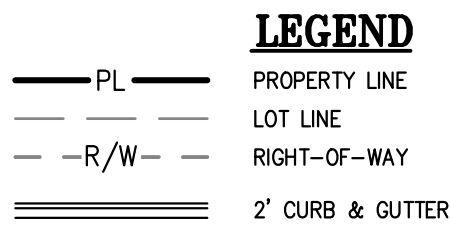
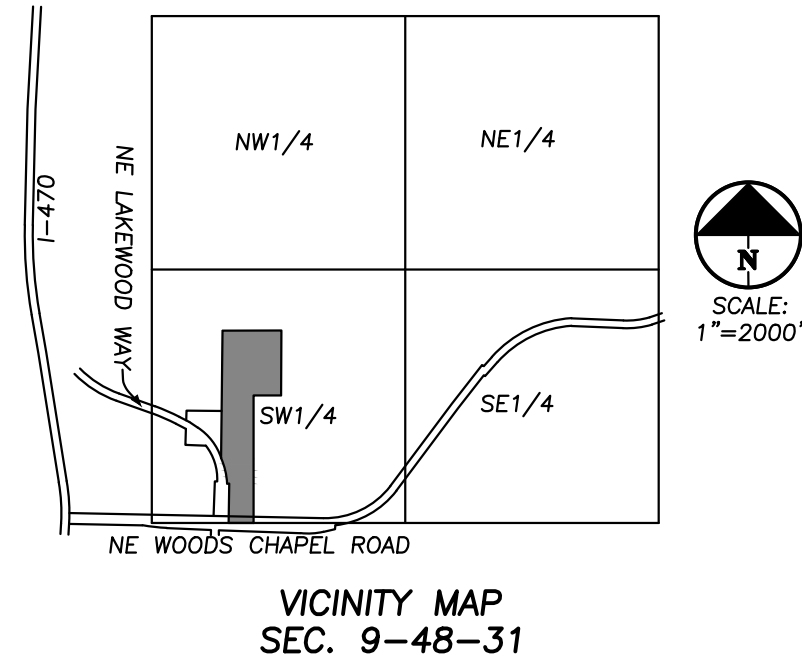


WATER MAIN PLANS
FOR
ORCHARD WOODS

IN THE CITY OF LEE’S SUMMIT, JACKSON COUNTY, MISSOURI



UTILITY COMPANIES:

MISSOURI GAS ENERGY (816) 969-2218
LUCAS WALLS (LUCAS.WALLS@SUG.COM)
3025 SOUTHEAST CLOVER DRIVE
LEE’S SUMMIT, MO 64082

EVERGY (816) 347-4339
PHILLIP INGRAM (PHILLIP.INGRAM@KCPL.COM)
RON DEJARNETTE (RON.DEJARNETTE@KCPL.COM) (816) 347-4316
1300 HAMBLIN ROAD
LEE’S SUMMIT, MO 64081

STORM SEWER (PUBLIC WORKS DEPARTMENT) (816) 969-1800
220 SE GREEN STREET
LEE’S SUMMIT, MO 64063

SANITARY SEWER & WATER (WATER UTILITIES DEPT.) (816)-969-1900
1200 SE HAMBLEM ROAD,
LEE’S SUMMIT, MO 64081

AT&T (913) 383-4929
MR. CLAYTON ANSPAUGH (CA4089@ATT.COM) (913) 383-4849-FAX
9444 NALL AVENUE
OVERLAND PARK, KANSAS 66207



Know what’s below.
Call before you dig.

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR
LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN
THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL
FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

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.
- 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 AT NO ADDITIONAL COST.
- 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 STREETS CLEAN OF MUD AND DEBRIS.
- THE CONTRACTOR SHALL CONTACT THE CITY’S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200
- 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).
- 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.

SUMMARY OF QUANTITIES

PREPARED BY: KSJ CHECKED BY: KAD
1-27-2023

ITEM	DESCRIPTION	QUANTITY	UNITS
1	8" C-900 PVC*	2376	L.F.
2	8"x8"x8" Tee	4	EA.
3	8" Gate Valve	12	EA.
4	Valve Box, Cover, & Lid	12	EA.
5	Tap Ex. 8" Main	1	EA.
6	8" 11.25" Bend W/ Horizontal Thrust Block	12	EA.
7	8" 22.5" Bend W/ Horizontal Thrust Block	1	EA.
8	8" 45" Bend W/ Horizontal Thrust Block	3	EA.
9	8" 90" Bend W/ Horizontal Thrust Block	1	EA.
10	8" 45" Bend W/ Vertical Thrust Block	14	EA.
11	Temporary In-Line Fire Hydrant Assembly	2	EA.
12	Fire Hydrant Assembly	5	EA.
13	Remove Existing 8" Gate Valve & Blow Off Assembly	1	LS.
14	Trench & Backfill Under Pavement	181	L.F.
15	Misc. Fittings	1	LS.

* UNCLASSIFIED TRENCH & TAMPED BACKFILL

EARTHWORK:

- PRIOR TO EARTHWORK ACTIVITIES, PRE-DISTURBANCE EROSION AND SEDIMENT CONTROL DEVICES SHALL BE IN PLACE PER THE STORM WATER POLLUTION PREVENTION PLAN AND/OR THE EROSION AND SEDIMENT CONTROL PLAN PREPARED FOR THIS SITE.
- ALL BACKFILL MATERIAL SHALL BE PLACED IN MAXIMUM 6-INCH LIFTS AND COMPACTED TO 95-PERCENT OF MAXIMUM DENSITY AS DEFINED USING A STANDARD PROCTOR TEST (AASHTO T99/ASTM 698).
- BACKFILL MATERIALS SHALL NOT INCLUDE ORGANIC MATTER, DEBRIS OR TOPSOIL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REDISTRIBUTING THE TOPSOIL OVER PROPOSED TURF AND LANDSCAPED AREAS TO A MINIMUM DEPTH OF 6-INCHES BELOW FINAL GRADE.
- ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE. UNLESS NOTED OTHERWISE THE FOLLOWING GRADES SHALL APPLY:
 - TURF AREAS – 2.5% MINIMUM, 4H:1V MAXIMUM
- ALL DISTURBED AREAS SHALL BE FERTILIZED, SEEDED AND MULCHED IMMEDIATELY AFTER EXCAVATION ACTIVITIES HAVE CEASED. SEEDING SHALL BE PER THE EROSION AND SEDIMENT CONTROL PLAN AND/OR LANDSCAPE PLAN. IF NOT SPECIFIED SEEDING SHALL BE PER APWA SECTION 2400, LATEST EDITION. UNLESS OTHERWISE NOTED, SEEDING SHALL BE SUBSIDIARY TO THE CONTRACT PRICE FOR PIPE INSTALLATION.
- CONTRACTOR SHALL ADHERE TO THE REPORTING REQUIREMENTS OUTLINED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THIS PROJECT. EROSION AND SEDIMENT CONTROL DEVICES SHALL BE PROPERLY MAINTAINED AND KEPT CLEAN OF SILT AND DEBRIS AND IN GOOD WORKING ORDER. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AS REQUIRED.

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, DUCTILE IRON PIPE, DIP, SHALL BE REQUIRED 10 FEET IN EACH DIRECTION OF THE CONFLICT ON THE WATER LINE.
- 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, 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.

PL2022324

PRSUBD 20230406

INDEX

- COVER SHEET
- GENERAL LAYOUT
- WATER LINE 1 PLAN & PROFILE
- WATER LINE 2 PLAN & PROFILE
- WATER LINES 3 & 4 PLAN & PROFILE
- WATER LINE DETAILS

PREPARED & SUBMITTED BY:

PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS 66061
913-393-1155 OFFICE
913-393-1166 FAX
CONTACT: JUDD CLAUSSEN, P.E.

OWNER:

ENTRES DEVELOPMENT, LLC
ATTN: DANIEL VILLANUEVA
424 NE BROCKTON DR
LEE’S SUMMIT MO, 64064
(310) 760-6205

BENCHMARKS:

BM #1
CENTER LINE FRONT FACE OF CURB INLET SOUTHEAST COR. OF
INTERSECTION OF NE LAKEWOOD WAY, PRIVATE DRIVE FOR HOPE CHAPEL,
AND PRIVATE DRIVE FOR LEE’S SUMMIT WATER TOWER.
ELEVATION = 963.96

BM #2
“+” CUT S.W. CORNER CURB INLET EAST SIDE OF INTERSECTION OF NE
SUWANNEE DRIVE & NE PIEDMONT DRIVE
ELEVATION=965.22

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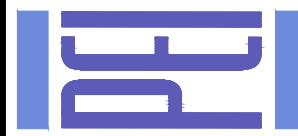
Development Services Department
Lee’s Summit, Missouri

