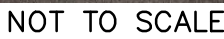
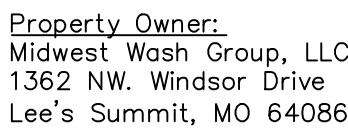


LOT 13, LEMONE-SMITH BUSINESS & RETAIL CENTER, PLAT 8, A SUBDIVISION IN  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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XREFS: C\_XBASE\_02204040 C\_PBASE\_02204040 C\_WAT\_TBLK\_02204040  
XDATE: Jun 19, 2023 11:01am  
USER: bpayne2




Sheet List Table	
Sheet Number	Sheet Title
WM1.00	TITLE SHEET
WM1.01	GENERAL NOTES
WM2.00	GENERAL LAYOUT PLAN
WM3.00	WATER MAIN PLAN AND PROFILE
WM4.00	DETAILS SHEET



Prepared For:  
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TITLE SHEET WATER MAIN EXTENSION PLANS	MIDWEST CAR WASH WATER DISTRICT #7	REV. NO. 1	REVISIONS DESCRIPTION CITY COMMENTS
		DATE 08/13/2023	BY
LEE'S SUMMIT, MO		2023	
drawn by: _____ BP checked by: _____ MP approved by: _____ LM QA/QC by: _____ BE project no.: _____ 022-04040 drawing no.: C_WAT_TTL01_02204040 date: _____			
<h2 style="margin: 0;">SHEET</h2> <h2 style="margin: 0;">WM1.00</h2>			

## GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE PLANS IN THEIR POSSESSION ARE THE MOST CURRENT VERSION ISSUED, ARE FULLY COORDINATED WITH ALL SUBCONTRACTORS, AND PRESENT ON SITE AT ALL TIMES. CURRENT PLANS PREPARED BY OLSSON MAY BE OBTAINED AT THE DIRECTION OF OLSSON'S CLIENT. DIRECT REQUESTS TO OLSSON MAY REQUIRE ADDITIONAL AUTHORIZATIONS, AGREEMENTS, AND/OR FEES. PLEASE CONTACT THE ENGINEER FOR INFORMATION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEVIATIONS FROM THESE PLANS UNLESS WRITTEN APPROVAL FROM ENGINEER, OWNER, AND DEVELOPER.
3. ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
4. ALL ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING QUANTITIES AND ITEMS OF WORK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO COMPLETE THE WORK SHOWN IN THE PLANS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS, PAYING ALL FEES, AND FOR OTHERWISE COMPLYING WITH ALL APPLICABLE REGULATIONS GOVERNING THE WORK.
7. THE CONTRACTOR SHALL NOT ENGAGE IN ACTIVITIES THAT MAY ENCROACH ON WATERS OF THE U.S., INCLUDING WETLANDS, UNTIL ANY NECESSARY PERMITS MAY BE OBTAINED. THE CONTRACTOR SHALL REVIEW AND COMPLY WITH ALL CONDITIONS DESCRIBED IN THE PERMIT.
8. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, THE SAFETY OF ALL PERSONS INCLUDING VISITORS AND THE GENERAL PUBLIC, AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY THROUGHOUT THE PROJECT AND NOT BE LIMITED BY WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.
9. PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH ALL UTILITY COMPANIES AND OBTAIN ANY RELEVANT INFORMATION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
10. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL BOUNDARY CORNERS AND SECTION CORNERS. ANY BOUNDARY CORNER AND/OR SECTION CORNER DISTURBED OR DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE RESET BY A LAND SURVEYOR LICENSED IN THE STATE OF MISSOURI, AT THE CONTRACTOR'S EXPENSE.
11. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ADJACENT PROPERTIES AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO PREVENT DAMAGE DURING CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM CONSTRUCTION ACTIVITIES.
12. PRIOR TO MOVING OFF THE JOB THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER TO PERFORM A FINAL WALK-THROUGH OF THE CONSTRUCTION SITE.
13. THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.

