

SUMMIT ORCHARD LOT 4
INFRASTRUCTURE IMPROVEMENTS
WATER MAIN PLANS

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
SEC.31 TWP. 48N, RNG. 31W
SEC.36 TWP. 48N, RNG. 32W

GENERAL NOTES

1. UTILITIES: Locations of existing utilities are shown for information only and are not guaranteed to be either accurate or complete. It is the Contractor's responsibility to contact all utilities and obtain utility staking prior to construction. No utilities on private property are shown. Contact Missouri One Call at 1-800-DIG-RITE, 1-800-344-7483.
2. SOIL BORINGS: No soil boring information is included in the specifications. If the Contractor deems soils investigation necessary for use in preparing his bid, he shall do so at his own expense, and he shall be responsible for any and all permits, rights of entry, and restoration in accordance with the specifications.
3. DEVIATIONS FROM PLANS OR SPECIFICATIONS: Any deviations in the location or number of facilities noted for installation on these plans, or extension or rerouting the utilities constructed under these plans, requires the written authorization of the Owner's Representative before proceeding. Items installed in conflict with the plans and specifications and without such approval will not be approved for payment.
4. SITE ACCESS: The Contractor shall provide access to the work at any time for the owner, engineer, and state or local officials. The Contractor shall maintain access to existing parking lots and shall adhere to MUTCD requirements in Part 6 Temporary Traffic Control for maintaining traffic control during construction.
5. SAFETY: Safety on the job is the sole responsibility of the Contractor. The Contractor is responsible to replace and maintain proper barricades and/or fences to prevent injury to his and other personnel and the public. The Contractor shall leave such barricades and/or fences in place at any time he is absent from the job site.
6. All pavements, sidewalks, abandoned sewers, pipelines, excess earthwork, or other obstructions to construction that are removed, shall become the property of the Contractor unless specifically noted, and shall be disposed of by the Contractor in accordance with state regulations.
7. Removals of portions of pavement, curb gutters, sidewalk, and other similar improvements shall be removed to an existing joint if one is within 18". If there is no existing joint, a joint shall be sawed to minimum depth of 2" with true line and vertical face prior to removal.
8. All power poles, telephone poles, guy wires, and other utilities shall be relocated by owner of the facility unless noted otherwise.
9. The Contractor shall be responsible for the replacement of any property monuments (irons) removed or destroyed by his construction. Monuments being reset shall be placed by a Professional Land Surveyor, licensed to practice in the State of Missouri.
10. All disturbed areas shall be fertilized, seeded, and mulched in accordance with the specifications. The Contractor shall control all sediment run-off from leaving the project by using control features such as silt fences, or other means as directed by the City of Lee's Summit Design and Construction Manual, Ordinance No. 5813, Section 5100.
11. LAYOUT and DIGITAL DRAWINGS (civil) will be available to the successful contractor after award of the contract upon their request. Digital info will be in ACAD 2013 format.



Know what's below.
Call before you dig.

UTILITY CONTACTS

LOCATES: MISSOURI ONE CALL SYSTEM	811/800-DIG-RITE
WATER & SEWER: CITY OF LEE'S SUMMIT	816-969-1940
ELECTRIC: KANSAS CITY POWER & LIGHT	816-471-5275
GAS: SPIRE	816-969-2298
CABLE TV: COMCAST CABLEVISION	816-795-1100
TIME WARNER	816-358-8833
TELEPHONE: SBC/AT&T	800-464-7928



SITE LOCATION MAP



SHEET INDEX:

- C001 COVER
C002 OVERALL PLAN/NOTES
C301-C303 WATER MAIN PLAN/PROFILE
C501 DETAILS

DEVELOPER

Townsend Summit, LLC
11311 McCormick Road, Suite 470
Hunt Valley, Maryland 21031
PH (816) 251-4100
CONTACT: Steve Rich

ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL, ORDINANCE NO. 5813. PORTIONS OF THE KANSAS CITY APWA SPECIFICATIONS HAVE BEEN INCORPORATED INTO THE LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL. THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL IS THE FINAL AUTHORITY.

PREPARED & SUBMITTED BY:

ANDERSON ENGINEERING, INC.
COLUMBIA, MISSOURI

Thomas P. Wooten, P.E.
Missouri P.E. No E-2000150081



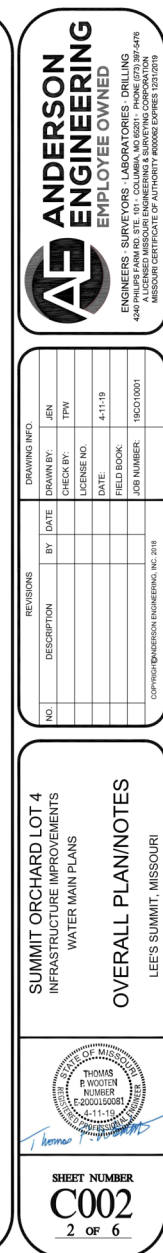
Summary of Quantities			
Item No	Description	Units	Quantity
1	8" PVC C900 Water Main	LF	1348
2	Fire Hydrant Assembly	EA	2
3	8" Gate Valve & Box	EA	2
4	Directional Drill 8" Water Main	LF	100
5	Connect to Existing Main	EA	2

