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CIVIL SUBMITTAL

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GOPPERT ACRES, 2ND PLAT

LOTS 3 thru 8 and TRACT A

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

UTILITIES

City of Lee's Summit
Department of Public Works
220 SE Green
Lee's Summit, Mo.
816-969-1800

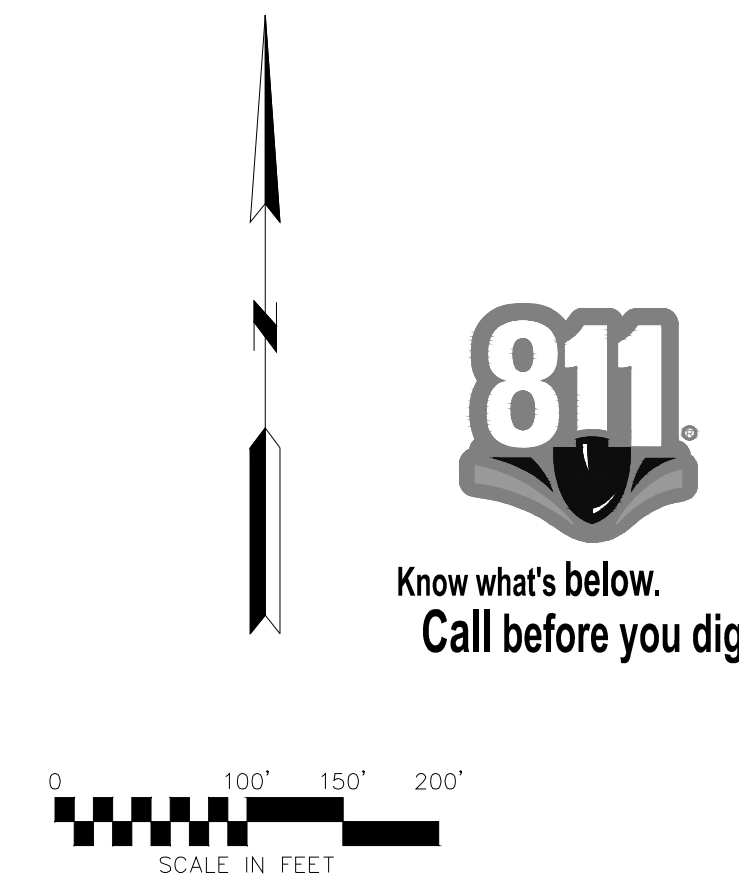
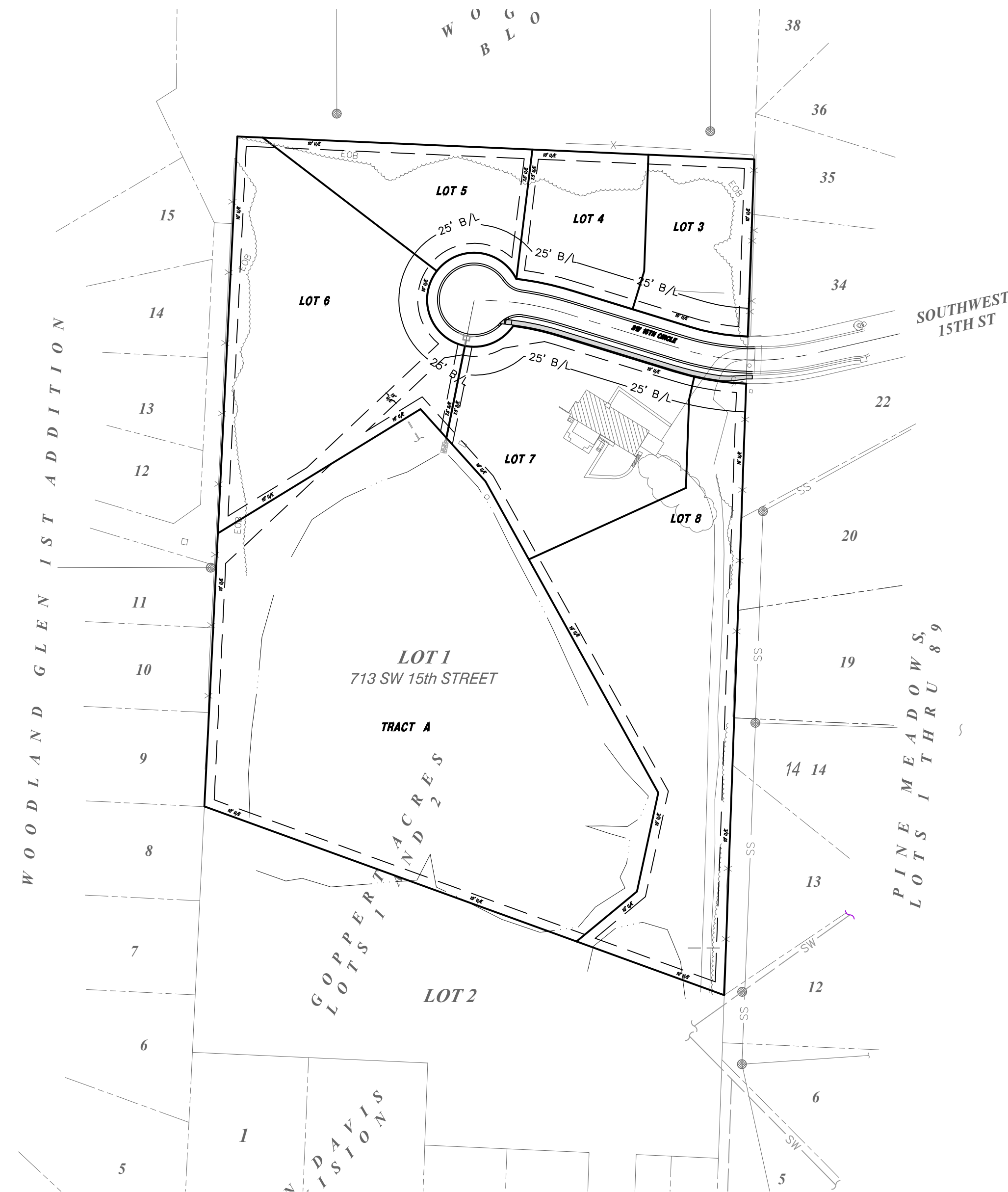
KCPCL
130 SE Hamblen Road
Lee's Summit, Mo.
816-347-4320

