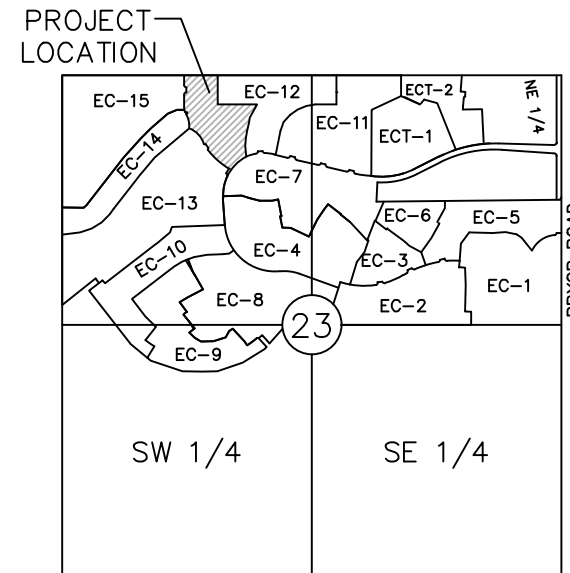


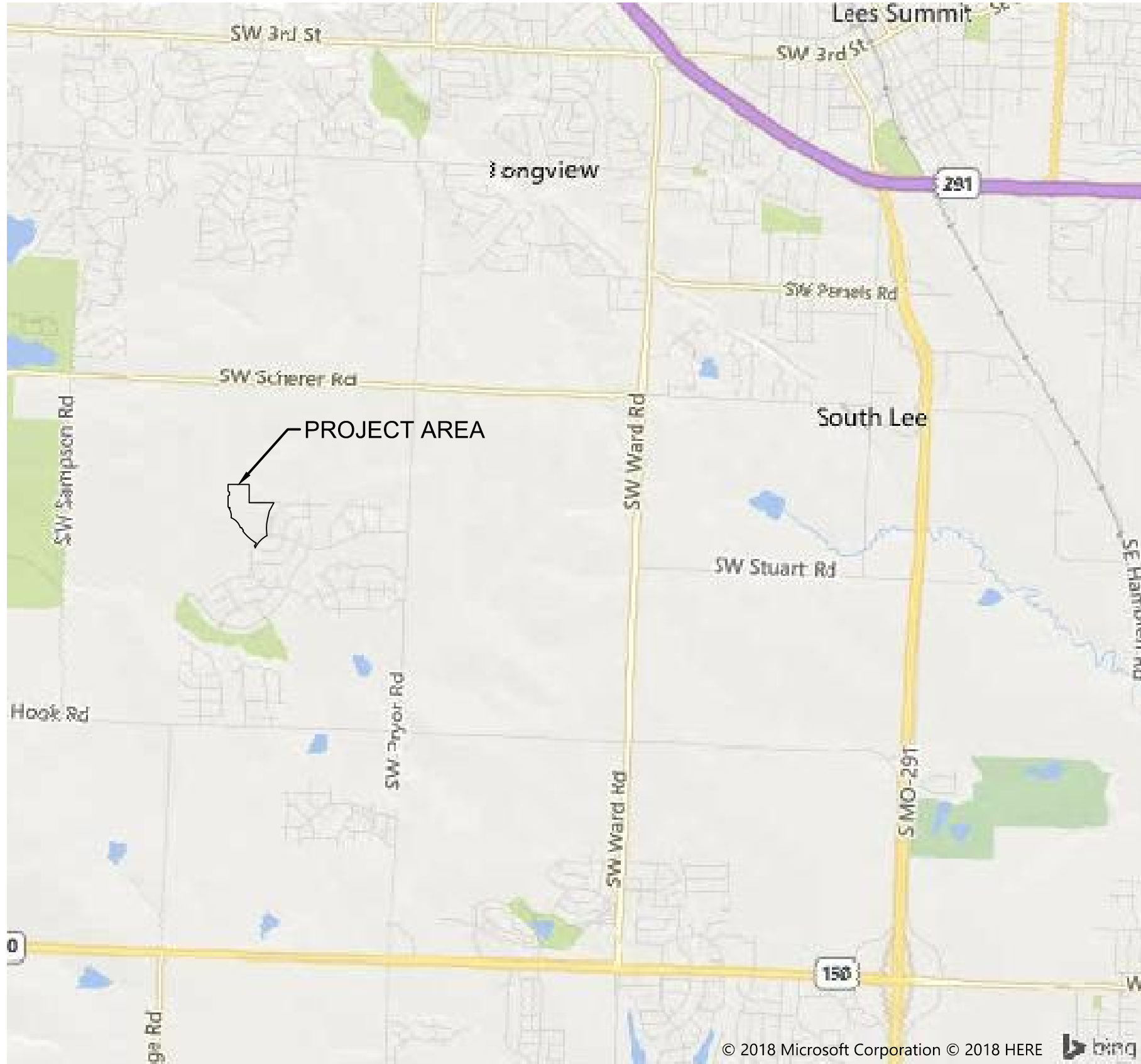


LOCATION MAP
Sec. 23, Twp. 47 N., Rge. 32 W.
(N.T.S.)

EAGLE CREEK SIXTEENTH PLAT SANITARY SEWER PLANS

SECTION 23, TOWNSHIP 47 N., RANGE 32 W.
IN LEE'S SUMMIT, JACKSON COUNTY, MO

PROJECT TEAM & UTILITY CONTACT LIST	
<u>OWNER / DEVELOPER</u> HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. 8300 NE. UNDERGROUND DRIVE KANSAS CITY, MISSOURI 64161 CONTACT: BRENNER HOLLAND PHONE: 816.455.2500 FAX: 816.455.8701 EMAIL: BHOLLAND@HUNTMIDWEST.COM	<u>UTILITY SERVICE NUMBERS</u> NAME: LEE'S SUMMIT PUBLIC WORKS PHONE: 816-969-1800 NAME: LEE'S SUMMIT WATER & SERVICES DEPARTMENT PHONE: 816-969-1940 NAME: SPIRE (MGE) PHONE: 314-342-0500 NAME: AT&T PHONE: 800-286-8313 NAME: KCP&L PHONE: 816-471-5275
<u>ENGINEER</u> OLSSON ASSOCIATES 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: NICHOLAS D. HEISER, P.E. PHONE: 816.587.4320	NAME: SPECTRUM (TWC) PHONE: 877-772-2253 NAME: GOOGLE FIBER PHONE: 877-454-6959
<u>SURVEYOR</u> OLSSON ASSOCIATES 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: JASON ROUDEBUSH, P.L.S. PHONE: 816.587.4320	



