

Public Storm and Water Improvements

Section 6, Township 41 North, Range 31 West

Lee's Summit, Jackson County, Missouri

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 BY SEPARATE DOCUMENT
- 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 DEVELOPMENT ENGINEERING INSPECTION AT 816.969.1200 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.

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 DEVELOPMENT ENGINEERING INSPECTION AT 816.969.1200
- CITY OF LEE'S SUMMIT WATER UTILITIES ~ 969-1900
- MISSOURI ONE CALL (DIG RITE) ~ 1-800-344-7483

OIL - GAS WELLS

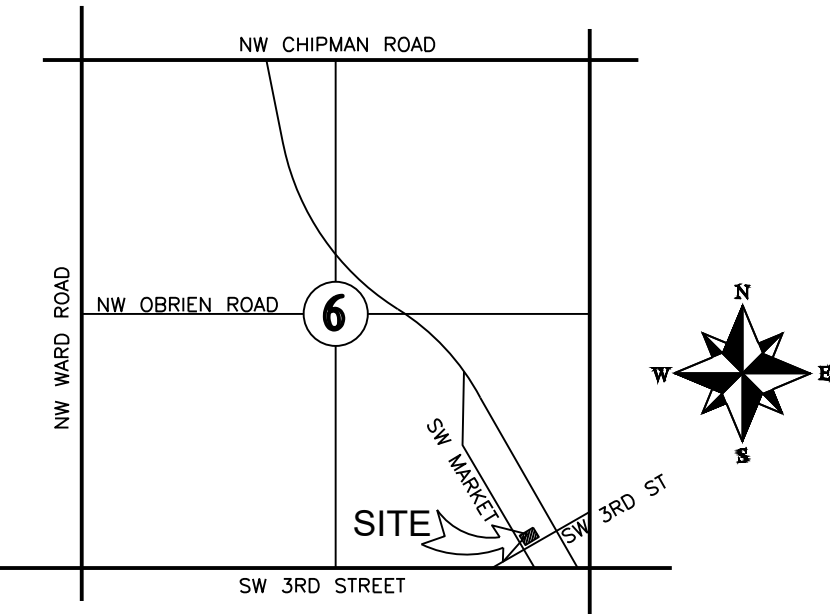
ACCORDING TO EDWARD ALTON MAY JR'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.

FLOOD INFORMATION:

SITE IS LOCATED ON FIRM PANEL 29095C0417G, DATED JANUARY 20, .

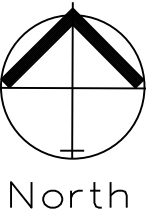
PROPERTY DESCRIPTION

Lots 1 & 2, Dahmer Development, Lots 1 - 3, a subdivision as recorded in the Office of the Recorder, Jackson County, Missouri



LOCATION MAP
SECTION 6-T41N-R31W

Not to Scale



COVER SHEET
SCALE: 1" = 30'

