

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
- SW

-

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
- 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
- ROW

RIGHT-OF-WAY
- SAN_x

SANITARY SEWER MAIN
- STO

SANITARY SEWER MAIN - EXIST.
- STO

STORM SEWER
- STO

STORM SEWER - EXISTING
- CATV_x

CABLE TV - EXISTING
- FOC_x

FIBER OPTIC CABLE - EXISTING
- T_x

TELEPHONE LINE - EXIST.
- E_x

ELECTRIC LINE - EXISTING
- OPW_x

OVERHEAD POWER LINE - EXIST.
- UGE_x

UNDERGROUND ELECTRIC - EX.
- G_x

GAS LINE - EXISTING
- W_x

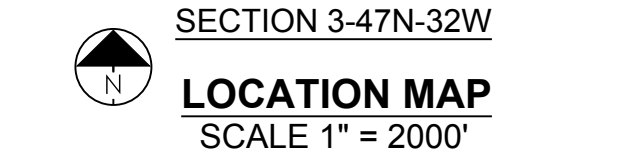
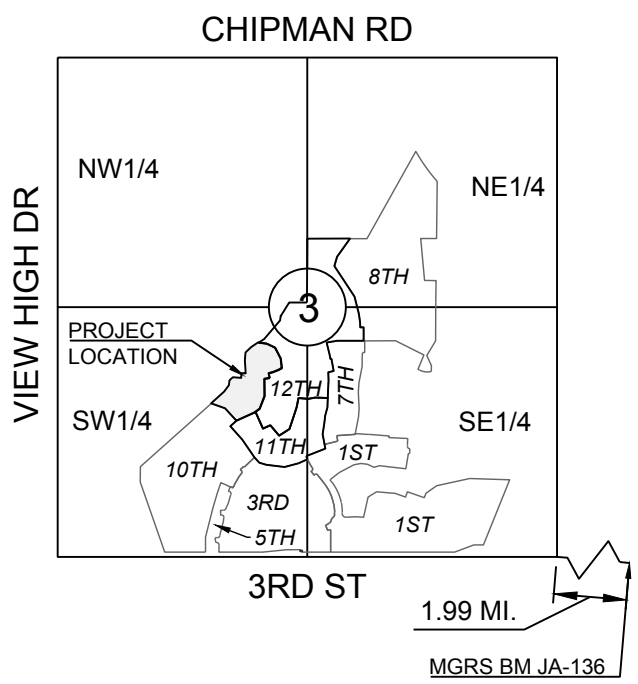
WATERLINE - EXISTING
- LIGHT - EXISTING
- EXISTING MANHOLE
- CLEANOUT
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- AI

EXISTING AREA INLET
- CI

EXISTING CURB INLET
- GI

EXISTING GRATE INLET
- JB

EXISTING JUNCTION BOX
- EXISTING STORM MANHOLE



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

KANSAS CITY POWER & LIGHT COMPANY (KCP&L)
Ron DeJarnette
1300 SE Hamblin Road
Lee's Summit, MO 64081
Office: (816) 347-4316
Cell: (816) 810-5234
ron.dejarnette@kcpl.com

CITY OF LEES SUMMIT PUBLIC WORKS
Dena Mezger
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 SUPPLY DISTRICT
Mark Schaeffer
220 SE Green Street
Lee's Summit, MO 64063
(816) 969-1900

SUMMARY OF QUANTITIES			
	ITEM	QUANTITY	UNITS
1	CONNECT TO EXISTING MANHOLE	1	EA
2	STANDARD 4' DIA. MANHOLE	6	EA
6	8" PVC SDR-26	711	LF
9	6" PVC SDR-26	740	LF
10	8" X 6" WYE CONNECTION	16	EA
11	EXTRA DEPTH IN MANHOLE	32	VF
12	CLEANOUT	3	EA
13	EROSION CONTROL	1	LS
14	BONDS	1	LS
15	ROCK EXCAVATION (ESTIMATED-NO BORINGS AVAILABLE)	200	CY
16	CLEAR AND GRUB	1	LS
17	COMPACTION TESTING	1	LS
18	PREBLAST SURVEY (IF REQUIRED)	1	LS

