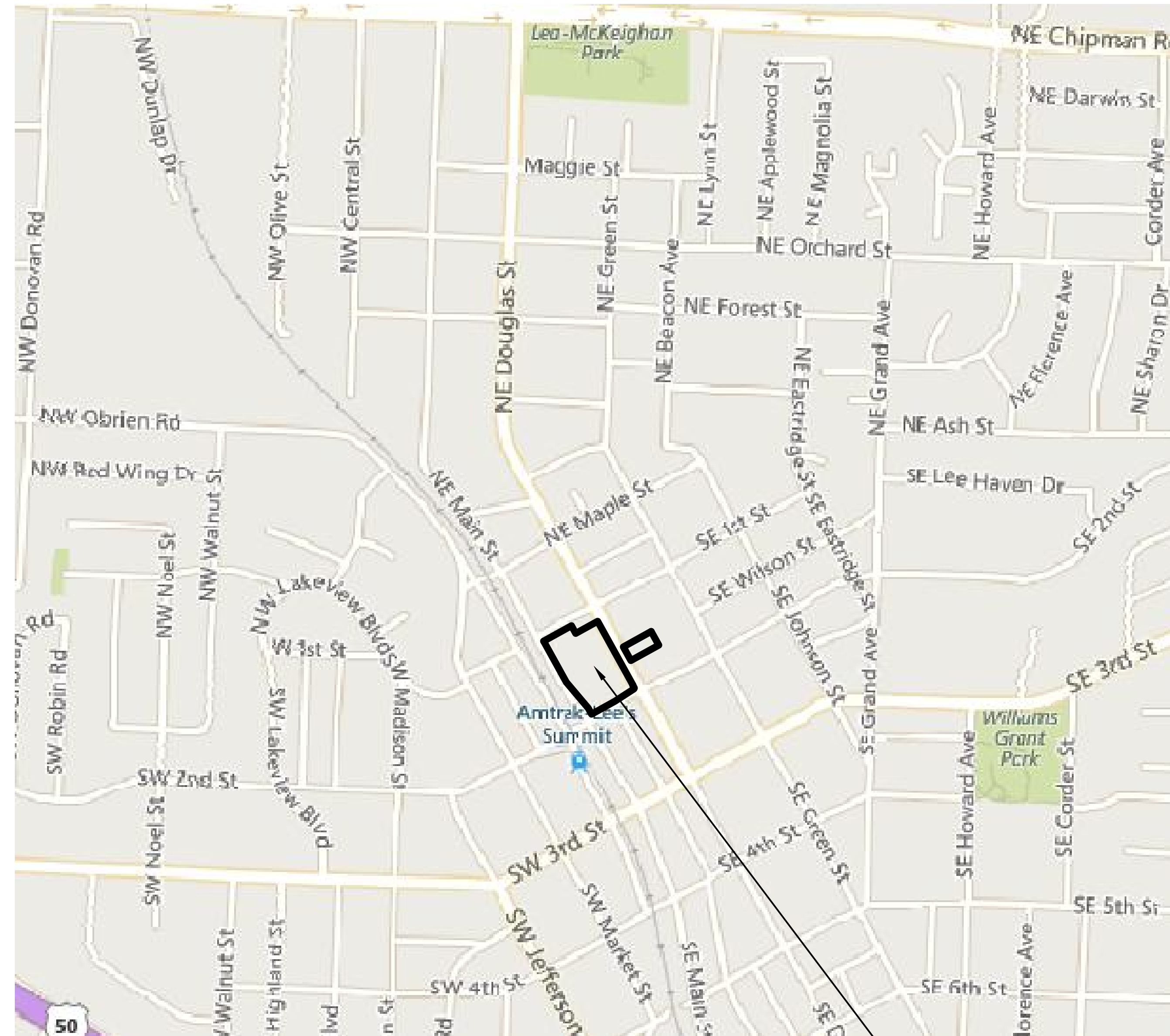


PUBLIC IMPROVEMENT PLANS
FOR
DOWNTOWN LEE'S SUMMIT APARTMENTS
ADDRESS: 114 S.E. DOUGLAS STREET
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

	INDEX
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2	SANITARY SEWER PLAN & PROFILE
3	STORM SEWER PLAN & PROFILE
4	SANITARY SEWER DETAILS
5	STORM SEWER DETAILS

**RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
05/15/2020**



UTILITY COMPANIES:

MISSOURI GAS ENERGY (816) 969-2218
LUCAS WALLS (LUCAS.WALLS@SUG.COM)
3025 SOUTHEAST CLOVER DRIVE
LEE'S SUMMIT, MO 64082

KANSAS CITY POWER & LIGHT CO. (816) 347-4339
 PHILLIP INGRAM (PHILLIP.INGRAM@KCPL.COM)
 RON DEJARNETTE (RON.DEJARNETTE@KCPL.COM) (816) 347-4316
 1300 HAMBLEN ROAD
 LEE'S SUMMIT, MO 64081

SEWER & WATER (CITY OF LEE'S SUMMIT) (816) 969-1800
 GENE WILLIAMS (PUBLICWORKS@CITYOFLS.NET)
 220 SE GREEN STREET
 LEE'S SUMMIT, MO 64063

WATER (CITY OF LEE'S SUMMIT) (816) 969-1240
MIKE WEISENBORN (PUBLICWORKS@CITYOFLS.NET)
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063

AT&T (913) 383-4929
MR. CLAYTON ANSPAUGH (CA4089@ATT.COM) (913) 383-4849-FAX
9444 NALL AVENUE
OVERLAND PARK, KANSAS 66207

EVERGY (816) 347-4320
DOUG DAVIN (DOUG.DAVIN@EVERGY.COM)

GOOGLE FIBER

BLUEBIRD

TIMEWARNER

BENCHMARK:

VERTICAL DATUM = NAVD88 BASED ON GPS OBSERVATION USING MODOT VRS.
BM 1. RAILROAD SPIKE IN POWER POLE AT NORTHWEST QUADRANT OF 1ST STREET AND DOUGLAS STREET.
ELEVATION = 1043.06
BM 2. SQUARE CUT ON BACK OF CURB AT THE SOUTHWEST QUADRANT OF 2ND STREET AND DOUGLAS STREET.
ELEVATION = 1043.56
BM 3. SQUARE CUT ON THE NORTHWEST CORNER OF SIGNAL POLE BASE AT SOUTHEAST QUADRANT OF 2ND STREET AND MAIN STREET.
ELEVATION = 1029.82
BM 4. RAILROAD SPIKE IN POWER POLE AT NORTHEAST QUADRANT OF 1ST STREET AND MAIN STREET.
ELEVATION = 1049.87

LEGAL DESCRIPTION:

LOT 1, DOWNTOWN LEE'S SUMMIT APARTMENTS, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
TOGETHER WITH:

LOT 10, BLOCK 16, WM. B. HOWARD'S FIRST ADDITION TO THE TOWN OF STROTHER, NOW THE CITY OF LEE'S SUMMIT, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, TOGETHER WITH THE SOUTHEASTERLY HALF OF THE VACATED ALLEY LYING NORTHWESTERLY AND ADJOINING AND ALSO TOGETHER WITH THE SOUTHWESTERLY HALF OF THE VACATED ALLEY LYING NORTHEASTERLY AND ADJOINING.

