



Know what's below.
Call before you dig.

NOTE:

STREETS TO BE CONSTRUCTED WITH STRAIGHT BACK CURB (CG-1):

COBEY CREEK DRIVE, GILLETTE STREET & JUD ROAD.

STREETS TO BE CONSTRUCTED WITH ROLL BACK CURB (CG-2):

CORBIN DRIVE, COBEY LANE, DAVID ROAD & CARTER ROAD.

LEGEND

PROPOSED 5' WIDE CONCRETE
SIDEWALK TO BE BUILT WITH
PHASE I ROAD CONSTRUCTION

NOTE:

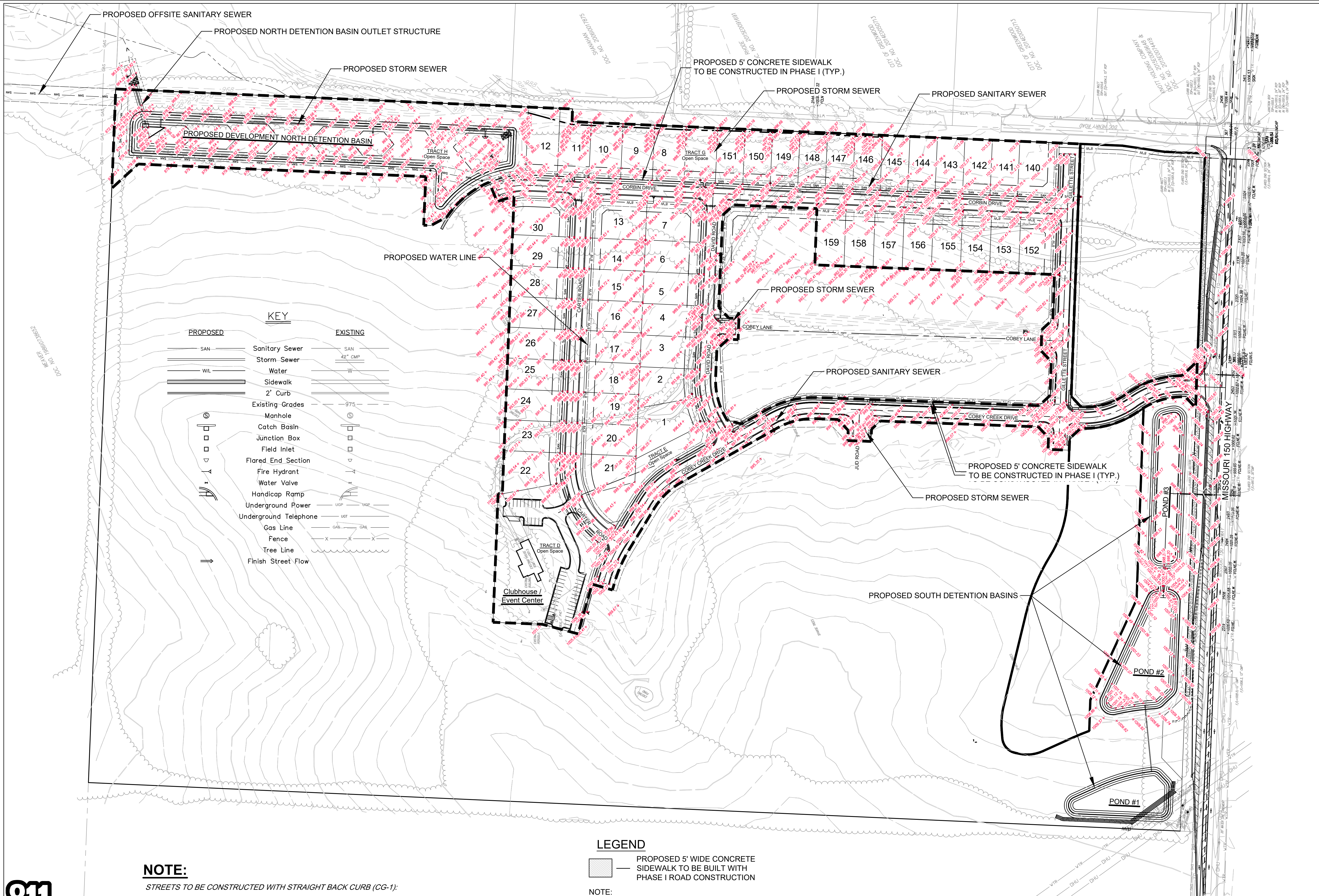
- BEGIN / END OF ROAD CONSTRUCTION BEGIN / END OF SIDEWALK CONSTRUCTION UNLESS OTHERWISE NOTED.
- PROPOSED 5' WIDE CONCRETE SIDEWALK THAT ABUTS PLATTED LOTS SHALL BE CONSTRUCTED AT TIME OF BUILDING CONSTRUCTION.

Record Drawing

AS-BUILT

04/02/21

0 100' 150' 200'
SCALE: 1"=100'



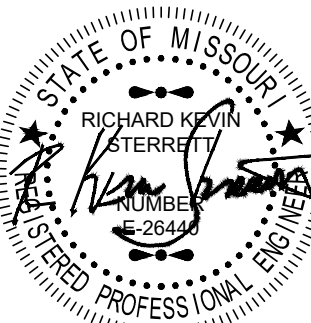
STREET AND STORM SEWER PLANS
GENERAL UTILITY LAYOUT

COBEY CREEK FIRST PLAT
PHASE I

CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI

igconsult
Inc
engineers
planners

11010 Haskell Street, Suite 210, Kansas City, Kansas 66109
CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.)



DATE	REVISION	NO.	BY	CHK/APP.
04/02/21	AS-BUILT PER CITY COMMENTS	1	SPW	RKS
02/19/20	AS-BUILT		SPW	RKS
12/18/20	SUBMITTAL TO CITY OF LEES SUMMIT		SPW	RKS

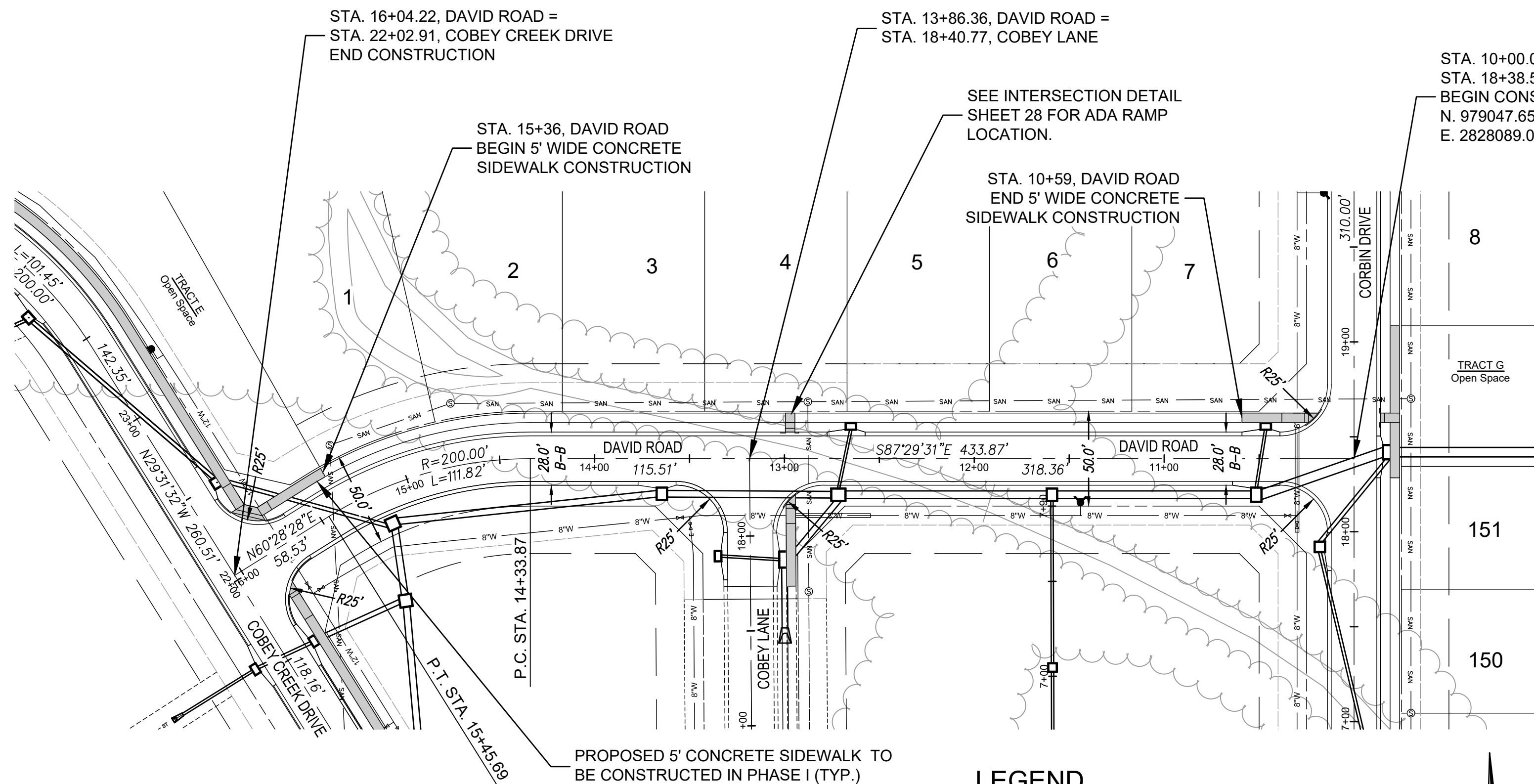
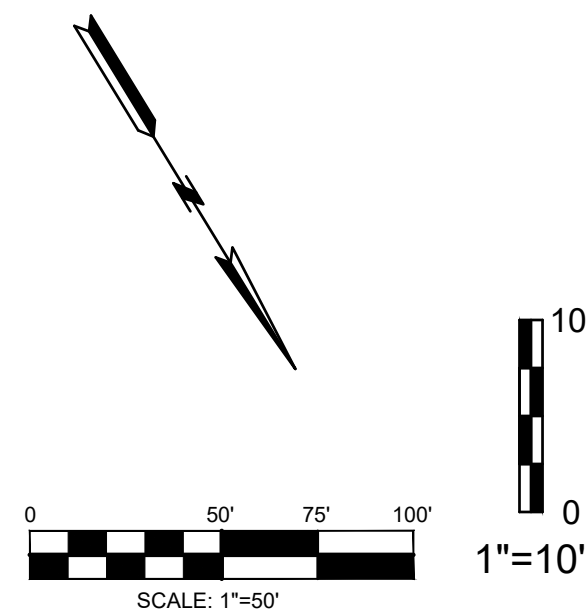
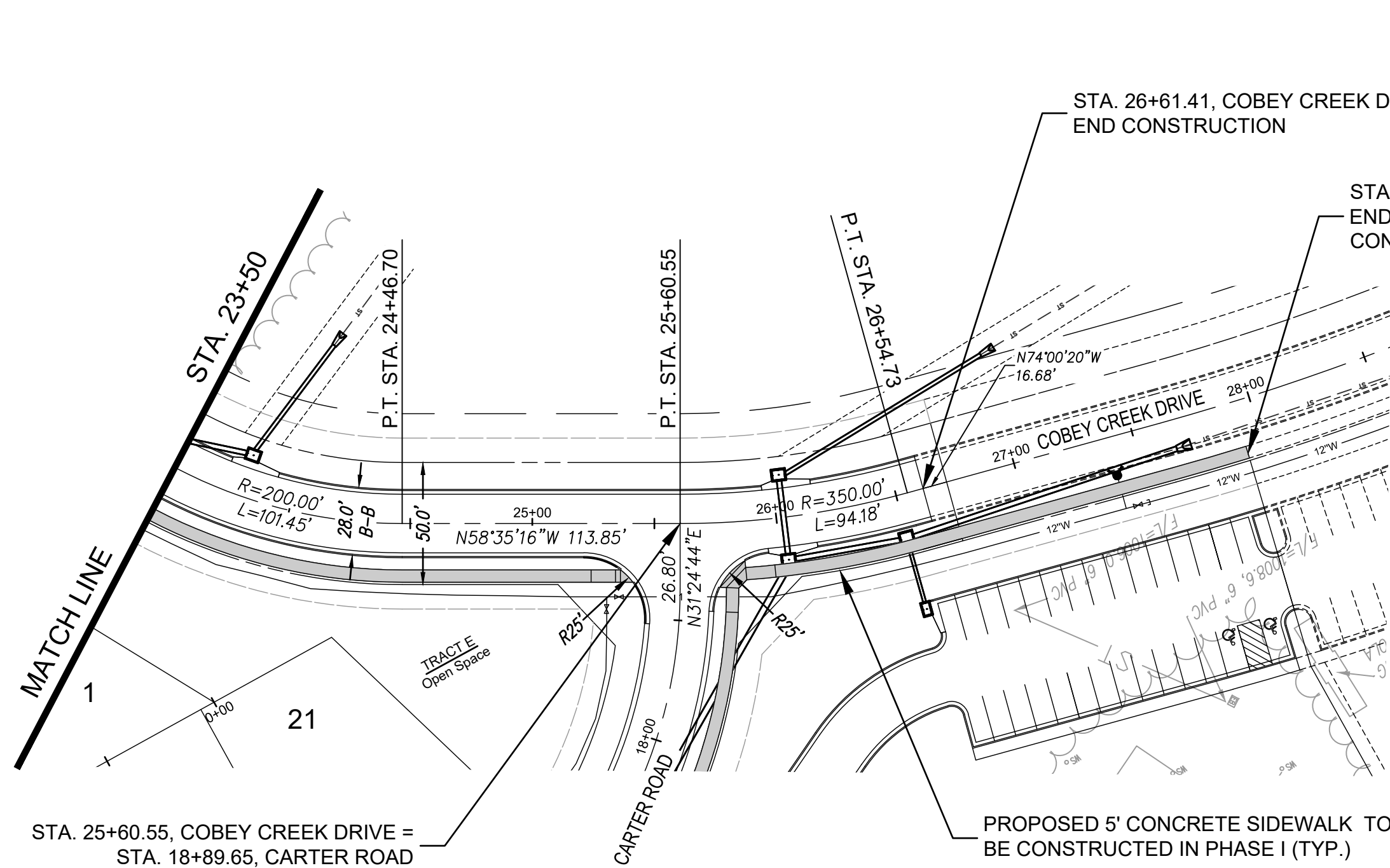
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 MO E-26440
December 18, 2020
R. KEVIN STERRETT

STREET AND STORM SEWER PLANS
STREET CENTERLINE PROFILES
COBEY CREEK DRIVE
COBEY CREEK FIRST PLAT
PHASE I
CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO.	
16-059 Base Phase I	
DRAWING NO.	
16-059 Phase I Street Plans	
DATE	
December 18, 2020	
JOB NO.	
16-059	
4	SHEET OF 53

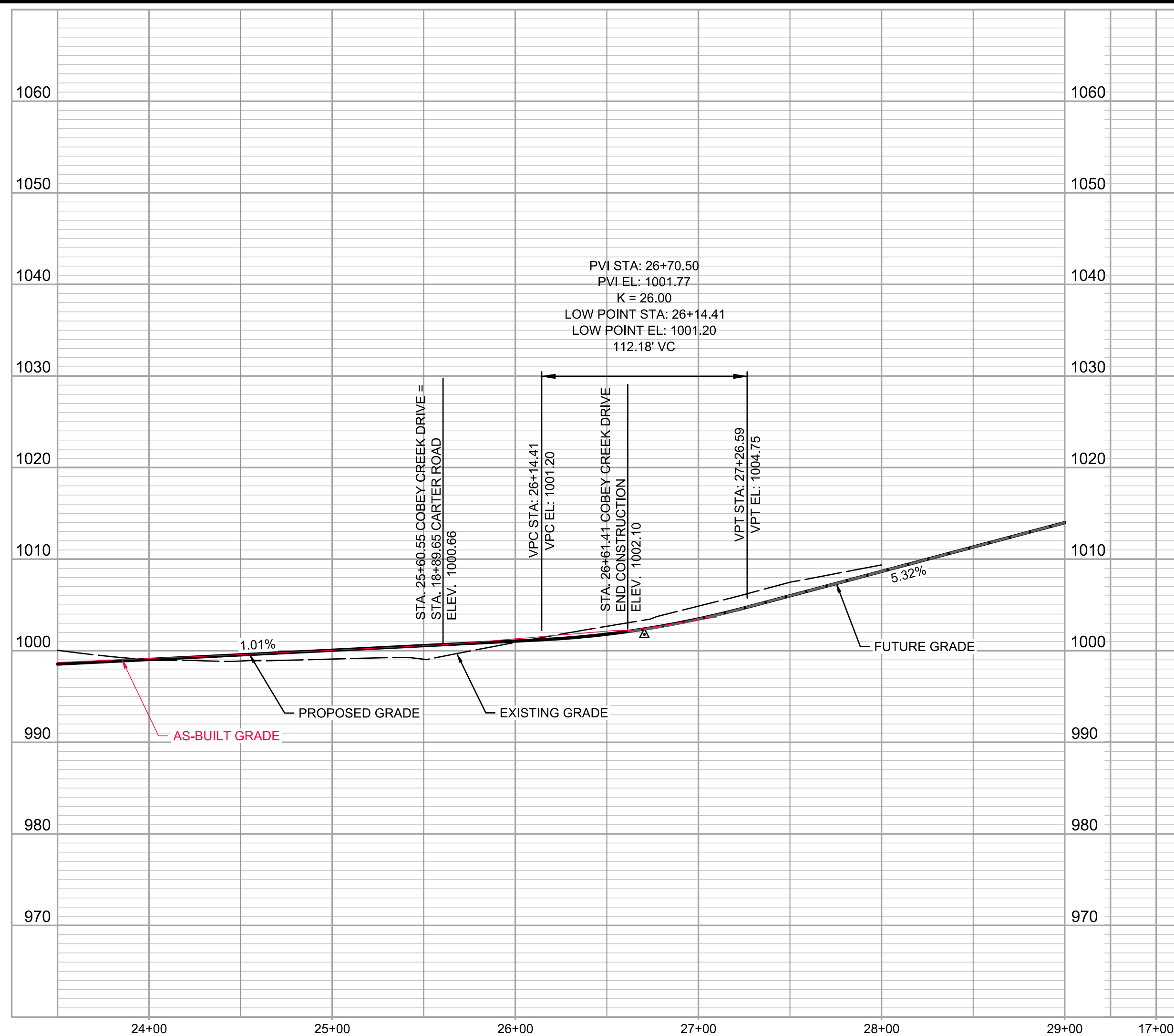
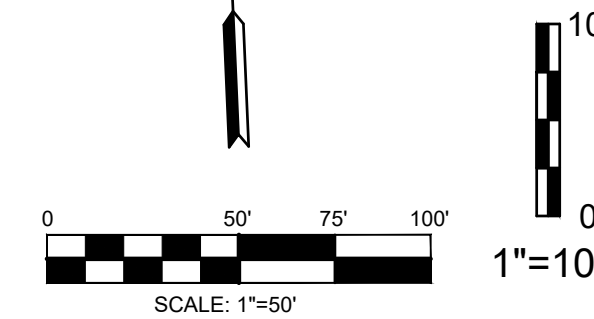


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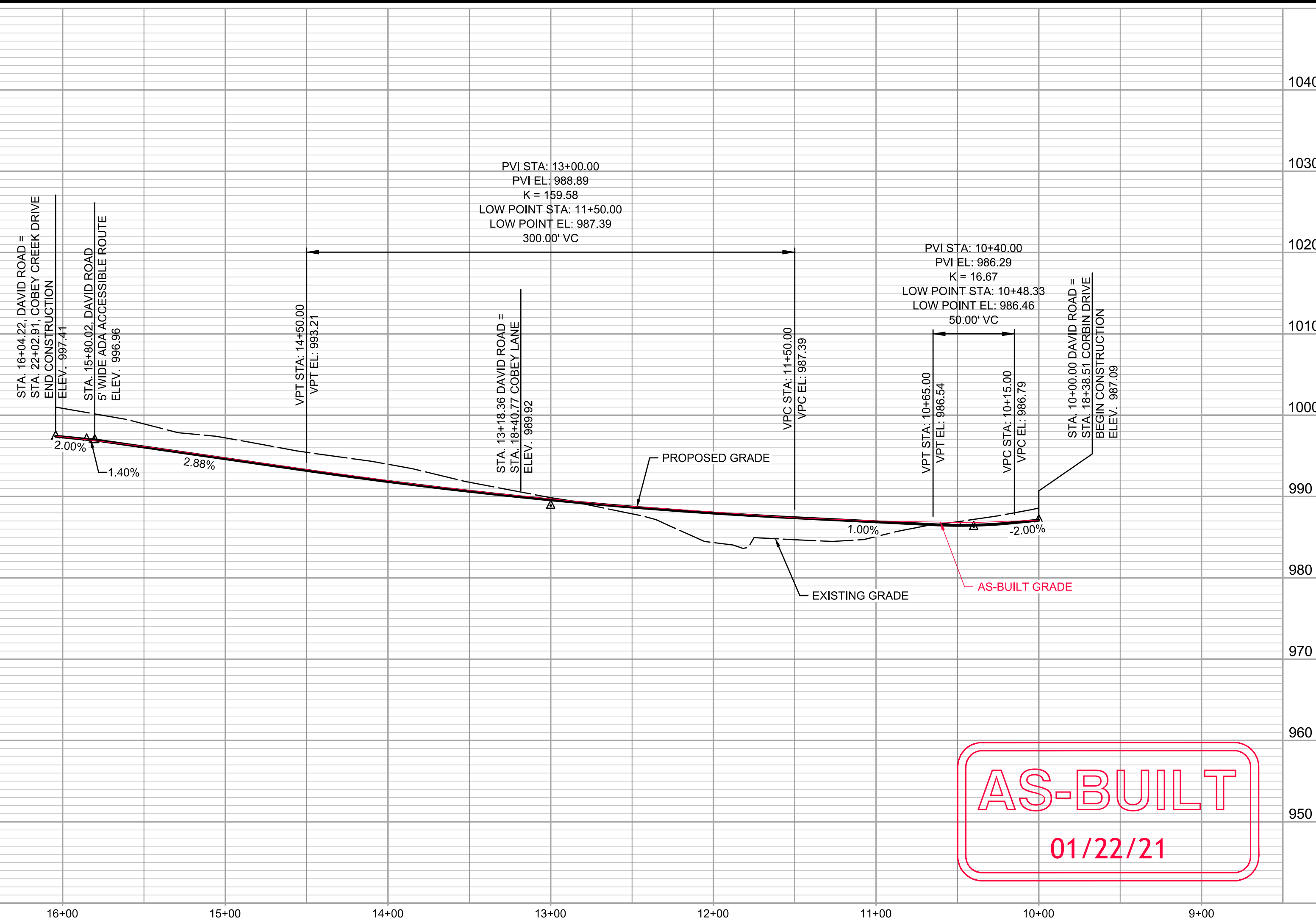
PROPOSED 5' WIDE CONCRETE
SIDEWALK TO BE BUILT WITH
PHASE I ROAD CONSTRUCTION

NOTE:

- BEGIN / END OF ROAD CONSTRUCTION BEGIN / END OF SIDEWALK CONSTRUCTION UNLESS OTHERWISE NOTED.
- PROPOSED 5' WIDE CONCRETE SIDEWALK THAT ABUTS PLATTED LOTS SHALL BE CONSTRUCTED AT TIME OF BUILDING CONSTRUCTION.



COBEY CREEK DRIVE CENTERLINE PROFILE



DAVID ROAD CENTERLINE PROFILE

AS-BUILT
01/22/21

NO.	REVISION	DATE
1	12/18/20	

STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER
R. KEVIN STERRETT
December 18, 2020

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engineers planners

11010 Haskell Street, Suite 210, Kansas City, Kansas 66109
CORPORATE LICENSE NO. E201000373 (MO.) / E-1736 (KS.)

STREET AND STORM SEWER PLANS
STREET CENTERLINE PROFILES
COBEY CREEK DRIVE & DAVID ROAD
COBEY CREEK FIRST PLAT
PHASE I
CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO. 16-059 Base Phase I
DRAWING NO. 16-059 Phase I Street Plans
DATE December 18, 2020
SHEET NO. 16-059

LEGEND

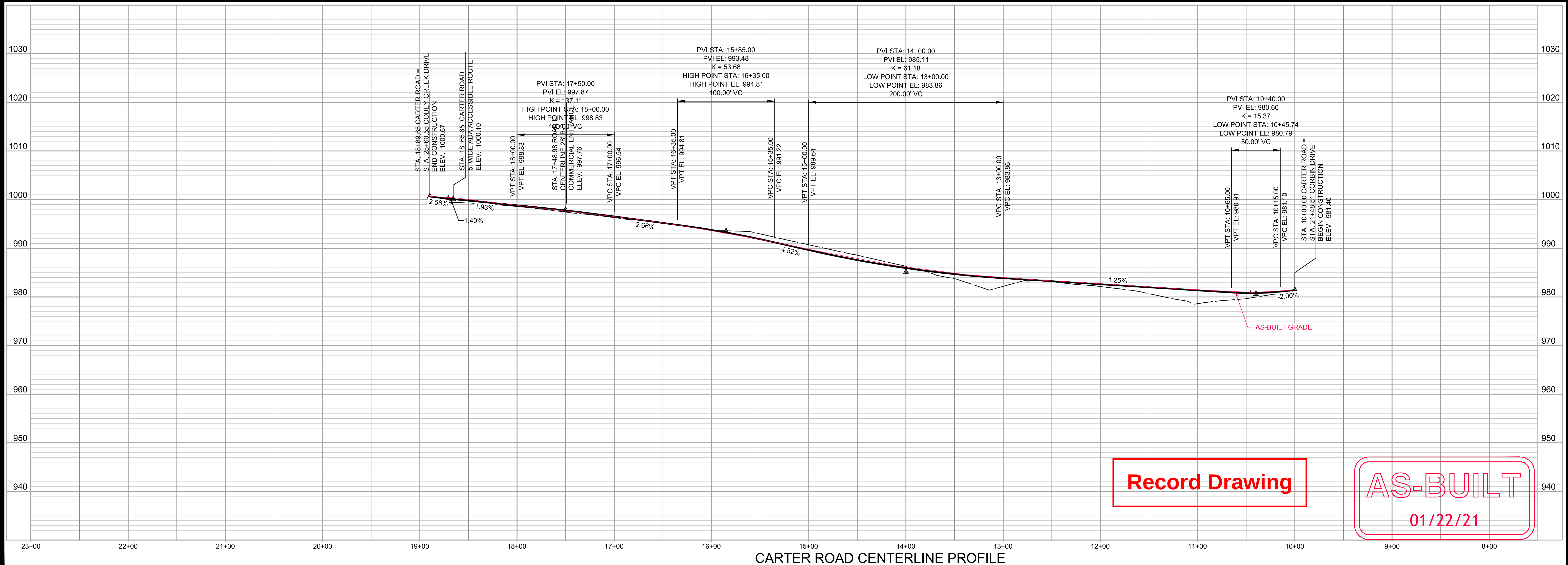
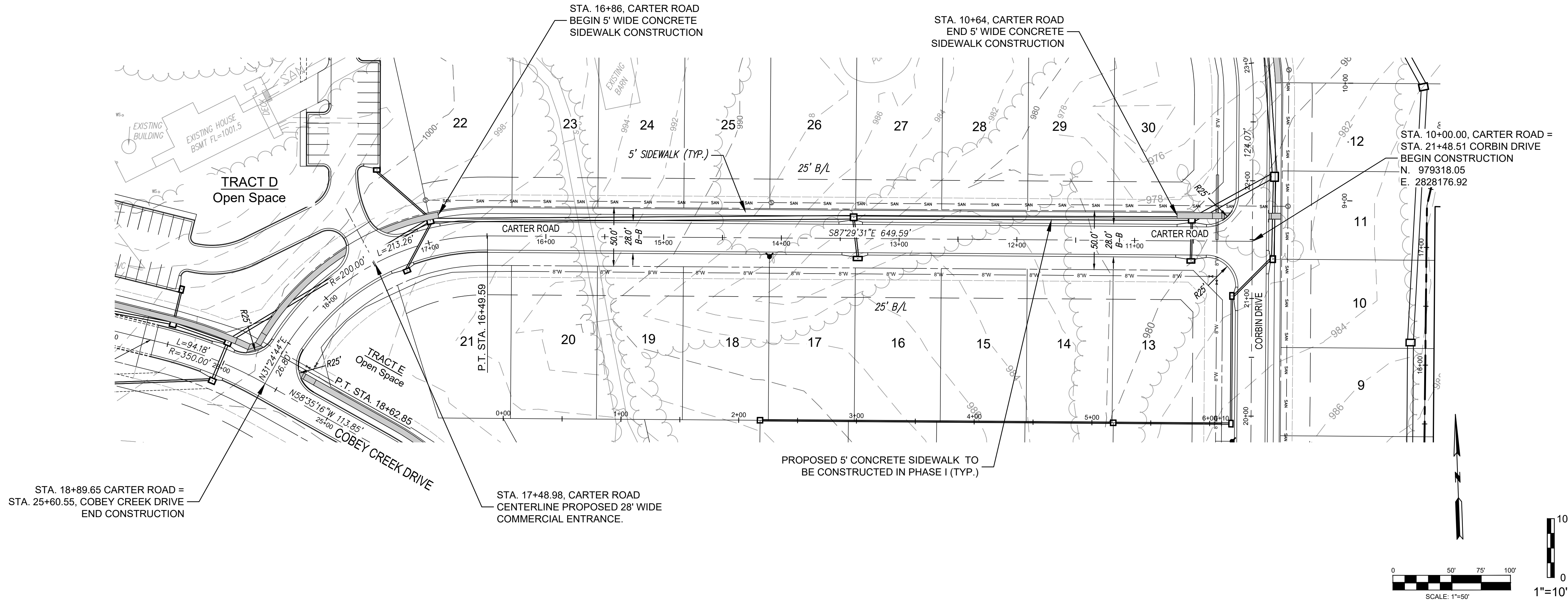
PROPOSED 5' WIDE CONCRETE
SIDEWALK TO BE BUILT WITH
PHASE I ROAD CONSTRUCTION

NOTE:

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- PROPOSED 5' WIDE CONCRETE SIDEWALK THAT ABUTS PLATTED LOTS SHALL BE CONSTRUCTED AT TIME OF BUILDING CONSTRUCTION.



Know what's below.
Call before you dig.



Record Drawing

AS-BUILT
01/22/21

NO.	BY	DATE	REVISION	CORP.
1	SW	12/16/20		

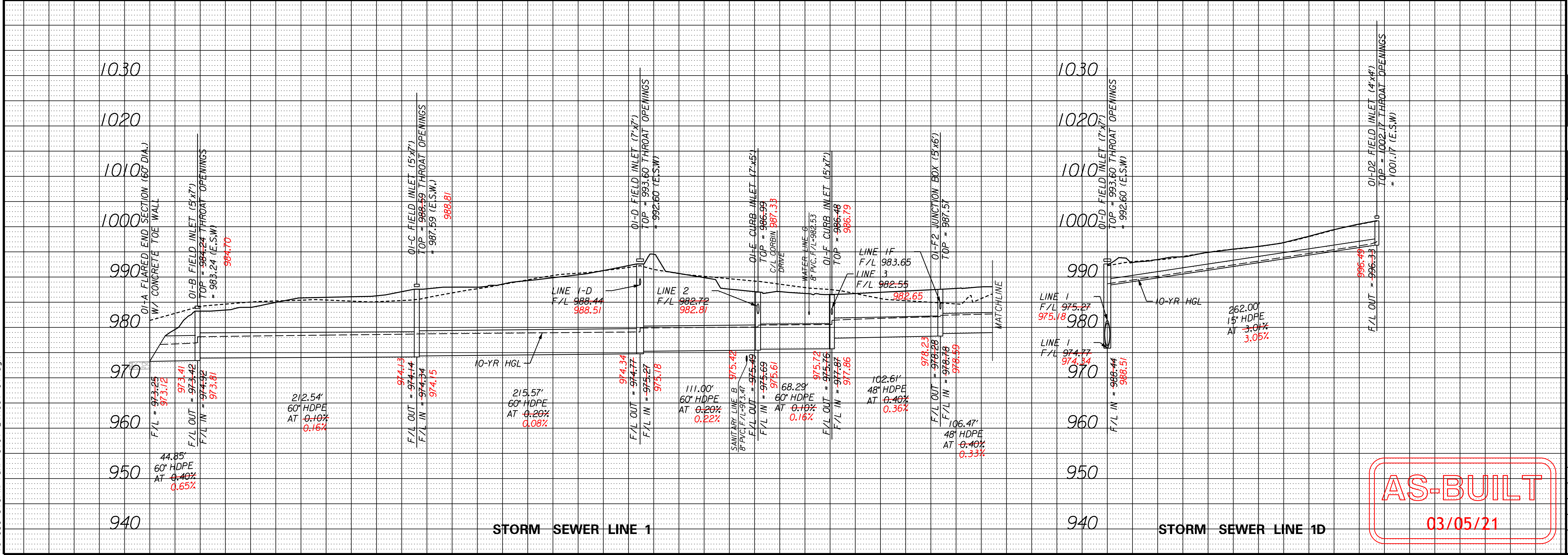
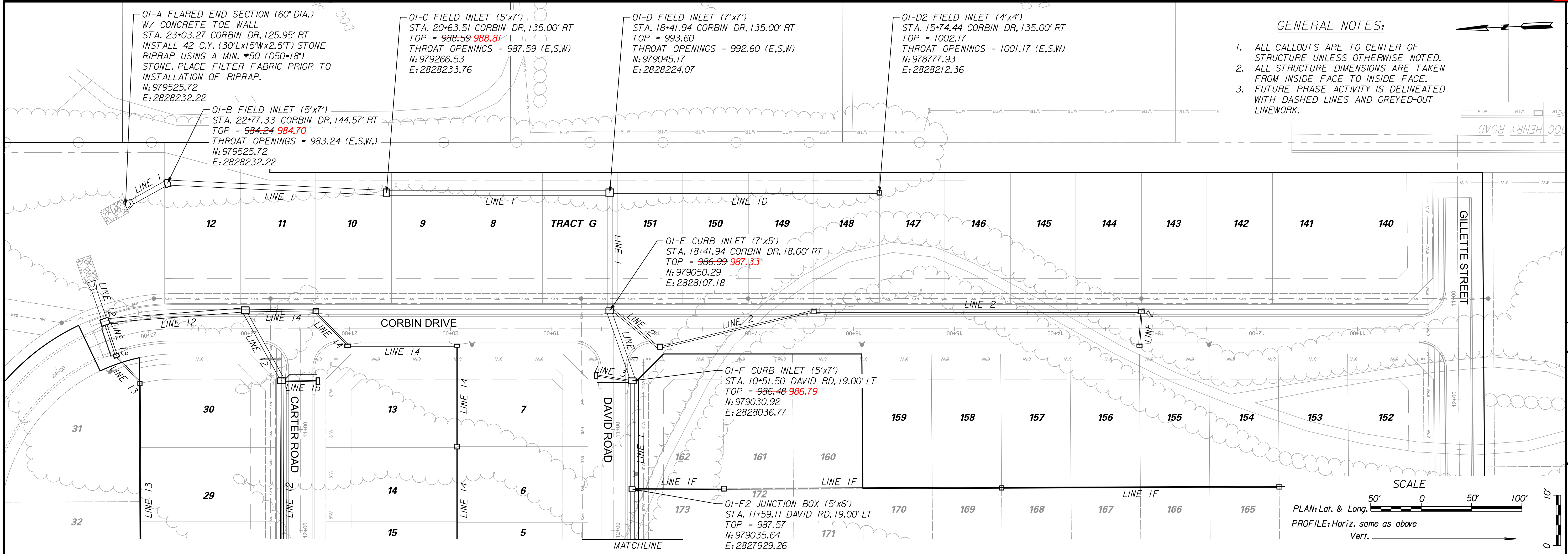
STATE OF MISSOURI
Professional Engineer
R. KEVIN STERRETT
December 16, 2020

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engineers planners
11010 Haskell Street, Suite 210, Kansas City, Kansas 66109
CORPORATE LICENSE NO. E201000373 (MO.) / E-1736 (KS.)

STREET AND STORM SEWER PLANS
STREET CENTERLINE PROFILES
CARTER ROAD
COBEY CREEK FIRST PLAT
PHASE I
CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO.
16-059 Base Phase I
DRAWING NO.
16-059 Phase I Street Plans
DATE
December 18, 2020
SHEET NO.
16-059

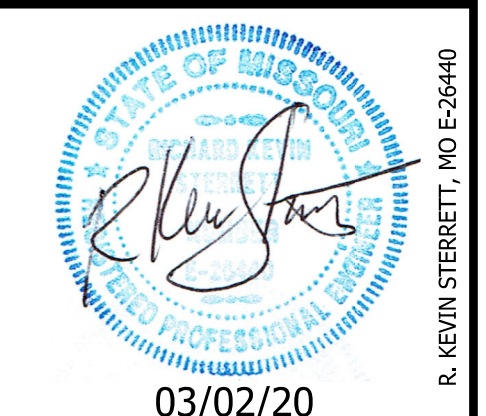
8 SHEET OF 53



NO.	BY	CHK/APP
1	RAM	RKS
2	RAM	RKS
3	RAM	RKS
4	RAM	RKS

CHANGES TO STORM LINE 12
03/02/20
ADDRESS CITY COMMENTS DATED 3/20/19
03/05/21
ADDRESS CITY COMMENTS DATED 12/18/18
11/22/18
SUBMITTAL TO CITY OF LEE'S SUMMIT

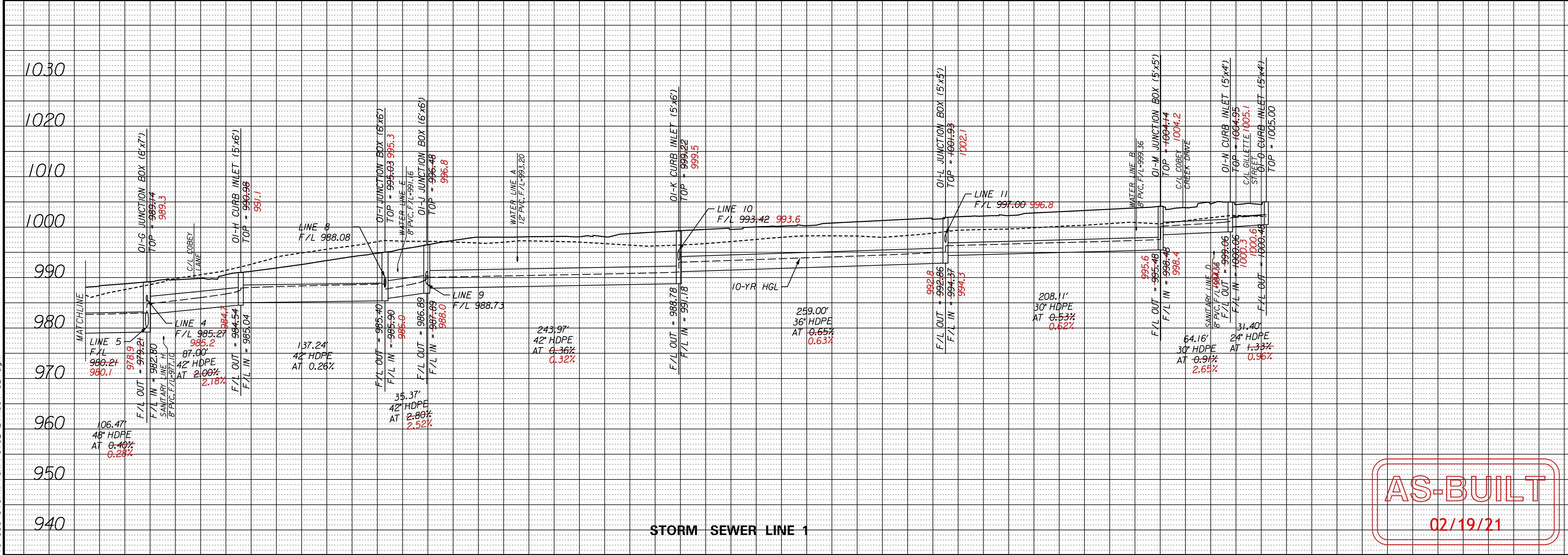
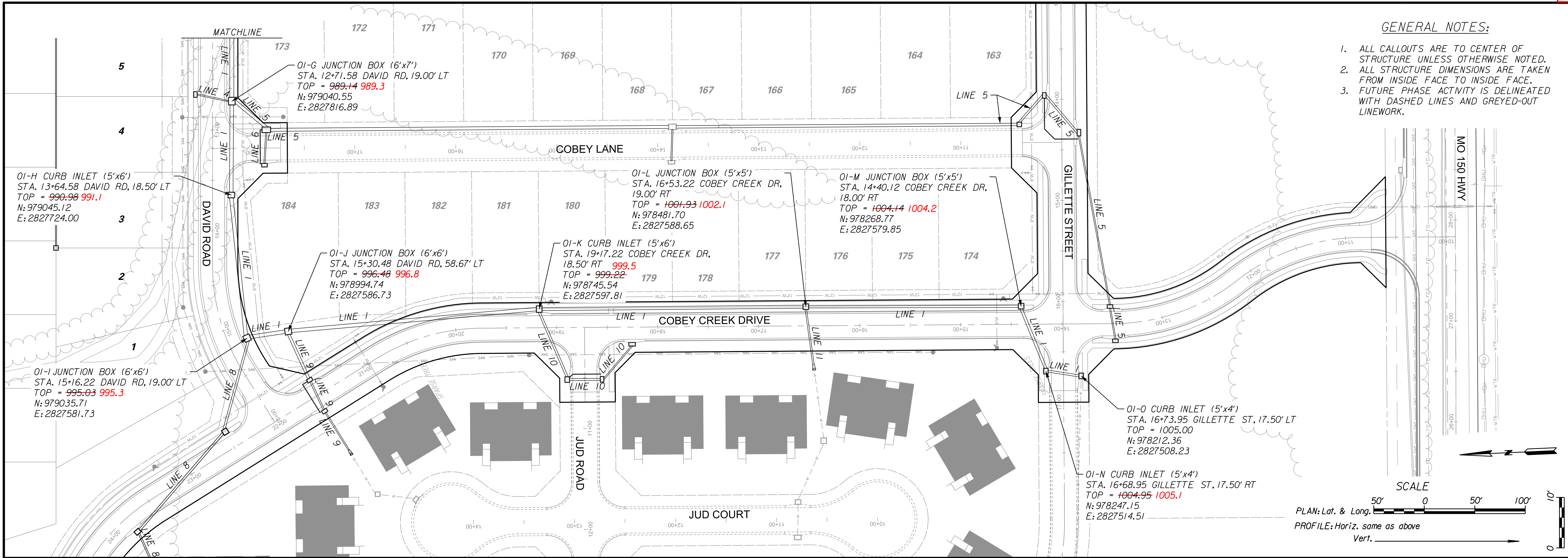
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CORPORATE LICENSE NO. E2010005873

STORM SEWER LINES 1 AND 1D	CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
X-REF. NO. XXX	DRAWING NO. XXX
DATE March 27, 2019	JOB NO. 16,059.01
10	SHEET OF 53



NO.	REVISION	DATE	BY	CHK/APP
1				
2				
3				
4				

02/19/21
AS-BUILT
CHANGES TO STORM LINE 12
03/02/20
ADDRESS CITY COMMENTS DATED 3/20/19
3/27/19
ADDRESS CITY COMMENTS DATED 12/18/18
3/8/19
SUBMITTAL TO CITY OF LEE'S SUMMIT
11/22/18

STATE OF MISSOURI
Professional Engineer
R. KEVIN STERRETT, MO E-26440
03/02/20

Consult Inc
engineers
planners

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CORPORATE LICENSE NO. E2010005873

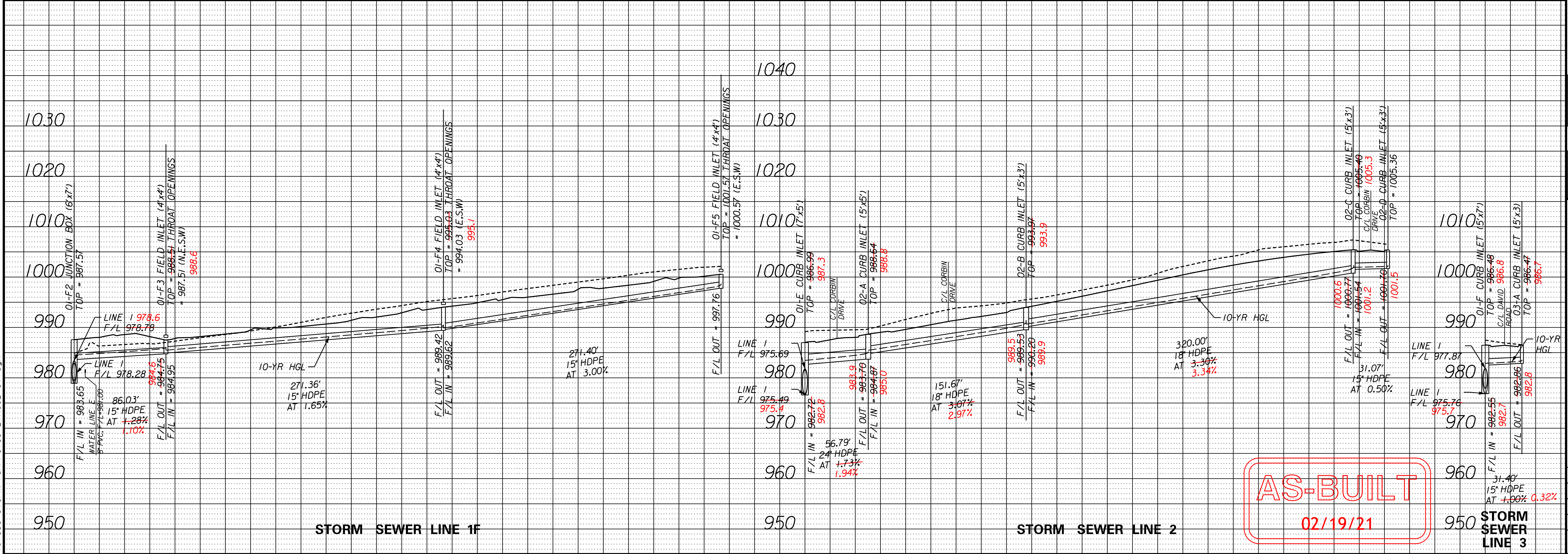
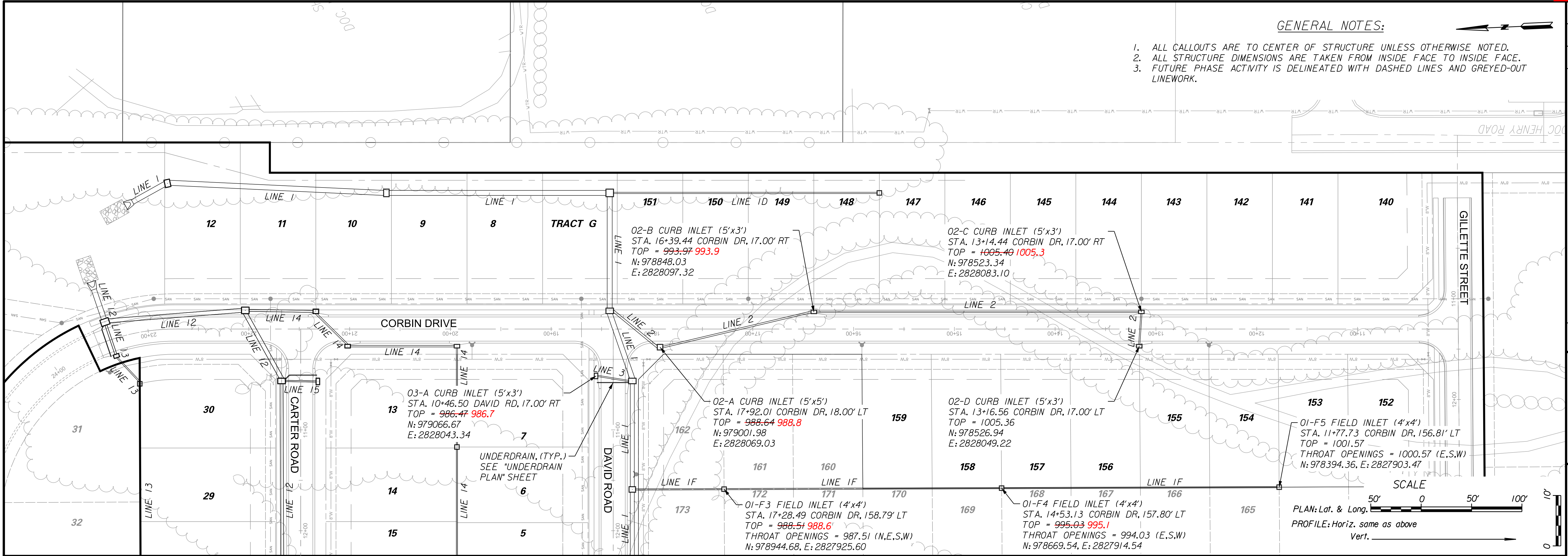
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

STORM SEWER LINE 1

COBEY CREEK

X-REF. NO. XXX
DRAWING NO. XXX
DATE
March 27, 2019
JOB NO.
16,059.01

11 SHEET OF 53

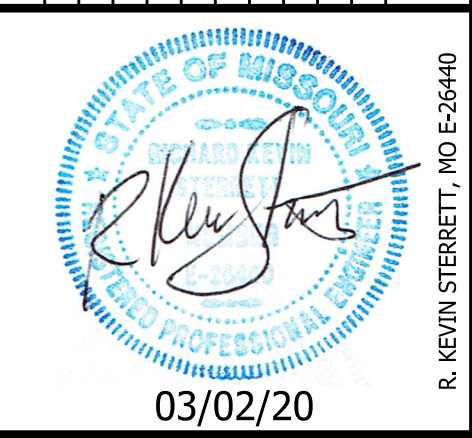


NO.	BY	CHK/APP
1	RAM	
2	RAM	
3	RAM	
4	RAM	

DATE	REVISION
02/19/21	AS-BUILT
03/02/20	CHANGES TO STORM LINE 12
3/27/19	ADDRESS CITY COMMENTS DATED 3/20/19
3/27/19	ADDRESS CITY COMMENTS DATED 12/18/18
11/27/18	SUBMITTAL TO CITY OF LEE'S SUMMIT

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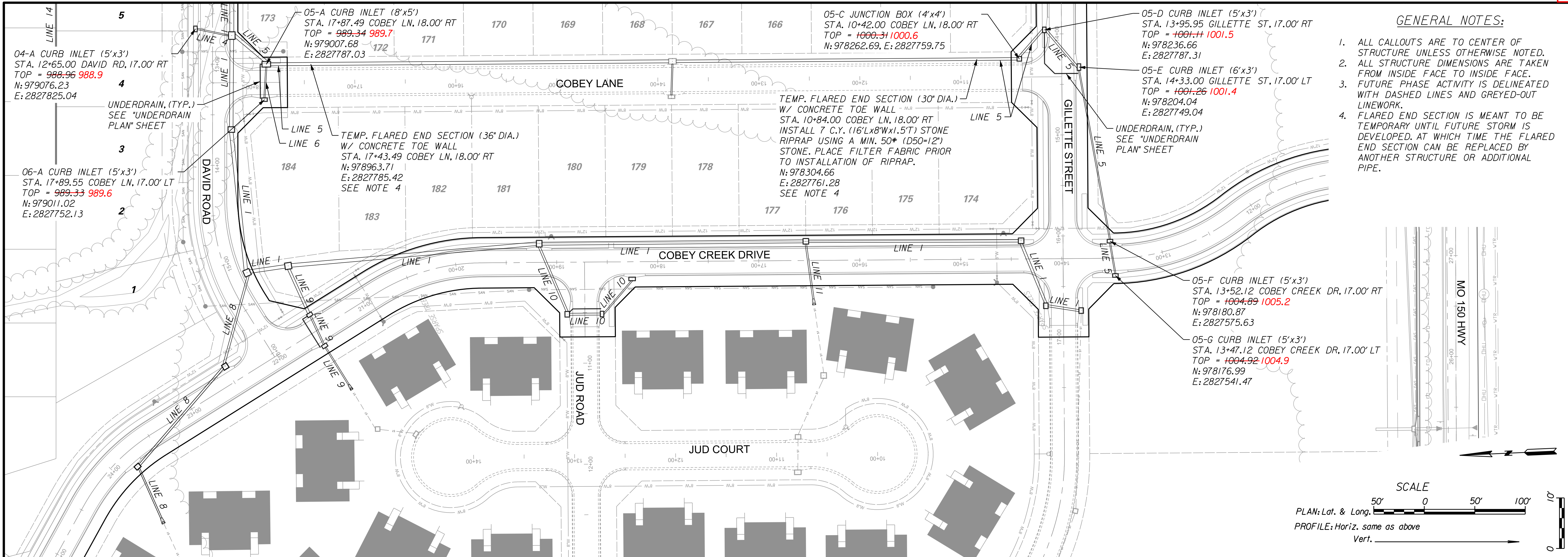


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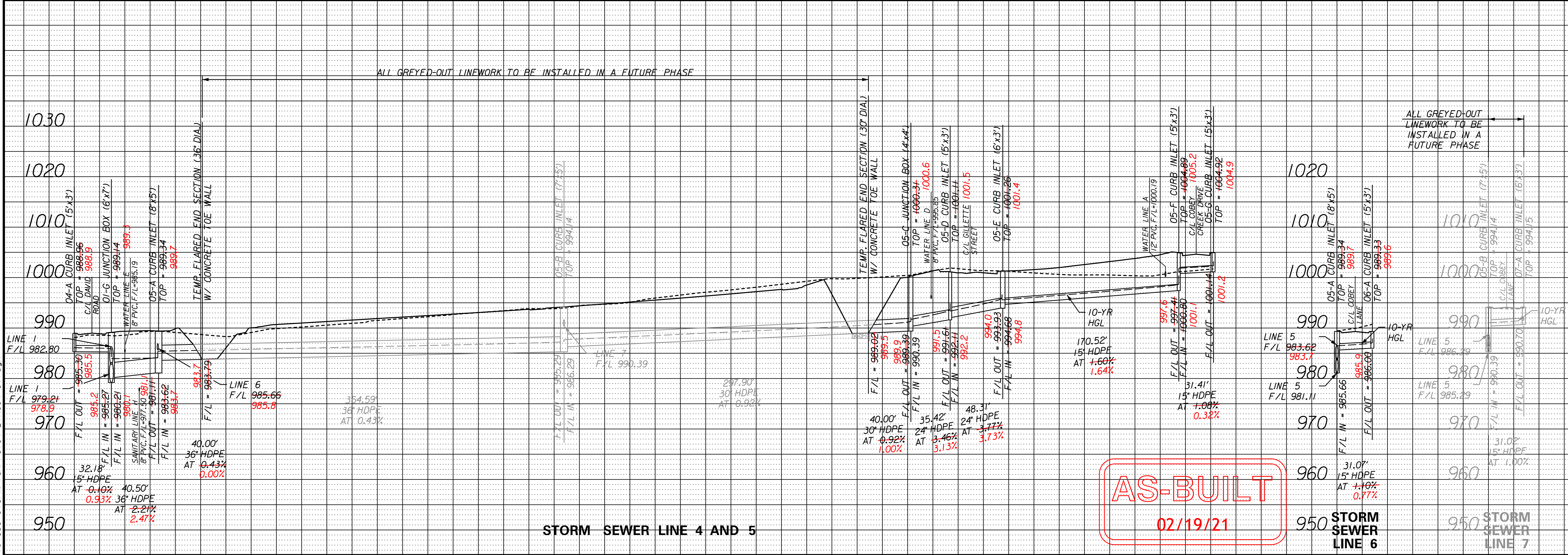
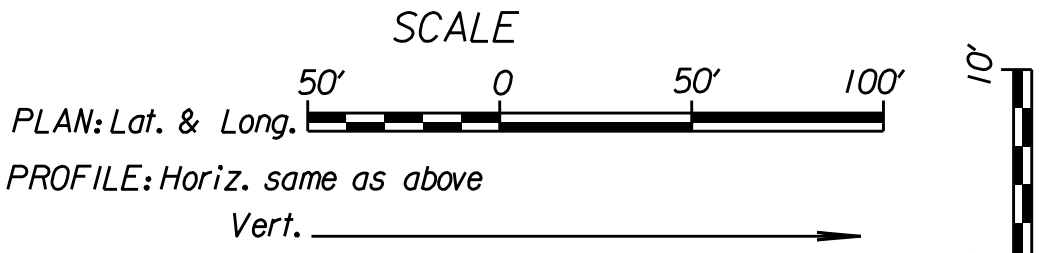
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CORPORATE LICENSE NO. E2010005873

STORM SEWER LINES 1F, 2 AND 3	CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
X-REF. NO. XXX	
DRAWING NO. XXX	
DATE March 27, 2019	
JOB NO. 16.059.01	
SHEET 12 OF 53	



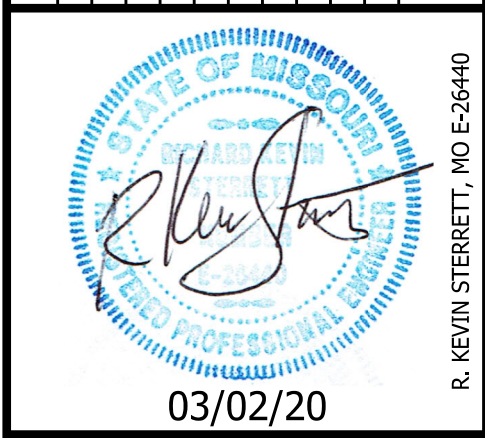
- GENERAL NOTES:**
1. ALL CALLOUTS ARE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
 2. ALL STRUCTURE DIMENSIONS ARE TAKEN FROM INSIDE FACE TO INSIDE FACE.
 3. FUTURE PHASE ACTIVITY IS DELINEATED WITH DASHED LINES AND GREYED-OUT LINEWORK.
 4. FLARED END SECTION IS MEANT TO BE TEMPORARY UNTIL FUTURE STORM IS DEVELOPED. AT WHICH TIME THE FLARED END SECTION CAN BE REPLACED BY ANOTHER STRUCTURE OR ADDITIONAL PIPE.



NO.	BY	CHK/APP.
1	RAM	RKS
2	RAM	RKS
3	RAM	RKS
4	RAM	RKS

CHANGES TO STORM LINE 12
03/02/20
ADDRESS CITY COMMENTS DATED 3/20/19
3/27/19
3/27/19
11/22/18
SUBMITTAL TO CITY OF LEE'S SUMMIT

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03/02/20

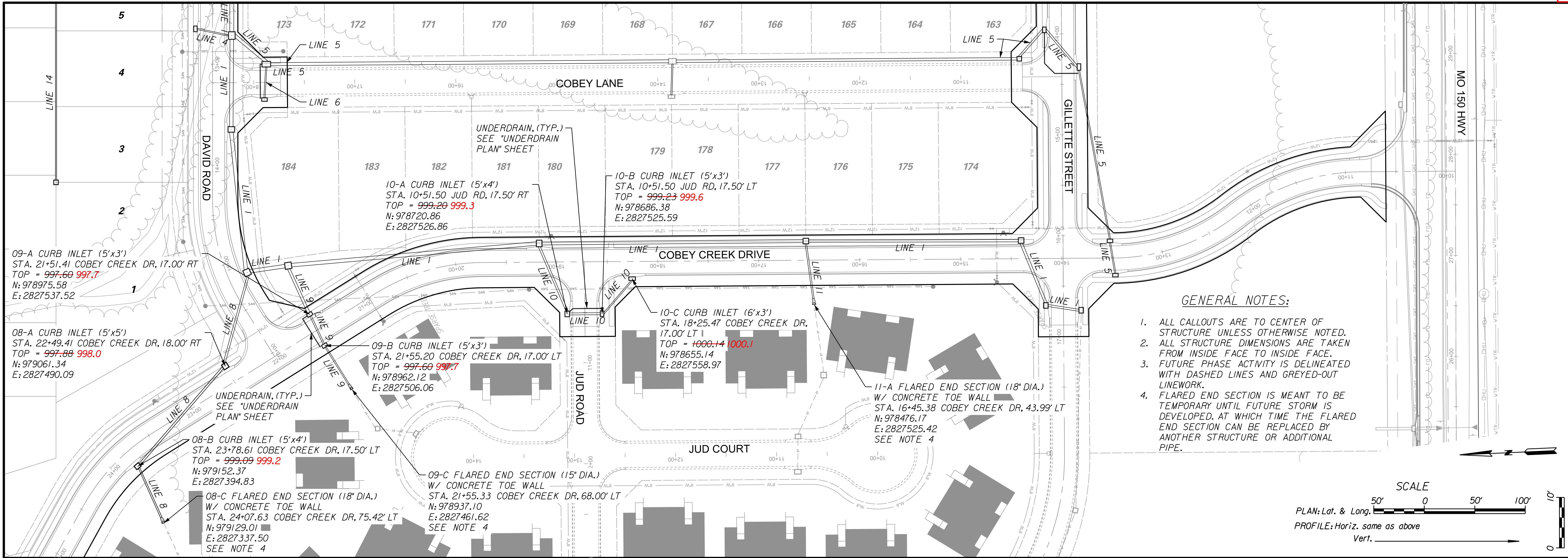
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CORPORATE LICENSE NO. E2010005873

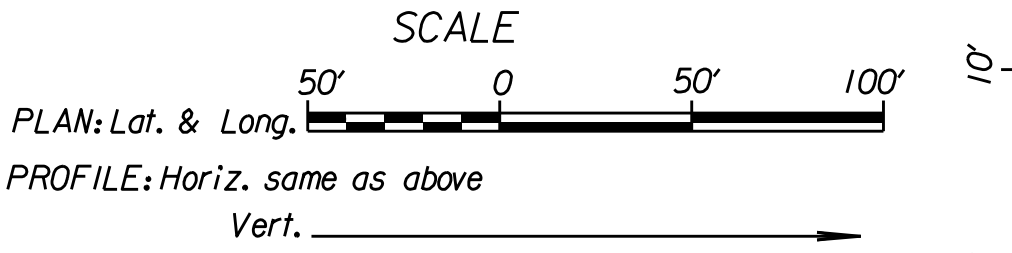
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STORM SEWER LINES 4, 5, AND 6	COBEY CREEK
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI	
X-REF. NO. XXX	
DRAWING NO. XXX	
DATE	March 27, 2019
JOB NO.	16.059.01
SHEET	53

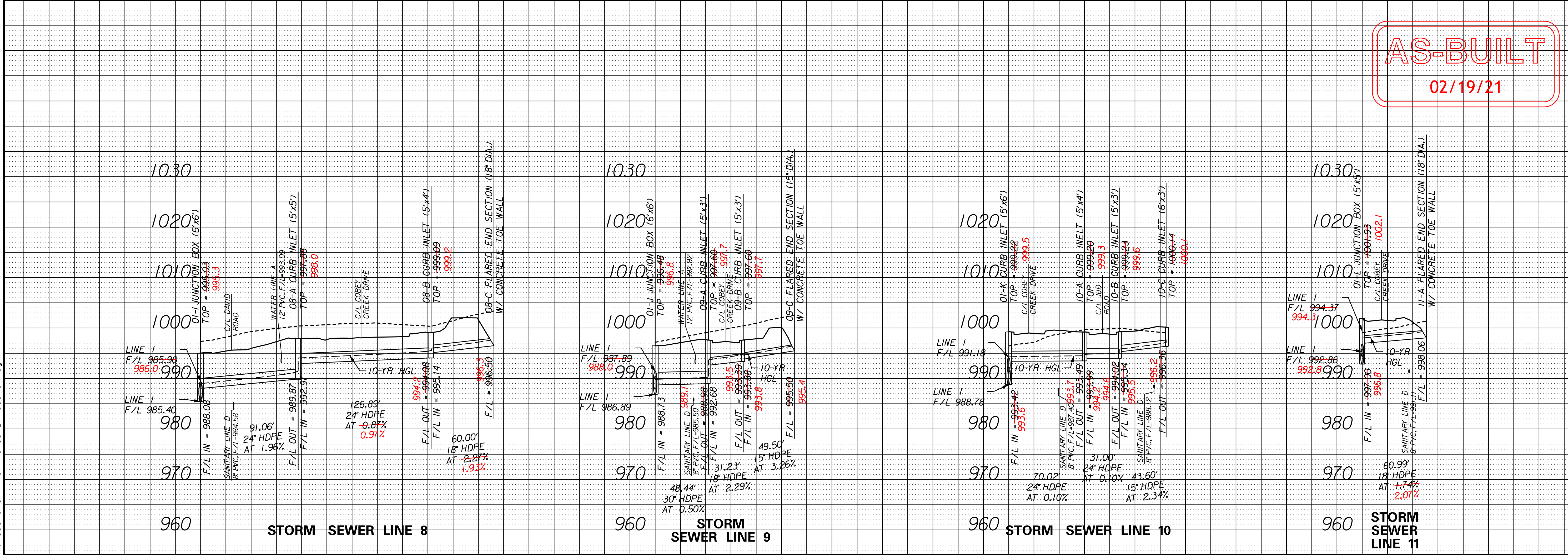


- GENERAL NOTES:
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 2. ALL STRUCTURE DIMENSIONS ARE TAKEN FROM INSIDE FACE TO INSIDE FACE.
 3. FUTURE PHASE ACTIVITY IS DELINEATED WITH DASHED LINES AND GREYED-OUT LINEWORK.
 4. FLARED END SECTION IS MEANT TO BE TEMPORARY UNTIL FUTURE STORM IS DEVELOPED, AT WHICH TIME THE FLARED END SECTION CAN BE REPLACED BY ANOTHER STRUCTURE OR ADDITIONAL PIPE.



