

OLDHAM VILLAGE
PUBLIC SANITARY SEWER CONSTRUCTION PLANS
Section 7, Township 47 North, Range 31 West
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

CONSTRUCTION AND DESIGN NOTES:

SANITARY SEWERS:

1. SANITARY SEWER PIPE SHALL BE POLY VINYL CHLORIDE (PVC), SDR-26, UNLESS NOTED OTHERWISE IN THESE PLANS.
2. 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.
3. 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.
4. A STAKE SHALL BE PLACED AT THE END OF EACH WYE CONNECTION WITH THE END ELEVATION WRITTEN ON THE STAKE
5. FILL AREAS SHALL HAVE 18" OF COMPACTED FILL IN PLACE PRIOR TO TRENCHING
6. A TRENCH CHECK CONSISTING OF FLOWABLE FILL MUST BE INSTALLED ON EVERY PRIVATE LATERAL.

GENERAL NOTE:

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

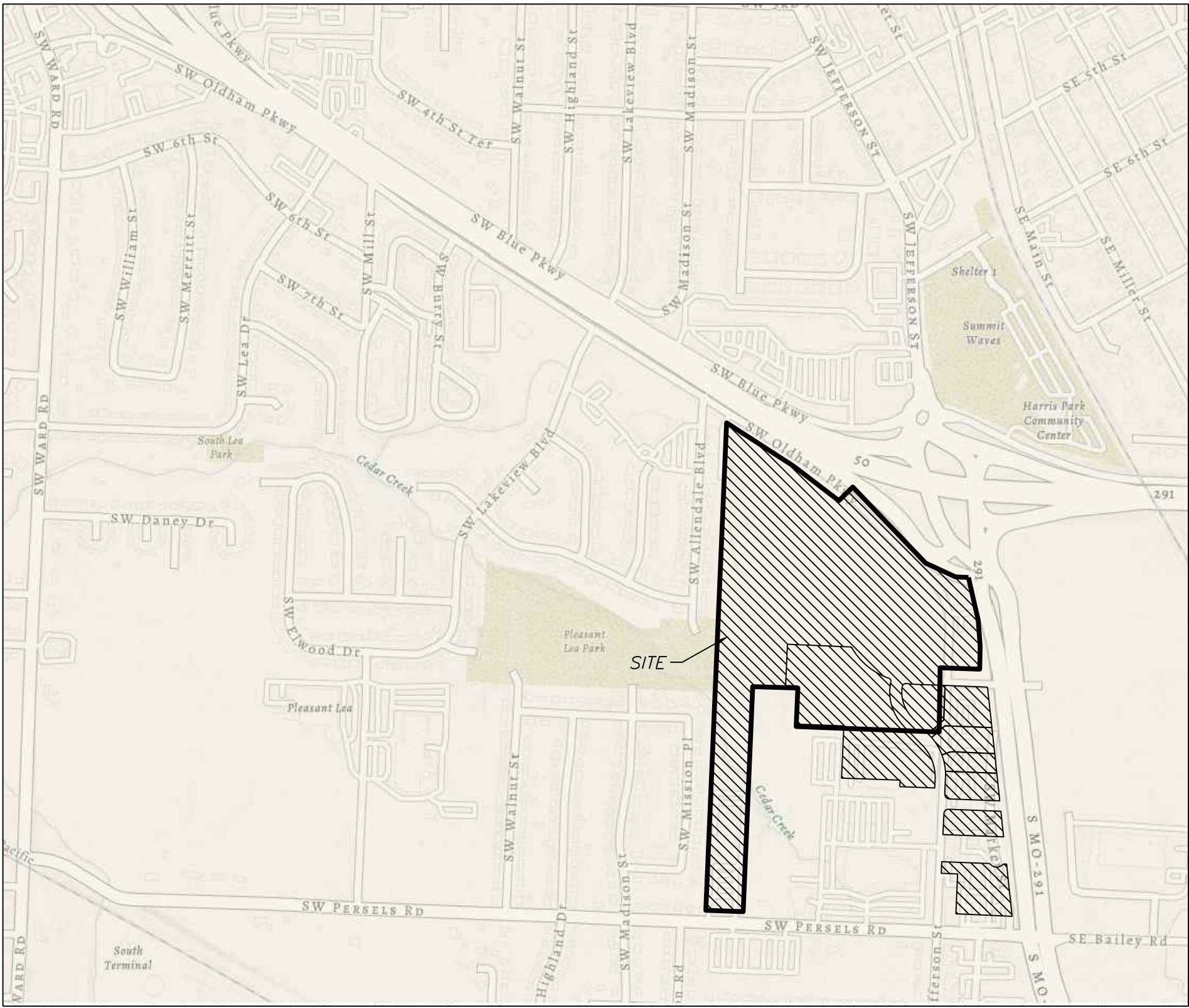
Developer:
COLBERN ROAD INVESTORS LLC
1325 FAIR MARKET DR
WENTZVILLE, MO 63385

