

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

PRSUBD20242255

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

12/04/2024

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:

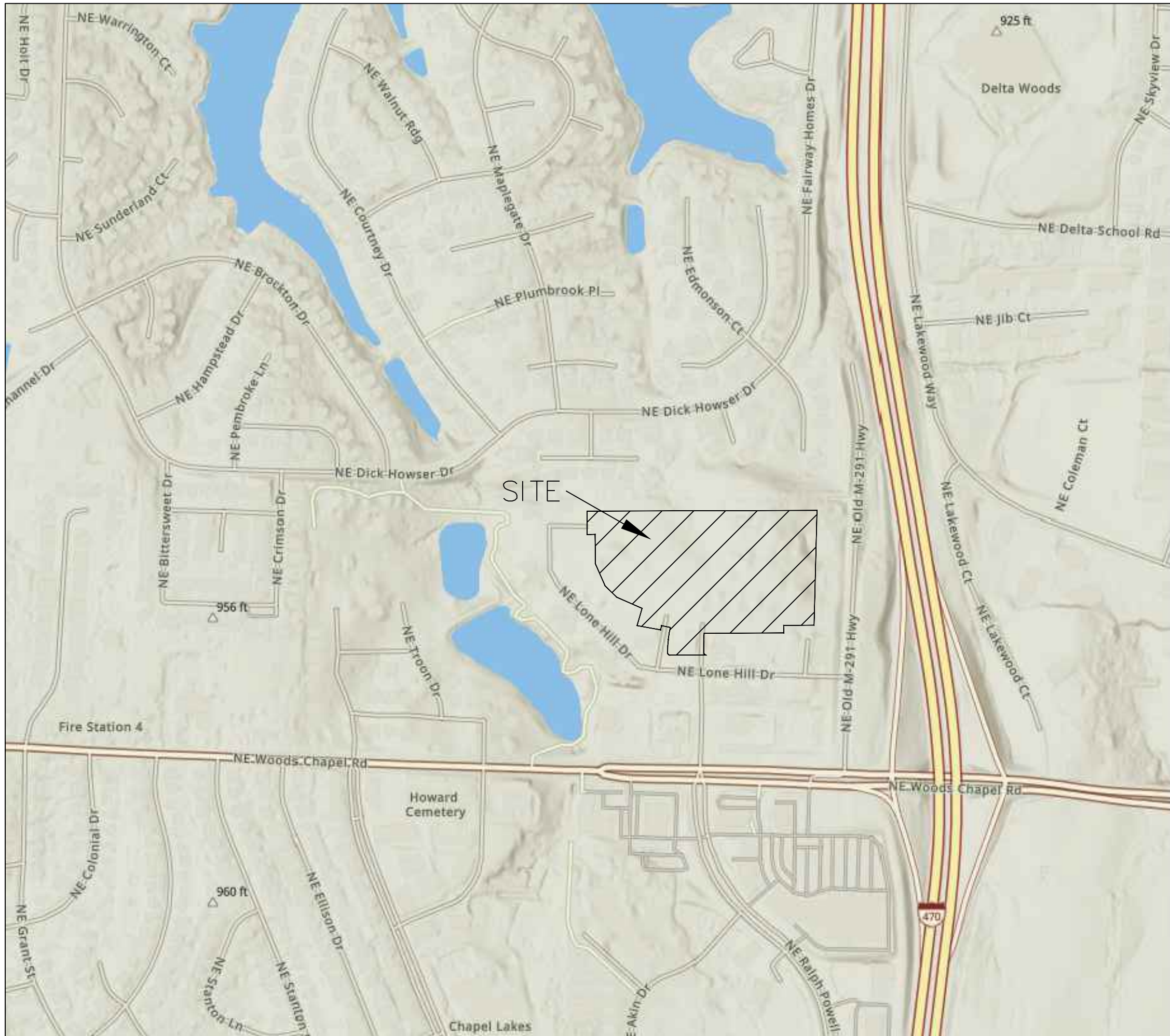
- ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
- TRENCH CHECKS SHALL BE INSTALL AT ALL SANITARY WYES LOCATION.

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	1,553.50
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.

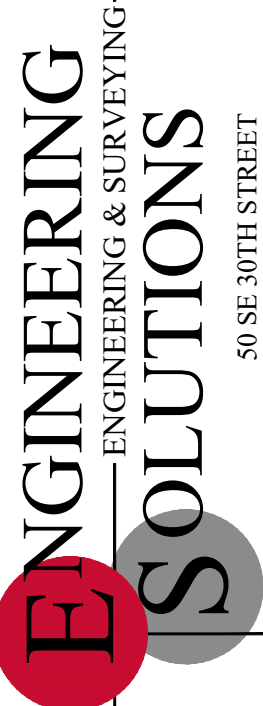
EVERGY ~ 298-1196
MISSOURI GAS ENERGY ~ 756-5261
SOUTHWESTERN BELL TELEPHONE ~ 761-5011
COMCAST CABLE ~ 795-1100
WILLIAMS PIPELINE ~ 422-6300
CITY OF LEE'S SUMMIT PUBLIC WORKS ~ 969-1800
CITY OF LEE'S SUMMIT DEVELOPMENT ENGINEERING INSPECTION AT 816.969.1200
CITY OF LEE'S SUMMIT WATER UTILITIES ~ 969-1900
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.

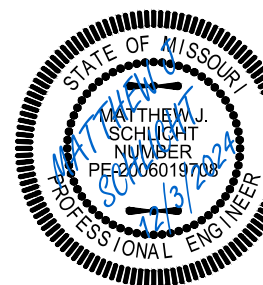


Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

THE TOWNHOMES OF CHAPEL RIDGE-3RD PLAT
LOTS 20-38 & TRACTS E-I
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 20-38 & TRACTS E-I
Lee's Summit, Jackson County, Missouri

