

LEGEND:

A/E- ACCESS EASEMENT

BC- BACK OF CURB

B/B- BACK TO BACK

BM- BENCHMARK

BL or B.L.- BUILDING LINE

CO- CLEANOUT

TJB- TELEPHONE JUNCTION BOX

C&G- CURB AND GUTTER

D/E- DRAINAGE EASEMENT

E/E- ELECTRICAL EASEMENT

EL- ELEVATION

FL- FLOW LINE

G/E- GAS LINE EASEMENT

HDPE- HIGH-DENSITY POLYETHYLENE

L/E- LANDSCAPE EASEMENT

MSFE- MINIMUM SERVICEABLE FLOOR ELEVATION

PVC- POLYVINYL CHLORIDE

P/L- PROPERTY LINE

PUB/E- PUBLIC EASEMENT

RCP- REINFORCED CONCRETE PIPE

ROW or R/W- RIGHT-OF-WAY

S/E- SANITARY SEWER EASEMENT

SL- SERVICE LINE

SW- SIDEWALK

TE- TOP ELEVATION

U/E- UTILITY EASEMENT

WSE- WATER SURFACE ELEVATION

W/E- WATERLINE EASEMENT

ASPHALT PAVEMENT - EXISTING

ASPHALT PAVEMENT - PROPOSED

CONCRETE PAVEMENT - EXISTING

CONCRETE SIDEWALK - EXISTING

CONCRETE SIDEWALK - PROPOSED

CURB & GUTTER

CURB & GUTTER - EXISTING

TREELINE

EXISTING LOT AND R/W LINES

EXISTING PLAT LINES

P/L- PROPERTY LINES

ROW- RIGHT-OF-WAY

SAN<sub>s</sub>- SANITARY SEWER MAIN

STO- SANITARY SEWER MAIN - EXIST.

STO- STORM SEWER

STO- STORM SEWER - EXISTING

CATV<sub>s</sub>- CABLE TV - EXISTING

FOC<sub>s</sub>- FIBER OPTIC CABLE - EXISTING

T<sub>s</sub>- TELEPHONE LINE - EXIST.

E<sub>s</sub>- ELECTRIC LINE - EXISTING

CHP<sub>s</sub>- OVERHEAD POWER LINE - EXIST.

UGE<sub>s</sub>- UNDERGROUND ELECTRIC - EX.

G<sub>s</sub>- GAS LINE - EXISTING

W<sub>s</sub>- WATERLINE - EXISTING

EXISTING MANHOLE

EXISTING SANITARY MANHOLE

PROPOSED SANITARY MANHOLE

EXISTING AREA INLET

EXISTING CURB INLET

EXISTING GRATE INLET

EXISTING JUNCTION BOX

EXISTING STORM MANHOLE

CHIPMAN RD

NW1/4

NE1/4

SW1/4

SE1/4

8TH

12TH

11TH

10TH

3RD ST

1ST

VIEW HIGH DR

PROJECT LOCATION

1.99 MI.

MGRS BM JA-136

SECTION 3-47N-32W

LOCATION MAP

SCALE 1" = 2000'

MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT)

Steve Holloway

600 NE Colbern Road

Lee's Summit, MO 64086

(816) 607-2186

MISSOURI GAS ENERGY (MGE)

Brent Jones

3025 SE Clover Drive

Lee's Summit, MO 64082

(816) 399-9633

brent.jones@spireenergy.com

KANSAS CITY POWER & LIGHT COMPANY (KCP&L)

Ron DeJarnette

1300 SE Hamblin Road

Lee's Summit, MO 64081

Office: (816) 347-4316

Cell: (816) 810-5234

ron.dejarnette@kcpl.com

CITY OF LEES SUMMIT PUBLIC WORKS

Dena Mezger

220 SE Green Street

Lee's Summit, MO 64063

(816) 969-1800

AT&T

Mark Manion or Marty Loper

500 E. 8th Street, Room 370

Kansas City, MO 64106

(816) 275-2341 or (816) 275-1550

COMCAST CABLE

Barbara Brown

3400 W. Duncan Road

Blue Springs, MO 64015

(816) 795-2255

PUBLIC WATER SUPPLY DISTRICT

Mark Schaeffer

220 SE Green Street

Lee's Summit, MO 64063

(816) 969-1900

SUMMARY OF QUANTITIES

	ITEM	QUANTITY	UNITS
1	CONNECT TO EXISTING MANHOLE	1	EA
2	STANDARD 4" DIA. MANHOLE	6	EA
6	8" PVC SDR-26	711	LF
9	6" PVC SDR-26	740	LF
10	8" X 6" WYE CONNECTION	16	EA
11	EXTRA DEPTH IN MANHOLE	32	VF
12	CLEANOUT	3	EA
13	EROSION CONTROL	1	LS
14	BONDS	1	LS
15	ROCK EXCAVATION (ESTIMATED-NO BORINGS AVAILABLE)	200	CY
16	CLEAR AND GRUB	1	LS
17	COMPACTION TESTING	1	LS
18	PREBLAST SURVEY (IF REQUIRED)	1	LS

GENERAL NOTES:

1. ALL CONSTRUCTION TO FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.

2. ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DEPARTMENT OF THE CITY OF LEE'S SUMMIT, MISSOURI.

3. LINEAL FOOT MEASUREMENTS SHOWN ON THE PLANS ARE HORIZONTAL MEASUREMENTS, NOT SLOPE MEASUREMENTS. ALL PAYMENTS SHALL BE MADE ON HORIZONTAL MEASUREMENTS.

4. NO GEOLOGICAL INVESTIGATION HAS BEEN PERFORMED ON THE SITE.

5. THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE TAKEN FROM UTILITY COMPANY RECORDS AND APPARENT FIELD LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

6. THE CONTRACTOR SHALL ADHERE TO THE PROVISIONS OF THE SENATE BILL NUMBER 583, 78TH GENERAL ASSEMBLY OF THE STATE OF MISSOURI. THE BILL REQUIRES THAT ANY PERSON OR FIRM DOING EXCAVATION ON PUBLIC RIGHT OF WAY DO SO ONLY AFTER GIVING NOTICE TO, AND OBTAINING INFORMATION FROM, UTILITY COMPANIES. STATE LAW REQUIRES 48 HOURS ADVANCE NOTICE. THE CONTRACTOR MAY ALSO UTILIZE THE FOLLOWING TOLL FREE PHONE NUMBER PROVIDED BY "MISSOURI ONE CALL SYSTEM, INC.": 1-800-DIG-RITE. THIS PHONE NUMBER IS APPLICABLE ANYWHERE WITHIN THE STATE OF MISSOURI. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE PERFORMED.

7. PRIOR TO ORDERING PRECAST STRUCTURES, SHOP DRAWING SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL. AFTER APPROVAL OF THE SHOP DRAWINGS, A COPY OF THE APPROVED AND SIGNED SHOP DRAWINGS SHALL BE PROVIDED TO THE CITY INSPECTOR UPON REQUEST.

8. THE CONTRACTOR SHALL PROTECT ALL MAJOR TREES FROM DAMAGE. NO TREE SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER, UNLESS SHOWN OTHERWISE.

9. CLEARING AND GRUBBING OPERATIONS AND DISPOSAL OF ALL DEBRIS THEREFROM SHALL BE PERFORMED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.

10. ALL WASTE MATERIAL RESULTING FROM THE PROJECT SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, OR AS DIRECTED BY THE OWNER.

11. ALL EXCAVATIONS SHALL BE UNCLASSIFIED. NO SEPARATE PAYMENT WILL BE MADE FOR ROCK EXCAVATION.

12. THE CONTRACTOR SHALL CONTROL THE EROSION AND SILTATION DURING ALL PHASED OF CONSTRUCTION, AND SHALL KEEP THE STREET'S CLEAN OF MUD AND DEBRIS.

13. ALL MANHOLES, CATCH BASINS, UTILITY VALVES AND METER PITS TO BE ADJUSTED OR REBUILT TO GRADE AS REQUIRED.

14. THE CONTRACTOR SHALL CONTACT DEVELOPMENT SERVICES INSPECTIONS AT: 816-969-1800 TO OBTAIN A DEVELOPMENT SERVICES CONSTRUCTION PERMIT. A MINIMUM 48 HOUR NOTICE SHALL BE GIVEN PRIOR TO PERMIT ISSUANCE.