Tract Description

A tract of land being located in Sections 7 & 8, Township 47, Range 31, Lee's Summit, Jackson County Missouri, being more particularly described as follows:
Commencing at the East Quarter Corner of said Section 7, thence N87°14'0"W along the North line of said Section 7, a distance of 937.51 feet; thence S21°19'20"W, a distance of 43.86 feet to the Point of Beginning, thence N57°09'44"W, a distance of 458.00 feet; thence S22°55'55"W, a distance of 2068.05 feet; thence S87°33'04"E, a distance of 215.90 feet; thence N2°25'22"E, a distance of 555.23 feet; thence S88°17'49"E, a distance of 260.52 feet; thence S2°33'08"W, a distance of 221.84 feet; thence S87°48'02"E, a distance of 280.68 feet; thence S2°32'26"W, a distance of 303.63 feet; thence S88°04'40"E, a distance of 339.94 feet; thence S22°35'57"W, a distance of 37.99 feet; thence S87°48'18"E, a distance of 283.03 feet; thence S2°32'23"W, a distance of 483.69 feet; thence S22°31'15"W, a distance of 224.32 feet; thence S40°14'38"E, a distance of 34.42 feet; thence S88°20'59"E, a distance of 67.84 feet; thence N2°23'15"E, a distance of 12.78 feet; thence S87°30'25"E, a distance of 327.07 feet; thence N6°07'34"W, a distance of 1338.91 feet; thence N87°50'52"W, a distance of 62.60 feet; thence N2°37'19"E, a distance of 158.07; thence along a curve to the left tangent to the preceding course and having a radius of 1375.94 feet, on arc distance of 490.71 feet; thence N87°25'57"W, a distance of 74.50 feet; thence along a curve to the right tangent to the preceding course and having a radius of 250.00 feet, on arc distance of 183.56 feet; thence N43°39'15"W, a distance of 465.95 feet; thence N44°17'15"W, a distance of 122.21 feet; thence S45°42'45"W, a distance of 46.13 feet; thence S69°02'59"W, a distance of 78.09 feet; thence N52°34'07"W, a distance of 298.65 feet to the Point of Beginning.

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 29095C0419G, dated January 20, 2017



SITE LOCATION MAP

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 PLAN & PROFILE
- C.405 ~ SANITARY SEWER PLAN & PROFILE
- C.406 ~ SANITARY SEWER DETAILS

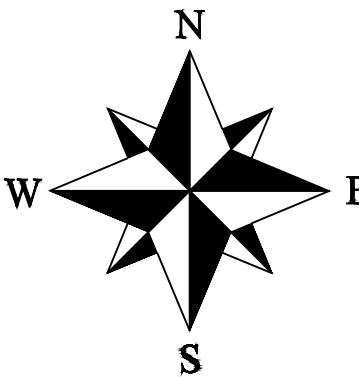
Summary of Quantities:

ITEM AND DESCRIPTION	UNIT	ESTIMATED QUANTITY
SANITARY		
6" PVC SDR 26 Service Line	LF	672.61
8" PVC SDR 26	LF	1,055.19
15" PVC SDR 26	LF	2,654.57
4' DIA Manhole	EA	14.00
TEES, BENDS, WYES	LS	13.00
CONNECTION TO EXISTING SANITARY SEWER	LS	2.00
TRACER WIRE AND EQUIPMENT	L.F.	2,654.57

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.

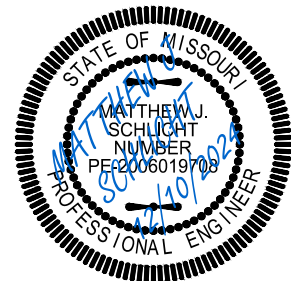


Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Oldham Village
Lee's Summit, Jackson County, Missouri

Project:
MARKETPLACE,
LSMO
Issue Date:
October 1, 2024

Cover Sheet
Construction Plans for:
Oldham Village
Lee's Summit, Jackson County, Missouri



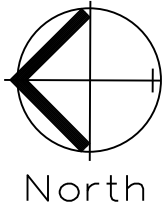
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS
REV. 12/10/2024

LEGEND:

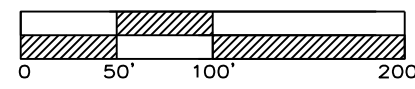
Existing Underground Power	—UGP—	UGP
Existing Conc. Curb & Gutter	=====	
Existing Wood Fence	—X—X—	X
Existing Gas Main	—GAS—	GAS
Existing Water Main	-X-W/M-	-X-W/M-
Existing Storm Sewer	-X-STM-	-X-STM-
Existing Sanitary Sewer	-X-SAN-	-X-SAN-
Existing Underground Telephone	—UGT—	UGT
Existing Overhead Power	—OHE—	OHE
Proposed Storm Sewer (Private)	—ST—	ST
Proposed Storm Sewer (Public)	—S—	S
Proposed Sanitary Sewer	—SS—	SS
Proposed Underground Power	—UGT—	UGT
Proposed Gas Service	—GAS—	GAS
Proposed 8" D.I.P. Water	—W—	W
Proposed Electrical Service	—UGP—	UGP

REVISED NORTH ARROW.