PROPERTY DESCRIPTION:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 47 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 87°35'47" WEST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 1,001.10 FEET TO THE NORTHWEST CORNER OF EAGLE CREEK--TWELFTH PLAT, A SUBDIVISION IN SAID LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE SOUTH 02°24'13" WEST, ALONG THE WEST LINE OF SAID EAGLE CREEK--TWELFTH PLAT, 310.00 FEET; THENCE SOUTH 87°35'47" EAST, CONTINUING ALONG SAID WEST LINE, 420.00 FEET; THENCE SOUTH 31°26'22" WEST, CONTINUING ALONG SAID WEST LINE, 162.19 FEET; THENCE SOUTH 12°31'01" WEST, CONTINUING ALONG SAID WEST LINE 50.00 FEET; THENCE SOUTH 15°32'15" WEST, CONTINUING ALONG SAID WEST LINE, 90.42 FEET; THENCE SOUTH 12°01'59" WEST, CONTINUING ALONG SAID WEST LINE, 80.68 FEET; THENCE SOUTH 05°54'26" WEST, CONTINUING ALONG SAID WEST LINE, 80.68 FEET; THENCE SOUTH 01°37'42" EAST, CONTINUING ALONG SAID WEST LINE, 117.75 FEET TO A POINT ON THE NORTH LINE OF EAGLE CREEK--SEVENTH PLAT, A SUBDIVISION IN SAID LEE'S SUMMIT, JACKSON COUNTY, MISSOURI; THENCE SOUTHWESTERLY, ALONG SAID NORTH LINE, ON A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 69°38'42" WEST WITH A RADIUS OF 480.00 FEET, A CENTRAL ANGLE OF 32°25'10" AND AN ARC DISTANCE OF 271.60 FEET; THENCE WESTERLY, CONTINUING ALONG SAID NORTH LINE, ON A CURVE TO THE RIGHT, HAVING A COMMON TANGENT WITH THE LAST DESCRIBED COURSE WITH A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 83°44'51" AND AN ARC DISTANCE OF 36.54 FEET TO A POINT ON THE EAST LINE OF EAGLE CREEK--THIRTEENTH PLAT, A SUBDIVISION IN SAID LEE'S SUMMIT, JACKSON COUNTY, MISSOURI; THENCE NORTH 59°01'37" WEST, CONTINUING ALONG SAID EAST LINE, 1.76 FEET; THENCE NORTHWESTERLY, CONTINUING ALONG SAID EAST LINE, ON A CURVE TO THE RIGHT, BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 21°15'50" AND AN ARC DISTANCE OF 296.90 FEET; THENCE NORTH 08°50'31" EAST, CONTINUING ALONG SAID EAST LINE, 21.80 FEET; THENCE NORTH 34°59'09" WEST, CONTINUING ALONG SAID EAST LINE, 50.00 FEET; THENCE NORTH 80°30'22" WEST, CONTINUING ALONG SAID EAST LINE, 20.95 FEET; THENCE NORTHERLY, CONTINUING ALONG SAID EAST LINE AND EAST LINE OF EAGLE CREEK--FOURTEENTH PLAT, A SUBDIVISION IN SAID LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ON A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH 32°00'07" WEST WITH A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 19°02'35" AND AN ARC DISTANCE OF 265.89 FEET; THENCE NORTH 30°06'38" EAST, CONTINUING ALONG SAID EAST LINE OF SAID EAGLE CREEK--FOURTEENTH PLAT, 20.49 FEET; THENCE NORTH 73°25'49" EAST, CONTINUING ALONG SAID EAST LINE, 6.78 FEET; THENCE NORTH 16°19'09" WEST, CONTINUING ALONG SAID EAST LINE, 50.16 FEET; THENCE NORTH 52°30'25" WEST, CONTINUING ALONG SAID EAST LINE, 21.37 FEET; THENCE NORTHERLY, CONTINUING ALONG SAID EAST LINE AND EAST LINE OF EAGLE CREEK--FIFTEENTH PLAT, A SUBDIVISION IN SAID LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ON A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH 07°04'47" WEST WITH A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 09°29'00" AND AN ARC DISTANCE OF 132.41 FEET; THENCE NORTH 02°24'13" EAST, CONTINUING ALONG SAID EAST LINE OF SAID EAGLE CREEK--FIFTEENTH PLAT, 134.41 FEET; THENCE NORTH 47°24'13" EAST, CONTINUING ALONG SAID EAST LINE, 35.36 FEET; THENCE NORTH 02°24'13" EAST, CONTINUING ALONG SAID EAST LINE, 50.00 FEET; THENCE NORTH 42°35'47" WEST, CONTINUING ALONG SAID EAST LINE, 35.36 FEET; THENCE NORTH 02°24'13" EAST, CONTINUING ALONG SAID EAST LINE, 105.00 FEET TO THE NORTHEAST CORNER OF SAID EAGLE CREEK--FIFTEENTH PLAT, ALSO BEING A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 87°35'47" EAST, ALONG SAID NORTH LINE, 358.00 FEET TO THE POINT OF BEGINNING, CONTAINING 496,989 SQUARE FEET OR 11.41 ACRES, MORE OR LESS.

BENCHMARK

INTERSECTION OF S.W. LADDERBACK DRIVE AND S.W. OLD PORT ROAD, N.E. QUADRANT FIRE HYDRANT TOP FLANGE BOLT EASTERN MOST WITH "X" CHISEL
ON TOP.
ELEV = 982.73

AS BUILT
DATE: 05/29/2020

Sheet List Table	
Sheet Number	Sheet Title
C201	TITLE SHEET
C202	GENERAL NOTES
C203	GENERAL LAYOUT
C204	SANITARY SEWER PLAN & PROFILE
C205	SANITARY SEWER PLAN & PROFILE
C206	SANITARY SEWER TABLES
C207	DETAIL SHEET

OLSSON ASSOCIATES HAS BEEN RETAINED TO PROVIDE AS-BUILT
DRAWINGS FOR THIS PROJECT.

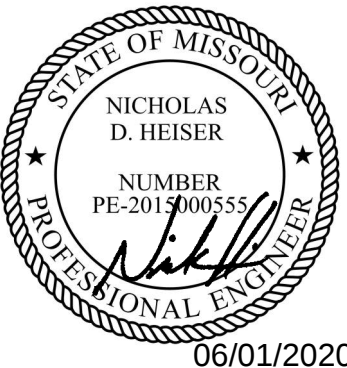
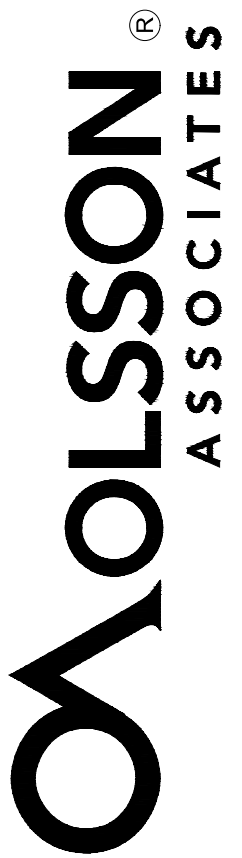
NICHOLAS D. HEISER, P.E.
CIVIL ENGINEER
MO#2015000555

06/01/2020
DATE

REVIEW BY:

CITY OF LEE'S SUMMIT, MISSOURI

DATE _____



06/01/2020

[illegible]