Spire (formerly MGE)
(Administrative Offices)
3025 SE Clover Road
Lee's Summit, MO
816-537-4681

AT&T
Craig Perkins
500 E. 8th Street
Kansas City, MO 64106
816-275-2721

Comcast
New Construction Hotline
866-771-2281

Missouri One Call
1-800-344-7483



PROJECT BENCHMARK:

Steel rod and cap stamped "ET ARCHER"
on North West property corner.
Elev.=1020.29

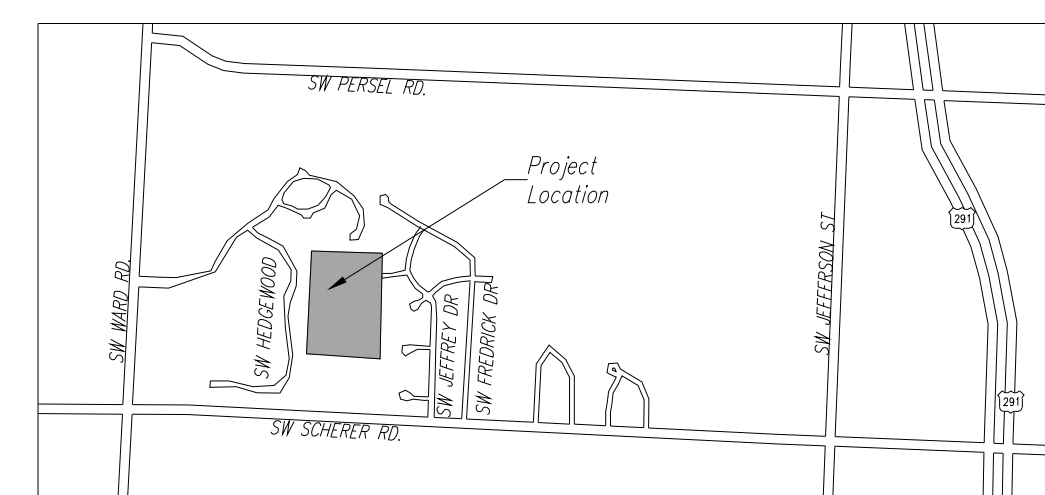
GENERAL NOTES:

1. The underground utilities shown herein have been plotted from available information and do not necessarily reflect the actual existence, or nonexistence, size, type, number, or locations of these or other utilities. The contractor shall be responsible for verifying the actual locations of all underground utilities, shown or not shown, and said utilities shall be located in the field prior to any grading, excavation, or construction of improvements. These provisions shall in now way absolve any party from complying with the "UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT", Chapter 319, RSMO.
2. Gas, Water, and other Utilities shall not conflict with the depth or horizontal location of existing and proposed sanitary and storm sewers, including building laterals.
3. The Contractor shall secure all required permits and notify the Development Engineering Inspections of the City of Lee's Summit (816-969-1200) at least 48 hours prior to any construction.
4. Prior to submittal of construction bids, the Contractor shall be required to visit the site to verify existing conditions and proposed improvements.
5. All construction materials and methods used shall comply with the latest editions of the City of Lee's Summit "DESIGN AND CONSTRUCTION MANUAL" as adopted by City Ordinance NO. 5813. See said Manual for standard details.
6. The Contractor shall be responsible for notification and coordination with all Utility Companies.
7. The Contractor shall notify the Engineer immediately of any discrepancies in the plans.
8. "Compacted Fill" indicates fill to be placed in accordance with APWA Section 2100 for grading and site preparation, with APWA Section 2200 for street construction (paving), with APWA Section 2500 for sanitary sewer construction and with APWA Section 2600 for storm sewer construction unless otherwise noted.
9. The City Standard Drawings are hereby incorporated into and made part of these plans by reference, unless otherwise provided.
10. Sidewalk in front of all lots installed by Lot Owner unless otherwise noted.
11. All disturbed areas to be seeded upon completion of construction.
12. ADA sidewalk ramp shall be constructed with the public infrastructure.

