

SANITARY SEWER PLANS
FOR
ORCHARD WOODS
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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SUMMARY OF QUANTITIES		
PREPARED BY: JMO CHECKED BY: REV. DATE: 1-13-23		
ITEM	QUANTITY	UNIT
1. 4" DIA. MANHOLE	12	EA.
2. 4" DIA. SHALLOW MANHOLE	1	EA.
3. 8" PVC (SDR-26)*	2,059	L.F.
4. 6" PVC (SDR-26)*	1,225	L.F.
5. 6" ON 8" PVC WYE	34	EA.
6. CONNECT TO EXISTING	1	EA.
7. 6" PVC-45° BEND	1	EA.

*UNCLASSIFIED TRENCH & TAMPED BACKFILL

OIL-GAS WELLS:

MISSOURI DEPARTMENT OF NATURAL RESOURCES, MISSOURI GEOLOGICAL SURVEY, GEOSTRAT WEBSITE INDICATES THERE ARE TWO WELLS DRILLED ON THIS PROPERTY. ID #095-00155 IS SHOWN AS A DRY HOLE, DATED 10/27/1938. ID# 0005120 IS SHOWN AS AN EXPLORATORY HOLE, DATED 10/28/1938. PHELPS ENGINEERING HAS MADE A FIELD INVESTIGATION AND FOUND NO VISIBLE EVIDENCE OF THESE WELLS ON THE PROPERTY, AS OF THIS DATE.

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEE'S SUMMIT, COMMUNITY NO. 290174, JACKSON COUNTY, MISSOURI, PANEL NO. 29095C04306, AND DATED JANUARY 20, 2017.

BENCHMARK:

"x" OUT S.W. CORNER CURB INLET EAST SIDE OF INTERSECTION OF NE SUWANNEE DRIVE & NE PIEDMONT DRIVE
ELEV.=965.22

UTILITY COMPANIES:

MISSOURI GAS ENERGY (816) 969-2218
LUCAS WALLS (LUCAS.WALLS@SUG.COM)
3025 SOUTHEAST CLOVER DRIVE
LEE'S SUMMIT, MO 64082

EVERGY (816) 347-4339
PHILLIP INGRAM (PHILLIP.INGRAM@KCPL.COM)
RON DEJARNETTE (RON.DEJARNETTE@KCPL.COM) (816) 347-4316
1300 HAMBLEN ROAD
LEE'S SUMMIT, MO 64081

STORM SEWER (PUBLIC WORKS DEPARTMENT) (816) 969-1800
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063

SANITARY SEWER & WATER (WATER UTILITIES DEPT.) (816)-969-1900
1200 SE HAMBLEN ROAD,
LEE'S SUMMIT, MO 64081

AT&T (913) 383-4929
MR. CLAYTON ANSPAUGH (CA4089@ATT.COM) (913) 383-4849-FAX
9444 NALL AVENUE
OVERLAND PARK, KANSAS 66207



UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR
LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN
THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL
FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



PL2022323

PRSUBD20230406

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As Noted on Plans Review

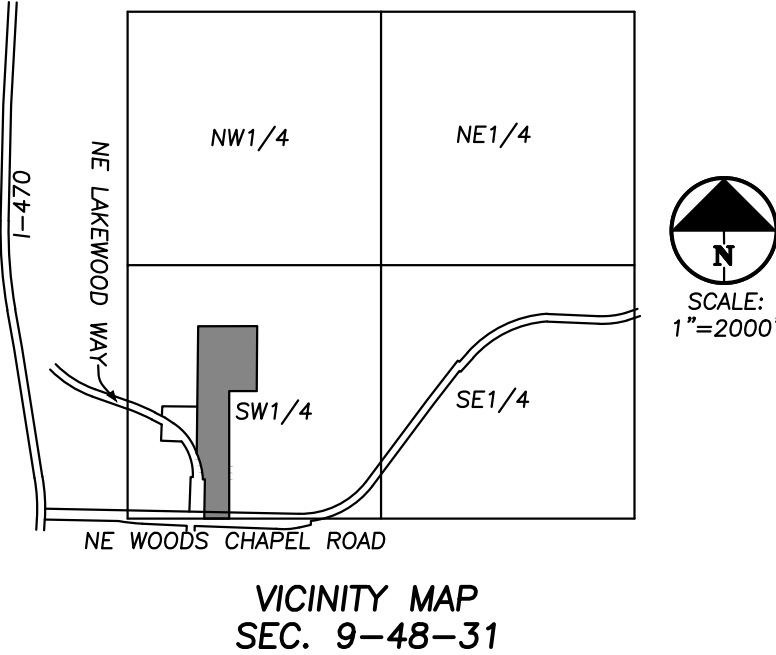
Development Services Department
Lee's Summit, Missouri
02/14/2023

PREPARED & SUBMITTED BY:

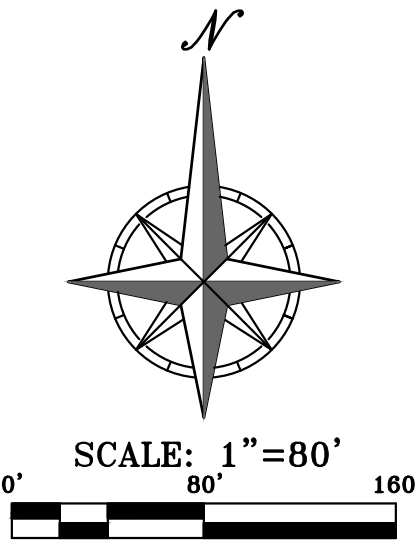
PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS 66061
913-393-1155 OFFICE
913-393-1166 FAX
CONTACT: JUDD CLAUSSEN, P.E.

