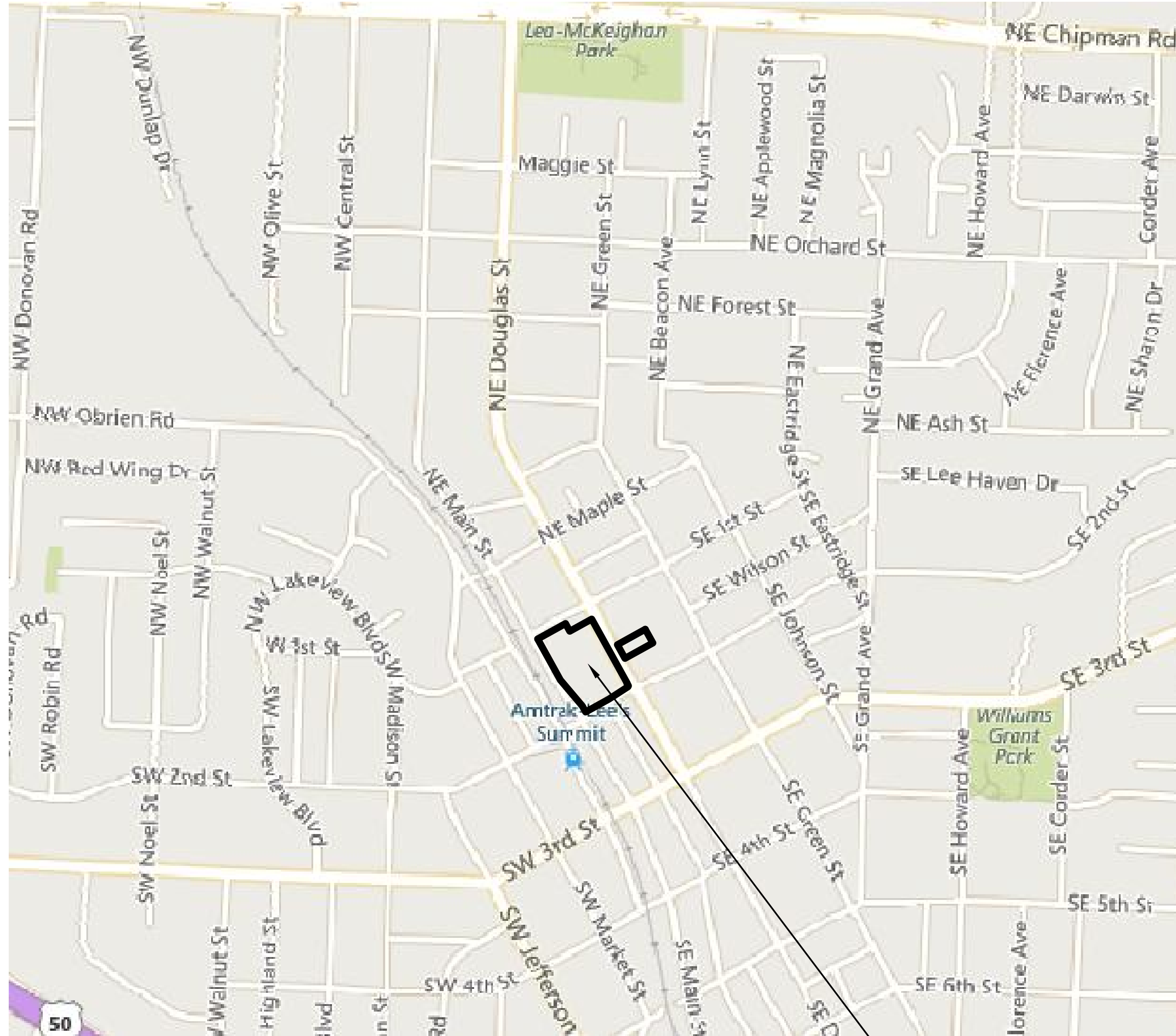


PUBLIC IMPROVEMENT PLANS
FOR
DOWNTOWN LEE'S SUMMIT APARTMENTS
ADDRESS: 114 S.E. DOUGLAS STREET
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

	INDEX
1	COVER SHEET
2	SANITARY SEWER PLAN & PROFILE
3	STORM SEWER PLAN & PROFILE
4	SANITARY SEWER DETAILS
5	STORM SEWER DETAILS



UTILITY COMPANIES:

MISSOURI GAS ENERGY (816) 969-2218
LUCAS WALLS (LUCAS.WALLS@SUG.COM)
3025 SOUTHEAST CLOVER DRIVE
LEE'S SUMMIT, MO 64082

KANSAS CITY POWER & LIGHT CO. (816) 347-4339
 PHILLIP INGRAM (PHILLIP.INGRAM@KCPL.COM)
 RON DEJARNETTE (RON.DEJARNETTE@KCPL.COM) (816) 347-4316
 1300 HAMBLEN ROAD
 LEE'S SUMMIT, MO 64081

SEWER & WATER (CITY OF LEE'S SUMMIT) (816) 969-1800
 GENE WILLIAMS (PUBLICWORKS@CITYOFLS.NET)
 220 SE GREEN STREET
 LEE'S SUMMIT, MO 64063

WATER (CITY OF LEE'S SUMMIT) (816) 969-1240
MIKE WEISENBORN (PUBLICWORKS@CITYOFFLS.NET)
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063

AT&T (913) 383-4929
MR. CLAYTON ANSPAUGH (CA4089@ATT.COM) (913) 383-4849-FAX
9444 NALL AVENUE
OVERLAND PARK, KANSAS 66207

EVERGY (816) 347-4320
DOUG DAVIN (DOUG.DAVIN@EVERGY.COM)

GOOGLE FIBER

BLUEBIRD

TIMEWARNER

BENCHMARK:

VERTICAL DATUM = NAVD88 BASED ON GPS OBSERVATION USING MODOT VRS.

BM 1.	RAILROAD SPIKE IN POWER POLE AT NORTHWEST QUADRANT OF 1ST STREET AND DOUGLAS STREET. ELEVATION = 1043.06
BM 2.	SQUARE CUT ON BACK OF CURB AT THE SOUTHWEST QUADRANT OF 2ND STREET AND DOUGLAS STREET. ELEVATION = 1026.56
BM 3.	SCORE MARK ON THE NORTHWEST CORNER OF SIGNAL POLE BASE AT SOUTHEAST QUADRANT OF 2ND STREET AND MAIN STREET. ELEVATION = 1029.82
BM 4.	RAILROAD SPIKE IN POWER POLE AT NORTHEAST QUADRANT OF 1ST STREET AND MAIN STREET. ELEVATION = 1049.87

LEGAL DESCRIPTION:

LOT 1, DOWNTOWN LEE'S SUMMIT APARTMENTS, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
TOGETHER WITH:

LOT 10, BLOCK 16, WM. B. HOWARD'S FIRST ADDITION TO THE TOWN OF STROTHER, NOW THE CITY OF LEE'S SUMMIT, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, TOGETHER WITH THE SOUTHEASTERLY HALF OF THE VACATED ALLEY LYING NORTHWESTERLY AND ADJOINING AND ALSO TOGETHER WITH THE SOUTHWESTERLY HALF OF THE VACATED ALLEY LYING NORTHEASTERLY AND ADJOINING.

FLOOD NOTE:

THE SUBJECT PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEE'S SUMMIT, COMMUNITY NO. 290174, JACKSON COUNTY, MISSOURI, MAP NO. 29095C0417G, AND DATED JANUARY 20, 2017.

