

# THE TOWNHOMES OF CHAPEL RIDGE-3RD PLAT

## LOTS 20-37 & TRACTS E-F SANITARY SEWER CONSTRUCTION PLANS

### Section 8, Township 48 North, Range 31 West LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

#### CONSTRUCTION AND DESIGN NOTES:

##### SANITARY SEWERS:

- SANITARY SEWER PIPE SHALL BE POLY VINYL CHLORIDE (PVC), SDR-26, UNLESS NOTED OTHERWISE IN THESE PLANS.
- HOUSE SEWER LATERALS SHALL BE 4 INCH PVC, SDR-26. LATERALS SHALL BE CONSTRUCTED USING A TOP ORIENTED "WYE" AT THE SEWER STATION SHOWN IN THESE PLANS. LATERALS SHALL BE LAID AT A GRADE OF 2.0% FROM THE SEWER MAIN TO THE STREET RIGHT-OF-WAY LINE OR EASEMENT LINE AS REPRESENTED BY THE LATERAL LENGTH SHOWN IN THESE PLANS. THE ELEVATION SHOWN FOR THE END OF THE LATERAL IN THESE PLANS IS APPROXIMATE. THE ACTUAL ELEVATION SHALL BE DETERMINED BY THE FLOW LINE ELEVATION OF THE SEWER MAIN, THE FITTINGS AND GRADE OF THE SEWER LATERAL.
- THE CONTRACTOR SHALL MAINTAIN A LOG OF THE "AS BUILT" STATION AND LENGTH OF EACH HOUSE LATERAL AND SHALL PROVIDE ENGINEERING SOLUTIONS, L.L.C. WITH A COPY OF SAID LOG UPON COMPLETION OF SEWER CONSTRUCTION.
- ALL MANHOLES INSTALLED IN THE STREET RIGHT-OF-WAY SHALL BE FINISHED 1/2" PER FOOT ABOVE THE NEAREST ADJACENT BACK OF CURB
- A STAKE SHALL BE PLACED AT THE END OF EACH WYE CONNECTION WITH THE END ELEVATION WRITTEN ON THE STAKE
- FILL AREAS SHALL HAVE 18" OF COMPACTED FILL IN PLACE PRIOR TO TRENCHING
- A TRENCH CHECK CONSISTING OF FLOWABLE FILL MUST BE INSTALLED ON EVERY PRIVATE LATERAL.

#### GENERAL NOTE:

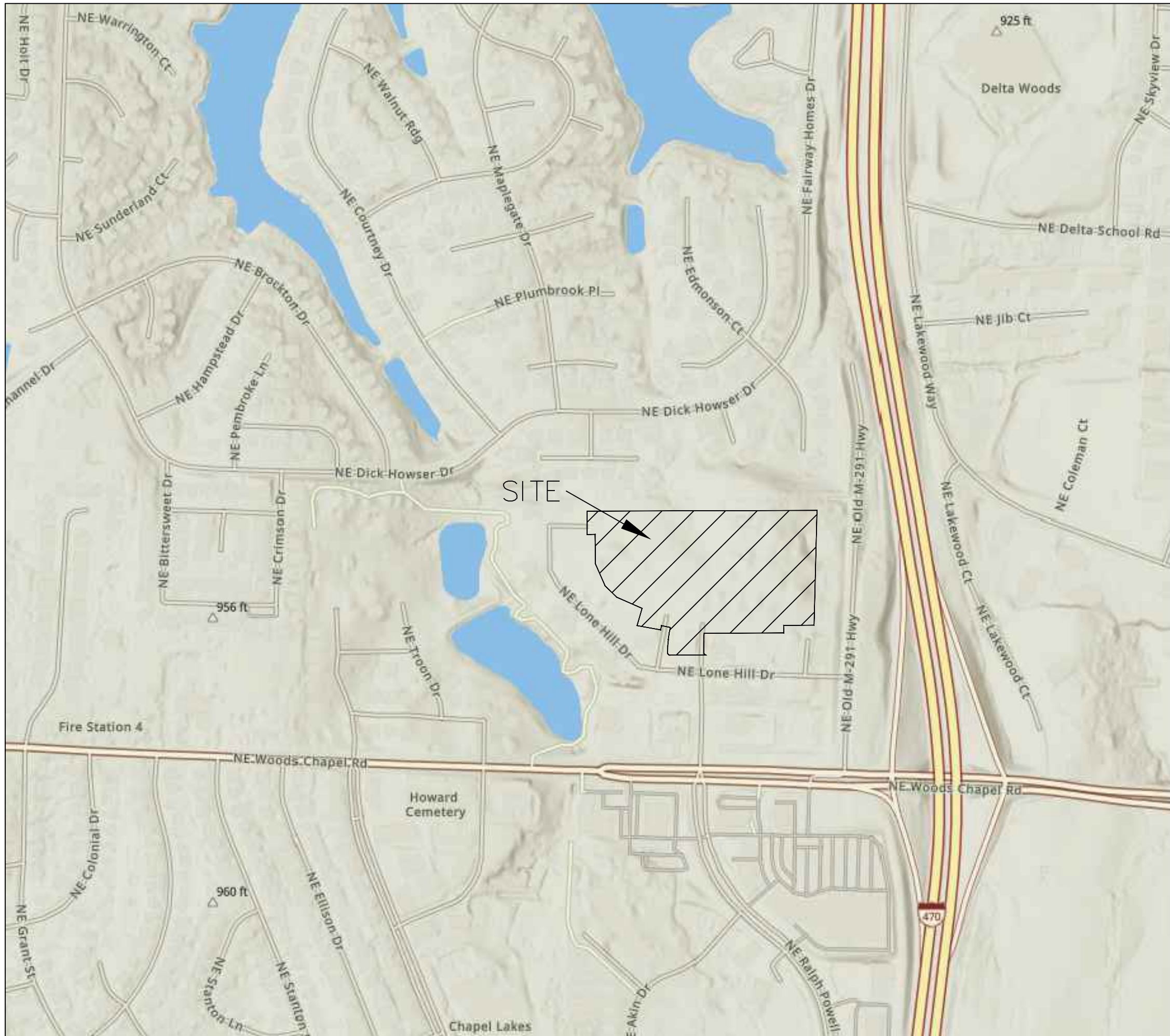
- ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
- TRENCH CHECKS SHALL BE INSTALL AT ALL SANITARY WYES LOCATION.

#### OIL - GAS WELLS

ACCORDING TO EDWARD ALTON MAY JR'S ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995, THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY AS SURVEYED HEREON.

#### FLOOD INFORMATION:

The property is located in Zone "X" areas outside the 100 year flood plain per FEMA Map 29095C0430G, dated January 20, 2017



#### INDEX OF SHEETS:

- C.400 ~ SANITARY SEWER COVER SHEET
- C.401 ~ SANITARY SEWER GENERAL LAYOUT
- C.402 ~ SANITARY SEWER PLAN & PROFILE
- C.403 ~ SANITARY SEWER PLAN & PROFILE
- C.404 ~ SANITARY SEWER DETAILS

#### Summary of Quantities:

| ITEM AND DESCRIPTION                  | UNIT | ESTIMATED QUANTITY |
|---------------------------------------|------|--------------------|
| SANITARY                              |      |                    |
| 4" PVC SDR 26 Service Line            | LF   | 1,814.50           |
| 8" PVC SDR 26                         | LF   | 1,389.72           |
| 4' DIA Manhole                        | EA   | 6.00               |
| TEES, BENDS, WYES                     | LS   | 50.00              |
| CONNECTION TO EXISTING SANITARY SEWER | LS   | 2.00               |
| TRACER WIRE AND EQUIPMENT             | L.F. | 1,389.72           |

#### UTILITY COMPANIES:

THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION AND VERIFYING THE ACTUAL LOCATION OF EACH UTILITY LINE. THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS.