AS-BUILT

02/19/21



NO.	BY	CHK/APP
1	RAM	RNS
2	RAM	RNS
3	RAM	RNS
4	RAM	RNS

DATE	REVISION
02/19/21	AS-BUILT
03/02/20	CHANGES TO STORM LINE 12
3/27/19	ADDRESS CITY COMMENTS DATED 3/20/19
3/8/19	ADDRESS CITY COMMENTS DATED 12/18/18
11/27/18	SUBMITTAL TO CITY OF LEE'S SUMMIT

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R. KEVIN STERRETT, MO E-26440

03/02/20

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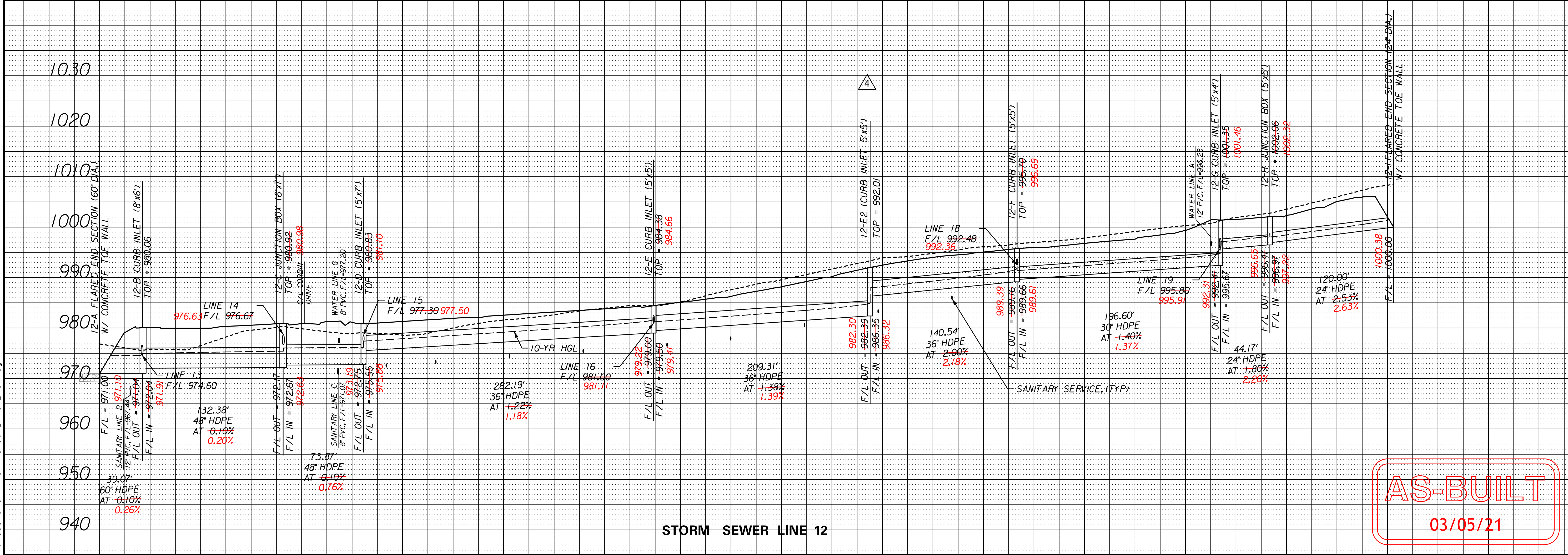
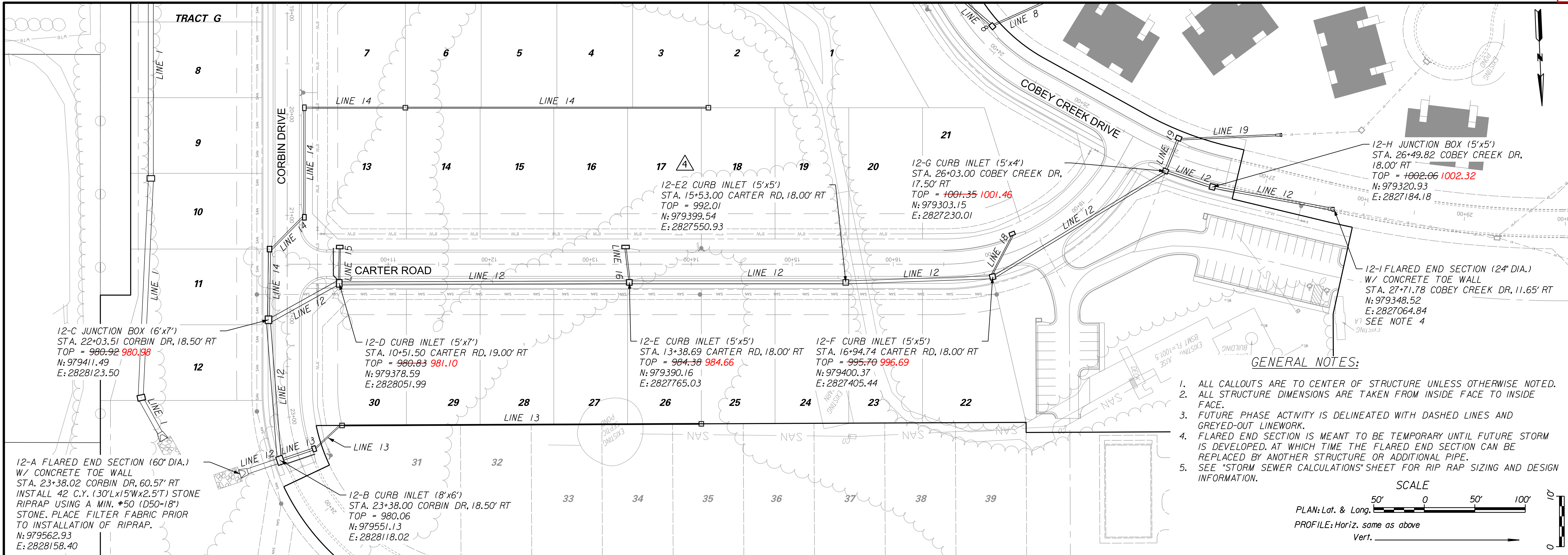
STORM SEWER LINES 8, 9, 10, AND 11

COBEY CREEK

CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

X-REF. NO.	XXX
DRAWING NO.	XXX
DATE	March 27, 2019
JOB NO.	16,059.01

14 SHEET OF 53



NO.	BY	DATE	REVISION
1	RAM	03/05/21	AS-BUILT
2	RAM	03/02/20	CHANGES TO STORM LINE 12
3	RAM	3/27/19	ADDRESS CITY COMMENTS DATED 3/20/19
4	RAM	3/19/19	ADDRESS CITY COMMENTS DATED 12/18/18
5	RAM	11/27/18	SUBMITTAL TO CITY OF LEE'S SUMMIT

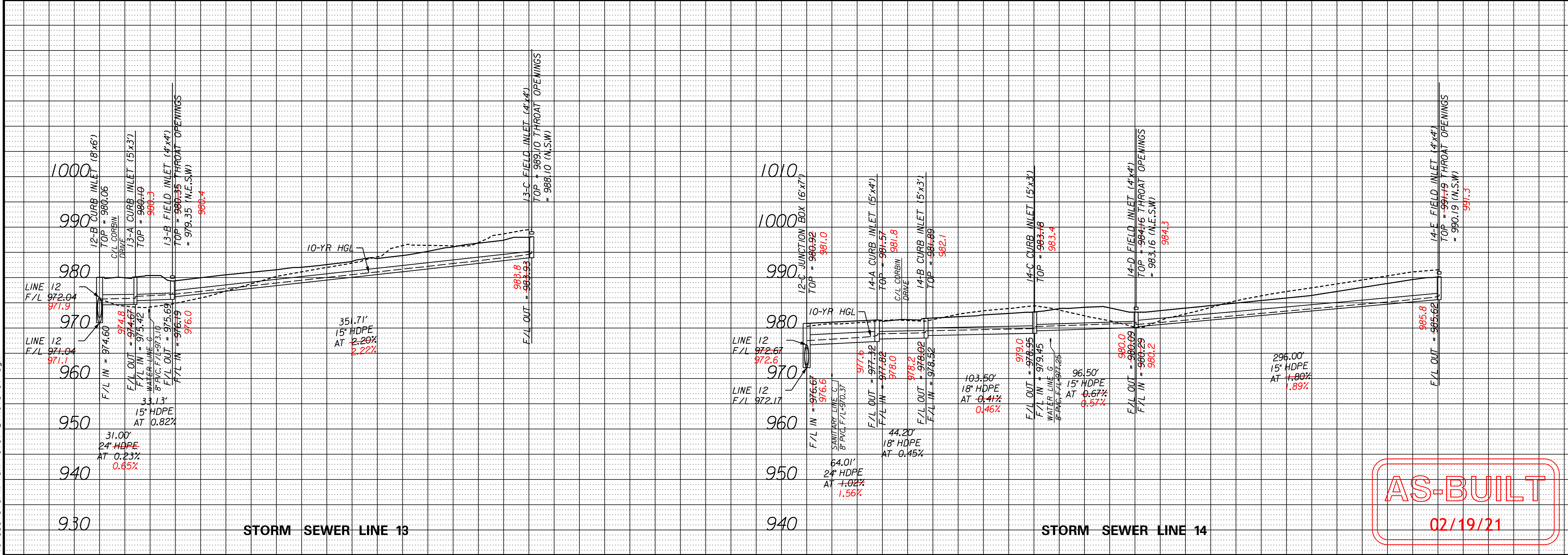
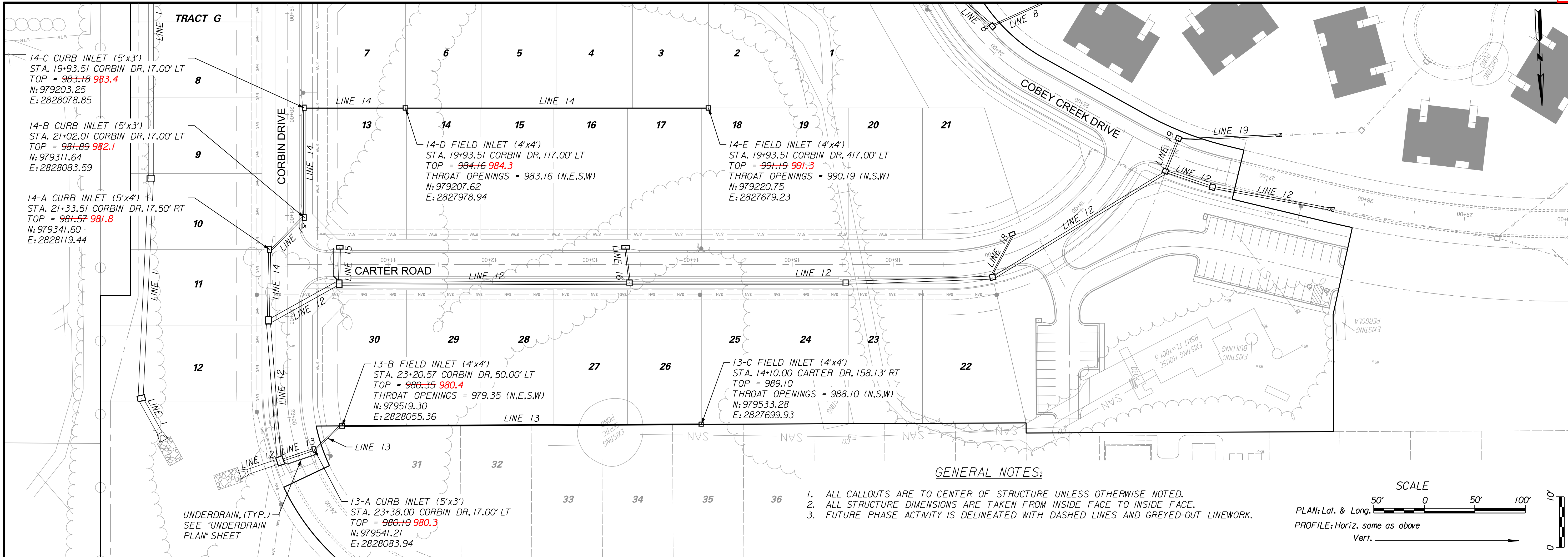


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CORPORATE LICENSE NO. E2010005873

Consult Inc engineers planners

STORM SEWER LINE 12
COBEY CREEK

X-REF. NO. XXX	DRAWING NO. XXX
DATE March 27, 2019	JOB NO. 16,059-01
15	SHEET OF 53



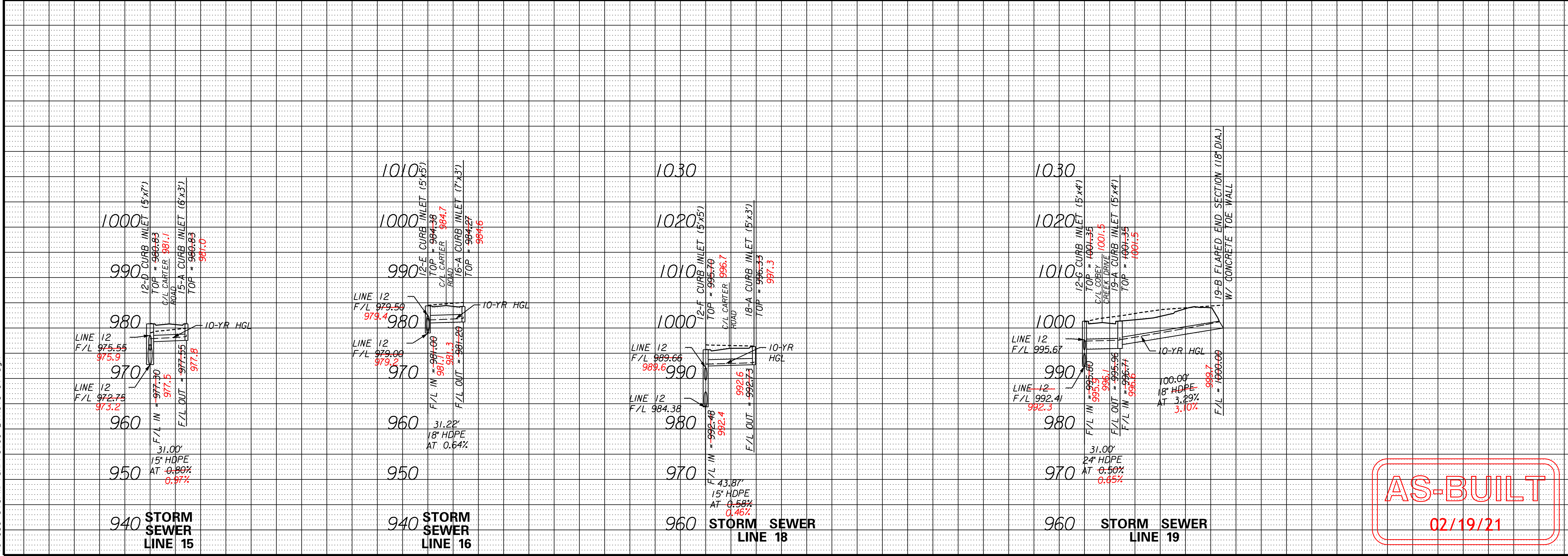
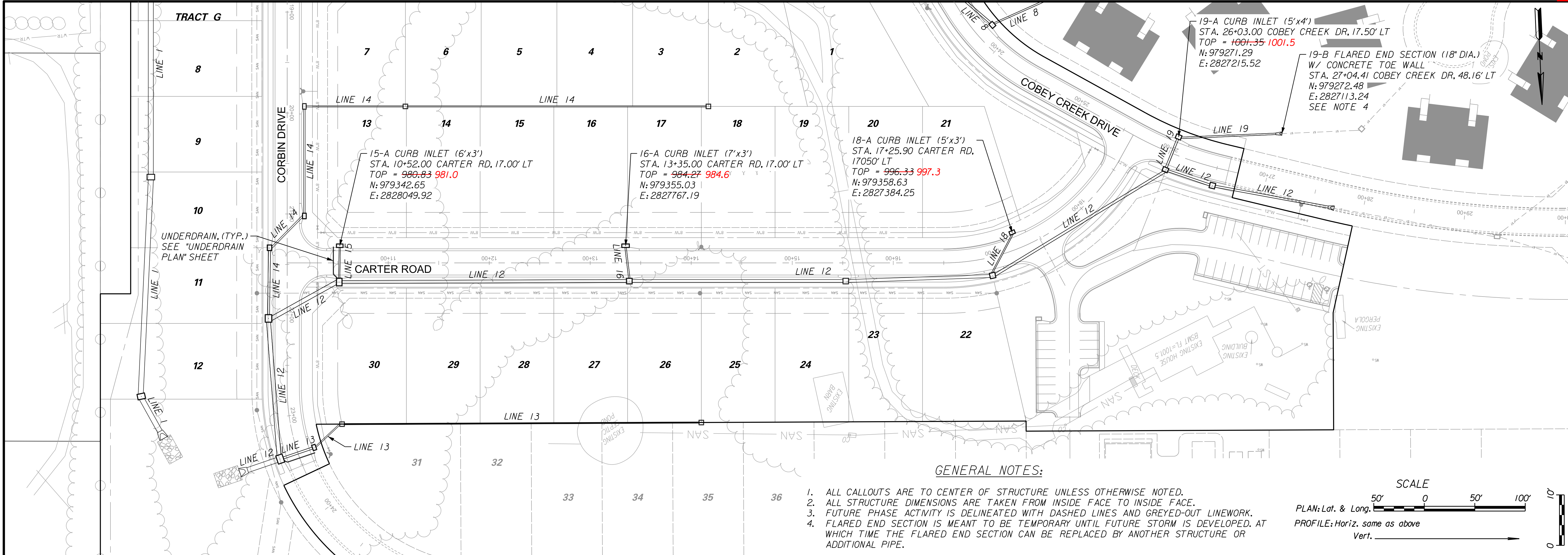
NO.	BY	DATE	REVISION
1	RAM	02/19/21	AS-BUILT
2	RAM	03/02/20	CHANGES TO STORM LINE 12
3	RAM	3/27/19	ADDRESS CITY COMMENTS DATED 3/20/19
4	RAM	3/8/19	ADDRESS CITY COMMENTS DATED 12/18/18
5	RAM	11/22/18	SUBMITTAL TO CITY OF LEE'S SUMMIT

STATE OF MISSOURI
Professional Engineer
R. KEVIN STERRETT, NO E-26440
03/02/20

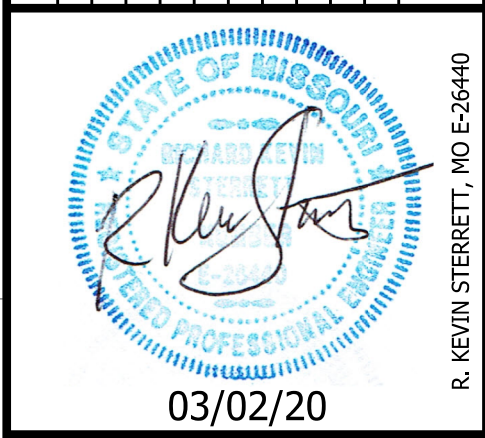
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CORPORATE LICENSE NO. E2010005873

STORM SEWER LINES 13 AND 14	CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
X-REF. NO. XXX	DRAWING NO. XXX
DATE March 27, 2019	JOB NO. 16.059.01
16	SHEET OF 53

2/16/2021 16.059-StormPlanProf07-Line13-01.dgn



NO.	BY	CHK/APP	DATE	REVISION
1	RAM		11/22/18	SUBMITTAL TO CITY OF LEE'S SUMMIT
2	RAM		3/9/19	ADDRESS CITY COMMENTS DATED 12/18/18
3	RAM		3/27/19	ADDRESS CITY COMMENTS DATED 3/20/19
4	RAM		02/19/21	CHANGES TO STORM LINE 12 AS-BUILTS

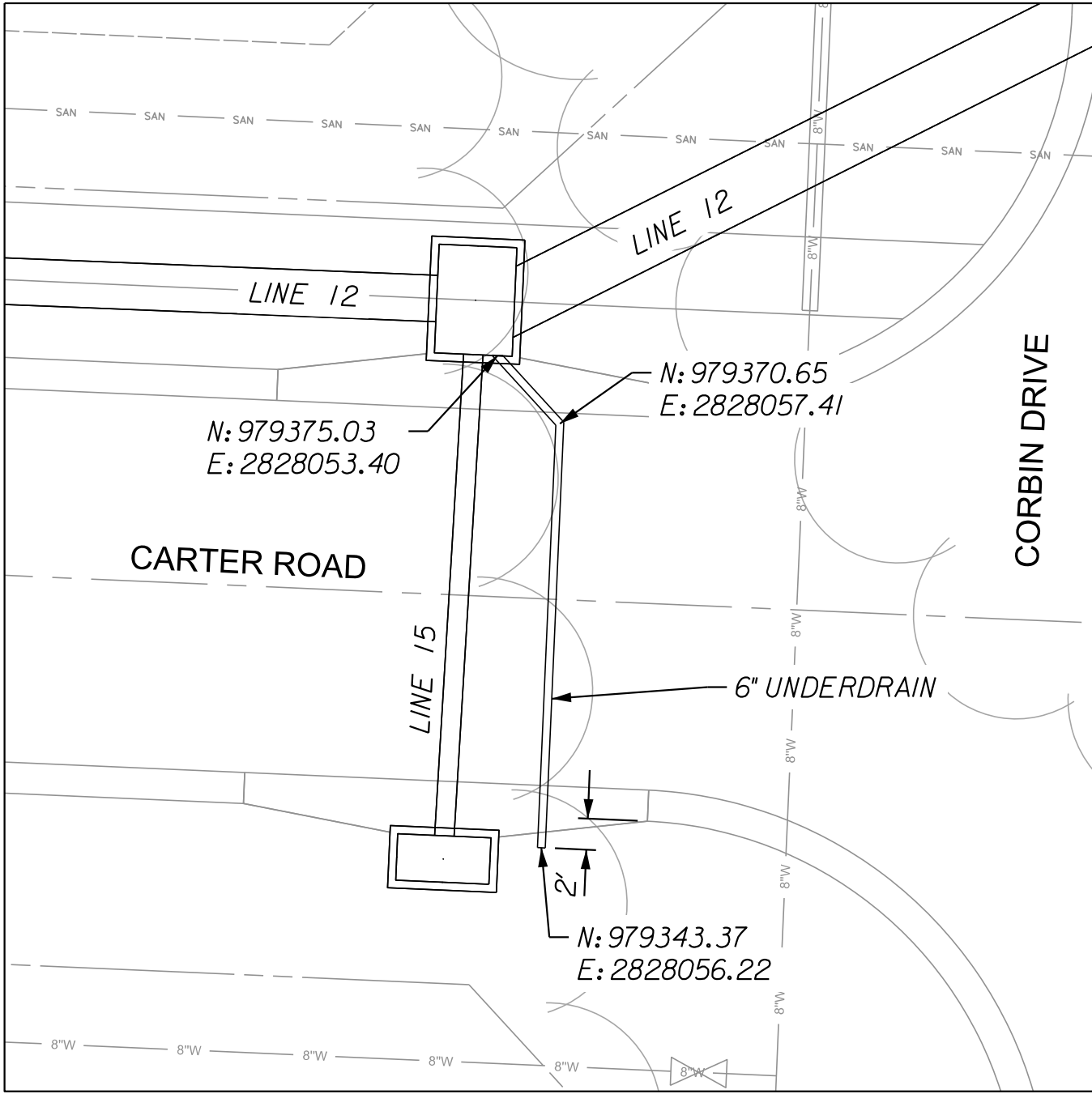
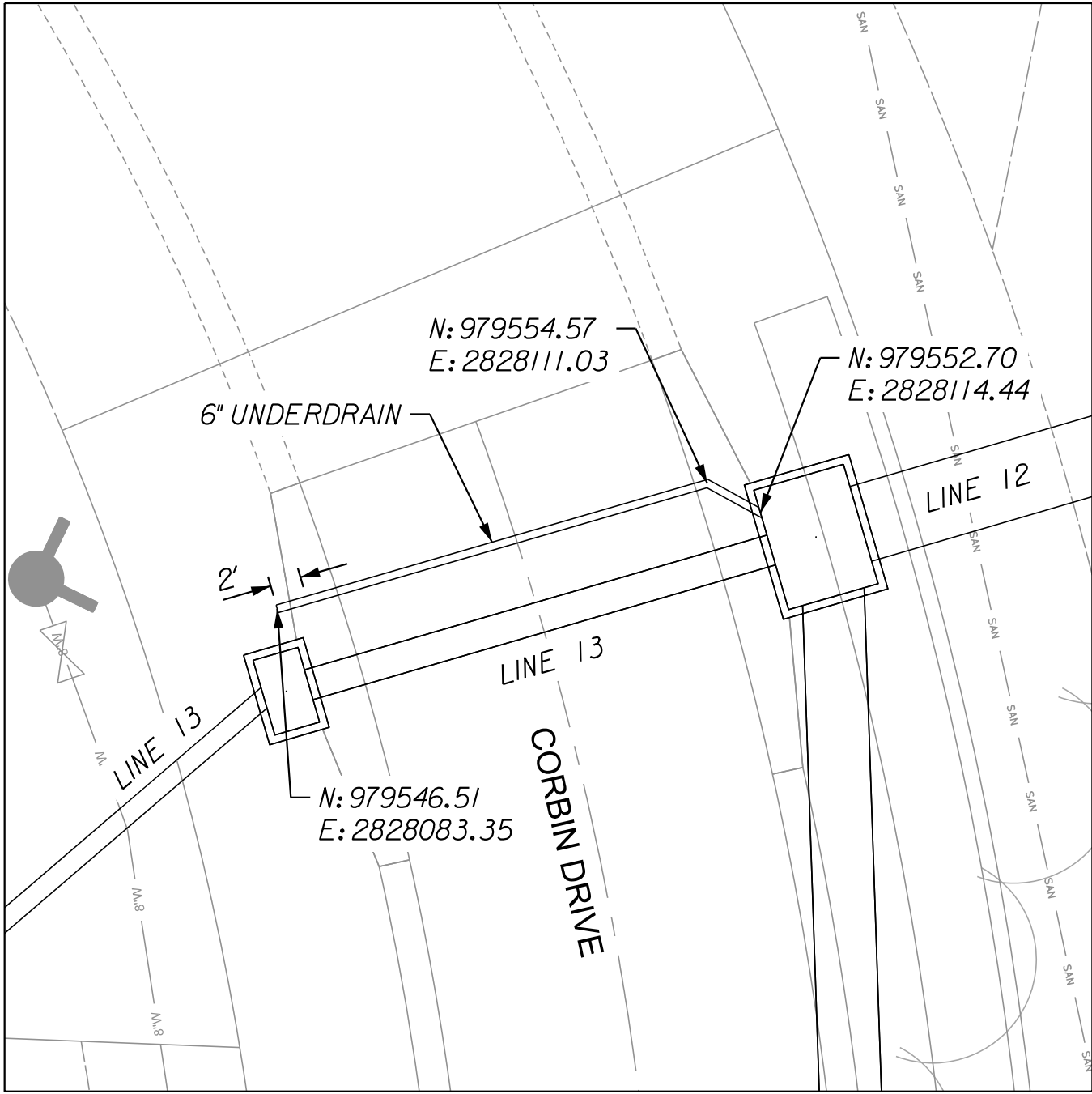
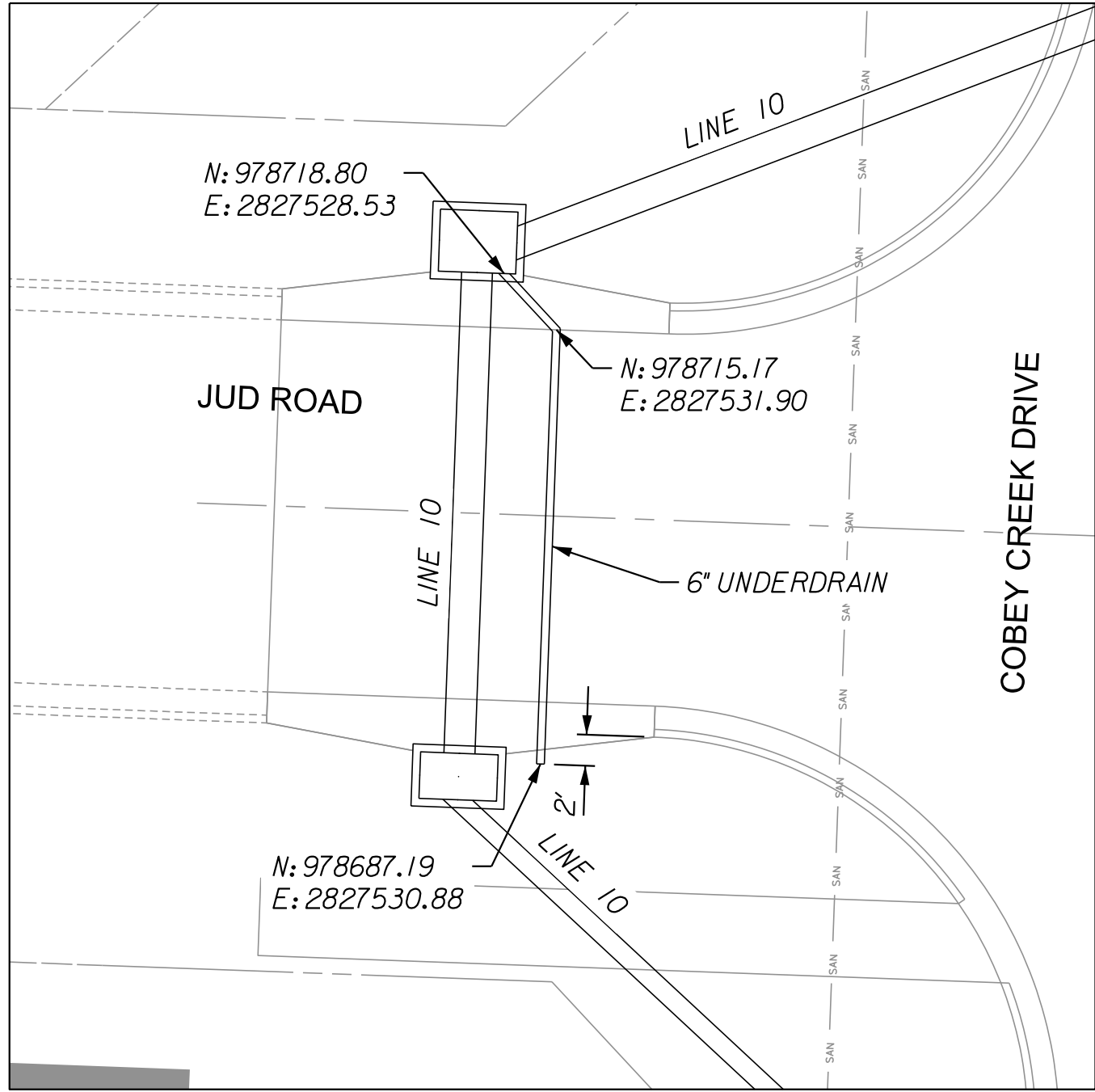
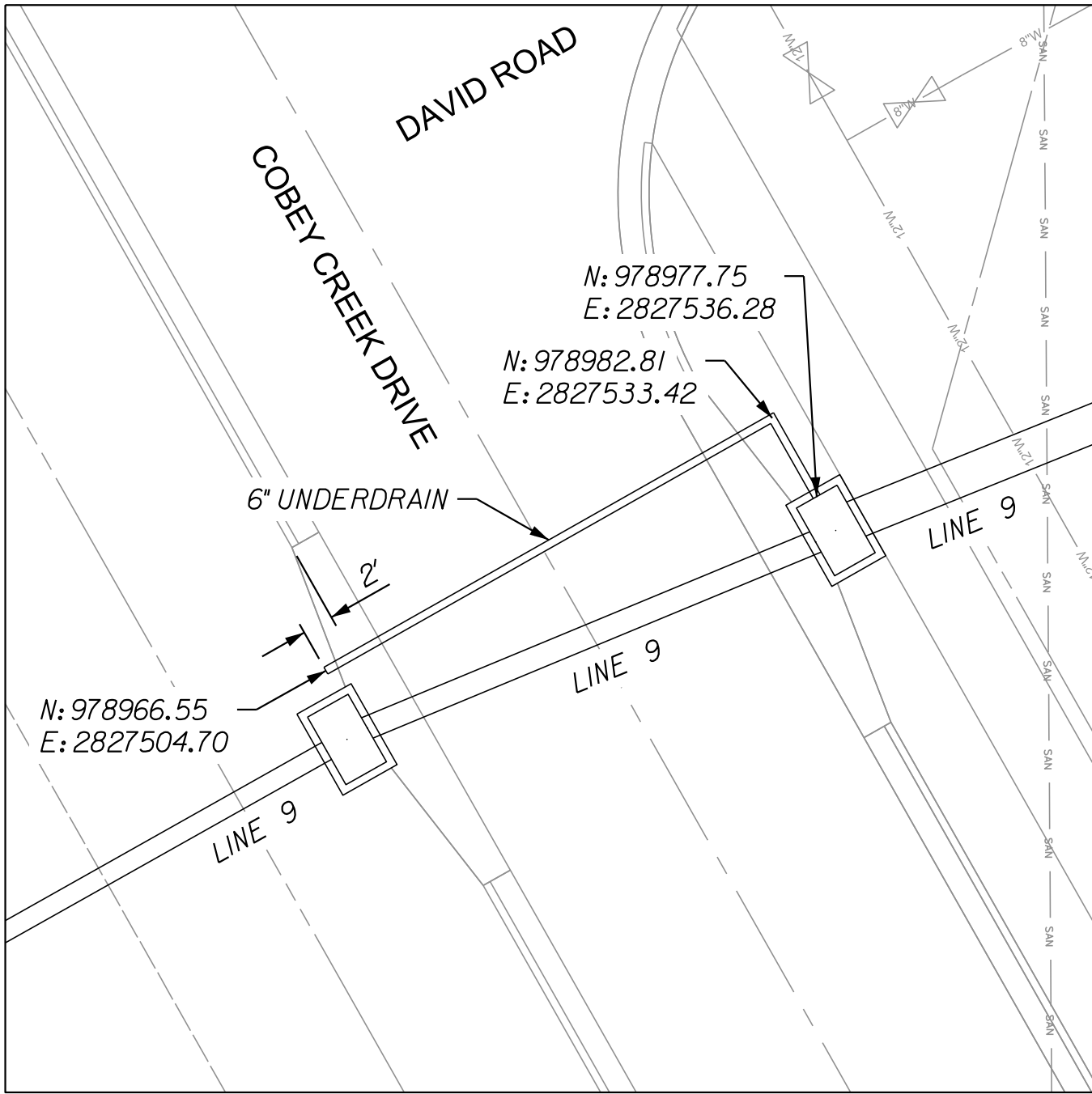
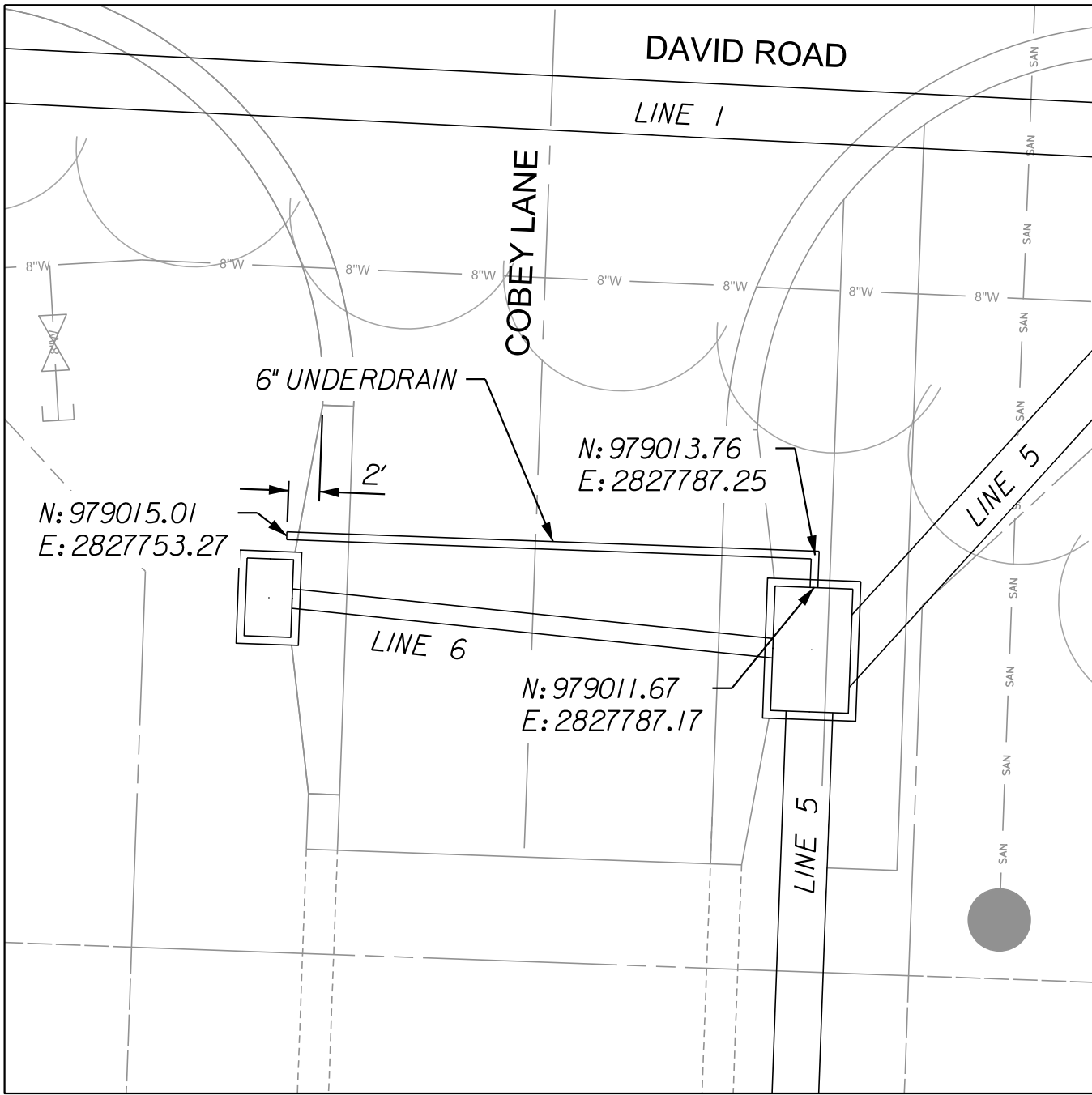
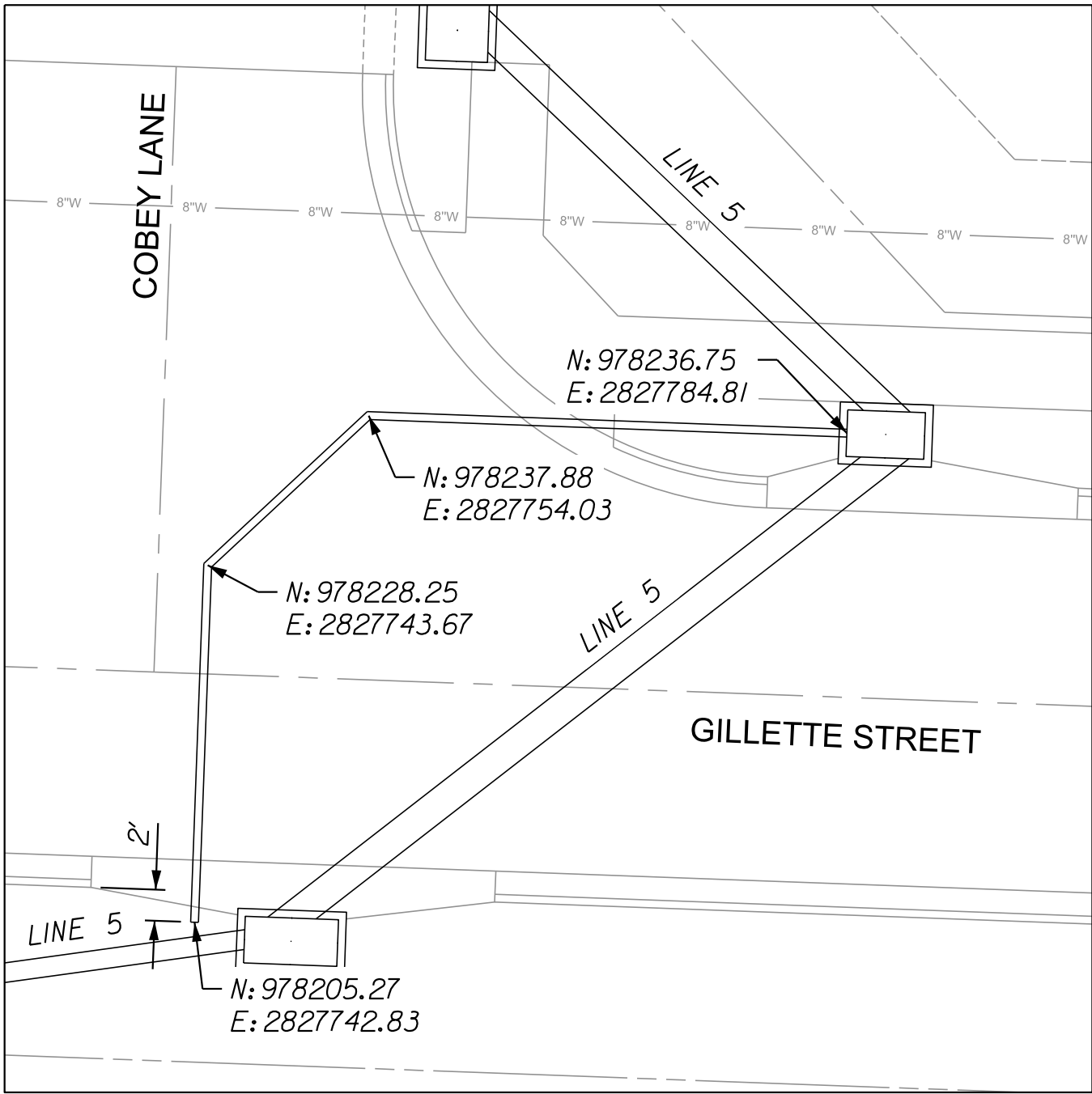
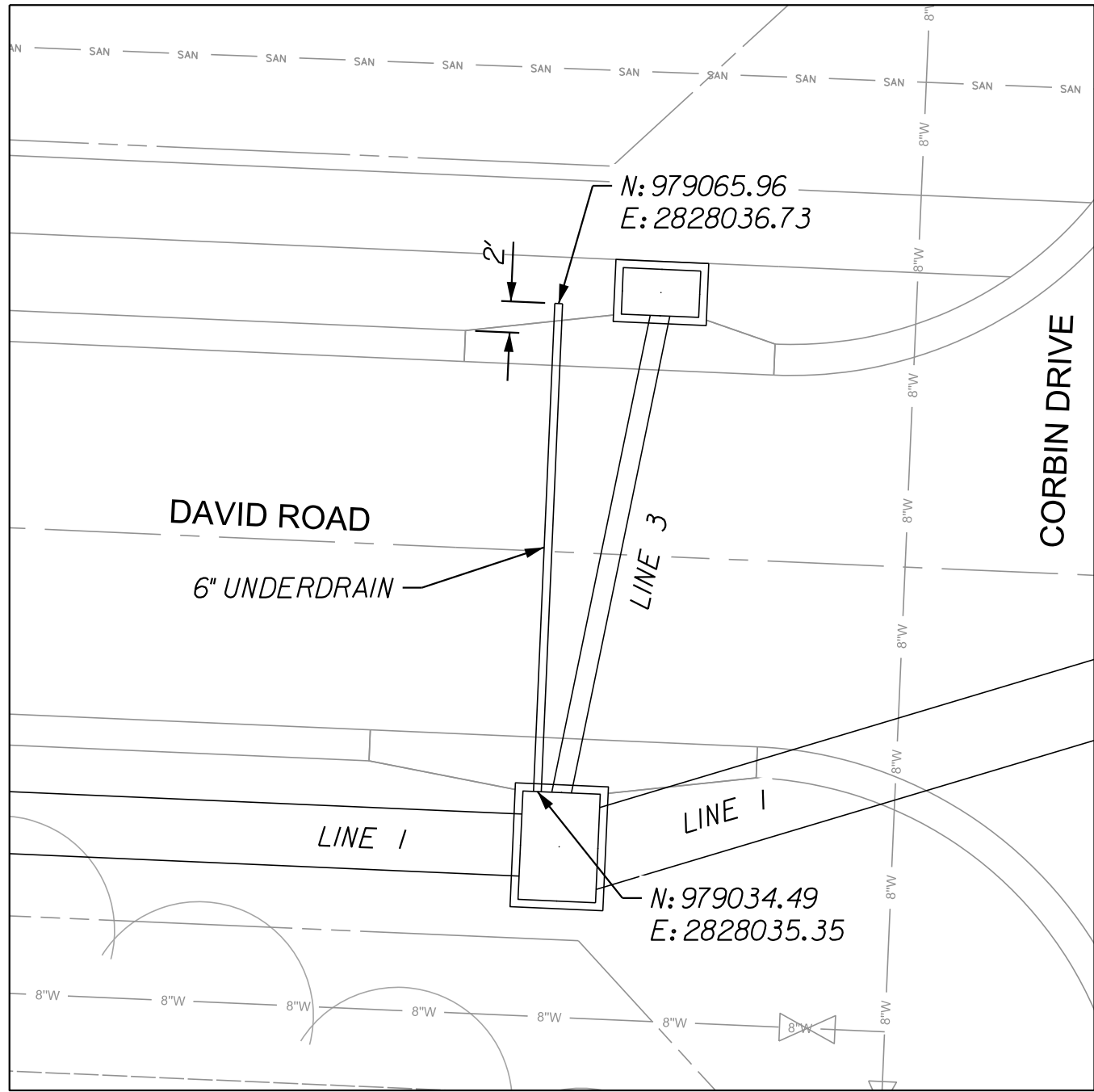


Consult Inc engineers planners

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CORPORATE LICENSE NO. E2010005873

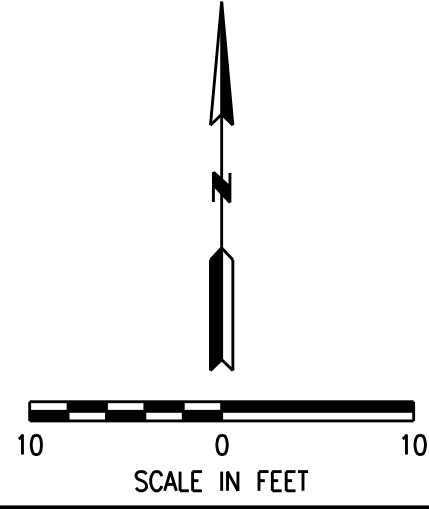
STORM SEWER LINES 15, 16, 18, AND 19	CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
X-REF. NO. XXX	DRAWING NO. XXX
DATE March 27, 2019	JOB NO. 16,059.01
17	SHEET OF 53

2/16/2021
16_059-StormPlanProf09-UnderdrainPlan.dgn



GENERAL NOTES:
1. SEE UNDERDRAIN DETAIL SHEET FOR ADDITIONAL UNDERDRAIN INFORMATION.

AS-BUILT
02/19/21



NO.	BY	CHK/APP
1	RAM	RKS
2	RAM	RKS
3	RAM	RKS
4	RAM	RKS

DATE	REVISION
02/19/21	AS-BUILT
03/02/20	CHANGES TO STORM LINE 12
3/27/19	ADDRESS CITY COMMENTS DATED 3/20/19
3/8/19	ADDRESS CITY COMMENTS DATED 12/18/18
11/21/18	SUBMITTAL TO CITY OF LEE'S SUMMIT

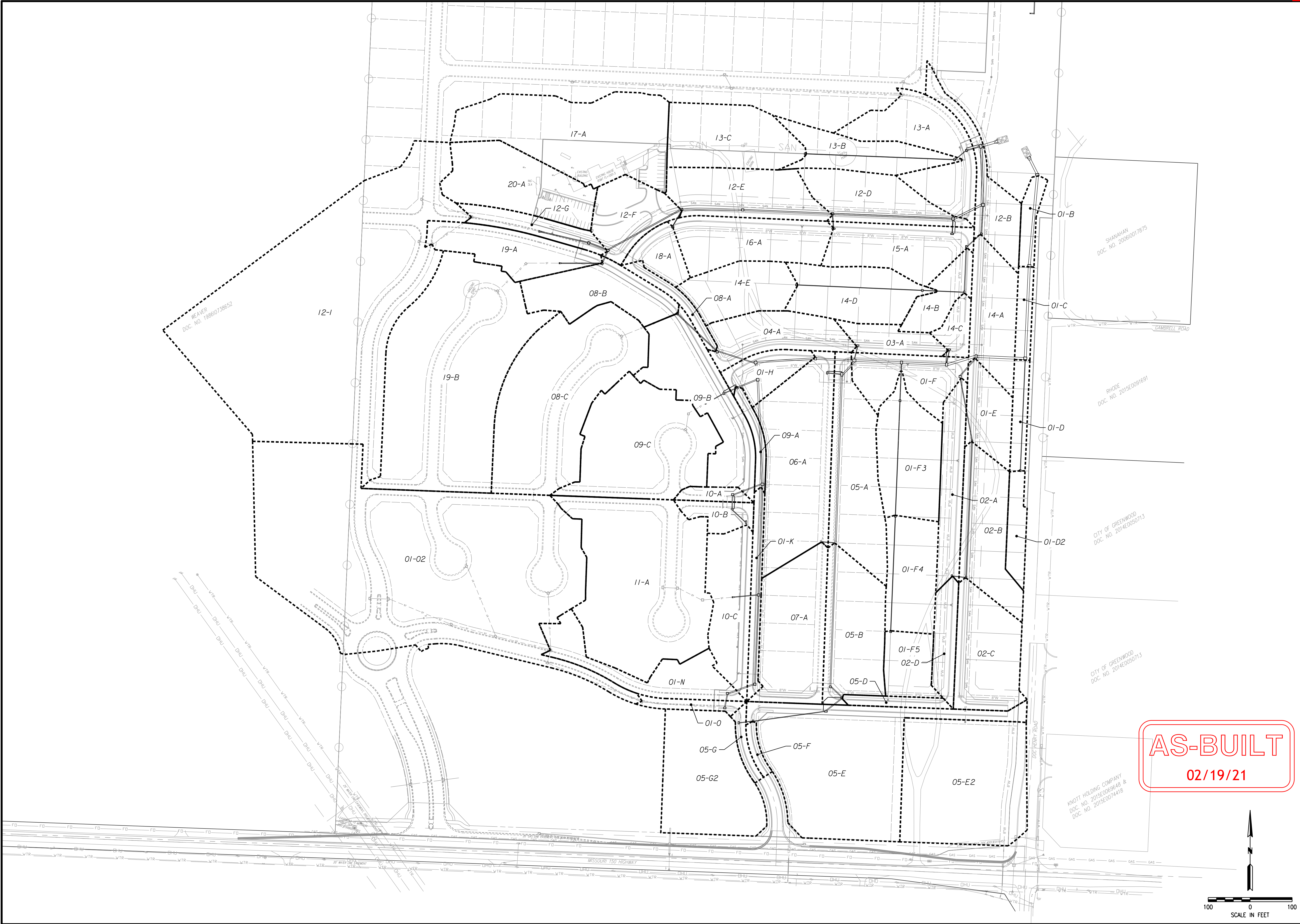


Consult Inc engineers planners

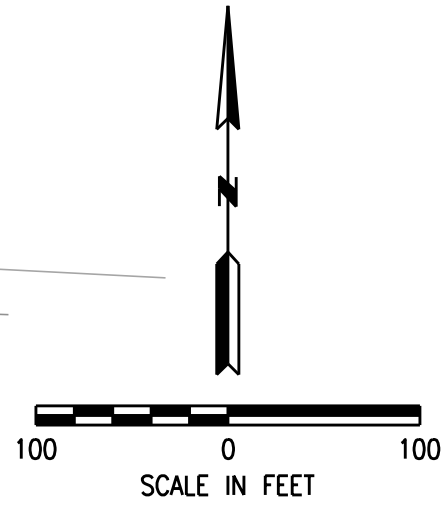
11010 Haskell St. Ste. 210 Kansas City, KS 66109 816-759-2285 CORPORATE LICENSE NO. E2010005873

UNDERDRAIN PLAN	CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
COWLEY CREEK	
X-REF. NO.	XXX
DRAWING NO.	XXX
DATE	March 27, 2019
JOB NO.	16_059.01
SHEET OF	53

2/16/2021
16_059-DrainageAreas-01.dgn



AS-BUILT
02/19/21



DRAINAGE AREAS		COBEY CREEK		CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI	
X-REF. NO. XXX		DRAWING NO. XXX		DATE March 27, 2019	
JOB NO. 16.059.01		SHEET OF		53	
19		53			

03/02/20

11010 Haskell St. Ste. 210 Kansas City, KS 66109 816-759-2285

DATE	REVISION	NO.	BY	CHK/APP.
02/19/21	AS-BUILT			
03/02/20	CHANGES TO STORM LINE 12	4	RAM	RKS
3/27/19	ADDRESSED CITY COMMENTS DATED 3/20/19	3	RAM	RKS
3/8/19	ADDRESSED CITY COMMENTS DATED 12/18/18	2	RAM	RKS
11/22/18	SUBMITTAL TO CITY OF LEE'S SUMMIT	1	RAM	RKS

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R. KEVIN STERRETT, MO E-26440

STORM SEWER CALCULATIONS

COBEY CREEK PHASE 1

STORM SEWER NO.	SEWER LOCATION		TRIBUTARY AREA (AC.)			COMPOSITE RUNOFF COEFFICIENT	TIME OF CONCENTRATION	INTENSITY [in/hr] [10]	10-YEAR DESIGN (k = 1)										100-YEAR DESIGN (k = 1.25)														CURB INLET				PIPE DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
	FROM STRUCTURE NO.	TO STRUCTURE NO.	AREA DESIGNATION	ACRES	TOTAL				Q[10]	RUNOFF [cfs]				10-YR INLET CAPACITY [CFS]	10-YR INLET CAPACITY 80% [CFS]	10-YR SPREAD [FT]	10-YEAR HGL	INTENSITY [in/hr] [10]	RUNOFF [cfs]				100-YR INLET CAPACITY [CFS]	100-YR INLET CAPACITY 80% [CFS]	100-YEAR HGL	GUTTER SLOPE [%]	GUTTER CAPACITY [CFS]	INLET LENGTH [FT]	PIPE SIZE [in]	PIPE SLOPE [%]	PIPE TYPE	ROUGH. COEFF. [MANNINGS]	FULL VELOCITY [FPS]	FULL FLOW [CFS]																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
										IN PIPE UPSTREAM [CFS]	BY PASS IN [CFS]	TOTAL Q[10]	IN PIPE DOWN-STREAM [CFS]						BY PASS OUT [CFS]	Q[100]	IN PIPE UPSTREAM [CFS]	BY PASS IN [CFS]													TOTAL Q[100]	IN PIPE DOWN-STREAM [CFS]	BY PASS OUT [CFS]																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
LINE 1	NA	NA	01-O2	6.93	6.93	0.66	5.00	7.38	33.75	NA	NA	33.75	33.75	NA	NA	NA	NA	10.32	59.00	NA	NA	59.00	59.00	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	

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H.P. = HIGH POINT

 = PROPOSED 5' WIDE CONCRETE
SIDEWALK TO BE BUILT WITH PHASE I
STREET CONSTRUCTION

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

Type of Route	PC ^{C(5)} Thickness	Agg Base Thickness	Comments
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- (3) Accessible routes shall be paved using KCMMB 4k concrete

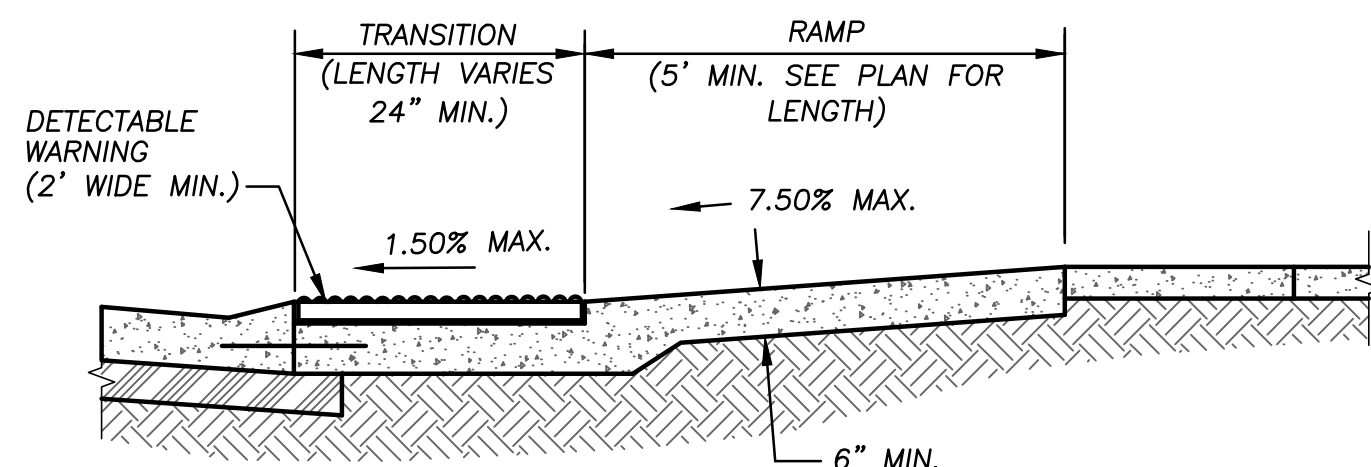
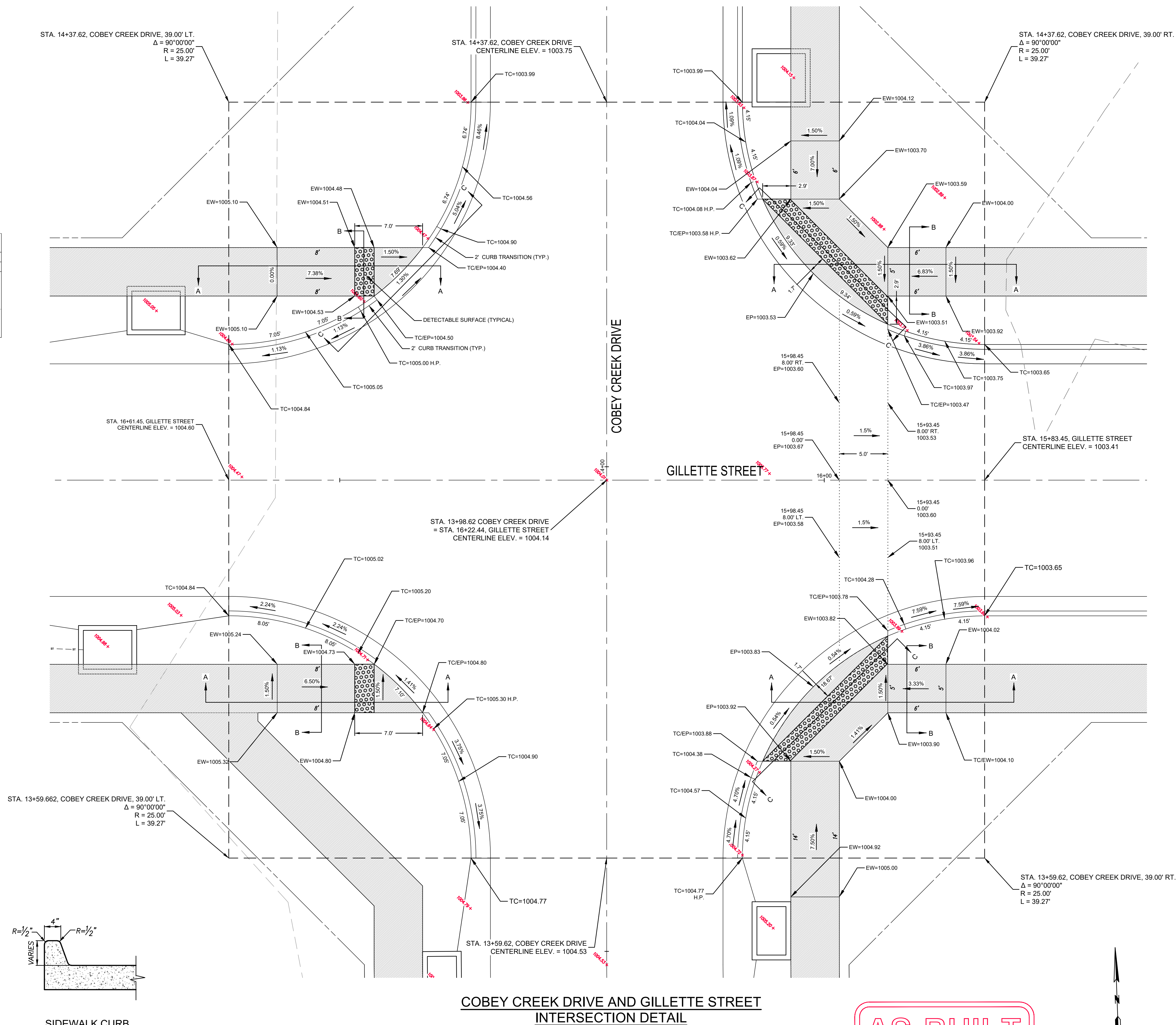


Diagram illustrating the dimensions and components of a transition opening:

- TRANSITION OPENING:** The central opening, labeled with a dimension of 5'-0".
- VARIABLES:** The areas on either side of the transition opening, labeled "VARIES" with a maximum dimension of 2' MAX.
- SIDEWALK TRANSITION:** The sloped area connecting the sidewalk to the transition opening.
- CURB & GUTTER:** The raised edge and drainage area on the right side of the transition.

