

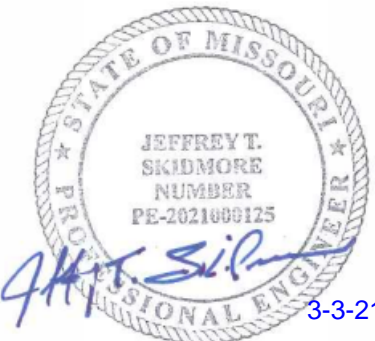
**PRIVATE WATER MAIN EXTENSION**  
**FOR**  
**OAKVIEW - LOT 5B**  
**IN THE CITY OF LEE'S SUMMIT**  
**JACKSON COUNTY, MISSOURI**

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**PREPARED AND SUBMITTED BY:**



SCHLAGEL &amp; 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

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

REVISION DATE	DESCRIPTION
1. 3-3-21	Clarified Fire Hydrant callout
2.	
3.	
4.	
5.	
6.	
7.	
8.	

COVER SHEET

SHEET

C0.0

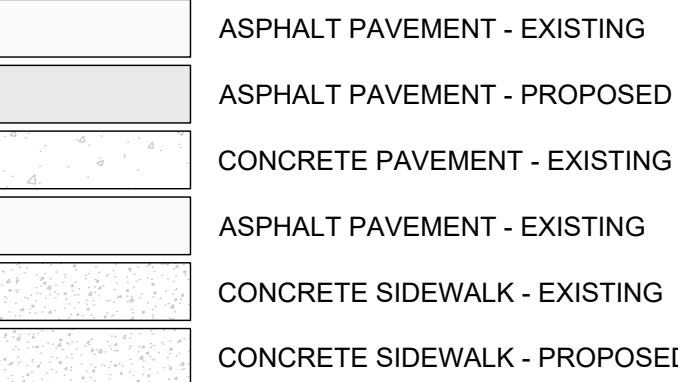
### PROJECT BENCHMARK:

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

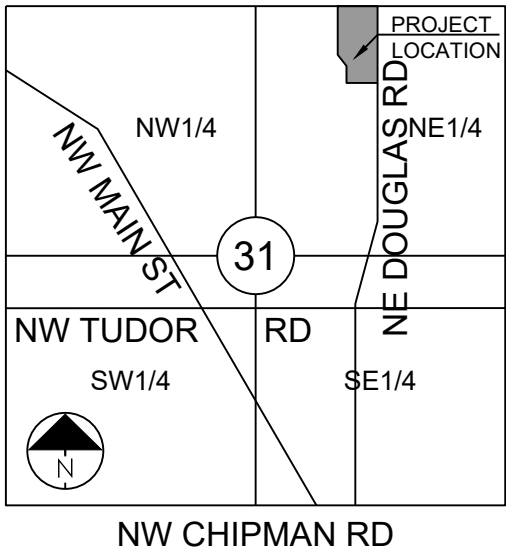
ALTA SURVEY CONTROL BENCHMARK: CHISELED "=" ON NE CORNER OF CURB INLET NEAR THE SOUTHWESTERLY PROPERTY LINE OF THE PROPERTY. ELEV. 986.78'

**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                 |
| FL         | - 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            |
| R/W or R/W | - RIGHT-OF-WAY                        |
| S/OE       | - SANITARY SEWER EASEMENT             |
| SL         | - SERVICE LINE                        |
| S/W        | - SIDEWALK                            |
| TE         | - TOP ELEVATION                       |
| U/E        | - UTILITY EASEMENT                    |
| WSE        | - WATER SURFACE ELEVATION             |
| W/E        | - WATERLINE EASEMENT                  |



