CO

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### CONCRETE PAVEMENT - EXISTING SPIRE **ASPHALT PAVEMENT - EXISTING** CONCRETE SIDEWALK - EXISTING CONCRETE SIDEWALK - PROPOSED **CURB & GUTTER - EXISTING** EXISTING LOT AND R/W LINES **EXISTING PLAT LINES** — SANITARY SEWER MAIN ---- SANITARY SEWER MAIN - EXIST. STORM SEWER - EXISTING ---- CATV<sub>x</sub> ---- CABLE TV - EXISTING FIBER OPTIC CABLE - EXISTING Ty TELEPHONE LINE - EXIST. —— E<sub>v</sub> — ELECTRIC LINE - EXISTING ----- OHP<sub>x</sub> ----- OVERHEAD POWER LINE - EXIST ----- UGE<sub>x</sub> ----- UNDERGROUND ELECTRIC - EX. GAS LINE - EXISTING WATERLINE - EXISTING **EXISTING MANHOLE**

ASPHALT PAVEMENT - PROPOSED

CURB & GUTTER

TREELINE

LIGHT - EXISTING

EXISTING AREA INLET EXISTING CURB INLET

EXISTING GRATE INLET

**EXISTING JUNCTION BOX** 

EXISTING STORM MANHOLE

EXISTING SANITARY MANHOLE

PROPOSED SANITARY MANHOLE

CLEANOUT

AI

P/L PROPERTY LINES

—— STO—— STORM SEWER

## **SECTION 11-47-31**

**LOCATION MAP** 

TRANSPORTATION (MODOT)

Lee's Summit, MO 64086 (816) 607-2186

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

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

CITY OF LEES SUMMIT PUBLIC WORKS

Dena Mezger 220 SE Green Street Lee's Summit, MO 64063 (816) 969-1800

Mark Manion or Marty Loper 500 E. 8th Street. Room 370 Kansas City, MO 64106 (816) 275-2341 or (816) 275-1550

COMCAST CABLE John Meadows 4700 Little Blue Parkway (816) 795-2257

CITY OF LEE'S SUMMIT WATER UTILITIES Mark Schaufler 1200 SE Hamblen Road Lee's Summit, MO 64081



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

SUMMARY OF QUANTITIES					
	ITEM	QUANTITY	UNITS		
1	INSTALL 8" PVC SDR-26	2,034	LF		
2	INSTALL 6" PVC SDR-26	1,048	LF		
3	INSTALL STANDARD 4' DIAMETER MANHOLE	8	EA		
4	EXTRA DEPTH IN MANHOLES	47	VF		
5	TRENCHING UNDER FUTURE STREET	2,546	LF		
6	INSTALL REINFORCED CONCRETE ENCASEMENT	20	LF		
7	POST-CONSTRUCTION MANHOLE BARREL ADJUSTMENTS (EST.)	2	EA		
8	POST-CONSTRUCTION RING (3"-12") ADJUSTMENT (EST.)	2	EA		

# PUBLIC SANITARY SEWER PLANS REUNION AT BLACKWELL

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

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

LINEAL FOOT MEASUREMENTS SHOWN ON THE PLANS ARE HORIZONTAL MEASUREMENTS, NOT SLOPE

THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE TAKEN FROM UTILITY COMPANY RECORDS AND

THE CONTRACTOR SHALL ADHERE TO THE PROVISIONS OF THE SENATE BILL NUMBER 583, 78TH GENERAL

ASSEMBLY OF THE STATE OF MISSOURI. THE BILL REQUIRES THAT ANY PERSON OR FIRM DOING

INFORMATION FROM, UTILITY COMPANIES. STATE LAW REQUIRES 48 HOURS ADVANCE NOTICE. THE

PRIOR TO ORDERING PRECAST STRUCTURES, SHOP DRAWING SHALL BE SUBMITTED TO THE DESIGN

ENGINEER FOR APPROVAL. AFTER APPROVAL OF THE SHOP DRAWINGS, A COPY OF THE APPROVED AND

CLEARING AND GRUBBING OPERATIONS AND DISPOSAL OF ALL DEBRIS THEREFROM SHALL BE PERFORMED

THE CONTRACTOR SHALL PROTECT ALL MAJOR TREES FROM DAMAGE. NO TREE SHALL BE REMOVED

12. THE CONTRACTOR SHALL CONTROL THE EROSION AND SILTATION DURING ALL PHASED OF CONSTRUCTION.

13. ALL MANHOLES, CATCH BASINS, UTILITY VALVES AND METER PITS TO BE ADJUSTED OR REBUILT TO GRADE

14. THE CONTRACTOR SHALL CONTACT DEVELOPMENT SERVICES INSPECTIONS AT: 816-969-1200 TO OBTAIN A

15. 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.

16. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL TRAFFIC HANDLING MEASURES NECESSARY TO

THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD-LATEST EDITION).

DEVELOPMENT SERVICES CONSTRUCTION PERMIT. A MINIMUM 48 HOUR NOTICE SHALL BE GIVEN PRIOR TO

ENSURE THAT THE GENERAL PUBLIC IS PROTECTED AT ALL TIMES. TRAFFIC CONTROL SHALL CONFORM TO

EXCAVATION ON PUBLIC RIGHT OF WAY DO SO ONLY AFTER GIVING NOTICE TO, AND OBTAINING

WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE PERFORMED.

SIGNED SHOP DRAWINGS SHALL BE PROVIDED TO THE CITY INSPECTOR UPON REQUEST.

BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.

10. ALL WASTE MATERIAL RESULTING FROM THE PROJECT SHALL BE DISPOSED OF OFF-SITE BY THE

11. ALL EXCAVATIONS SHALL BE UNCLASSIFIED. NO SEPARATE PAYMENT WILL BE MADE FOR ROCK

APPARENT FIELD LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES

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

ENGINEERING DEPARTMENT OF THE CITY OF LEE'S SUMMIT, MISSOURI.

NO GEOLOGICAL INVESTIGATION HAS BEEN PERFORMED ON THE SITE.

NITHOUT PERMISSION OF THE OWNER, UNLESS SHOWN OTHERWISE

CONTRACTOR, OR AS DIRECTED BY THE OWNER.

AND SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.

MEASUREMENTS. ALL PAYMENTS SHALL BE MADE ON HORIZONTAL MEASUREMENTS.

