

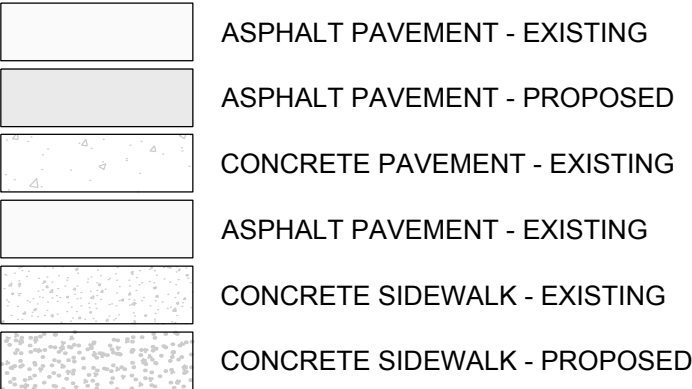
# WATER LINE PLANS FOR WINTERSET VALLEY, 13TH PLAT IN THE CITY OF LEE'S SUMMIT JACKSON COUNTY, MISSOURI

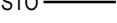
| Sheet List Table |                     |
|------------------|---------------------|
| Sheet Number     | Sheet Title         |
| 1                | COVER SHEET         |
| 2                | GENERAL LAYOUT      |
| 3                | WATER LINE 1, 2 & 3 |
| 4                | WATER LINE DETAILS  |

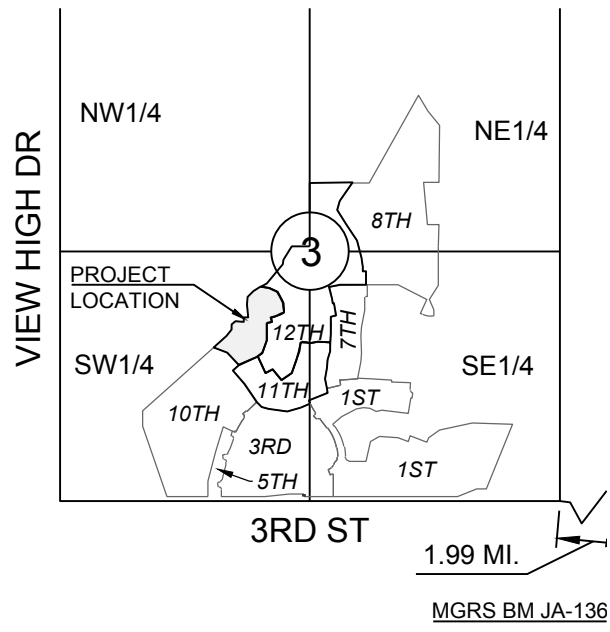
 **SCHLAGEL & ASSOCIATES, P.A.**  
Engineers • Planners • Surveyors • Landscape Architects  
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Missouri State Certificates of Authority  
#E2002008380 F #LAC20011005237 #LS2002008959 F

**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
- SW - SIDEWALK
- TE - TOP ELEVATION
- UI/E - UTILITY EASEMENT
- WE - WATER SURFACE ELEVATION
- W/E - WATERLINE EASEMENT



-  CURB & GUTTER - EXISTING  
 TREE LINE  
 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



**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

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 DEVELOPMENT  
SERVICES

Development Service Inspections  
220 SE Green Street  
Lee's Summit, MO 64063  
(816) 969-1200

## AT&amp;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

John Meadows,  
4700 Little Blue Parkway  
Independence, MO 64057  
Office: (816) 795-2257  
Cell: (816) 918-3088  
john\_meadows@cable.comcast.com

## PUBLIC WATER SUPPLY DISTRICT

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

**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 THE 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 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-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 WHO MAY 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 AT NO ADDITIONAL COST.
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. THE CONTRACTOR SHALL CONTACT DEVELOPMENT SERVICES INSPECTIONS AT: 816-969-1800 TO OBTAIN A DEVELOPMENT SERVICES CONSTRUCTION PERMIT. A MINIMUM 48 HOUR NOTICE SHALL BE GIVEN PRIOR TO PERMIT ISSUANCE.
14. THE CONTRACTOR SHALL CONTACT THE CITY'S EROSION CONTROL SPECIALIST AT: 816-969-1800 PRIOR TO ANY LAND DISTURBANCE.
15. 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.
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-LATEST 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 MAIN.

## EARTHWORK:

1. PRIOR TO EARTHWORK ACTIVITIES, PRE-DISTURBANCE EROSION AND SEDIMENT CONTROL DEVICES SHALL BE IN PLACE PER THE STORM WATER POLLUTION PREVENTION PLAN AND/OR THE EROSION AND SEDIMENT CONTROL PLAN PREPARED FOR THIS SITE.
2. ALL BACKFILL MATERIAL SHALL BE PLACED IN MAXIMUM 6-INCH LIFTS AND COMPACTED TO 95-PERCENT OF MAXIMUM DENSITY AS DEFINED USING A STANDARD PROCTOR TEST (AASHTO T99/ASTM 698).
3. BACKFILL MATERIALS SHALL NOT INCLUDE ORGANIC MATTER, DEBRIS OR TOPSOIL.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REDISTRIBUTING THE TOPSOIL OVER PROPOSED TURF AND LANDSCAPED AREAS TO A MINIMUM DEPTH OF 6-INCHES BELOW FINAL GRADE.
5. ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE. UNLESS NOTED OTHERWISE THE FOLLOWING GRADES SHALL APPLY:
  - A. TURF AREAS – 2.5% MINIMUM, 4H:1V MAXIMUM
  - B. ALL DISTURBED AREAS SHALL BE FERTILIZED, SEEDED AND MULCHED IMMEDIATELY AFTER EXCAVATION ACTIVITIES HAVE CEASED. SEEDING SHALL BE PER THE EROSION AND SEDIMENT CONTROL PLAN AND/OR LANDSCAPE PLAN. IF NOT SPECIFIED SEEDING SHALL BE PER APWA SECTION 2400, LATEST EDITION, UNLESS OTHERWISE NOTED. SEEDING SHALL BE SUBSIDIARY TO THE CONTRACT PRICE FOR PIPE INSTALLATION.
7. CONTRACTOR SHALL ADHERE TO THE REPORTING REQUIREMENTS OUTLINED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THIS PROJECT. EROSION AND SEDIMENT CONTROL DEVICES SHALL BE PROPERLY MAINTAINED AND KEPT CLEAN OF SILT AND DEBRIS AND IN GOOD WORKING ORDER. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AS REQUIRED.

**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. TRENCH BACKFILL SHALL BE NEATLY PLACED, 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. EXCESS SOIL SHALL BE NEATLY PLACED ONSITE ADJACENT TO THE TRENCH, AND COMPACTED TO PREVENT SATURATION AND EXCESS SEDIMENT RUNOFF. UNSUITABLE MATERIALS, 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.

**APPROVED BY:**

CITY ENGINEER  
APPROVED FOR ONE YEAR FROM THIS DATE

**OWNER/DEVELOPER:**

GALE COMMUNITIES, INC.  
DAVID GALE  
400 SW LONGVIEW BLVD, STE 109  
LEE'S SUMMIT, MO 64081  
p 816.645.2336  
f -  
DGALE@GALECOMMUNITIES.COM

**MISSOURI GEOGRAPHIC REFERENCE SYSTEM**  
**BENCH MARK:**

BM JA-136, LOCATED AT INTERSECTION OF SW OLDHAM PARKWAY AND SW WARD ROAD, 61 FT SOUTH OF CL OF OLDHAM PARKWAY AND 28.9 FT EAST OF THE EAST EDGE OF WARD ROAD.

ELEV. 993.11'

**PROJECT BENCH MARK:**

SANITARY MANHOLE H2 AT NW CORNER OF LOT 1153 WINTERSET  
VALLEY 1ST PLAT, APPROX. 39' RT. OF CL OF NW PEALE BLVD.

