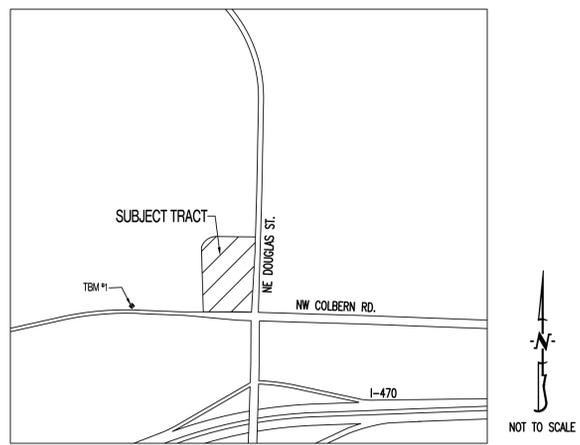


ASBUILTS 1-14-26

# VILLAGE AT DISCOVERY PARK - LOT 1 SEWER EXTENSION

## LOCATION MAP



## GENERAL NOTES:

ALL SANITARY SEWER CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF LEE'S SUMMIT "DESIGN AND CONSTRUCTION MANUAL" (CURRENT EDITION).

ANY CITY DETAILS SHOWN ON THIS SET OF PLANS ARE FOR REFERENCE ONLY. CONTRACTOR TO HAVE A COPY OF THE CITY'S LATEST EDITION OF SPECIFICATIONS AND STANDARDS FOR ALL STREET, STORM, AND SANITARY CONSTRUCTION ON SITE AT ALL TIMES DURING CONSTRUCTION. REFER TO <https://cityofls.net/development-services/design/design-criteria/design-construction-manual-infrastructure>

CONTRACTOR WILL BE RESPONSIBLE FOR PLACEMENT AND MAINTENANCE OF TRAFFIC CONTROL DEVICES NECESSARY TO COMPLETE THEIR PORTION OF WORK. THE DEVICES AND METHODS EMPLOYED WILL COMPLY WITH THE CURRENT VERSION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

THIS PLAT CONTAINS APPROXIMATELY 2.28 ACRES.

THIS TRACT IS ZONED PMIX.

EXISTING UTILITIES SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL COORDINATE LOCATES (HORIZONTAL AND VERTICAL) PRIOR TO ANY EXCAVATION.

ALL EXCAVATION TO BE IN ACCORDANCE WITH SECTIONS 319.010-319.050, REVISED STATUTES OF THE STATE OF MISSOURI. SUCH COMPLIANCE SHALL NOT, HOWEVER, EXCUSE ANY PERSON MAKING ANY EXCAVATION FROM DOING SO IN A CAREFUL AND PRUDENT MANNER, NOR SHALL IT EXCUSE SUCH PERSON FROM LIABILITY FOR ANY DAMAGE OR INJURY TO UNDERGROUND UTILITIES RESULTING FROM THE EXCAVATION.

ALL LAND DISTURBANCE ACTIVITIES SHALL BE IN ACCORDANCE WITH THE CITY OF LEE'S SUMMIT CODE OF ORDINANCES.

IT IS THE INTENT OF THESE PLANS TO COMPLY WITH THE REQUIREMENTS OF THE M&DNR CLEAN WATER COMMISSION.

NO OIL AND GAS WELLS EXIST ON THIS TRACT ACCORDING TO THE MISSOURI DEPARTMENT OF NATURAL RESOURCES OIL AND GAS PERMIT DATABASE.

THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.

TOTAL DISTURBED AREA ON SITE = 0.10 AC.

MISSOURI DNR LAND DISTURBANCE PERMIT NUMBER IS NOT REQUIRED.

## SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE	ORIGINAL 05/10/24	CITY COMMENTS 06/21/24	CITY COMMENTS 07/24/24
CE.10	COVER SHEET	X	X	
CE.21	SANITARY PLAN & PROFILE	X	X	X
CE.22	SANITARY SEWER DETAILS	X		

## PROJECT BENCHMARK:

TBM #1 - CONTROL POINT #50 SET BY OLSSON. 1/2" IMBEDDED CAP ON NORTH SIDE OF NW COLBERN RD. LOCATED AT 1ST FIELD ENTRANCE.  
 NORTHING = 1012389.819  
 EASTING = 2822108.784  
 ELEVATION = 990.810

REFER TO "PRIVATE SITE DEVELOPMENT PLANS FOR THE VILLAGE AT DISCOVERY PARK ZONE 1" PLANS BY OLSSON DATED 10/18/2023 FOR MORE INFORMATION.

## DEVELOPER :

DISCOVERY PARK LEE'S SUMMIT, LLC.  
 4220 PHILLIPS FARM RD.  
 COLUMBIA, MO 65201  
 573-615-2252

## FLOOD PLAIN STATEMENT:

THIS LOT IS LOCATED IN ZONE X UNSHADED - AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOOD AS SHOWN ON THE FEMA F.I.R.M. PANEL #29095C0409G, DATED JANUARY 20, 2017.

## LEGAL DESCRIPTION:

VILLAGE AT DISCOVERY PARK, LOT 2. A SUBDIVISION IN JACKSON COUNTY, LEE'S SUMMIT, MISSOURI.

## UTILITY COMPANIES:

**LOCATES:**  
 MISSOURI ONE CALL INC.  
 1022 B NORTHEAST DRIVE  
 JEFFERSON CITY, MO 65109  
 1-800-344-7483

**ELECTRIC:**  
 EVERGY  
 816-524-3223

## TELEPHONE:

AT&T  
 800-286-8313

## WATER/SANITARY SEWER:

CITY OF LEE'S SUMMIT  
 WATER UTILITIES DEPARTMENT  
 1200 S HAMBLEN RD  
 LEE'S SUMMIT, MO 64081  
 816-969-1900

## NATURAL GAS:

SPIRE  
 314-342-0500

**FIBER:**  
 GOOGLE FIBER  
 877-454-6959

## CABLE TELEVISION:

SPECTRUM  
 877-772-2253

## LEGEND OF SYMBOLS:

- EXISTING CURB
- PROPOSED CURB
- RIP RAP
- EXISTING STRUCTURE
- EXISTING TREELINE
- PROPOSED TREELINE
- EDGE OF WATERWAY
- EXISTING WATERLINE
- PROPOSED WATERLINE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING TELEPHONE
- EXISTING FIBER OPTIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- PROPOSED UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELEC. & TV
- EXISTING OVERHEAD ELEC., TV & TELE.
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- 100 YEAR FLOOD PLAIN
- FLOODWAY
- ORDINARY HIGH WATER MARK
- STREAM SIDE BUFFER
- OUTER STREAM BUFFER
- FF-XXXX FINISHED FLOOR OF STRUCTURE
- XXXXXX TC PROPOSED TOP OF CURB ELEVATION
- XXXXXX TP PROPOSED TOP OF PAVEMENT ELEVATION
- XXXXXX FD PROPOSED FINISHED GRADE ELEVATION
- XXXXXX TW PROPOSED TOP OF WALL
- XX LOT NUMBER
- X STORM SEWER STRUCTURE LABEL
- X SANITARY SEWER STRUCTURE LABEL
- HP. HIGH POINT
- LP. LOW POINT
- EXISTING SIGNS
- EXISTING POWER POLE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING GAS METER
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- MANHOLE
- EXISTING SANITARY SEWER LATERAL
- PROPOSED SANITARY SEWER LATERAL
- PROPOSED TRACER WIRE TEST STATION BOX
- EXISTING AIR CONDITIONER
- EXISTING TELEPHONE PEDESTAL
- EXISTING ELECTRICAL TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING LIGHT POLE
- EXISTING GUY WIRE

REVISIONS:

NO.	DATE
ORIGINAL	05/10/2024
REV. 1	06/21/2024

THIS SHEET HAS BEEN SIGNED SEALED AND DATED ELECTRONICALLY

NATHAN THOMAS ECKHOFF  
 MO LICENSE: 200304960

PREPARED BY: CROCKETT ENGINEERING CONSULTANTS, LLC  
 1000 W. Walnut St., Ste. 400  
 Columbia, Missouri 65203  
 (372) 487-0292  
 www.crockettingeering.com  
 Missouri Certificate of Authority #00000001

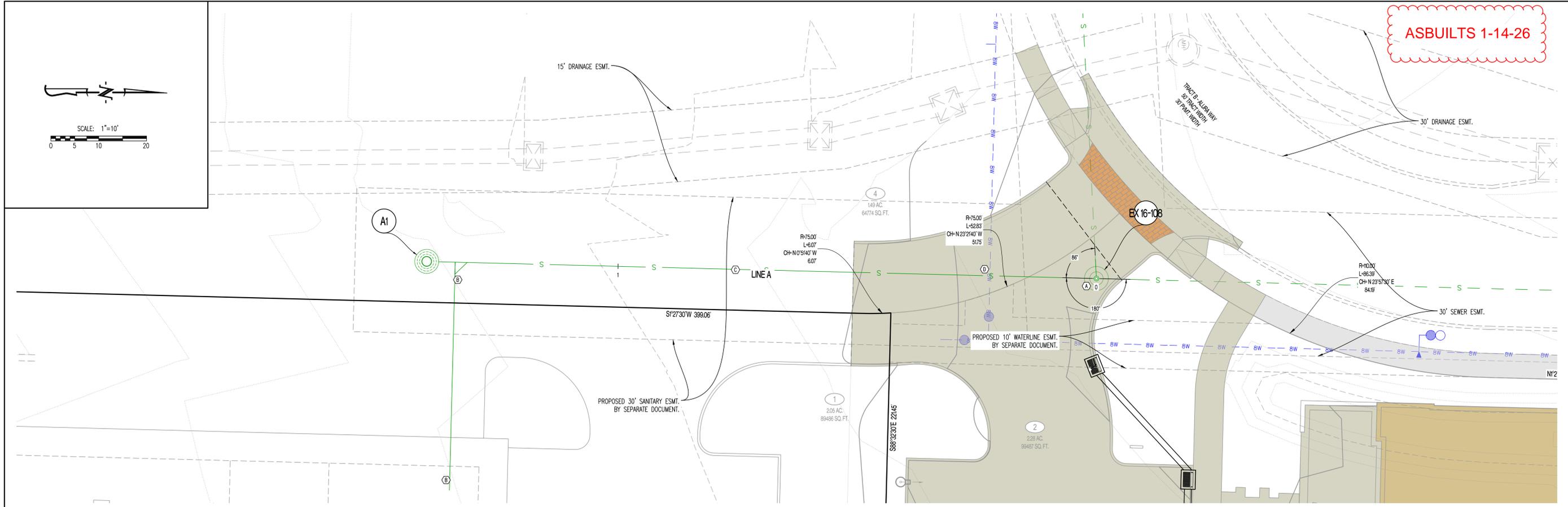
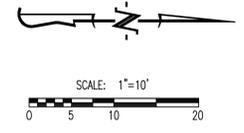
OWNER:  
 DISCOVERY PARK LEE'S SUMMIT LLC  
 4220 PHILLIPS FARM RD  
 COLUMBIA, MO 65201

VILLAGE AT DISCOVERY PARK - LOT 1 SEWER EXTENSION  
 221 NE ALURA WAY  
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