OWNER:

ENTRES DEVELOPMENT, LLC
ATTN: DANIEL VILLANUEVA
424 NE BROCKTON DR
LEE'S SUMMIT MO, 64064
(310) 760-6205



LEGEND	
— PL —	PROPERTY LINE
— LOT LINE —	LOT LINE
— R/W —	RIGHT-OF-WAY
— 2' CURB & GUTTER —	2' CURB & GUTTER
ASPHALT PAVEMENT	ASPHALT PAVEMENT
CONCRETE PAVEMENT	CONCRETE PAVEMENT
CONCRETE SIDEWALK	CONCRETE SIDEWALK



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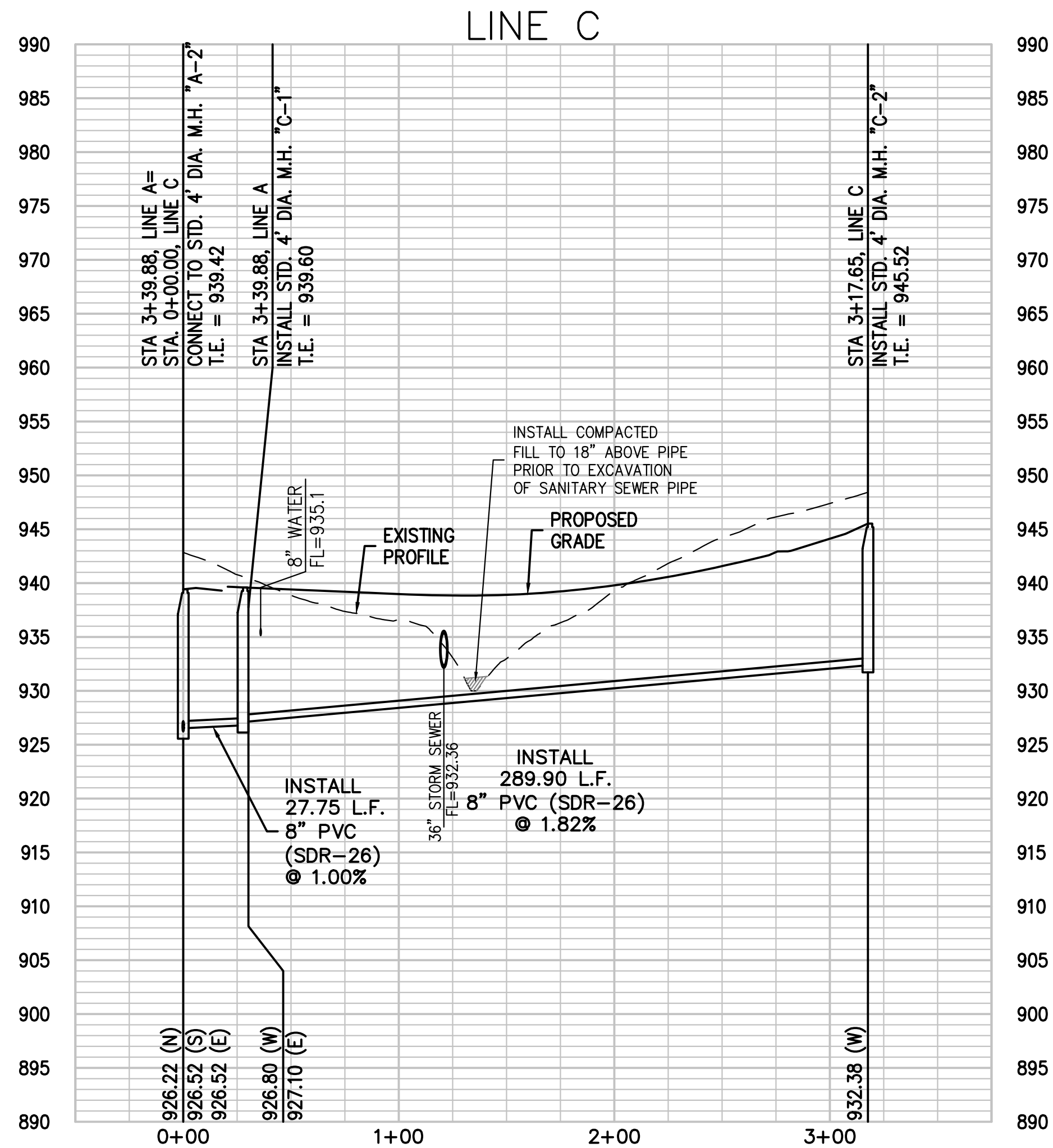
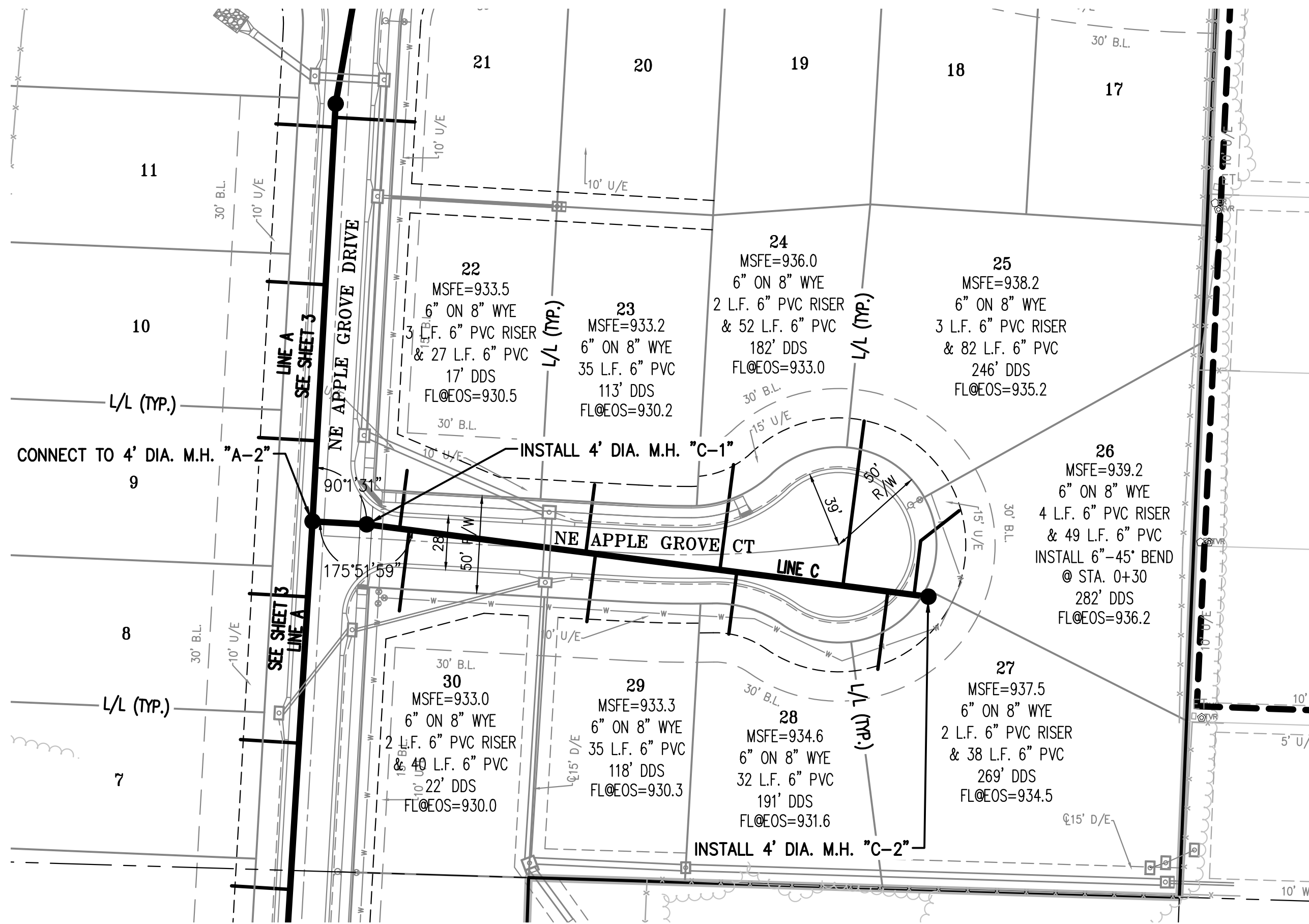
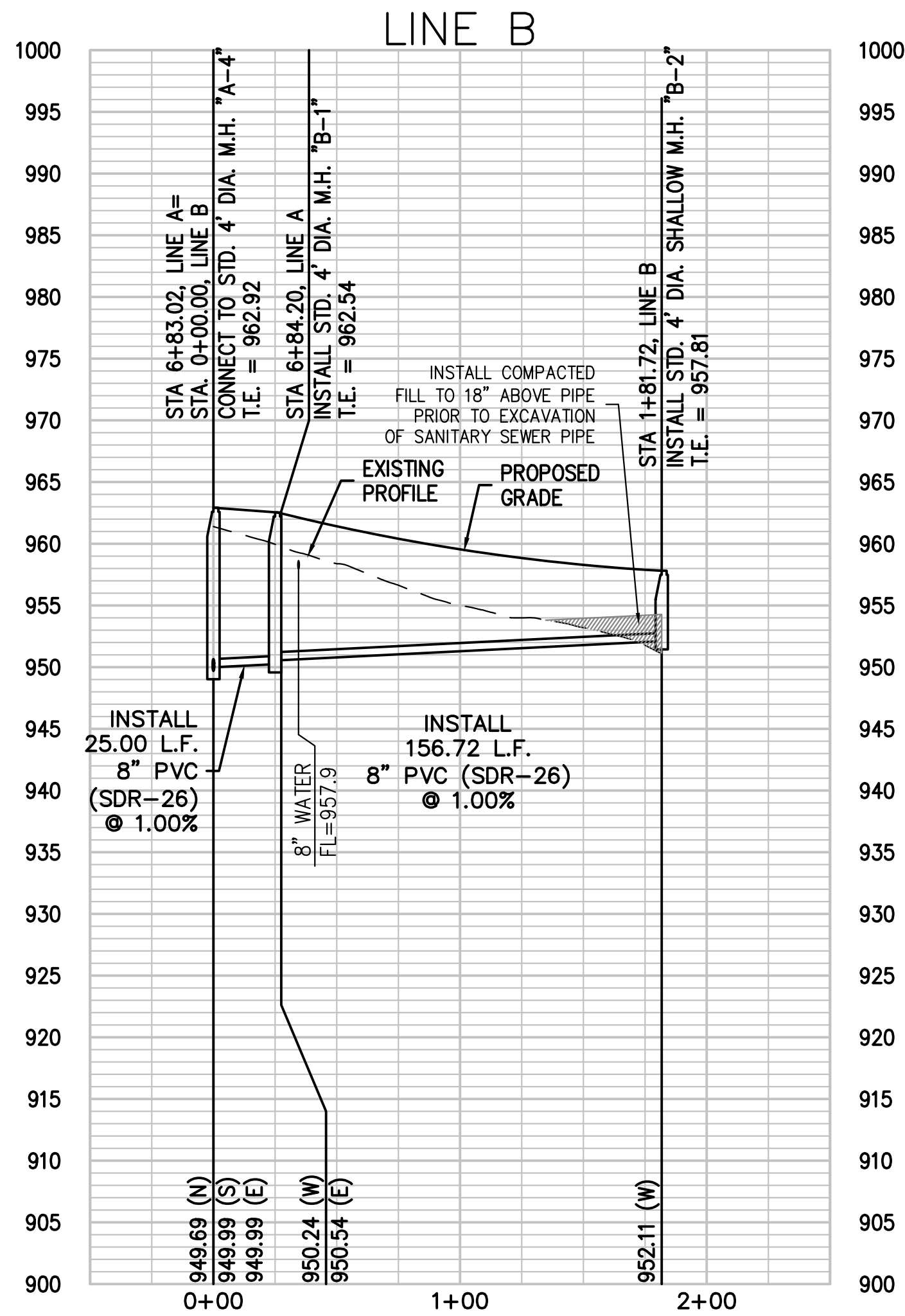
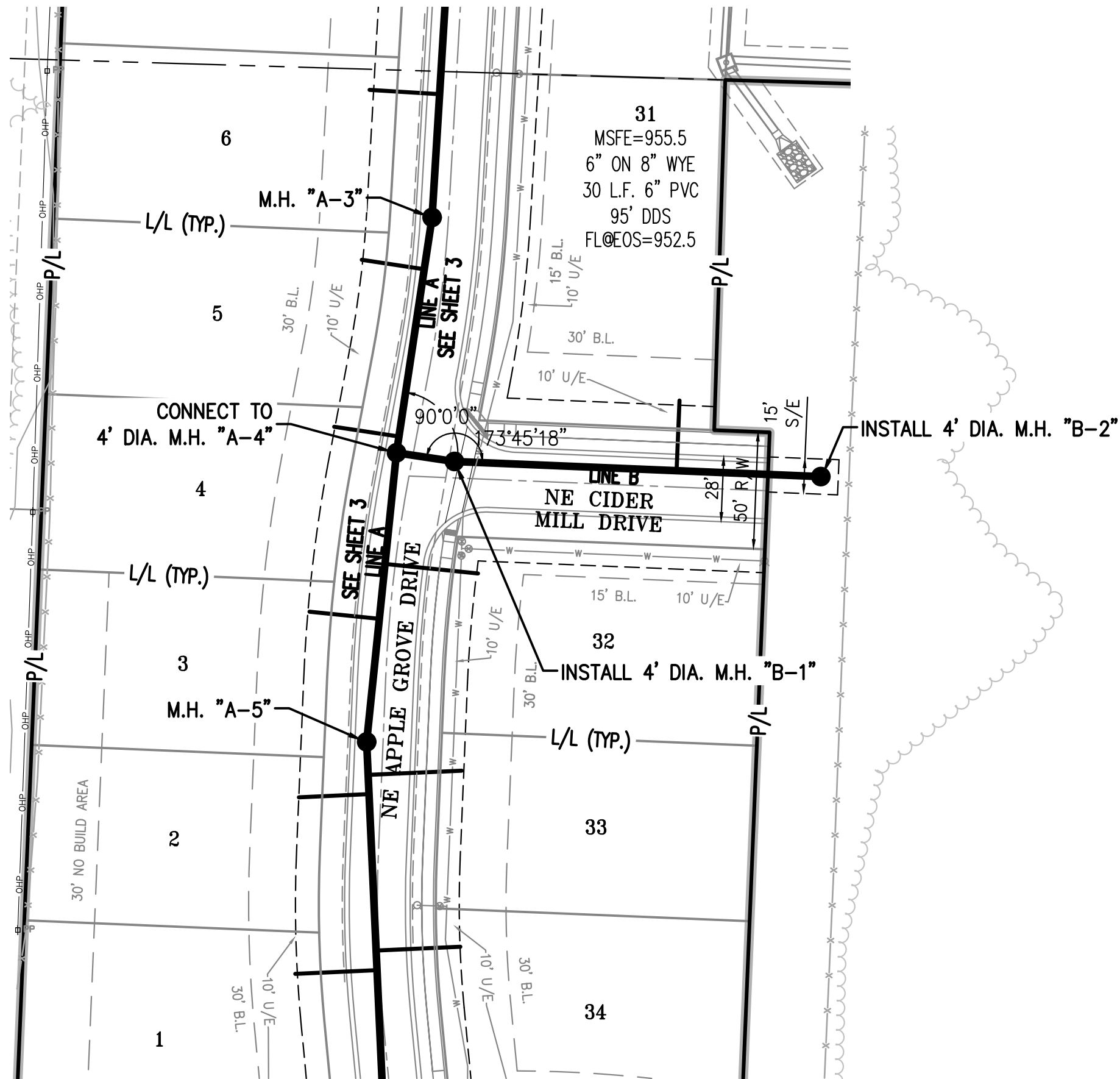


