COBEY CREEK - 2ND PLAT

STREET, STORM SEWER, AND EROSION CONTROL PLANS

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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

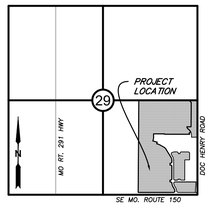
RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

06/30/2023

Gene Williams

Digitally signed by Gene Williams
DN: cn=Gene Williams, o=Development, OU=LS Users, email=GENE.L.WILLIAMS@LEESUMMIT.ORG, c=US
Date: 2023.06.30 12:09:56 -05'00'

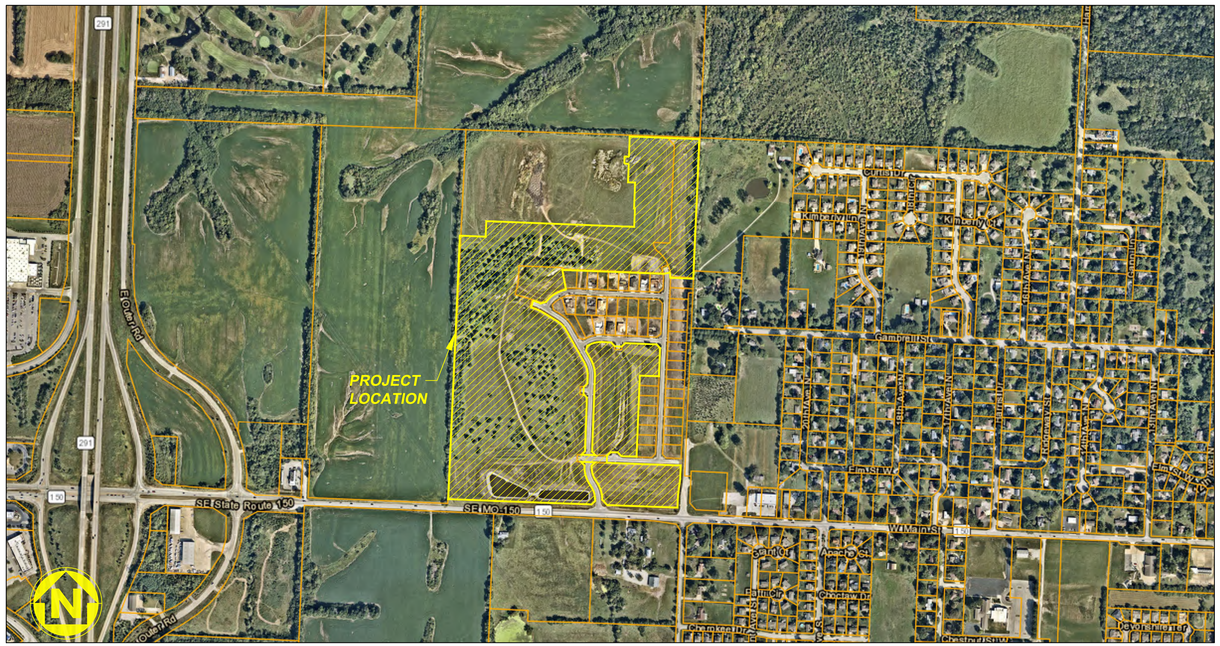


VICINITY MAP

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

DATE: 8/30/2022

TOTAL LOTS: 123



WATERSHED: BIG CREEK

DISTURBED AREA: 73.3 AC

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.

811 Know what's below. Call before you dig.

MISSOURI ONE CALL SYSTEM, INC. 1-800-344-7483 DIGGERS HOTLINE DIG SAFE 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 HAMBLEN 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

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:

1. CONTRACTOR SHALL SATISFY THEMSELVES AS TO THE EXISTING CONDITIONS OF THE SITE AND HAVE ALL UTILITIES MARKED PRIOR TO COMMENCING CONSTRUCTION.
2. 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.
3. 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.
4. THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.

PROJECT SPECIFICATIONS:

THE SPECIFICATIONS FOR THIS PROJECT SHALL BE THE FOLLOWING:

1. 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 — 8/30/2022

GARRETT CATES, P.E. — DATE
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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C052 – TYPICAL ROADWAY SECTIONS (2)
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C101 – GENERAL LAYOUT & PHASING PLAN
C102 – SITE PLAN – SOUTH
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PL2022092
PRSUBD20224566

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EMPLOYEE OWNED
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A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION – LC 62

DRAWING INFO.

DRAWN BY:	GC
CHECK BY:	PJ
LICENSE NO.	PE-2021025089
DATE:	03/14/2022
ISSUED FOR:	FOR REVIEW
JOB NUMBER:	21KC10060

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	8/30/22

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

COVER SHEET

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

STATE OF MISSOURI
GARRETT R. CATES
NUMBER PE-2021025089
08/30/22
PROFESSIONAL ENGINEER

SHEET NUMBER
CVR
1 OF 88

Aug 31, 2022 - 9:53am Plotted By: gcate G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10060 - SHTS - COVER.dwg Layout: COVER SHEET

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.

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

06/30/2023

ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
941 W 141ST TERR, STE A • KANSAS CITY, MO 64145 • PHONE (816) 777-0400
A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION - LC 62

DRAWING INFO.

DRAWN BY:	GC
CHECK BY:	PJ
LICENSE NO.	PE-2021025089
DATE:	03/14/2022
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JOB NUMBER:	21KC10060

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	8/30/22

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

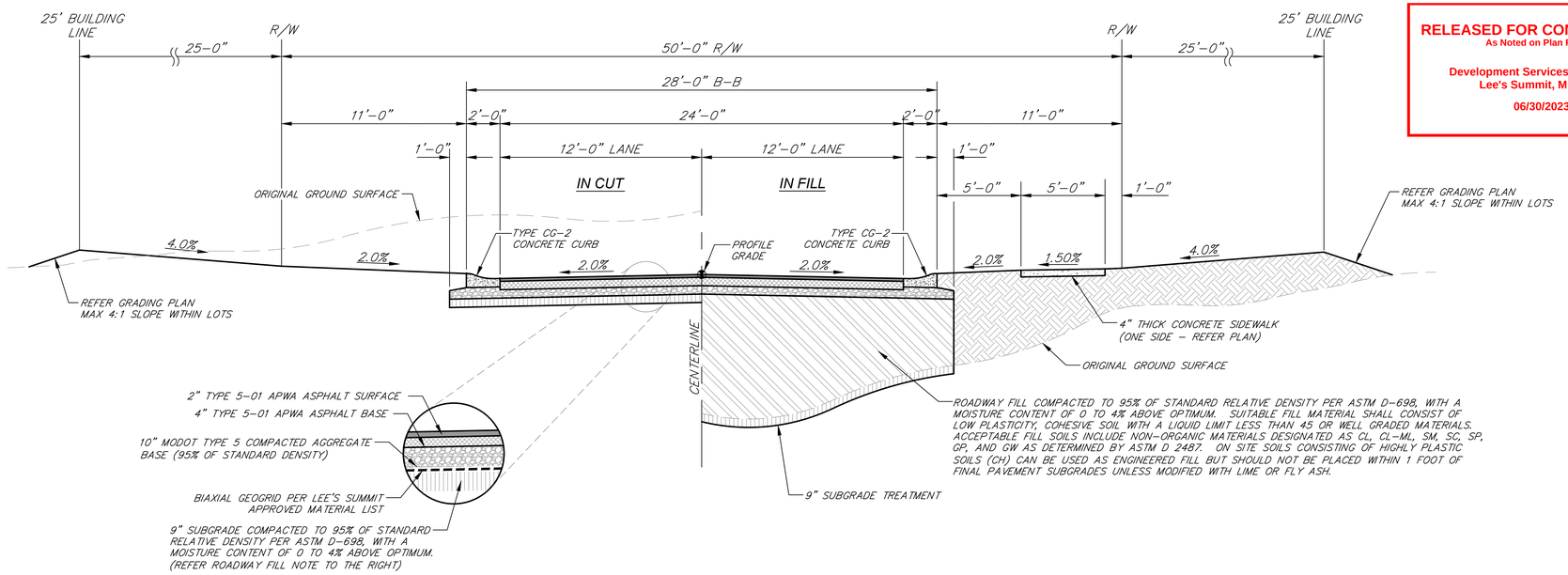
GENERAL NOTES

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

STATE OF MISSOURI
GARRETT R. CATES
NUMBER PE-2021025089
PROFESSIONAL ENGINEER
08/30/22

SHEET NUMBER
C050
2 OF 88

Aug 31, 2022 - 9:53am Plotted By: gcate G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10060 - SHTS - GENERAL NOTES.dwg Layout: GENERAL NOTES



TYPICAL 28' RESIDENTIAL LOCAL/ACCESS ROADWAY SECTION

(LOOKING UP STATION)
NOT TO SCALE

CATES WAY:
STA:330+39.00 - 331+26.00

CARTER ROAD:
STA:300+35.46 - 301+26.00

INDIGO STREET:
STA:230+39.20 - 234+67.99
STA:235+45.99 - 236+64.45
STA:238+13.40 - 239+23.64

AVITAL STREET:
STA:250+39.20 - 255+92.80
STA:256+64.27 - 260+90.39

GREENWAY STREET:
STA:180+41.89 -187+73.59

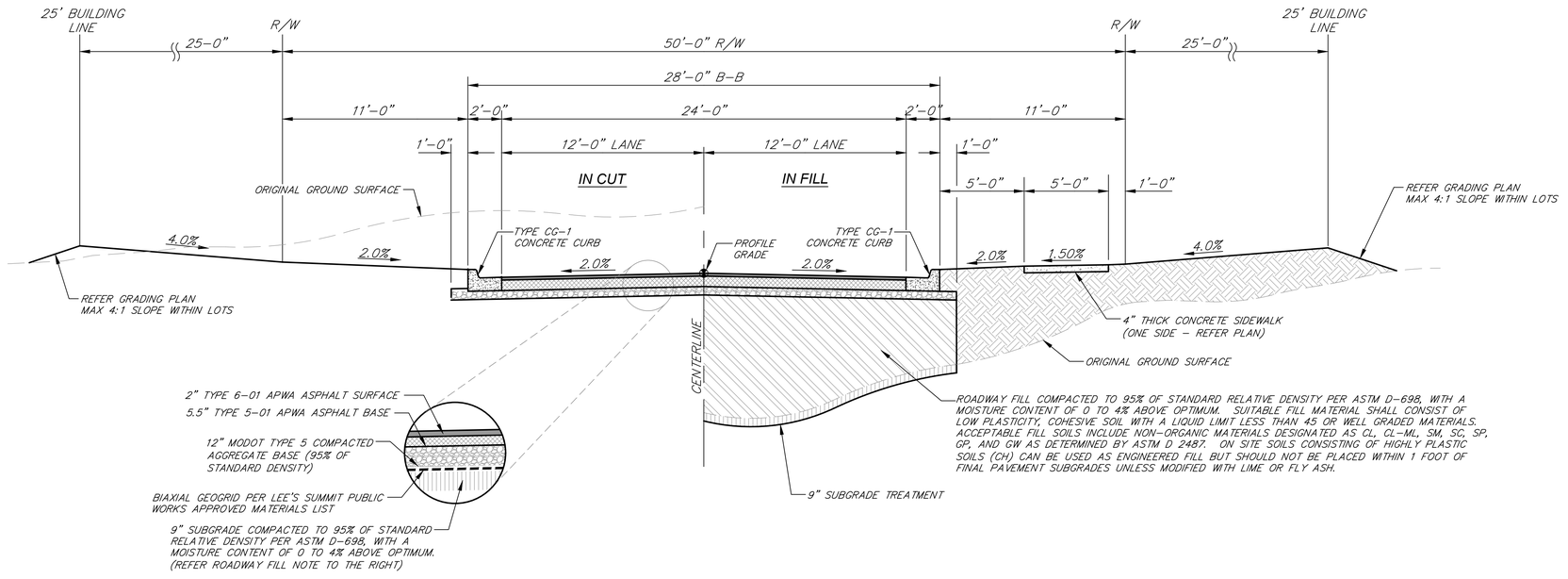
CORBIN DRIVE:
STA:193+50.54 - 194+80.26

AMARA DRIVE:
STA:195+60.72 - 206+49.54

REDSTONE ROAD:
STA:280+52.39 -281+32.99

SUNSET RIDGE:
STA:116+10.14 - 118+91.74
STA:119+64.74 - 119+76.14

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



TYPICAL 28' RESIDENTIAL COLLECTOR ROADWAY SECTION

(LOOKING UP STATION)
NOT TO SCALE

GILLETTE STREET:
STA:192+47.02 - 193+04.78
STA:193+82.72 - 197+96.85

COBEY CREEK DRIVE:
STA:166+68.64 - 170+07.19
STA:170+85.39 - 171+95.78

SUNSET RIDGE:
STA:102+55.01 - 107+17.17
STA:107+39.48 - 109+45.40
STA:110+23.40 - 115+28.73
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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Development Services Department
Lee's Summit, Missouri

06/30/2023

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DATE:	03/14/2022
ISSUED FOR:	FOR REVIEW
JOB NUMBER:	21KC10060

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	8/30/22

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

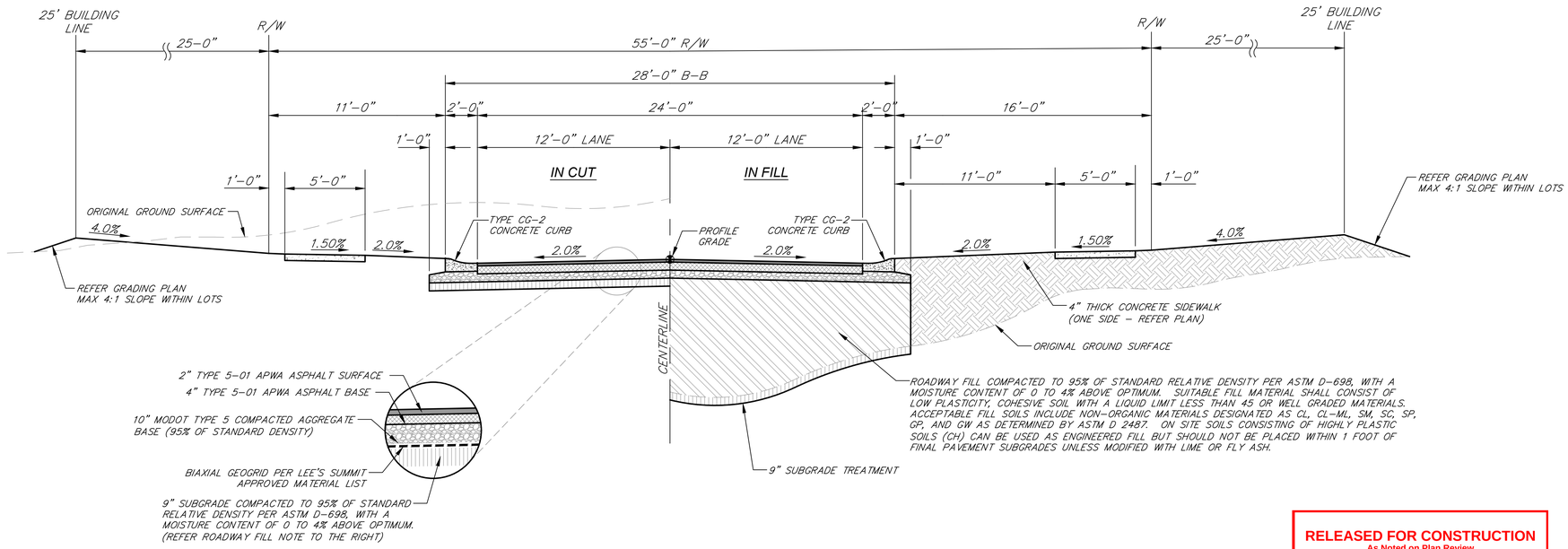
TYPICAL ROADWAY SECTIONS

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

STATE OF MISSOURI
GARRETT R. CATES
NUMBER
PE-2021025089
PROFESSIONAL ENGINEER
08/30/22

SHEET NUMBER
C051
3 OF 88

Aug 31, 2022 - 9:53am Plotted By: gcate G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10060 - SHTS - TYPICAL SECTION.dwg Layout: TYPICAL ROADWAY SECTIONS



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

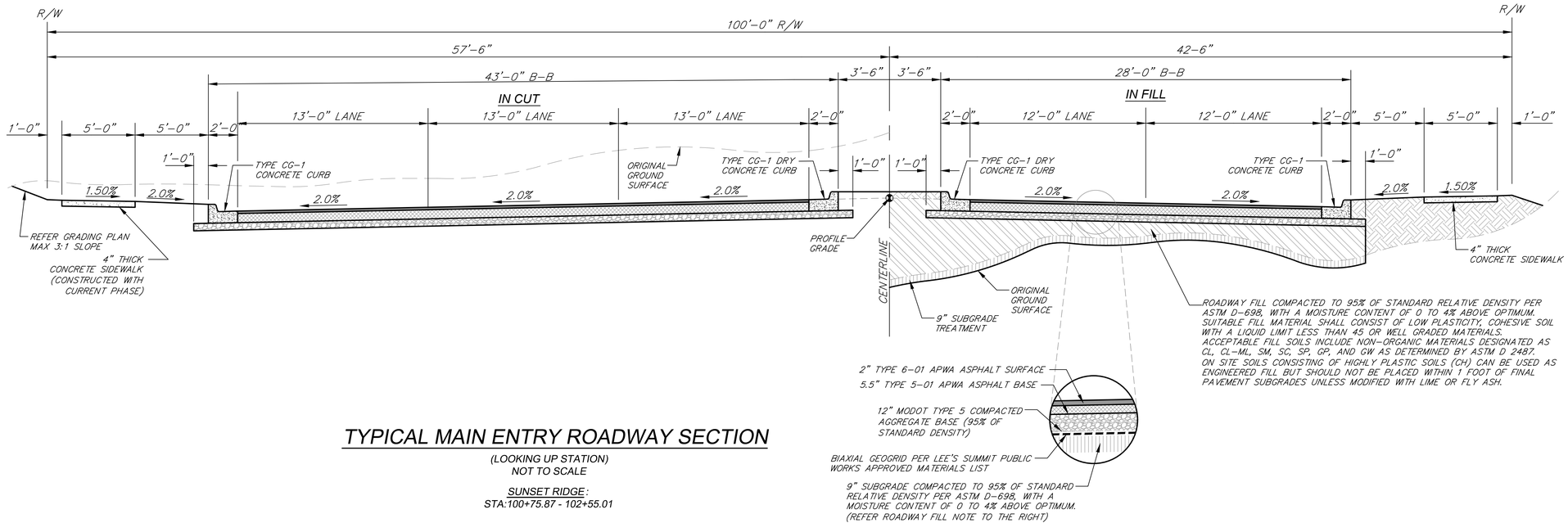
(LOOKING UP STATION)
NOT TO SCALE

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

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Lee's Summit, Missouri

06/30/2023



TYPICAL MAIN ENTRY ROADWAY SECTION

(LOOKING UP STATION)
NOT TO SCALE

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

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

TYPICAL ROADWAY SECTIONS (2)

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

STATE OF MISSOURI
GARRETT R. GATES
NUMBER
PE-2021025089
PROFESSIONAL ENGINEER
08/30/22

SHEET NUMBER
C052
4 OF 88

Aug 31, 2022 - 9:53am Plotted By: gcate G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10060 - SHTS - TYPICAL SECTION.dwg Layout: TYPICAL ROADWAY SECTIONS (2)

Aug 31, 2022 - 9:54am Plotted By: gcote G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10060 - SHTS - 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

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

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

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Development Services Department
Lee's Summit, Missouri

06/30/2023

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 PAVING) 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 (IE. 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 CONTRACTORS 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 REIMBURSED BY THE OWNER FOR ALL FEES AND CHARGES.
12. REMOVAL OF STRUCTURES SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS.

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JOB NUMBER:	21KC10060

REVISIONS

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2.	REVISED PER CITY COMMENT	GC	7/22/22
3.	REVISED PER CITY COMMENT	CA	8/30/22

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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

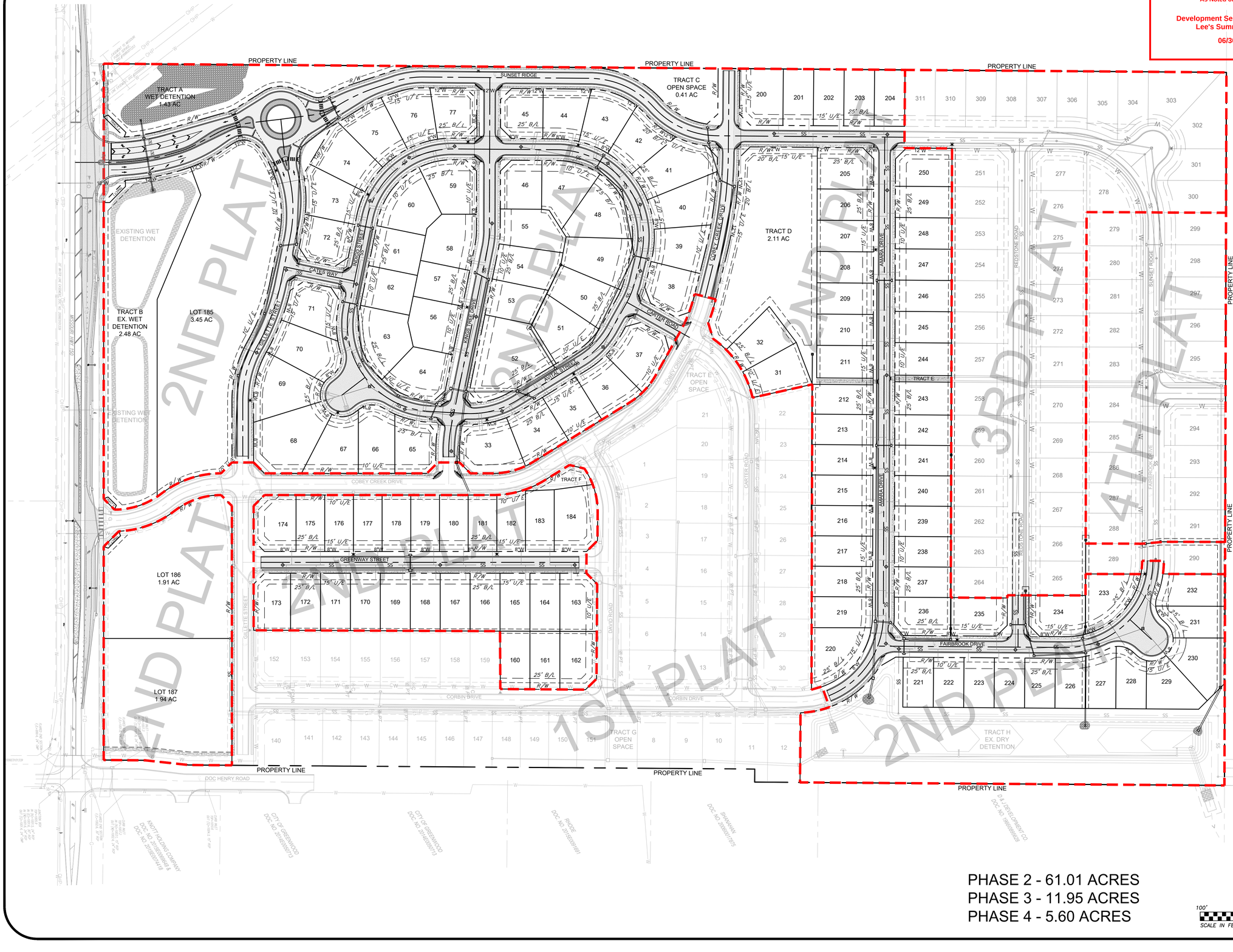
STATE OF MISSOURI
GARRETT R. GATES
NUMBER
PE-2021025089
PROFESSIONAL ENGINEER
08/30/22

SHEET NUMBER
C100
5 OF 88

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Development Services Department
Lee's Summit, Missouri

06/30/2023



PHASE 2 - 61.01 ACRES
PHASE 3 - 11.95 ACRES
PHASE 4 - 5.60 ACRES

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

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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. CATES
NUMBER
PE-2021025089
PROFESSIONAL ENGINEER
08/30/22

SHEET NUMBER
C101
6 OF 88

Aug 31, 2022 – 9:55am Plotted By: gcate G:\Shared drives\KC10 – Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03–DWG\Sheet\STREET STORM EROSION\21KC10060 – SHTS – GENERAL LAYOUT.dwg Layout: GENERAL LAYOUT & PHASING PLAN

Aug 31, 2022 – 9:55am Plotted By: gcote G:\Shared drives\KC10 – Land Development\Projects\2021\21KC10060 Coby Creek Residential\01 CIVIL\03–DWG\Sheet\STREET STORM EROSION\21KC10060 – SHTS – SITE PLAN.dwg Layout: SITE PLAN – SOUTH

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 PVMT.
- PROP. COLLECTOR PVMT.
- PROP. SIDEWALK CONSTRUCTED WITH PUBLIC IMPROVEMENTS
- PROP. SIDEWALK CONSTRUCTED WITH HOMEBUILDER
- 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 PROP. WET DETENTION BASIN. RE: SHEET C503.
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: SHEET C212
09 PROP. ROUNDABOUT. RE: SHEET C302
10 PROP. HWY–150 WIDENING. RE: SEPARATE PLANS.
11 CONNECT TO EXISTING / MATCH EXISTING.

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As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

06/30/2023

PHASE 1

LOT 185
3.45 AC

TRACT A
WET DETENTION
1.43 AC

TRACT B
EX. WET
DETENTION
2.48 AC

EXISTING WET DETENTION

EXISTING WET DETENTION

LOT 186
1.91 AC

LOT 187
1.94 AC

TRACT F

SUNSET RIDGE

KINGS TREE DRIVE

INDIGO STREET

GILLETTE STREET

ARTAS STREET

GREENWAY STREET

DAVID ROAD

CORBIN DRIVE

DOC HENRY ROAD

COBEY CREEK DRIVE

GATES WAY

PROPERTY LINE

PROPERTY LINE

MISSOURI HWY 150

HORIZONTAL
SCALE IN FEET 60' 0 60' 120'
SCALE: 1" = 60'

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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. CATES
NUMBER PE-2021025089
PROFESSIONAL ENGINEER
08/30/22

SHEET NUMBER
C102
7 OF 88

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 PVMT.
- PROP. COLLECTOR PVMT.
- PROP. SIDEWALK CONSTRUCTED WITH PUBLIC IMPROVEMENTS
- PROP. SIDEWALK CONSTRUCTED WITH HOMEBUILDER
- 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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Development Services Department
Lee's Summit, Missouri

06/30/2023

FUTURE PHASE

PHASE 1

PROPERTY LINE

TRACT A
OPEN SPACE
0.41 AC

TRACT C
OPEN SPACE
0.41 AC

TRACT D
2.11 AC

TRACT E
OPEN SPACE

TRACT H
EX. DRY
DETENTION

AMARA DRIVE

COBEY CREEK DRIVE

CARTER ROAD

FAIRBROOK DRIVE

CORBIN DRIVE

HORIZONTAL
60' 0 60' 120'
SCALE IN FEET
SCALE: 1" = 60'

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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

STATE OF MISSOURI
GARRETT R. CATES
NUMBER
PE-2021025089
PROFESSIONAL ENGINEER
08/30/22

SHEET NUMBER
C103
8 OF 88

Aug 31, 2022 - 9:56am Plotted By: gcote G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10060 - SHTS - SITE PLAN.dwg Layout: SITE PLAN - NORTH

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Lee's Summit, Missouri

06/30/2023

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.

PROPERTY LINE
TRACT A
WET DETENTION
1.43 AC
SUNSET RIDGE
TRACT C
OPEN SPACE
0.41 AC
TRACT D
2.11 AC
EXISTING WET DETENTION
TRACT B
EX. WET DETENTION
2.48 AC
LOT 185
3.46 AC
TILES WAY
CORTER ROAD
ANDREW DRIVE
SESSUM CREEK ROAD
TRACT E
OPEN SPACE
COBEY CREEK DRIVE
TRACT F
GREENWAY STREET
LOT 186
1.91 AC
LOT 187
1.94 AC
CLAUDE STREET
DAVID ROAD
CORBIN DRIVE
TRACT G
OPEN SPACE
TRACT H
EX. DRY
DETENTION
FAIRBROOK DRIVE
DOC HENRY ROAD
PHASE 1

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

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

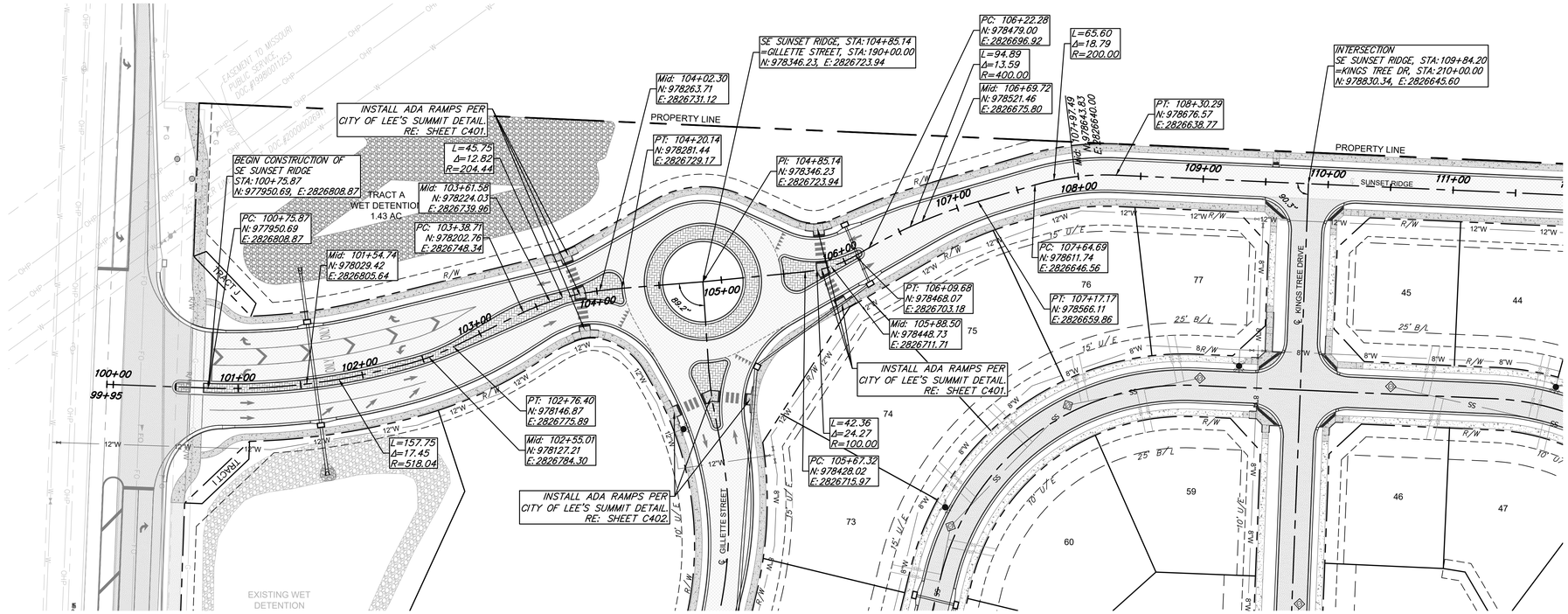
MASTER DRAINAGE & GRADING PLAN

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

STATE OF MISSOURI
GARRETT R. GATES
NUMBER
PE-2021025089
08/30/22
PROFESSIONAL ENGINEER

SHEET NUMBER
C104
9 OF 88

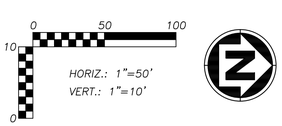
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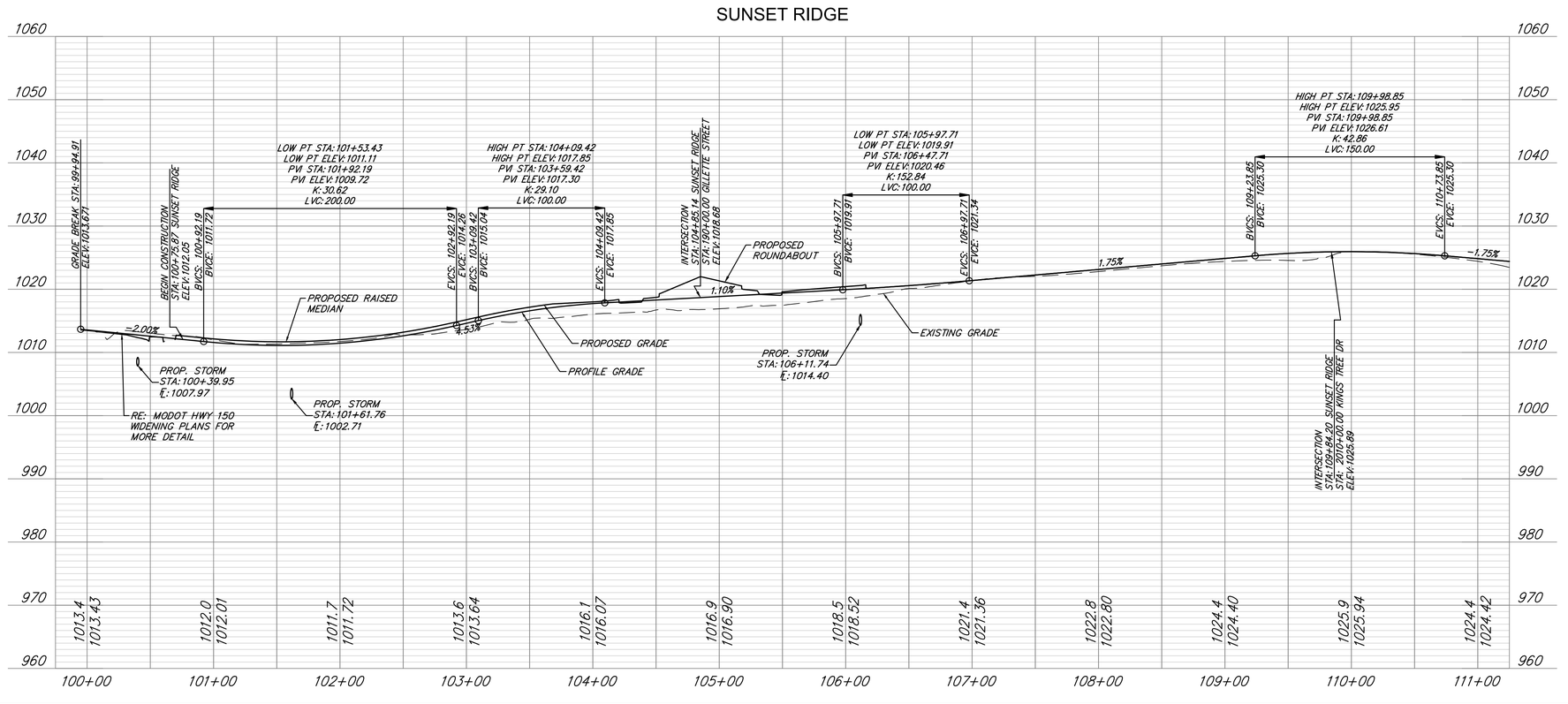


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Development Services Department
Lee's Summit, Missouri

06/30/2023





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
- PROP. RIPRAP
- EXISTING SIDEWALK

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DATE:	03/14/2022
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JOB NUMBER:	21KC10060

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	8/30/22

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

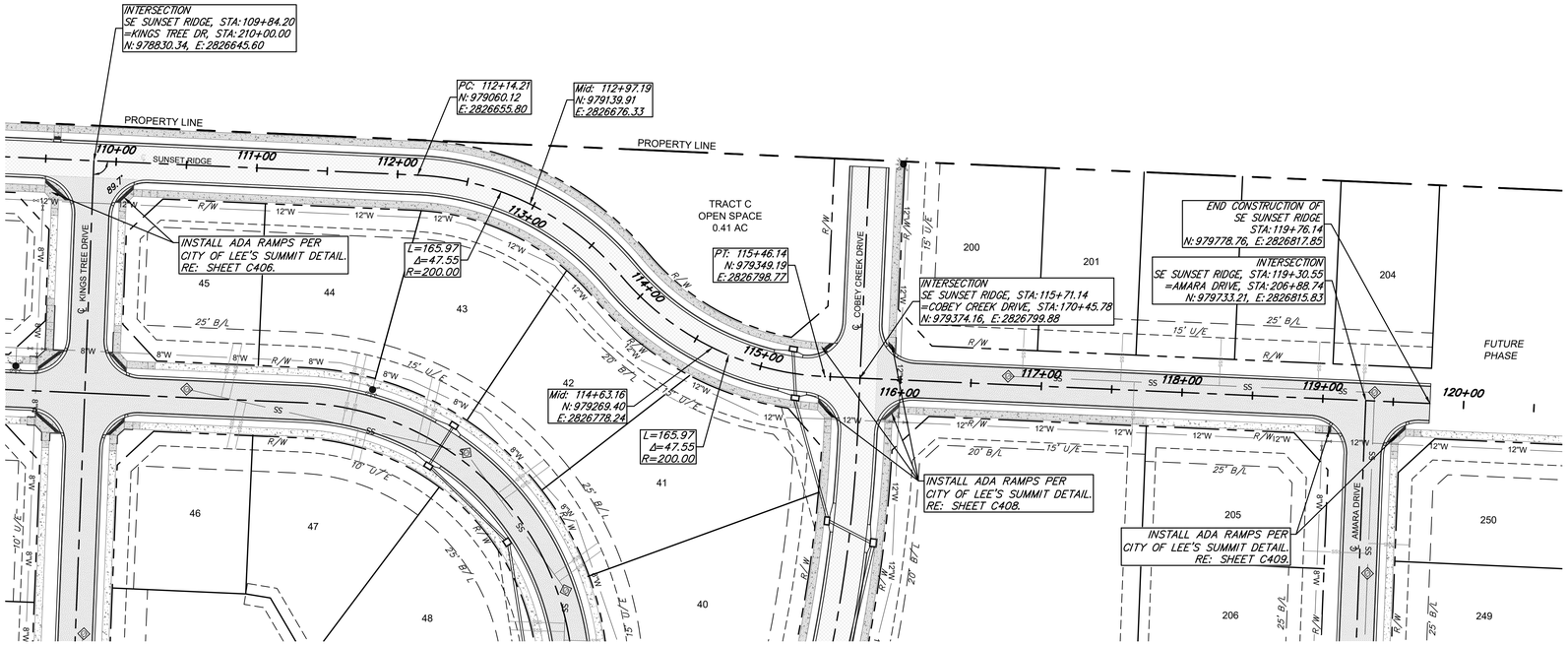
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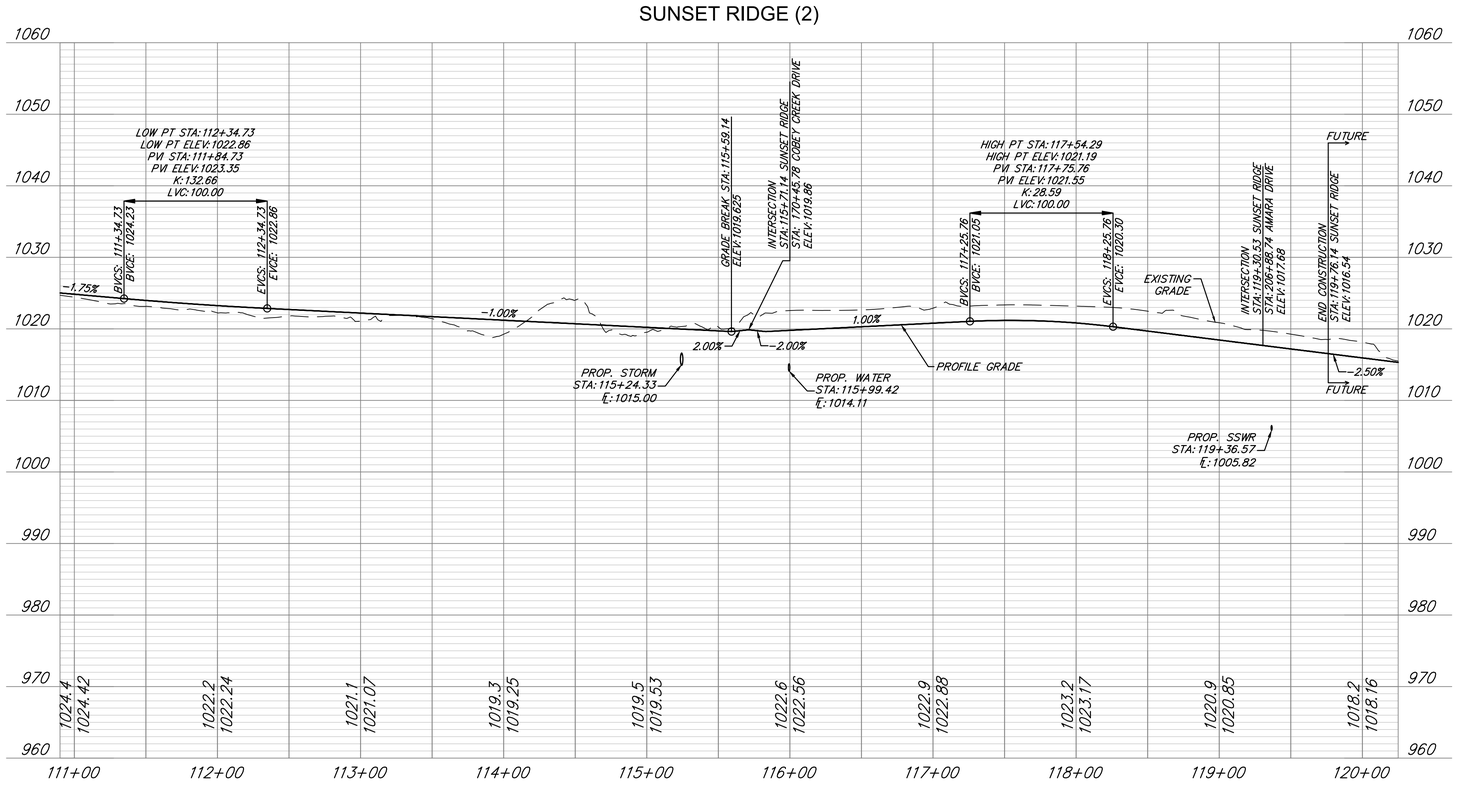
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LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

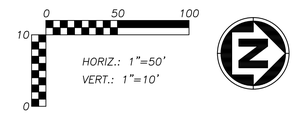
STATE OF MISSOURI
GARRETT R. GATES
NUMBER
PE-2021025089
08/30/22
PROFESSIONAL ENGINEER

SHEET NUMBER
C201
10 OF 88

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Aug 31, 2022 – 9:58am Plotted By: gcote







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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ISSUED FOR:	FOR REVIEW
JOB NUMBER:	21KC10060

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3.	REVISED PER CITY COMMENT	CA	8/30/22

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

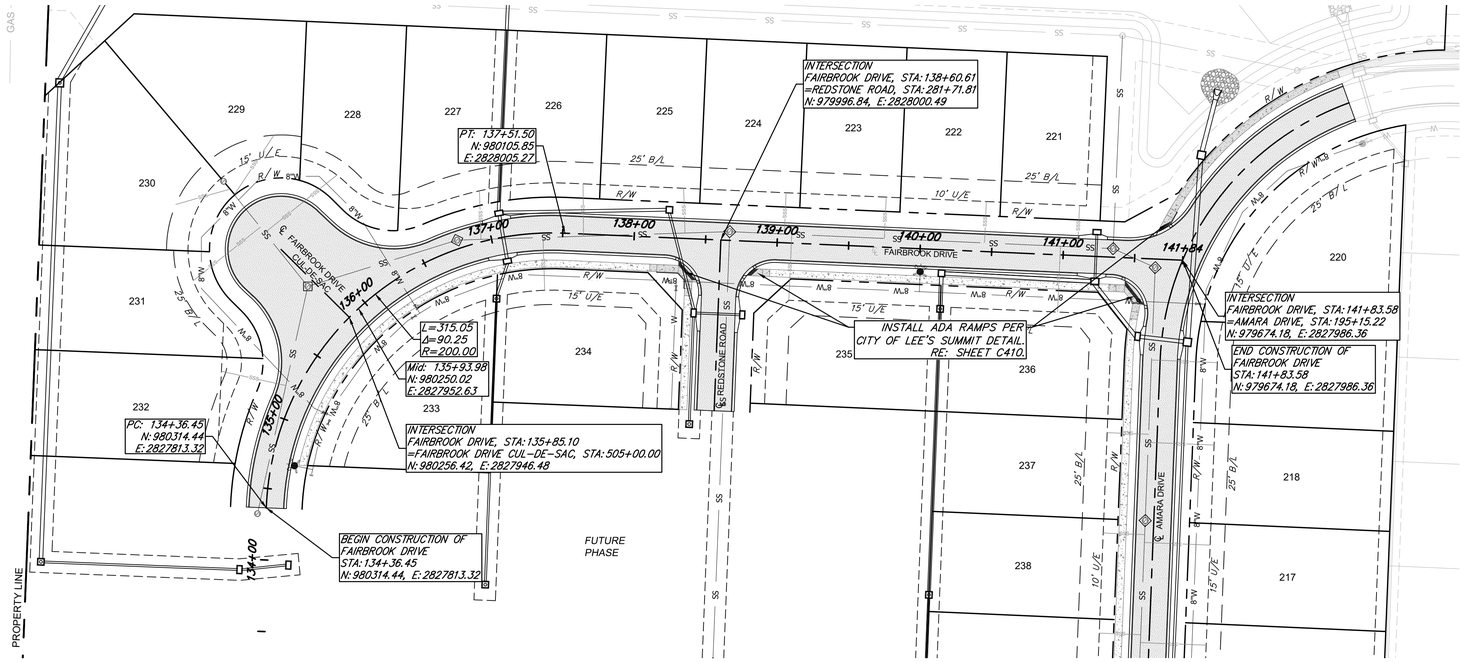
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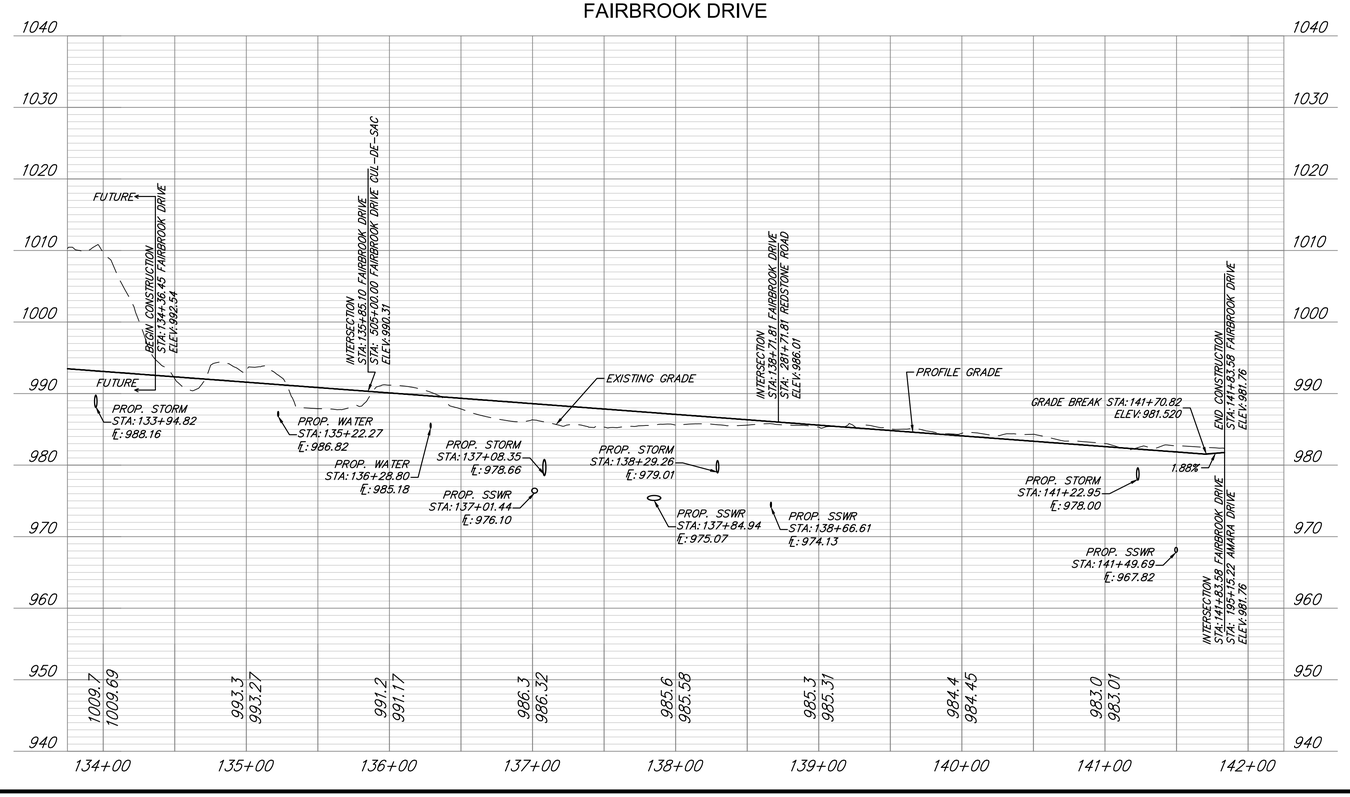
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LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

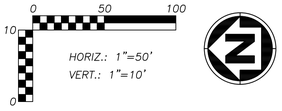
STATE OF MISSOURI
GARRETT R. GATES
NUMBER
PE-2021025089
08/30/22
PROFESSIONAL ENGINEER

SHEET NUMBER
C202
11 OF 88

Aug 31, 2022 - 9:58am Plotted By: gcate G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10060 - SHTS - STREET PLAN & PROFILE.dwg Layout: SUNSET RIDGE PLAN & PROFILE (2)







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.
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JOB NUMBER:	21KC10060

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

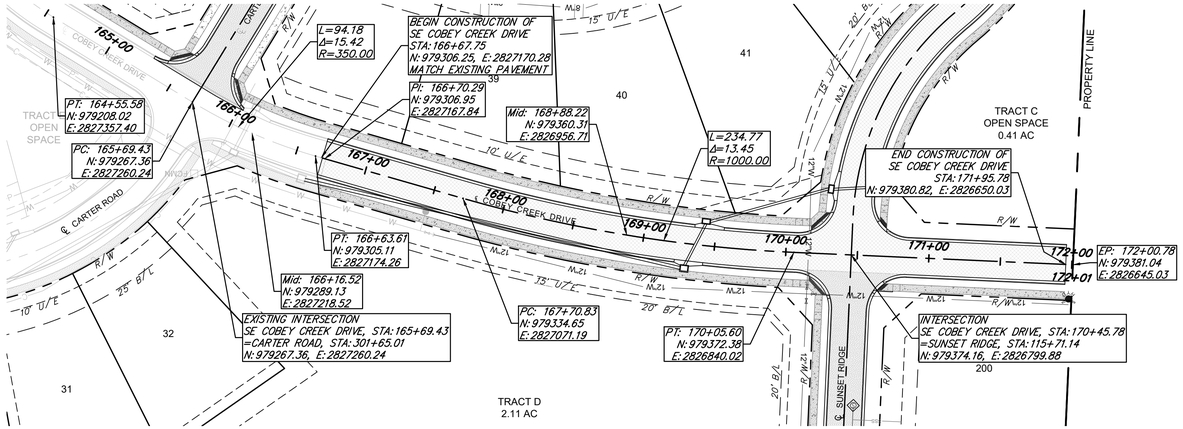
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PLAN & PROFILE

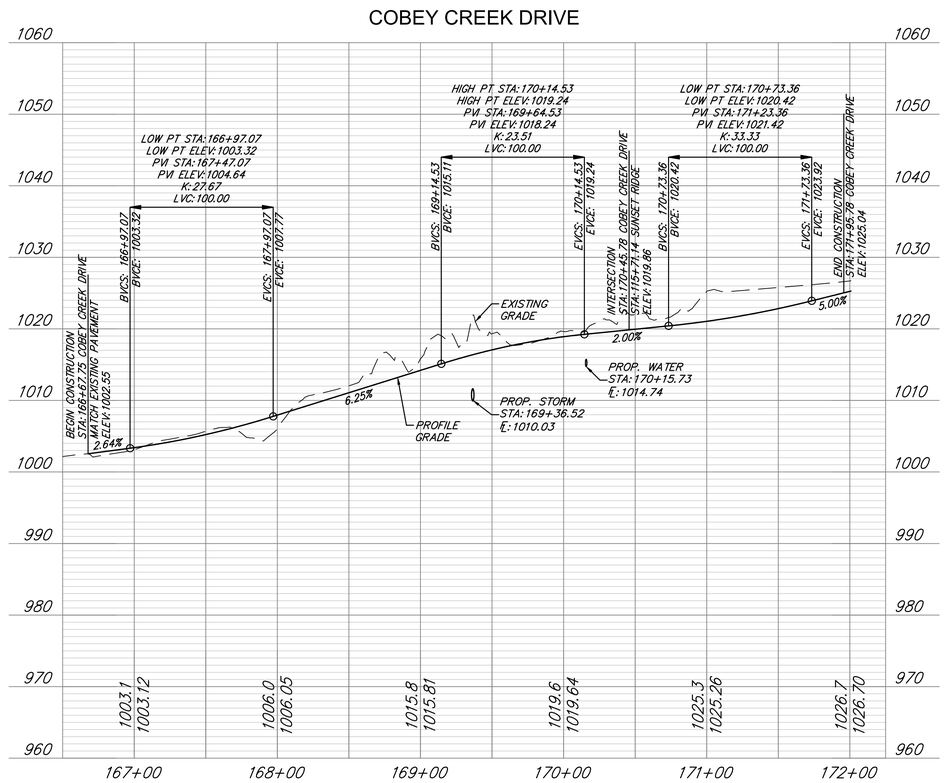
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LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

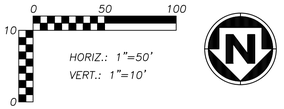
STATE OF MISSOURI
GARRETT R. GATES
NUMBER
PE-2021025089
08/30/22
PROFESSIONAL ENGINEER

SHEET NUMBER
C203
12 OF 88

Aug 31, 2022 - 9:59am Plotted By: gcate G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10060 - SHTS - STREET PLAN & PROFILE.dwg Layout: FAIRBROOK DRIVE PLAN & PROFILE







LEGEND

- PROP. STREET ℄
- PROP. RIGHT-OF-WAY
- PROP. UTILITY EASEMENT
- PROP. BUILDING SETBACK
- PROP. LOT LINE
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- PROP. SSWR
- PROP. SSWR SERVICE
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- PROP. COLLECTOR PVMT.
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- EXISTING SIDEWALK

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3.	REVISED PER CITY COMMENT	CA	8/30/22

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

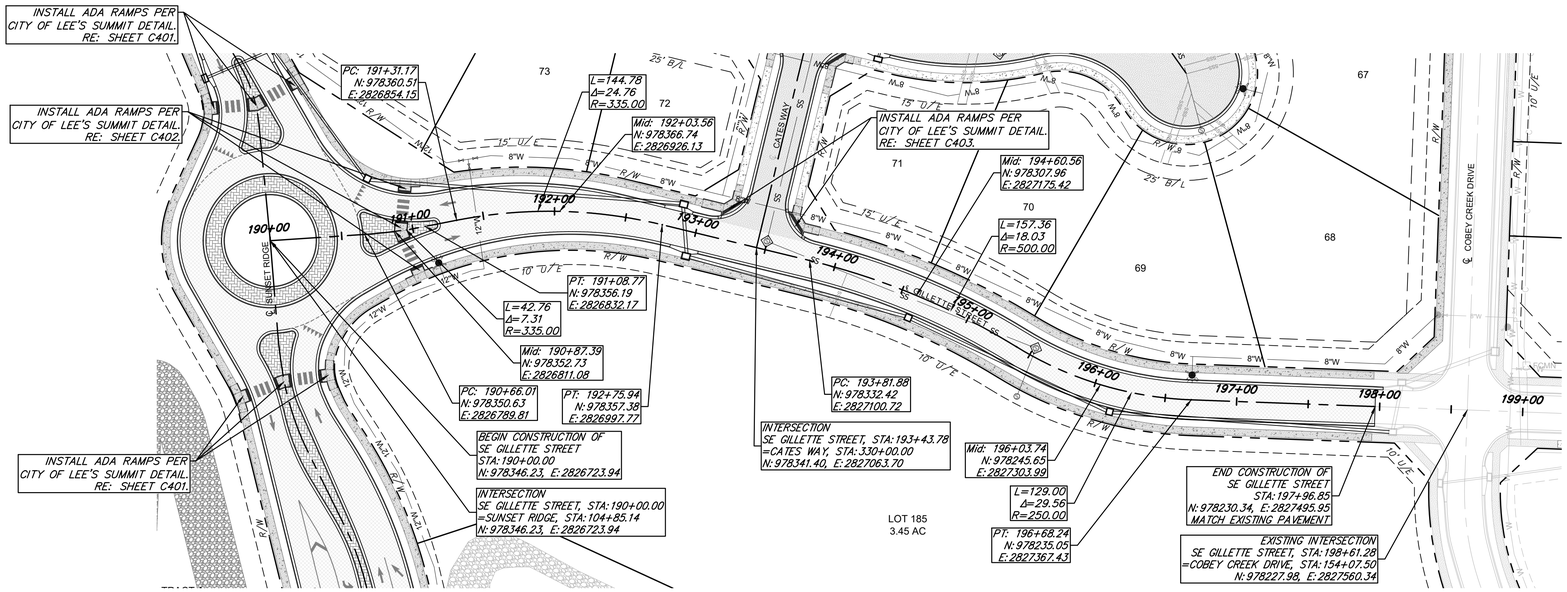
COBEY CREEK DRIVE
PLAN & PROFILE

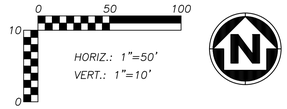
S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
GARRETT R. CATES
NUMBER
PE-2021025089
PROFESSIONAL ENGINEER
08/30/22

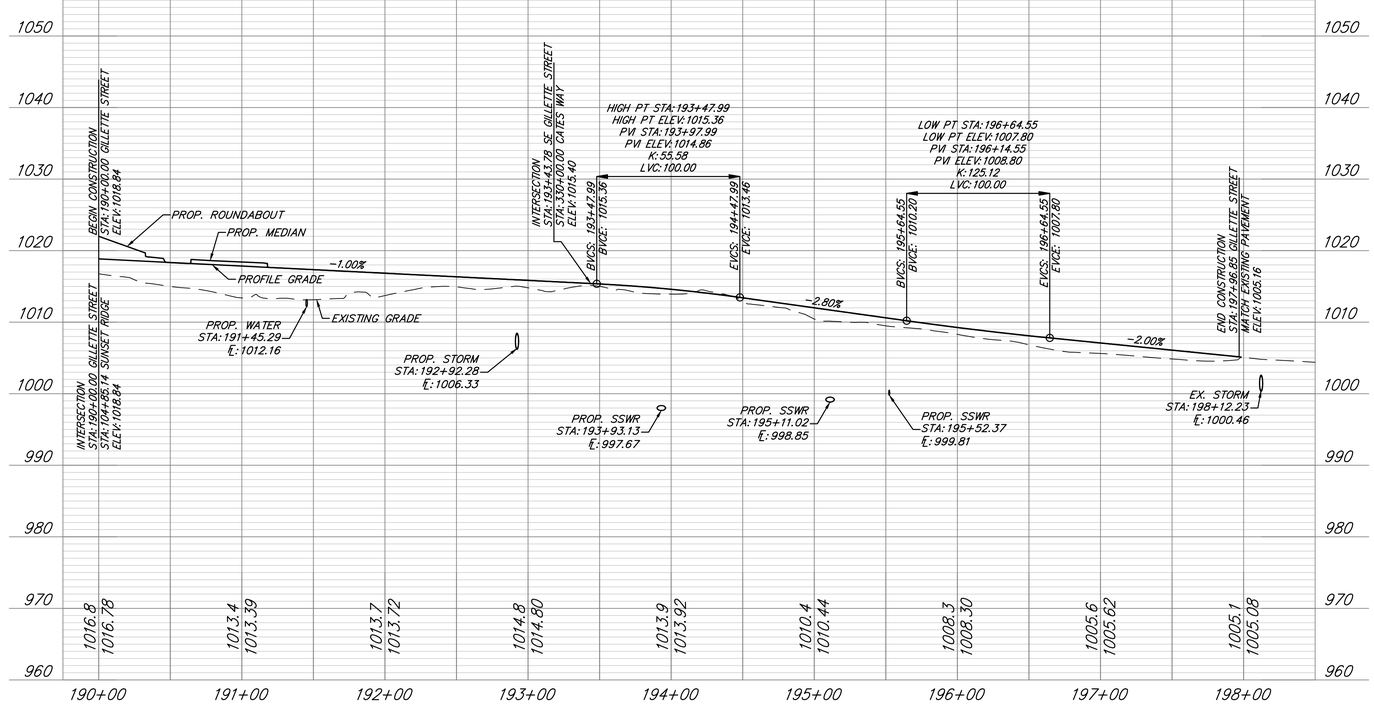
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C204
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GILLETTE STREET



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.
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- EXISTING SIDEWALK

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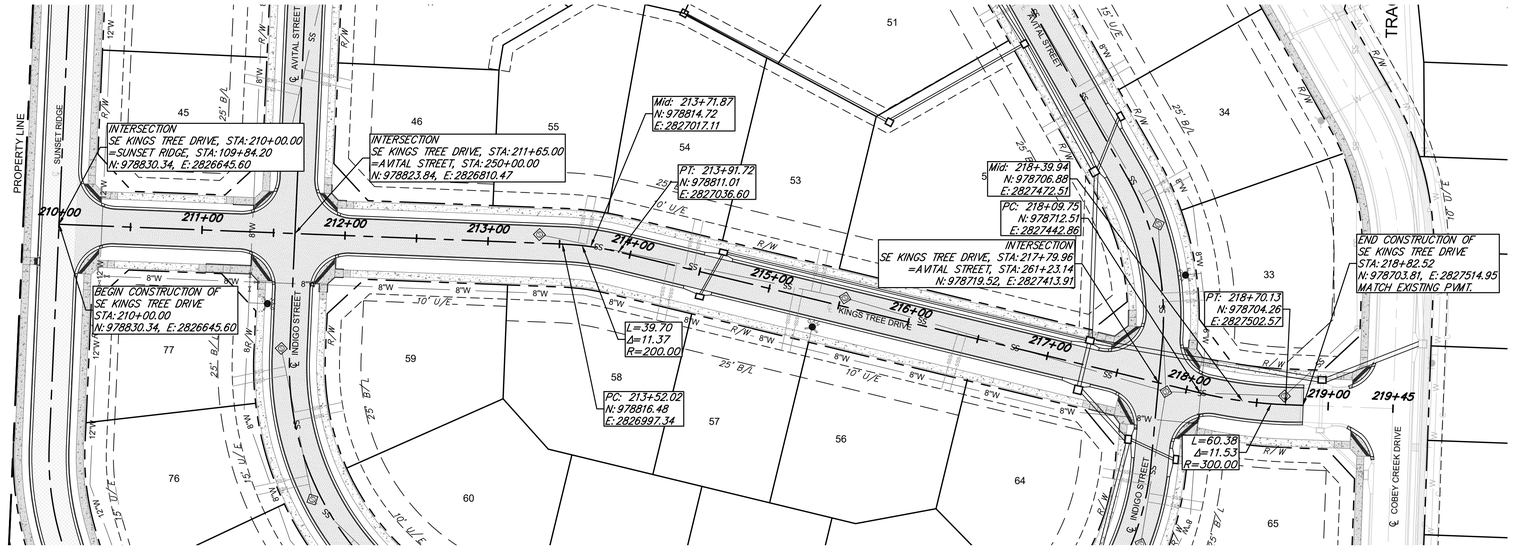
GILLETTE STREET
PLAN & PROFILE

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

STATE OF MISSOURI
GARRETT R. GATES
NUMBER PE-2021025089
PROFESSIONAL ENGINEER
08/30/22

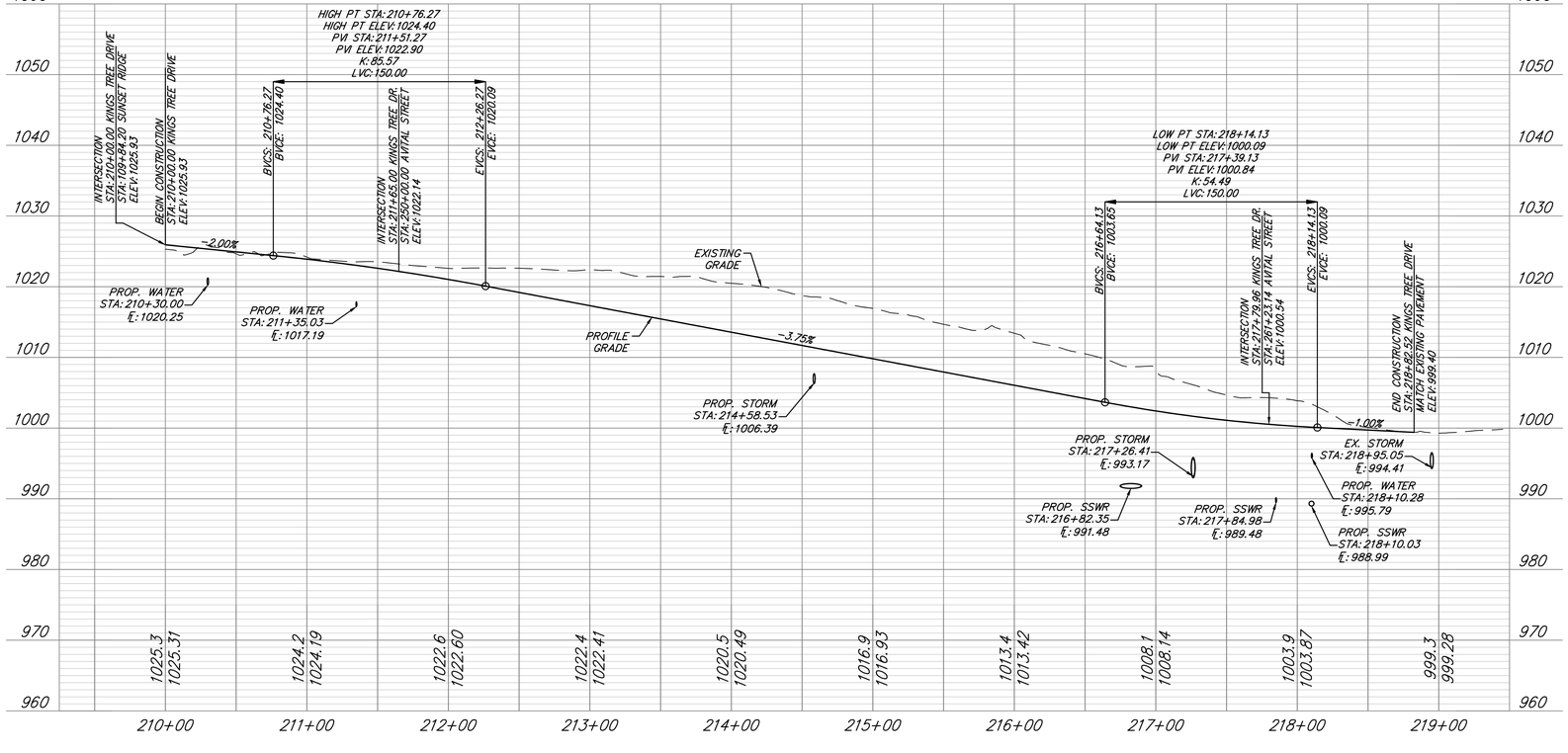
SHEET NUMBER
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HORIZ.: 1"=50'
VERT.: 1"=10'

KINGS TREE DRIVE



LEGEND

- PROP. STREET ℄
- PROP. RIGHT-OF-WAY
- PROP. UTILITY EASEMENT
- PROP. BUILDING SETBACK
- PROP. LOT LINE
- PROP. WATER LINE
- PROP. SSWR
- PROP. SSWR SERVICE
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- EXISTING SIDEWALK

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

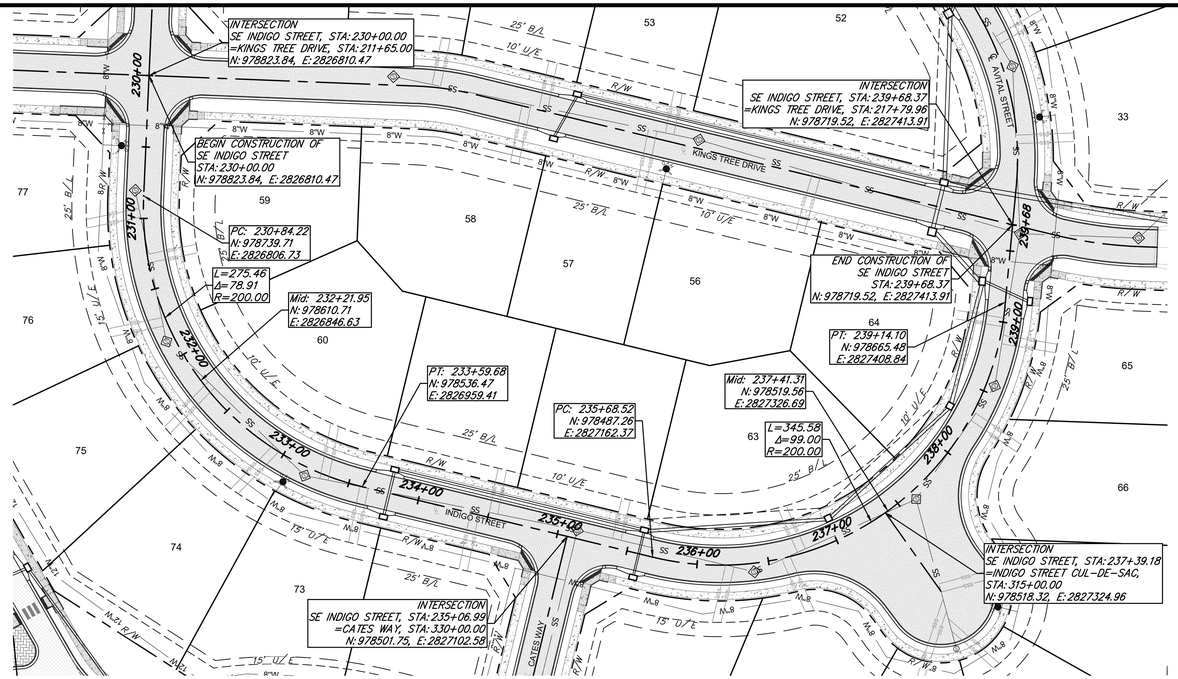
KINGS TREE DRIVE PLAN & PROFILE

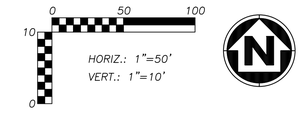
S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
GARRETT R. GATES
NUMBER
PE-2021025089
PROFESSIONAL ENGINEER
08/30/22

SHEET NUMBER
C206
15 OF 88

Aug 31, 2022 - 10:00am Plotted By: gcate G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10060 - SHTS - STREET PLAN & PROFILE.dwg Layout: KINGS TREE DRIVE PLAN & PROFILE



