**EVERGY** 

Philip Ingram

Dena Mezger

(816) 969-1800

John Meadows

(816) 795-2257

Mark Schaufler

(816) 969-1900

220 SE Green Street

1300 SE Hamblin Road

Lee's Summit, MO 64081

Office: (816) 347-347-4339

philip.inghram@evergy.com

Lee's Summit, MO 64063

Mark Manion or Marty Loper

500 E. 8th Street, Room 370

(816) 275-2341 or (816) 275-1550

Kansas City, MO 64106

COMCAST CABLE

4700 Little Blue Parkway

1200 SE Hamblen Road

Lee's Summit, MO 64081

CITY OF LEES SUMMIT PUBLIC WORKS

CITY OF LEE'S SUMMIT WATER UTILITIES

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

CURB & GUTTER **CURB & GUTTER - EXISTING** TREELINE EXISTING LOT AND R/W LINES **EXISTING PLAT LINES** P/L PROPERTY LINES

CONCRETE SIDEWALK - PROPOSED

— SANITARY SEWER MAIN —— SANITARY SEWER MAIN - EXIST —— STO—— STORM SEWER STORM SEWER - EXISTING ---- CATV<sub>x</sub> ---- CABLE TV - EXISTING ——T<sub>x</sub>—— TELEPHONE LINE - EXIST. **ELECTRIC LINE - EXISTING** ----- OHP<sub>y</sub> ----- OVERHEAD POWER LINE - EXIST

—— UGE, —— UNDERGROUND ELECTRIC - EX. 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** 

**SECTION 11-47-31** 

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

PUBLIC WATER MAIN PLANS

RESIDENCES AT BLACKWELL

#### RELEASED FOR CONSTRUCTION **As Noted on Plan Review**

**Development Services Department** Lee's Summit, Missouri 10/18/2023

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL LAYOUT
3	WATER LINE A - PUBLIC
4	WATER LINE A - PUBLIC
5	WATER LINE B - PUBLIC
7	DETAILS
8	DETAILS
•	

PREPARED BY

MARK ALLEN BREUER MUMBER PE-2009007268

DATE

OWNER/DEVELOPER **GRIFFIN RILEY PROPERTY GROUP** JAKE LOVELESS, VICE PRESIDENT 21 SE 29TH STREET LEE'S SUMMIT

APPROVED FOR ONE YEAR FROM THIS DATE

SCHLAGEL & ASSOCIATES, P.A

ENCE IC WA RESIDI PUBLI

**COVER SHEET** 

SHEET

**EARTHWORK** 

CONTROL PLAN PREPARED FOR THIS SITE. 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

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

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/OF

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
- 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
- UTILITY SEPARATION: WATERLINES SHALL HAVE A MINIMUM OF 10 FEET HORIZONTAL AND 2 FEET (MINIMUM OF 1.5 FEET) VERTICAL SEPARATION FROM ALL SANITARY AND STORM SEWER LINES. IF MINIMUM SEPARATIONS CAN NOT BE OBTAINED, DUCTILE IRON PIPE, DIP, SHALL BE REQUIRED 10 FEET IN EACH
- DIRECTION OF THE CONFLICT ON THE WATER LINE. 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
- 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

- ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ANY REQUIRED UTILITY RELOCATIONS UTILITIES DAMAGED THROUGH THE NEGLIGENCE OF THE CONTRACTOR SHALL BE REPAIRED AT THE

- 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
- WASTED ONSITE AT THE DIRECTION OF THE OWNER OR HIS APPOINTED REPRESENTATIVE.

**GENERAL NOTES** 

- ALL CONSTRUCTION TO FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS
- 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. 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.
- 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 THE CITY OF LEE'S SUMMIT DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH AN INSPECTOR PRIOR TO ANY LAND
- DISTURBANCE WORK AT (816) 969-1200. 14. 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).
- 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.

#### **SUMMARY OF QUANTITIES** QUANTITY | UNITS ITEM CONNECT TO EXISTING WATER MAIN 2 | 12" C900 DR18 WATER MAIN LF 2668 3 | 12" X 12" TEE W/THRUST BLOCK LF 4 12" X 8" TEE W/THRUST BLOCK EA 5 12" X 6" TEE W/THRUST BLOCK EA 6 12" GATE VALVE 11 EA 7 8" GATE VALVE EA 5 8 8" PLUG EA 9 12" 45° BEND W/THRUST BLOCK EA 10 12" 22.5° BEND W/THRUST BLOCK EA 11 12" 11.25° BEND W/THRUST BLOCK 10 EA 12 | 16" X 12" REDUCER EA 13 | 12" X 8" REDUCER EA 14 | 12" X 6" REDUCER EA 15 12" AIR RELEASE ASSEMBLY EA 16 5-1/4" FIRE HYDRANT ASSEMBLY EA 5 17 TEMP. FIRE HYDRAN EA 18 STRADDLE BLOCK EA 3 19 PERMIT FEE LS 20 BOND LS

# PL2022415 PRSUBD20232899

**APPROVED BY** 

CITY ENGINEER

p 816-366-7900

JAKE@GRIFFINRILEY.COM

## **FEMA NOTE:**

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.

## **OIL/GAS NOTE:**

THERE ARE NOT OIL/GAS WELLS PRESENT ON THE PROJECT PER MISSOURI DEPARTMENT OF NATURAL RESOURCES - MISSOURI GEOLOGICAL SURVEY GeoSTRAT MAPPING.