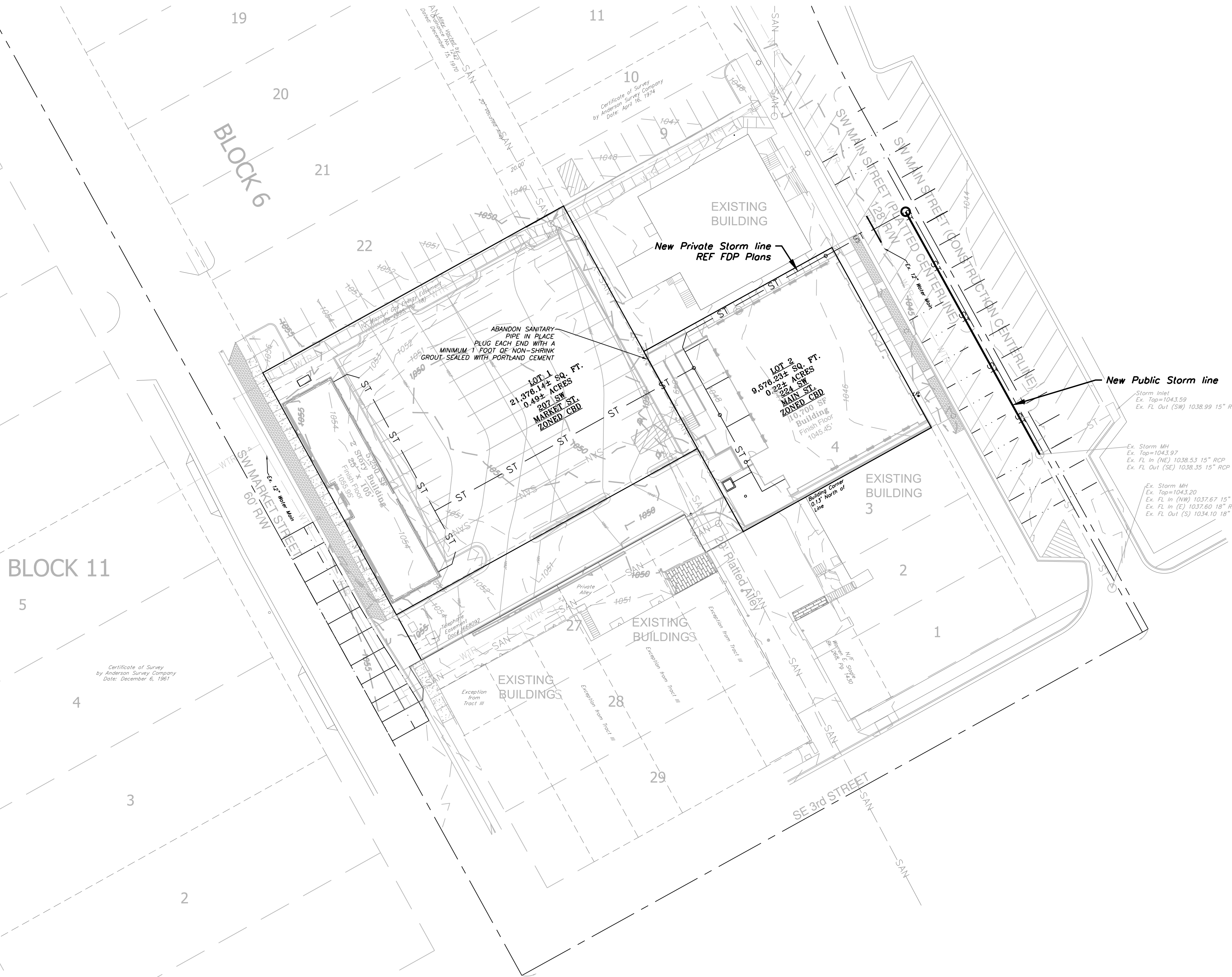
INDEX OF SHEETS:

- C.300 ~ COVER SHEET
- C.301 ~ STORM SEWER GENERAL LAYOUT
- C.302 ~ STORM SEWER PLAN AND PROFILE
- C.303 ~ EXISTING WATER LINE PLAN AND PROFILE
- C.304 ~ CONCRETE JOINT PLAN
- C.305 ~ CONCRETE JOINT PLAN
- C.306 ~ TRAFFIC CONTROL PLAN GENERAL LAYOUT
- C.307 ~ TRAFFIC CONTROL STANDARD DETAILS

ADDED CONCRETE JOINT PLAN TO INDEX OF SHEETS.

OWNER:
TUSTIN LLC
Dusty Dahmer
12650 S PFLUM RD STE 201
OLATHE KS

ALL PAVING ON THE PARKING LOT WILL COMPLY WITH THE UNIFIED DEVELOPMENT ORDINANCE ARTICLE 8 IN TERMS OF PAVING THICKNESS AND BASE



Professional Registration
Missouri
Engineering 2005002188-D
Surveying 2005008182-D
Kansas
Engineering E-1895
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

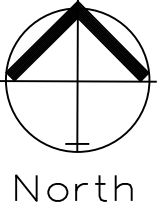
Construction Plans for:
Reece Nichols
Lee's Summit, Jackson County, Missouri

Project AND
NICHOLS, LSWO
Issue Date:
January 29, 2019

Cover Sheet
Public Storm Construction Plans for:
Reece Nichols
Lee's Summit, Jackson County, Missouri

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS
Revised 4/2/19
Revised 5/8/19
Revised 6/6/19



PUBLIC STORM SEWER GENERAL LAYOUT
SCALE: 1" = 20'
0 10 20 40



Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005003192-D
Kansas
Engineering E-1696
Surveying LS-219
Oklahoma
Engineering 6254
Nebraska
Engineering CA2621

