

# THE RESIDENCES AT ECHELON

## OFF-SITE PUBLIC WATER CONSTRUCTION PLANS

SEC-30 TWP-47 RNG-31 W  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

### UTILITY COMPANIES:

THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION AND VERIFYING THE ACTUAL LOCATION OF EACH UTILITY LINE. THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS.

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

### WATER:

1 ~ THE CONTRACTOR SHALL COORDINATE WITH THE PUBLIC WORKS INSPECTOR PRIOR TO ANY CONNECTIONS TO THE PUBLIC WATER SUPPLY.

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

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

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

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

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

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

8 ~ THE MINIMUM SEPARATION BETWEEN THE PROPOSED WATER MAIN AND SANITARY OR STORM SEWERS IS AS FOLLOWS:

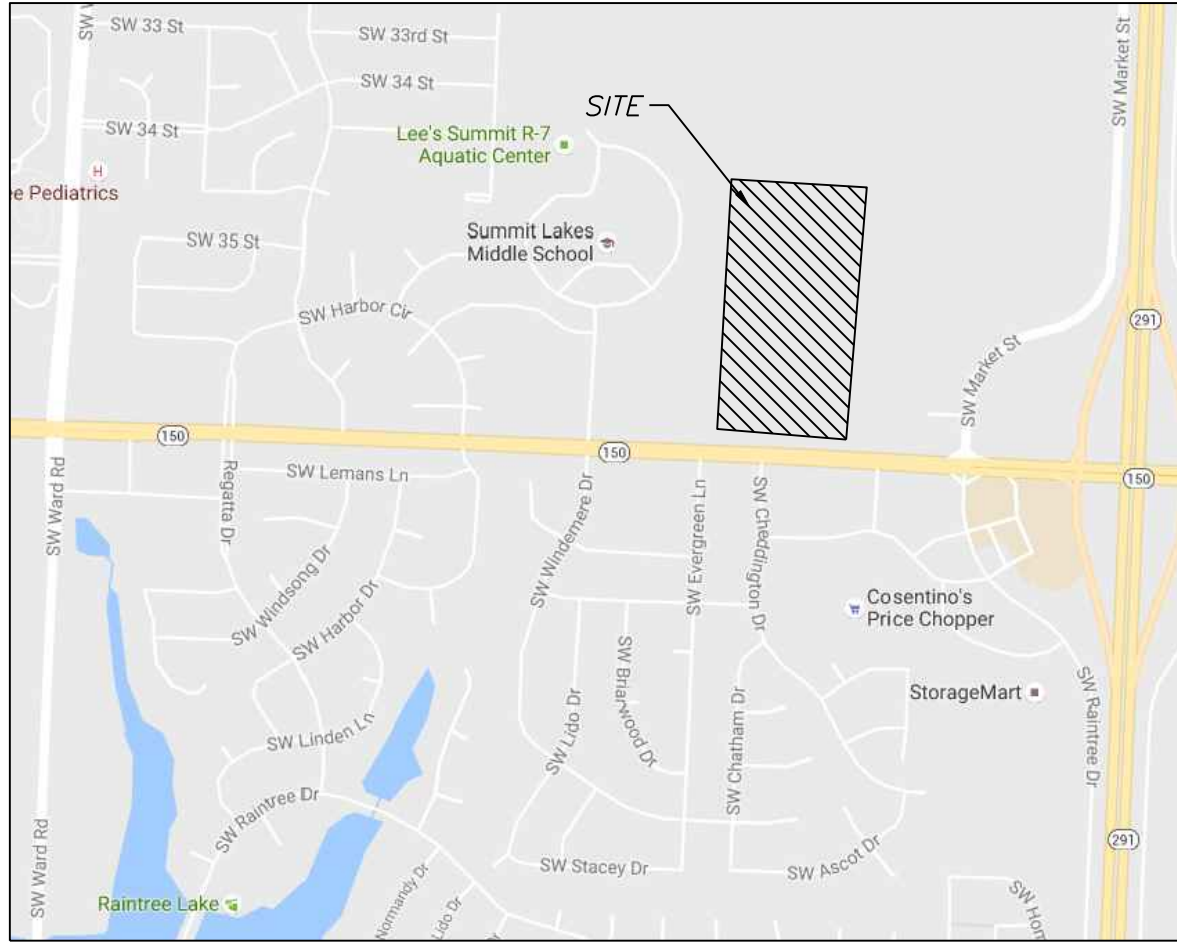
A ~ SANITARY SEWERS: HORIZONTAL = 10 FEET - VERTICAL = 18 INCHES  
B ~ STORM SEWERS: HORIZONTAL = 10 FEET - VERTICAL = 18 INCHES  
THESE SEPARATIONS SHALL PREVAIL OVER ANY DATA SHOWN IN THESE PLANS AND THE CONTRACTOR SHALL INSTALL BENDS OR OTHER FITTINGS AS NECESSARY TO ACHIEVE THE REQUIRED SEPARATIONS.

