#### LEGEND:

- BACK OF CURB - BACK TO BACK BENCHMARK - BUILDING LINE - CLEANOUT - TELEPHONE JUNCTION BOX - CURB AND GUTTER DRAINAGE EASEMENT - ELECTRICAL EASEMENT - ELEVATION FLOW LINE GAS LINE EASEMENT - HIGH-DENSITY POLYETHYLENE MINIMUM SERVICEABLE FLOOR

- ACCESS EASEMENT

**ELEVATION**  POLYVINYL CHLORIDE - PROPERTY LINE - PUBLIC EASEMENT RCP

- REINFORCED CONCRETE PIPE ROW or R/W - RIGHT-OF-WAY - SANITARY SEWER EASEMENT

- SERVICE LINE SIDEWALK - TOP ELEVATION

- UTILITY EASEMENT - WATER SURFACE ELEVATION WATERLINE EASEMENT

ASPHALT PAVEMENT - EXISTING ASPHALT PAVEMENT - PROPOSED

**CONCRETE PAVEMENT - EXISTING ASPHALT PAVEMENT - EXISTING** 

CONCRETE SIDEWALK - EXISTING **CONCRETE SIDEWALK - PROPOSED** 

CURB & GUTTER

CURB & GUTTER - EXISTING

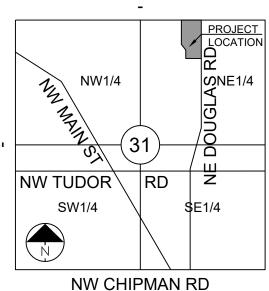
TREELINE — EXISTING LOT AND R/W LINES ———— EXISTING PLAT LINES —— P/L —— PROPERTY LINES

SANITARY SEWER MAIN SAN<sub>x</sub> SANITARY SEWER MAIN - EXIST ----- STORM SEWER STORM SEWER - EXISTING ---- CATV<sub>x</sub> ---- CABLE TV - EXISTING

FOC<sub>y</sub> FIBER OPTIC CABLE - EXISTING TELEPHONE LINE - EXIST. ELECTRIC LINE - EXISTING OHP<sub>x</sub> OVERHEAD POWER LINE - EXIST. ----- UGE<sub>x</sub> ----- UNDERGROUND ELECTRIC - EX. GAS LINE - EXISTING ----- W<sub>x</sub> ----- WATERLINE - EXISTING

LIGHT - EXISTING **EXISTING MANHOLE** CLEANOUT **EXISTING SANITARY MANHOLE** PROPOSED SANITARY MANHOLE EXISTING AREA INLET

EXISTING CURB INLET EXISTING GRATE INLET **EXISTING JUNCTION BOX EXISTING STORM MANHOLE** 



**SECTION 31-48-31** 

**LOCATION MAP** SCALE 1" = 2000'

#### **UTILITY CONTACTS:**

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

**EVERGY** Ron Dejarnette 1300 SE Hamblin Road Lee's Summit, MO 64081 Office: (816) 347-4316 Cell: (816) 810-5234 ron.dejarnette@evergy.com

CITY OF LEES SUMMIT PUBLIC WORKS 220 SE Green Street

Lee's Summit, MO 64063 (816) 969-1800

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 UTILITY City of Lee's Summit, Water Utilities 1200 SE Hamblin Road Lee's Summit, MO 64081 (816) 969-1900

SUMMARY OF QUANTITIES										
	ITEM	QUANTITY	UNITS							
1	6" PVC WATER MAIN (C900)	60	LF							
2	6" TAP/TEE & VALVE @ TIE-IN TO EXTG MAIN	1	EA							
3	FIRE HYDRANT ASSEMBLY	1	EA							
4	SURFACE RESTORE/REGRADING DIST. AREAS	1	LS							
5	BONDS	1	LS							