DRAWING INCLUDES:  
 COVER SHEET

DESIGNED: NTE  
 DRAWN: NMD  
 PROJECT NO: 230286  
 SHEET:  
 CE.10

ASBUILTS 1-14-26



**REVISIONS:**

NO.	DATE
ORIGINAL	05/10/2024
REV. 1	06/21/2024
REV. 2	07/24/2024

THIS SHEET HAS BEEN SIGNED AND DATED ELECTRONICALLY

**PREPARED BY:**  
**CROCKETT ENGINEERS & ARCHITECTS**  
 1008 W. Illinois Blvd., Ste. 100  
 Columbia, Missouri 65203  
 (314) 487-0299  
 www.crockettengineering.com  
 Crockett Engineering Consultants, LLC  
 Missouri Certificate of Authority #000000001

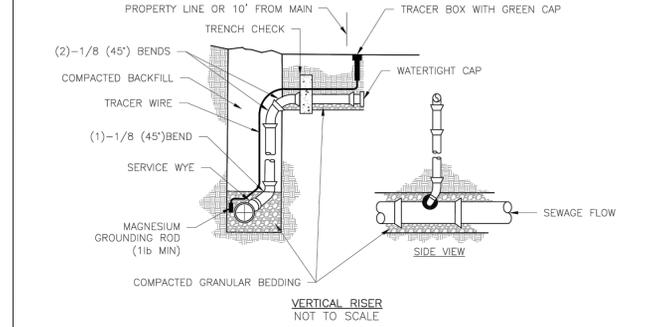
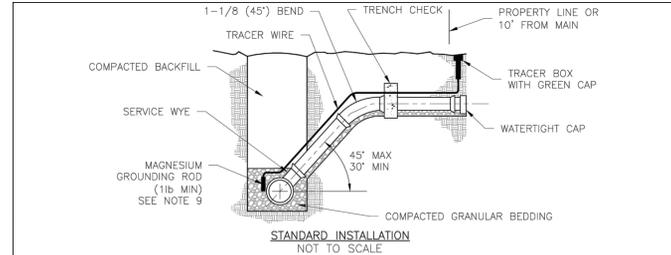
**OWNER:**  
 DISCOVERY PARK LEES SUMMIT LLC  
 4220 PHILLIPS FARM RD  
 COLUMBIA, MO 65201

**VILLAGE AT DISCOVERY PARK - LOT 1 SEWER EXTENSION**  
**221 NE ALURA WAY**  
**LEES SUMMIT, JACKSON COUNTY, MISSOURI**

SCALE:  
 HORIZ T = 50'  
 VERT T = 10'

**LEGEND OF LABELS:**  
 (A) REFER TO PIPE EMBEDMENT DETAIL ON THIS SHEET (UNDER PAVEMENT).

**GENERAL NOTES:**  
 1) ALL PORTIONS OF THIS SANITARY SEWER SHALL BE PUBLIC.  
 2) LENGTHS AND SLOPES OF PIPE ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.



**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. TRACER WIRE SHALL BE INSTALLED PER SPECIFICATION SECTION 3500. 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 LOCKING SPLICE CONNECTOR MANUFACTURED WITH A WATERPROOF DIELECTRIC SEALANT.

