

CONSTRUCTION PLAN  
FOR  
LOT 7B STREETS OF WEST PRYOR  
TOWNHOMES PRIVATE INFRASTRUCTURE  
LEE'S SUMMIT, MO

UTILITIES  
Electric Service  
Evergy  
Nathan Michael  
913-347-4310  
Nathan.michael@evergy.com

Gas Service  
Spire  
Katie Darnell  
816-969-2247  
Katie.darnell@spireenergy.com

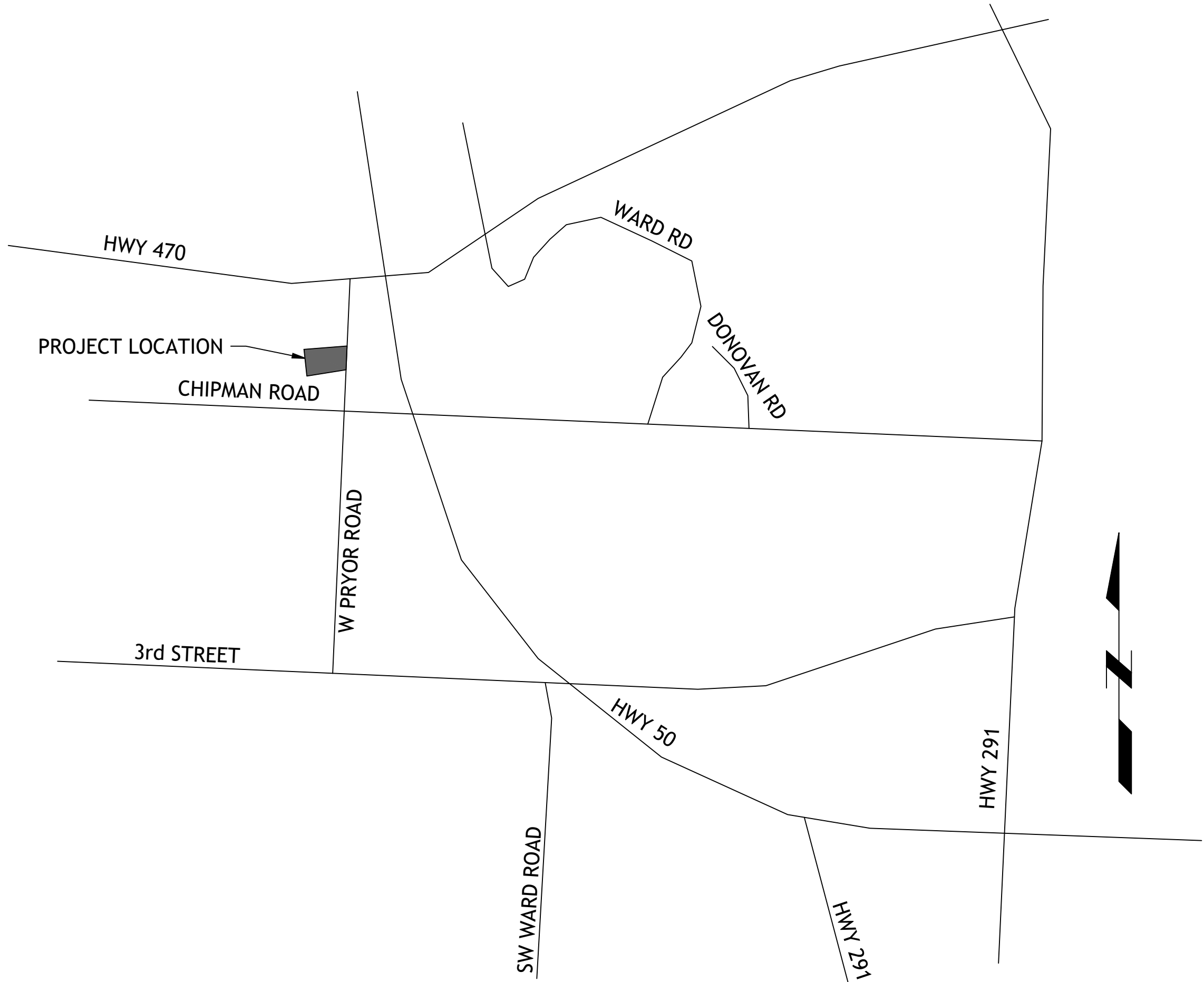
Water/Sanitary Sewer  
Water Utilities Department  
1200 SE Hamblen Road  
Lee's Summit, Mo 64081  
Jeff Thorn  
816-969-1900  
jeff.thorn@cityofls.net

Communication Service  
AT&T Carrie Cilke  
816-703-4386  
cc3527@att.com

Time Warner Cable  
Steve Baxter  
913-643-1928  
steve.baxter@charter.com

Comcast  
Ryan Alkire  
816-795-2218  
ryan.alkire@cable.comcast.com

Google Fiber  
Becky Davis  
913-725-8745  
rebeccadavis@google.com



LOCATION MAP

INDEX OF SHEETS

- C-1 COVER SHEET
- C-2 EXISTING CONDITIONS
- C-3 OVERALL SITE PLAN
- C-4 GRADING PLAN
- C-5 NW BLACK TWIG CIRCLE PLAN AND PROFILE
- C-6 NW BLACK TWIG CIRCLE PLAN AND PROFILE
- C-7 WATERLINE A PLAN AND PROFILE
- C-8 WATERLINE A PLAN AND PROFILE
- C-9 WATERLINE A PLAN AND PROFILE
- C-10 STORM LINE A PLAN AND PROFILE
- C-11 STORM LINE B PLAN AND PROFILE
- C-12 STORM LINE C PLAN AND PROFILE
- C-13 STORM LINE D PLAN AND PROFILE
- C-14 STORM LINE G & H PLAN AND PROFILE
- C-15 PRIVATE SANITARY LINE B PLAN AND PROFILE
- C-16 EROSION CONTROL
- C-17 EROSION CONTROL DETAILS
- C-18 DRAINAGE PLAN
- C-19 DETAILS
- C-20 DETAILS
- C-21 DETAILS

UTILITY STATEMENT:  
THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.  
SAFETY NOTICE TO CONTRACTOR  
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICE, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

WARRANTY/DISCLAIMER  
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER SM ENGINEERING NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE SM ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

CAUTION- NOTICE TO CONTRACTOR  
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.

LEGAL DESCRIPTION:  
LOT 7 & TRACT C STREET OF WEST PRYOR  
LOTS 1 THRU 14, TRACTS A, B, C, & D TO LEE'S SUMMIT, MO, JACKSON COUNTY MISSOURI

ALL EXISTING TOPOGRAPHIC DATA AND INFRASTRUCTURE IMPROVEMENTS SHOWN BASED ON INFORMATION BY KAW VALLEY ENGINEERING

BENCHMARKS:  
#1 CHISELED "SQUARE" ON TOP OF CURB POINT OF INTERSECTION OF WEST PARK PARKING LOT AT EAST DRIVE ENTRANCE  
ELEVATION 985.05

#2 CHISELED "SQUARE" ON NORTHWEST CORNER AREA INLET, 25' EAST OF CURB LINE AND ON-LINE WITH SOUTH CURB OF LOWENSTEIN DRIVE AT 90° BEND IN ROAD  
ELEVATION 971.06

FLOODPLAIN NOTE:  
SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN "OTHER AREAS ZONE X" ON THE FLOOD INSURANCE RATE MAP FOR JACKSON COUNTY, MISSOURI AND INCORPORATED AREAS. COMMUNITY PANEL NO. 29095C0416G, REVISED JANUARY 20, 2017. "OTHER AREAS ZONE X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUL CHANCE FLOODPLAIN". LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.

- NOTE
- ALL CONSTRUCTION SHALL FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813. WHERE DISCREPANCIES EXIST BETWEEN THESE PLANS AND THE DESIGN AND CONSTRUCTION MANUAL, THE MORE STRINGENT SHALL PREVAIL.
  - THERE ARE NO GAS/OIL WELLS PER MDNR DATABASE OF OIL & GAS PERMITS

DEVELOPER

SWP III, LLC  
C/O DRAKE DEVELOPMENT, LLC  
7200 W 132nd ST, SUITE 150  
OVERLAND PARK, KS 66213  
913-662-2630

ENGINEER

SM ENGINEERING  
SAM MALINOWSKY  
5507 HIGH MEADOW CIRCLE  
MANHATTAN KANSAS, 66503  
SMCIVILENGR@GMAIL.COM  
785.341.9747

PL2021337  
PRSITE20220445

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As Noted on Plans Review  
Development Services Department  
Lee's Summit, Missouri  
03/10/2022



SAMUEL D. MALINOWSKY  
PROFESSIONAL ENGINEER

SM Engineering  
5507 High Meadow Circle  
Manhattan Kansas, 66503  
smcivilengr@gmail.com  
785.341.9747

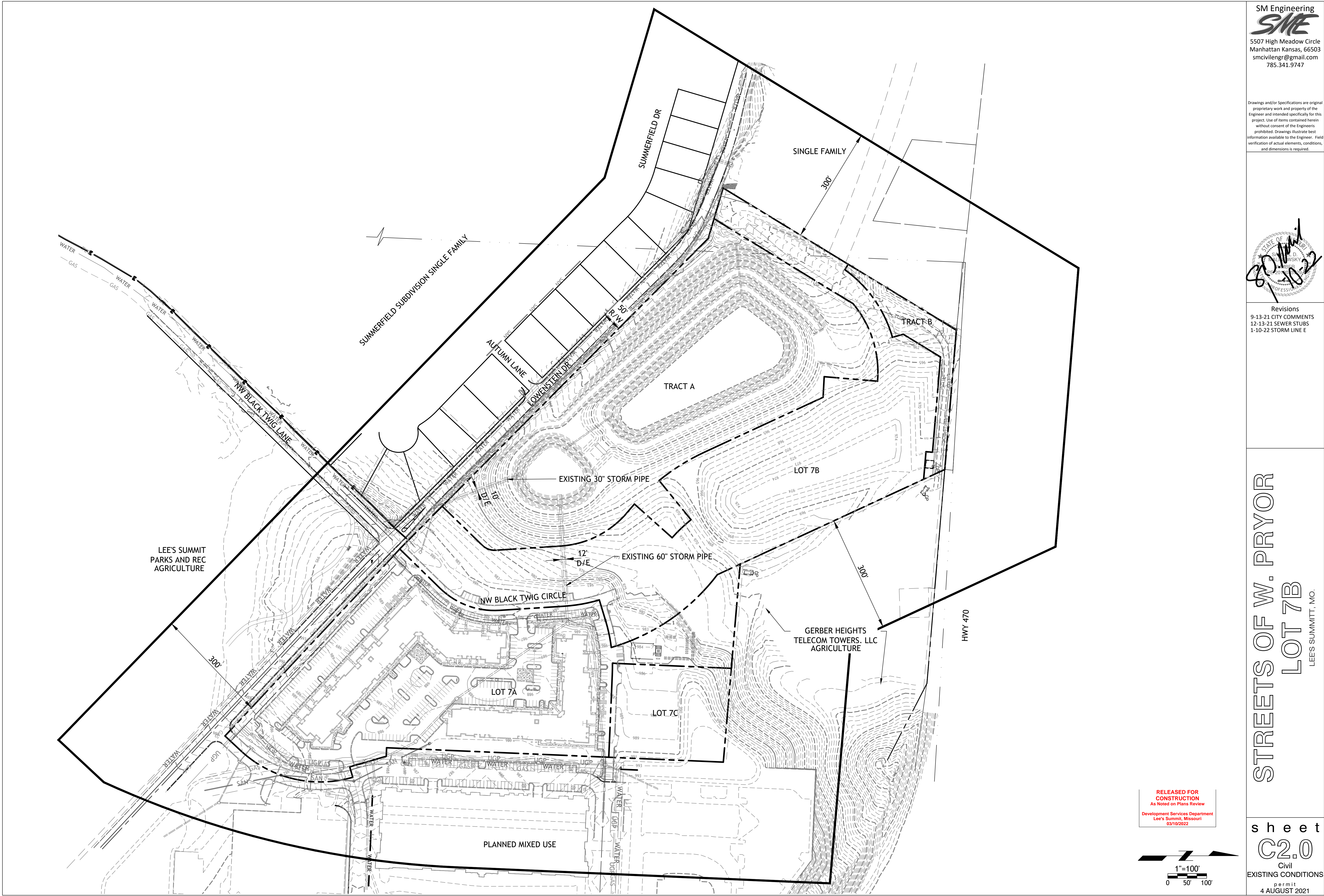
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Revisions  
9-13-21 CITY COMMENTS  
12-13-21 SEWER STUBS  
1-10-22 STORM LINE E

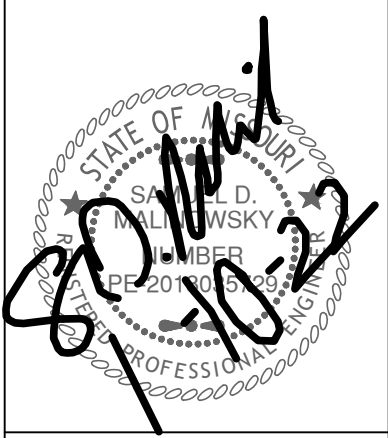
STREETS OF W. PRYOR  
LOT 7B  
LEE'S SUMMIT, MO.

s h e e t  
C1.0  
Civil  
Site Improvement Plan  
permit  
4 AUGUST 2021





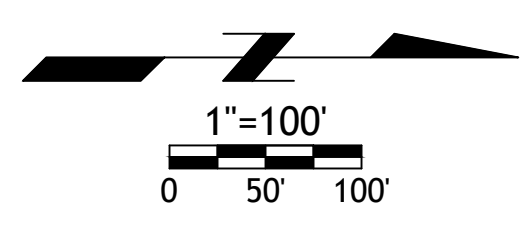
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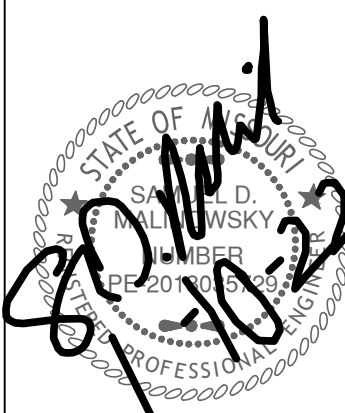
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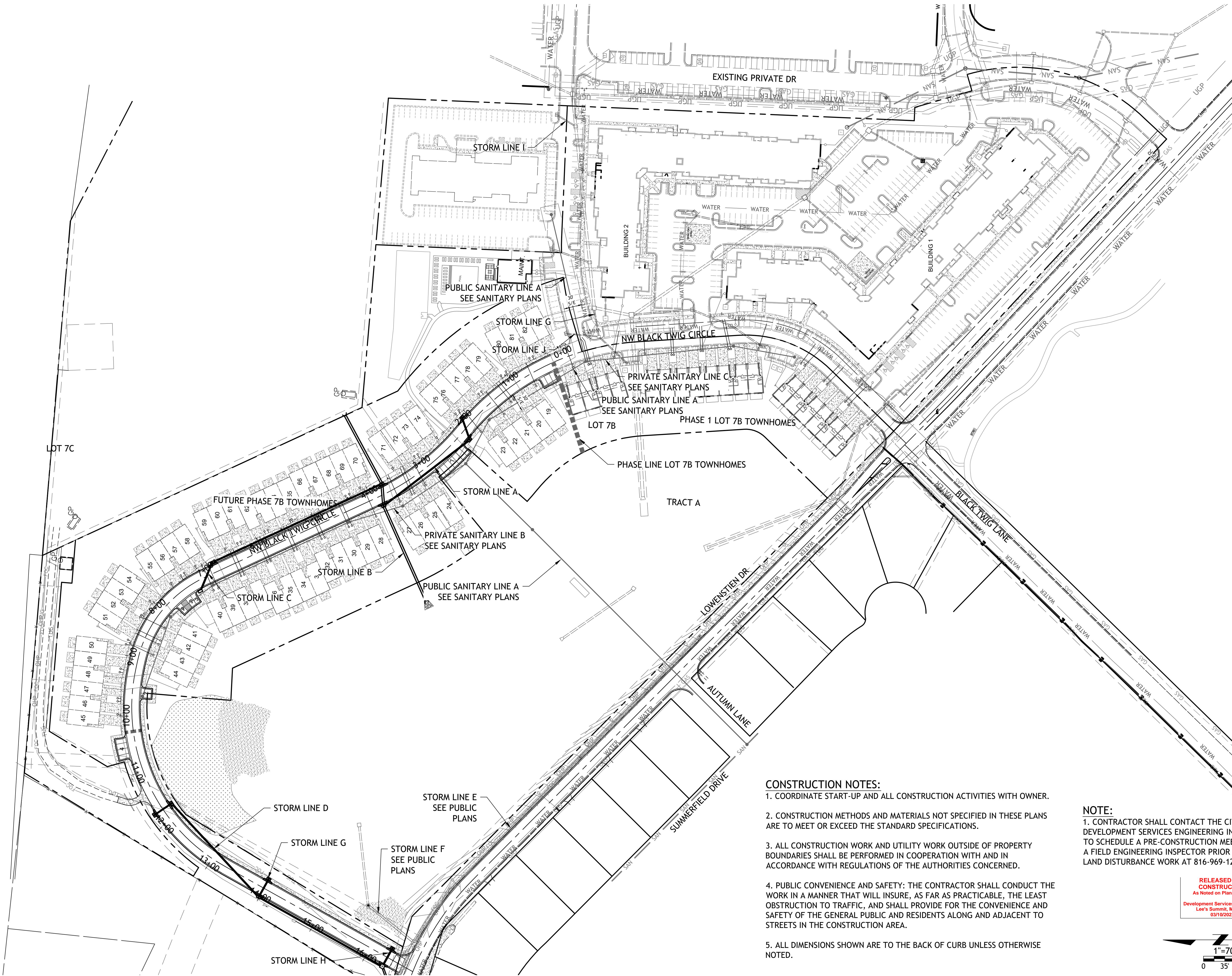
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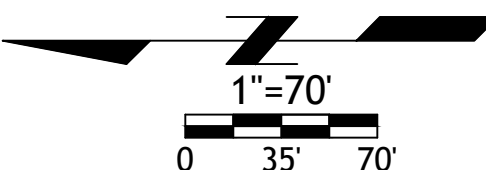
s h e e t  
**C3.0**  
Civil  
SITE PLAN  
permit  
4 AUGUST 2021