REVISIONS

TITLE SHEET	
SANITARY SEWER PLANS	
EAGLE CREEK SIXTEENTH PLAT	
LEE'S SUMMIT, MO	2018

drawn by: B.P.K
checked by: N.D.H.
designed by: B.P.K.
QA/QC by: M.G.D.
project no.: 018-0847
date: 2018.04.20

SHEET
C201

DWG: F:\2018\0501-1000\018-0847\40-Design\AutoCAD\Final Plans\Sheets\GNC\01_Sanitary_34x22\C_SAN02_80847.dwg
DATE: Jun 19, 2018 10:01am USER: bkoloci

E.X. M.H. #30-132, CONNECT TO EXISTING
SANITARY MANHOLE (4' DIA. INSIDE)
PER LEE'S SUMMIT STANDARD
STA.: 10+00.00 (SANITARY LINE 2)
=STA.: 10+10.93 (℄)
S.W. OLD PORT ROAD, 25.08' RT

M.H. #2-1, CONST. STD.
SANITARY MANHOLE (4' DIA. INSIDE)
STA.: ~~12+15.75~~ (SANITARY LINE 2)
=STA.: ~~12+33.92~~ (℄)
S.W. OLD PORT ROAD, ~~22.00'~~ RT

ASBUILT IS 0.54' W
AND 0.79' N OF PLAN
STA.:12+15.57
STA.:12+33.37 CL
21.21' RT

M.H. #2-2, CONST. STD.
SANITARY MANHOLE (4' DIA. INSIDE)
STA.: ~~14+24.46~~ (SANITARY LINE 2)
=STA.: ~~14+43.38~~ (℄)
S.W. OLD PORT ROAD, ~~22.00'~~ RT

ASBUILT IS 0.35' W
AND 1.23' S OF PLAN
STA.:14+24.26
STA.: 14+43.08 CL
23.24' RT

M.H. #2-3, CONST. STD.
SANITARY MANHOLE (4' DIA. INSIDE)
STA.: ~~16+36.43~~ (SANITARY LINE 2)
=STA.: ~~16+59.38~~ (℄)
S.W. OLD PORT ROAD, ~~22.00'~~ RT

ASBUILT IS 0.58' W
AND 1.66' S OF PLAN
STA.:16+36.34
STA.: 16+59.14 CL
23.74' RT

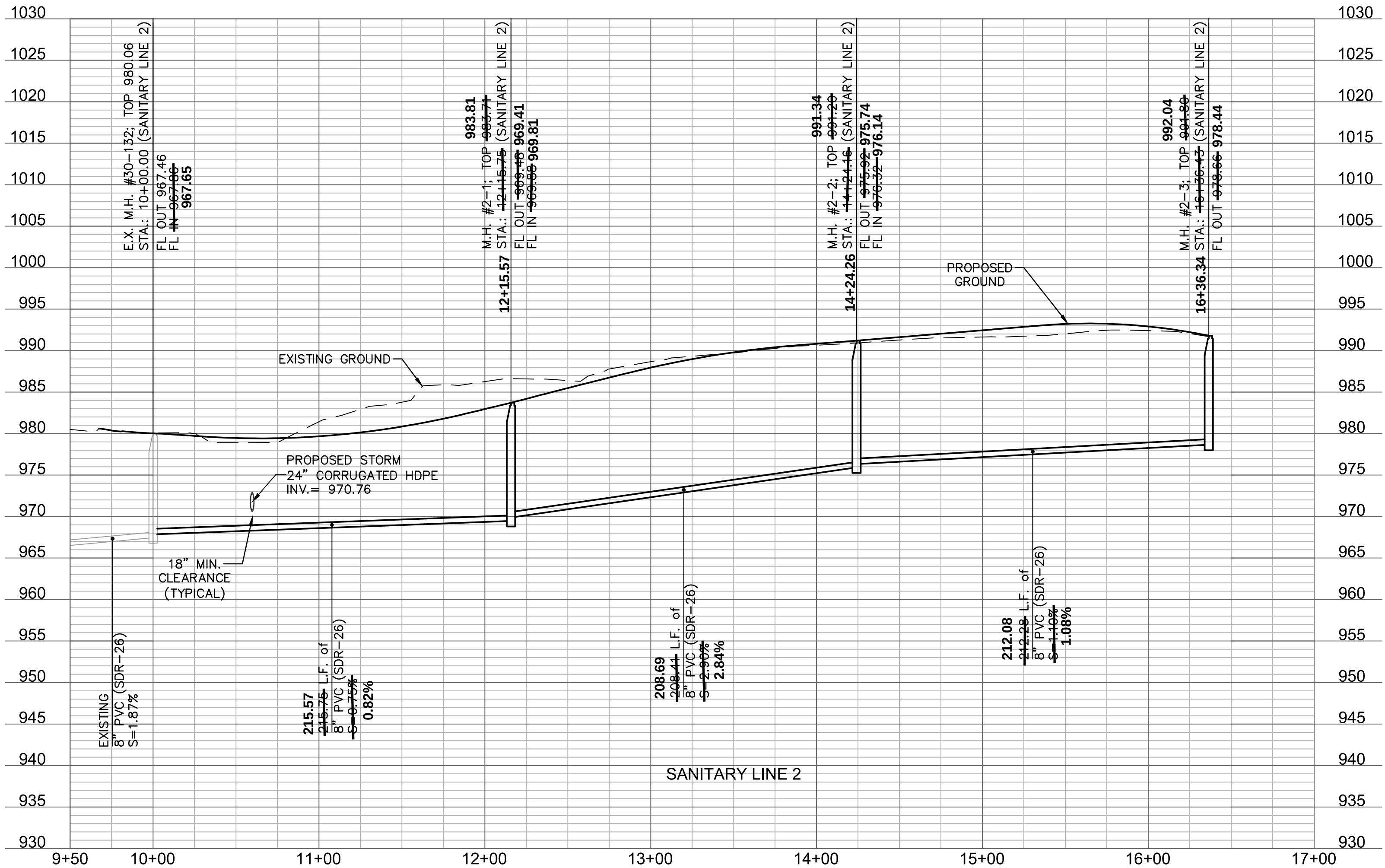
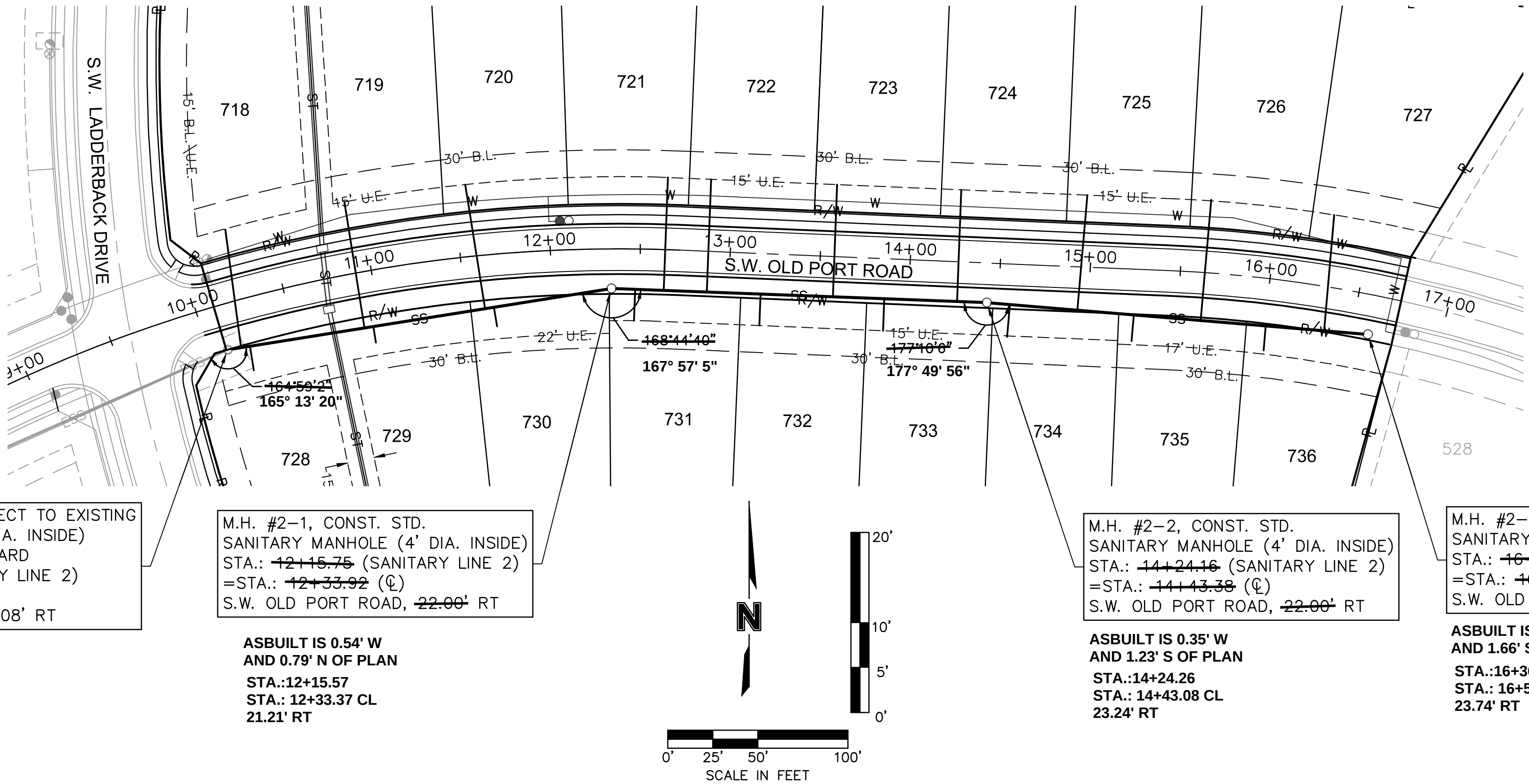
NOTES:
ALL SERVICE LINE CONNECTIONS SHALL BE MADE
WITH AN 8"x4" PVC WYE, 4" PVC 45° BEND, OR
AN 8"x4" TEE, AND THE APPROPRIATE LENGTH
OF 4" PVC LATERAL (UNLESS OTHERWISE SHOWN)
AND CAP.