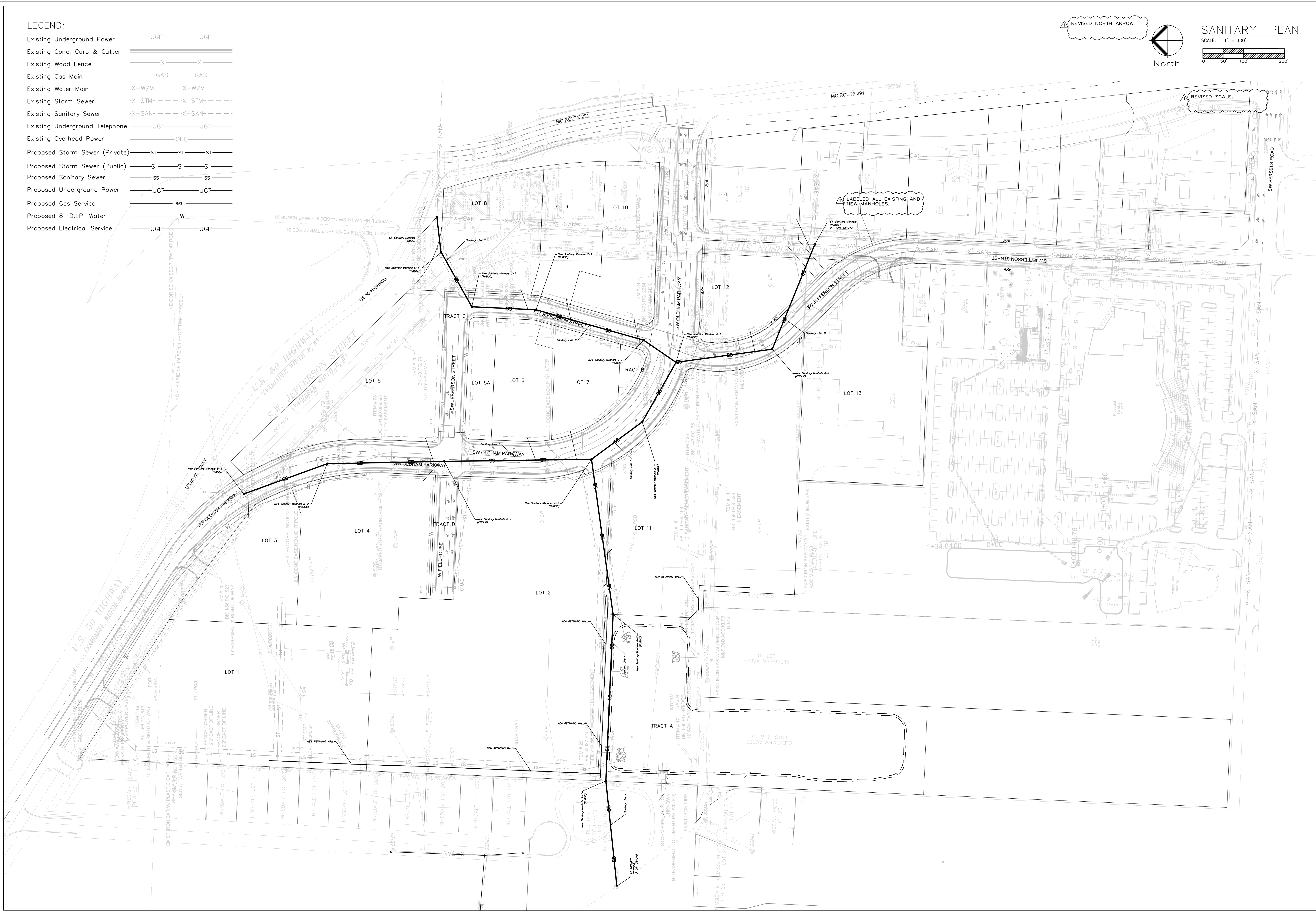
SANITARY PLAN

SCALE: 1" = 100'



REVISED SCALE.

LABELLED ALL EXISTING AND NEW MANHOLES



Sanitary Plan

Construction Plans for:

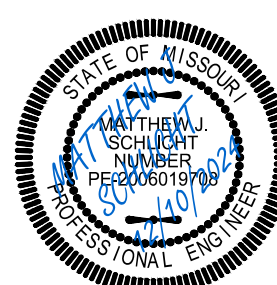