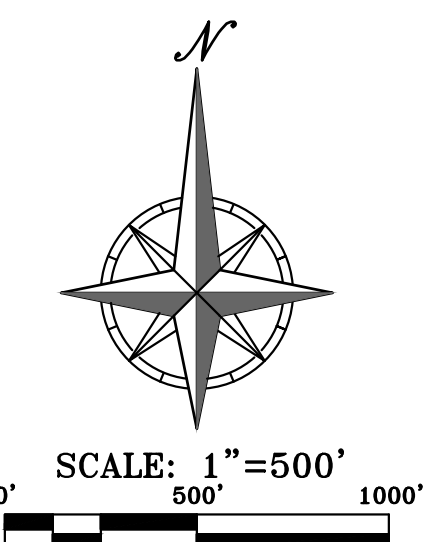
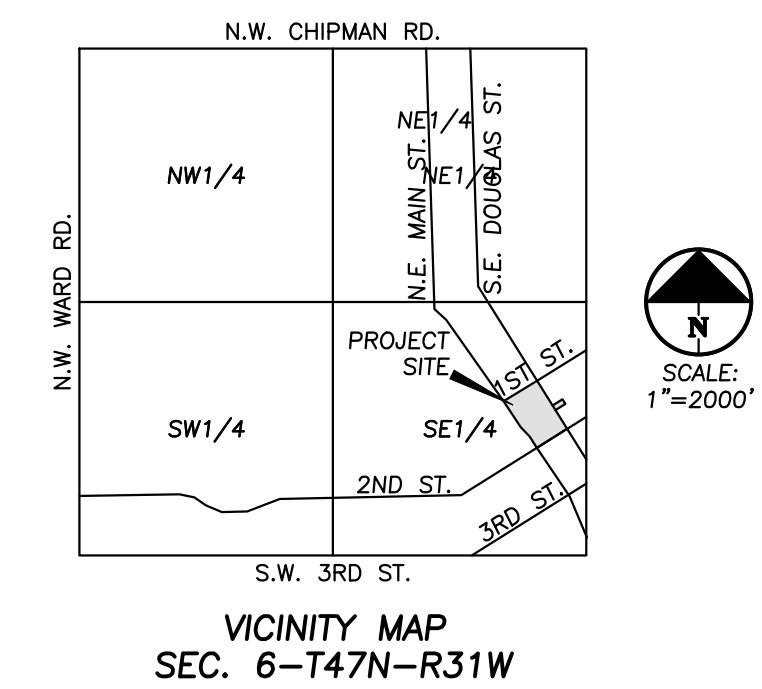
PUBLIC STORM SEWERS:

ITEM	QUANTITY
1. 15" HDPE***	201 L.F.
2. 18" HDPE***	787 L.F.
3. 4'x4' JUNCTION BOX	8 EA.
4. 4'x5' JUNCTION BOX	1 EA.
5. INSERTA TEE	19 EA.
6. FLOWABLE FILL	82 L.F.

*** UNCLASSIFIED TRENCH & TAMPED BACKFILL

PUBLIC SAN SEWER:

ITEM	QUANTITY
1. 4' DIA. MANHOLE	1 EA.



Know what's **below**.
Call before you dig.

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 64061
(913) 393-1155
Fax (913) 393-1166
www.phelpsengineering.com

PLANNING ENGINEERING IMPLEMENTATION



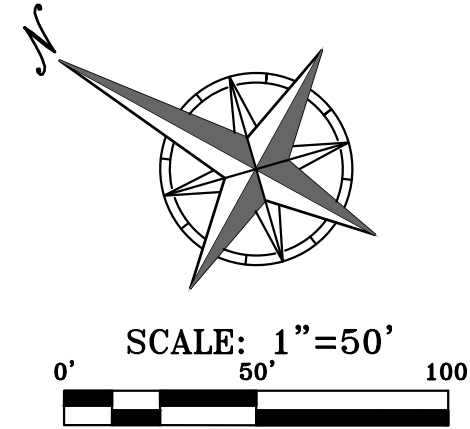
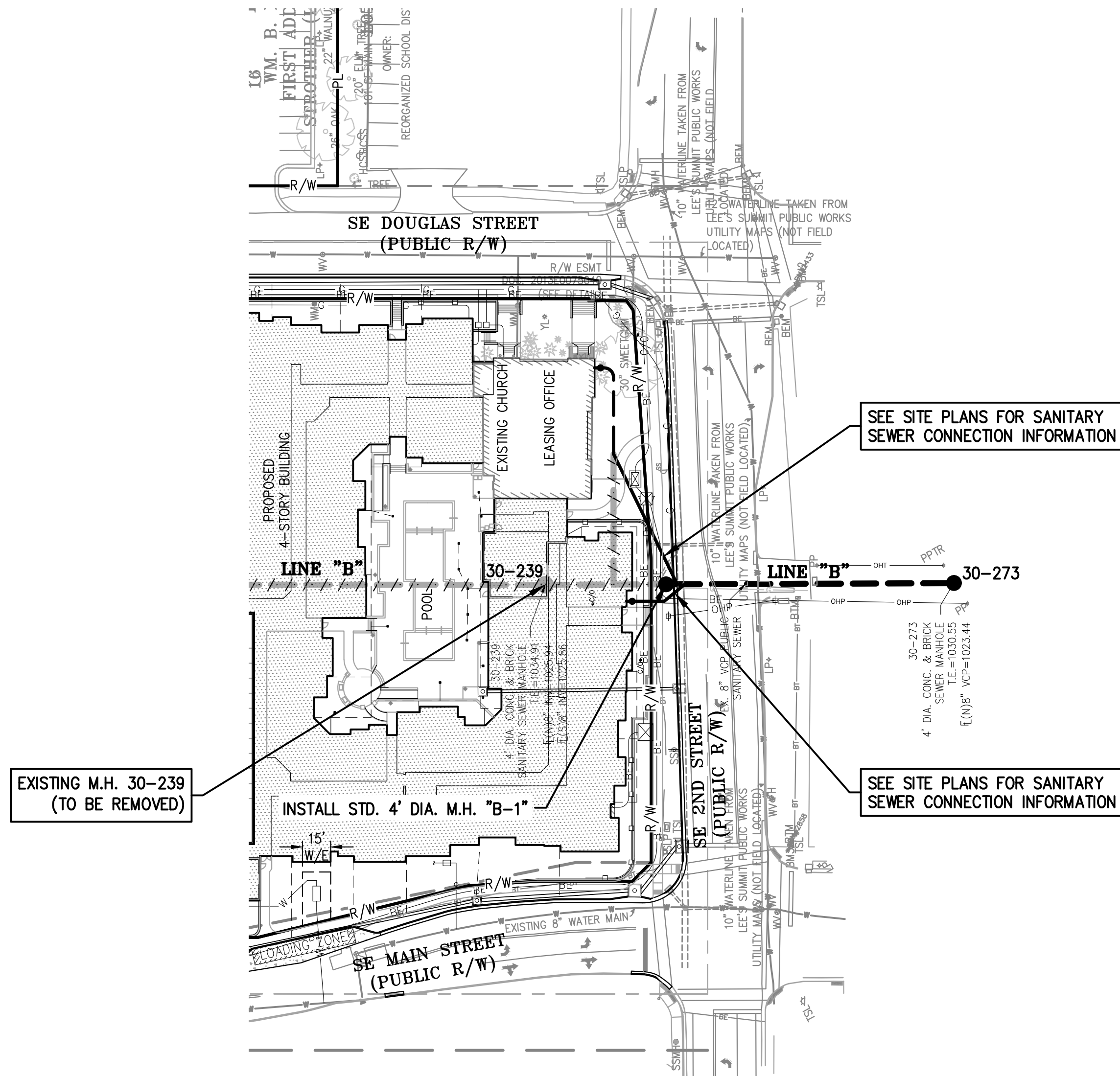
COVER SHEET