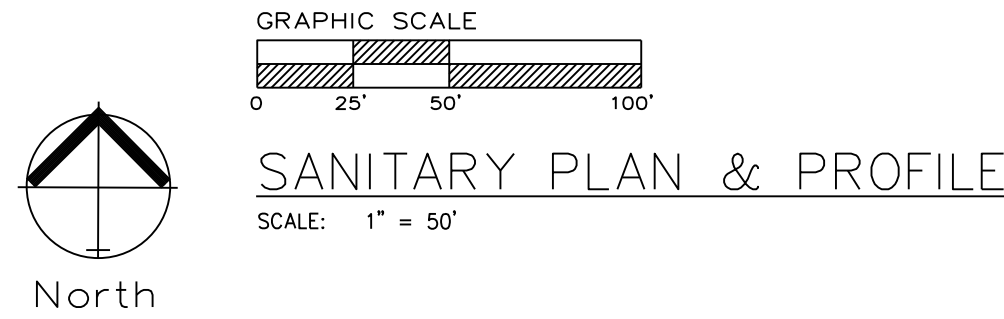


Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

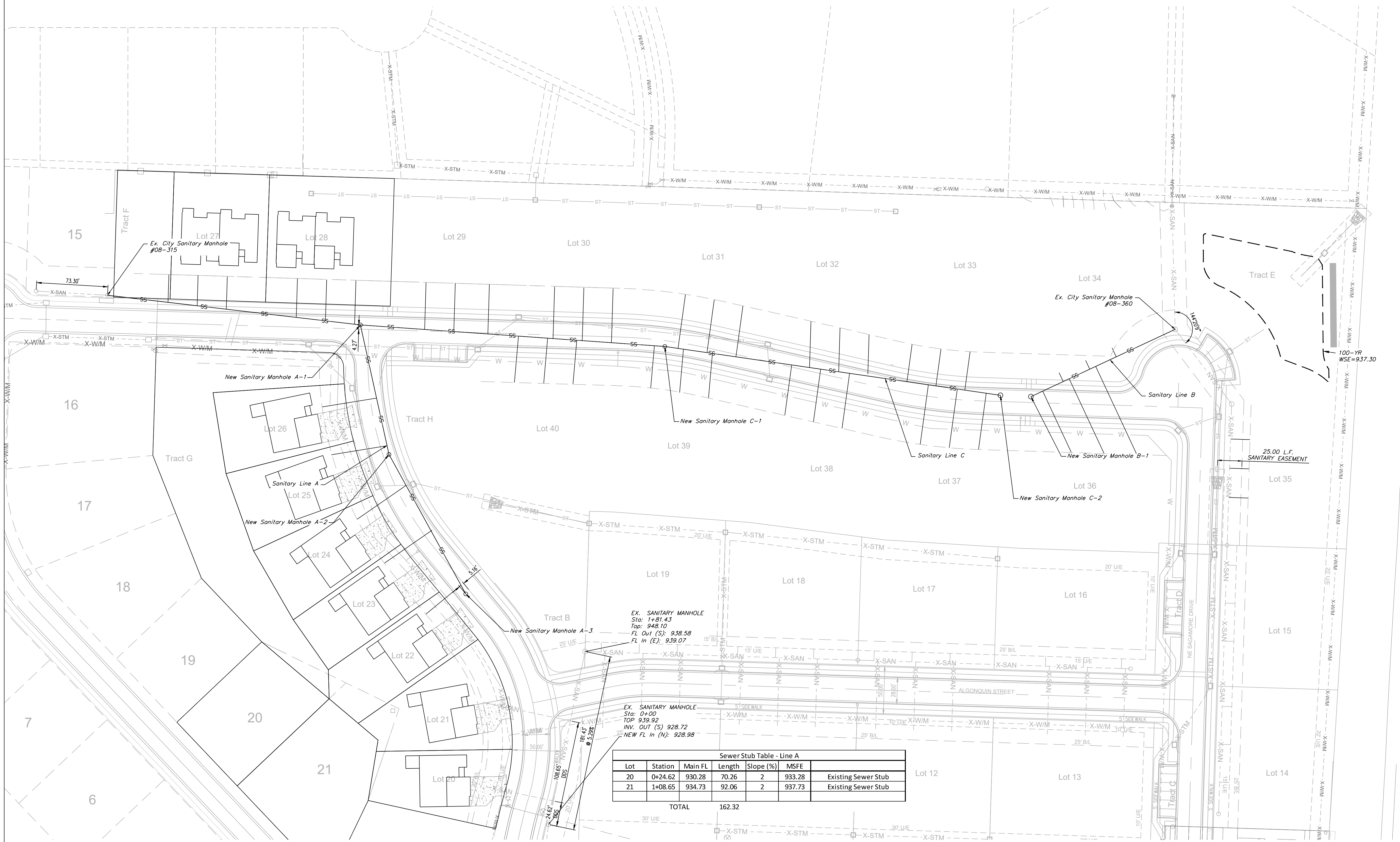
REVISIONS

- REV. 5/31/2024
- REV. 7/30/2024
- REV. 12/3/2024

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2 ~ TRENCH CHECKS SHALL BE INSTALL AT ALL SANITARY WYES LOCATION.



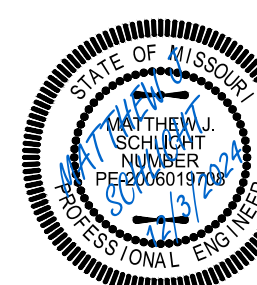
ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-9849

Professional Registration
Missouri
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Sanitary Sewer General Layout
Construction Plans for:
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LOTS 20-38 & TRACTS E-I
Lee's Summit, Jackson County, Missouri

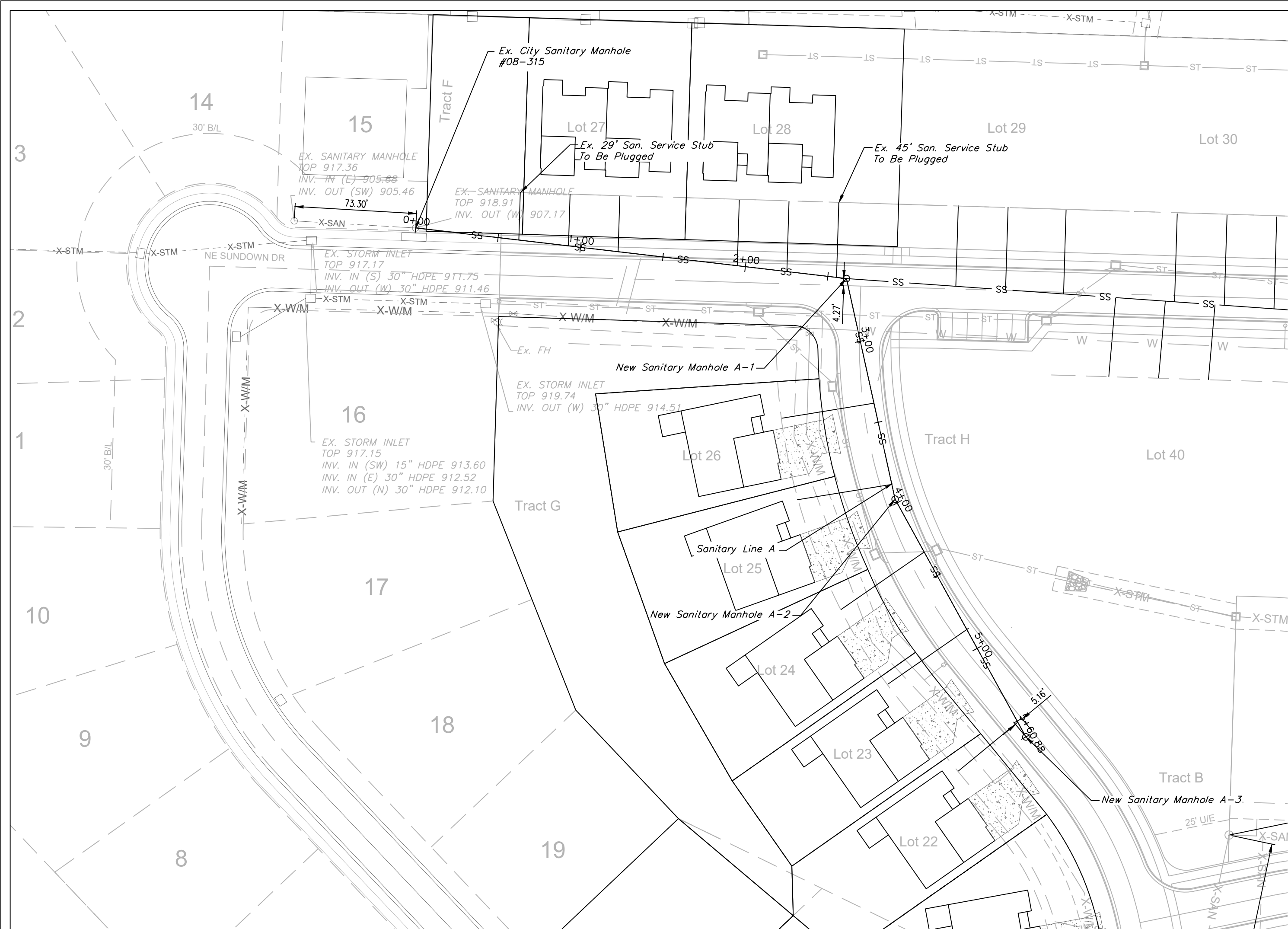
Project: THE TOWNHOMES AT CHAPEL RIDGE PHASE 2, LSMD
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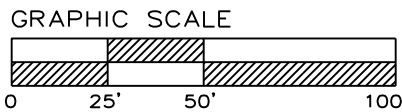
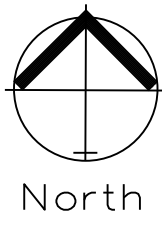


