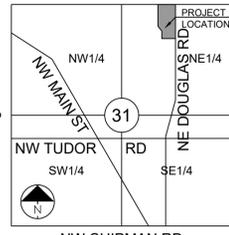


# PUBLIC SANITARY SEWER PLANS FOR OAKVIEW - LOT 5B IN THE CITY OF LEE'S SUMMIT JACKSON COUNTY, MISSOURI

**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
  - S/W - 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
  - R/W - RIGHT-OF-WAY
  - SAN - SANITARY SEWER MAIN - EXIST.
  - STO - STORM SEWER
  - CATV - CABLE TV - EXISTING
  - FOC - FIBER OPTIC CABLE - EXISTING
  - TEL - TELEPHONE LINE - EXIST.
  - EL - ELECTRIC LINE - EXISTING
  - OHP - OVERHEAD POWER LINE - EXIST.
  - UGE - UNDERGROUND ELECTRIC - EX.
  - G - GAS LINE - EXISTING
  - W - WATERLINE - EXISTING
  - L - LIGHT - EXISTING
  - EX - EXISTING MANHOLE
  - CO - CLEANOUT
  - EX-SAN - EXISTING SANITARY MANHOLE
  - PRO-SAN - PROPOSED SANITARY MANHOLE
  - AI - EXISTING AREA INLET
  - CI - EXISTING CURB INLET
  - GI - EXISTING GRATE INLET
  - JB - EXISTING JUNCTION BOX
  - EX-STO - 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 Dejarrette  
1300 SE Hamblin Road  
Lee's Summit, MO 64081  
Office: (816) 347-4316  
Cell: (816) 810-5234  
ron.dejarrette@evergy.com

**CITY OF LEE'S SUMMIT PUBLIC WORKS**  
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 UTILITY**  
City of Lee's Summit, Water Utilities  
1200 SE Hamblin Road  
Lee's Summit, MO 64081  
(816) 969-1900

**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.
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 PHASES OF CONSTRUCTION, AND SHALL KEEP THE STREETS 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. SUBGRADE SOIL FOR ALL CONCRETE STRUCTURES, REGARDLESS OF THE TYPE OR LOCATION, SHALL BE FIRM, DENSE AND THOROUGHLY COMPACTED AND CONSOLIDATED, SHALL BE FREE FROM MUCK AND MUD; AND SHALL BE SUFFICIENTLY STABLE TO REMAIN FIRM AND INTACT UNDER THE FEET OF THE WORKMEN OR MACHINERY ENGAGED IN SUBGRADE SURFACING, LAYING REINFORCING STEEL, AND DEPOSITING CONCRETE THEREON. IN ALL CASES WHERE SUBSOIL IS MUCKY OR WORKS INTO MUD OR MUCK DURING SUCH OPERATIONS, A SEAL COURSE OF EITHER CONCRETE OR ROCK SHALL BE PLACED BELOW SUBGRADE TO PROVIDE A FIRM BASE FOR WORKING AND FOR PLACING THE FLOOR SLAB.
15. THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH AN INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.
16. 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).
17. 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:**

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, CONCRETE ENCASEMENT OF THE SANITARY OR STORM SEWER LINE SHALL BE REQUIRED 10 FEET IN EACH DIRECTION OF THE 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.

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER
C1.0	GENERAL LAYOUT
C2.0	LINE B - PLAN AND PROFILE
C3.0	STANDARD SANITARY SEWER DETAILS

**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  
f -  
BRAD@OAKVIEWCP.COM

RELEASE FOR  
CONSTRUCTION  
AS NOTED ON PLANS REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
04/05/2021

SUMMARY OF QUANTITIES			
	ITEM	QUANTITY	UNITS
1	8" PVC SDR 26	55	LF
2	6" PVC SDR 26	20	LF
3	8"x6" Wye Service	1	EA
4	STD. 4' DIA. MANHOLE	1	EA
5	CORE DRILL/CONNECT TO EXTG. MANHOLE	1	EA
6	EXTRA DEPTH IN MH	1.5	VF
7	SAWCUT/REMOVE/REPLACE EXTG. PAVEMENT	1	LS
8	BONDS	1	LS
8	COMPACTION TESTING	1	LS

