

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

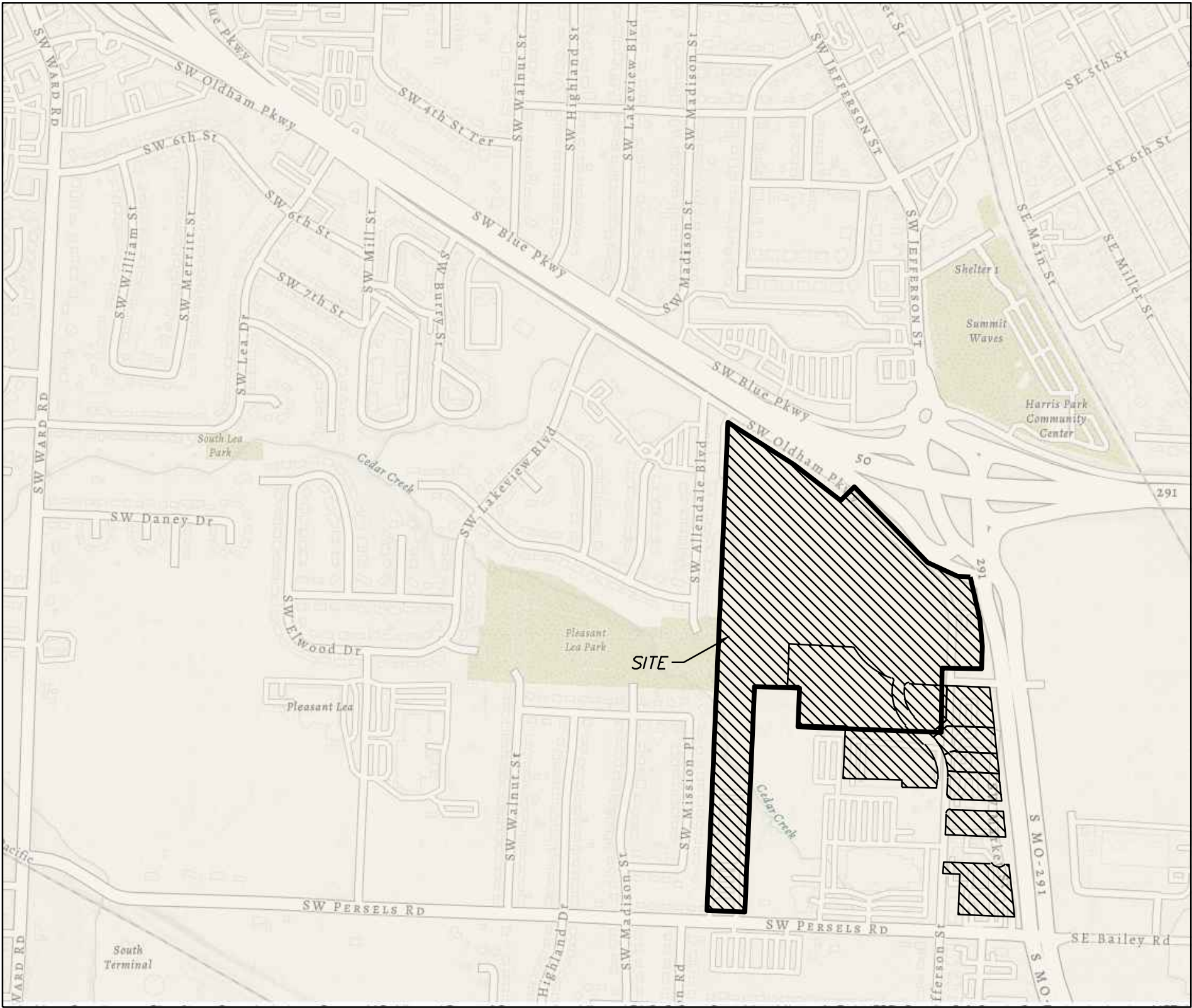
A tract of land being located in Sections 7 & 8, Township 47, Range 31, Lee's Summit, Jackson County Missouri, being more particularly described as follows:
Commencing at the East Quarter Corner of said Section 7, thence N87°41'40"W along the North line of said Section 7, a distance of 937.51 feet; thence S27°18'20"W a distance of 43.88 feet to the Point of Beginning; thence N57°09'44"W, a distance of 458.00 feet; thence S22°26'55"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 S2°23'57"W, a distance of 37.99 feet; thence S87°48'18"E, a distance of 263.03 feet; thence S2°32'23"W, a distance of 493.69 feet; thence S2°23'15"W, a distance of 224.32 feet; thence S49°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°58'15"E, a distance of 406.95 feet; thence N44°17'15"W, a distance of 122.21 feet; thence S45°42'45"W, a distance of 46.13 feet; thence S89°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.

