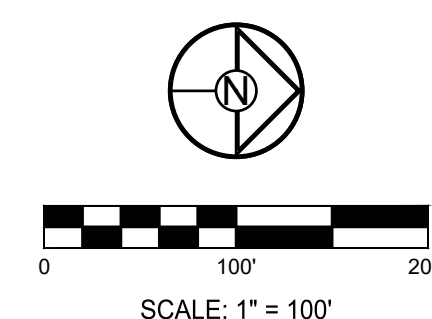
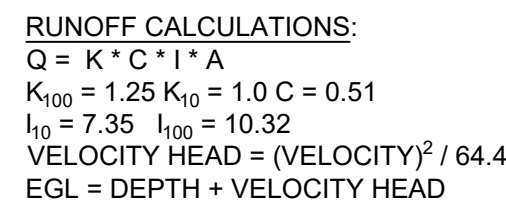


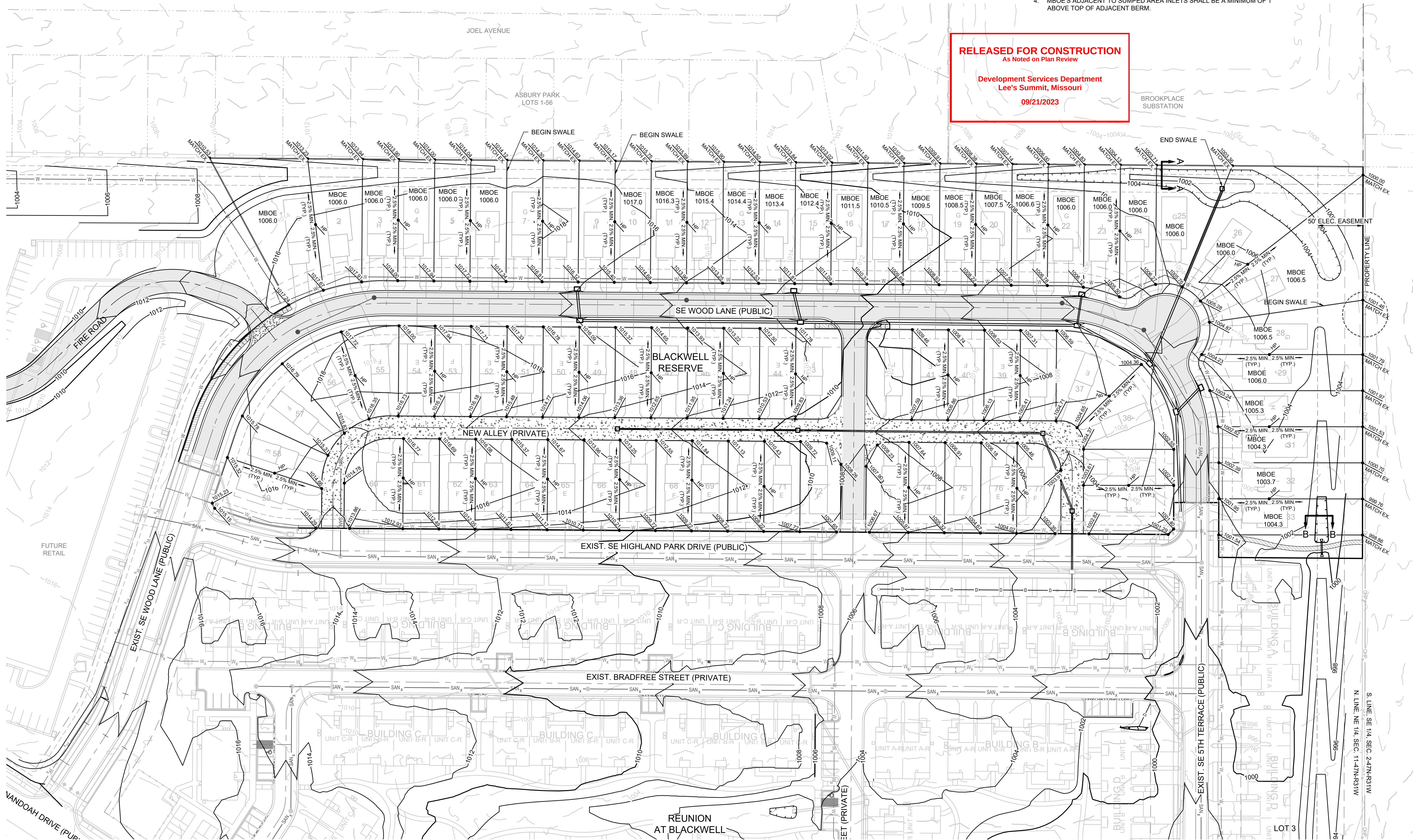
09/21/2023





	ENGINEERED CHANNELS														
LOCATION	SECTION	DRAINAGE AREA (AC.)	Q100 (CFS)	Q10 (CFS)	DESIGN OVERFLOW FORMULA	DESIGN OVERFLOW (CFS)	BED SLOPE (%)	SIDE SLOPE (X:1)	BASE WIDTH (FT)	CROSS SECTION AREA (FT2)	TOP WIDTH (FT)	NOMINAL DEPTH (FT.)	AVERAGE VELOCITY (FPS)	VELOCITY HEAD (FT.)	EGL (FT.)
LOT 25	A	1.25	10.64	6.06	Q100(A)	10.64	2.40	5.00	6.00	5.05	11.70	0.38	3.50	0.19	0.57
LOT 33	B	0.40	3.41	1.94	Q100(B)	3.41	2.00	5.00	6.00	2.16	8.90	0.21	2.27	0.08	0.29

1. MBOE = MINIMUM BUILDING OPENING ELEVATION FOR HOUSES ADJACENT TO ENGINEERED OVERFLOW SWALES SHALL BE A MINIMUM OF 2 FEET ABOVE THE WATER SURFACE ELEVATION FOR THE 1% CHANCE STORM EVENT.
2. ADJACENT INDIVIDUAL LOT SWALES SHALL BE THE SAME AS THE CONSTRUCTED SWALES IN ELEVATION (CONTOUR) FROM THE GRADING PLAN AS LONG AS THE MBOE IS ADJUSTED ACCORDING TO THE ABOVE CRITERIA.
3. EGL = ENERGY GRADE LINE (100 YR)
4. WGL = MAXIMUM WATER SURFACE ELEVATION (100 YR)
5. MBOE'S ADJACENT TO SUMPED AREA INLETS SHALL BE A MINIMUM OF 1' ABOVE TOP OF ADJACENT BERM.



1. REFERENCE "MASS GRADING & EROSION SEDIMENT CONTROL PLANS FOR RESIDENCES, TRADITIONS & RESERVE AT BLACKWELL" FOR TURF REINFORCEMENT MAT INSTALLATION.
2. MAINTIAN, REPAIR AND REPLACE TURF REINFORCEMENT MAT AS NECESSARY.

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

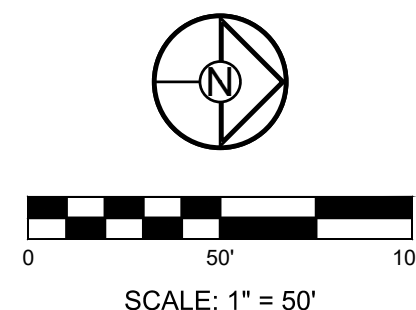
1. ALL CONSTRUCTION ON THIS PROJECT SHALL CONFORM TO THE CITY OF LEE'S SUMMIT TECHNICAL SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.

1. EXCAVATION NOT PERMITTED WITHIN 25 FEET OF TRANSMISSION POLES.
2. SOIL SHALL NOT COME INTO CONTACT WITH TRANSMISSION POLES.
3. OPERATION OF EQUIPMENT OVER 14 FEET IN HEIGHT WITHIN TRANSMISSION EASEMENT IS NOT PERMITTED.
4. CONSTRUCTION EQUIPMENT SHALL ALWAYS MAINTAIN A MINIMUM DISTANCE OF 20 FEET FROM ENERGIZED TRANSMISSION LINE CONDUCTORS.
5. ALL SPOILS ARE TO BE MAINTAINED OUTSIDE THE TRANSMISSION EASEMENT AREA, OR ELSE, AFTER EXCAVATION, THE EXISTING CLEARANCES.
6. FOR ADDITIONAL TRANSMISSION EASEMENT ENCROACHMENT REQUIREMENTS SEE <https://www.everycity.com/partner-with-us/transmission-projects/transmission-line-easements>

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

"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

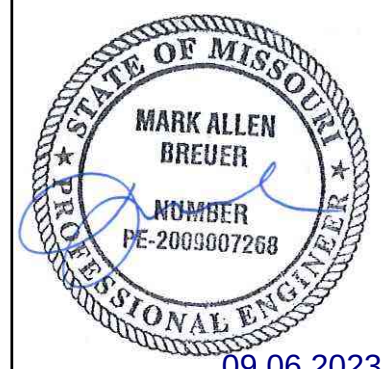


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	2	06/27/2023	PER CITY COMMENTS
	3	09/06/2023	PER CITY COMMENTS
CHECKED BY:	MAB		
DATE PREPARED:			
03/03/2023			
PROJ. NUMBER:			
			22-093

MASTER
DRAINAGE PLAN
- GRADING PLAN

SHEET

PREPARED BY:



09.06.2023

SCHLAGEL & ASSOCIATES, P.A.

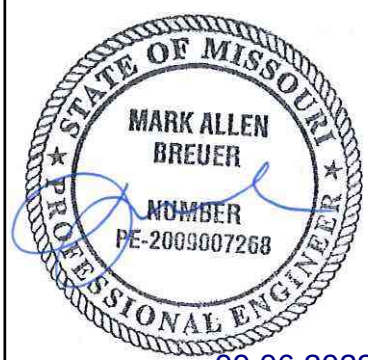
BLACKWELL RESERVE
STREET AND STORM SEWER PLANS

SEE SHENANDOAH DRIVE LEE'S SUMMIT, MO

09/21/2023

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#E20002008037 #LAC2011005237 #LS20002008859+

PREPARED BY:



09.06.2023

SCHLAGEL & ASSOCIATES, P.A.

BLACKWELL RESERVE
STREET AND STORM SEWER PLANS

DRAWN BY:	REVISION DATE	DESCRIPTION
TRC	06/05/2023	PER CITY COMMENTS
CHECKED BY:	06/27/2023	PER CITY COMMENTS
MAB	08/06/2023	PER CITY COMMENTS
DATE PREPARED:		
03/03/2023		
PROJ. NUMBER:		
27-0902		

MASTER
DRAINAGE PLAN
- OVERALL
DRAINAGE MAP

SHEET

5

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

NOTES:

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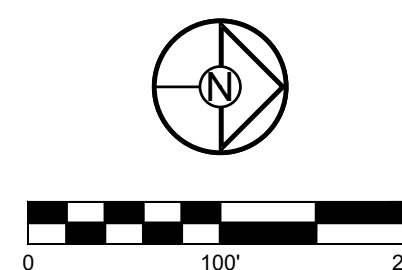
STATION NAME - JA-90

KC METRO ALUMINUM GRS DISK SET IN CONCRETE STAMPED "JA-90, 1988"
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N:1001052.8503, E:2845604.8272

ELEV. 997.045

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ELEV. 1005.719

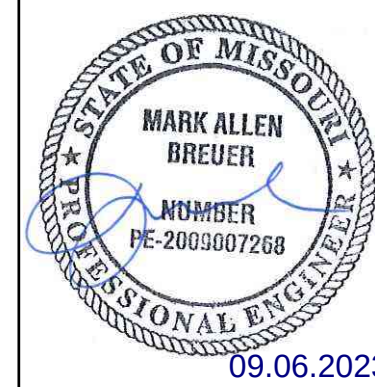


SCALE: 1" = 100'



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PREPARED BY:

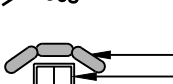


SCHLAGEL & ASSOCIATES, P.

BLACKWELL RESERVE
STREET AND STORM SEWER PLANS

MASTER DRAINAGE PLAN - DRAINAGE MAP		SHEET	
DRAWN BY:	REVISION DATE	PER CITY COMMENTS	DESCRIPTION
####	1. 05/05/2023	PER CITY COMMENTS	
CHECKED BY:	2. 06/27/2023	PER CITY COMMENTS	
####	3. 08/06/2023	PER CITY COMMENTS	
DATE PREPARED:	4.		
03/03/2023	5.		
	6.		
PROJ. NUMBER:	7.		
	8.		



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

7. ALL PERIMETER SILT FENCE, EARTH DIKES, SEDIMENT BASINS, AND ROCK CONSTRUCTION ENTRANCES WILL BE INSTALLED BEFORE GRADING OPERATIONS BEGIN.
8. SILT FENCE AND EARTH DIKES THAT ARE PLACED BEFORE GRADING BEGINS WILL BE MAINTAINED BY THE GRADING CONTRACTOR.
9. AREAS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE SODDED IMMEDIATELY AFTER CONSTRUCTION IS COMPLETE.
10. SEE MASS GRADING & EROSION SEDIMENT CONTROL PLANS FOR RESIDENCES, TRADITIONS & RESERVE AT BLACKWELL FOR SILT FENCE INSTALLATION.

FOR
CATIONS



A north arrow pointing to the right, with the letter 'N' inside a circle. Below it is a graphic scale bar with alternating black and white segments, marked with 0, 50', and 100'. Below the scale bar is the text "SCALE: 1" = 50'".

Development Services Department
Lee's Summit, Missouri
09/21/2023

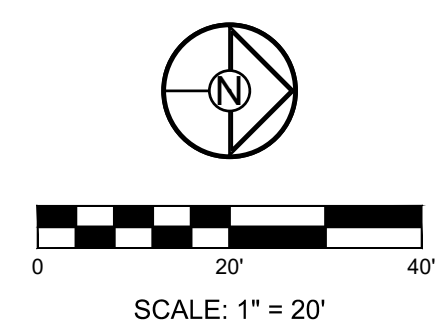


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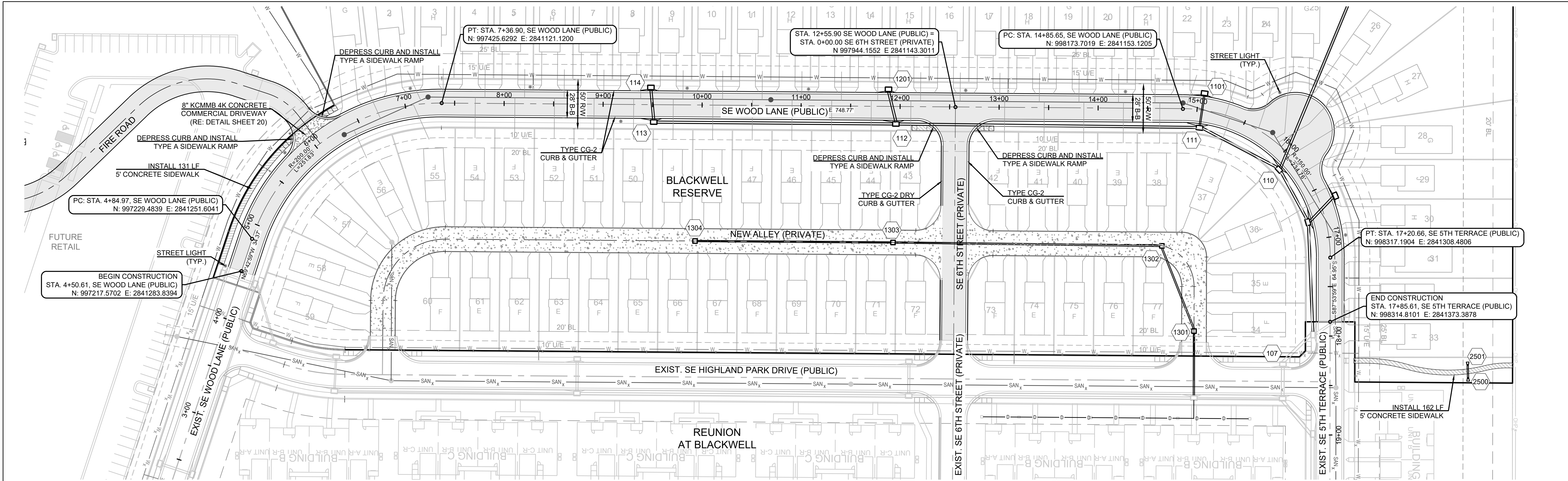
Development Services Department
Lee's Summit, Missouri
09/21/2023



Development Services Department
Lee's Summit, Missouri
09/21/2023



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.