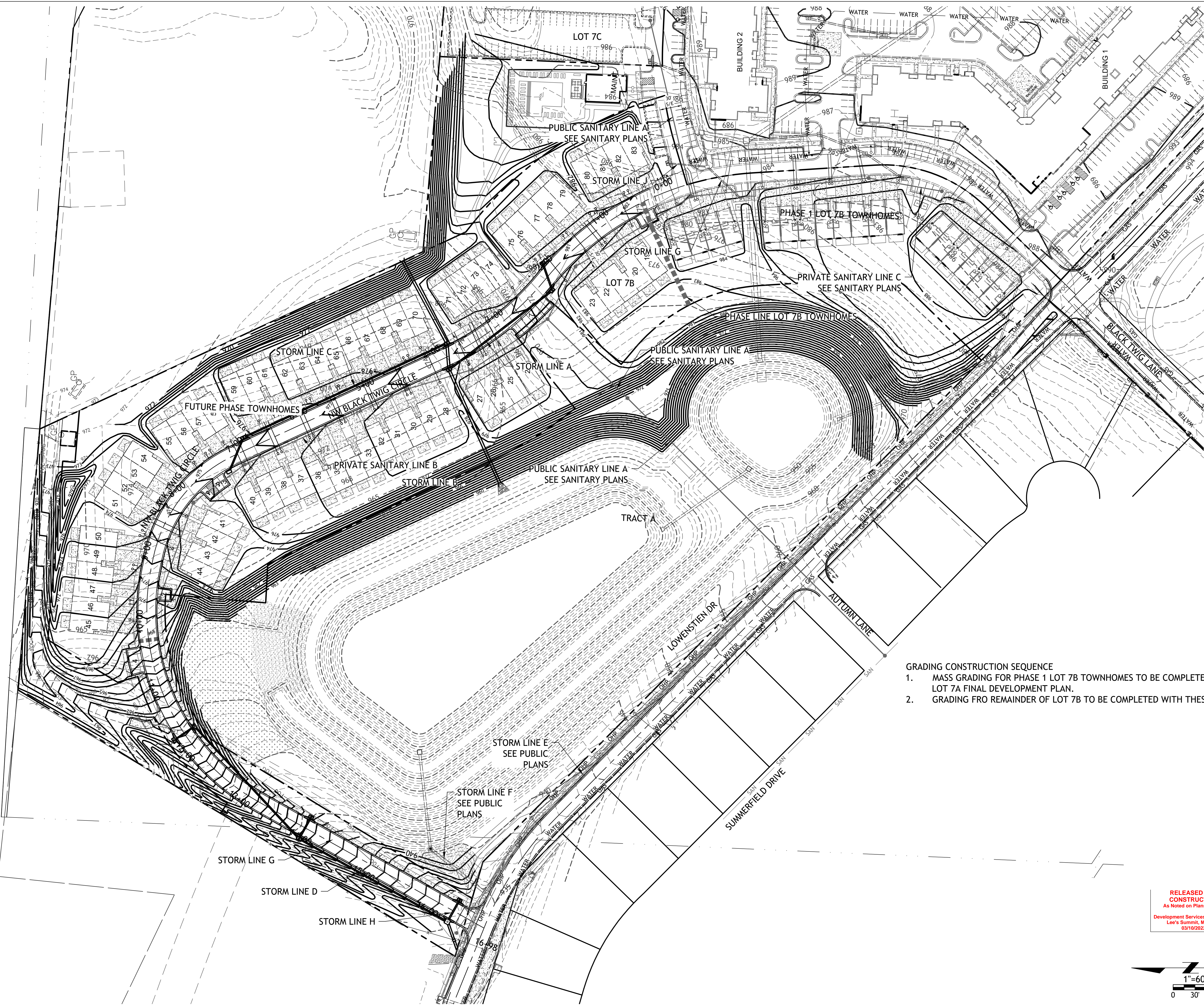
- CONSTRUCTION NOTES:**
1. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
  2. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE STANDARD SPECIFICATIONS.
  3. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
  4. PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC, AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO STREETS IN THE CONSTRUCTION AREA.
  5. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

**NOTE:**  
1. CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT 816-969-1200

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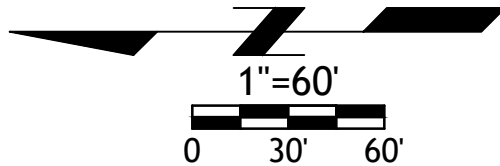






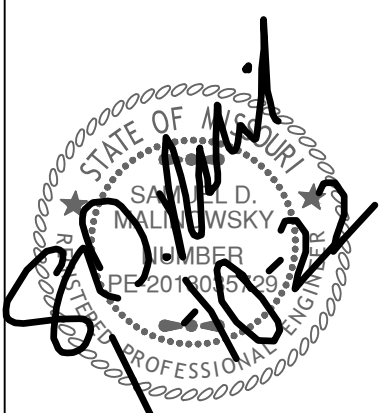
- GRADING CONSTRUCTION SEQUENCE
1. MASS GRADING FOR PHASE 1 LOT 7B TOWNHOMES TO BE COMPLETED WITH LOT 7A FINAL DEVELOPMENT PLAN.
  2. GRADING FRO REMAINDER OF LOT 7B TO BE COMPLETED WITH THESE PLANS.

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SM Engineering  
**SME**  
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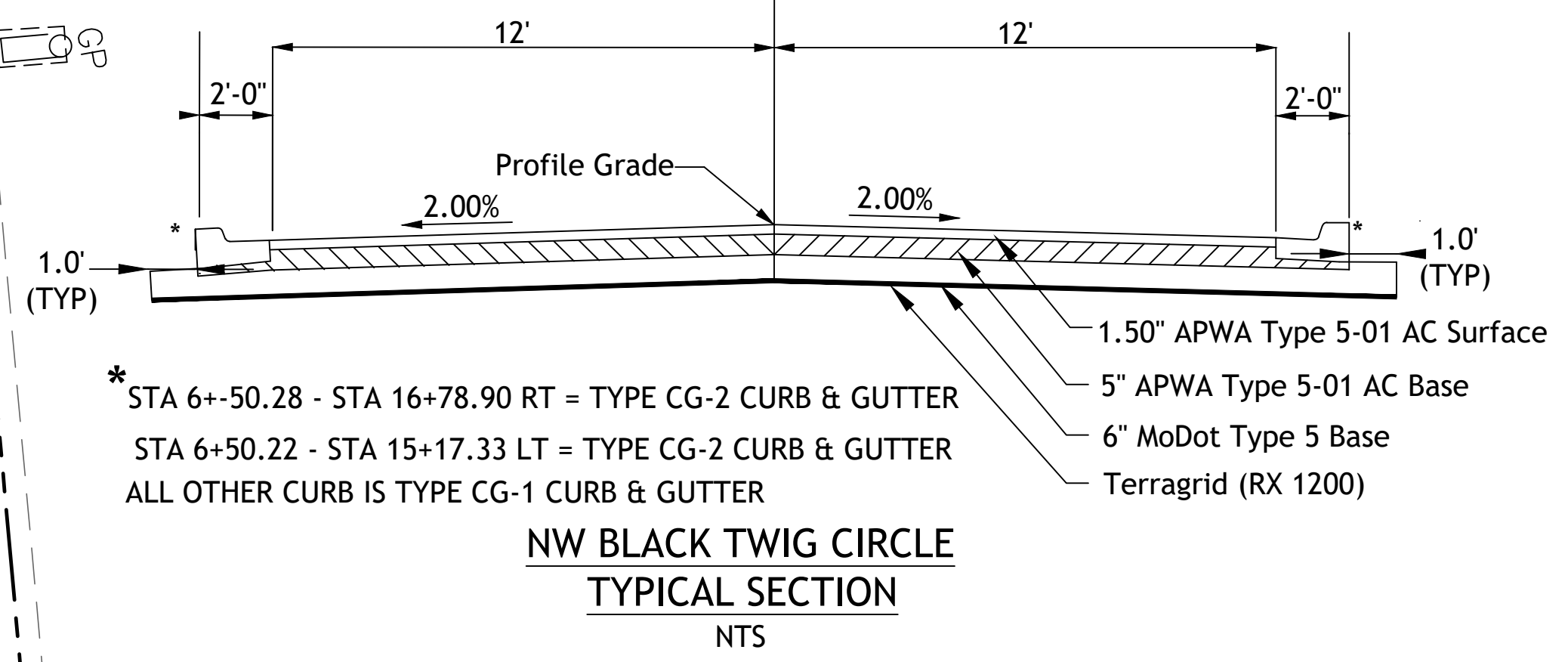
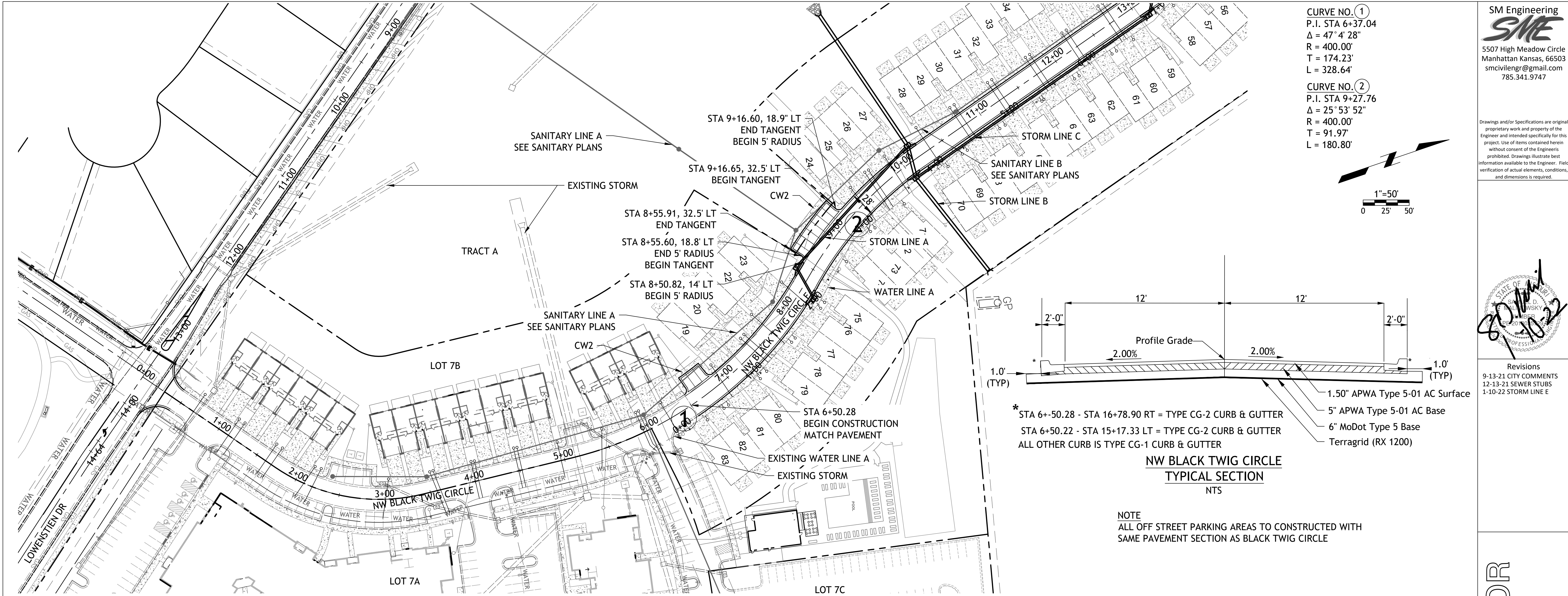


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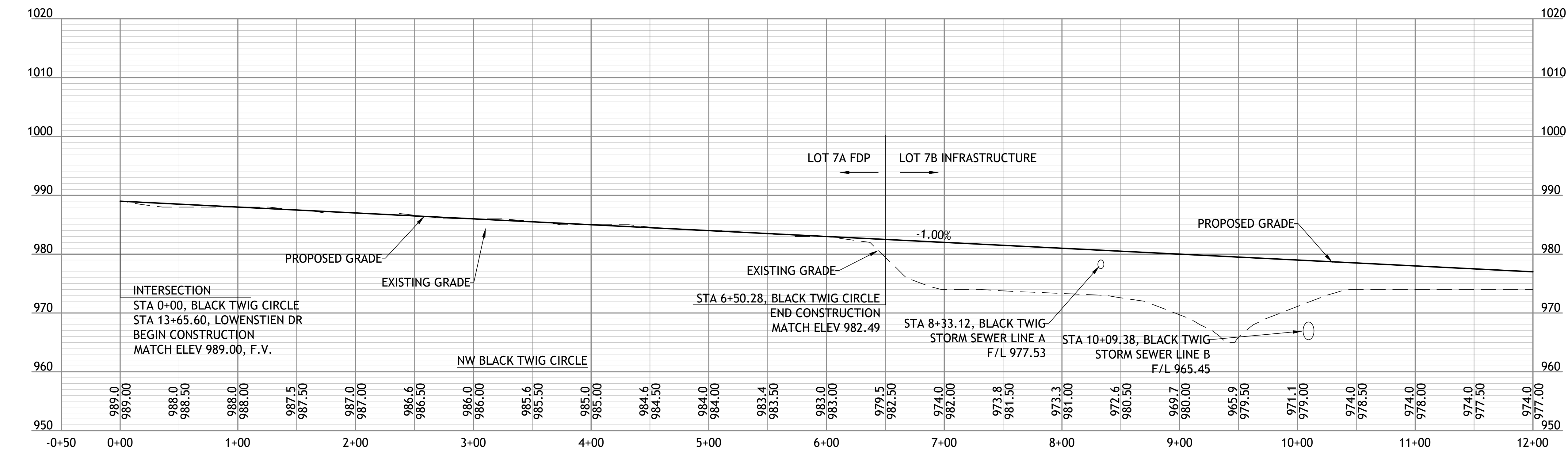
STREETS OF W. PRYOR  
**LOT 7B**  
LEE'S SUMMITT, MO.

sheet  
**C4.0**  
Civil  
GRADING PLAN  
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NOTE  
ALL OFF STREET PARKING AREAS TO CONSTRUCTED WITH  
SAME PAVEMENT SECTION AS BLACK TWIG CIRCLE



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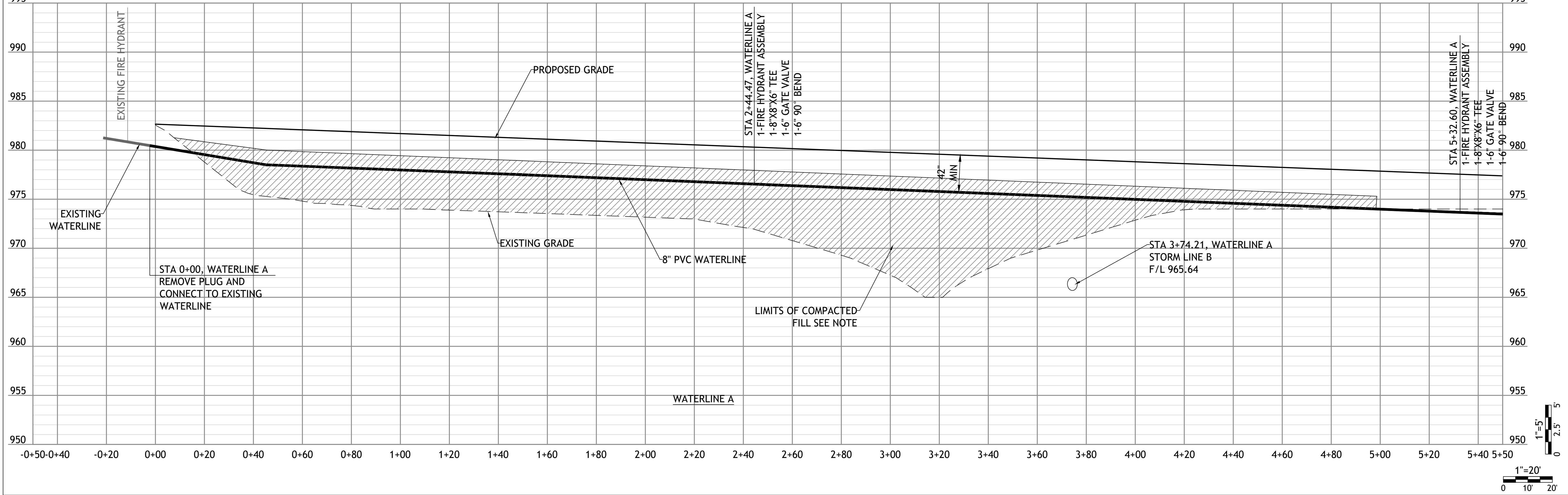
STREETS OF W. PRYOR  
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LEE'S SUMMIT, MO.

s h e e t  
**C5.0**  
Civil  
NW BLACK TWIG  
PLAN & PROFILE  
permit  
4 AUGUST 2021

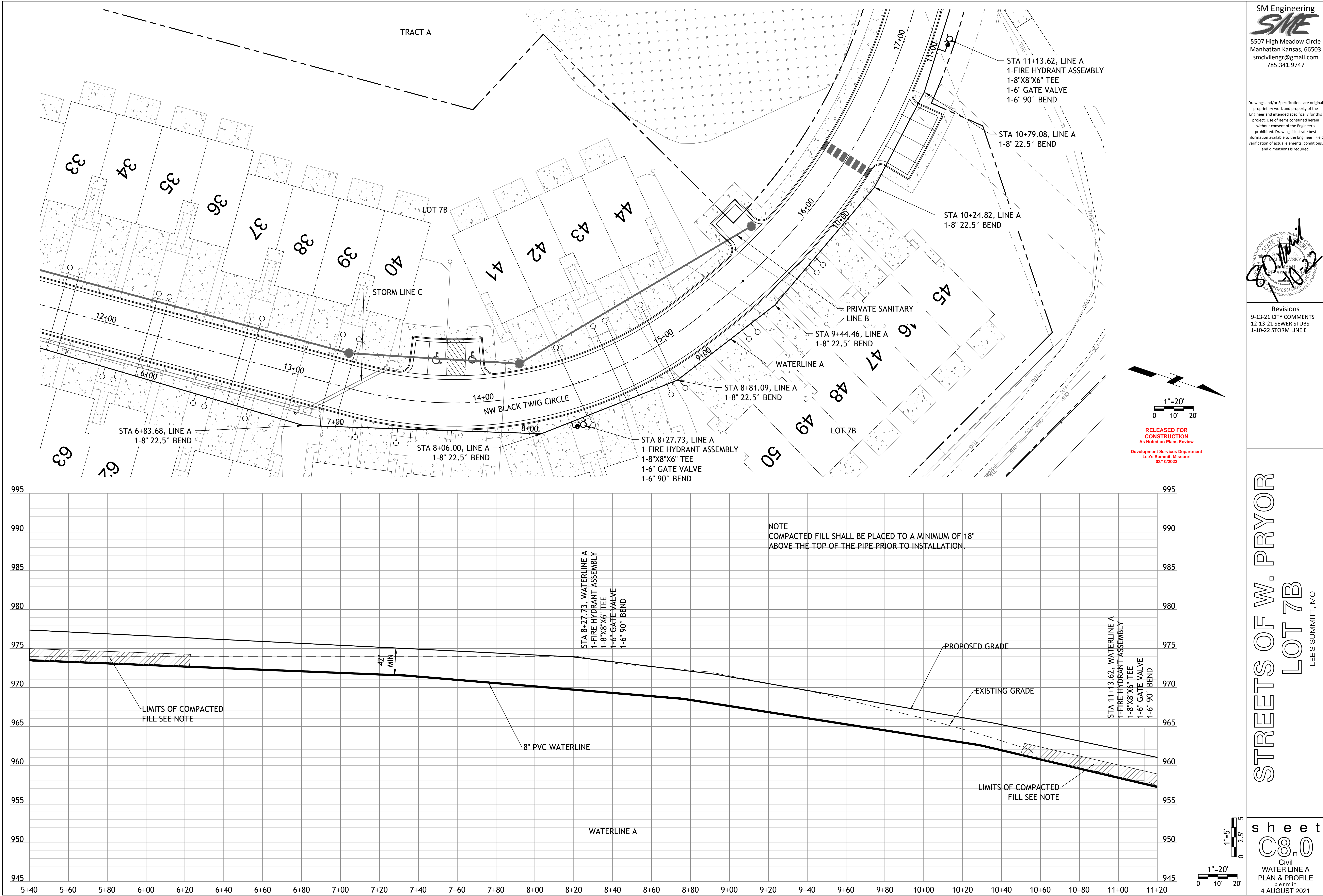












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LEE'S SUMMIT, MO.