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

**Development Services Department** Lee's Summit, Missouri 01/17/2024

Sheet List Table				
Sheet Number	Sheet Title			
1	COVER SHEET			
2	GENERAL LAYOU			
3	GRADING PLAN			
4	TRIB MAP			
5	LINE A			
6	LINE C			
7	DETAILS			
8	DETAILS			

Sheet List Table		
Sheet Number	Sheet Title	
1	COVER SHEET	
2	GENERAL LAYOUT	
3	GRADING PLAN	
4	TRIB MAP	
5	LINE A	
6	LINE C	
7	DETAILS	
8	DETAILS	

MARK ALLEN BREUER PE-2009007268

PREPARED BY

SCHLAGEL & ASSOCIATES, P.A

SEWER PL

 $\Box$ 

REUNION AT I

DATE

**APPROVED BY** 

CITY ENGINEER APPROVED FOR ONE YEAR FROM THIS DATE

#### OWNER/DEVELOPER:

**GRIFFIN RILEY PROPERTY GROUP** JAKE LOVELESS, VICE PRESIDENT 21 SE 29TH TERRACE LEE'S SUMMIT p 816-366-7900 JAKE@GRIFFINRILEY.COM

#### **UTILITIES**:

**GENERAL NOTES:** 

ADOPTED BY ORDINANCE 5813.

- 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 Engineer. 2. 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's expense. 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 structures.
- 4. Utility Separation: Waterlines shall have a minimum of 10 feet horizontal and 2 feet vertical separation from all sanitary sewer lines, manholes, and sanitary sewer service laterals, as measured from edge to edge. If minimum separations can not be obtained, concrete encasement of the sanitary line shall be required 10 feet in each direction of the conflict.
- 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, excess 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.
- All excavation is considered unclassified, unless noted otherwise. Unclassified excavation for utility trenching is subsidiary to the unit price provided for the pipe. Any quantity provided for rock excavation is estimated based on the best information provided to the Project Engineer. The Engineer has the authority to identify and define the physical characteristics to determine the classification. Unit price quantities for rock excavation will be paid at a trench width of the nominal pipe diameter of the installed main plus 18 inches. Contractor is required to dispose of excess rock from their trenches by disposing it in areas as specified by the Project Engineer.