ELEV. 935.45'



WINTERSET VALLEY, 13TH PLAT  
WATER LINE PLANS

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NW THOREAU DRIVE AND AUDUBON LANE  
LEE'S SUMMIT, MISSOURI

| DRAWN BY:      |  | REVISION DATE | DESCRIPTION |
|----------------|--|---------------|-------------|
| KSC            |  | 7/1           |             |
| CHECKED BY:    |  | 7/2           |             |
| MAB            |  | 7/3           |             |
| DATE PREPARED: |  | 7/4           |             |
| 2-15-19        |  | 7/5           |             |
| PROJ. NUMBER:  |  | 7/6           |             |
|                |  | 7/7           |             |
|                |  | 7/8           |             |

COVER SHEET

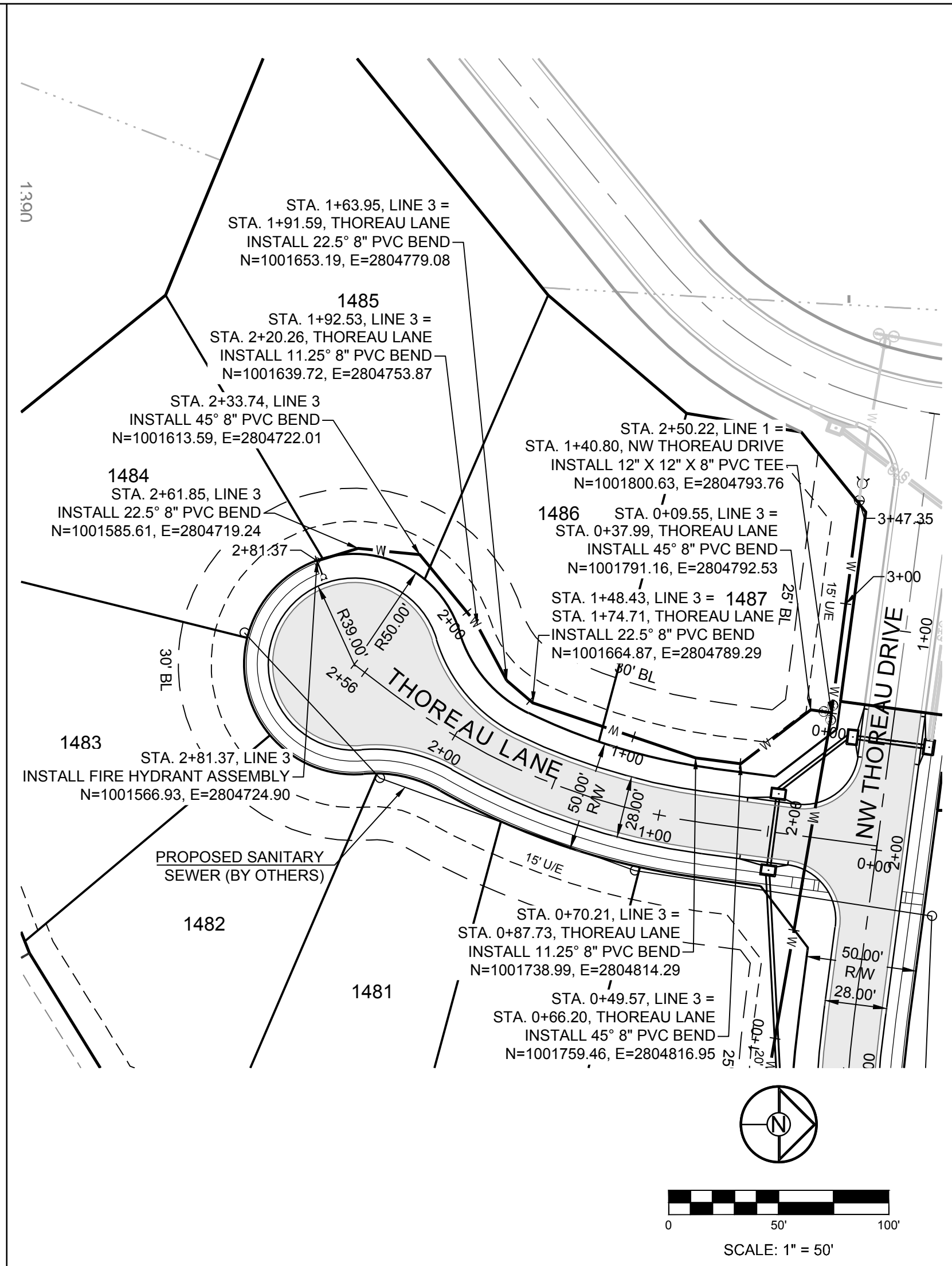
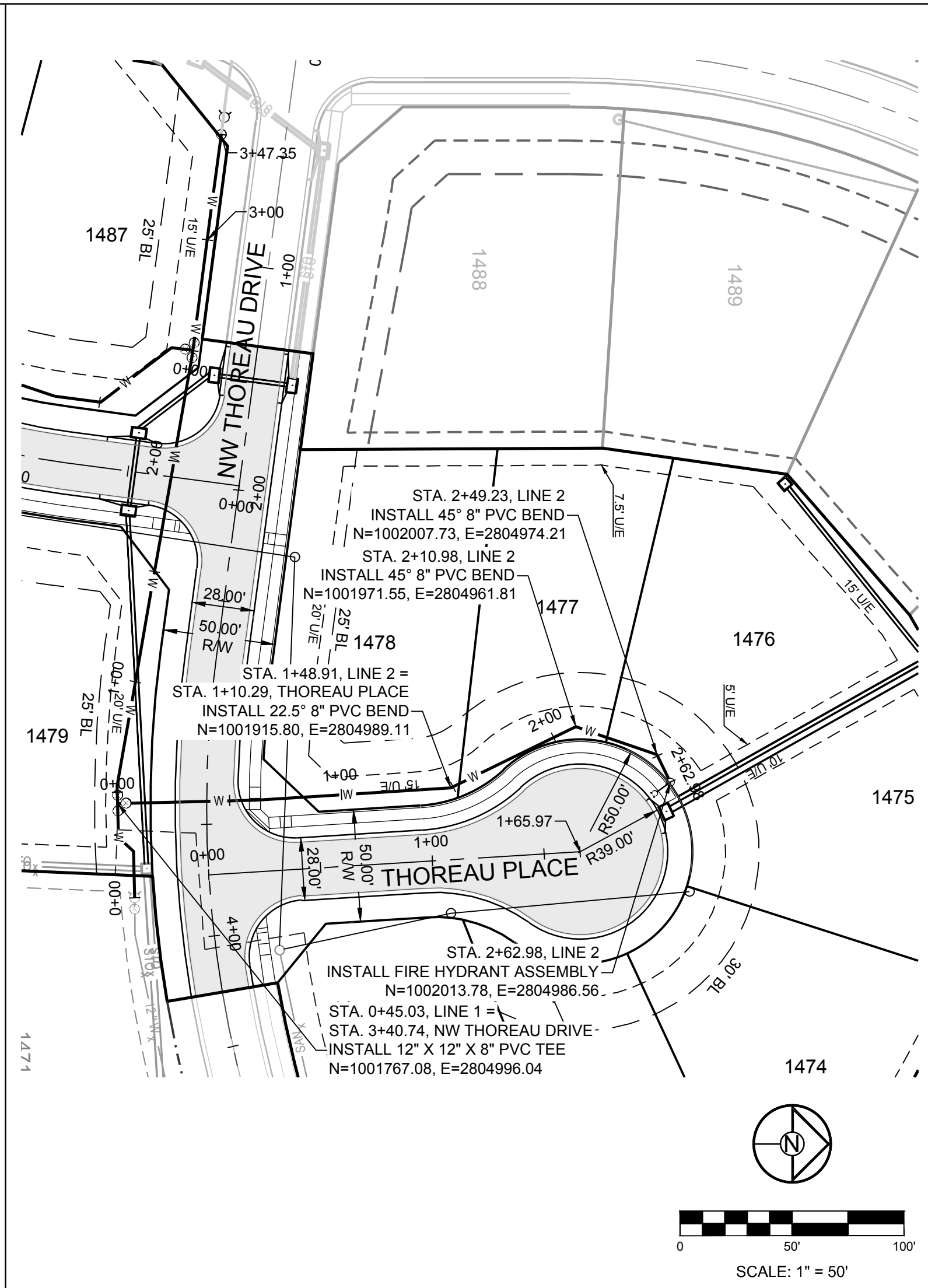
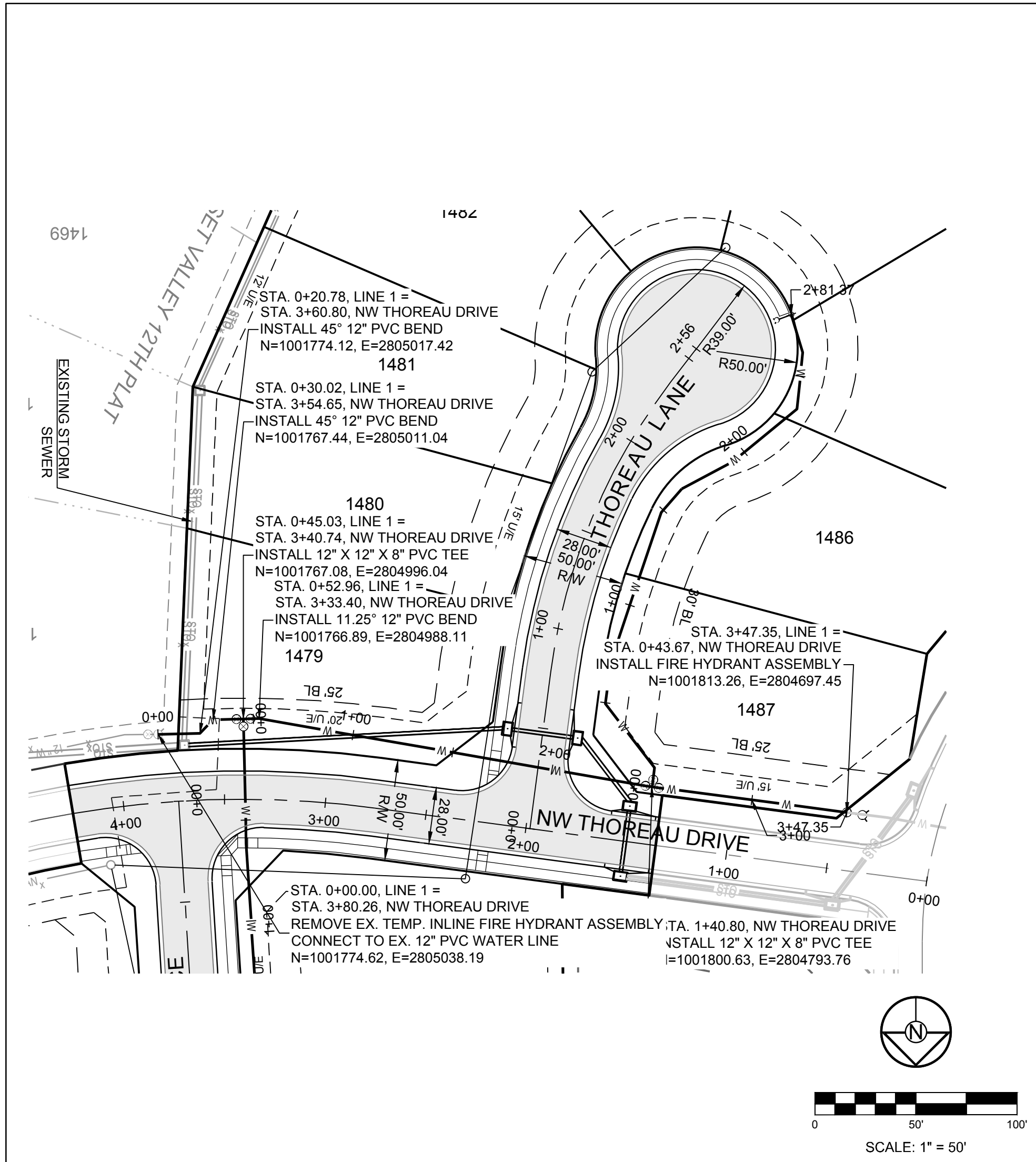
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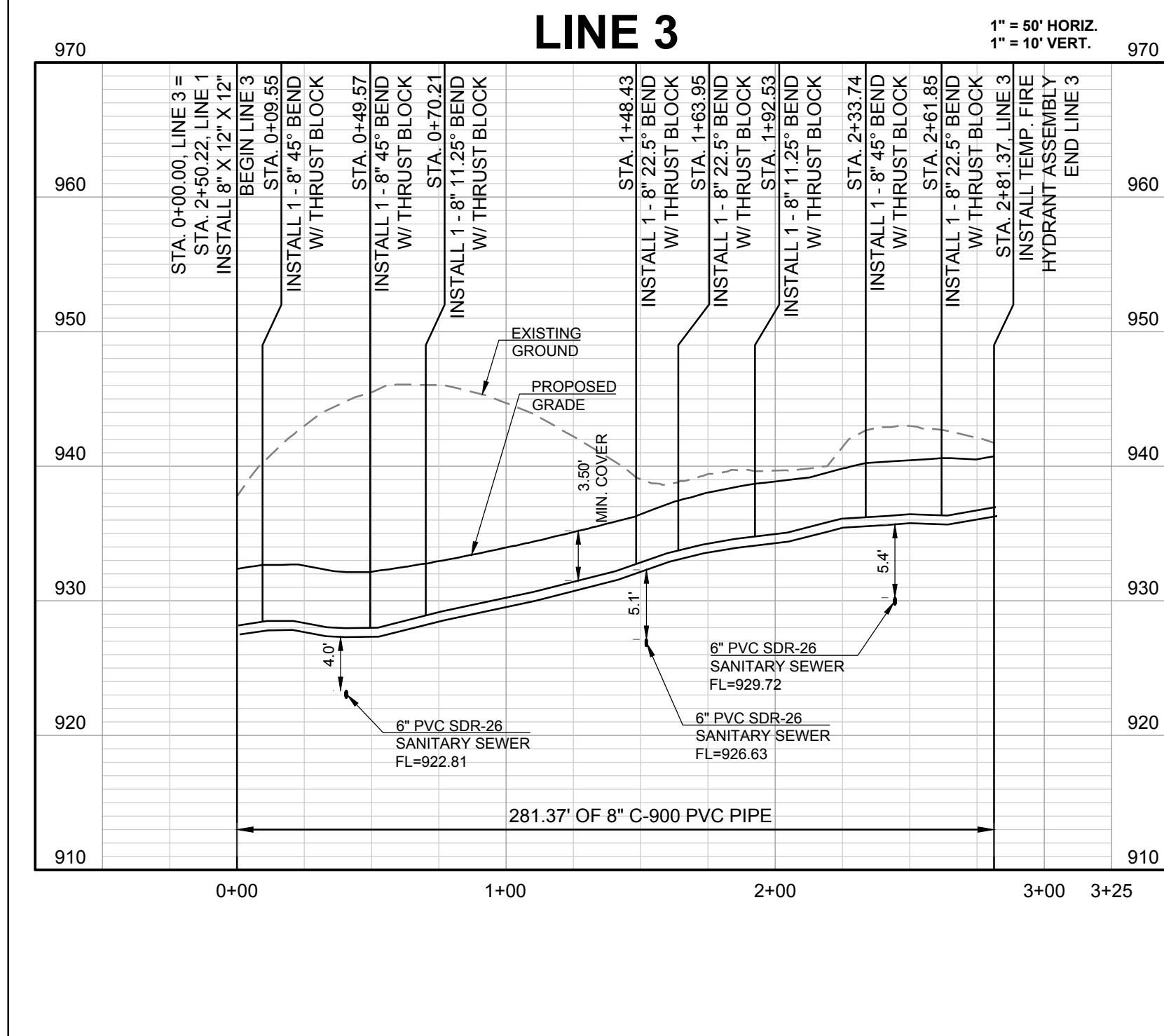
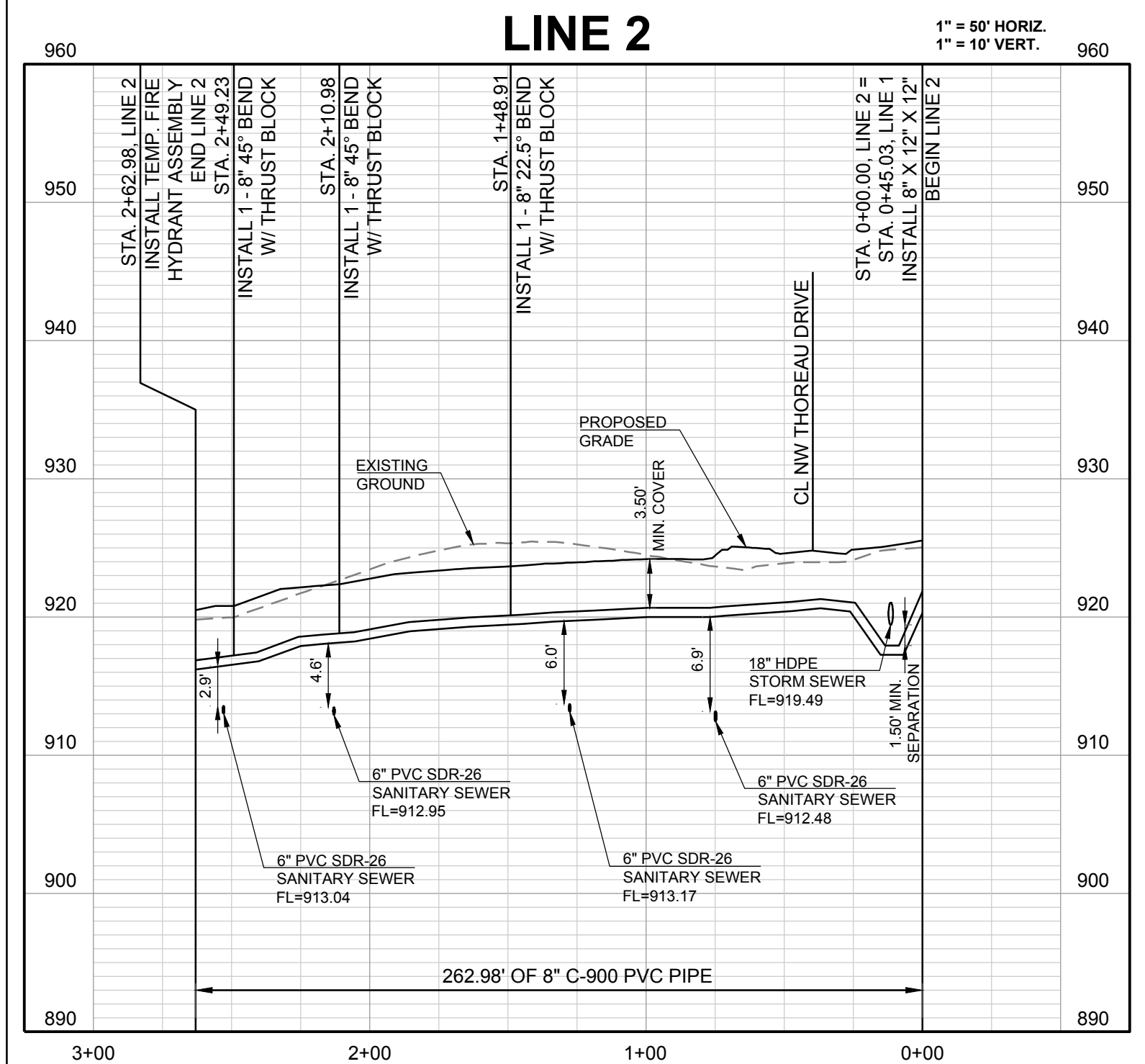
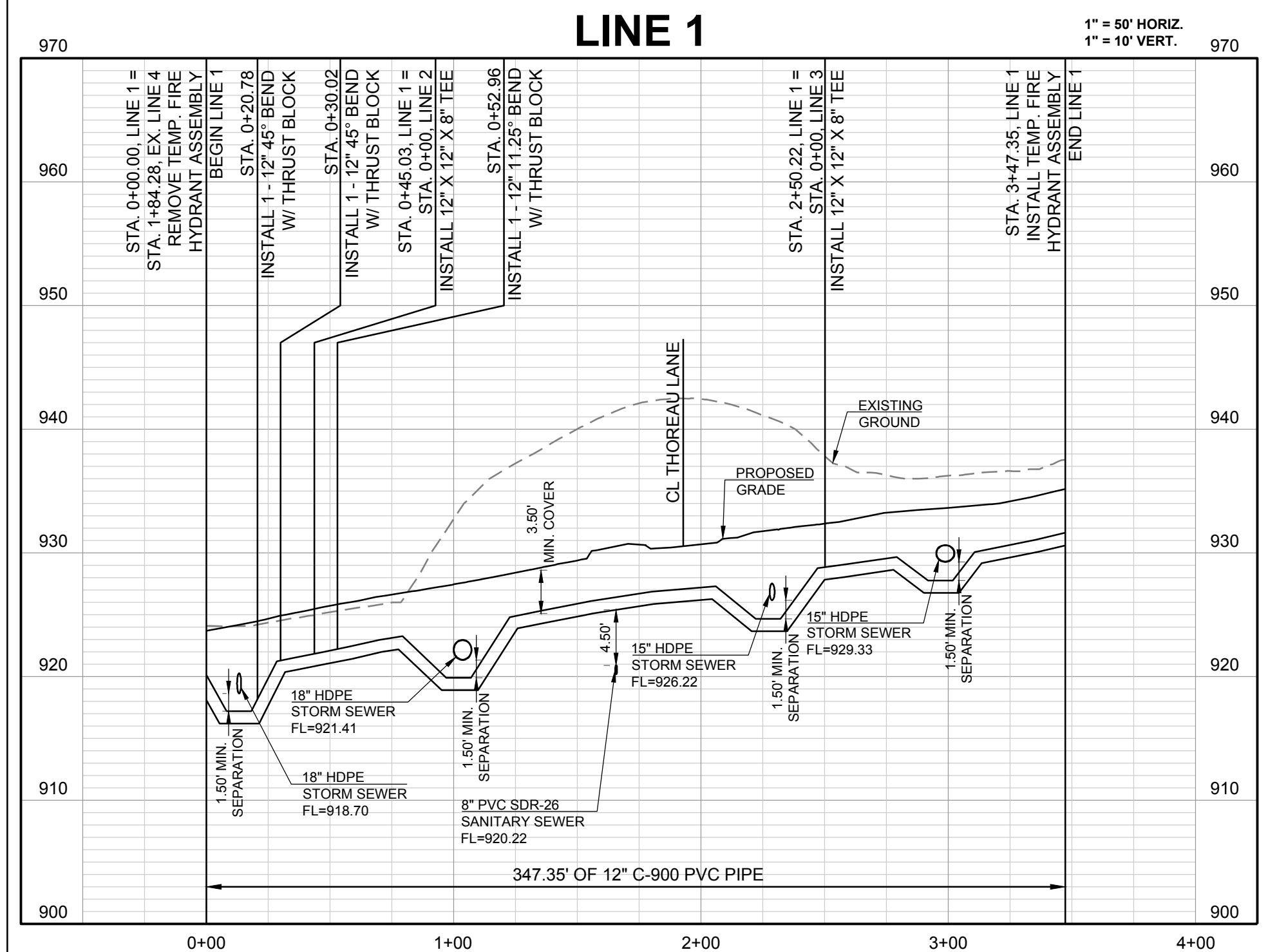