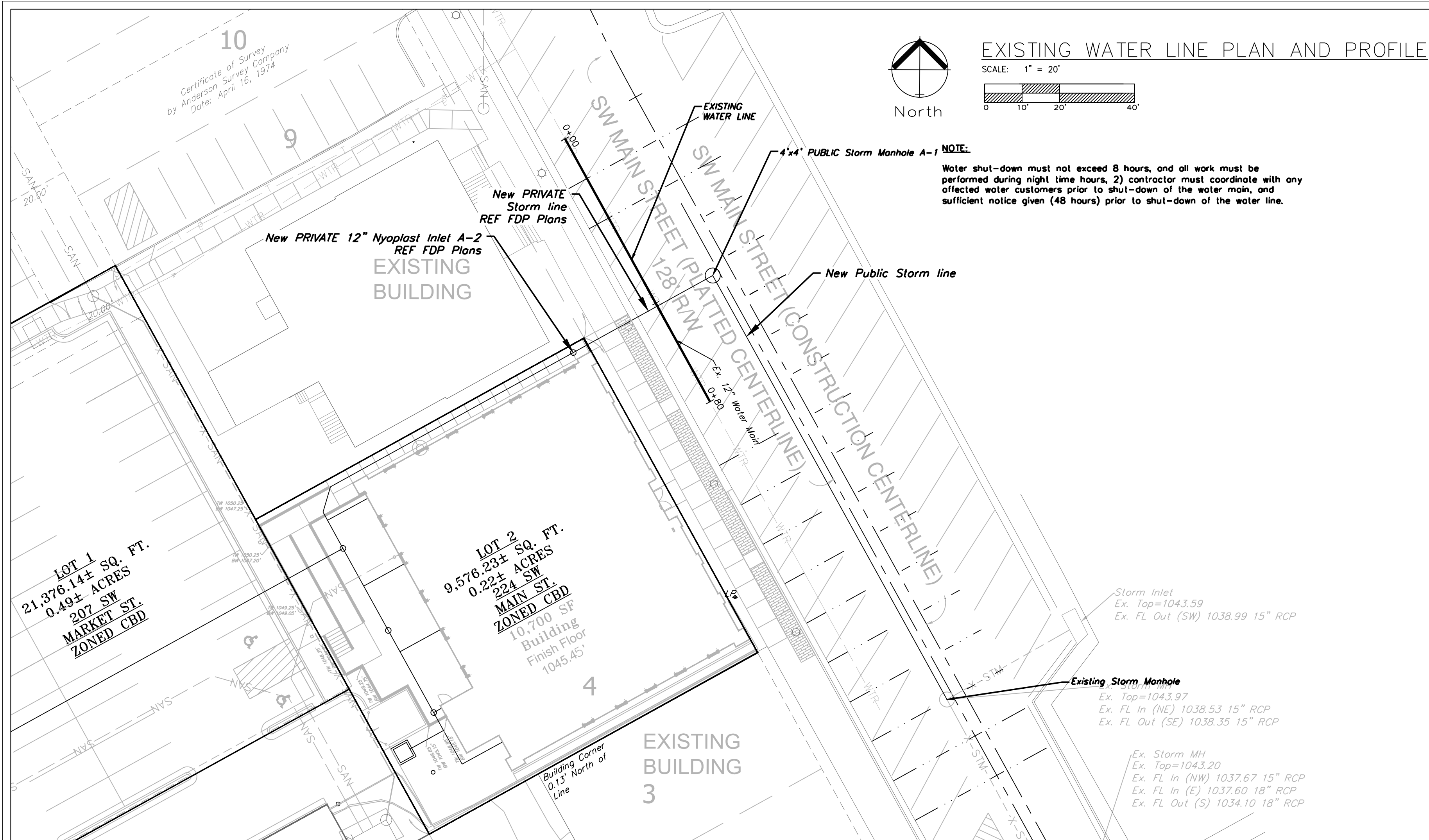
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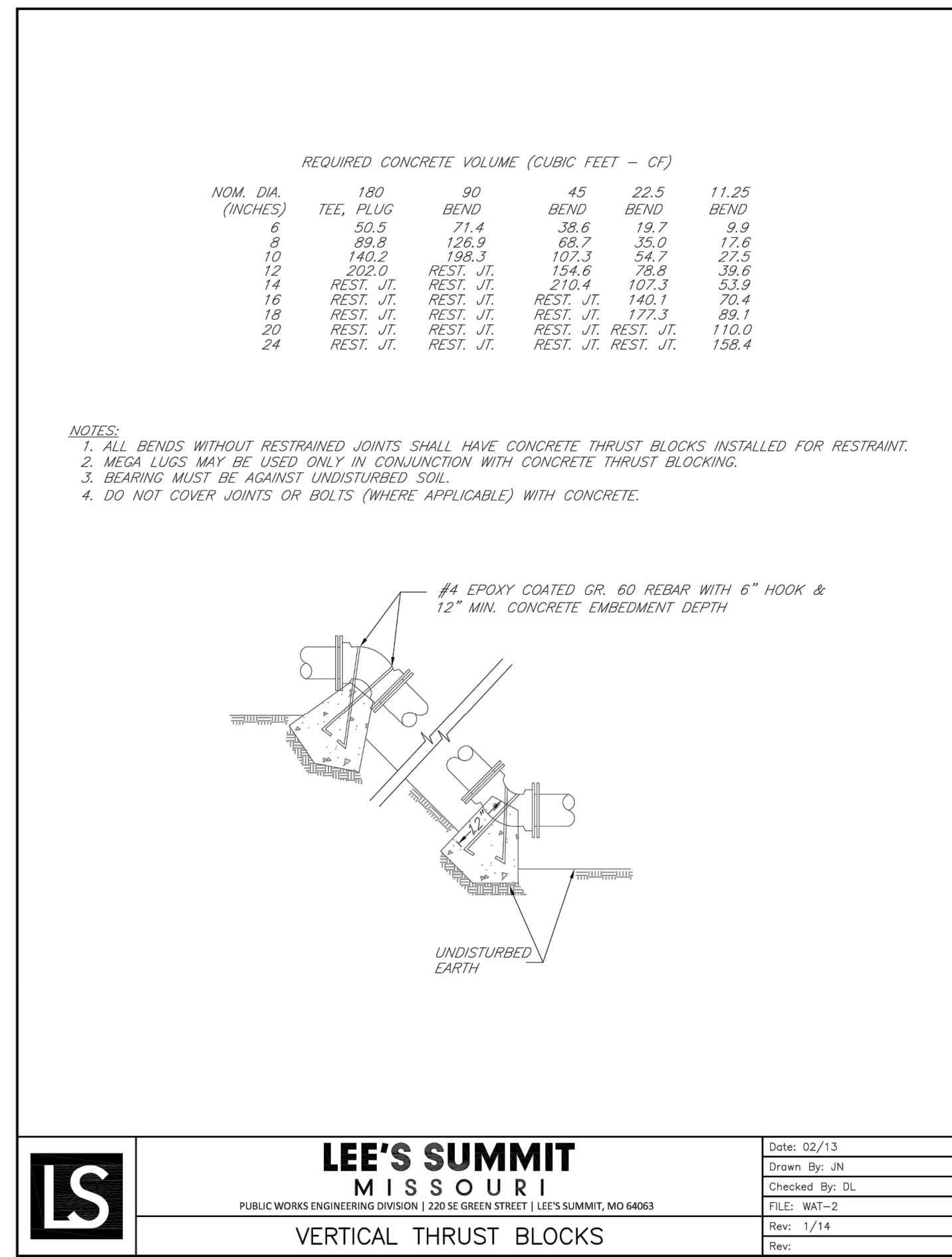