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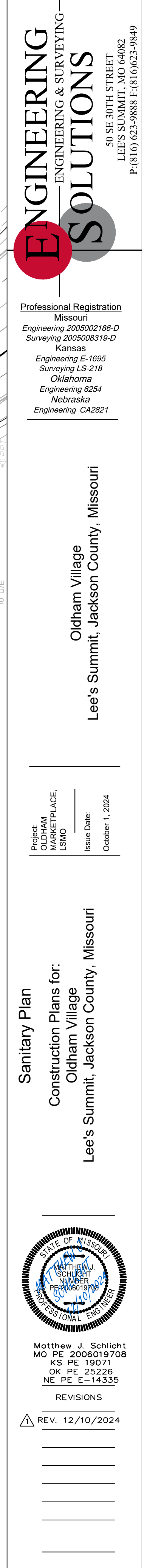
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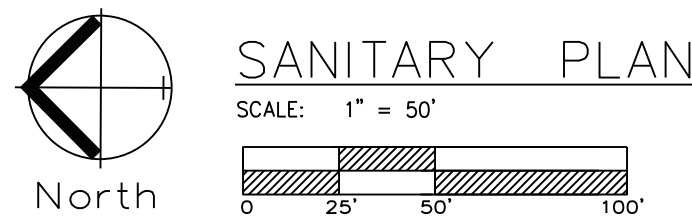
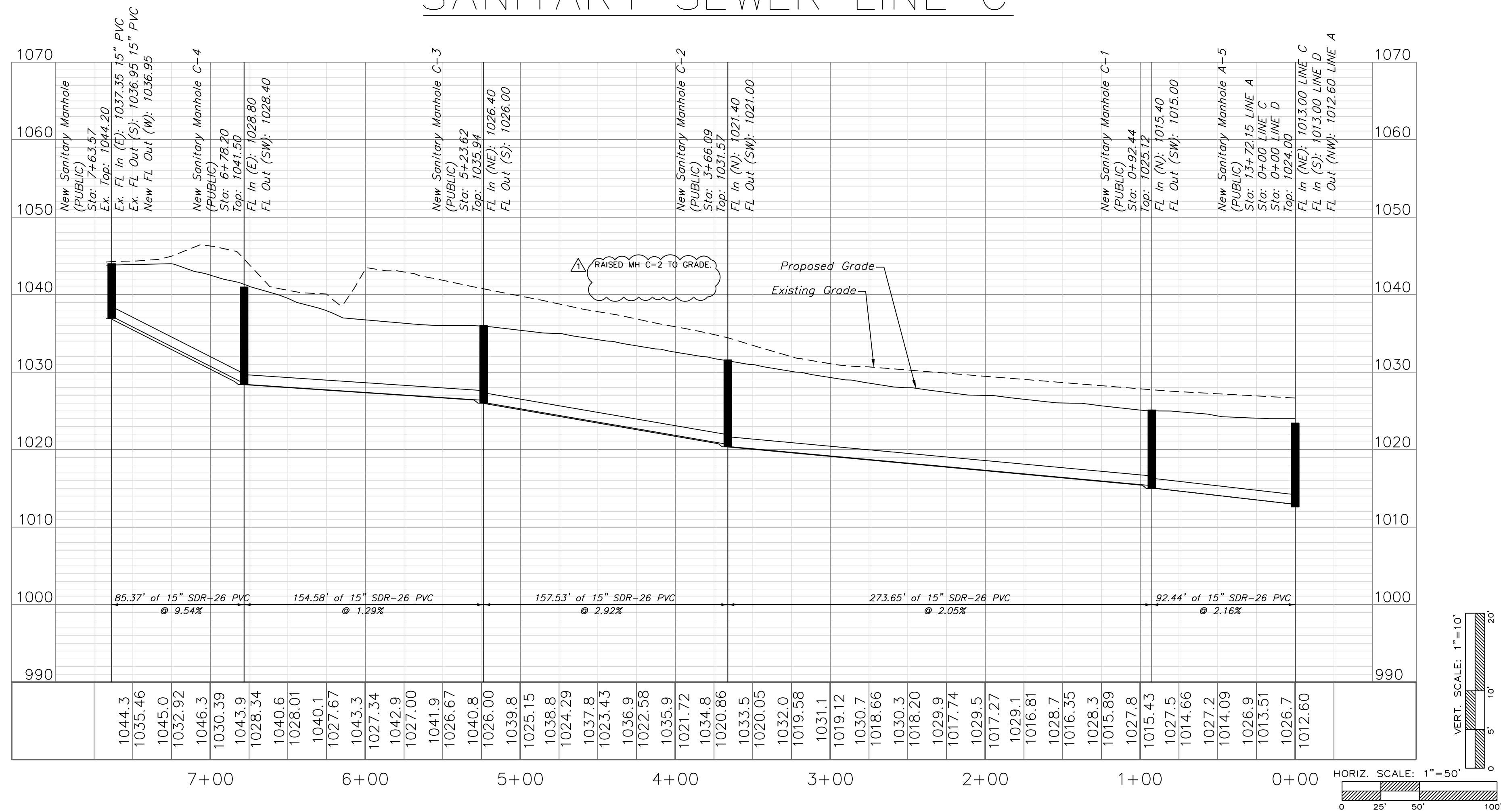