SANITARY LINE A

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Sewer Stub Table - Line A					
Lot	Station	Main FL	Length	Slope (%)	MSFE
22	5+50.70	933.56	47	2	936.56
23	4+87.04	929.95	58	2	932.95
24	4+33.76	926.92	61	2	929.92
25	3+88.30	924.32	58	2	927.32
26	3+38.22	922.18	57	2	925.18
27	0+92.68	911.34	31	2	914.34
27	1+22.80	912.66	34	2	915.66
28	1+95.07	915.81	40	2	918.81
28	2+25.18	917.13	42.5	2	920.13
TOTAL			428.50		



SANITARY PLAN & PROFILE
SCALE: 1" = 50'

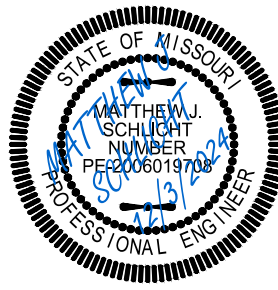


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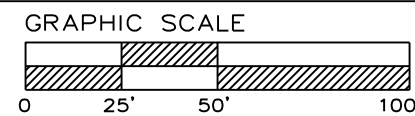
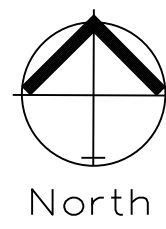
Sanitary Plan and Profile
Construction Plans for:
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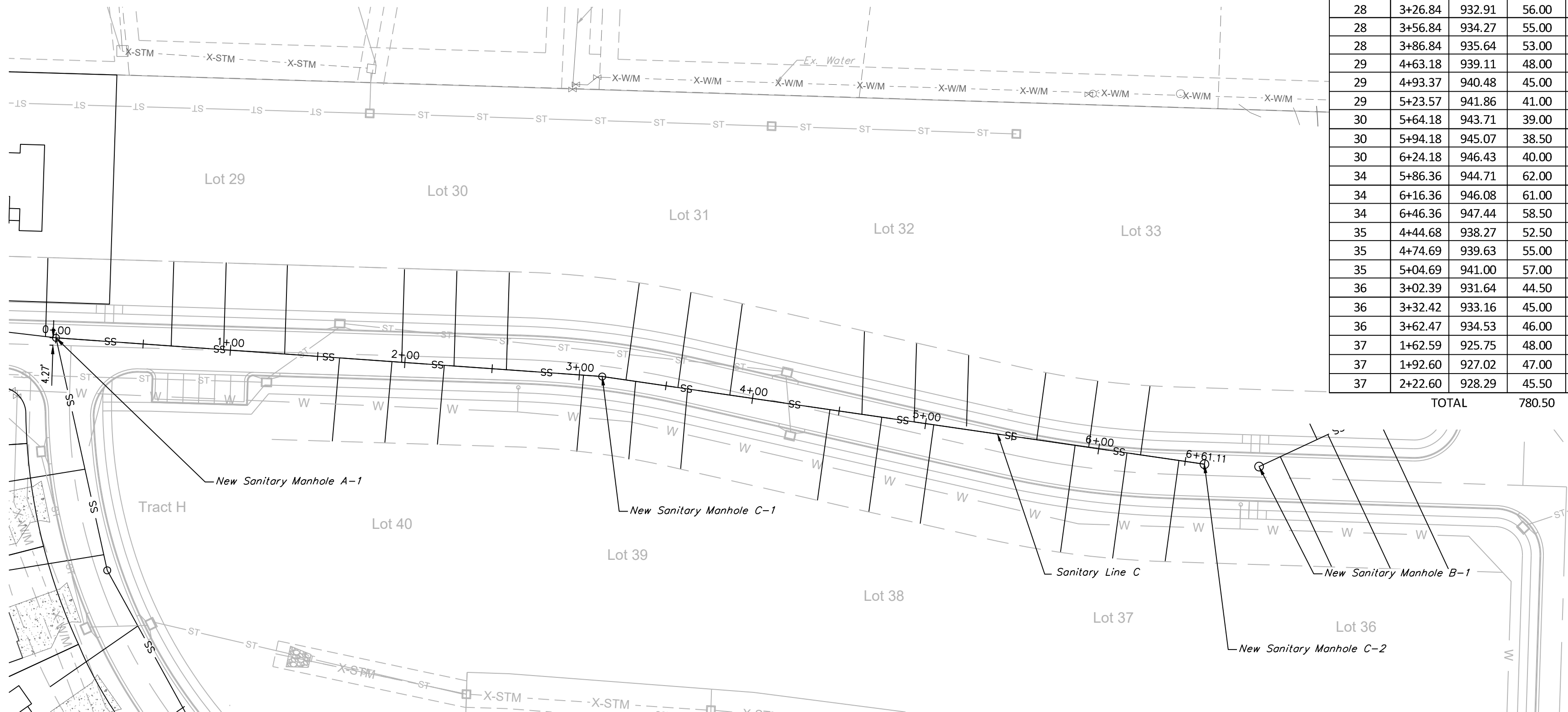
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3 ~ COMPACTED FILL SHALL BE PLACED TO A MINIMUM 18" ABOVE THE TOP OF THE PIPE PRIOR TO INSTALLATION.