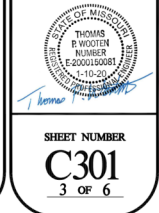


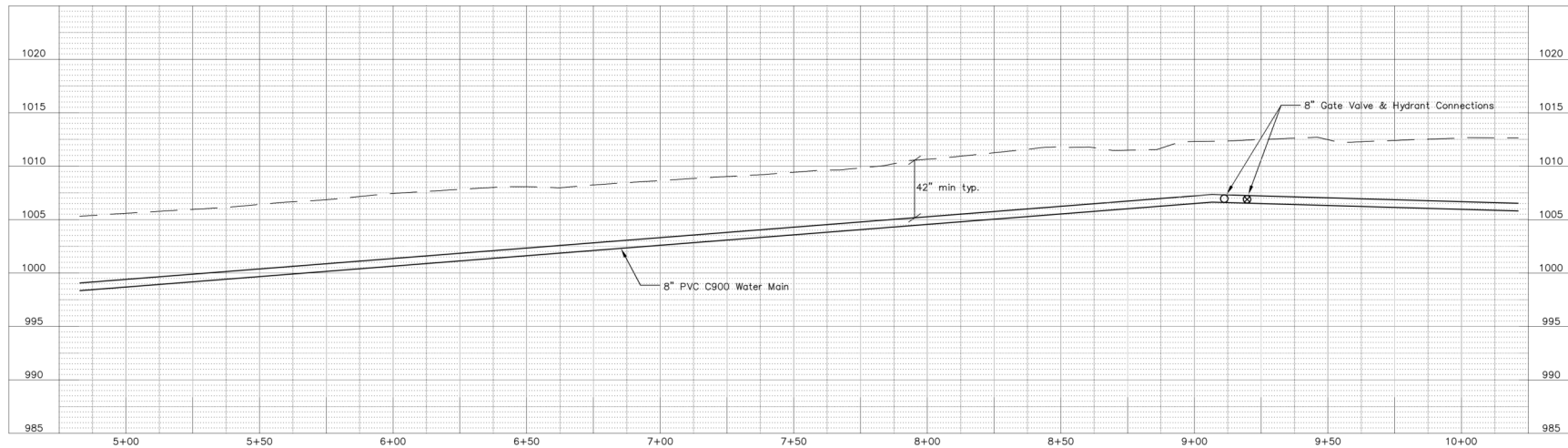
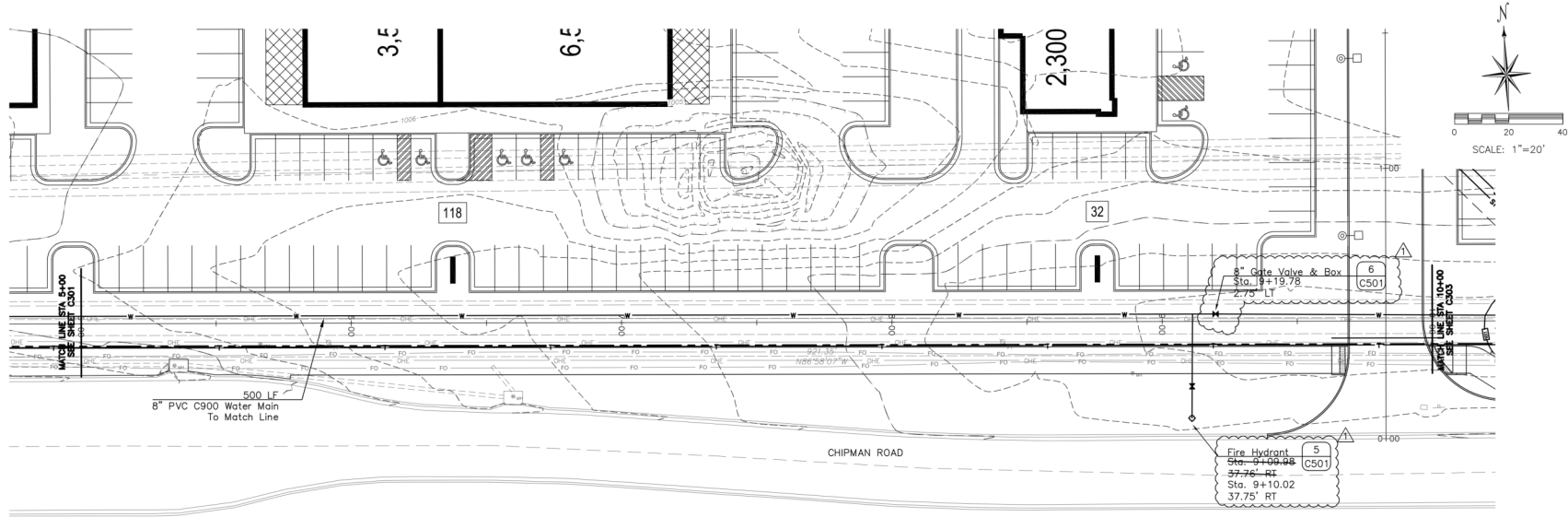
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DRAWN BY:	JEN	CHECK BY:	TPW
DATE:	1-9-20	LICENSE NO.:	E-2000150081
DATE:	4-11-2019	FIELD BOOK:	
JOB NUMBER:	HC010001		