- ## REFERENCES
1. UNLESS EXPLICITLY DESCRIBED OTHERWISE WITHIN THESE PLANS THE FOLLOWING SHALL APPLY:
    - A. ALL CONSTRUCTION, INCLUDING THOSE LISTED BELOW, SHALL CONFORM TO THE LATEST CODES AND ORDINANCES OF LEE'S SUMMIT, MISSOURI.
    - B. ALL CONSTRUCTION IN MODOT RIGHT-OF-WAY SHALL CONFORM TO THE LATEST SPECIFICATIONS ADOPTED BY U.S. DEPARTMENT OF TRANSPORTATION AND MODOT.
    - C. ALL TRAFFIC CONTROL SIGNAGE SHALL CONFORM WITH THE CURRENT EDITION OF THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
    - D. ALL UTILITY EXTENSIONS AND CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE UTILITY COMPANIES.
    - E. ALL EXTERIOR PAVEMENT (PCC, ASPHALT, ETC.) SHALL BE IN CONFORMANCE WITH THE SPECIFICATIONS OF LEE'S SUMMIT, MISSOURI
  4. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE DELIVERY MANAGER AND COORDINATING ANY MAILBOXES THAT MAY BE DISTURBED. FAILURE TO DO SO MAY SUBJECT THE CONTRACTOR TO PROSECUTION BY THE FEDERAL GOVERNMENT.

## EXISTING CONDITIONS

1. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS OF THE PROJECT AREA.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING THEIR OWN INVESTIGATIONS AND MAKING THEIR OWN ASSUMPTIONS REGARDING SITE SURFACE AND SUBSURFACE CONDITIONS. THIS INCLUDES THE LOCATION AND CONSISTENCY OF ANY EXISTING ROCK LAYERS UNDERLYING THE PROJECT SITE. CONTACT THE ENGINEER REGARDING ANY DISCREPANCIES THAT MAY AFFECT THE ABILITY TO CONSTRUCT FROM THESE PLANS AS DESIGNED.
3. EXISTING CONDITIONS WERE DETERMINED THROUGH A VARIETY OF METHODS THAT MAY INCLUDE SURVEY, AERIAL IMAGERY, AVAILABLE RECORDS, GIS DATA, ETC. SUBSURFACE CONDITIONS ARE APPROXIMATE AND MAY NOT INCLUDE ALL UTILITIES AND OTHER SITE IMPROVEMENTS PRESENT ON SITE. THE CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS WHEN CONFLICTS AND DISCREPANCIES ARE FOUND.

## CONSTRUCTION

1. THE CONTRACTOR SHALL INSTALL TRAFFIC CONTROL WHILE WORKING IN THE PUBLIC RIGHT-OF-WAY AS SHOWN IN THESE PLANS. IF PLANS ARE NOT PROVIDED, CONTRACTOR SHALL COORDINATE AND PROVIDE CONTROLS TO THE SATISFACTION OF THE RIGHT-OF-WAY OWNER.
2. THE CONTRACTOR SHALL PROTECT ALL TREES OVER 3" CALIPER FROM DAMAGE. NO TREE SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER, UNLESS SHOWN OTHERWISE ON THESE PLANS.
3. THE CONTRACTOR SHALL DISPOSE ALL WASTE MATERIAL RESULTING FROM THE PROJECT OFF-SITE AND IN STRICT CONFORMANCE WITH ALL LOCAL CODES AND ORDINANCES.
4. ALL MANHOLES, CATCH BASINS, UTILITY VALVES AND METER PITS ARE TO BE ADJUSTED OR REBUILT TO GRADE AS REQUIRED. NOT ALL ADJUSTMENTS ARE INDICATED IN THE PLANS.
5. THE CONTRACTOR SHALL STREET SWEEP OR OTHERWISE CLEAN ALL ACCESS ROUTES TO THE SITE AT CONCLUSION OF THE PROJECT.