DOWNTOWN LEE'S SUMMIT APARTMENTS
114 S.E. DOUGLAS STREET
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

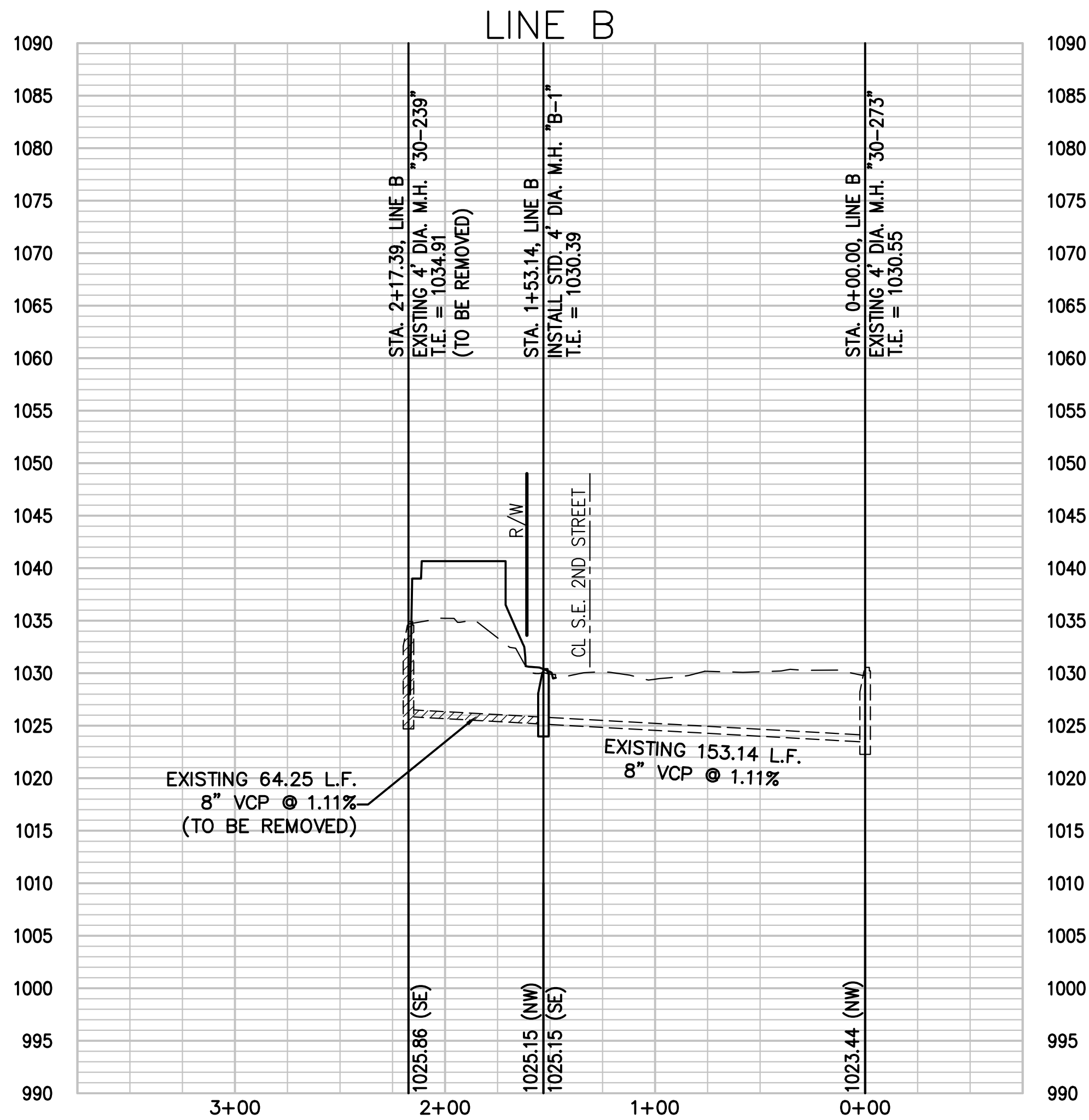
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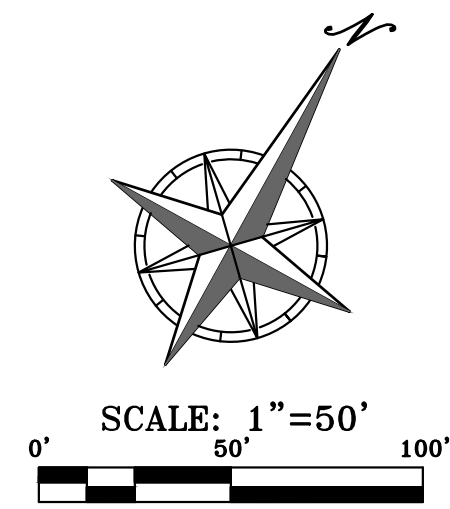
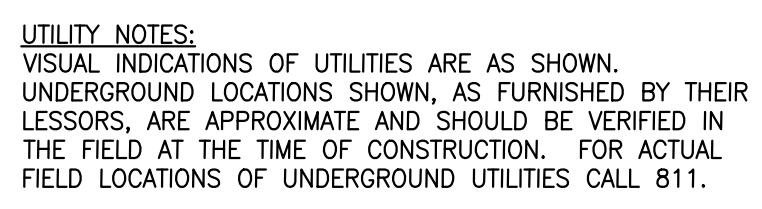
SHEET

