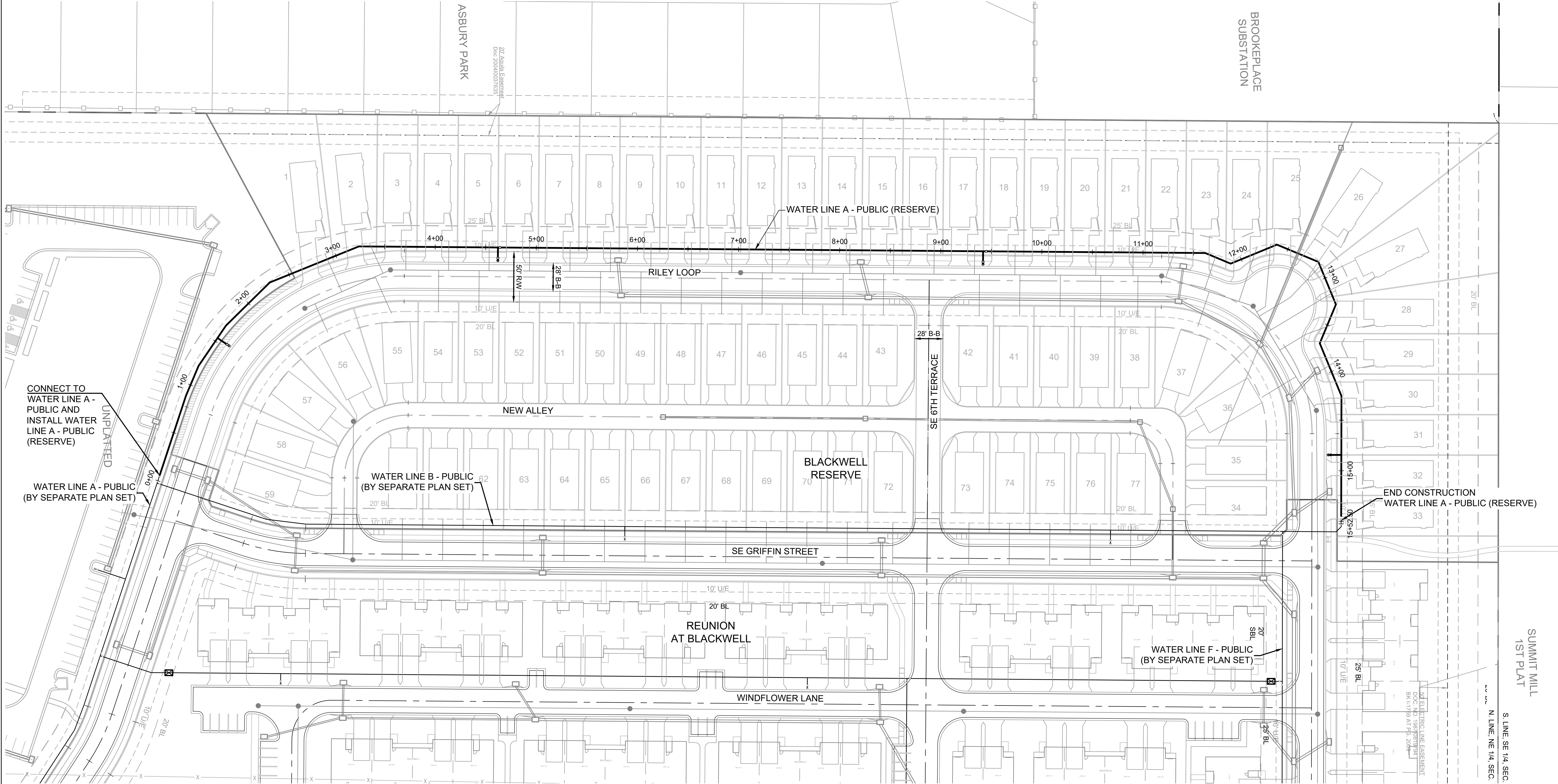






I:\PROJECTS\2022\22-093\3.0 Design\3.0 DWG Plans\3.0 Water\PUBLIC\22-093 - PUBLIC WAT - GEN.dwg



**PRIVATE ROAD NOTE:**  
WINDFLOWER LANE, WINDFLOWER COURT & SE 6TH TERRACE ARE PRIVATE ROADS AND WILL BE CONSTRUCTED UNDER A SEPARATE PLAN SET.

**SIDEWALK NOTE:**  
SIDEWALKS AT BUILDINGS WILL BE INSTALLED AFTER BUILDING & DRIVEWAY CONSTRUCTION IS COMPLETE, UNLESS OTHERWISE NOTED.

**MO GRS BENCHMARK:**

STATION NAME - JA-90

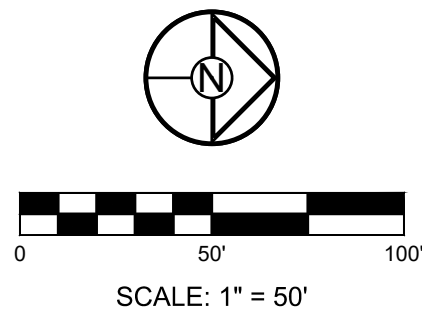
KC METRO ALUMINUM GRS DISK SET IN CONCRETE STAMPED "JA-90, 1988" LOCATED NEAR THE INTERSECTION OF LANGSFORD ROAD AND OLD LANGSFORD ROAD, 43 FEET SOUTHEAST OF THE CENTER OF LANGSFORD ROAD AND 32 FEET NORTH OF THE CENTER OF OLD LANGSFORD ROAD.  
N:1001052.8503, E:2845604.8272

ELEV. 997.045

**PROJECT BENCHMARK:**

"SQUARE" CUT IN TOP OF CONCRETE STORM MANHOLE STORM MANHOLE IS LOCATED APPROX. 130 FEET EAST OF THE INTERSECTION OF SE JOEL AVE & BLUE PARKWAY AND 26 FEET SOUTH OF THE CENTERLINE OF BLUE PARKWAY.  
N:996874.9690, E:2840937.1365

ELEV. 1005.719



PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

**BLACKWELL RESERVE  
PUBLIC WATER MAIN PLANS**  
**HERITAGE STREET LEE'S SUMMIT, MO**

REVISION DATE	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	
50	
51	
52	
53	
54	
55	
56	
57	
58	
59	
60	
61	
62	
63	
64	
65	
66	
67	
68	
69	
70	
71	
72	
73	
74	
75	
76	
77	
78	
79	
80	
81	
82	
83	
84	
85	
86	
87	
88	
89	
90	
91	
92	
93	
94	
95	
96	
97	
98	
99	
100	

