

GENERAL NOTES:

- ### UTILITIES:

- 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:



BLACKWELL RESERVE
PUBLIC SANITARY SEWER PLANS

REVISION	DATE	DESCRIPTION
1	09/05/2023	PER CITY COMMENTS
2	09/06/2023	PER CITY COMMENTS
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COVER SHEET

SHEET

	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
	PROPERTY LINES
	RIGHT-OF-WAY
	SANITARY SEWER MAIN
	SANITARY SEWER MAIN - EXIST.
	STORM SEWER
	STORM SEWER - EXISTING
	CABLE TV - EXISTING
	FIBER OPTIC CABLE - EXISTING
	TELEPHONE LINE - EXIST.
	ELECTRIC LINE - EXISTING
	OVERHEAD POWER LINE - EXIST.
	UNDERGROUND ELECTRIC - EX.
	GAS LINE - EXISTING
	WATERLINE - EXISTING
	LIGHT - EXISTING
	EXISTING MANHOLE
	CLEANOUT
	PROPOSED SANITARY MANHOLE
	PROPOSED SANITARY MANHOLE
	EXISTING AREA INLET
	EXISTING CURB INLET
	EXISTING GRATE INLET
	EXISTING JUNCTION BOX
	EXISTING STORM MANHOLE



LOCATION MAP
SCALE 1" = 2000'

UTILITY CONTACTS:

MISSOURI DEPARTMENT OF
TRANSPORTATION (MODOT)
Steve Holloway
600 NE Colbern Road
Lee's Summit, MO 64086
(816) 607-2186

SPIRE
Brent Jones
3025 SE Clover Drive
Lee's Summit, MO 64082
(816) 399-0663 brent.jones@spireenergy.com

EVERGY
Philip Ingram
1300 SE Hamblin Road
Lee's Summit, MO 64081
Office: (816) 347-347-4339
philip.ingram@evergy.com

CITY OF LEES SUMMIT PUBLIC WORKS
Dena Mezger
220 SE Green Street
Lee's Summit, MO 64063
(816) 969-1800

AT&T
Mark Manion or Marty Loper
500 E. 8th Street, Room 370
Kansas City, MO 64106
(816) 275-2341 or (816) 275-

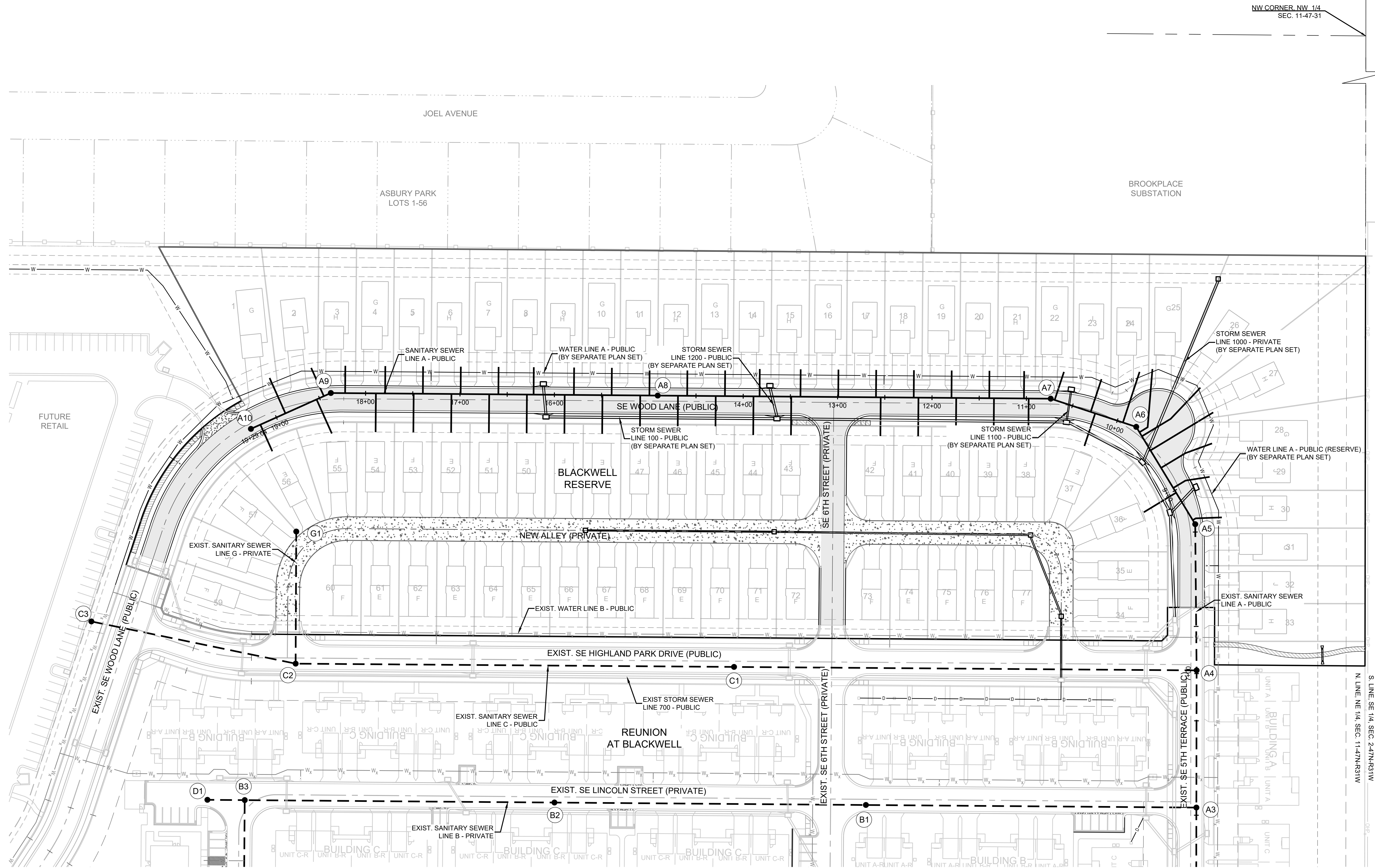
COMCAST CABLE
John Meadows
4700 Little Blue Parkway
Independence, MO 64057
(816) 795-2257

