

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

PROJECT TEAM & UTILITY CONTACT LIST	
<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	<u>UTILITY SERVICE NUMBERS</u> NAME: LEE'S SUMMIT PUBLIC WORKS PHONE: 816-969-1800 NAME: LEE'S SUMMIT WATER UTILITIES PHONE: 816-969-1900
<u>ENGINEER</u> OLLSSON 1301 BURLINGTON ST. SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: STEPHEN SAYLOR, P.E. PHONE: 816.442.6061 EMAIL: SSAYLOR@OLLSSON.COM	NAME: SPIRE PHONE: 314-342-0500 NAME: AT&T PHONE: 800-286-8313 NAME: EVERGY PHONE: 816-471-5275
<u>SURVEYOR</u> OLLSSON 1301 BURLINGTON ST. SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: JASON ROUDEBUSH PHONE: 816.361.1177 EMAIL: JROUDEBUSH@OLLSSON.COM	NAME: SPECTRUM PHONE: 877-772-2253 NAME: GOOGLE FIBER PHONE: 877-454-6959

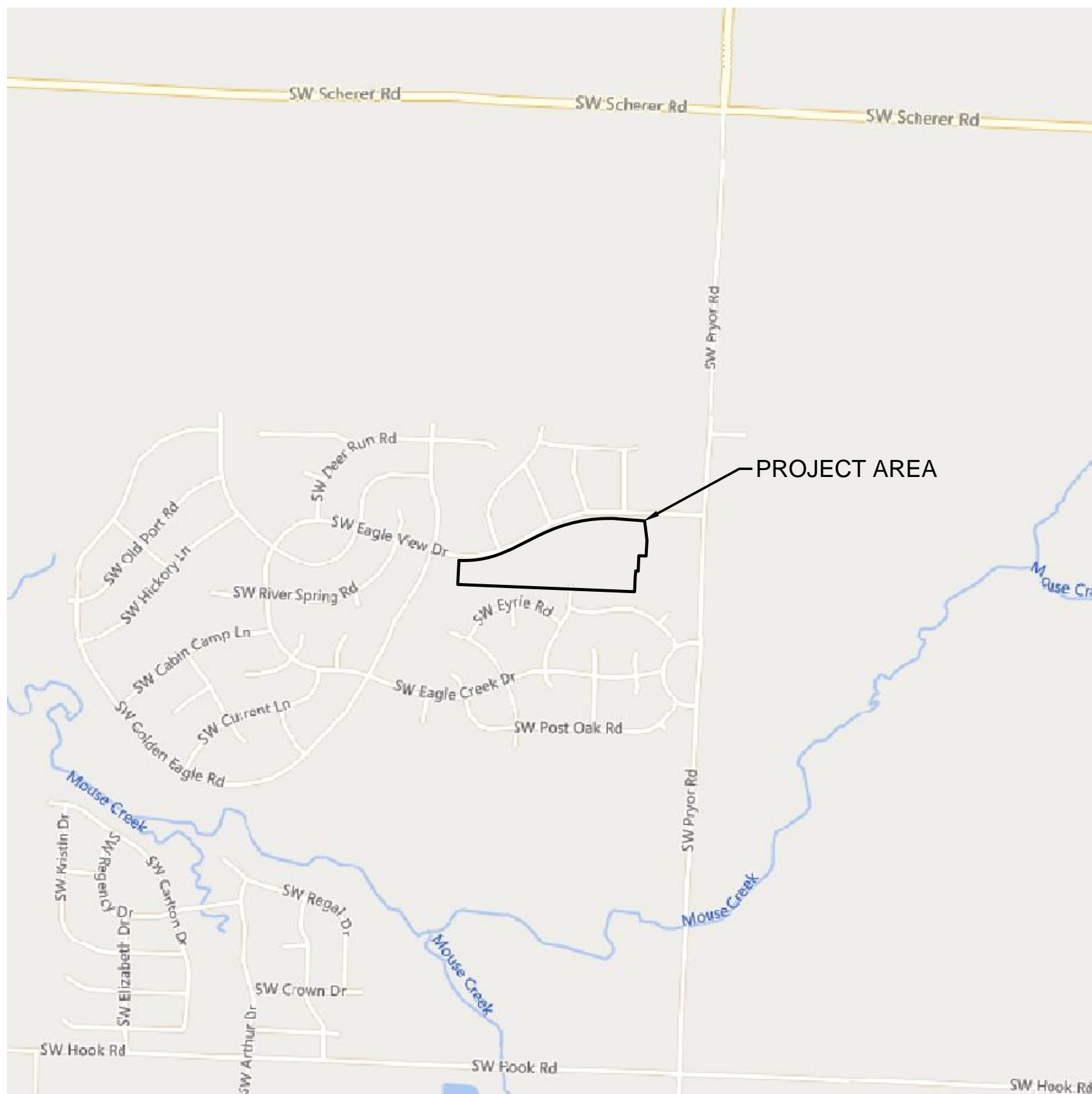
☐ NOT FOR CONSTRUCTION

☒ 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 EASTERLY LINE, 12.14 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE NORTH 19°32'25" WEST ON SAID SOUTH LINE AND SAID EASTERLY LINE, 197.92 FEET TO THE NORTHWEST 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

[illegible]

TITLE SHEET SANITARY SEWER PLANS	EAGLE CREEK VILLAS FIRST PLAT	LEE'S SUMMIT, MISSOURI
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		
SHEET C201		

DWG: F:\2020\2001-2500\020-2467-A\40-Design\AutoCAD\Final Plans\Sheets\Sanitary\C_TTL01_A202467.dwg
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GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE PLANS IN THEIR POSSESSION ARE THE MOST CURRENT VERSION ISSUED, ARE FULLY COORDINATED WITH ALL SUBCONTRACTORS, AND PRESENT ON SITE AT ALL TIMES. CURRENT PLANS PREPARED BY OLSSON MAY BE OBTAINED AT THE DIRECTION OF OLSSON'S CLIENT. DIRECT REQUESTS TO OLSSON MAY REQUIRE ADDITIONAL AUTHORIZATIONS, AGREEMENTS, AND/OR FEES. PLEASE CONTACT THE ENGINEER FOR INFORMATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEVIATIONS FROM THESE PLANS UNLESS WRITTEN APPROVAL FROM ENGINEER, OWNER, AND DEVELOPER.
- ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
- ALL ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING QUANTITIES AND ITEMS OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO COMPLETE THE WORK SHOWN IN THE PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS, PAYING ALL FEES, AND FOR OTHERWISE COMPLYING WITH ALL APPLICABLE REGULATIONS GOVERNING THE WORK.
- THE CONTRACTOR SHALL NOT ENGAGE IN ACTIVITIES THAT MAY ENCROACH ON WATERS OF THE U.S., INCLUDING WETLANDS, UNTIL ANY NECESSARY PERMITS MAY BE OBTAINED. THE CONTRACTOR SHALL REVIEW AND COMPLY WITH ALL CONDITIONS DESCRIBED IN THE PERMIT.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, THE SAFETY OF ALL PERSONS INCLUDING VISITORS AND THE GENERAL PUBLIC, AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY THROUGHOUT THE PROJECT AND NOT BE LIMITED BY WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.
- PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH ALL UTILITY COMPANIES AND OBTAIN ANY RELEVANT INFORMATION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL BOUNDARY CORNERS AND SECTION CORNERS. ANY BOUNDARY CORNER AND/OR SECTION CORNER DISTURBED OR DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE RESET BY A LAND SURVEYOR LICENSED IN THE STATE OF MISSOURI, AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ADJACENT PROPERTIES AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO PREVENT DAMAGE DURING CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM CONSTRUCTION ACTIVITIES.
- PRIOR TO MOVING OFF THE JOB THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER TO PERFORM A FINAL WALK-THROUGH OF THE CONSTRUCTION SITE.

REFERENCES

- UNLESS EXPLICITLY DESCRIBED OTHERWISE WITHIN THESE PLANS THE FOLLOWING SHALL APPLY:
 - ALL CONSTRUCTION, INCLUDING THOSE LISTED BELOW, SHALL CONFORM TO THE LATEST CODES AND ORDINANCES OF LEE'S SUMMIT, MISSOURI.
 - ALL CONSTRUCTION IN MODOT RIGHT-OF-WAY SHALL CONFORM TO THE LATEST SPECIFICATIONS ADOPTED BY U.S. DEPARTMENT OF TRANSPORTATION AND MODOT.
 - ALL TRAFFIC CONTROL SIGNAGE SHALL CONFORM WITH THE CURRENT EDITION OF THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - ALL UTILITY EXTENSIONS AND CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE UTILITY COMPANIES.
 - ALL EXTERIOR PAVEMENT (PCC, ASPHALT, ETC.) SHALL BE IN CONFORMANCE WITH THE SPECIFICATIONS OF LEE'S SUMMIT, MISSOURI
- THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE DELIVERY MANAGER AND COORDINATING ANY MAILBOXES THAT MAY BE DISTURBED. FAILURE TO DO SO MAY SUBJECT THE CONTRACTOR TO PROSECUTION BY THE FEDERAL GOVERNMENT.

EXISTING CONDITIONS

- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS OF THE PROJECT AREA.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING THEIR OWN INVESTIGATIONS AND MAKING THEIR OWN ASSUMPTIONS REGARDING SITE SURFACE AND SUBSURFACE CONDITIONS. THIS INCLUDES THE LOCATION AND CONSISTENCY OF ANY EXISTING ROCK LAYERS UNDERLYING THE PROJECT SITE. CONTACT THE ENGINEER REGARDING ANY DISCREPANCIES THAT MAY AFFECT THE ABILITY TO CONSTRUCT FROM THESE PLANS AS DESIGNED.
- EXISTING CONDITIONS WERE DETERMINED THROUGH A VARIETY OF METHODS THAT MAY INCLUDE SURVEY, AERIAL IMAGERY, AVAILABLE RECORDS, GIS DATA, ETC. SUBSURFACE CONDITIONS ARE APPROXIMATE AND MAY NOT INCLUDE ALL UTILITIES AND OTHER SITE IMPROVEMENTS PRESENT ON SITE. THE CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS WHEN CONFLICTS AND DISCREPANCIES ARE FOUND.