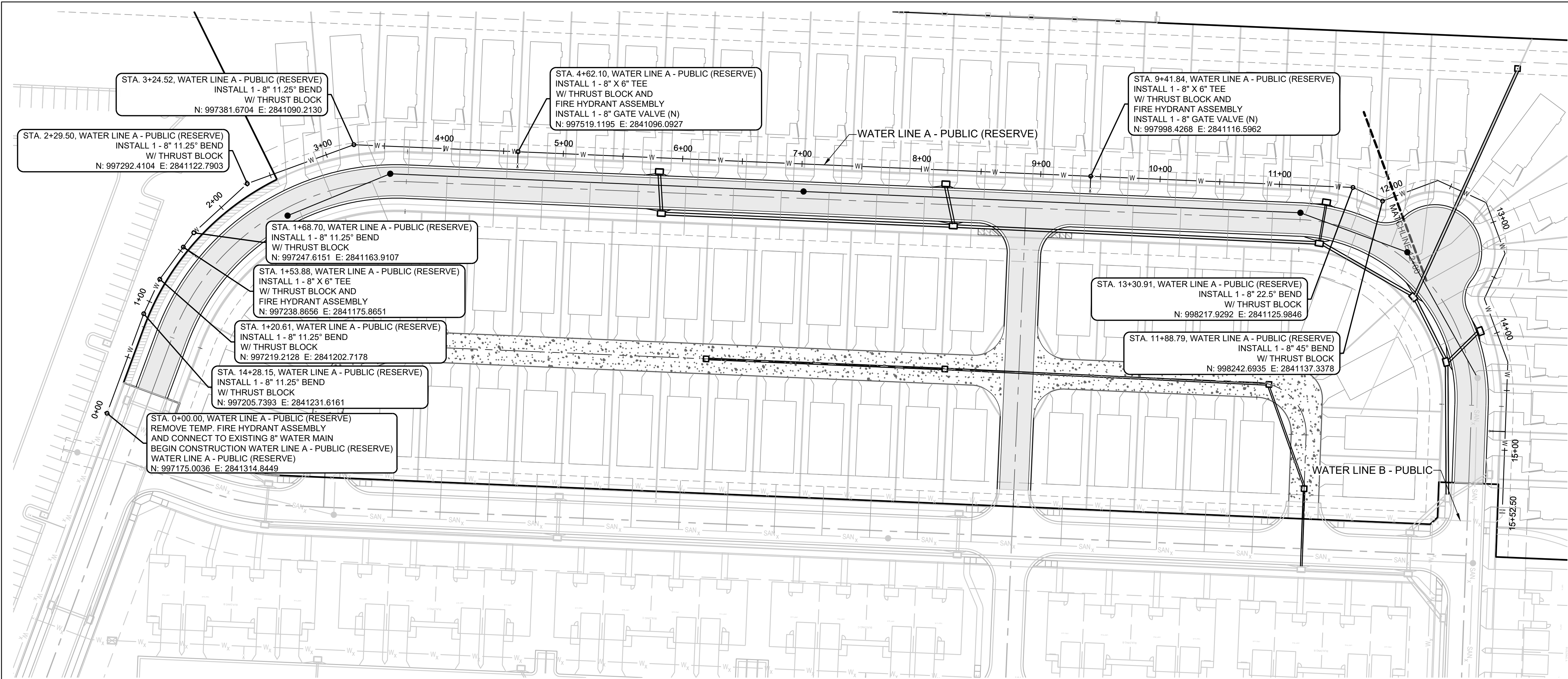
**GENERAL  
LAYOUT**

SHEET

**2**



I:\PROJECTS\2022\22-093\3.0 Design\3.0 DWG Plans\8.0 Water\PUBLIC\22-093 - PUBLIC WAT - PP.dwg



**MO GRS BENCHMARK:**

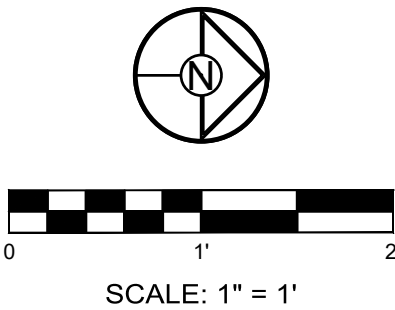
STATION NAME - JA-90  
KC METRO ALUMINUM GRS DISK SET IN CONCRETE STAMPED "JA-90, 1988"  
LOCATED NEAR THE INTERSECTION OF LANGSFORD ROAD AND OLD  
LANGSFORD ROAD, 43 FEET SOUTHEAST OF THE CENTER OF LANGSFORD  
ROAD AND 32 FEET NORTH OF THE CENTER OF OLD LANGSFORD ROAD.  
N:1001052.8503, E:2845604.8272  
ELEV. 997.045

**PROJECT BENCHMARK:**

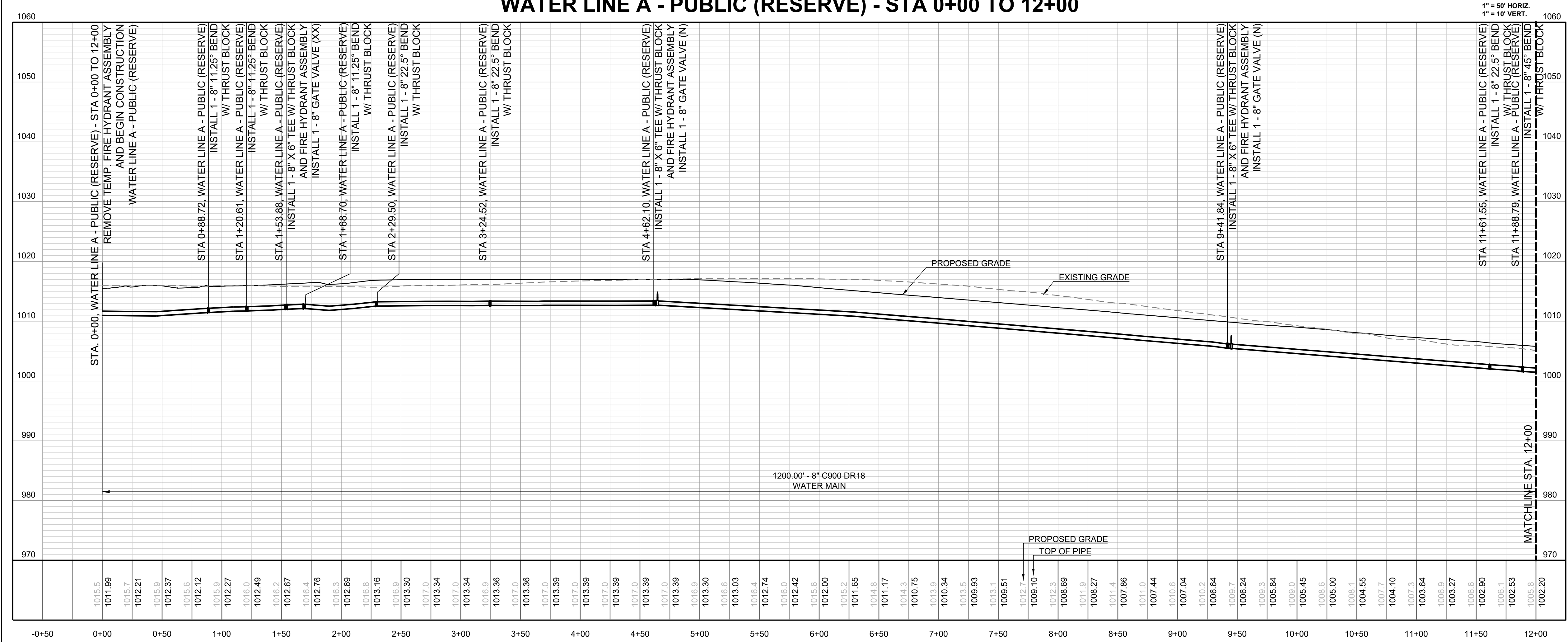
"SQUARE" CUT IN TOP OF CONCRETE STORM MANHOLE  
STORM MANHOLE IS LOCATED APPROX. 130 FEET EAST OF THE  
INTERSECTION OF SE JOEL AVE & BLUE PARKWAY AND 26 FEET SOUTH  
OF THE CENTERLINE OF BLUE PARKWAY.  
N:996874.9690, E:2840937.1365  
ELEV. 1005.719