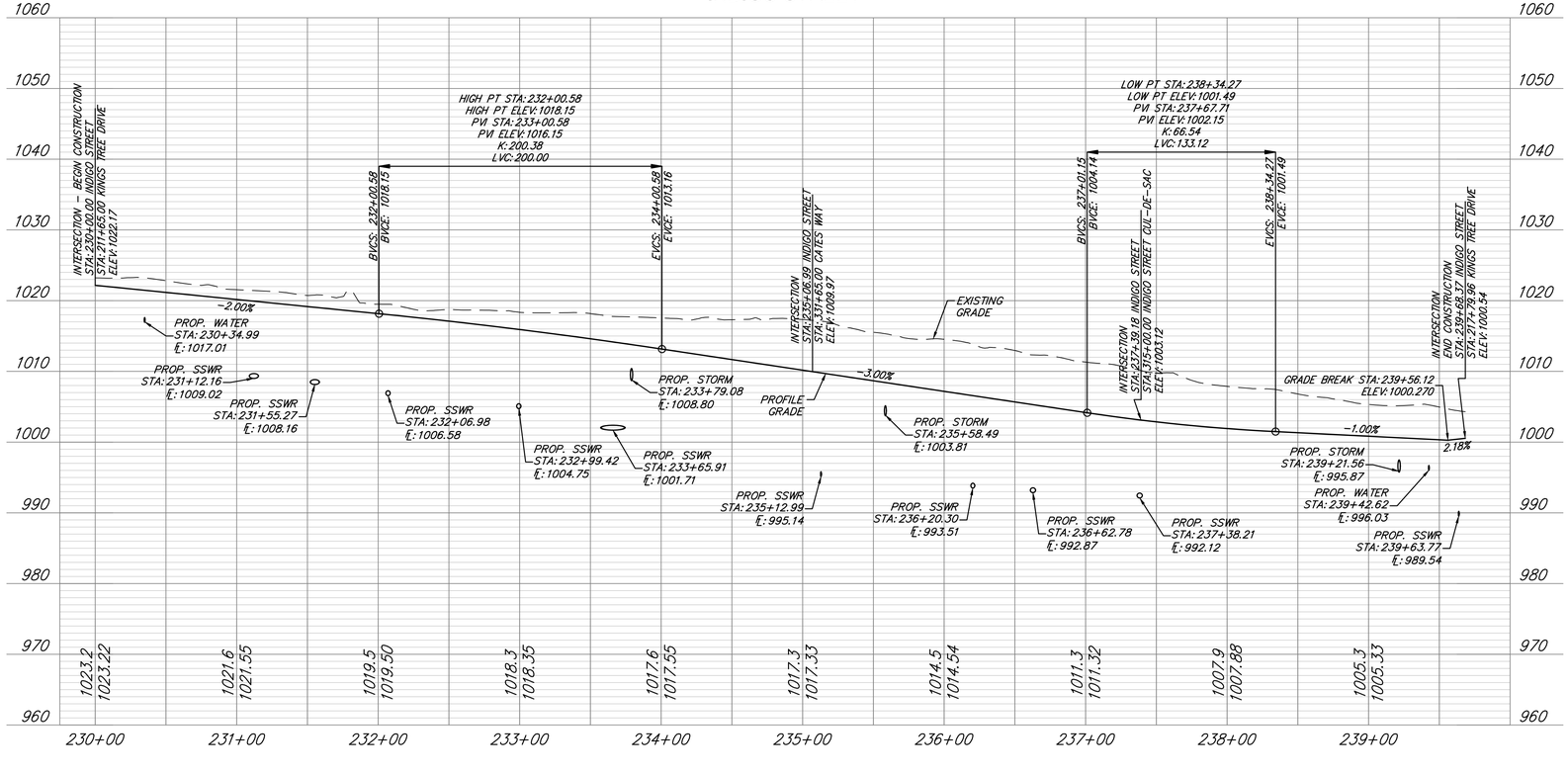


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Lee's Summit, Missouri

06/30/2023

INDIGO STREET



LEGEND

- PROP. STREET ℄
- PROP. RIGHT-OF-WAY
- PROP. UTILITY EASEMENT
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CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - STREET, STORM, & EROSION

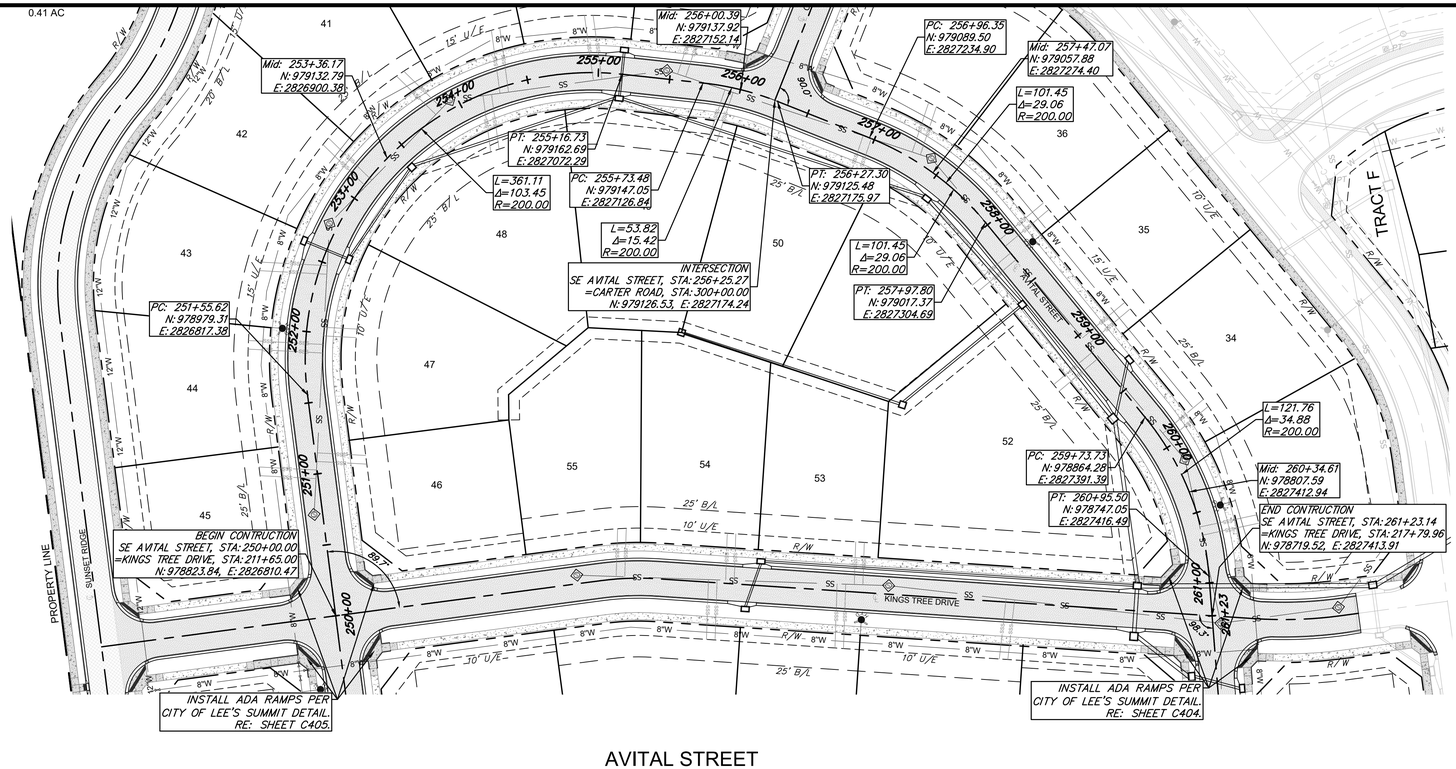
INDIGO STREET
PLAN & PROFILE

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

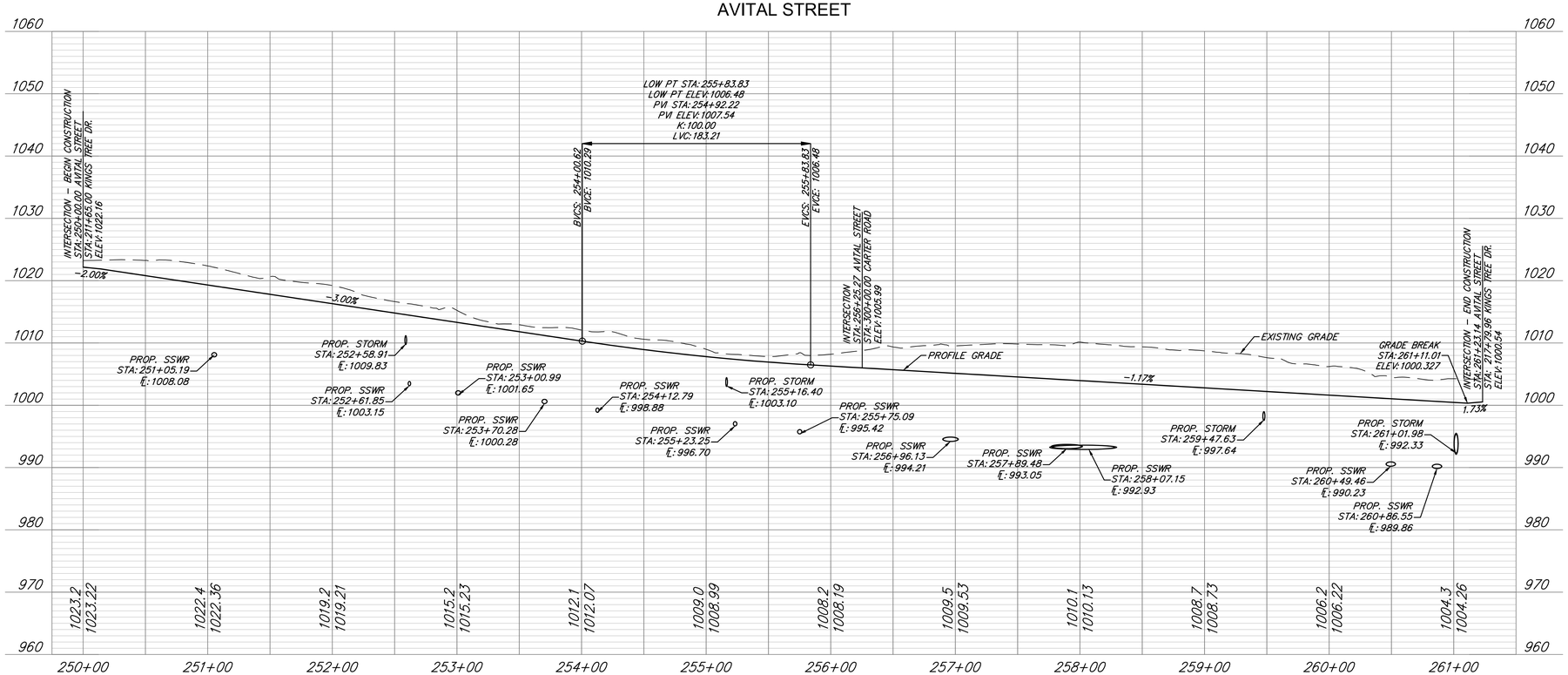
STATE OF MISSOURI
GARRETT R. CATES
NUMBER
PE-2021025089
08/30/22
PROFESSIONAL ENGINEER

SHEET NUMBER
C207
16 OF 88

Aug 31, 2022 - 10:00am Plotted By: gcate G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10060 - SHTS - STREET PLAN & PROFILE.dwg Layout: INDIGO STREET PLAN & PROFILE



AVITAL STREET



LEGEND

- PROP. STREET ℄
- PROP. RIGHT-OF-WAY
- PROP. UTILITY EASEMENT
- PROP. BUILDING SETBACK
- PROP. LOT LINE
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CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - STREET, STORM, & EROSION

AVITAL STREET PLAN & PROFILE

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

STATE OF MISSOURI
GARRETT R. GATES
NOTARY PUBLIC
PE-2021025089
08/30/22
PROFESSIONAL ENGINEER

SHEET NUMBER
C208
17 OF 88

Aug 31, 2022 – 10:01am Plotted By: gcote G:\Shared drives\KC10 – Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03–DWG\Sheet\STREET STORM EROSION\21KC10060 – SHTS – STREET PLAN & PROFILE.dwg Layout: AVITAL STREET PLAN & PROFILE

Aug 31, 2022 - 10:01am Plotted By: gcote G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10060 - SHTS - STREET PLAN & PROFILE.dwg Layout: AMARA DRIVE PLAN & PROFILE

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. SIDEWALK
PROP. RIPRAP
EXISTING SIDEWALK



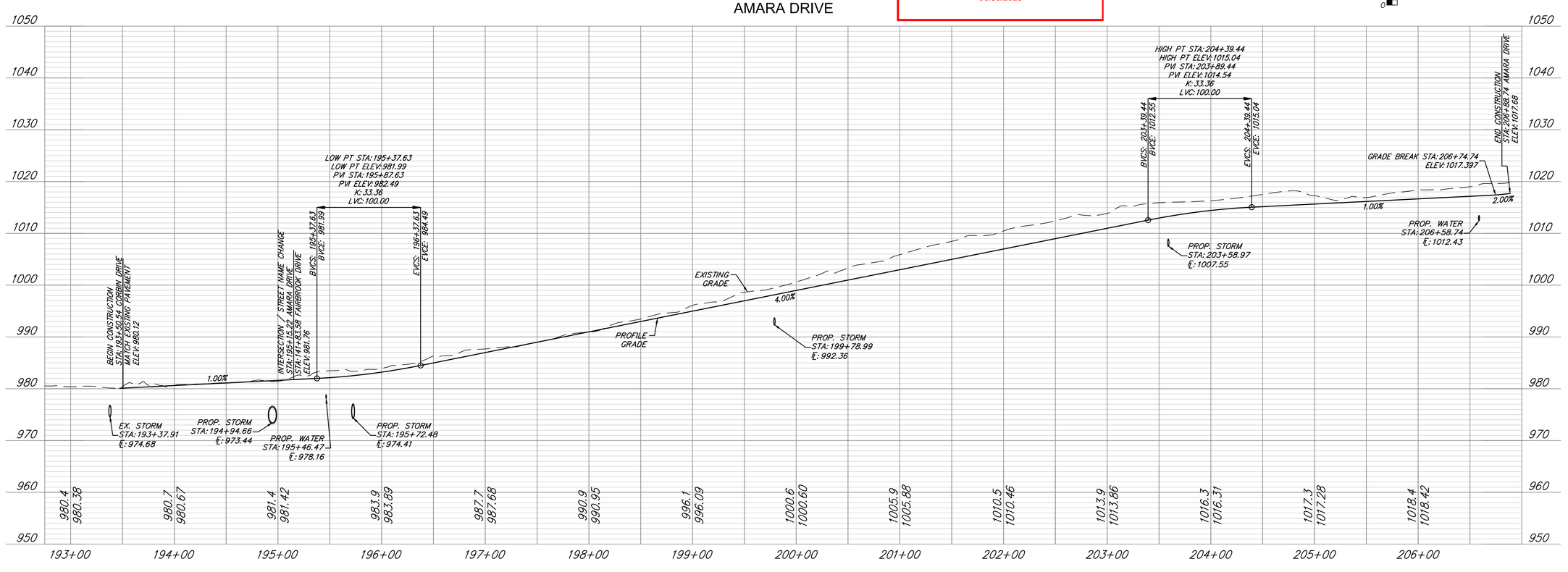
RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

06/30/2023

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

AMARA DRIVE



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DRAWING INFO.

DRAWN BY:	GC
CHECK BY:	PJ
LICENSE NO.	PE-2021025089
DATE:	03/14/2022
ISSUED FOR:	FOR REVIEW
JOB NUMBER:	21KC10060

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	8/30/22

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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

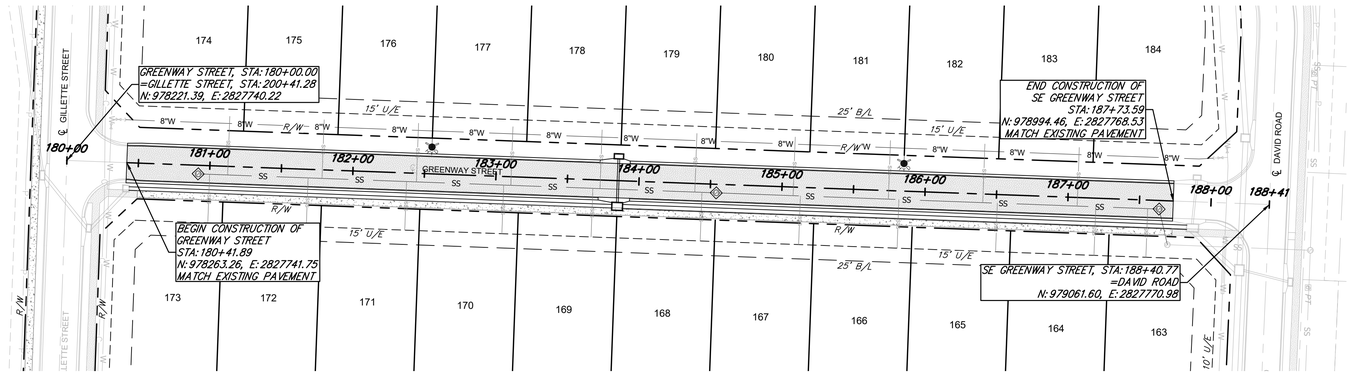
STATE OF MISSOURI
GARRETT R. GATES
NUMBER PE-2021025089
08/30/22
PROFESSIONAL ENGINEER

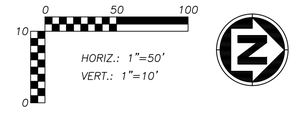
SHEET NUMBER
C209
18 OF 88

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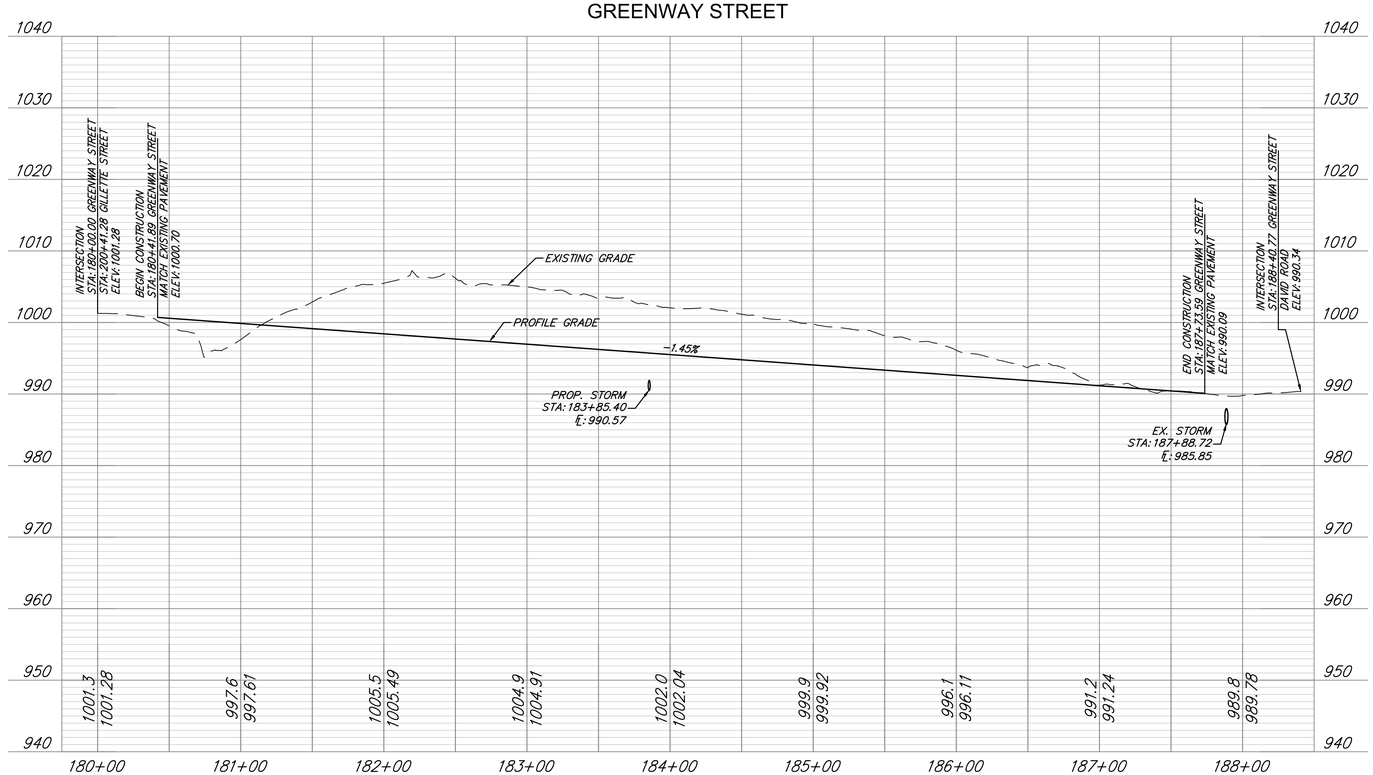
Development Services Department
Lee's Summit, Missouri

06/30/2023





GREENWAY STREET



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. SIDEWALK
- EXISTING SIDEWALK

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3.	REVISED PER CITY COMMENT	CA	8/30/22

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

GREENWAY STREET PLAN & PROFILE

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

STATE OF MISSOURI
GARRETT R. GATES
NUMBER PE-2021025089
PROFESSIONAL ENGINEER
08/30/22

SHEET NUMBER
C210
19 OF 88

Aug 31, 2022 - 10:01am Plotted By: gcote G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10060 - SHTS - STREET PLAN & PROFILE.dwg Layout: GREENWAY STREET PLAN & PROFILE

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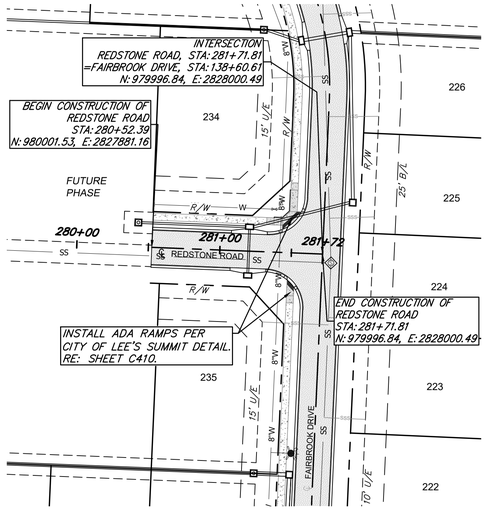
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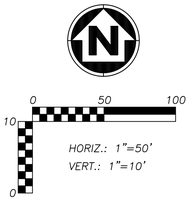
PROP. STREET ℄
PROP. RIGHT-OF-WAY
PROP. UTILITY EASEMENT
PROP. BUILDING SETBACK
PROP. LOT LINE
PROP. WATER LINE
PROP. SSWR
PROP. SSWR SERVICE
PROP. STREET PAVEMENT
PROP. SIDEWALK
PROP. RIPRAP
EXISTING SIDEWALK

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

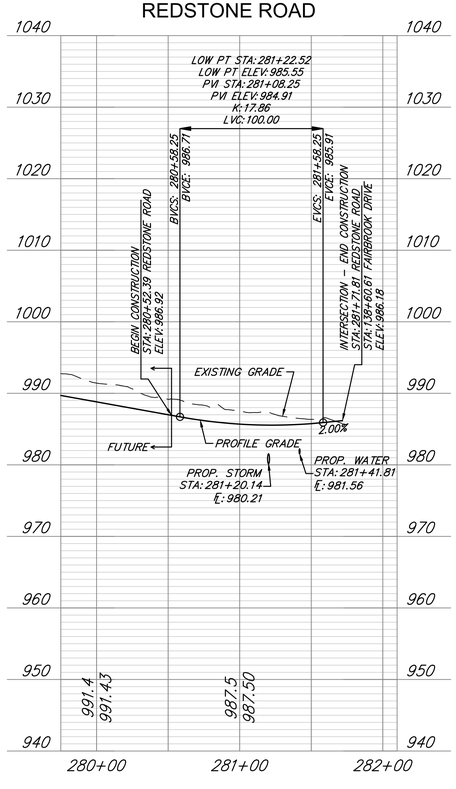
Development Services Department
Lee's Summit, Missouri

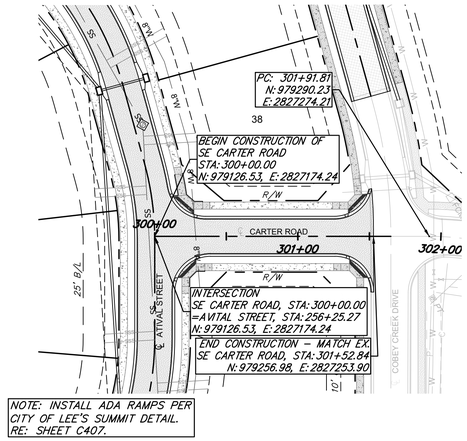
06/30/2023



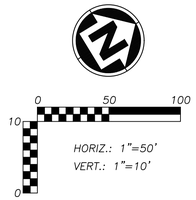


REDSTONE ROAD

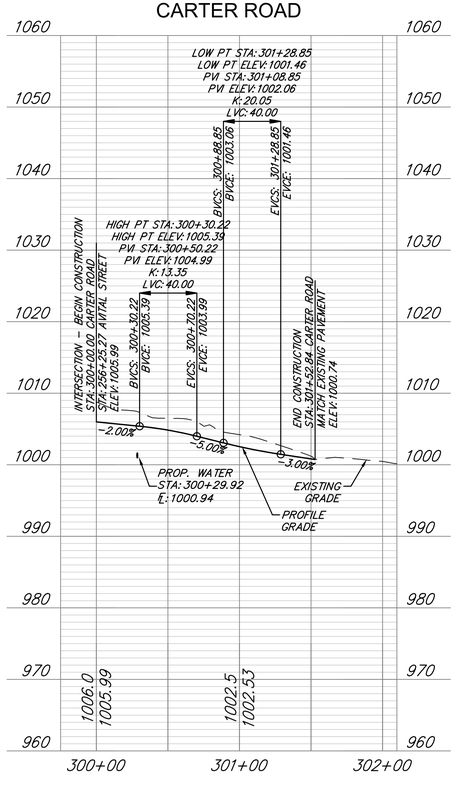


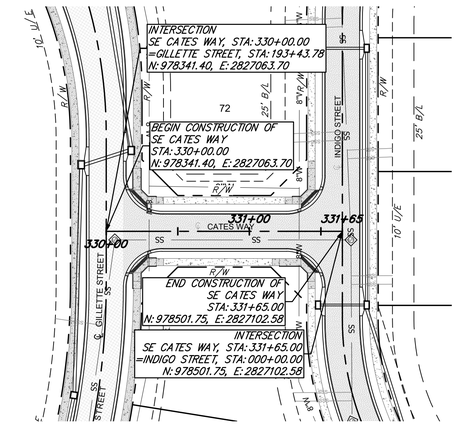


NOTE: INSTALL ADA RAMPS PER CITY OF LEE'S SUMMIT DETAIL. RE: SHEET C407.

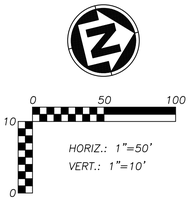


CARTER ROAD

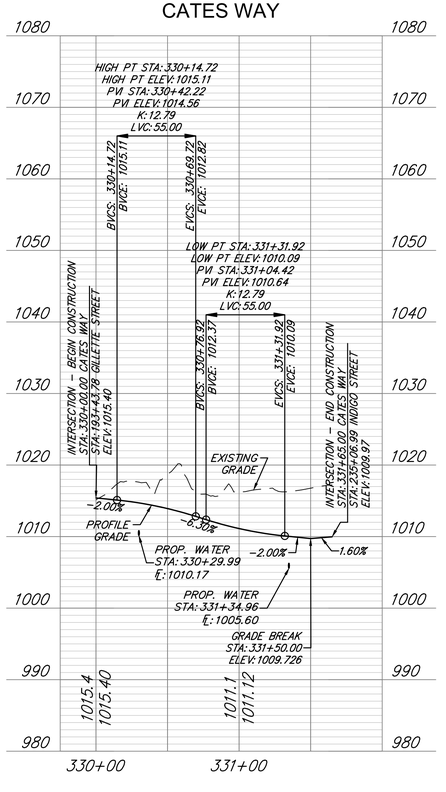




NOTE: INSTALL ADA RAMPS PER CITY OF LEE'S SUMMIT DETAIL. RE: SHEET C403.



CATES WAY



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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	8/30/22	DATE: 03/14/2022
				ISSUED FOR: FOR REVIEW
				JOB NUMBER: 21KC10060

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

REDSTONE ROAD - CARTER ROAD - CATES WAY PLAN & PROFILE

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

STATE OF MISSOURI
GARRETT R. CATES
NUMBER PE-2021025089
08/30/22
PROFESSIONAL ENGINEER

SHEET NUMBER
C211
20 OF 88

Aug 31, 2022 - 10:03am Plotted By: gcate G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10060 - SHTS - STREET PLAN & PROFILE.dwg Layout: CUL-DE-SAC PLAN & PROFILE

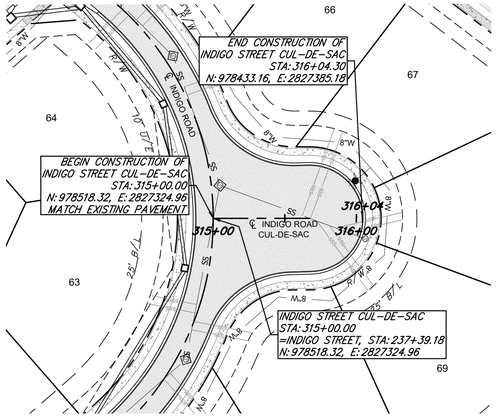
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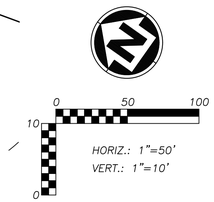
- PROP. STREET ℄
- PROP. RIGHT-OF-WAY
- PROP. UTILITY EASEMENT
- PROP. BUILDING SETBACK
- PROP. LOT LINE
- PROP. WATER LINE (W)
- PROP. SSWR (SS)
- PROP. SSWR SERVICE (SSS)
- PROP. LOCAL/ACCESS PVMT.
- PROP. SIDEWALK
- EXISTING SIDEWALK

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

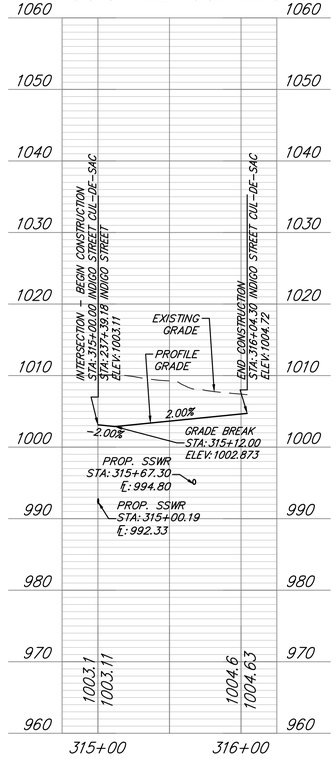
Development Services Department
Lee's Summit, Missouri

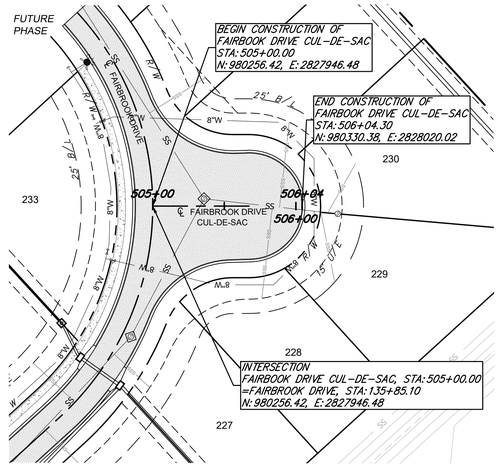
06/30/2023

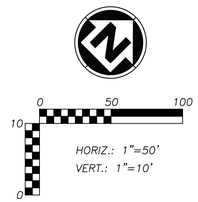




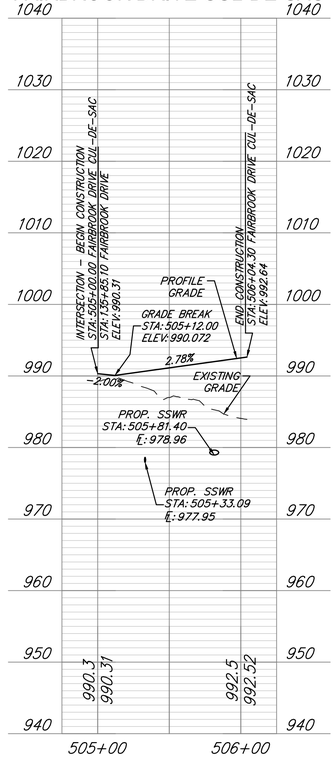
INDIGO STREET CUL-DE-SAC







FAIRBROOK DRIVE CUL-DE-SAC



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LICENSE NO.	PE-2021025089
DATE:	03/14/2022
ISSUED FOR:	FOR REVIEW
JOB NUMBER:	21KC10060

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	8/30/22

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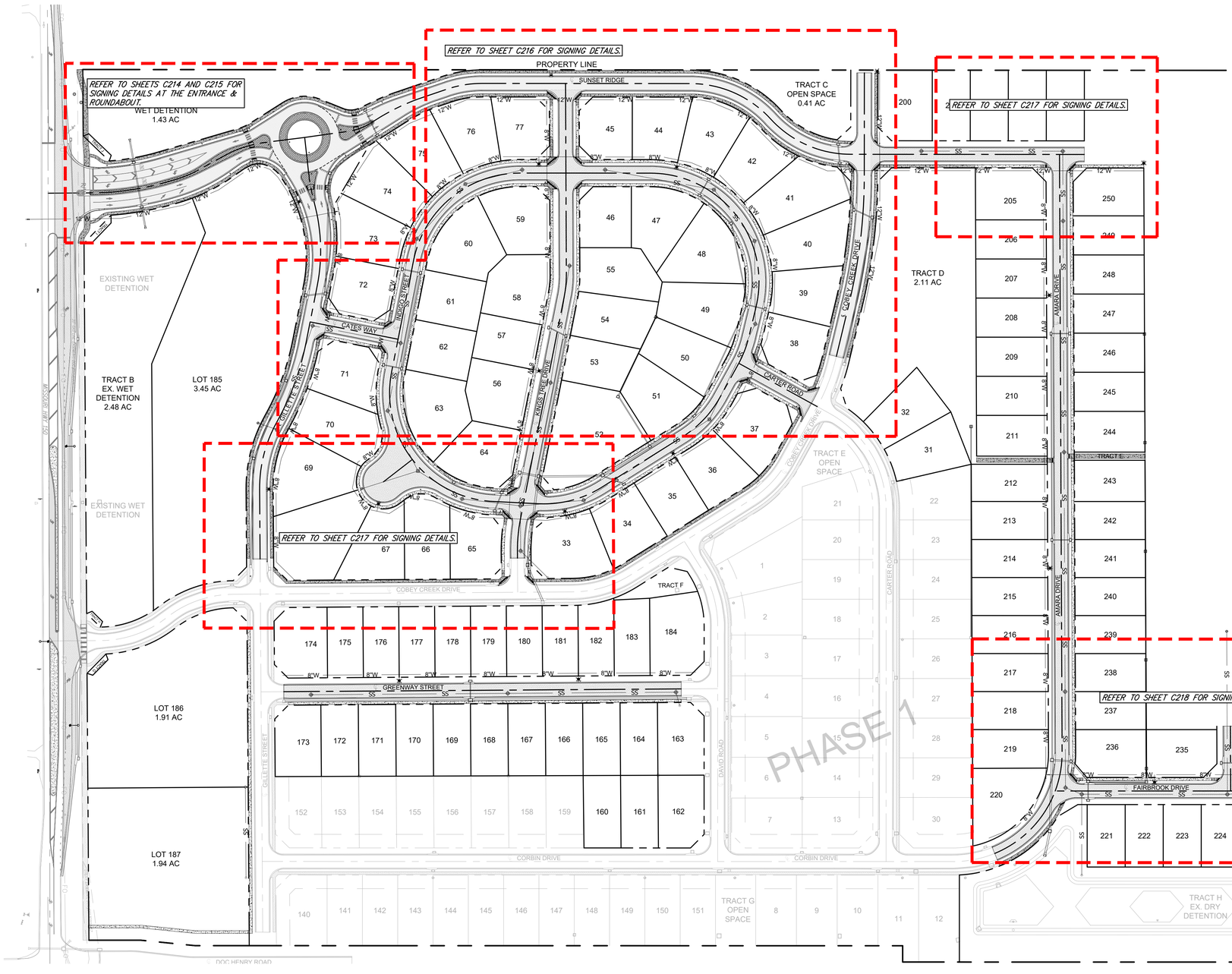
CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - STREET, STORM, & EROSION

CUL-DE-SAC PLAN & PROFILE

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

STATE OF MISSOURI
GARRETT R. GATES
NUMBER
PE-2021025089
08/30/22
PROFESSIONAL ENGINEER

SHEET NUMBER
C212
21 OF 88



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 HAMBLEN ROAD). THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND STORING EQUIPMENT IN GOOD CONDITION AND IS FULLY RESPONSIBLE FOR THE EQUIPMENT UNTIL IT IS DELIVERED.
9. ALL STOP, YIELD, OR STREET NAME SIGNS SHALL BE MAINTAINED IN A CONSPICUOUS LOCATION FOR THE DRIVING PUBLIC. ALL STOP AND YIELD SIGNS REMOVED FOR CONSTRUCTION PURPOSES CAN BE TEMPORARILY ERECTED IN REFLECTORIZED DRUMS (NO LESS THAN 7 FEET ABOVE THE PAVEMENT SURFACE) UNTIL THEY CAN BE REINSTALLED. ANY TEMPORARY STOP OR YIELD SIGN INSTALLED TO BE LEFT IN PLACE OVERNIGHT WILL REQUIRE PRIOR APPROVAL FROM THE CITY INSPECTOR.

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.

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

SIGNING PLAN SHEET LAYOUT

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

06/30/2023

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3.	REVISED PER CITY COMMENT	CA	8/30/22

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

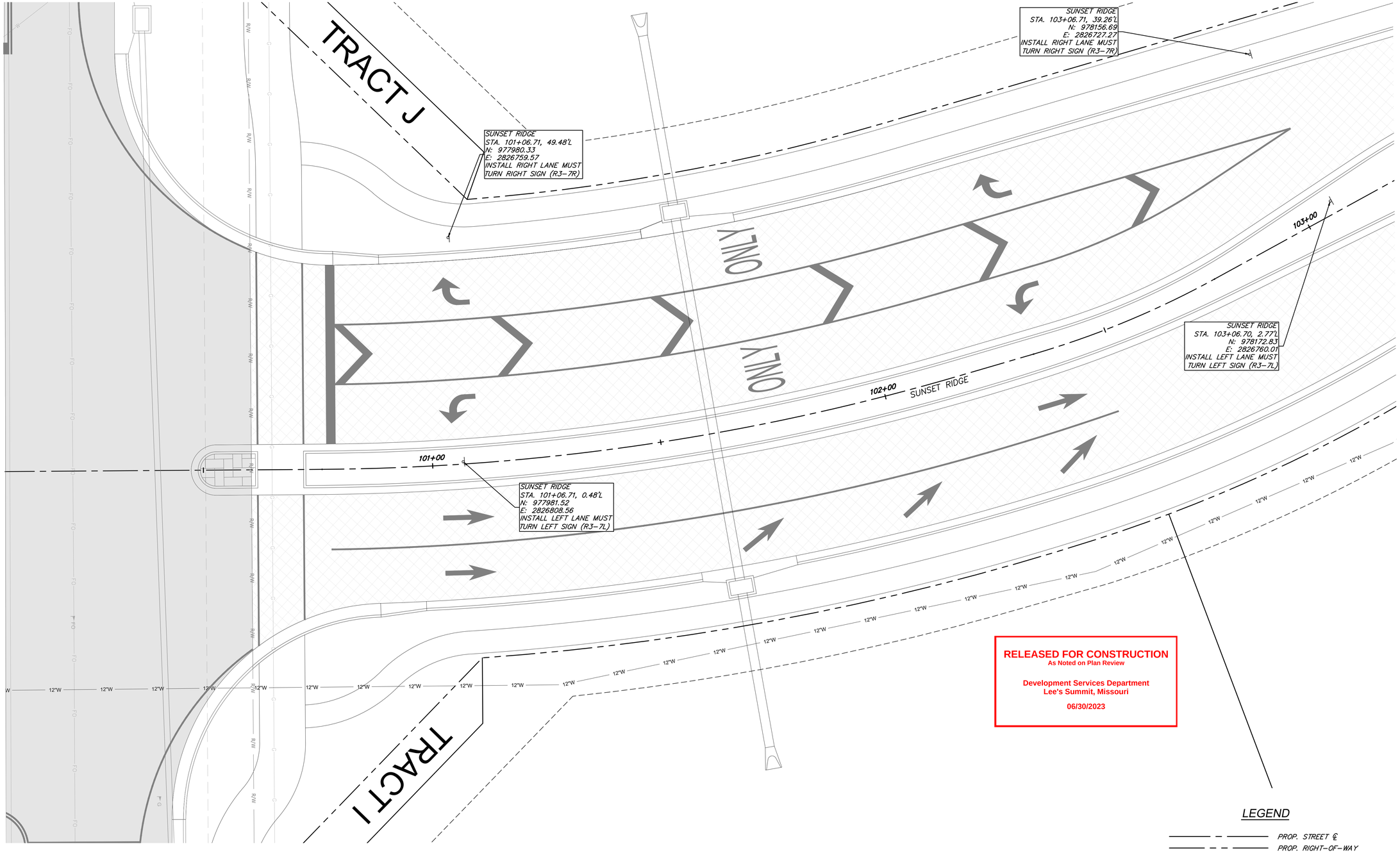
SIGNAGE GENERAL LAYOUT PLAN

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

STATE OF MISSOURI
GARRETT R. CATES
NUMBER PE-2021025089
PROFESSIONAL ENGINEER
08/30/22

SHEET NUMBER
C213
22 OF 88

Aug 31, 2022 - 10:04am Plotted By: gcate G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10060 - SHTS - ENRTY SIGNAGE.dwg Layout: SIGNAGE GENERAL LAYOUT PLAN



INTERSECTION OF SUNSET RIDGE & HWY-150

HORIZONTAL
10' 0 10' 20'
SCALE IN FEET SCALE: 1" = 10'

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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

STATE OF MISSOURI
GARRETT R. GATES
NOTARY PUBLIC
PE-2021025089
08/30/22
PROFESSIONAL ENGINEER

SHEET NUMBER
C214
23 OF 88

Aug 31, 2022 - 10:04am Plotted By: goate G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10060 - SHTS - ENTRY SIGNAGE.dwg Layout: SIGNAGE PLAN - SUNSET RIDGE & HWY 150

SUNSET RIDGE
STA. 103+88.67, 30.32'L
N: 978244.92
E: 2826703.40
INSTALL PED CROSSING SIGN (W11-2) &
ANGLED ARROW SIGN (W16-7P L)

SUNSET RIDGE
STA. 104+17.27, 5.00'R
N: 978279.04
E: 2826734.40
INSTALL YIELD SIGN (R1-2) &
STREET NAME SIGN WITH RT ARROW (D3-1)
"SW GILLETTE ST"

SUNSET RIDGE
STA. 104+56.60, 5.00'R
N: 978318.19
E: 2826731.22
INSTALL ONE WAY SIGN (R6-1R) &
ROUNDABOUT DIRECTIONAL SIGN (R6-4)

SUNSET RIDGE
STA. 105+13.74, 5.00'L
N: 978374.21
E: 2826716.19
INSTALL ONE WAY SIGN (R6-1R) &
ROUNDABOUT DIRECTIONAL SIGN (R6-4)

SUNSET RIDGE
STA. 105+52.96, 5.00'L
N: 978413.24
E: 2826712.39
INSTALL YIELD SIGN (R1-2) &
STREET NAME SIGN WITH RT ARROW (D3-1)
"SW COBEY CREEK RD"

SUNSET RIDGE
STA. 106+12.98, 0.00'
N: 978470.94
E: 2826701.54
INSTALL DIVIDED ROAD SIGN (W6-1)

SUNSET RIDGE
STA. 105+97.38, 27.20'L
N: 978446.52
E: 2826683.56
INSTALL PED CROSSING SIGN (W11-2) &
ANGLED ARROW SIGN (W16-7P L)

SUNSET RIDGE
STA. 106+47.38, 22.23'L
N: 978491.32
E: 2826665.18
INSTALL ROUNDBOUT SIGN (W2-6) &
SPEED LIMIT SIGN (15 MPH) (W13-1P)

GILLETTE STREET
STA. 190+28.42, 5.00'L
N: 978353.11
E: 2826751.97
INSTALL ONE WAY SIGN (R6-1R) &
ROUNDABOUT DIRECTIONAL SIGN (R6-4)

SUNSET RIDGE
STA. 103+75.56, 27.74'R
N: 978244.32
E: 2826762.90
INSTALL PED CROSSING SIGN (W11-2) &
ANGLED ARROW SIGN (W16-7P L)

SUNSET RIDGE
STA. 103+26.19, 33.56'R
N: 978206.37
E: 2826783.97
INSTALL ROUNDBOUT SIGN (W2-6) &
SPEED LIMIT SIGN (15 MPH) (W13-1P)

GILLETTE STREET
STA. 190+64.41, 44.23'R
N: 978306.39
E: 2826791.15
INSTALL YEILD SIGN (R1-2)

GILLETTE STREET
STA. 190+91.72, 31.72'R
N: 978321.93
E: 2826819.90
INSTALL PED CROSSING SIGN (W11-2) &
ANGLED ARROW SIGN (W16-7P L)

SUNSET RIDGE
STA. 105+81.40, 30.57'R
N: 978449.10
E: 2826743.33
INSTALL PED CROSSING SIGN (W11-2) &
ANGLED ARROW SIGN (W16-7P L)

SUNSET RIDGE
STA. 105+55.08, 43.06'R
N: 978420.02
E: 2826760.01
INSTALL YEILD SIGN (R1-2)

GILLETTE STREET
STA. 190+67.85, 5.00'L
N: 978355.75
E: 2826791.29
INSTALL YIELD SIGN (R1-2) &
STREET NAME SIGN WITH RT ARROW (D3-1)
"SW COBEY CREEK RD"

GILLETTE STREET
STA. 191+07.37, 26.91'L
N: 978382.35
E: 2826825.72
INSTALL PED CROSSING SIGN (W11-2) &
ANGLED ARROW SIGN (W16-7P L)

GILLETTE STREET
STA. 191+15.07, 0.00'
N: 978357.41
E: 2826838.36
INSTALL DIVIDED ROAD SIGN (W6-1)

GILLETTE STREET
STA. 191+57.37, 24.46'L
N: 978388.86
E: 2826877.20
INSTALL ROUNDBOUT SIGN (W2-6) &
SPEED LIMIT SIGN (15 MPH) (W13-1P)

SUNSET RIDGE
104+00
105+00
106+00
190+00
191+00
GILLETTE STREET

12"W

INTERSECTION OF SUNSET RIDGE & GILLETTE ST

HORIZONTAL
10' 0 10' 20'
SCALE IN FEET SCALE: 1" = 10'

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As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

06/30/2023

LEGEND

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

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

SIGNAGE PLAN - SUNSET RIDGE ROUNDABOUT

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

STATE OF MISSOURI
GARRETT R. CATES
NUMBER
PE-2021025089
08/30/22
PROFESSIONAL ENGINEER

SHEET NUMBER
C215
24 OF 88

G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10060 - SHTS - ENRTY SIGNAGE.dwg Layout: SIGNAGE PLAN - SUNSET RIDGE ROUNDABOUT
Aug 31, 2022 - 10:04am Plotted By: gcate

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Lee's Summit, Missouri

06/30/2023

REFER TO SHEET C215 FOR ROUNDABOUT SIGNING LAYOUT

LEGEND

- PROP. STREET ℄
- PROP. RIGHT-OF-WAY
- PROP. UTILITY EASEMENT
- PROP. BUILDING SETBACK
- PROP. LOT LINE
- W W W — PROP. WATER LINE
- SS — PROP. SSWR
- PROP. LOCAL/ACCESS PVMT.
- PROP. COLLECTOR PVMT.

PROPERTY LINE

SUNSET RIDGE

TRACT C
OPEN SPACE
0.41 AC

KINGS TREE DRIVE
STA. 210+33.12, 17.86'L
N: 978846.88
E: 2826679.40
INSTALL STOP SIGN (R1-1)

AVITAL STREET
STA. 250+32.88, 17.81'L
N: 978857.48
E: 2826794.14
INSTALL STOP SIGN (R1-1)

SUNSET RIDGE
STA. 115+99.14, 19.95'L
N: 979403.02
E: 2826781.20
INSTALL STOP SIGN (R1-1)

SUNSET RIDGE
STA. 115+38.77, 17.57'R
N: 979340.41
E: 2826815.82
INSTALL STOP SIGN (R1-1)

INDIGO STREET
STA. 230+37.88, 17.02'L
N: 978785.25
E: 2826825.79
INSTALL STOP SIGN (R1-1)

CATES WAY
STA. 330+33.00, 17.83'L
N: 978377.67
E: 2827054.14
INSTALL STOP SIGN (R1-1)

CATES WAY
STA. 331+32.00, 17.83'R
N: 978465.48
E: 2827112.13
INSTALL STOP SIGN (R1-1)

CARTER ROAD
STA. 300+31.49, 17.36'L
N: 979162.46
E: 2827175.83
INSTALL STOP SIGN (R1-1)

CARTER ROAD
STA. 301+32.01, 17.85'R
N: 979229.89
E: 2827258.27
INSTALL STOP SIGN (R1-1)

HORIZONTAL
40' 0 40' 80'
SCALE IN FEET SCALE: 1" = 40'

SIGNING PLAN

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

SIGNAGE PLAN

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

STATE OF MISSOURI
GARRETT R. CATES
NUMBER
PE-2021025089
08/30/22
PROFESSIONAL ENGINEER

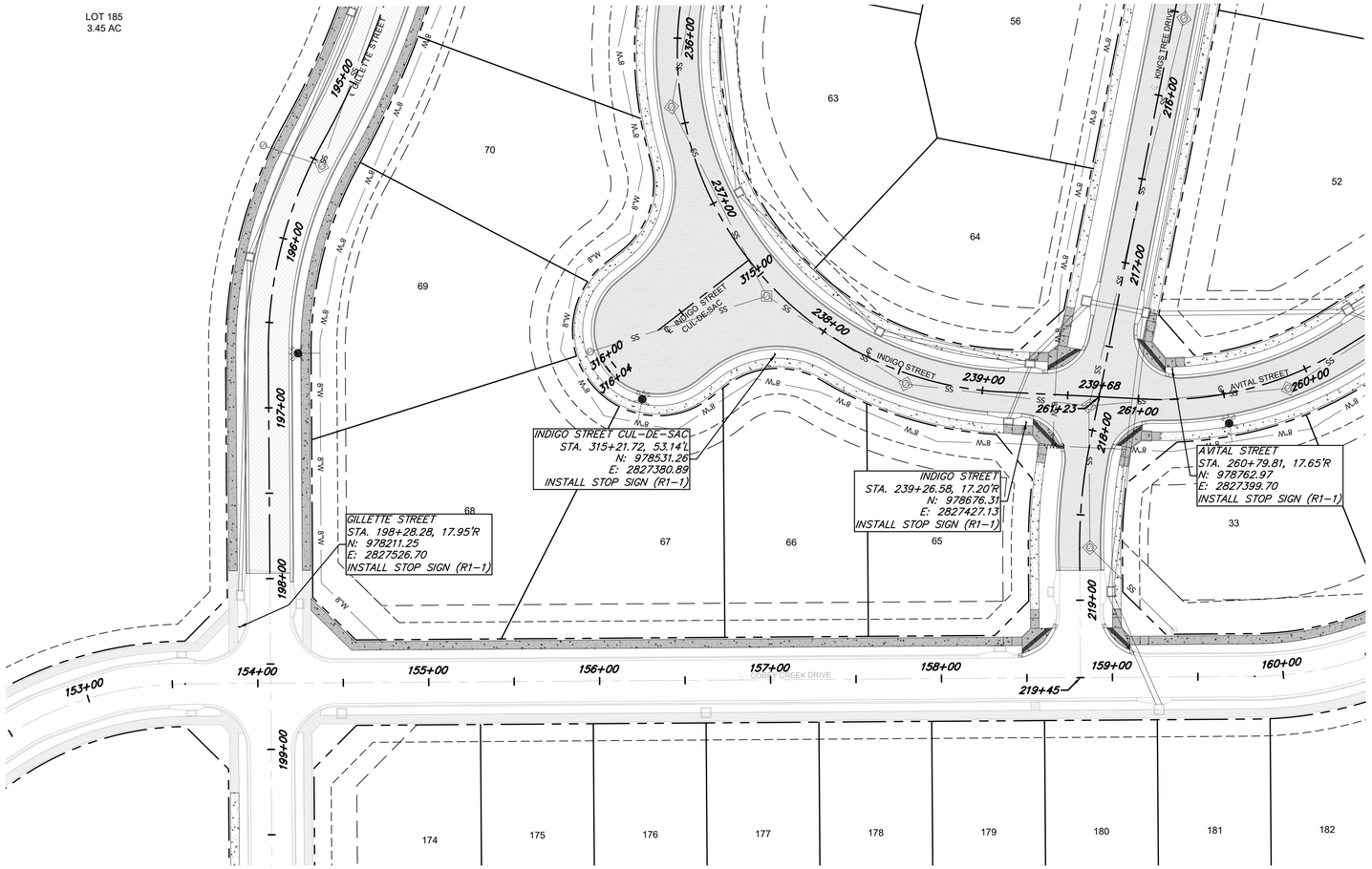
SHEET NUMBER
C216
25 OF 88

Aug 31, 2022 - 10:05am Plotted By: gcate G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10060 - SHTS - ENTRY SIGNAGE.dwg Layout: SIGNAGE PLAN

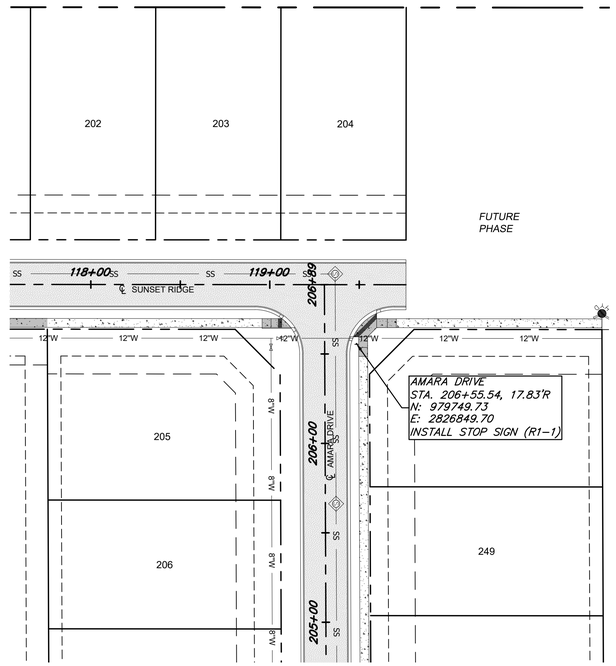
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Lee's Summit, Missouri

06/30/2023



SIGNING PLAN



SIGNING PLAN

LEGEND

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

HORIZONTAL
40' 0 40' 80'
SCALE IN FEET SCALE: 1" = 40'

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

SIGNAGE PLAN (2)

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

STATE OF MISSOURI
GARRETT R. CATES
NUMBER
PE-2021025089
08/30/22
PROFESSIONAL ENGINEER

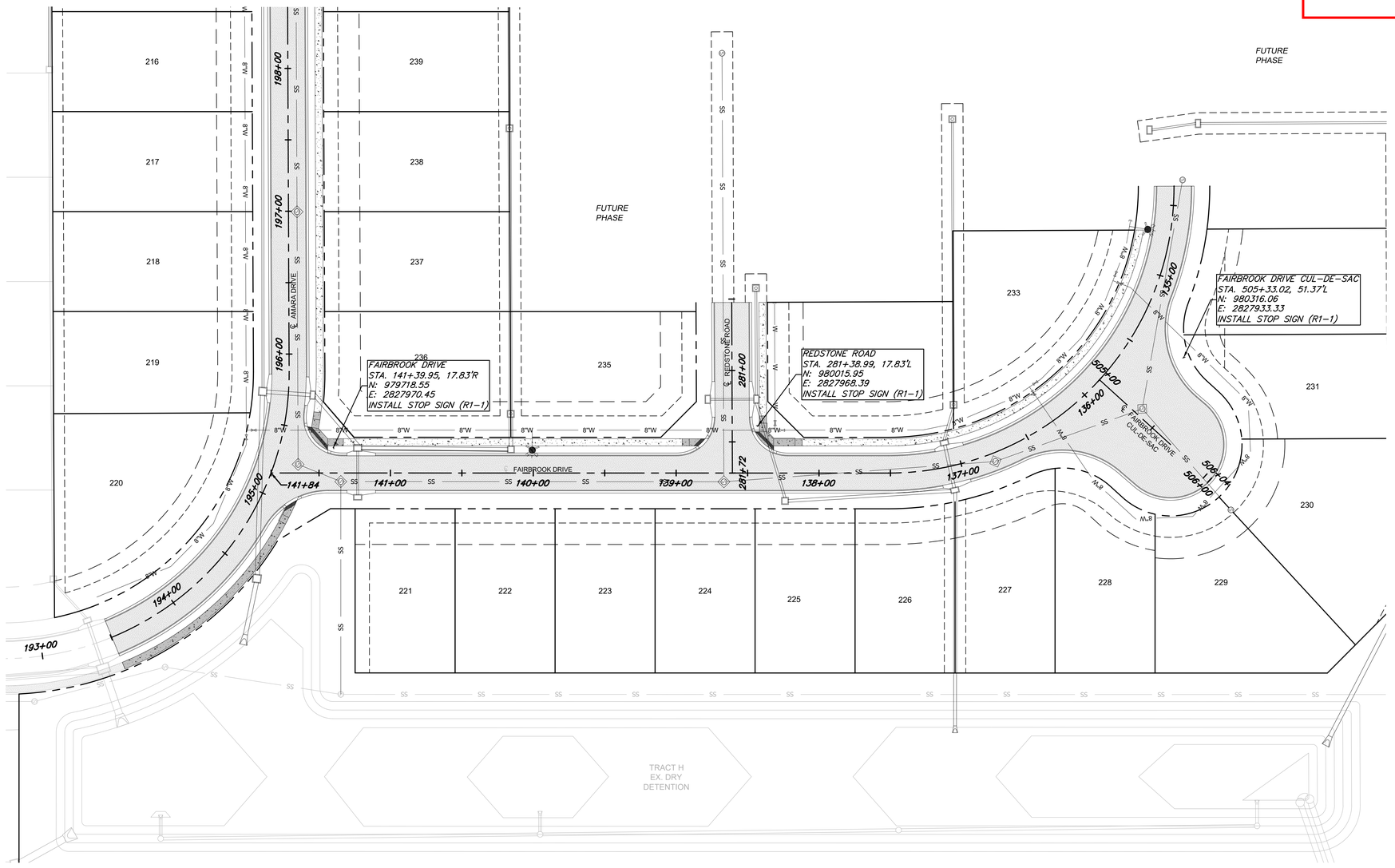
SHEET NUMBER
C217
26 OF 88

Aug 31, 2022 – 10:05am Plotted By: gcate G:\Shared drives\KC10 – Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03–DWG\Sheet\STREET STORM EROSION\21KC10060 – SHTS – ENTRY SIGNAGE.dwg Layout: SIGNAGE PLAN (2)

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SIGNING PLAN

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.

HORIZONTAL
40' 0 40' 80'
SCALE IN FEET SCALE: 1" = 40'

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

SIGNAGE PLAN (3)

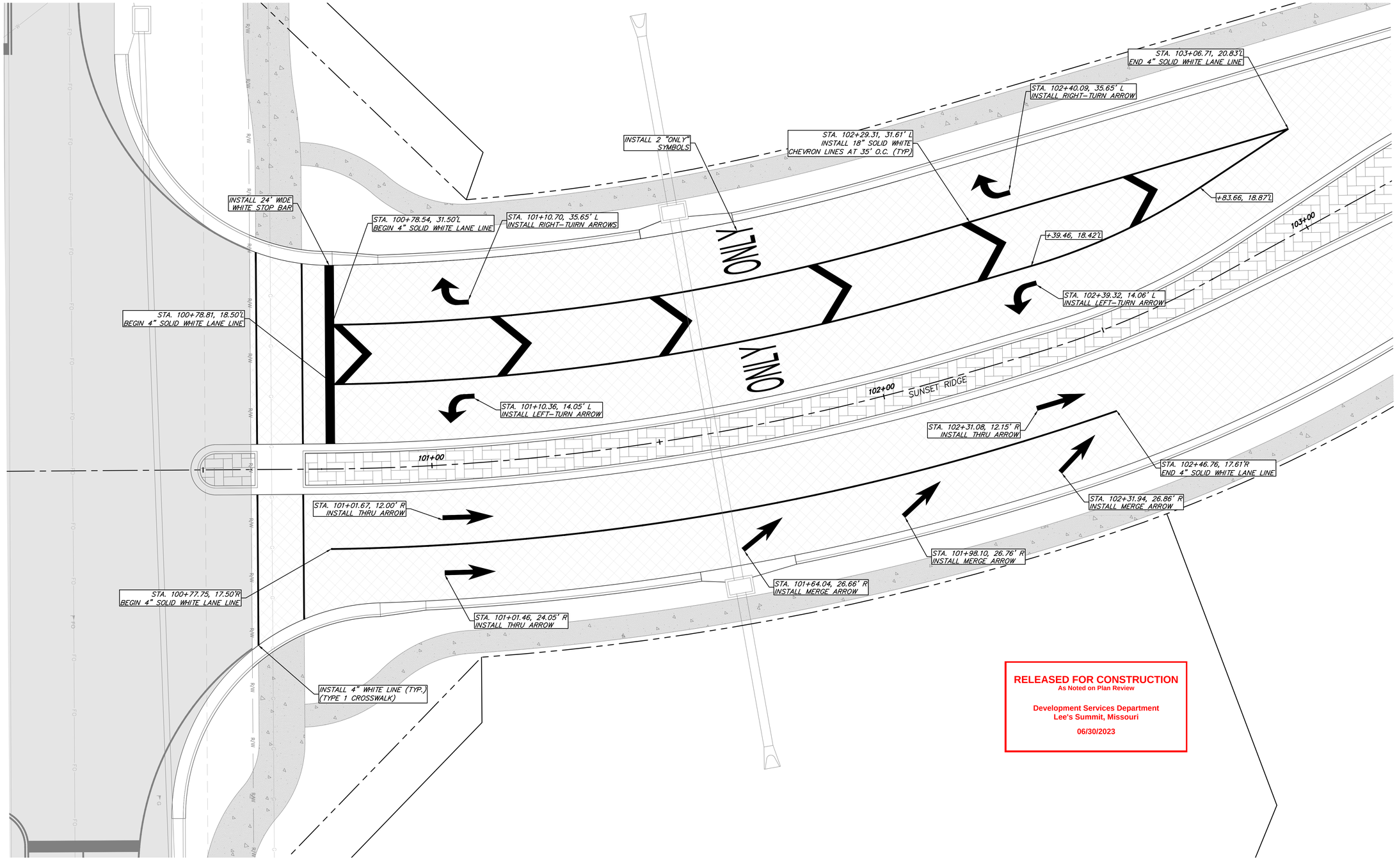
S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
GARRETT R. GATES
NOTARY PUBLIC
PE-2021025089
PROFESSIONAL ENGINEER
08/30/22

SHEET NUMBER
C218
27 OF 88

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Aug 31, 2022 - 10:06am Plotted By: gcate G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10060 - SHTS - ENRTY STRIPING.dwg Layout: STRIPING PLAN



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INTERSECTION OF SUNSET RIDGE & HWY-150

HORIZONTAL
10' 0 10' 20'
SCALE IN FEET
SCALE: 1" = 10'

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

STRIPING PLAN

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

STATE OF MISSOURI
GARRETT R. GATES
NUMBER PE-2021025089
08/30/22
PROFESSIONAL ENGINEER

SHEET NUMBER
C219
28 OF 88

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STA. 105+17.98, 53.76'L
BEGIN 12" WHITE DASHED LINE
(3" MARK / 3" GAP) (TYP.)

INSTALL YIELD BAR (TYP.)

INSTALL 24" WHITE LINE (TYP.)
(TYPE 2 CROSSWALK)

STA. 106+22.18, 12.18' L
INSTALL THRU ARROW

STA. 103+66.46, 15.62' L
INSTALL THRU ARROW

INSTALL 24" WHITE LINE (TYP.)
(TYPE 2 CROSSWALK)

STA. 105+47.32, 10.15'L
END 12" WHITE DASHED LINE
(3" MARK / 3" GAP) (TYP.)

104+00

SUNSET RIDGE

190+00

105+00

106+00

STA. 104+22.80, 9.07'R
BEGIN 12" WHITE DASHED LINE
(3" MARK / 3" GAP) (TYP.)

+28.16, 26.87'R

STA. 106+08.93, 12.92' R
INSTALL THRU ARROW

STA. 103+49.71, 17.25' R
INSTALL THRU ARROW

STA. 105+53.03, 38.50'R
END 12" WHITE DASHED LINE
(3" MARK / 3" GAP) (TYP.)

INSTALL YIELD BAR (TYP.)

STA. 104+95.23, 62.21'R
BEGIN 12" WHITE DASHED LINE
(3" MARK / 3" GAP) (TYP.)

+11.02, 57.44'R

STA. 104+44.56, 61.66'R
END 12" WHITE DASHED LINE
(3" MARK / 3" GAP) (TYP.)

INSTALL YIELD BAR (TYP.)

INSTALL 24" WHITE LINE (TYP.)
(TYPE 2 CROSSWALK)

191+00

STA. 191+20.49, 12.72' R
INSTALL THRU ARROW

STA. 191+32.76, 13.06' L
INSTALL THRU ARROW

GILLETTE STREET

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Lee's Summit, Missouri

06/30/2023

INTERSECTION OF SUNSET RIDGE & GILLETTE STREET

HORIZONTAL
10' 0 10' 20'
SCALE IN FEET SCALE: 1" = 10'

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

STRIPING PLAN (2)

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

STATE OF MISSOURI
GARRETT R. GATES
NUMBER
PE-2021025089
PROFESSIONAL ENGINEER
08/30/22

SHEET NUMBER
C220
29 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. SANITARY SEWER
- SLOPE DIRECTION
- PROP. STREET PAVEMENT
- PROP. 5' SIDEWALK
- 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

TRACT J

TRACT I

℄ SUNSET RIDGE

R/W

INSTALL 5.0' WIDE SIDEWALK PER CITY OF LEE'S SUMMIT DETAIL (TYP.).

INSTALL TYPE CG-1 STRAIGHT BACK PER CITY OF LEE'S SUMMIT DETAIL (TYP.).

INSTALL MODOT TYPE B CURB AND GUTTER PER MODOT STANDARD DETAIL.

INSTALL TYPE CG-1 STRAIGHT BACK DRY CURB PER CITY OF LEE'S SUMMIT DETAIL (TYP.).

REFER TO SEPARATE MODOT HWY-150 IMPROVEMENT PLANS FOR MATCHING PAVEMENT CONNECTION AND INTERSECTION DETAILS

REFER TO SEPARATE MODOT HWY-150 IMPROVEMENT PLANS.

EOP 1014.68 · EOP 1012.93 · EOP 1010.99 · EOP 1011.21 · EOP 1010.34 · EOP 1010.41 · EOP 1010.98 · EOP 1014.03 · EOP 1015.32 · EOP 1012.25 · EOP 1011.50 · EOP 1014.62 · EOP 1013.92 · EOP 1013.04 · EOP 1012.32 · EOP 1013.84 · EOP 1011.77 · EOP 1012.83 · EOP 1013.35 · EOP 1011.13 · EOP 1012.18 · EOP 1012.05 · EOP 1012.79 · EOP 1012.80 · EOP 1011.11 · EOP 1011.70 · EOP 1010.71 · EOP 1010.63 · EOP 1011.15 · EOP 1011.33 · EOP 1011.65 · EOP 1011.02

R44.00' · R461.00' · 5.00' TYP. · 43.00' B-B · R350.00' · R388.00' · 7.31' B-B · R414.00' · 28.00' B-B · R326.00' · R557.78'

12'W

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06/30/2023

HORIZONTAL
10' 0 10' 20'
SCALE IN FEET SCALE: 1" = 10'

INTERSECTION OF SUNSET RIDGE & HWY-150

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3.	REVISED PER CITY COMMENT	CA	8/30/22

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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. CATES · NUMBER PE-2021025089 · PROFESSIONAL ENGINEER
08/30/22

SHEET NUMBER
C301
30 OF 88

Aug 31, 2022 – 10:07am Plotted By: gcote G:\Shared drives\KC10 – Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03–DWG\Sheet\STREET STORM EROSION\21KC10060 – SHTS – INTERSECTION DTLS.dwg Layout: ROUNDABOUT DETAILS

LEGEND

- PROP. STREET ℄
- PROP. RIGHT–OF–WAY
- PROP. UTILITY EASEMENT
- PROP. BUILDING SETBACK
- PROP. LOT LINE
- W W W PROP. WATER LINE
- SS PROP. SANITARY SEWER
- SLOPE DIRECTION
- PROP. STREET PAVEMENT
- PROP. 5' SIDEWALK
- 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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Lee's Summit, Missouri

06/30/2023

INSTALL 5.0' WIDE SIDEWALK PER CITY OF LEE'S SUMMIT DETAIL (TYP.).

INSTALL TYPE CG–1 STRAIGHT BACK CURB PER CITY OF LEE'S SUMMIT DETAIL (TYP.).

INSTALL ADA RAMP PER CITY OF LEE'S SUMMIT DETAIL (TYP.). RE: SHEET C401.

INSTALL TYPE CG–2 ROLL BACK DRY CURB PER CITY OF LEE'S SUMMIT DETAIL (TYP.).

INSTALL ADA RAMP PER CITY OF LEE'S SUMMIT DETAIL (TYP.). RE: SHEET C401.

INSTALL 5.0' WIDE SIDEWALK PER CITY OF LEE'S SUMMIT DETAIL (TYP.).

INSTALL TYPE CG–1 STRAIGHT BACK CURB PER CITY OF LEE'S SUMMIT DETAIL (TYP.).

INSTALL ADA RAMP PER CITY OF LEE'S SUMMIT DETAIL (TYP.). RE: SHEET C401.

INSTALL ADA RAMP PER CITY OF LEE'S SUMMIT DETAIL (TYP.). RE: SHEET C401.

INSTALL TYPE CG–1 DRY CURB PER CITY OF LEE'S SUMMIT DETAIL (TYP.).

INSTALL TYPE CG–1 DRY CURB PER CITY OF LEE'S SUMMIT DETAIL (TYP.).

INSTALL TYPE CG–1 STRAIGHT BACK DRY CURB PER CITY OF LEE'S SUMMIT DETAIL (TYP.).

INSTALL TYPE CG–1 DRY CURB PER CITY OF LEE'S SUMMIT DETAIL (TYP.).

INSTALL TYPE CG–1 STRAIGHT BACK CURB PER CITY OF LEE'S SUMMIT DETAIL (TYP.).

INSTALL 5.0' WIDE SIDEWALK PER CITY OF LEE'S SUMMIT DETAIL (TYP.).

INSTALL TYPE CG–2 ROLL BACK DRY CURB PER CITY OF LEE'S SUMMIT DETAIL (TYP.).

INSTALL TYPE CG–1 DRY CURB PER CITY OF LEE'S SUMMIT DETAIL (TYP.).

INSTALL TYPE CG–1 STRAIGHT BACK CURB PER CITY OF LEE'S SUMMIT DETAIL (TYP.).

INSTALL 5.0' WIDE SIDEWALK PER CITY OF LEE'S SUMMIT DETAIL (TYP.).

INSTALL TYPE CG–1 STRAIGHT BACK CURB PER CITY OF LEE'S SUMMIT DETAIL (TYP.).

INSTALL ADA RAMP PER CITY OF LEE'S SUMMIT DETAIL (TYP.). RE: SHEET C402.

INSTALL ADA RAMP PER CITY OF LEE'S SUMMIT DETAIL (TYP.). RE: SHEET C402.