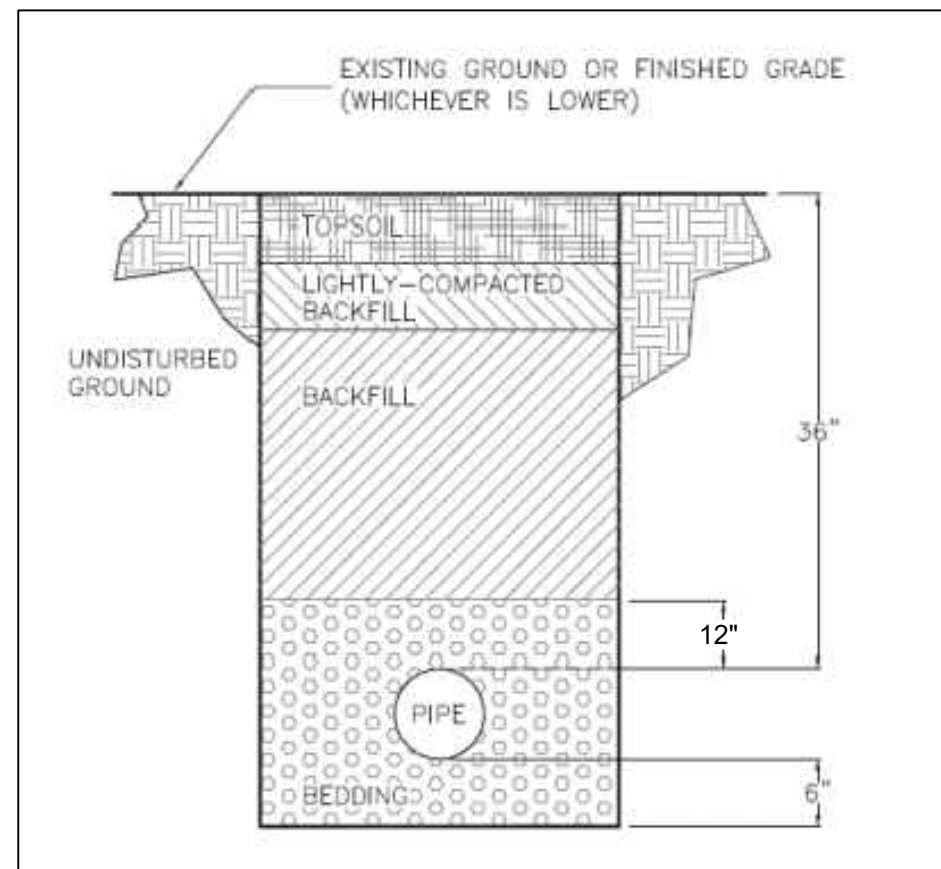
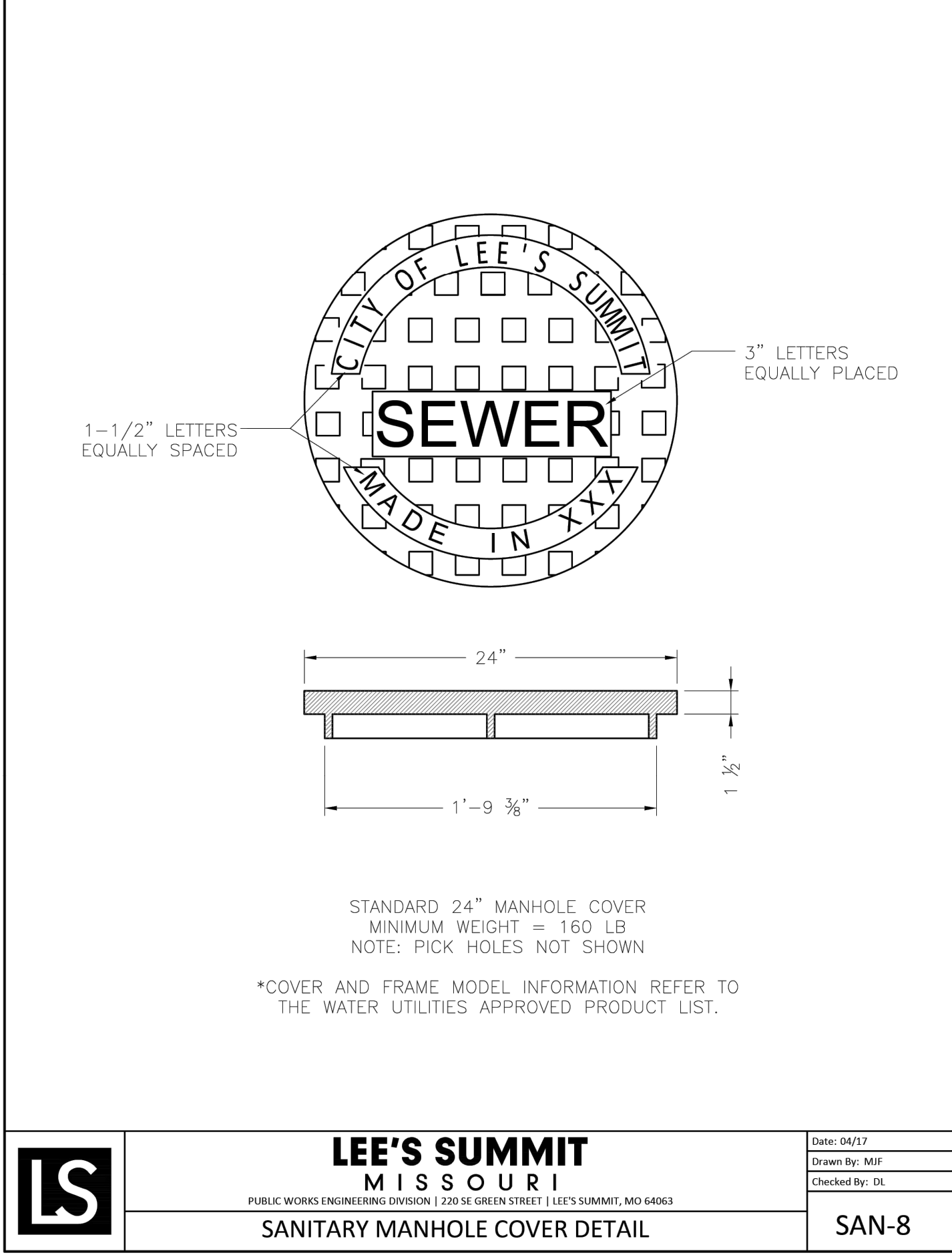
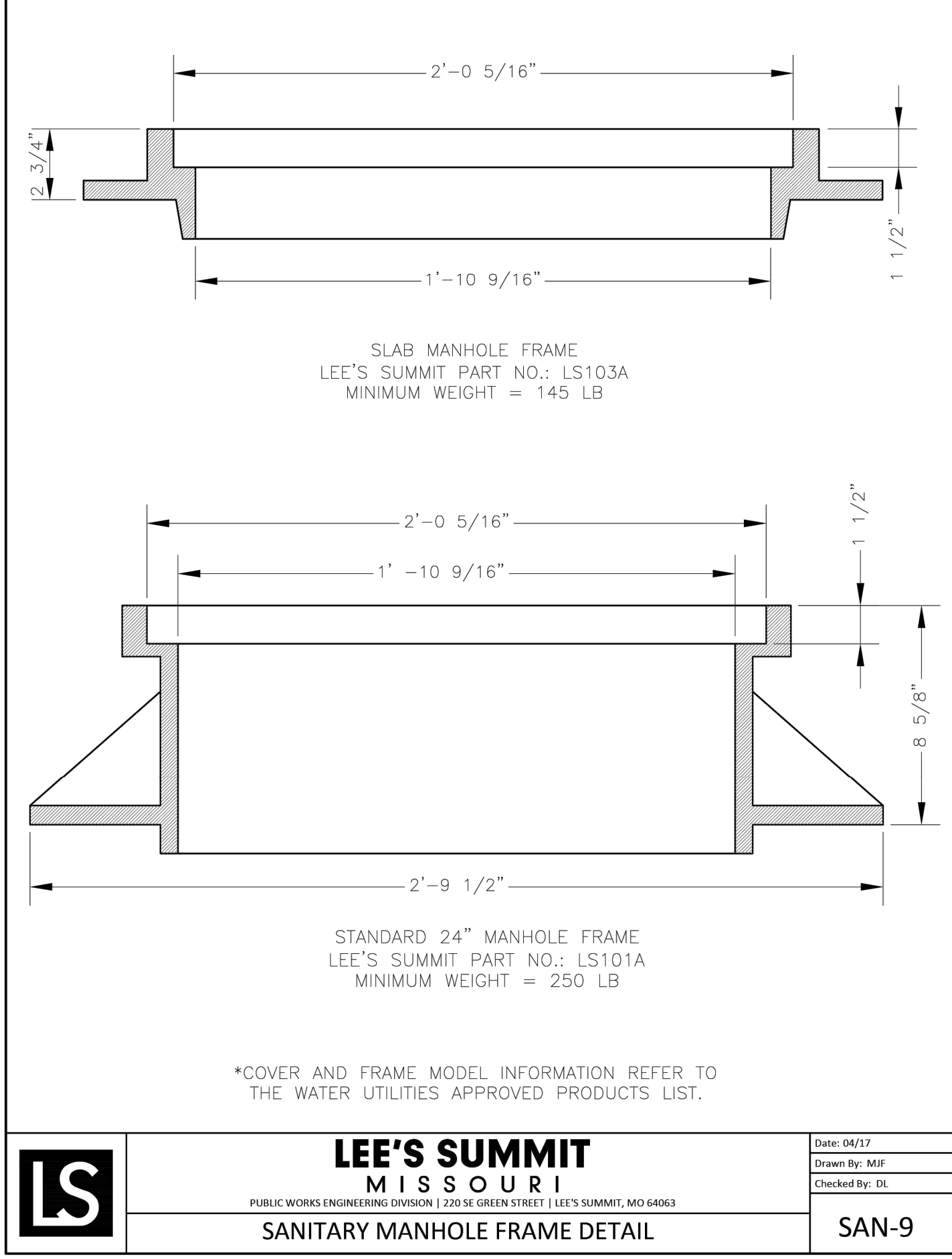
