

# OLDHAM VILLAGE

## PUBLIC SANITARY SEWER CONSTRUCTION PLANS

### Section 7, Township 47 North, Range 31 West

### LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



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

Project:  
 Oldham Village  
 Lee's Summit, Jackson County, Missouri

Project:  
 MARKETPLACE,  
 LSHMO  
 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
REV. 1/2/2025
REV. 2/6/2025
REV. 3/24/2025
REV. 4/18/2025
REV. 5/5/2025

#### 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.
  - 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.

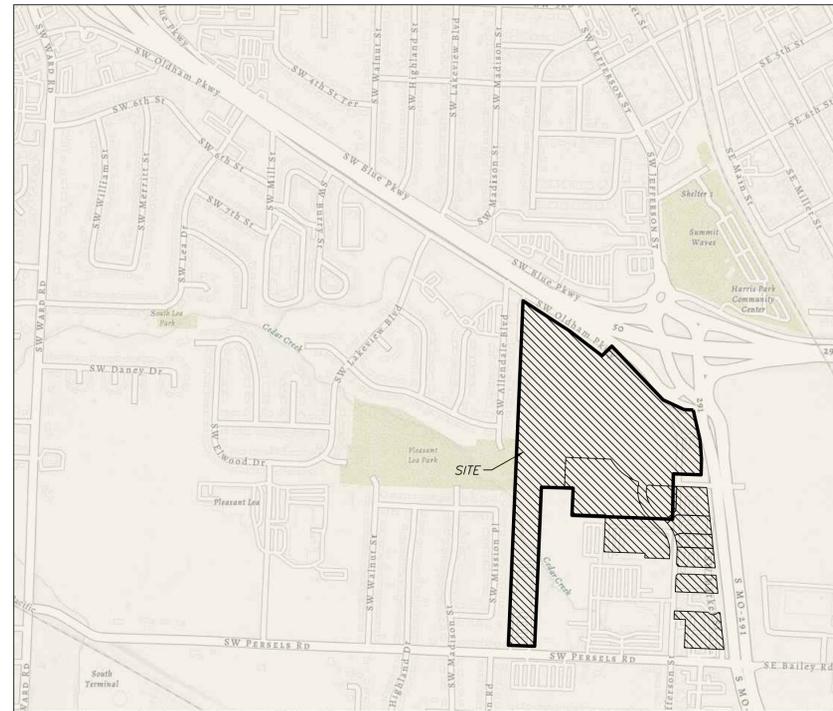
Developer:  
 COLBERN ROAD INVESTORS LLC  
 1325 FAIR MARKET DR  
 WENTZVILLE, MO 63385

#### 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 S21°19'30"W a distance of 43.88 feet to the Point of Beginning; thence N57°29'44"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 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 S45°43'36"E, a distance of 34.42 feet; thence S88°22'59"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, an 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, an arc distance of 183.56 feet; thence N43°39'15"W, a distance of 405.95 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

DEVELOPER:  
 Oldham Investors, LLC  
 David Olson  
 1700 132nd St, Suite 150  
 Phone: 314-413-3598

#### Summary of Quantities:

ITEM AND DESCRIPTION	UNIT	ESTIMATED QUANTITY
<b>SANITARY</b>		
6" PVC SDR 26 Service Line	LF	623.97
8" PVC SDR 26	LF	1,078.37
15" PVC SDR 26	LF	2,943.32
4" DIA Manhole	EA	18.00
TEES, BENDS, WYES	LS	13.00
CONNECTION TO EXISTING SANITARY SEWER	LS	3.00
TRACER WIRE AND EQUIPMENT	L.F.	2,943.32