℄ SUNSET RIDGE

℄ GILLETTE STREET

HORIZONTAL
10' 0 10' 20'
SCALE IN FEET SCALE: 1" = 10'

INTERSECTION OF SUNSET RIDGE & GILLETTE STREET

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LICENSE NO.	PE-2021025089
DATE:	03/14/2022
ISSUED FOR:	FOR REVIEW
JOB NUMBER:	21KC10060

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	8/30/22

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

ROUNDABOUT DETAILS

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

STATE OF MISSOURI
GARRETT R. GATES
PE-2021025089
PROFESSIONAL ENGINEER
08/30/22

SHEET NUMBER
C302
31 OF 88

Aug 31, 2022 - 10:08am Plotted By: gcate G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10060 - SHTS - ROUNDABOUT DTLS.dwg Layout: ROUNDABOUT DETAILS (2)

SUNSET RIDGE
STA. 103+73.12, 124.84' Lt.
N: 978202.65
E: 2826616.09

SUNSET RIDGE
STA. 104+85.14, 0.00 t.
N: 978346.23
E: 2826723.94

SUNSET RIDGE
STA. 106+12.18, 71.27 Lt.
N: 978434.78
E: 2826640.12

SUNSET RIDGE
STA. 103+79.43, 72.64 Rt.
N: 978257.89
E: 2826805.80

SUNSET RIDGE
STA. 103+65.70, 86.65 Rt.
N: 978253.48
E: 28268221.51

SUNSET RIDGE
STA. 103+73.02, 89.53 Rt.
N: 978258.28
E: 2826823.12

SUNSET RIDGE
STA. 105+76.09, 112.24 Rt.
N: 978457.35
E: 2826825.06

℄ SUNSET RIDGE

℄ GILLETTE STREET

104+00 105+00 106+00 191+00

TC=1017.33 103+71.22, 24.88 Lt.
TP=1017.03 103+83.81, 23.87 Lt.
103+95.54 29.63 Lt.
26.58 Lt. 103+86.41
12.25 Lt. 104+06.50
9.45 Lt. 103+98.40
103+90.02 6.92 Lt.
5.30 Lt. 103+81.25
5.47 Lt. 103+60.64
4.89 Lt. 103+70.60
6.83 Lt. 103+38.89
R=10.00' L=20.56' △=117.82°
104+15.94 11.74 Lt.
R=65.00' L=12.33' △=10.87°
R=68.00' L=26.85' △=22.62°
104+20.21 2.93 Lt.
104+20.22 3.23 Rt.
104+20.82 9.36 Rt.
R=2.50' L=5.30' △=121.53°
12.00 Rt. 104+17.23
7.56 Rt. 104+04.20
5.16 Rt. 103+90.77
103+81.51 4.66 Rt.
103+74.09 4.77 Rt.
103+66.67 5.40 Rt.
R=48.50' L=42.96' △=50.75°
R=64.00' L=9.72' △=8.71°
TC=1017.58 25.22 Rt.
TC=1017.80 28.03 Rt.
TC=1017.22 25.23 Rt.
TC=1017.00 26.00 Rt.
TC=1016.72 27.42 Rt.
103+50.86
103+69.46
103+90.01
104+02.65
104+15.04
104+18.11
TC=1018.03 33.54 Rt.
TC=1018.09 35.29 Rt.
TC=1018.41 104+33.71, 48.46 Rt.
TC=1018.27 104+42.73, 62.49 Rt.
R=64.00' L=37.10' △=33.21°
R=45.00' L=141.37' △=180.00°
R=32.00' L=100.53' △=180.00°
R=65.00' L=63.18' △=55.69°
104+57.44 58.80 Lt.
64.87 Lt. 104+86.19
55.47 Lt. 103+19.02
104+75.30 30.45 Lt.
TC=1019.62
TC=1018.72 104+35.96, 34.27 Lt.
TC=1019.42 104+56.66, 14.58 Lt.
104+89.51, 44.79 Lt. TC=1018.97
105+00.20, 28.24 Lt. TC=1019.35
105+19.90, 28.58 Lt. TC=1019.37
105+16.23, 9.47 Lt. TC=1020.38
105+29.93, 4.37 Rt. TC=1019.71
TC=1018.54 104+40.29, 3.62 Lt.
R=45.00' L=141.37' △=180.00°
R=32.00' L=100.53' △=180.00°
TC=1019.39 104+54.69, 9.83 Rt.
R=32.00' L=100.53' △=180.00°
TC=1018.69 104+50.87, 29.16 Rt.
105+13.73, 34.76 Rt. TC=1019.21
105+13.38, 15.06 Rt. TC=1020.28
TC=1018.89 104+81.53, 44.85 Rt.
TC=1019.57 104+70.56, 28.49 Rt.
TC=1018.85 30.62 Rt.
104+94.45,
R=45.00' L=141.37' △=180.00°
R=78.00' L=69.94' △=51.38°
104+78.96 64.71 Rt.
104+86.73 64.99 Rt.
104+95.55 64.18 Rt.
R=2.50' L=5.48' △=125.60°
67.93 Rt. 104+71.75
R=65.15' L=17.73' △=15.60°
104+98.18 67.76 Rt.
75.77 Rt. 104+70.82
R=8.00' L=16.52' △=118.29°
104+93.87 77.80 Rt.
R=98.00' L=21.86' △=12.78°
82.57 Rt. 104+73.57
104+90.70 88.25 Rt.
97.09 Rt. 104+88.98
104+79.09 97.95 Rt.
R=290.00' L=18.18' △=3.59°
R=98.00' L=17.54' △=10.26°
105.81 Rt. 104+88.08
104+81.78 106.63 Rt.
114.58 Rt. 104+87.97
104+84.20 115.39 Rt.
R=2.50' L=3.71' △=84.98°
R=2.50' L=3.63' △=83.29°
TC=1018.41 104+33.71, 48.46 Rt.
TC=1018.27 104+42.73, 62.49 Rt.
TC=1018.78 105+36.23, 50.65 Rt.
TC=1018.48 105+22.20, 65.58 Rt.
TC=1018.21 105+12.50, 83.64 Rt.
TC=1017.92 105+07.81, 103.59 Rt.
TC=1017.69 105+08.30, 119.10 Rt.
105+53.84, 40.32 Rt. TC=1019.13
TC=1019.54 105+58.65, 32.47 Lt.
TC=1018.71 105+72.31, 27.91 Lt.
TP=1019.40 105+88.51, 23.16 Lt.
106+05.41, 23.55 Lt. TC=1020.05
12.87 Lt. 105+50.25
10.47 Lt. 105+49.29
3.25 Lt. 105+50.06
4.02 Rt. 105+50.02
105+52.81 13.14 Lt.
105+64.42 9.00 Lt.
105+77.20 6.56 Lt.
5.19 Lt. 105+86.75
3.93 Lt. 105+98.96
106+13.15 2.66 Lt.
106+14.76 1.78 Lt.
R=48.00' L=20.46' △=24.42°
R=68.00' L=16.44' △=13.86°
R=2.50' L=3.78' △=86.55°
1.70 Rt. 106+14.55
2.38 Rt. 106+12.84
R=2.50' L=5.42' △=124.13°
R=65.00' L=14.54' △=12.82°
R=10.00' L=20.56' △=117.82°
12.87 Rt. 105+54.52
105+64.11 13.75 Rt.

NOTE: ALL STATION AND OFFSET DIMENSIONS ARE TAKEN FROM SUNSET RIDGE CENTERLINE.

LEGEND

- PROP. STREET ℄
- PROP. RIGHT-OF-WAY
- PROP. LOT LINE
- PROP. COLLECTOR PVMT.
- PROP. SIDEWALK

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

06/30/2023

INTERSECTION OF SUNSET RIDGE & GILLETTE STREET

HORIZONTAL
10' 0 10' 20'
SCALE IN FEET SCALE: 1" = 10'

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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	8/30/22	DATE: 03/14/2022
				ISSUED FOR: FOR REVIEW
				JOB NUMBER: 21KC10060

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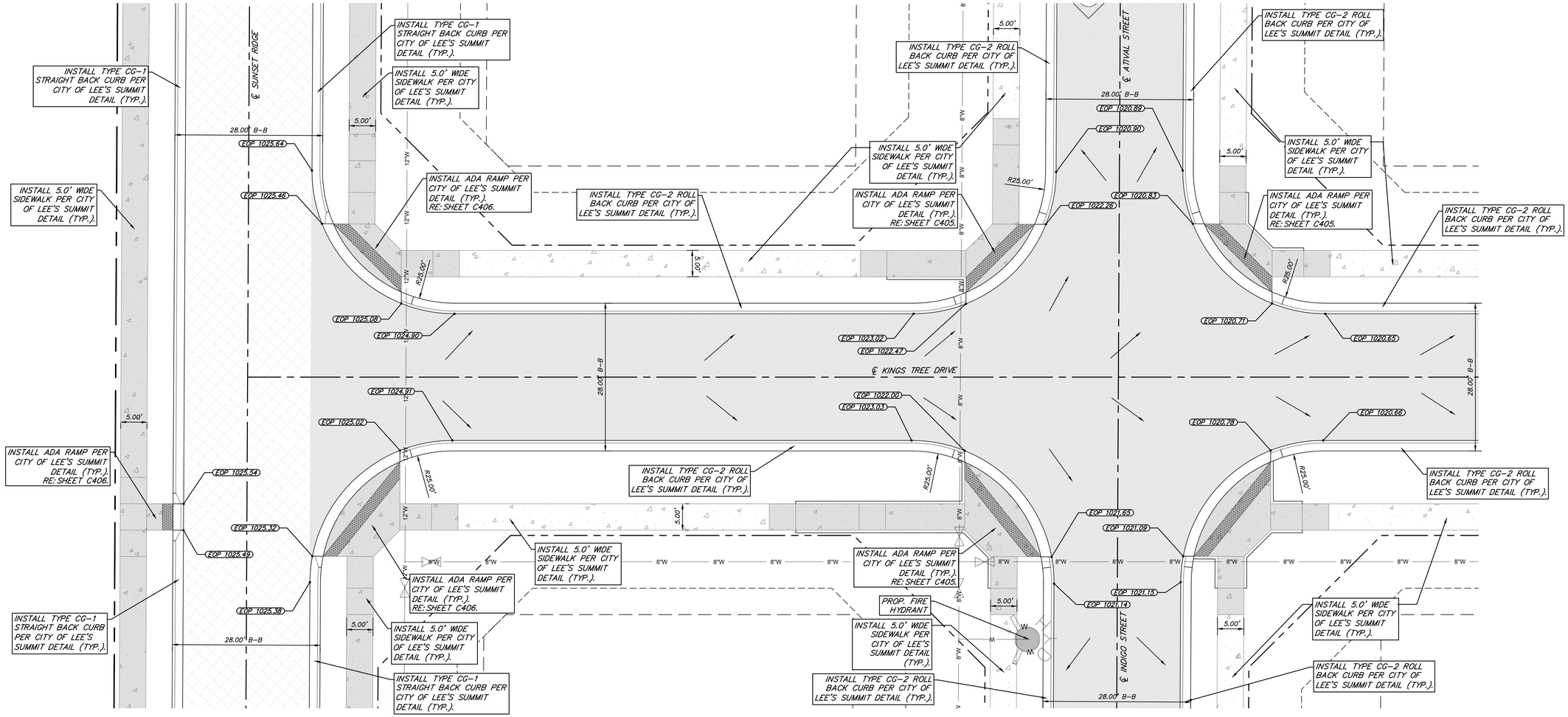
CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - STREET, STORM, & EROSION

ROUNDABOUT DETAILS (2)

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

STATE OF MISSOURI
GARRETT R. CATES
NUMBER
PE-2021025089
08/30/22
PROFESSIONAL ENGINEER

SHEET NUMBER
C303
32 OF 88



INTERSECTION OF KINGS TREE DRIVE & SUNSET RIDGE

WEST INTERSECTION KINGS TREE DRIVE & AVITAL STREET

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

06/30/2023

LEGEND

- PROP. STREET ℄
- PROP. RIGHT-OF-WAY
- PROP. UTILITY EASEMENT
- PROP. BUILDING SETBACK
- PROP. LOT LINE
- PROP. WATER LINE (W W W)
- PROP. SANITARY SEWER (SS)
- SLOPE DIRECTION
- PROP. STREET PAVEMENT
- PROP. 5' SIDEWALK TO BE CONSTRUCTED DURING STREET CONSTRUCTION
- PROP. 5' SIDEWALK
- 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

HORIZONTAL
10' 0 10' 20'
SCALE IN FEET SCALE: 1" = 10'

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3.	REVISED PER CITY COMMENT	CA	8/30/22

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

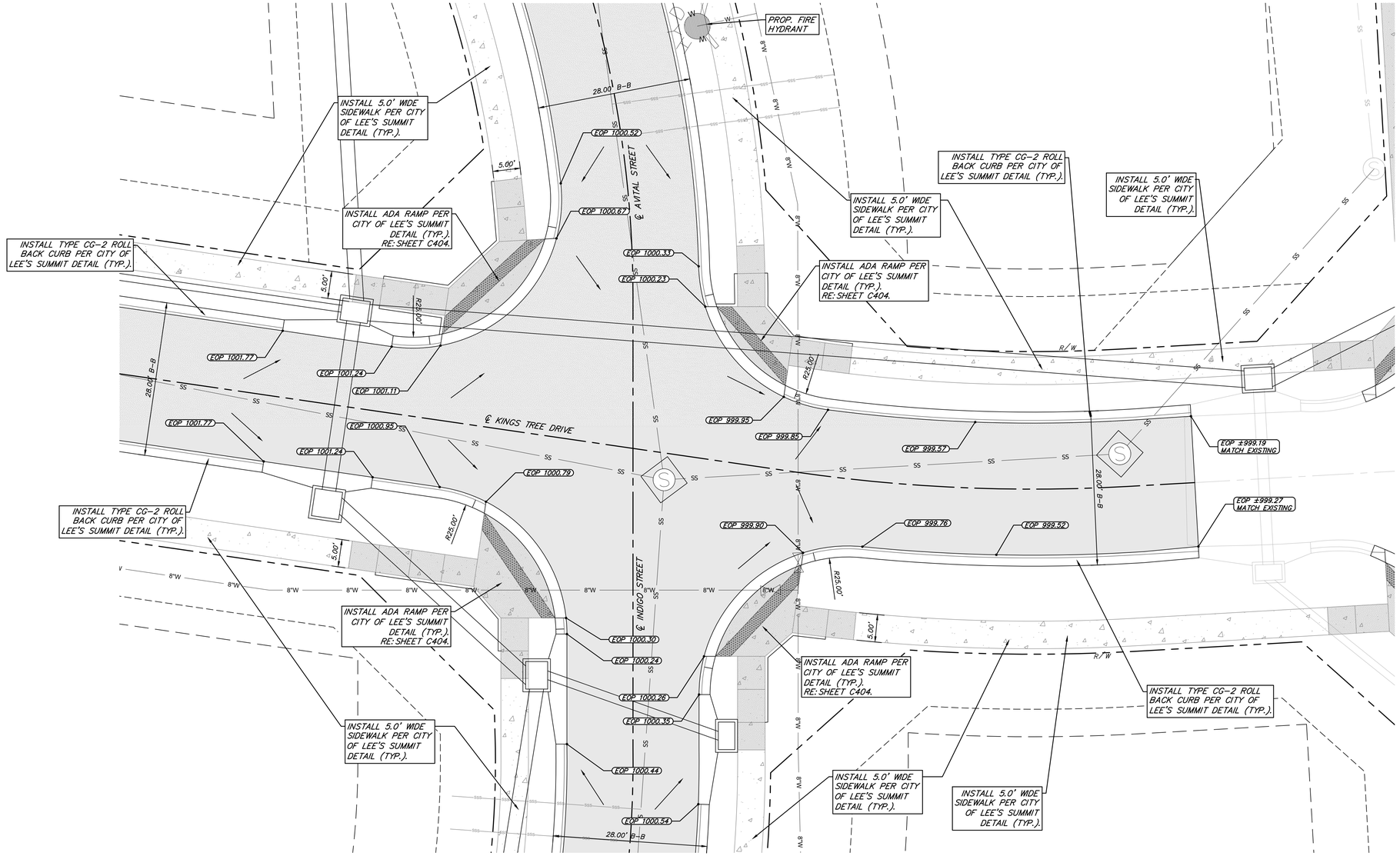
KINGS TREE DRIVE & WEST AVITAL STREET INTERSECTION DETAILS

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

STATE OF MISSOURI
GARRETT R. GATES
NUMBER
PE-2021025089
PROFESSIONAL ENGINEER
08/30/22

SHEET NUMBER
C304
33 OF 88

Aug 31, 2022 - 10:09am Plotted By: gcate G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10060 - SHTS - INTERSECTION DTLS.dwg Layout: KINGS TREE DRIVE & WEST AVITAL STREET INTERSECTION DETAILS



EAST INTERSECTION OF KINGS TREE DRIVE & AVITAL STREET

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As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

06/30/2023

LEGEND

- PROP. STREET ℄
- 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 TO BE CONSTRUCTED DURING STREET CONSTRUCTION
- PROP. 5' SIDEWALK
- 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

HORIZONTAL
10' 0 10' 20'
SCALE IN FEET
SCALE: 1" = 10'

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2.	REVISED PER CITY COMMENT	GC	7/22/22
3.	REVISED PER CITY COMMENT	CA	8/30/22

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

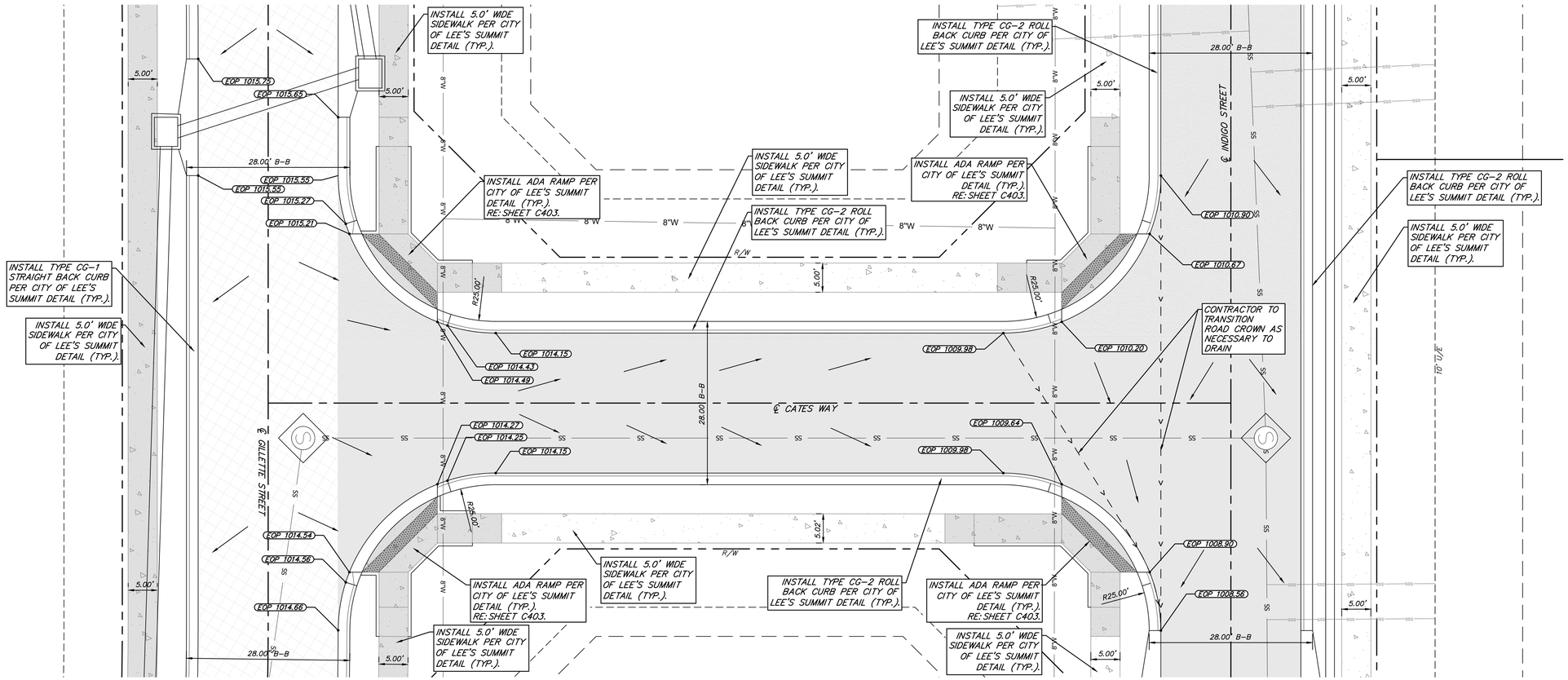
KINGS TREE DRIVE & EAST AVITAL STREET INTERSECTION DETAILS

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

STATE OF MISSOURI
GARRETT R. GATZE
NUMBER
PE-2021025089
PROFESSIONAL ENGINEER
08/30/22

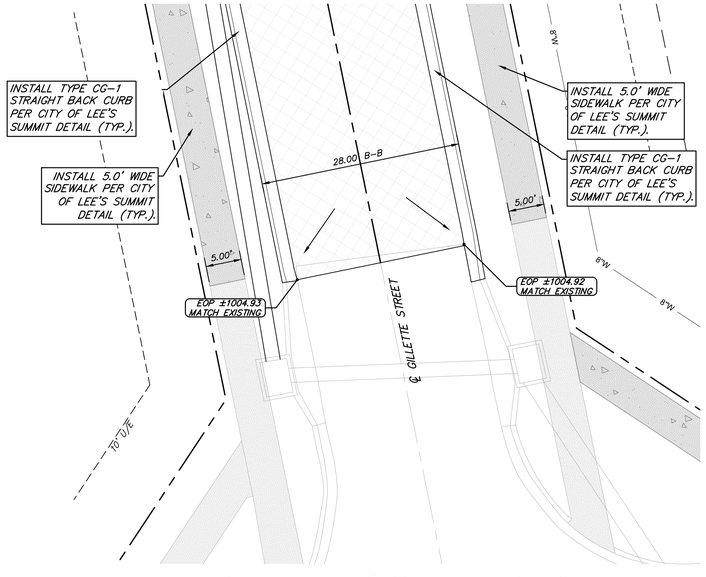
SHEET NUMBER
C305
34 OF 88

Aug 31, 2022 - 10:09am Plotted By: gcote G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10060 - SHTS - INTERSECTION DTLS.dwg Layout: KINGS TREE DRIVE & EAST AVITAL STREET INTERSECTION DETAILS



INTERSECTION OF CATES WAY & GILLETTE STREET

INTERSECTION OF CATES WAY & INDIGO STREET



MATCH EXISTING GILLETTE STREET

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

06/30/2023

LEGEND

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

HORIZONTAL
10' 0 10' 20'
SCALE IN FEET
SCALE: 1" = 10'

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

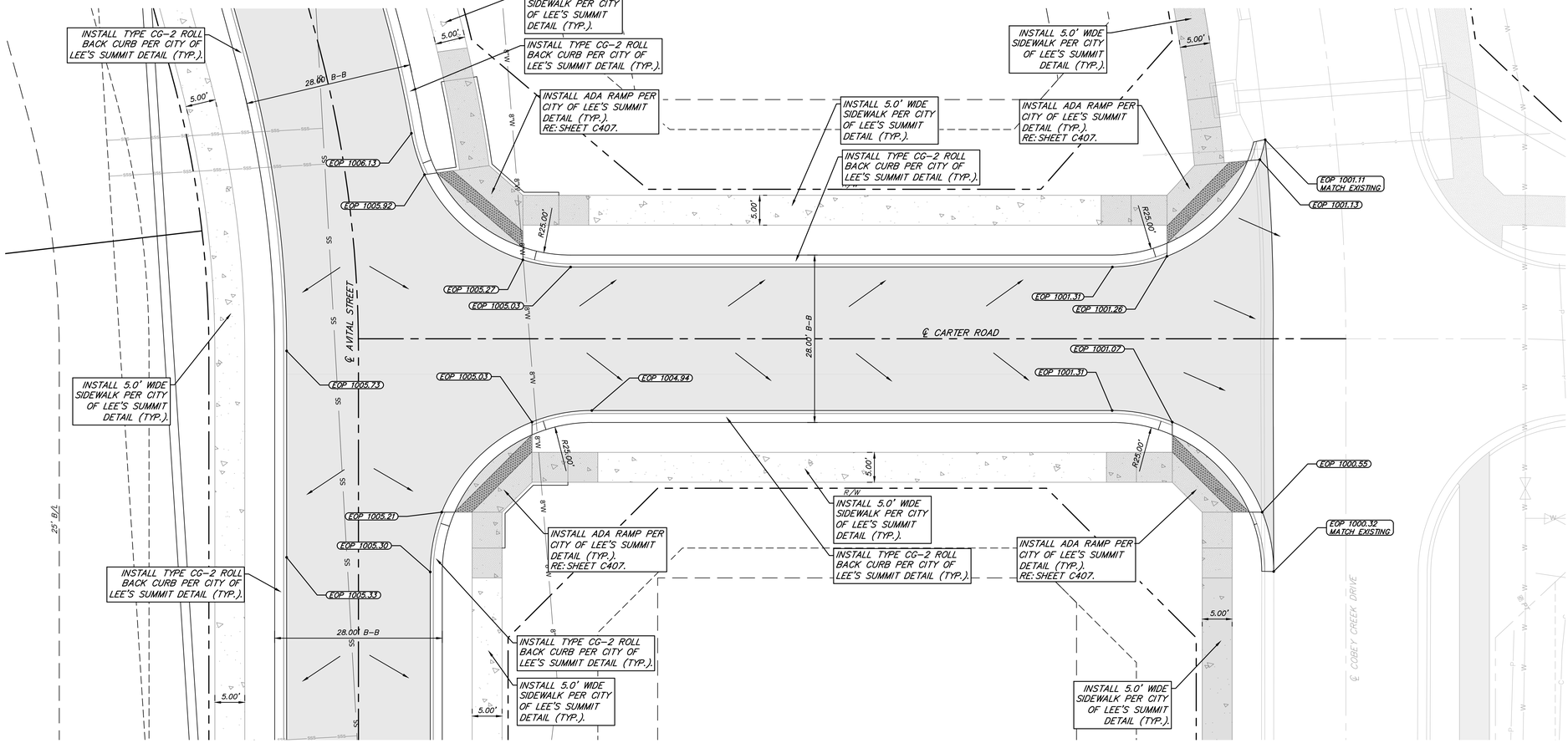
CATES WAY INTERSECTION DETAILS

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

STATE OF MISSOURI
GARRETT R. CATES
NUMBER
PE-2021025089
08/30/22
PROFESSIONAL ENGINEER

SHEET NUMBER
C306
35 OF 88

Aug 31, 2022 - 10:10am Plotted By: gcate G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10060 - SHTS - INTERSECTION DTLS.dwg Layout: CATES WAY INTERSECTION DETAILS



INTERSECTION OF AVITAL STREET & CARTER ROAD

INTERSECTION OF CARTER ROAD & COBEY CREEK DRIVE

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

06/30/2023

LEGEND

- PROP. STREET ℄
- 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 TO BE CONSTRUCTED DURING STREET CONSTRUCTION
- PROP. 5' SIDEWALK
- 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

HORIZONTAL
10' 0 10' 20'
SCALE IN FEET SCALE: 1" = 10'

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

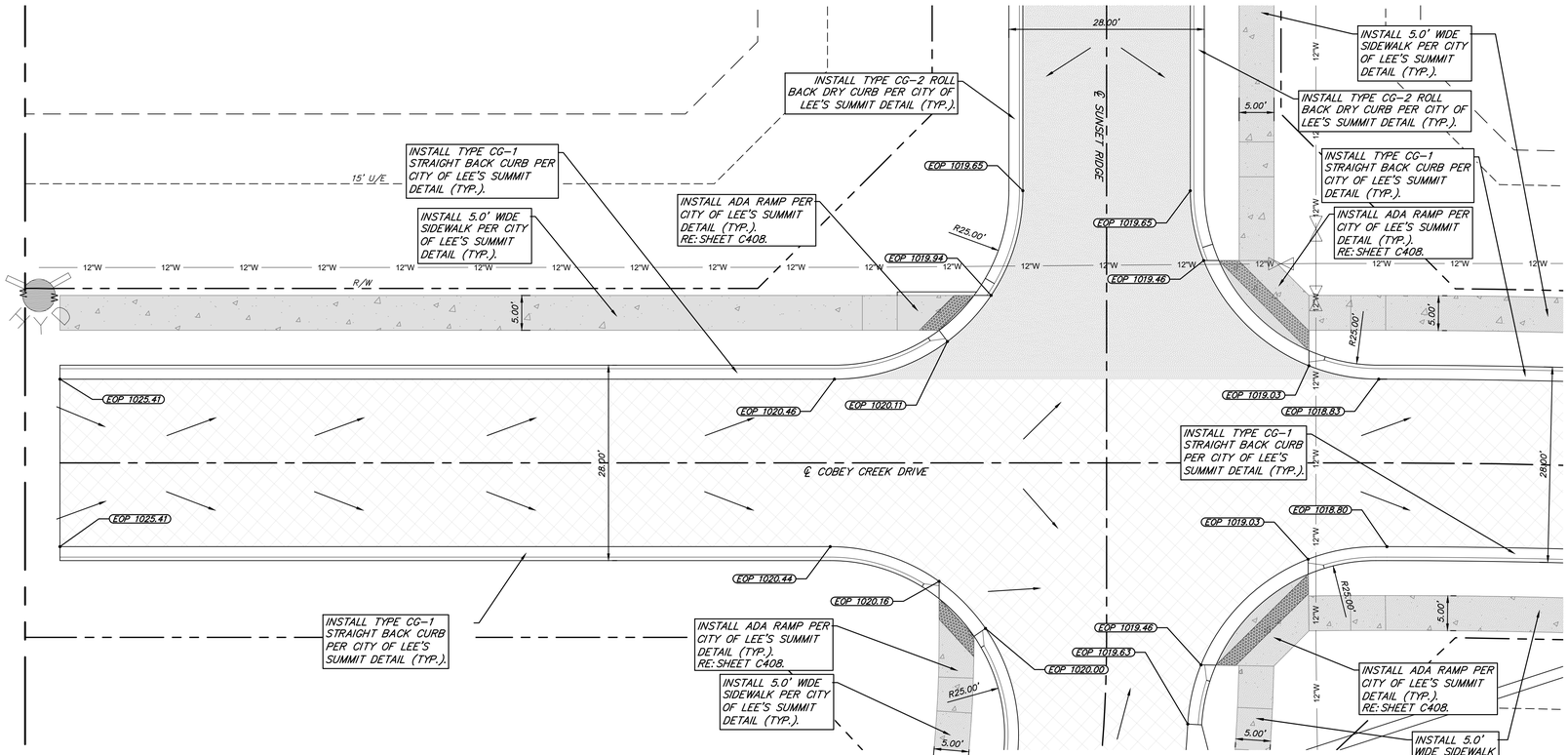
CARTER ROAD INTERSECTION DETAILS

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

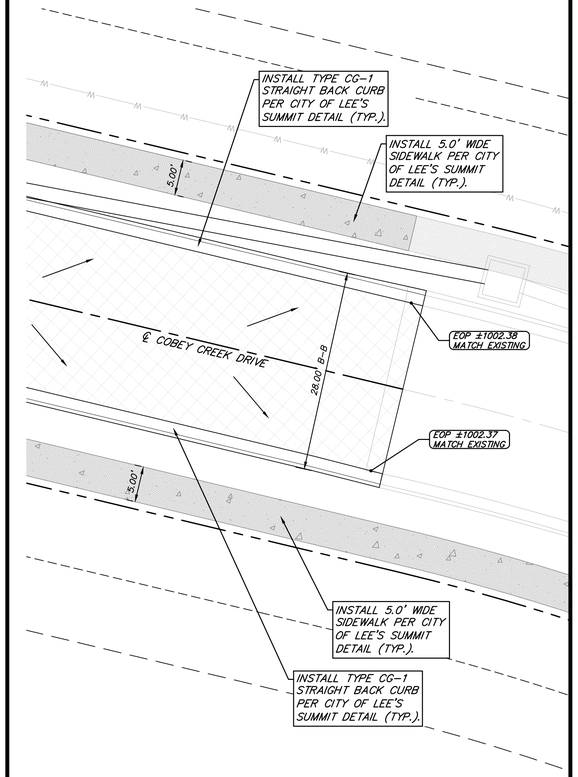
STATE OF MISSOURI
GARRETT R. GATES
NUMBER
PE-2021025089
PROFESSIONAL ENGINEER
08/30/22

SHEET NUMBER
C307
36 OF 88

Aug 31, 2022 - 10:10am Plotted By: gcote G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10060 - SHTS - INTERSECTION DTLS.dwg Layout: CARTER ROAD INTERSECTION DETAILS



INTERSECTION OF COBEY CREEK DRIVE & SUNSET RIDGE



MATCH EXISTING COBEY CREEK DRIVE

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

06/30/2023

HORIZONTAL
10' 0 10' 20'
SCALE IN FEET SCALE: 1" = 10'

LEGEND

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

EOP = EDGE OF PAVEMENT
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HORIZONTAL
10' 0 10' 20'
SCALE IN FEET SCALE: 1" = 10'

ANDERSON ENGINEERING
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DATE:	03/14/2022
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JOB NUMBER:	21KC10060

REVISIONS

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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	8/30/22

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

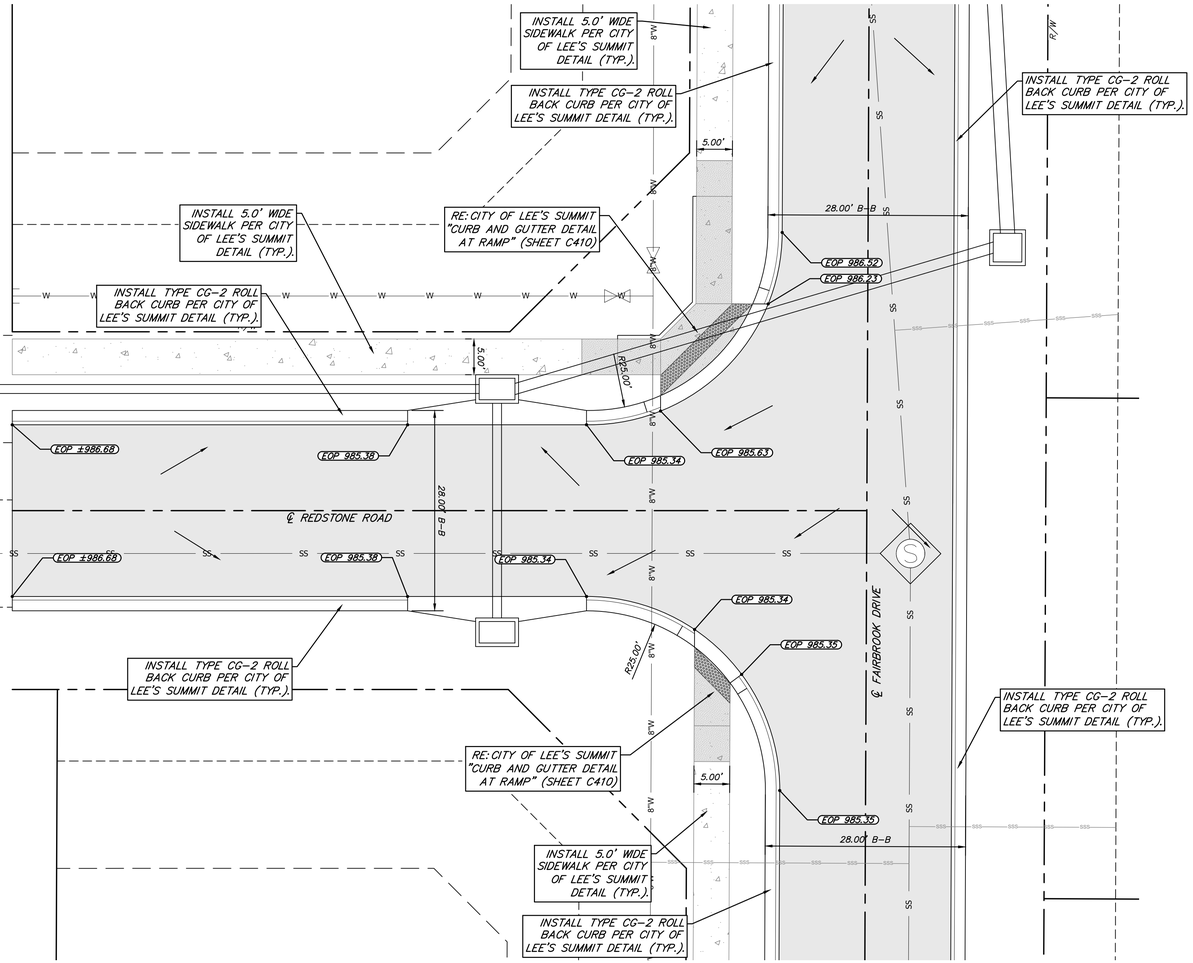
COBEY CREEK DRIVE INTERSECTION DETAILS

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

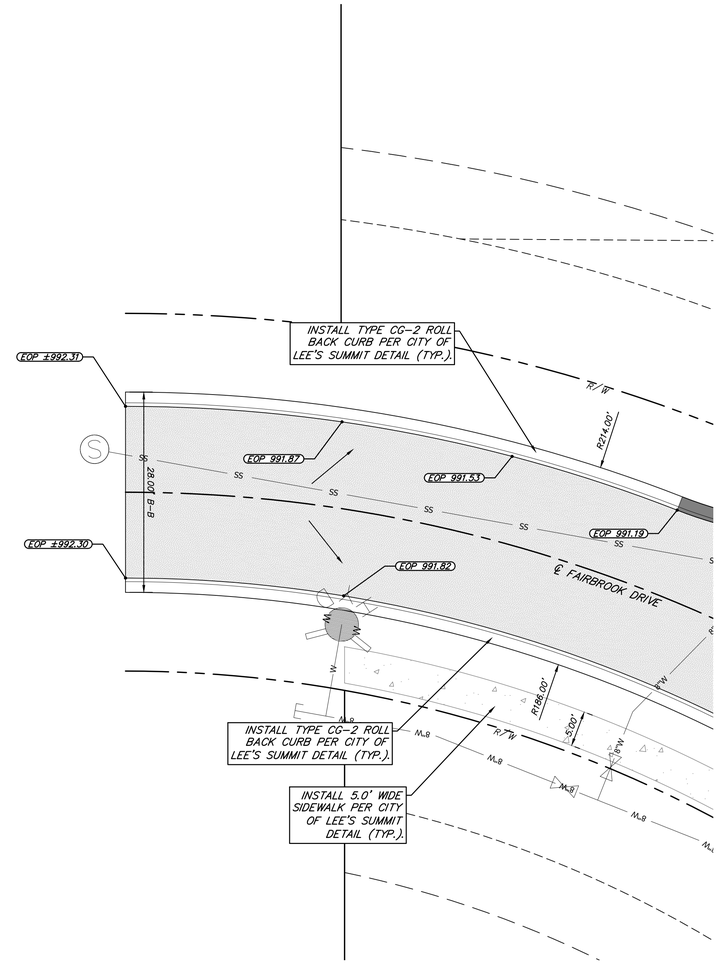
STATE OF MISSOURI
GARRETT R. GATES
NUMBER PE-2021025089
PROFESSIONAL ENGINEER
08/30/22

SHEET NUMBER
C308
37 OF 88

Aug 31, 2022 - 10:10am Plotted By: gcate G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Coby Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10060 - SHTS - INTERSECTION DTLS.dwg Layout: COBEY CREEK DRIVE INTERSECTION DETAILS



INTERSECTION OF REDSTONE ROAD & FAIRBROOK DRIVE



BEGIN CONSTRUCTION OF FAIRBROOK DRIVE

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Development Services Department
Lee's Summit, Missouri

06/30/2023

HORIZONTAL
10' 0 10' 20'
SCALE IN FEET SCALE: 1" = 10'

LEGEND

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

EOP = EDGE OF PAVEMENT
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CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - STREET, STORM, & EROSION

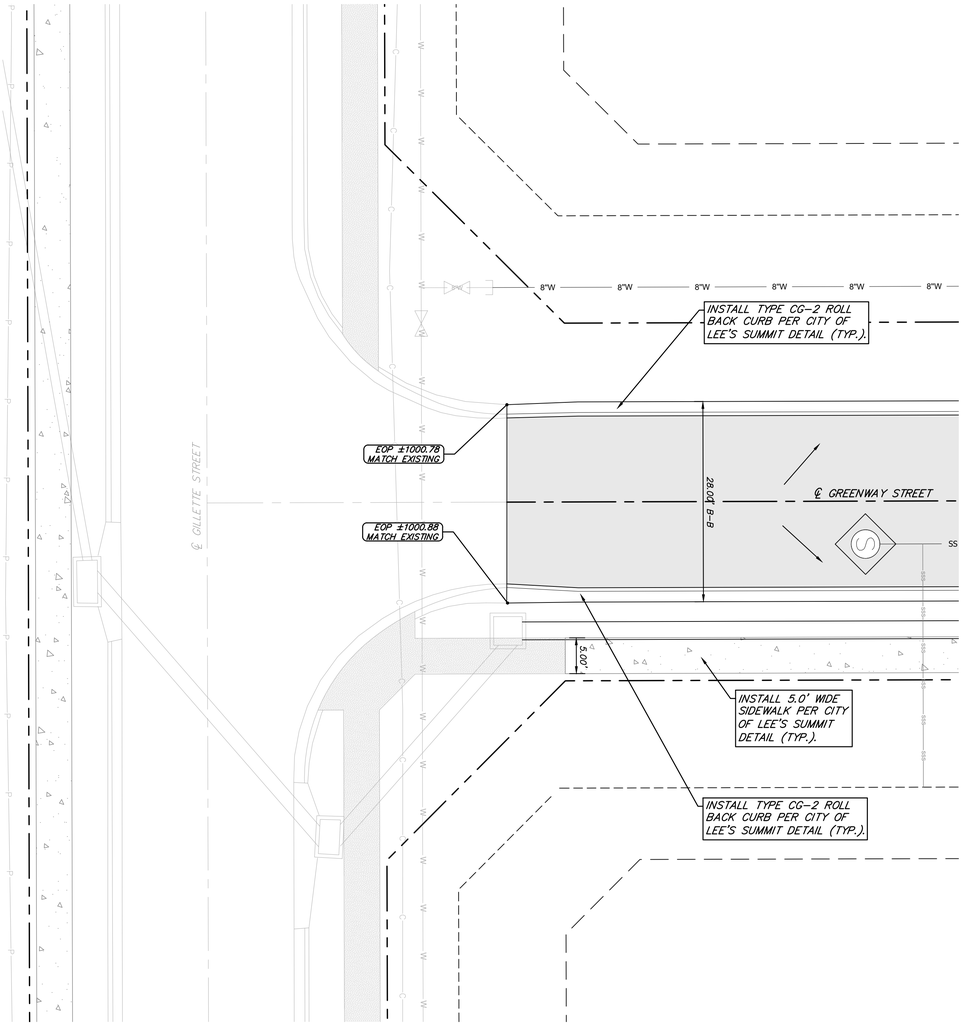
FAIRBROOK DRIVE
INTERSECTION DETAILS

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

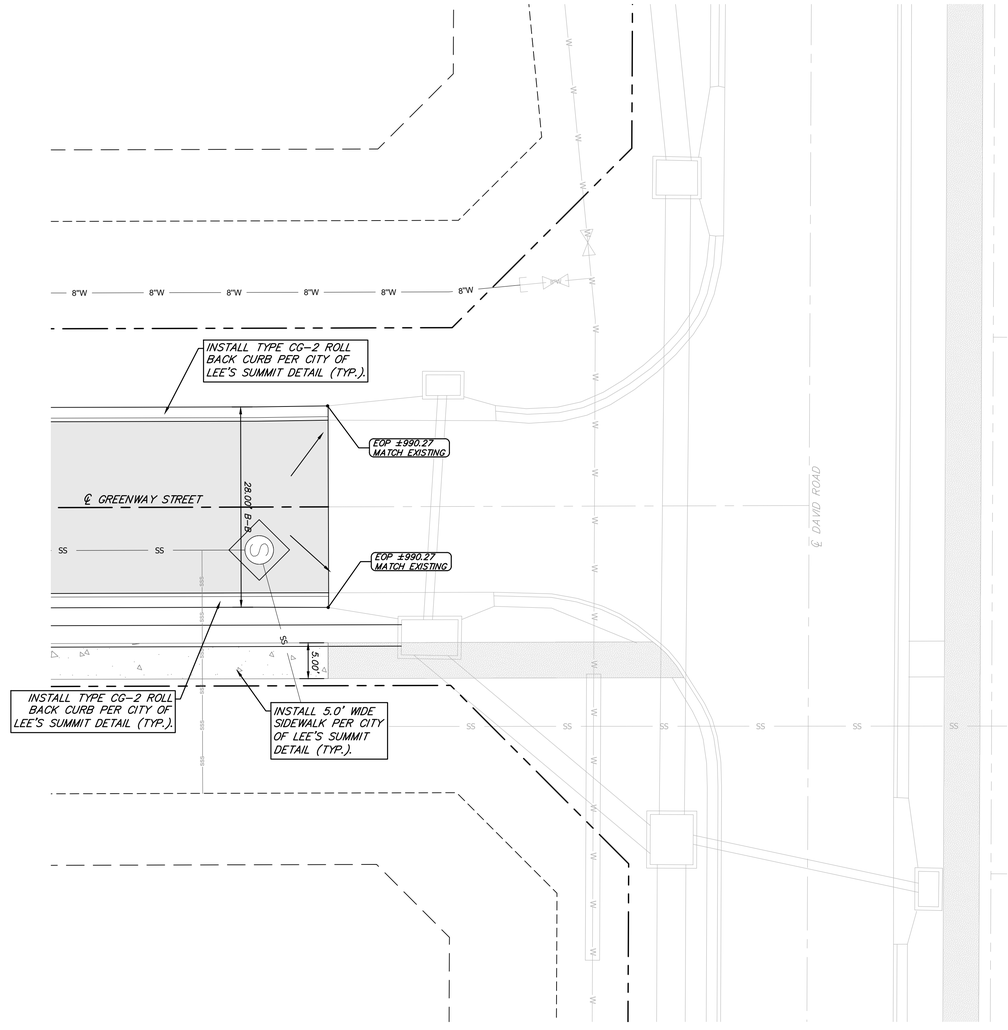
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PROFESSIONAL ENGINEER
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SHEET NUMBER
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38 OF 88

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MATCH EXISTING AT GILLETTE STREET & GREENWAY STREET



MATCH EXISTING AT GREENWAY STREET & DAVID ROAD

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Lee's Summit, Missouri

06/30/2023

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HORIZONTAL
10' 0 10' 20'
SCALE IN FEET
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CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - STREET, STORM, & EROSION

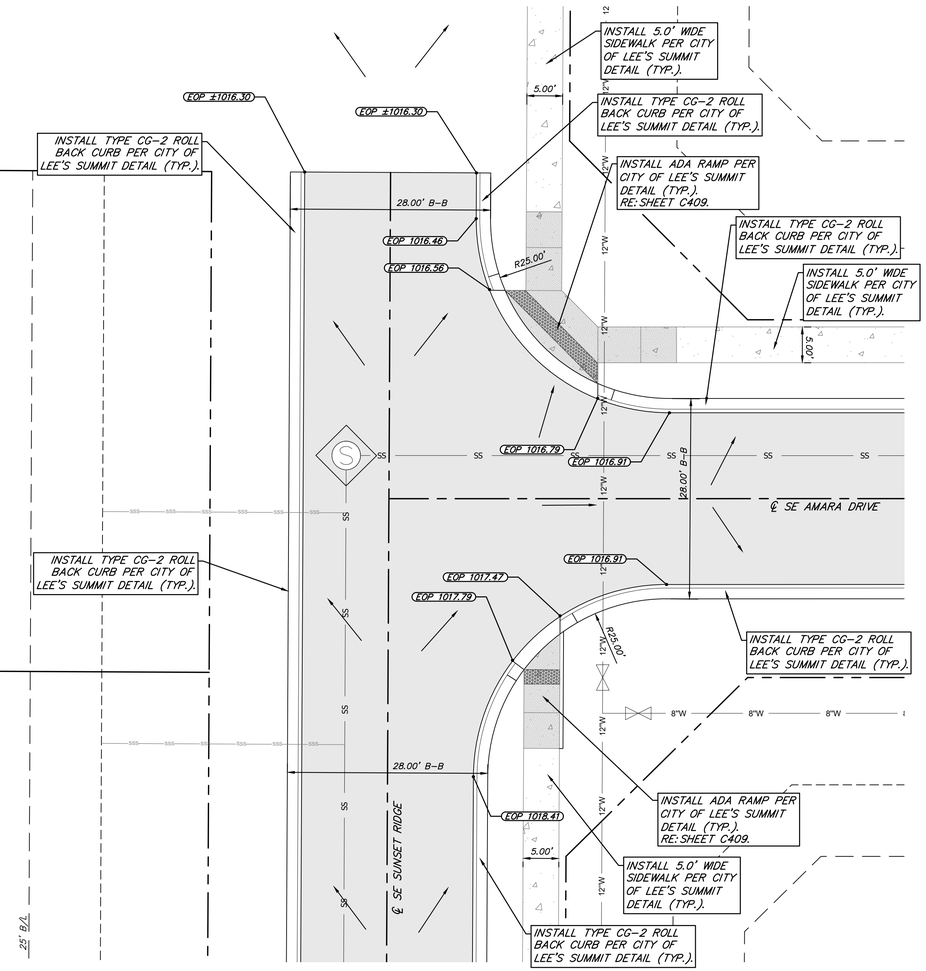
MATCH EXISTING GREENWAY STREET DETAILS

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

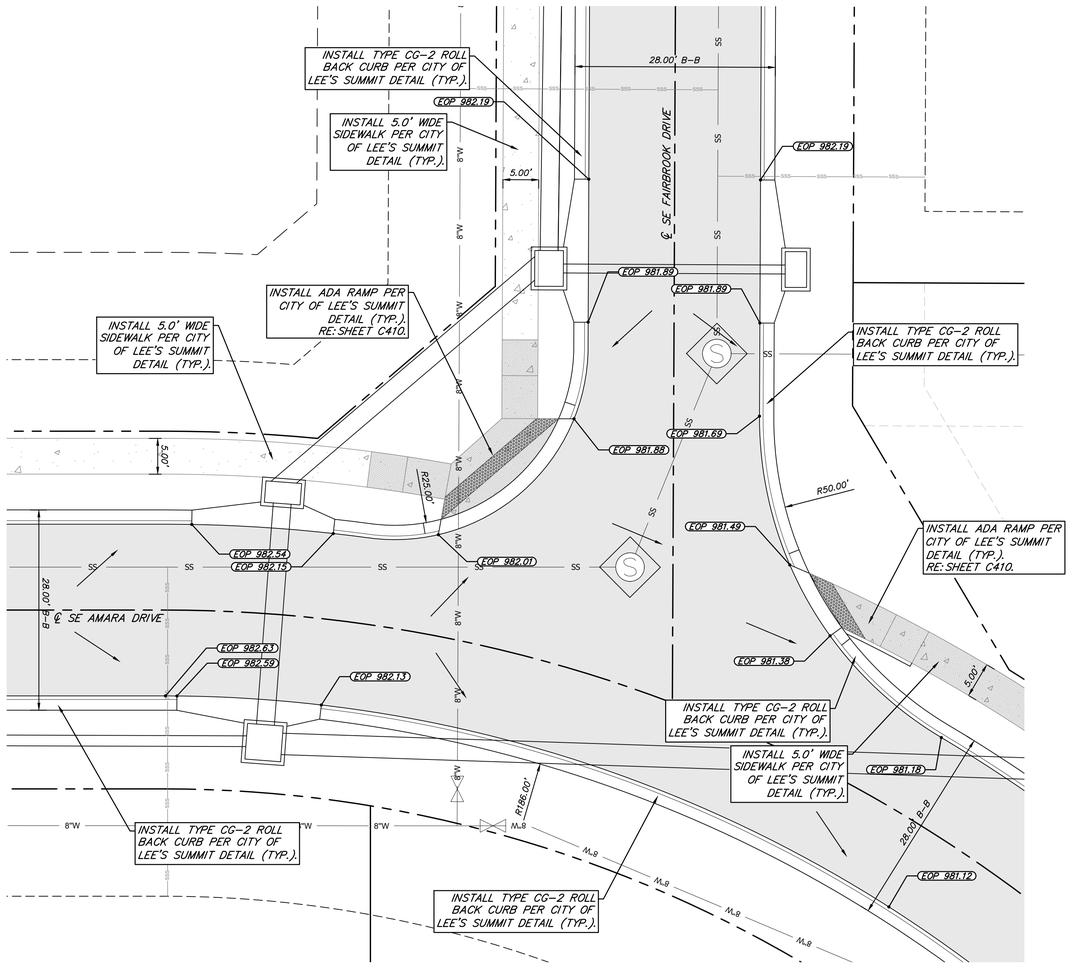
STATE OF MISSOURI
GARRETT R. CATES
NUMBER PE-2021025089
PROFESSIONAL ENGINEER
08/30/22

SHEET NUMBER
C310
39 OF 88

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INTERSECTION OF SUNSET RIDGE & AMARA DRIVE



INTERSECTION OF FAIRBROOK DRIVE & AMARA DRIVE

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Development Services Department
Lee's Summit, Missouri

06/30/2023

HORIZONTAL
10' 0 10' 20'
SCALE IN FEET SCALE: 1" = 10'

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- PROP. RIGHT-OF-WAY
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COBEY CREEK - 2ND PLAT - STREET, STORM, & EROSION

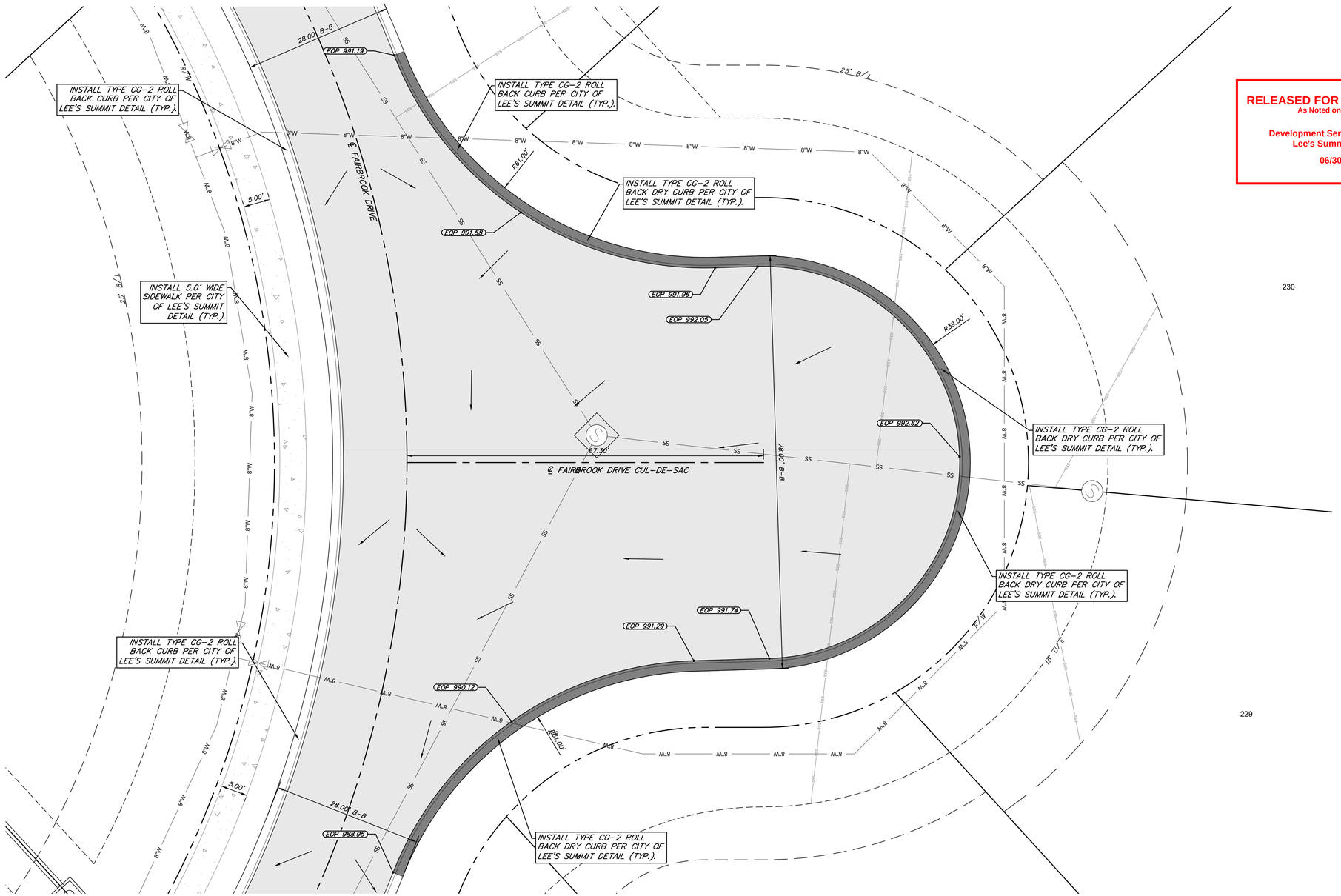
AMARA DRIVE INTERSECTION DETAILS

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

STATE OF MISSOURI
GARRETT R. GATES
NUMBER
PE-2021025089
PROFESSIONAL ENGINEER
08/30/22

SHEET NUMBER
C311
40 OF 88

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FAIRBROOK DRIVE CUL-DE-SAC DETAILS

LEGEND

- PROP. STREET ℄
- PROP. RIGHT-OF-WAY
- PROP. UTILITY EASEMENT
- PROP. BUILDING SETBACK
- PROP. LOT LINE
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HORIZONTAL
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Lee's Summit, Missouri

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

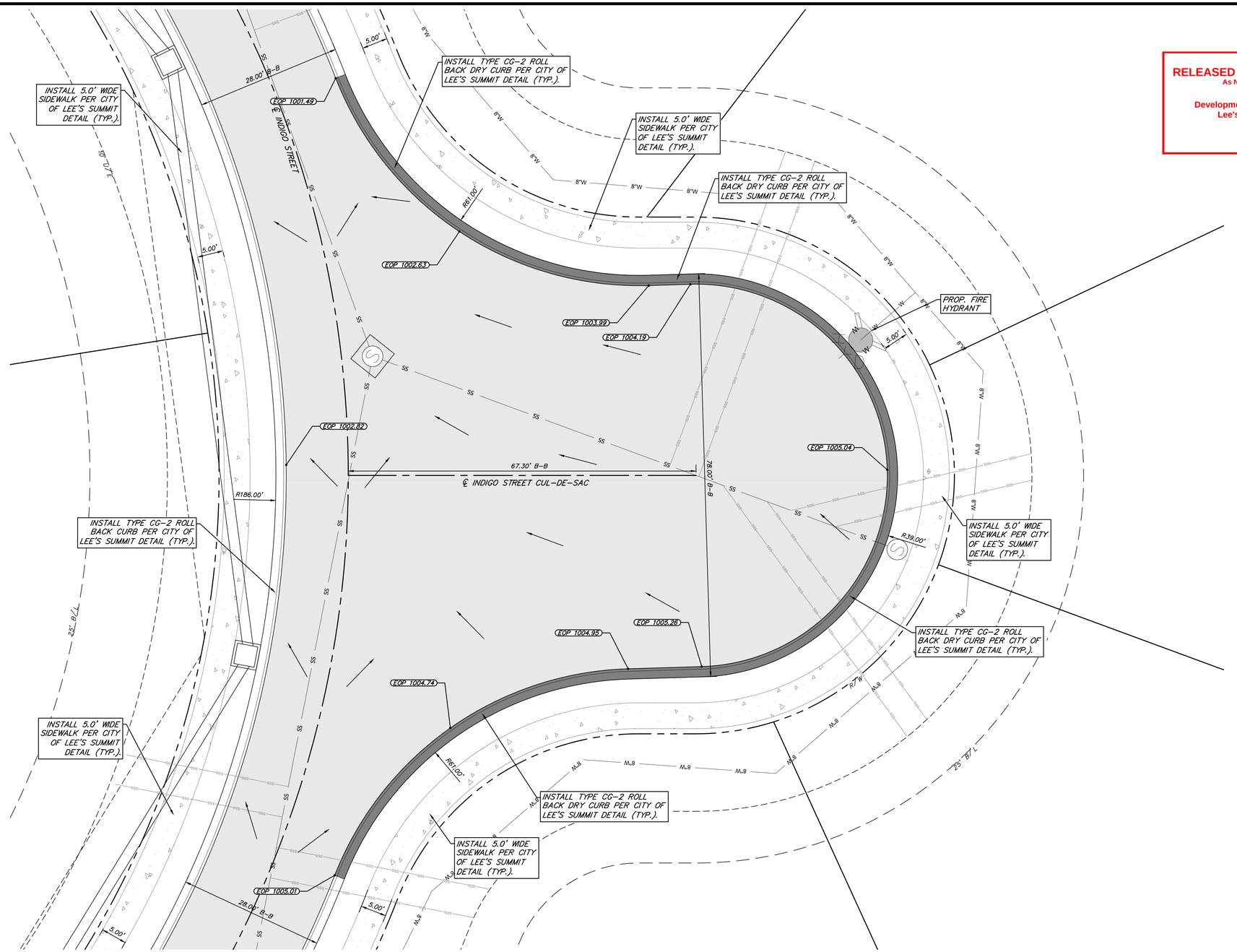
FAIRBROOK DRIVE CUL-DE-SAC DETAILS

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

STATE OF MISSOURI
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SHEET NUMBER
C312
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INDIGO STREET CUL-DE-SAC DETAILS

LEGEND

- PROP. STREET ℄
- PROP. RIGHT-OF-WAY
- PROP. UTILITY EASEMENT
- PROP. BUILDING SETBACK
- PROP. LOT LINE
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HORIZONTAL
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COBEY CREEK - 2ND PLAT - STREET, STORM, & EROSION

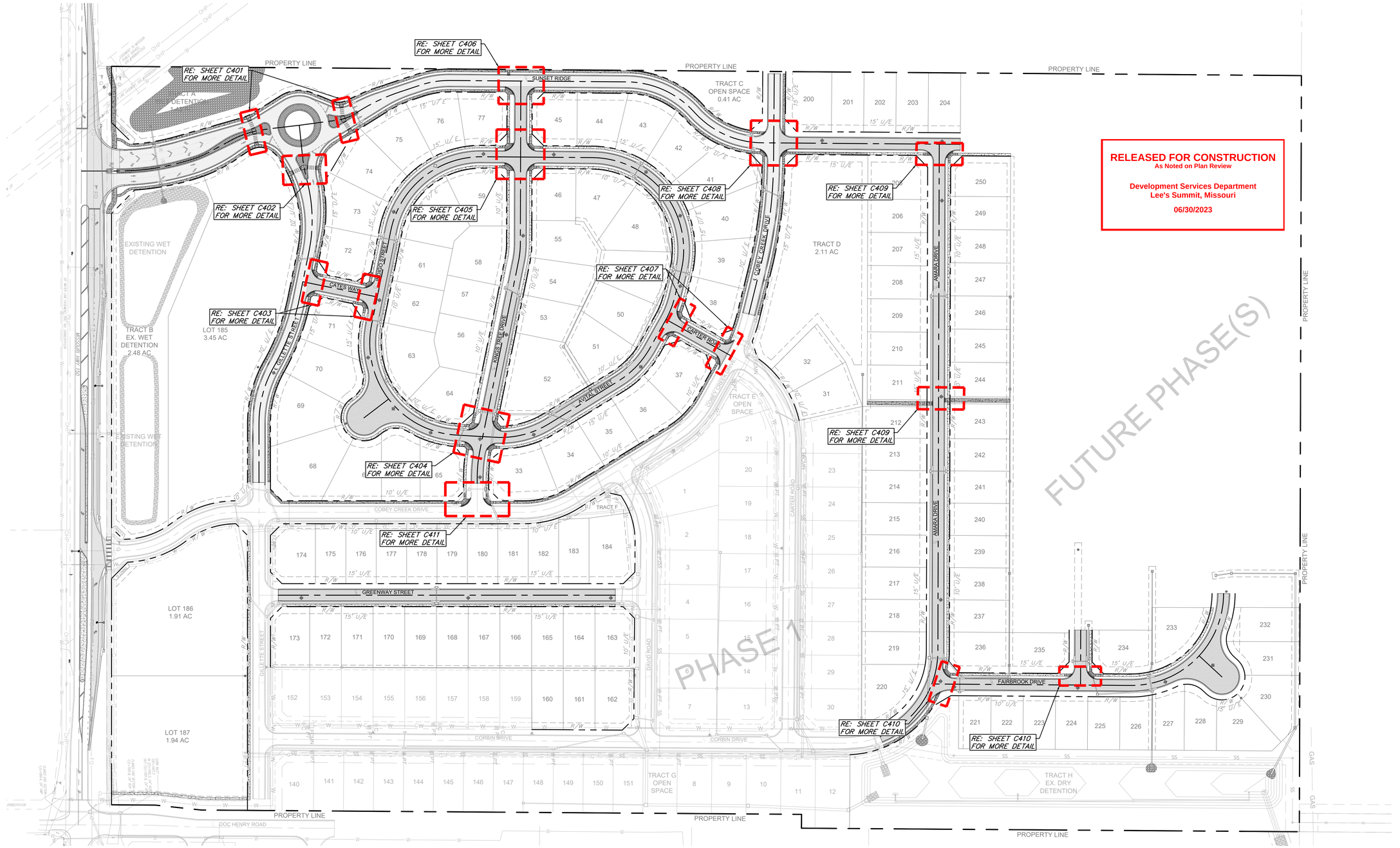
INDIGO STREET CUL-DE-SAC DETAILS

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

STATE OF MISSOURI
GARRETT R. GATES
NUMBER
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08/30/22
PROFESSIONAL ENGINEER

SHEET NUMBER
C313
42 OF 88

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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 RAMPS 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 RAMPS 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

HORIZONTAL
10' 0 10' 20'
SCALE IN FEET
SCALE: 1" = 10'

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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

STATE OF MISSOURI
GARRETT R. GATES
NUMBER PE-2021025089
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LEGEND

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

DRY CURB & GUTTER
DETECTIBLE WARNING STRIP
LOCAL/ACCESS ROADWAY PAVEMENT
COLLECTOR ROADWAY PAVEMENT
KCMMB4K CONCRETE SIDEWALK
KCMMB4K CONCRETE SIDEWALK BE CONSTRUCTED DURING STREET CONSTRUCTION

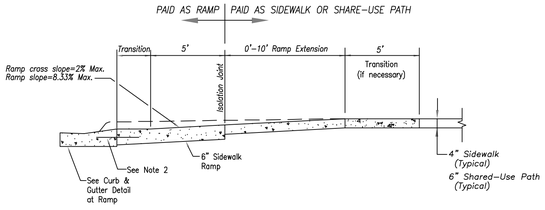
TABLE LS-5: ACCESSIBLE ROUTE DESIGN CRITERIA

	Design Slopes	PROWAG Max Allowed Slope[a]	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

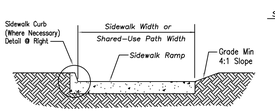
TABLE LS-6: MINIMUM ACCESSIBLE ROUTE THICKNESS SECTIONS

Type of Route	PCC[3] 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"	

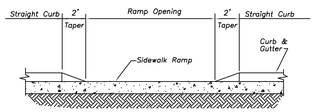
(1) Minimum width of sidewalks shall be 5 feet, with a typical 5-foot green space between sidewalk and back of curb. A 3 to 5-foot green space may be used based on site conditions and upon approval of the City Engineer. If less than 3-foot green space, sidewalk shall be at least 6-feet wide.
(2) Minimum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



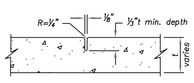
SECTION A–A



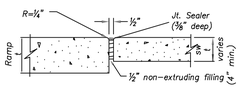
SECTION B–B



SECTION C–C

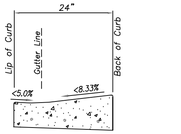


CONTRACTION JOINT

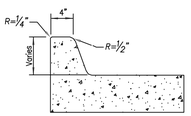


ISOLATION JOINT

JOINT DETAILS
Not to Scale



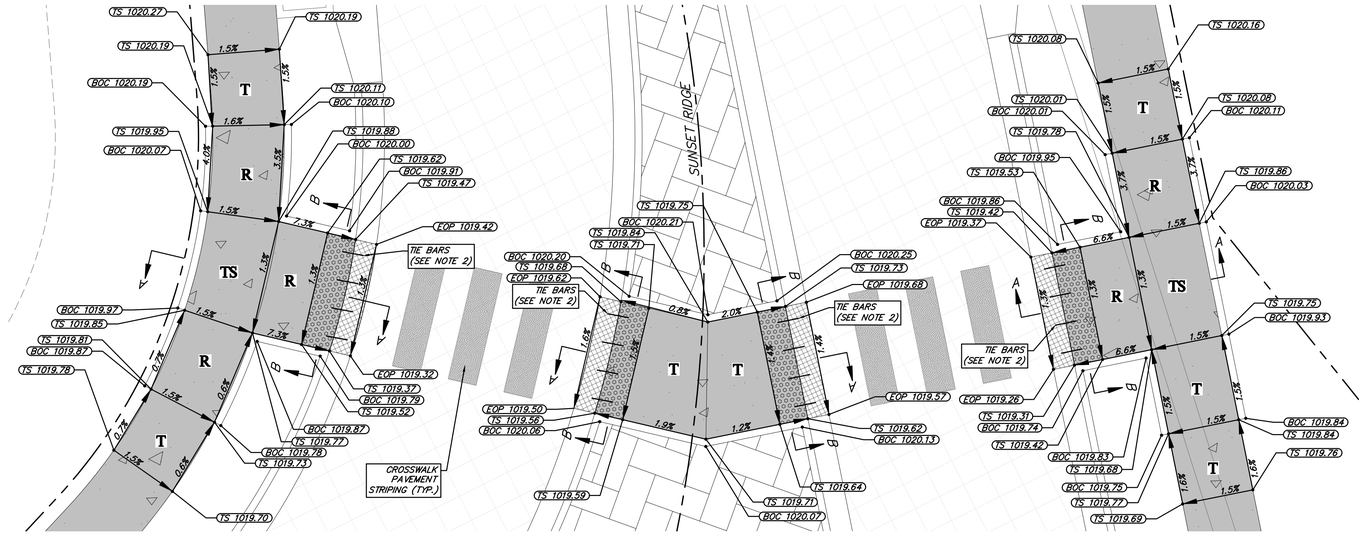
CURB & GUTTER DETAIL AT RAMP
Not to Scale



SIDEWALK CURB DETAIL
Not to Scale

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

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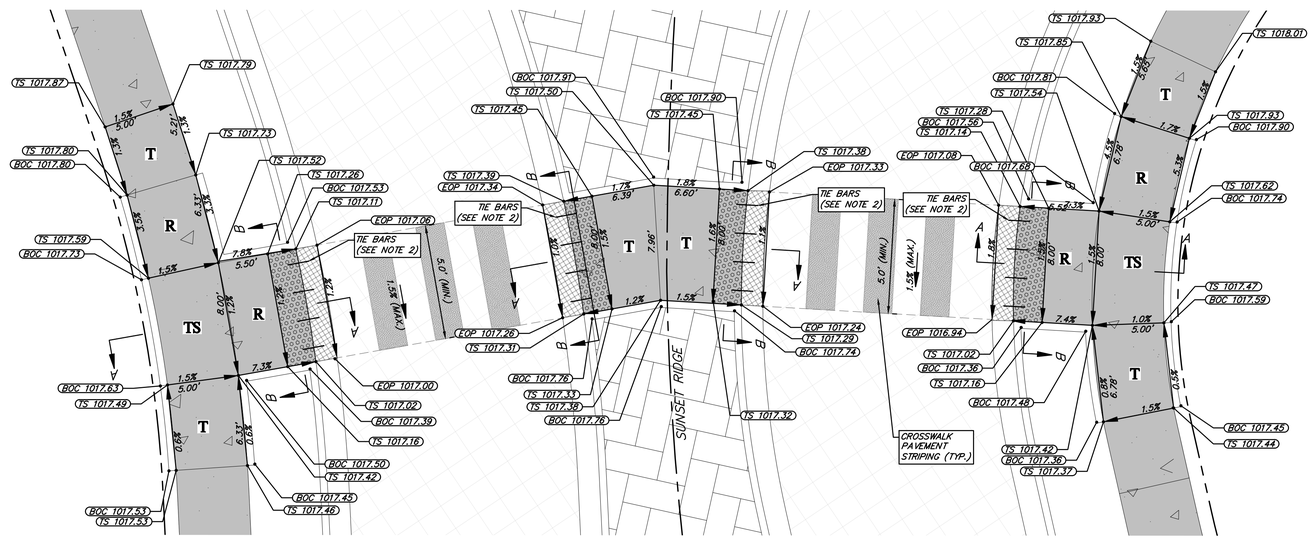
SUNSET RIDGE AND GILLETTE STREET (N OF ROUNDABOUT)
ADA RAMP DETAILS

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

06/30/2023

HORIZONTAL
5' 0 5' 10'
SCALE IN FEET SCALE: 1" = 5'



SUNSET RIDGE AND GILLETTE STREET (S OF ROUNDABOUT)
ADA RAMP DETAILS

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REVISIONS

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DRAWING INFO.