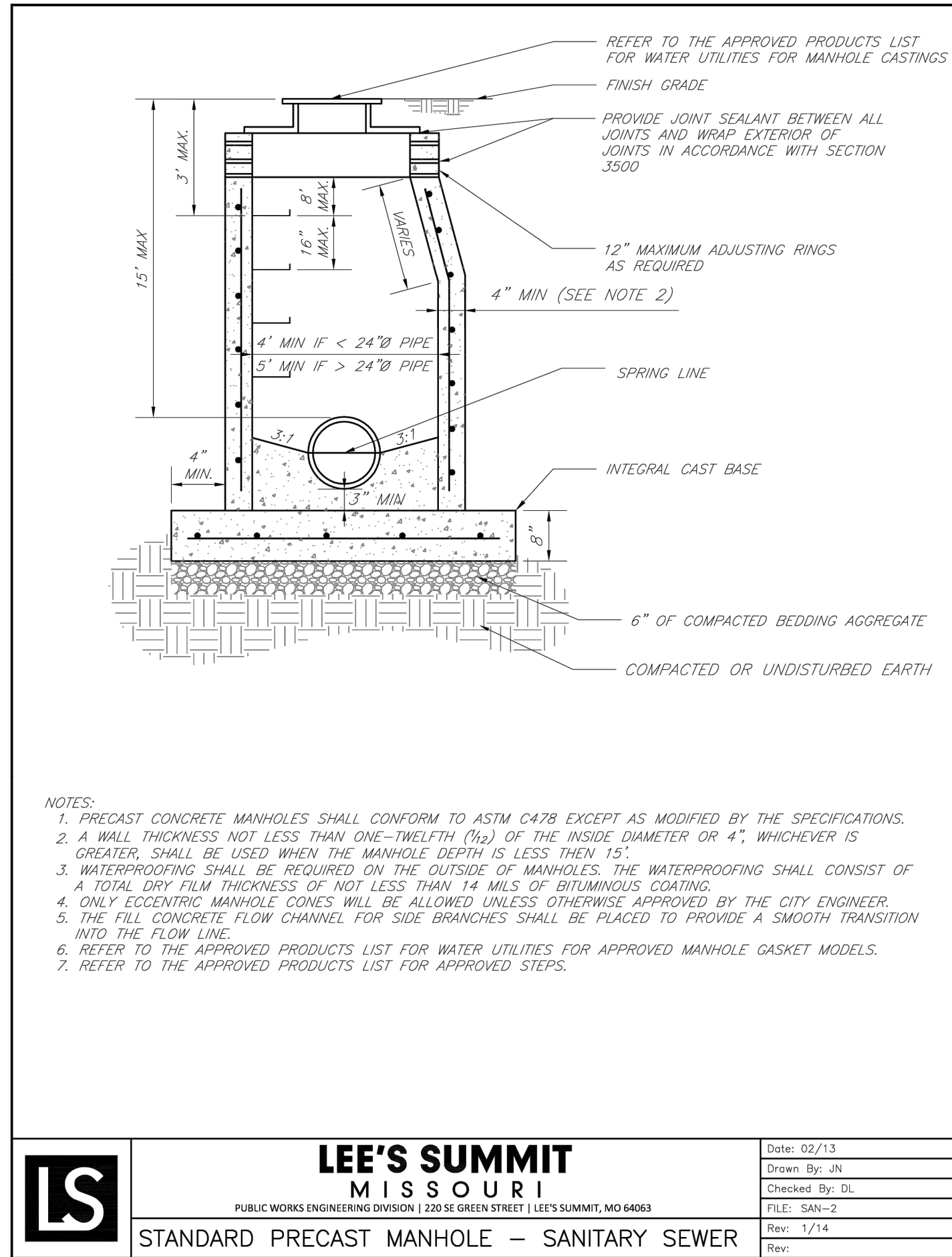
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REVISIONS