15. THE CONTRACTOR SHALL CONTACT THE CITY'S EROSION CONTROL SPECIALIST AT: 816-969-1800 PRIOR TO ANY LAND DISTURBANCE.

16. THE CONTRACTOR SHALL CONTACT THE RIGHT OF WAY INSPECTOR AT 816-969-1800 PRIOR TO ANY LAND DISTURBANCE ACTIVITIES WITHIN THE RIGHT OF WAY. THESE ACTIVITIES MAY REQUIRE A PERMIT.

17. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL TRAFFIC HANDLING MEASURES NECESSARY TO ENSURE THAT THE GENERAL PUBLIC IS PROTECTED AT ALL TIMES. TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD-LATEST EDITION).

UTILITIES:

1. EXISTING UTILITIES HAVE BEEN SHOWN TO THE GREATEST EXTENT POSSIBLE BASED UPON INFORMATION PROVIDED TO THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE RESPECTIVE UTILITY COMPANIES AND FIELD LOCATING UTILITIES PRIOR TO CONSTRUCTION AND IDENTIFYING ANY POTENTIAL CONFLICTS. ALL CONFLICTS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ANY REQUIRED UTILITY RELOCATIONS. UTILITIES DAMAGED THROUGH THE NEGLIGENCE OF THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

3. CONTRACTOR SHALL VERIFY FLOW-LINES AND STRUCTURE TOPS PRIOR TO CONSTRUCTION, AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES. PROVIDE SHOP DRAWINGS FOR ALL PRECAST AND MANUFACTURED UTILITY STRUCTURES FOR REVIEW BY THE ENGINEER PRIOR TO CONSTRUCTION OF THE STRUCTURES.

4. UTILITY SEPARATION: WATERLINES SHALL HAVE A MINIMUM OF 10 FEET HORIZONTAL AND 2 FEET VERTICAL SEPARATION FROM ALL SANITARY AND STORM SEWER LINES. IF MINIMUM SEPARATIONS CAN NOT BE OBTAINED, A CONTINUOUS CASING PIPE MUST BE USED ON THE WATER LINE AND EXTEND NO LESS THAN 10 FEET IN EACH DIRECTION FROM THE CROSSING OF THE SANITARY OR STORM SEWER LINE IN CONFLICT.

5. PAYMENT FOR TRENCHING, BACKFILLING, PIPE EMBEDMENT, FLOWABLE FILL, BACKFILL MATERIALS, CLEAN UP, SEEDING, SODDING AND ANY OTHER ITEMS NECESSARY FOR THE CONSTRUCTION OF THE UTILITY LINE SHALL BE INCLUDED IN THE CONTRACT PRICE FOR THE UTILITY INSTALLATION.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING RESPECTIVE UTILITY COMPANIES 48-HOURS IN ADVANCE FOR THE INSPECTION OF ANY PROPOSED UTILITY MAIN EXTENSION OR SERVICE LINE OR SERVICE CONNECTION TO ANY EXISTING MAIN.

7. TRENCH SPOILS SHALL BE NEATLY PLACED ONSITE ADJACENT TO THE TRENCH, AND COMPACTED TO PREVENT SATURATION AND EXCESS SEDIMENT RUNOFF. UNSUITABLE MATERIALS, EXCESS ROCK AND SHALE, ASPHALT, CONCRETE, TREES, BRUSH ETC. SHALL BE PROPERLY DISPOSED OF OFFSITE. MATERIALS MAY BE WASTED ONSITE AT THE DIRECTION OF THE OWNER OR HIS APPOINTED REPRESENTATIVE.

RELEASE FOR CONSTRUCTION

AS NOTED ON PLANS REVIEW

DEVELOPMENT SERVICES

LEE'S SUMMIT, MISSOURI

06/30/2020

NOTE:

TRENCH CHECKS TO BE INSTALL ON ALL SANITARY SEWER SERVICE LINES IN ACCORDANCE WITH CITY OF LEE'S SUMMIT STANDARDS.

SHEET LIST TABLE

Sheet Number	Sheet Title
1	COVER
2	GENERAL LAYOUT
3	GRADING PLAN
4	LINE A AND B PLAN AND PROFILE
5	SANITARY DETAILS
6	SANITARY DETAILS

PREPARED AND SUBMITTED BY:

SCHLAGEL & ASSOCIATES, P.A.

APPROVED BY:

CITY ENGINEER

APPROVED FOR ONE YEAR FROM THIS DATE

OWNER/DEVELOPER:

GALE COMMUNITIES, INC.

DAVID GALE

400 SW LONGVIEW BLVD, STE 109

LEE'S SUMMIT, MO 64081

p 816.645.2336

f -

DGALE@GALECOMMUNITIES.COM

MISSOURI GEOGRAPHIC REFERENCE SYSTEM BENCH MARK:

BM JA-136, LOCATED AT INTERSECTION OF SW OLDHAM PARKWAY AND SW WARD ROAD, 61 FT SOUTH OF CL OF OLDHAM PARKWAY AND 28.9 FT EAST OF THE EAST EDGE OF WARD ROAD.

ELEV. 993.11'

PROJECT BENCH MARK:

SANITARY MANHOLE H2 AT NW CORNER OF LOT 1153 WINTERSET VALLEY 1ST PLAT, APPROX. 39' RT. OF CL OF NW PEALE BLVD.

ELEV. 935.45'

WINTERSET VALLEY, 13TH PLAT

SANITARY MAIN EXTENSION PLANS

NW THOREAU DRIVE AND AUDUBON LANE

LEE'S SUMMIT, MISSOURI

REVISION DATE

DESCRIPTION

4-9-19

CITY COMMENTS

2

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DRAWN BY:

KSC

CHECKED BY:

MAB

DATE PREPARED:

2-15-19

PROJ. NUMBER:

18-230

COVER

SHEET

1

OF 6

SCHLAGEL & ASSOCIATES, P.A.

Engineers • Planners • Surveyors • Landscape Architects

14920 West 107th Street • Lenexa, Kansas 66215

(913) 492-5188 • Fax: (913) 492-8400

WWW.SCHLAGELASSOCIATES.COM

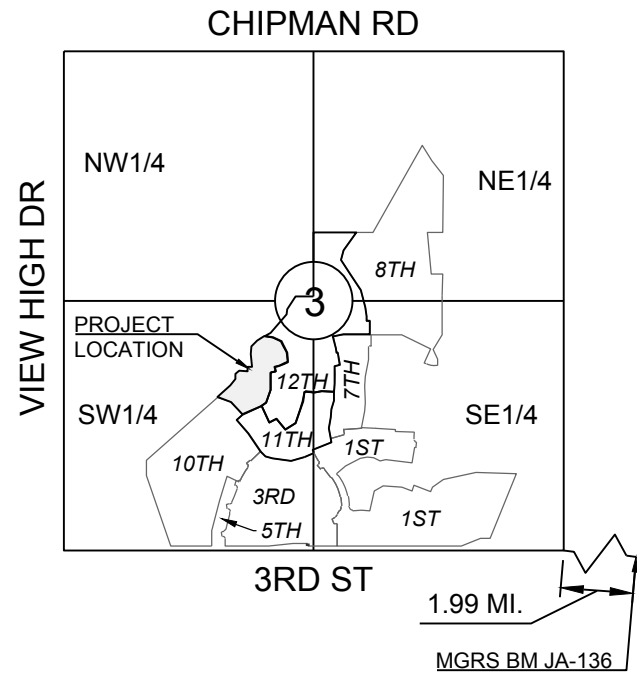
Missouri State Certificates of Authority

#E2002003600-F #AC200100237 #LS200200859-F

SCHLAGEL & ASSOCIATES, P.A.