02/15/2023



PHELPS ENGINEERING, INC.
1270 N. Winchester
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Fax: (913) 393-1166
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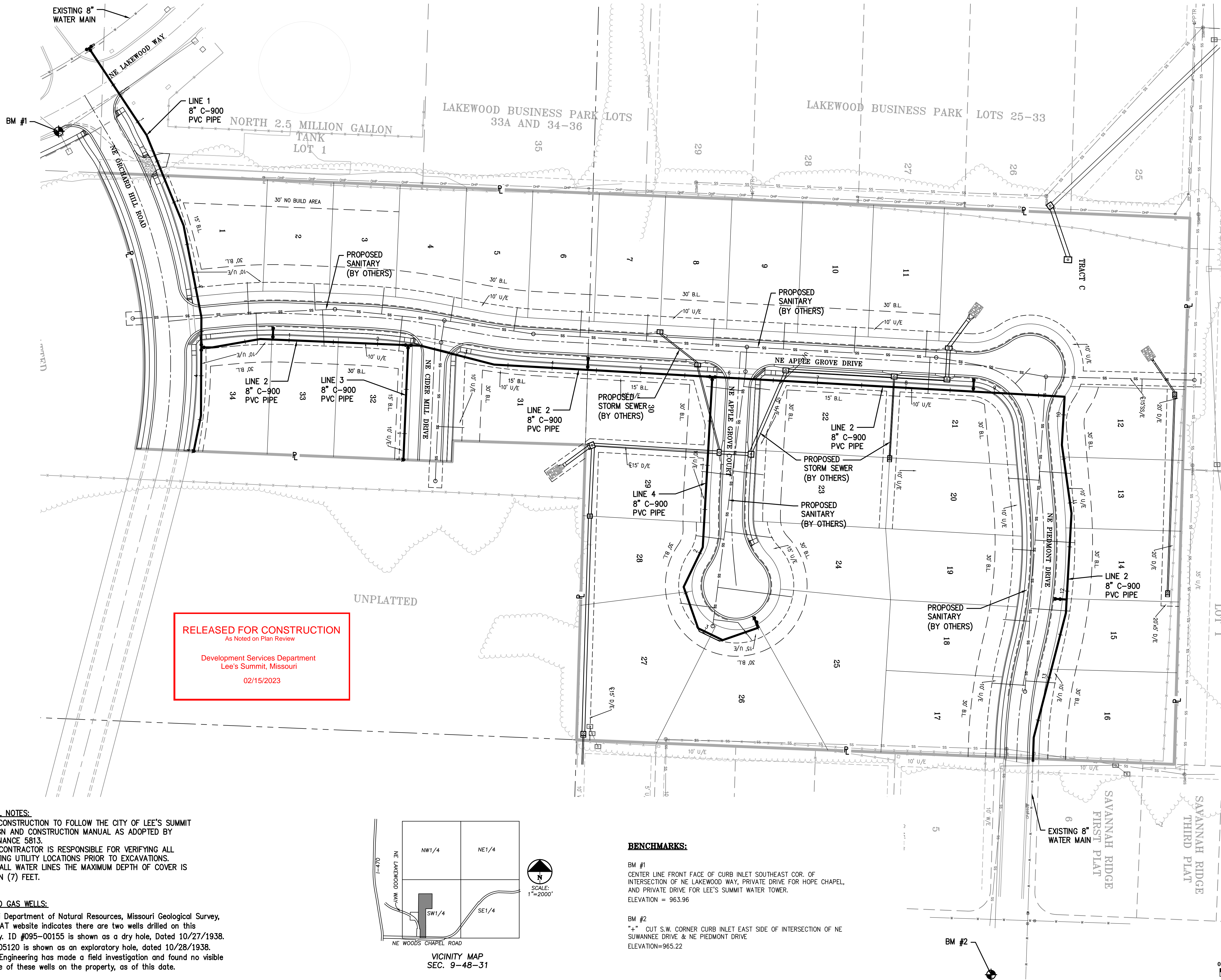
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ORCHARD WOODS
LEE’S SUMMIT, JACKSON COUNTY, MISSOURI

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CHECKER: DEU	2	2	01/18/23	REVISED PER CITY COMMENTS	JMO	DEU
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ENGINEERING - E-361						
CERTIFICATE OF AUTHORIZATION						
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ENGINEERING-200700028						

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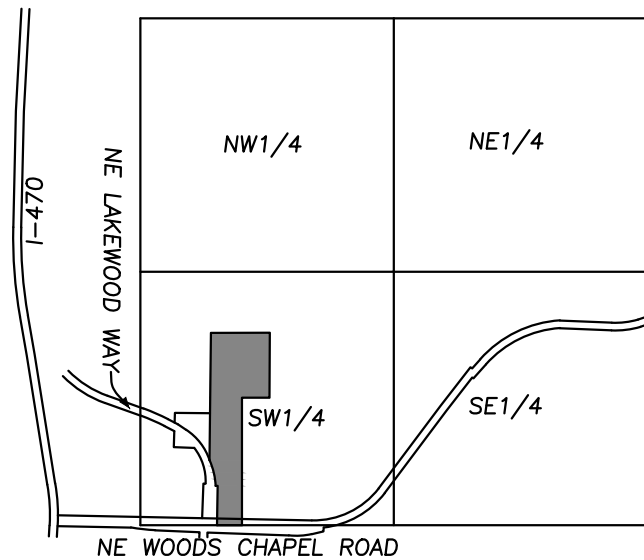
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Lee's Summit, Missouri
02/15/2023

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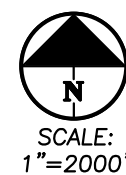
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OIL AND GAS WELLS:

Missouri Department of Natural Resources, Missouri Geological Survey, GeoSTRAT website indicates there are two wells drilled on this property. ID #095-00155 is shown as a dry hole, Dated 10/27/1938. ID# 0005120 is shown as an exploratory hole, dated 10/28/1938. Phelps Engineering has made a field investigation and found no visible evidence of these wells on the property, as of this date.



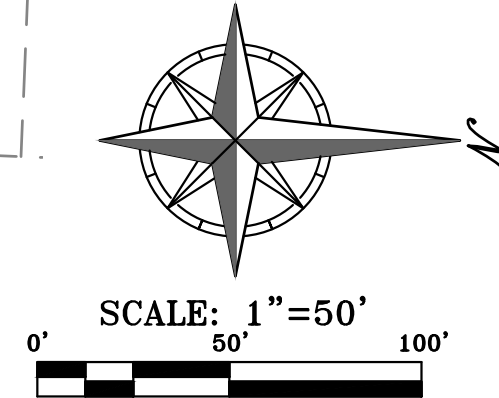
VICINITY MAP
SEC. 9-48-31



BENCHMARKS:

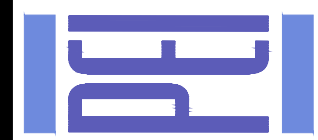
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CENTER LINE FRONT FACE OF CURB INLET SOUTHEAST COR. OF INTERSECTION OF NE LAKEWOOD WAY, PRIVATE DRIVE FOR HOPE CHAPEL, AND PRIVATE DRIVE FOR LEE'S SUMMIT WATER TOWER.
ELEVATION = 963.96

