

VICINITY MAP
SEC 23, TWP 47, RGE 32
SCALE 1"=2000'

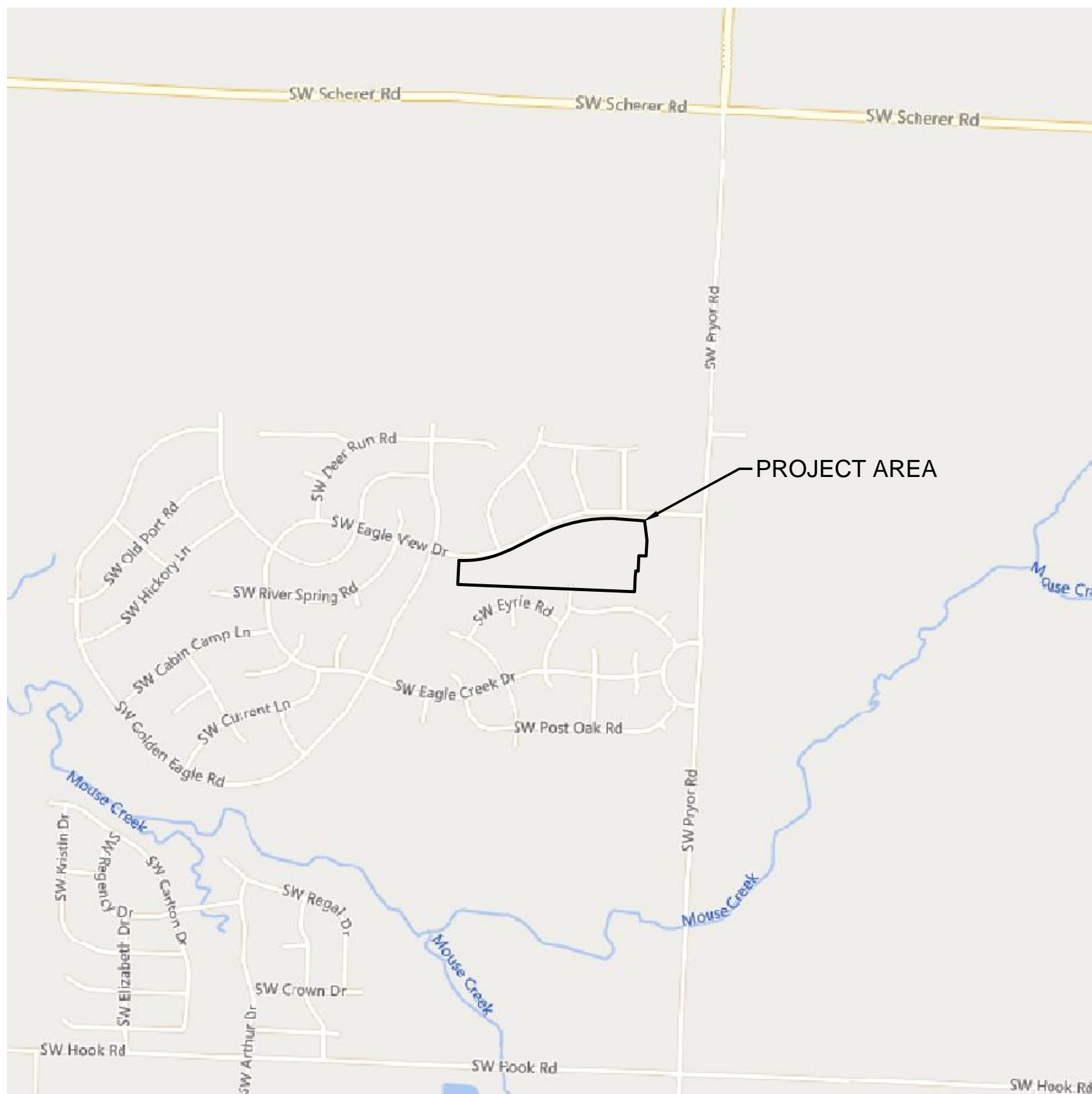
PROJECT TEAM & UTILITY CONTACT LIST	
<p><u>OWNER / DEVELOPER</u> HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC 8300 NE UNDERGROUND DRIVE KANSAS CITY, MO 64161 CONTACT: AARON SCHMIDT PHONE: 816.455.2500 EMAIL: ASCHMIDT@HUNTMIDWEST.COM</p>	<p><u>UTILITY SERVICE NUMBERS</u> NAME: LEE'S SUMMIT PUBLIC WORKS PHONE: 816-969-1800</p> <p><u>NAME: LEE'S SUMMIT WATER UTILITIES</u> PHONE: 816-969-1900</p>
<p><u>ENGINEER</u> OLSSON 1301 BURLINGTON ST. SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: STEPHEN SAYLOR, P.E. PHONE: 816.442.6061 EMAIL: SSAYLOR@OLSSON.COM</p>	<p>NAME: SPIRE PHONE: 314-342-0500</p> <p>NAME: AT&T PHONE: 800-286-8313</p> <p>NAME: EVERGY PHONE: 816-471-5275</p>
<p><u>SURVEYOR</u> OLSSON 1301 BURLINGTON ST. SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: JASON ROUDEBUSH PHONE: 816.361.1177 EMAIL: JROUDEBUSH@OLSSON.COM</p>	<p>NAME: SPECTRUM PHONE: 877-772-2253</p> <p>NAME: GOOGLE FIBER PHONE: 877-454-6959</p>

- ☐ NOT FOR CONSTRUCTION
- ☒ REVIEWED FOR CONSTRUCTION



EAGLE CREEK VILLAS FIRST PLAT SANITARY SEWER PLANS

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



PROPERTY DESCRIPTION:

A TRACT OF LAND IN THE NORTHEAST ARTER 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 BY OR UNDER THE DIRECT SUPERVISION OF JASON S ROUDEBUSH, P.L.S. 202014092 AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER, THENCE NORTH 02°46'08" EAST, ON THE EAST LINE OF SAID NORTHEAST QUARTER 1,323.83 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER, ALSO BEING THE NORTHEAST CORNER OF EAGLE CREEK - FIFTH PLAT, A SUBDIVISION OF LAND IN SAID LEE'S SUMMIT RECORDED OCTOBER 9, 2001 AS INSTRUMENT NUMBER 200110082121 IN BOOK 70 AT PAGE 15 IN SAID OFFICE OF RECORDER OF DEEDS, JACKSON COUNTY, MISSOURI; THENCE NORTH 87°41'31" WEST ON THE NORTH HALF OF SAID NORTHEAST QUARTER 1,323.83 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE NORTH 87°41'31" WEST ON SAID SOUTH LINE AND SAID NORTH LINE, 675.87 FEET TO THE NORTHWEST CORNER OF SAID EAGLE CREEK - FIFTH PLAT, ALSO BEING THE NORTHEAST CORNER OF EAGLE CREEK - SIXTH PLAT, A SUBDIVISION IN SAID LEE'S SUMMIT RECORDED OCTOBER 9, 2001 AS INSTRUMENT NUMBER 200110082121 IN BOOK 70 AT PAGE 15 IN SAID OFFICE OF RECORDER OF DEEDS, JACKSON COUNTY, MISSOURI; THENCE NORTH 87°41'31" WEST ON SAID SOUTH LINE, ALSO BEING THE NORTH LINE OF SAID EAGLE CREEK - SIXTH PLAT, 704.45 FEET TO THE NORTHWEST CORNER OF SAID EAGLE CREEK - SIXTH PLAT, ALSO BEING THE EASTERLY LINE OF TRACT C OF EAGLE CREEK - SEVENTH PLAT, LOTS 230 THRU 282, INCLUSIVE, AND TRACT C, A SUBDIVISION OF LAND IN SAID LEE'S SUMMIT RECORDED APRIL 25, 2003 AS INSTRUMENT NUMBER 200304050 IN BOOK 80 AT PAGE 12 IN SAID OFFICE OF RECORDER OF DEEDS, JACKSON COUNTY, MISSOURI; THENCE NORTH 87°41'31" WEST ON SAID SOUTH LINE AND SAID NORTH LINE, 12.14 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE NORTH 87°41'31" WEST ON SAID SOUTH LINE AND SAID EASTERLY LINE, LEAVING SAID SOUTH LINE, NORTH 02°46'08" EAST, ON SAID EASTERLY LINE, 197.92 FEET TO THE NORTHEAST CORNER OF SAID TRACT C, ALSO BEING A POINT ON THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE SW EAGLE VIEW DRIVE, AS ESTABLISHED BY SAID EAGLE CREEK - SEVENTH PLAT, LOTS 230 THRU 282, INCLUSIVE, AND TRACT C; THENCE EASTERLY, ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 86°54'35" EAST WITH A RADIUS OF 830.00 FEET, A CENTRAL ANGLE OF 29°39'14" AND AN ARC DISTANCE OF 429.57 FEET; THENCE NORTH 63°26'11" EAST, ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, 285.62 FEET; THENCE EASTERLY, ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED CURVE WITH A RADIUS OF 1,270.00 FEET, A CENTRAL ANGLE OF 31°03'25" AND AN ARC DISTANCE OF 668.40 FEET; THENCE SOUTH 85°30'24" EAST, ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, 1,270.00 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE SOUTH 02°46'08" WEST, 259.61 FEET; THENCE SOUTH 02°32'51" WEST, 50.00 FEET; THENCE WESTERLY ON A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 87°41'31" WEST WITH A RADIUS OF 1,025.00 FEET, A CENTRAL ANGLE OF 04°39'21" AND AN ARC DISTANCE OF 83.29 FEET; THENCE SOUTH 02°18'29" WEST, 123.38 FEET TO THE POINT OF BEGINNING, CONTAINING 669.46 SQUARE FEET OR 15.37 ACRES, MORE OR LESS.