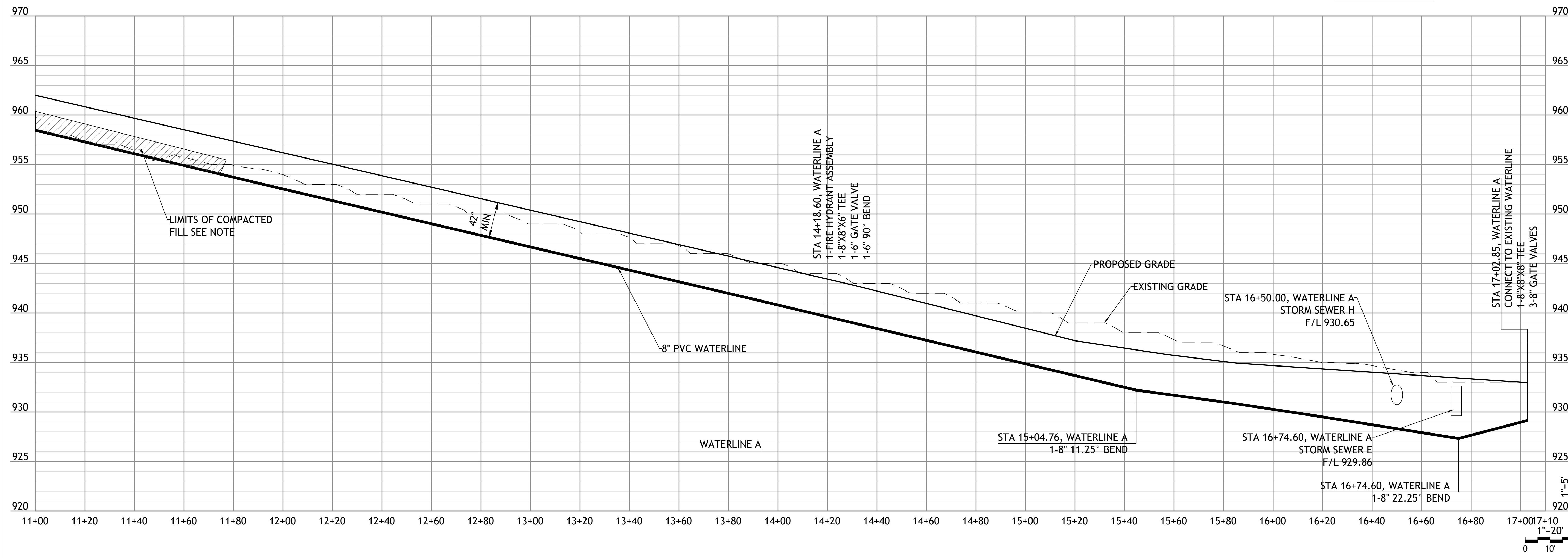
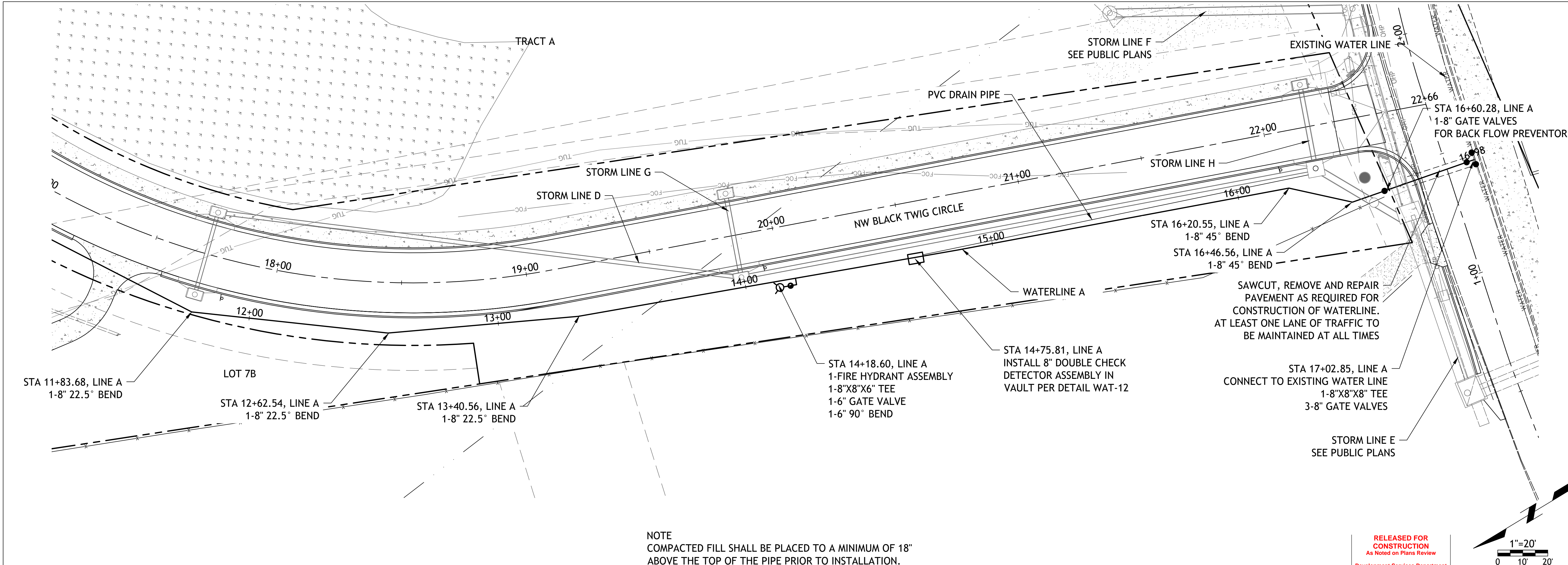
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Civil  
WATER LINE A  
PLAN & PROFILE  
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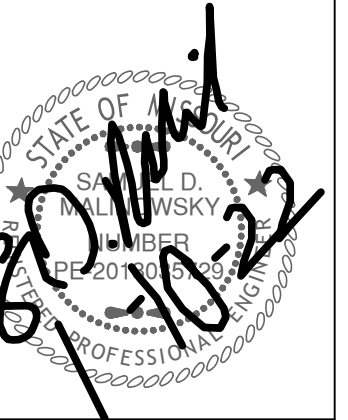
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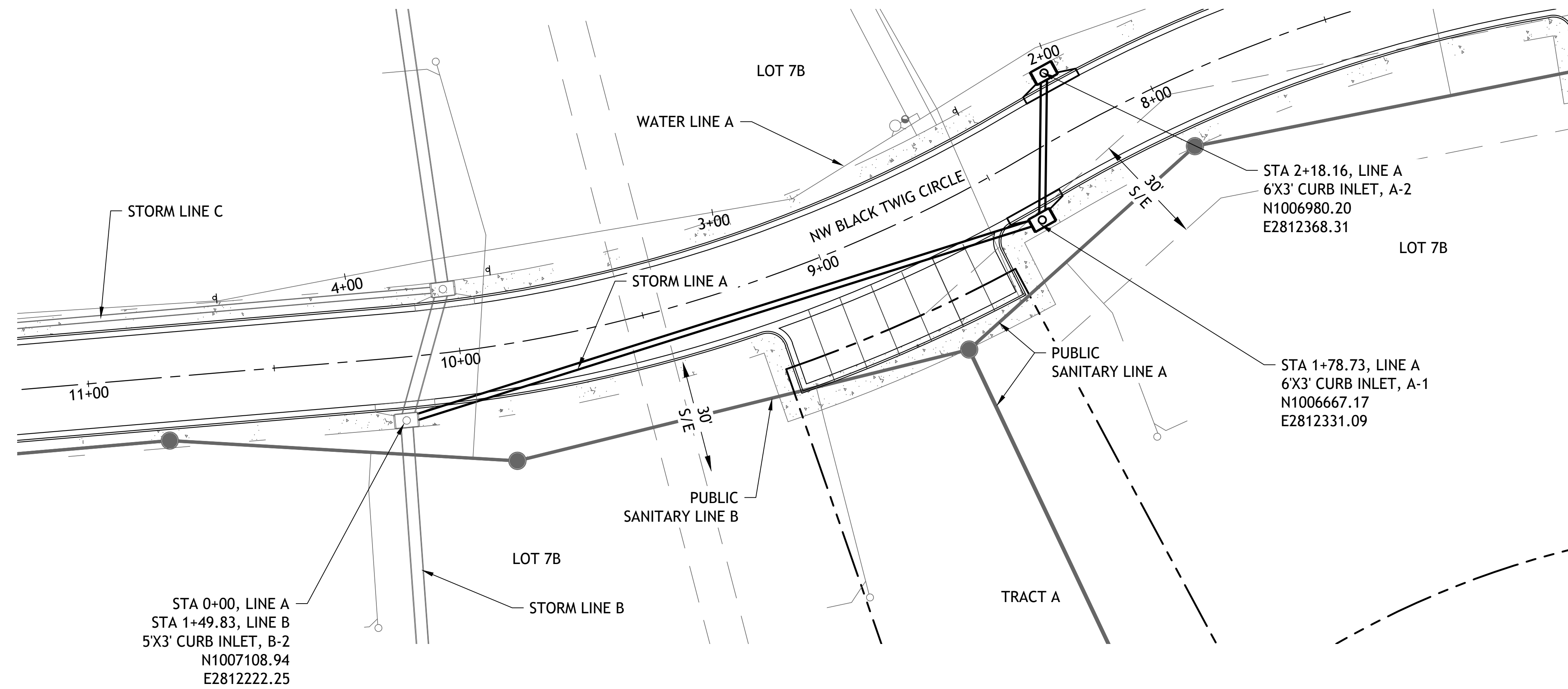
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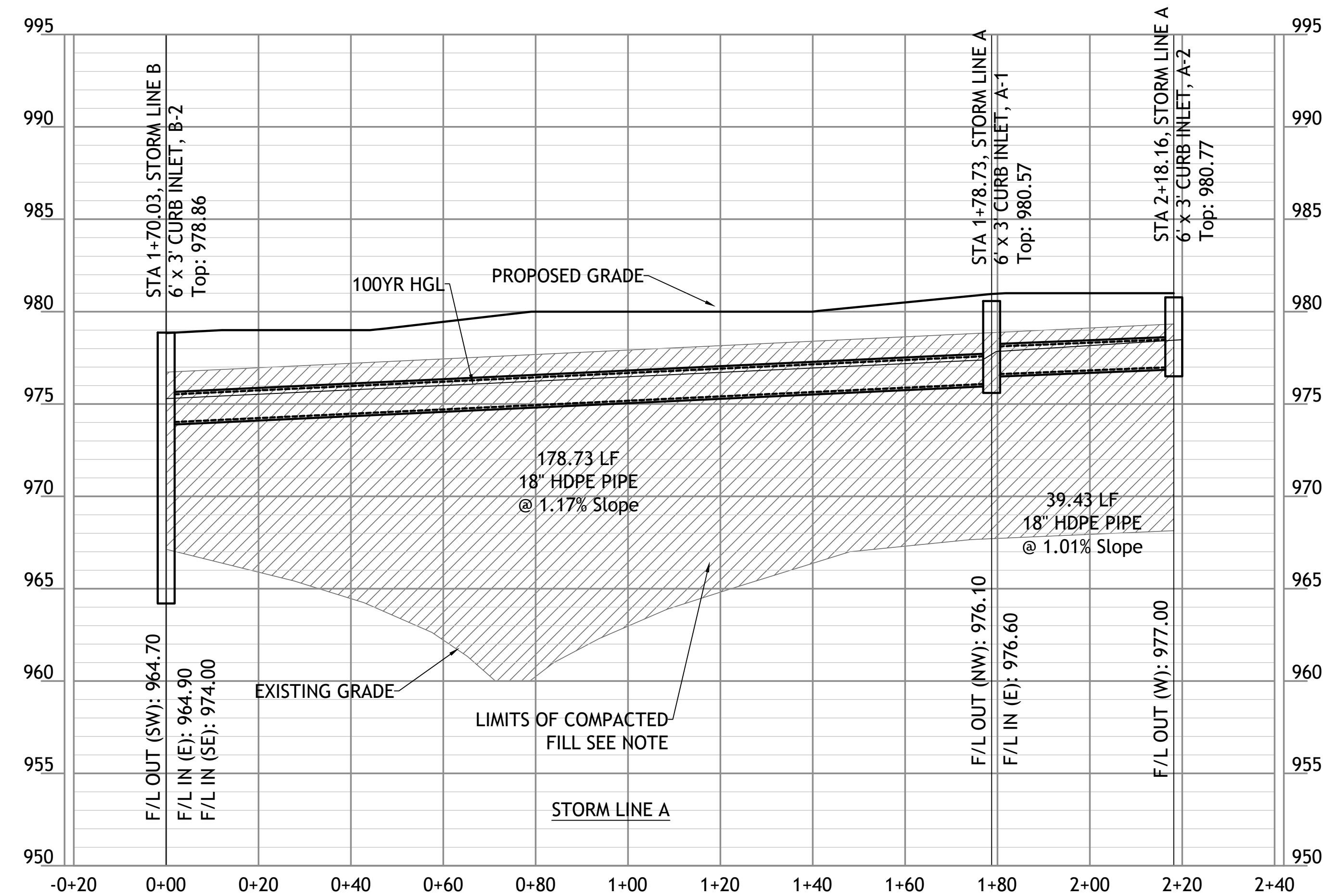
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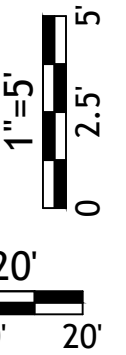
Revisions  
13-21 CITY COMMENTS  
2-13-21 SEWER STUBS  
10-22 STORM LINE E



NOTE  
COMPACTED FILL SHALL BE PLACED TO A MINIMUM OF 18"  
ABOVE THE TOP OF THE PIPE PRIOR TO INSTALLATION.



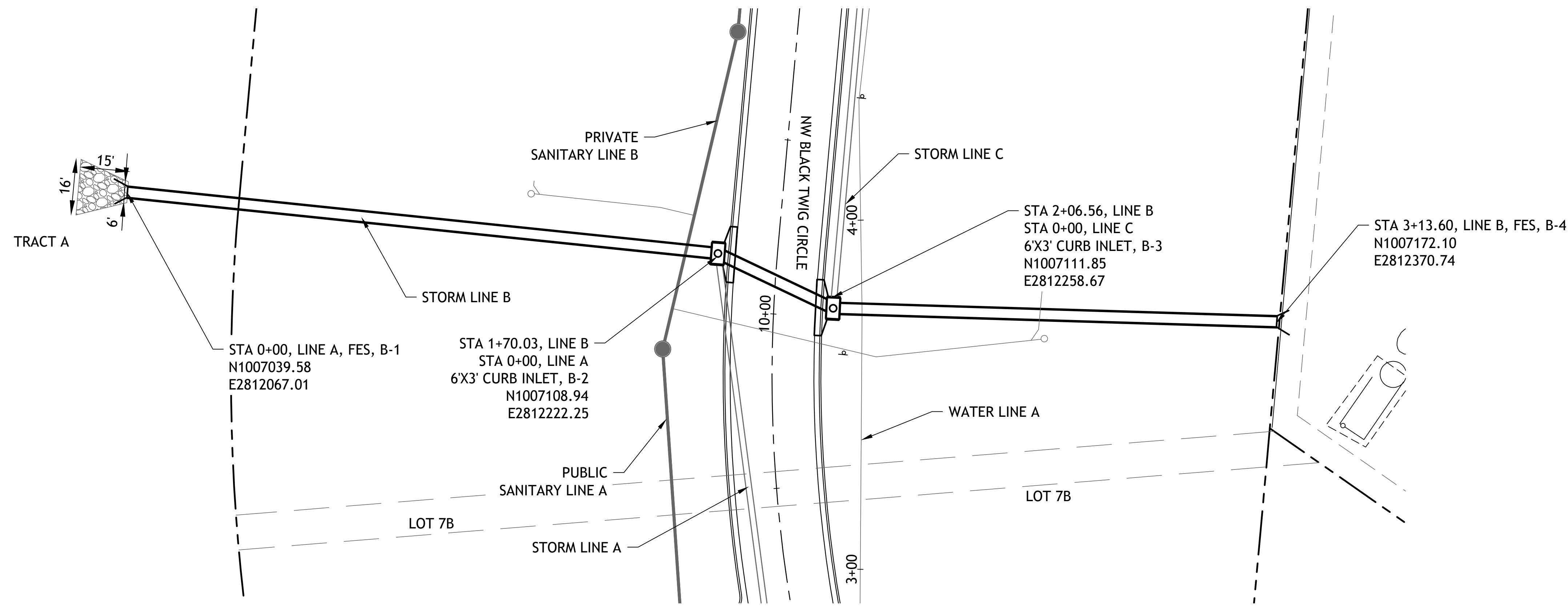
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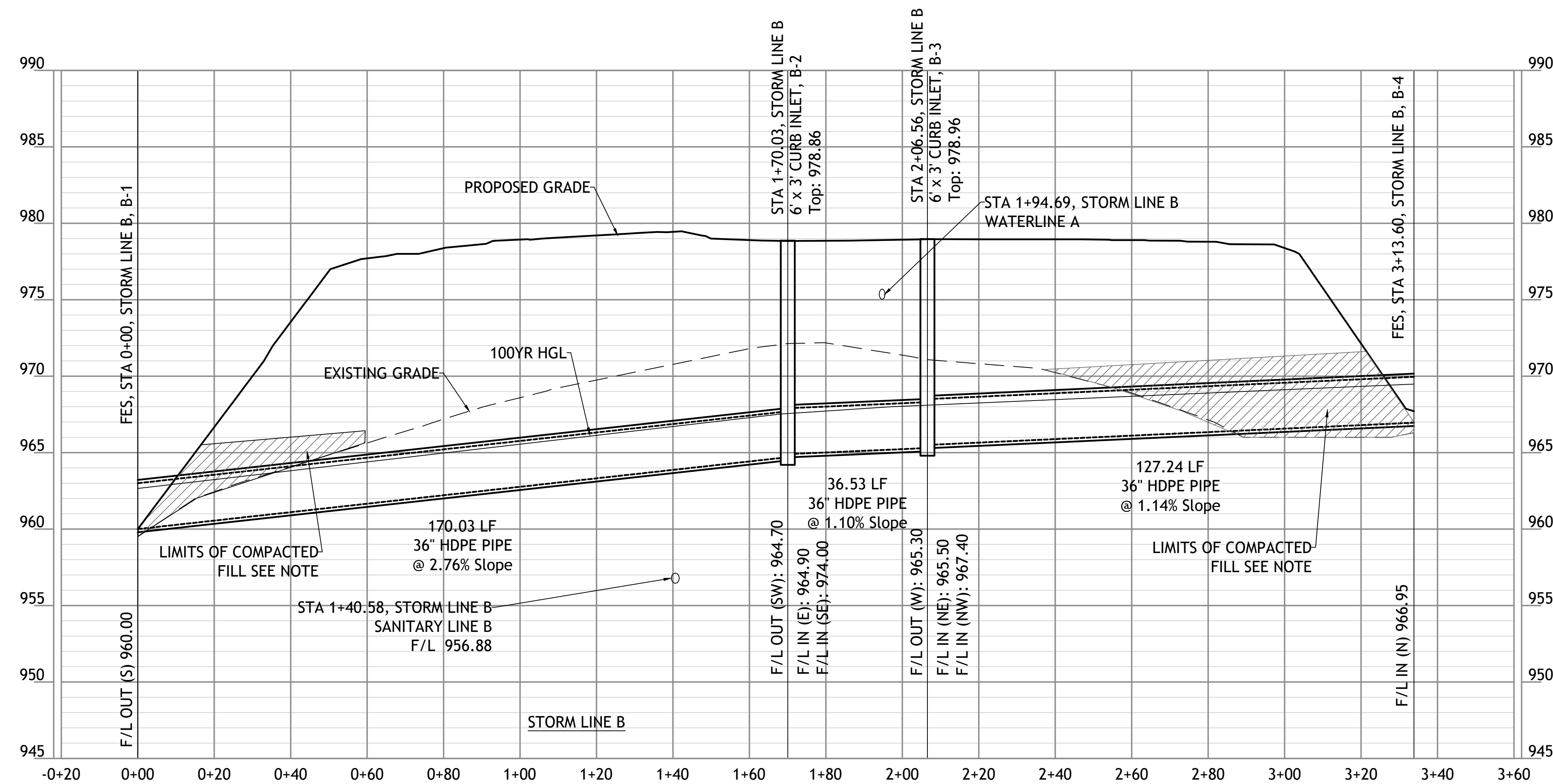
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C10.0  
Civil  
STORM LINE A  
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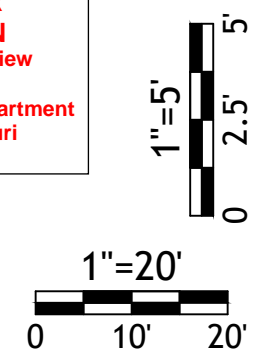