# PRIVATE WATER MAIN EXTENSION **OAKVIEW - LOT 5B**

## IN THE CITY OF LEE'S SUMMIT JACKSON COUNTY, MISSOURI

#### **GENERAL NOTES:**

- ALL CONSTRUCTION TO FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
- ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DEPARTMENT OF THE CITY OF LEE'S SUMMIT, MISSOURI.
- LINEAL FOOT MEASUREMENTS SHOWN ON THE PLANS ARE HORIZONTAL MEASUREMENTS, NOT SLOPE MEASUREMENTS. ALL PAYMENTS SHALL BE MADE ON HORIZONTAL MEASUREMENTS.
- NO GEOLOGICAL INVESTIGATION HAS BEEN PERFORMED ON THE SITE. THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE TAKEN FROM UTILITY COMPANY RECORDS AND
- THE CONTRACTOR SHALL ADHERE TO THE PROVISIONS OF THE SENATE BILL NUMBER 583, 78TH GENERAL 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.
- PRIOR TO ORDERING PRECAST STRUCTURES, SHOP DRAWING SHALL BE SUBMITTED TO THE DESIGN
- THE CONTRACTOR SHALL PROTECT ALL MAJOR TREES FROM DAMAGE. NO TREE SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER, UNLESS SHOWN OTHERWISE.
- 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.
- ALL WASTE MATERIAL RESULTING FROM THE PROJECT SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, OR AS DIRECTED BY THE OWNER AT NO ADDITIONAL COST.
- ALL EXCAVATIONS SHALL BE UNCLASSIFIED. NO SEPARATE PAYMENT WILL BE MADE FOR ROCK
- AND SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS. THE CONTRACTOR SHALL CONTACT PUBLIC WORKS INSPECTIONS AT: 816-969-1800 TO OBTAIN A PUBLIC
- WORKS CONSTRUCTION PERMIT. A MINIMUM 48 HOUR NOTICE SHALL BE GIVEN PRIOR TO PERMIT ISSUANCE 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
- 15. ALL SANITARY SEWER LATERALS SHALL HAVE A TRENCH CHECK, CONSISTING OF FLOWABLE BACKFILL, INSTALLED DURING CONSTRUCTION. TRENCH CHECK SHALL EXTEND TO BOTTOM OF TRENCH, TO WIDTH OF TRENCH, TO 12 INCHES ABOVE PIPE, FOR A MINIMUM LENGTH OF 12 INCHES. TRENCH CHECK SHALL BE LOCATED AT LEAST 5 FEET FROM SANITARY MAIN.

### UTILITIES:

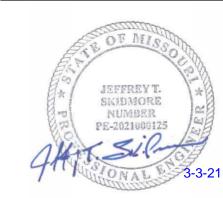
- EXISTING UTILITIES HAVE BEEN SHOWN TO THE GREATEST EXTENT POSSIBLE BASED UPON INFORMATION PROVIDED TO THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE RESPECTIVE UTILITY COMPANIES AND FIELD LOCATING UTILITIES PRIOR TO CONSTRUCTION AND IDENTIFYING ANY POTENTIAL CONFLICTS. ALL CONFLICTS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE
- 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.
- 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
- 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, CONCRETE ENCASEMENT OF THE SANITARY OR STORM SEWER LINE SHALL BE REQUIRED 10 FEET IN EACH DIRECTION OF THE CONFLICT.
- 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.
- 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.
- 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.

Sheet Number	Sheet Title	Sheet Num
C0.0	COVER SHEET	C0.0
C1.0	WATER LINE PLAN AND PROFILE	C1.0
C2.0	CITY STANDARD WATER DETAILS	C2.0

Sheet List Table								
Sheet Number	Sheet Title	Sheet Number						
C0.0	COVER SHEET	C0.0						
C1.0	WATER LINE PLAN AND PROFILE	C1.0						
C2.0	CITY STANDARD WATER DETAILS	C2.0						



#### PREPARED AND SUBMITTED BY:



SCHLAGEL & ASSOCIATES, P.A.