**NOTES:**

- ALL CONSTRUCTION ON THIS PROJECT SHALL CONFORM TO THE CITY OF LEE'S SUMMIT TECHNICAL SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.



**WATER LINE A - PUBLIC (RESERVE) - STA 0+00 TO 12+00**



PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

BLACKWELL RESERVE  
PUBLIC WATER MAIN PLANS

HERITAGE STREET LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

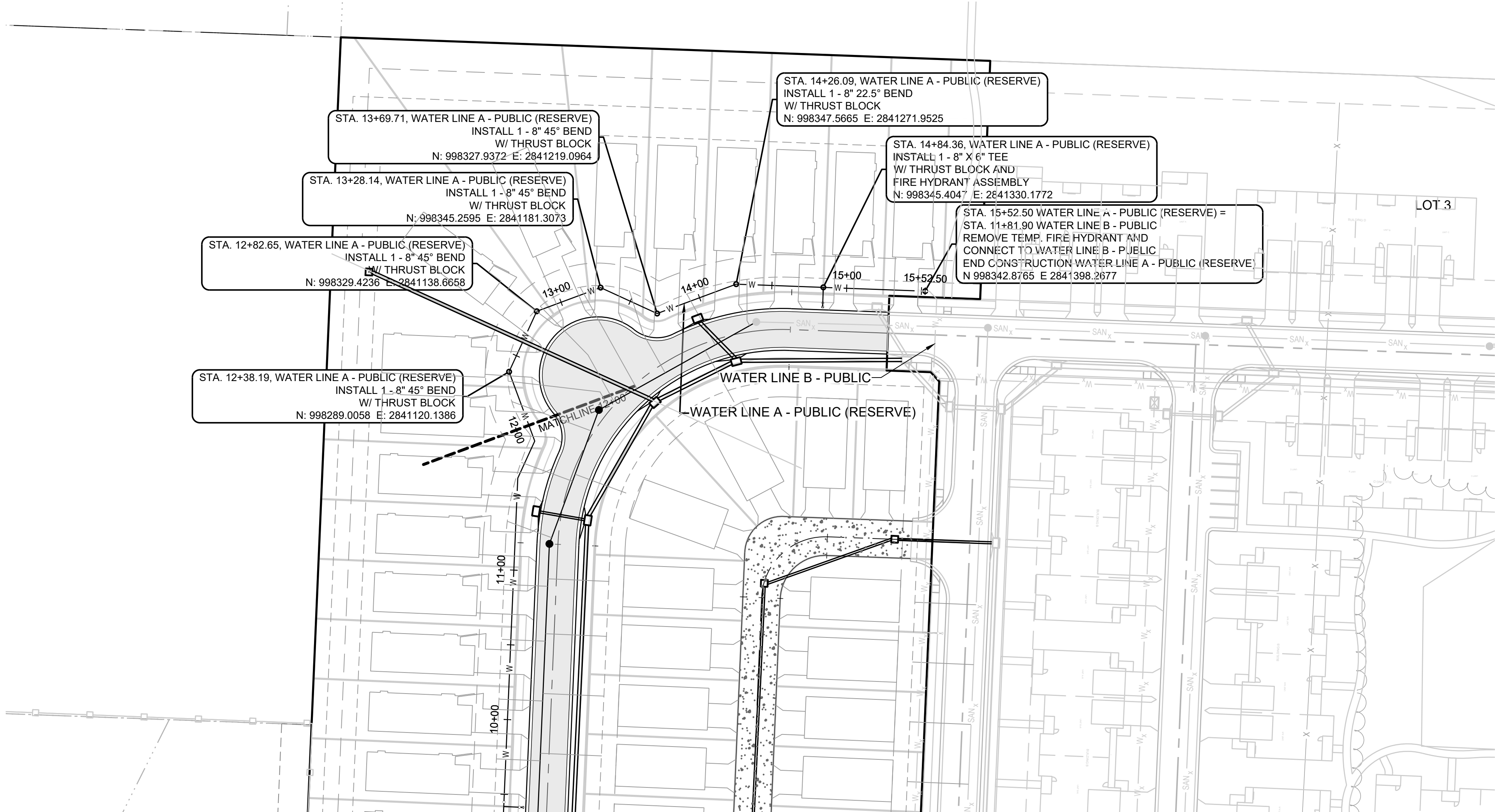
DRAWN BY:	JRJ
CHECKED BY:	MAB
DATE PREPARED:	03/06/2023
PROJ. NUMBER:	22-093

WATER LINE A -  
STA 0+00 TO  
12+00

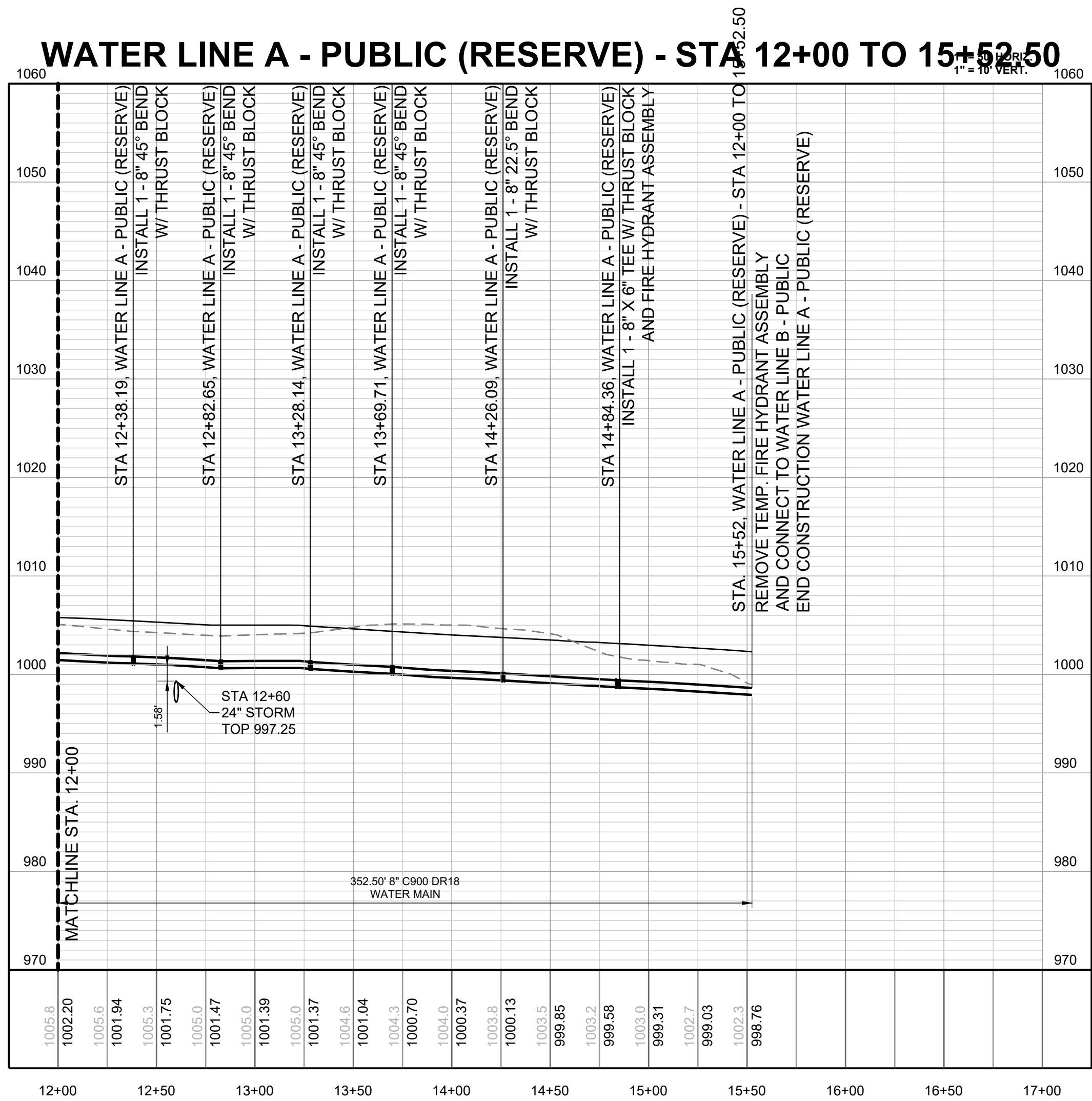
SHEET

3





**WATER LINE A - PUBLIC (RESERVE) - STA 12+00 TO 15+52.50**



**MO GRS BENCHMARK:**

STATION NAME - JA-90  
KC METRO ALUMINUM GRS DISK SET IN CONCRETE STAMPED "JA-90, 1988"  
LOCATED NEAR THE INTERSECTION OF LANGSFORD ROAD AND OLD  
LANGSFORD ROAD, 43 FEET SOUTHEAST OF THE CENTER OF LANGSFORD  
ROAD AND 32 FEET NORTH OF THE CENTER OF OLD LANGSFORD ROAD.  
N:1001052.8503, E:2845604.8272

ELEV. 997.045

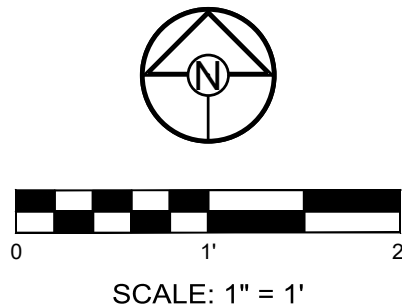
**PROJECT BENCHMARK:**

"SQUARE" CUT IN TOP OF CONCRETE STORM MANHOLE  
STORM MANHOLE IS LOCATED APPROX. 130 FEET EAST OF THE  
INTERSECTION OF SE JOEL AVE & BLUE PARKWAY AND 26 FEET SOUTH  
OF THE CENTERLINE OF BLUE PARKWAY.  
N:996874.9690, E:2840937.1365

ELEV. 1005.719

**NOTES:**

- ALL CONSTRUCTION ON THIS PROJECT SHALL CONFORM TO THE CITY OF LEE'S SUMMIT TECHNICAL SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.



PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

BLACKWELL RESERVE  
PUBLIC WATER MAIN PLANS

HERITAGE STREET LEE'S SUMMIT, MO

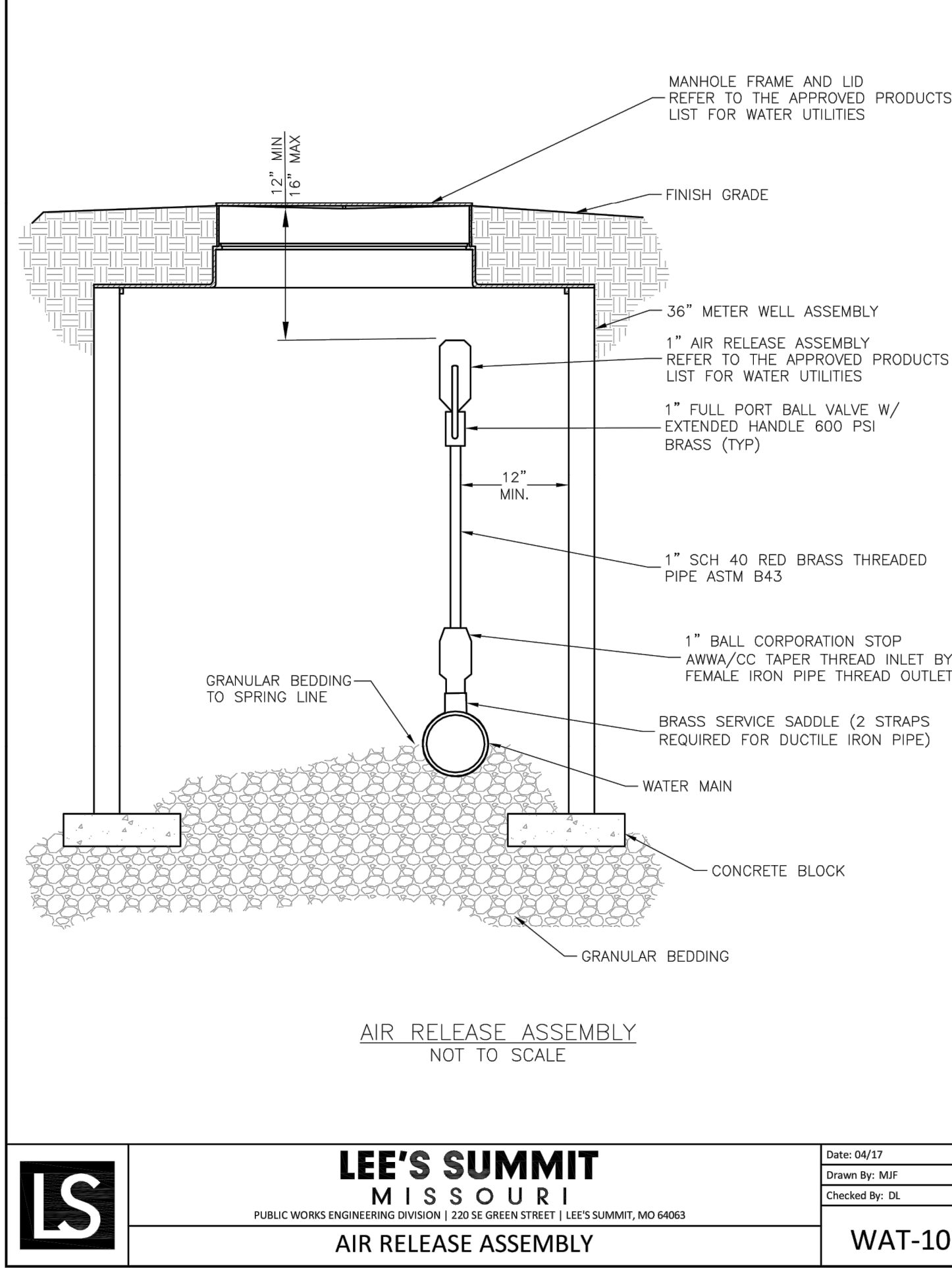