## SHOP DRAWINGS

1. THE CONTRACTOR SHALL SUBMIT SHOP DRAWING A MINIMUM OF 7 DAYS PRIOR TO THE REQUESTED DATE OF APPROVAL. ENGINEER SHALL REVIEW SHOP DRAWINGS OR SAMPLES CONFORMANCE WITH THE DESIGN FOR THIS PROJECT AS DESCRIBED IN THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ERRORS OR OMISSIONS IN SHOP DRAWINGS. THE ENGINEER'S REVIEW SHALL NOT EXTEND TO MEANS OR METHODS OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY VARIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS UNLESS CONTRACTOR HAS NOTIFIED ENGINEER OF EACH SUCH VARIATION AT THE TIME OF SUBMISSION, AND OBTAINED ENGINEER'S WRITTEN APPROVAL OF EACH SUCH VARIATION. PRIOR TO SUBMITTING EACH SHOP DRAWING OR SAMPLE, CONTRACTOR SHALL HAVE REVIEWED AND VERIFIED:
  - A. ALL FIELD MEASUREMENTS, QUANTITIES, DIMENSIONS, SPECIFIED PERFORMANCE CRITERIA, INSTALLATION REQUIREMENTS, MATERIALS, CATALOG NUMBERS AND SIMILAR INFORMATION WITH RESPECT THERETO;
  - B. ALL MATERIALS WITH RESPECT TO INTENDED USE, FABRICATION, SHIPPING, HANDLING, STORAGE, ASSEMBLY AND INSTALLATION PERTAINING TO THE PERFORMANCE OF THE WORK;
  - C. ALL INFORMATION RELATIVE TO MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF CONSTRUCTION AND SAFETY PRECAUTIONS AND PROGRAMS INCIDENT THERETO;
  - D. CONTRACTOR SHALL ALSO HAVE REVIEWED AND COORDINATED EACH SHOP DRAWING OR SAMPLE WITH OTHER SHOP DRAWINGS AND SAMPLES, AND WITH THE REQUIREMENTS OF THE WORK AND THE CONTRACT DOCUMENTS.
  - E. ALL SUBMITTED SHOP DRAWINGS SHALL BEAR A STAMP OR SPECIFIC WRITTEN INDICATION AND SIGNATURE THAT CONTRACTOR HAS FULLY COMPLETED THE ABOVE TASKS.
2. SHOP DRAWINGS AS DESCRIBED ABOVE ARE REQUIRED FOR, BUT NOT LIMITED TO, THE FOLLOWING:
  - A. ANY ITEMS IN THESE PLANS THAT ALLOW FOR AN "APPROVED EQUAL" ALTERNATIVE.

2. SHOP DRAWINGS AS DESCRIBED ABOVE ARE REQUIRED FOR, BUT NOT LIMITED TO, THE FOLLOWING:
- A. ANY ITEMS IN THESE PLANS THAT ALLOW FOR AN "APPROVED EQUAL" ALTERNATIVE.

## WATER PLAN NOTES

1. PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL NOTIFY AND COORDINATE CONSTRUCTION WITH UTILITY OWNER.
2. ALL PIPE LENGTHS ARE CALCULATED LINEARLY FROM CENTER OF FITTING OR WALL OF VAULT.
3. COORDINATES ARE PROVIDED ALONG PIPE CENTERLINE. ADDITIONAL COORDINATES PROVIDED ARE PER LOCAL CODES AND ORDINANCES OR AS AN AID WHEN ORIENTING INSTALLATIONS.
4. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF WATER.
5. WATER PIPE TRENCHES SHALL BE CONSTRUCTED SUCH THAT UNDISTURBED EXISTING SOIL OR FILL COMPACTED TO 95% PROCTOR DENSITY IS AT A DEPTH THAT IS 18" ABOVE TOP OF PROPOSED PIPE.
6. ALL PUBLIC WATER LINES SHALL BE A MINIMUM OF 42 INCHES AND MAXIMUM OF 84 INCHES (7') BELOW THE FINISHED GRADE ELEVATIONS SHOWN HEREIN UNLESS OTHERWISE NOTED.
7. IF AN AS-BUILT OF A WATER LINE IS REQUIRED OR EXPECTED THE CONTRACTOR SHALL NOT BACKFILL THE TRENCH UNTIL AN AS-BUILT SURVEY IS CONDUCTED.
8. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR AND AS REQUIRED BY THE UTILITY OWNER.
9. ALL EXISTING FIRE HYDRANTS ON SITE OR IN THE RIGHT-OF-WAY BETWEEN PROPERTY AND ROADWAY SHALL BE REPAINTED PER LOCAL CODES AND ORDINANCES.
10. TRACING TAPE SHALL BE INSTALLED ALONG ALL NON-METALLIC SURFACES OR AS DIRECTED BY LOCAL CODES AND ORDINANCES.