SIDEWALK CURB

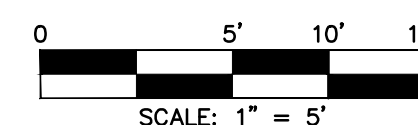
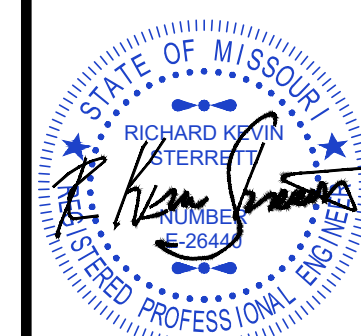


COBEY CREEK DRIVE AND GILLETTE STREET
INTERSECTION DETAIL

Record Drawing

AS-BUILT

04/02/21

[illegible]

R. KEVIN STERRETT, MO E-26
December 18, 2020



**Consult
Inc** engineers
planners

11010 Haskell Street, Suite 210, Kansas City, Kansas 66109

11010 Haskell Street, Suite 210, Kansas City, Kansas 64114
CORPORATE LICENSE No. E201000573 (MO.) / E-1736 (KS.)

STREET AND STORM SEWER PLANS
INTERSECTION AND ADA RAMP DETAILS
COBEY CREEK DRIVE AND GILLETTE STREET
COBEY CREEK FIRST PLAT
PHASE I
CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI

PHASE I
CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI

<i>X-REF NO.</i> 16-059 Base Phase I
<i>DRAWING NO.</i> 16-059 Phase I Street Plans
<i>DATE</i> December 18, 2020
<i>JOB NO.</i> 16-059

21 SHEET OF 53

EW = EDGE OF WALK
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 = DETECTABLE SURFACE

 = PROPOSED 5' WIDE CONCRETE
SIDEWALK TO BE BUILT WITH PHASE I
STREET CONSTRUCTION

TABLE LS-5: ACCESSIBLE ROUTE DESIGN CRITERIA

	Design Slopes	PROWAG Max Allowed Slope ^a	Minimum Width
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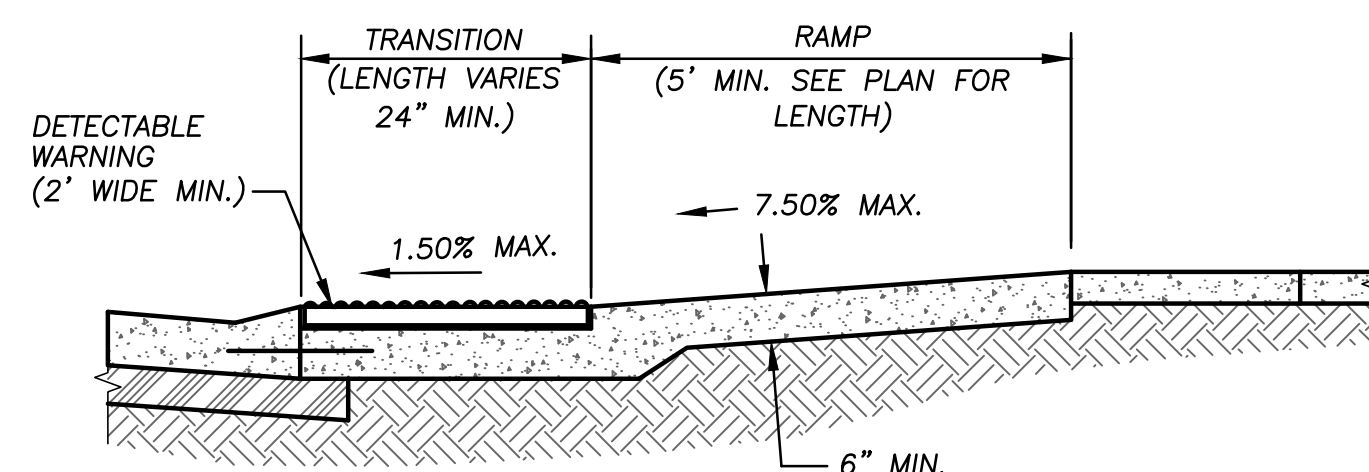
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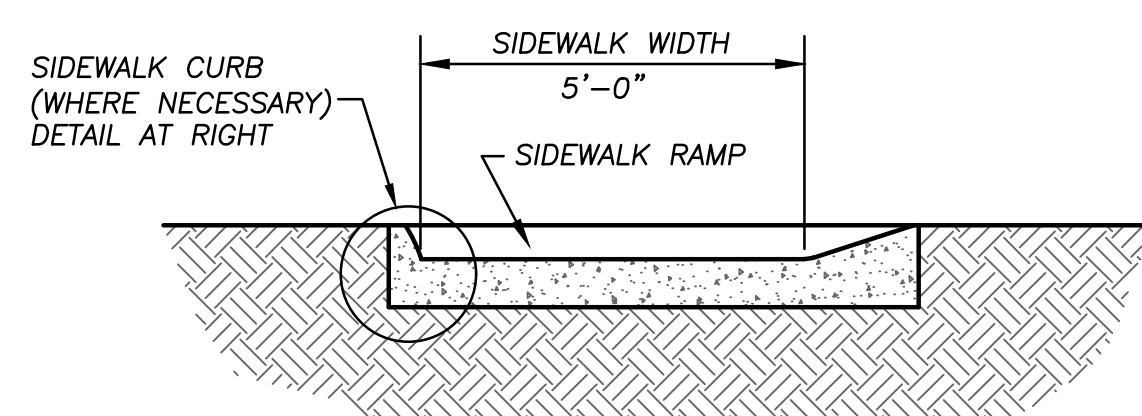
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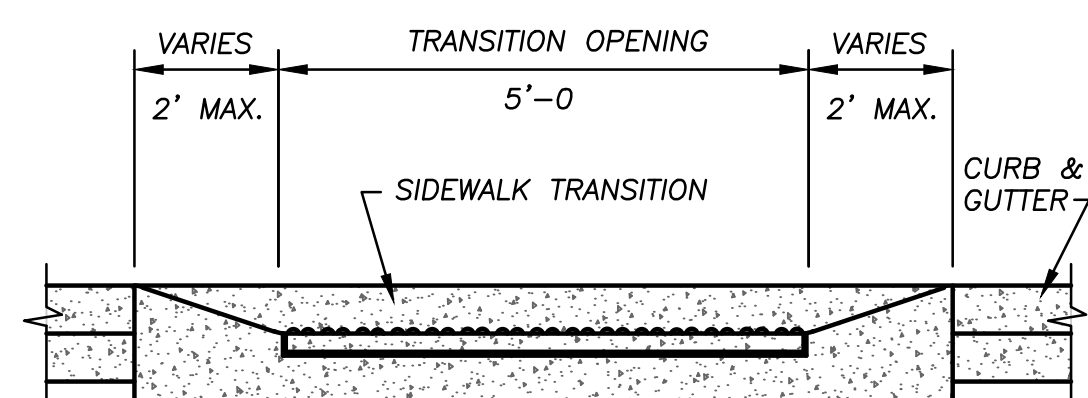
(3) Accessible routes shall be paved using KCMMB 4k concrete



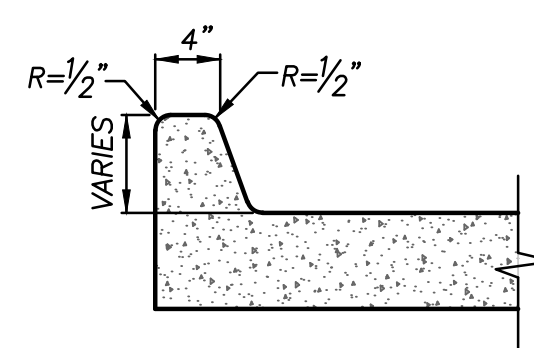
SECTION A-A



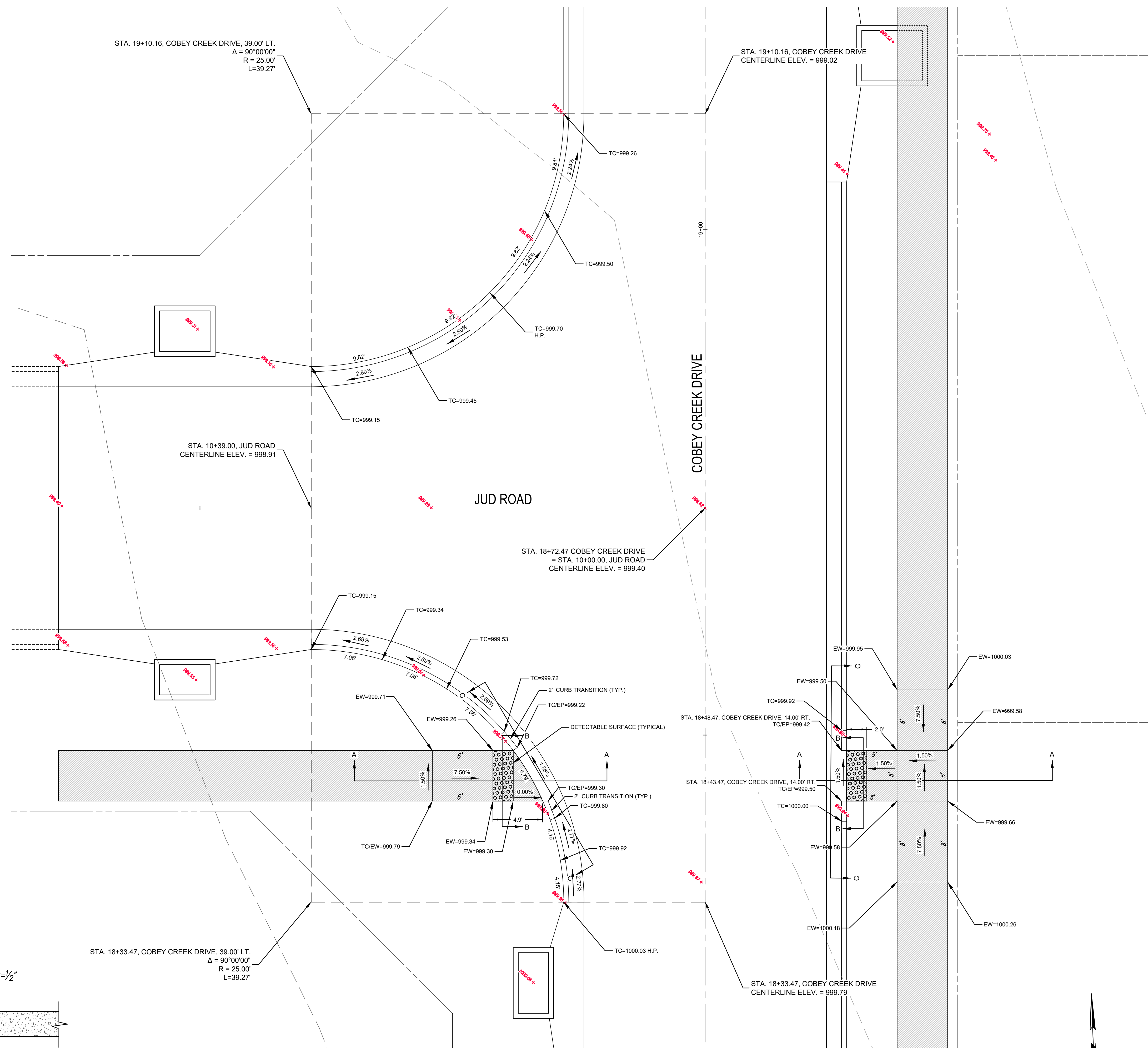
SECTION B-B



SECTION C-C



SIDEWALK CURB



COBEY CREEK DRIVE AND JUD ROAD INTERSECTION DETAIL

Record Drawing

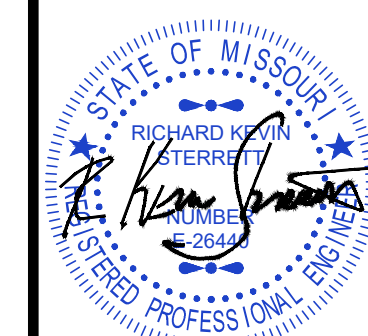
AS-BUILT

04/02/21



DATE	REVISION	NO.	BY	CK/APP
04/02/24	AS-BAR IS PER CITY'S COMMENTS	1	AMS	MS
02/19/24	AS-BAR IS		AMS	MS
12/18/20	SUBMITAL TO CITY OF LEES SUMMIT		AMS	MS

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COBEY CREEK DRIVE AND JUD ROAD
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PHASE I
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<i>DRAWING NO.</i> 16-059 Phase I Street Plans
<i>DATE</i> December 18, 2020
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22 SHEET OF 53

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SIDEWALK TO BE BUILT WITH PHASE I
STREET CONSTRUCTION

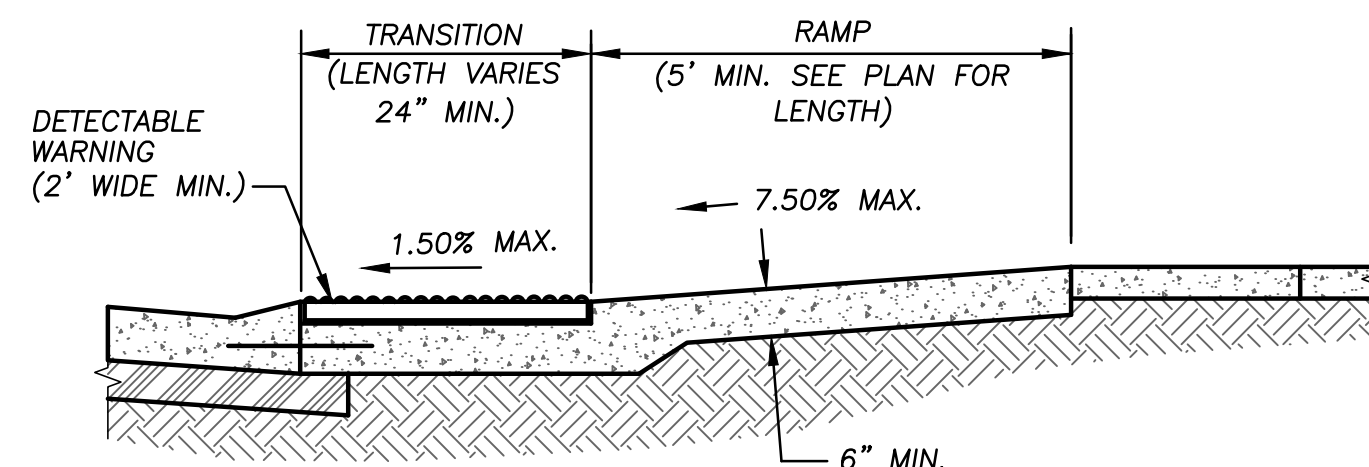
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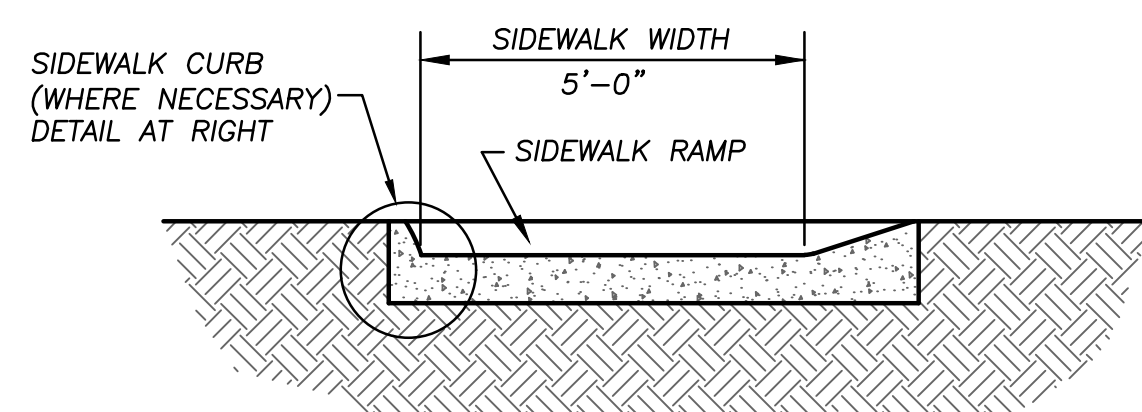
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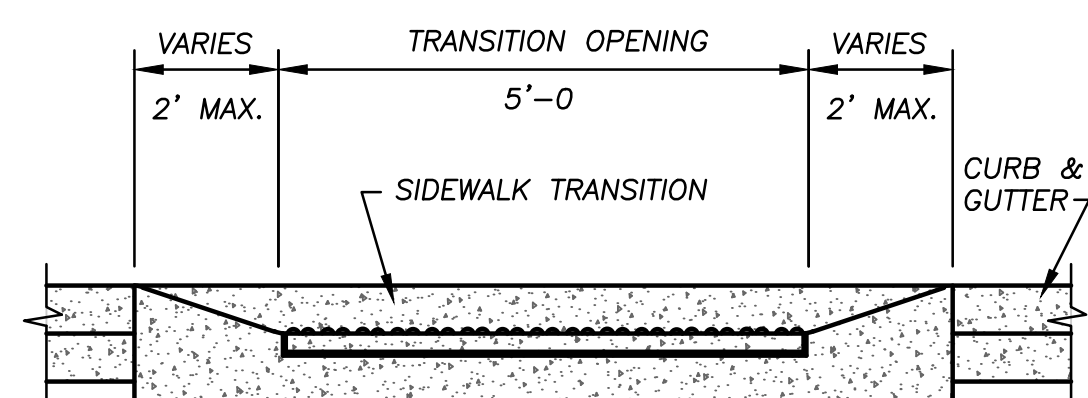
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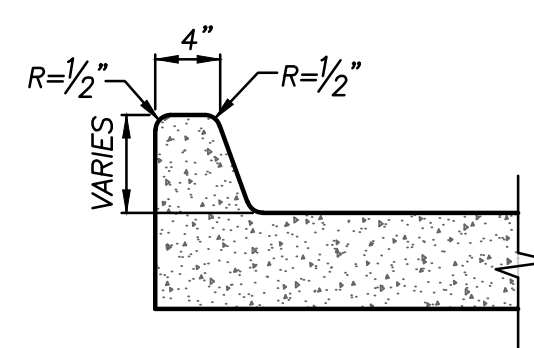
SECTION A-A



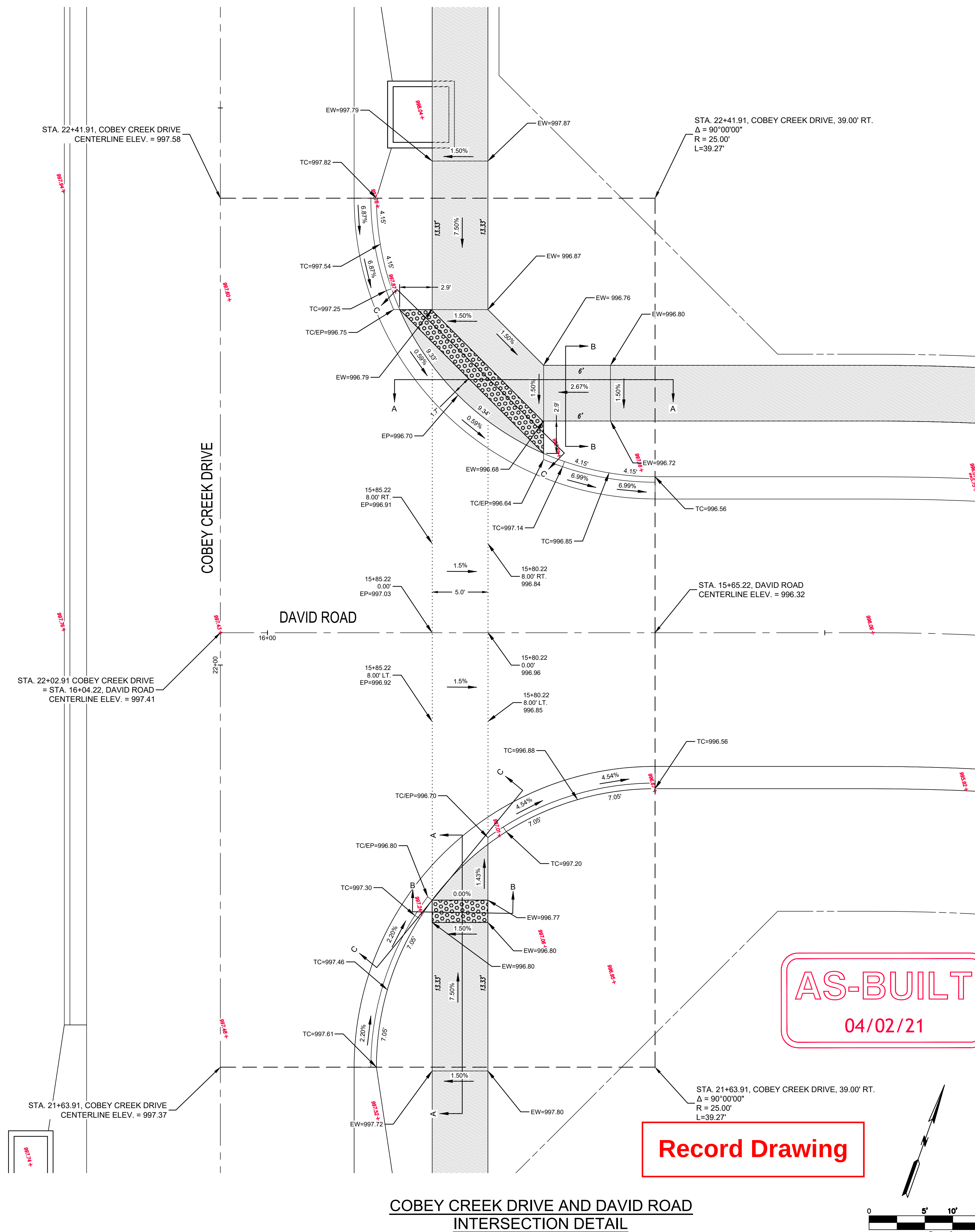
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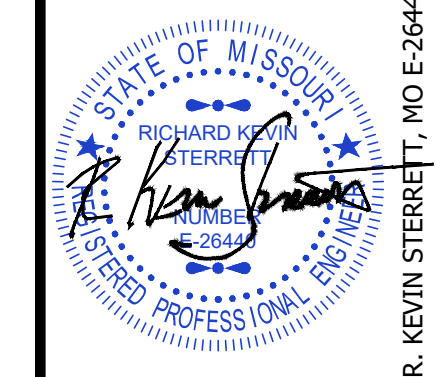
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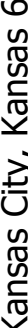
SIDEWALK CURB



DATE	REVISION	NO.	BY	CHK/APP
04/02/21	AS-BANKS PER CITY COMMENTS	1	AMS	MS
02/15/21	AS-BANKS			MS
12/18/20	SUBMITAL TO CITY OF LEES SUMMIT			MS



(S.)



Consult Inc.
engineers planners

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COBEY CREEK DRIVE AND DAVID ROAD
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23 SHEET OF 53

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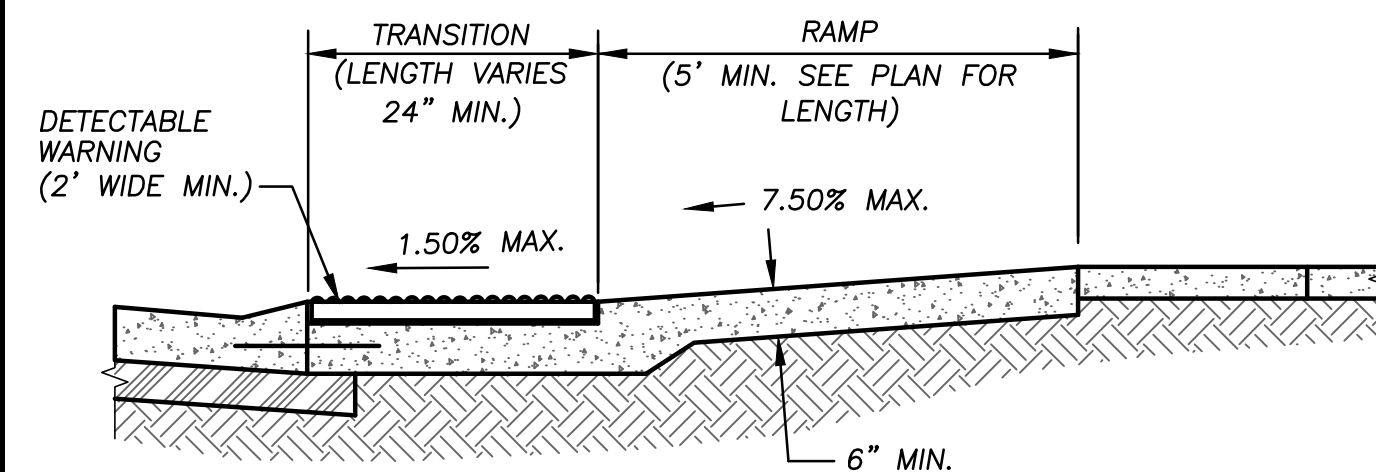
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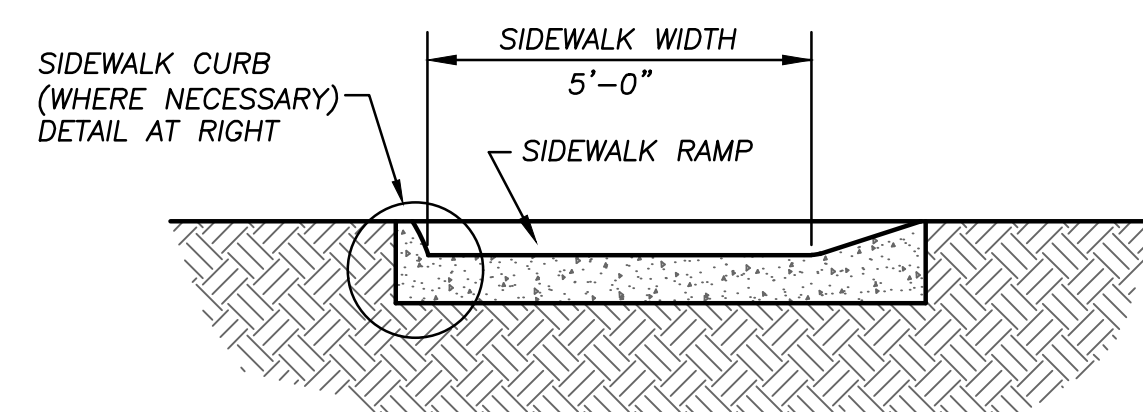
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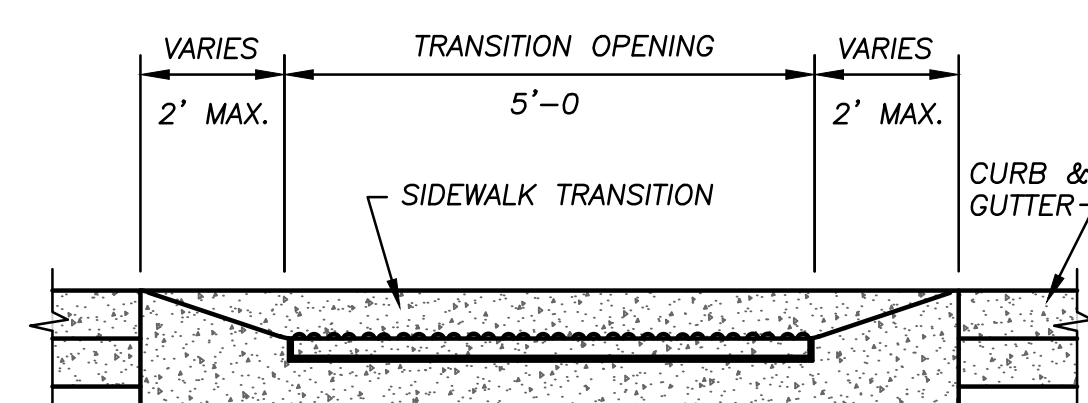
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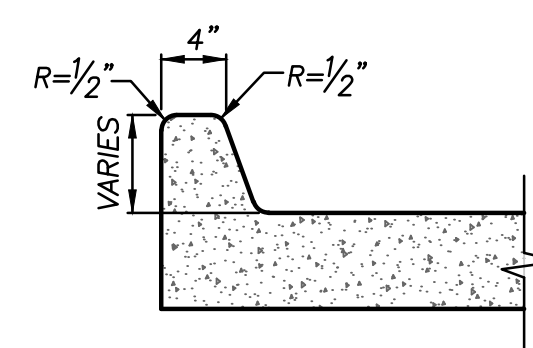
SECTION A-A



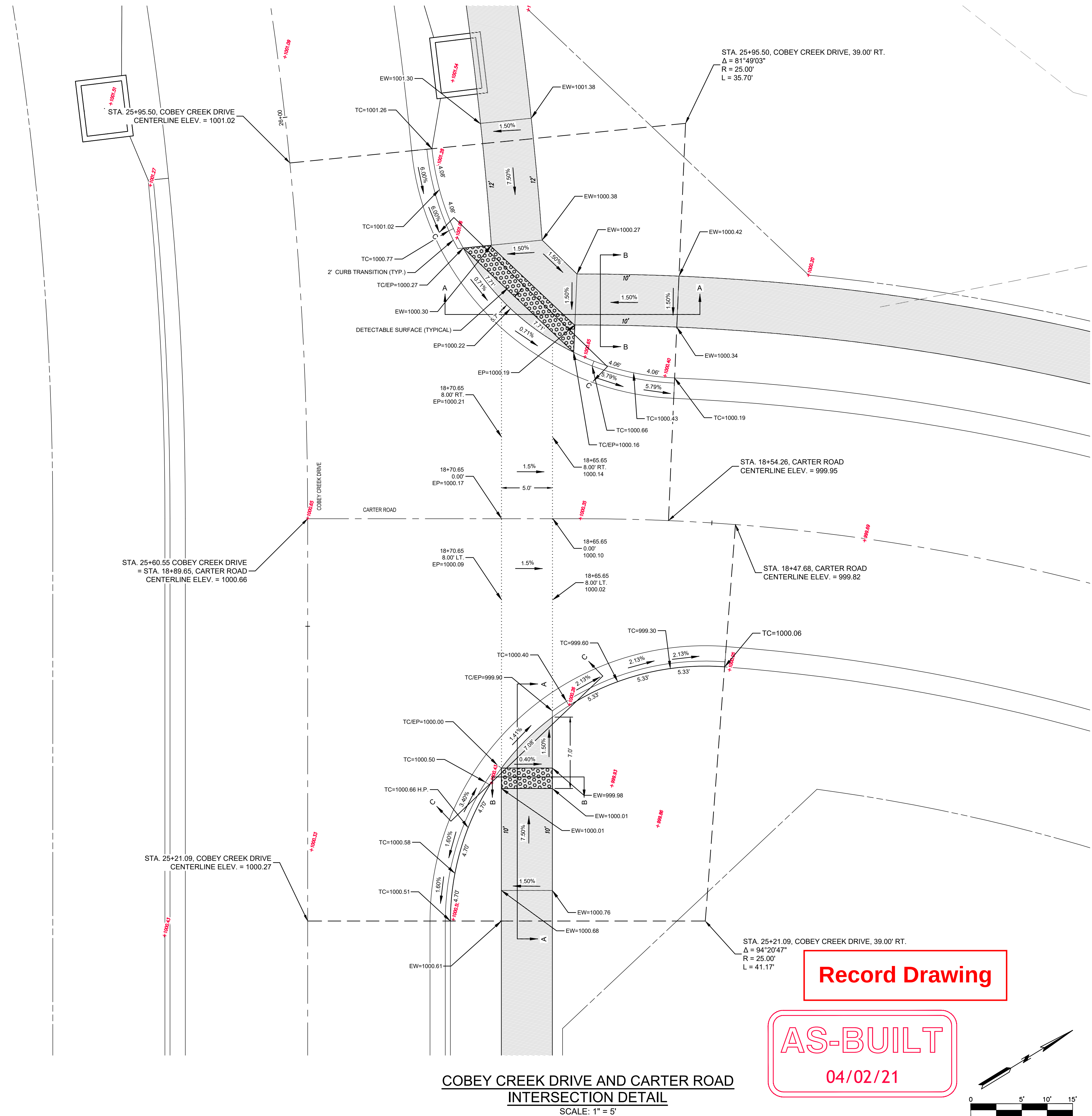
SECTION B-B



SECTION C-C



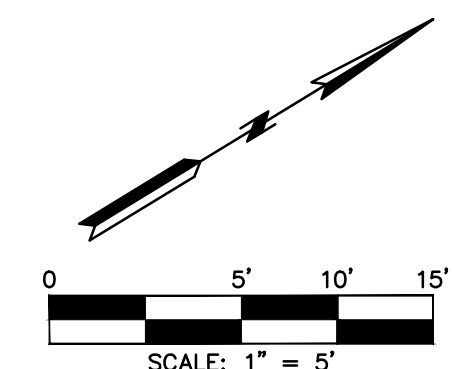
SIDEWALK CURB



Record Drawing

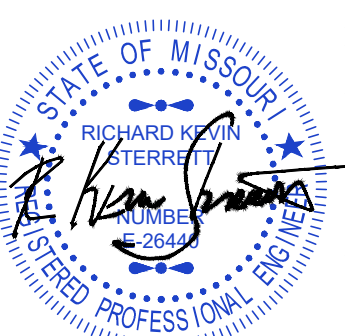
AS-BUILT

04/02/21



DATE	REVISION	NO.	BY	CK/APP
04/02/21	AS-BALS PER CITY'S COMMENTS	1	SPW	SPC
02/18/21	AS-BALS		SPW	SPC
12/18/20	SUBMITTAL TO CITY OF LEES SUMMIT			

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R. KEVIN STERRETT, MO E-26
December 18, 2020

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Inc **engineers**
planners

111010 Haskell Street, Suite 210, Kansas City, Kansas 66109
CORPORATE LICENSE NO. E20100573 (MO.) / E-1736 (KS.)

STREET AND STORM SEWER PLANS
INTERSECTION AND ADA RAMP DETAILS
COBEY CREEK DRIVE AND CARTER ROAD

COBEY CREEK FIRST PLAT
PHASE I

CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI

<i>X-REF NO.</i> 16-059 Base Phase I
<i>DRAWING NO.</i> 16-059 Phase I Street Plans
<i>DATE</i> December 18, 2020
<i>JOB NO.</i> 16-059

24 SHEET 53

LEGEND

EW = EDGE OF WALK
TC = TOP OF CURB
EP = EDGE OF PAVEMENT
TC / EW = TOP OF CURB = EDGE OF WALK
TC / EP = TOP OF CURB = EDGE OF PAVEMENT
H.P. = HIGH POINT

 = DETECTABLE SURFACE

 = PROPOSED 5' WIDE CONCRETE
SIDEWALK TO BE BUILT WITH PHASE I
STREET CONSTRUCTION

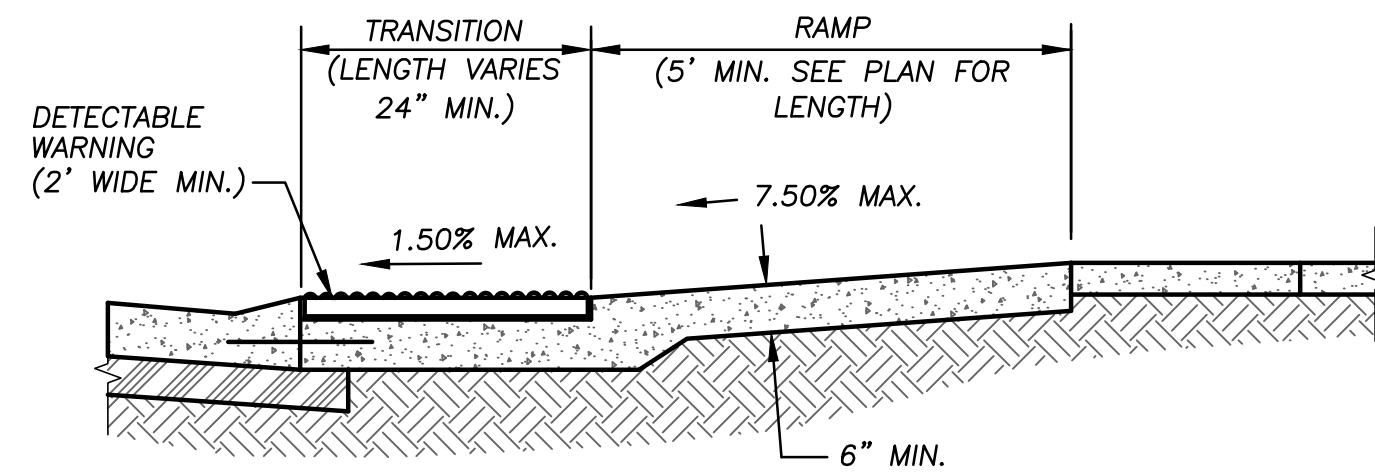
TABLE LS-5: ACCESSIBLE ROUTE DESIGN CRITERIA

	Design Slopes	PROWAG Max Allowed Slope ²	Minimum Width
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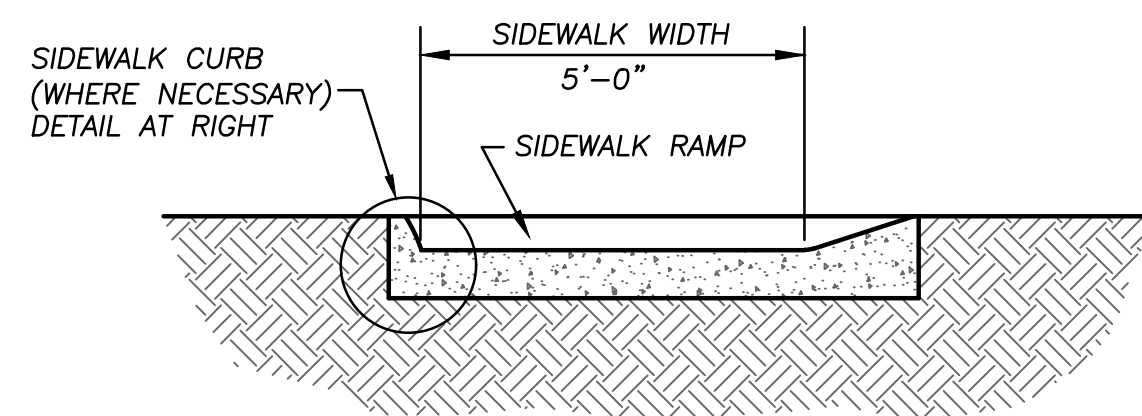
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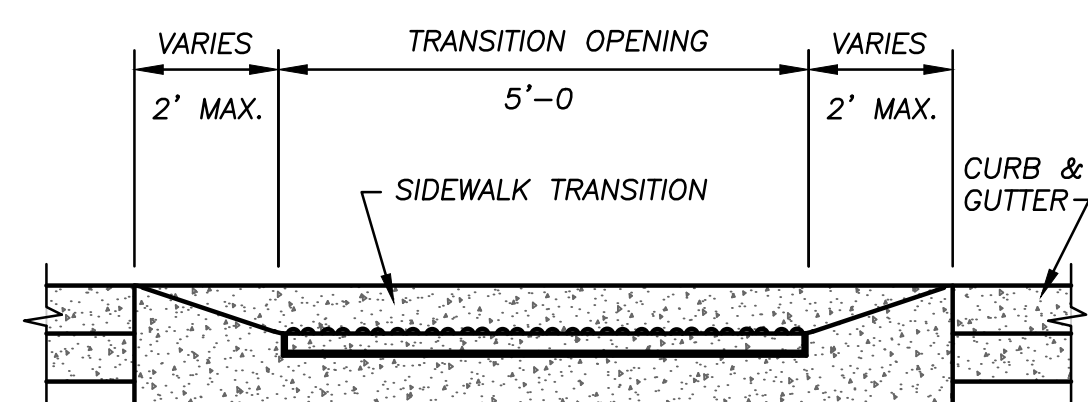
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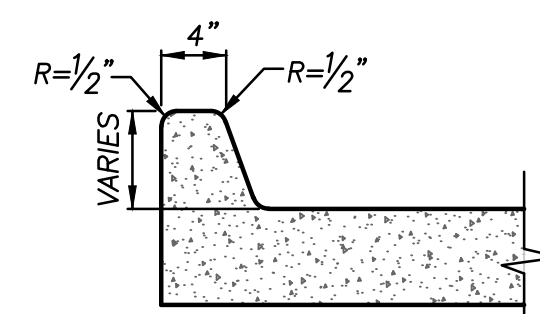
SECTION A-A



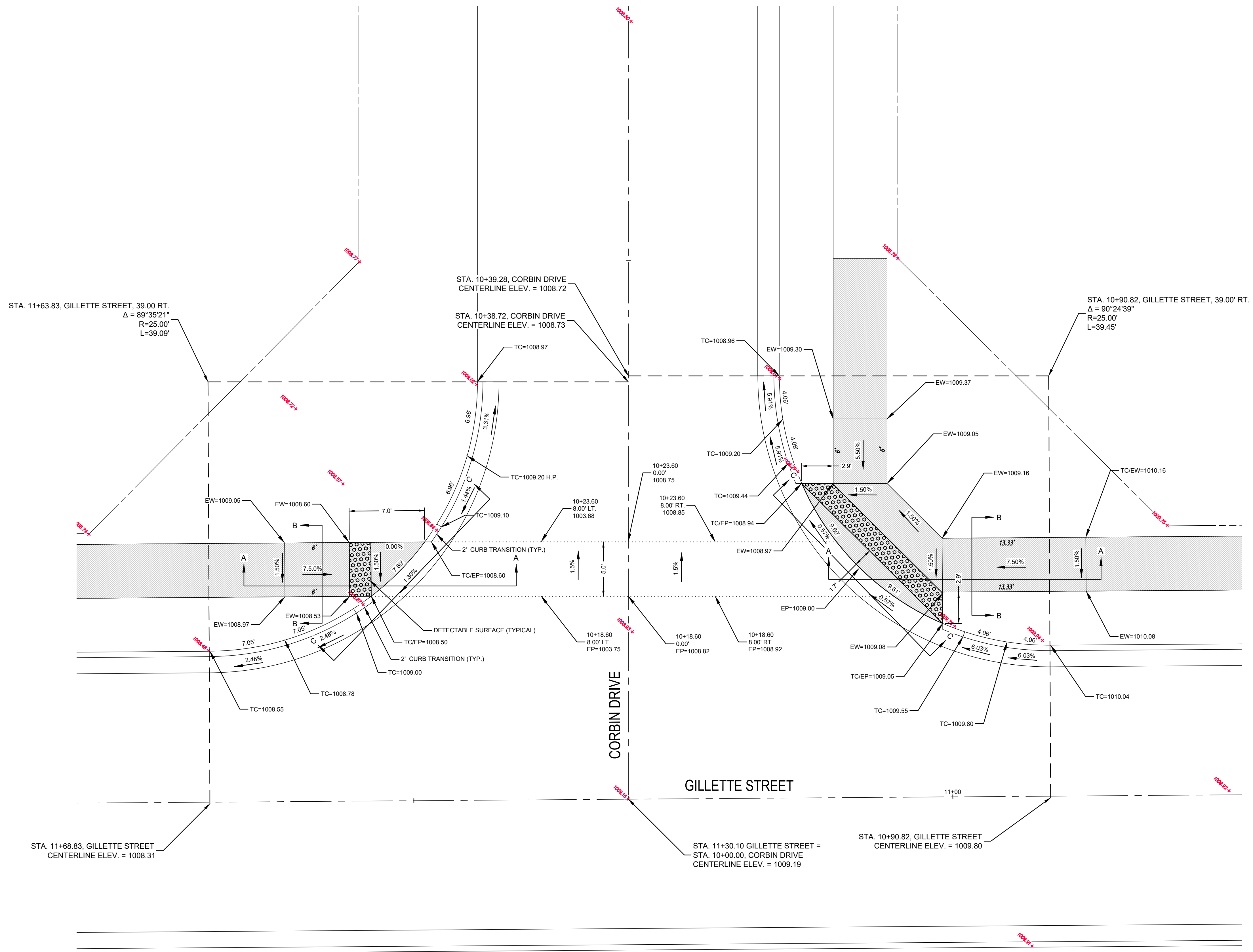
SECTION B-B



SECTION C-C

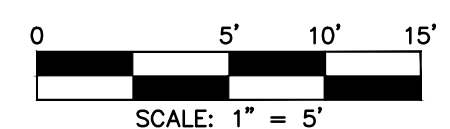


SIDEWALK CURB



Record Drawing

AS-BUILT
04/02/21



DATE	REVISION	NO.	BY	CHK/APP.
04/02/21	AS-BUILT PER CITY COMMENTS	1	SPW	SPW
02/19/21	AS-BUILT			
12/18/20	SUBMITTAL TO CITY OF LEES SUMMIT			



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STREET AND STORM SEWER PLANS
INTERSECTION AND ADA RAMP DETAILS
GILLETTE STREET AND CORBIN DRIVE
COBEY CREEK FIRST PLAT
PHASE I
CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI

X-REF. NO. 16-059 Base Phase I
DRAWING NO. 16-059 Phase I Street Plans
DATE December 18, 2020
JOB NO. 16-059

25 SHEET OF 53

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SIDEWALK TO BE BUILT WITH PHASE I
STREET CONSTRUCTION

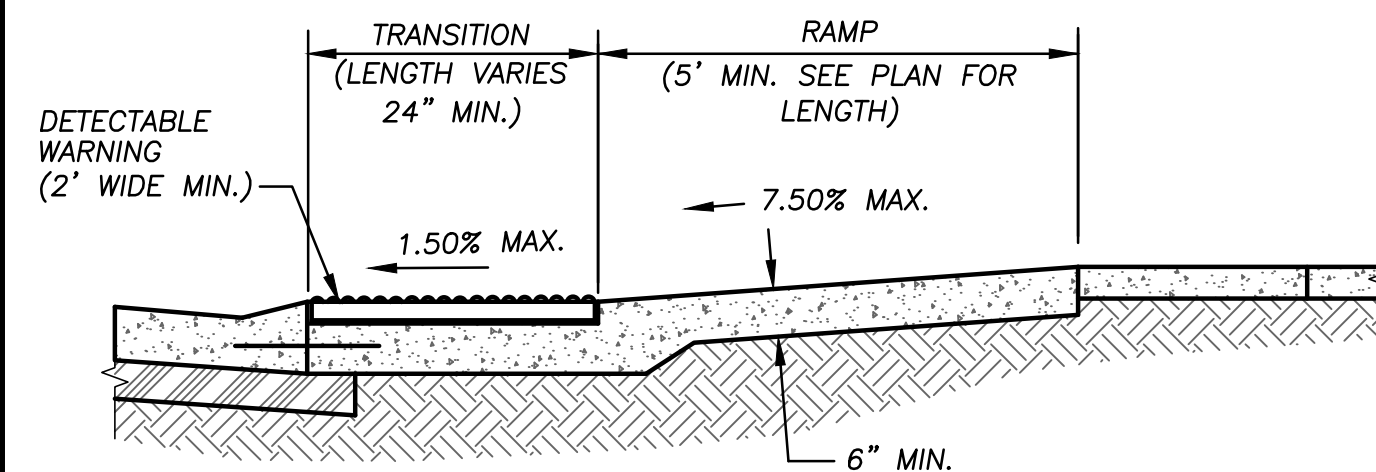
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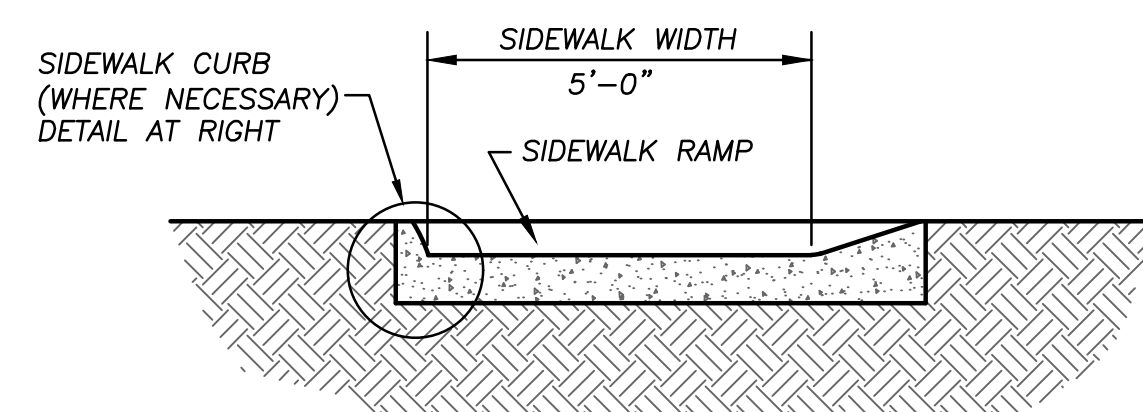
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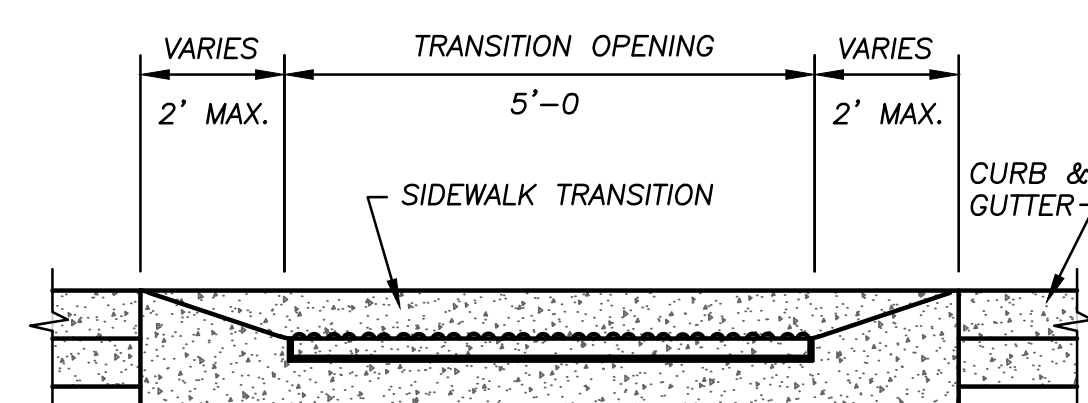
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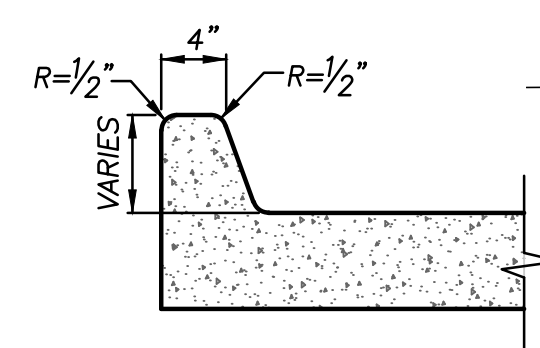
SECTION A-A



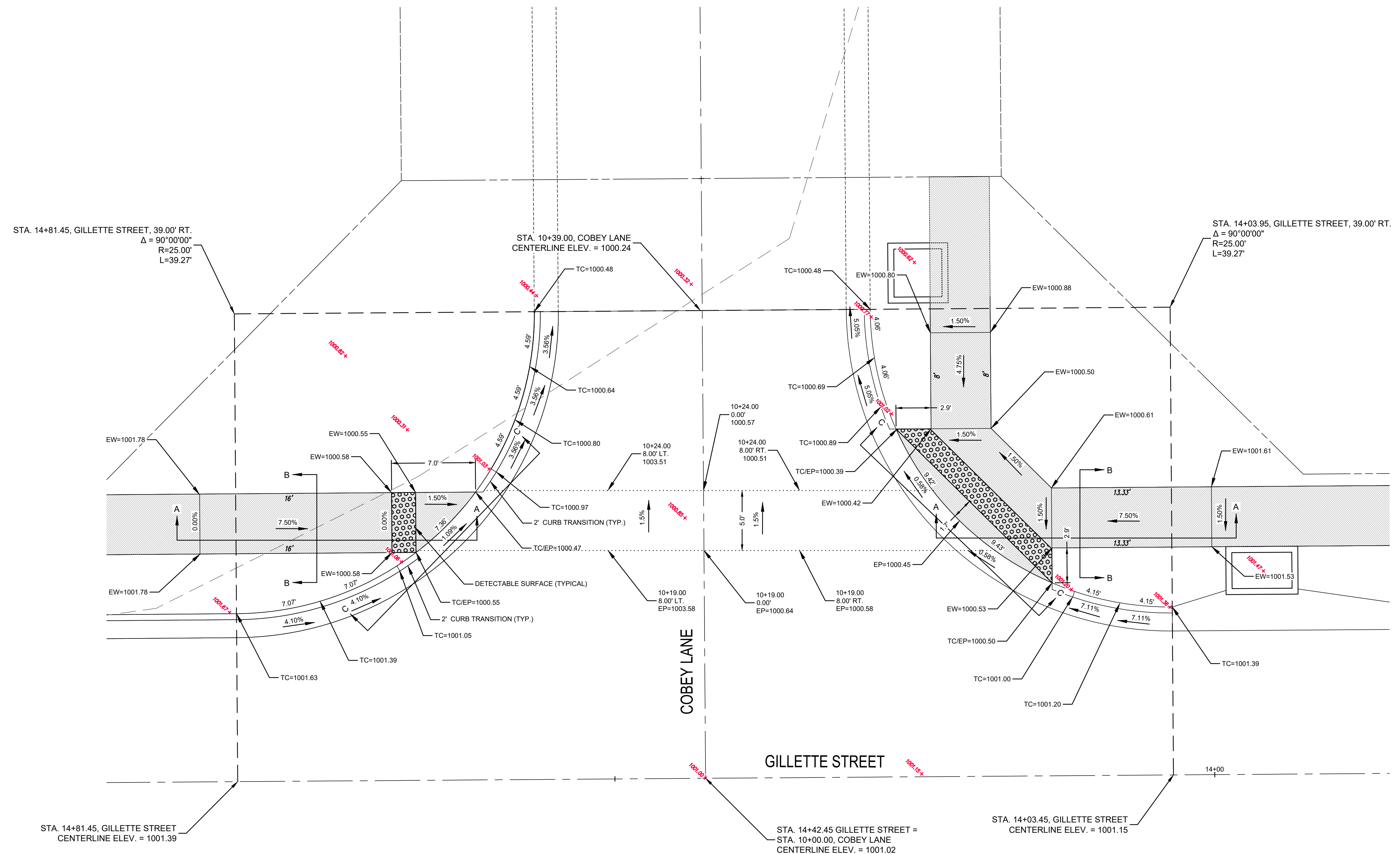
SECTION B-B



SECTION C-C



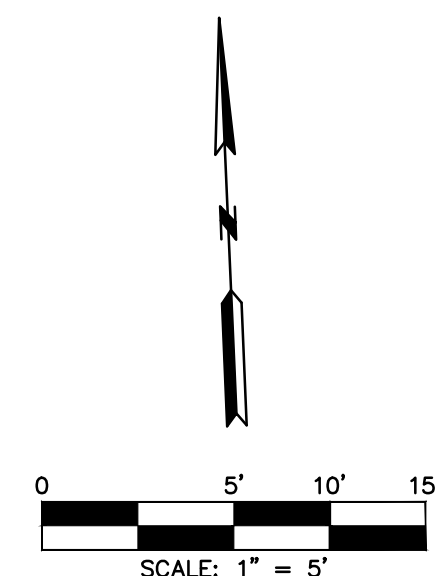
SIDEWALK CURB



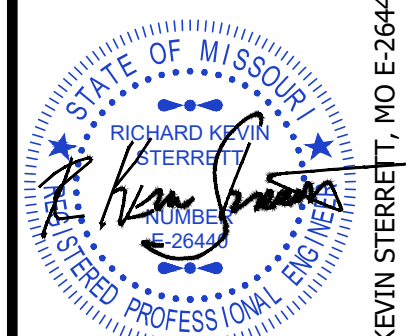
Record Drawing

AS-BUILT

04/02/21



GILLETTE STREET AND COBEY LANE
INTERSECTION DETAIL



R. KEVIN STERRETT, MO E-26
December 18, 2020

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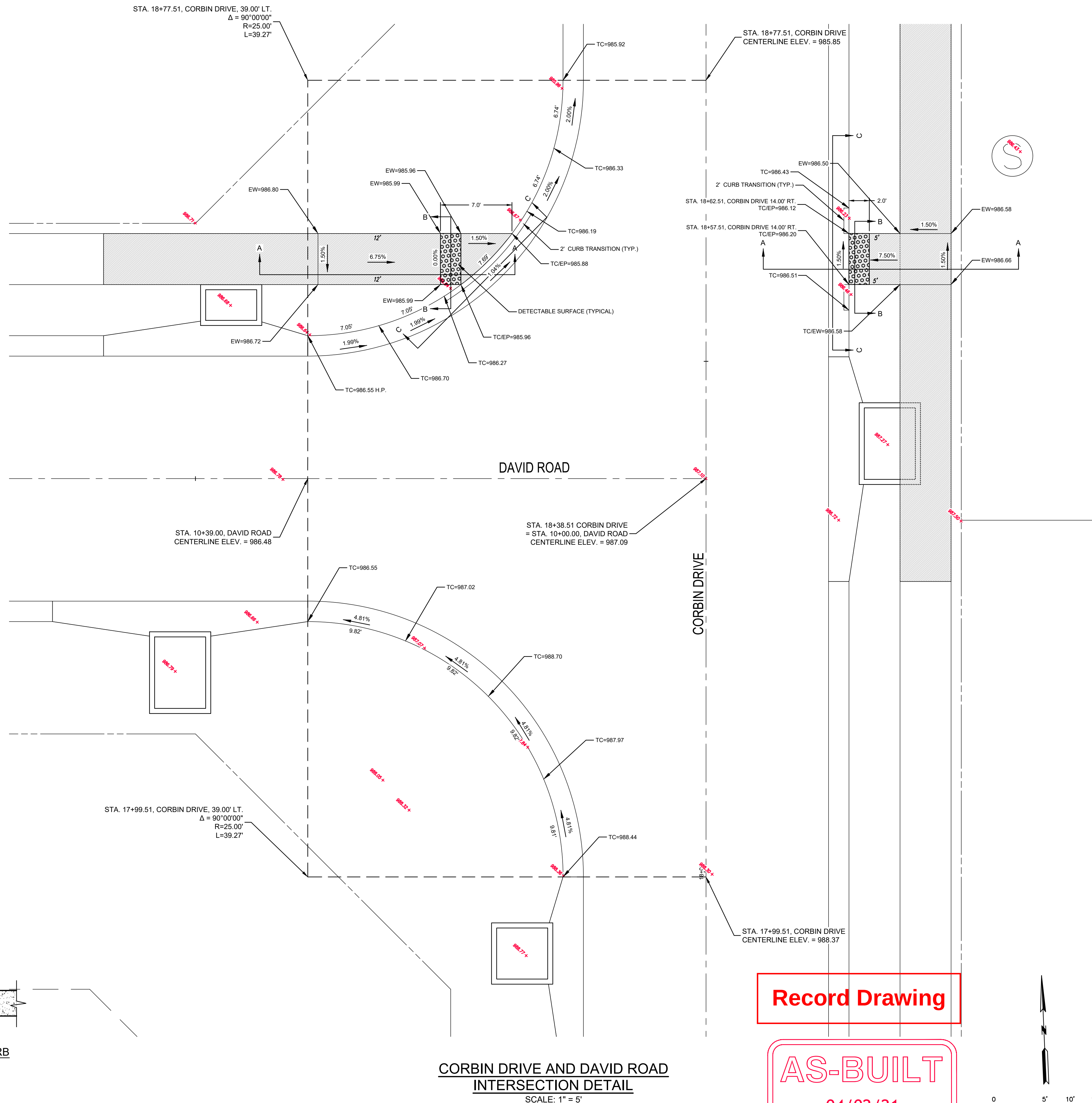
Diagram illustrating the cross-section of a detectable warning crosswalk. The crosswalk is divided into two main sections: a **TRANSITION** section and a **RAMP** section.

- TRANSITION:** The length varies, with a minimum of 24 inches. The slope is 1.50% maximum.
- RAMP:** The length is determined by the plan, with a minimum of 5 feet. The slope is 7.50% maximum.
- DETECTABLE WARNING:** A 2-foot wide minimum section is indicated.
- MINIMUM THICKNESS:** The crosswalk material is shown to be at least 6 inches thick.

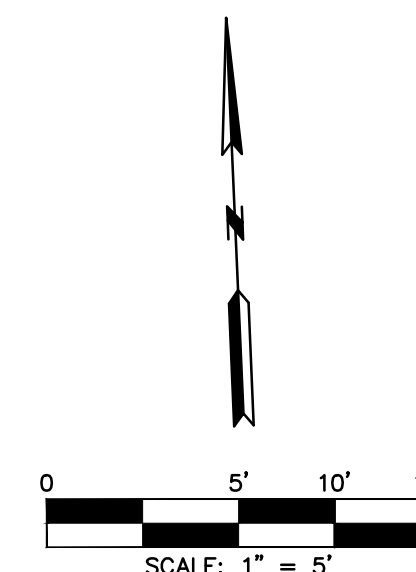
A cross-sectional diagram of a sidewalk. The sidewalk is shown as a rectangular area with a stippled texture, set against a background of a brick pattern representing the ground. The sidewalk has a flat top surface and a sloped side labeled "SIDEWALK RAMP". The total width of the sidewalk is indicated by a dimension line at the top, labeled "SIDEWALK WIDTH" and "5'-0\"". On the left side, a vertical line marks the edge of the sidewalk, labeled "SIDEWALK CURB (WHERE NECESSARY) DETAIL AT RIGHT". A circle is drawn around the curb area, with a line pointing to it from the label.

A cross-sectional diagram of a sidewalk transition. The diagram shows a concrete sidewalk on the left and a curb & gutter on the right. A transition opening is shown in the center, with a width of 5'-0". The transition opening is flanked by two areas labeled "VARIES" with a maximum width of 2' MAX. The transition opening is labeled "TRANSITION OPENING" and "SIDEWALK TRANSITION". The curb & gutter is labeled "CURB & GUTTER".

SIDEWALK CURB



AS-BUILT
04/02/21

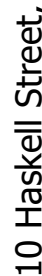


DATE	REVISION	NO.	BY	CK/APP
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100 Haskell Street, Suite 210, Kansas City, Kansas 64101
CORPORATE LICENSE No. E201000573 (MO.) / E-1736 (KS.)

STREET AND STORM SEWER PLANS
INTERSECTION AND ADA RAMP DETAILS
CORBIN DRIVE AND DAVID ROAD
COBEY CREEK FIRST PLAT
PHASE I
CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI

PHASE I
CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI

<i>X-REF NO.</i> 16-059 Base Phase I
<i>DRAWING NO.</i> 16-059 Phase I Street Plans
<i>DATE</i> December 18, 2020
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27 SHEET OF 53

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STREET CONSTRUCTION

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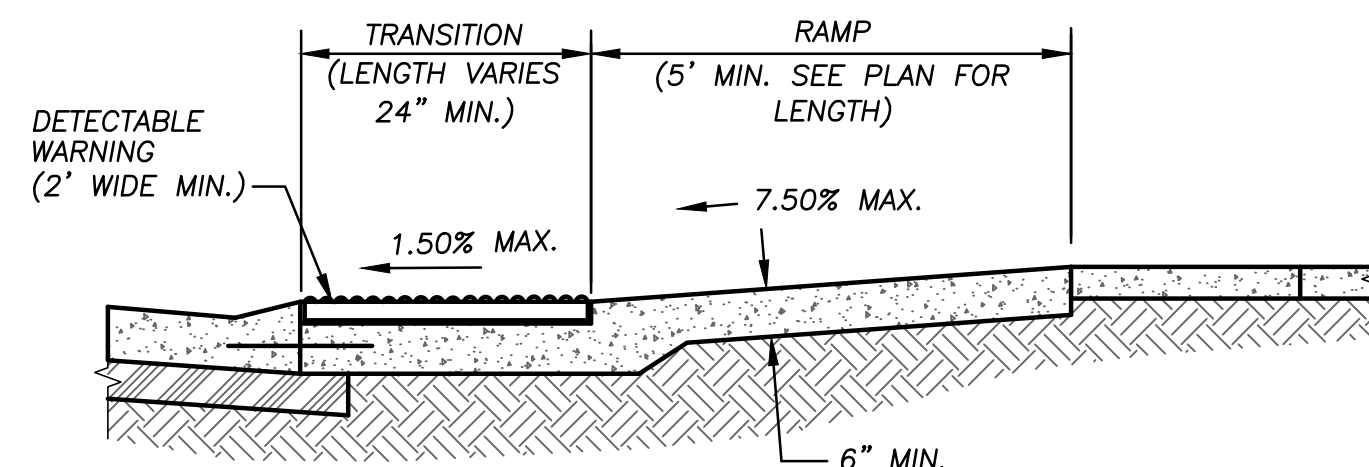
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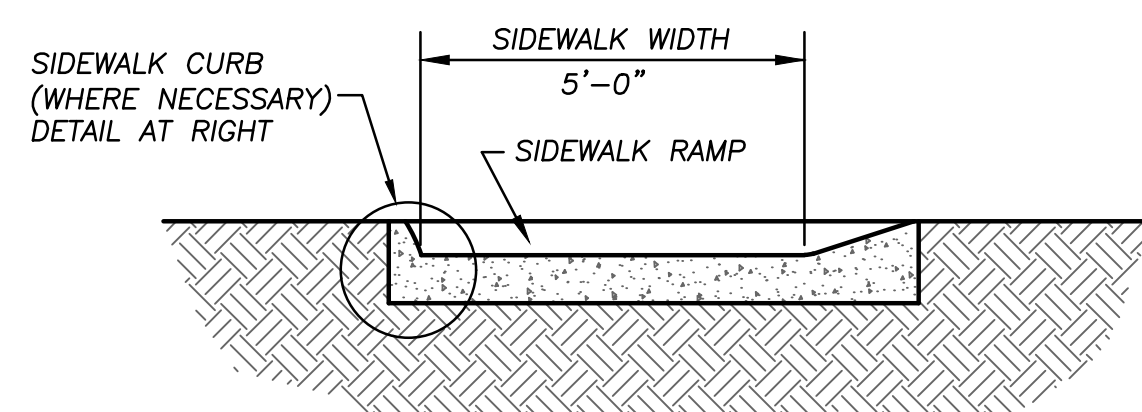
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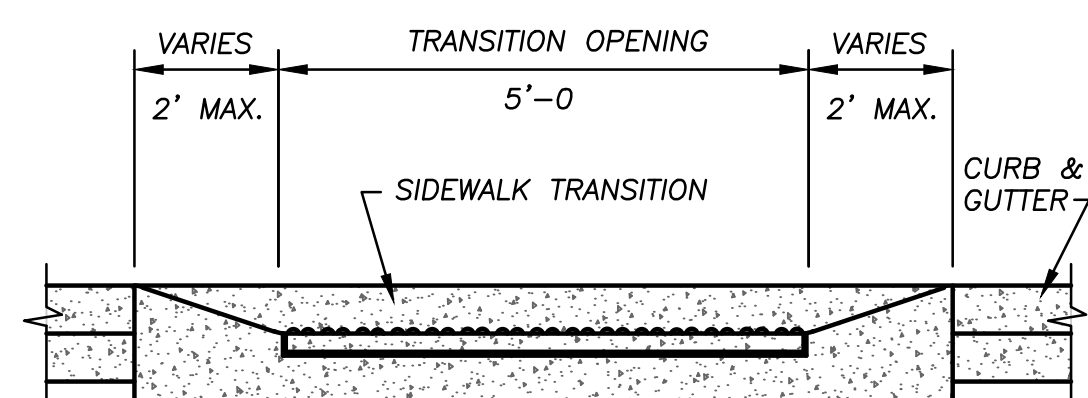
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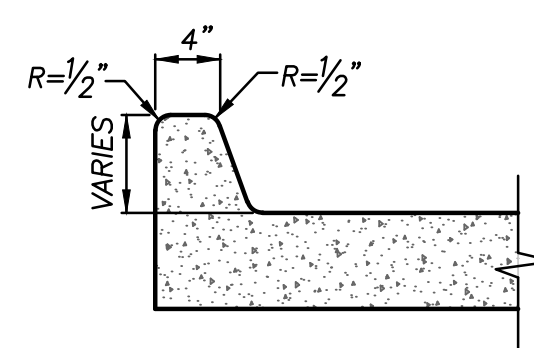
SECTION A-A



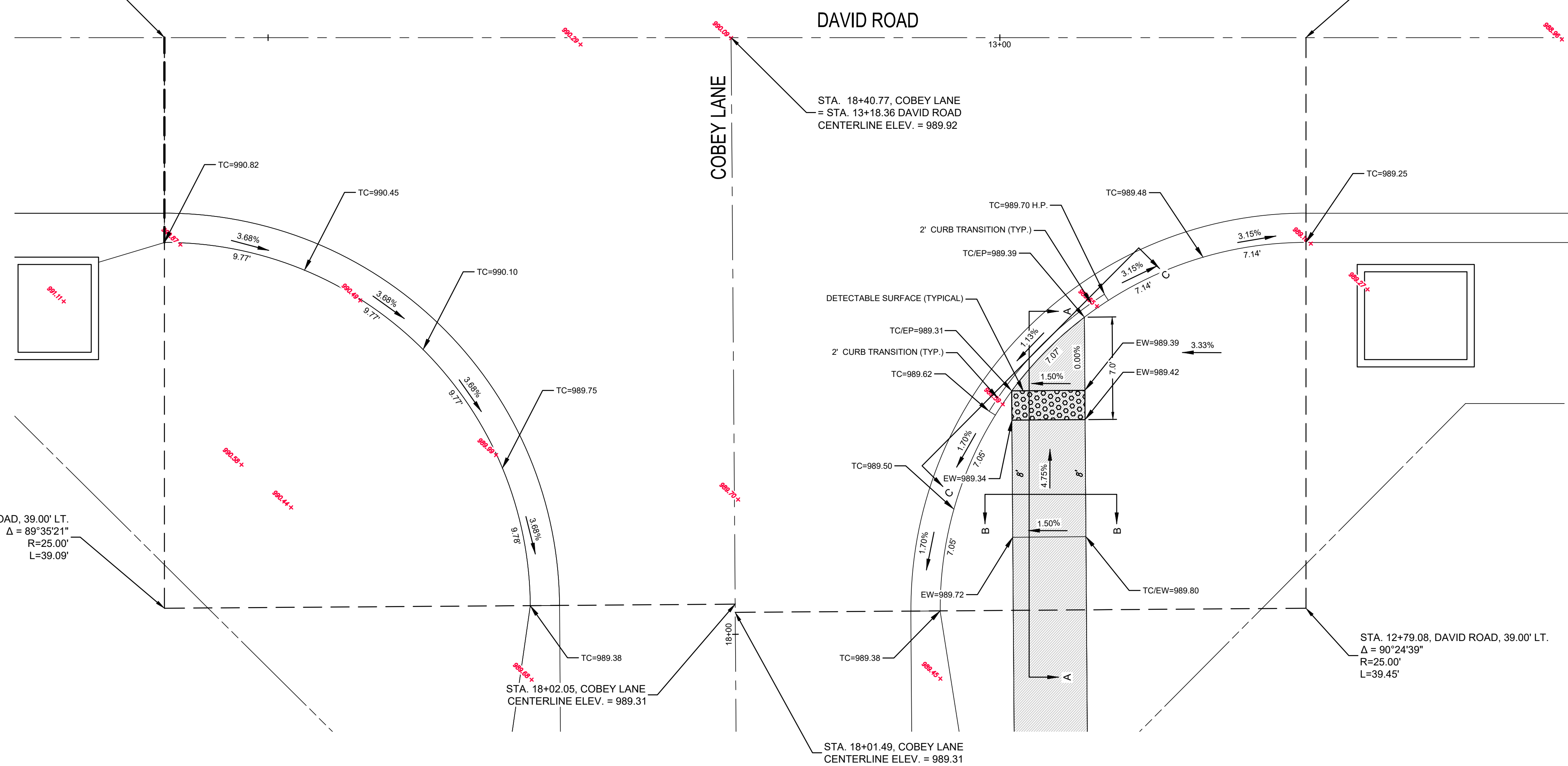
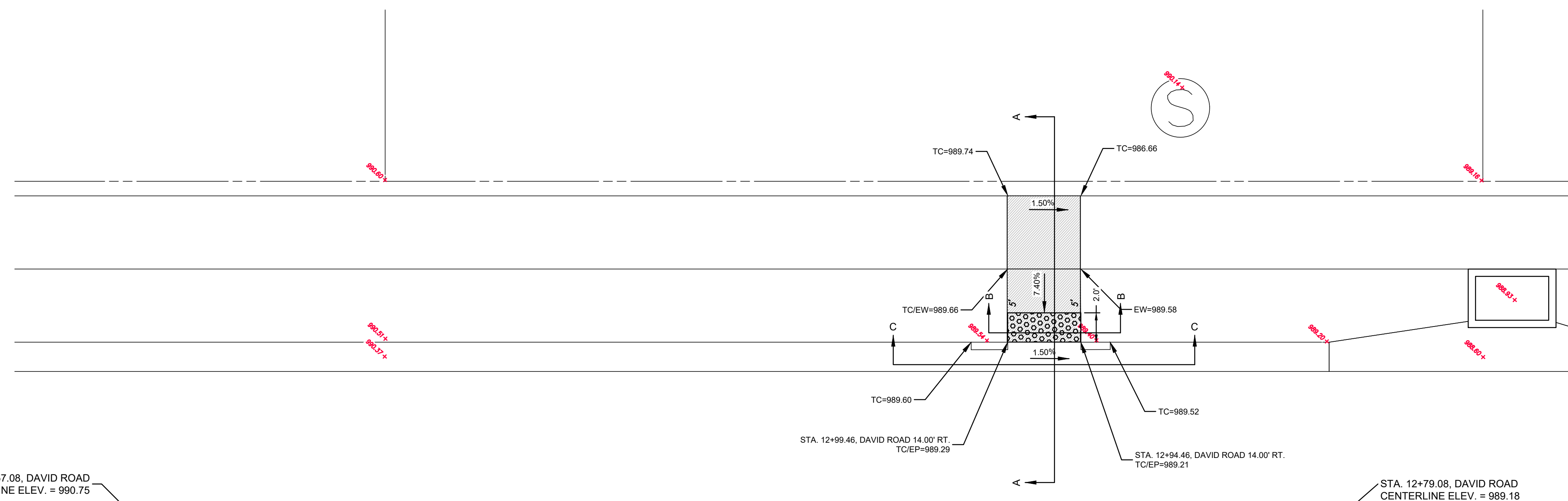
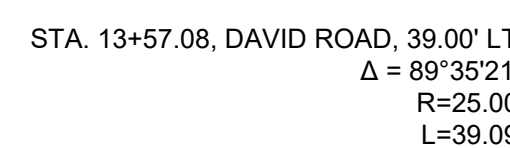
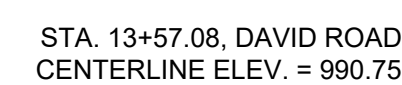
SECTION B-B



