CO - CLEANOUT TELEPHONE JUNCTION BOX - CURB AND GUTTER

BUILDING LINE

- DRAINAGE EASEMENT - ELECTRICAL EASEMENT

- ELEVATION FLOW LINE - GAS LINE EASEMENT - HIGH-DENSITY POLYETHYLENE

- LANDSCAPE EASEMENT MINIMUM SERVICEABLE FLOOR ELEVATION

POLYVINYL CHLORIDE - PROPERTY LINE - PUBLIC EASEMENT

REINFORCED CONCRETE PIPE ROW or R/W - RIGHT-OF-WAY

SANITARY SEWER EASEMENT SERVICE LINE

S/W - SIDEWALK TOP ELEVATION

 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 ----- SANITARY SEWER MAIN

----- SAN, ---- SANITARY SEWER MAIN - EXIST. —— STO—— STORM SEWER STORM SEWER - EXISTING ---- CATV_y ---- CABLE TV - EXISTING FIBER OPTIC CABLE - EXISTING

TELEPHONE LINE - EXIST. ELECTRIC LINE - EXISTING OHP_X OVERHEAD POWER LINE - EXIST.

—— G_x —— GAS LINE - EXISTING WATERLINE - EXISTING LIGHT - EXISTING **EXISTING MANHOLE**

> CLEANOUT EXISTING SANITARY MANHOLE PROPOSED SANITARY MANHOLE EXISTING AREA INLET EXISTING CURB INLET

EXISTING GRATE INLET EXISTING JUNCTION BOX EXISTING STORM MANHOLE FIRE HYDRANT

TEE FITTING WATER VALVE **BEND FITTING**

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

> Cell: (816) 810-5234 ron.dejarnette@kcpl.com CITY OF LEES SUMMIT PUBLIC WORKS Dena Mezger 220 SE Green Street

(816) 969-1800 AT&T Mark Manion or Marty Loper 500 E. 8th Street, Room 370

Lee's Summit, MO 64063

Lee's Summit, MO 6408

Office: (816) 347-4316

NW1/4

SW1/4

NE1/4

SE1/4

NE WOODS CHAPEL RD.

SECTION 08-48N-31W

LOCATION MAP

SCALE 1" = 2000'

(816) 275-2341 or (816) 275-1550 COMCAST CABLE Barbara Brown 3400 W. Duncan Road Blue Springs, MO 64015

(816) 795-2255

(816) 969-1900

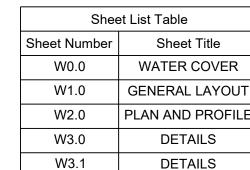
Kansas City, MO 64106

PUBLIC WATER SUPPLY DISTRICT Mark Schaufler 220 SE Green Street Lee's Summit, MO 64063



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

Record Drawing



W3.1

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

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

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 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 PUBLIC WORKS INSPECTIONS AT: 816-969-1800 TO OBTAIN A PUBLIC

WORKS 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

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).

17. 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.

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

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:**

A. 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

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 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

4. 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

FEET IN EACH DIRECTION OF THE CONFLICT. 5. 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.

PREPARED AND SUBMITTED BY



SCHLAGEL & ASSOCIATES, P.A.

APPROVED BY

CITY ENGINEER APPROVED FOR ONE YEAR FROM THIS DATE

OWNER/DEVELOPER

COLEMAN EQUIPMENT

24000 W 43RD STREET **BONNER SPRINGS, KANAS 66012**

p 913-422-3040

CONFORMING TO CONSTRUCTION RECORDS

3/09/2023 DATE

PROJECT BENCHMARK:

ELEVATIONS BASED ON ALTA SURVEY BY R.L. BUFORD & ASSOCIATES PROVIDED BY OWNER. ALTA SURVEY ELEVATIONS BASED ON NATIONAL GEODETIC SURVEY MARKER NO JE1870.

