

INDEX
CIVIL SUBMITTAL

1. COVER SHEET
2. EAST 15TH STREET STA. 1+57.10 – STA. 5+02.12
3. SANITARY SEWER LINE A STA. 0+00 – STA. 5+34.98
4. GRADING AND STORM SEWER LINE 1
5. EROSION AND SEDIMENT CONTROL PLAN
6. EXISTING CONDITION DRAINAGE AREA MAP
7. POST DEVELOPED DRAINAGE AREA MAP
8. 6" WATER LINE STA. 0+00 – STA. 3+66
9. SITE DETAIL SHEET
10. SITE DETAIL SHEET
11. SITE DETAIL SHEET

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

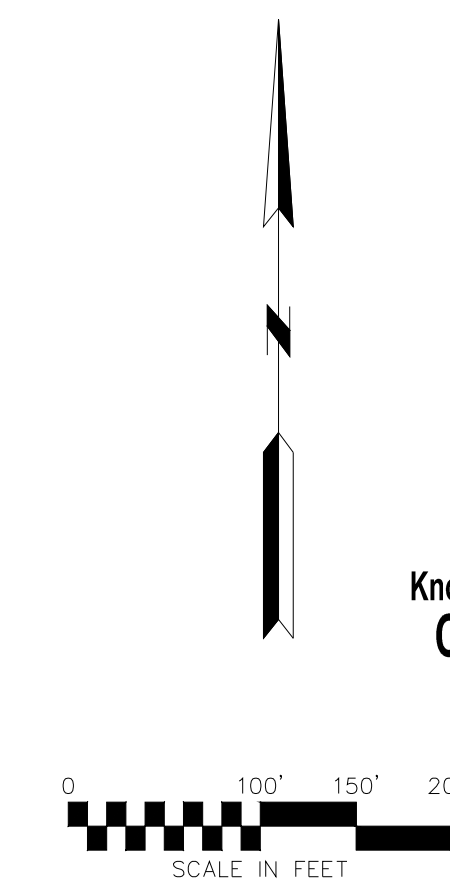
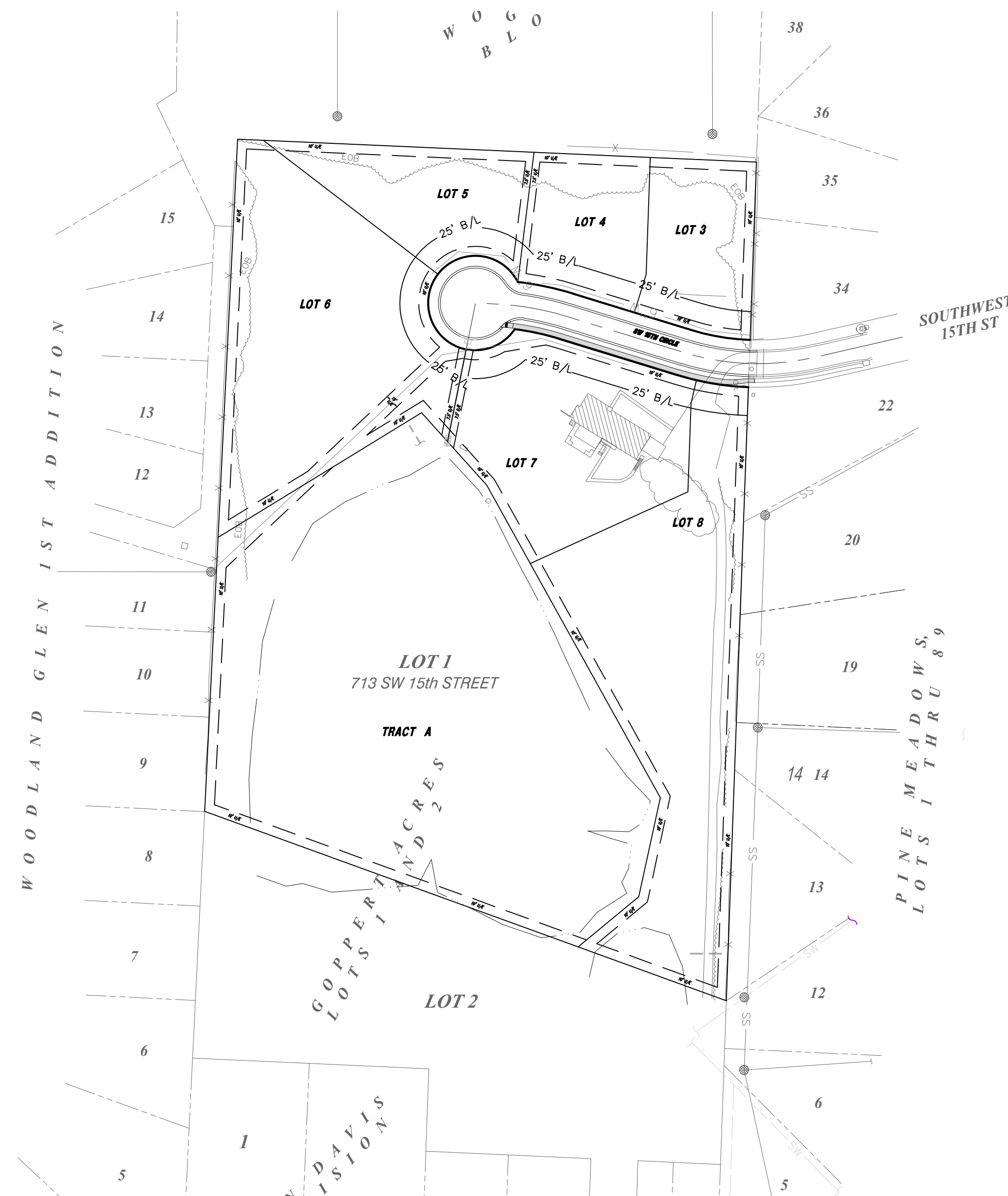
KCP&L
130 SE Hamblen Road
Lee's Summit, Mo.
816-347-4320