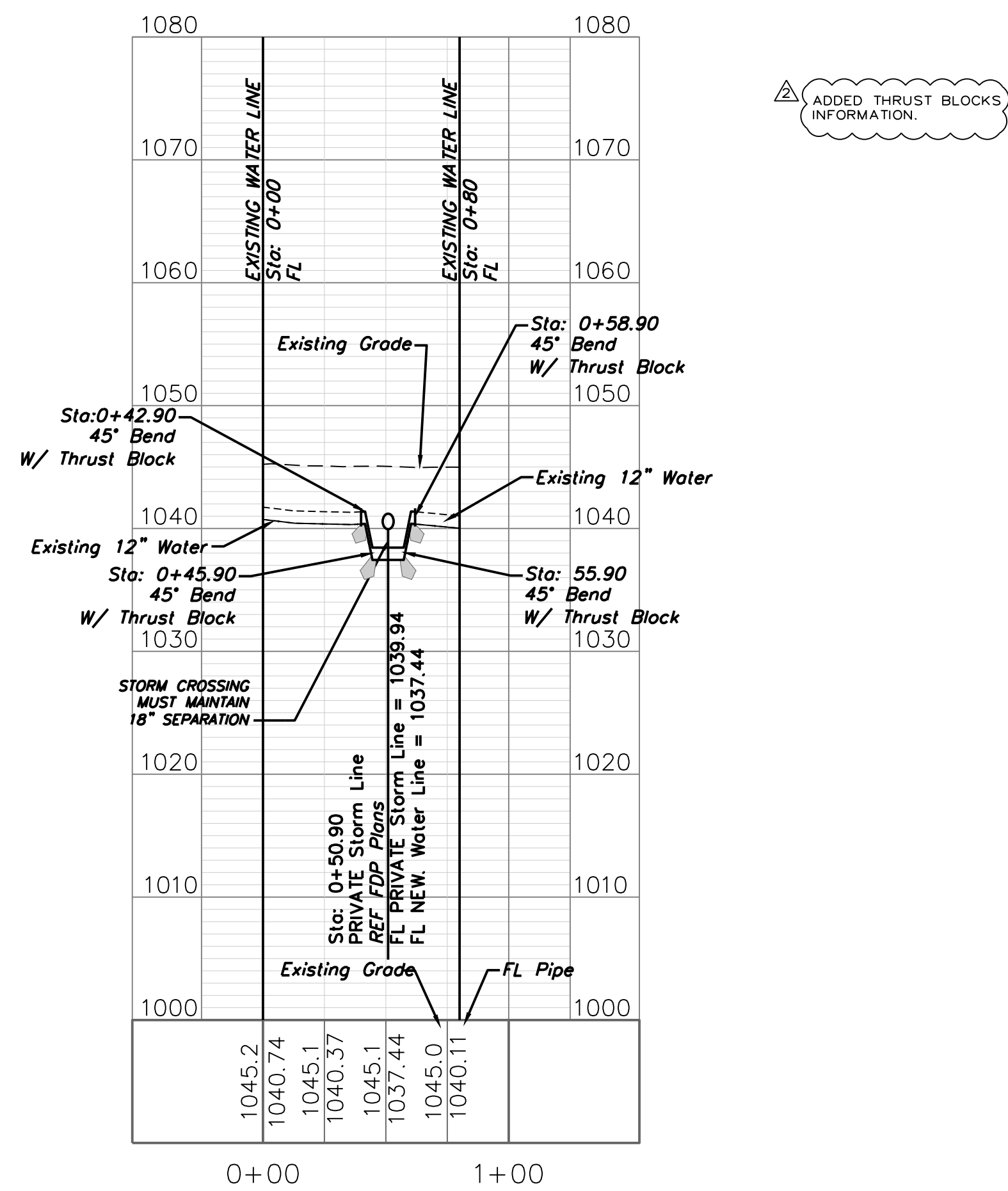
Public Storm Sewer General Layout
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Lee's Summit, Jackson County, Missouri