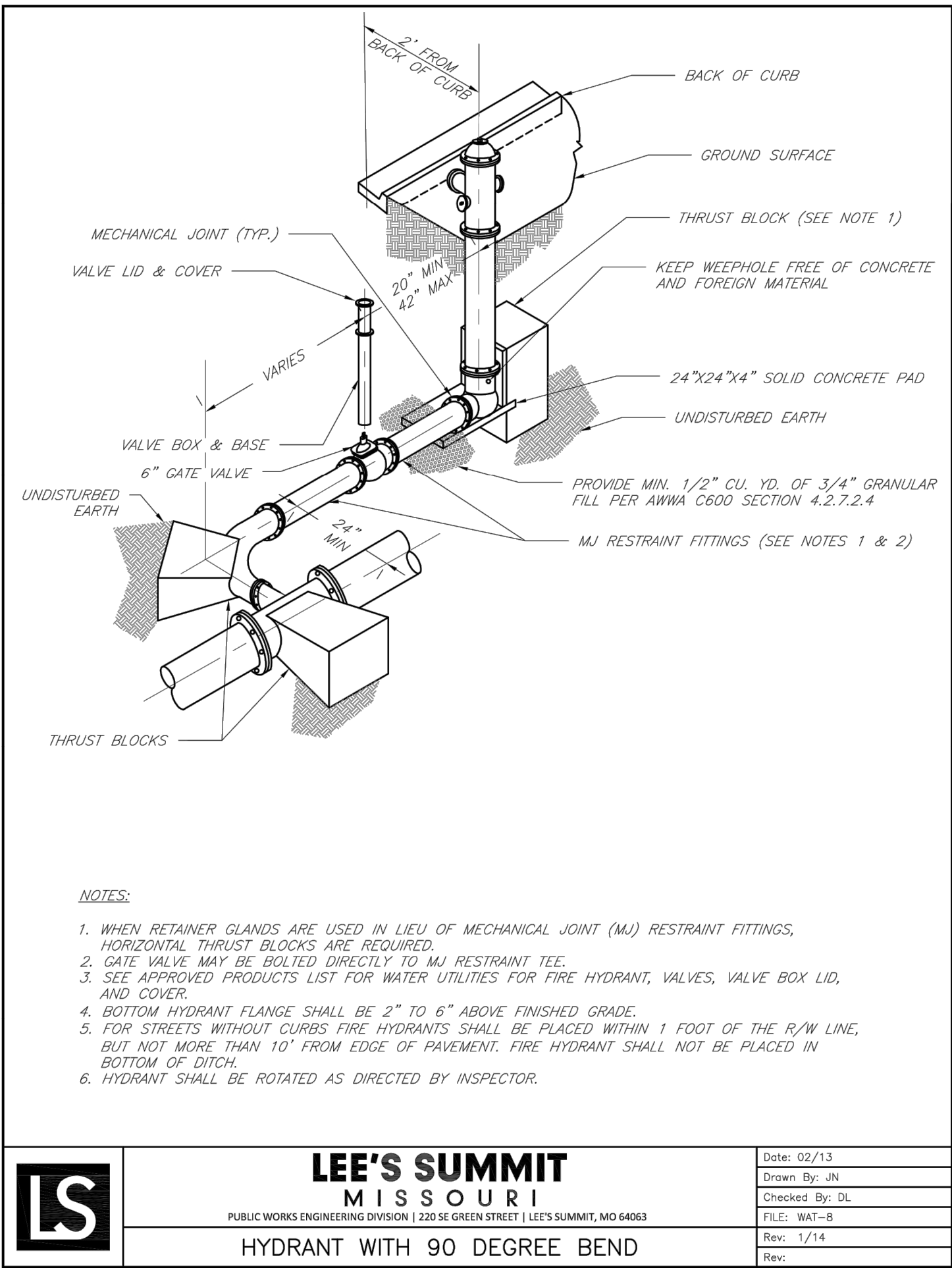
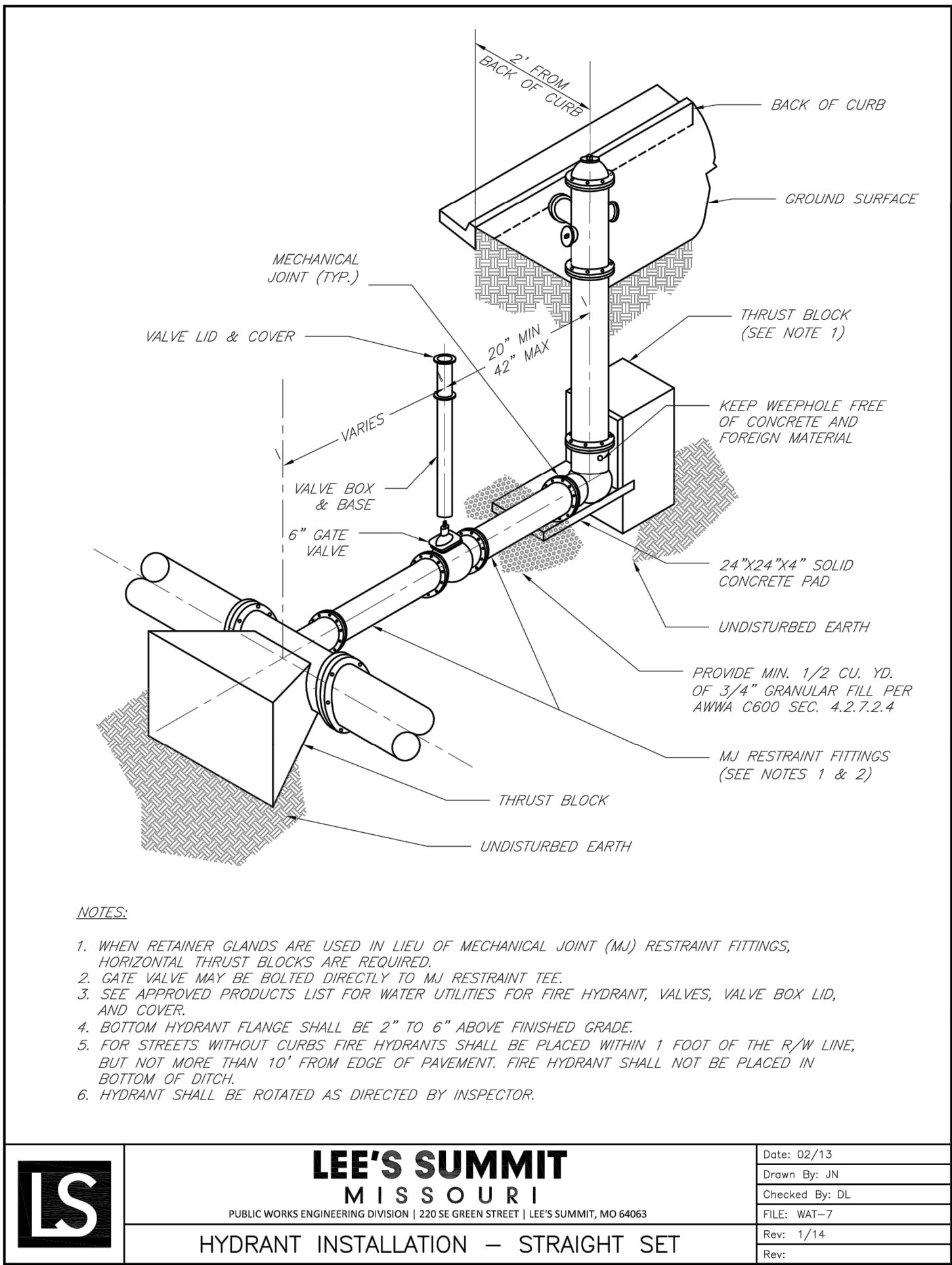
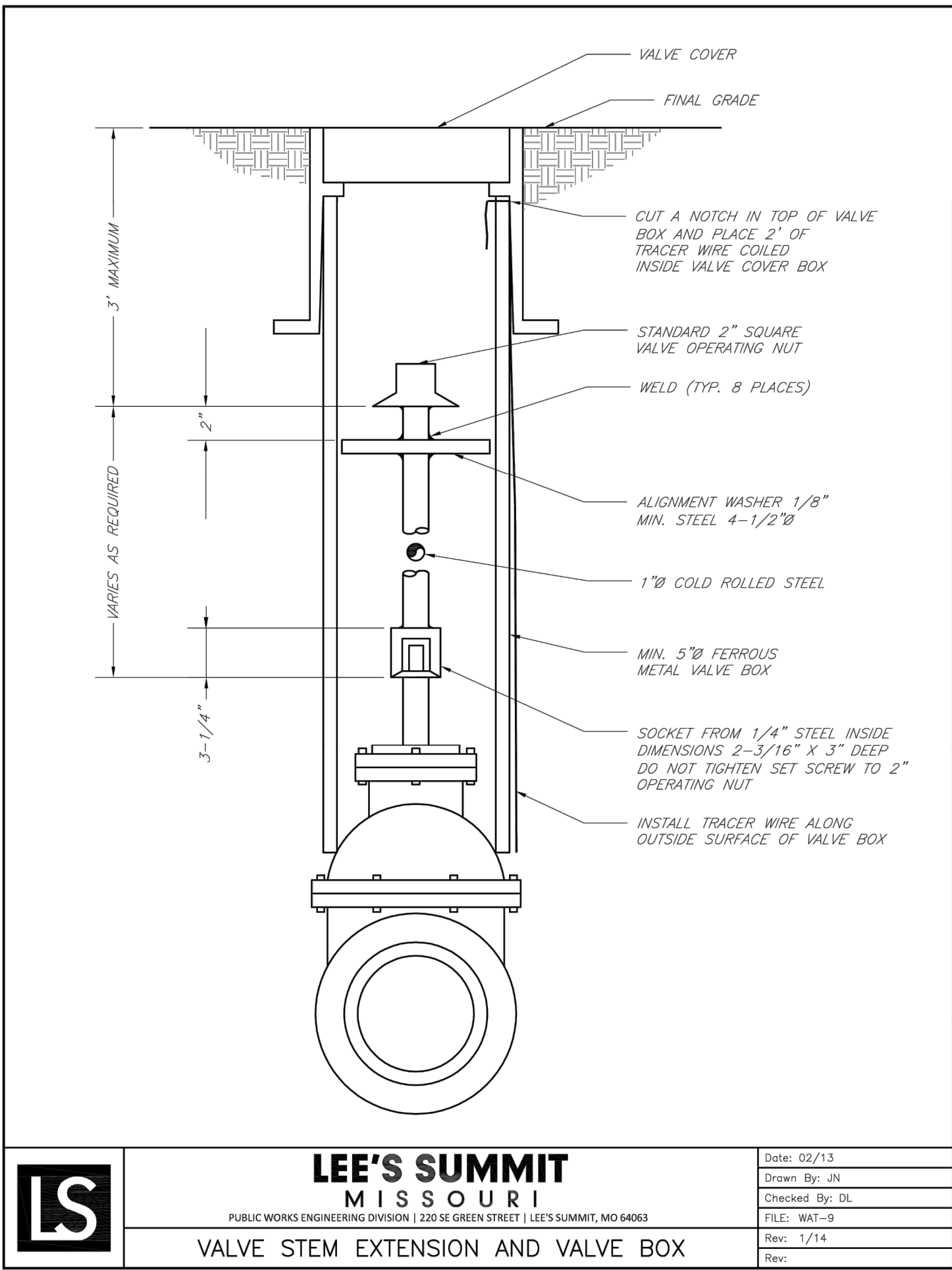
