

# The Manor at Stoney Creek - 2nd Plat

Lots 42 Thru 81 & Tract C - E

## CONSTRUCTION PLANS

Part of the SW 1/4 Section 36, Township 47 N, Range 32 W

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

### CONSTRUCTION AND DESIGN NOTES:

#### STREET & STORM SEWERS:

1 ~ STREET PAVEMENT SHALL CONSIST OF TYPE CG-2 CURBS WITH PAVEMENT PER TABLE LS-2 OF THE LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL

RESIDENTIAL LOCAL STREET FOR SW STONEY BROOK DRIVE AND SW CROSS CREEK DRIVE. SEE SHEET C.206 FOR TYPICAL SECTION.

OPTION 1) 4" TYPE II ASPHALT BASE AND 2" TYPE III ASPHALT SURFACE OVER A 6" MoDOT TYPE 5 BASE AND A SUBGRADE MIXTURE OF 6" FLY ASH STABILIZED SUBGRADE IN ACCORDANCE WITH THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL.

OPTION 2) 4" TYPE II ASPHALT BASE AND 2" TYPE III ASPHALT SURFACE OVER 6" MoDOT TYPE 5 BASE OVERTOP A BIAXIAL GEOGRID MEETING THE REQUIREMENTS OF TABLE 2201.6-1

RESIDENTIAL COLLECTOR STREET FOR SW STONEY CREEK DRIVE SEE SHEET C.206 FOR TYPICAL SECTION.

OPTION 1) 5.5" TYPE II ASPHALT BASE AND 2" TYPE III ASPHALT SURFACE OVER A 6" MoDOT TYPE 5 BASE AND A SUBGRADE MIXTURE OF 9" FLY ASH STABILIZED SUBGRADE IN ACCORDANCE WITH THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL.

OPTION 2) 5.5" TYPE II ASPHALT BASE AND 2" TYPE III ASPHALT SURFACE OVER 6" MoDOT TYPE 5 BASE OVERTOP A BIAXIAL GEOGRID MEETING THE REQUIREMENTS OF TABLE 2201.6-1

2 ~ RESIDENTIAL LOCAL STREETS SHALL BE PER APWA STANDARD FOR 50' R/W TYPICAL SECTION TABLE LS-2 SECTION 5200 (RESIDENTIAL LOCAL STREET). RESIDENTIAL COLLECTOR STREETS SHALL BE PER APWA STANDARD FOR 60' R/W TYPICAL SECTION TABLE LS-2 SECTION 5200 (RESIDENTIAL COLLECTOR).

3 ~ STORM SEWER PIPE SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) AS APPROVED BY CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL.

4 ~ JUNCTION BOXES SHALL BE PER CITY OF LEE'S SUMMIT STANDARD DRAWING NO. JB-1. FIELD INLETS SHALL BE PER CITY OF LEE'S SUMMIT STANDARD DRAWING FI-1. TOEWALLS SHALL BE PER CITY OF LEE'S SUMMIT DRAWING NO. SD-35. STORM MANHOLES SHALL BE PER CITY OF LEE'S SUMMIT DETAIL SD-27. ROCK LINING AND RIP RAP SHALL BE PER CITY OF LEE'S SUMMIT.

#### WATER:

1 ~ THE CONTRACTOR SHALL NOTIFY THE CITY OF LEE'S SUMMIT WATER UTILITIES DEPARTMENT AT 816.969.1900 AT LEAST 48 HOURS PRIOR TO CONNECTING TO ANY EXISTING WATER MAIN.

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 = 5 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.