PLANS PREPARED BY
HG CONSULT
11010 HASKELL ST. #210,
KANSAS CITY, KS 66109
CONTACT: KEVIN STERRETT
816-703-7098

PLANS PREPARED FOR
DUSTY GOPPERT
708 SW SCHERER ROAD
LEE'S SUMMIT, MO 64081
CONTACT: DUSTY GOPPERT
816-808-8383

VICINITY MAP



NO.	BY	REVISION	DATE
1	EDH	REVISED PER CITY COMMENTS 05/03/19	5/16/19
2	EDH	REVISED PER COMMENTS FROM SUE PHILS 6/10/19	6/11/19
3	EDH	REVISED PER COMMENTS FROM SUE PHILS 7/2/19	7/8/19

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COVER SHEET

GOPPERT ACRES, 2ND PLAT

LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

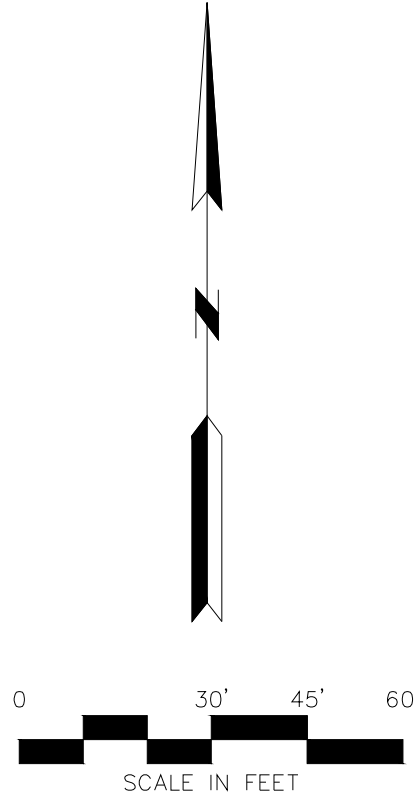
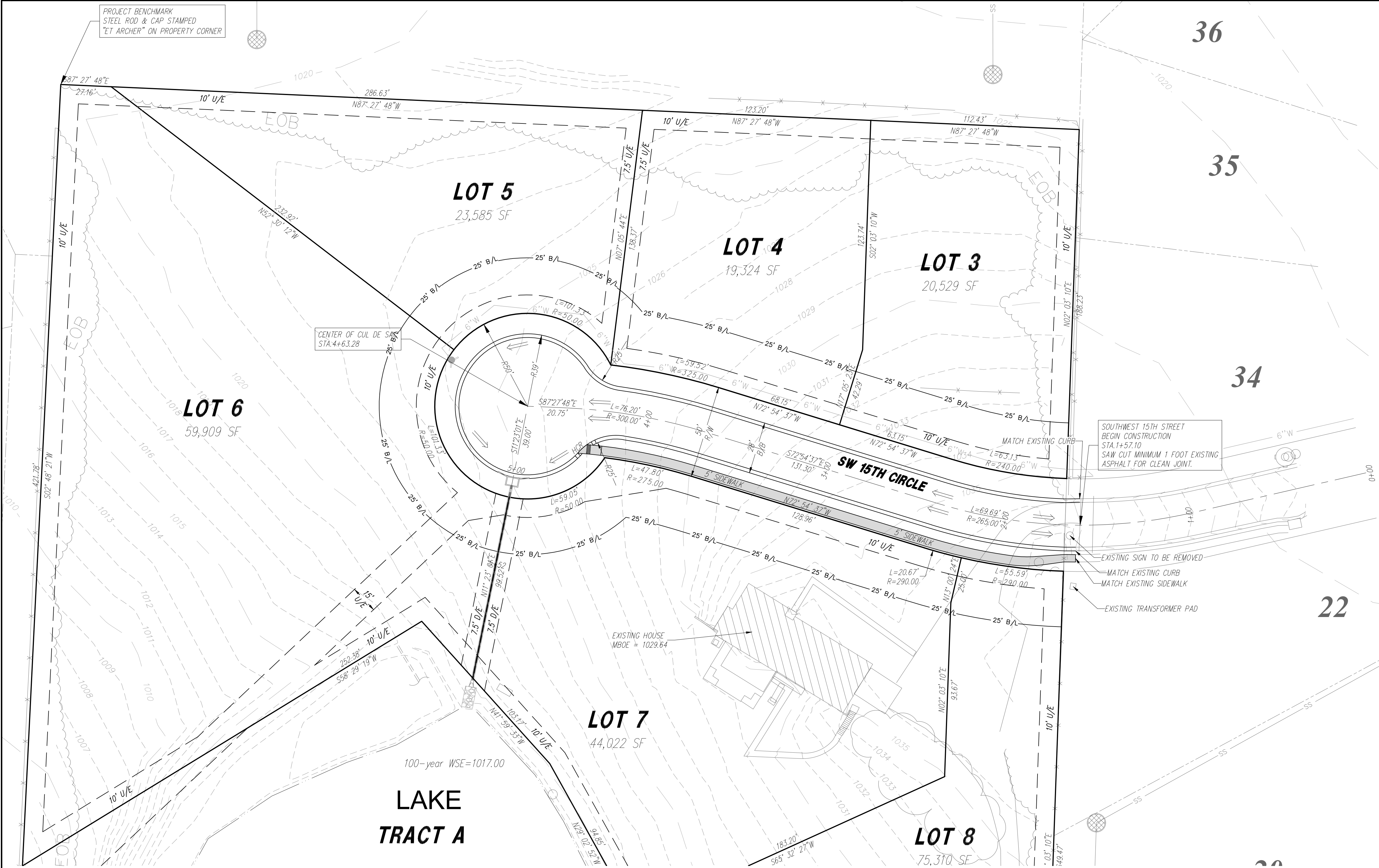
KREF NO.
42259_T0P0