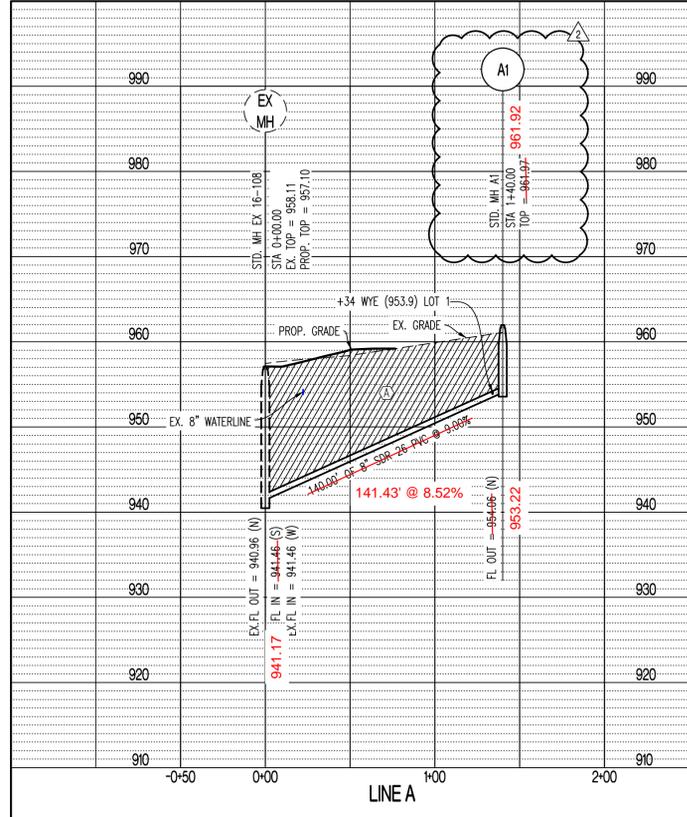
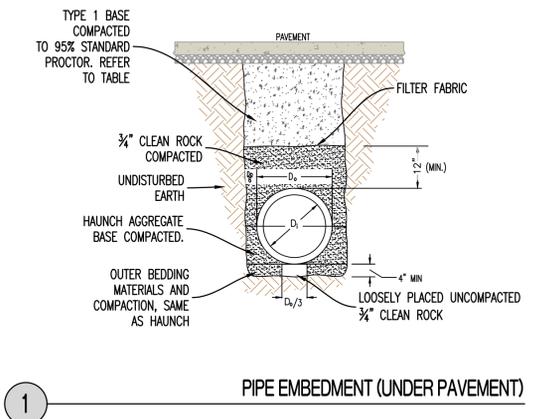
**LEE'S SUMMIT MISSOURI**  
 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEES SUMMIT, MO 64063

Date: 08/2023  
 Drawn By: MJF  
 Checked By: AB

**SAN-1**

**LEGEND OF LABELS**

(A) SANITARY SEWER MANHOLE TOP TO BE ADJUSTED BY OTHERS. CONTRACTOR TO VERIFY EXISTING SANITARY MANHOLE TOP AND INVERTS.  
 (B) CONTRACTOR TO INSTALL SANITARY SEWER STUB AND WYE INTO SEWER EXTENSION AS SHOWN. REFER TO DETAIL SAN-1 ON THIS SHEET.  
 (C) INSTALL 8" SDR 26 PVC. REFER TO PROFILE ON THIS SHEET.  
 (D) EXISTING UTILITY. CONTRACTOR SHALL VERIFY EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO EXCAVATION.



**DRAWING INCLUDES:**  
 SANITARY PLAN & PROFILE

DESIGNED: NTE  
 DRAWN: NMD  
 PROJECT NO: 230286  
 SHEET: CE 21

Y:\2023\230286 - Discovery Park Lees Summit\Zone 1 Lot 2\AAD Files\Construction Plans\230286 Village at Discovery Park Zone 1 Lot 2 Sewer Extension.dwg

ASBULTS 1-14-26

REVISIONS:

NO.	DATE
ORIGINAL	05/10/2024

THIS SHEET HAS BEEN SIGNED SEALED AND DATED ELECTRONICALLY



NATHAN THOMAS ECKHOFF  
MO LICENSE 200304960

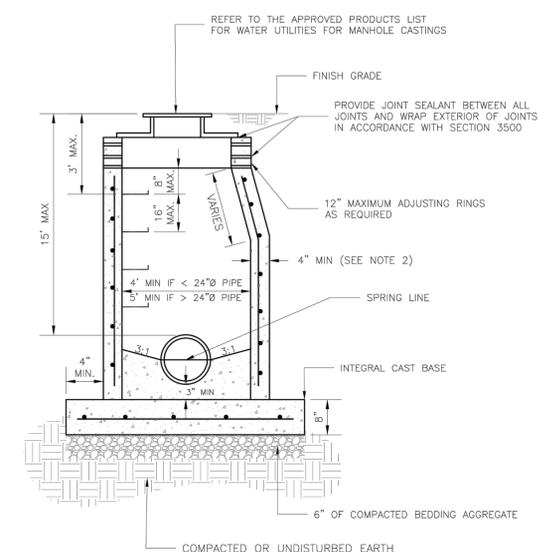
PREPARED BY: **CROCKETT ENGINEERS & ARCHITECTS**  
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Columbia, Missouri 65203  
(372) 487-0299  
www.crockettengineering.com  
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OWNER:  
DISCOVERY PARK LEE'S SUMMIT LLC  
4220 PHILLIPS FARM RD  
COLUMBIA, MO 65201

VILLAGE AT DISCOVERY PARK - LOT 1 SEWER EXTENSION  
221 NE ALURA WAY  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

DRAWING INCLUDES:  
SANITARY SEWER DETAILS

DESIGNED: NTE  
DRAWN: NMD  
PROJECT NO: 230286  
SHEET: CE 22



REFER TO THE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR MANHOLE CASTINGS

FINISH GRADE

PROVIDE JOINT SEALANT BETWEEN ALL JOINTS AND WRAP EXTERIOR OF JOINTS IN ACCORDANCE WITH SECTION 3500

12" MAXIMUM ADJUSTING RINGS AS REQUIRED

4" MIN (SEE NOTE 2)

SPRING LINE

INTEGRAL CAST BASE

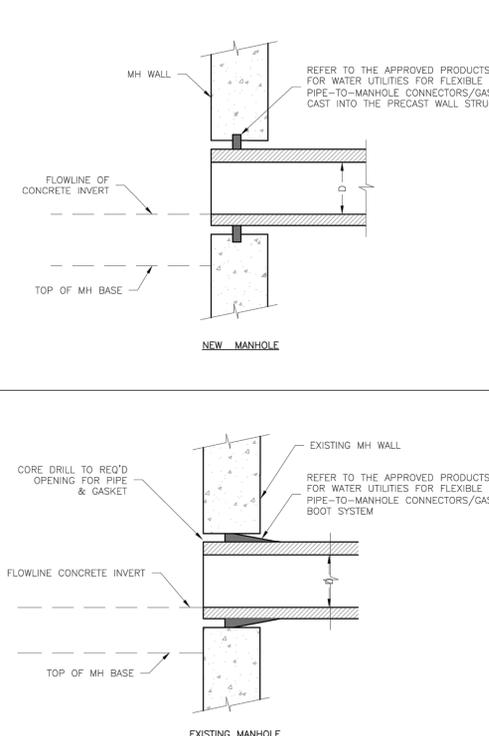
6" OF COMPACTED BEDDING AGGREGATE

COMPACTED OR UNDISTURBED EARTH

NOTES:

1. PRECAST CONCRETE MANHOLES SHALL CONFORM TO ASTM C478 EXCEPT AS MODIFIED BY THE SPECIFICATIONS.
2. A WALL THICKNESS NOT LESS THAN ONE-TWELFTH (1/12) OF THE INSIDE DIAMETER OR 4", WHICHEVER IS GREATER, SHALL BE USED WHEN THE MANHOLE DEPTH IS LESS THAN 15'.
3. WATERPROOFING SHALL BE REQUIRED ON THE OUTSIDE OF MANHOLES. THE WATERPROOFING SHALL CONSIST OF A TOTAL DRY FILM THICKNESS OF NOT LESS THAN 14 MILS OF BITUMINOUS COATING.
4. ONLY ECCENTRIC MANHOLE CONES WILL BE ALLOWED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
5. THE FILL CONCRETE FLOW CHANNEL FOR SIDE BRANCHES SHALL BE PLACED TO PROVIDE A SMOOTH TRANSITION INTO THE FLOW LINE.
6. REFER TO THE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR APPROVED MANHOLE GASKET MODELS.
7. REFER TO THE APPROVED PRODUCTS LIST FOR APPROVED STEPS.

