

PUBLIC IMPROVEMENT PLANS
FOR
DOWNTOWN LEE'S SUMMIT APARTMENTS
ADDRESS: 114 S.E. DOUGLAS STREET
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
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www.phelpsengineering.com

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COVER SHEET
DOWNTOWN LEE'S SUMMIT APARTMENTS
114 S.E. DOUGLAS STREET
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PREPARED & SUBMITTED BY:
PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS 66061
913-393-1155 OFFICE
913-393-1166 FAX
CONTACT: DOUG UBBEN, JR.

RECORD DRAWING

The information provided on this drawing conforms to construction records; it is not intended for construction, implementation or recording purposes; and it is solely based on information obtained by my firm.

"100.00 100.10", "1.00% 1.15% slope", or "8-inch HDPE PVC pipe" are all typical examples of revisions that indicate that design data has been replaced with "as-built" information. All other data is as designed and has not been field verified.

Date: 11-18-22

Certified by: DOUGLAS EUGENE UBBEN, JR.

Title: PROFESSIONAL ENGINEER

Firm: PHELPS ENGINEERING, INC.

UTILITY COMPANIES:

MISSOURI GAS ENERGY LUCAS WALLS (LUCAS.WALLS@SG.COM) 3025 SOUTHEAST CLOVER DRIVE LEE'S SUMMIT, MO 64082	(816) 969-2218
KANSAS CITY POWER & LIGHT CO. PHILLIP INGRAM (PHILLIP.INGRAM@KCPL.COM) RON DEJARNETTE (RON.DEJARNETTE@KCPL.COM) 1300 HAMLEN ROAD LEE'S SUMMIT, MO 64081	(816) 347-4339 (816) 347-4316
SEWER & WATER (CITY OF LEE'S SUMMIT) GENE WILLIAMS (PUBLICWORKS@CITYOFLS.NET) 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	(816) 969-1800
WATER (CITY OF LEE'S SUMMIT) MIKE WEISENBORN (PUBLICWORKS@CITYOFLS.NET) 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	(816) 969-1240
AT&T MR. CLAYTON ANSPAUGH (CA4089@ATT.COM) 9444 WALL AVENUE OVERLAND PARK, KANSAS 66207	(913) 383-4929 (913) 383-4849-FAX
EVERGY DOUG DAVIN (DOUG.DAVIN@EVERGY.COM)	(816) 347-4320
GOOGLE FIBER	
BLUEBIRD	
TIMEWARNER	

BENCHMARK:

VERTICAL DATUM - NAVD88 BASED ON GPS OBSERVATION USING MDOOT VRS.
BM 1. RAILROAD SPIKE IN POWER POLE AT NORTHWEST QUADRANT OF 1ST STREET AND DOUGLAS STREET. ELEVATION =1043.06
BM 2. SQUARE CUT ON BACK OF CURB AT THE SOUTHWEST QUADRANT OF 2ND STREET AND DOUGLAS STREET. ELEVATION =1026.56
BM 3. SQUARE CUT ON THE NORTHWEST CORNER OF SIGNAL POLE BASE AT SOUTHEAST QUADRANT OF 2ND STREET AND MAIN STREET. ELEVATION =1029.82
BM 4. RAILROAD SPIKE IN POWER POLE AT NORTHEAST QUADRANT OF 1ST STREET AND MAIN STREET. ELEVATION =1049.87