- PROJECT BENCH MARK:**
- SANITARY MANHOLE H2 AT NW CORNER OF LOT 1153 WINTERSET VALLEY 1ST PLAT, APPROX. 39' RT. OF CL OF NW PEALE BLVD.  
ELEV. 935.45'
- GENERAL NOTES:**
- ALL CONSTRUCTION TO FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
  - THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATIONS.
  - FOR ALL WATER LINES THE MAXIMUM DEPTH OF COVER IS SEVEN (7) FEET.

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WINTERSET VALLEY, 13TH PLAT  
WATER LINE PLANS  
NW THOREAU DRIVE AND AUDUBON LANE  
LEE'S SUMMIT, MISSOURI



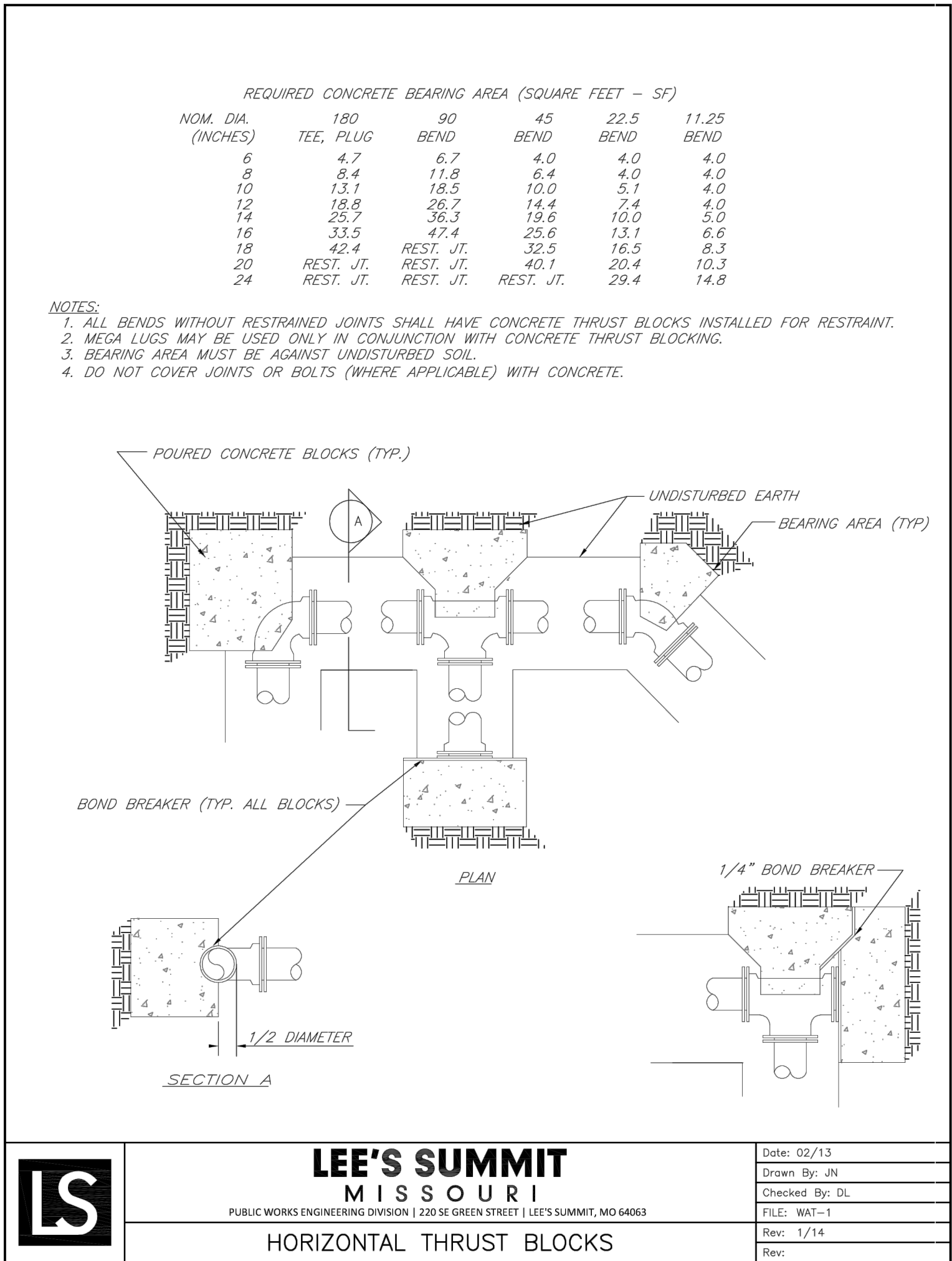
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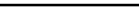
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| DATE PREPARED: | 2-15-19 |
| PROJ. NUMBER:  | 18-230  |

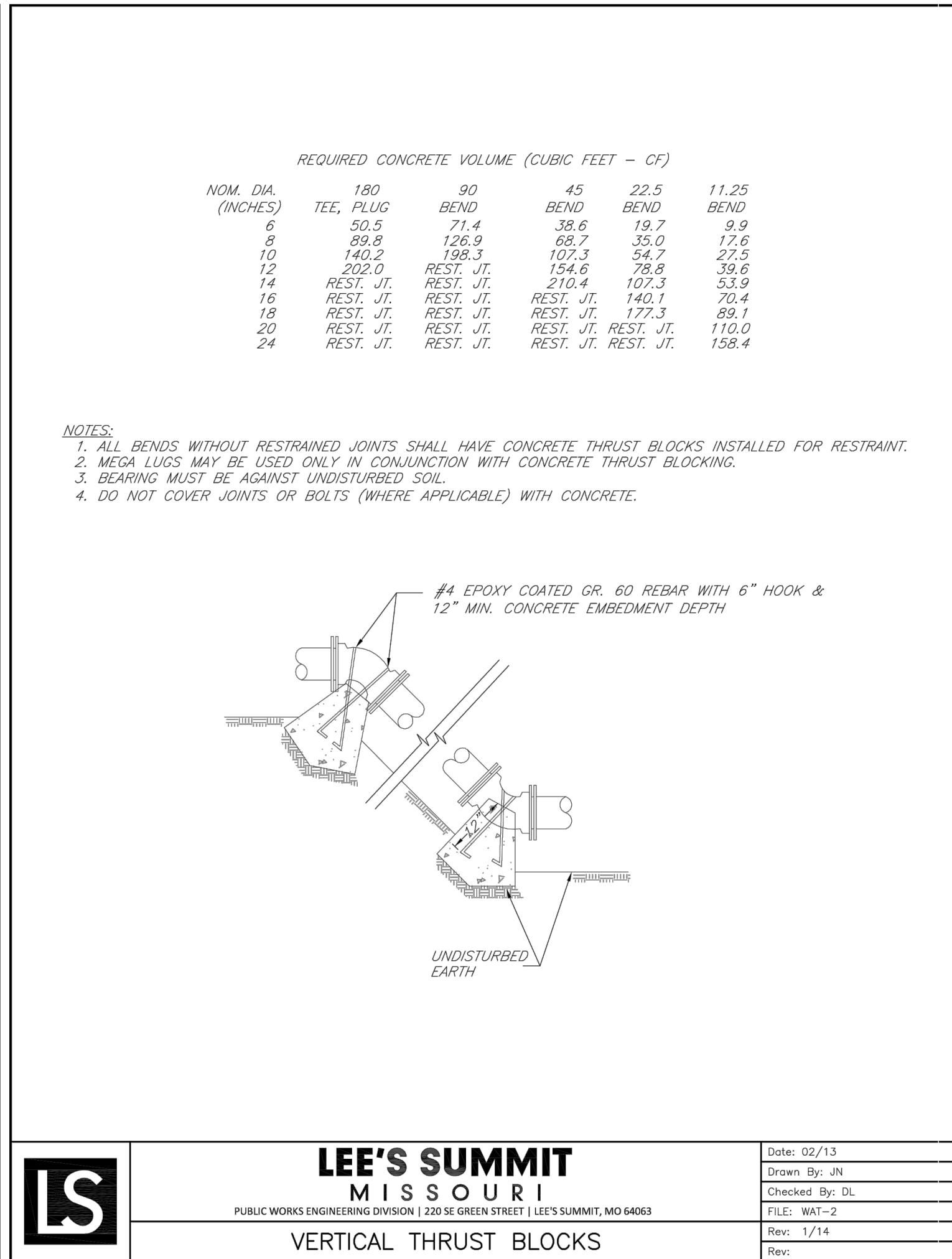
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| WATER LINE 1, 2 & 3 |
| SHEET 3 OF 4        |