CONSTRUCTION

- THE CONTRACTOR SHALL INSTALL TRAFFIC CONTROL WHILE WORKING IN THE PUBLIC RIGHT-OF-WAY AS SHOWN IN THESE PLANS. IF PLANS ARE NOT PROVIDED, CONTRACTOR SHALL COORDINATE AND PROVIDE CONTROLS TO THE SATISFACTION OF THE RIGHT-OF-WAY OWNER.
- THE CONTRACTOR SHALL PROTECT ALL TREES OVER 3" CALIPER FROM DAMAGE. NO TREE SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER, UNLESS SHOWN OTHERWISE ON THESE PLANS.
- THE CONTRACTOR SHALL DISPOSE ALL WASTE MATERIAL RESULTING FROM THE PROJECT OFF-SITE AND IN STRICT CONFORMANCE WITH ALL LOCAL CODES AND ORDINANCES.
- ALL MANHOLES, CATCH BASINS, UTILITY VALVES AND METER PITS ARE TO BE ADJUSTED OR REBUILT TO GRADE AS REQUIRED. NOT ALL ADJUSTMENTS ARE INDICATED IN THE PLANS.
- THE CONTRACTOR SHALL STREET SWEEP OR OTHERWISE CLEAN ALL ACCESS ROUTES TO THE SITE AT CONCLUSION OF THE PROJECT.

SHOP DRAWINGS

- THE CONTRACTOR SHALL SUBMIT SHOP DRAWING A MINIMUM OF 7 DAYS PRIOR TO THE REQUESTED DATE OF APPROVAL. ENGINEER SHALL REVIEW SHOP DRAWINGS OR SAMPLES CONFORMANCE WITH THE DESIGN FOR THIS PROJECT AS DESCRIBED IN THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ERRORS OR OMISSIONS IN SHOP DRAWINGS. THE ENGINEER'S REVIEW SHALL NOT EXTEND TO MEANS OR METHODS OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY VARIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS UNLESS CONTRACTOR HAS NOTIFIED ENGINEER OF EACH SUCH VARIATION AT THE TIME OF SUBMISSION, AND OBTAINED ENGINEER'S WRITTEN APPROVAL OF EACH SUCH VARIATION. PRIOR TO SUBMITTING EACH SHOP DRAWING OR SAMPLE, CONTRACTOR SHALL HAVE REVIEWED AND VERIFIED:
 - ALL FIELD MEASUREMENTS, QUANTITIES, DIMENSIONS, SPECIFIED PERFORMANCE CRITERIA, INSTALLATION REQUIREMENTS, MATERIALS, CATALOG NUMBERS AND SIMILAR INFORMATION WITH RESPECT THERETO;
 - ALL MATERIALS WITH RESPECT TO INTENDED USE, FABRICATION, SHIPPING, HANDLING, STORAGE, ASSEMBLY AND INSTALLATION PERTAINING TO THE PERFORMANCE OF THE WORK;
 - ALL INFORMATION RELATIVE TO MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF CONSTRUCTION AND SAFETY PRECAUTIONS AND PROGRAMS INCIDENT THERETO;
 - CONTRACTOR SHALL ALSO HAVE REVIEWED AND COORDINATED EACH SHOP DRAWING OR SAMPLE WITH OTHER SHOP DRAWINGS AND SAMPLES, AND WITH THE REQUIREMENTS OF THE WORK AND THE CONTRACT DOCUMENTS.
 - ALL SUBMITTED SHOP DRAWINGS SHALL BEAR A STAMP OR SPECIFIC WRITTEN INDICATION AND SIGNATURE THAT CONTRACTOR HAS FULLY COMPLETED THE ABOVE TASKS.
- SHOP DRAWINGS AS DESCRIBED ABOVE ARE REQUIRED FOR, BUT NOT LIMITED TO, THE FOLLOWING:
 - ALL SANITARY SEWER STRUCTURES TO BE INSTALLED WITH THIS PROJECT.
 - ANY ITEMS IN THESE PLANS THAT ALLOW FOR AN 'APPROVED EQUAL' ALTERNATIVE.

SANITARY SEWER GENERAL NOTES

- PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL NOTIFY AND COORDINATE CONSTRUCTION WITH CITY OF LEE'S SUMMIT, MISSOURI.
- ALL PIPE LENGTHS ARE CALCULATED LINEARLY FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
- ALL STRUCTURE DIMENSIONS ARE TO INSIDE FACE OF STRUCTURE.
- COORDINATES ARE PROVIDED AT THE CENTER OF STRUCTURE. ADDITIONAL COORDINATES PROVIDED ARE PER LOCAL CODES AND ORDINANCES OR AS AN AID WHEN ORIENTING THE LID DURING INSTALLATION.
- THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF SANITARY SEWER.
- SANITARY SEWER TRENCHES SHALL BE CONSTRUCTED SUCH THAT UNDISTURBED EXISTING SOIL OR FILL COMPACTED TO 95% PROCTOR DENSITY IS AT A DEPTH THAT IS 18" ABOVE TOP OF PROPOSED PIPE.
- MANHOLE INVERT CHANNELS SHALL BE SMOOTH, CIRCULAR, AND CONFORMING TO ½ THE ADJACENT PIPE SECTION (INVERT TO CENTER). CHANGES IN DIRECTION OF FLOW SHALL BE MADE WITH A SMOOTH CURVE AND MAINTAIN SHAPE THROUGHOUT. CHANGES IN GRADE OF ADJACENT PIPES SHALL BE TRANSITIONED SMOOTHLY AND EVENLY THROUGH THE MANHOLE.
- PIPE PENETRATIONS SHALL BE USE GASKETS TO ENSURE WATERTIGHT SEALS.
- TRACING TAPE SHALL BE INSTALLED ALONG ALL NON-METALLIC SURFACES OR AS DIRECTED BY LOCAL CODES AND ORDINANCES.
- SEWER LINE INSPECTIONS AND TESTING MUST BE SCHEDULED A MINIMUM OF TWO FULL BUSINESS DAYS IN ADVANCE. CONTRACTOR SHALL FURNISH ALL TESTING EQUIPMENT. TESTING SHALL INCLUDE
 - MANDREL TEST OF ALL GRAVITY SEWERS. IF THE MANDREL TEST FAILS ON ANY SECTION OF PIPE, THAT SECTION SHALL BE UNCOVERED AND REPLACED.
 - AIR PRESSURE TEST OF ALL GRAVITY SEWERS.
 - VACUUM TEST OF ALL MANHOLES.
- REFER TO SHEET C206 FOR SANITARY DESIGN & SEWER LATERAL INFORMATION.
- ALL SERVICE LINE CONNECTIONS SHALL BE MADE WITH AN 8"x4" PVC WYE, 4"PVC 45° BEND, AND THE APPROPRIATE LENGTH OF 4" PVC LATERAL (UNLESS OTHERWISE SHOWN) AND CAP. SEE DETAIL SHEET C207.
- MSFE- INDICATES LOWEST FLOOR SERVICEABLE BY PROPOSED SANITARY SEWER.
- 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.
- REFER TO CURRENT CITY SPECIFICATIONS FOR MINIMUM PIPE SLOPES.
- CONTRACTOR MAY BE REQUIRED TO RECONSTRUCT PIPE AND STRUCTURE IF MINIMUM INVERT DROP OR PIPE SLOPE REQUIREMENTS ARE NOT MET.
- SANITARY STRUCTURES SHALL BE PER CURRENT CITY DETAILS. IF CITY DOES NOT HAVE PUBLISHED DETAILS STRUCTURES SHALL BE PER CURRENT APWA SPECIFICATIONS.
- GRAVITY SANITARY SEWER AND WATER LINES SHALL BE SEPARATED BY A MINIMUM OF 10' HORIZONTALLY WHEN PARALLEL AND 2' VERTICALLY WHEN CROSSING. WATER LINES SHALL CROSS ABOVE SANITARY SEWERS.

CONTROL POINT TABLE				
POINT NUMBER	NORTHING	EASTING	POINT ELEVATION	DESCRIPTION
3	988896.2697	2811669.1312	975.106	3" IB RED CONTROL CAP SET ON THE NORTH SIDE OF THE 1/4" INTERSECTION OF SW SUNCATCHER ROAD AND SW TIMBERTREE LANE. IT IS 2.30 FT NORTH OF THE BACK OF CURB, 4.40 FT EAST OF A NO PARKING SIGN, AND 2.10 FT SOUTH OF THE SIDEWALK.
1	988266.771	28811631.025	998.394	3" IB RED CONTROL CAP SET ON THE SOUTH SIDE OF EAGLE VIEW DRIVE, WEST OF SW SUNCATCHER ROAD AND EAST OF SW GOOSEBERRY LANE. IT IS 5.20 FT SOUTH OF THE BACK OF CURB, 32.00 FT NORTHEAST OF THE NORTHWEST CORNER OF A 6' X 6' VAULT, AND 77.00 FT WEST OF A NO PARKING SIGN
2	988263.9838	2812623.0498	1023.391	3" IB RED CONTROL CAP SET ON THE WEST SIDE OF PRYOR ROAD AND SOUTH OF SW EAGLEVIEW DRIVE. IT IS 9.00 FT SOUTH OF THE BACK OF CURB, 19.00 FT NORTHEAST TO THE NORTHEAST CORNER OF A 6' X 6' VAULT, AND 18.00 FT NORTHWEST TO A 4" TREE
4	988904.8351	2812800.168	1015.344	3" IB RED CONTROL CAP SET ON THE EAST SIDE OF PRYOR ROAD AND SOUTH OF DRIVEWAY #2041. IT IS 2.50 FT EAST OF THE EDGE OF ASPHALT, 55.00 FT SOUTH OF THE DRIVEWAY, AND 4.00 FT WEST OF THE TOP OF BANK

ESTIMATE OF QUANTITIES				
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	AS-BUILT
SANITARY				
8"	SANITARY PVC (SDR-26)	L.F.	2357.37	3
	MANHOLES, STD. 4' DIA.	EA.	11	
	CONNECTION TO EXISTING STRUCTURE	EA.	1	
	TRACER WIRE	L.F.	2357.37	3
	SERVICE WYE	EA.	58	
4"	LATERAL PIPE	L.F.	2308.44	3

SUMMARY OF QUANTITIES AS INDICATED ABOVE AND ANY QUANTITIES AS SHOWN WITHIN THE PLANS HAVE BEEN PROVIDED FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR USE IN PREPARATION OF CONTRACT DOCUMENTS. QUANTITIES INTENDED FOR, BUT NOT LIMITED TO, THE PREPARATION OF PROPOSALS AND BID DOCUMENTS SHALL BE INDEPENDENTLY EVALUATED BY THE ESTIMATING PARTY BASED UPON THE CONTENTS OF THESE PLANS.