SIDEWALK NOTE:

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

MO GRS BENCHMARK:

STATION NAME - JA-90

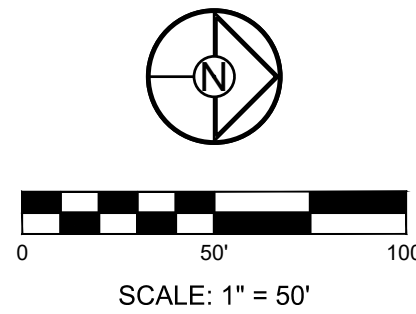
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N:1001052.8503, E:2845604.8272

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

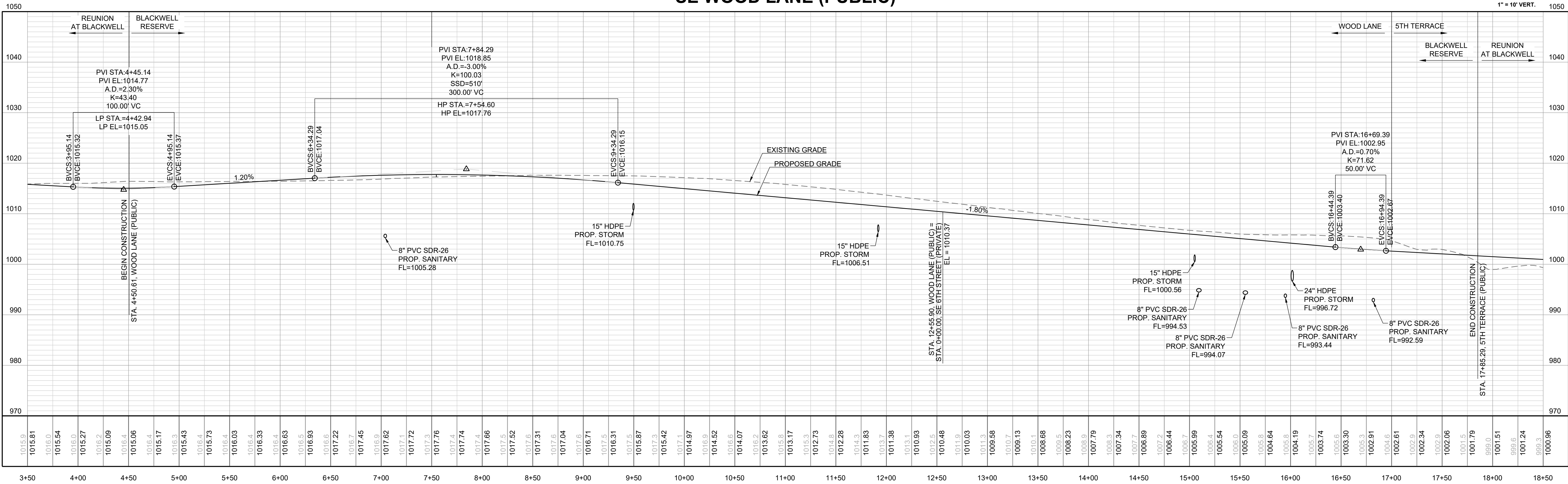


RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

09/21/2023

SE WOOD LANE (PUBLIC)



**BLACKWELL RESERVE
STREET AND STORM SEWER PLANS**

SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

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PREPARED BY:

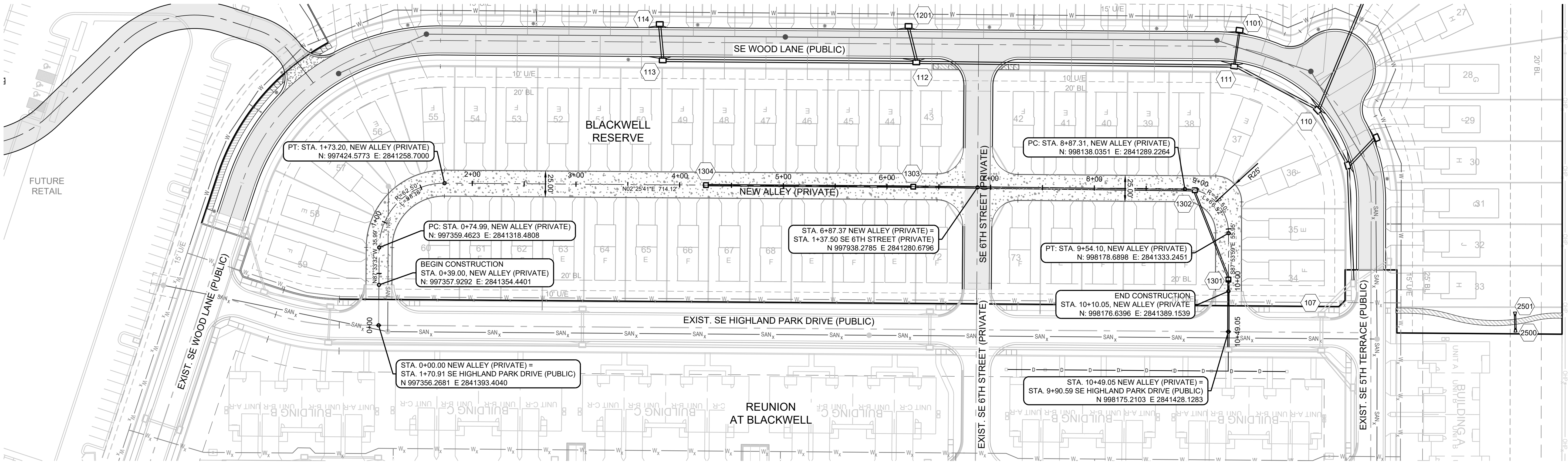
09.06.2023

SCHLAGEL & ASSOCIATES, P.A.

REVISION DATE	DESCRIPTION
05/05/2023	PER CITY COMMENTS
06/27/2023	PER CITY COMMENTS
08/06/2023	PER CITY COMMENTS
09/03/2023	DATE PREPARED
22-593	PROJ. NUMBER

SE WOOD LANE (PUBLIC) - PLAN & PROFILE

SHEET
12



STREET NOTES:

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- SUBGRADE TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
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- 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.

NEW ALLEY NOTE:
REFERENCE SHEET 20 FOR TYPICAL ALLEY SECTION.
TYPICAL ALLEY SECTION STA. 0+39.00 TO STA. 10+10.05.

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

MO GRS BENCHMARK:

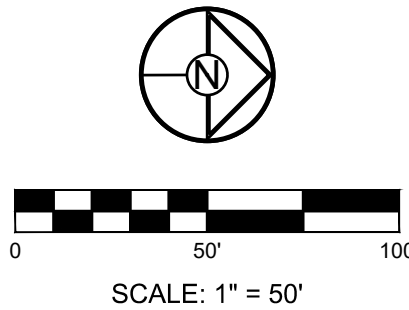
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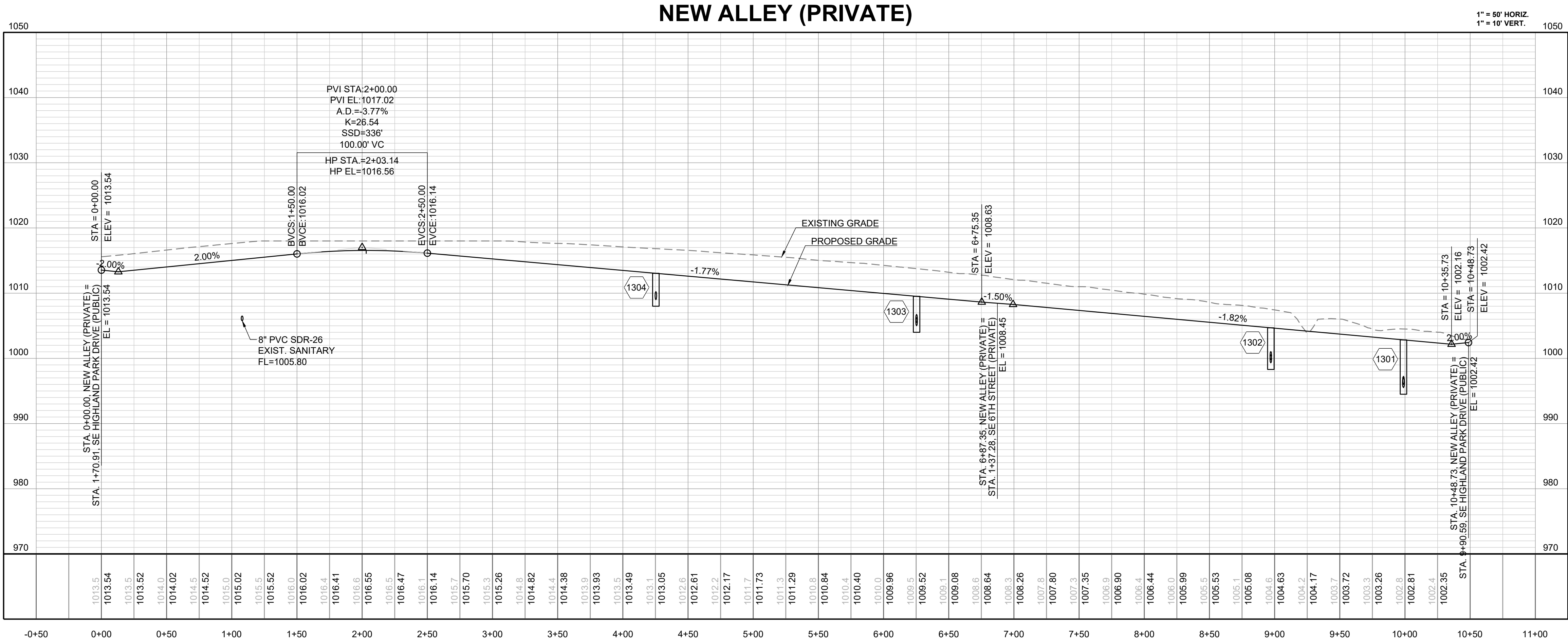
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SCHLAGEL & ASSOCIATES, P.A.

BLACKWELL RESERVE
STREET AND STORM SEWER PLANS
SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
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09/06/2023	DATE PREPARED
09/06/2023	PROJ. NUMBER:

NEW ALLEY
(PRIVATE) - PLAN
& PROFILE

SHEET

13



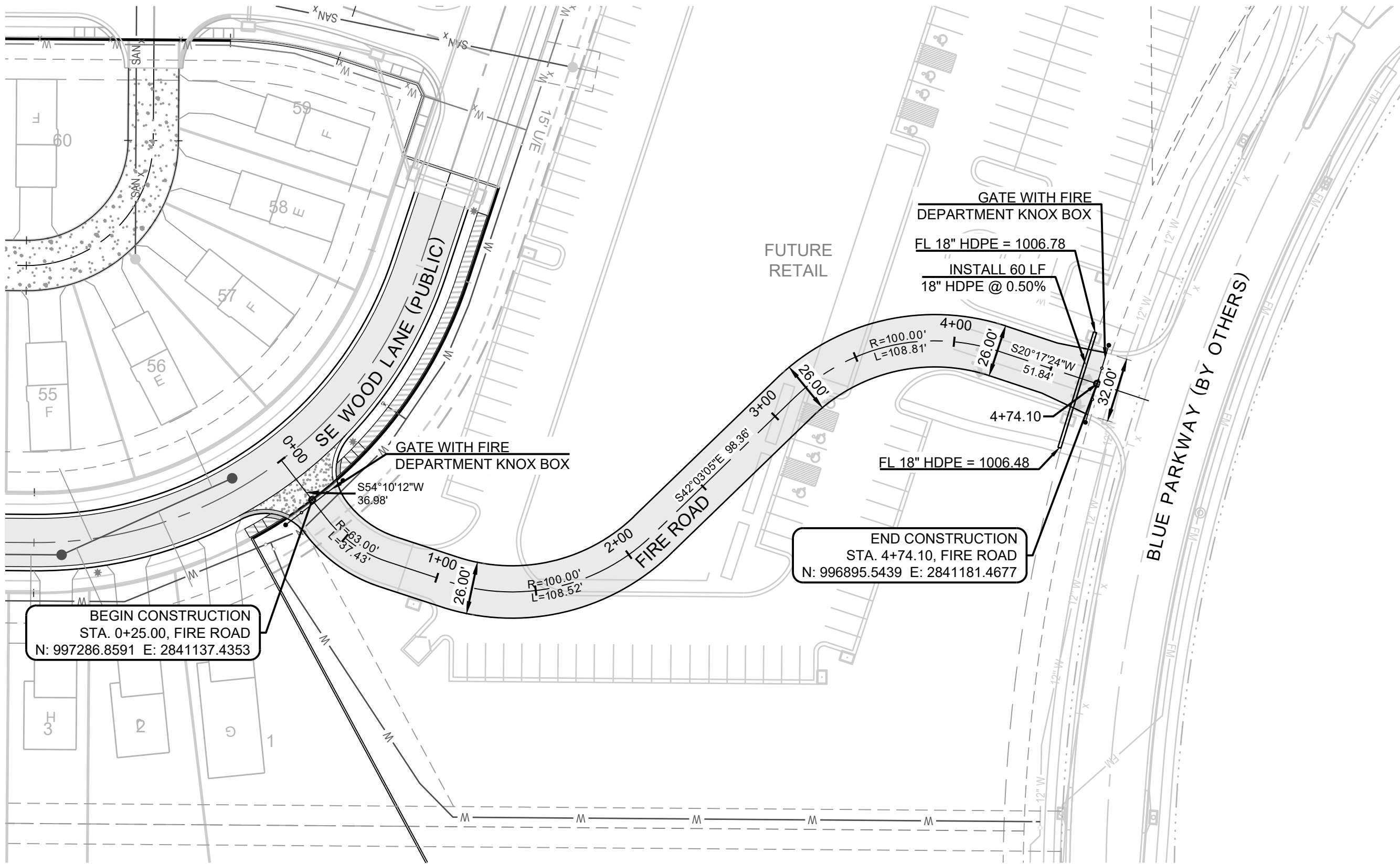
STATE OF MISSOURI
MARK ALLEN BREUER
NUMBER
PE-2003607268
PROFESSIONAL ENGINEER

SCHLAGEL & ASSOCIATES, P.A.

SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

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CHECKED BY:	06/06/2023	PER CITY COMMENTS
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22-093		

SHEET



- STREET NOTES:**
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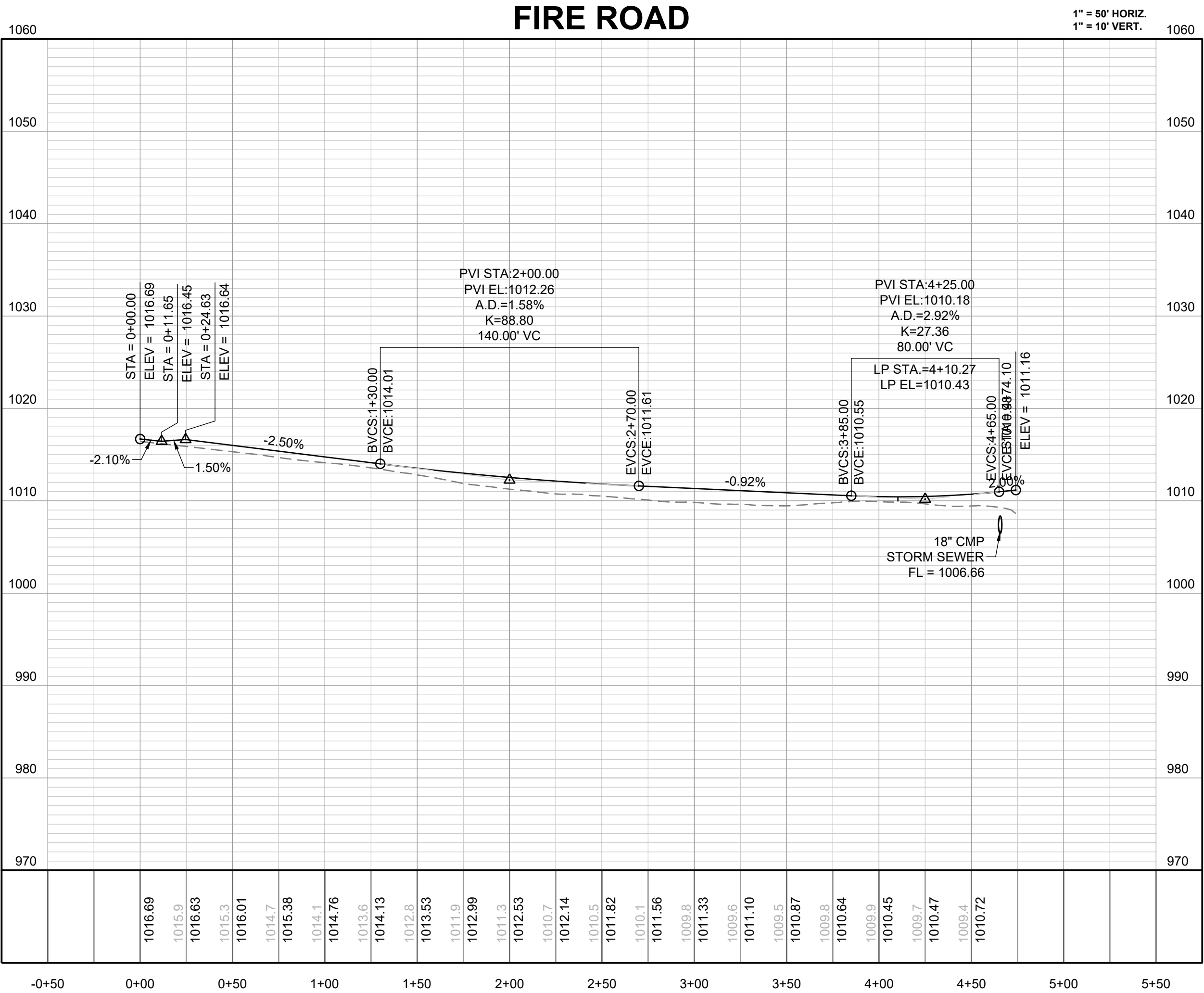
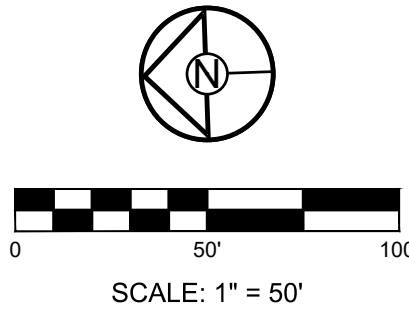
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ELEV. 997.045