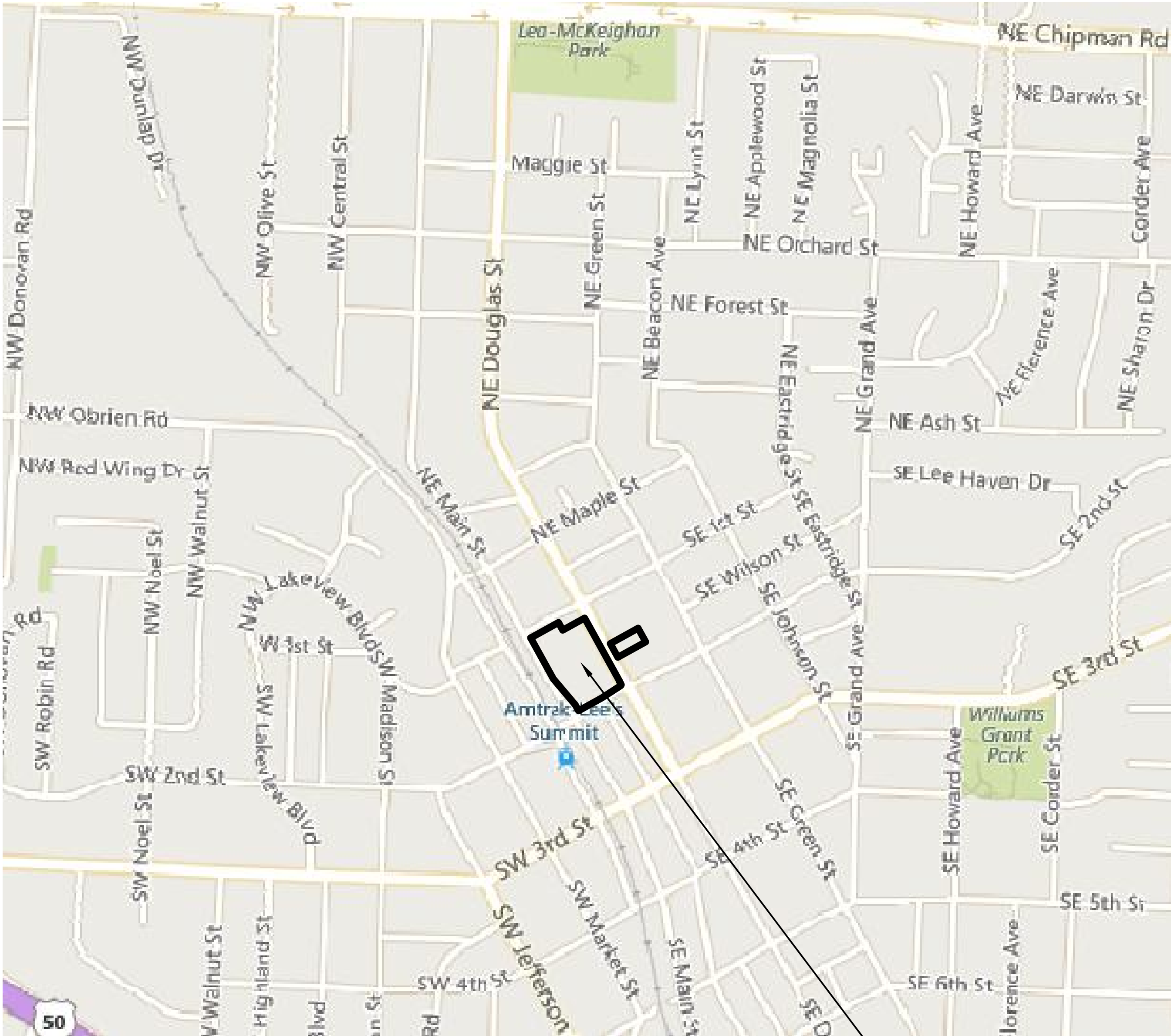
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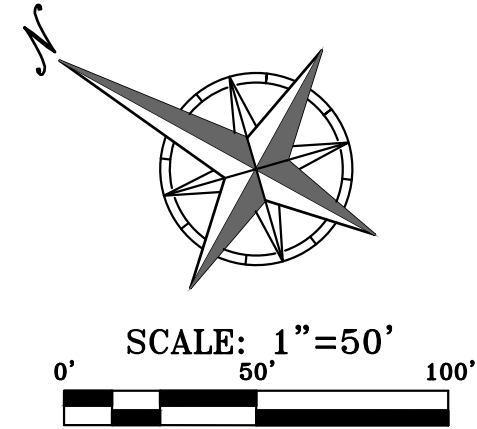
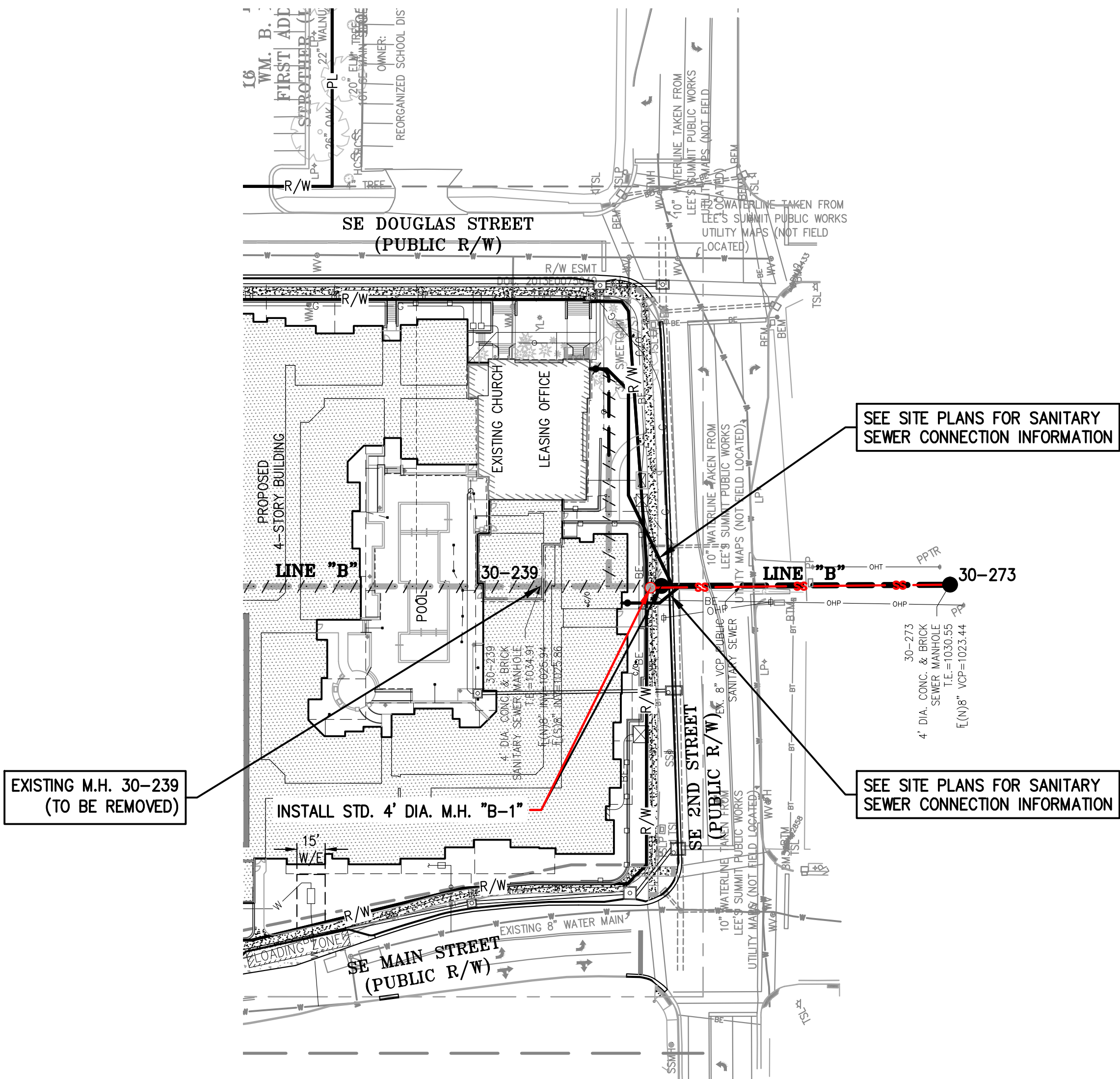
LOT 1, DOWNTOWN LEE'S SUMMIT APARTMENTS, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
TOGETHER WITH:

LOT 10, BLOCK 16, WM. B. HOWARD'S FIRST ADDITION TO THE TOWN OF STROTHER, NOW THE CITY OF LEE'S SUMMIT, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, TOGETHER WITH THE SOUTHEASTERLY HALF OF THE VACATED ALLEY LYING NORTHWESTERLY AND ADJOINING AND ALSO TOGETHER WITH THE SOUTHWESTERLY HALF OF THE VACATED ALLEY LYING NORTHEASTERLY AND ADJOINING.

