

GENERAL NOTES

1. THE 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.
2. ALL WORK IN PUBLIC EASEMENT AND RIGHT-OF-WAY SHALL BE INSTALLED PER THE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF LEE'S SUMMIT.
3. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL FEDERAL, STATE, AND LOCAL PERMITS REQUIRED FOR THIS PROJECT PRIOR TO COMMENCING CONSTRUCTION.
4. ANY WORK ADJACENT TO OR CROSSING EXISTING STREETS REQUIRES PROPER TRAFFIC CONTROL DEVICES. TRAFFIC CONTROL DEVICES SHALL BE PLACED IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
5. THE CONTRACTOR SHALL NOT DISRUPT ANY OPERATIONS OF ADJACENT PROPERTIES DURING CONSTRUCTION. IF DISRUPTION IS NECESSARY TO FACILITATE CONSTRUCTION, CONTRACTOR IS TO CONTACT ENGINEER FOR COORDINATION.
6. ANY UNFORESEEN CONDITIONS, SITE DISCOVERIES, OR INTERACTION WITH ADJACENT PROPERTY OWNERS OR THE CITY SHALL BE BROUGHT UP WITH THE ENGINEER IMMEDIATELY FOR REMEDY AND DOCUMENTATION. ANY MODIFICATION TO THE PLANS MUST BE AUTHORIZED BY THE ENGINEER WHERE APPLICABLE.
7. THE CONTRACTOR SHALL BE REQUIRED TO DEMOLISH, REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, PAVEMENTS, AND FEATURES NECESSARY TO CONSTRUCT THE IMPROVEMENTS SHOWN HEREON. ANY WASTE MATERIALS GENERATED DURING CONSTRUCTION SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS GOVERNING SUCH DISPOSAL.
8. THE CONTRACTOR SHALL PREVENT ANY TRASH, DEBRIS, OR LIQUID WASTES FROM BEING DISPOSED OF IN SANITARY SEWERS, STORM SEWERS, OR OPEN DRAINAGE SYSTEMS.
9. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DAMAGE CAUSED TO OTHER PROPERTIES DURING CONSTRUCTION. IN THE EVENT OF DAMAGE TO ADJACENT PROPERTY, STRUCTURES, OR IMPROVEMENTS, THE CONTRACTOR SHALL REPAIR OR REPLACE SUCH DAMAGE TO THE PRECONSTRUCTION CONDITION AT THE CONTRACTOR'S EXPENSE.
10. CONTRACTORS AT THE SITE SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY FOR ALL ASPECTS OF WORK SHOWN HEREON.
11. ALL WORK AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN HEREON SHALL COMPLY WITH ALL REFERENCED STANDARDS, SPECIFICATIONS, AND PLAN NOTES.
12. ALL BUILDINGS ARE SHOWN AS A REFERENCE ONLY. ALL BUILDINGS SHALL BE LOCATED AND CONSTRUCTED PER THE ARCHITECTURAL DRAWINGS PREPARED BY OTHERS.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATIONS OF UNDERGROUND UTILITIES AFFECTED BY THE CONTRACT. ALL EXISTING UTILITIES INDICATED ON THESE PLANS ARE ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER; HOWEVER, ALL UTILITIES ACTUALLY EXISTING MAY NOT BE SHOWN. UTILITIES DAMAGED THROUGH THE NEGLIGENCE OF THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT THE EXPENSE OF THE CONTRACTOR.
14. ANY AND ALL HAZARDS SHALL BE PROPERLY IDENTIFIED AND BARRICADED FROM ACCESS DURING ALL NON-CONSTRUCTION PERIODS. ALL EXCAVATIONS AND HAZARDOUS AREAS SHALL BE FENCED OFF OR OTHERWISE SECURED AS TO NOT PRESENT A HAZARD TO THE GENERAL PUBLIC, AT A MINIMUM AT THE END OF EACH WORKING DAY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOBSITE SAFETY.
15. UNLESS SPECIFIED OTHERWISE, ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT STANDARD SPECIFICATIONS, EXCEPT AS MODIFIED BY THESE PLANS.
16. PRIVATE EROSION & SEDIMENT CONTROL INSPECTIONS ARE REQUIRED IN ACCORDANCE WITH NPDES SCHEDULE AND REQUIREMENTS. AFTER INSPECTIONS, PROVIDE THE CITY OF LEE'S SUMMIT WITH REPORTS AND DOCUMENTATION.
17. A RIGHT-OF-WAY PERMIT IS REQUIRED FROM THE CITY OF LEE'S SUMMIT PUBLIC WORKS DEPARTMENT FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
18. WORKING HOURS SHALL BE FROM 7AM TO 7PM MONDAY THROUGH SATURDAY, WITH NO WORK ON SUNDAY WITHOUT PRIOR WRITTEN PERMISSION FROM THE CITY OF LEE'S SUMMIT.
19. CONTRACTOR SHALL PROVIDE ONE CHEMICALLY-TREATED PORTABLE TOILET FOR EVERY 20 EMPLOYEES ON THE JOB SITE.
20. FOLLOWING SUBSTANTIAL COMPLETION OF SITE/BUILDING IMPROVEMENTS, THE CONTRACTOR SHALL CONTACT THE ENGINEER TO PERFORM A CHECKLIST OF SITE IMPROVEMENTS PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.

