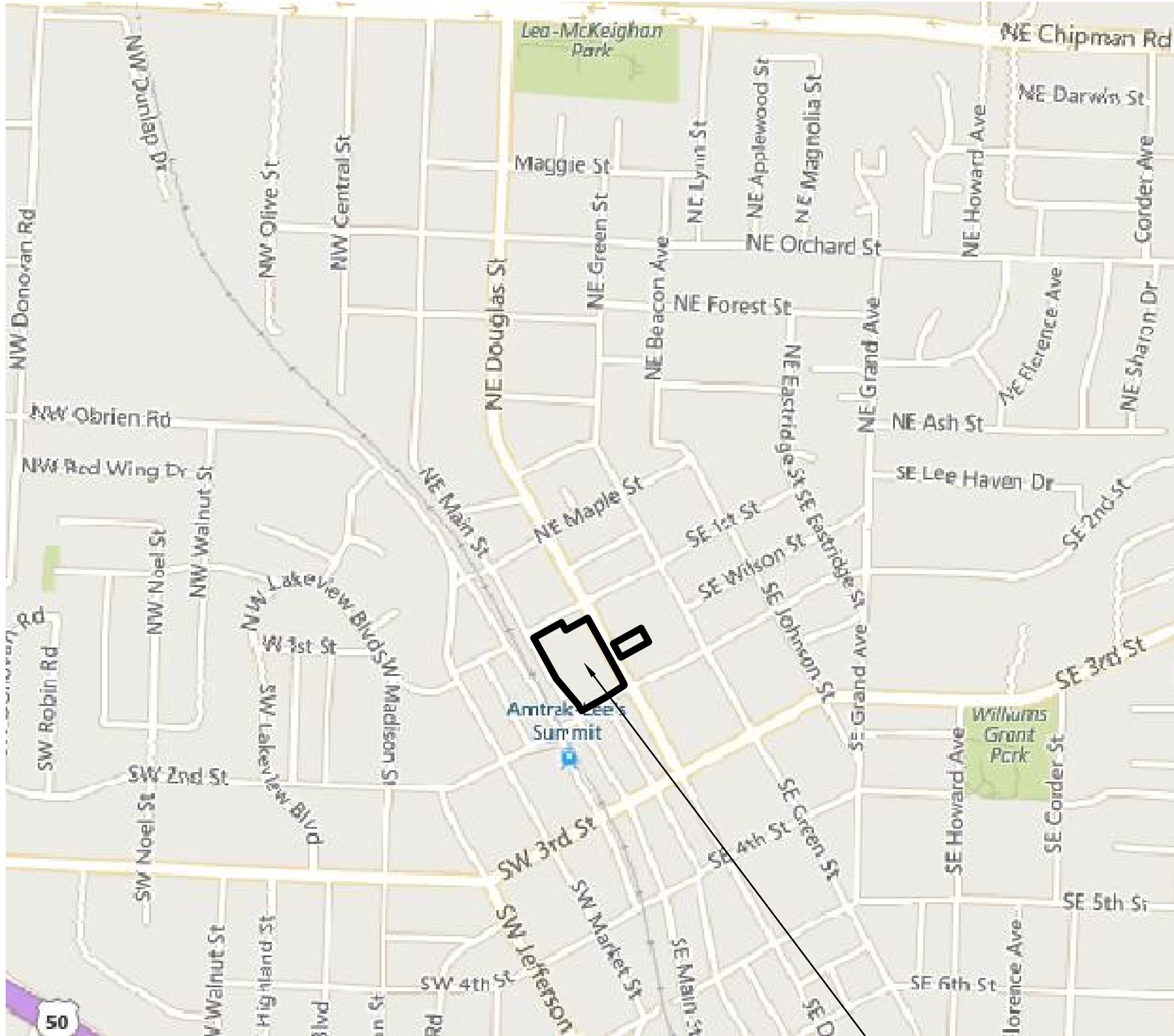
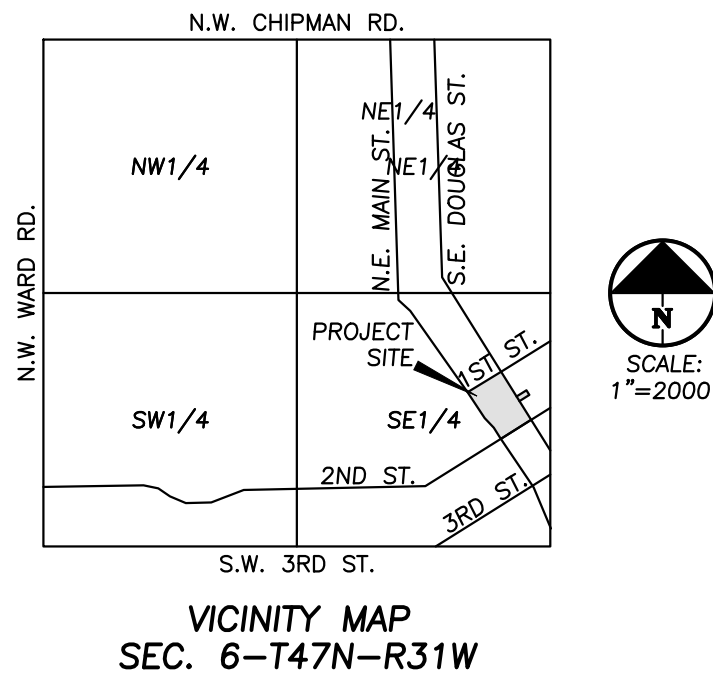


PUBLIC IMPROVEMENT PLANS
FOR
DOWNTOWN LEE'S SUMMIT APARTMENTS
ADDRESS: 114 S.E. DOUGLAS STREET
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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



PREPARED & SUBMITTED BY:
PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS 66061
913-393-1155 OFFICE
913-393-1166 FAX
CONTACT: DOUG UBBEN, JR.