<b>LS</b>	<b>LEE'S SUMMIT MISSOURI</b> PUBLIC WORKS ENGINEERING DIVISION   220 SE GREEN STREET   LEE'S SUMMIT, MO 64063	Date: 08/2023
	STANDARD SANITARY PRECAST MANHOLE	Drawn By: MF
		Checked By: AB
	<b>SAN-2</b>	



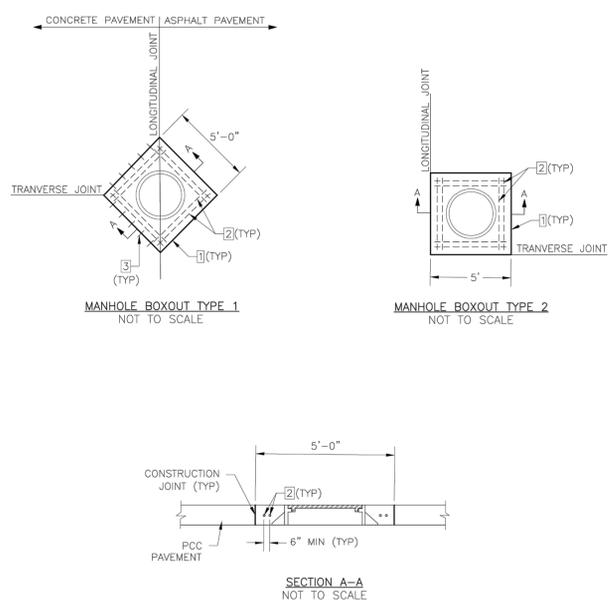
REFER TO THE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR FLEXIBLE PIPE-TO-MANHOLE CONNECTORS/GASKETS CAST INTO THE PRECAST WALL STRUCTURE.

NEW MANHOLE

EXISTING MANHOLE

REFER TO THE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR FLEXIBLE PIPE-TO-MANHOLE CONNECTORS/GASKETS BOOT SYSTEM

<b>LS</b>	<b>LEE'S SUMMIT MISSOURI</b> PUBLIC WORKS ENGINEERING DIVISION   220 SE GREEN STREET   LEE'S SUMMIT, MO 64063	Date: 08/2023
	MANHOLE WALL CONNECTION	Drawn By: MSP
		Checked By: AB
	<b>SAN-5</b>	



MANHOLE BOXOUT TYPE 1  
NOT TO SCALE

MANHOLE BOXOUT TYPE 2  
NOT TO SCALE

SECTION A-A  
NOT TO SCALE

NOTES:

- MINIMUM 2" CLEAR ON REINFORCEMENT. CENTER CASTING WITHIN BOXOUT AREA.
- CONCRETE SHALL BE W/MMB 4K MIN.
- ALL STEEL SHALL BE EPOXY COATED.
- FOR CONSTRUCTION JOINT DETAIL, SEE DETAIL 2 ON SHEET GEN-10, TYPICAL PAVEMENT JOINT DETAILS.

1] CONSTRUCTION JOINT.  
2] 4'-8"(TYP) #4 BAR. PLACE AT MID-SLAB.  
3] #4 DOWELS @ 12" O.C. INTO CONCRETE PAVEMENT MIN. LENGTH 12".

<b>LS</b>	<b>LEE'S SUMMIT MISSOURI</b> PUBLIC WORKS ENGINEERING DIVISION   220 SE GREEN STREET   LEE'S SUMMIT, MO 64063	Date: 08/2023
	MANHOLE BOXOUT IN PAVEMENT DETAIL	Drawn By: MF
		Checked By: AB
	<b>SAN-9</b>	

Y:\2023\230286 - Discovery Park Lees Summit\Zone 1 Lot 2\Acad Files\Construction Plans\230286 Village at Discovery Park Zone 1 Lot 2 Sewer Extension.dwg