DRAWING NO.
18028

DATE
FEBRUARY 7, 2019

JOB NO.
18028

1 SHEET OF **11**



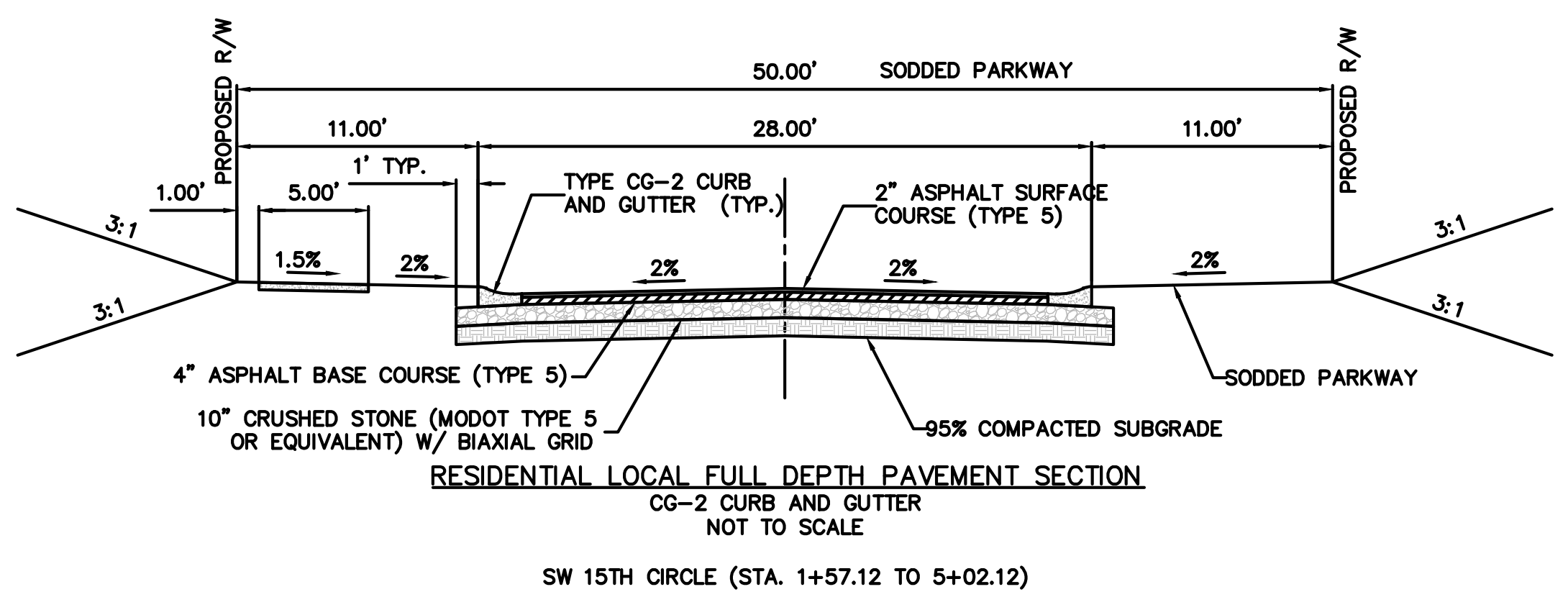
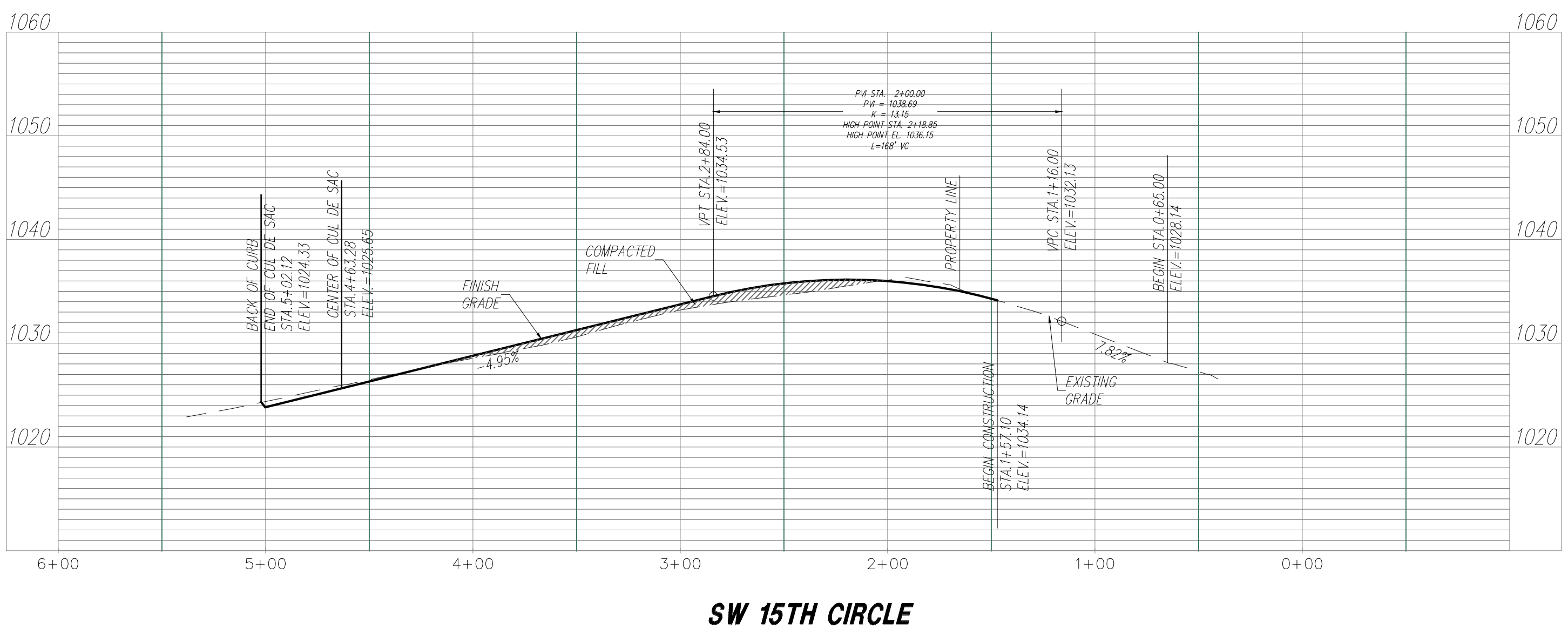
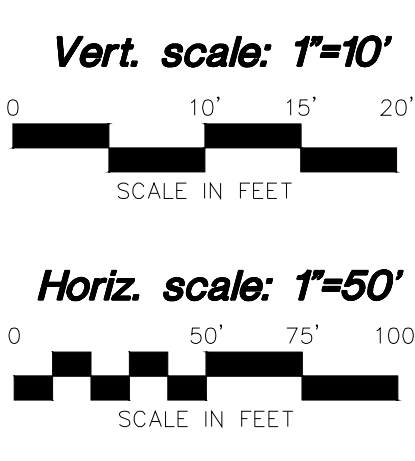
- KEY**
- U/E Utility Easement
 - D/E Drainage Easement
 - B/L Building Line
 - Sidewalk
 - Utility Easement