## NOTES

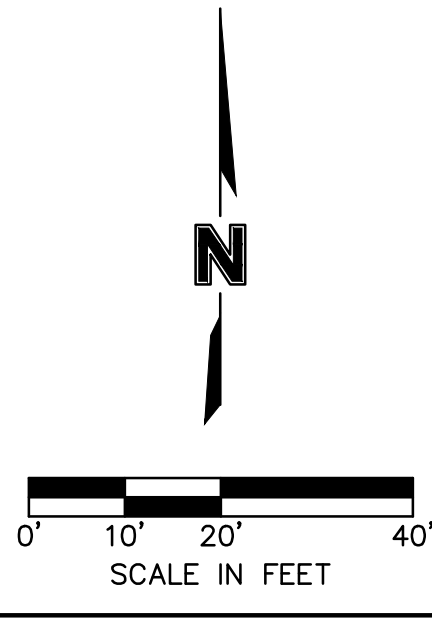
1. NO GAS WELLS ARE PRESENT ON THE PROPERTY BASED ON THE "ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI", BY EDWARD ALTON MAY, JR. DATED 1995.

ESTIMATE OF QUANTITIES				
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	AS-BUILT
1	8" C900	L.F.	185.00	
2	12" X 8" X 8" TEE	EA.	1	
3	16" X 16" X 8" TEE	EA.	1	
4	8" GATE VALVES	EA.	2	
5	16" GATE VALVES	EA.	2	
6	8" 45° BENDS WITH THRUST BLOCKS	EA.	2	
7	8" 22.5° BENDS	EA.	1	
8	RESTRAINED JOINTS	EA.	2	
9	ABANDONED WATER MAIN	L.F.	270	
10	PUBLIC FIRE HYDRANT ASSEMBLY W/ 6" GATE VALVE	EA	1	
11	8" X 8" X 6" TEE	L.F.	1	
12	6" C900	L.F.	15.00	

COORDINATION WITH CITY STAFF ON FIRE HYDRANT LOCATION AND QUANTITY.

SUMMARY OF QUANTITIES AS INDICATED ABOVE AND ANY QUANTITIES AS SHOWN WITHIN THE PLANS HAVE BEEN PROVIDED FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR USE IN PREPARATION OF CONTRACT DOCUMENTS. QUANTITIES INTENDED FOR, BUT NOT LIMITED TO, THE PREPARATION OF PROPOSALS AND BID DOCUMENTS SHALL BE INDEPENDENTLY EVALUATED BY THE ESTIMATING PARTY BASED UPON THE CONTENTS OF THESE PLANS.

drawn by: _____ BP checked by: _____ MP approved by: _____ LM QA/QC by: _____ BE project no.: _____ 022-04040 drawing no.: C_WAT_TTL01-02204040 date: _____	GENERAL NOTES WATER MAIN EXTENSION PLANS  MIDWEST CAR WASH WATER DISTRICT #7	REV. NO.	DATE	REVISIONS DESCRIPTION	BY
		1	06/13/2023	CITY COMMENTS	
LEE'S SUMMIT, MO		2023			
REVISIONS					



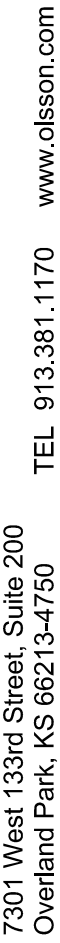
	PROPERTY LINE
	INTERNAL LOT LINES
	SECTION LINE
	EXISTING CABLE TELEVISION LINES
	EXISTING FIBER OPTICS
	EXISTING UNDERGROUND COMMUNICATION LINE
	EXISTING NATURAL GAS PIPE
	EXISTING OVERHEAD POWER LINE
	EXISTING UNDERGROUND POWER LINE
	EXISTING SANITARY SEWER
	EXISTING WATER PIPE
	PROPOSED WATER PIPE
	PROPOSED FIRE PROTECTION LINE
	PROPOSED UNDERGROUND ELECTRIC LINE
	PROPOSED GAS LINE
	PROPOSED PUBLIC SANITARY SEWER MAIN
	PROPOSED SANITARY SEWER SERVICE LINE
	PROPOSED STORM LINE

D/E STORM DRAINAGE EASEMENT  
S/B PROPERTY SETBACK  
S/E SANITARY SEWER EASEMENT  
U/E UTILITY EASEMENT  
E/E ELECTRIC EASEMENT

FUTURE IMPROVEMENTS ARE SHOWN FOR REFERENCE ONLY.

