

CONSTRUCTION AND DESIGN NOTES:

STREET & STORM SEWERS:

1 ~ STREET PAVEMENT SHALL CONSIST OF TYPE CG-2 CURBS WITH PAVEMENT PER TABLE LS-2 OF THE LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL

RESIDENTIAL LOCAL STREET SEE BELOW FOR TYPICAL SECTION.

- OPTION 1) 4" TYPE II ASPHALT BASE AND 2" TYPE III ASPHALT SURFACE OVER A 6" MoDOT TYPE 5 BASE AND A SUBGRADE MIXTURE OF 6" FLY ASH STABILIZED SUBGRADE IN ACCORDANCE WITH THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL.
- OPTION 2) 4" TYPE II ASPHALT BASE AND 2" TYPE III ASPHALT SURFACE OVER 6" MoDOT TYPE 5 BASE OVERTOP A BIAXIAL GEOGRID MEETING THE REQUIREMENTS OF TABLE 2201.6-1

RESIDENTIAL COLLECTOR STREET FOR NE GATEWAY DRIVE AND JAMESTOWN DRIVE SEE BELOW FOR TYPICAL SECTION.

- OPTION 1) 5.5" TYPE II ASPHALT BASE AND 2" TYPE III ASPHALT SURFACE OVER A 6" MoDOT TYPE 5 BASE AND A SUBGRADE MIXTURE OF 9" FLY ASH STABILIZED SUBGRADE IN ACCORDANCE WITH THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL.
- OPTION 2) 5.5" TYPE II ASPHALT BASE AND 2" TYPE III ASPHALT SURFACE OVER 6" MoDOT TYPE 5 BASE OVERTOP A BIAXIAL GEOGRID MEETING THE REQUIREMENTS OF TABLE 2201.6-1

2 ~ STORM SEWER PIPE SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) AS APPROVED BY CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL UNLESS OTHERWISE NOTED.

3 ~ JUNCTION BOXES SHALL BE PER CITY OF LEE'S SUMMIT STANDARD DRAWING NO. JB-1. FIELD INLETS SHALL BE PER CITY OF LEE'S SUMMIT STANDARD DRAWING FI-1. TOEWALLS SHALL BE PER CITY OF LEE'S SUMMIT DRAWING NO. SD-35. STORM MANHOLES SHALL BE PER CITY OF LEE'S SUMMIT DETAIL SD-27. ROCK LINING AND RIP RAP SHALL BE PER CITY OF LEE'S SUMMIT.

WATER:

1 ~ THE CONTRACTOR SHALL COORDINATE WITH THE PUBLIC WORKS INSPECTOR PRIOR TO ANY CONNECTIONS TO THE PUBLIC WATER SUPPLY.

2 ~ FIRE HYDRANTS SHALL BE OPTIC YELLOW WATEROUS "PACER" MODEL NO. WB-67-250 WITH NON-RISING STEM OR CITY ENGINEER APPROVED EQUAL. HYDRANTS SHALL HAVE A 5 1/4" VALVE WITH A 4 1/2" PUMPER NOZZLE AND 2 - 2 1/2" HOSE NOZZLES (LEFT HAND OPENING).

3 ~ GATE VALVES SHALL BE MUELLER NO. 2360 Series HUB END "O" RING SEAL NON-RISING STEM. VALVES 12" OR LARGER SHALL BE BUTTERFLY VALVES MANUFACTURED BY THE HENRY PRATT COMPANY OR CITY ENGINEER APPROVED EQUAL. LEFT HAND OPENING. MINIMUM 200# TESTING AWWA.

4 ~ ALL WATER MAINS SHALL BE CONSTRUCTED WITH A MINIMUM COVER OF 42 INCHES. STREET GRADING SHALL BE COMPLETED PRIOR TO BEGINNING CONSTRUCTION OF WATER MAINS.

5 ~ ALL BENDS, TEES AND FIRE HYDRANTS SHALL BE INSTALLED WITH SUITABLE CONCRETE THRUST BLOCKS POURED IN PLACE AGAINST UNDISTURBED EARTH AND PER CITY OF LEE'S SUMMIT AND APWA STANDARDS.

6 ~ THE MINIMUM SEPARATION BETWEEN THE PROPOSED WATER MAIN AND SANITARY OR STORM SEWERS IS AS FOLLOWS:

A ~ SANITARY SEWERS: HORIZONTAL = 10 FEET - VERTICAL = 18 INCHES

B ~ STORM SEWERS: HORIZONTAL = 10 FEET - VERTICAL = 18 INCHES

THESE SEPARATIONS SHALL PREVAIL OVER ANY DATA SHOWN IN THESE PLANS AND THE CONTRACTOR SHALL INSTALL BENDS OR OTHER FITTINGS AS NECESSARY TO ACHIEVE THE REQUIRED SEPARATIONS.