REFER TO SHEET C206 FOR SANITARY DESIGN
AND LATERAL INSTALLATION TABLES.

MAXIMUM DEVIATION FROM LATERAL STATION
LOCATIONS AS CALLED OUT SHALL BE 2.0' TO
AVOID PIPE JOINT.

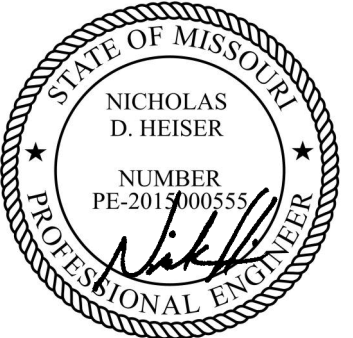
SANITARY LATERALS ARE DESIGNED @ 2.00%
SLOPE. IF RISER IS INDICATED, IT IS TO BE AT
THE SANITARY MAIN, UNLESS OTHERWISE NOTED.

TRENCH CHECKS SHALL BE PROVIDED IN
ACCORDANCE WITH STANDARD LEE'S SUMMIT
TRENCH CHECK DETAIL (SHEET C207) ON ALL
PRIVATE SANITARY SEWER SERVICE LATERALS.



AS BUILT
DATE: 05/29/2020

MOLSSON
ASSOCIATES[®]