FEMA INFORMATION:

THE SITE IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS (SFHA) PER FEMA FIRM MAP 29095C0417G; EFFECTIVE DATE OF JANUARY 20, 2017. NO LETTERS OF MAP AMENDMENT OR REVISIONS ARE BEING PROPOSED.

OFFSITE SANITARY SEWER PLANS
FOR
GENESIS ACQUISITIONS, LLC
NW WARD RD
LEE'S SUMMIT, MISSOURI 64086



VICINITY MAP
SECTION, 31-T48N-R31W
(1" = 2000')



Know what's below.
Call before you dig.



UTILITY CONTACTS

LOCATES: MISSOURI ONE CALL SYSTEM	811/800-DIG-RITE
WATER & SEWER: CITY OF LEE'S SUMMIT	816-969-1900
ELECTRIC: EVERGY	816-652-1808
GAS: SPIRE	816-969-2266
CABLE TV: COMCAST CABLEVISION TIME WARNER	816-795-1100 816-358-8833
TELEPHONE: SBC/AT&T	800-464-7928

OIL & GAS WELLS

Per the Missouri Department of Natural Resources Well Database, there are no Active, Inactive or Capped Oil or Gas Wells Located on this Site.

SHEET INDEX

SITE CIVIL	
C001	COVER SHEET
C301-C302	SANITARY PLAN/PROFILE
C501	DETAILS

CONTROL POINT INFORMATION:

HORIZONTAL CONTROL	
CONTROL POINT 2	CONTROL POINT 203
N: 1007105.1106	N: 1007550.6629
E: 2818197.5298	E: 2818255.9132

CONTROL POINT 204	CONTROL POINT 100
N: 1007041.2159	N: 1004966.9318
E: 2818586.9646	E: 2819225.0375

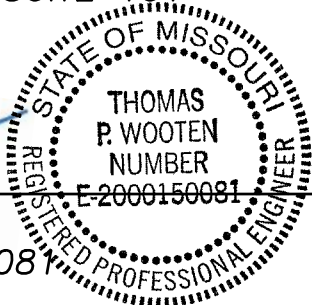
BENCHMARKS	
BM-103	ELEV.=1010.16
N: 1004932.852	
E: 2819278.2211	

PREPARED & SUBMITTED BY:

OWN, INC.
4240 PHILLIPS FARM ROAD, SUITE 101
COLUMBIA, MO 65201
(579) 397-5476

Thomas P. Wooten

THOMAS P. WOOTEN, P.E.
MISSOURI P.E. NO. 2000150081



10-10-23
DATE



4240 Philips Farm Road, Suite 101
Columbia, MO 65201
573.397.5476
weareown.com

FORMERLY ANDERSON ENGINEERING

GENESIS ACQUISITIONS, LLC

1010 NW WARD ROAD
LEE'S SUMMIT, JACKSON COUNTY, MO

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO: 22CO10019

DRAWN BY: CVM

CHECK BY: TFW

ISSUED FOR: PERMIT

ISSUED DATE: 10/02/2023

ISSUED BY: THOMAS P. WOOTEN

LICENSE NO: E-2000150081

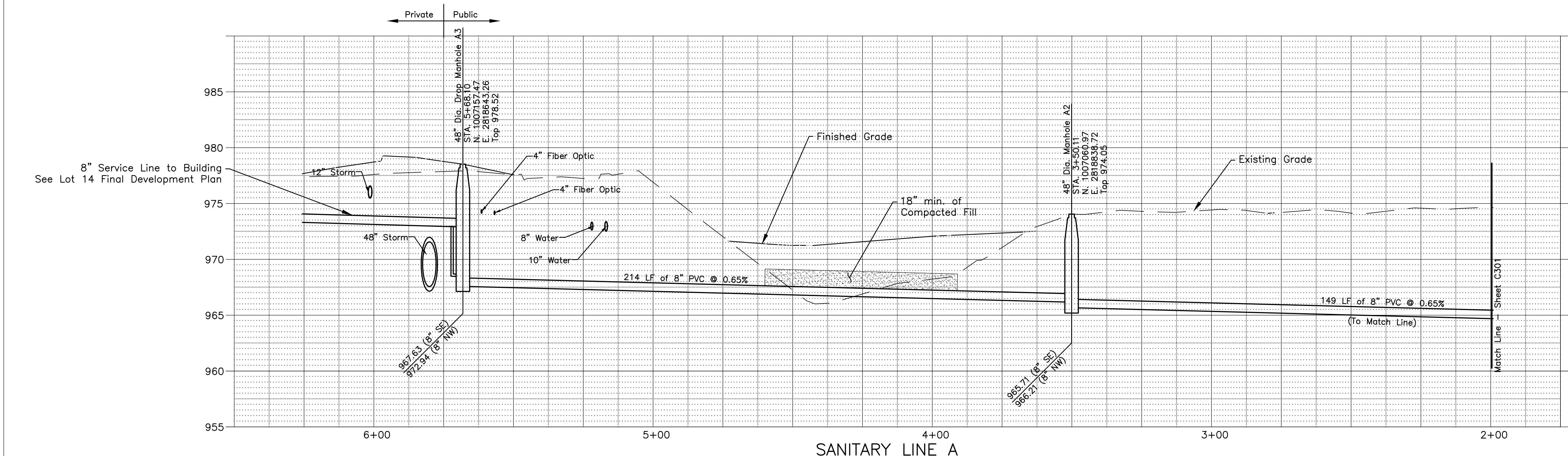
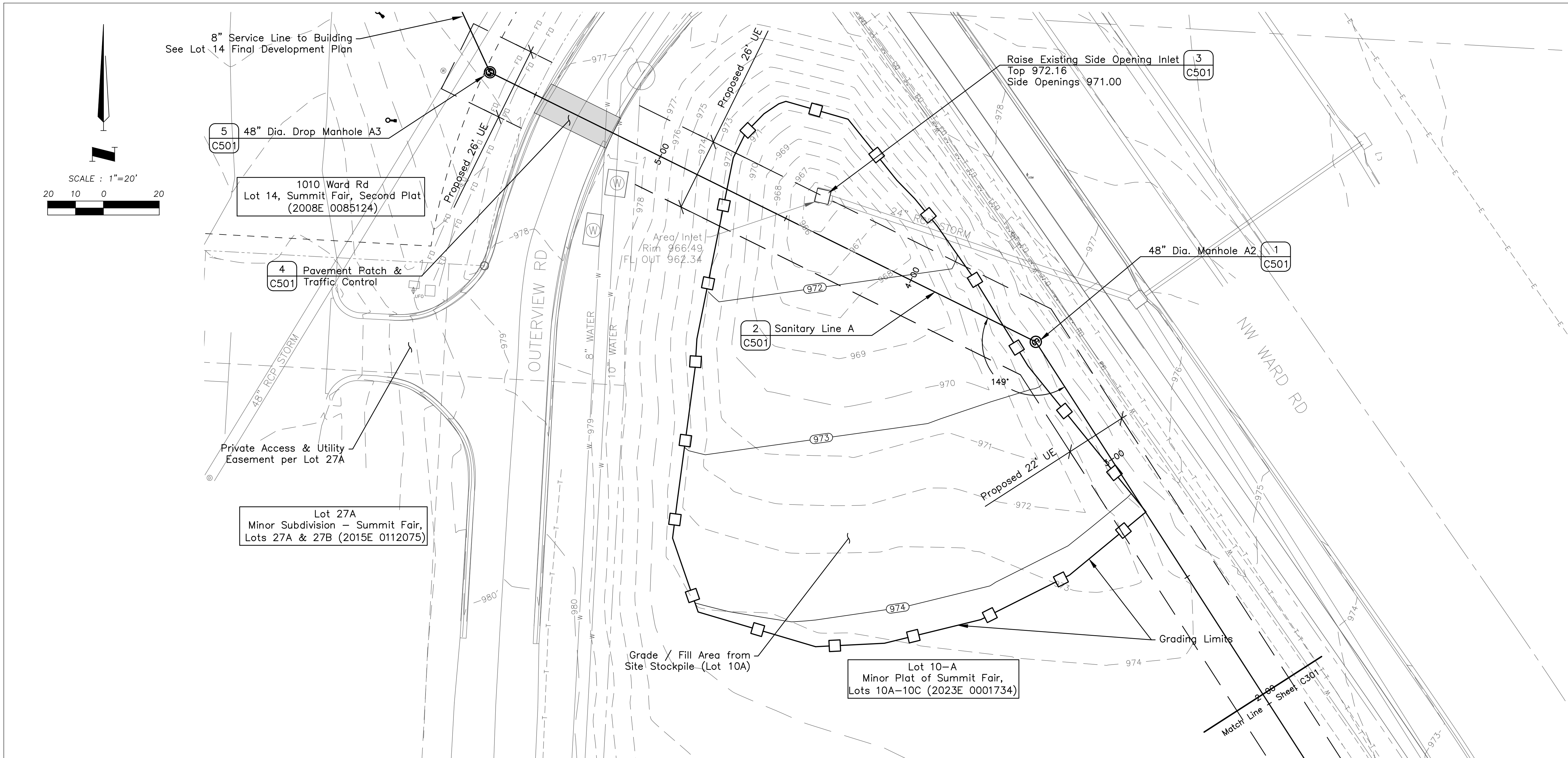
A licensed Missouri
Engineering Corporation
COA 00062