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



RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
05/27/2020

PROJECT BENCHMARK:

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

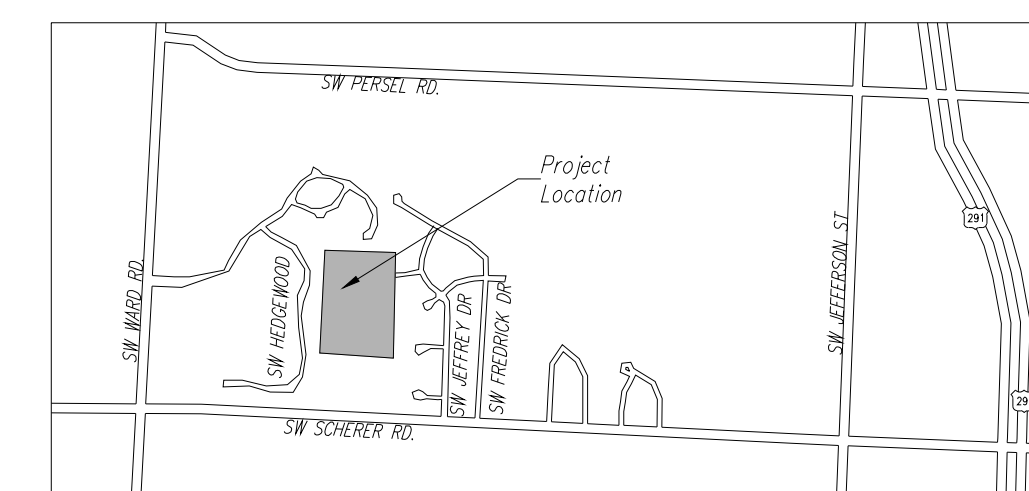
GENERAL NOTES:

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 no 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	DATE	REVISION	DATE
1	EDH	5/16/19	REVISED PER CITY COMMENTS	05/03/19
2	EDH	6/17/19	REVISED PER COMMENTS FROM SUB FILES	6/10/19
3	EDH	7/5/19	REVISED PER COMMENTS FROM SUB FILES	7/2/19
4	EDH	5/21/20	REVISED STORM SEWER LINE 1	

IF THIS IS NOT A BLUE INK SEAL AND THE SIGNATURE IN BLUE INK, THE PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES.