## MO GRS BENCHMARK:

STATION NAME - JA-90

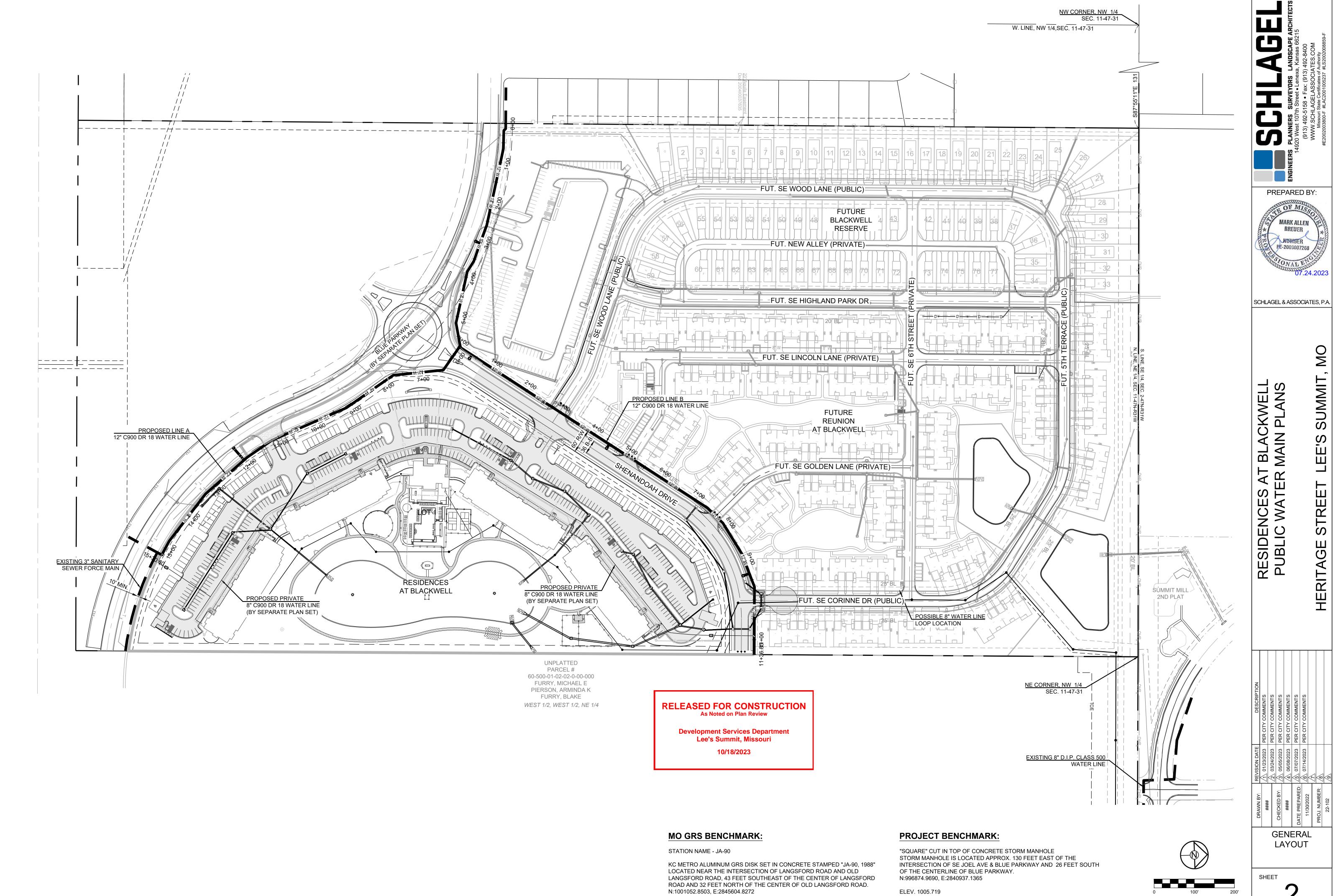
KC METRO ALUMINUM GRS DISK SET IN CONCRETE STAMPED "JA-90, 1988" LOCATED NEAR THE INTERSECTION OF LANGSFORD ROAD AND OLD LANGSFORD ROAD, 43 FEET SOUTHEAST OF THE CENTER OF LANGSFORD ROAD AND 32 FEET NORTH OF THE CENTER OF OLD LANGSFORD ROAD. N:1001052.8503, E:2845604.8272