UTILITY COMPANIES:

MISSOURI GAS ENERGY LUCAS WALLS (LUCAS.WALLS@UG.COM) 3025 SOUTHEAST CLOVER DRIVE LEE'S SUMMIT, MO 64082	(816) 969-2218
KANSAS CITY POWER & LIGHT CO. PHILLIP INGRAM (PHILLIP.INGRAM@KCPL.COM) RON DEJARNETTE (RON.DEJARNETTE@KCPL.COM) 1300 HAMLEN ROAD LEE'S SUMMIT, MO 64081	(816) 347-4339 (816) 347-4316
SEWER & WATER (CITY OF LEE'S SUMMIT) GENE WILLIAMS (PUBLICWORKS@CITYOFLS.NET) 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	(816) 969-1800
WATER (CITY OF LEE'S SUMMIT) MIKE WEISENBORN (PUBLICWORKS@CITYOFLS.NET) 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	(816) 969-1240
AT&T MR. CLAYTON ANSPAUGH (CA4089@ATT.COM) 9444 WALL AVENUE OVERLAND PARK, KANSAS 66207	(913) 383-4929 (913) 383-4849-FAX
EVERGY DOUG DAVIN (DOUG.DAVIN@EVERGY.COM)	(816) 347-4320
GOOGLE FIBER	
BLUEBIRD	
TIMEWARNER	

BENCHMARK:

VERTICAL DATUM - NAVD88 BASED ON GPS OBSERVATION USING MDOOT 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.	SQUARE CUT 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. 2909504176, AND DATED JANUARY 26, 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.



UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



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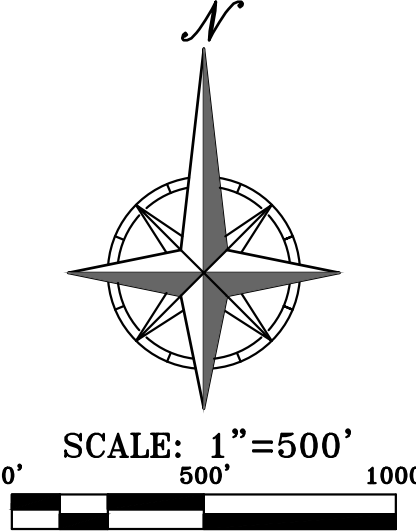


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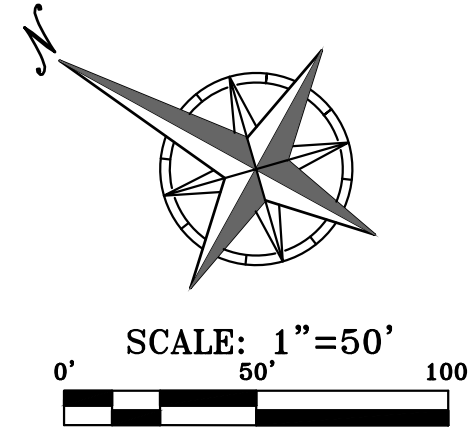
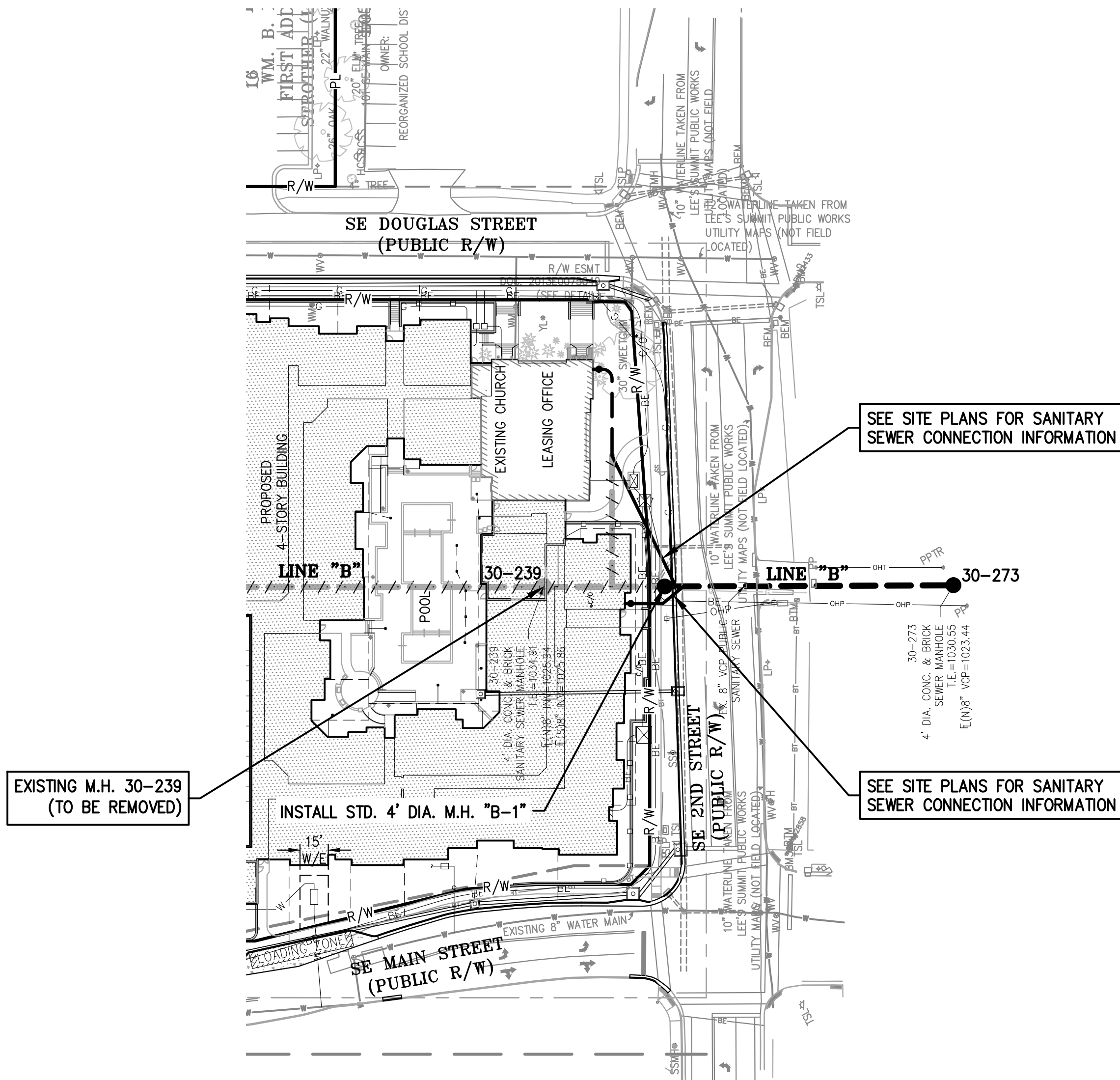
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Revisions:																		
By																		
App.																		