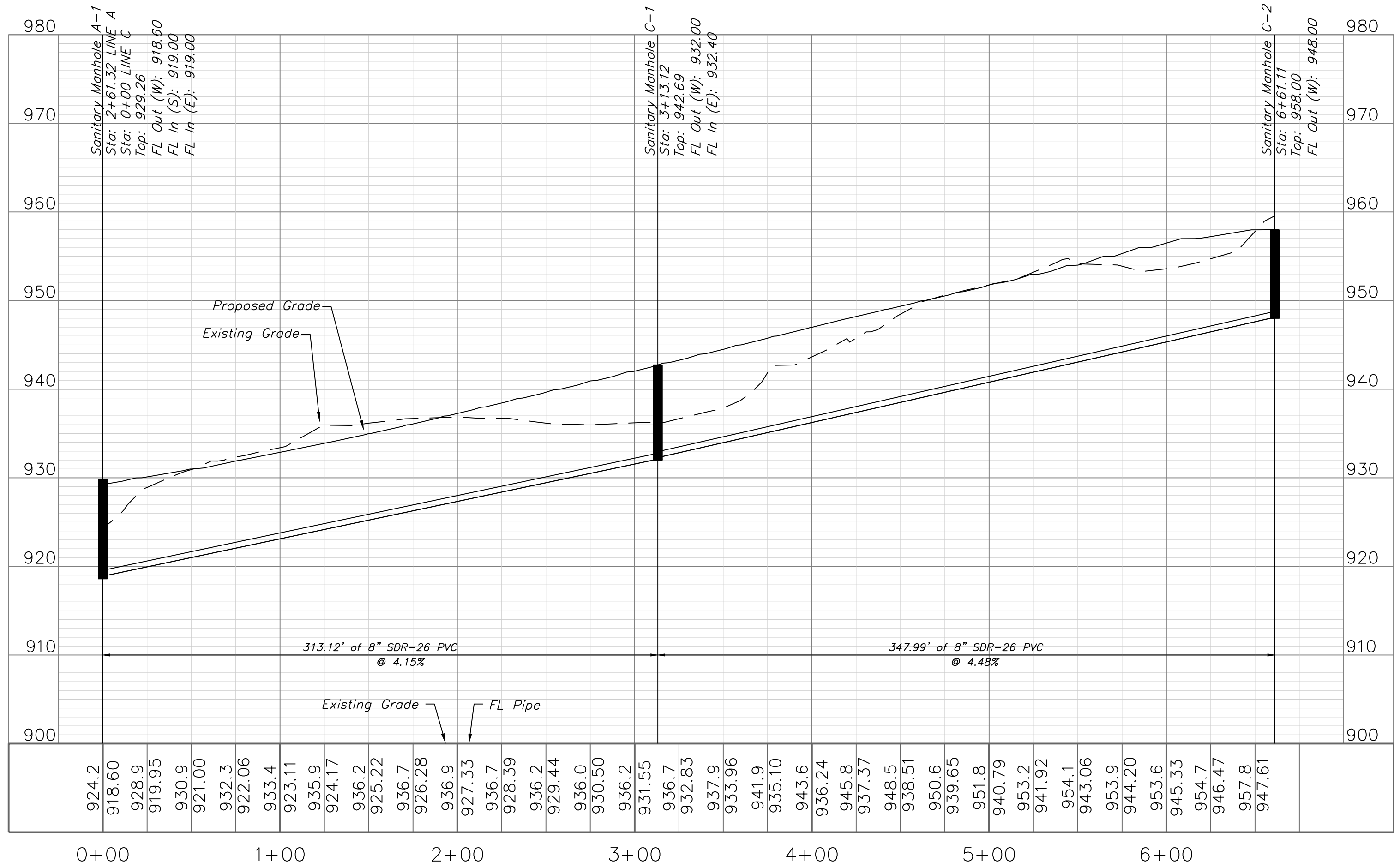
SANITARY PLAN & PROFILE

SCALE: 1" = 50'

Sewer Stub Table - Line C					
Lot	Station	Main FL	Length	Slope (%)	MSFE
26	0+66.05	921.68	49.00	2	924.68
26	0+96.07	922.95	50.00	2	925.95
26	1+31.10	924.43	51.50	2	927.43
27	1+98.16	931.06	53.50	2	934.06
27	2+28.19	932.33	54.50	2	935.33
27	2+58.21	933.60	56.00	2	936.60
28	3+26.84	932.91	56.00	2	935.91
28	3+56.84	934.27	55.00	2	937.27
28	3+86.84	935.64	53.00	2	938.64
29	4+63.18	939.11	48.00	2	942.11
29	4+93.37	940.48	45.00	2	943.48
29	5+23.57	941.86	41.00	2	944.86
30	5+64.18	943.71	39.00	2	946.71
30	5+94.18	945.07	38.50	2	948.07
30	6+24.18	946.43	40.00	2	949.43
34	5+86.36	944.71	62.00	2	947.71
34	6+16.36	946.08	61.00	2	949.08
34	6+46.36	947.44	58.50	2	950.44
35	4+44.68	938.27	52.50	2	941.27
35	4+74.69	939.63	55.00	2	942.63
35	5+04.69	941.00	57.00	2	944.00
36	3+02.39	931.64	44.50	2	934.64
36	3+32.42	933.16	45.00	2	936.16
36	3+62.47	934.53	46.00	2	937.53
37	1+62.59	925.75	48.00	2	928.75
37	1+92.60	927.02	47.00	2	930.02
37	2+22.60	928.29	45.50	2	931.29
TOTAL			780.50		



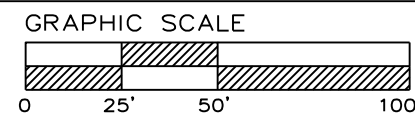
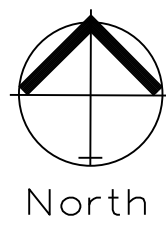
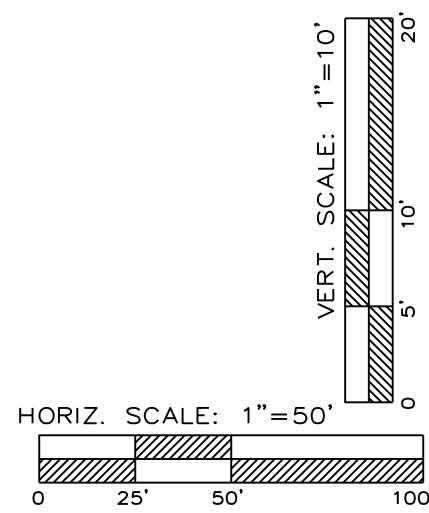
SANITARY LINE C



