

GENERAL NOTES:

- UTILITIES:**

- NOTE:**
TRENCH CHECKS TO BE INSTALL ON
ALL SANITARY SEWER SERVICE LINES
IN ACCORDANCE WITH CITY OF LEES
SUMMIT STANDARDS.



SCHLAGEL & ASSOCIATES, P.A.

APPROVED BY:

CITY ENGINEER
APPROVED FOR ONE YEAR FROM THIS DATE

OWNER/DEVELOPER:

OAK VIEW CAPITAL PARTNERS, LLC
-
201 HAWKS RIDGE TRAIL
COLLEYVILLE, TX 76034
p 214-460-8442
f -
-

CONFORMING TO CONSTRUCTION RECORDS

JTS	11-04-2020
BY	DATE

PROJECT BENCHMARK:

ELEVATIONS BASED ON ALTA SURVEY BY R.L. BUFORD & ASSOCIATES
PROVIDED BY OWNER. ALTA SURVEY ELEVATIONS BASED ON
NATIONAL GEODETIC SURVEY MARKER NO JE1870.

ALTA SURVEY CONTROL BENCHMARK: CHISELED "=" ON NE CORNER OF CURB INLET NEAR THE SOUTHWESTERLY PROPERTY LINE OF THE PROPERTY. ELEV. 986.78'

SCHLAGE & ASSOCIATES, P.A.
Engineers • Planners • Surveyors • Landscape Architects
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WWW.SCHLAGEANDASSOCIATES.COM
Missouri State Certificates of Authority
#E2020003800-F #LAC2001005237 #S2020008959-F

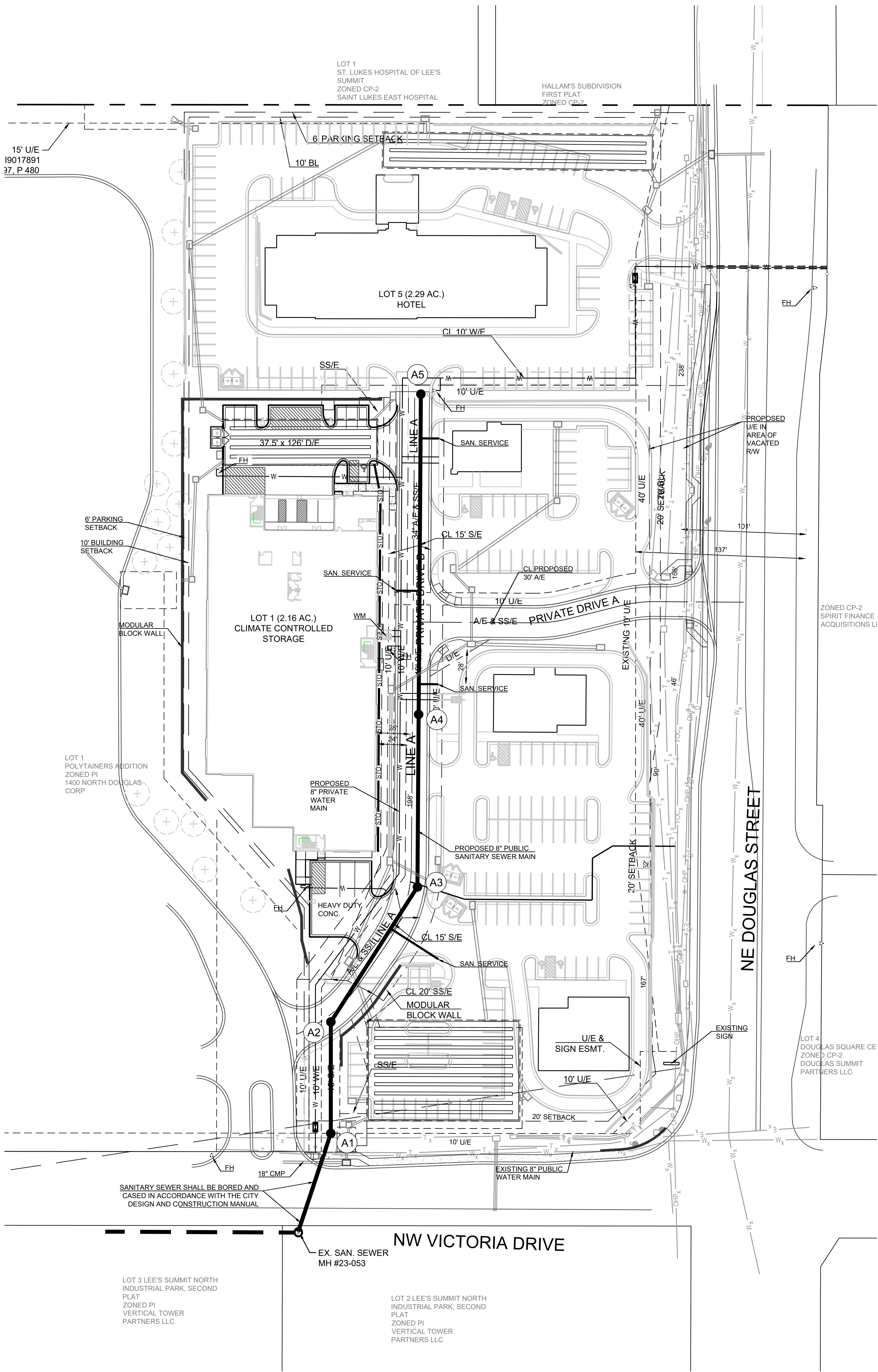
OAK VIEW
PUBLIC SANITARY SEWER PLANS
ONE DOUGLAS RD AND NW VICTORIA DR
LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
1. 7/24/2018	CITY COMMENTS
2. 11-04-2020	Sanitary As-Builts
3.	
4.	
5.	
6.	
7.	
8.	11-04-2020