#### 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:

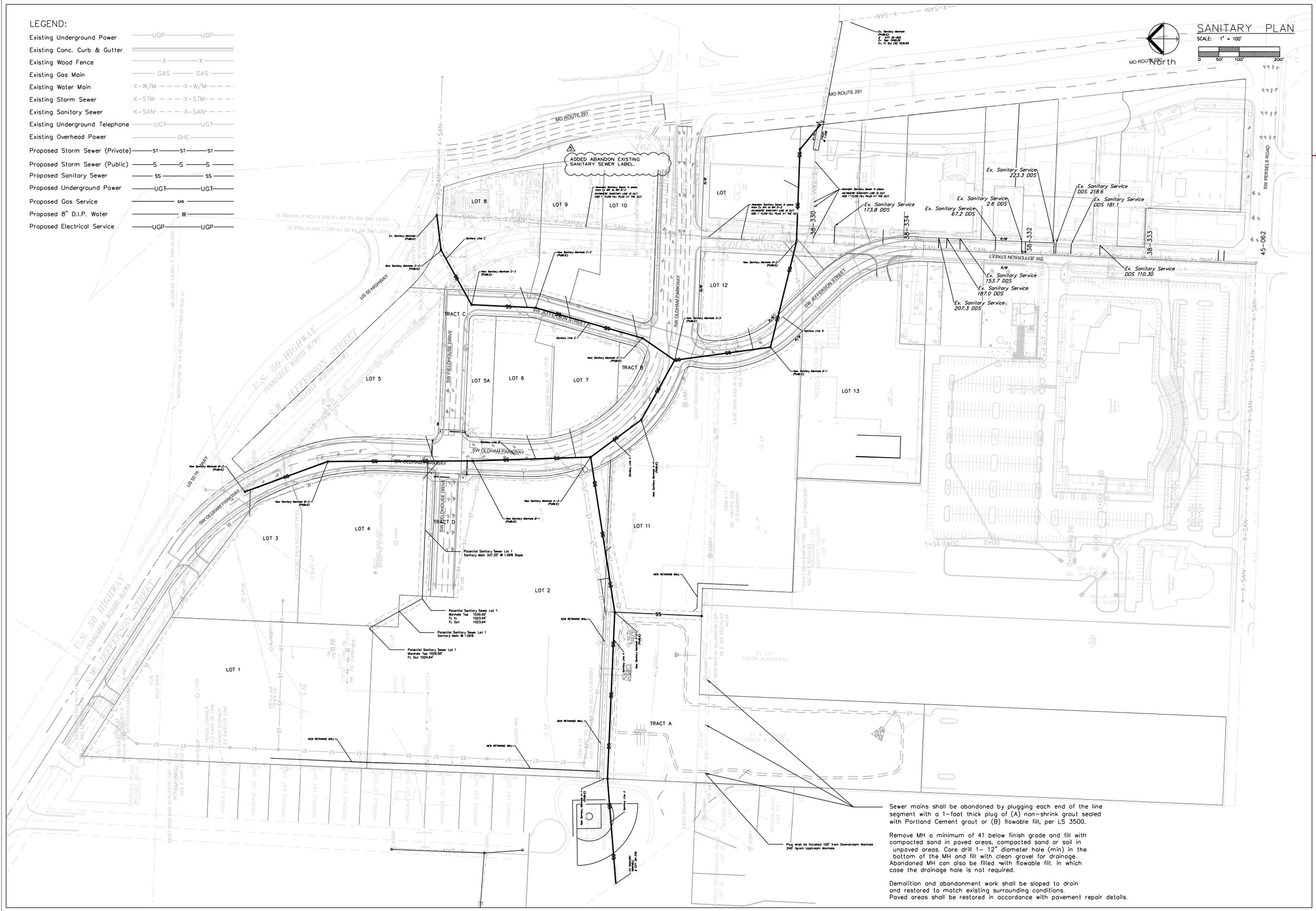
- B/L - BUILDING SET-BACK
- C/A - COMMON AREA
- D/E - DRAINAGE EASEMENT
- FND. - FOUND
- L/E - LANDSCAPE EASEMENT
- L.N.A. - LIMITS OF NO ACCESS
- R/W - RIGHT OF WAY
- SAN - SANITARY SEWER LINE
- S/W - SIDEWALK
- U/E - UTILITY EASEMENT
- W - WATER LINE
- ST - STORM SEWER LINE

#### 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.

**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



**SANITARY PLAN**  
SCALE: 1" = 100'



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

Professional Registration  
Missouri  
Engineering 2005002186-D  
Surveying 2005003819-D  
Kansas  
Engineering E-1695  
Surveying LS-218  
Oklahoma  
Engineering 6264  
Nebraska  
Engineering CA2821

Project:  
MARKETPLACE,  
LSMO  
Issue Date:  
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**Sanitary Plan**  
Construction Plans for:  
Oldham Village  
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht  
MO PE 2006019708  
KS PE 19071  
NE PE 25228  
NE PE E-14335

**REVISIONS**

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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 41' 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.