- CURB & GUTTER**
- CURB & GUTTER - EXISTING**
- TREELINE**
- EXISTING LOT AND R/W LINES
- EXISTING PLAT LINES
- P/L \_\_\_\_\_ PROPERTY LINES
- ROW \_\_\_\_\_ RIGHT-OF-WAY
- SANITARY SEWER MAIN**
- SANITARY SEWER MAIN - EXIST.**
- STORM SEWER**
- STORM SEWER - EXISTING**
- CABLE TV - EXISTING**
- FIBER OPTIC CABLE - EXISTING**
- TELEPHONE LINE - EXIST.**
- ELECTRIC LINE - EXISTING**
- OVERHEAD POWER LINE - EXIST.**
- UNDERGROUND ELECTRIC - EX.**
- GAS LINE - EXISTING**
- 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

**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

## SUMMARY OF QUANTITIES

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

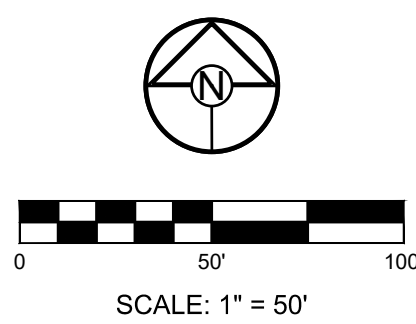
**GENERAL NOTES:**

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.  
NO GEOLOGICAL INVESTIGATION HAS BEEN PERFORMED ON THE SITE.
4. 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.
5. 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.
6. PRIOR TO ORDERING PRECAST STRUCTURES, SHOP DRAWING SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL.
7. THE CONTRACTOR SHALL PROTECT ALL MAJOR TREES FROM DAMAGE. NO TREE SHALL BE REMOVED WITHOUT THE PERMISSION OF THE OWNER, UNLESS SHOWN OTHERWISE.
8. 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.
9. 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.
10. ALL EXCAVATIONS SHALL BE UNCLASSIFIED. NO SEPARATE PAYMENT WILL BE MADE FOR ROCK EXCAVATION.
11. THE CONTRACTOR SHALL CONTROL THE EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION, AND SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.
12. 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.
13. 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 LATEST AND CURRENT TRAFFIC CONTROL DEVICES (MUTCD LATEST EDITION).
14. 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. MATERIALS FOR WHICH A FILL, 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. TREES OR SPILLS SHALL BE NEATLY PLACED ONSITE ADJACENT TO THE TRENCH AND COMPACTED TO PREVENT SATURATION OF THE SOILS. 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  
04/09/2021**



1"=50' HOR  
1"=10' VERT.

1030

1020

1010

1000

1+50 1+00 0+50 0+00 1+50

STA. 0+60.00, WATER LINE A=

INSTALL FIRE HYDRANT

W/90° BEND @ END OF LINE

PROPOSED GRADE =

EXISTING GRADE

INSTALL FIRE HYDRANT ASSEMBLY

AT END OF PROPOSED WATER LINE

STA. 0+00.00, WATER LINE A=

STA 0+43.50, EXTG. WATER LINE

INSTALL 8" x 6" TEE & 6" GATE VALVE

EXTG. 8" PVC (C900)

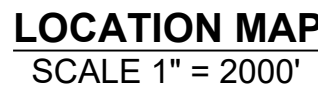
WATER MAIN

60.00 L.F.

6" PVC (C900)

WATER LINE

3.0'



3-3-2

REVISION DATE	DESCRIPTION
1 3-2-21	Clarified Fire Hydrant callout.
2	
3	
4	
5	
6	
7	
8	

# C1.0

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.

