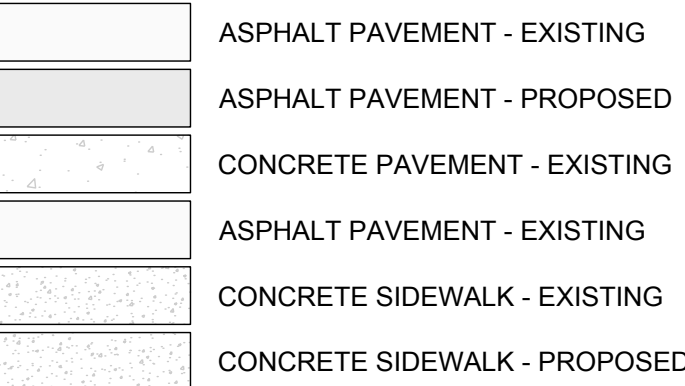



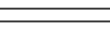


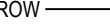
























PUBLIC SANITARY SEWER PLANS FOR OAK VIEW IN THE CITY OF LEE'S SUMMIT JACKSON COUNTY, MISSOURI

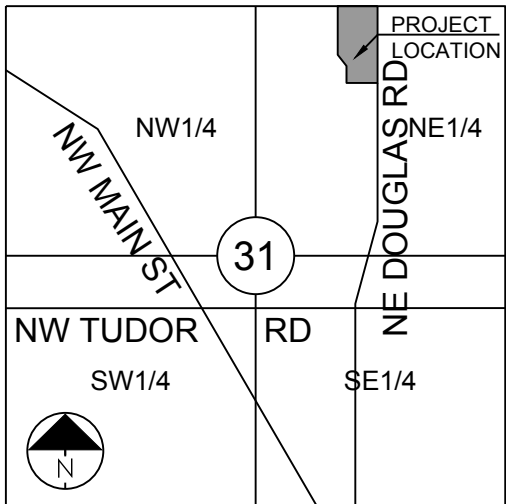
| Sheet List Table | |
|------------------|---------------------------|
| Sheet Number | Sheet Title |
| C0.0 | COVER |
| C1.0 | GENERAL LAYOUT |
| C2.0 | SANITARY PLAN AND PROFILE |
| C 3.0 | CITY STANDARD DETAILS |
| C 3.1 | CITY STANDARD DETAILS |

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 |
| EL | - ELEVATION |
| FL | - 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 |
| ROW 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
 PROPERTY LINES
 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.

KANSAS CITY POWER & LIGHT
COMPANY (KCP&L)

Ron DeJarnette
1300 SE Hamblin Road
Lee's Summit, MO 64081
Office: (816) 347-4316
Cell: (816) 810-5234
ron.dejarnette@kcpl.com

CITY OF LEES SUMMIT PUBLIC WORKS

Dena Mezger
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 SUPPLY DISTRICT

Mark Schaufler
220 SE Green Street
Lee's Summit, MO 64063
(816) 969-1900

| SUMMARY OF QUANTITIES | | | |
|-----------------------|-------------------------------|----------|-------|
| | ITEM | QUANTITY | UNITS |
| 1 | 8" PVC SDR 26 | 705 | LF |
| 2 | 6" PVC SDR 26 | 185 | LF |
| 3 | 8" x 6" WYES | 4 | EA |
| 4 | 6" STUB MH CONNECTION | 1 | EA |
| 5 | STD. 4' DIA. MANHOLE | 5 | EA |
| 6 | CONNECT TO EXISTING MANHOLE | 1 | EA |
| 7 | EXTRA DEPTH IN MH | 31 | VF |
| 8 | 16"Ø STEEL ENCASEMENT/BORING | 50 | LF |
| 9 | EROSION CONTROL | 1 | LS |
| 10 | BONDS | 1 | LS |
| 11 | ROCK EXCAVATION | 1 | CY |
| 12 | CLEARING AND GRUBBING | 1 | LS |
| 13 | COMPACTION TESTING | 1 | LS |
| 14 | PREBLAST SURVEY (IF REQUIRED) | 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 GEOLOGICAL 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 SENATE BILL NUMBER 563, 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-DIG-RISE. 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 PHASES 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 STABLE TO REMAIN FIRM AND INTACT UNDER THE FEET OF THE WORKMEN OR MACHINERY ENGAGED IN SUBGRADE SURFACING, 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 PUBLIC WORKS INSPECTIONS AT: 816-969-1800 TO OBTAIN A PUBLIC WORKS CONSTRUCTION PERMIT. A MINIMUM 48 HOUR NOTICE SHALL BE GIVEN PRIOR TO PERMIT ISSUANCE.
16. THE CONTRACTOR SHALL CONTACT THE CITY'S EROSION CONTROL SPECIALIST AT: 816-969-1800 PRIOR TO ANY LAND DISTURBANCE.
17. THE CONTRACTOR SHALL CONTACT THE RIGHT OF WAY INSPECTOR AT 816-969-1800 PRIOR TO ANY LAND DISTURBANCE ACTIVITIES WITHIN THE RIGHT OF WAY. THESE ACTIVITIES MAY REQUIRE A PERMIT.
18. 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-LATEST EDITION).
19. 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 MAIN.