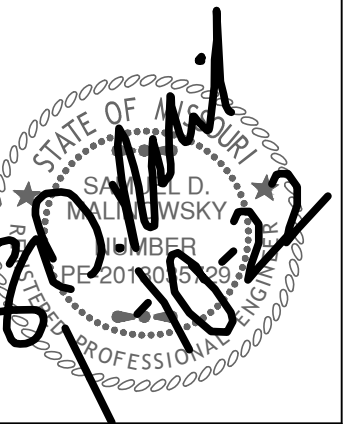
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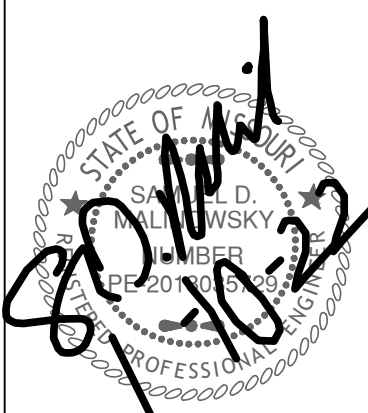


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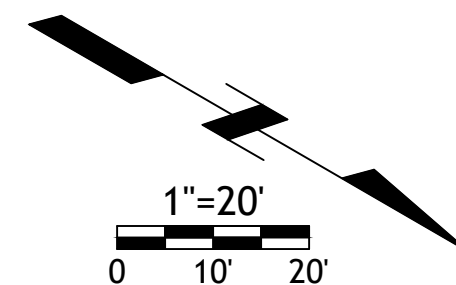
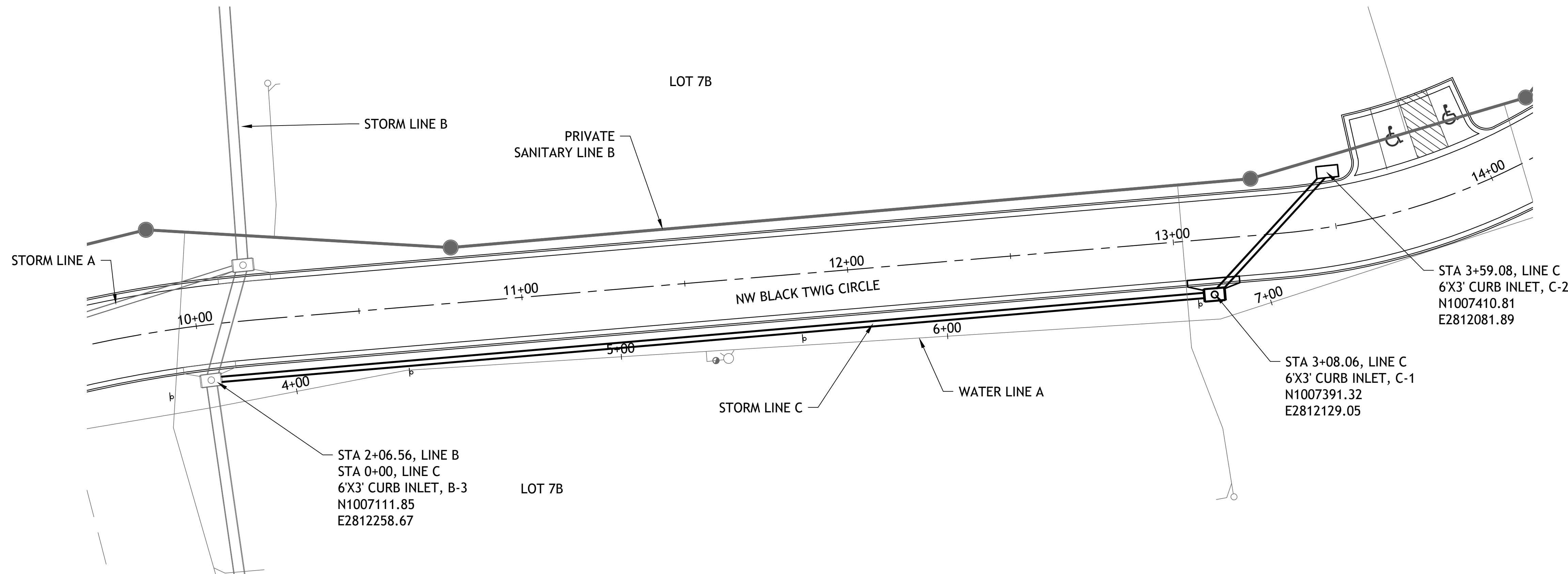
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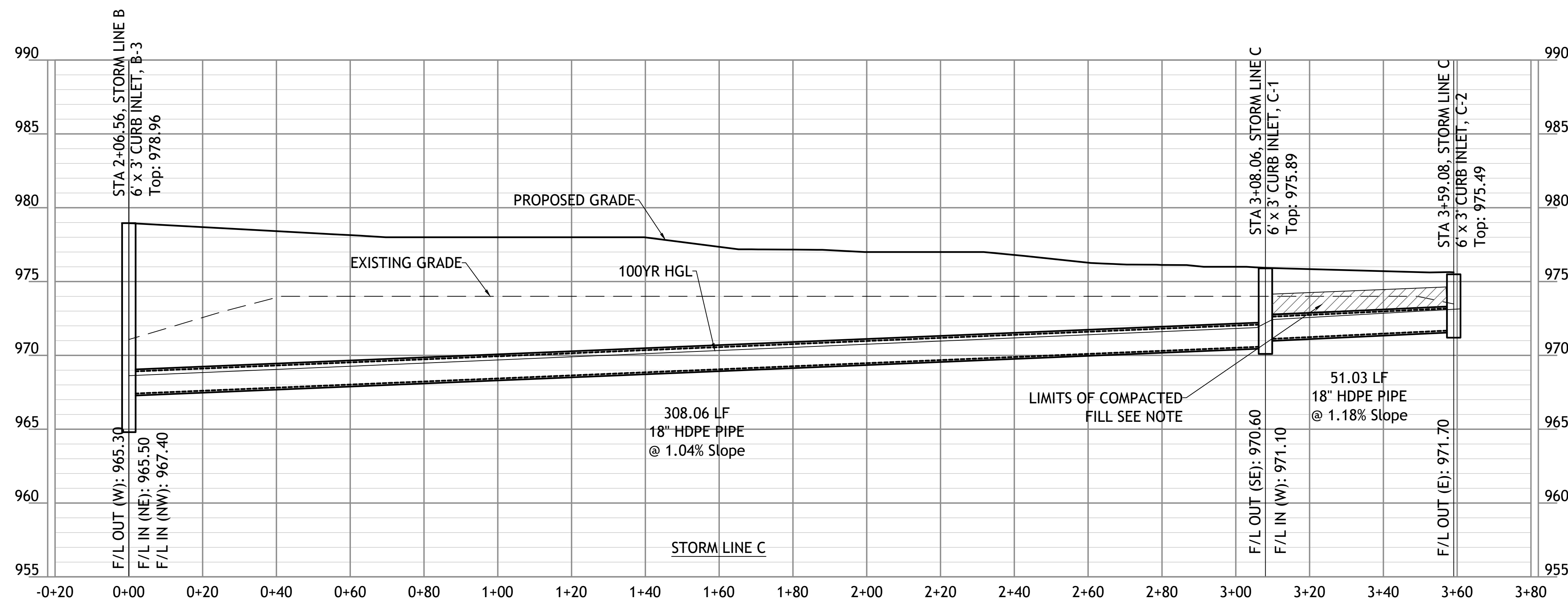
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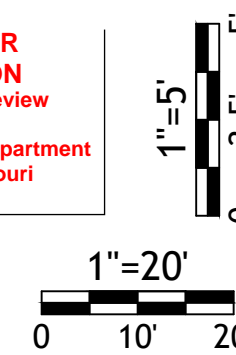
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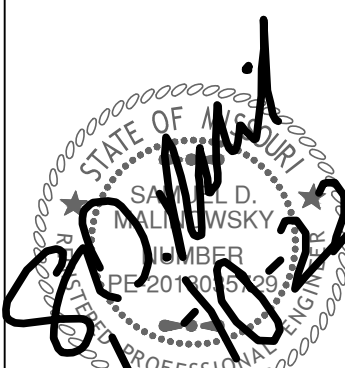


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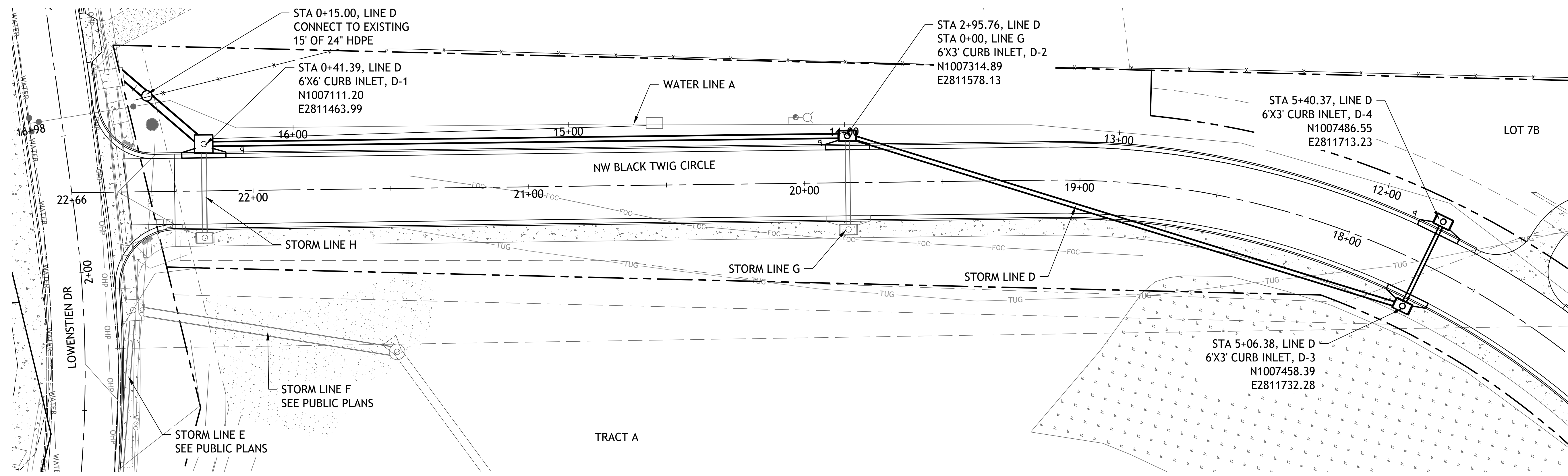
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Civil  
STORM LINE C  
PLAN & PROFILE  
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4 AUGUST 2021



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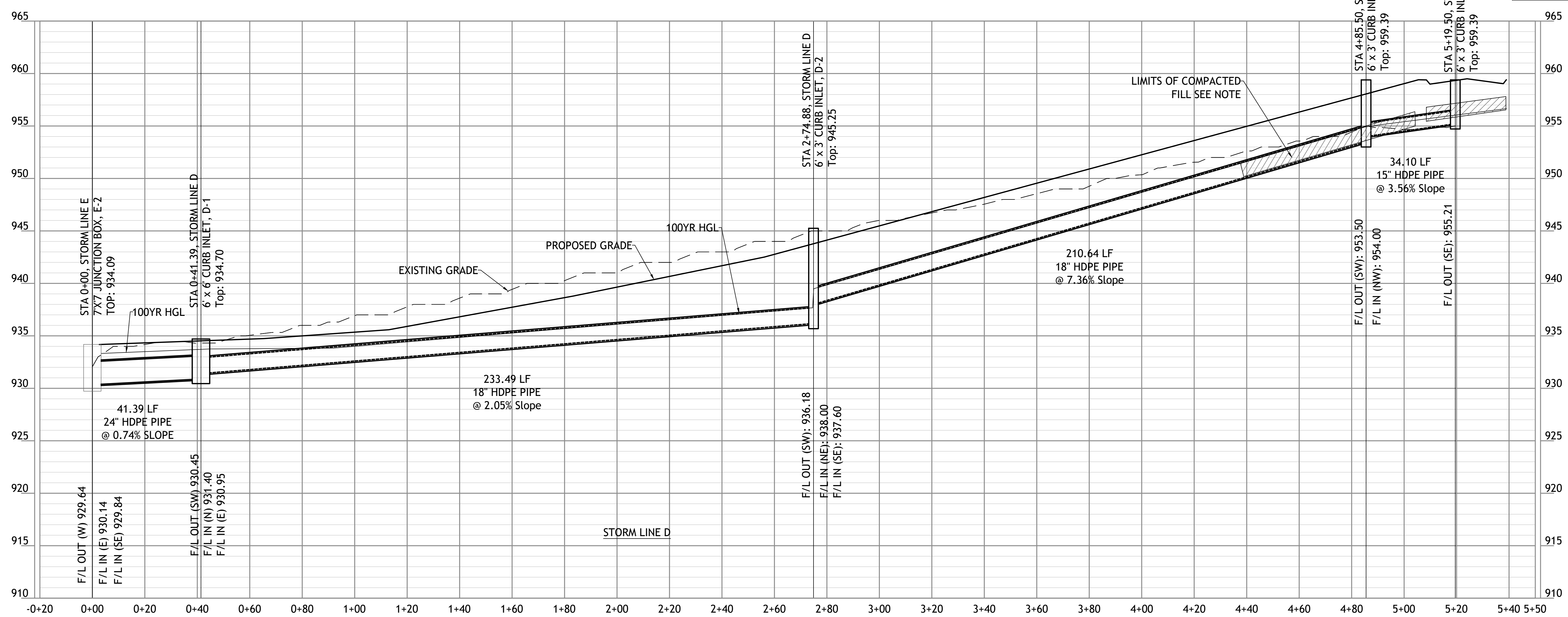


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1-10-22 STORM LINE E



NOTE  
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1"=20'  
0 10' 20'  
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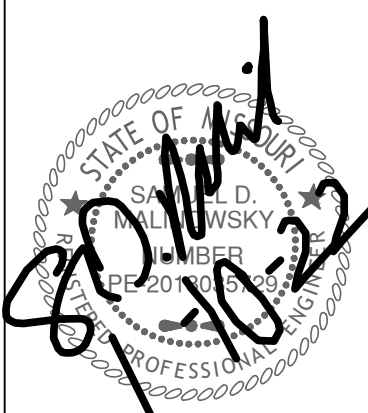


1"=5'  
0 2.5' 5'  
1"=20'  
0 10' 20'