COVER SHEET
ORCHARD WOODS
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

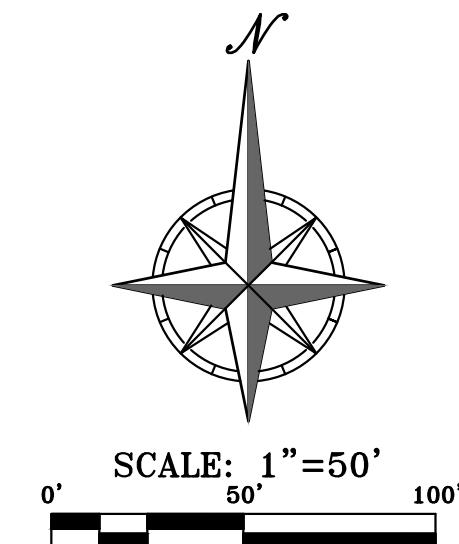
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DATE	10-16-22	DRAWN	JMO	JMO	DEU
CHECKED	KAD	APPROVED	DEU		
CORRODATE OF AUTHORIZATION					
LAND SURVEYING - LS-82					
ENGINEERING - E-361					
CORRODATE OF AUTHORIZATION					
LAND SURVEYING-200701028					
ENGINEERING-200700208					

SHEET
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OF 06

\\PHILIPS-SERVER\Projects\211142\Drawings\SANITARY\PLAN & PROFILE.dwg Layout-B-C Jan 30, 2023 - 4:46pm Kyle Eiders



NOTES:
ALL SERVICE LINES TO BE 6" PVC (SDR-26) &
INSTALLED AT 1.00% UNLESS OTHERWISE NOTED.



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

LINES "B" & "C"

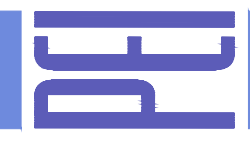
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(913) 393-1155
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www.philipsengineering.com

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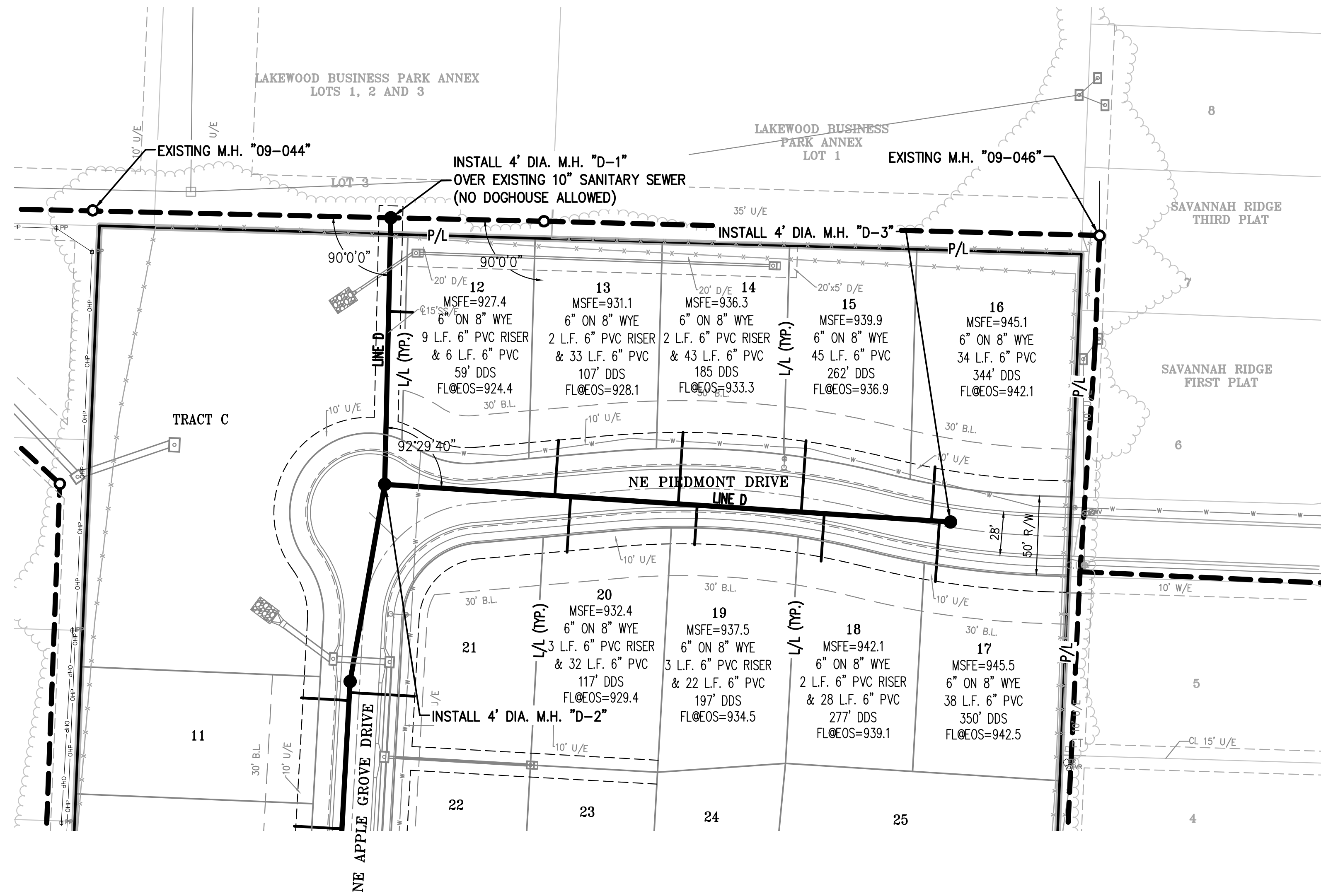
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ORCHARD WOODS
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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DATE: 10-16-22	DRAWN: JMO	1	12-21-22	JMO	DEU
CHECKED: KAD	APPROVED: DEU	2	1-18-2023	JMO	DEU
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ENGINEERING - E-361					
CERTIFICATE OF AUTHORIZATION	LAND SURVEYING - 200701028				
ENGINEERING - 200700208					