#### GENERAL NOTES:

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

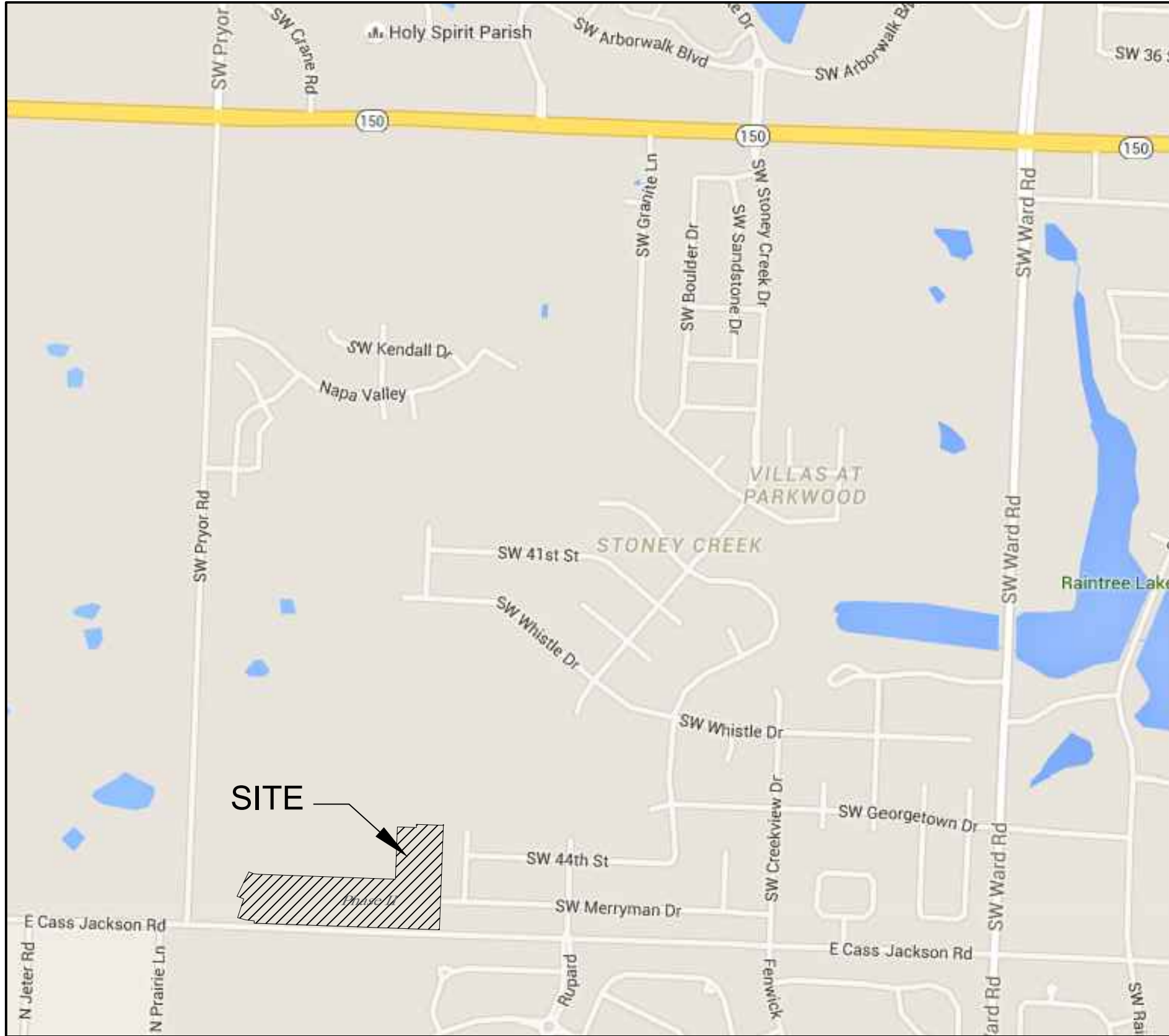
2 ~ ALL REQUIRED EASEMENTS WITHIN THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR ON THE FINAL PLAT.

3 ~ ANY REQUIRED EASEMENT LOCATED OUTSIDE OF THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR BY SEPARATE INSTRUMENT PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.

4 ~ THE CONTRACTOR SHALL NOTIFY THE CITY OF LEE'S SUMMIT PUBLIC WORKS INSPECTION AT 816.969.1800 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

5 ~ THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH THE IMPROVEMENTS PROPOSED BY THESE PLANS AND SITE CONDITIONS.

6 ~ THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND OBTAIN THE APPROPRIATE BLASTING PERMITS FOR A REQUIRED BLASTING. IF BLASTING IS ALLOWED, ALL BLASTING SHALL CONFORM TO STATE REGULATIONS AND LOCAL ORDINANCES.