LEE'S SUMMIT, MO

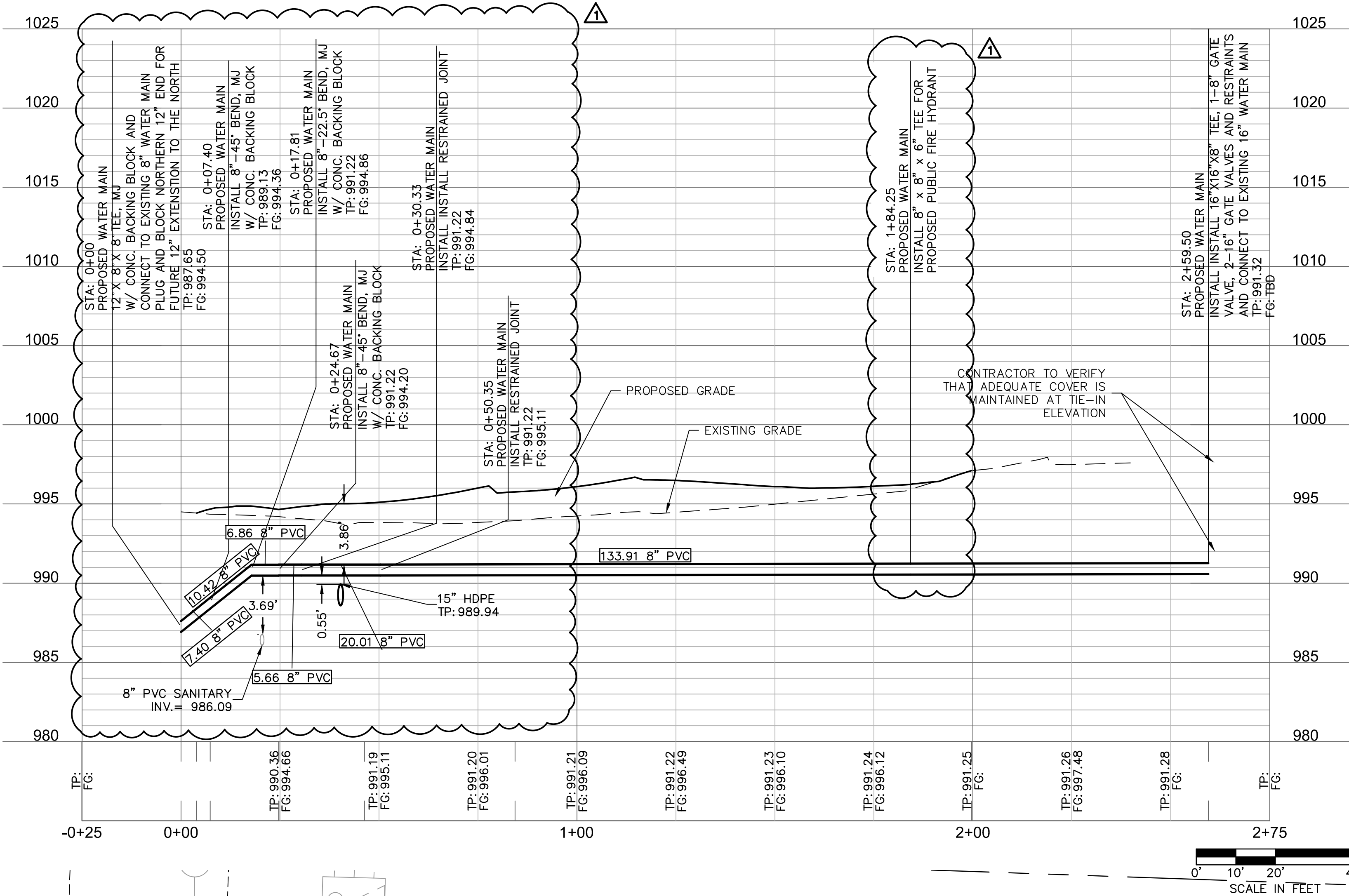
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**olson**

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DATE: Jun 19, 2023 11:02am XREFS: C:\BASE\_02204040 C:\WAT\_IBLK\_02204040 C:\PWATR\_02204040  
USER: bpayne2

PROPOSED WATER MAIN (-0+25 - 2+75)