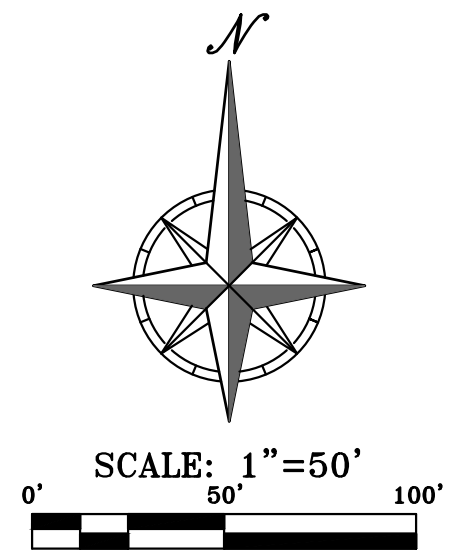
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OF 06

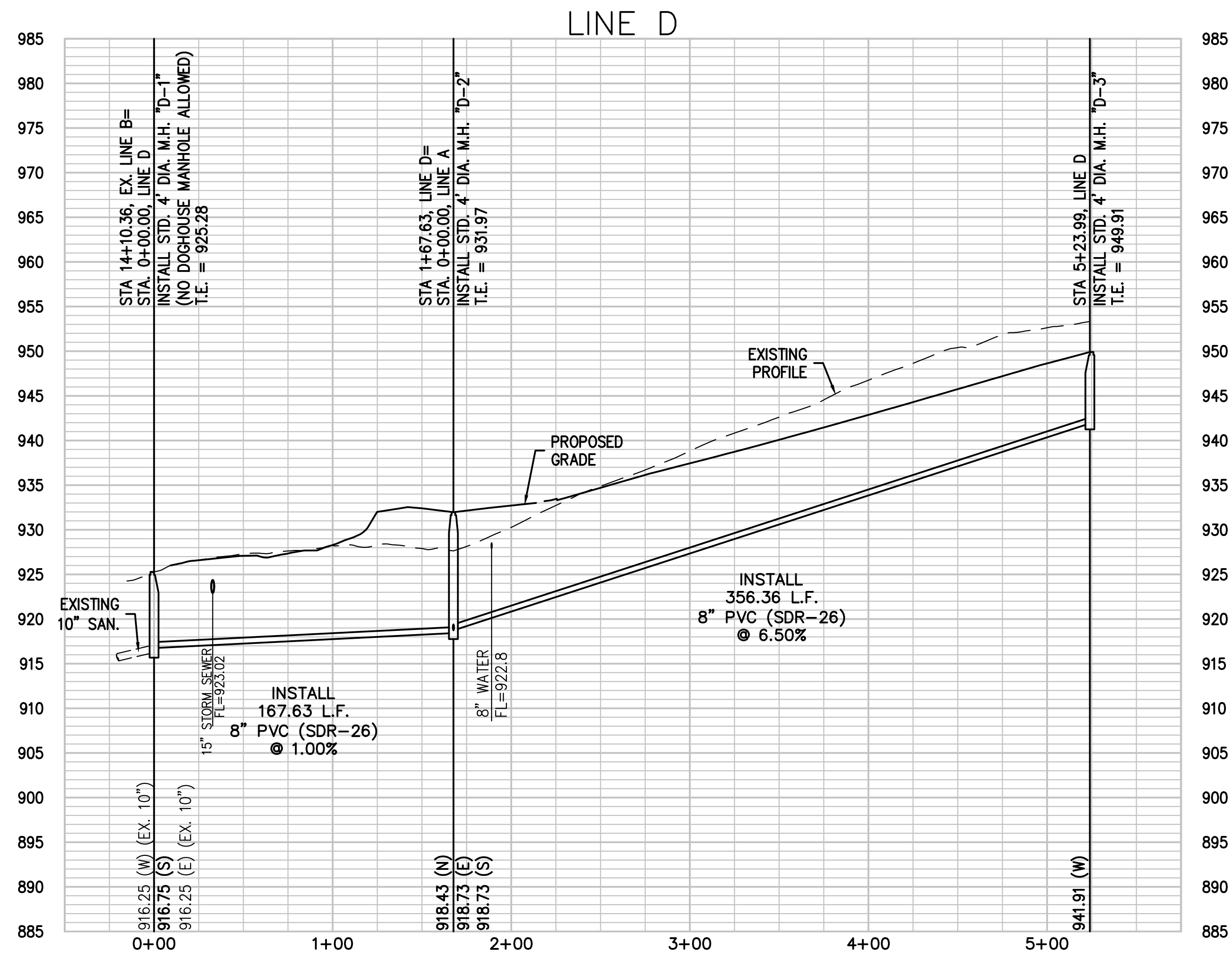


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LINE "D"