## PL2023046 PRSUBD20232901

## 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

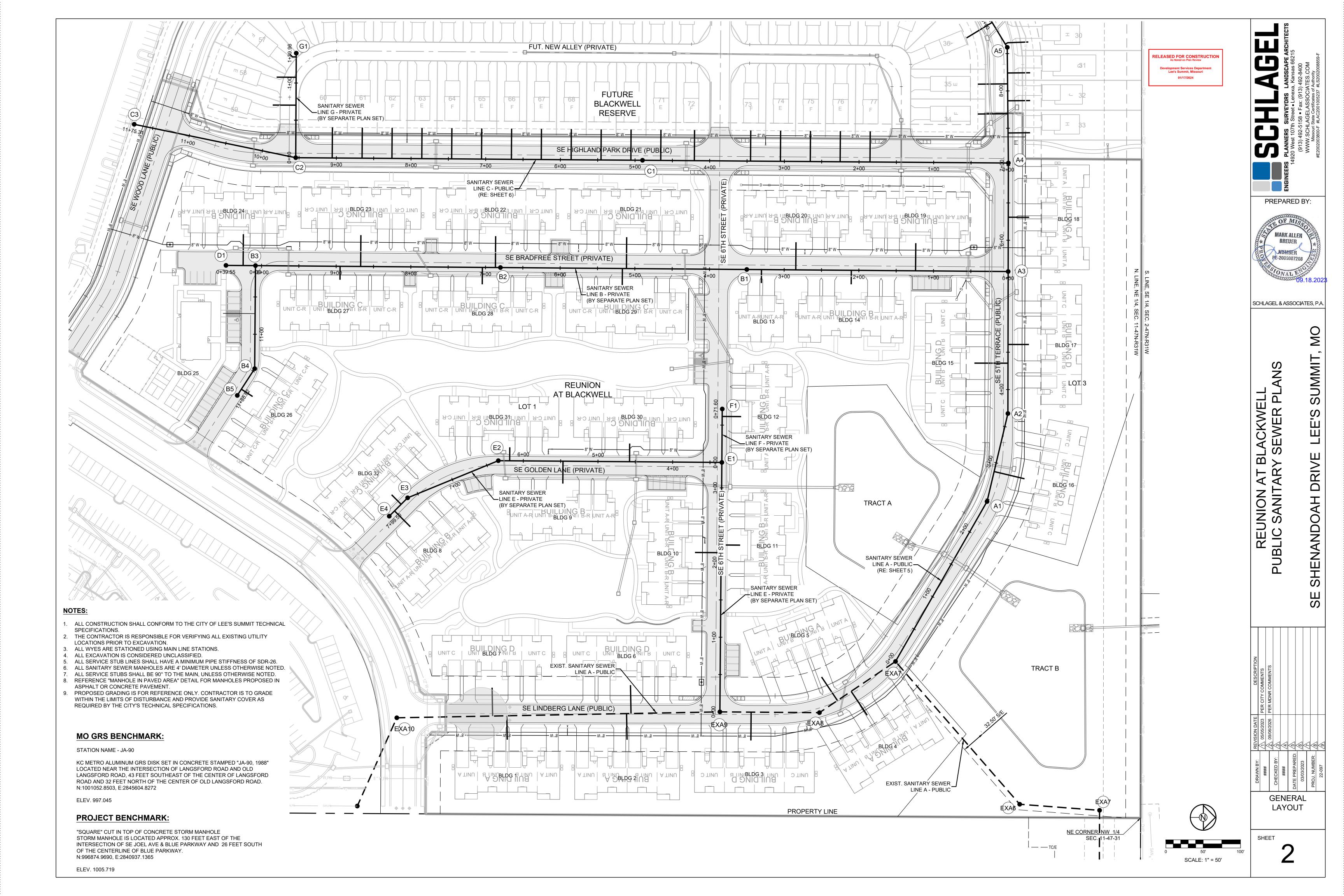
ELEV. 997.045

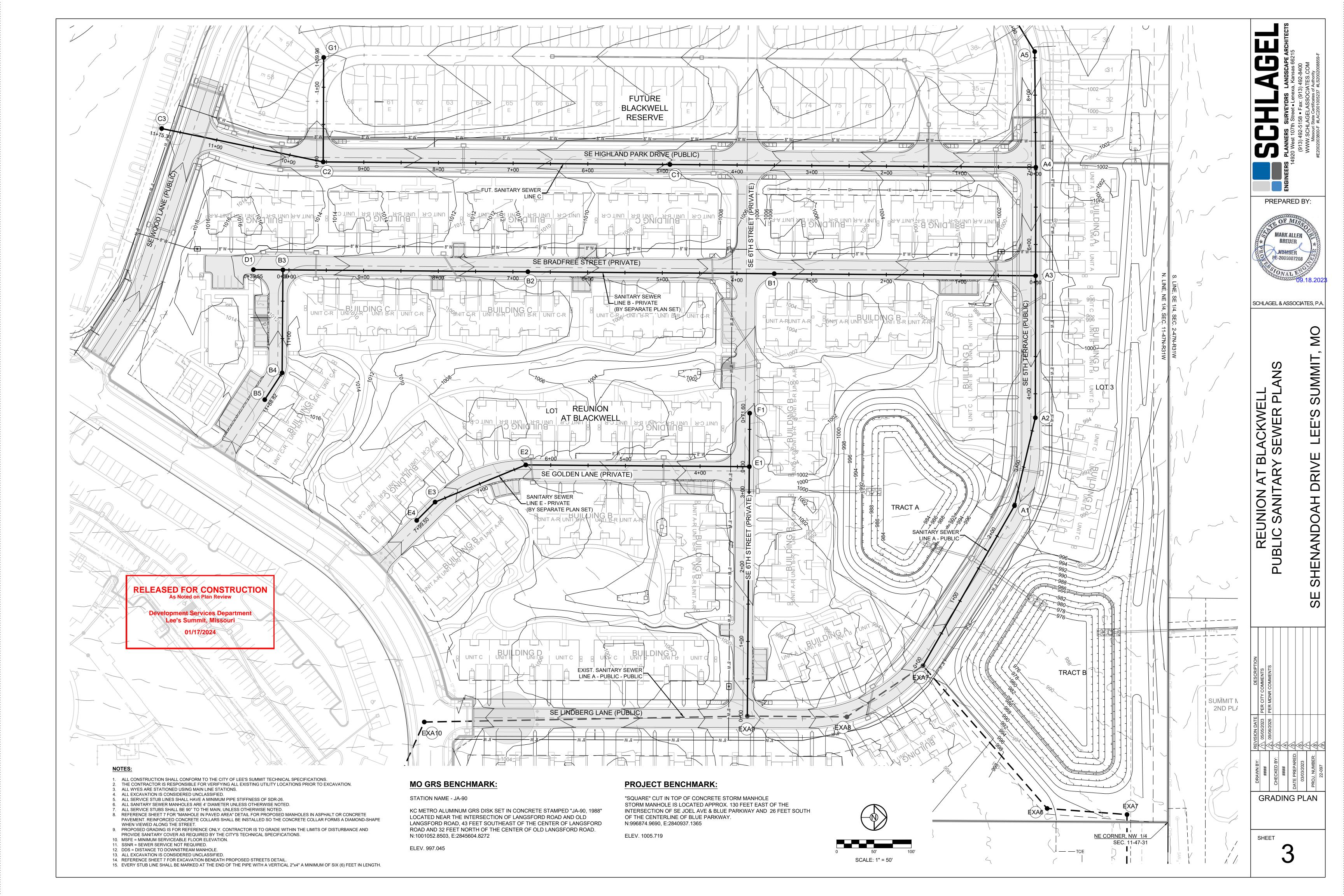
### **PROJECT BENCHMARK:**

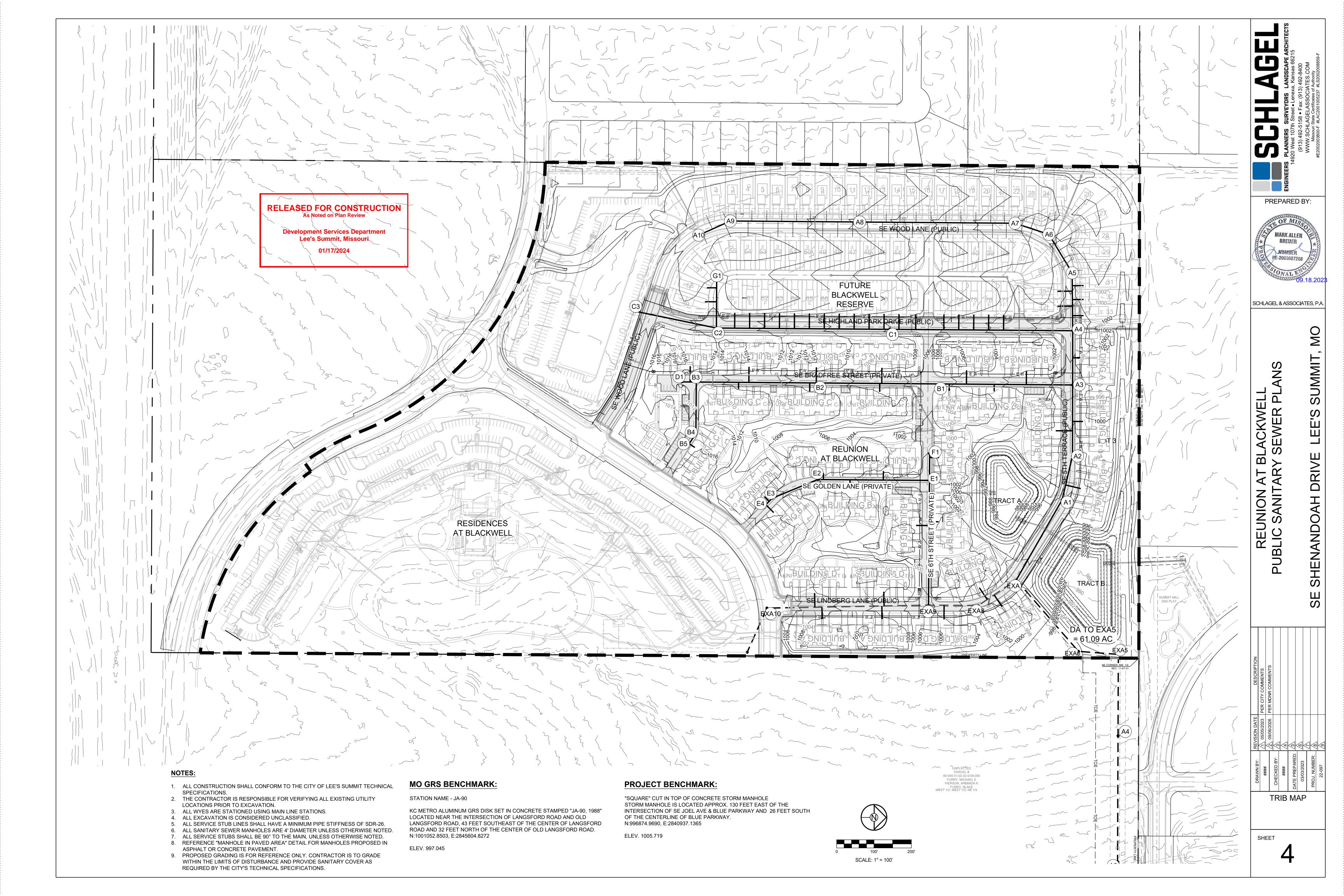
"SQUARE" CUT IN TOP OF CONCRETE STORM MANHOLE STORM MANHOLE IS LOCATED APPROX. 130 FEET EAST OF THE INTERSECTION OF SE JOEL AVE & BLUE PARKWAY AND 26 FEET SOUTH OF THE CENTERLINE OF BLUE PARKWAY. N:996874.9690, E:2840937.1365