PLAN LEGEND

_____	R/W	PROPERTY BOUNDARY; R/W LINE
_____		PROPERTY LOT LINE
_____	SS	EXISTING SANITARY LINE
_____	SD	EXISTING STORM LINE
_____	W	EXISTING WATER LINE
_____	SS	PROPOSED SANITARY LINE
-----		PROPOSED SANITARY SERVICE STUB
_____	SD	PROPOSED STORM LINE
_____	W	PROPOSED WATER LINE
⊕		SURVEY CONTROL POINT
⊕		SURVEY BENCHMARK
⎓		ELECTRIC BOX
⊖		ELECTRICAL POLE
⊖		SIGN
⊙		STORM MANHOLE
⊙		STORM INTAKE
⊙		SANITARY MANHOLE
⊙		GAS METER
⊙		GAS MANHOLE
⊙		FIBER BOX

EASEMENT ABBREVIATIONS LIST

A.E.	ACCESS EASEMENT
T.E.	TEMPORARY EASEMENT
U.E.	UTILITY EASEMENT

SANITARY SEWER SERVICE STUBS SHOWN ON THIS SHEET TO SERVE FUTURE BUILDINGS THAT ARE NOT PROPOSED WITH THESE PLANS.

olsson

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STATE OF MISSOURI
STEPHEN M. SAYLOR
NUMBER
PE-2018021246
5/7/2024

REVISIONS

GENERAL NOTES
SANITARY SEWER PLANS
EAGLE CREEK VILLAS
FIRST PLAT
LEE'S SUMMIT, MISSOURI

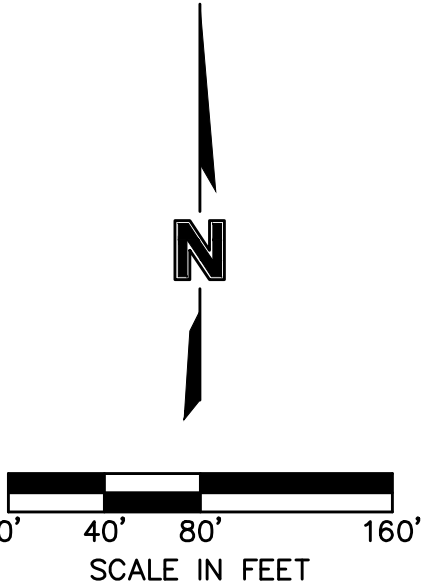
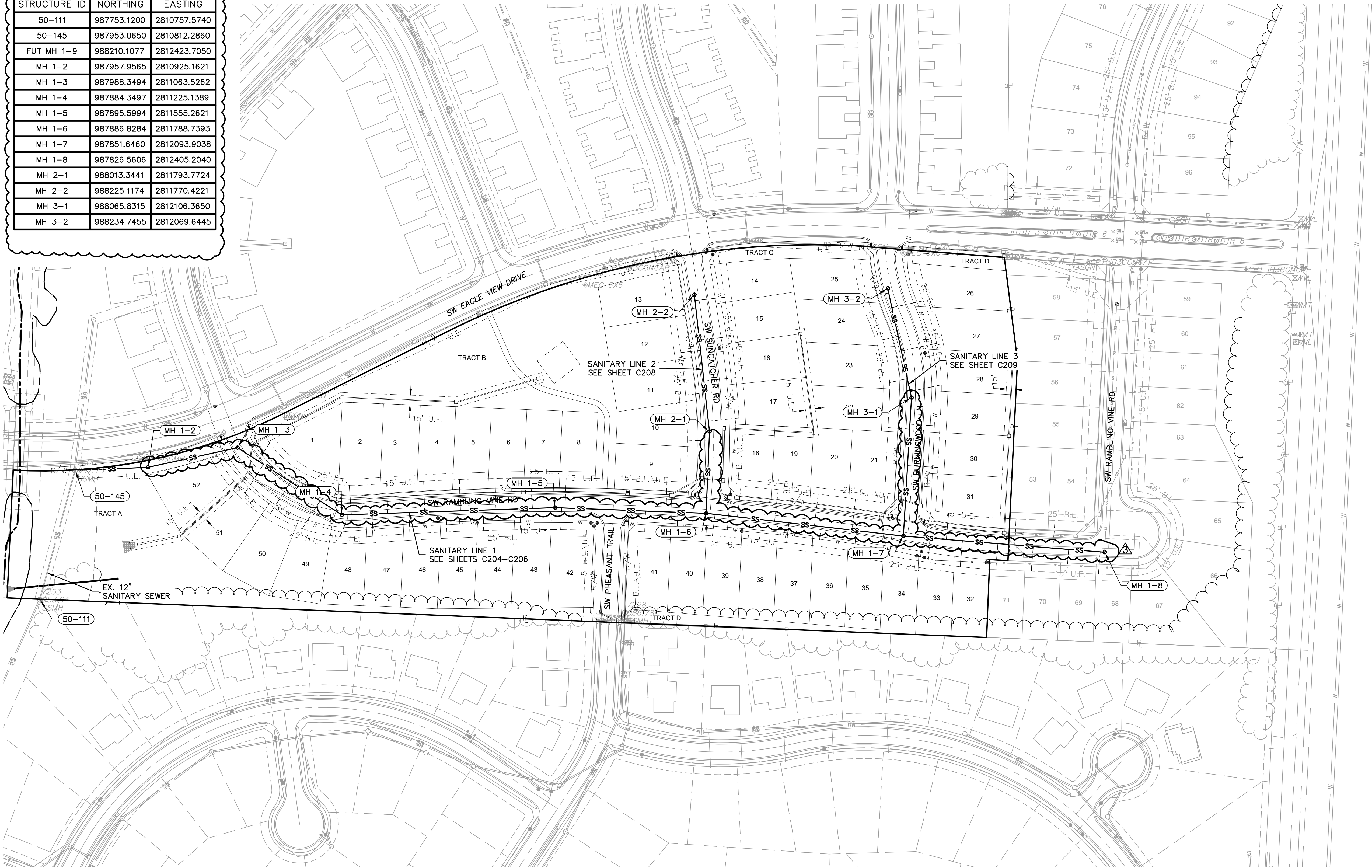
2023

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

SHEET
C202

DWG: F:\2020\2001-2500\020-2467-A\40-Design\AutoCAD\Final Plans\Sheets\Sanitary\Sanitary\GEN01_A202467.dwg
DATE: May 07, 2024 11:05am
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USER: ssoy/or

Structure Table		
STRUCTURE ID	NORTHING	EASTING
50-111	987753.1200	2810757.5740
50-145	987953.0650	2810812.2860
FUT MH 1-9	988210.1077	2812423.7050
MH 1-2	987957.9565	2810925.1621
MH 1-3	987988.3494	2811063.5262
MH 1-4	987884.3497	2811225.1389
MH 1-5	987895.5994	2811555.2621
MH 1-6	987886.8284	2811788.7393
MH 1-7	987851.6460	2812093.9038
MH 1-8	987826.5606	2812405.2040
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

REV. NO.