SHEET

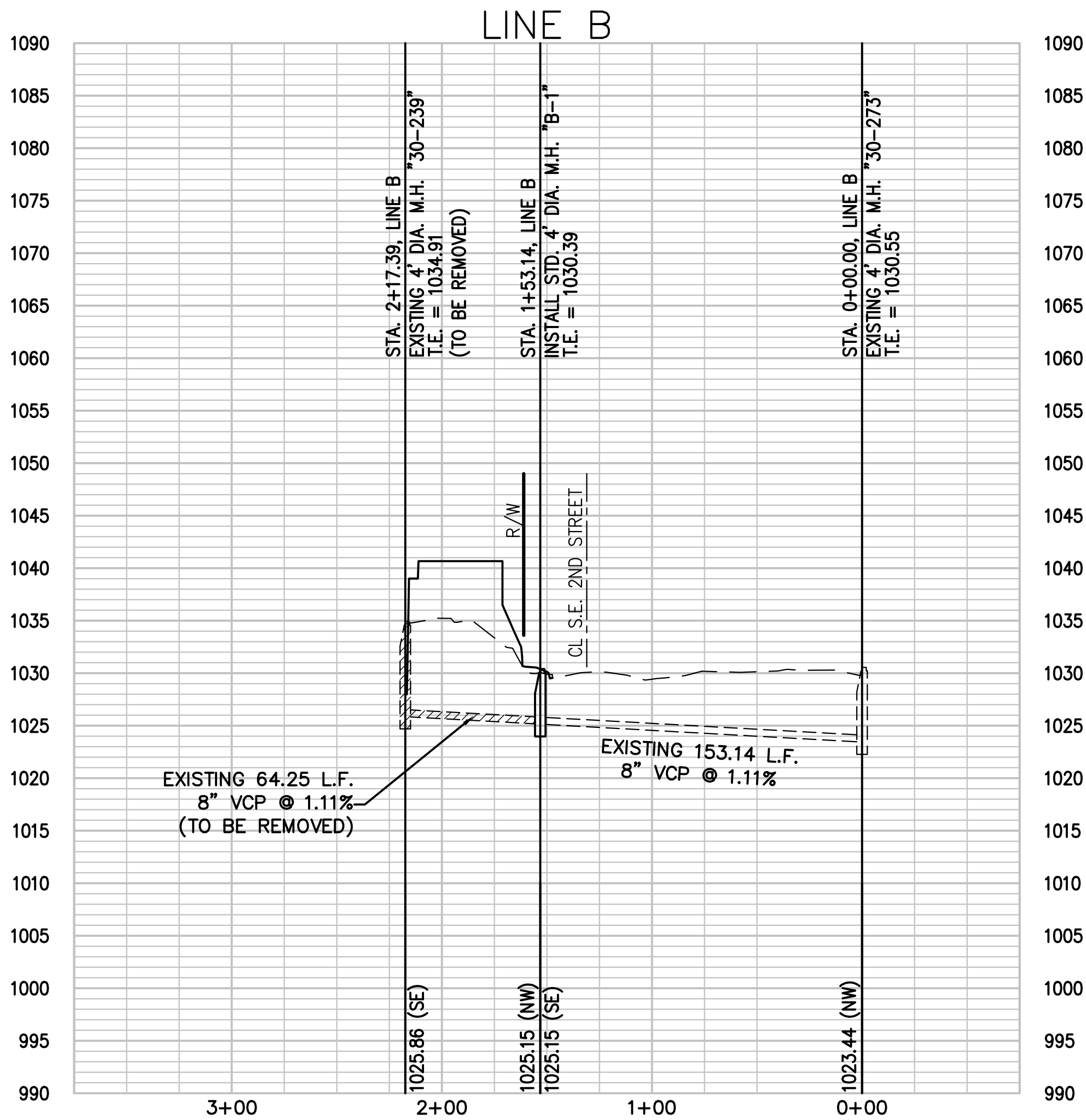
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SCALE: 1"=50' HORIZ.
1"=10' VERT.