1301 EURLINGTON, SUITE 100
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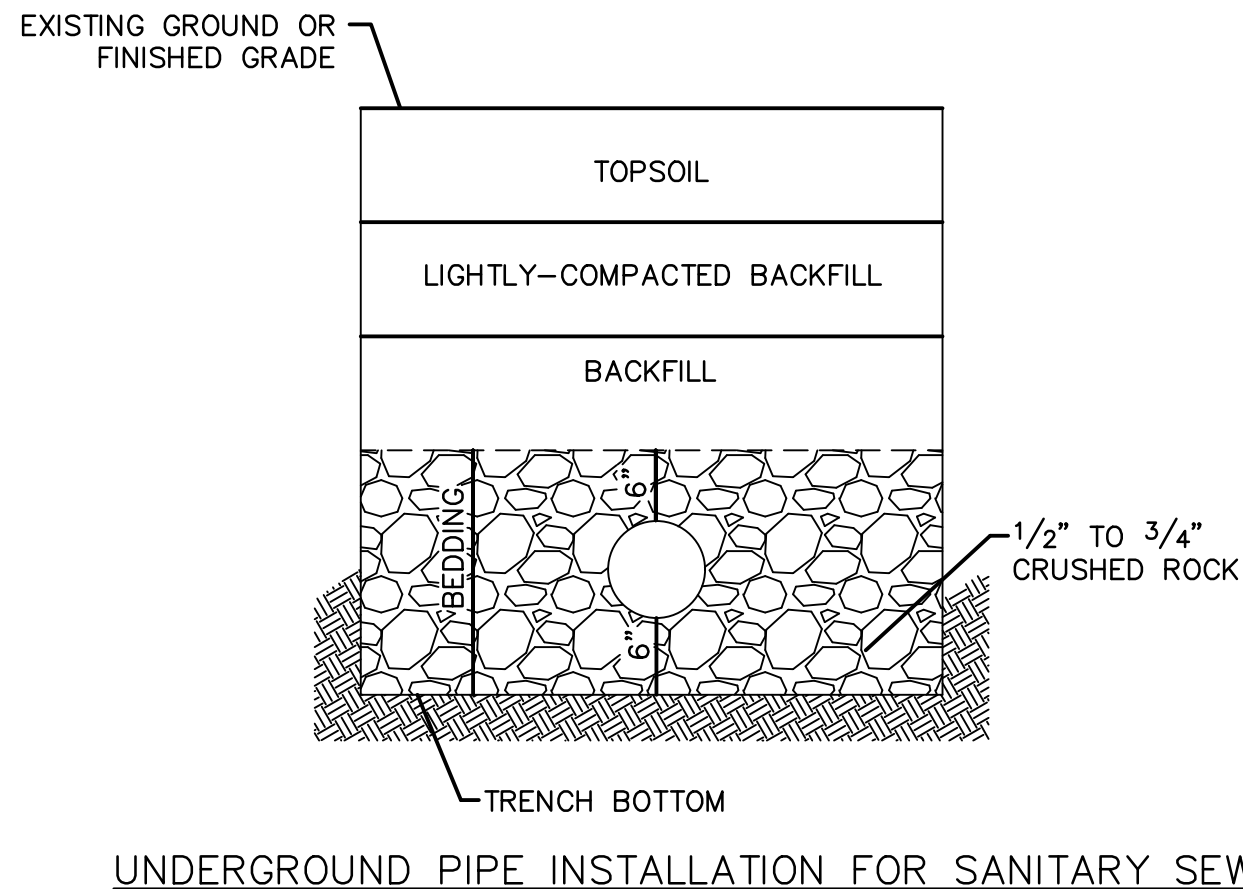
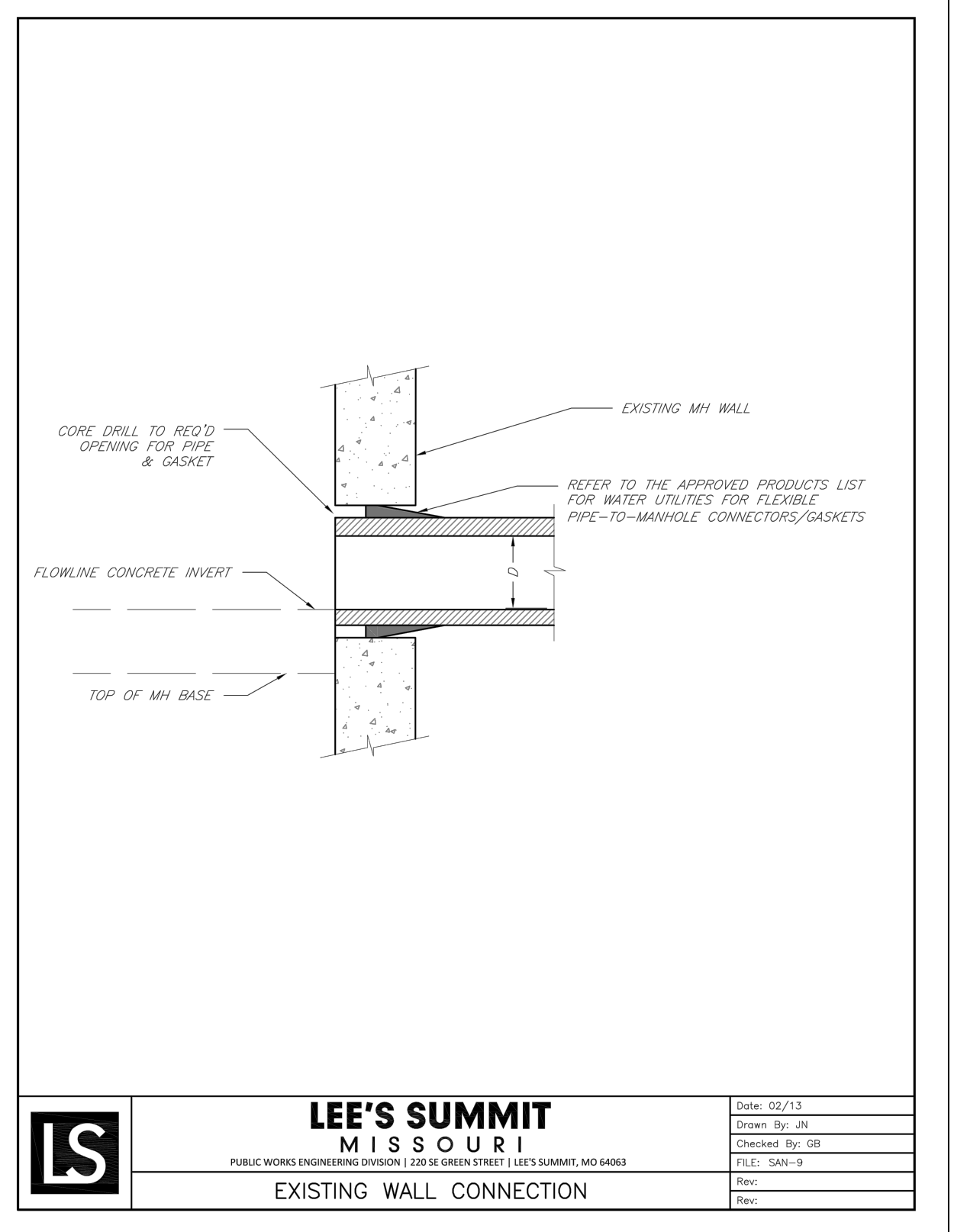
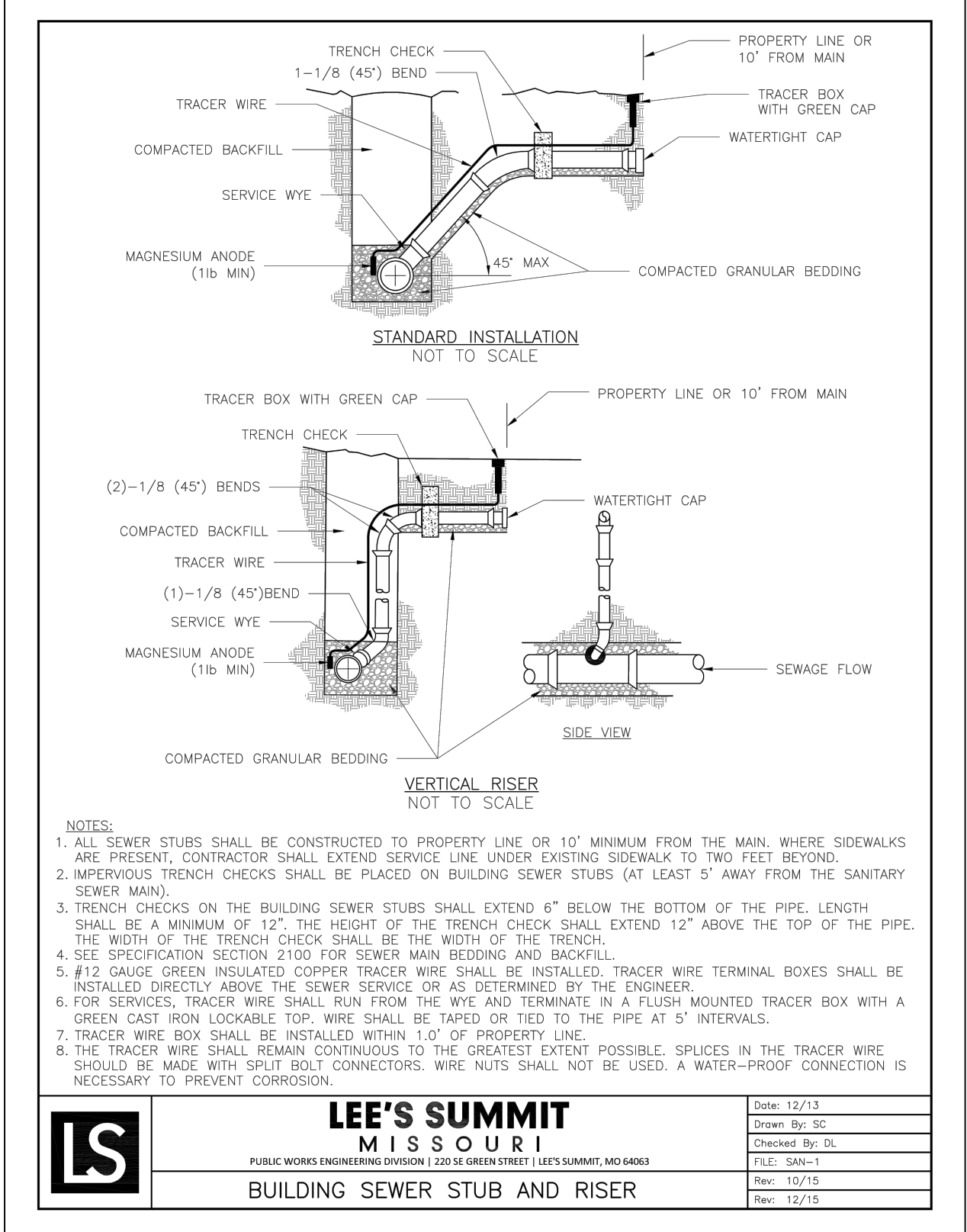
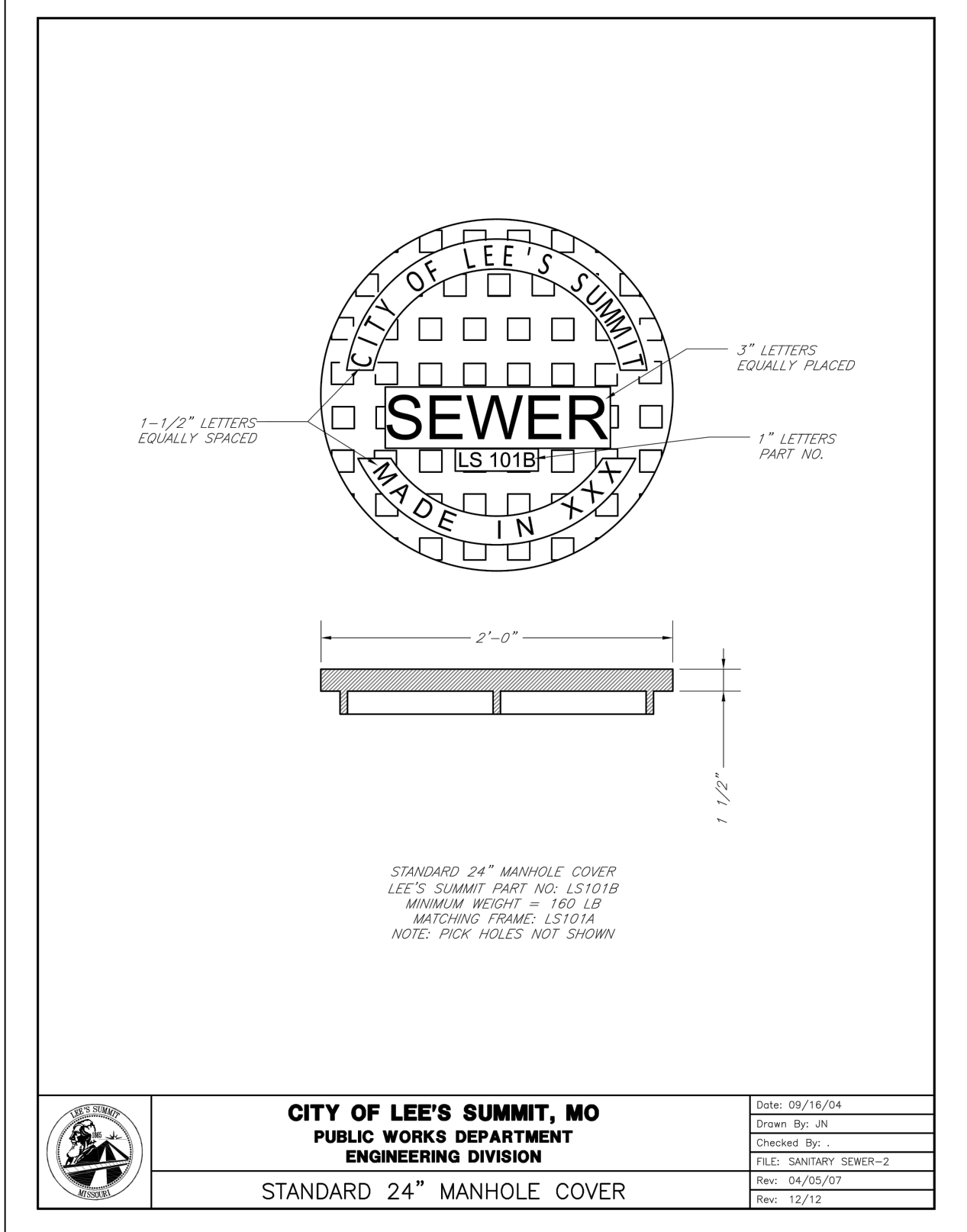
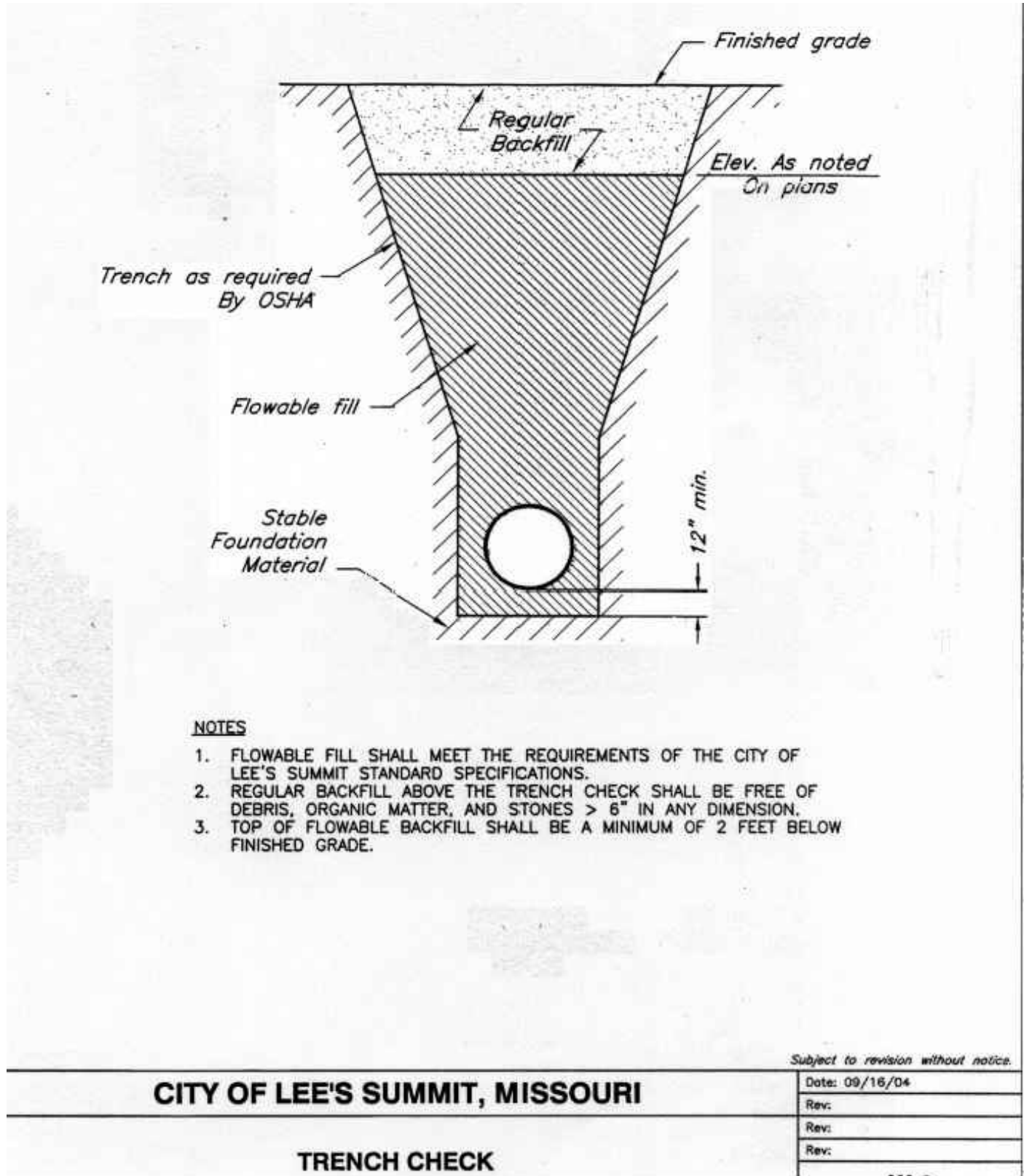