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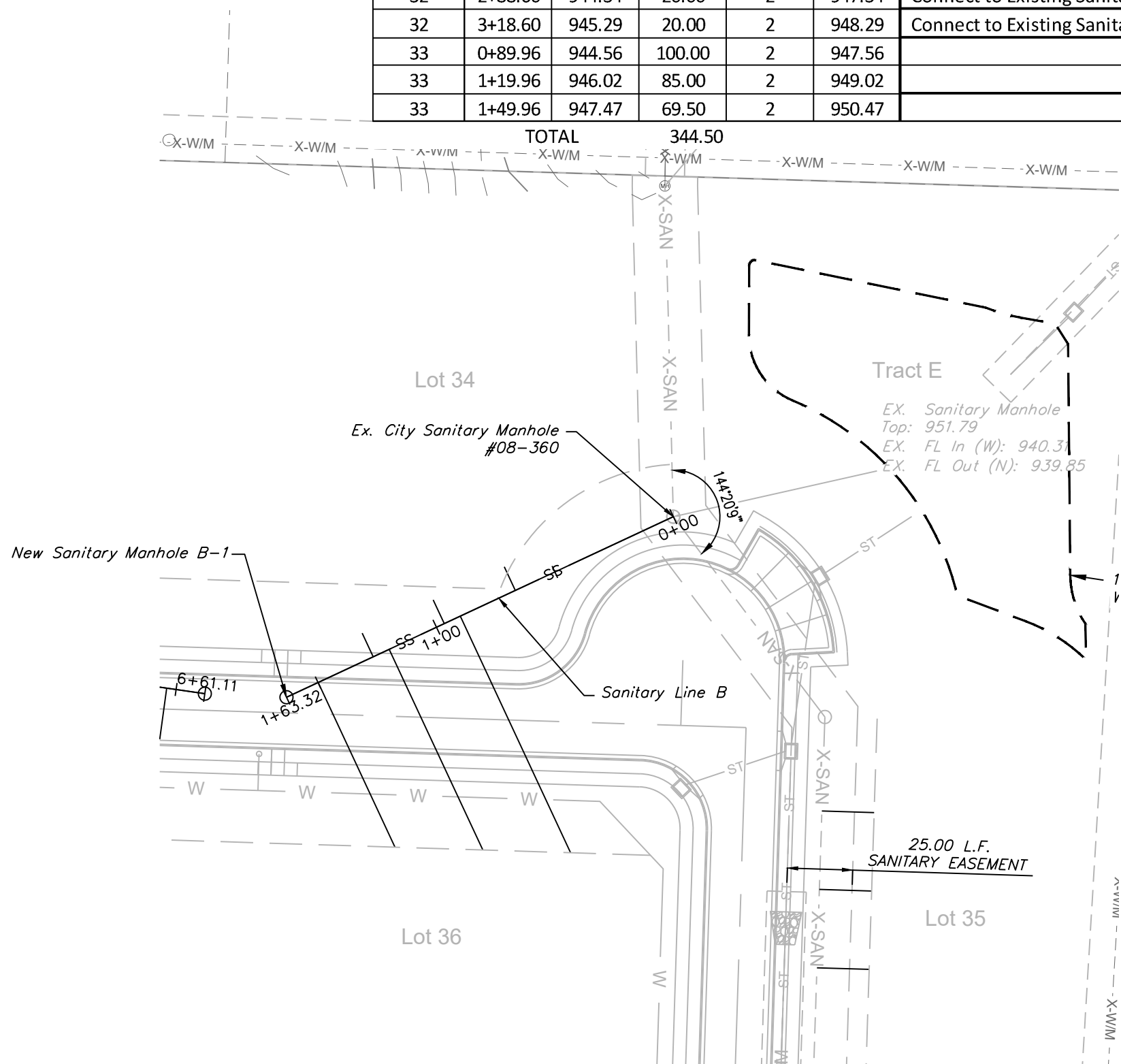
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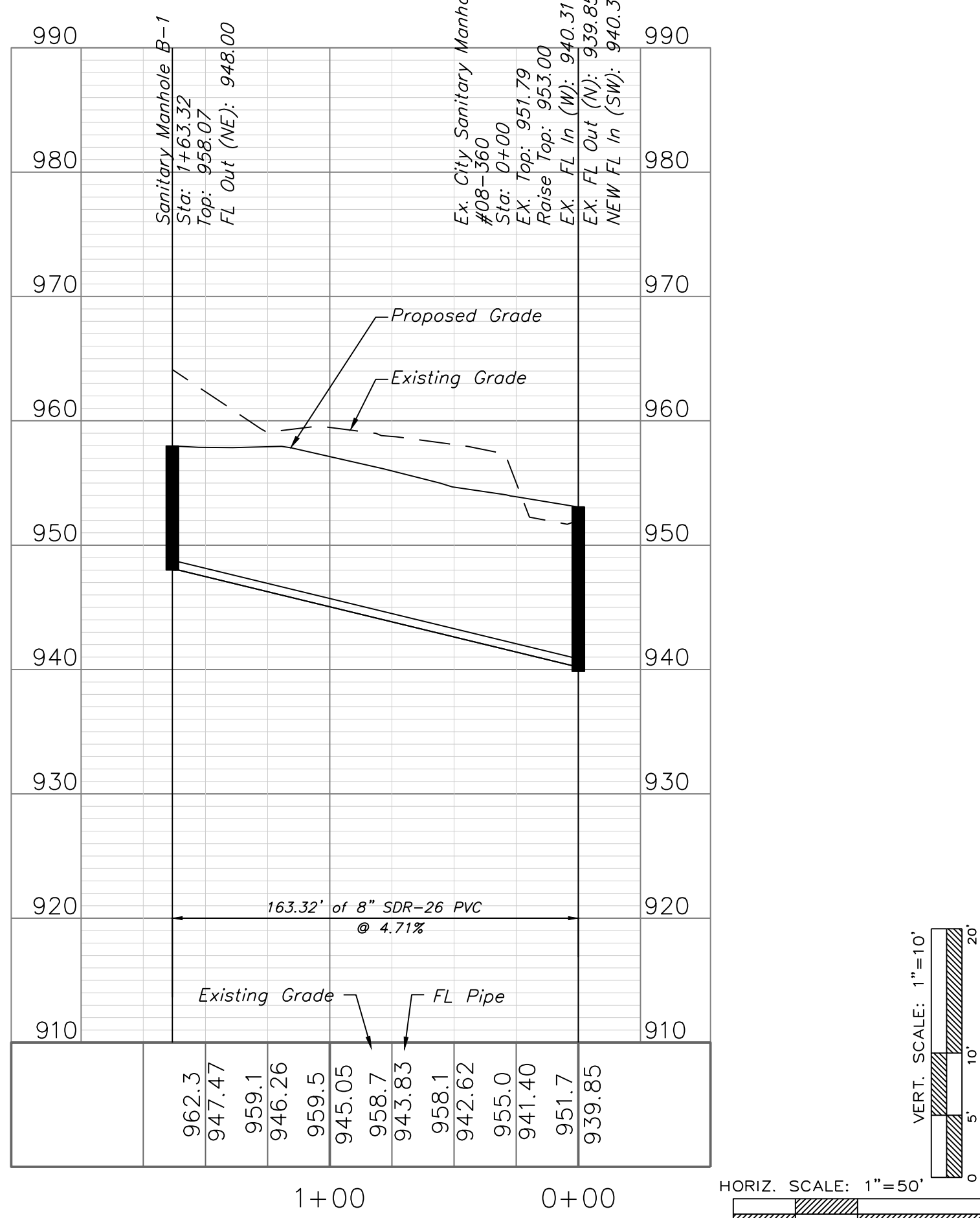
SANITARY PLAN & PROFILE