SANITARY MAIN EXTENSION PLANS FOR WINTERSET VALLEY, 13TH PLAT 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 APPARENT FIELD LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- 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.
- PRIOR TO ORDERING PRECAST STRUCTURES, SHOP DRAWING SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL. AFTER APPROVAL OF THE SHOP DRAWINGS, A COPY OF THE APPROVED AND SIGNED SHOP DRAWINGS SHALL BE PROVIDED TO THE CITY INSPECTOR UPON REQUEST.
- 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.
- ALL EXCAVATIONS SHALL BE UNCLASSIFIED. NO SEPARATE PAYMENT WILL BE MADE FOR ROCK EXCAVATION.
- THE CONTRACTOR SHALL CONTROL THE EROSION AND SILTATION DURING ALL PHASED OF CONSTRUCTION, AND SHALL KEEP THE STREET'S CLEAN OF MUD AND DEBRIS.
- ALL MANHOLES, CATCH BASINS, UTILITY VALVES AND METER PITS TO BE ADJUSTED OR REBUILT TO GRADE AS REQUIRED.
- THE CONTRACTOR SHALL CONTACT DEVELOPMENT SERVICES INSPECTIONS AT: 816-969-1800 TO OBTAIN A DEVELOPMENT SERVICES CONSTRUCTION PERMIT. A MINIMUM 48 HOUR NOTICE SHALL BE GIVEN PRIOR TO PERMIT ISSUANCE.
- THE CONTRACTOR SHALL CONTACT THE CITY'S EROSION CONTROL SPECIALIST AT: 816-969-1800 PRIOR TO ANY LAND DISTURBANCE.
- THE CONTRACTOR SHALL CONTACT THE RIGHT OF WAY INSPECTOR AT 816-969-1800 PRIOR TO ANY LAND DISTURBANCE ACTIVITIES WITHIN THE RIGHT OF WAY. THESE ACTIVITIES MAY REQUIRE A PERMIT.
- 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).

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 ENGINEER.
- 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 STRUCTURES.
- 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, A CONTINUOUS CASING PIPE MUST BE USED ON THE WATER LINE AND EXTEND NO LESS THAN 10 FEET IN EACH DIRECTION FROM THE CROSSING OF THE SANITARY OR STORM SEWER LINE IN 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.

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

Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	GENERAL LAYOUT
3	GRADING PLAN
4	LINE A AND B PLAN AND PROFILE
5	SANITARY DETAILS
6	SANITARY DETAILS

PREPARED AND SUBMITTED BY:



SCHLAGEL & ASSOCIATES, P.A.

APPROVED BY:

CITY ENGINEER
APPROVED FOR ONE YEAR FROM THIS DATE

DATE

OWNER/DEVELOPER:

GALE COMMUNITIES, INC.
DAVID GALE
400 SW LONGVIEW BLVD, STE 109
LEE'S SUMMIT, MO 64081
p 816.645.2336
f -
DGALE@GALECOMMUNITIES.COM

Record Drawing

CONFORMING TO CONSTRUCTION
RECORDS.

AJC
BY

10.29.2020
DATE

MISSOURI GEOGRAPHIC REFERENCE SYSTEM
BENCH MARK:

BM JA-136, LOCATED AT INTERSECTION OF SW OLDHAM PARKWAY AND SW WARD ROAD, 61 FT SOUTH OF CL OF OLDHAM PARKWAY AND 28.9 FT EAST OF THE EAST EDGE OF WARD ROAD.

ELEV. 993.11'

PROJECT BENCH MARK:

SANITARY MANHOLE H2 AT NW CORNER OF LOT 1153 WINTERSET VALLEY 1ST PLAT, APPROX. 39' RT. OF CL OF NW PEALE BLVD.

ELEV. 935.45'

SCHLAGEL & ASSOCIATES, P.A.
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(913) 492-5188 • Fax: (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM
Missouri State Certificates of Authority
#E2002003600-F #AC2001005237 #LS2002008659-F