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. UTILITY TRENCHES SHALL BE PROPERLY 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. UTILITIES EXPOSED SHALL BE NEATLY PLACED ONSITE ADJACENT TO THE TRENCH, AND COMPACTED TO PREVENT SATURATION AND EXCESS SEDIMENT 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.

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

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 "=" ON NE CORNER OF CURB INLET NEAR THE SOUTHWESTERLY PROPERTY LINE OF THE PROPERTY. ELEV. 986.78'

SCHLAGEL & ASSOCIATES, P.A.

Planners • Surveyors • Landscape Architects
 100 West 107th Street • Lenexa, Kansas 66215
 (913) 492-5158 • Fax: (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM

Missouri State Certificates of Authority
#E2002003800-E #I AC2001005237 #I S2002008850-E

PREPARED AND SUBMITTED BY:

SCHLAGEL & ASSOCIATES, P.A.

APPROVED BY:

CITY ENGINEER
APPROVED FOR ONE YEAR FROM THIS DATE

OWNER/DEVELOPER:

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

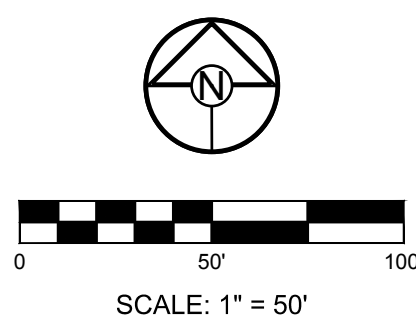
OAK VIEW
PUBLIC SANITARY SEWER PLANS
ONE DOUGLAS RD AND NW VICTORIA DR
LEE'S SUMMIT, MISSOURI

| REVISION DATE | DESCRIPTION |
|---------------|----------------|
| A | |
| A | JTSJGDF |
| A | |
| A | CHECKED BY: |
| A | MAB |
| A | |
| A | DATE PREPARED: |
| A | 5-07-2018 |
| A | |
| A | PROJ. NUMBER: |
| A | 17-02 |