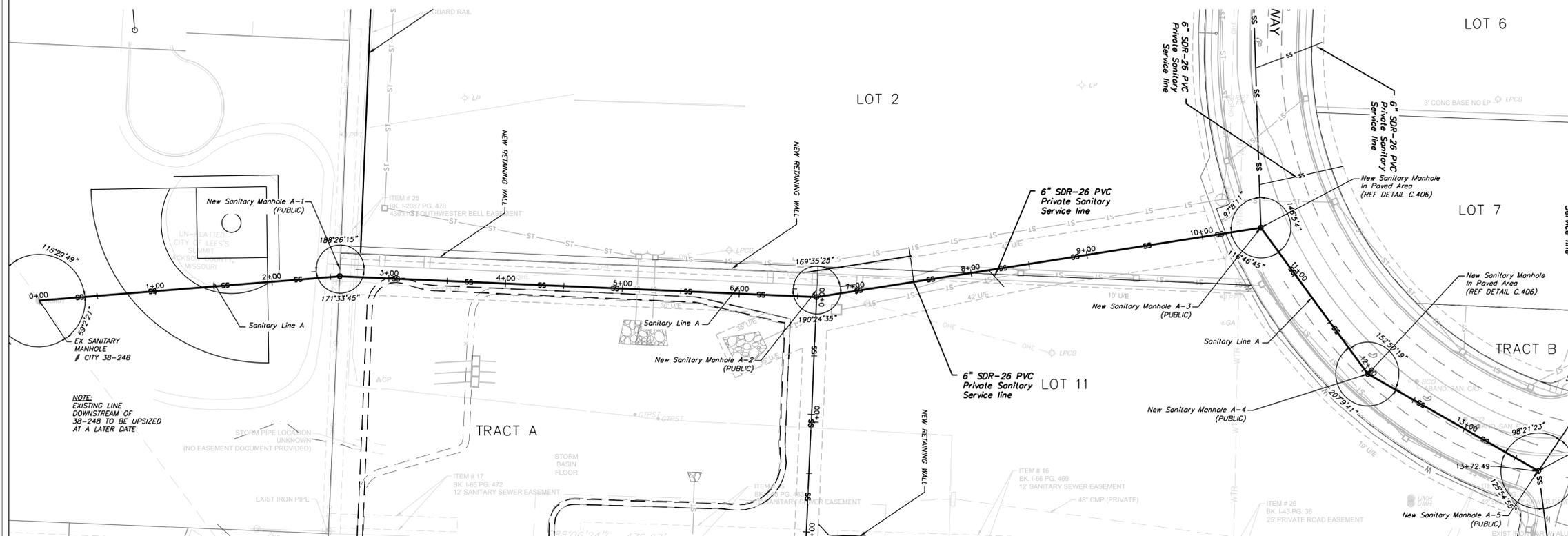
**SANITARY PLAN**

SCALE: 1" = 50'

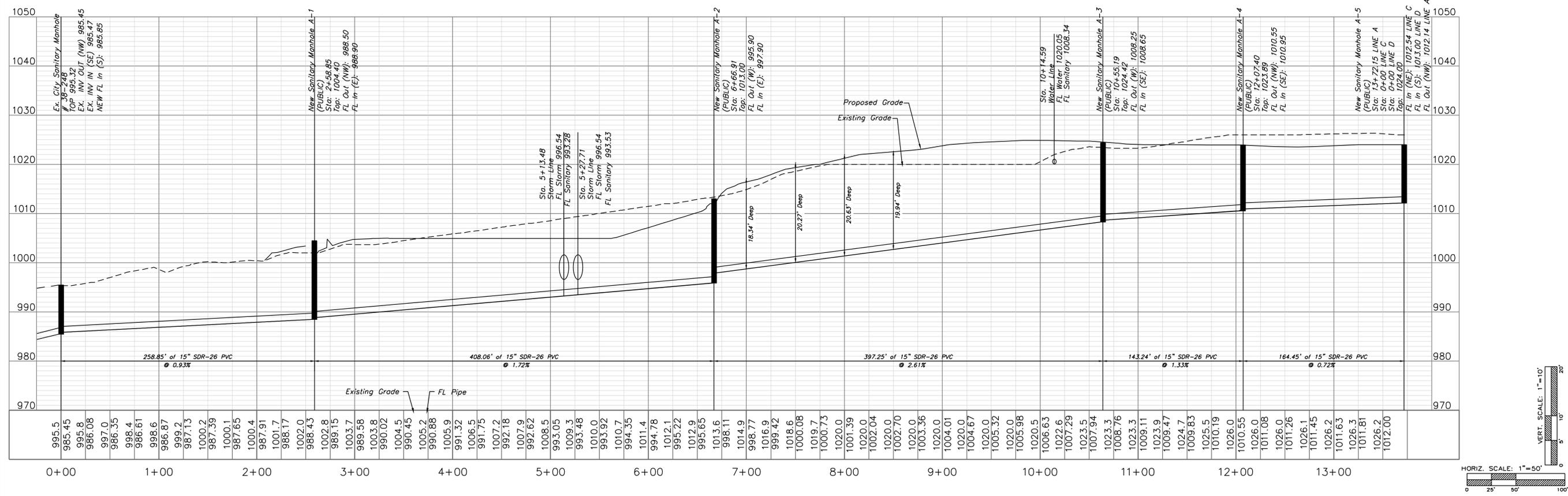


REVISED SEWER STUB TABLE.