5/21/2020

Consult Inc
engineers
planners

8

COVER SHEET

GOPPERT ACRES, 2ND PLAT

LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

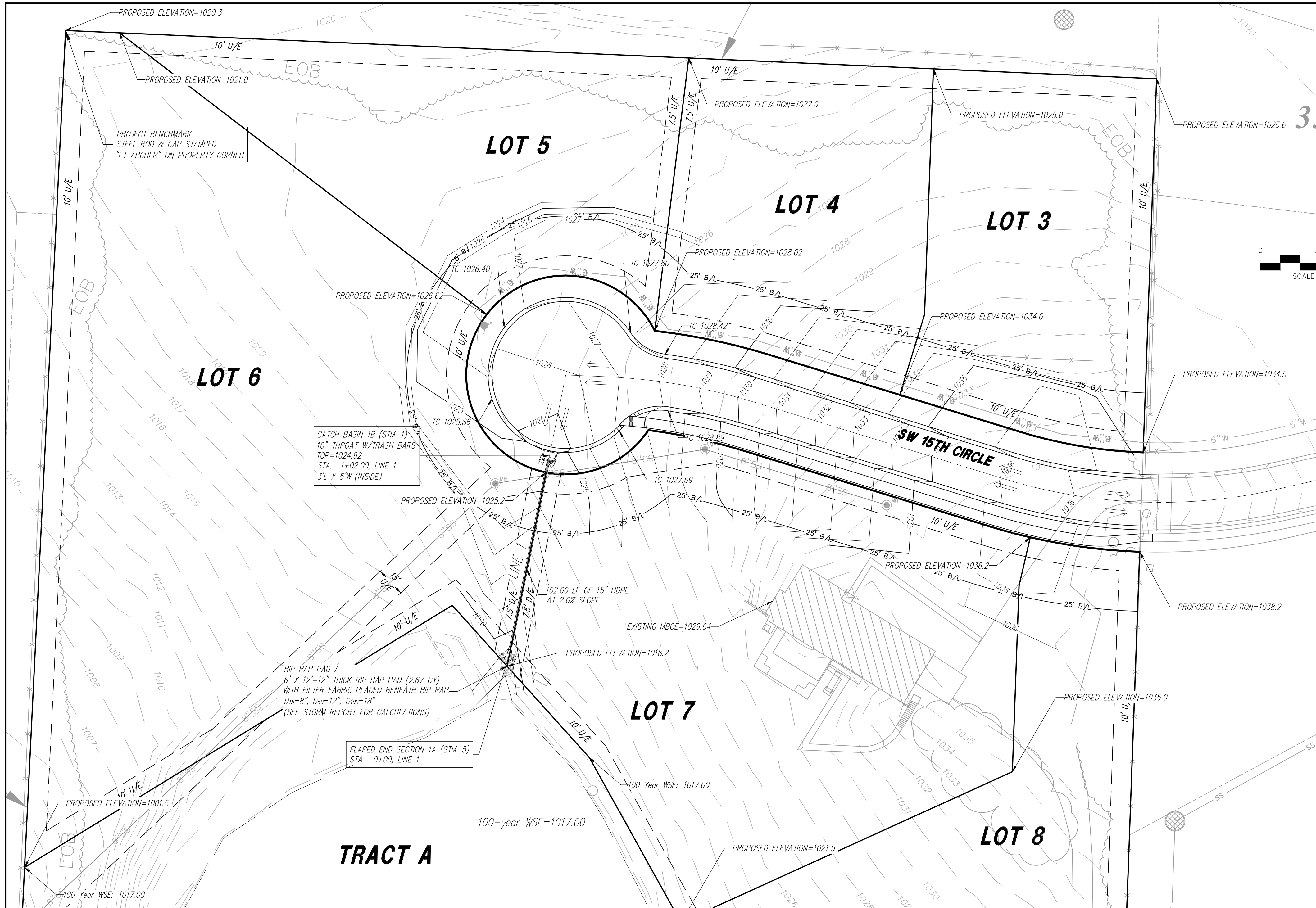