SUMMIT ORCHARD LOT 4
INFRASTRUCTURE IMPROVEMENTS
WATER MAIN PLANS
COVER
LEE'S SUMMIT, MISSOURI

SHEET NUMBER
C001
1 OF 6







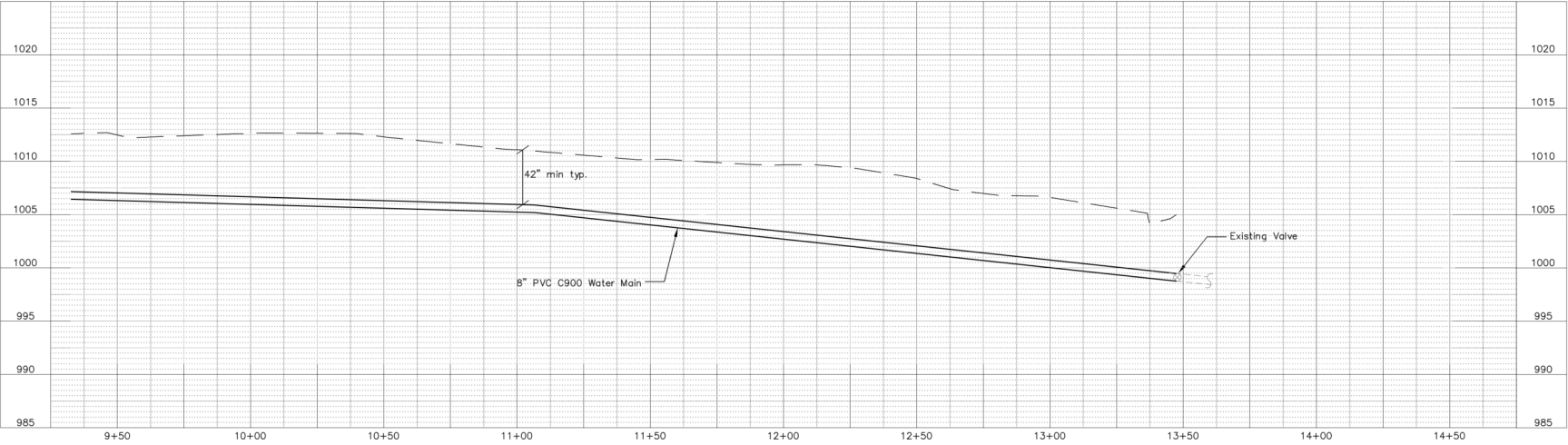
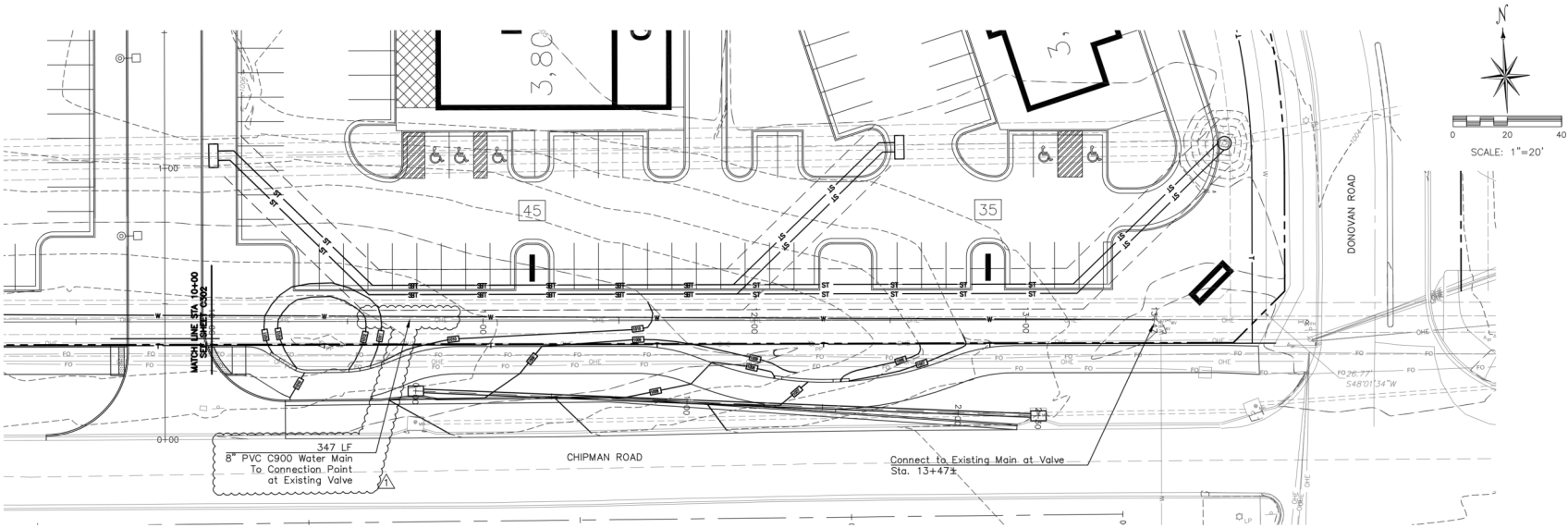
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NO.	DESCRIPTION	BY	DATE	DRAWN BY:	JEN
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				LICENSE NO.	E-200010081
				DATE	4-11-19
				FIELD BOOK:	
				JOB NUMBER:	19C010001

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SUMMIT ORCHARD LOT 4
INFRASTRUCTURE IMPROVEMENTS
WATER MAIN PLANS
WATER MAIN PLAN/PROFILE
LEE'S SUMMIT, MISSOURI



