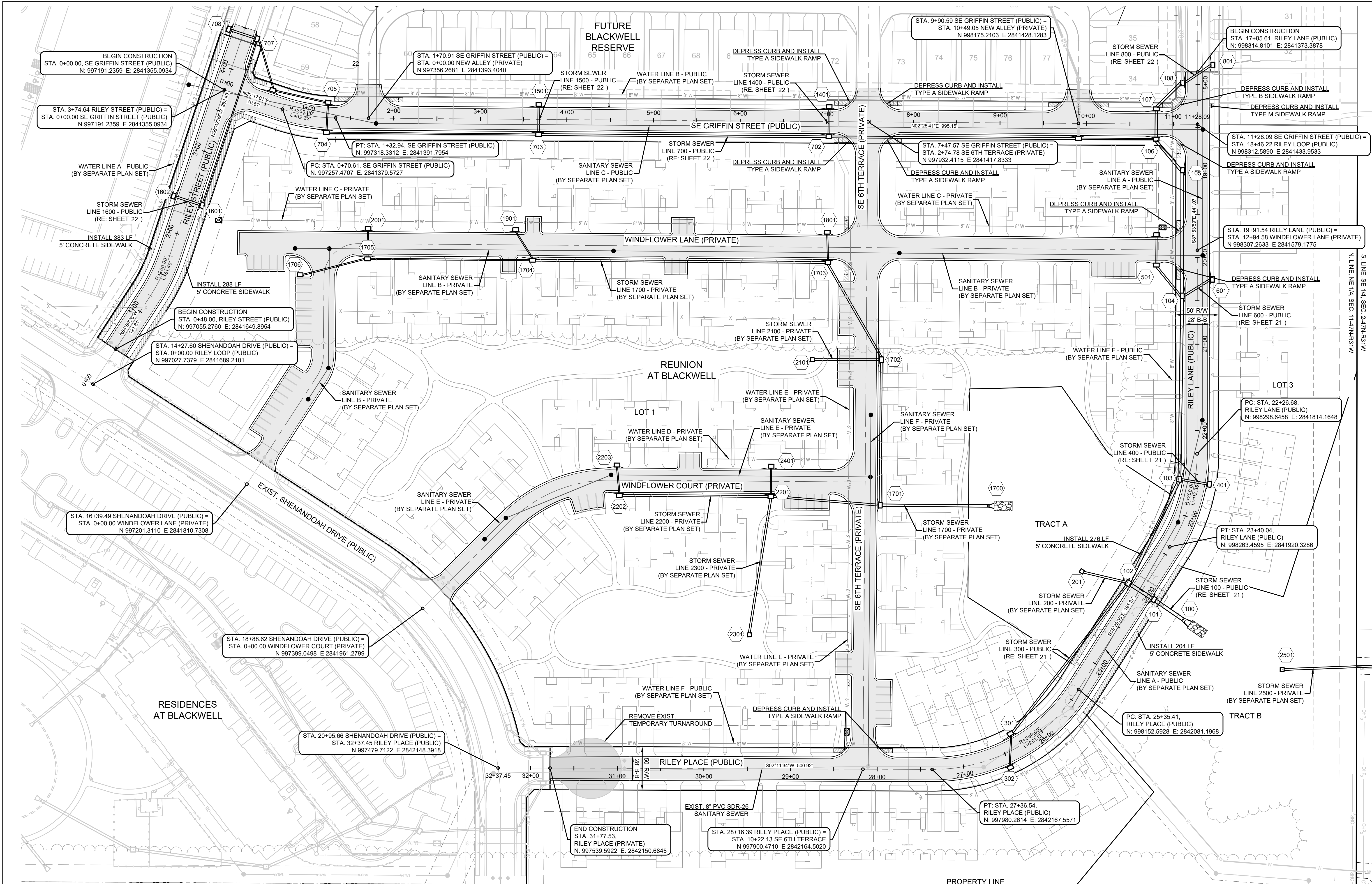




PRIVATE ROAD NOTE:
WINDFLOWER LANE, WINDFLOWER COURT & SE 6TH TERRACE ARE PRIVATE ROADS AND WILL BE CONSTRUCTED UNDER A SEPARATE PLAN SET.

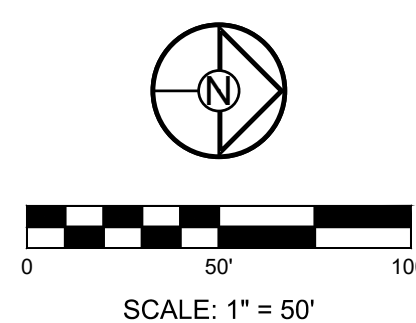
SIDEWALK NOTE:
SIDEWALKS AT BUILDINGS WILL BE INSTALLED BY OTHERS, UNLESS NOTED OTHERWISE.

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 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



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ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS

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WWW.SCHLAGELASSOCIATES.COM
Missouri State Certificate of Authority
#E200200360F #LAC2001005237 #LS200208695F

PREPARED BY:

03-07-2023

SCHLAGEL & ASSOCIATES, P.A.

REUNION AT BLACKWELL
PUBLIC STREET AND STORM SEWER PLANS
SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

REVISION	DATE	DESCRIPTION
1	03/03/2023	PROJ. NUMBER: 22-597

DRAWN BY: TRC

CHECKED BY: MAB

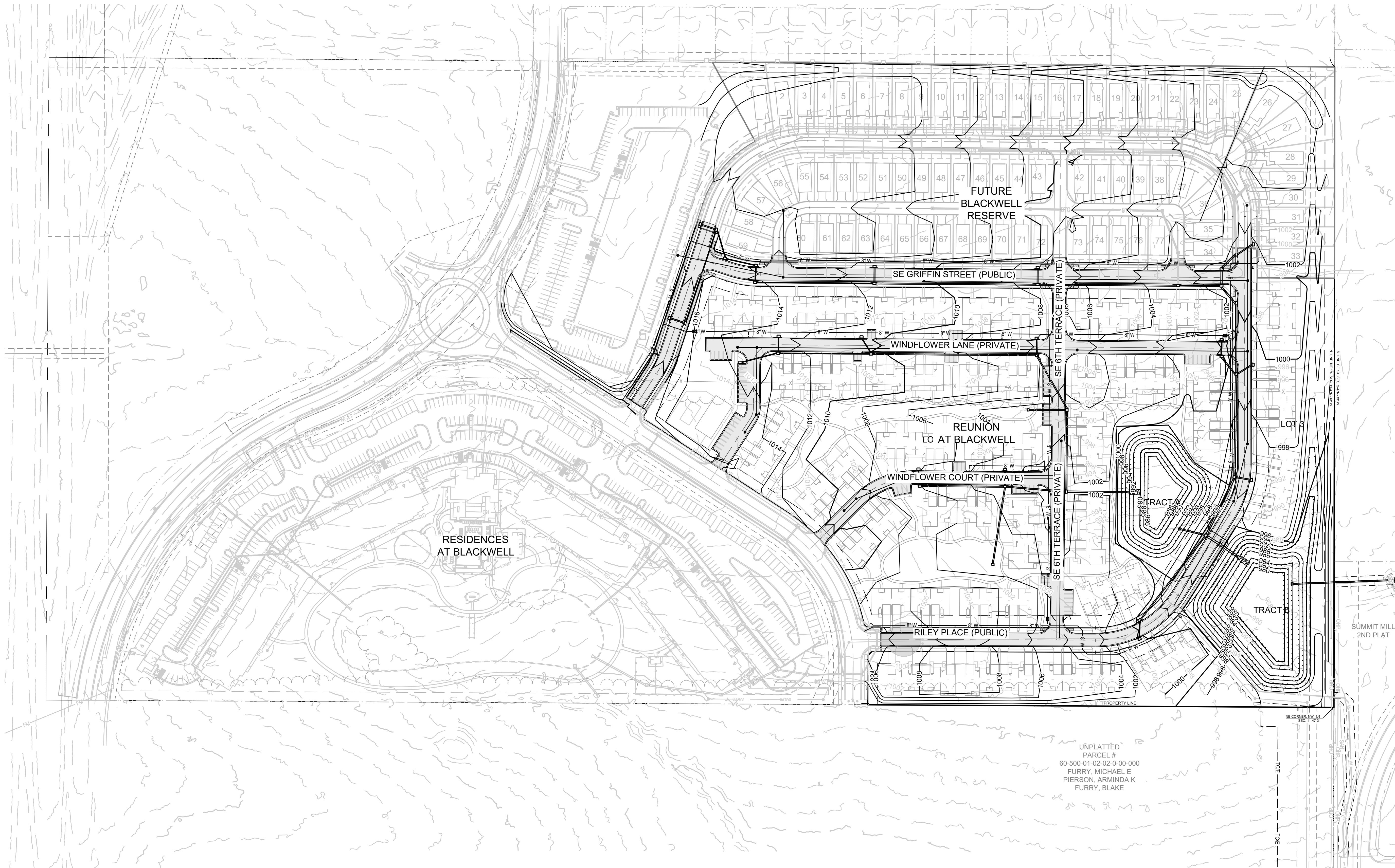
DATE PREPARED: 03/03/2023

PROJ. NUMBER: 22-597

GENERAL LAYOUT

SHEET

2



GRADING LEGEND:

- 1000 --- EXISTING CONTOUR
—— 1000 —— PROPOSED CONTOUR (FINISHED GRADE)

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.

MO GRS BENCHMARK:

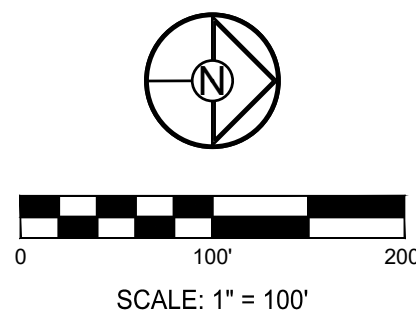
STATION NAME - JA-90
KC METRO ALUMINUM GRS DISK SET IN CONCRETE STAMPED "JA-90, 1988" LOCATED NEAR THE INTERSECTION OF LANGSFORD ROAD AND OLD LANGSFORD ROAD, 43 FEET SOUTHEAST OF THE CENTER OF LANGSFORD ROAD AND 32 FEET NORTH OF THE CENTER OF OLD LANGSFORD ROAD.
N:1001052.8503, E:2845604.8272

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

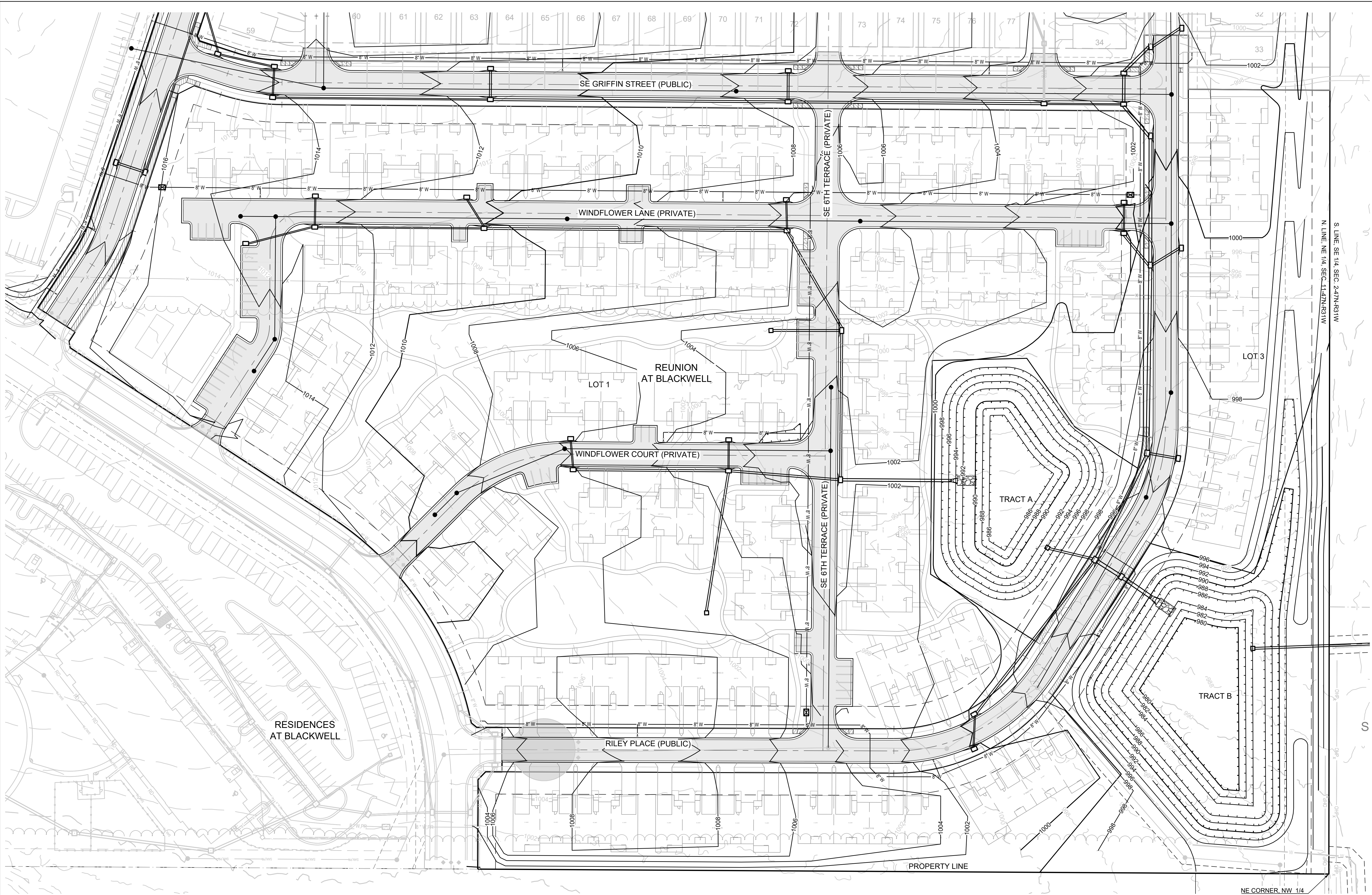


REUNION AT BLACKWELL
PUBLIC STREET AND STORM SEWER PLANS
SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
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DRAWN BY:	TRC
CHECKED BY:	MAB
DATE PREPARED:	03/03/2023
PROJ. NUMBER:	22-597

OVERALL
GRADING PLAN



GRADING LEGEND:

- 1000 — EXISTING CONTOUR
- 1000 — PROPOSED CONTOUR (FINISHED GRADE)

NOTES:

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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

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#E2002003600-F #LAC2001005237 #LS2002008659-F

PREPARED BY:

MARK ALLEN BREWER
NUMBER
RE-2003007268
03-31-2023

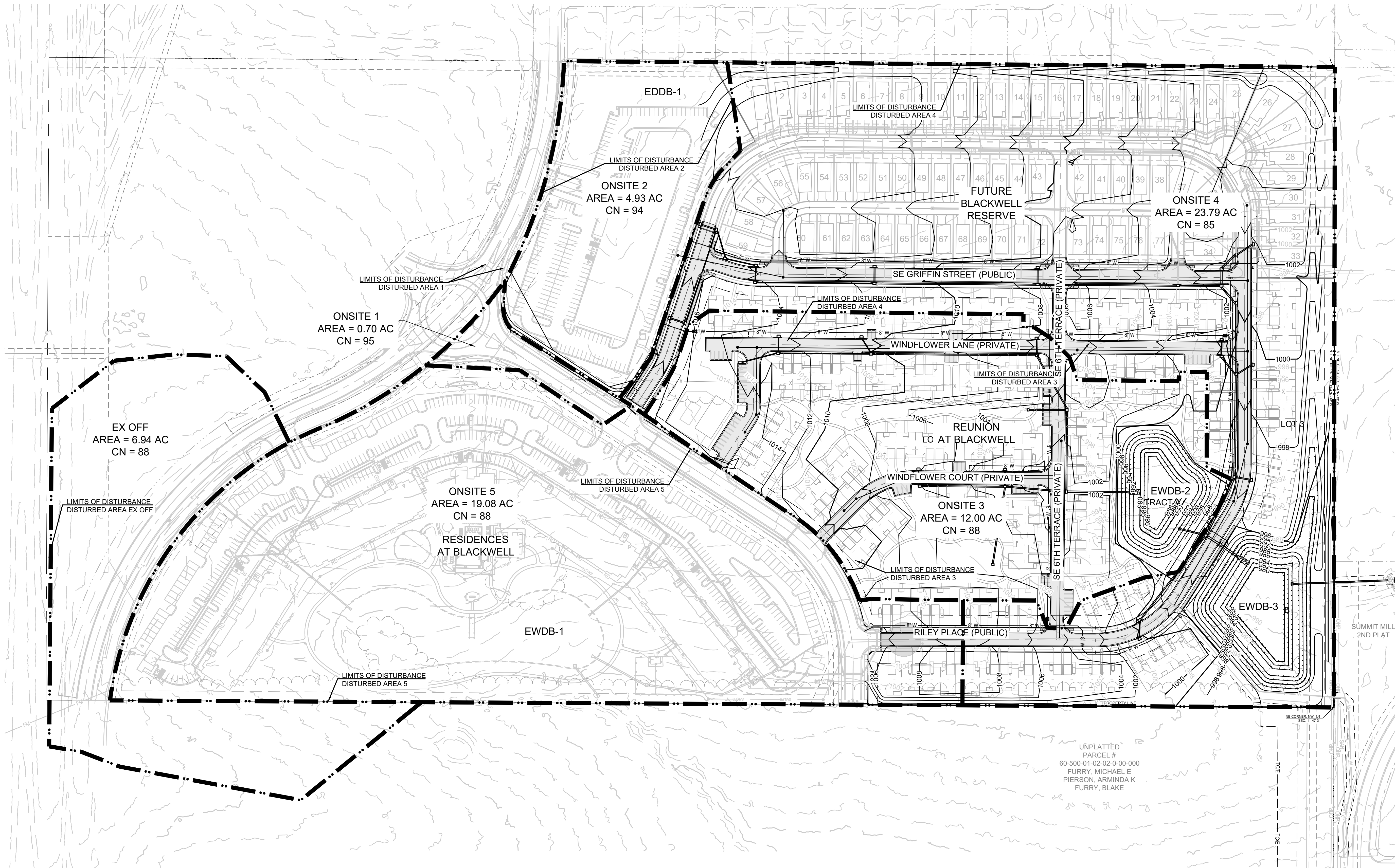
SCHLAGEL & ASSOCIATES, P.A.

REUNION AT BLACKWELL
PUBLIC STREET AND STORM SEWER PLANS
SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

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DRAWN BY:	TRC
CHECKED BY:	MAB
DATE PREPARED:	03/03/2023
PROJ. NUMBER:	22-597

GRADING PLAN

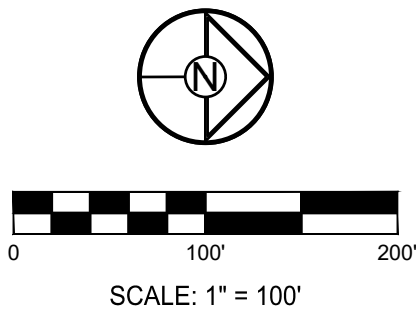


GRADING LEGEND:
--- 1000 --- EXISTING CONTOUR
—— 1000 —— PROPOSED CONTOUR
(FINISHED GRADE)

- NOTES:**
- ALL CONSTRUCTION ON THIS PROJECT SHALL CONFORM TO THE CITY OF LEE'S SUMMIT TECHNICAL SPECIFICATIONS.
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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

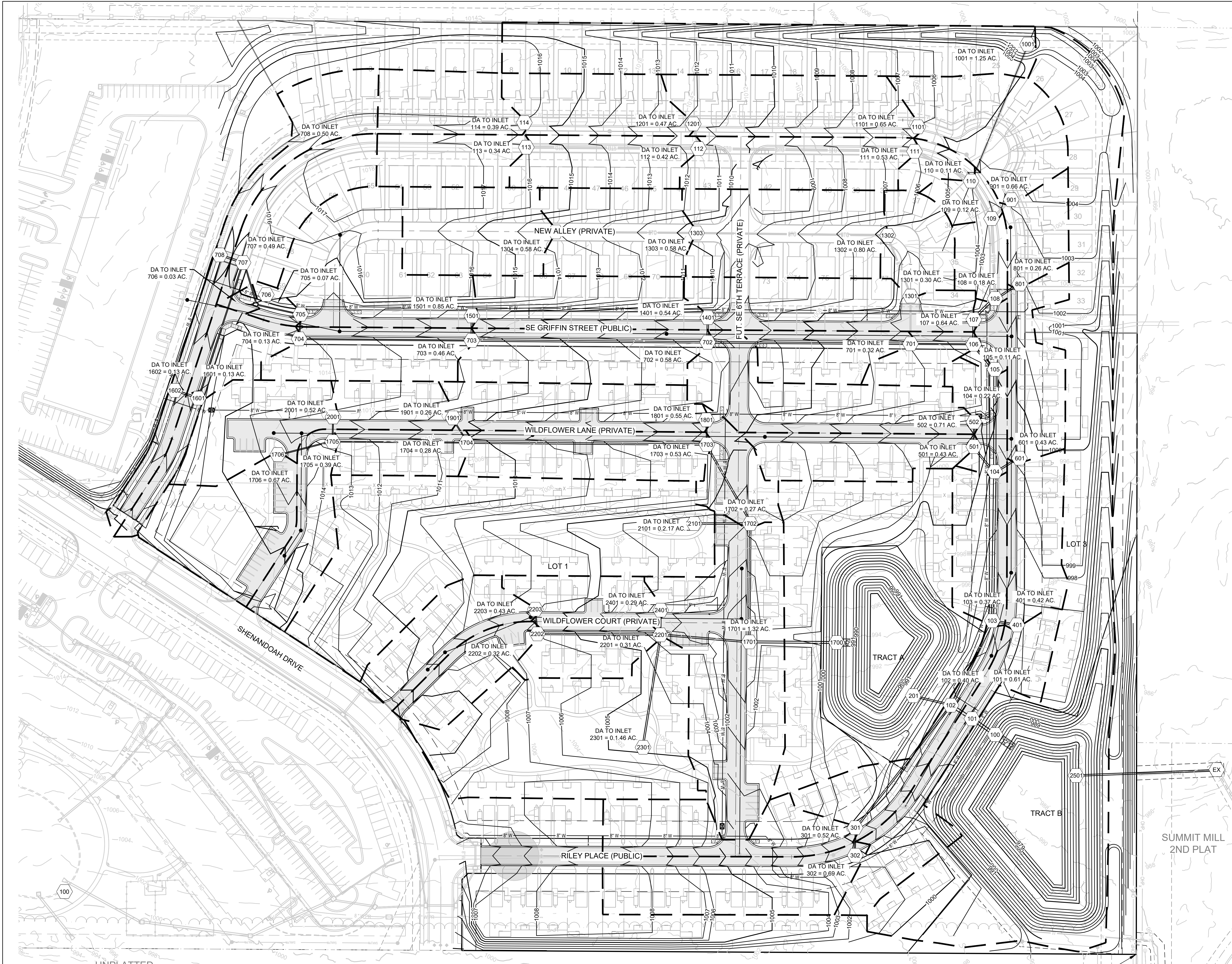
PROJECT BENCHMARK:
"SQUARE" CUT IN TOP OF CONCRETE STORM MANHOLE
STORM MANHOLE IS LOCATED APPROX. 130 FEET EAST OF THE
INTERSECTION OF SE JOEL AVE & BLUE PARKWAY AND 26 FEET SOUTH
OF THE CENTERLINE OF BLUE PARKWAY.
N:996874.9690, E:2840937.1365
ELEV. 1005.719



REUNION AT BLACKWELL
PUBLIC STREET AND STORM SEWER PLANS
SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

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OVERALL
DRAINAGE MAP



1 INPI ATTED

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ENGINEERS

PLANNERS SURVEYORS LANDSCAPE ARCHITECTS

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Missouri State Certificate of Authority
#E2002003600-F #LAC200100523-F #LS200200859-F

PREPARED BY:

STATE OF MISSOURI

MARK ALLEN BREUER

REGISTERED PROFESSIONAL ENGINEER

PE-2003007268

03-27-2023

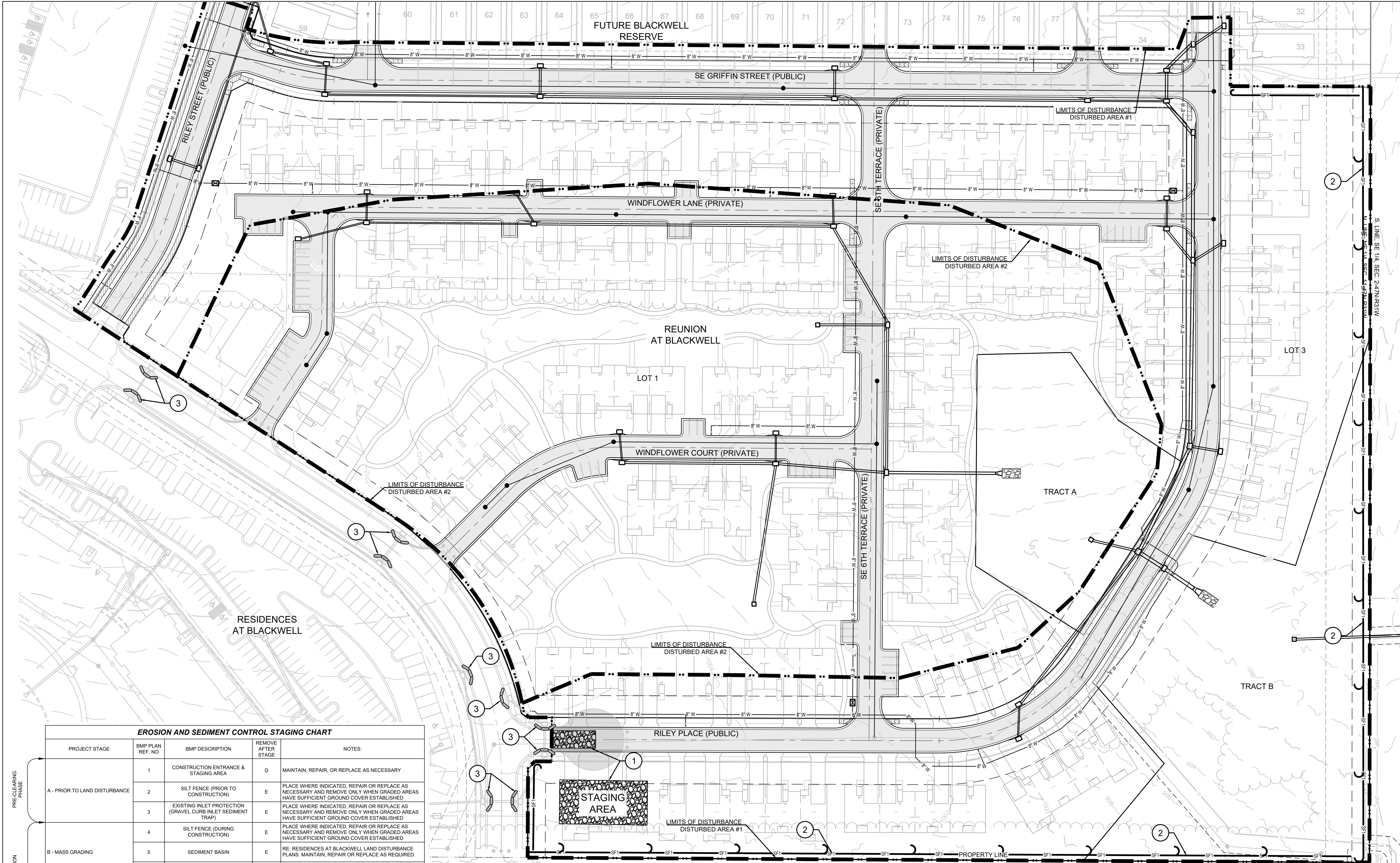
SCHLAGEL & ASSOCIATES, P.A.

