

PUBLIC SANITARY SEWER PLANS
FOR
OAKVIEW - LOT 5B
IN THE CITY OF LEE'S SUMMIT
JACKSON COUNTY, MISSOURI

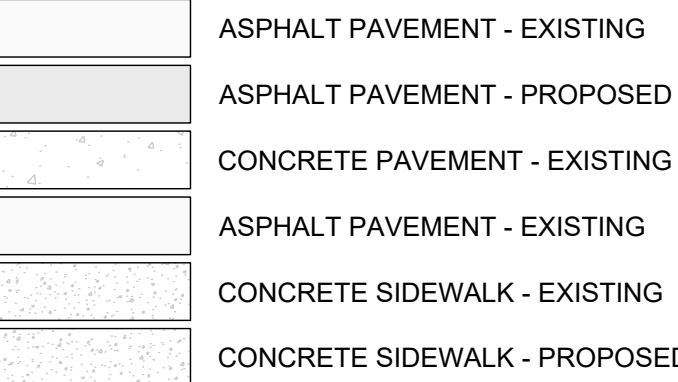
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C1.0	GENERAL LAYOUT
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C3.0	STANDARD SANITARY SEWER DETAILS

SCHLAGEL & ASSOCIATES, P.A.
Engineers • Planners • Surveyors • Landscape Architects
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM

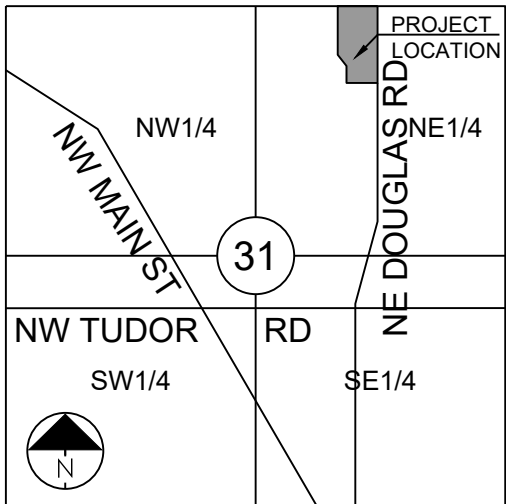


LEGEND:

- | | |
|-------------|---------------------------------------|
| A/E | - ACCESS EASEMENT |
| BC | - BACK OF CURB |
| B/B | - BACK TO BACK |
| BM | - BENCHMARK |
| BL or B.L. | - BUILDING LINE |
| CO | - CLEANOUT |
| TJB | - TELEPHONE JUNCTION BOX |
| C&G | - CURB AND GUTTER |
| D/E | - DRAINAGE EASEMENT |
| E/E | - ELECTRICAL EASEMENT |
| FL | - ELEVATION |
| | - FLOW LINE |
| G/E | - GAS LINE EASEMENT |
| HDPE | - HIGH-DENSITY POLYETHYLENE |
| L/E | - LANDSCAPE EASEMENT |
| MSFE | - MINIMUM SERVICEABLE FLOOR ELEVATION |
| PVC | - POLYVINYL CHLORIDE |
| P/L | - PROPERTY LINE |
| PUB/E | - PUBLIC EASEMENT |
| RCP | - REINFORCED CONCRETE PIPE |
| R/W or R/W- | - RIGHT-OF-WAY |
| S/E | - SANITARY SEWER EASEMENT |
| SL | - SERVICE LINE |
| S/W | - SIDEWALK |
| TE | - TOP ELEVATION |
| U/E | - UTILITY EASEMENT |
| WSE | - WATER SURFACE ELEVATION |
| W/E | - WATERLINE EASEMENT |



- CURB & GUTTER**
- CURB & GUTTER - EXISTING**
- TREELINE**
- EXISTING LOT AND R/W LINES
- EXISTING PLAT LINES
- P/L _____ PROPERTY LINES
- ROW _____ RIGHT-OF-WAY
- SANITARY SEWER MAIN**
- SANITARY SEWER MAIN - EXIST.**
- STORM SEWER**
- STORM SEWER - EXISTING**
- CABLE TV - EXISTING**
- FIBER OPTIC CABLE - EXISTING**
- TELEPHONE LINE - EXIST.**
- ELECTRIC LINE - EXISTING**
- OVERHEAD POWER LINE - EXIST.**
- UNDERGROUND ELECTRIC - EX.**
- GAS LINE - EXISTING**
- WATERLINE - EXISTING**
- LIGHT - EXISTING**
- EXISTING MANHOLE**
- CLEANOUT**
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- EXISTING AREA INLET
- EXISTING CURB INLET
- EXISTING GRATE INLET
- EXISTING JUNCTION BOX
- EXISTING STORM MANHOLE