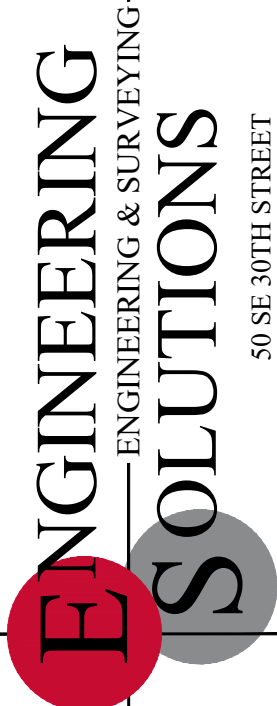
EVERGY ~ 298-1196  
MISSOURI GAS ENERGY ~ 756-5261  
SOUTHWESTERN BELL TELEPHONE ~ 761-5011  
COMCAST CABLE ~ 795-1100  
WILLIAMS PIPELINE ~ 422-6300  
CITY OF LEE'S SUMMIT PUBLIC WORKS ~ 969-1800  
CITY OF LEE'S SUMMIT DEVELOPMENT ENGINEERING INSPECTION AT 816.969.1200  
CITY OF LEE'S SUMMIT WATER UTILITIES ~ 969-1900  
MISSOURI ONE CALL (DIG RITE) ~ 1-800-344-7483

#### LEGEND:

- B/L - BUILDING SET-BACK
- C/A - COMMON AREA
- D/E - DRAINAGE EASEMENT
- FND. - FOUND
- L/E - LANDSCAPE EASEMENT
- L.N.A. - LIMITS OF NO ACCESS
- R/W - RIGHT OF WAY
- SAN - SANITARY SEWER LINE
- S/W - SIDEWALK
- U/E - UTILITY EASEMENT
- W - WATER LINE
- ST - STORM SEWER LINE

#### ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PROJECT HAS BEEN DESIGNED AND THESE PLANS PREPARED IN ACCORDANCE WITH THE CURRENT DESIGN CRITERIA OF THE CITY OF LEE'S SUMMIT, MISSOURI AND THE STATE OF MISSOURI. I FURTHER CERTIFY THAT THESE PLANS WERE DESIGNED IN ACCORDANCE TO AASHTO STANDARDS.

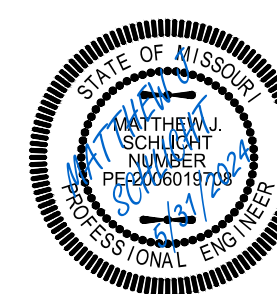


Professional Registration  
Missouri  
Engineering 2005002186-D  
Surveying 2005008319-D  
Kansas  
Engineering E-1685  
Surveying LS-218  
Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA2821

THE TOWNHOMES OF CHAPEL RIDGE-2ND PLAT  
LOTS 9-19 & TRACTS A-D  
Lee's Summit, Jackson County, Missouri

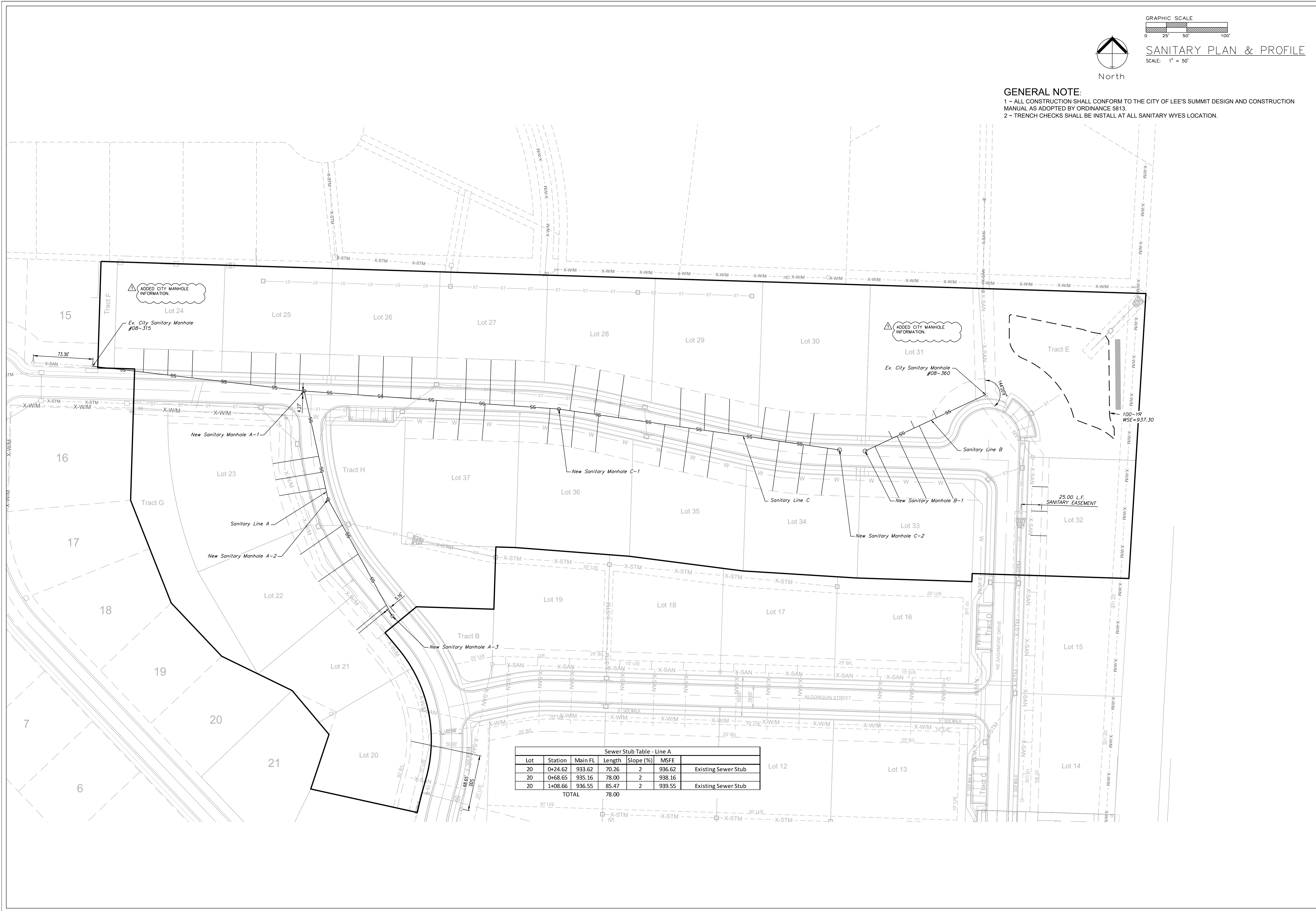
Project: TOWNHOMES AT CHAPEL RIDGE PHASE 2, LSWO  
Issue Date: May 3, 2024

Cover Sheet  
Construction Plans for:  
THE TOWNHOMES OF CHAPEL RIDGE-3RD PLAT  
LOTS 20-37 & TRACTS E-F  
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht  
MO PE 2006019708  
KS PE 19071  
OK PE 25226  
NE PE E-14335

REVISIONS  
REV. 5/31/2024



**ENGINEERING SOLUTIONS**  
ENGINEERING & SURVEYING  
50 SE 30TH STREET  
LEE'S SUMMIT, MO 64082  
P: (816) 623-9888 F: (816) 623-9849