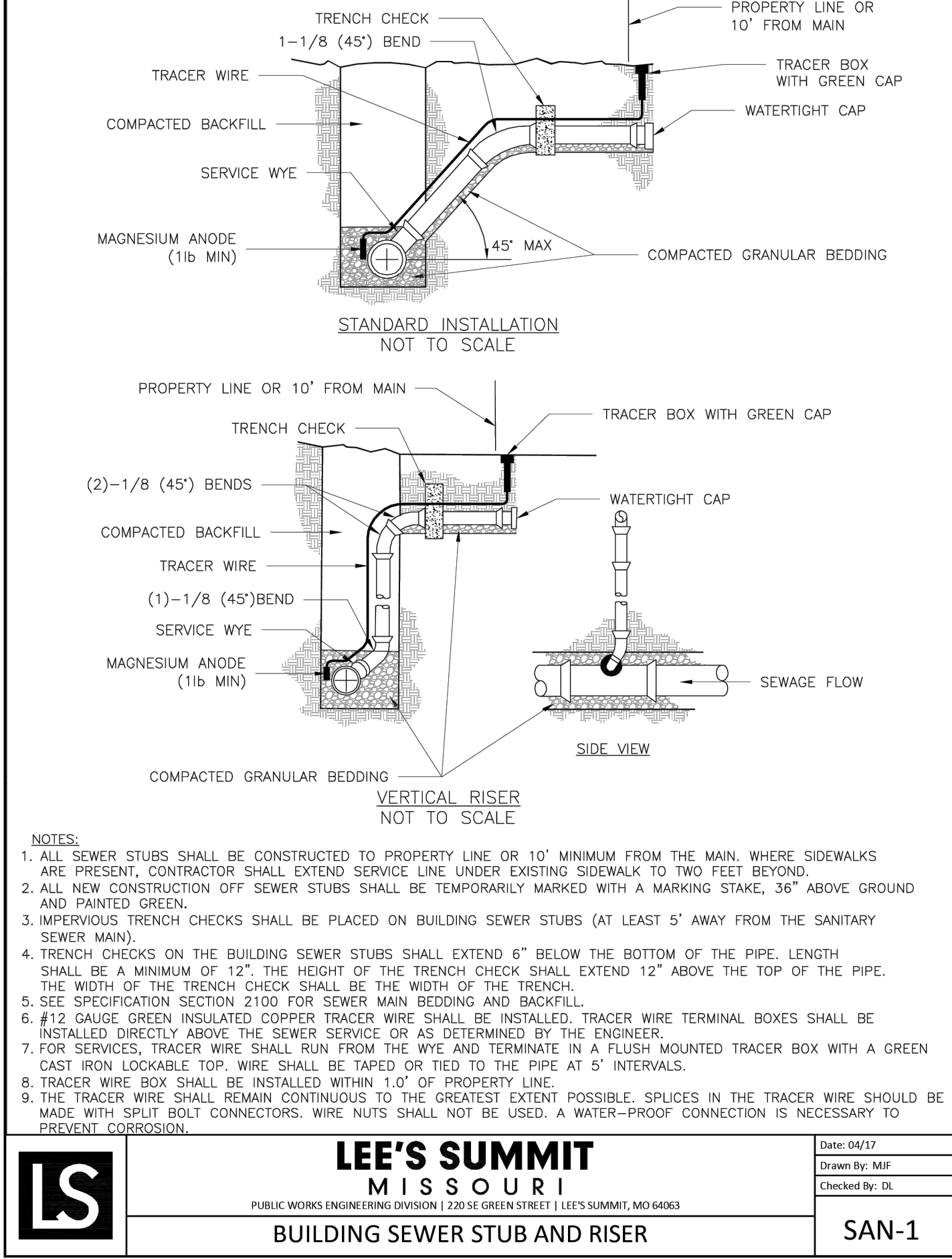
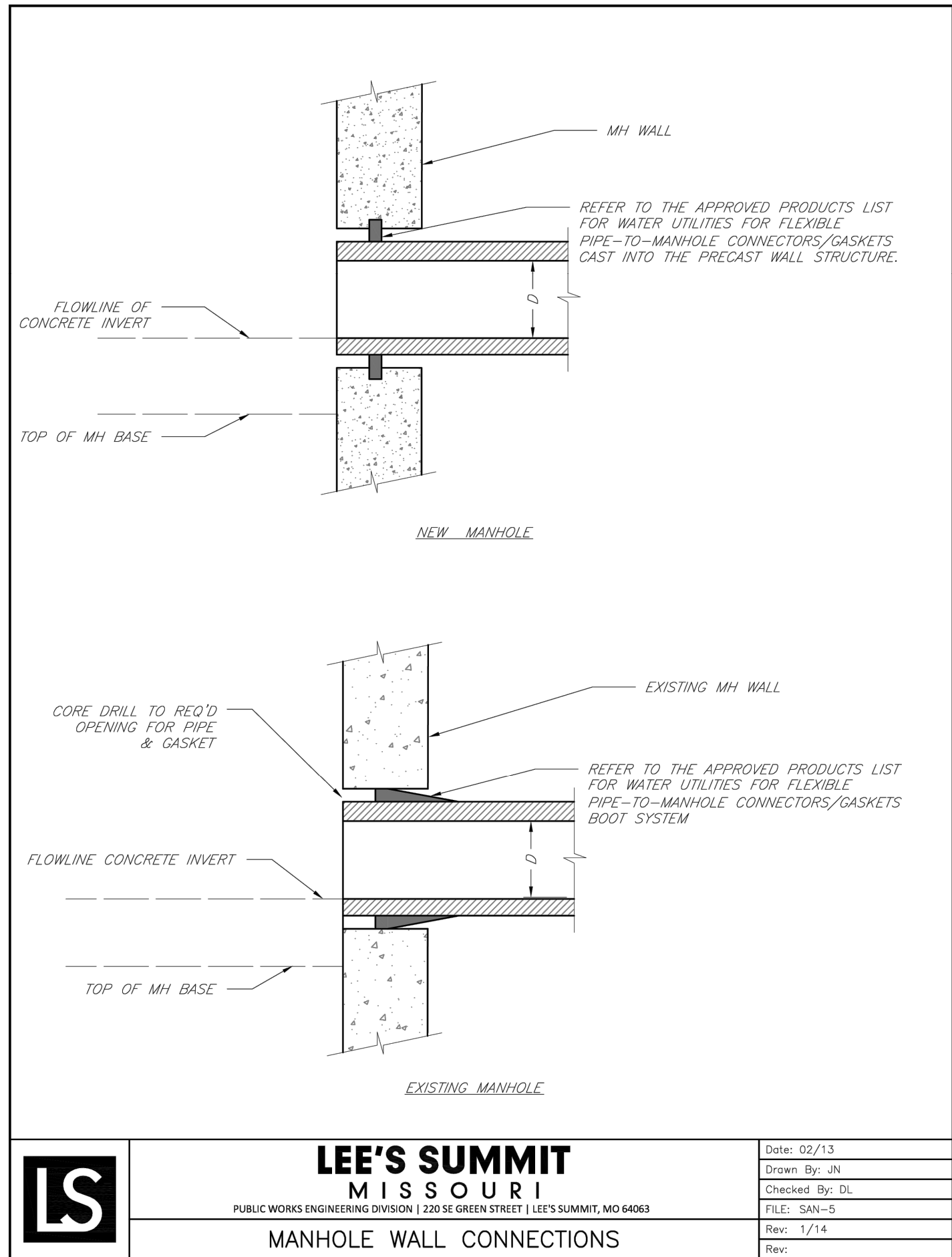
REV. 12/10/2024