COVER

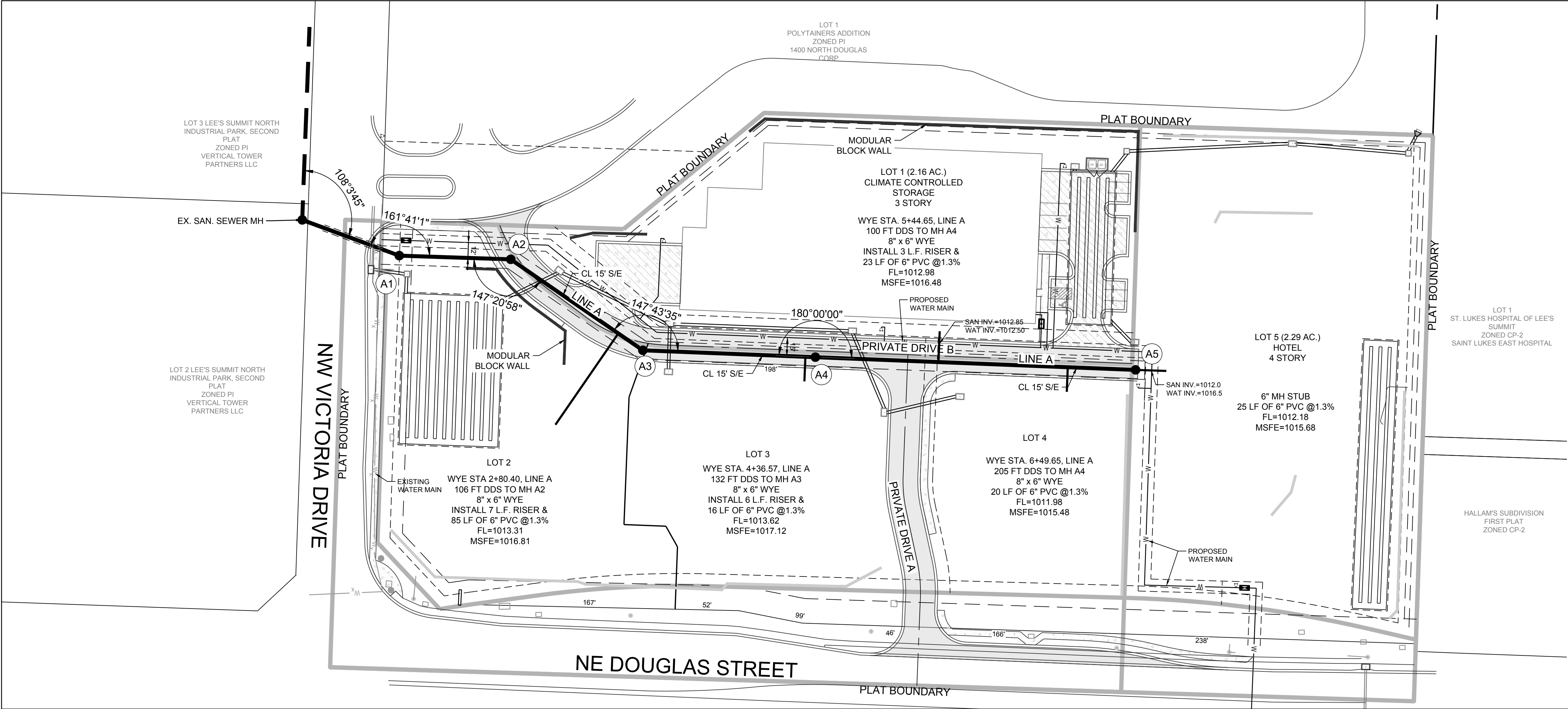
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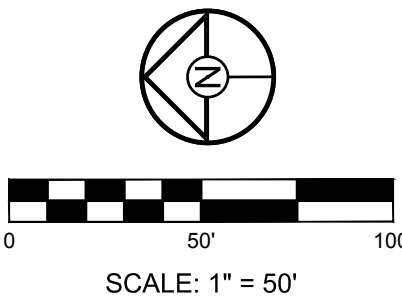
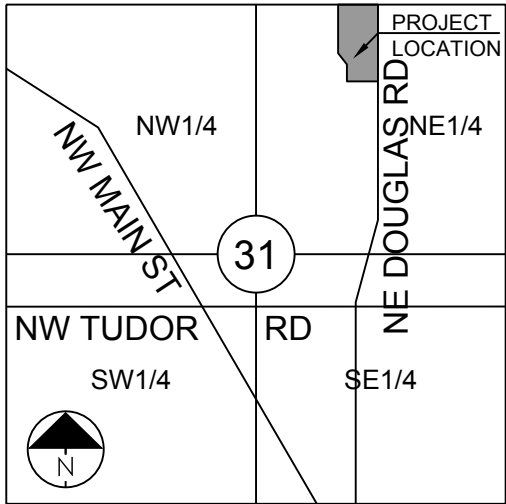