ELEV. 997.045

## PROJECT BENCHMARK:

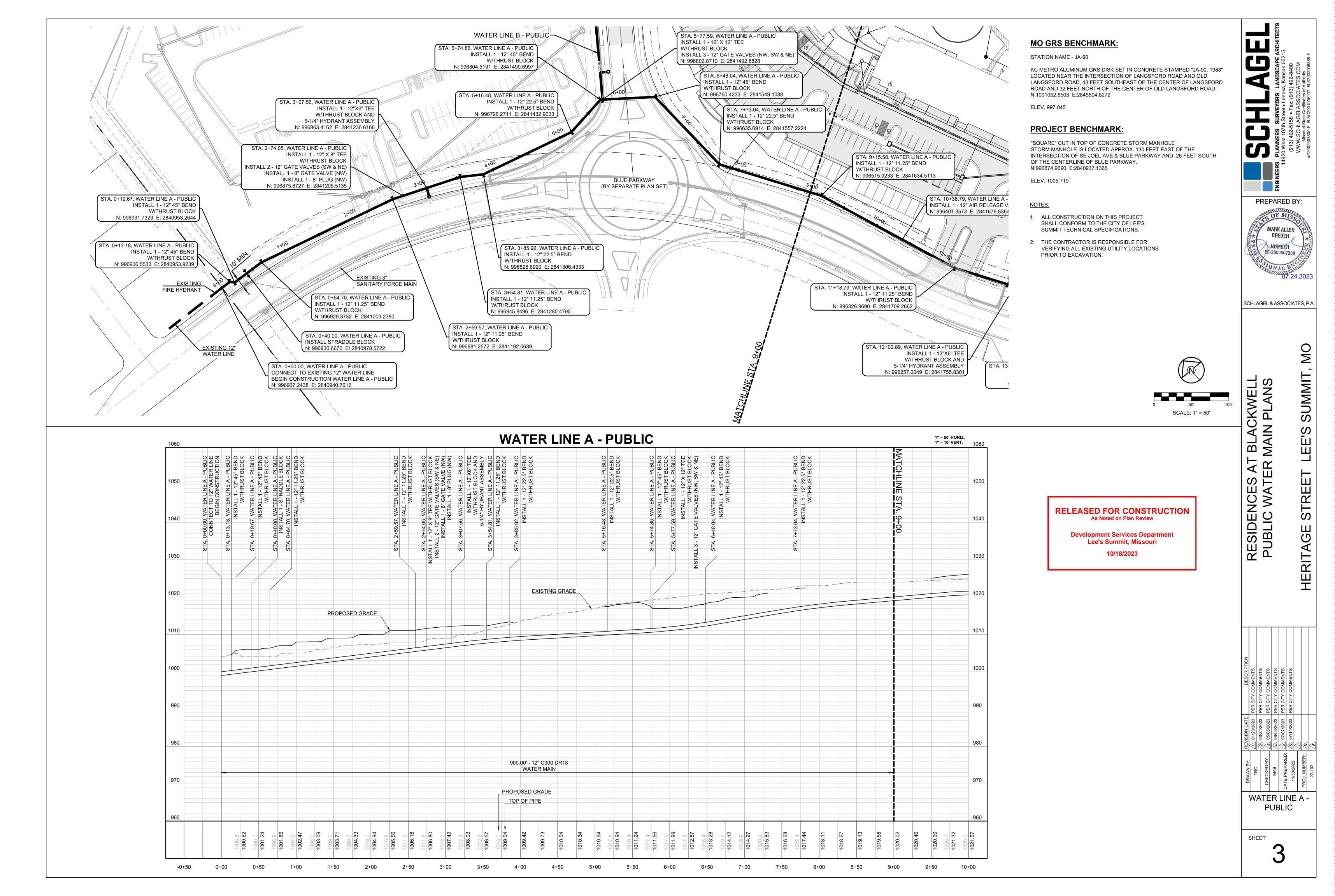
"SQUARE" CUT IN TOP OF CONCRETE STORM MANHOLE STORM MANHOLE IS LOCATED APPROX. 130 FEET EAST OF THE INTERSECTION OF SE JOEL AVE & BLUE PARKWAY AND 26 FEET SOUTH OF THE CENTERLINE OF BLUE PARKWAY. N:996874.9690, E:2840937.1365