ALTA SURVEY CONTROL BENCHMARK: CHISELED "=" ON NE CORNER OF CURB INLET NEAR THE SOUTHWESTERLY PROPERTY LINE OF THE PROPERTY. ELEV. 986.78'



WATER COVER

ASI#1

SECTION 08-48N-31W

SCALE 1" = 2000'

UTILITY INFORMATION & CONTACTS:

Missouri Gas Energy Attn: Lucas Walls 3025 Southeast Clover Drive Lee's Summit, Missouri 64082 Phone: (816) 969-2218 Email: lucas.walls@sug.com

Kansas City Power & Light Attn: Phillip Ingram 1300 Hamblen Road Lee's Summit, Missouri 64081 Phone: (816) 347-4339 Email: phillip.ingram@kcpl.com

Sewer and Water - City of Lee's Summit 220 SE Green Street Lee's Summit, Missouri 64063 Phone: (816) 969-1900 Email: publicworks@cityofls.net

AT&T Attn: Herb Upshaw 9444 Nall Avenue Overland Park, Kansas 66207 Phone: (913) 383-4929 Email: hu4112@att.com

Missouri One Call - 1-800-344-7483

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDON. THE SURVEYOR FURTHER DOES NOT WARRANTY THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND

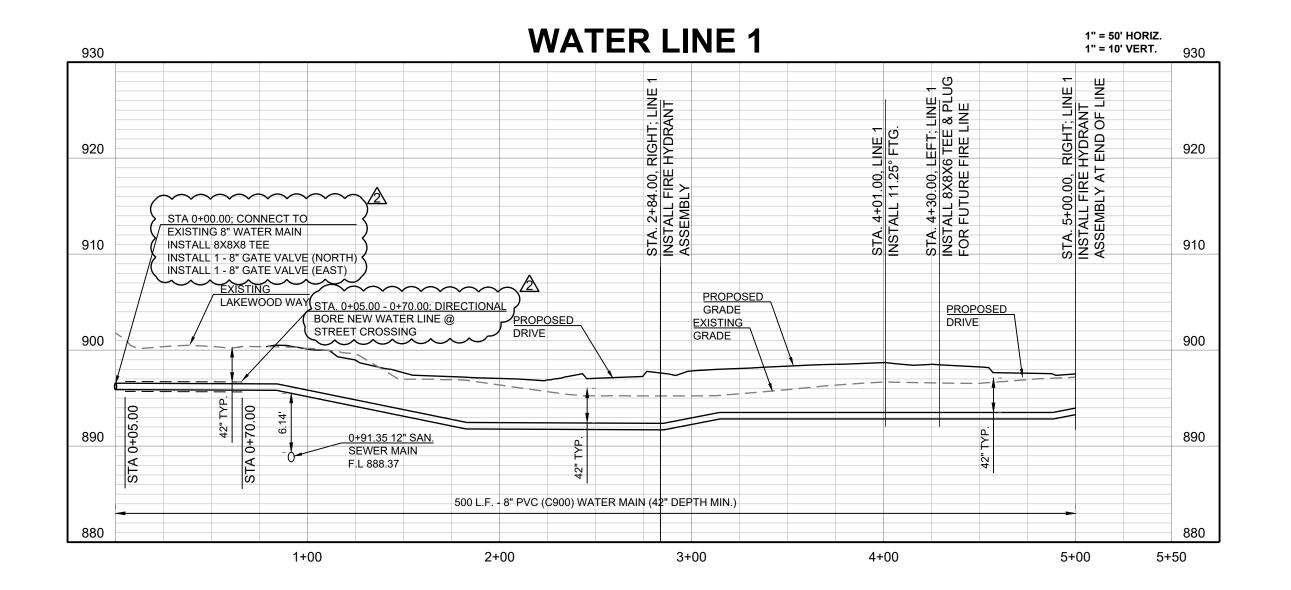
Record Drawing

PROPERTY DESCRIPTION FROM ALTA PREPARE BY R.L. BUFORD & ASSOCIATES, LLC CONTAINING 557.618 SQUARE FEET OR 12.80 ACRES PART OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 48 NORTH, RANGE 31 WEST, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 5. "LAKEWOOD BUSINESS PARK LOTS 1-8", A SUBDIVISION IN SAID CITY, COUNTY AND STATE, SAID POINT ALSO BEING ON THE EAST LINE OF SAID SECTION 8; THENCE SOUTH 02 DEGREES 32 MINUTES 02 SECONDS WEST ALONG THE SAID EAST LINE OF SAID SECTION 8, ALSO BEING THE WEST LINE OF LOTS 30, 31A, 32A AND 33A OF SAID LAKEWOOD BUSINESS PARK SUBDIVISION, A DISTANCE OF 713.13 FEET TO THE SOUTHWEST CORNER OF SAID LOT 33A; THENCE SOUTH 21 DEGREES 03 MINUTES 43 SECONDS WEST CONTINUING ALONG THE WEST LINE OF LOT 15' U/E 34 OF SAID SUBDIVISION, A DISTANCE OF 207.35 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF TOP EL.=890.01 RELOCATED LAKEWOOD WAY, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 34; THENCE NORTH 68 INV. OUT (W)(12")=883.01 DEGREES 56 MINUTES 17 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 457.83 FEET; INV. IN (E)(12")=883.11 SANITARY STORM SEWER RADIUS OF 710.00 FEET, AN ARC DISTANCE OF 521.54 FEET TO A POINT ON THE EXISTING EASTERLY RIGHT OF PIPES WAY LINE OF I-470 HIGHWAY; THENCE NORTH 09 DEGREES 35 MINUTES 01 SECONDS WEST ALONG SAID EXISTING FOUND FOR SANITARY EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 109.14 FEET TO THE SOUTHWEST CORNER OF LOT A OF LAKEWOOD BUSINESS PARK, A SUBDIVISION IN SAID CITY, COUNTY AND STATE; THENCE NORTH 80 DEGREES 50 MINUTES 22 SECONDS EAST ALONG THE SAID SOUTH LINE OF SAID LOT A, A DISTANCE OF 274.96 FEET; THENCE NORTH 02 DEGREES 32 MINUTES 02 SECONDS EAST ALONG THE EAST LINE OF SAID LOT A, A DISTANCE OF 145.00 FEET TO A POINT ON THE SOUTH LINE OF SAID "LAKEWOOD BUSINESS PARK LOTS 1-8"; THENCE NORTH 79 DEGREES 23 FUTURE LOT 6 MINUTES 29 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 430.31 FEET; THENCE NORTH 84 DEGREES 00 MINUTES 15 SECONDS EAST CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 230.16 FEET TO THE POINT **EASEMENT** OF BEGINNING, SUBJECT TO THAT PART, IF ANY, IN STREETS, ROADWAYS, HIGHWAYS OR OTHER PUBLIC RIGHT-OF-WAYS. S80°50'24"W 274.96' 10' UTILITY EASEMENT FUTURE 156 L.F. 8" C-900 PVC PUBLIC WATER MAIN TO BE INSTALLED WITH CUL DE SAC BULB FUTURE LOT 5 STA/5/00.00, END OF LINE INSTALL FIRE HYDRANT ASSEMBLY, RIGHT; (SEE DETAIL; SHEET W3.0) STA. 4+30.00, INSTALL 8X8X6 TEE LEFT & PLUG FOR FUTURE FIRE LINE (BY LOT FUTURE 6" PVC (C900) 327210.48 5Q F1 FIRE LINE (BY OTHERS) FUTURE 1" SERVICE TAP/CONNECTION 7.5117_ACRES (BY OTHERS) ㅁ포푸포미션 15' U/E **FUTURE LOT 4** PROPOSED BUILDING FUTURE 1 1/2" TYPE "K" CU. WATER SERVICE (BY STA 4+01.00, INSTALL 8" x 11.25° DEGREE FITTING 1 STORY FIN. FL. = 893.50 OTHERS) COLEMAN WATER M SAN. INV. = 887.50 HNSTALL 500 L.F. OF 8" C-900 PVC PUBLIC WATER LOTS ARE SHOWN TO ILLUSTRATE DESIGN INTENT. LOTS WILL BE PLATTED IN THE FUTURE AND WILL NOT BE PLATTED AS PART OF THIS PROJECT. FUTURE LOT 3 STA. 2+84.00; RIGHT INSTALL FIRE HYDRANT ASSEMBLY (SEE DTL; SHEET W3.0) TOP EL.=896.85 INV. OUT (N)(12")=879.82 INV. IN (E)(12")=880.45 FUTURE LOT 2 CONFORMING TO CONSTRUCTION NE LAKEWOOD WAS RECORDS STA. 0+05.00 - 0+70.00 DIRECTIONAL BORE NEW GENERAL LAYOUT WATER LINE @ STREET X-ING 3/09/2023 DATE BY **ASI #1** PROPOSED 15' U/E *™ENT*OWNER/DEVEŁ**Ŷ**PĒ**R**₄T) SHEET STA 0+00.00, CONNECT TO EXISTING / FLOOD NOTE: **COLEMAN EQUIPMENT** According to the Flood Insurance Rate Map of FEMA, Panel 430 of 625, Map # 24000 W 43RD STREET WATER MAIN - INSTALL 8X8X8 TEE AND 1 - 8" GATE VALVE; 5' NORTH 29095C0430G, Dated January 20, 2017 the site is in Zone X, an area of minimal BONNER SPRINGS, KANAS 66012 & 1 - 8" GATE VALVE; 5' EAST p 913-422-3040