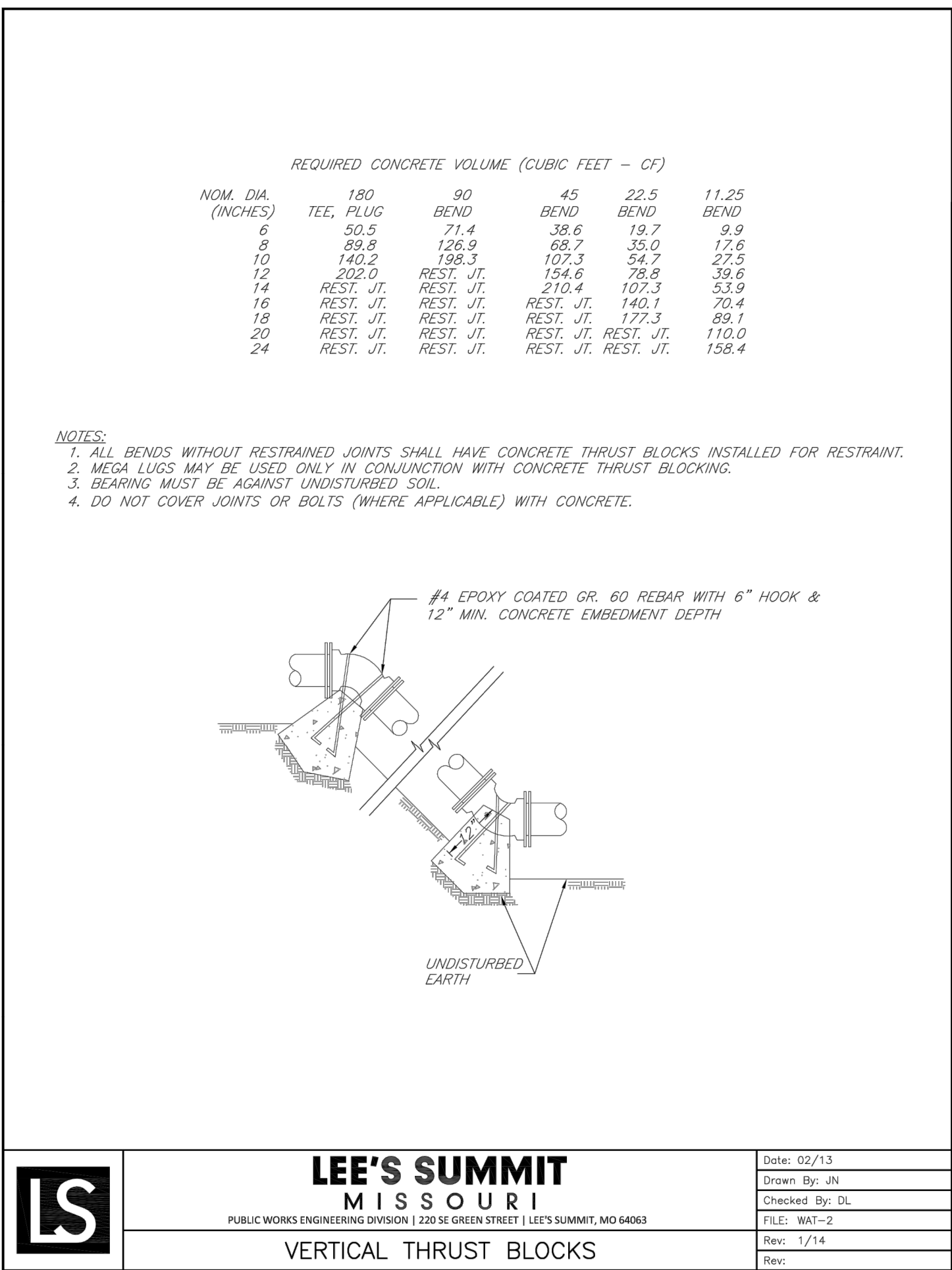
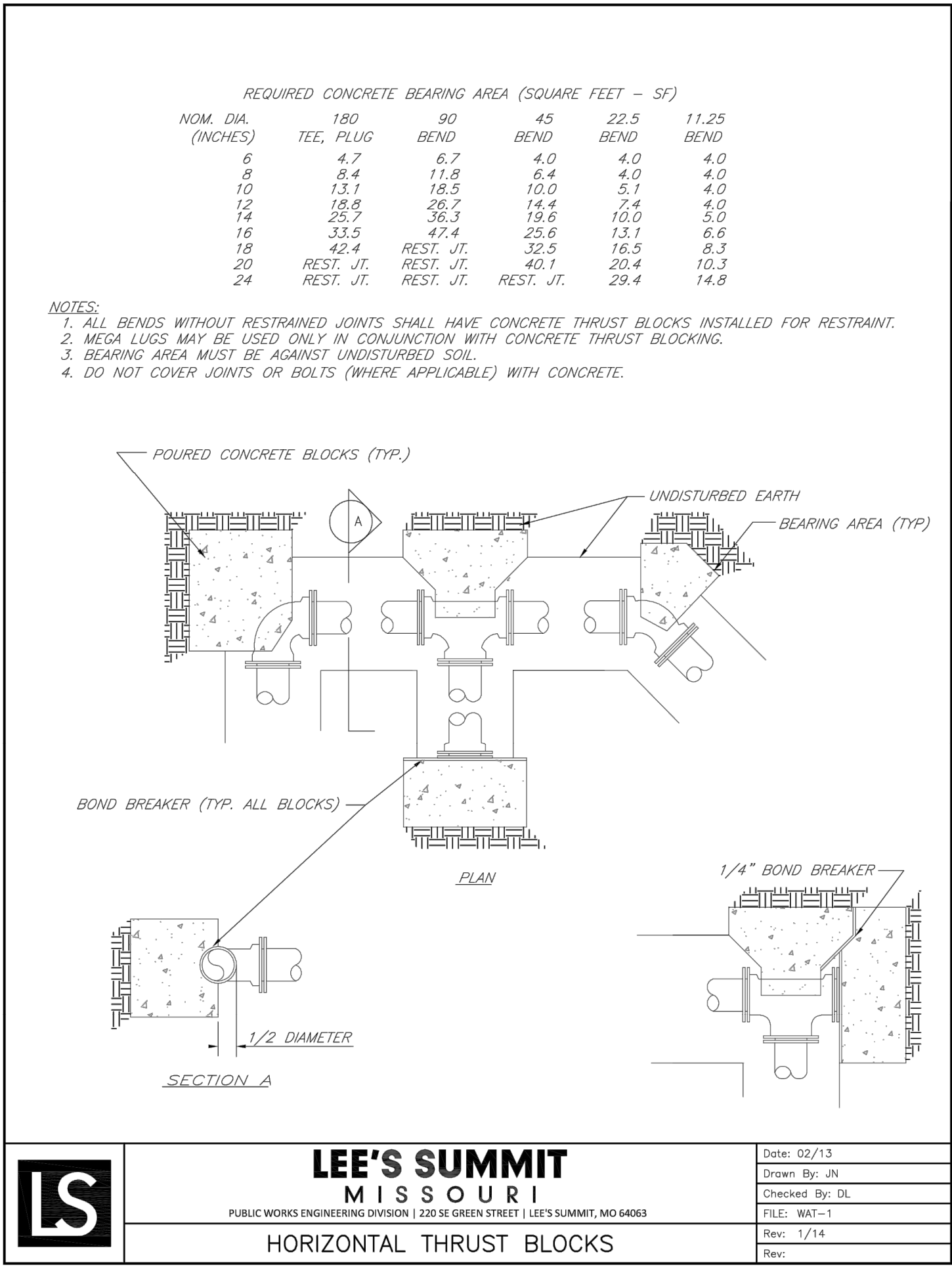
REVISION	DATE	DESCRIPTION
1	03/06/2023	ISSUED FOR PERMIT
2	03/06/2023	REVISED
3	03/06/2023	REVISED
4	03/06/2023	REVISED
5	03/06/2023	REVISED
6	03/06/2023	REVISED
7	03/06/2023	REVISED
8	03/06/2023	REVISED
9	03/06/2023	REVISED
10	03/06/2023	REVISED