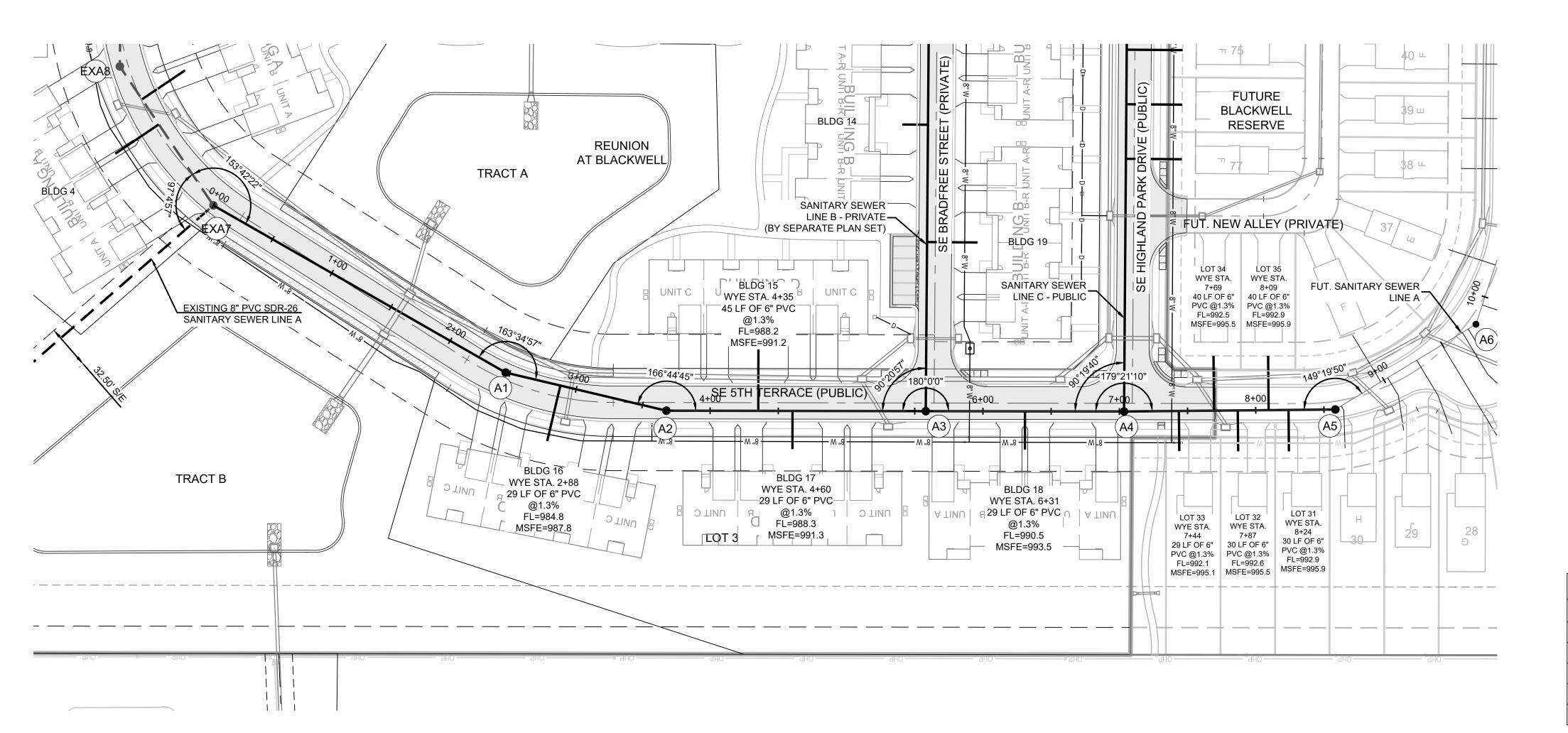
ELEV. 1005.719

**COVER SHEET** 









#### 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:

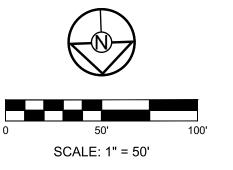
"SQUARE" CUT IN TOP OF CONCRETE STORM MANHOLE STORM MANHOLE IS LOCATED APPROX. 130 FEET EAST OF THE INTERSECTION OF SE JOEL AVE & BLUE PARKWAY AND 26 FEET SOUTH OF THE CENTERLINE OF BLUE PARKWAY. N:996874.9690, E:2840937.1365