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SECTION 3-47N-32W  
LOCATION MAP  
SCALE 1" = 2000'

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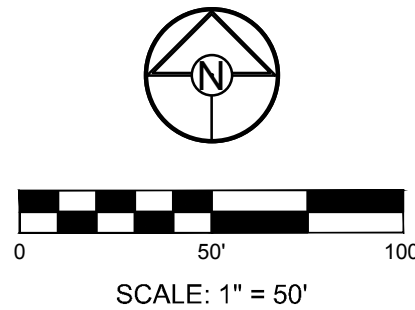
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ELEV. 935.45'

**GENERAL NOTES:**

1. ALL WYES ARE STATIONED USING MAIN LINE STATIONS.
2. M.S.F.E DENOTES MINIMUM SEWERABLE FLOOR ELEVATION.
3. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATIONS.
4. ALL SERVICE LINES ARE TO BE 90° TO THE MAIN UNLESS OTHERWISE NOTED.
5. ALL SANITARY SEWER MANHOLES ARE 4' DIAMETER UNLESS OTHERWISE NOTED:

RELEASE FOR  
CONSTRUCTION  
AS NOTED ON PLANS REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
06/30/2020



WINTERSET VALLEY, 13TH PLAT  
SANITARY MAIN EXTENSION PLANS  
NW THOREAU DRIVE AND AUDUBON LANE  
LEE'S SUMMIT, MISSOURI

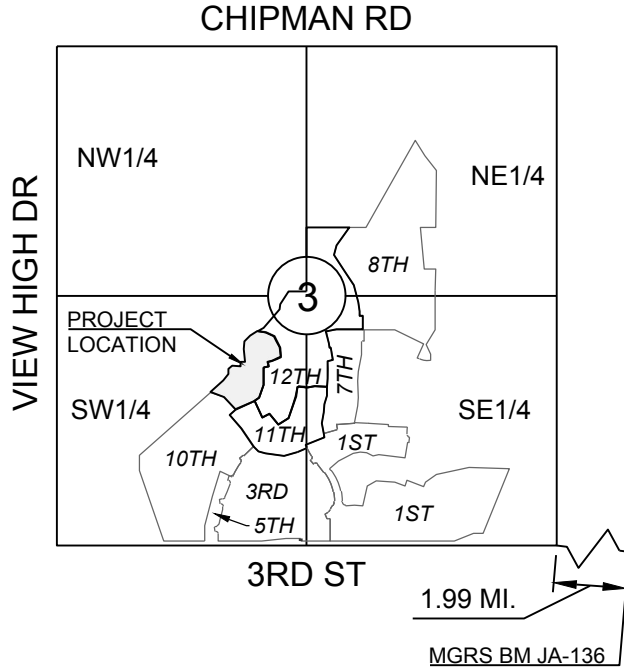
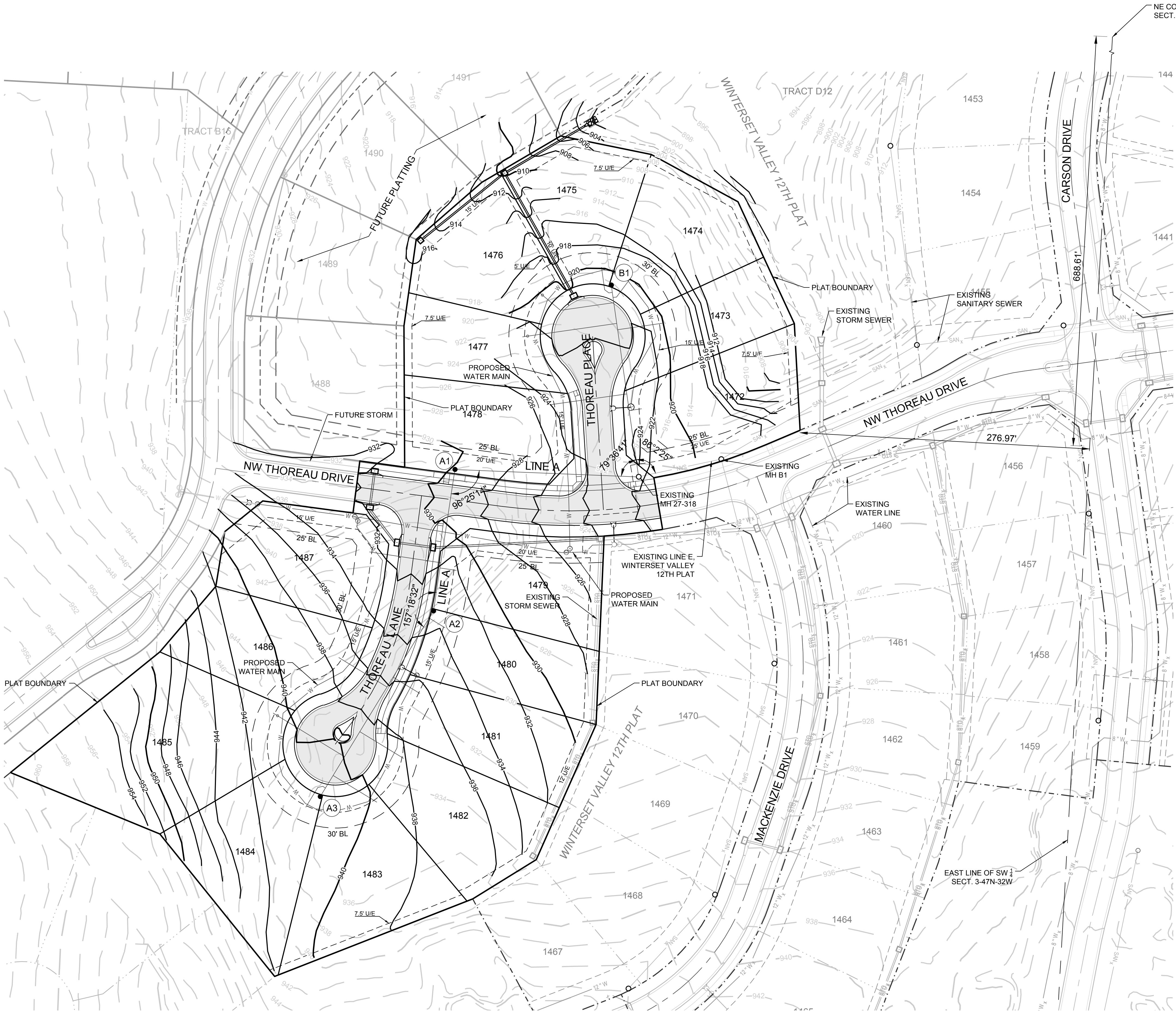
REVISION DATE	DESCRIPTION
1. 4-9-19	CITY COMMENTS
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GENERAL LAYOUT