SCALE: 1" = 40'

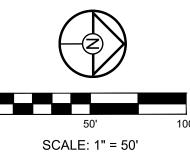
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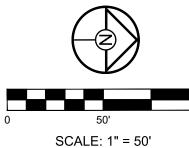
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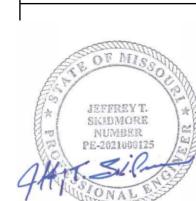
CONFORMING TO CONSTRUCTION **RECORDS**

3/09/2023 BY DATE



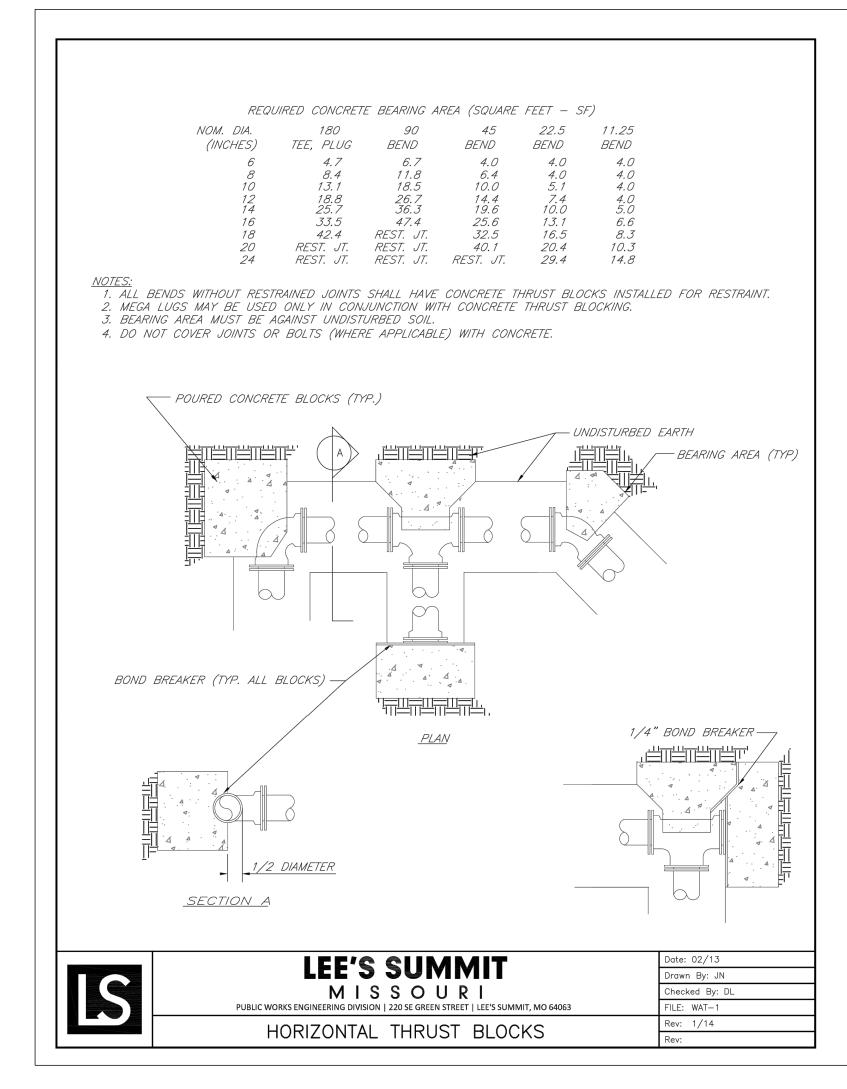