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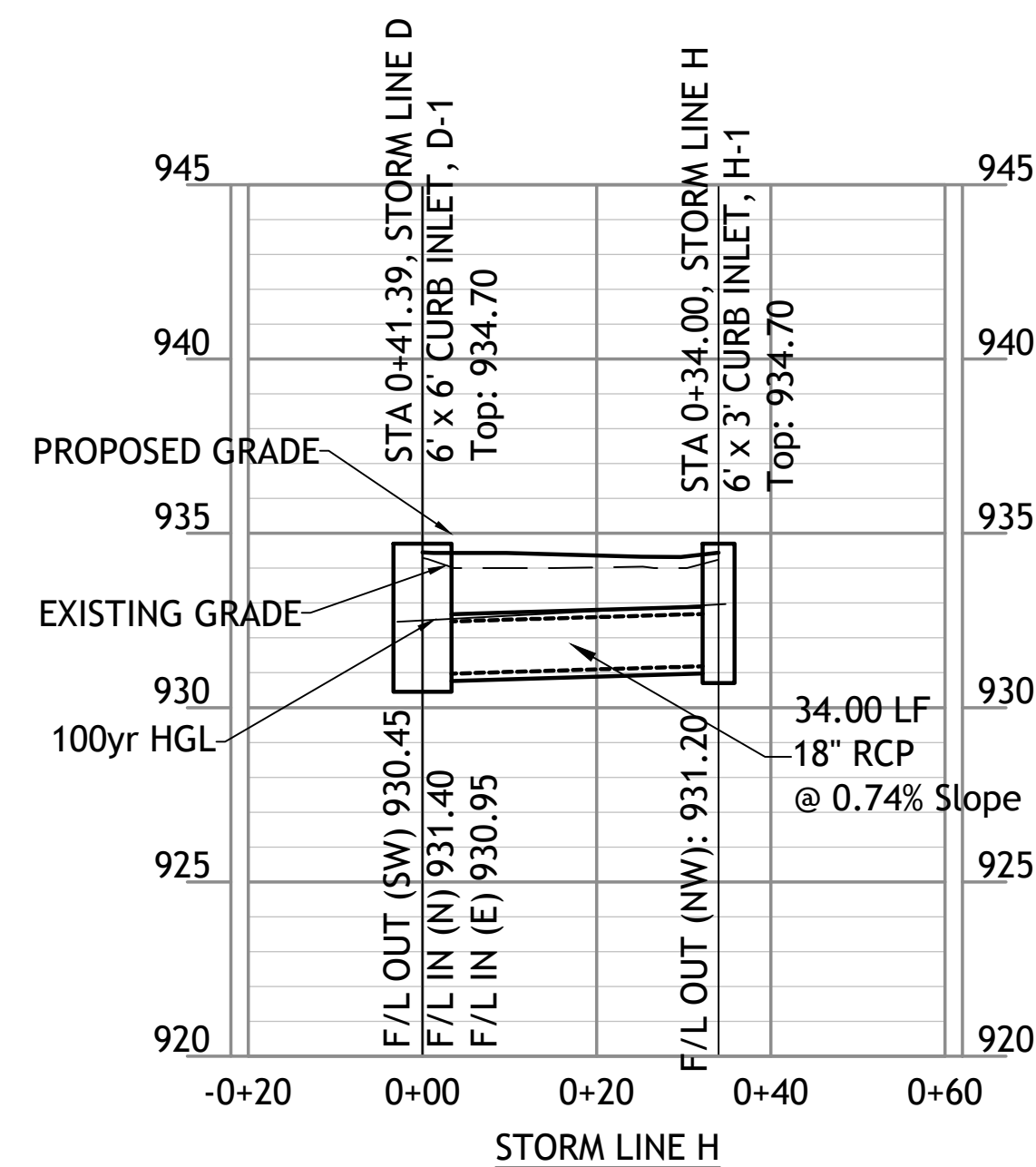
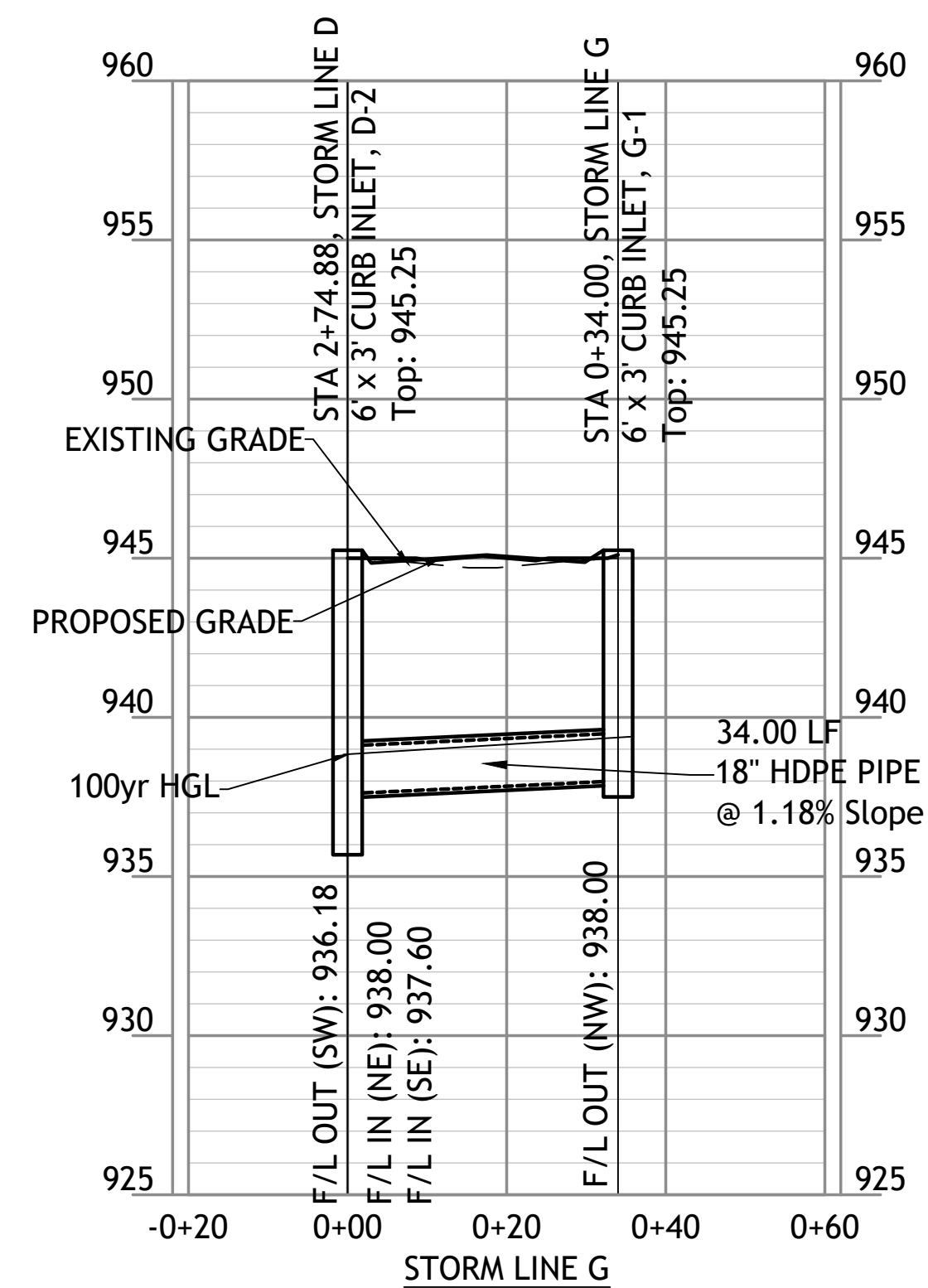
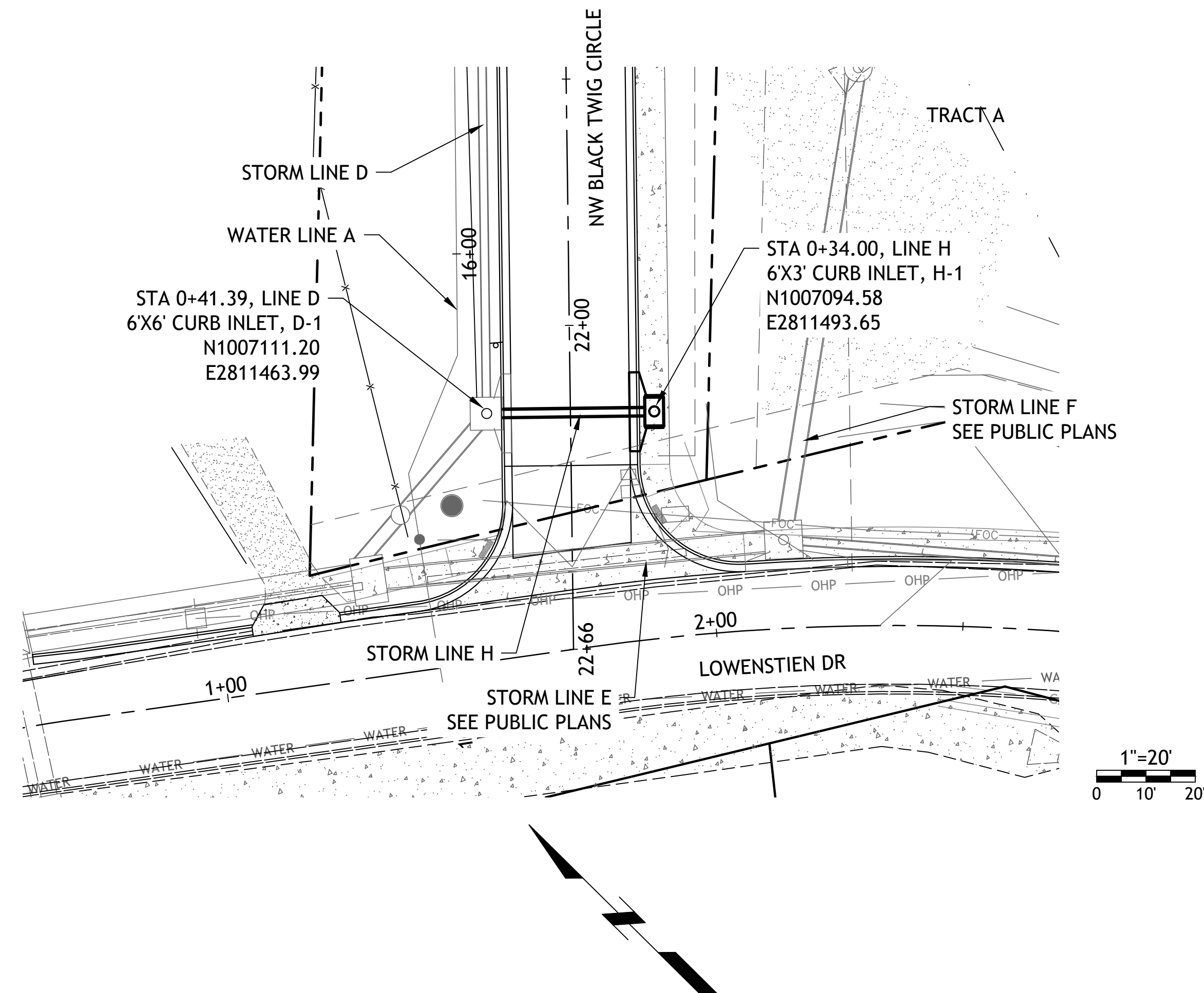
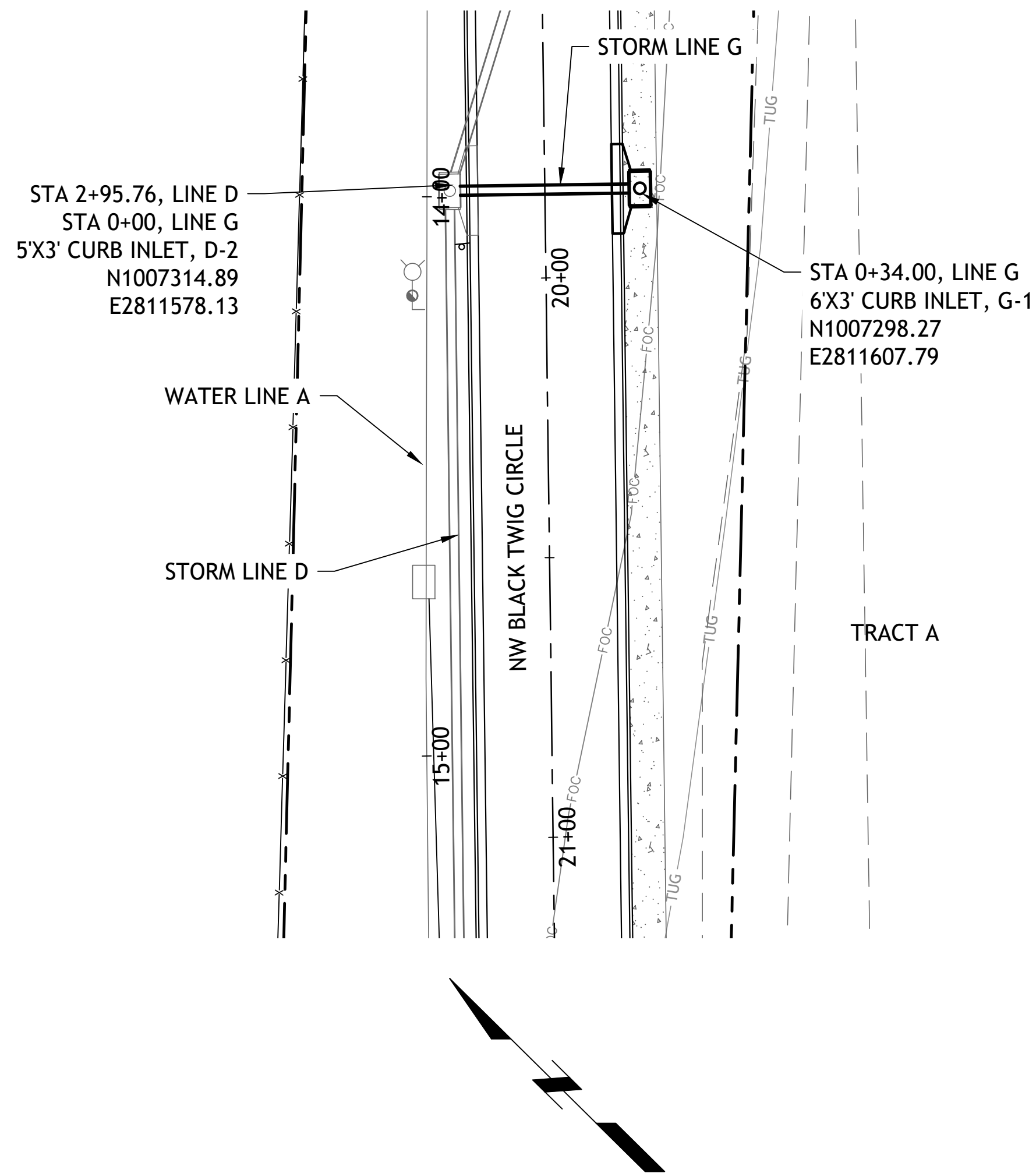
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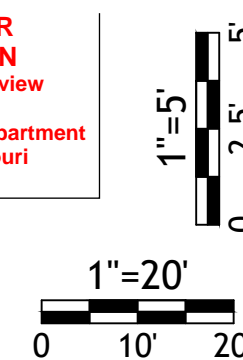
Revisions  
9-13-21 CITY COMMENTS  
12-13-21 SEWER STUBS  
1-10-22 STORM LINE E

STREETS OF W. PRYOR  
LOT 7B  
LEES SUMMITT, MO.

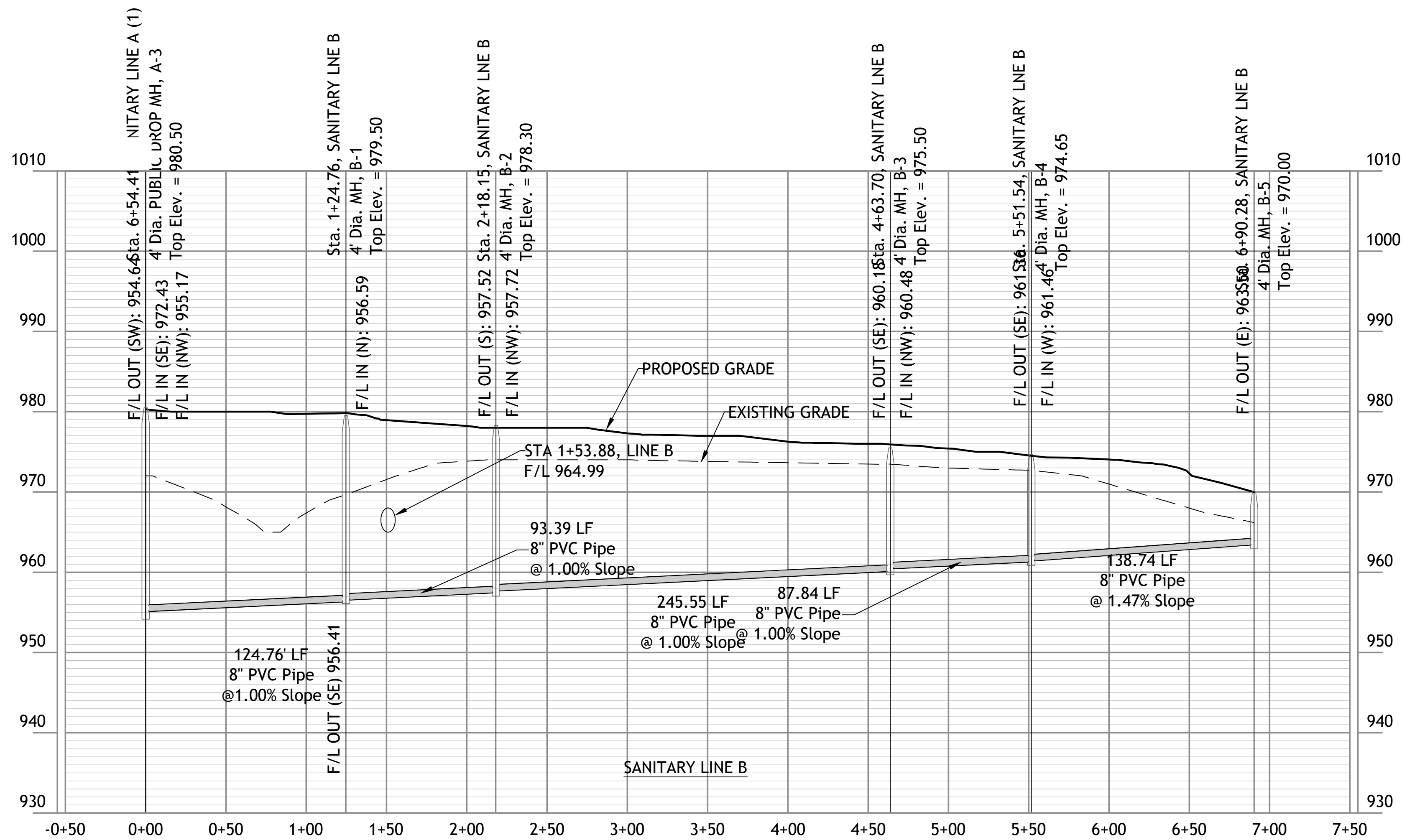
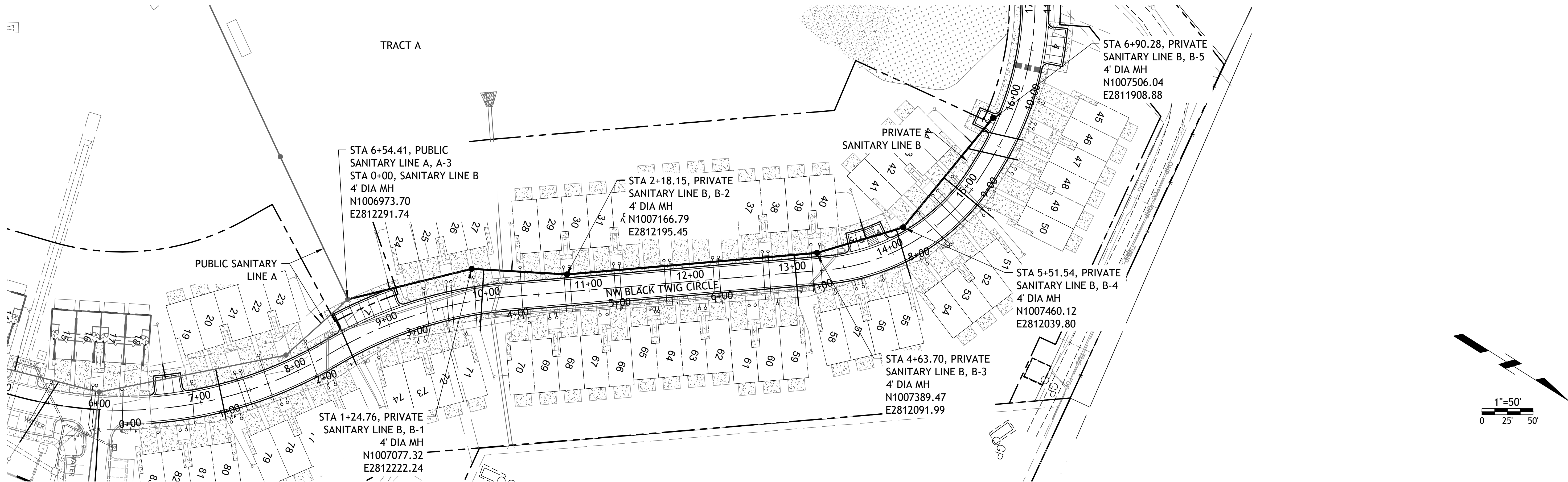
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STORM LINE G & H  
PLAN & PROFILE  
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4 AUGUST 2021



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Lee's Summit, Missouri  
03/10/2022



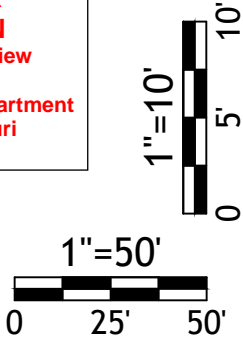




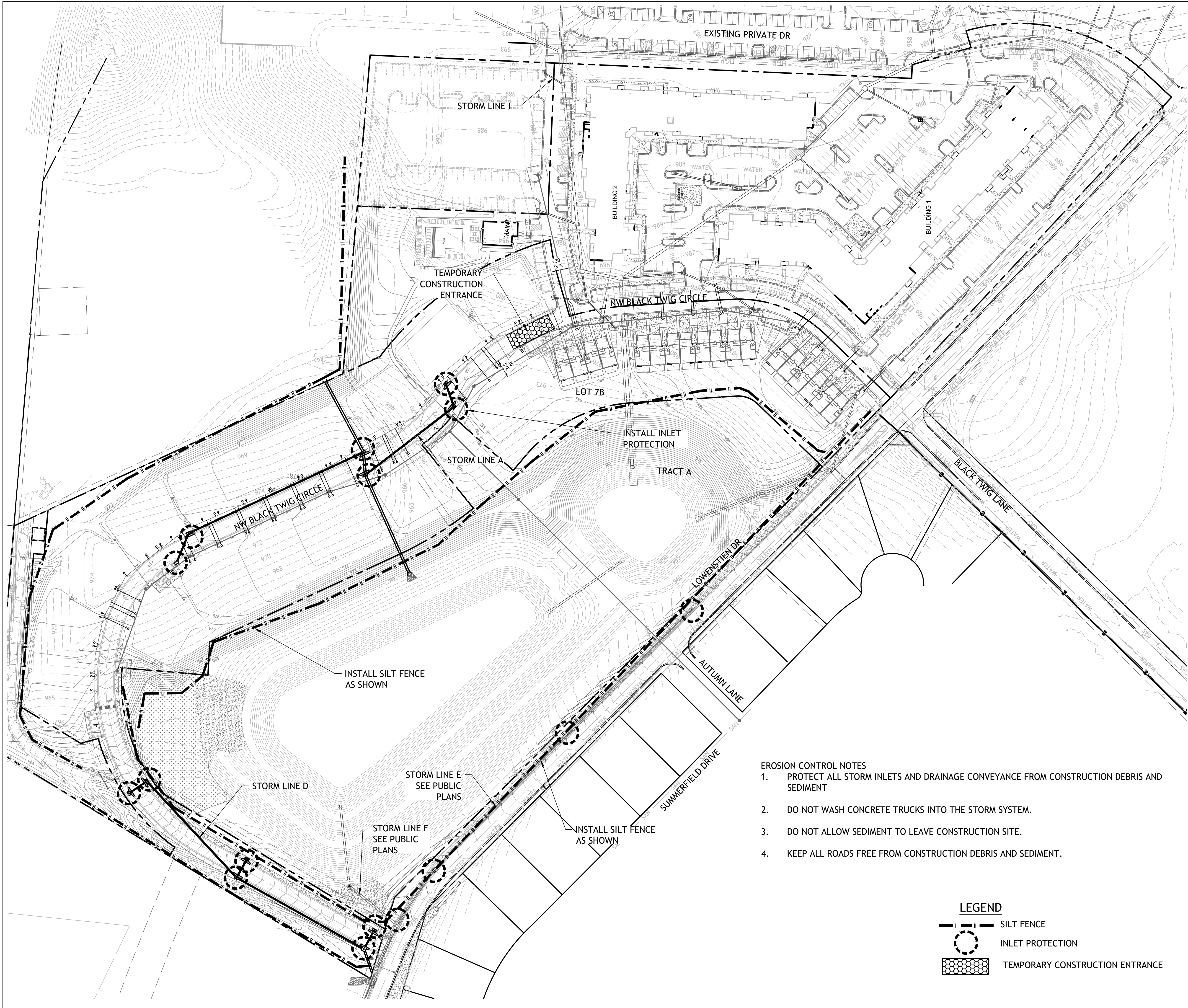
LINE B						
STUB	CONNECTION TYPE	STATION	DIST. FROM D.S. M.H.	STUB LENGTH	FLOW AT MAIN	END OF STUB ELEVATION
1	"Y"	0+42.20	42'	10'	955.59	956.39
2	"Y"	1+36.70	12'	60'	956.53	957.73
3	"Y"	1+64.11	39'	10'	956.98	957.78
4	"Y"	4+41.34	223'	50'	959.95	960.95
5	"Y"	5+13.41	50'	20'	960.97	961.97
6	"Y"	5+44.64	81'	50'	961.28	962.88
7	"Y"	6+14.56	63'	62	962.38	963.62
8	"Y"	6+51.47	100'	50'	962.45	963.45
9	"Y"	6+58.29	106'	10'	962.52	962.72
10	"Y"	6+73.81	122'	40'	962.68	963.48

ALL SERVICE LINE CONNECTIONS ARE 6"

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Lee's Summit, Missouri  
03/10/2022



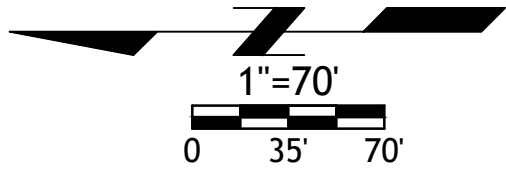




- EROSION CONTROL NOTES
1. PROTECT ALL STORM INLETS AND DRAINAGE CONVEYANCE FROM CONSTRUCTION DEBRIS AND SEDIMENT
  2. DO NOT WASH CONCRETE TRUCKS INTO THE STORM SYSTEM.
  3. DO NOT ALLOW SEDIMENT TO LEAVE CONSTRUCTION SITE.
  4. KEEP ALL ROADS FREE FROM CONSTRUCTION DEBRIS AND SEDIMENT.