X-REF NO.
42259_T0P0

DRAWING NO.
18028

DATE
FEBRUARY 7, 2019

JOB NO.
18028

1 SHEET OF 11

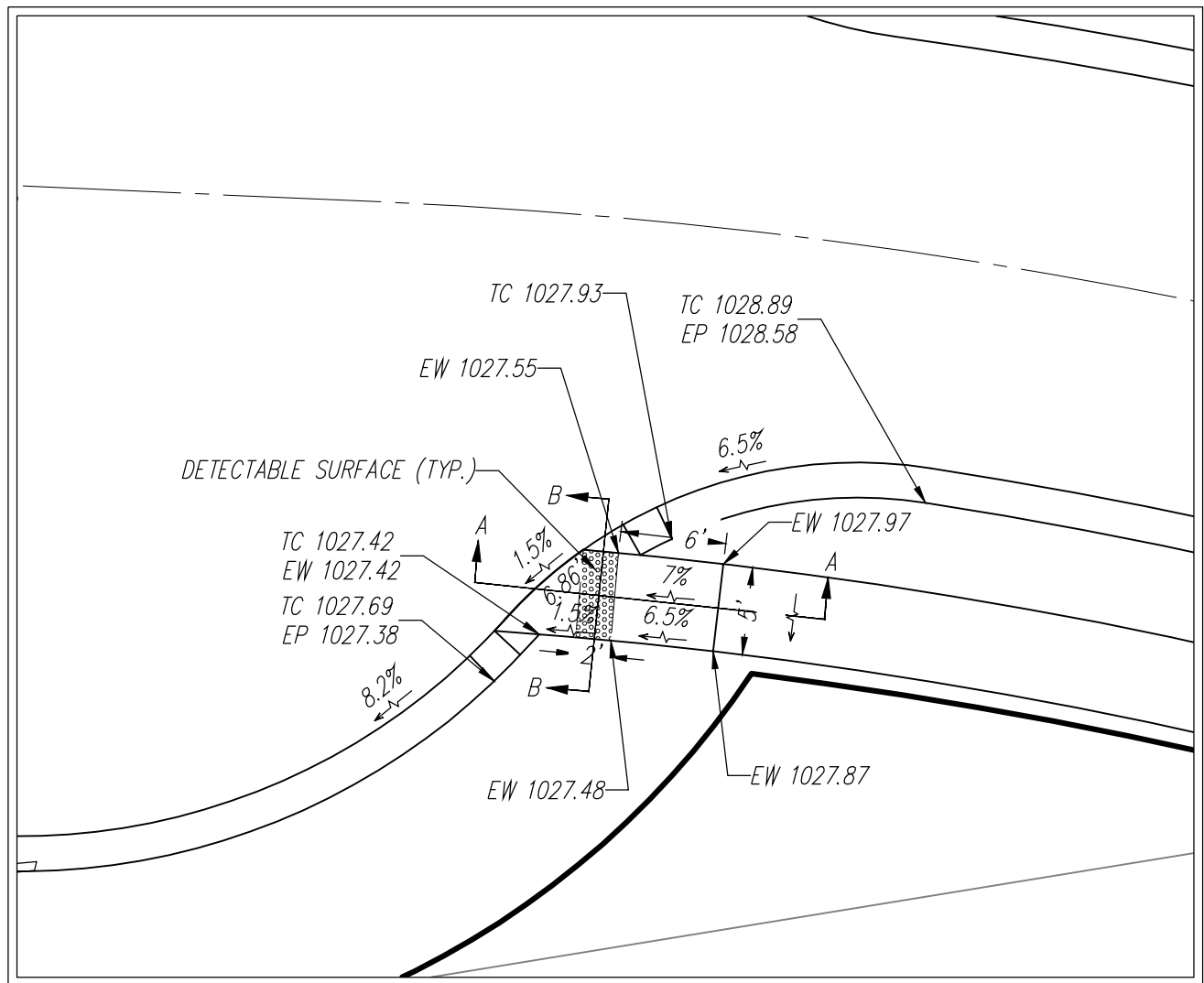


GENERAL NOTES.