WINTERSET VALLEY, 13TH PLAT
SANITARY MAIN EXTENSION PLANS
NW THOREAU DRIVE AND AUDUBON LANE
LEE'S SUMMIT, MISSOURI

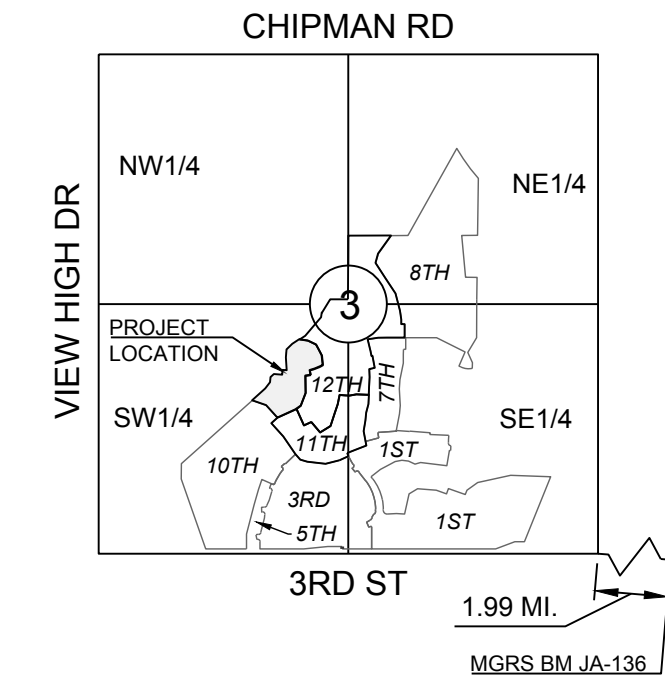
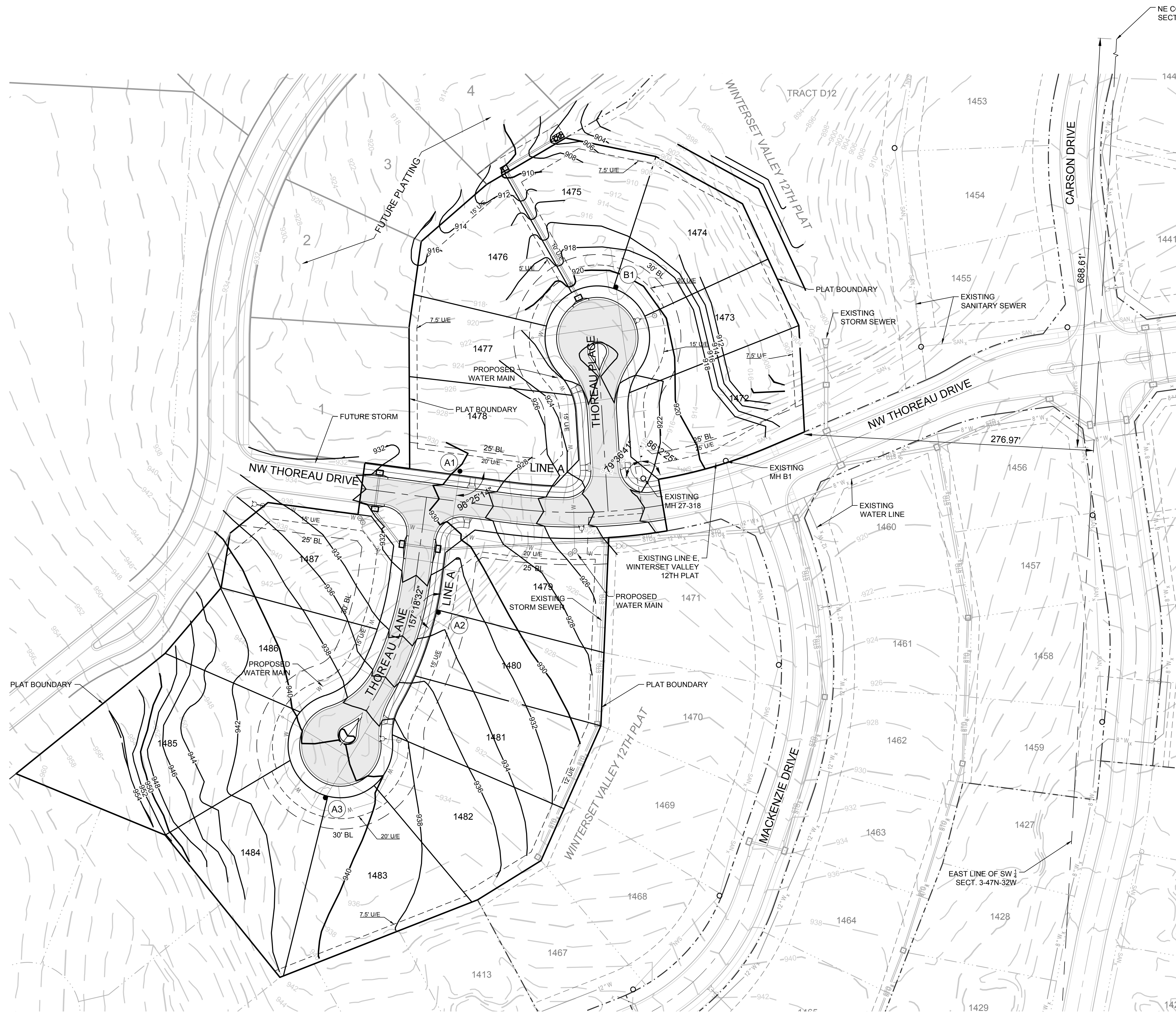
REVISION DATE	DESCRIPTION
4-9-19	CITY COMMENTS
4-9-19	
4-9-19	
4-9-19	
4-9-19	
4-9-19	
4-9-19	
4-9-19	
4-9-19	
4-9-19	

DRAWN BY:	KSC
CHECKED BY:	MAB
DATE PREPARED:	2-15-19
PROJ. NUMBER:	18-230

COVER

SHEET

1
OF 6



SECTION 3-47N-32W

LOCATION MAP

SCALE 1" = 2000'

MISSOURI GEOGRAPHIC REFERENCE SYSTEM
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ELEV. 993.11'