7 ~ ALL CONSTRUCTION SHALL FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813

8 ~ AREAS WHERE PROPOSED PIPE IS AT OR ABOVE EXISTING GRADE, EMBANKMENT SHALL BE PLACED AND COMPACTED PRIOR TO INSTALLING THE PIPE. EMBANKMENT SHALL BE PLACED TO FINISHED GRADE, PRIOR TO TRENCHING FOR PIPE INSTALLATION. FOR PIPES DEEPER THAN 4 FEET FROM FINISHED GRADE, TRENCHING MAY TAKE PLACE WHEN THE EMBANKMENT IS AT LEAST 4 FEET ABOVE THE PROPOSED TOP OF PIPE ELEVATION.

GENERAL NOTES:

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

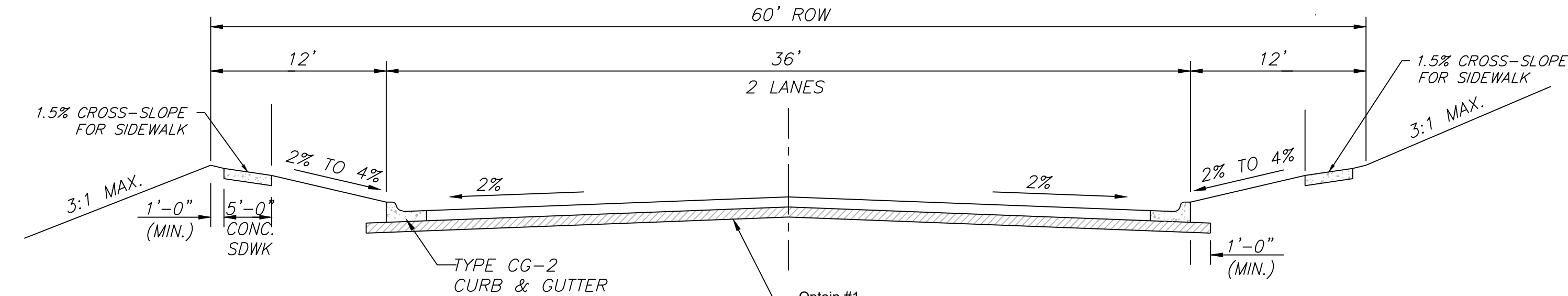
2 ~ ALL REQUIRED EASEMENTS WITHIN THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR ON THE FINAL PLAT.

3 ~ ANY REQUIRED EASEMENT LOCATED OUTSIDE OF THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR BY SEPARATE INSTRUMENT PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.

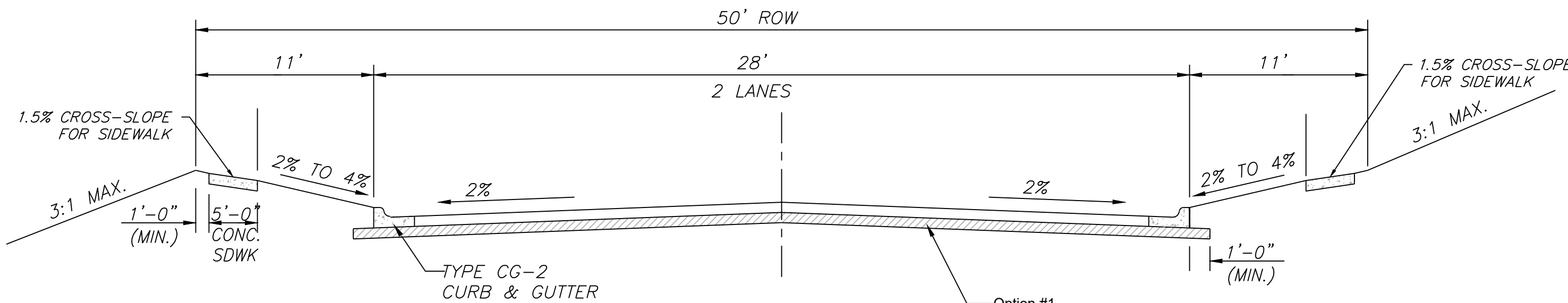
4 ~ THE CONTRACTOR SHALL NOTIFY THE CITY OF LEE'S SUMMIT DEVELOPMENT ENGINEERING INSPECTION AT 816.969.1200 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

5 ~ THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH THE IMPROVEMENTS PROPOSED BY THESE PLANS AND SITE CONDITIONS.