FLOOD NOTE:

FLOOD NOTE:
THE SUBJECT PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEE'S SUMMIT, COMMUNITY NO. 290174, JACKSON COUNTY, MISSOURI, MAP NO. 29095C0417G, AND DATED JANUARY 20, 2017.

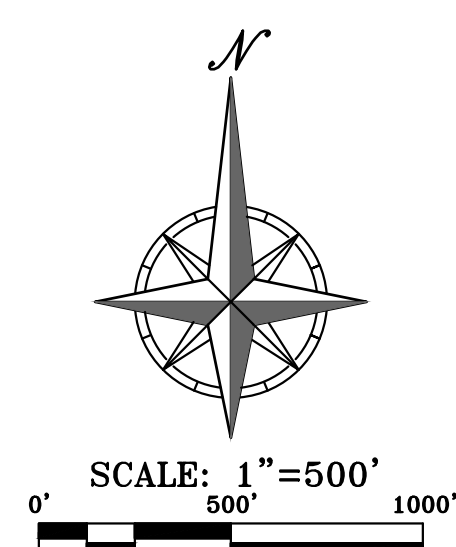
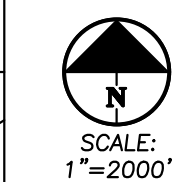
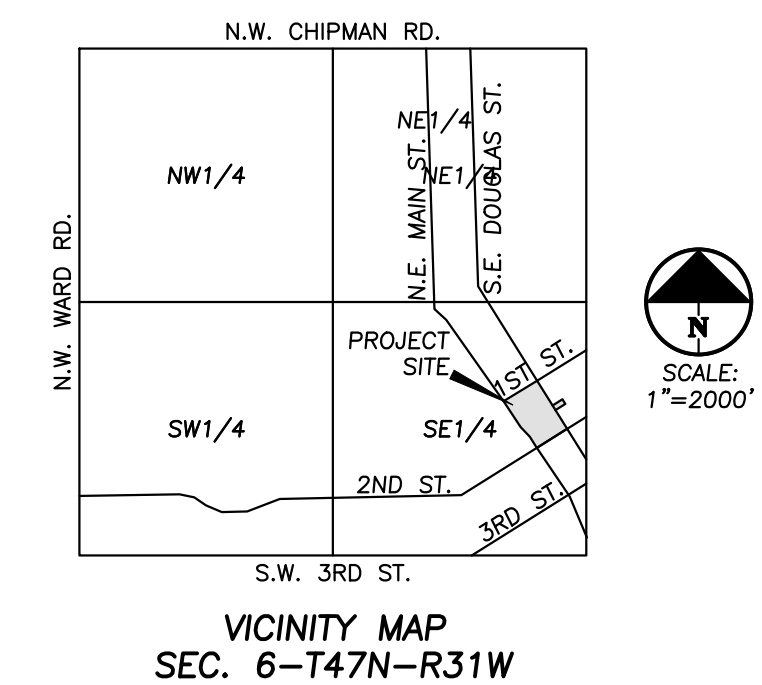
PUBLIC STORM SEWERS:

ITEM	QUANTITY
1. 15" HDPE***	201 L.F.
2. 18" HDPE***	787 L.F.
3. 4'x4' JUNCTION BOX	8 EA.
4. 4'x5' JUNCTION BOX	1 EA.
5. INSERTA TEE	19 EA.
6. FLOWABLE FILL	82 L.F.

*** UNCLASSIFIED TRENCH & TAMPED BACKFILL

PUBLIC SAN SEWER:

ITEM	QUANTITY
1. 4' DIA. MANHOLE	1 EA.

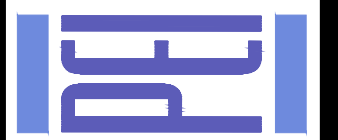


Know what's below.
Call before you dig.

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR
LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN
THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL
FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

PHelps ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166
www.phelpsen지니어ing.com

PLANNING ENGINEERING IMPLEMENTATION



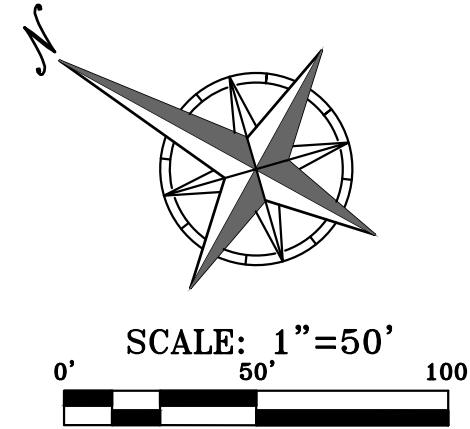
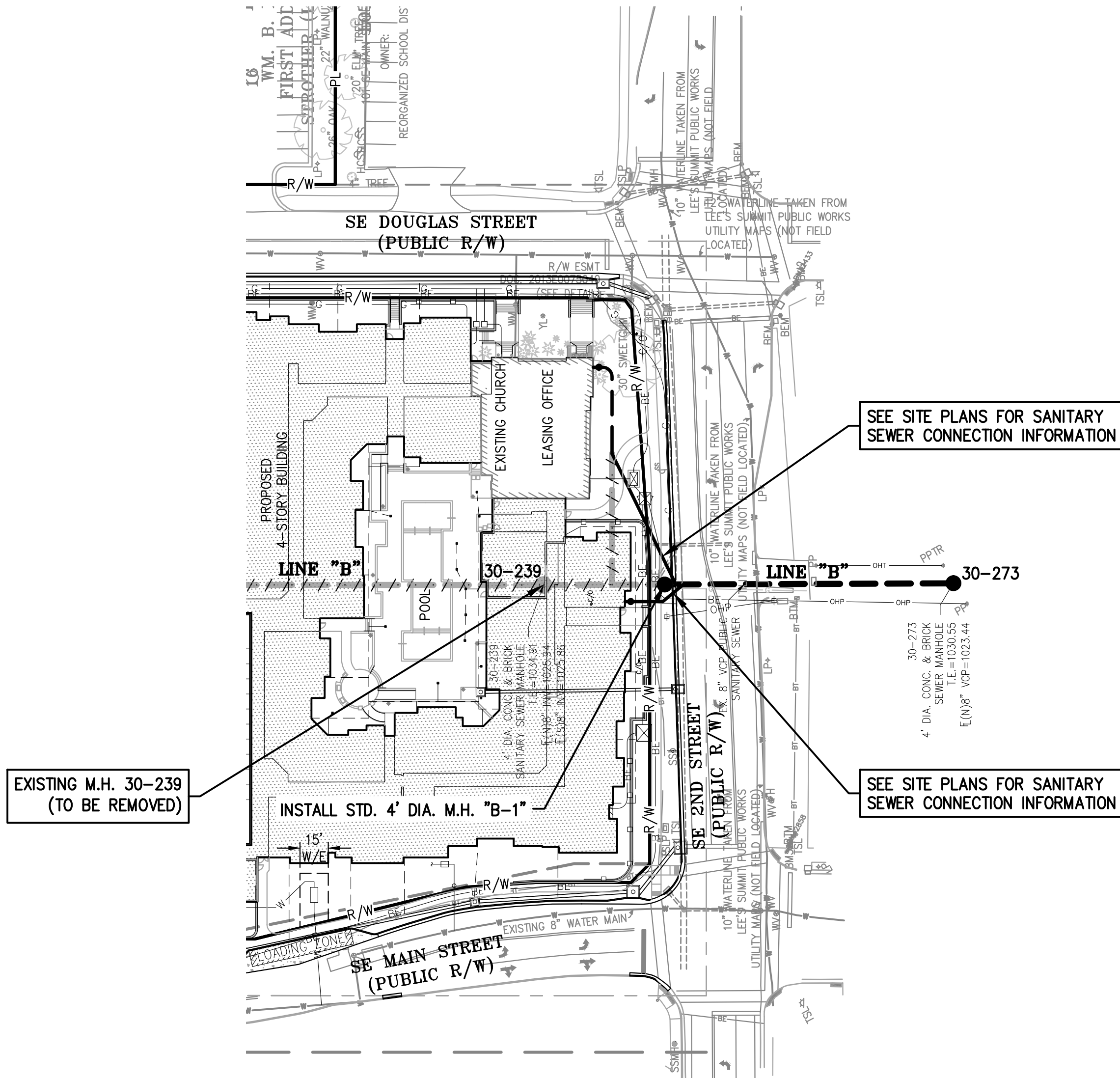
COVER SHEET