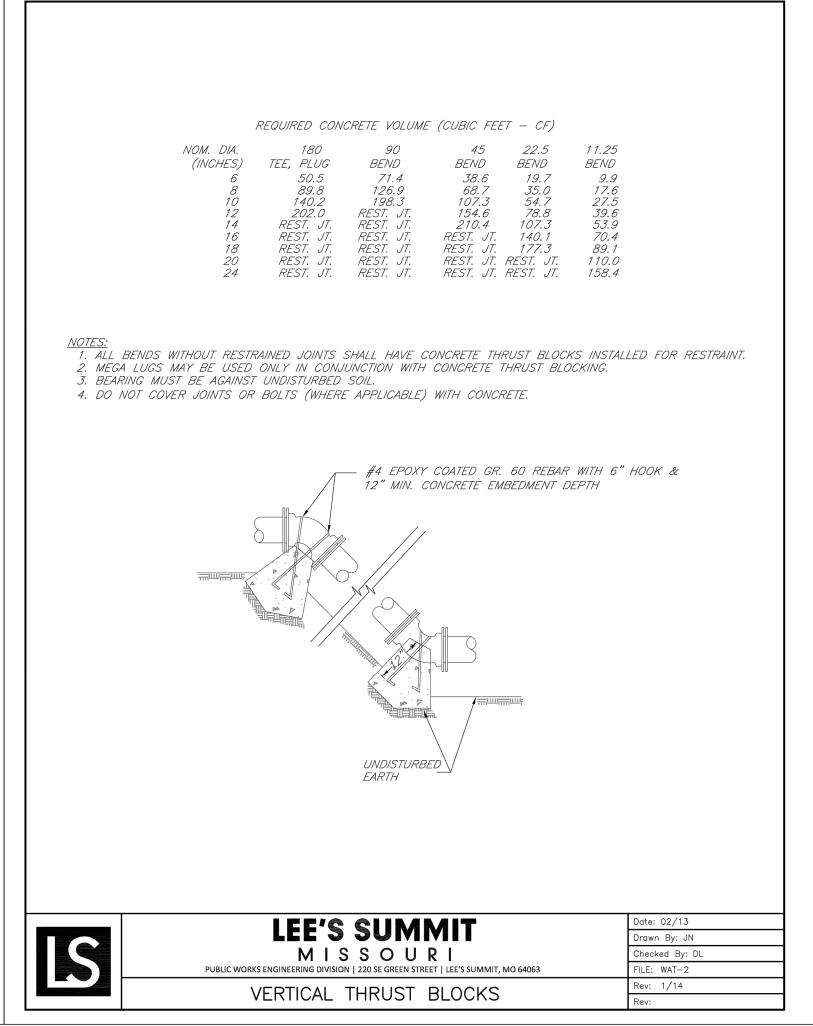


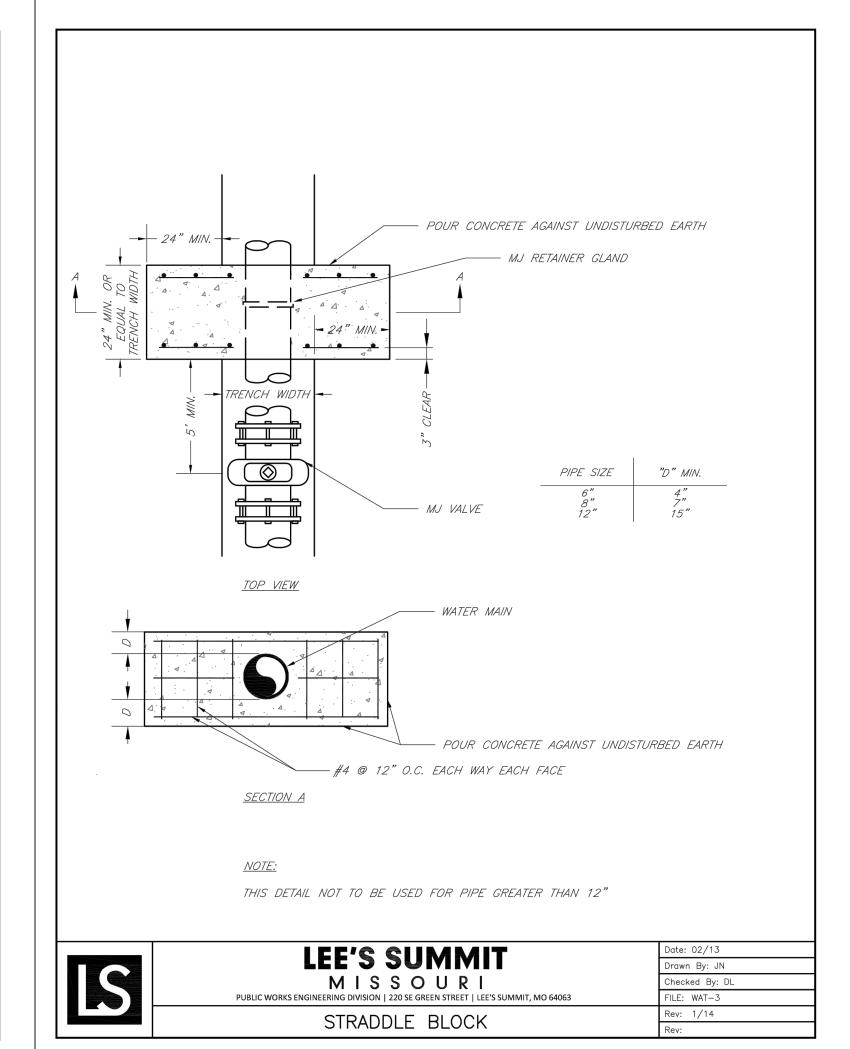


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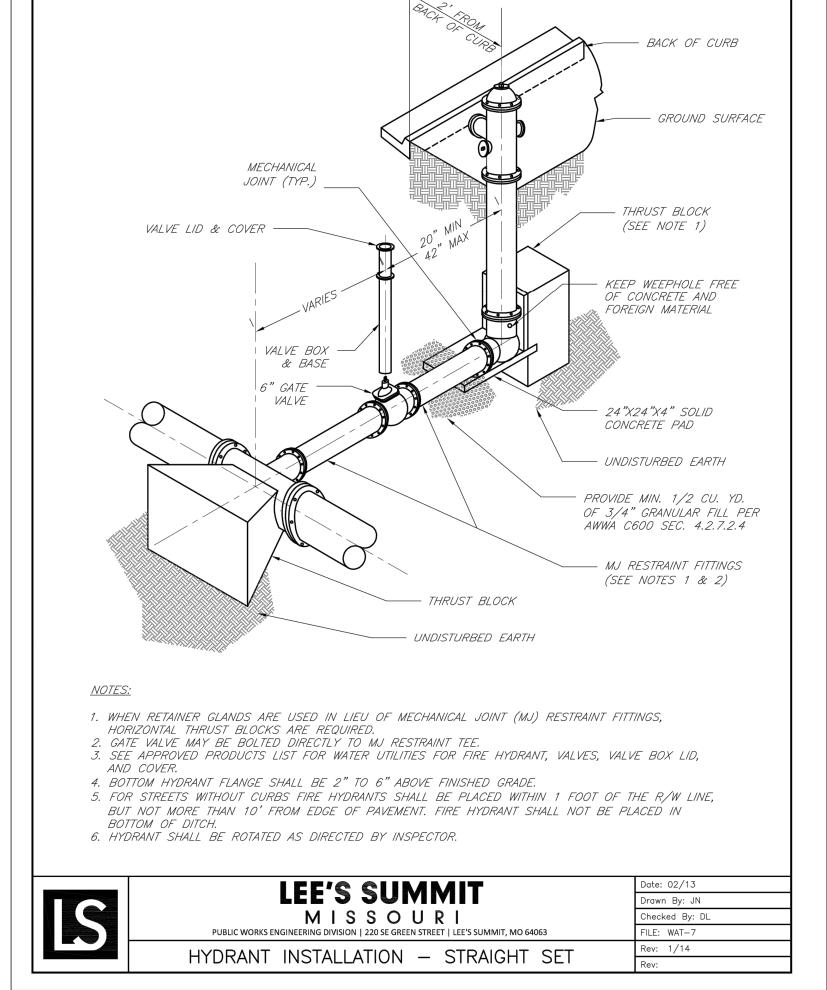
PROFILE ASI #1