SHEET NUMBER
C302
4 OF 6



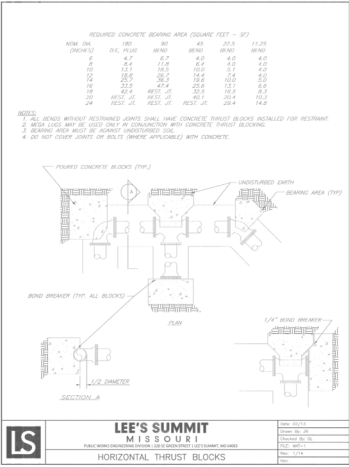
ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS SURVEYORS LABORATORIES DRILLING
444 N. MAIN ST. SUITE 200
LEES SUMMIT, MISSOURI 64063
A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION
MISSOURI CERTIFICATE OF AUTHORITY #0006 EXPIRES 12/31/2019

REVISIONS		DRAWING INFO	
NO.	DESCRIPTION	BY	DATE
1	Water Main As Built	JEN	1-9-20
		CHECK BY:	TPW
		LICENSE NO.	E-2000100081
		DATE:	4-11-19
		FIELD BOOK:	
		JOB NUMBER:	HCD10001

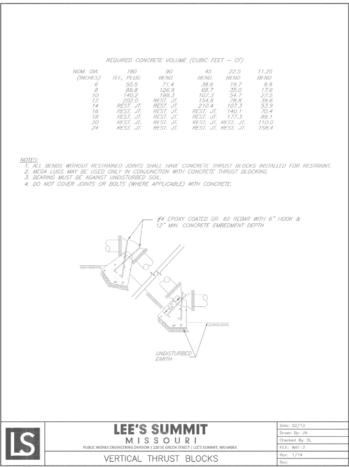
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SUMMIT ORCHARD LOT 4
INFRASTRUCTURE IMPROVEMENTS
WATER MAIN PLANS
WATER MAIN PLAN/PROFILE
LEES SUMMIT, MISSOURI

STATE OF MISSOURI
THOMAS P. WOOTEN
NUMBER E-2000100081
1-10-20
1 license
SHEET NUMBER
C303
5 OF 6



1 HORIZONTAL THRUST BLOCKS
C501 N.T.S.



SUMMIT ORCHARD LOT 4 INFRASTRUCTURE IMPROVEMENTS SANITARY SEWER PLANS

LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
SEC.31 TWP. 48N, RNG. 31W
SEC.36 TWP. 48N, RNG. 32W

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TELEPHONE: SBC/AT&T	800-464-7928

SITE LOCATION MAP

APPROVED RECORD
DRAWING

**These plans have been reviewed
for accuracy by the Development
Services Staff**

SHEET INDEX:

C001	COVER
C002	OVERALL PLAN/NOTES
C201-C202	LINE A PLAN/PROFILE
C203-C204	LINE B PLAN/PROFILE
C501	DETAILS

DEVELOPER

Townsend Summit, LLC
11311 McCormick Road, Suite 470
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PREPARED & SUBMITTED BY:

ANDERSON ENGINEERING, INC.
COLUMBIA, MISSOURI



Thomas P. Wooten, P.E.
Missouri: P.E. No E-2000150081

Summary of Quantities			
Item No.	Description	Units	Quantity
1	8" PVC Sewer	LF	834
2	6" PVC Sewer	LF	580
3	6" DIP Sewer	LF	612
4	Sanitary Manhole	EA	10
5	Sanitary Service Connection - Line A	EA	9
6	Sanitary Service Connection - Line B	EA	8
7	Sanitary Cleanout	EA	4
8	Connection to Existing Manhole	EA	1

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EMPLOYEE OWNED

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4240 PHILLIPS FARM RD. STE. 101 • COLUMBIA, MO 65201 • PHONE (573) 397-5476
A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION

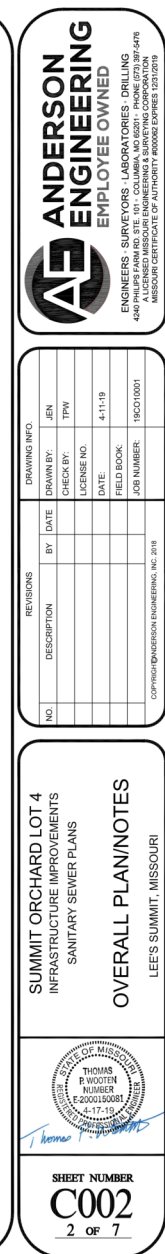
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1	ESN 12.3	TPW	6-28-19	CHECK BY:	TPW
2	Sanitary Sower As Built	JEN	9-20	LICENSE NO:	E-2000150081
				DATE:	4-11-2019
				FIELD BOOK:	
				JOB NUMBER:	19C010001