ELEV. 1005.719

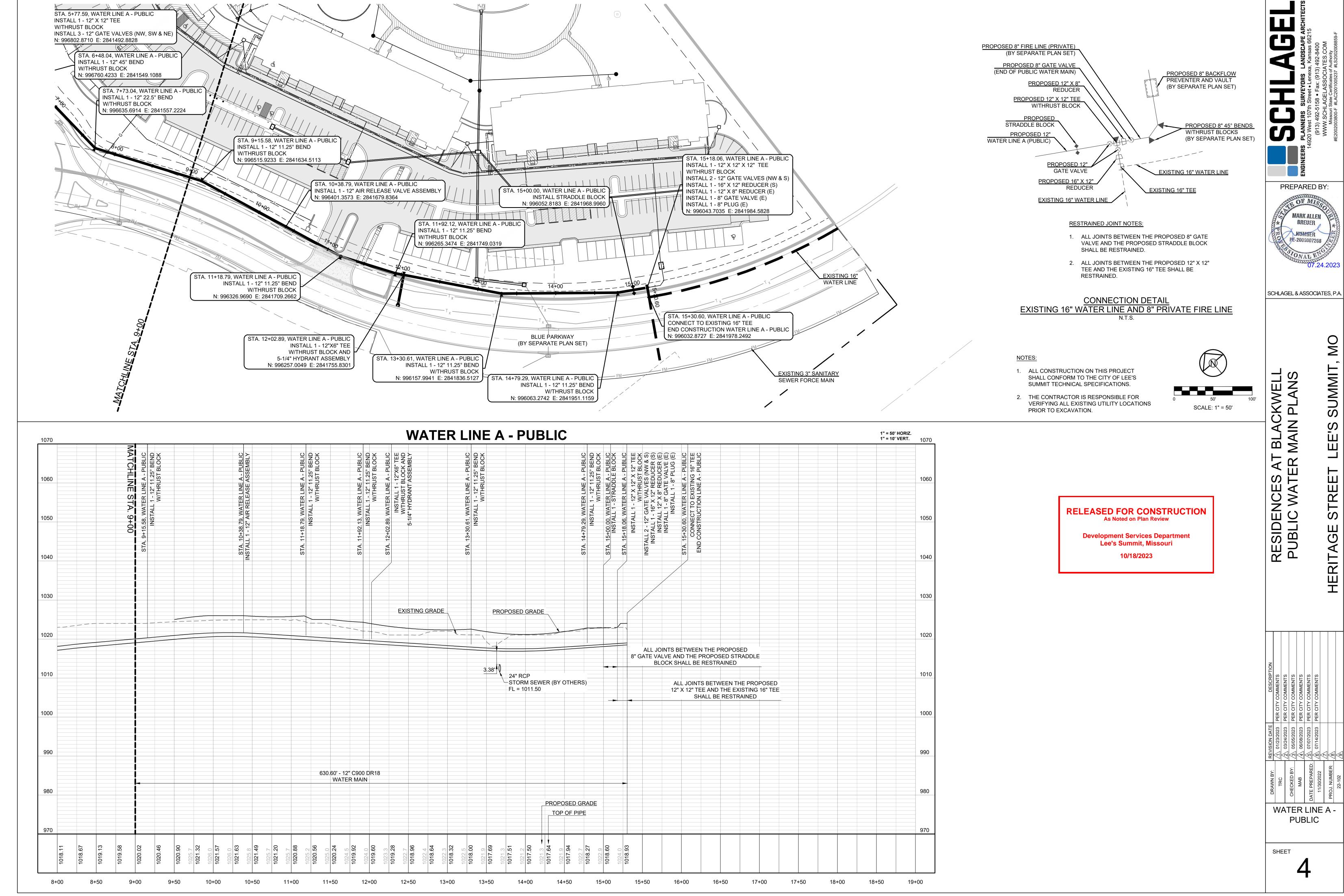


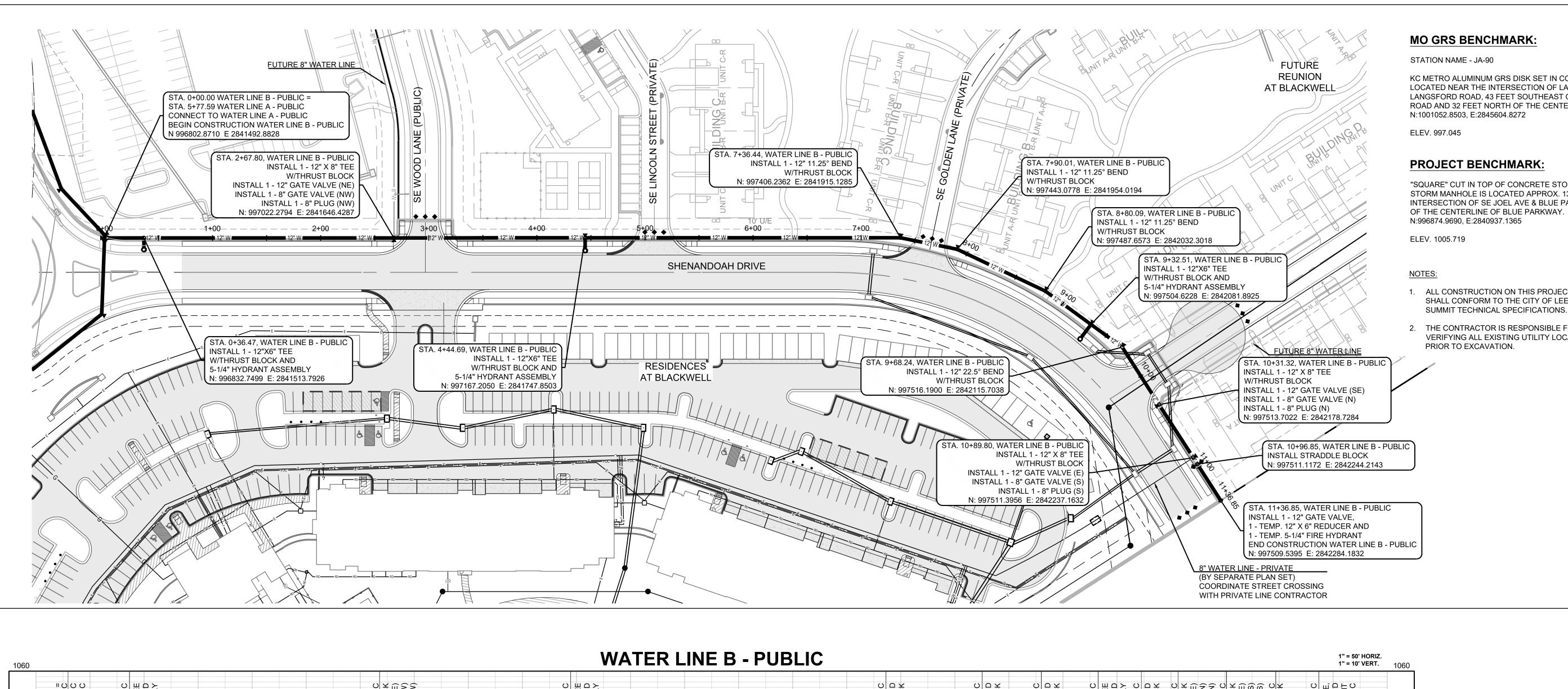
ELEV. 997.045

SCALE: 1" = 100'



I:\PROJECTS\2022\22-102\3.0 Design\3.0 DWG Plans\8.0 Water\PUBLIC\22-102 - PUBLIC WAT - PP.dwg, 3 \





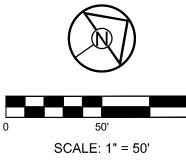