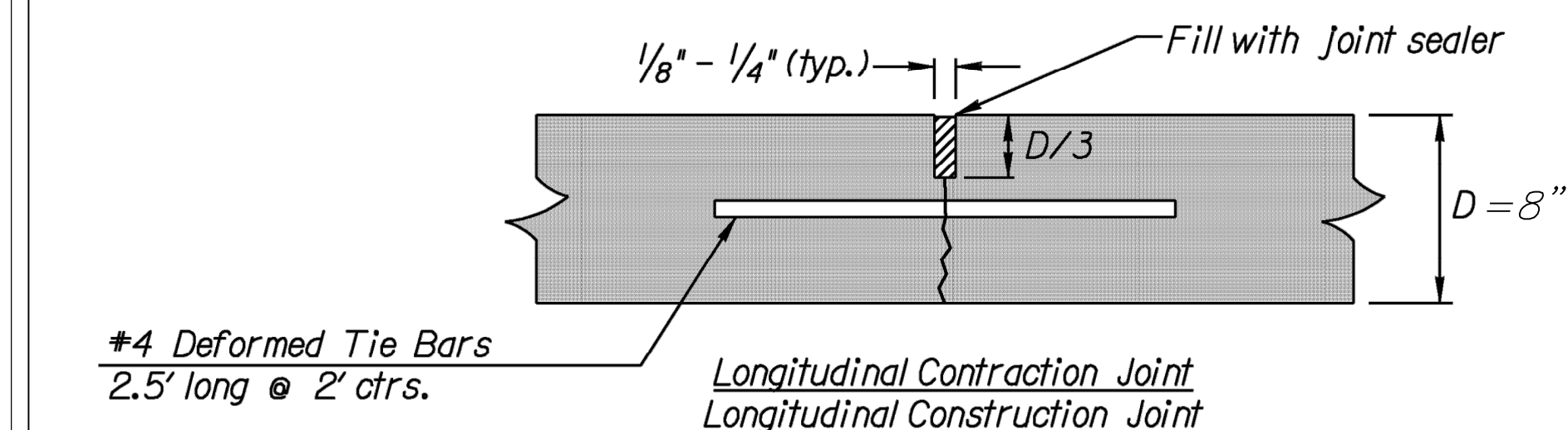
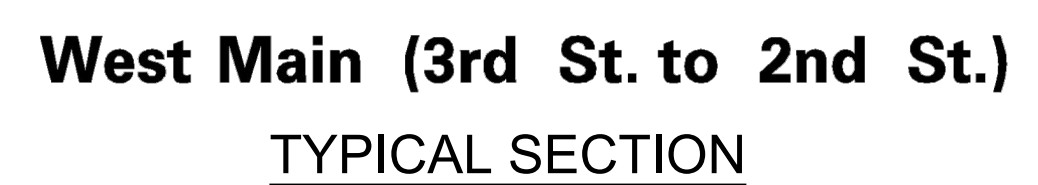
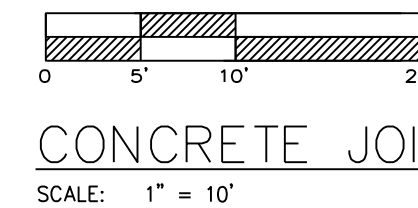
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EXISTING WATER LINE