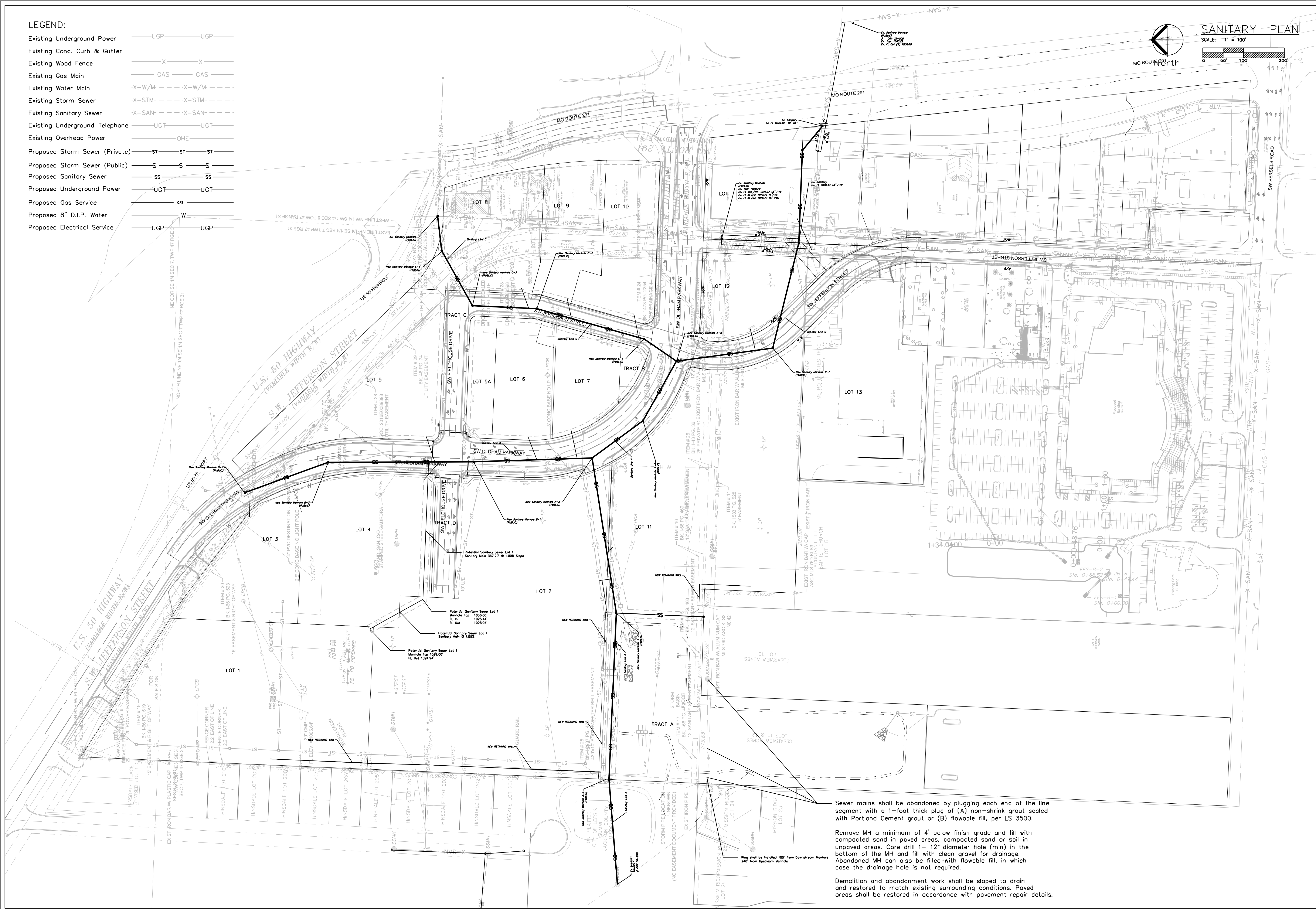
FLOOD INFORMATION:

The property is located in Zone "X" areas outside the 100 year flood plain per FEMA Map 29095C0419G, dated January 20, 2017



LEGEND:

Existing Underground Power	UGP	UGP
Existing Conc. Curb & Gutter		
Existing Wood Fence	X	X
Existing Gas Main	GAS	GAS
Existing Water Main	X-W/M	X-W/M
Existing Storm Sewer	X-ST	X-ST
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



Sewer mains shall be abandoned by plugging each end of the line segment with a 1-foot thick plug of (A) non-shrink grout sealed with Portland Cement grout or (B) flowable fill, per LS 3500.

Remove MH a minimum of 4' below finish grade and fill with compacted sand in paved areas, compacted sand or soil in unpaved areas. Core drill 1-12" diameter hole (min) in the bottom of the MH and fill with clean gravel for drainage. Abandoned MH can also be filled with flowable fill, in which case the drainage hole is not required.

Demolition and abandonment work shall be sloped to drain and restored to match existing surrounding conditions. Paved areas shall be restored in accordance with pavement repair details.