DRAWN BY:	GC
CHECK BY:	PJ
LICENSE NO.	PE-2021025089
DATE:	03/14/2022
ISSUED FOR:	FOR REVIEW
JOB NUMBER:	21KC10060

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

ADA RAMP DETAILS (1)

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

STATE OF MISSOURI
GARRETT R. GATES
NUMBER PE-2021025089
08/30/22
PROFESSIONAL ENGINEER

SHEET NUMBER
C401
44 OF 88

Aug 31, 2022 - 10:12am Plotted By: gcate G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10060 - SHTS - ADA RAMPS.dwg Layout: ADA RAMP DETAILS (1)

LEGEND

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TS = TOP OF SIDEWALK
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R = RAMP

DRY CURB & GUTTER
DETECTIBLE WARNING STRIP
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KCMMB4K CONCRETE SIDEWALK
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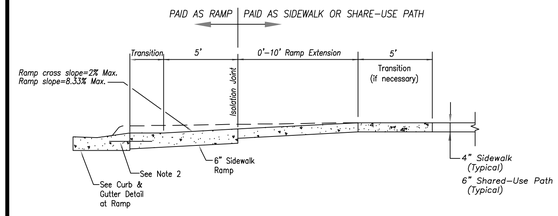
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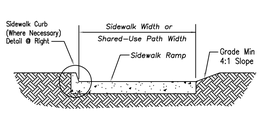
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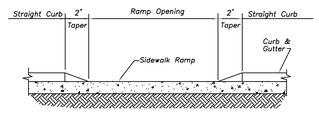
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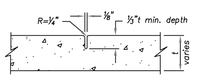
SECTION A–A



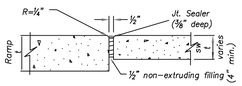
SECTION B–B



SECTION C–C

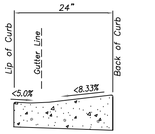


CONTRACTION JOINT

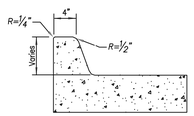


ISOLATION JOINT

JOINT DETAILS
Not to Scale



CURB & GUTTER DETAIL AT RAMP
Not to Scale



SIDEWALK CURB DETAIL
Not to Scale

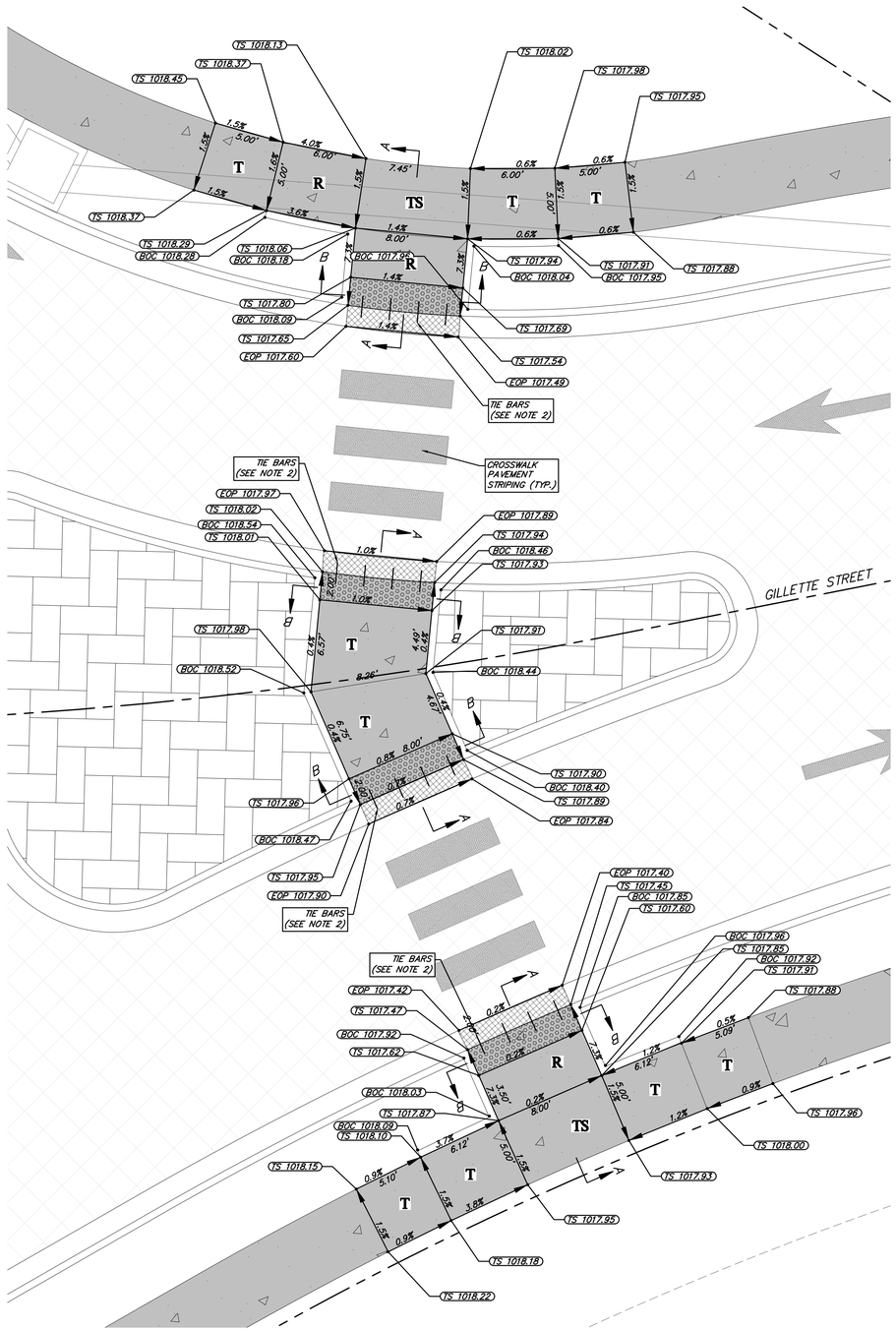
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As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

06/30/2023



SUNSET RIDGE AND GILLETTE STREET (E OF ROUNDABOUT)
ADA RAMP DETAILS

HORIZONTAL
5' 0 5' 10'
SCALE IN FEET SCALE: 1" = 5'

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DRAWING INFO.
DRAWN BY: GC
CHECK BY: PJ
LICENSE NO. PE-2021025089
DATE: 03/14/2022
ISSUED FOR: FOR REVIEW
JOB NUMBER: 21KC10060

REVISIONS

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

ADA RAMP DETAILS (2)

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

STATE OF MISSOURI
GARRETT R. CATES
NUMBER PE-2021025089
PROFESSIONAL ENGINEER
08/30/22

SHEET NUMBER
C402
45 OF 88

Aug 31, 2022 – 10:13am Plotted By: gcate G:\Shared drives\KC10 – Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03–DWG\Sheet\STREET STORM EROSION\21KC10060 – SHTS – ADA RAMPS.dwg Layout: ADA RAMP DETAILS (2)

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DRY CURB & GUTTER
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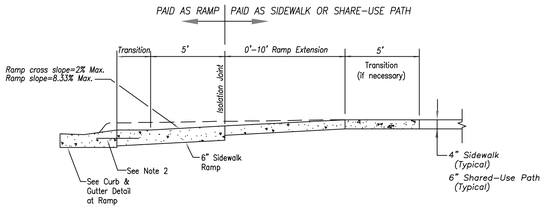
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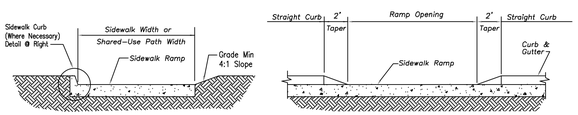
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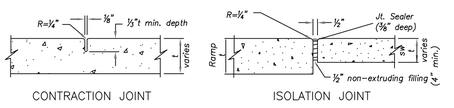


SECTION A–A



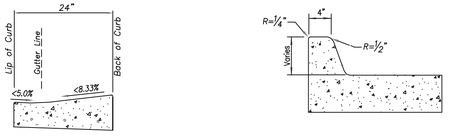
SECTION B–B

SECTION C–C



CONTRACTION JOINT ISOLATION JOINT

JOINT DETAILS
Not to Scale

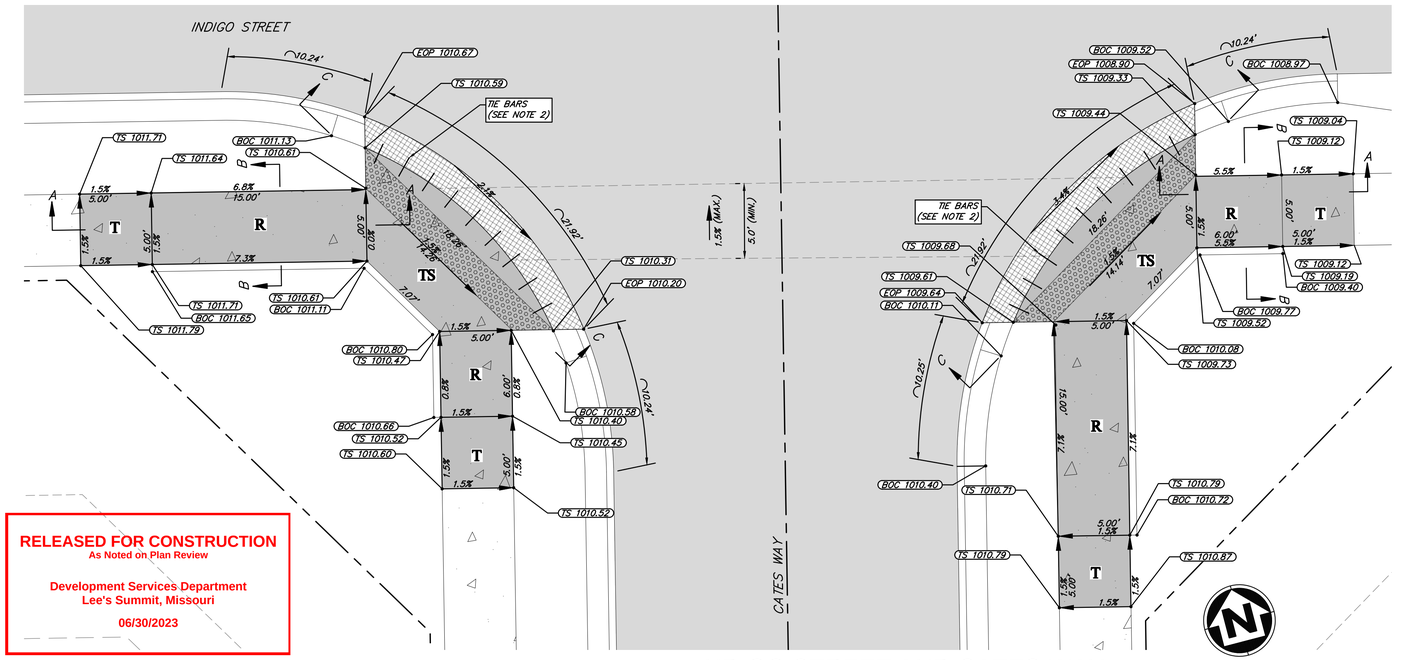


CURB & GUTTER DETAIL AT RAMP
Not to Scale

SIDEWALK CURB DETAIL
Not to Scale

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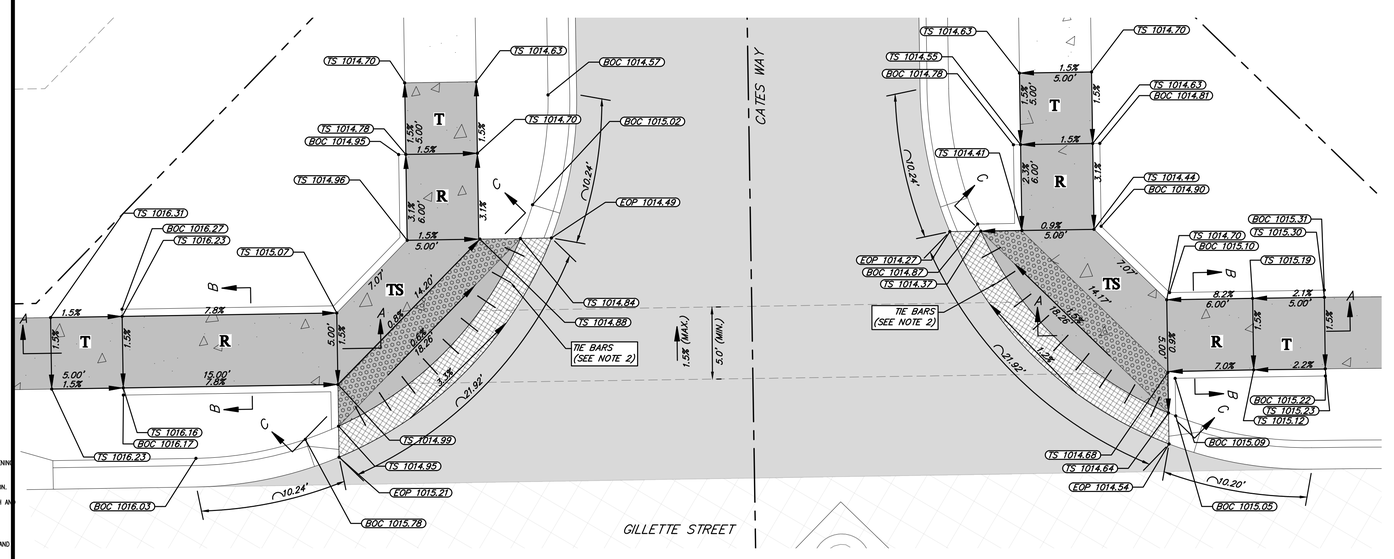
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Development Services Department
Lee's Summit, Missouri

06/30/2023

INDIGO STREET AND CATES WAY ADA RAMP DETAILS

HORIZONTAL
SCALE IN FEET SCALE: 1" = 5'



GILLETTE STREET AND CATES WAY ADA RAMP DETAILS

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

ADA RAMP DETAILS (3)

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

STATE OF MISSOURI
GARRETT R. CATES
NUMBER
PE-2021025089
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PROFESSIONAL ENGINEER

SHEET NUMBER
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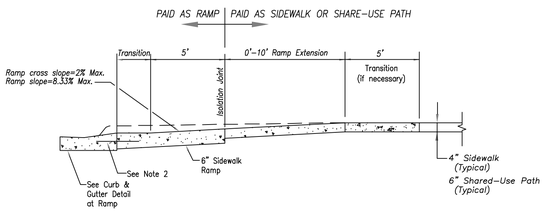
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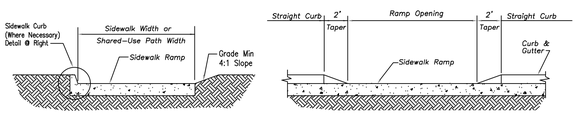
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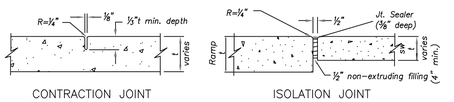


SECTION A–A



SECTION B–B

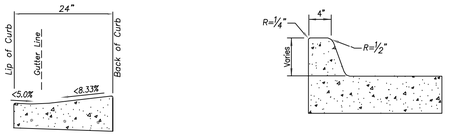
SECTION C–C



CONTRACTION JOINT

ISOLATION JOINT

JOINT DETAILS
Not to Scale

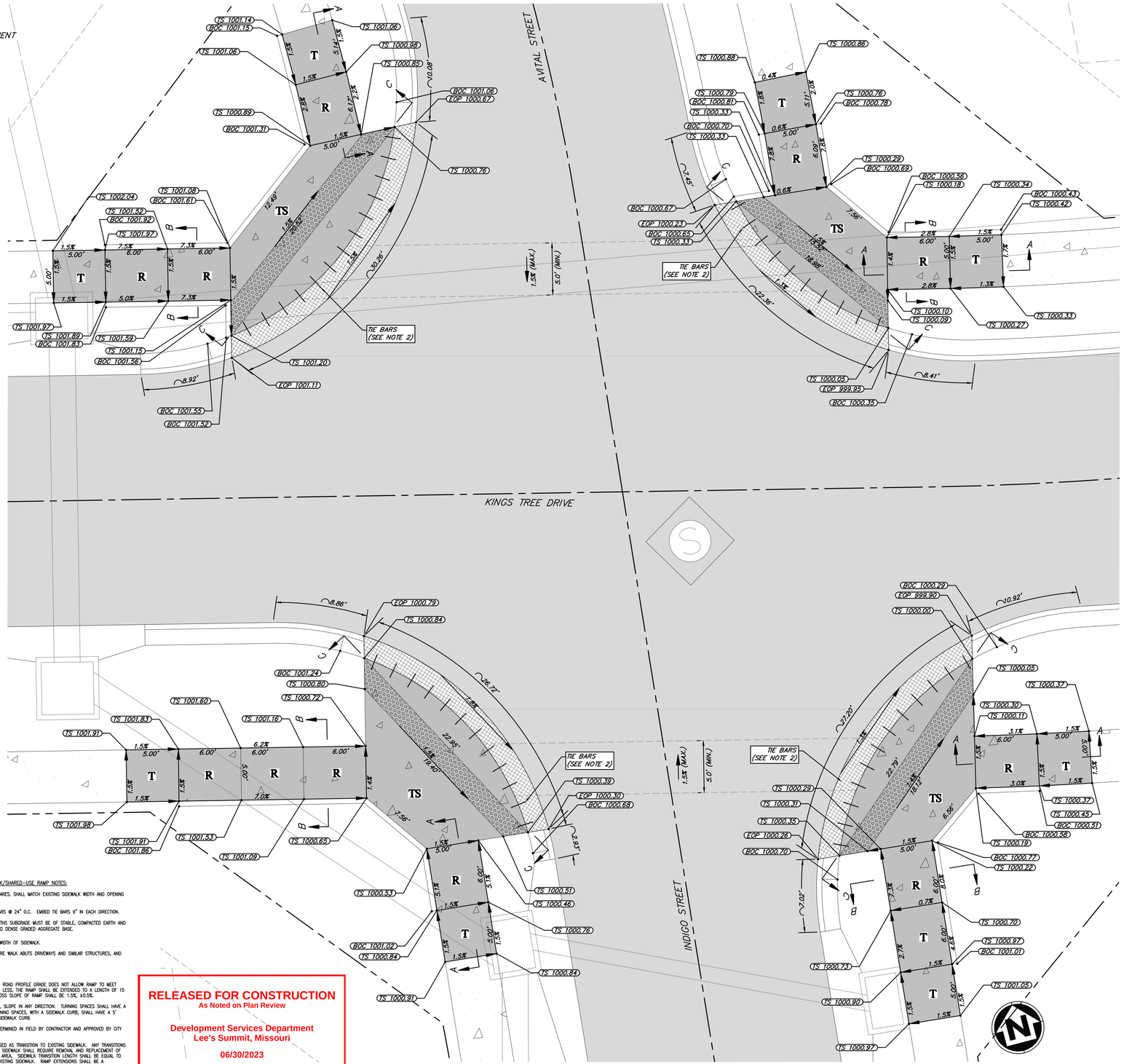


CURB & GUTTER DETAIL AT RAMP
Not to Scale

SIDEWALK CURB DETAIL
Not to Scale

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7. TURNING SPACES SHALL BE 1.5%, ±0.5%, 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.
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RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

06/30/2023

INDIGO STREET/AVITAL STREET AND KINGS TREE DRIVE (EAST) ADA RAMP DETAILS

HORIZONTAL
SCALE IN FEET 5' 0 5' 10'
SCALE: 1" = 5'

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EMPLOYEE OWNED
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REVISIONS

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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	8/30/22

DRAWING INFO.

DRAWN BY:	GC
CHECK BY:	PJ
LICENSE NO.	PE-2021025089
DATE:	03/14/2022
ISSUED FOR:	FOR REVIEW
JOB NUMBER:	21KC10060

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

ADA RAMP DETAILS (4)

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

STATE OF MISSOURI
GARRETT R. GATES
NUMBER
PE-2021025089
08/30/22
PROFESSIONAL ENGINEER

SHEET NUMBER
C404
47 OF 88

Aug 31, 2022 – 10:13am Plotted By: gcote G:\Shared drives\KC10 – Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10060 – SHTS – ADA RAMPS.dwg Layout: ADA RAMP DETAILS (4)

LEGEND

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

DRY CURB & GUTTER
DETECTIBLE WARNING STRIP
LOCAL/ACCESS ROADWAY PAVEMENT
COLLECTOR ROADWAY PAVEMENT
KCMMB4K CONCRETE SIDEWALK
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Development Services Department
Lee's Summit, Missouri

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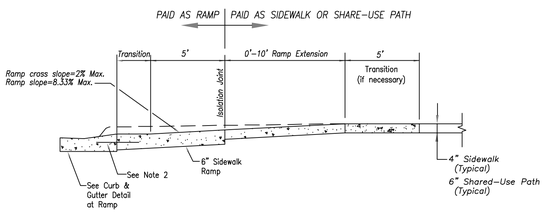
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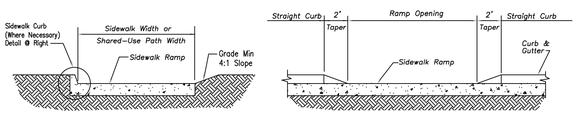
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ADA Ramp	6"	4"	

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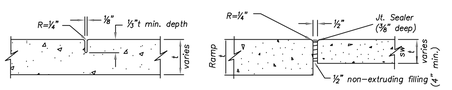


SECTION A–A



SECTION B–B

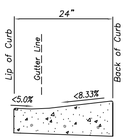
SECTION C–C



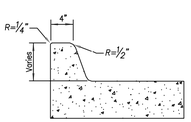
CONTRACTION JOINT

ISOLATION JOINT

JOINT DETAILS
Not to Scale



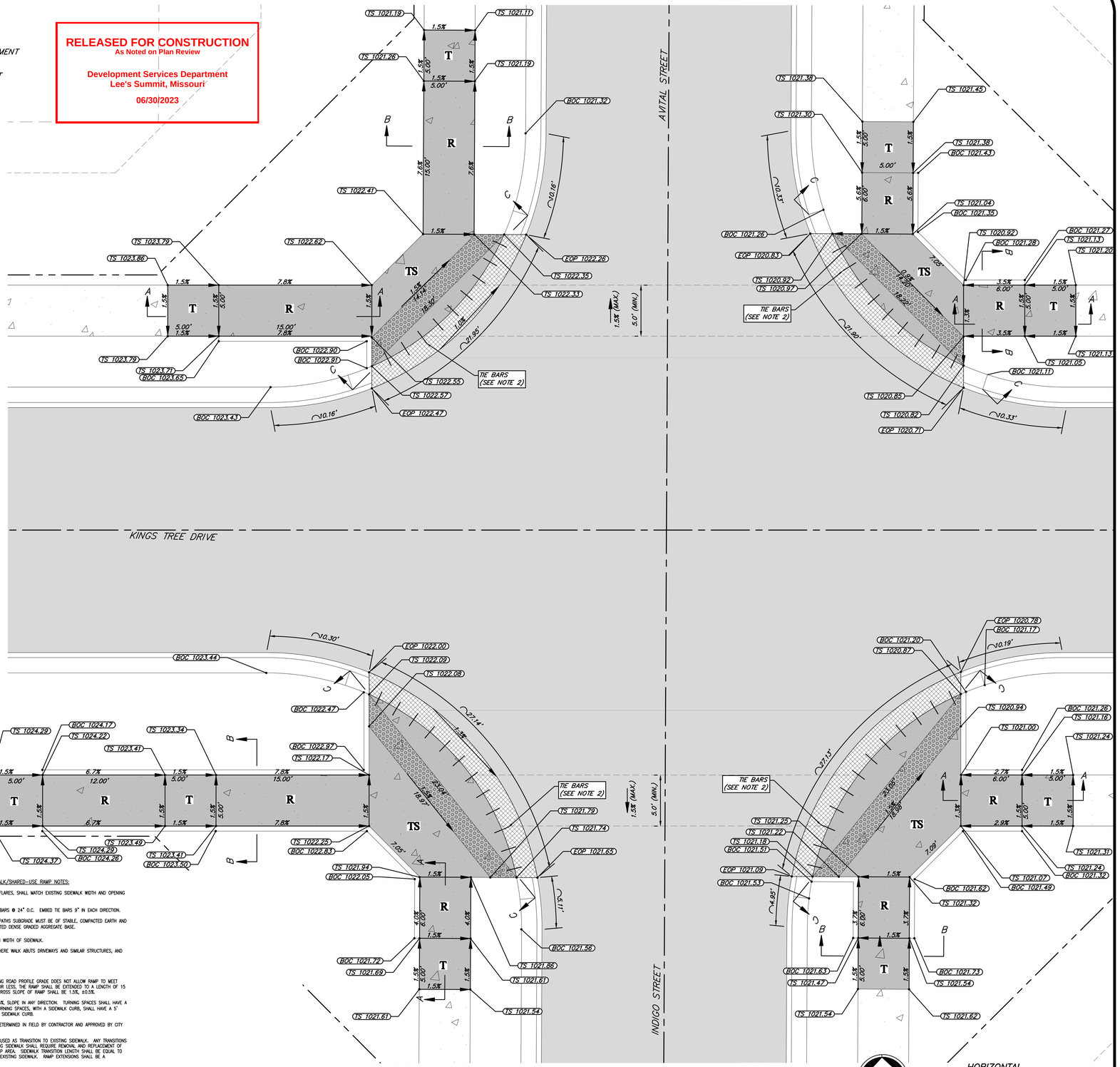
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Not to Scale



SIDEWALK CURB DETAIL
Not to Scale

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INDIGO STREET/AVITAL STREET AND KINGS TREE DRIVE (WEST)
ADA RAMP DETAILS

HORIZONTAL
SCALE IN FEET
SCALE: 1" = 5'

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DRAWING INFO.
DRAWN BY: GC
CHECK BY: PJ
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DATE: 03/14/2022
ISSUED FOR: FOR REVIEW
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CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - STREET, STORM, & EROSION

ADA RAMP DETAILS (5)

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

STATE OF MISSOURI
GARRETT R. GATES
NUMBER PE-2010
PROFESSIONAL ENGINEER
PE: 2021025089
08/30/22

SHEET NUMBER
C405
48 OF 88

Aug 31, 2022 – 10:13am Plotted By: gcote G:\Shared drives\KC10 – Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03–DWG\Sheet\STREET STORM EROSION\21KC10060 – SHTS – ADA RAMPS.dwg Layout: ADA RAMP DETAILS (5)

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DRY CURB & GUTTER
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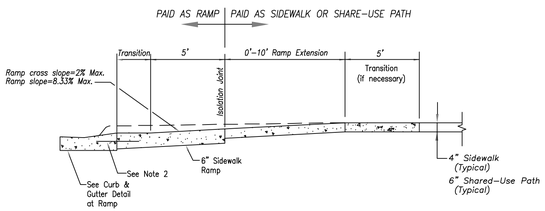
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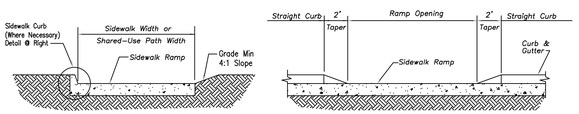
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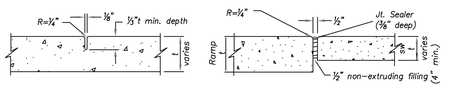
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SECTION A–A

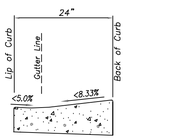


SECTION B–B SECTION C–C

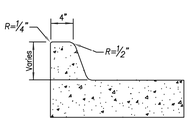


CONTRACTION JOINT ISOLATION JOINT

JOINT DETAILS
Not to Scale



CURB & GUTTER DETAIL AT RAMP
Not to Scale



SIDEWALK CURB DETAIL
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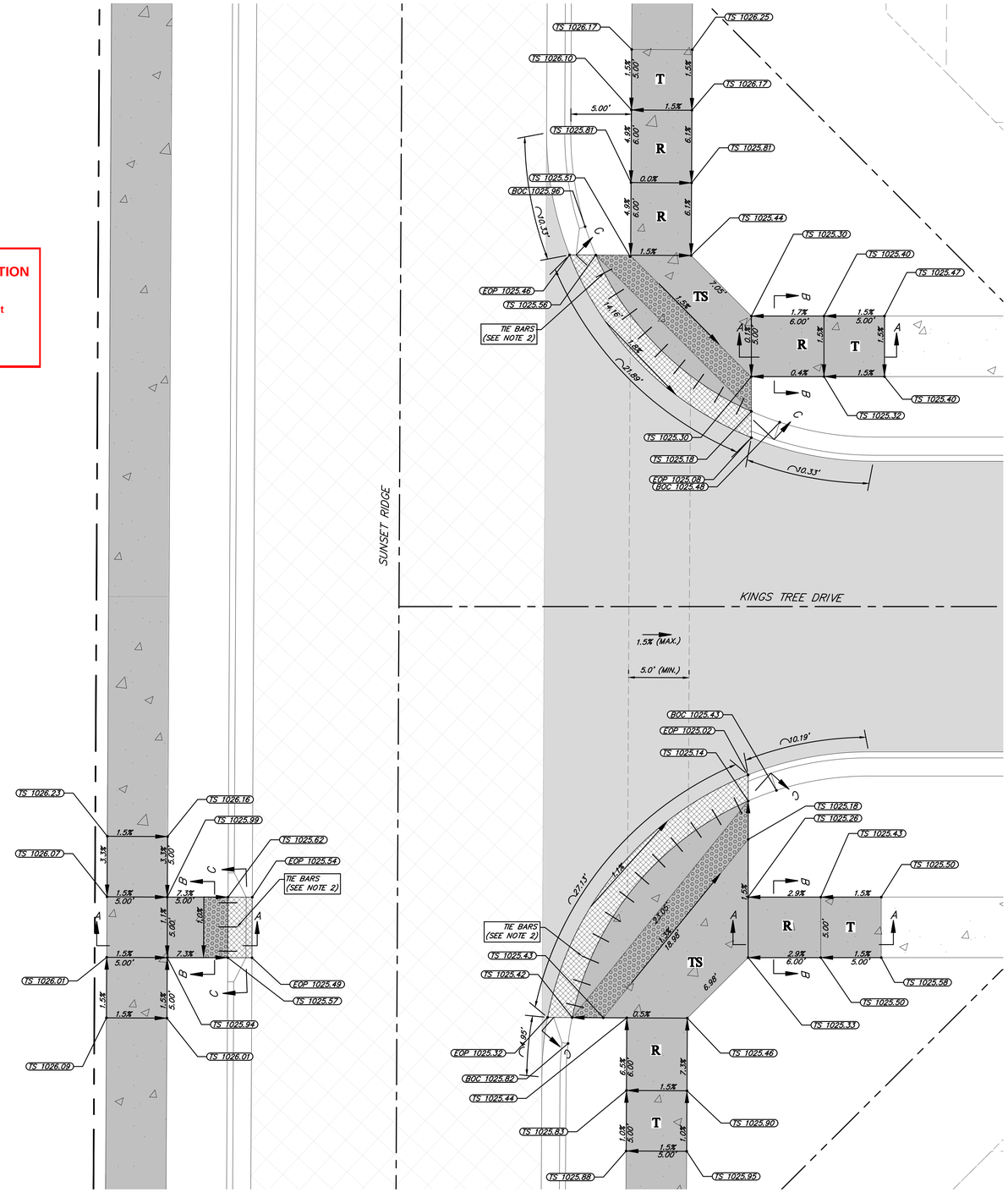
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Lee's Summit, Missouri

06/30/2023



SUNSET RIDGE AND KINGS TREE DRIVE
ADA RAMP DETAILS

HORIZONTAL
SCALE IN FEET
SCALE: 1" = 5'

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

ADA RAMP DETAILS (6)

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

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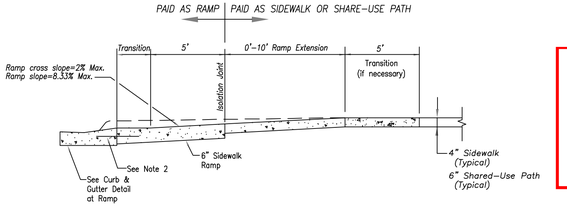
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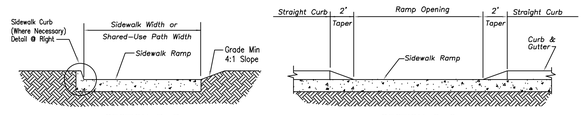
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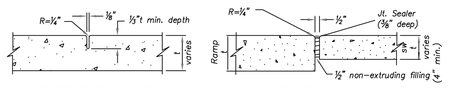


SECTION A–A



SECTION B–B

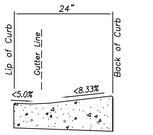
SECTION C–C



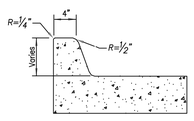
CONTRACTION JOINT

ISOLATION JOINT

JOINT DETAILS
Not to Scale



CURB & GUTTER DETAIL AT RAMP
Not to Scale



SIDEWALK CURB DETAIL
Not to Scale

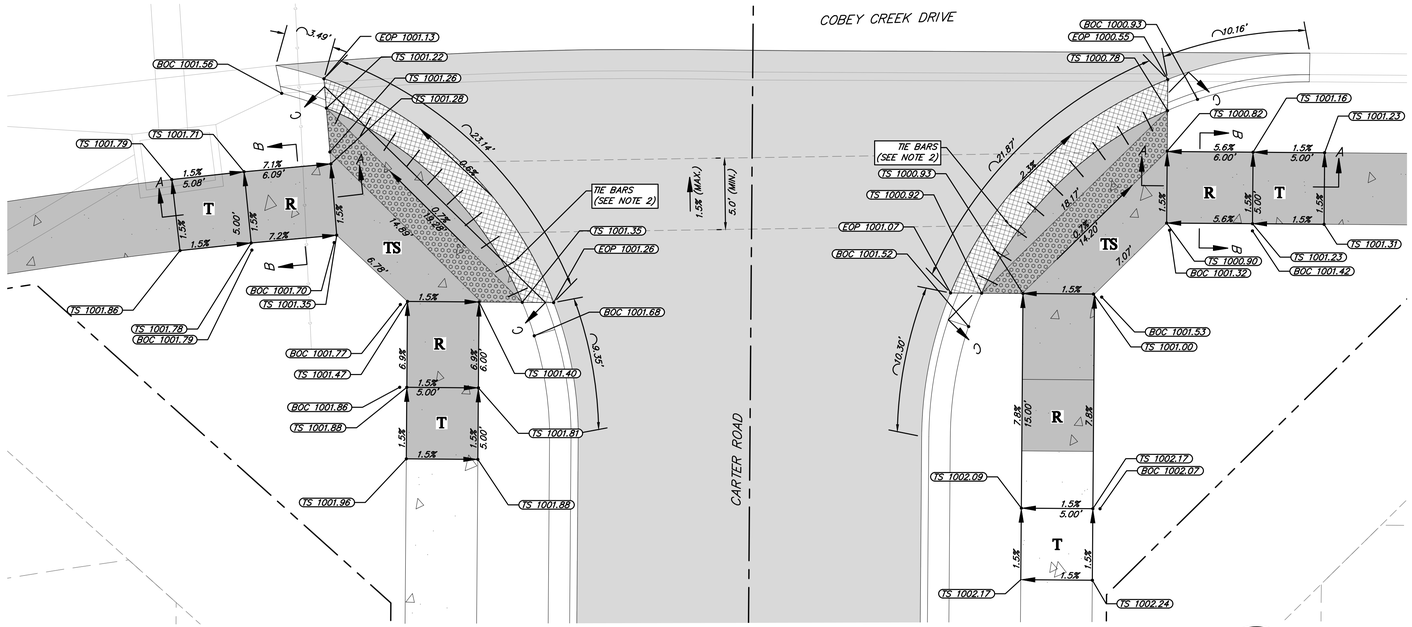
RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

06/30/2023

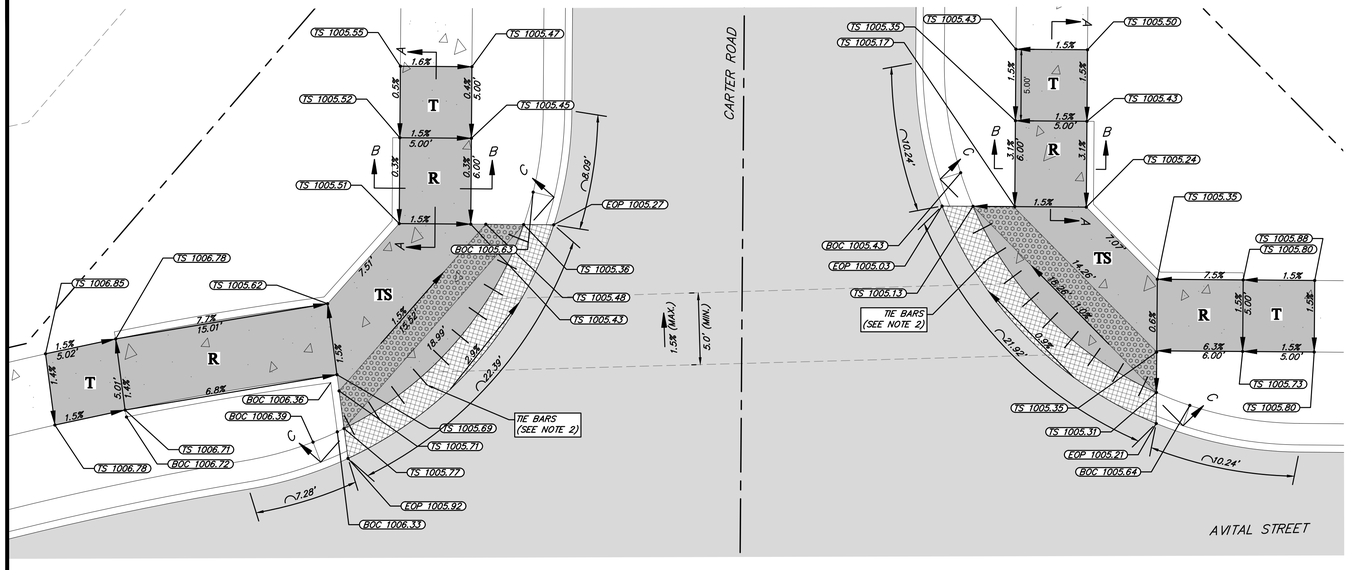
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10. ALL SIDEWALK AND RAMP CONSTRUCTION SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).



COBEY CREEK DRIVE AND CARTER RD
ADA RAMP DETAILS

HORIZONTAL
5' 0 5' 10'
SCALE IN FEET SCALE: 1" = 5'



AVITAL STREET AND CARTER RD
ADA RAMP DETAILS

HORIZONTAL
5' 0 5' 10'
SCALE IN FEET SCALE: 1" = 5'

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DRAWING INFO.
DRAWN BY: GC
CHECK BY: PJ
LICENSE NO. PE-2021025089
DATE: 03/14/2022
ISSUED FOR: FOR REVIEW
JOB NUMBER: 21KC10060

REVISIONS

NO.	DESCRIPTION	BY	DATE
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2.	REVISED PER CITY COMMENT	GC	7/22/22
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CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - STREET, STORM, & EROSION

ADA RAMP DETAILS (7)

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

STATE OF MISSOURI
GARRETT R. CATES
NOTARY PUBLIC
PE-2021025089
08/30/22
PROFESSIONAL ENGINEER

SHEET NUMBER
C407
50 OF 88

Aug 31, 2022 – 10:14am Plotted By: gcate G:\Shared drives\KC10 – Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03–DWG\Sheet\STREET STORM EROSION\21KC10060 – SHTS – ADA RAMPS.dwg Layout: ADA RAMP DETAILS (7)

LEGEND

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TYP = TYPICAL
T = TRANSITION
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R = RAMP

DRY CURB & GUTTER
DETECTIBLE WARNING STRIP
LOCAL/ACCESS ROADWAY PAVEMENT
COLLECTOR ROADWAY PAVEMENT
KCMMB4K CONCRETE SIDEWALK
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RELEASED FOR CONSTRUCTION
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Development Services Department
Lee's Summit, Missouri

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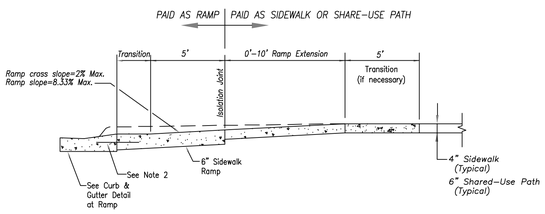
TABLE LS-5: ACCESSIBLE ROUTE DESIGN CRITERIA

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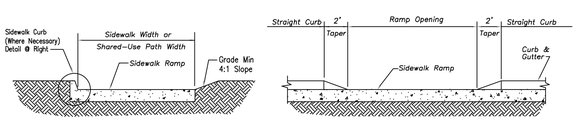
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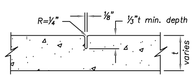


SECTION A–A

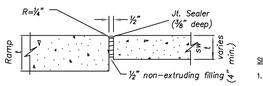


SECTION B–B

SECTION C–C

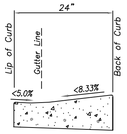


CONTRACTION JOINT

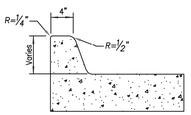


ISOLATION JOINT

JOINT DETAILS
Not to Scale



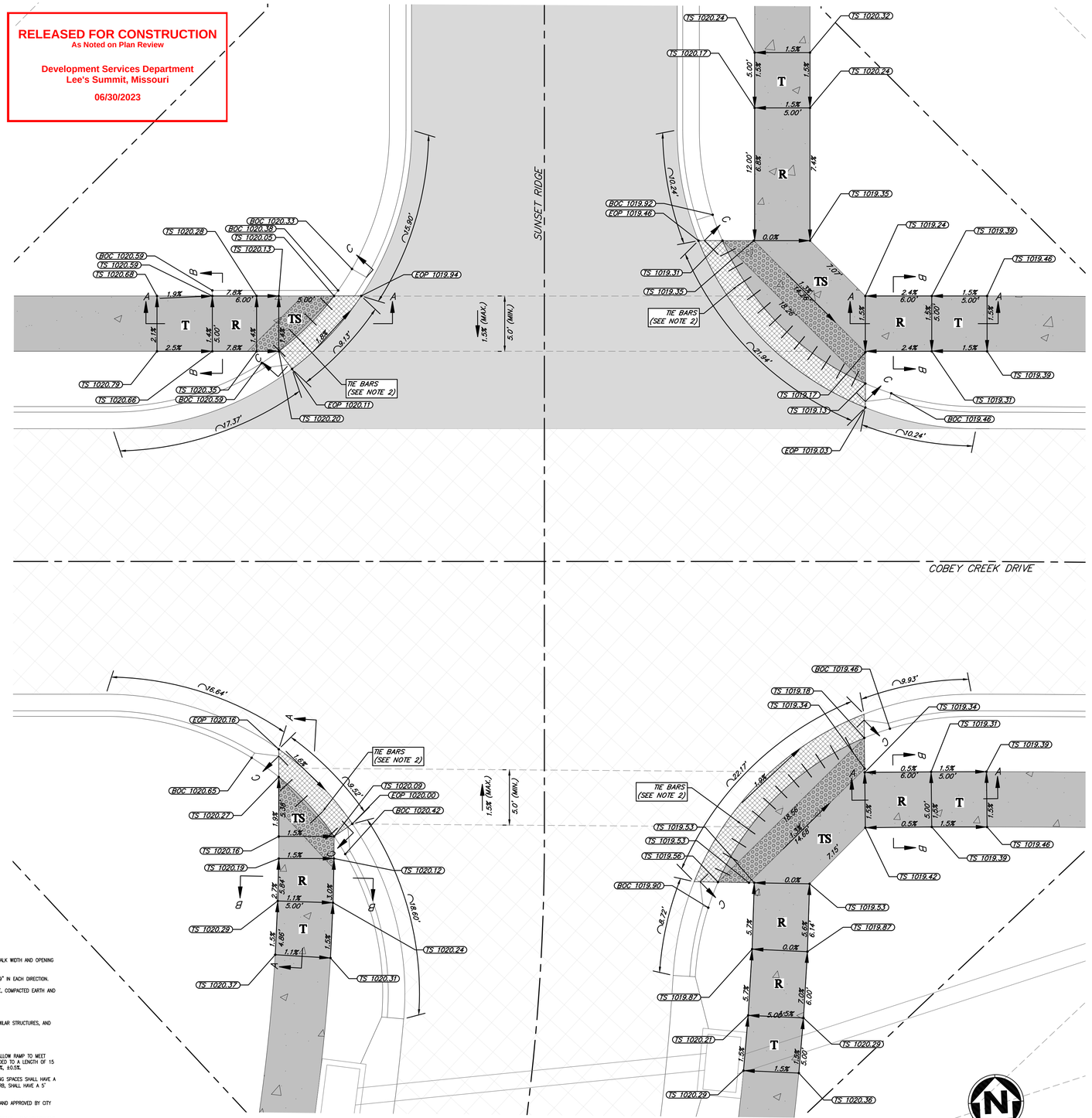
CURB & GUTTER DETAIL AT RAMP
Not to Scale



SIDEWALK CURB DETAIL
Not to Scale

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SUNSET RIDGE AND COBEY CREEK DRIVE
ADA RAMP DETAILS

HORIZONTAL
5' 0 5' 10'
SCALE IN FEET SCALE: 1" = 5'

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DRAWING INFO.

DRAWN BY:	GC
CHECK BY:	PJ
LICENSE NO.	PE-2021025089
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CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - STREET, STORM, & EROSION

ADA RAMP DETAILS (8)

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

STATE OF MISSOURI
GARRETT R. GATES
NUMBER
PE-2021025089
08/30/22
PROFESSIONAL ENGINEER

SHEET NUMBER
C408
51 OF 88

Aug 31, 2022 – 10:14am Plotted By: gcote G:\Shared drives\KC10 – Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03–DWG\Sheet\STREET STORM EROSION\21KC10060 – SHTS – ADA RAMPS.dwg Layout: ADA RAMP DETAILS (8)

LEGEND

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DRY CURB & GUTTER
DETECTIBLE WARNING STRIP
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KCMMB4K CONCRETE SIDEWALK
KCMMB4K CONCRETE SIDEWALK BE CONSTRUCTED DURING STREET CONSTRUCTION

TABLE LS-5: ACCESSIBLE ROUTE DESIGN CRITERIA

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TABLE LS-6: MINIMUM ACCESSIBLE ROUTE THICKNESS SECTIONS

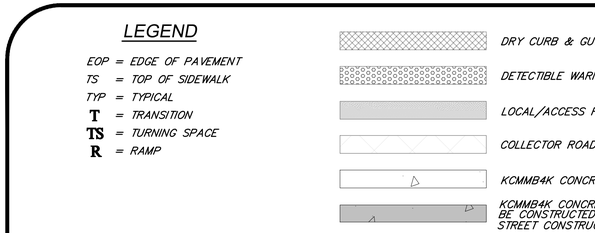
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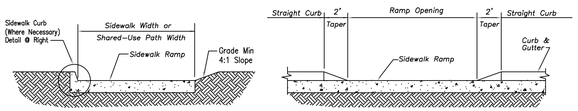
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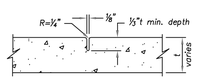


SECTION A–A

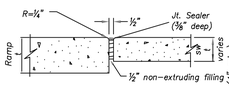


SECTION B–B

SECTION C–C

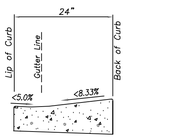


CONTRACTION JOINT

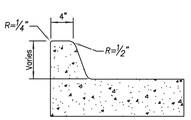


ISOLATION JOINT

JOINT DETAILS
Not to Scale



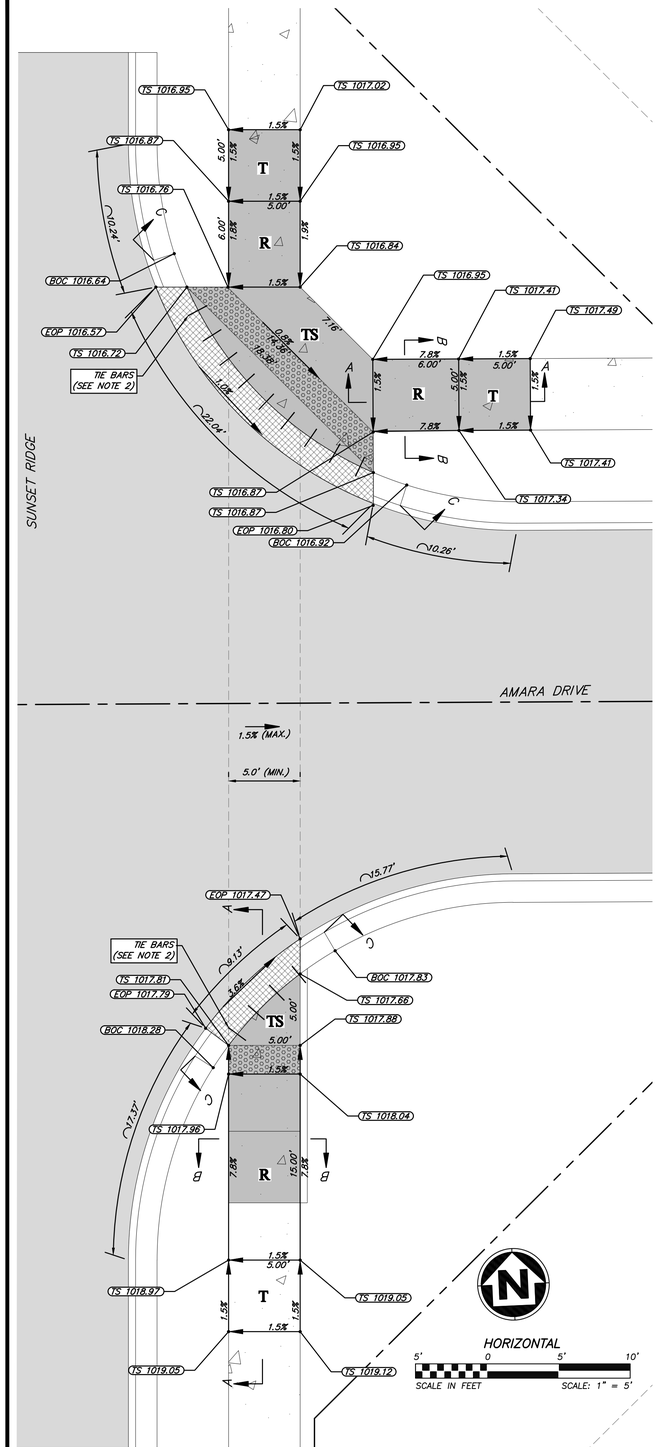
CURB & GUTTER DETAIL AT RAMP
Not to Scale



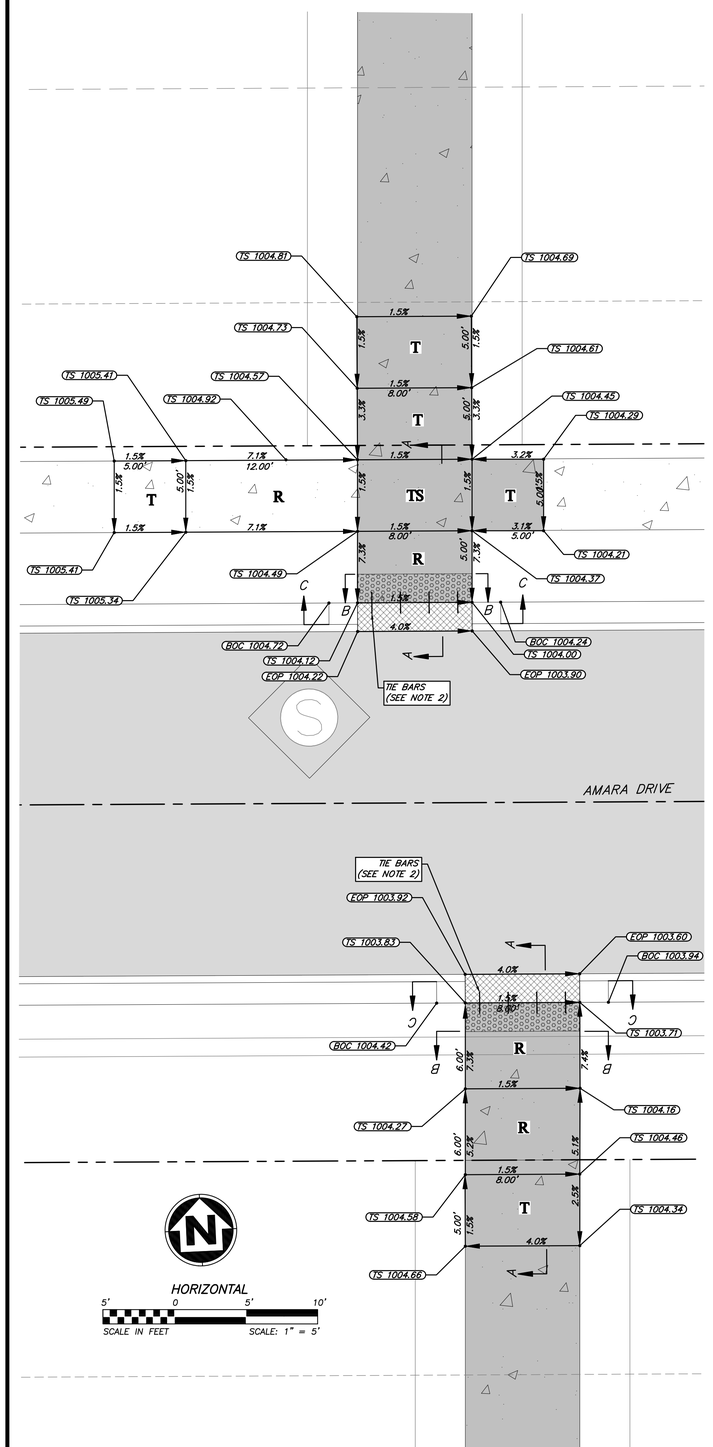
SIDEWALK CURB DETAIL
Not to Scale

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SUNSET RIDGE AND AMARA DRIVE
ADA RAMP DETAILS



AMARA DRIVE
ADA RAMP DETAILS

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

ADA RAMP DETAILS (9)

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

STATE OF MISSOURI
GARRETT R. GATES
NUMBER
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PROFESSIONAL ENGINEER
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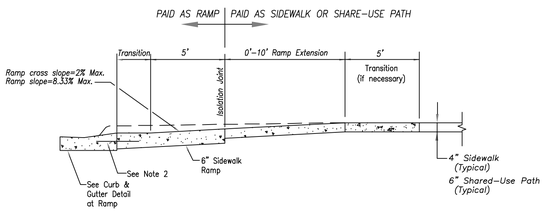
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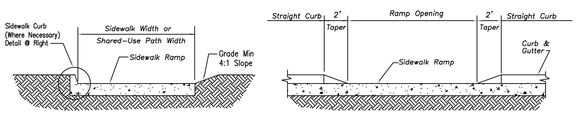
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ADA Ramp	6"	4"	

(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.
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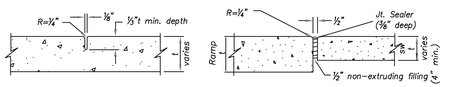


SECTION A–A



SECTION B–B

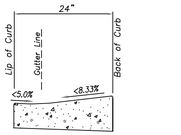
SECTION C–C



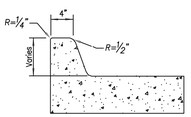
CONTRACTION JOINT

ISOLATION JOINT

JOINT DETAILS
Not to Scale



CURB & GUTTER DETAIL AT RAMP
Not to Scale



SIDEWALK CURB DETAIL
Not to Scale

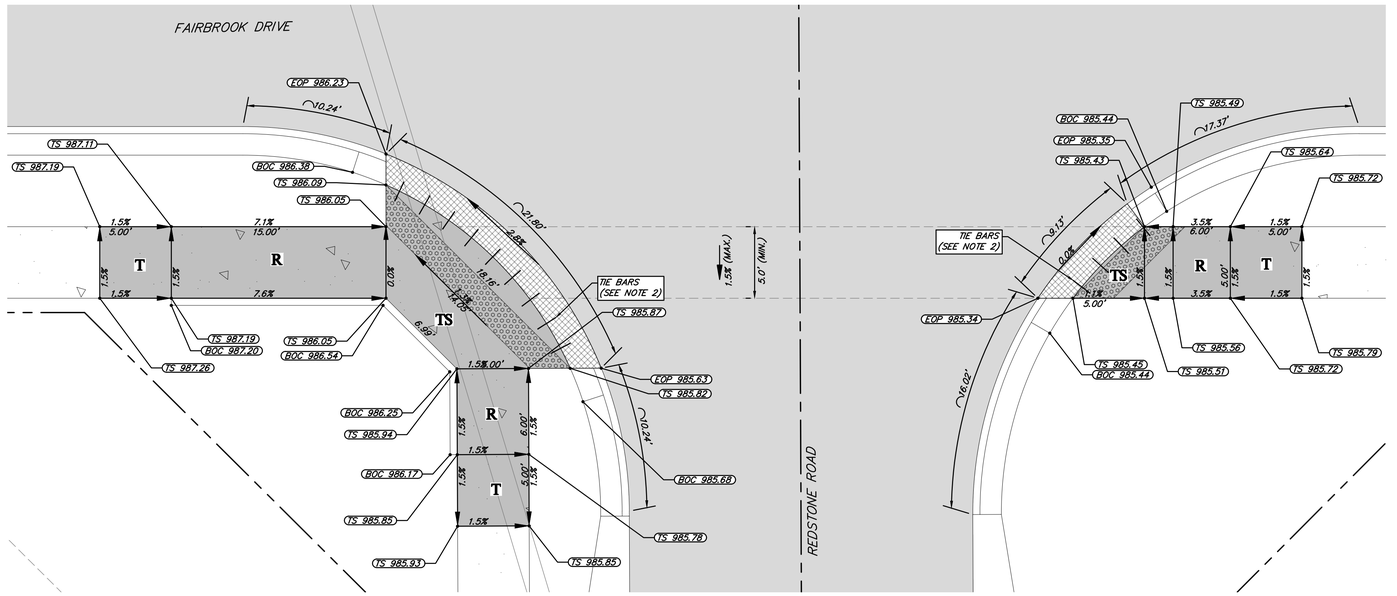
SIDEWALK/SHARED-USE PATH & SIDEWALK/SHARED-USE RAMP NOTES:

1. CURB RAMP OPENING, NOT INCLUDING FLARES, SHALL MATCH EXISTING SIDEWALK WIDTH AND OPENING SHALL BE AT LEAST 48" WIDE.
2. USE 18" LONG #4 EPOXY COATED TIE BARS @ 24" O.C. EMBED TIE BARS 9" IN EACH DIRECTION.
3. ALL RAMPS, SIDEWALKS, SHARED-USE PATHS SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
4. LONGITUDINAL JOINT SPACING TO MATCH WIDTH OF SIDEWALK.
5. ISOLATION JOINTS SHALL BE PLACED WHERE WALK ABUTS DRIVEWAYS AND SIMILAR STRUCTURES, AND 150' CENTERS MAX.
6. 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%, ±0.5%.
7. TURNING SPACES SHALL BE 1.5%, ±0.5%, 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.
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10. ALL SIDEWALK AND RAMP CONSTRUCTION SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).

RELEASED FOR CONSTRUCTION
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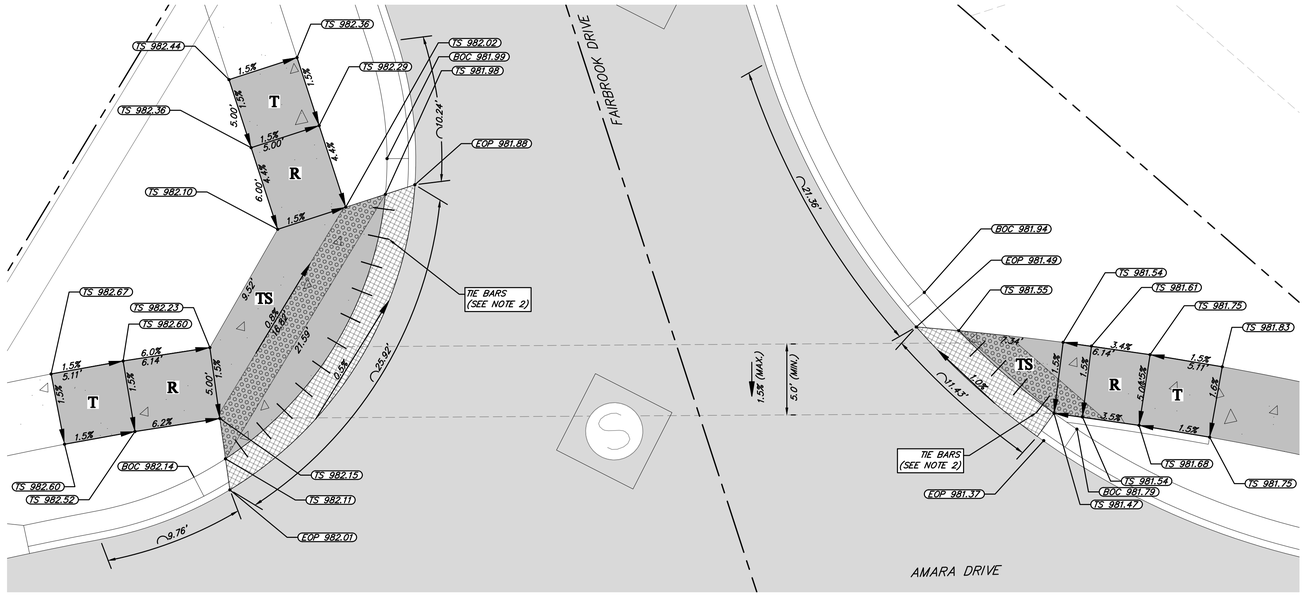
Development Services Department
Lee's Summit, Missouri

06/30/2023



REDSTONE ROAD AND FAIRBROOK DRIVE
ADA RAMP DETAILS

HORIZONTAL
5' 0 5' 10'
SCALE IN FEET
SCALE: 1" = 5'



AMARA DRIVE AND FAIRBROOK DRIVE
ADA RAMP DETAILS

HORIZONTAL
5' 0 5' 10'
SCALE IN FEET
SCALE: 1" = 5'

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3.	REVISED PER CITY COMMENT	CA	8/30/22

DRAWING INFO.
DRAWN BY: GC
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LICENSE NO. PE-2021025089
DATE: 03/14/2022
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CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - STREET, STORM, & EROSION

ADA RAMP DETAILS (10)

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

STATE OF MISSOURI
GARRETT R. GATES
NUMBER
PE-2021025089
08/30/22
PROFESSIONAL ENGINEER

SHEET NUMBER
C410
53 OF 88

Aug 31, 2022 – 10:14am Plotted By: gcote G:\Shared drives\KC10 – Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03–DWG\Sheet\STREET STORM EROSION\21KC10060 – SHTS – ADA RAMPS.dwg Layout: ADA RAMP DETAILS (10)

LEGEND

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

DRY CURB & GUTTER
DETECTIBLE WARNING STRIP
LOCAL/ACCESS ROADWAY PAVEMENT
COLLECTOR ROADWAY PAVEMENT
KCMMB4K CONCRETE SIDEWALK
KCMMB4K CONCRETE SIDEWALK BE CONSTRUCTED DURING STREET CONSTRUCTION

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Lee's Summit, Missouri

06/30/2023

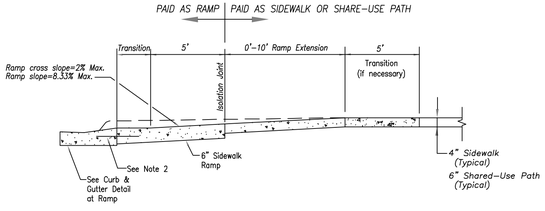
TABLE LS-5: ACCESSIBLE ROUTE DESIGN CRITERIA

	Design Slopes	PROWAG Max Allowed Slope[a]	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

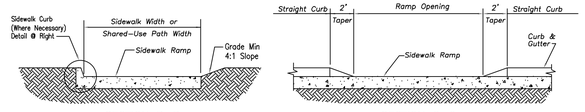
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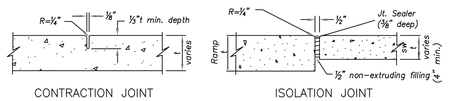
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SECTION A–A

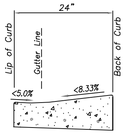


SECTION B–B SECTION C–C

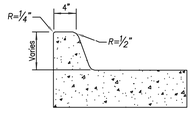


CONTRACTION JOINT ISOLATION JOINT

JOINT DETAILS
Not to Scale



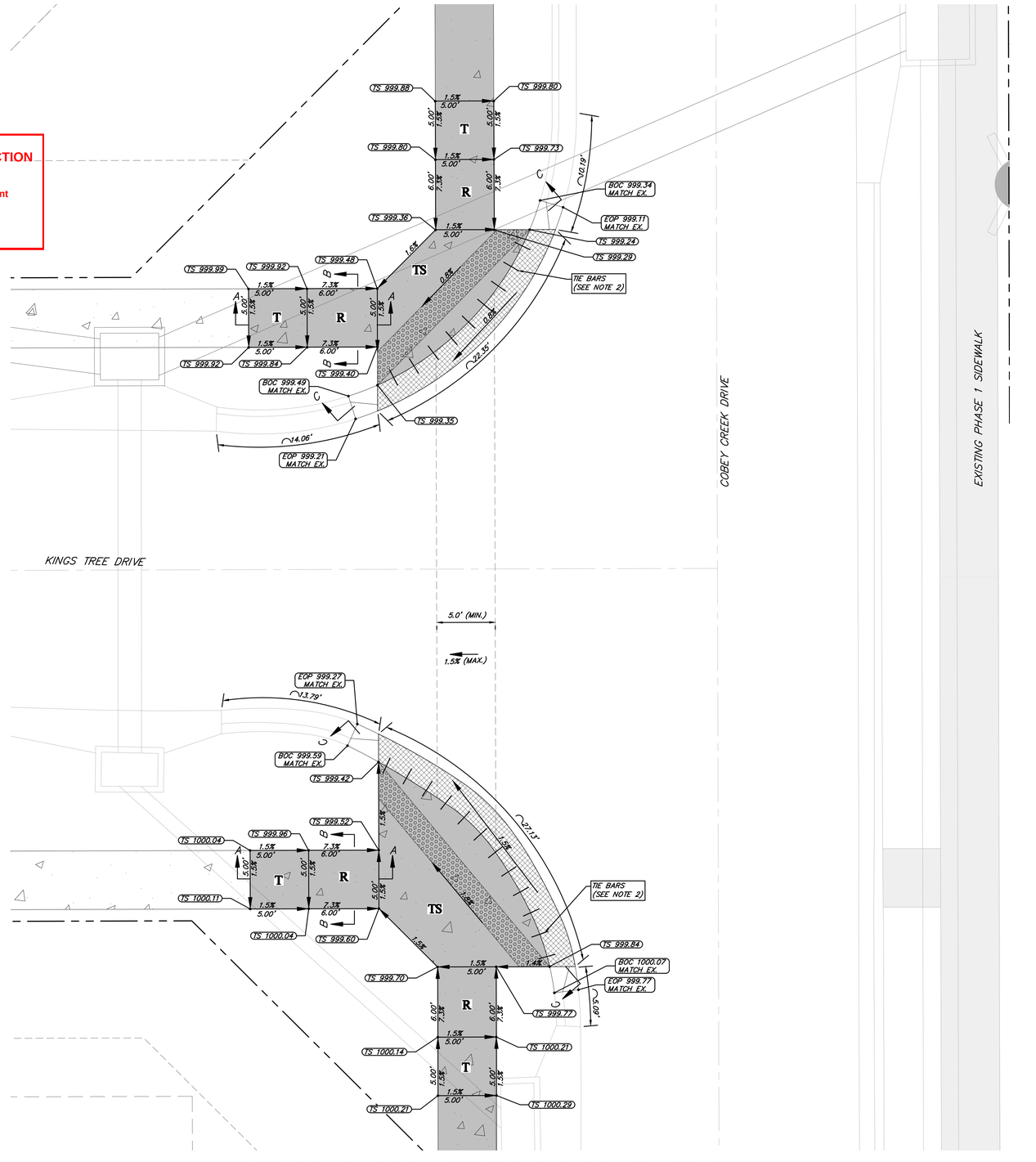
CURB & GUTTER DETAIL AT RAMP
Not to Scale



SIDEWALK CURB DETAIL
Not to Scale

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KINGS TREE DRIVE AND COBEY CREEK DRIVE ADA RAMP DETAILS

HORIZONTAL
5' 0 5' 10'
SCALE IN FEET SCALE: 1" = 5'

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

ADA RAMP DETAILS (11)

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

STATE OF MISSOURI
GARRETT R. CATES
NUMBER PE-2021025089
PROFESSIONAL ENGINEER
08/30/22

SHEET NUMBER
C411
54 OF 88

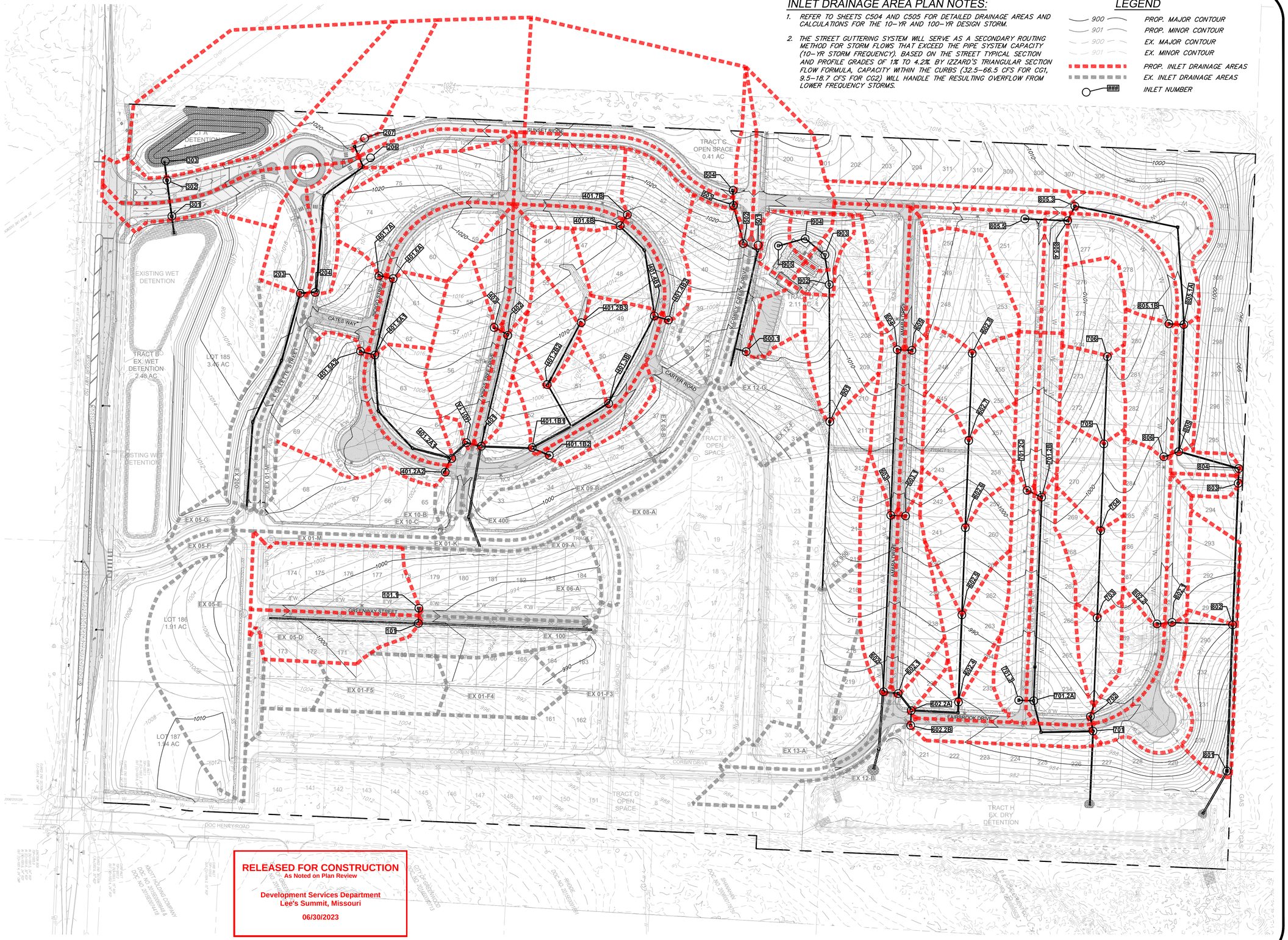
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INLET DRAINAGE AREA PLAN NOTES:

1. REFER TO SHEETS C504 AND C505 FOR DETAILED DRAINAGE AREAS AND CALCULATIONS FOR THE 10-YR AND 100-YR DESIGN STORM.
2. THE STREET GUTTERING SYSTEM WILL SERVE AS A SECONDARY ROUTING METHOD FOR STORM FLOWS THAT EXCEED THE PIPE SYSTEM CAPACITY (10-YR STORM FREQUENCY). BASED ON THE STREET TYPICAL SECTION AND PROFILE GRADES OF 1% TO 4.2% BY IZZARD'S TRIANGULAR SECTION FLOW FORMULA, CAPACITY WITHIN THE CURBS (32.5-66.5 CFS FOR CG1, 9.5-18.7 CFS FOR CG2) WILL HANDLE THE RESULTING OVERFLOW FROM LOWER FREQUENCY STORMS.