SECTION C-C



SIDEWALK CURB



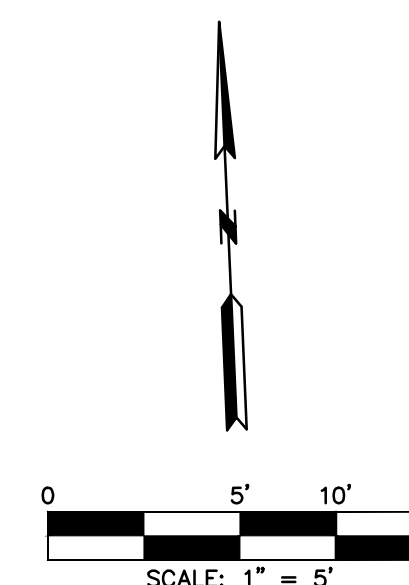
DAVID ROAD AND COBEY LANE
INTERSECTION DETAIL

SCALE: 1" = 5'

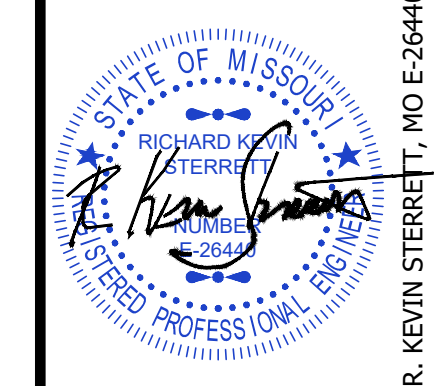
Record Drawing

AS-BUILT

04/02/21



DATE	REVISION	NO.	BY	CHK/APP
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02/15/21	AS-BANKS			MS
12/18/20	SUBMITAL TO CITY OF LEES SUMMIT			MS



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10

STREET AND STORM SEWER PLANS
INTERSECTION AND ADA RAMP DETAILS
DAVID ROAD AND COBEY LANE
COBEY CREEK FIRST PLAT
PHASE I
CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI

<i>X-REF NO.</i> 16-059 Base Phase I
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<i>DATE</i> December 18, 2020
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28 SHEET OF 53

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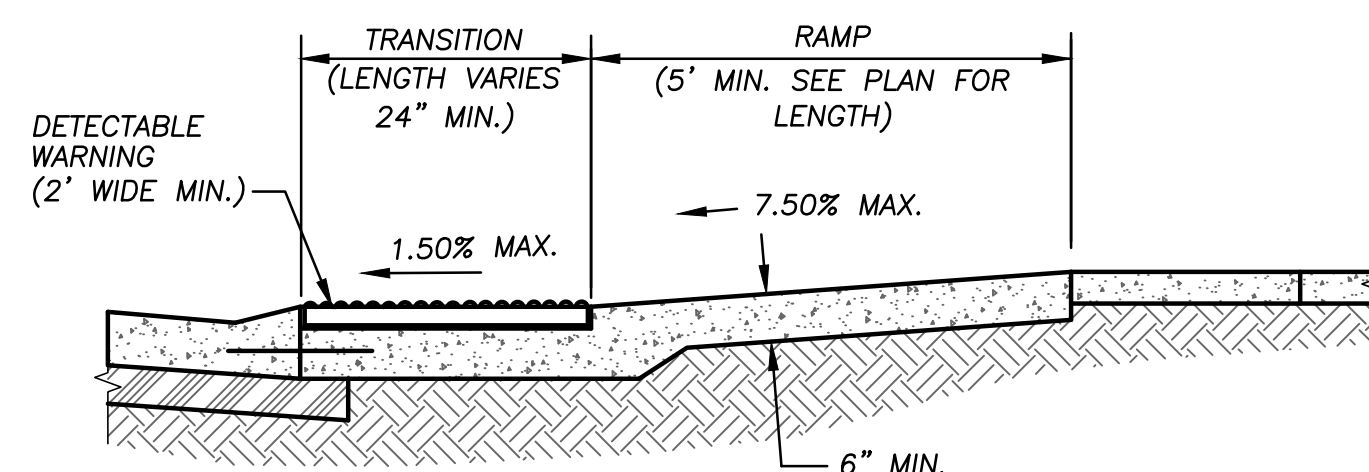
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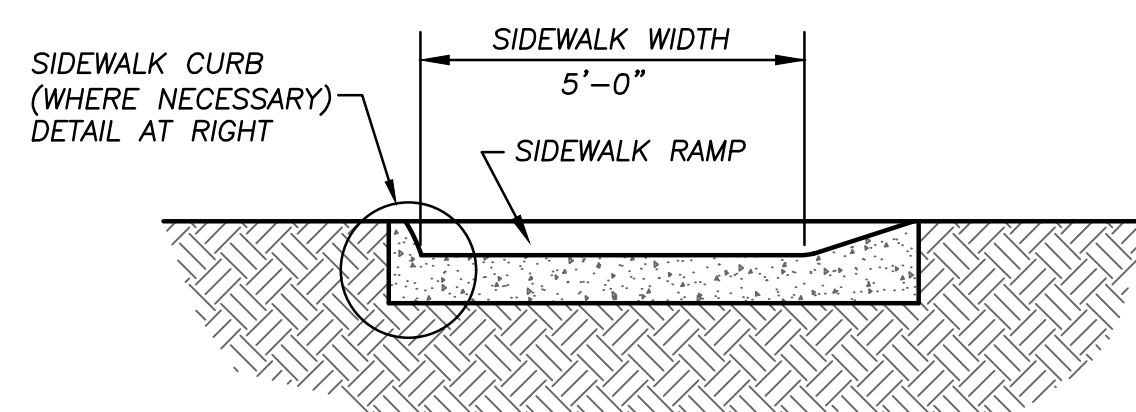
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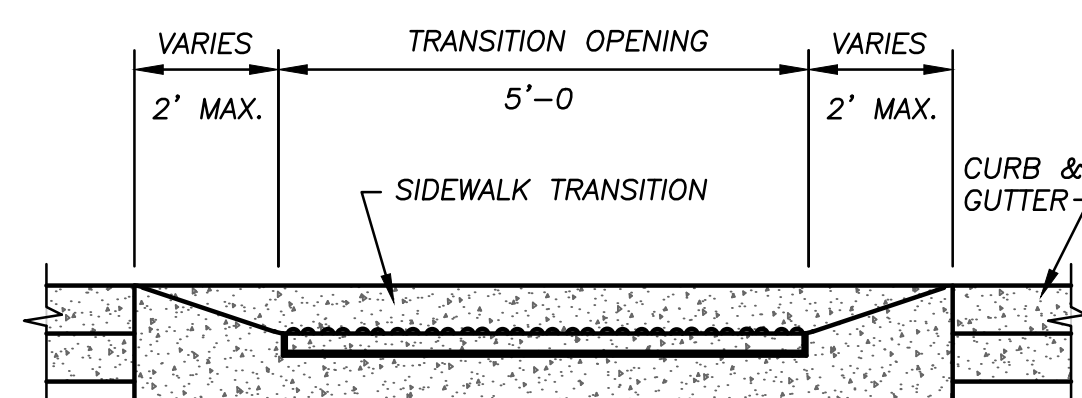
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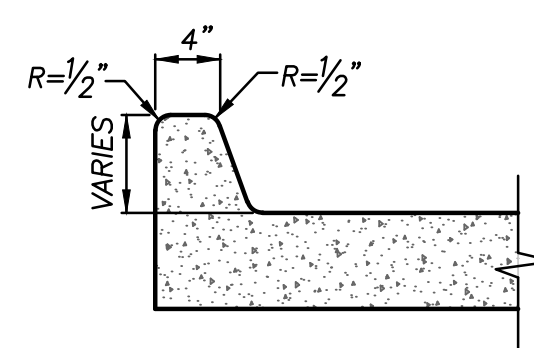
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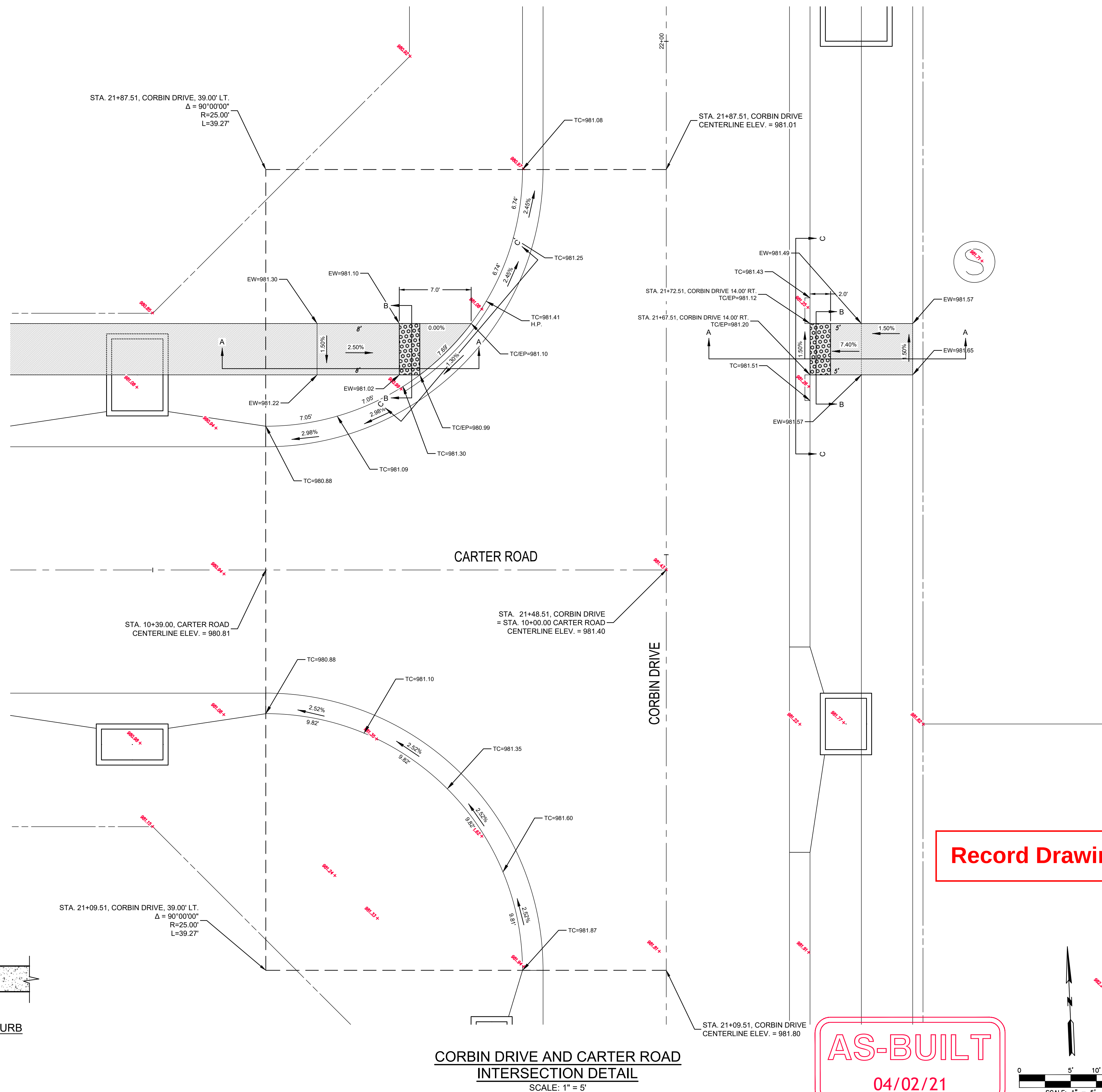
SECTION B-B



SECTION C-C



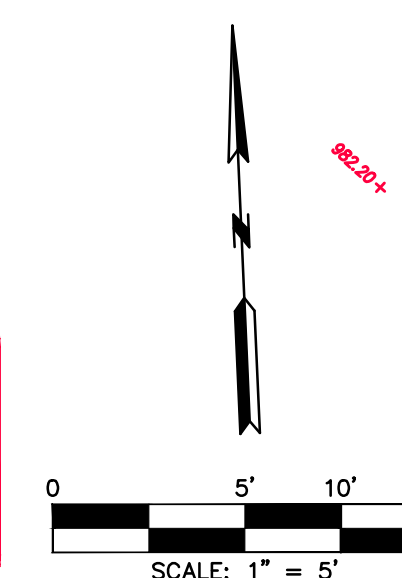
SIDEWALK CURB



Record Drawing

AS-BUILT

04/02/21



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0 Haskell Street, Suite 210, Kansas City, Kansas 6
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STREET AND STORM SEWER PLANS INTERSECTION AND ADA RAMP DETAILS

COBEY CREEK FIRST PLAT

PHASE I
CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI

<i>X-REF NO.</i> 16-059 Base Phase I
<i>DRAWING NO.</i> 16-059 Phase I Street Plan
<i>DATE</i> December 18, 2020
<i>JOB NO.</i> 16-059

29 SHEET OF 53

SEE STORM SEWER PLAN SHEETS 10 & 15 FOR RIPRAP INFORMATION.

FLARED END SECTION DET3B
N. 979586.44 E. 2828222.25
W/ STANDARD CONCRETE TOEWALL

FLARED END SECTION DET2E
N. 97952.93 E. 2828231.99
W/ STANDARD CONCRETE TOEWALL

NOTE:
THE 100 YEAR WATER SURFACE ELEVATION WITH CLOGGED OUTLET STRUCTURE = 977.49- 978.31

48" DIA. ADS HP MANHOLE WITH 30" GRATE DET2B
N. 980352.98 E. 2828263.34

4'x 14' CONCRETE OUTLET STRUCTURE DET1B
N. 980389.78 E. 2828248.55

2 - 48" END SECTIONS DET1A
N. 980416.30 E. 2828345.36

INSTALL 44.4 C.Y. (24' WIDE X 25' LONG X 2' DEEP) STONE RIPRAP WITH MINIMUM 15" STONE AND ADDITIONAL ENERGY DISSIPATORS. PLACE FILTER FABRIC PRIOR TO INSTALLATION OF RIPRAP.

100 YEAR WATER SURFACE ELEVATION = 976.5- 976.82

FLARED END SECTION DET2A
N. 980353.77 E. 2828245.35
W/ STANDARD CONCRETE TOEWALL

100 YEAR WATER SURFACE ELEVATION = 976.5- 976.82

48" DIA. ADS HP MANHOLE WITH 30" GRATE DET2D
N. 979851.29 E. 2828247.37

48" DIA. ADS HP MANHOLE WITH 30" GRATE DET2C
N. 980102.14 E. 2828255.35

EMERGENCY SPILLWAY = 165' LONG
ELEV. = 977.00 977.51

48" DIA. ADS HP MANHOLE WITH 30" GRATE DET3A
N. 979585.77 E. 2828238.74

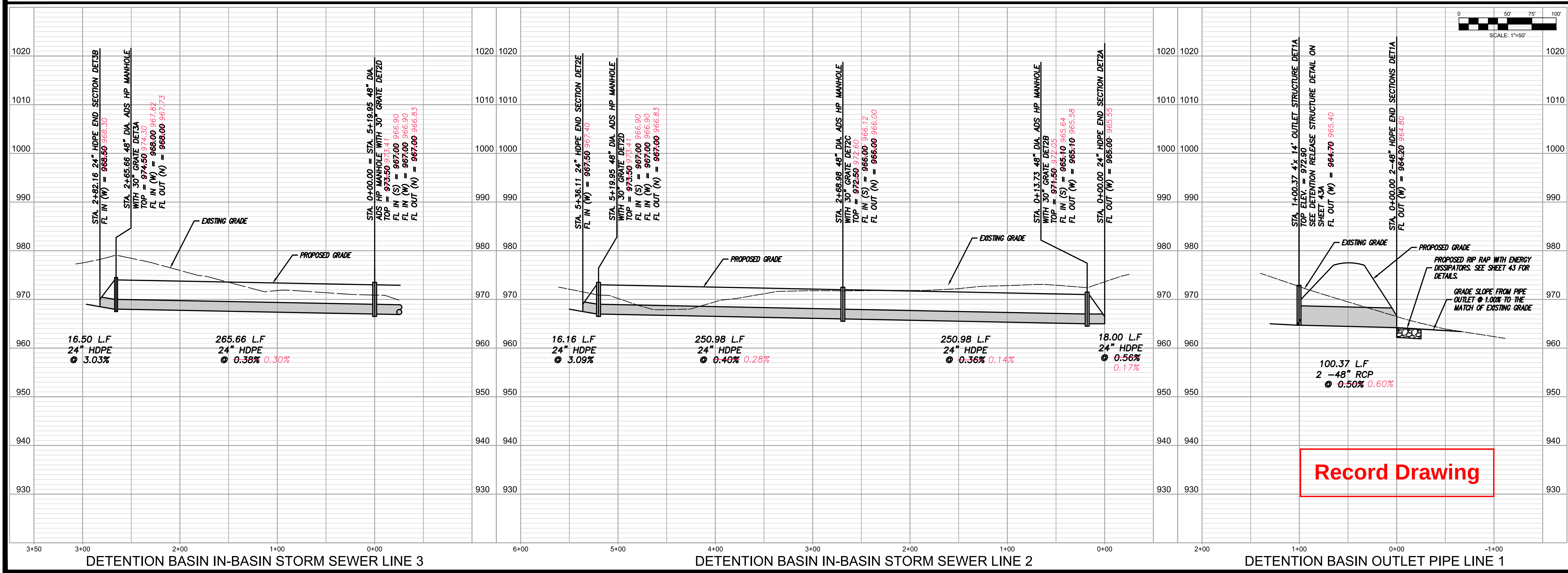
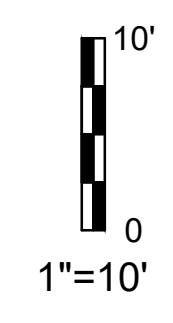
CONTOURS SHOWN ARE FROM ASBUILT SHOTS AND EXSTING TOPO.

GRADE SWALE AS SHOWN, FROM END OF RIP RAP TO THE EXISTING SWALE. SWALE TO BE APPROXIMATELY 20' WIDE, 2' MAXIMUM DEPTH AND 3 TO 1 SIDE SLOPES. GRADING IS LIMITED TO THE SOUTH SIDE OF THE PROPERTY LINE.



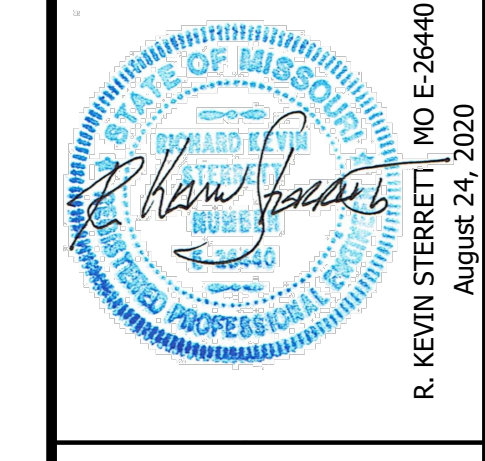
NOTE:

- AREAS TO RECEIVE FILL SHOULD BE STRIPPED OF VEGETATION, TOPSOIL, SOFT SOIL AND DELETERIOUS MATERIALS.
- THE EXPOSED SUBGRADE SHOULD BE PROOFROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK. SOFT AREAS THAT DEVELOP SHOULD BE OVEREXCAVATED AND BACKFILLED WITH COMPACTED CLAY SOIL OR THE AREA MOISTURE CONDITIONED, REWORKED AND COMPACTED.
- NON-ORGANIC, FINE-GRAINED CLAY SOIL SHOULD BE USED FOR FILL.
- SOIL FILL SHOULD BE PLACED IN UNIFORM 8-INCH THICK LIFTS.
- THE FILL SHOULD BE COMPACTED TO AT LEAST 95 PERCENT STANDARD PROCTOR (ASTM D698) MAXIMUM DRY DENSITY AT A MOISTURE CONTENT BETWEEN MINUS 1 TO PLUS 3 PERCENT OF THE OPTIMUM MOISTURE CONTENT.
- DELETERIOUS MATERIAL AND PIECES OF ROCK LARGER THAN 2 INCHES SHOULD NOT BE INCLUDED IN THE FILL.
- THE FILL SHOULD NOT BE PLACED ON SOFT MATERIALS OR FROZEN GROUND. FROZEN SOILS SHOULD NOT BE USED FOR FILL.



Record Drawing

DATE	REVISION	BY	CHKD
10/15/2021	1	SW	RAS
10/15/2021	2	SW	RAS
10/15/2021	3	SW	RAS
10/15/2021	4	SW	RAS
10/15/2021	5	SW	RAS
10/15/2021	6	SW	RAS
10/15/2021	7	SW	RAS
10/15/2021	8	SW	RAS
10/15/2021	9	SW	RAS
10/15/2021	10	SW	RAS



Consult Inc engineers planners

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CORPORATE LICENSE NO. E201000373 (MO.) / E-1736 (KS.)

STREET AND STORM SEWER PLANS
NORTH DETENTION BASIN, IN-BASIN STORM LINE AND OUTLET STRUCTURE
COBEY CREEK FIRST PLAT
PHASE I
CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO.
16-059 Base Phase I
DRAWING NO.
16-059 Phase I Street Plans
DATE
August 24, 2020
JOB NO.
16-059

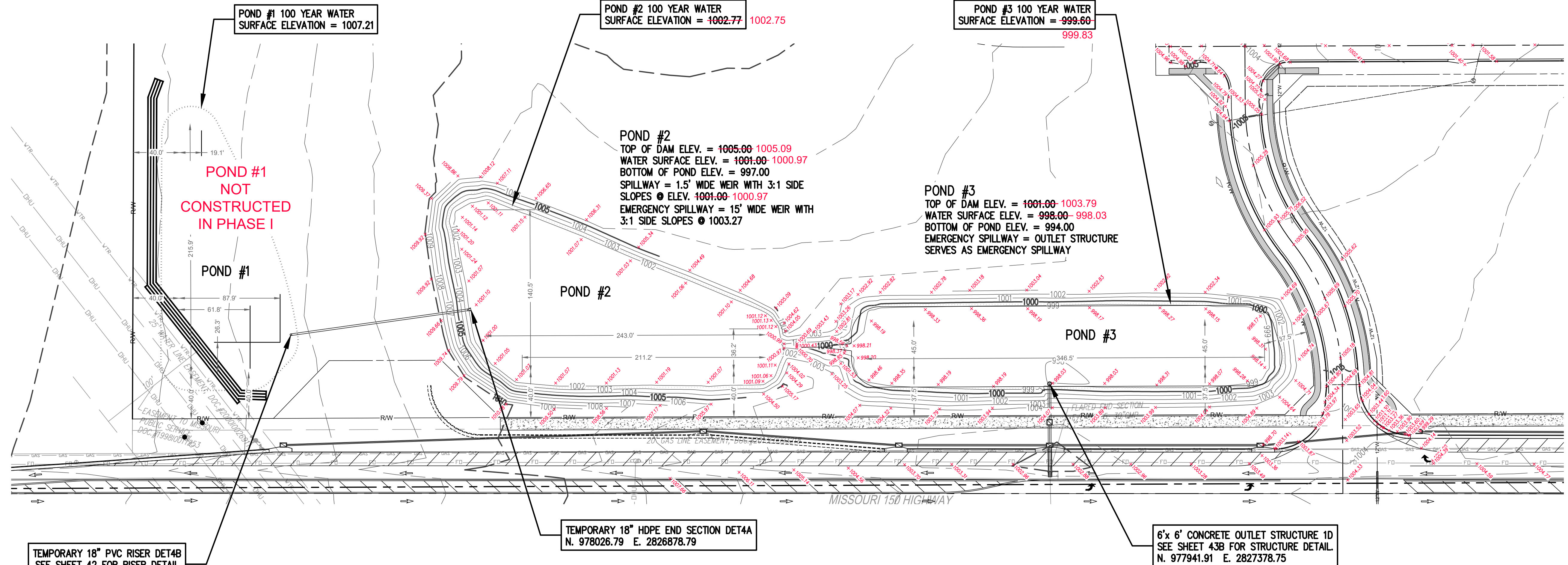
30 SHEET OF 53

POND #1
TOP OF DAM ELEV. = 1009.00
WATER SURFACE ELEV. = 1005.00
BOTTOM OF POND ELEV. = 1001.00
EMERGENCY SPILLWAY = RISER PIPE
SERVES AS EMERGENCY SPILLWAY.

NOTE:
THE POND #1 100 YEAR WATER
SURFACE ELEVATION WITH
CLOGGED OUTLET
STRUCTURE = 1008.28



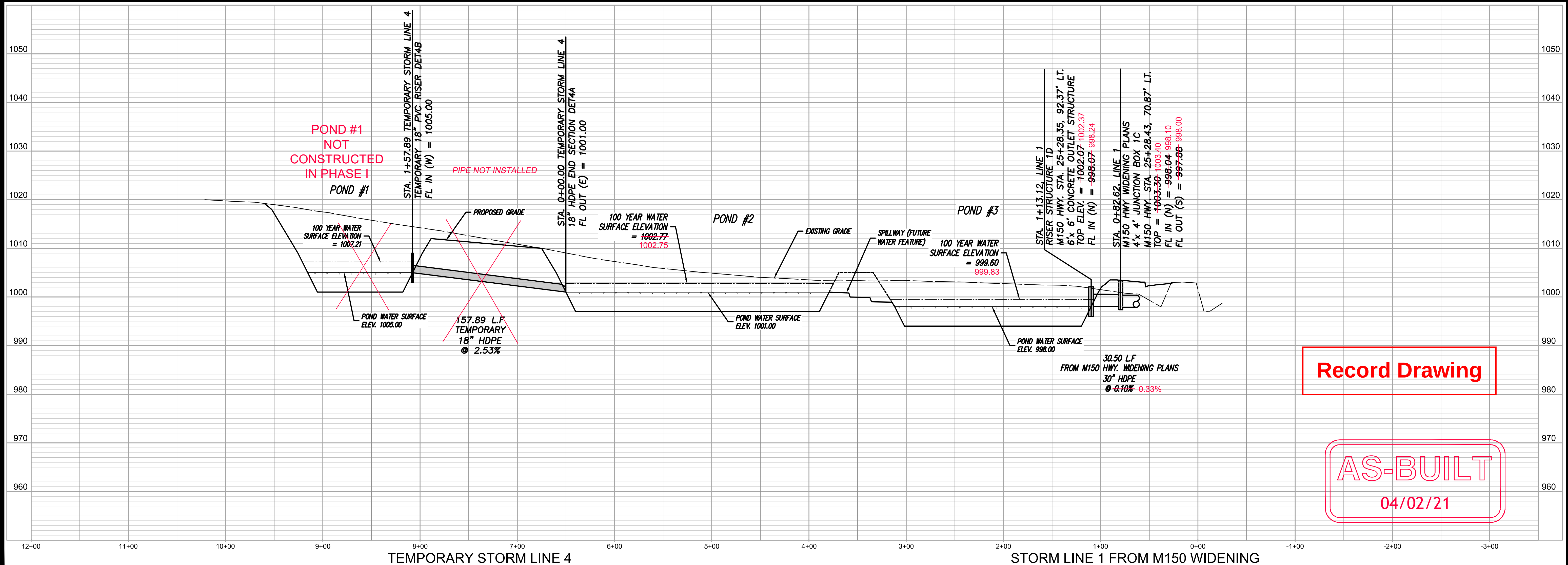
Know what's below.
Call before you dig.



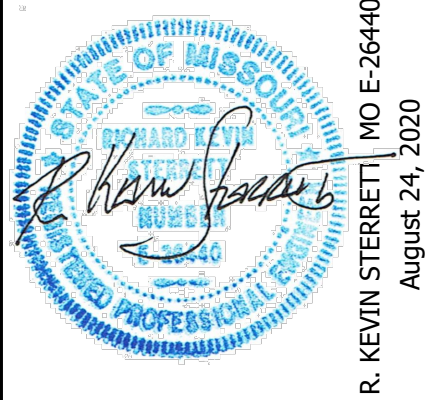
CONTOURS SHOWN ARE FROM
ASBUILT SHOTS AND EXSTING TOPO.

NOTE:
THE POND #2 100 YEAR WATER SURFACE ELEVATION
WITH CLOGGED OUTLET STRUCTURE = 1004.04 1004.04

NOTE:
THE POND #3 100 YEAR WATER SURFACE ELEVATION
WITH CLOGGED OUTLET STRUCTURE = 999.46 1000.75



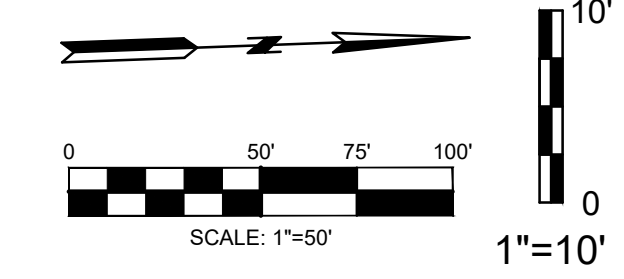
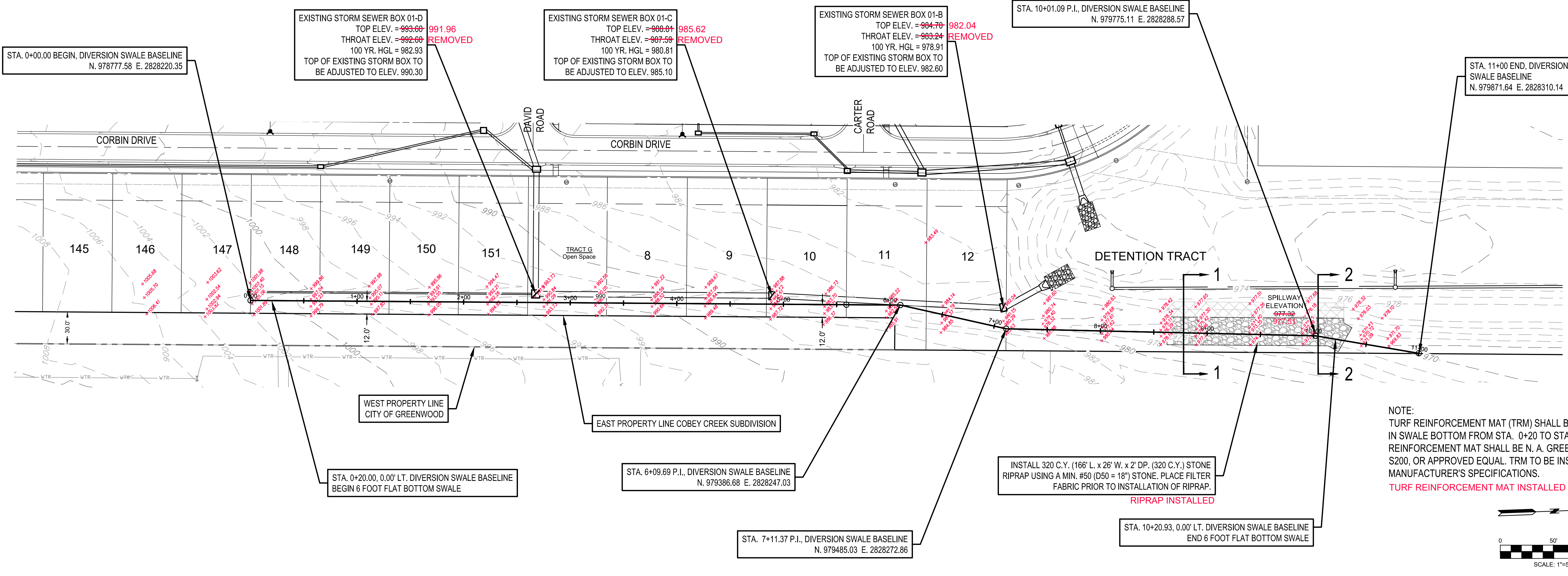
DATE	REVISION	NO.	BY	CHKD
04/02/21	AS-BUILT PER CITY COMMENTS	1	SPW	RAS
08/24/20	REISED NORTH OUTLET STRUCTURE PER ORIGINAL STORM REPORT	6	SPW	RAS
07/27/20	PER CITY COMMENTS	8	SPW	RAS
11/27/18	SUBMITAL TO CITY OF LEES SUMMIT	7	SPW	RAS



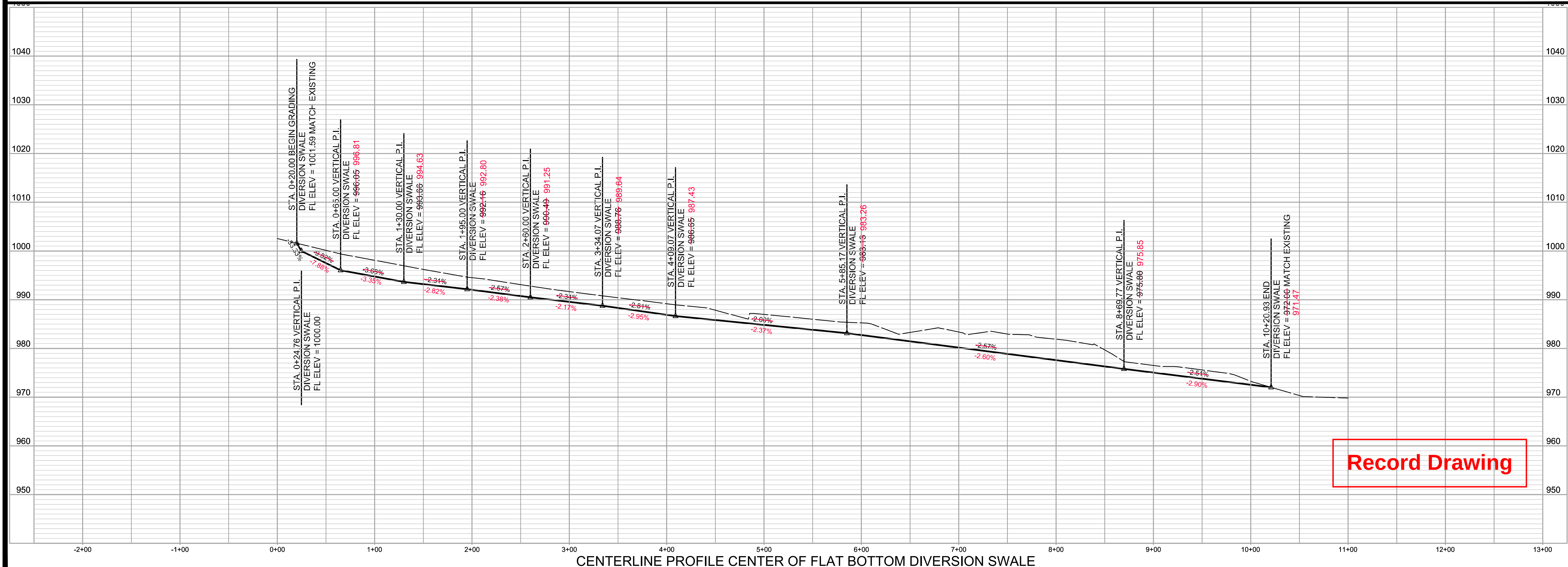
Consult Inc
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CORPORATE LICENSE NO. E201000373 (MO.) / E-1736 (KS.)

STREET AND STORM SEWER PLANS
SOUTH DETENTION BASINS, TEMPORARY
STORM LINE AND OUTLET STRUCTURE
COBEY CREEK FIRST PLAT
PHASE I
CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO.
16-059 Base Phase I
DRAWING NO.
16-059 Phase I Street Plans
DATE
August 24, 2020
JOB NO.
16-059



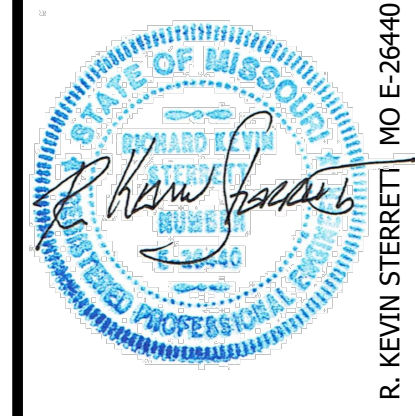
NOTE:
TURF REINFORCEMENT MAT (TRM) SHALL BE INSTALLED
IN SWALE BOTTOM FROM STA. 0+20 TO STA. 8+60. TURF
REINFORCEMENT MAT SHALL BE N. A. GREEN VMAX
S200, OR APPROVED EQUAL. TRM TO BE INSTALLED PER
MANUFACTURER'S SPECIFICATIONS.
TURF REINFORCEMENT MAT INSTALLED



Record Drawing

AS BUILT PLANS - 10/15/2021

DATE	REVISION	NO.	BY	CHKD
10/15/21	AS-BUILT		SPW	RAS
08/06/21	PER CITY'S COMMENTS	3	SPW	RAS
03/27/21	PER CITY'S COMMENTS	2	SPW	RAS
03/07/21	PER ACQUIRED DRAINAGE EASEMENT FROM CITY OF GREENWOOD	1	SPW	RAS
12/16/20	SUBMITAL TO CITY OF LEES SUMMIT		SPW	RAS



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CORPORATE LICENSE NO. E201000373 (MO.) / E-1736 (KS.)

STREET AND STORM SEWER PLANS
DIVERSION SWALE
COBEY CREEK FIRST PLAT
PHASE I
CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI

NOTE:
DEPTH OF SWALE IS $\geq$ CALCULATED 100 YEAR SURFACE ELEVATION
PLUS 2 (TWO) FEET. NO MBOE'S WILL BE REQUIRED FOR LOTS
ADJACENT TO SWALE.

Channel Report

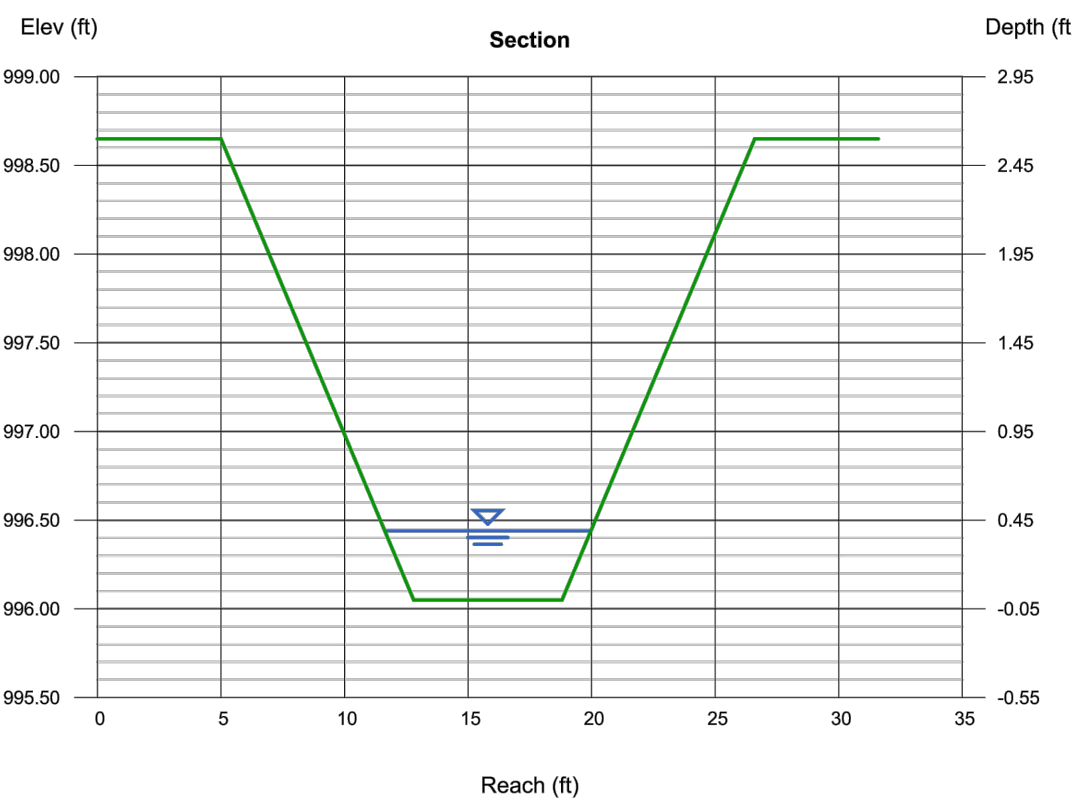
Hydroware Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. Wednesday, Aug 4 2021

LOT 148 - 149

Trapezoidal
Bottom Width (ft) = 6.00
Side Slopes (Z:1) = 3.00, 3.00
Total Depth (ft) = 2.66
Invert Elev (ft) = 996.05
Slope (%) = 3.68
N-Value = 0.030

Highlighted
Depth (ft) = 0.39
Q (cfs) = 12.43
Area (sqft) = 2.80
Velocity (ft/s) = 4.45
Wetted Perim (ft) = 6.47
Crit Depth, Yc (ft) = 0.48
Top Width (ft) = 8.34
EGL (ft) = 0.70

Calculations
Compute by:
Known Q (cfs) = 12.43



Channel Report

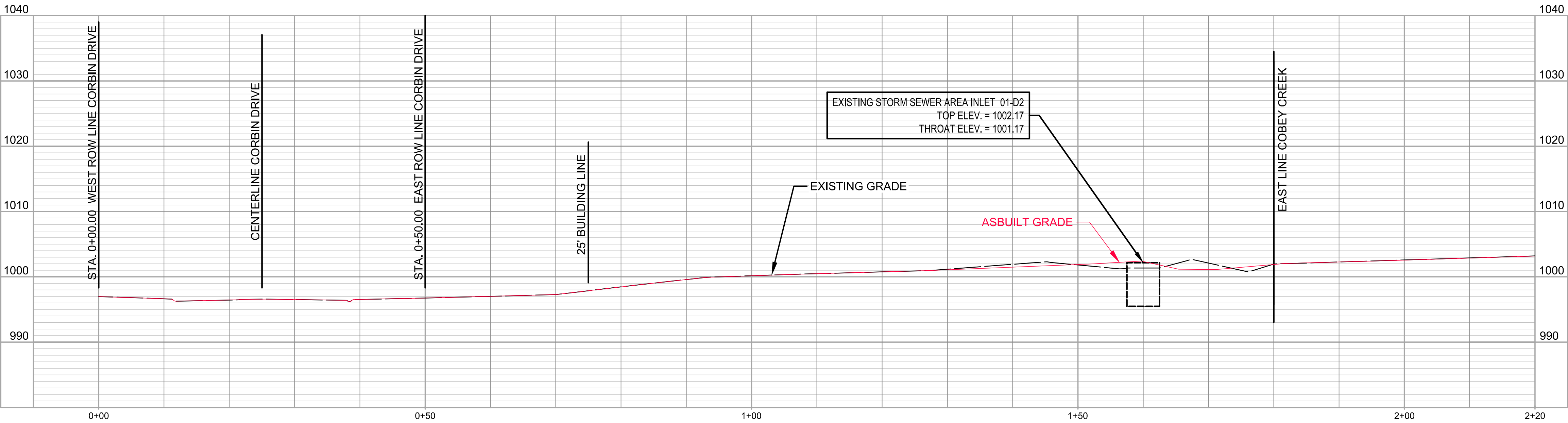
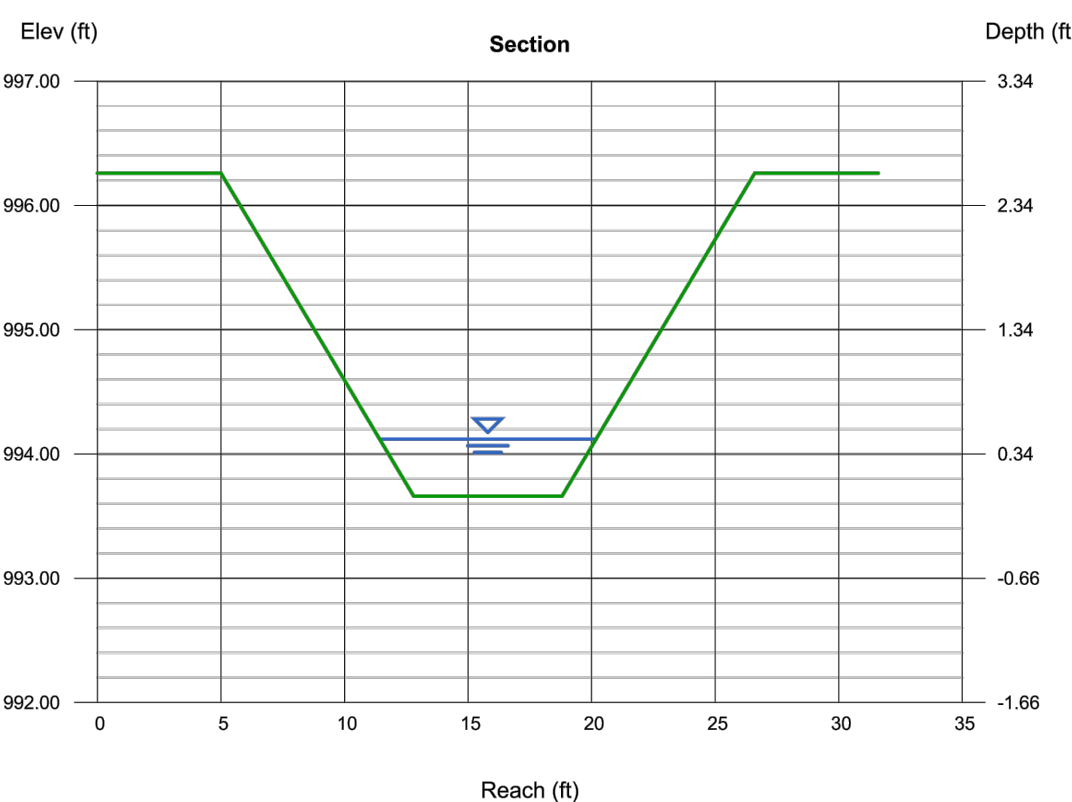
Hydroware Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. Wednesday, Aug 4 2021

LOT 149 - 150

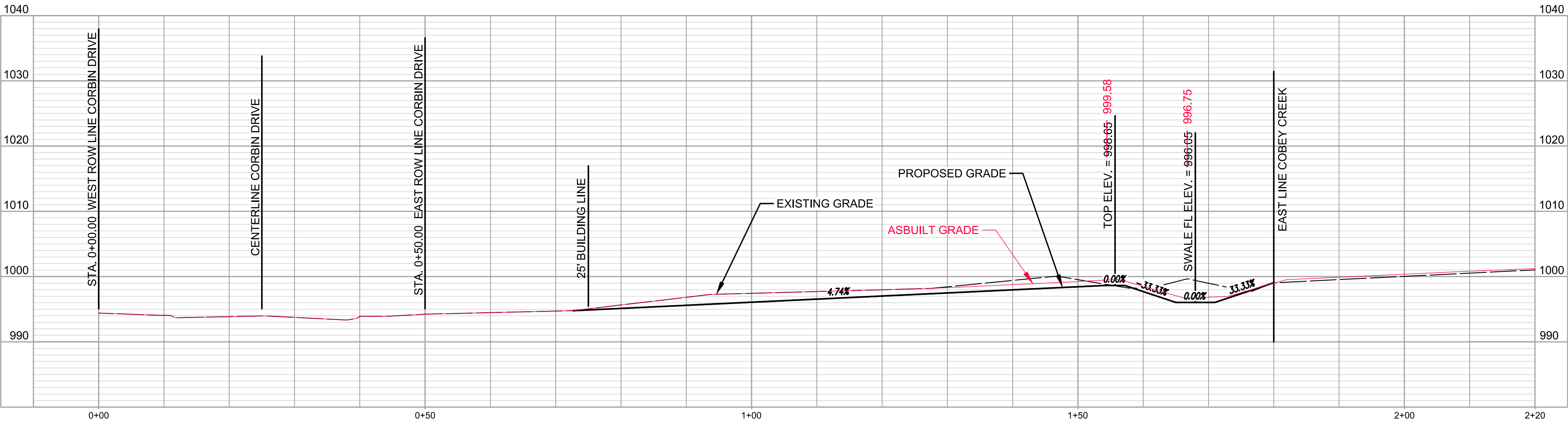
Trapezoidal
Bottom Width (ft) = 6.00
Side Slopes (Z:1) = 3.00, 3.00
Total Depth (ft) = 2.66
Invert Elev (ft) = 993.66
Slope (%) = 3.68
N-Value = 0.030

Highlighted
Depth (ft) = 0.46
Q (cfs) = 16.32
Area (sqft) = 3.39
Velocity (ft/s) = 4.81
Wetted Perim (ft) = 6.91
Crit Depth, Yc (ft) = 0.56
Top Width (ft) = 8.76
EGL (ft) = 0.82

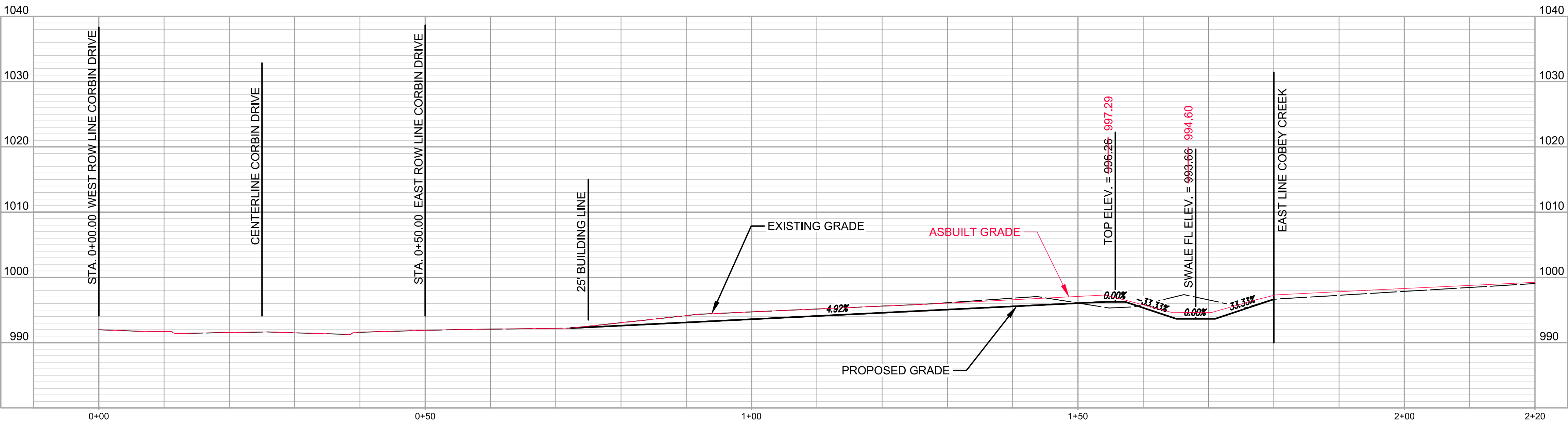
Calculations
Compute by:
Known Q (cfs) = 16.32



LOT 147 - 148 CROSS SECTION

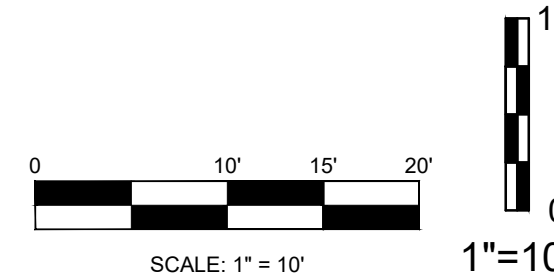


LOT 148 - 149 CROSS SECTION



LOT 149 - 150 CROSS SECTION

Record Drawing



AS BUILT PLANS - 10/15/2021

NO.	BY	DATE	REVISION
1	SPW	10/15/21	AS-BUILT'S
2	SPW	08/06/21	PER CITY'S COMMENTS
3	SPW	08/27/21	PER CITY'S COMMENTS
4	SPW	09/07/21	PER ACQUIRED DRAINAGE EASEMENT FROM CITY OF GREENWOOD
5	SPW	12/16/20	SUBMITAL TO CITY OF LEES SUMMIT



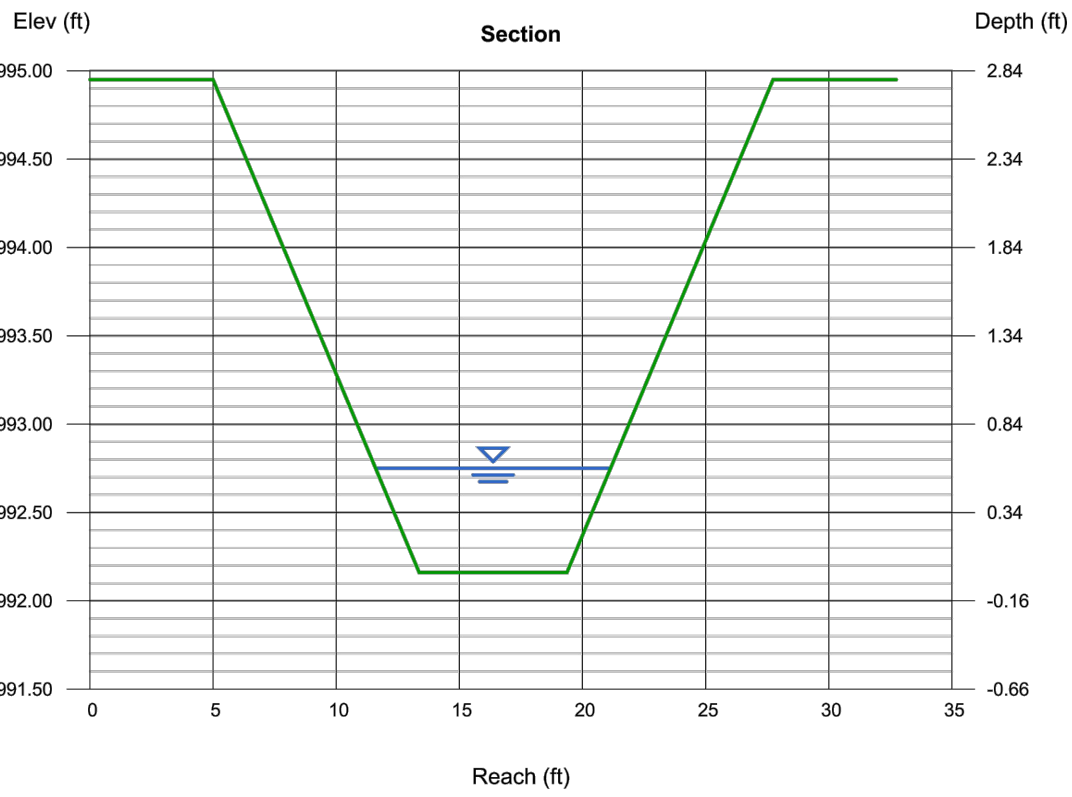
g Inc
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1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.) / LS 2019005467

STREET AND STORM SEWER PLANS
LOT CROSS SECTIONS
COBEY CREEK FIRST PLAT
PHASE I
CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO.
16-059 Base Phase I
DRAWING NO.
16-059 Phase I Street Plans
DATE
December 18, 2020
JOB NO.
16-059
32A SHEET OF 53

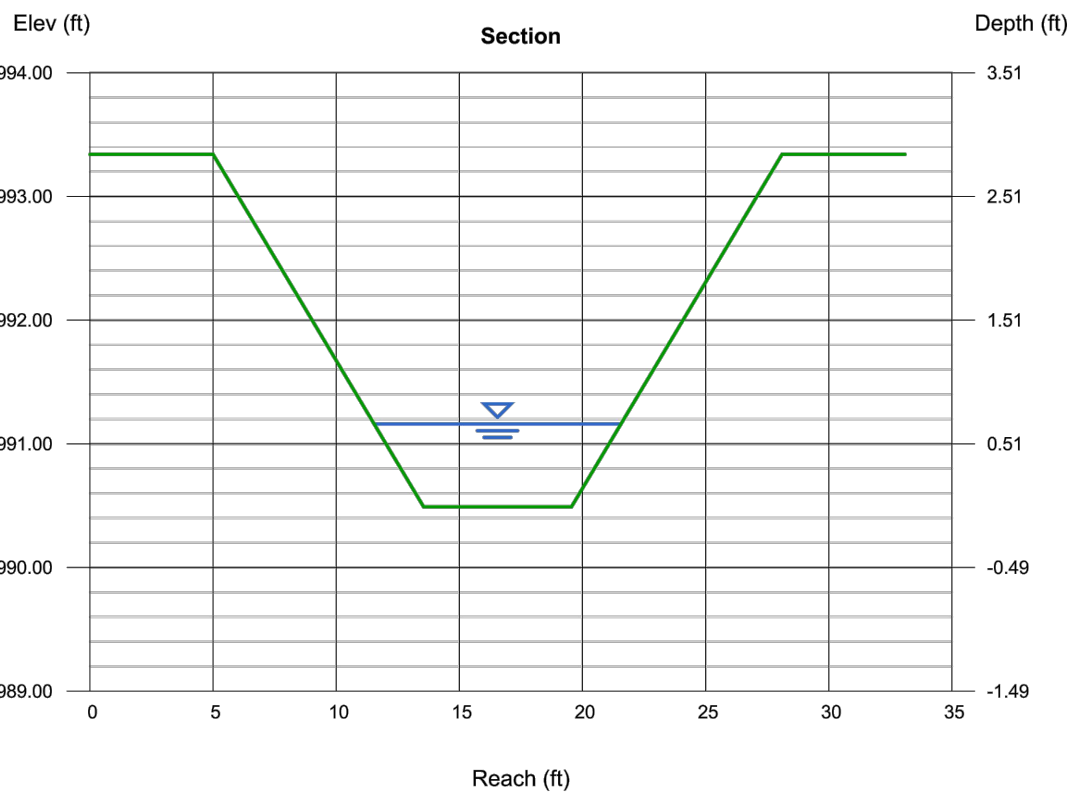
Channel Report

Hydroware Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc.			
Wednesday, Aug 4 2021			
LOT 150 - 151			
Trapezoidal		Highlighted	
Bottom Width (ft)	= 6.00	Depth (ft)	= 0.59
Side Slopes (z:1)	= 3.00, 3.00	Q (cfs)	= 20.86
Total Depth (ft)	= 992.16 2.64	Area (sqft)	= 4.58
Invert Elev (ft)	= 992.16	Velocity (ft/s)	= 4.55
Slope (%)	= 2.31	Wetted Perim (ft)	= 9.73
N-Value	= 0.030	Crit Depth, Yc (ft)	= 0.65
Calculations		Top Width (ft)	= 9.54
Compute by:		EGL (ft)	= 0.91
Known Q (cfs)			



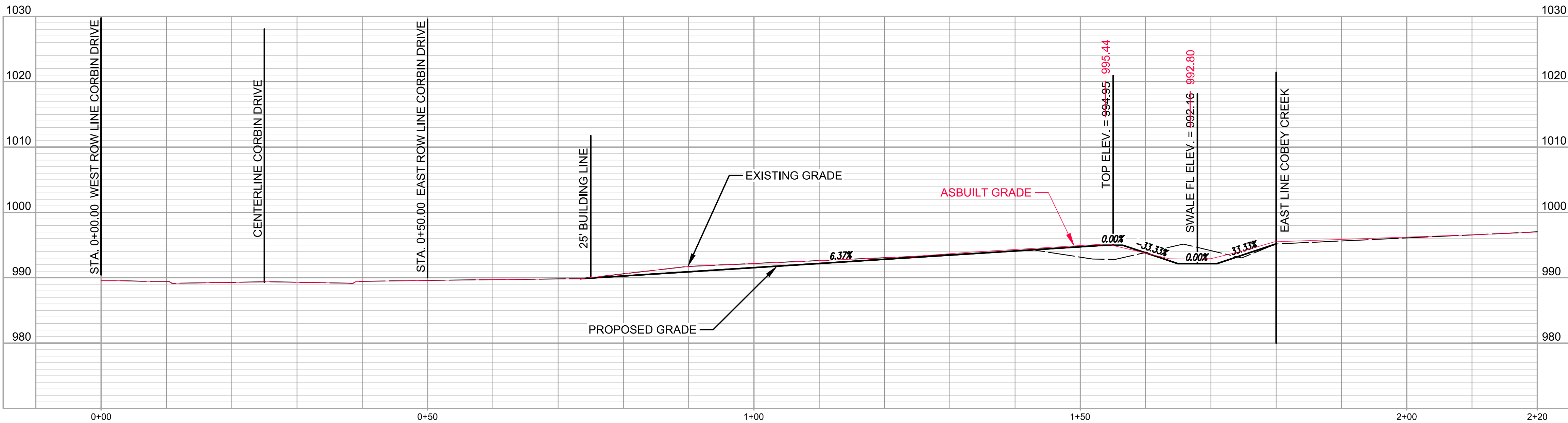
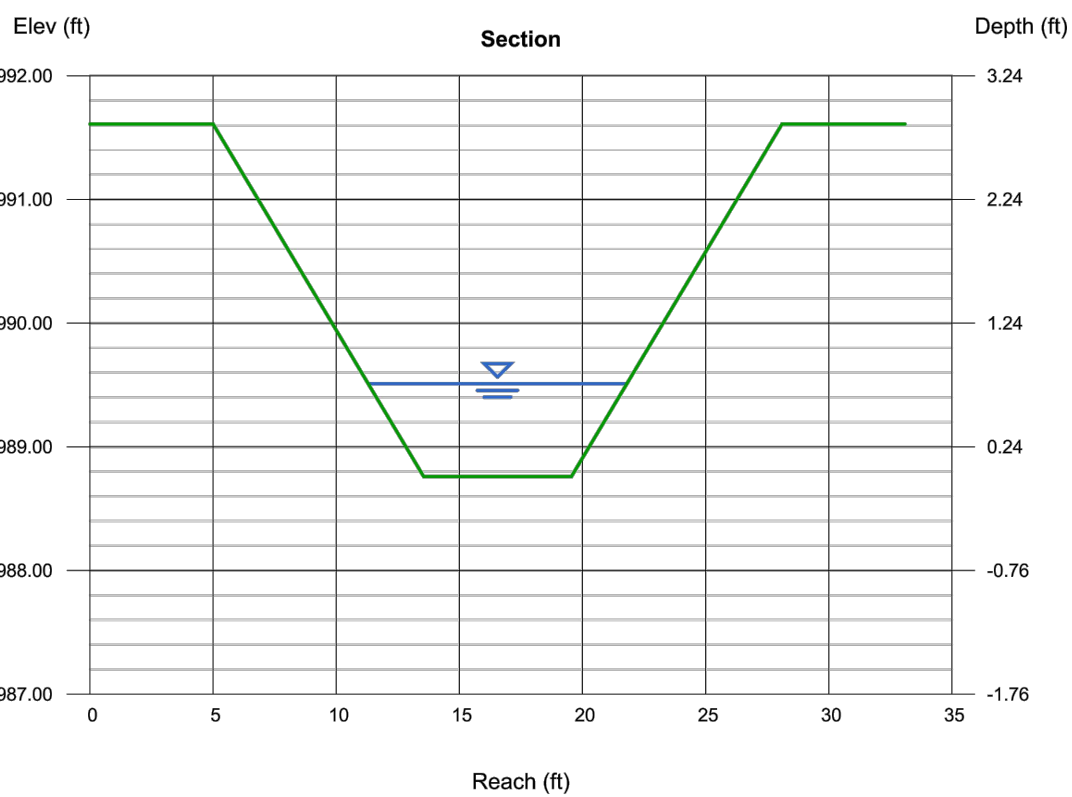
Channel Report

Hydroware Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc.			
Wednesday, Aug 4 2021			
LOT 151 - OPEN SPACE			
Trapezoidal		Highlighted	
Bottom Width (ft)	= 6.00	Depth (ft)	= 0.67
Side Slopes (z:1)	= 3.00, 3.00	Q (cfs)	= 26.12
Total Depth (ft)	= 990.49 2.69	Area (sqft)	= 5.37
Invert Elev (ft)	= 990.49	Velocity (ft/s)	= 4.87
Slope (%)	= 2.31	Wetted Perim (ft)	= 10.24
N-Value	= 0.030	Crit Depth, Yc (ft)	= 0.74
Calculations		Top Width (ft)	= 10.02
Compute by:		EGL (ft)	= 1.04
Known Q (cfs)			