NO.	REV.	DATE	REVISIONS DESCRIPTION	BY
1		06/22/2018	CITY COMMENTS - 06/17/2018	

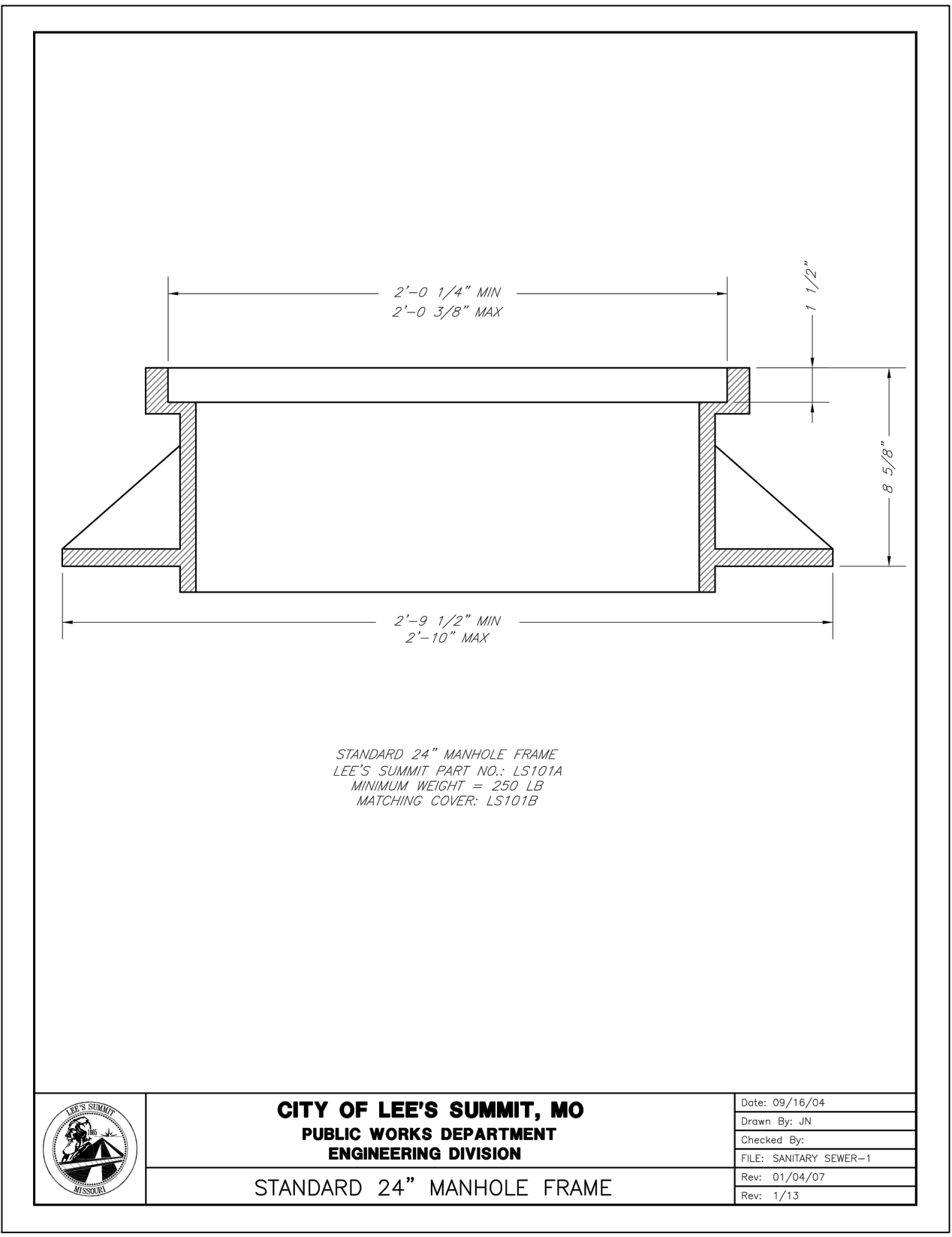
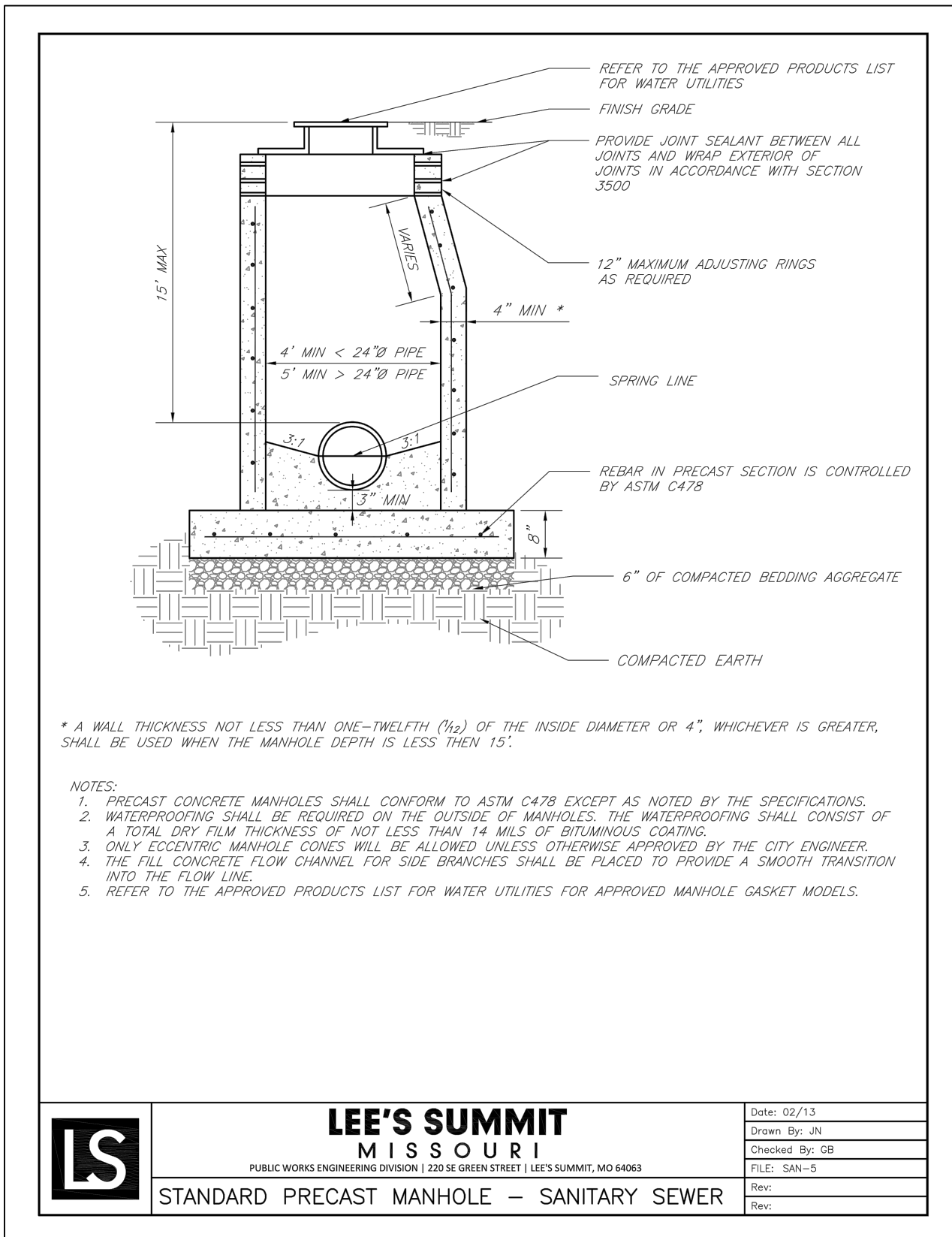
SANITARY SEWER PLAN & PROFILE
SANITARY SEWER PLANS
EAGLE CREEK
SIXTEENTH PLAT
LEE'S SUMMIT, MO