Know what's below.
Call before you dig.

- STREET NOTES:**
- All street construction shall meet APWA or City of Lee's Summit Standards and Specifications.
 - All inspection of street construction shall be the responsibility of the City of Lee's Summit.
 - All subdivision streets shall be Residential Streets with a Right-of-Way width of 50.00 feet and a pavement width of 28.00 feet back of curb to back of curb.
 - Curb return radii shall be 25' at back of curb unless otherwise noted.
 - Curb and Gutter shall be City of Lee's Summit Type 2, Roll Back curb and gutter.
 - Subgrade to be compacted to 95% Standard Proctor Density.
 - Assumed Design Speed = 25, MPH (Residential)
 - Minimum K, Sag = 26, Crest = 12
 - HCR = Handicap Ramp
 - Finish Drainage Flow (→)
 - Finish grade to be 2% from Right of way to curb.
 - ADA sidewalk ramp shall be constructed with the public infrastructure.
 - Compacted Fill shall be placed to a minimum 18" above the top of the pipe prior to installation.

PROJECT BENCHMARK:
Steel rod and cap stamped "ET ARCHER"
on North West property corner.
Elev.=1020.29



NO.	BY	DATE	REVISION

7/8/19

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LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

SW 15TH CIRCLE
STA. 1+57.10 - STA. 5+02.12

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LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

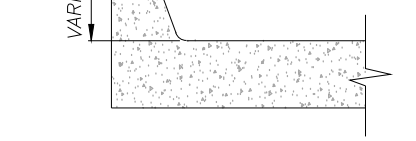
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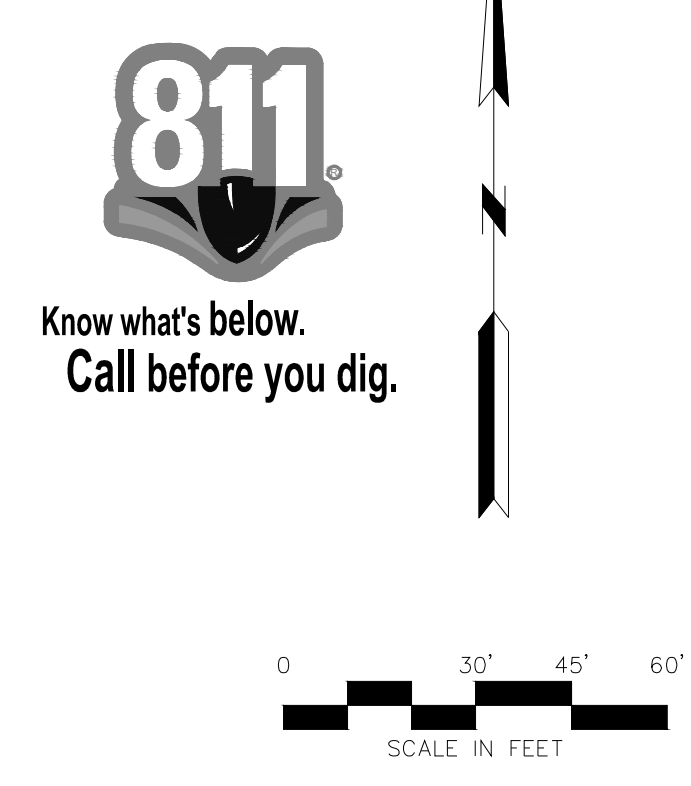
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2 SHEET OF 11





Know what's below.
Call before you dig.