PROJECT BENCHMARK:

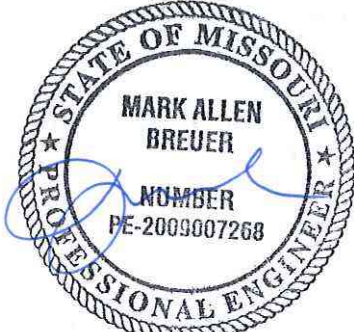
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N:996874.9690, E:2840937.1365

ELEV. 1005.719



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BLACKWELL RESERVE
STREET AND STORM SEWER PLANS
SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

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08/06/2023	PER CITY COMMENTS
09/03/2023	DATE PREPARED
22-593	PROJ. NUMBER

FIRE ROAD -
PLAN & PROFILE

SHEET

15

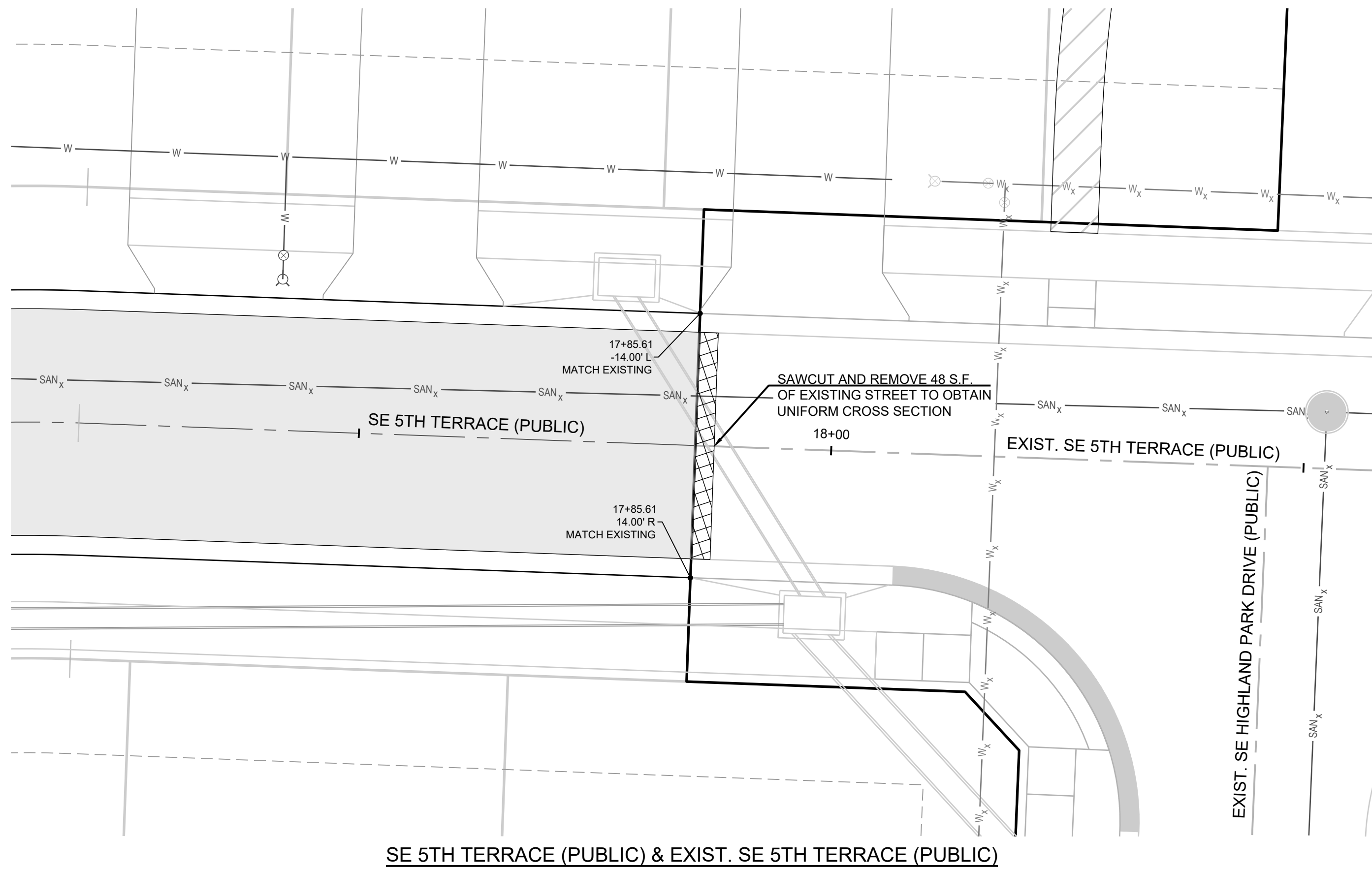
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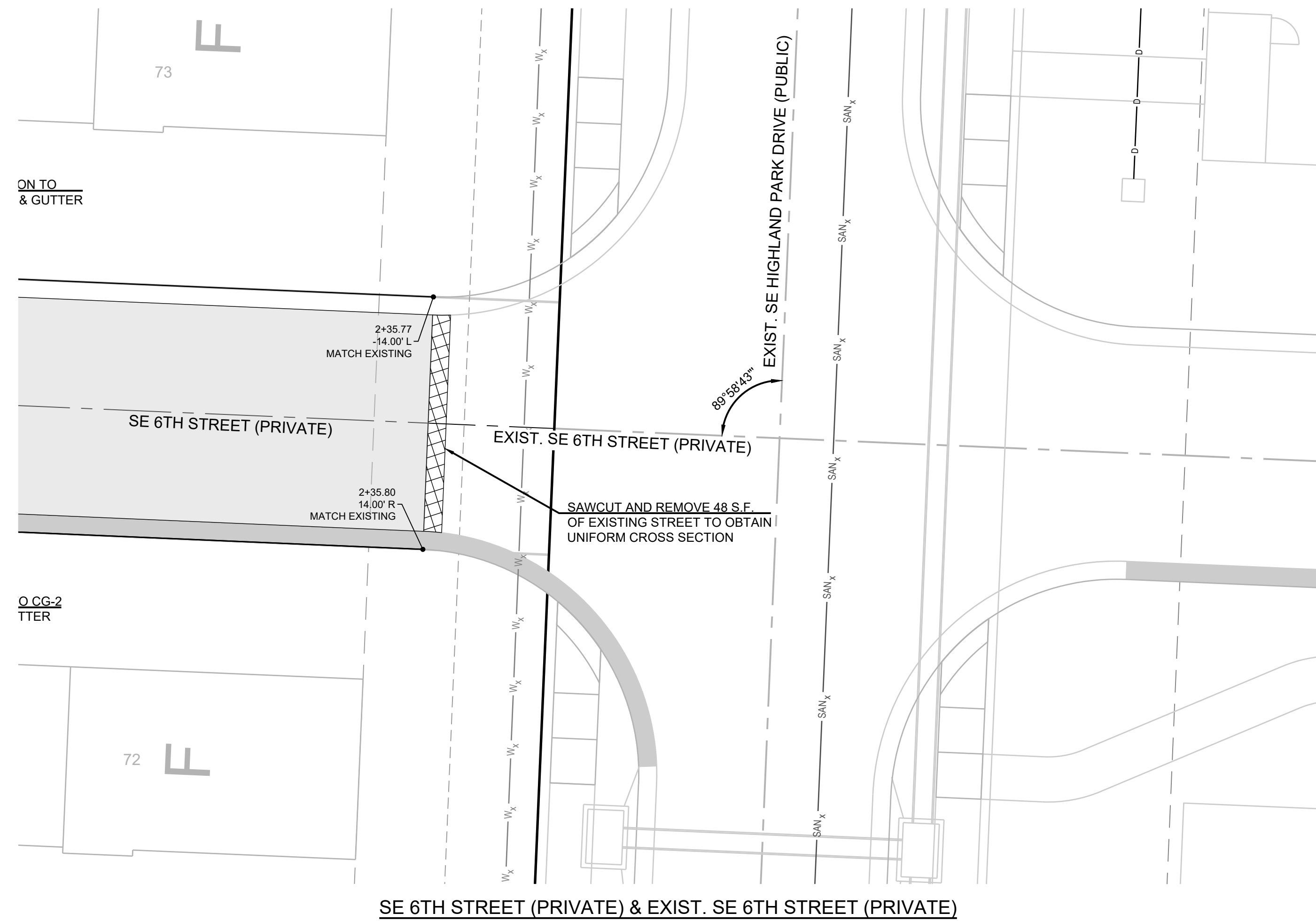
Development Services Department
Lee's Summit, Missouri

09/21/2023

05/05/2023	✓	PER CITY COMMENTS
06/27/2023	✓	PER CITY COMMENTS
09/06/2023	✓	PER CITY COMMENTS
MAB	✓	
DATE PREPARED:	✓	
03/03/2023	✓	
PROJ. NUMBER:	✓	
22-083	✓	



SE 5TH TERRACE (PUBLIC) & EXIST. SE 5TH TERRACE (PUBLIC)

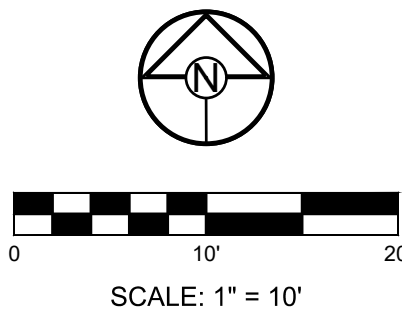


SE 6TH STREET (PRIVATE) & EXIST. SE 6TH STREET (PRIVATE)

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As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

09/21/2023



ENGINEERS

SCHLAGEL

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PREPARED BY:

09.06.2023

SCHLAGEL & ASSOCIATES, P.A.

BLACKWELL RESERVE

STREET AND STORM SEWER PLANS

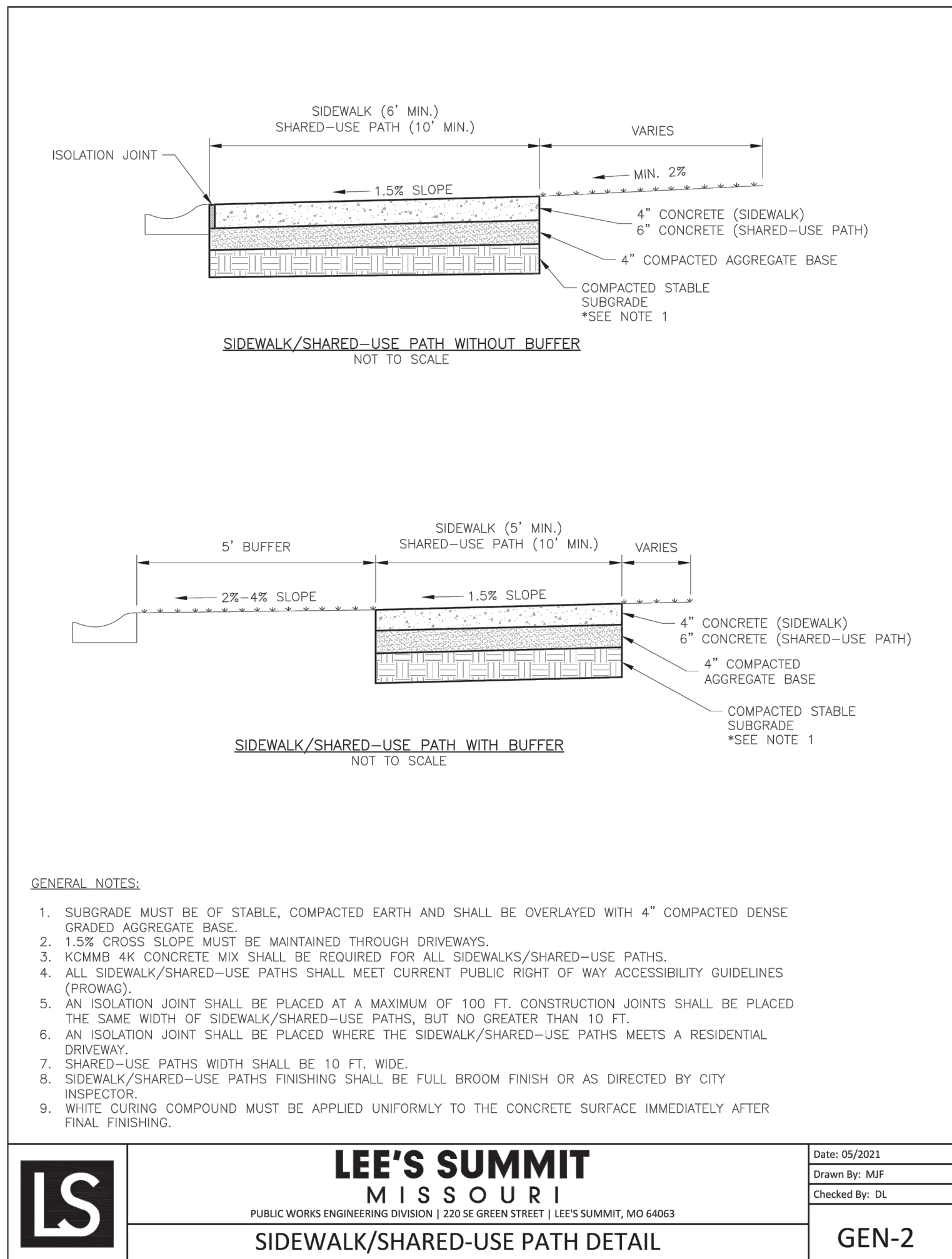
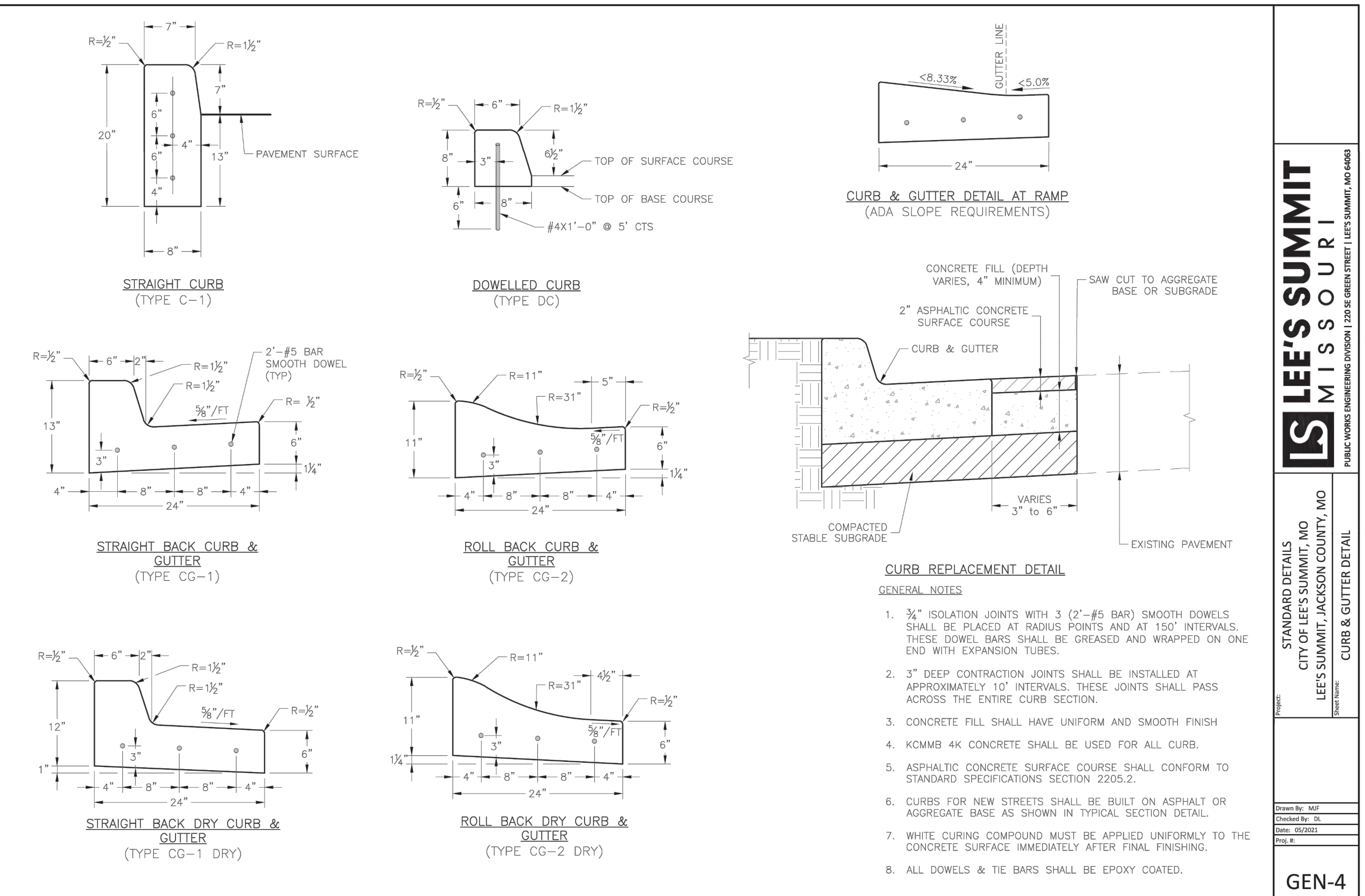
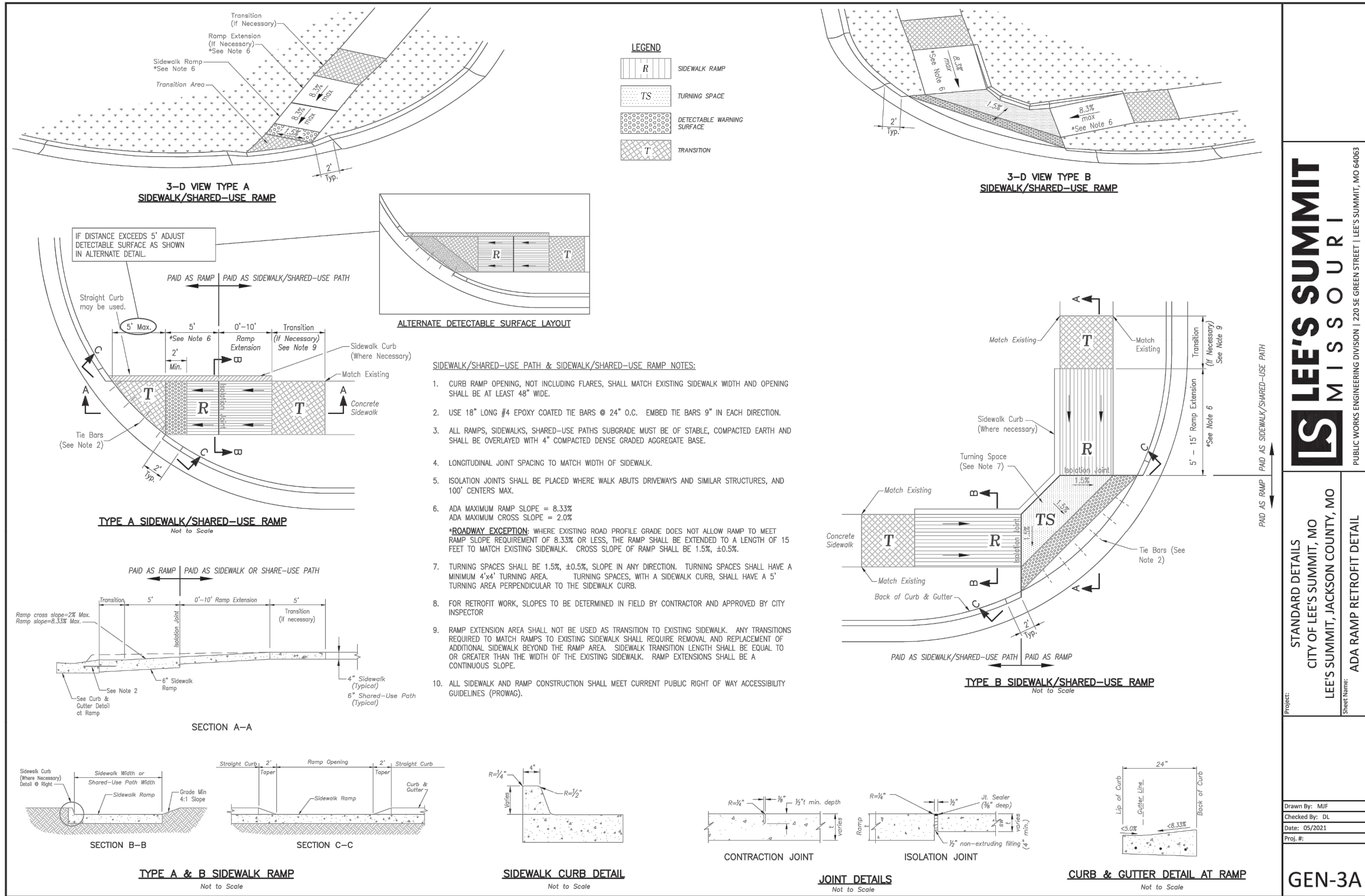
SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
1 05/05/2023	PER CITY COMMENTS
2 06/27/2023	PER CITY COMMENTS
3 08/06/2023	PER CITY COMMENTS
4	
5	
6	
7	
8	
9	
10	