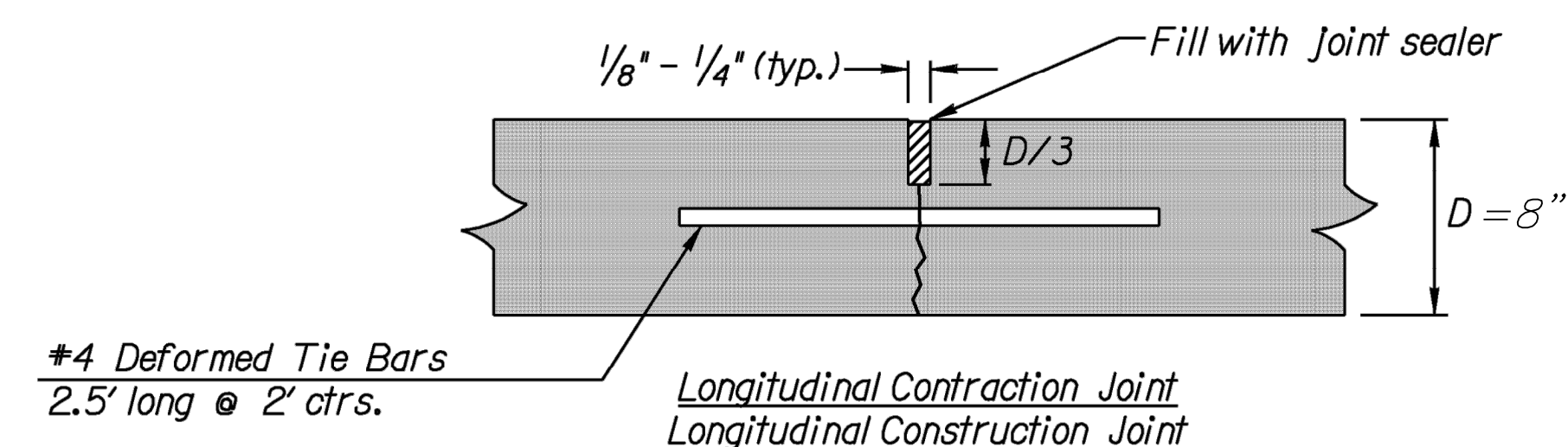
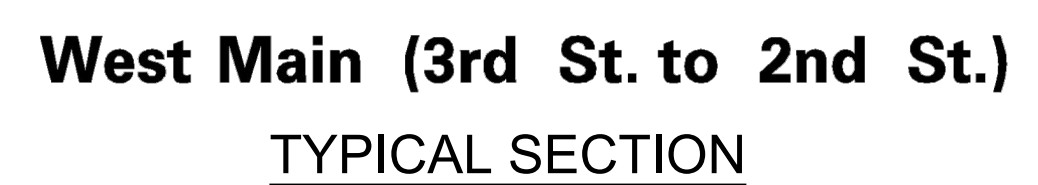
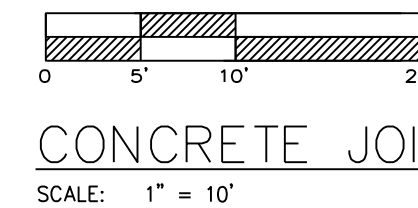