- LEGEND
- |—|— SILT FENCE
  - INLET PROTECTION
  - TEMPORARY CONSTRUCTION ENTRANCE

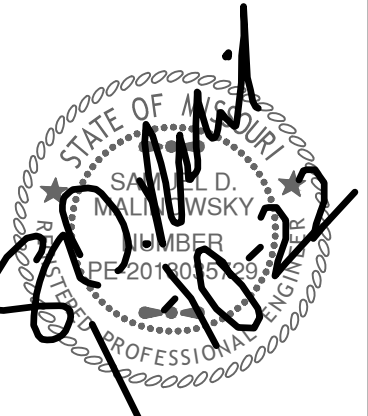
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03/10/2022



- NOTES:
1. Prior to Land Disturbance activities, the following shall occur:
    - a) Identify the limits of construction on the ground with easily recognizable indications such as construction staking, construction fencing and placement of physical barriers or other means acceptable to the City inspector and in conformance with the erosion and pollution control plan;
    - b) Construct a stabilized entrance/parking/staging area;
    - c) Install perimeter controls and protect any existing stormwater inlets;
    - d) Request an initial inspection of the installed Phase I pollution control measures designated on the approved erosion and pollution control plan. Land disturbance work shall not proceed until there is a passed inspection
  2. The site shall comply with all requirements of the MoDNR general requirements
    - a) Immediate initiation of temporary stabilization BMPs on disturbed areas where construction activities have temporarily ceased on that portion of the project site if construction activities will not resume for a period exceeding 14 calendar days. Temporary stabilization may include establishment of vegetation, geotextiles, mulches or other techniques to reduce or eliminate erosion until either final stabilization can be achieved or until further construction activities take place to re-disturb the area. This stabilization must be completed within 14 calendar days;
    - b) Inspection of erosion and sediment control measures shall be performed to meet or exceed the minimum inspection frequency in the MoDNR General Permit. At a minimum, inspections shall be performed during all phases of construction at least once every 14 days and within 24 hours of each precipitation event.
    - c) An inspection log shall be maintained and shall be available for review by the regulatory authority;
    - d) The erosion and pollution control plan shall be routinely updated to show all modifications and amendments to the original plan. A copy of the erosion and pollution control plan shall be kept on site and made available for review by the regulatory authority.
  3. Temporary seeding shall only be used for periods not to exceed 12 months. For final stabilization, temporary seeding shall only be used to establish vegetation outside the permanent seeding or sodding dates as specified in the Standard Specifications. Final stabilization requires a uniform perennial vegetative cover with a density of 70% over 100% of disturbed area.
  4. Erosion and pollution control shall be provided for the duration of a project. All installed erosion and pollution control BMPs shall be maintained in a manner that preserves their effectiveness. If the City determines that the BMPs in place do not provide adequate erosion and pollution control at any time during the project, additional or alternate measures that provide effective control shall be required.
  5. Concrete wash or rinse water from concrete mixing equipment. Tools and/or ready-mix trucks, etc. may not be discharged into or be allowed to run to any existing water body or portion of the storm water system. One or more locations for concrete washout will be designated on site, such that discharges during concrete washout will be contained in a small area where waste concrete can solidify in place. Proper signage will be installed to direct users to the concrete washout. Concrete washouts must be handled prior to pouring any concrete.
  6. Silt fences and sediment control BMPs which are shown along the back of curb must be installed within two weeks of curb backfill and prior to placement of base asphalt. Exact locations of these erosion control methods may be field adjusted to minimize conflicts with utility construction. However, anticipated disturbance by utility construction shall not delay installation.
  7. Required sediment basins and traps shall be installed as early as possible during mass grading. Sediment basins and traps shall be cleaned out when the sediment capacity has been reduced by 20% of its original design volume.
  8. All manufactured BMPs such as erosion control blankets, TRMs, biodegradable logs, filter socks, synthetic sediment barriers and hydraulic erosion control shall be installed as directed by the manufacturer.
  9. The above requirements are the responsibility of the permittee for the site. Responsibility may be transferred to another party by the permittee, but the permittee shall remain liable by the City of Lee's Summit if any of the above conditions are not met.

SM Engineering  
**SME**  
5507 High Meadow Circle  
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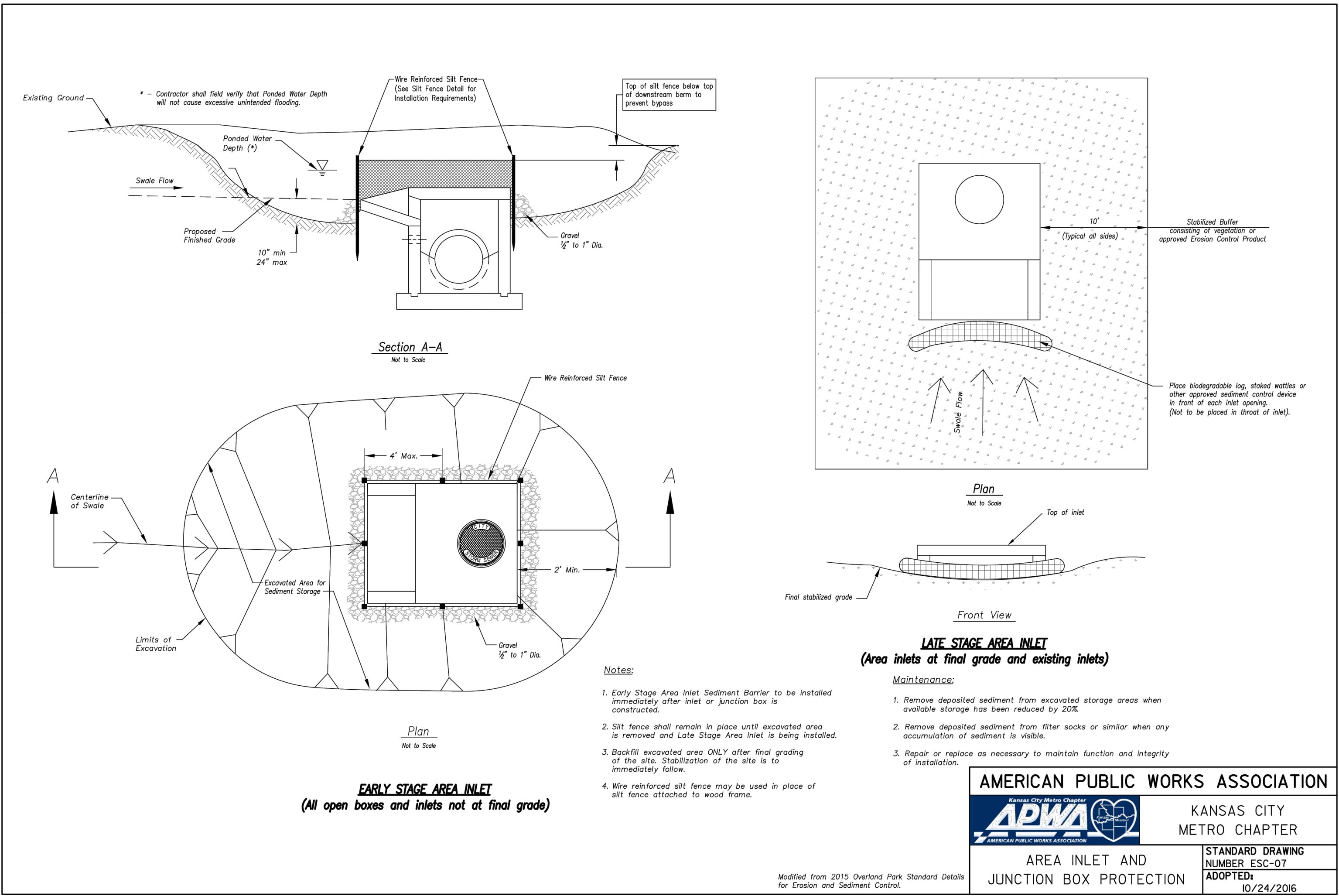
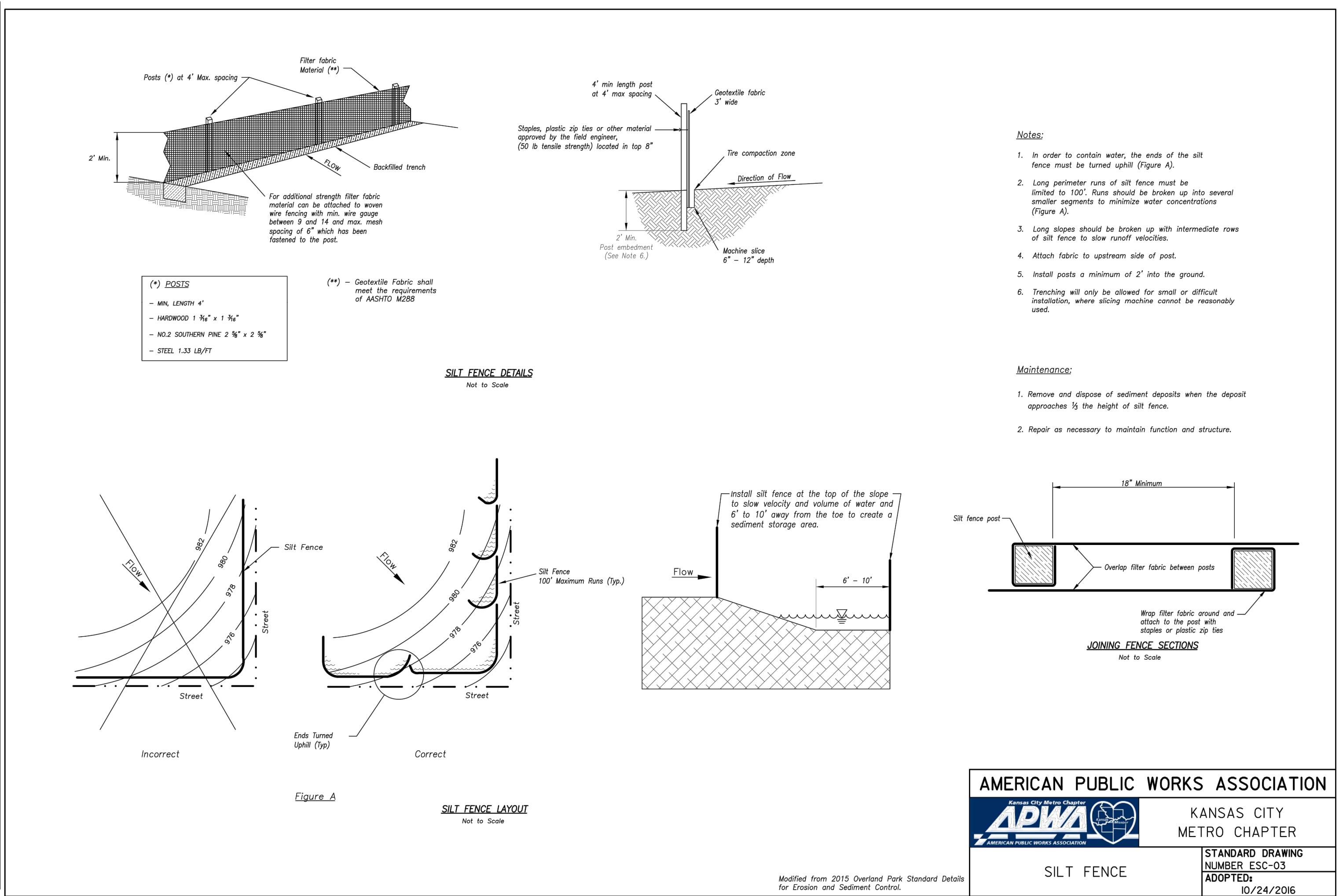
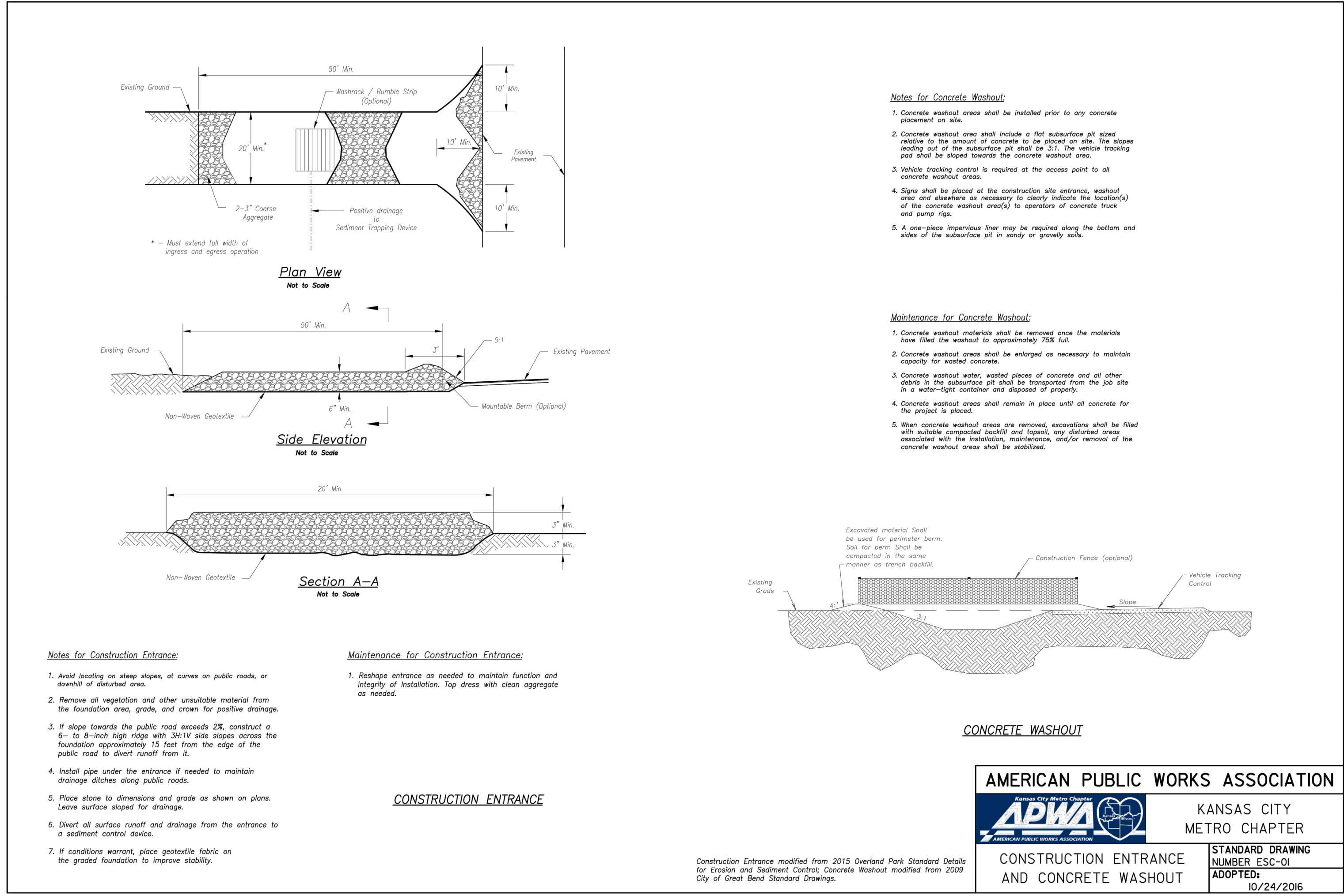


Revisions  
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12-13-21 SEWER STUBS  
1-10-22 STORM LINE E

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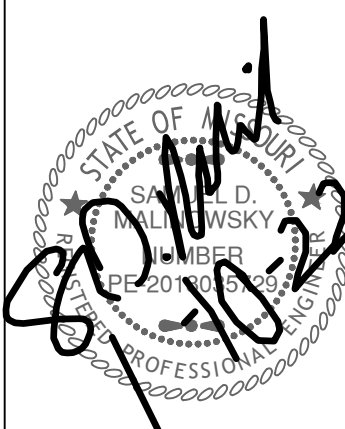
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Civil  
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permit  
4 AUGUST 2021







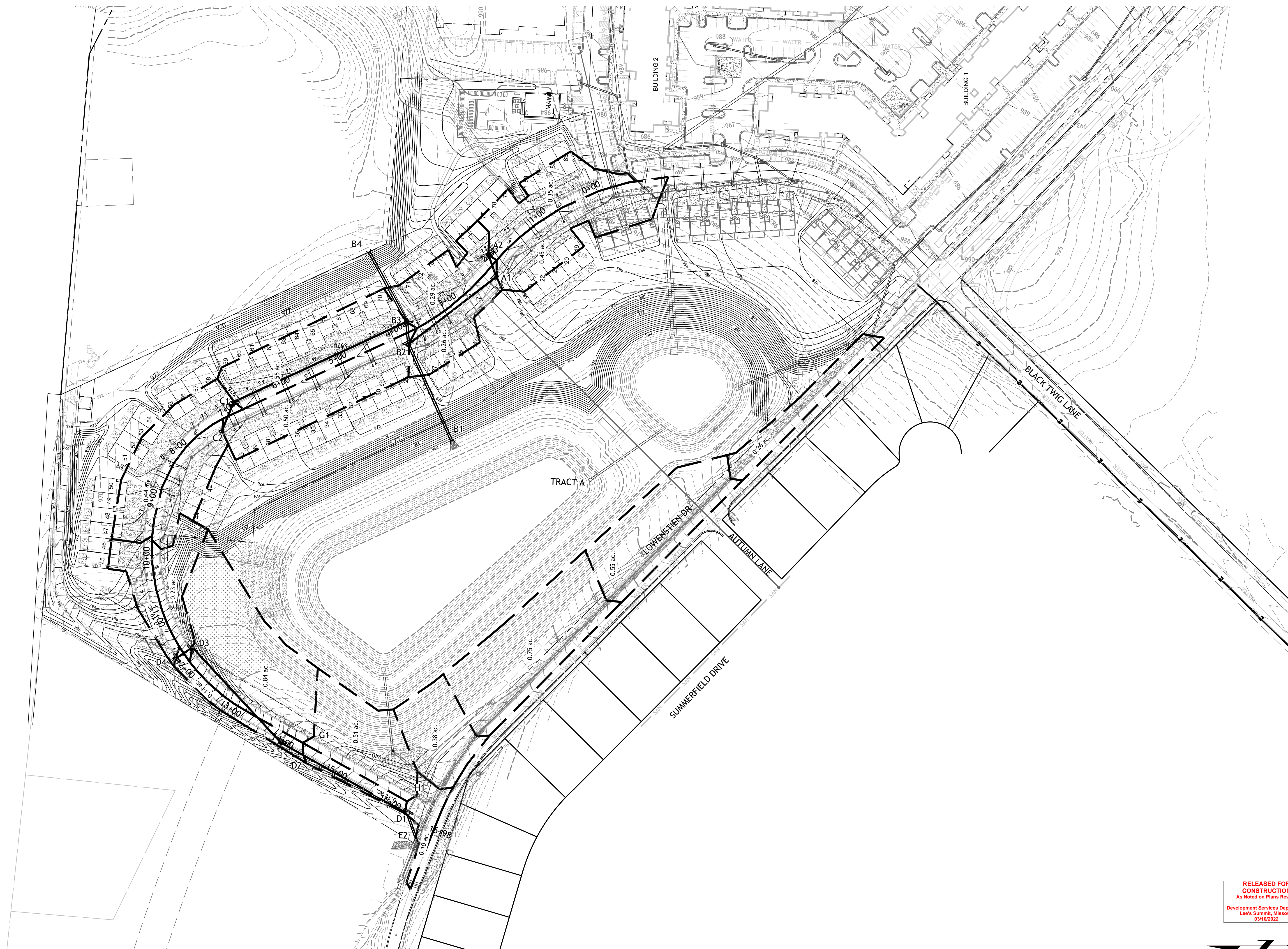
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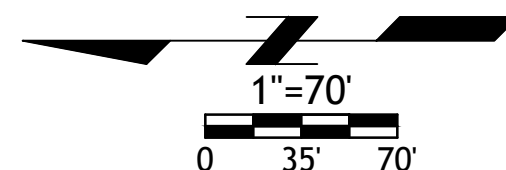
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12-13-21 SEWER STUBS  
1-10-22 STORM LINE E

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LEES SUMMITT, MO.