NW CHIPMAN RD

SECTION 31-48-31

LOCATION MAP
SCALE 1" = 2000'

UTILITY CONTACTS:

MISSOURI DEPARTMENT OF
TRANSPORTATION (MODOT)
Steve Holloway
600 NE Colbern Road
Lee's Summit, MO 64086
(816) 607-2186

MISSOURI GAS ENERGY (MGE)
Brent Jones
3025 SE Clover Drive
Lee's Summit, MO 64082
(816) 399-9633
brent.jones@spireenergy.com

EVERGY
Ron Dejamette
1300 SE Hamblin Road
Lee's Summit, MO 64081
Office: (816) 347-4316
Cell: (816) 810-5234
ron.dejamette@evergy.com

CITY OF LEES SUMMIT PUBLIC WORKS
220 SE Green Street
Lee's Summit, MO 64063
(816) 969-1800

AT&T
Mark Manion or Marty Loper
500 E. 8th Street, Room 370
Kansas City, MO 64106
(816) 275-2341 or (816) 275-1550

COMCAST CABLE
Barbara Brown
3400 W. Duncan Road
Blue Springs, MO 64015
(816) 795-2255

PUBLIC WATER UTILITY
City of Lee's Summit, Water Utilities
1200 SE Hamblin Road
Lee's Summit, MO 64081
(816) 969-1900

SUMMARY OF QUANTITIES

SUMMARY OF QUANTITIES			
	ITEM	QUANTITY	UNITS
1	8" PVC SDR 26	55	LF
2	6" PVC SDR 26	20	LF
3	8"x6" Wye Service	1	EA
4	STD. 4' DIA. MANHOLE	1	EA
5	CORE DRILL/CONNECT TO EXTG. MANHOLE	1	EA
6	EXTRA DEPTH IN MH	1.5	VF
7	SAWCUT/REMOVE/REPLACE EXTG. PAVEMENT	1	LS
8	BONDS	1	LS
8	COMPACTION TESTING	1	LS

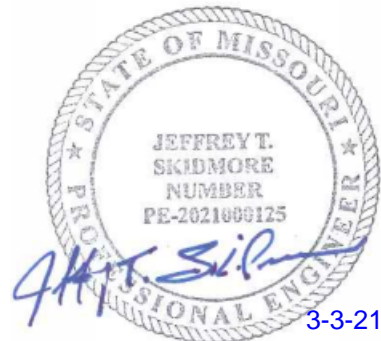
GENERAL NOTES:

1. ALL CONSTRUCTION TO FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
2. ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DEPARTMENT OF THE CITY OF LEE'S SUMMIT, MISSOURI.
3. LINEAL FOOT MEASUREMENTS SHOWN ON THE PLANS ARE HORIZONTAL MEASUREMENTS, NOT SLOPE MEASUREMENTS. ALL PAYMENTS SHALL BE MADE ON HORIZONTAL MEASUREMENTS.
4. NO SOIL LOGICAL INVESTIGATION HAS BEEN PERFORMED ON THE SITE.
5. THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE TAKEN FROM UTILITY COMPANY RECORDS AND APPARENT FIELD LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL ADHERE TO THE PROVISIONS OF THE LATEST BILL NUMBER 583, 78TH GENERAL ASSEMBLY OF THE STATE OF MISSOURI. THE BILL REQUIRES THAT ANY PERSON OR FIRM DOING EXCAVATION ON PUBLIC RIGHT OF WAY DO SO ONLY AFTER GIVING NOTICE TO, AND OBTAINING INFORMATION FROM, UTILITY COMPANIES. STATE LAW REQUIRES 48 HOURS ADVANCE NOTICE. THE CONTRACTOR MAY ALSO UTILIZE THE FOLLOWING TOLL FREE PHONE NUMBER PROVIDED BY "MISSOURI ONE CALL SYSTEM, INC." 1-800-4-A-WRITE. THIS PHONE NUMBER IS APPLICABLE ANYWHERE WITHIN THE STATE OF MISSOURI. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE PERFORMED.
7. PRIOR TO ORDERING PRECAST STRUCTURES, SHOP DRAWING SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL.
8. THE CONTRACTOR SHALL PROTECT ALL MAJOR TREES FROM DAMAGE. NO TREE SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER, UNLESS SHOWN OTHERWISE.
9. CLEARING AND GRUBBING OPERATIONS AND DISPOSAL OF ALL DEBRIS THEREFROM SHALL BE PERFORMED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
10. ALL WASTE MATERIAL RESULTING FROM THE PROJECT SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, OR AS DIRECTED BY THE OWNER.
11. ALL EXCAVATIONS SHALL BE UNCLASSIFIED. NO SEPARATE PAYMENT WILL BE MADE FOR ROCK EXCAVATION.
12. THE CONTRACTOR SHALL CONTROL THE EROSION AND SILTATION DURING ALL PHASED OF CONSTRUCTION, AND SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.
13. ALL MANHOLES, CATCH BASINS, UTILITY VALVES AND METER PITS TO BE ADJUSTED OR REBUILT TO GRADE AS REQUIRED.
14. SUBGRADE SOIL FOR ALL CONCRETE STRUCTURES, REGARDLESS OF THE TYPE OR LOCATION, SHALL BE FIRM, DENSE AND THOROUGHLY COMPACTED AND CONSOLIDATED; SHALL BE FREE FROM MUCK AND MUD; AND SHALL BE SUFFICIENTLY FIRM TO REMAIN FIRM AND INTACT UNDER THE FEET OF THE WORKMEN OR PLACING TRUCKS ENGAGED IN SUBGRADE GRUBBING, LAYING REINFORCING STEEL, AND DEPOSITING CONCRETE THEREON. IN ALL CASES WHERE SUBSOIL IS MUCKY OR WORKS INTO MUD OR MUCK DURING SUCH OPERATIONS, A SEAL COURSE OF EITHER CONCRETE OR ROCK SHALL BE PLACED BELOW SUBGRADE TO PROVIDE A FIRM BASE FOR WORKING AND FOR PLACING THE FLOOR SLAB.
15. THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH AN INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.
16. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL TRAFFIC HANDLING MEASURES NECESSARY TO ENSURE THAT THE GENERAL PUBLIC IS PROTECTED AT ALL TIMES. TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD-SEVENTH EDITION).
17. ALL SANITARY SEWER LATERALS SHALL HAVE A TRENCH CHECK, CONSISTING OF FLOWABLE BACKFILL, INSTALLED DURING CONSTRUCTION. TRENCH CHECK SHALL EXTEND TO BOTTOM OF TRENCH, TO WIDTH OF TRENCH, TO 12 INCHES ABOVE PIPE, FOR A MINIMUM LENGTH OF 12 INCHES. TRENCH CHECK SHALL BE LOCATED AT LEAST 5 FEET FROM SANITARY MAN.

UTILITIES:

1. EXISTING UTILITIES HAVE BEEN SHOWN TO THE GREATEST EXTENT POSSIBLE BASED UPON INFORMATION PROVIDED TO THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE RESPECTIVE UTILITY COMPANIES AND FIELD LOCATING UTILITIES PRIOR TO CONSTRUCTION AND IDENTIFYING ANY POTENTIAL CONFLICTS. ALL CONFLICTS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ANY REQUIRED UTILITY RELOCATIONS. UTILITIES DAMAGED THROUGH THE NEGLIGENCE OF THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
3. CONTRACTOR SHALL VERIFY FLOW-LINES AND STRUCTURE TOPS PRIOR TO CONSTRUCTION, AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES. PROVIDE SHOP DRAWINGS FOR ALL PRECAST AND MANUFACTURED UTILITY STRUCTURES FOR REVIEW BY THE ENGINEER PRIOR TO CONSTRUCTION OF THE STRUCTURES.
4. UTILITY SEPARATION: WATERLINES SHALL HAVE A MINIMUM OF 10 FEET HORIZONTAL AND 2 FEET VERTICAL SEPARATION FROM ALL SANITARY AND STORM SEWER LINES. IF MINIMUM SEPARATIONS CAN NOT BE OBTAINED, CONCRETE ENCASEMENT OF THE SANITARY OR STORM SEWER LINE SHALL BE REQUIRED TO 10 FEET IN EACH DIRECTION OF THE CONFLICT.
5. TRENCHES FOR TRENCHING, PIPE EMBEDMENT, FLOWABLE FILL, BACKFILL MATERIALS, CLEAN UP, SEEDING, SODDING AND ANY OTHER ITEMS NECESSARY FOR THE CONSTRUCTION OF THE UTILITY LINE SHALL BE INCLUDED IN THE CONTRACT PRICE FOR THE UTILITY INSTALLATION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING RESPECTIVE UTILITY COMPANIES 48-HOURS IN ADVANCE FOR THE INSPECTION OF ANY PROPOSED UTILITY MAIN EXTENSION OR SERVICE LINE OR SERVICE CONNECTION TO ANY EXISTING MAIN.
7. DISPOSAL SHALL BE TO BE PLACED ONSITE ADJACENT TO THE TRENCH, AND COMPACTED TO PREVENT SATURATION AND EXCESS SURFACE RUNOFF. UNSUITABLE MATERIALS, EXCESS ROCK AND SHALE, ASPHALT, CONCRETE, TREES, BRUSH ETC. SHALL BE PROPERLY DISPOSED OF OFFSITE. MATERIALS MAY BE WASTED ONSITE AT THE DIRECTION OF THE OWNER OR HIS APPOINTED REPRESENTATIVE.