1. This sheet is for informational purposes only. See individual sheets for exact utility locations.
2. See Sanitary Sewer sheets and Utility Map for Minimum Basement Floor elevations (MBF) and Minimum Low Opening elevations (MLO).
3. Grading plan represents general site grading prior to the development of lots.
4. Existing grades acquired from topographic survey provided by Anderson Surveying. Existing street grades to be verified in field.
5. All excess dirt or deficiencies of dirt to be handled on site.
6. Tract A shall be "Common Area" to be owned and maintained by the Homeowner's Association.
7. The swales located on or near the lots designated Lots 6 and 7 are to carry excess storm water runoff and shall be maintained by the Owners of said lots. Minimum Low Openings (MLO) of said lots on the swale side of said lots shall be a minimum of one (1) foot above the adjacent top of finish swale elevation unless a higher MLO elevation is required by other restrictions.
8. The Minimum Low Opening (MLO) for the front of all lots shall be a minimum of one (1) foot above the top of corresponding curb elevation.

STORM SEWER NOTES.

- All construction shall meet APWA and City of Lee's Summit Standards and Specifications.
- All inspections of storm sewer construction shall be performed by the City of Lee's Summit Development Engineering Inspection (816-968-1200).
- All pipe lengths, slopes and stationing are from center of structure to center of structure.
- Storm Sewer stationing is shown at centerline of inlets.
- Curb inlet location point is the centerline of the center of the inlet.
- Seeding, sodding and rip rap shall conform to Kansas City Chapter of APWA, Standard Design Criteria and Specifications.
- Contractor shall verify exact location and depth of all utilities prior to construction.
- See Storm Sewer Detail Sheet for structure details.
- HDPE shall be smooth interior, corrugated exterior, high density polyethylene storm sewer pipe with a minimum Manning's "n" value of 0.011. Alternate shall be any other storm sewer piping with a minimum Manning's value of 0.011 as approved by the City, unless "No Alternate" is specified.
- Areas with less than eighteen (18) inches of depth from the proposed top of pipe to finish grade shall be filled to an elevation of eighteen (18) inches above the proposed top of pipe, compacted to 95% density, then trenched for pipe installation.
- Finish drainage flow (==>)
- All trenching under proposed driving surfaces shall have rock backfill.
- Compacted fill shall be placed to a minimum 18" above the top of the pipe prior to installation.

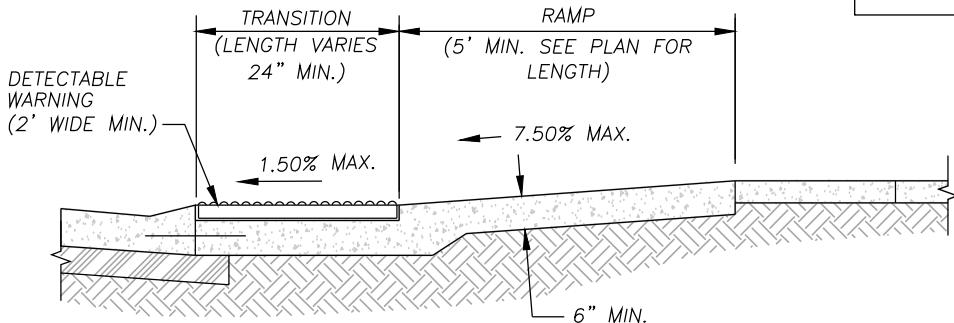


DETAIL OF ADA
SIDEWALK RAMP
1"=10'

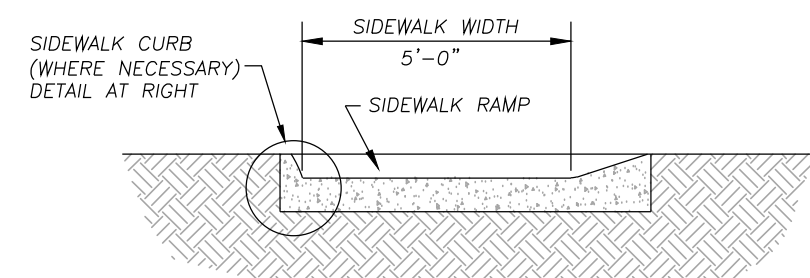
RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
05/27/2020