BM #2
4" CUT S.W. CORNER CURB INLET EAST SIDE OF INTERSECTION OF NE SUWANNEE DRIVE & NE PIEDMONT DRIVE
ELEVATION=965.22



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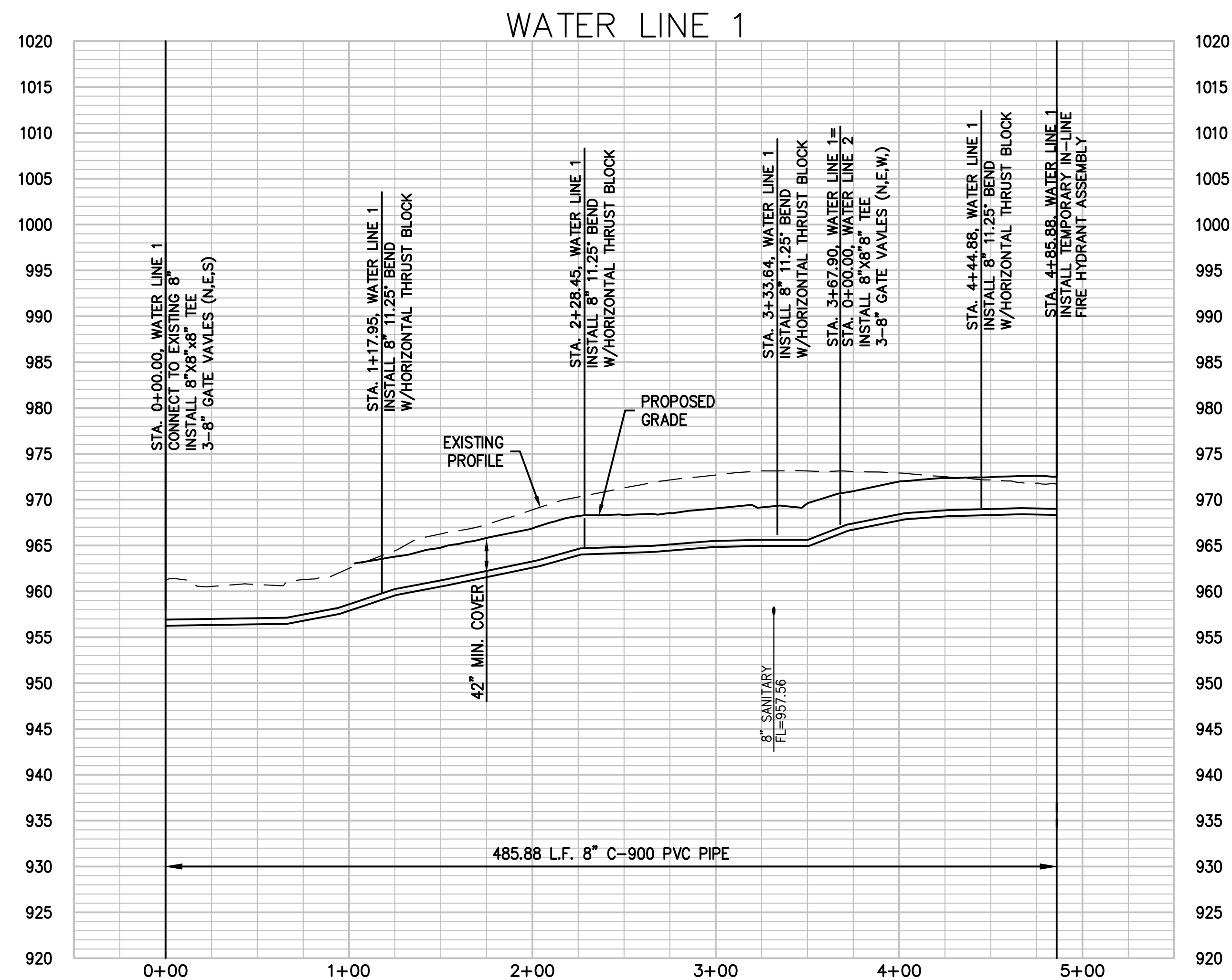
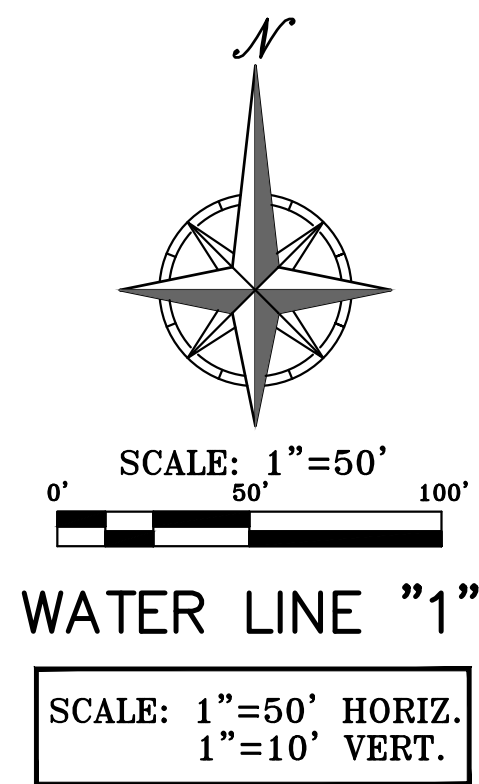
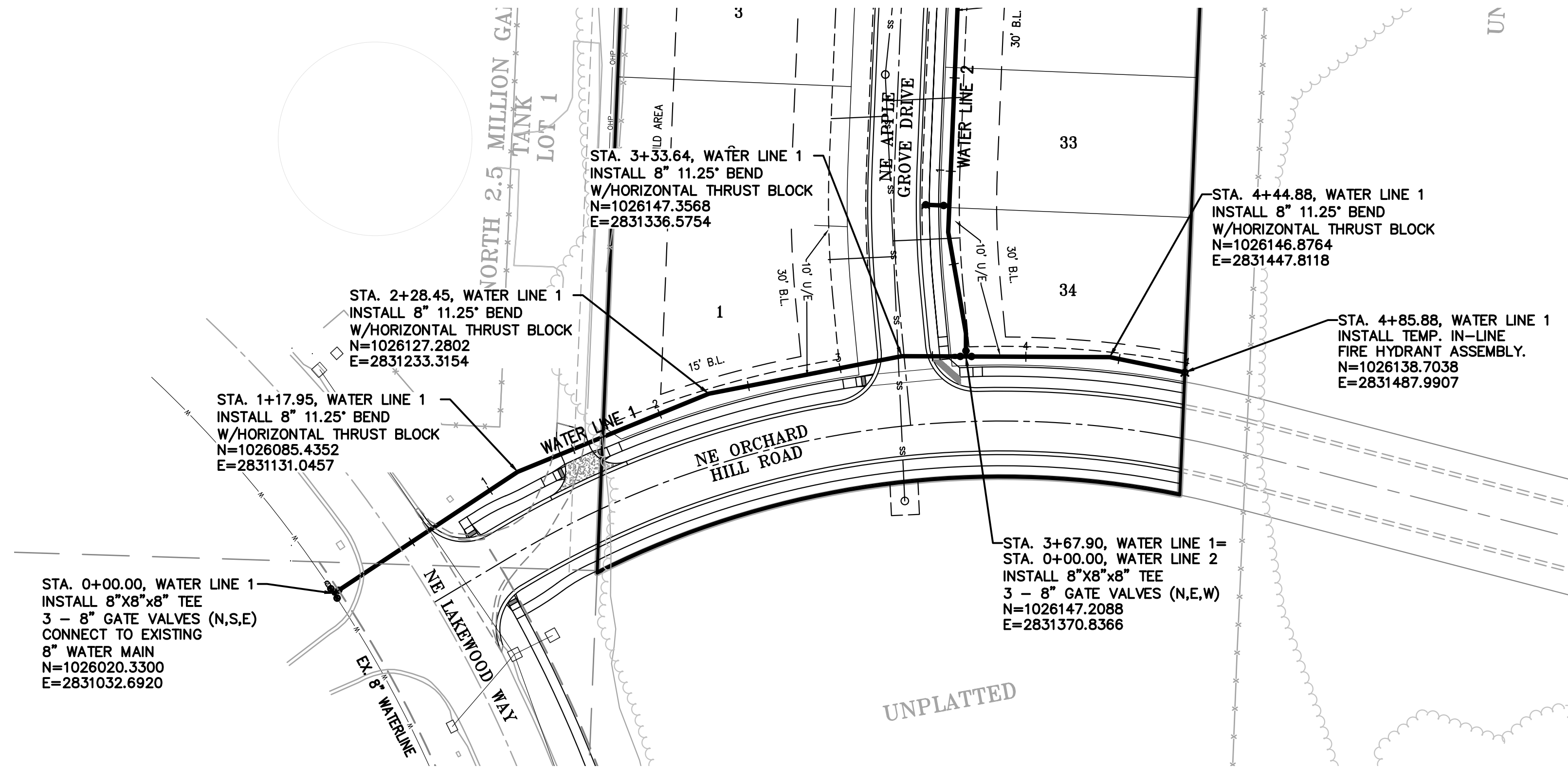
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ORCHARD WOODS
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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- GENERAL NOTES:
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STATE OF MISSOURI
DOUGLAS
EUGENE
URBEN, JR.
NUMBER
PE-2011010998
01/30/2023
PROFESSIONAL ENGINEER

PHILIPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1165
www.philipsengineering.com

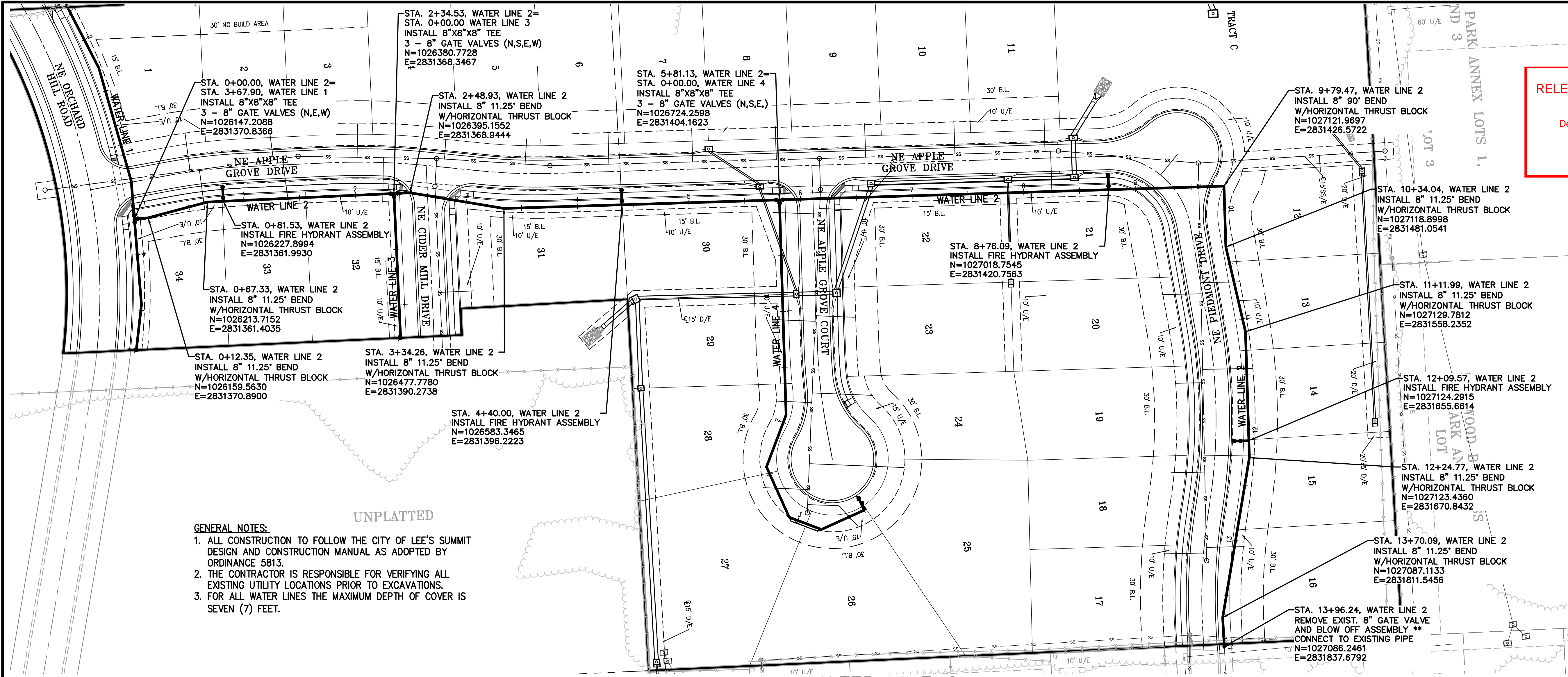
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WATERLINE PLAN & PROFILE
ORCHARD WOODS
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