SHEET  
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OF 6



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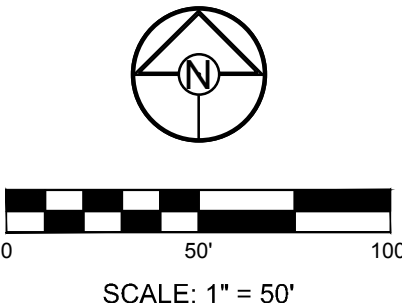
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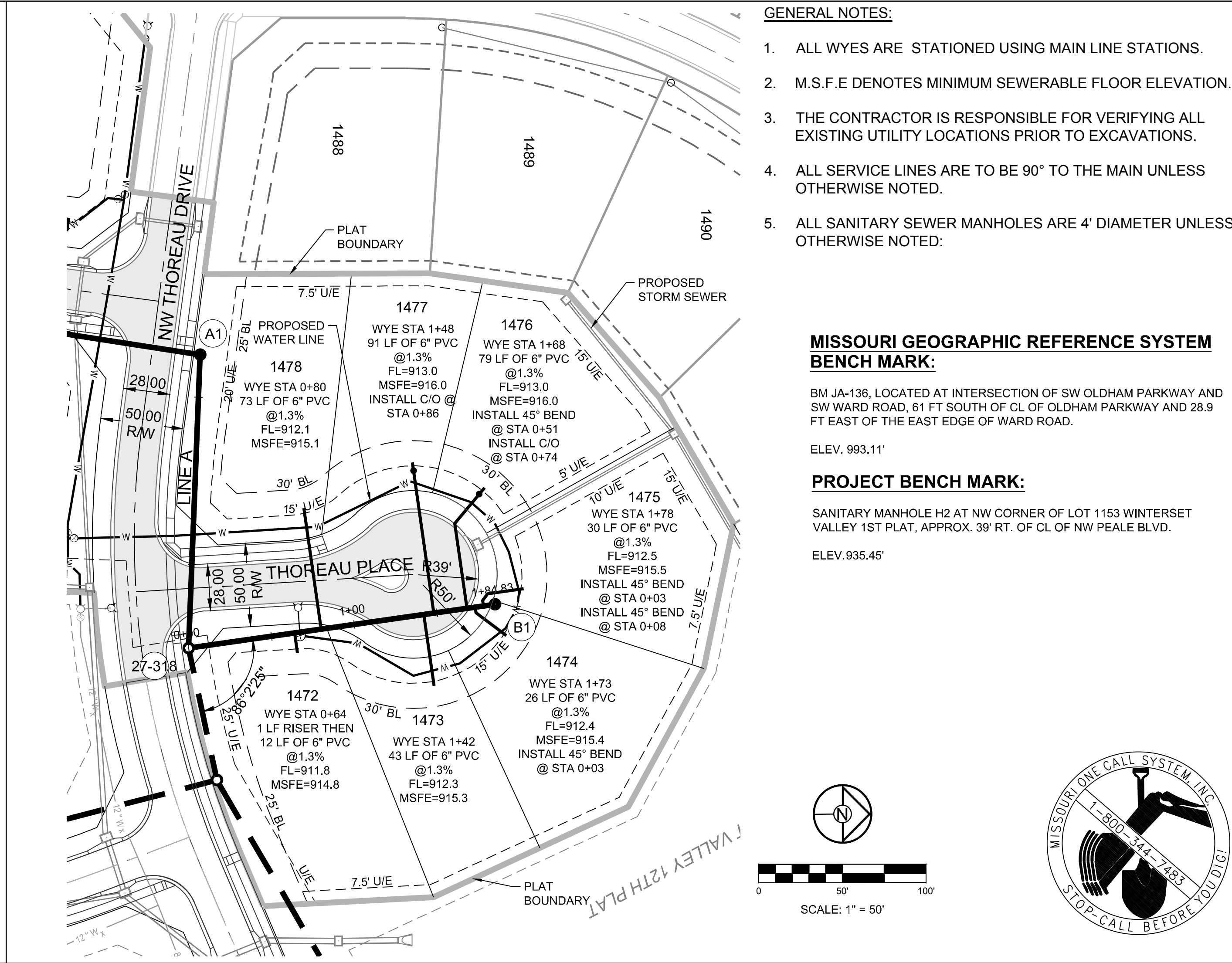
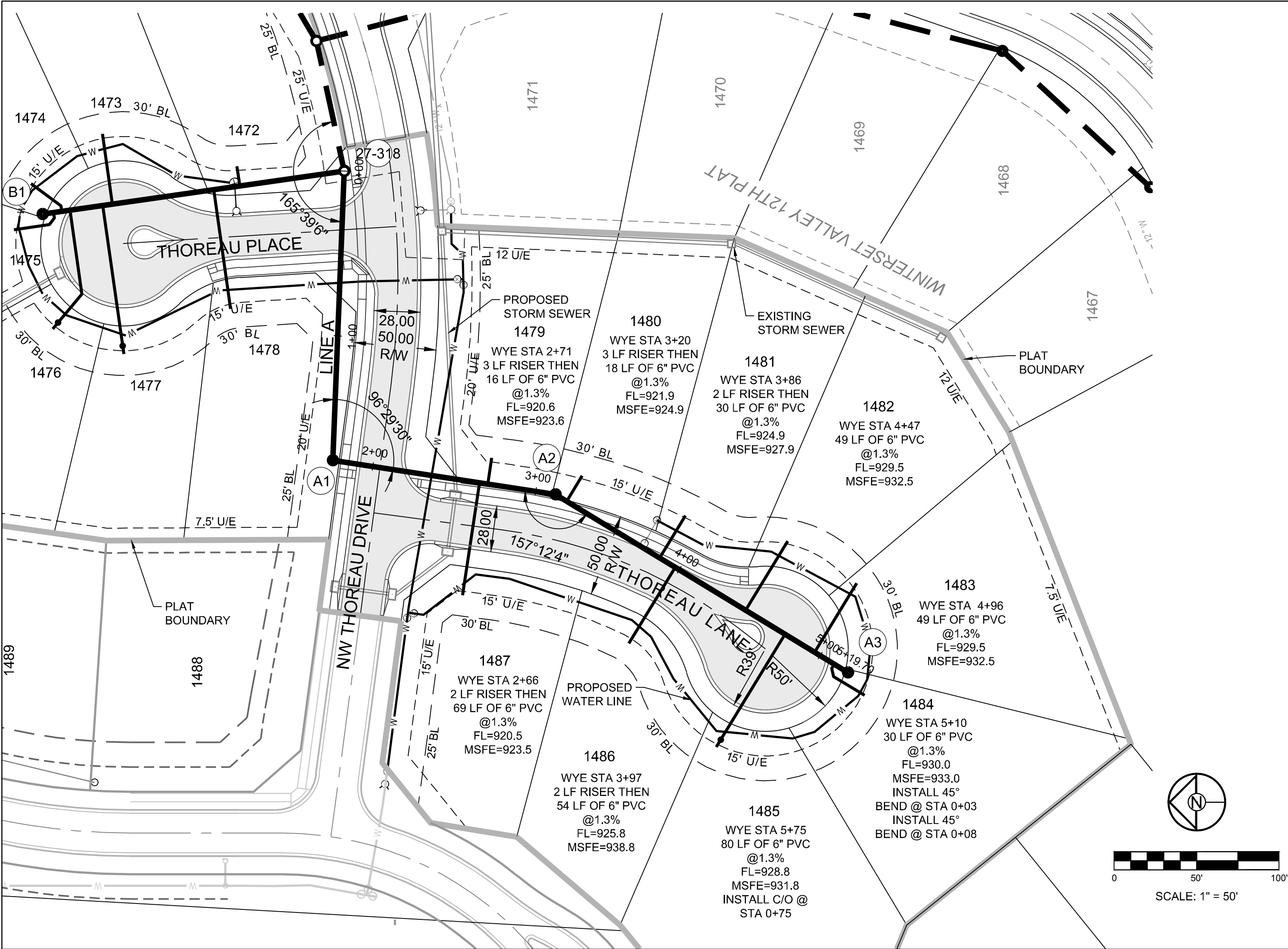
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WINTERSET VALLEY, 13TH PLAT  
SANITARY MAIN EXTENSION PLANS  
NW THOREAU DRIVE AND AUDUBON LANE  
LEE'S SUMMIT, MISSOURI

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- GENERAL NOTES:
- ALL WYES ARE STATIONED USING MAIN LINE STATIONS.
  - M.S.F.E DENOTES MINIMUM SEWERABLE FLOOR ELEVATION.
  - THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATIONS.
  - ALL SERVICE LINES ARE TO BE 90° TO THE MAIN UNLESS OTHERWISE NOTED.
  - ALL SANITARY SEWER MANHOLES ARE 4' DIAMETER UNLESS OTHERWISE NOTED.