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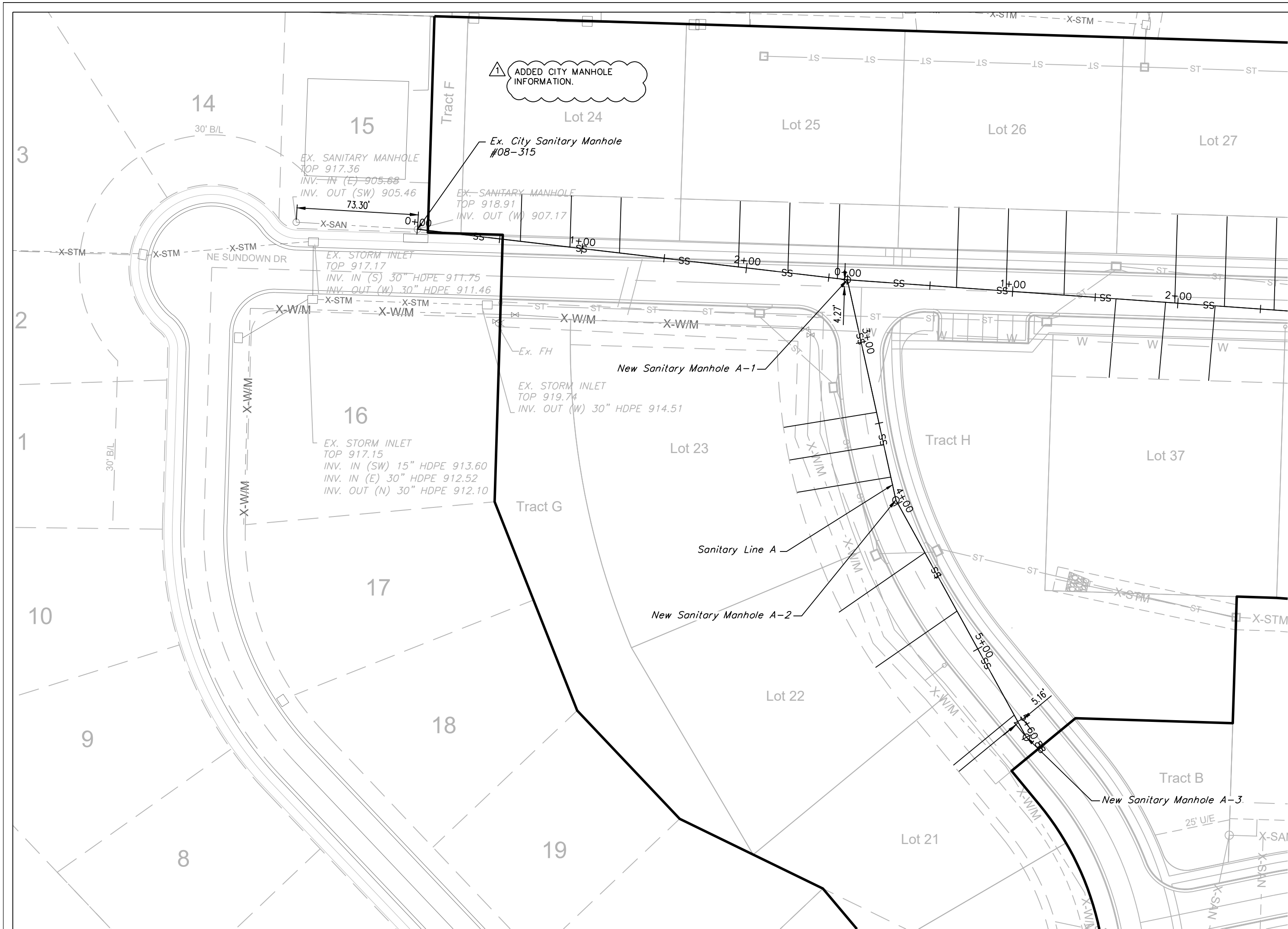
Sanitary Sewer General Layout  
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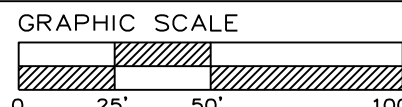
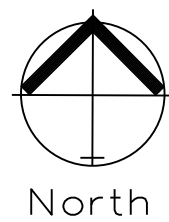
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PROFESSIONAL ENGINEER

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C.401



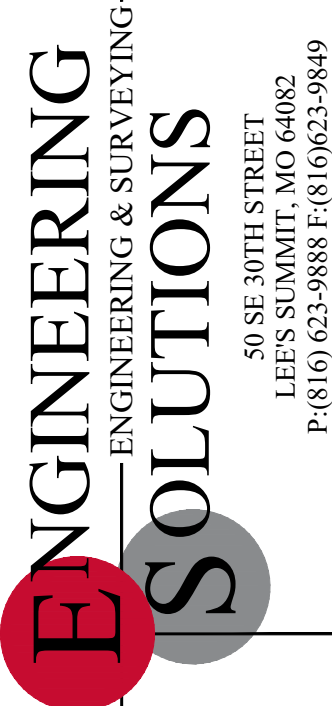
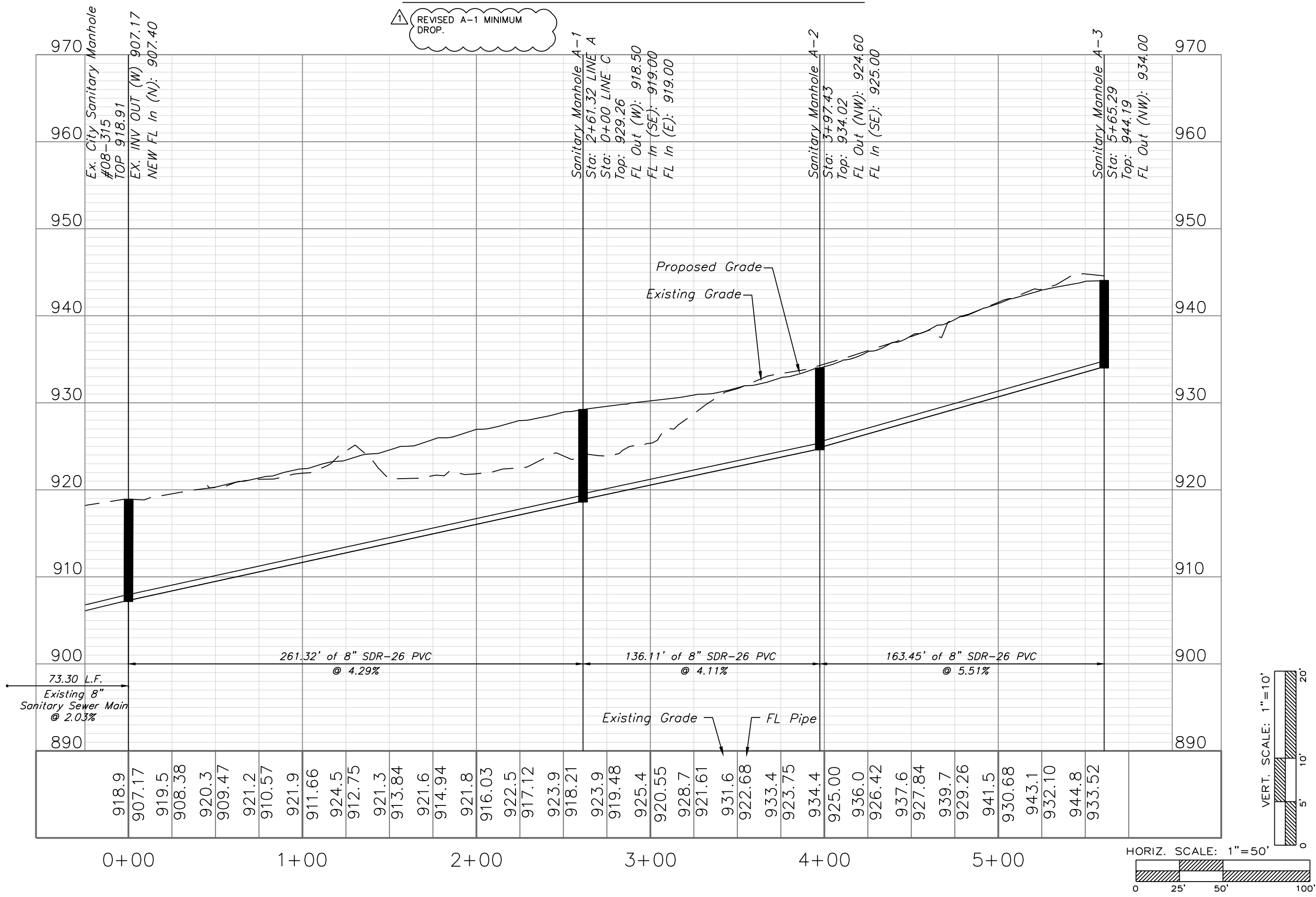
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SANITARY PLAN & PROFILE  
SCALE: 1" = 50'