0 30' 45' 60'

SCALE IN FEET

EROSION CONTROL GENERAL NOTES:

The contractor shall inspect, repair and add stone to the stone construction entrance when it becomes saturated with water to assure it functions as it was intended. The topsoil stockpile shall be graded to drain and seeded with a temporary seed mix. All erosion and sediment control devices shall be inspected, cleaned regularly in accordance with the Storm Water Pollution Prevention Plan. Water runoff from temporary sediment control measures (silt fence, construction entrance, etc.) shall be maintained until all contributing areas are graded and stabilized. A complete plan for maintenance of control devices is contained within the Storm Water Pollution Prevention Plan. The contractor shall be responsible for the maintenance of these devices. Dust control on site shall be minimized by spraying water on dry areas of the site, the use of oils and other petroleum based or toxic liquids for dust suppression is strictly prohibited. The use of water or other liquids for dust suppression is prohibited. The contractor shall establish vehicle wash areas of construction traffic exit points and vehicle operation shall be intercepted and trapped before wash water is allowed to be discharged offsite. Rinse-off will not be allowed outside the project construction limits. The contractor shall maintain good vegetative cover, mow vegetative cover to maintain a maximum height of six inches, and remove trash as needed. Inspect and repair the collection system (i.e. catch basins, piping, sumps, rip rap, etc.) after significant rainfall to maintain proper functioning. All existing structures, fencing, trees, etc., within the construction area shall be removed and disposed of at off site private or local ordinances. any burning on site shall be subject to local ordinances. All wash water (concrete truck, vehicle cleaning, equipment cleaning, etc.) shall be disposed of in a manner that prevents contact between these materials and storm water that is discharged from the site. All materials (silt, sand, gravel, or trucked from vehicles onto roadways or into storm drains) must be removed immediately. Contractor shall remove all temporary erosion control devices/ditches and dispose of per local ordinances. Once the site has been stabilized, Contractor shall refer to the grading plan for final grading. Land disturbing activities shall not commence until approval to do so has been received by governing authorities. The contractor shall strictly adhere to the SWPPP during construction operations. No land clearing or grading shall begin until all erosion control measures have been installed. All seeded areas shall be seeded as specified within 14 days of final grading. Should construction stop for longer than 14 days, the site shall be seeded as specified. After every significant rainfall producing rainfall greater of 1/2" or greater and at least once a week, the storm system for sediment accumulation erosion

Check:

- A. Inspect the storm system for sediment accumulation, erosion, trash accumulation, impeded flow, and general condition.
- B. Check and clear the outfall device of any obstructions.

plan shall not be considered all inclusive as the general contractor shall take all safety precautions to prevent soil sediment from leaving the site.

The Contractor shall comply with all State and Local ordinances that apply.

Final erosion and sediment control measures will be installed if deemed necessary by site inspection.

Installation of storm drainage system should be interrupted by weather or nighttime, the Contractor shall be notified with 24 hours.

The Contractor shall be responsible to take whatever means necessary to establish erosion soil stabilization.

Final erosion and siltation control methods and devices may be required as directed by the City or MDCNR.

PROPOSED

Grades

EXISTING

SF

960

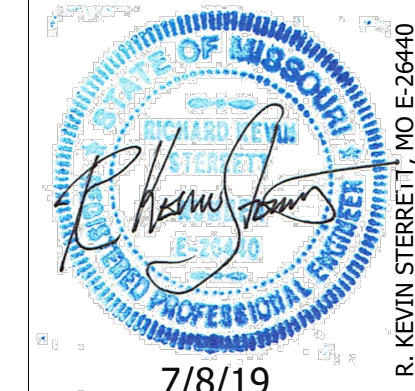
Proposed Silt Fence

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Area of Disturbance: 1.36 AC