#### OWNER/DEVELOPER

OAK VIEW CAPITAL PARTNERS, LLC **BRAD TIDWELL** 201 HAWKS RIDGE TRAIL COLLEYVILLE, TX 76034 p 214-460-8442 BRAD@OAKVIEWCP.COM

SION **N** ≥  $\Box$ 

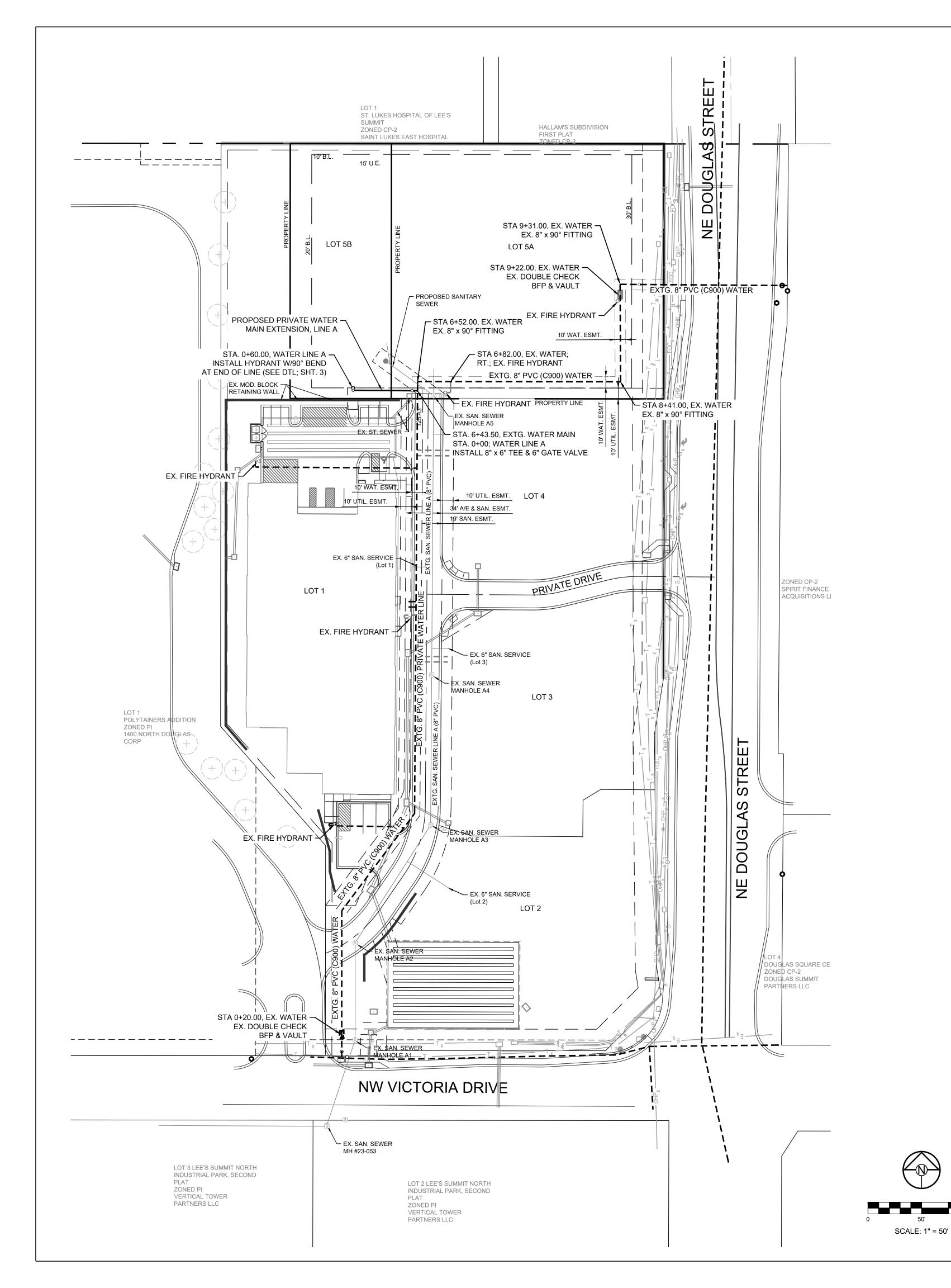
**COVER SHEET** 

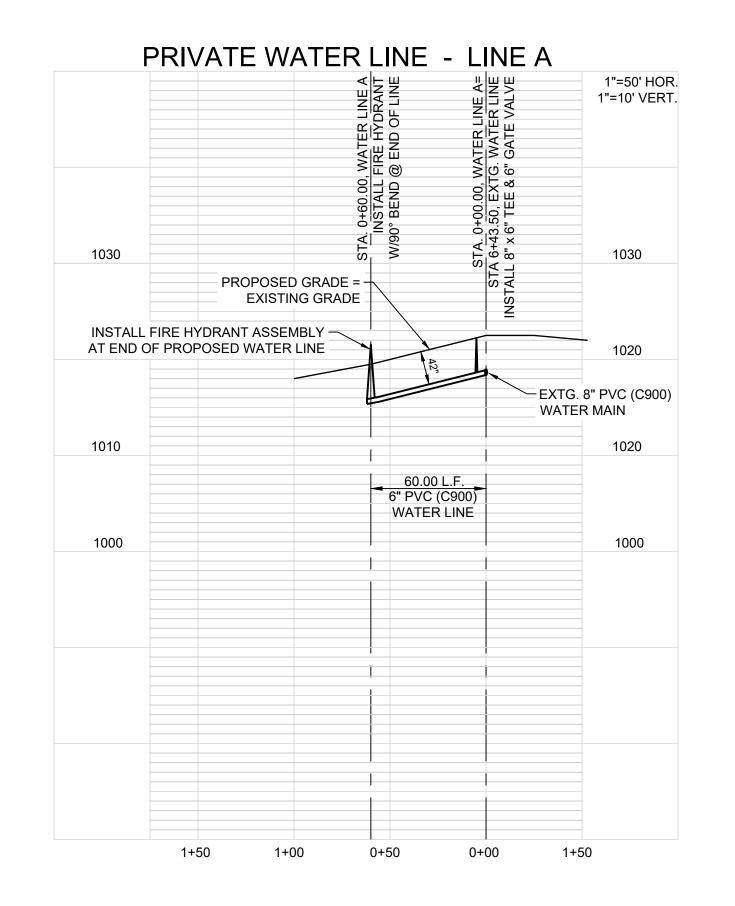
SHEET

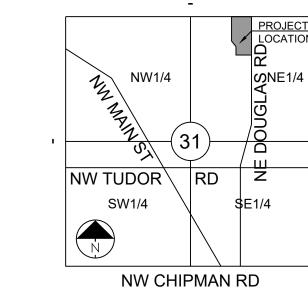
#### **PROJECT BENCHMARK:**

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'

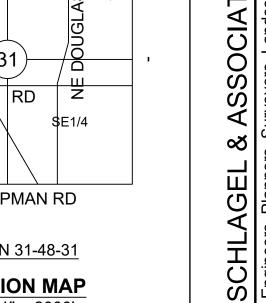






**SECTION 31-48-31** 

**LOCATION MAP** SCALE 1" = 2000'







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#### PARENT TRACT DESCRIPTION:

Lot 5, OAKVIEW-LOTS 1-5, a subdivision in Lee's Summit, Jackson County, Missouri, recorded as instrument 2019E0038352 in book 183 at page 78-80.

#### **DESCRIPTION: 5A**

Part of Lot 5, OAKVIEW-LOTS 1-5, a subdivision in Lee's Summit, Jackson County, Missouri, recorded as instrument 2019E0038352 in book 183 at page 78-80. Being more particularly described as follows: All of Lot 5, OAKVIEW-LOTS 1-5 except the West 94.35 feet thereof.