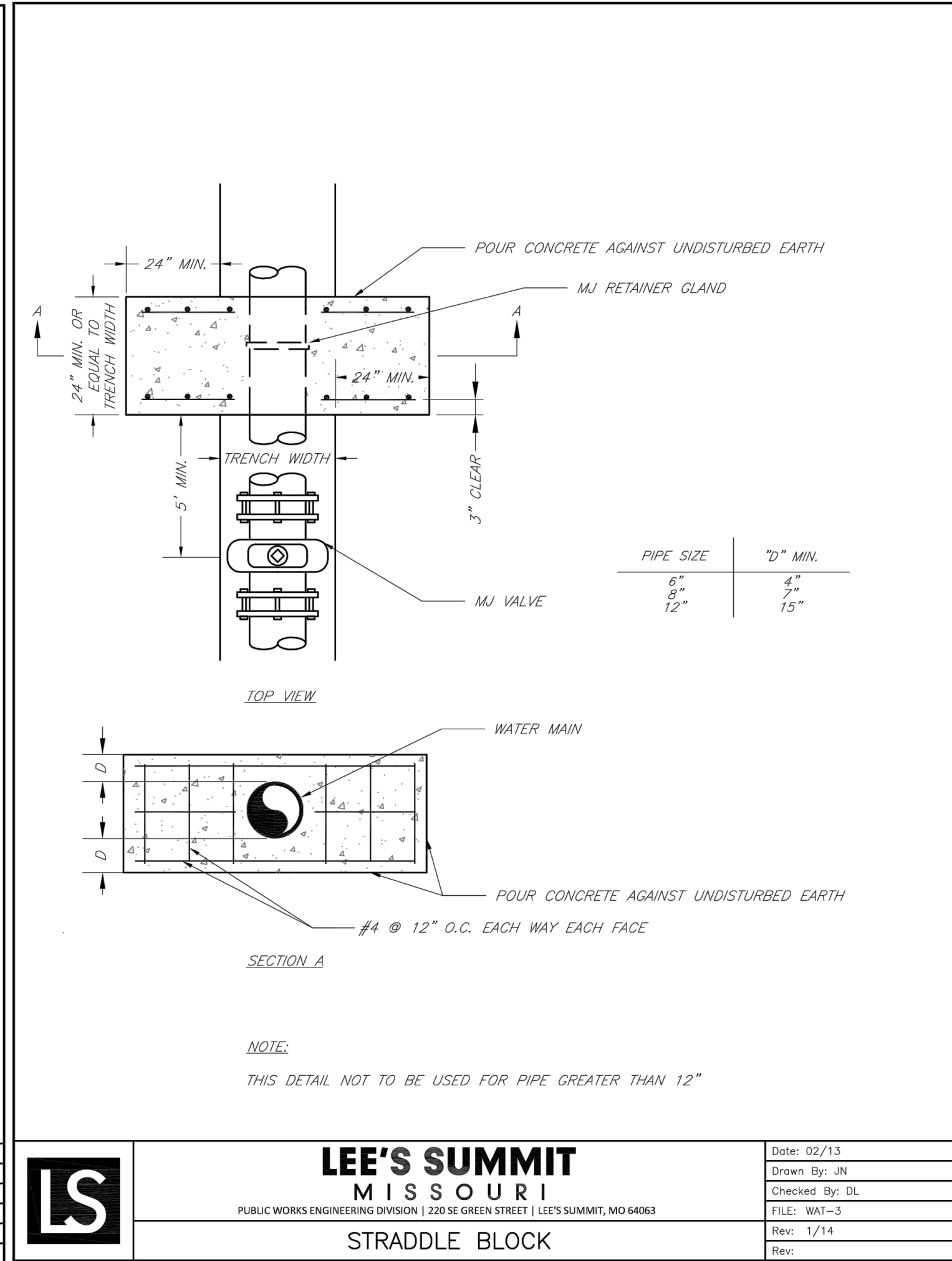
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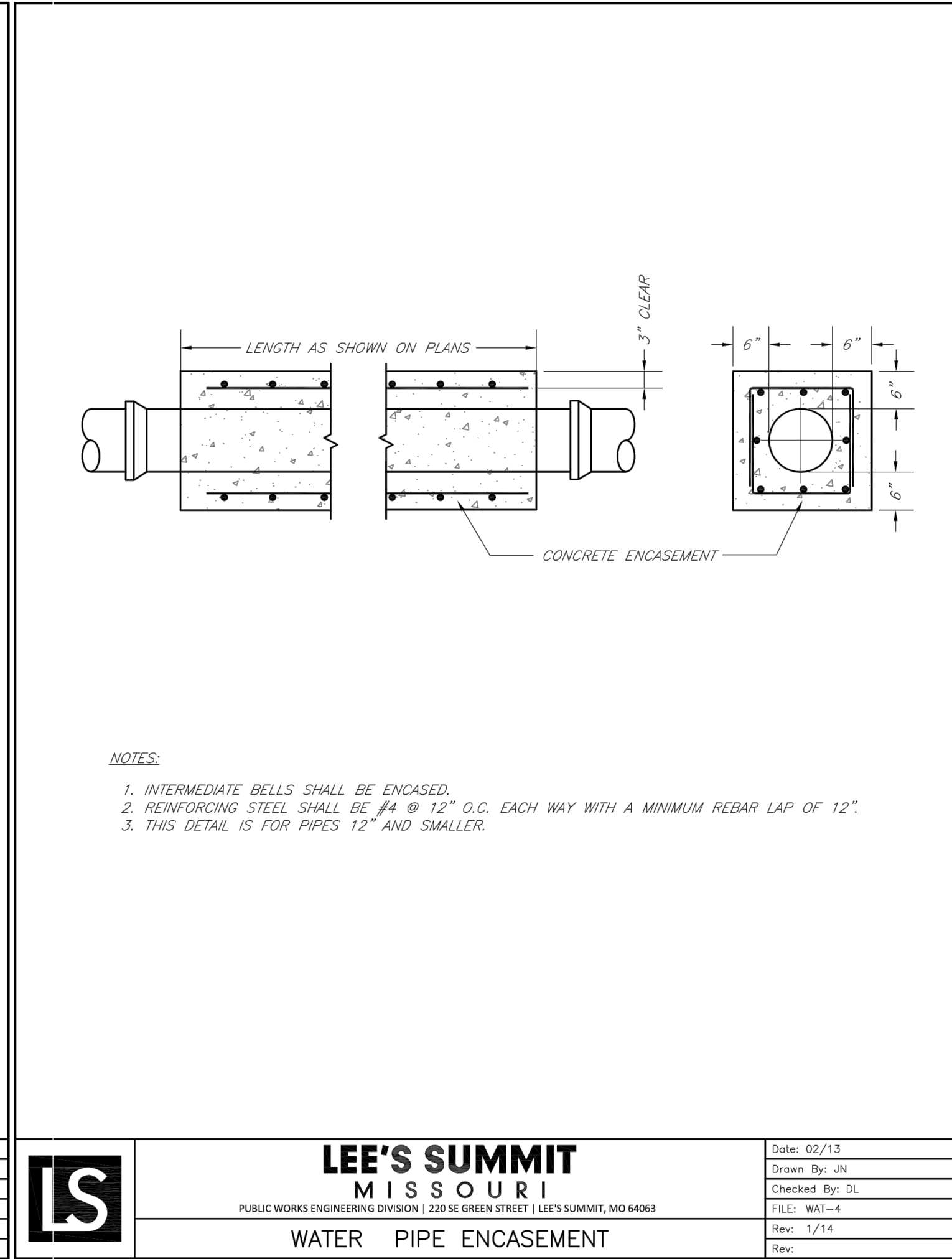
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|  | <div><div>LEE'S SUMMIT</div><div>MISSOURI</div><div>PUBLIC WORKS ENGINEERING DIVISION   220 SE GREEN STREET   LEE'S SUMMIT, MO 64063</div></div> | Date: 02/13    |
|                                                                                   |                                                                                                                                                  | Drawn By: JN   |
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|                                                                                   |                                                                                                                                                  | FILE: WAT-1    |
|                                                                                   |                                                                                                                                                  | Rev: 1/14      |
|                                                                                   | HORIZONTAL THRUST BLOCKS                                                                                                                         |                |
| Rev:                                                                              |                                                                                                                                                  |                |