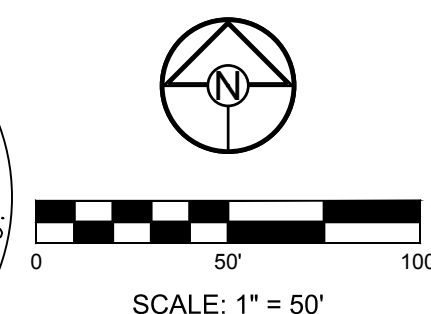
PROJECT BENCH MARK:

SANITARY MANHOLE H2 AT NW CORNER OF LOT 1153 WINTERSET
VALLEY 1ST PLAT, APPROX. 39' RT. OF CL OF NW PEALE BLVD.
ELEV. 935.45'

GENERAL NOTES:

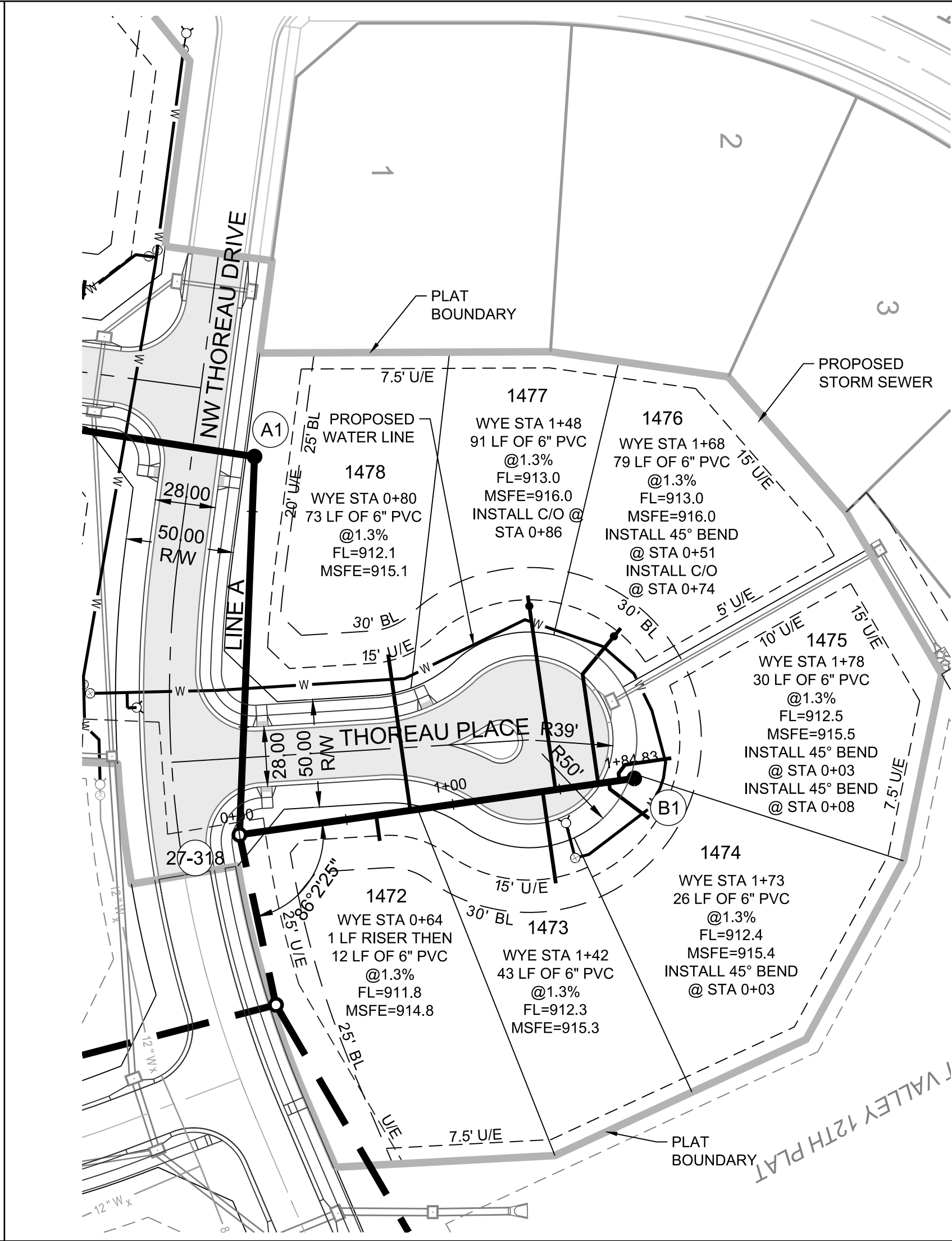
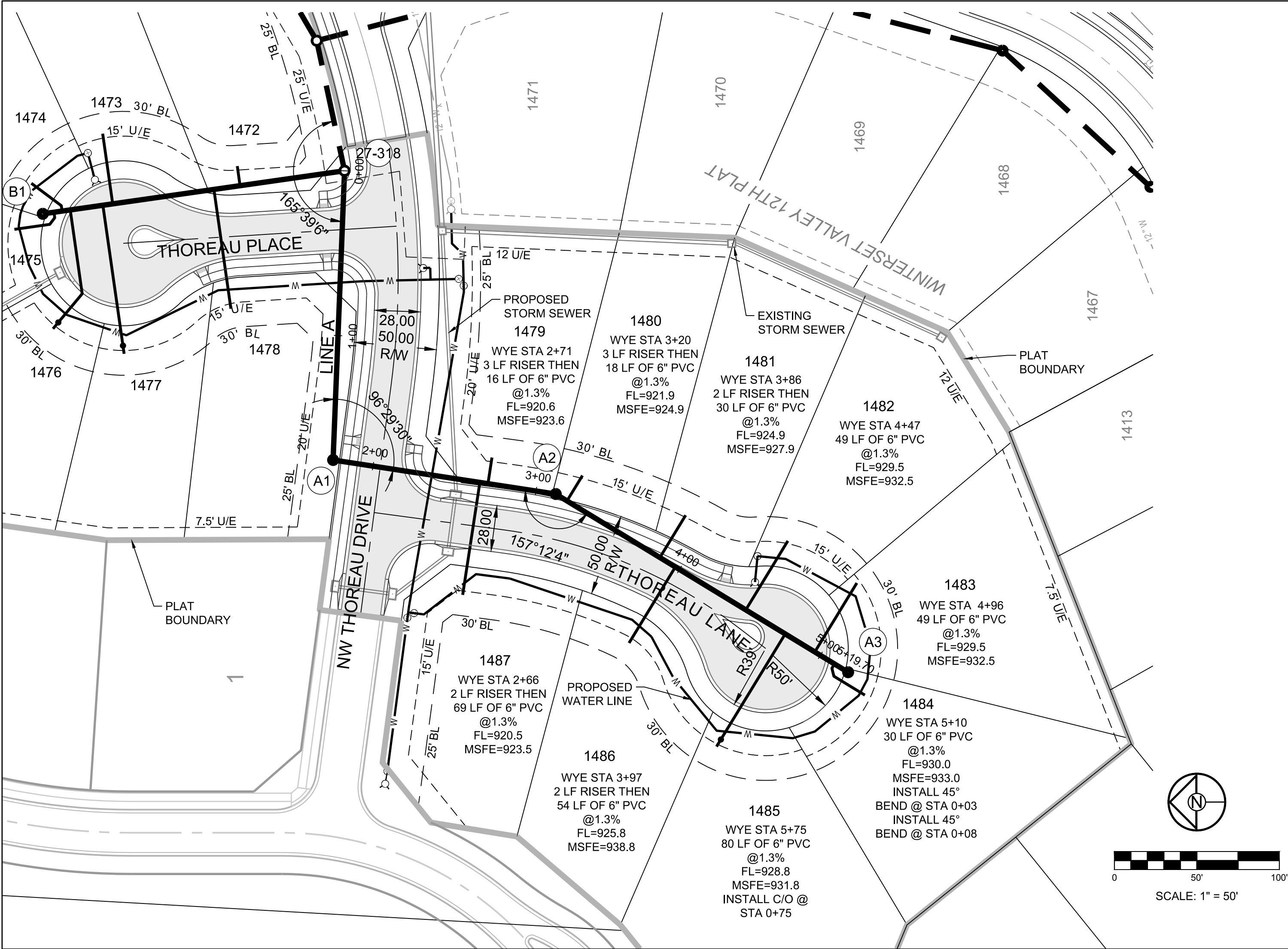
1. ALL WYES ARE STATIONED USING MAIN LINE STATIONS.
2. M.S.F.E DENOTES MINIMUM SEWERABLE FLOOR ELEVATION.
3. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATIONS.
4. ALL SERVICE LINES ARE TO BE 90° TO THE MAIN UNLESS OTHERWISE NOTED.
5. ALL SANITARY SEWER MANHOLES ARE 4' DIAMETER UNLESS OTHERWISE NOTED:

Record Drawing



WINTERSET VALLEY, 13TH PLAT
SANITARY MAIN EXTENSION PLANS
NW THOREAU DRIVE AND AUDUBON LANE
LEE'S SUMMIT, MISSOURI

DRAWN BY:		REVISION DATE	DESCRIPTION
KSC		4-9-19	CITY COMMENTS
CHECKED BY:			
MAB			
DATE PREPARED:			
2-15-19			
PROJ. NUMBER:			
18-220			