BLACKWELL RESERVE

STREET AND STORM SEWER PLANS

SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
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EROSION AND SEDIMENT CONTROL STAGING CHART					
PROJECT STAGE		BMP PLAN REF. NO	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
PRE-CLEARING PHASE	A - PRIOR TO LAND DISTURBANCE	1	CONSTRUCTION ENTRANCE & STAGING AREA	D	MAINTAIN, REPAIR, OR REPLACE AS NECESSARY
		2	SILT FENCE (PRIOR TO CONSTRUCTION)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
		3	EXISTING INLET PROTECTION (GRAVEL CURB INLET SEDIMENT TRAP)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
CONSTRUCTION PHASE	B - MASS GRADING	4	SILT FENCE (DURING CONSTRUCTION)	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
		5	SEDIMENT BASIN	E	RE: RESIDENCES AT BLACKWELL LAND DISTURBANCE PLANS. MAINTAIN, REPAIR OR REPLACE AS REQUIRED.
		6	ROCK DITCH CHECK	E	PLACE WHERE INDICATED, REPAIR OR REPLACE AS NECESSARY AND REMOVE ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
FINAL STABILIZATION PHASE	C - UTILITY CONSTRUCTION	7	CONCRETE WASHOUT AREA	E	MAINTAIN, REPAIR, OR REPLACE AS NECESSARY
		8	INLET PROTECTION (SILT FENCE)	D/E	PLACE SILT FENCE AROUND ALL STORM SEWER STRUCTURES / YARD AREA STORM STRUCTURES TO HAVE SILT FENCE REMOVED ONLY WHEN GRADED AREAS HAVE SUFFICIENT GROUND COVER ESTABLISHED
	D - AFTER PAVING OPERATIONS	9	INLET PROTECTION (GRAVEL FILTER BAGS)	E	BOARDS SHALL BE PLACED IN FRONT OF INLET OPENING FROM THE TIME SILT FENCE IS REMOVED UNTIL SUCH TIME THAT THE CURB / THROAT IS POURED. PLACE GRAVEL FILTER BAGS AT THE OPENING OF ALL CURB INLETS IMMEDIATELY AFTER THE INLET THROATS ARE POURED
		10	SEEDING AND MULCHING	E	ALL DISTURBED AREAS AFTER 14 DAYS OF CONSTRUCTION INACTIVITY
	E - UNTIL CLOSURE OF LAND DISTURBANCE PERMIT				

LEGEND

TEMP. CONSTRUCTION ENTRANCE AND STAGING AREA

CONCRETE WASHOUT AREA

ROCK DITCH CHECK

BMP PLAN REF. NO.

SILT FENCE FOR INLET PROTECTION PRIOR TO STRUCTURE TOP

SUPER SEDIMENT SILT FENCE (PRIOR TO LAND DISTURBANCE)

SILT FENCE (PRIOR TO LAND DISTURBANCE)

SILT FENCE (DURING CONSTRUCTION)

LIMITS OF DISTURBANCE

EXISTING CONTOURS

PROPOSED CONTOURS

GRAVEL FILTER FOR STORM SEWER STRUCTURES ONLY

DISTURBED AREA #1 = 14.34 A.C.
DISTURBED AREA #2 = 11.02 A.C.

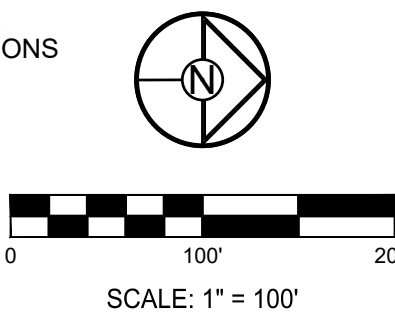
SITE SPECIFIC NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.
- THERE ARE NO WETLANDS, NATURAL OR ARTIFICIAL WATER STORAGE DETENTION AREAS IN THE PROJECT AREA.
- NO PART OF THE PROJECT LIES WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBERS 29095C0441G, 29095C0445G, 29095C0437G AND 29095C0439G DATED JANUARY 20TH, 2017.
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED ACCORDING TO THE BMP STAGING CHART.
- ADDITIONAL EROSION CONTROL MAY BE REQUIRED BY THE CITY ENGINEER AT ANY TIME EXISTING MEASURES ARE FOUND TO BE INEFFECTIVE OR PROBLEMATIC AREAS ARE NOTED IN THE FIELD.

- STABILIZATION OF DISTURBED AREAS MUST, AT A MINIMUM, BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING, OR OTHER SOIL DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. THE DISTURBED AREAS SHALL BE PROTECTED FROM EROSION BY STABILIZING THE AREA WITH MULCH OR OTHER SIMILARLY EFFECTIVE SOIL STABILIZING BMPs. INITIAL STABILIZATION ACTIVITIES MUST BE COMPLETED WITHIN 14 DAYS AFTER SOIL DISTURBING ACTIVITIES CEASE.
- ALL PERIMETER SILT FENCE, EARTH DIKES, SEDIMENT BASINS, AND ROCK CONSTRUCTION ENTRANCES WILL BE INSTALLED BEFORE GRADING OPERATIONS BEGIN.
- SILT FENCE AND EARTH DIKES THAT ARE PLACED BEFORE GRADING BEGINS WILL BE MAINTAINED BY THE GRADING CONTRACTOR.
- AREAS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE SODDED IMMEDIATELY AFTER CONSTRUCTION IS COMPLETE.

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.



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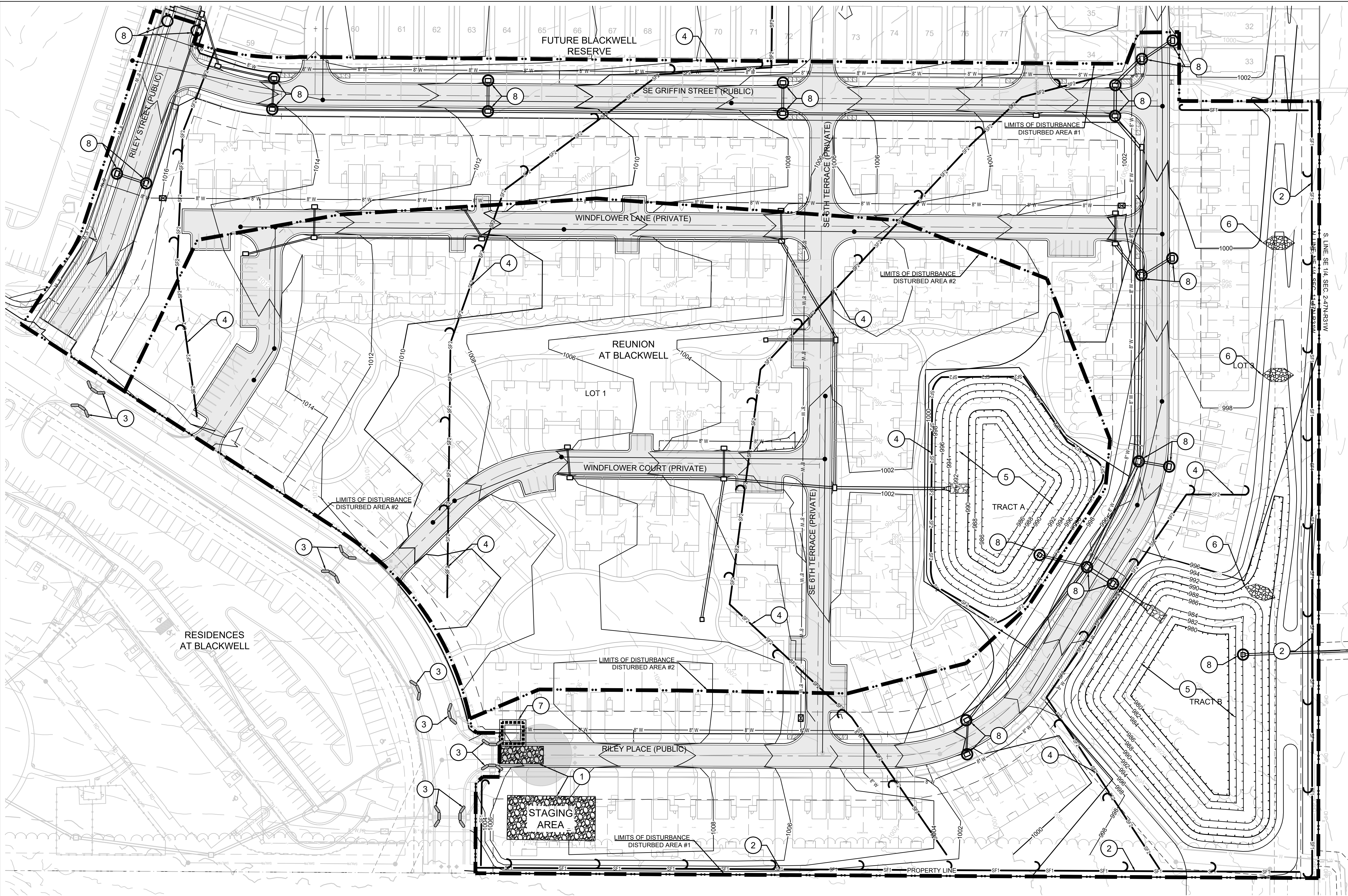
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Missouri State Certificates of Authority
#E2002003600-F #LAC2001005237 #LS200200859-F

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

REUNION AT BLACKWELL
PUBLIC STREET AND STORM SEWER PLANS
SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

RE-CONSTRUCTION		REVISION DATE	DESCRIPTION
EROSION		1	
CONTROL PLAN		TRC	
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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 BY OTHERS,
UNLESS NOTED OTHERWISE.

NOTE:
SEE SHEET 7 FOR EROSION CONTROL NOTES, LEGEND
AND STAGING CHART.

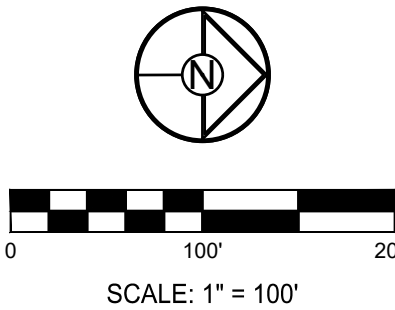
- NOTES:**
- ALL CONSTRUCTION ON THIS PROJECT SHALL CONFORM TO THE CITY OF LEE'S SUMMIT TECHNICAL SPECIFICATIONS.
 - THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.

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



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ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
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#E200200360F #LAC2001005237 #LS200200859F

PREPARED BY:

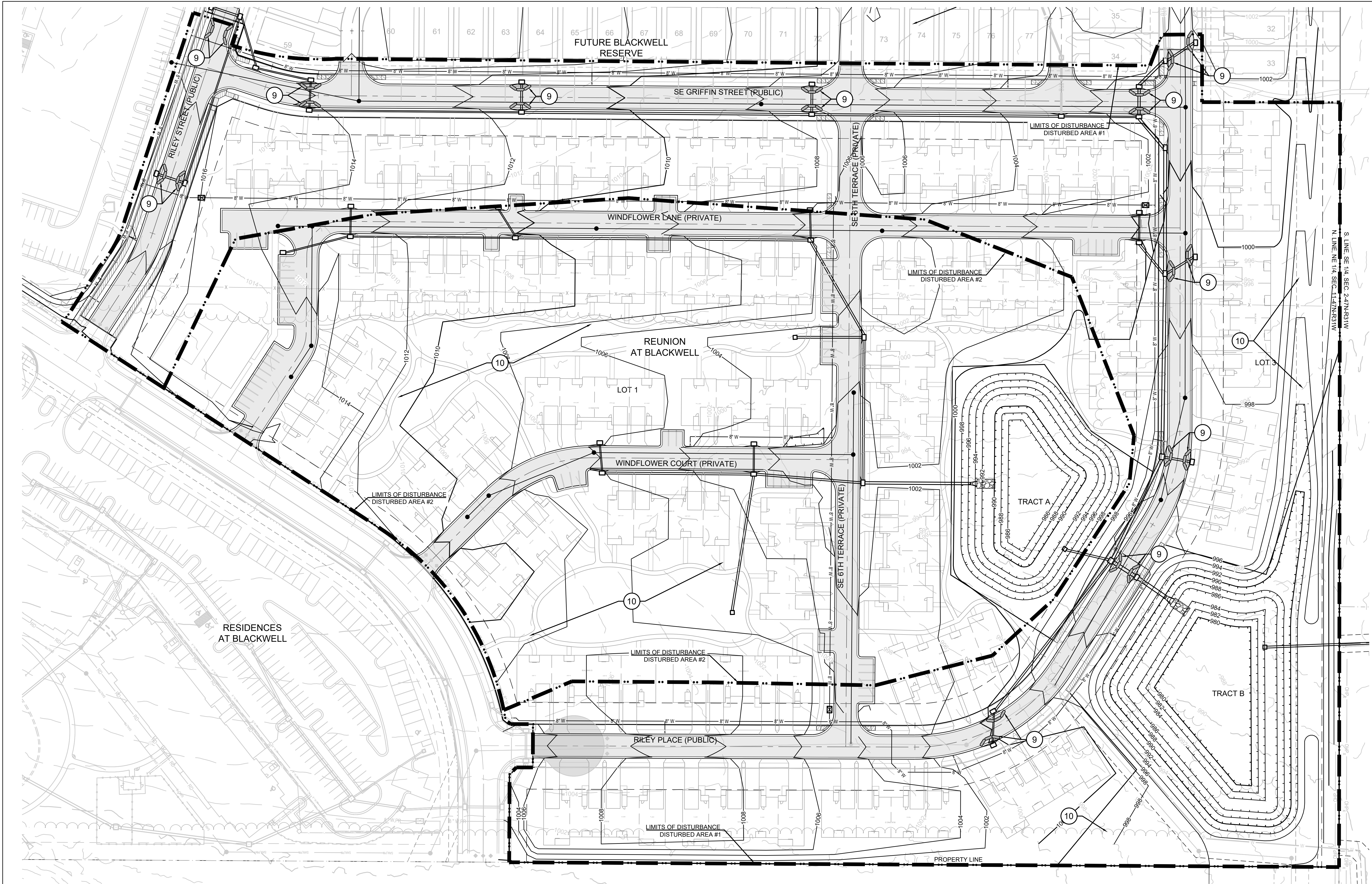
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REUNION AT BLACKWELL
PUBLIC STREET AND STORM SEWER PLANS
SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
1	1
2	2
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DRAWN BY:	TRC
CHECKED BY:	MAB
DATE PREPARED:	03/03/2023
PROJ. NUMBER:	22-597

EROSION
CONTROL PLAN



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 BY OTHERS, UNLESS NOTED OTHERWISE.

NOTE:
SEE SHEET 7 FOR EROSION CONTROL NOTES, LEGEND AND STAGING CHART.

- 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.

MO GRS BENCHMARK:

STATION NAME - JA-90

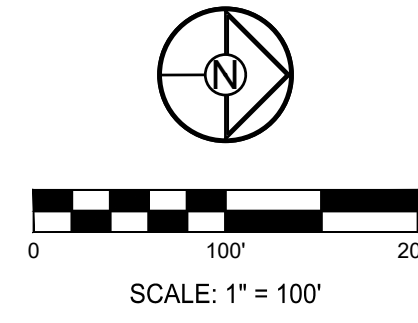
KC METRO ALUMINUM GRS DISK SET IN CONCRETE STAMPED "JA-90, 1988" LOCATED NEAR THE INTERSECTION OF LANGSFORD ROAD AND OLD LANGSFORD ROAD, 43 FEET SOUTHEAST OF THE CENTER OF LANGSFORD ROAD AND 32 FEET NORTH OF THE CENTER OF OLD LANGSFORD ROAD.
N:1001052.8503, E:2845604.8272

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



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#E2002003600-F #LAC2001005237 #LS200200859-F

PREPARED BY:

MARK ALLEN BREUER

REGISTERED PROFESSIONAL ENGINEER

NUMBER
PE-2003007268

EXPIRATION
03-31-2023

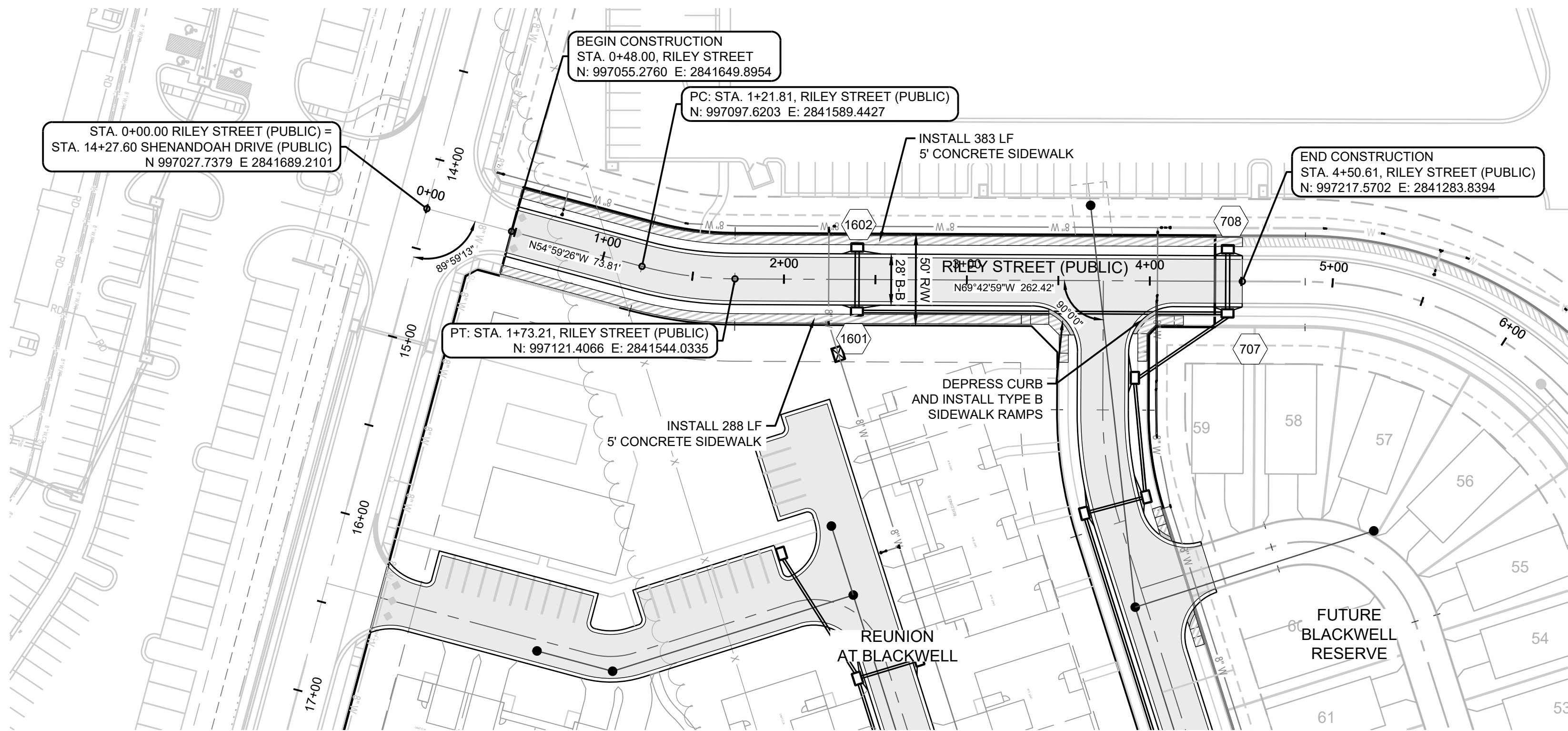
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REUNION AT BLACKWELL
PUBLIC STREET AND STORM SEWER PLANS
SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

REVISION	DATE	DESCRIPTION
1	03/03/2023	PROJECT NUMBER: 22-297

POST-CONSTRUCTION
EROSION
CONTROL PLAN

SHEET
9



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

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

STREET NOTES:

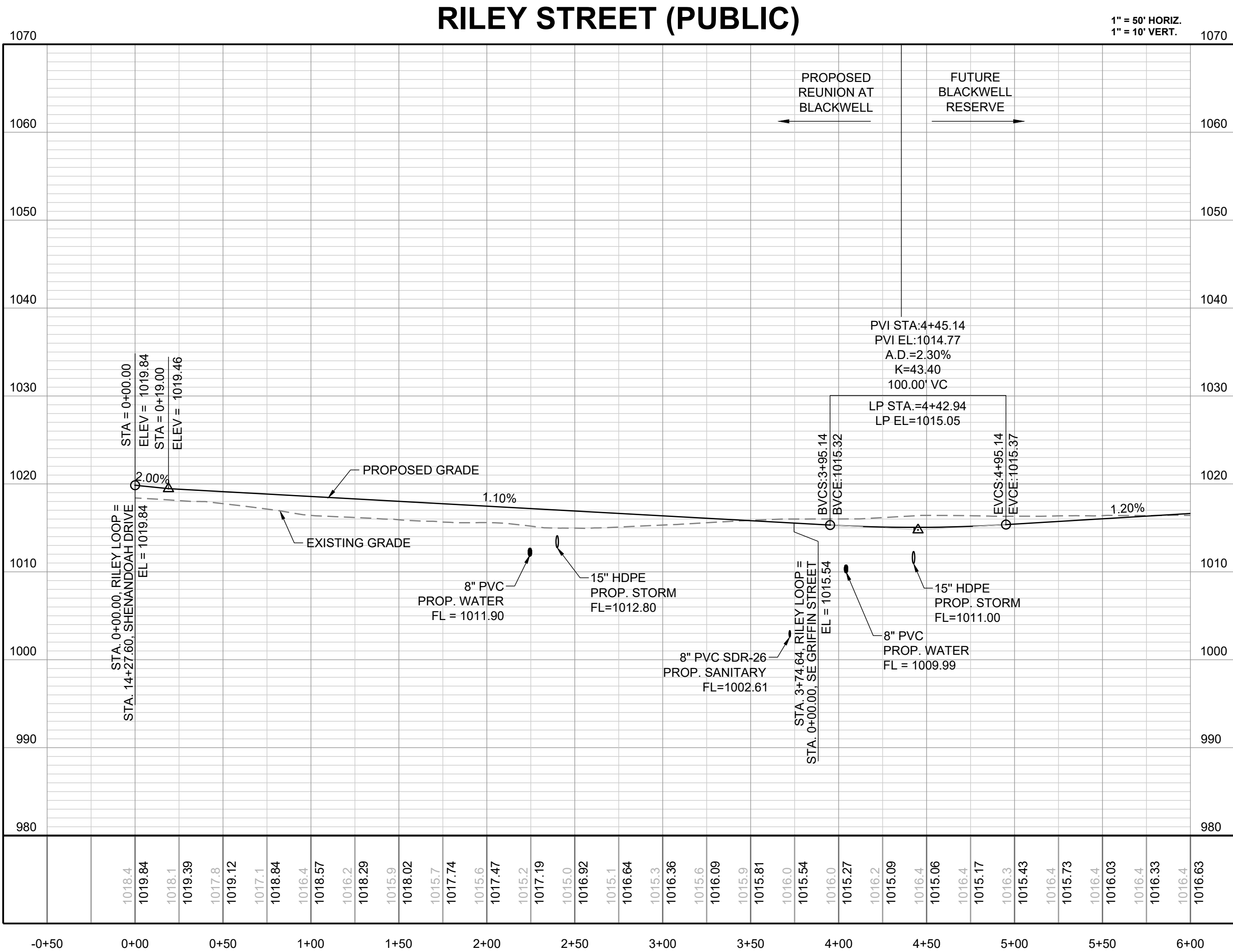
- ALL STREET CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL. ALL APPLICABLE AASHTO STANDARDS HAVE BEEN MET.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.
- ALL INSPECTION OF STREET CONSTRUCTION TO BE PERFORMED BY THE CITY OF LEE'S SUMMIT DEVELOPMENT ENGINEERING.
- CURB RETURN RADII SHALL BE 25' AT BACK OF CURB UNLESS OTHERWISE NOTED.
- SUBGRADE TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- ASSUMED DESIGN SPEED = 25 MPH (RESIDENTIAL LOCAL).
- MINIMUM STOPPING SIGHT DISTANCE = 155 FEET.
- MINIMUM K, SAG CURVE = 26 (14 WITH LIGHTING), CREST CURVE = 12.
- GRADE INTERSECTIONS TO DRAIN AS SHOWN.
- SSD = STOPPING SIGHT DISTANCE.
- ALL ADA SIDEWALK RAMPS SHALL BE CONSTRUCTED BY THE DEVELOPER WITH THE PUBLIC INFRASTRUCTURE.

PRIVATE ROAD NOTE:

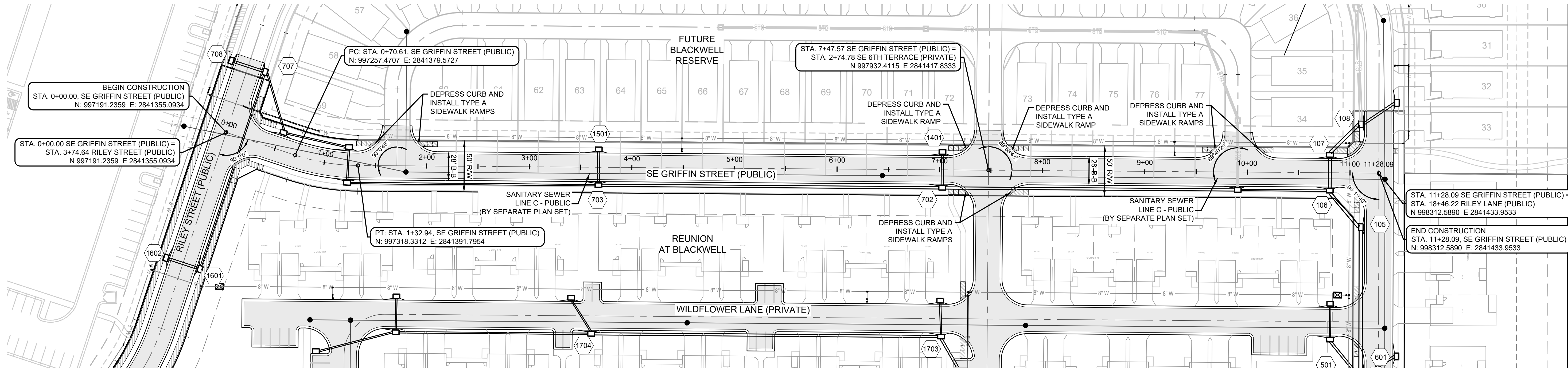
WINDFLOWER LANE, WINDFLOWER COURT & SE 6TH TERRACE ARE
PRIVATE ROADS AND WILL BE CONSTRUCTED UNDER A SEPARATE PLAN SET.

SIDEWALK NOTE:

SIDEWALKS AT BUILDINGS WILL BE INSTALLED BY OTHERS,
UNLESS NOTED OTHERWISE.