DATE

REVISIONS DESCRIPTION

BY

1

02/23/2024

REVISED PER CITY COMMENTS

2

04/02/2024

REVISED PER CITY COMMENTS

3

05/07/2024

REVISED PER CITY COMMENTS

2023

REVISIONS

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

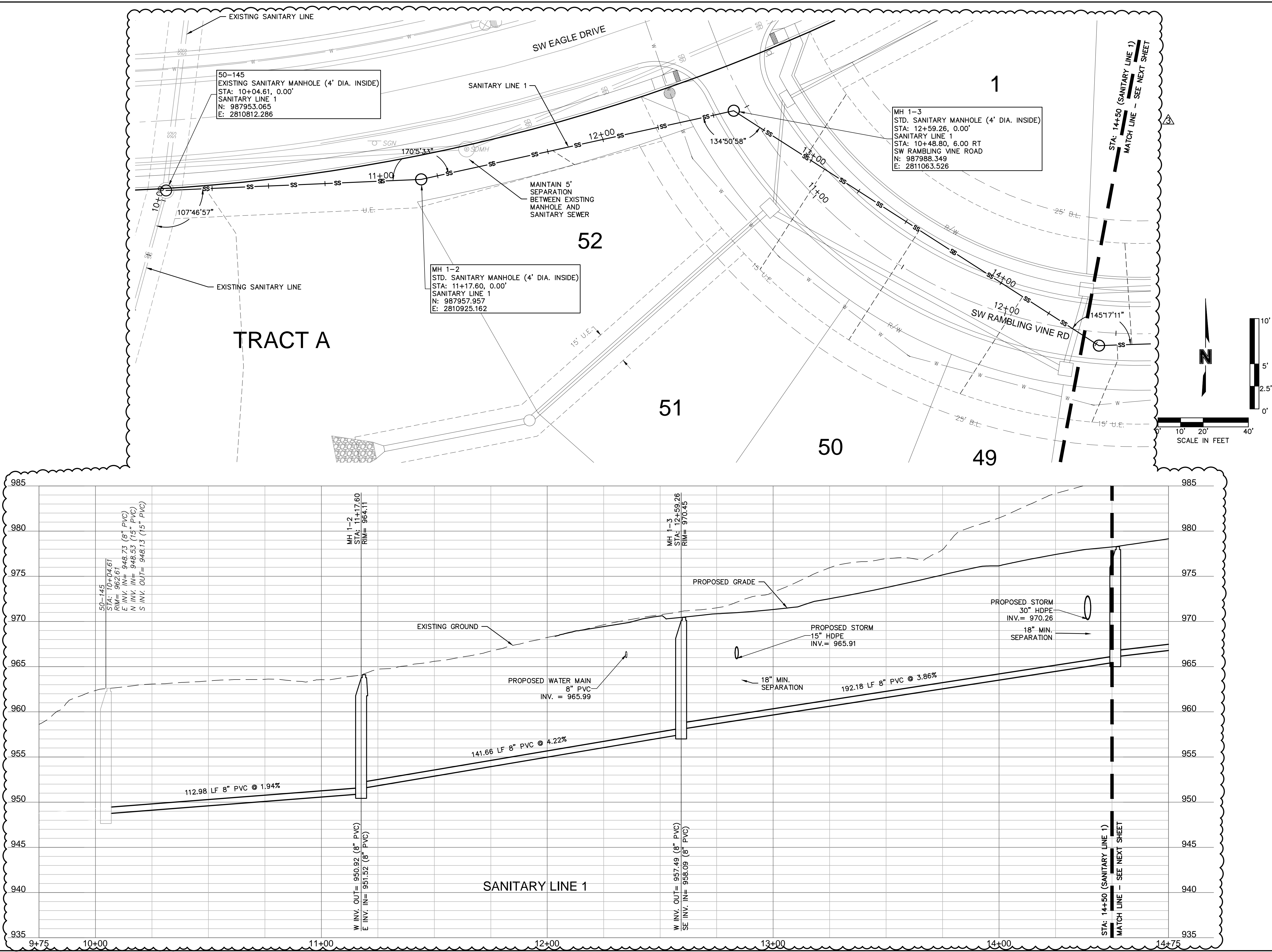
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STATE OF MISSOURI

STEPHEN M. SAYLOR
REGISTERED PROFESSIONAL ENGINEER
NUMBER
PE-2018021248
5/7/2024

DWG: F:\2020\2001-2500\020-2467-A\40-Design\AutoCAD\Final Plans\Sheets\GNCV\Sanitary\C_SAN01_A202467.dwg
DATE: May 07, 2024 11:07am XREFS: C_PSSWR_A202467 C_PUTIL_A202467 C_SAN01_A202467 C_FBASE_A202467 C_PBASE_A202467 C_PENDY_A202467 C_PTBLK_A202467 USER: ssaylor



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www.olsosn.com

STATE OF MISSOURI
STEPHEN M. Saylor
Professional Engineer
PE-2018021248
5/7/2024

Sanitary Plan & Profile (Line 1)
Sanitary Sewer Plans
Eagle Creek Villas
First Plat