- GENERAL NOTES:
- ALL WYES ARE STATIONED USING MAIN LINE STATIONS.
 - M.S.F.E DENOTES MINIMUM SEWERABLE FLOOR ELEVATION.
 - THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATIONS.
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MISSOURI GEOGRAPHIC REFERENCE SYSTEM
BENCH MARK:

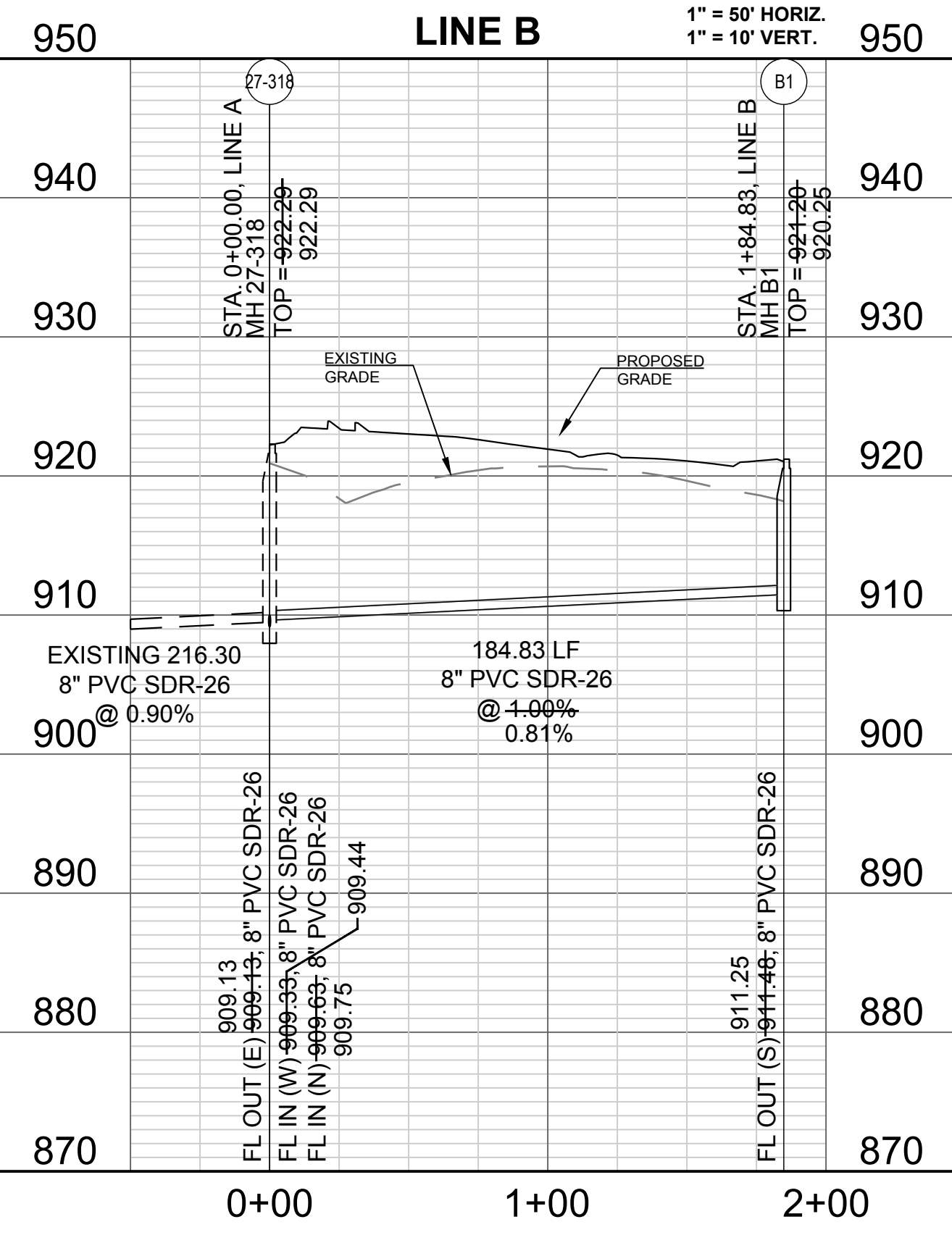
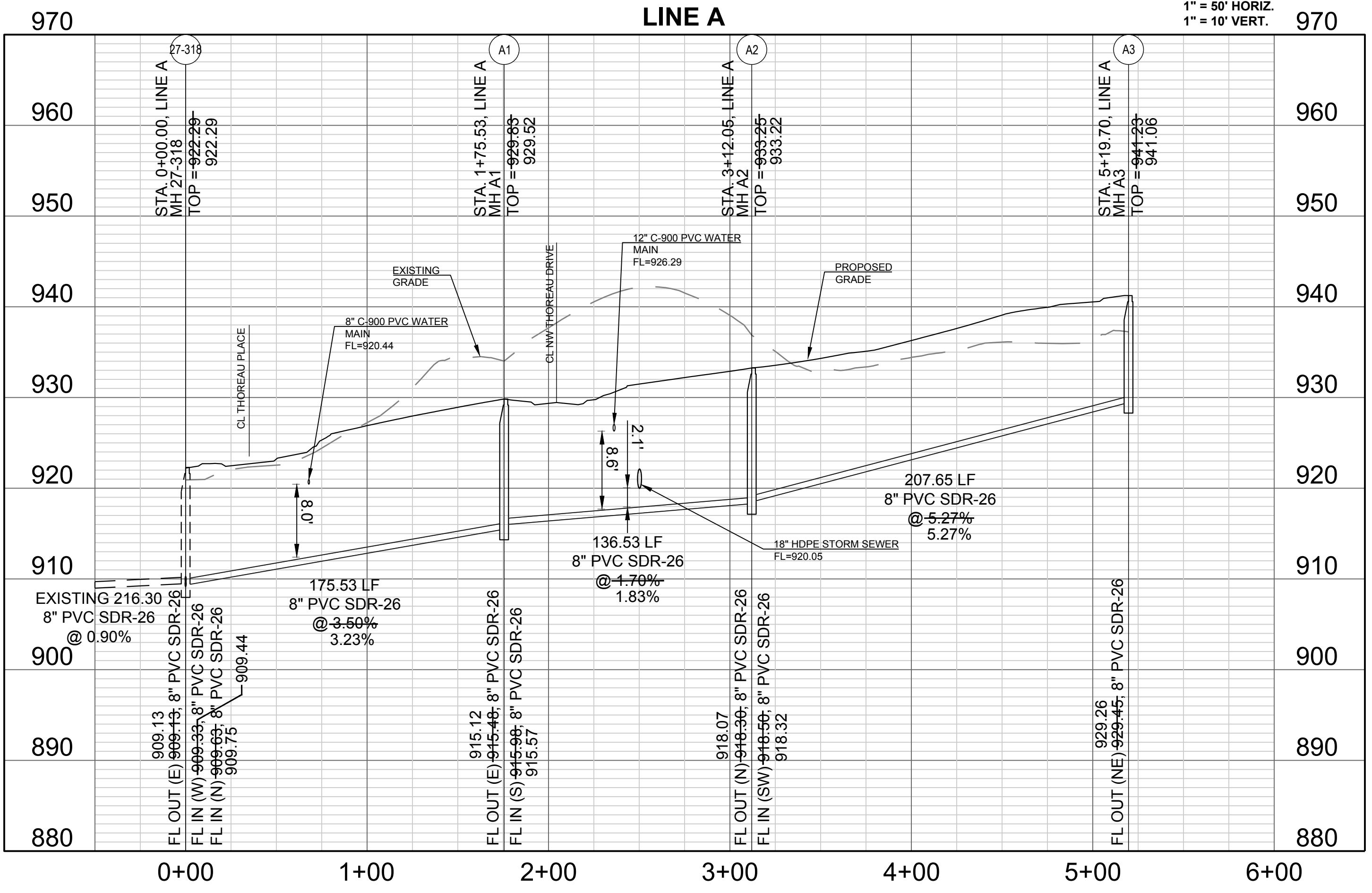
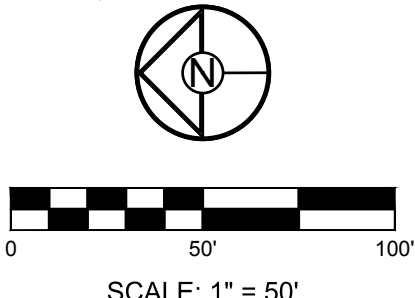
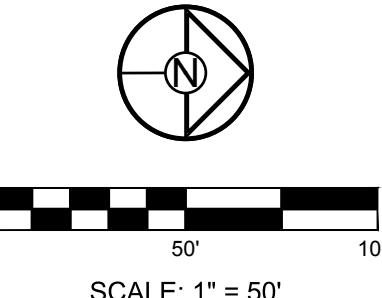
BM JA-136, LOCATED AT INTERSECTION OF SW OLDHAM PARKWAY AND SW WARD ROAD, 61 FT SOUTH OF CL OF OLDHAM PARKWAY AND 28.9 FT EAST OF THE EAST EDGE OF WARD ROAD.