SCALE: 1" = 50'

Sewer Stub Table - Line B					
Lot	Station	Main FL	Length	Slope (%)	MSFE
31	0+66.71	943.43	10.00	2	946.43
31	0+96.71	944.89	10.00	2	947.89
31	1+26.71	946.34	10.00	2	949.34
32	2+58.60	943.40	20.00	2	946.40
32	2+88.60	944.34	20.00	2	947.34
32	3+18.60	945.29	20.00	2	948.29
33	0+89.96	944.56	100.00	2	947.56
33	1+19.96	946.02	85.00	2	949.02
33	1+49.96	947.47	69.50	2	950.47
TOTAL			344.50		



SANITARY LINE B

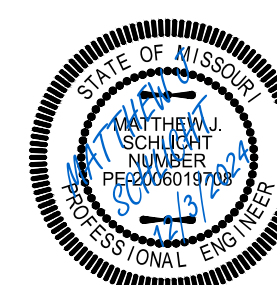


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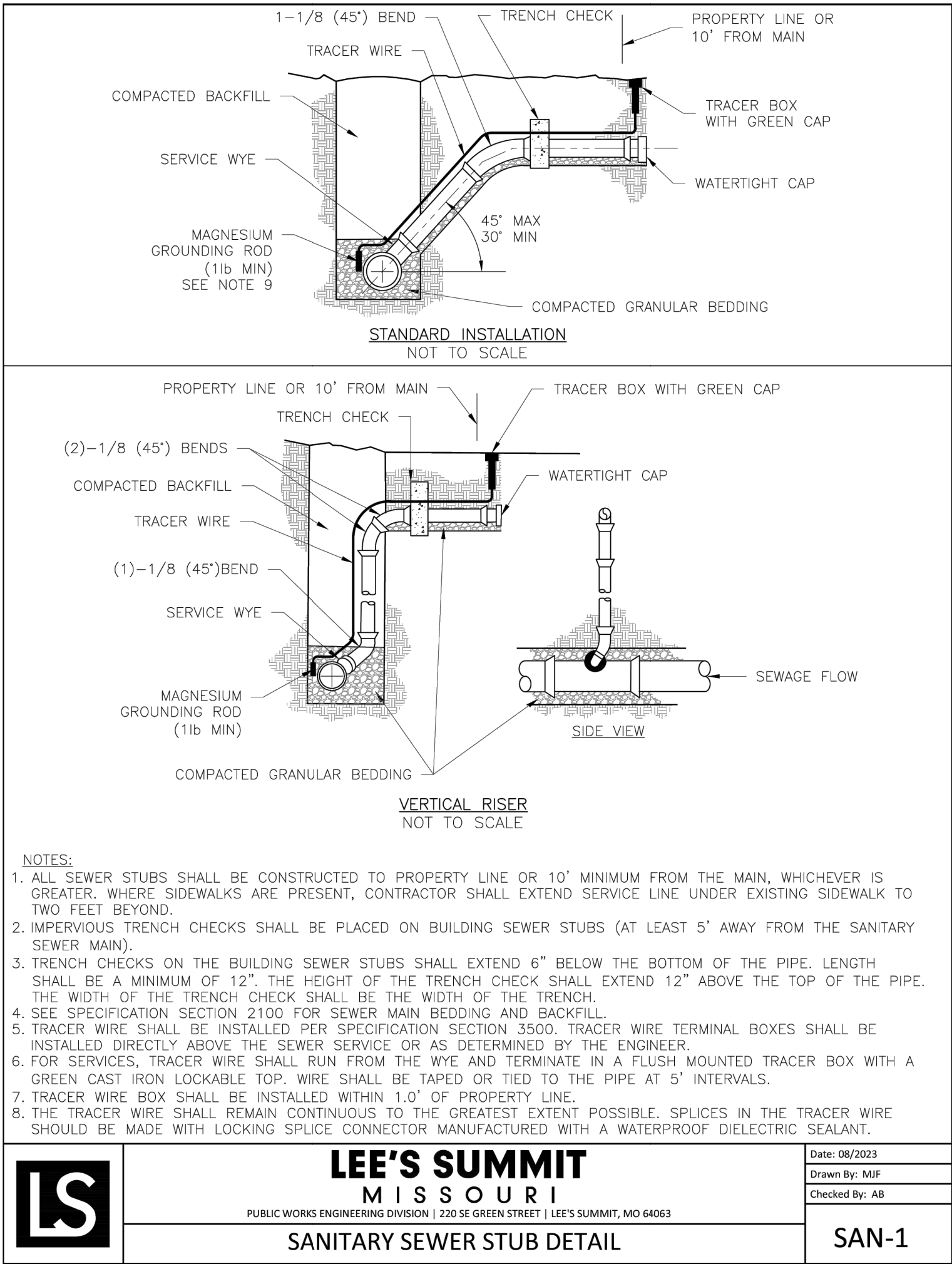