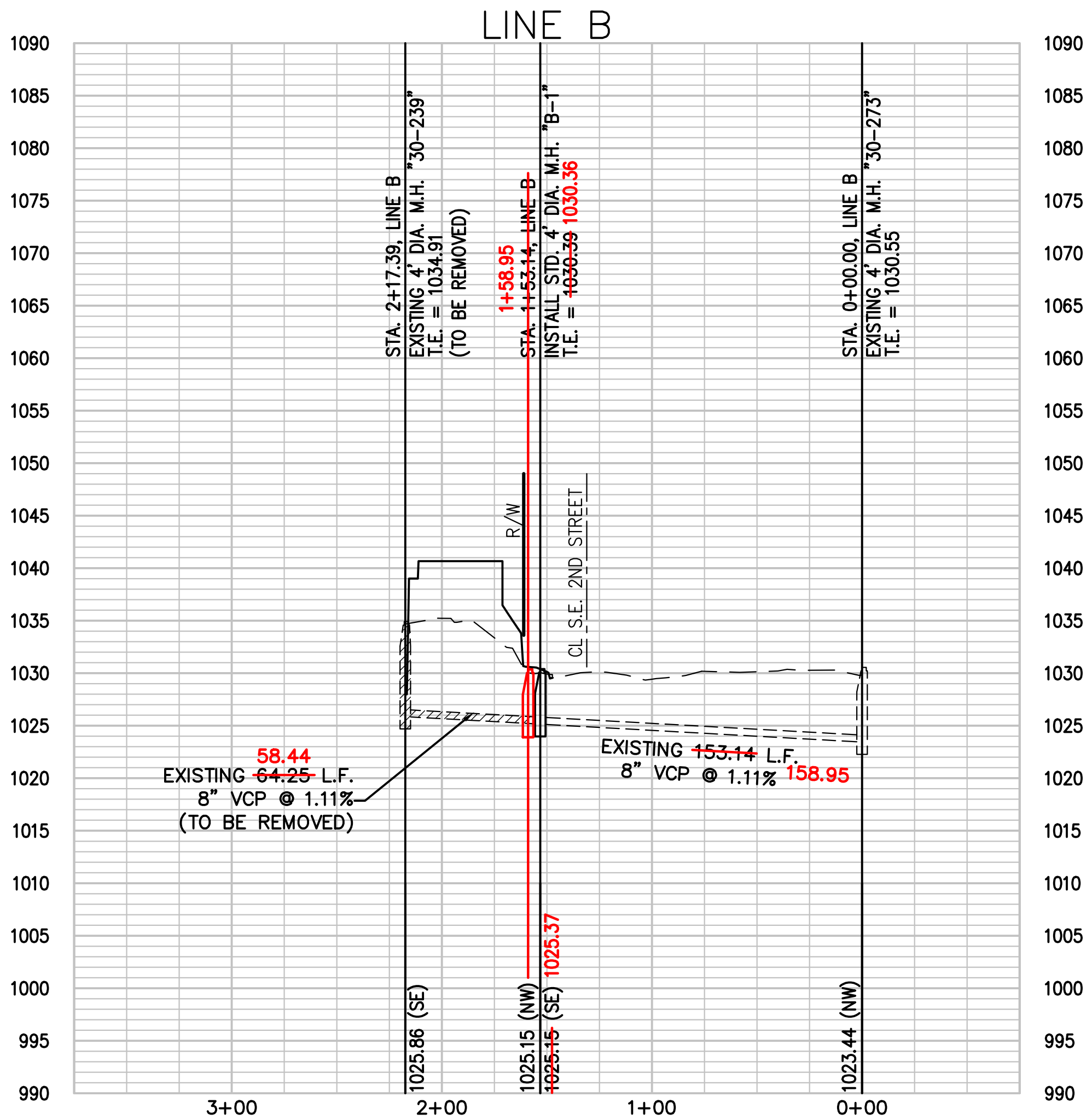
FLOOD NOTE:

THE SUBJECT PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEE'S SUMMIT, COMMUNITY NO. 290174, JACKSON COUNTY, MISSOURI, MAP NO. 29095C04176, AND DATED JANUARY 26, 2017.





SCALE: 1"=50' HORIZ.
1"=10' VERT.



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Title: PROFESSIONAL ENGINEER

Firm: PHelps ENGINEERING, INC.