COVER

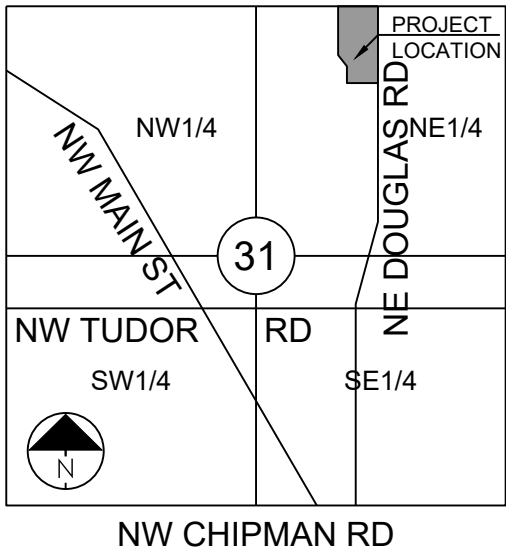
SHEET

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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:



SECTION 31-48-31

LOCATION MAP
SCALE 1" = 2000'

OVERALL LEGAL DESCRIPTION

ALL OF LOT 2, MINOR PLAT ADDITION LOTS 1 & 2, A REPLAT OF LOT 1, LEE'S SUMMIT NORTH INDUSTRIAL PARK, FIRST PLAT, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY MISSOURI IN SECTION 31, TOWNSHIP 48, AND RANGE 31.

PRELIMINARY PLAN LEGAL DESCRIPTION

Beginning at the NORTHWEST CORNER OF THE NORTHEAST 1/4 SEC 31, T 48 North, R 31 West; thence South 88 degrees 04 minutes 20 seconds East a distance of 850.54 feet to the Northwest corner of Lot2, MINOR PLAT POLYTAINERS ADDITION LOTS 1 & 2, LEE'S SUMMIT NORTH INDUSTRIAL PARK, FIRST PLAT, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI as recorded at Jackson County; thence South 88 degrees 04 minutes 20 seconds East a distance of 459.51 feet; thence South 01 degrees 47 minutes 43 seconds West a distance of 879.87 feet; thence North 88 degrees 03 minutes 31 seconds West a distance of 363.35 feet; thence North 01 degrees 54 minutes 05 seconds East a distance of 124.25 feet; to a point of curvature; thence northeasterly along a curve to the left, with an initial tangent bearing of North 69 degrees 45 minutes 08 seconds East, a radius of 115.00 feet, a central angle of 33 degrees 15 minutes 39 seconds, a chord bearing of North 53 degrees 07 minutes 19 seconds East, and an arc length of 66.76 feet; thence North 36 degrees 29 minutes 29 seconds East a distance of 39.14 feet to a point of curvature; thence along a curve to the left, tangent to the previous course and having a radius of 115.00 feet, a central angle of 34 degrees 12 minutes 47 seconds, a chord bearing of North 19 degrees 23 minutes 06 seconds East, and an arc length of 68.67 feet; thence North 02 degrees 16 minutes 42 seconds East a distance of 379.85 feet; thence North 88 degrees 04 minutes 14 seconds West a distance of 194.26 feet; thence North 01 degrees 55 minutes 46 seconds East a distance of 237.66 feet; said point being the Point of Beginning, and containing 6.8223 acres, more or less.

CP-2 ZONING LEGAL DESCRIPTION

Part of Lot 2, Minor Plat, "POLYTAINERS ADDITION LOTS 1 & 2" (a replat of Lot 1, Lee's Summit North Industrial Park, First Plat, a subdivision in Lee's Summit, Jackson County Missouri) and right-of-way for Northeast Douglas Street and Northwest Victoria Drive, in the Northeast One-Quarter of Section 31, Township 48, and Range 31, being more particularly described as follows.