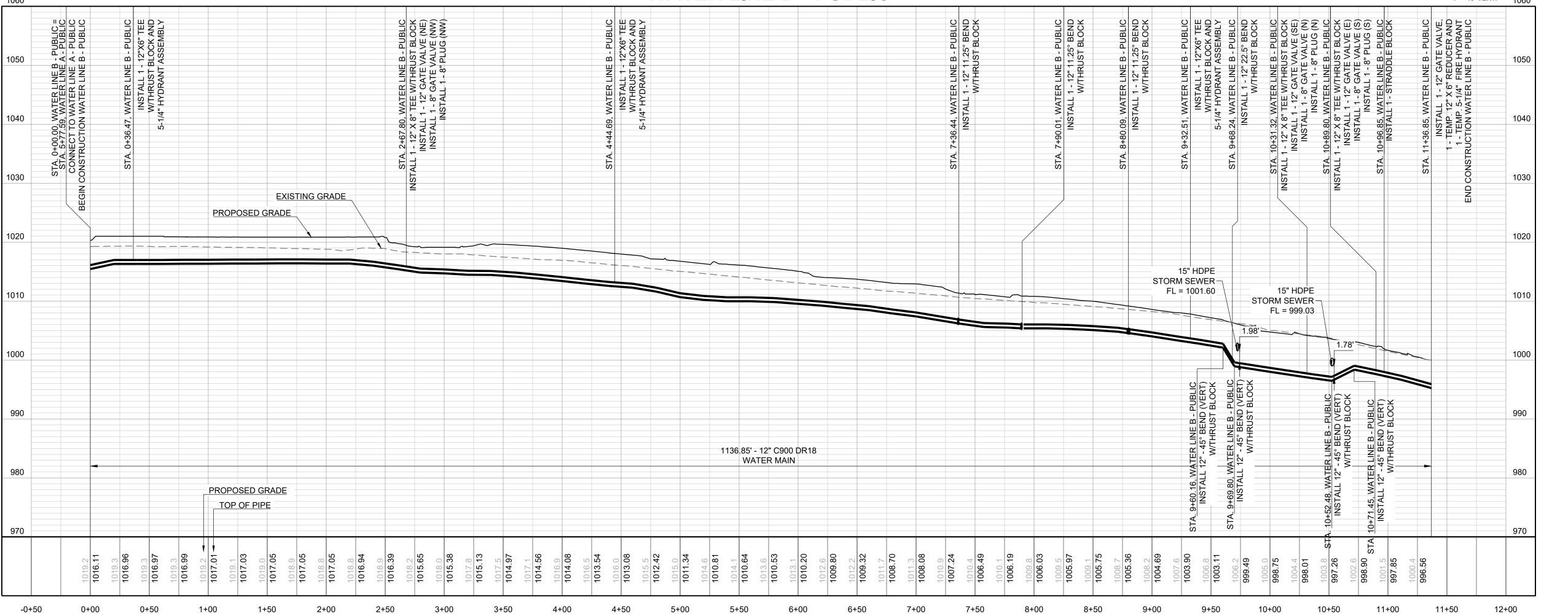
KC METRO ALUMINUM GRS DISK SET IN CONCRETE STAMPED "JA-90, 1988" LOCATED NEAR THE INTERSECTION OF LANGSFORD ROAD AND OLD LANGSFORD ROAD, 43 FEET SOUTHEAST OF THE CENTER OF LANGSFORD ROAD AND 32 FEET NORTH OF THE CENTER OF OLD LANGSFORD ROAD.