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

Professional Registration
Missouri
Engineering 200502186-D
Surveying 2005008318-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6264
Nebraska
Engineering CA2821

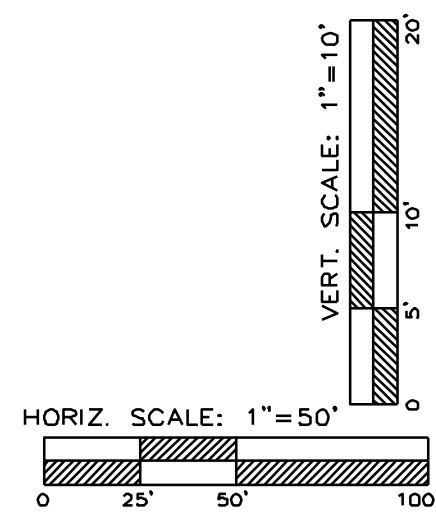
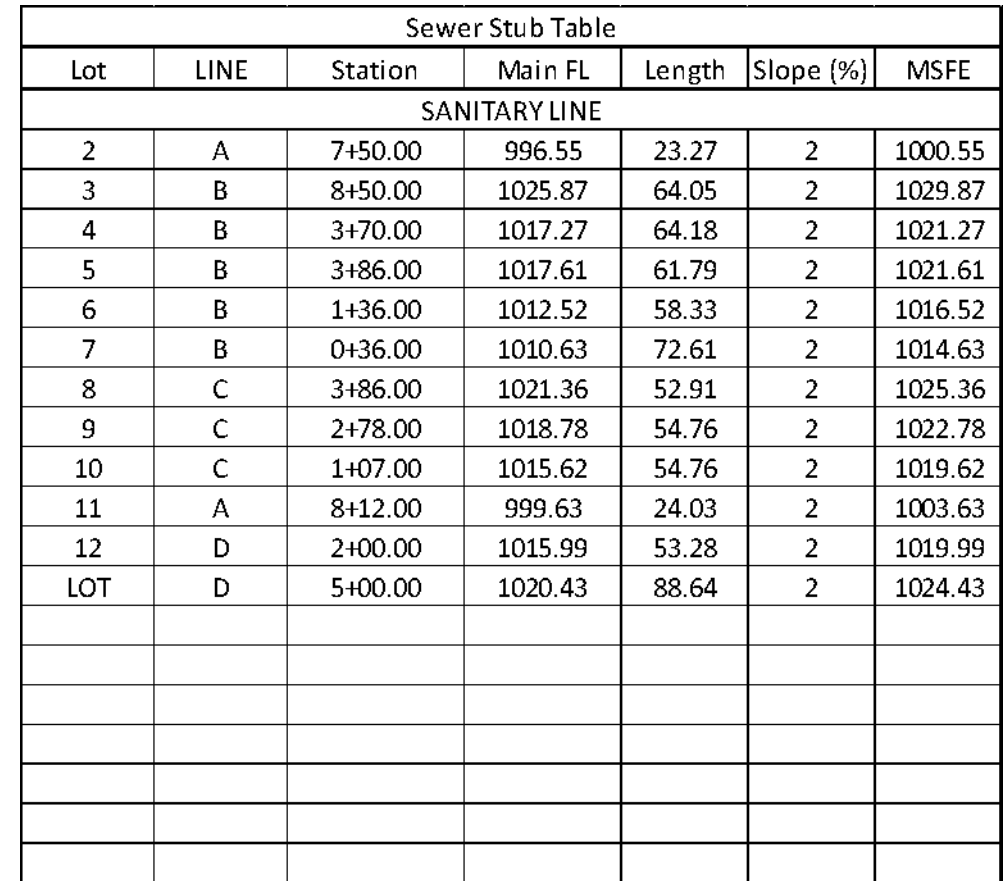
Sanitary Plan
Construction Plans for:
Oldham Village
Lee's Summit, Jackson County, Missouri