| Sewer Stub Table - Line A |         |         |        |           |        |
|---------------------------|---------|---------|--------|-----------|--------|
| Lot                       | Station | Main FL | Length | Slope (%) | MSFE   |
| 21                        | 5+45.61 | 933.28  | 48.00  | 2         | 936.28 |
| 21                        | 5+50.70 | 933.56  | 47.00  | 2         | 936.56 |
| 22                        | 4+33.76 | 926.92  | 63.00  | 2         | 929.92 |
| 22                        | 4+73.97 | 929.21  | 60.00  | 2         | 932.21 |
| 23                        | 3+43.23 | 922.39  | 57.00  | 2         | 925.39 |
| 23                        | 3+63.26 | 923.25  | 58.00  | 2         | 926.25 |
| 23                        | 3+83.29 | 924.10  | 57.50  | 2         | 927.10 |
| 24                        | 0+62.57 | 910.02  | 28.50  | 2         | 913.02 |
| 24                        | 0+92.68 | 911.34  | 31.00  | 2         | 914.34 |
| 24                        | 1+22.80 | 912.66  | 34.00  | 2         | 915.66 |
| 25                        | 1+95.07 | 915.81  | 40.00  | 2         | 918.81 |
| 25                        | 2+25.18 | 917.13  | 42.50  | 2         | 920.13 |
| 25                        | 2+55.29 | 918.45  | 45.00  | 2         | 921.45 |
| TOTAL                     |         |         | 611.50 |           |        |

## SANITARY LINE A

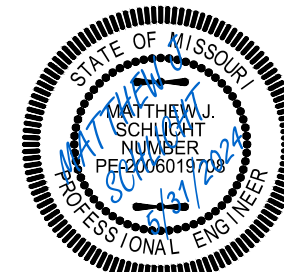


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THE TOWNHOMES OF CHAPEL RIDGE-2ND PLAT  
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PHASE 2, LSMD  
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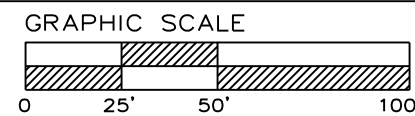
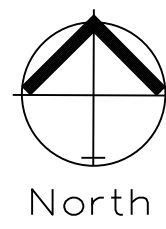
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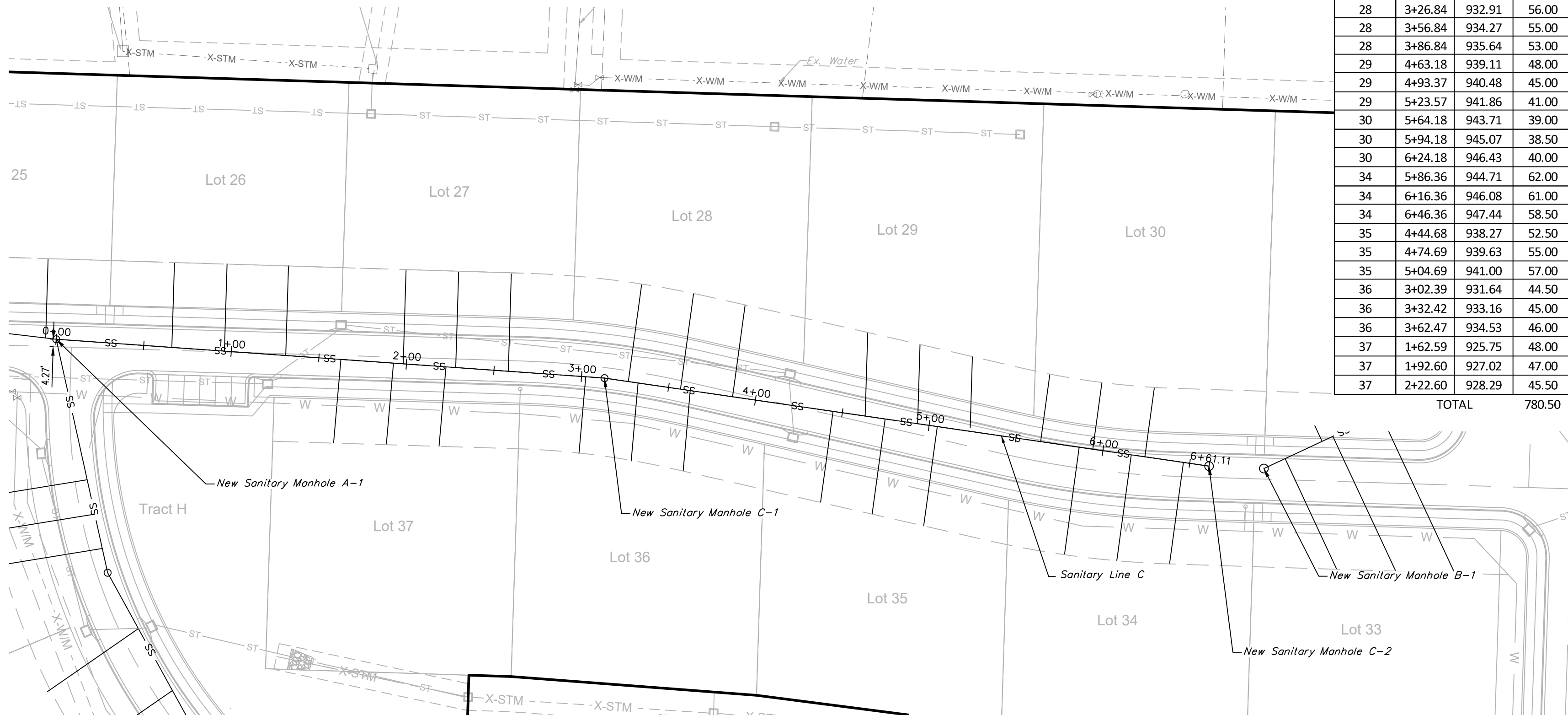
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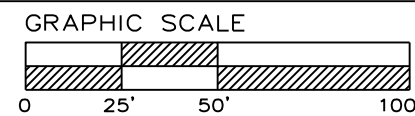
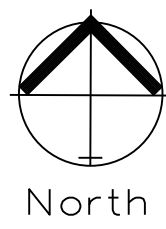
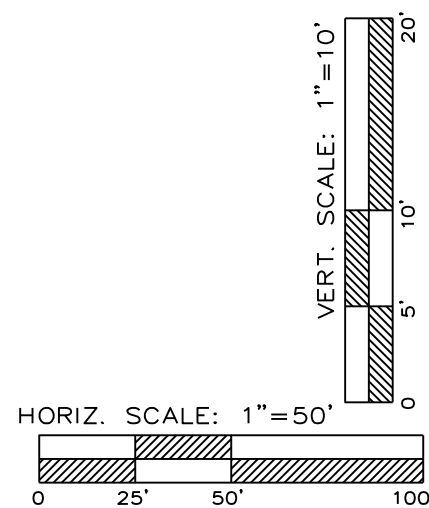
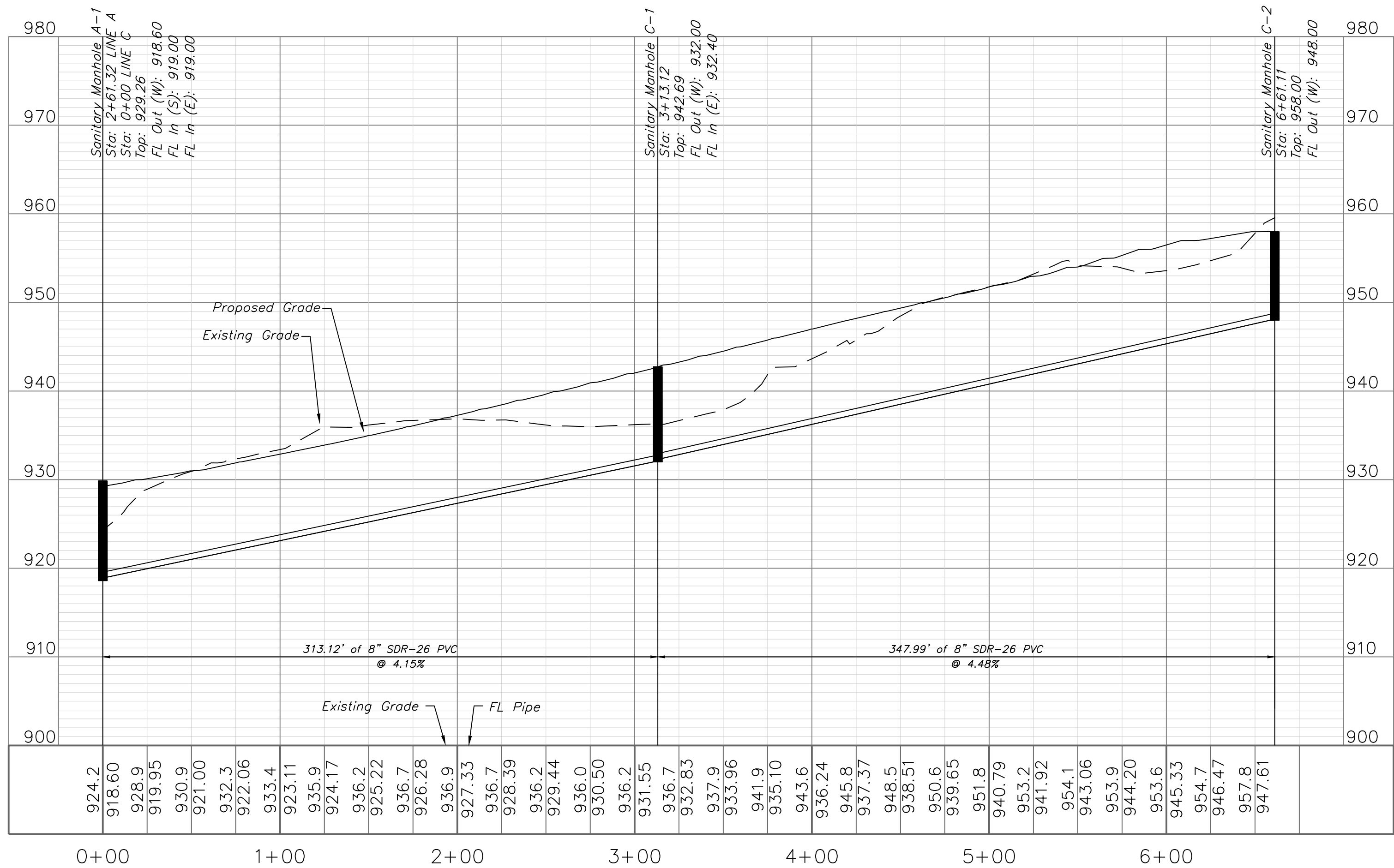