#### **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.

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





**RELEASED FOR CONSTRUCTION As Noted on Plan Review** 

> **Development Services Department** Lee's Summit, Missouri 10/18/2023

RESIDENCES AT PUBLIC WATER

PREPARED BY:

MARK ALLEN

BREUER

MUMBER

SCHLAGEL & ASSOCIATES, P.A.

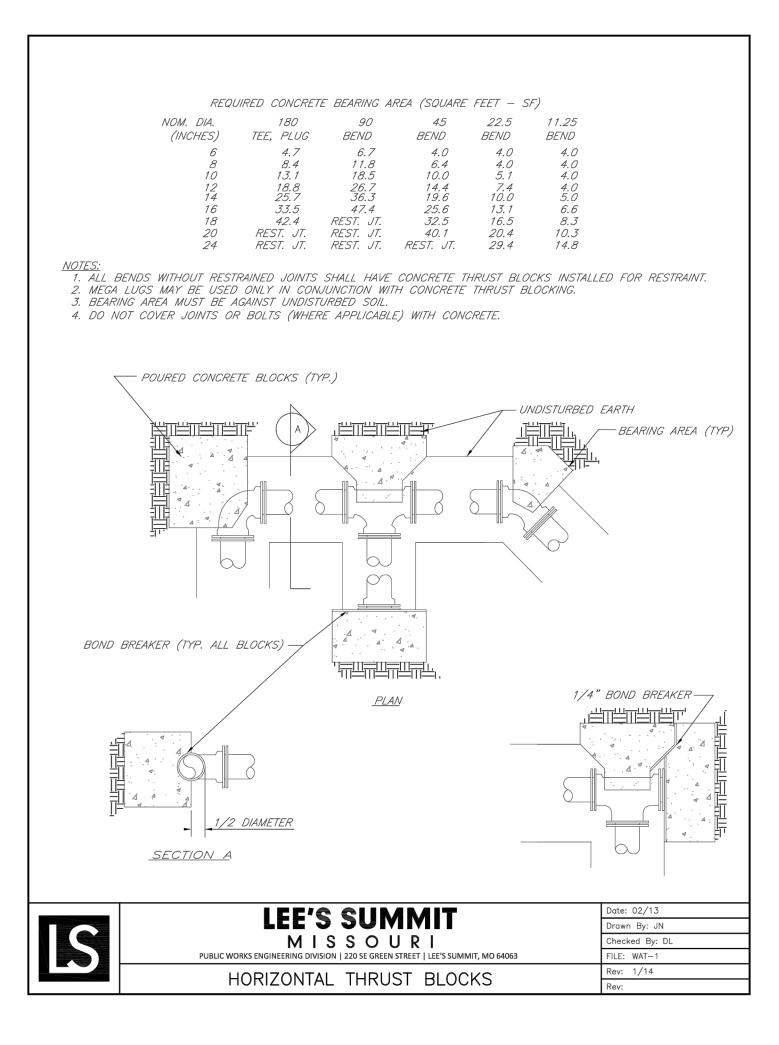
STREE