DRAWN BY:	TRC
CHECKED BY:	MAB
DATE PREPARED:	09/03/2023
PROJ. NUMBER:	22-593

INTERSECTION DETAILS
SHEET
17

18



RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri
09/21/2023

SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM
Missouri State Certificates of Authority
#E2002003600F #LAC2001005237 #LS2002008659-F

PREPARED BY:

09.06.2023

SCHLAGEL & ASSOCIATES, P.A.

BLACKWELL RESERVE
STREET AND STORM SEWER PLANS

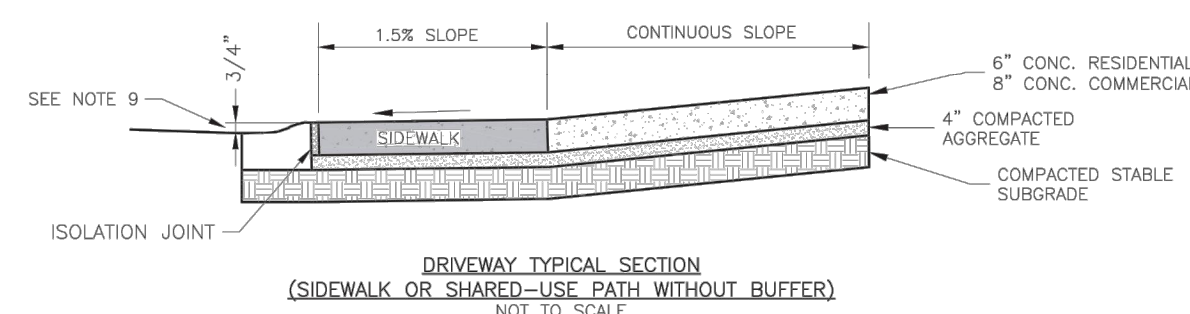
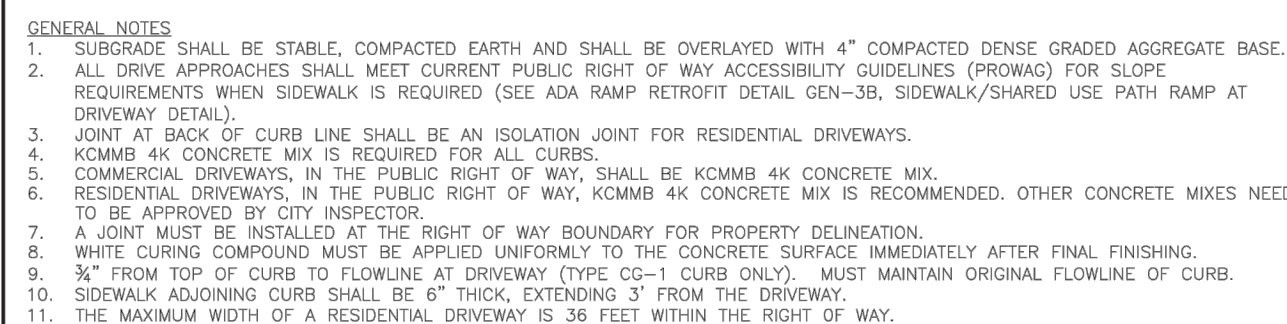
SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
05/05/2023	PER CITY COMMENTS
06/27/2023	PER CITY COMMENTS
08/06/2023	PER CITY COMMENTS
09/06/2023	PER CITY COMMENTS
09/21/2023	DATE PREPARED
09/21/2023	PROJ. NUMBER:
22-263	

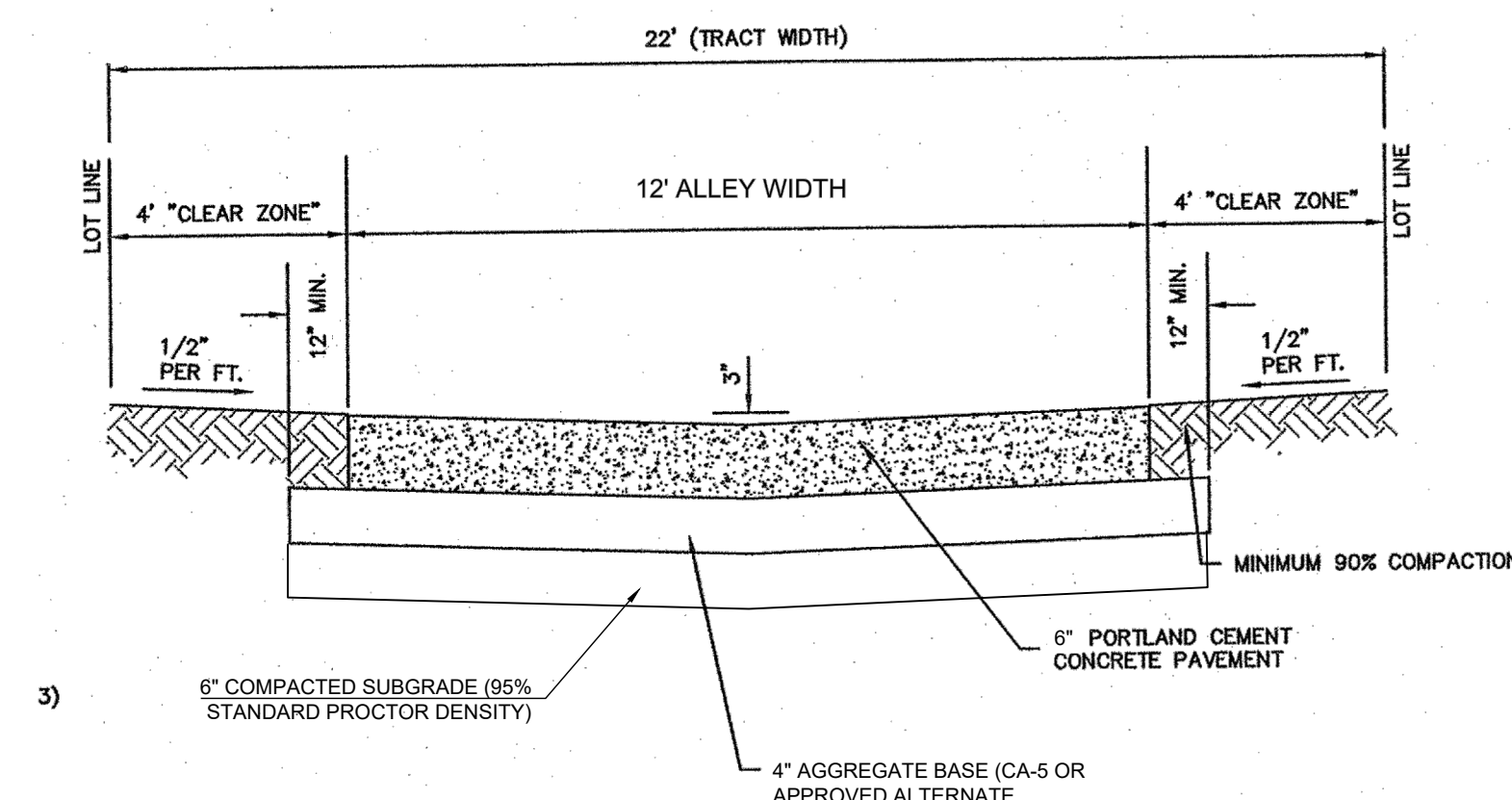
STREET DETAILS

SHEET

19

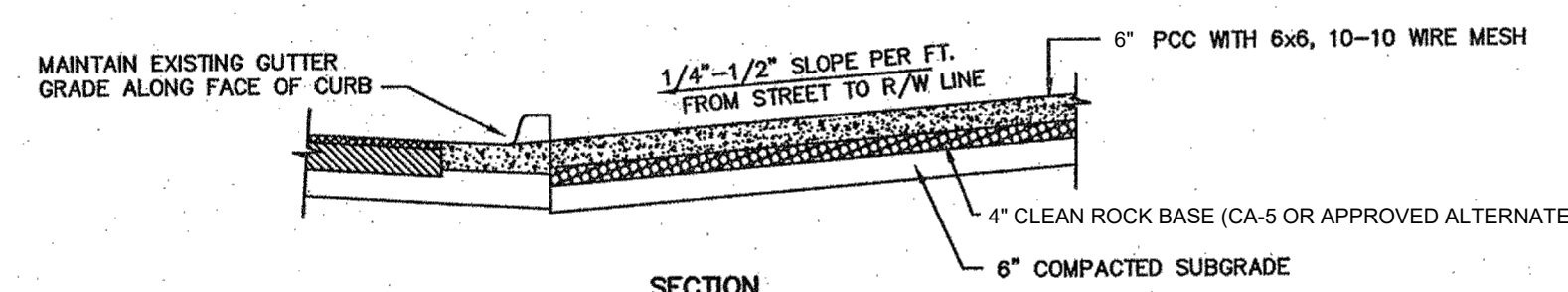
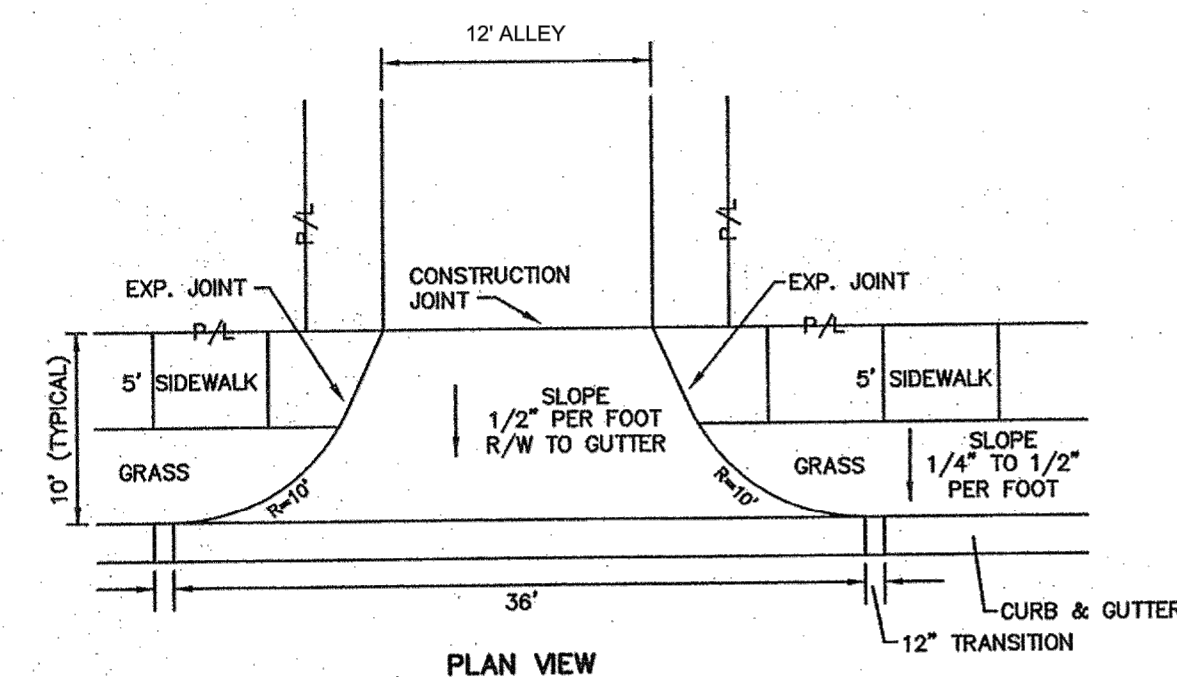


GEN-1



TYPICAL ALLEY SECTION

- ### **NOTES**
1. COMPACTION JOINTS TO BE SAWED AT INTERVALS OF 20 FEET MAXIMUM. JOINTS SHALL BE FILLED WITH BITUMINOUS COMPOUND IMMEDIATELY FOLLOWING SAWING.
 2. DOWELED EXPANSION JOINTS SHALL BE LOCATED EVERY 100 FEET MAXIMUM.
 3. REINFORCE CONCRETE WITH 6x6x6 WOVEN WIRE MESH.
 4. USE ADDITIONAL REINFORCEMENT AROUND DRAINAGE STRUCTURES AS NECESSARY.