CITY OF LEE'S SUMMIT WATER UTILITIES
Mark Schaulfer
1200 SE Hamblen Road
Lee's Summit, MO 64081
(816) 969-1900



811 or
1-800-344-7483
mo1call.com

SUMMARY OF QUANTITIES			
	ITEM	QUANTITY	UNITS
1	INSTALL 8" PVC SDR-26	1,072	LF
2	INSTALL 6" PVC SDR-26	1,957	LF
3	INSTALL STD. 4' DIAMETER MANHOLE	5	EA
4	EXTRA DEPTH IN MANHOLES	25	VF
5	TRENCHING UNDER FUTURE STREET	2,016	LF
6	INSTALL CLEANOUT	1	EA
7	POST-CONSTRUCTION MANHOLE BARREL ADJUSTMENTS (EST.)	1	EA
8	POST-CONSTRUCTION RING (3"-12") ADJUSTMENT (EST.)	1	EA



NW CORNER NW 1/4
SEC. 11-47-31

JOEL AVENUE

ASBURY PARK
LOTS 1-56

BROOKPLACE
SUBSTATION

FUTURE
RETAIL

STORM SEWER
LINE 1000 - PRIVATE
(BY SEPARATE PLAN SET)

WATER LINE A - PUBLIC (RESERVE)
(BY SEPARATE PLAN SET)

EXIST. SANITARY SEWER
LINE A - PUBLIC

EXIST. WATER LINE B - PUBLIC

EXIST. SE HIGHLAND PARK DRIVE (PUBLIC)

EXIST. STORM SEWER
LINE 700 - PUBLIC

EXIST. SE LINCOLN STREET (PRIVATE)

EXIST. SANITARY SEWER
LINE B - PRIVATE

EXIST. SANITARY SEWER
LINE C - PUBLIC

REUNION
AT BLACKWELL

NEW ALLEY (PRIVATE)

BLACKWELL
RESERVE

SE WOOD LANE (PUBLIC)

STORM SEWER
LINE 1200 - PUBLIC
(BY SEPARATE PLAN SET)

WATER LINE A - PUBLIC
(BY SEPARATE PLAN SET)

SANITARY SEWER
LINE A - PUBLIC

NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT TECHNICAL SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.
3. ALL WYES ARE STATIONED USING MAIN LINE STATIONS.
4. ALL EXCAVATION IS CONSIDERED UNCLASSIFIED.
5. ALL SERVICE STUB LINES SHALL HAVE A MINIMUM PIPE STIFFNESS OF SDR-26.
6. ALL SANITARY SEWER MANHOLES ARE 4' DIAMETER UNLESS OTHERWISE NOTED.
7. ALL SERVICE STUBS SHALL BE 90" TO THE MAIN UNLESS OTHERWISE NOTED.
8. REFERENCE SHEET 6 FOR "MANHOLE IN PAVED AREA" DETAIL FOR PROPOSED MANHOLES IN ASPHALT OR CONCRETE PAVEMENT. REINFORCED CONCRETE COLLARS SHALL BE INSTALLED SO THE CONCRETE COLLAR FORMS A DIAMOND-SHAPE WHEN VIEWED ALONG THE STREET.
9. PROPOSED GRADING IS FOR REFERENCE ONLY. CONTRACTOR IS TO GRADE WITHIN THE LIMITS OF DISTURBANCE AND PROVIDE SANITARY COVER AS REQUIRED BY THE CITY'S TECHNICAL SPECIFICATIONS.
10. MSFE = MINIMUM SERVICEABLE FLOOR ELEVATION.
11. SSNR = SEWER SERVICE NOT REQUIRED.
12. DDS = DISTANCE TO DOWNSTREAM MANHOLE.
13. ALL EXCAVATION IS CONSIDERED UNCLASSIFIED.
14. REFERENCE SHEET 6 FOR EXCAVATION BENEATH PROPOSED STREETS DETAIL.
15. EVERY STUB LINE SHALL BE MARKED AT THE END OF THE PIPE WITH A VERTICAL 2"x4" A MINIMUM OF SIX (6) FEET IN LENGTH.