SHEET TITLE

COVER

SHEET NUMBER

C001





OWN
Engineering beyond.™

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FORMERLY ANDERSON ENGINEERING

Missouri
Engineering Corporation
COA 00062

GENESIS ACQUISITIONS, LLC

WOODSPRING SUITEES

1010 NW WARD ROAD
LEE'S SUMMIT, JACKSON COUNTY, MO

NO.	DESCRIPTION	DATE

DRAWING INFORMATION

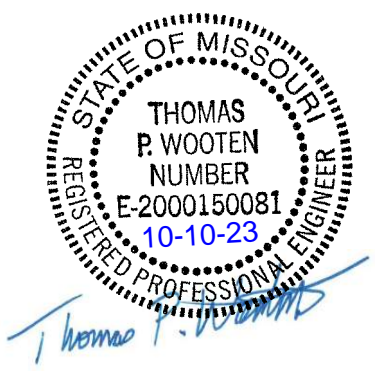
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CHECK BY: TPW

ISSUED FOR: PERMIT

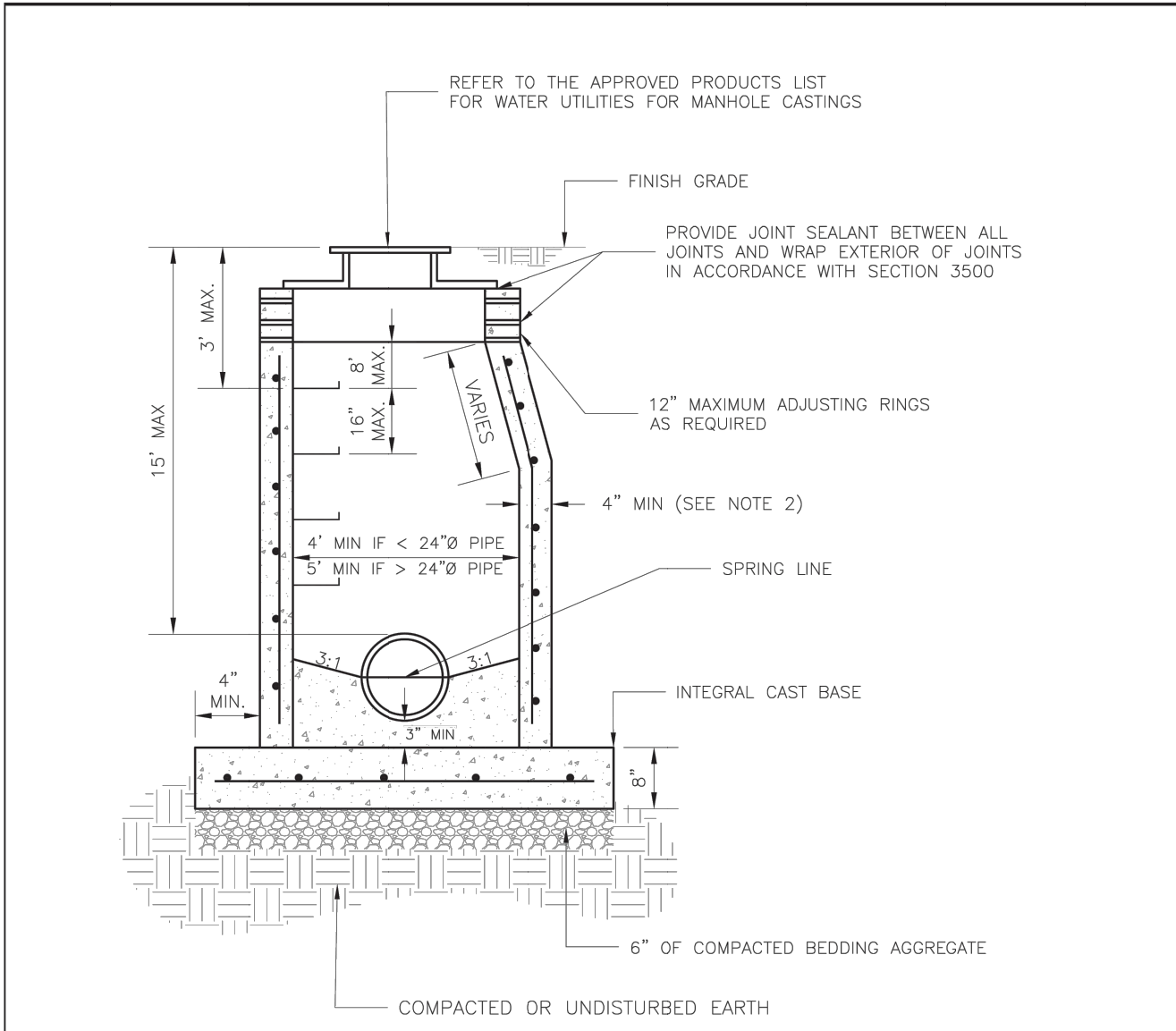
ISSUED DATE: 10/02/2023



ISSUED BY: THOMAS P. WOOTEN
LICENSE NO: E-2000150081

**OFFSITE
SANITARY
PLAN/PROFILE**

C302



- NOTES:
1. PRECAST CONCRETE MANHOLES SHALL CONFORM TO ASTM C478 EXCEPT AS MODIFIED BY THE SPECIFICATIONS.
 2. A WALL THICKNESS NOT LESS THAN ONE-TWELTH (1/12) OF THE INSIDE DIAMETER OR 4", WHICHEVER IS GREATER, SHALL BE USED WHEN THE MANHOLE DEPTH IS LESS THEN 15'.