9 ~ ALL CONSTRUCTION SHALL FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813

10 ~ Areas where proposed pipe is above existing grade, embankment shall be placed and compacted prior to installing the pipe. Embankment shall be placed to finished grade, prior to trenching for pipe installation. For pipes deeper than 4 feet from finished grade, trenching may take place when the embankment is at least 4 feet above the proposed top of pipe elevation.

### GENERAL NOTE:

1 ~ ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.



## SITE LOCATION MAP

### INDEX OF SHEETS:

C.500 ~ COVER SHEET  
C.501 ~ PUBLIC WATER MAIN PLAN  
C.502 ~ WATER LINE PLAN & PROFILE  
C.503 ~ WATER LINE PLAN & PROFILE  
C.504 ~ WATER DETAILS

### LEGEND:

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

### ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PROJECT HAS BEEN DESIGNED AND THESE PLANS PREPARED IN ACCORDANCE WITH THE CURRENT DESIGN CRITERIA OF THE CITY OF LEE'S SUMMIT, MISSOURI AND THE STATE OF MISSOURI. I FURTHER CERTIFY THAT THESE PLANS WERE DESIGNED IN ACCORDANCE TO AASHTO STANDARDS.

### CITY OF LEE'S SUMMIT, MISSOURI

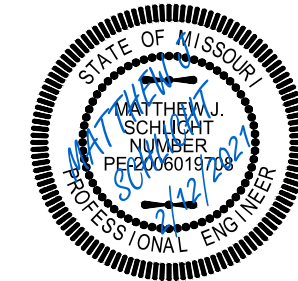
APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

BY: \_\_\_\_\_  
CITY ENGINEER

THE RESIDENCES AT ECHELON  
Lee's Summit, Jackson County, Missouri

Project: Residences at Echelon  
Issue Date: February 10, 2017

WATER PLAN COVER SHEET  
Street and Grading Construction Plans for:  
THE RESIDENCES AT ECHELON  
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht  
MO PE 2006019708  
KS PE 190071  
OK PE 25526

REVISIONS  
2/12/2021 As-Built

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### "AS-BUILT"

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

C.500

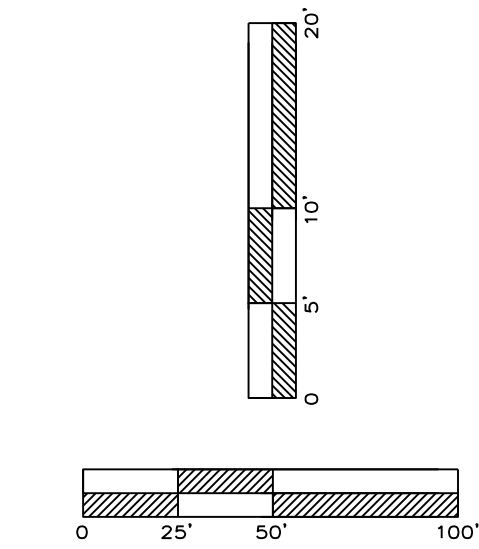
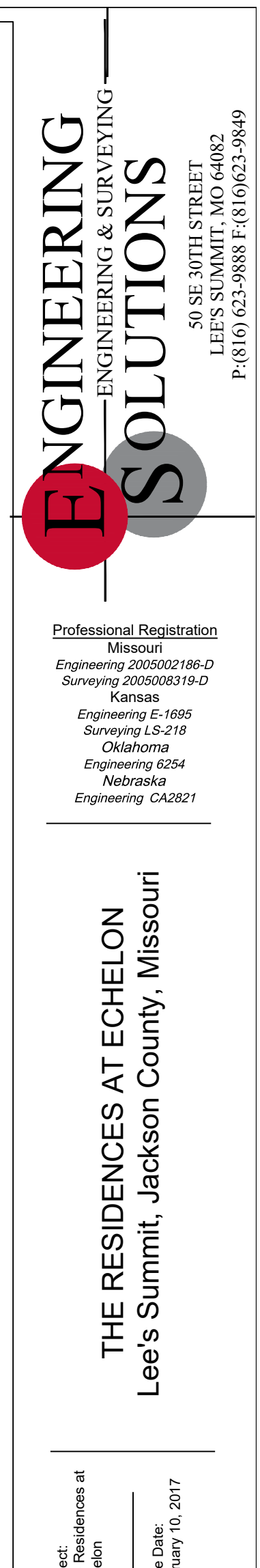
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Engineering 2005002188-D  
Surveying 2005000519-D  
Kansas  
Engineering E-1695  
Surveying LS-218  
Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA2821