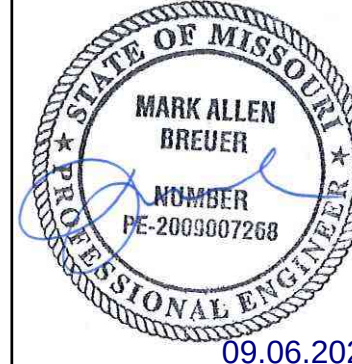
ALLEY APRON

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

09/21/2023

PREPARED BY:



09.06.2023

SCHLAGEL & ASSOCIATES, P.A.

BLACKWELL RESERVE
STREET AND STORM SEWER PLANS

REVISION DATE	DESCRIPTION
05/05/2023	PER CITY COMMENTS
06/27/2023	PER CITY COMMENTS
09/06/2023	PER CITY COMMENTS

STREET DETAILS

SHEET

20



Storm Sewer Construction Notes	
Structure	Notes
1303	STA 5+31.36, LINE 1300 INSTALL 4 X 4 DOUBLE GRATE INLET N 997876.3091 E 2841277.8309
1304	STA 7+31.36, LINE 1300 INSTALL 4 X 4 DOUBLE GRATE INLET N 997676.4887 E 2841269.3582
2500	STA 0+00.00, LINE 2500 INSTALL 15" FLARED HDPE END SECTION W/ TOEWALL AND 3 CY (12'X5'X1.5') STONE RIP-RAP USING A MIN.50# (D50=12") STONE. PLACE FILTER FABRIC PRIOR TO CONSTRUCTION. N 998452.0477 E 2841434.4945
2501	STA 0+12.00, LINE 2500 INSTALL 15" FLARED HDPE END SECTION W/ TOEWALL AND 3 CY (12'X5'X1.5') STONE RIP-RAP USING A MIN.50# (D50=12") STONE. PLACE FILTER FABRIC PRIOR TO CONSTRUCTION. N 998452.0474 E 2841422.4946

Design Storm:		100																	09/21/2023								
"K" Value:		1.25																									
"F" Factor:		1.00																									
Runoff Calculations																	Pipe Properties										
In#	Area (acres)	"C" Value	Cumul. Area (acres)	Cumul. cX A	Tc	Intensity	Runoff To Inlet	Cumul. Runoff	Pipe Cap.	Pipe Vel.	Up Piped Inlet 1	Up Piped Inlet 2	Up Area (acres)	Up Cx A	Up Inlet	Down Inlet	Pipe Type	"n" Value	Pipe Size	Pipe Length	Slope %	Drop In Inlet	FL Up	FL Down	Inlet Top	HGL Elev	
LINE 100																											
101	0.61	0.66	20.40	13.46	8.6	9.01	4.53	151.62	103.97	10.81			0.00	0.00	101	100	HDPE	0.012	42	55.00	0.91	0.50	DS TAILWATER @ STR #100			989.91	
102	0.60	0.66	19.79	13.06	8.6	9.02	2.98	147.21	231.47	24.06	201	301	3.52	2.32	102	101	HDPE	0.012	42	35.50	4.51	0.50	984.50	984.00	995.20	992.90	
103	0.37	0.66	15.87	10.47	8.3	9.10	2.78	119.20	78.60	8.17	401		0.42	0.28	103	102	HDPE	0.012	42	133.63	0.52	0.50	987.80	987.10	996.61	997.99	
104	0.22	0.66	15.08	9.95	7.9	9.24	1.68	114.95	62.29	6.55	501	601	1.57	1.04	104	103	HDPE	0.012	42	211.60	0.57	0.50	989.50	988.30	998.95	1000.07	
105	0.11	0.66	13.29	8.77	7.7	9.32	0.85	102.23	68.17	9.64			0.00	0.00	105	104	HDPE	0.012	36	145.31	0.59	0.50	991.30	990.00	1000.55	1003.49	
106	0.18	0.66	13.18	8.70	7.6	9.35	1.39	101.69	67.01	9.48	701		6.73	4.44	106	105	HDPE	0.012	36	46.74	0.86	0.50	992.20	991.80	1001.44	1003.08	
107	0.64	0.66	6.27	4.14	6.9	9.58	5.06	49.53	41.21	8.39			0.00	0.00	107	106	HDPE	0.012	30	35.00	0.86	0.50	993.00	992.70	1001.44	1002.67	
108	0.18	0.66	5.63	3.72	6.8	9.61	1.43	44.63	37.44	7.63	801		0.26	0.17	108	107	HDPE	0.012	30	42.40	0.71	0.50	993.80	993.50	1001.65	1002.51	
109	0.12	0.66	5.19	3.43	6.6	9.70	0.96	41.53	37.18	7.57	901		0.66	0.44	109	108	HDPE	0.012	30	113.76	0.70	0.50	995.10	994.30	1002.98	1003.20	
110	0.11	0.66	4.41	2.91	6.4	9.75	0.89	35.48	22.19	7.06	1001		1.50	0.99	110	109	HDPE	0.012	24	60.72	0.82	0.50	996.09	995.60	1004.14	1005.24	
111	0.53	0.66	2.80	1.85	6.3	9.80	4.29	22.64	20.70	11.72	1101		0.65	0.43	111	110	HDPE	0.012	18	90.66	3.31	0.50	999.59	996.59	1006.03	1009.01	
112	0.42	0.66	1.62	1.07	5.6	10.06	3.49	13.45	9.28	7.57	1201		0.47	0.31	112	111	HDPE	0.012	15	306.71	1.76	0.50	1005.49	1000.09	1011.58	1018.29	
113	0.34	0.66	0.73	0.48	5.1	10.29	2.89	6.20	8.96	7.30			0.00	0.00	113	112	HDPE	0.012	15	244.59	1.64	0.50	1010.00	1005.99	1015.97	1013.70	
114	0.39	0.66	0.39	0.26	5.0	10.32	3.32	3.32	8.34	6.80			0.00	0.00	114	113	HDPE	0.012	15	35.14	1.42	N/A	1011.00	1010.50	1016.02	1013.84	
LINE 200																											
201	2.31	0.66	2.31	1.52	5.0	10.32	19.67	19.67	41.95	13.35			0.00	0.00	201	102	HDPE	0.012	24	58	100	2.93	1.50	989.80	988.10	993.70	995.88
LINE 300																											
301	0.52	0.66	1.21	0.80	5.1	10.27	4.41	10.26	11.31	9.21			0.00	0.00	301	102	HDPE	0.012	15	216.69	2.61	2.25	Drop in Inlet 102				
302	0.69	0.66	0.69	0.46	5.0	10.32	5.88	5.88	7.54	6.14			0.00	0.00	302	301	HDPE	0.012	15	43.06	1.16	0.50	994.51	988.85	999.68	1000.40	
LINE 400																											
401	0.42	0.66	0.42	0.28	5.0	10.32	3.58	3.58	11.46	9.34			0.00	0.00	401	103	HDPE	0.012	15	35.48	2.68	2.25	Drop in Inlet 103				
LINE 500																											
501	0.43	0.66	1.14	0.75	5.1	10.30	3.65	9.68	13.59	11.07			0.00	0.00	501	104	HDPE	0.012	15	46.43	3.77	2.25	Drop in Inlet 104				
502	0.71	0.66	0.71	0.47	5.0	10.32	6.05	6.05	11.83	9.64			0.00	0.00	502	501	HDPE	0.012	15	35.00	2.86	0.50	993.50	991.75	1000.12	1000.32	
LINE 600																											
601	0.43	0.66	0.43	0.28	5.0	10.32	3.66	3.66	12.38	10.09			0.00	0.00	601	104	HDPE	0.012	15	39.93	3.13	2.25	Drop in Inlet 104				
LINE 700																											
701	0.32	0.66	6.73	4.44	7.6	9.35	2.47	51.92	39.24	7.99	1301		2.26	1.49	701	106	HDPE	0.012	30	89.67	1.06	0.50	Drop in Inlet 106				
702	0.58	0.66	4.15	2.74	7.1	9.51	4.55	32.54	34.14	10.87	1401		0.65	0.43	702	701	HDPE	0.012	24	288.08	1.94	0.50	993.40	992.70	1002.90	1003.54	
703	0.46	0.66	2.92	1.93	6.4	9.76	3.70	23.50	14.30	10.87	1501		0.85	0.56	703	702	HDPE	0.012	18	335.06	1.58	0.50	999.49	993.90	1007.44	1008.82	
704	0.26	0.66	1.61	1.06	5.7	10.06	2.16	13.36	9.17	5.19			0.00	0.00	704	703	HDPE	0.012	18	245.08	0.65	0.50	1005.28	999.99	1011.51	1023.11	
705	0.07	0.66	1.35	0.89	5.5	10.10	0.58	11.25	8.59	4.86			0.00	0.00	705	704	HDPE	0.012	18	35.04	0.57	0.50	1007.07	1007.87	1014.20	1016.84	
706	0.03	0.66	1.28	0.84	5.3	10.18	0.25	10.75	6.71	5.47			0.00	0.00	706	705	HDPE	0.012	15	65.36	0.92	0.50	1009.17	1008.57	1014.96	1014.36	
707	0.49	0.66	1.25	0.83	5.1	10.27	4.15	10.59	6.30	5.13	1601		0.26	0.17	707	706	HDPE	0.012	15	61.70	0.81	0.50	1010.17	1009.67	1015.18	1016.95	
708	0.50	0.66	0.50	0.33	5.0	10.32	4.26	4.26	6.49	5.29			0.00	0.00	708	707	HDPE	0.012	15	35.00	0.86	N/A	1010.97	1010.67	1015.18	1016.40	
LINE 800																											
801	0.26	0.66	0.26	0.17	5.0	10.32	2.21	2.21	15.30	12.47			0.00	0.00	801	108	HDPE	0.012	15	40.76	4.78	1.25	Drop in Inlet 108				
LINE 900																											
901	0.66	0.66	0.66	0.44	5.0	10.32	5.62	5.62	15.73	12.81			0.00	0.00	901	109	HDPE	0.012	15	38.65	5.09	1.25	Drop in Inlet 109				
LINE 1000																											
1001	1.50	0.66	1.50	0.99	5.0	10.32	12.77	12.77	19.30	6.14			0.00	0.00	1001	110	HDPE	0.012	24	210.17	0.62	0.50	Drop in Inlet 110				
LINE 1100																											
1101	0.65	0.66	0.65	0.43	5.0	10.32	5.54	5.54	11.22	9.14			0.00	0.00	1101	111	HDPE	0.012	15	35.07	2.57	0.50	Drop in Inlet 111				
LINE 1200																											
1201	0.47	0.66	0.47	0.31	5.0	10.32	4.00	4.00	11.69	9.53			0.00	0.00	1201	112	HDPE	0.012	15	35.84	2.79	0.50	Drop in Inlet 112				
LINE 1300																											
1301	0.30	0.66	2.26	1.49	6.2	9.86	2.44	18.39	14.48	8.20			0.00	0.00	1301	701	HDPE	0.012	18	67.73	1.62	1.00	Drop in Inlet 701				
1302	0.80	0.66	1.96	1.29	6.0	9.92	6.54	16.03	13.26	10.80			0.00	0.00	1302	1301	HDPE	0.012	15	92.02	0.59	0.50	995.49	994.40	1002.83	1005.91	
1303	0.58	0.66	1.16	0.77	5.4	10.14	4.85	9.71	9.67	7.88			0.00	0.00	1303	1302	HDPE	0.012	15	271.61	1.91	0.50	999.30	995.99	1004.68	1008.59	
1304	0.58	0.66	0.58	0.38	5.0	10.32	4.94	4.94	9.26	7.54			0.00	0.00	1304	1303	HDPE	0.012	15	200.00	1.75	N/A	1004.99	999.80	1009.51	1010.39	
LINE 1400																											
1401	0.65	0.66	0.65	0.43	5.0	10.32	5.54	5.54	16.94	13.80			0.00	0.00	1401	702	HDPE	0.012	15	35.00	5.86	0.75	Drop in Inlet 702				
LINE 1500																											
1501	0.85	0.66	0.85	0.56	5.0	10.32	7.24	7.24	9.90	8.06			0.00	0.00	1501	703	HDPE	0.012	15	35.00	2.00	0.50	Drop in Inlet 703				
LINE 1600																											
1601	0.13	0.66	0.26	0.17	5.1	10.27	1.10	2.20	6.02	4.91			0.00	0.00	1601	707	HDPE	0.012	15	202.61	0.74	0.50	Drop in Inlet 707				
1602	0.13	0.66	0.13	0.09	5.0	10.32	1.11	1.11	5.28	4.31			0.00	0.00	1602	1601	HDPE	0.012	15	35.00	0.57	N/A	1012.17	1010.67	1017.15	1015.42	
LINE 1700																											
1701	1.32	0.66	9.77	6.45	7.1	9.52	10.37	76.74	92.48	9.61	2101		2.81	1.85	1701	1700	HDPE	0.012	42	138.00	0.72	1.00	DS TAILWATER @ STR #1700			995.26	
1702	0.27	0.66	5.64	3.72	6.9	9.59	2.14	44.63	68.55	13.97	2001		2.17	1.43	1702	1701	HDPE	0.012	30	167.90	2.38	1.00	990.99	991.99	1003.36	998.94	
1703	0.53	0.66	3.20	2.11	6.7	9.67	4.23	25.54	16.84	9.53	1801		0.55	0.36	1703	1702	HDPE	0.012	18	128.04	2.19	0.50	999.79	996.99	1006.01	1007.01	
1704	0.28	0.66	2.12	1.40	5.8	9.99	2.31	17.48	11.83	6.69	1901		0.26	0.17	1704	1703	HDPE	0.012	18	341.08	1.08	0.50	1003.98	1000.29	1010.39	1014.82	
1705	0.39	0.66	1.58	1.04	5.3	10.22	3.29	13.32	10.11	5.72			0.00	0.00	1705	1704	HDPE	0.012	18	190.50	0.79	0.50	1005.98	1004.48	1012.67	1013.44	
1706	0.85	0.66	1.19	0.79	5.2	10.25	7.19	10.06	8.37	6.82			0.00	0.00	1706	1705	HDPE	0.012	15	35.01	1.43	0.50	1006.98	1006.48	1012.67	1013.92	
1707	0.34	0.66	0.34	0.22	5.0	10.32	2.90	2.90	8.31	6.77			0.00	0.00	1707	1706	HDPE	0.012	15	71.15	1.41	N/A	1008.49	1007.48	1013.95		

SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
14820 Waver 107th Street • Lenexa, Kansas 66215
(913) 492-492-159 • Fax: (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM
Missouri State Certificates of Authority
#E200200203800-F #LAC2001100523-F #LS2002003859-F

PREPARED BY:


MARK ALLEN
BREWER
MEMBER
PE 2003007260
STATE OF MISSOURI
COUNCIL ON PROFESSIONAL ENGINEERING

09.06.2023

BLACKWELL RESERVE
STREET AND STORM SEWER PLANS

SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

22

Development Services Department
Lee's Summit, Missouri
09/21/2023

STATE OF MISSOURI
MARK ALLEN BREUER
NUMBER
PE-2009007268
PROFESSIONAL ENGINEER

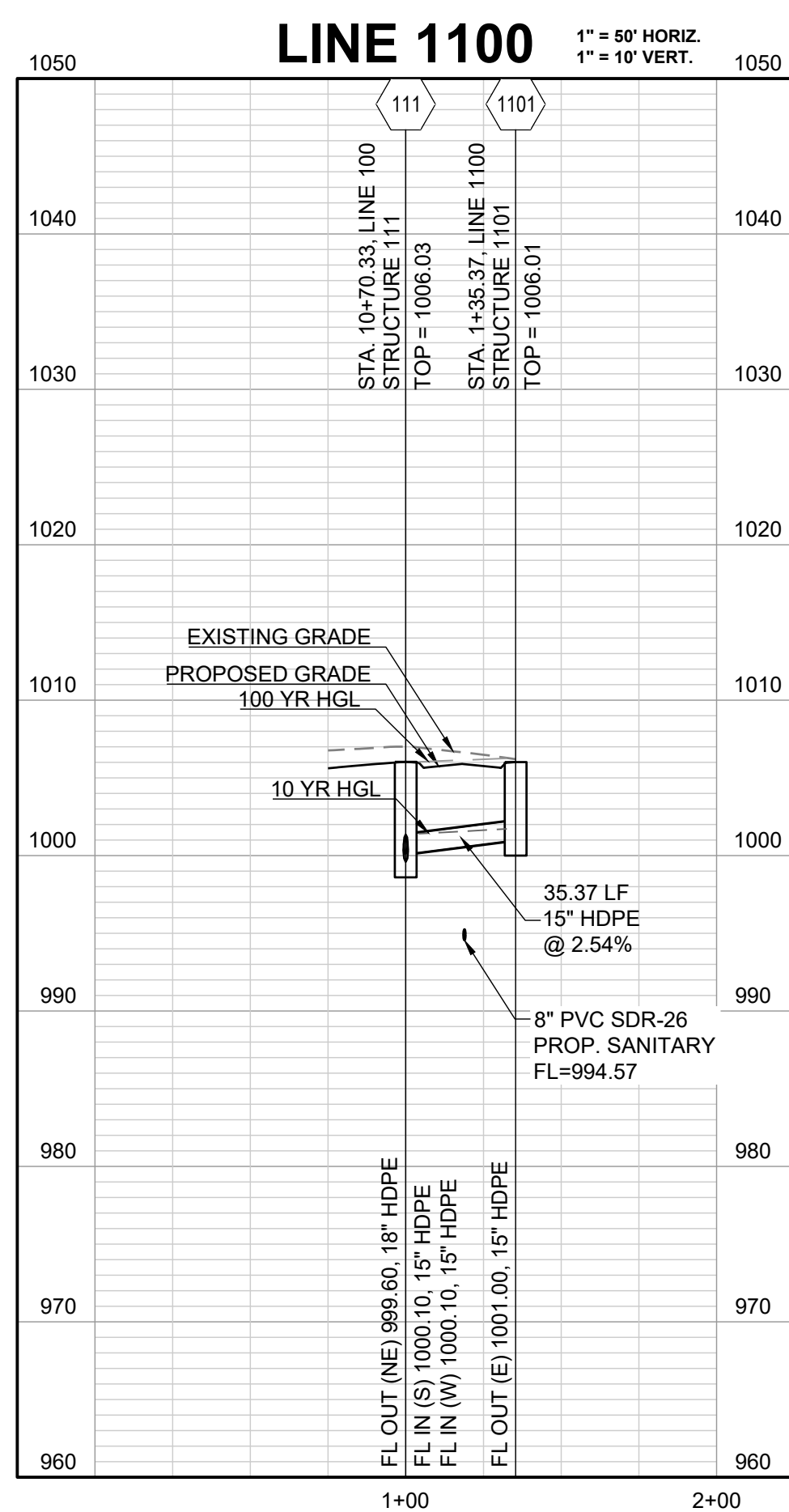
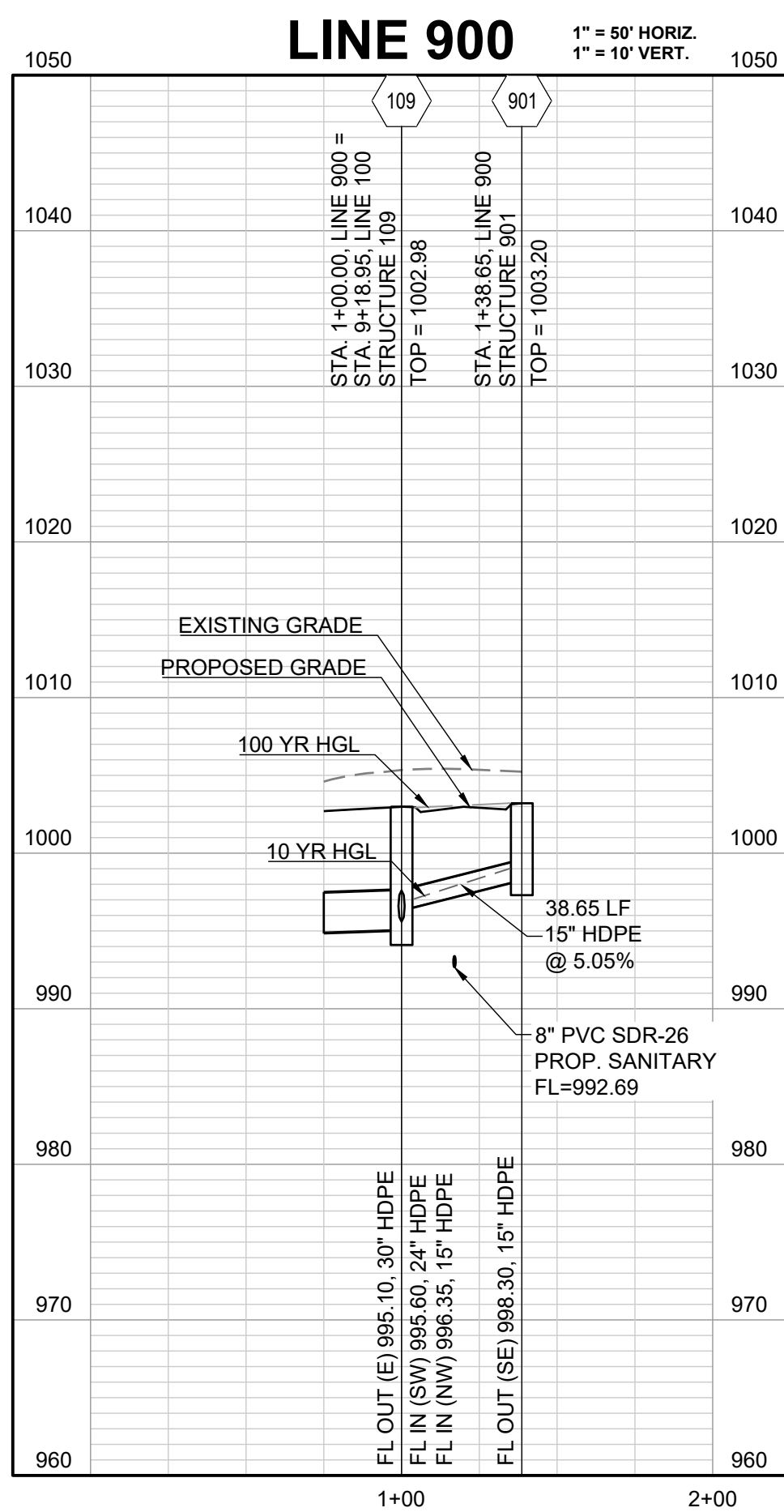
SCHLAGEL & ASSOCIATES, P.A.

BLACKWELL RESERVE
STREET AND STORM SEWER PLANS

DRAWN BY:		REVISION	DATE	DESCRIPTION
TRC		5	05/05/2023	PER CITY COMMENTS
		4	06/27/2023	PER CITY COMMENTS
CHECKED BY:		3	09/06/2023	PER CITY COMMENTS
MAB		4		
		5		
		6		
		7		
		8		
PROJ. NUMBER:				
22-0983				

SHEET

23



1" = 50' HORIZ.
 1" = 10' VERT.

STA. 1+35.84 LINE 1200
 STRUCTURE 1201
 TOP = 1011.71

STA. 1+35.84 LINE 1200
 STRUCTURE 1201
 TOP = 1011.71

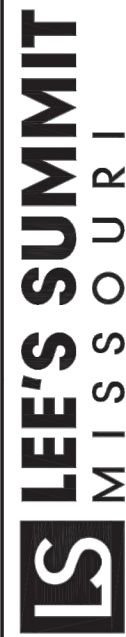
EXISTING GRADE
 PROPOSED GRADE
 100 YR HGL
 10 YR HGL

35.84 LF
 15" HDPE
 @ 2.79%

8" PVC SDR-26
 PROP. SANITARY
 FL=999.39

FL OUT (N) 1005.50, 15" HDPE
 FL IN (S) 1006.00, 15" HDPE
 FL IN (W) 1006.00, 15" HDPE
 FL OUT (E) 1007.00, 15" HDPE

1+00
 2+00



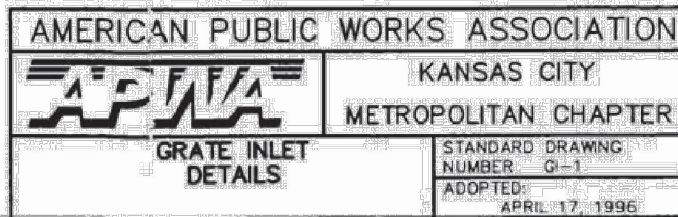
STANDARD DETAILS
OF LEE'S SUMMIT, MISSISSIPPI, JACKSON COUNTY
CIRRI IN DETAIL

STM-1

STANDARD DETAILS
OF LEE'S SUMMIT, MISSISSIPPI, JACKSON COUNTY

Drawn By: MIF
Checked By: DL

STM-2



STATE OF MISSOURI
MARK ALLEN BREUER
NUMBER
PE-2009007268
PROFESSIONAL ENGINEER

SCHLAGEL & ASSOCIATES, P.A.

10

BLACKWELL RESERVE
STREET AND STORM SEWER PLANS

SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

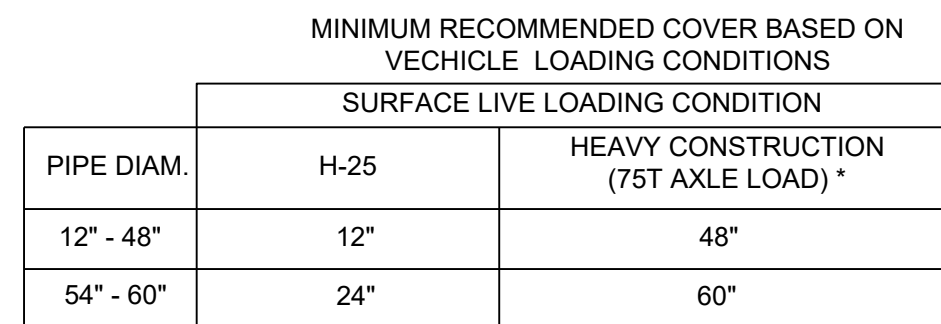
DRAWN BY:	REVISION	DATE	DESCRIPTION
TRC	1	05/05/2023	PER CITY COMMENTS
	2	06/27/2023	PER CITY COMMENTS
CHECKED BY:	3	09/06/2023	PER CITY COMMENTS
MAB	4		
	5		
DATE PREPARED:	6		
03/03/2023	7		
PROJ. NUMBER:	8		
22-093			

STORM DETAILS

SHEET

26

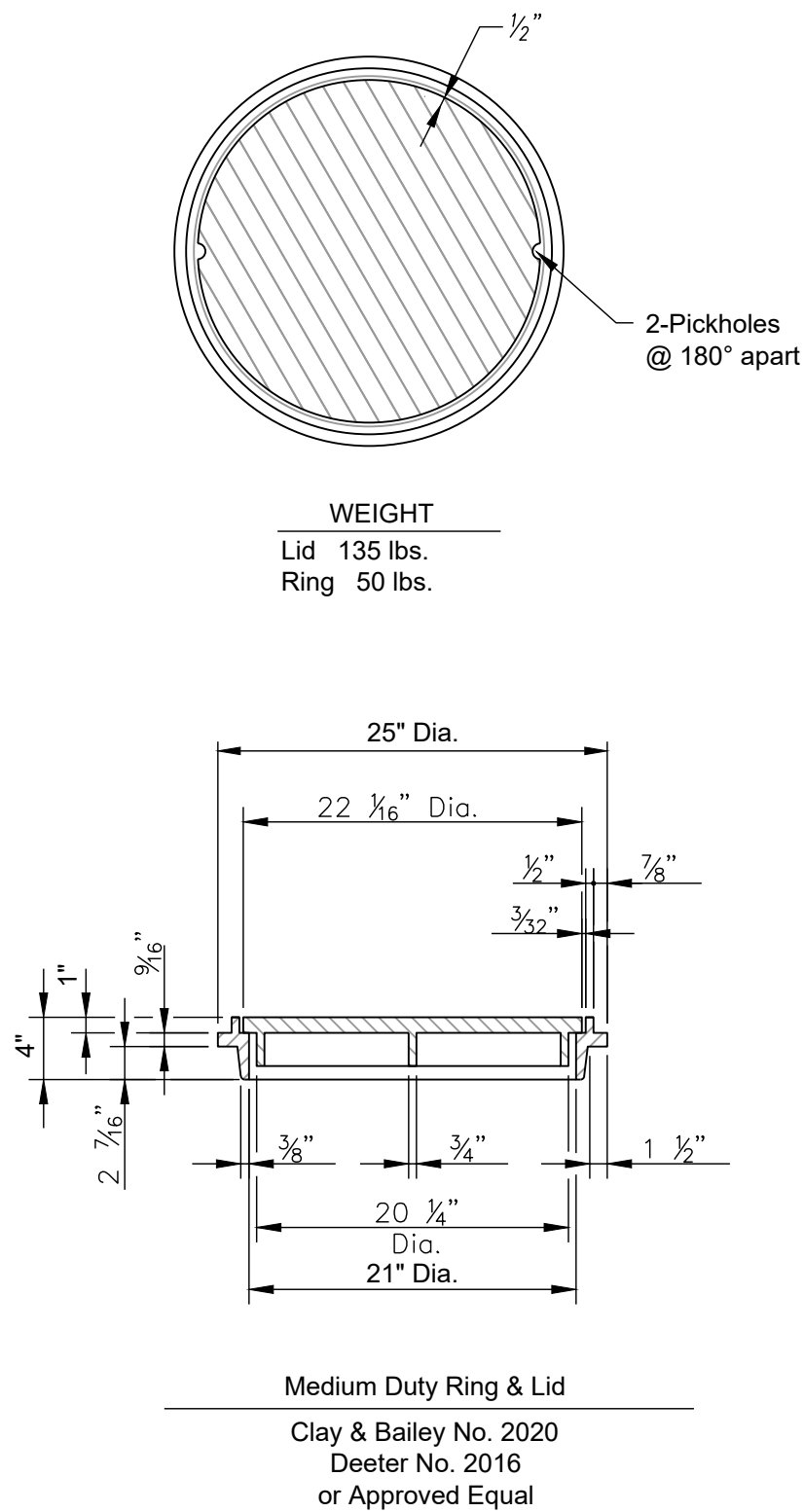
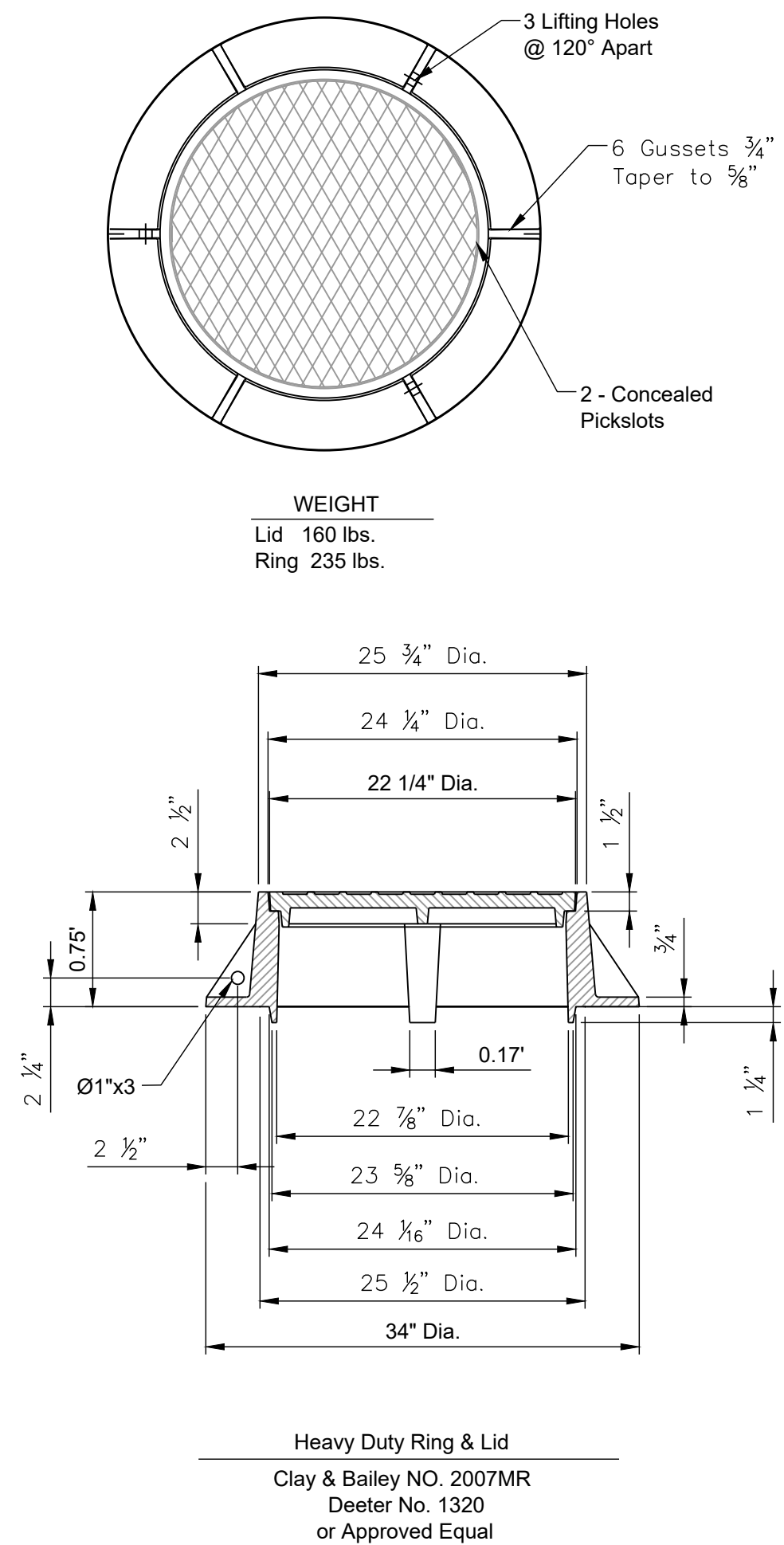
Development Services Department
Lee's Summit, Missouri
09/21/2023



* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER

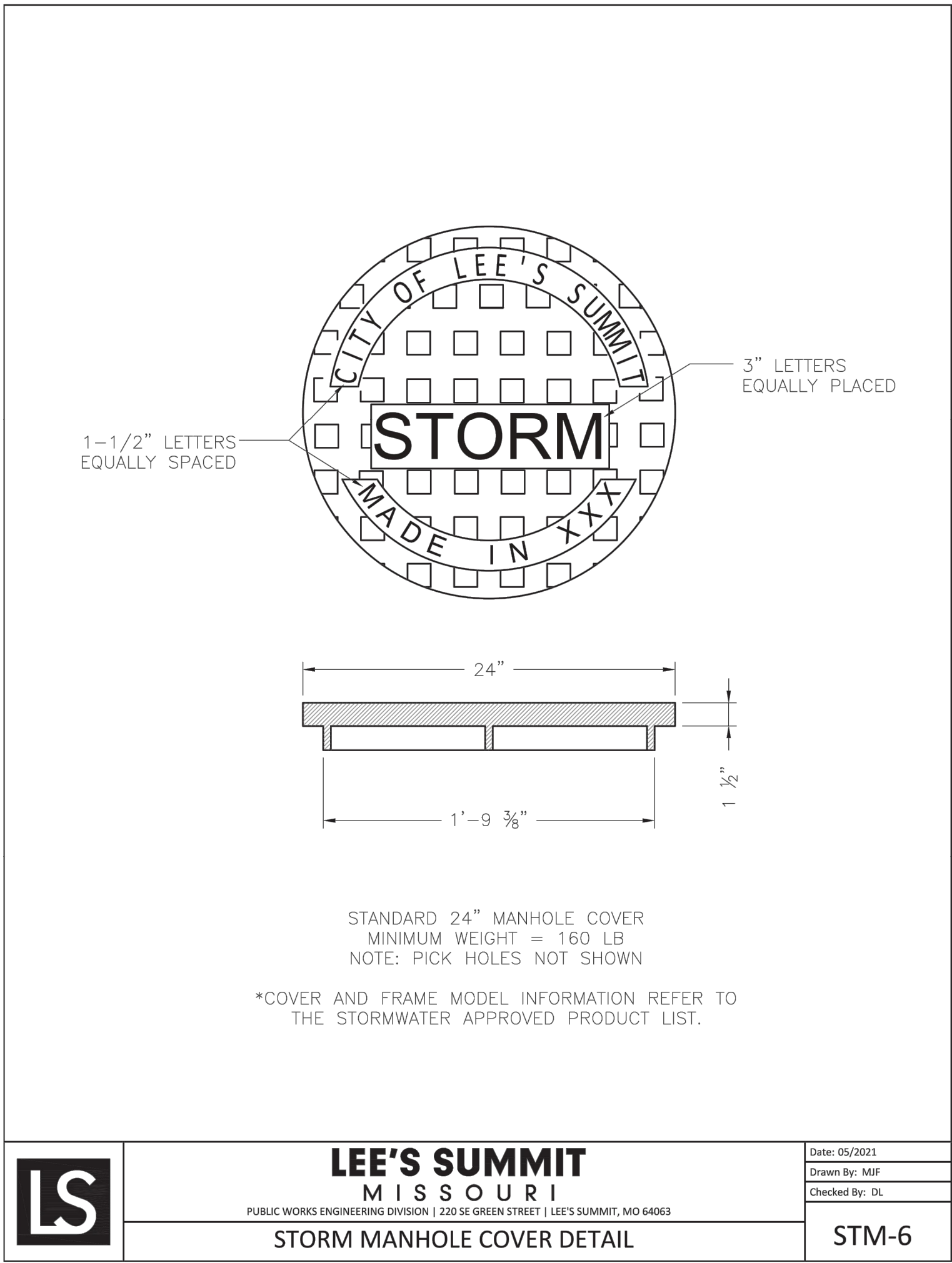
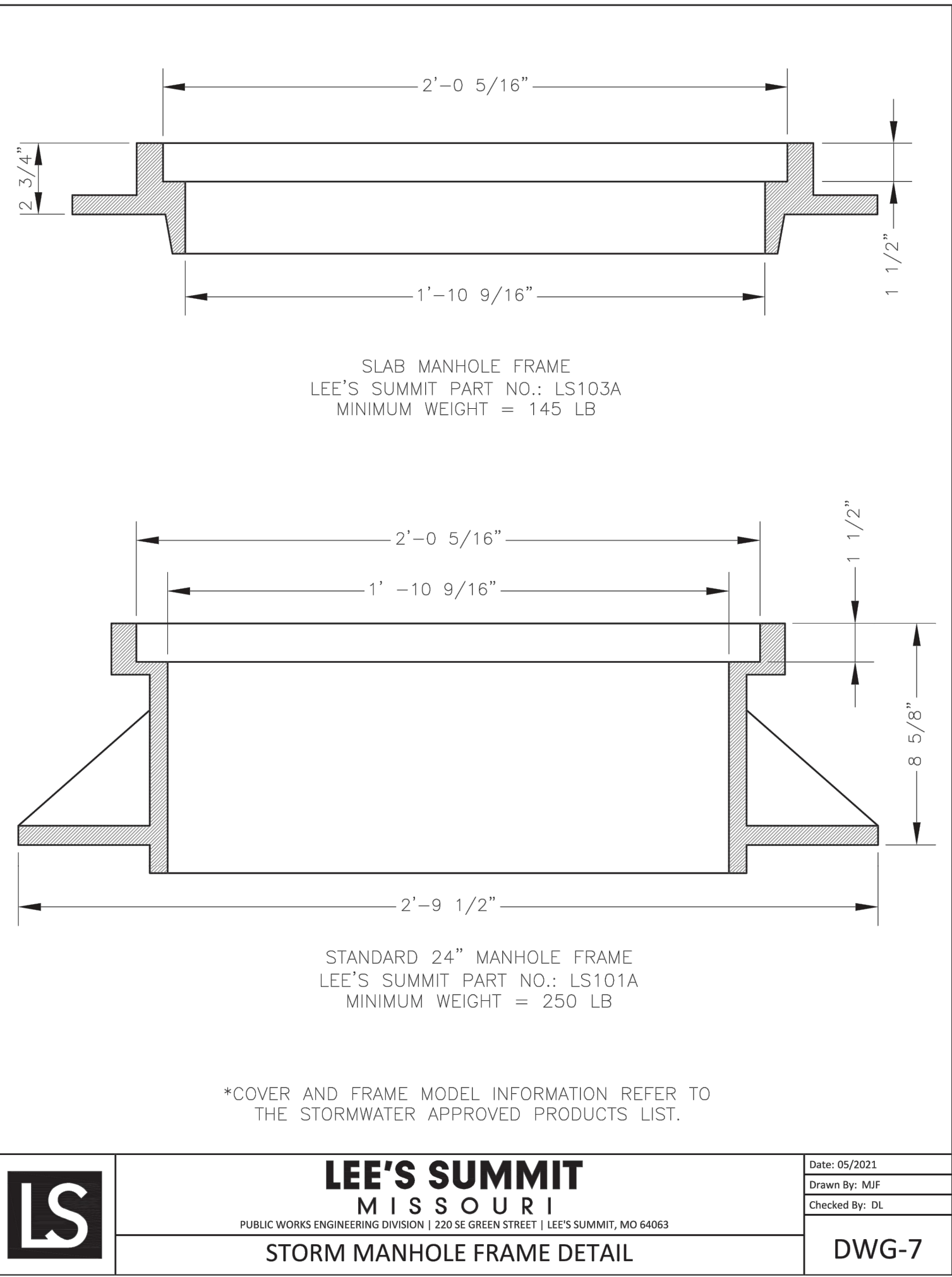
NOTES:

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 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.
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.

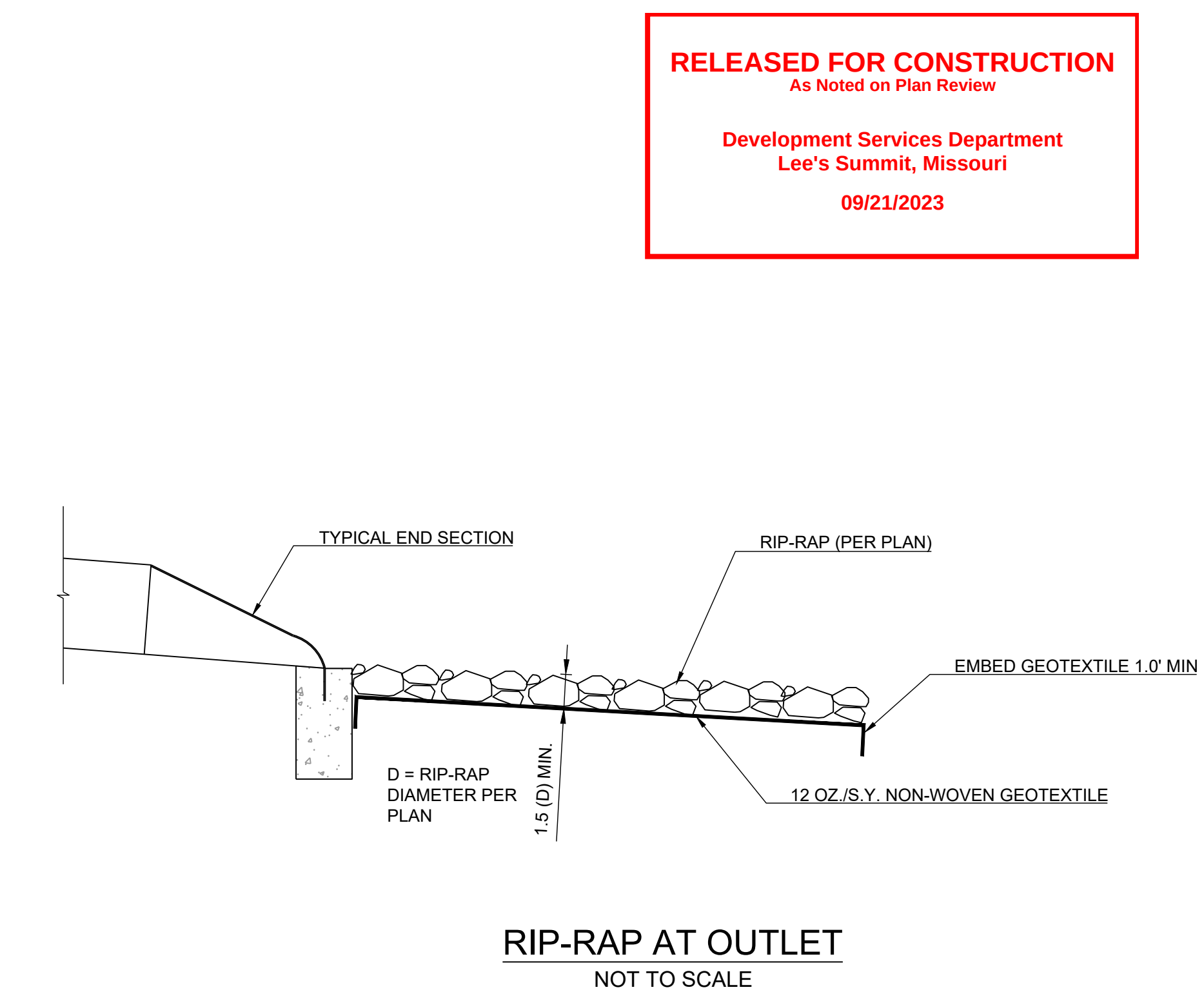
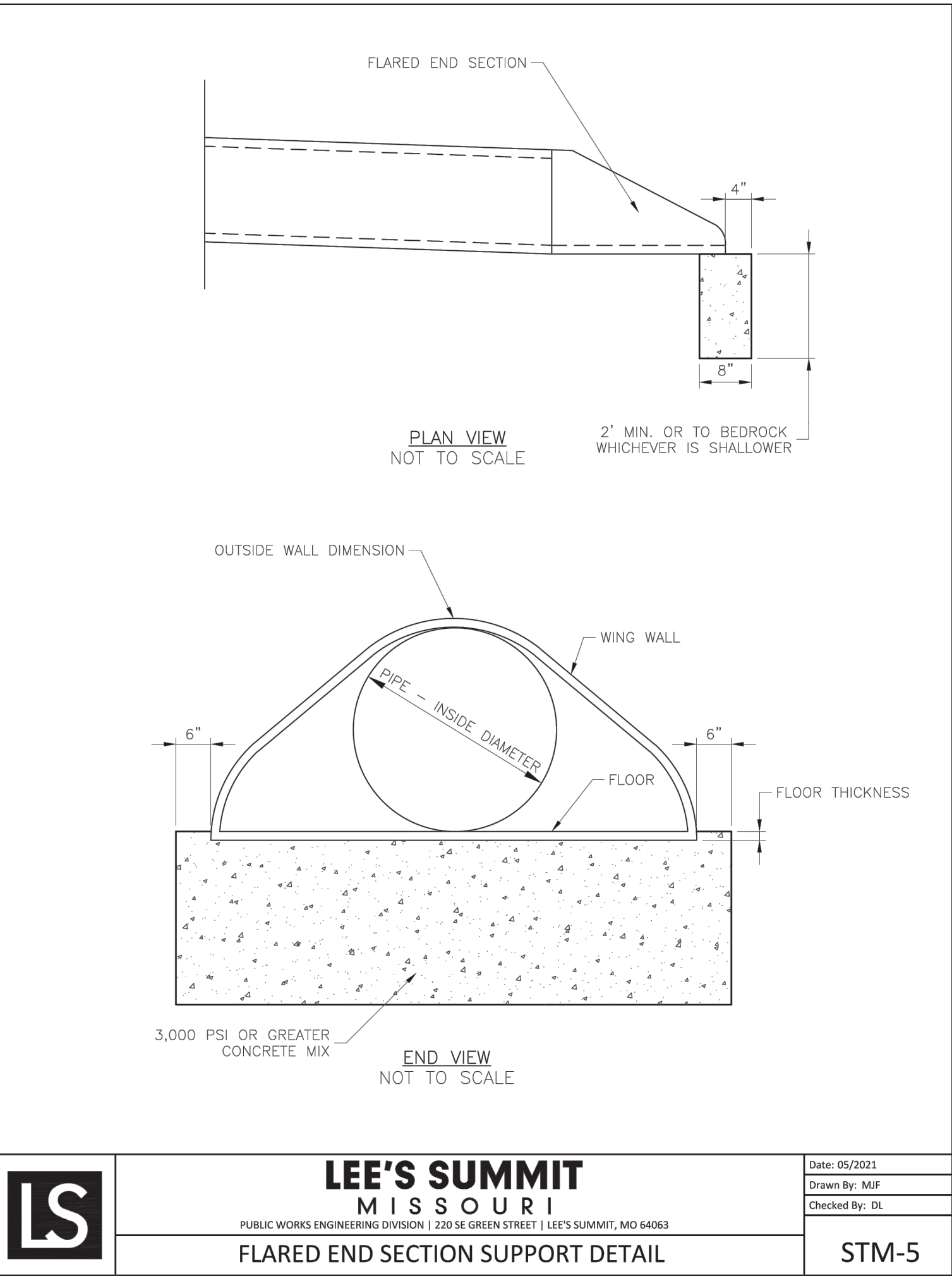


- Manhole Cover Notes:
1. Raised surfaces shall be cast as non-skid finish.
 2. Horizontal bearing surfaces shall be machined.
 3. Mud ring is optional.
 4. Paint is optional unless specified.