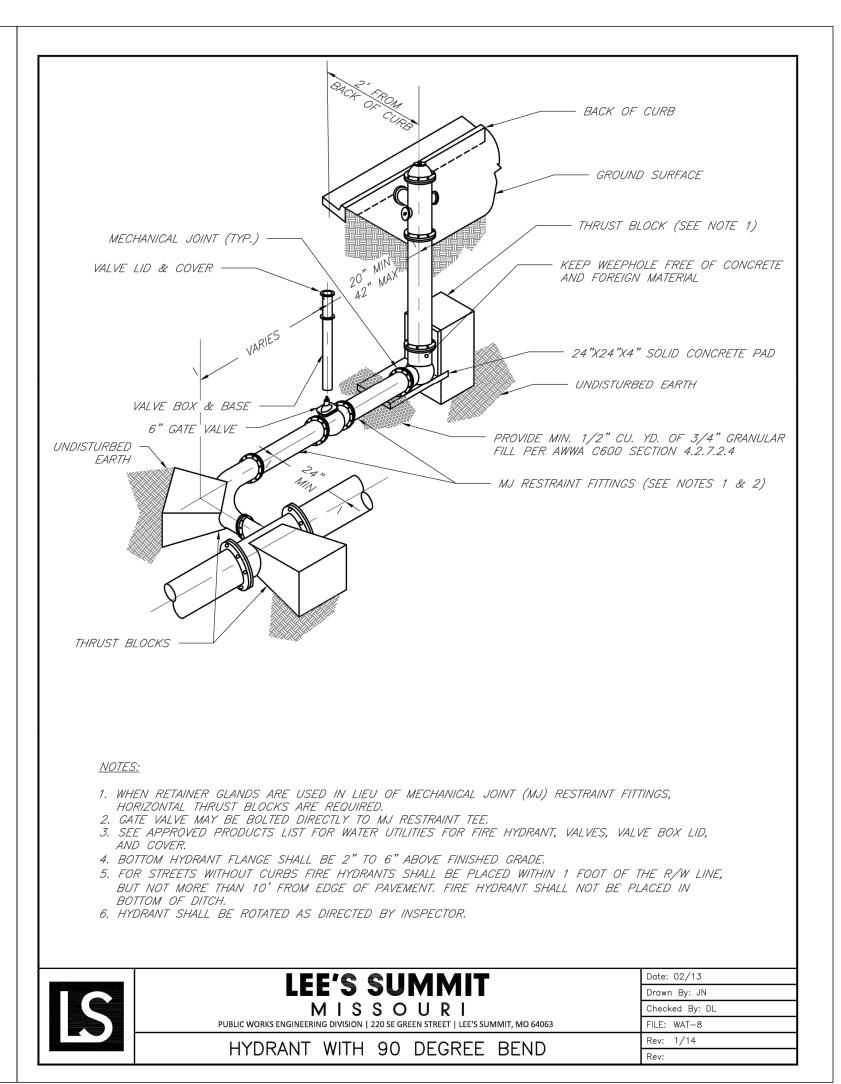










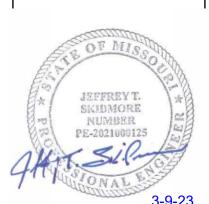


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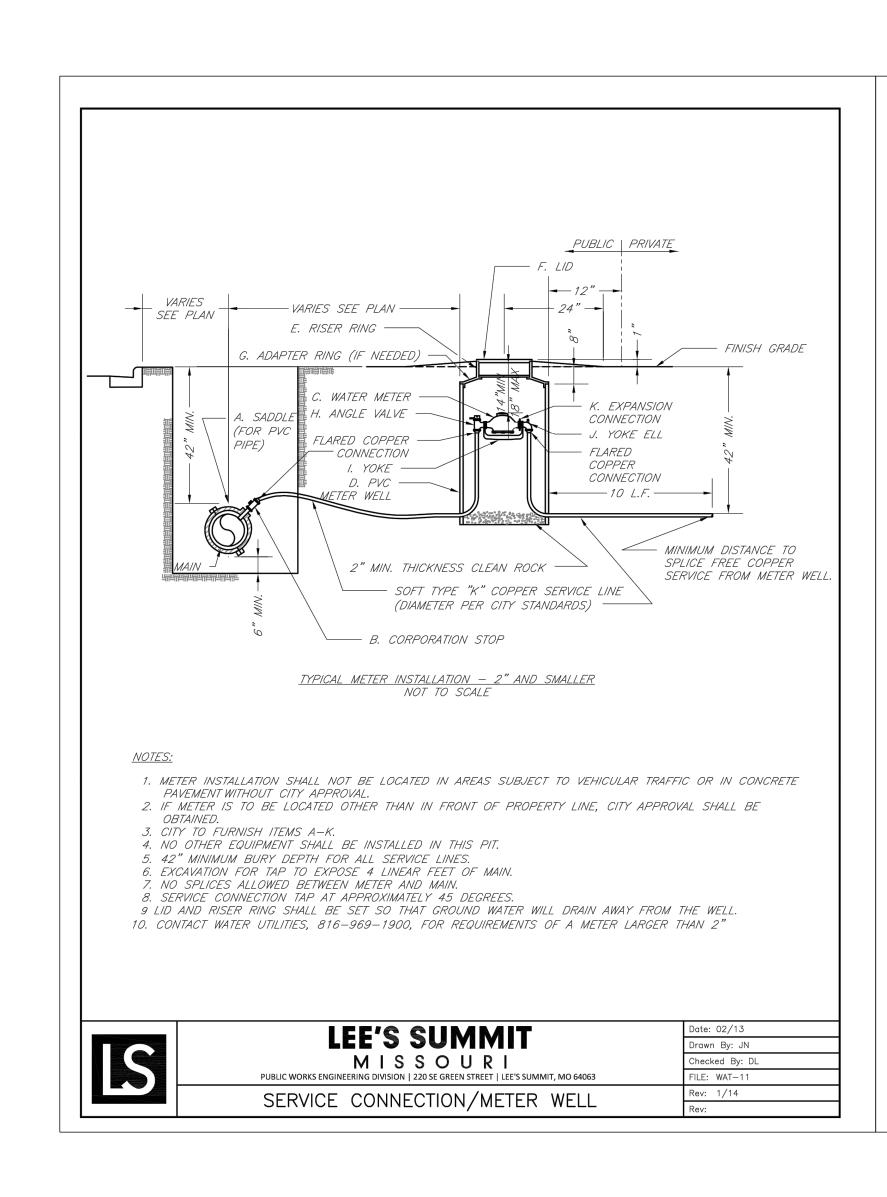
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