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

**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 "I" ON NE CORNER OF CURB INLET NEAR THE SOUTHWESTERLY PROPERTY LINE OF THE PROPERTY. ELEV. 986.78'

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Missouri State Certificate of Authority  
#E2002003690-F #LAC2001000323-F #S2002008695-F

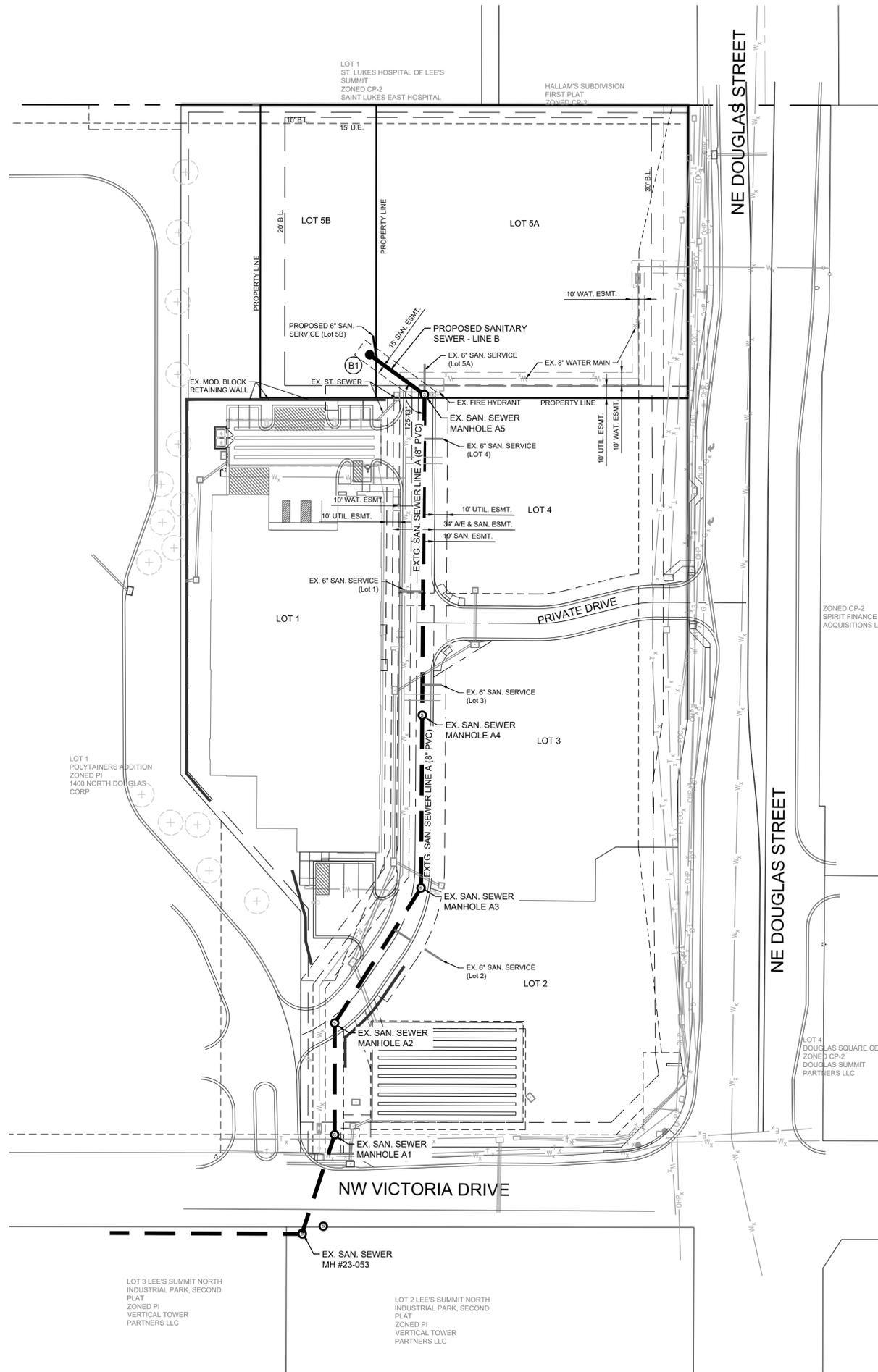
**OAKVIEW - LOT 5B  
PUBLIC SANITARY SEWER PLANS  
NE DOUGLAS RD AND NW VICTORIA DR  
LEE'S SUMMIT, MISSOURI**