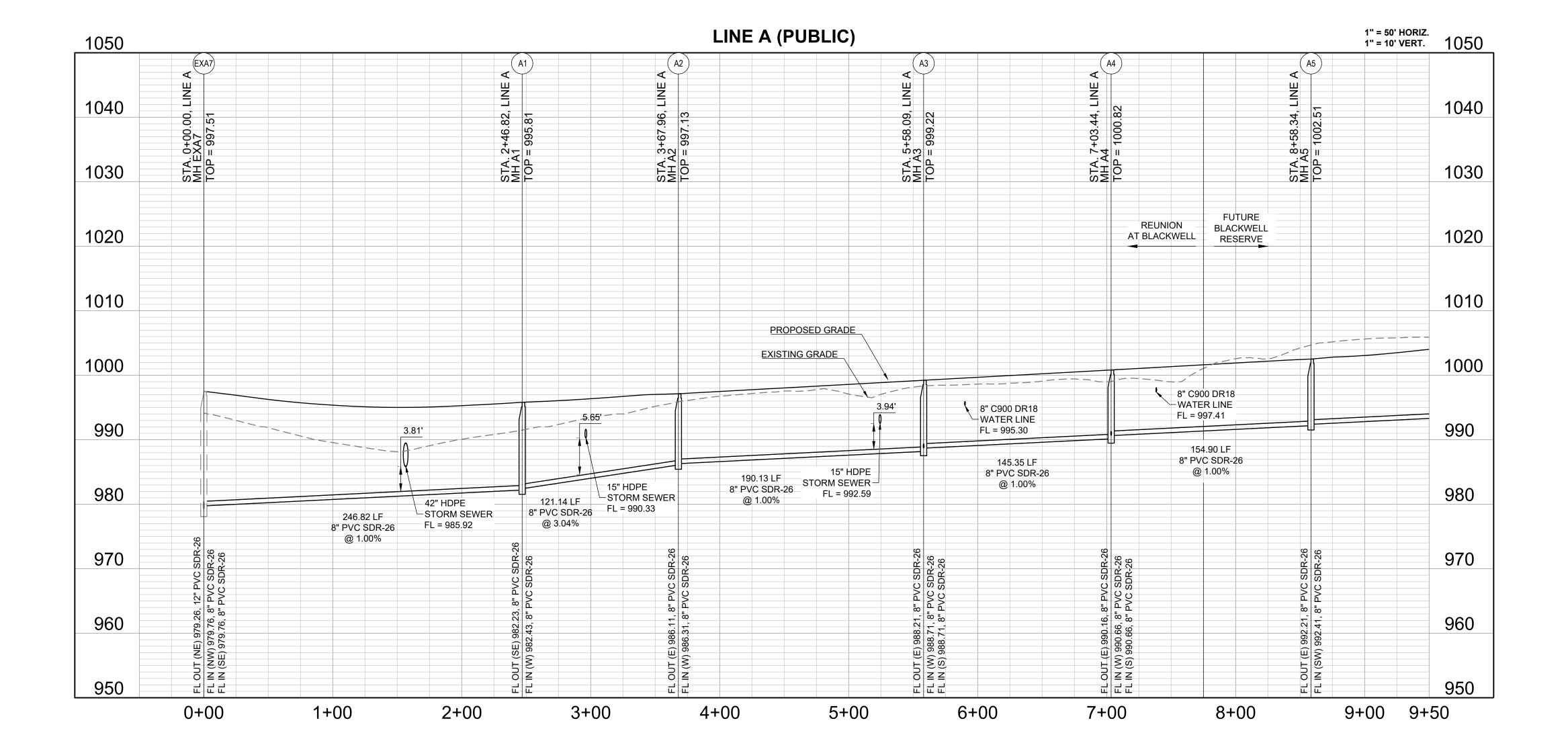
ELEV. 1005.719

#### 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 7 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 7 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.

Structure Table					
Structure Name	Structure Northing	Structure Easting			
A1	998273.9990	2841892.2817			
A2	998306.0691	2841775.4637			
A3	998313.0371	2841585.4577			
A4	998318.3639	2841440.2036			
A5	998322.2917	2841285.3534			





RELEASED FOR CONSTRUCTION
As Noted on Plan Review

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

01/17/2024

PREPARED BY:

MARK ALLEN

BREUER

PE-2009007268

SCHLAGEL & ASSOCIATES, P.A.

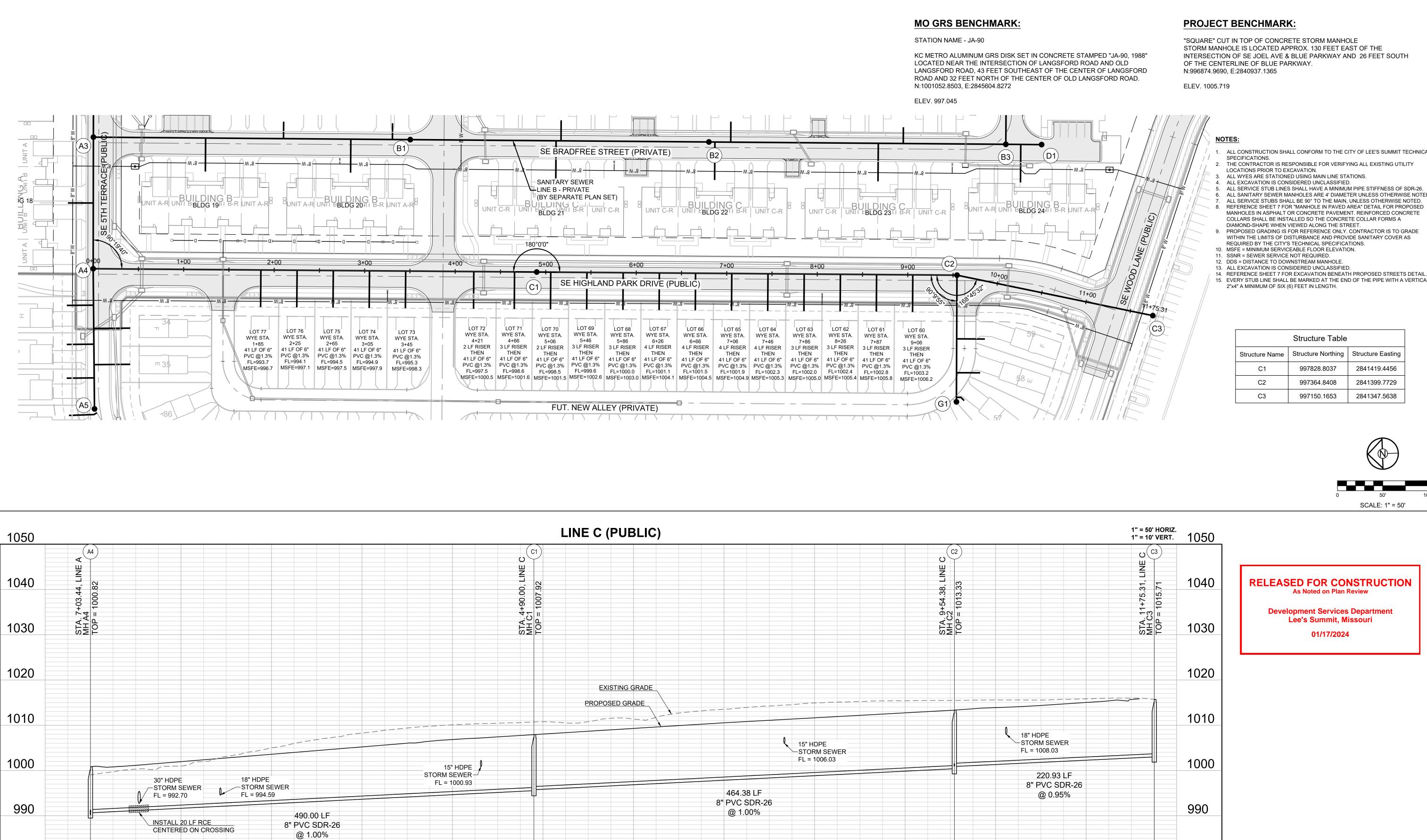
ACKWELL SEWER PL

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5+00

6+00

7+00

8+00

4+00

980

970

960

950

OUT (E) N (S) S

0+00

1+00

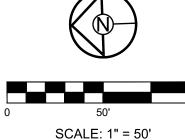
2+00

3+00

INTERSECTION OF SE JOEL AVE & BLUE PARKWAY AND 26 FEET SOUTH

- 1. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT TECHNICAL
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY
- ALL SANITARY SEWER MANHOLES ARE 4' DIAMETER UNLESS OTHERWISE NOTED. ALL SERVICE STUBS SHALL BE 90° TO THE MAIN, UNLESS OTHERWISE NOTED.
- WITHIN THE LIMITS OF DISTURBANCE AND PROVIDE SANITARY COVER AS
- 15. EVERY STUB LINE SHALL BE MARKED AT THE END OF THE PIPE WITH A VERTICAL

Structure Table					
Structure Name	Structure Northing	Structure Easting			
C1	997828.8037	2841419.4456			
C2	997364.8408	2841399.7729			
C3	997150.1653	2841347.5638			



**RELEASED FOR CONSTRUCTION** 

980

970

960

950

12+00

11+00

FL OUT (N) 1000.40, 8" PVC SDR-FL IN (S) 1000.90, 8" PVC SDR-26 FL IN (W) 1000.90, 8" PVC SDR-26

10+00

9+00

PREPARED BY:

MARK ALLEN

BREUER

MUMBER

PE-2009007268

SCHLAGEL & ASSOCIATES, P.A.