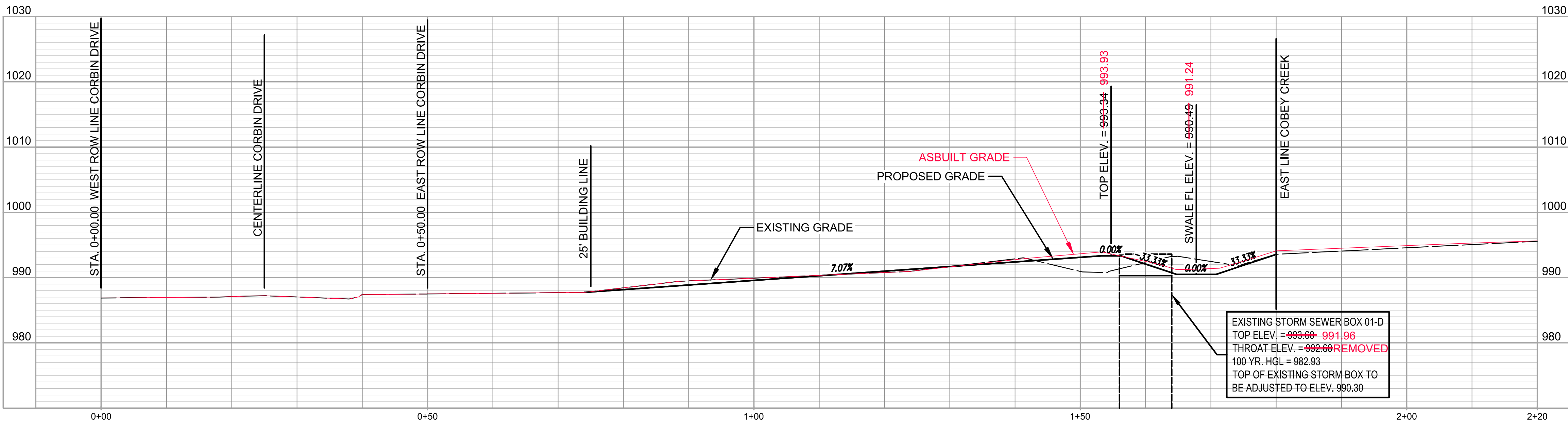


Channel Report

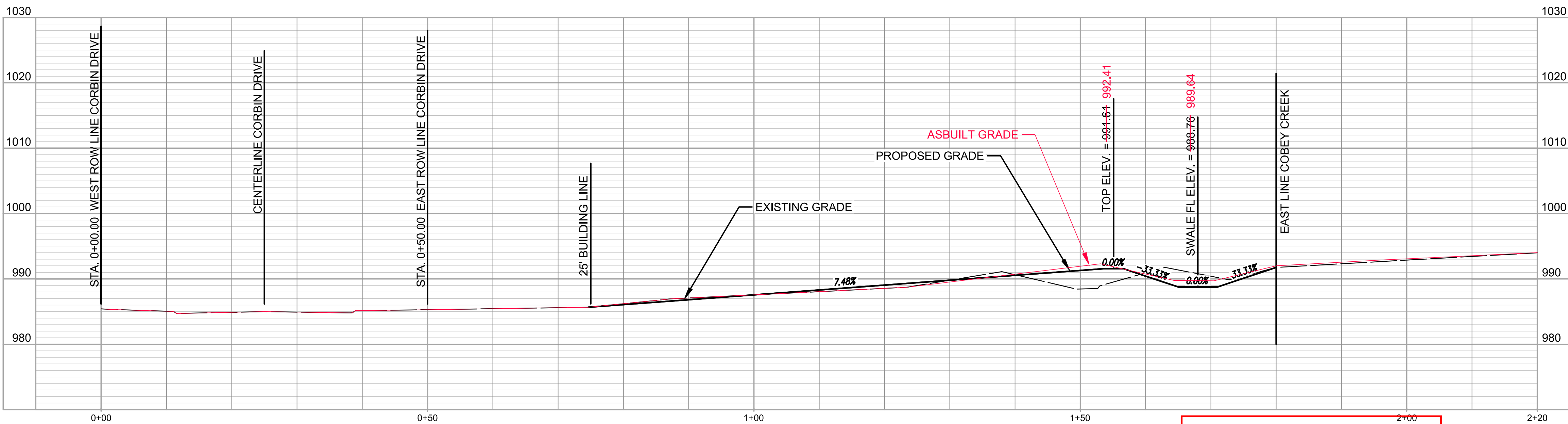
Hydroware Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc.			
Wednesday, Aug 4 2021			
LOT OPEN SPACE - 8			
Trapezoidal		Highlighted	
Bottom Width (ft)	= 6.00	Depth (ft)	= 0.75
Side Slopes (z:1)	= 3.00, 3.00	Q (cfs)	= 32.04
Total Depth (ft)	= 988.76 2.77	Area (sqft)	= 6.19
Invert Elev (ft)	= 988.76	Velocity (ft/s)	= 5.18
Slope (%)	= 2.34	Wetted Perim (ft)	= 10.74
N-Value	= 0.030	Crit Depth, Yc (ft)	= 0.84
Calculations		Top Width (ft)	= 10.50
Compute by:		EGL (ft)	= 1.17
Known Q (cfs)			



LOT 150 - 151 CROSS SECTION

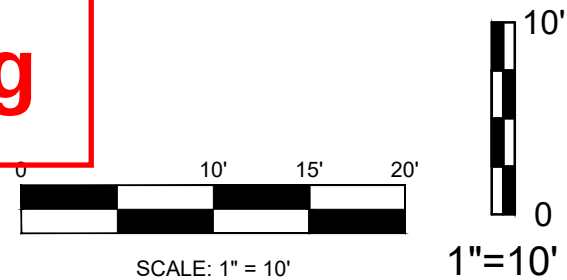


LOT 151 - OPEN SPACE CROSS SECTION



LOT OPEN SPACE - 8 CROSS SECTION

Record Drawing



AS BUILT PLANS - 10/15/2021

DATE	REVISION	NO.	BY	CHKD
10/15/21	AS-BUILT	1	SPW	RAS
08/02/21	PER CITY'S COMMENTS	2	SPW	RAS
03/27/21	PER CITY'S COMMENTS	3	SPW	RAS
03/07/21	PER ACQUIRED DRAINAGE EASEMENT FROM CITY OF GREENWOOD	4	SPW	RAS
12/16/20	SUBMIT TO CITY OF LEES SUMMIT	5	SPW	RAS



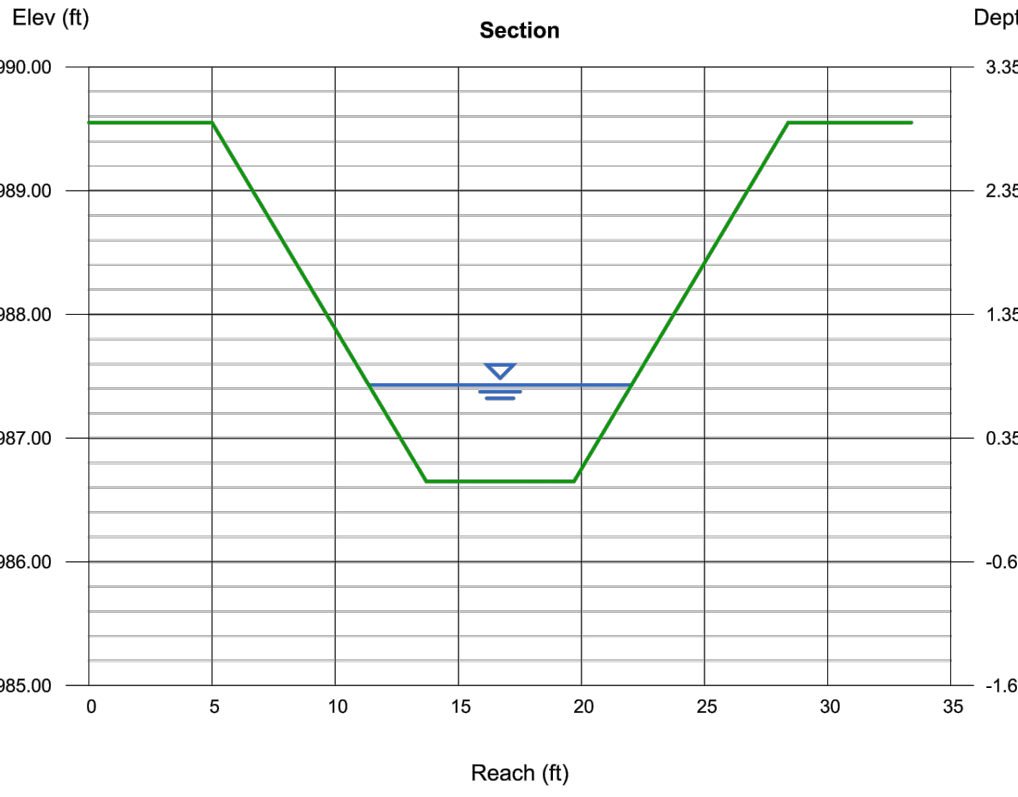
gconsult inc engineers planners
1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.) / LS 2019005467

STREET AND STORM SEWER PLANS
LOT CROSS SECTIONS
COBEY CREEK FIRST PLAT
PHASE I
CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO.
16-059 Base Phase I
DRAWING NO.
16-059 Phase I Street Plans
DATE
December 18, 2020
JOB NO.
16-059
32B SHEET OF 53

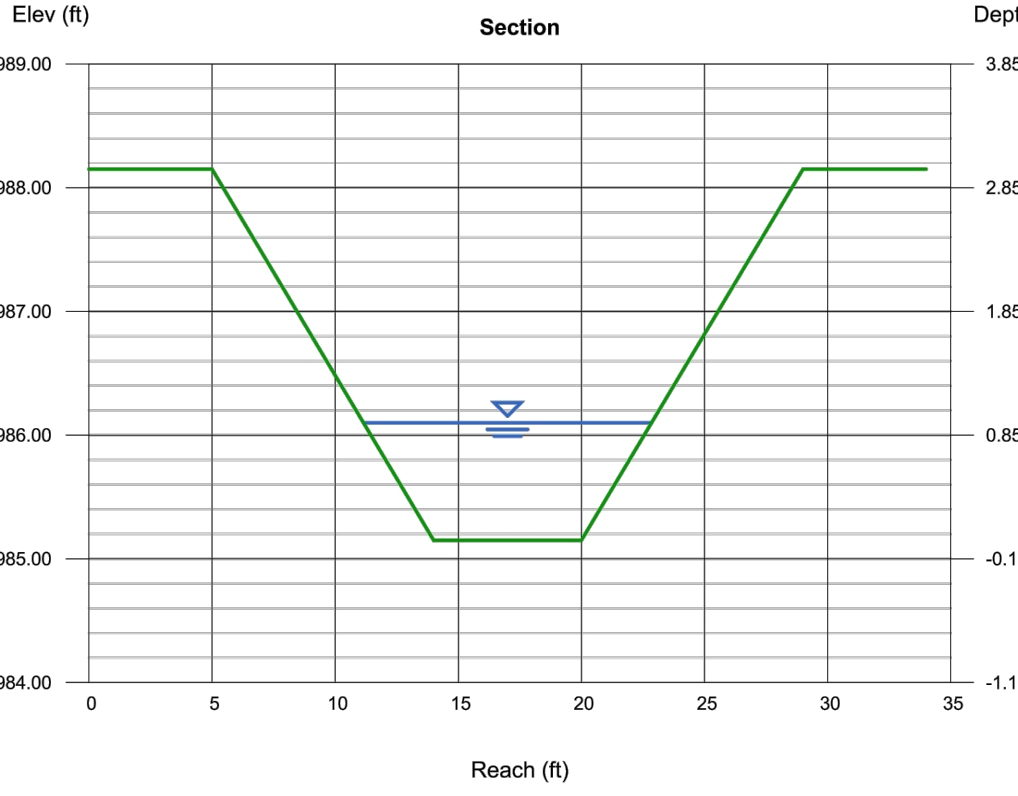
Channel Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc.			
Wednesday, Aug 4 2021			
LOT 8 - 9			
Trapezoidal		Highlighted	
Bottom Width (ft)	= 6.00	Depth (ft)	= 0.78
Side Slopes (z:1)	= 3.00, 3.00	Q (cfs)	= 37.76
Total Depth (ft)	= 2.99 2.80	Area (sqft)	= 6.51
Invert Elev (ft)	= 986.65	Velocity (ft/s)	= 5.80
Slope (%)	= 2.81	Wetted Perim (ft)	= 10.93
N-Value	= 0.030	Crit Depth, Yc (ft)	= 0.92
		Top Width (ft)	= 10.68
		EGL (ft)	= 1.30
Calculations			
Compute by:	Known Q		
Known Q (cfs)	= 37.76		



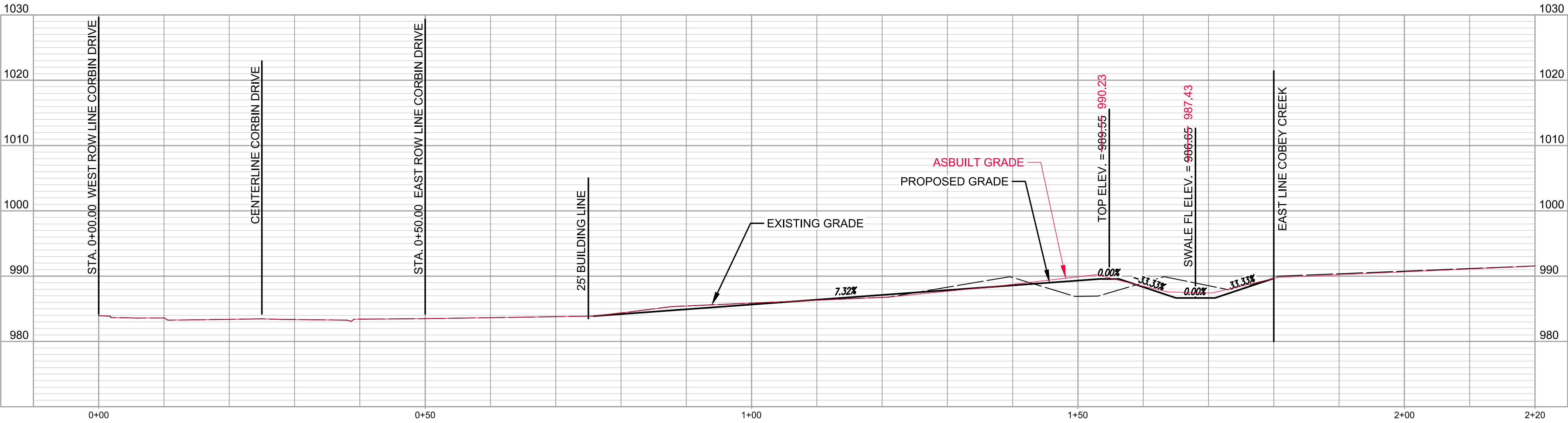
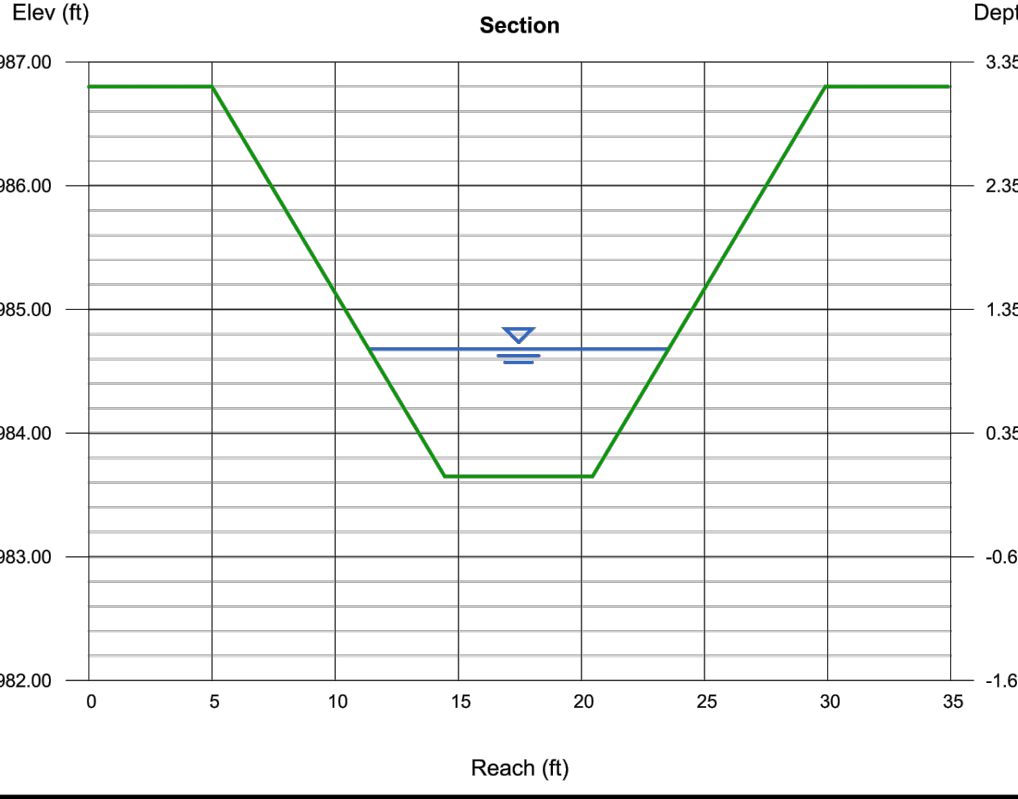
Channel Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc.			
Wednesday, Aug 4 2021			
LOT 9 - 10			
Trapezoidal		Highlighted	
Bottom Width (ft)	= 6.00	Depth (ft)	= 0.95
Side Slopes (z:1)	= 3.00, 3.00	Q (cfs)	= 45.86
Total Depth (ft)	= 2.99 3.24	Area (sqft)	= 8.41
Invert Elev (ft)	= 985.15	Velocity (ft/s)	= 5.45
Slope (%)	= 2.00	Wetted Perim (ft)	= 12.01
N-Value	= 0.030	Crit Depth, Yc (ft)	= 1.03
		Top Width (ft)	= 11.70
		EGL (ft)	= 1.41
Calculations			
Compute by:	Known Q		
Known Q (cfs)	= 45.86		

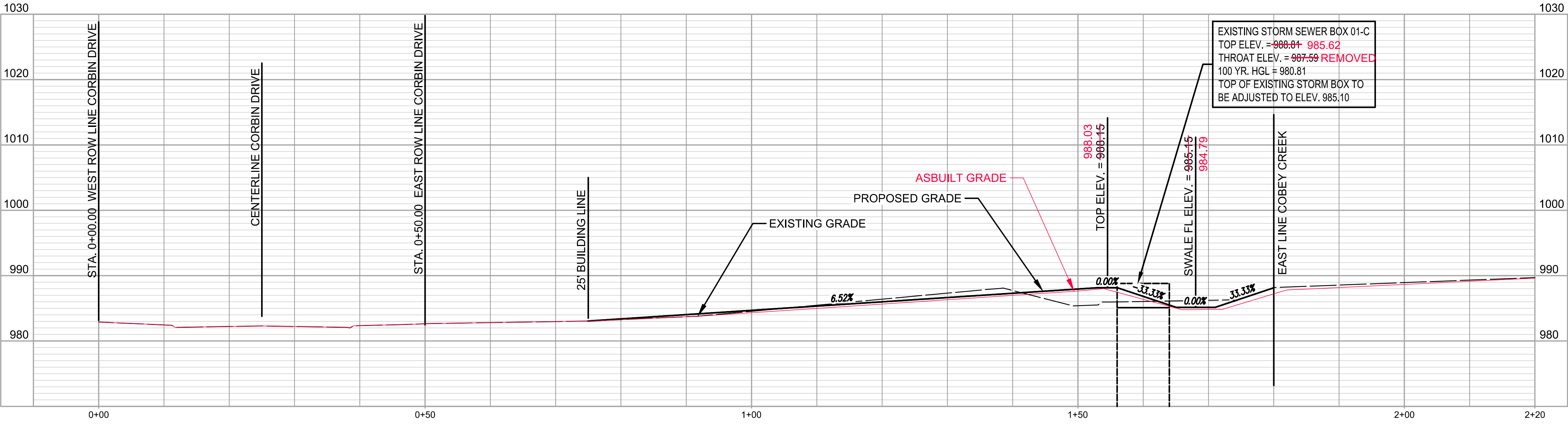


Channel Report

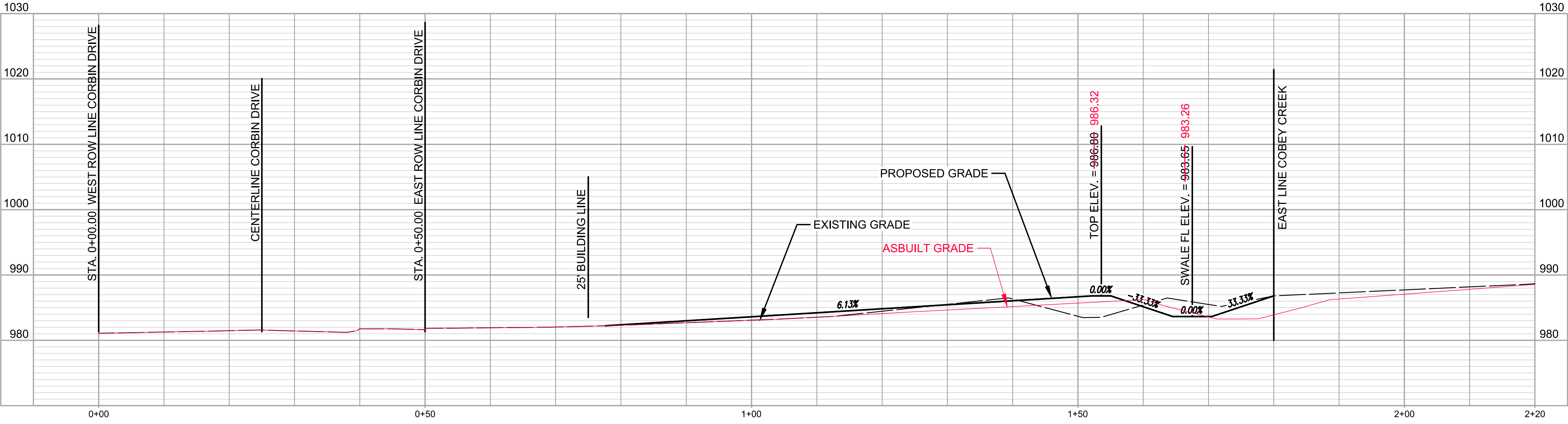
Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc.			
Wednesday, Aug 4 2021			
LOT 10 - 11			
Trapezoidal		Highlighted	
Bottom Width (ft)	= 6.00	Depth (ft)	= 1.03
Side Slopes (z:1)	= 3.00, 3.00	Q (cfs)	= 53.82
Total Depth (ft)	= 2.99 3.06	Area (sqft)	= 9.36
Invert Elev (ft)	= 983.65	Velocity (ft/s)	= 5.75
Slope (%)	= 2.00	Wetted Perim (ft)	= 12.51
N-Value	= 0.030	Crit Depth, Yc (ft)	= 1.12
		Top Width (ft)	= 12.18
		EGL (ft)	= 1.54
Calculations			
Compute by:	Known Q		
Known Q (cfs)	= 53.82		



LOT 8 - 9 CROSS SECTION

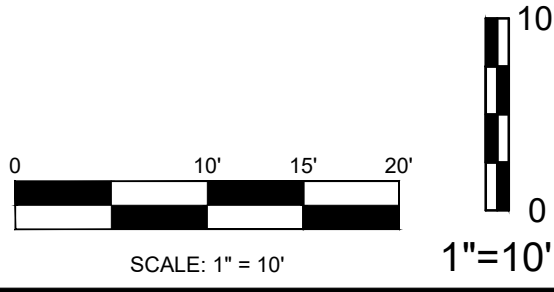


LOT 9 - 10 CROSS SECTION



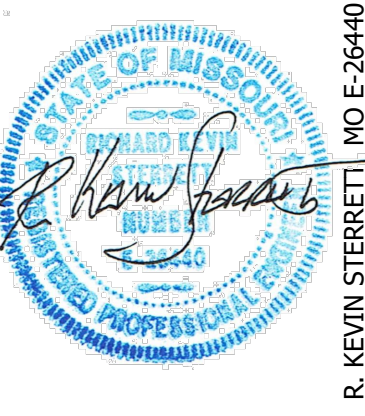
LOT 10 - 11 CROSS SECTION

Record Drawing



AS BUILT PLANS - 10/15/2021

NO.	BY	DATE	REVISION
1	SPW	10/15/21	AS-BUILT
2	SPW	08/06/21	PER CITY'S COMMENTS
3	SPW	05/27/21	PER CITY'S COMMENTS
4	SPW	03/07/21	PER ACQUIRED DRAINAGE EASEMENT FROM CITY OF GREENWOOD
5	SPW	12/16/20	SUBMITAL TO CITY OF LEES SUMMIT



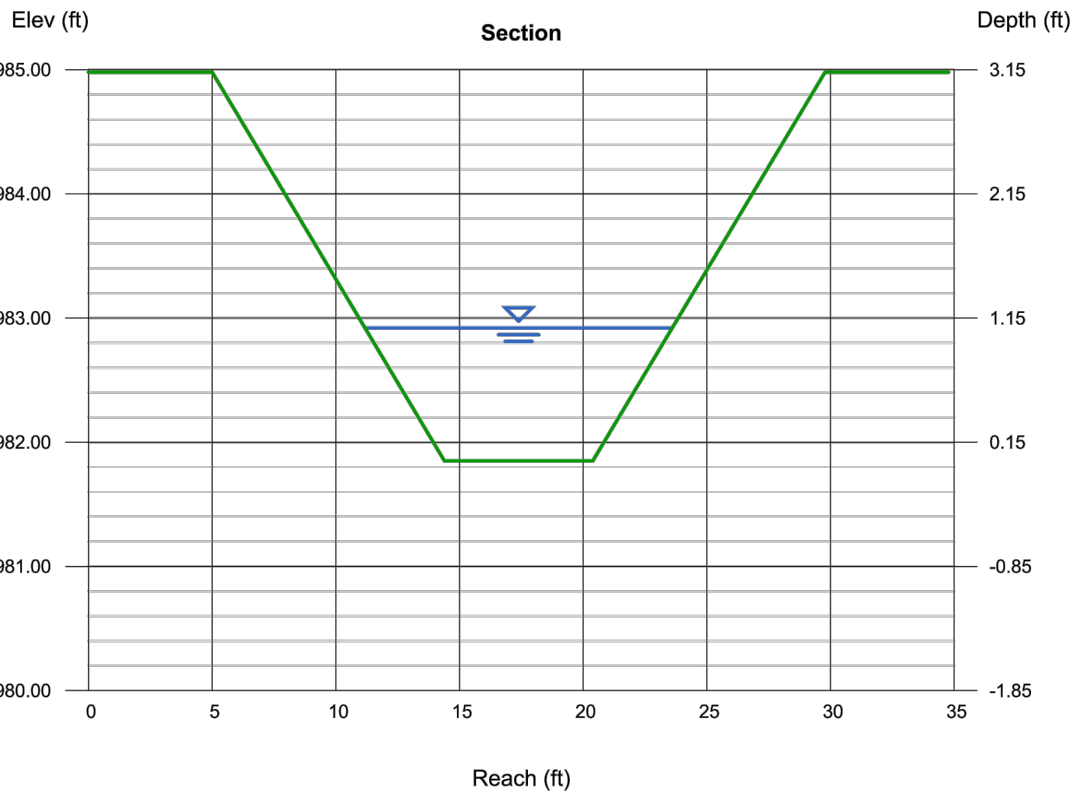
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1533 Locust Street, Kansas City, Missouri 64108
CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.) / LS 2019005467

STREET AND STORM SEWER PLANS
LOT CROSS SECTIONS
COBEY CREEK FIRST PLAT
PHASE I
CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO. 16-059 Base Phase I
DRAWING NO. 16-059 Phase I Street Plans
DATE December 18, 2020
JOB NO. 16-059
32C SHEET OF 53

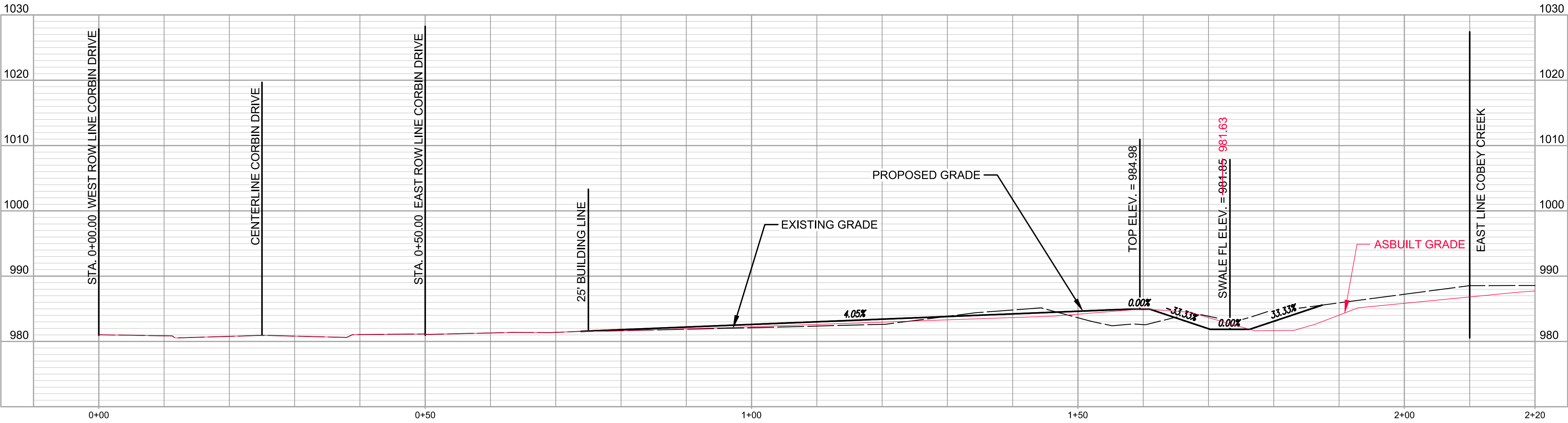
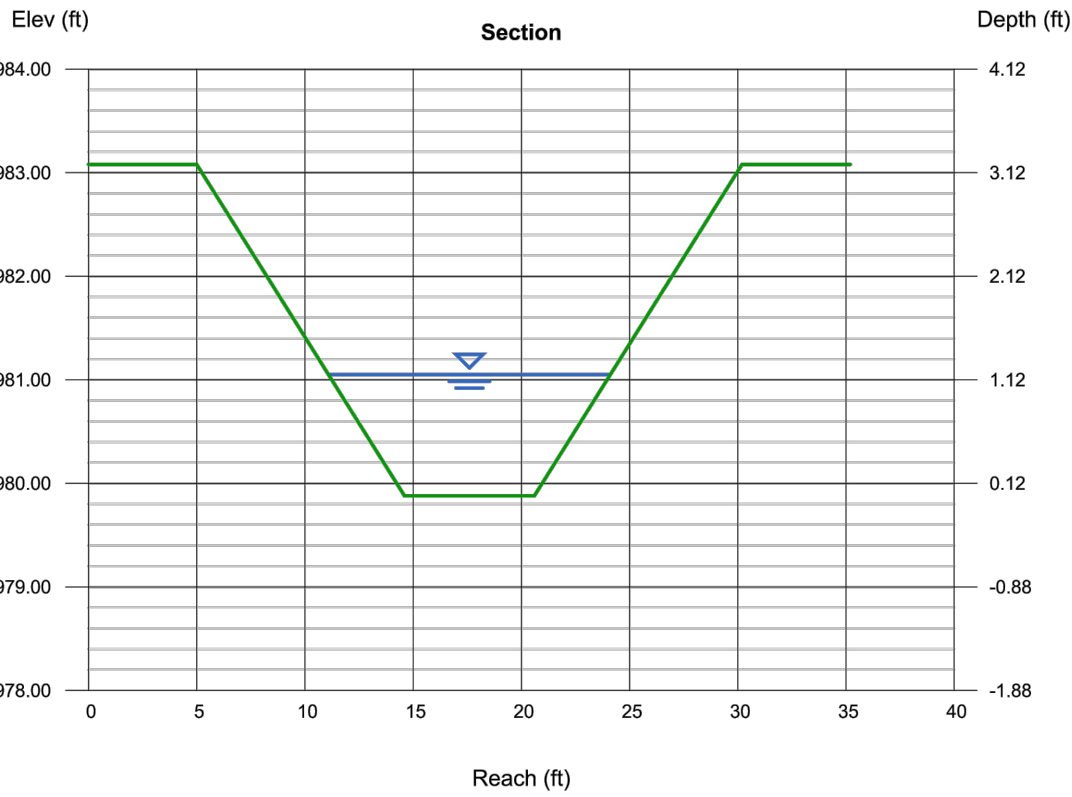
Channel Report

Hydrow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc.			
Wednesday, Aug 4 2021			
LOT 11 - 12			
Trapezoidal		Highlighted	
Bottom Width (ft)	= 6.00	Depth (ft)	= 1.07
Side Slopes (z:1)	= 3.00, 3.00	Q (cfs)	= 65.53
Total Depth (ft)	= 9.49- 3.35	Area (sqft)	= 9.85
Invert Elev (ft)	= 981.85	Velocity (ft/s)	= 6.65
Slope (%)	= 2.57	Wetted Perim (ft)	= 12.77
N-Value	= 0.030	Crit Depth, Yc (ft)	= 1.25
Calculations		Top Width (ft)	= 12.42
Compute by:		EGL (ft)	= 1.76
Known Q (cfs)			

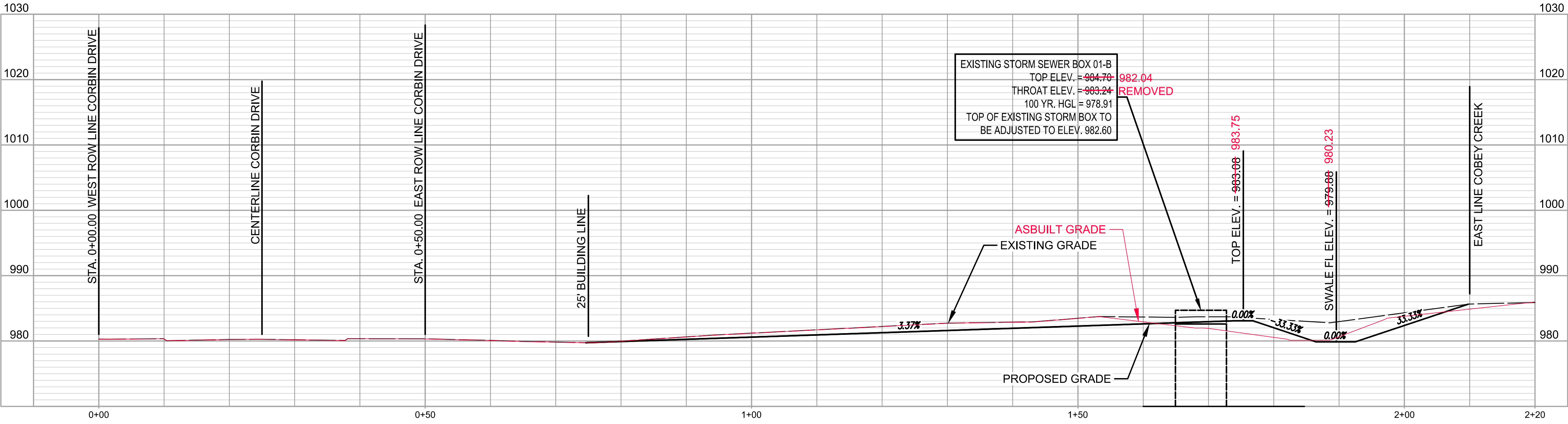


Channel Report

Hydrow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc.			
Wednesday, Aug 4 2021			
LOT 12 - DETENTION			
Trapezoidal		Highlighted	
Bottom Width (ft)	= 6.00	Depth (ft)	= 1.17
Side Slopes (z:1)	= 3.00, 3.00	Q (cfs)	= 76.84
Total Depth (ft)	= 9.29- 3.52	Area (sqft)	= 11.13
Invert Elev (ft)	= 979.88	Velocity (ft/s)	= 6.91
Slope (%)	= 2.57	Wetted Perim (ft)	= 13.40
N-Value	= 0.030	Crit Depth, Yc (ft)	= 1.37
Calculations		Top Width (ft)	= 13.02
Compute by:		EGL (ft)	= 1.91
Known Q (cfs)			

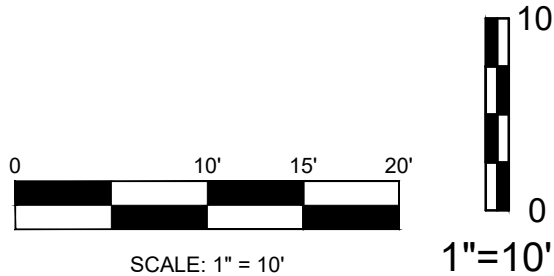


LOT 11 - 12 CROSS SECTION



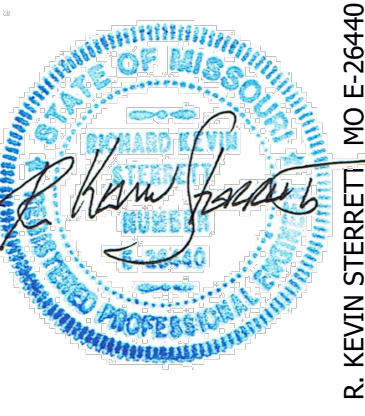
LOT 12 - DETENTION CROSS SECTION

Record Drawing



AS BUILT PLANS - 10/15/2021

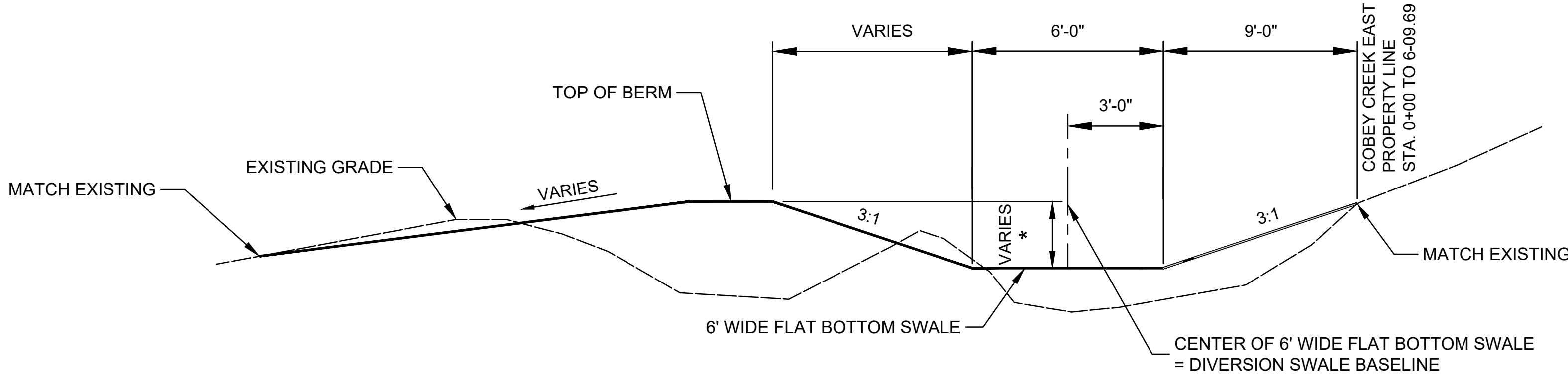
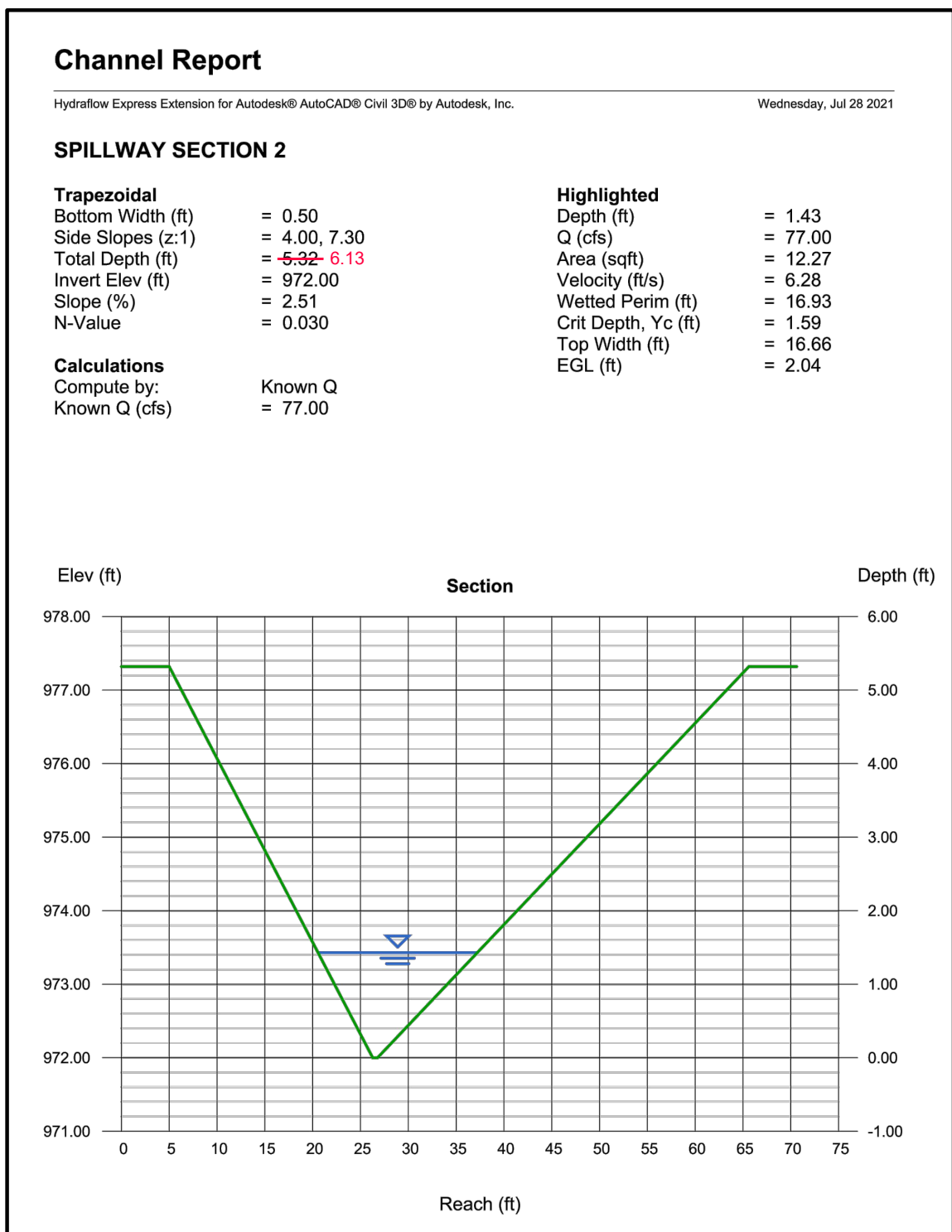
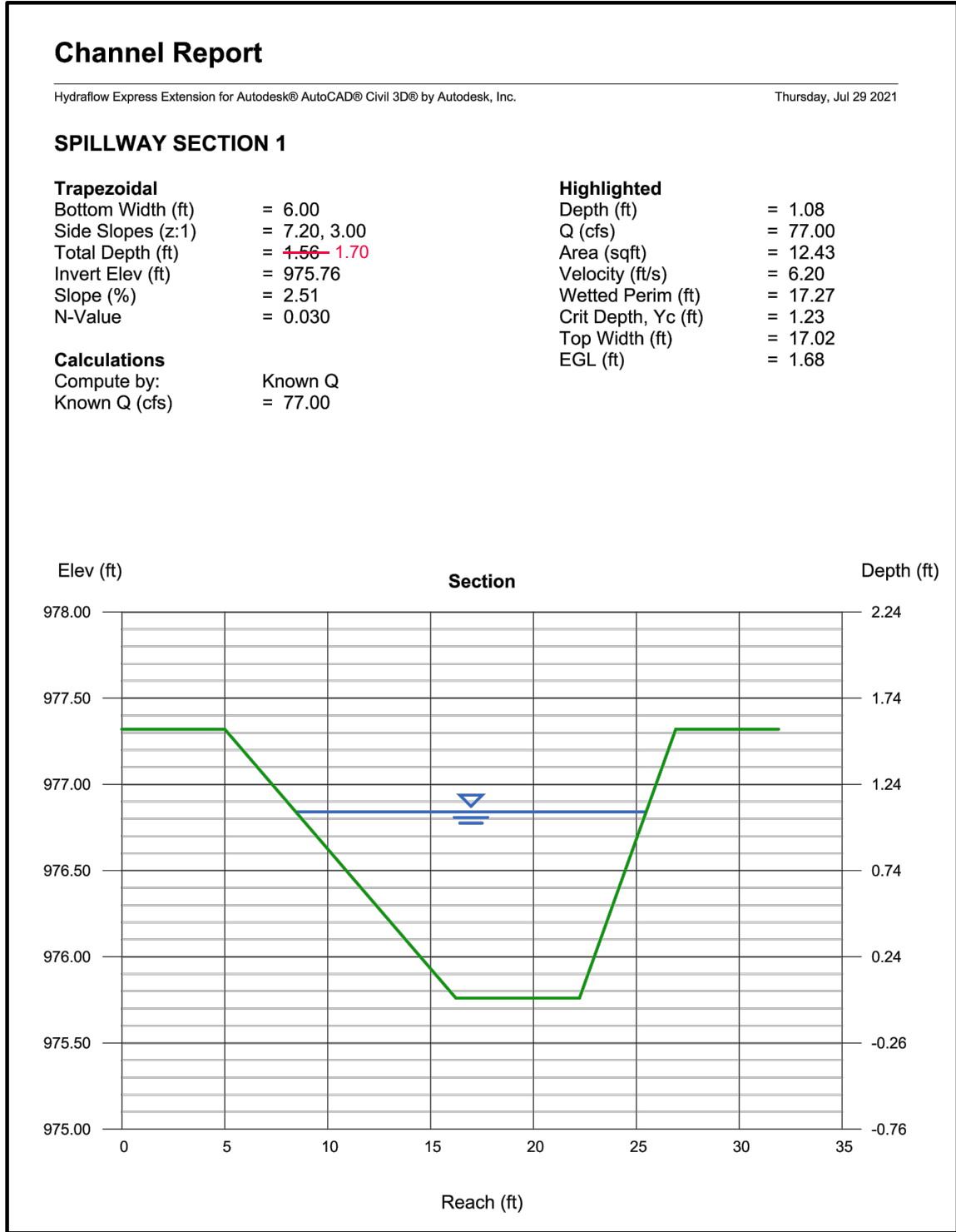
DATE	REVISION	BY	CHKD
10/15/21	AS-BUILT	SPW	RAS
08/06/21	PER CITY'S COMMENTS	SPW	RAS
08/27/21	PER CITY'S COMMENTS	2	RAS
09/07/21	PER ACQUIRED DRAINAGE EASEMENT FROM CITY OF GREENWOOD	1	RAS
12/16/20	SUBMITAL TO CITY OF LEES SUMMIT	SPW	RAS



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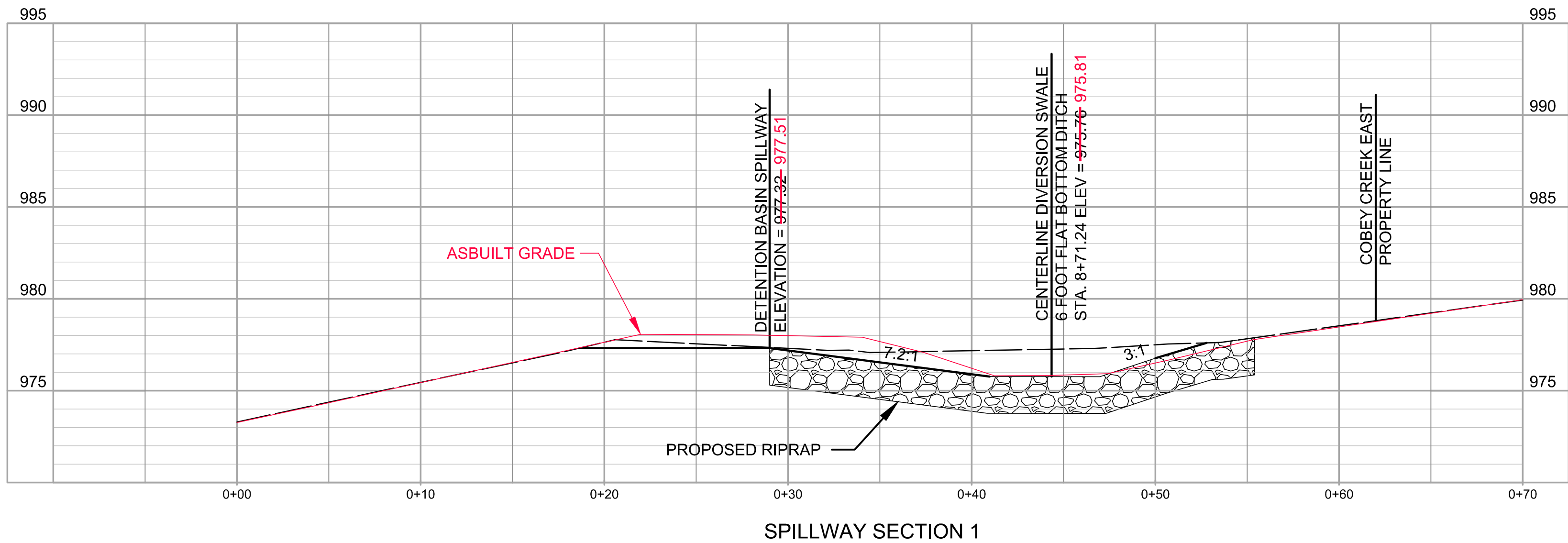
STREET AND STORM SEWER PLANS
LOT CROSS SECTIONS
COBEY CREEK FIRST PLAT
PHASE I
CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO. 16-059 Base Phase I
DRAWING NO. 16-059 Phase I Street Plans
DATE December 18, 2020
JOB NO. 16-059

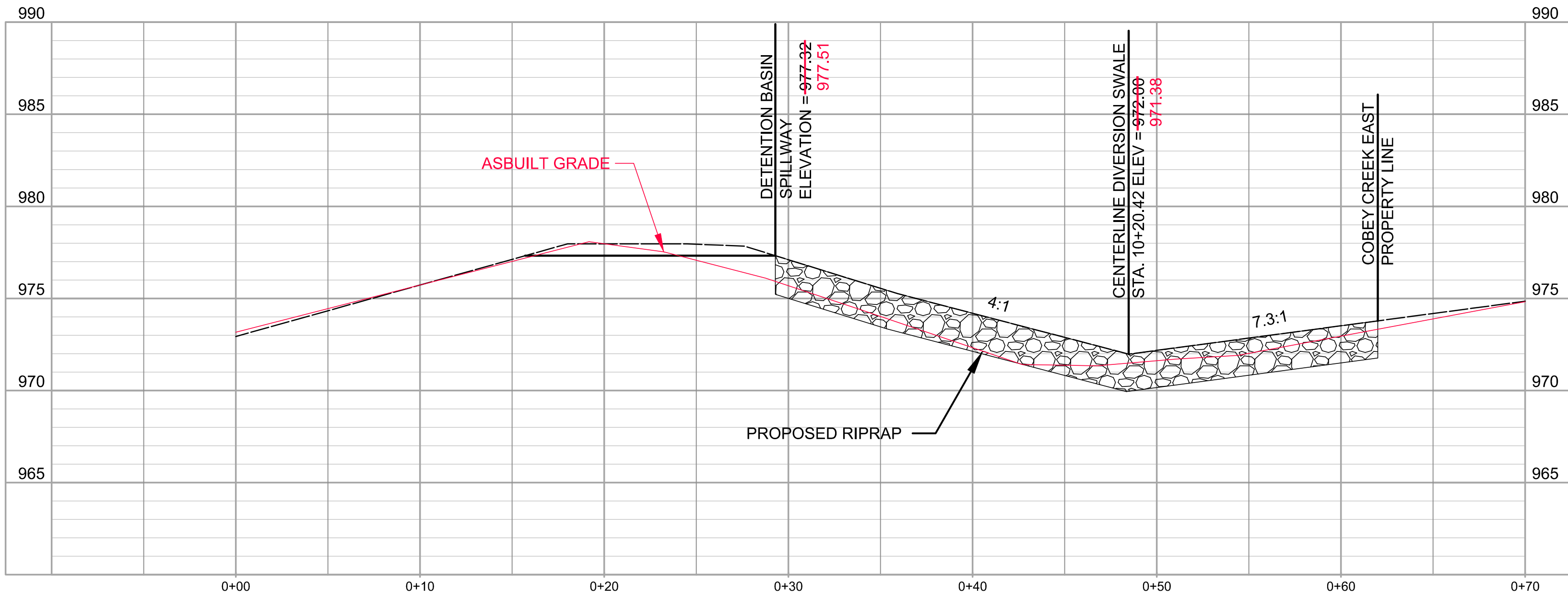


OFFSITE FLOW DIVERSION SWALE
NOT TO SCALE

* - SEE LOT CROSS SECTIONS FOR DEPTH OF SWALE.



SPILLWAY SECTION 1



SPILLWAY SECTION 2

Record Drawing

AS BUILT PLANS - 10/15/2021

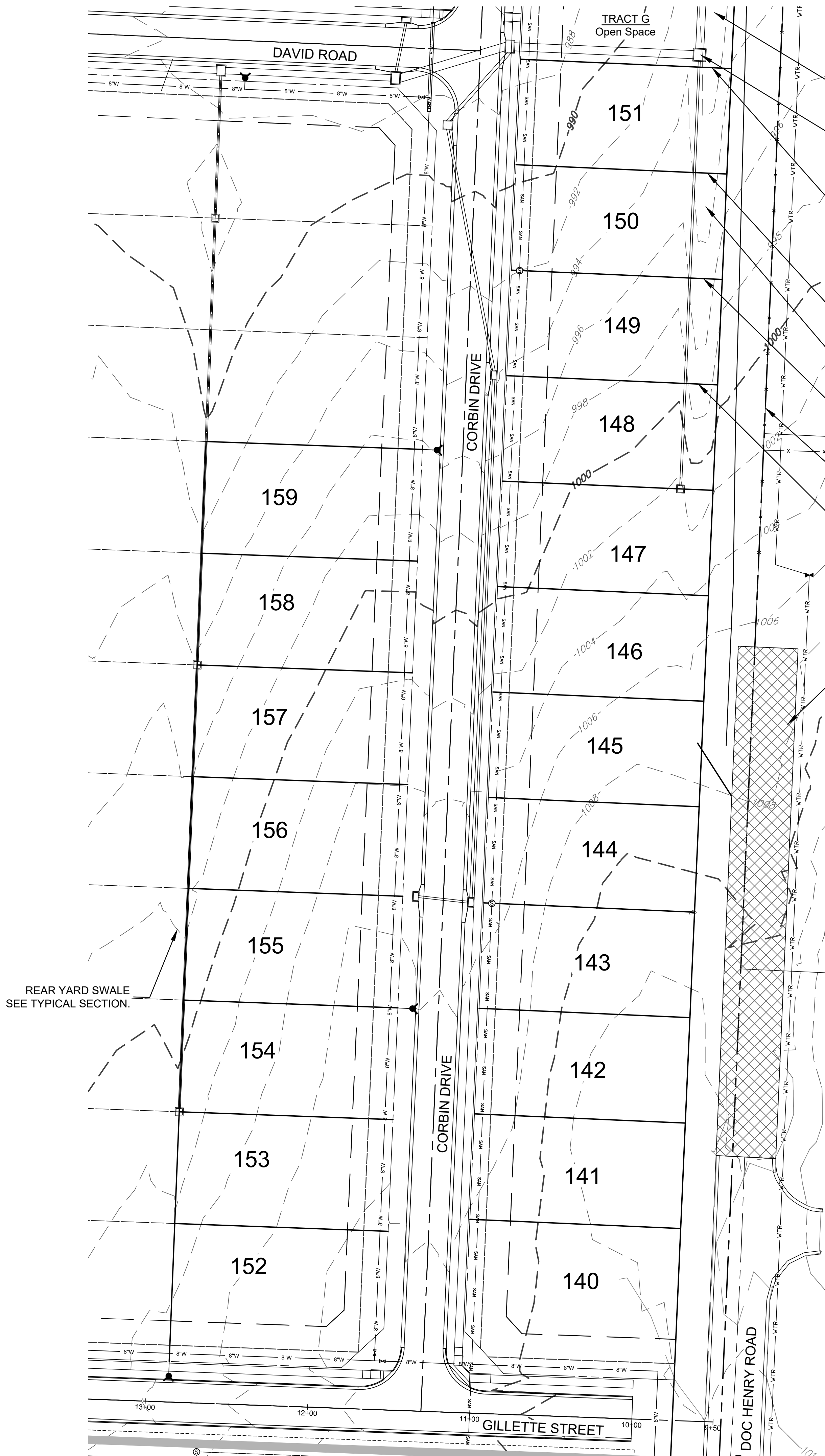
DATE	REVISION	NO.	BY	CHKD
10/15/21	AS-BUILT	1	SPW	RAS
08/06/21	PER CITY'S COMMENTS	2	SPW	RAS
03/27/21	PER CITY'S COMMENTS	3	SPW	RAS
03/07/21	PER ACQUIRED DRAINAGE EASEMENT FROM CITY OF GREENWOOD	1	SPW	RAS
12/16/20	SUBMITAL TO CITY OF LEES SUMMIT	1	SPW	RAS



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STREET AND STORM SEWER PLANS
SPILLWAY SECTIONS AND SWALE DETAIL
COBEY CREEK FIRST PLAT
PHASE I
CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO. 16-059 Base Phase I
DRAWING NO. 16-059 Phase I Street Plans
DATE December 18, 2020
JOB NO. 16-059



SEE SHEET 32E FOR TYPICAL DIVERSION SWALE SECTION

STORM SEWER BOX TO BE ADJUSTED. SEE SHEET 32 FOR MORE INFORMATION.

CENTERLINE 6' F.B. DIVERSION SWALE
FL SWALE = ~~990.49~~ 991.24
WATER SURFACE ELEV. = ~~991.16~~ 991.91

CENTERLINE 6' F.B. DIVERSION SWALE
FL SWALE = ~~992.16~~ 992.80
WATER SURFACE ELEV. = ~~992.75~~ 993.39

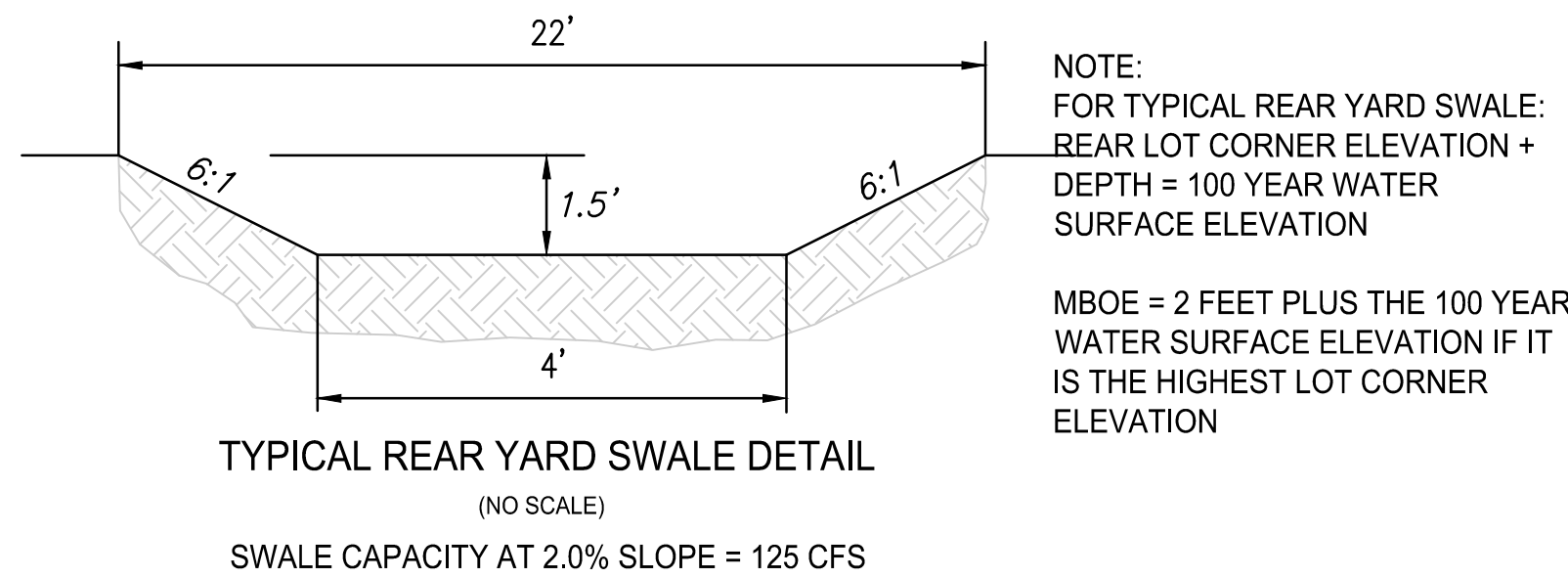
SEE SHEET 32E FOR TYPICAL DIVERSION SWALE SECTION

CENTERLINE 6' F.B. DIVERSION SWALE
FL SWALE = ~~993.66~~ 994.60
WATER SURFACE ELEV. = ~~994.12~~ 995.06

EXISTING FENCE / HEDGE LINE

CENTERLINE 6' F.B. DIVERSION SWALE
FL SWALE = ~~996.05~~ 996.75
WATER SURFACE ELEV. = ~~996.44~~ 967.14

EXISTING GRADED ROADBED



100 YEAR WATER DEPTH IN SWALE

LOTS: 1, 2, 18, 19, 20 & 21
DEPTH = 0.28'

LOTS: 22, 23, 24, 25, 152 & 153
DEPTH = 0.24'

LOTS: 3, 4, 5, 6, 7, 13, 14, 15, 16, 17, 154, 155, 156 & 157
DEPTH = 0.31'

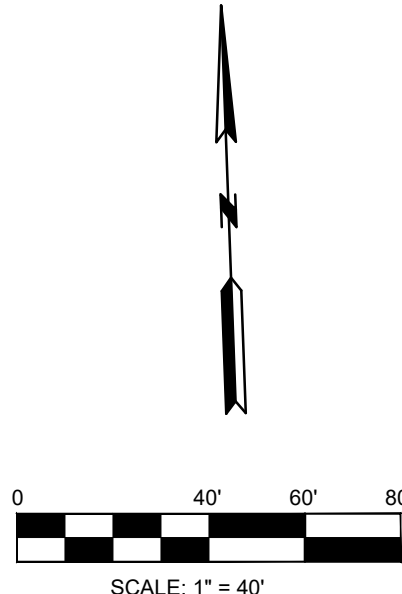
LOTS: 26, 27, 28, 29, 30, 158 & 159
DEPTH = 0.34'

- NOTES:**
- 1) Corner descriptions are oriented as if standing on the street facing the lot.
 - 2) Conventional basement type indicates windows only above finished basement elevation.
 - 3) Walkout basement type was determined by subtracting the 70' lot elevation from the 25' B/L elevation. If the resulting elevation difference was greater than 6 feet it was determined that the buider could make the house a walkout by raising the top of foundation as needed. The intent of the designer was not to force these lots to be walkouts, only to suggest it was possible by raising the top of foundation.
 - 4) Daylight basement type was determined by top of foundation being 2 feet above, and the back lot corner of the lot being 3 feet below the front right-of-way elevation on the high side of the lot.
 - 5) Corner of house elevations based on top of foundation to be 1 foot above the high side front right-of-way elevation.
 - 6) As-graded plot plans shall be required for the following lots: 1-30 and 140-159.
 - 7) All proposed swales shall be established during Phase I construction and grading.
 - 8) MBOEs are allowed to be interpolated from adjoining lot MBOEs where appropriate.