WATER LINE A -  
STA 12+00 TO  
15+52.50

SHEET

4





REVISION DATE	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	

DRAWN BY: JRJ	CHECKED BY: MAB	DATE PREPARED: 03/06/2023	PROJ. NUMBER: 22-093
---------------	-----------------	---------------------------	----------------------





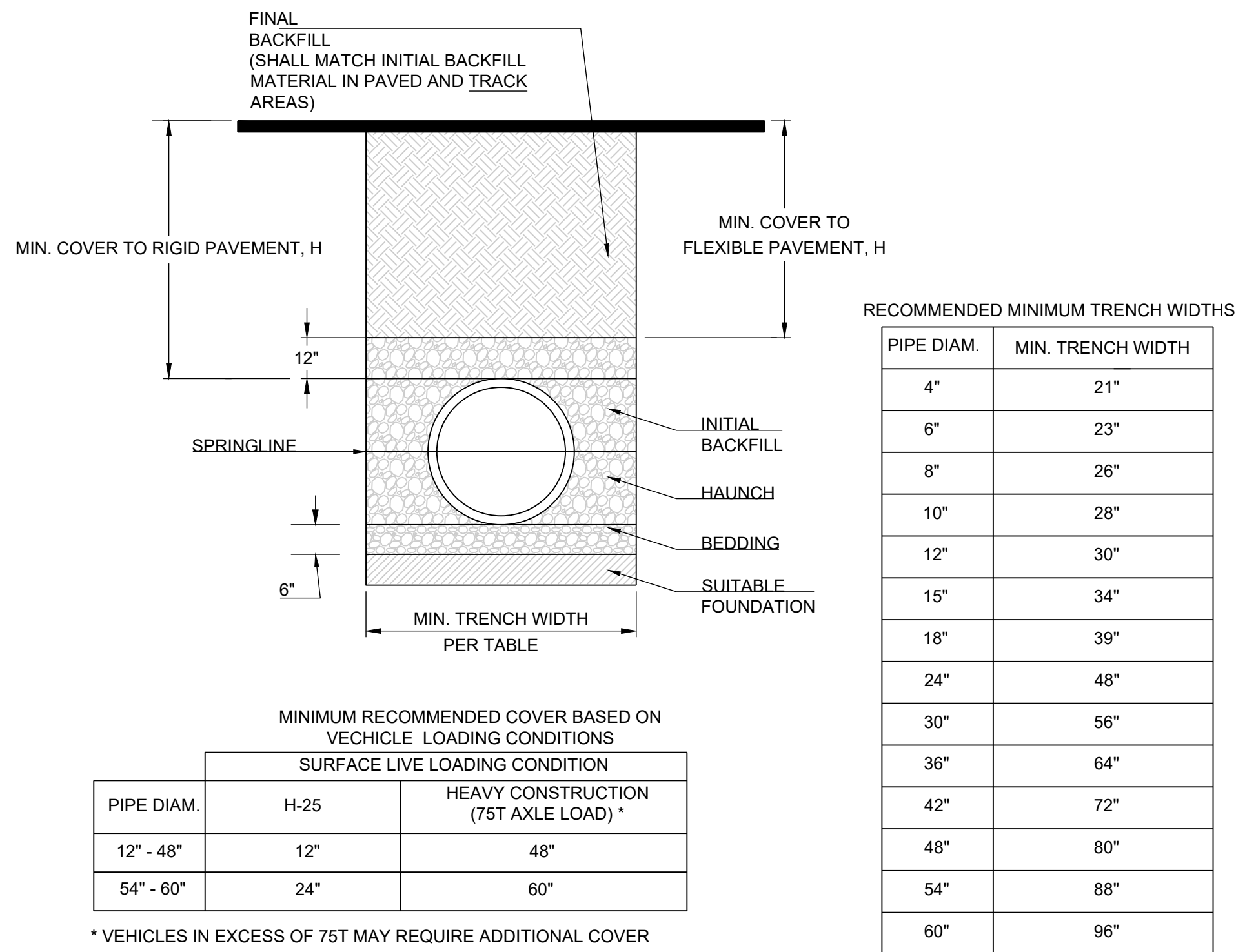
BLACKWELL RESERVE  
PUBLIC WATER MAIN PLANS

HERITAGE STREET LEE'S SUMMIT, MO

REVISION	REVISION DATE	DESCRIPTION
1	11/1/2023	ISSUED FOR PERMIT
2	11/1/2023	REVISED TO ADD 1" R/W
3	11/1/2023	REVISED TO ADD 1" R/W
4	11/1/2023	REVISED TO ADD 1" R/W
5	11/1/2023	REVISED TO ADD 1" R/W
6	03/06/2023	REVISED TO ADD 1" R/W
7	11/1/2023	REVISED TO ADD 1" R/W
8	11/1/2023	REVISED TO ADD 1" R/W
9	11/1/2023	REVISED TO ADD 1" R/W

SHEET

6



1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER. MINIMUM BEDDING THICKNESS SHALL BE 6" (100mm).
5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.