Sewer Stub Table						
Lot	LINE	Station	Main FL	Length	Slope (%)	MSFE
SANITARY LINE						
2	A	7+50.00	996.55	23.27	2	1000.55
3	B	8+50.00	1025.87	64.05	2	1029.87
4	B	3+70.00	1017.27	64.18	2	1021.27
5	B	3+86.00	1017.61	61.79	2	1021.61
6	B	1+36.00	1012.52	58.33	2	1016.52
7	B	0+36.00	1010.63	72.61	2	1014.63
8	C	3+86.00	1021.36	52.91	2	1025.36
9	C	2+78.00	1018.78	54.76	2	1022.78
10	C	1+07.00	1015.62	54.76	2	1019.62
11	A	8+12.00	999.63	24.03	2	1003.63
12	D	2+00.00	1015.99	53.28	2	1019.99
LOT	D	6+36.47	1024.88	40.00	2	1028.88
Total Length				623.97		



**SANITARY SEWER LINE A**



Professional Registration  
Missouri  
Engineering 200502186-D  
Surveying 200500319-D  
Kansas  
Engineering E-1695  
Surveying LS-218  
Oklahoma  
Engineering 6264  
Nebraska  
Engineering CA2821

Oldham Village  
Lee's Summit, Jackson County, Missouri

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

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

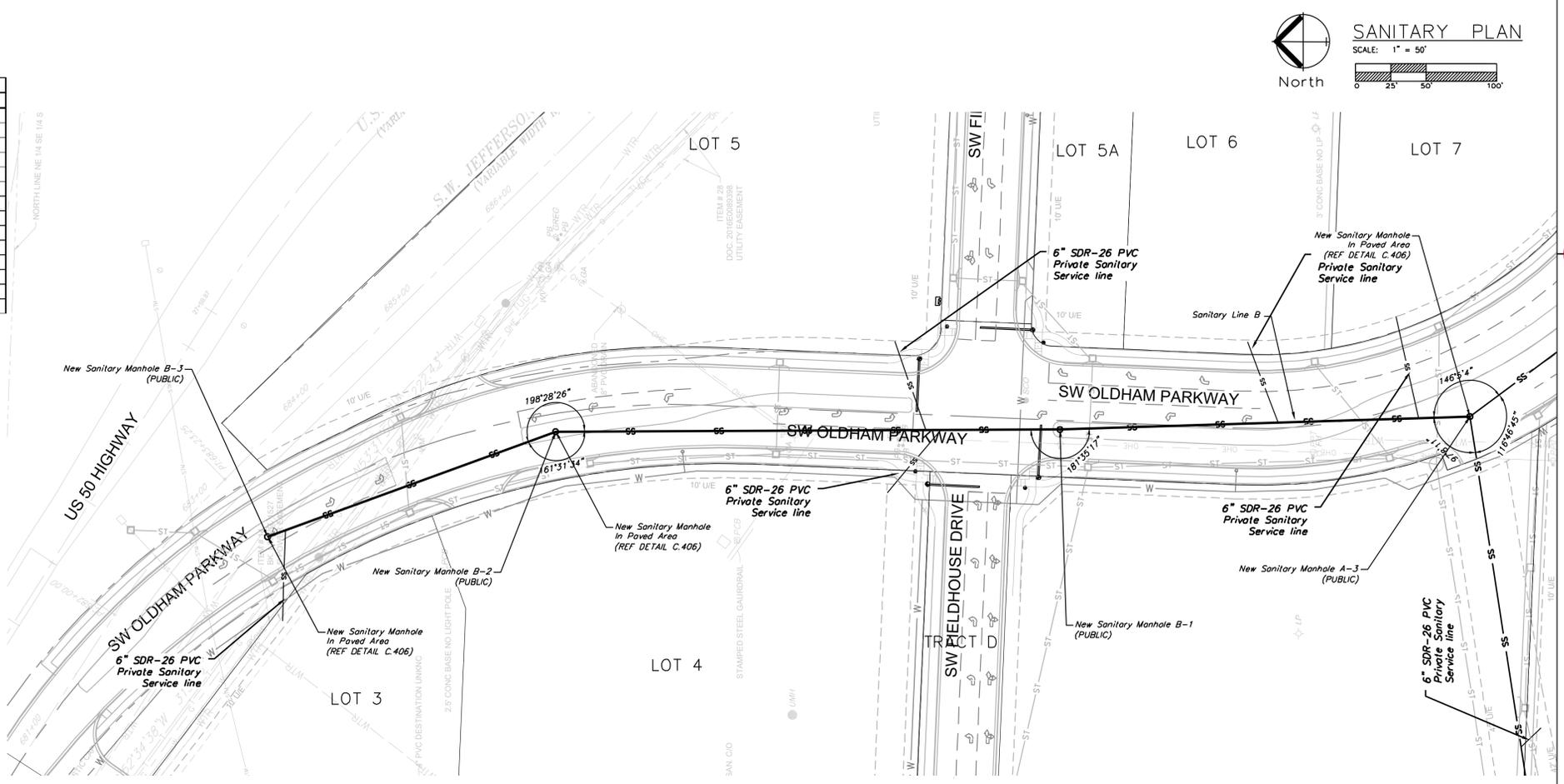


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NE PE E-14335

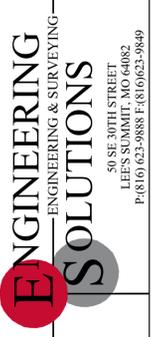
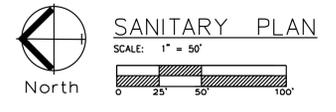
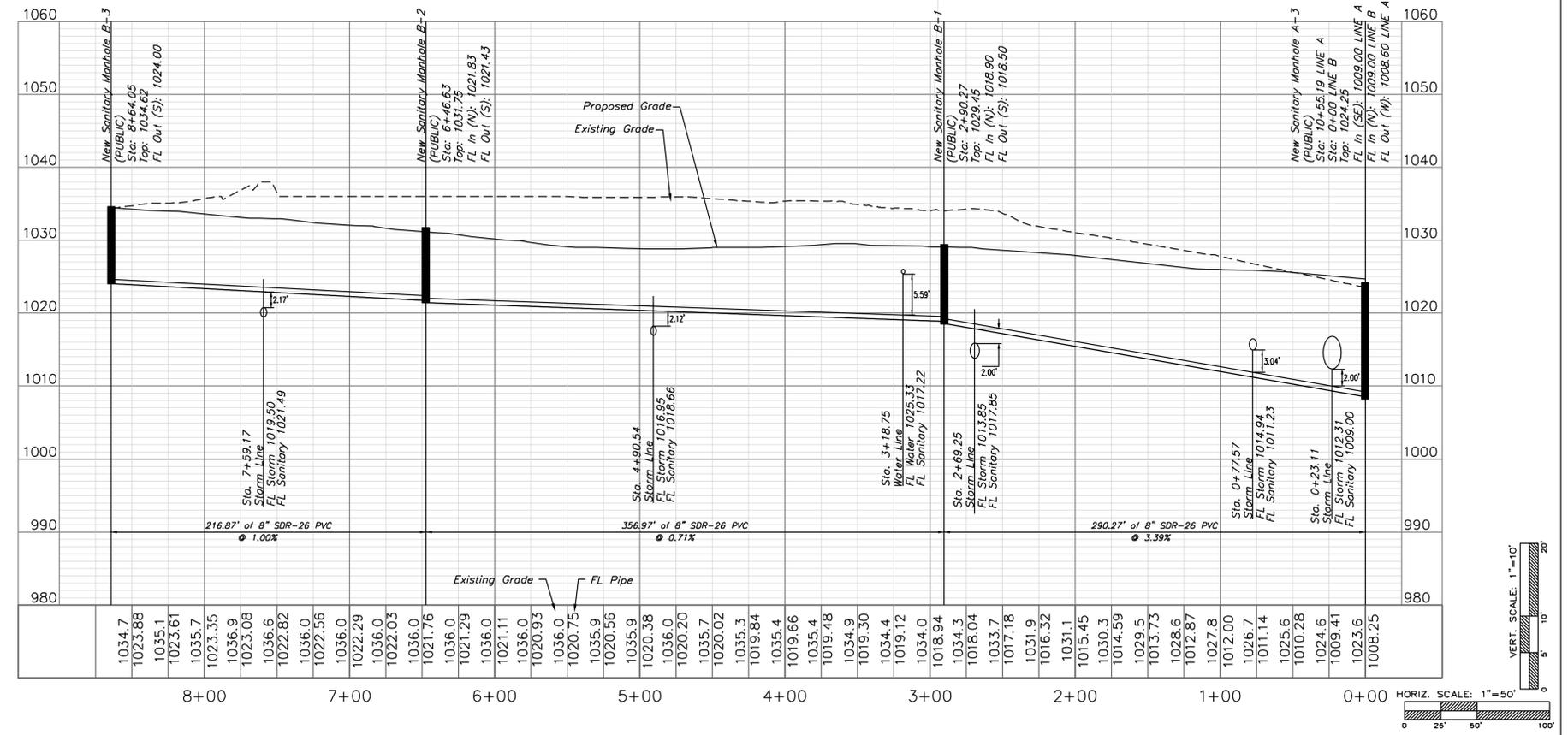
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  - REV. 3/24/2025
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  - REV. 5/5/2025

REVISED SEWER STUB TABLE.