SUMMIT ORCHARD LOT 4
INFRASTRUCTURE IMPROVEMENTS
SANITARY SEWER PLANS

COVER

COVER
LEE'S SUMMIT, MISSOURI

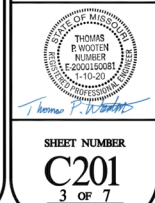
SHEET NUMBER
C001
1 OF 7

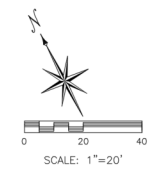




REVISIONS			DRAWING INFO		
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1	ES&I 1.2.3	TPW	6-26-19	CHECK BY:	TPW
2	Sanitary Sewer Air Ball	JEN	10/20	LICENSE NO.	E-2000150081
				DATE:	4-11-2019
				FIELD BOOK:	
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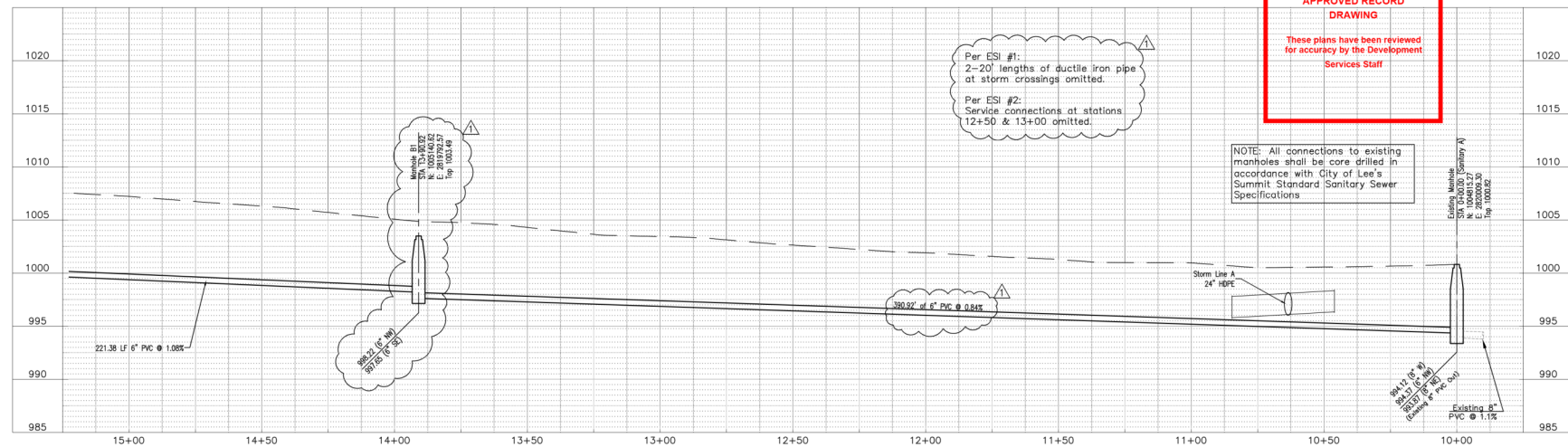


SHEET NUMBER
C202
4 OF 7



REVISIONS			DRAWING INFO.		
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				LICENSE NO.	E-20001-00081
				DATE	4-11-2019
				FIELD BOOK	
				JOB NUMBER	19C010001

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A red-bordered box containing the text: APPROVED RECORD, DRAWING, and These plans have been reviewed for accuracy by the Development Services Staff.

NOTE: All connections to existing manholes shall be core drilled in accordance with City of Lee's Summit Standard Sanitary Sewer Specifications

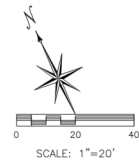
Per ESI #1:
2-20' lengths of ductile iron pipe
at storm crossings omitted.

Per ESI #2:
Service connections at stations
12+50 & 13+00 omitted.