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REUNION AT PUBLIC SANITAR

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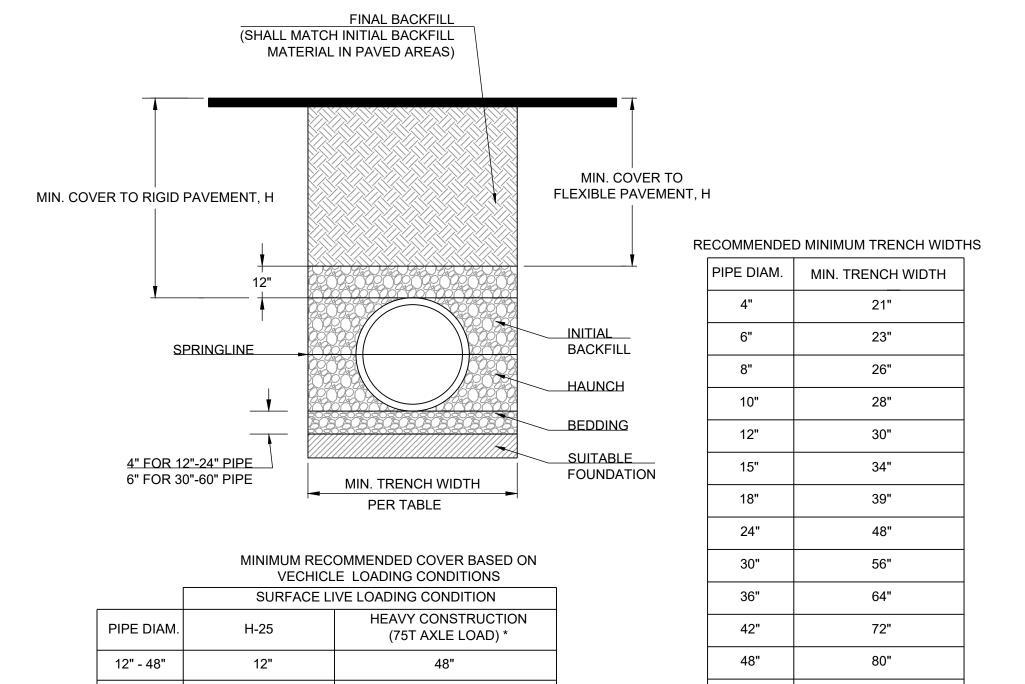
LINE C

SHEET

6

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

**Development Services Department** Lee's Summit, Missouri 01/17/2024



54" - 60"

24"

\* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER

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

60"

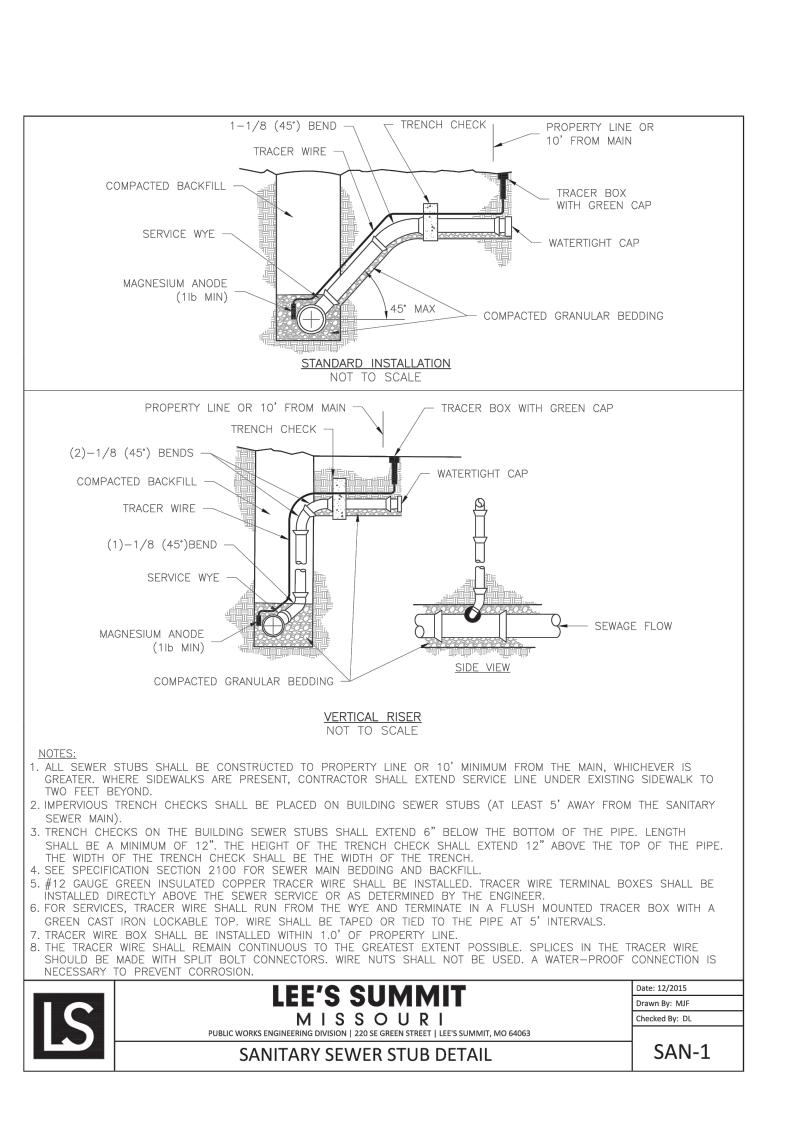
96"

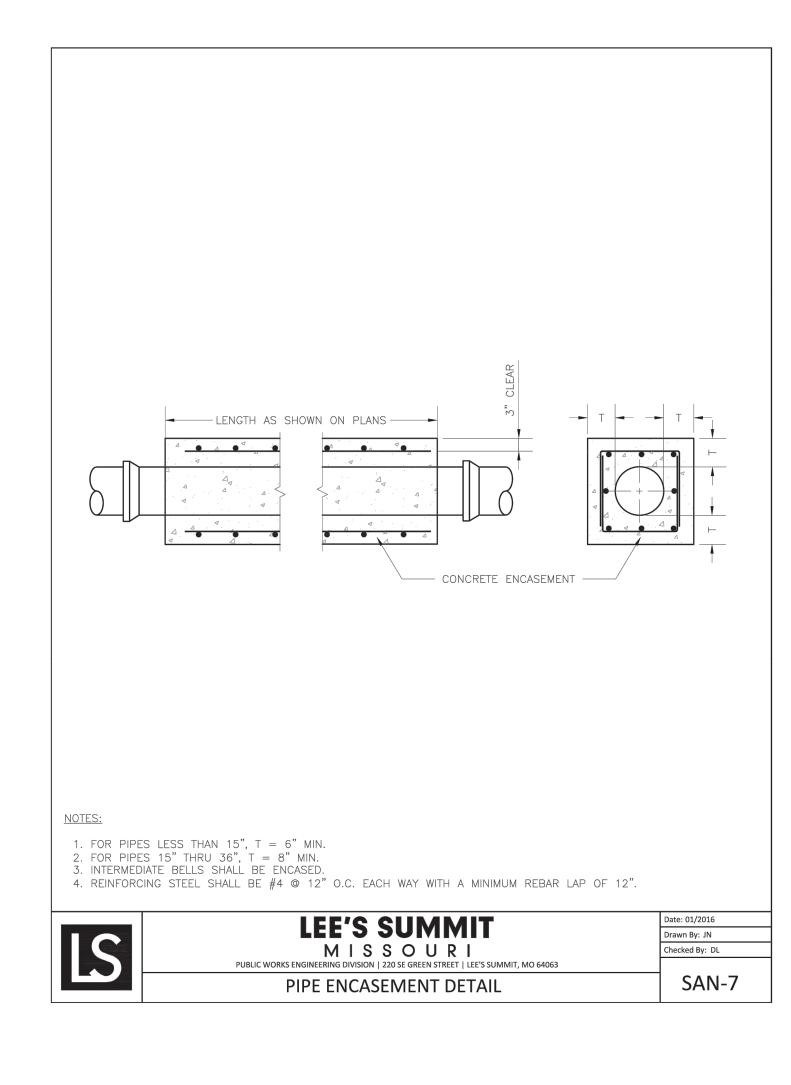
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.