1

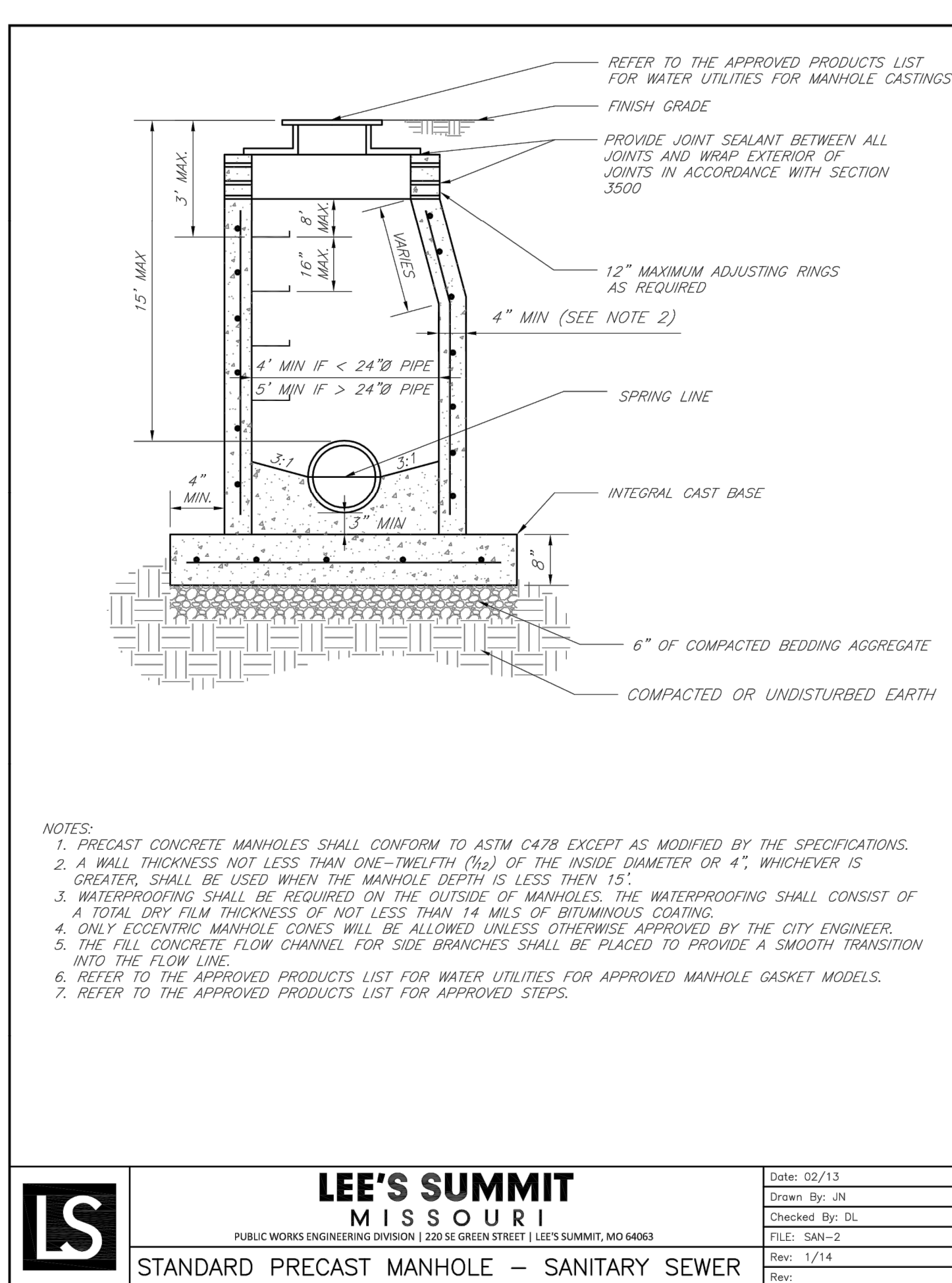
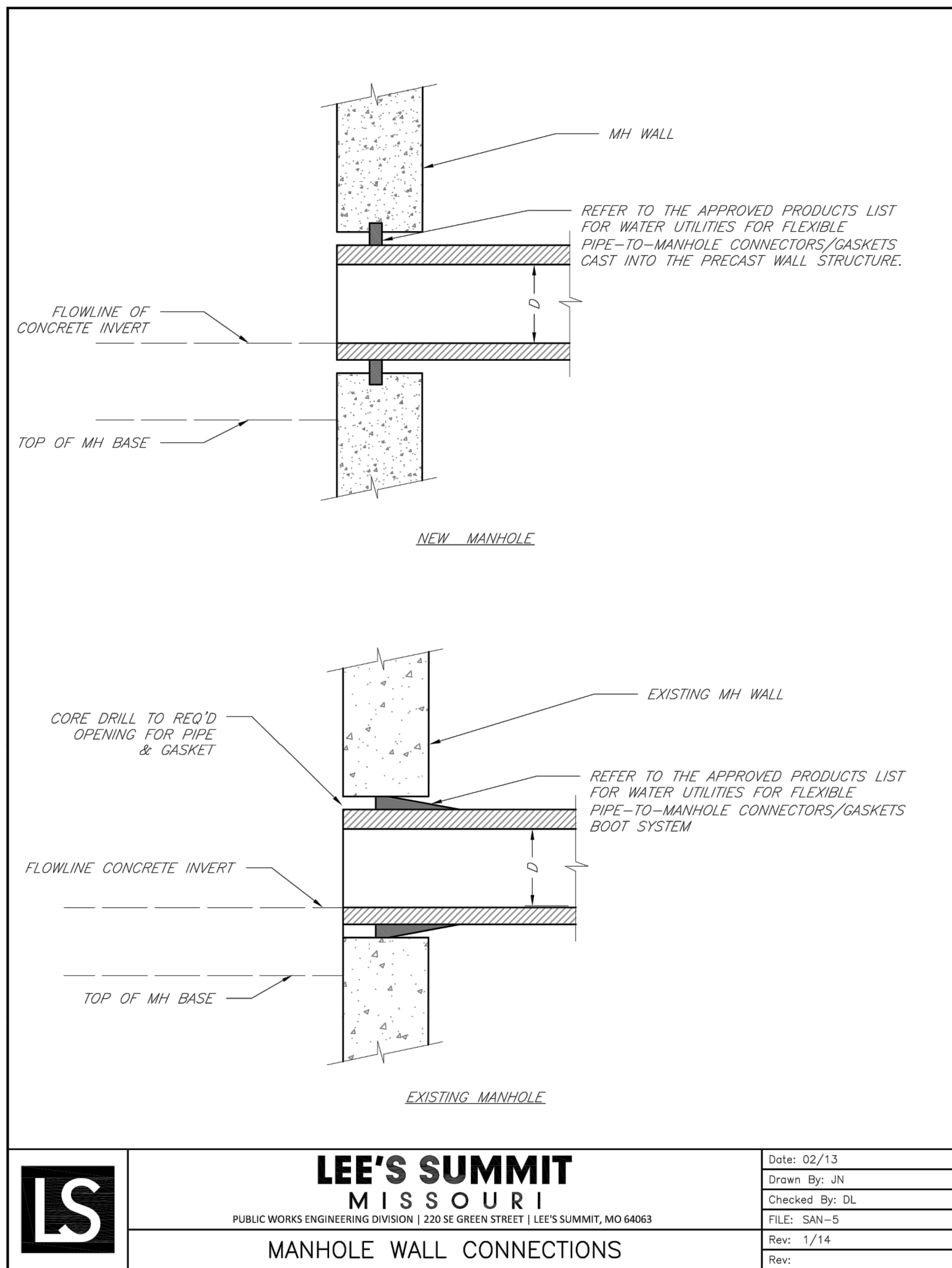
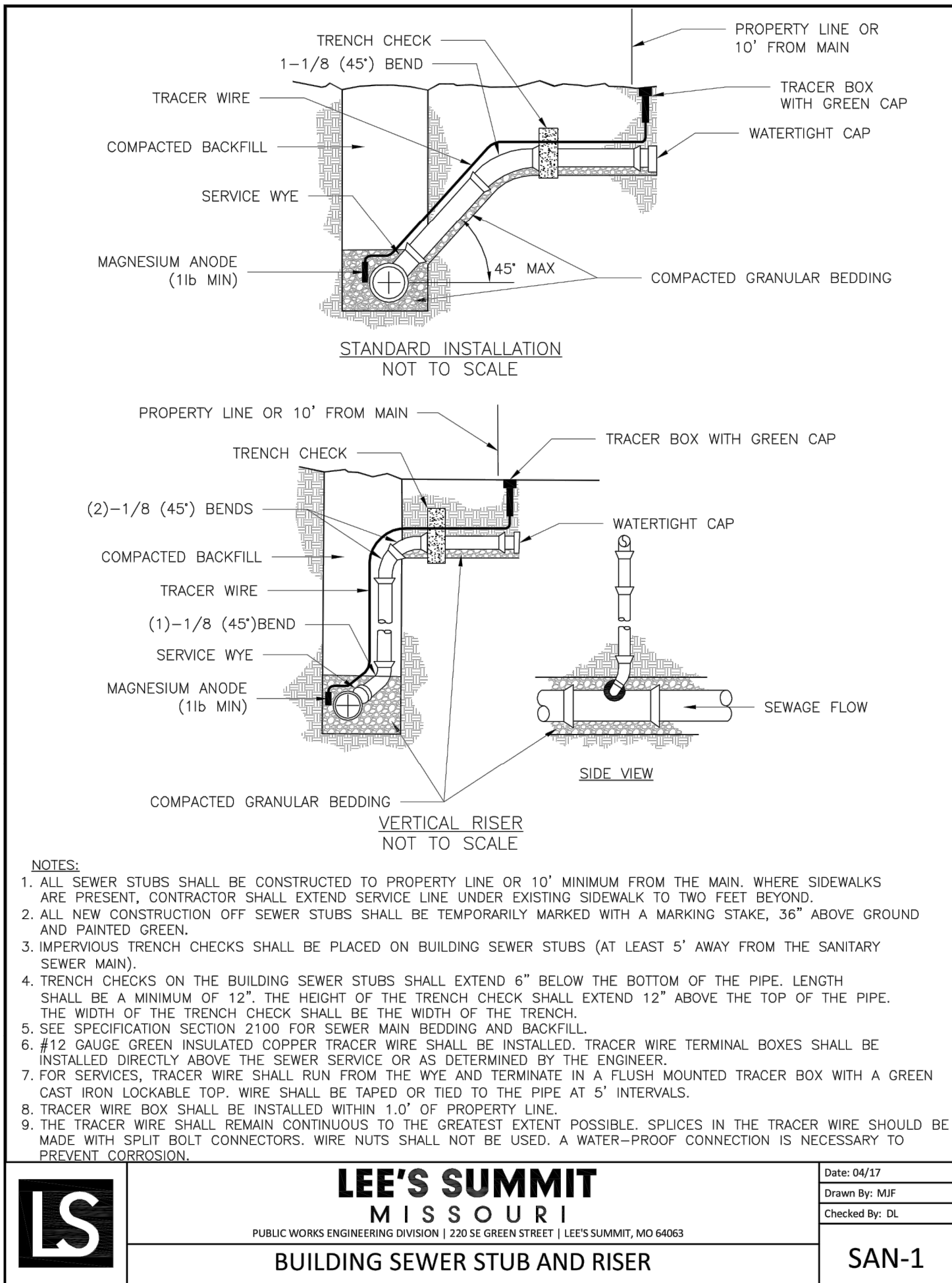
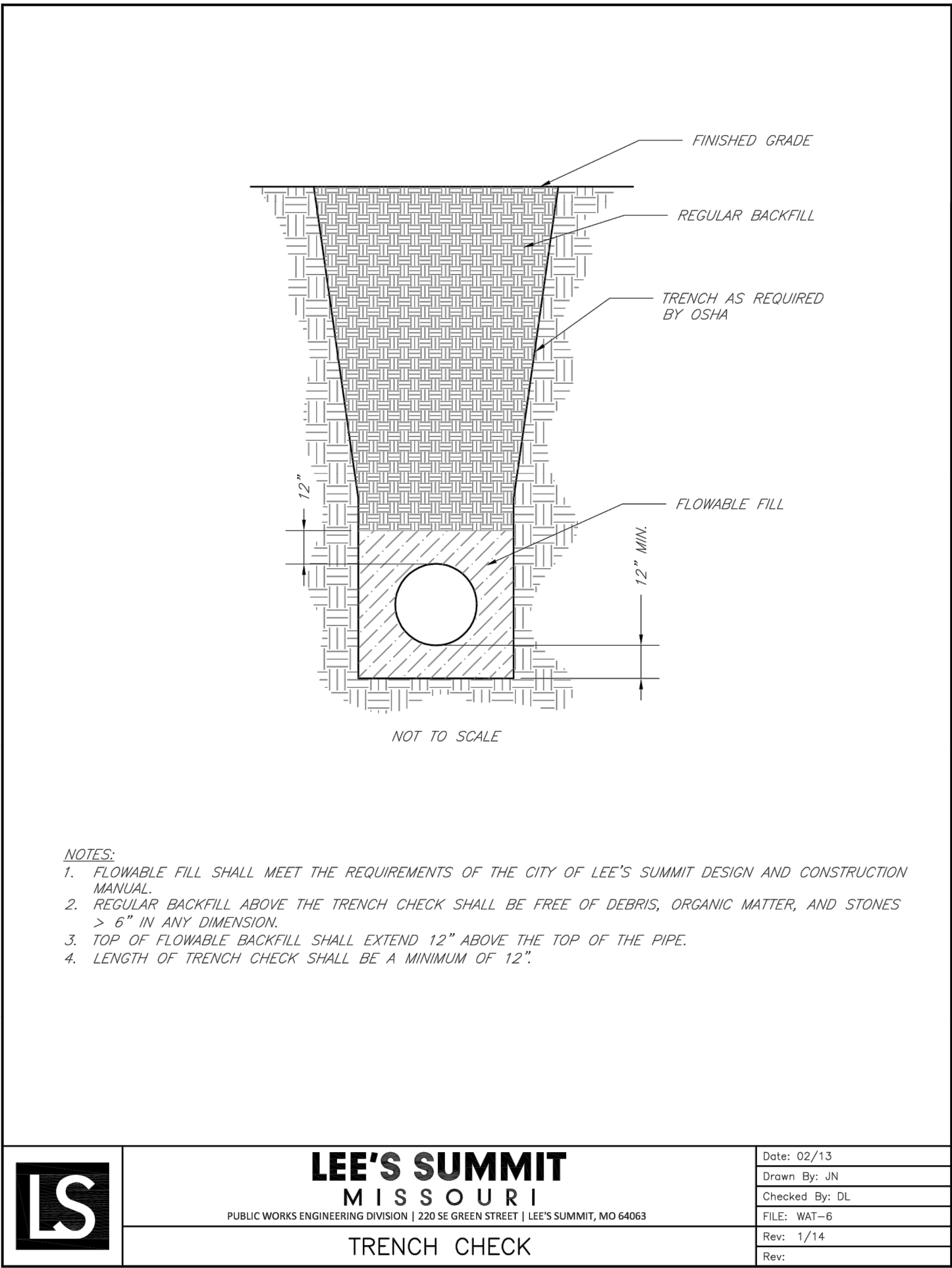