## SANITARY PLAN & PROFILE

SCALE: 1" = 50'

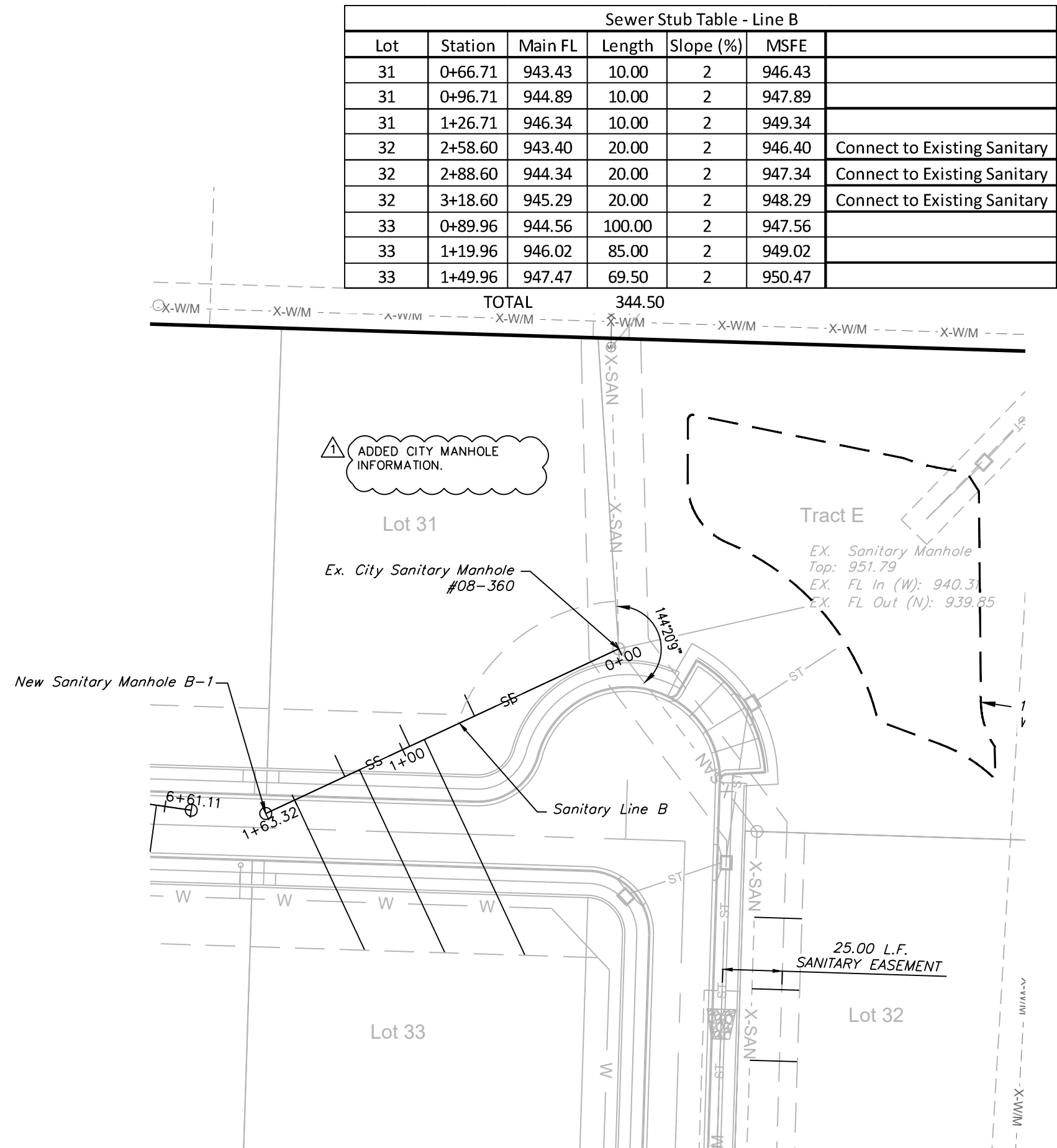


## SANITARY LINE C

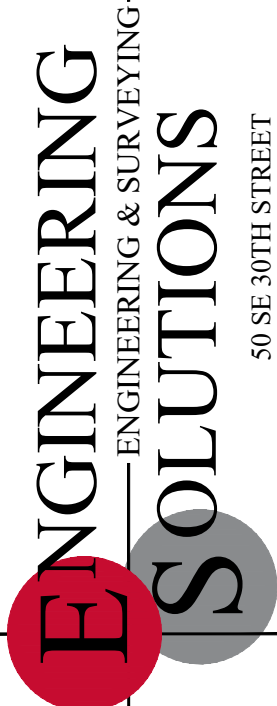
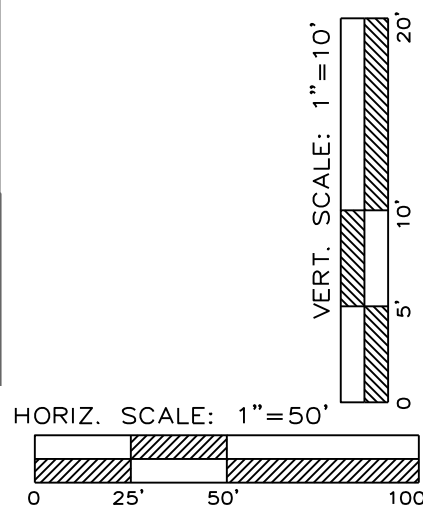
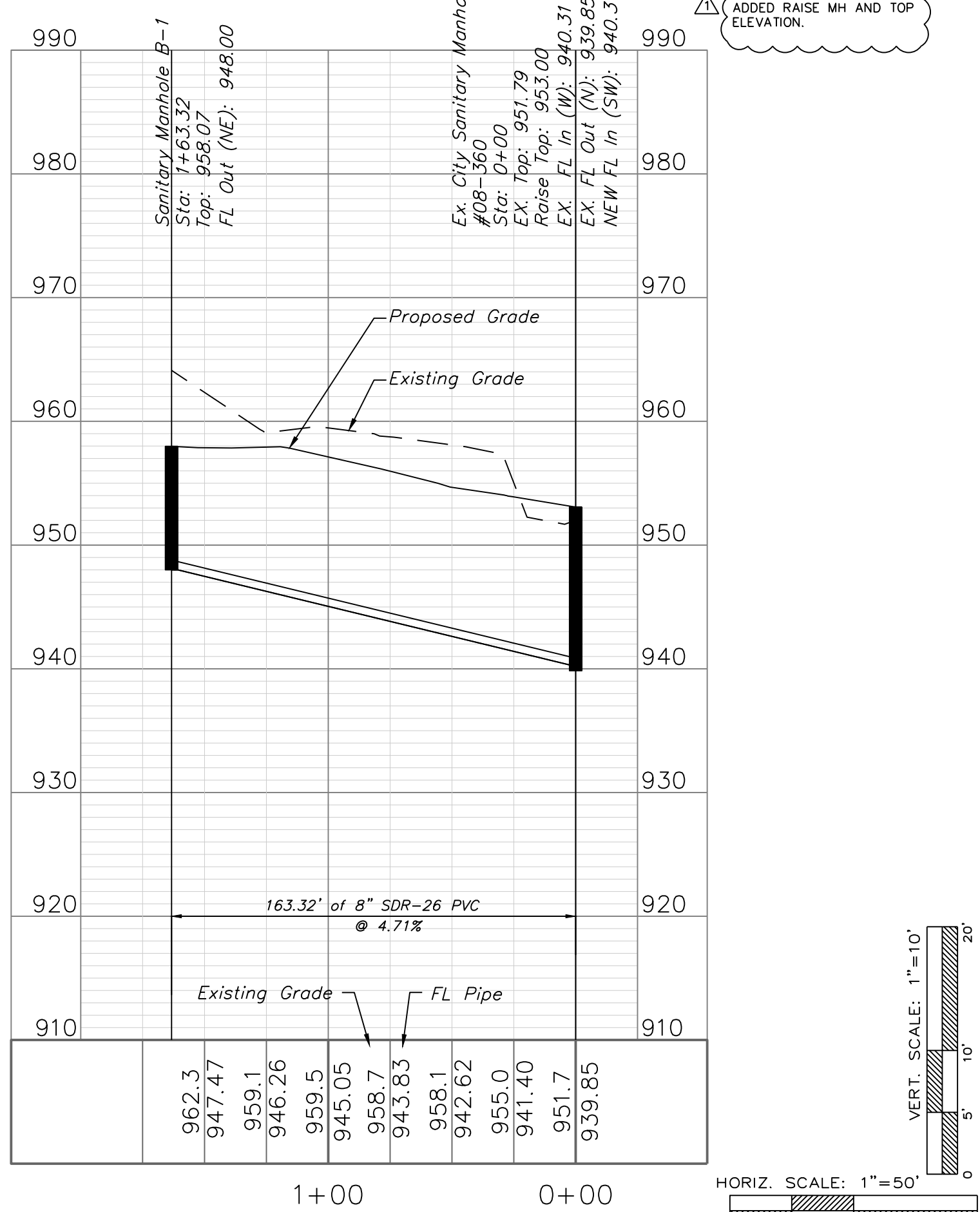