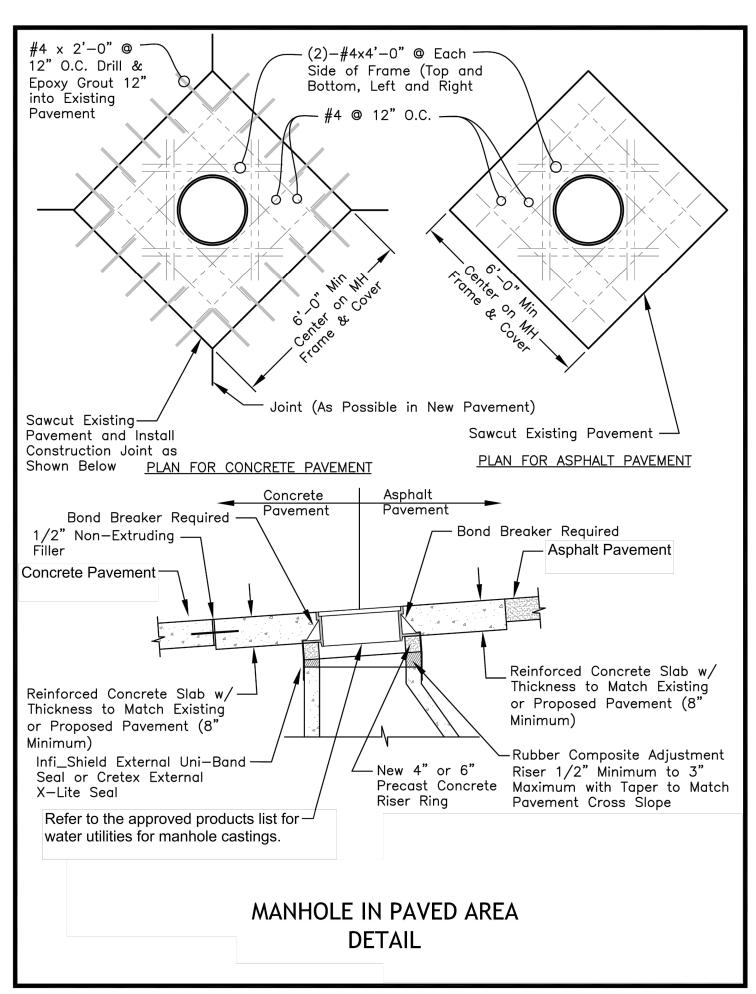
60"

- 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 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.
- 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.









PREPARED BY:



SCHLAGEL & ASSOCIATES, P.A.