Commencing at the Northwest corner of the said Northeast One-Quarter; thence South 88 degrees 04 minutes 20 seconds East(South 89 degrees 56 minutes 58 seconds East, Platted), along the North line of the said Northeast One-Quarter a distance of 1310.14 feet; thence South 01 degrees 47 minutes 43 seconds West a distance of 237.67 feet to the point of Beginning; thence continuing South 01 degrees 47 minutes 43 seconds West a distance of 642.20 feet; thence North 88 degrees 03 minutes 31 seconds West a distance of 363.40 feet; thence North 01 degrees 54 minutes 05 seconds East(North 00 degrees 03 minutes 02 seconds East, Platted), along the West line of said Lot 2 and its Southerly extension a distance of 124.22 feet to a point of curvature; thence along a curve to the left, having and initial tangent bearing of North 69 degrees 47 minutes 53 seconds East, a radius of 115.00 feet, a central angle of 33 degrees 18 minutes 24 seconds and an arc length of 66.85 feet; thence North 36 degrees 29 minutes 29 seconds East a distance of 39.14 feet to a point of curvature; thence along a curve to the left, tangent to the previous course and having a radius of 115.00 feet, a central angle of 34 degrees 12 minutes 47 seconds and an arc length of 68.67 feet; thence North 02 degrees 16 minutes 42 seconds East a distance of 379.85 feet; thence South 88 degrees 04 minutes 14 seconds East a distance of 265.76 feet, said point being the Point of Beginning, and containing 4.3134 acres, more or less.

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JTS 11-04-2020
BY DATE

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ALTA SURVEY CONTROL BENCHMARK: CHISELED "M" ON NE CORNER OF CURB INLET NEAR THE SOUTHWESTERLY PROPERTY LINE OF THE PROPERTY. ELEV. 986.78'

FLOOD NOTE:

According to the Flood Insurance Rate Map of FEMA panel 409 of 625 for map number 20095C0409G dated January 20, 2017 and panel 417 of 625 for map number 29095C0417G dated January 20, 2017, the project lies outside of any identified FEMA floodplain.

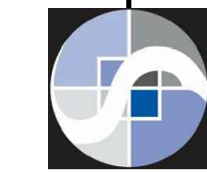
OWNER/DEVELOPER:

UNIVERSITY OF MASSACHUSETTS
FOND INC.
1 BEACON STREET 32ND FLOOR
BOSTON, MA 02108

DEVELOPER:

OAK VIEW CAPITAL PARTNERS, LLC
201 HAWKS RIDGE TRAIL
COLLEYVILLE, TX 76034
p 214-460-8442

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OAK VIEW
PUBLIC SANITARY SEWER PLANS
NE DOUGLAS RD AND NW VICTORIA DR
LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
7/24/2018	CITY COMMENTS
11-04-2020	Sanitary As-Built