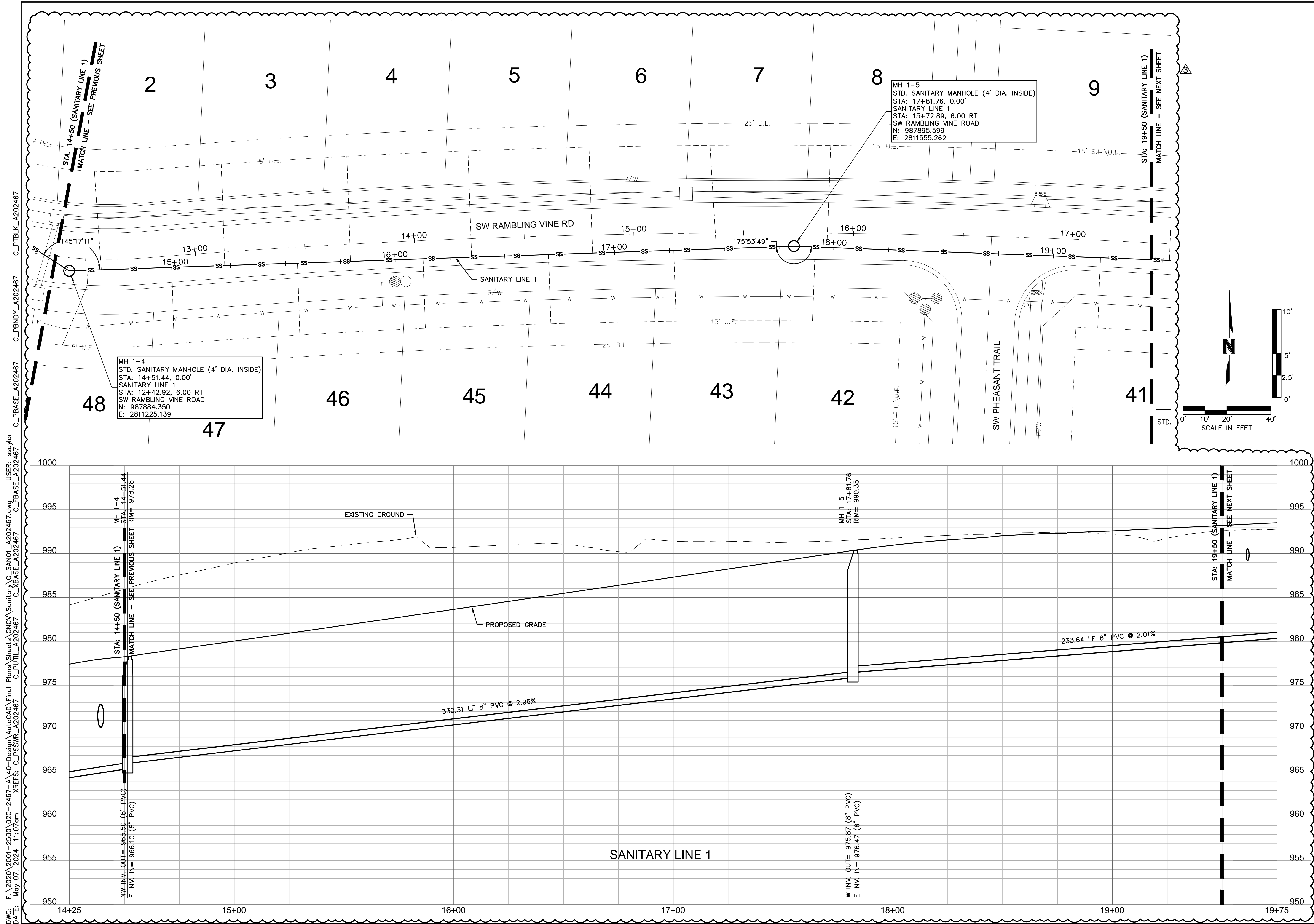
Lee's Summit, Missouri

2023

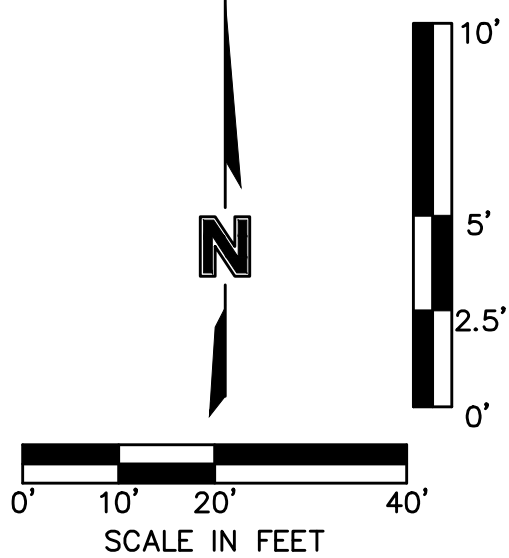
REVISIONS

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

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DWG: F:\2020\
DATE: May 07,



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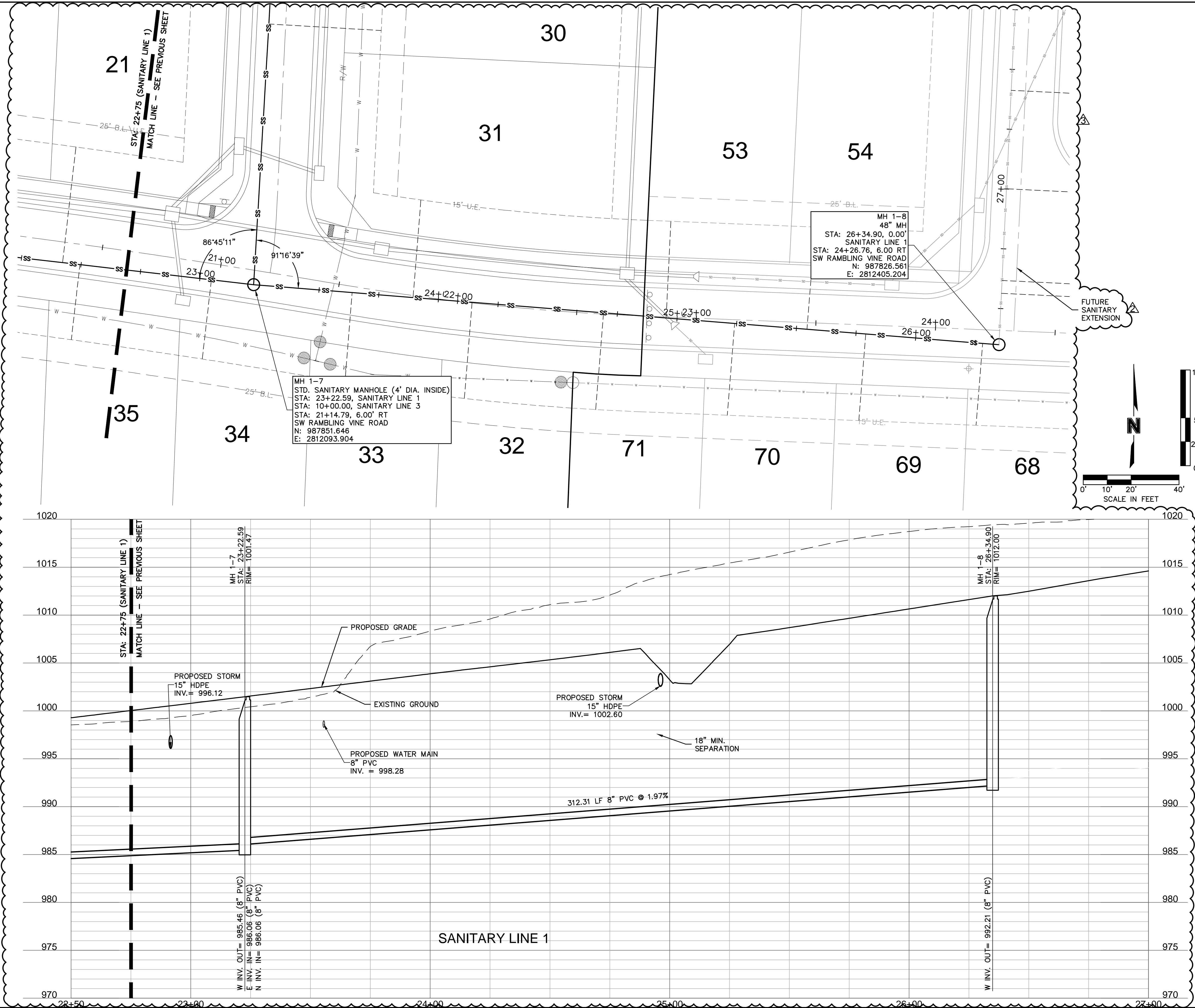
REVISIONS

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SANITARY PLAN & PROFILE (LINE 1) SANITARY SEWER PLANS	2023
EAGLE CREEK VILLAS FIRST PLAT	LEE'S SUMMIT, MISSOURI

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

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STATE OF MISSOURI
STEPHEN M. SAYLOR
NUMBER
PE-2018021248
5/7/2024

REVISIONS

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

CW
SS
LS
JS

SHEET
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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+97.19	33.00	2.0	959.6	963.2	965.89
2	14+66.08	45.00	0.0	966.6	968.5	971.15
3	15+22.36	46.00	0.0	968.2	970.1	972.84
4	15+79.66	48.00	1.0	969.9	972.9	975.56
5	16+34.86	49.00	1.0	971.6	974.5	977.21
6	16+90.02	48.00	2.0	973.2	977.1	979.80
7	17+46.41	47.00	2.0	974.9	978.8	981.45
8	17+96.82	47.00	2.0	976.8	980.7	983.40
9	19+52.97	48.00	0.0	979.9	981.9	984.60
10	11+12.05	33.00	1.0	983.1	985.8	988.48
11	11+86.83	30.00	1.0	985.4	988.0	990.70
12	12+52.91	31.00	1.0	987.1	989.7	992.37
13	13+18.85	33.00	0.0	988.7	990.4	993.08
14	13+30.51	46.00	0.0	989.0	990.9	993.63
15	12+69.00	49.00	1.0	987.5	990.4	993.13
16	12+05.12	50.00	1.0	985.9	988.9	991.56
17	11+42.61	48.00	1.0	984.3	987.3	989.95
18	20+64.14	48.00	0.0	982.4	984.3	987.04
19	21+21.98	49.00	0.0	983.1	985.1	987.76
20	21+84.08	49.00	1.0	983.8	986.8	989.49
21	22+42.24	49.00	2.0	984.5	988.5	991.17
22	11+65.71	34.00	3.0	988.1	992.7	995.41
23	12+44.57	28.00	2.0	989.6	993.2	995.86
24	13+11.52	25.00	2.0	990.4	993.9	996.60
25	13+80.22	34.00	1.0	991.3	993.9	996.63
26	13+57.02	50.00	1.0	991.0	994.0	996.67
27	12+88.29	56.00	2.0	990.2	994.2	996.94
28	12+24.08	50.00	2.0	989.4	993.4	996.05
29	11+73.44	47.00	2.0	988.2	992.1	994.79
30	11+09.05	47.00	2.0	987.4	991.3	994.01
31	23+89.36	41.00	4.0	987.4	993.2	995.86
32	24+14.10	40.00	4.0	987.9	993.6	996.33
33	23+63.87	38.00	3.0	986.9	991.6	994.32
34	23+04.81	33.00	4.0	985.3	990.9	993.57
35	22+49.54	32.00	3.0	984.6	989.2	991.90
36	21+94.34	31.00	2.0	984.0	987.5	990.24
37	21+44.20	31.00	1.0	983.4	986.0	988.65
38	20+84.12	32.00	0.0	982.6	984.3	986.96
39	20+29.11	34.00	0.0	982.0	983.6	986.34
40	19+71.53	33.00	1.0	980.3	983.0	985.65
41	19+21.50	32.00	1.0	979.3	981.9	984.63
42	17+91.52	34.00	2.0	976.7	980.3	983.03
43	17+27.02	32.00	2.0	974.3	977.9	980.58
44	16+69.91	32.00	2.0	972.6	976.2	978.89
45	16+12.73	32.00	1.0	970.9	973.5	976.21
46	15+55.46	33.00	1.0	969.2	971.8	974.54
47	14+98.15	35.00	0.0	967.5	969.2	971.90
48	14+59.57	37.00	0.0	966.4	968.1	970.80
49	14+11.31	51.00	0.0	964.0	966.0	968.69
50	13+56.99	58.00	0.0	961.9	964.0	966.74
51	13+07.08	53.00	1.0	959.9	963.0	965.69
52	11+77.13	12.00	6.0	954.0	961.2	963.86
FUT 53	24+95.43	41.00	5.0	989.5	996.2	998.93
FUT 54	25+54.43	43.00	6.0	990.7	998.4	1001.11
FUT 68	26+28.06	34.00	8.0	992.1	1001.6	1004.34
FUT 69	25+79.10	36.00	7.0	991.2	999.7	1002.44
FUT 70	25+24.15	39.00	5.0	990.1	996.8	999.46
FUT 71	24+71.99	41.00	5.0	989.0	995.8	998.47

*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 50-145	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	4.22%	8	11.98	4.70	25020.00	8340.000	0.454	0.505	0.014	2.48	7.11
MH 1-4	3.86%	8	11.73	4.70	24645.00	8215.000	0.448	0.499	0.014	2.37	6.80
MH 1-5	2.96%	8	10.70	4.70	23100.00	7700.000	0.423	0.471	0.014	2.08	5.96
MH 1-6	2.01%	8	8.26	4.70	19440.00	6480.000	0.363	0.403	0.014	1.71	4.91
MH 1-7	1.21%	8	5.01	4.70	14565.00	4855.000	0.280	0.310	0.014	1.33	3.80
MH 1-8	1.97%	8	0.59	4.70	7935.00	2645.000	0.161	0.178	0.014	1.70	4.86
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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STATE OF MISSOURI
STEPHEN M. SAYLOR
NUMBER
PE-2018021248
5/7/2024

BY

REVISIONS

DESIGN TABLES
SANITARY SEWER PLANS

EAGLE CREEK VILLAS
FIRST PLAT

2023

drawn by: _____
checked by: _____
approved by: _____
QA/QC by: _____
project no.: A20-2467
drawing no.: C_DTL01_A202467
date: 02/23/2024