STATE OF MISSOURI
DOUGLAS EUGENE UBBEN, JR.
NUMBER PE-201010998
1/18/2022
PROFESSIONAL ENGINEER

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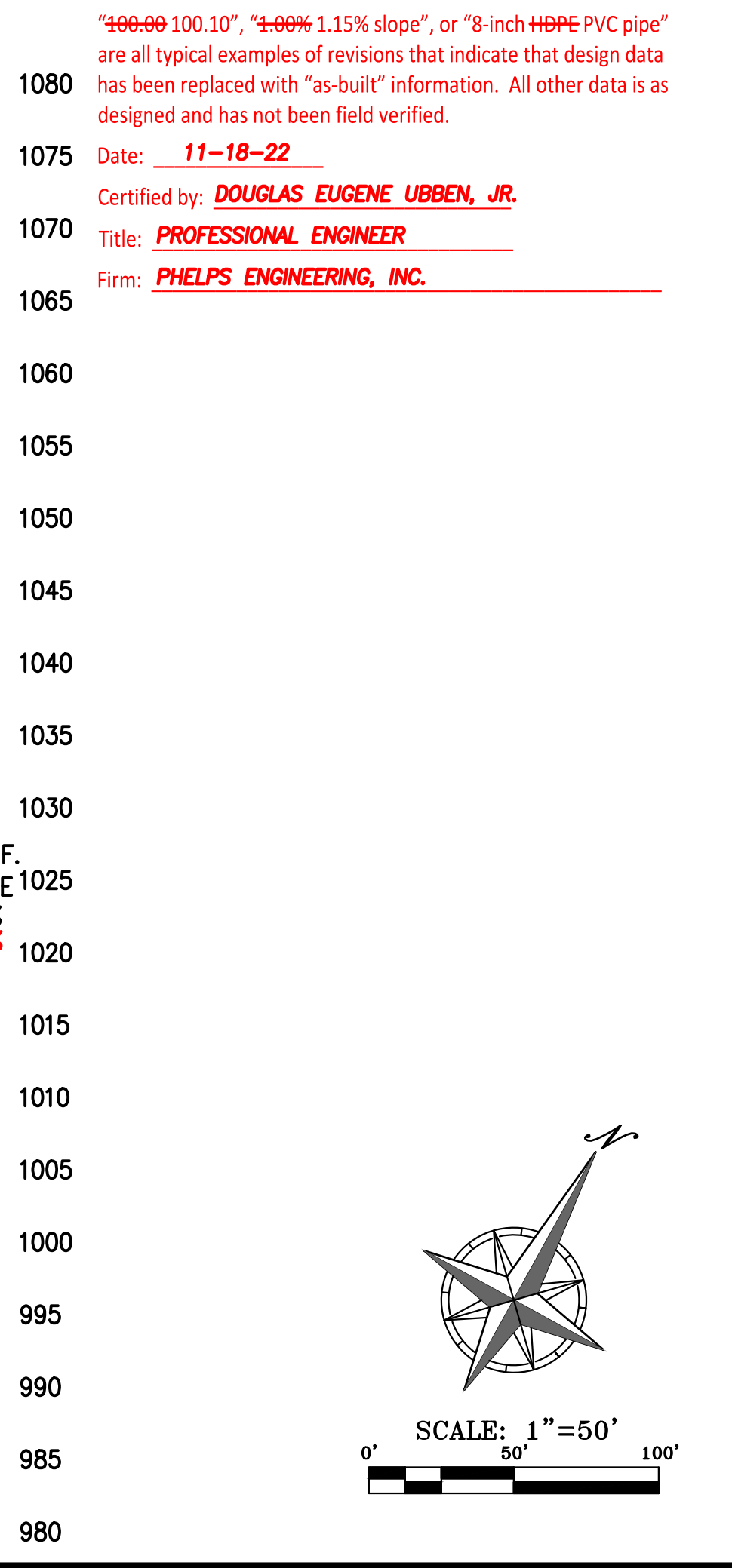
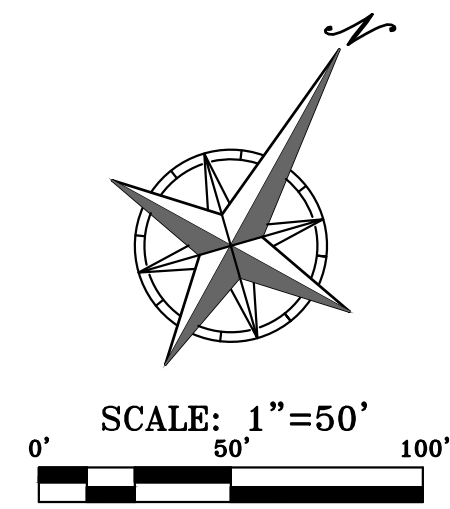
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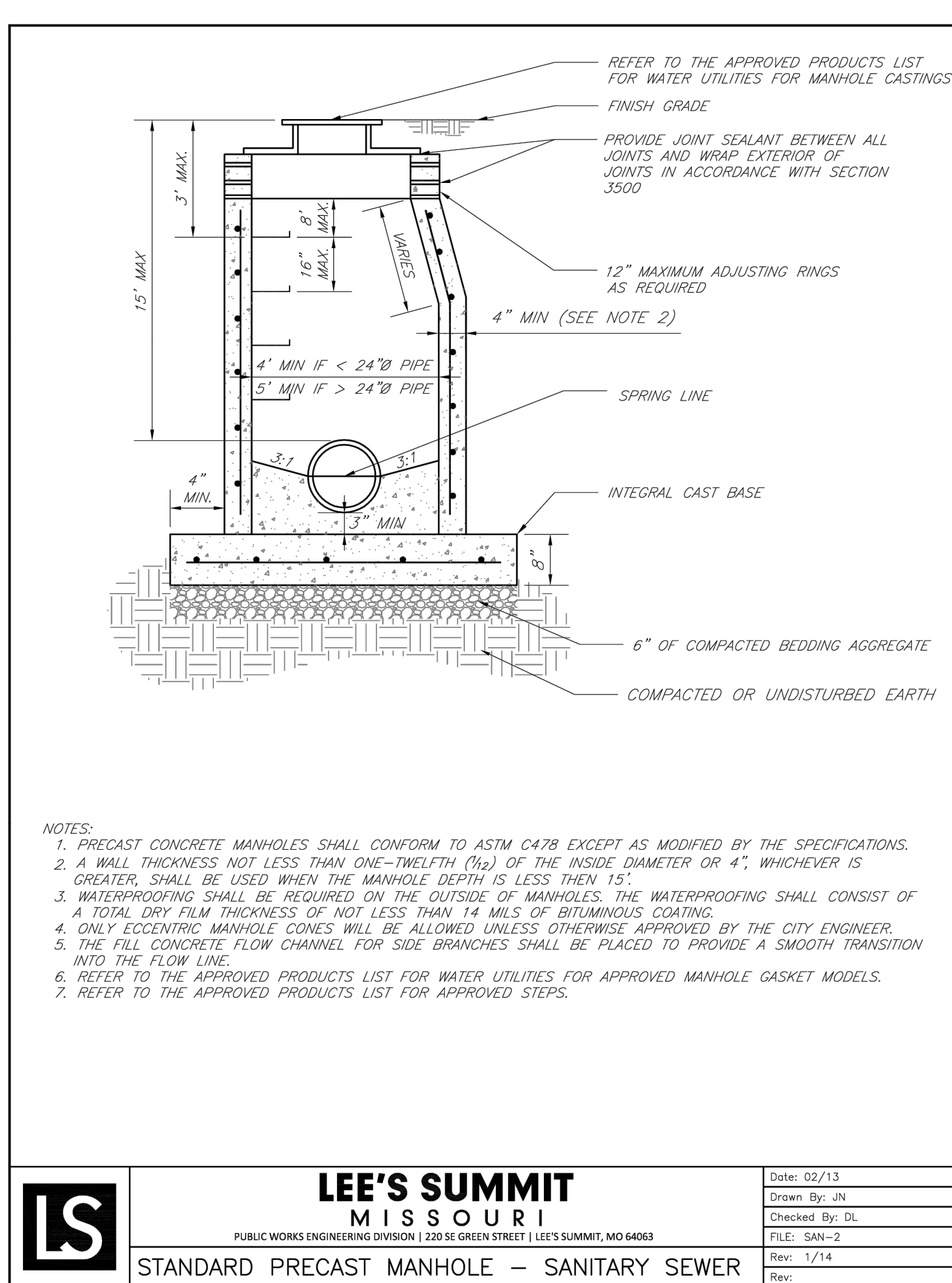