REVISION	DATE	DESCRIPTION
1	03/03/2023	TRC
2	03/03/2023	MAB
3	03/03/2023	DATE PREPARED
4	03/03/2023	PROJ. NUMBER
5	03/03/2023	22-597



STREET NOTES:

1. ALL STREET CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL. ALL APPLICABLE AASHTO STANDARDS HAVE BEEN MET.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.
3. ALL INSPECTION OF STREET CONSTRUCTION TO BE PERFORMED BY THE CITY OF LEE'S SUMMIT DEVELOPMENT ENGINEERING.
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MO GRS BENCHMARK:

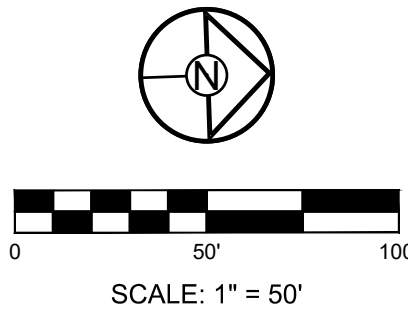
STATION NAME - JA-90
KC METRO ALUMINUM GRS DISK SET IN CONCRETE STAMPED "JA-90, 1988"
LOCATED NEAR THE INTERSECTION OF LANGSFORD ROAD AND OLD LANGSFORD ROAD, 43 FEET SOUTHEAST OF THE CENTER OF LANGSFORD ROAD AND 32 FEET NORTH OF THE CENTER OF OLD LANGSFORD ROAD.
N:1001052.8503, E:2845604.8272
ELEV. 997.045

PROJECT BENCHMARK:

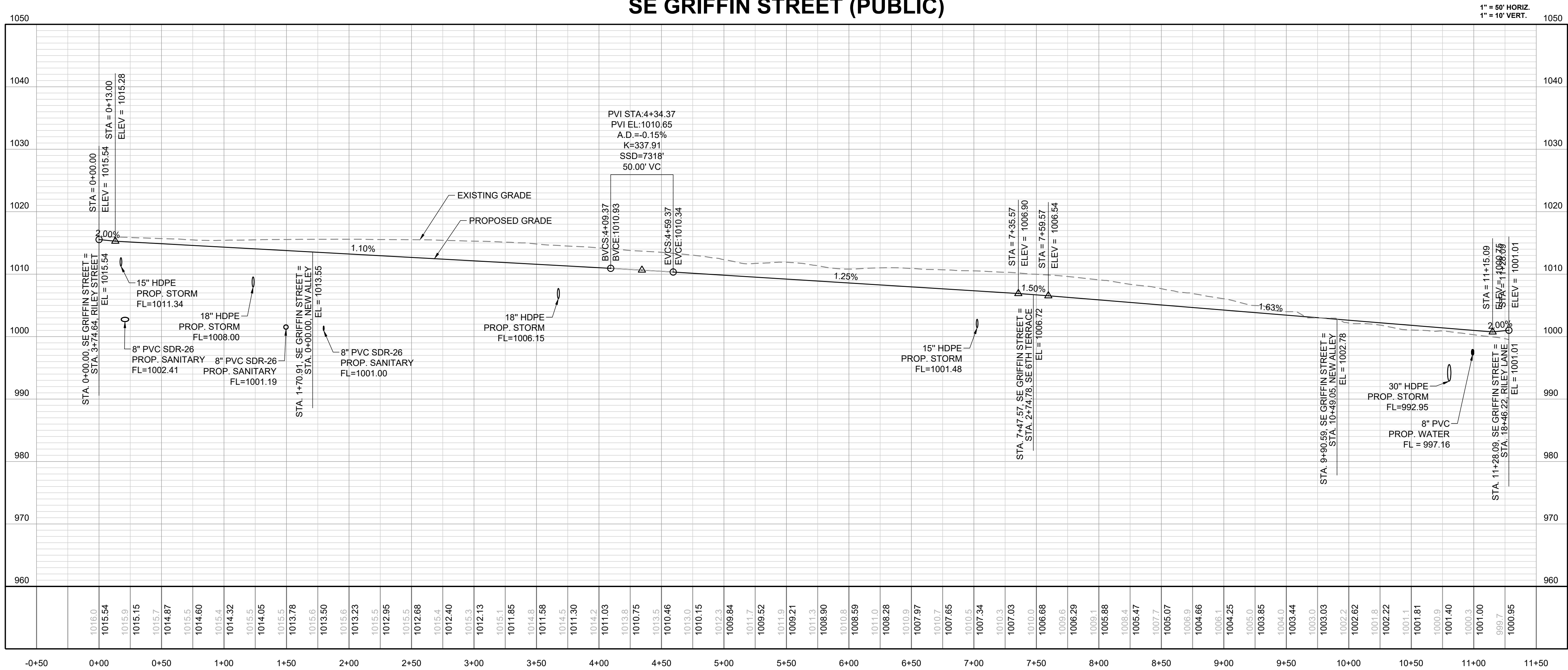
"SQUARE" CUT IN TOP OF CONCRETE STORM MANHOLE
STORM MANHOLE IS LOCATED APPROX. 130 FEET EAST OF THE INTERSECTION OF SE JOEL AVE & BLUE PARKWAY AND 26 FEET SOUTH OF THE CENTERLINE OF BLUE PARKWAY.
N:996874.9690, E:2840937.1365
ELEV. 1005.719

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 BY OTHERS, UNLESS NOTED OTHERWISE.



SE GRIFFIN STREET (PUBLIC)



SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-8400
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Missouri State Certificates of Authority
#E200200360P-F #AC2001005237 #LS200200859-F

PREPARED BY:

MARK ALLEN BREWER
NUMBER
RE-2003007268
03/27/2023

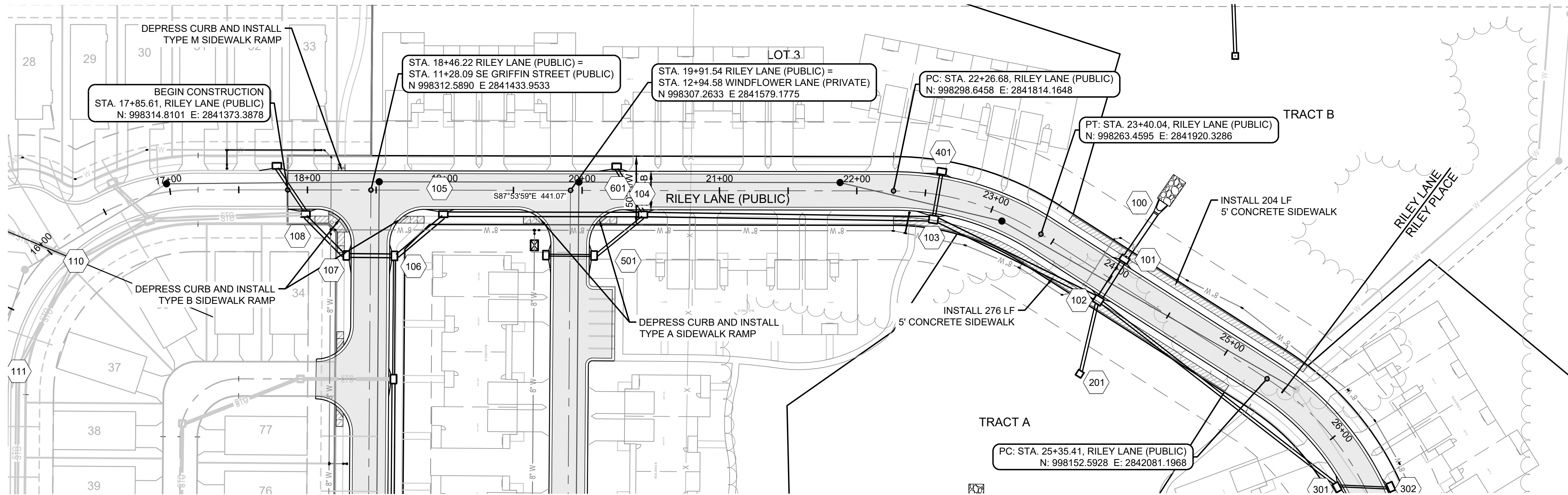
SCHLAGEL & ASSOCIATES, P.A.

REUNION AT BLACKWELL
PUBLIC STREET AND STORM SEWER PLANS
SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

REVISION	DATE	DESCRIPTION
1	03/23/2023	TRC
2	03/23/2023	MAB
3	03/23/2023	DATE PREPARED
4	03/23/2023	PROJ. NUMBER
5	03/23/2023	22-597

SE GRIFFIN STREET - PLAN & PROFILE

SHEET
11



STREET NOTES:

1. ALL STREET CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL. ALL APPLICABLE AASHTO STANDARDS HAVE BEEN MET.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.
3. ALL INSPECTION OF STREET CONSTRUCTION TO BE PERFORMED BY THE CITY OF LEE'S SUMMIT DEVELOPMENT ENGINEERING.
4. CURB RETURN RADII SHALL BE 25' AT BACK OF CURB UNLESS OTHERWISE NOTED.
5. SUBGRADE TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
6. ASSUMED DESIGN SPEED = 25 MPH (RESIDENTIAL LOCAL).
7. MINIMUM STOPPING SIGHT DISTANCE = 155 FEET.
8. MINIMUM K, SAG CURVE = 26 (14 WITH LIGHTING), CREST CURVE = 12.
9. GRADE INTERSECTIONS TO DRAIN AS SHOWN.
10. SSD = STOPPING SIGHT DISTANCE.
11. ALL ADA SIDEWALK RAMPS SHALL BE CONSTRUCTED BY THE DEVELOPER WITH THE PUBLIC INFRASTRUCTURE.

MO GRS BENCHMARK:

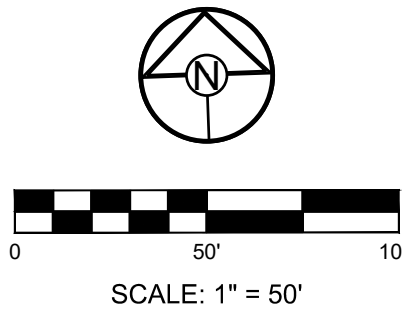
STATION NAME - JA-90
KC METRO ALUMINUM GRS DISK SET IN CONCRETE STAMPED "JA-90, 1988"
LOCATED NEAR THE INTERSECTION OF LANGSFORD ROAD AND OLD LANGSFORD ROAD, 43 FEET SOUTHEAST OF THE CENTER OF LANGSFORD ROAD AND 32 FEET NORTH OF THE CENTER OF OLD LANGSFORD ROAD.
N:1001052.8503, E:2845604.8272
ELEV. 997.045

PROJECT BENCHMARK:

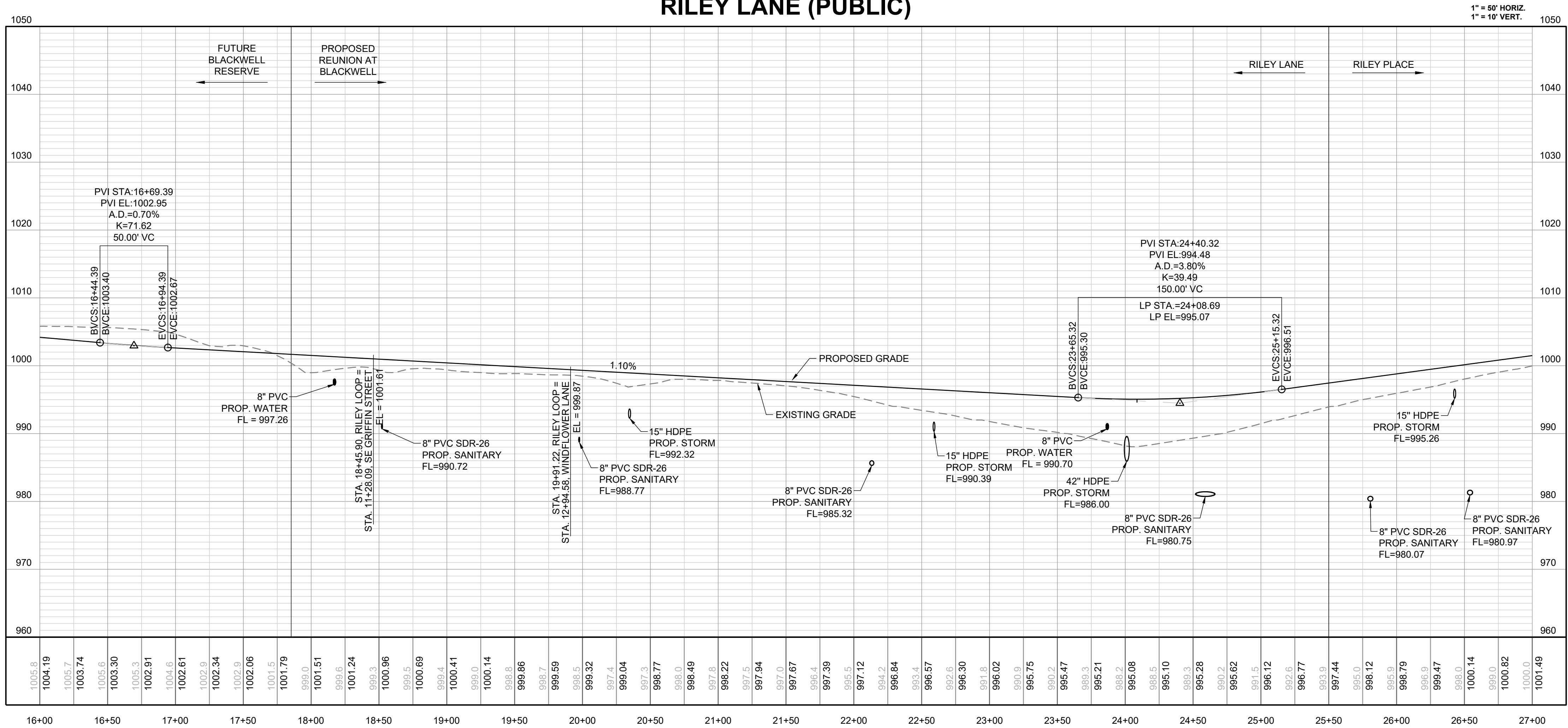
"SQUARE" CUT IN TOP OF CONCRETE STORM MANHOLE
STORM MANHOLE IS LOCATED APPROX. 130 FEET EAST OF THE INTERSECTION OF SE JOEL AVE & BLUE PARKWAY AND 26 FEET SOUTH OF THE CENTERLINE OF BLUE PARKWAY.
N:996874.9690, E:2840937.1365
ELEV. 1005.719

PRIVATE ROAD NOTE:
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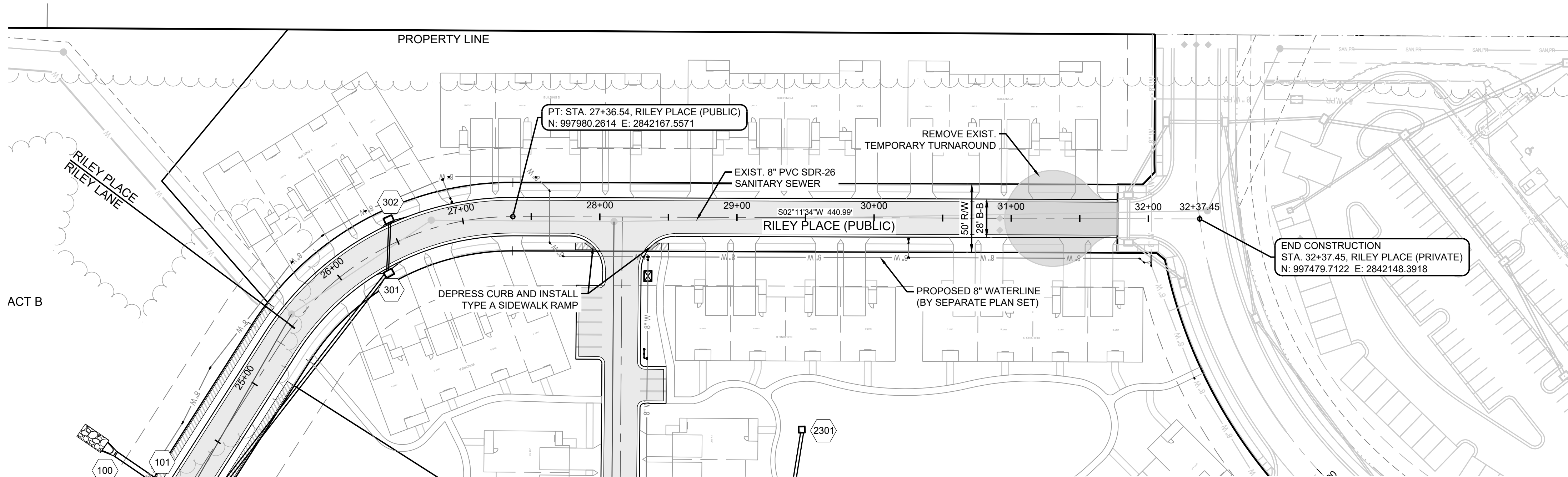


RILEY LANE (PUBLIC)



REVISION DATE	DESCRIPTION
1	TRC
2	MAB
3	03/03/2023
4	PROJ. NUMBER: 1001.49
5	22-597

DRAWN BY: TRC
CHECKED BY: MAB
DATE PREPARED: 03/03/2023
PROJ. NUMBER: 1001.49



STREET NOTES:

1. ALL STREET CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL. ALL APPLICABLE AASHTO STANDARDS HAVE BEEN MET.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.
3. ALL INSPECTION OF STREET CONSTRUCTION TO BE PERFORMED BY THE CITY OF LEE'S SUMMIT DEVELOPMENT ENGINEERING.
4. CURB RETURN RADII SHALL BE 25' AT BACK OF CURB UNLESS OTHERWISE NOTED.
5. SUBGRADE TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
6. ASSUMED DESIGN SPEED = 25 MPH (RESIDENTIAL LOCAL).
7. MINIMUM STOPPING SIGHT DISTANCE = 155 FEET.
8. MINIMUM K, SAG CURVE = 26 (14 WITH LIGHTING), CREST CURVE = 12.
9. GRADE INTERSECTIONS TO DRAIN AS SHOWN.
10. SSD = STOPPING SIGHT DISTANCE.
11. ALL ADA SIDEWALK RAMPS SHALL BE CONSTRUCTED BY THE DEVELOPER WITH THE PUBLIC INFRASTRUCTURE.

MO GRS BENCHMARK:

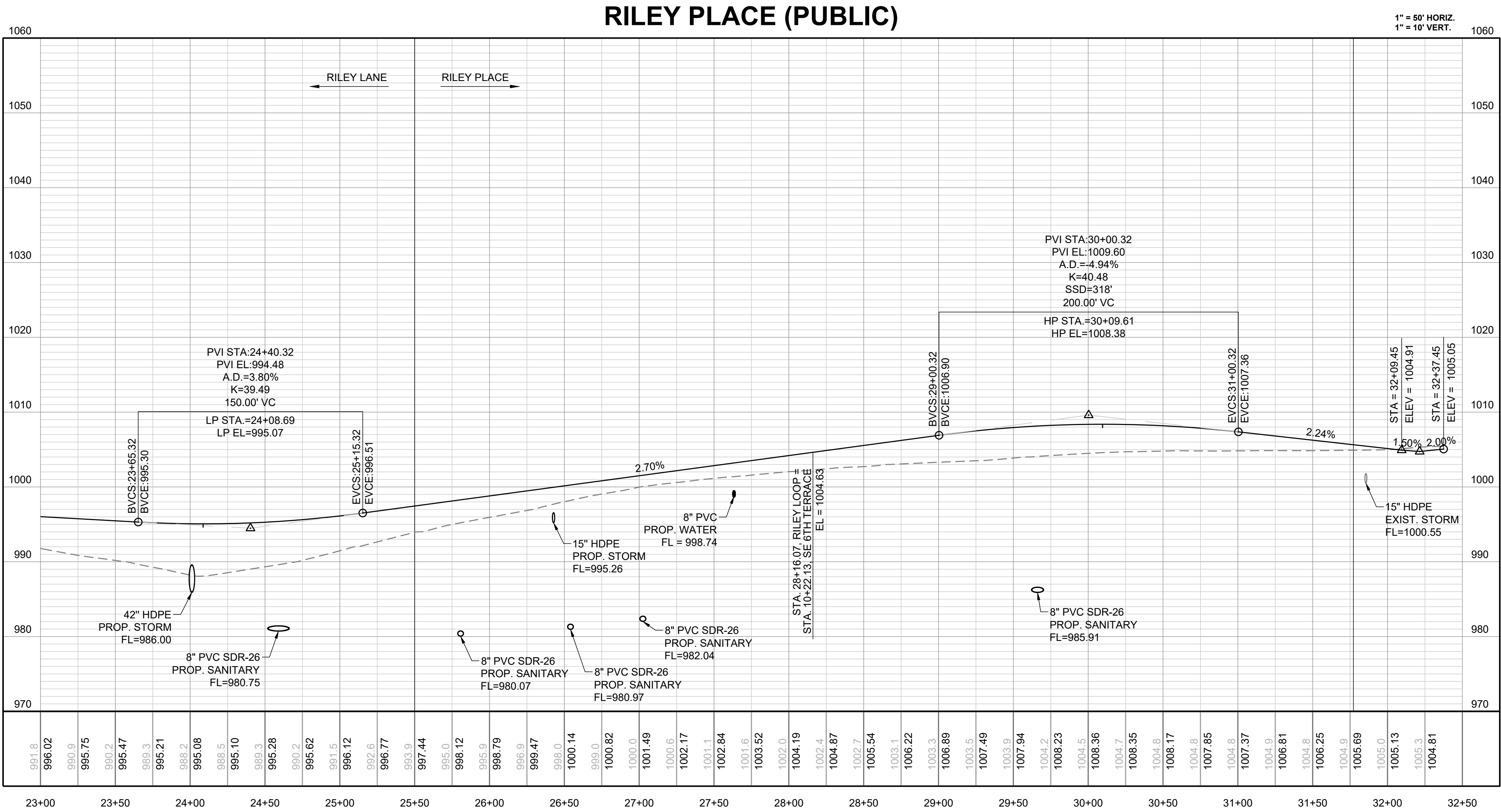
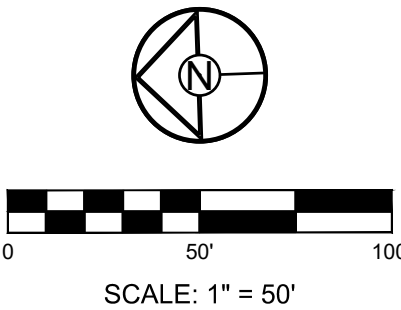
STATION NAME - JA-90
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LOCATED NEAR THE INTERSECTION OF LANGSFORD ROAD AND OLD LANGSFORD ROAD, 43 FEET SOUTHEAST OF THE CENTER OF LANGSFORD ROAD AND 32 FEET NORTH OF THE CENTER OF OLD LANGSFORD ROAD.
N:1001052.8503, E:2845604.8272
ELEV. 997.045

PROJECT BENCHMARK:

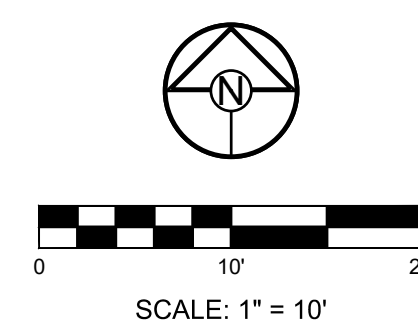
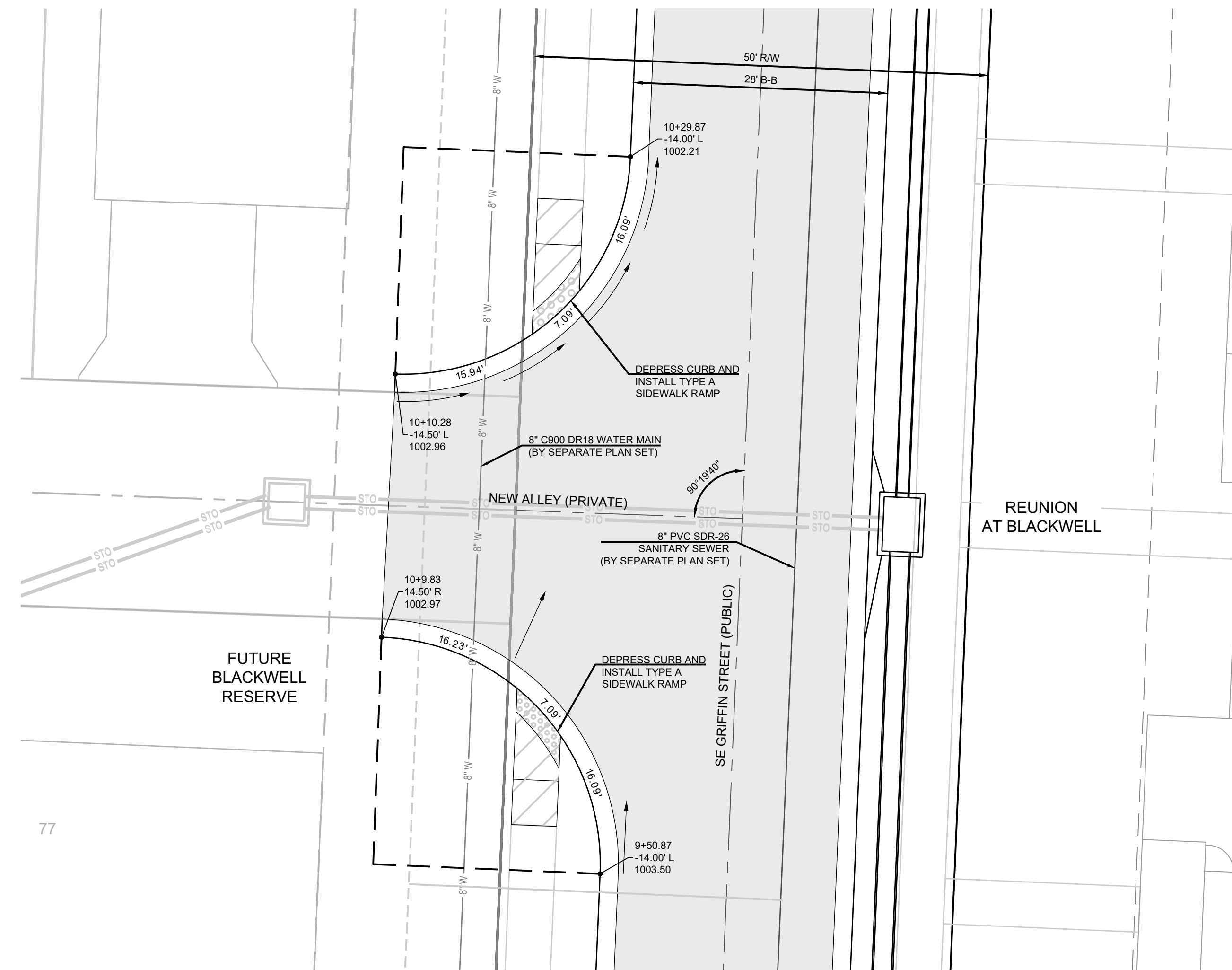
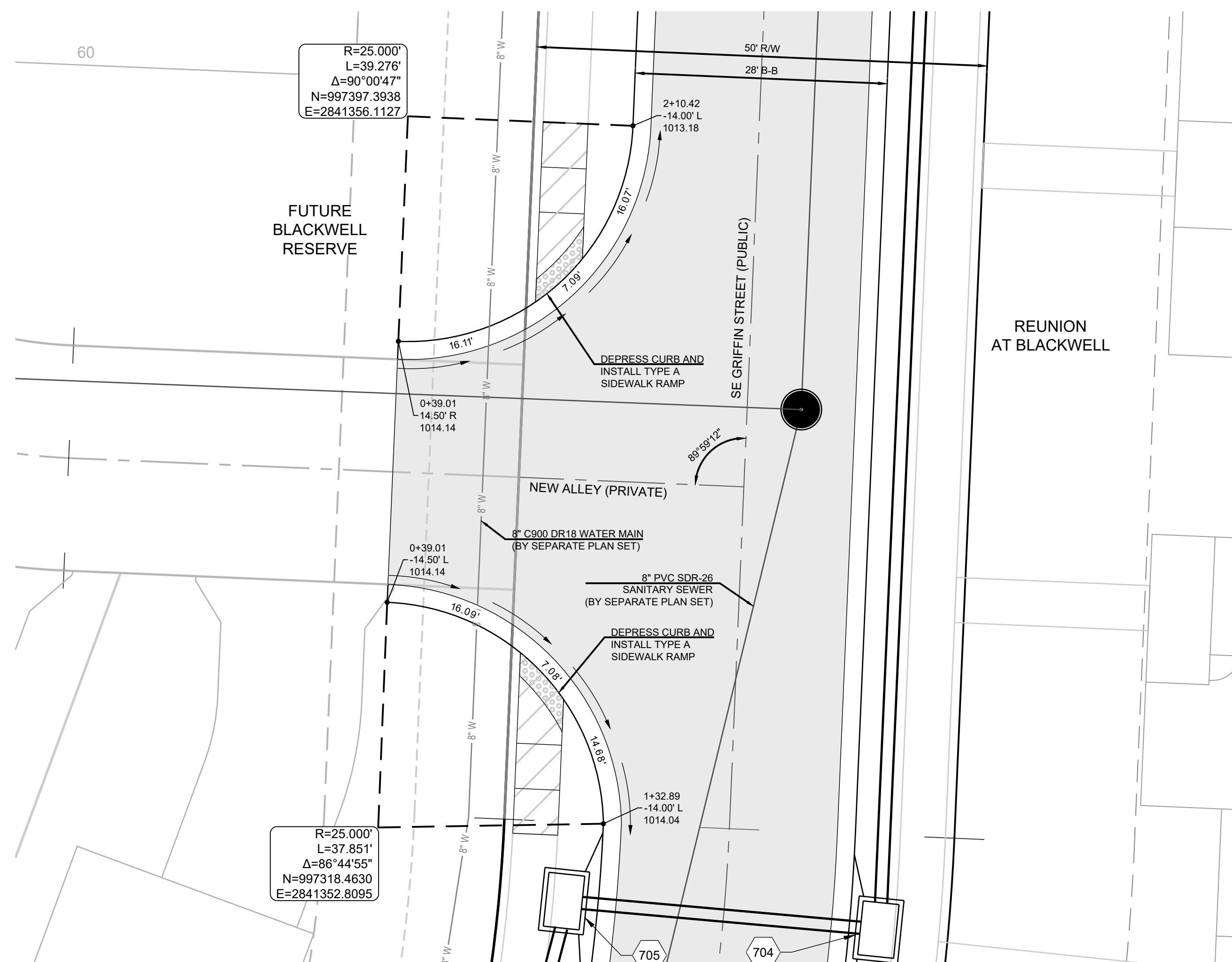
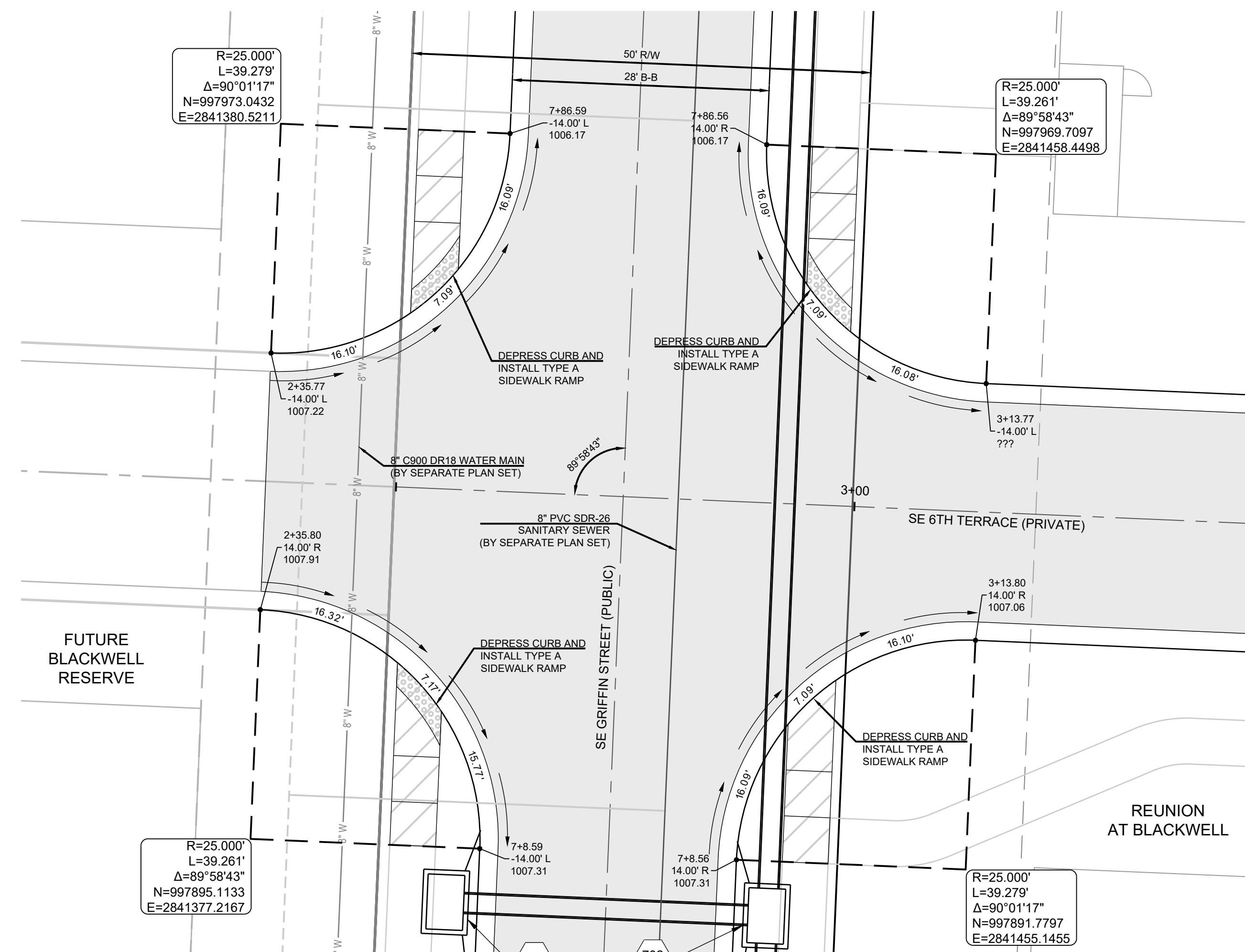
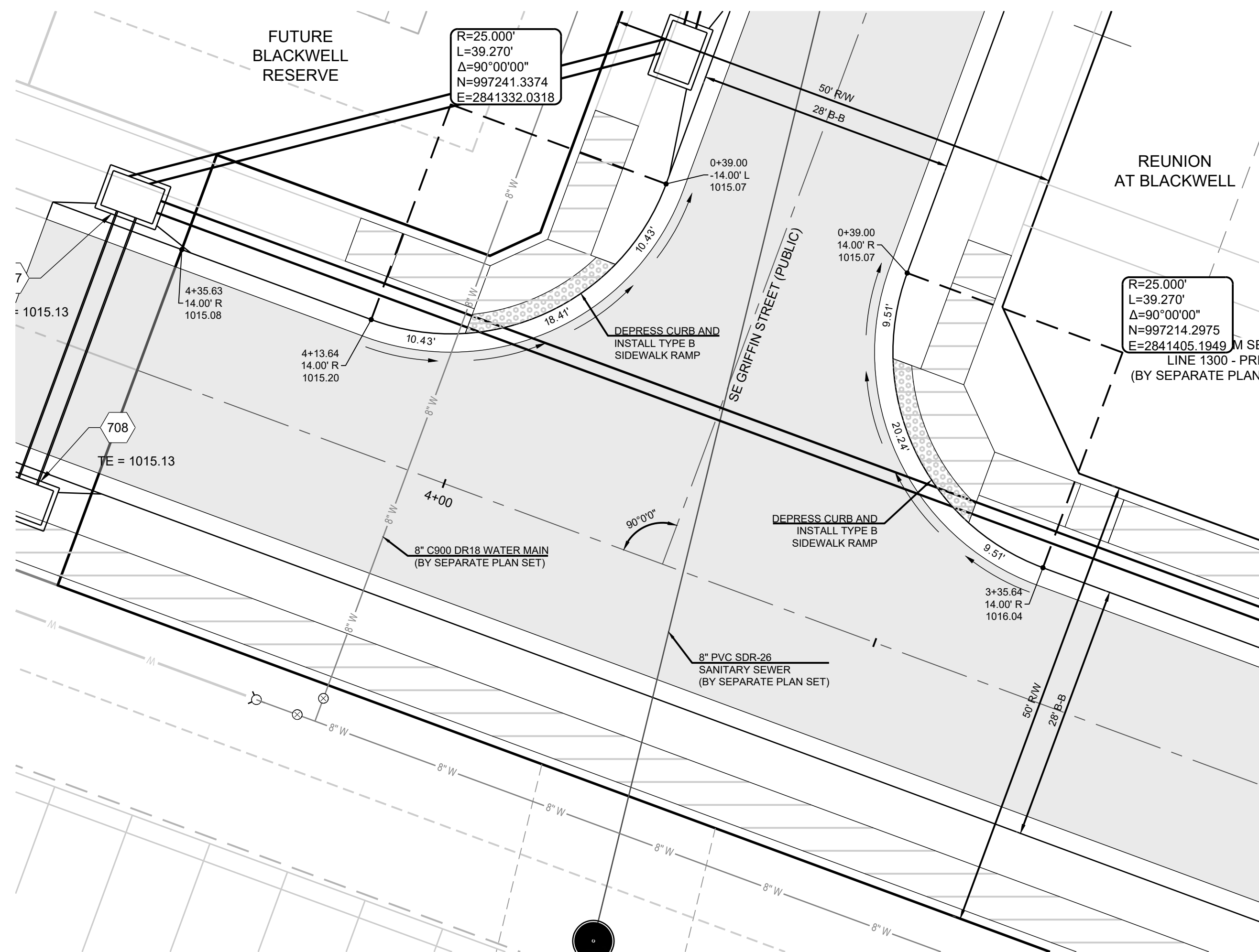
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N:996874.9690, E:2840937.1365
ELEV. 1005.719

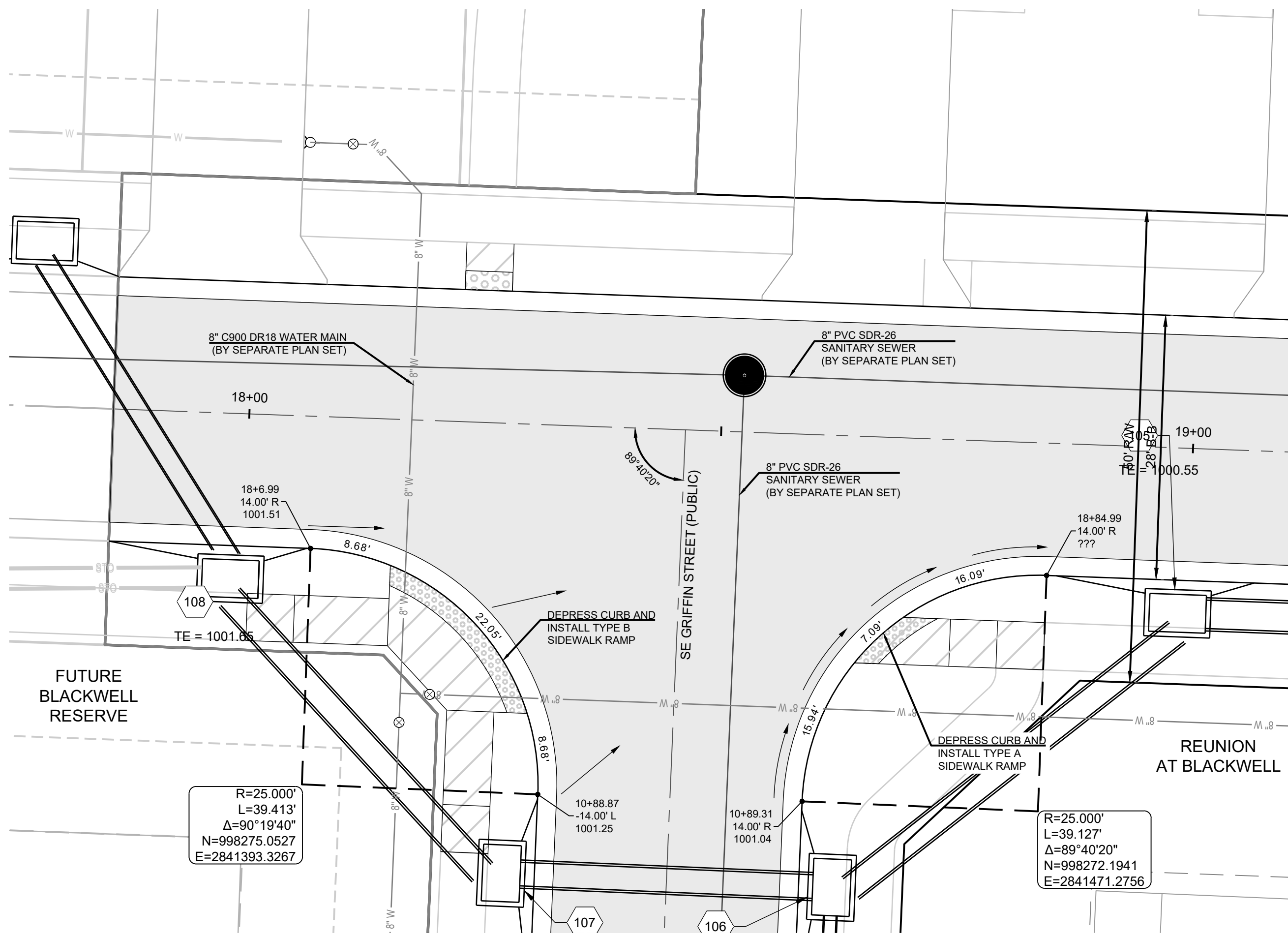
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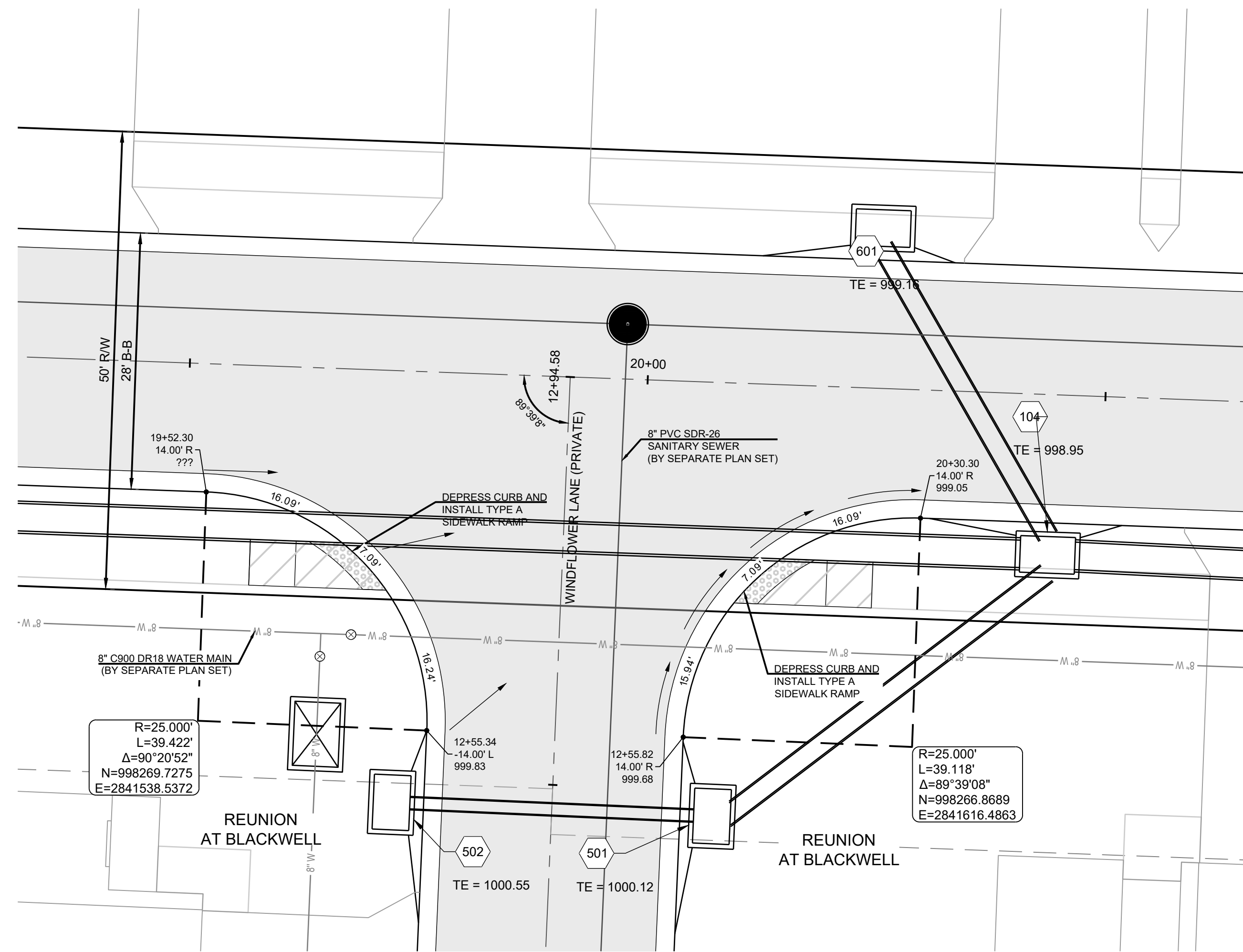


REVISION	DATE	DESCRIPTION
1	03/27/2023	ISSUED FOR PERMIT
2	03/27/2023	REVISED FOR COMMENTS
3	03/27/2023	REVISED FOR COMMENTS
4	03/27/2023	REVISED FOR COMMENTS
5	03/27/2023	REVISED FOR COMMENTS
6	03/27/2023	REVISED FOR COMMENTS
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9	03/27/2023	REVISED FOR COMMENTS
10	03/27/2023	REVISED FOR COMMENTS

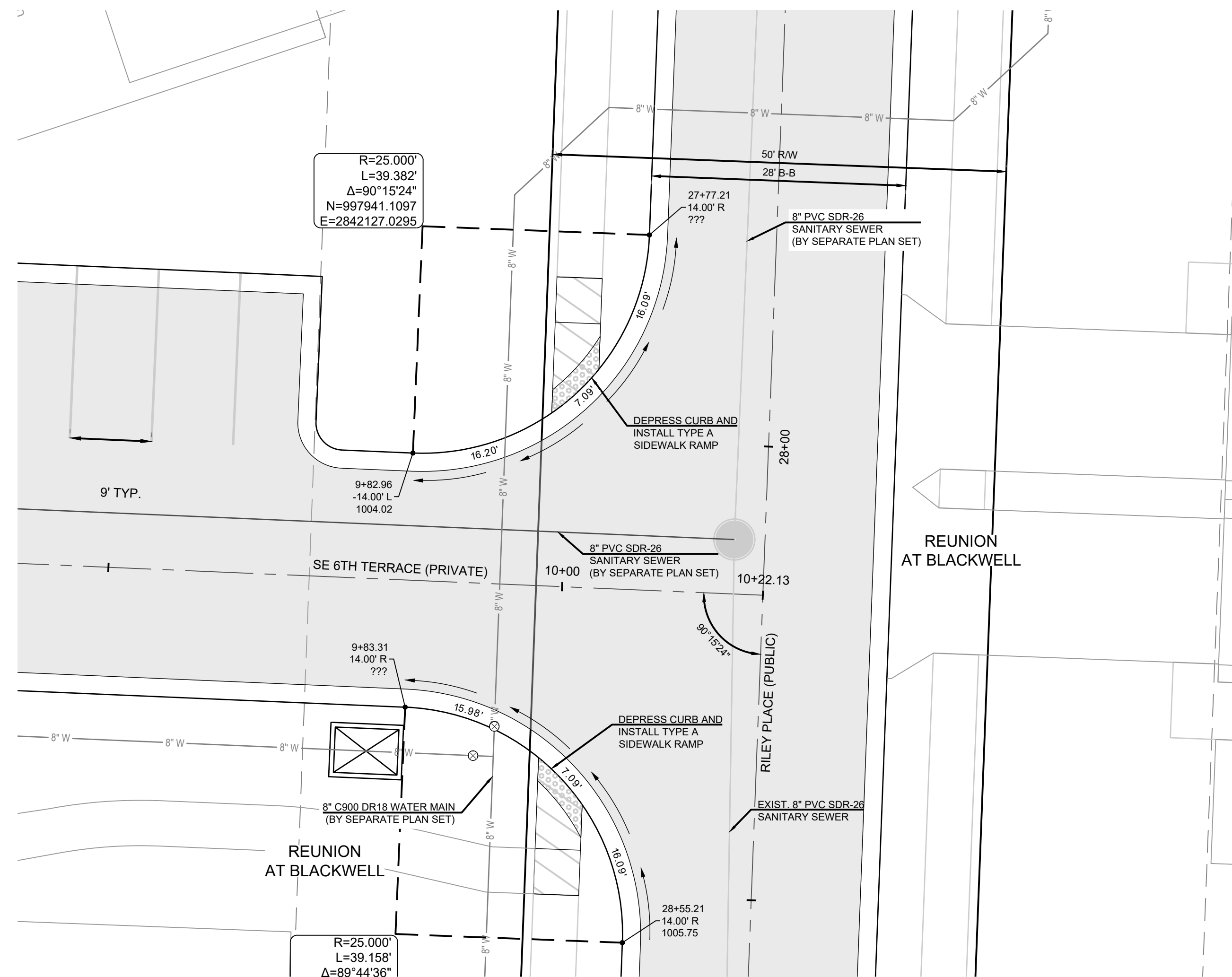




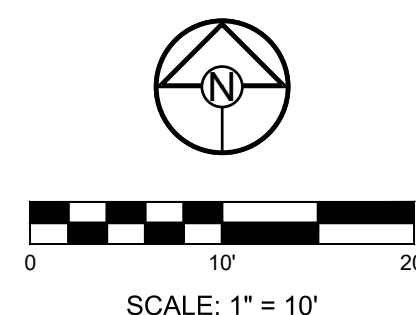
RILEY LANE (PUBLIC) & SE GRIFFIN STREET (PUBLIC)



RILEY LANE (PUBLIC) & WINDFLOWER LANE (PRIVATE)



RILEY PLACE (PUBLIC) & SE 6TH TERRACE (PRIVATE)



PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

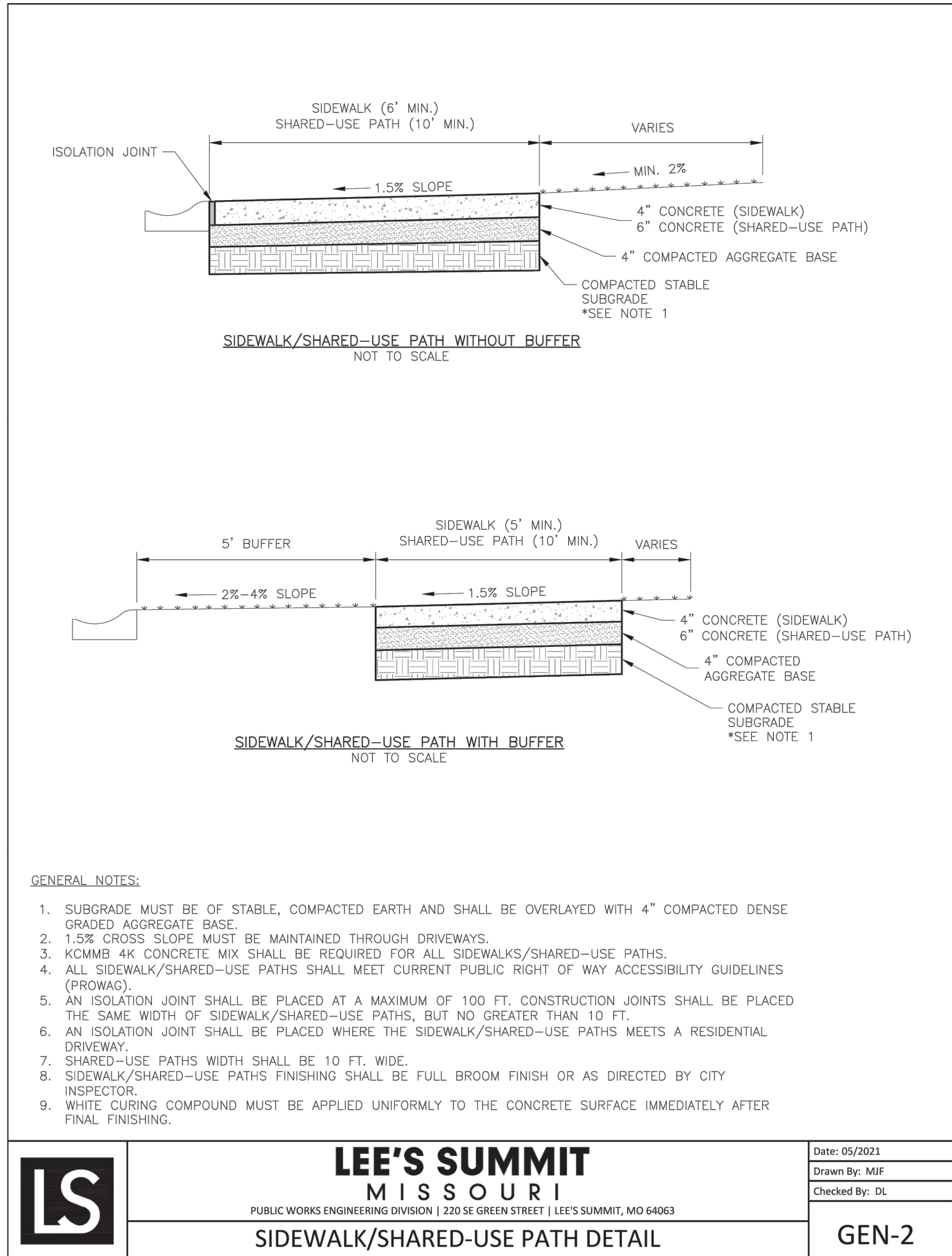
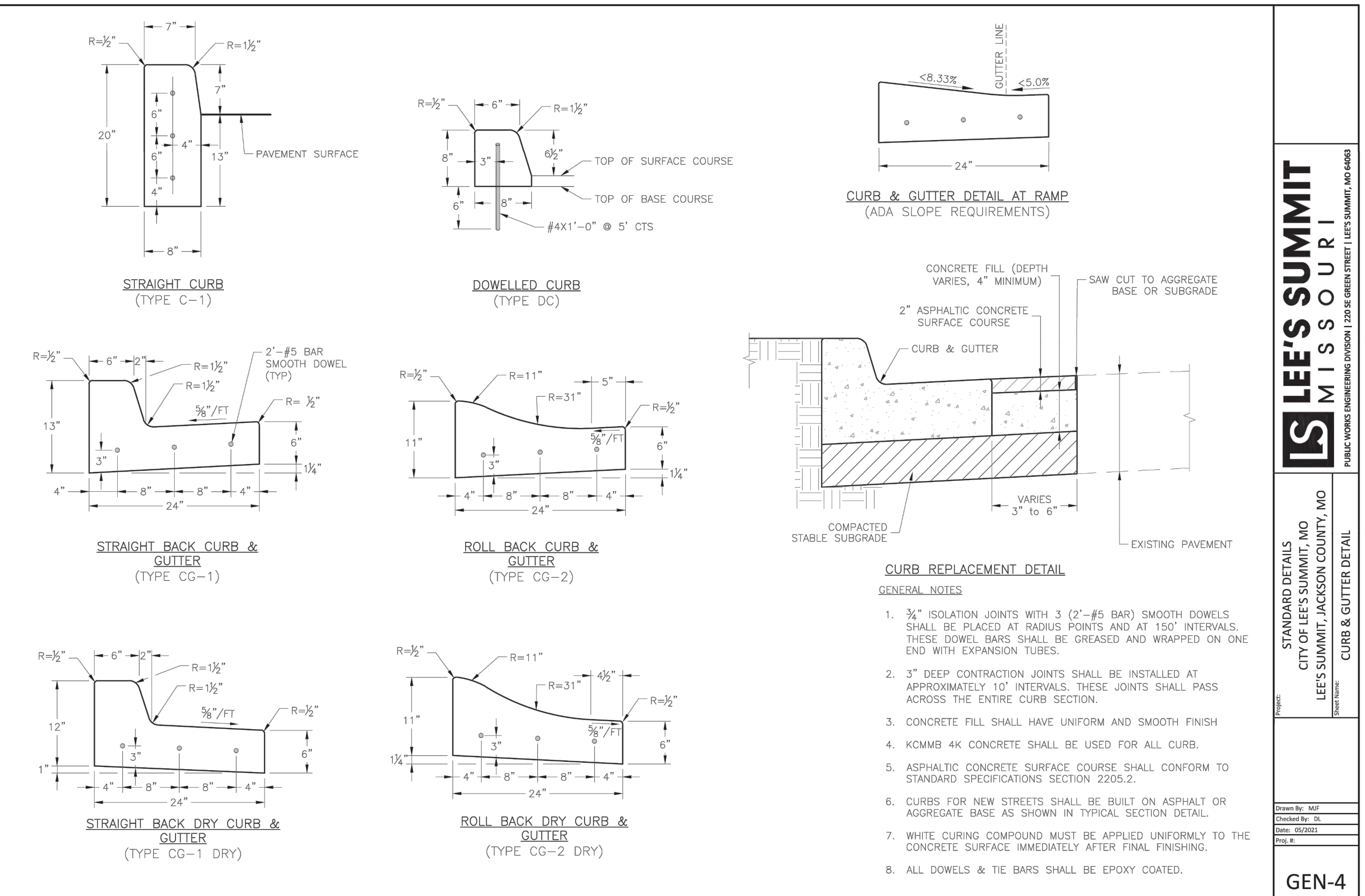
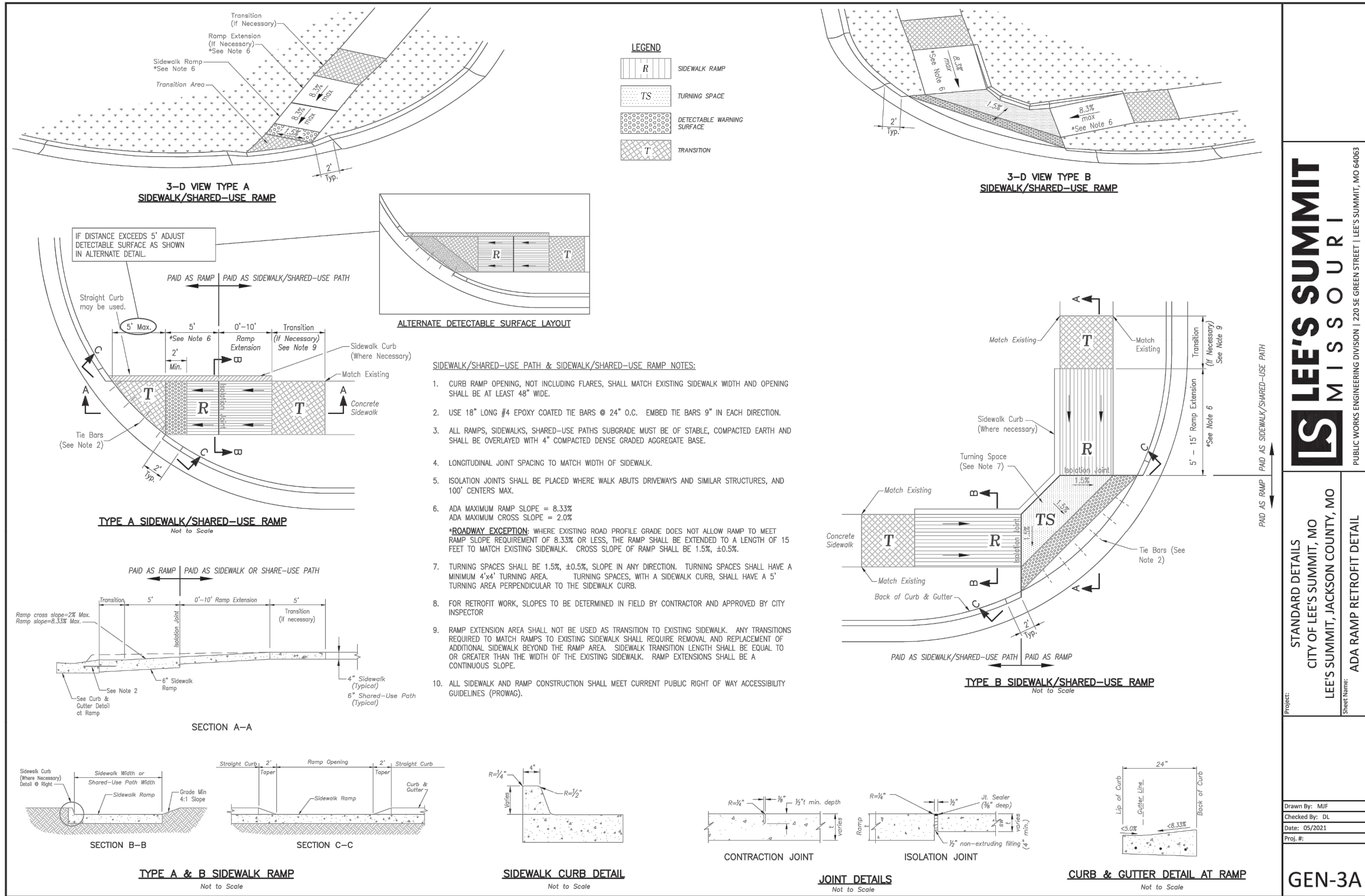
REUNION AT BLACKWELL
PUBLIC STREET AND STORM SEWER PLANS
SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
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INTERSECTION
DETAILS