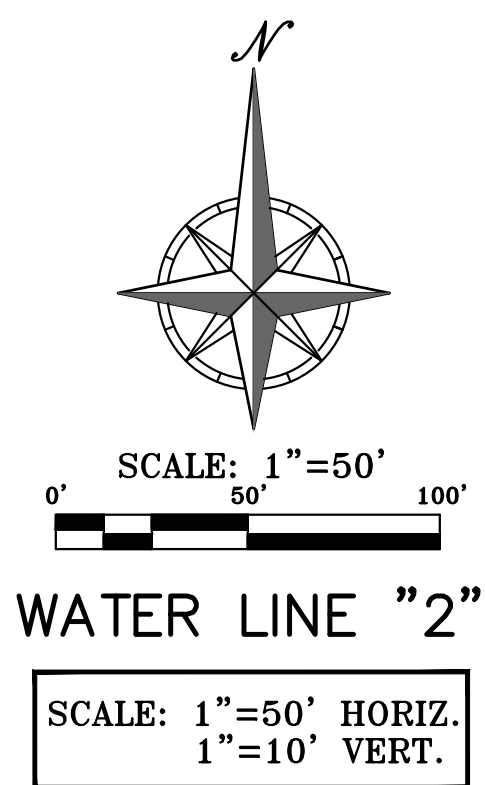
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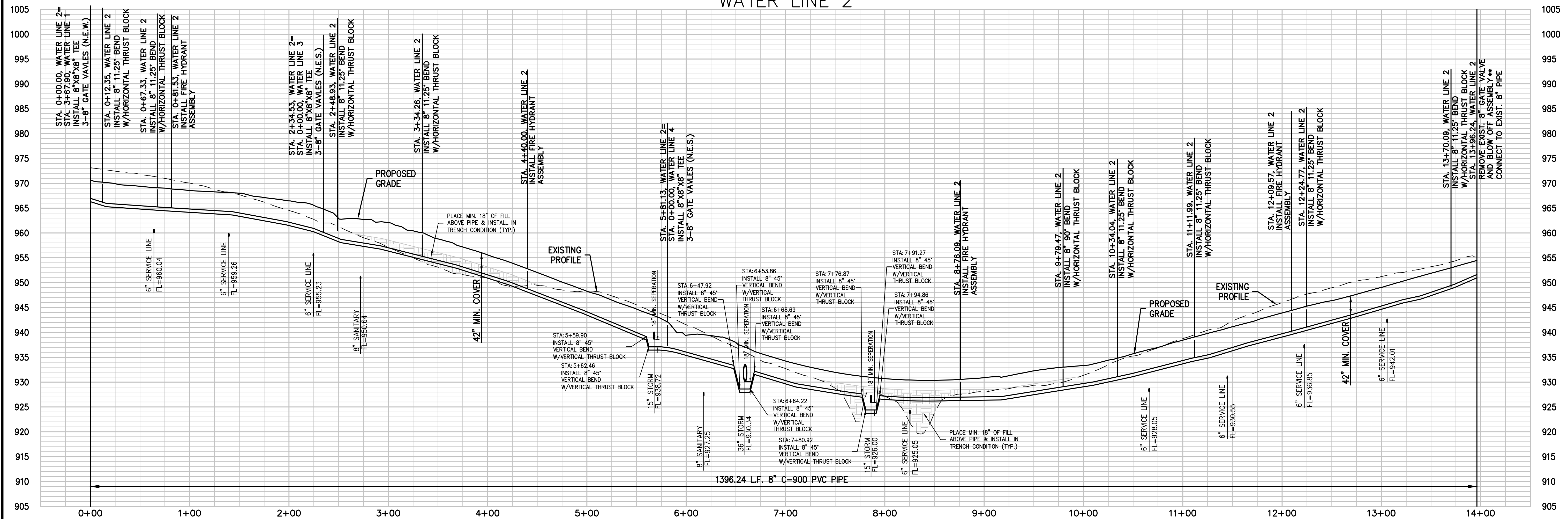
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** IF THE OFFSITE WATERLINE WORK IS DONE PRIOR TO THIS PROJECT, THEN THERE WILL BE NO BLOW OFF ASSEMBLY TO BE REMOVED.