MO GRS BENCHMARK:

STATION NAME - JA-90

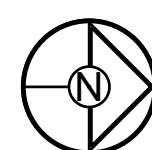
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PROJECT BENCHMARK:

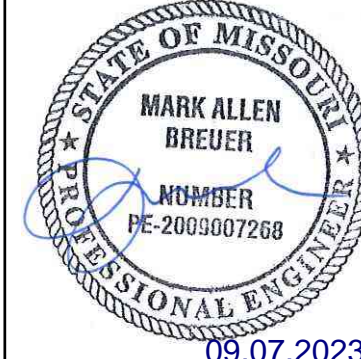
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0 50' 100'
SCALE: 1" = 50'

PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

**BLACKWELL RESERVE
PUBLIC SANITARY SEWER PLANS**
SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
05/05/2023	PER CITY COMMENTS
09/06/2023	PER CITY COMMENTS
03/03/2023	DATE PREPARED
22-593	PROJ. NUMBER

**GENERAL
LAYOUT**

SHEET

2

3

NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT TECHNICAL SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.
- ALL WYES ARE STATIONED USING MAIN LINE STATIONS.
- ALL EXCAVATION IS CONSIDERED UNCLASSIFIED.
- ALL SERVICE STUB LINES SHALL HAVE A MINIMUM PIPE STIFFNESS OF SDR 26.
- ALL SANITARY SEWER MANHOLES ARE 4' DIAMETER UNLESS OTHERWISE NOTED.
- ALL SERVICE STUBS SHALL BE 90° TO THE MAIN, UNLESS OTHERWISE NOTED.