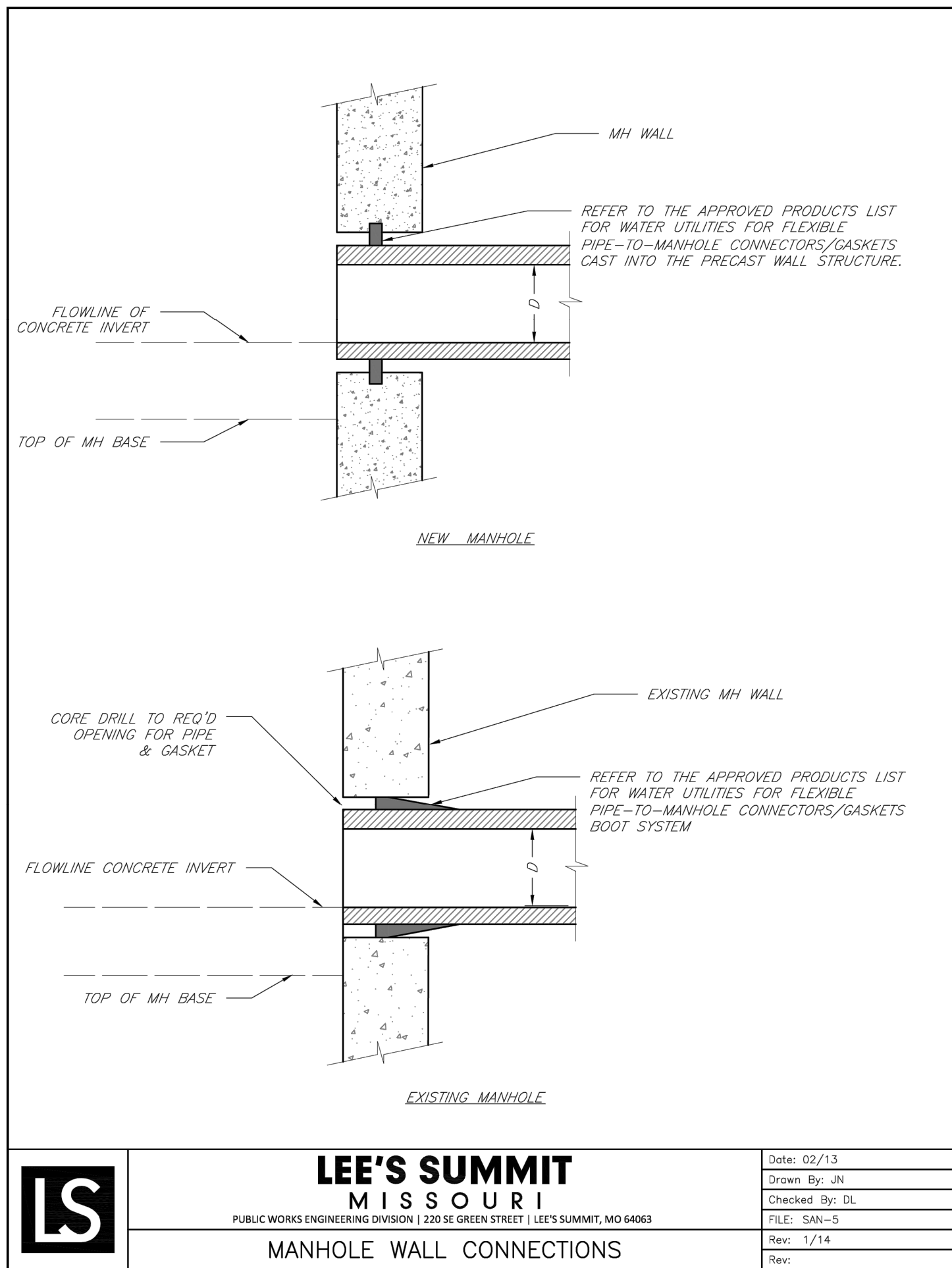
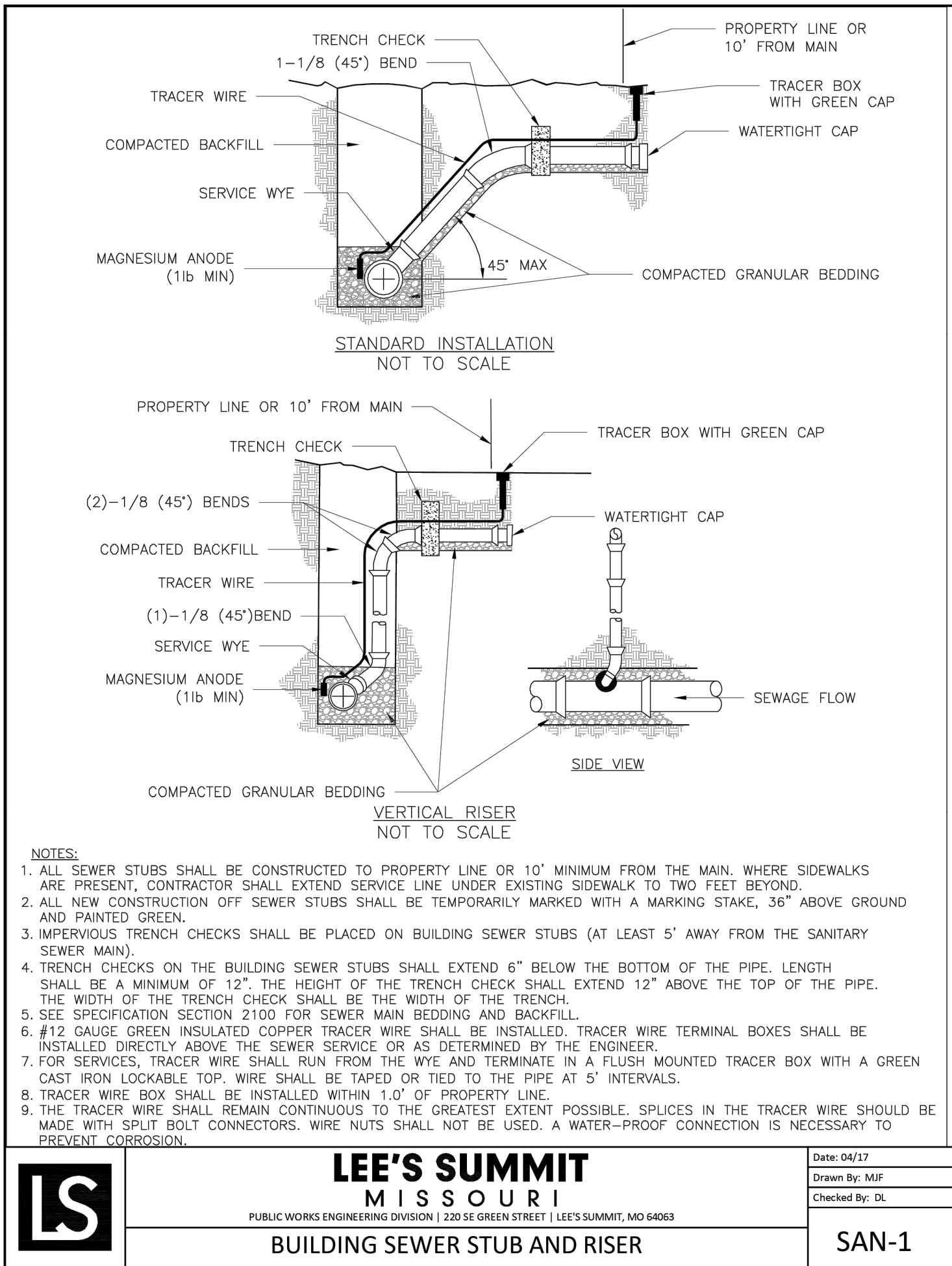
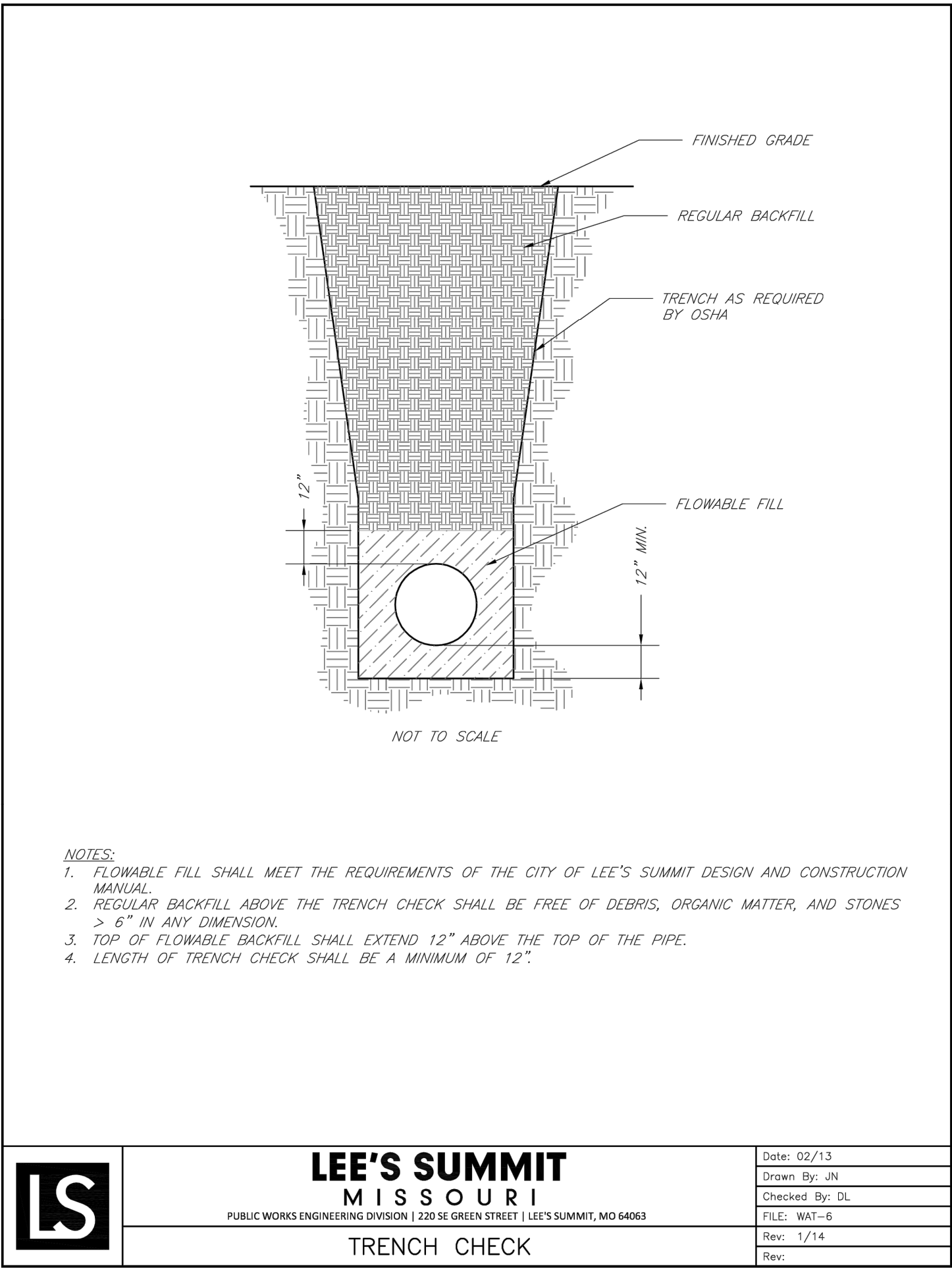
SANITARY SEWER PLAN & PROFILE
DOWNTOWN LEE'S SUMMIT APARTMENTS
114 S.E. DOUGLAS STREET
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PROJECT NO.	171125	No.	Date	Revisions:	By	App.
DATE: 02-27-20	DRAWN: SNH	1.	5-14-2020	E.S.I. #3	KAD	DEU
CHECKED: DAF	APPROVED: DEU	4.	7-7-2020	E.S.I. #4	KAD	DEU
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING - LS-82						
ENGINEERING - E-361						
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING - 200701028						
ENGINEERING - 200700209						