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SANITARY SEWER PLAN & PROFILE

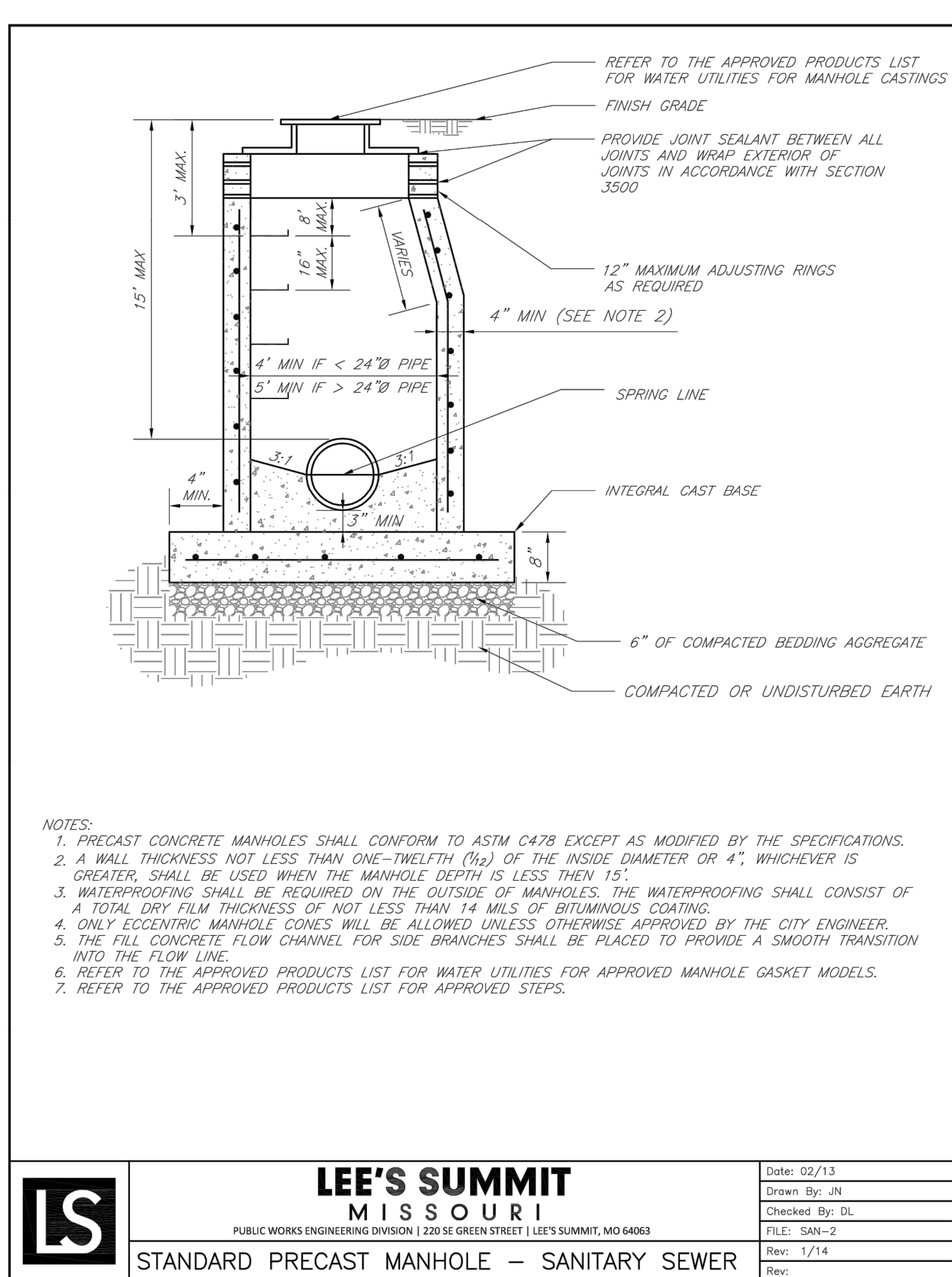
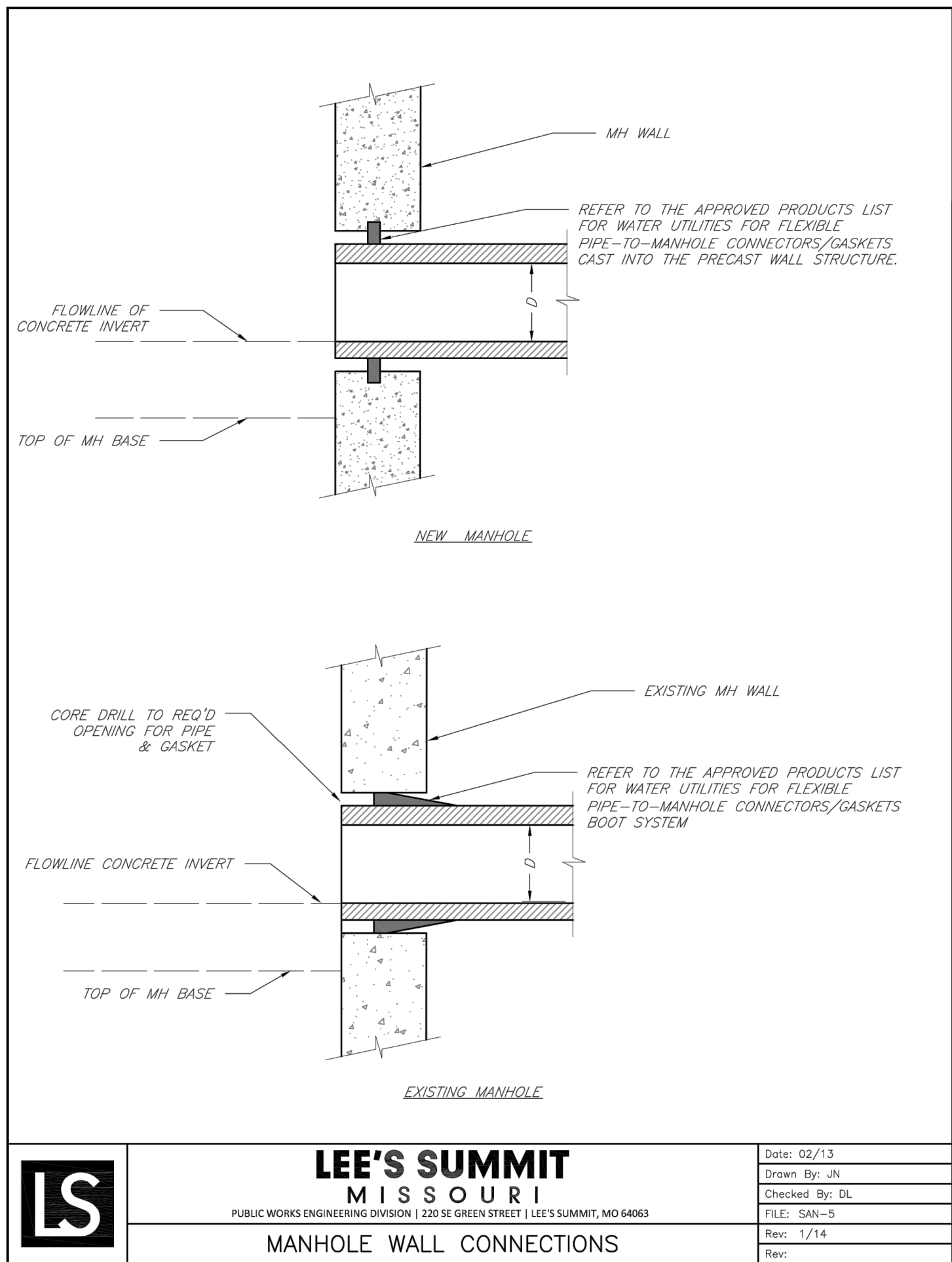