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

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

REVISIONS
REV. 12/10/2024
REV. 1/2/2025
REV. 2/6/2025
REV. 3/24/2025

C.401

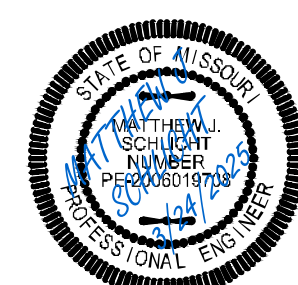


Oldham Village
Lee's Summit, Jackson County, Missouri

Project: OLDHAM
MARKETPLACE,
LSMO

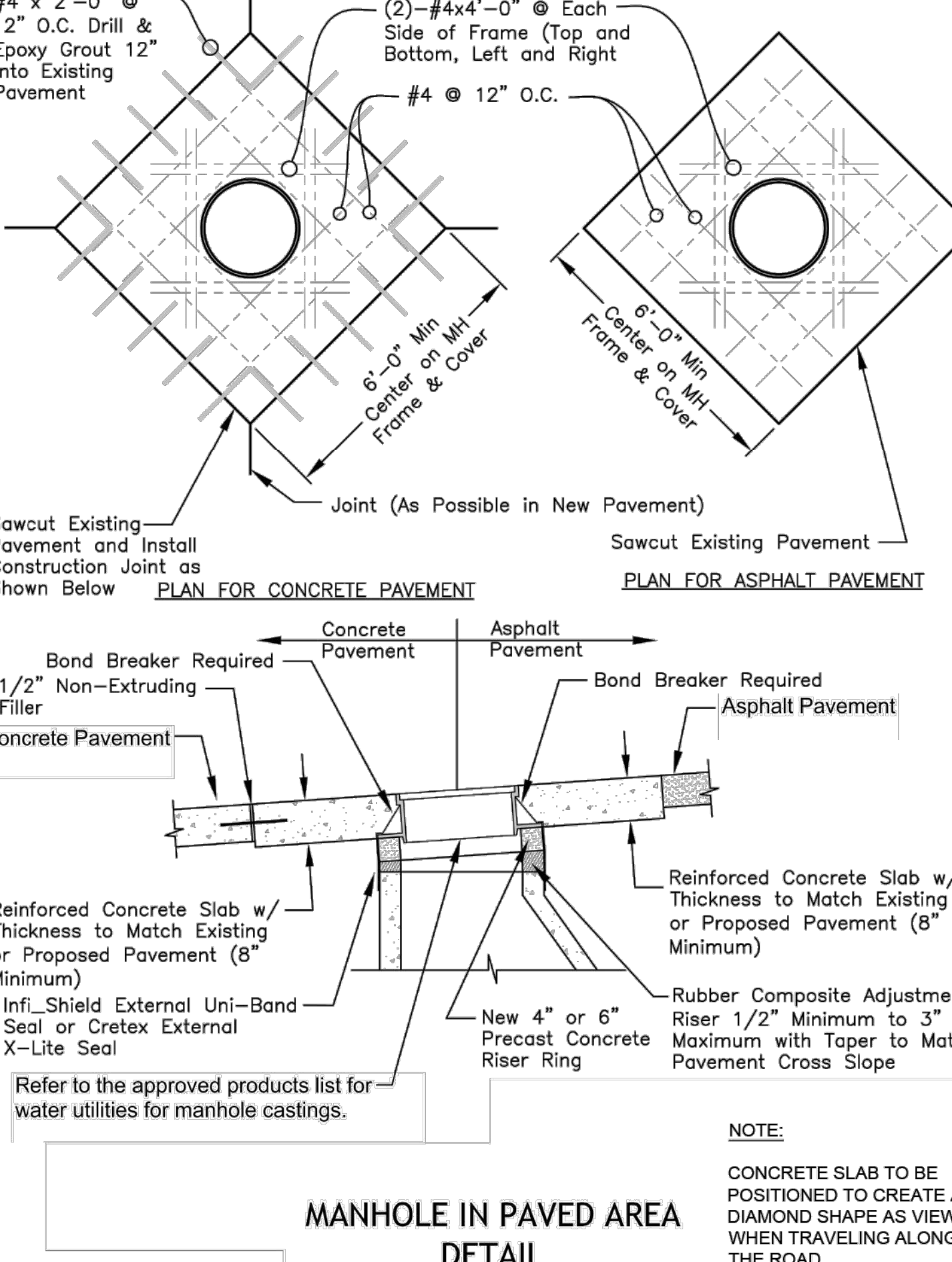
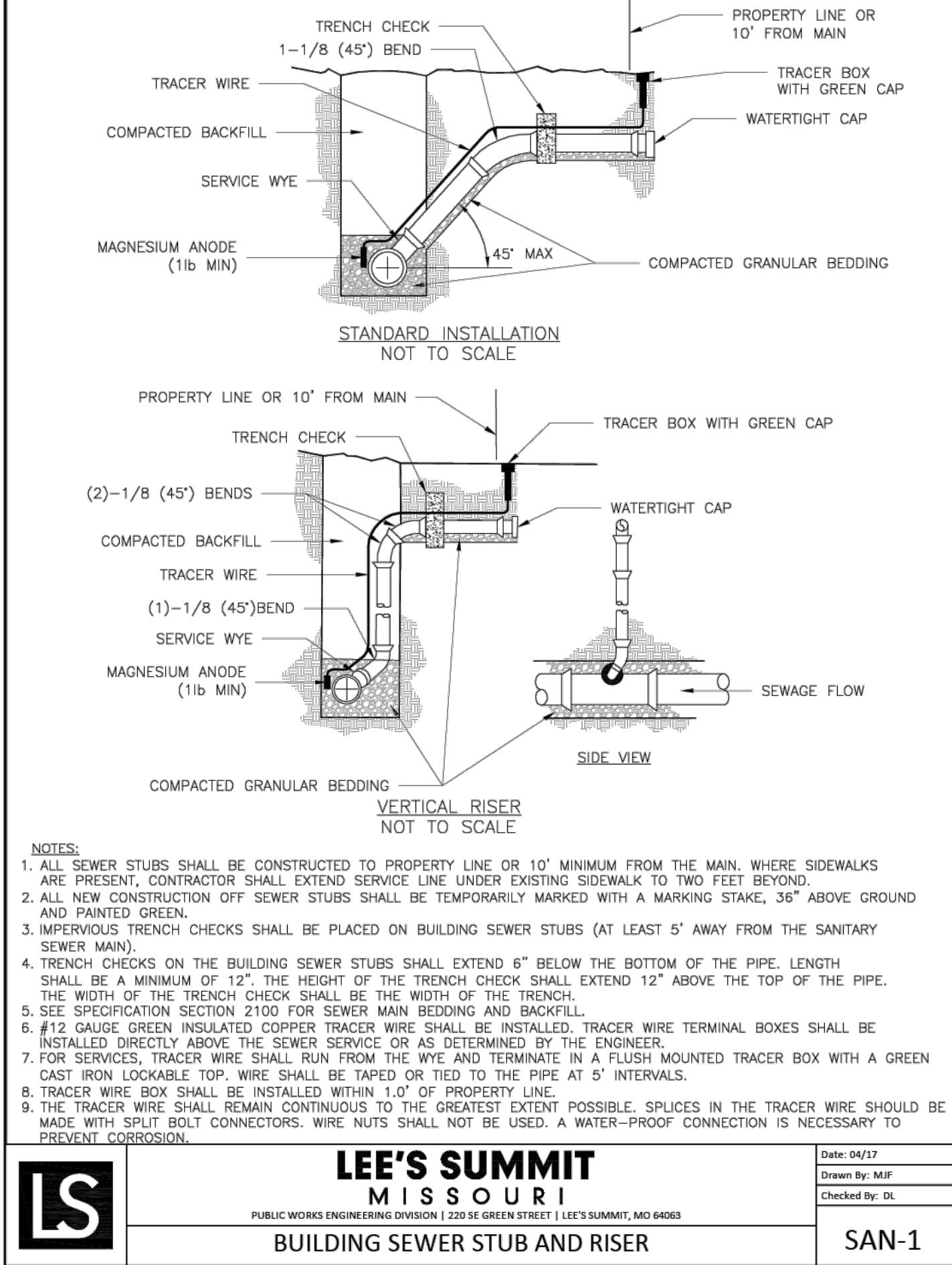