- REFERENCE SHEET 6 FOR "MANHOLE IN PAVED AREA" DETAIL FOR PROPOSED MANHOLES IN ASPHALT OR CONCRETE PAVEMENT. REINFORCED CONCRETE COLLARS SHALL BE INSTALLED SO THE CONCRETE COLLAR FORMS A DIAMOND-SHAPE WHEN VIEWED ALONG THE STREET.
- PROPOSED GRADING IS FOR REFERENCE ONLY. CONTRACTOR IS TO GRADE WITHIN THE LIMITS OF DISTURBANCE AND PROVIDE SANITARY COVER AS REQUIRED BY THE CITY'S TECHNICAL SPECIFICATIONS.
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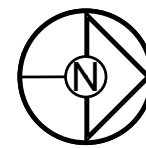
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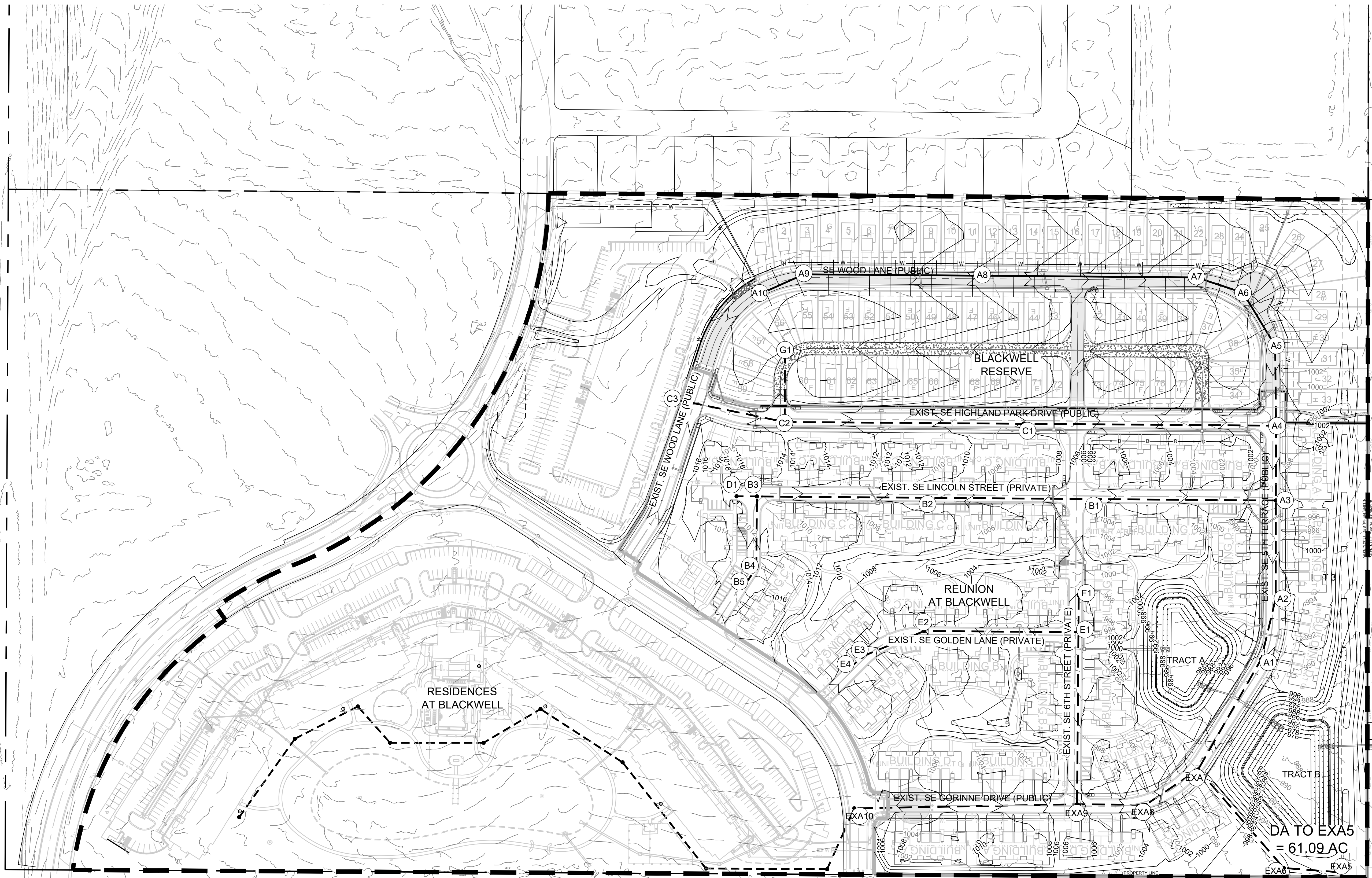
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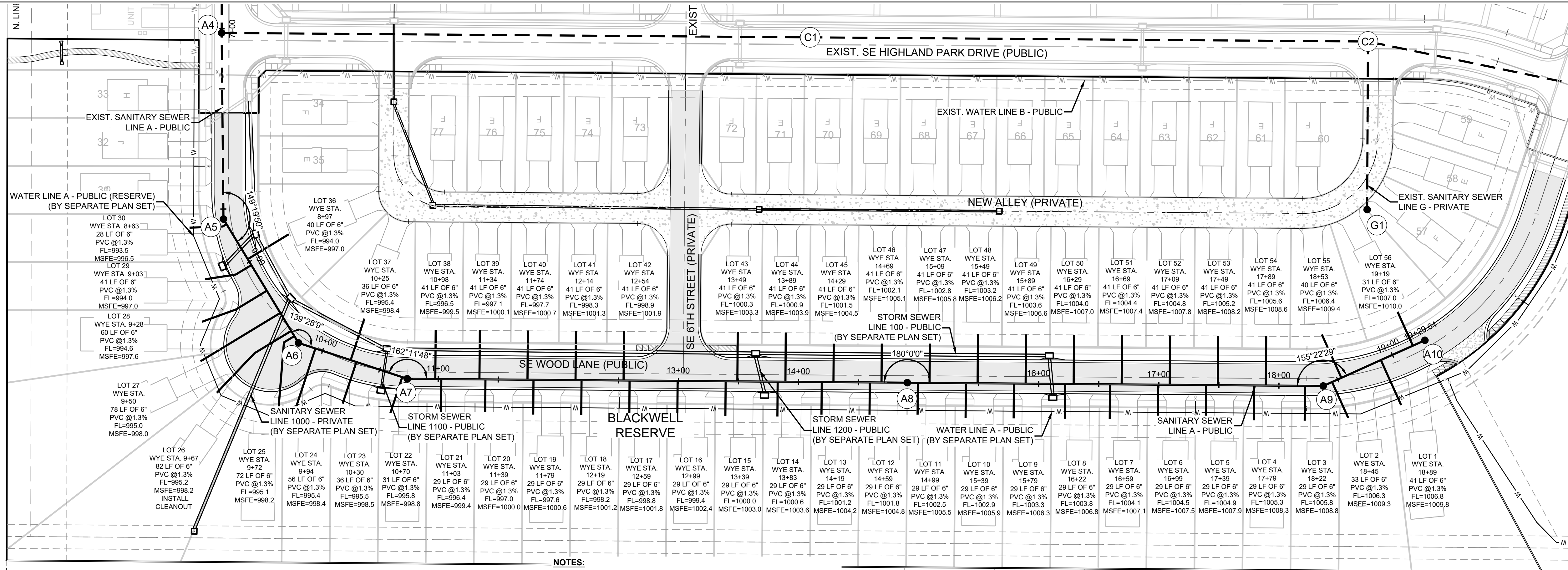


SCALE: 1" = 100'



BLACKWELL RESERVE
PUBLIC SANITARY SEWER PLANS
SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
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Structure Table		
Structure Name	Structure Northing	Structure Easting
A5	998322.2917	2841285.3534
A6	998263.4547	2841180.1479
A7	998173.9583	2841147.1260
A8	997758.0517	2841129.3346
A9	997412.0945	2841114.5355
A10	997326.1591	2841149.5628