BENCHMARK

BENCHMARK NO. 1
CHISELED SQUARE ON THE NORTHWEST CORNER OF 6' X 4' CURB INLET THAT IS ON THE SOUTH SIDE OF SW EAGLEVIEW DRIVE AND WEST OF SW BURNINGWOOD LANE, STRAIGHT SOUTH OF A 6' X 4' CURB INLET.
ELEVATION = 1002.10

SHEET LIST TABLE	
SHEET #	SHEET TITLE
C201	TITLE SHEET
C202	GENERAL NOTES
C203	GENERAL LAYOUT
C204	SANITARY PLAN & PROFILE (LINE 1)
C205	SANITARY PLAN & PROFILE (LINE 1)
C206	SANITARY PLAN & PROFILE (LINE 1)
C207	SANITARY PLAN & PROFILE (LINE 1)
C208	SANITARY PLAN & PROFILE (LINE 2)
C209	SANITARY PLAN & PROFILE (LINE 3)
C210	DESIGN TABLES
C211	DETAIL SHEET
C212	DETAIL SHEET

<div>drawn by: _____ CW checked by: _____ SS approved by: _____ JS QA/QC by: _____ JS project no.: _____ A20-2467 drawing no.: _____ C. TTL01 A202467 date: _____ 02/23/2024</div>		TITLE SHEET		REV. NO.	DATE	REVISIONS DESCRIPTION	BY
		SANITARY SEWER PLANS					
EAGLE CREEK VILLAS FIRST PLAT		1		02/23/2024	REVISED PER CITY COMMENTS		
		2		04/02/2024	REVISED PER CITY COMMENTS		
LEE'S SUMMIT, MISSOURI		2023		REVISIONS			
SHEET C201							

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North Kansas City, MO 64116
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STATE OF MISSOURI

STEPHEN M. SAYLOR

NUMBER

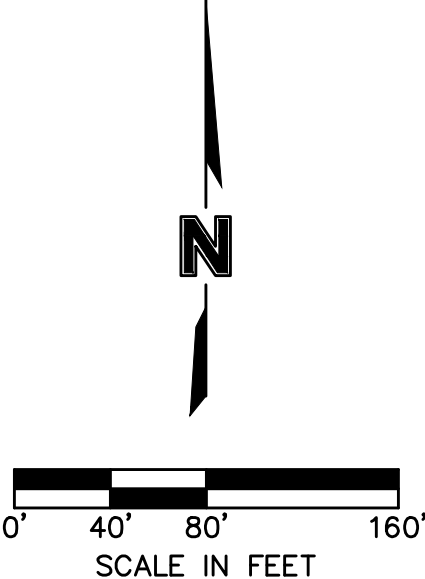
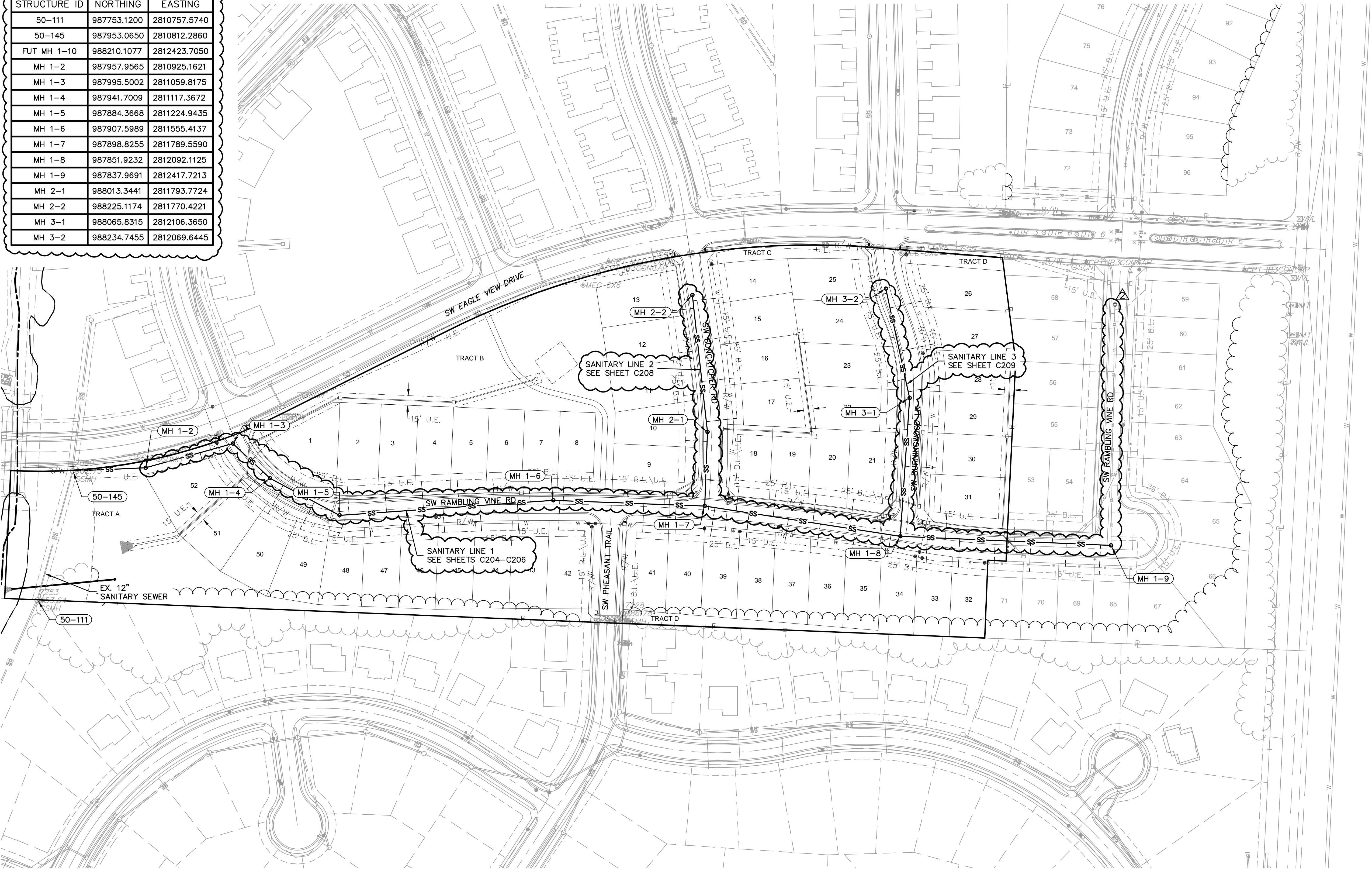
PE-2018021248

4/2/2024

PROFESSIONAL ENGINEER

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Structure Table		
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50-111	987753.1200	2810757.5740
50-145	987953.0650	2810812.2860
FUT MH 1-10	988210.1077	2812423.7050
MH 1-2	987957.9565	2810925.1621
MH 1-3	987995.5002	2811059.8175
MH 1-4	987941.7009	2811117.3672
MH 1-5	987884.3668	2811224.9435
MH 1-6	987907.5989	2811555.4137
MH 1-7	987898.8255	2811789.5590
MH 1-8	987851.9232	2812092.1125
MH 1-9	987837.9691	2812417.7213
MH 2-1	988013.3441	2811793.7724
MH 2-2	988225.1174	2811770.4221
MH 3-1	988065.8315	2812106.3650
MH 3-2	988234.7455	2812069.6445



GENERAL LAYOUT
SANITARY SEWER PLANS

EAGLE CREEK VILLAS
FIRST PLAT

LEE'S SUMMIT, MISSOURI

2023

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	02/23/2024	REVISED PER CITY COMMENTS	
2	04/02/2024	REVISED PER CITY COMMENTS	

drawn by: CW

checked by: SS

approved by: LS

QA/QC by: JS

project no.: A20-2467

drawing no.: C_GEN01_A202467

date: 02/23/2024

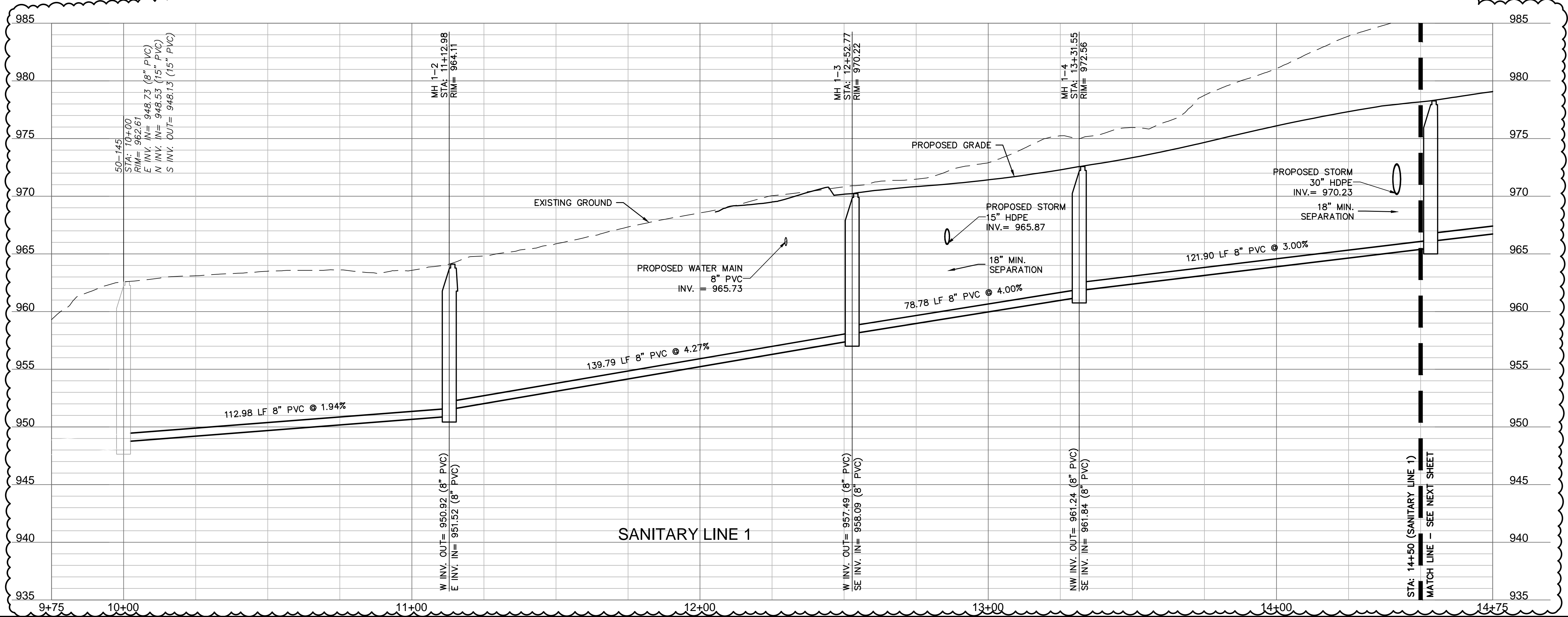
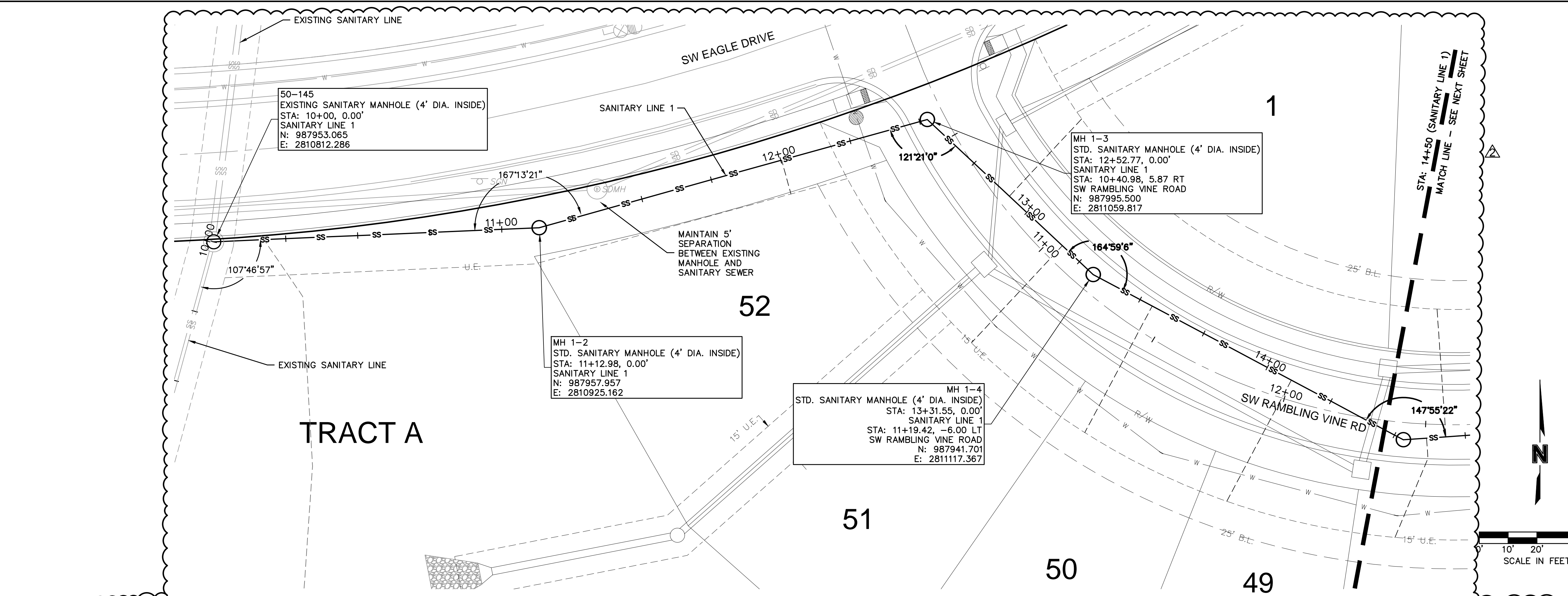
SHEET
C203