LEGEND

- 900 — PROP. MAJOR CONTOUR
- 901 — PROP. MINOR CONTOUR
- 900 — EX. MAJOR CONTOUR
- 901 — EX. MINOR CONTOUR
- PROP. INLET DRAINAGE AREAS
- EX. INLET DRAINAGE AREAS
- INLET NUMBER



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Development Services Department
Lee's Summit, Missouri

06/30/2023

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

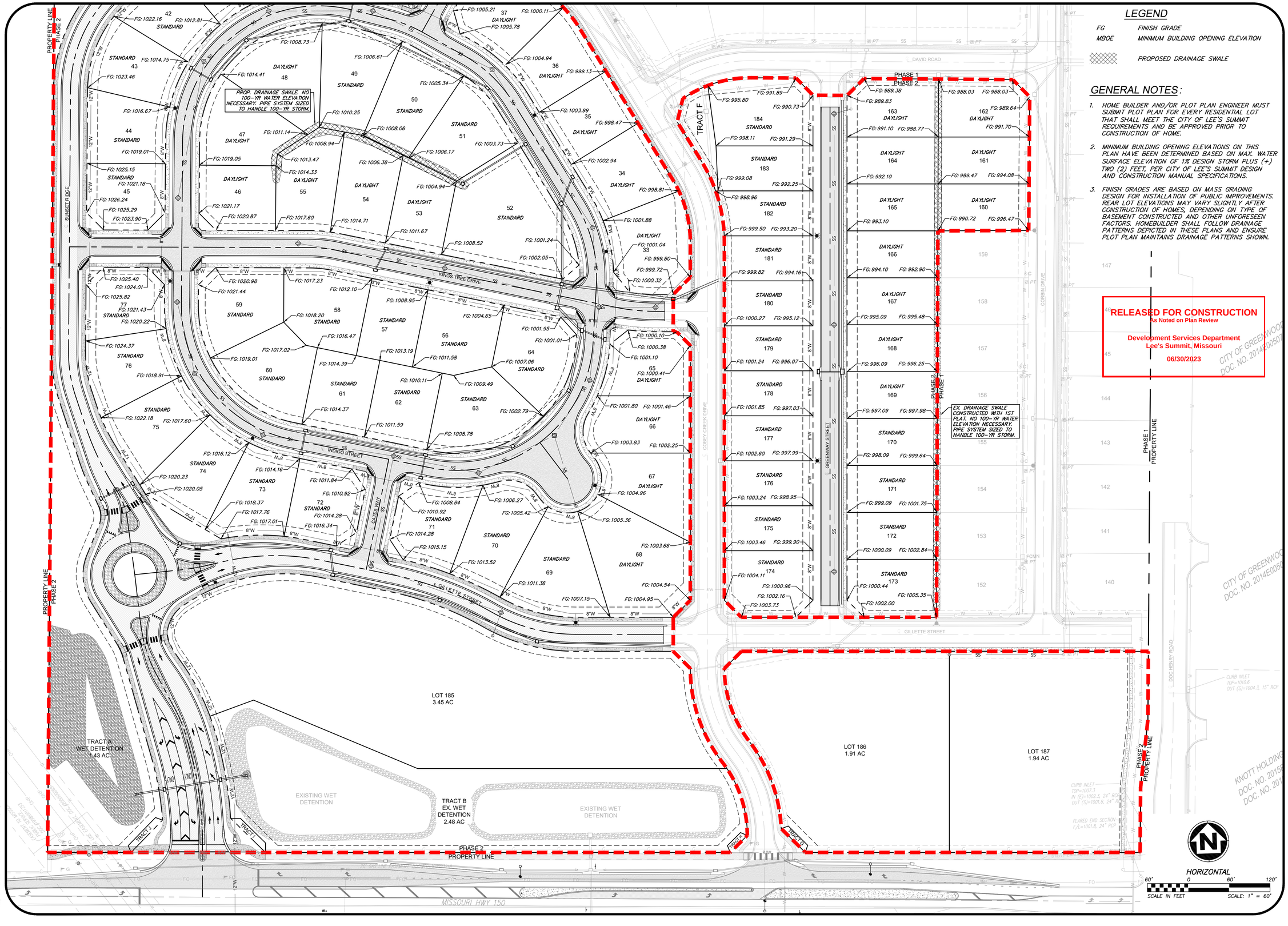
INLET DRAINAGE AREA PLAN

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

STATE OF MISSOURI
GARRETT R. CATES
NUMBER
PE-2021025089
08/30/22
PROFESSIONAL ENGINEER

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

MASTER DRAINAGE PLAN - MBOE SOUTH

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

STATE OF MISSOURI
GARRETT R. CATES
NUMBER PE-2021025089
PROFESSIONAL ENGINEER
08/30/22

SHEET NUMBER
C501
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PROPERTY LINE
FUTURE PHASE

PROPERTY LINE
FUTURE PHASE

FUTURE PHASE

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Development Services Department
Lee's Summit, Missouri

06/30/2023

PROP. DRAINAGE SWALE. NO 100-YR WATER ELEVATION NECESSARY. PIPE SYSTEM SIZED TO HANDLE 100-YR STORM.

PROP. DRAINAGE SWALE. NO 100-YR WATER ELEVATION NECESSARY. PIPE SYSTEM SIZED TO HANDLE 100-YR STORM.

PROP. DRAINAGE SWALE. NO 100-YR WATER ELEVATION NECESSARY. PIPE SYSTEM SIZED TO HANDLE 100-YR STORM.

PROP. DRAINAGE SWALE. NO 100-YR WATER ELEVATION NECESSARY. PIPE SYSTEM SIZED TO HANDLE 100-YR STORM.

EX. DRAINAGE SWALE CONSTRUCTED WITH 1ST PLAT. NO 100-YR WATER ELEVATION NECESSARY. PIPE SYSTEM SIZED TO HANDLE 100-YR STORM.

FUTURE PHASE PHASE 2

FUTURE PHASE PHASE 2

FUTURE PHASE PHASE 2

FUTURE PHASE PHASE 2

PHASE 2 PROPERTY LINE

PHASE 1 PROPERTY LINE

PROPERTY LINE PHASE 2

PHASE 2 PHASE 1

232 WALKOUT FG: 988.80 FG: 985.63
231 WALKOUT FG: 982.41
MBOE: 978.50
230 WALKOUT FG: 979.00 FG: 978.59 FG: 992.95 FG: 979.02
229 WALKOUT FG: 992.51 FG: 992.09 FG: 993.26 MBOE: 972.74 FG: 980.51
228 WALKOUT FG: 992.39 FG: 992.90 MBOE: 972.74 FG: 990.28 FG: 980.30
STANDARD 233 FG: 990.78 FG: 991.77 FG: 988.98 MBOE: 972.74 FG: 988.81 FG: 980.31
227 WALKOUT
STANDARD 234 FG: 987.30 FG: 985.92 MBOE: 972.74 FG: 987.84 FG: 980.68
226 WALKOUT
FG: 987.29 MBOE: 972.74 FG: 986.79 FG: 980.19
225
MBOE: 972.74 FG: 987.06 FG: 985.92 FG: 985.80 FG: 985.74 FG: 980.83
224 DAYLIGHT
235 DAYLIGHT FG: 986.82 MBOE: 972.74 FG: 984.68 FG: 980.41
223 DAYLIGHT
MBOE: 972.74 FG: 984.22 FG: 983.63 FG: 981.07
222 DAYLIGHT
MBOE: 972.74 FG: 982.58 FG: 979.96
221 DAYLIGHT
236 STANDARD FG: 982.57 FG: 982.82 FG: 984.55 FG: 987.34
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249 DAYLIGHT FG: 1011.70 FG: 1016.78
248 DAYLIGHT FG: 1010.98 FG: 1016.06
247 DAYLIGHT FG: 1010.26 FG: 1015.33
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TRACT E
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239 DAYLIGHT FG: 993.12 FG: 992.94
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237 DAYLIGHT FG: 988.92 FG: 987.34
FG: 1002.15
FG: 1016.91
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204 STANDARD FG: 1019.68 FG: 1018.66
203 STANDARD FG: 1021.78 FG: 1020.41
205 DAYLIGHT FG: 1017.41 FG: 1019.29
206 DAYLIGHT FG: 1015.98 FG: 1016.70
207 DAYLIGHT FG: 1015.23 FG: 1014.07
208 DAYLIGHT FG: 1013.40 FG: 1011.67
209 DAYLIGHT FG: 1010.55 FG: 1009.17
210 DAYLIGHT FG: 1007.68 FG: 1006.76
211 DAYLIGHT FG: 1004.68 FG: 1004.36
212 DAYLIGHT FG: 1001.34 FG: 1004.08 FG: 1001.96
213 DAYLIGHT FG: 998.54 FG: 998.69
214 DAYLIGHT FG: 995.74 FG: 996.29
215 DAYLIGHT FG: 992.95 FG: 993.43
216 DAYLIGHT FG: 990.15 FG: 990.51
217 DAYLIGHT FG: 987.35 FG: 987.80
218 DAYLIGHT FG: 984.56 FG: 985.97
219 DAYLIGHT FG: 982.58 FG: 984.33
STANDARD 220 FG: 982.50 FG: 980.65
STANDARD 202 FG: 1023.83 FG: 1021.53 FG: 1021.48 FG: 1016.51
STANDARD 201 FG: 1026.91 FG: 1021.12
STANDARD 200 FG: 1020.37 FG: 1026.74 FG: 1021.38
FG: 1001.35
FG: 1005.04
31 STANDARD
32 STANDARD FG: 1008.54 FG: 997.45 FG: 998.93
FG: 999.89
TRACT D 2.11 AC
TRACT C OPEN SPACE 0.41 AC
TRACT E OPEN SPACE
FG: 1019.21
FG: 1018.04
FG: 1020.30
FG: 1010.61
FG: 1004.42
40 STANDARD
39 DAYLIGHT
38 DAYLIGHT
41 STANDARD
FG: 1021.07
FG: 1009.23
FG: 1007.79
FG: 1002.25
FG: 1002.33
FG: 1001.72
FG: 1002.30
AMARA DRIVE
COBEY CREEK DRIVE
CARTER ROAD
FAIRBROOK DRIVE
CORBIN DRIVE
TRACT H EX. DRY DETENTION
MWSE: 970.74
FCMN
PHASE 1

LEGEND

FG	FINISH GRADE
MBOE	MINIMUM BUILDING OPENING ELEVATION
	PROPOSED DRAINAGE SWALE

GENERAL NOTES:

1. HOME BUILDER AND/OR PLOT PLAN ENGINEER MUST SUBMIT PLOT PLAN FOR EVERY RESIDENTIAL LOT THAT SHALL MEET THE CITY OF LEE'S SUMMIT REQUIREMENTS AND BE APPROVED PRIOR TO CONSTRUCTION OF HOME.
2. MINIMUM BUILDING OPENING ELEVATIONS ON THIS PLAN HAVE BEEN DETERMINED BASED ON MAX. WATER SURFACE ELEVATION OF 1% DESIGN STORM PLUS (+) TWO (2) FEET, PER CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL SPECIFICATIONS.
3. FINISH GRADES ARE BASED ON MASS GRADING DESIGN FOR INSTALLATION OF PUBLIC IMPROVEMENTS. REAR LOT ELEVATIONS MAY VARY SLIGHTLY AFTER CONSTRUCTION OF HOMES, DEPENDING ON TYPE OF BASEMENT CONSTRUCTED AND OTHER UNFORESEEN FACTORS. HOMEBUILDER SHALL FOLLOW DRAINAGE PATTERNS DEPICTED IN THESE PLANS AND ENSURE PLOT PLAN MAINTAINS DRAINAGE PATTERNS SHOWN.

D & J DEVELOPMENT CO.
DOC. NO. 1966I0895628

PHASE 1

HORIZONTAL
60' 0 60' 120'
SCALE IN FEET SCALE: 1" = 60'

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DRAWING INFO.
DRAWN BY: GC
CHECK BY: PJ
LICENSE NO. PE-2021025089
DATE: 03/14/2022
ISSUED FOR: FOR REVIEW
JOB NUMBER: 21KC10060

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	8/30/22

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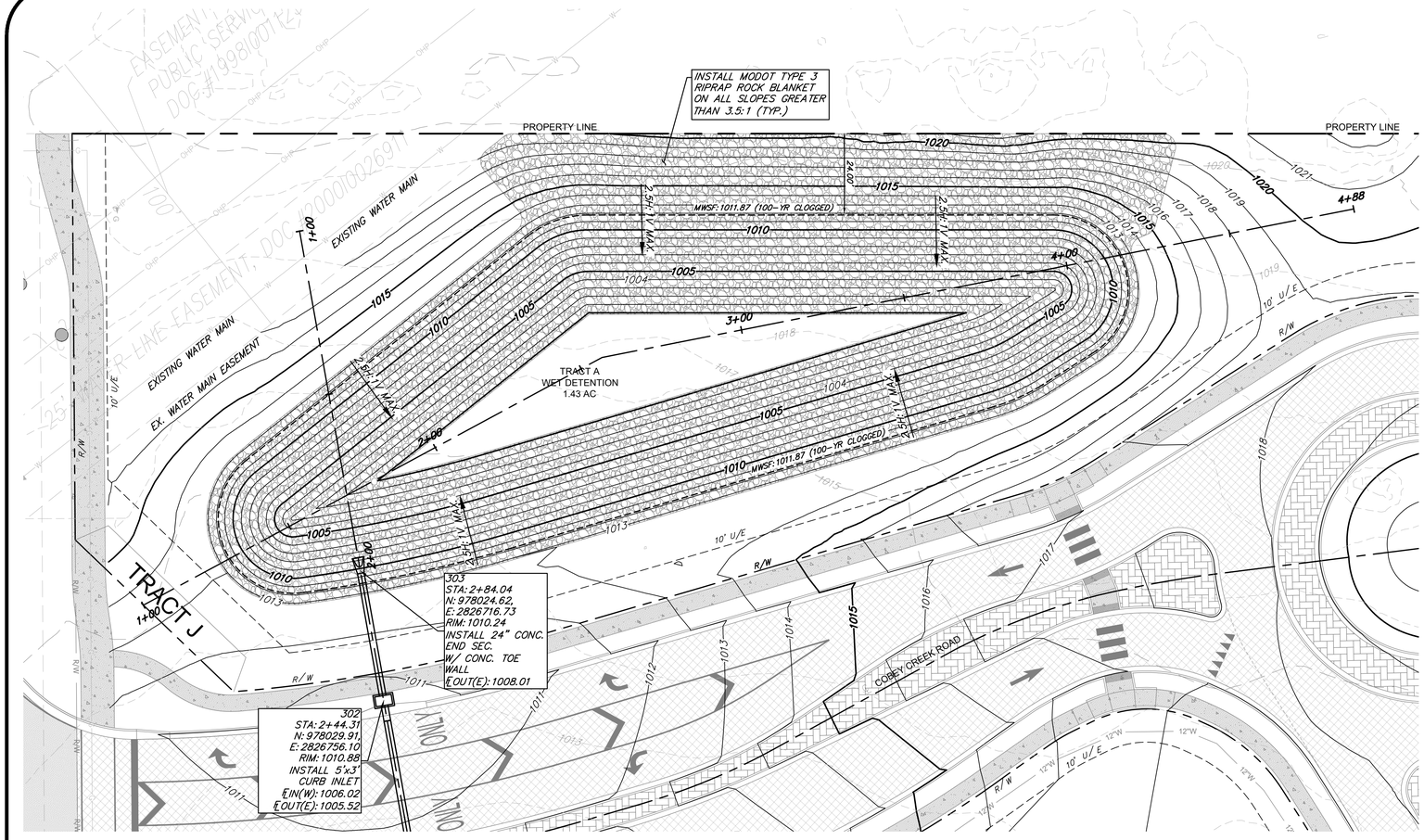
CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - STREET, STORM, & EROSION

MASTER DRAINAGE PLAN - MBOE NORTH

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

STATE OF MISSOURI
GARRETT R. CATES
NUMBER PE-2021025089
08/30/22
PROFESSIONAL ENGINEER

SHEET NUMBER
C502
57 OF 88



WATER SURFACE ELEVATIONS:

PERM. POOL	– 1008.00
2-YR	– 1008.40
10-YR	– 1008.76
100-YR	– 1009.33
100-YR CLOGGED	– 1011.87

OUTLET DISCHARGE RATES:

2-YR	– 0.97 CFS
10-YR	– 3.29 CFS
100-YR	– 8.71 CFS
100-YR CLOGGED	– 0.00 CFS

LEGEND

- PROPOSED MAJOR CONTOUR (900)
- PROPOSED MINOR CONTOUR (901)
- EXISTING MAJOR CONTOUR (900)
- EXISTING MINOR CONTOUR (901)
- RIPRAP STABILIZATION
- RIGHT-OF-WAY
- ROAD CENTERLINE

WET DETENTION BASIN GENERAL NOTES:

1. 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.
2. 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 BASIN, OUTLET STRUCTURE INCLUDING ALL WEIR ELEVATIONS AND STORM SYSTEM INCLUDING ALL THE INVERTS, STAMPED BY A MISSOURI LICENSED ENGINEER.
3. ALL SIDEWALK ADJACENT TO TRACTS SHALL BE CONSTRUCTED WITH PUBLIC IMPROVEMENTS, ALONG WITH ALL ADA ACCESSIBLE SIDEWALK RAMPS.
4. ALL SEDIMENT ACCUMULATED THROUGHOUT THE DURATION OF CONSTRUCTION SHALL BE DREDGED OR SKIMMED FROM BOTTOM OF WET POND PRIOR TO FINAL ACCEPTANCE. CONTRACTOR SHALL MAKE GREATEST EFFORT TO PREVENT SEDIMENT BUILDUP AND USE DEWATERING PRACTICES OUTLINED IN THE SWPPP UNTIL CONSTRUCTION IS COMPLETED.

EMERGENCY SPILLWAY NOTES:

24" OUTLET PIPE SHALL FUNCTION AS EMERGENCY SPILLWAY.

NOTE: REFER TO STORM PLAN & PROFILE SHEET (C508) FOR STORM LINE 300 SERIES

STORAGE VOLUME:

2-YR: 67,082 FT³

10-YR: 72,309 FT³

100-YR: 107,330 FT³

DESIGN MAX: 125,623 FT³

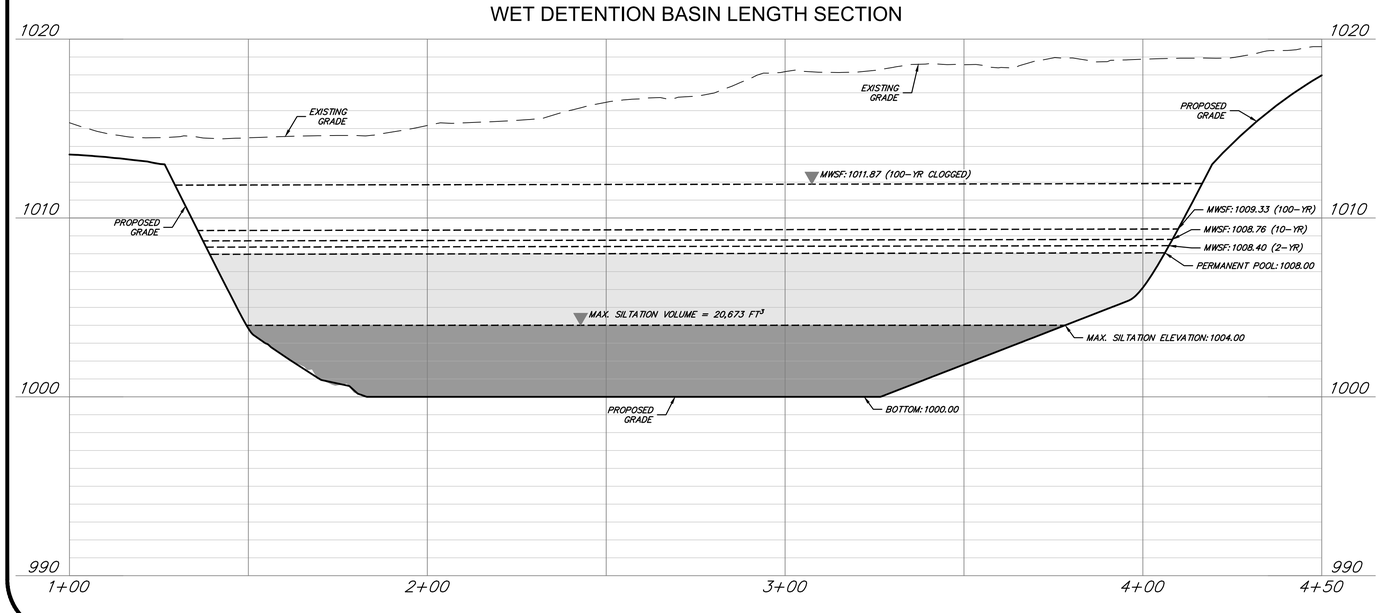
RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

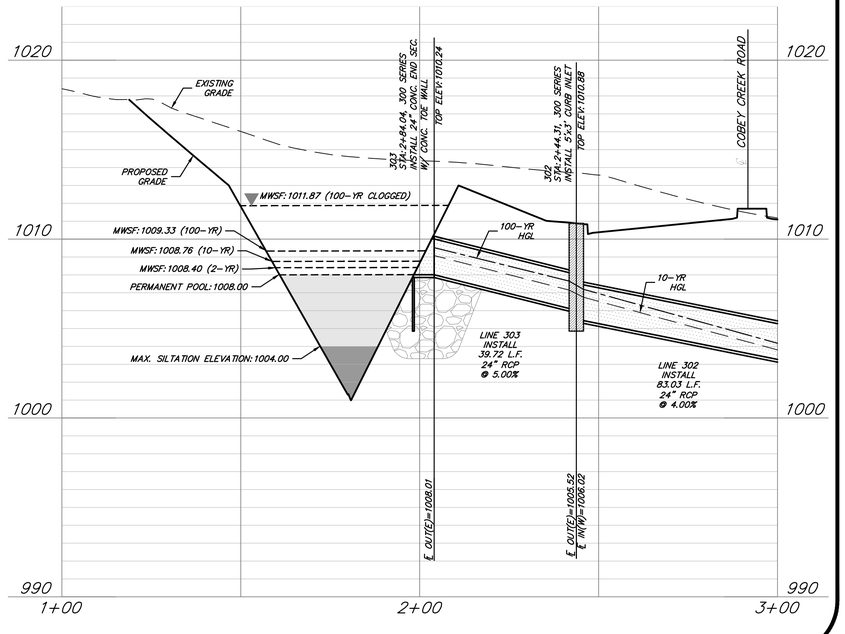
06/30/2023

HORIZ.: 1"=20'
VERT.: 1"=4'

WET DETENTION BASIN LENGTH SECTION



WET DETENTION BASIN WIDTH SECTION



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DRAWING INFO.

DRAWN BY:	GC
CHECK BY:	PJ
LICENSE NO.	PE-2021025089
DATE:	03/14/2022
ISSUED FOR:	FOR REVIEW
JOB NUMBER:	21KC10060

REVISIONS

NO.	DESCRIPTION	BY	DATE
1.	REVISED PER CITY COMMENT	GC	5/11/22
2.	REVISED PER CITY COMMENT	GC	7/22/22
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CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - STREET, STORM, & EROSION

WET DETENTION BASIN PLAN & PROFILE

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

STATE OF MISSOURI
GARRETT R. GATES
NUMBER
PE-2021025089
08/30/22
PROFESSIONAL ENGINEER

SHEET NUMBER
C503
58 OF 88

Aug 31, 2022 – 10:16am Plotted By: gcote G:\Shared drives\KC10 – Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10060 – SHTS – DETENTION BASIN.dwg Layout: WET DETENTION BASIN PLAN & PROFILE

10-YEAR

HYDROLOGY											HYDRAULICS													GUTTER/INLET DESIGN					
Line No.	Inlet ID	Downstream Line No.	Drainage Area	Runoff Coefficient	Local CxA	System CxA	Tc	Local Intensity	System Intensity	Incremental Flow	Total Runoff	Line ID	Inlet ID	U/S Ground Elev.	U/S Invert	D/S Invert	Length	Slope	Size	n	Capacity Full	Total Runoff	Velocity	Velocity Out	HGLUp	HGLDn	Line ID	Local Q	QBypass	Gutter Slope	Gutter Spread	Gutter Width
			(ac)	(C)			(min)	(in/hr)	(in/hr)	(cfs)	(cfs)			(ft)	(ft)	(ft)	(ft)	(%)	(in)		(cfs)	(cfs)	(ft/s)	(ft/s)	(ft)	(ft)		(cfs)	(cfs)	(ft/ft)	(ft)	(ft)
1	EX 12-F	Outfall	0.95	0.51	0.48	0.48	7.1	8.36	7.33	4.05	26.65	LINE EX 12-F	EX 12-F	996.69	989.39	986.32	145.90	2.10	36	0.012	104.81	26.65	6.61	6.61	991.06	987.99	LINE EX 12-F	1.30	6.30	0.030	11.17	2.00
2	EX 12-G	1	0.41	0.51	0.21	0.21	6.3	8.36	7.66	1.75	24.14	LINE EX 12-G	EX 12-G	1001.64	992.31	989.61	199.66	1.35	30	0.012	51.67	24.14	6.75	6.58	993.98	991.36	LINE EX 12-G	1.35	3.54	0.010	11.67	2.00
3	EX 500 AKA 12-H	2	0.00	0.00	0	0	6.2	0.00	7.73	0.00	18.58	LINE EX 500 AKA 15-H	EX 500 AKA 12-H	1003.75	996.65	995.67	50.58	1.94	24	0.012	34.11	18.58	9.10	11.08	998.20	996.72	LINE EX 500 AKA 15-H	....	....	....	....	....
4	501	3	0.93	0.51	0.47	0.47	5.4	8.36	8.16	3.97	18.26	LINE 501	501	1016.37	1008.79	996.97	274.67	4.30	24	0.012	50.83	18.26	7.16	7.27	1010.33	998.46	LINE 501	0.82	3.14	0.050	7.64	2.00
5	502	4	0.28	0.51	0.14	0.14	5.3	8.36	8.20	1.19	14.47	LINE 502	502	1016.99	1010.75	1009.29	36.45	4.00	18	0.012	22.77	14.47	9.78	11.10	1012.14	1010.33	LINE 502	1.44	10.48	0.050	12.08	2.00
6	503	5	0.30	0.51	0.15	0.15	5.1	8.36	8.31	1.28	13.48	LINE 503	503	1020.24	1013.05	1011.25	90.15	2.00	18	0.012	16.07	13.48	8.85	9.72	1014.42	1012.35	LINE 503	0.65	0.63	0.010	6.60	2.00
7	504	6	2.88	0.51	1.47	1.47	5.0	8.36	8.36	12.28	12.28	LINE 504	504	1020.31	1014.24	1013.55	34.63	2.00	18	0.012	16.06	12.28	8.12	8.80	1015.57	1014.66	LINE 504	2.19	10.09	0.010	16.78	2.00
8	FUT 500.1	3	0.32	0.51	0.16	0.16	5.0	8.36	8.36	1.36	1.36	FUT LINE 500.1	FUT 500.1	1009.01	999.24	997.95	25.06	5.00	15	0.012	15.62	1.36	2.32	1.33	999.70	998.97	FUT LINE 500.1	1.36	....	Sag	....	....
9	EX 19-A	2	1.06	0.51	0.54	0.54	5.0	8.36	8.36	4.52	4.52	LINE EX 19-A	EX 19-A	1001.76	996.10	995.91	35.10	0.54	24	0.012	18.03	4.52	4.50	4.77	996.85	996.59	LINE EX 19-A	2.43	12.56	0.010	18.13	2.00
10	EX 01-F	Outfall	0.00	0.00	0	0	15.6	0.00	5.04	0.00	88.93	LINE EX 01-F	EX 01-F	987.57	978.23	977.86	107.18	0.35	48	0.012	91.43	88.93	8.81	9.26	981.39	980.72	LINE EX 01-F	....	....	....	....	....
11	EX 01-G	10	0.00	0.51	0	0	15.4	0.00	5.09	0.00	84.73	LINE EX 01-G	EX 01-G	989.14	978.94	978.59	112.47	0.31	48	0.012	86.81	84.73	6.74	6.74	983.17	982.83	LINE EX 01-G	....	....	....	....	....
12	EX 01-H	11	0.27	0.51	0.14	0.14	15.1	8.36	5.13	1.15	66.06	LINE EX 01-H	EX 01-H	990.98	984.68	982.80	92.49	2.03	42	0.012	155.39	66.06	12.15	15.49	987.23	984.39	LINE EX 01-H	0.71	0.44	0.010	6.29	2.00
13	EX 01-I	12	0.00	0.00	0	0	14.8	0.00	5.19	0.00	66.15	LINE EX 01-I	EX 01-I	995.03	985.40	985.04	143.08	0.25	42	0.012	54.68	66.15	6.88	6.88	989.07	988.54	LINE EX 01-I	....	....	....	....	....
14	EX 01-J	13	0.00	0.00	0	0	14.7	0.00	5.21	0.00	63.95	LINE EX 01-J	EX 01-J	996.48	986.89	985.98	41.28	2.20	42	0.012	161.84	63.95	7.05	6.65	989.81	989.85	LINE EX 01-J	....	....	....	....	....
15	EX 01-K	14	0.43	0.51	0.22	0.22	14.0	8.36	5.33	1.83	60.97	LINE EX 01-K	EX 01-K	999.22	988.78	987.98	248.39	0.32	42	0.012	61.86	60.97	7.20	7.14	991.63	990.89	LINE EX 01-K	0.93	0.90	0.010	7.76	2.00
16	EX 01-L	15	0.00	0.00	0	0	11.6	0.00	5.86	0.00	12.98	LINE EX 01-L	EX 01-L	1001.93	992.81	991.18	265.11	0.61	36	0.012	56.65	12.98	3.69	2.13	993.95	993.59	LINE EX 01-L	....	....	....	....	....
17	EX 01-M	16	0.00	0.00	0	0	10.3	0.00	6.21	0.00	13.73	LINE EX 01-M	EX 01-M	1004.14	995.59	994.32	213.11	0.60	30	0.012	34.30	13.73	6.11	6.60	996.84	995.42	LINE EX 01-M	....	....	....	....	....
18	EX 01-N	17	0.44	0.51	0.22	0.22	9.9	8.36	6.32	1.88	14.00	LINE EX 01-N	EX 01-N	1004.95	999.97	998.44	68.77	2.22	30	0.012	66.27	14.00	8.18	10.70	1001.23	999.22	LINE EX 01-N	0.69	1.19	0.020	6.71	2.00
19	EX 200 AKA 01-O	18	0.84	0.51	0.43	0.43	9.7	8.36	6.37	3.58	12.67	LINE EX 200 AKA 01-O	EX 200 AKA 01-O	1005.00	1000.63	1000.09	35.38	1.53	24	0.012	30.27	12.67	5.72	5.47	1001.91	1001.47	LINE EX 200 AKA 01-O	1.15	3.83	0.020	10.22	2.00
20	201	19	0.00	0.00	0	0	8.7	0.00	6.69	0.00	10.45	LINE 201	201	1009.19	1002.62	1001.13	198.24	0.75	24	0.012	21.24	10.45	5.54	5.52	1003.78	1002.29	LINE 201	....	....	....	....	....
21	202	20	0.00	0.00	0	0	8.0	0.00	6.97	0.00	10.87	LINE 202	202	1012.14	1003.98	1002.82	155.31	0.75	24	0.012	34.67	10.87	5.45	5.27	1005.16	1004.07	LINE 202	....	....	....	....	....
22	203	21	0.54	0.51	0.28	0.28	7.2	8.36	7.26	2.30	11.34	LINE 203	203	1016.17	1005.69	1004.48	161.14	0.75	24	0.012	24.49	11.34	5.55	5.38	1006.90	1005.52	LINE 203	0.90	1.40	0.010	8.56	2.00
23	204	22	0.48	0.51	0.24	0.24	7.0	8.36	7.35	2.05	9.44	LINE 204	204	1016.27	1006.46	1006.19	35.44	0.76	24	0.012	24.69	9.44	5.42	5.49	1007.56	1007.27	LINE 204	1.01	1.82	0.010	9.33	2.00
24	205	23	0.00	0.00	0	0	5.6	0.00	8.03	0.00	8.35	LINE 205	205	1014.80	1008.62	1006.96	221.79	0.75	24	0.012	24.51	8.35	5.47	5.82	1009.65	1007.89	LINE 205	....	....	....	....	....
25	206	24	0.35	0.51	0.18	0.18	5.2	8.36	8.24	1.49	8.57	LINE 206	206	1018.18	1013.32	1009.12	111.97	3.75	18	0.012	13.93	8.57	7.14	8.29	1014.45	1009.77	LINE 206	0.71	0.78	0.010	7.08	2.00
26	207	25	1.69	0.51	0.86	0.86	5.0	8.36	8.36	7.21	7.21	LINE 207	207	1019.88	1014.85	1013.82	51.39	2.00	18	0.012	16.11	7.21	5.89	6.25	1015.89	1014.75	LINE 207	1.45	5.75	0.010	12.27	2.00
27	400	15	0.65	0.66	0.43	0.43	8.5	8.36	6.77	3.59	60.96	LINE 400	400	999.29	991.55	991.18	74.46	0.50	36	0.012	50.93	60.96	8.63	8.63	994.71	994.18	LINE 400	2.35	11.73	0.010	17.70	2.00
28	401	27	0.31	0.66	0.2	0.2	8.1	8.36	6.91	1.71	53.38	LINE 401	401	1001.91	992.57	991.75	164.57	0.50	36	0.012	51.00	53.38	7.55	7.55	997.51	996.61	LINE 401	0.80	1.97	0.026	7.53	2.00
29	401.1B1	28	0.73	0.66	0.48	0.48	7.8	8.36	7.02	4.03	21.46	LINE 401.1B1	401.1B1	1003.42	995.67	993.07	119.06	2.20	24	0.012	36.21	21.46	6.83	6.83	999.95	999.04	LINE 401.1B1	1.83	7.72	0.012	14.68	2.00
30	401.2B1	29	0.00	0.00	0	0	7.3	0.00	7.22	0.00	17.31	LINE 401.2B1	401.2B1	1003.50	997.19	996.17	101.71	1.00	30	0.012	44.49	17.31	3.53	3.53	1001.36	1001.20	LINE 401.2B1	....	....	....	....	....
31	401.3B	30	0.67	0.66	0.44	0.44	6.9	8.36	7.40	3.70	13.38	LINE 401.3B	401.3B	1005.96	998.68	997.69	99.76	1.00	24	0.012	24.41	13.38	4.26	4.26	1001.85	1001.55	LINE 401.3B	1.61	5.52	0.011	13.31	2.00
32	401.4B1	31	0.68	0.66	0.45	0.45	6.3	8.36	7.69	3.75	10.51	LINE 401.4B1	401.4B1	1010.47	1002.01	999.19	226.00	1.25	18	0.012	12.71	10.51	5.95	5.95	1004.01	1002.08	LINE 401.4B1	1.13	3.43	0.018	10.06	2.00
33	401.5B	32	0.00	0.00	0	0	5.4	0.00	8.11	0.00	5.57	LINE 401.5B	401.5B	1014.14	1006.33	1002.51	152.69	2.50	18	0.012	17.99	5.57	4.06	3.15	1007.24	1005.21	LINE 401.5B	....	....	....	....	....
34	401.6B	33	0.24	0.66	0.16	0.16	5.2	8.36	8.27	1.32	5.68	LINE 401.6B	401.6B	1016.66	1009.16	1006.83	78.00	3.00	15	0.012	12.09	5.68	7.64	9.70	1010.12	1007.43	LINE 401.6B	0.52	0.80	0.030	5.16	2.00
35	401.7B	34	0.80	0.66	0.53	0.53	5.0	8.36	8.36	4.42	4.42	LINE 401.7B	401.7B	1017.33	1010.00	1009.66	34.00	1.00	15	0.012	7.00	4.42	5.36	5.76	1010.85	1010.41	LINE 401.7B	0.98	3.43	0.030	8.93	2.00
36	401.1A	28	1.00	0.66	0.66	0.66	7.0	8.36	7.34	5.52	29.67	LINE 401.1A	401.1A	1001.93	993.25	993.07	34.00	0.50	30	0.012	32.33	29.67	6.05	6.05	999.35	999.19	LINE 401.1A	1.61	5.24	0.010	13.35	2.00
37	401.2A1	36	0.83	0.66	0.55	0.55	6.9	8.36	7.41	4.58	25.09	LINE 401.2A1	401.2A1	1000.79	994.00	993.75	50.00	0.50	30	0.012	31.42	25.09	5.11	5.11	1000.41	1000.25	LINE 401.2A1	1.89	7.39	0.010	15.04	2.00
38	401.3A	37	0.00	0.00	0	0	6.4	0.00	7.63	0.00	16.32	LINE 401.3A	401.3A	1001.76	994.95	994.50	90.13	0.50	30	0.012	31.39	16.32	3.33	3.33	1001.36	1001.23	LINE 401.3A	....	....	....	....	....
39	401.4A	38	0.00	0.00	0	0	6.0	0.00	7.82	0.00	16.72	LINE 401.4A	401.4A	1004.37	998.81	995.45	115.71	2.73	24	0.012	40.49	16.72	5.32	5.32	1002.00	1001.46	LINE 401.4A	....	....	....	....	....
40	401.5A1	39	0.54	0.66	0.36	0.36	5.6	8.36	8.03	2.98	17.17	LINE 401.5A1	401.5A1	1008.66	1002.97	999.11	128.75	3.00	24	0.012	42.43	17.17	6.15	5.47	1004.46	1002.30	LINE 401.5A1	1.13	4.70	0.030	10.03	2.00
41	401.6A	40	0.68	0.66	0.45	0.45	5.1	8.36	8.29	3.75	11.43	LINE 401.6A	401.6A	1014.03	1007.26	1003.47	179.42	2.50	18	0.012	18.00	11.43	7.79	8.51	1009.21	1004.54	LINE 401.6A	0.90	2.85	0.030	8.34	2.00
42	401.7A	41	1.41	0.66	0.93	0.93	5.0	8.36	8.36	7.78	7.78	LINE 401.7A	401.7A	1014.03	1009.14	1008.46	34.00	2.00	18	0.012	16.09	7.78	5.30	4.89	1010.22	1009.73	LINE 401.7A	1.31	6.47	0.030	11.28	2.00
43	401.4B2	32	0.35	0.66	0.23	0.23	5.0	8.36	8.36	1.93	1.93	LINE 401.4B2	401.4B2	1011.38	1003.44	1002.76	34.00	2.00	15	0.012	9.89	1.93	1.57	1.57	1005.36	1005.33	LINE 401.4B2	1.23	4.14	0.018	10.76	2.00
44	402	28	0.29	0.66	0.19	0.19	5.4	8.36	8.15	1.60	3.44	LINE 402	402	1011.44	1005.62	994.32	263.49	4.29	15	0.012	14.49	3.44	3.65	2.81	1006.37	999.64	LINE 402	0.55	1.05	0.038	5.34	2.00
45	403	44	0.35	0.66	0.23	0.23	5.0	8.36	8.36	1.93	1.93	LINE 403	403	1011.77	1006.65	1006.12	35.12	1.51	15	0.012	8.59	1.93	3.83	3.97	1007.20	1006.64	LINE 403	0.61	1.33	0.038	5.86	2.00
46	401.2B2	30	0.49	0.66	0.32	0.32	6.5	8.36	7.58	2.70	4.45	LINE 401.2B2	401.2B2	1005.63	999.82	998.19	109.11	1.49	18	0.012	13.90	4.45	2.52	2.52	1001.81	1001.64	LINE 401.2B2	2.70	....	Sag	....	....
47	401.2B3	46	0.40	0.66	0.26	0.26	5.0	8.36	8.36	2.21	2.21	LINE 401.2B3	401.2B3	1008.06	1002.76	1000.32	162.42	1.50	15	0.012	8.57	2.21	2.82	1.80	1003.35	1001.99	LINE 401.2B3	2.21	....	Sag	....	....
48	401.5A2	40	0.61	0.66	0.4	0.4	5.0	8.36	8.36	3.37	3.37	LINE 401.5A2	401.5A2	1008.66	1003.89	1003.72	34.00	0.50	15	0.012	4.95	3.37	2.75	2.74	1005.13	1005.05	LINE 401.5A2	1.62	10.04	0.030	13.26	2.00
49	EX 100 AKA 05-A	11	0.77	0.51	0.39	0.39	13.5	8.36	5.44	3.28	20.54	LINE EX 100 AKA 05-A	EX 100 AKA 05-A	989.65	981.08	980.13	44.06	2.16	36	0.012	106.10	20.54	2.91	2.91	984.35	984.32	LINE EX 100 AKA 05-A	2.04	3.63	0.015	11.41	2.00
50	101	49	0.83	0.51	0.42	0.42	10.7	8.36	6.09	3.54	15.47	LINE 101	101	995.98	985.29	983.65	402.28	0.41	36	0.012	48.13	15.47	5.70	5.88	986.54	984.85	LINE 101	1.47	2.39	0.015	9.75	2.00
51	EX 102 AKA 05-C	50	0.00	0.00	0	0	8.1	0.00	6.90	0.00	10.03	LINE 102	EX 102 AKA 05-C	1000.59	989.92	986.29	343.40	1.06	30	0.012	45.68	10.03	6.27	7.46	990.98	987.09	LINE 102	....	....	....	....	....
52	EX 05-D	51	0.19	0.51	0.1	0.1	8.0	8.36	6.97	0.81	10.13	LINE EX 05-D	EX 05-D	1001.48	991.52	990.39	38.10	2.97	24	0.012	42.20	10.13	6.87	8.26	992.66	991.22	LINE EX 05-D	0.50	0.31	0.010	5.31	2.00
53	EX 05-E	52	2.24	0.51	1.14	1.14	7.7	8.36	7.07	9.55	9.58	LINE EX 05-E	EX 05-E	1001.37	994.01	992.19	49.17	3.70	24	0.012	47.14	9.58	6.83	8.28	995.12	992.98	LINE EX 05-E	9.88	0.00	Sag	29.23	2.00
54	EX 05-F	53	0.17	0.51	0.09	0.09	5.7	8.36	7.99	0.73	1.71	LINE EX 05-F	EX 05-F	1005.19	997.62	994.83	176.22	1.58	15	0.012	8.80	1.71	2.98	2.40	998.14	995.54	LINE EX 05-F	0.40	0.32	0.020	4.16	2.00
55	EX 05-G	54	0.25	0.51	0.13	0.13	5.0	8.36	8.36	1.07	1.07	LINE EX 05-G	EX 05-G	1004.90	1001.24	1001.05	34.74	0.55	15	0.012	5.17	1.07	3.20	3.32	1001.65	1001.44	LINE EX 05-G	0.51	0.56	0.020	5.12	2.00
56	401.1B2	29	0.35	0.51	0.18	0.18	5.0	8.36	8.36	1.49	1.49	LINE 401.1B2	401.1B2	1003.30	997.85	997.42	41.91	1.03	15	0.012	7.09	1.49	1.22	1.22	1001.39	1001.37	LINE 401.1B2	0.68	0.81	0.012	6.80	2.00
57	EX 01-F3	10	0.81	0.51	0.41	0.41	10.2	8.36	6.25	3.45	6.21	LINE EX 01-F3	EX 01-F3	988.59	984.75	983.65	90.59	1.21	15	0.012	7.71	6.21	6.43	6.99	985.76	984.50	LINE EX 01-F3	3.45	....	Sag	....	....
58	EX 01-F4	57	0.80	0.51	0.41	0.41	8.9	8.36	6.64	3.41	3.86	LINE EX 01-F4	EX 01-F4	995.09	989.42	984.95	275.58	1.62	15	0.012	8.91	3.86	3.95	3.21	990.21	986.14	LINE EX 01-F4	3.41	....	Sag	....	....
59	EX 01-F5	58	0.34	0.51	0.17	0.17	5.0	8.36	8.36	1.45	1.45	LINE EX 01-F5	EX 01-F5	1001.57	997.76	989.62	274.66	2.96	15	0.012	12.04	1.45	2.44	1.51	998.24	990.54	LINE EX 01-F5	1.45	....	Sag	....	....
60	401.2A2	37	1.37	0.51	0.7	0.7	5.0	8.36	8.36	5.84	5.84	LINE 401.2A2	401.2A2	1000.91	996.22	995.50	35.73	2.01	18	0.012	16.15	5.84	3.31	3.31	1001.33	1001.24	LINE 401.2A2	2.51	13.37	0.010	18.54	2.00
61	EX 10-B	27	0.25	0.51	0.13	0.13	5.2	8.36	8.28	1.07	7.05	LINE EX 10-B	EX 10-B	999.55	994.56	994.24	35.32	0.91	24	0.012	23.32	7.05	2.24	2.24	997.45	997.42	LINE EX 10-B	3.33	23.73	0.010	22.75	2.00
62	EX 10-C	61	1.42	0.51	0.72	0.72	5.0	8.36	8.36	6.06	6.06	LINE EX 10-C	EX 10-C	999.41	996.24	995.45	44.56	1.77	15	0.012	9.31	6.06	4.94	4.94	997.88	997.54	LINE EX 10-C	2.53	9.10	0.010	16.43	2.00
63	EX 08-A	13	0.17	0.51	0.09	0.09	7.2	8.36	7.29	0.73	3.42	LINE EX 08-A	EX 08-A	997.98	989.87	988.08	94.60	1.89	24	0.012	33.70	3.42	2.47	1.09	990.52	990.52	LINE EX 08-A	0.47	0.26	0.010	5.02	2.00
64	EX 08-B	63	0.75	0.51	0.38	0.38	5.0	8.36	8.36	3.20	3.20	LINE EX 08-B	EX 08-B	999.21	994.08	992.97	132.10	0.84	24	0.012	22.46	3.20	4.44	5.06	994.70	993.48	LINE EX 08-B	2.83	17.07	0.010	20.22	2.00
65	EX 09-A	14	0.43	0.51	0.22	0.22	5.4	8.36	8.16	1.83	6.83	LINE EX 09-A	EX 09-A	997.69	989.09	988.73	52.53	0.69	24	0.012	20.29	6.83	2.17	2.17	991.48	991.44	LINE EX 09-A	2.74	....	Sag	....	....
66	EX 09-B	65	1.21	0.51	0.62	0.62	5.0	8.36	8.36	5.16	5.16	LINE EX 09-B	EX 09-B	997.80	993.48	992.68	34.72	2.30	24	0.012	37.19	5.16	6.36	8.32	994.28	993.18	LINE EX 09-B	66.80	....	Sag	....	....
67	101.1	50	1.30	0.51	0.66	0.66	5.0	8.36	8.36	5.54	5.54	LINE 101.1	101.1	995.96	990.74	990.39	35.00	1.00	15	0.012	7.00	5.54	5.92	6.32	991.69	991.23	LINE 101.1	1.55	4.00	0.015	11.31	2.00
68	EX 06-A	49	1.65	0.51	0.84	0.84	5.0	8.36	8.36	7.04	7.04	LINE EX 06-A	EX 06-A	989.59	985.94	985.75	35.35	0.54	15	0.012	5.13	7.04	5.74	5.74	987.36	987.00	LINE EX 06-A	1.87	9.16	0.015	14.87	2.00
69	601	Outfall	0.00	0.00	0	0	9.9	0.00	6.32	0.00	27.93	LINE 601	601	981.37	972.66	972.46	40.44	0.49	36	0.012	50.80	27.93	6.72	6.72	974.37	974.17	LINE 601	....	....	....	....	....
70	602	69	0.81	0.51	0.41	0.41	9.3	8.36	6.49	3.45	28.70	LINE 602	602	982.76	973.82	973.16	131.04	0.50	36	0.012	51.26	28.70	6.89	7.19	975.55	974.81	LINE 602	1.35	5.41	0.020	11.56	2.00
71	603	70	0.51	0.51	0.26	0.26	7.4	8.36	7.17	2.18	6.94	LINE 603	603	998.37	990.84	975.32	405.21	3.83	18	0.012	22.26	6.94	6.94	8.46	991.86	976.03	LINE 603	0.89	3.30	0.040	8.22	2.00
72	604	71	0.65	0.51	0.33	0.33	5.5	8.36	8.07	2.77	3.95	LINE 604	604	1013.50	1006.54	991.34	379.98	4.00	15	0.012	13.99	3.95	4.69	4.65	1007.34	992.16	LINE 604	0.75	2.02	0.034	7.10	2.00
73	605	72	0.31	0.51	0.16	0.16	5.0	8.36	8.36	1.32	1.32	LINE 605	605	1013.50	1008.06	1007.04	34.00	3.00	15	0.012	12.12	1.32	2.70	2.11	1008.51	1007.67	LINE 605	0.51	0.82	0.034	4.99	2.00
74	602.1	70	0.78	0.51	0.4	0.4	9.2	8.36	6.54	3.33	19.87	LINE 602.1	602.1	982.76	974.49	974.32	34.00	0.50	30	0.012	31.41	19.87	6.01	5.61	976.00	976.01	LINE 602.1	1.19	4.08	0.020	10.46	2.00
75	602.2A	74	0.42	0.51	0.21	0.21	8.9	8.36	6.62	1.79	17.48	LINE 602.2A	602.2A	982.47	975.23	974.99	49.03	0.49	30	0.012	31.09	17.48	6.01	5.91	976.64	976.44	LINE 602.2A	1.83	8.74	0.015	14.62	2.00
76	602.3	75	0.00	0.00	0	0	8.3	0.00	6.83	0.00	14.95	LINE 602.3	602.3	984.07	976.27	975.73	107.25	0.50	30	0.012	31.53	14.95	5.66	5.53	977.57	977.08	LINE 602.3	....	....	....	....	....
77	602.4	76	0.67	0.51	0.34	0.34	8.2	8.36	6.89	2.86	15.07	LINE 602.4	602.4	984.67	976.89	976.77	24.89	0.48	30	0.012	30.85	15.07	6.02	6.24	978.20	978.00	LINE 602.4	2.86	....	Sag	....	....
78	602.5	77	0.88	0.51	0.45	0.45	7.3	8.36	7.21	3.75	13.31	LINE 602.5	602.5	990.07	983.64	977.86	200.00	2.89	24	0.012	41.65	13.31	8.94	11.78	984.95	978.64	LINE 602.5	3.75	....	Sag	....	....
79	602.6	78	0.90	0.51

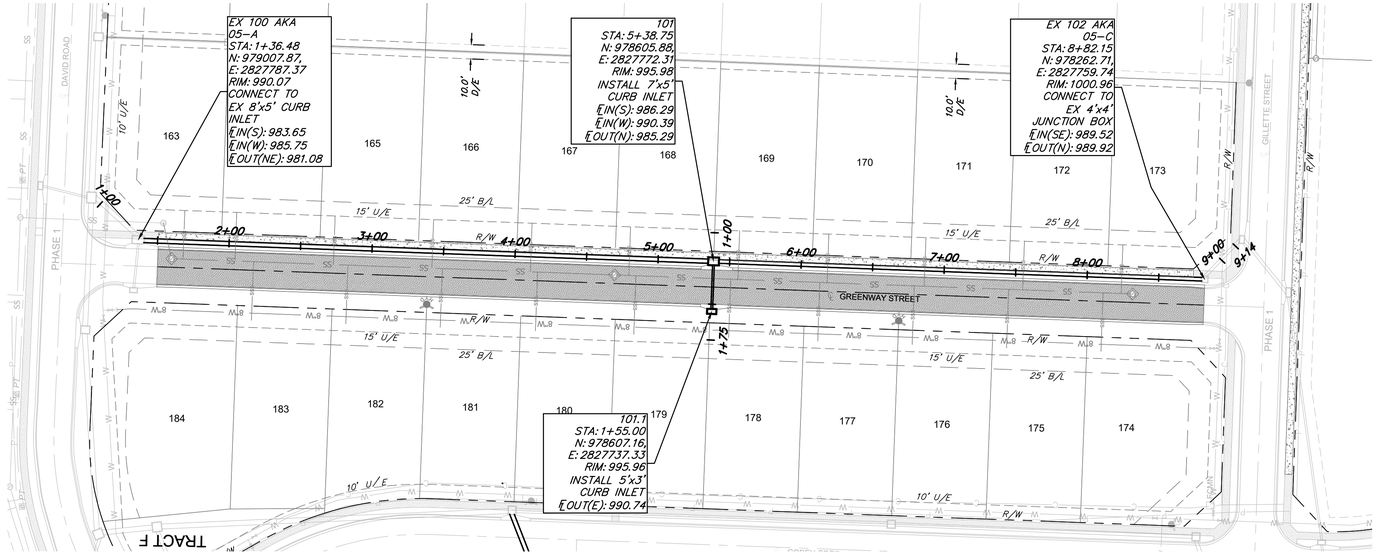
100-YEAR

			HYDROLOGY									HYDRAULICS												GUTTER/INLET DESIGN					
Line No.	Inlet ID	Downstream Line No.	Drainage Area	Runoff Coefficient	Local CxA	System CxA	Tc	Local Intensity	System Intensity	Incremental Flow	Total Runoff	Line ID	Inlet ID	U/S Ground Elev.	U/S Invert	D/S Invert	Length	Slope	Size	n	Capacity Full	Total Runoff	Velocity	Velocity Out	HGLUp	HGLDn	Line ID	Local Q	QBypass	Gutter Slope	Gutter Spread	Gutter Width
			(ac)	(C)			(min)	(in/hr)	(in/hr)	(cfs)	(cfs)			(ft)	(ft)	(ft)	(ft)	(%)	(in)		(cfs)	(cfs)	(ft/s)	(ft/s)	(ft)	(ft)		(cfs)	(cfs)	(ft/ft)	(ft)	(ft)
1	EX 12-F	Outfall	0.95	0.51	0.48	0.48	6.4	12.58	11.45	6.10	41.65	LINE EX 12-F	EX 12-F	996.69	989.39	986.32	145.90	2.10	36	0.012	104.81	41.65	7.88	7.88	991.49	988.42	LINE EX 12-F	1.64	10.34	0.030	13.40	2.00
2	EX 12-G	1	0.41	0.51	0.21	0.21	5.9	12.58	11.83	2.63	37.27	LINE EX 12-G	EX 12-G	1001.64	992.31	989.61	199.66	1.35	30	0.012	51.67	37.27	8.84	9.08	994.37	991.56	LINE EX 12-G	1.70	5.89	0.010	13.90	2.00
3	EX 500 AKA 12-H	2	0.00	0.00	0	0	5.8	0.00	11.91	0.00	28.60	LINE EX 500 AKA 15-H	EX 500 AKA 12-H	1003.75	996.65	996.67	50.58	1.94	24	0.012	34.11	28.60	10.81	12.16	998.49	997.07	LINE EX 500 AKA 15-H	....	....	....	....	....
4	501	3	0.93	0.51	0.47	0.47	5.2	12.58	12.37	5.97	27.69	LINE 501	501	1016.37	1008.79	996.97	274.67	4.30	24	0.012	50.83	27.69	9.47	9.72	1010.61	998.67	LINE 501	1.01	4.95	0.050	9.11	2.00
5	502	4	0.28	0.51	0.14	0.14	5.2	12.58	12.41	1.80	21.91	LINE 502	502	1016.99	1010.75	1009.29	36.45	4.00	18	0.012	22.77	21.91	12.86	13.29	1012.23	1010.61	LINE 502	1.81	16.86	0.050	14.43	2.00
6	503	5	0.30	0.51	0.15	0.15	5.1	12.58	12.53	1.93	20.33	LINE 503	503	1020.24	1013.05	1011.25	90.15	2.00	18	0.012	16.07	20.33	11.50	11.51	1015.63	1012.75	LINE 503	0.82	1.11	0.010	7.92	2.00
7	504	6	2.88	0.51	1.47	1.47	5.0	12.58	12.58	18.48	18.48	LINE 504	504	1020.31	1014.24	1013.55	34.63	2.00	18	0.012	16.06	18.48	10.46	10.46	1017.93	1017.01	LINE 504	2.72	15.76	0.010	19.66	2.00
8	FUT 500.1	3	0.32	0.51	0.16	0.16	5.0	12.58	12.58	2.05	2.05	FUT LINE 500.1	500.1	1009.01	999.24	997.99	25.06	5.00	15	0.012	15.62	2.05	2.72	1.67	999.81	999.84	FUT LINE 500.1	2.05	....	Sag	....	....
9	EX 19-A	2	1.06	0.51	0.54	0.54	5.0	12.58	12.58	6.80	6.80	LINE EX 19-A	EX 19-A	1001.76	996.10	995.91	35.10	0.54	24	0.012	18.03	6.80	5.06	5.33	997.02	996.76	LINE EX 19-A	3.10	20.56	0.010	21.61	2.00
10	EX 01-F	Outfall	0.00	0.00	0	0	12.1	0.00	8.57	0.00	151.29	LINE EX 01-F	EX 01-F	987.57	978.23	977.86	107.18	0.35	48	0.012	91.43	151.29	12.37	12.69	982.67	981.46	LINE EX 01-F	....	....	....	....	....
11	EX 01-G	10	0.00	0.51	0	0	11.9	0.00	8.64	0.00	143.90	LINE EX 01-G	EX 01-G	989.14	978.94	978.59	112.47	0.31	48	0.012	86.81	143.90	11.45	11.45	986.10	985.13	LINE EX 01-G	....	....	....	....	....
12	EX 01-H	11	0.27	0.51	0.14	0.14	11.8	12.58	8.69	1.73	112.01	LINE EX 01-H	EX 01-H	990.98	984.68	982.80	92.49	2.03	42	0.012	155.39	112.01	11.64	11.84	988.73	987.75	LINE EX 01-H	0.90	0.83	0.010	7.57	2.00
13	EX 01-I	12	0.00	0.00	0	0	11.5	0.00	8.78	0.00	111.90	LINE EX 01-I	EX 01-I	995.03	985.40	985.04	143.08	0.25	42	0.012	54.68	111.90	11.63	11.63	991.29	989.78	LINE EX 01-I	....	....	....	....	....
14	EX 01-J	13	0.00	0.00	0	0	11.5	0.00	8.80	0.00	108.10	LINE EX 01-J	EX 01-J	996.48	986.89	985.98	41.28	2.20	42	0.012	161.84	108.10	11.24	11.24	993.94	993.53	LINE EX 01-J	....	....	....	....	....
15	EX 01-K	14	0.43	0.51	0.22	0.22	11.0	12.58	8.97	2.76	102.61	LINE EX 01-K	EX 01-K	999.22	988.78	987.98	248.39	0.32	42	0.012	61.86	102.61	10.67	10.67	998.24	996.04	LINE EX 01-K	1.17	1.59	0.010	9.23	2.00
16	EX 01-L	15	0.00	0.00	0	0	9.4	0.00	9.67	0.00	21.41	LINE EX 01-L	EX 01-L	1001.93	992.81	991.18	265.11	0.61	36	0.012	56.65	21.41	3.03	3.03	1002.66	1002.43	LINE EX 01-L	....	....	....	....	....
17	EX 01-M	16	0.00	0.00	0	0	8.5	0.00	10.11	0.00	22.37	LINE EX 01-M	EX 01-M	1004.14	995.59	994.32	213.11	0.60	30	0.012	34.30	22.37	4.56	4.56	1003.23	1002.69	LINE EX 01-M	....	....	....	....	....
18	EX 01-N	17	0.44	0.51	0.22	0.22	8.3	12.58	10.26	2.82	22.70	LINE EX 01-N	EX 01-N	1004.95	999.97	998.44	68.77	2.22	30	0.012	66.27	22.70	4.63	4.63	1003.71	1003.53	LINE EX 01-N	0.86	1.97	0.020	8.05	2.00
19	EX 200 AKA 01-O	18	4.84	0.51	0.43	0.43	8.2	12.58	10.31	5.39	20.51	LINE EX 200 AKA 01-O	EX 200 AKA 01-O	1005.00	1000.63	1000.09	35.38	1.53	24	0.012	30.27	20.51	6.53	6.53	1004.41	1004.16	LINE EX 200 AKA 01-O	1.45	6.29	0.020	12.21	2.00
20	201	19	0.00	0.00	0	0	7.5	0.00	10.71	0.00	16.71	LINE 201	201	1009.19	1002.62	1001.13	198.24	0.75	24	0.012	21.24	16.71	5.32	5.32	1006.54	1005.62	LINE 201	....	....	....	....	....
21	202	20	0.00	0.00	0	0	7.0	0.00	11.03	0.00	17.22	LINE 202	202	1012.14	1003.98	1002.82	155.31	0.75	24	0.012	21.18	17.22	5.48	5.48	1007.49	1006.72	LINE 202	....	....	....	....	....
22	203	21	0.54	0.51	0.28	0.28	6.5	12.58	11.38	3.47	17.76	LINE 203	203	1016.17	1005.69	1004.48	161.14	0.75	24	0.012	21.23	17.76	5.65	5.65	1008.43	1007.58	LINE 203	1.12	2.34	0.010	10.15	2.00
23	204	22	0.48	0.51	0.24	0.24	6.3	12.58	11.48	3.08	14.75	LINE 204	204	1016.27	1006.46	1006.19	35.44	0.76	24	0.012	21.39	14.75	4.70	4.70	1009.43	1009.30	LINE 204	1.28	3.16	0.010	11.22	2.00
24	205	23	0.00	0.00	0	0	5.4	0.00	12.23	0.00	12.72	LINE 205	205	1014.80	1008.62	1006.96	221.79	0.75	24	0.012	21.20	12.72	4.05	4.05	1010.60	1010.03	LINE 205	....	....	....	....	....
25	206	24	0.35	0.51	0.18	0.18	5.1	12.58	12.46	2.25	12.96	LINE 206	206	1018.18	1013.32	1009.12	111.97	3.75	18	0.012	22.03	12.96	7.54	7.34	1014.67	1010.81	LINE 206	0.89	1.36	0.010	8.46	2.00
26	207	25	1.69	0.51	0.86	0.86	5.0	12.58	12.58	10.85	10.85	LINE 207	207	1019.88	1014.85	1013.82	51.385	2.00	18	0.012	16.11	10.85	7.01	7.19	1016.11	1015.02	LINE 207	1.80	9.05	0.010	14.43	2.00
27	400	15	0.65	0.66	0.43	0.43	7.3	12.58	10.80	5.40	97.27	LINE 400	400	999.29	991.55	991.18	74.46	0.50	36	0.012	50.93	97.27	13.76	13.76	1002.16	1000.81	LINE 400	3.05	19.88	0.010	21.35	2.00
28	401	27	0.31	0.66	0.2	0.2	7.1	12.58	10.96	2.57	84.73	LINE 401	401	1001.91	992.57	991.75	164.57	0.50	36	0.012	51.00	84.73	11.99	11.99	1009.28	1007.02	LINE 401	1.00	5.30	0.026	9.11	2.00
29	401.1B1	28	0.73	0.66	0.48	0.48	6.9	12.58	11.10	6.06	33.92	LINE 401.1B1	401.1B1	1003.42	995.67	993.07	119.06	2.20	24	0.012	36.21	33.92	10.80	10.80	1015.42	1013.14	LINE 401.1B1	2.34	12.84	0.012	17.59	2.00
30	401.2B1	29	0.00	0.00	0	0	6.5	0.00	11.33	0.00	27.16	LINE 401.2B1	401.2B1	1003.50	997.19	996.17	101.71	1.00	30	0.012	44.49	27.16	5.53	5.53	1018.94	1018.56	LINE 401.2B1	....	....	....	....	....
31	401.3B	30	0.67	0.66	0.44	0.44	6.3	12.58	11.53	5.57	20.86	LINE 401.3B	401.3B	1005.96	998.68	997.69	99.76	1.00	24	0.012	24.41	20.86	6.64	6.64	1020.14	1019.41	LINE 401.3B	2.03	9.12	0.011	15.86	2.00
32	401.4B1	31	0.68	0.66	0.45	0.45	5.8	12.58	11.86	5.65	16.21	LINE 401.4B1	401.4B1	1010.47	1002.01	999.19	226.00	1.25	18	0.012	12.71	16.21	9.17	9.17	1025.29	1020.70	LINE 401.4B1	1.41	5.58	0.018	11.97	2.00
33	401.5B	32	0.00	0.00	0	0	5.3	0.00	12.32	0.00	10.48	LINE 401.5B	401.5B	1014.14	1006.33	1002.51	152.69	2.50	18	0.012	17.99	8.46	4.79	4.79	1029.01	1028.17	LINE 401.5B	....	....	....	....	....
34	401.6B	33	0.24	0.66	0.16	0.16	5.1	12.58	12.49	1.99	8.57	LINE 401.6B	401.6B	1016.66	1009.16	1006.83	78.00	3.00	15	0.012	12.09	8.57	6.99	6.99	1030.42	1029.25	LINE 401.6B	0.65	1.34	0.030	6.29	2.00
35	401.7B	34	0.80	0.66	0.53	0.53	5.0	12.58	12.58	6.64	6.64	LINE 401.7B	401.7B	1017.33	1010.00	1009.66	34.00	1.00	15	0.012	7.00	6.64	5.42	5.42	1032.14	1031.84	LINE 401.7B	1.21	5.43	0.030	10.58	2.00
36	401.1A	28	1.00	0.66	0.66	0.66	6.4	12.58	11.45	8.31	46.36	LINE 401.1A	401.1A	1001.93	993.25	993.07	34.00	0.50	30	0.012	32.33	46.36	9.45	9.45	1013.94	1013.57	LINE 401.1A	2.01	8.45	0.010	15.77	2.00
37	401.2A1	36	0.83	0.66	0.55	0.55	6.2	12.58	11.55	6.89	39.09	LINE 401.2A1	401.2A1	1000.79	994.00	993.75	50.00	0.50	30	0.012	31.42	39.09	7.96	7.96	1016.54	1016.16	LINE 401.2A1	2.39	12.10	0.010	17.90	2.00
38	401.3A	37	0.00	0.00	0	0	5.9	0.00	11.80	0.00	25.22	LINE 401.3A	401.3A	1001.76	994.95	994.50	90.13	0.50	30	0.012	31.39	25.22	5.14	5.14	1018.84	1018.55	LINE 401.3A	....	....	....	....	....
39	401.4A	38	0.00	0.00	0	0	5.7	0.00	12.00	0.00	25.67	LINE 401.4A	401.4A	1004.37	998.61	995.45	115.71	2.73	24	0.012	40.49	25.67	8.17	8.17	1020.35	1019.08	LINE 401.4A	....	....	....	....	....
40	401.5A1	39	0.54	0.66	0.36	0.36	5.4	12.58	12.23	4.49	26.16	LINE 401.5A1	401.5A1	1008.66	1002.97	999.11	128.75	3.00	24	0.012	42.43	26.16	8.33	8.33	1022.53	1021.06	LINE 401.5A1	1.42	7.60	0.030	11.97	2.00
41	401.6A	40	0.68	0.66	0.45	0.45	5.1	12.58	12.51	5.65	17.25	LINE 401.6A	401.6A	1014.03	1007.96	1003.47	179.42	2.50	18	0.012	18.00	17.25	9.76	9.76	1028.20	1024.08	LINE 401.6A	1.12	4.53	0.030	9.90	2.00
42	401.7A	41	1.41	0.66	0.93	0.93	5.0	12.58	12.58	11.71	11.71	LINE 401.7A	401.7A	1014.03	1009.14	1008.46	34.00	2.00	18	0.012	16.09	11.71	6.63	6.63	1031.59	1031.23	LINE 401.7A	1.62	10.09	0.030	13.28	2.00
43	401.4B2	32	0.35	0.66	0.23	0.23	5.0	12.58	12.58	2.91	2.91	LINE 401.4B2	401.4B2	1011.38	1003.44	1002.76	34.00	2.00	15	0.012	9.89	2.91	2.37	2.37	1028.50	1028.44	LINE 401.4B2	1.54	6.79	0.018	12.84	2.00
44	402	28	0.29	0.66	0.19	0.19	5.2	12.58	12.36	2.41	5.22	LINE 402	402	1011.44	1005.52	994.32	263.49	4.29	15	0.012	14.49	5.22	4.25	4.26	1016.14	1014.67	LINE 402	0.68	1.73	0.038	6.50	2.00
45	403	44	0.35	0.66	0.23	0.23	5.0	12.58	12.58	2.91	2.91	LINE 403	403	1011.77	1006.65	1006.12	35.12	1.51	15	0.012	8.59	2.91	2.37	2.37	1016.81	1016.75	LINE 403	0.75	2.16	0.038	7.08	2.00
46	401.2B2	30	0.49	0.66	0.32	0.32	6.0	12.58	11.74	4.07	6.89	LINE 401.2B2	401.2B2	1005.63	999.82	998.19	109.11	1.49	18	0.012	13.90	6.89	3.90	3.90	1020.05	1019.65	LINE 401.2B2	4.07	....	Sag	....	....
47	401.2B3	46	0.40	0.66	0.26	0.26	5.0	12.58	12.58	3.32	3.32	LINE 401.2B3	401.2B3	1008.06	1002.76	1000.32	162.42	1.50	15	0.012	8.57	3.32	2.71	2.71	1020.85	1020.48	LINE 401.2B3	3.32	....	Sag	....	....
48	401.5A2	40	0.61	0.66	0.4	0.4	5.0	12.58	12.58	5.07	5.07	LINE 401.5A2	401.5A2	1008.66	1003.89	1003.72	34.00	0.50	15	0.012	4.95	5.07	4.13	4.13	1025.07	1024.89	LINE 401.5A2	2.04	16.27	0.030	15.83	2.00
49	EX 100 AKA 05-A	11	0.77	0.51	0.39	0.39	10.6	12.58	9.12	4.94	34.43	LINE EX 100 AKA 05-A	EX 100 AKA 05-A	989.65	981.08	980.13	44.06	2.16	36	0.012	106.10	34.43	4.87	4.87	989.52	989.42	LINE EX 100 AKA 05-A	2.62	6.39	0.015	13.73	2.00
50	101	49	0.83	0.51	0.42	0.42	8.8	12.58	9.97	5.33	25.32	LINE 101	101	995.98	985.29	983.65	402.28	0.41	36	0.012	46.13	25.32	3.58	3.58	990.64	990.15	LINE 101	1.85	4.07	0.015	11.61	2.00
51	EX 102 AKA 05-C	50	0.00	0.00	0	0	7.1	0.00	10.98	0.00	15.93	LINE 102	EX 102 AKA 05-C	1000.59	989.92	986.29	343.40	1.06	30	0.012	45.88	15.93	4.20	3.25	991.43	990.98	LINE 102	....	....	....	....	....
52	EX 05-D	51	0.19	0.51	0.1	0.1	7.0	12.58	11.04	1.22	16.05	LINE EX 05-D	EX 05-D	1001.48	991.52	990.39	38.10	2.97	24	0.012	42.20	16.05	6.81	7.00	992.95	991.76	LINE EX 05-D	0.63	0.59	0.010	6.46	2.00
53	EX 05-E	52	2.24	0.51	1.14	1.14	6.8	12.58	11.15	14.38	15.13	LINE EX 05-E	EX 05-E	1001.37	994.01	992.19	49.17	3.70	24	0.012	47.14	15.13	7.53	8.62	995.41	993.28	LINE EX 05-E	14.96	....	Sag	....	....
54	EX 05-F	53	0.17	0.51	0.09	0.09	5.4	12.58	12.19	1.09	2.61	LINE EX 05-F	EX 05-F	1005.19	997.62	994.83	176.22	1.58	15	0.012	8.80	2.61	3.14	2.20	998.27	995.98	LINE EX 05-F	0.51	0.58	0.020	5.18	2.00
55	EX 05-G	54	0.25	0.51	0.13	0.13	5.0	12.58	12.58	1.60	1.60	LINE EX 05-G	EX 05-G	1004.90	1001.24	1001.05	34.74	0.55	15	0.012	5.17	1.60	3.60	3.72	1001.74	1001.53	LINE EX 05-G	0.63	0.97	0.020	6.25	2.00
56	401.1B2	29	0.35	0.51	0.18	0.18	5.0	12.58	12.58	2.25	2.25	LINE 401.1B2	401.1B2	1003.30	997.85	997.42	41.91	1.03	15	0.012	7.09	2.25	1.83	1.83	1019.02	1018.98	LINE 401.1B2	0.85	1.39	0.012	8.14	2.00
57	EX 01-F3	10	0.81	0.51	0.41	0.41	8.4	12.58	10.16	5.20	10.11	LINE EX 01-F3	EX 01-F3	988.59	984.75	983.65	90.59	1.21	15	0.012	7.71	10.11	8.24	8.24	988.01	986.12	LINE EX 01-F3	5.20	....	Sag	....	....
58	EX 01-F4	57	0.80	0.51	0.41	0.41	7.6	12.58	10.65	5.13	6.19	LINE EX 01-F4	EX 01-F4	995.09	989.42	984.95	275.58	1.62	15	0.012	8.91	6.19	5.05	5.05	991.36	989.20	LINE EX 01-F4	5.13	....	Sag	....	....
59	EX 01-F5	58	0.34	0.51	0.17	0.17	5.0	12.58	12.58	2.18	2.18	LINE EX 01-F5	EX 01-F5	1001.57	997.76	989.62	274.66	2.96	15	0.012	12.04	2.18	2.81	1.78	998.35	991.90	LINE EX 01-F5	2.18	....	Sag	....	....
60	401.2A2	37	1.37	0.66	0.7	0.7	5.0	12.58	12.58	8.79	8.79	LINE 401.2A2	401.2A2	1000.91	996.22	995.50	35.73	2.01	18	0.012	16.15	8.79	4.98	4.98	1018.79	1018.57	LINE 401.2A2	3.20	21.87	0.010	22.09	2.00
61	EX 10-B	27	0.25	0.51	0.13	0.13	5.1	12.58	12.49	1.60	10.64	LINE EX 10-B	EX 10-B	999.55	994.56	994.24	35.32	0.91	24	0.012	23.32	10.64	3.39	3.39	1009.14	1009.07	LINE EX 10-B	4.33	39.70	0.010	27.39	2.00
62	EX 10-C	61	1.42	0.51	0.72	0.72	5.0	12.58	12.58	9.11	9.11	LINE EX 10-C	EX 10-C	999.41	996.24	995.45	44.56	1.77	15	0.012	9.31	9.11	7.43	7.43	1010.11	1009.35	LINE EX 10-C	3.23	15.11	0.010	19.60	2.00
63	EX 08-A	13	0.17	0.51	0.09	0.09	6.4	12.58	11.41	1.09	5.35	LINE EX 08-A	EX 08-A	997.98	989.87	988.08	94.60	1.89	24	0.012	33.70	5.35	1.70	1.70	995.50	995.45	LINE EX 08-A	0.59	0.50	0.010	6.13	2.00
64	EX 08-B	63	0.75	0.51	0.38	0.38	5.0	12.58	12.58	4.81	4.81	LINE EX 08-B	EX 08-B	999.21	994.08	992.97	132.10	0.84	24	0.012	22.46	4.81	1.72	1.53	995.58	995.54	LINE EX 08-B	3.66	28.51	0.010	24.30	2.00
65	EX 09-A	14	0.43	0.51	0.22	0.22	5.2	12.58	12.37	2.76	10.35	LINE EX 09-A	EX 09-A	997.69	989.09	988.73	52.53	0.69	24	0.012	20.29	10.35	3.29	3.29	997.73	997.64	LINE EX 09-A	4.35	....	Sag	....	....
66	EX 09-B	65	1.21	0.51	0.62	0.62	5.0	12.58	12.58	7.77	7.77	LINE EX 09-B	EX 09-B	997.80	993.48	992.68	34.72	2.30	24	0.012	37.19	7.77	2.47	2.47	997.93	997.89	LINE EX 09-B	110.97	....	Sag	....	....
67	101.1	50	1.30	0.51	0.66	0.66	5.0	12.58	12.58	8.34	8.34	LINE 101.1	101.1	995.96	990.74	990.39	35.00	1.00	15	0.012	7.00	8.34	6.80	6.80	992.14	991.64	LINE 101.1	1.92	6.42	0.015	13.32	2.00
68	EX 06-A	49	1.65	0.51	0.84	0.84	5.0	12.58	12.58	10.59	10.59	LINE EX 06-A	EX 06-A	989.59	985.94	985.75	35.35	0.54	15	0.012	5.13	10.59	8.63	8.63	990.72	989.98	LINE EX 06-A	2.35	14.67	0.015	17.60	2.00
69	601	Outfall	0.00	0.00	0	0	8.3	0.00	10.25	0.00	45.31	LINE 601	601	981.37	972.66	972.46	40.44	0.49	36	0.012	50.80	45.31	8.14	6.19	974.88	974.65	LINE 601	....	....	....	....	....
70	602	69	0.81	0.51	0.41	0.41	7.9	12.58	10.46	5.20	46.26	LINE 602	602	982.76	973.82	973.16	131.04	0.50	36	0.012	51.28	46.26	6.81	6.60	976.46	976.07	LINE 602	1.70	8.89	0.020	13.83	2.00
71	603	70	0.51	0.51	0.26	0.26	6.6	12.58	11.27	3.27	10.92	LINE 603	603	998.37	990.84	975.32	405.21	3.83	18	0.012	22.26	10.92	6.52	6.18	992.11	977.78	LINE 603	1.12	5.40	0.040	9.89	2.00
72	604	71	0.65	0.51	0.33	0.33	5.3	12.58	12.27	4.17	6.01	LINE 604	604	1013.50	1006.54	991.34	379.98	4.00	15	0.012	13.99	6.01	5.46	5.16	1007.53	992.47	LINE 604	0.93	3.24	0.034	8.49	2.00
73	605	72	0.31	0.51	0.16	0.16	5.0	12.58	12.58	1.99	1.99	LINE 605	605	1013.50	1008.06	1007.04	34.00	3.00	15	0.012	12.12	1.99	2.84	1.96	1008.62	1008.01	LINE 605	0.63	1.36	0.034	6.10	2.00
74	602.1	70	0.78	0.51	0.4	0.4	7.8	12.58	10.52	5.01	31.98	LINE 602.1	602.1	982.76	974.49	974.32	34.00	0.50	30	0.012	31.41	31.98	6.52	6.52	977.89	977.72	LINE 602.1	1.50	6.74	0.020	12.52	2.00
75	602.2A	74	0.42	0.51	0.21	0.21	7.6	12.58	10.62	2.70	28.05	LINE 602.2A	602.2A	982.47	975.23	974.99	49.03	0.49	30	0.012	31.09	28.05	5.71	5.72	978.99	978.80	LINE 602.2A	2.41	15.45	0.015	17.94	2.00
76	602.3	75	0.00	0.00	0	0	7.2	0.00	10.88	0.00	23.80	LINE 602.3	602.3	984.07	976.27	975.73	107.25	0.50	30	0.012	31.53	23.80	4.85	4.85	980.23	979.93	LINE 602.3	....	....	....	....	....
77	602.4	76	0.67	0.51	0.34	0.34	7.1	12.58	10.94	4.30	23.93	LINE 602.4	602.4	984.67	976.89	976.77	24.89	0.48	30	0.012	30.56	23.93	4.88	4.88	980.97	980.60	LINE 602.4	4.30	....	Sag	....	....
78	602.5	77	0.88	0.51	0.45	0.45	6.8	12.58	11.32	5.65	20.89	LINE 602.5	602.5	990.67	983.64	977.86	200.00	2.89	24	0.012	41.65	20.89	7.12	6.65	985.28	980.86	LINE 602.5	5.65	....	Sag	....	....
79	602.6	78	0.90