PREPARED AND SUBMITTED BY:



SCHLAGEL & ASSOCIATES, P.A.

OWNER/DEVELOPER:

OAK VIEW CAPITAL PARTNERS, LLC
BRAD TIDWELL
201 HAWKS RIDGE TRAIL
COLLEYVILLE, TX 76034
p 214-460-8442
f -
BRAD@OAKVIEWCP.COM

**RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
04/05/2021**

PROJECT BENCHMARK:

ELEVATIONS BASED ON ALTA SURVEY BY R.L. BUFORD & ASSOCIATES
PROVIDED BY OWNER. ALTA SURVEY ELEVATIONS BASED ON
NATIONAL GEODETIC SURVEY MARKER NO JE1870.

ALTA SURVEY CONTROL BENCHMARK: CHISELED "A" ON NE CORNER OF CURB INLET NEAR THE SOUTHWESTERLY PROPERTY LINE OF THE PROPERTY. ELEV. 986.78'

NOTE:
TRENCH CHECKS TO BE INSTALL ON
ALL SANITARY SEWER SERVICE LINES
IN ACCORDANCE WITH CITY OF LEES
SUMMIT STANDARDS.

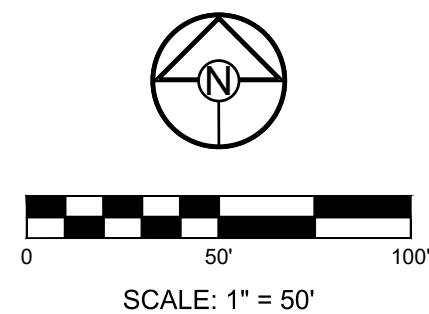
OAKVIEW - LOT 5B
PUBLIC SANITARY SEWER PLANS
ONE DOUGLAS RD AND NW VICTORIA DR
LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
1/ 21-9-2021	City Engineering Review
2/ 3-3-2021	City Engineering Review No. 2
3/	
4/	
5/	
6/	
7/	
8/	3-3-2021

COVER

SHEET

C0.0

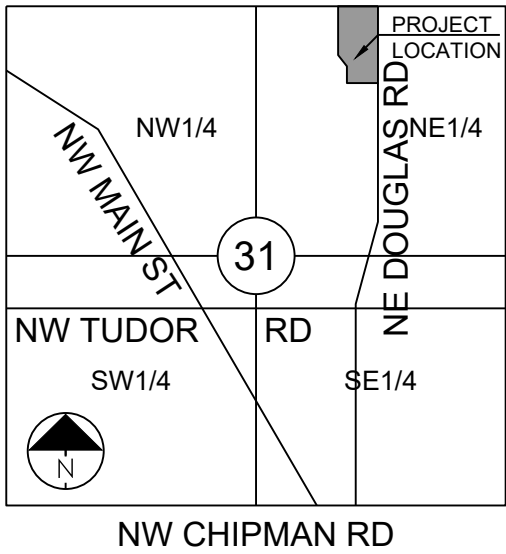


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1. ALL WYES ARE STATIONED USING MAIN LINE STATIONS.
2. M.S.F.E DENOTES MINIMUM SEWERABLE FLOOR ELEVATION.
3. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATIONS.
4. ALL SERVICE LINES ARE TO BE 90° TO THE MAIN UNLESS OTHERWISE NOTED.
5. ALL SANITARY SEWER MANHOLES ARE 4' DIAMETER UNLESS OTHERWISE NOTED:



SECTION 31-48-31

LOCATION MAP
SCALE 1" = 2000'

Lot 5, OAKVIEW-LOTS 1-5, a subdivision in Lee's Summit, Jackson County, Missouri, recorded as instrument 2019E0038352 in book 183 at page 78-80 .

Part of Lot 5, OAKVIEW-LOTS 1-5, a subdivision in Lee's Summit, Jackson County, Missouri, recorded as instrument 2019E0038352 in book 183 at page 78-80. Being more particularly described as follows:

All of Lot 5, OAKVIEW-LOTS 1-5 except the West 94.35 feet thereof.