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STATE OF MISSOURI
STEPHERNTL. SAYLOR
NUMBER
PE 2018021248
4/2/2024
PROFESSIONAL ENGINEER

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USER: ssaylor



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STATE OF MISSOURI
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PE-2018021248
4/2/2024
PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
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2	04/02/2024	REVISED PER CITY COMMENTS	

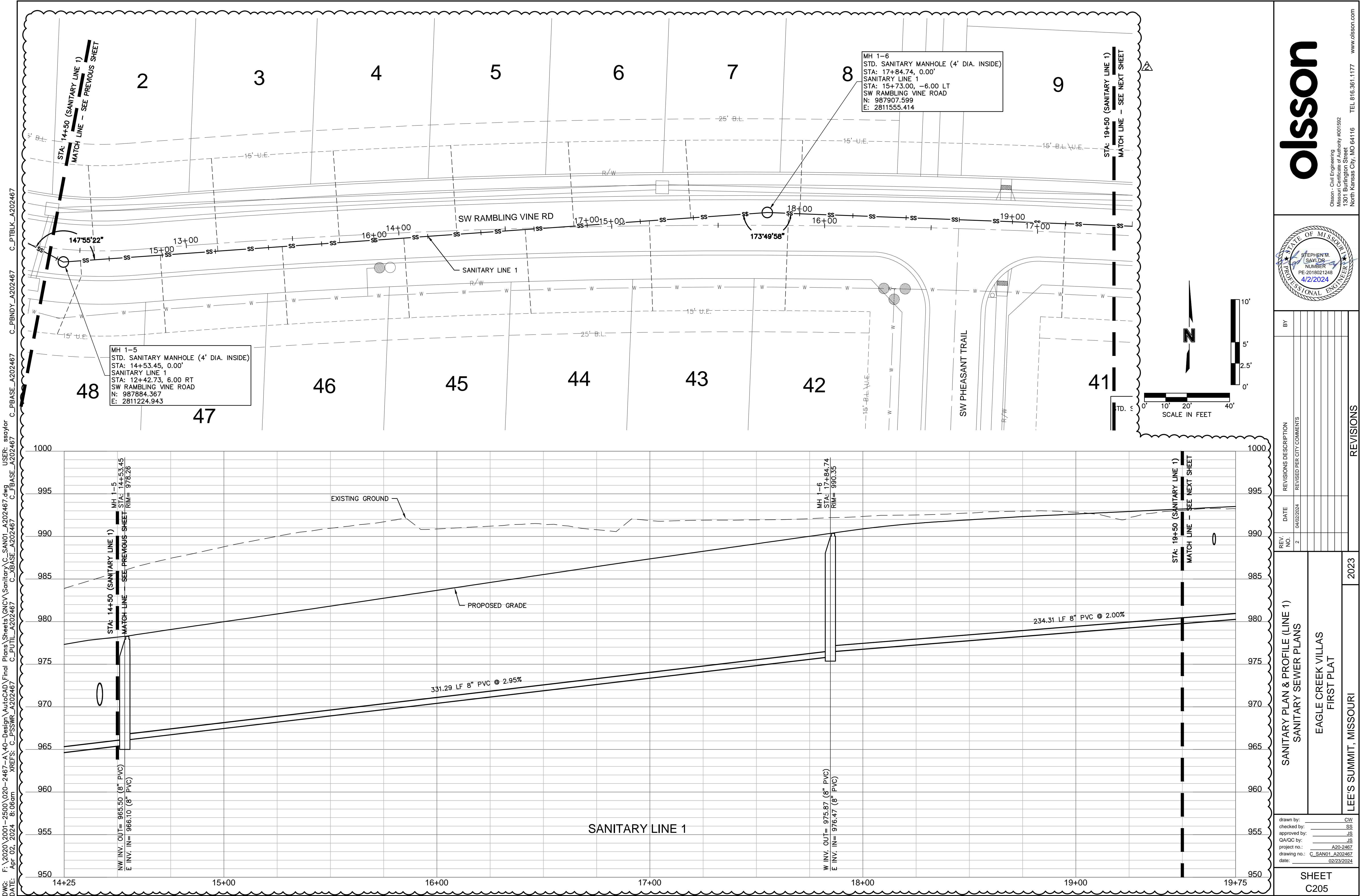
SANITARY PLAN & PROFILE (LINE 1)
SANITARY SEWER PLANS
EAGLE CREEK VILLAS
FIRST PLAT
LEE'S SUMMIT, MISSOURI

2023

drawn by: _____
checked by: _____
approved by: _____
QA/QC by: _____
project no.: A20-2467
drawing no.: C_SAN01_A202467
date: 02/23/2024