### SITE LOCATION MAP

#### INDEX OF SHEETS:

C.001 ~ COVER SHEET  
C.050 ~ ESC PHASE 1 - Pre Clearing Plan  
C.051 ~ ESC PHASE 2 - Inactive Area Stabilization Plan  
C.052 ~ ESC PHASE 3 - Final Restoration Plan  
C.100 ~ SITE PLAN  
C.200 ~ MASTER DRAINAGE PLAN SHEET 1 OF 3 GRADING PLAN - SWPPP  
C.201 ~ MASTER DRAINAGE PLAN SHEET 2 OF 3 SPOT ELEVATIONS  
C.202 ~ MASTER DRAINAGE PLAN SHEET 3 OF 3 DRAINAGE AREA MAP  
C.203 ~ STREET PLAN & PROFILE  
C.204 ~ STREET PLAN & PROFILE  
C.205 ~ STREET PLAN & PROFILE  
C.206 ~ STREET SIGNAGE PLAN  
C.207 ~ INTERSECTION DETAILS & ADA RAMP PLAN  
C.208 ~ DETENTION / BMP PLAN  
C.300 ~ STORM SEWER GENERAL LAYOUT  
C.301 ~ STORM SEWER PLAN & PROFILE  
C.302 ~ STORM SEWER PLAN & PROFILE  
C.303 ~ STORM SEWER PLAN & PROFILE  
C.304 ~ STORM SEWER PLAN & PROFILE  
C.305 ~ STORM SEWER TABLES 10 YEAR  
C.306 ~ STORM SEWER TABLES 100 YEAR  
C.600 ~ CONSTRUCTION DETAILS  
C.601 ~ CONSTRUCTION DETAILS

#### 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

#### 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

#### BENCHMARK:

CENTER OF SANITARY SEWER  
MANHOLE LOCATED IN THE SE  
CORNER OF THE LOT 123, FOXWOOD  
EAST 5TH PLAT.

ELEVATION 945.69

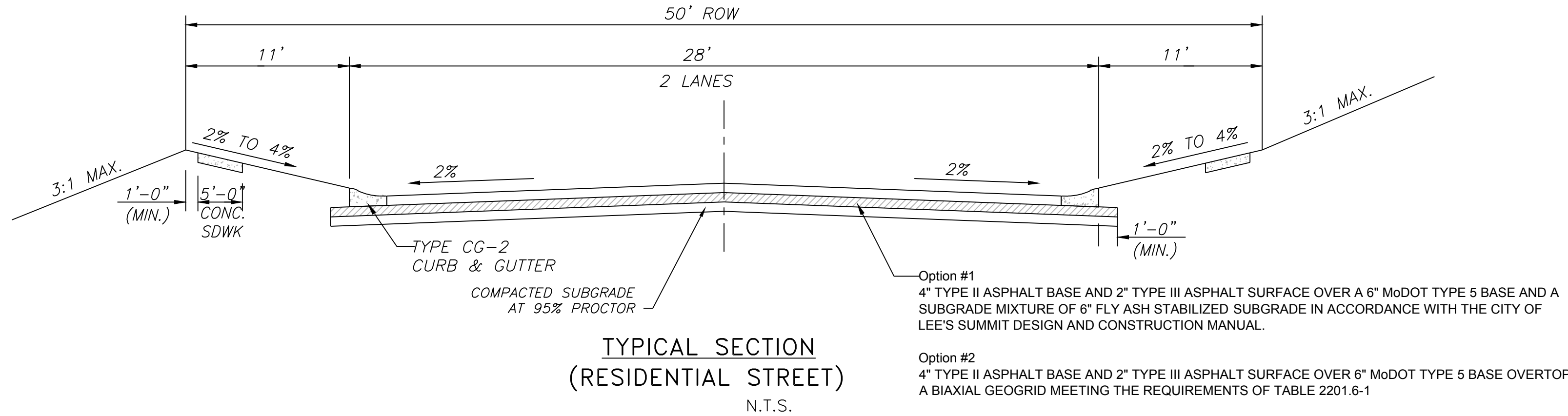
#### ENGINEER'S CERTIFICATION:

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



TYPICAL SECTION  
(RESIDENTIAL STREET)  
N.T.S.