 3. WATERPROOFING SHALL BE REQUIRED ON THE OUTSIDE OF MANHOLES. THE WATERPROOFING SHALL CONSIST OF A TOTAL DRY FILM THICKNESS OF NOT LESS THAN 14 MILS OF BITUMINOUS COATING.
 4. ONLY ECCENTRIC MANHOLE CONES WILL BE ALLOWED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
 5. THE FILL CONCRETE FLOW CHANNEL FOR SIDE BRANCHES SHALL BE PLACED TO PROVIDE A SMOOTH TRANSITION INTO THE FLOW LINE.
 6. REFER TO THE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR APPROVED MANHOLE GASKET MODELS.
 7. REFER TO THE APPROVED PRODUCTS LIST FOR APPROVED STEPS.

LS

LEE'S SUMMIT

MISSOURI

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

STANDARD SANITARY PRECAST MANHOLE

DATE: 02/2013

Drawn By: SC

Checked By: DL

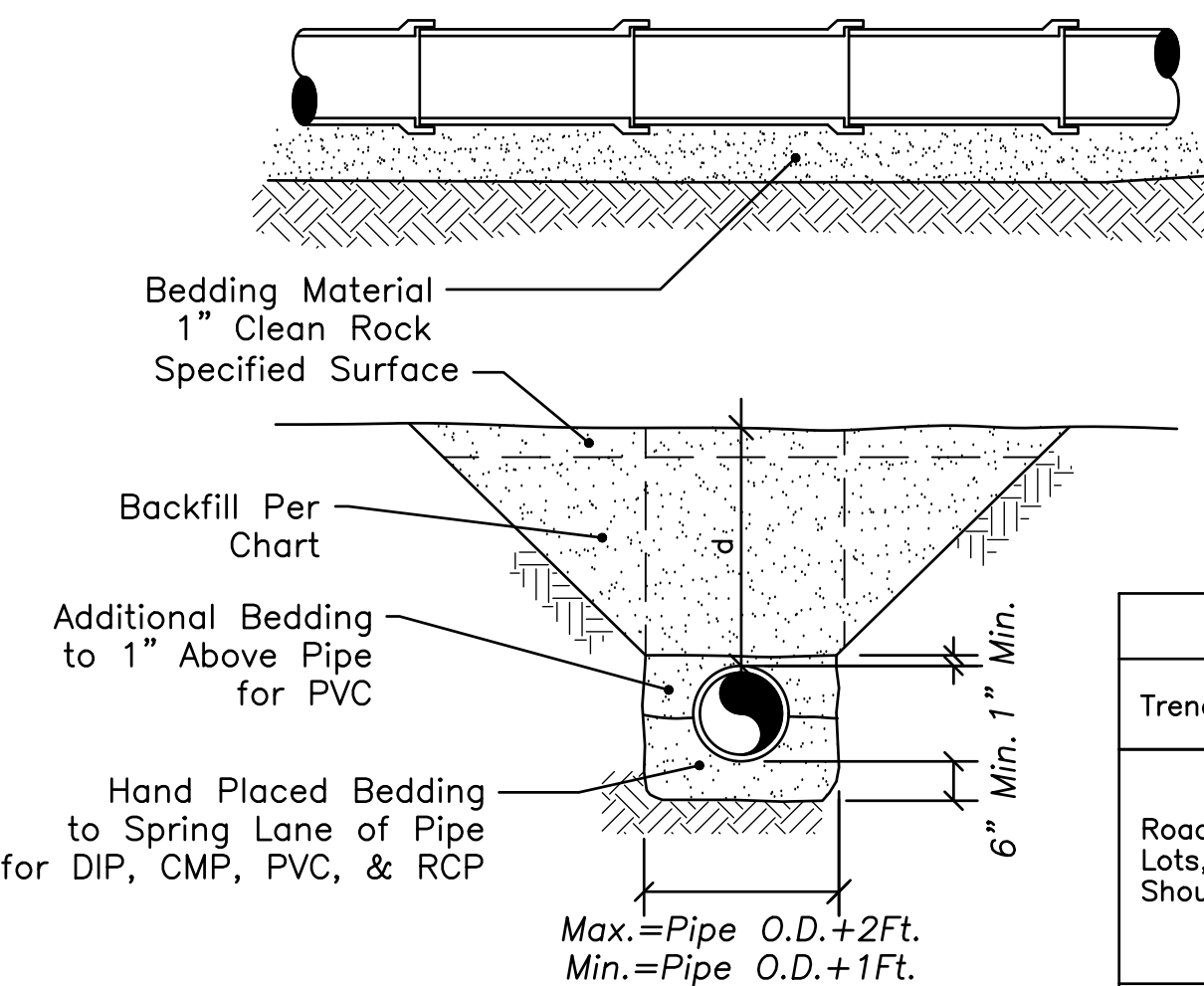
1

SANITARY MANHOLE

C501

N.T.S.