COVER SHEET
DOWNTOWN LEE'S SUMMIT APARTMENTS
114 S.E. DOUGLAS STREET
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

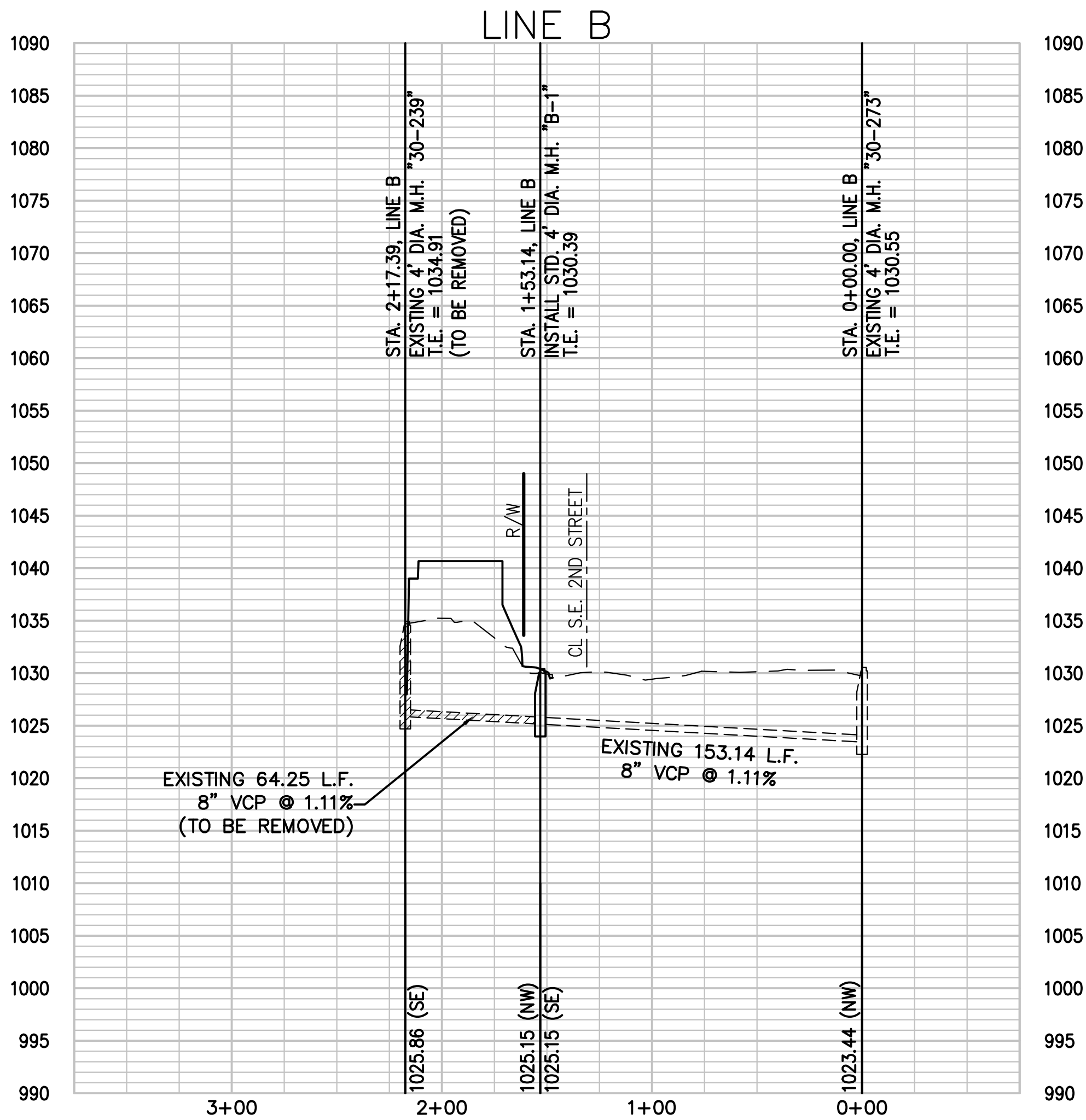
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SHEET

1



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



PROJECT NO.	171125	No.	Date	Revisions:	By	App.
DATE: 02-27-20	DRAWN: SNH					
CHECKED: DAF	APPROVED: DEL					
CORPORATE AUTHORIZATION						
LAND SURVEYING - LS-82						
ENGINEERING - E-361						
CORPORATE AUTHORIZATION						
LAND SURVEYING - 200701028						
ENGINEERING - 200700209						

SHEET

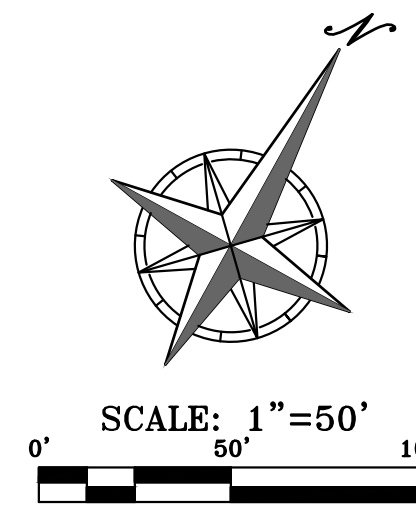
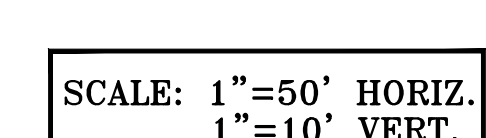
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SANITARY SEWER PLAN & PROFILE DOWNTOWN LEE'S SUMMIT APARTMENTS 114 S.E. DOUGLAS STREET LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