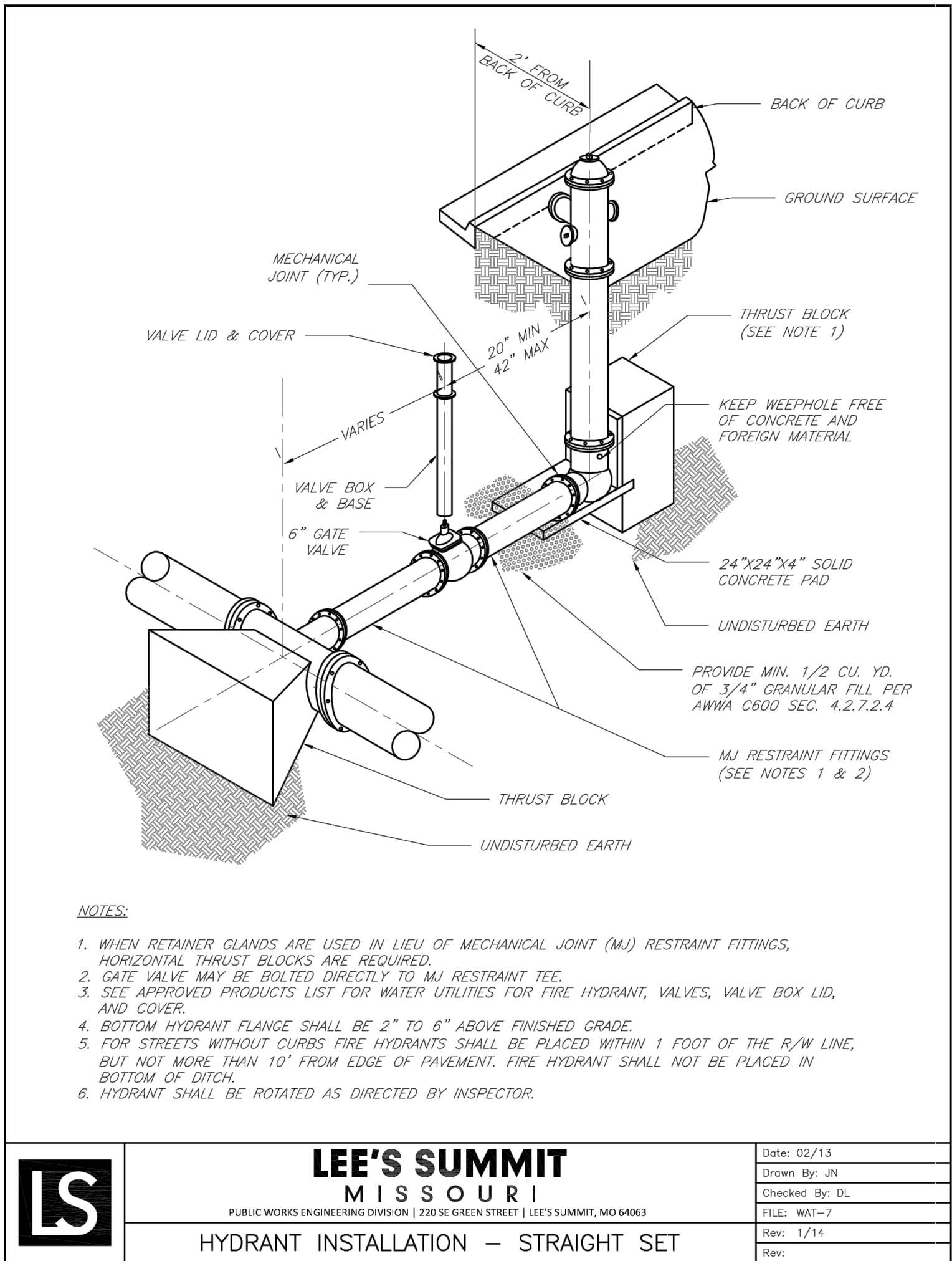
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|  | <div>LEE'S SUMMIT<br/>MISSOURI</div> <div>PUBLIC WORKS ENGINEERING DIVISION   220 SE GREEN STREET   LEE'S SUMMIT, MO 64063</div> | Date: 02/13    |
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|                                                                                   |                                                                                                                                  | Rev: 1/14      |
|                                                                                   | VERTICAL THRUST BLOCKS                                                                                                           |                |
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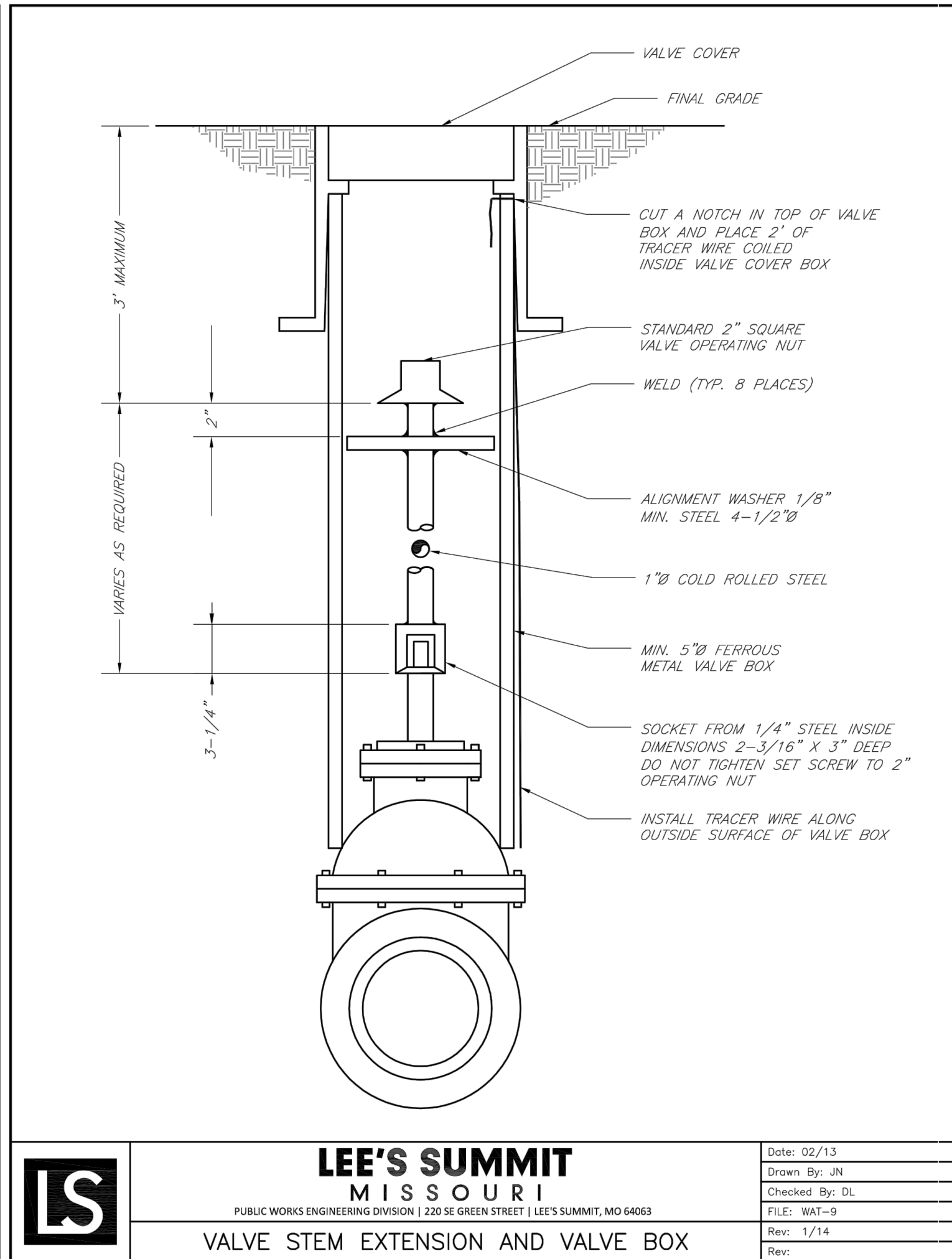
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|                                                                                     |                                                                                                                                            | Rev: 1/14      |
| STRADDLE BLOCK                                                                      |                                                                                                                                            |                |
| Rev:                                                                                |                                                                                                                                            |                |