SCALE: 1"=50' HORIZ.
1"=10' VERT.





\\PHILPS-SERVER\Projects\171125\dwg\Public Sanitary & Storm Plans\DETAILS - PUBLIC.dwg Layout:SWR-1 Mar 17, 2020 - 9:03am Shell Holcher



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1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1165
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PLANNING
ENGINEERING
IMPLEMENTATION

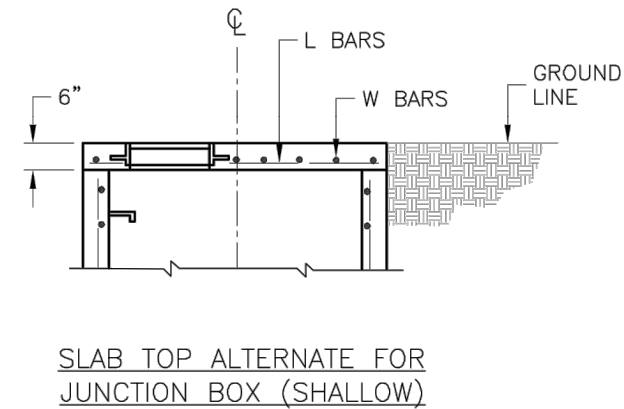
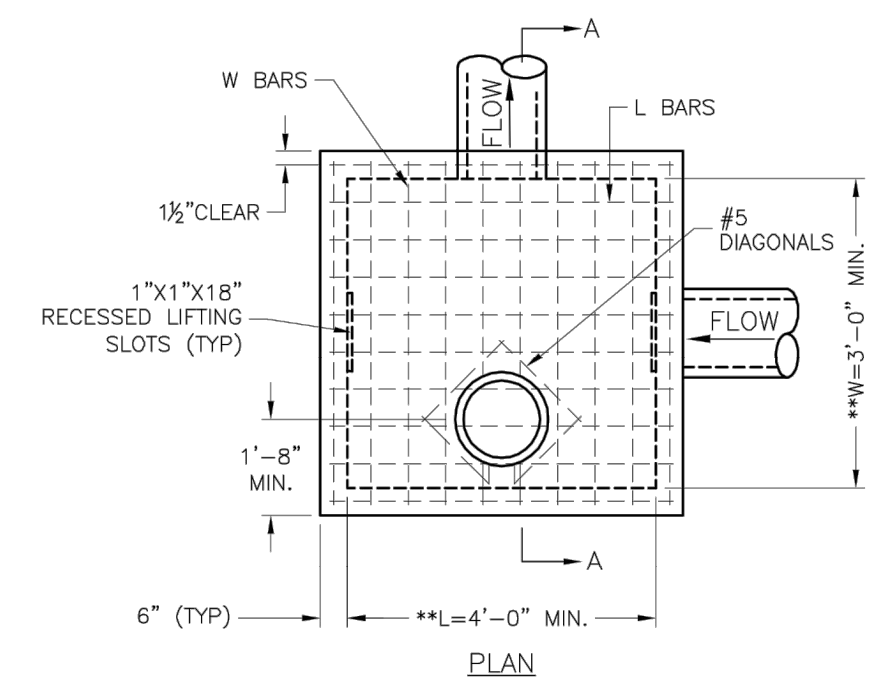


SANITARY SEWER DETAILS
DOWNTOWN LEE'S SUMMIT APARTMENTS
114 S.E. DOUGLAS STREET
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PROJECT NO.	No.	Date	Revisions:	By	App.
171125	1.	3-16-20	REVISED PER CITY COMMENTS	SNH	DEU
DATE: 01-28-20 DRAWN: SNH					
CHECKED: DAF APPROVED: DEU					
CERTIFICATE OF AUTHORIZATION					
LAND SURVEYING - LS-82					
ENGINEERING - E-361					
CERTIFICATE OF AUTHORIZATION					
LAND SURVEYING-200700128					
LAND SURVEYING-200700128					
LAND SURVEYING-200700128					

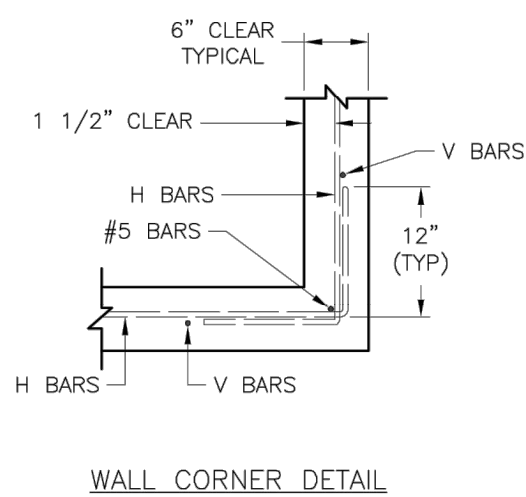
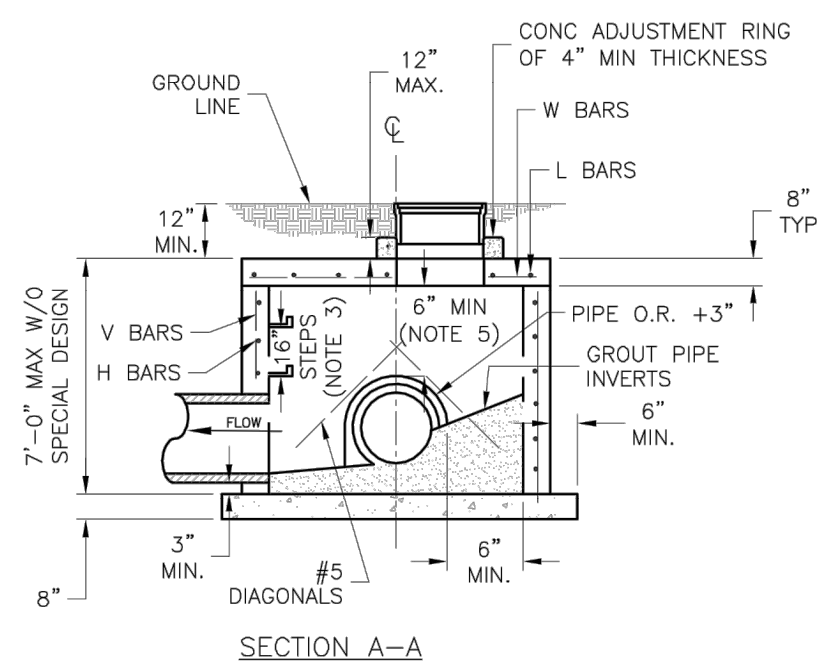
SHEET