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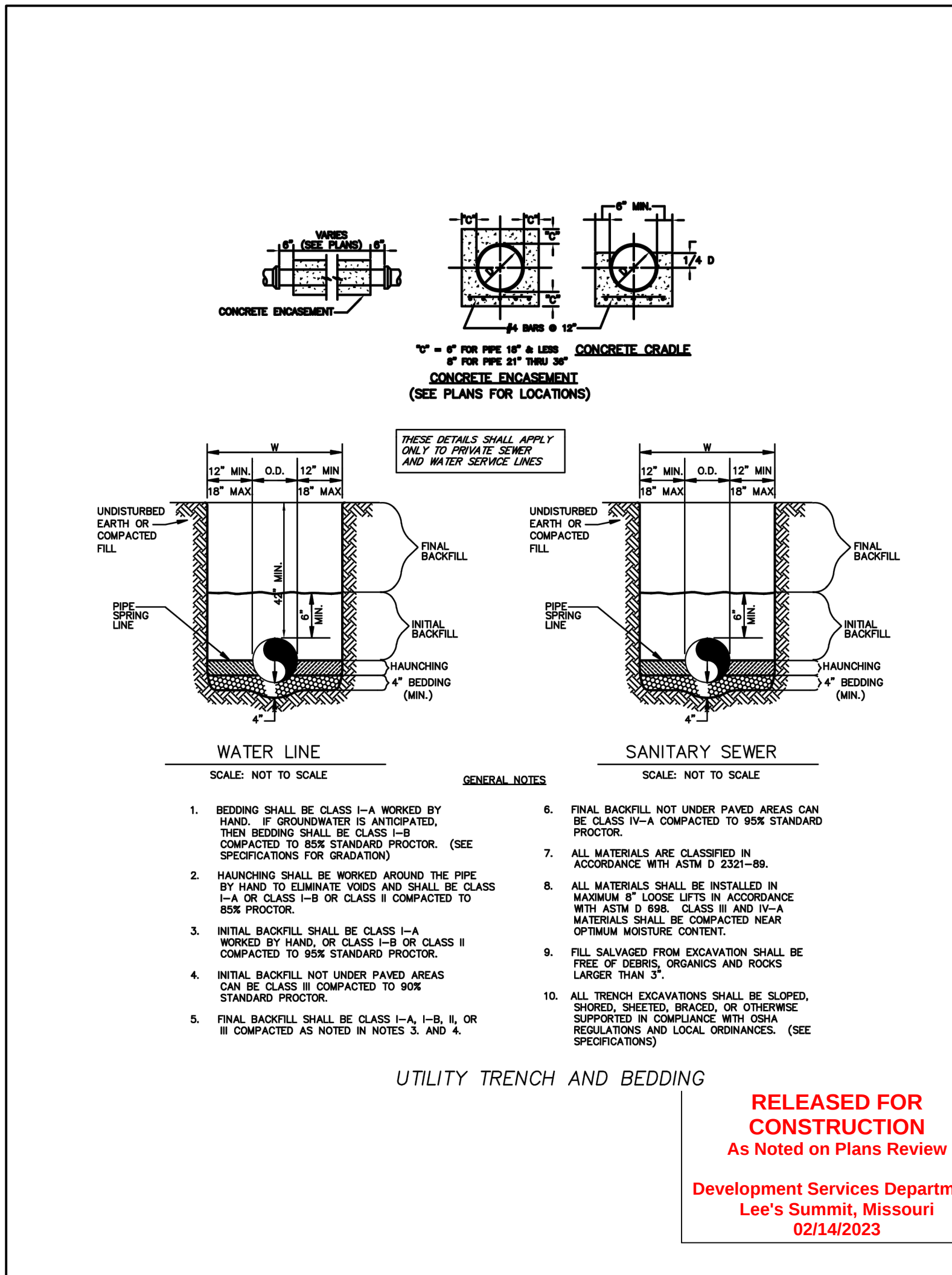
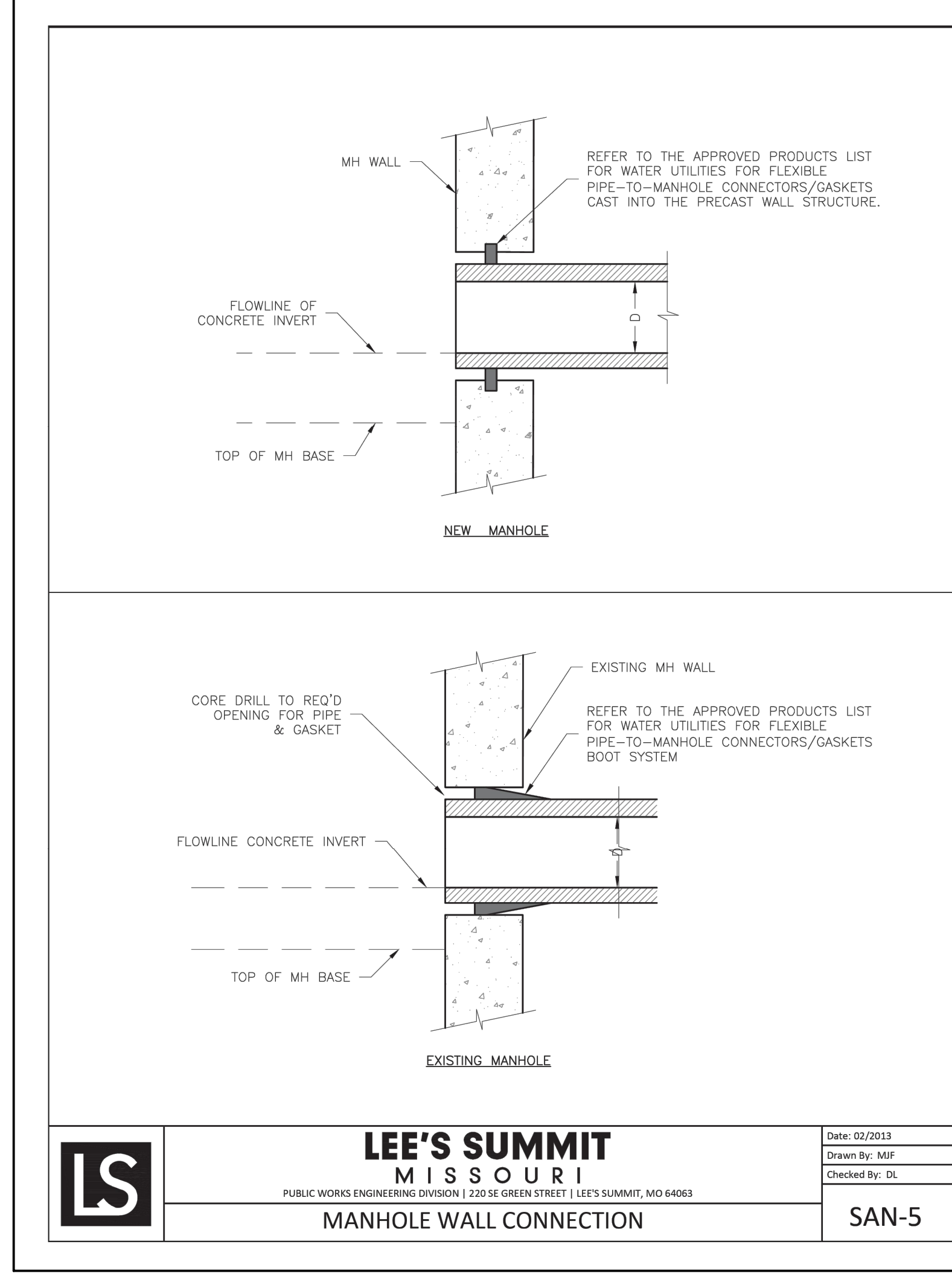
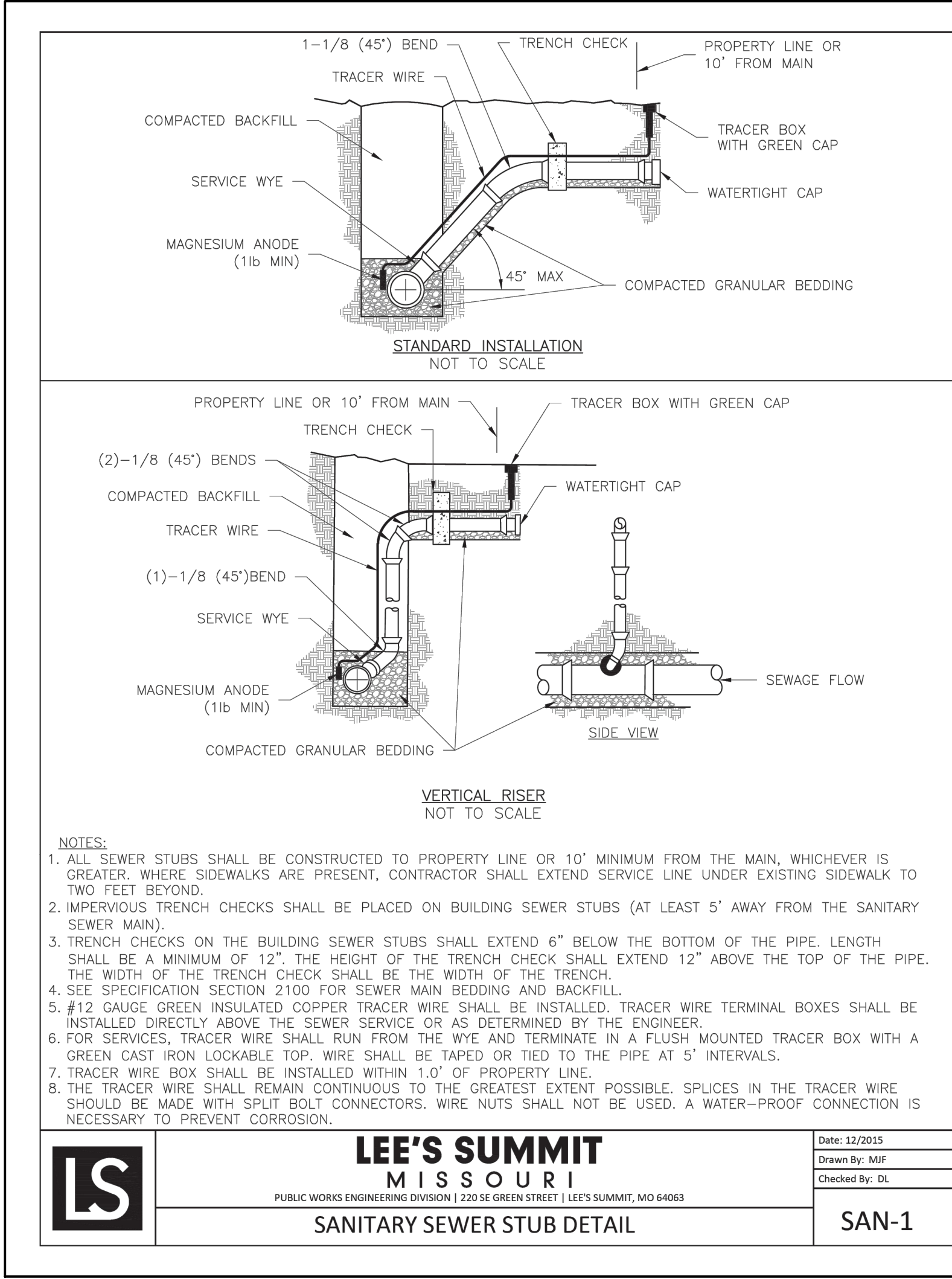
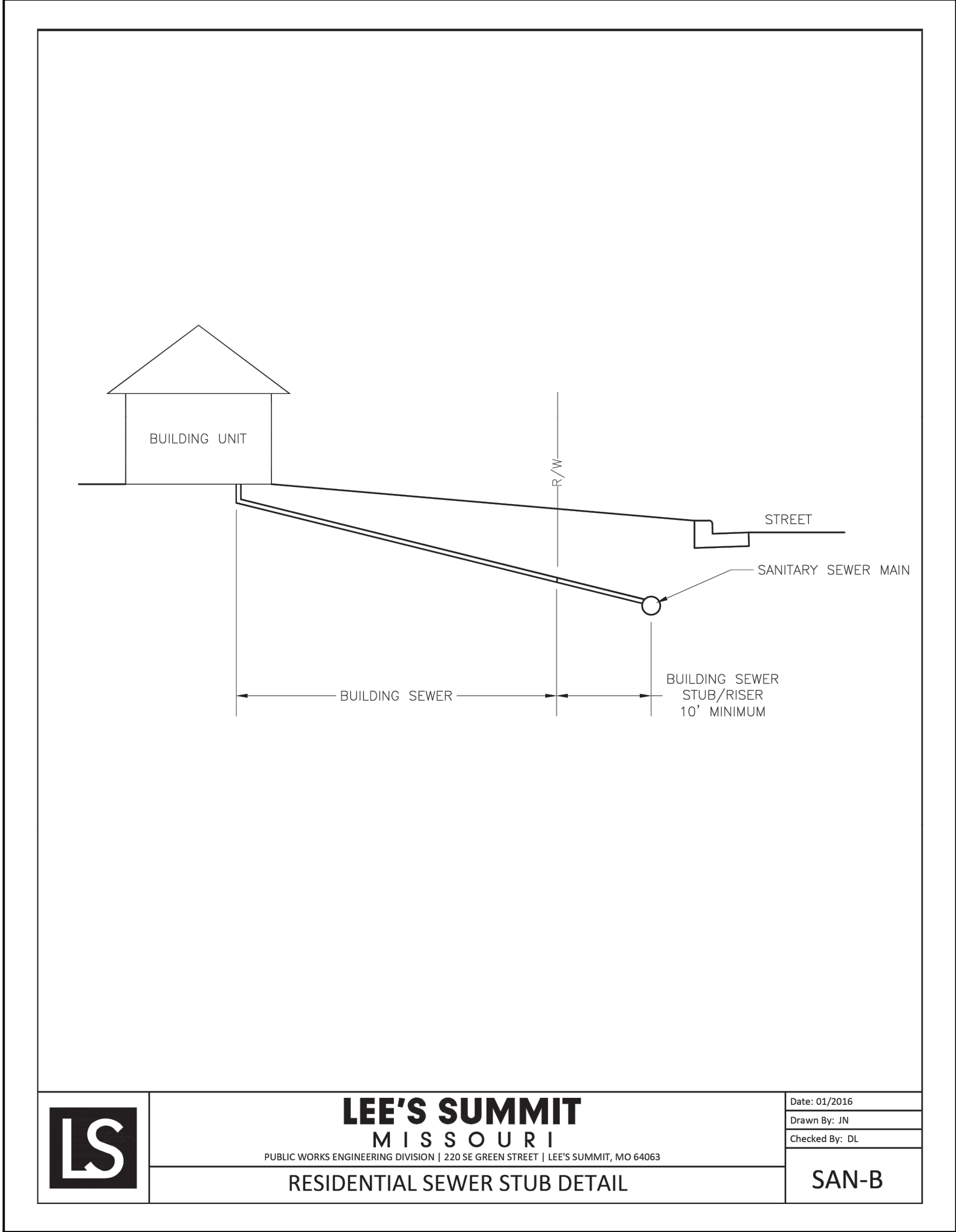
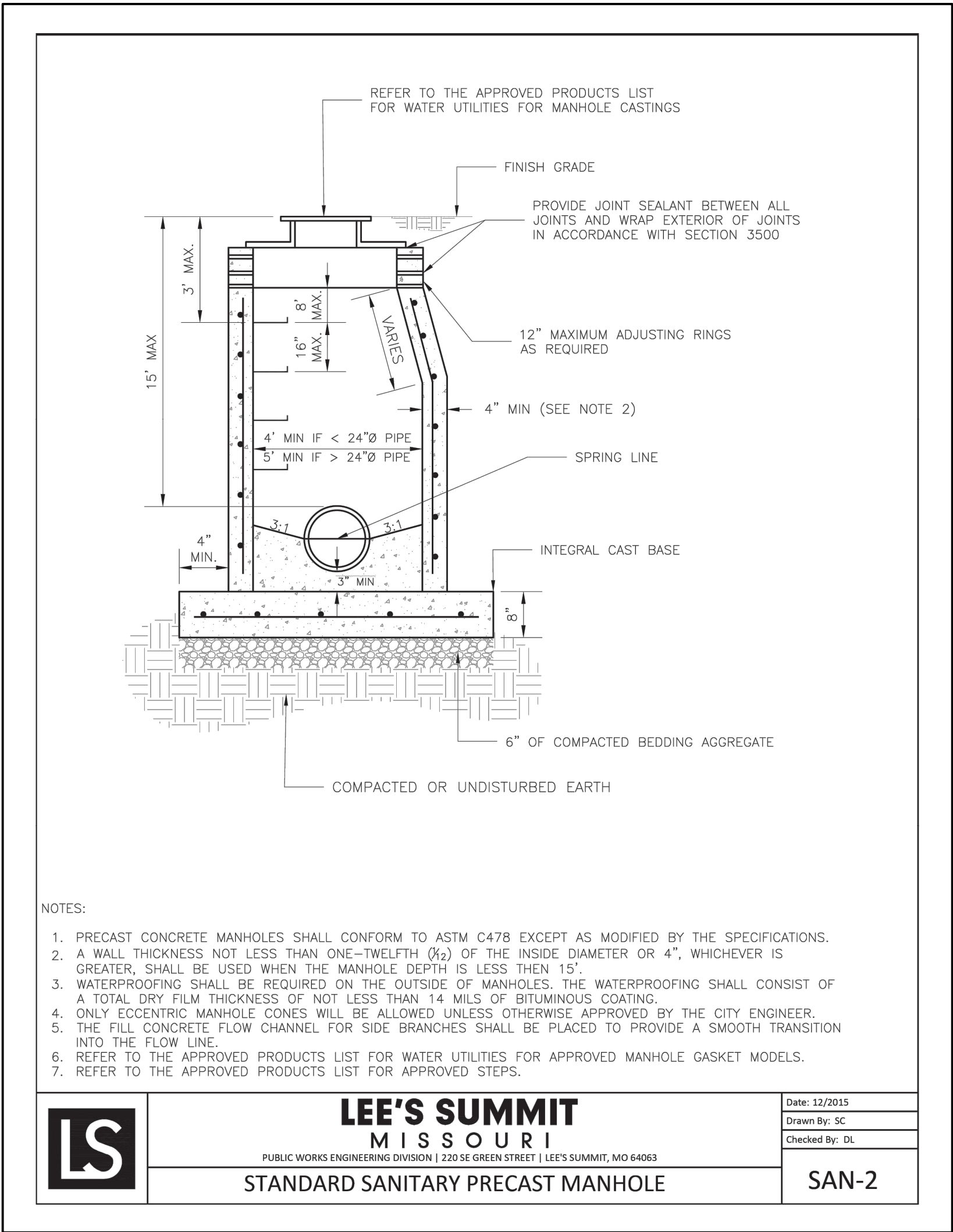
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SHEET

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OF 06



PROJECT NO.	211142	No.	Date	By	App.	Revisions:
DATE: 10-16-22	DRAWN: JMO	1	12-21-22	JMO	DEU	REVISED PER CITY COMMENTS
CHECKED: KAD	APPROVED: DEU	2.	1-18-2023	JMO	DEU	REVISED PER CITY COMMENTS
DESIGNED: JMO	DESIGNED: JMO					
ENGINEERING - E-SIT						
ISSUANCE DATE OF AUTHORIZATION						
LAST SAVE: 02/07/2023						
LAST PRINTED: 02/07/2023						