drawn by: B.P.K.
checked by: N.D.H.
designed by: B.P.K.
QA/QC by: M.G.D.
project no.: 018-0847
date: 2018.04.20

SHEET
C205



- NOTES:
1. A MINIMUM OF 36 INCHES OF COVER SHALL BE OVER THE TOP OF THE PIPE. THIS MINIMUM OF COVER SHALL BE FROM THE TOP OF PIPE TO THE FINISHED GRADE.
 2. BEDDING AGGREGATE SHALL BE PLACED FROM A LEVEL 6 INCHES BELOW THE BOTTOM OF THE PIPE TO A LEVEL 6 INCHES ABOVE THE TOP OF THE PIPE.
 3. TRENCH BACKFILL IN PAVED AREAS WITHIN STREET OR ALLEY RIGHT OF WAYS
 - a. NARROW TRENCH: SUITABLE BACKFILL MATERIAL FOR TRENCHES 24 INCHES OR LESS IN WIDTH AND SHALL BE TYPE A FLOWABLE FILL.
 - b. STANDARD TRENCH: SUITABLE BACKFILL MATERIAL FOR TRENCHES BETWEEN 24 TO 48 INCHES WIDE SHALL BE EITHER TYPE A FLOWABLE FILL OR DENSE, WELL GRADED AGGREGATE BASE MATERIAL. AGGREGATE BASE MATERIAL SHALL MEET THE REQUIREMENTS FOR KDOT AB-3; MODOC TYPES 1 OR 5; OR APWA 2202.2.
 - c. WIDE TRENCH: SUITABLE BACKFILL MATERIAL FOR TRENCHES GREATER THAN 48 INCHES WIDE SHALL BE SUITABLE MATERIAL AS SPECIFIED FOR EARTH EMBANKMENT IN APWA STANDARD SPECIFICATIONS, SECTION 2102.2.C.
 4. SUITABLE BACKFILL MATERIAL OUTSIDE OF PAVED AREAS WITHIN RIGHT OF WAY, AND ALL AREAS OUTSIDE RIGHT OF WAY, MAY BE SUITABLE MATERIAL AS SPECIFIED FOR EARTH EMBANKMENT IN APWA STANDARD SPECIFICATIONS, SECTION 2102.2.C. SUITABLE BACKFILL MATERIAL MAY ALSO BE OTHER TRENCH BACKFILL MATERIAL (FLOWABLE FILL OR AGGREGATE BASE) DEPENDING ON SITE CONDITIONS, TRENCH WIDTHS OR AT THE DIRECTION OF THE CITY'S ON SITE INSPECTOR.



OLSSON[®]

ASSOCIATES

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1301 EURLINGTON, SUITE 100
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FAX 816.587.1393
www.olsonassociates.com

STATE OF MISSOURI
NICHOLAS D. HEISER
NUMBER PE-2015000555
PROFESSIONAL ENGINEER
06/01/2020

BY: [REDACTED]

REVISIONS DESCRIPTION
CITY COMMENTS - 06/17/2018

NO. REV. 1

DATE 06/22/2018

DETAIL SHEET
SANITARY SEWER PLANS

EAGLE CREEK
SIXTEENTH PLAT

LEE'S SUMMIT, MO

2018

drawn by: B.P.K.
checked by: N.D.H.
designed by: B.P.K.
QA/QC by: M.G.D.
project no.: 018-0847
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SHEET
C207