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



C.50





Public Water Main Plan and Profile  
Street and Grading Construction Plans for:  
**THE RESIDENCES AT ECHELON**  
Lee's Summit, Jackson County, Missouri

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

REVISIONS

2/12/2021 As-Built

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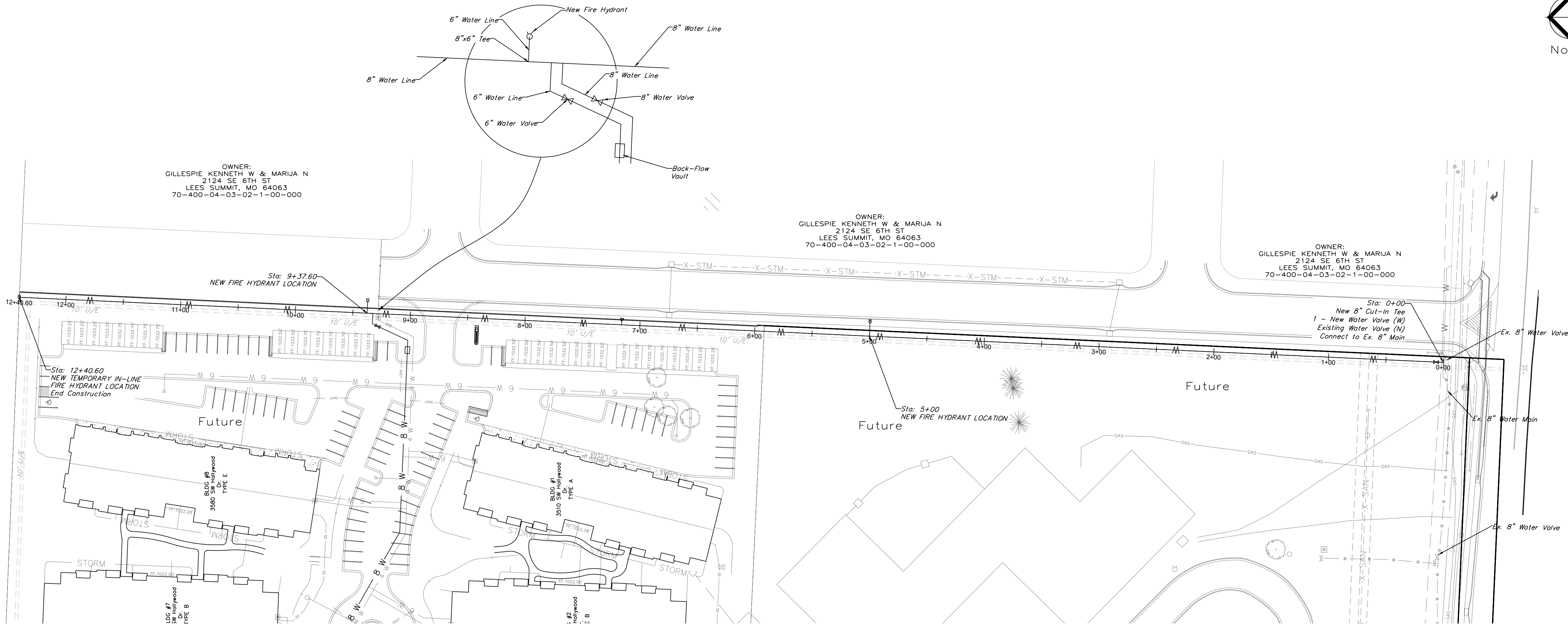
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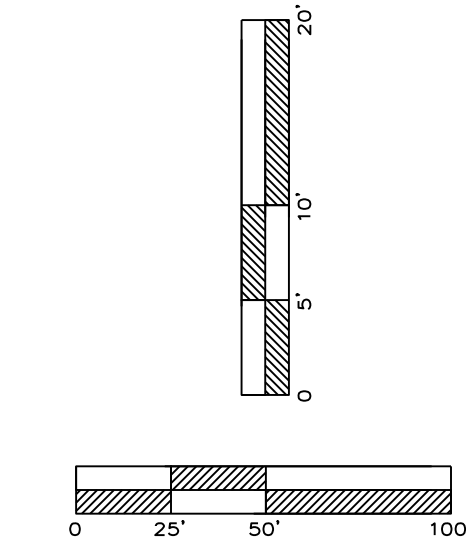
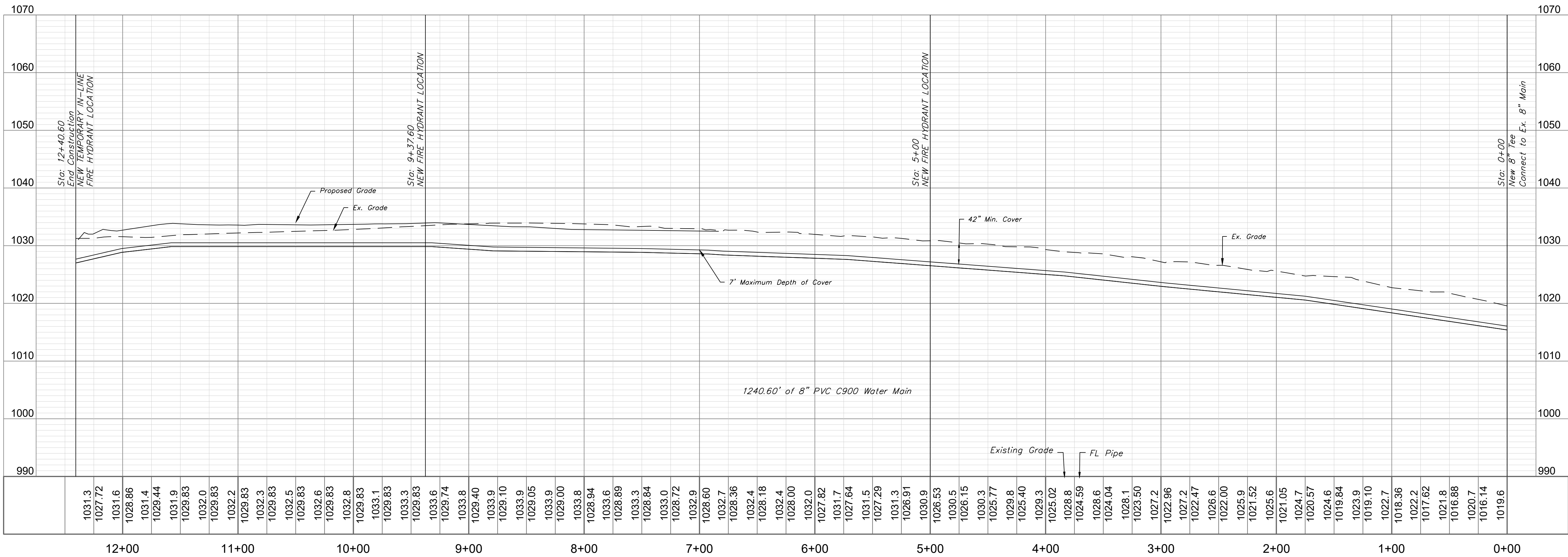
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C. 502