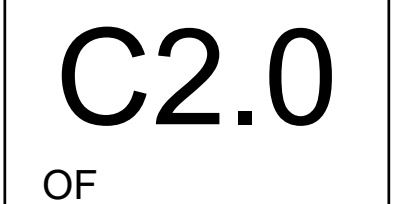
DRAWN BY:	JTS/SGF
CHECKED BY:	MAB
DATE PREPARED:	5-07-2018
PROJ. NUMBER:	17-135

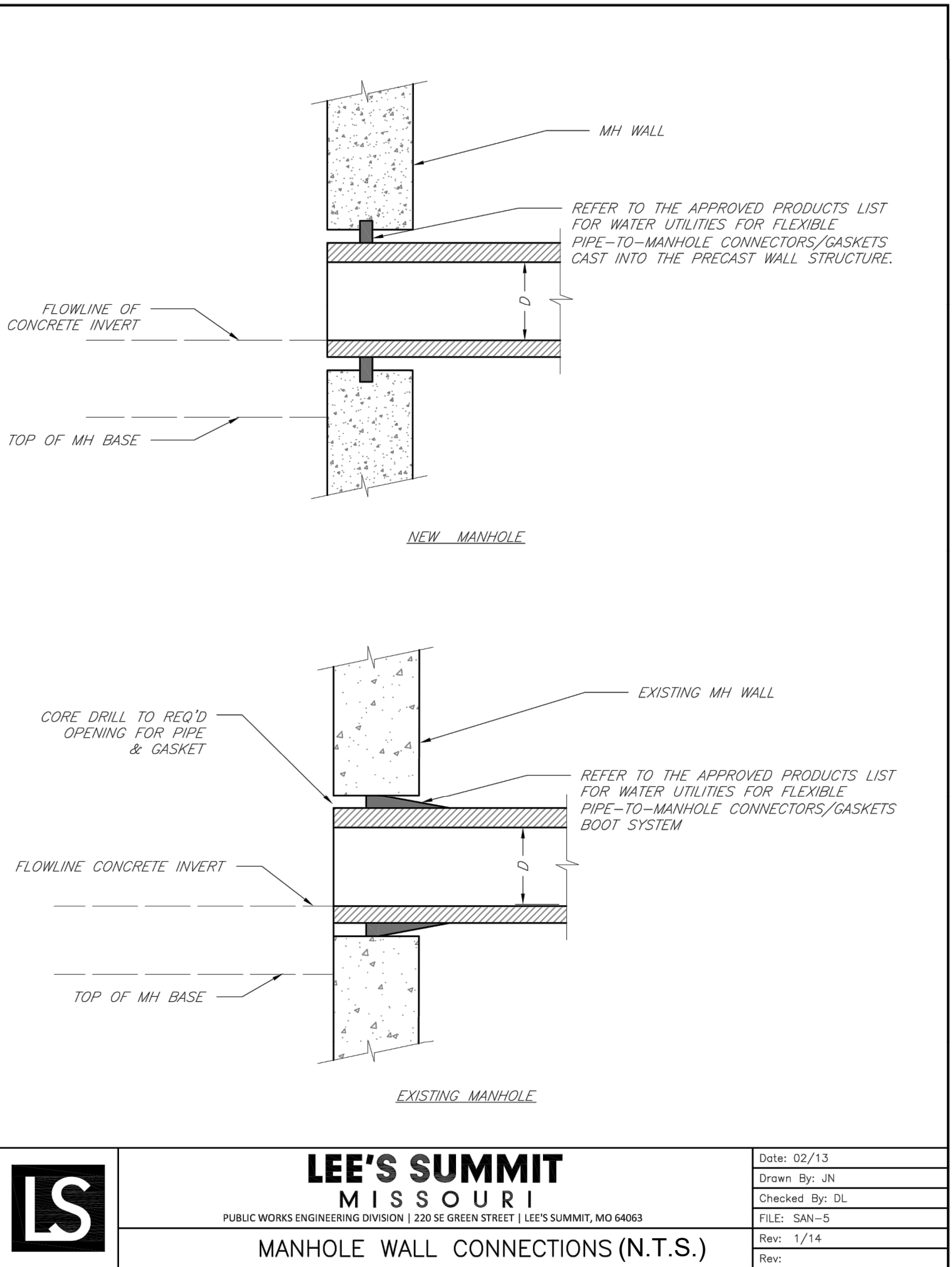
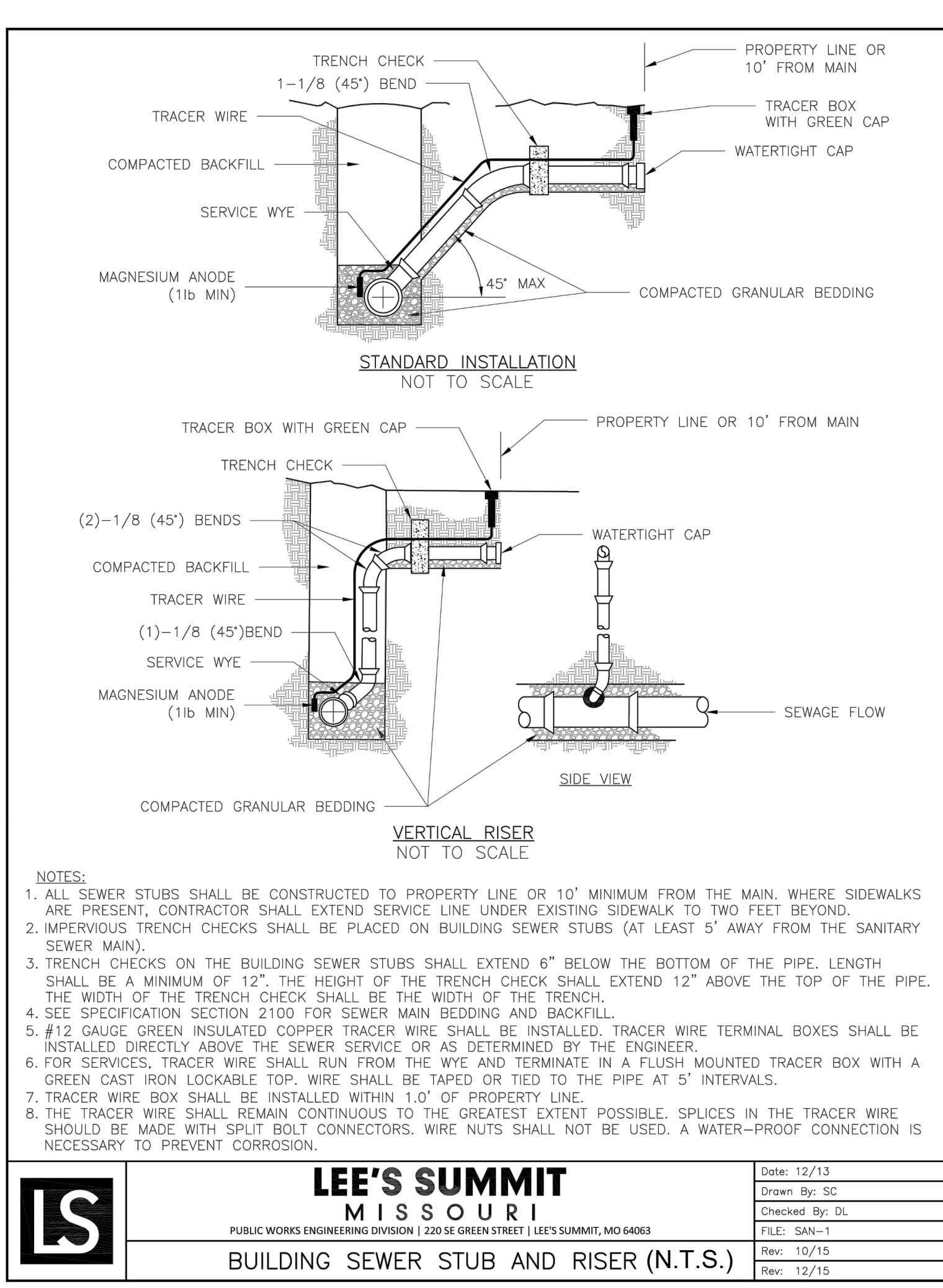