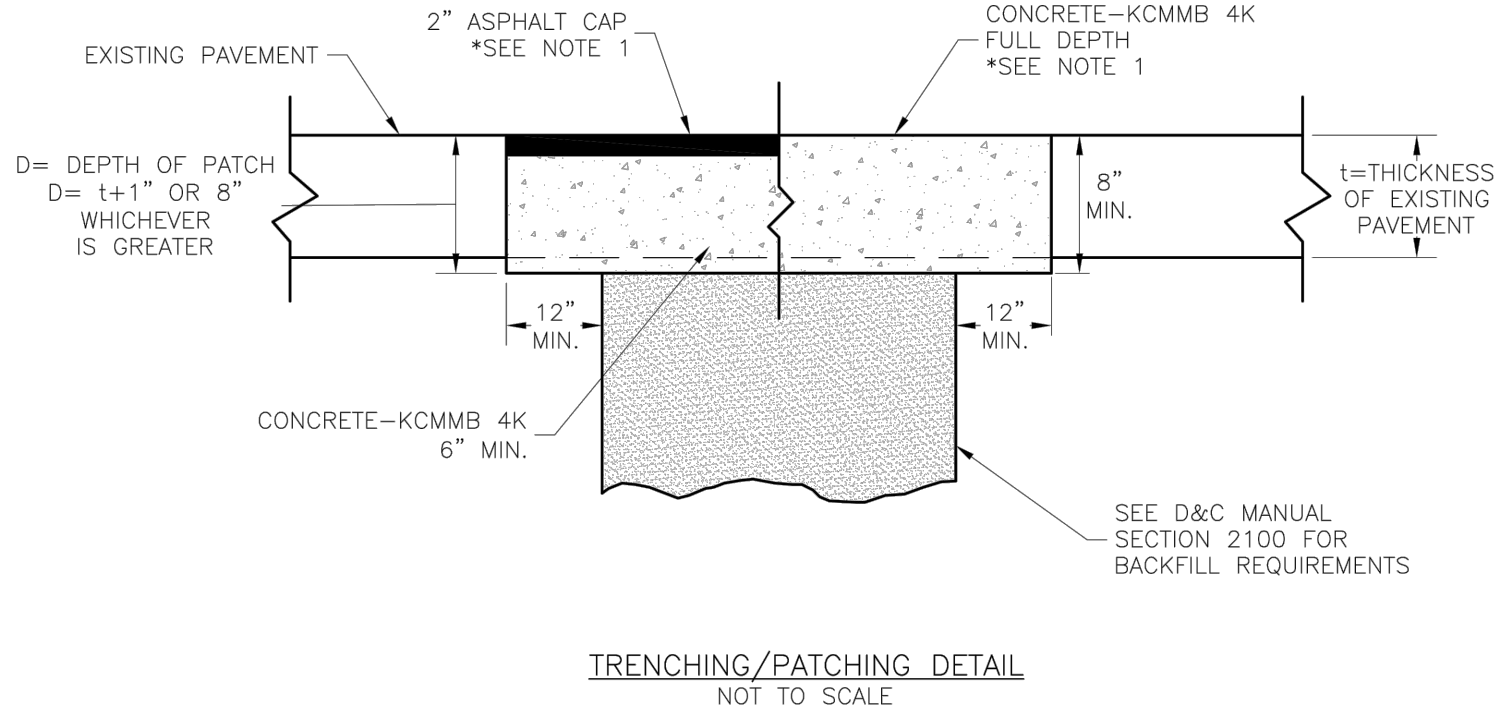
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DRAINAGE PLAN  
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4 AUGUST 2021



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NOTE:  
1. ASPHALT CAP OR FULL DEPTH CONCRETE SHALL BE DETERMINED BY CITY INSPECTOR.

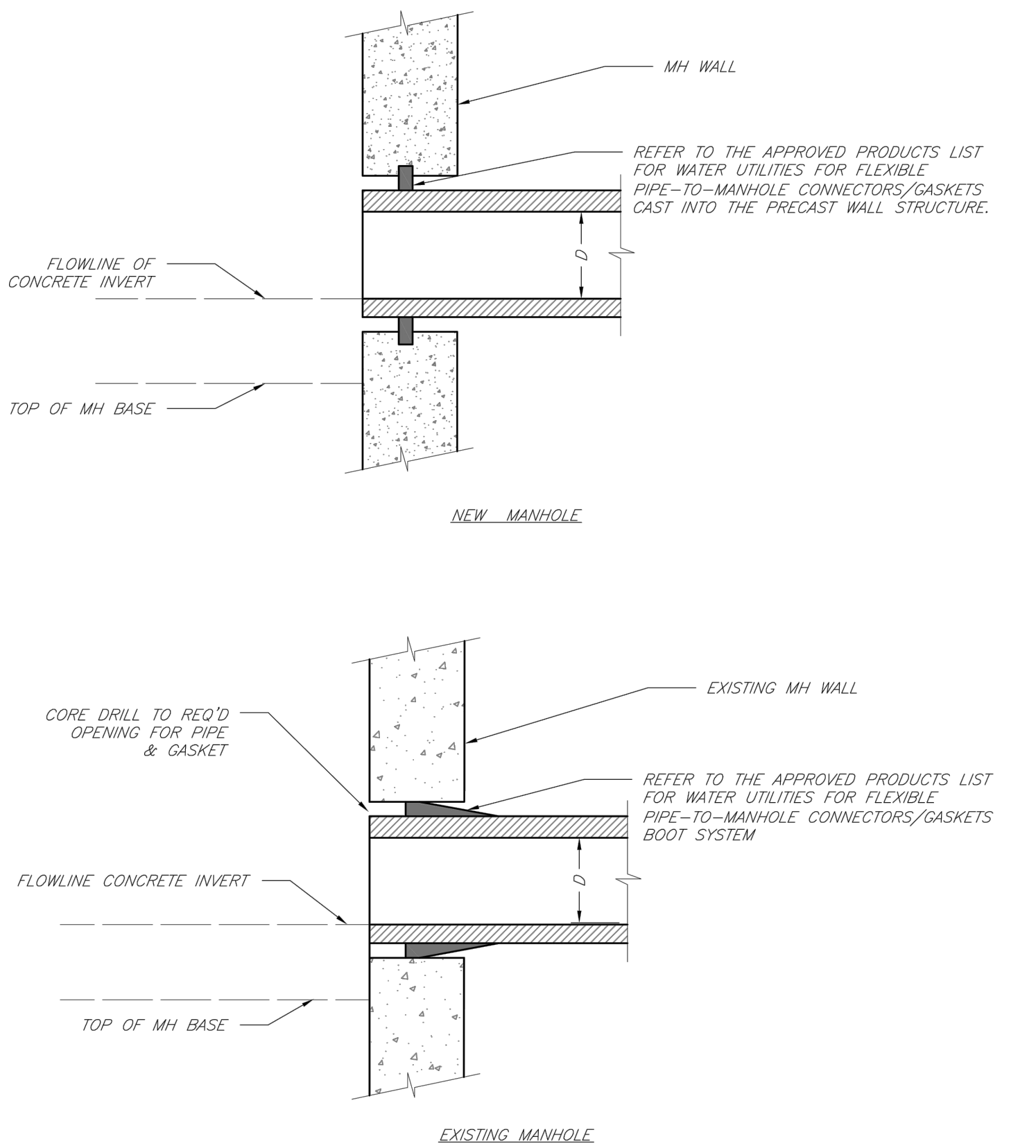
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**LEE'S SUMMIT**  
**MISSOURI**  
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

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

TRENCHING/PATCHING ROADWAYS DETAIL

GEN-5

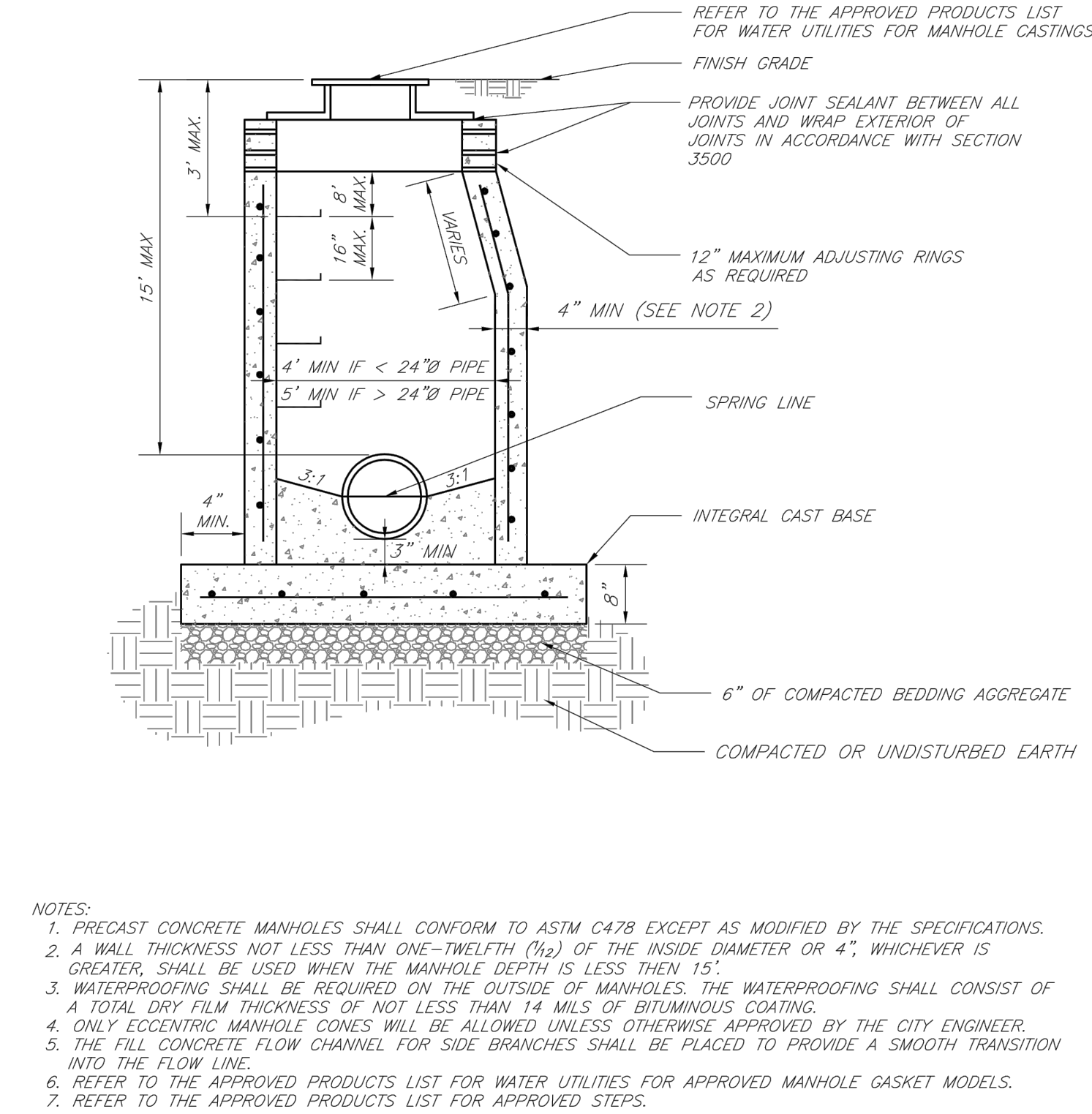


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PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

Date: 02/13  
Drawn By: JN  
Checked By: DL  
FILE: SAN-5  
Rev: 1/14  
Rev:

MANHOLE WALL CONNECTIONS

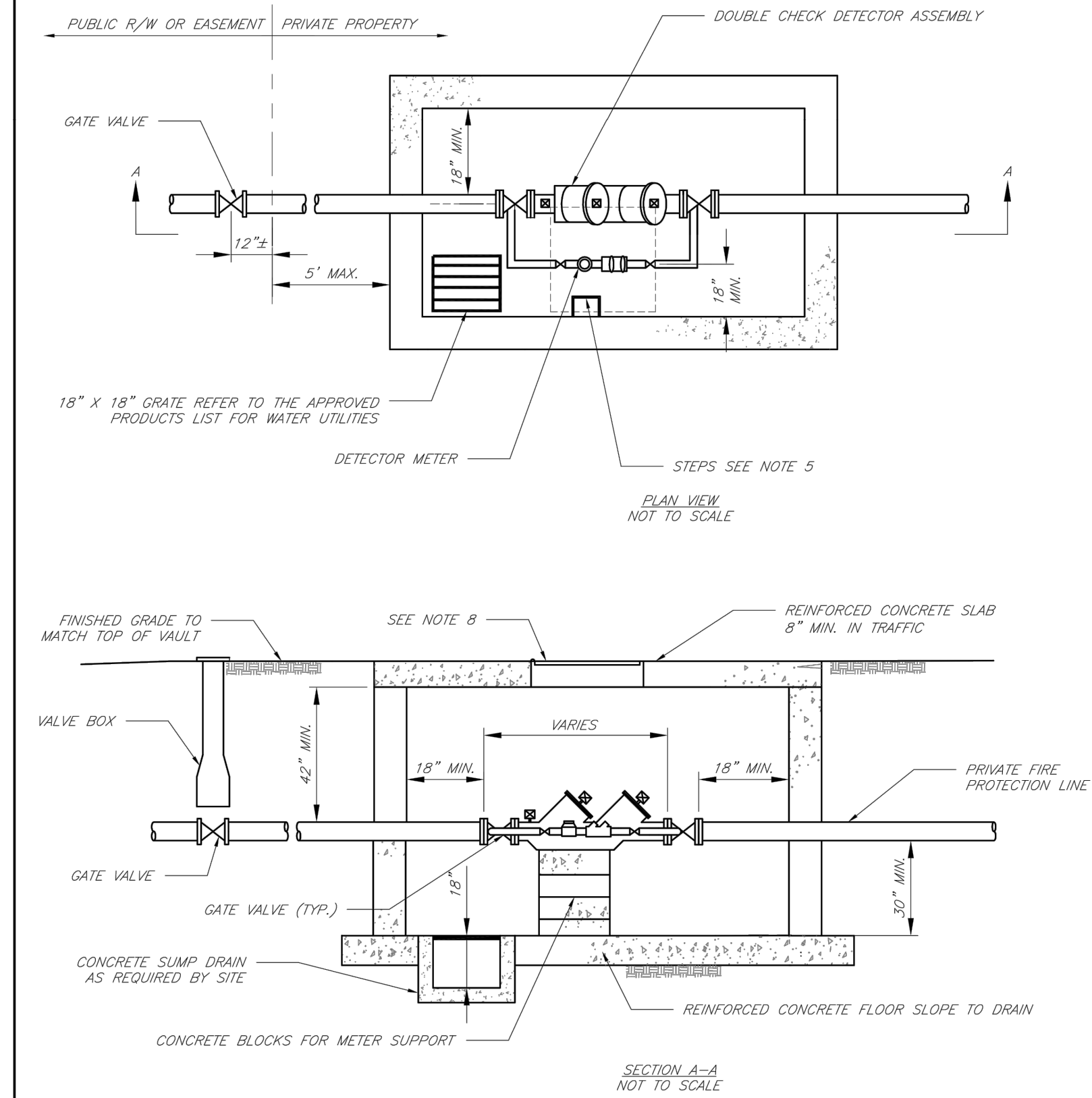


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Date: 02/13  
Drawn By: JN  
Checked By: DL  
FILE: SAN-2  
Rev: 1/14  
Rev:

STANDARD PRECAST MANHOLE - SANITARY SEWER



- GENERAL NOTES:
- METER VAULT WALLS TO BE POURED OR PRECAST CONCRETE. METER VAULT ROOF TO BE REINFORCED CONCRETE WITH OPENING CENTERED OVER DETECTOR METER. REINFORCED WALLS AND SLABS ARE TO BE DESIGNED BY THE OWNER'S ENGINEER OR PRECAST ENGINEER.
  - METER VAULT TO BE LOCATED, WHEN POSSIBLE, OUTSIDE TRAFFIC AREA AND WHERE SURFACE WATER WILL NOT DRAIN INTO IT. PROVIDE CONCRETE SUMP TO DRAIN TO AN ABOVE GROUND DISCHARGE POINT.
  - ALL PIPE AND FITTINGS FROM THE CITY WATER MAIN THROUGH THE VAULT SHALL BE PROVIDED WITH RESTRAINED JOINT FITTINGS.
  - ALL FITTINGS FOR THE DETECTOR METER TO BE BRASS.
  - STEPS SHALL BE IN ACCORDANCE WITH THE APPROVED PRODUCTS LIST FOR WATER UTILITIES AND SHALL BE ON 18" CENTERS.
  - A DEPARTMENT OF NATURAL RESOURCES APPROVED DOUBLE CHECK DETECTOR ASSEMBLY BACKFLOW PREVENTER MUST BE USED. FOR A COPY OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES APPROVED BACKFLOW PREVENTION ASSEMBLIES, CONTACT WATER UTILITIES AT 816-963-1900.
  - ALL VALVES SHALL HAVE RISING STEMS.
  - MANHOLE COVER SHALL BE A BILCO K-1 MODEL UNLESS IN A VEHICLE TRAFFIC AREA. SEE THE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR TRAFFIC CONDITIONS. THE COVER SHALL HAVE A 1-3/4" HOLE DRILLED FOR A TOUCH/READ DEVICE.
  - A MINIMUM OF 18" CLEARANCE SHALL BE PROVIDED AROUND ALL PIPING, VALVES, APPURTENANCES, ETC.
  - CONTACT PUBLIC WORKS ENGINEERING FOR VAULTS THAT INCLUDE A FIRE DEPARTMENT CONNECTION OR A 3" OR LARGER METER.