Record Drawing

Lot Corner Elevations and MBOEs							ASBUILT Lot Corner Elevations and MBOEs						
LOT	FRONT		REAR		M.B.O.E.	BASEMENT TYPE	LOT	FRONT		REAR		M.B.O.E.	BASEMENT TYPE
No.	LEFT COR	RIGHT COR	LEFT COR	RIGHT COR			No.	LEFT COR	RIGHT COR	LEFT COR	RIGHT COR		
140	1008.0	1008.8	1012.8 E/F	1012.0 E/F	1014.8	CONVENTIONAL	140	1008.1	1008.8	1012.8 E/F	1012.1 E/F	*	CONVENTIONAL
141	1007.2	1008.0	1013.3 E/F	1012.8 E/F	1015.3	CONVENTIONAL	141	1007.3	1008.1	1013.4 E/F	1012.8 E/F	*	CONVENTIONAL
142	1006.5	1007.2	1013.0 E/F	1013.3 E/F	1015.3	CONVENTIONAL	142	1006.4	1007.3	1013.1 E/F	1013.4 E/F	*	CONVENTIONAL
143	1005.6	1006.5	1012.0 E/F	1013.0 E/F	1015.0	DAYLIGHT	143	1005.6	1006.4	1012.1 E/F	1013.1 E/F	*	DAYLIGHT
144	1004.2	1005.6	1009.8 E/F	1012.0 E/F	1014.0	DAYLIGHT	144	1004.1	1005.6	1009.9 E/F	1012.1 E/F	*	DAYLIGHT
145	1002.2	1004.2	1007.0 E/F	1009.8 E/F	1011.8	DAYLIGHT	145	1002.3	1004.1	1007.0 E/F	1009.9 E/F	*	DAYLIGHT
146	999.5	1002.2	1004.6	1007.0 E/F	1009.0	DAYLIGHT	146	999.6	1002.3	1004.6	1006.9	*	DAYLIGHT
147	996.8	999.5	1001.9	1004.6	1006.6	DAYLIGHT*	147	996.8	999.6	1002.0	1004.6	*	DAYLIGHT
148	994.2	996.8	999.0	1001.9	1003.9	DAYLIGHT*	148	994.2	996.8	999.0	1002.0	*	DAYLIGHT
149	991.8	994.2	996.7	999.0	1001.0	DAYLIGHT	149	991.9	994.2	996.7	1000.4	*	DAYLIGHT
150	989.6	991.8	995.1	996.7	998.7	DAYLIGHT	150	989.6	991.9	995.2	996.7	*	DAYLIGHT
151	987.5	989.6	993.5	995.1	997.1	DAYLIGHT	151	987.5	989.6	993.6	995.2	*	DAYLIGHT
							* = NO MBOE REQUIRED FOR LOT						
Lot Corner Elevations and MBOEs							ASBUILT Minimum Building Opening Elevations						
LOT	FRONT		REAR		M.B.O.E.	BASEMENT TYPE	LOT	FRONT		REAR		M.B.O.E.	BASEMENT TYPE
No.	LEFT COR	RIGHT COR	LEFT COR	RIGHT COR			No.	LEFT COR	RIGHT COR	LEFT COR	RIGHT COR		
152	1008.8	1008.1	1004.9	1003.3	1010.8	DAYLIGHT	152	1008.8	1008.1	1005.0	1003.2	*	DAYLIGHT
153	1008.1	1007.3	1003.2	1000.6	1010.1	DAYLIGHT	153	1008.1	1007.4	1003.2	1000.6	*	DAYLIGHT
154	1007.3	1006.5	1000.6	999.0	1009.3	DAYLIGHT	154	1007.4	1006.6	1000.6	999.0	*	DAYLIGHT
155	1006.5	1005.6	999.0	997.9	1008.5	DAYLIGHT	155	1006.6	1005.6	999.0	997.8	*	DAYLIGHT
156	1005.6	1004.1	997.9	996.0	1007.6	DAYLIGHT	156	1005.6	1004.0	997.8	996.0	*	DAYLIGHT
157	1004.1	1001.8	996.0	994.0	1006.1	DAYLIGHT	157	1004.0	1001.9	996.0	994.1	*	DAYLIGHT
158	1001.8	999.0	994.0	992.0	1003.8	DAYLIGHT	158	1001.9	999.0	994.1	992.0	994.1	DAYLIGHT
159	999.0	996.1	992.0	990.3	1001.0	DAYLIGHT	159	999.0	996.2	992.0	990.4	992.4	DAYLIGHT
							* = NO MBOE REQUIRED FOR LOT						

E/F = EXISTING = PROPOSED DAYLIGHT* = MBOE FOR WALKOUT WITH A WALKUP



AS BUILT PLANS - 10/15/2021

DATE	REVISION	NO.	BY	CHKD
10/15/21				
02/27/18	PER CITY COMMENTS	2	SPW	RAS
02/08/18	PER CITY COMMENTS	1	SPW	RAS
11/21/16	SUBMITAL TO CITY OF LEES SUMMIT			



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STREET AND STORM SEWER PLANS
MASTER DRAINAGE PLAN
LOT AND FOUNDATION DATA - VILLA LOTS
COBEY CREEK FIRST PLAT
PHASE I
CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI



Record Drawing

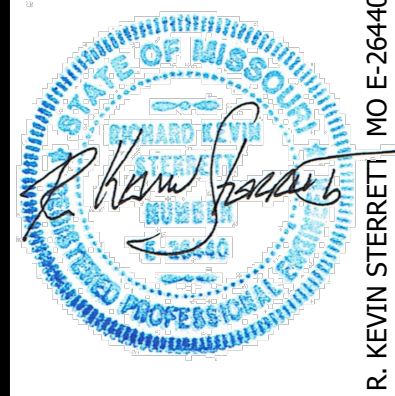
SEE SHEET 34A FOR DESIGN AND AS-BUILT
MINIMUM BUILDING OPENING ELEVATION TABLES

NOTES:

- 1) Corner descriptions are oriented as if standing on the street facing the lot.
- 2) Conventional basement type indicates windows only above finished basement elevation.
- 3) Walkout basement type was determined by subtracting the 70' lot elevation from the 25' B/L elevation. If the resulting elevation difference was greater than 6 feet it was determined that the buider could make the house a walkout by raising the top of foundation as needed. The intent of the designer was not to force these lots to be walkouts, only to suggest it was possible by raising the top of foundation.
- 4) Daylight basement type was determined by top of foundation being 2 feet above, and the back lot corner of the lot being 3 feet below the front right-of-way elevation on the high side of the lot.
- 5) Corner of house elevations based on top of foundation to be 1 foot above the high side front right-of-way elevation.
- 6) As-graded plot plans shall be required for the following lots: 1-30 and 140-159.
- 7) All proposed swales shall be established during Phase I construction and grading.
- 8) MBOEs are allowed to be interpolated from adjoining lot MBOEs where appropriate.

AS BUILT PLANS - 10/15/2021

DATE	REVISION	NO.	BY	CORP
10/15/21	AS-BUILT'S			
03/27/18	PER CITY'S COMMENTS	2	SPW	RAS
03/28/18	PER CITY'S COMMENTS	2	SPW	RAS
11/27/18	SUBMITAL TO CITY OF LEES SUMMIT	1	SPW	RAS



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CORPORATE LICENSE NO. E201000373 (MO.) / E-1736 (KS.)

STREET AND STORM SEWER PLANS
MASTER DRAINAGE PLAN
LOT AND FOUNDATION DATA - R-1 LOTS
COBEY CREEK FIRST PLAT
PHASE I
CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO. 16-059 Base Phase I
DRAWING NO. 16-059 Master Drainage
DATE March 27, 2019
JOB NO. 16-059
SHEET 34 OF 53

Lot Corner Elevations and MBOEs							ASBUILT Lot Corner Elevations and MBOEs						
LOT	FRONT		REAR		M.B.O.E.	BASEMENT TYPE	LOT	FRONT		REAR		M.B.O.E.	BASEMENT TYPE
No.	LEFT COR	RIGHT COR	LEFT COR	RIGHT COR			No.	LEFT COR	RIGHT COR	LEFT COR	RIGHT COR		
1	995.8	994.1	997.2	992.2	999.5	WALKOUT	1	995.9	994.2	997.2	992.2	*	WALKOUT
2	994.1	992.4	992.2	990.2	996.4	WALKOUT	2	994.2	992.5	992.2	990.2	*	WALKOUT
3	992.4	990.5	990.2	988.1	994.4	WALKOUT	3	992.5	990.6	990.2	988.1	*	WALKOUT
4	990.5	989.2	988.1	986.0	992.5	WALKOUT	4	990.6	989.2	988.1	986.1	*	WALKOUT
5	989.2	988.1	986.0	984.5	991.2	WALKOUT	5	989.2	988.1	986.1	984.5	*	WALKOUT
6	988.1	987.3	984.5	983.2	990.1	WALKOUT	6	988.1	987.4	984.5	983.2	*	WALKOUT
7	987.3	986.7	988.2	983.4	989.3	WALKOUT	7	987.4	986.7	983.2	983.5	*	WALKOUT
8	983.6	985.2	989.7	991.7	993.3	DAYLIGHT*	8	983.5	985.3	989.7	991.8	*	DAYLIGHT*
9	982.5	983.6	988.3	989.7	991.5	DAYLIGHT*	9	982.7	983.5	988.2	989.7	*	DAYLIGHT*
10	981.8	982.5	986.8	988.3	990.3	DAYLIGHT*	10	981.6	982.7	986.8	988.2	*	DAYLIGHT*
11	981.0	981.8	987.3	986.8	988.6	DAYLIGHT	11	981.2	981.6	988.5	986.8	*	DAYLIGHT
12	980.3	981.0	985.8	987.3	987.3	DAYLIGHT*	12	980.3	981.2	985.7	988.5	*	DAYLIGHT*
							* = NO MBOE REQUIRED FOR LOT						

Lot Corner Elevations and MBOEs							ASBUILT Lot Corner Elevations and MBOEs						
LOT	FRONT		REAR		M.B.O.E.	BASEMENT TYPE	LOT	FRONT		REAR		M.B.O.E.	BASEMENT TYPE
No.	LEFT COR	RIGHT COR	LEFT COR	RIGHT COR			No.	LEFT COR	RIGHT COR	LEFT COR	RIGHT COR		
13	981.1	981.8	983.4	983.2	985.7	DAYLIGHT	13	981.1	981.9	983.4	983.3	*	DAYLIGHT
14	981.8	982.7	983.2	984.5	986.8	DAYLIGHT	14	981.9	982.8	983.3	984.5	*	DAYLIGHT
15	982.7	983.6	984.5	985.9	988.2	DAYLIGHT	15	982.8	983.7	984.5	986.0	*	DAYLIGHT
16	983.6	984.5	985.9	987.9	990.2	DAYLIGHT	16	983.7	984.6	986.0	988.0	*	DAYLIGHT
17	984.5	986.4	987.9	990.0	992.3	DAYLIGHT	17	984.6	986.5	988.0	990.0	*	DAYLIGHT
18	986.4	989.1	990.0	991.6	993.9	DAYLIGHT	18	986.5	989.2	990.0	991.7	*	DAYLIGHT
19	989.1	992.3	991.6	993.7	996.0	CONVENTIONAL	19	989.2	992.3	991.7	993.8	*	CONVENTIONAL
20	992.3	994.6	993.7	996.6	998.9	CONVENTIONAL	20	992.3	994.6	993.8	996.5	*	CONVENTIONAL
21	994.6	996.8	996.6	999.1	1001.4	CONVENTIONAL	21	994.6	996.8	996.5	999.1	*	CONVENTIONAL
												* = NO MBOE REQUIRED FOR LOT	

Lot Corner Elevations and MBOEs							ASBUILT Lot Corner Elevations and MBOEs						
LOT	FRONT		REAR		M.B.O.E.	BASEMENT TYPE	LOT	FRONT		REAR		M.B.O.E.	BASEMENT TYPE
No.	LEFT COR	RIGHT COR	LEFT COR	RIGHT COR			No.	LEFT COR	RIGHT COR	LEFT COR	RIGHT COR		
22	995.9	994.6	1000.3	996.7	1002.6	CONVENTIONAL	22	996.6	994.7	1000.4	996.7	*	CONVENTIONAL
23	994.6	992.3	996.7	994.0	999.0	CONVENTIONAL	23	994.7	992.3	996.7	993.9	*	CONVENTIONAL
24	992.3	989.1	994.0	990.8	996.3	WALKOUT	24	992.3	989.0	993.9	990.9	*	WALKOUT
25	989.1	986.4	990.8	988.1	993.1	WALKOUT	25	989.0	986.5	990.9	988.1	*	WALKOUT
26	986.4	984.5	988.1	986.3	990.5	WALKOUT	26	986.5	984.5	988.1	986.2	*	WALKOUT
27	984.5	983.6	986.3	983.9	988.7	WALKOUT	27	984.5	983.7	986.2	984.0	*	WALKOUT
28	983.6	982.7	983.9	982.3	986.3	WALKOUT	28	983.7	982.8	984.0	982.3	*	WALKOUT
29	982.7	981.8	982.3	980.8	984.7	DAYLIGHT*	29	982.8	981.8	982.3	980.7	*	DAYLIGHT*
30	981.8	981.0	980.8	980.3	983.8	DAYLIGHT*	30	981.8	980.9	980.7	980.3	*	DAYLIGHT*
												* = NO MBOE REQUIRED FOR LOT	

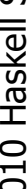
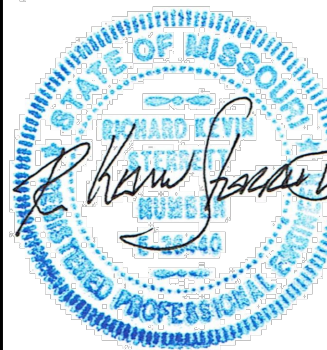
E/F = EXISTING = PROPOSED DAYLIGHT = MBOE FOR WALKOUT WITH A WALKUP*

Record Drawing

AS BUILT PLANS - 10/15/2021

DATE	REVISION	NO.	BY	QA/APP
10/15/21	AS-BUILD			
02/27/19	PER CITY COMMENTS	2	SPW	AKS
03/08/19	PER CITY COMMENTS	1	SPW	AKS
11/27/19	SUBMITAL TO CITY OF LEES SUMMIT		SPW	AKS

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planners

11010 Haskell Street, Suite 210, Kansas City, Kansas 66109

STREET AND STORM SEWER PLANS
MASTER DRAINAGE PLAN
PLOT AND FOUNDATION DATA - R-1 LOTS
COBEY CREEK FIRST PLAT
PHASE I

CONSTRUCTION SEQUENCE NOTES:

1. **Implement Pre-Clearing Plan:** All structural BMPs shown on the pre-clearing plan must be in place before general clearing operations. Clearing necessary to place structural BMPs shall be the minimum required for installation. Coordinate clearing necessary to place structural BMPs with local weather forecast so that clearing and placement may be completed within a forecast dry period. Stabilize all diversions dikes, sediment basins, and sediment traps within 5 days after installation.
2. **Early Work:** Clear minimum work zone and construct any early work items that are shown on the pre-clearing plan. (No early work is identified on these plans).
3. **Grading:** Clear site and complete mass grading.
4. **Implement Steep Slope Protection:** During grading operations, place steep slope protection shown on the inactive area stabilization drawing as soon as practical.
5. **Stabilize Inactive Areas:** The ground cover and other structural BMPs shown on the inactive area stabilization drawing must be placed within 14 days of cessation of mass grading at each location. In determining the inactive status of the ground, evaluate each portion of the site separately. The need for subsequent placement of trenchered utilities, fence building or other construction in an otherwise inactive area is not justification for delay of stabilization.
6. **Install Site Improvements:** Construct the remainder of the utilities, roads and other site improvements depicted on the construction plans.
7. **Implement Final Stabilization:** Coordinate removal of construction phase BMPs necessary to place final stabilization with local weather forecast so that removal and placement may be completed within a forecast dry period. Down-slope perimeter controls shall not be removed until final stabilization is placed and vegetative cover is established over the remainder of the site.
8. **Establishment and Final Construction:** Once the remainder of the site is stabilized including establishment of seeded cover types, construct permanent water quality BMPs and remove the sediment controls and the remaining access controls. Restore area disturbed by removal of sediment controls with the exception of the undisturbed natural areas .
9. **Plan Modification:** The Contractor must modify the plan if the plan fails to substantially control erosion and offsite sedimentation. Plan modifications due to ineffectiveness may be taken without prior approval of the review agency, but must be fully documented and approval secured from the permitting authority as soon as practicable. The contractor may modify the plan or construction sequence if implementation is infeasible for site conditions or contractor methods. Any such modification shall control erosion and offsite sedimentation to the maximum extent practicable. Any such modification shall require the prior approval of the permitting authority.
10. **Structural BMP refers to any BMP that requires installation of physical placement on the site as opposed to management BMPs such as management of the construction sequence, inspection, maintenance and good housekeeping activities.**

EROSION CONTROL NOTES:

1. The Developer shall be responsible for erosion control within the boundaries of this development. Erosion control shall be the responsibility of said Developer until all development work on site is complete, and all appropriate permits have been released and/or terminated. At that time, erosion control shall become the responsibility of the individual lot owners. Public Works inspections will consider the Developer the responsible party for erosion and sediment control on individual lots until a building permit is taken for the individual lot. The Developer is responsible for seeing that all Development Contractors comply with the requirements of any and all land disturbance permits, grading permits and storm water discharge permits.
2. Erosion control shall be the responsibility of the individual lot owner during construction of the individual lot.
3. Erosion Control and Siltation Control methods shall be in place prior to commencement of any grading and/or excavation of the site. All erosion control measures shall remain in place until final grade and sod is completed by the Builder, and shall be maintained throughout the project until the acceptance of the work by the City.
4. Inlet and outlet erosion control for the storm sewer system shall be based on the velocity of the storm water runoff and shall conform to the standard details included in the project construction plans. Stormwater pipes, outlets and channels shall be protected by the silt barriers and kept free from waste and silt at all times prior to final surface stabilization.
5. No grading shall be steeper than 3H:1V. All areas graded should have the soil surface lightly roughened and loosened to a depth of 2 to 4 inches prior to seeding. Areas that have been graded and will not be stabilized immediately shall be roughened to reduce runoff velocity until seeding takes place (City Design and Construction Manual, 2102.3, APWA 5106.4).
6. A temporary gravel construction entrance as shown on the plans shall be used by all vehicles entering the site. Said entrance shall be graded to prevent runoff from leaving the site. All other entrances to the site shall be adequately "closed" or barricaded to restrict construction traffic to the construction entrance only.
7. Sediment Fences shall be inspected periodically and after every rain event for damage and for the amount of sediment which has accumulated. Removal of sediment will be required when it reaches one-third (1/3) the height of the sediment fence. Sediment fences to be repaired or replaced as necessary, or when required by the City or MoDNR.
8. Upon completion of catch basin installation and prior to paving of streets, the throats of all basins shall be "blocked" or otherwise closed to prevent mud and debris from entering the enclosed storm sewer system. Any and all field inlets shall have "Silt Saver" in place around the throat openings to prevent sediment from entering the enclosed storm sewer system.
10. Parking on non-surfaced areas is prohibited in order to eliminate the condition whereby mud and debris from construction and employee vehicles is tracked onto existing pavement. The Contractor shall keep the existing roadways free of mud, rock and debris at all times.
11. Permanently stabilize all graded areas immediately after final grading is complete on each area in the Grading Plan. If clearing and/or grading operations are suspended for a period of thirty (30) days or longer, temporary stabilization measures are required (per City of Lee's Summit Design and Construction Manual, Ordinance No. 5813). These measures may include seeding, periodic wetting, mulching or other suitable measures.
12. If cut and fill operations occur during a season not favorable for immediate establishment of permanent ground cover, a fast germinating annual such as ryegrasses or sudan grasses shall be utilized to retard erosion, if adequate stormwater detention and erosion control methods have not been established.
13. In the event wells and/or cisterns exist or are encountered on teth project site, they shall be located and sealed by the Contractor in accordance with all local, state and federal regulations.
14. All trash and debris located on the project site, either existing or as a result of construction, shall be removed and properly disposed of in accordance with all local, state and federal regulations.
15. Upon completion of the project, Contractor shall seed, mulch and fertilize all areas disturbed by construction.
16. Additional erosion and siltation control methods and devices may be required as directed by the City or MoDNR.
17. Installation, construction and maintenance of all sediment and erosion control methods shall be in compliance with City Ordinance.
18. All denuded areas must be stabilized through surface roughening see APWA 2102.3 and 5106.4. Runoff from those open areas should be directed to an approved sediment trapping device.
19. Existing ponds and ditches to be drained, unsuitable material removed and regraded as shown.
20. After paving of streets, protect all catch basin throat openings with "butterbuddies" or "wattles".
21. Disturbed areas, including Right of Ways shall be seeded. The seeding process shall include in order:
 - a. Furnished Topsoil
 - b. Finish Grading
 - c. Prepare Seed bed
 - d. Seed and maintain areas as required

The following are seeding and fertilizer rates for specific turf grasses applied per acre:

Annual rye - 10 lbs
Perennial Fescue Blend (K31) - 20 lbs
Fertilizer (12-12-12) - 185 lbs
Brome or straw mulch - 4000 lbs

SOIL CREDIBILITY:

NRCS#	Name	Slopes	HSG
10000	Arisburg silt loam	1-5%	C
10082	Sampsel silty clay loam	2-5%	C/D
10117	Sampsel silty clay loam	5-9%	C/D

Soil Group C was considered for the Cobey Creek site. Curve numbers were used in accordance with the APWA 5600.

GENERAL NOTES:

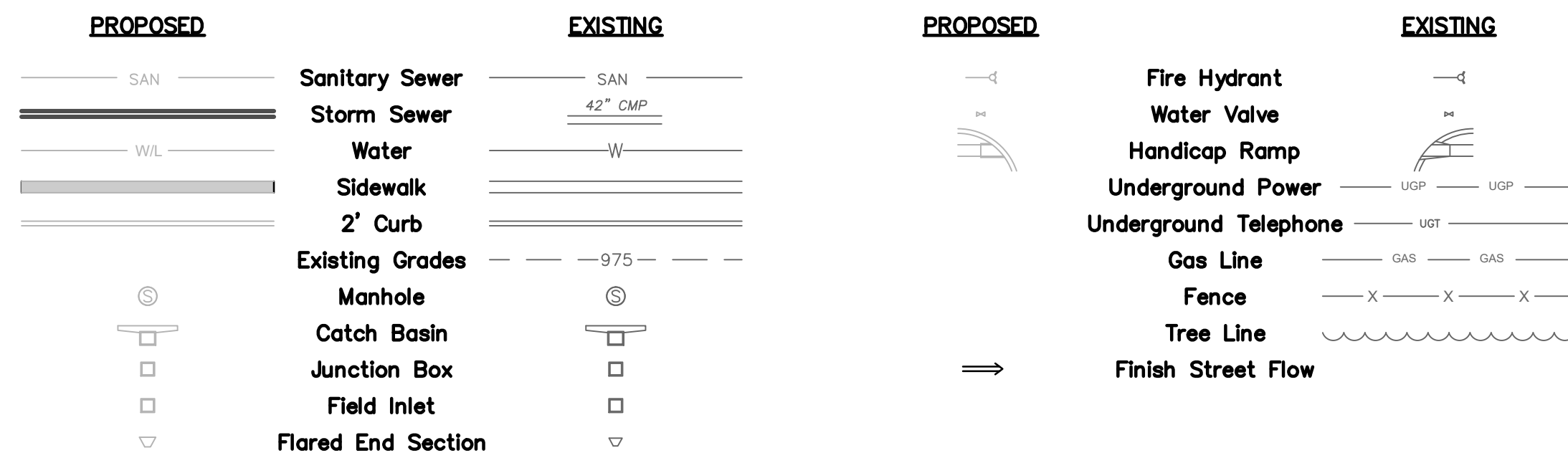
1. *Rock berms may be used in lieu of silt fence or mulch berms are indicated if trenching is prohibitive due to excessive roots or rock.*
2. *If silt fence is used, it is to be installed using the slice method in lieu of trenching.*

Record Drawing

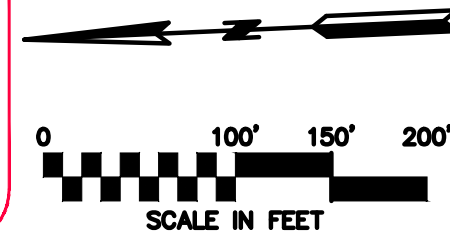
AS-BUILT

02/19/21

[illegible]



AS-BUILT
02/19/21



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CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.)

LAND DISTURBANCE PLANS
SITE ASSESSMENT PLAN

COBEY CREEK FIRST PLAT
PHASE I

CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI

<i>X-REF NO.</i> 16-059 Base Phase I	
<i>DRAWING NO.</i> 16-059 Phase I Land Disturbance	
<i>DATE</i> March 27, 2019	
<i>JOB NO.</i> 16-059	
36	SHEET OF
53	



Know what's below.
Call before you dig.



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GENERAL NOTES:

No grading shall be steeper than 3H:1V.
All areas graded should have the soil surface lightly roughened and loosened to a depth of 2 to 4 inches prior to seeding. Areas that have been graded and will not be stabilized immediately shall be roughened to reduce runoff velocity until seeding takes place (City Design and Construction Manual, 2102.3, APWA 5106.4).

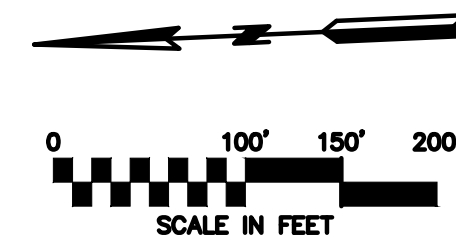
LEGEND

- Silt Fence
- Inlet Protection, install as soon as inlet is constructed
- Seed and Mulch
- Seed and Blanket
- Biolog Ditch Check
- Finish Street Flow

Record Drawing

AS-BUILT

02/19/21



LAND DISTURBANCE PLANS
STABILIZATION PLAN

COBEY CREEK FIRST PLAT
PHASE I

CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI

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R. KEVIN STERRETT, MO E-26440
March 27, 2019

DATE	REVISION	NO.	BY	CHK/APP.
02/19/21	AS-BUILT	2	MAC	MAC
3/27/19	PER CITY COMMENTS	1	MAC	MAC
11/20/18	SUBMITTAL TO CITY OF LEES SUMMIT	1	MAC	MAC

IF THIS IS NOT A BLUE INK SEAL AND THE SIGNATURE IN BLUE INK, THE PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES.



Know what's below.
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GENERAL NOTES:

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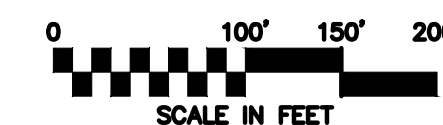
LEGEND

- Silt Fence
- Inlet Protection, install as soon as inlet is constructed
- Seed and Mulch
- Seed and Blanket
- Biolog Ditch Check
- Finish Street Flow

Record Drawing

AS-BUILT

02/19/21



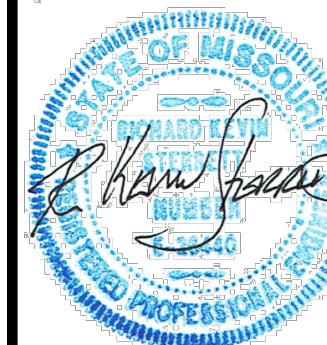
LAND DISTURBANCE PLANS
FINAL RESTORATION PLAN

COBEY CREEK FIRST PLAT
PHASE I

CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI



11010 Haskell Street, Suite 210, Kansas City, Kansas 66109
CORPORATE LICENSE NO. E20100573 (MO.) / E-1736 (KS.)



R. KEVIN STERRETT, MISSOURI
March 27, 2019

DATE

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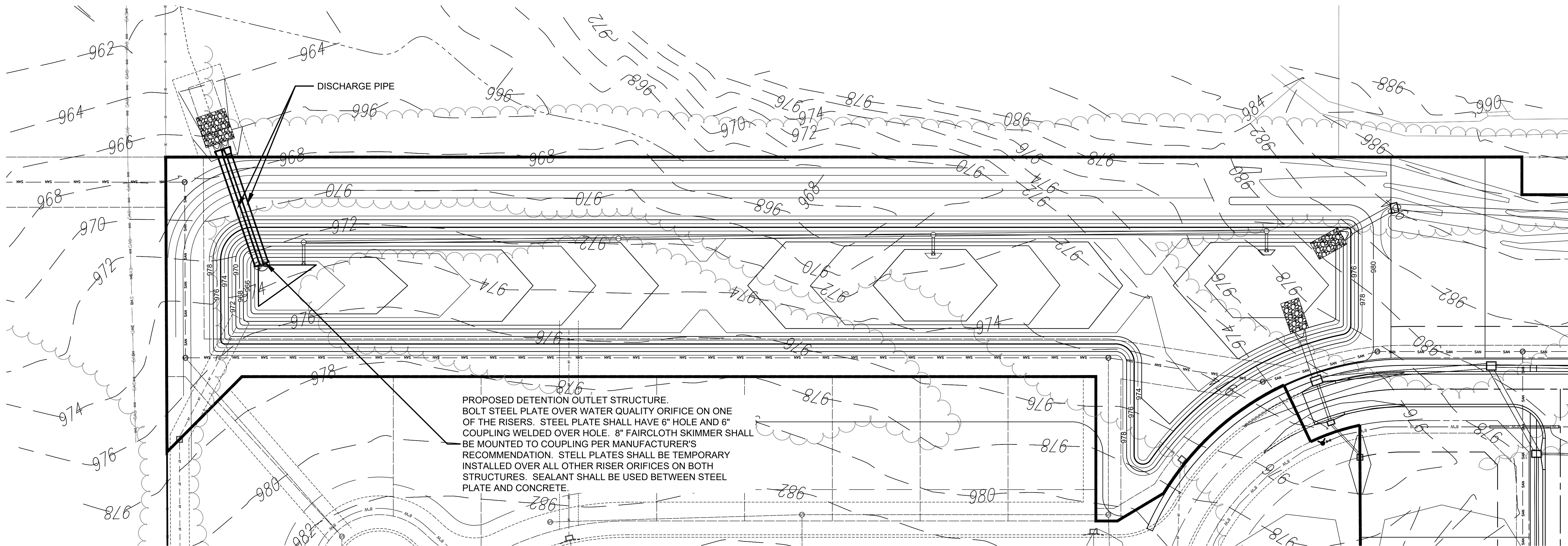
BY

CHKD

DATE

REVISION

NO.



PROPOSED DETENTION OUTLET STRUCTURE. BOLT STEEL PLATE OVER WATER QUALITY ORIFICE ON ONE OF THE RISERS. STEEL PLATE SHALL HAVE 6" HOLE AND 6" COUPLING WELDED OVER HOLE. 8" FAIRCLOTH SKIMMER SHALL BE MOUNTED TO COUPLING PER MANUFACTURER'S RECOMMENDATION. STEEL PLATES SHALL BE TEMPORARY INSTALLED OVER ALL OTHER RISER ORIFICES ON BOTH STRUCTURES. SEALANT SHALL BE USED BETWEEN STEEL PLATE AND CONCRETE.

STAGE STORAGE CALCULATIONS:

Contour Elevation	Contour Area (sq. ft)	Depth (ft)	Incremental Volume (cu. ft)	Cumulative Volume (cu. ft)
966.000	2,378.68	0.0	1,031.00	1,031.00
968.000	8,421.62	2.0	10,184.00	11,215.00
970.000	32,067.69	2.0	37,949.00	49,163.00
972.000	66,409.02	2.0	96,416.00	145,579.00
974.000	82,953.98	2.0	149,057.00	294,636.00
976.000	95,470.16	2.0	178,278.00	472,914.00
978.000	108,225.91	2.0	203,563.00	676,477.00

BASIN DATA
Drainage Area - 97.28 Acre
Minimum Volume for Sediment Basin Storage - 350,214 CF (3600 CF/Drainage Area Acre)
Actual Volume - 676,477.00 CF
Bottom Area/Elevation - 2,378 SF/966.00
Top Area/Elevation - 108,226 SF/978.00
Depth - 12.0 ft
Actual Top Area - 108,226 SF
Maximum Permanent Pool Volume, 50% of pond - 175,107 CF
Permanent Pool Top Area/Elevation - 95,500 SF/976.00 (87,552 Required) CF/AC
Permanent Pool Depth - 10.0 ft
Actual Sediment Volume - 95,500 CF

GENERAL NOTES:

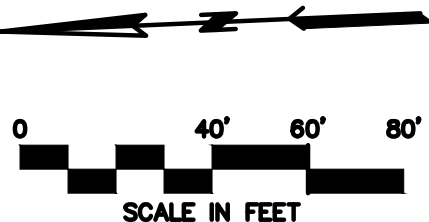
No grading shall be steeper than 3H:1V.
All areas graded should have the soil surface lightly roughened and loosened to a depth of 2 to 4 inches prior to seeding. Areas that have been graded and will not be stabilized immediately shall be roughened to reduce runoff velocity until seeding takes place (City Design and Construction Manual, 2102.3, APWA 5106.4).
The permanent storm water detention basin to be used as temporary sediment basin for all phases of construction.



Know what's below.
Call before you dig.

Record Drawing

AS-BUILT
02/19/21



DATE	REVISION	NO.	BY	CHK/APP.
02/19/21	AS-BUILT	2	SPW	RCS
3/27/19	PER CITY COMMENTS	1	MAC	RCS
11/20/18	SUBMITTAL TO CITY OF LEES SUMMIT	1	MAC	RCS

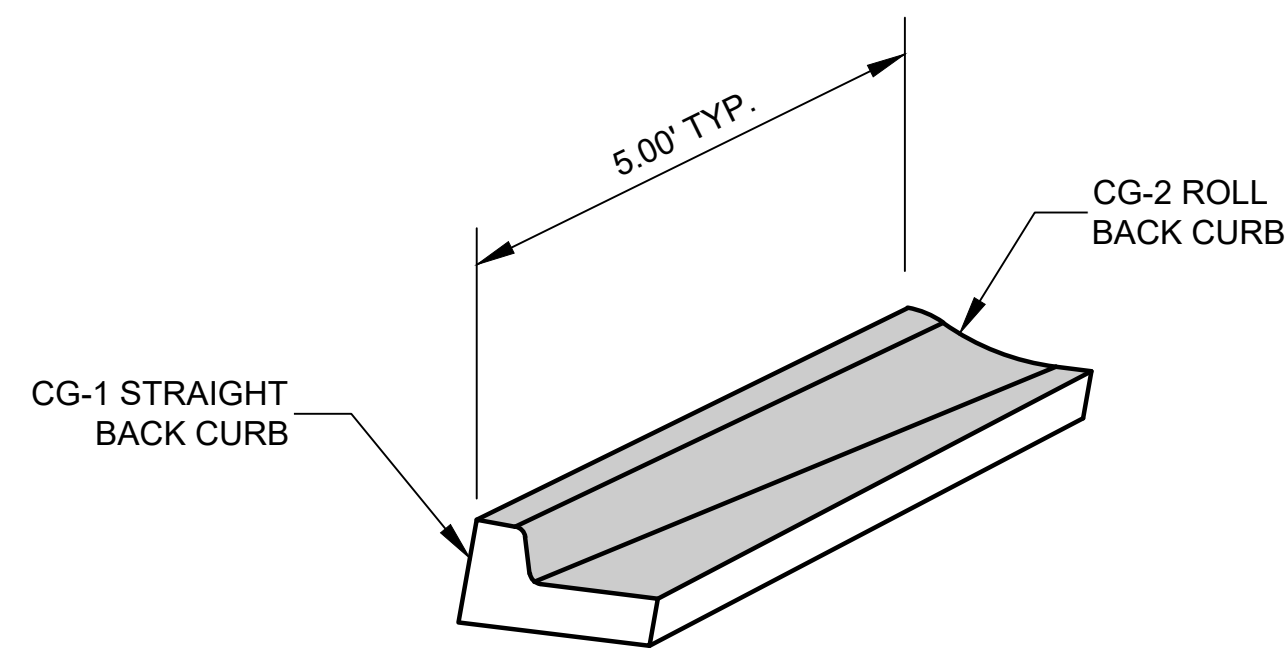


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LAND DISTURBANCE PLANS
SEDIMENTATION POND DETAIL

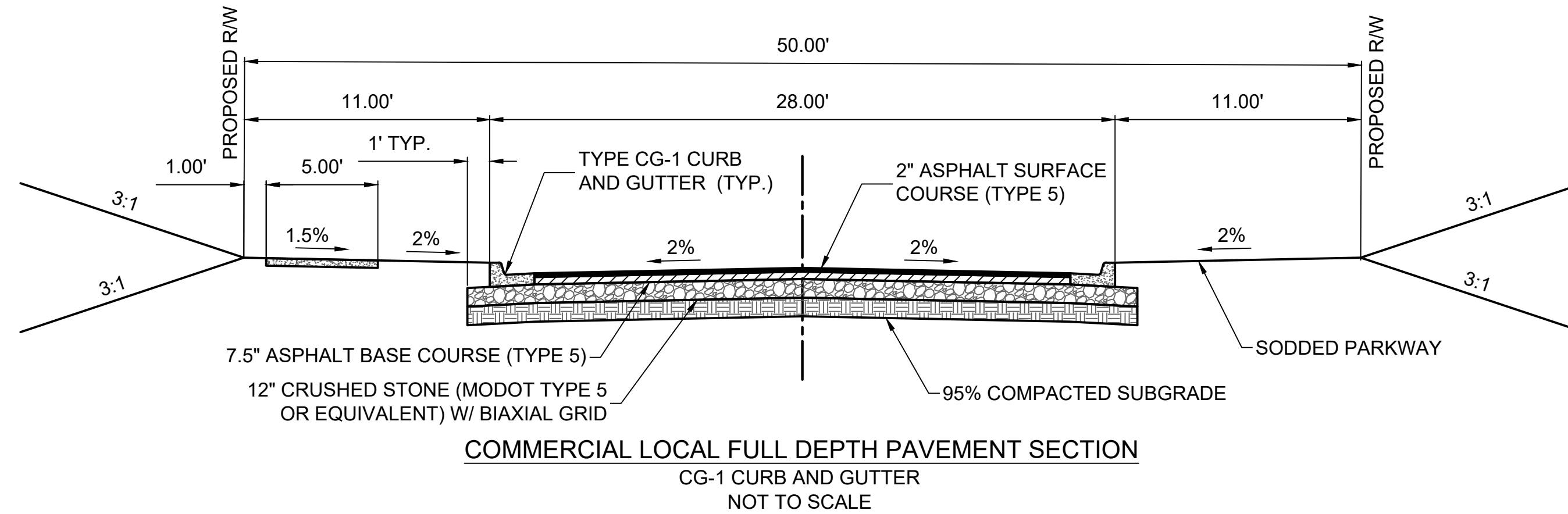
COBEY CREEK FIRST PLAT
PHASE I
CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI

16-059 Phase I	X-REF NO.
16-059 Phase I Land Disturbance	DRAWING NO.
March 27, 2019	DATE
16-059	JOB NO.
40	SHEET OF
53	

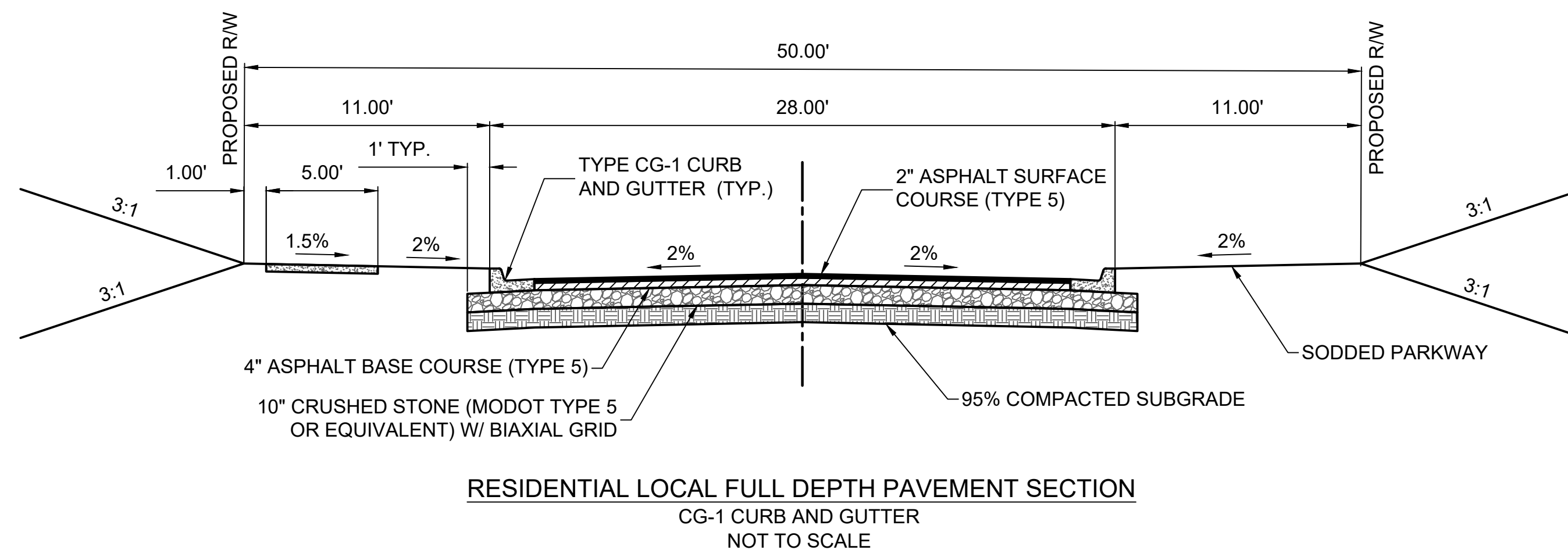


NOTE:
CURB TRANSITIONS SHALL BE MADE AFTER RADII
AT CURB RETURNS. CURB TRANSITIONS SHALL
ALSO BE MADE AT CURB INLETS WHEN POSSIBLE.

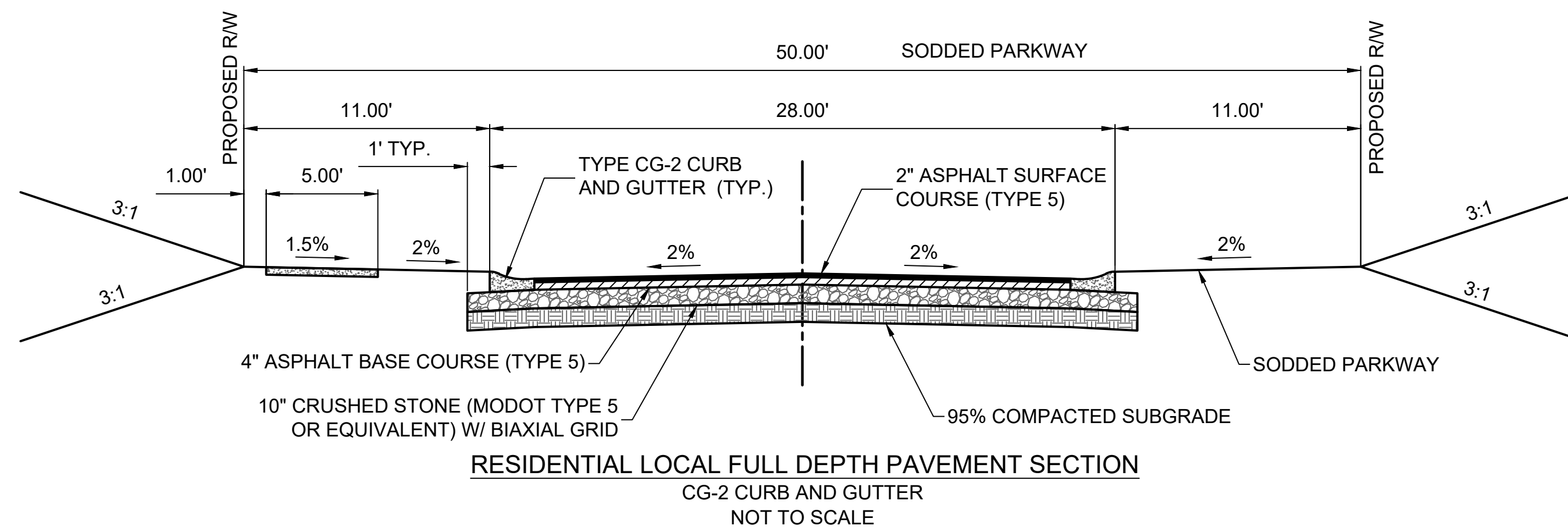
**TYPICAL CG-1 TO CG-2
CURB TRANSITION**
NOT TO SCALE



PHASE I
COBEY CREEK DRIVE (STA. 10+85.72 TO 14+37.62)
GILLETTE STREET (STA. 10+00 TO 16+88.45)



PHASE I
COBEY CREEK DRIVE (STA. 14+37.62 TO 26+61.94)
COBEY LANE (STA. 10+00 TO 10+39)
CORBIN DRIVE (STA. 10+00 TO 10+39)
JUD DRIVE (10+00 TO 10+64)



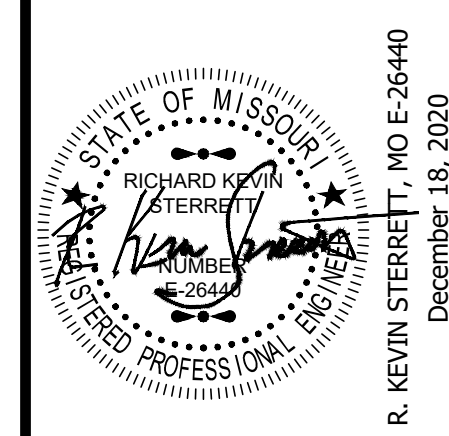
CARTER ROAD (STA. 10+00 TO 18+89.65)
COBEY LANE (STA. 10+39 TO 18+40.77)
CORBIN DRIVE (STA. 10+39 TO 36+88.75)
DAVID ROAD (STA. 10+00 TO 18+89.65)

Record Drawing

AS-BUILT

04/02/21

NO.	BY	REVISION	DATE
1	SPW	AS-BUILT PER CITY'S COMMENTS	04/02/21
2	SPW	AS-BUILT	02/19/21
3	SPW	SUBMITTAL TO CITY OF LEES SUMMIT	12/18/20



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STREET AND STORM SEWER PLANS
TYPICAL STREET SECTIONS AND
CURB TRANSITION DETAIL
COBEY CREEK FIRST PLAT
PHASE I
CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO. 16-059 Base Phase I	41	53
DRAWING NO. 16-059 Phase I Street Plans		
DATE December 18, 2020		
JOB NO. 16-059		
SHEET OF		

The scruffy dome is made of galvanised steel and is used in stormwater applications to provide a debris and security screen for manholes.

Design Specifications

- The type 1 debris screen is a full height design, suitable for manholes with a 600mm diameter or larger. (Refer to figure 1)
- The type 2 debris screen has a lower height profile making it less noticeable in areas such as parks and gardens. Suitable for manholes with a diameter of 600 mm or larger. (Refer to figure 2)

Installation

- Dome brackets are bolted to the manhole riser with stainless steel bolts.
- The bolts are purchased separately.

Note: The North Island and South Island have different versions of Scruffy Domes with small changes in the bracket design (See photos below). Please contact your local Hynds branch for more information.

North Island Scruffy Dome



South Island Scruffy Dome



Product Code	Manhole (mm)	Type	Riser ID (mm)	A = OD of Grille (mm)	B = Diameter of Inner Ring (mm)	C = Height of Dome (mm)	D = Leg Length (mm)
Type 1 High Profile							
MHD0600S	600	1	610	640	145	300	190
MHD0675S	675	1	686	715	145	300	190
MHD0900S	900	1	914	950	230	500	190
MHD1050S	1050	1	1066	1125	230	665	190
MHD1050S-H*	1050	1	1066	1125	230	665	190
MHD1200S	1200	1	1207	1270	230	635	190
MHD1200S-H*	1200	1	1207	1270	230	635	190
MHD1400S	1400	1	1372	1430	230	715	190
MHD1500S	1500	1	1524	1580	230	790	190
MHD1650S	1650	1	1676	1740	230	870	190
MHD1800S	1800	1	1829	1900	230	950	190
Type 2 Low Profile							
MHD0600S2	600	2	610	640	145	150	190
MHD0675S2	675	2	686	715	145	150	190
MHD0900S2	900	2	914	950	230	170	190
MHD1050S2	1050	2	1066	1125	230	200	190
MHD1050S2HL*	1050	2	1066	1125	230	200	190
MHD1200S2	1200	2	1207	1270	230	360	190
MHD1200S2HL*	1200	2	1207	1270	230	360	190
MHD1400S2	1400	2	1372	1430	230	390	190
MHD1500S2	1500	2	1524	1580	230	435	190
MHD1650S2	1650	2	1676	1740	230	480	190
MHD1800S2	1800	2	1829	1900	230	520	190

Note: Larger sizes 2000, 2300, 2550, 3000mm are available on request
*H - hinged HL - hinged and lockable

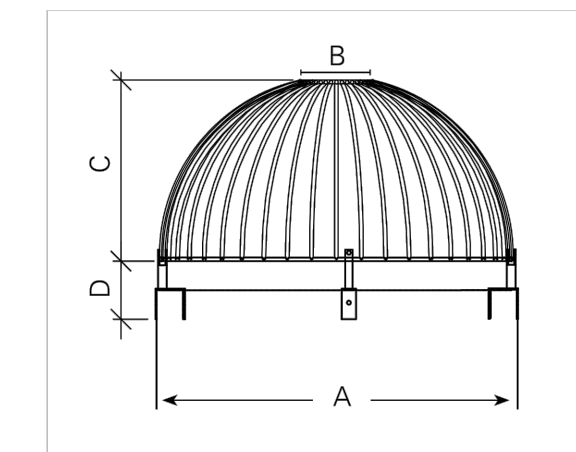


FIG. 1 Dimensions of Type 1 Hynds Scruffy Dome (see table).
Note: Brackets shown here are not supplied. Please see the North Island and South Island Scruffy Domes photos.

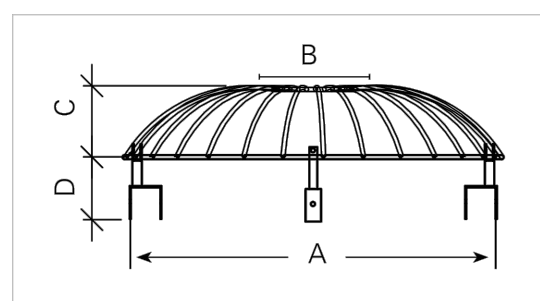
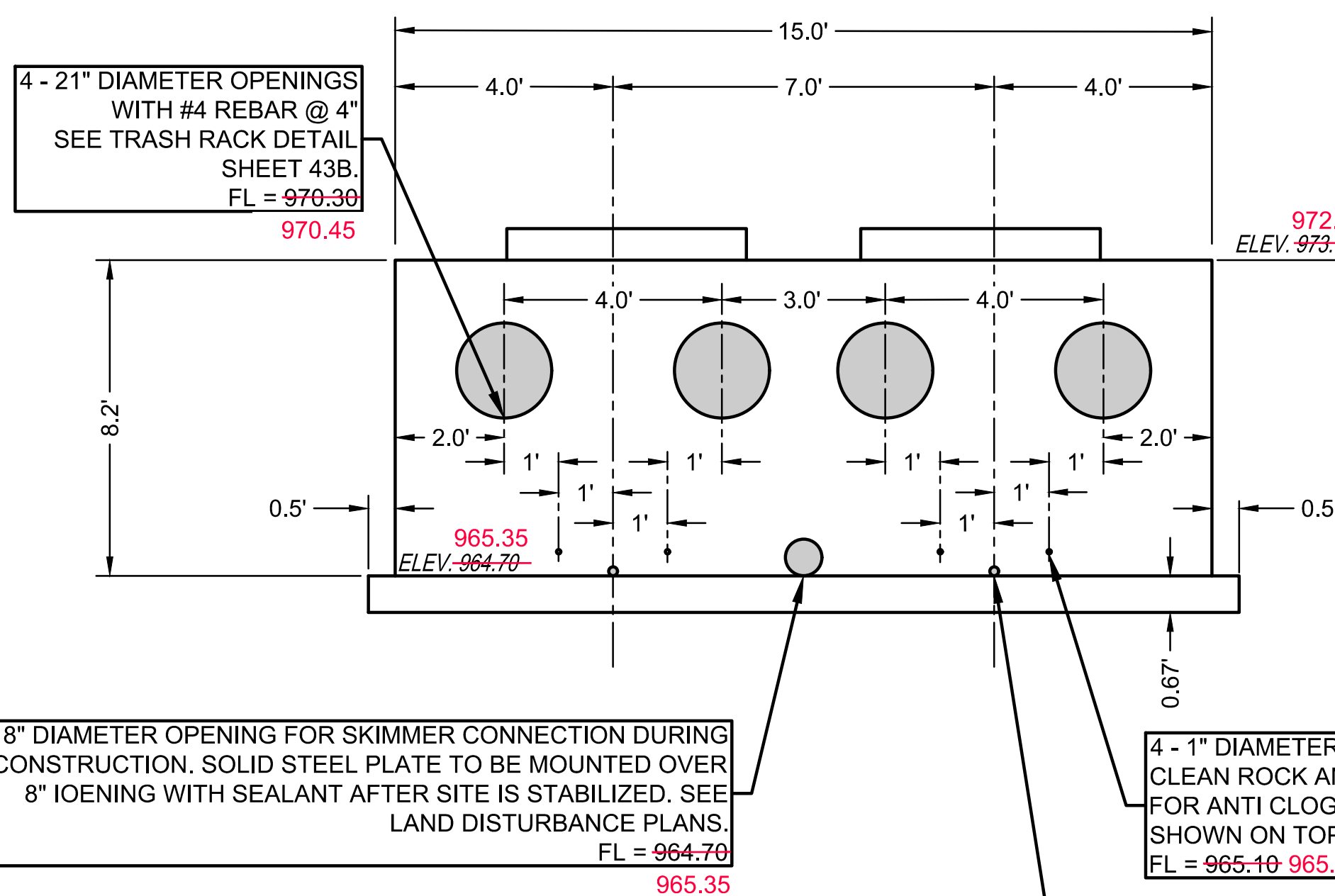
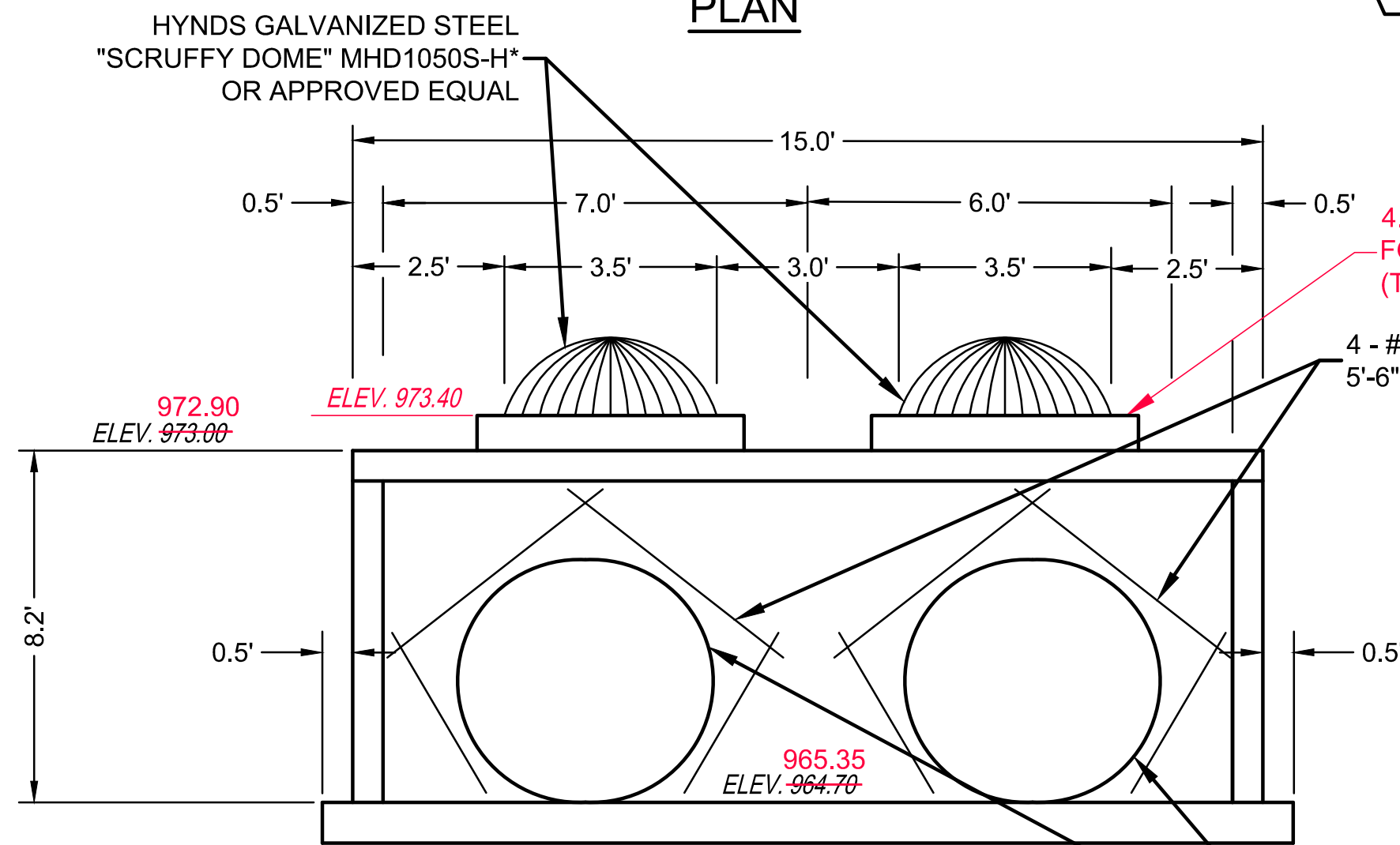
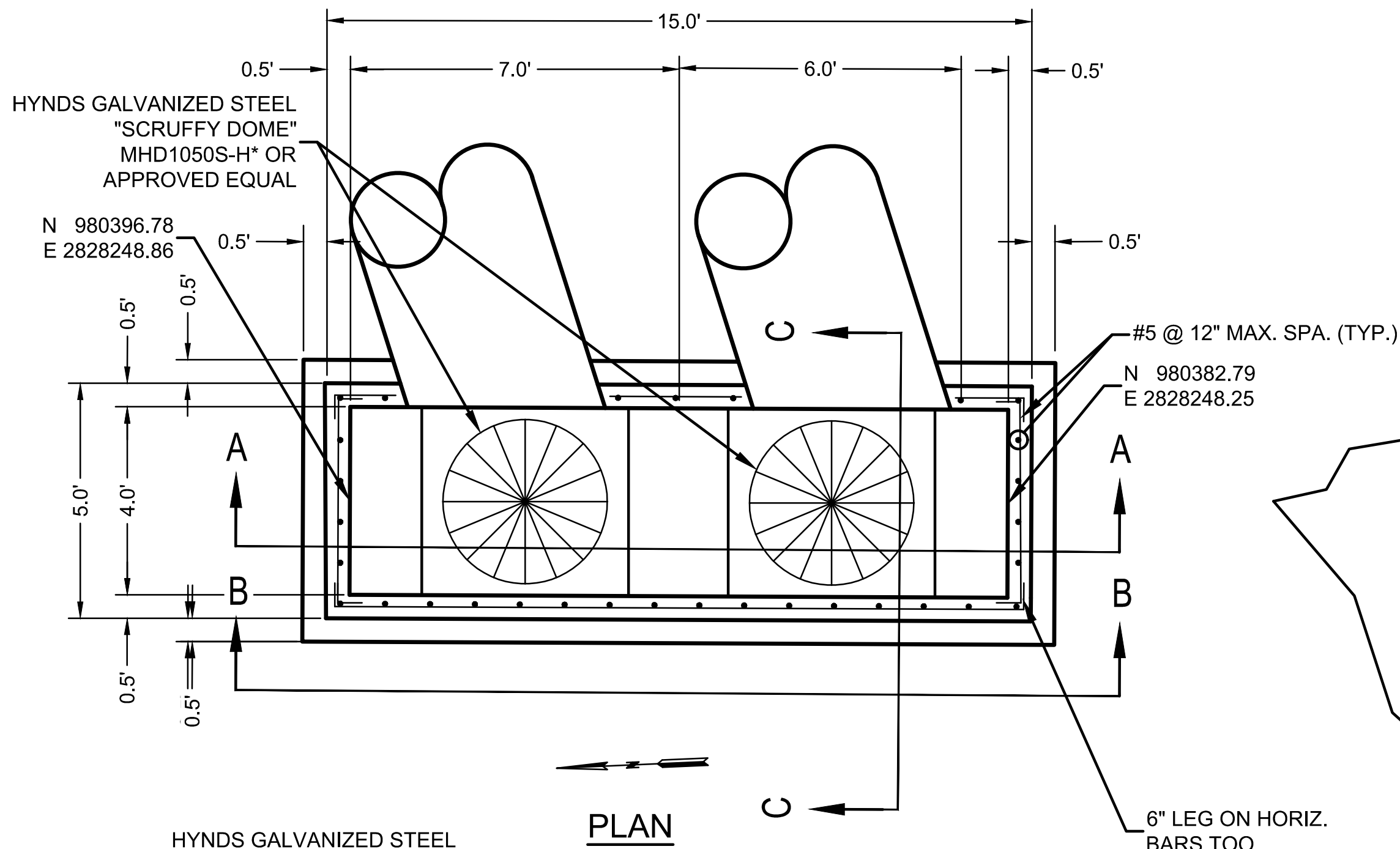


FIG. 2 Dimensions of Type 2 Hynds Scruffy Dome (see table).
Note: Brackets shown here are not supplied. Please see the North Island and South Island Scruffy Domes photos.

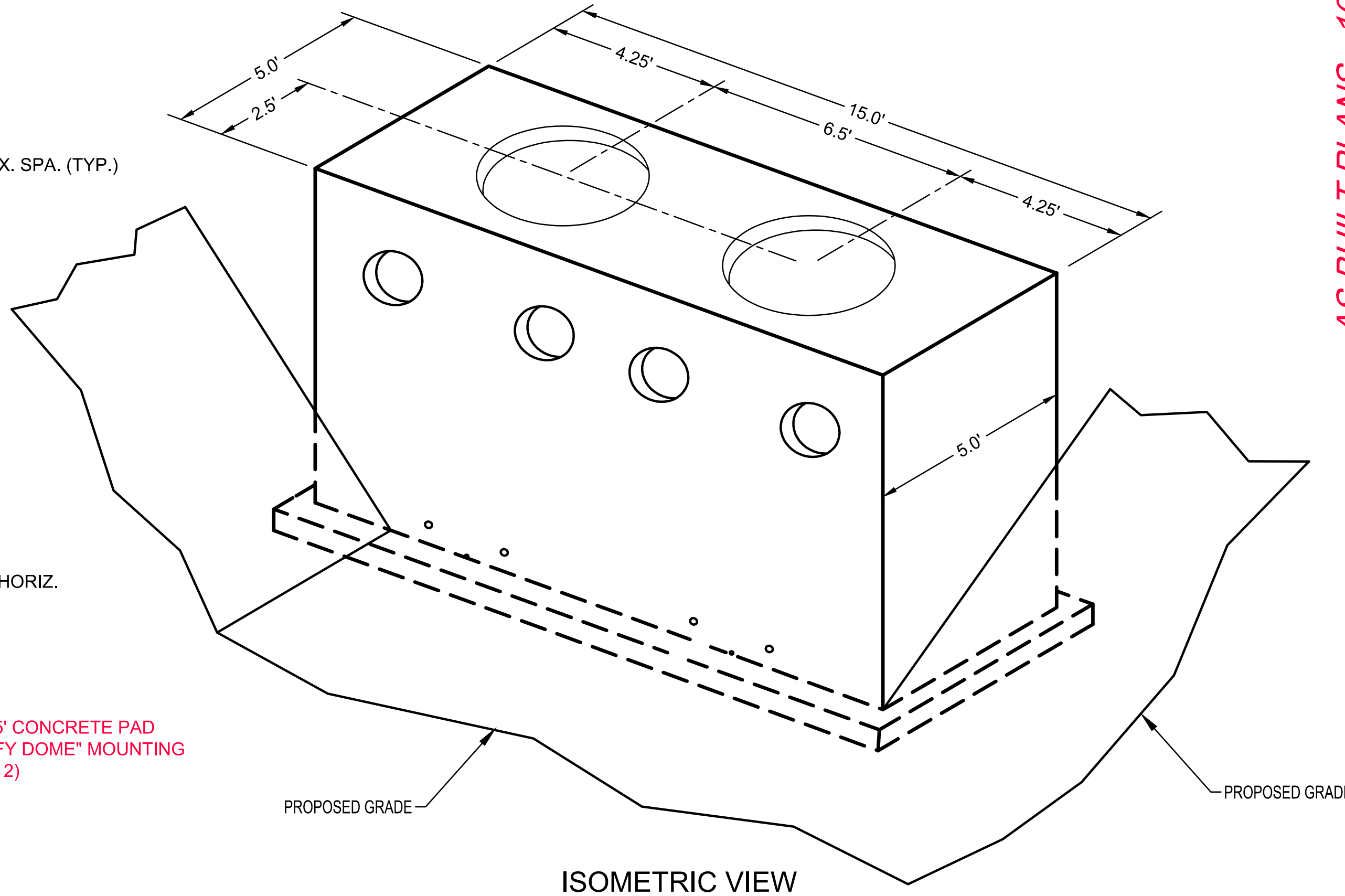


SECTION B-B

DETENTION OUTLET STRUCTURE
NOT TO SCALE

NOTE:

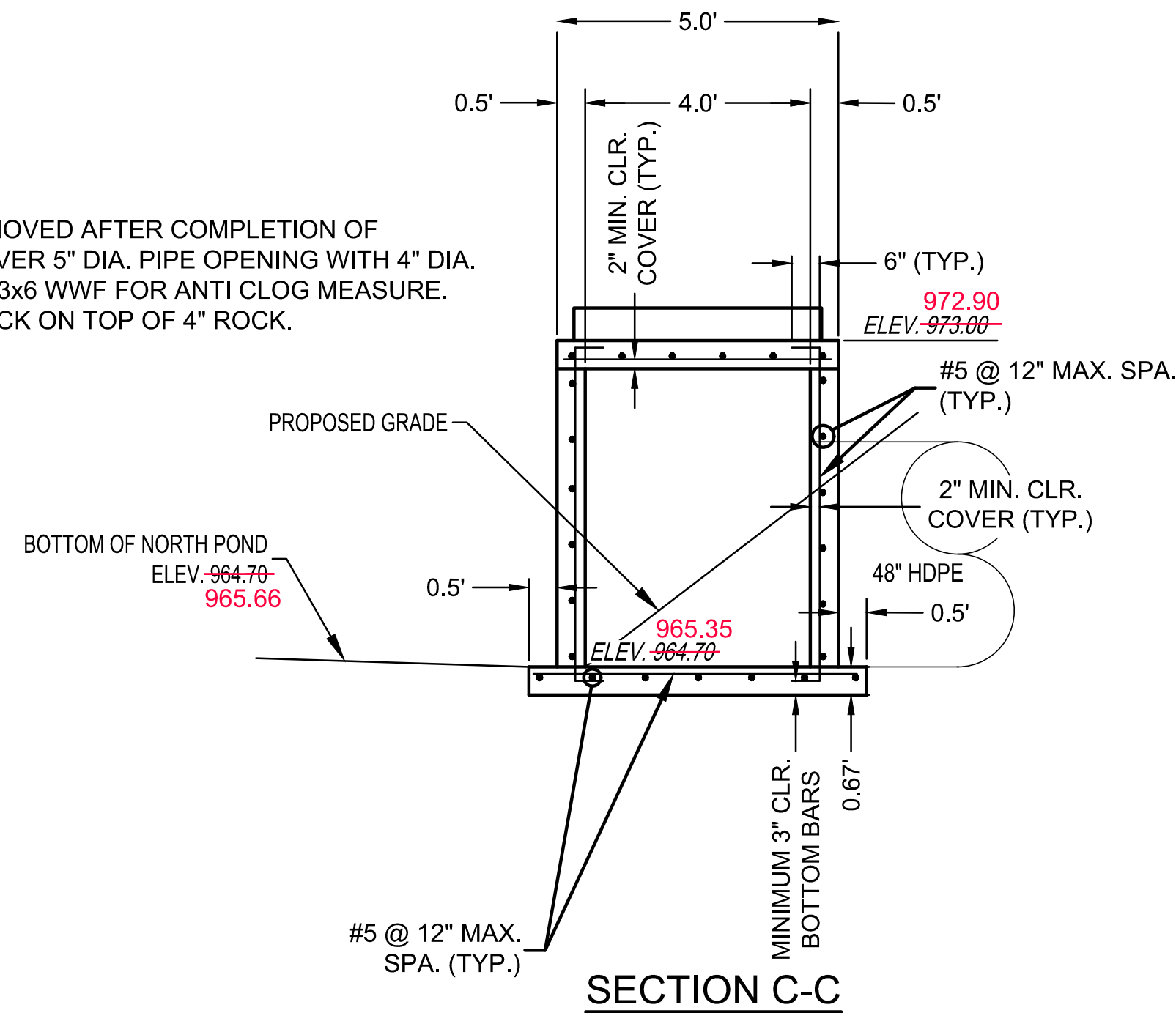
- REINFORCING STEEL FOR ALL WALLS, TOP AND BOTTOM SLABS WILL BE NO. 5 BARS WITH MAXIMUM SPACING OF 12" IN BOTH VERTICAL AND HORIZONTAL DIRECTIONS. BOTTOM SLAB IS 8" THICK. ALL OTHER WALLS AND TOP SLAB ARE 6" THICK. CONCRETE STRENGTH = 4 KSI. REINFORCING STEEL SHALL BE GRADE 60. TYPICAL MINIMUM CONCRETE COVER IS 2", EXCEPT 3" CLEAR COVER IS REQUIRED FOR BARS FROM THE BOTTOM OF THE BOTTOM SLAB. TOP COVER IN THE BOTTOM SLAB IS 1 1/2".
- REINFORCING STEEL EXPOSED AT THE INLET OPENING LOCATIONS SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A123.