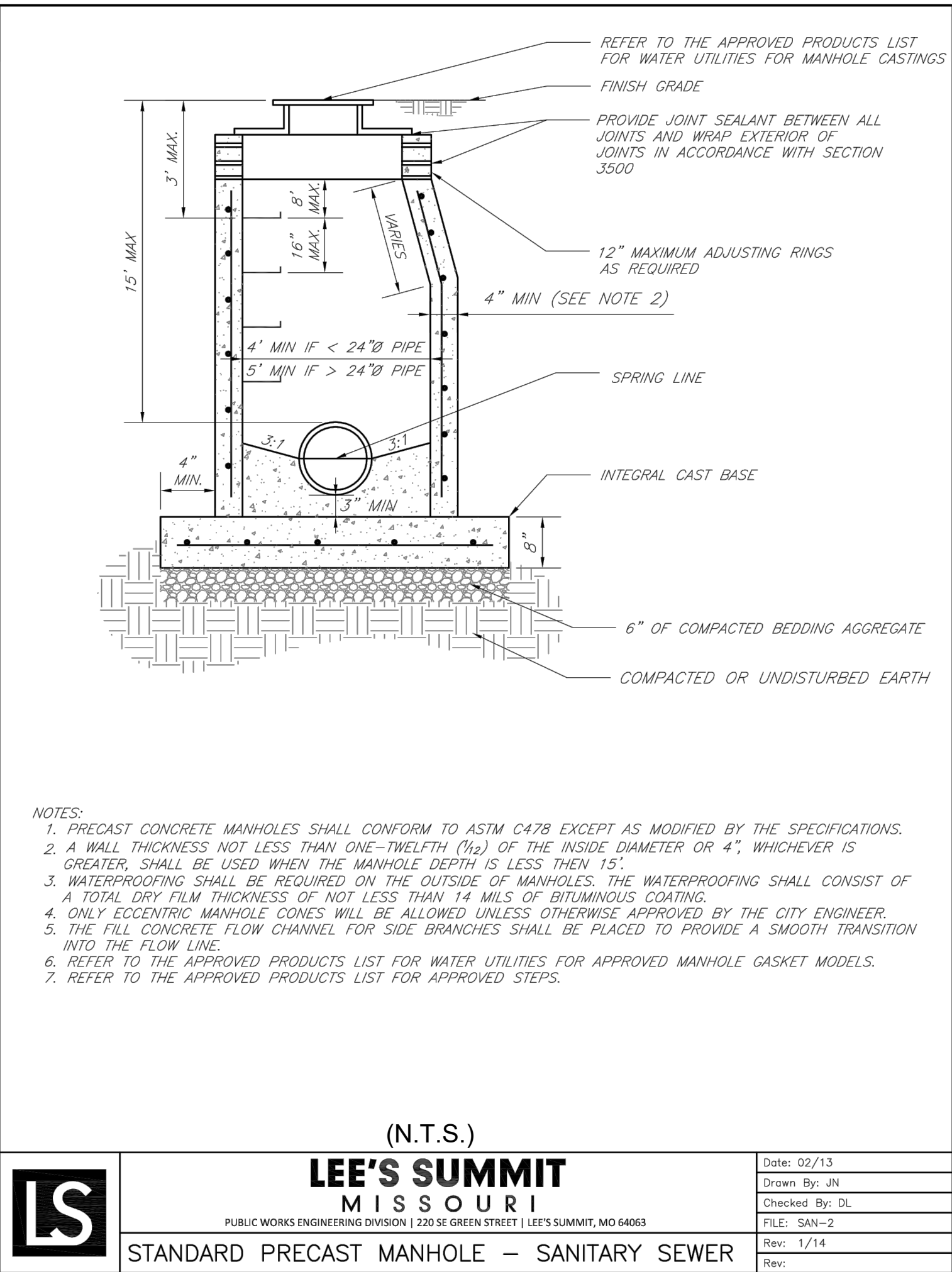
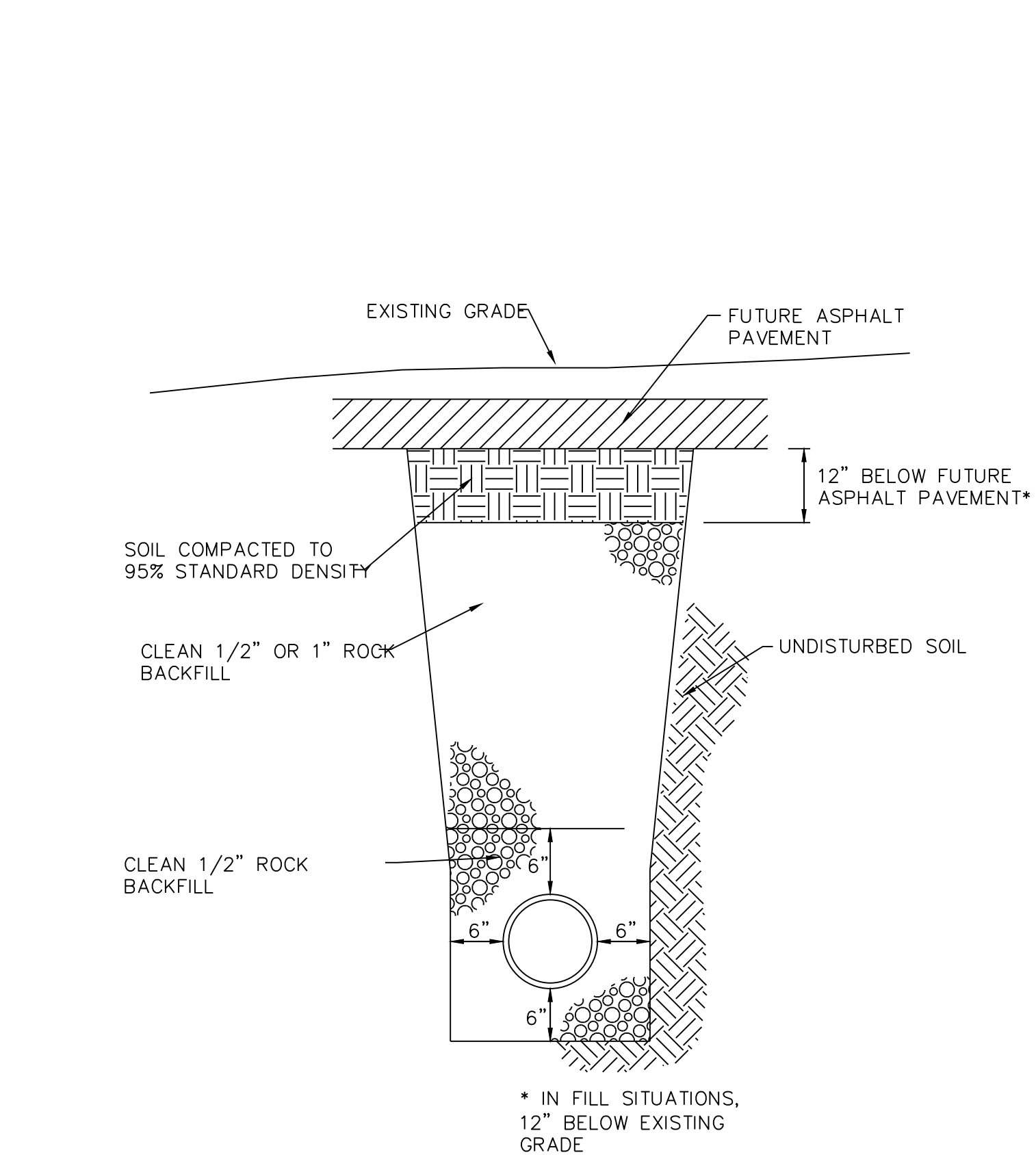