#### **DESCRIPTION: 5B**

Part of Lot 5, OAKVIEW-LOTS 1-5, a subdivision in Lee's Summit, Jackson County, Missouri, recorded as instrument 2019E0038352 in book 183 at page 78-80. Being more particularly described as follows: All of the West 94.35 feet of said Lot 5, OAKVIEW-LOTS 1-5.

#### OIL/GAS WELL NOTE:

There are no Oil or Gas Wells located on this property as reported on the Missouri Department of Natural Resources Oil and Gas Permits website. It is the responsibility of the Owner/Developer to report and verify all Oil and Gas Wells discovered on the project site.

### **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'



#### FLOOD NOTE:

BOSTON, MA 02108

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

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

**DEVELOPER:** 

## **PROFILE**

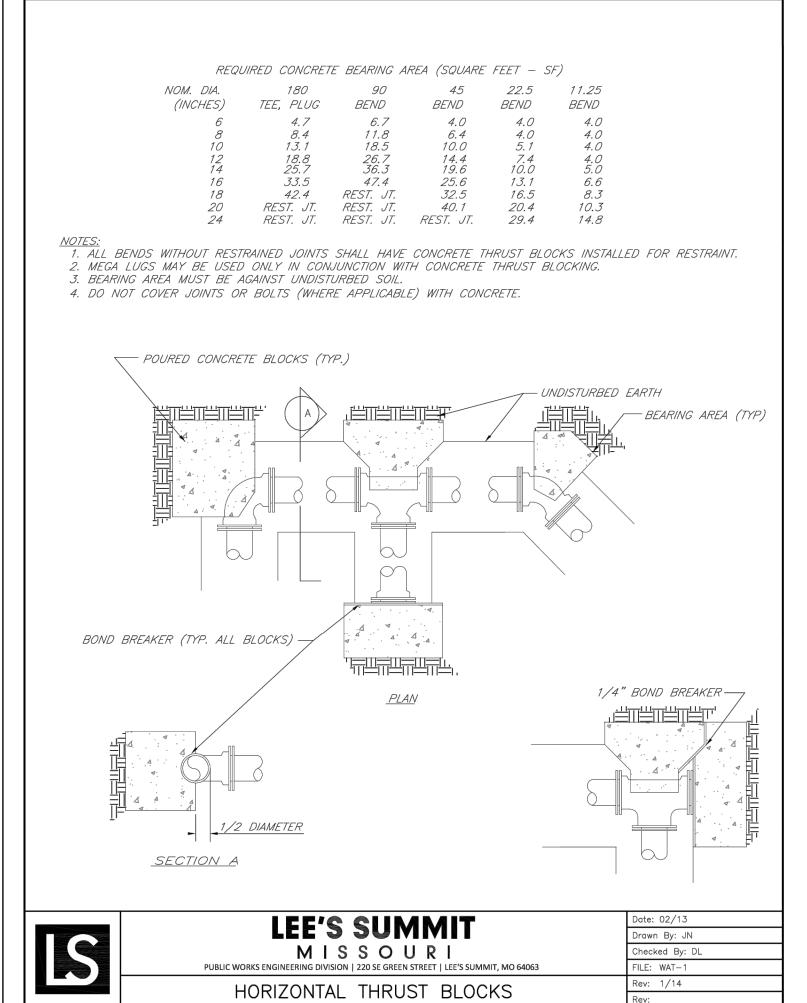
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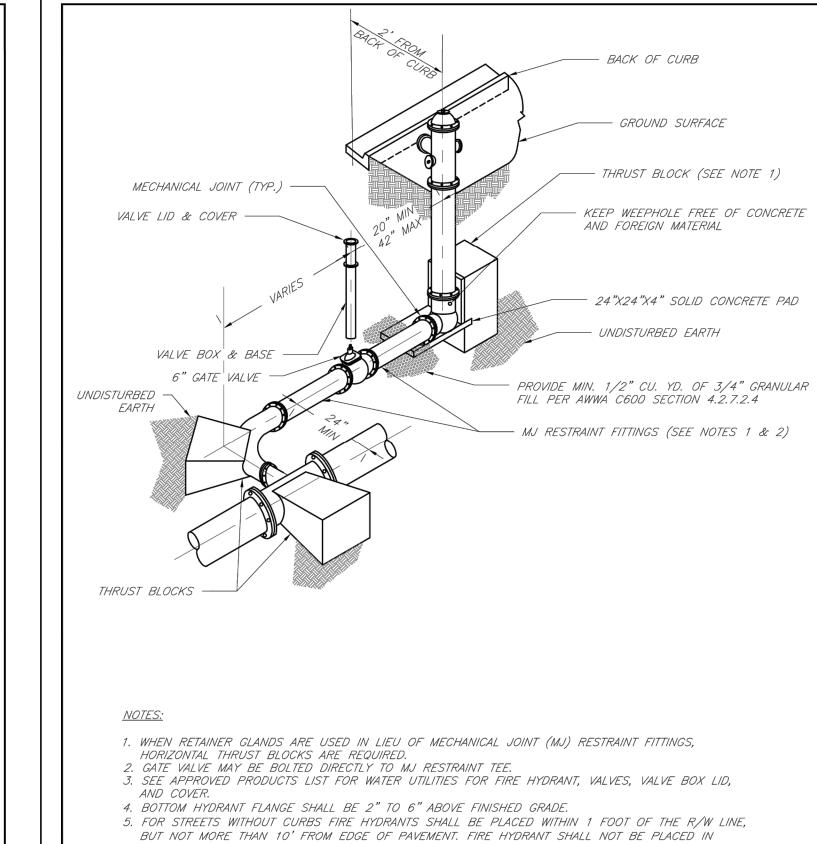
OF