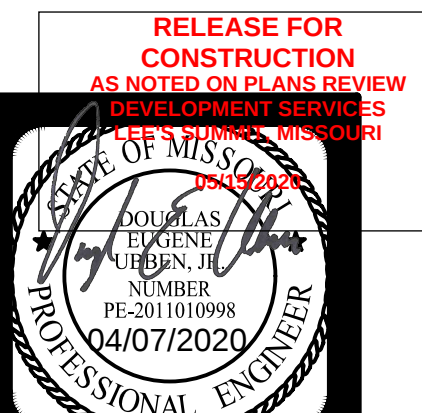
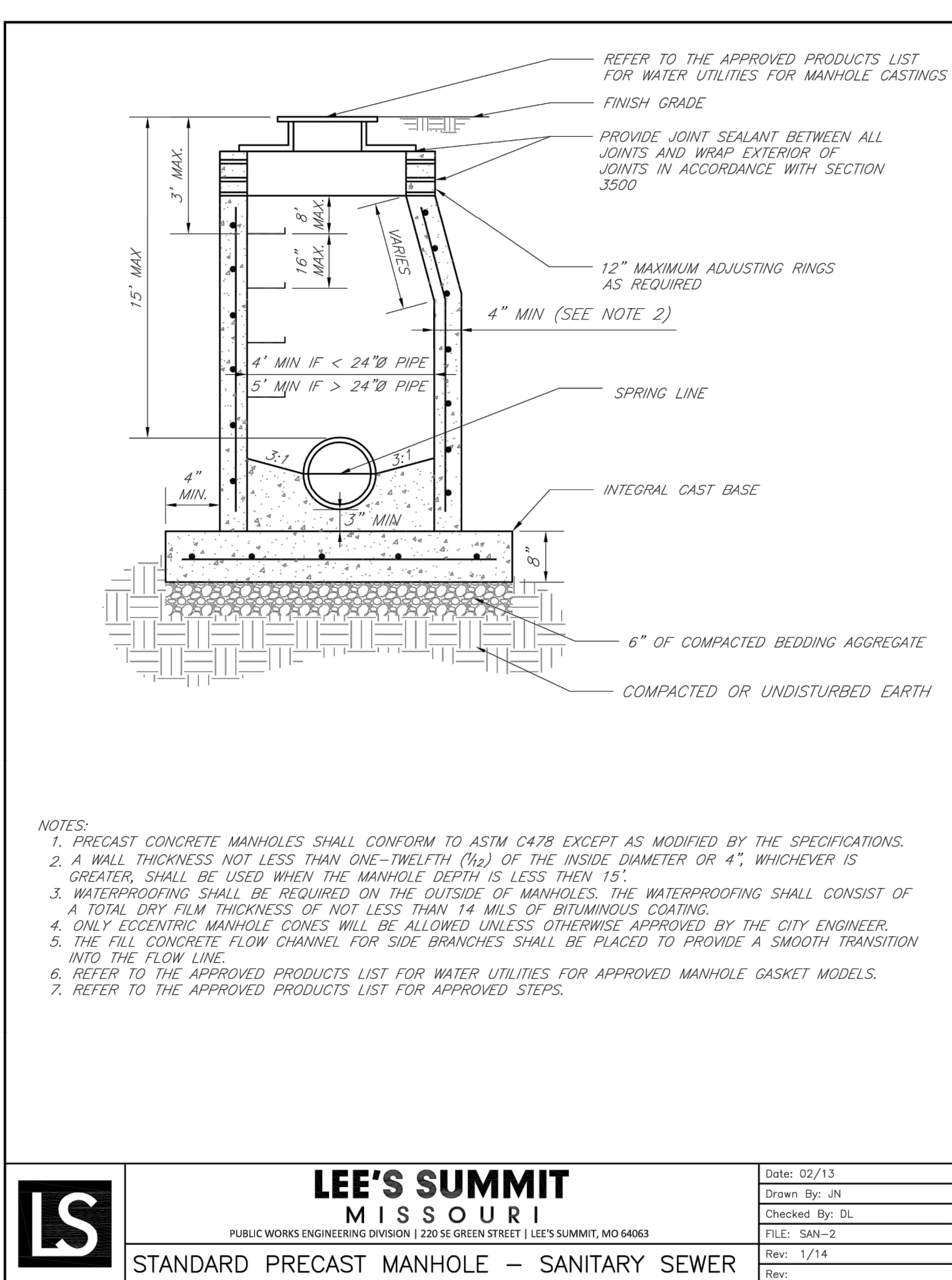
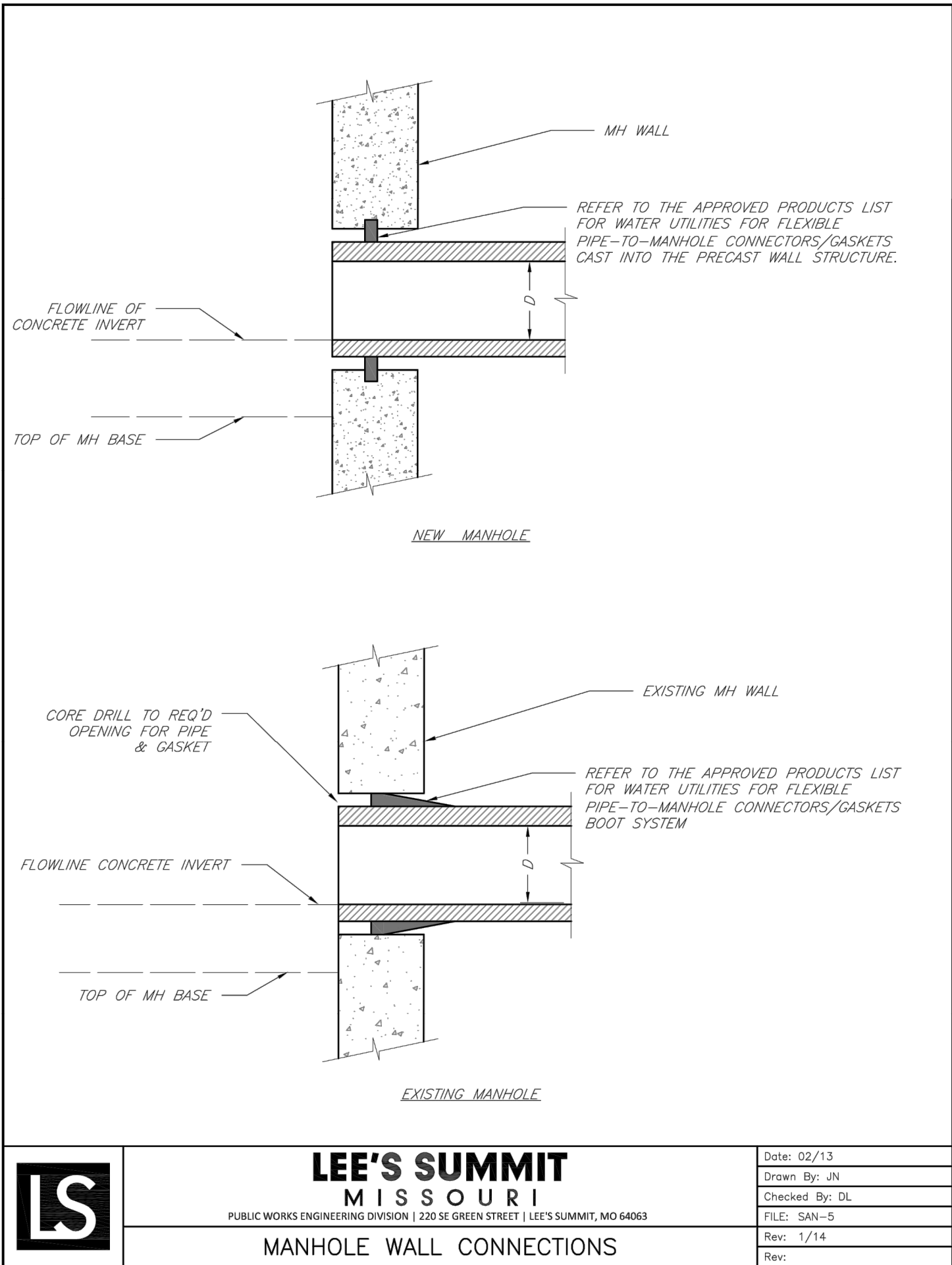