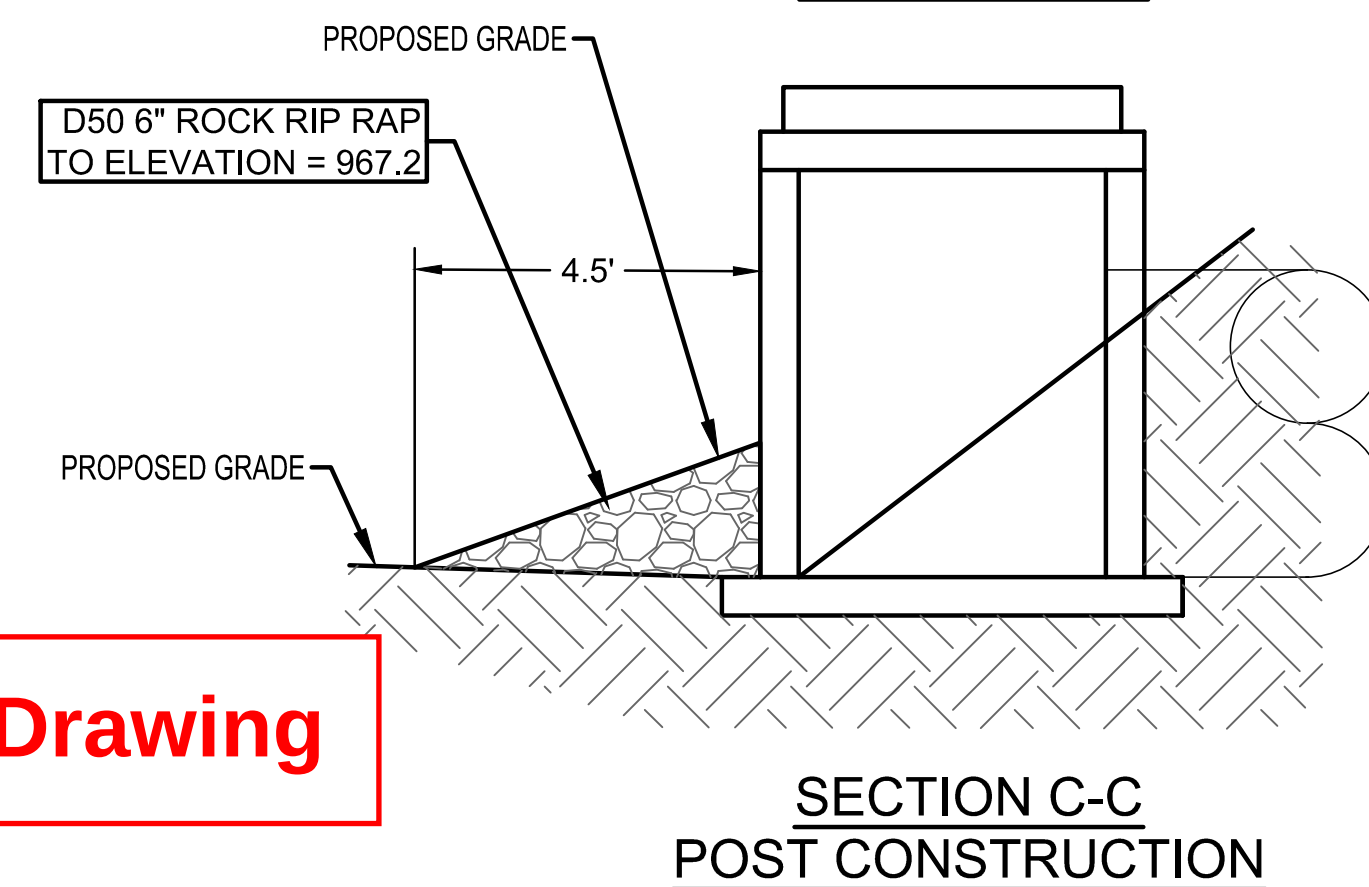
ISOMETRIC VIEW

NOTE:

- SKIMMER TO BE REMOVED AFTER COMPLETION OF CONSTRUCTION. COVER 5" DIA. PIPE OPENING WITH 4" DIA. CLEAN ROCK AND 3x3x6 WWF FOR ANTI CLOG MEASURE. INSTALL LARGER ROCK ON TOP OF 4" ROCK.



SECTION C-C



SECTION C-C
POST CONSTRUCTION

Record Drawing

AS BUILT PLANS - 10/15/2021

NO.	BY	CHKD
3	SPW	RAS
2	SPW	RAS
1	SPW	RAS
8	SPW	RAS
7	SPW	RAS
6	SPW	RAS
5	SPW	RAS
4	SPW	RAS
3	SPW	RAS
2	SPW	RAS
1	SPW	RAS

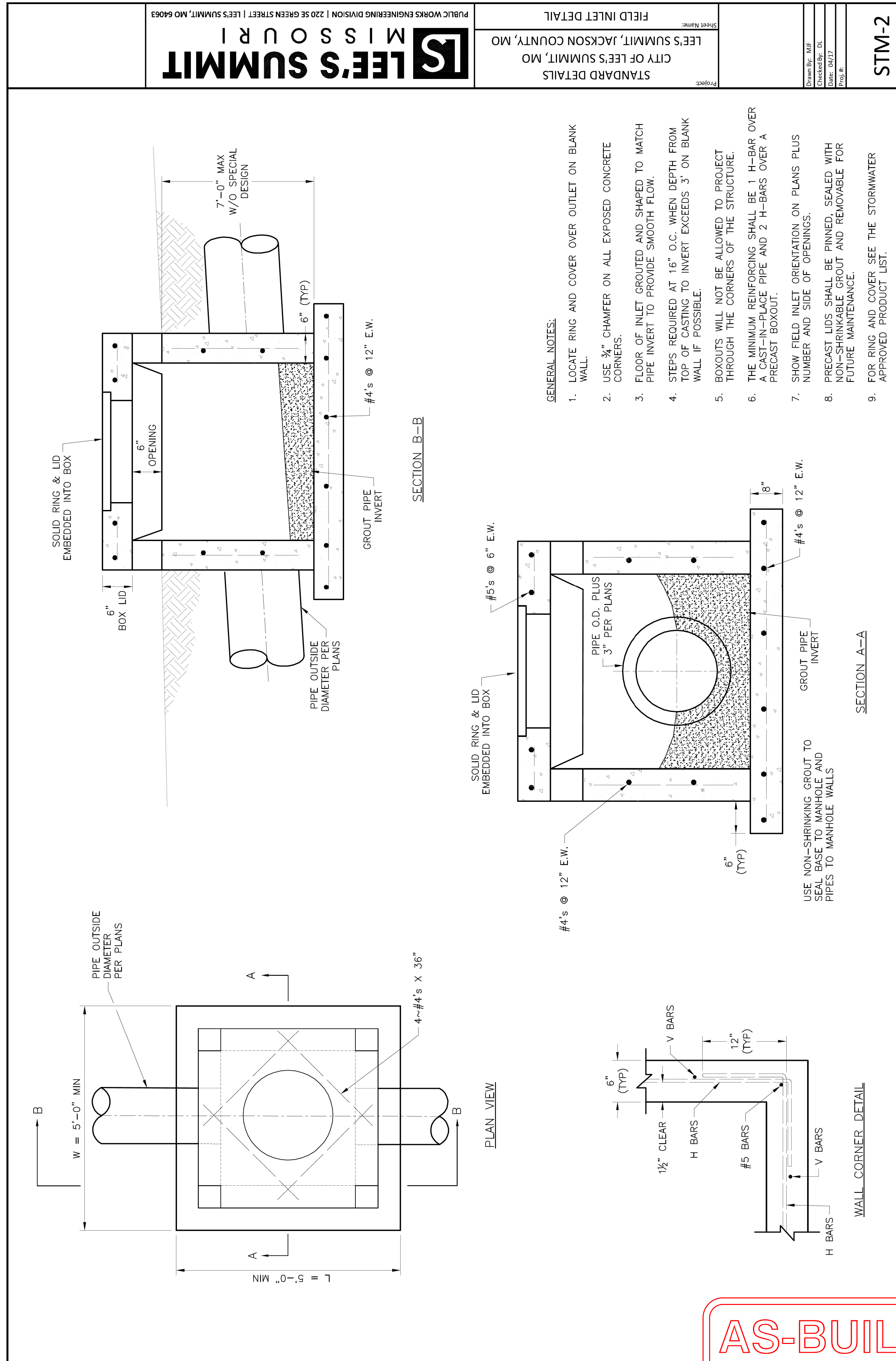
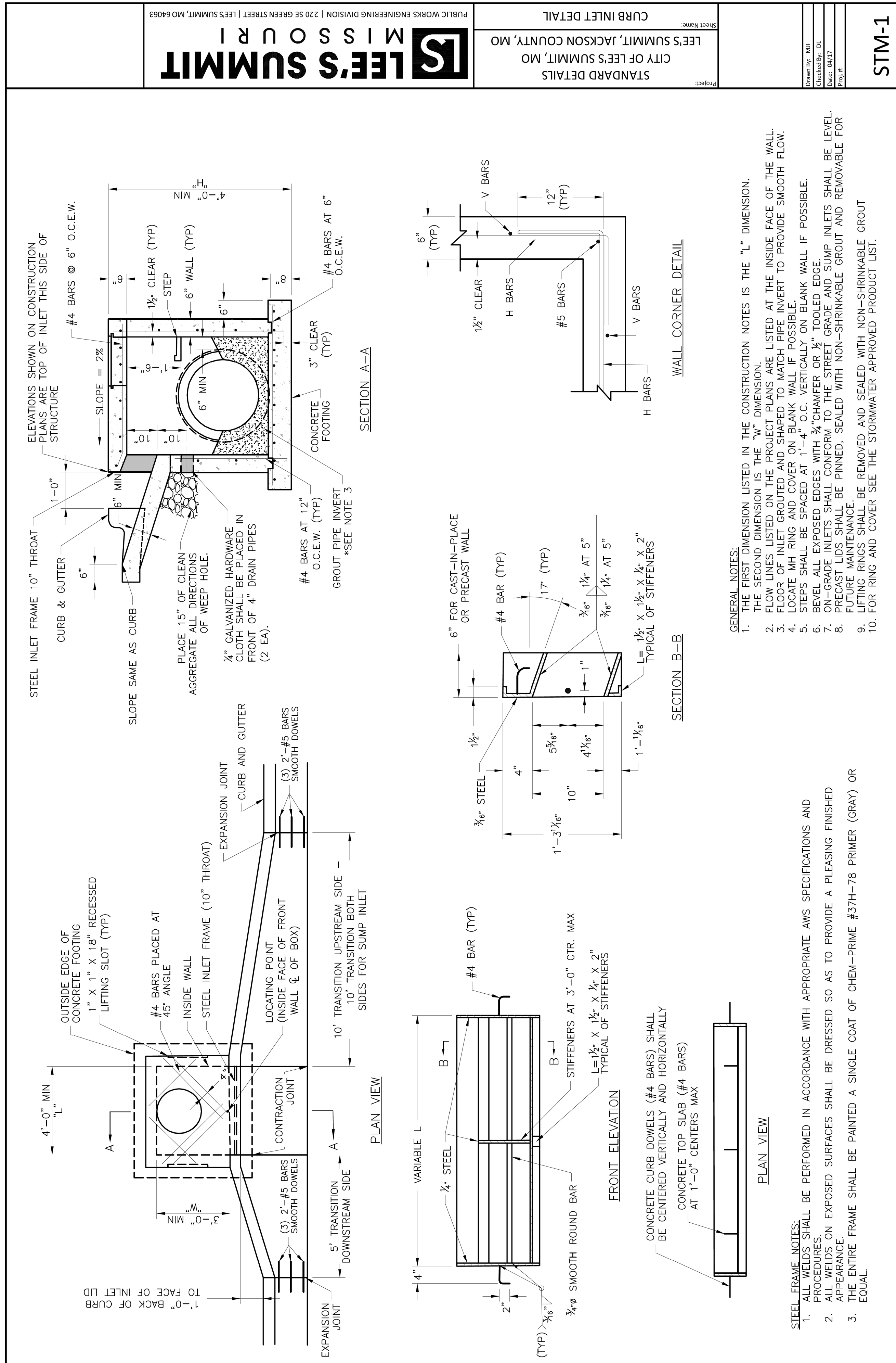


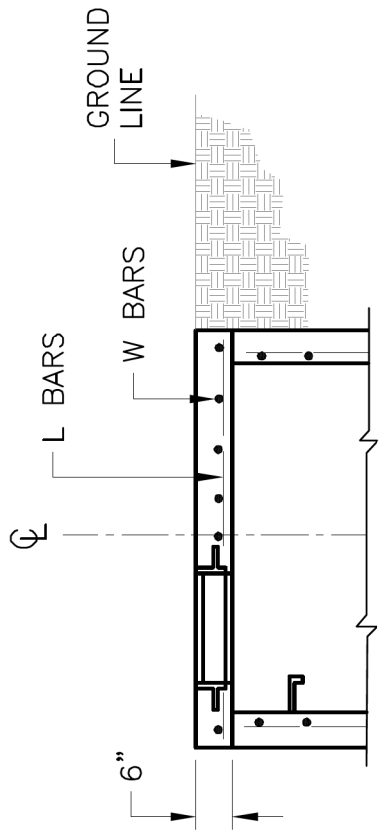
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Inc
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planners

STREET AND STORM SEWER PLANS
NORTH DETENTION BASIN
OUTLET STRUCTURE
COBEY CREEK FIRST PLAT
PHASE I
CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO.	16-059 Base Phase I
DRAWING NO.	16-059 Phase I Street Plans
DATE	August 24, 2020
SHEET NO.	16-059
SHEET OF	53

43A

[illegible]

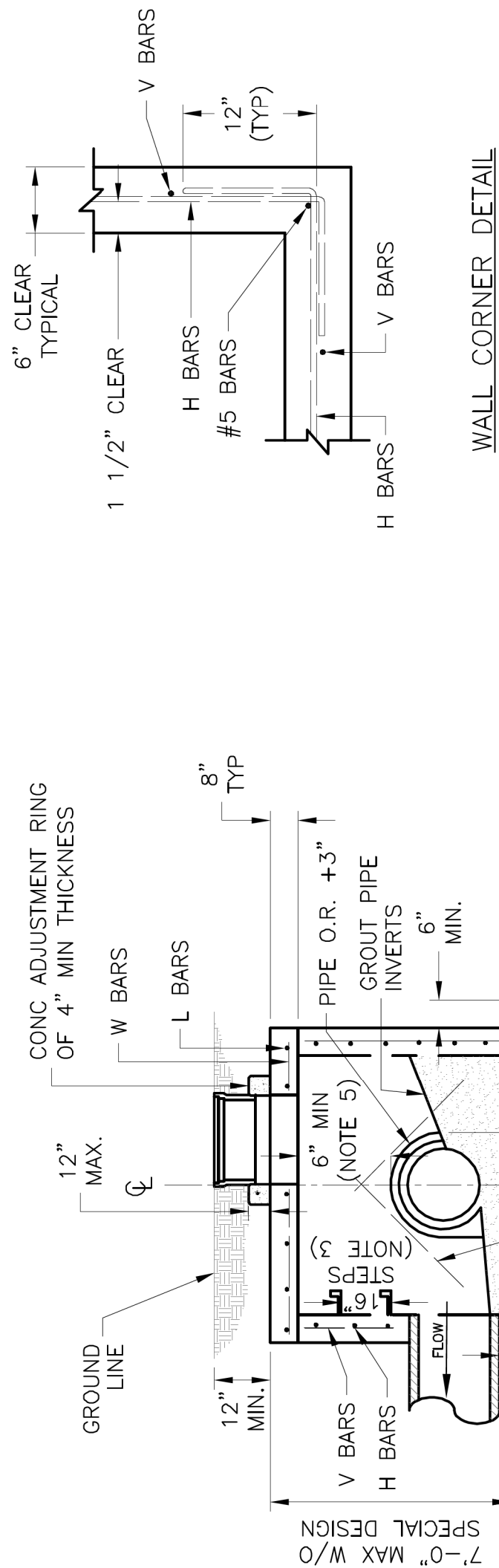


SLAB TOP ALTERNATE FOR
JUNCTION BOX (SHALLOW)

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

REINFORCING

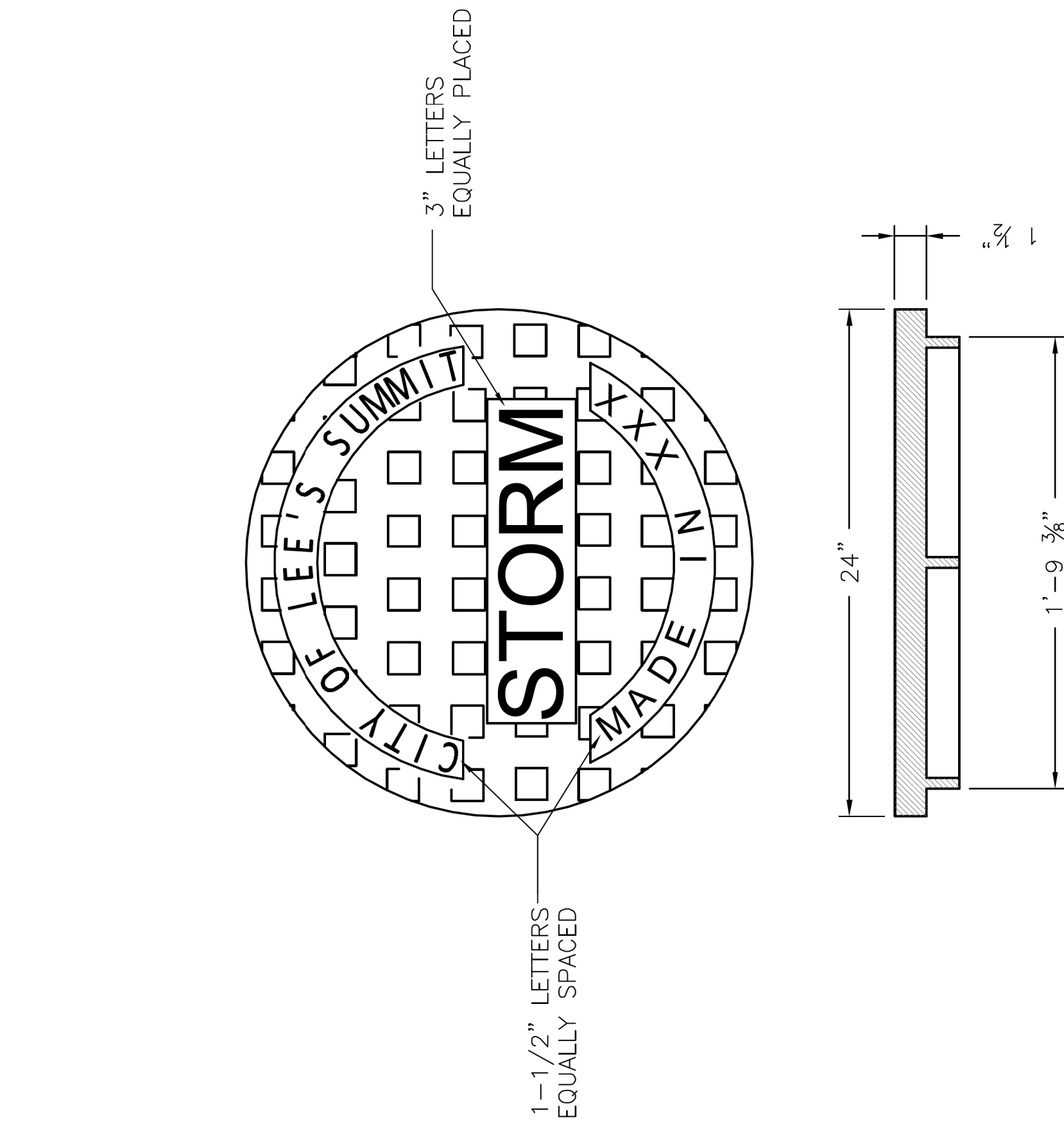
**** INCREASE IN MULTIPLES OF 6"
(7'-0") MAX WITHOUT SPECIAL DESIGN.
(SEE PROJECT PLANS FOR DETAILS)**

WALL CORNER DETAIL

- GENERAL NOTES:
1. LOCATE RING AND COVER ON BLANK WALL.
2. USE $\frac{3}{4}$ " CHAMFER STRIP OR $\frac{1}{2}$ " 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.
6. PRECAST LIDS SHALL BE PINNED, SEALED WITH NON-SHRINKABLE GROUT AND REMOVABLE FOR FUTURE MAINTENANCE.
7. REINFORCING OF COVERS IN STREETS REQUIRE SPECIAL DESIGN.
8. FOR RING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.

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

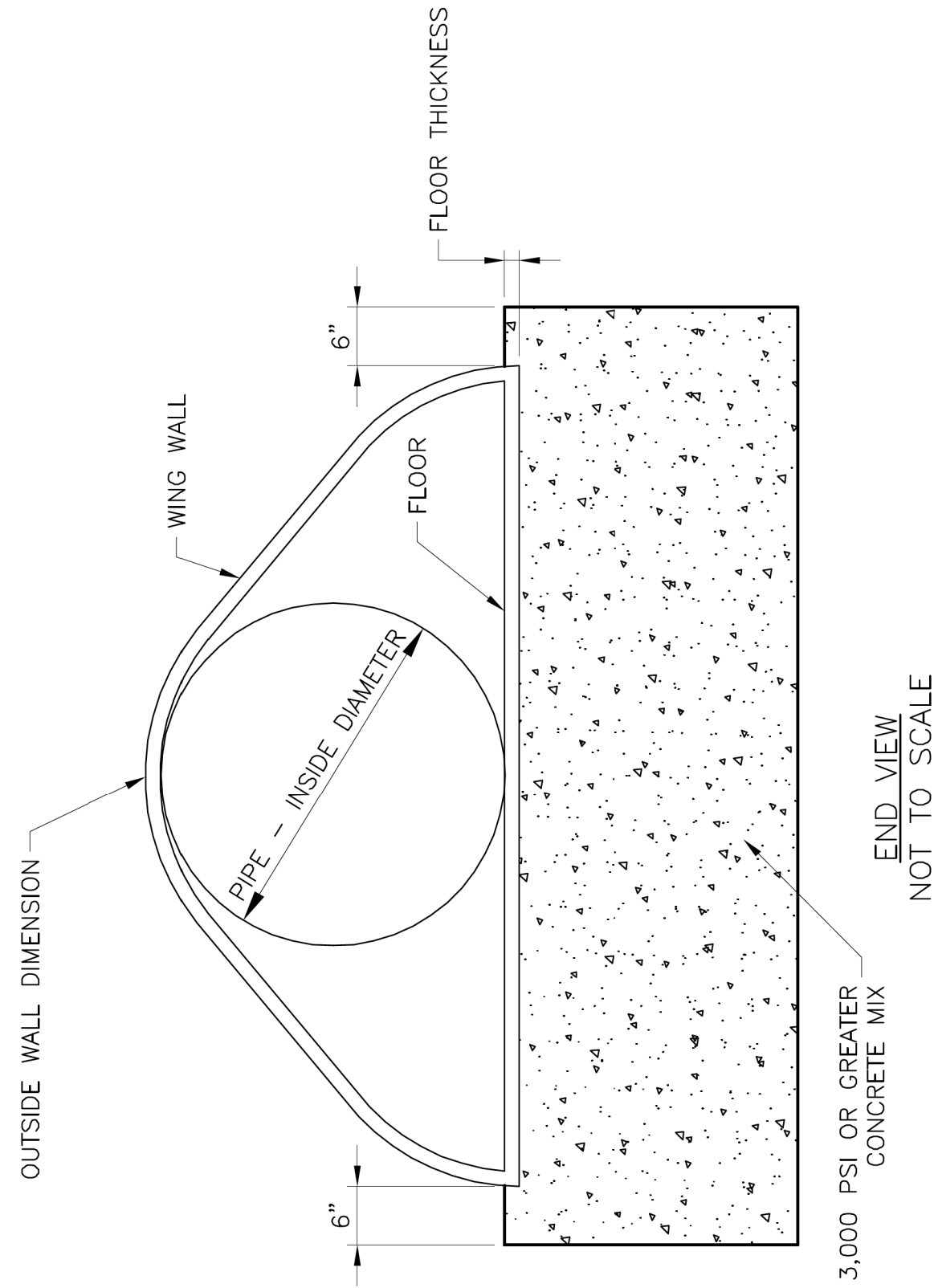
STM-3



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

AS-BUILT

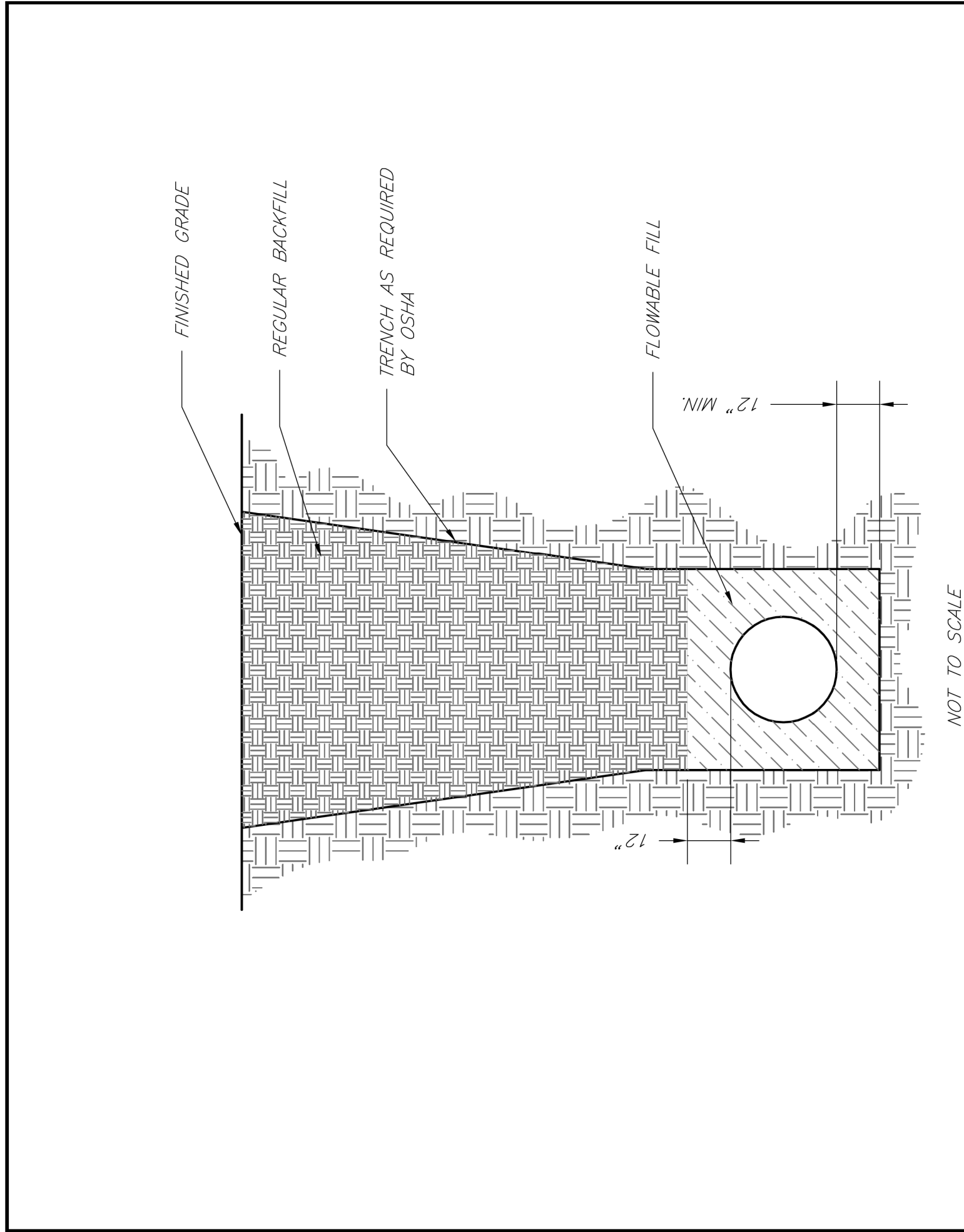
02/19/21



LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64663		Date: 04/17 Drawn By: MJF Checked By: DL
STORM MANHOLE COVER DETAIL		STM-6

	LEE'S SUMMIT MISSOURI		Date: 04/17
	PUBLIC WORKS ENGINEERING DIVISION 230 JEFFERSON STREET LEE'S SUMMIT, MO 64083		Drawn By: MIF
	FLARED END SECTION SUPPORT DETAIL		Checked By: DL
	STM-5		

[illegible]



- NOTES:
1. FLOWABLE FILL SHALL MEET THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL.
 2. REGULAR BACKFILL ABOVE THE TRENCH CHECK SHALL BE FREE OF DEBRIS, ORGANIC MATTER, AND STONES > 6" IN ANY DIMENSION.
 3. TOP OF FLOWABLE BACKFILL SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE.
 4. LENGTH OF TRENCH CHECK SHALL BE A MINIMUM OF 12'.

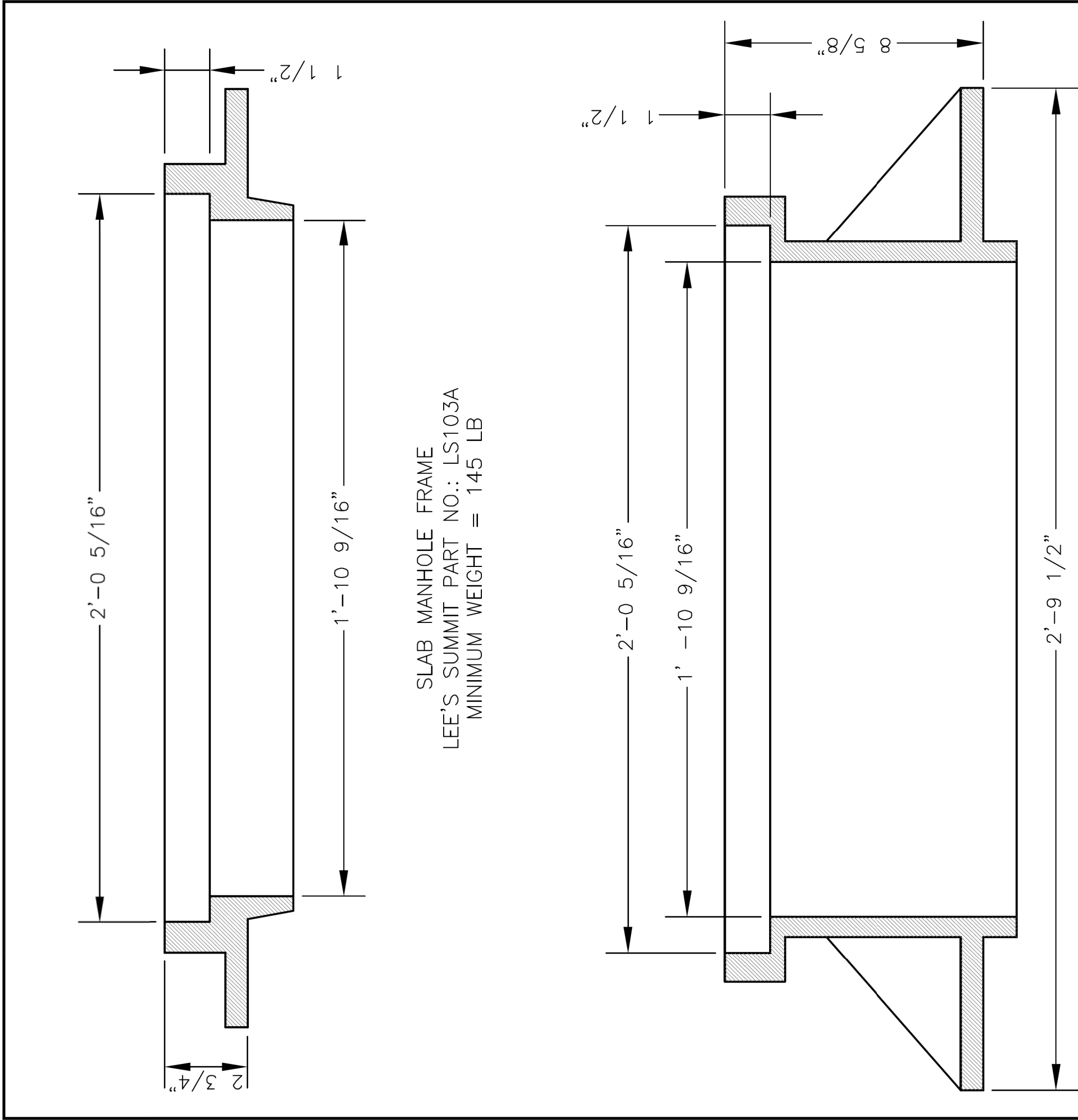
LS

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

TRENCH CHECK

Date: 02/13
Drawn By: JN
Checked By: DL
FILE: WAT-6
Rev: 1/7/14

Rec:



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

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

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

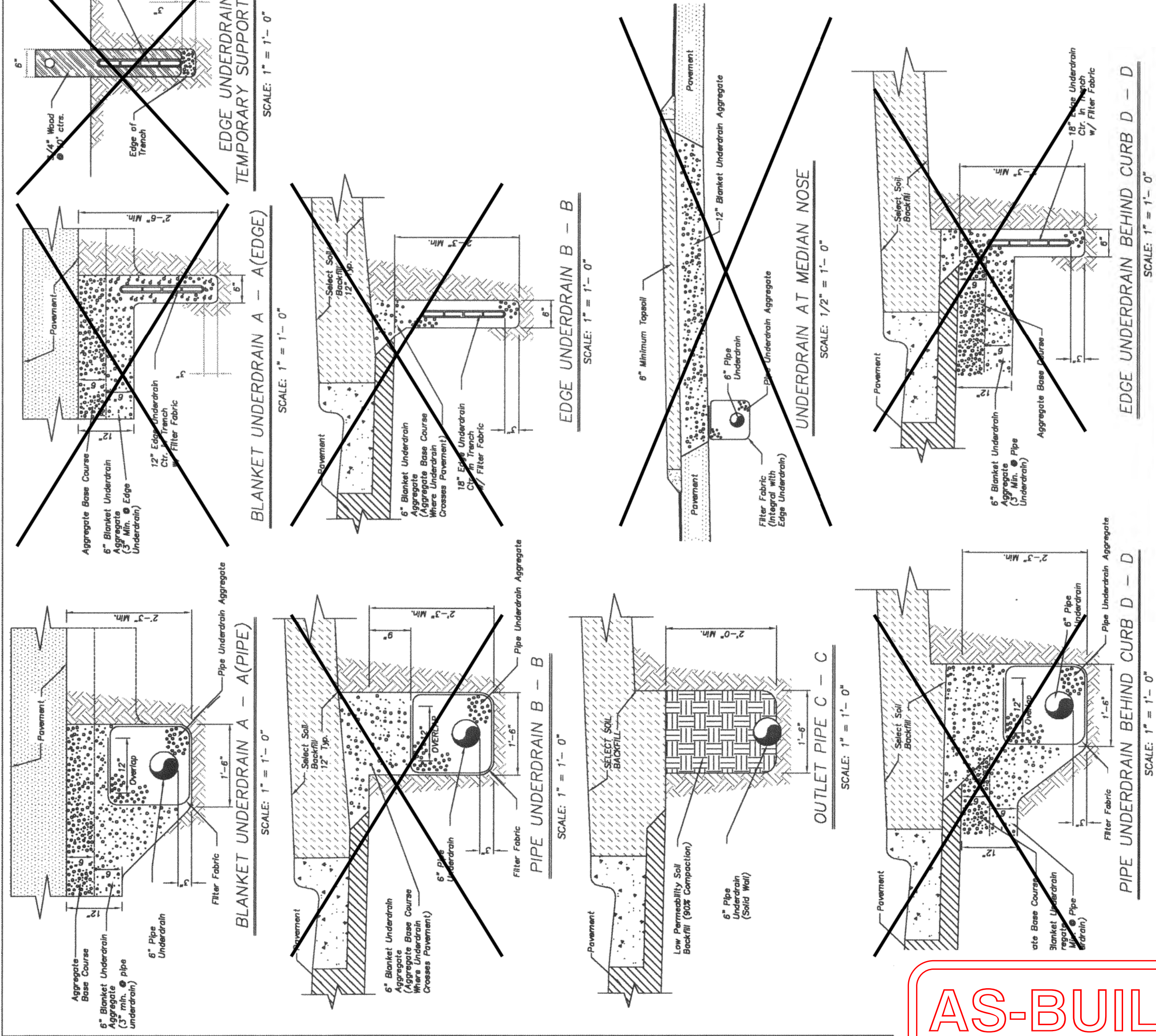
LS

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

STORM MANHOLE FRAME DETAIL

Date: 02/17
Drawn By: MFE
Checked By: DL

STM-7



AS-BUILT
02/19/21

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11010 Haskell St, Ste 210 Kansas City, KS 66109 816-759-2285
CORPORATE LICENSE NO. E2010005873

STORM SEWER DETAILS

COBEY CREEK

CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO.
XXX

DRAWING NO.
XXX

DATE
March 27, 2019

JOB NO.
16,059.01

46

SHEET OF

53

03/02/20

02/19/21
AS-BUILT

03/02/20
CHANGES TO STORM LINE 12

3/27/19
ADDRESS CITY COMMENTS DATED 3/20/19

3/8/19
ADDRESS CITY COMMENTS DATED 12/18/18

11/21/18
SUBMITTAL TO CITY OF LEE'S SUMMIT

NO.

BY

CK/APP

RAM

RNS

RAM

RNS

RAM

RNS

RAM

RNS

RAM

RNS

R. KEVIN STERRETT, NO E-26440

AMERICAN PUBLIC WORKS ASSOCIATION
KANSAS CITY
METROPOLITAN CHAPTER
STANDARD DRAWING
UD-1
ADOPTED:
MAY 23, 2001

DATE

REVISION

NO.

BY

CK/APP

02/19/21

AS-BUILT

03/02/20

CHANGES TO STORM LINE 12

3/27/19

ADDRESS CITY COMMENTS DATED 3/20/19

3/8/19

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11/21/18

SUBMITTAL TO CITY OF LEE'S SUMMIT

NO.

BY

CK/APP

RAM

RNS

RAM

RNS

RAM

RNS

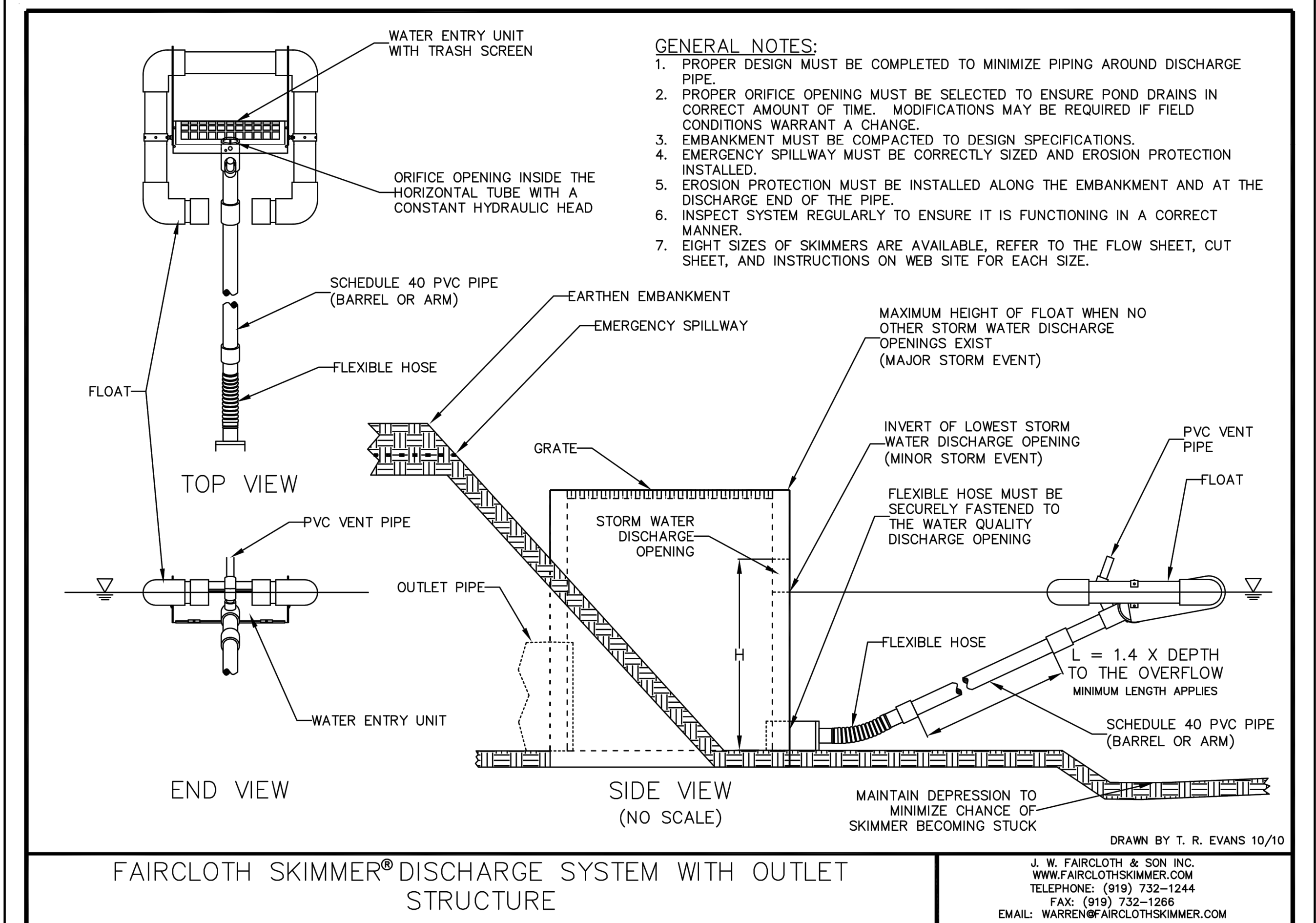
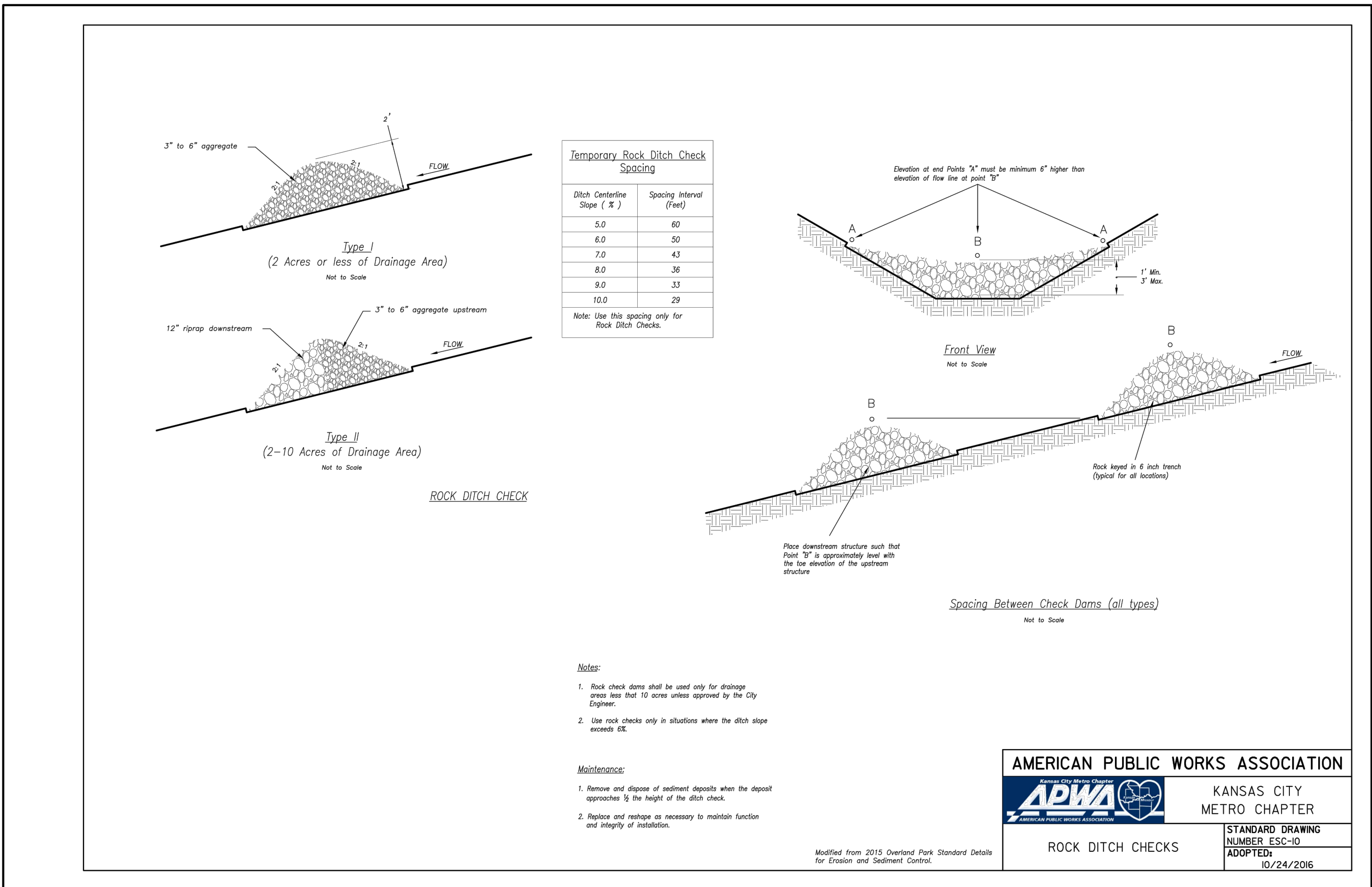
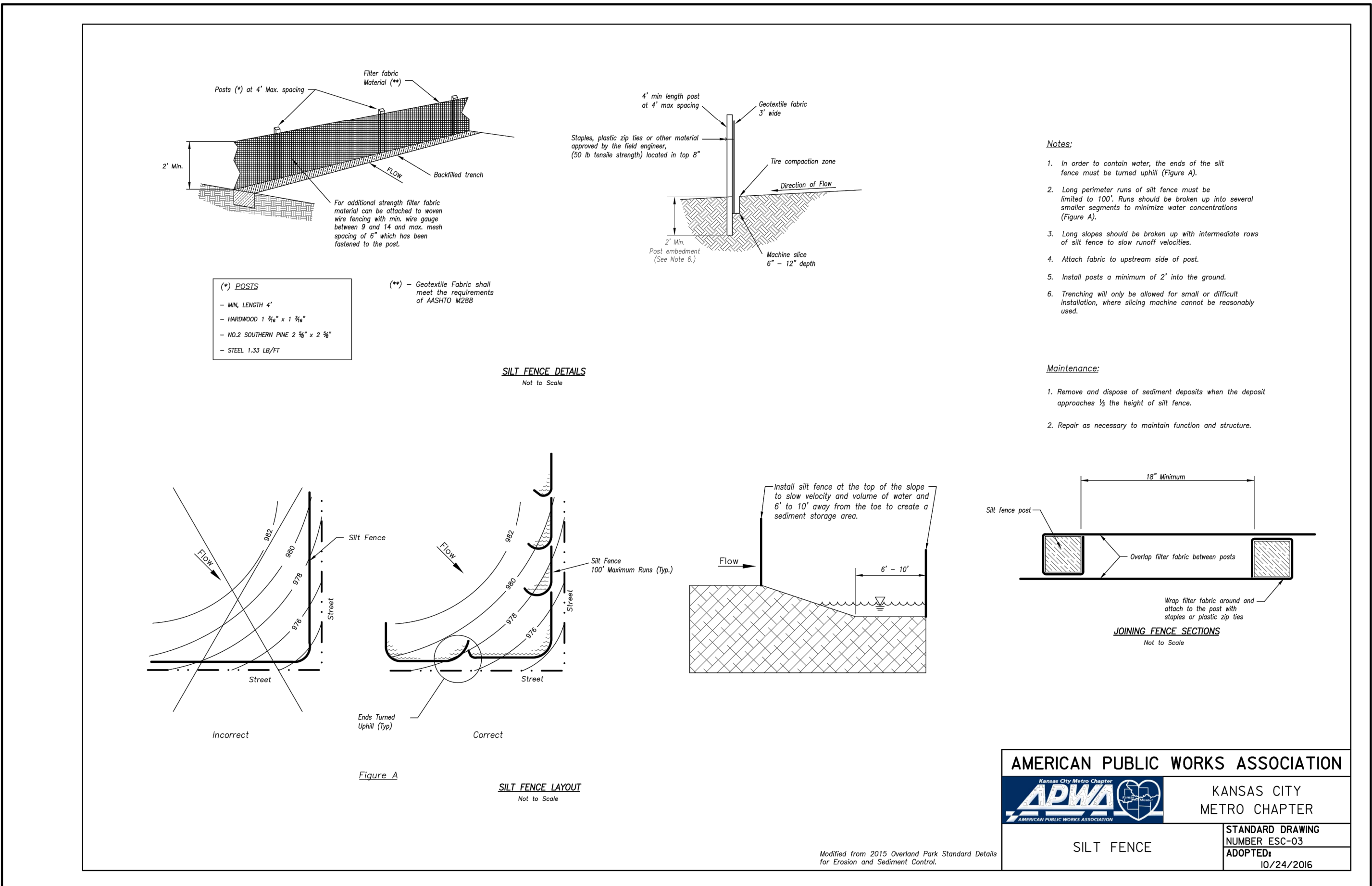
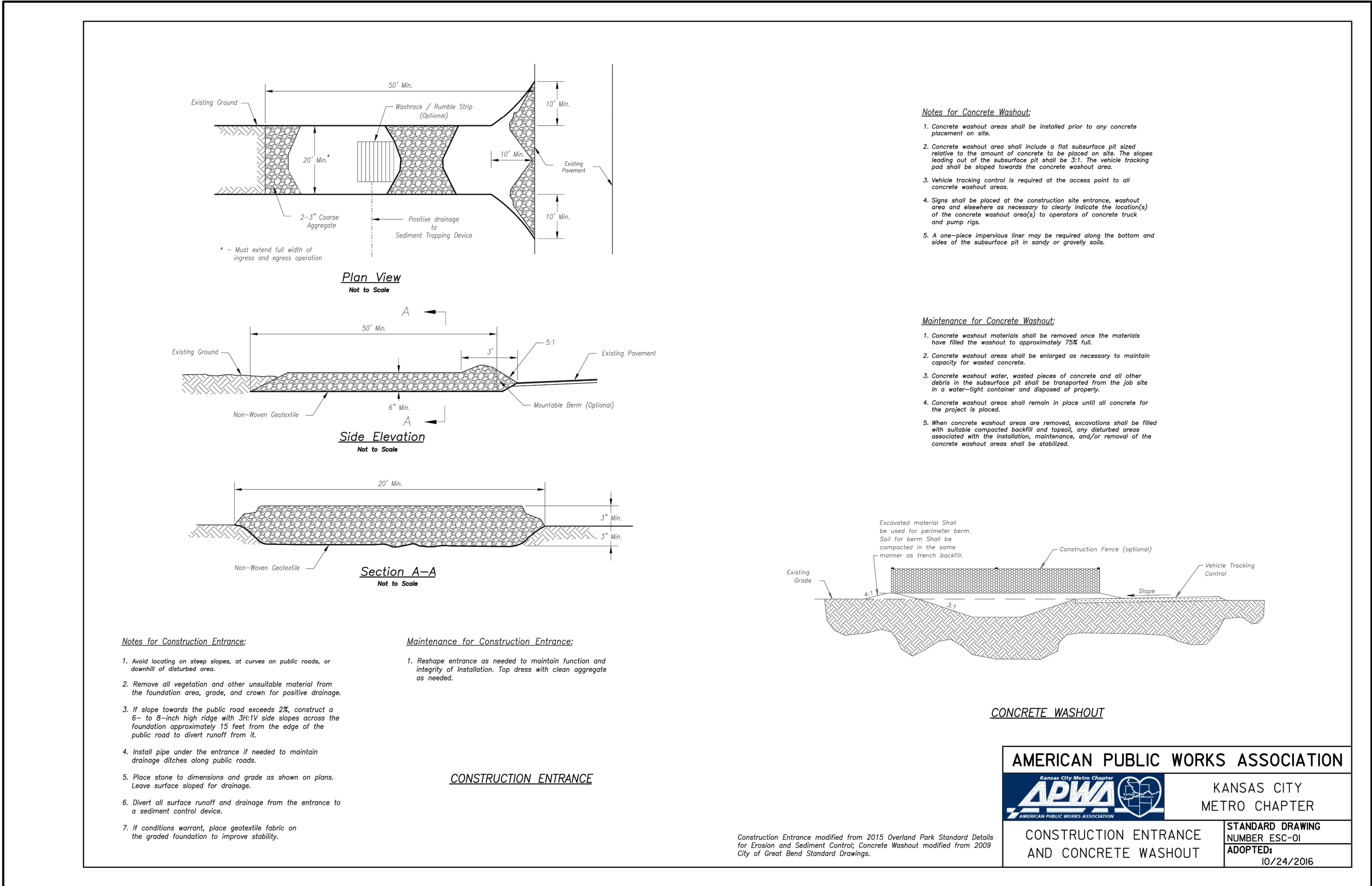
RAM

RNS

RAM

RNS

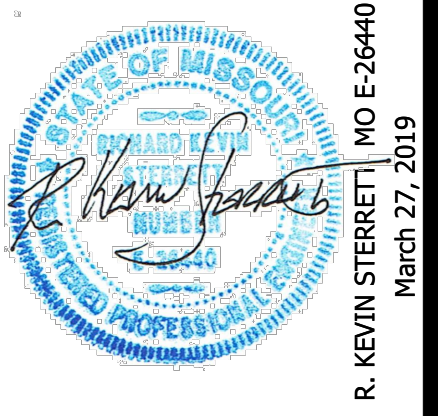
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Record Drawing

AS-BUILT
02/19/21

NO.	BY	DATE	REVISION
1	AS-BUILT	02/19/21	1
2	AS-BUILT	02/19/21	2
3	AS-BUILT	02/19/21	3
4	AS-BUILT	02/19/21	4
5	AS-BUILT	02/19/21	5
6	AS-BUILT	02/19/21	6
7	AS-BUILT	02/19/21	7
8	AS-BUILT	02/19/21	8
9	AS-BUILT	02/19/21	9
10	AS-BUILT	02/19/21	10



gConsult Inc
engineers
planners

11010 Haskell Street, Suite 210, Kansas City, Kansas 66109
CORPORATE LICENSE No. E20100573 (MO.) / E-1736 (KS.)

LAND DISTURBANCE PLANS
EROSION CONTROL DETAILS SHEET 1 OF 2

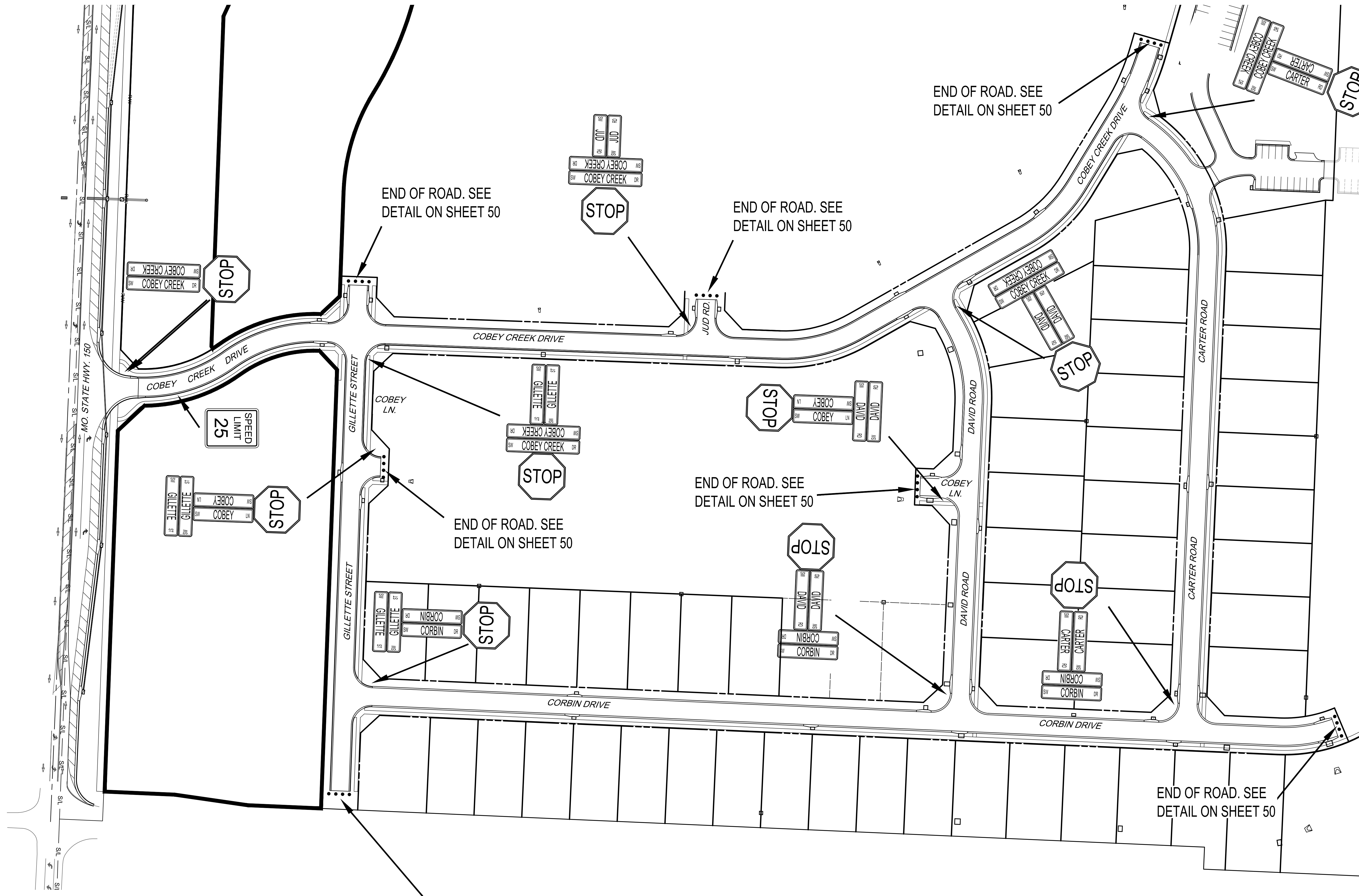
COBEY CREEK FIRST PLAT
PHASE I

CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI

X-REF NO. 16-059 Base Phase I	DRAWING NO. 16-059 Phase I Land Disturbance
DATE March 27, 2019	JOB NO. 16-059
SHEET OF	53



Know what's below.
Call before you dig.



Record Drawing

AS-BUILT
02/19/21



STREET AND STORM SEWER PLANS
SIGNING PLAN

COBEY CREEK FIRST PLAT
PHASE I

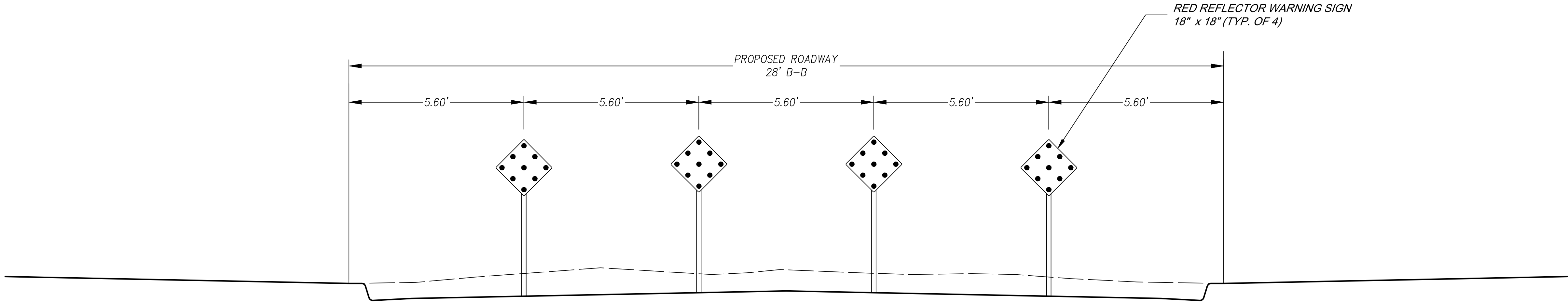
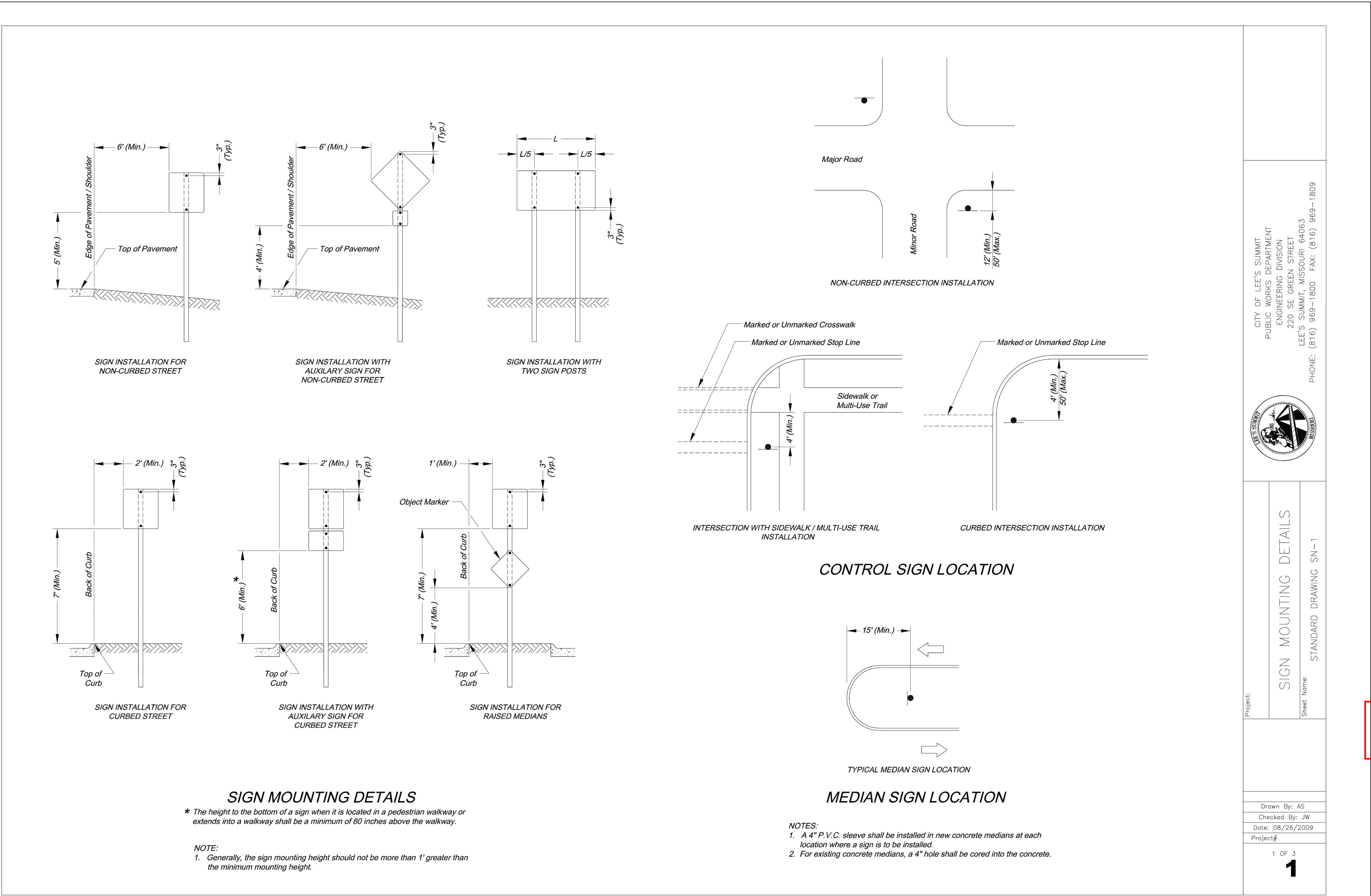
CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI

Consult Inc engineers planners
11010 Haskell Street, Suite 210, Kansas City, Kansas 66109
CORPORATE LICENSE NO. E201000573 (MO.) / E-1736 (KS.)

STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER
R. KEVIN STERRETT, MO E-26440
April 16, 2019

DATE	REVISION	NO.	BY	CHK/APP.
02/19/21	AS-BUILT	3	SPW	PKS
04/16/19	REV CITY'S COMMENTS	2	SPW	PKS
03/22/19	REV CITY'S COMMENTS	1	SPW	PKS
03/28/19	REV CITY'S COMMENTS	1	SPW	PKS
11/27/18	SUBMITTAL TO CITY OF LEES SUMMIT	1	SPW	PKS

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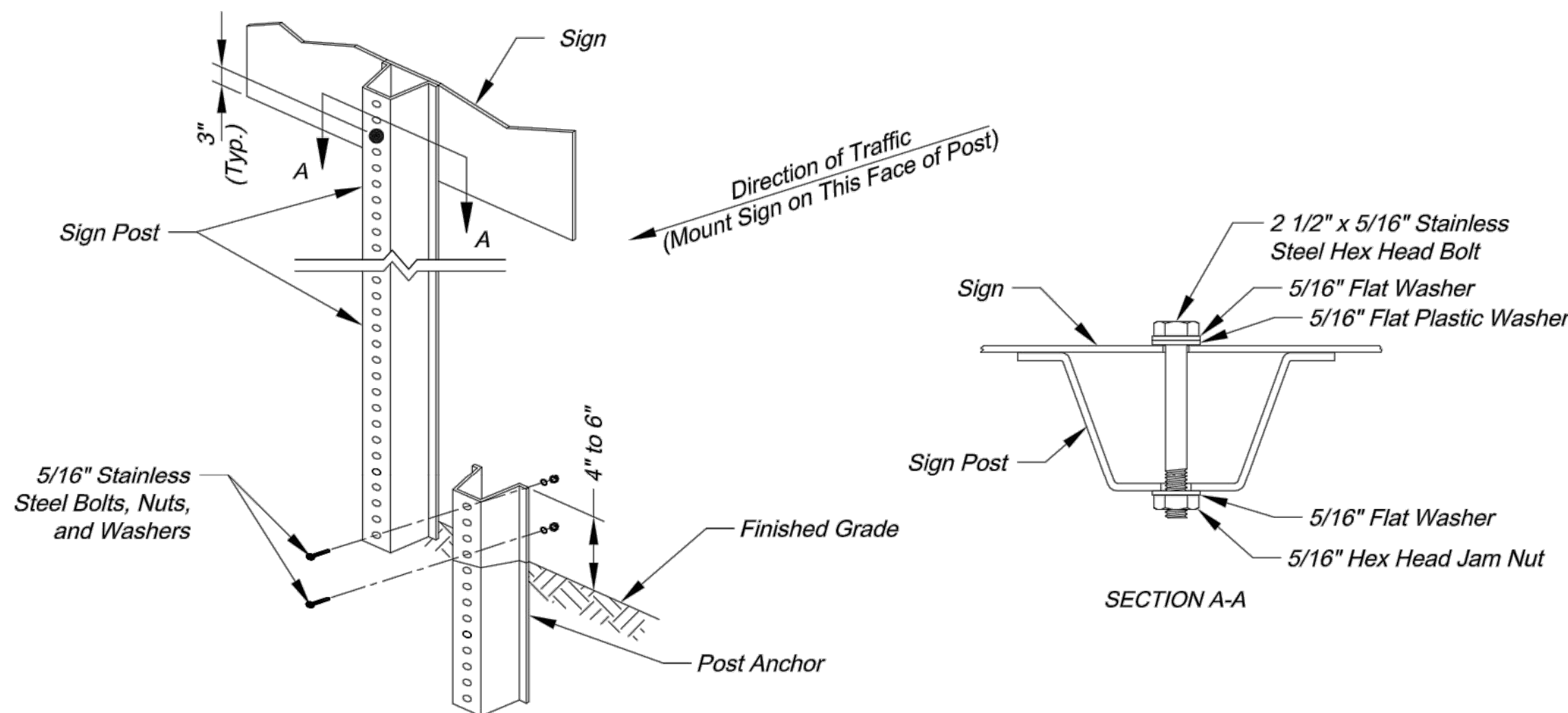
Record Drawing

AS-BUILT
02/19/21

DATE	REVISION	NO.	BY	CK/APR
02/19/21	AS-BUILT		SPW	AKS
04/06/19	REV CITY'S COMMENTS	3	SPW	AKS
03/22/19	REV CITY'S COMMENTS	2	SPW	AKS
03/28/19	REV CITY'S COMMENTS	1	SPW	AKS
11/27/18	SUBMITTAL TO CITY OF LEE'S SUMMIT		SPW	AKS

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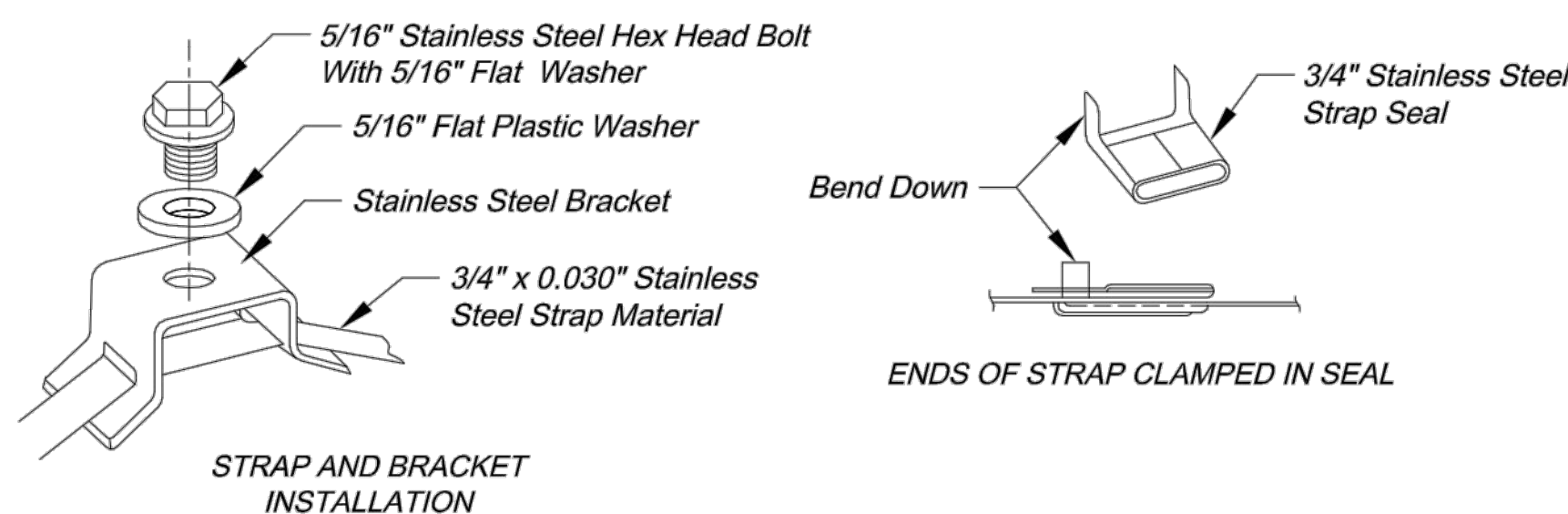
Consult Inc engineers planners				
11010 Haskell Street, Suite 210, Kansas City, Kansas 66109 CORPORATE LICENSE NO. E20100573 (MO.) / E-1736 (KS.)				
STREET AND STORM SEWER PLANS SIGNING DETAILS				
COBEY CREEK FIRST PLAT PHASE I				
CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI				
X-REF. NO. 16-059 Base Phase I				
DRAWING NO. 16-059 Phase I Street Plans				
DATE April 16, 2019				
JOB NO. 16-059				
50	SHEET OF	53		



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 TYPE SIGN SUPPORT DETAILS

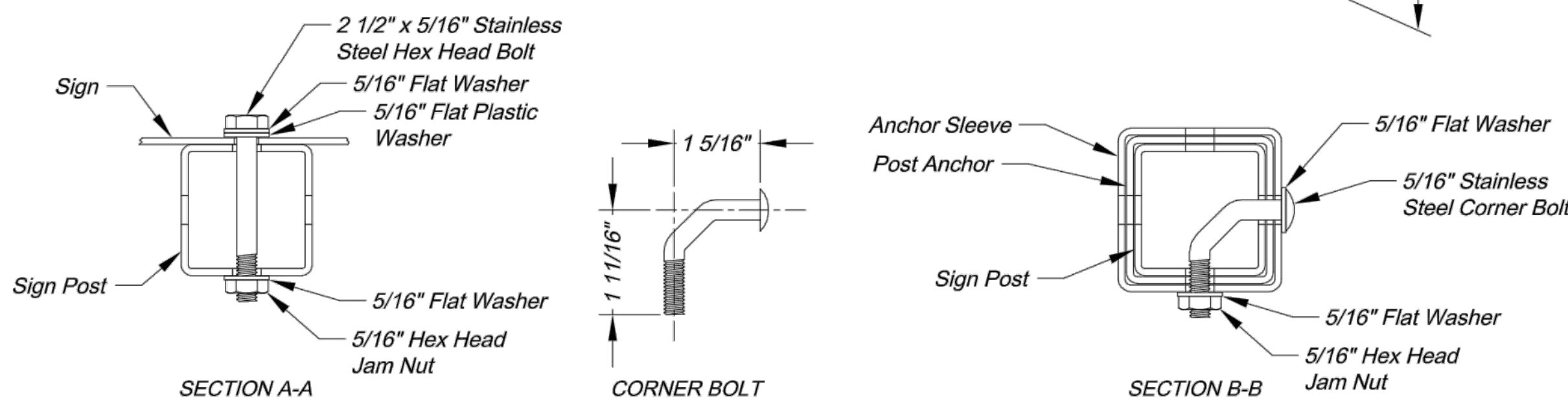
METAL POLE SIGN MOUNTING NOTES:

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.

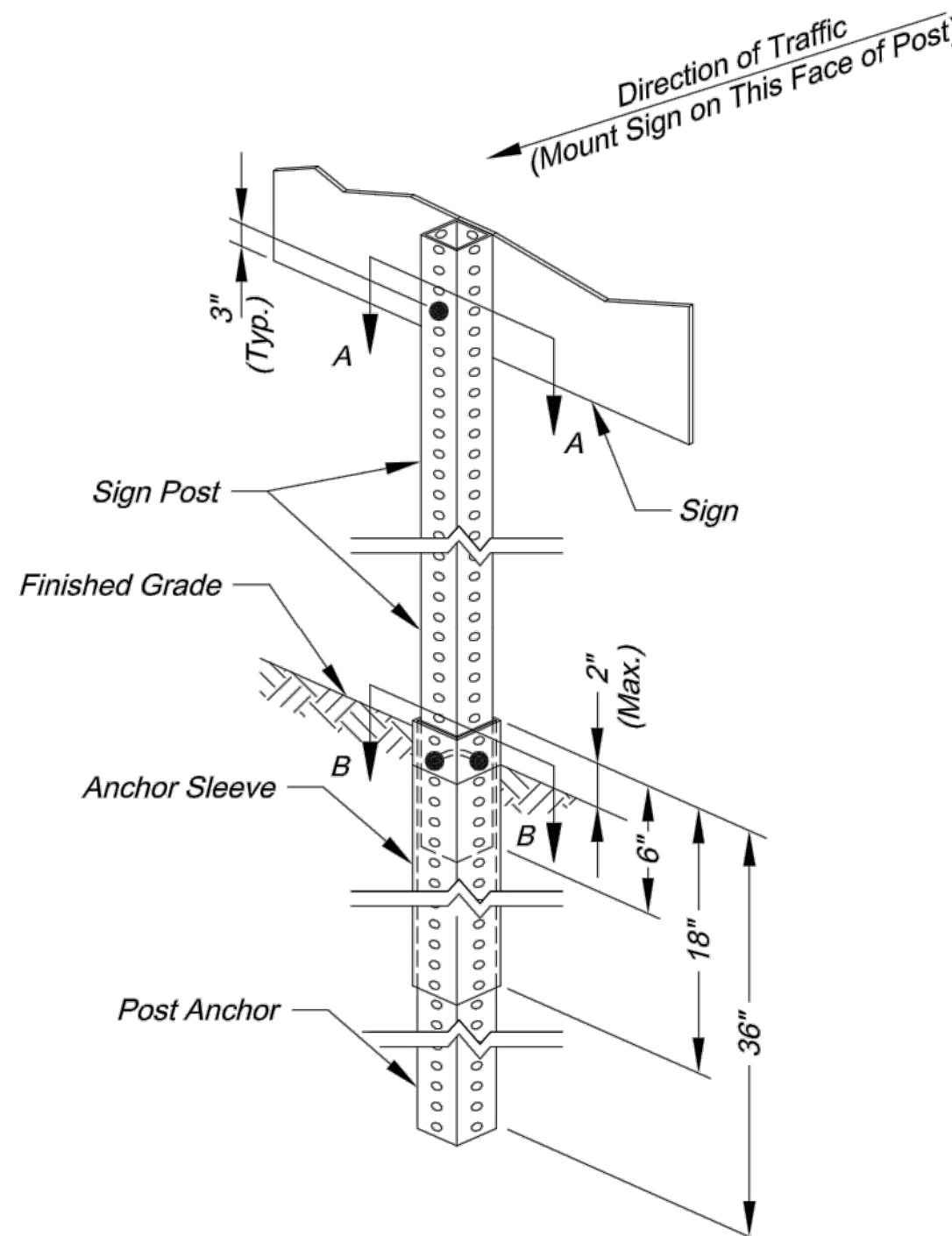
- SQUARE STEEL POST INSTALLATION SEQUENCE:
1. Sign post anchor driven partially into the ground using a drive cap with a sledge or power equipment.
 2. Anchor sleeve slipped over anchor and drive into the ground together with the sign post anchor.
 3. Insert sign post into the post anchor and bolt in 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 1/4" x 2 1/4" x 36" Square Steel Post
Anchor Sleeve - 12 Ga. 2 1/2" x 2 1/2" 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



SIGN POST DETAILS
STANDARD DRAWING SN-2

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

2 OF 3

2

Consult Inc
engineers planners
11010 Haskell Street, Suite 210, Kansas City, Kansas 66109
CORPORATE LICENSE NO. E20100573 (MO.) / E-1726 (KS.)

STREET AND STORM SEWER PLANS
SIGNING DETAILS

COBEY CREEK FIRST PLAT
PHASE I

CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

DATE	REVISION	NO.	BY	CHK/APR
02/19/21	AS-BUILT			
04/06/19	REV CITY'S COMMENTS	3	SPW	PKS
03/27/19	REV CITY'S COMMENTS	2	SPW	PKS
03/28/19	REV CITY'S COMMENTS	1	SPW	PKS
11/27/18	SUBMITAL TO CITY OF LEE'S SUMMIT			

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Record Drawing

AS-BUILT

02/19/21

51

SHEET OF

53

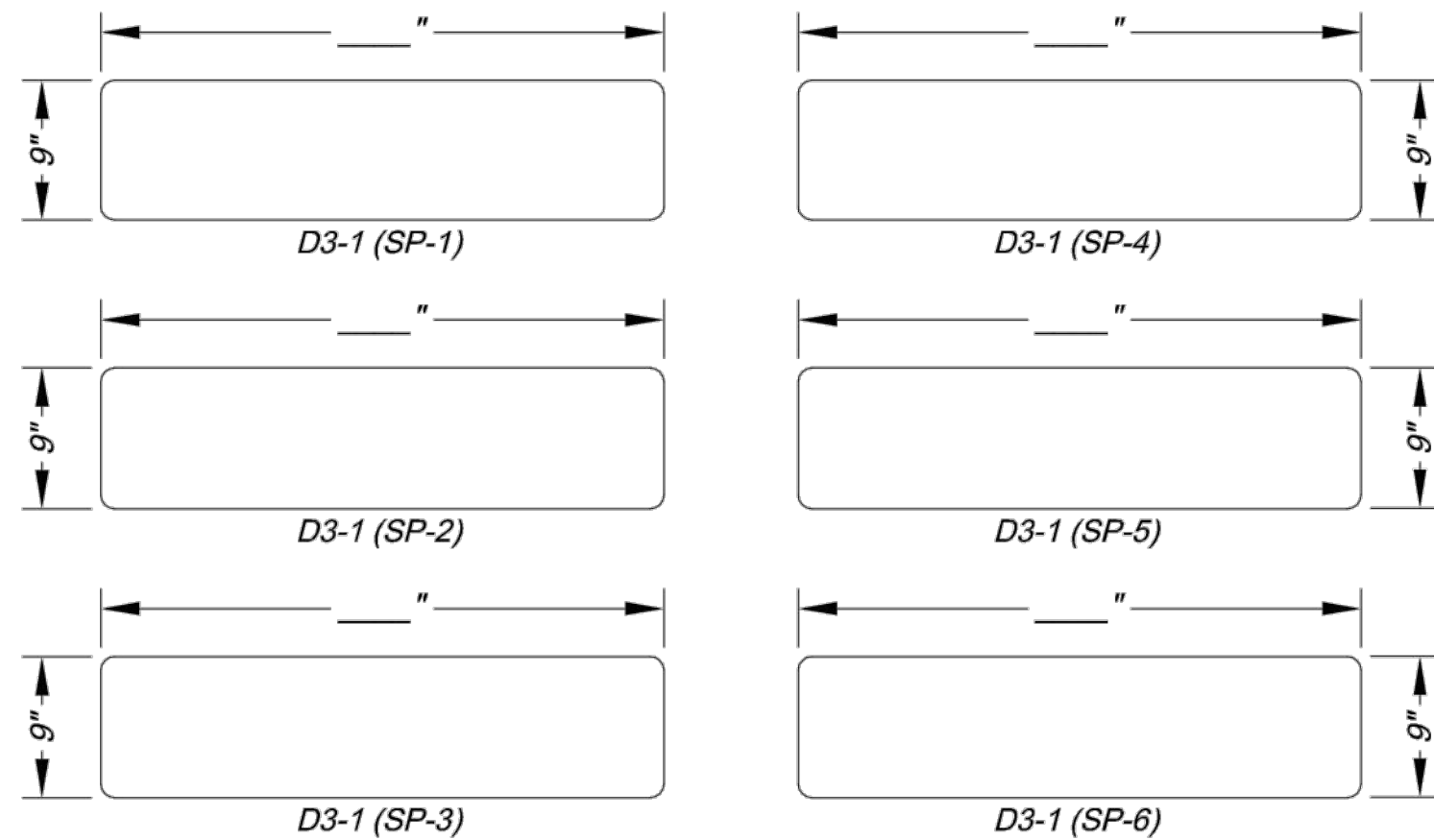
STANDARD ABBREVIATION LISTS

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

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

STREET NAME SIGN QUANTITIES

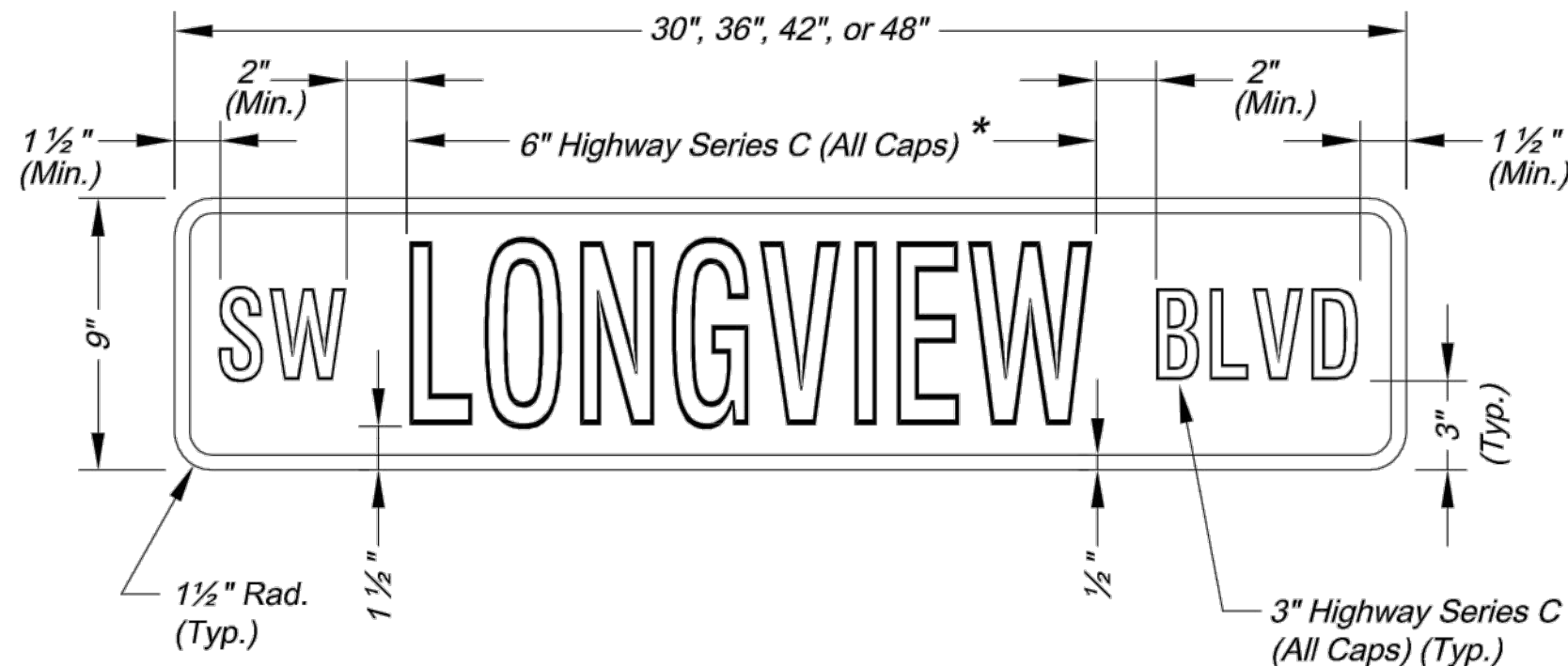
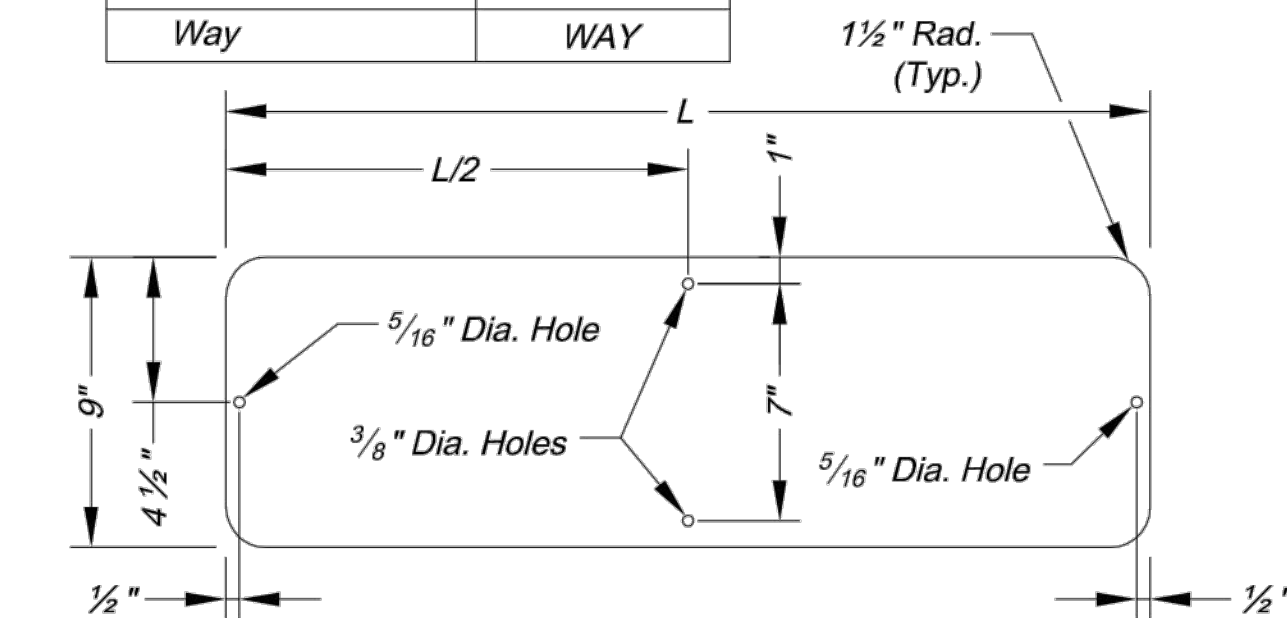
Sign Designation	Sign Size	Sign Area (Sq. Ft.)	Number	Quantity (Sq. Ft.)
D3-1 (SP-1)	9" x	Sq. Ft.	1	1
D3-1 (SP-2)	9" x			
D3-1 (SP-3)	9" x			
D3-1 (SP-4)	9" x			
D3-1 (SP-5)	9" x			
D3-1 (SP-6)	9" x			



PROJECT SIGN DETAILS

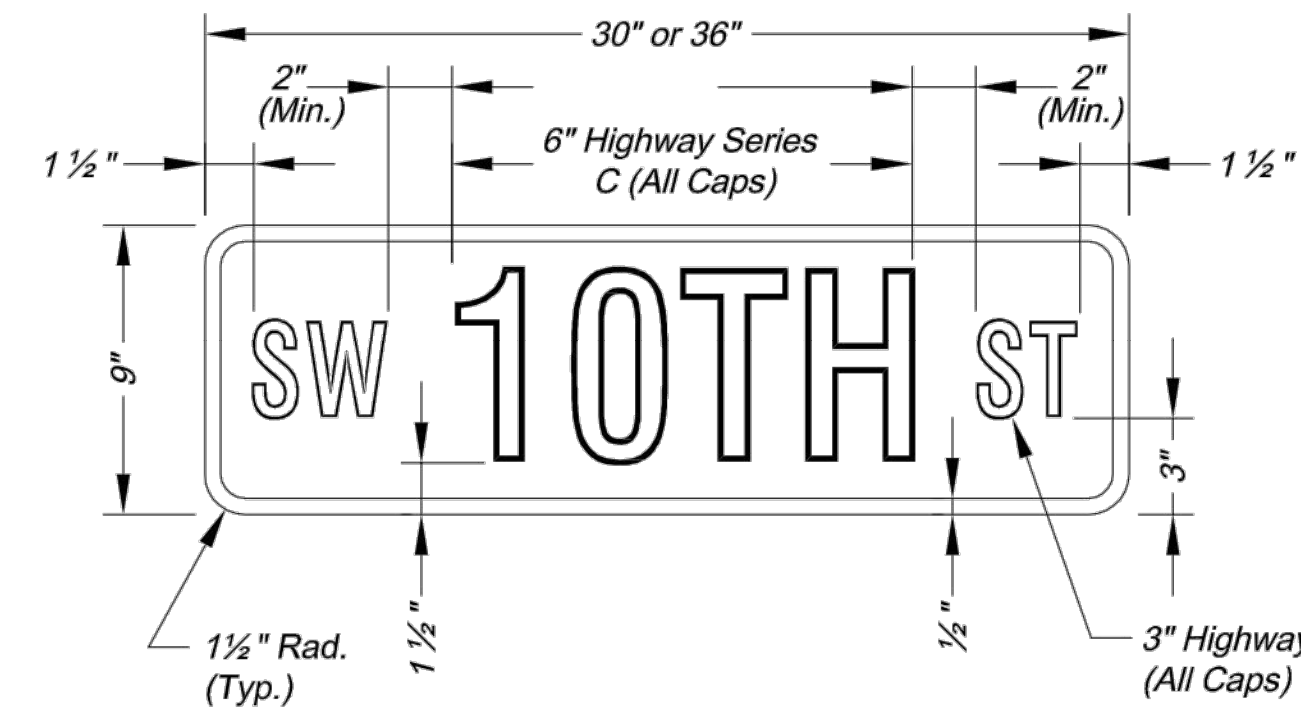
STREET NAME SIGN BLANK DETAILS

For Mounting on Square Steel Posts



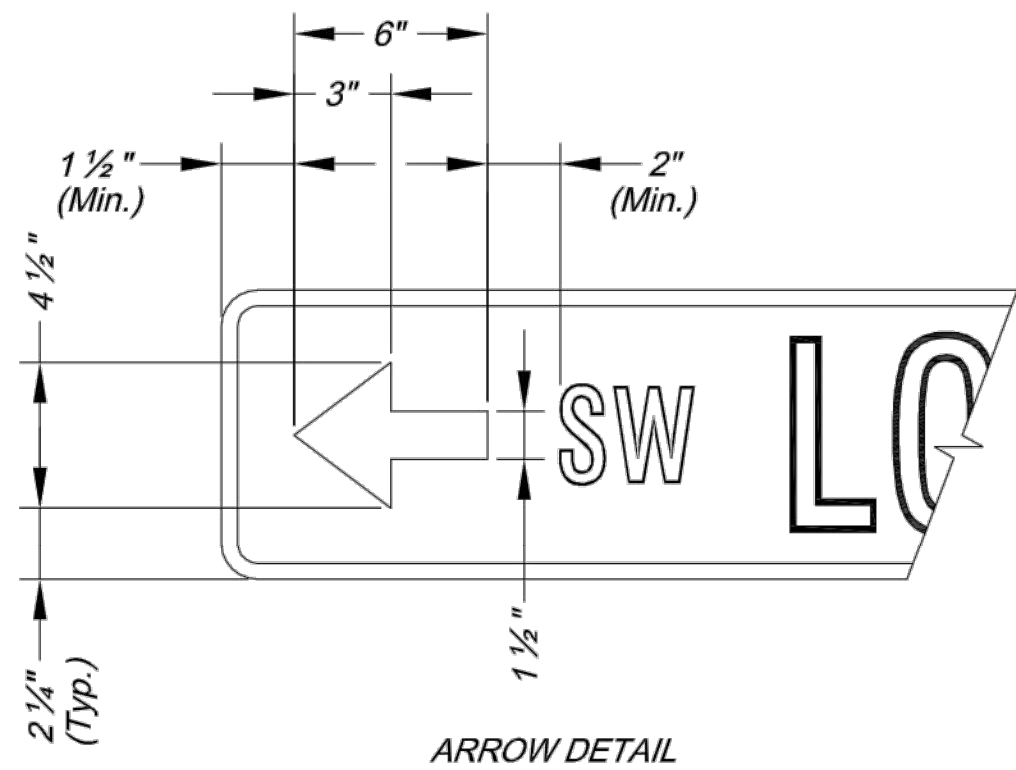
NAMED STREET NAME SIGN DETAIL

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

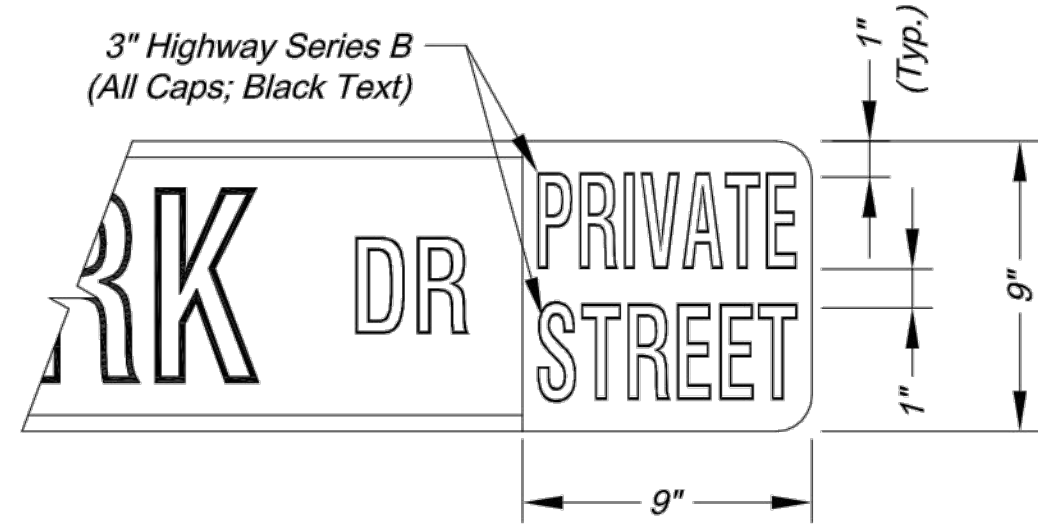


NUMBERED STREET NAME SIGN DETAIL

STREET NAME SIGN FACE DETAILS

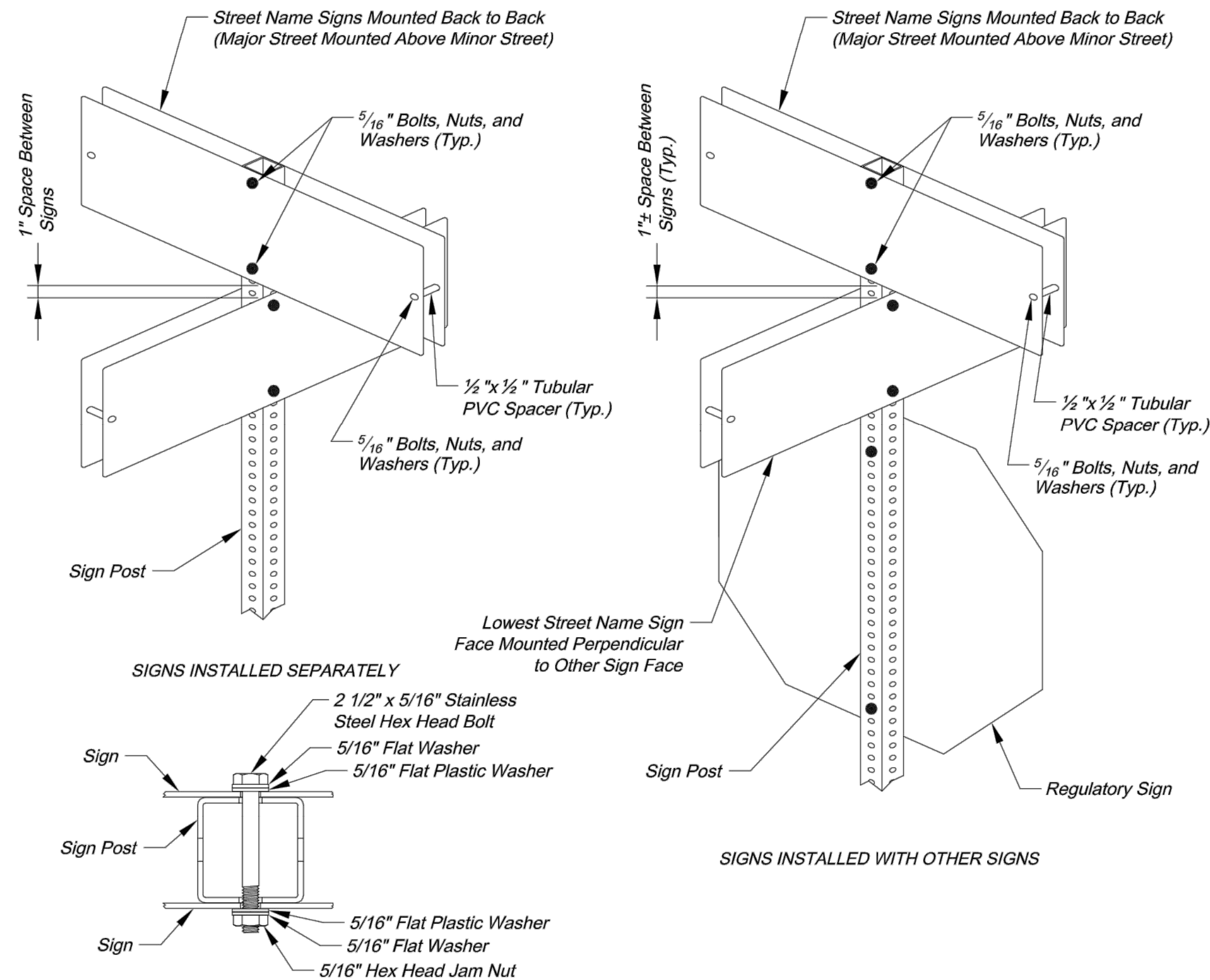


ARROW DETAIL

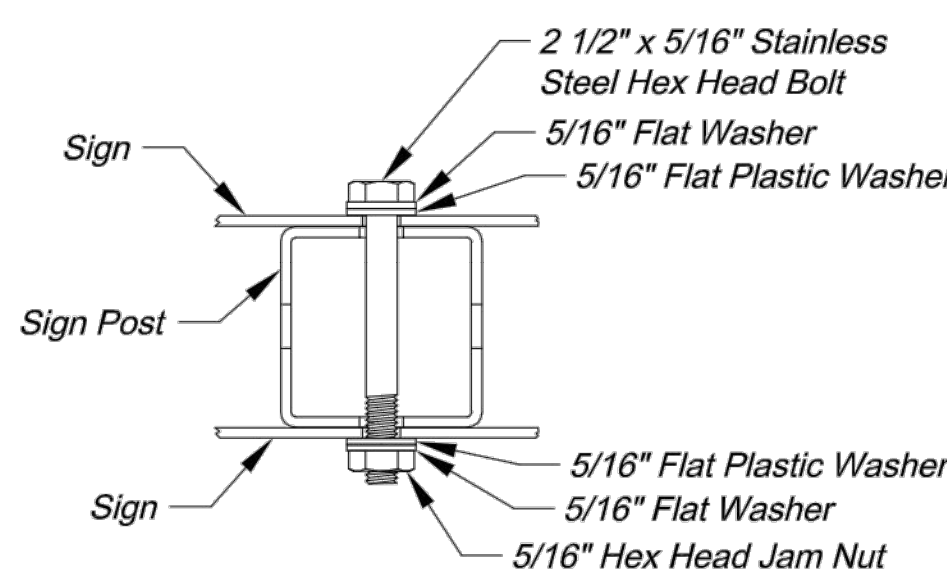


PRIVATE STREET TAG DETAIL

- NOTES:
- For all street name signs, the legend shall be white and the background shall be green.
 - 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.
 - 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.

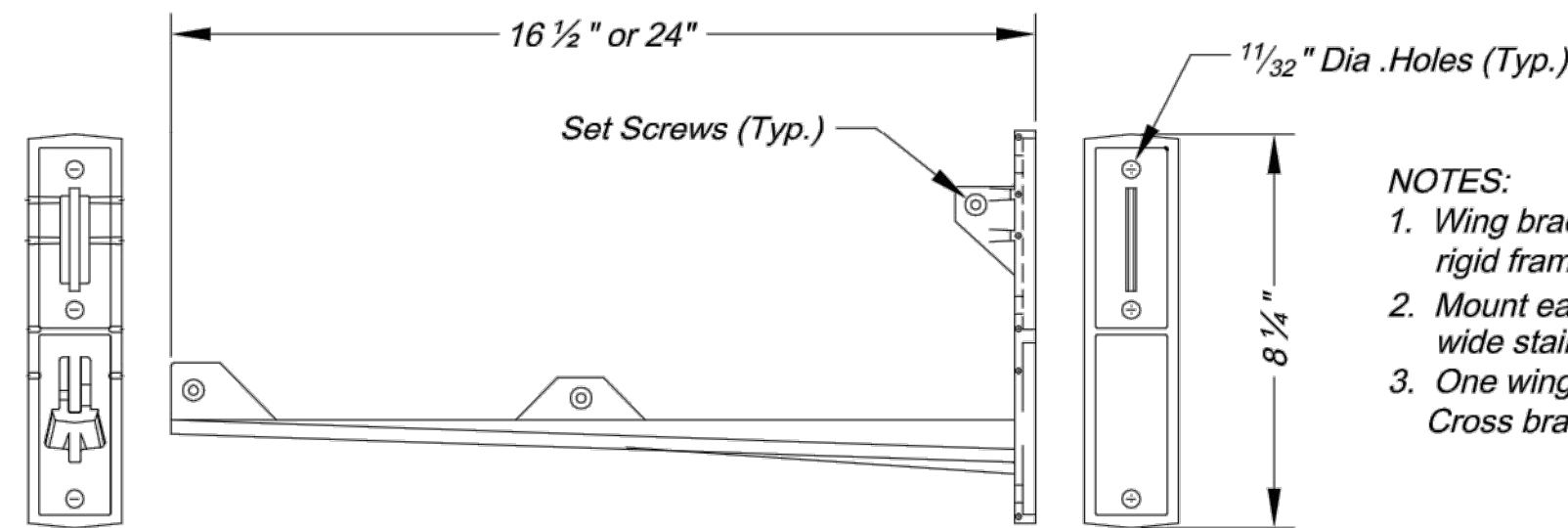


SIGNS INSTALLED SEPARATELY

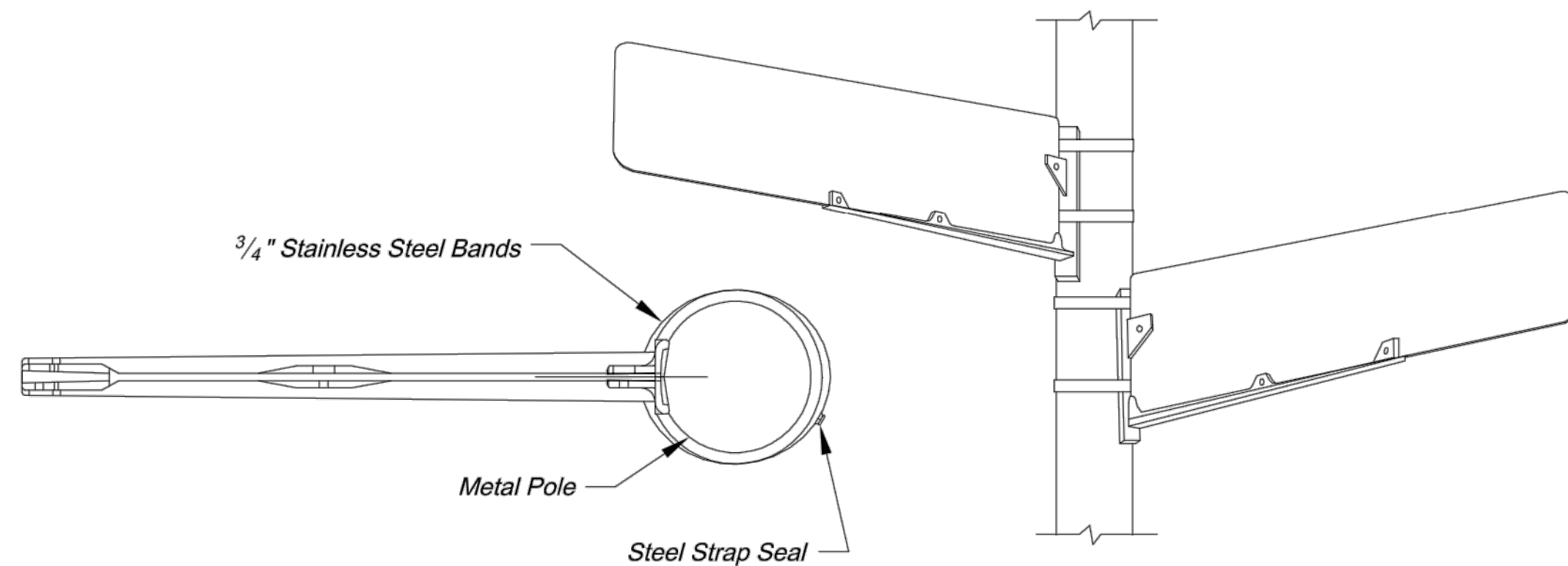


PLAN VIEW

SQUARE STEEL POST MOUNTING DETAILS



- NOTES:
- Wing bracket shall be an L-shaped cantilever of T-beam rigid frame 380-3 aluminum alloy construction.
 - Mount each wing bracket to metal pole using two 3/4 inch wide stainless steel straps.
 - One wing bracket shall be installed per each sign. Cross brackets are not allowed.



WING BRACKET MOUNTING DETAILS

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



STREET NAME SIGN DETAILS

STANDARD DRAWING SN-3

Project:

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

3 OF 3

3



STREET AND STORM SEWER PLANS
SIGNING DETAILS

COBEY CREEK FIRST PLAT
PHASE I

CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Consult Inc. engineers planners
11010 Haskell Street, Suite 210, Kansas City, Kansas 66109
CORPORATE LICENSE NO. E20100573 (MO.) / E-1726 (KS.)

Record Drawing

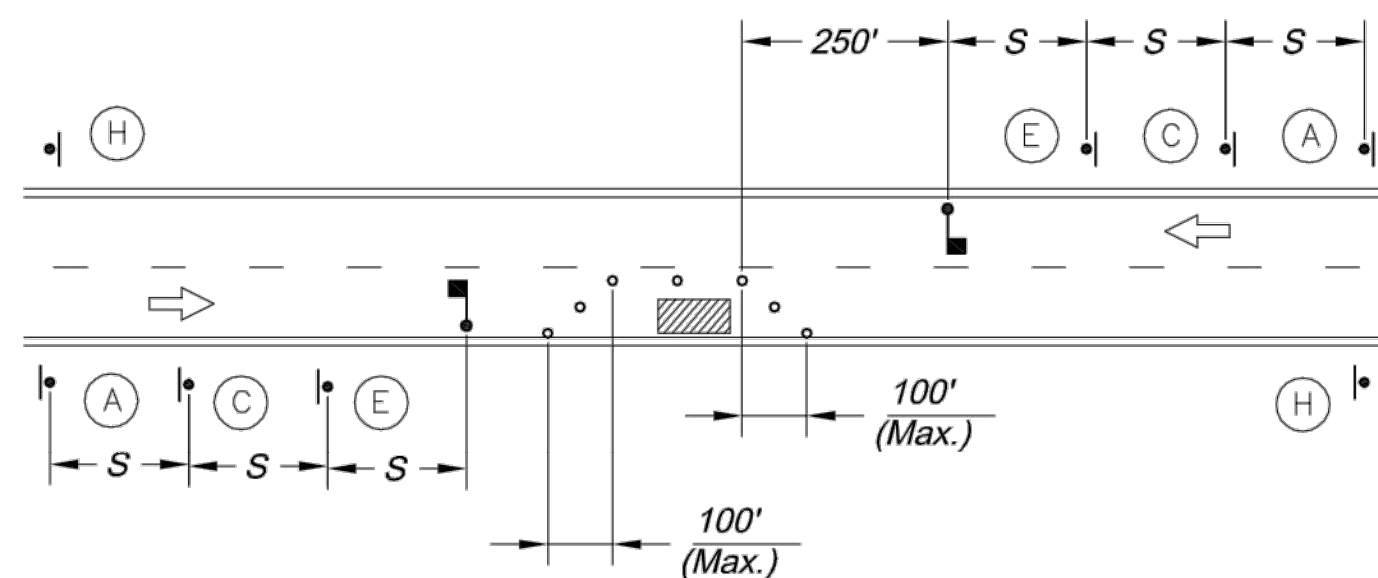
AS-BUILT

02/19/21

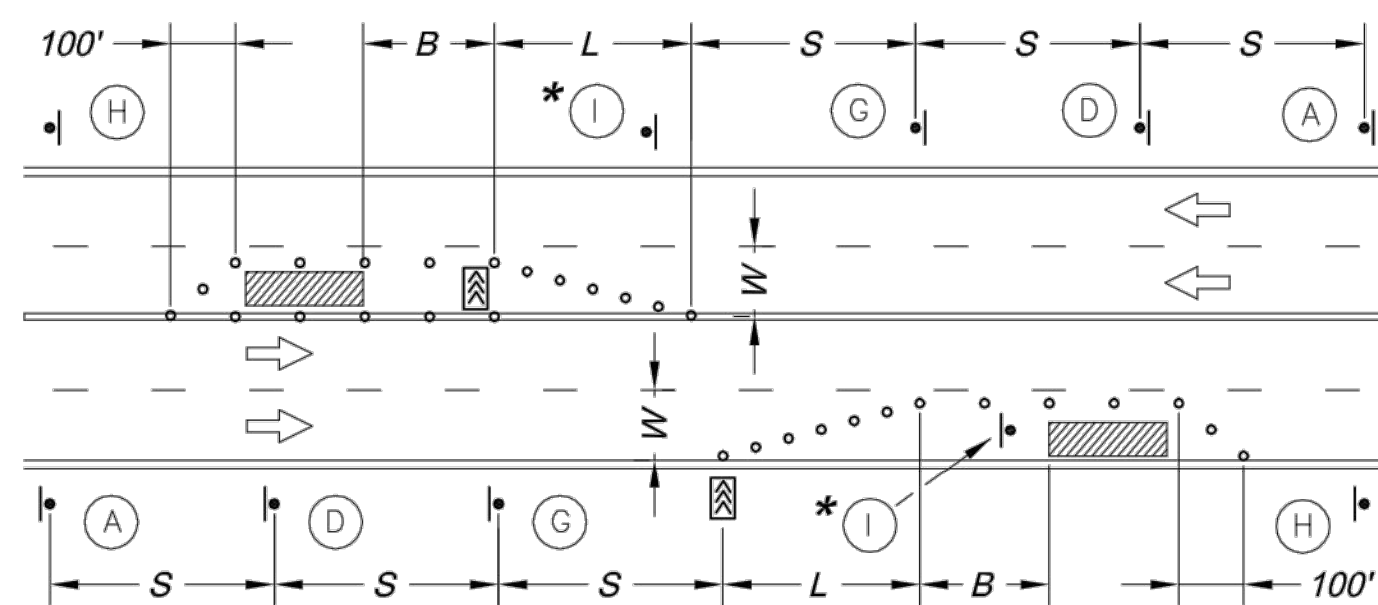
52 SHEET OF 53

SYMBOL LEGEND

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

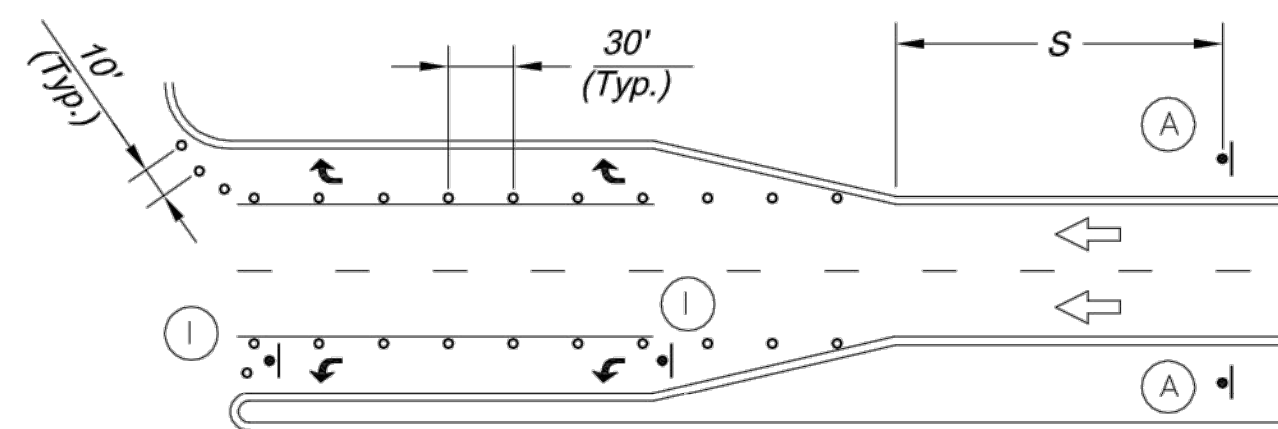


LANE CLOSURE - TWO LANE STREET



LANE CLOSURE - FOUR LANE STREET

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



TURN LANE CLOSURE

Sign Spacing "S"

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

Taper Dimensions (Feet)

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

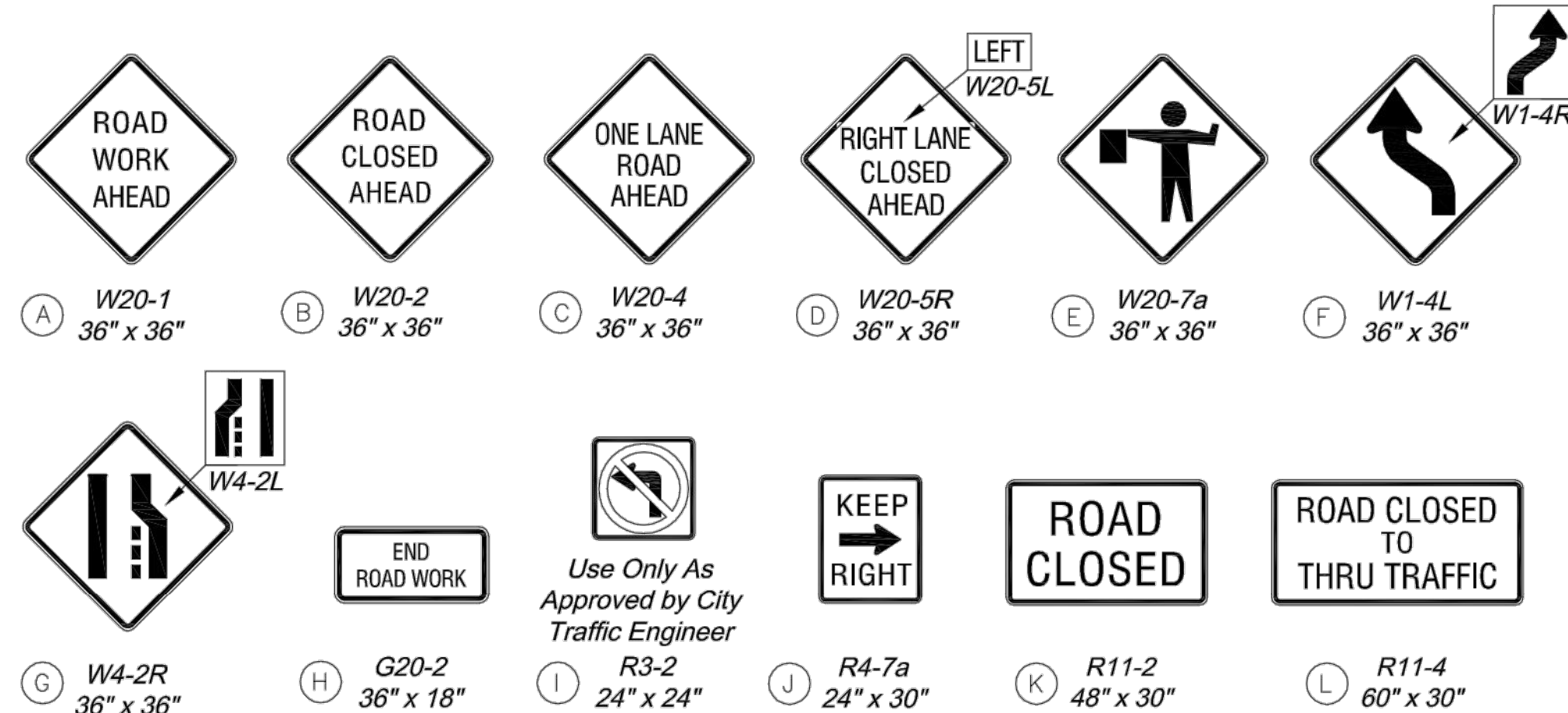
Guidelines for Length of Longitudinal Buffer Space "B"

Speed Limit (mph)	Length (Feet)
25	35
30	55
35	85
40	120
45	170

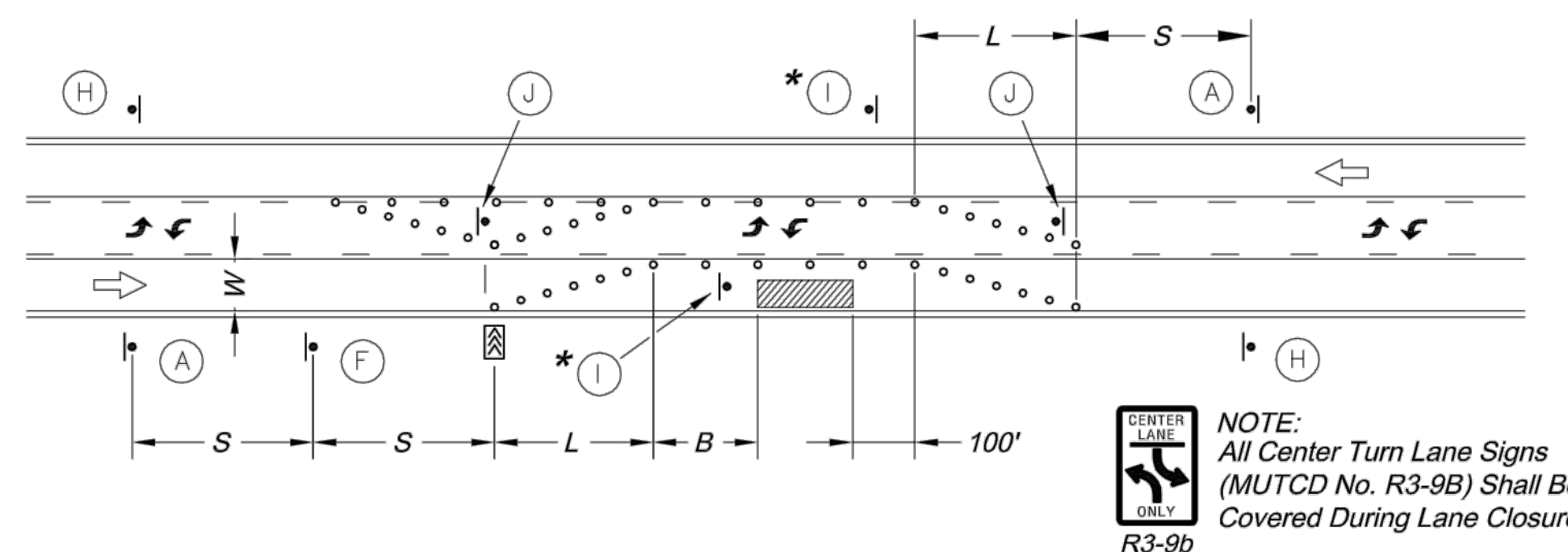
Maximum Channelizer Spacing

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

SIGN LEGEND

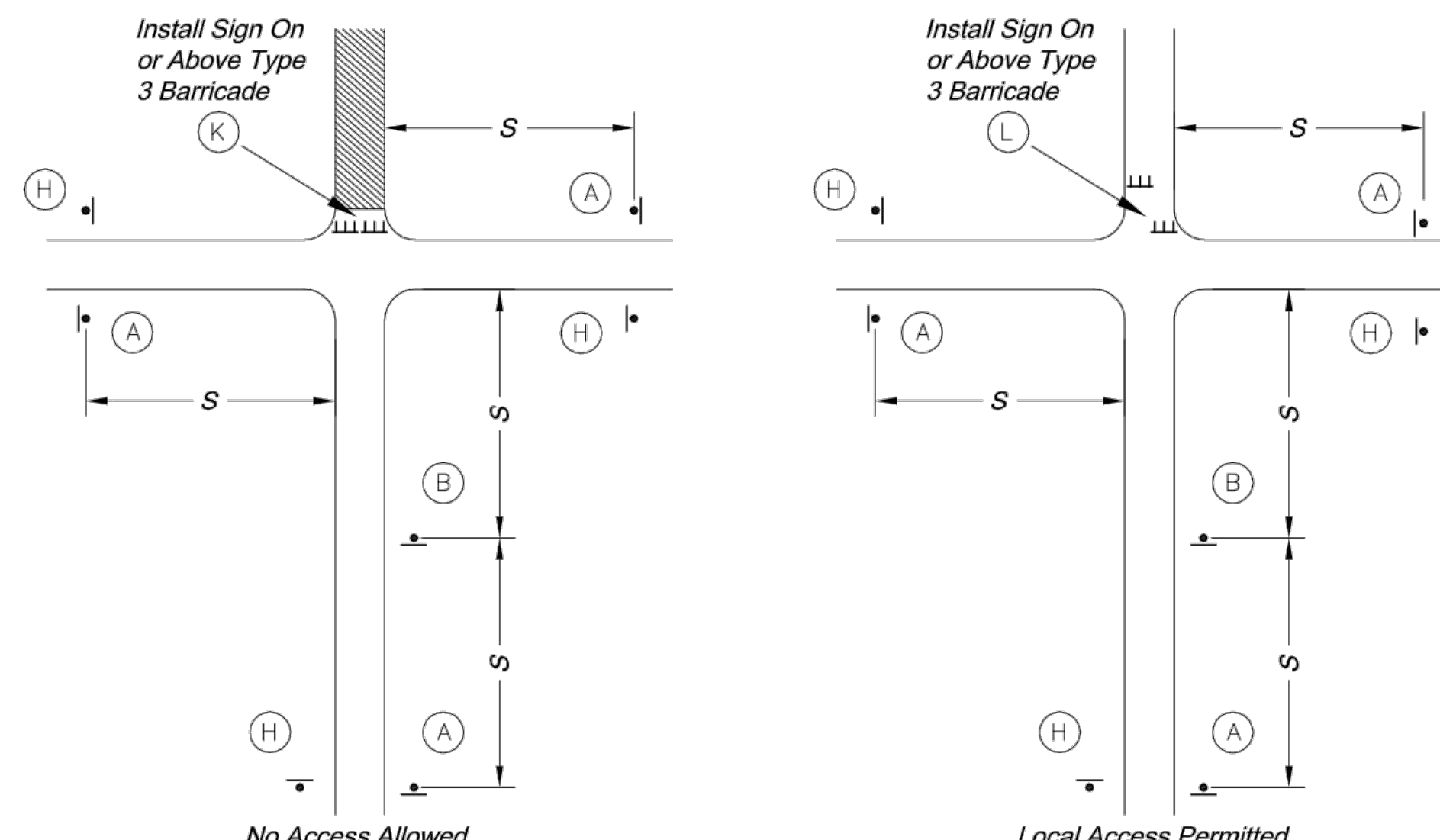


TYPICAL SIGNING FOR WORK ADJACENT TO THE STREET



LANE CLOSURE - THREE LANE STREET

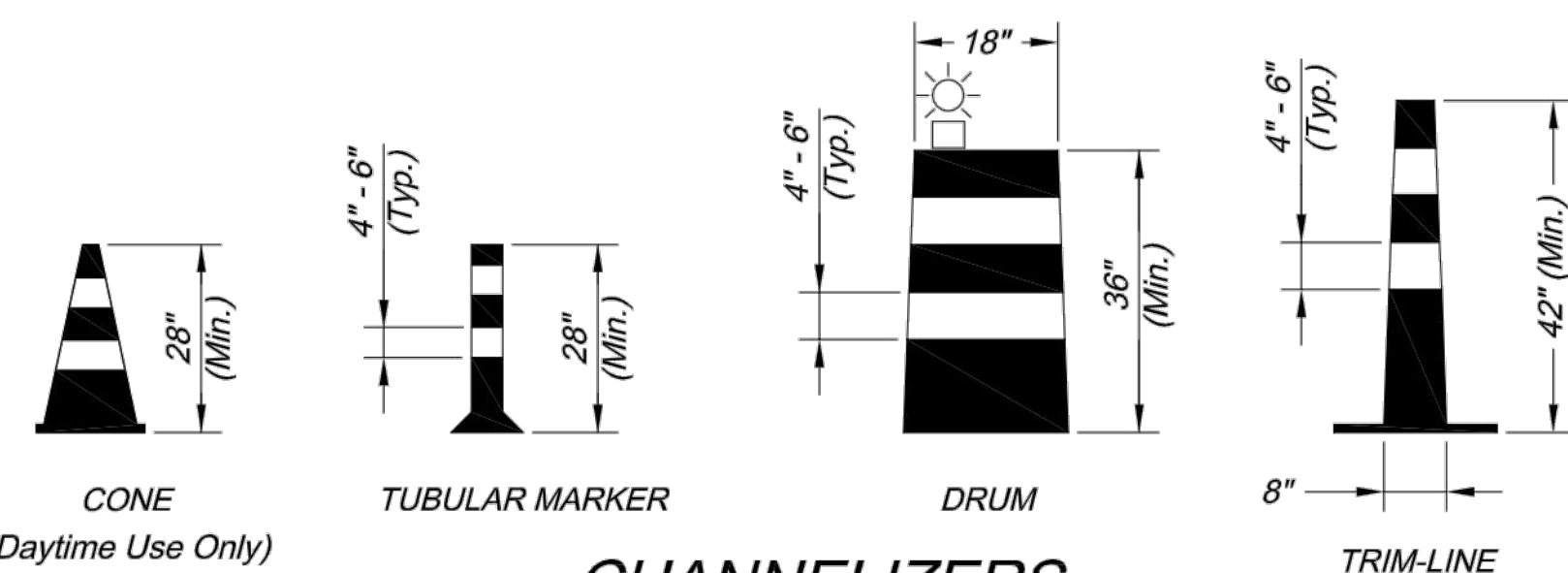
* Install Signs Every 200 Feet Throughout the Closed Lane or As Needed



TYPICAL STREET CLOSURE

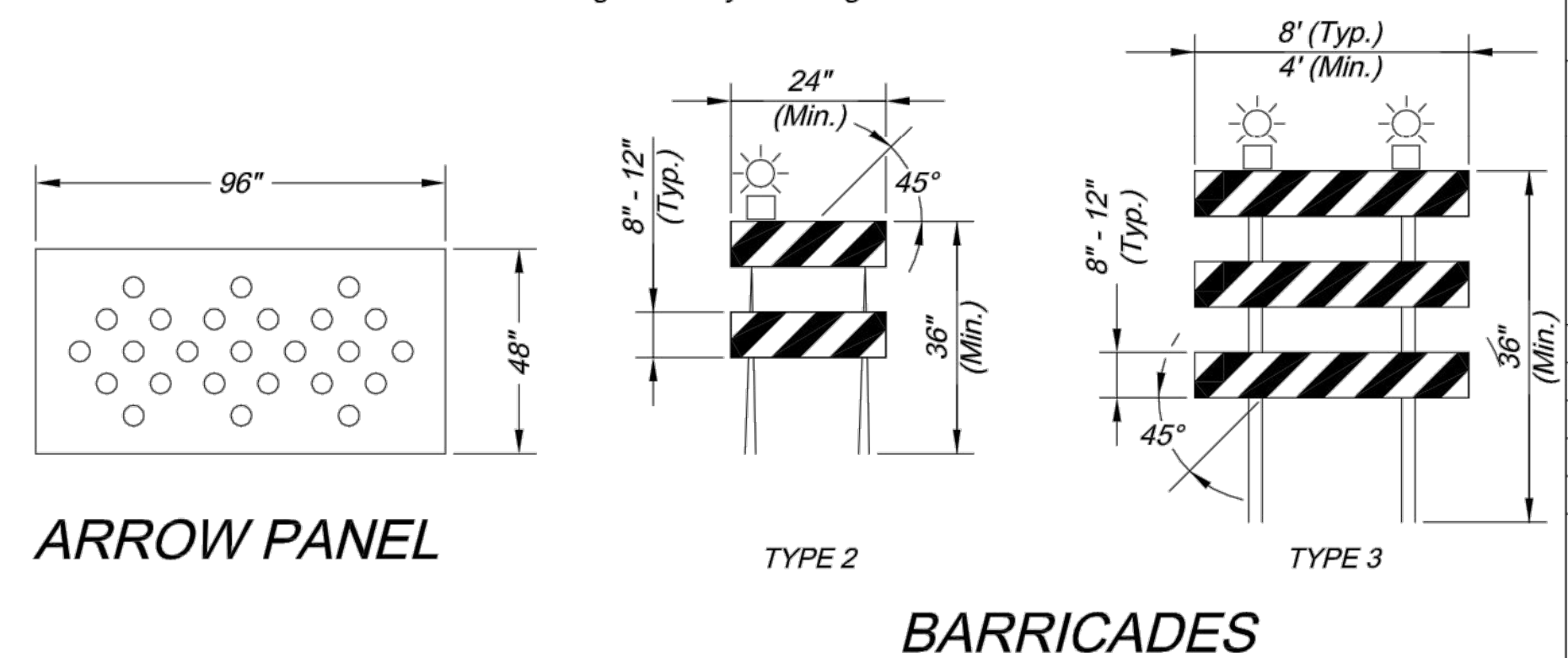
GENERAL NOTES:

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



CHANNELIZERS

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



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



TRAFFIC CONTROL DETAILS

STANDARD DRAWING TC-1

Project:

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

x OF x

X

STREET AND STORM SEWER PLANS
SIGNING DETAILS

COBEY CREEK FIRST PLAT
PHASE I

CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Consult Inc
engineers
11010 Haskell Street, Suite 210, Kansas City, Kansas 66109
CORPORATE LICENSE NO. E20100573 (MO.) / E-1736 (KS.)

DATE	REVISION	NO.	BY	CV/APR
02/19/21	AS-BUILT	3	SPW	SPW
04/06/19	REV CITY'S COMMENTS	2	SPW	SPW
03/27/19	REV CITY'S COMMENTS	1	SPW	SPW
03/28/19	REV CITY'S COMMENTS	1	SPW	SPW
11/27/18	SUBMITAL TO CITY OF LEE'S SUMMIT	1	SPW	SPW

IF THIS IS NOT A BLUE INK SEAL AND THE SIGNATURE IN BLUE INK, THE PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES.

Record Drawing

AS-BUILT
02/19/21