SUMMIT ORCHARD LOT 4
INFRASTRUCTURE IMPROVEMENTS
SANITARY SEWER PLANS
LINE B PLAN/PROFILE
LEE'S SUMMIT, MISSOURI

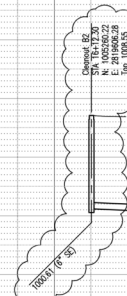


SHEET NUMBER
C203
5 OF 7



1	15 LF 6" PVC Service
C501	Connection @ 1.5% Sta. 16+05

1	15 LF 6" PVC Service
C501	Connection @ 1.5% Sta. 15+20



221.38 LF 6" PVC @ 1.08%
1

SUMMIT ORCHARD LOT 4
INFRASTRUCTURE IMPROVEMENTS
SANITARY SEWER PLANS

LINE B PLAN/PROFILE

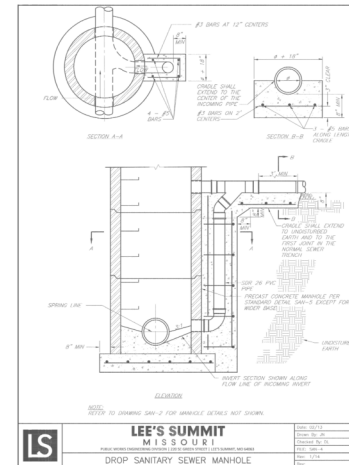
LEE'S SUMMIT, MISSOURI

Thomas P. Wooten

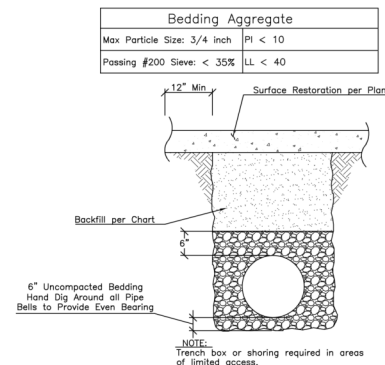
SHEET NUMBER

C204

6 OF 7



4	DROP SANITARY SEWER
C501	MANHOLE N.T.S.



7	METHOD OF BEDDING PIPE
C501	N.T.S.

**APPROVED RECORD
DRAWING**

These plans have been reviewed
for accuracy by the Development
Services Staff

BACKFILL		
Trench Location	Requirement	Compaction
Paved areas within street or alley right of way	<p>Trenches 24" or less in width: Type A flowable fill</p> <p>Trenches 24"–48" wide: Type A flowable fill or dense, well-graded aggregate base material.</p> <p>Aggregate base material shall meet the requirements for MODOT Types 1 or 5, or APWA 2202.2</p> <p>Trenches greater than 48" wide: Suitable material as specified for earth embankment in APWA Standard Specifications, Section 2102.2.C</p>	95% Standard Proctor
Lawn	<p>Suitable material as specified for earth embankment in APWA Standard Specifications, Section 2102.2.C</p> <p>Suitable backfill material may also be other trench backfill material (flowable fill or aggregate base) depending on site conditions, trench widths, or at the direction of the City's on-site inspector.</p>	90% Standard Proctor

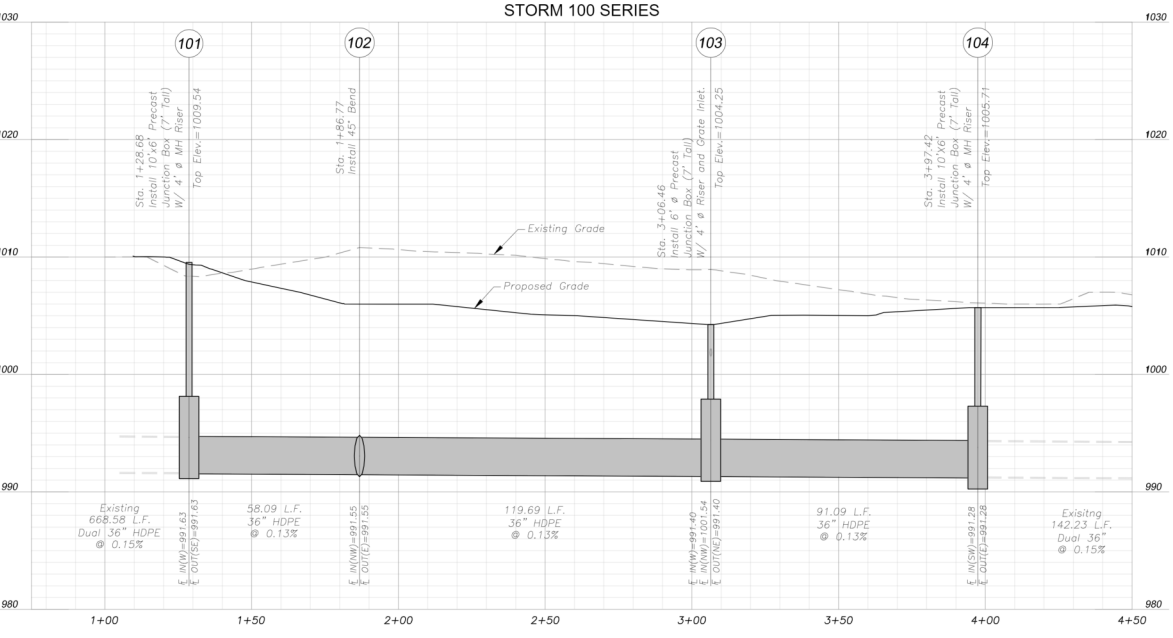
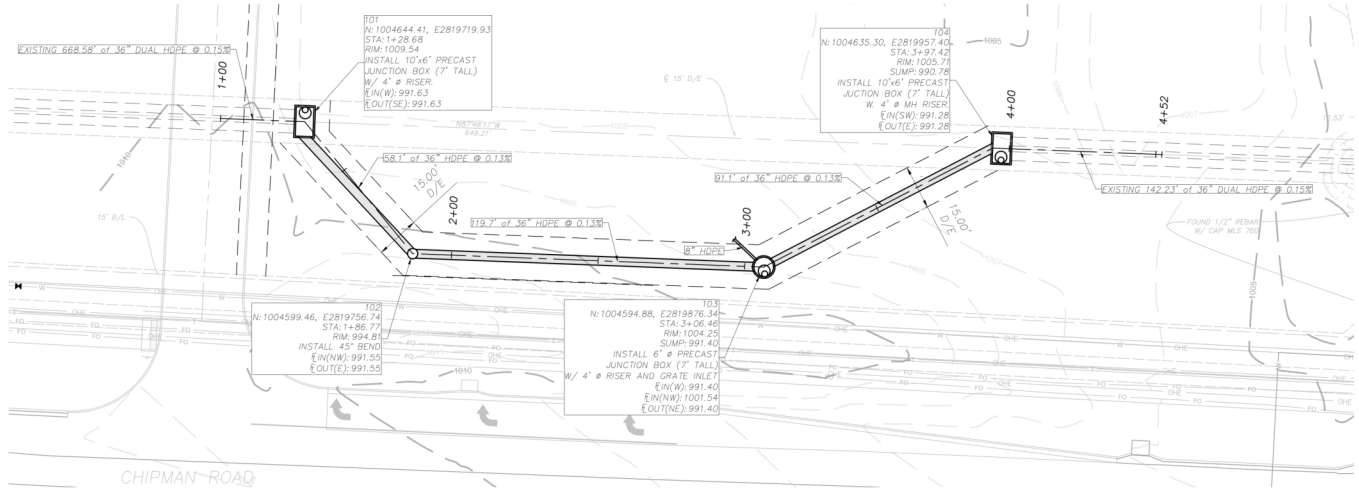
SUMMIT ORCHARD LOT 4
INFRASTRUCTURE IMPROVEMENTS
SANITARY SEWER PLANS