PRIVATE STORM RING AND COVER DETAIL



PUBLIC STORM RING AND COVER DETAIL



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As Noted on Plan Review

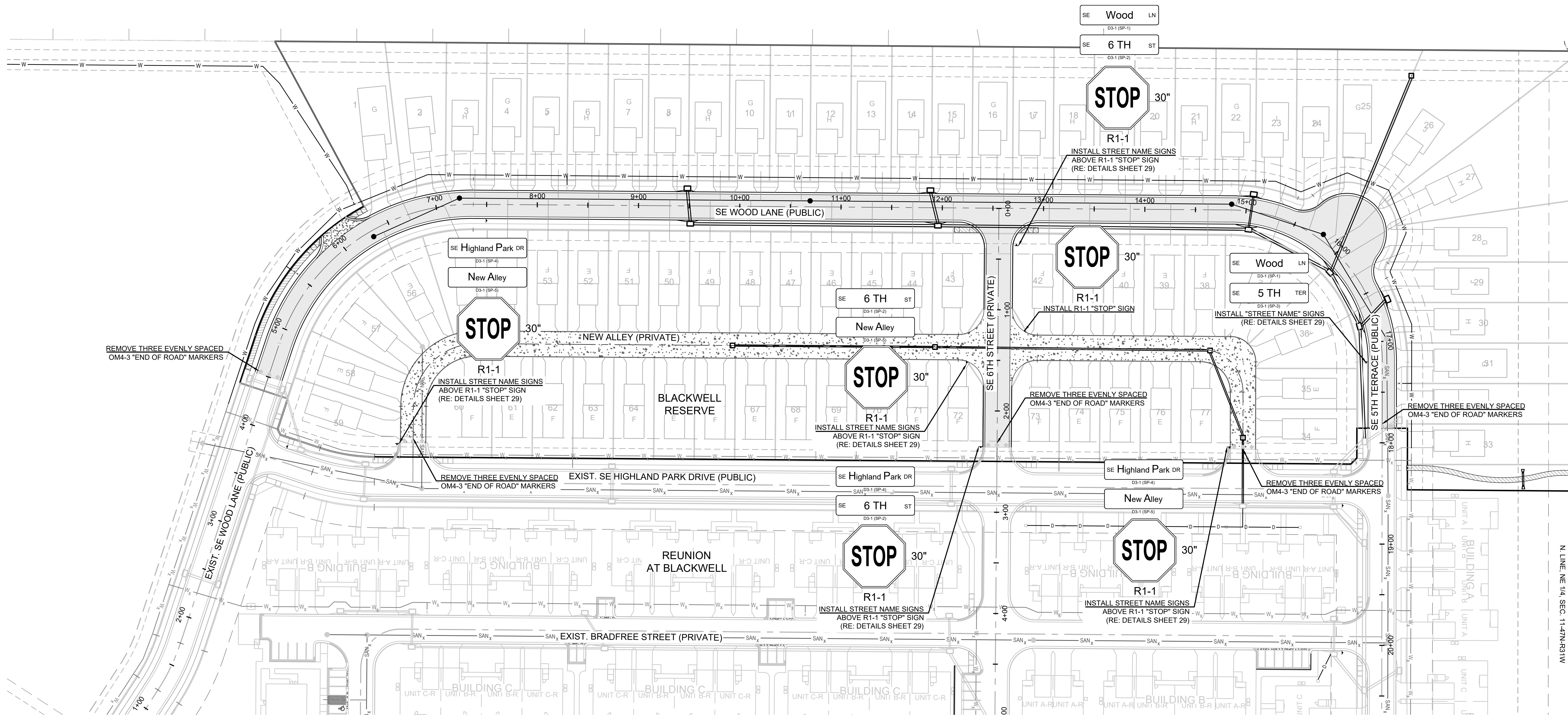
Development Services Department
Lee's Summit, Missouri

09/21/2023

REVISION DATE	DESCRIPTION
1 05/05/2023	PER CITY COMMENTS
2 06/27/2023	PER CITY COMMENTS
3 09/06/2023	PER CITY COMMENTS
4	
5	
6	
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8	
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10	

DRAWN BY:	TRC
CHECKED BY:	MAB
DATE PREPARED:	09/03/2023
PROJ. NUMBER:	22-593

STORM DETAILS



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Development Services Department
Lee's Summit, Missouri

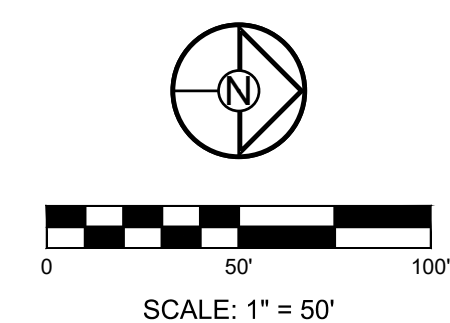
09/21/2023

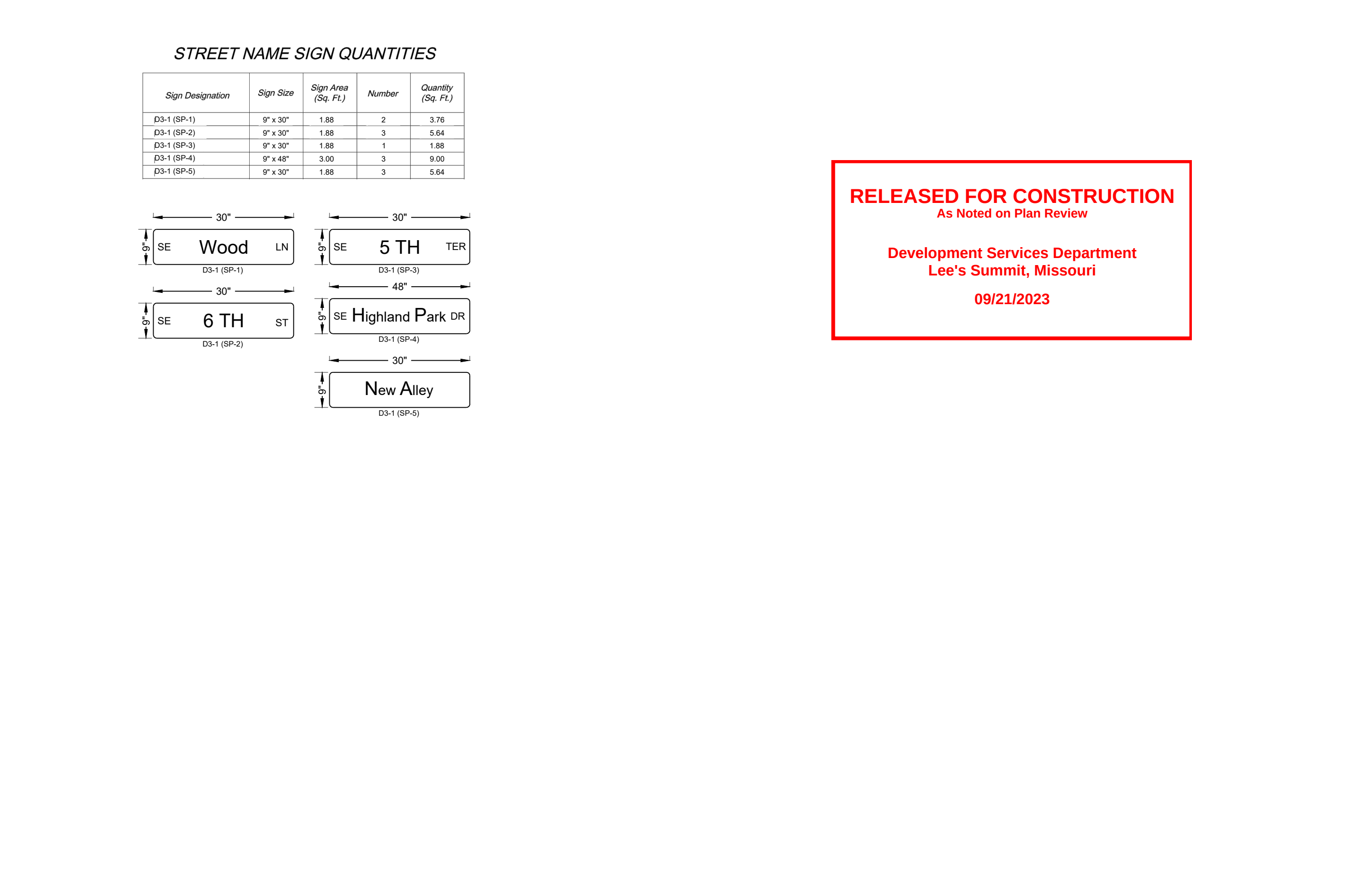
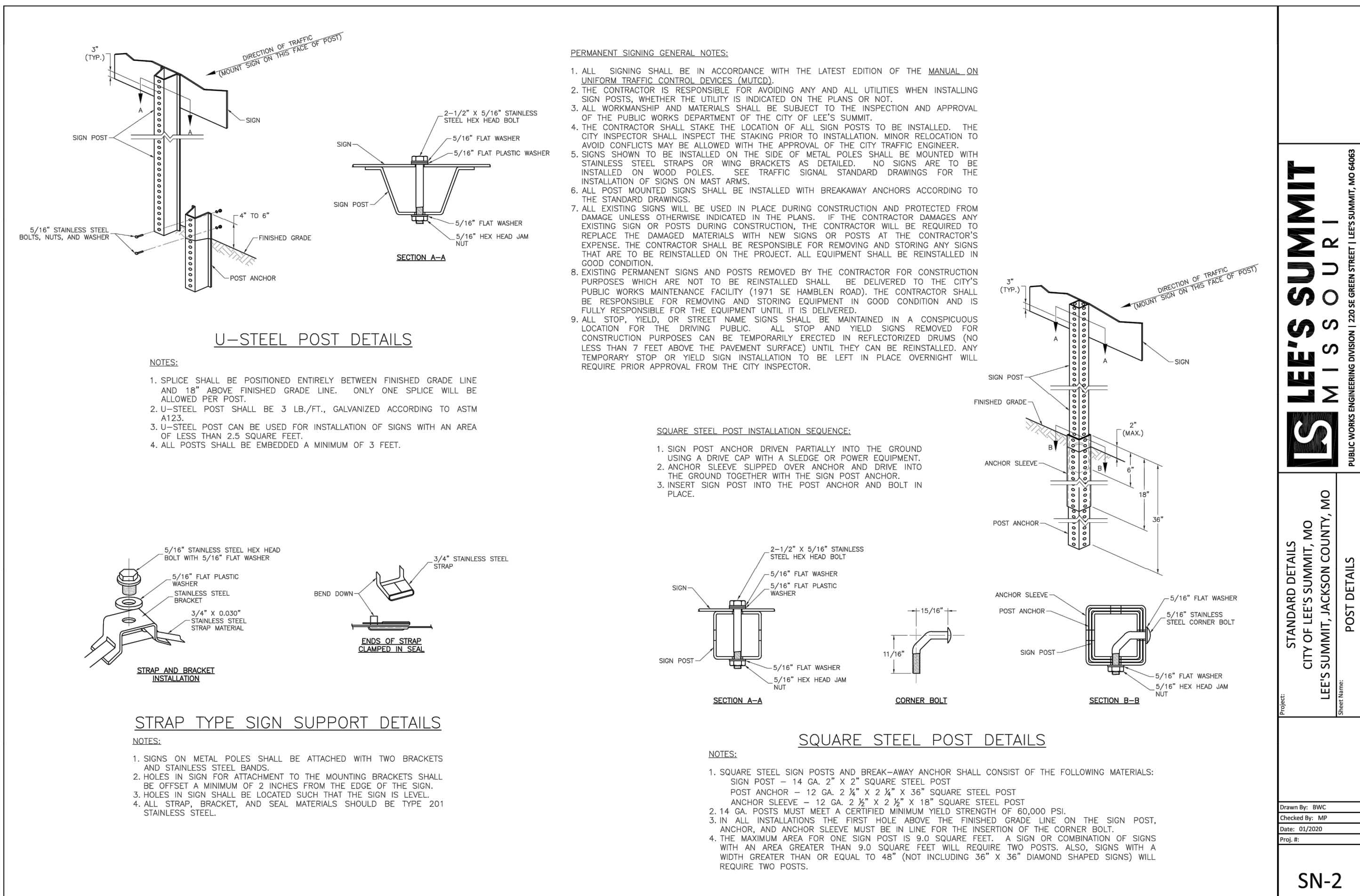
BLACKWELL RESERVE
STREET AND STORM SEWER PLANS

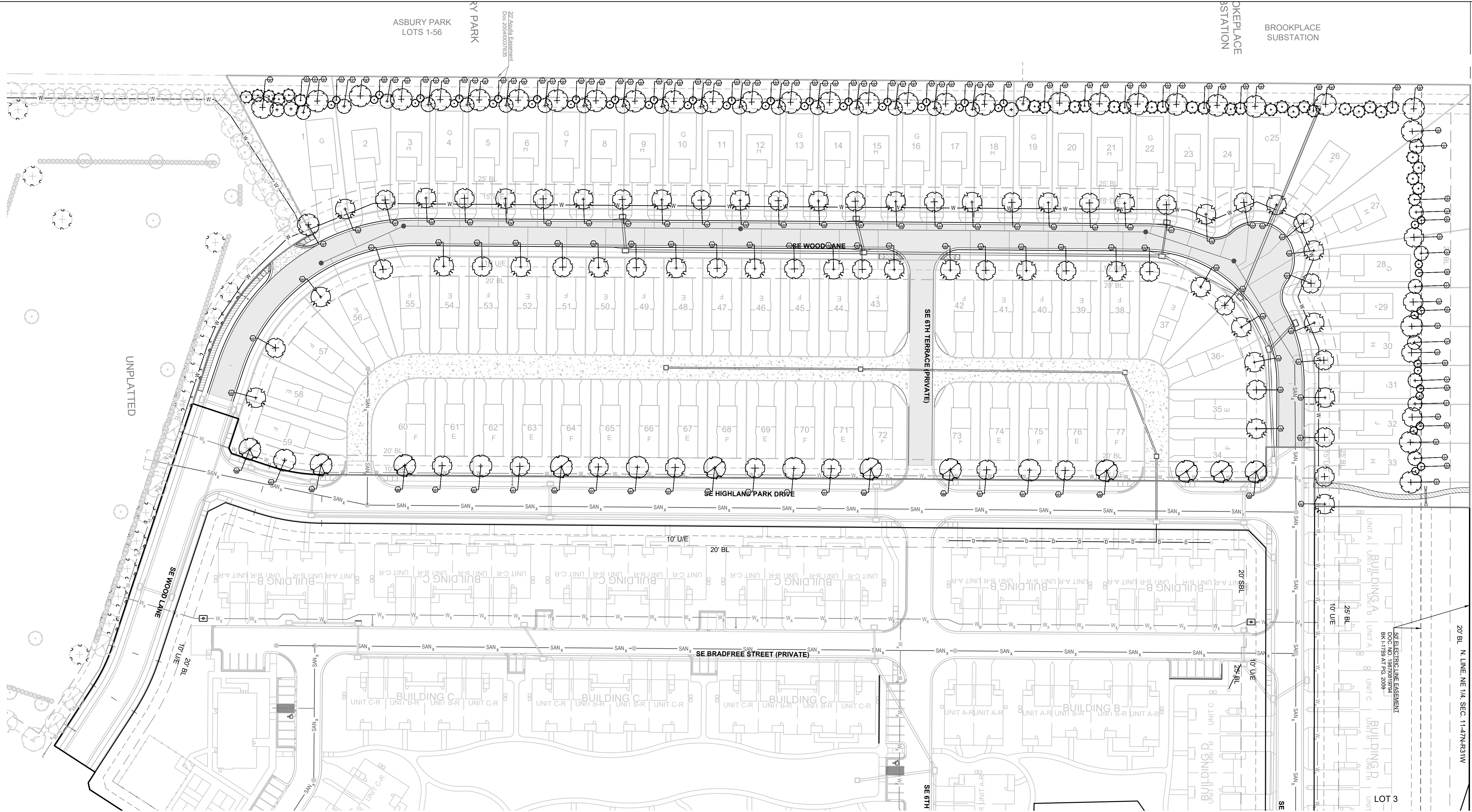
SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

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STREET SIGN
PLAN



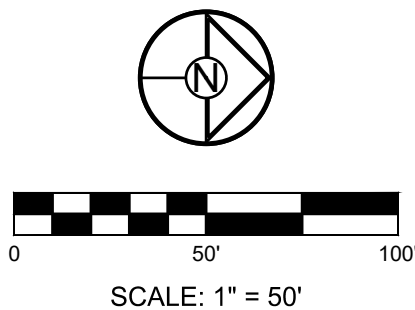




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SHADE TREES					
	11 EA.	Acer miyabei 'Morton'	State Street Miyabe Maple	2.5" Cal.	B&B
	33 EA.	Acer truncatum 'Warrenrd'	Pacific Sunset Maple	2.5" Cal.	B&B
	5 EA.	Ginkgo biloba "Princeton Sentry"	Princeton Sentry Ginkgo	2.5" Cal.	B&B
	35 EA.	Quercus rubra	Red Oak	2.5" Cal.	B&B
	1 EA.	Quercus shumardii	Shumard Oak	2.5" Cal.	B&B
	38 EA.	Ulmus x Frontier	Frontier Elm	2.5" Cal.	B&B
ORNAMENTAL TREES					
	30 EA.	Amelanchier canadensis	Shadblow Serviceberry	2" Cal. & 8' ht.	B&B
EVERGREEN TREES					
	50 EA.	Juniperus chinensis 'Keteleeri'	Keteleeri Juniper	6' ht.	B&B
	33 EA.	Juniperus virginiana 'Canaertii'	Canaert Juniper	6' ht.	B&B



PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

**BLACKWELL RESERVE
STREET AND STORM SEWER PLANS**

SE SHENANDOAH DRIVE LEE'S SUMMIT, MO

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LANDSCAPE PLAN