SHEET

15



SCHLAGEL
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PREPARED BY:

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REUNION AT BLACKWELL
PUBLIC STREET AND STORM SEWER PLANS
SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

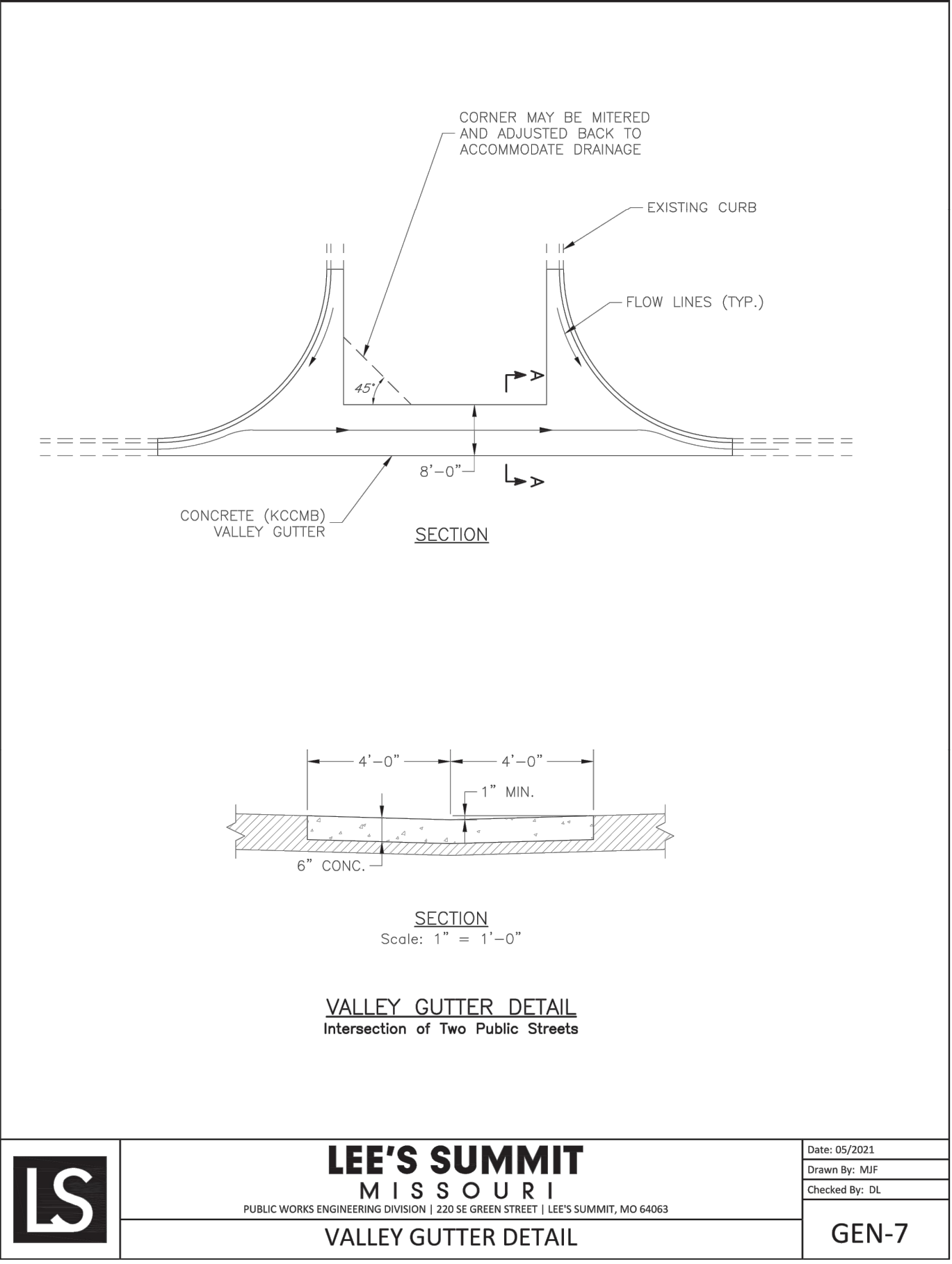
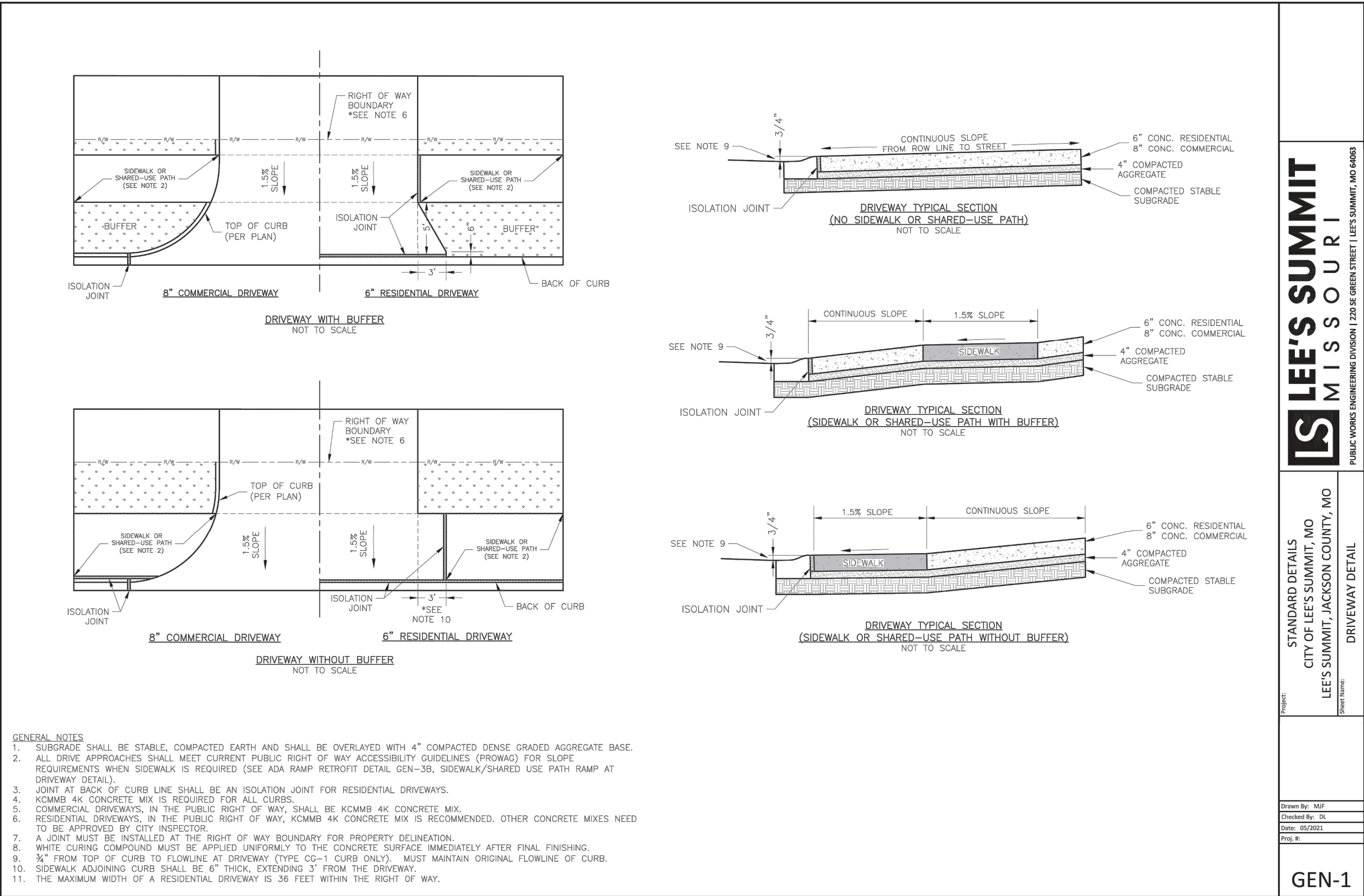
REVISION	DATE	DESCRIPTION
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DRAWN BY:	TRC
CHECKED BY:	MAB
DATE PREPARED:	03/03/2023
PROJ. NUMBER:	22-597

STREET DETAILS

SHEET

16

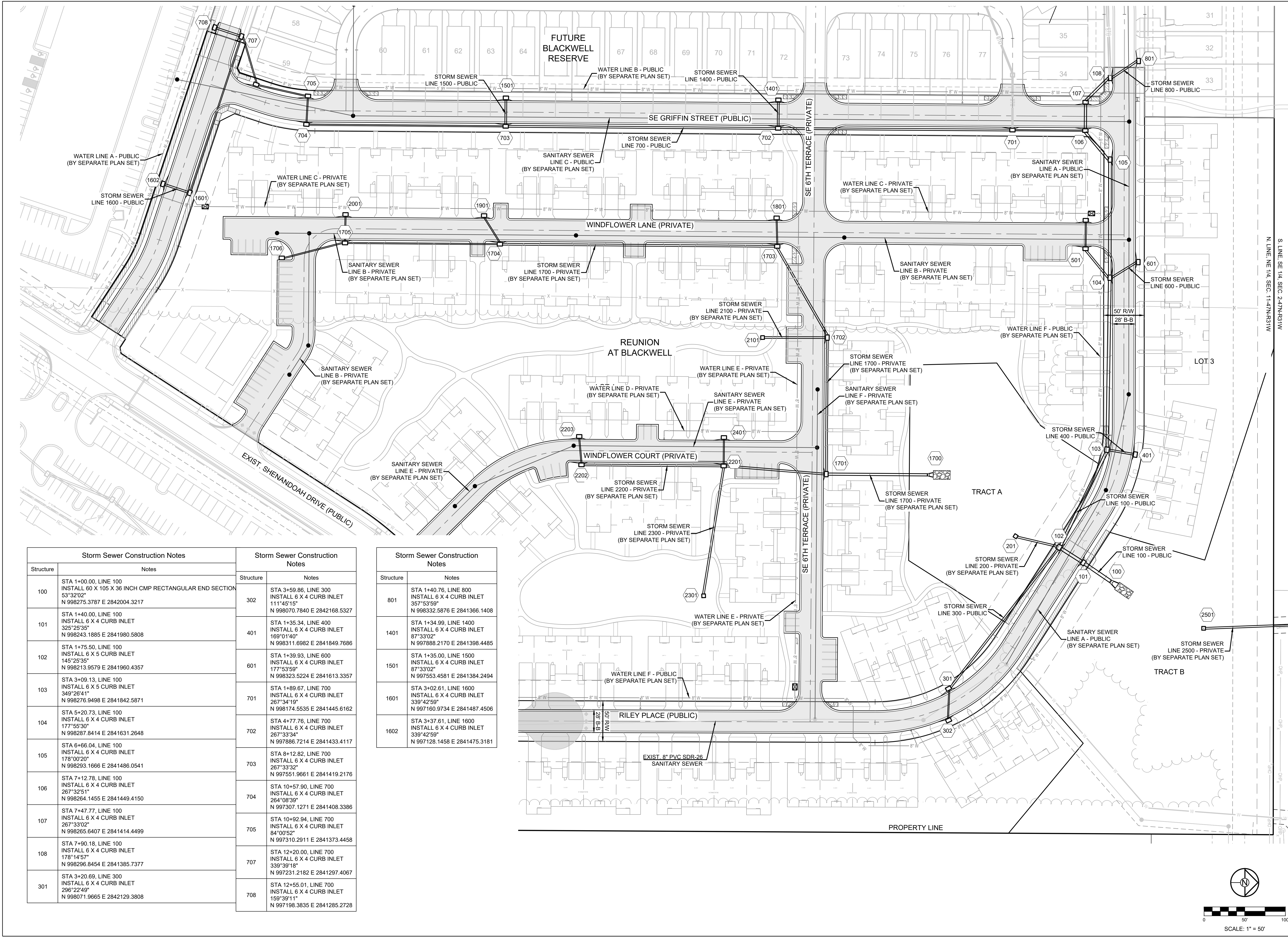


REUNION AT BLACKWELL
PUBLIC STREET AND STORM SEWER PLANS
SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
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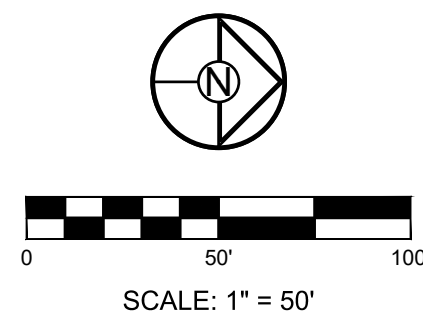
DRAWN BY: TRC	CHECKED BY: MAB	DATE PREPARED: 03/03/2023	PROJ. NUMBER: 22-597
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STREET DETAILS



Storm Sewer Construction Notes		Storm Sewer Construction Notes	
Structure	Notes	Structure	Notes
100	STA 1+00.00, LINE 100 INSTALL 60 X 105 X 36 INCH CMP RECTANGULAR END SECTION 53°32'02" N 998275.3787 E 2842004.3217	302	STA 3+59.86, LINE 300 INSTALL 6 X 4 CURB INLET 111°45'15" N 998070.7840 E 2842168.5327
101	STA 1+40.00, LINE 100 INSTALL 6 X 4 CURB INLET 325°25'35" N 998243.1885 E 2841980.5808	401	STA 1+35.34, LINE 400 INSTALL 6 X 4 CURB INLET 169°01'40" N 998311.6992 E 2841849.7686
102	STA 1+75.50, LINE 100 INSTALL 6 X 5 CURB INLET 145°25'35" N 998213.9579 E 2841960.4357	601	STA 1+39.93, LINE 600 INSTALL 6 X 4 CURB INLET 177°53'59" N 998323.5224 E 2841613.3357
103	STA 3+09.13, LINE 100 INSTALL 6 X 5 CURB INLET 349°26'41" N 998276.9498 E 2841842.5871	701	STA 1+89.67, LINE 700 INSTALL 6 X 4 CURB INLET 267°34'19" N 998174.5535 E 2841445.6162
104	STA 5+20.73, LINE 100 INSTALL 6 X 4 CURB INLET 177°55'30" N 998287.8414 E 2841631.2648	702	STA 4+77.76, LINE 700 INSTALL 6 X 4 CURB INLET 267°33'34" N 997886.7214 E 2841433.4117
105	STA 6+66.04, LINE 100 INSTALL 6 X 4 CURB INLET 178°00'20" N 998293.1666 E 2841486.0541	703	STA 8+12.82, LINE 700 INSTALL 6 X 4 CURB INLET 267°33'32" N 997551.9661 E 2841419.2176
106	STA 7+12.78, LINE 100 INSTALL 6 X 4 CURB INLET 267°32'51" N 998264.1455 E 2841449.4150	704	STA 10+57.90, LINE 700 INSTALL 6 X 4 CURB INLET 264°08'39" N 997307.1271 E 2841408.3386
107	STA 7+47.77, LINE 100 INSTALL 6 X 4 CURB INLET 267°33'02" N 998265.6407 E 2841414.4499	705	STA 10+92.94, LINE 700 INSTALL 6 X 4 CURB INLET 84°00'52" N 997310.2911 E 2841373.4458
108	STA 7+90.18, LINE 100 INSTALL 6 X 4 CURB INLET 178°14'57" N 998296.8454 E 2841385.7377	707	STA 12+20.00, LINE 700 INSTALL 6 X 4 CURB INLET 339°39'18" N 997231.2182 E 2841297.4067
301	STA 3+20.69, LINE 300 INSTALL 6 X 4 CURB INLET 296°22'49" N 998071.9665 E 2842129.3808	708	STA 12+55.01, LINE 700 INSTALL 6 X 4 CURB INLET 159°39'11" N 997198.3835 E 2841285.2728

Storm Sewer Construction Notes	
Structure	Notes
801	STA 1+40.76, LINE 800 INSTALL 6 X 4 CURB INLET 357°53'59" N 998332.5876 E 2841366.1408
1401	STA 1+34.99, LINE 1400 INSTALL 6 X 4 CURB INLET 87°33'02" N 997888.2170 E 2841398.4485
1501	STA 1+35.00, LINE 1500 INSTALL 6 X 4 CURB INLET 87°33'02" N 997553.4581 E 2841384.2494
1601	STA 3+02.61, LINE 1600 INSTALL 6 X 4 CURB INLET 339°42'59" N 997160.9734 E 2841487.4506
1602	STA 3+37.61, LINE 1600 INSTALL 6 X 4 CURB INLET 339°42'59" N 997128.1458 E 2841475.3181



PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

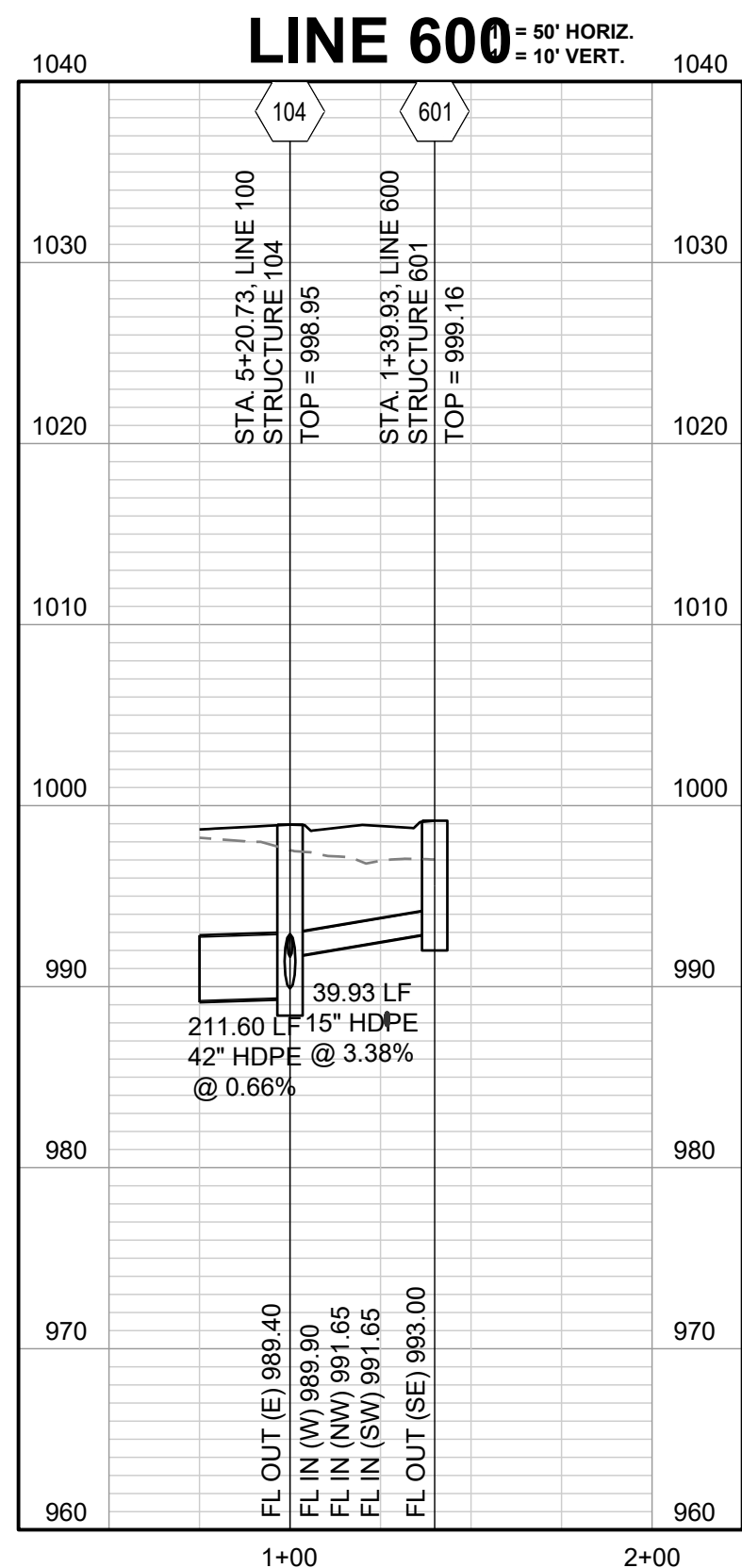
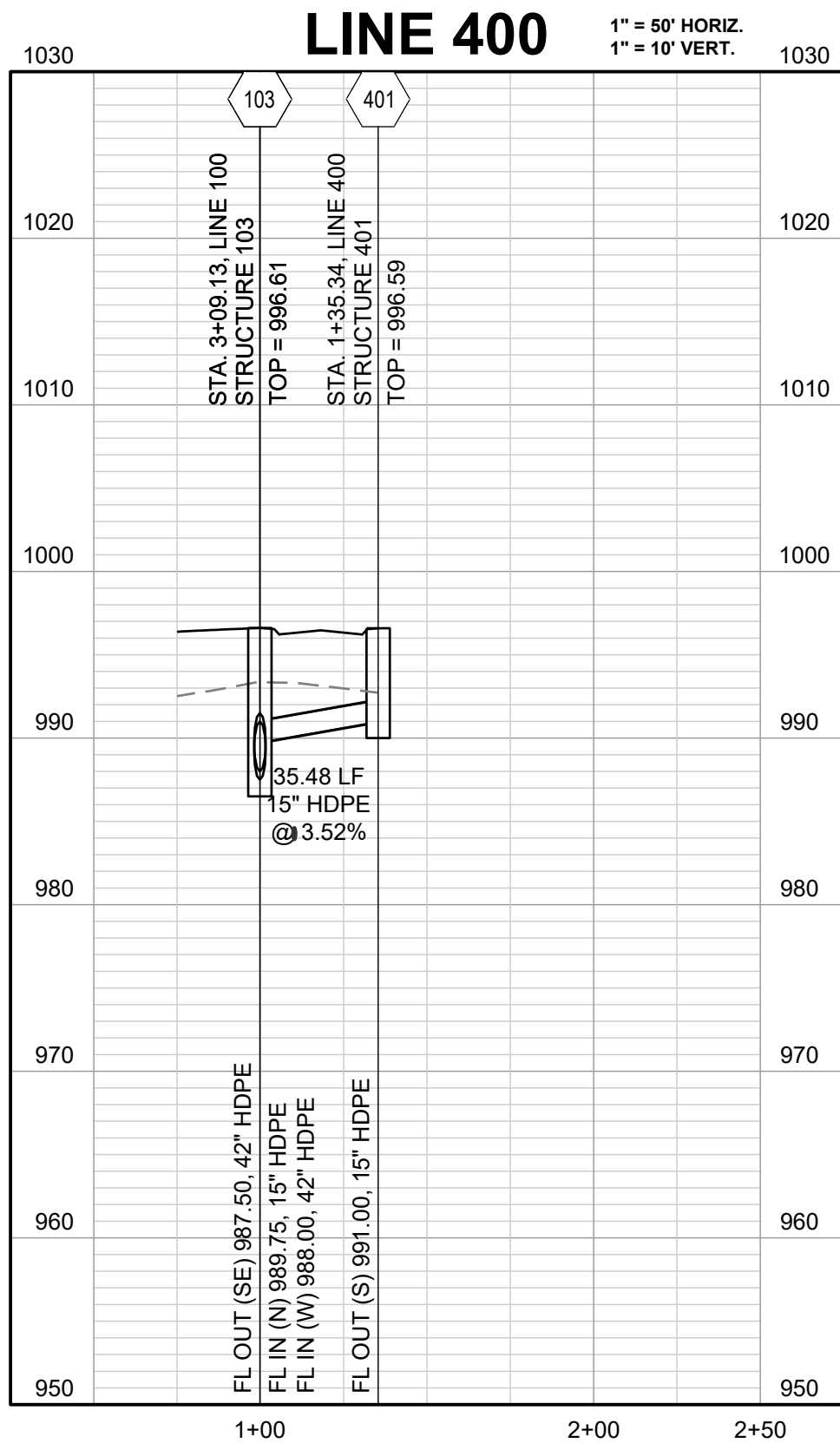
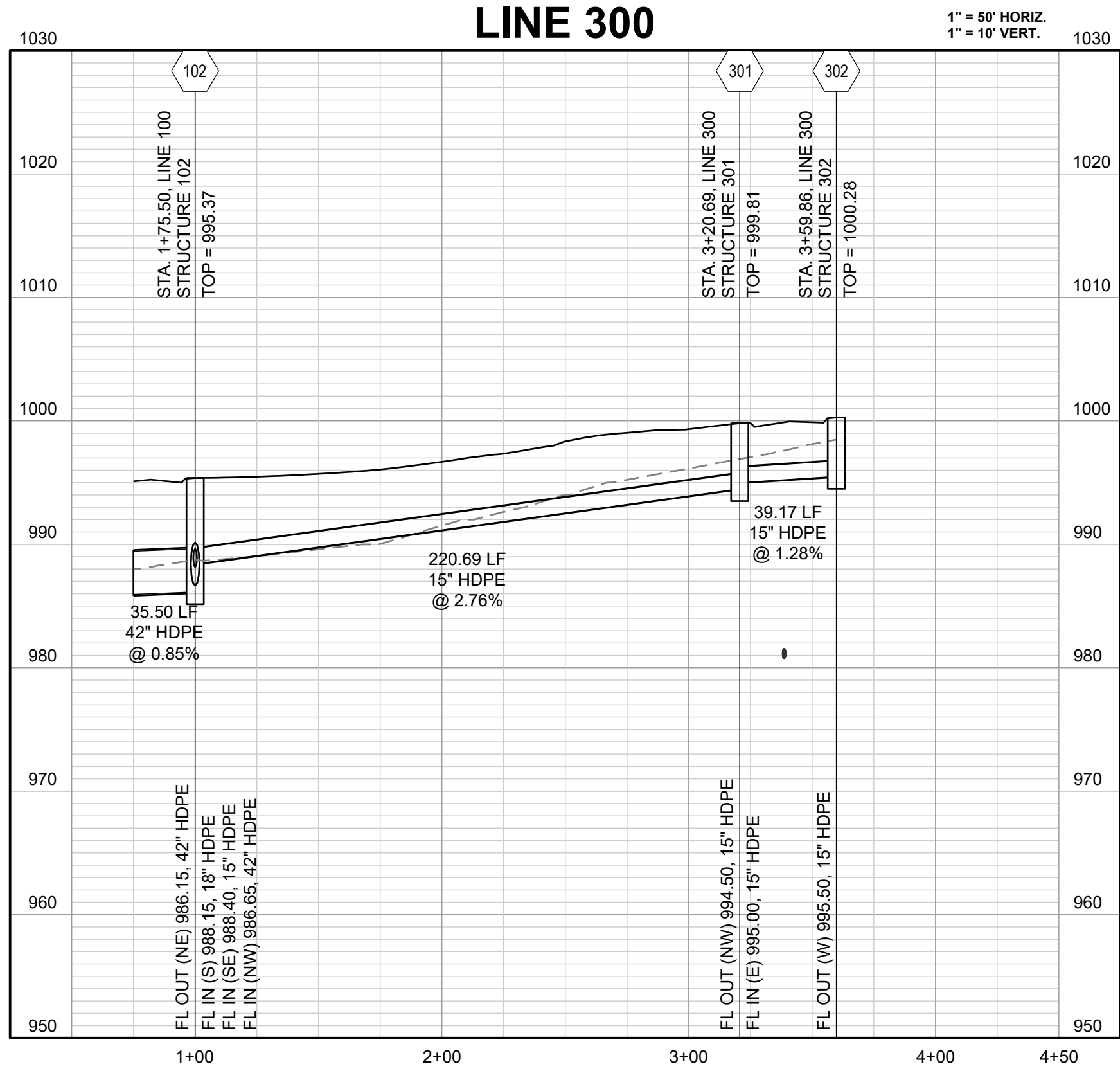
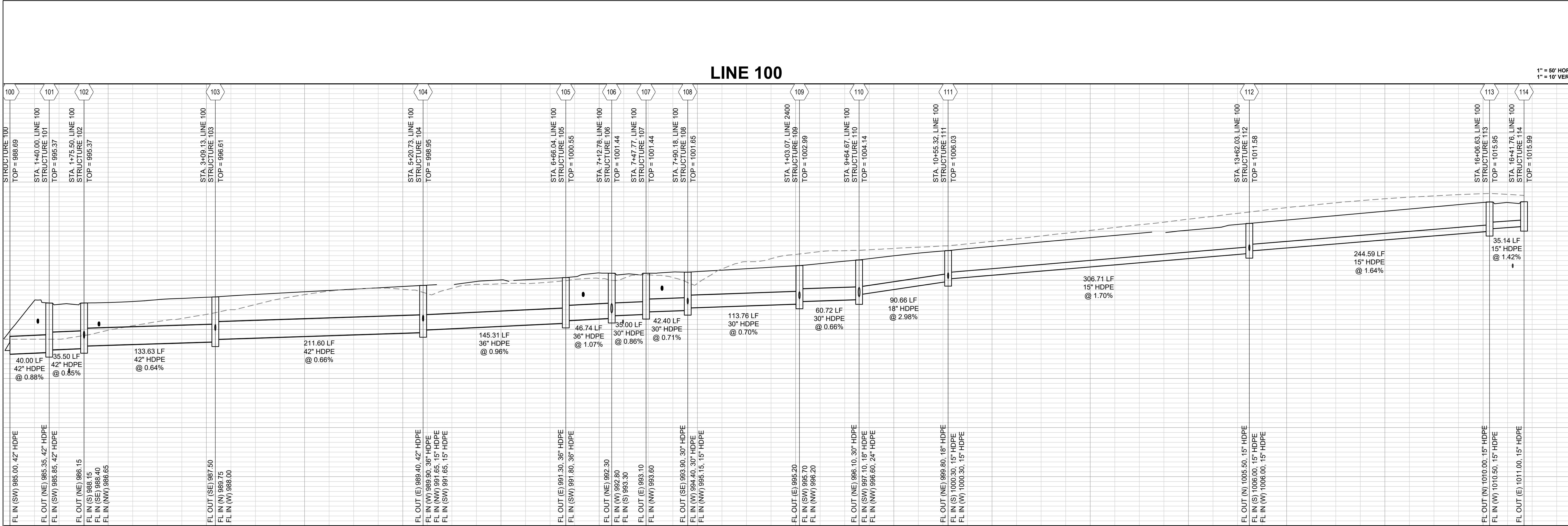
REUNION AT BLACKWELL
PUBLIC STREET AND STORM SEWER PLANS
SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

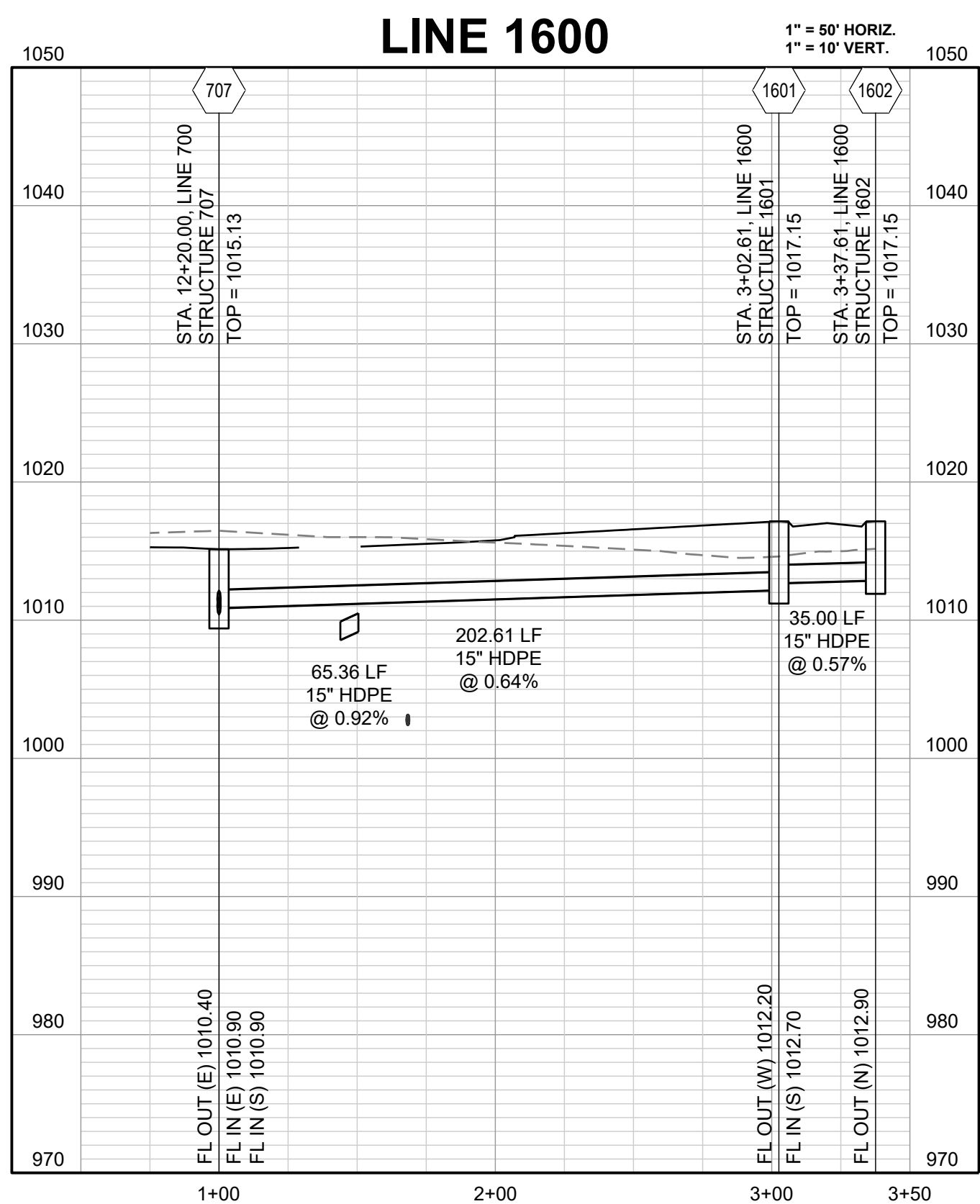
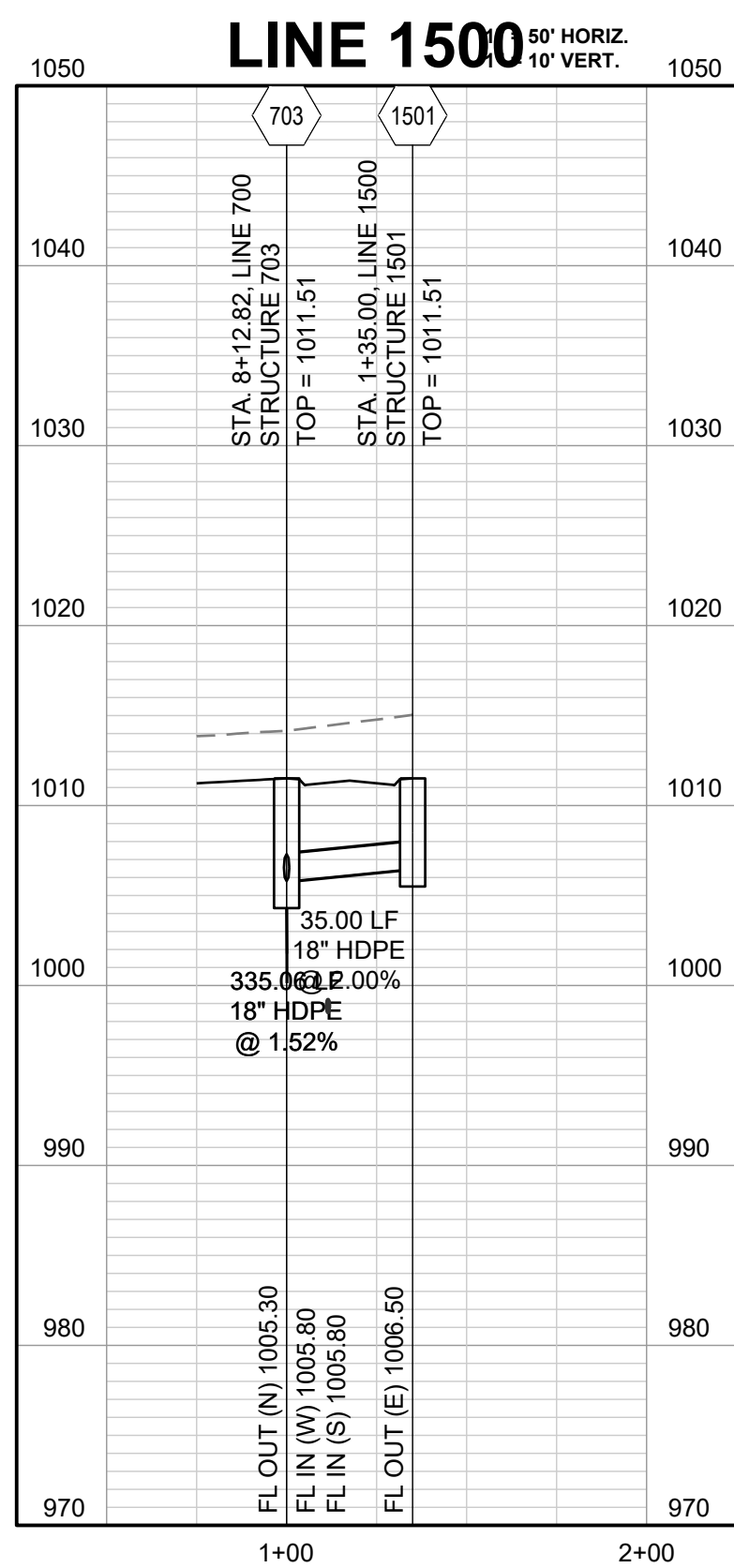
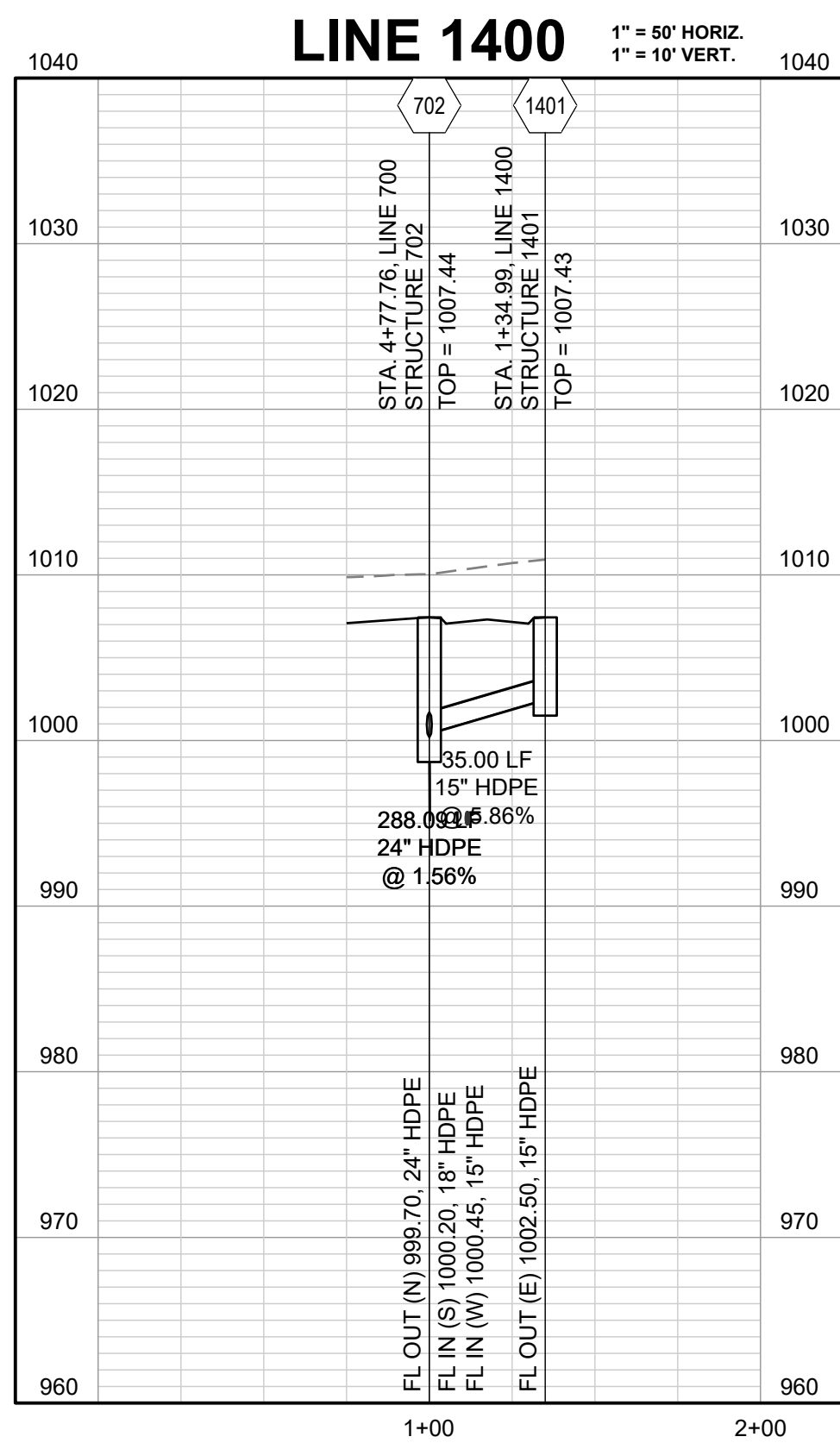
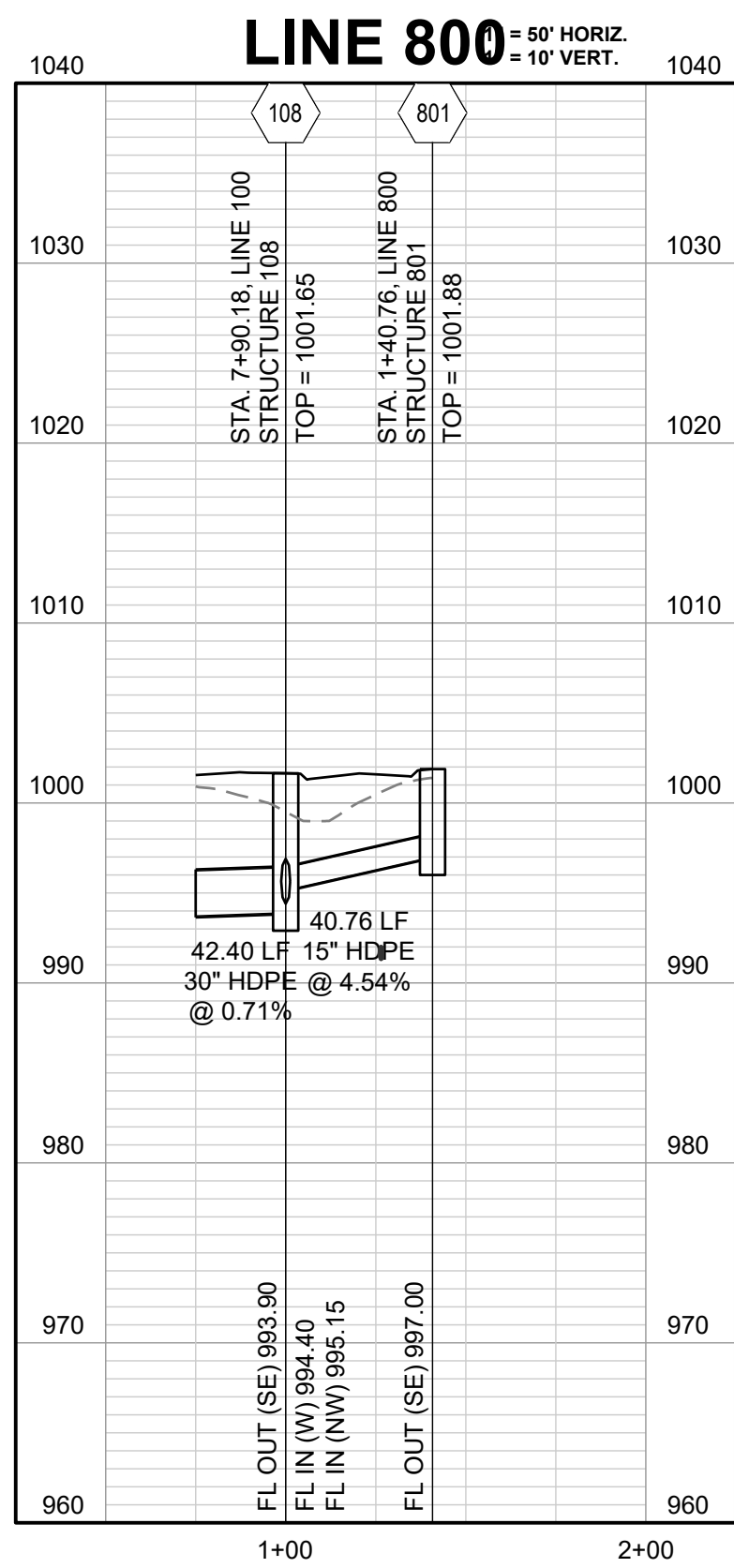
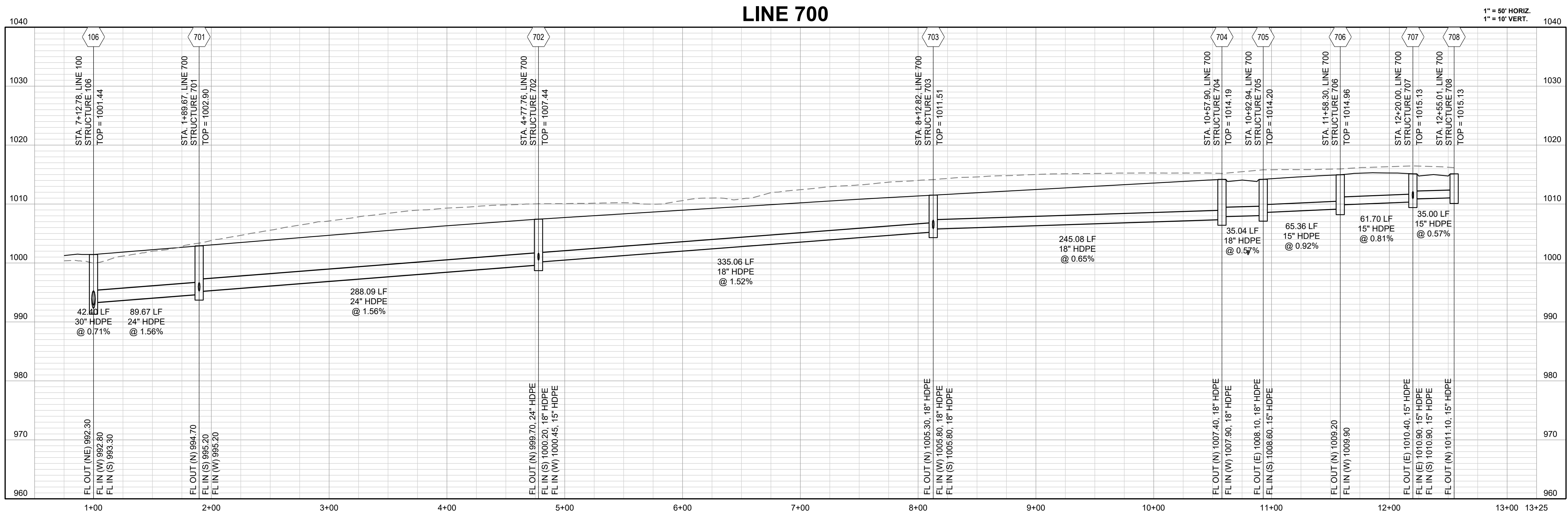
REVISION	DATE	DESCRIPTION
1	03/03/2023	TRC
2	03/03/2023	MAB
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4	03/03/2023	PROJ. NUMBER
5	03/03/2023	22-497