Part of Lot 5, OAKVIEW-LOTS 1-5, a subdivision in Lee's Summit, Jackson County, Missouri, recorded as instrument 2019E0038352 in book 183 at page 78-80. Being more particularly described as follows:

All of the West 94.35 feet of said Lot 5, OAKVIEW-LOTS 1-5.

There are no Oil or Gas Wells located on this property as reported on the Missouri Department of Natural Resources Oil and Gas Permits website. It is the responsibility of the Owner/Developer to report and verify all Oil and Gas Wells discovered on the project site.

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PROVIDED BY OWNER. ALTA SURVEY ELEVATIONS BASED ON
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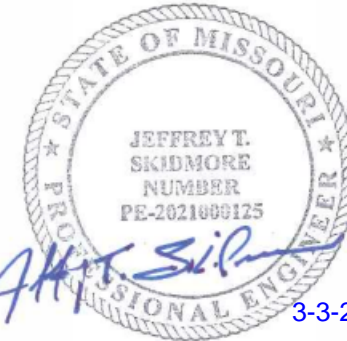
ALTA SURVEY CONTROL BENCHMARK: CHISELED "=" ON NE CORNER OF CURB INLET NEAR THE SOUTHWESTERLY PROPERTY LINE OF THE PROPERTY. ELEV. 986.78'

According to the Flood Insurance Rate Map of FEMA panel 409 of 625 for map number 20095C0409G dated January 20, 2017 and panel 417 of 625 for map number 29095C0417G dated January 20, 2017, the project lies outside of any identified FEMA floodplain.

UNIVERSITY OF MASSACHUSETTS
FOND INC.
1 BEACON STREET 32ND FLOOR
BOSTON, MA 02108

OAK VIEW CAPITAL PARTNERS, LLO
201 HAWKS RIDGE TRAIL
COLLEYVILLE, TX 76034
p 214-460-8442

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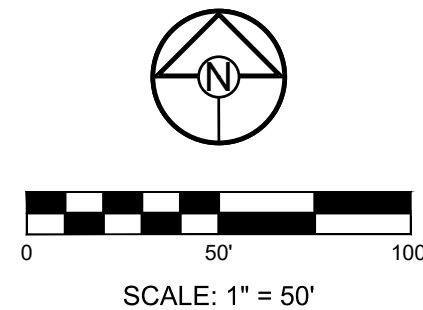
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LEE'S SUMMIT, MISSOURI

DRAWN BY:		REVISION DATE	DESCRIPTION
JTSOOF		1-2-2021	Civ Engineering Review
CHECKED BY:		3-3-2021	Civ Engineering Review No. 2
MAB			
DATE PREPARED:			
02-02-2021			
PROJ. NUMBER:			
20-123			

GENERAL LAYOUT

SHEET

C1.0

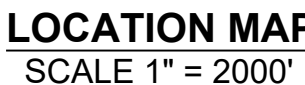


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p 214-460-8442



3-3-2'