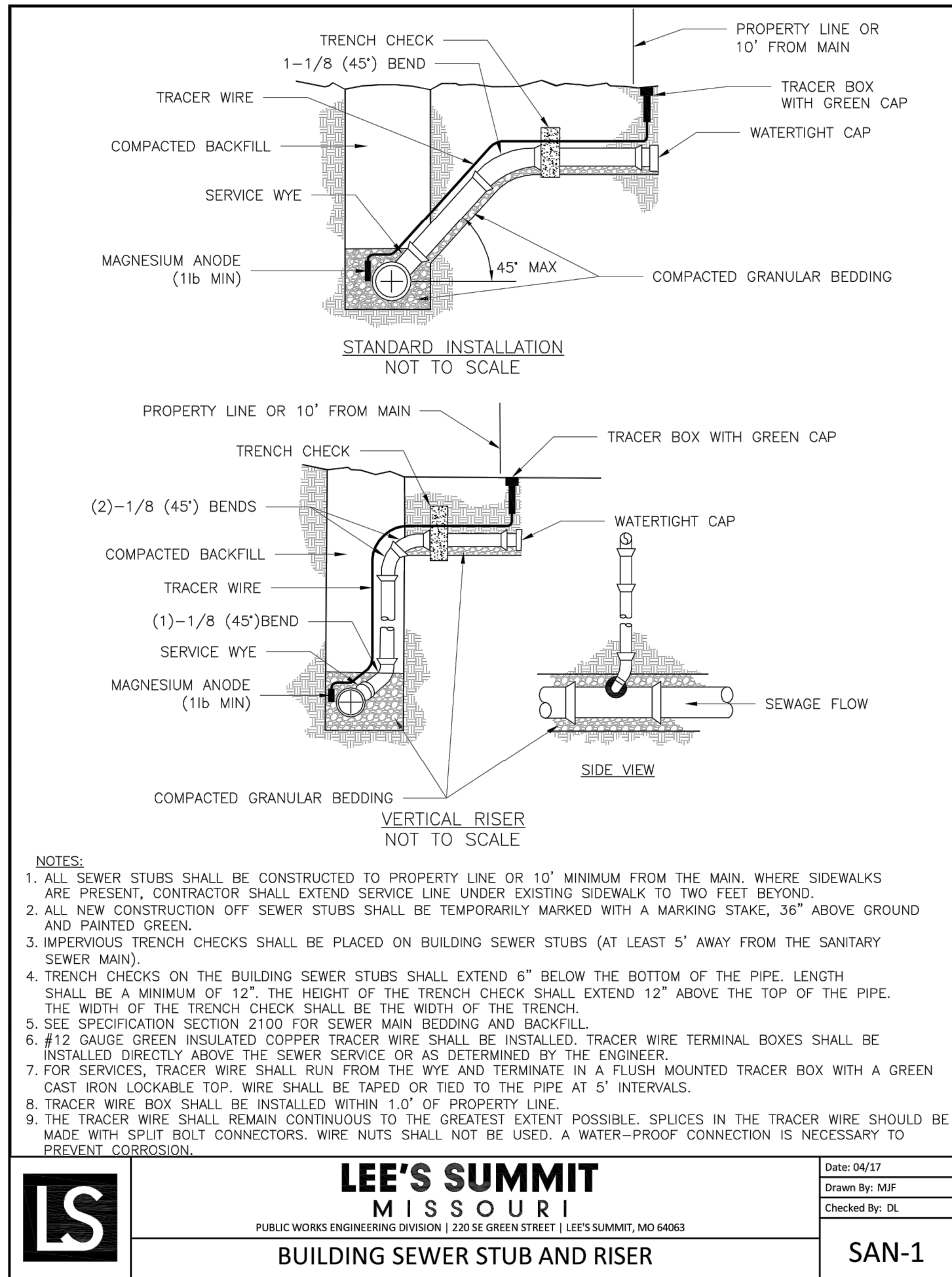
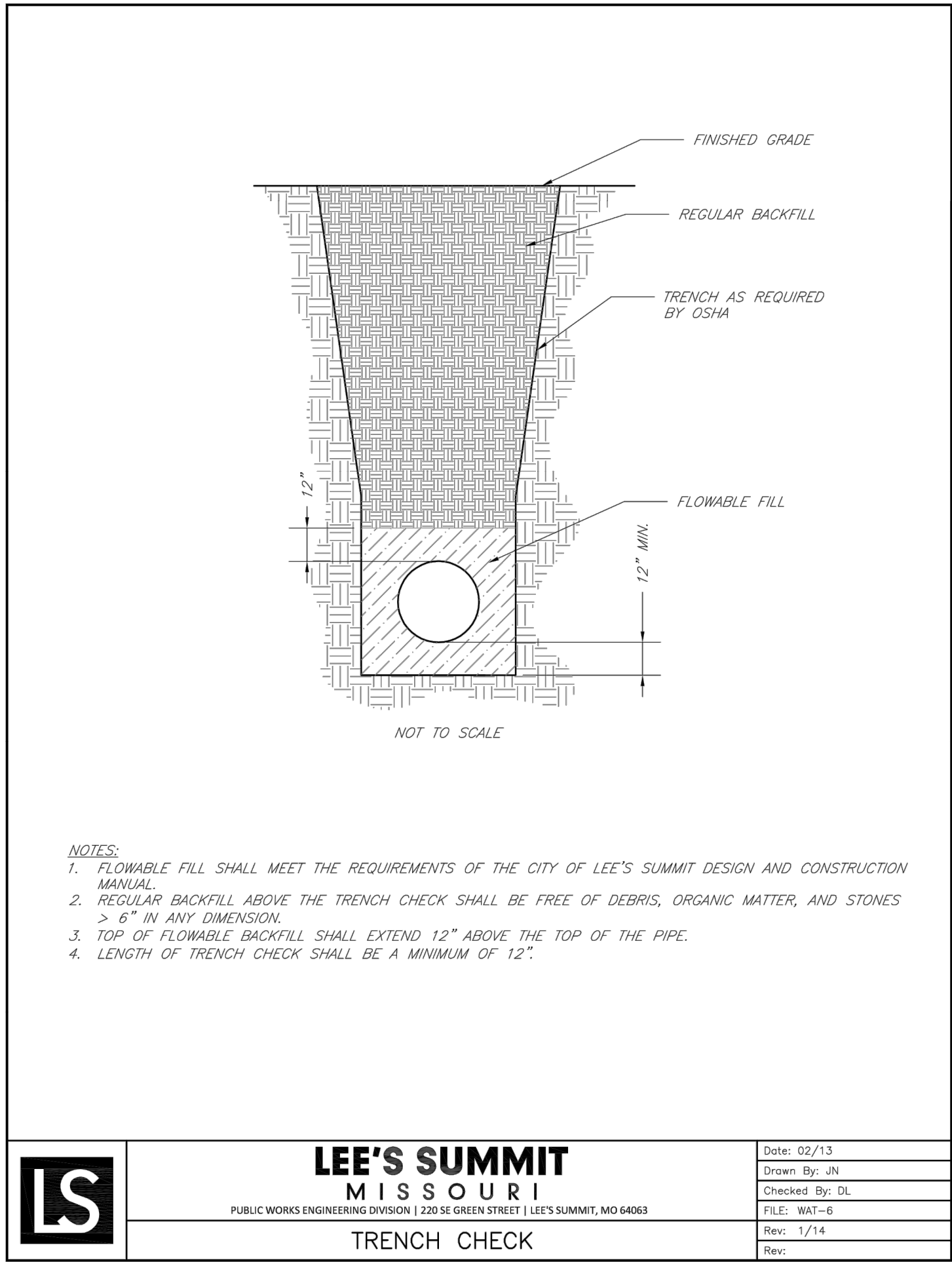
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PROJECT NO.	171125	No.	Date	Revisions:	By	App.