Lot	LINE	Station	Main FL	Length	Slope (%)	MSFE
SANITARY LINE						
2	A	7+50.00	996.55	23.27	2	1000.55
3	B	8+50.00	1025.87	64.05	2	1029.87
4	B	3+70.00	1017.27	64.18	2	1021.27
5	B	3+86.00	1017.61	61.79	2	1021.61
6	B	1+36.00	1012.52	58.33	2	1016.52
7	B	0+36.00	1010.63	72.61	2	1014.63
8	C	3+86.00	1021.36	52.91	2	1025.36
9	C	2+78.00	1018.78	54.76	2	1022.78
10	C	1+07.00	1015.62	54.76	2	1019.62
11	A	8+12.00	999.63	24.03	2	1003.63
12	D	2+00.00	1015.99	53.28	2	1019.99
LOT	D	6+36.47	1024.88	40.00	2	1028.88
Total Length				623.97		



SANITARY SEWER LINE B



Professional Registration  
 Missouri  
 Engineering 200502186-D  
 Surveying 2005031819-D  
 Kansas  
 Engineering E-1695  
 Surveying LS-218  
 Oklahoma  
 Engineering 6254  
 Nebraska  
 Engineering CA2821

Project:  
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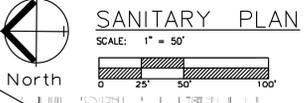
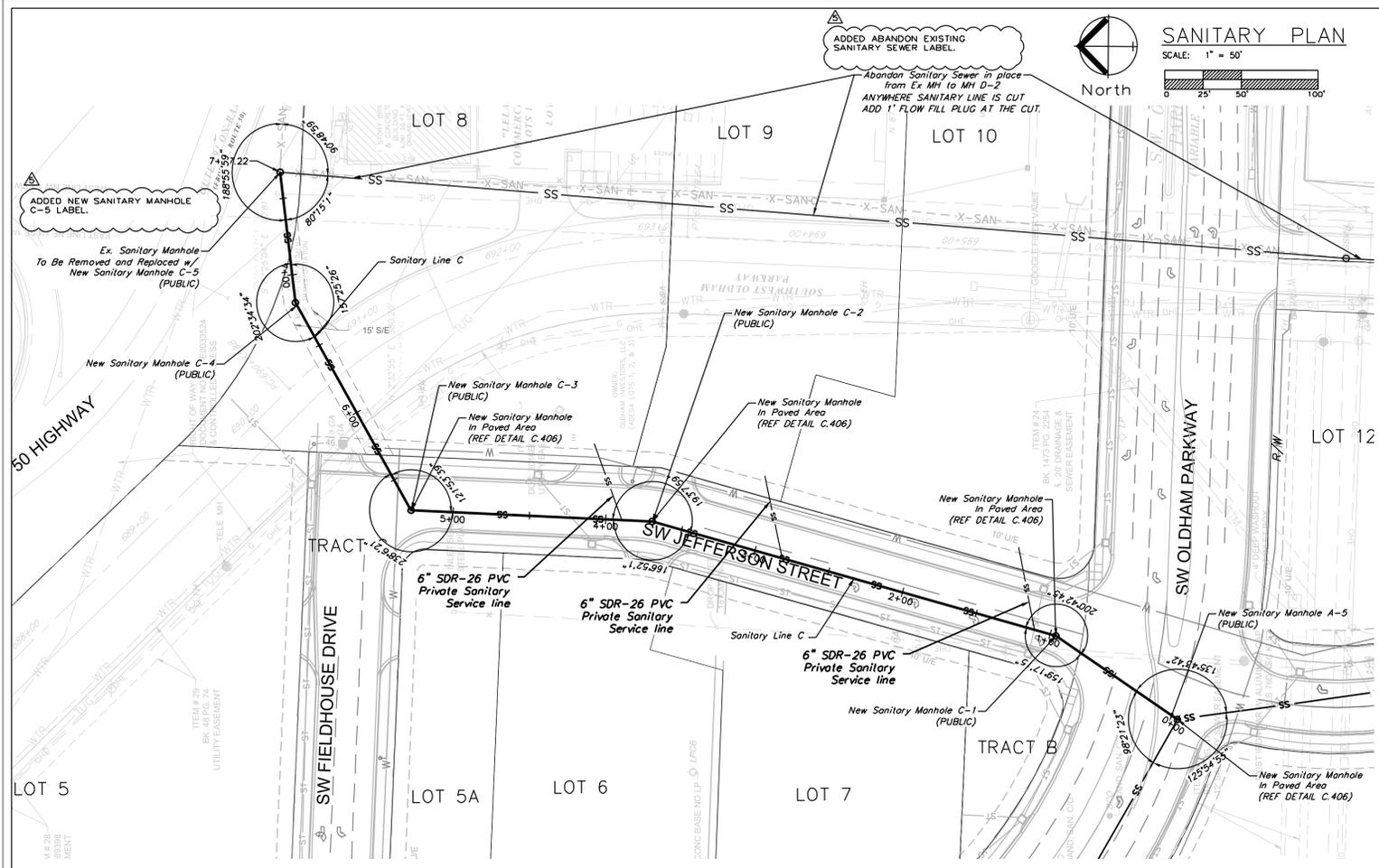
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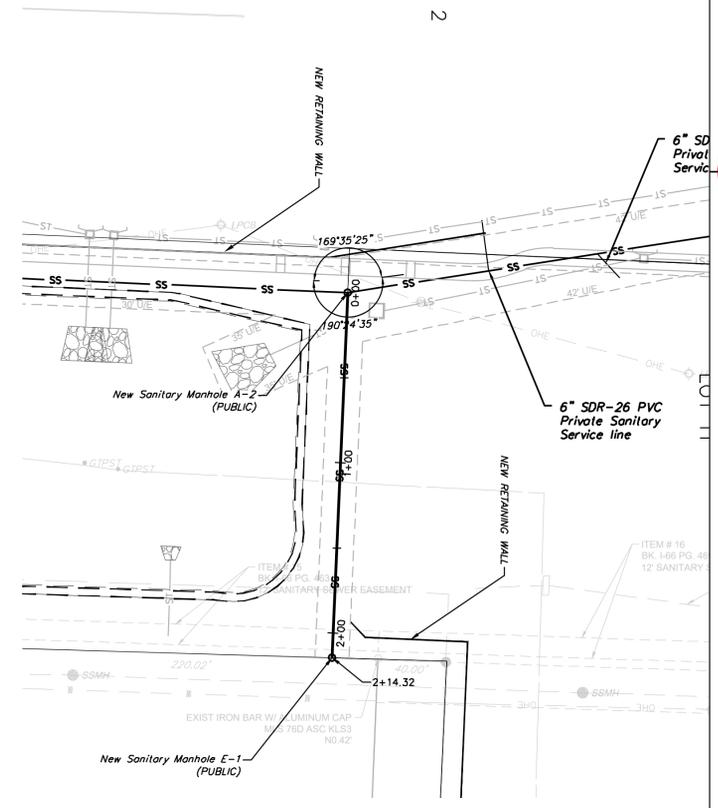
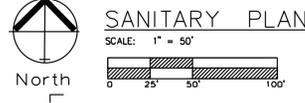
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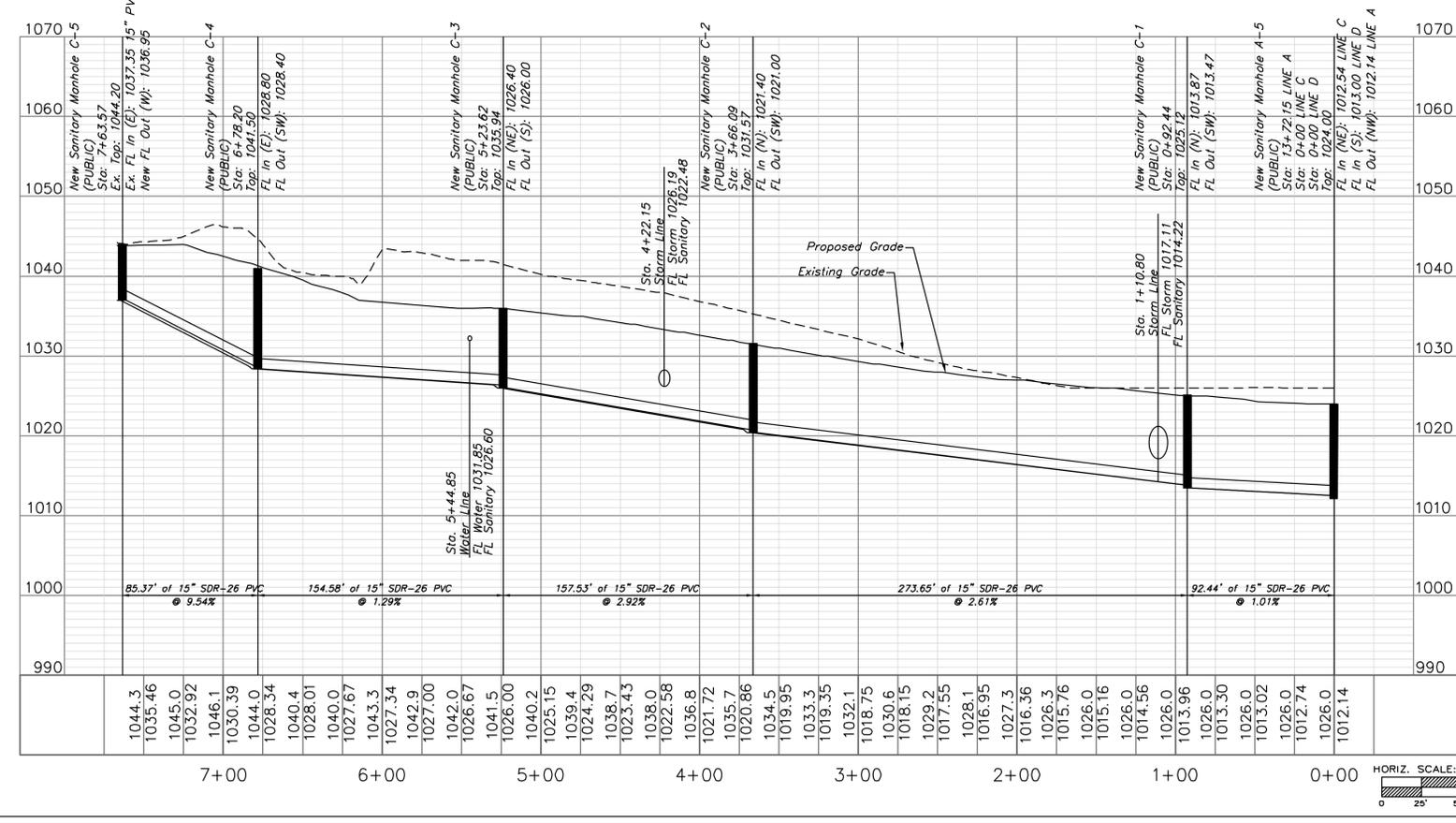