6 ~ THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND OBTAIN THE APPROPRIATE BLASTING PERMITS FOR A REQUIRED BLASTING. IF BLASTING IS ALLOWED, ALL BLASTING SHALL CONFORM TO STATE REGULATIONS AND LOCAL ORDINANCES.



TYPICAL SECTION FOR
NE JAMESTOWN DR
(COLLECTOR)
N.T.S.



TYPICAL SECTION
(RESIDENTIAL STREET)
N.T.S.

Option #2
4" TYPE II ASPHALT BASE AND 2" TYPE III ASPHALT SURFACE OVER 6" MoDOT TYPE 5 BASE OVERTOP A BIAXIAL GEOGRID MEETING THE REQUIREMENTS OF TABLE 2201.6-1

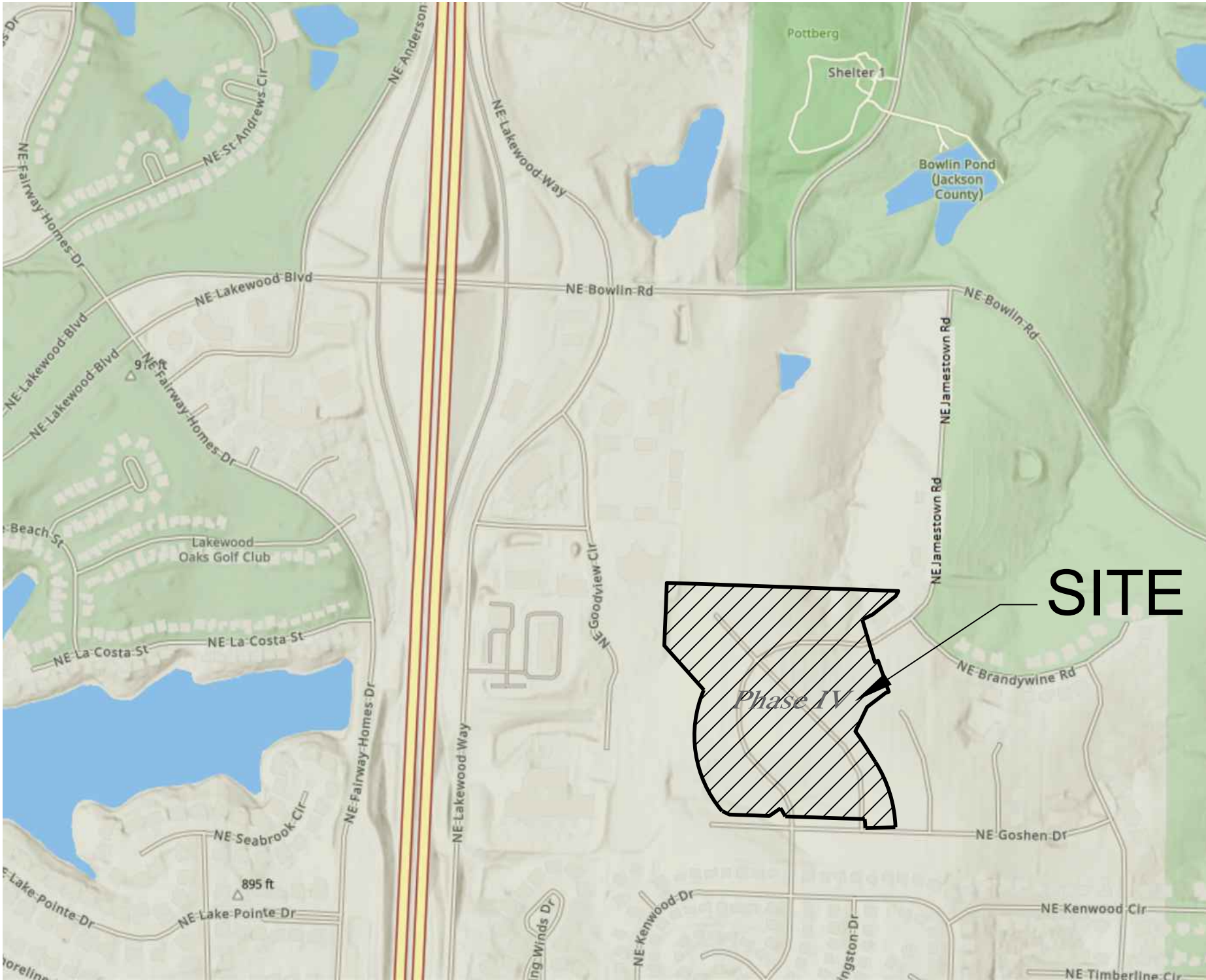
MONTICELLO 4th PLAT

CONSTRUCTION PLANS

LOTS 109- TRACTS

SECTION 4, TOWNSHIP 48 NORTH, RANGE 31 WEST

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



SITE LOCATION MAP

UTILITY COMPANIES:

THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION AND VERIFYING THE ACTUAL LOCATION OF EACH UTILITY LINE. THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS.