STORM PLAN

SHEET

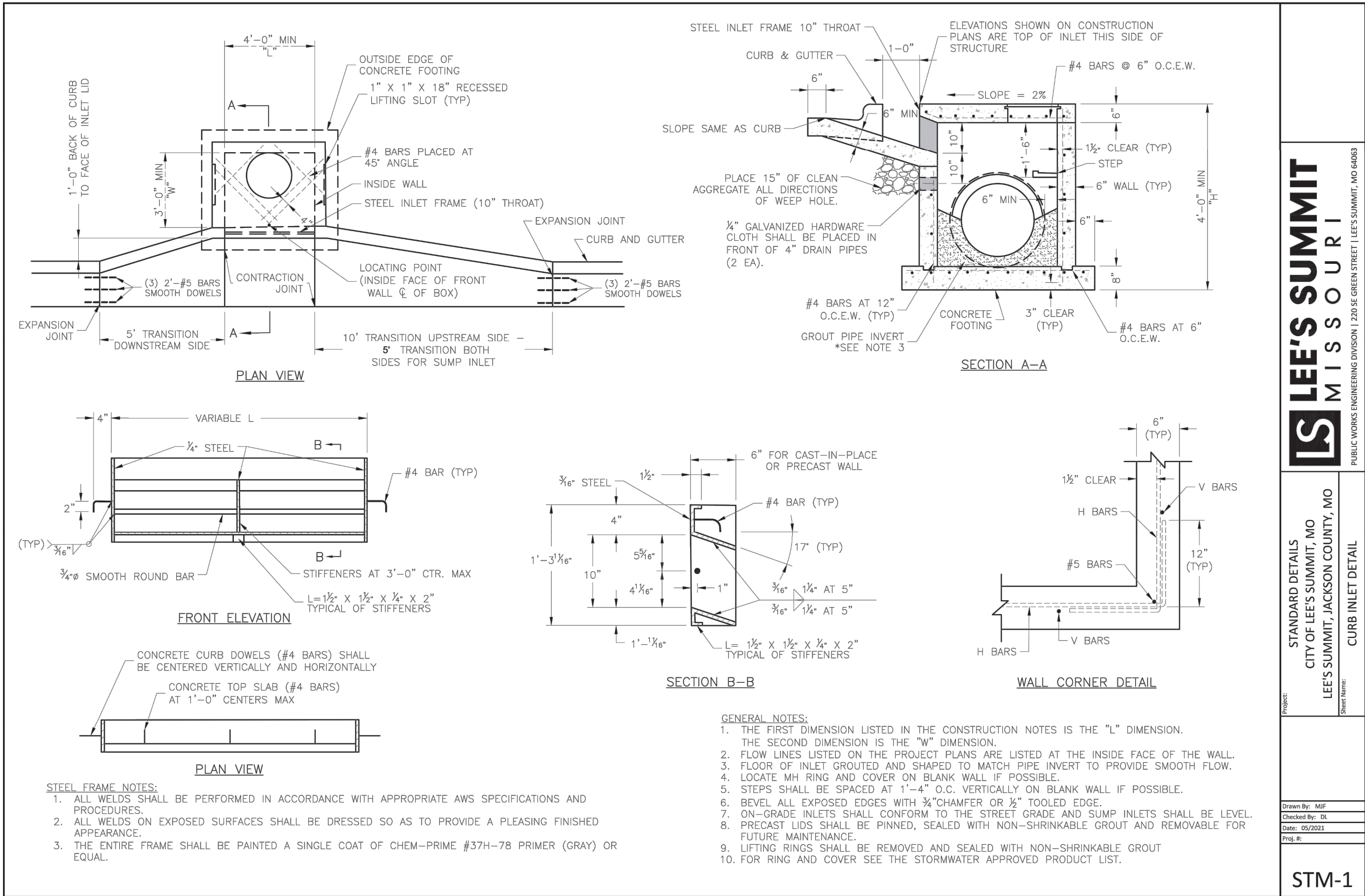
RUNOFF CALCULATIONS												INLET DESIGN					GUTTER DESIGN					
INLET #	COMPOSITE "C"	AREA	INLET Tc	INTENSITY	RUNOFF	UPSTREAM INLET	UPSTREAM INLET	UPSTREAM INLET	UPSTREAM INLET	BYPASS FROM UPSTREAM INLET	TOTAL RUNOFF	STREET GRADE	STREET CROSS SLOPE	CURB TYPE	INLET LENGTH	EFFECTIVE LENGTH 80% CAP	INLET INTERCEPTION	BYPASS TO DOWNSTREAM INLET	STREET GRADE	STREET CROSS SLOPE	DEPTH AT CURB	SPREAD OF FLOW
LINE 1																						
101	0.66	0.61	5	7.35	2.96	302		401		1.31	4.27	SUMP	2.00	A	6	4.8	13.44	0.00	SUMP	2.00	< 0.21	< 12
102	0.66	0.40	5	7.35	1.94	103		301		0.82	2.76	SUMP	2.00	A	6	4.8	13.44	0.00	SUMP	2.00	< 0.21	< 12
103	0.66	0.37	5	7.35	1.79	104				0.23	2.03	1.20	2.00	A	6	6	1.81	0.22	1.20	2.00	0.18	9.27
104	0.66	0.22	5	7.35	1.07	501		502		1.02	2.08	1.20	2.00	A	6	6	1.85	0.23	1.20	2.00	0.18	9.36
105	0.66	0.11	5	7.35	0.53	106		107	108	0.86	1.39	1.20	2.00	A	6	6	1.29	0.10	1.20	2.00	0.15	8.11
106	0.66	0.18	5	7.35	0.87	701				0.12	1.00	1.20	2.00	A	6	6	0.95	0.05	1.20	2.00	0.13	7.22
107	0.66	0.64	5	7.35	3.10	1401				0.68	3.78	1.20	2.00	A	6	6	3.00	0.77	1.20	2.00	0.22	11.57
108	0.66	0.18	5	7.35	0.87	109				0.02	0.89	1.20	2.00	A	6	6	0.85	0.03	1.20	2.00	0.13	6.93
109	0.66	0.12	5	7.35	0.58	110				0.08	0.66	1.21	2.00	A	6	6	0.64	0.02	1.21	2.00	0.11	6.25
110	0.66	0.11	5	7.35	0.53	111				0.58	1.11	1.66	2.00	A	6	6	1.03	0.08	1.66	2.00	0.13	7.08
111	0.66	0.53	5	7.35	2.57	112				0.34	2.91	1.66	2.00	A	6	6	2.33	0.58	1.66	2.00	0.19	9.94
112	0.66	0.42	5	7.35	2.04	113				0.18	2.22	1.66	2.00	A	6	6	1.88	0.34	1.66	2.00	0.17	9.03
113	0.66	0.34	5	7.35	1.65					0.00	1.65	1.66	2.00	A	6	6	1.47	0.18	1.66	2.00	0.15	8.13
114	0.66	0.39	5	7.35	1.89					0.00	1.89	1.64	2.00	A	6	6	1.65	0.24	1.64	2.00	0.16	8.55
LINE 3																						
301	0.66	0.52	5	7.35	2.52					0.00	2.52	2.70	2.00	A	6	6	1.92	0.60	2.70	2.00	0.16	8.67
302	0.66	0.69	5	7.35	3.35					0.00	3.35	2.70	2.00	A	6	6	2.33	1.02	2.70	2.00	0.18	9.59
LINE 4																						
401	0.66	0.42	5	7.35	2.04	601				0.30	2.34	1.20	2.00	A	6	6	2.04	0.30	1.20	2.00	0.18	9.75
LINE 5																						
501	0.66	0.43	5	7.35	2.09					0.00	2.09	1.09	2.00	A	6	6	1.87	0.22	1.09	2.00	0.18	9.52
502	0.66	0.71	5	7.35	3.44	702				0.52	3.97	1.09	2.00	A	6	6	3.17	0.80	1.09	2.00	0.23	11.98
LINE 6																						
601	0.66	0.43	5	7.35	2.09	801				0.27	2.35	1.20	2.00	A	6	6	2.05	0.30	1.20	2.00	0.19	9.77
LINE 7																						
701	0.66	0.32	5	7.35	1.55					0.00	1.55	1.20	2.00	A	6	6	1.43	0.12	1.20	2.00	0.16	8.43
702	0.66	0.58	5	7.35	2.81	703				0.29	3.10	1.19	2.00	A	6	6	2.58	0.52	1.19	2.00	0.21	10.80
703	0.66	0.46	5	7.35	2.23	704				0.08	2.31	1.19	2.00	A	6	6	2.02	0.29	1.19	2.00	0.18	9.72
704	0.66	0.26	5	7.35	1.26	1601				0.02	1.28	1.19	2.00	A	6	6	1.20	0.08	1.19	2.00	0.15	7.68
705	0.66	0.07	5	7.35	0.34					0.00	0.34	1.19	2.00	A	6	6	0.34	0.00	1.19	2.00	0.09	4.99
706	0.66	0.03	5	7.35	0.15					0.00	0.15	1.19	2.00	A	6	6	0.15	0.00	1.19	2.00	0.07	3.77
707	0.66	0.49	5	7.35	2.38	1601				0.02	2.39	SUMP	2.00	A	6	4.8	13.44	0.00	SUMP	2.00	< 0.21	< 12
707	0.66	0.50	5	7.35	2.43					0.00	2.43	SUMP	2.00	A	6	4.8	13.44	0.00	SUMP	2.00	< 0.21	< 12
LINE 8																						
801	0.66	0.26	5	7.35	1.26	901				0.95	2.21	1.20	2.00	A	6	6	1.95	0.27	1.20	2.00	0.18	9.56
LINE 9																						
901	0.66	0.66	5	7.35	3.20	1101				0.86	4.07	1.33	2.00	A	6	6	3.11	0.95	1.33	2.00	0.22	11.66
LINE 11																						
1101	0.66	0.65	5	7.35	3.15	1201				0.44	3.59	1.66	2.00	A	6	6	2.73	0.86	1.66	2.00	0.20	10.72
LINE 12																						
1201	0.66	0.47	5	7.35	2.28	114				0.24	2.52	1.66	2.00	A	6	6	2.09	0.44	1.66	2.00	0.18	9.45
LINE 14																						
1401	0.66	0.54	5	7.35	2.62	1501				0.91	3.53	1.19	2.00	A	6	6	2.86	0.68	1.19	2.00	0.22	11.31
LINE 15																						
1501	0.66	0.85	5	7.35	4.12	705				0.00	4.13	1.19	2.00	A	6	6	3.21	0.91	1.19	2.00	0.23	11.96
LINE 16																						
1601	0.66	0.13	5	7.35	0.63					0.00	0.63	1.33	2.00	A	6	6	0.61	0.02	1.33	2.00	0.11	6.05
1602	0.66	0.13	5	7.35	0.63					0.00	0.63	1.33	2.00	A	7	7	0.62	0.01	1.33	2.00	0.11	6.05
LINE 17																						
1701	0.66	1.32	5	7.35	6.40	1702	2201	2401		0.16	6.56	SUMP	1.50	A	6	4.8	13.44	0.00	SUMP	1.50	< 0.21	< 12
1702	0.66	0.27	5	7.35	1.31	1703	1801			0.43	1.74	1.20	1.50	A	6	6	1.58	0.16	1.20	1.50	0.17	11.54
1703	0.66	0.53	5	7.35	2.57	1704				0.14	2.71	1.33	2.00	A	6	6	2.28	0.43	1.33	2.00	0.19	10.08
1704	0.66	0.28	5	7.35	1.36	1705				0.21	1.57	1.33	2.00	A	6	6	1.43	0.14	1.33	2.00	0.16	8.30
1705	0.66	0.39	5	7.35	1.89	1706				0.00	1.89	1.33	2.00	A	6	6	1.69	0.21	1.33	2.00	0.17	8.88
1706	0.66	0.67	5	7.35	3.25					0.00	3.25	SUMP	2.00	B	6	4.8	12.00	0.00	SUMP	2.00	< 0.21	< 12
LINE 18																						
1801	0.66	0.55	5	7.35	2.67	1901				0.00	2.67	1.33	2.00	A	6	6	2.25	0.42	1.33	2.00	0.19	10.03
LINE 19																						
1901	0.66	0.26	5	7.35	1.26	2001				0.00	1.26	1.33	2.00	A	6	6	1.18	0.09	1.33	2.00	0.14	7.70
LINE 20																						
2001	0.66	0.52	5	7.35	2.52					0.00	2.52	1.33	2.00	A	6	6	2.15	0.37	1.33	2.00	0.19	9.83
LINE 22																						
2201	0.66	0.31	5	7.35	1.50	2202				0.00	1.50	1.99	2.00	A	6	6	1.33	0.17	1.99	2.00	0.14	7.63
2202	0.66	0.32	5	7.35	1.55					0.00	1.55	1.99	2.00	A	6	6	1.37	0.19	1.99	2.00	0.14	7.71
2203	0.66	0.43	5	7.35	2.09					0.00	2.09	1.99	2.00	A	6	6	1.75	0.34	1.99	2.00	0.16	8.56
LINE 24																						
2401	0.66	0.29	5	7.35	1.41	2203				0.00	1.41	1.99	2.00	A	6	6	1.26	0.15	1.99	2.00	0.14	7.45





REVISION DATE	DESCRIPTION
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DRAWN BY:	TRC
CHECKED BY:	MAB
DATE PREPARED:	03/03/2023
PROJ. NUMBER:	22-597



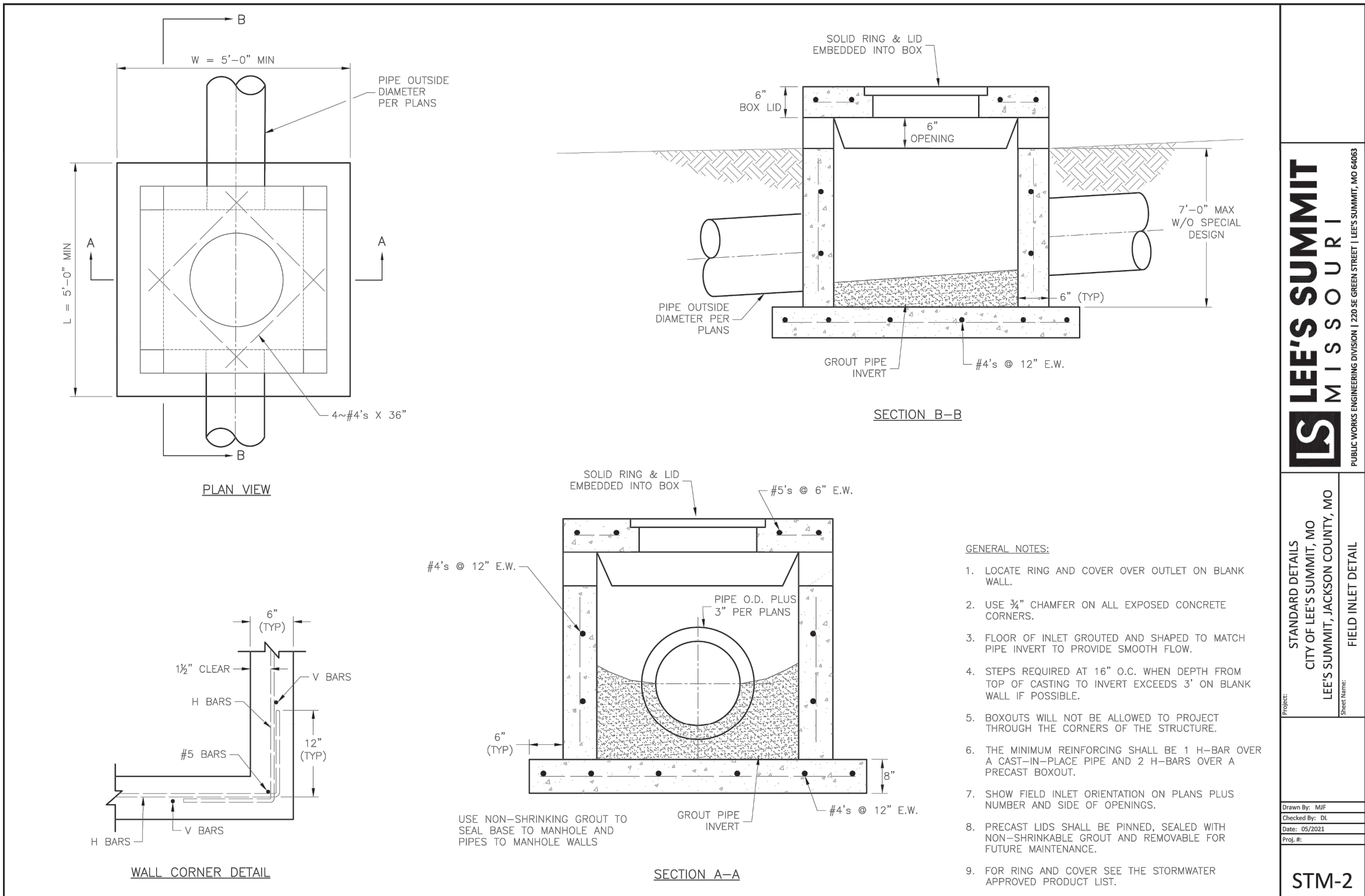
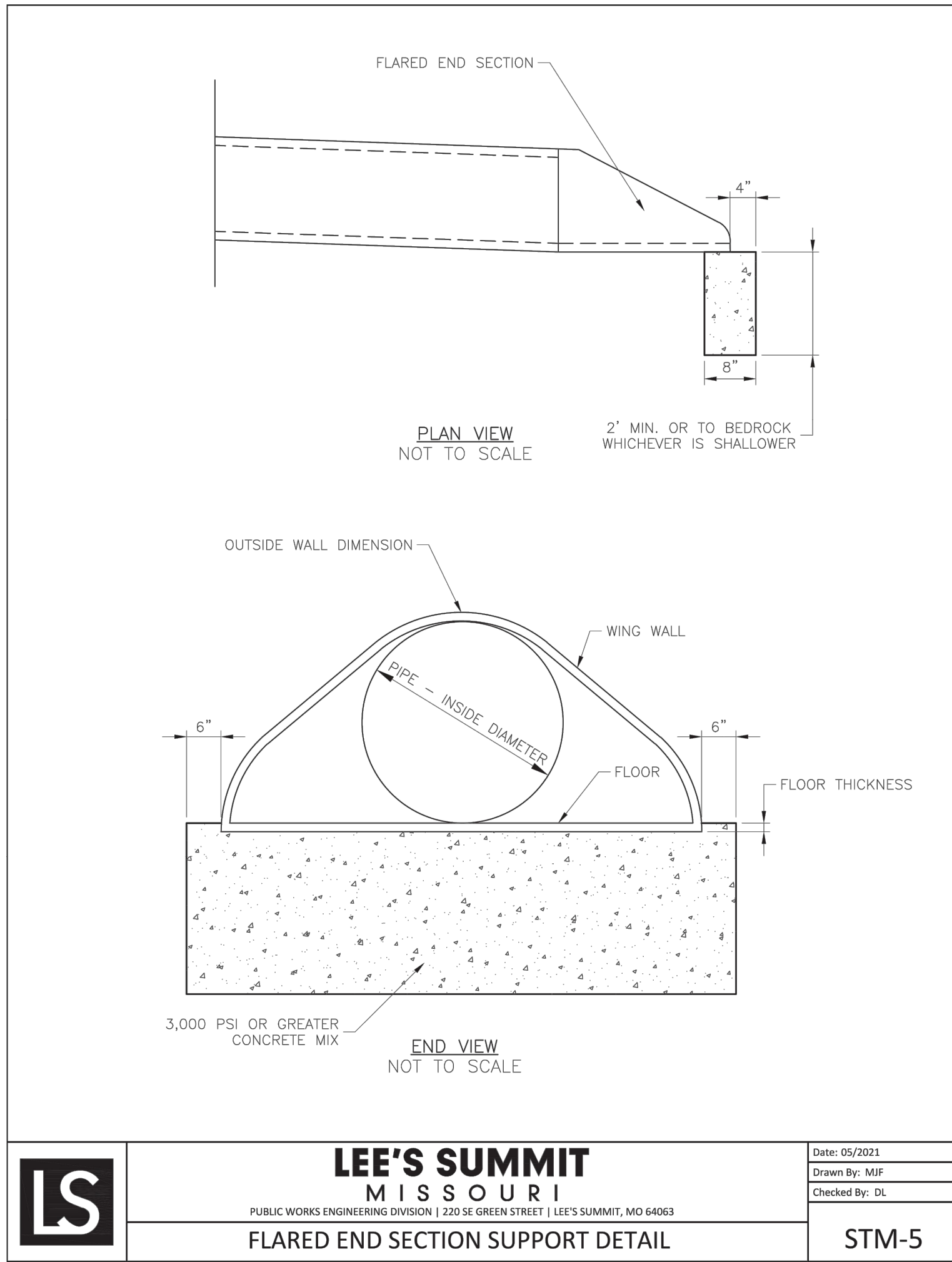
LEE'S SUMMIT MISSOURI

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

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

CURB INLET DETAIL

STM-1



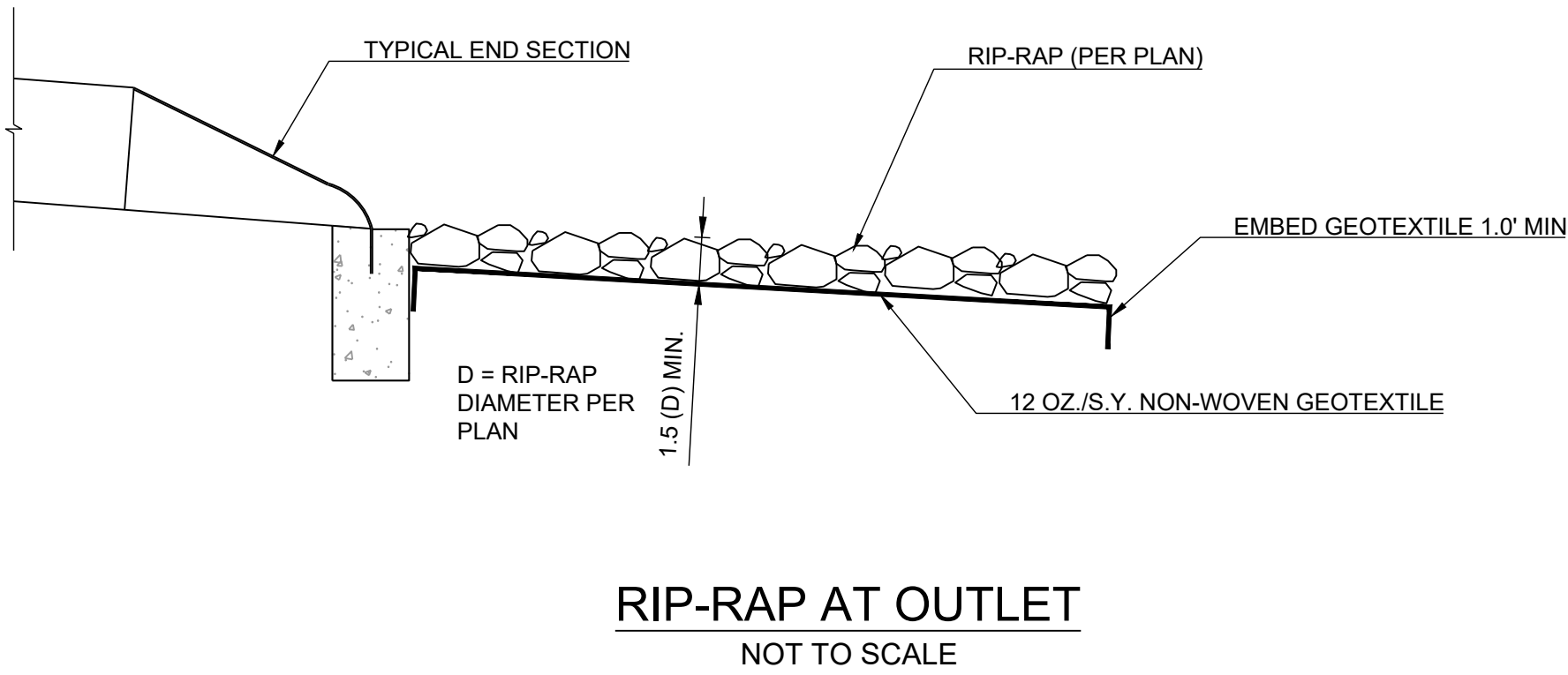
LEE'S SUMMIT MISSOURI

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

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

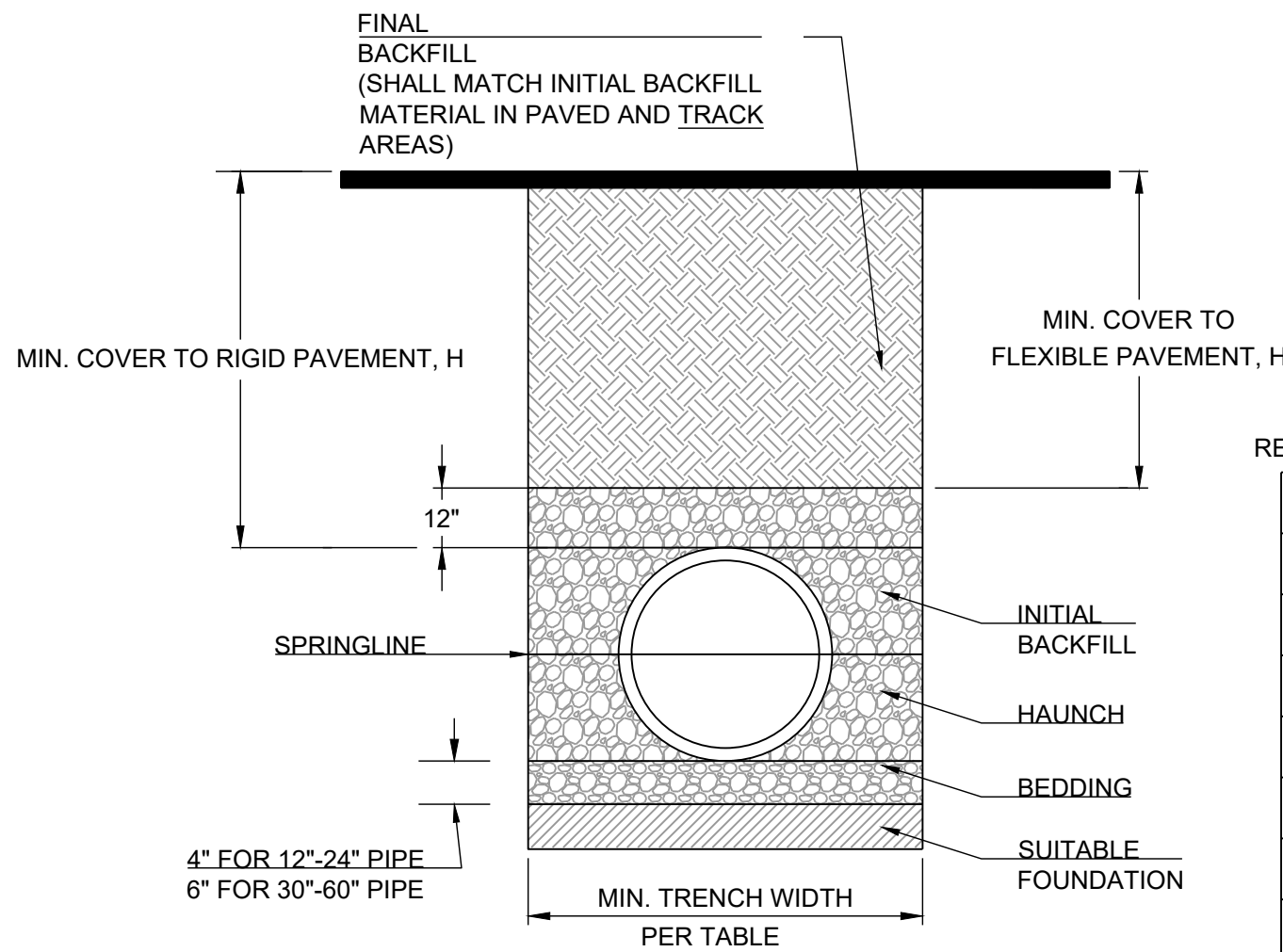
FIELD INLET DETAIL

STM-2



REVISION	DATE	DESCRIPTION
1	05/2021	ISSUED FOR PERMIT
2	05/2021	REVISED FOR COMMENTS
3	05/2021	REVISED FOR COMMENTS
4	05/2021	REVISED FOR COMMENTS
5	05/2021	REVISED FOR COMMENTS
6	05/2021	REVISED FOR COMMENTS
7	05/2021	REVISED FOR COMMENTS
8	05/2021	REVISED FOR COMMENTS
9	05/2021	REVISED FOR COMMENTS
10	05/2021	REVISED FOR COMMENTS

DRAWN BY: TRC
CHECKED BY: MAB
DATE PREPARED: 03/03/2023
PROJ. NUMBER: 22-597



PIPE DIAM.	MINIMUM RECOMMENDED COVER BASED ON VEHICLE LIVE LOADING CONDITION	
	H-25	HEAVY CONSTRUCTION (75T AXLE LOAD) *
12" - 48"	12"	48"
54" - 60"	24"	60"