**MISSOURI GEOGRAPHIC REFERENCE SYSTEM BENCH MARK:**

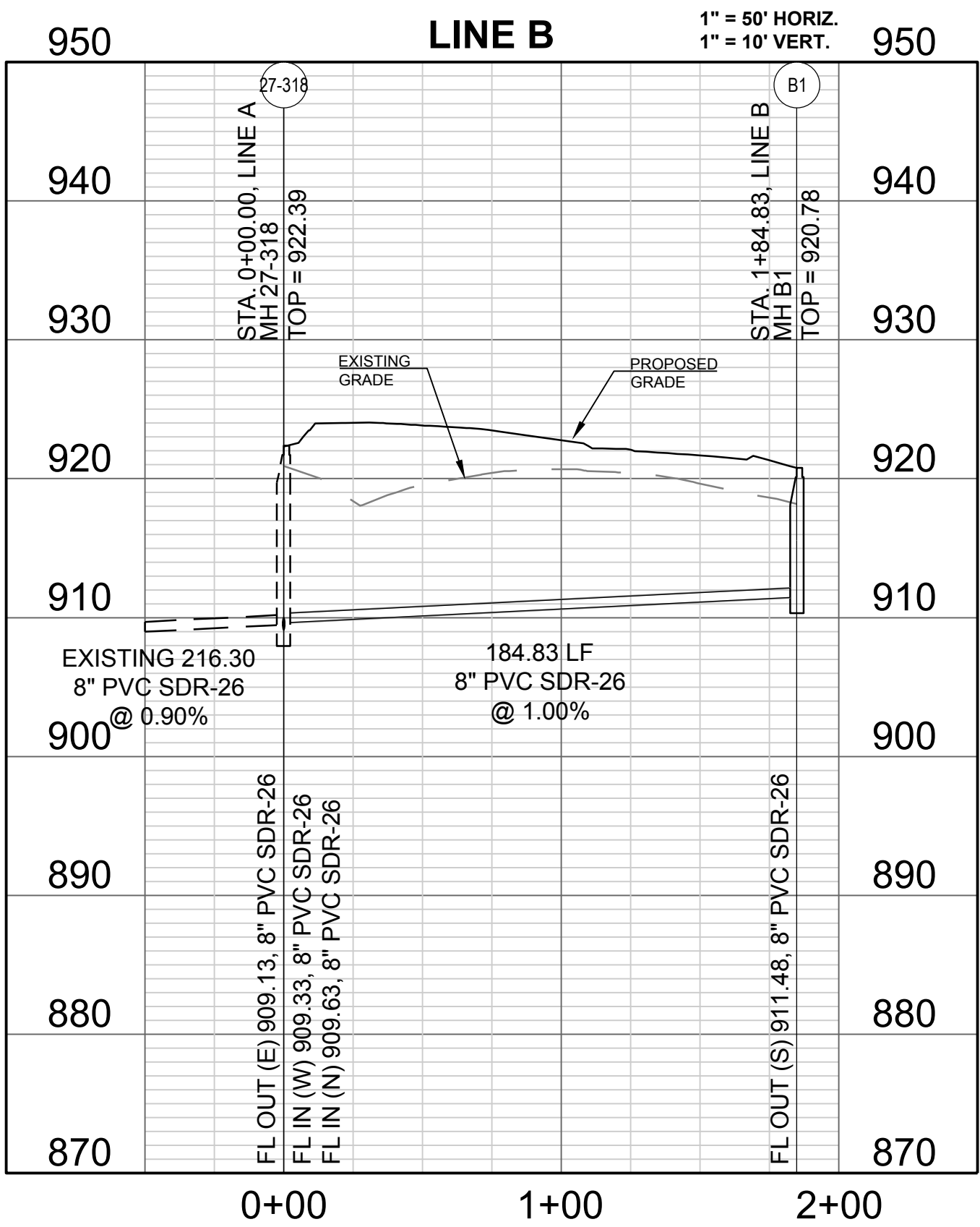
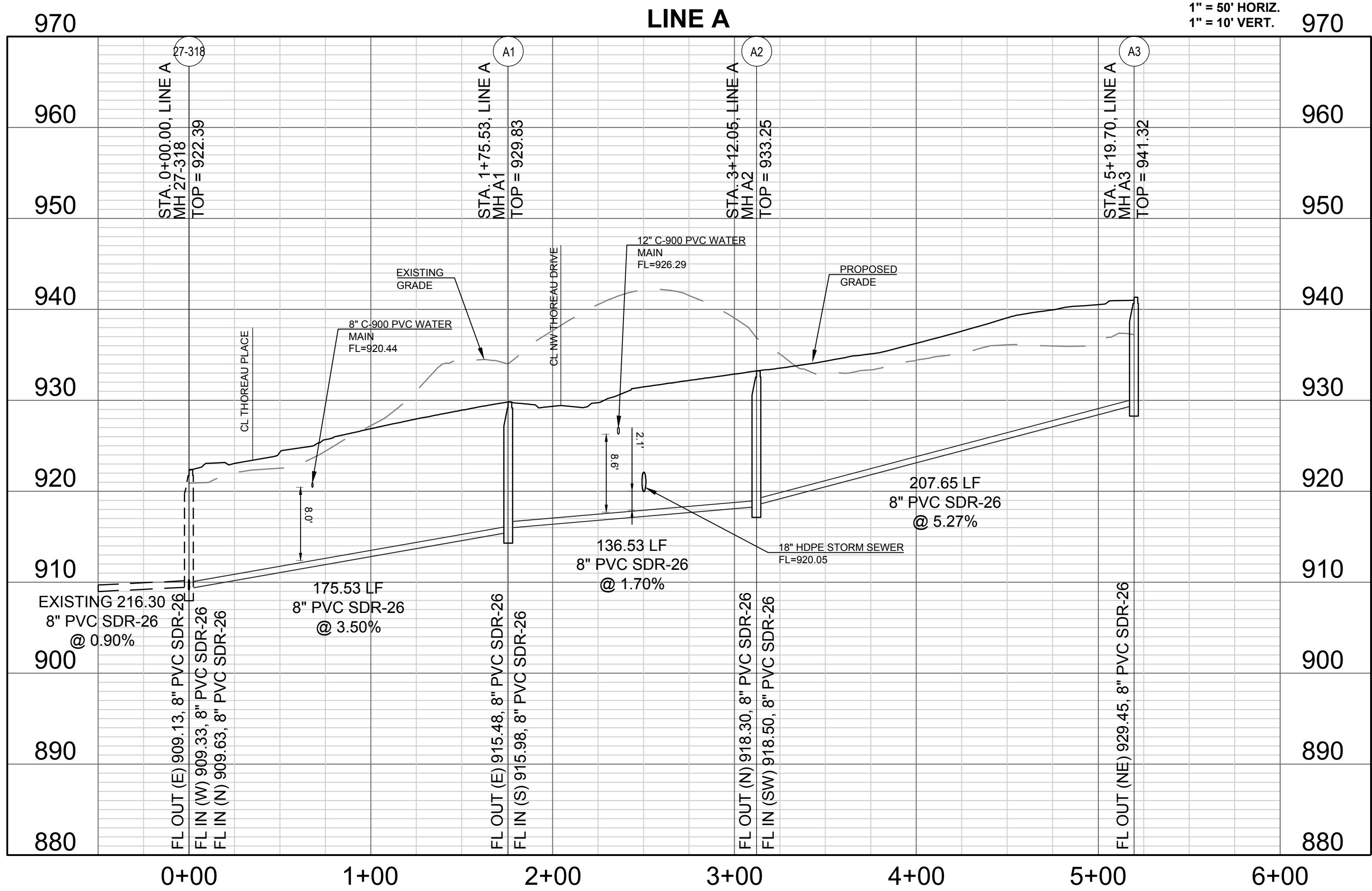
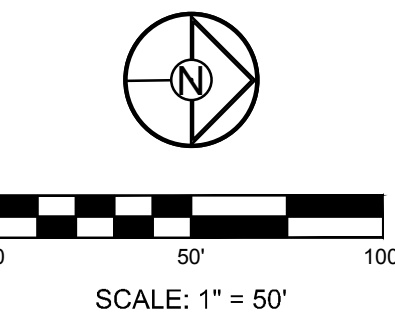
BM JA-136, LOCATED AT INTERSECTION OF SW OLDHAM PARKWAY AND SW WARD ROAD, 61 FT SOUTH OF CL OF OLDHAM PARKWAY AND 28.9 FT EAST OF THE EAST EDGE OF WARD ROAD.

ELEV. 993.11'

**PROJECT BENCH MARK:**

SANITARY MANHOLE H2 AT NW CORNER OF LOT 1153 WINTERSET VALLEY 1ST PLAT, APPROX. 39' RT. OF CL OF NW PEALE BLVD.