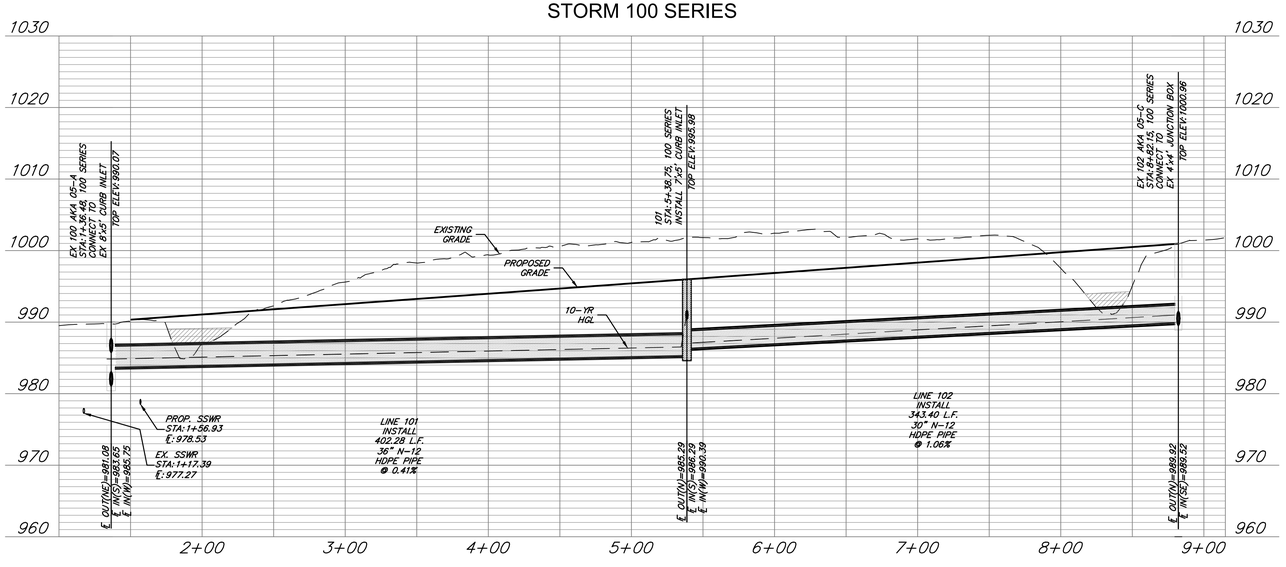
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Lee's Summit, Missouri

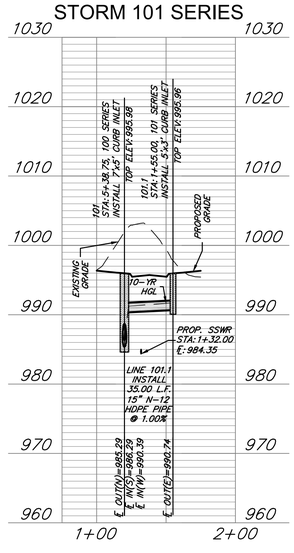
06/30/2023



STORM 100 SERIES



STORM 101 SERIES



GENERAL NOTES:

1. COORDINATES AT TOP ELEVATIONS SHOWN ARE LOCATED AT CENTER OF STRUCTURES. ROAD OFFSETS AREA AT INSIDE FACE OF CURB INLETS, AND AT CENTER OF MANHOLES AND JUNCTIONS BOXES.
2. PIPE LENGTHS INDICATED ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
3. INSIDE FRONT FACE OF CURB INLETS SHALL BE LOCATED 1.5 FEET BEHIND BACK OF CURB. STRUCTURE SHALL BE PARALLEL WITH CURB ALIGNMENT.
4. TOP ELEVATION OF CURB INLETS SHALL BE SLOPED TO CONFORM TO GRADE OF STREET.
5. WATER MAINS AND STORM SEWERS SHALL HAVE AT LEAST 3' OF CLEAR HORIZONTAL SEPARATION.
6. CONTROLLED FILL: PRIOR TO INSTALLATION OF STORM SEWER PIPING IN FILL AREAS, FILL SHALL BE PLACED AND COMPACTED TO A MINIMUM 95% OF STANDARD PROCTOR DENSITY PER ASTM D 698 TO A MINIMUM DEPTH OF 2 FEET ABOVE THE TOP OF PIPE.

LEGEND

RIP RAP

FILL PRIOR TO PIPE INSTALLATION

STORM PIPE AND STRUCTURES:

1. HDPE PIPE SHALL CONFORM TO ASTM F2306. JOINTS SHALL BE INTEGRAL BELL AND SPIGOT WITH RUBBER GASKETS. JOINTS SHALL BE WATER TIGHT AS DEFINED BY ASTM F2306.
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4. DOUBLE WALL POLYPROPYLENE PIPE IS AN APPROVED EQUAL AND SHALL CONFORM TO THE CITY OF LEE'S SUMMIT SPECIFICATIONS PER SECTION 2602.2.C. OF THE DESIGN AND CONSTRUCTION MANUAL.
5. ALL STRUCTURE DIMENSIONS ARE MEASURED TO THE INNER WALL OF THE STRUCTURE.

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CHECK BY:	PJ
LICENSE NO.	PE-2021025089
DATE:	03/14/2022
ISSUED FOR:	FOR REVIEW
JOB NUMBER:	21KC10060

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	8/30/22

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

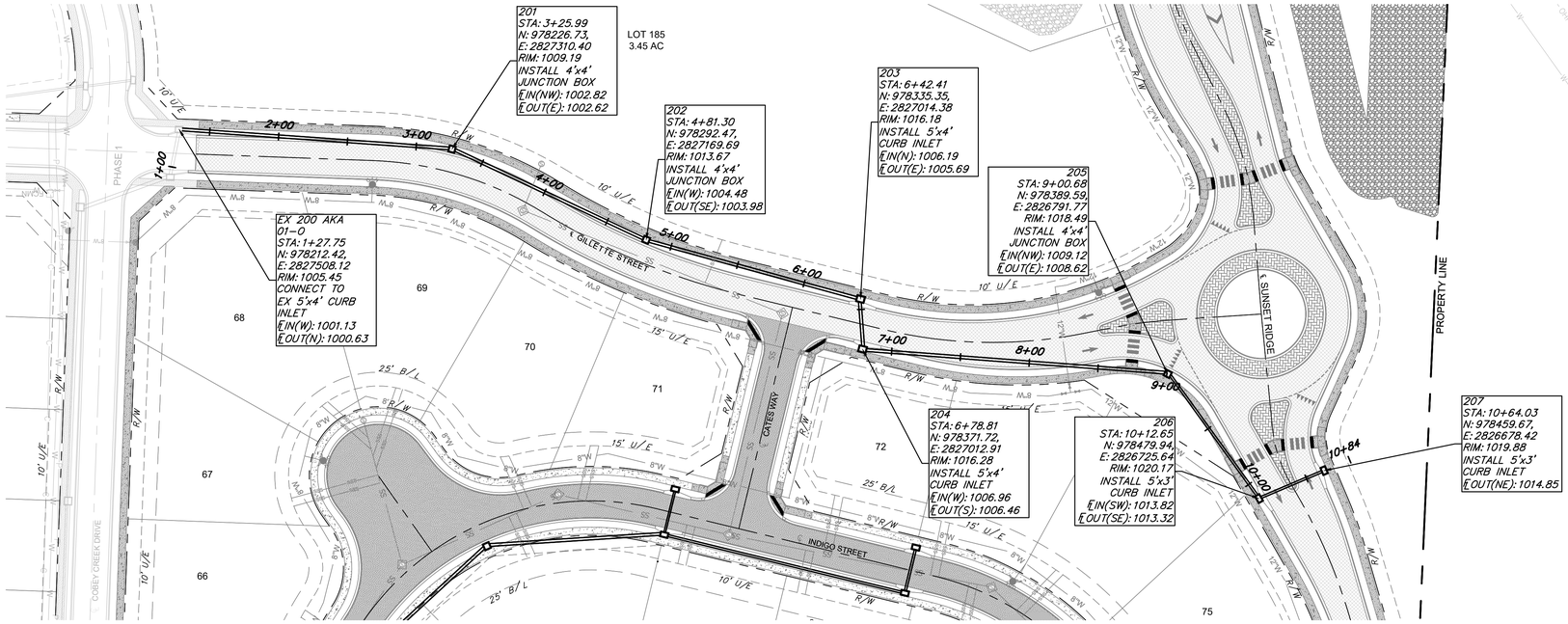
STORM 100 AND 101 SERIES PLAN & PROFILE

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

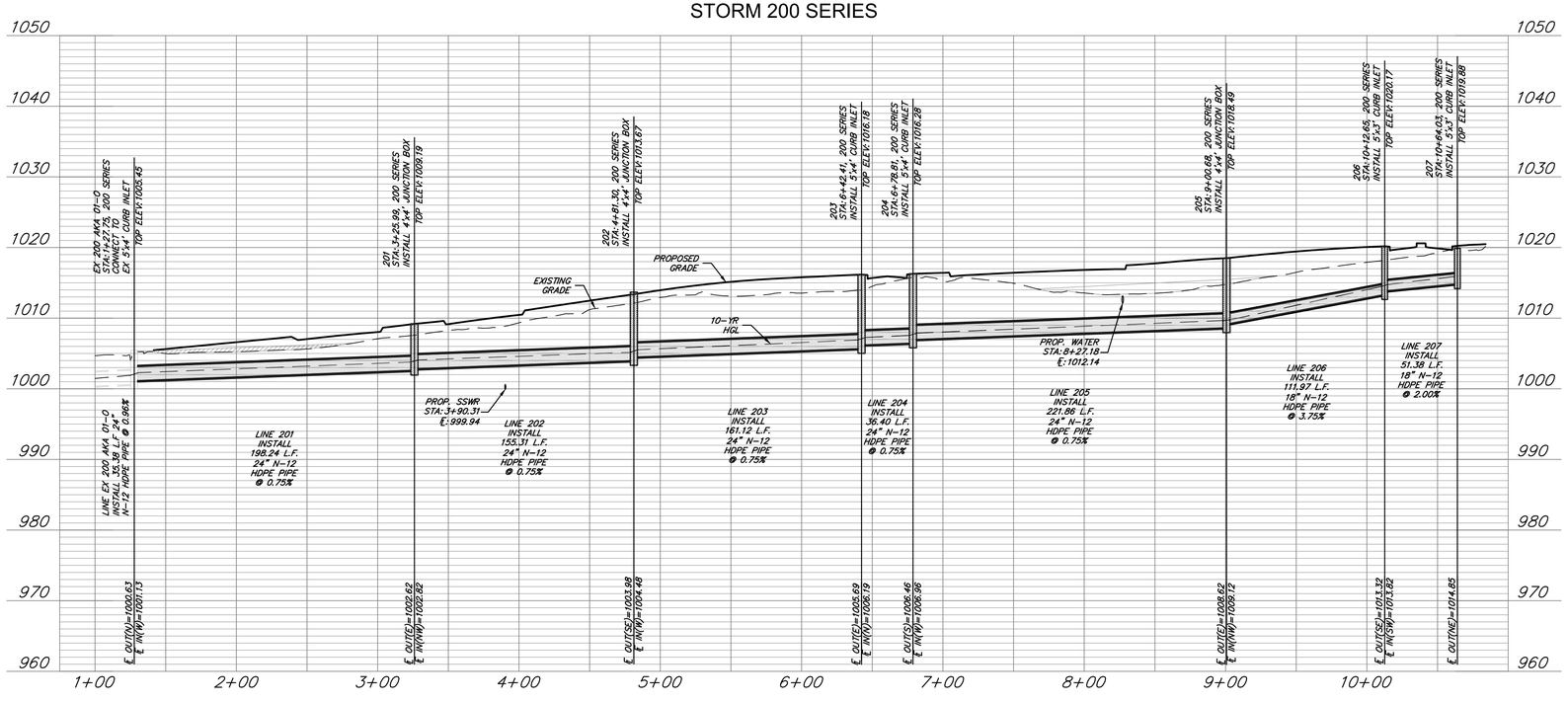
STATE OF MISSOURI
GARRETT R. GATES
NUMBER
PE-2021025089
PROFESSIONAL ENGINEER
08/30/22

SHEET NUMBER
C506
61 OF 88

Aug 31, 2022 – 10:18am Plotted By: gcote G:\Shared drives\KC10 – Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03–DWG\Sheet\STREET STORM EROSION\21KC10060 – SHTS – STORM P&P.dwg Layout: STORM 100 AND 101 SERIES PLAN & PROFILE



STORM 200 SERIES



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As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

06/30/2023

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

GENERAL NOTES:

1. COORDINATES AT TOP ELEVATIONS SHOWN ARE LOCATED AT CENTER OF STRUCTURES. ROAD OFFSETS AREA AT INSIDE FACE OF CURB INLETS, AND AT CENTER OF MANHOLES AND JUNCTIONS BOXES.
2. PIPE LENGTHS INDICATED ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
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LEGEND

RIP RAP

FILL PRIOR TO PIPE INSTALLATION

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4. DOUBLE WALL POLYPROPYLENE PIPE IS AN APPROVED EQUAL AND SHALL CONFORM TO THE CITY OF LEE'S SUMMIT SPECIFICATIONS PER SECTION 2602.2.C. OF THE DESIGN AND CONSTRUCTION MANUAL.
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2.	REVISED PER CITY COMMENT	GC	7/22/22	LICENSE NO. PE-2021025089
3.	REVISED PER CITY COMMENT	CA	8/30/22	DATE: 03/14/2022
				ISSUED FOR: FOR REVIEW
				JOB NUMBER: 21KC10060

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

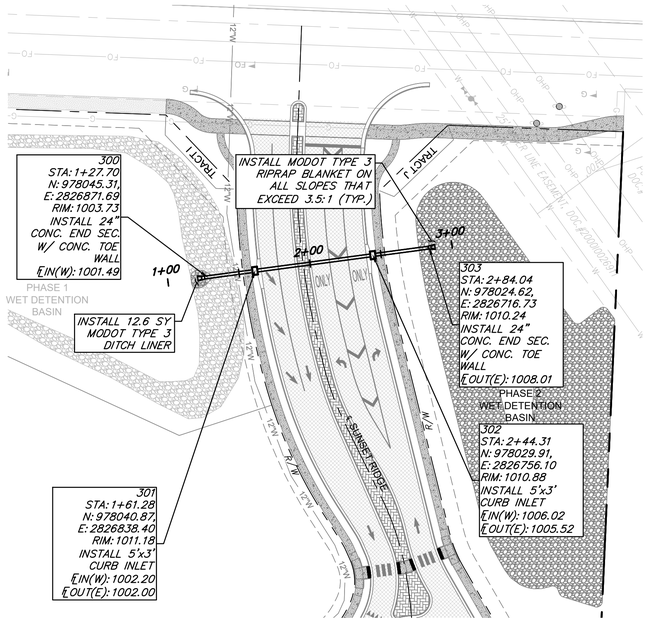
STORM 200 SERIES PLAN & PROFILE

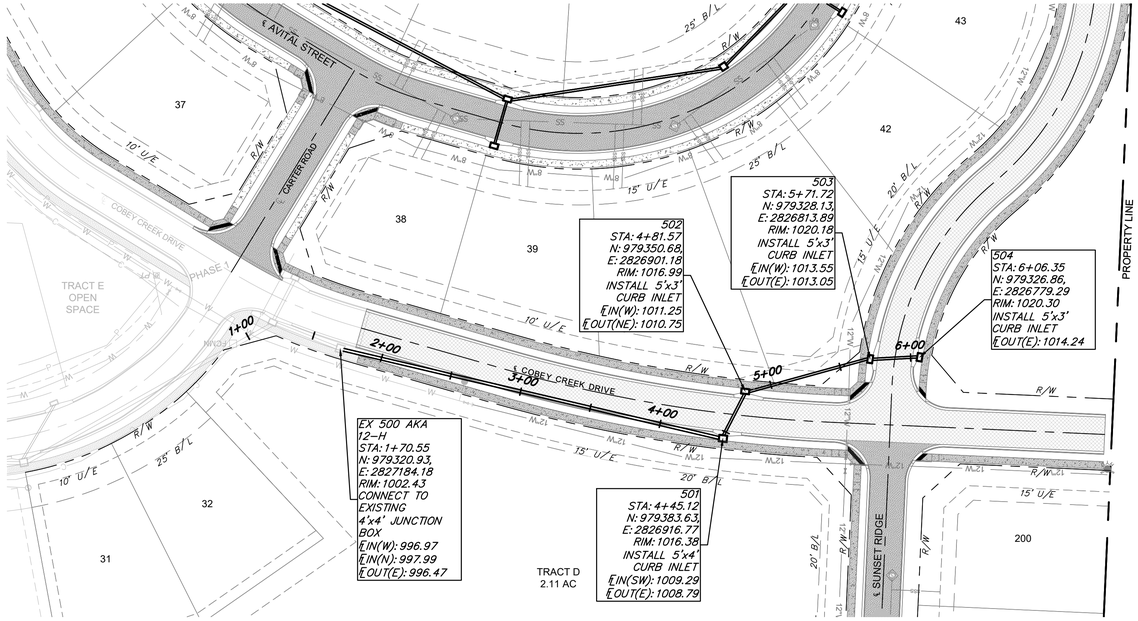
S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI
GARRETT R. GATZ
NUMBER PE-2021025089
PROFESSIONAL ENGINEER
08/30/22

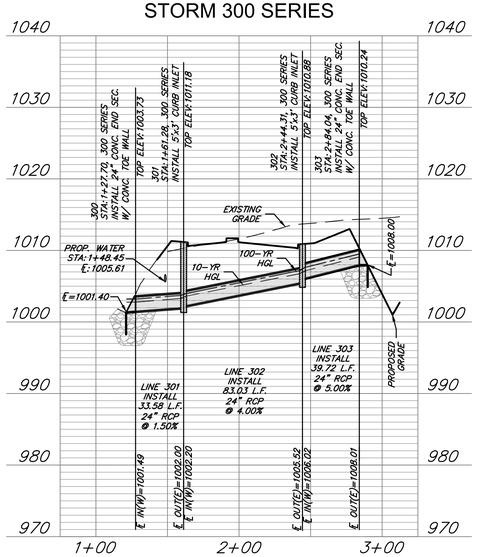
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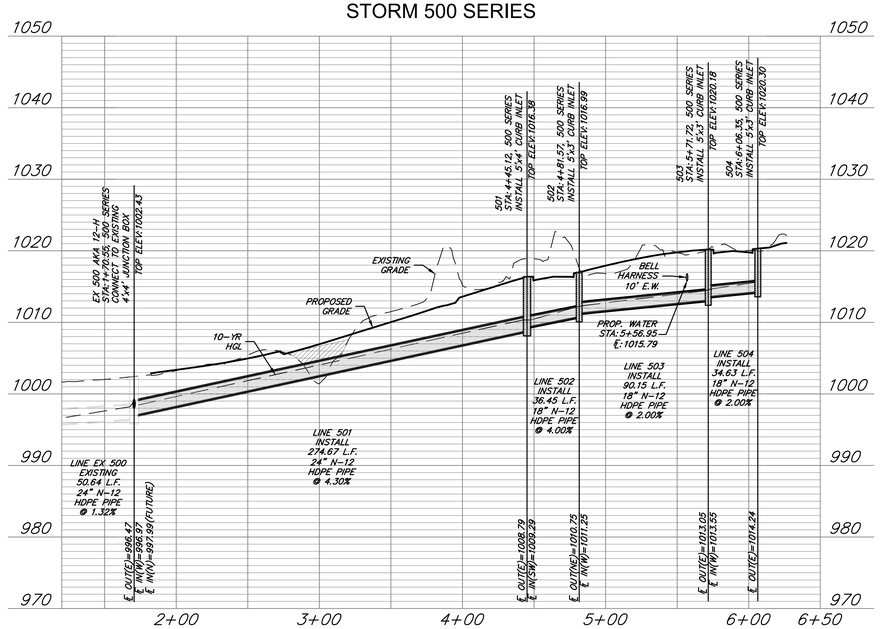




STORM 300 SERIES



STORM 500 SERIES



RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

06/30/2023

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5. WATER MAINS AND STORM SEWERS SHALL HAVE AT LEAST 3' OF CLEAR HORIZONTAL SEPARATION.
6. CONTROLLED FILL: PRIOR TO INSTALLATION OF STORM SEWER PIPING IN FILL AREAS, FILL SHALL BE PLACED AND COMPACTED TO A MINIMUM 95% OF STANDARD PROCTOR DENSITY PER ASTM D 698 TO A MINIMUM DEPTH OF 2 FEET ABOVE THE TOP OF PIPE.

LEGEND

RIP RAP

FILL PRIOR TO PIPE INSTALLATION

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REVISIONS

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

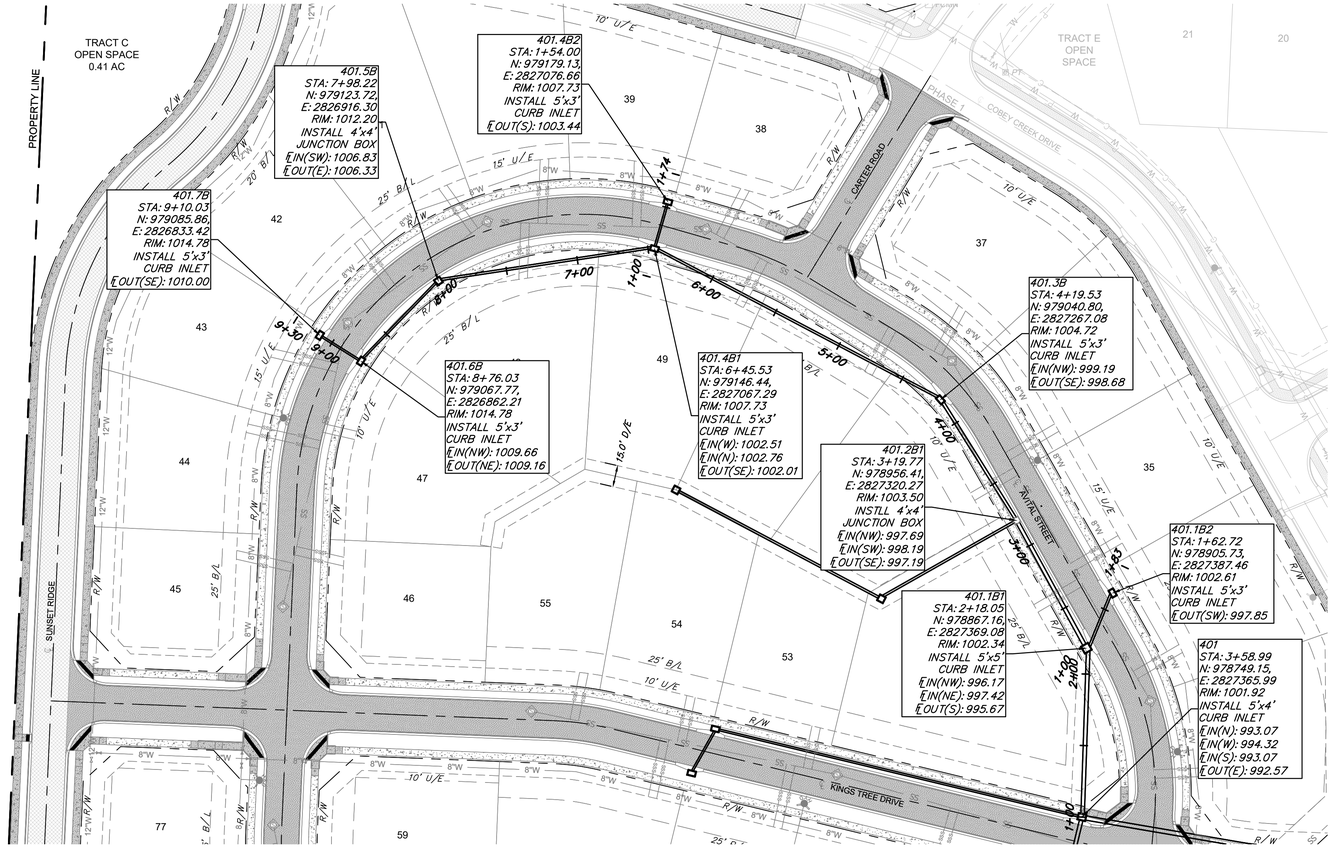
STORM 300 AND 500 SERIES PLAN & PROFILE

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

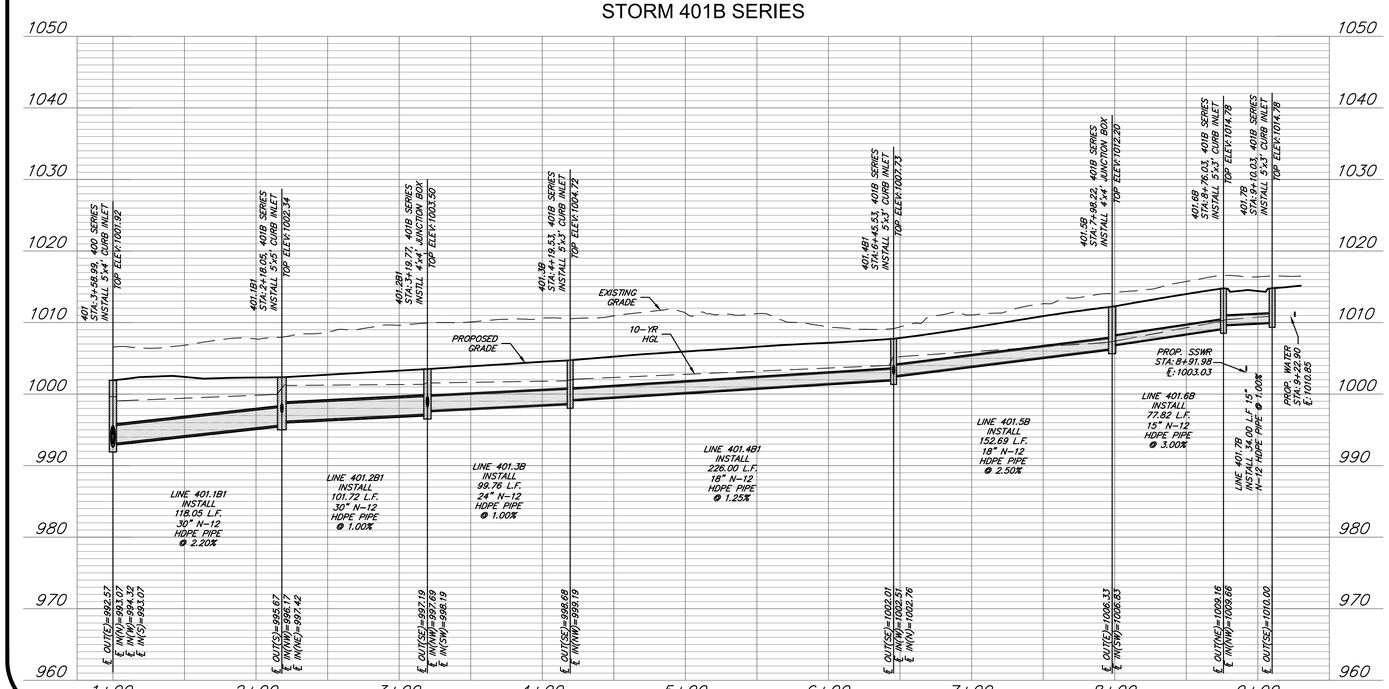
STATE OF MISSOURI
GARRETT R. CATES
NUMBER
PE-2021025089
PROFESSIONAL ENGINEER
08/30/22

SHEET NUMBER
C508
63 OF 88

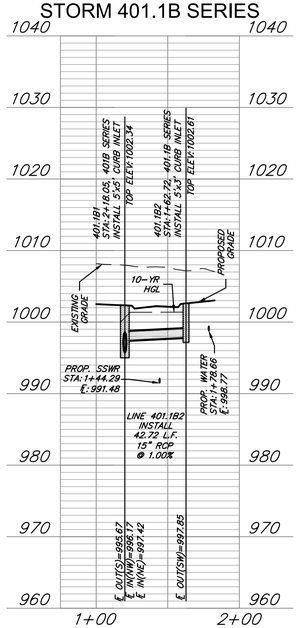
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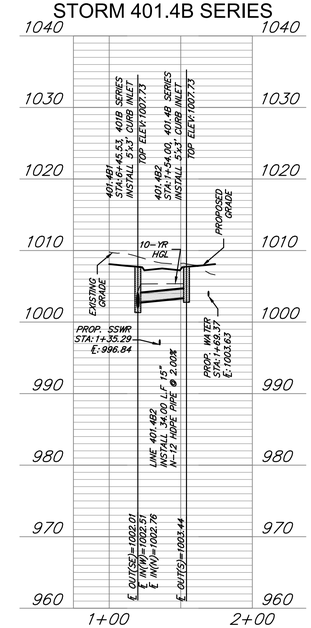
STORM 401B SERIES



STORM 401.1B SERIES



STORM 401.4B SERIES



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As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

06/30/2023

GENERAL NOTES:

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6. CONTROLLED FILL: PRIOR TO INSTALLATION OF STORM SEWER PIPING IN FILL AREAS, FILL SHALL BE PLACED AND COMPACTED TO A MINIMUM 95% OF STANDARD PROCTOR DENSITY PER ASTM D 698 TO A MINIMUM DEPTH OF 2 FEET ABOVE THE TOP OF PIPE.

LEGEND

RIP RAP

FILL PRIOR TO PIPE INSTALLATION

STORM PIPE AND STRUCTURES:

1. HDPE PIPE SHALL CONFORM TO ASTM F2306. JOINTS SHALL BE INTEGRAL BELL AND SPIGOT WITH RUBBER GASKETS. JOINTS SHALL BE WATER TIGHT AS DEFINED BY ASTM F2306.
2. CONCRETE PIPE SHALL CONFORM TO ASTM C76, CLASS III, WALL TYPE B. JOINTS SHALL BE TONGUE-IN-GROVE WITH PREFORMED, FLEXIBLE SEALANTS AND SHALL CONFORM TO ASTM C990.
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0 50 100
10
0
HORIZ.: 1"=50'
VERT.: 1"=10'

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

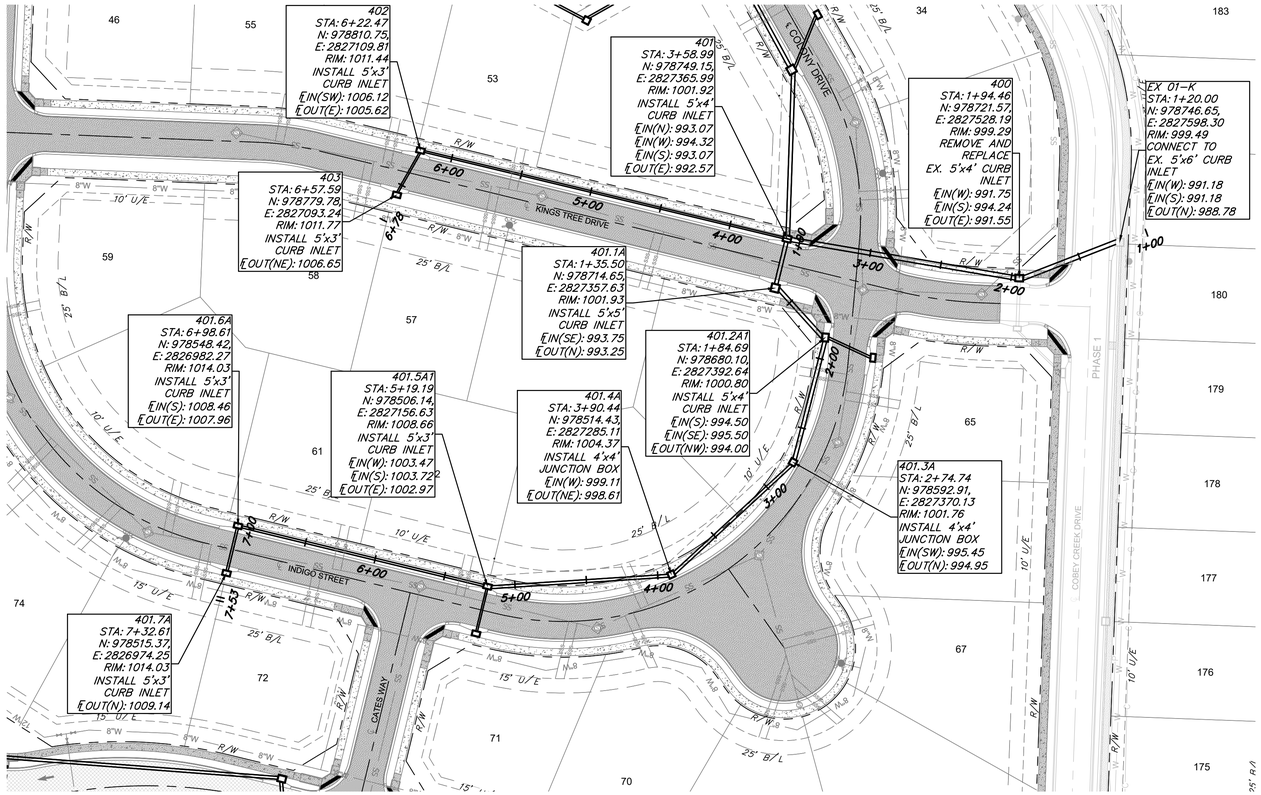
STORM 401B - 401.1B - 401.4B SERIES PLAN & PROFILE

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

STATE OF MISSOURI
GARRETT R. GATES
NUMBER
PE-2021025089
08/30/22
PROFESSIONAL ENGINEER

SHEET NUMBER
C509
64 OF 88

Aug 31, 2022 - 10:21am Plotted By: gcate G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10060 - SHTS - STORM P&P.dwg Layout: STORM 401B - 401.1B - 401.4B SERIES PLAN & PROFILE



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Lee's Summit, Missouri

06/30/2023

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LEGEND

RIP RAP

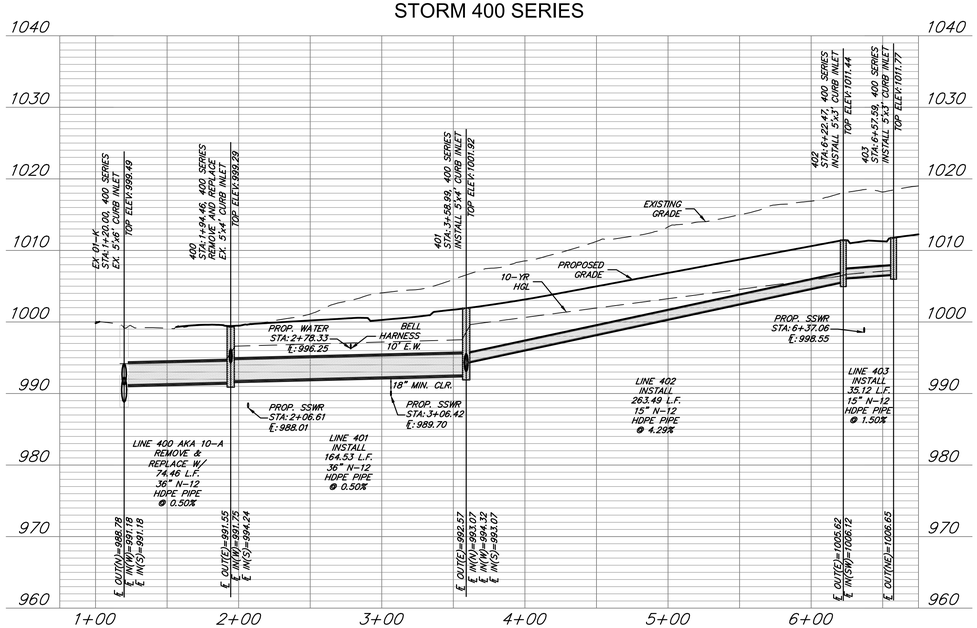
FILL PRIOR TO PIPE INSTALLATION

STORM PIPE AND STRUCTURES:

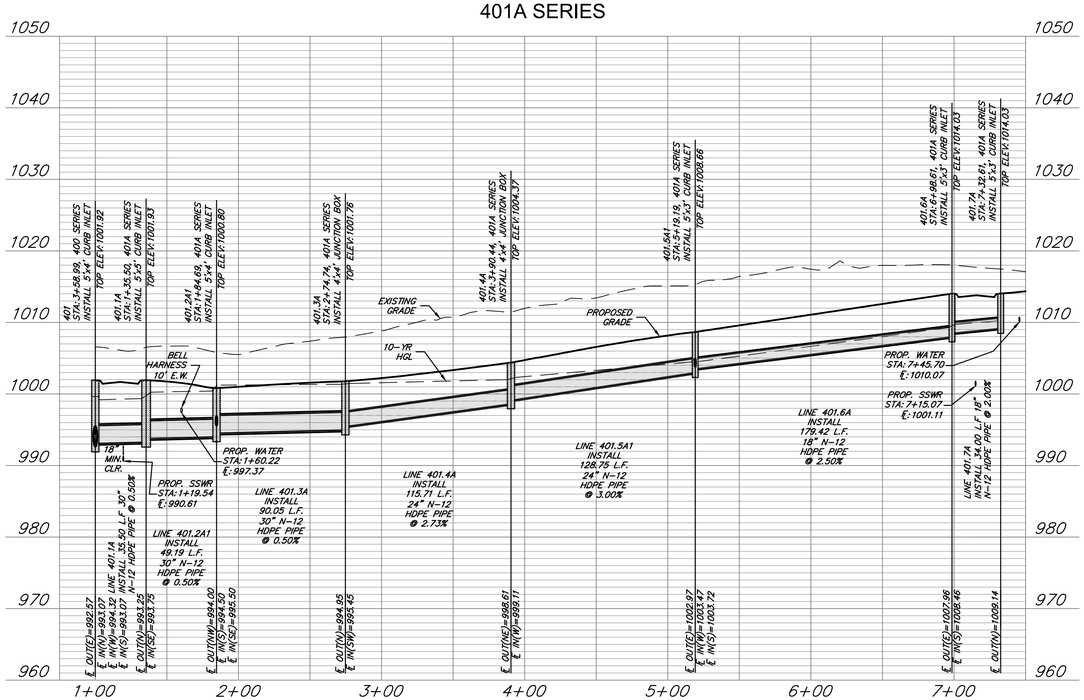
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0 50 100
10
0
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STORM 400 SERIES



401A SERIES



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				ISSUED FOR:	FOR REVIEW
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CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - STREET, STORM, & EROSION

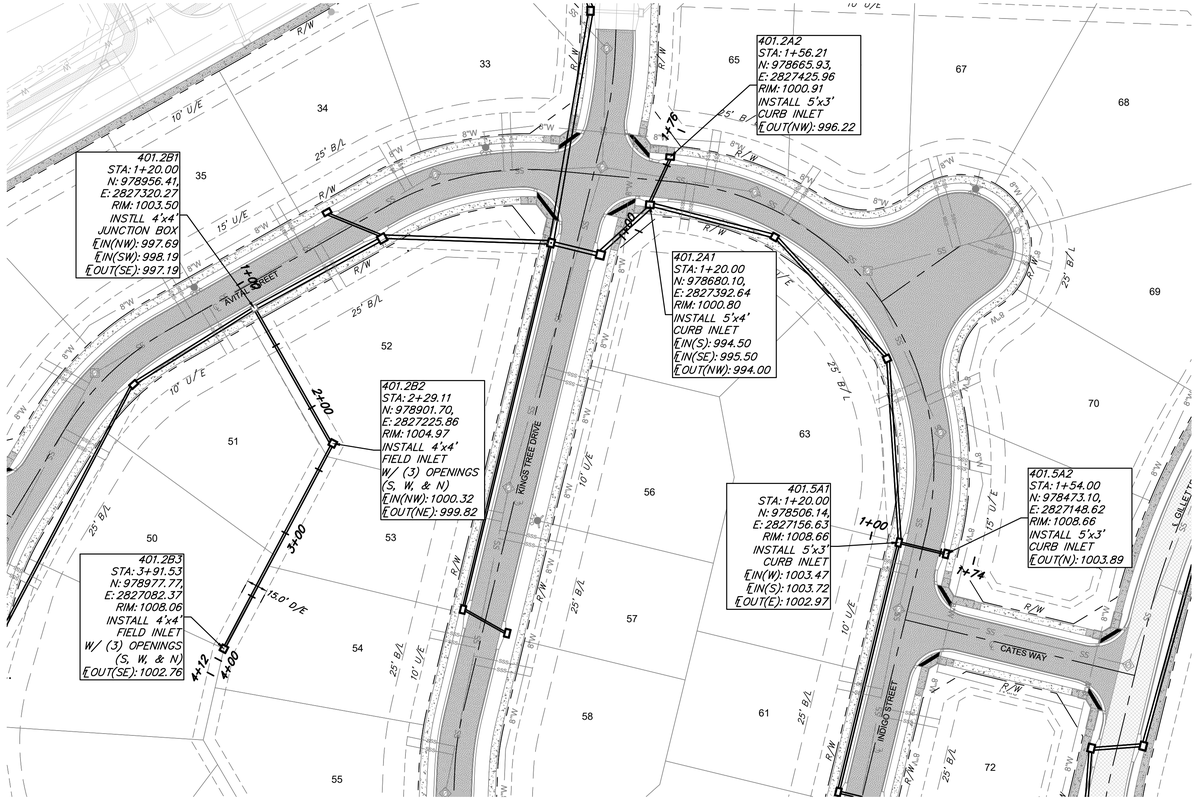
STORM 400 - 401A SERIES PLAN & PROFILE

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

STATE OF MISSOURI
GARRETT R. CATES
NUMBER
PE: 2021025089
08/30/22
PROFESSIONAL ENGINEER

SHEET NUMBER
C510
65 OF 88

Aug 31, 2022 - 10:21am Plotted By: gcate G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10060 - SHTS - STORM P&P.dwg Layout: STORM 400 - 401A SERIES PLAN & PROFILE



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2. PIPE LENGTHS INDICATED ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
3. INSIDE FRONT FACE OF CURB INLETS SHALL BE LOCATED 1.5 FEET BEHIND BACK OF CURB. STRUCTURE SHALL BE PARALLEL WITH CURB ALIGNMENT.
4. TOP ELEVATION OF CURB INLETS SHALL BE SLOPED TO CONFORM TO GRADE OF STREET.
5. WATER MAINS AND STORM SEWERS SHALL HAVE AT LEAST 3' OF CLEAR HORIZONTAL SEPARATION.
6. CONTROLLED FILL: PRIOR TO INSTALLATION OF STORM SEWER PIPING IN FILL AREAS, FILL SHALL BE PLACED AND COMPACTED TO A MINIMUM 95% OF STANDARD PROCTOR DENSITY PER ASTM D 698 TO A MINIMUM DEPTH OF 2 FEET ABOVE THE TOP OF PIPE.

LEGEND

RIP RAP

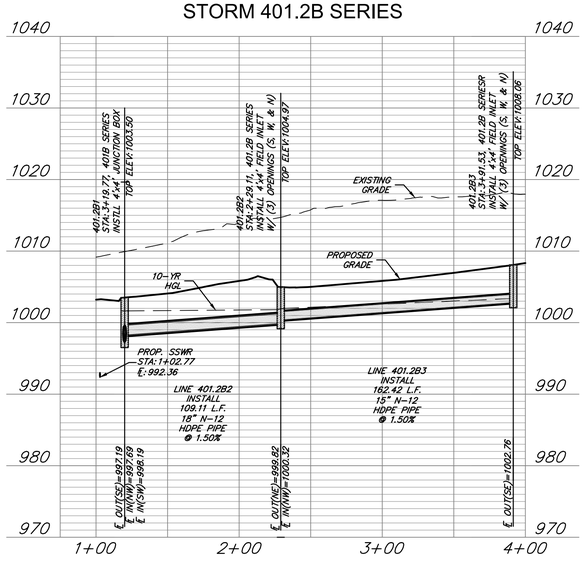
FILL PRIOR TO PIPE INSTALLATION

STORM PIPE AND STRUCTURES:

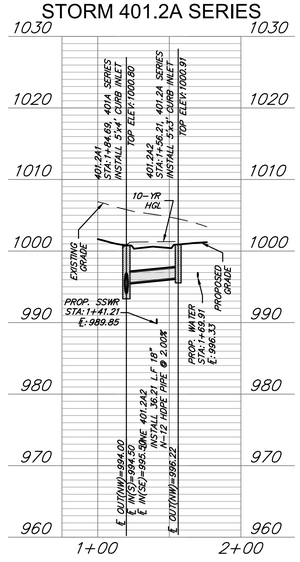
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3. PROPOSED CURB INLETS AND JUNCTION BOXES SHALL CONFORM TO THE CITY OF LEE'S SUMMIT STANDARD DETAILS.
4. DOUBLE WALL POLYPROPYLENE PIPE IS AN APPROVED EQUAL AND SHALL CONFORM TO THE CITY OF LEE'S SUMMIT SPECIFICATIONS PER SECTION 2602.2.G. OF THE DESIGN AND CONSTRUCTION MANUAL.
5. ALL STRUCTURE DIMENSIONS ARE MEASURED TO THE INNER WALL OF THE STRUCTURE.

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

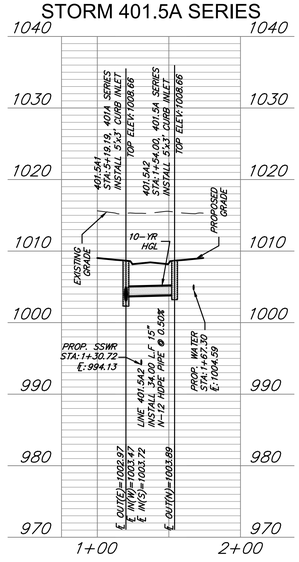
STORM 401.2B SERIES



STORM 401.2A SERIES



STORM 401.5A SERIES



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DATE:	03/14/2022
ISSUED FOR:	FOR REVIEW
JOB NUMBER:	21KC10060

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	8/30/22

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

STORM 401.2B - 401.2A - 401.5A SERIES PLAN & PROFILE

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

STATE OF MISSOURI
GARRETT R. CATES
NUMBER
PE-2021025089
08/30/22
PROFESSIONAL ENGINEER

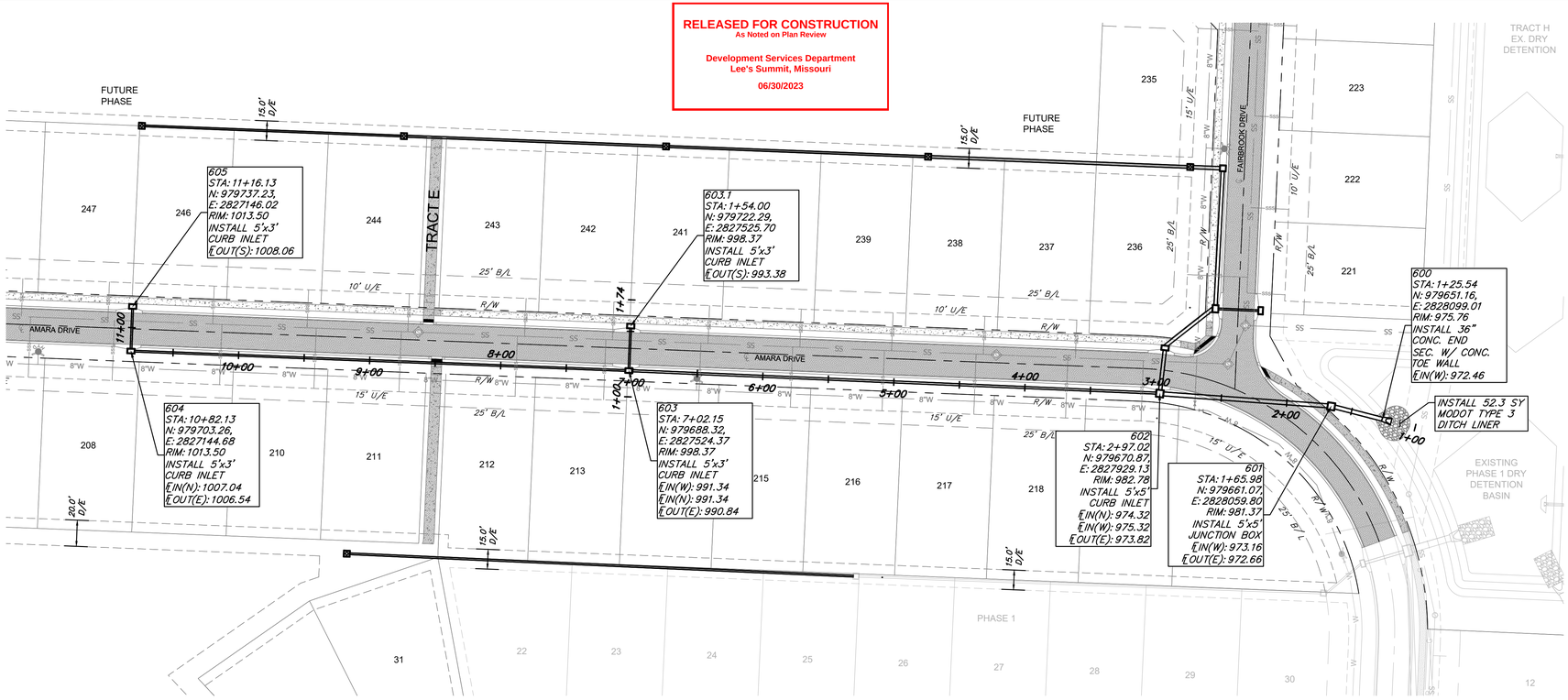
SHEET NUMBER
C511
66 OF 88

Aug 31, 2022 - 10:22am Plotted By: gcate G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10060 - SHTS - STORM P&P.dwg Layout: STORM 401.2B - 401.2A - 401.5A SERIES PLAN & PROFILE

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As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

06/30/2023



GENERAL NOTES:

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2. PIPE LENGTHS INDICATED ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
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LEGEND

RIP RAP

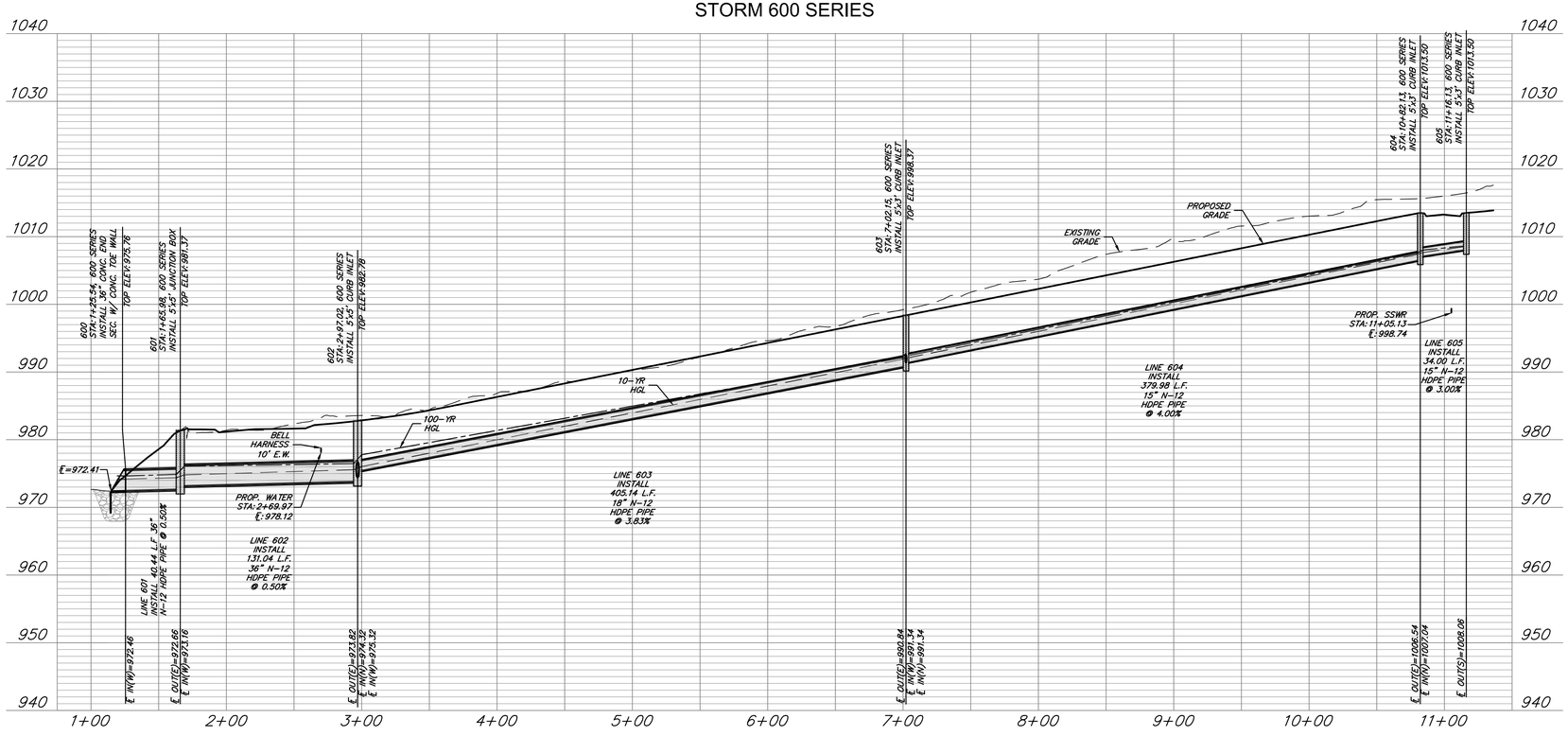
FILL PRIOR TO PIPE INSTALLATION

STORM PIPE AND STRUCTURES:

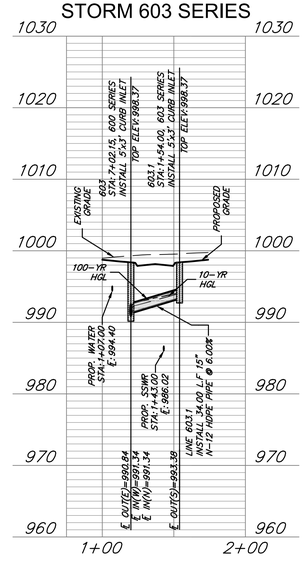
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STORM 600 SERIES



STORM 603 SERIES



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

STORM 600 - 603 SERIES PLAN & PROFILE

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

STATE OF MISSOURI
GARRETT R. GATES
NUMBER PE-2021025089
PROFESSIONAL ENGINEER
08/30/22

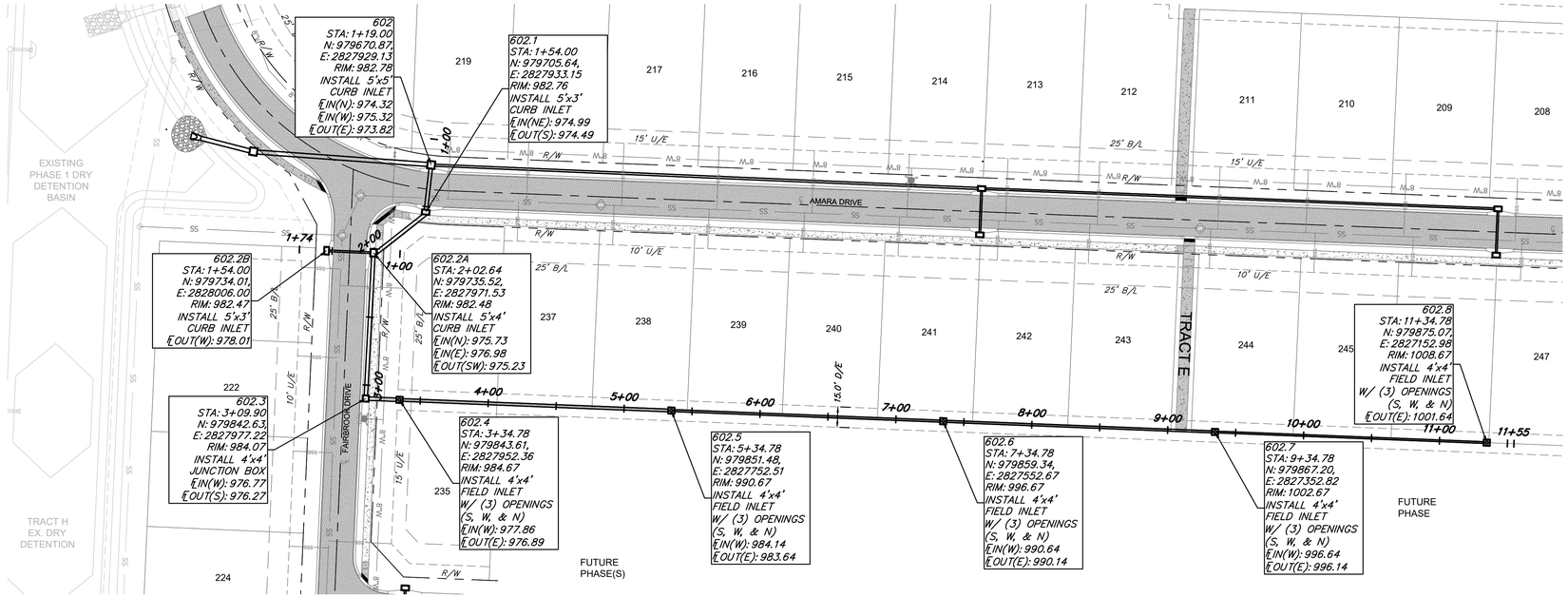
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Development Services Department
Lee's Summit, Missouri

06/30/2023



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LEGEND

RIP RAP

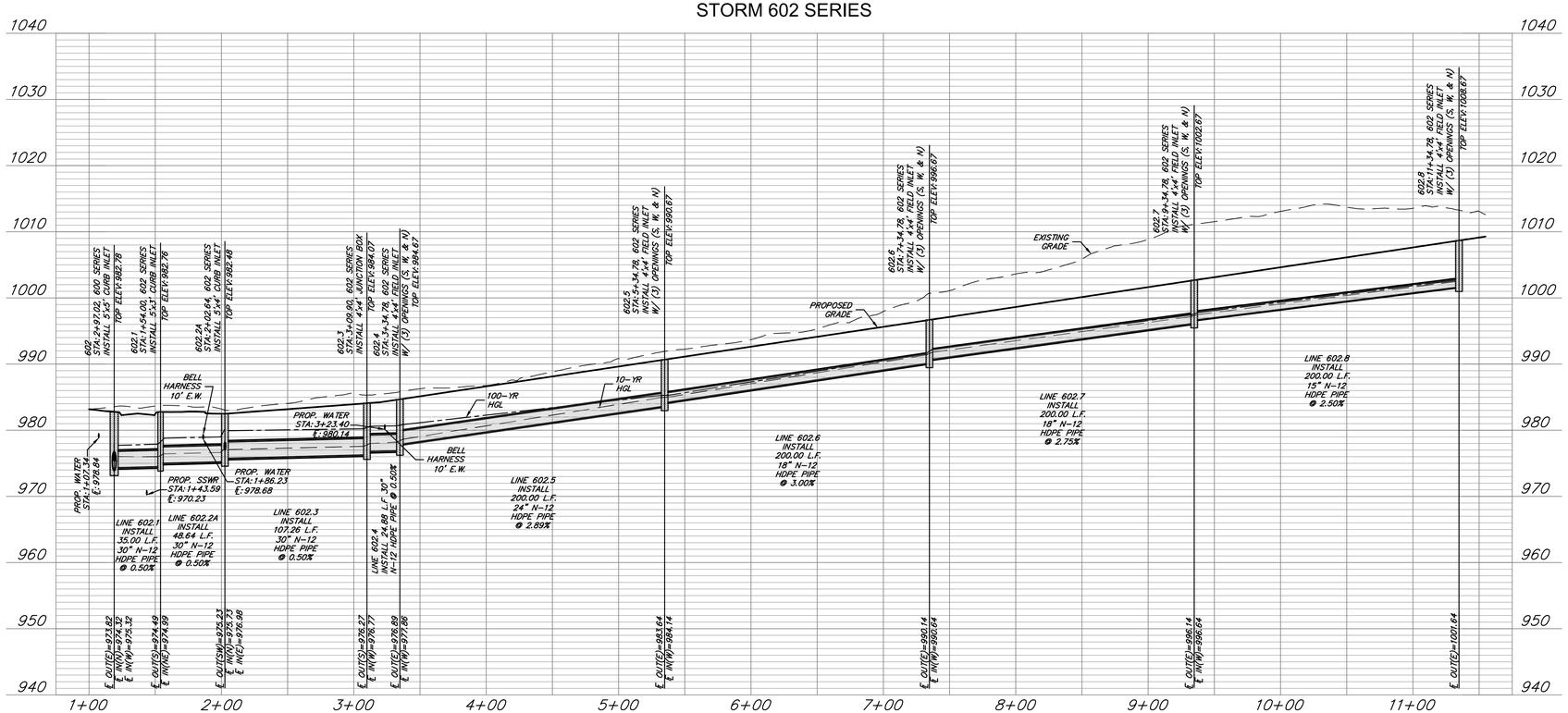
FILL PRIOR TO PIPE INSTALLATION

STORM PIPE AND STRUCTURES:

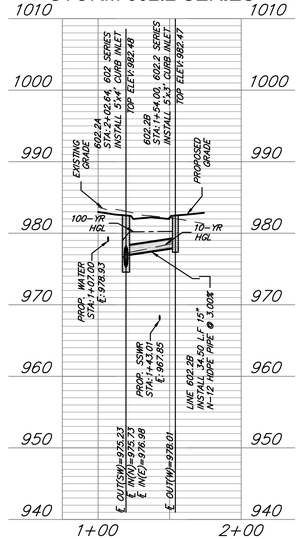
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0 50 100
10
0
HORIZ.: 1"=50'
VERT.: 1"=10'

STORM 602 SERIES



STORM 602.2 SERIES



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

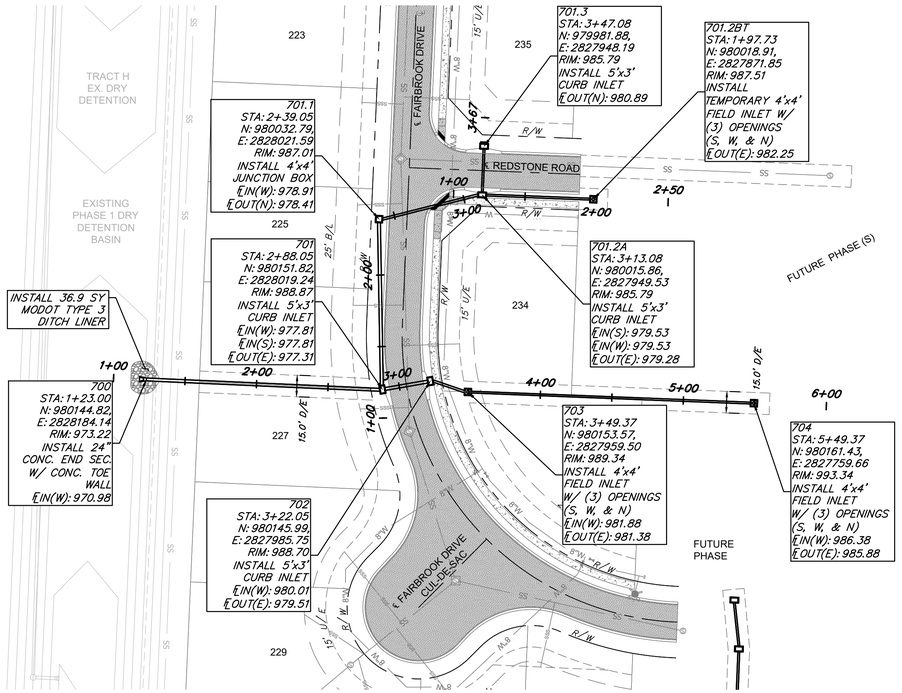
STORM 602 - 602.2 SERIES PLAN & PROFILE

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

STATE OF MISSOURI
GARRETT R. CATES
NOTARY PUBLIC
PE- 2021025089
08/30/22
PROFESSIONAL ENGINEER

SHEET NUMBER
C513
68 OF 88

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Development Services Department
Lee's Summit, Missouri

06/30/2023

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LEGEND

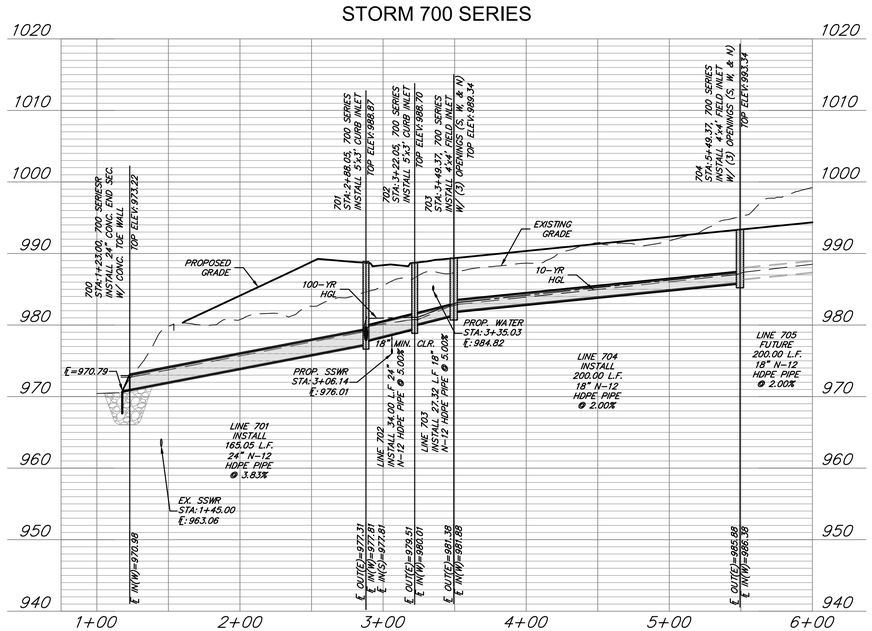
RIP RAP

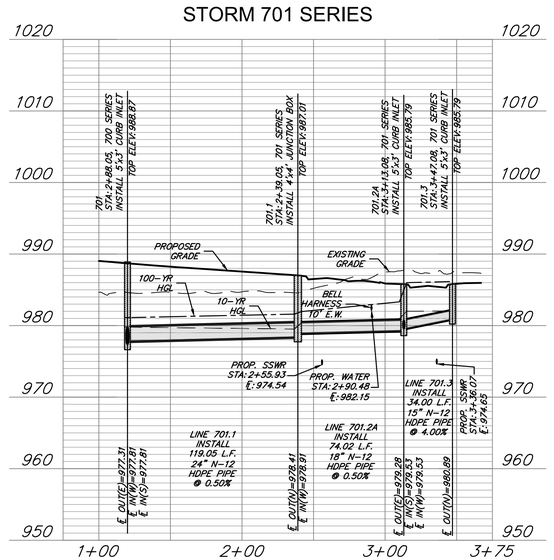
FILL PRIOR TO PIPE INSTALLATION

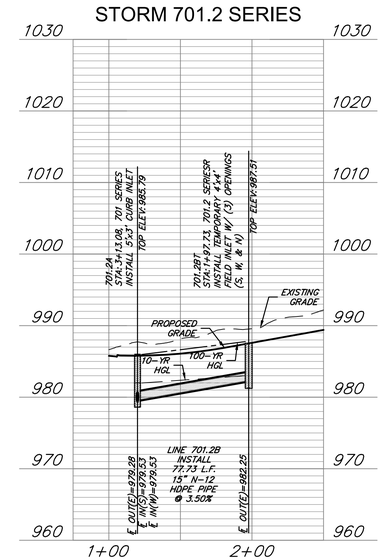
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0 50 100
10
HORIZ.: 1"=50'
VERT.: 1"=10'
0







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

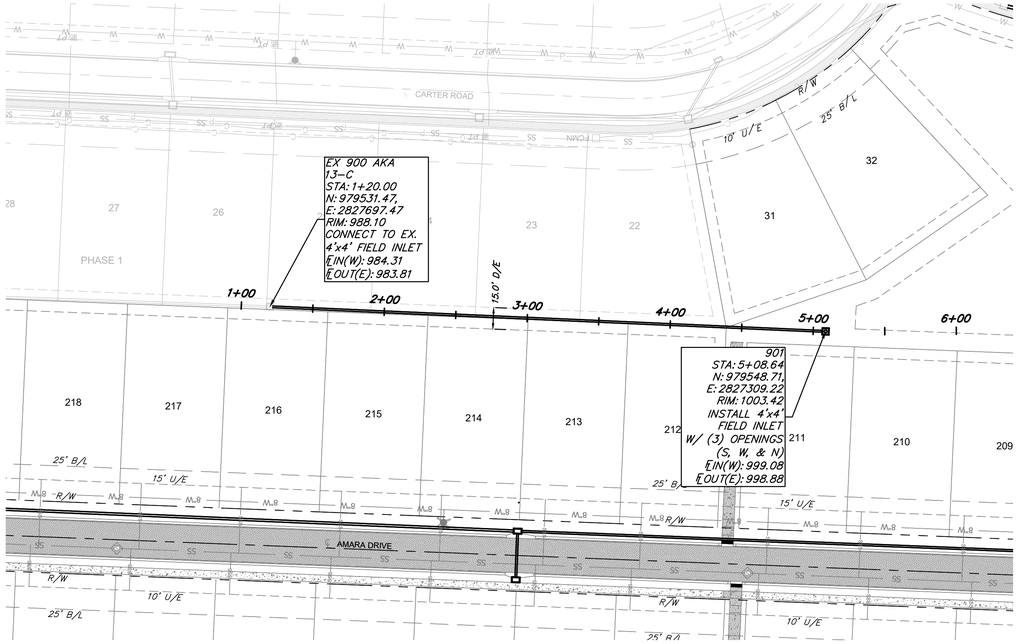
STORM 700 - 701 - 701.2 SERIES PLAN & PROFILE

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

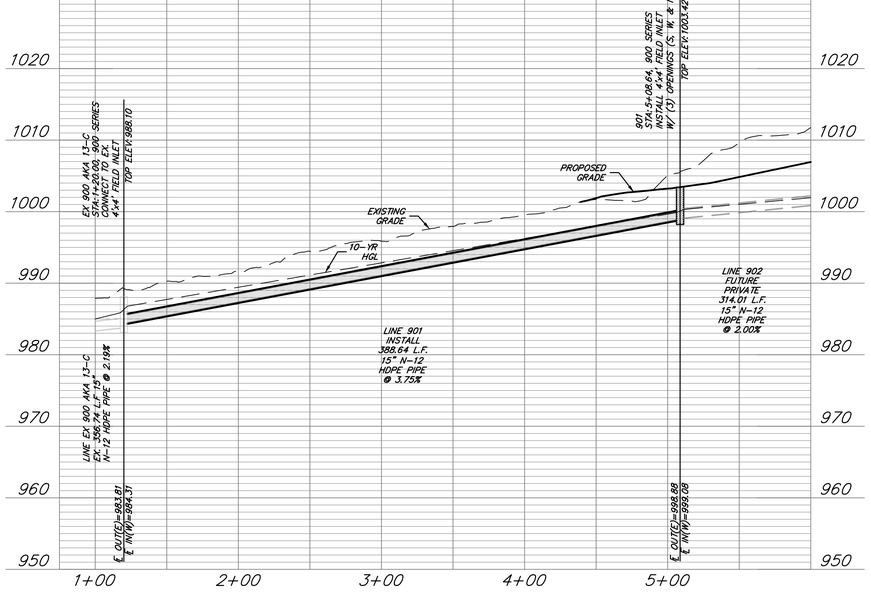
STATE OF MISSOURI
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08/30/22
PROFESSIONAL ENGINEER

SHEET NUMBER
C514
69 OF 88

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STORM 900 SERIES



GENERAL NOTES:

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LEGEND

RIP RAP

FILL PRIOR TO PIPE INSTALLATION

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

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

STORM 900 SERIES PLAN & PROFILE

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

STATE OF MISSOURI
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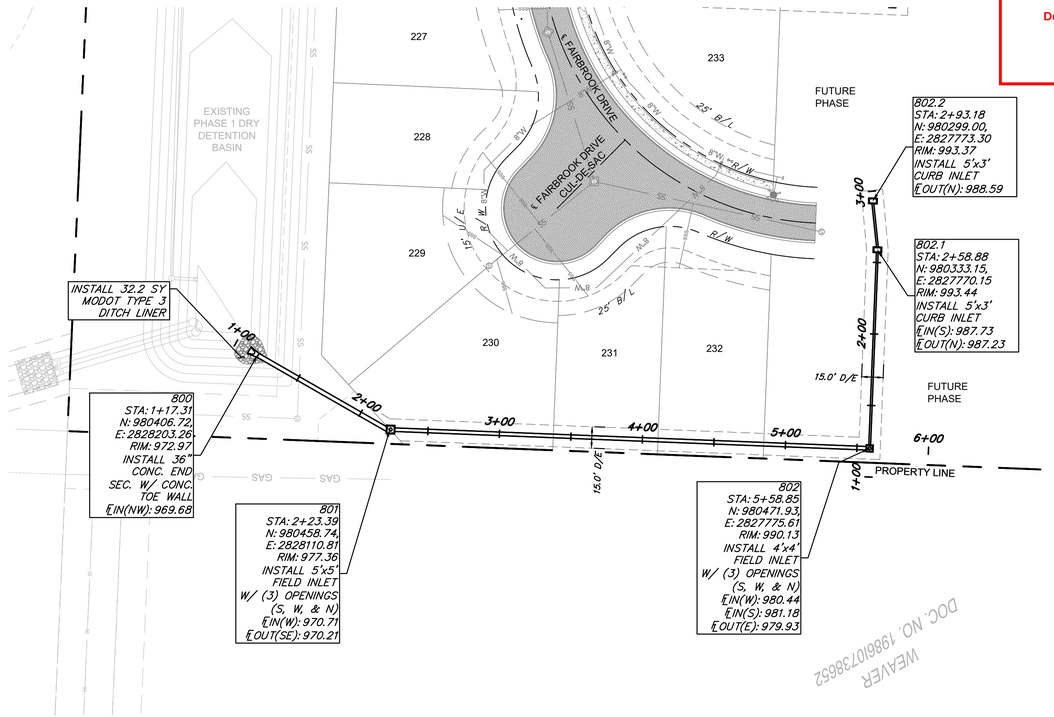
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1. COORDINATES AT TOP ELEVATIONS SHOWN ARE LOCATED AT CENTER OR STRUCTURES. ROAD OFFSETS AREA AT INSIDE FACE OF CURB INLETS, AND AT CENTER OF MANHOLES AND JUNCTIONS BOXES.
2. PIPE LENGTHS INDICATED ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
3. INSIDE FRONT FACE OF CURB INLETS SHALL BE LOCATED 1.5 FEET BEHIND BACK OF CURB. STRUCTURE SHALL BE PARALLEL WITH CURB ALIGNMENT.
4. TOP ELEVATION OF CURB INLETS SHALL BE SLOPED TO CONFORM TO GRADE OF STREET.
5. WATER MAINS AND STORM SEWERS SHALL HAVE AT LEAST 3' OF CLEAR HORIZONTAL SEPARATION.
6. CONTROLLED FILL: PRIOR TO INSTALLATION OF STORM SEWER PIPING IN FILL AREAS, FILL SHALL BE PLACED AND COMPACTED TO A MINIMUM 95% OF STANDARD PROCTOR DENSITY PER ASTM D 698 TO A MINIMUM DEPTH OF 2 FEET ABOVE THE TOP OF PIPE.