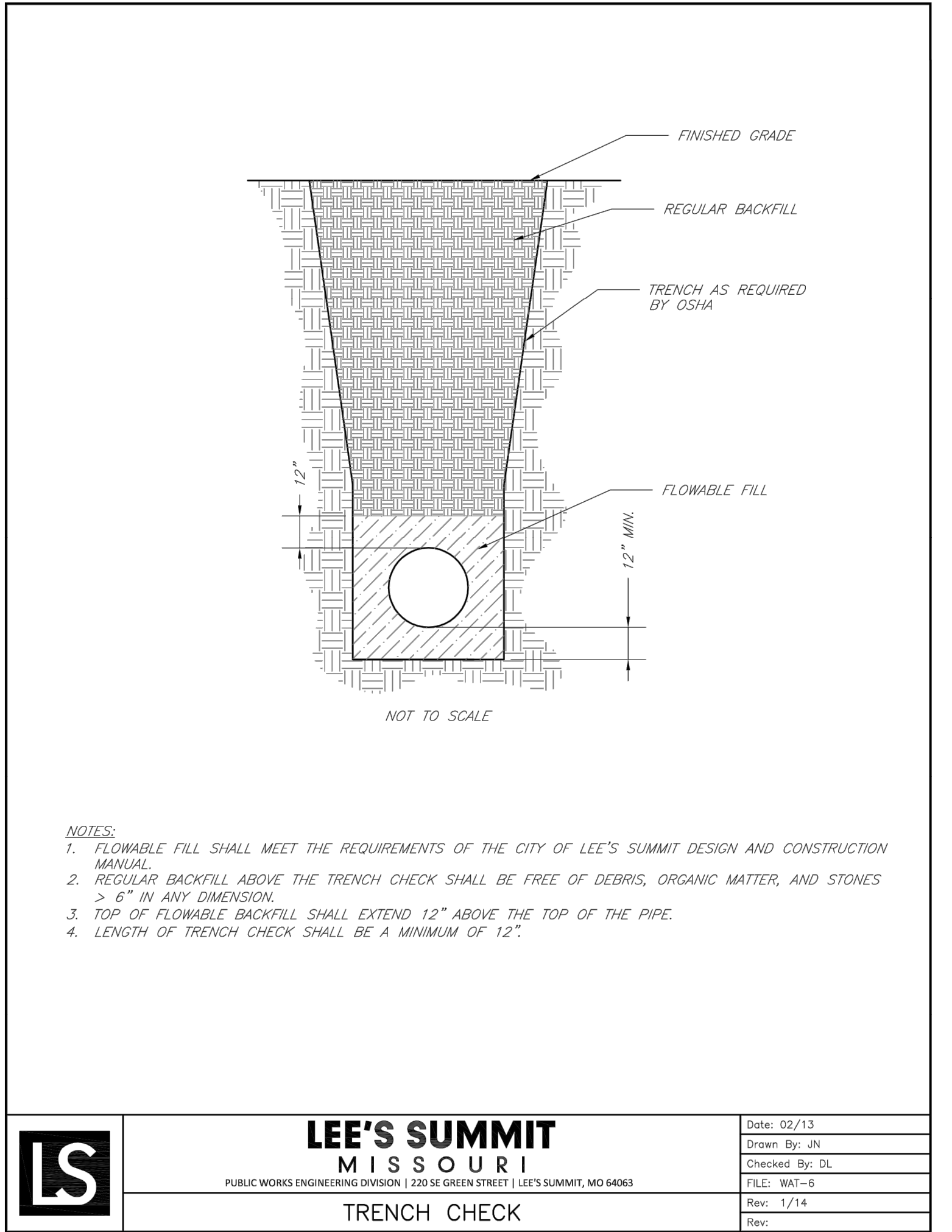
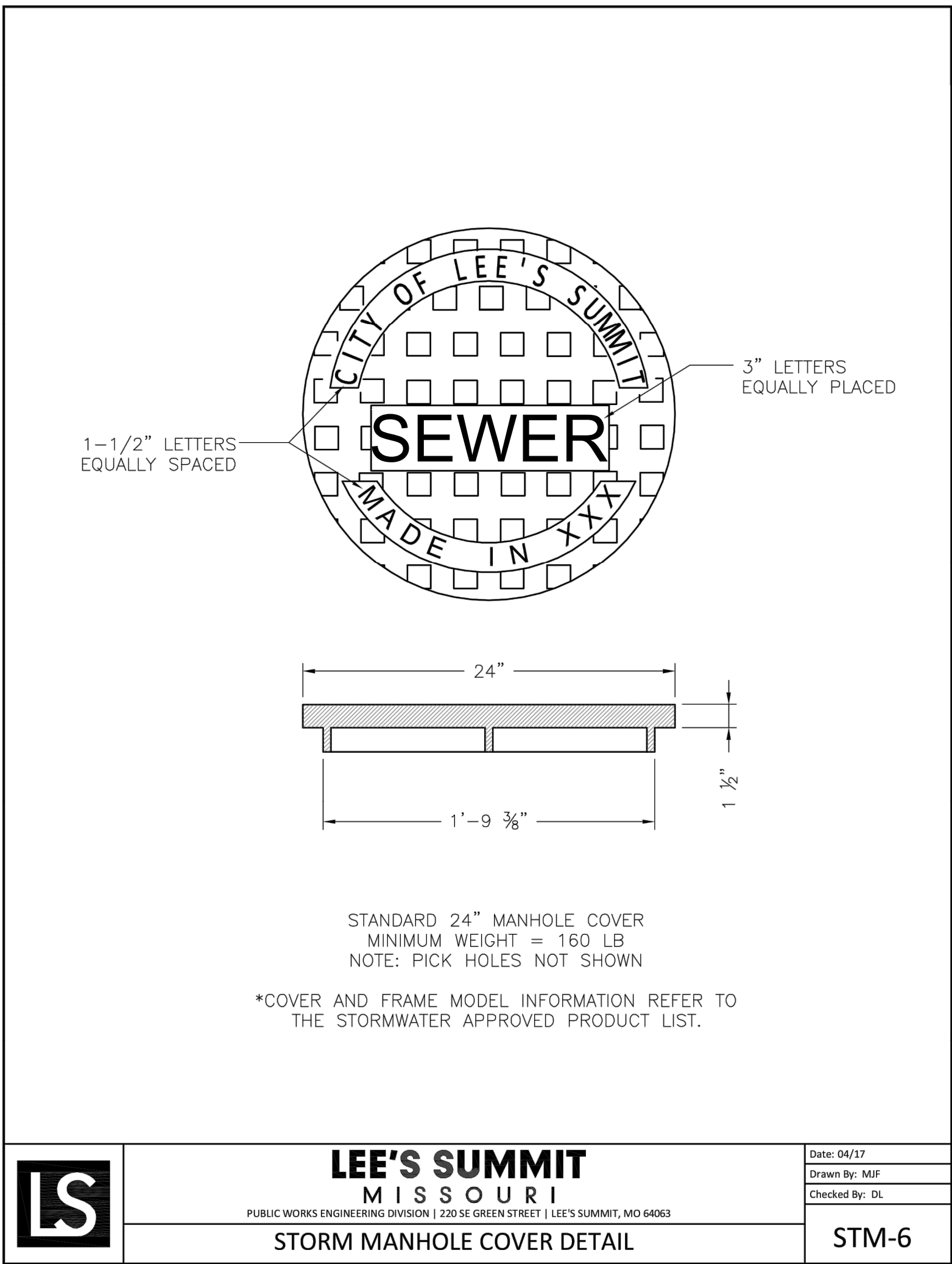
GENERAL LAYOUT