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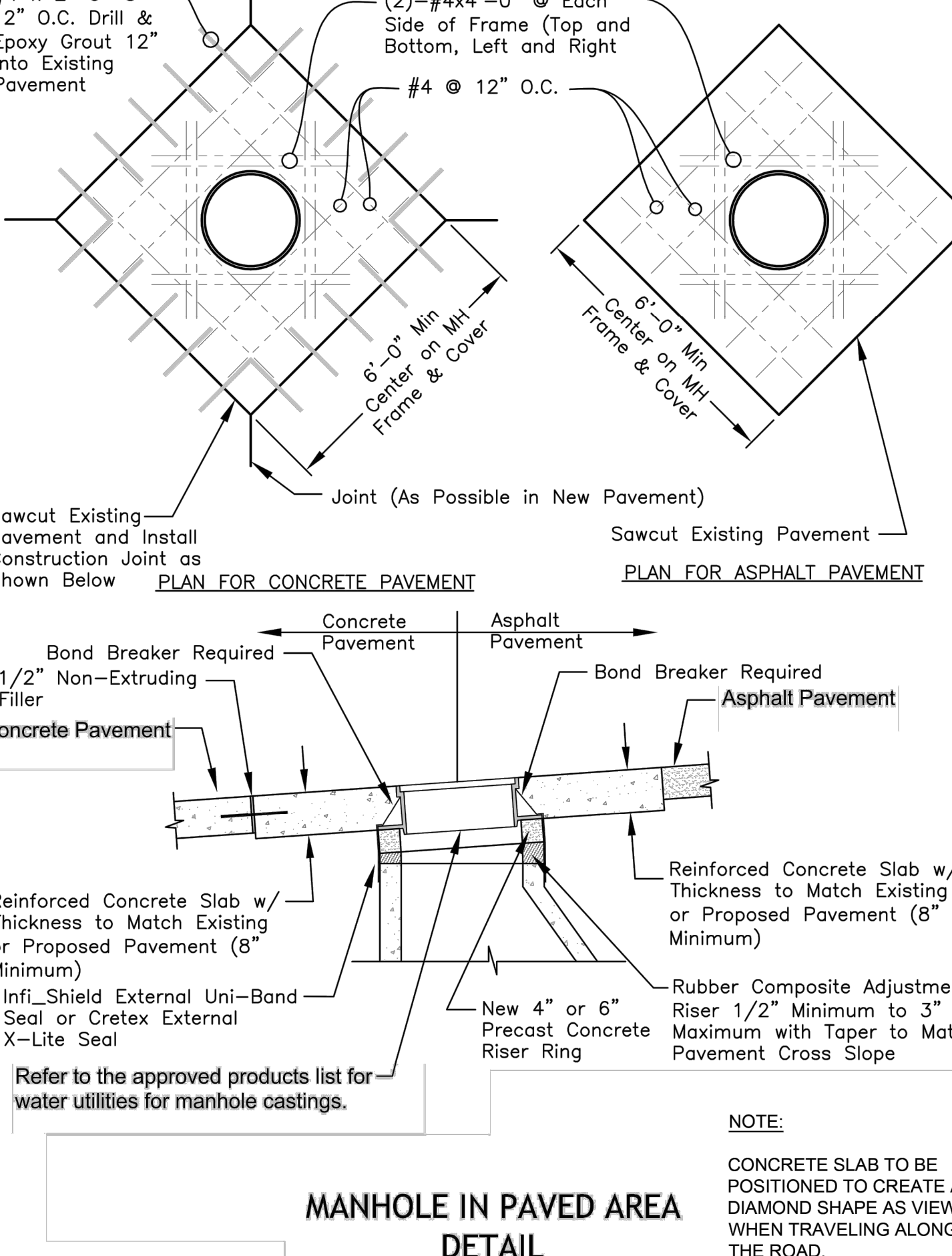
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TRENCH AND BACKFILL DETAIL
N.T.S.



ADDED DETAIL.



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