GRADING AND DRAINAGE NOTES:

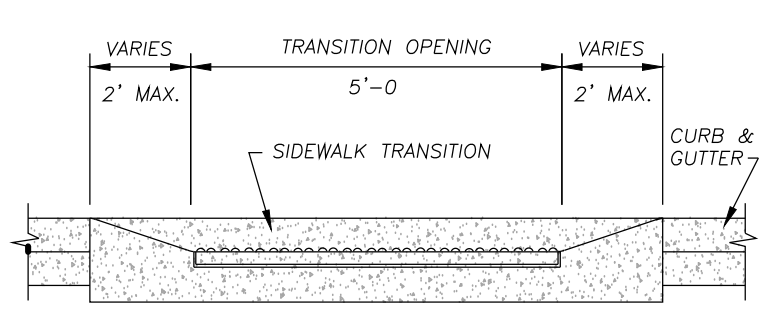
Information pertaining to under ground utilities was obtained from available records and field locations when possible, but the contractor must determine the exact location and elevation of all existing utilities by digging test pits by hand at all utility crossings in advance of machine trenching. If clearances are less than specified on these plans or 24", which ever is less, contact the Engineer and the Owner/Developer prior to proceeding with construction. All structures located within Right Of Way or otherwise noted on these plans shall be constructed per City Standards. If structure(s) are not prototypical or construction cannot be achieved contractor shall submit shop drawing to HC Consult, for review and approval. Contractor shall be responsible for relocation or removal of existing underground utilities shown or not shown at no additional cost to the owner. Contractor shall coordinate with utility companies on adjusting existing utility line as required by cut and fill at no additional cost to the owner. Contractor shall be held responsible for the design and implementation of sheeting, shoring, bracing and special excavation measures required to meet OSHA, Federal, State and Local regulations pursuant to the installation of the work indicated on these drawings. All disturbed areas and slopes shall be graded smooth and (4") of top soil applied. The area shall be seeded and watered until hardy grass growth has been established. Storm drain pipe bedding shall be installed per APWA, section 2100. Elevations are called out to top of curb, top of pavement, or top of structure, unless otherwise noted. All curbs shall be CG-1. Clear and grub areas to be filled, remove trees, vegetation, roots, or other debris, and other materials that would affect the stability of the fill. Ensure that fill material is free of brush, rubbish, rocks, logs, stumps, building debris, and other materials inappropriate for constructing stable fills. Do not incorporate frozen material or soft, muck, or highly compressible materials into fill slopes. Permanently stabilize all graded areas after final grading is completed on each area of the grading plan, apply temporary stabilization measures on all graded areas when work is to be interrupted or delayed (see Erosion Control Plan). Contractor shall match top of proposed drainage structures with proposed grades. If a discrepancy occurs between proposed grades and proposed structure tops, the grading shall govern. If the discrepancy is more than 4 inches the contractor shall contact the Engineer of Record. All utilities, including storm sewer, shown within public easements or right of ways shall be constructed to the governing agency's specifications. All other utilities shall be constructed to the client's or the governing agency's specifications, whichever is more stringent, if there is a question as to which specifications should apply the contractor shall contact the Engineer of Record. All existing structures, unless otherwise noted to remain, all fencing, trees, & etc., within construction area shall be removed & disposed of off site, unless otherwise noted, any burning on site shall be subject to local ordinances and/or the owner/developers standards and specifications. All drainage structures shall be pre-cast. All drainage structures and storm sewer pipes shall meet heavy duty traffic (H20) loading and be installed accordingly. Contractor shall notify all utility companies having underground utilities on site or in right-of-way prior to excavation. Contractor shall contact utility locating company (STATE OF MO. CALL system) and locate all utilities prior to grading start. Site grading shall not proceed until Erosion Control measures have been installed. After permits have been obtained and Erosion Control measures installed, the contractor shall grade building pad & aprons to 0" to - 1/2" of subgrade.