4



** INCREASE IN MULTIPLES OF 6"
(7'-0") MAX WITHOUT SPECIAL DESIGN
(SEE PROJECT PLANS FOR DETAILS)

REINFORCING		
BARS	BAR SIZE	SPACING (IN.)
H	4	12
V	4	12
L	5	6
W	5	6

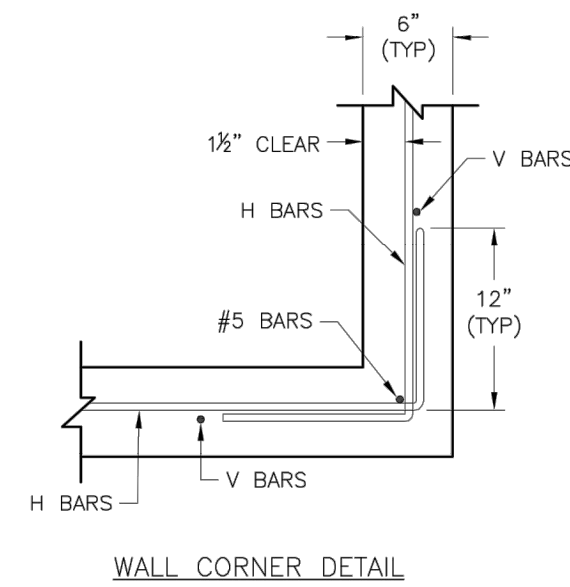
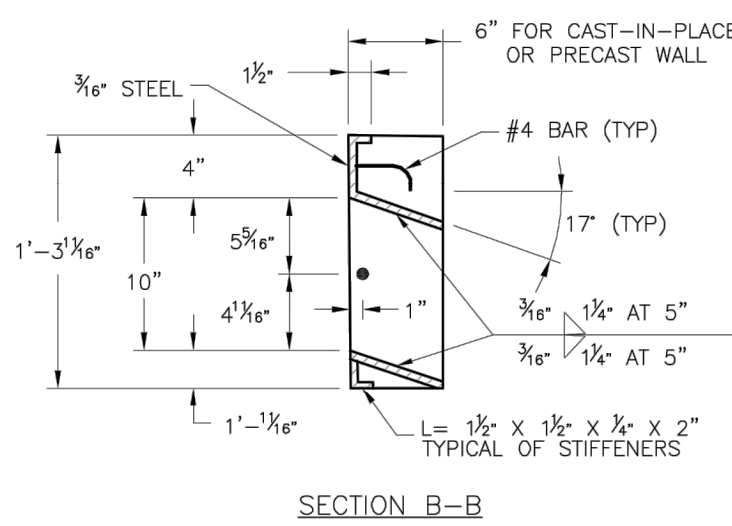
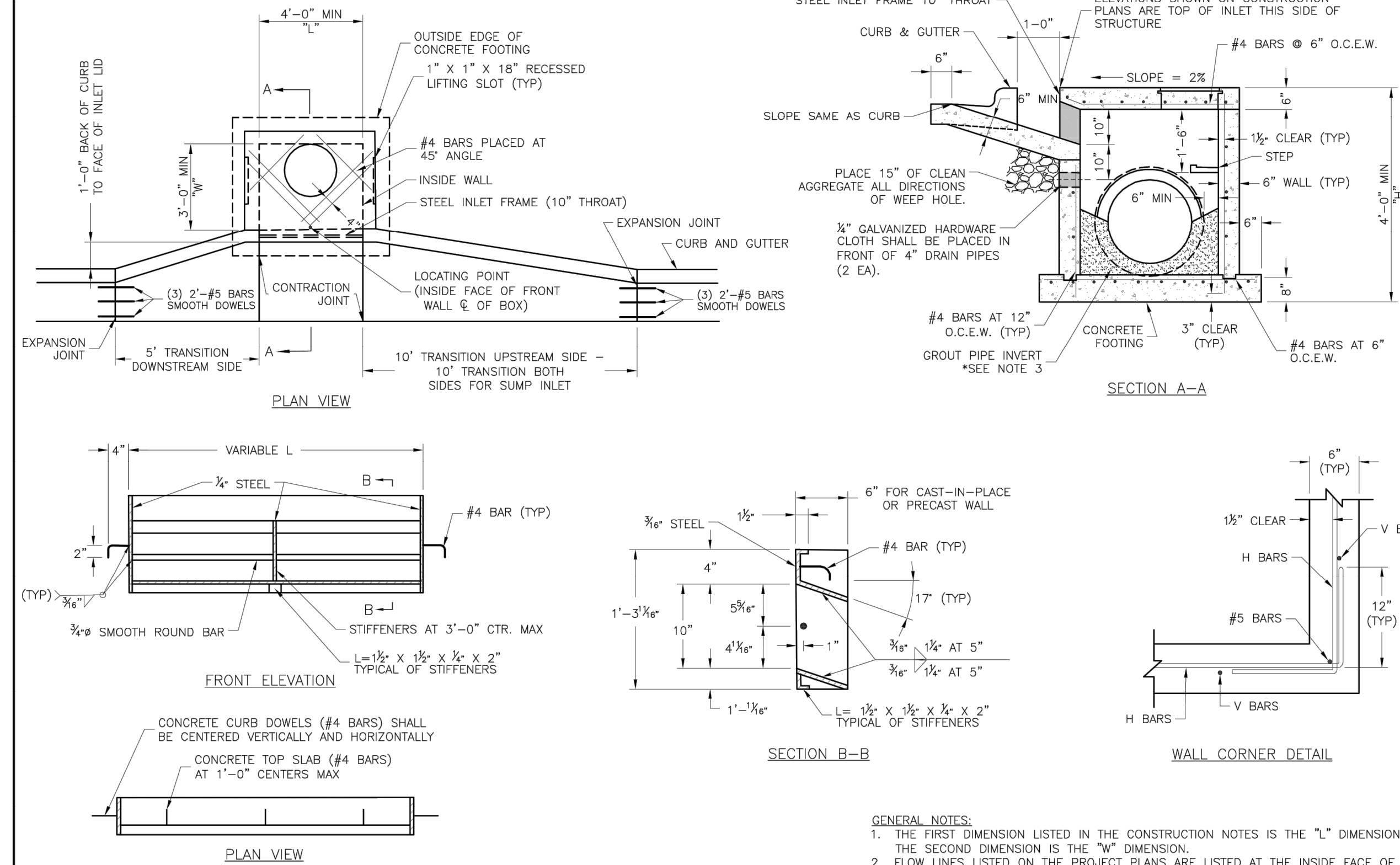


- GENERAL NOTES:
1. LOCATE RING AND COVER ON BLANK WALL.
2. USE $\frac{3}{8}$ " CHAMFER STRIP OR $\frac{1}{2}$ " R EDGER TOOL ON ALL EXPOSED CONCRETE CORNERS.
3. STEPS REQUIRED AT 16" O.C. WHEN DEPTH FROM TOP OF CASTING TO INVERT EXCEEDS 4" ON BLANK WALL IF POSSIBLE.
4. BOXOUTS WILL NOT BE ALLOWED TO PROJECT THROUGH THE CORNERS OF THE STRUCTURE AND THE MINIMUM DISTANCE BETWEEN BOXOUTS IS 6".
5. THE MINIMUM REINFORCING SHALL BE 1 H-BAR OVER A CAST-IN-PLACE PIPE AND 2 H-BARS OVER A PRECAST BOXOUT.
6. PRECAST LIDS SHALL BE PINNED, SEALED WITH NON-SHRINKABLE GROUT AND REMOVABLE FOR FUTURE MAINTENANCE.
7. REINFORCING OF COVERS IN STREETS REQUIRE SPECIAL DESIGN.
8. FOR RING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.

LS LEE'S SUMMIT
MISSOURI

Project: STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
Sheet Name:

STM-3



- GENERAL NOTES:
1. THE FIRST DIMENSION LISTED IN THE CONSTRUCTION NOTES IS THE "I" DIMENSION.
 2. THE SECOND DIMENSION IS THE "W" DIMENSION.
 3. FLOW LINES LISTED ON THE PROJECT PLANS ARE LISTED AT THE INSIDE FACE OF THE WALL.
 4. ALL INLETS SHALL BE SLOPED TO THE STREET GRADE TO PROVIDE SMOOTH FLOW.
 5. LOCATE HW RING AND COVER ON BLANK WALL IF POSSIBLE.
 6. STEPS SHALL BE SPACED AT 1'-4" O.C. VERTICALLY ON BLANK WALL IF POSSIBLE.
 7. ALL EXPOSED EDGES WITH A 1/2" RADIUS.
 8. ON-GRADE INLETS SHALL CONFORM TO THE STREET GRADE AND SUMP INLETS SHALL BE LEVEL WITH THE STREET GRADE.
 9. ALL INLETS SHALL BE COVERED WITH A 24" DIA. RING AND REMOVABLE FOR FUTURE MAINTENANCE.
 10. ALL RINGS SHALL BE REMOVED AND SEALED WITH NON-SHRINKABLE GROUT.
 11. FOR RING AND COVER SEE THE STORMWATER APPROVED PRODUCT LIST.