SAN-2



NOTE:
Trench box or shoring required in areas of limited access.

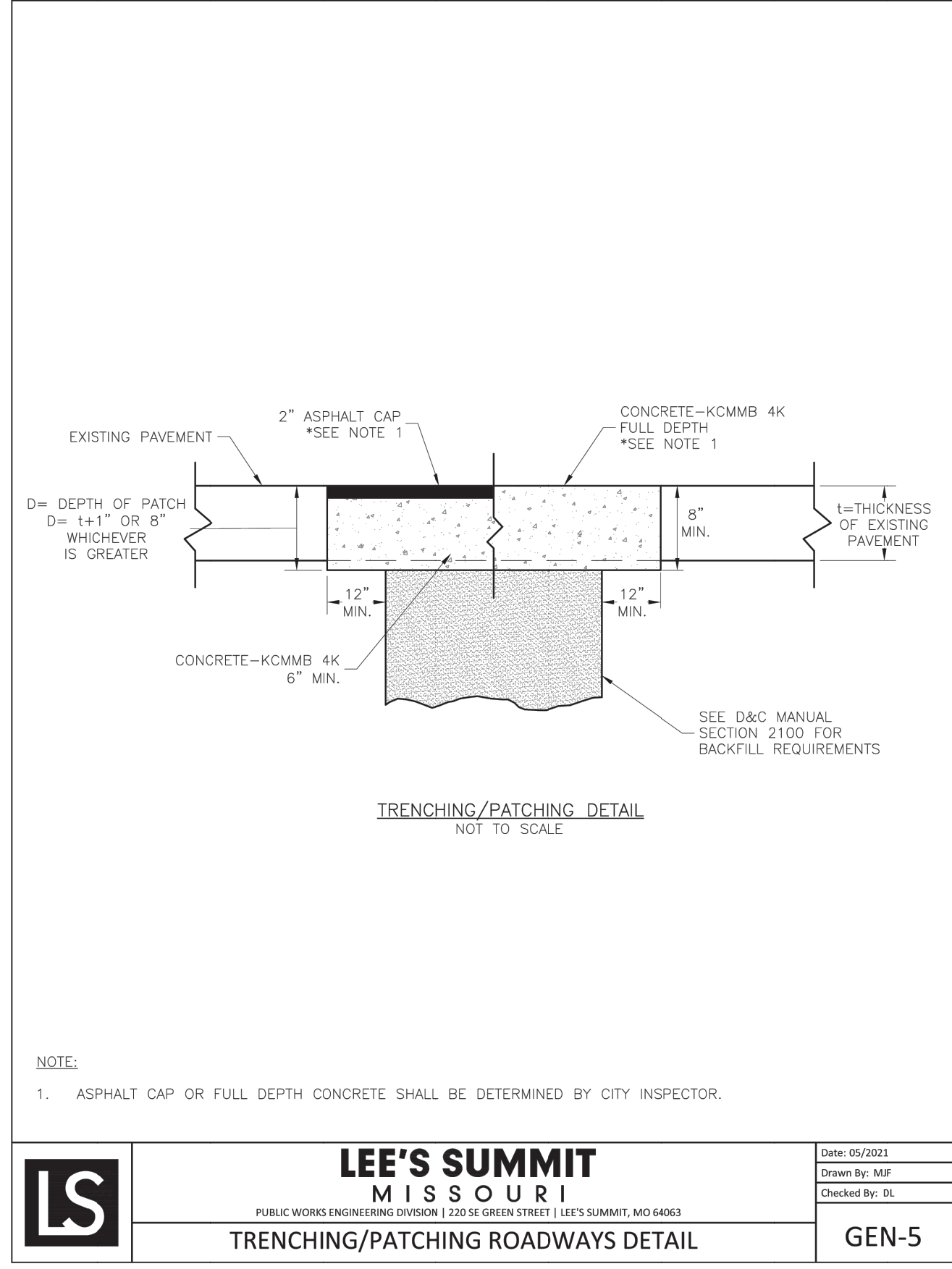
BACKFILL	
Trench Location	Requirement
Roadway, Parking Lots, Surfaced Shoulders, & Alleys	Type 5 (MHTD 1007) Crushed Stone or Approved Native Material, Compacted to 95% Standard Proctor Density
Lawns	Approved Native Material, Compacted to 90% Standard Proctor Density

2

METHOD OF BEDDING PIPE

C501

N.T.S.