SHEET
2



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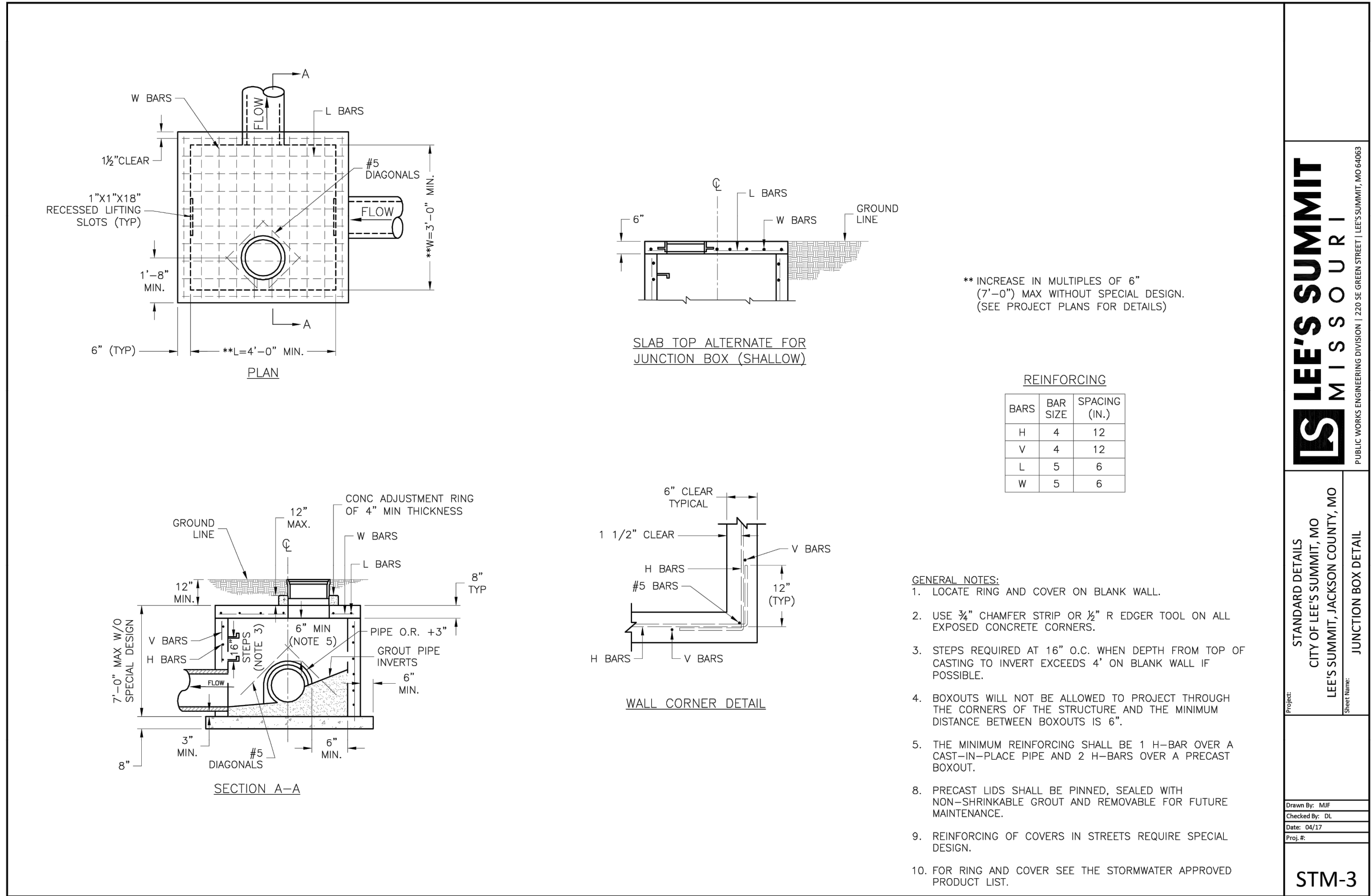
SANITARY SEWER DETAILS
DOWNTOWN LEE'S SUMMIT APARTMENTS
114 S.E. DOUGLAS STREET
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PROJECT NO.	171125	No.	Date	By	App.
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CHECKED: DAF	APPROVED: DEU	4.	7-7-2020	KAD	DEU
CORPORATE OF AUTHORIZATION					
LAND SURVEYING - LS-82					
ENGINEERING - E-361					
CERTIFICATE OF AUTHORIZATION					
LAND SURVEYING-2007010728					
ENGINEERING-2007000299					