SECTION A-A



SECTION B-B



SECTION C-C

SIDEWALK CURB

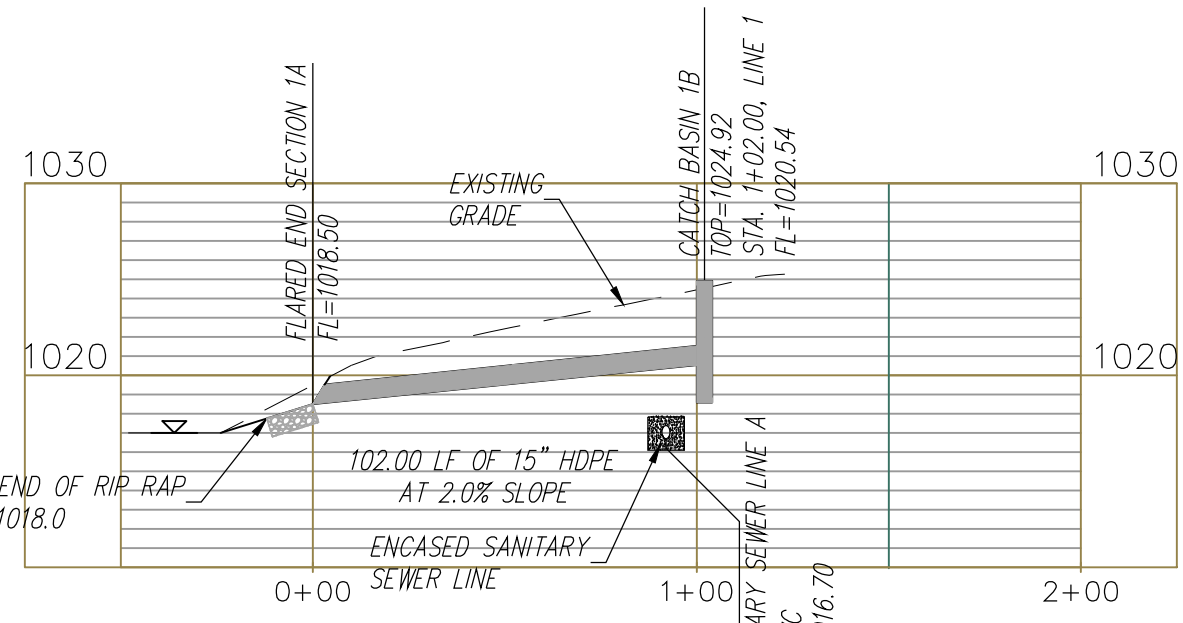
PROPOSED		EXISTING	
979	Grades	960	

KEY

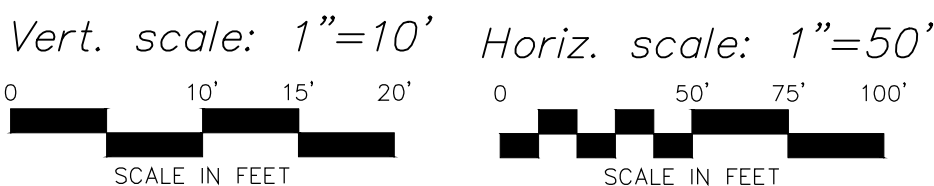
PROJECT BENCHMARK.
Steel rod and cap stamped "ET ARCHER" on North West property corner.
Elev.=1020.29

Lot Corner Elevations and MBOEs						BASEMENT TYPE
LOT	FRONT	REAR				
No.	LEFT COR	RIGHT COR	LEFT COR	RIGHT COR	M.B.O.E.	
3	1034.0	1034.5	1025.0	1025.6	1027.6	WALKOUT
4	1028.2	1034.0	1022.0	1025.0	1027.0	WALKOUT
5	1026.6	1028.2	1021.0	1022.0	1023.0	WALKOUT
6	1025.2	1026.6	1001.5	1021.0	1024.0	WALKOUT
7	1036.2	1025.2	1021.5	1018.2	1029.6	WALKOUT
8	1038.2	1036.2	1025.0	1021.5	1027.0	WALKOUT