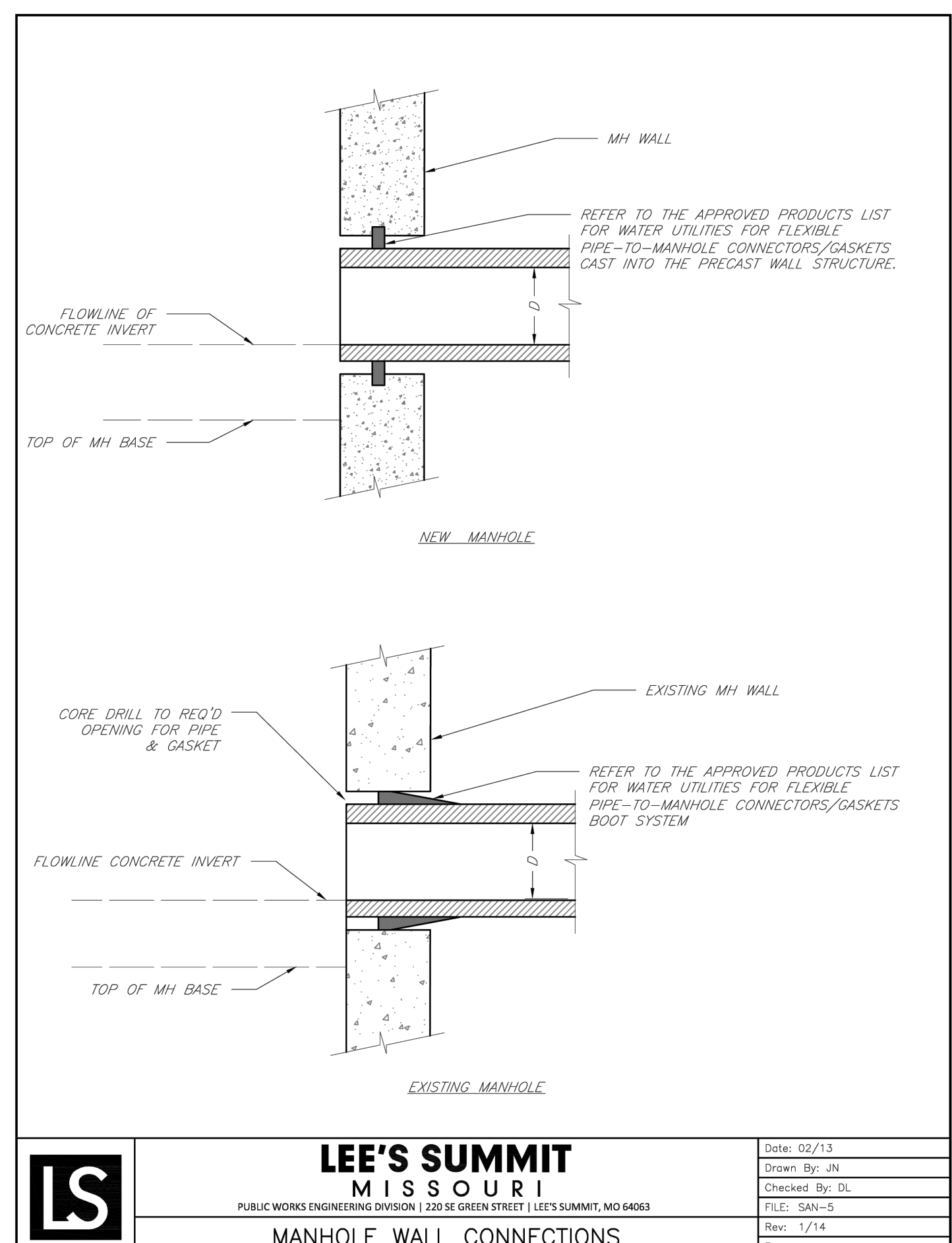
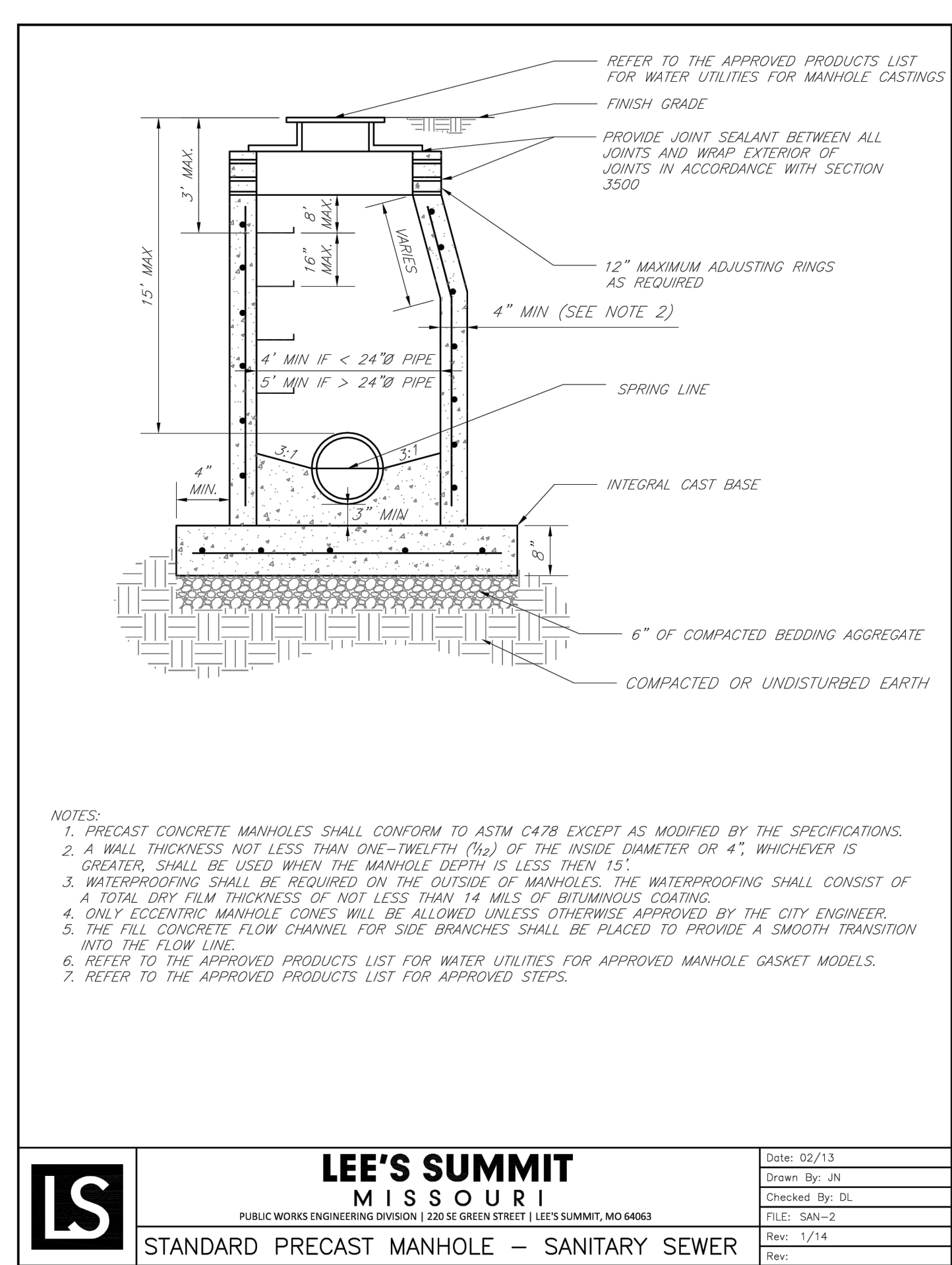
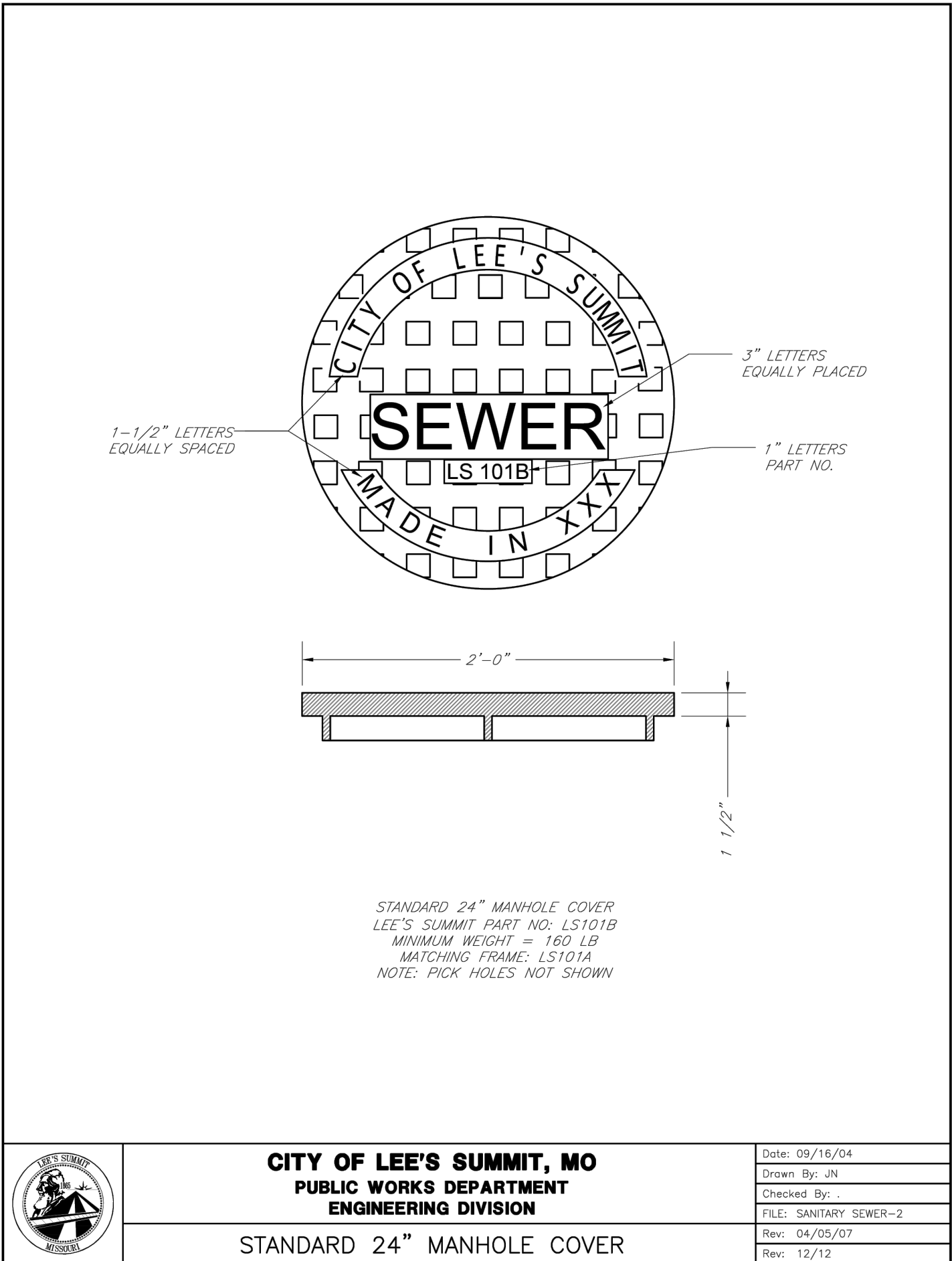
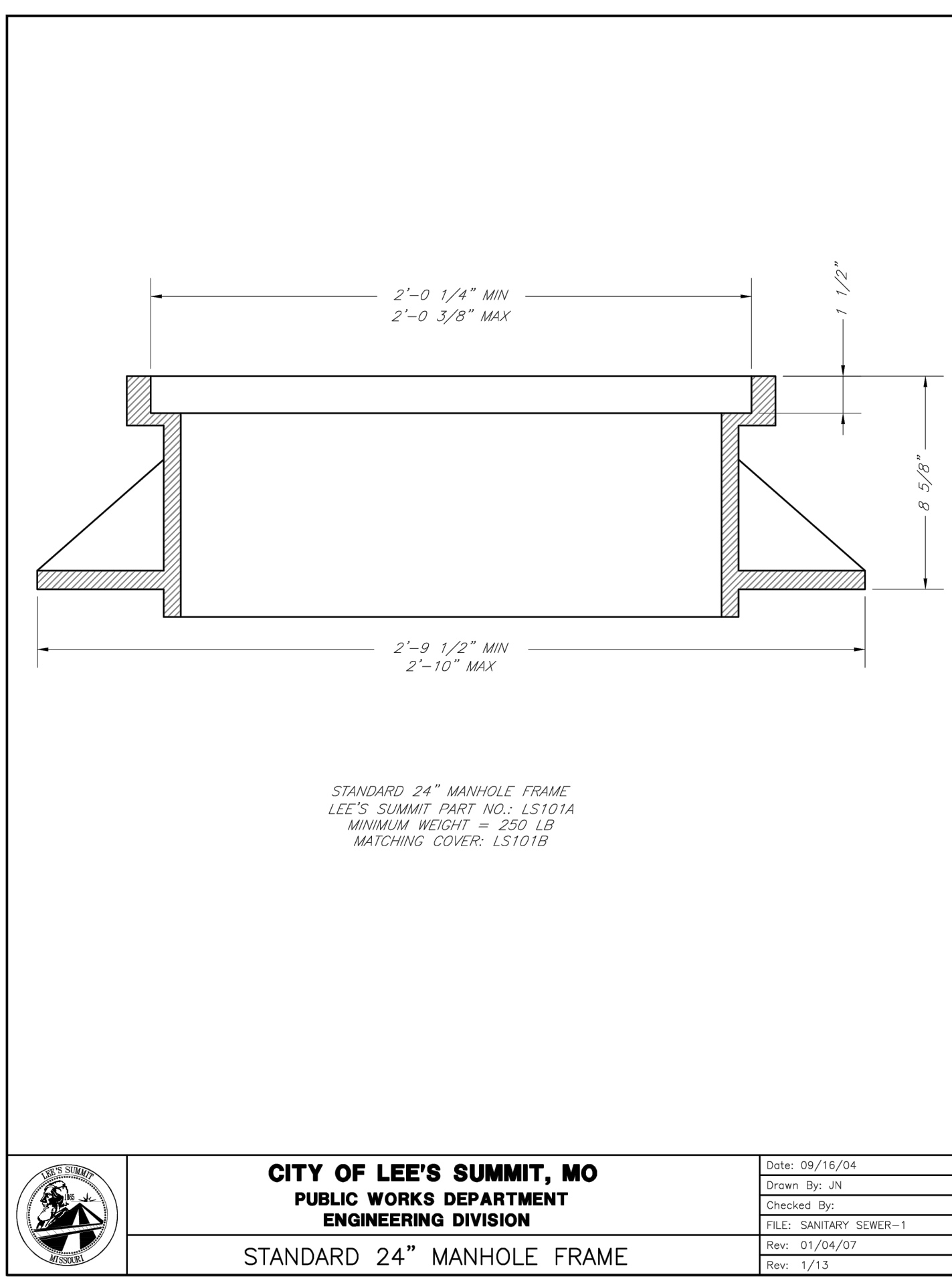