WATER LINE

PLAN AND



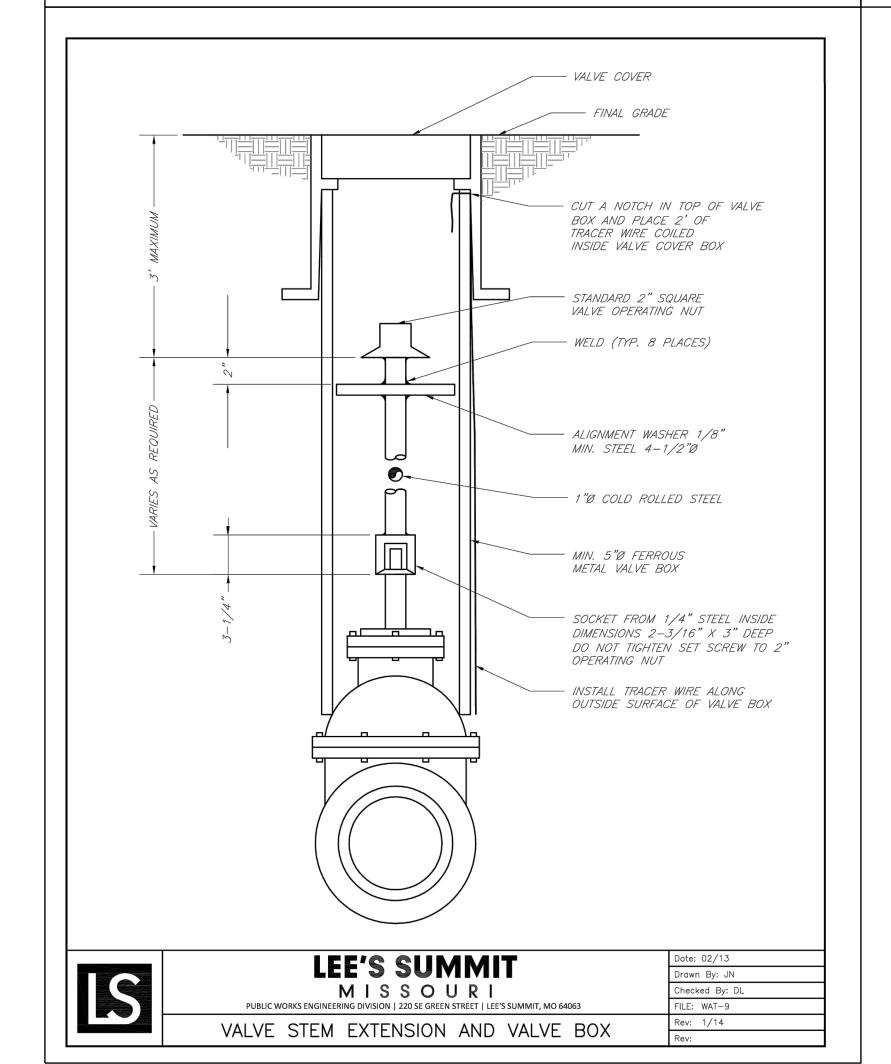


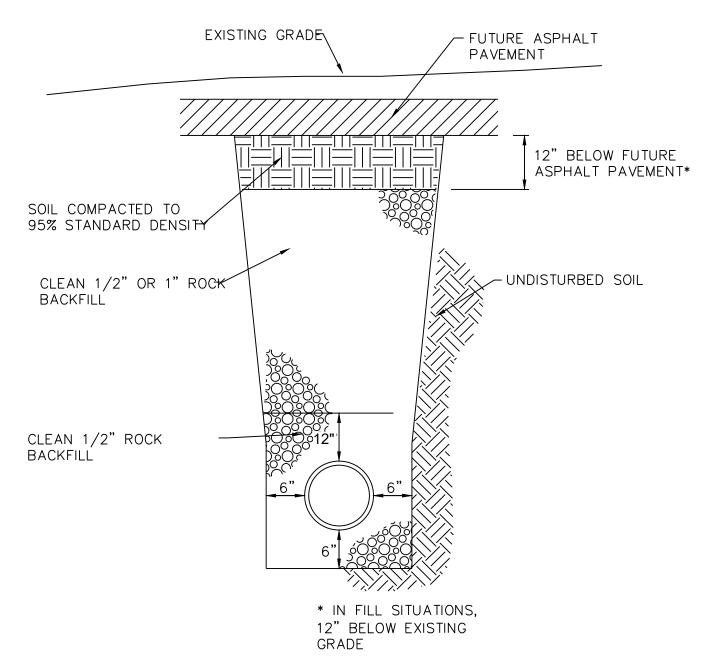


LEE'S SUMMIT	Date: 02/13		
ree 3 30 MIMILI	Drawn By: JN		
MISSOURI	Checked By: DL		
PUBLIC WORKS ENGINEERING DIVISION   220 SE GREEN STREET   LEE'S SUMMIT, MO 64063	FILE: WAT-8		
HYDRANT WITH 90 DEGREE BEND	Rev: 1/14		
HIDNAMI WITH 90 DEGREE BEND	Rev:		

BOTTOM OF DITCH.

6. HYDRANT SHALL BE ROTATED AS DIRECTED BY INSPECTOR.





TRENCHING AND BACKFILL UNDER PAVEMENT/ROW

JEFFREY T.
SKIDMORE
NUMBER
PE-2021000125
SJONAL E 3-3-3-2

OAKVIEW - LOT 5B
PRIVATE WATER MAIN EXTENSION
NE DOUGLAS RD AND NW VICTORIA D
LEE'S SUMMIT, MISSOURI

DESCRIPTION	Clarified Fire Hydrant callout											
REVISION DATE	4 3-3-21	<	<u>/2/</u>	\ <u>\{\</u>	1	4	\ <del>\$</del>	<	( <del>9</del> )	⟨ï	<b>⊗</b>	<b>~</b>
DRAWN BY:	ITS/DGF	5000		CHECKED BY:		MAB	UAAVABAA BIVU	יייייייייייייייייייייייייייייייייייייי	02-19-2021	02-13-2021	PROJ. NUMBER:	20-123

CITY STANDARD WATER DETAILS

SHEET

C2.0