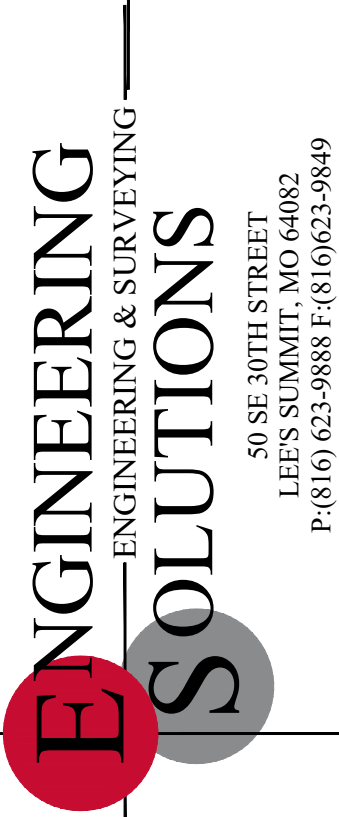


WATER LINE 2



"AS-BUILT"

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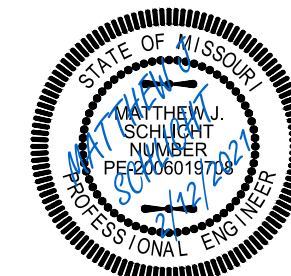


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Lee's Summit, Jackson County, Missouri

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