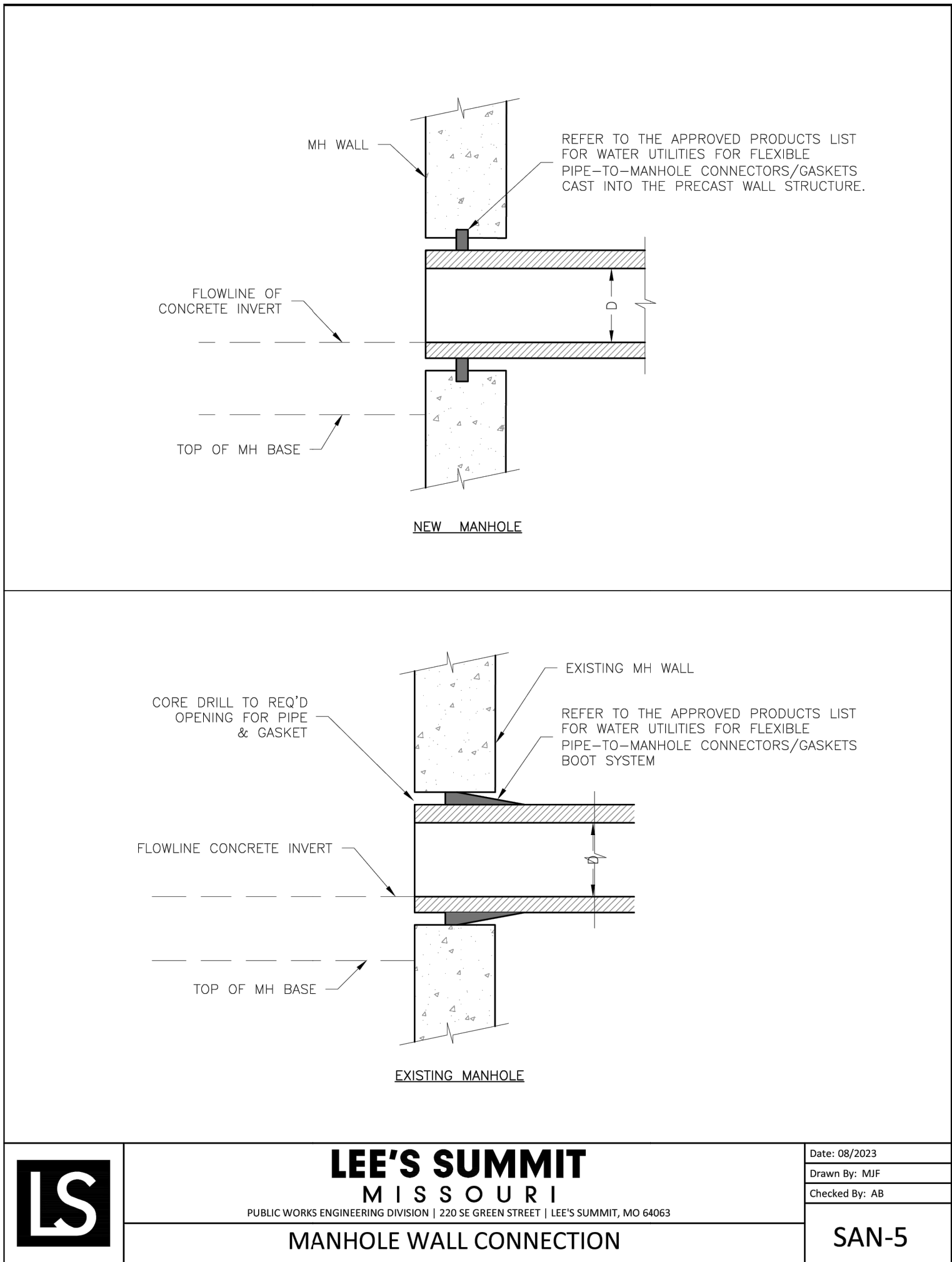
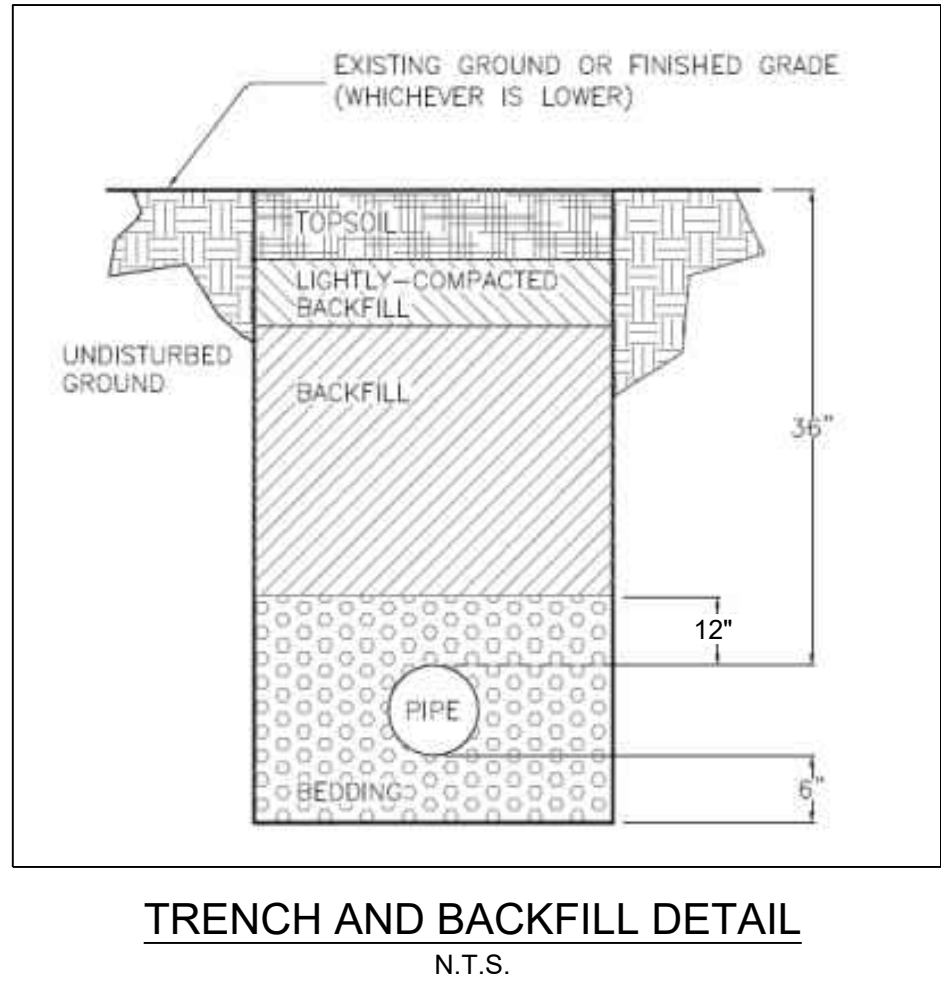
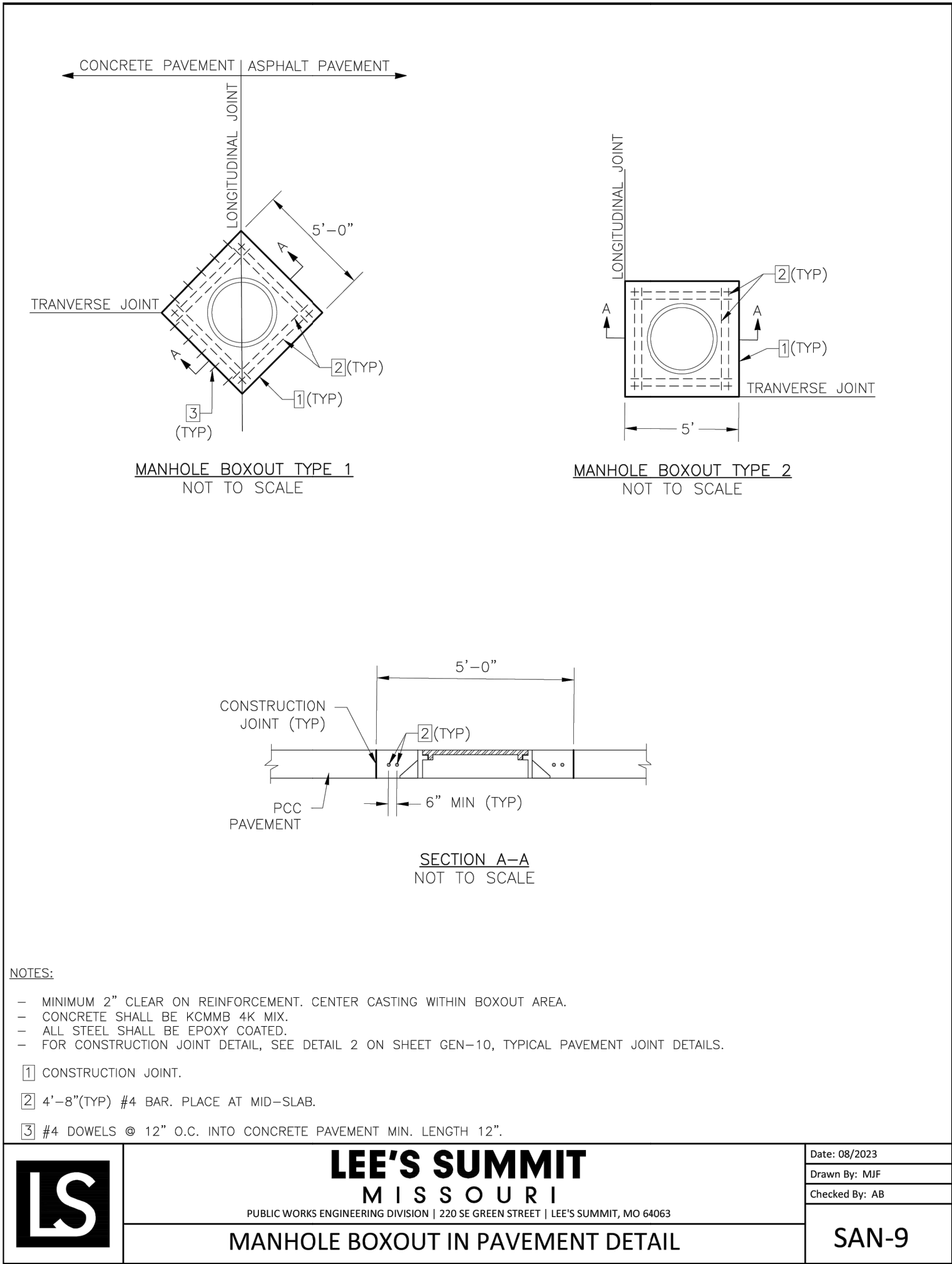
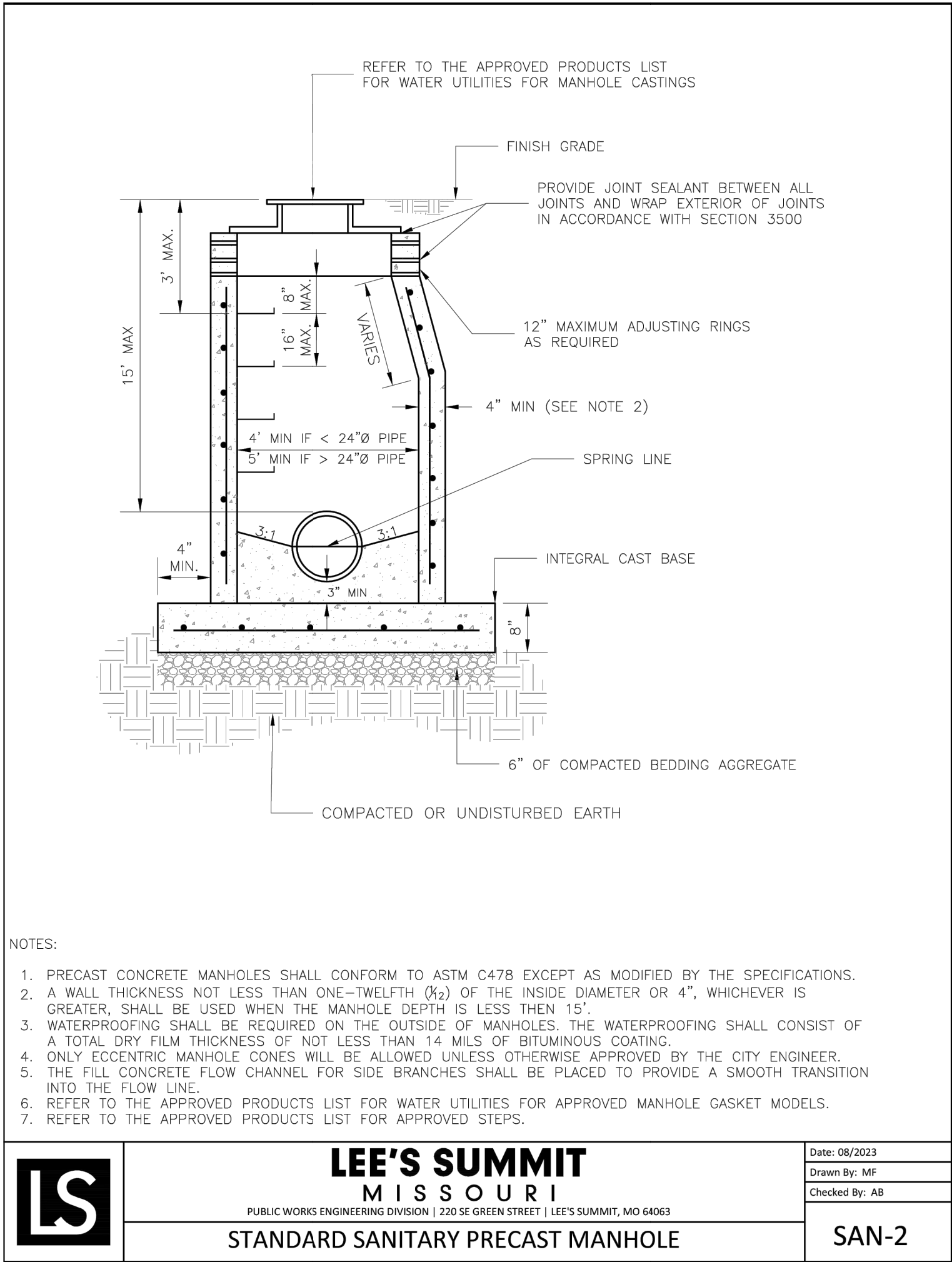
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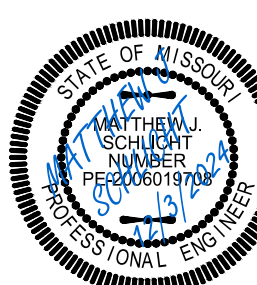
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