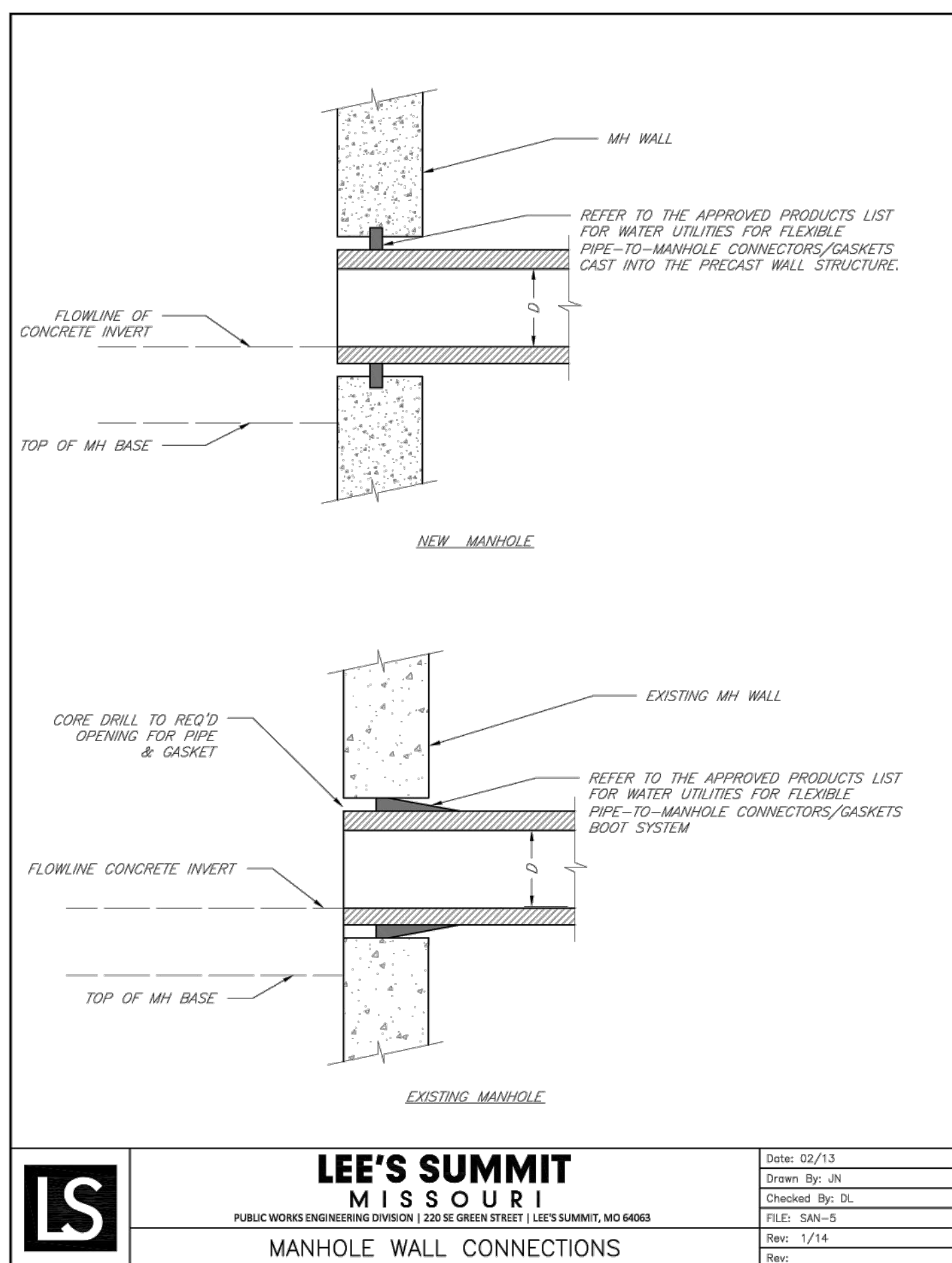
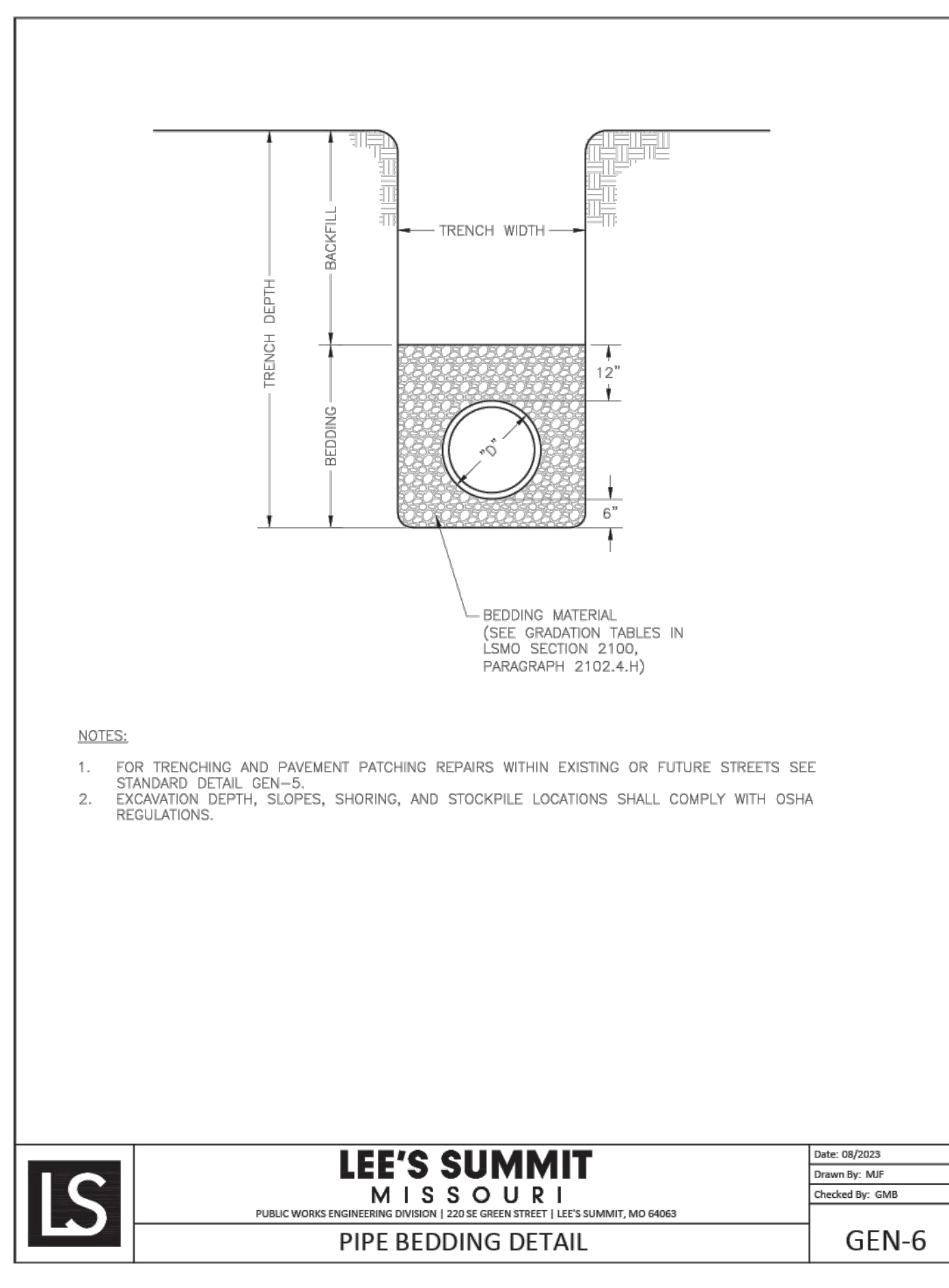
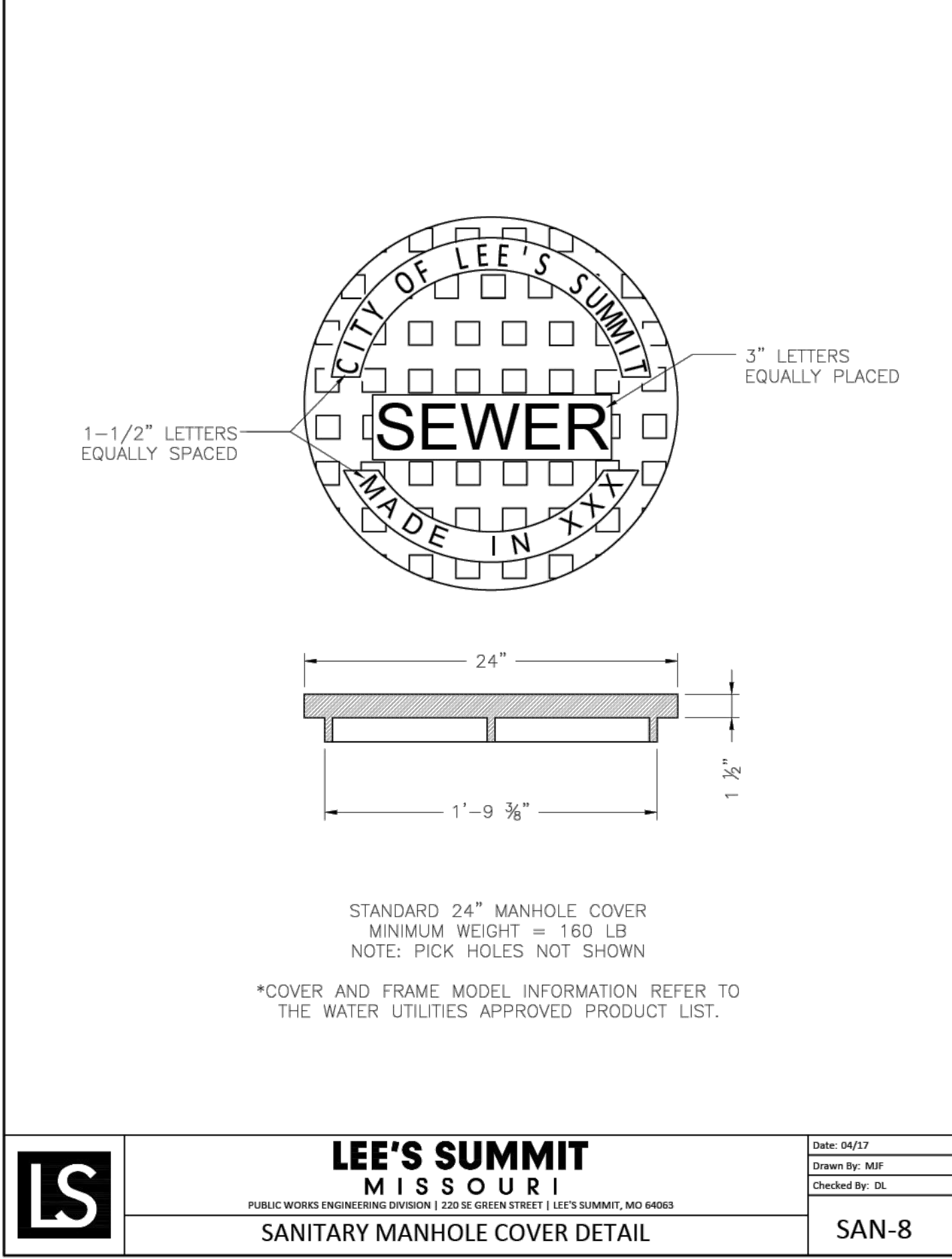