Transverse Contraction Joint 

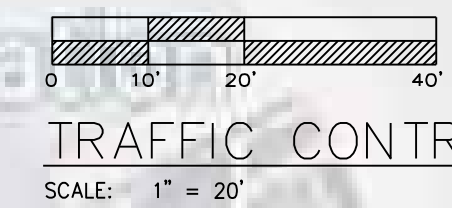
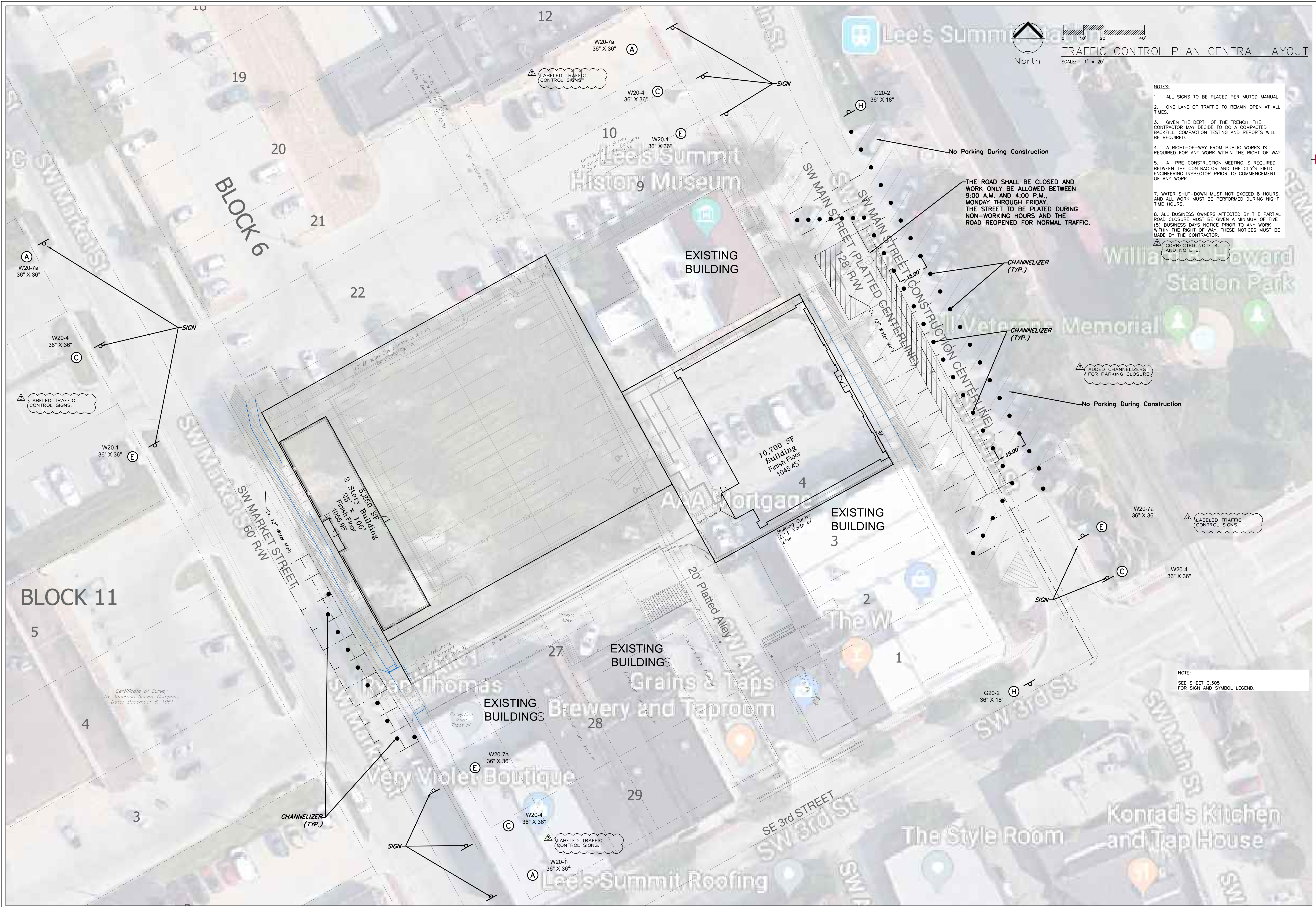
Longitudinal Contraction Joint 