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PROJECT BENCH MARK:

SANITARY MANHOLE H2 AT NW CORNER OF LOT 1153 WINTERSET VALLEY 1ST PLAT, APPROX. 39' RT. OF CL OF NW PEALE BLVD.

ELEV. 935.45'



Structure Table		
Structure Name	Structure Northing	Structure Easting
A1	1001846.1664	2804886.1633
A2	1001711.2051	2804865.5496
A3	1001533.9185	2804757.4392
B1	1002022.2077	2805035.4318

Record Drawing

CONFORMING TO CONSTRUCTION RECORDS.

AJC 10.29.2020
BY DATE

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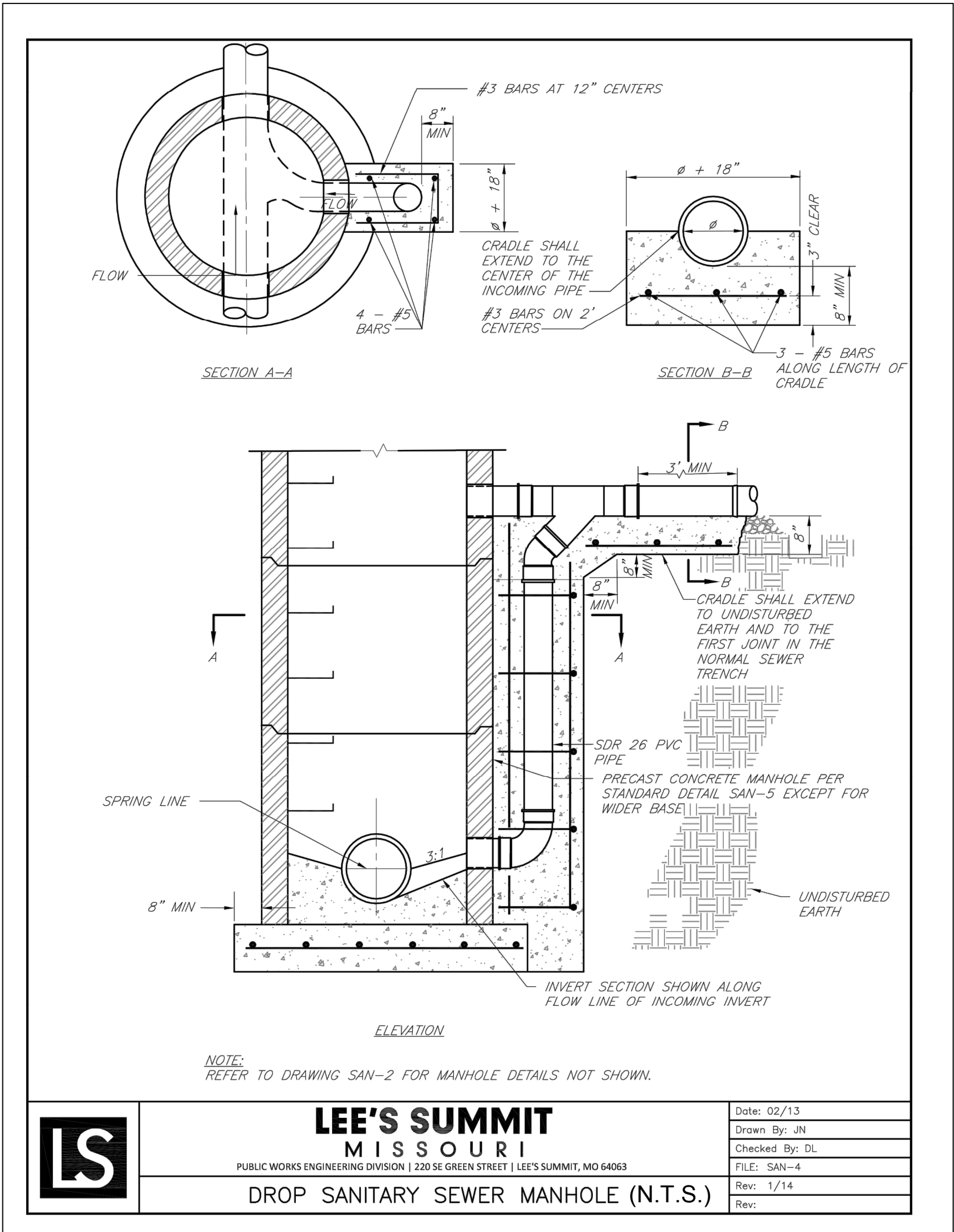
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LINE A AND B
PLAN AND
PROFILE

SHEET
4
OF 6

I:\PROJECTS\2018\18-230\3.0 Design\3.0 DWG Plans\7.0 San\18-230 DETAILS.dwg, 11/4/2020, 7:47:48 AM, 1:1



Record Drawing

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RECORDS.

AJC
BY

10.29.2020
DATE



WINTERSET VALLEY, 13TH PLAT
SANITARY MAIN EXTENSION PLANS
NW THOREAU DRIVE AND AUDUBON LANE
LEE'S SUMMIT, MISSOURI

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5. 4-9-19	
6. 4-9-19	
7. 4-9-19	
8. 4-9-19	

SANITARY
DETAILS

SHEET
6
OF 6

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