CITY OF LEE'S SUMMIT, MO  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION  
LEE'S SUMMIT, MO 64063

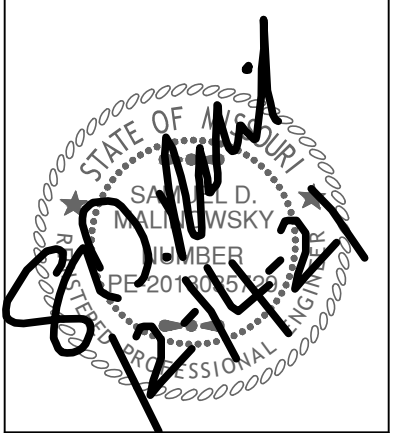


STANDARD DRAWINGS  
VAULT FOR DOUBLE CHECK DETECTOR CHECK

Drawn By: JN  
Checked By: DL  
Date: 1/14  
Rev: 1/14  
or  
WAT-12

SM Engineering  
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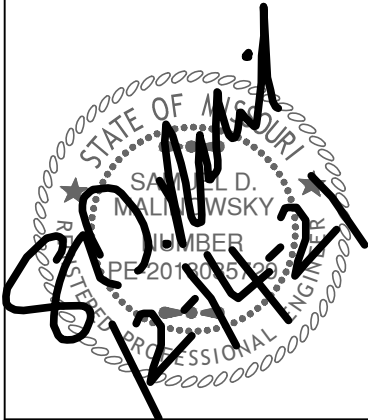
STREETS OF W. PRYOR  
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DETAILS  
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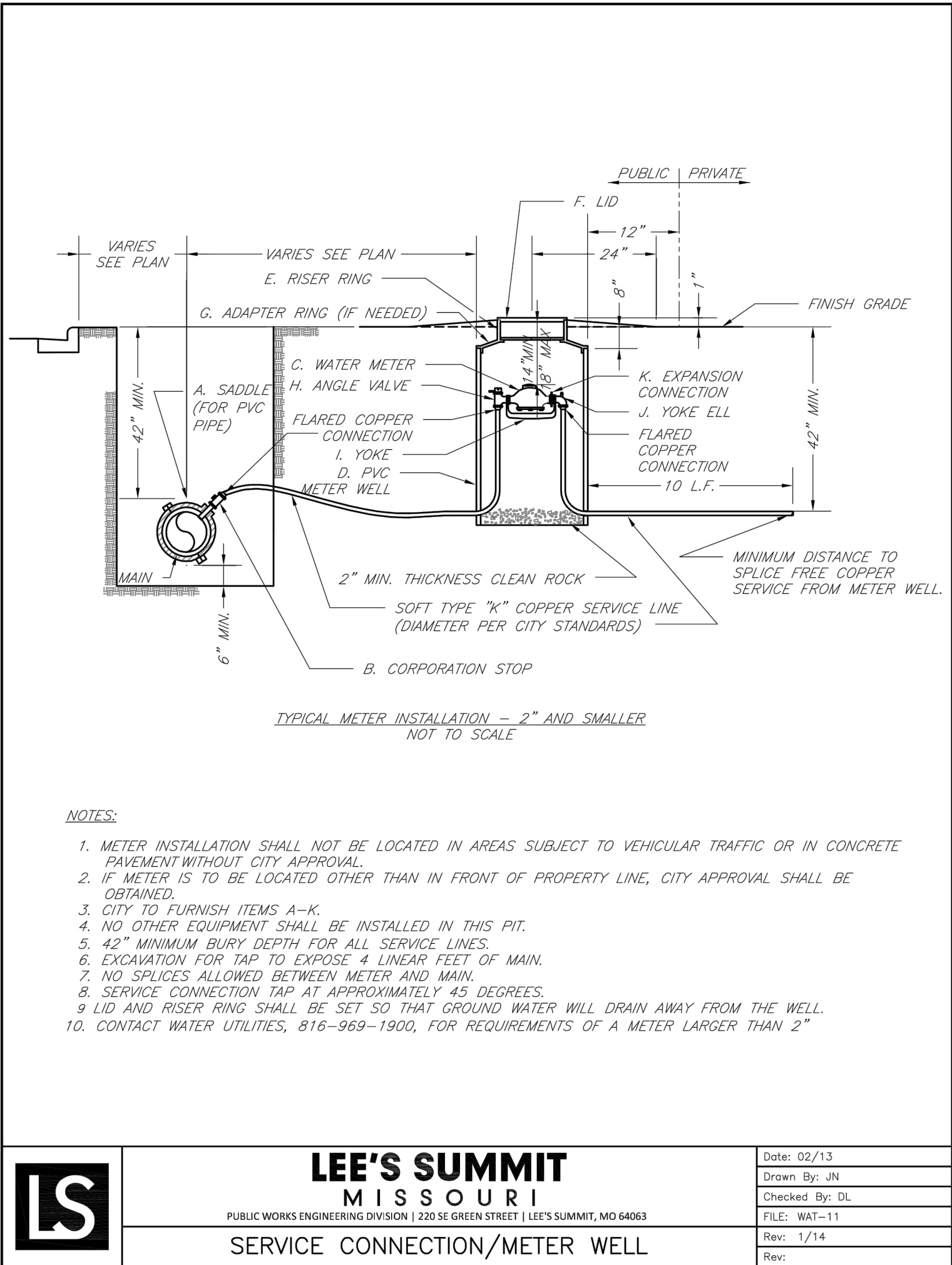
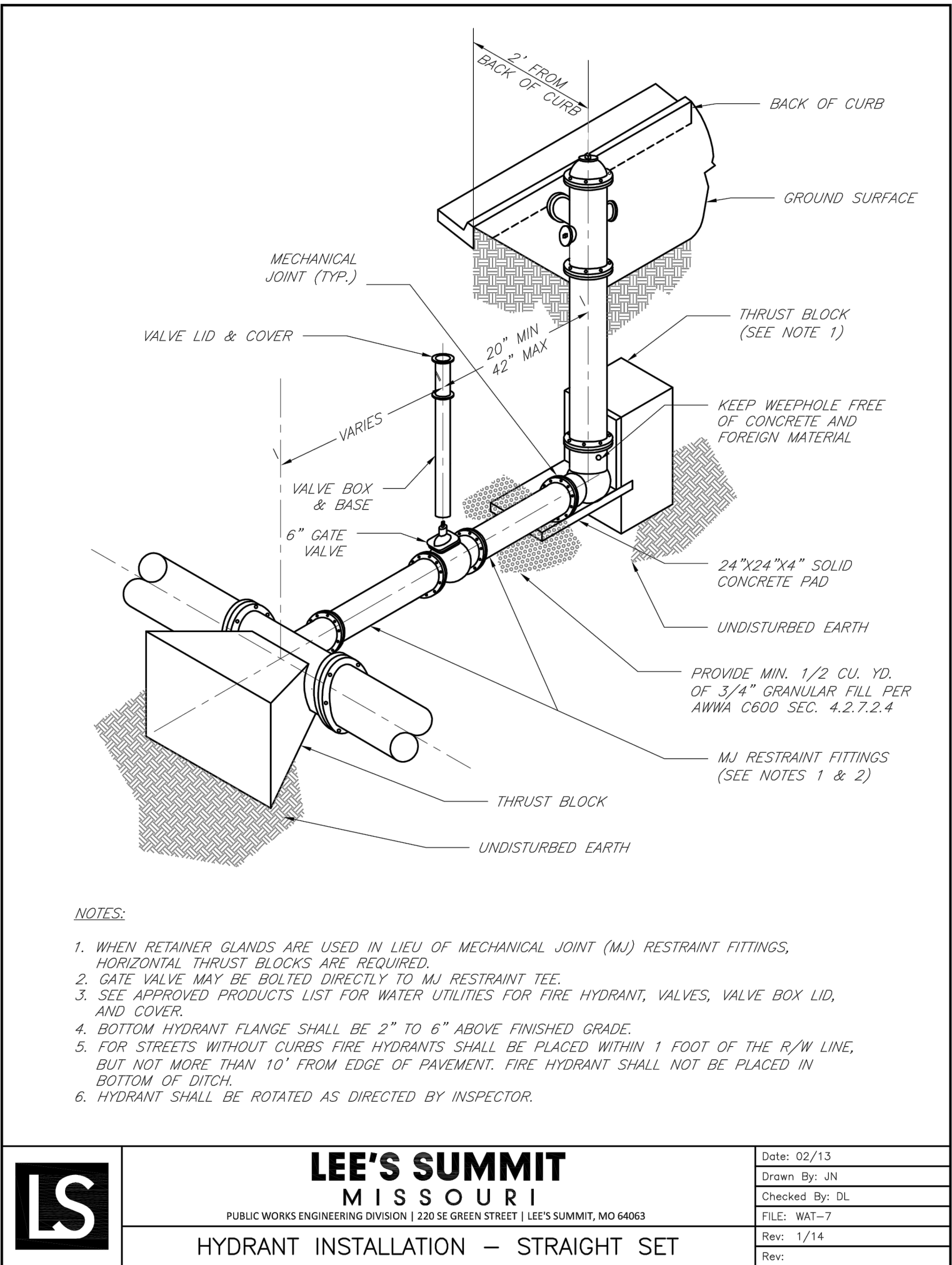
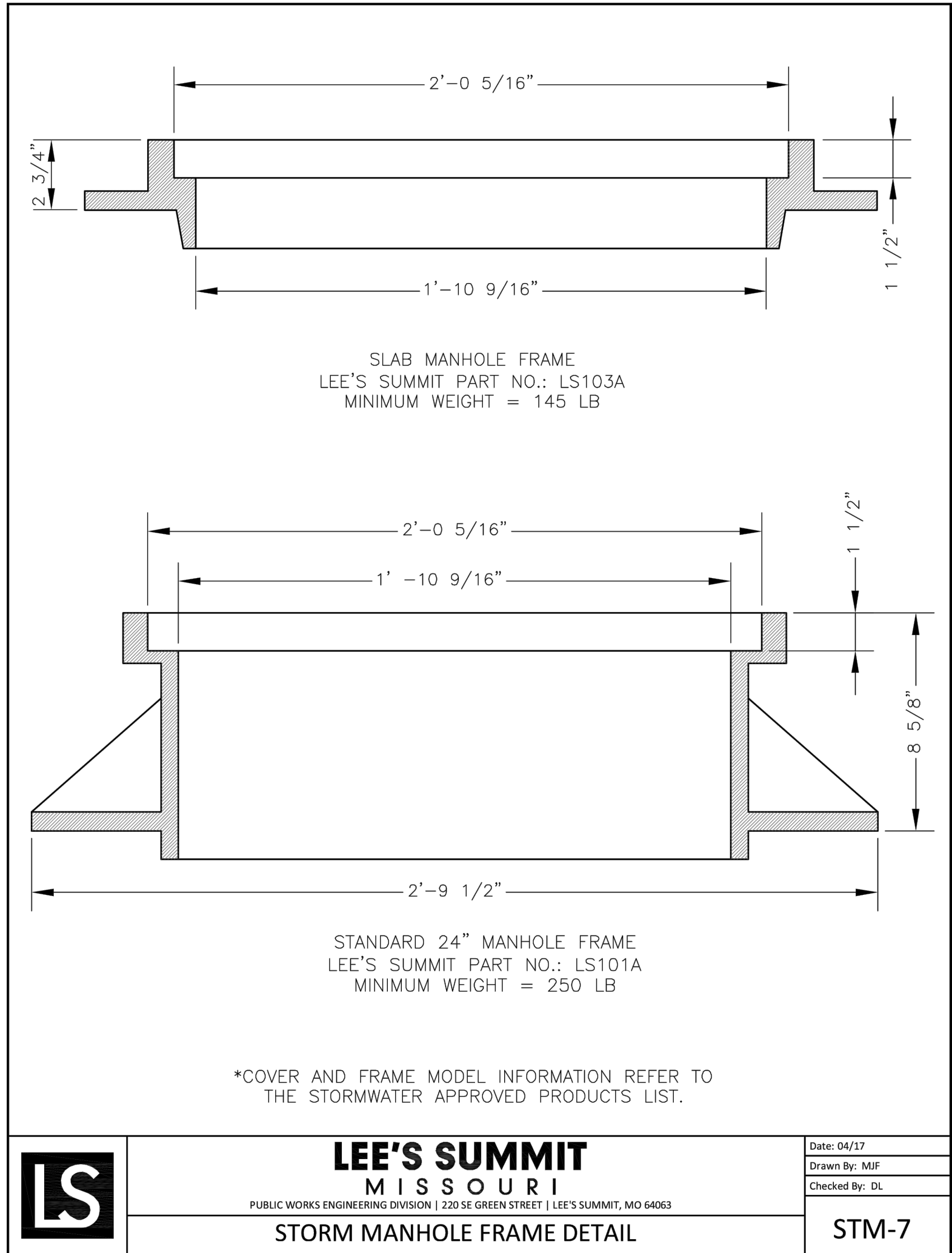
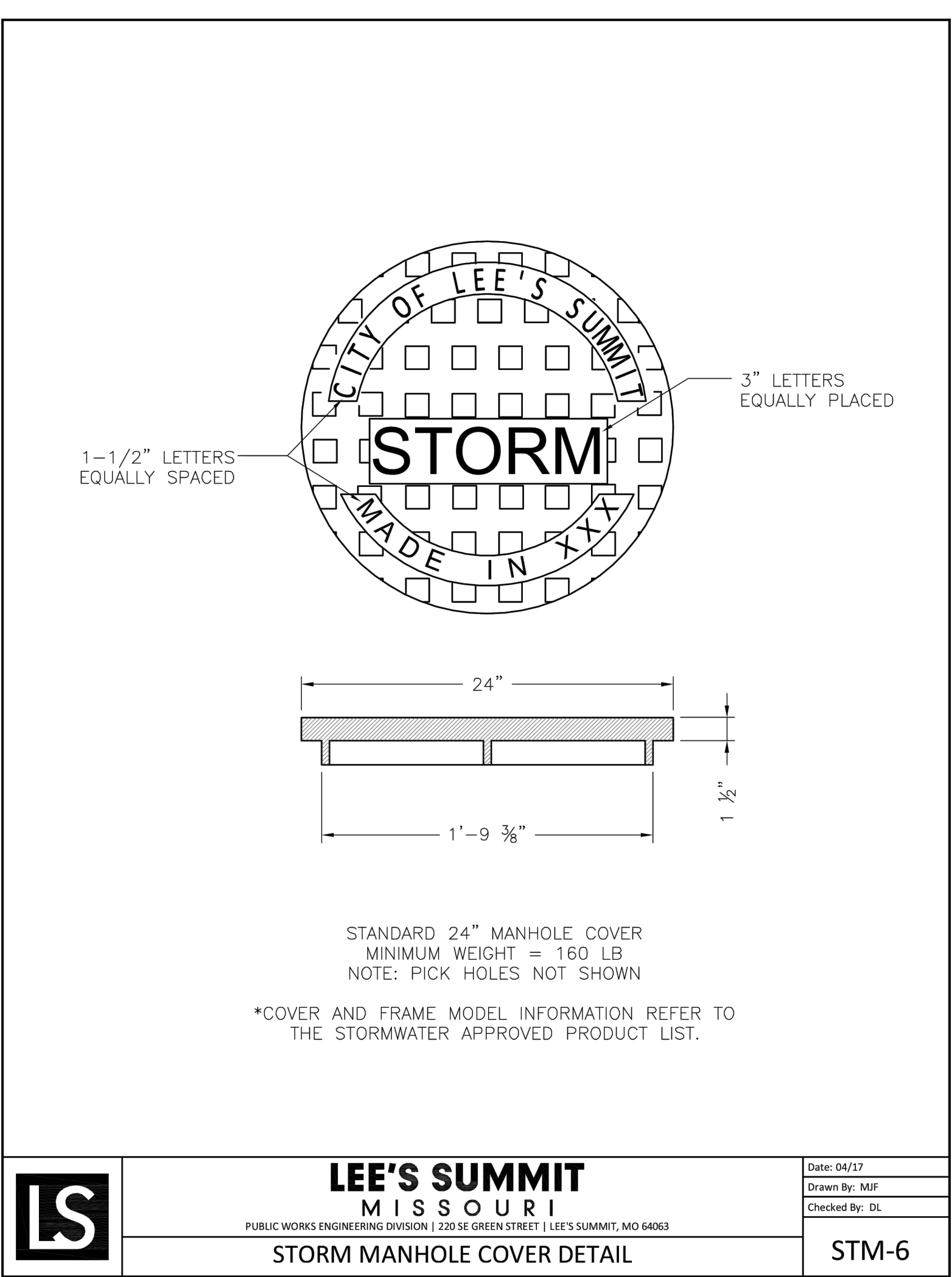
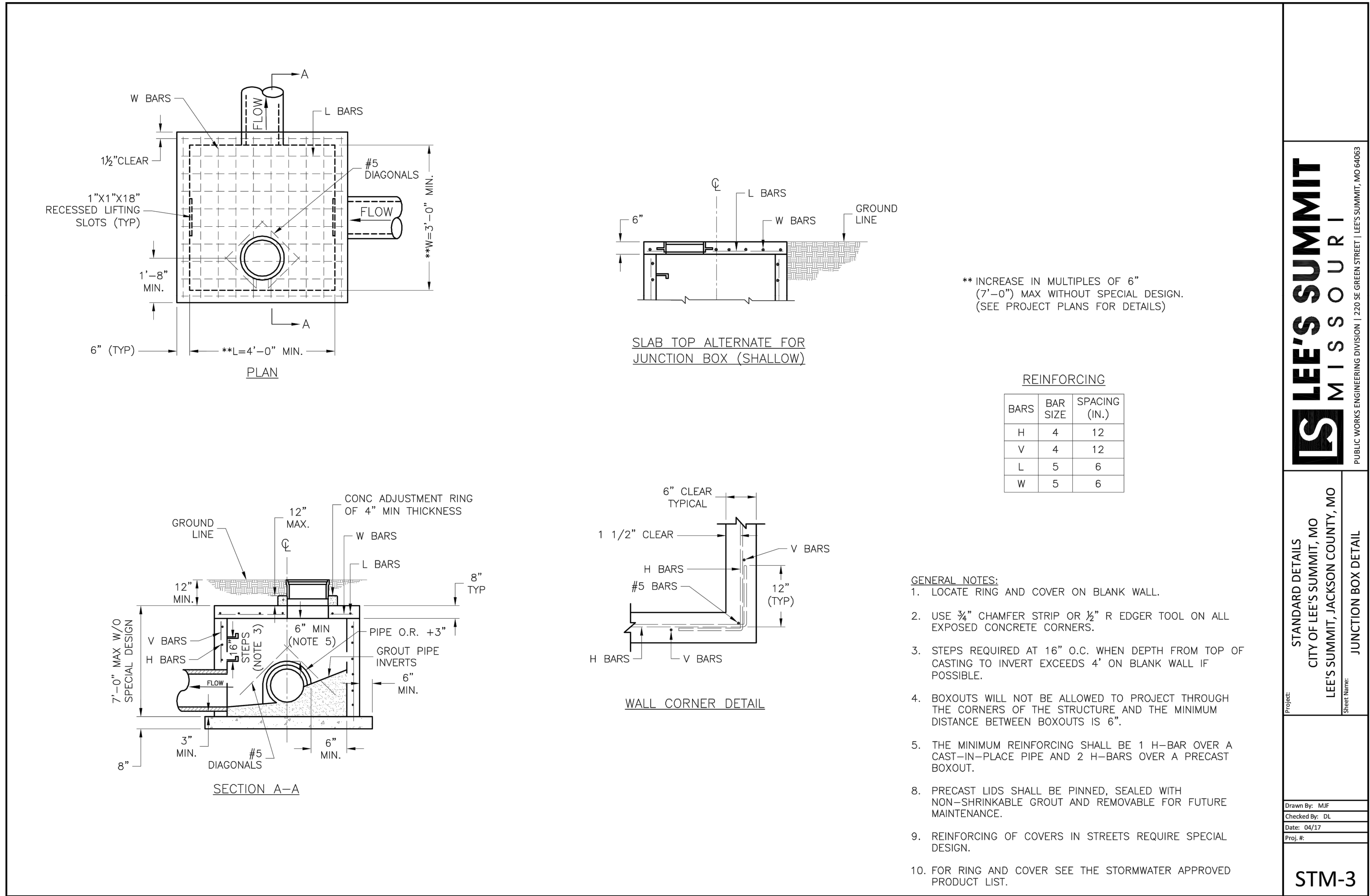
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