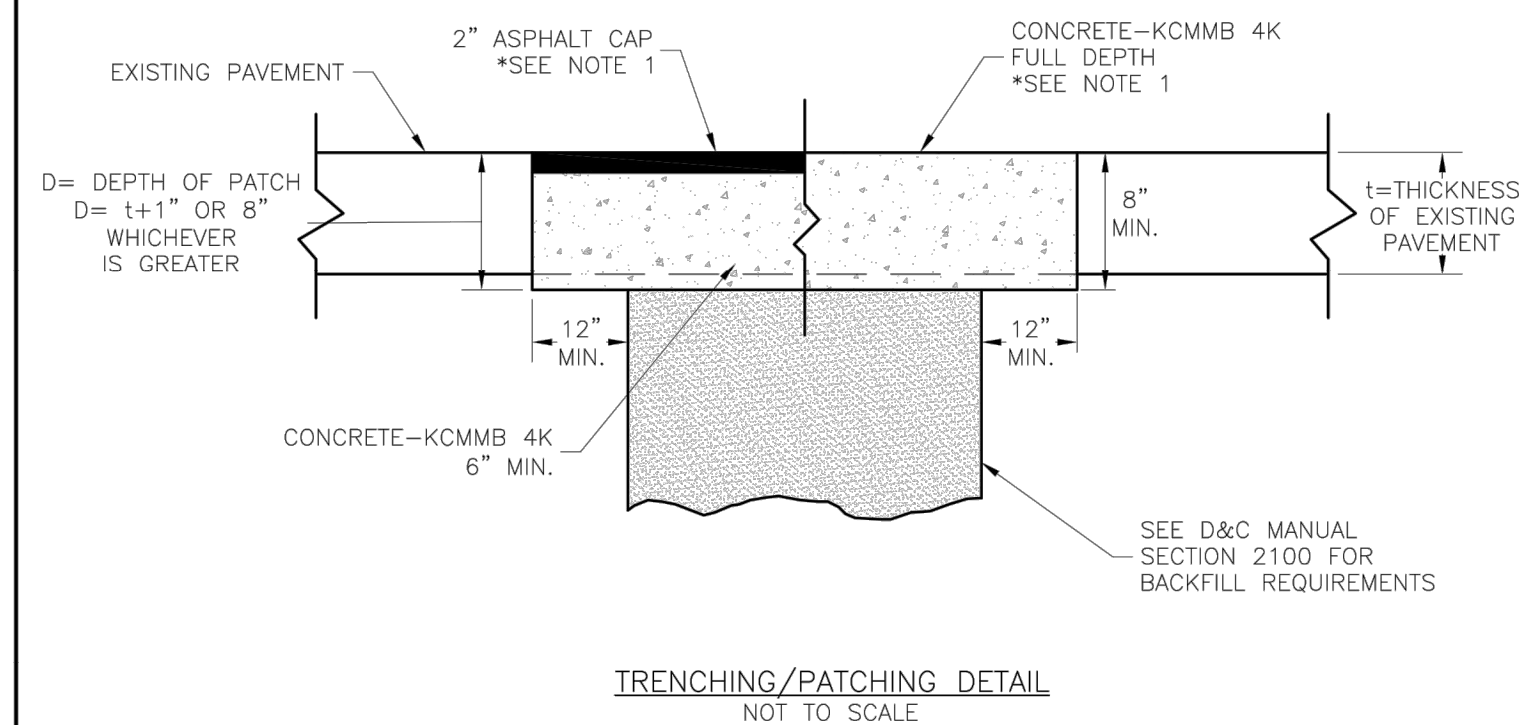
STEEL FRAME NOTES:

1. ALL WELDS SHALL BE PERFORMED IN ACCORDANCE WITH APPROPRIATE AWS SPECIFICATIONS AND PROCEDURES.
2. ALL WELDS ON EXPOSED SURFACES SHALL BE DRESSED SO AS TO PROVIDE A PLEASING FINISHED APPEARANCE.
3. THE ENTIRE FRAME SHALL BE PAINTED A SINGLE COAT OF CHEM-PRIME #37H-78 PRIMER (GRAY) OR EQUAL.

LS LEE'S SUMMIT
MISSOURI

Project: STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
Sheet Name:

STM-1



NOTE:

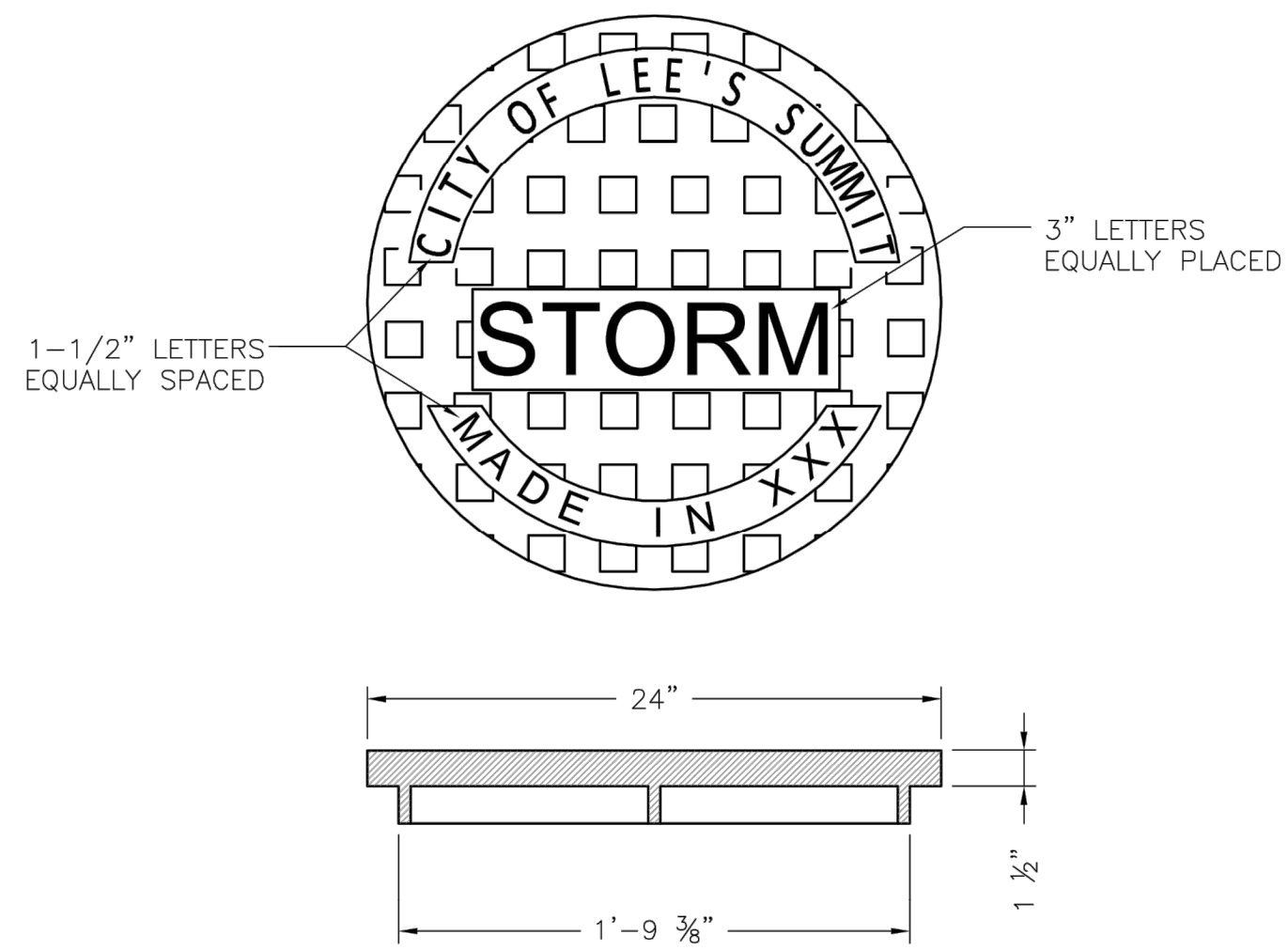
1. ASPHALT CAP OR FULL DEPTH CONCRETE SHALL BE DETERMINED BY CITY INSPECTOR.