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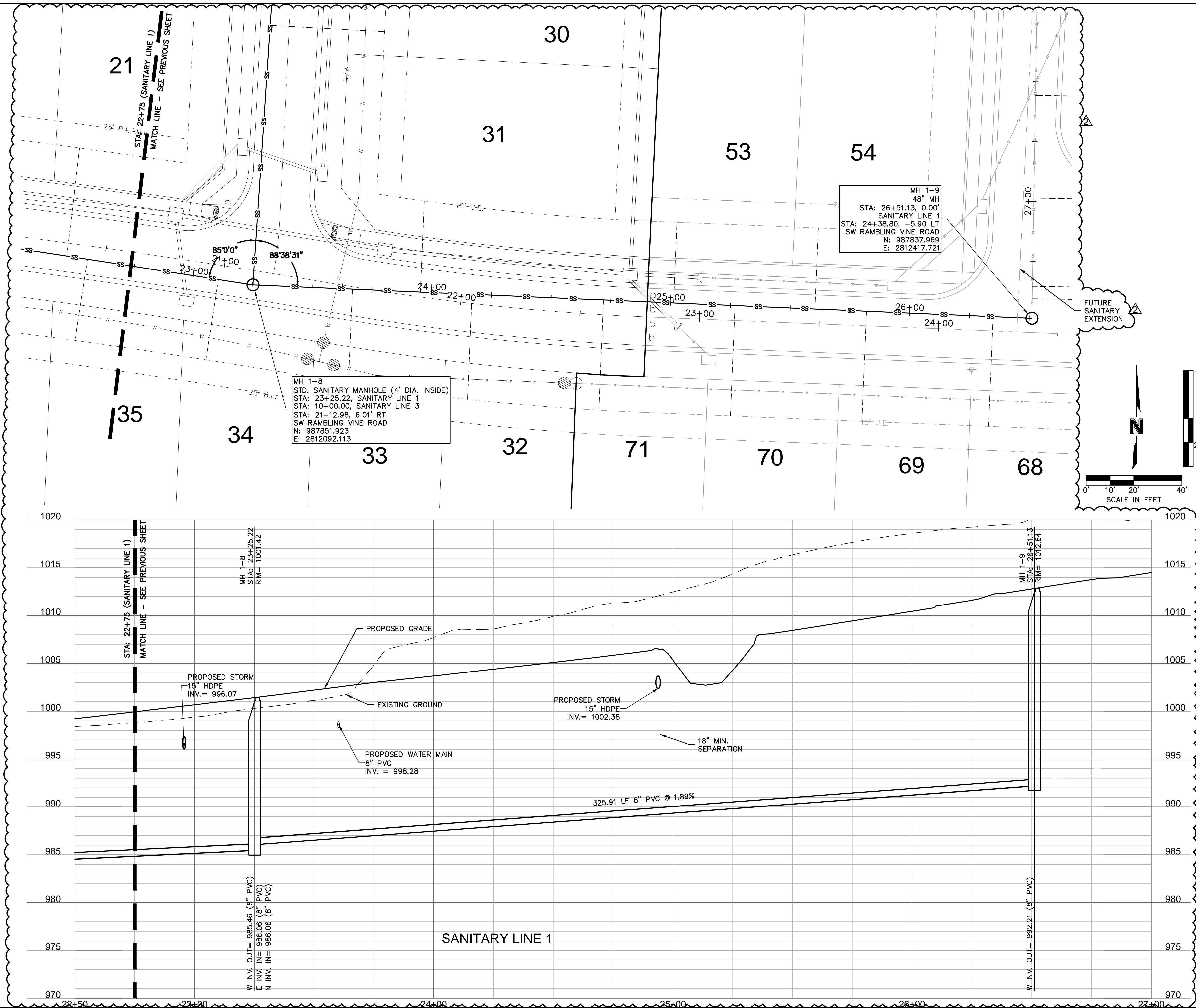
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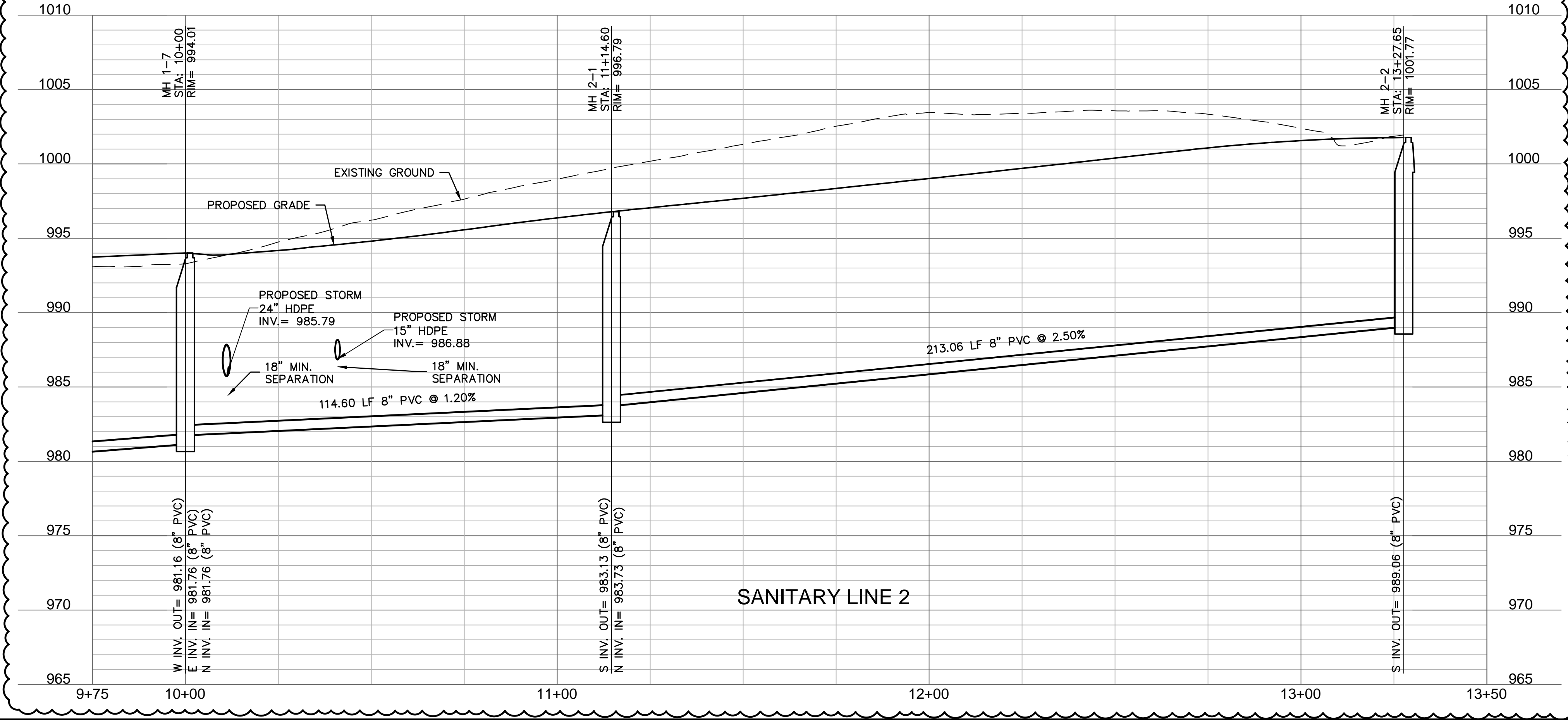
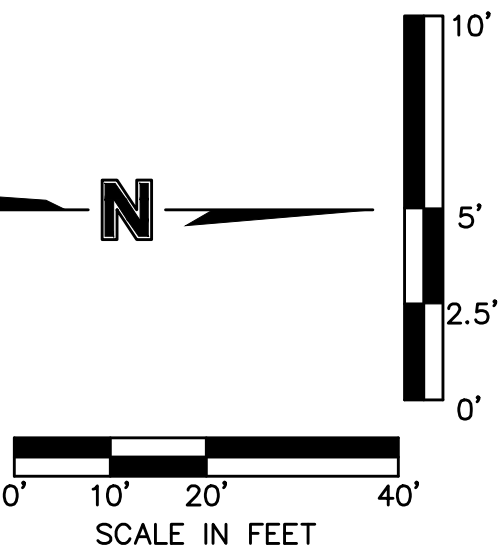
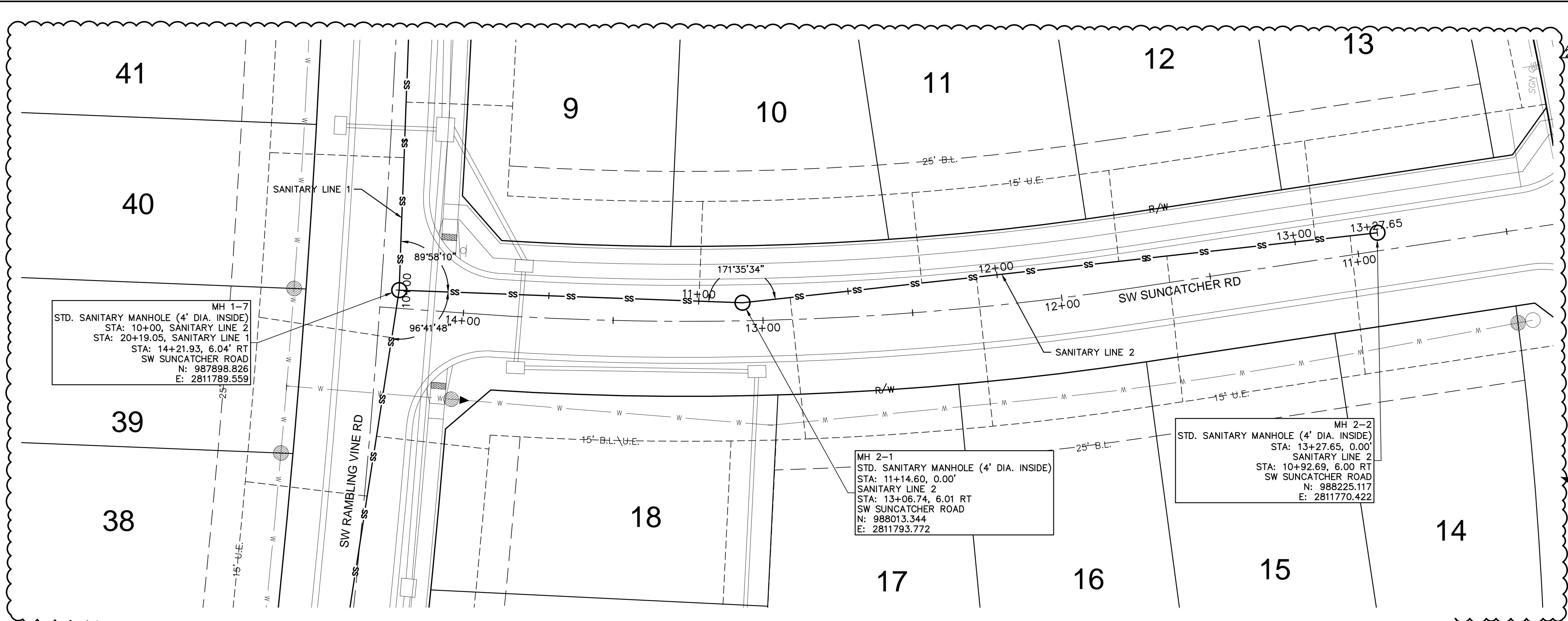
FIRST PLAT	LEE'S SUMMIT, MISSOURI	2023

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REV. NO.	DATE
2	04/02/2024

BY	REVISIONS DESCRIPTION
	REVISED PER CITY COMMENTS

SANITARY PLAN & PROFILE (LINE 2)
SANITARY SEWER PLANS

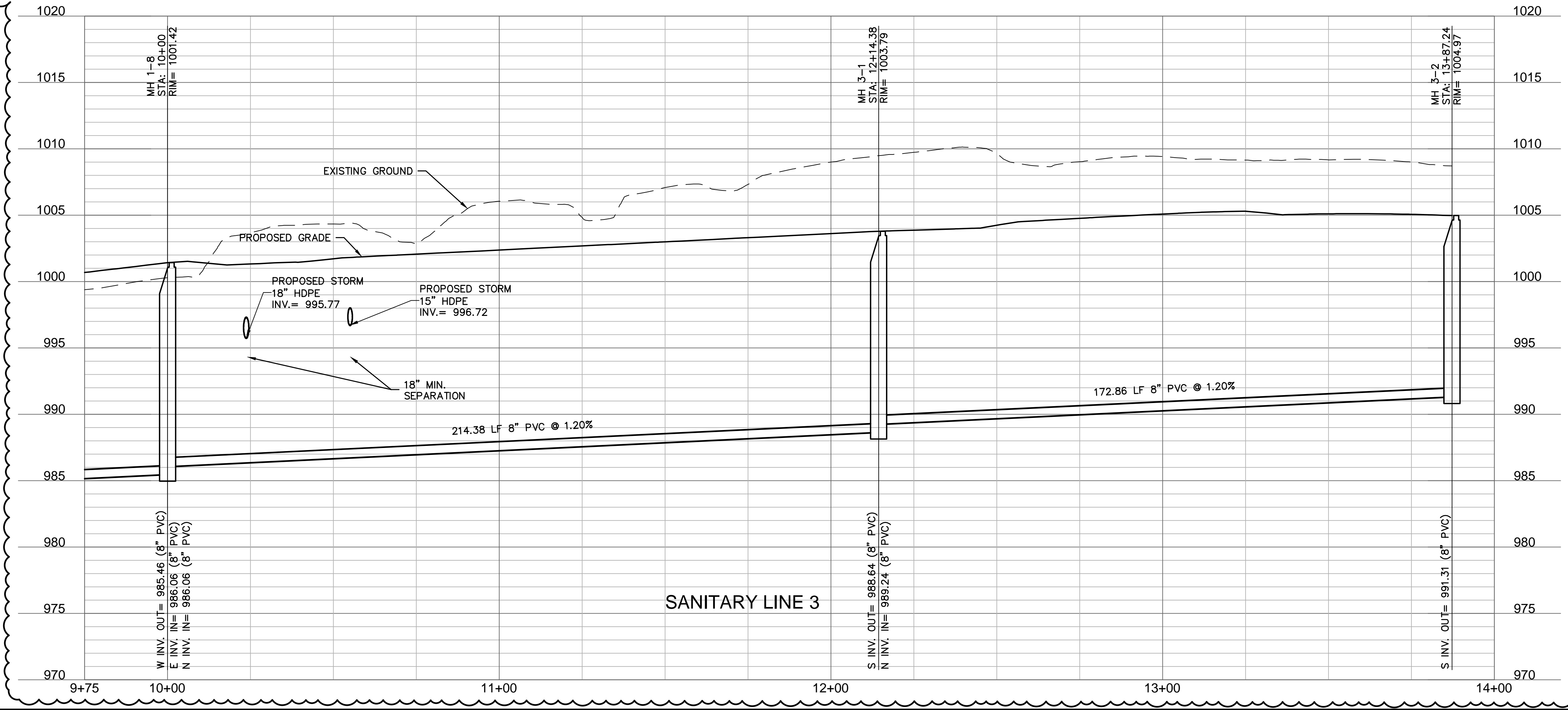
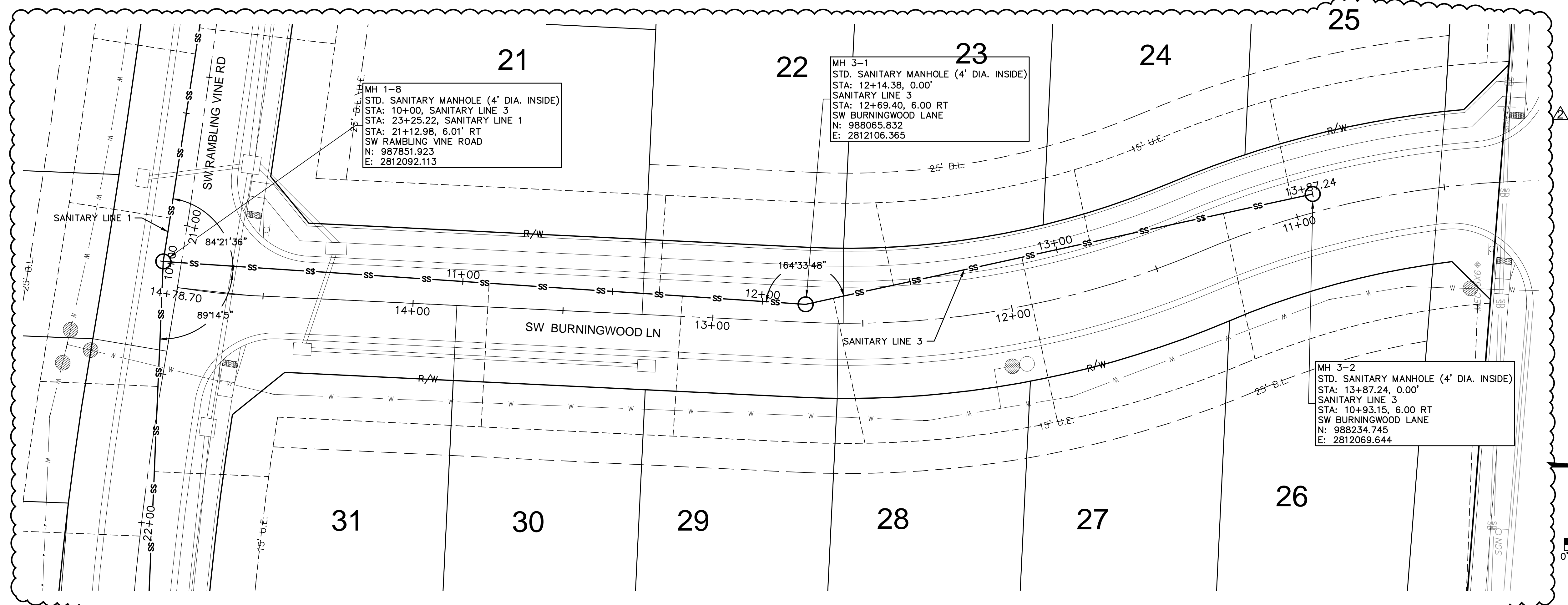
EAGLE CREEK VILLAS
FIRST PLAT