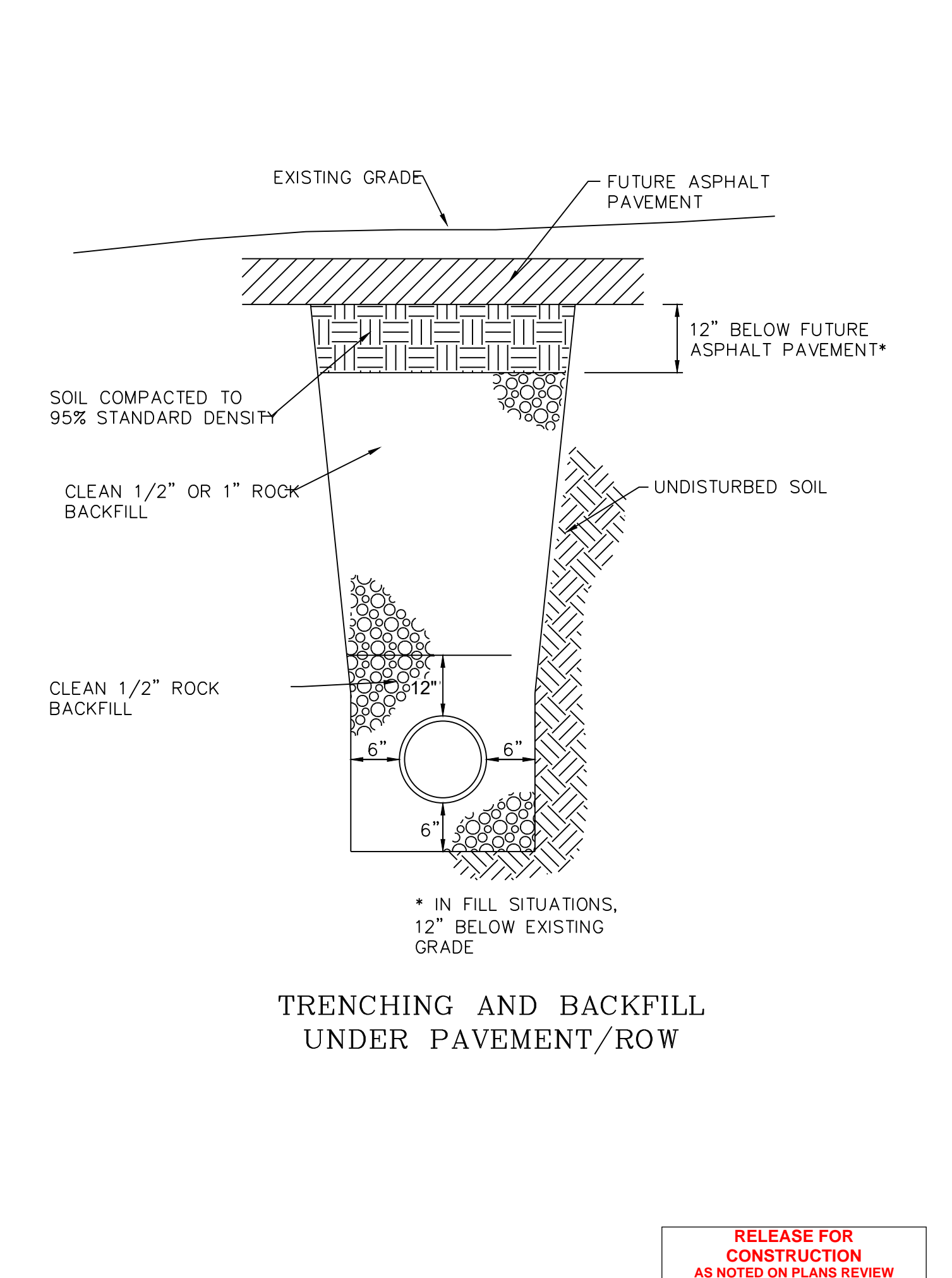
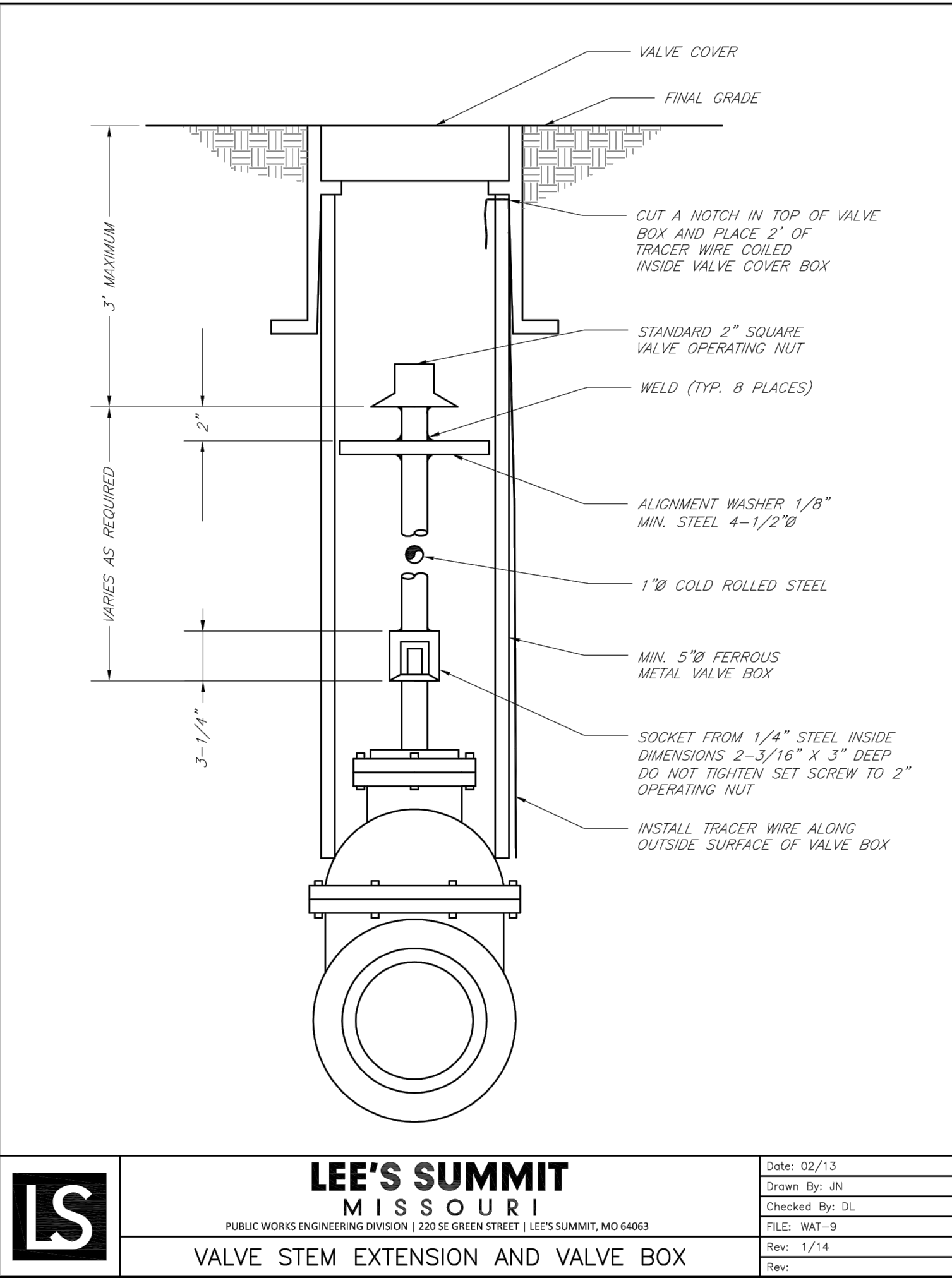
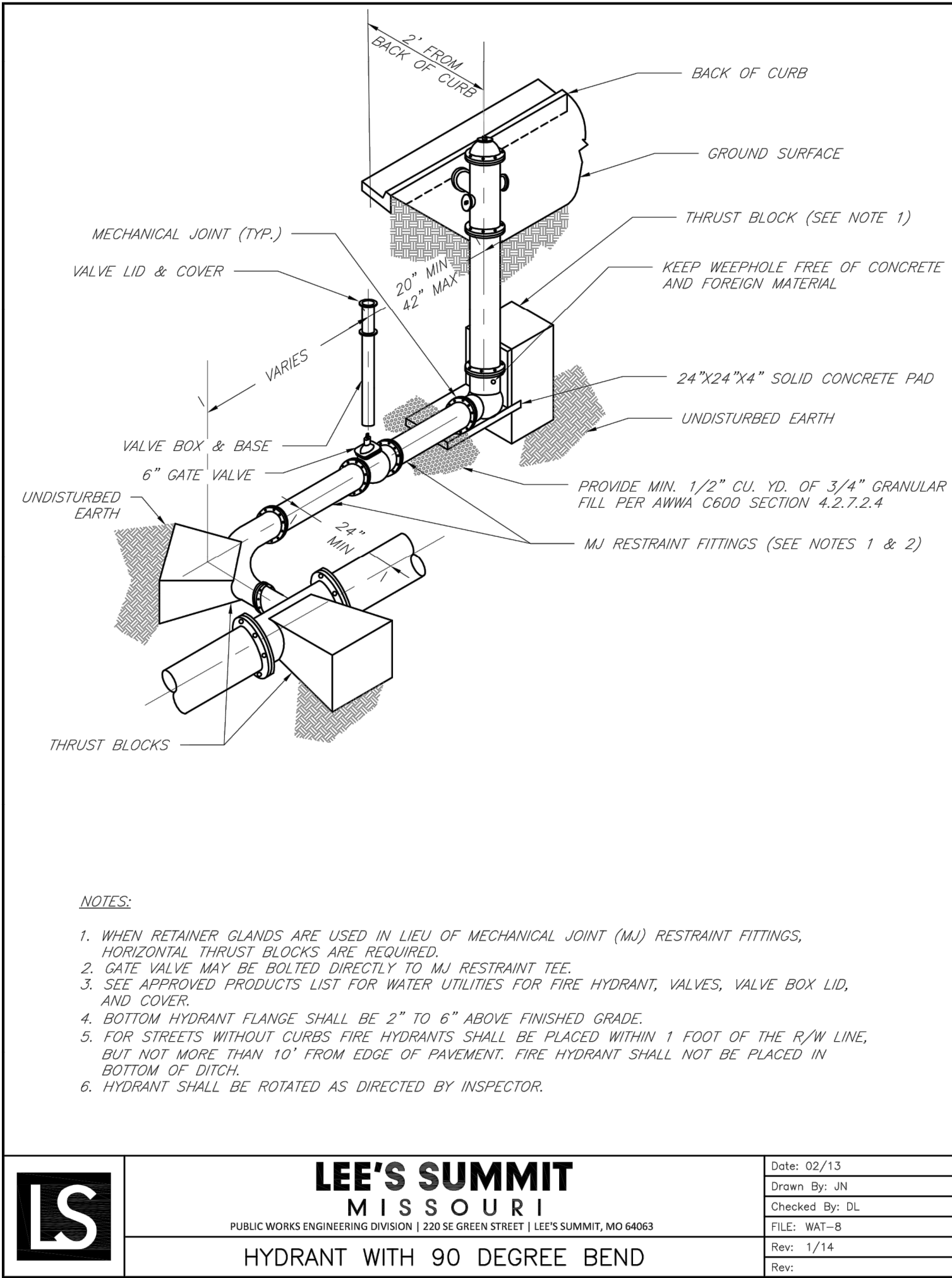
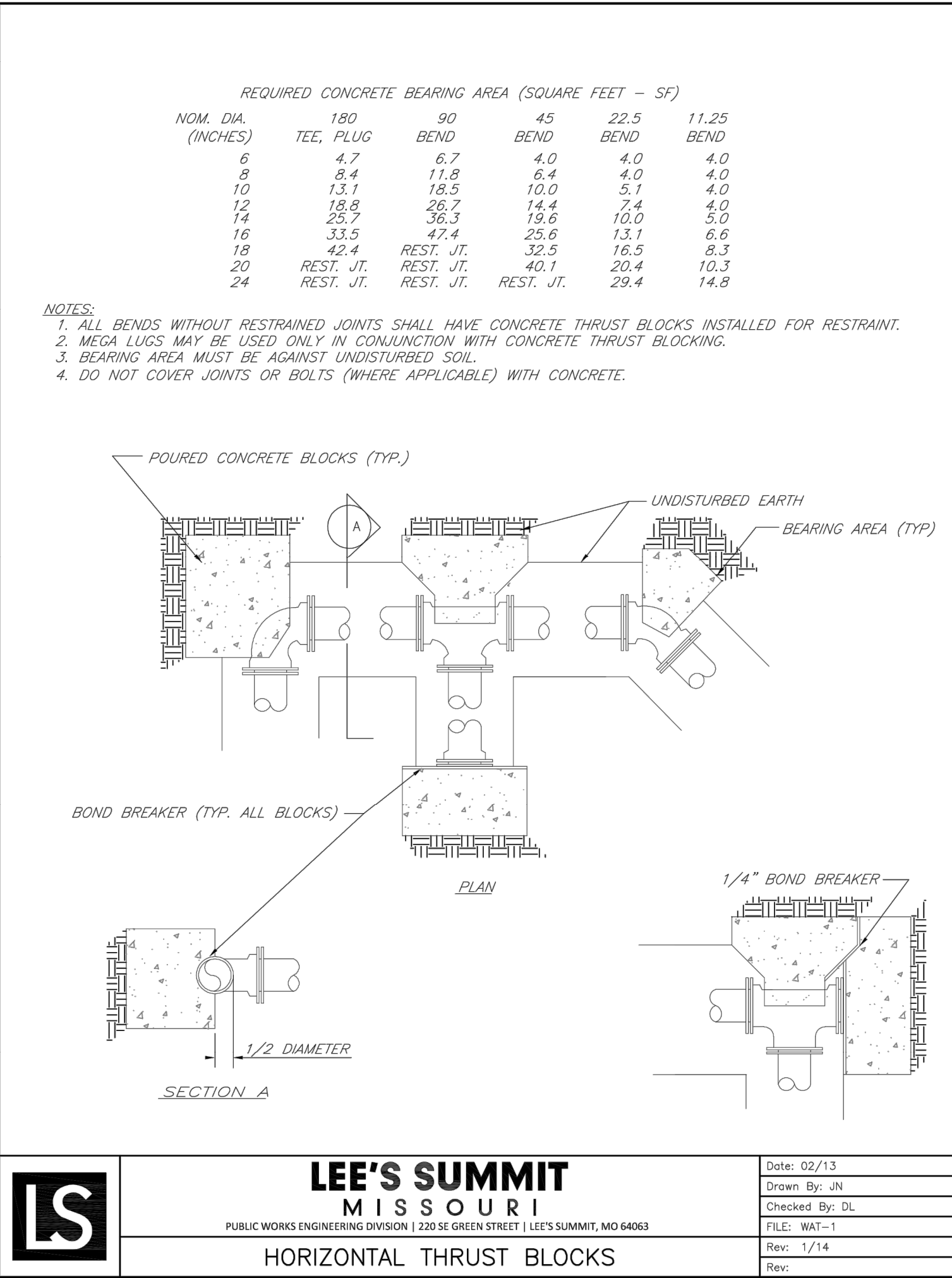
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ALTA SURVEY CONTROL BENCHMARK: CHISELED "-" ON NE CORNER OF CURB INLET NEAR THE SOUTHWESTERLY PROPERTY LINE OF THE PROPERTY. ELEV. 986.78'

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.

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

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



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Missouri State Certificates of Authority  
#E2002003600-F #LAC2001005237 #LS2002008659-F

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

REVISION DATE	DESCRIPTION
3-3-21	Clarified fire hydrant callout

DRAWN BY: JTS/SGF  
CHECKED BY: MAB  
DATE PREPARED: 02-19-2021  
PROJ. NUMBER: 20-123

CITY STANDARD WATER DETAILS

SHEET

C2.0

OF

RELEASE FOR CONSTRUCTION  
AS NOTED ON PLANS REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
04/09/2021