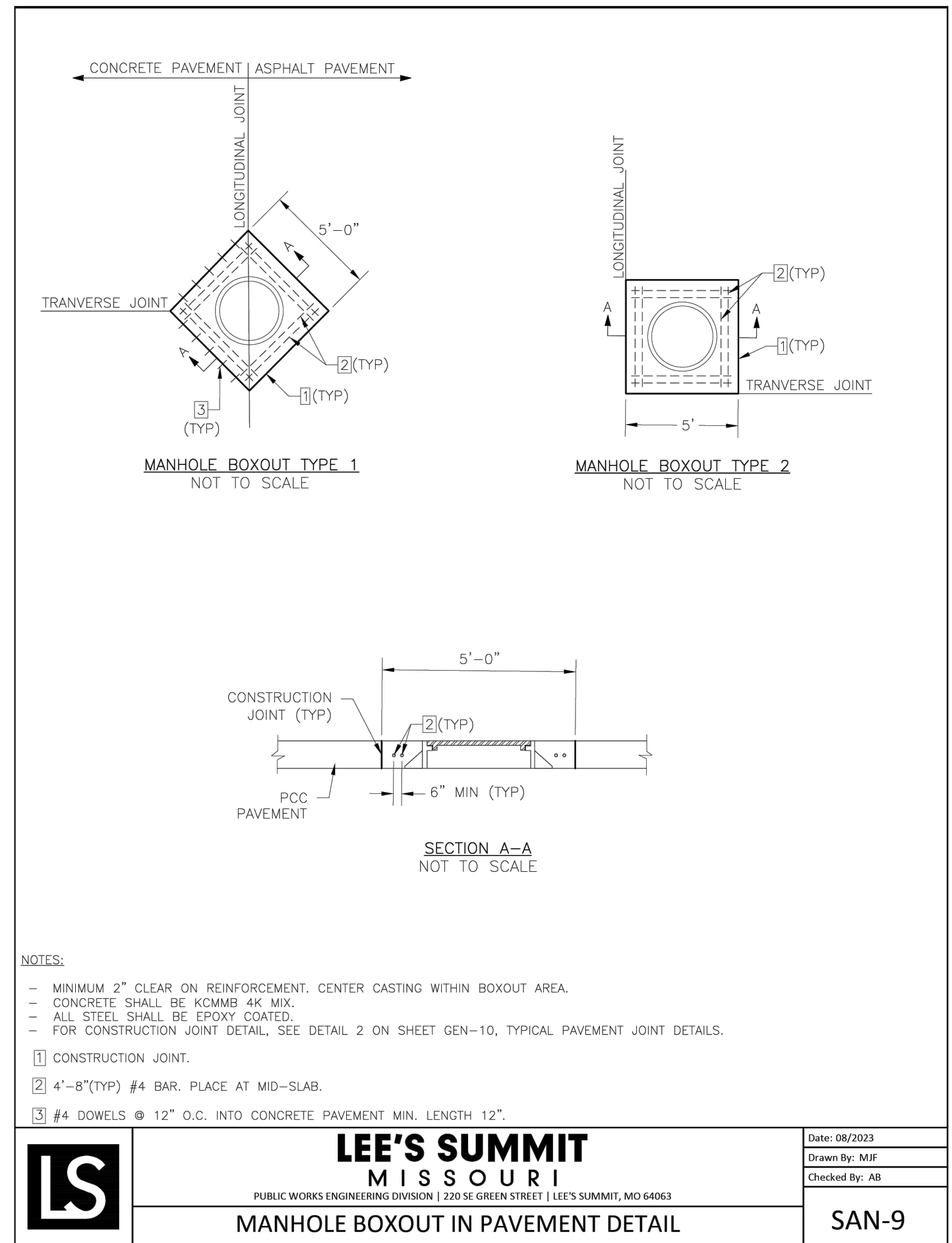
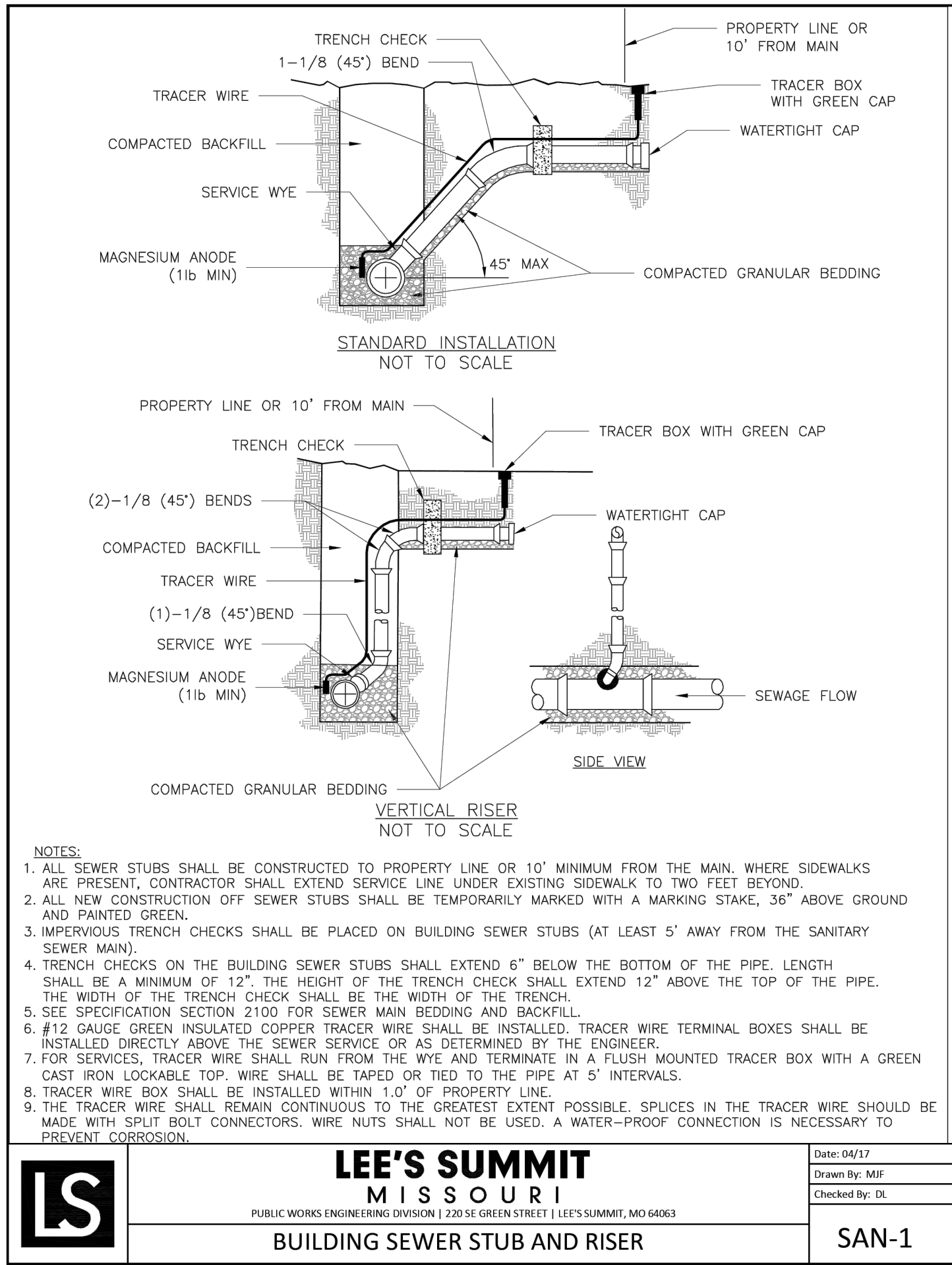
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USER: ssaylor