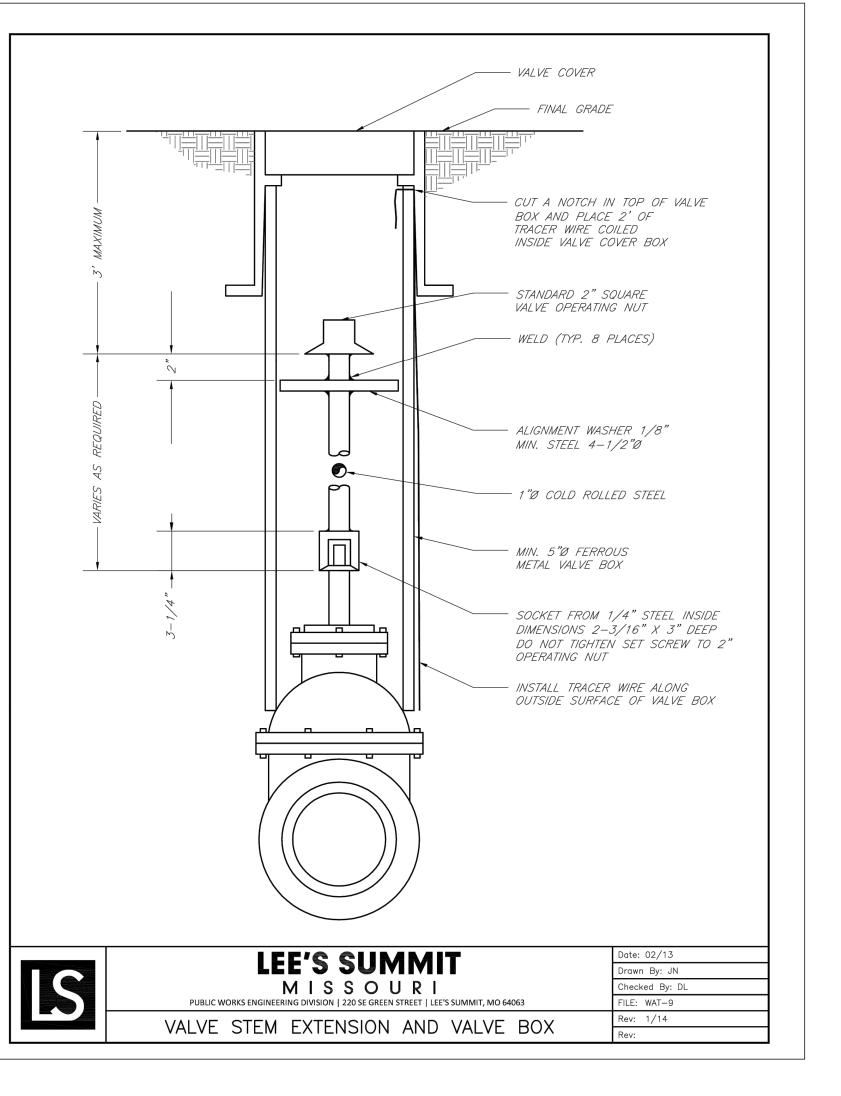
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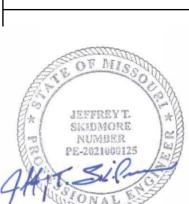


Record Drawing

CONFORMING TO CONSTRUCTION **RECORDS**

3/09/2023 DATE





DETAILS

ASI #1 SHEET