- Left and Right is based on taking the lot from the street.
- MBOE is based on being 2' minimum above the highest back corner or 2' above the maximum WSE for a walkout basement
- Lot 7 has an existing house with walkout basement and a MBOE of 1029.64



STORM SEWER LINE 1



CONSULT
INC
engineers
planners

811

GRADING PLAN AND
STORM SEWER LINE 1

GOPPERT ACRES, 2ND PLAT
LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

NO. BY CK/APP
4 EDH RKS

REVISION
5/21/20 REVISED STORM SEWER LINE 1

DATE
5/21/2020

IF THIS IS NOT A BLUE INK SEAL AND THE SIGNATURE IN BLUE INK THE PLAN IS A COPY AND MAY CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES.

NO. REF NO. 42259_T0P0
DRAWING NO. 18028
DATE FEBRUARY 7, 2019
JOB NO. 18028

4 SHEET OF 11

PROJECT

TRACT A

LOT 5

LOT 4

LOT 3

LOT 6

LOT 7

LOT 8

DRAINAGE AREA 3
52,312 SF (1.20 AC)

DRAINAGE AREA 4
85,224 SF (1.96 AC)

DRAINAGE AREA 2
31,939 SF (0.73 AC)

DRAINAGE AREA 1
537 SF (0.12 AC)

DRAINAGE AREA 5
131,866 SF (3.03 AC)

TRAILER

100 Year WSE: 1017.00

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

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
05/27/2020

811
Know what's below.
Call before you dig.

SCALE IN FEET
0 30' 45' 60'

DRAINAGE FLOW DIRECTION

N 2°48'21" E 711.94'

S 2°03'10" W 887.70'

EOB

FES 1A

SS

10' U/E

25' B/L

7.5' U/E

1026

1027

1028

1029

1030

1031

1032

1033

1034

1035

1036

1037

1038

1039

1040

1041

1042

1043

1044

1045

1046

1047

1048

1049

1050

1051

1052

1053

1054

1055

1056

1057

1058

1059

1060

1061

1062

1063

1064

1065

1066

1067

1068

1069

1070

1071

1072

1073

1074

1075

1076

1077

1078

1079

1080

1081

1082

1083

1084

1085

1086

1087

1088

1089

1090

1091

1092

1093

1094

1095

1096

1097

1098

1099

1100

1101

1102

1103

1104

1105

1106

1107

1108

1109

1110

1111

1112

1113

1114

1115

1116

1117

1118

1119

1120

1121

1122

1123

1124

1125

1126

1127

1128

1129

1130

1131

1132

1133

1134

1135

1136

1137

1138

1139

1140

1141

1142

1143

1144

1145

1146

1147

1148

1149

1150

1151

1152

1153

1154

1155

1156

1157

1158

1159

1160

1161

1162

1163

1164

1165

1166

1167

1168

1169

1170

1171

1172

1173

1174

1175

1176

1177

1178

1179

1180

1181

1182

1183

1184

1185

1186

1187

1188

1189

1190

1191

1192

1193

1194

1195

1196

1197

1198

1199

1200

1201

1202

1203

1204

1205

1206

1207

1208

1209

1210

1211

1212

1213

1214

1215

1216

1217

1218

1219

1220

1221

1222

1223

1224

1225

1226

1227

1228

1229

1230

1231

1232

1233

1234

1235

1236

1237

1238

1239

1240

1241

1242

1243

1244

1245

1246

1247

1248

1249

1250

1251

1252

1253

1254

1255

1256

1257

1258

1259

1260

1261

1262

1263

1264

1265

1266

1267

POST DEVELOPED DRAINAGE AREA MAP GOPPERT ACRES, 2ND PLAT LEE'S SUMMIT - JACKSON COUNTY - MISSOURI	
X-REF NO. 42259_TOPO DRAWING NO. 18028	
DATE FEBRUARY 7, 2019	
JOB NO. 18028	
7	SHEET OF 11