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OF



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

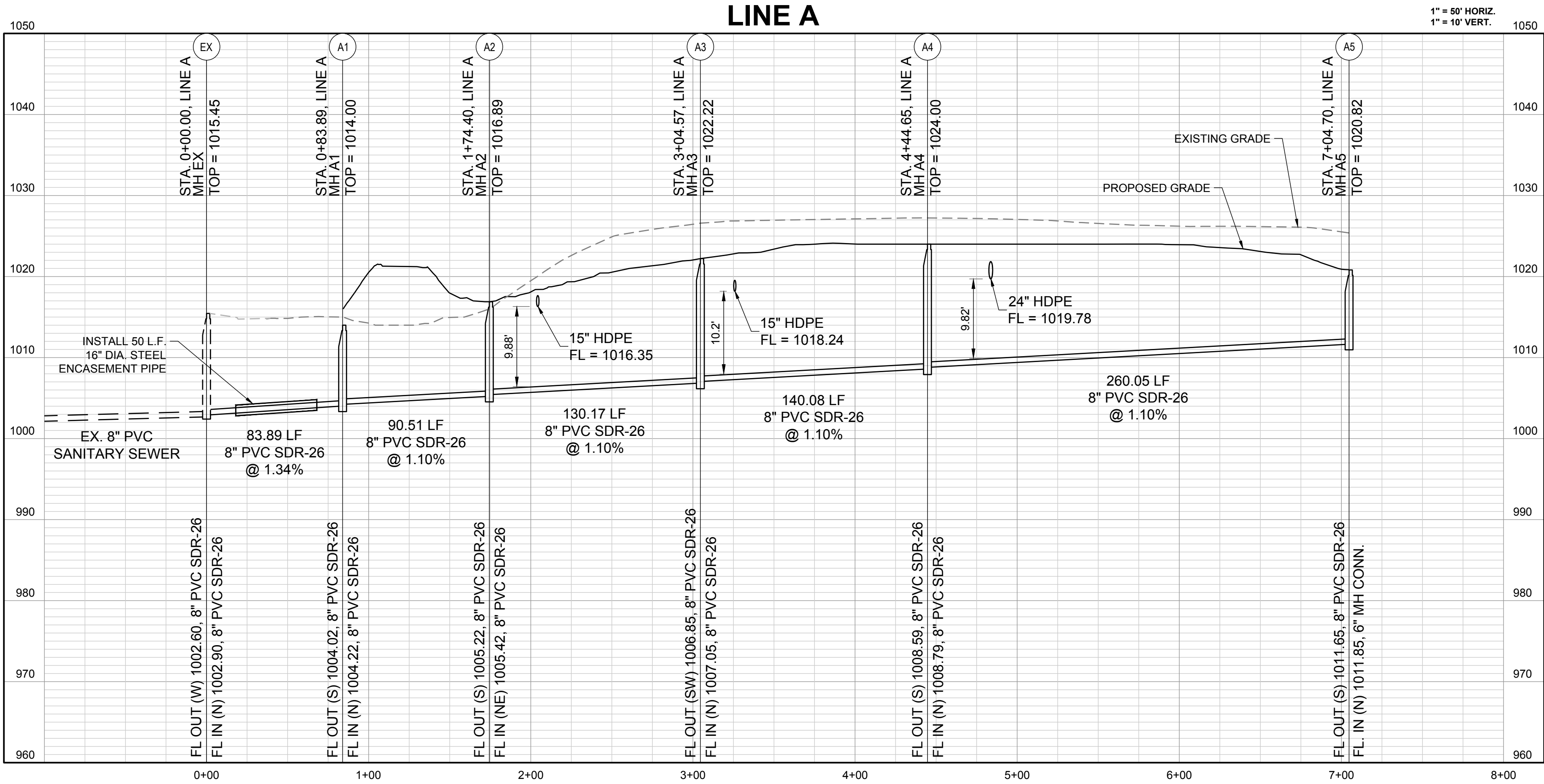


PROJECT BENCHMARK:

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 "X" 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.



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

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

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OAK VIEW
PUBLIC SANITARY SEWER PLANS
NE DOUGLAS RD AND NW VICTORIA DR
LEE'S SUMMIT, MISSOURI

| REVISION DATE | DESCRIPTION |
|---------------|-------------|
| 1 | |
| 2 | |
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| 8 | |
| 9 | |
| 10 | |

| | |
|----------------|-----------|
| DRAWN BY: | JTS/DF |
| CHECKED BY: | MAB |
| DATE PREPARED: | 5-07-2016 |
| PROJ. NUMBER: | 17-135 |

SANITARY PLAN AND PROFILE