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

LS

LEE'S SUMMIT

MISSOURI

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

TRENCHING/PATCHING ROADWAYS DETAIL

DATE: 05/2021

Drawn By: MFP

Checked By: DL

GEN-5

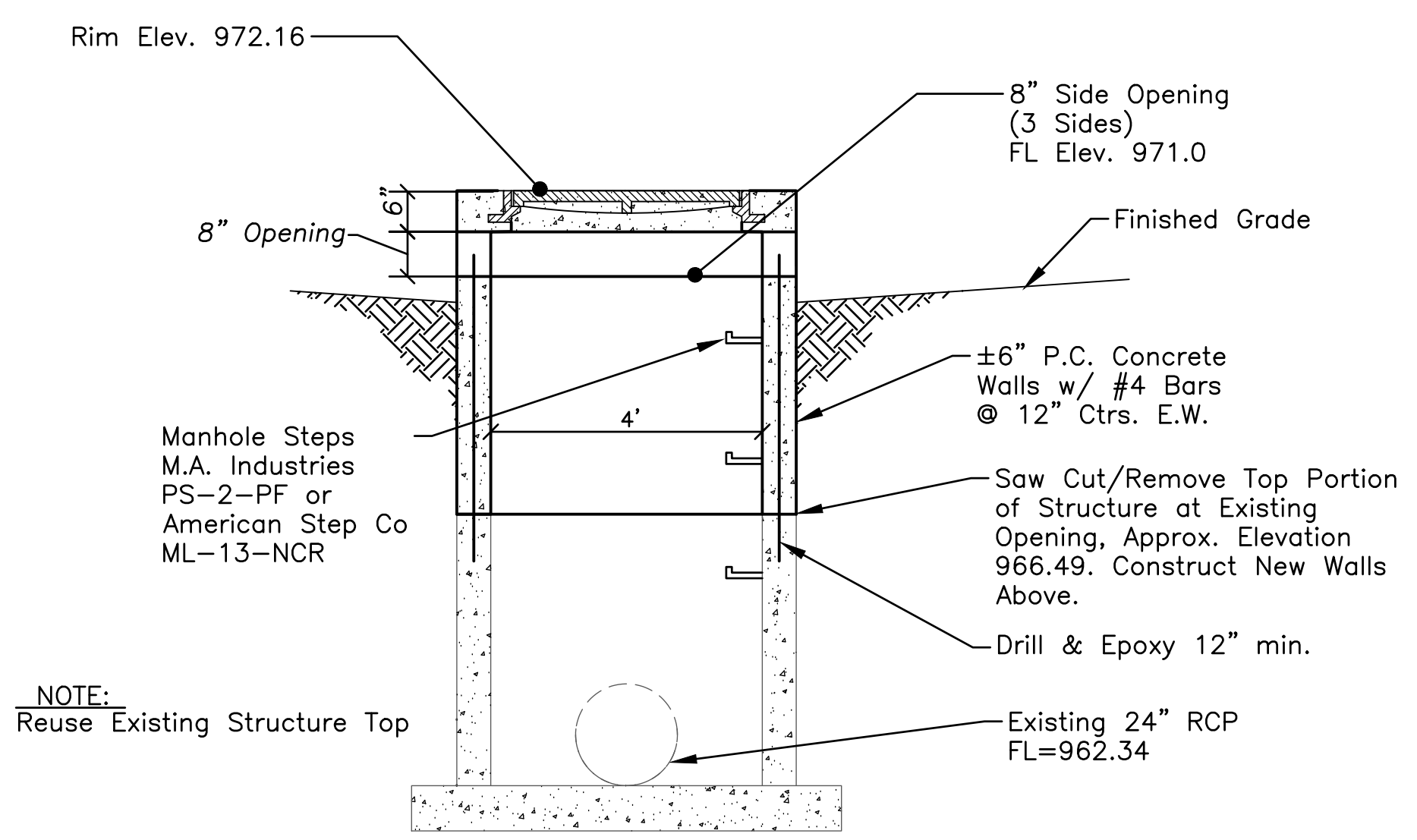
TRAFFIC CONTROL:
Only Close 1/2 of Drive at a Time.

4

PAVEMENT PATCH & TRAFFIC CONTROL NOTE

C501

N.T.S.