1. Contractor shall submit a final detailed Jointing plan (based upon their Approved Construction Phasing Plan) to the Engineer for Approval at least 30 days prior to placing any concrete pavement.
2. All valves, manhole rings, and any other casting that fall within the pavement shall be isolated with 1/2" Ceramar (or Approved Equal).
3. Manholes and valves shall be jointed where possible. For manholes and valves that cannot be jointed, #4 deformed bars shall be placed in the slab 6" from the structure on all sides.
4. Contractor shall submit a Concrete Paving Plan that includes their Concrete Delivery Plan and Guaranteed Concrete Supply Rate to the Engineer for Approval at least 30 days prior to placing any Concrete Pavement.
5. All longitudinal joints shall be tied. Keyways will not be allowed.
6. Tie Bars shall be evenly spaced along the length of the slab and no tie bar shall be within 2 ft. of a contraction joint.
7. Tie Bars shall be supported in the proper position by chairs driven into the base, or may be placed by approved mechanical methods into the plastic concrete ahead of the finishing screed prior to the final consolidation of the concrete. Tie Bars Shall NOT be inserted by driving (or "poking") them into the finished consolidated concrete.
8. All tie bars and dowels shall be epoxy coated.
9. Maximum joint spacing for pavement shall be 12 feet. Sidewalk joint spacing shall match sidewalk width but should not exceed 8 feet in any direction.
10. Where a joint deadheads into an adjacent slab, a 2 inch hole at the junction of the joint shall be either preformed or cored (full depth) to prevent reflective cracking. The hole shall be filled 2/3 with foam or some other compressible material and topped off with joint sealant material when sealing the joints.

.304



C.305



TRAFFIC CONTROL PLAN GENERAL LAYOUT

- NOTES:
1. ALL SIGNS TO BE PLACED PER MUTCD MANUAL.
 2. ONE LANE OF TRAFFIC TO REMAIN OPEN AT ALL TIMES.
 3. GIVEN THE DEPTH OF THE TRENCH, THE CONTRACTOR MAY DECIDE TO DO A COMPACTED BACKFILL, COMPACTION TESTING AND REPORTS WILL BE REQUIRED.
 4. A RIGHT-OF-WAY FROM PUBLIC WORKS IS REQUIRED FOR ANY WORK WITHIN THE RIGHT OF WAY.
 5. A PRE-CONSTRUCTION MEETING IS REQUIRED BETWEEN THE CONTRACTOR AND THE CITY'S FIELD ENGINEERING INSPECTOR PRIOR TO COMMENCEMENT OF ANY WORK.
 7. WATER SHUT-DOWN MUST NOT EXCEED 8 HOURS, AND ALL WORK MUST BE PERFORMED DURING NIGHT TIME HOURS.
 8. ALL BUSINESS OWNERS AFFECTED BY THE PARTIAL ROAD CLOSURE MUST BE GIVEN A MINIMUM OF FIVE (5) BUSINESS DAYS NOTICE PRIOR TO ANY WORK WITHIN THE RIGHT OF WAY. THESE NOTICES MUST BE MADE BY THE CONTRACTOR.
- CORRECTED NOTE 4, AND NOTE 8.

ENGINEERING
ENGINEERING & SURVEYING
SOLUTIONS

50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-9849

Professional Registration
Missouri
Engineering 2005002188-D
Surveying 2005008192-D
Kansas
Engineering E-1696
Surveying LS-219
Oklahoma
Engineering 6254
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Engineering CA2821

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C. 306

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