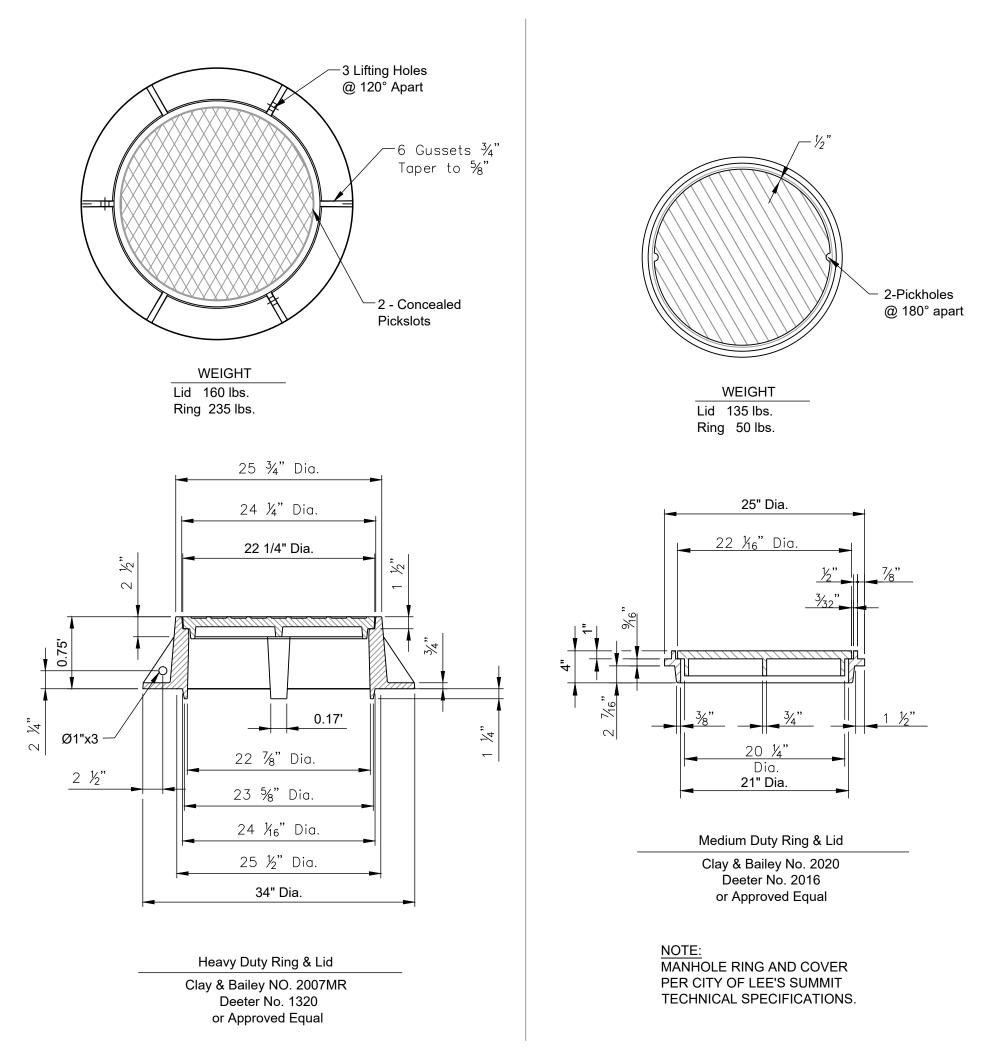
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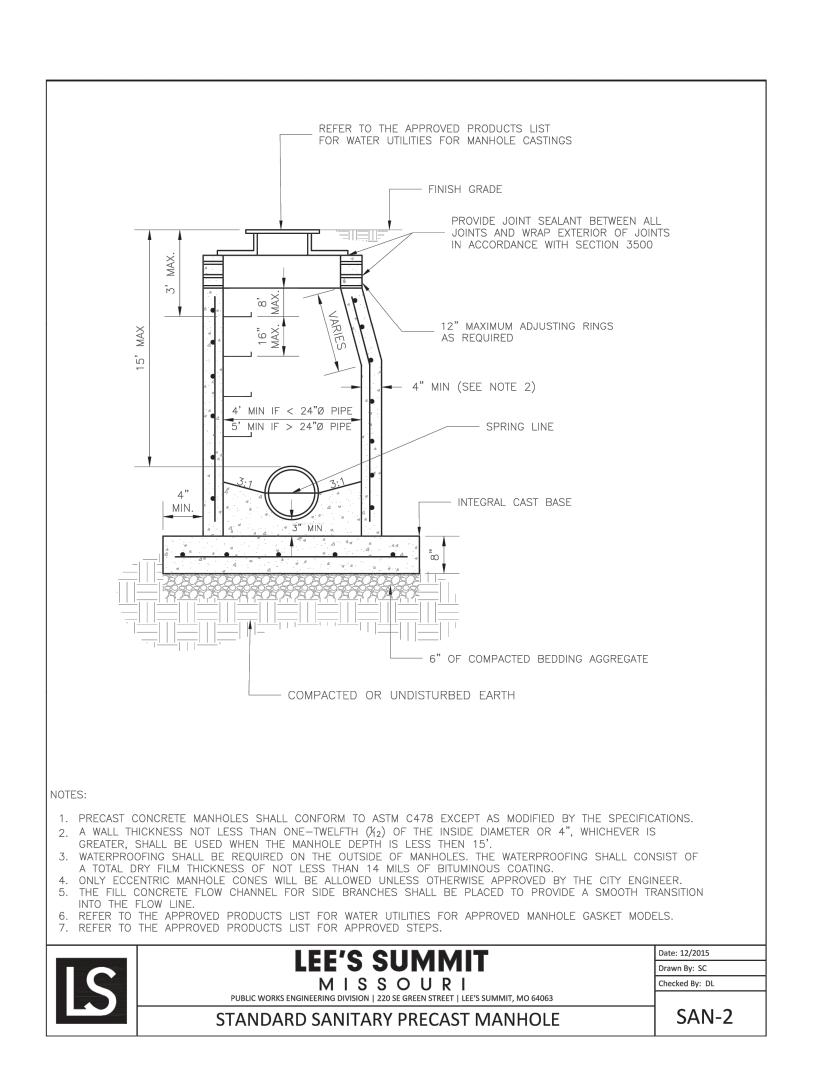
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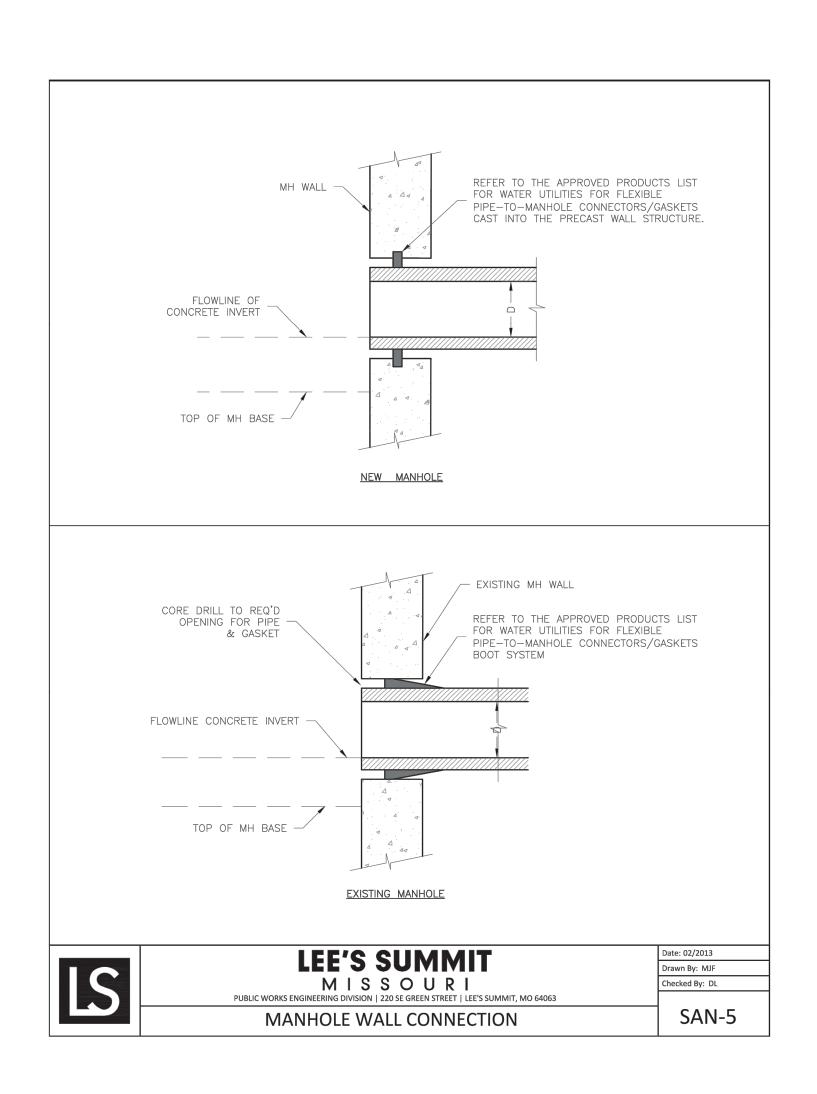
**DETAILS** 



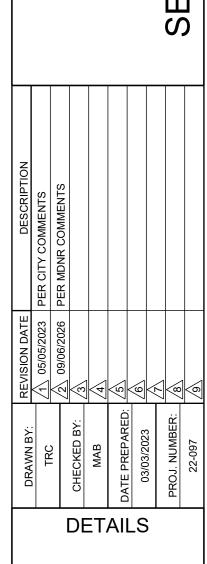
**Development Services Department** Lee's Summit, Missouri 01/17/2024











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REUNION AT PUBLIC SANITAR

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