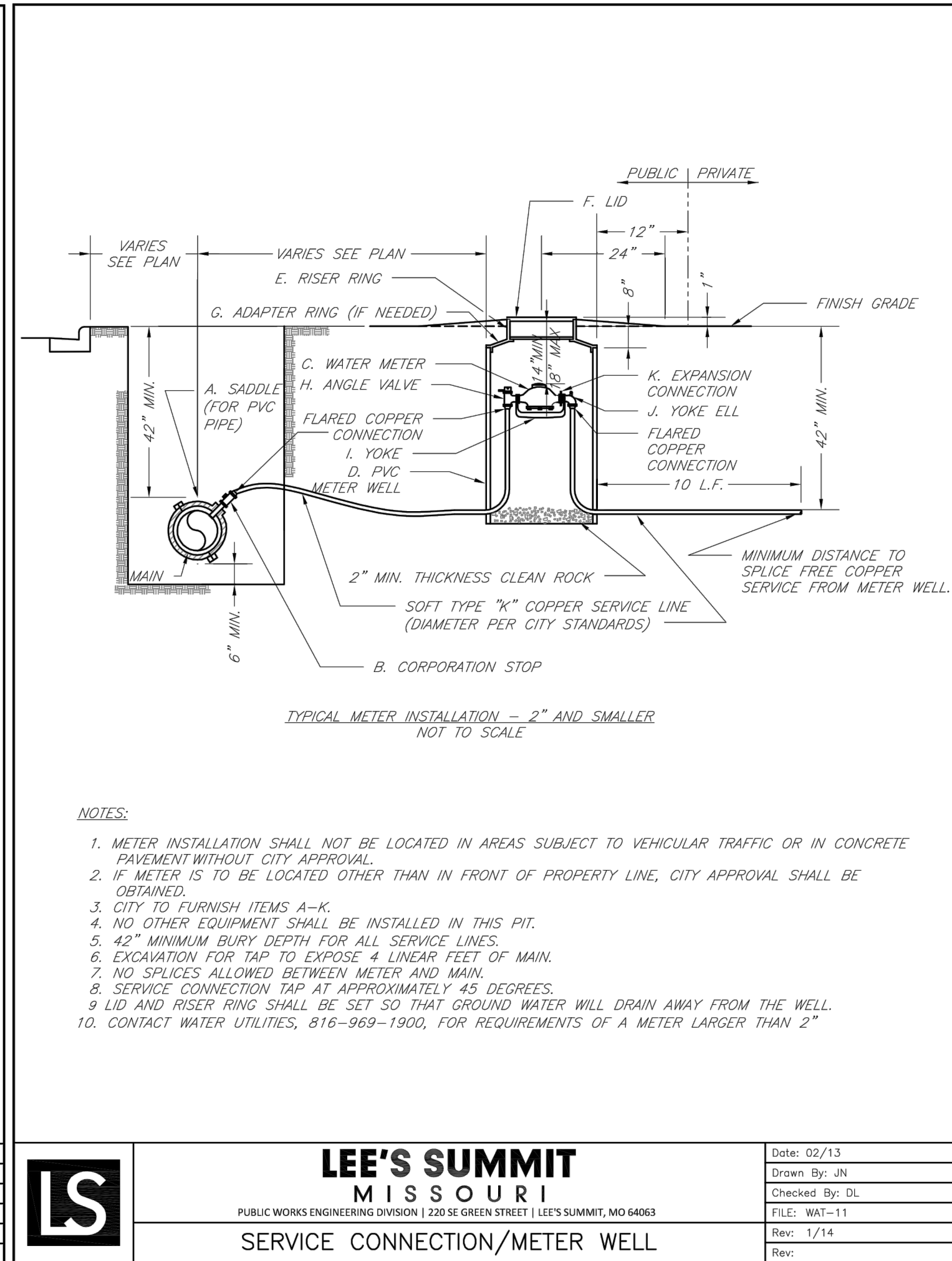
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|                                                                                     |                                                                                                                      | Rev: 1/14      |
|                                                                                     | WATER PIPE ENCASEMENT                                                                                                |                |
| Rev:                                                                                |                                                                                                                      |                |



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|  | <div><div>LEE'S SUMMIT</div><div>MISSOURI</div><div>PUBLIC WORKS ENGINEERING DIVISION   220 SE GREEN STREET   LEE'S SUMMIT, MO 64063</div></div> | Date: 02/13    |
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|                                                                                     |                                                                                                                                                  | Rev: 1/14      |
| HYDRANT INSTALLATION – STRAIGHT SET                                                 |                                                                                                                                                  |                |



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|  | <b>LEE'S SUMMIT</b><br><b>MISSOURI</b><br>PUBLIC WORKS ENGINEERING DIVISION   220 SE GREEN STREET   LEE'S SUMMIT, MO 64063 | Date: 02/13    |
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|                                                                                     |                                                                                                                            | Rev:           |
| VALVE STEM EXTENSION AND VALVE BOX                                                  |                                                                                                                            |                |



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|                                                                                       |                                                                                                                      | Rev: 1/14      |
|                                                                                       |                                                                                                                      | Rev:           |
| SERVICE CONNECTION/METER WELL                                                         |                                                                                                                      |                |



| REVISION | DATE | DESCRIPTION          |
|----------|------|----------------------|
| 1        | 2/13 | ISSUED FOR PERMIT    |
| 2        | 2/13 | REVISED FOR COMMENTS |
| 3        | 2/13 | REVISED FOR COMMENTS |
| 4        | 2/13 | REVISED FOR COMMENTS |
| 5        | 2/13 | REVISED FOR COMMENTS |
| 6        | 2/13 | REVISED FOR COMMENTS |
| 7        | 2/13 | REVISED FOR COMMENTS |
| 8        | 2/13 | REVISED FOR COMMENTS |

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| DRAWN BY:      | KSC     |
| CHECKED BY:    | MAB     |
| DATE PREPARED: | 2-15-19 |
| PROJ. NUMBER:  | 18-230  |