LEE'S SUMMIT, MISSOURI

drawn by: _____
checked by: _____
approved by: _____
QA/QC by: _____
project no.: A20-2467
drawing no.: C_SAN02_A202467
date: 02/23/2024

CW
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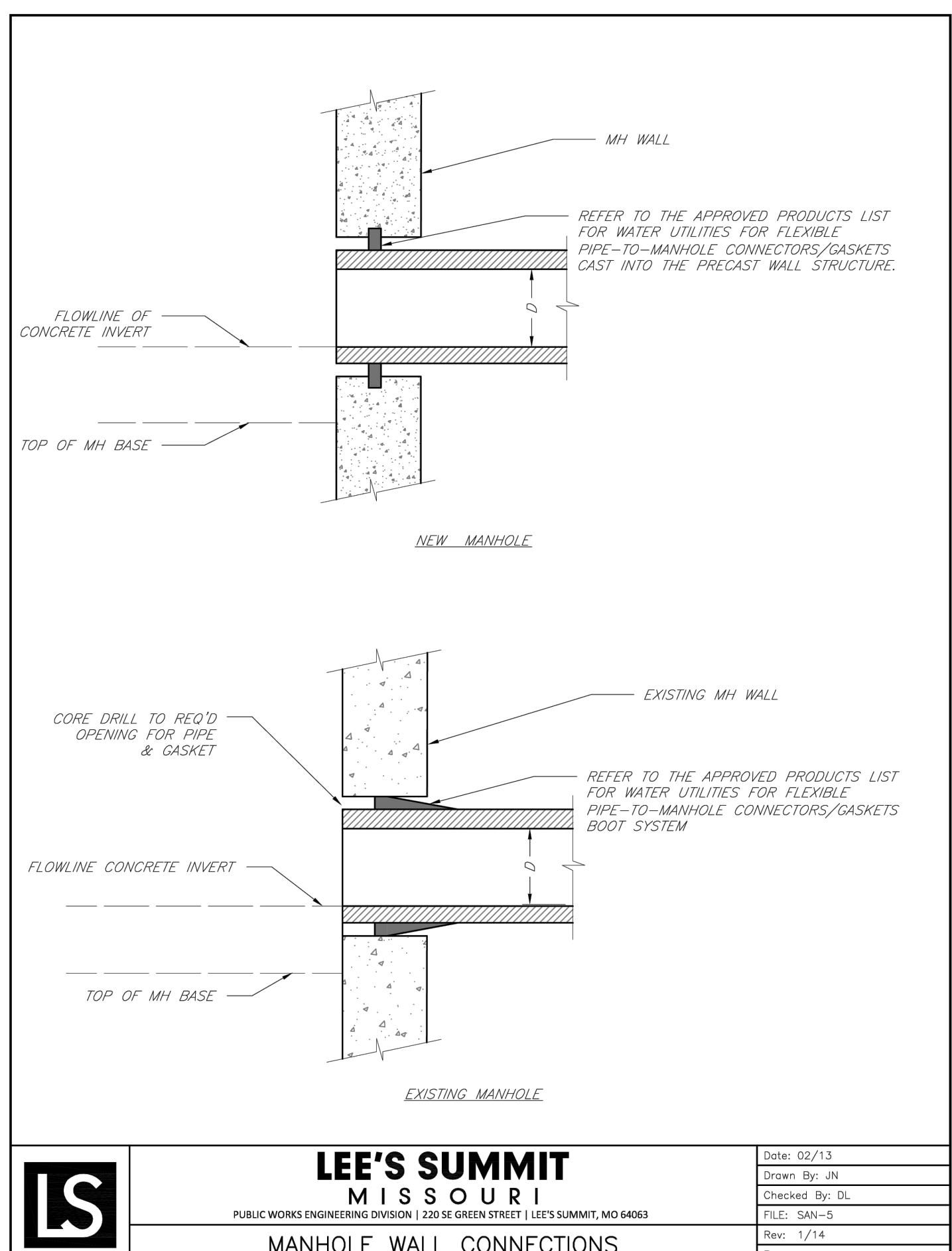