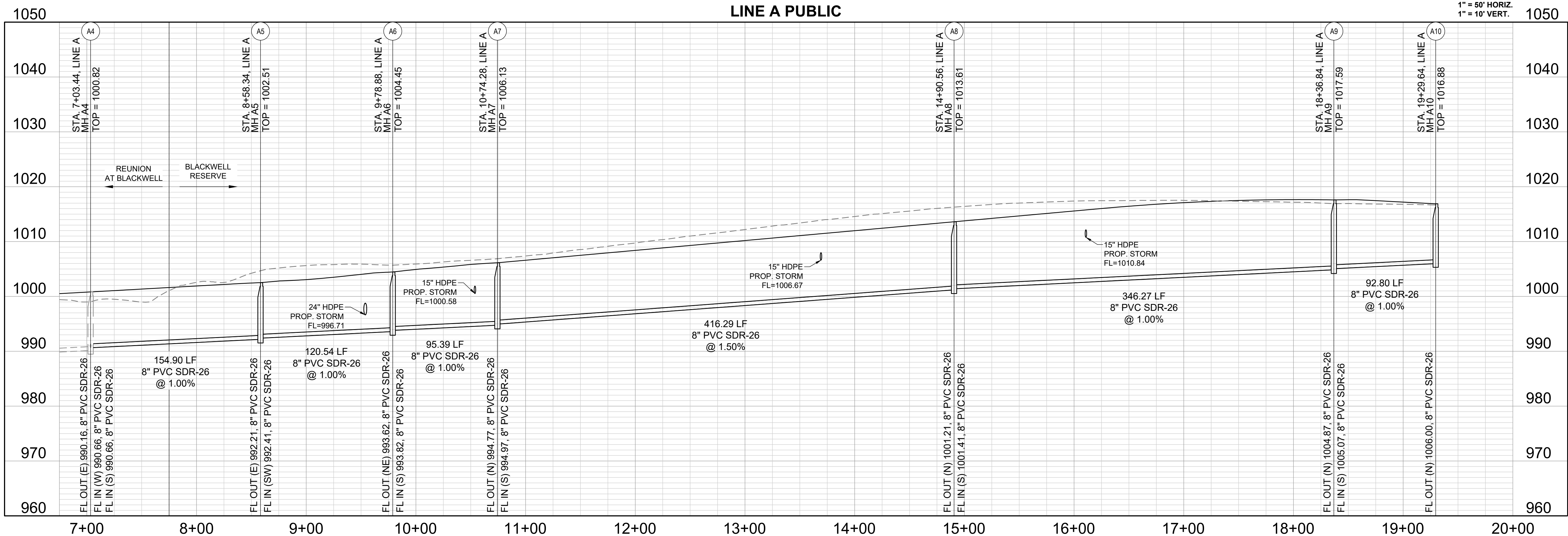
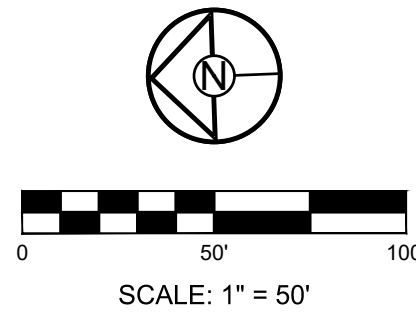
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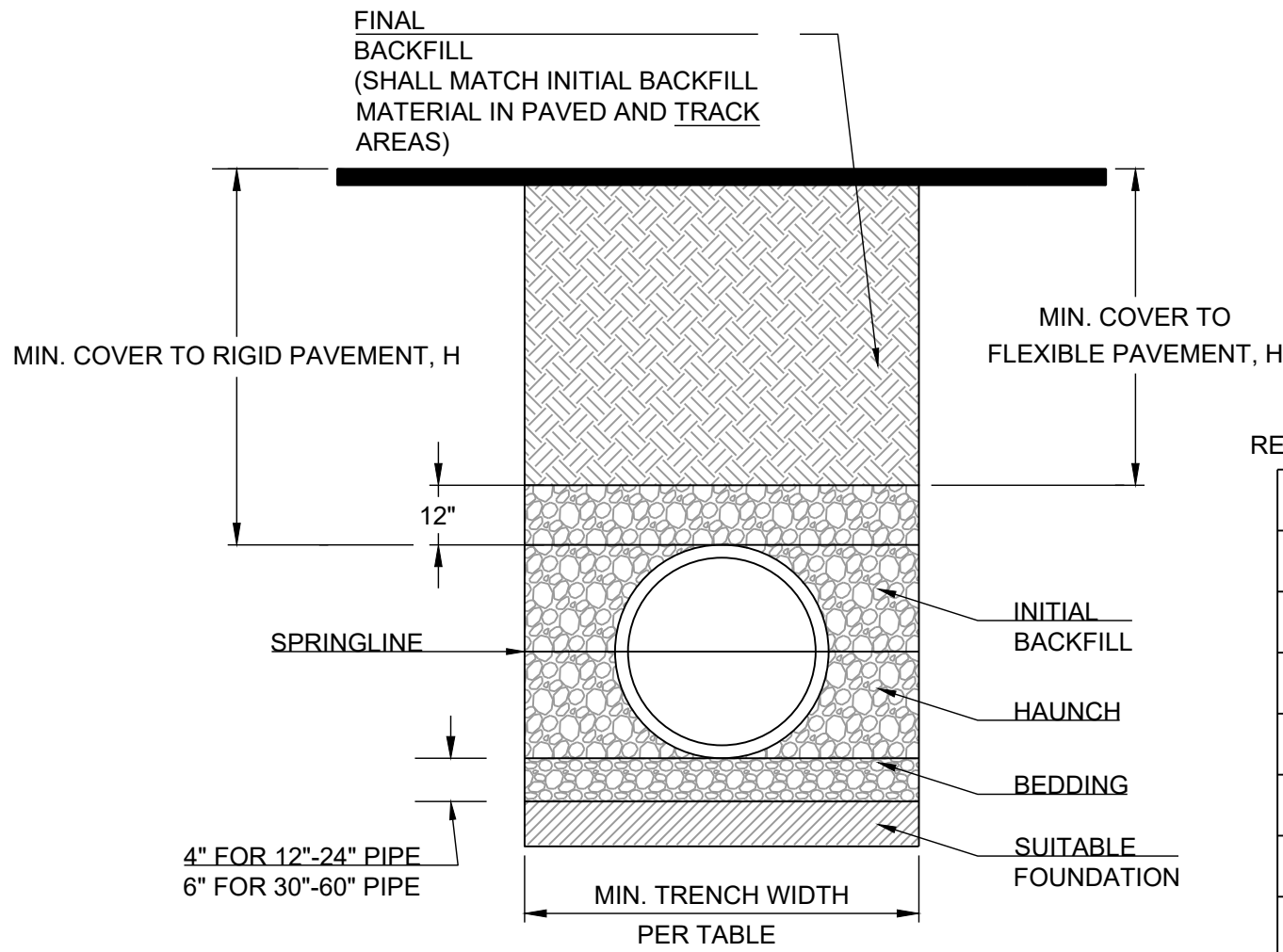
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LINE A - PLAN & PROFILE