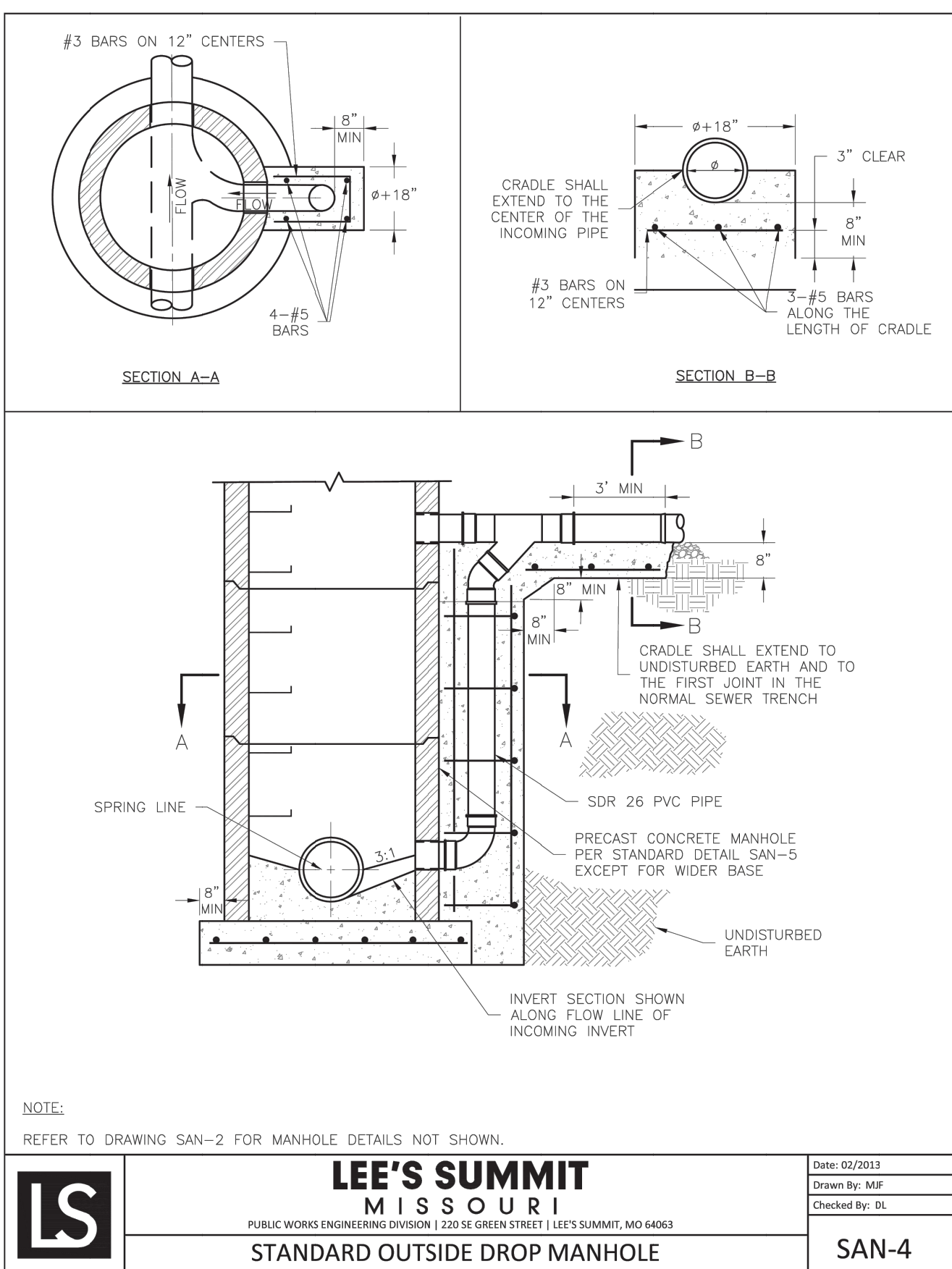
NOTE:
Reuse Existing Structure Top

3

SIDE OPENING INLET MODIFICATION

C501

N.T.S.



NOTE:
REFER TO DRAWING SAN-2 FOR MANHOLE DETAILS NOT SHOWN.

LS

LEE'S SUMMIT

MISSOURI

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STANDARD OUTSIDE DROP MANHOLE

DATE: 02/2013

Drawn By: MFP

Checked By: DL

SAN-4

5

STANDARD DROP MANHOLE

C501

N.T.S.

OWN

Engineering beyond.™

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ACQUISITIONS, LLC

WOODSPRING SUITEES

1010 NW WARD ROAD
LEE'S SUMMIT, JACKSON COUNTY, MO

REVISIONS	DATE	
	DESCRIPTION	
NO.		

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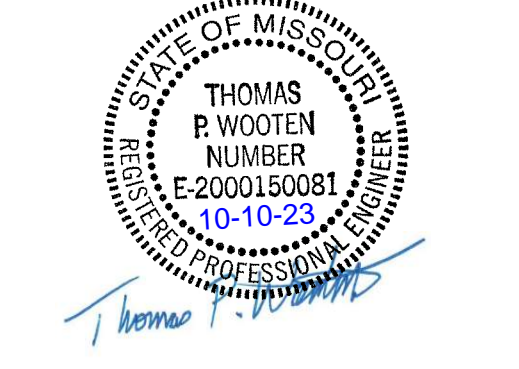
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DETAILS

C501