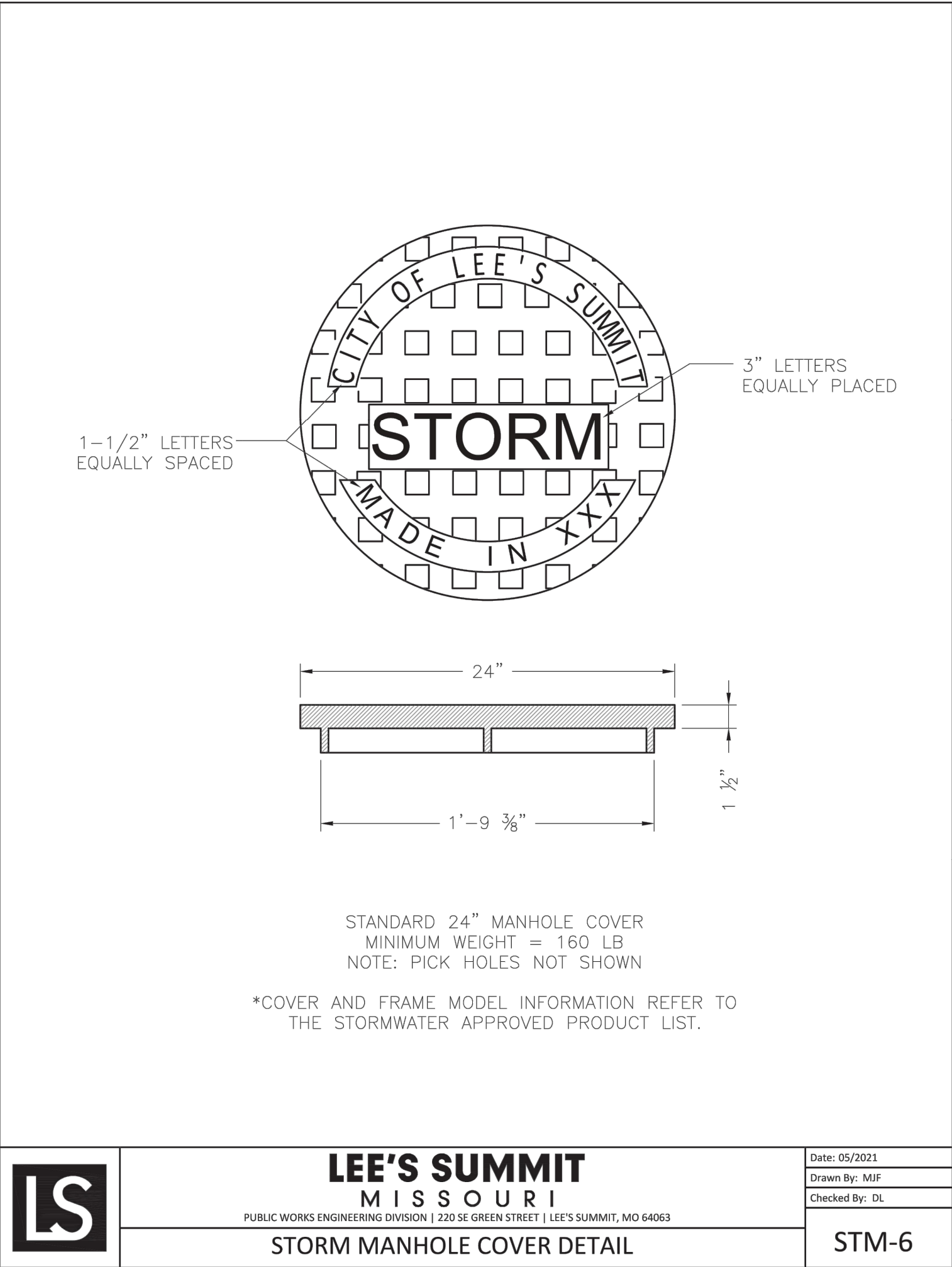
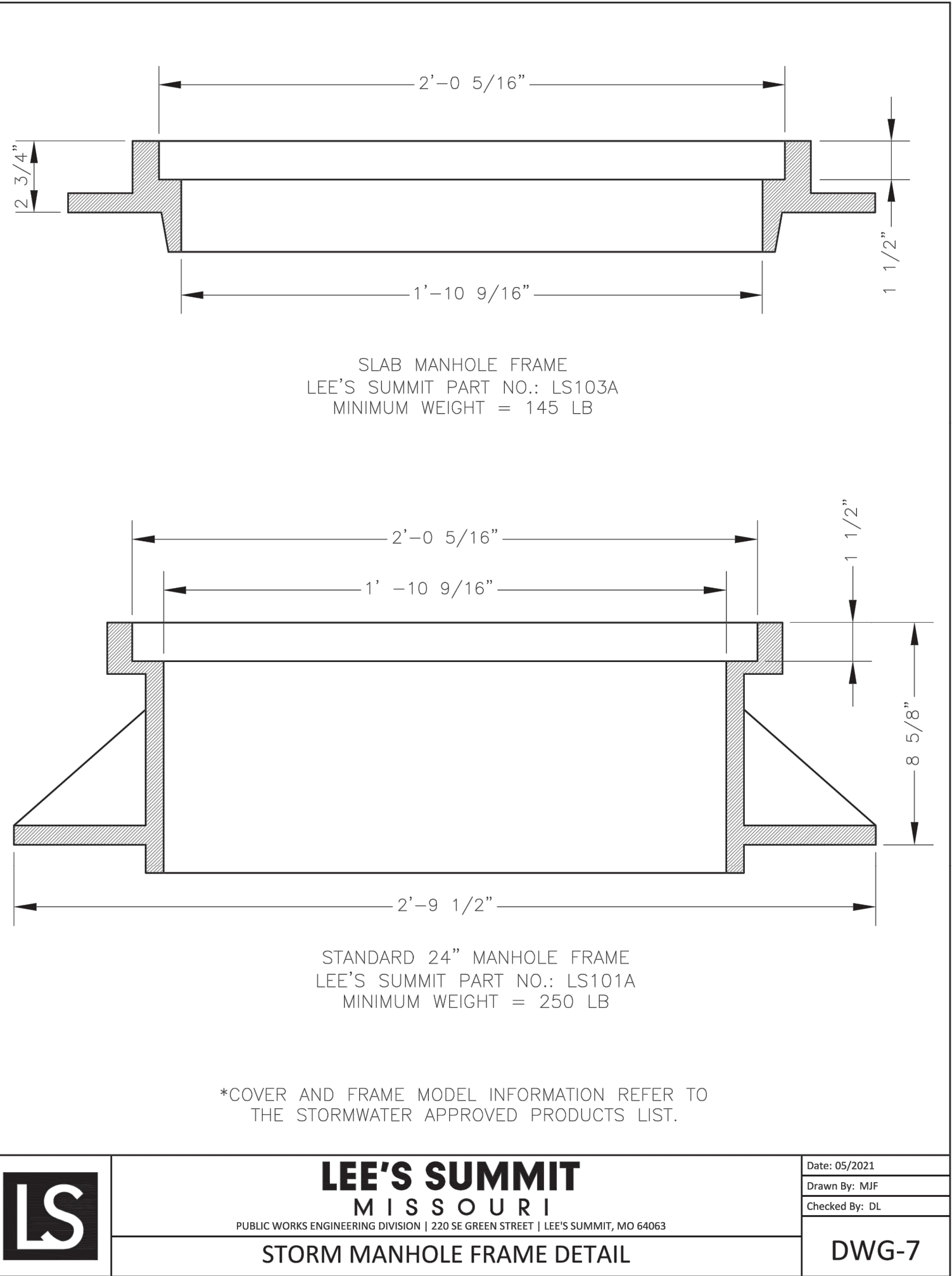
* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER

RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
4"	21"
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
42"	72"
48"	80"
54"	88"
60"	96"

NOTES:

- 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
- MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
- 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.
- 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 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).
- 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.
- MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. 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.
- TESTING: CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL MATERIAL TESTING REQUIRED FOR THEIR WORK. THIS INCLUDES SCHEDULING OF TESTS, COORDINATING AND PROVIDING ACCESS TO SAMPLE LOCATIONS, AND SATISFYING ALL TEST RESULT REPORTING REQUIREMENTS.



PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

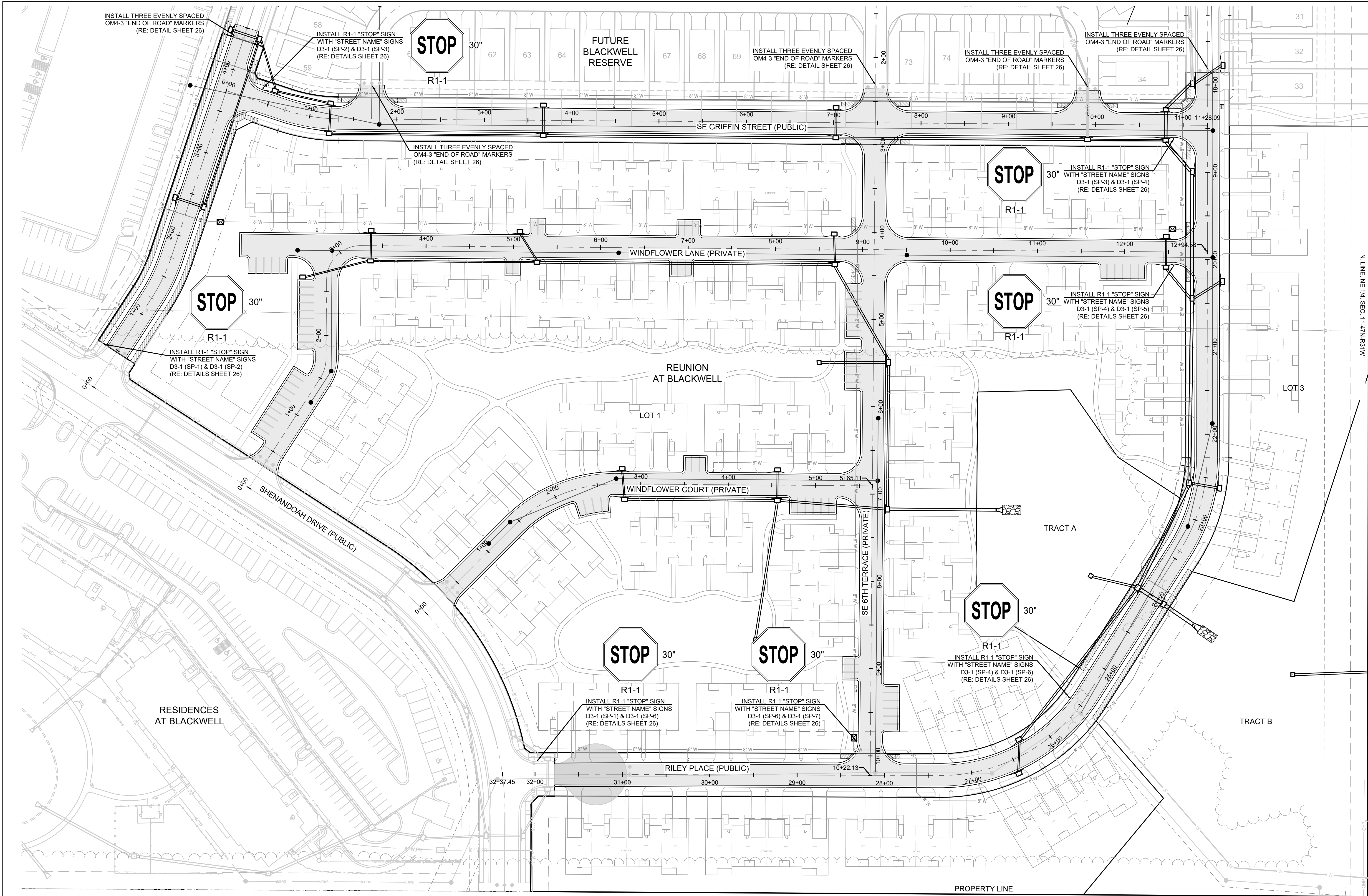
REUNION AT BLACKWELL
PUBLIC STREET AND STORM SEWER PLANS
SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
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STORM DETAILS

SHEET

24



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 BY OTHERS, UNLESS NOTED OTHERWISE.

MO GRS BENCHMARK:

STATION NAME - JA-90

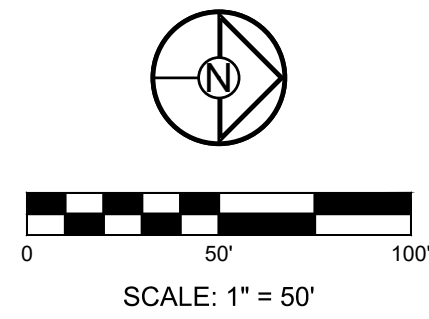
KC METRO ALUMINUM GRS DISK SET IN CONCRETE STAMPED "JA-90, 1988" LOCATED NEAR THE INTERSECTION OF LANGSFORD ROAD AND OLD LANGSFORD ROAD, 43 FEET SOUTHEAST OF THE CENTER OF LANGSFORD ROAD AND 32 FEET NORTH OF THE CENTER OF OLD LANGSFORD ROAD.
N:1001052.8503, E:2845604.8272

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

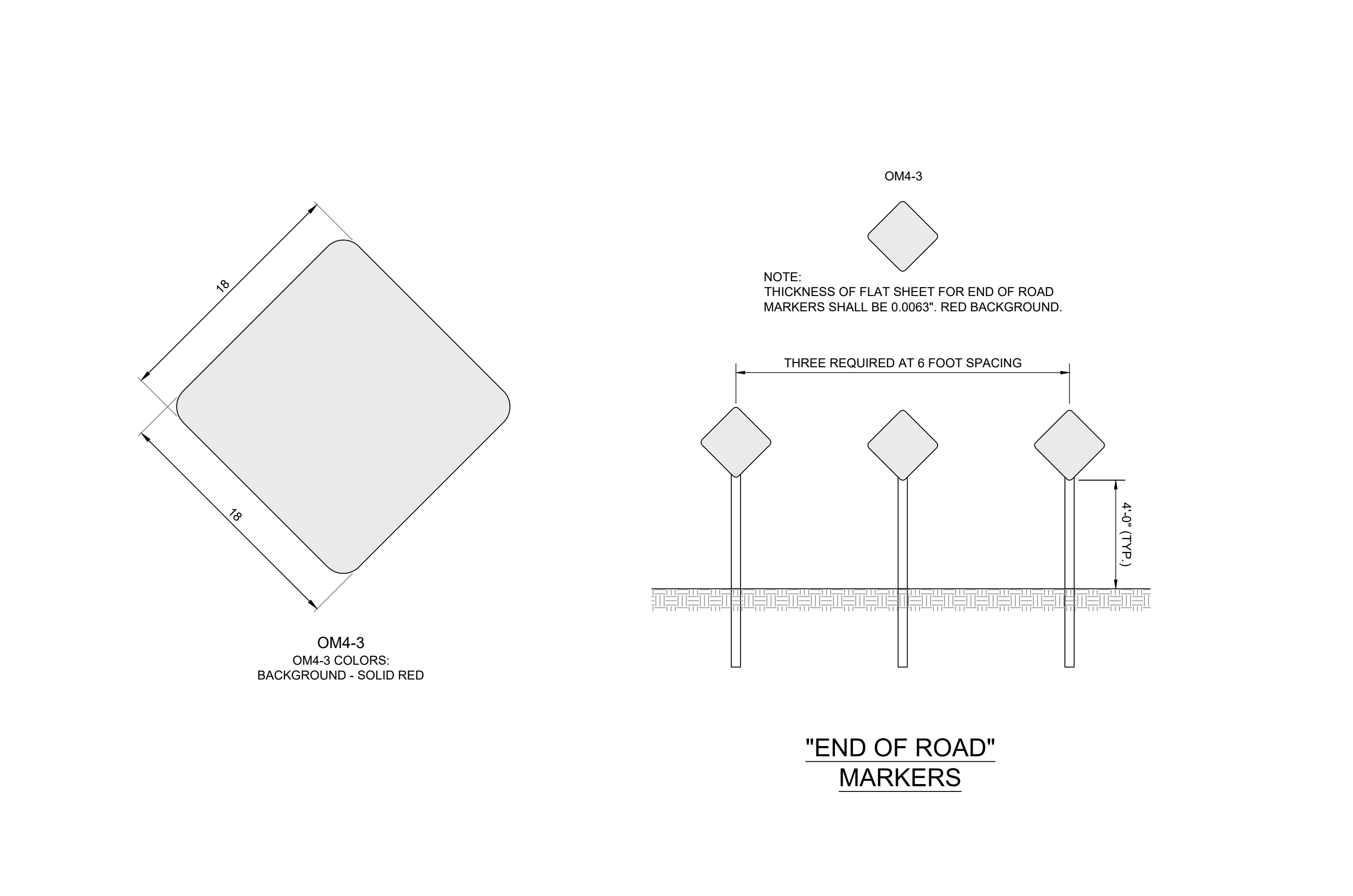
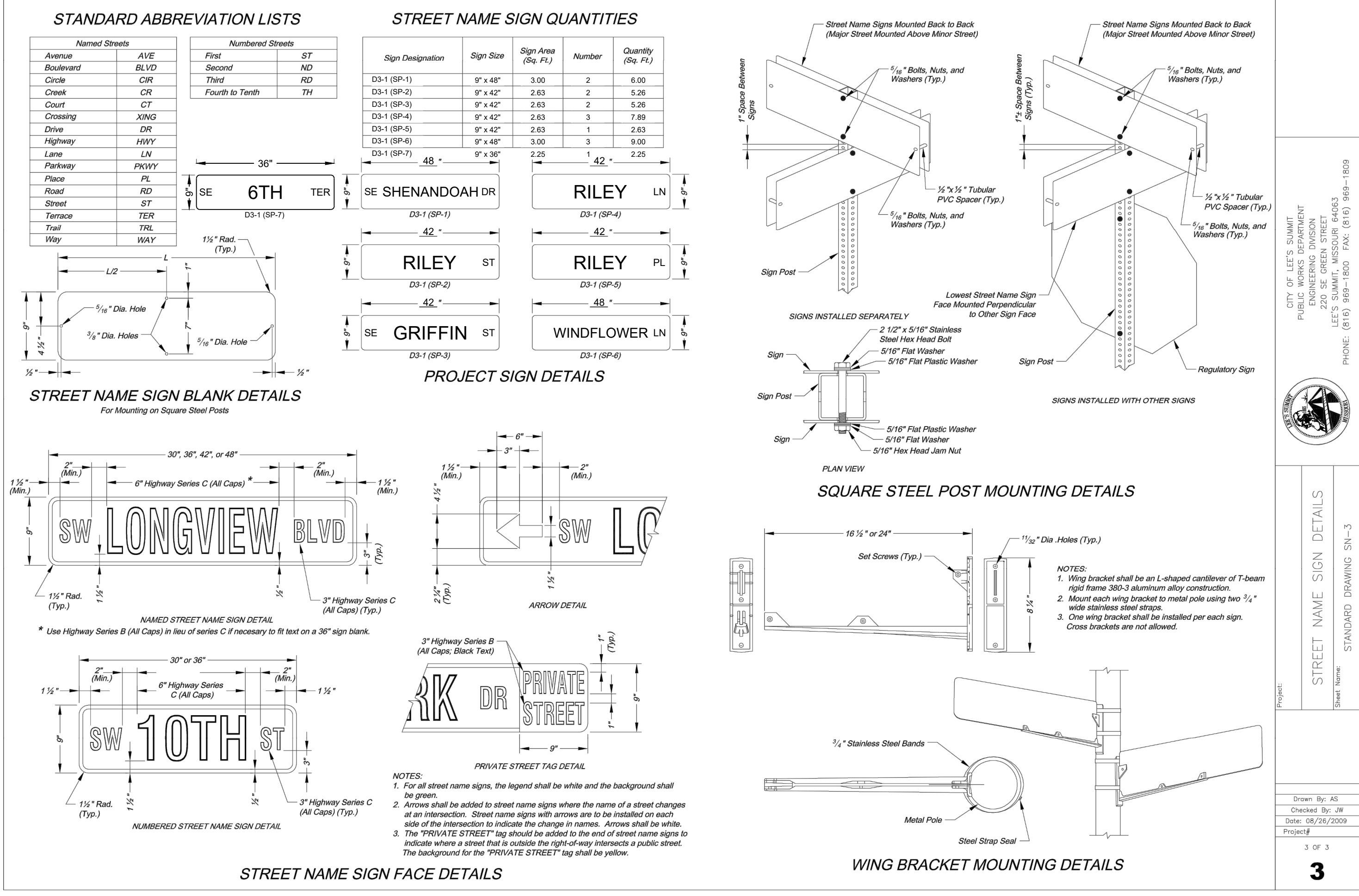
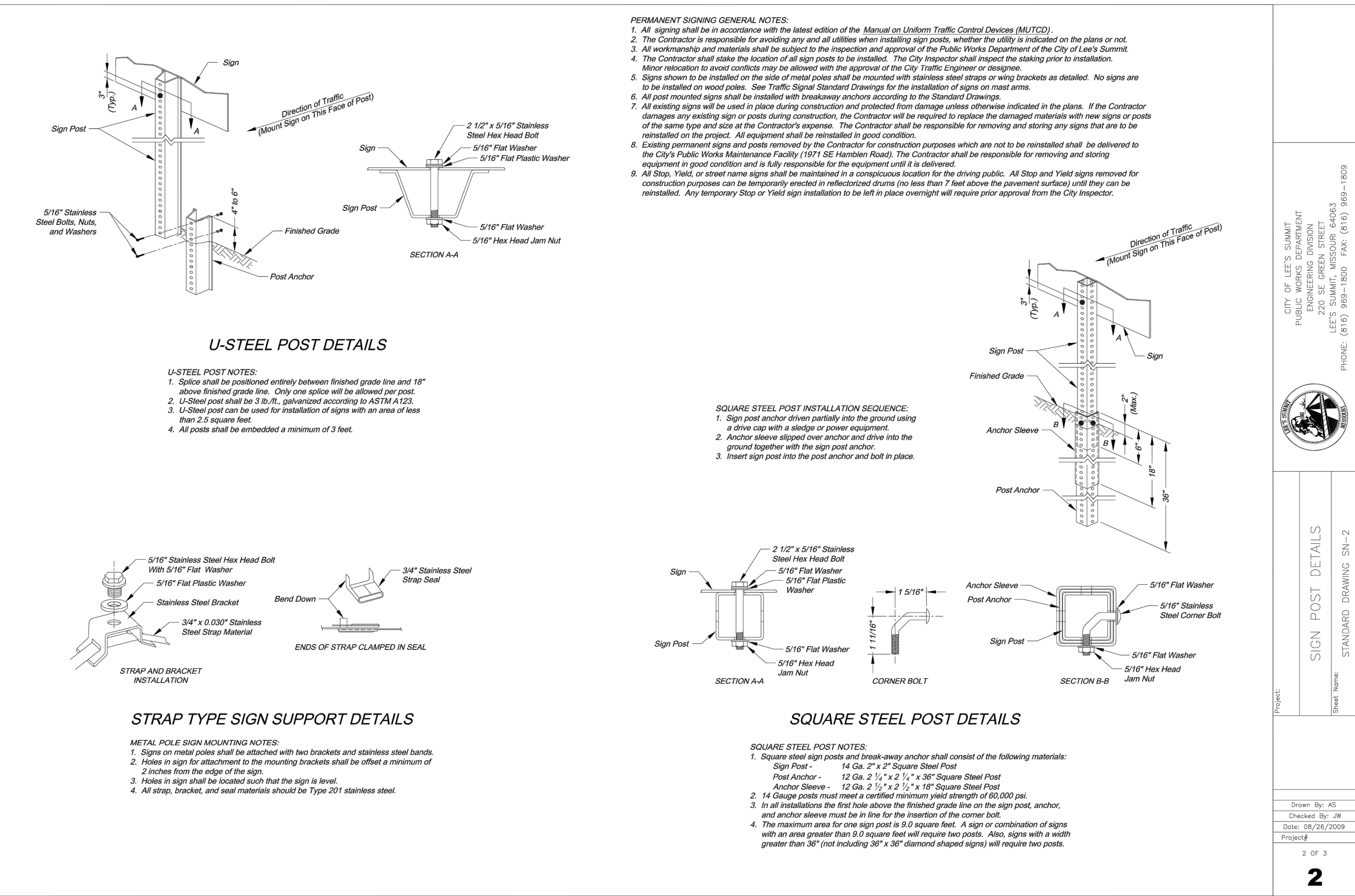
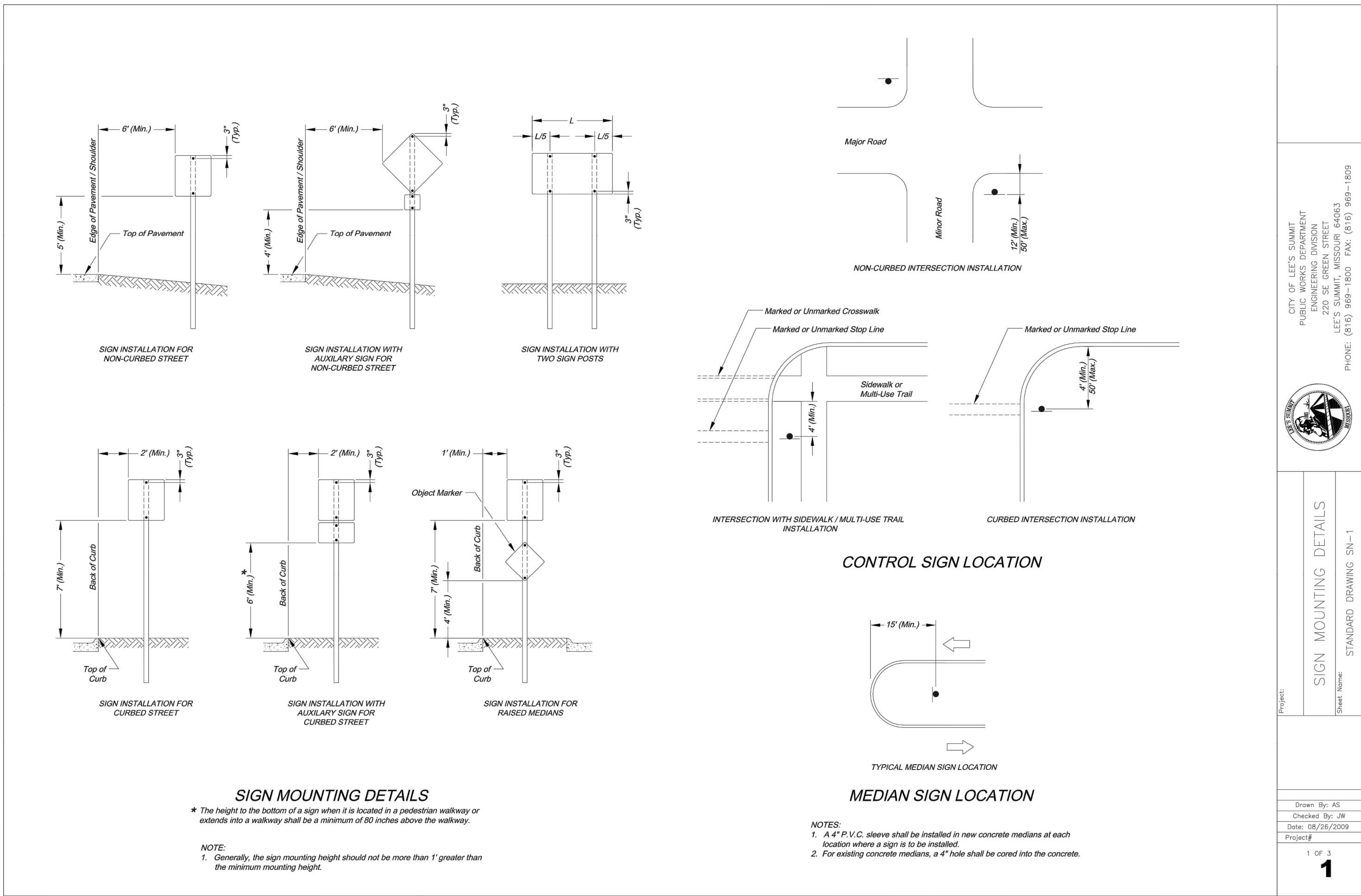
ELEV. 1005.719



REUNION AT BLACKWELL
PUBLIC STREET AND STORM SEWER PLANS
SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

REVISION	DATE	DESCRIPTION
1	03/03/2023	PROJECT NUMBER: 22-597
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STREET SIGN
PLAN



REVISION	DATE	DESCRIPTION
1	03/23/2023	ISSUED FOR PERMIT
2	03/23/2023	REVISIONS
3	03/23/2023	REVISIONS
4	03/23/2023	REVISIONS
5	03/23/2023	REVISIONS
6	03/23/2023	REVISIONS
7	03/23/2023	REVISIONS
8	03/23/2023	REVISIONS
9	03/23/2023	REVISIONS
10	03/23/2023	REVISIONS