LEGEND

RIP RAP

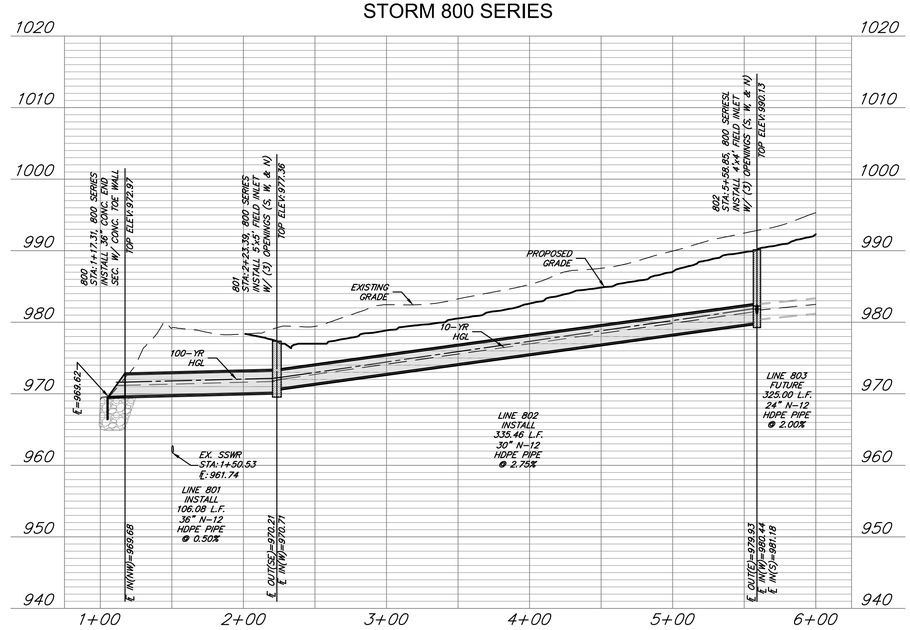
FILL PRIOR TO PIPE INSTALLATION

STORM PIPE AND STRUCTURES:

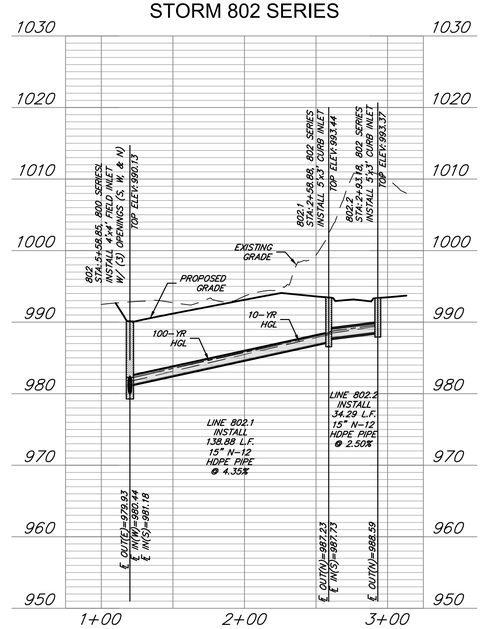
1. HDPE PIPE SHALL CONFORM TO ASTM F2306. JOINTS SHALL BE INTEGRAL BELL AND SPIGOT WITH RUBBER GASKETS. JOINTS SHALL BE WATER TIGHT AS DEFINED BY ASTM F2306.
2. CONCRETE PIPE SHALL CONFORM TO ASTM C76, CLASS III, WALL TYPE B. JOINTS SHALL BE TONGUE-IN-GROVE WITH PREFORMED, FLEXIBLE SEALANTS AND SHALL CONFORM TO ASTM C990.
3. PROPOSED CURB INLETS AND JUNCTION BOXES SHALL CONFORM TO THE CITY OF LEE'S SUMMIT STANDARD DETAILS.
4. DOUBLE WALL POLYPROPYLENE PIPE IS AN APPROVED EQUAL AND SHALL CONFORM TO THE CITY OF LEE'S SUMMIT SPECIFICATIONS PER SECTION 2602.2.G. OF THE DESIGN AND CONSTRUCTION MANUAL.
5. ALL STRUCTURE DIMENSIONS ARE MEASURED TO THE INNER WALL OF THE STRUCTURE.

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

STORM 800 SERIES



STORM 802 SERIES



DOC. NO. 1980107386.2
WEAVER

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DRAWING INFO.

DRAWN BY:	GC
CHECK BY:	PJ
LICENSE NO.	PE-2021025089
DATE:	03/14/2022
ISSUED FOR:	FOR REVIEW
JOB NUMBER:	21KC10060

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	8/30/22

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

STORM 800 - 802 SERIES PLAN & PROFILE

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

STATE OF MISSOURI
GARRETT R. GATES
NUMBER
PE-2021025089
PROFESSIONAL ENGINEER
08/30/22

SHEET NUMBER
C516
71 OF 88

Aug 31, 2022 - 10:25am Plotted By: gcote G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10060 - SHTS - STORM P&P.dwg Layout: STORM 800 - 802 SERIES PLAN & PROFILE

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

06/30/2023

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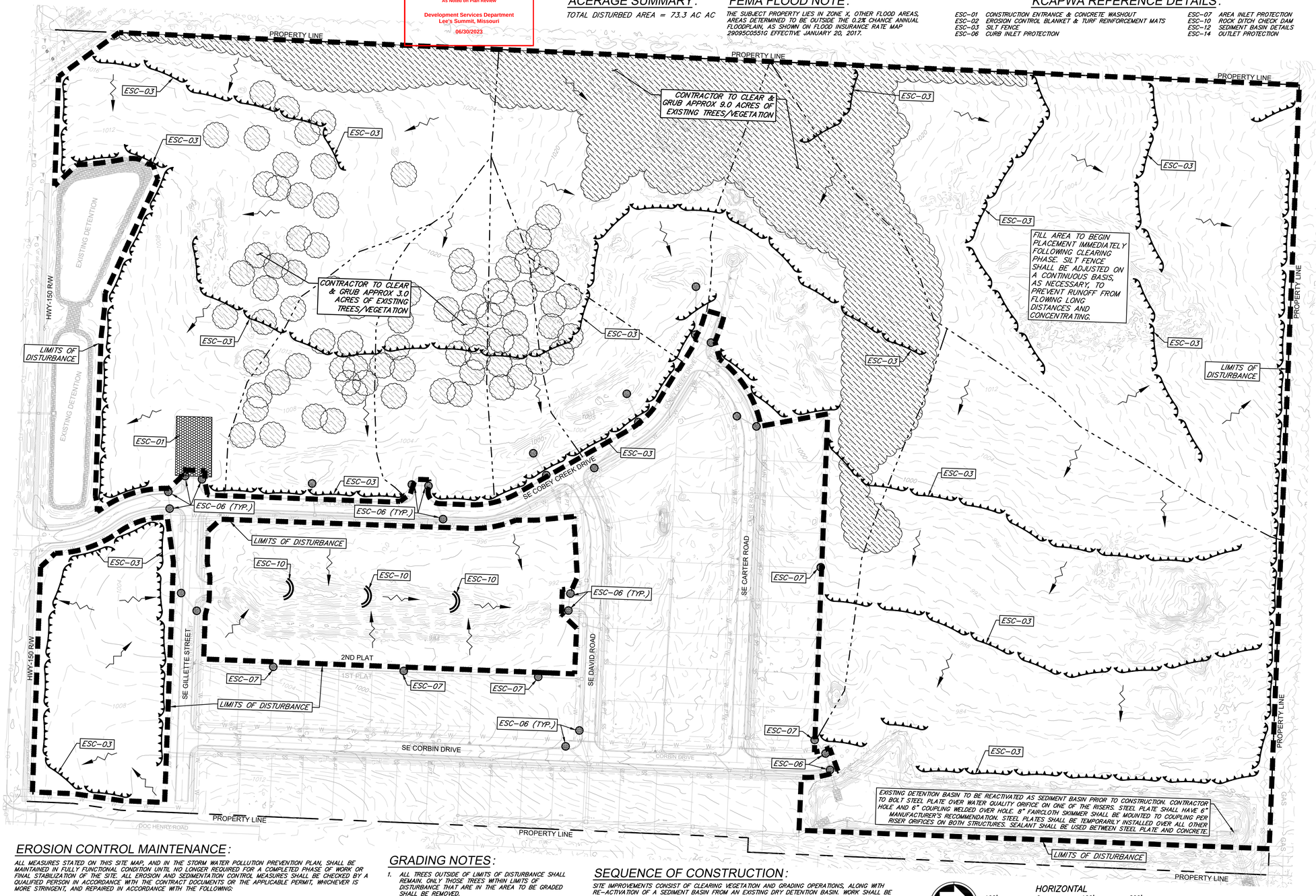
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ESC-01 CONSTRUCTION ENTRANCE & CONCRETE WASHOUT
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ESC-03 SILT FENCE
ESC-06 CURB INLET PROTECTION
ESC-07 AREA INLET PROTECTION
ESC-10 ROCK DITCH CHECK DAM
ESC-12 SEDIMENT BASIN DETAILS
ESC-14 OUTLET PROTECTION



EROSION CONTROL MAINTENANCE:

ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. AT A MINIMUM, THE CONTRACTOR SHALL FOLLOW THE REQUIREMENTS FOR GOOD HOUSEKEEPING, SPILL CONTROL AND EROSION AND SEDIMENT CONTROL AS SPECIFIED IN THE KANSAS CITY METROPOLITAN CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION SECTION 2150.
2. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
3. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
4. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
5. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
6. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
7. DRAINAGE SWALES WITH SLOPES STEEPER THAN 15% SHALL BE INSPECTED AFTER EACH RAINFALL EVENT. THESE CHANNELS AND SLOPES SHOULD BE TREATED WITH EROSION FABRIC. IF THE CHANNELS OR SLOPES SHOW ANY SIGN OF FAILURE, COORDINATE WITH THE ENGINEER TO DEVELOP A PLAN TO RE-STABILIZE THE FAILED AREA.

GRADING NOTES:

1. ALL TREES OUTSIDE OF LIMITS OF DISTURBANCE SHALL REMAIN. ONLY THOSE TREES WITHIN LIMITS OF DISTURBANCE THAT ARE IN THE AREA TO BE GRADED SHALL BE REMOVED.
2. ALL TOPSOIL, VEGETATION, ROOT STRUCTURES, AND DELETERIOUS MATERIALS SHALL BE STRIPPED FROM THE GROUND SURFACE PRIOR TO THE PLACEMENT OF EMBANKMENTS. CONTRACTOR SHALL OBTAIN THE ON-SITE GEOTECHNICAL REPRESENTATIVE'S ACCEPTANCE OF THE EXISTING GROUND SURFACE MATERIALS AND THE PROPOSED FILL MATERIAL PRIOR TO THE PLACEMENT OF FILL.
3. ALL PROPOSED CONTOUR LINES AND SPOT ELEVATIONS SHOWN ARE FINISH GROUND ELEVATIONS. CONTRACTOR SHALL ACCOUNT FOR PAVEMENT DEPTHS, BUILDING PADS, TOPSOIL, ETC. WHEN GRADING THE SITE.
4. ALL DISTURBED AREAS THAT SHALL BE FINISH GRADED WITH A MINIMUM OF FOUR INCHES OF TOPSOIL.
5. FINISHED GRADES SHALL NOT BE STEEPER THAN 3:1.
6. ALL GRADING WORK SHALL BE CONSIDERED UNCLASSIFIED. NO ADDITIONAL PAYMENTS SHALL BE MADE FOR ROCK EXCAVATION. CONTRACTOR SHALL SATISFY HIMSELF AS TO ANY ROCK EXCAVATION REQUIRED TO ACCOMPLISH THE IMPROVEMENTS SHOWN HEREON.

SEQUENCE OF CONSTRUCTION:

SITE IMPROVEMENTS CONSIST OF CLEARING VEGETATION AND GRADING OPERATIONS, ALONG WITH RE-ACTIVATION OF A SEDIMENT BASIN FROM AN EXISTING DRY DETENTION BASIN. WORK SHALL BE CONDUCTED AS FOLLOWS:

1. CONSTRUCT CONSTRUCTION VEHICLE ENTRANCE AND INSTALL PERIMETER SILT FENCE AND INLET PROTECTION TO EXISTING INLETS SURROUNDING THE LIMITS OF DISTURBANCE.
2. CLEAR TREES AND VEGETATION WHERE PHASE I GRADING OPERATIONS WILL BE COMPLETED. ONLY REMOVE THOSE TREES NECESSARY TO ACCOMPLISH GRADING ACTIVITIES AS SHOWN ON PLAN. INSTALL ROCK DITCH CHECKS AS ACCESS TO DRAINAGE DITCHES BECOMES AVAILABLE.
3. INSTALL SILT FENCE AND/OR DIVERSION BERM(S) AT TOE OF SLOPE ALONG PERIMETER OF PHASE I AREA. PHASE II ACTIVITIES CANNOT BEGIN UNTIL PHASE I IS COMPLETED.
4. 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.
5. CLEAR REMAINING TREES AND VEGETATION WHERE PHASE II GRADING OPERATIONS WILL BE COMPLETED. ONLY REMOVE THOSE TREES NECESSARY TO ACCOMPLISH GRADING ACTIVITIES AS SHOWN ON PLAN.
6. AS TREE CLEARING AND GRADING OPERATIONS ARE COMPLETED, AREAS TO REMAIN INACTIVE FOR MORE THAN 14 DAYS SHALL BE STABILIZED WITH SEED AND COMPOST MULCH AND/OR STEEP SLOPE PROTECTION. SEE INTERMEDIATE EROSION CONTROL PLAN.

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

LEGEND

- DRAINAGE AREAS
- EX. RIGHT-OF-WAY
- EX. PROPERTY LINE
- EX. STORM DRAIN
- 900 EX. MAJOR CONTOUR
- 901 EX. MINOR CONTOUR
- LIMITS OF DISTURBANCE
- EX. SLOPE DIRECTION
- INLET PROTECTION (ESC-06)
- SILT FENCE W/ J HOOKS (ESC-03)
- TEMPORARY STONE CONSTRUCTION EXIT (ESC-01)
- TREE / VEGETATION CLEARING
- ROCK DITCH CHECK DAM (ESC-10)

SEDIMENT BASIN:

DRAINAGE AREA – 97.28 AC
MINIMUM VOLUME FOR SEDIMENT BASIN STORAGE – 350,214 FT³ (3600 FT³/AC)
ACTUAL VOLUME – 676,477 FT³
BOTTOM AREA/ELEVATION – 2,378 FT²/966.00
TOP AREA/ELEVATION – 108,226 FT²/978.00
DEPTH – 12.0 FT
MAX. PERMANENT POOL VOLUME (50% OF POND) – 175,107 FT³
PERMANENT POOL TOP AREA/ELEVATION – 95,000 FT²/976.00
(87,552 REQUIRED) FT³/AC
PERMANENT POOL DEPTH – 10.0 FT.
ACTUAL SEDIMENT VOLUME – 95,500 FT³

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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	8/30/22	DATE: 03/14/2022
				ISSUED FOR: FOR REVIEW
				JOB NUMBER: 21KC10060

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

PHASE I - PRE-CLEARING EROSION CONTROL PLAN

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

STATE OF MISSOURI
GARRETT R. CATES
NUMBER 2021025089
PROFESSIONAL ENGINEER
08/30/22

SHEET NUMBER
C601
72 OF 88

Aug 31, 2022 – 10:25am Plotted By: gcate G:\Shared drives\KC10 – Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10060 – SHTS – PHASE I ESC.dwg Layout: PHASE I – PRE-CLEARING EROSION CONTROL PLAN

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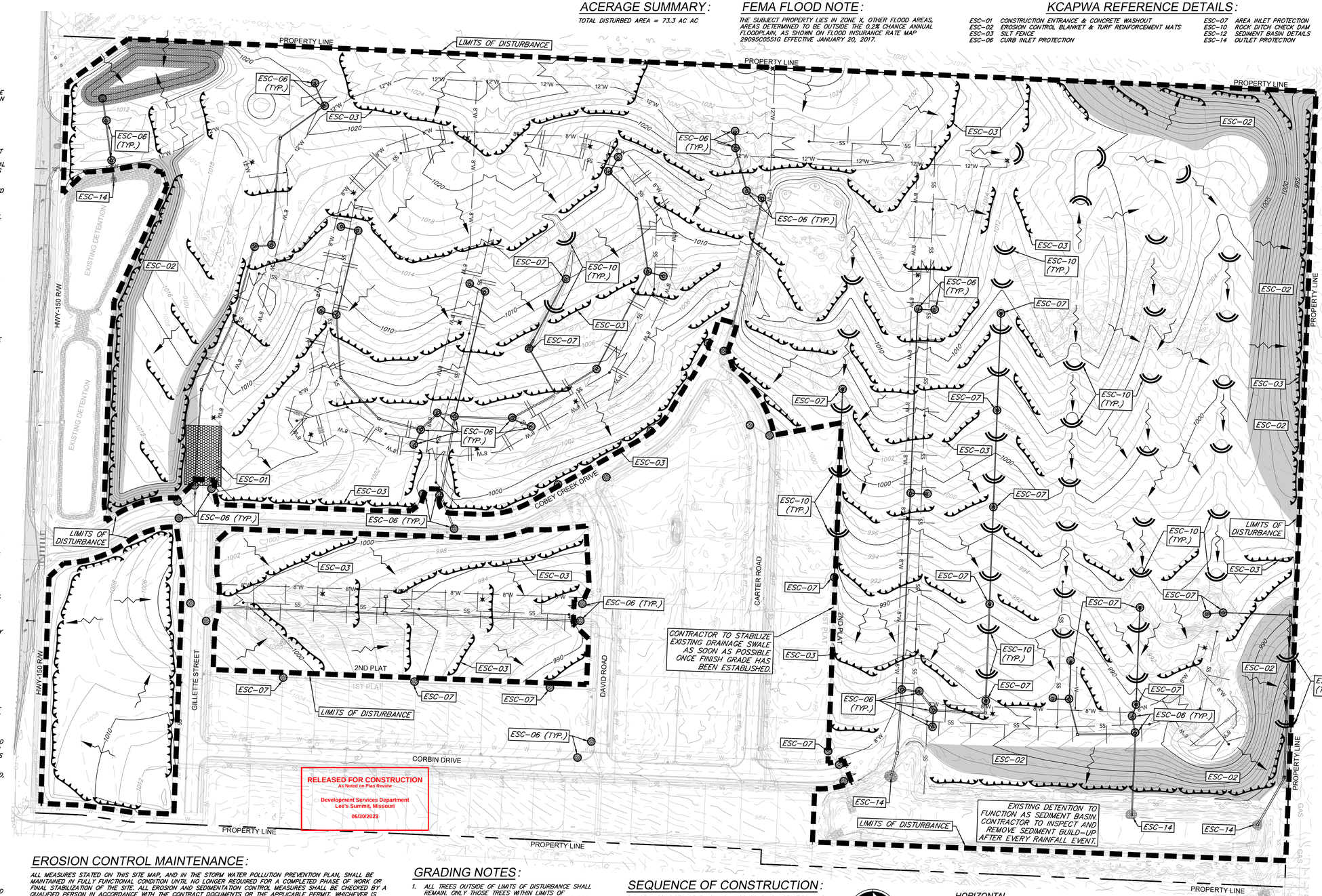
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2. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
3. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
4. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
5. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
6. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
7. DRAINAGE SWALES WITH SLOPES STEEPER THAN 1.5% SHALL BE INSPECTED AFTER EACH RAINFALL EVENT. THESE CHANNELS AND SLOPES SHOULD BE TREATED WITH EROSION FABRIC. IF THE CHANNELS OR SLOPES SHOW ANY SIGN OF FAILURE, COORDINATE WITH THE ENGINEER TO DEVELOP A PLAN TO RE-STABILIZE THE FAILED AREA.

GRADING NOTES:

1. ALL TREES OUTSIDE OF LIMITS OF DISTURBANCE SHALL REMAIN. ONLY THOSE TREES WITHIN LIMITS OF DISTURBANCE THAT ARE IN THE AREA TO BE GRADED SHALL BE REMOVED.
2. ALL TOPSOIL, VEGETATION, ROOT STRUCTURES, AND DELETERIOUS MATERIALS SHALL BE STRIPPED FROM THE GROUND SURFACE PRIOR TO THE PLACEMENT OF EMBANKMENTS. CONTRACTOR SHALL OBTAIN THE ON-SITE GEOTECHNICAL REPRESENTATIVE'S ACCEPTANCE OF THE EXISTING GROUND SURFACE MATERIALS AND THE PROPOSED FILL MATERIAL PRIOR TO THE PLACEMENT OF FILL.
3. ALL PROPOSED CONTOUR LINES AND SPOT ELEVATIONS SHOWN ARE FINISH GROUND ELEVATIONS. CONTRACTOR SHALL ACCOUNT FOR PAVEMENT DEPTHS, BUILDING PADS, TOPSOIL, ETC. WHEN GRADING THE SITE.
4. ALL DISTURBED AREAS THAT SHALL BE FINISH GRADED WITH A MINIMUM OF FOUR INCHES OF TOPSOIL.
5. FINISHED GRADES SHALL NOT BE STEEPER THAN 3:1.
6. ALL GRADING WORK SHALL BE CONSIDERED UNCLASSIFIED. NO ADDITIONAL PAYMENTS SHALL BE MADE FOR ROCK EXCAVATION. CONTRACTOR SHALL SATISFY HIMSELF AS TO ANY ROCK EXCAVATION REQUIRED TO ACCOMPLISH THE IMPROVEMENTS SHOWN HEREON.

SEQUENCE OF CONSTRUCTION:

PHASE II CONSISTS OF FINISHING MASS GRADING ACTIVITIES, AND INSTALLATION OF WATER MAIN, SEWER MAIN, SEWER SERVICE LINES, AND STORM SEWERS. WORK SHALL BE CONDUCTED AS FOLLOWS:

1. FINISH ANY MASS GRADING AND/OR STEEP SLOPE STABILIZATION ACTIVITIES THAT WERE NOT COMPLETED IN PHASE I.
2. BEGIN INSTALLING UNDERGROUND INFRASTRUCTURE STARTING WITH SANITARY SEWER, FOLLOWED BY STORM SEWER, THEN WATER LINE. INSTALL INLET PROTECTION AND SLOPE INTERRUPT SILT FENCE ONCE PIPE BACKFILLING HAS BEEN COMPLETED.
3. AS PIPE INSTALLATION OPERATIONS ARE COMPLETED, AREAS TO REMAIN INACTIVE FOR MORE THAN 14 DAYS SHALL BE STABILIZED WITH SEED AND COMPOST MULCH AND/OR STEEP SLOPE PROTECTION. SEE FINAL STABILIZATION PLAN.
4. AS STORM SEWER INFRASTRUCTURE IS COMPLETED, OUTLET PROTECTION AND RIPRAP SHALL BE INSTALLED TO PROTECT OUTLET AREAS FROM HIGHLY CONCENTRATED DISCHARGE FLOWS.
5. ALL PHASE I AND PHASE II EROSION CONTROL MEASURES SHALL CONTINUE BEING REGULARLY INSPECTED AND MAINTAINED UNTIL FINAL STABILIZATION OF AT LEAST 70% OF THE DISTURBED SURFACE HAS BEEN MET THROUGH TEMPORARY SEEDING.

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

LEGEND

- PROP. SLOPE DIRECTION
- PROP. STORM PIPE
- 900 PROP. MAJOR CONTOUR
- 901 PROP. MINOR CONTOUR
- 900 EX. MAJOR CONTOUR
- 901 EX. MINOR CONTOUR
- LIMITS OF DISTURBANCE
- ROCK CHECK DAM BERM (ESC-10)
- INLET PROTECTION (ESC-06 OR ESC-07)
- SILT FENCE W/ J HOOKS (ESC-03)
- TEMPORARY STONE CONSTRUCTION EXIT (ESC-01)
- STEEP SLOPE PROTECTION (ESC-02)
- RIPRAP OUTLET PROTECTION (ESC-14)

SEDIMENT BASIN:

DRAINAGE AREA – 97.28 AC
MINIMUM VOLUME FOR SEDIMENT BASIN STORAGE – 350,214 FT³ (3600 FT³/AC)
ACTUAL VOLUME – 676,477 FT³
BOTTOM AREA/ELEVATION
– 2,378 FT²/966.00
TOP AREA/ELEVATION
– 108,226 FT²/978.00
DEPTH – 12.0 FT
MAX. PERMANENT POOL VOLUME (50% OF POND) – 175,107 FT³
PERMANENT POOL TOP AREA/ELEVATION – 95,000 FT²/976.00
(87,552 REQUIRED) FT³/AC
PERMANENT POOL DEPTH – 10.0 FT.
ACTUAL SEDIMENT VOLUME – 95,500 FT³

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NO.	REVISIONS 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	8/30/22

DRAWING INFO.
DRAWN BY: GC
CHECK BY: PJ
LICENSE NO. PE-2021025089
DATE: 03/14/2022
ISSUED FOR: FOR REVIEW
JOB NUMBER: 21KC10060

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

PHASE II - INTERMEDIATE EROSION CONTROL PLAN

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

STATE OF MISSOURI
GARRETT R. GATES
NUMBER PE-2021025089
PROFESSIONAL ENGINEER
08/30/22

SHEET NUMBER
C602
73 OF 88

Aug 31, 2022 - 10:26am Plotted By: gcote G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CWK\03-SHTS\Sheet\STREET STORM EROSION\21KC10060 - SHTS - PHASE II ESC.dwg Layout: PHASE II - INTERMEDIATE EROSION CONTROL PLAN

GENERAL NOTES:

1. THE STORMWATER POLLUTION PREVENTION PLAN IS COMPRISED OF THIS DRAWING ("EROSION CONTROL"), THE STANDARD DETAILS, ATTACHMENTS INCLUDED IN SPECIFICATIONS ("SWPPP"), PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORMWATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
5. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
13. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL BE STOPPED FOR AT LEAST 14 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE STABILIZED. THESE AREAS SHALL BE STABILIZED NO LATER THAN 21 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. STABILIZATION MAY CONSIST OF SEED, SOD, ROCK, PAVEMENT, STRUCTURE OR OTHER NON-ERODIBLE COVER.
15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. ONLY USE INGRESS/EGRESS LOCATIONS AS PROVIDED.
16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
17. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
18. ON-SITE & OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
19. SLOPES CONSISTING OF TOPSOIL, CLAY, OR SILT SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
20. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.
21. CONTRACTOR RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE. PONDING OF WATER WILL NOT BE ALLOWED ON SITE. IF NECESSARY, CONTRACTOR TO PROVIDE TEMPORARY SWALES OR PUMPING IN LOW POINT SUMP CONDITIONS UNTIL THE INSTALLATION OF STORM SEWER.

ACREAGE SUMMARY:

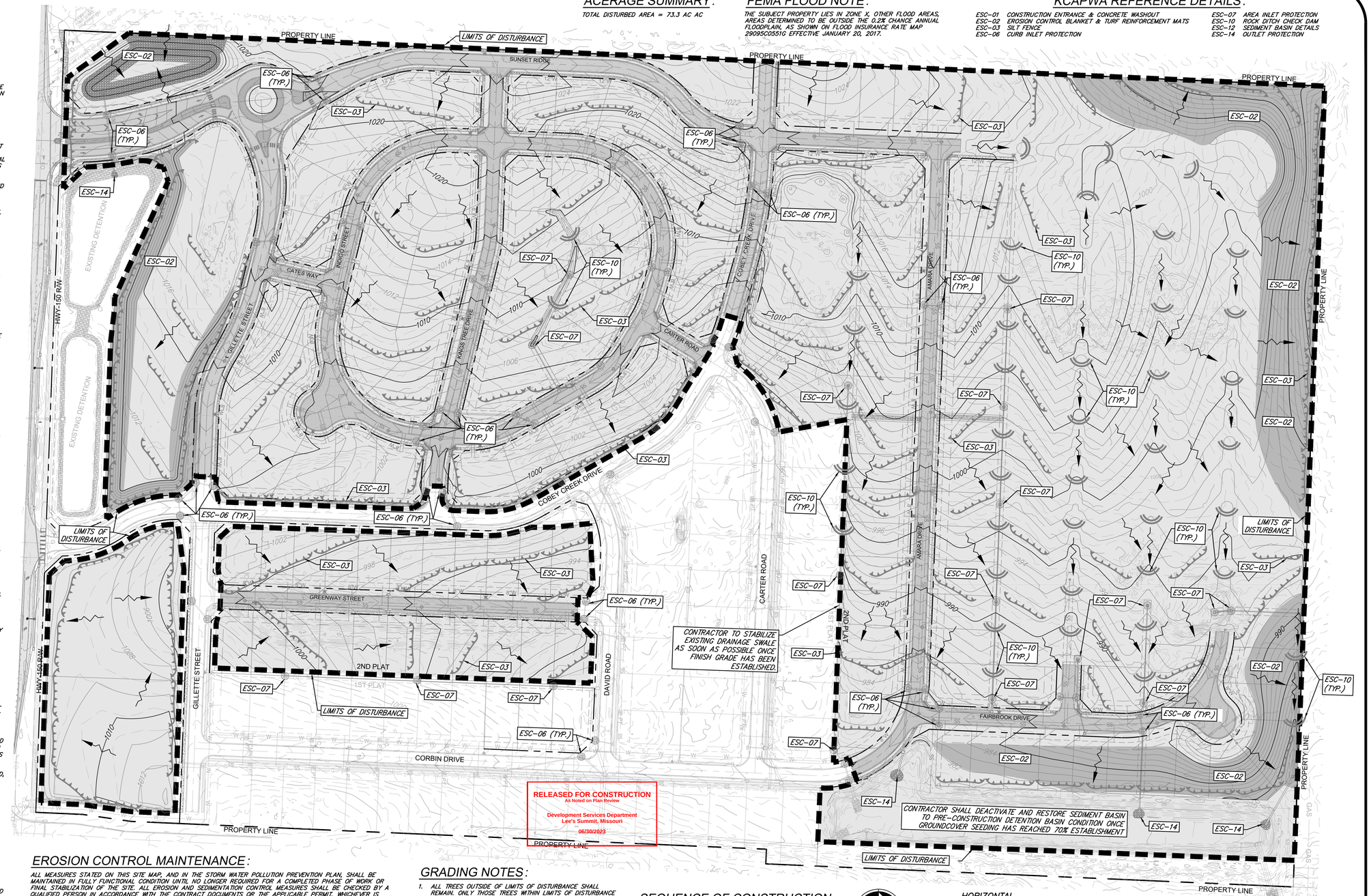
TOTAL DISTURBED AREA = 73.3 AC AC

FEMA FLOOD NOTE:

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.

KCAPWA REFERENCE DETAILS:

ESC-01	CONSTRUCTION ENTRANCE & CONCRETE WASHOUT	ESC-07	AREA INLET PROTECTION
ESC-02	EROSION CONTROL BLANKET & TURF REINFORCEMENT MATS	ESC-10	ROCK DITCH CHECK DAM
ESC-03	SILT FENCE	ESC-12	SEDIMENT BASIN DETAILS
ESC-06	CURB INLET PROTECTION	ESC-14	OUTLET PROTECTION



EROSION CONTROL MAINTENANCE:

ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. AT A MINIMUM, THE CONTRACTOR SHALL FOLLOW THE REQUIREMENTS FOR GOOD HOUSEKEEPING, SPILL CONTROL AND EROSION AND SEDIMENT CONTROL AS SPECIFIED IN THE KANSAS CITY METROPOLITAN CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION SECTION 2150.
2. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
3. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
4. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
5. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
6. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
7. DRAINAGE SWALES WITH SLOPES STEEPER THAN 15% SHALL BE INSPECTED AFTER EACH RAINFALL EVENT. THESE CHANNELS AND SLOPES SHOULD BE TREATED WITH EROSION FABRIC. IF THE CHANNELS OR SLOPES SHOW ANY SIGN OF FAILURE, COORDINATE WITH THE ENGINEER TO DEVELOP A PLAN TO RE-STABILIZE THE FAILED AREA.

GRADING NOTES:

1. ALL TREES OUTSIDE OF LIMITS OF DISTURBANCE SHALL REMAIN. ONLY THOSE TREES WITHIN LIMITS OF DISTURBANCE THAT ARE IN THE AREA TO BE GRADED SHALL BE REMOVED.
2. ALL TOPSOIL, VEGETATION, ROOT STRUCTURES, AND DELETERIOUS MATERIALS SHALL BE STRIPPED FROM THE GROUND SURFACE PRIOR TO THE PLACEMENT OF EMBANKMENTS. CONTRACTOR SHALL OBTAIN THE ON-SITE GEOTECHNICAL REPRESENTATIVE'S ACCEPTANCE OF THE EXISTING GROUND SURFACE MATERIALS AND THE PROPOSED FILL MATERIAL PRIOR TO THE PLACEMENT OF FILL.
3. ALL PROPOSED CONTOUR LINES AND SPOT ELEVATIONS SHOWN ARE FINISH GROUND ELEVATIONS. CONTRACTOR SHALL ACCOUNT FOR PAVEMENT DEPTHS, BUILDING PADS, TOPSOIL, ETC. WHEN GRADING THE SITE.
4. ALL DISTURBED AREAS THAT SHALL BE FINISH GRADED WITH A MINIMUM OF FOUR INCHES OF TOPSOIL.
5. FINISHED GRADES SHALL NOT BE STEEPER THAN 3:1.
6. ALL GRADING WORK SHALL BE CONSIDERED UNCLASSIFIED. NO ADDITIONAL PAYMENTS SHALL BE MADE FOR ROCK EXCAVATION. CONTRACTOR SHALL SATISFY HIMSELF AS TO ANY ROCK EXCAVATION REQUIRED TO ACCOMPLISH THE IMPROVEMENTS SHOWN HEREON.

SEQUENCE OF CONSTRUCTION:

SITE IMPROVEMENTS CONSIST PAVING STREETS, RE-ESTABLISHING GROUNDCOVER VEGETATION, DEACTIVATING SEDIMENT BASIN, AND REMOVING SILT FENCE AND INLET PROTECTION. WORK SHALL BE COMPLETED IN THE SEQUENCE AS FOLLOWS:

1. REMOVE CONSTRUCTION ENTRANCE/EXIT AS ROADS ARE PAVED.
2. INSTALL CURB, ROAD PAVEMENT, AND REQUIRED SIDEWALKS ADJACENT TO TRACTS. ADJUST SILT FENCE AND SLOPE INTERRUPTS AS NECESSARY TO PREVENT MUD AND SILT FROM FLOWING LONG DISTANCES.
3. SEED AND/OR SOD ALL DISTURBED AREAS ONCE FINISH GRADE HAS BEEN ACHIEVED. MAINTAIN SILT FENCE, SLOPE INTERRUPTS, STEEP SLOPE PROTECTION, AND INLET PROTECTION UNTIL VEGETATIVE COVER HAS BEEN ESTABLISHED OVER 70% OF THE TOTAL DISTURBED AREA.
4. AS ALL DISTURBED AREAS ARE STABILIZED WITH VEGETATIVE COVER, STORM SEWER INLET PROTECTION, SILT FENCE, SLOPE INTERRUPTS, ROCK DITCH CHECKS, AND DIVERSION BERMS CAN BE REMOVED UPON CITY INSPECTION AND APPROVAL. ENSURE ENTIRE SITE IS STABILIZED PRIOR TO DEACTIVATION OF SEDIMENT BASIN.

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

LEGEND

- PROP. SLOPE DIRECTION
- PROP. STORM PIPE
- 900 PROP. MAJOR CONTOUR
- 901 PROP. MINOR CONTOUR
- 900 EX. MAJOR CONTOUR
- 901 EX. MINOR CONTOUR
- LIMITS OF DISTURBANCE
- ROCK CHECK DAM BERM (ESC-10)
- INLET PROTECTION (ESC-06 OR ESC-07)
- SILT FENCE W/ J HOOKS (ESC-03)
- FINAL SEEDING (ALL AREAS UNPAVED)
- STEEP SLOPE PROTECTION (ESC-02)
- RIPRAP OUTLET PROTECTION (ESC-14)

SEDIMENT BASIN:

DRAINAGE AREA = 97.28 AC
MINIMUM VOLUME FOR SEDIMENT BASIN STORAGE = 350,214 FT³ (3600 FT³/AC)
ACTUAL VOLUME = 676,477 FT³
BOTTOM AREA/ELEVATION = 2,378 FT²/966.00
TOP AREA/ELEVATION = 108,226 FT²/978.00
DEPTH = 12.0 FT
MAX. PERMANENT POOL VOLUME (50% OF POND) = 175,107 FT³
PERMANENT POOL TOP AREA/ELEVATION = 95,000 FT²/976.00
(87,552 REQUIRED) FT³/AC
PERMANENT POOL DEPTH = 10.0 FT.
ACTUAL SEDIMENT VOLUME = 95,500 FT³

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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
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				ISSUED FOR: FOR REVIEW
				JOB NUMBER: 21KC10060

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

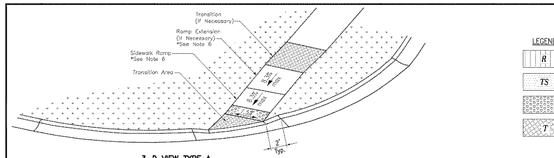
PHASE III - FINAL STABILIZATION EROSION CONTROL PLAN

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

STATE OF MISSOURI
GARRETT R. CATES
NUMBER PE-2012025089
PROFESSIONAL ENGINEER
08/30/22

SHEET NUMBER
C603
74 OF 88

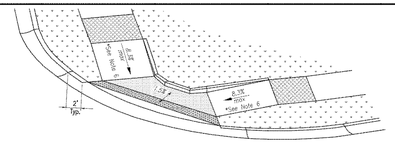
Aug 31, 2022 - 10:27am Plotted By: gcate G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10060 - SHTS - PHASE III ESC.dwg Layout: PHASE III - FINAL STABILIZATION EROSION CONTROL PLAN



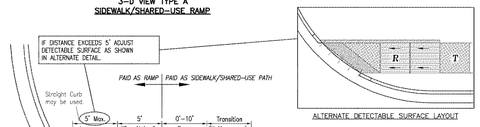
3-D VIEW TYPE A
SIDEWALK/SHARED-USE RAMP

LEGEND

R	SIDEWALK RAMP
TS	TURNING SPACE
	DETECTABLE WARNING SURFACE
T	TRANSITION



3-D VIEW TYPE B
SIDEWALK/SHARED-USE RAMP

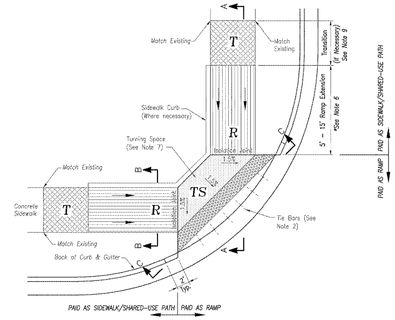


TYPE A SIDEWALK/SHARED-USE RAMP
Not to Scale

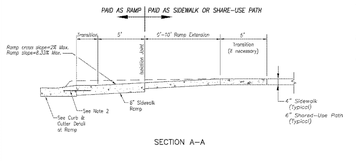
ALTERNATE DETECTABLE SURFACE LAYOUT

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

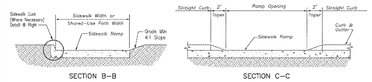
1. CURB RAMP OPENING, NOT INCLUDING FLARES, SHALL MATCH EXISTING SIDEWALK WIDTH AND OPENING SHALL BE AT LEAST 48" WIDE.
2. USE 18" LONG #4 EPOXY COATED TIE BARS @ 24" O.C. EMBED TIE BARS 9" IN EACH DIRECTION.
3. ALL RAMPS, SIDEWALKS, SHARED-USE PATHS SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
4. LONGITUDINAL JOINT SPACING TO MATCH WIDTH OF SIDEWALK.
5. ISOLATION JOINTS SHALL BE PLACED WHERE WALK ABUTS DRIVEWAYS AND SIMILAR STRUCTURES, AND 150' CENTERS MAX.
6. 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%, ±0.5%.
7. TURNING SPACES SHALL BE 1.5%, ±0.5%, 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.
8. FOR RETROFIT WORK, SLOPES TO BE DETERMINED IN FIELD BY CONTRACTOR AND APPROVED BY CITY INSPECTOR
9. RAMP EXTENSION AREA SHALL NOT BE USED AS TRANSITION TO EXISTING SIDEWALK. ANY TRANSITIONS REQUIRED TO MATCH RAMPS 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.
10. ALL SIDEWALK AND RAMP CONSTRUCTION SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).



TYPE B SIDEWALK/SHARED-USE RAMP
Not to Scale

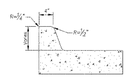


SECTION A–A

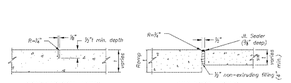


SECTION B–B SECTION C–C

TYPE A & B SIDEWALK RAMP
Not to Scale

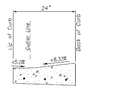


SIDEWALK CURB DETAIL
Not to Scale



CONTRACTION JOINT ISOLATION JOINT

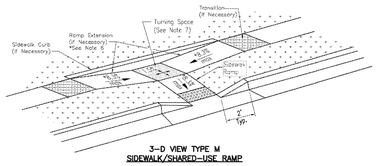
JOINT DETAILS
Not to Scale



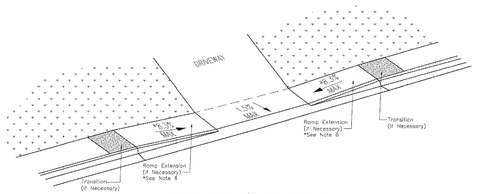
CURB & GUTTER DETAIL AT RAMP
Not to Scale

Drawn By M.F.
Checked By D.L.
Date: 04/17
Proj. #:

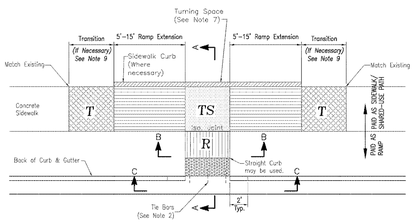
GEN-3A



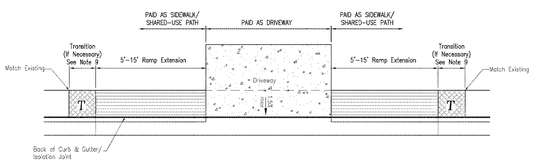
3-D VIEW TYPE M
SIDEWALK/SHARED-USE RAMP



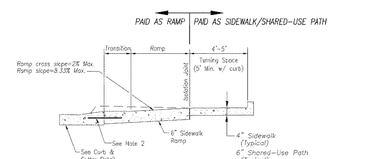
3-D VIEW SIDEWALK/SHARED-USE RAMP AT DRIVEWAY



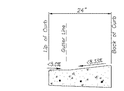
TYPE M SIDEWALK/SHARED-USE RAMP
Not to Scale



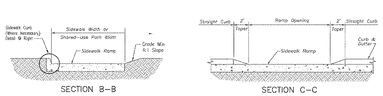
SIDEWALK/SHARED USE RAMP AT DRIVEWAY WITH ADJOINING CURB



SECTION A–A

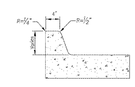


CURB & GUTTER DETAIL AT RAMP
Not to Scale



SECTION B–B SECTION C–C

TYPE M SIDEWALK RAMP
Not to Scale



SIDEWALK CURB DETAIL
Not to Scale

LEGEND

R	SIDEWALK RAMP
TS	TURNING SPACE
	DETECTABLE WARNING SURFACE
T	TRANSITION

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

1. CURB RAMP OPENING, NOT INCLUDING FLARES, SHALL MATCH EXISTING SIDEWALK WIDTH AND OPENING SHALL BE AT LEAST 48" WIDE.
2. USE 18" LONG #4 EPOXY COATED TIE BARS @ 24" O.C. EMBED TIE BARS 9" IN EACH DIRECTION.
3. ALL RAMPS, SIDEWALKS, SHARED-USE PATHS SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
4. LONGITUDINAL JOINT SPACING TO MATCH WIDTH OF SIDEWALK.
5. ISOLATION JOINTS SHALL BE PLACED WHERE WALK ABUTS DRIVEWAYS AND SIMILAR STRUCTURES, AND 150' CENTERS MAX.
6. 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%, ±0.5%.
7. TURNING SPACES SHALL BE 1.5%, ±0.5%, 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.
8. FOR RETROFIT WORK, SLOPES TO BE DETERMINED IN FIELD BY CONTRACTOR AND APPROVED BY CITY INSPECTOR
9. RAMP EXTENSION AREA SHALL NOT BE USED AS TRANSITION TO EXISTING SIDEWALK. ANY TRANSITIONS REQUIRED TO MATCH RAMPS 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.
10. ALL SIDEWALK AND RAMP CONSTRUCTION SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).

Drawn By M.F.
Checked By D.L.
Date: 04/17
Proj. #:

GEN-3B

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

Project: STANDARD DETAILS CITY OF LEE'S SUMMIT, MO LEE'S SUMMIT, JACKSON COUNTY, MO
Sheet Name: ADA RAMP RETROFIT DETAIL

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

Project: STANDARD DETAILS CITY OF LEE'S SUMMIT, MO LEE'S SUMMIT, JACKSON COUNTY, MO
Sheet Name: ADA RAMP RETROFIT DETAIL

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

06/30/2023

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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	8/30/22

DRAWING INFO.

DRAWN BY:	GC
CHECK BY:	PJ
LICENSE NO.	PE-2021025089
DATE:	03/14/2022
ISSUED FOR:	FOR REVIEW
JOB NUMBER:	21KC10060

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

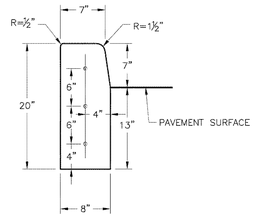
ADA RAMP DETAILS

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

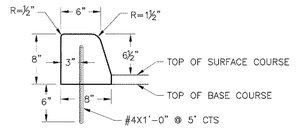
STATE OF MISSOURI
GARRETT R. CATES
NUMBER PE-2021025089
PROFESSIONAL ENGINEER
08/30/22

SHEET NUMBER
C701
75 OF 88

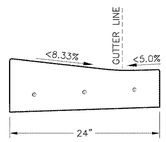
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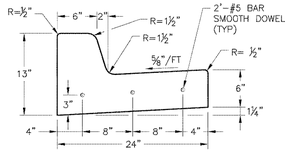
STRAIGHT CURB
(TYPE C-1)



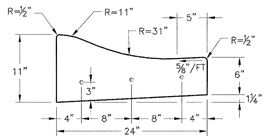
DOWELLED CURB
(TYPE DC)



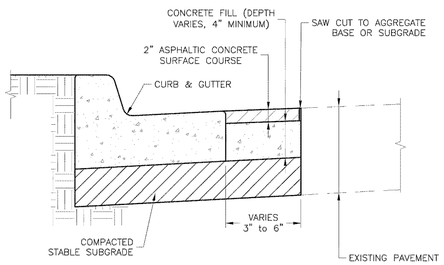
CURB & GUTTER DETAIL AT RAMP
(ADA SLOPE REQUIREMENTS)



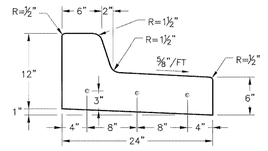
STRAIGHT BACK CURB & GUTTER
(TYPE CG-1)



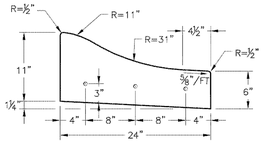
ROLL BACK CURB & GUTTER
(TYPE CG-2)



CURB REPLACEMENT DETAIL



STRAIGHT BACK DRY CURB & GUTTER
(TYPE CG-1 DRY)



ROLL BACK DRY CURB & GUTTER
(TYPE CG-2 DRY)

GENERAL NOTES

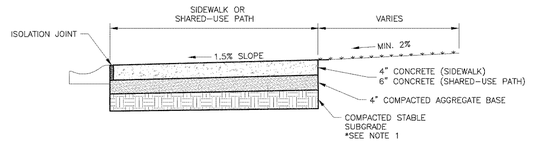
1. ¾" ISOLATION JOINTS WITH 3 (2'-#5 BAR) SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
2. 3" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
3. CONCRETE FILL SHALL HAVE UNIFORM AND SMOOTH FINISH
4. KCMMB 4K CONCRETE SHALL BE USED FOR ALL CURB.
5. ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 2205.2.
6. CURBS FOR NEW STREETS SHALL BE BUILT ON ASPHALT OR AGGREGATE BASE AS SHOWN IN TYPICAL SECTION DETAIL.
7. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.

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

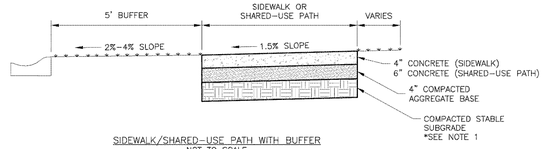
Project: STANDARD DETAILS CITY OF LEE'S SUMMIT, MO LEE'S SUMMIT, JACKSON COUNTY, MO
Sheet Name: CURB & GUTTER DETAIL

Drawn By: MJF
Checked By: DL
Date: 04/17
Proj. #:

GEN-4



SIDEWALK/SHARED-USE PATH WITHOUT BUFFER
NOT TO SCALE



SIDEWALK/SHARED-USE PATH WITH BUFFER
NOT TO SCALE

GENERAL NOTES:

1. SUBGRADE MUST BE OF STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
2. 1.5% CROSS SLOPE MUST BE MAINTAINED THROUGH DRIVEWAYS.
3. KCMMB 4K CONCRETE MIX SHALL BE REQUIRED FOR ALL SIDEWALKS AND SHARED-USE PATHS OR AS APPROVED BY THE CITY INSPECTOR.
4. ALL SIDEWALKS SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).
5. AN EXPANSION JOINT SHALL BE PLACED AT A MAXIMUM OF 150 FT. CONSTRUCTION JOINTS SHALL BE PLACED THE SAME WIDTH OF SIDEWALK, BUT NO GREATER THAN 10 FT.
6. SHARED-USE PATH WIDTH SHALL BE 10 FT. WIDE.
7. SIDEWALK FINISHING (NO PICTURE FRAMING) AS DIRECTED BY CITY INSPECTOR.
8. WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.

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

SIDEWALK/SHARED-USE PATH DETAIL

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

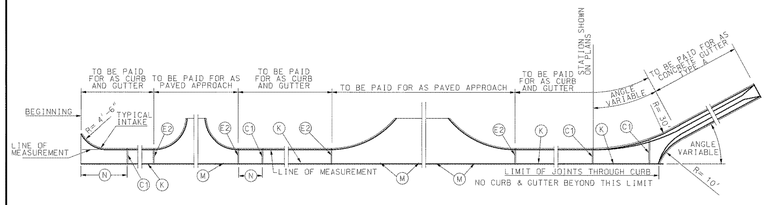
GEN-2

RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
06/30/2023

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REVISIONS			DRAWING INFO.	
NO.	DESCRIPTION	DATE		
1.	REVISED PER CITY COMMENT	5/11/22	DRAWN BY:	GC
2.	REVISED PER CITY COMMENT	7/22/22	CHECK BY:	PJ
3.	REVISED PER CITY COMMENT	8/30/22	LICENSE NO.	PE-2021025089
			DATE:	03/14/2022
			ISSUED FOR:	FOR REVIEW
			JOB NUMBER:	21KC10060

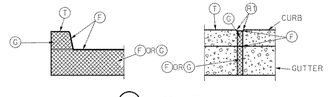
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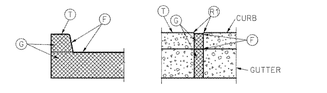
PLAN OF MEASUREMENT OF CURB & GUTTER AND JOINT PLAN



(C1) JOINT



(E2) JOINT



(E1) JOINT

GENERAL NOTES:

A MINIMUM 4" TYPE 1 OR 5 AGGREGATE BASE SHALL BE PLACED BENEATH ALL CURB AND GUTTER SECTIONS AND INCLUDED WITHIN THE MAINLINE BASE PAY LIMITS.

WHEN CURBS ARE CONSTRUCTED DIRECTLY BENEATH GUARDRAIL, CURB HEIGHT SHALL BE 4 INCH BARRIER CURB, AS SHOWN ON STANDARD PLAN 606.00.

CURB, GUTTER AND CURB AND GUTTER CONSTRUCTED ALONG AND ATTACHED TO CONCRETE PAVEMENT OR BASE SHALL HAVE:

1. JOINT (C1) ONE-QUARTER DEPTH OF CURB AND GUTTER THICKNESS AS A CONTINUATION OF EACH CONTRACTION JOINT IN THE BASE OR PAVEMENT.
2. JOINT (E1) AS CONTINUATION OF 2" EXPANSION JOINT (E) IN THE CONCRETE BASE OR PAVEMENT SHALL EXTEND AND CONTINUE THROUGH THE CURB, CUTTER AND CURB AND GUTTER.
3. JOINT (E2) THROUGH CURB AND CURB AND CUTTER AT THE BEGINNING AND END OF EACH PAVED APPROACH.

CURB, CURB AND GUTTER AND GUTTER CONSTRUCTED APART OR SEPARATED FROM CONCRETE BASE OR PAVEMENT OR AS A FORM FOR ASPHALTIC CONCRETE PAVEMENT SHALL HAVE A JOINT (E2) ENTIRELY THROUGH THE CURB, CURB AND GUTTER AND GUTTER, AT THE BEGINNING AND END OF EACH "PAVED APPROACH" AND A JOINT (C1) TO ¼ DEPTH OF CURB AND GUTTER THICKNESS AT INTERVALS OF 30 FEET BETWEEN APPROACHES.

JOINTS (E1) AND (E2) THROUGH CURB SHALL BE FILLED WITH PREFORMED FILLER MATERIAL AND SEALED WITH HOT POURED FILLER FOR JOINTS.

JOINT (C1) IN GUTTER SHALL BE FILLED WITH PREFORMED FILLER AND SEALED WITH HOT FILLER MATERIAL.

JOINT (E2) IN GUTTER SHALL BE FILLED WITH PREFORMED FILLER AND SEALED WITH FILLER OR FILLED WITH HOT POURED FILLER.

PREFORMED FILLER MATERIAL SHALL BE PLACED TO PROVIDE 1" HOT POURED FILLER FOR JOINTS.

THE BARRIER CLASS CURBS MAY BE CONSTRUCTED WITHOUT BATTER WHEN CONSTRUCTED ON A RADIUS OF 6 FEET OR LESS. THE (R2) WILL BE REQUIRED.

WHERE A SIDEWALK INTERSECTS A CURB, THE SIDEWALK SHALL BE RAMPED NO STEEPER THAN 12:1 SLOPE TO PROVIDED ACCESS FOR WHEELCHAIR ACROSS APPROACHES.

PRECAST TYPE A AND B GUTTER ARE ONLY ALLOWED WHEN CONSTRUCTABILITY ISSUES MAKE CAST IN PLACE NOT PRACTICAL. PRECAST IS ONLY ALLOWED WITH THE APPROVAL OF THE ENGINEER. WHEN ALLOWED BY THE ENGINEER, TYPES A AND B GUTTER MAY BE PRECAST TO CONFORM TO THE DIMENSIONS SHOWN. THE PRECASTER SHALL SUBMIT SHOP DRAWINGS INDICATING THE SECTION LENGTH, SECTION CONNECTION, AND PROPOSED JOINT SEALING SYSTEM. WHEN PRECAST SECTIONS CANNOT CONFORM TO ANY VERTICAL OR HORIZONTAL CURVE THEN CAST IN PLACE IS THE ONLY OPTION. A COMBINATION OF CAST IN PLACE AND PRECAST GUTTER MAY BE PERMITTED.

LEGEND

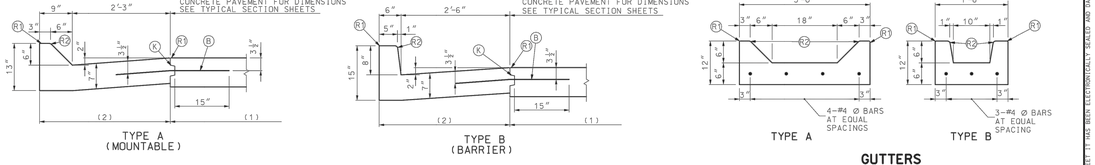
(C1) ¼" MAXIMUM WIDTH TRANSVERSE CONTRACTION JOINT (PREFORMED OR SAWED).
(E) 2" TRANSVERSE EXPANSION JOINT. (PREFORMED OR SAWED)
(E1) ¾" TRANSVERSE EXPANSION JOINT. (PREFORMED OR SAWED)
(F) FILLER FOR JOINTS - HOT POURED.
(G) PREFORMED JOINT FILLER MATERIAL.
(K) TONGUE & GROOVE JOINT WITH TIE BAR - SEE DETAIL.
(M) TONGUE & GROOVE JOINT WITHOUT TIE BARS - SEE DETAIL.
(N) NOT LESS THAN 10' OR MORE THAN 30'.
(T) TOP OF CURB.
(R1) ROUND TO ¼" RADIUS. (EXCEPT FOR SAWED JOINTS)

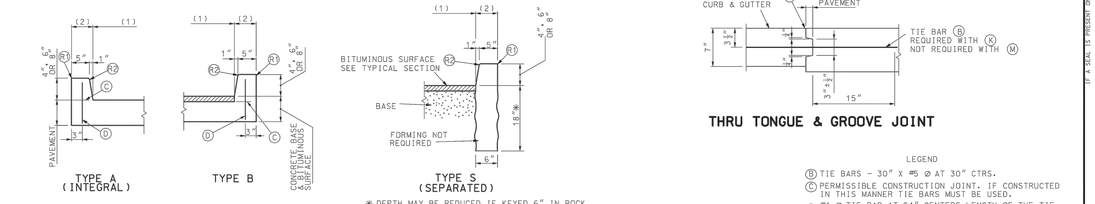
MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION
105 WEST CAPITOL
JEFFERSON CITY, MO 65102
1-888-ASK-MODOT (1-888-275-6636)

STATE OF MISSOURI — GARRETT R. GATES — NUMBER PE-2012025089 — PROFESSIONAL ENGINEER — THIS SHEET WAS WORD SEALED AND DATED ELECTRONICALLY

CONCRETE CURB, CURB AND GUTTER AND GUTTER

DATE EFFECTIVE:	04/01/2021	609.00P	SHEET NO.
DATE PREPARED:	1/27/2021		1 OF 2

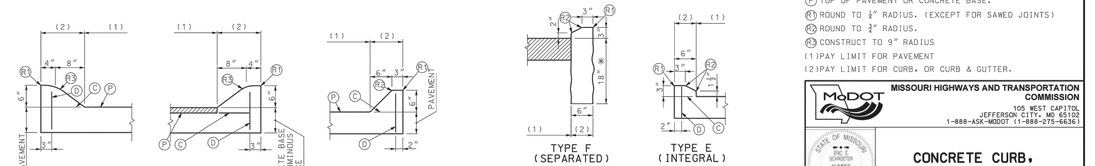




✱ DEPTH MAY BE REDUCED IF KEYED 6" IN ROCK

LEGEND

(B) TIE BARS - 30" X #5 Ø AT 30" CTRS.
(C) PERMISSIBLE CONSTRUCTION JOINT. IF CONSTRUCTED IN THIS MANNER TIE BARS MUST BE USED.
(D) #4 Ø TIE BAR AT 24" CENTERS LENGTH OF THE TIE BARS EQUALS THICKNESS OF PAVEMENT PLUS HEIGHT OF CURB, LESS 3 INCHES.
(K) TONGUE & GROOVE JOINT WITH TIE BAR - SEE DETAIL.
(P) TOP OF PAVEMENT OR CONCRETE BASE.
(R1) ROUND TO ¼" RADIUS. (EXCEPT FOR SAWED JOINTS)
(R2) ROUND TO ½" RADIUS.
(S3) CONSTRUCT TO 9" RADIUS
(1) PAY LIMIT FOR PAVEMENT
(2) PAY LIMIT FOR CURB, OR CURB & GUTTER.



MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION
105 WEST CAPITOL
JEFFERSON CITY, MO 65102
1-888-ASK-MODOT (1-888-275-6636)

STATE OF MISSOURI — GARRETT R. GATES — NUMBER PE-2012025089 — PROFESSIONAL ENGINEER — THIS SHEET WAS WORD SEALED AND DATED ELECTRONICALLY

CONCRETE CURB, CURB AND GUTTER AND GUTTER

DATE EFFECTIVE:	07/01/2018	609.00P	SHEET NO.
DATE PREPARED:	5/3/2018		2 OF 2

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

CURB & SIDEWALK DETAILS

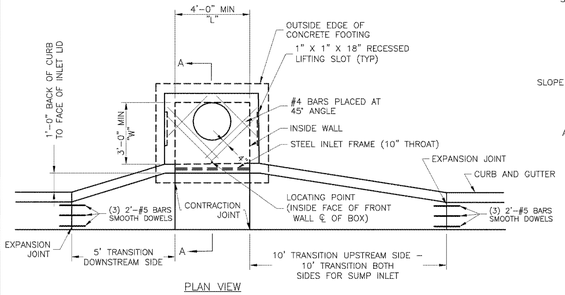
S29, T47N, R31W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STATE OF MISSOURI — GARRETT R. GATES — NUMBER PE-2012025089 — PROFESSIONAL ENGINEER — 08/30/22

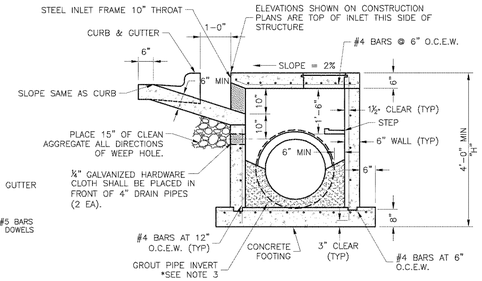
SHEET NUMBER
C702
76 OF 88

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED

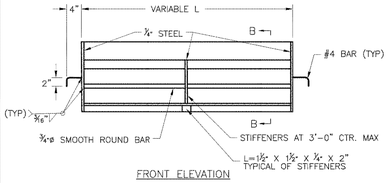
Aug 31, 2022 - 10:27am Plotted By: gcote G:\Shared drives\KC10 - Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03-DWG\Sheet\STREET STORM EROSION\21KC10060 - SHTS - DETAILS.dwg Layout: CURB & SIDEWALK DETAILS



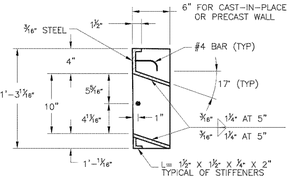
PLAN VIEW



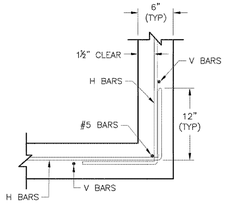
SECTION A–A



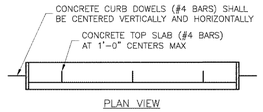
FRONT ELEVATION



SECTION B–B



WALL CORNER DETAIL



PLAN VIEW

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

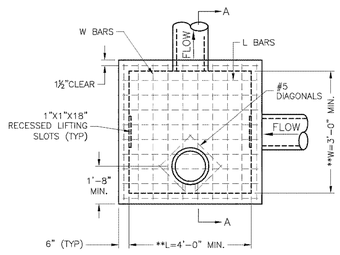
GENERAL NOTES:
1. THE FIRST DIMENSION LISTED IN THE CONSTRUCTION NOTES IS THE "L" DIMENSION. THE SECOND DIMENSION IS THE "W" DIMENSION.
2. FLOW LINES LISTED ON THE PROJECT PLANS ARE LISTED AT THE INSIDE FACE OF THE WALL.
3. FLOOR OF INLET GROUTED AND SHAPED TO MATCH PIPE INVERT TO PROVIDE SMOOTH FLOW.
4. LOCATE MH RING AND COVER ON BLANK WALL IF POSSIBLE.
5. STEPS SHALL BE SPACED AT 1'–4" O.C. VERTICALLY ON BLANK WALL IF POSSIBLE.
6. BEVEL ALL EXPOSED EDGES WITH ¾"CHAMFER OR ½" TOOLED EDGE.
7. ON–GRADE INLETS SHALL CONFORM TO THE STREET GRADE AND SUMP INLETS SHALL BE LEVEL.
8. PRECAST LIDS SHALL BE PINNED, SEALED WITH NON–SHRINKABLE GROUT AND REMOVABLE FOR FUTURE MAINTENANCE.
9. LIFTING RINGS SHALL BE REMOVED AND SEALED WITH NON–SHRINKABLE GROUT
10. FOR RING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.

LEE'S SUMMIT MISSOURI
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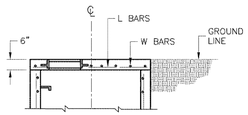
Project: STANDARD DETAILS CITY OF LEE'S SUMMIT, MO LEE'S SUMMIT, JACKSON COUNTY, MO
Sheet Name: CURB INLET DETAIL

Drawn By: MJF
Checked By: DL
Date: 04/17
Proj. #:

STM-1



PLAN

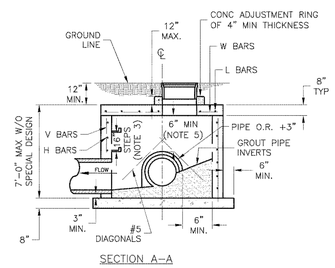


SLAB TOP ALTERNATE FOR JUNCTION BOX (SHALLOW)

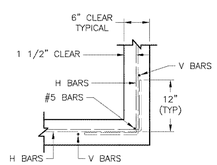
** INCREASE IN MULTIPLES OF 6" (7'–0") MAX WITHOUT SPECIAL DESIGN. (SEE PROJECT PLANS FOR DETAILS)

REINFORCING

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



SECTION A–A



WALL CORNER DETAIL

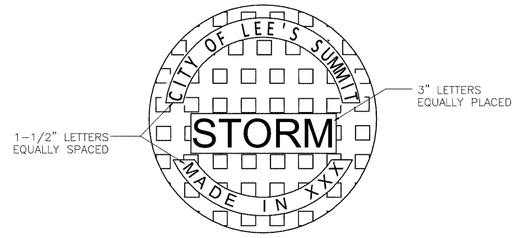
GENERAL NOTES:
1. LOCATE RING AND COVER ON BLANK WALL.
2. USE ¾" CHAMFER STRIP OR ½" R EDGER TOOL ON ALL EXPOSED CONCRETE CORNERS.
3. STEPS REQUIRED AT 16" O.C. WHEN DEPTH FROM TOP OF CASTING TO INVERT EXCEEDS 4' ON BLANK WALL IF POSSIBLE.
4. BOXOUTS WILL NOT BE ALLOWED TO PROJECT THROUGH THE CORNERS OF THE STRUCTURE AND THE MINIMUM DISTANCE BETWEEN BOXOUTS IS 6".
5. THE MINIMUM REINFORCING SHALL BE 1 H–BAR OVER A CAST–IN–PLACE PIPE AND 2 H–BARS OVER A PRECAST BOXOUT.
8. PRECAST LIDS SHALL BE PINNED, SEALED WITH NON–SHRINKABLE GROUT AND REMOVABLE FOR FUTURE MAINTENANCE.
9. REINFORCING OF COVERS IN STREETS REQUIRE SPECIAL DESIGN.
10. FOR RING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.

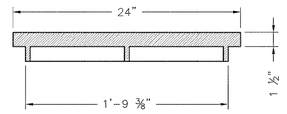
LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

Project: STANDARD DETAILS CITY OF LEE'S SUMMIT, MO LEE'S SUMMIT, JACKSON COUNTY, MO
Sheet Name: JUNCTION BOX DETAIL

Drawn By: MJF
Checked By: DL
Date: 04/17
Proj. #:

STM-3





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

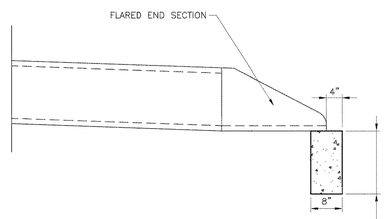
*COVER AND FRAME MODEL INFORMATION REFER TO THE STORMWATER APPROVED PRODUCT LIST.

LEE'S SUMMIT MISSOURI
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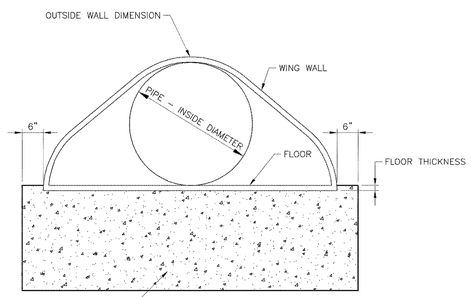
STORM MANHOLE COVER DETAIL

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

STM-6



PLAN VIEW
NOT TO SCALE



END VIEW
NOT TO SCALE

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

FLARED END SECTION SUPPORT DETAIL

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

STM-5

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As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

06/30/2023

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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	8/30/22

DRAWN BY: GC
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LICENSE NO.: PE-2021025089
DATE: 03/14/2022
ISSUED FOR: FOR REVIEW
JOB NUMBER: 21KC10060

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

STORM SEWER DETAILS

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

STATE OF MISSOURI
GARRETT R. GATES
NUMBER
PE-2021025089
08/30/22
PROFESSIONAL ENGINEER

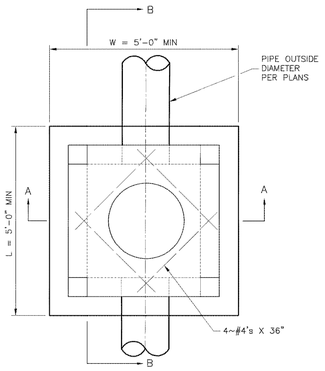
SHEET NUMBER
C703
77 OF 88

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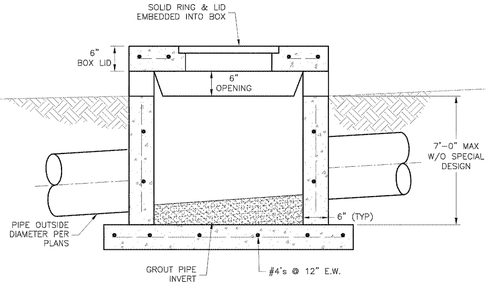
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As Noted on Plan Review

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Lee's Summit, Missouri

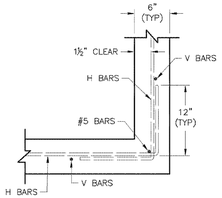
06/30/2023



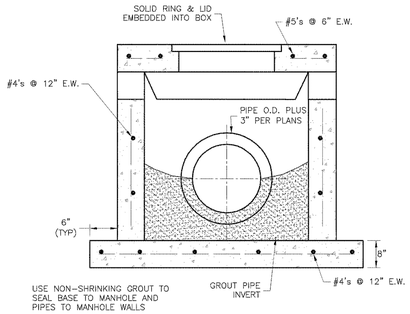
PLAN VIEW



SECTION B–B



WALL CORNER DETAIL



SECTION A–A

GENERAL NOTES:

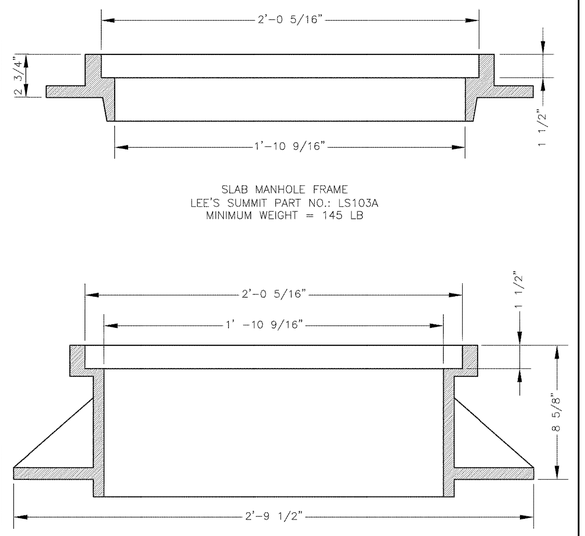
1. LOCATE RING AND COVER OVER OUTLET ON BLANK WALL.
2. USE ¾" CHAMFER ON ALL EXPOSED CONCRETE CORNERS.
3. FLOOR OF INLET GROUTED AND SHAPED TO MATCH PIPE INVERT TO PROVIDE SMOOTH FLOW.
4. STEPS REQUIRED AT 16" O.C. WHEN DEPTH FROM TOP OF CASTING TO INVERT EXCEEDS 3' ON BLANK WALL IF POSSIBLE.
5. BOXOUTS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

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

Project: STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
Sheet Name: FIELD INLET DETAIL

Drawn By: MJF
Checked By: DL
Date: 04/17
Proj. #:

STM-2



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

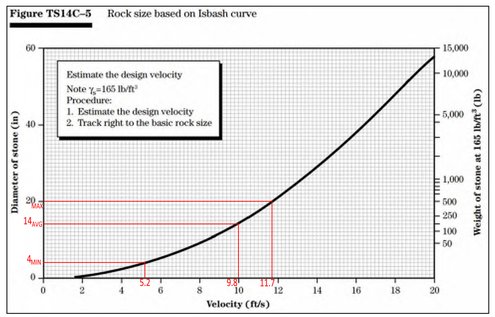
LEE'S SUMMIT
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STORM MANHOLE FRAME DETAIL

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

STM-7

Figure TS14C–5 Rock size based on Isbash curve



MAXIMUM 10–YR OUTLET VELOCITY PER DRAINAGE CALCULATIONS (SHEET C504) ≈ 8.1 FT/S.

PER TABLE ABOVE, 8.1 FT/S x 1.2 SAFETY FACTOR = 9.8 FT/S ≈ 14" AVERAGE STONE SIZE.

14" STONE ≈ MoDOT TYPE 3 DITCH LINER SPECIFICATION

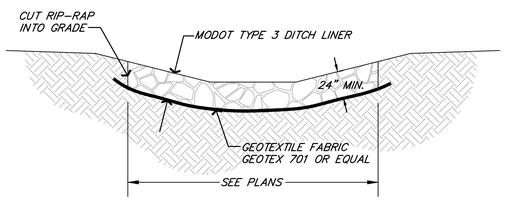
"TYPE TYPE 3 ROCK DITCH LINER SHALL CONSIST OF MATERIAL WITH A PREDOMINANT ROCK SIZE OF 12 INCHES, A MAXIMUM ROCK SIZE OF 20 INCHES AND A GRADATION SUCH THAT NO MORE THAN 15 PERCENT WILL BE LESS THAN 4 INCHES."

RIP–RAP NOTES:

1. *ROCK TO BE USED FOR RIP–RAP SHALL CONSIST OF INDIVIDUAL ROCK FRAGMENTS THAT ARE DENSE, SOUND, AND RESISTANT TO ABRASION. THE ROCK SHALL BE FREE OF CRACKS, SEAMS, AND OTHER DEFECTS THAT WOULD TEND TO INCREASE THE DESTRUCTION OF THE INDIVIDUAL ROCK FRAGMENTS DUE TO WATER AND FRONT ACTION. REFER APWA SECTION 2600.*
2. *RIP–RAP SHALL HAVE A MINIMUM THICKNESS OF 24" AT ALL LOCATIONS SHOWN ON THE PLANS. RIP–RAP SHALL BE PLACED ON GEOTEXTILE FABRIC AS SHOWN IN THE DETAIL.*
3. *24" THICK RIP–RAP SHALL BE WELL–GRADED (D_{50} = 14") AND CONFORM TO THE TABLE BELOW:*

PERCENT LIGHTER	WEIGHT, LBS.
100	700
85–95	525
30–50	175
0–15	30

4. *A SAMPLE OF ALL ROCK TO BE PLACED SHALL BE SET ASIDE AT A QUARRY CHOSEN BY THE CONTRACTOR AND VISUALLY INSPECTED BY THE CONTRACTOR FOR QUALITY TO ENSURE ROCK MEETS ALL REQUIREMENTS PRIOR TO DELIVERY.*



RIPRAP DETAILS

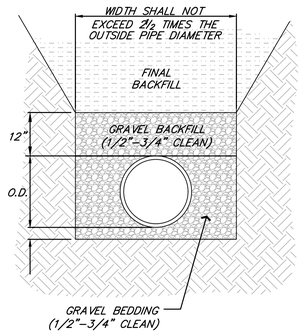
NOT TO SCALE

BEDDING
1/2"–3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY COMPACTED IN MAX. 4" LIFTS

INITIAL BACKFILL
–UNDER PAVED AREAS OR WITHIN 4' HORIZONTAL OF PAVED AREAS
1/2"–3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY COMPACTED IN MAX. 4" LIFTS
–UNDER OPEN AREAS
1/2"–3/4" CLEAN AGGREGATE, HAND TAMPED OR MECHANICALLY COMPACTED IN MAX. 4" LIFTS

FINAL BACKFILL
–UNDER PAVED AREAS OR WITHIN 4' HORIZONTAL OF PAVED AREAS
ON–SITE OR IMPORTED MATERIAL FREE OF MUCK, FROZEN MATERIAL, EXCESS MOISTURE, ORGANICS, TOPSOIL, RUBBISH, CONSTRUCTION DEBRIS, ROCK OR BRICK LARGER THAN 8", COMPACTED TO 95% OF STANDARD DENSITY PER ASTM D–698
–UNDER OPEN AREAS
ON–SITE OR IMPORTED MATERIAL FREE OF MUCK, FROZEN MATERIAL, EXCESS MOISTURE, ORGANICS, TOPSOIL, RUBBISH, CONSTRUCTION DEBRIS, ROCK OR BRICK LARGER THAN 8", COMPACTED TO 90% OF STANDARD DENSITY PER ASTM D–698

BEDDING DEPTH BELOW PIPE		
PIPE DIAMETER	IN SOIL	IN ROCK
24" AND LESS	4"	6"
27" THRU 60"	4"	9"



PIPE BEDDING DETAIL

NOT TO SCALE

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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	8/30/22

DRAWN BY: GC
CHECK BY: PJ
LICENSE NO. PE-2021025089
DATE: 03/14/2022
ISSUED FOR: FOR REVIEW
JOB NUMBER: 21KC10060

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

STORM SEWER DETAILS (2)

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

STATE OF MISSOURI
GARRETT R. GATES
NUMBER PE-2009
PROFESSIONAL ENGINEER
PE: 2021025089
08/30/22

SHEET NUMBER
C704
78 OF 88

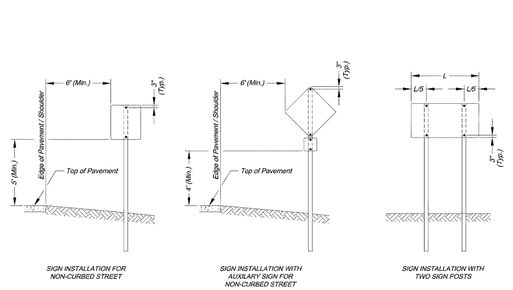
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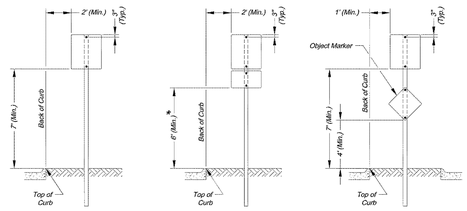
Development Services Department
Lee's Summit, Missouri

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SIGN INSTALLATION FOR NON-CURBED STREET | SIGN INSTALLATION WITH AUXILARY SIGN FOR NON-CURBED STREET | SIGN INSTALLATION WITH TWO SIGN POSTS

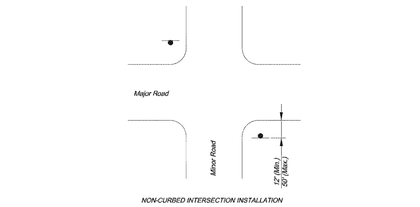


SIGN INSTALLATION FOR CURBED STREET | SIGN INSTALLATION WITH AUXILARY SIGN FOR CURBED STREET | SIGN INSTALLATION FOR RAISED MEDIANS

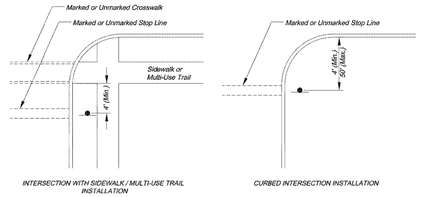
SIGN MOUNTING DETAILS

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

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

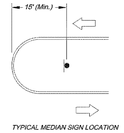


NON-CURBED INTERSECTION INSTALLATION



INTERSECTION WITH SIDEWALK / MULTI-USE TRAIL INSTALLATION | CURBED INTERSECTION INSTALLATION

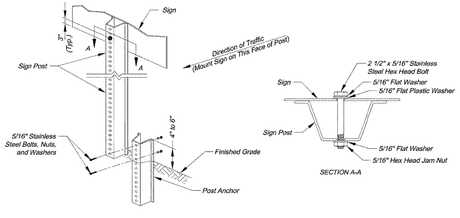
CONTROL SIGN LOCATION



TYPICAL MEDIAN SIGN LOCATION

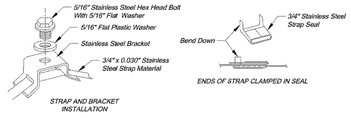
MEDIAN SIGN LOCATION

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



U-STEEL POST DETAILS

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

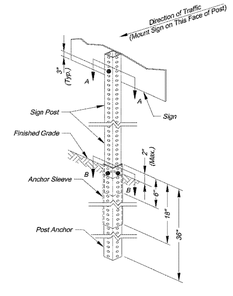


STRAP AND BRACKET INSTALLATION | ENDS OF STRAP CLAMPED IN SEAL

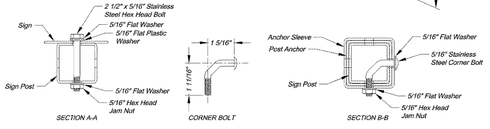
STRAP TYPE SIGN SUPPORT DETAILS

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

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



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



SQUARE STEEL POST DETAILS

SQUARE STEEL POST NOTES:
1. Square steel sign posts and break-away anchor shall consist of the following materials:
   Sign Post - 14 Ga. 2" x 2" Square Steel Post
   Post Anchor - 12 Ga. 2 ¼" x 2 ½" x 36" Square Steel Post
   Anchor Sleeve - 12 Ga. 2 ½" x 2 ½" x 18" Square Steel Post
2. 14 Gauge posts must meet a certified minimum yield strength of 60,000 psi.
3. In all installations the first hole above the finished grade line on the sign post, anchor, and anchor sleeve must be in line for the insertion of the corner bolt.
4. The maximum area for one sign post is 9.0 square feet. A sign or combination of signs with an area greater than 9.0 square feet will require two posts. Also, signs with a width greater than 36" (not including 36" x 36" diamond shaped signs) will require two posts.

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

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

Drawn By: AS
Checked By: JW
Date: 08/28/2009
Project#
1 OF 3
1

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

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

Drawn By: AS
Checked By: JW
Date: 08/28/2009
Project#
2 OF 3
2

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	8/30/22

DRAWING INFO.

DRAWN BY:	GC
CHECK BY:	PJ
LICENSE NO.	PE-2021025089
DATE:	03/14/2022
ISSUED FOR:	FOR REVIEW
JOB NUMBER:	21KC10060

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

SIGN POST & MOUNTING DETAILS

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

STATE OF MISSOURI
GARRETT R. CATES
NUMBER
PE-2021025089
08/30/22
PROFESSIONAL ENGINEER

SHEET NUMBER
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Aug 31, 2022 – 10:27am Plotted By: gcate G:\Shared drives\KC10 – Land Development\Projects\2021\21KC10060 Cobey Creek Residential\01 CIVIL\03–DWG\Sheet\STREET STORM EROSION\21KC10060 – SHTS – DETAILS.dwg Layout: SIGN POST & MOUNTING DETAILS

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

06/30/2023

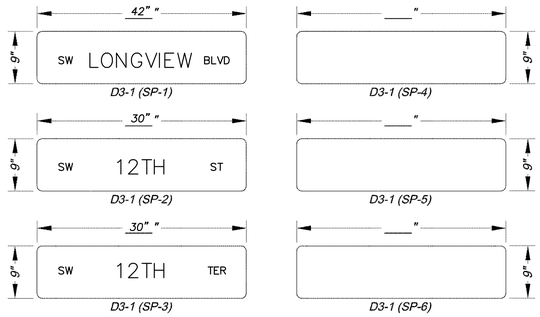
STANDARD ABBREVIATION LISTS

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

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

STREET NAME SIGN QUANTITIES

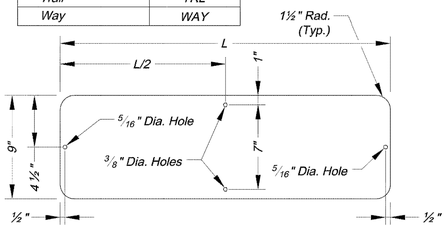
Sign Designation	Sign Size	Sign Area (Sq. Ft.)	Number	Quantity (Sq. Ft.)
D3-1 (SP-1)	9" x 42"	2.625	2	5.25
D3-1 (SP-2)	9" x 30"	1.875	3	5.625
D3-1 (SP-3)	9" x 30"	1.875	1	1.875
D3-1 (SP-4)	9" x			
D3-1 (SP-5)	9" x			
D3-1 (SP-6)	9" x			

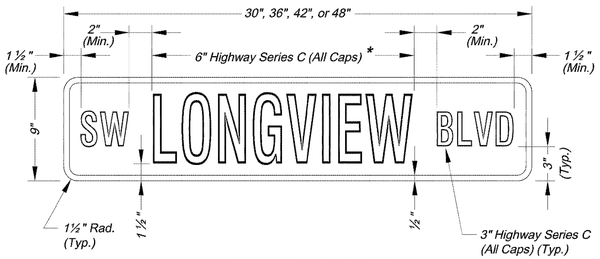


PROJECT SIGN DETAILS

STREET NAME SIGN BLANK DETAILS

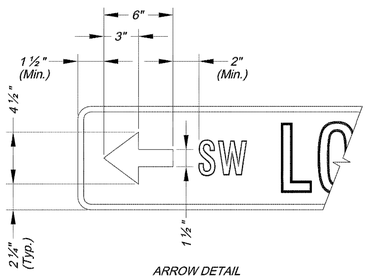
For Mounting on Square Steel Posts



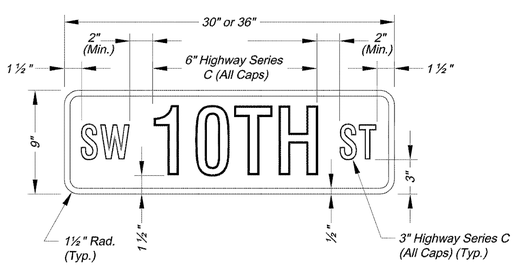


NAMED STREET NAME SIGN DETAIL

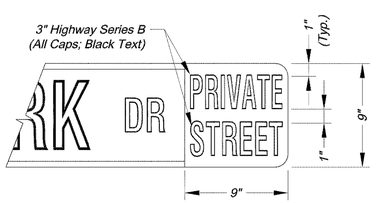
* Use Highway Series B (All Caps) in lieu of series C if necesary to fit text on a 36" sign blank.



ARROW DETAIL



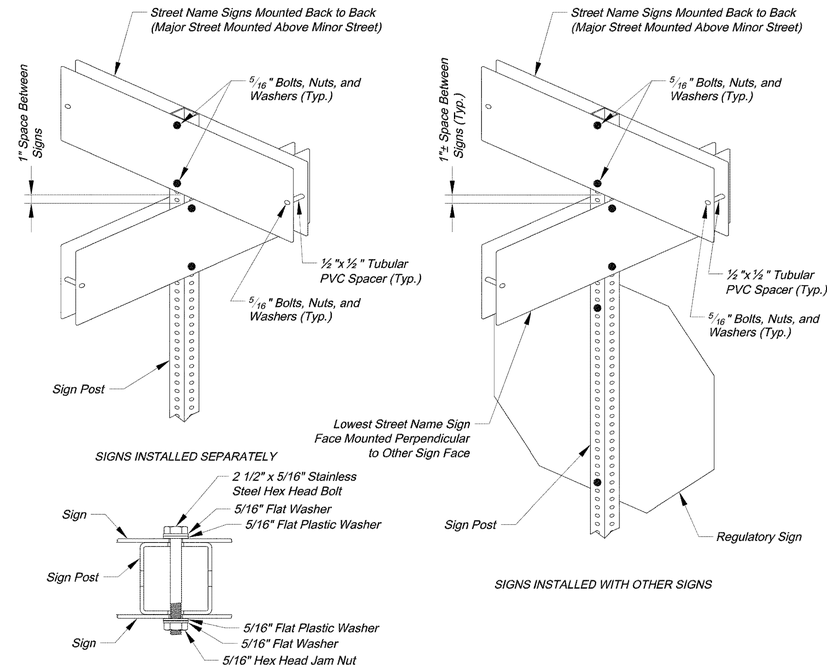
NUMBERED STREET NAME SIGN DETAIL



PRIVATE STREET TAG DETAIL

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

STREET NAME SIGN FACE DETAILS

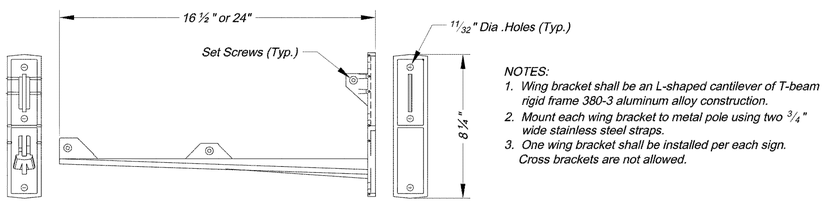


SIGNS INSTALLED WITH OTHER SIGNS

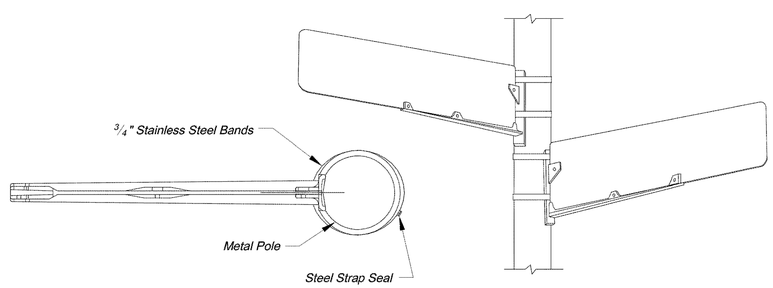
SIGNS INSTALLED SEPARATELY

PLAN VIEW

SQUARE STEEL POST MOUNTING DETAILS



NOTES:
1. Wing bracket shall be an L-shaped cantilever of T-beam rigid frame 380-3 aluminum alloy construction.
2. Mount each wing bracket to metal pole using two ¾" wide stainless steel straps.
3. One wing bracket shall be installed per each sign. Cross brackets are not allowed.



WING BRACKET MOUNTING DETAILS

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CITY OF LEE'S SUMMIT
PUBLIC WORKS DEPARTMENT
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LEE'S SUMMIT, MISSOURI 64063
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2.	REVISED PER CITY COMMENT	GC	7/22/22	LICENSE NO. PE-2021025089
3.	REVISED PER CITY COMMENT	CA	8/30/22	DATE: 03/14/2022
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COBEY CREEK - 2ND PLAT - STREET, STORM, & EROSION

STREET NAME SIGN DETAILS

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

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

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

3 OF 3

3

STATE OF MISSOURI
GARRETT R. GATES
NUMBER PE-2021025089
PROFESSIONAL ENGINEER
08/30/22

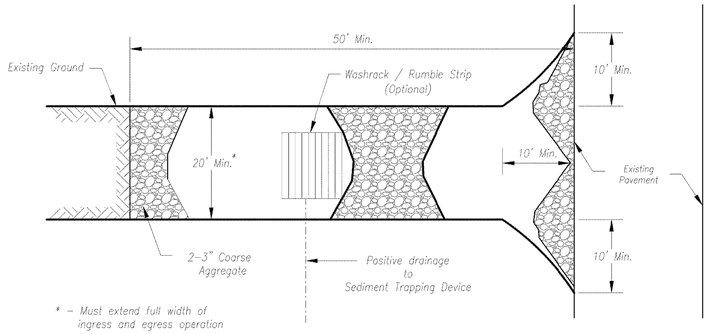
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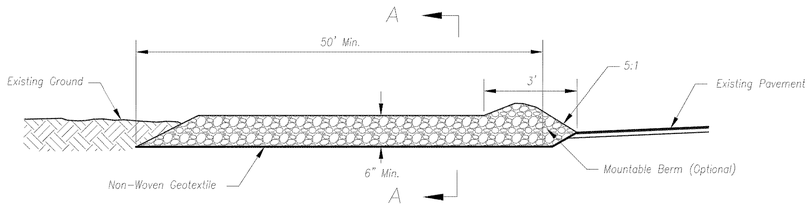
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Development Services Department
Lee's Summit, Missouri

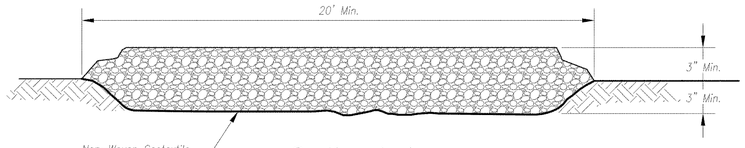
06/30/2023



Plan View
Not to Scale



Side Elevation
Not to Scale



Section A–A
Not to Scale

Notes for Construction Entrance:

1. Avoid locating on steep slopes, at curves on public roads, or downhill of disturbed area.
2. Remove all vegetation and other unsuitable material from the foundation area, grade, and crown for positive drainage.
3. If slope towards the public road exceeds 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 from it.
4. Install pipe under the entrance if needed to maintain drainage ditches along public roads.
5. Place stone to dimensions and grade as shown on plans. Leave surface sloped for drainage.
6. Divert all surface runoff and drainage from the entrance to a sediment control device.
7. If conditions warrant, place geotextile fabric on the graded foundation to improve stability.

Maintenance for Construction Entrance:

1. Reshape entrance as needed to maintain function and integrity of Installation. Top dress with clean aggregate as needed.

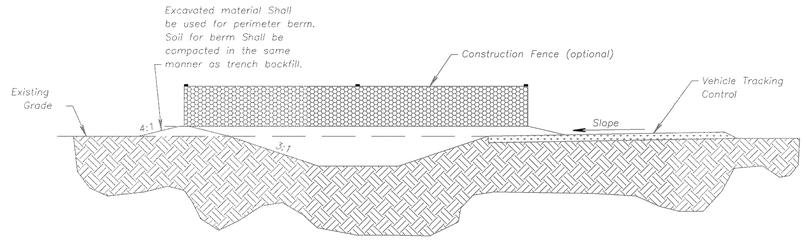
CONSTRUCTION ENTRANCE

Notes for Concrete Washout:

1. Concrete washout areas shall be installed prior to any concrete placement on site.
2. Concrete washout area shall include a flat subsurface pit sized relative to the amount of concrete to be placed on site. The slopes leading out of the subsurface pit shall be 3:1. The vehicle tracking pad shall be sloped towards the concrete washout area.
3. Vehicle tracking control is required at the access point to all concrete washout areas.
4. Signs shall be placed at the construction site entrance, washout area and elsewhere as necessary to clearly indicate the location(s) of the concrete washout area(s) to operators of concrete truck and pump rigs.
5. A one–piece impervious liner may be required along the bottom and sides of the subsurface pit in sandy or gravelly soils.

Maintenance for Concrete Washout:

1. Concrete washout materials shall be removed once the materials have filled the washout to approximately 75% full.
2. Concrete washout areas shall be enlarged as necessary to maintain capacity for wasted concrete.
3. Concrete washout water, wasted pieces of concrete and all other debris in the subsurface pit shall be transported from the job site in a water–tight container and disposed of properly.
4. Concrete washout areas shall remain in place until all concrete for the project is placed.
5. When concrete washout areas are removed, excavations shall be filled with suitable compacted backfill and topsoil, any disturbed areas associated with the installation, maintenance, and/or removal of the concrete washout areas shall be stabilized.



CONCRETE WASHOUT

Construction Entrance modified from 2015 Overland Park Standard Details for Erosion and Sediment Control; Concrete Washout modified from 2009 City of Great Bend Standard Drawings.

AMERICAN PUBLIC WORKS ASSOCIATION
Kansas City Metro Chapter
KANSAS CITY METRO CHAPTER

CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT

STANDARD DRAWING NUMBER ESC-01
ADOPTED: 10/24/2016

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

CONSTRUCTION ENTRANCE DETAILS

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

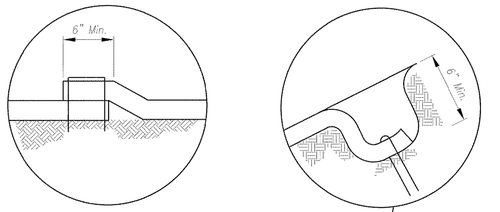
STATE OF MISSOURI
GARRETT R. CATES
NUMBER PE-2021025089
PROFESSIONAL ENGINEER
08/30/22

SHEET NUMBER
C801
81 OF 88

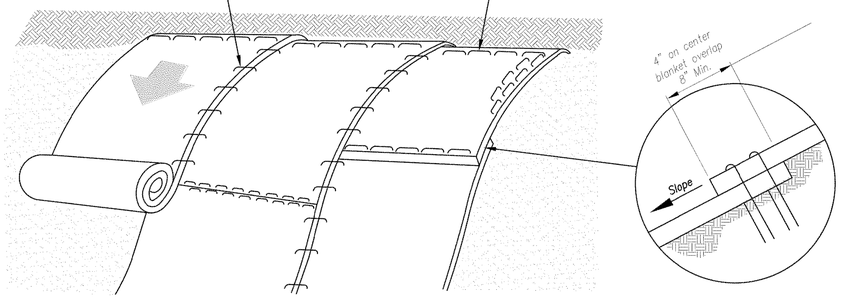
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Longitudinal Seam



Anchor Slot



Installation on Slopes

Splice Seam

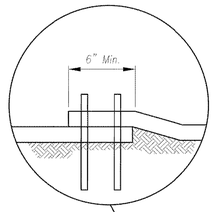
General Notes:

1. APWA Specifications 2150 and Design Guidance 5100 shall be referenced to select type of blanket or mat to be used.
2. Typical anchors and pattern/spacing shall be installed according to the manufacturers instructions.
3. LONGITUDINAL SEAMS: The edges of the blanket or mat should overlap each other a minimum of 6 inches, with anchors catching the edges of both blankets.

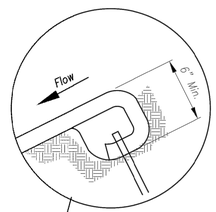
Maintenance:

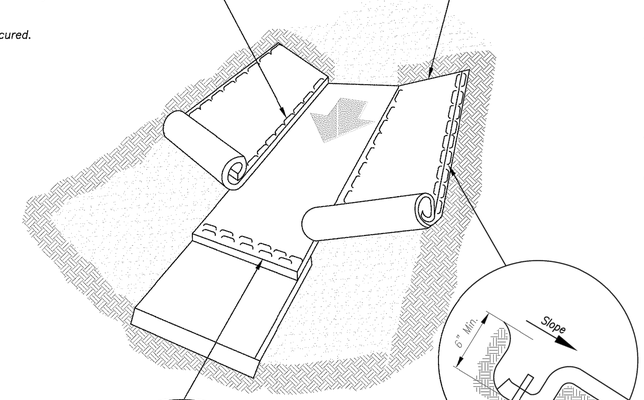
1. Torn or degraded product shall be repaired or replaced, unless such degradation is within the functional longevity specified by the manufacturer.
2. Edges or seams that are loose or frayed shall be secured.

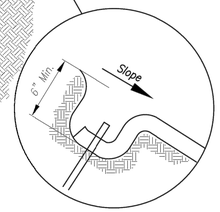
Longitudinal Seam



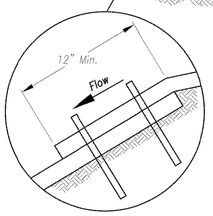
Anchor Fold







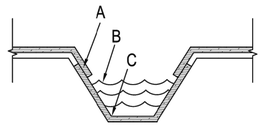
Edge Anchor



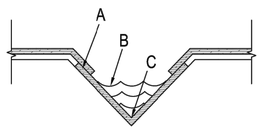
Splice Seam

Notes for Installation in Channels:

1. Erosion Control Blankets and TRMs shall be laid in the direction of the flow, with the first course at the centerline of channel, where applicable. In order for the mat to be in contact with the soil, lay the mat loosely, avoiding stretching.
2. ANCHOR FOLD: The top of the mat should be folded under, buried and secured with wood or other approved anchors placed 6 inches apart. The top edge of the mat should be buried in a slot 6 inches wide x 6 inches deep, anchored in the bottom of the slot, backfilled, and the mat folded over the top as shown in detail.
3. SPLICE SEAM: When splices are necessary, overlap end a minimum of 12 inches in direction of water flow. Stagger splice seams.
4. CHECK SLOTS: Establish check slots transverse to slope every 30 feet. The slots should be 6 inches wide x 6 inches deep. The mat shall be cut to a length 12 inches beyond the slot. The top of the downstream mat shall be slotted in, secured and buried similar to the edge anchor fold. The upstream mat shall then cover the slot and be anchored as shown.
5. EDGE ANCHORS: Lay outside edge of mat into trench at top of the slope and anchor.
6. TERMINUS: The bottom edge of the mat shall be anchored.



Trapezoidal Channel



V Channel

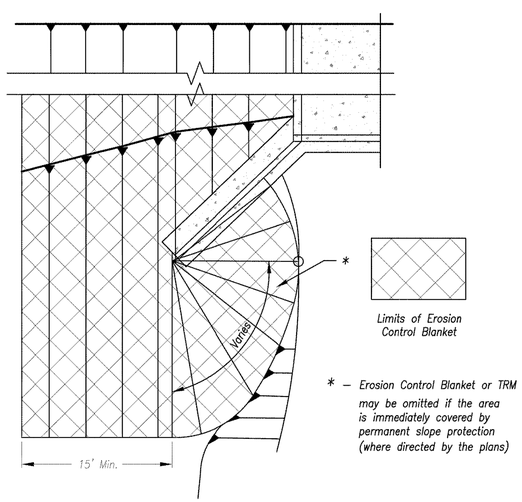
Critical Points:

A – Overlaps and seams;

B – Projected water line;

C – Channel bottom / side slope vertices;

Installation in Channels



Limits of Erosion Control Blanket

* – Erosion Control Blanket or TRM may be omitted if the area is immediately covered by permanent slope protection (where directed by the plans)

Partial Box Culvert Plan

Not to Scale

Notes for Installation on Slopes:

1. Erosion Control Blankets and TRMs shall be laid in the direction of the slope. In order for blanket to be in contact with the soil, lay blanket loosely, avoiding stretching.
2. ANCHOR SLOTS: The top of the blanket should be "slotted in" at the top of the slope and anchored in place with anchors 6 inches apart. The slots should be 6 inches wide x 6 inches deep with the blanket anchored in the bottom of the slot, then backfilled, tamped and seeded.
3. SPLICE SEAM: When splices are necessary, overlap end a minimum of 8 inches in direction of water flow. Stagger splice seams.
4. TERMINAL FOLD: The bottom edge of the blanket shall be turned under a minimum of 4 inches, then anchored in place with anchors 9 inches apart.

Installation Around Culvert Slope

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As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

06/30/2023

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

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EROSION CONTROL BLANKETS AND TURF REINFORMENT MATS

STANDARD DRAWING NUMBER ESC-02

ADOPTED: 10/24/2016

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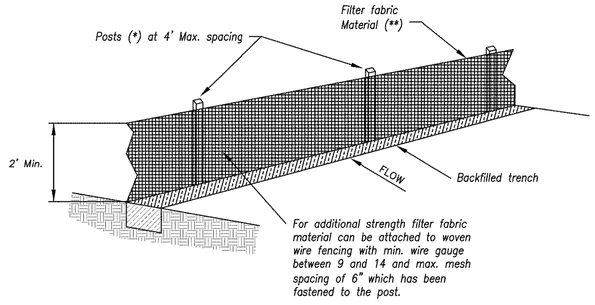
CLAYTON PROPERTIES GROUP
COBEY CREEK - 2ND PLAT - STREET, STORM, & EROSION

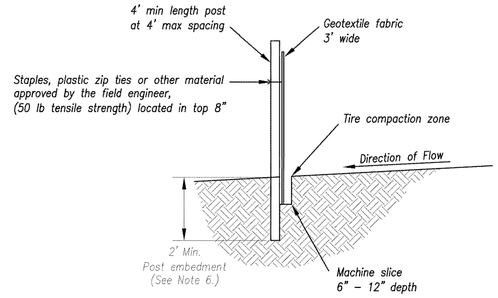
STEEP SLOPE PROTECTION DETAILS

S29, T47N, R31W
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STATE OF MISSOURI
GARRETT R. GATES
NUMBER
PE-2021025089
PROFESSIONAL ENGINEER
08/30/22

SHEET NUMBER
C802
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(*) POSTS

- MIN, LENGTH 4'
- HARDWOOD 1 3/16" x 1 3/16"
- NO.2 SOUTHERN PINE 2 5/8" x 2 5/8"
- STEEL 1.33 LB/FT

(**) – Geotextile Fabric shall meet the requirements of AASHTO M288

SILT FENCE DETAILS

Not to Scale

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As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

06/30/2023

Notes:

1. In order to contain water, the ends of the silt fence must be turned uphill (Figure A).
2. Long perimeter runs of silt fence must be limited to 100'. Runs should be broken up into several smaller segments to minimize water concentrations (Figure A).
3. Long slopes should be broken up with intermediate rows of silt fence to slow runoff velocities.
4. Attach fabric to upstream side of post.
5. Install posts a minimum of 2' into the ground.
6. Trenching will only be allowed for small or difficult installation, where slicing machine cannot be reasonably used.

Maintenance:

1. Remove and dispose of sediment deposits when the deposit approaches ⅓ the height of silt fence.
2. Repair as necessary to maintain function and structure.

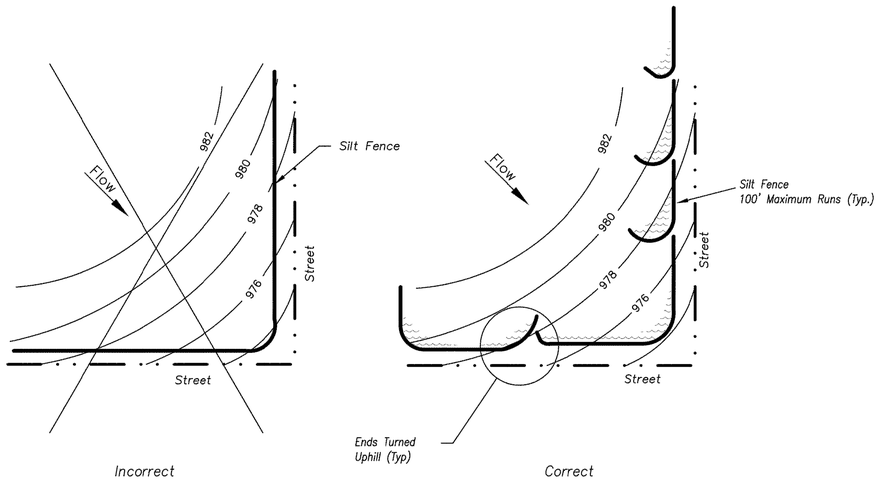
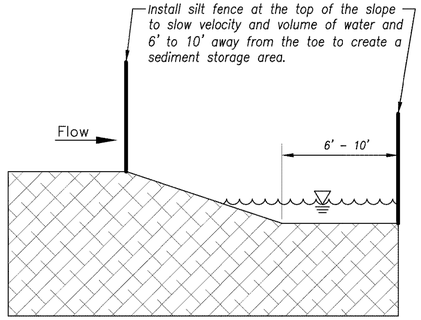
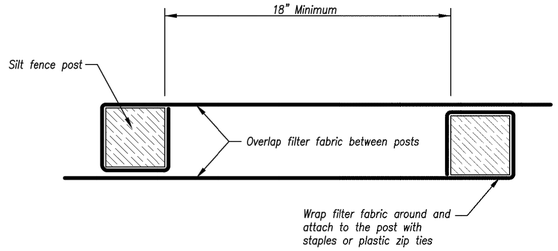


Figure A

SILT FENCE LAYOUT

Not to Scale





JOINING FENCE SECTIONS

Not to Scale

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

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Kansas City Metro Chapter APWA American Public Works Association

KANSAS CITY METRO CHAPTER

SILT FENCE

STANDARD DRAWING NUMBER ESC-03

ADOPTED: 10/24/2016

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

SILT FENCE DETAILS

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

STATE OF MISSOURI
GARRETT R. GATES
NUMBER 2021025089
PROFESSIONAL ENGINEER
PE-2021025089
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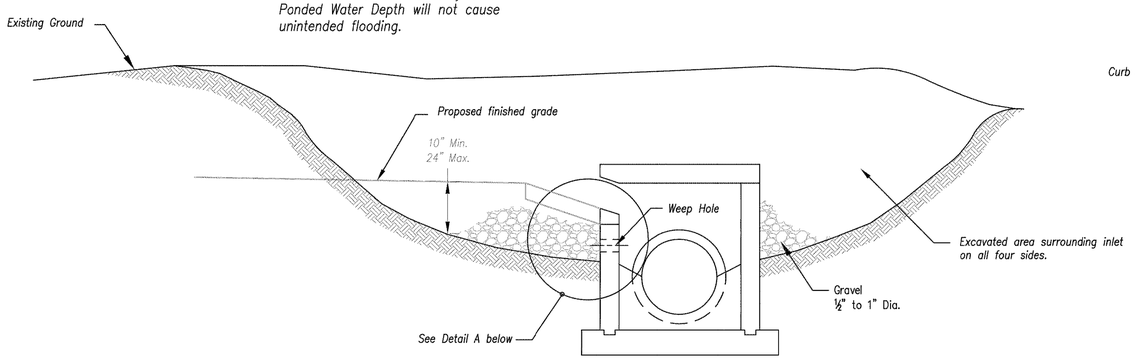
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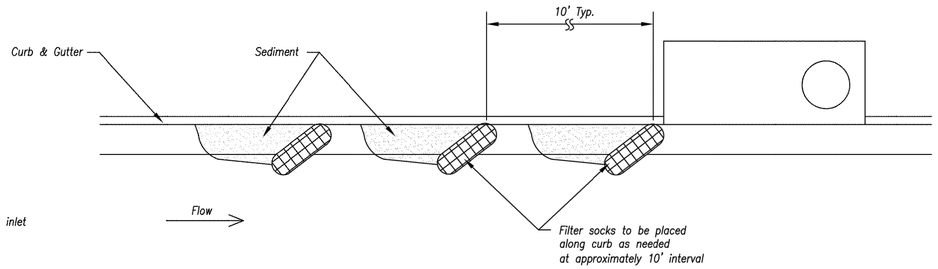
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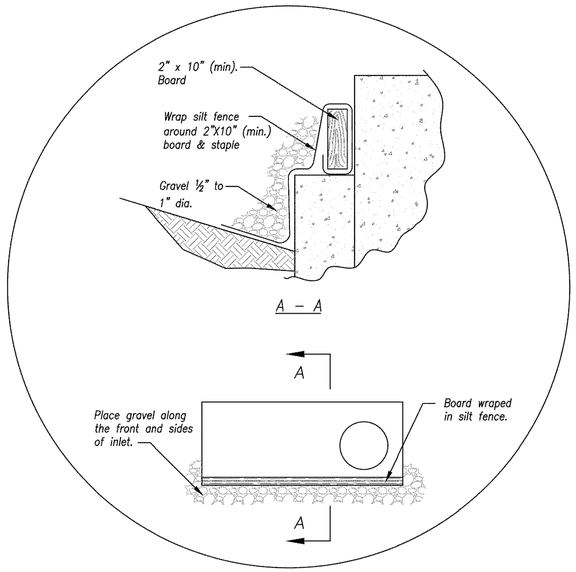
Development Services Department
Lee's Summit, Missouri

06/30/2023





On Grade Curb Inlet Protection



Detail A

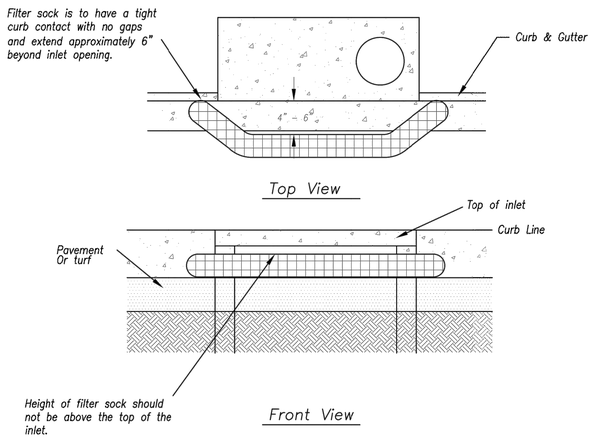
EARLY STAGE CURB INLET
(Open Box and Prior to Pouring Curb and Inlet Throat)

Notes:

1. Immediately following inlet construction and prior to construction of curb and inlet throat, protect inlet opening by installing 2" X 10" (min.) board wrapped in silt fence. Structures shall have excavated storage area on all four sides to allow settling of sediment (Early Stage Curb Inlet).
2. When inlet is completed and curb poured, filter socks or approved equal should be used (Late Stage Curb Inlet). Straw wattles are not approved for curb inlet use.
3. Contractor to field verify ponding water shall not create a traffic hazard.

Maintenance:

1. Remove deposited sediment from excavated storage areas when available storage has been reduced by 20%.
2. Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
3. Repair or replace as necessary to maintain function and integrity of installation.



Sump Inlet Sediment Filter

LATE STAGE CURB INLET
(After Pouring Curb and Inlet Throat)

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

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CURB INLET PROTECTION

STANDARD DRAWING NUMBER ESC-06
ADOPTED: 10/24/2016

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

CURB INLET PROTECTION DETAILS

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

STATE OF MISSOURI
GARRETT R. GATES
NUMBER PE-2021025089
PROFESSIONAL ENGINEER
08/30/22

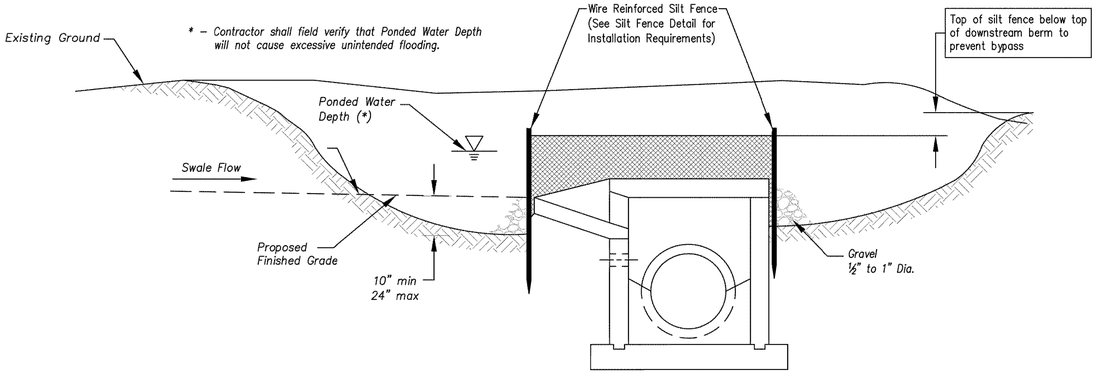
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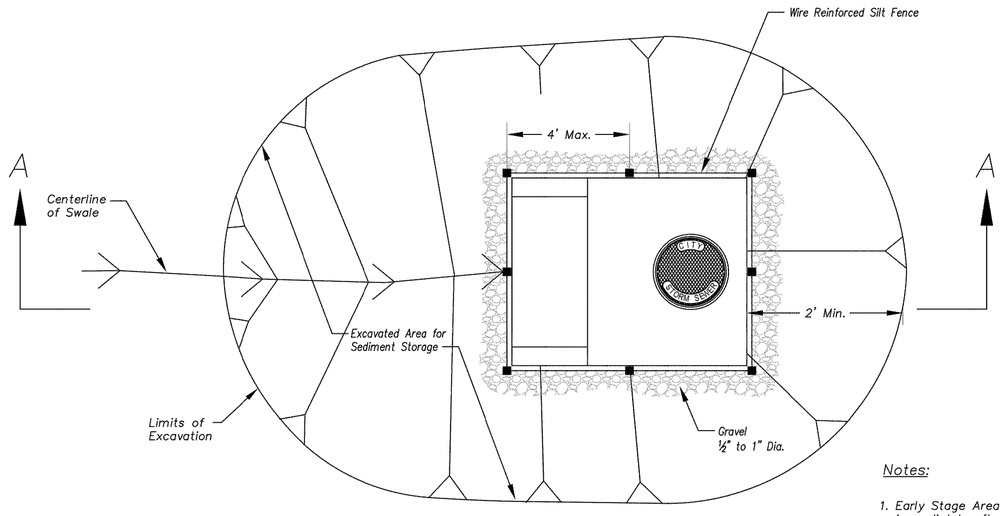
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Lee's Summit, Missouri

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Section A–A
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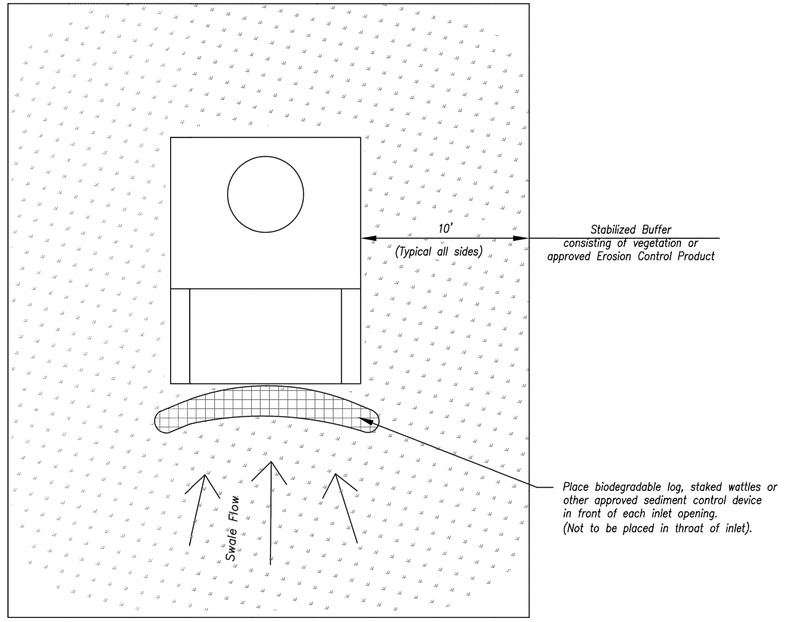


Plan
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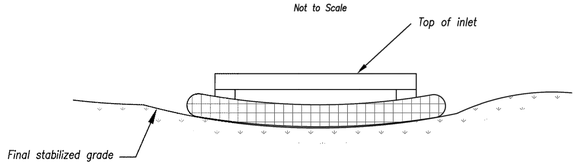
EARLY STAGE AREA INLET
(All open boxes and inlets not at final grade)

Notes:

1. Early Stage Area Inlet Sediment Barrier to be installed immediately after inlet or junction box is constructed.
2. Silt fence shall remain in place until excavated area is removed and Late Stage Area Inlet is being installed.
3. Backfill excavated area ONLY after final grading of the site. Stabilization of the site is to immediately follow.
4. Wire reinforced silt fence may be used in place of silt fence attached to wood frame.



Plan
Not to Scale



Front View

LATE STAGE AREA INLET
(Area inlets at final grade and existing inlets)

Maintenance:

1. Remove deposited sediment from excavated storage areas when available storage has been reduced by 20%.
2. Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
3. Repair or replace as necessary to maintain function and integrity of installation.

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

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AREA INLET AND JUNCTION BOX PROTECTION

STANDARD DRAWING NUMBER ESC-07
ADOPTED: 10/24/2016

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

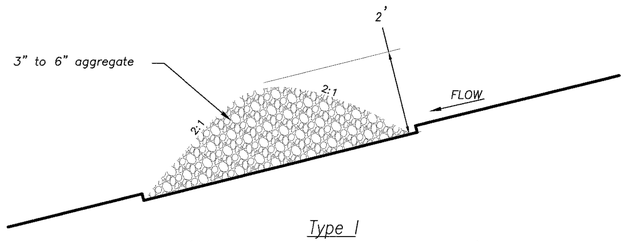
AREA INLET PROTECTION DETAILS

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

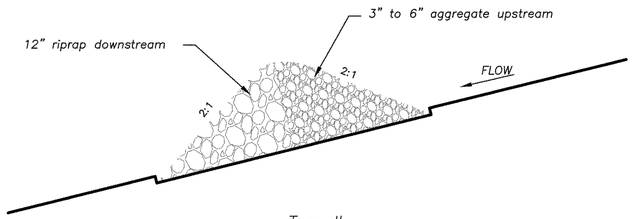
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GARRETT R. GATES
NUMBER 2021025089
PROFESSIONAL ENGINEER
08/30/22

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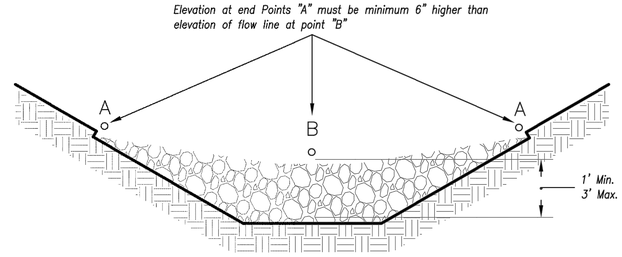
Type I
(2 Acres or less of Drainage Area)
Not to Scale



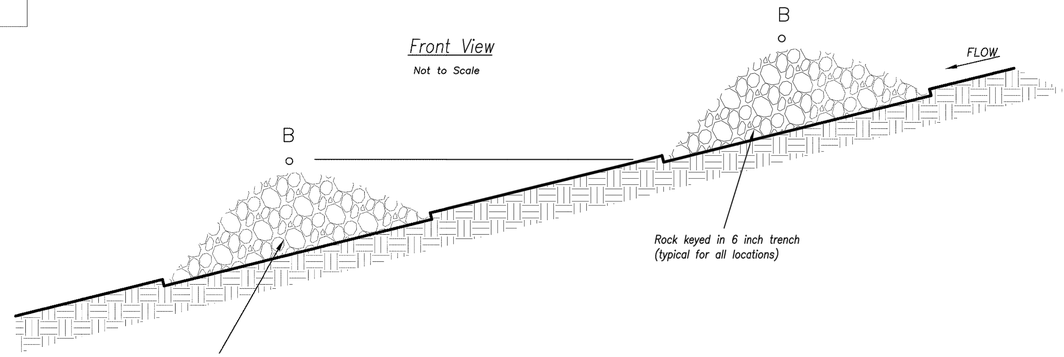
Type II
(2–10 Acres of Drainage Area)
Not to Scale

ROCK DITCH CHECK

Temporary Rock Ditch Check Spacing	
Ditch Centerline Slope (%)	Spacing Interval (Feet)
5.0	60
6.0	50
7.0	43
8.0	36
9.0	33
10.0	29
Note: Use this spacing only for Rock Ditch Checks.	



Front View
Not to Scale



Spacing Between Check Dams (all types)
Not to Scale

Notes:

1. Rock check dams shall be used only for drainage areas less that 10 acres unless approved by the City Engineer.
2. Use rock checks only in situations where the ditch slope exceeds 6%.

Maintenance:

1. Remove and dispose of sediment deposits when the deposit approaches ½ the height of the ditch check.
2. Replace and reshape as necessary to maintain function and integrity of installation.

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

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KANSAS CITY METRO CHAPTER

ROCK DITCH CHECKS

STANDARD DRAWING NUMBER ESC-10
ADOPTED: 10/24/2016

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

ROCK DITCH CHECKS

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

STATE OF MISSOURI
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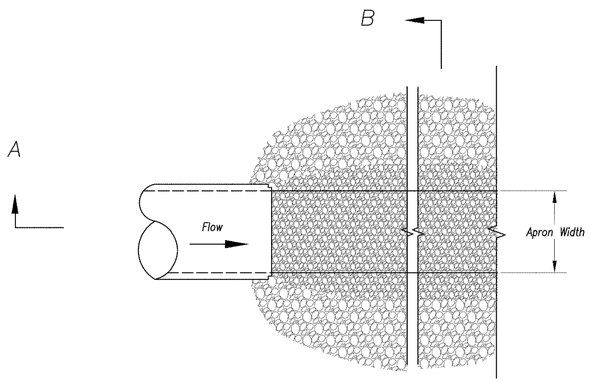
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86 OF 88

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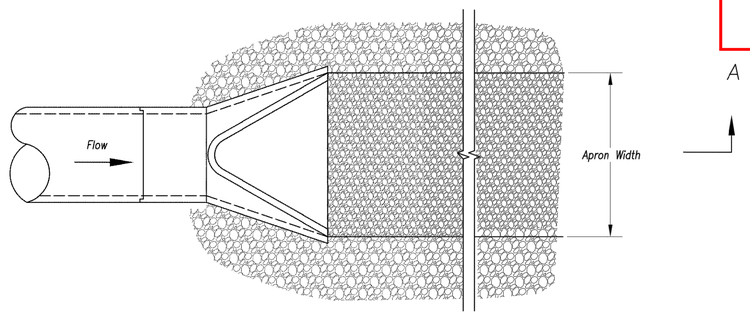
RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

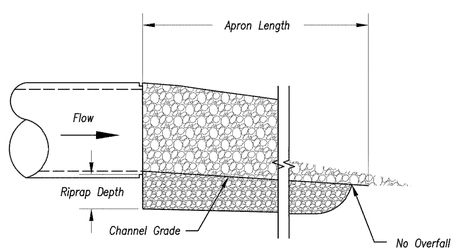
06/30/2023



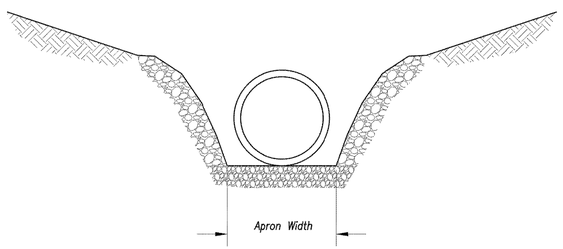
Plan View
Not to Scale



Plan View
Not to Scale

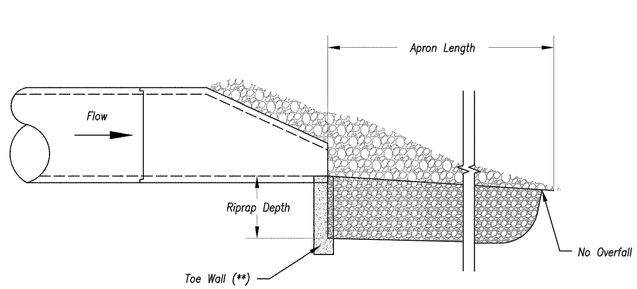


Section A–A
Not to Scale



Section B–B
Not to Scale

OUTLET PROTECTION W/O END SECTION



Section A–A
Not to Scale

OUTLET PROTECTION WITH END SECTION

Notes:

1. Rock all sides steeper than 3:1.
2. Stabilize all disturbed areas downstream of outlet to the limits of disturbance.
3. Alternative outlet protection and slope stabilization measures may be used with approval by the Engineer.
4. Install riprap apron so that it is no higher than flowline of pipe.
5. Reference APWA Specification 2650 for rock type, size, and placement.

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

AMERICAN PUBLIC WORKS ASSOCIATION

Kansas City Metro Chapter APWA American Public Works Association

KANSAS CITY METRO CHAPTER

OUTLET PROTECTION

STANDARD DRAWING NUMBER ESC-14

ADOPTED: 10/24/2016

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CHECK BY:	PJ
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DATE:	03/14/2022
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JOB NUMBER:	21KC10060

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	8/30/22

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

OUTLET PROTECTION DETAILS

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

STATE OF MISSOURI
GARRETT R. GATES
NUMBER PE-2021025089
PROFESSIONAL ENGINEER
08/30/22

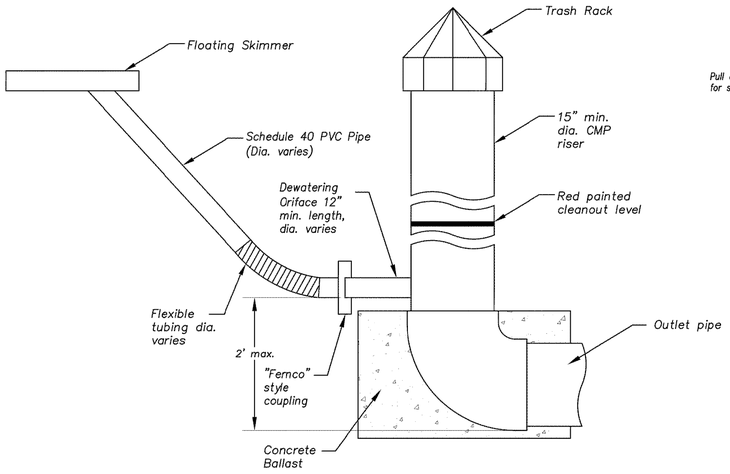
SHEET NUMBER
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87 OF 88

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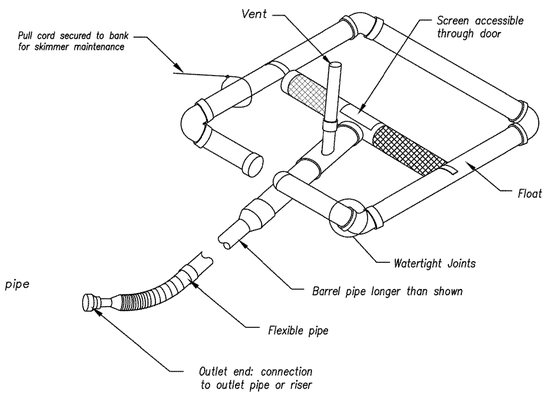
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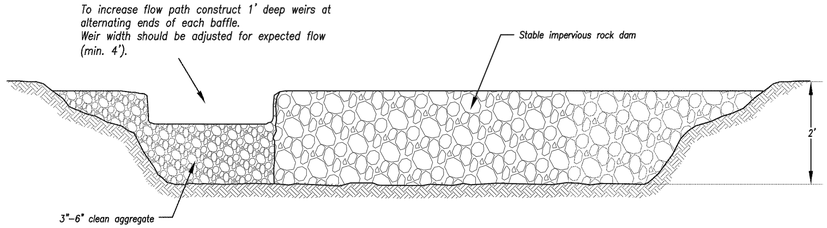


PRINCIPAL SPILLWAY DETAIL

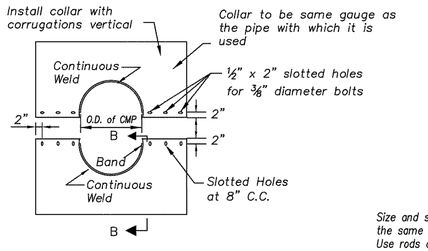


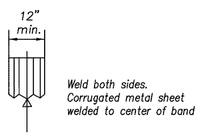
SKIMMER DETAIL (Typ.) *

* Designer to provide specific details per application (e.g. pipe sizes, screen sizes, perforation, etc.) as required.



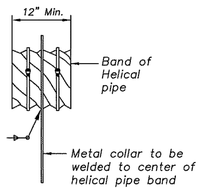
Option A – Rock with Weir



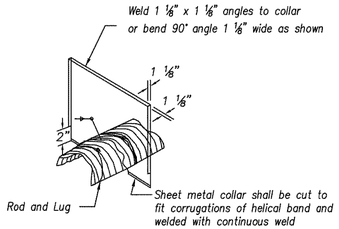


SECTION B–B

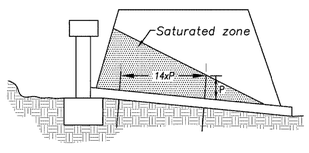
Size and spacing of slotted openings shall be the same as shown for CM collar. Use rods and lugs to clamp bands securely to pipe.



PARTIAL ELEVATION



ISOMETRIC VIEW

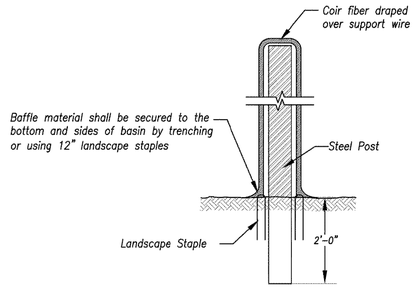


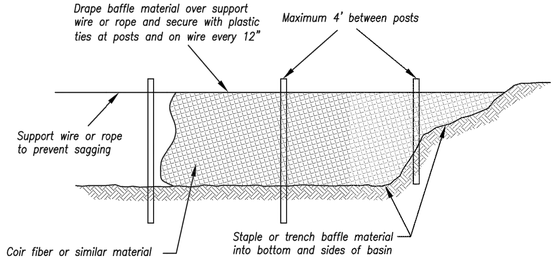
ANTI–SEEPAGE COLLAR LOCATIONS

CORRUGATED METAL
ANTI–SEEPAGE COLLAR DETAIL
Not to Scale

Anti–Seepage Collar Notes:

1. Connections between the anti–seepage collar and the barrel must be watertight.
2. P = projection distance. Sized as required to achieve at least a 10% increase in seepage length.
3. 14xP = Max. spacing between collars.
4. Collars shall generally be placed in the middle third of the embankment, and within the saturated zone.
5. All materials to be in accordance with construction material specifications.
6. When specified on the plans, coating of collars shall be in accordance with construction material specifications.
7. Unassembled collars shall be marked by painting or tagging to identify matching pairs.
8. The lap between the two half sections and between the pipe and connecting band shall be caulked with asphalt mastic at the time of installation.
9. Each collar shall be furnished with two (2) ½" diameter rods with standard tank lugs for connecting the collars to the pipe.
10. For bands and collars, modification of the details shown may be used providing equal water tightness is maintained and detailed drawings are Submitted and approved by the Engineer prior to delivery.
11. Two other types of anti–seep collars are:
    a. Corrugated metal, similar to above, except shop welded to a 4 ft. section of the pipe and connected to the pipe with connecting bands.
    b. Concrete, 6 inches thick, formed around the pipe with #3 rebar spaced 15".





Option B – Coir Fiber Material

BAFFLE DETAILS
Not to Scale

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

AMERICAN PUBLIC WORKS ASSOCIATION
Kansas City Metro Chapter APWA
KANSAS CITY METRO CHAPTER

SEDIMENT BASIN - DETAILS

STANDARD DRAWING NUMBER ESC-12
ADOPTED: 10/24/2016

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