DETAILS

LEE'S SUMMIT, MISSOURI

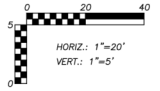
STATE OF MISSOURI
THOMAS
P. WOOTEN
NUMBER
E-2000150081
4-17-19
REGISTERED PROFESSIONAL ENGINEER
Thomas P. Wooten

SHEET NUMBER
C501
7 OF 7



- STORM PIPE AND STRUCTURE MATERIAL NOTES:**
1. HDPE PIPE SHALL CONFORM TO ADS N-12 OR APPROVED EQUAL AND SHALL MEET ASTM F2306 SPECIFICATIONS. ALL JOINTS SHALL BE INTEGRAL BELL AND SPIGOT WITH RUBBER GASKETS. JOINTS SHALL BE WATER TIGHT AS DEFINED BY ASTM F2306.
 2. ALL PIPE LAYING, BEDDING, AND BACKFILL SHALL CONFORM TO THE CITY OF LEE'S SUMMIT STANDARD SPECIFICATIONS.

NOTE: ENGINEER SHALL APPROVE SHOP DRAWINGS PRIOR TO FABRICATION OF ALL STORM STRUCTURES.



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 EMPLOYEE OWNED
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 941 W. 14TH TERR. STE. A • KANSAS CITY, MO 64145 • PHONE (816) 777-0400
 A LICENSED KANSAS ENGINEERING & SURVEYING CORPORATION 15-10141-17

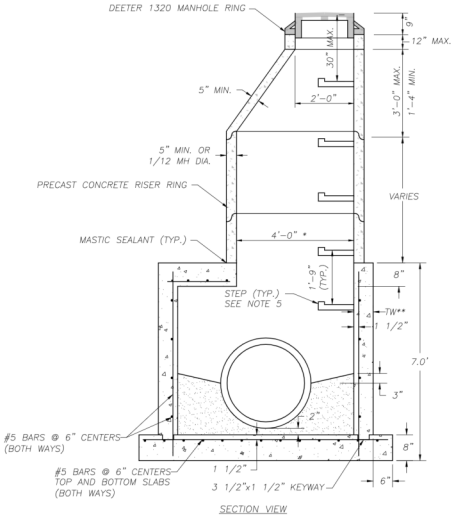
DRAWING INFO		REVISIONS	
DATE	DESIGNED BY	NO.	DESCRIPTION
DATE	CHECKED BY	1	REVISED PER CITY COMMENTS
DATE	PERMITTED BY	2	REVISED PER CITY COMMENTS
DATE	DATE		
DATE	FIELD BOOK		
DATE	JOB NUMBER		
DATE	110010004		

PL20191415 SUMMIT ORCHARD LOT 4
 INFRASTRUCTURE IMPROVEMENTS
STORM PLAN AND PROFILE
 LEE'S SUMMIT - JACKSON COUNTY - MISSOURI



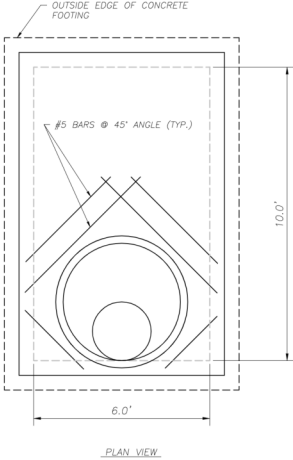
SHEET NUMBER
C10
 OF 2

- NOTES:
- 1. ALL CONCRETE SHALL BE 4000 PSI.
 - 2. JUNCTION BOX CONSTRUCTION NOTES SHALL LIST THE "L" DIMENSION FIRST, THE "W" DIMENSION SECOND, AND THE "H" DIMENSION THIRD.
 - 3. FLOOR OF JUNCTION BOX SHALL HAVE A SHAPED CONCRETE INVERT TO PROVIDE FOR SMOOTH FLOW.
 - 4. THE MINIMUM DIMENSION BETWEEN TOP OF PIPE AND TOP OF BOX SHALL BE 1'-6" (TYPICAL ALL WALLS).
 - 5. STEPS SHALL COMPLY WITH THE CITY OF LEE'S SUMMIT PUBLIC WORKS APPROVED PRODUCT LIST. THE TOP STEP SHALL BE NO MORE THAN 30" BELOW THE RIM ELEVATION AS SHOWN ON THE PLANS. THE REMAINING STEPS SHALL BE SPACED NO MORE THAN 1'-9" APART.