DATE: 02-27-20	DRAWN: SNH					
CHECKED: DAF	APPROVED: DEL					
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING - LS-82						
ENGINEERING - E-361						
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING - 200701028						
ENGINEERING - 200700209						

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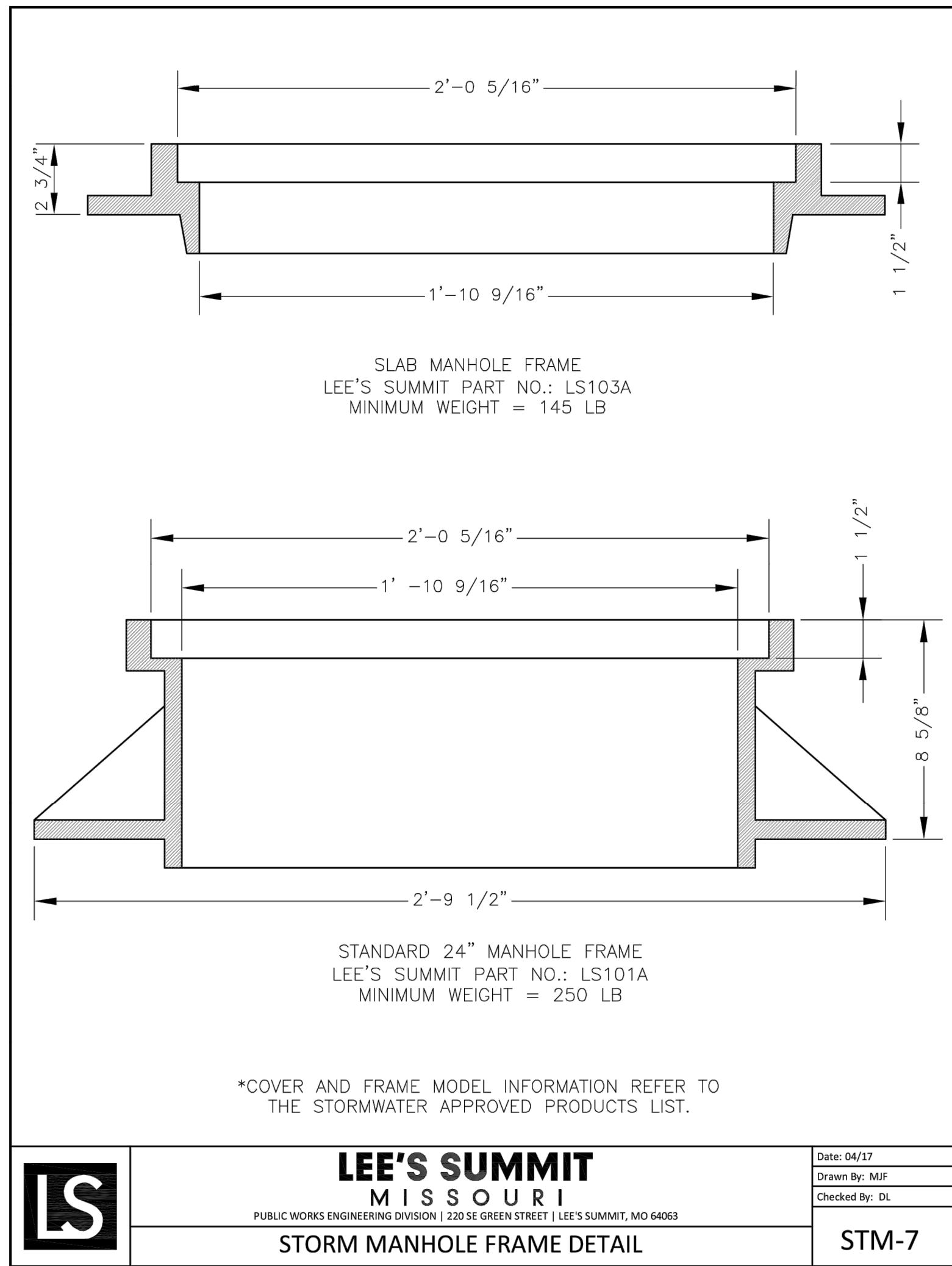
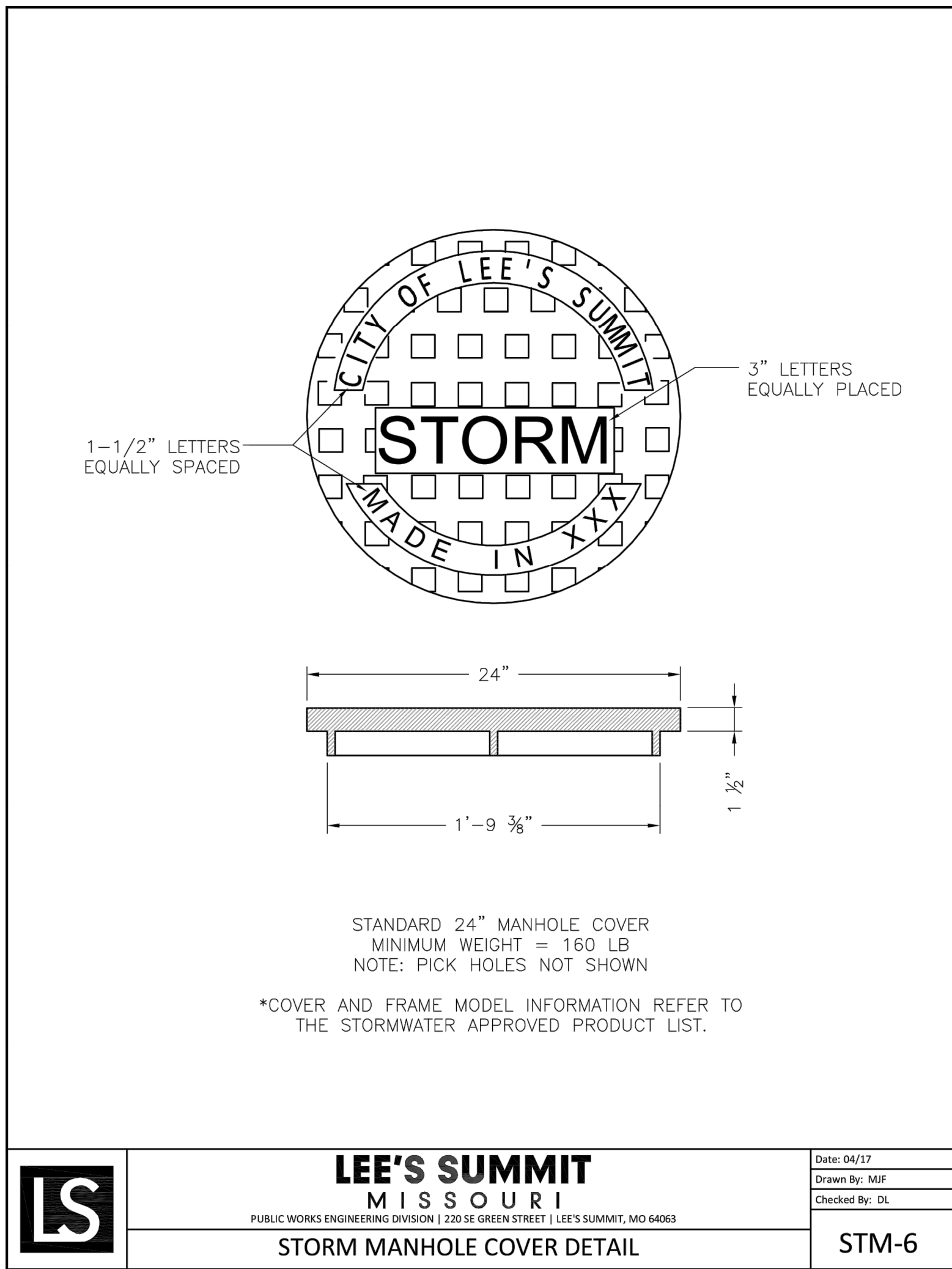