REVISION DATE	DESCRIPTION
2-19-2021	City Engineering Review
3-3-2021	City Engineering Review No. 2
3-3-2021	City Engineering Review No. 2
3-3-2021	City Engineering Review No. 2
3-3-2021	City Engineering Review No. 2
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3-3-2021	City Engineering Review No. 2
3-3-2021	City Engineering Review No. 2
3-3-2021	City Engineering Review No. 2

DRAWN BY: JTS/DFG  
CHECKED BY: MAB  
DATE PREPARED: 02-02-2021  
PROJ. NUMBER: 20-123

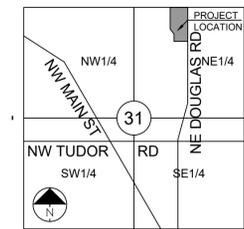
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**GENERAL NOTES:**

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'

**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 "I" 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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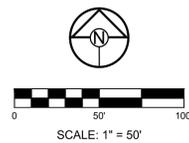


**OAKVIEW - LOT 5B  
PUBLIC SANITARY SEWER PLANS  
NE DOUGLAS RD AND NW VICTORIA DR  
LEE'S SUMMIT, MISSOURI**

REVISION DATE	DESCRIPTION
2-19-2021	City Engineering Review
3-3-2021	City Engineering Review No. 2