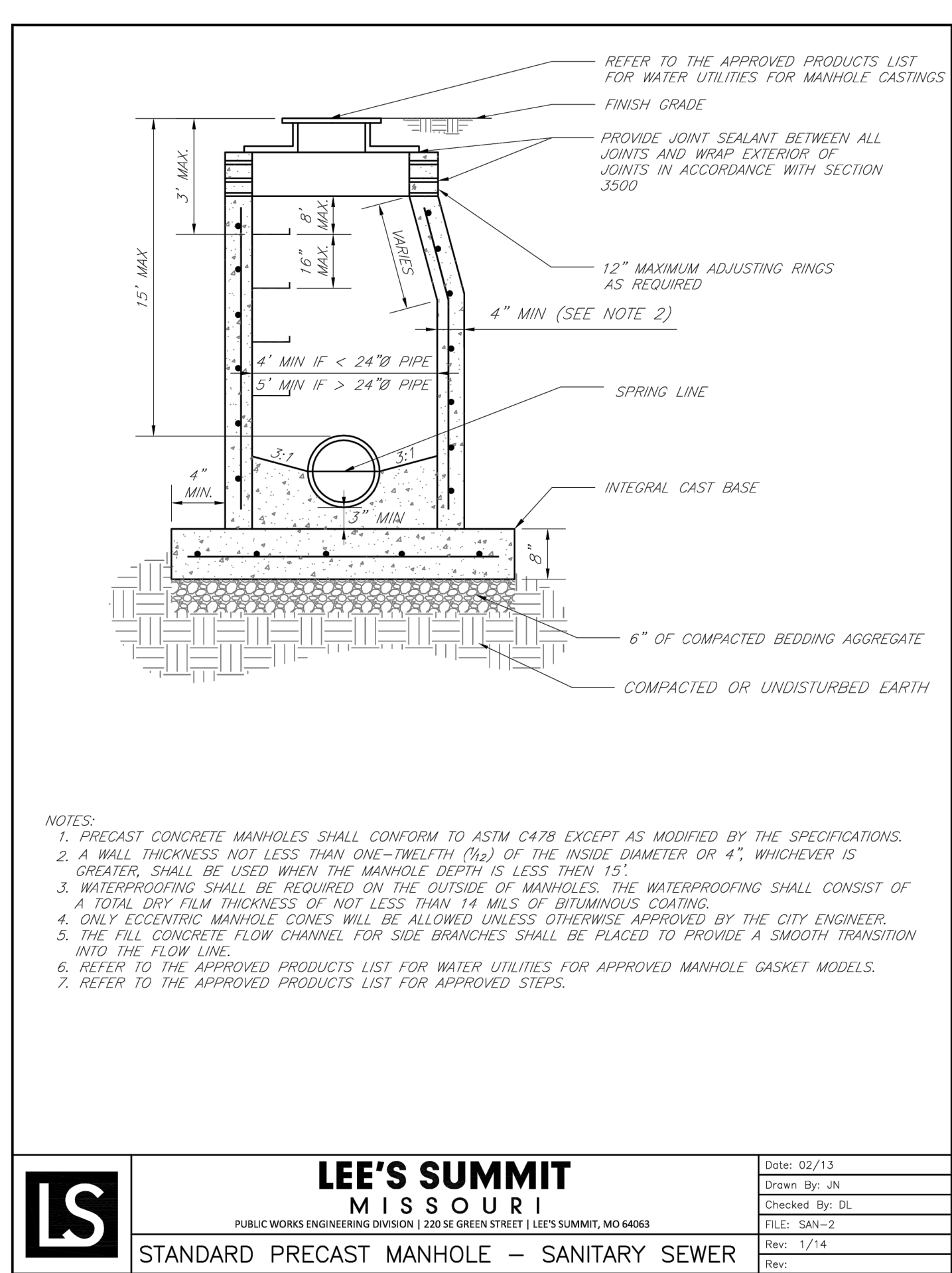
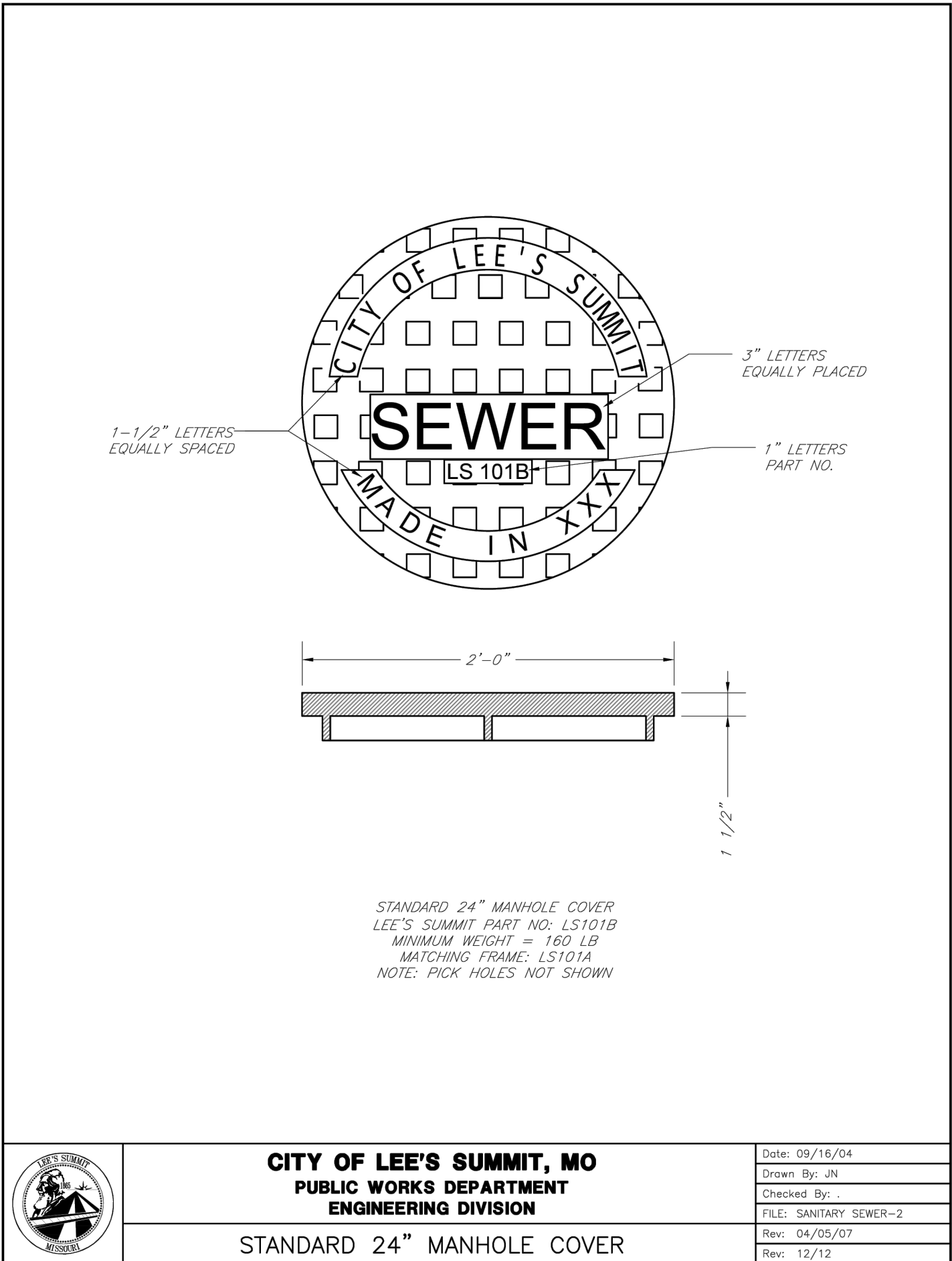
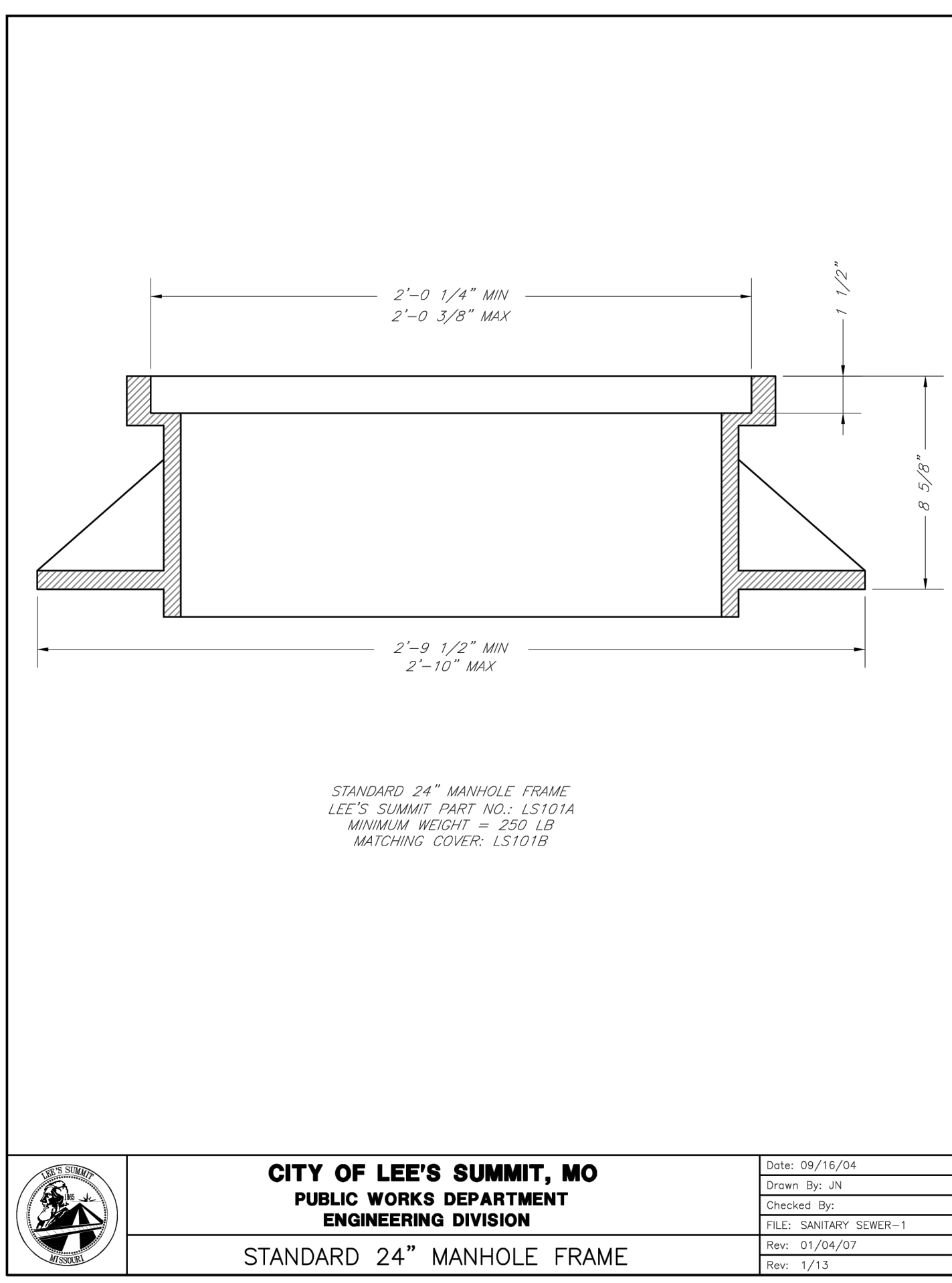
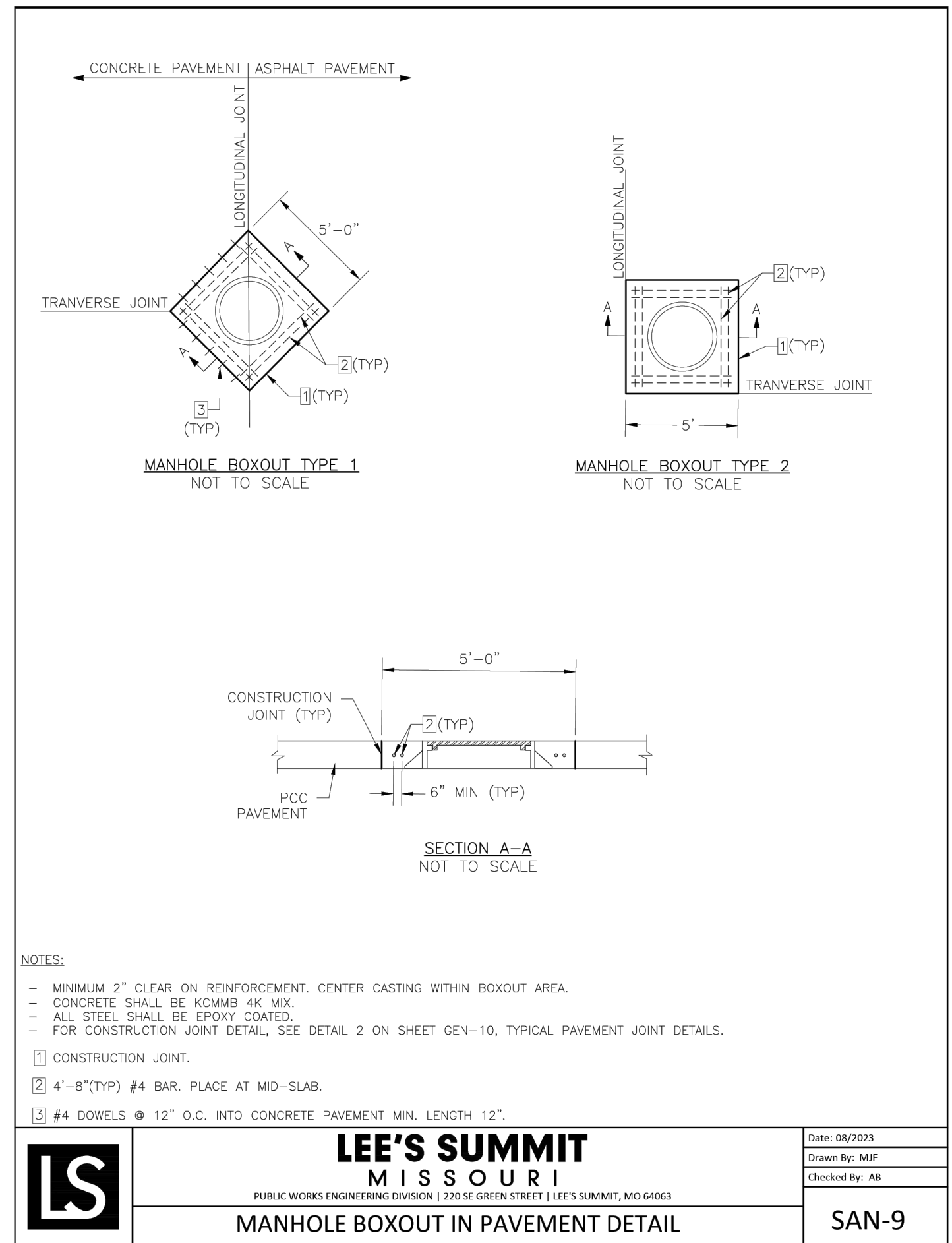
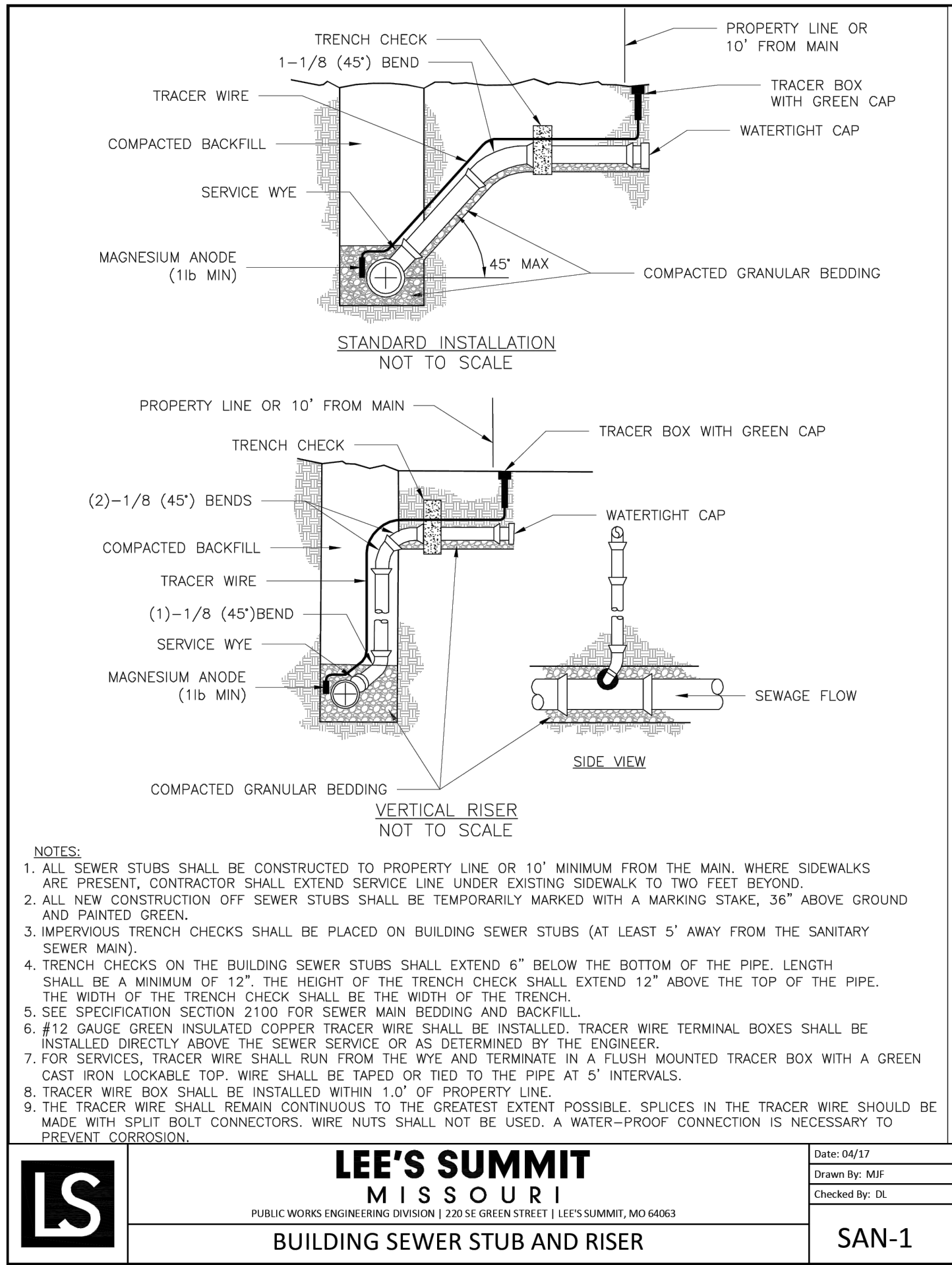