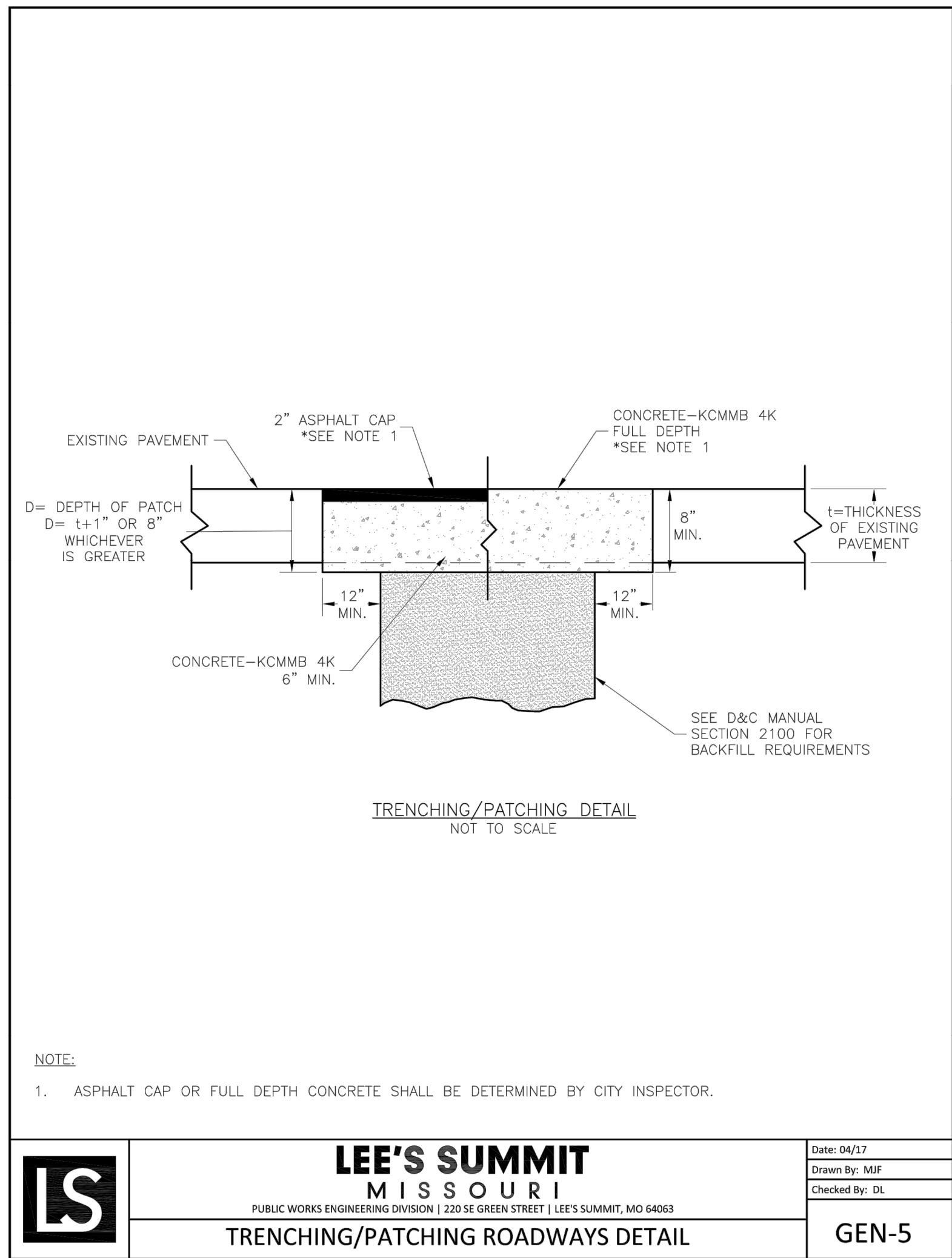
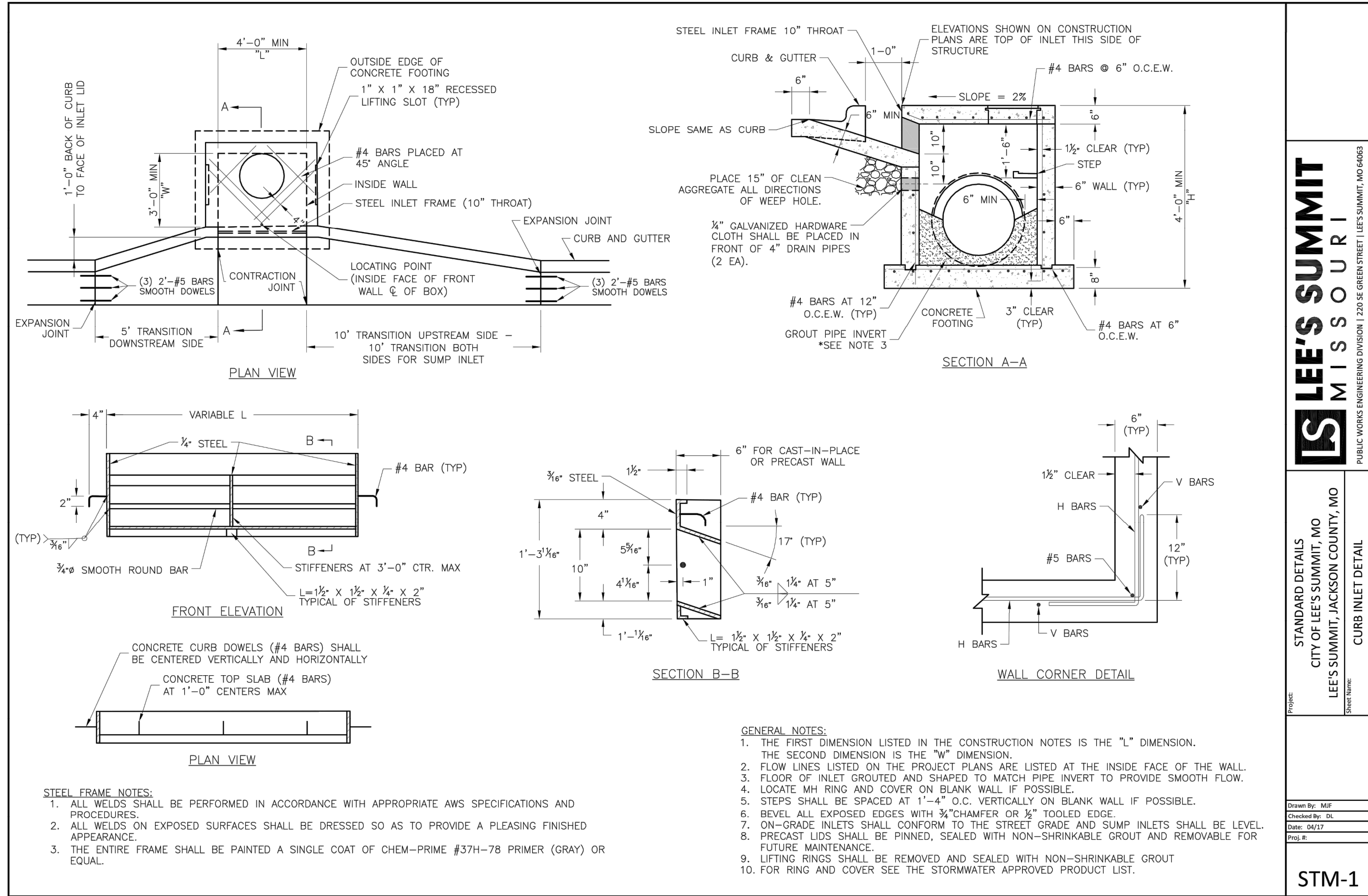
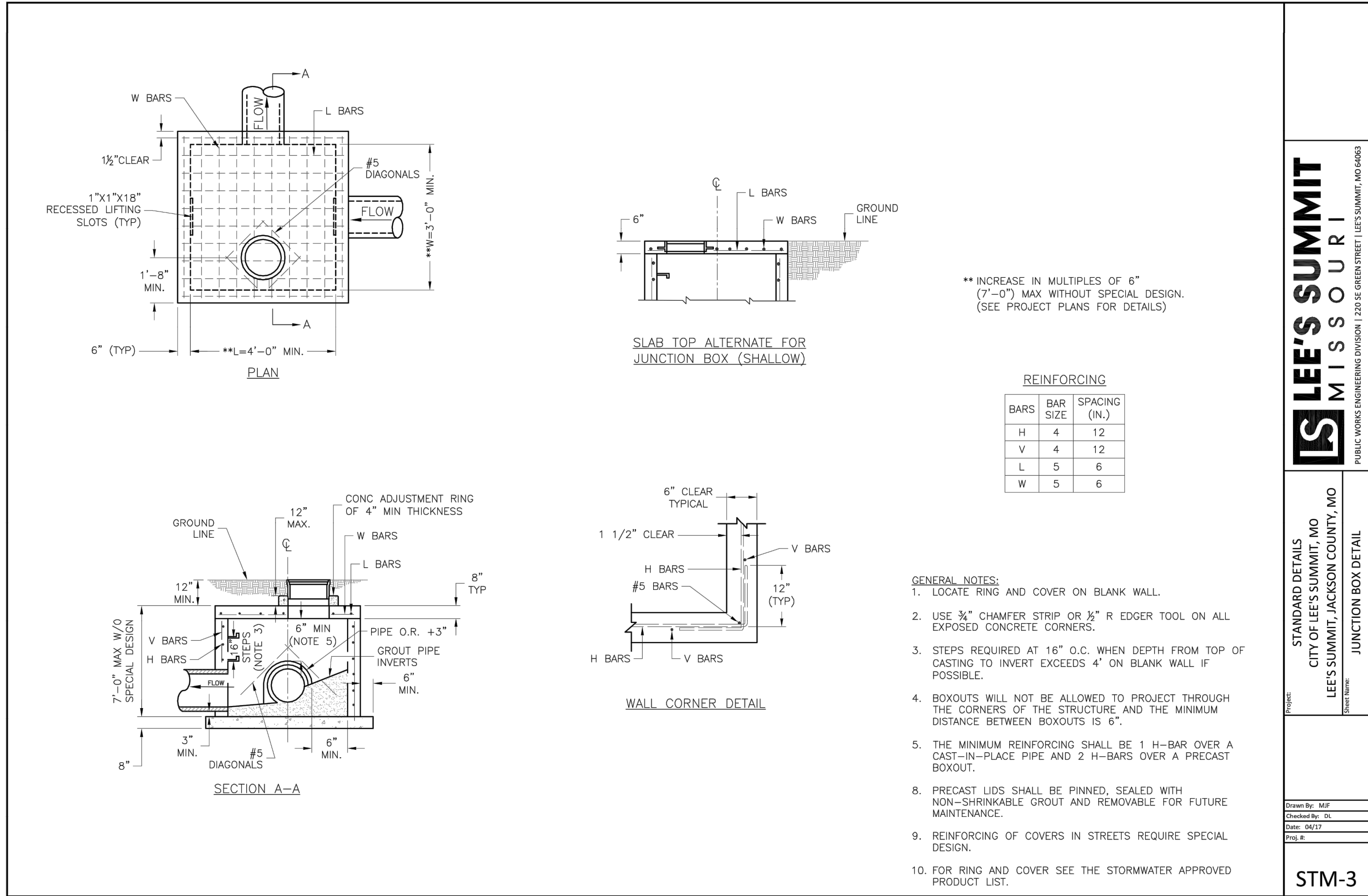
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