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DATE: May 06, 2024 3:22pm XREFS: C_PTBK_A202467



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STATE OF MISSOURI

STEPHEN M. SAYLOR
NUMBER
PE-2018021248

5/7/2024

BY

REVISIONS DESCRIPTION

REV. NO.

DATE

REVISED PER CITY COMMENTS

2023

DETAIL SHEET

SANITARY SEWER PLANS

EAGLE CREEK VILLAS
FIRST PLAT

LEE'S SUMMIT, MISSOURI

drawn by: _____

checked by: _____

approved by: _____

QA/QC by: _____

project no.: _____

drawing no.: C_DTL01_A202467

date: 02/23/2024

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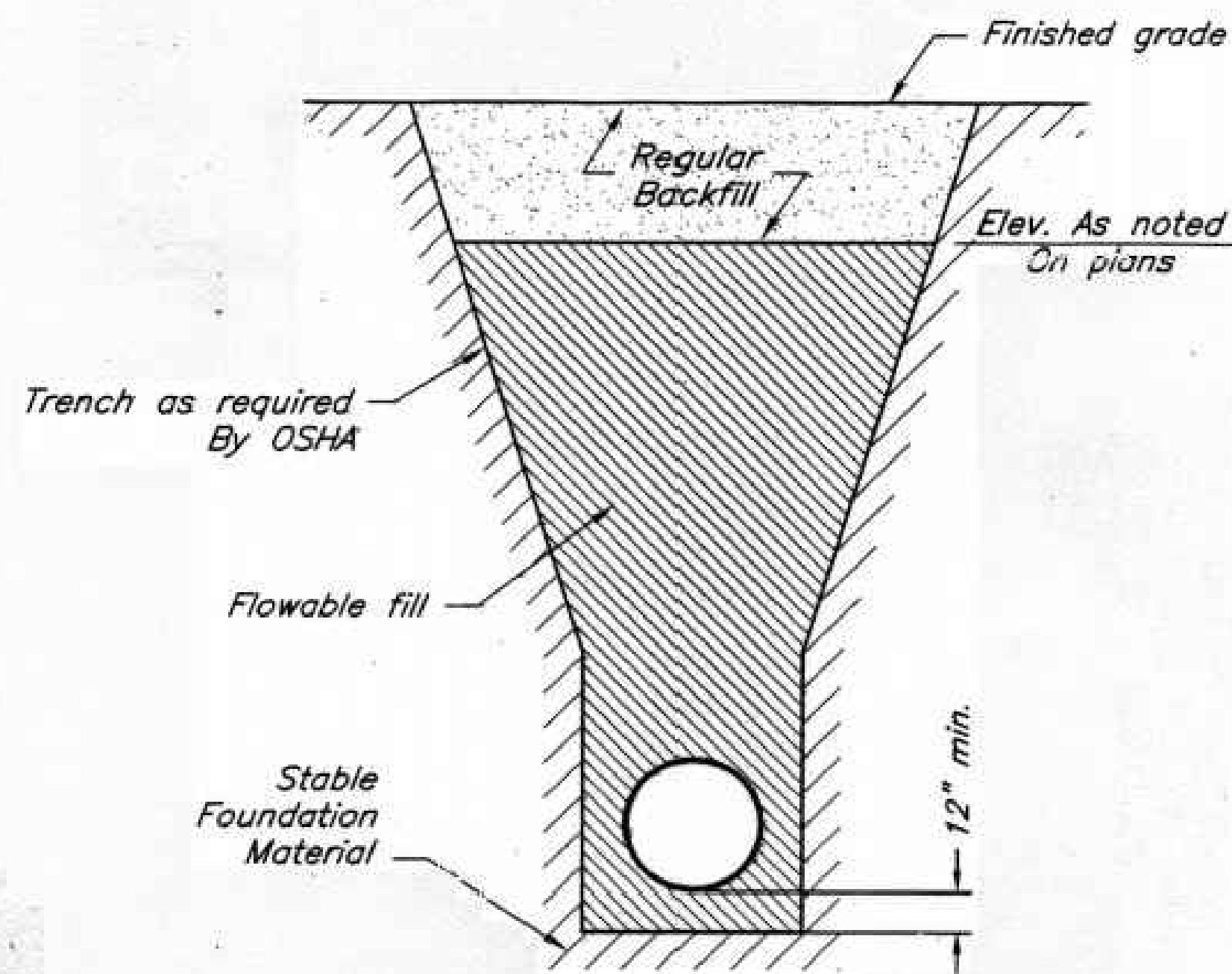
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NOTES

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

Rev:

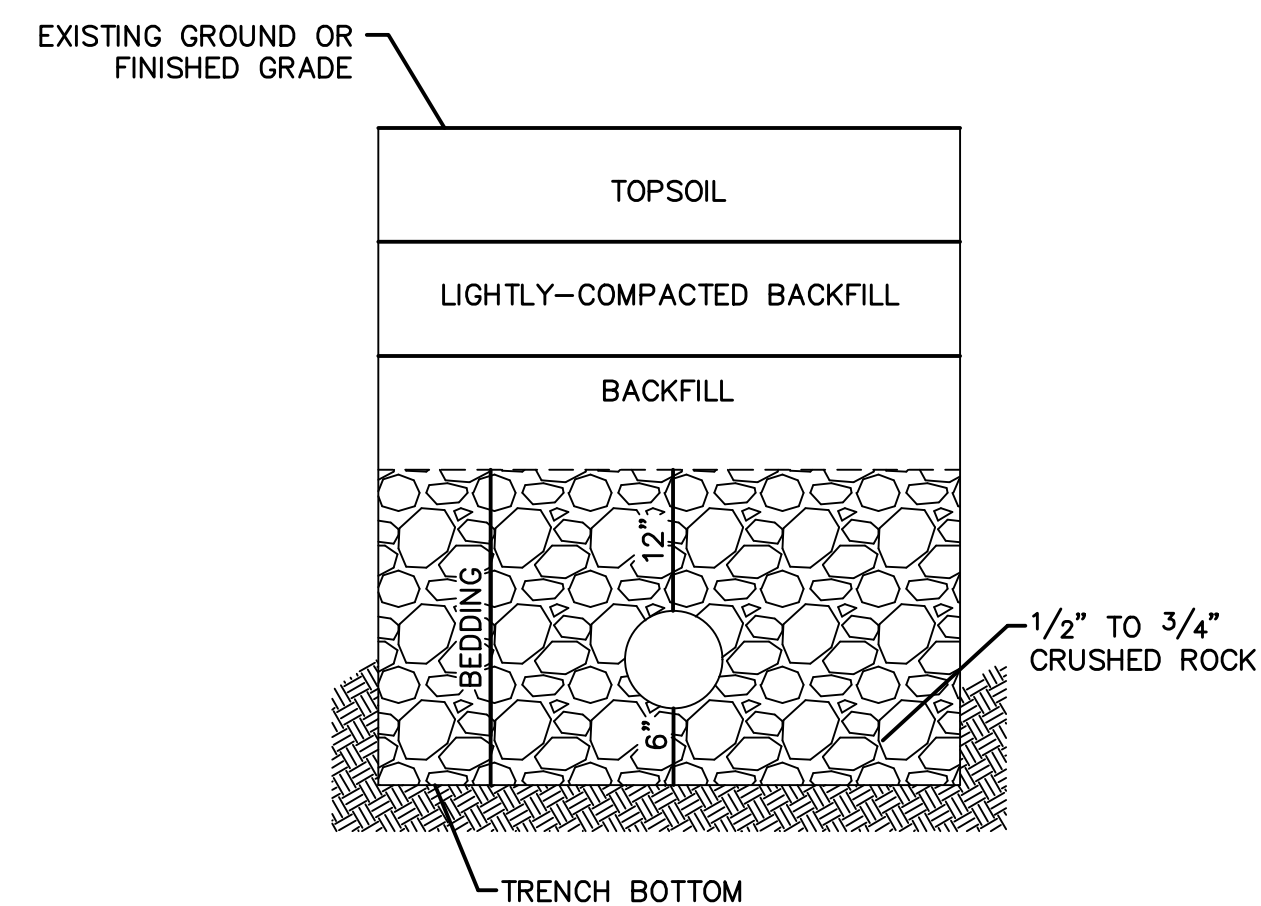
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CITY OF LEE'S SUMMIT, MISSOURI

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.



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DETAIL SHEET
SANITARY SEWER PLANS

LEE'S SUMMIT, MISSOURI

REVISIONS

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
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