	DATE	REVISION	NO.	BY	CK/APP

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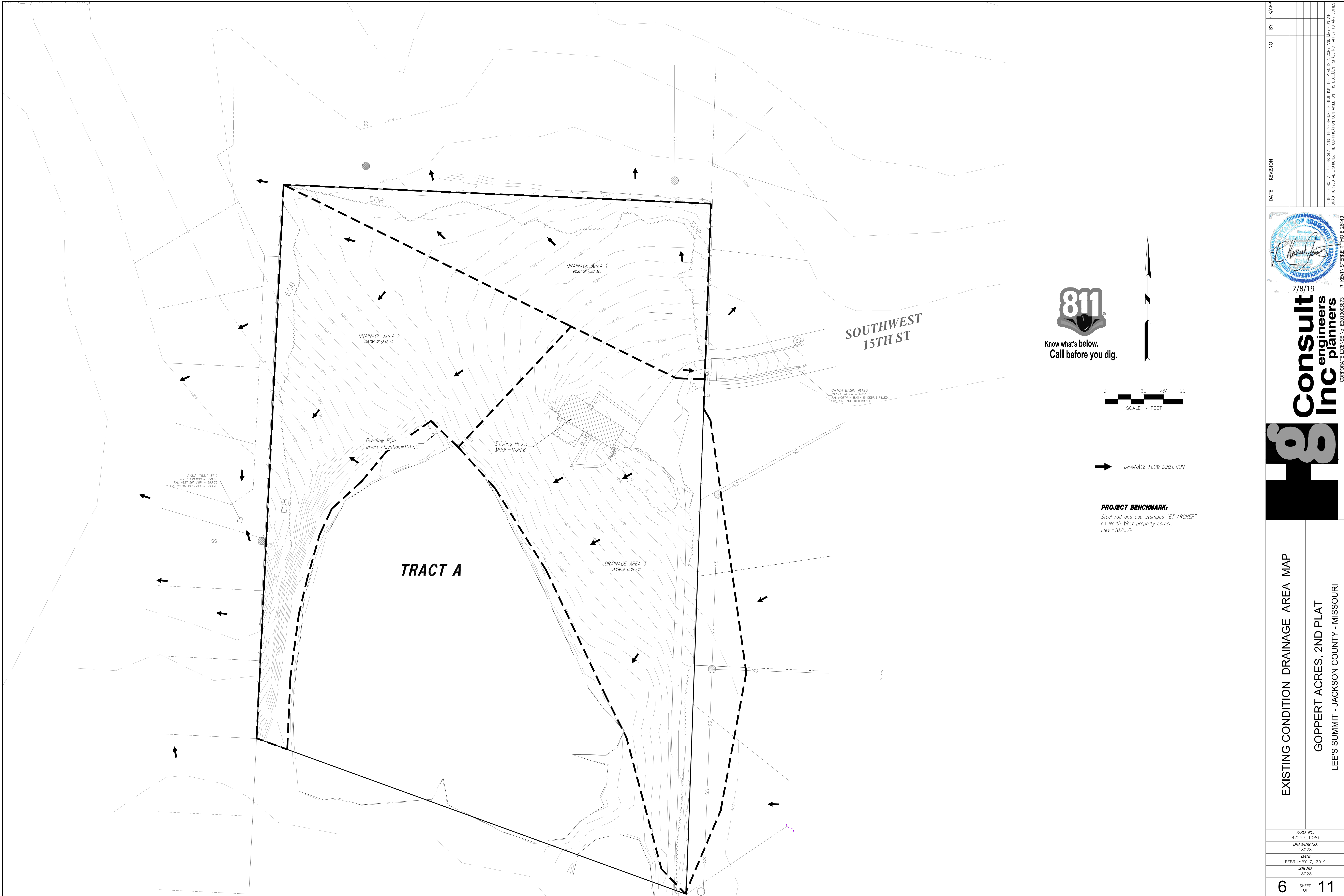


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CORPORATE LICENSE NO. E2010005873

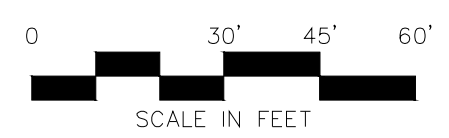
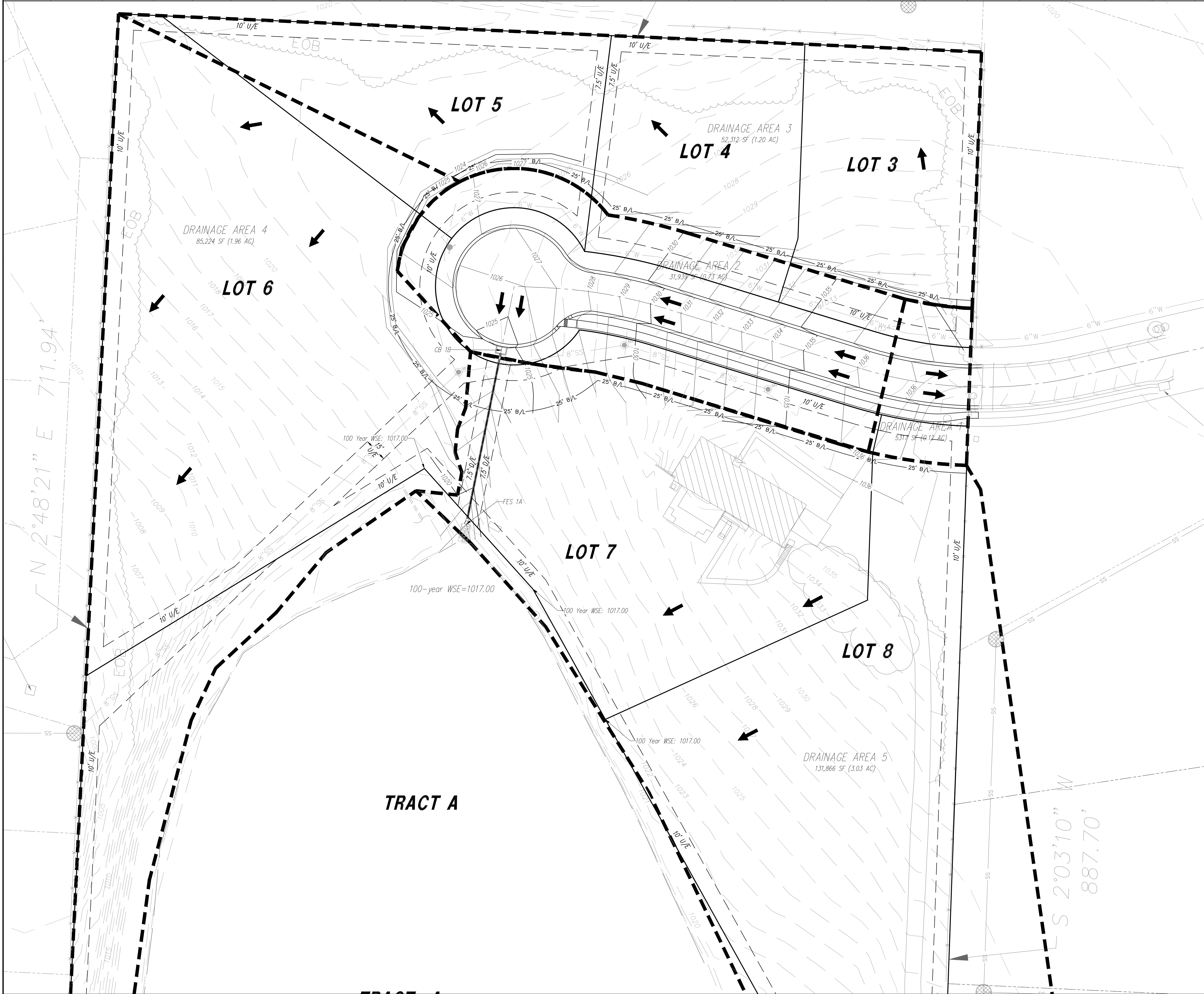
EROSION CONTROL