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

* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER

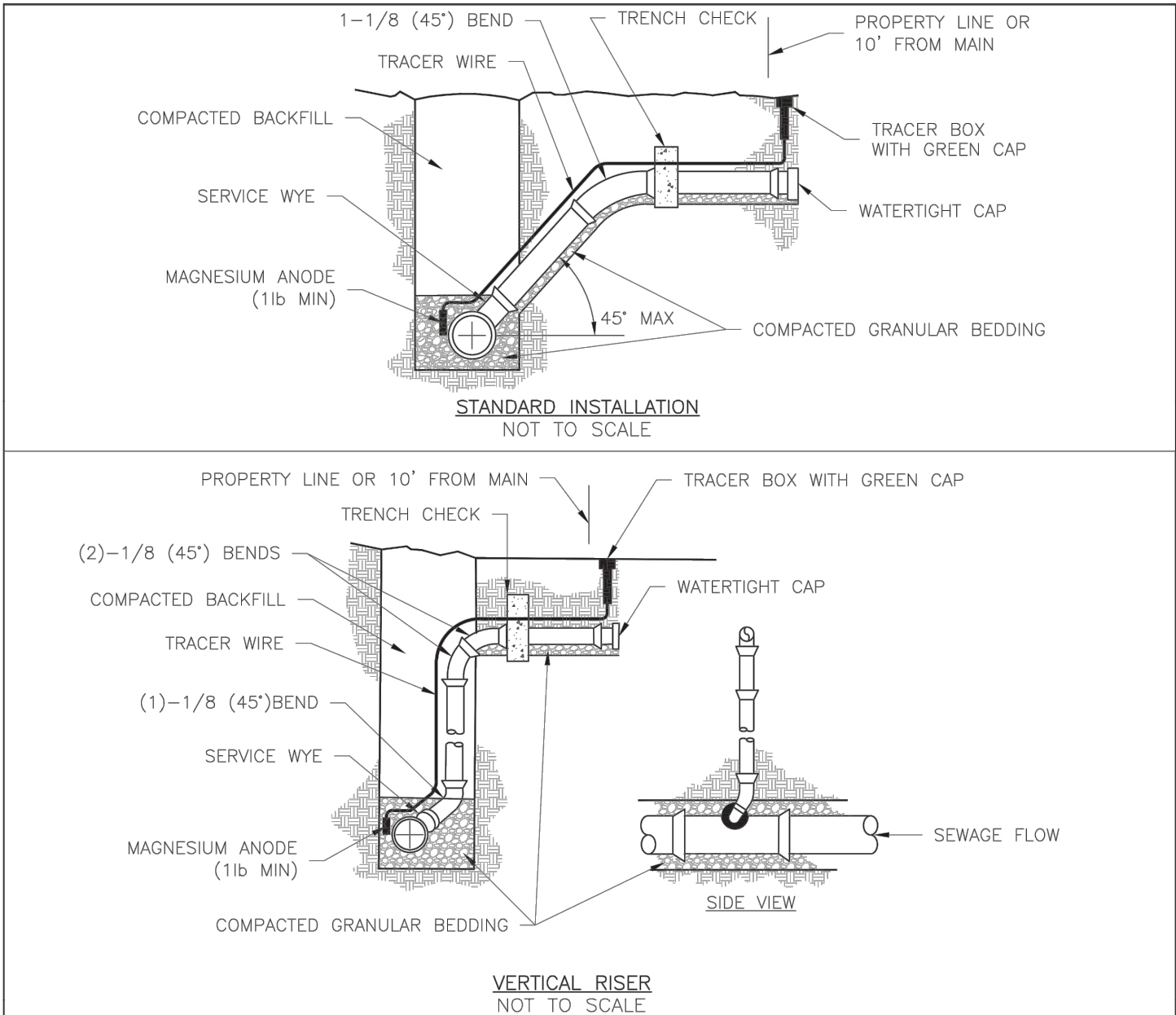
NOTES:

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 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).
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" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATON. 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.
7. 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.

PIPE EMBEDMENT
NOT TO SCALE

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:
1. ALL SEWER STUBS SHALL BE CONSTRUCTED TO PROPERTY LINE OR 10' MINIMUM FROM THE MAIN, WHICHEVER IS GREATER. WHERE SIDEWALKS ARE PRESENT, CONTRACTOR SHALL EXTEND SERVICE LINE UNDER EXISTING SIDEWALK TO TWO FEET BEYOND.
 2. IMPERVIOUS TRENCH CHECKS SHALL BE PLACED ON BUILDING SEWER STUBS (AT LEAST 5' AWAY FROM THE SANITARY SEWER MAIN).
 3. TRENCH CHECKS ON THE BUILDING SEWER STUBS SHALL EXTEND 6" BELOW THE BOTTOM OF THE PIPE. LENGTH SHALL BE A MINIMUM OF 12". THE HEIGHT OF THE TRENCH CHECK SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE. THE WIDTH OF THE TRENCH CHECK SHALL BE THE WIDTH OF THE TRENCH.
 4. SEE SPECIFICATION SECTION 2100 FOR SEWER MAIN BEDDING AND BACKFILL.
 5. #12 GAUGE GREEN INSULATED COPPER TRACER WIRE SHALL BE INSTALLED. TRACER WIRE TERMINAL BOXES SHALL BE INSTALLED DIRECTLY ABOVE THE SEWER SERVICE OR AS DETERMINED BY THE ENGINEER.
 6. FOR SERVICES, TRACER WIRE SHALL RUN FROM THE WYE AND TERMINATE IN A FLUSH MOUNTED TRACER BOX WITH A GREEN CAST IRON LOCKABLE TOP. WIRE SHALL BE TAPED OR TIED TO THE PIPE AT 5' INTERVALS.
 7. TRACER WIRE BOX SHALL BE INSTALLED WITHIN 1.0' OF PROPERTY LINE.
 8. THE TRACER WIRE SHALL REMAIN CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. SPLICES IN THE TRACER WIRE SHOULD BE MADE WITH SPLIT BOLT CONNECTORS. WIRE NUTS SHALL NOT BE USED. A WATER-PROOF CONNECTION IS NECESSARY TO PREVENT CORROSION.