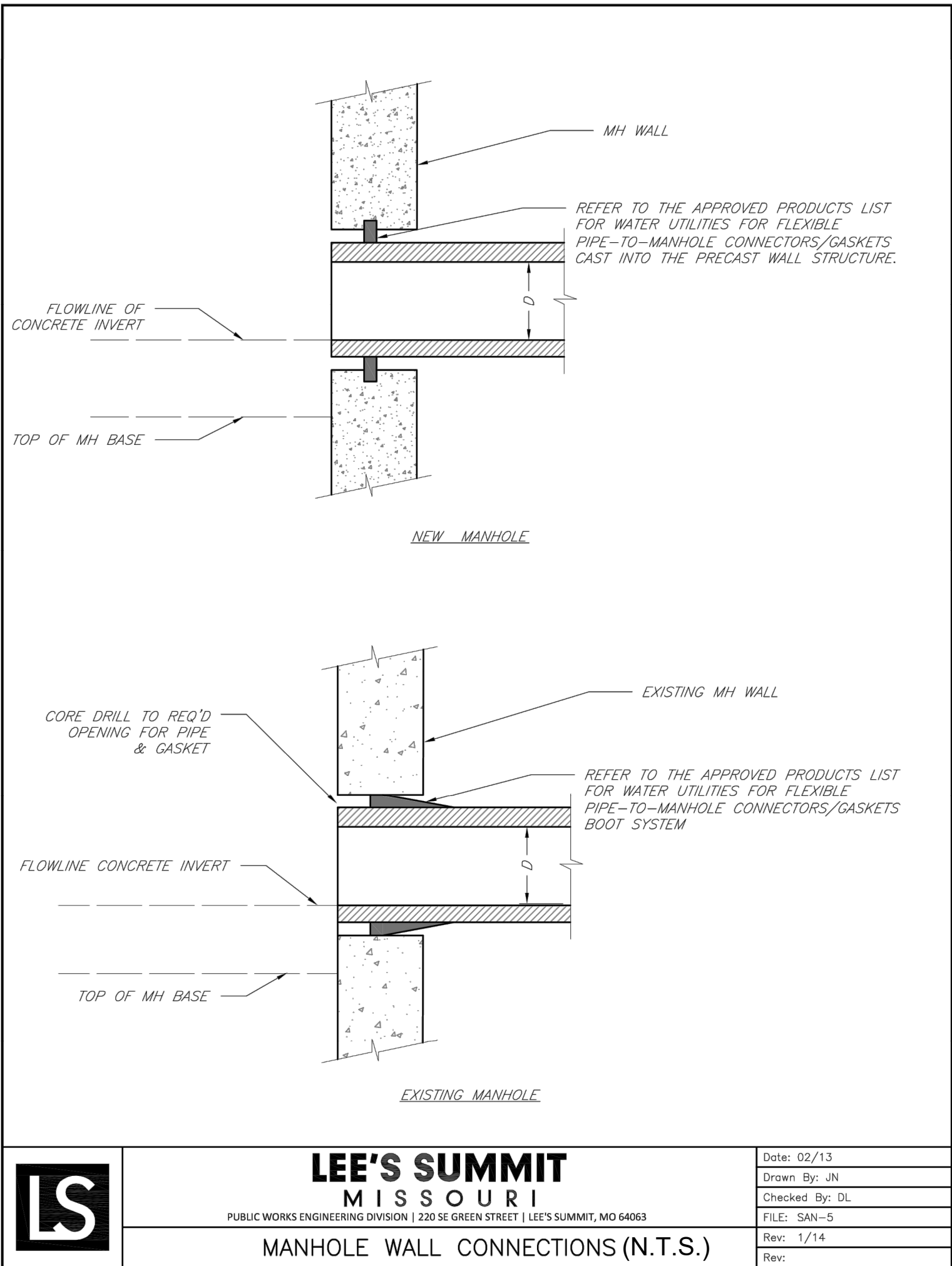
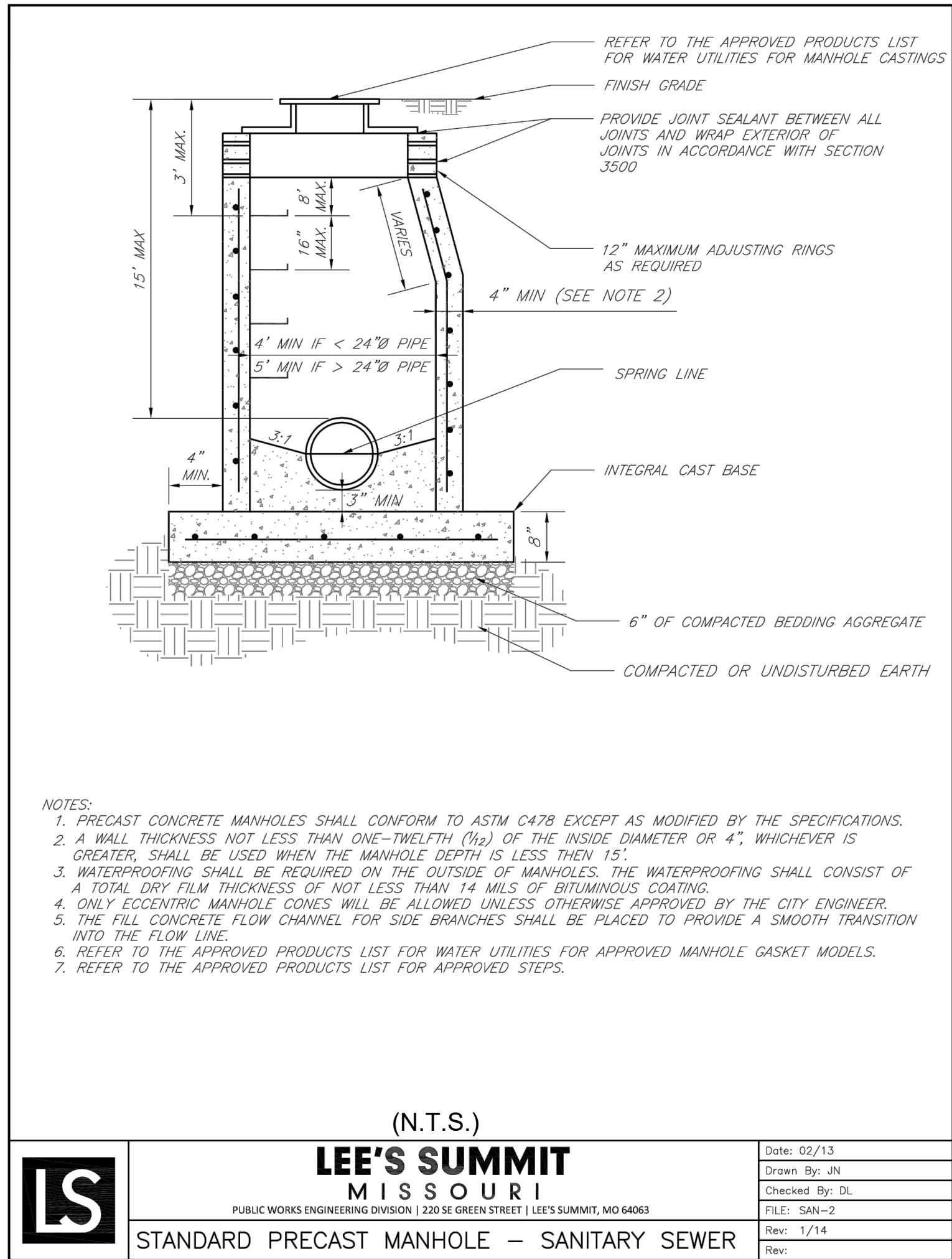
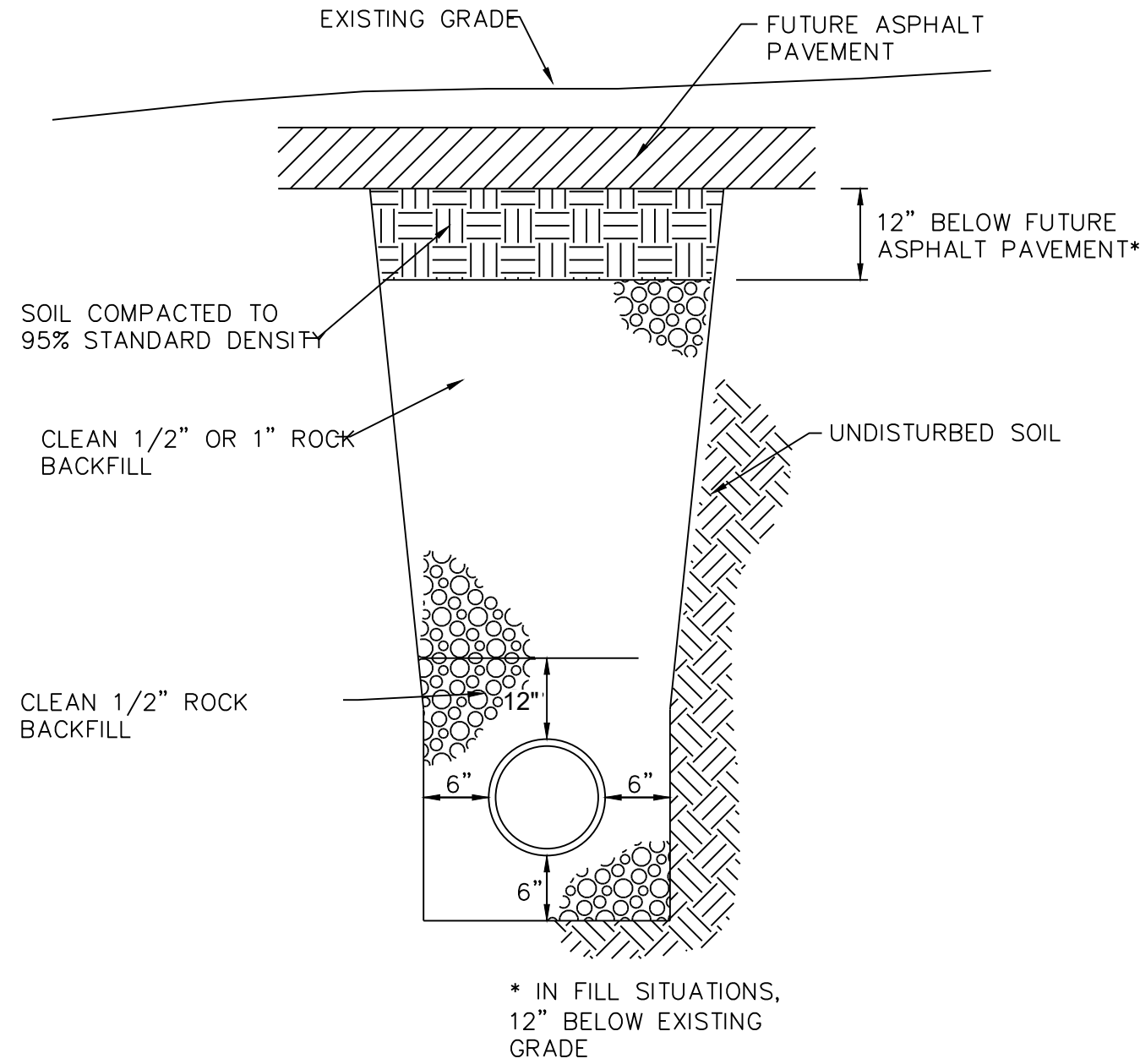