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## SANITARY LINE B

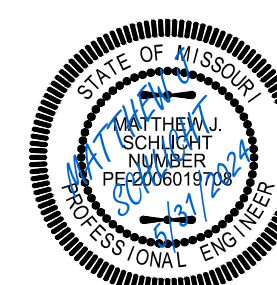


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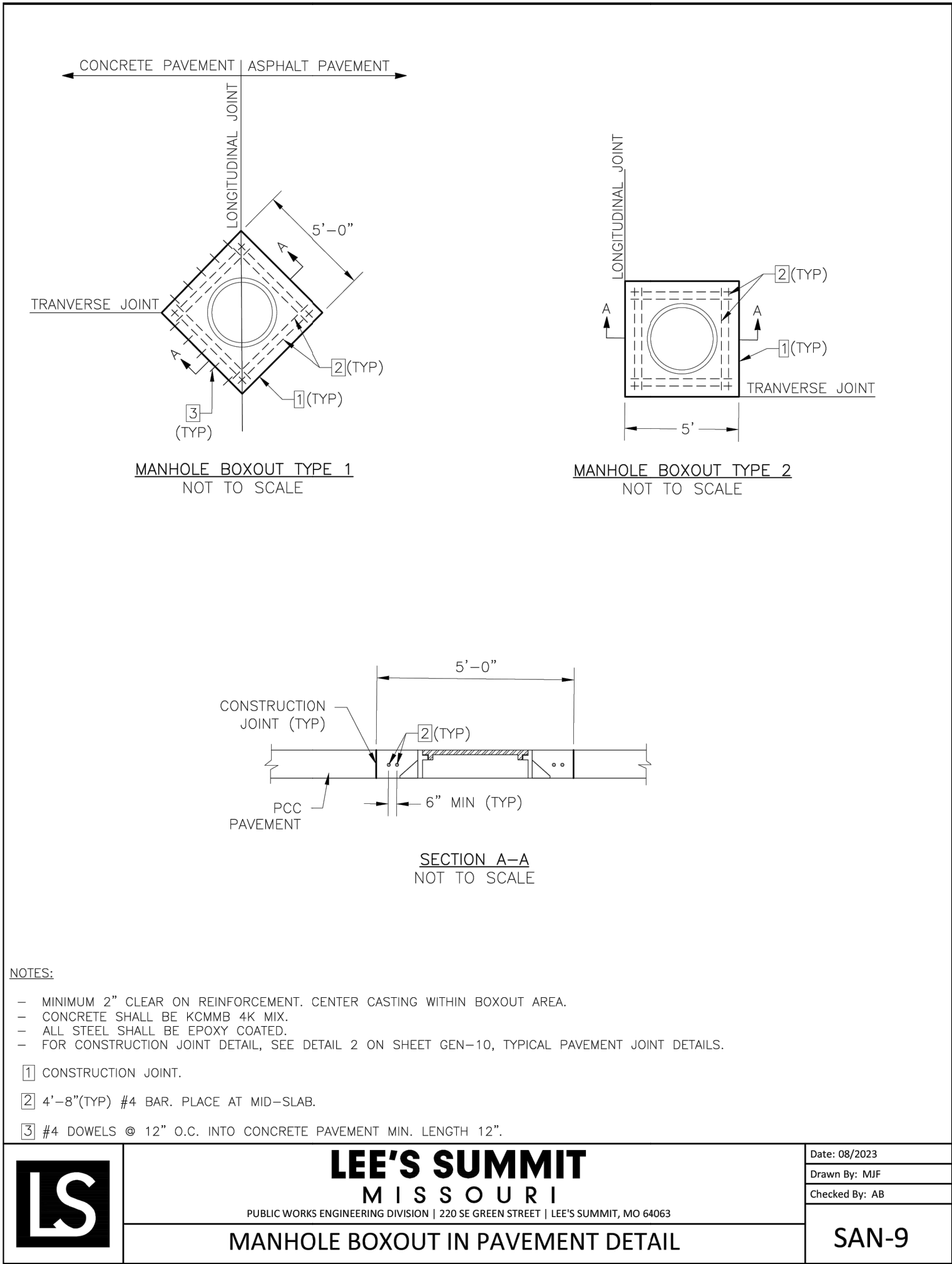