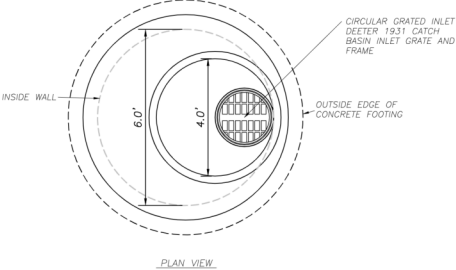
**NOTE: WALL THICKNESS (TW) SHALL BE 6\"/>

Junction Box
Not to Scale



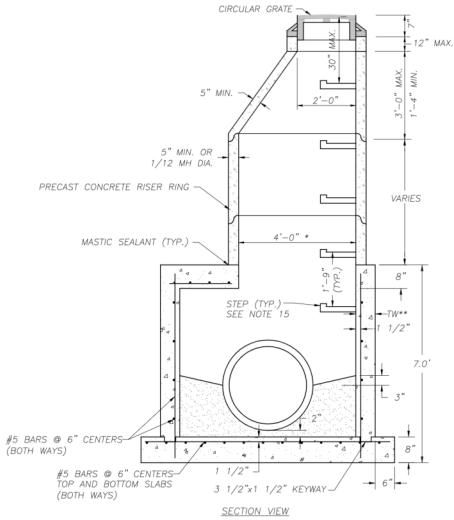
PLAN VIEW

NOTE:
ENGINEER SHALL APPROVE SHOP DRAWINGS PRIOR TO FABRICATION OF ALL STORM STRUCTURES.



PLAN VIEW

- NOTES
- 1. ALL CONCRETE SHALL BE 4000 PSI.
 - 2. THE FIRST DIMENSION LISTED IN THE CONSTRUCTION NOTES IS THE "L" DIMENSION. THE SECOND DIMENSION IS THE "W" DIMENSION.
 - 3. FLOOR OF INLET SHALL BE SHAPED WITH NON-REINFORCED CONCRETE INVERT TO PROVIDE SMOOTH FLOW.
 - 4. EXPANSION JOINTS SHALL BE EITHER HOT OR COLD POURED JOINT SEALING COMPOUND, OR PREMOLDED EXPANSION JOINT FILLER.
 - 5. STEEL INLET FRAME SPACERS SHALL BE PLACED AT EQUAL SPACINGS NOT TO EXCEED 4'-0".
 - 6. BEVEL ALL EXPOSED EDGES WITH TRIANGULAR MOLDING.
 - 7. ALL DIMENSIONS RELATIVE TO REINFORCING STEEL ARE TO CENTERLINE OF BARS. 2" CLEARANCE SHALL BE PROVIDED THROUGHOUT UNLESS NOTED OTHERWISE. TOLERANCE OF $\pm 1/8"$ SHALL BE PERMITTED.
 - 8. ALL LAP SPICES NOT SHOWN SHALL BE A MINIMUM OF 40 BAR DIAMETERS IN LENGTH.
 - 9. ALL DOWELS SHALL BE ACCURATELY PLACED AND SECURELY TIED IN PLACE PRIOR TO PLACEMENT OF BOTTOM SLAB CONCRETE. STOCKING OF DOWELS INTO FRESH OR PARTIALLY HARDENED CONCRETE WILL NOT BE ACCEPTABLE.
 - 10. ALL REINFORCING STEEL SHALL BE SUPPORTED ON FABRICATED STEEL BAR SUPPORTS @ 3'-0" MAXIMUM SPACING.
 - 11. DO NOT SCALE THESE DRAWINGS FOR DIMENSIONS OR CLEARANCES. ANY QUESTIONS REGARDING DIMENSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.
 - 12. THE BOTTOM SLAB SHALL BE AT LEAST 24 HOURS OLD BEFORE PLACING SIDEWALL CONCRETE. ALL SIDEWALL FORMS SHALL REMAIN IN PLACE A MINIMUM OF 24 HOURS AFTER SIDEWALLS ARE POURED BEFORE REMOVAL. AFTER REMOVAL SHALL BE IMMEDIATELY TREATED WITH MEMBRANE CURING COMPOUND.
 - 13. RCP CONNECTIONS TO PRECAST STRUCTURES SHALL HAVE A MINIMUM OF 6" OF CONCRETE AROUND THE ENTIRE PIPE WITHIN 2' OF THE STRUCTURE.
 - 14. THE CONCRETE THICKNESS AND REINFORCEMENT SHOWN IS FOR BOXES WITH (L"xW") AND (W"xW") LESS THAN OR EQUAL TO 20. FOR BOXES WITH EITHER OF THESE CALCULATIONS GREATER THAN 20, A SPECIAL DESIGN IS REQUIRED.
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SECTION VIEW

**NOTE: WALL THICKNESS (TW) SHALL BE 6\"/>

Grate Inlet
Not to Scale

ANDERSON
ENGINEERING
EMPLOYEE OWNED

ENGINEERS • SURVEYORS • LABORATORS • DRILLING
941 W 141ST TERR. STE A • KANSAS CITY, MO 64145 • PHONE (816) 771-9400
A LICENSED KANSAS ENGINEERING & SURVEYING CORPORATION 6-10131-17

DRAWING INFO		DATE	CREATED BY	DATE	CHECKED BY	DATE	REVISION NO.	DATE	FIELD BOOK	JOB NUMBER
NO.	DESCRIPTION	DATE	BY	DATE	BY	DATE	NO.	DATE	BOOK	NO.
1	REVISED PER CITY COMMENTS									
2	REVISED PER CITY COMMENTS									

PL20191445 SUMMIT ORCHARD LOT 4
INFRASTRUCTURE IMPROVEMENTS

DETAILS

LEE'S SUMMIT - JACKSON COUNTY - MISSOURI

STATE OF MISSOURI
PUBLIC WORKS
DIVISION OF HIGHWAYS
KANSAS CITY, MISSOURI

1-9-20

SHEET NUMBER
C2.0
OF 2