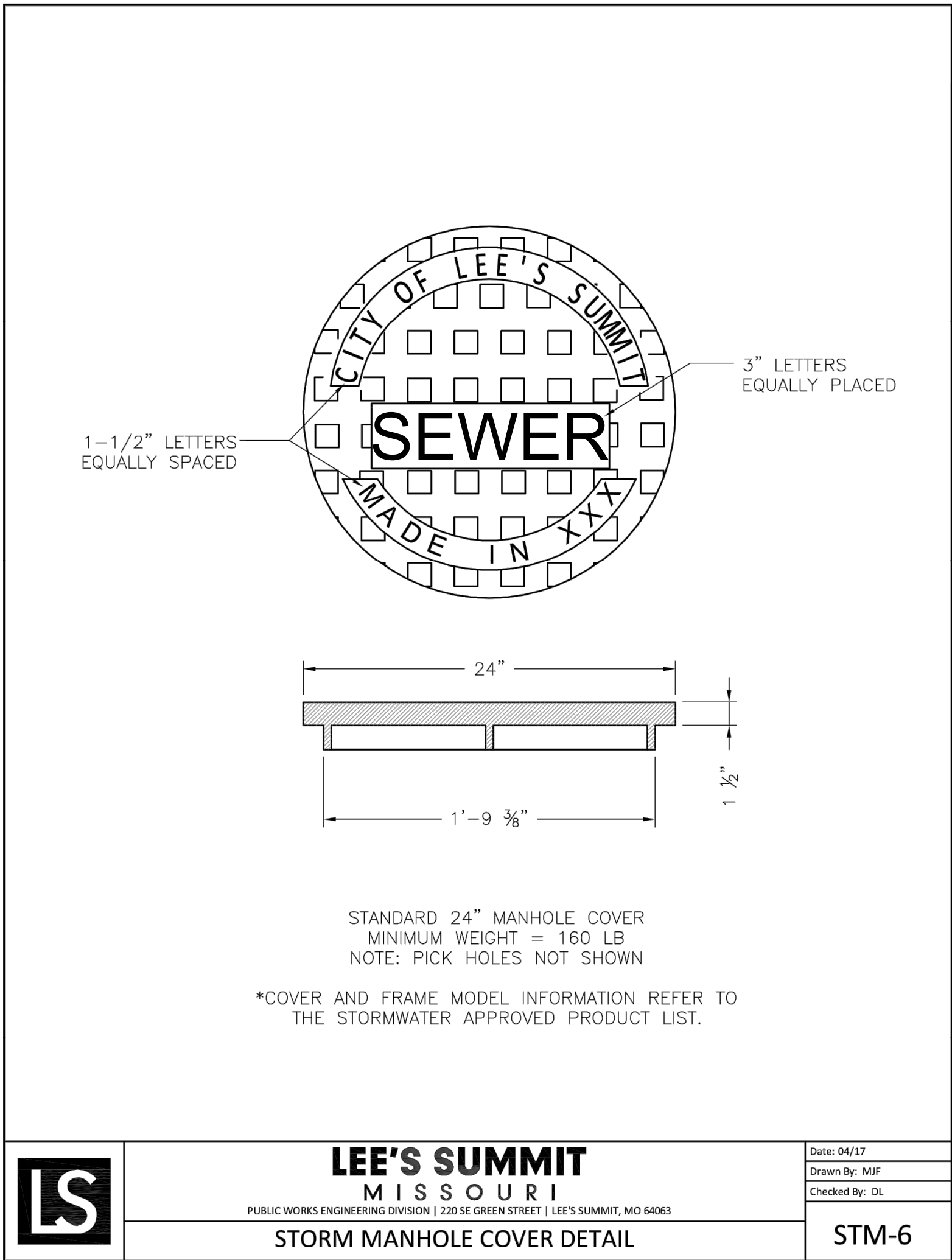
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REVISION DATE	DESCRIPTION
1-19-2021	City Engineering Review
3-3-2021	City Engineering Review No. 2

LINE B - PLAN AND PROFILE

SHEET

C2.0



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