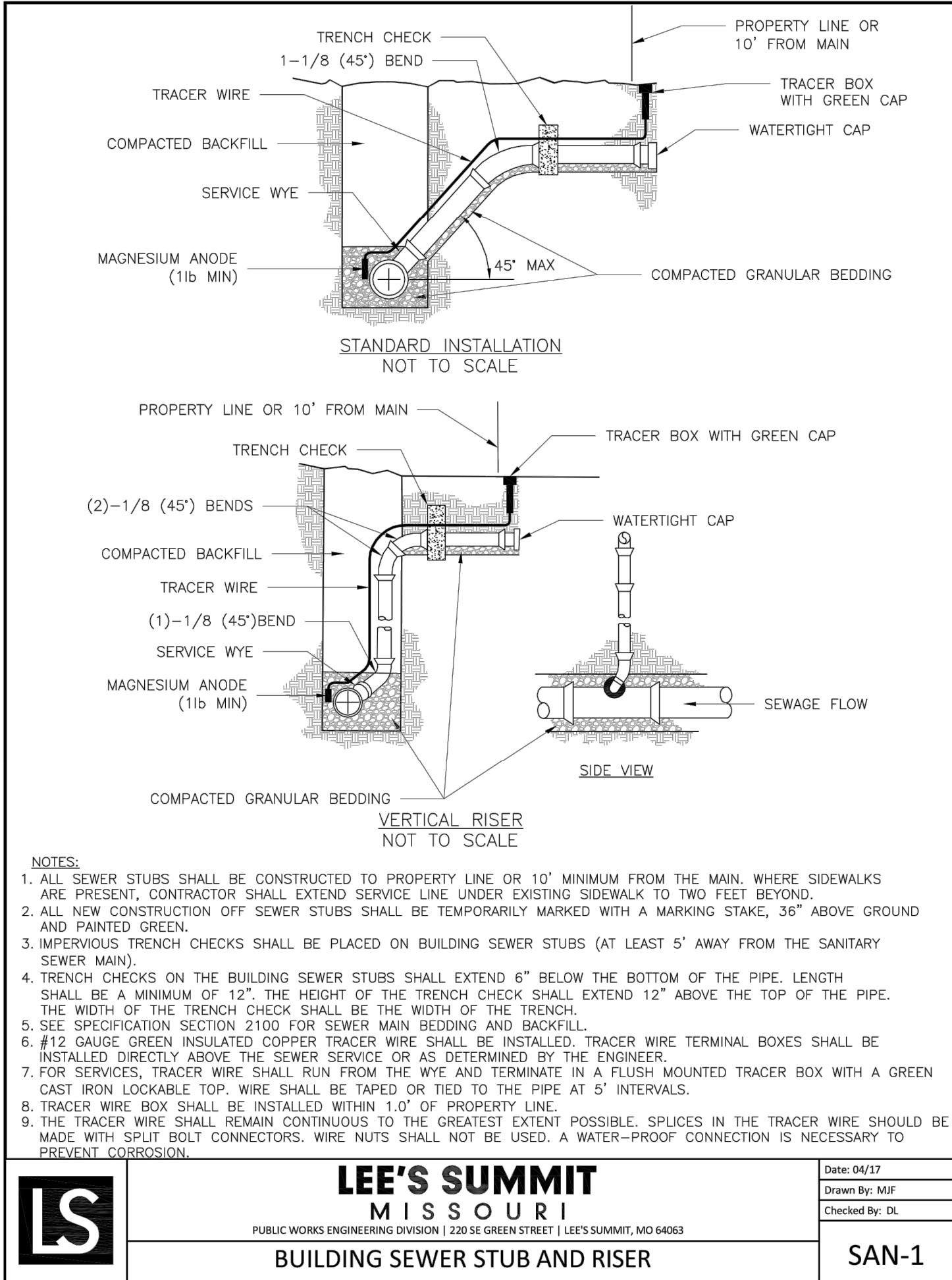
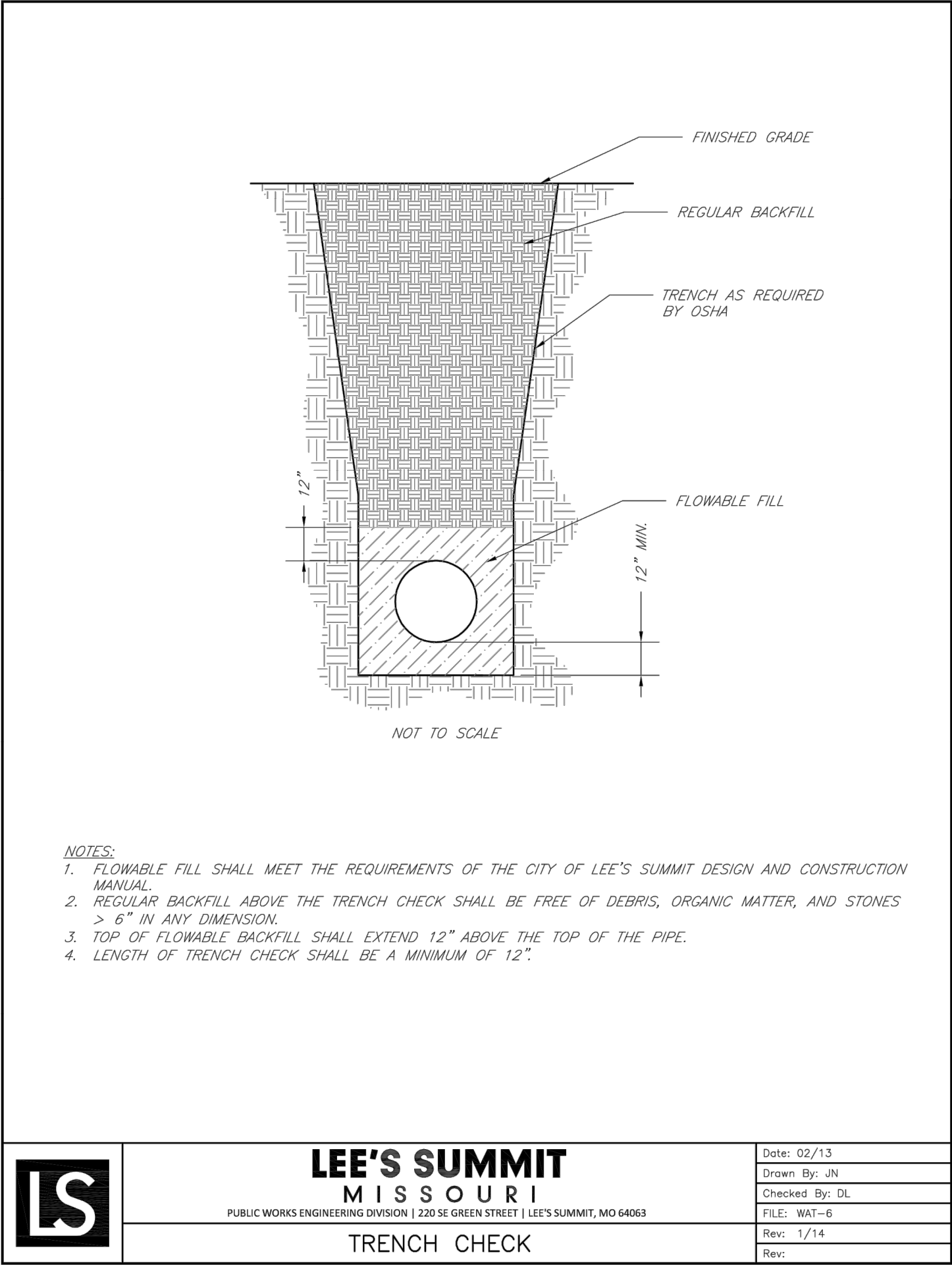