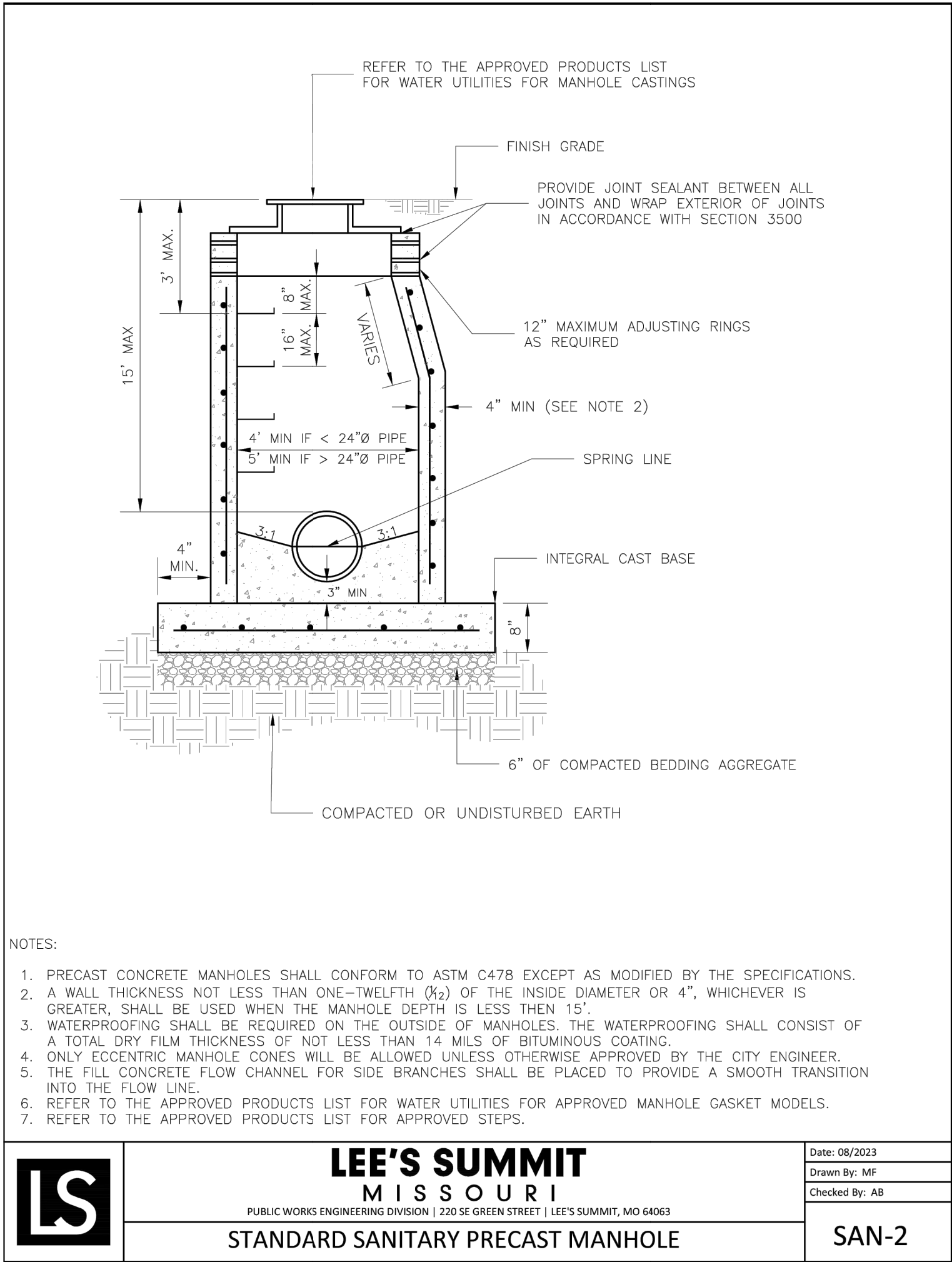
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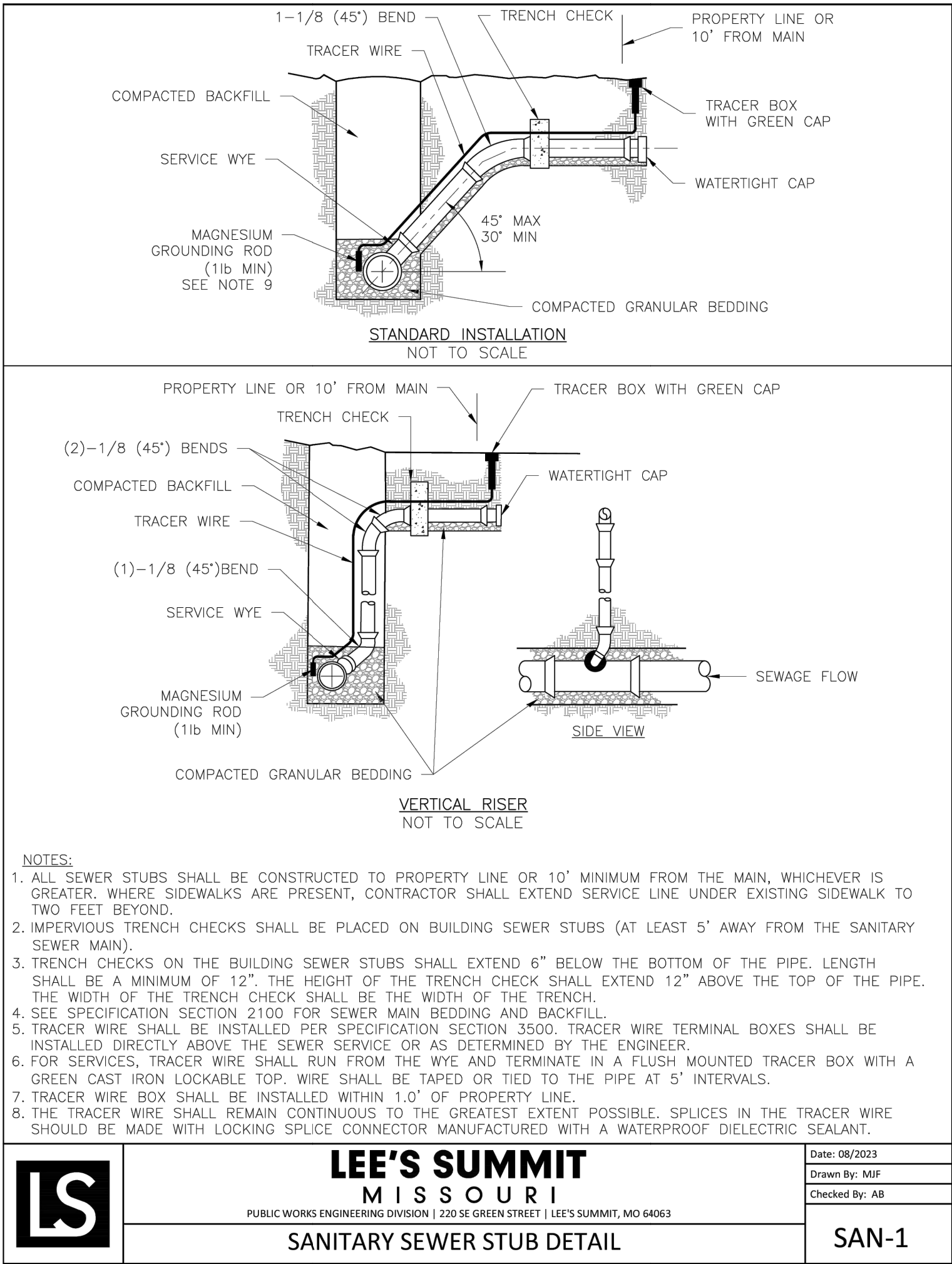
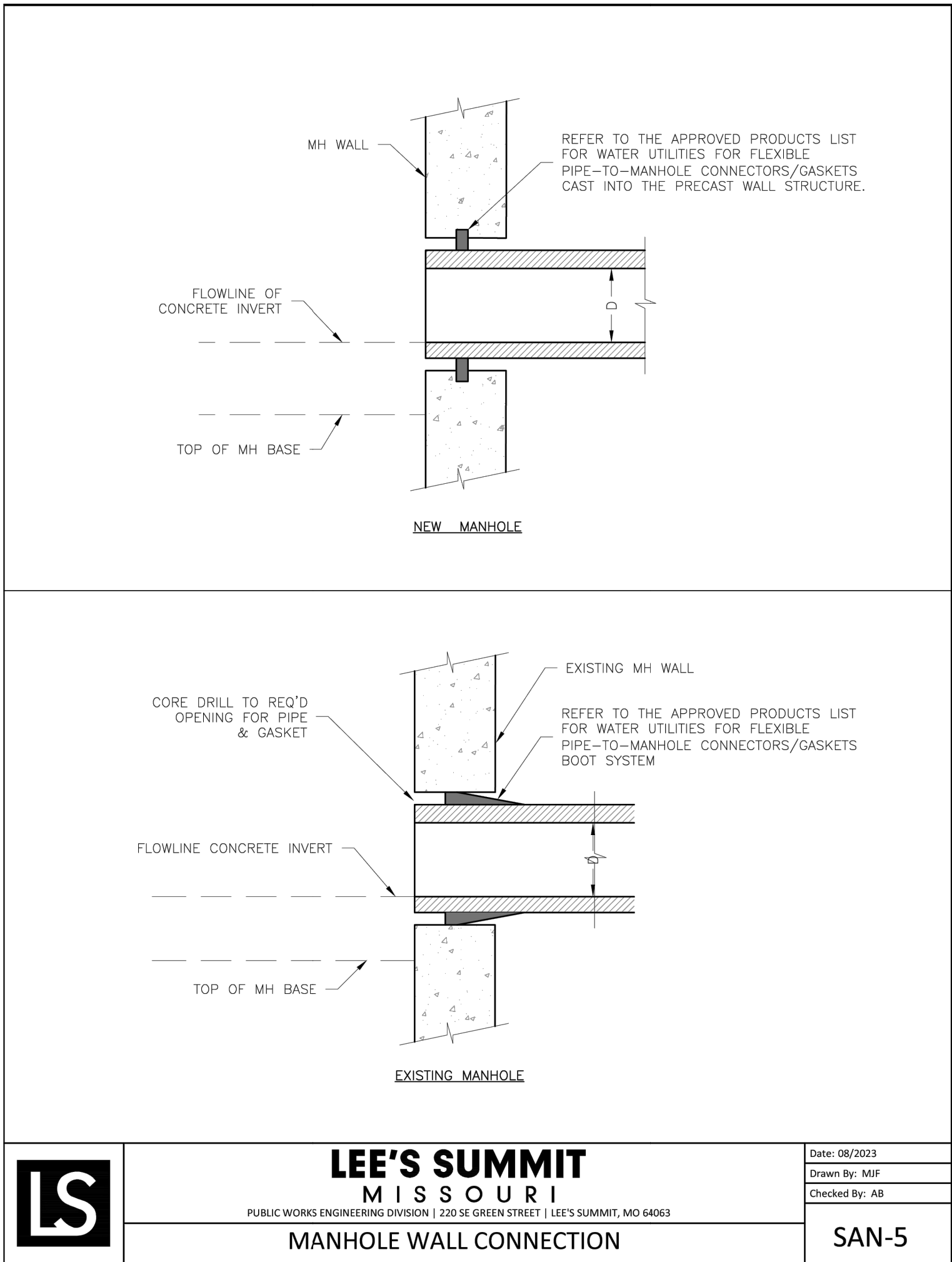