Sanitary Sewer Laterals						
Lot Number	Lateral Station	Lateral Length	Riser	Flowline at Main	Flowline at End of Lateral	Minimum Servicable Floor Elevation
		(ft)	(ft)	(ft)	(ft)	(ft)
1	12+91.75	37.00	2.0	959.7	963.4	966.05
2	14+68.29	44.00	0.0	966.5	968.4	971.12
3	15+26.19	44.00	0.0	968.2	970.1	972.83
4	15+83.50	43.00	1.0	969.9	972.8	975.48
5	16+38.70	42.00	1.0	971.6	974.4	977.09
6	16+93.81	40.00	2.0	973.2	977.0	979.65
7	17+48.81	37.00	2.0	974.8	978.5	981.21
8	18+00.11	35.00	2.0	976.8	980.4	983.14
9	19+56.26	36.00	0.0	979.9	981.6	984.33
10	11+00.07	33.00	1.0	983.0	985.6	988.30
11	11+74.81	30.00	1.0	985.2	987.8	990.50
12	12+40.89	31.00	1.0	986.9	989.5	992.17
13	13+06.83	33.00	1.0	988.5	991.2	993.86
14	13+18.50	46.00	0.0	988.8	990.7	993.43
15	12+56.99	49.00	1.0	987.3	992.2	992.93
16	11+93.11	50.00	1.0	985.7	988.7	991.35
17	11+30.59	48.00	1.0	984.1	987.0	989.75
18	20+66.84	38.00	0.0	982.3	984.1	985.80
19	21+24.65	41.00	0.0	983.0	984.9	987.56
20	21+86.70	44.00	1.0	983.8	986.6	989.35
21	22+44.85	46.00	2.0	984.5	988.4	991.07
22	11+65.55	33.00	3.0	988.0	992.6	995.35
23	12+44.45	28.00	2.0	989.6	993.1	995.81
24	13+11.39	25.00	2.0	990.4	993.9	996.56
25	13+80.11	34.00	1.0	991.2	993.9	996.58
26	13+56.80	50.00	1.0	990.9	993.9	996.62
27	12+88.13	56.00	2.0	990.1	994.2	996.90
28	12+23.92	49.00	2.0	989.3	993.3	995.99
29	11+73.27	47.00	2.0	988.1	992.0	994.74
30	11+09.28	48.00	2.0	987.4	991.3	993.99
31	23+95.34	38.00	4.0	987.3	994.1	995.76
32	24+16.96	44.00	4.0	987.8	993.6	996.29
33	23+66.86	39.00	3.0	986.8	991.6	994.27
34	23+10.56	34.00	3.0	985.3	989.9	992.60
35	22+55.27	35.00	2.0	984.6	988.3	990.97
36	22+00.08	36.00	1.0	983.9	986.6	989.35
37	21+49.98	38.00	0.0	983.3	985.1	987.80
38	20+89.98	41.00	0.0	982.6	984.4	987.14
39	20+35.08	45.00	0.0	982.0	983.9	986.55
40	19+74.81	45.00	1.0	980.3	983.2	985.86
41	19+24.78	44.00	1.0	979.3	982.1	984.84
42	17+94.80	46.00	2.0	976.7	980.6	983.26
43	17+29.26	42.00	2.0	974.2	978.0	980.74
44	16+70.84	39.00	2.0	972.5	976.3	978.95
45	16+13.69	38.00	1.0	970.8	973.6	976.27
46	15+56.44	37.00	1.0	969.1	971.9	974.56
47	14+99.07	37.00	0.0	967.4	969.2	971.89
48	14+61.53	37.00	0.0	966.3	968.1	970.78
49	14+09.44	48.00	0.0	964.2	966.1	968.84
50	13+54.76	50.00	0.0	962.5	964.5	967.24
51	13+16.88	46.00	0.0	960.7	962.6	965.28
52	12+00.33	12.00	4.0	955.3	960.4	963.11
FUT 53	25+01.26	34.00	5.0	989.4	996.0	998.66
FUT 54	25+60.31	34.00	7.0	990.5	999.0	1001.74
FUT 55	28+07.95	41.00	10.0	995.9	1007.6	1010.27
FUT 56	29+19.90	37.00	7.0	998.2	1006.8	1009.49
FUT 57	29+85.86	35.00	4.0	999.5	1005.1	1007.83
FUT 58	30+09.62	52.00	1.0	1000.0	1003.0	1005.70
FUT 59	30+15.40	59.00	1.0	1000.1	1003.3	1005.96
FUT 60	29+96.86	45.00	3.0	999.7	1004.6	1007.27
FUT 61	29+46.88	44.00	6.0	998.7	1006.5	1009.19
FUT 62	28+86.91	42.00	8.0	997.5	1007.2	1009.91
FUT 63	27+96.96	39.00	10.0	995.7	1007.3	1010.01
FUT 64	27+44.36	37.00	9.0	994.7	1005.2	1007.94
FUT 65	27+01.46	91.00	7.0	993.8	1003.5	1006.20
FUT 66	26+64.51	99.00	7.0	993.1	1002.9	1005.62
FUT 67	26+59.31	96.00	8.0	992.4	1003.1	1005.83
FUT 68	26+34.99	46.00	8.0	991.9	1001.7	1004.37
FUT 69	25+81.99	46.00	6.0	990.9	998.7	1001.41
FUT 70	25+26.99	46.00	5.0	989.9	996.7	999.39
FUT 71	24+71.99	46.00	4.0	988.8	994.7	997.37