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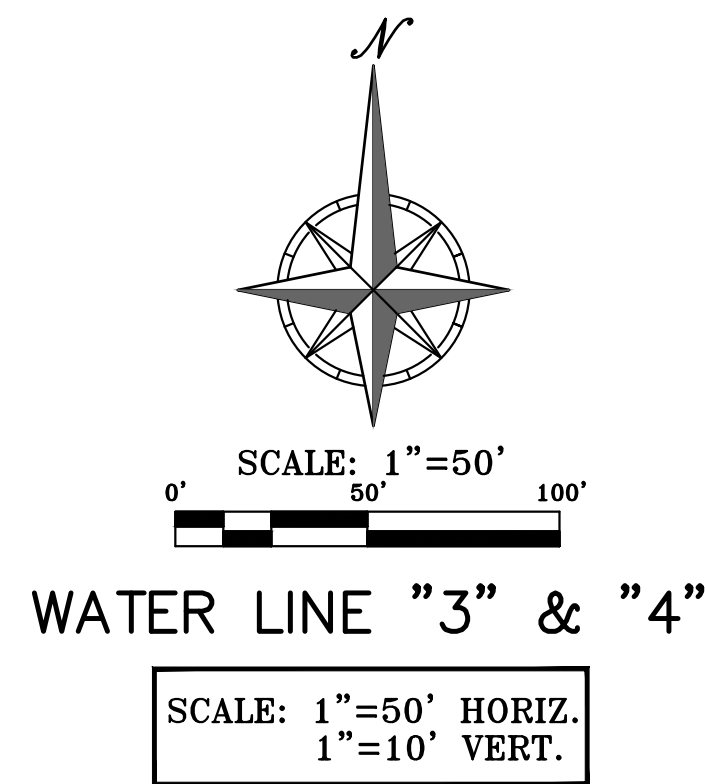
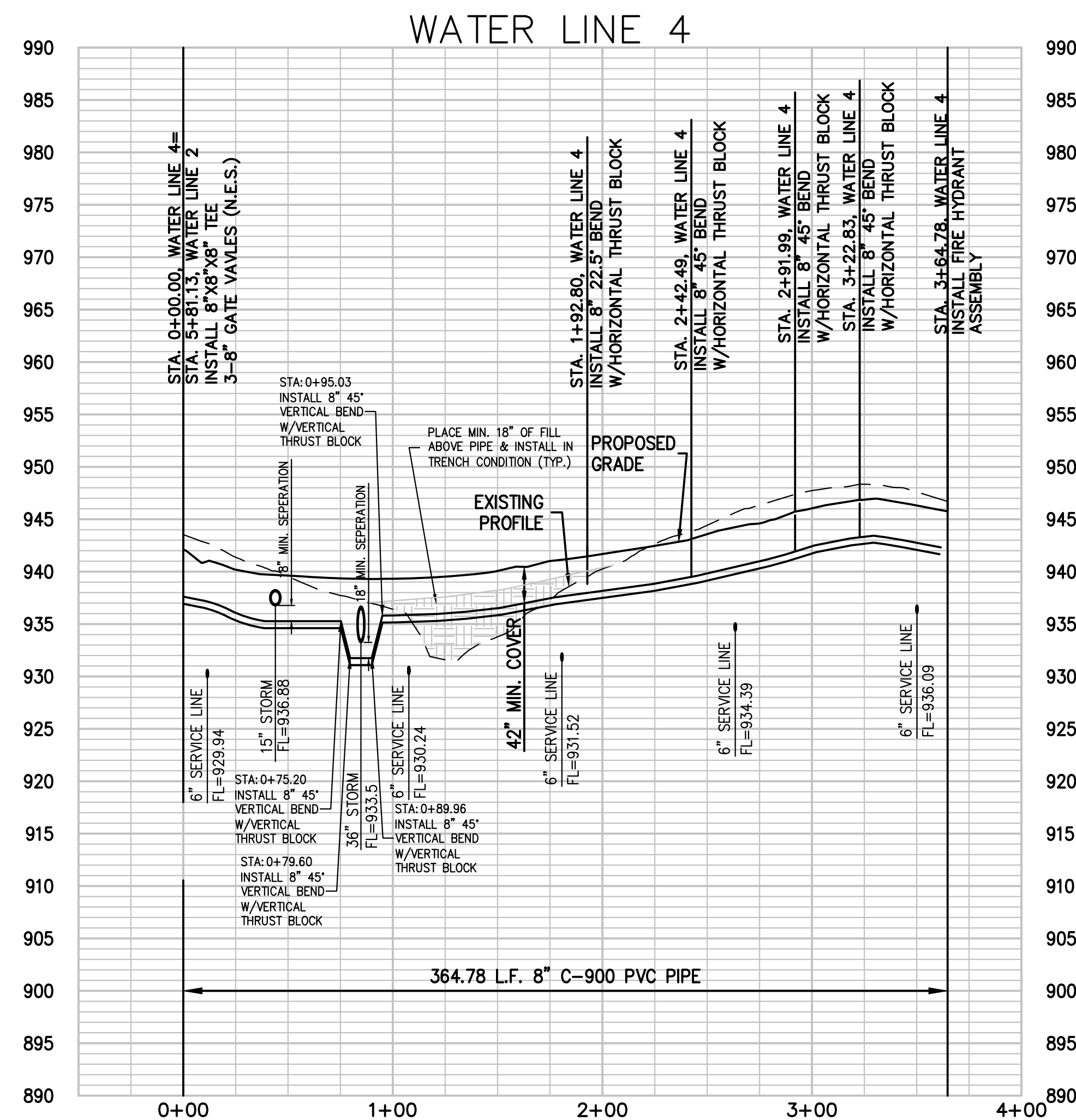
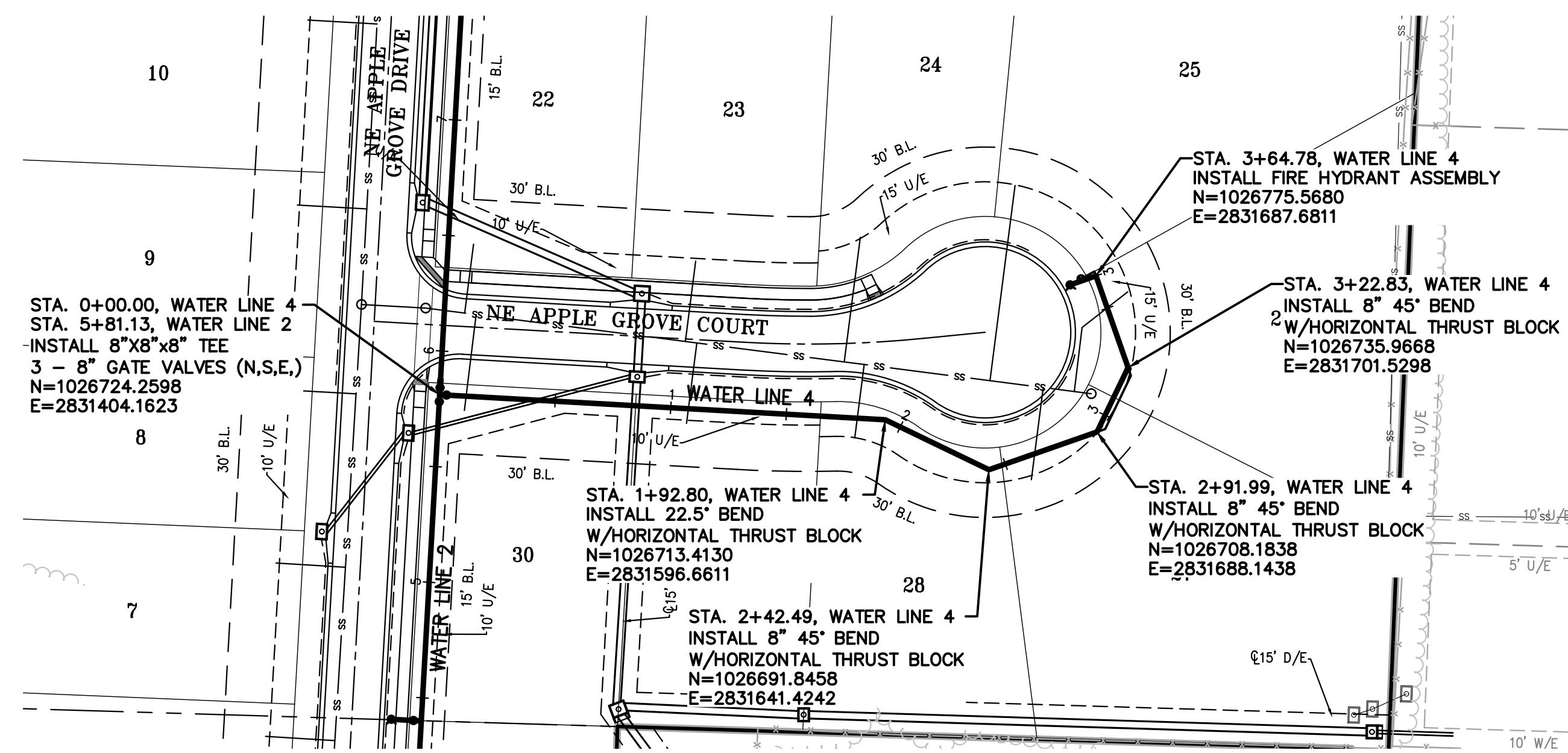
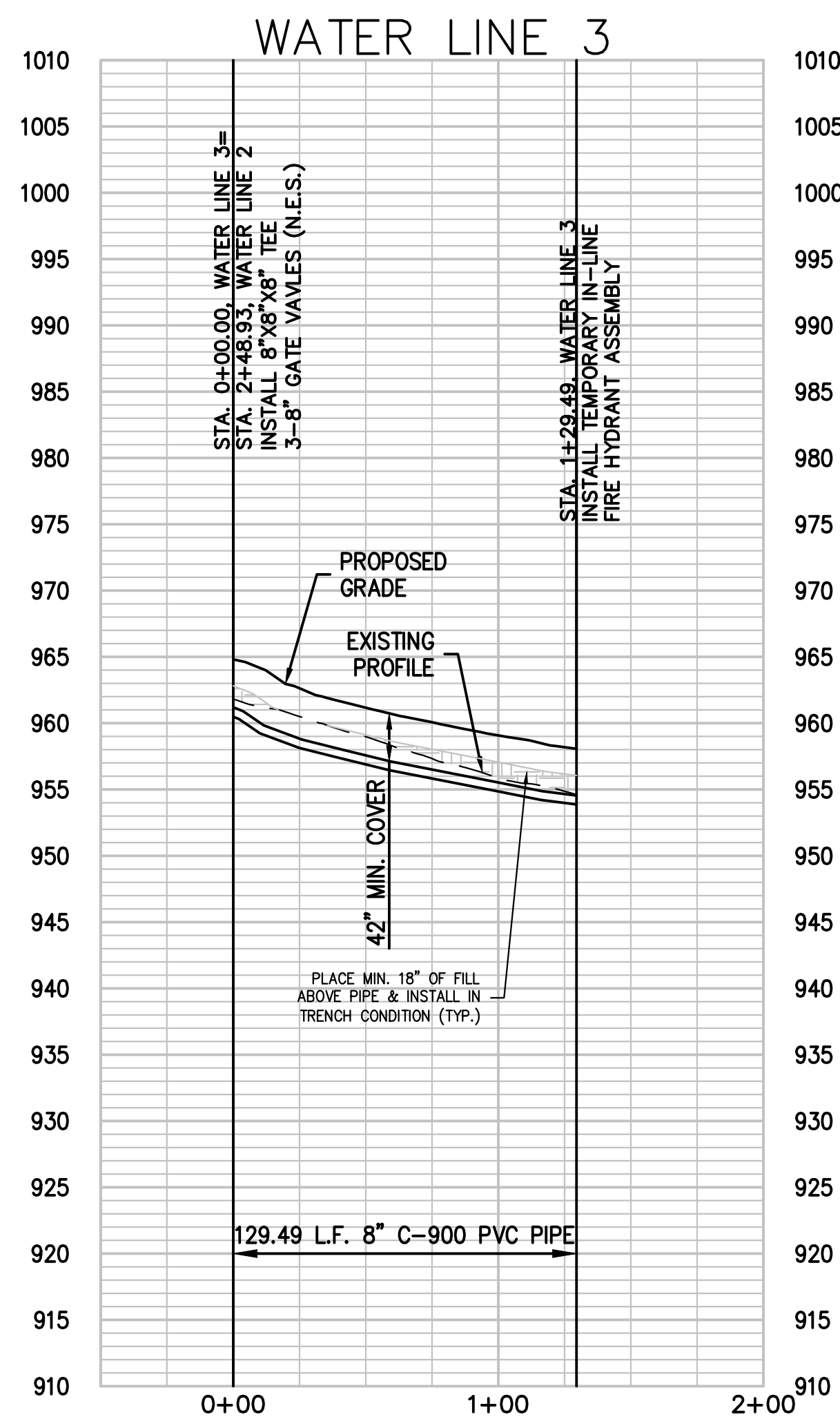
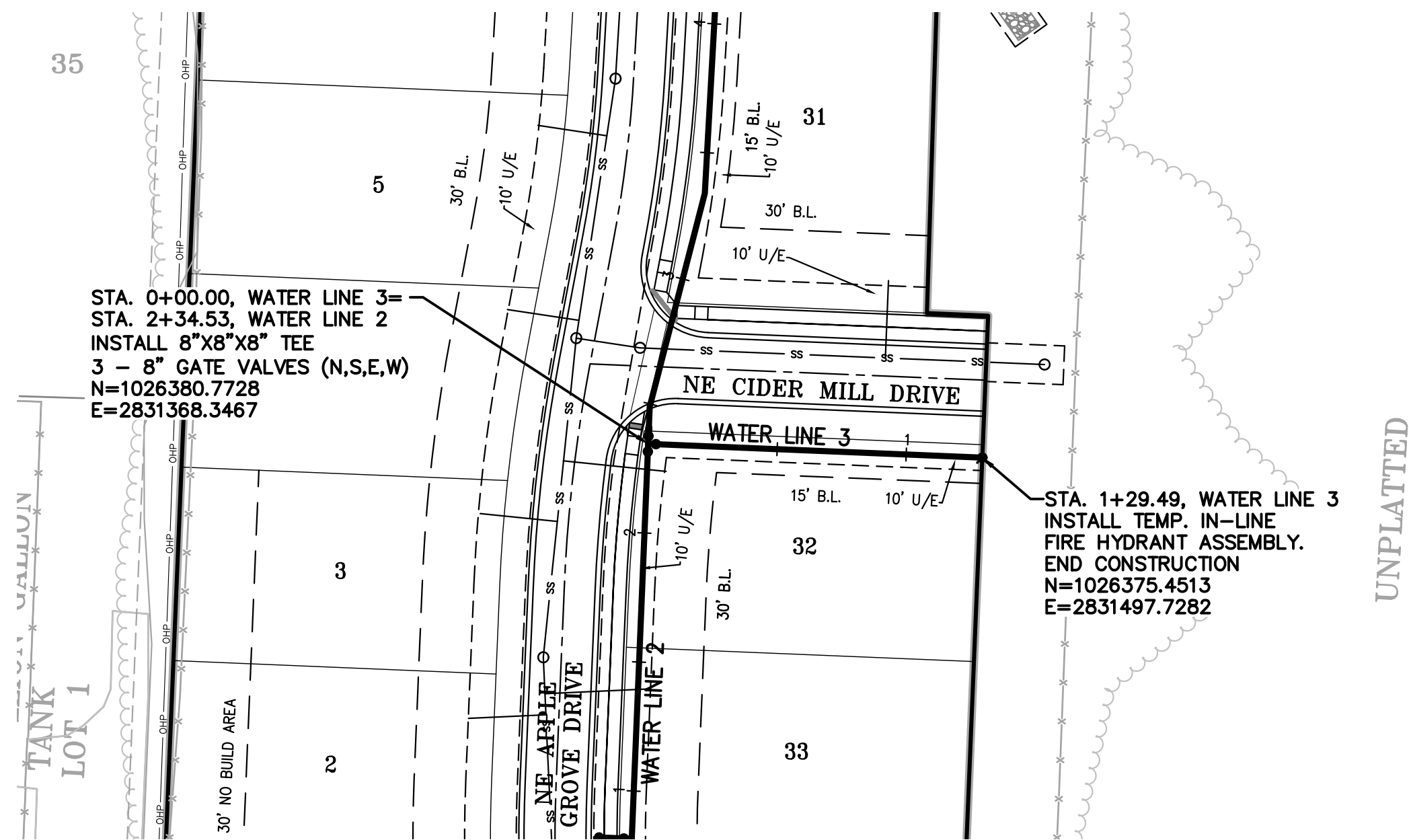
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WATERLINE PLAN & PROFILE
ORCHARD WOODS