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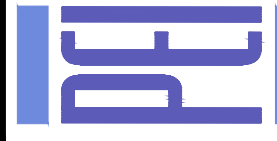


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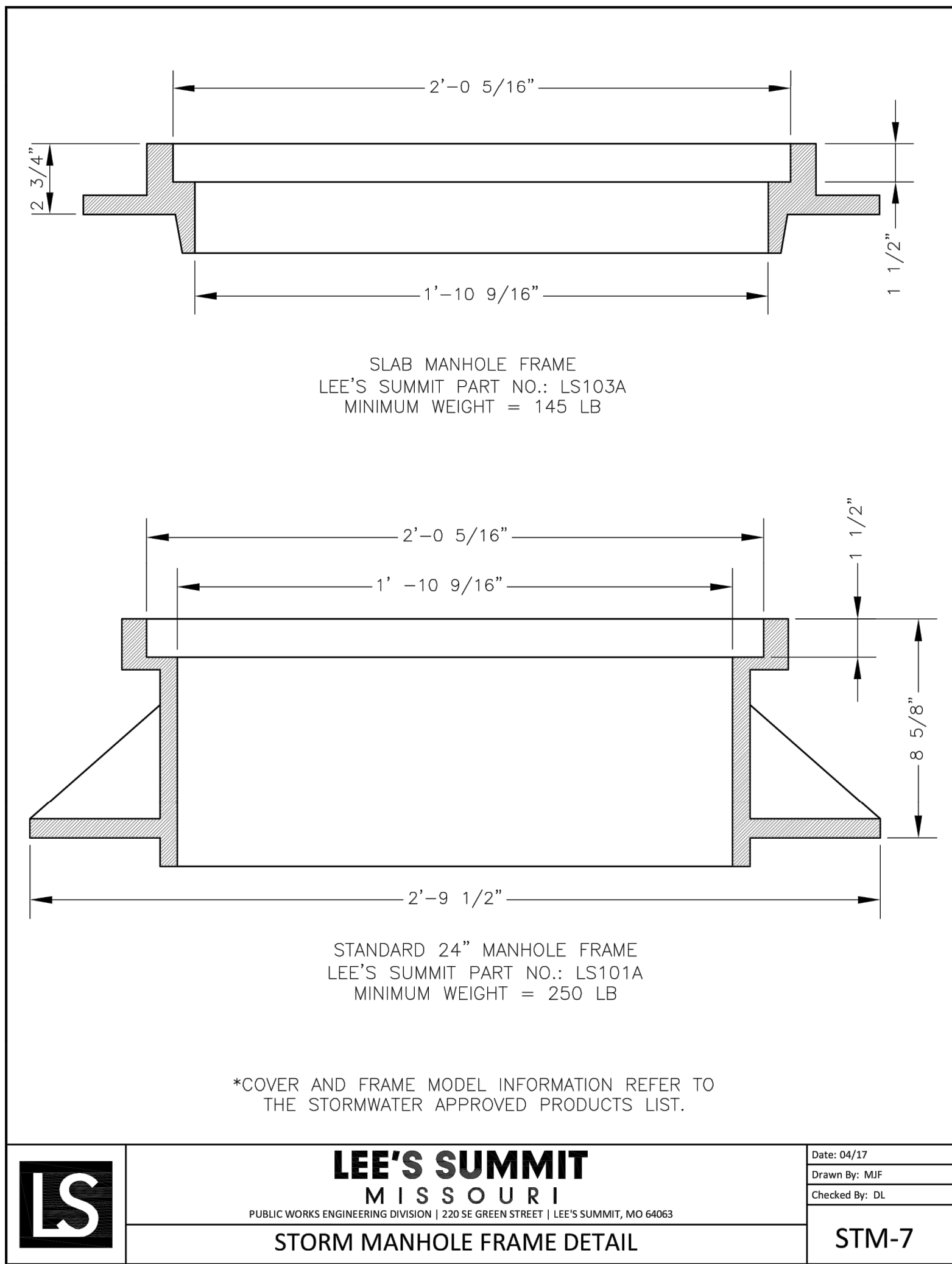
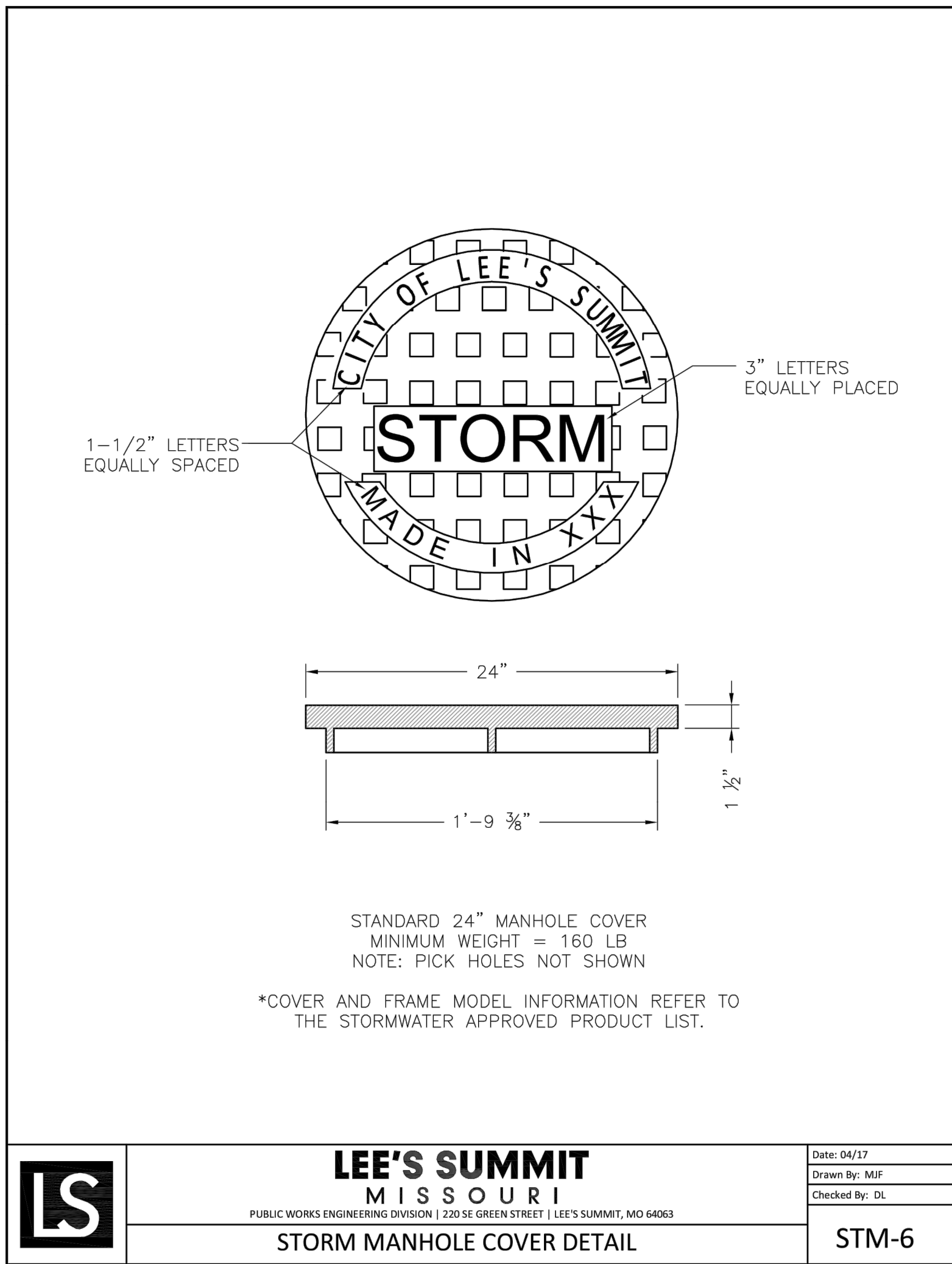
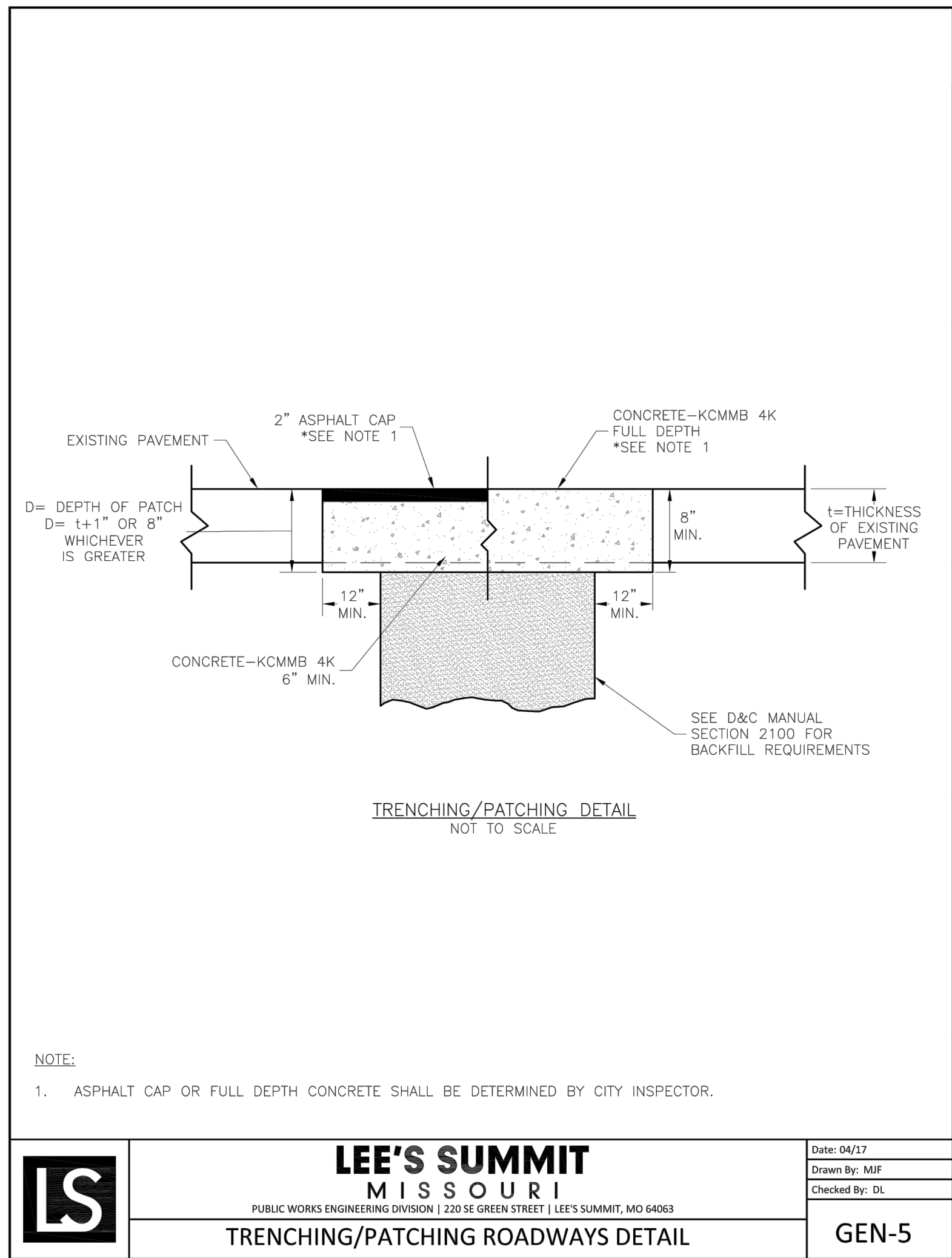
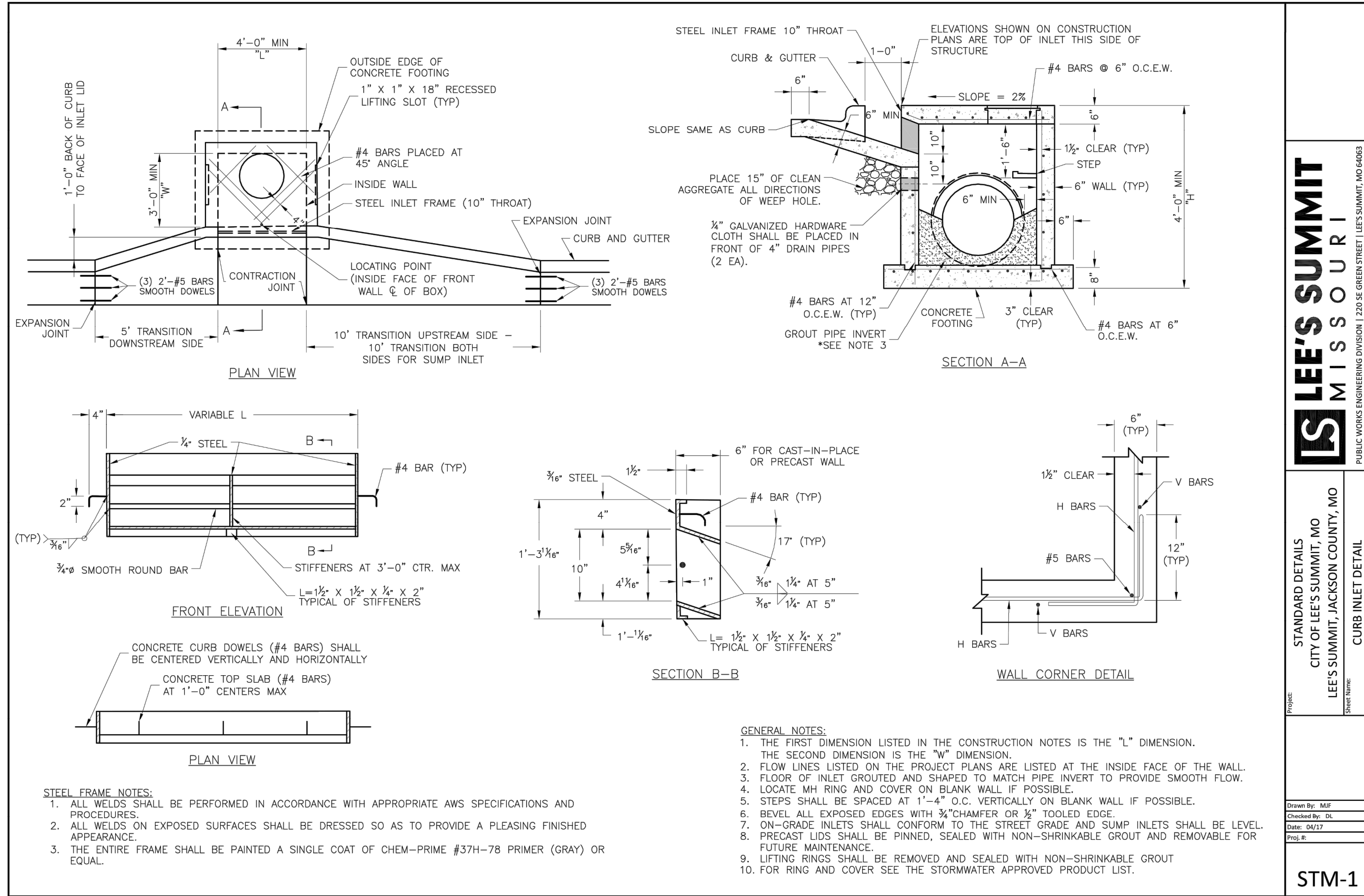
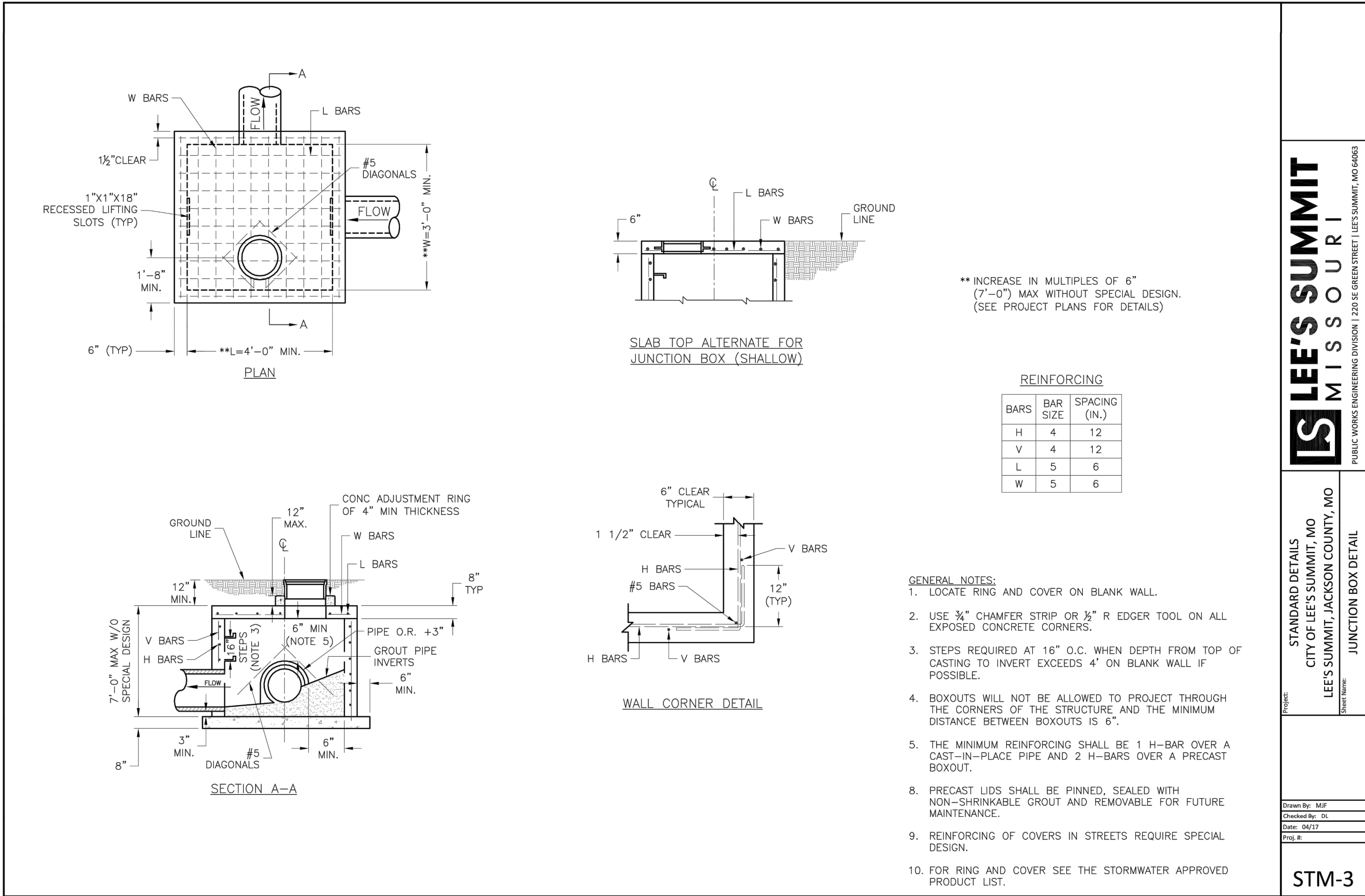
PLANNING
ENGINEERING
IMPLEMENTATION



SANITARY SEWER DETAILS
DOWNTOWN LEE'S SUMMIT APARTMENTS
114 S.E. DOUGLAS STREET
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PROJECT NO.	171125	No.	Date	Revisions:	By	App.
DATE: 02-27-20	DRAWN: SNH					
CHECKED: DAF	APPROVED: DEU					
CORPORATE OF AUTHORIZATION						
LAND SURVEYING - LS-82						
ENGINEERING - E-361						
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING - 2007010728						
ENGINEERING - 2007000209						

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STORM SEWER DETAILS
DOWNTOWN LEE'S SUMMIT APARTMENTS
114 S.E. DOUGLAS STREET
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CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING - 200701028						
ENGINEERING - 200700209						

SHEET

5

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DATE: 04/07/2020
PROJECT: DOWNTOWN LEE'S SUMMIT APARTMENTS
114 S.E. DOUGLAS STREET
LEE'S SUMMIT, MISSOURI

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PLANNING ENGINEERING IMPLEMENTATION
PEI

LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
Drawn By: MJF
Checked By: DL
Date: 06/17
Proj #: STM-1