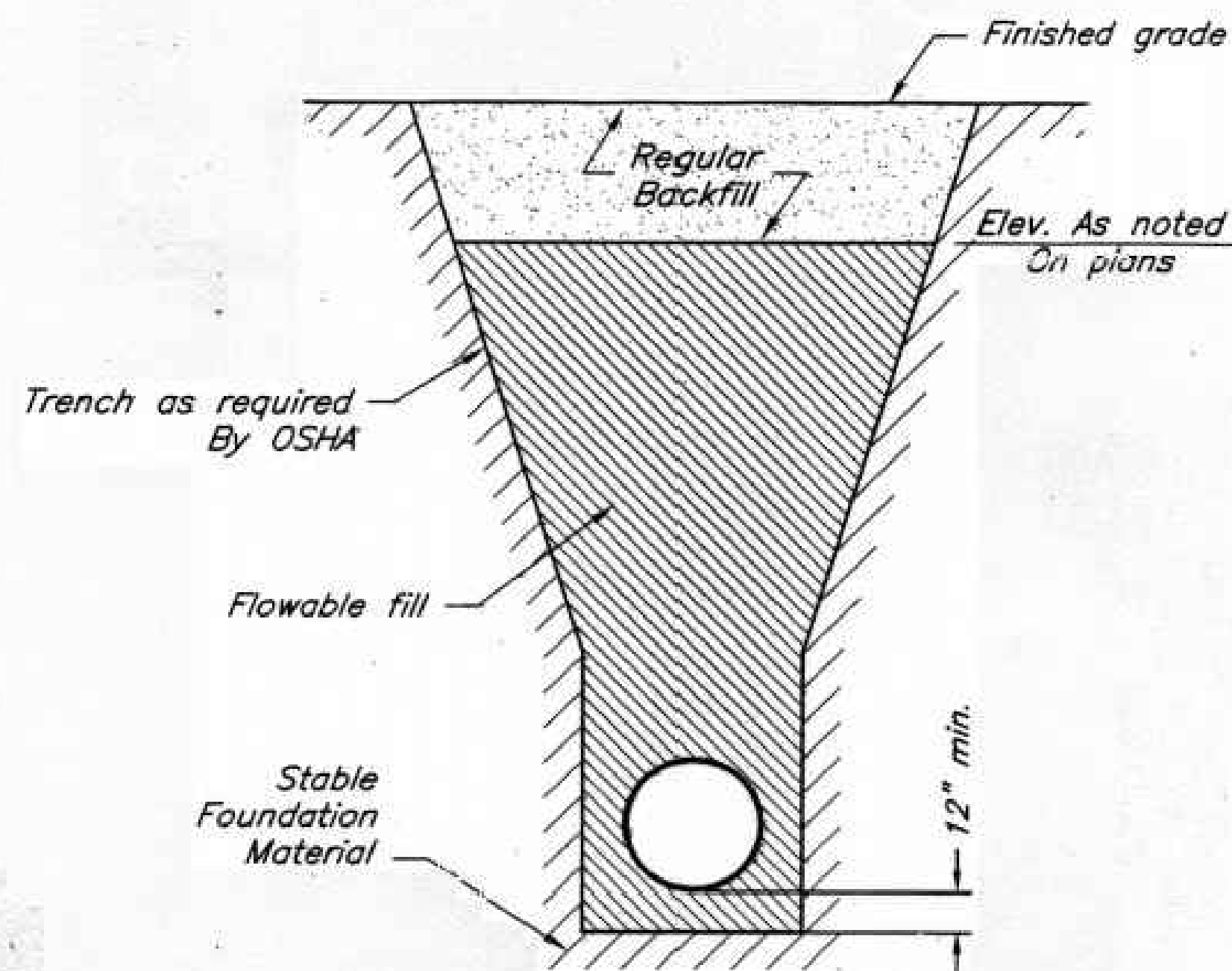
*Basement sewer service may not be available. A pump associated piping located on the interior of the building may need to be provided to lift basement

Sanitary Sewer Design Information											
Upstream Manhole	Downstream Pipe Slope	Downstream Pipe Diameter	Proposed Cumulative Area	Future Cumulative Area	Peak Base Flow	Peak Infiltration Flow	Peak Inflow	Total Peak Flow	Downstream Pipe Mannings N	Downstream Pipe Capacity	Downstream Pipe Full Flow Velocity
	(%)	(in)	(Ac.)	(Ac.)	(gpd)	(gpd)	(cfs)	(cfs)		(cfs)	(fps)
EX MH 1-1	2.09%	8	11.98	4.70	25020.00	8340.000	0.454	0.505	0.014	1.75	5.00
MH 1-2	1.94%	8	11.98	4.70	25020.00	8340.000	0.454	0.505	0.014	1.68	4.82
MH 1-3	4.27%	8	11.98	4.70	25020.00	8340.000	0.454	0.505	0.014	2.50	7.15
MH 1-4	4.00%	8	11.73	4.70	24645.00	8215.000	0.448	0.499	0.014	2.42	6.92
MH 1-5	3.00%	8	11.14	4.70	23760.00	7920.000	0.434	0.483	0.014	2.09	6.00
MH 1-6	2.95%	8	10.70	4.70	23100.00	7700.000	0.423	0.471	0.014	2.08	5.95
MH 1-7	2.00%	8	8.26	4.70	19440.00	6480.000	0.363	0.403	0.014	1.71	4.90
MH 1-8	1.21%	8	5.01	4.70	14565.00	4855.000	0.280	0.310	0.014	1.33	3.80
MH 1-9	1.89%	8	0.59	4.70	7935.00	2645.000	0.161	0.178	0.014	1.66	4.76
FT MH 1-10	2.00%	8	0.00	3.29	4935.00	1645.000	0.104	0.114	0.014	1.71	4.90
MH 2-1	1.20%	8	1.79	0.00	2685.00	895.000	0.059	0.064	0.014	1.32	3.79
MH 2-2	2.50%	8	1.57	0.00	2355.00	785.000	0.052	0.057	0.014	1.91	5.47
MH 3-1	1.20%	8	2.19	0.00	3285.00	1095.000	0.071	0.078	0.014	1.32	3.79
MH 3-2	1.20%	8	1.49	0.00	2235.00	745.000	0.049	0.054	0.014	1.32	3.79





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DATE: Apr 02, 2024 8:07am XREFS: C_PTBK_A202467



NOTES

1. FLOWABLE FILL SHALL MEET THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT STANDARD SPECIFICATIONS.
2. REGULAR BACKFILL ABOVE THE TRENCH CHECK SHALL BE FREE OF DEBRIS, ORGANIC MATTER, AND STONES > 6" IN ANY DIMENSION.
3. TOP OF FLOWABLE BACKFILL SHALL BE A MINIMUM OF 2 FEET BELOW FINISHED GRADE.

Subject to revision without notice.

Date: 09/16/04

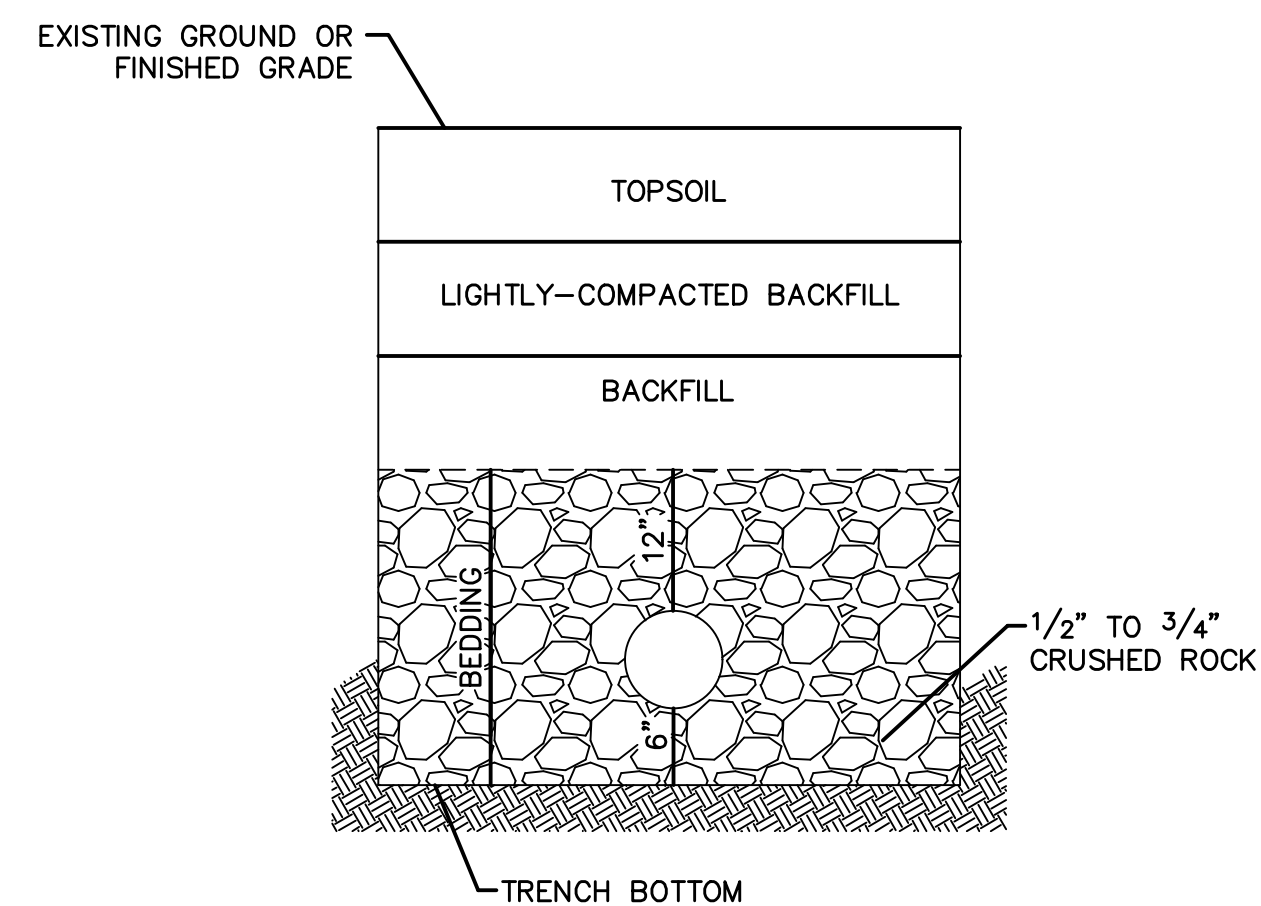
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CITY OF LEE'S SUMMIT, MISSOURI

TRENCH CHECK



UNDERGROUND PIPE INSTALLATION FOR SANITARY SEWER

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 MATERIAL SHALL BE PER SECTION 6900 AND 2102 OF THE CITY DESIGN AND CONSTRUCTION MANUAL. BEDDING AGGREGATE SHALL BE PLACED FROM A LEVEL 6 INCHES BELOW THE BOTTOM OF THE PIPE TO A LEVEL 12 INCHES ABOVE THE TOP OF THE PIPE.
3. BACKFILL MATERIAL AND PLACEMENT SHALL BE PER SECTION 6900 AND 2102 OF THE CITY DESIGN AND CONSTRUCTION MANUAL.
4. TRENCHING SHALL BE IN ACCORDANCE WITH CURRENT OSHA REGULATIONS. SLOPES MUST NOT EXTEND BELOW TOP OF BEDDING.
5. MINIMUM AND MAXIMUM TRENCH WIDTHS SHALL BE IN ACCORDANCE WITH PIPE MANUFACTURERS RECOMMENDATION AS APPROVED ON ENGINEERING PLANS.

drawn by: _____ CW
checked by: _____ SS
approved by: _____ JS
QA/QC by: _____ JS
project no.: _____ A20-2467
drawing no.: C DTL01 A202467
date: _____ 02/23/2024

SHEET
C212

DETAIL SHEET
SANITARY SEWER PLANS

EAGLE CREEK VILLAS
FIRST PLAT

LEE'S SUMMIT, MISSOURI

2023

REVISIONS

1

REVISIONS DESCRIPTION
REVISED PER CITY COMMENTS

STATE OF MISSOURI
STEPHEN M.
SAYLOR
NUMBER
PE-2018021248
4/2/2024
PROFESSIONAL ENGINEER

Olsson

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