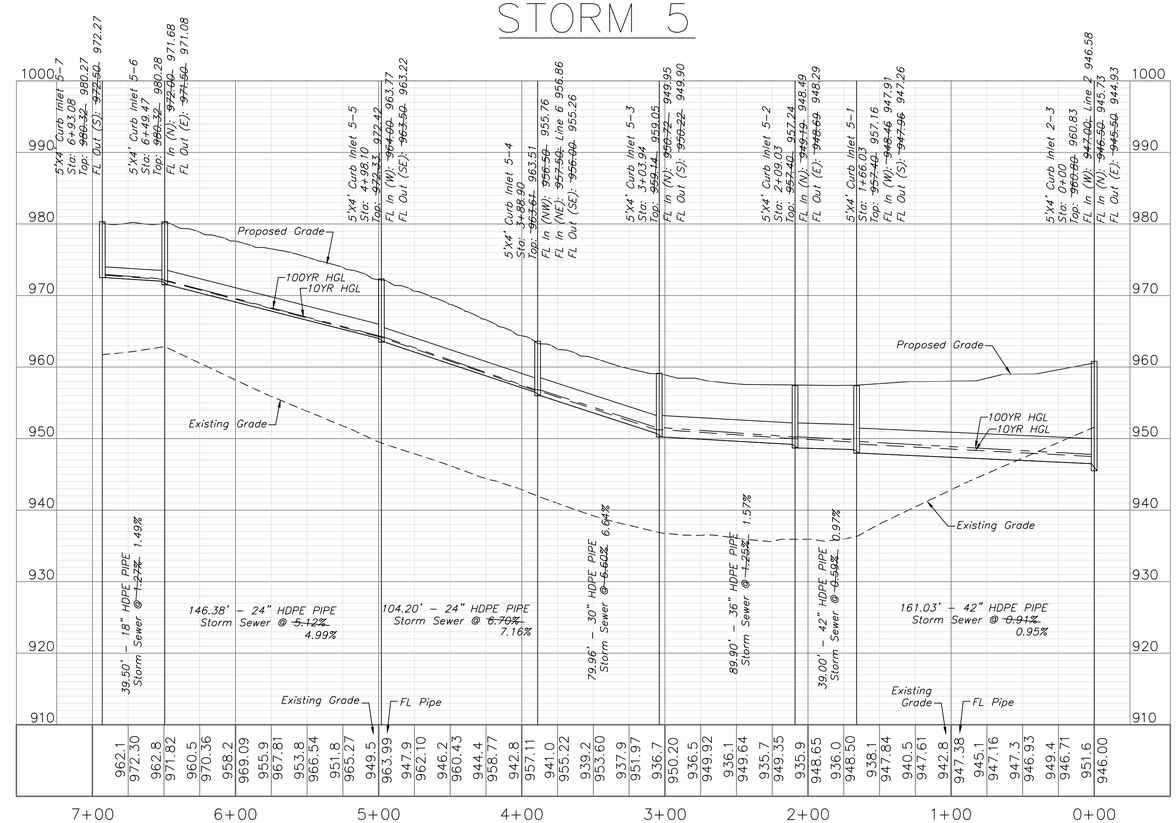
SCALE: 1" = 50'



STORM 4



STORM 5



Accepted
Record Drawings

These plans have been reviewed for accuracy and are accepted for basic conformance to the approved construction drawings.

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

Village At View High
Lee's Summit, Jackson County, Missouri

Project: View High Project
Issue Date: November 22, 2019

Storm Sewer Plan and Profile
Construction Plans for:
Village at View High
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

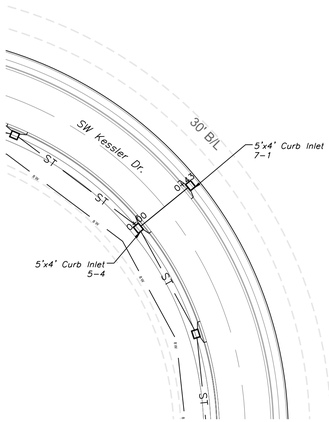
REVISIONS
11/22/19 As-Built
8/2/2021 As-Built

North

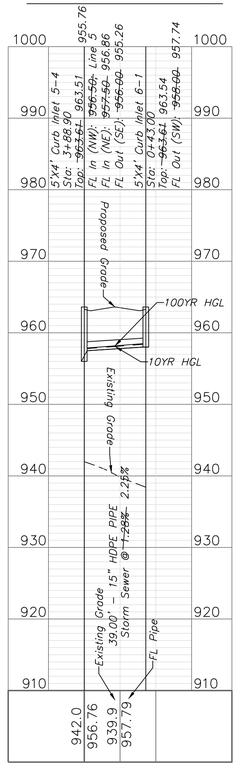
0 25' 50' 100'

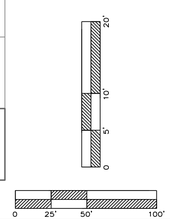
STORM SEWER PLAN & PROFILE

SCALE: 1" = 50'



STORM 6



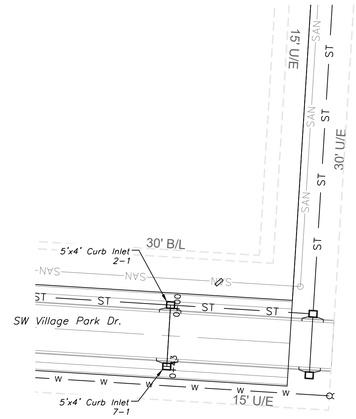


North

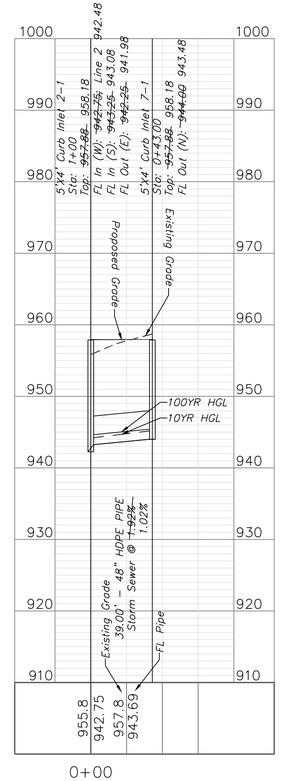
0 25' 50' 100'

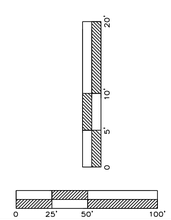
STORM SEWER PLAN & PROFILE

SCALE: 1" = 50'



STORM 7





Accepted
Record Drawings

These plans have been reviewed for accuracy and are accepted for basic conformance to the approved construction drawings.

"AS-BUILT"

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

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 2005032186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Village At View High
Lee's Summit, Jackson County, Missouri

Project: View High Project
Issue Date: November 22, 2019

Storm Sewer Plan and Profile
Construction Plans for:
Village at View High
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

REVISIONS

11/22/19 As-Built

8/2/2021 As-Built

C.304