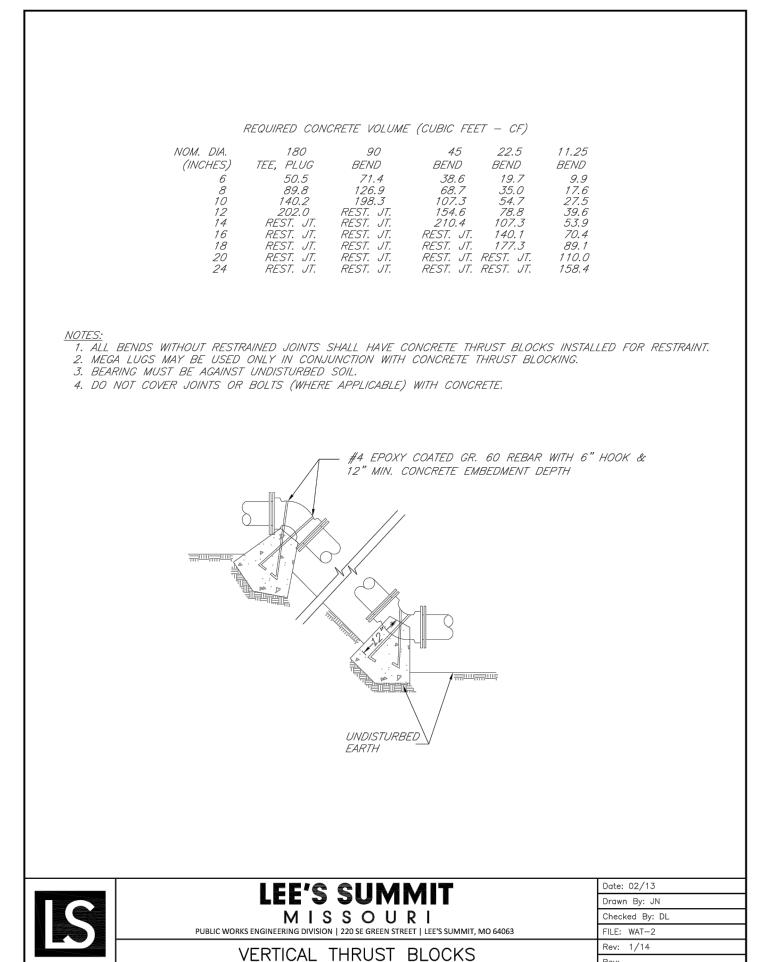
HERITAGE

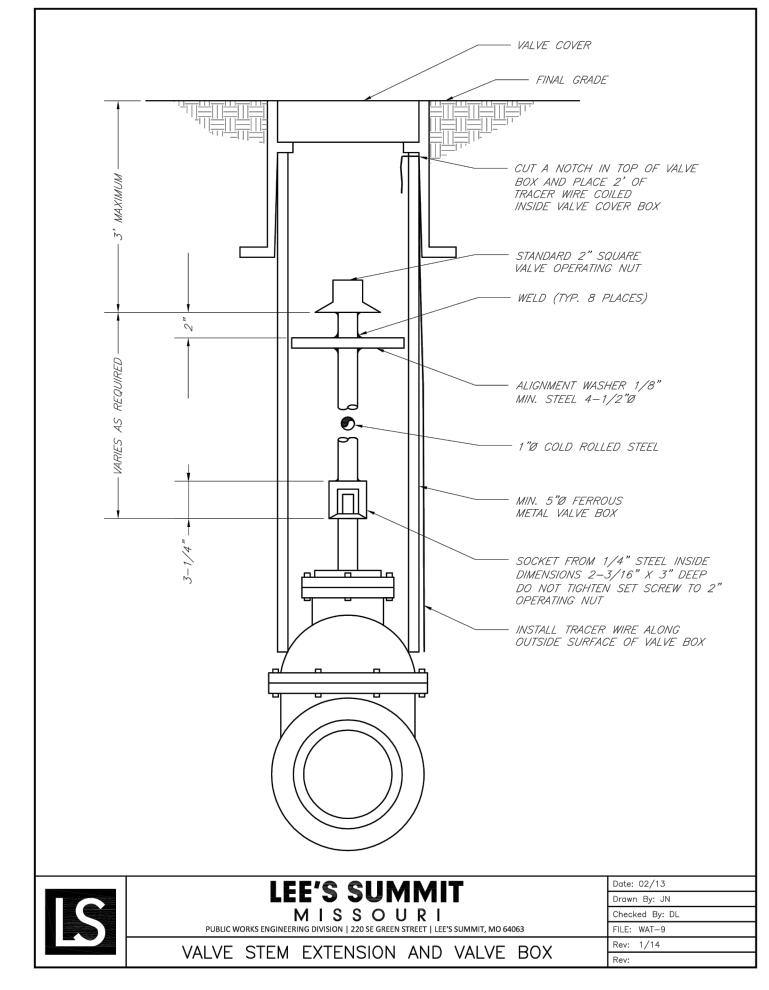
PE-2009007268

WATER LINE B PUBLIC

SHEET

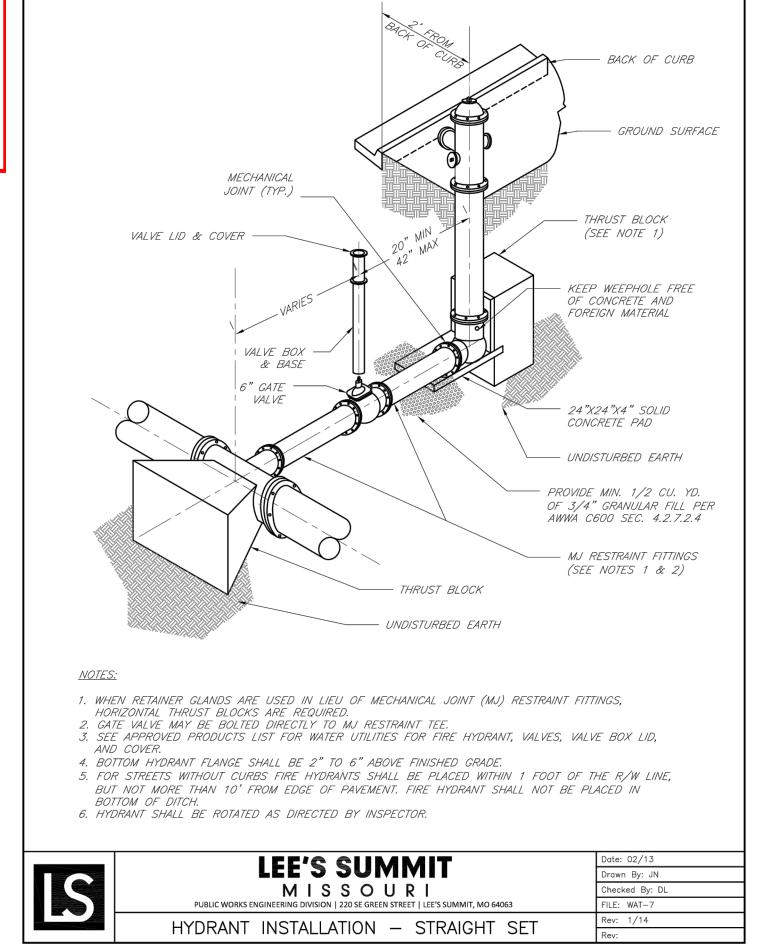


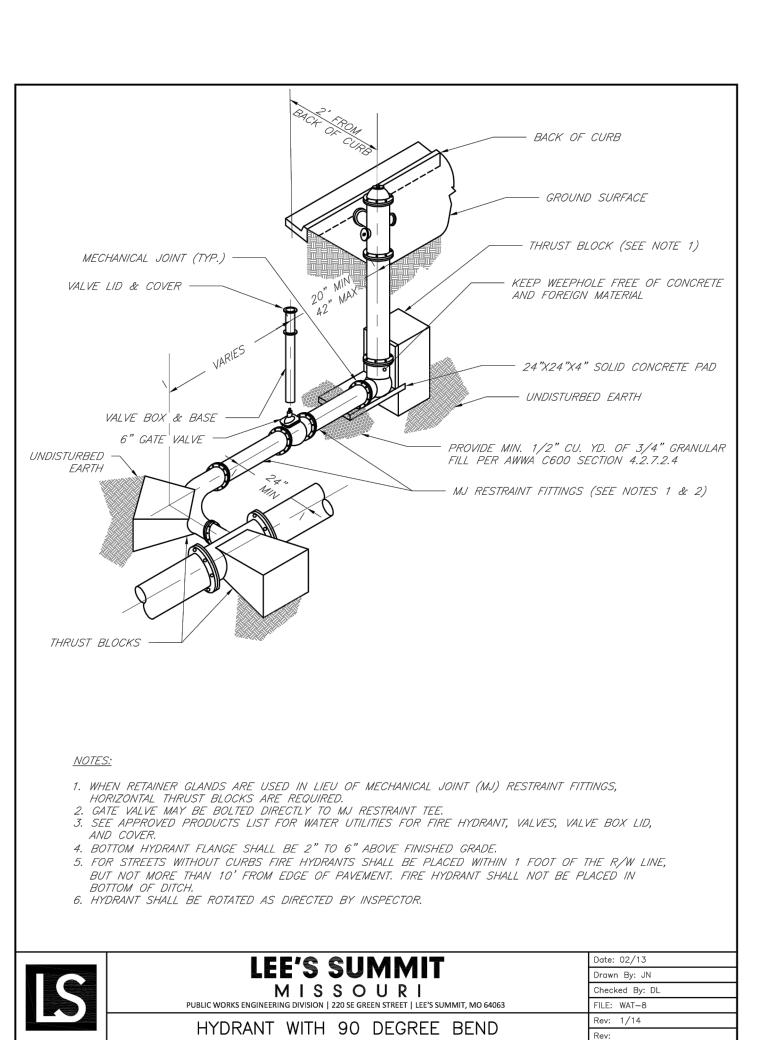


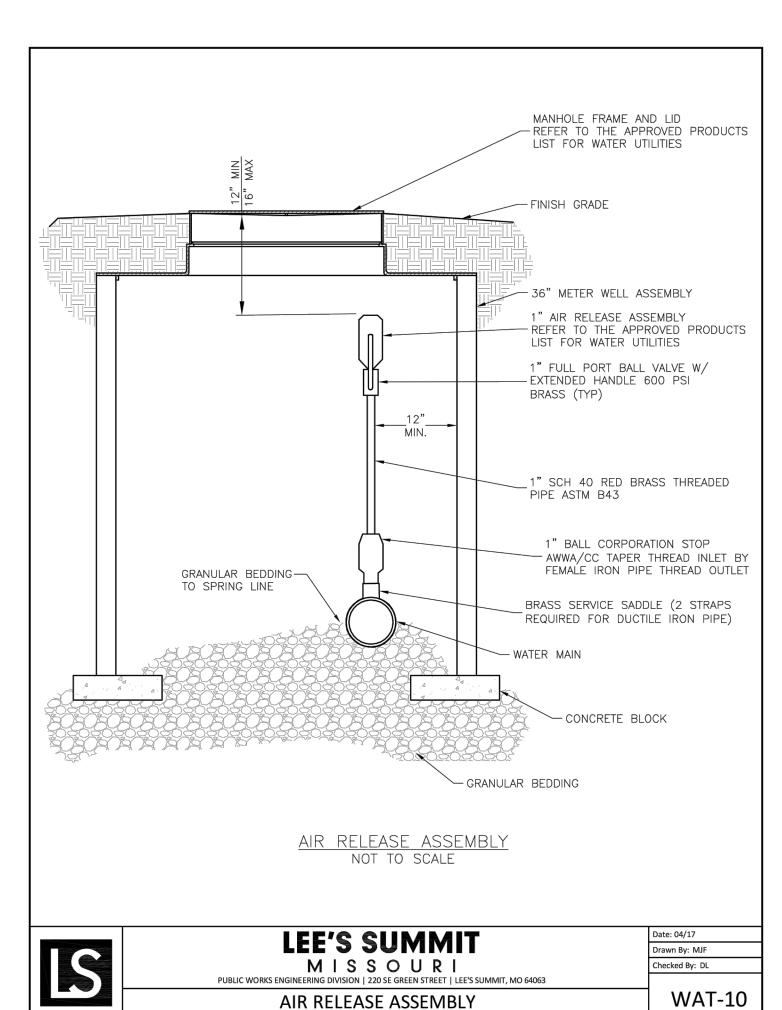


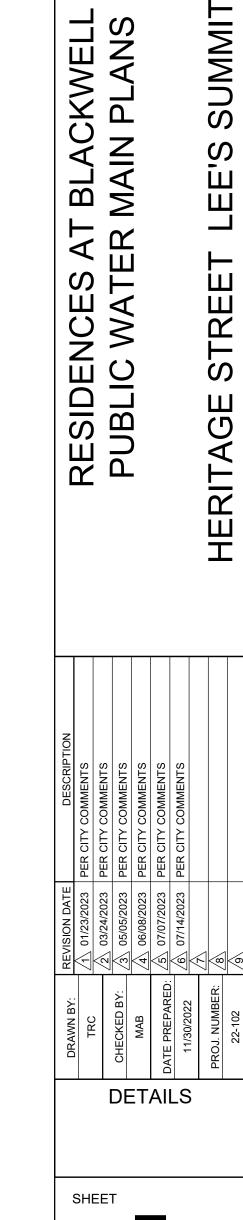


**Development Services Department** Lee's Summit, Missouri 10/18/2023









PREPARED BY:

MARK ALLEN

BREUER

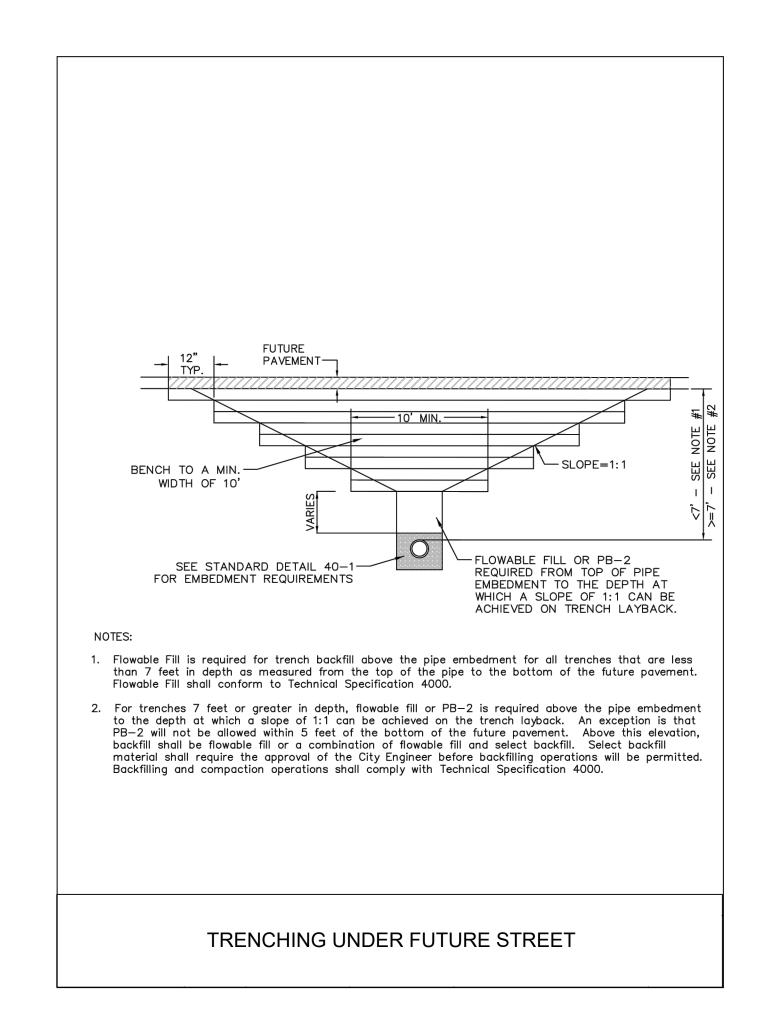
MUMBER

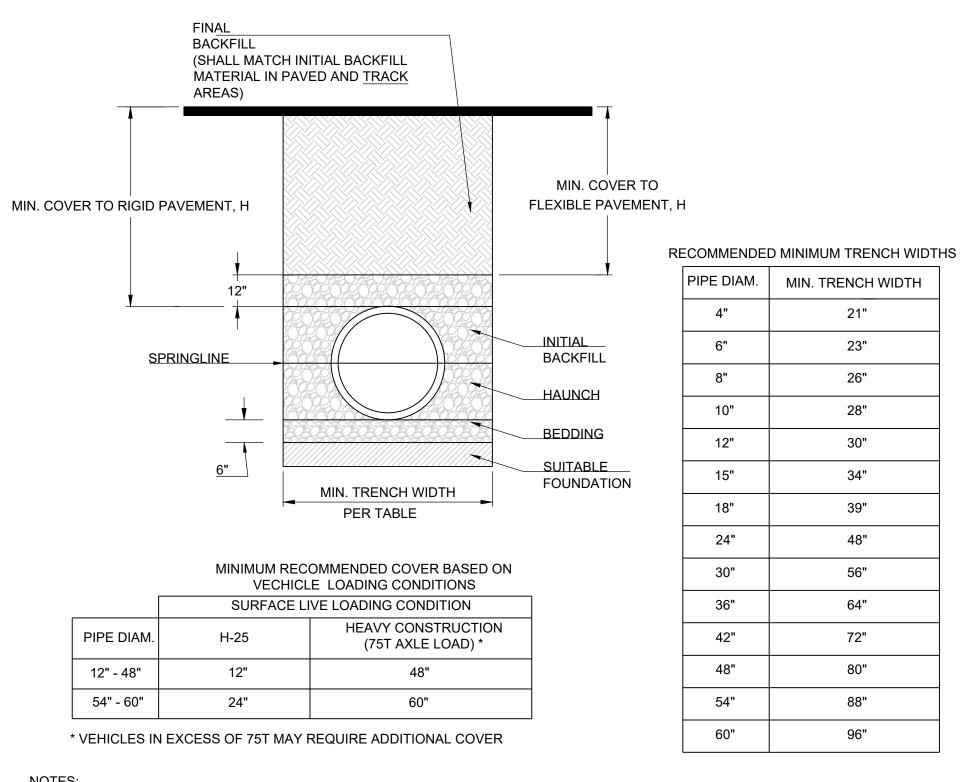
SCHLAGEL & ASSOCIATES, P.A.

PE-2009007268

**Development Services Department** Lee's Summit, Missouri

10/18/2023





## 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 6" (100mm).
- 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 FLOATION. 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.

PREPARED BY:

MARK ALLEN BREUER MUMBER PE-2009007268

SCHLAGEL & ASSOCIATES, P.A.

RESIDENCES AT PUBLIC WATER

RITAGE

DETAILS

SHEET