LS

LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063
TRENCHING/PATCHING ROADWAYS DETAIL

TRENCHING/PATCHING ROADWAYS DETAIL

Date: 04/17
Drawn By: MJF
Checked By: DL
GEN-5



STANDARD 24" MANHOLE COVER
MINIMUM WEIGHT = 160 LB
NOTE: PICK HOLES NOT SHOWN

*COVER AND FRAME MODEL INFORMATION REFER TO THE STORMWATER APPROVED PRODUCT LIST.

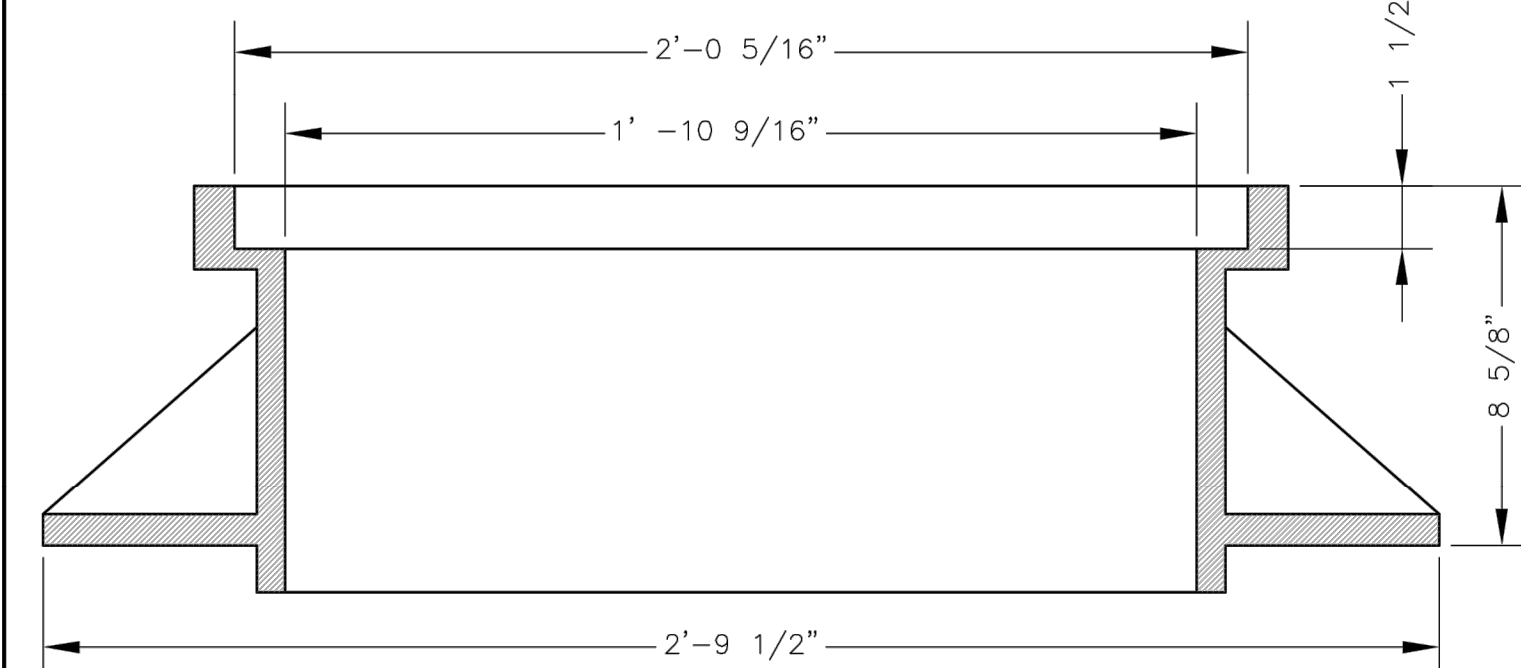
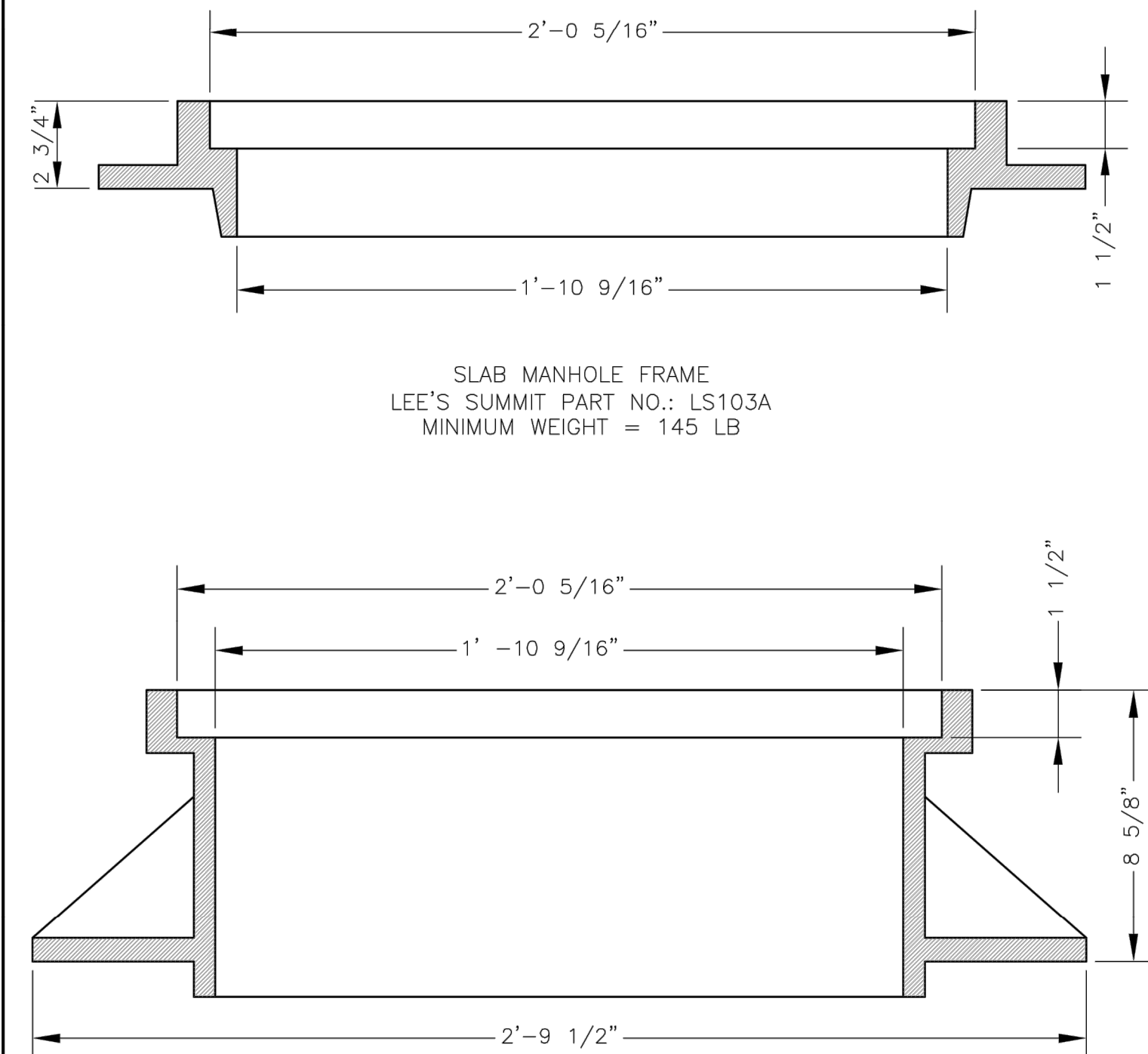
LS

LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STORM MANHOLE COVER DETAIL

STORM MANHOLE COVER DETAIL

Date: 04/17
Drawn By: MJF
Checked By: DL
STM-6



*COVER AND FRAME MODEL INFORMATION REFER TO THE STORMWATER APPROVED PRODUCTS LIST.

LS

LEE'S SUMMIT MISSOURI

PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STORM MANHOLE FRAME DETAIL

STORM MANHOLE FRAME DETAIL

Date: 04/17
Drawn By: MJF
Checked By: DL
STM-7

STORM SEWER DETAILS
DOWNTOWN LEE'S SUMMIT APARTMENTS
114 S.E. DOUGLAS STREET
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

[illegible]

SHEET

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