**GENERAL LAYOUT**

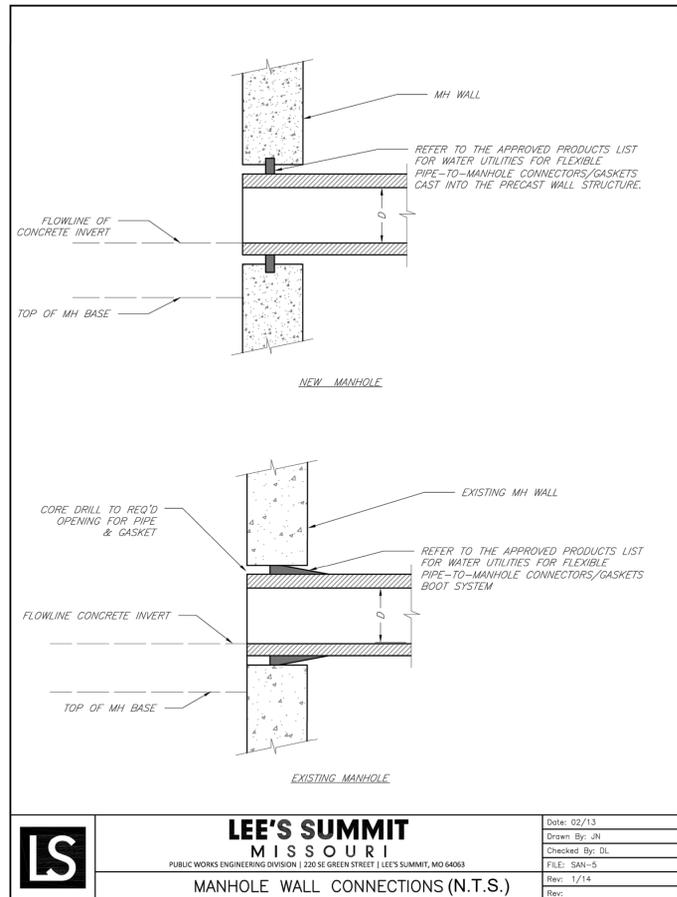
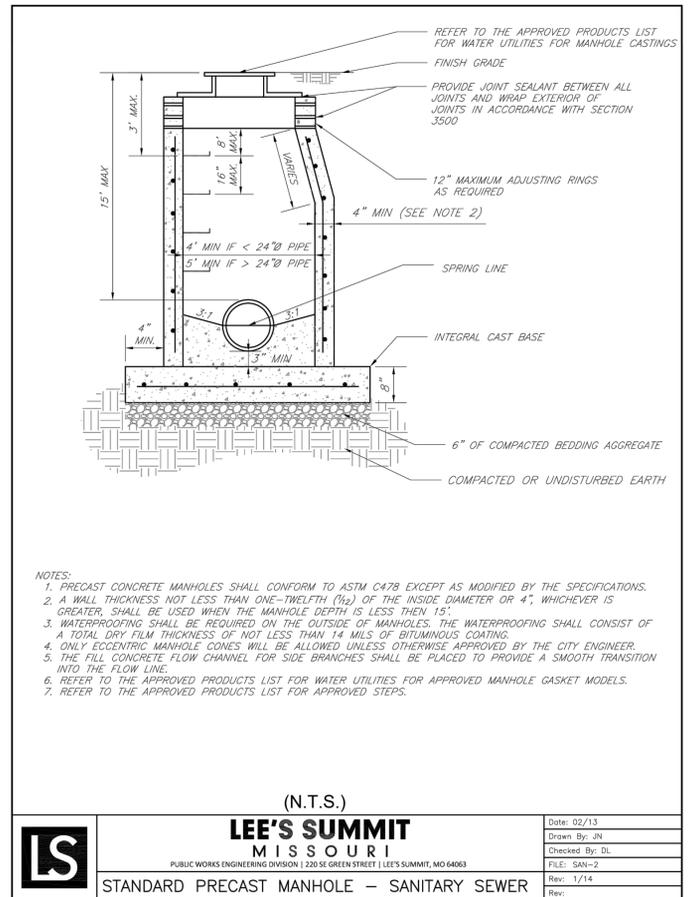
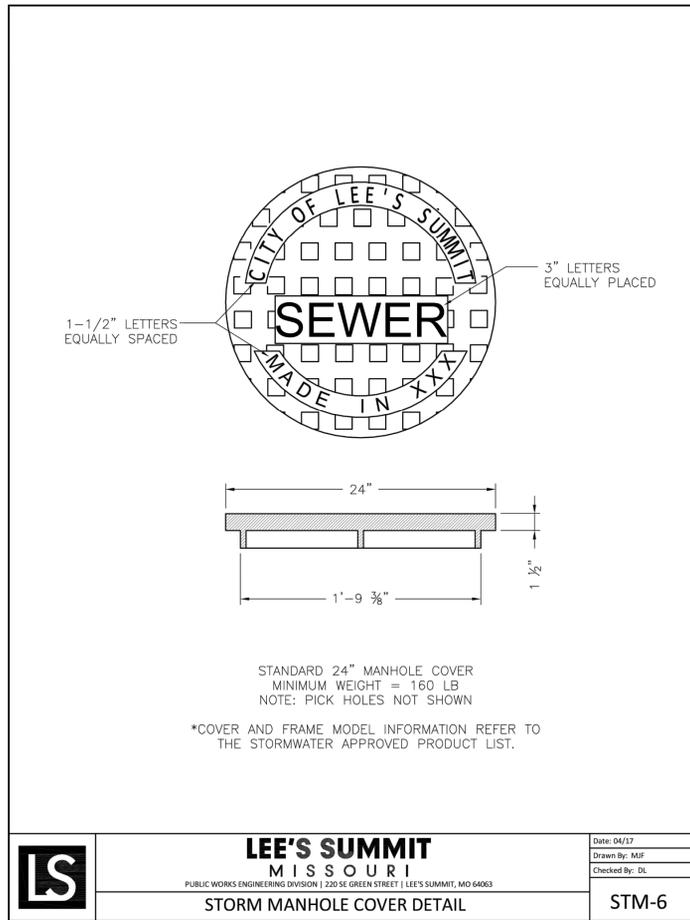
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OF



**RELEASE FOR CONSTRUCTION**  
AS NOTED ON PLANS REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
04/05/2021







RELEASE FOR CONSTRUCTION AS NOTED ON PLANS REVIEW LEE'S SUMMIT, MISSOURI 04/05/2021

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OAKVIEW - LOT 5B  
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REVISION DATE	DESCRIPTION
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STANDARD SANITARY SEWER DETAILS

SHEET  
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OF