LEGEND

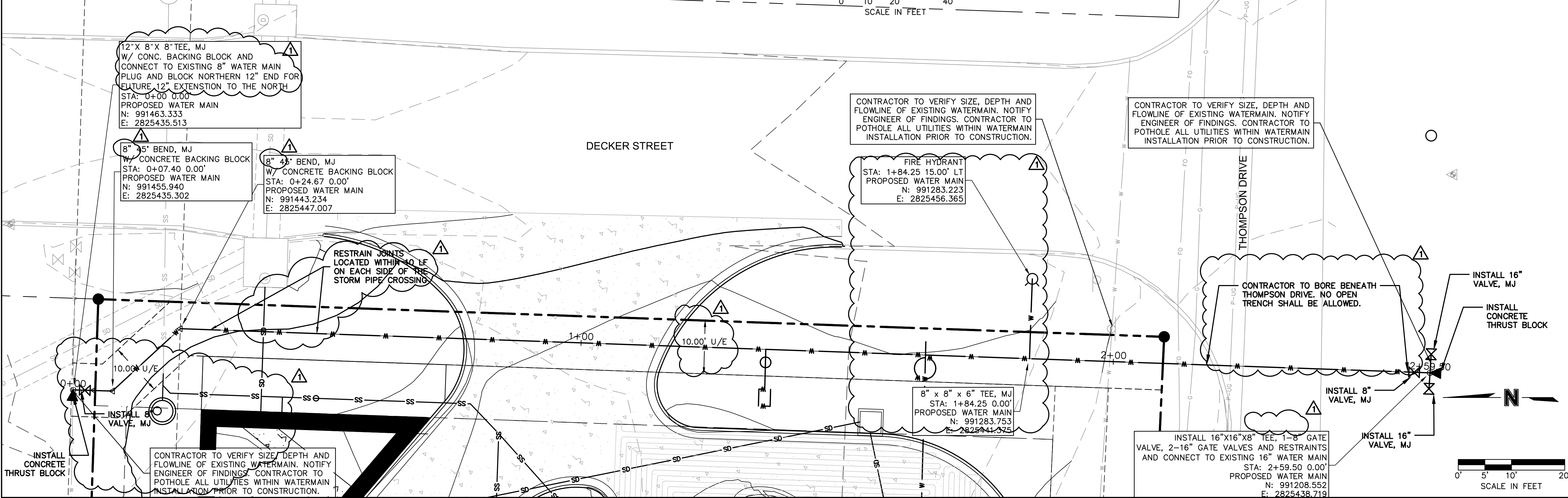
---	PROPERTY LINE
---	INTERNAL LOT LINES
---	SECTION LINE
---	EXISTING CABLE TELEVISION LINES
---	EXISTING FIBER OPTICS
---	EXISTING UNDERGROUND COMMUNICATION LINE
---	EXISTING NATURAL GAS PIPE
---	EXISTING OVERHEAD POWER LINE
---	EXISTING UNDERGROUND POWER LINE
---	EXISTING SANITARY SEWER
---	EXISTING WATER PIPE
W	PROPOSED WATER PIPE
FP	PROPOSED FIRE PROTECTION LINE
UGE	PROPOSED UNDERGROUND ELECTRIC LINE
G	PROPOSED GAS LINE
SS	PROPOSED PUBLIC SANITARY SEWER MAIN
SS	PROPOSED SANITARY SEWER SERVICE LINE
SD	PROPOSED STORM LINE

EASEMENT/SETBACK LEGEND

D/E STORM DRAINAGE EASEMENT  
S/B PROPERTY SETBACK  
S/E SANITARY SEWER EASEMENT  
U/E UTILITY EASEMENT  
E/E ELECTRIC EASEMENT

NOTE

- FUTURE IMPROVEMENTS ARE SHOWN FOR REFERENCE ONLY.
- MAINTAIN 36" MINIMUM COVER
- VERTICAL BENDS NOT SHOWN IN PLAN VIEW. CONTRACTOR TO INSTALL AS NECESSARY TO MAINTAIN MINIMUM COVER AND AVOID CONFLICTS WITH OTHER UTILITIES.
- ALL MJ FITTING JOINTS ARE TO BE RESTRAINED PER CITY STANDARDS
- CONTRACTOR TO COORDINATE WATERLINE SHUTDOWN WITH CITY OF LEE SUMMIT.
- PIPE DEFLECTION SHALL NOT EXCEED DEFLECTION LIMITS LISTED IN AWWA C600.



WATER MAIN PLAN AND PROFILE  
WATER MAIN EXTENSION PLANS

MIDWEST CAR WASH  
WATER DISTRICT #7

LEE'S SUMMIT, MO

2023

drawn by: BP  
checked by: MP  
approved by: LM  
QA/QC by: BE  
project no.: 022-04040  
drawing no.: c\_wat\_utt01\_02204040  
date:

SHEET  
WM3.00



REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	06/13/2023	CITY COMMENTS	

REVISIONS

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