SHEET

C1.0

OF





CONFORMING TO
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RECORDS

JTS
BY

11-04-2020
DATE

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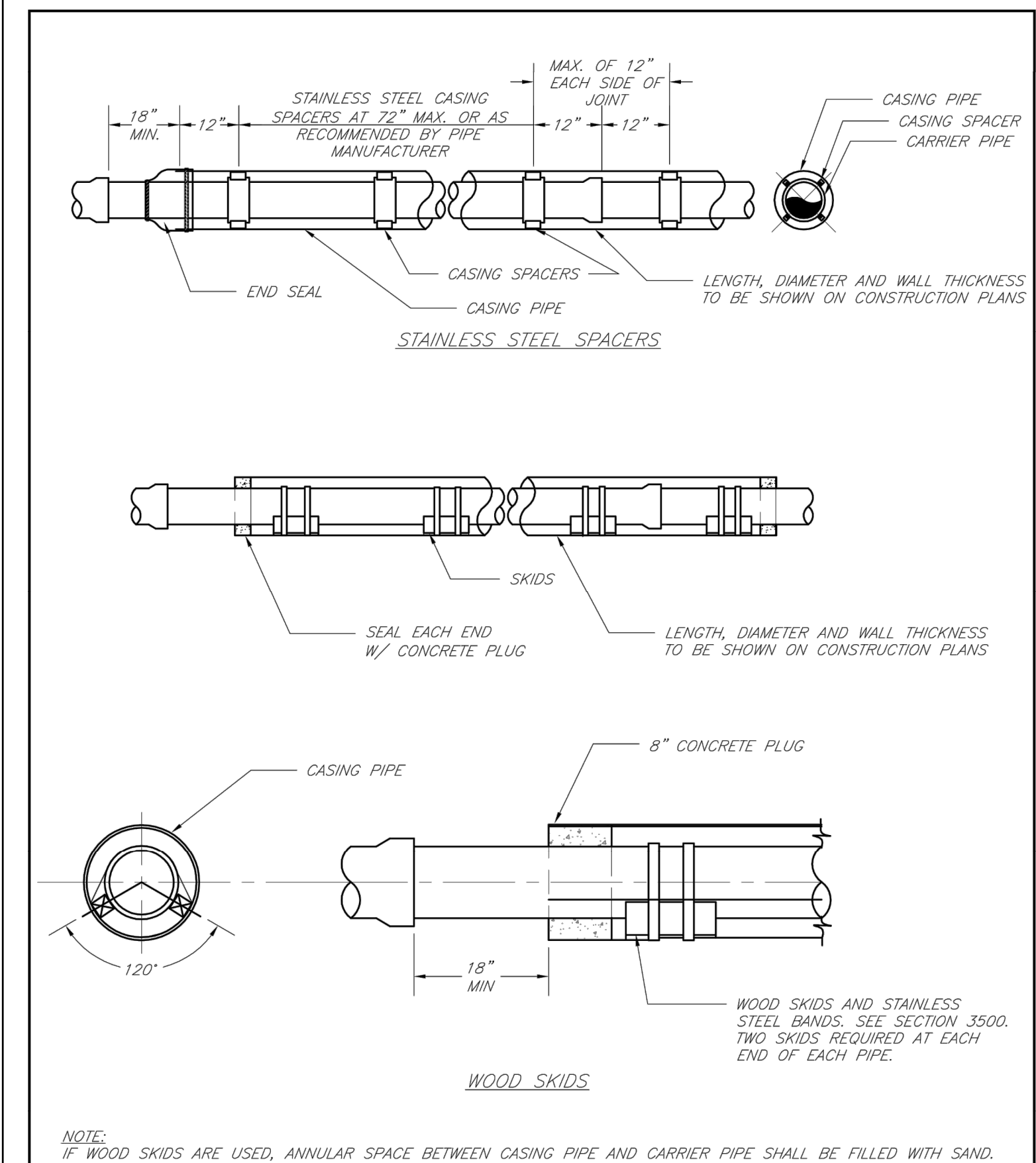
MARK ALLEN BREUER
Professional Engineer
No. 2003007268
11.05.2020


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PUBLIC SANITARY SEWER PLANS
NE DOUGLAS RD AND NW VICTORIA DR
LEE'S SUMMIT, MISSOURI

REVISION DATE	DESCRIPTION
7/24/2018	CITY COMMENTS
11-04-2020	Sanitary As-Built

CITY STANDARD
DETAILS

SHEET
C 3.0
OF



	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063		Date: 02/13
			Drawn By: JN
			Checked By: DL
			FILE: SAN-6
CASING PIPE DETAIL			Rev: 1/14
			Rev:

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JTS	11-04-2020
BY	DATE



OAK VIEW
PUBLIC SANITARY SEWER PLANS
ONE DOUGLAS RD AND NW VICTORIA DR
LEE'S SUMMIT, MISSOURI

CITY STANDARD DETAILS		SHEET	
DRAWN BY: JSD/GF		REVISION DATE 7/24/2018	
CHECKED BY: MAB		CITY COMMENTS Sanitary As-Built	
DATE PREPARED: 5-07-2018			
PROJ. NUMBER: 17-125			