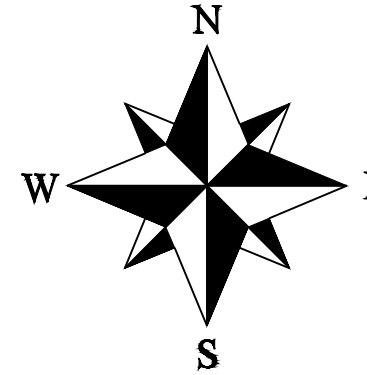
EVERGY ~ 298-1198
MISSOURI GAS ENERGY ~ 756-8261
SOUTHWESTERN BELL TELEPHONE ~ 761-5011
COMCAST CABLE ~ 795-1100
WILLIAMS PIPELINE ~ 422-6300
CITY OF LEE'S SUMMIT PUBLIC WORKS ~ 969-1800
CITY OF LEE'S SUMMIT DEVELOPMENT ENGINEERING INSPECTION AT 816.969.1200
CITY OF LEE'S SUMMIT WATER UTILITIES ~ 969-1900
MISSOURI ONE CALL (DIG RITE) ~ 1-800-344-7483

OIL - GAS WELLS

ACCORDING TO EDWARD ALTON MAY JR'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.

FLOOD INFORMATION:

The property is located in Zone "X" areas outside the 100 year flood plain per FEMA Map 29095C0430G, dated January 20, 2017



LEGEND:

- B/L ~ BUILDING SET-BACK
C/A ~ COMMON AREA
D/E ~ DRAINAGE EASEMENT
FND. ~ FOUND
L/E ~ LANDSCAPE EASEMENT
L.N.A. ~ LIMITS OF NO ACCESS
R/W ~ RIGHT OF WAY
SAN ~ SANITARY SEWER LINE
S/W ~ SIDEWALK
U/E ~ UTILITY EASEMENT
W ~ WATER LINE
ST ~ STORM SEWER LINE

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PROJECT HAS BEEN DESIGNED AND THESE PLANS PREPARED IN ACCORDANCE WITH THE CURRENT DESIGN CRITERIA OF THE CITY OF LEE'S SUMMIT, MISSOURI AND THE STATE OF MISSOURI. I FURTHER CERTIFY THAT THESE PLANS WERE DESIGNED IN ACCORDANCE TO AASHTO STANDARDS.

Summary of Quantities:

REVISED SUMMARY OF QUANTITIES

ITEM AND DESCRIPTION	UNIT	ESTIMATED QUANTITY
ASPHALT PAVING	S.Y.	7,640.09
ADA SIDEWALK RAMP	UNIT	4
5' SIDEWALK	S.F.	17,278.52
GEOGRID	S.Y.	9,171.11
MoDOT Type 5 Base	S.Y.	9,171.11
CURBING	FT	4,601.65
STREET SIGNAGE	UNIT	2
BMP/DETENTION BASIN MATERIAL	S.F.	14,426
BMP/DETENTION BASIN GRADING	S.F.	50,835
CLEARING, GRADING & GRUBBING	LS	1
STORM PIPE		
15" HDPE	FT	1,189.07
18" HDPE	FT	578.80
24" HDPE	FT	781.92
15" RCP	FT	84.02
18" RCP	FT	145.53
24" RCP	FT	42.71
15" HDPE END SECTION / TOE WALL	LS	3
24" HDPE HEAD WALL	LS	3
24" HDPE MITER END	LS	3
5' x 4' STORM CURB INLET	UNIT	18
4' x 4' STORM FIELD INLET	UNIT	10
SILT FENCE	FT	10,143.38
INLET PROTECTION	UNIT	54
SEEDING / MULCHING/ FERTILIZING	LS	1
CONST. ENTRANCE	UNIT	2
RIP RAP W/ FABRIC	UNIT	8

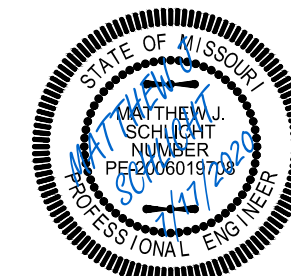


Professional Registration
Missouri
Engineering 2005002198-D
Surveying 200500019-D
Kansas
Engineering E-1895
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Project: Monticello
April 10, 2020

Cover Sheet

Construction Plans for:
Monticello 4th Plat
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25526

REVISIONS

REV. 5/20/2020

REV. 6/19/2020

REV. 7/7/2020

REV. 7/8/2020

REV. 7/17/2020