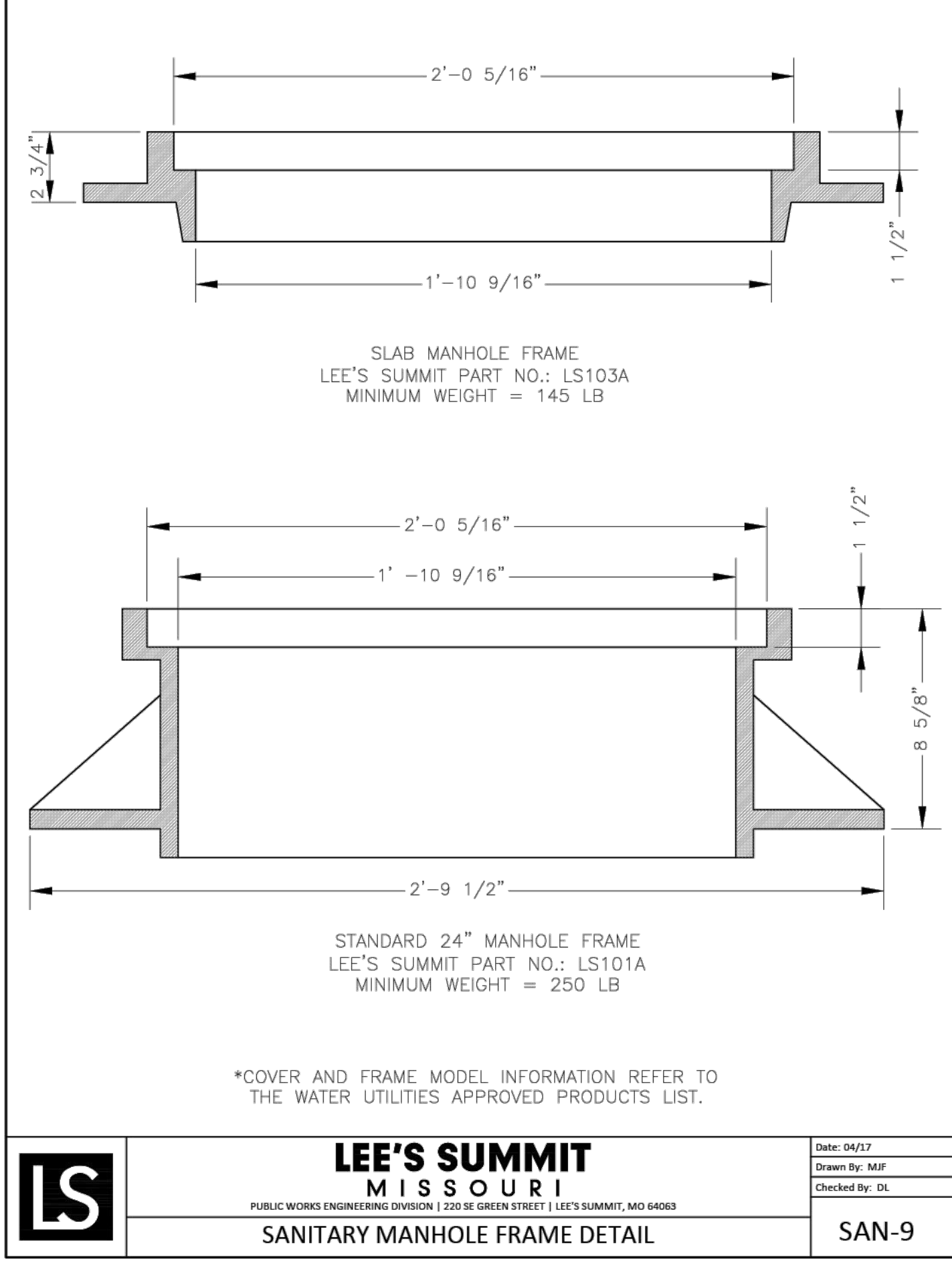
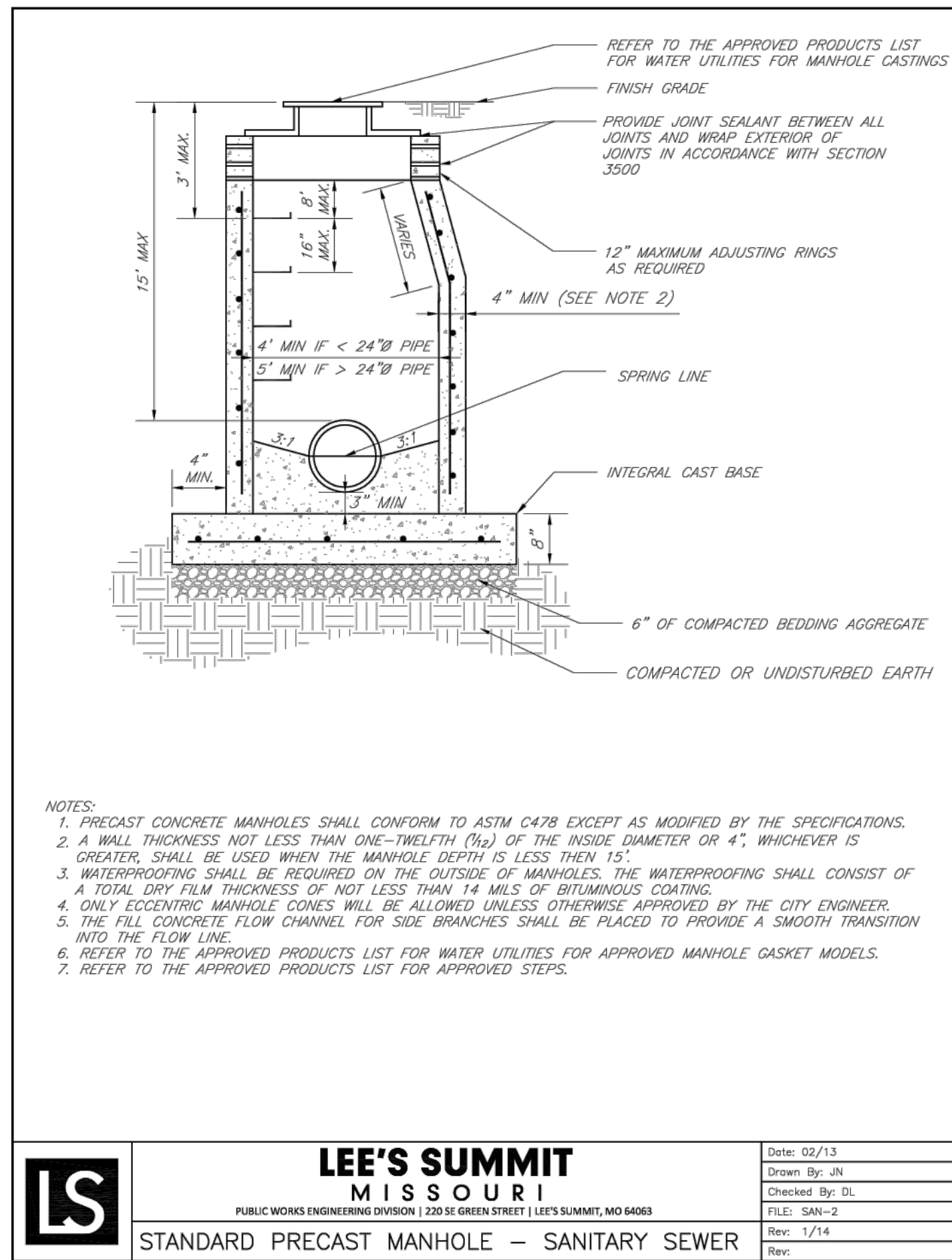
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