LS

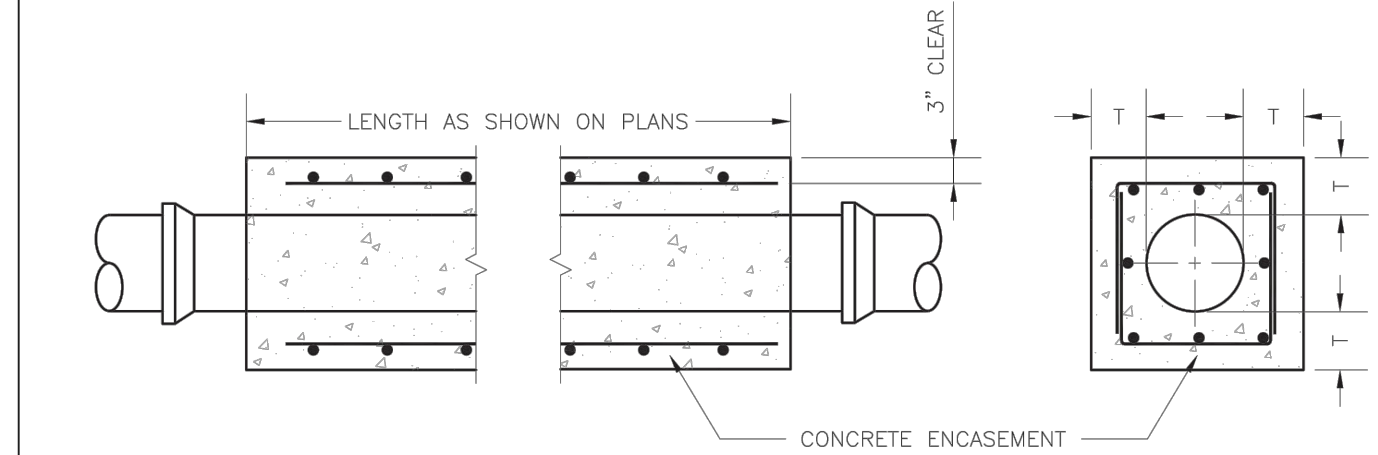
LEE'S SUMMIT
MISSOURI

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

Sanitary Sewer Stub Detail

SAN-1

Date: 12/2015
Drawn By: MIF
Checked By: DL



- NOTES:
1. FOR PIPES LESS THAN 15", T = 6" MIN.
 2. FOR PIPES 15" THRU 36", T = 8" MIN.
 3. INTERMEDIATE BELLS SHALL BE ENCASED.
 4. REINFORCING STEEL SHALL BE #4 @ 12" O.C. EACH WAY WITH A MINIMUM REBAR LAP OF 12".

LS

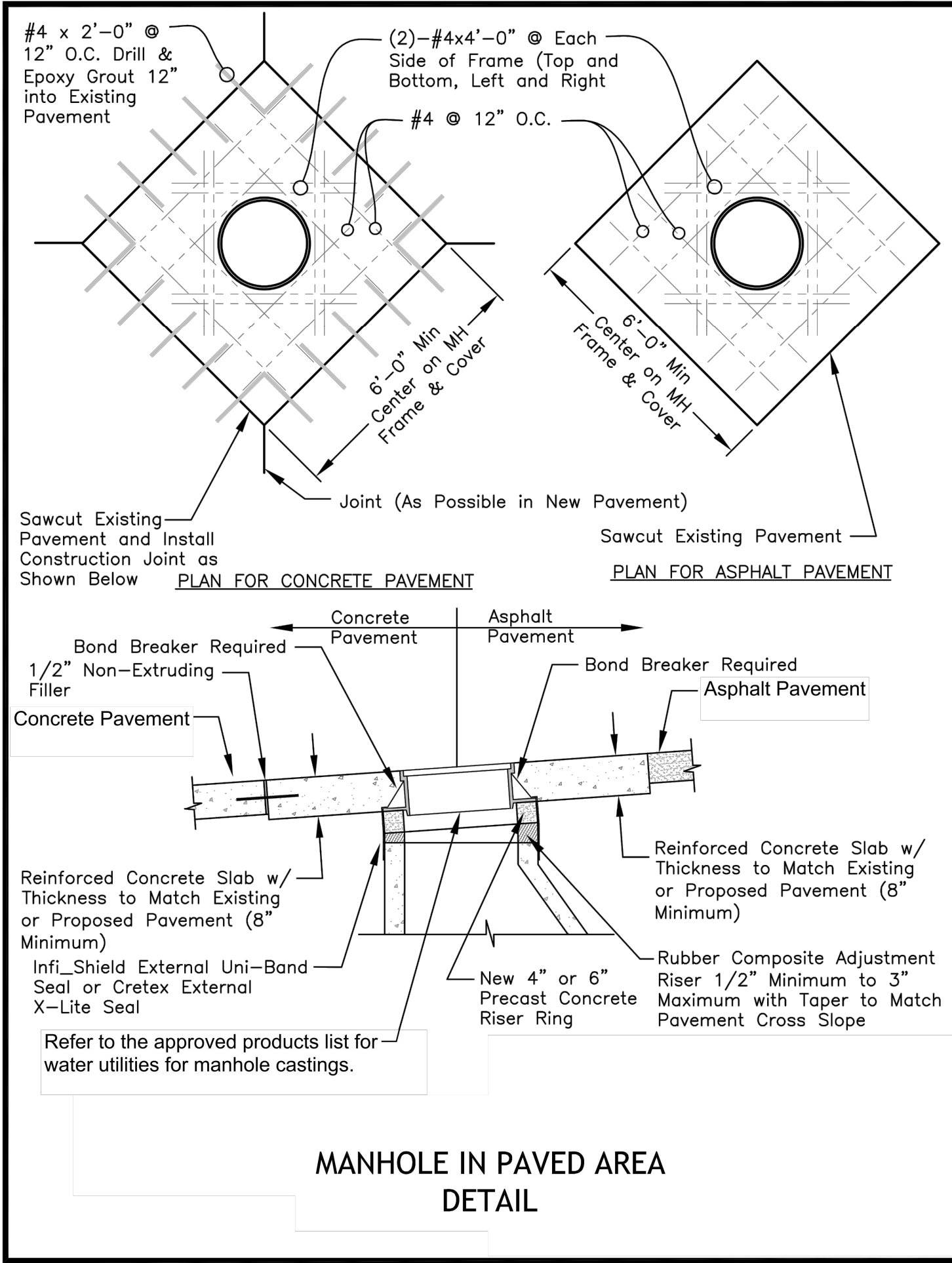
LEE'S SUMMIT
MISSOURI

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

Pipe Encasement Detail

SAN-7

Date: 03/2016
Drawn By: JH
Checked By: DL



REVISION	DATE	DESCRIPTION
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