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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CHECKER DEU APPROVED	2	01/18/23		JMO
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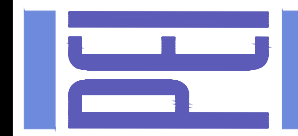
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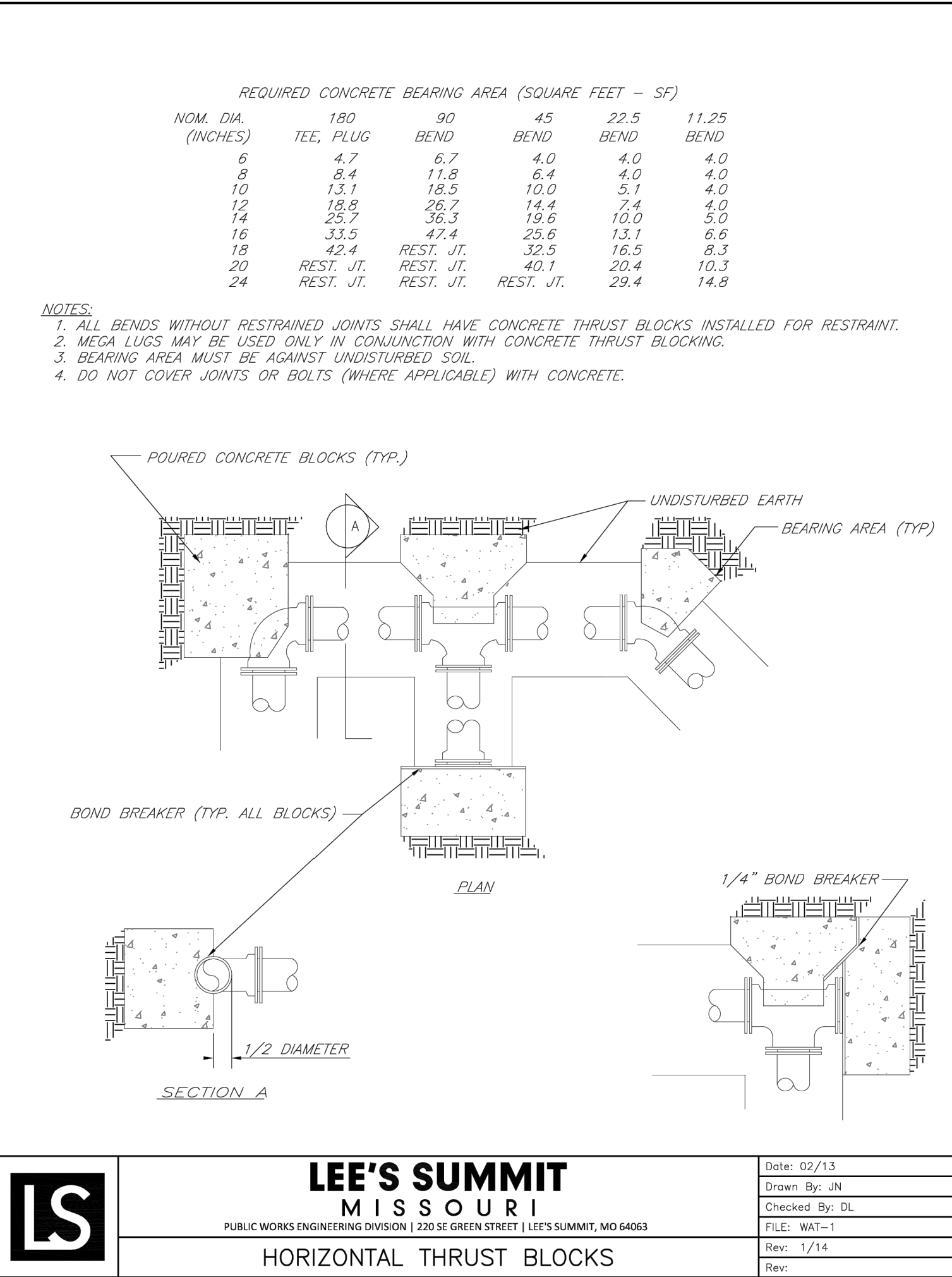
WATERLINE PLAN & PROFILE