ELEV. 935.45'



Structure Table		
Structure Name	Structure Northing	Structure Easting
A1	1001846.1664	2804886.1633
A2	1001711.2051	2804865.5496
A3	1001533.9185	2804757.4392
B1	1002022.2077	2805035.4318

RELEASE FOR  
CONSTRUCTION  
AS NOTED ON PLANS REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
06/30/2020

SCHLAGEL & ASSOCIATES, P.A.  
Engineers-Planners-Surveyors-Landscape Architects  
14920 West 107th Street • Lenexa, Kansas 66215  
(913) 492-5188 • Fax: (913) 492-8400  
WWW.SCHLAGELASSOCIATES.COM  
Missouri State Certificates of Authority  
#E2002003600-F #LAC200100237 #LS200200859-F

WINTERSET VALLEY, 13TH PLAT  
SANITARY MAIN EXTENSION PLANS  
NW THOREAU DRIVE AND AUDUBON LANE  
LEE'S SUMMIT, MISSOURI

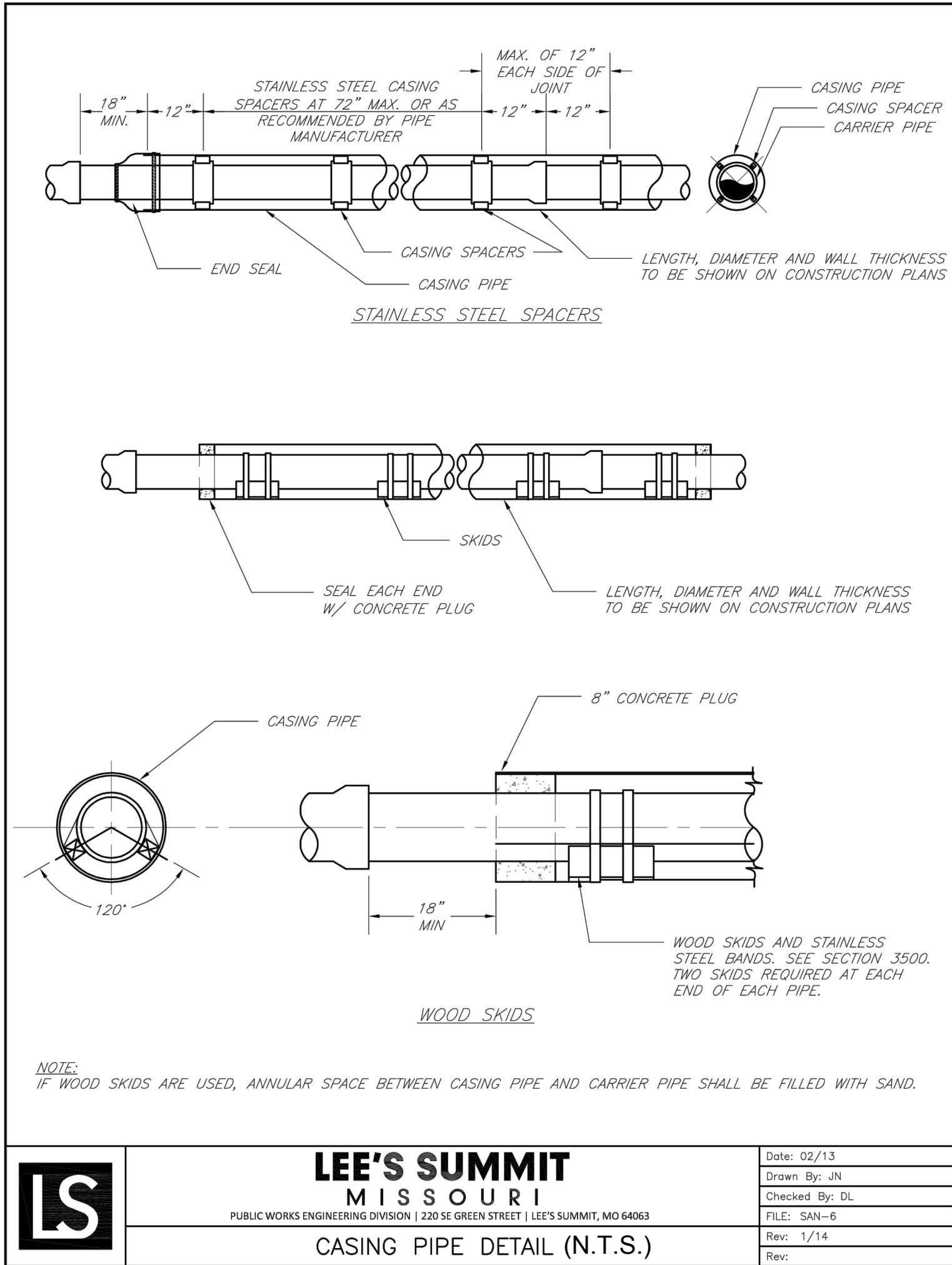
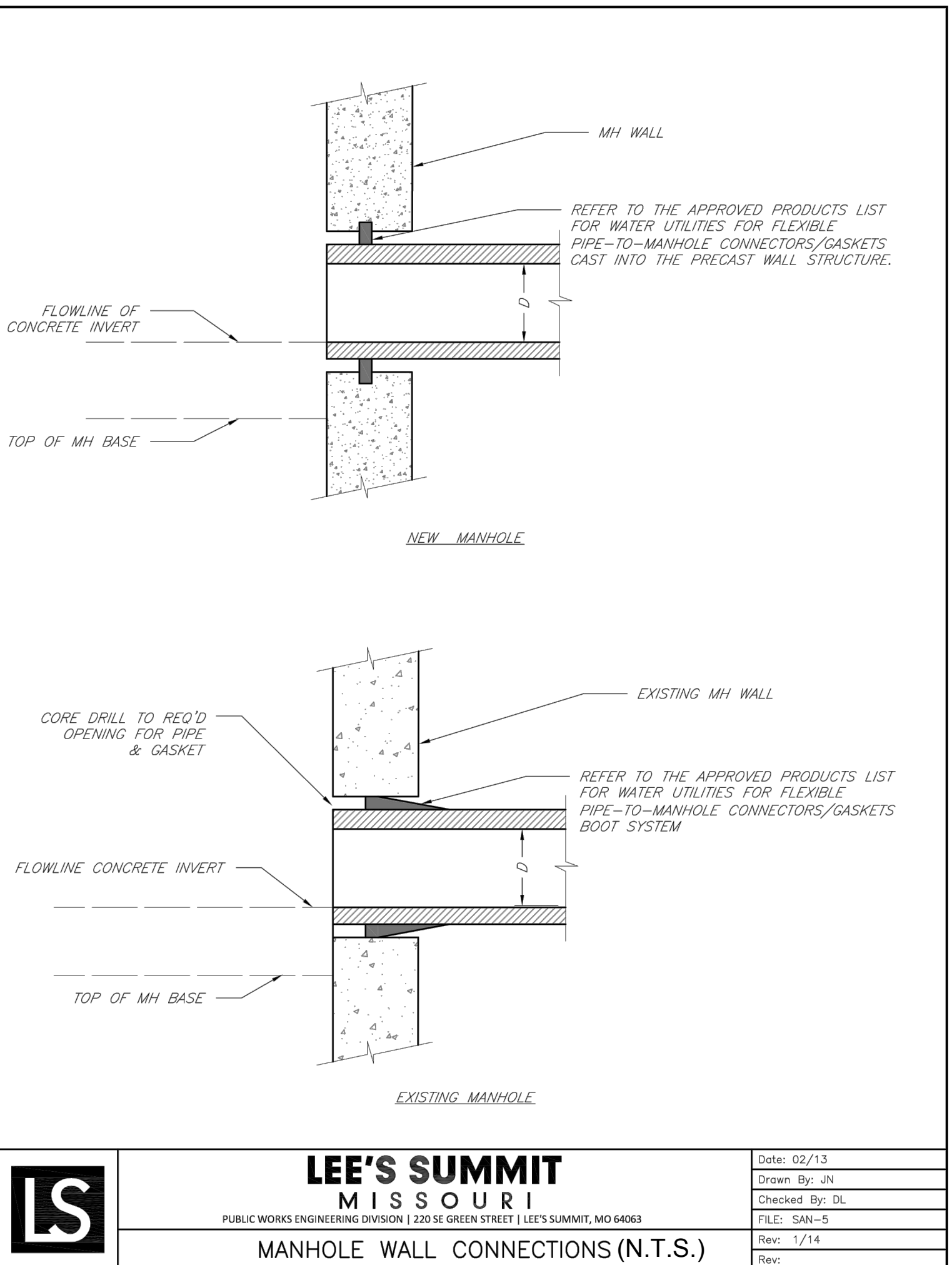
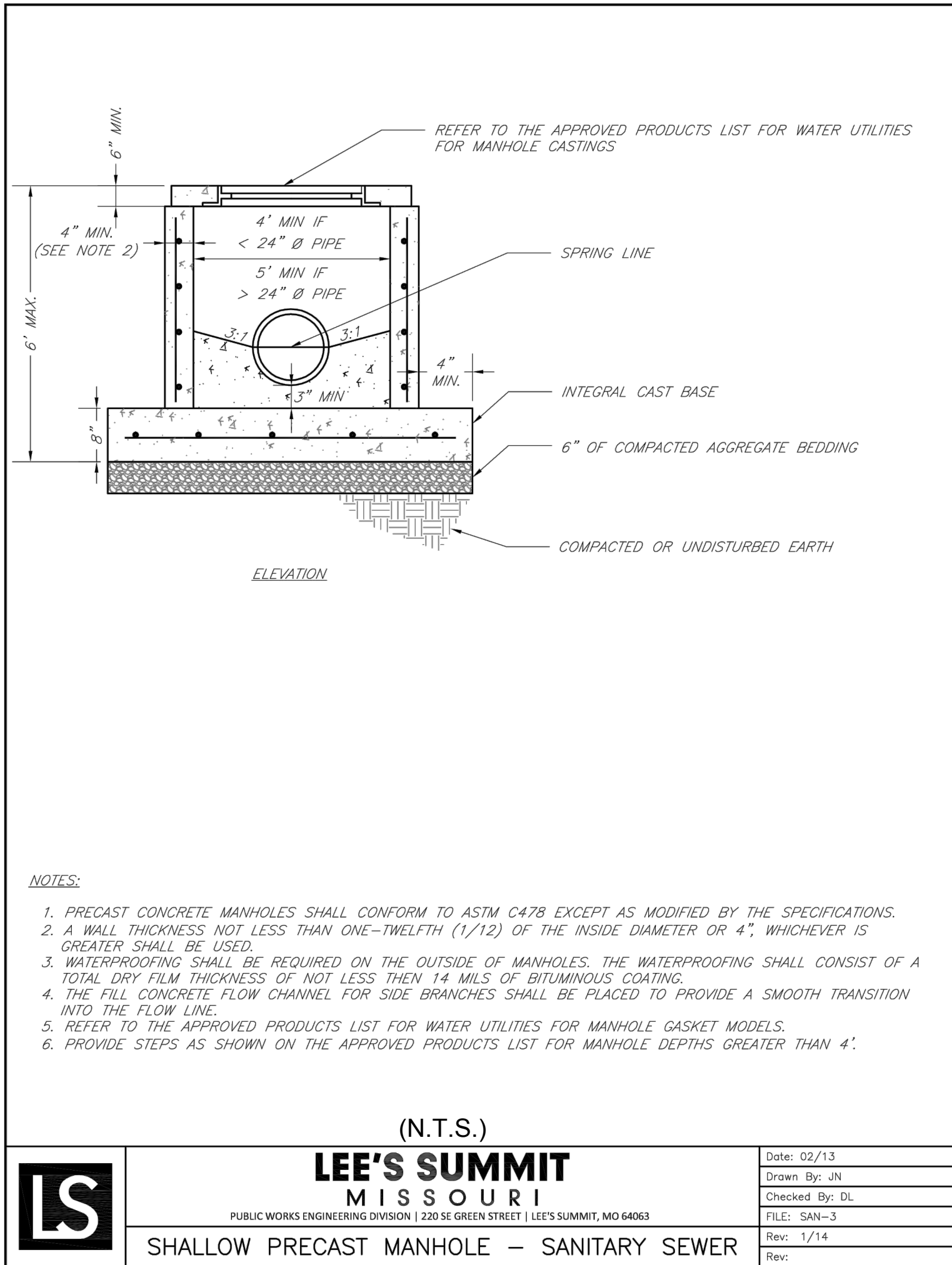
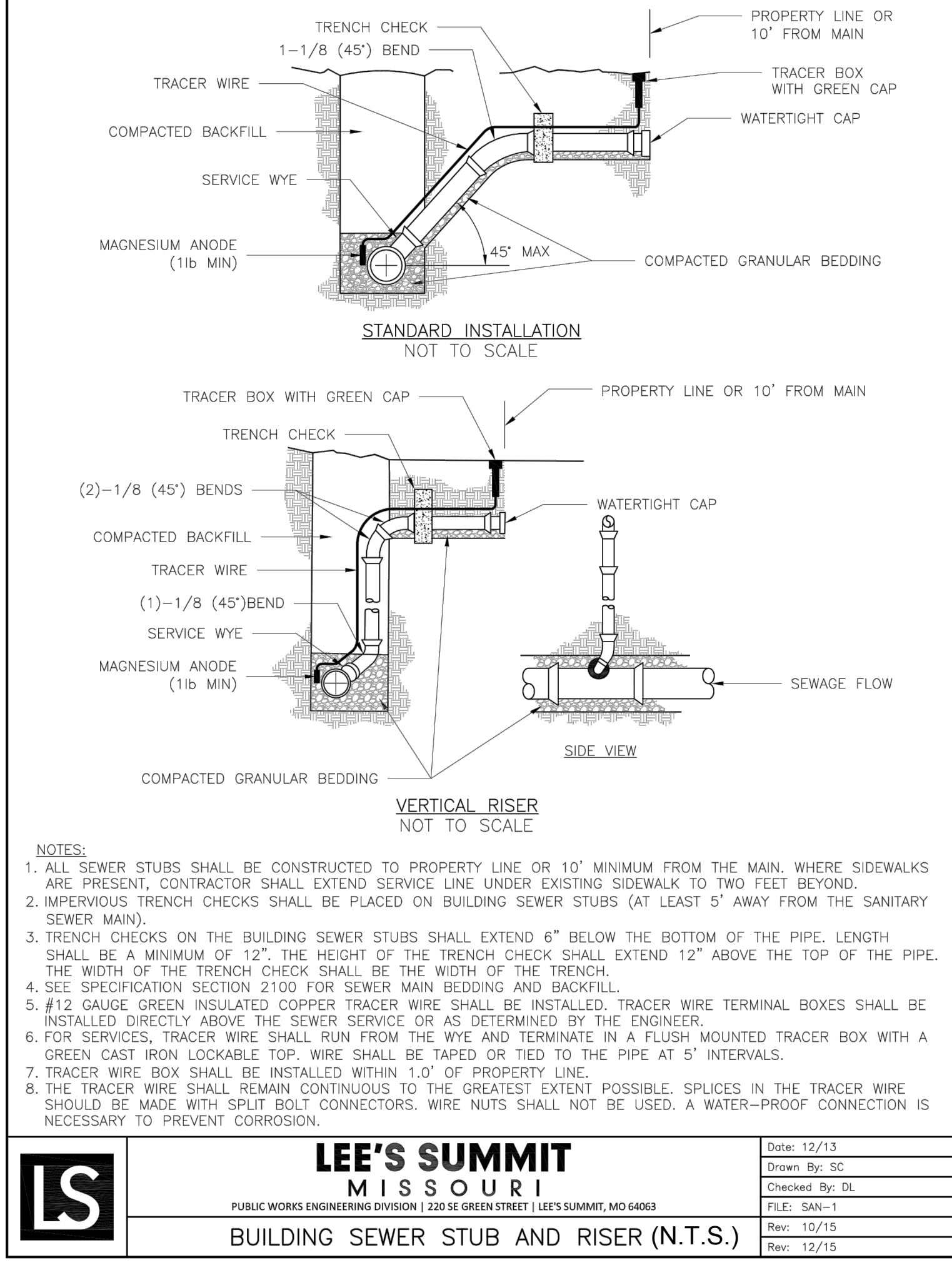
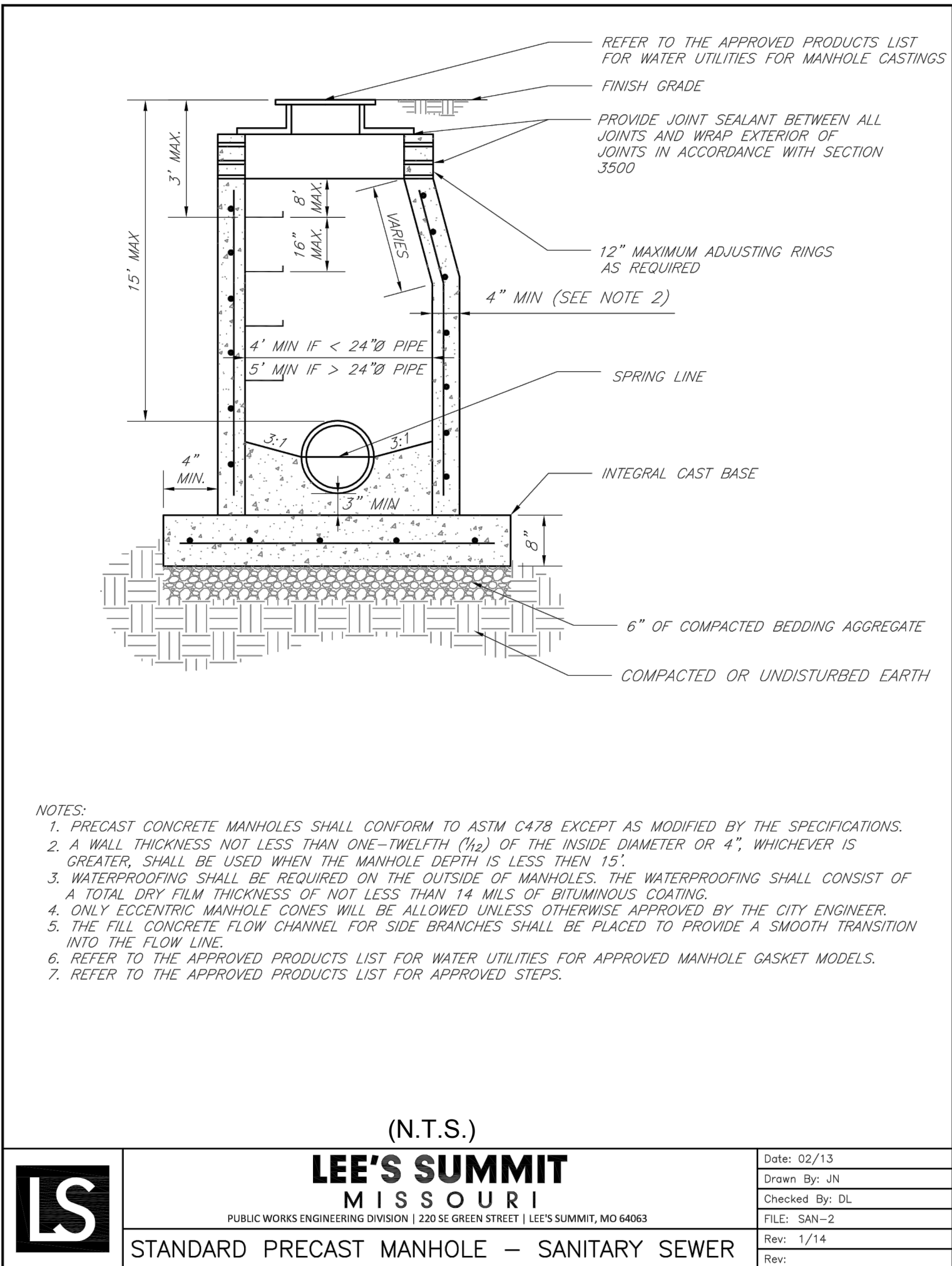
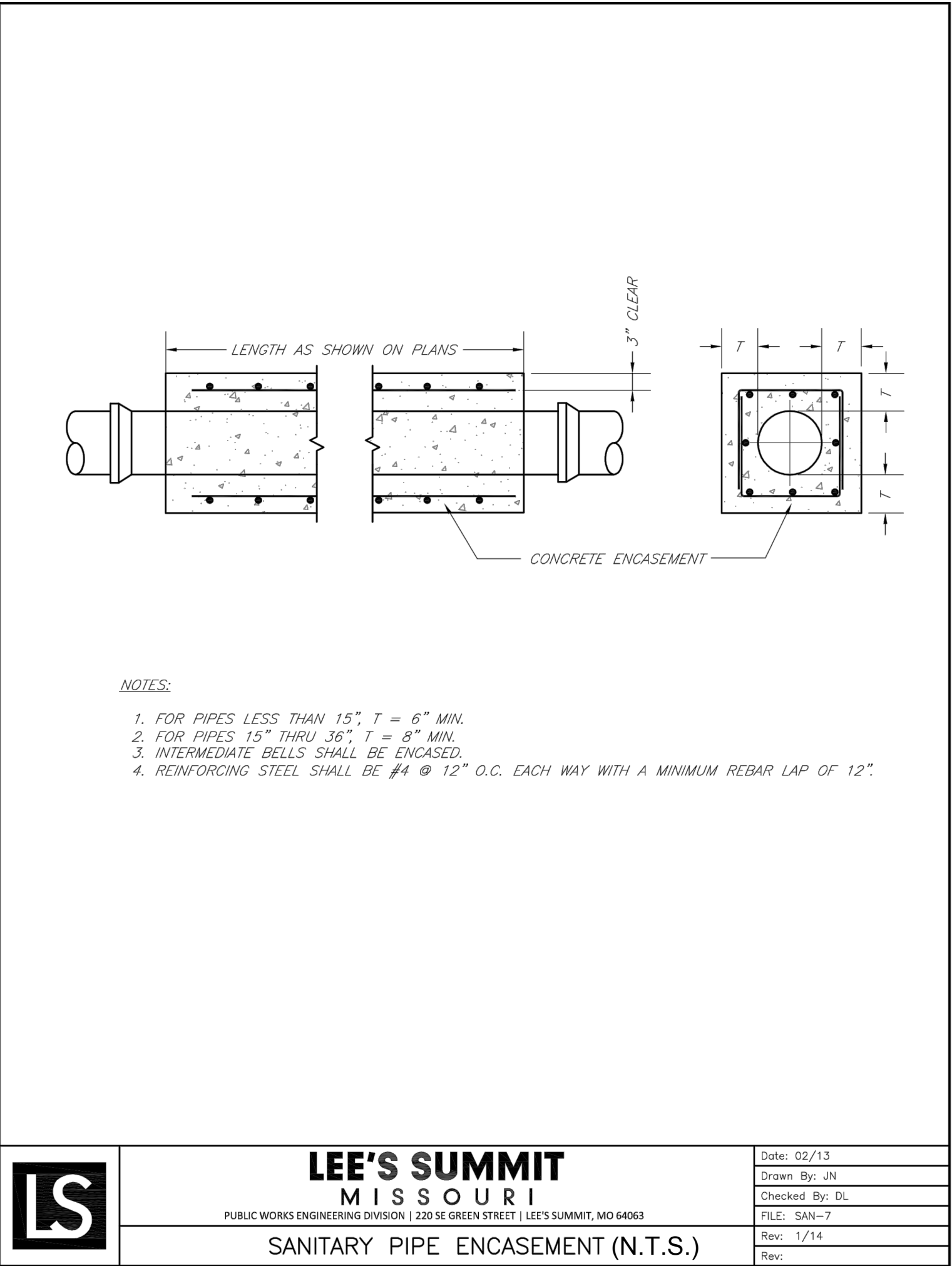
REVISION DATE	DESCRIPTION
1. 4-9-19	CITY COMMENTS
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DRAWN BY: KSC  
CHECKED BY: MAB  
DATE PREPARED: 2-15-19  
PROJ. NUMBER: 18-230

LINE A AND B  
PLAN AND  
PROFILE

SHEET  
4  
OF 6





RELEASE FOR CONSTRUCTION AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI 06/30/2020

REVISION DATE	DESCRIPTION
1. 4-9-19	CITY COMMENTS
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WINTERSET VALLEY, 13TH PLAT  
SANITARY MAIN EXTENSION PLANS  
NW THOREAU DRIVE AND AUDUBON LANE  
LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
1. 4-9-19	CITY COMMENTS
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## SANITARY DETAILS

SHEET

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OF 6