SHEET

4

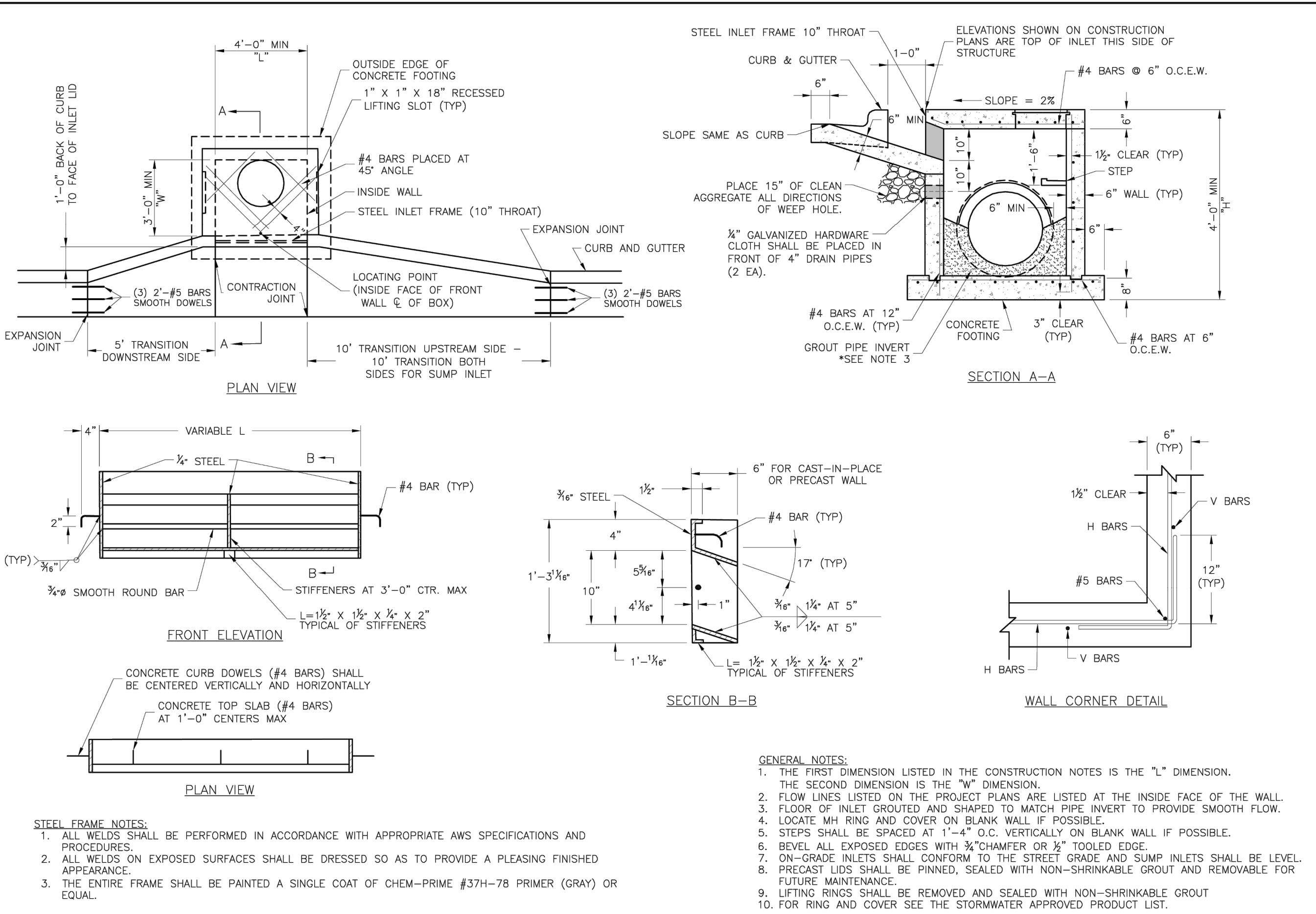
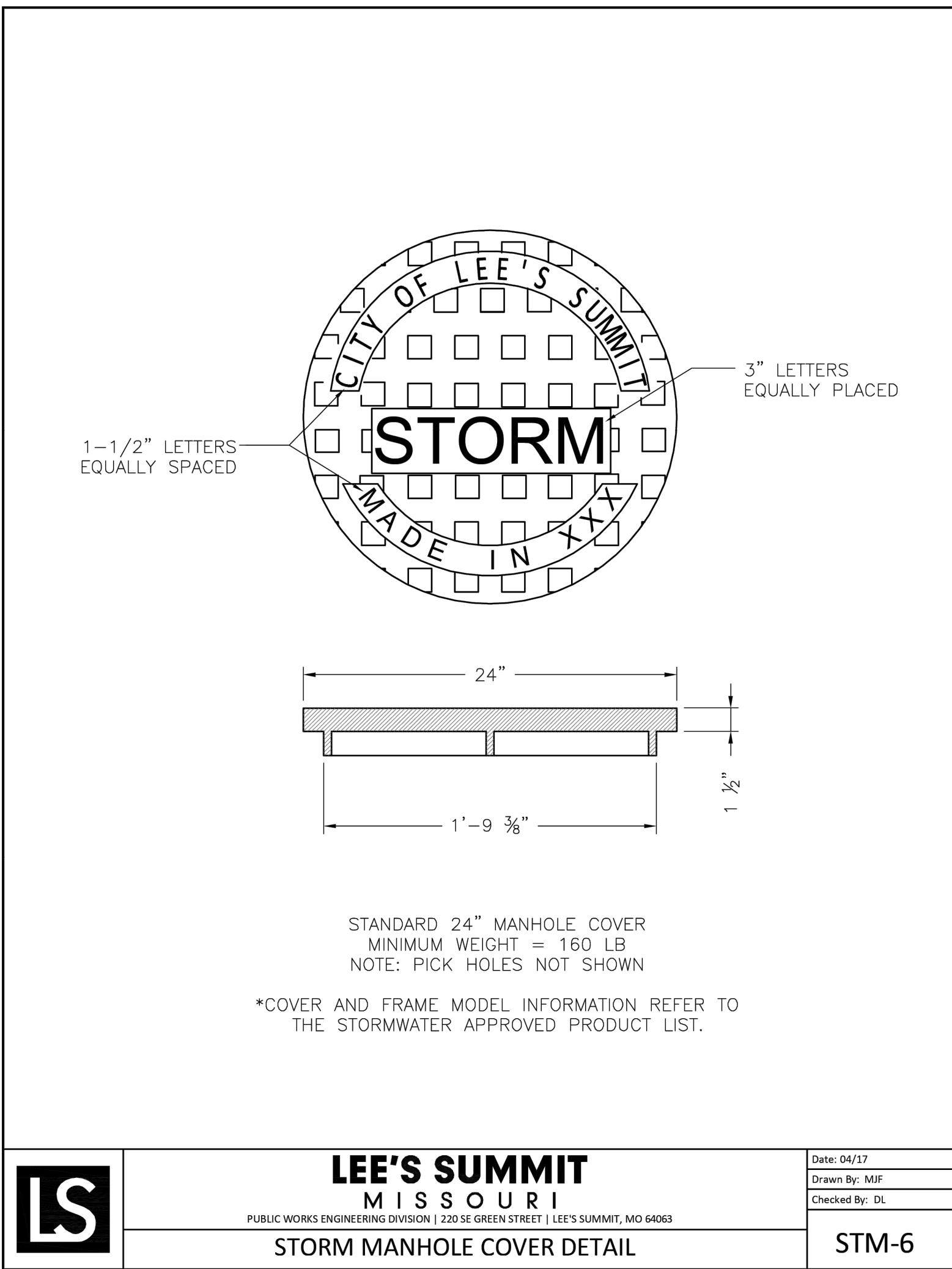
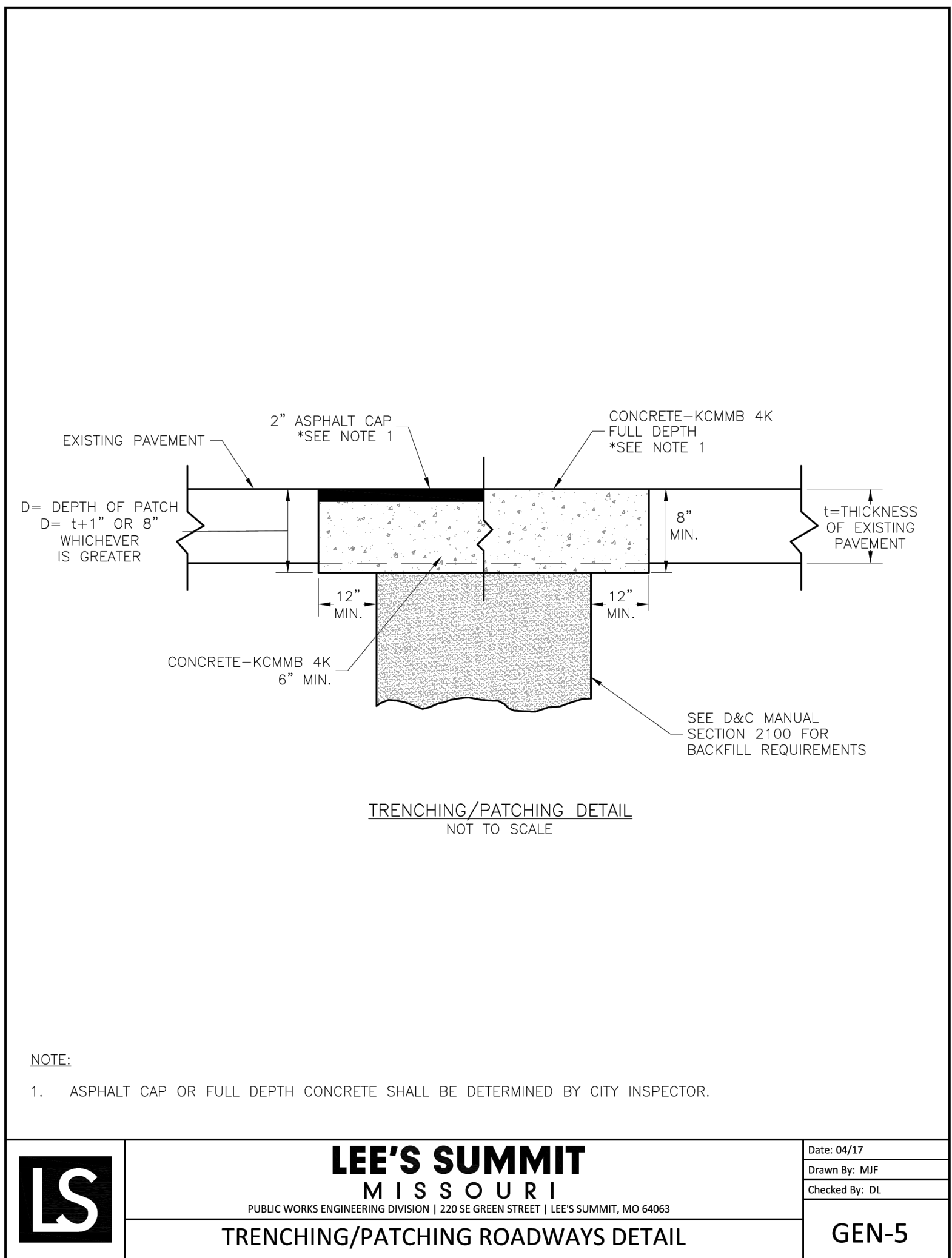
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LEE'S SUMMIT
MISSOURI

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO

STM-3



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STORM SEWER DETAILS
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114 S.E. DOUGLAS STREET
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PROJECT NO.	171125	No.	Date	By	App.
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CERTIFICATE OF AUTHORIZATION					
LAND SURVEYING - LS-82					
ENGINEERING - E-361					
CERTIFICATE OF AUTHORIZATION					
LAND SURVEYING - 200700128					
ENGINEERING - 200700239					

SHEET

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