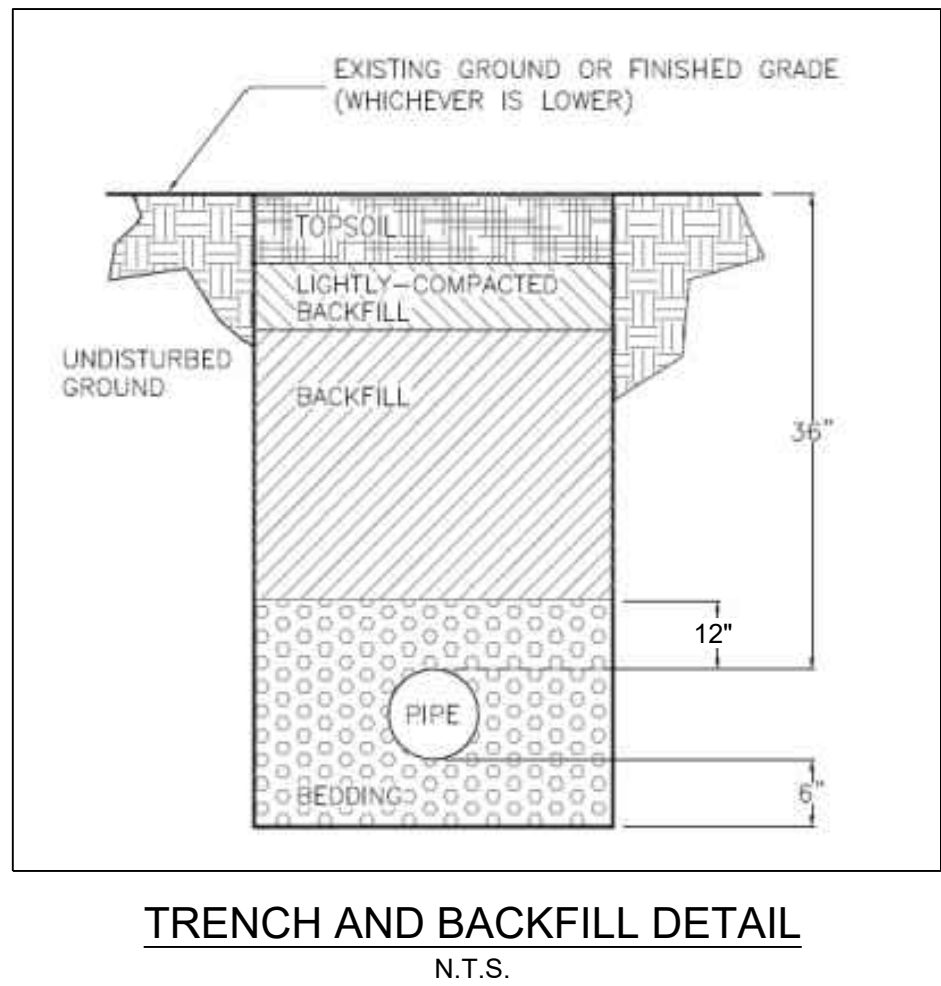


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REVISED CITY STANDARD DETAILS.



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