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DATE FEBRUARY 7, 2019	
JOB NO. 18028	
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STORM SEWER CALCULATIONS																																		
PROJECT																																		
STORM SEWER NO.	SEWER LOCATION		TRIBUTARY AREA (AC.)			COMPOSITE RUNOFF COEFFICIENT	TIME OF FLOW			10 YEAR DESIGN					100 YEAR DESIGN					In Pipe Downstream [cfs]	By Pass Out [cfs]	GUTTER SLOPE [%]	GUTTER CAPACITY [cfs]	Inlet Length	CURB INLET				PIPE DESIGN					
	FROM STRUCTURE NO.	TO STRUCTURE NO.	AREA DESIGNATION	ACRES	TOTAL		Ti	Tt	Tc	INTENSITY [in/hr] I[10]	RUNOFF [cfs]				INTENSITY [in/hr] I[100]	RUNOFF [cfs]									INLET CAPACITY [cfs]	INLET CAPACITY 80% [cfs]	Pipe Size [in]	Pipe Slope [%]	Pipe Type	Rough Coeff [MANNING]	Design Velocity [fps]	Depth Flow (inches) Q[100]	Full Velocity [fps]	Full Flow [cfs]
											AREA Q[10]	In Pipe Upstream (cfs)	By Pass (cfs)	In Total Q[10]		AREA Q[100]	In Pipe Upstream (cfs)	By Pass In (cfs)	TOTAL Q[100]															
LINE 1	CB 1B	FES 1A	2.00	0.73	0.73	0.51	5.0	0.0	5.0	7.35	2.7	0.0	0.0	2.7	10.32	4.8	0.0	0.0	4.8	4.8	0.0	4.95	4.41	5	11.5	9.2	15	2.90	HDPE	0.011	5.85	6.3	5.9	13.0



→ DRAINAGE FLOW DIRECTION

PROJECT BENCHMARK:
Steel rod and cap stamped "ET ARCHER"
on North West property corner.
Elev.=1020.29

BY: CVAPP

NO.

REVISION

DATE

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POST DEVELOPED DRAINAGE AREA MAP
GOPPERT ACRES, 2ND PLAT
LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

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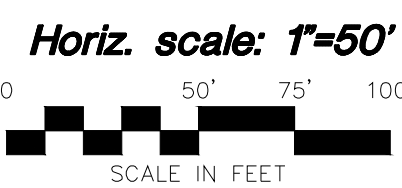
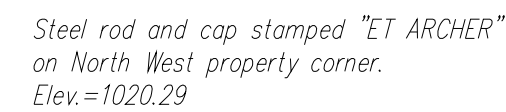
DATE
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18028

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SHEET OF

11



1. Materials and construction shall conform with city of Lee's Summit, Missouri Standards for water main installation, in current use.
2. All pipes shall be laid to a depth of at least 42 inches but no more than 84 inches below proposed finish street pavement grade or proposed finish grade of ground over pipe ditch, whichever is lower. The measurement will be to the barrel of the pipe.
3. All pipe fittings, fire hydrant leads and valves shall have polyethylene encasements provided and installed in accordance with AWWA Standards.
4. All pipe and fittings to be AWWA C900.
5. All bends and fittings in the line shall have a thrust block or field lock gaskets as required (See Detail).
6. All valves to have a 4"x4" stake next to them in a vertical position.
7. The centerline of water main must be staked with cut stakes every 100' by the contractor or developer before construction may begin.
8. Contractor responsible for vertical and horizontal alignment with existing main.
9. All inspection of waterline installation shall be performed by the City of Lee's Summit Water Department.
10. No existing utilities have been located by this office, this date. It is the responsibility of the contractor to determine exact location and depth of all utilities prior to construction.
11. Maintain 10' separation from all sanitary sewer lines and structures and storm sewer line and structures.
12. Size and location of proposed water line and proposed appurtenances provided by City of Lee's Summit Water Department.
13. All water line construction shall be done in accordance with the Standards and Specifications of the Design and Construction Manual of the City of Lee's Summit.
14. Water line installed 4' back of curb (typical)
15. Compacted Fill shall be placed to a minimum 18" above the top of the pipe prior to installation.

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	DRAWING NO. 18028
	DATE FEBRUARY 7, 2019
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