ORCHARD WOODS
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LAND SURVEYING - LS-82						
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LS

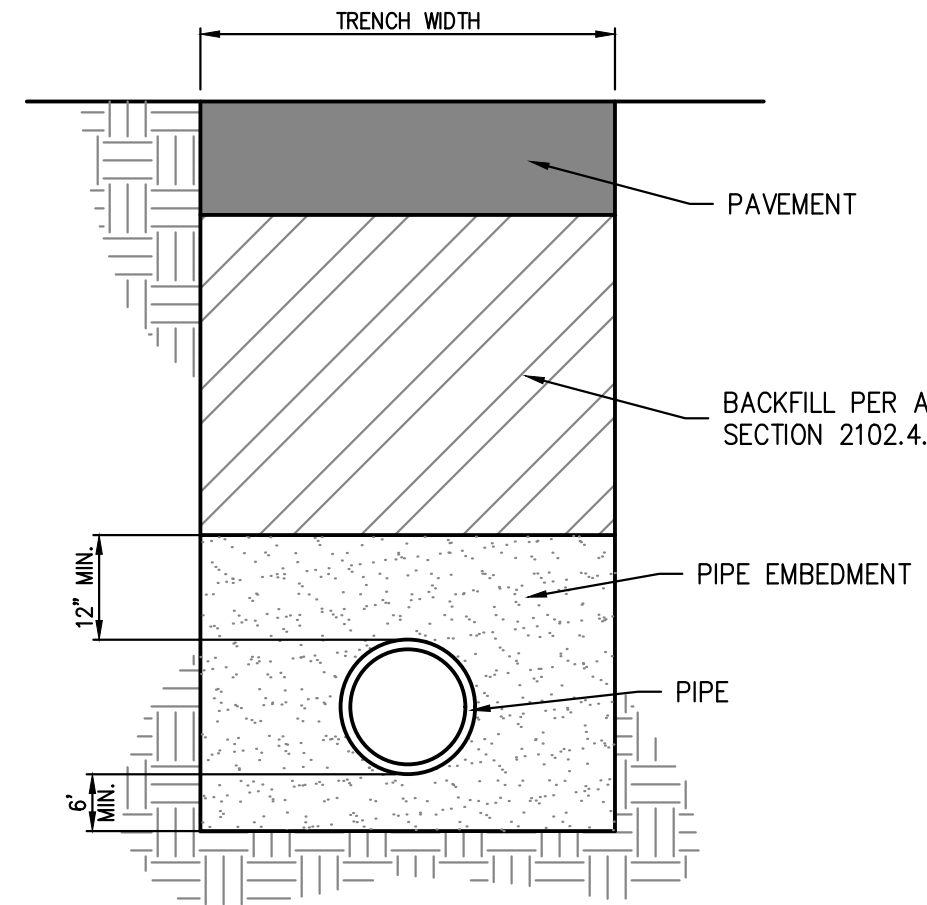
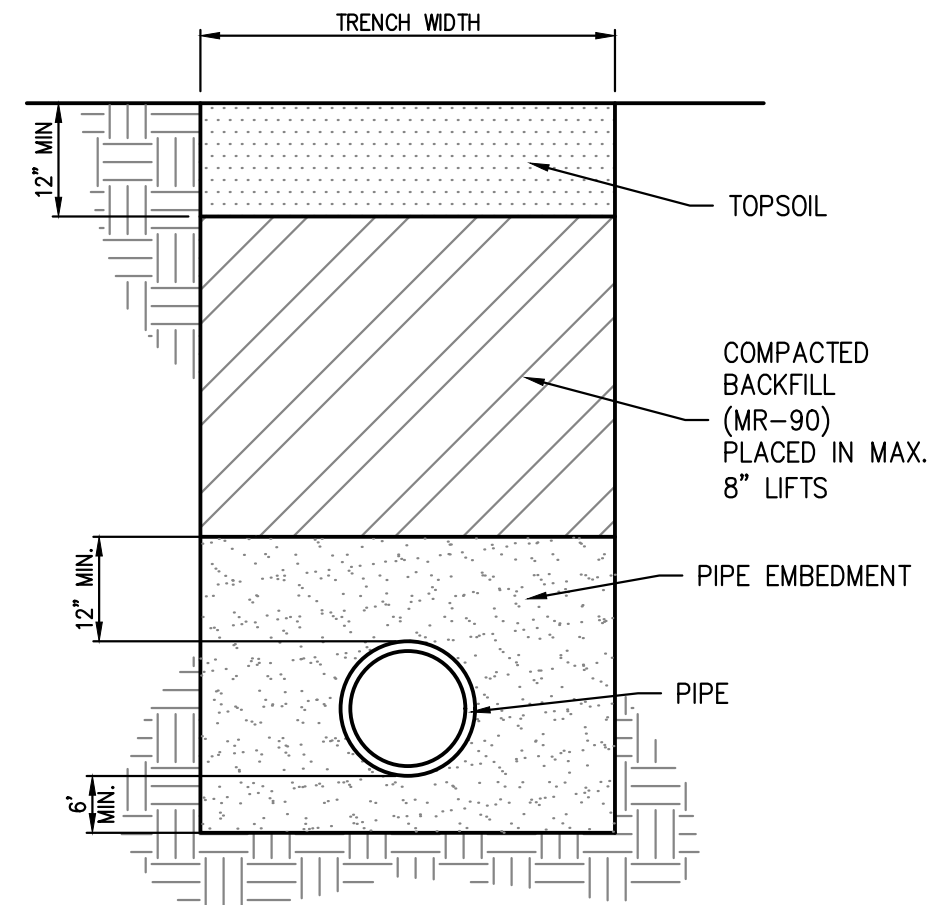
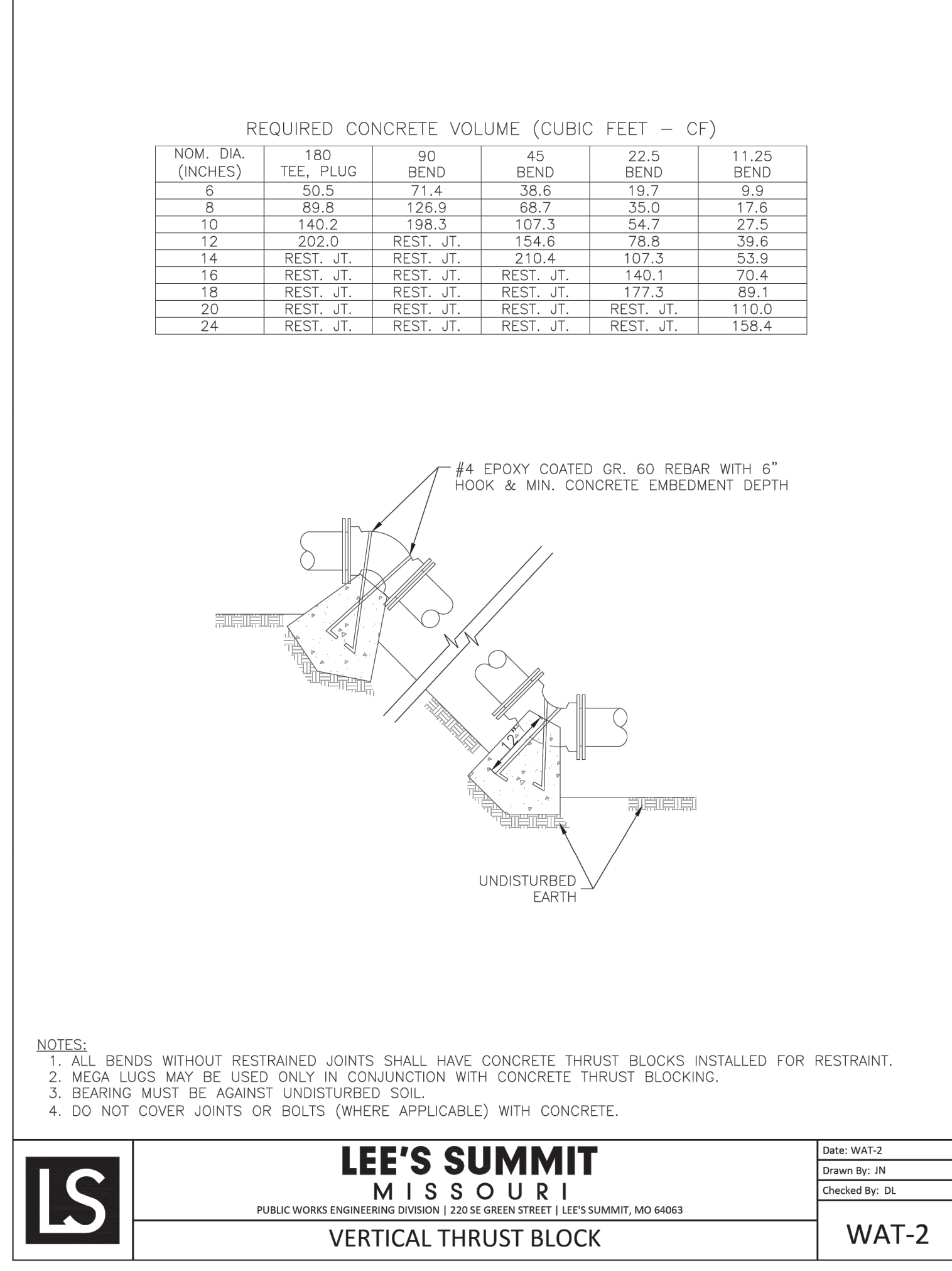
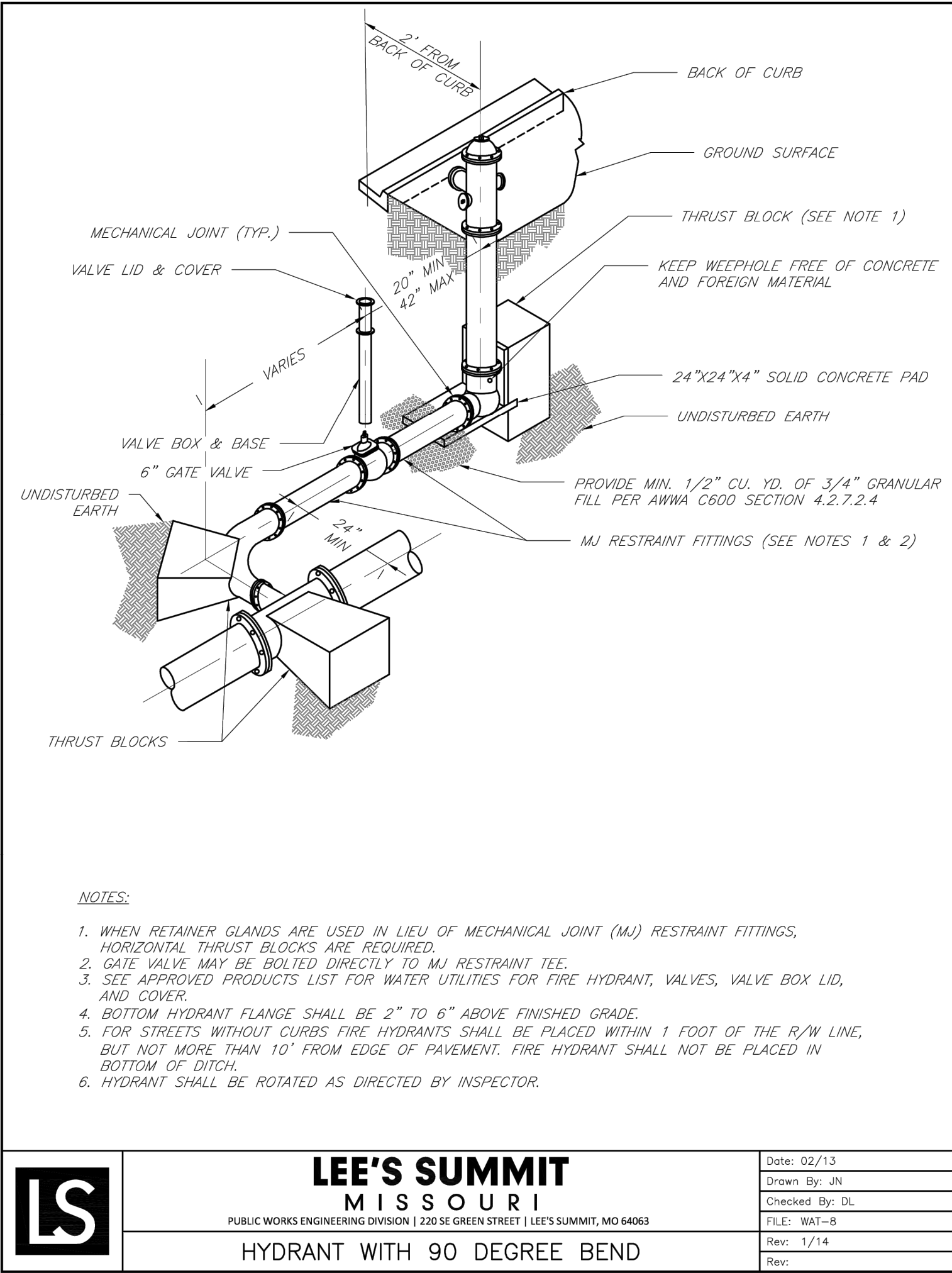
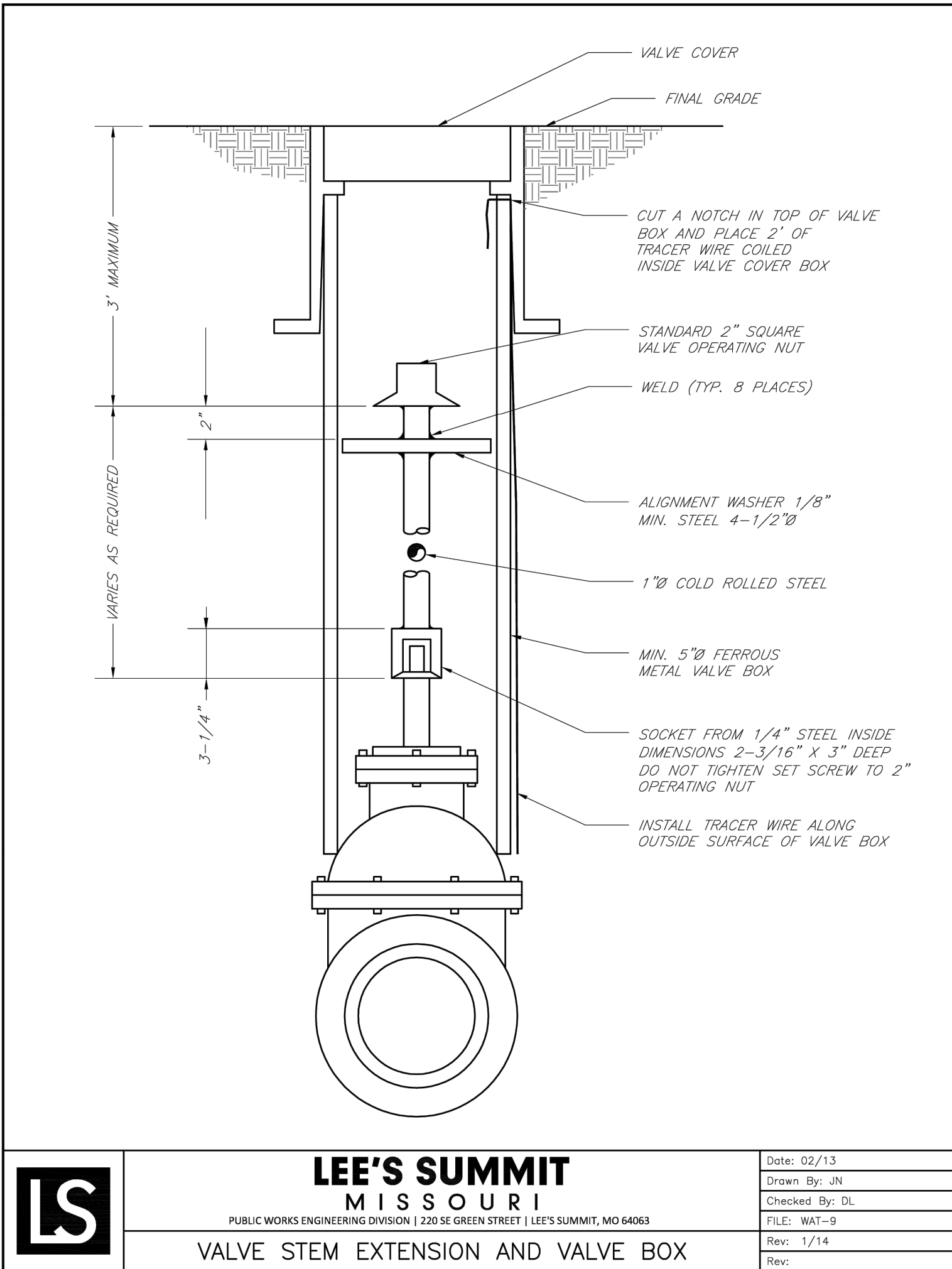
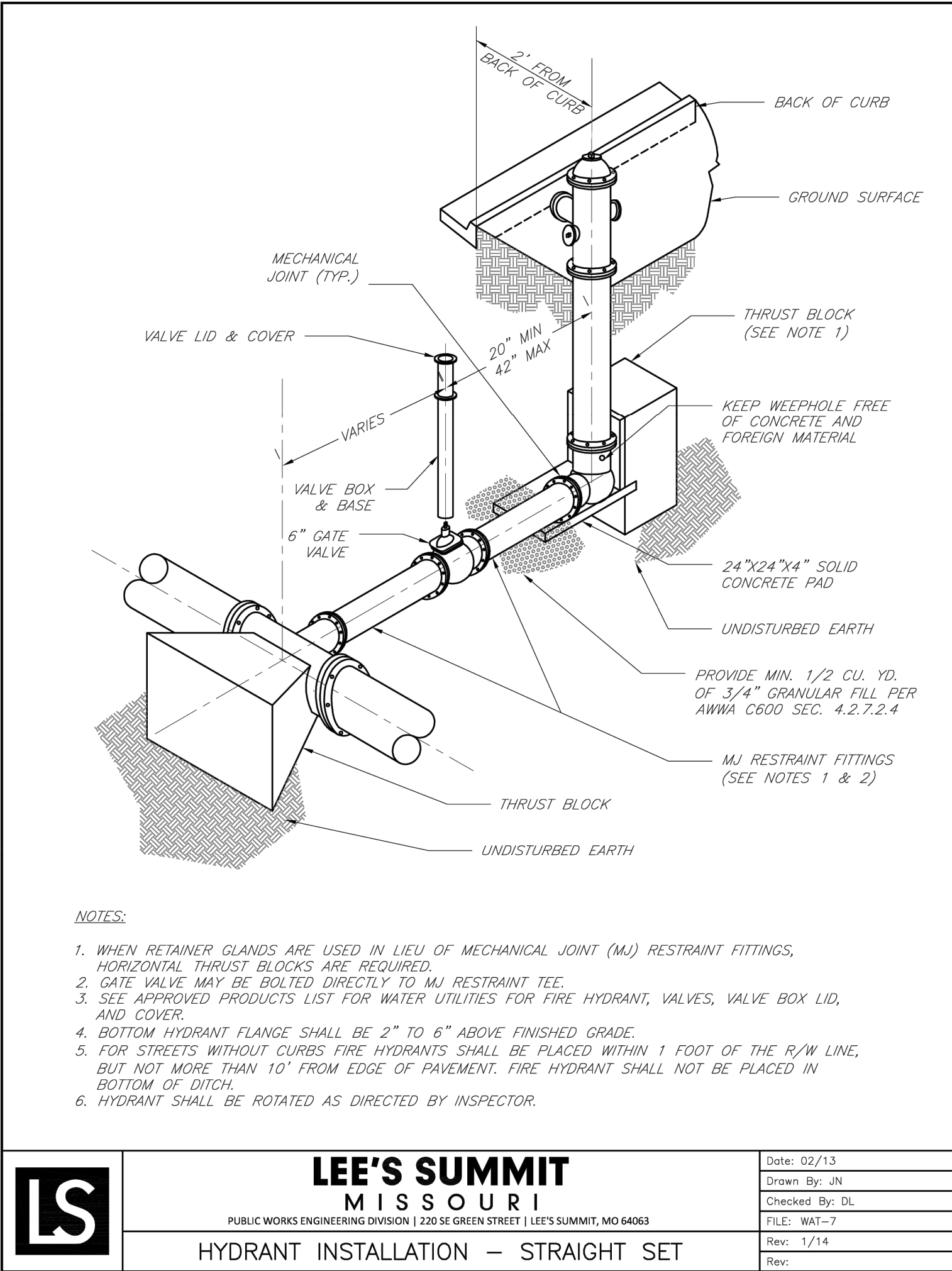
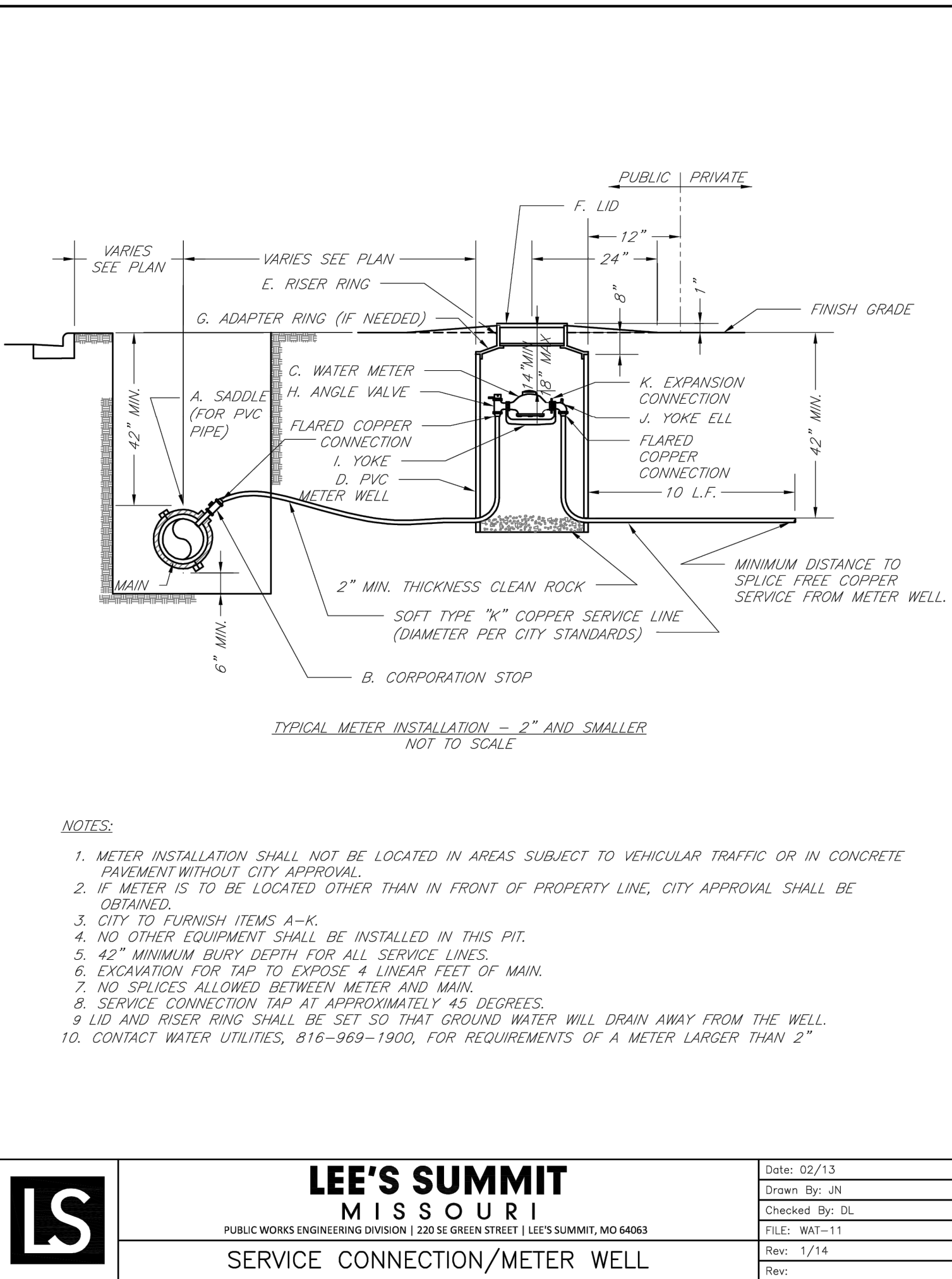
LEE'S SUMMIT

MISSOURI

PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

HORIZONTAL THRUST BLOCKS

Date: 02/13
Drawn By: JN
Checked By: DL
FILE: WAT-1
Rev: 1/14
Rev:



RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri
02/15/2023

PROJECT NO.	211142	No.	Date	Revisions:	By	App.
DATE 11-14-2022	DRAWN/CSJ	1	12/15/22	REVISED PER CITY COMMENTS	CSJ	DEU
CHECKED/DEU	APPROVED/DEU	2	01/18/23	REVISED PER CITY COMMENTS	JMO	DEU
CORPORATE DATE OF AUTHORIZATION	DATE OF AUTHORIZATION					
LAND SURVEYING - LS-82	LAND SURVEYING - E-SF					
CERTIFICATE OF AUTHORIZATION	CERTIFICATE OF AUTHORIZATION					
LAND SURVEYING - 200701028	LAND SURVEYING - 200701028					