REVISED SEWER STUB TABLE.

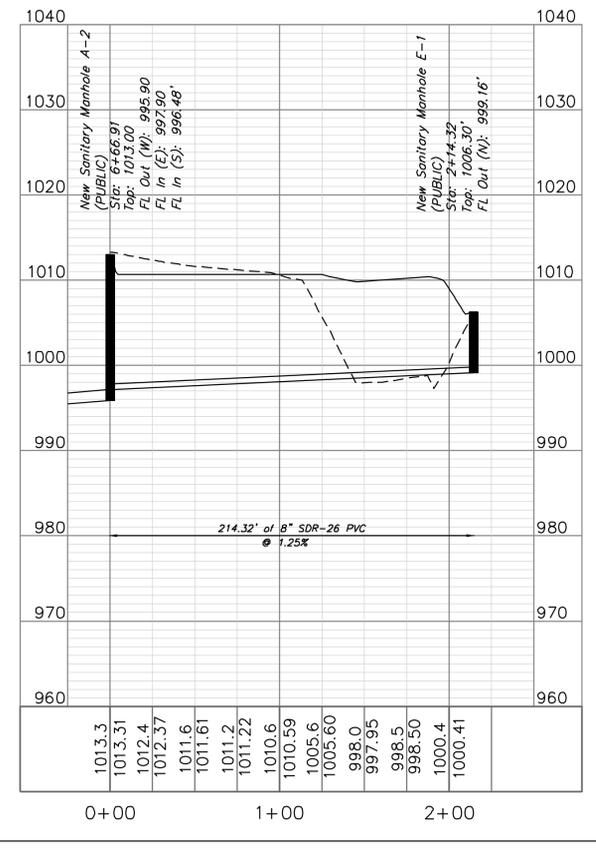
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LOT	D	6+36.47	1024.88	40.00	2	1028.88
Total Length				623.97		



SANITARY SEWER LINE C



SANITARY SEWER LINE E



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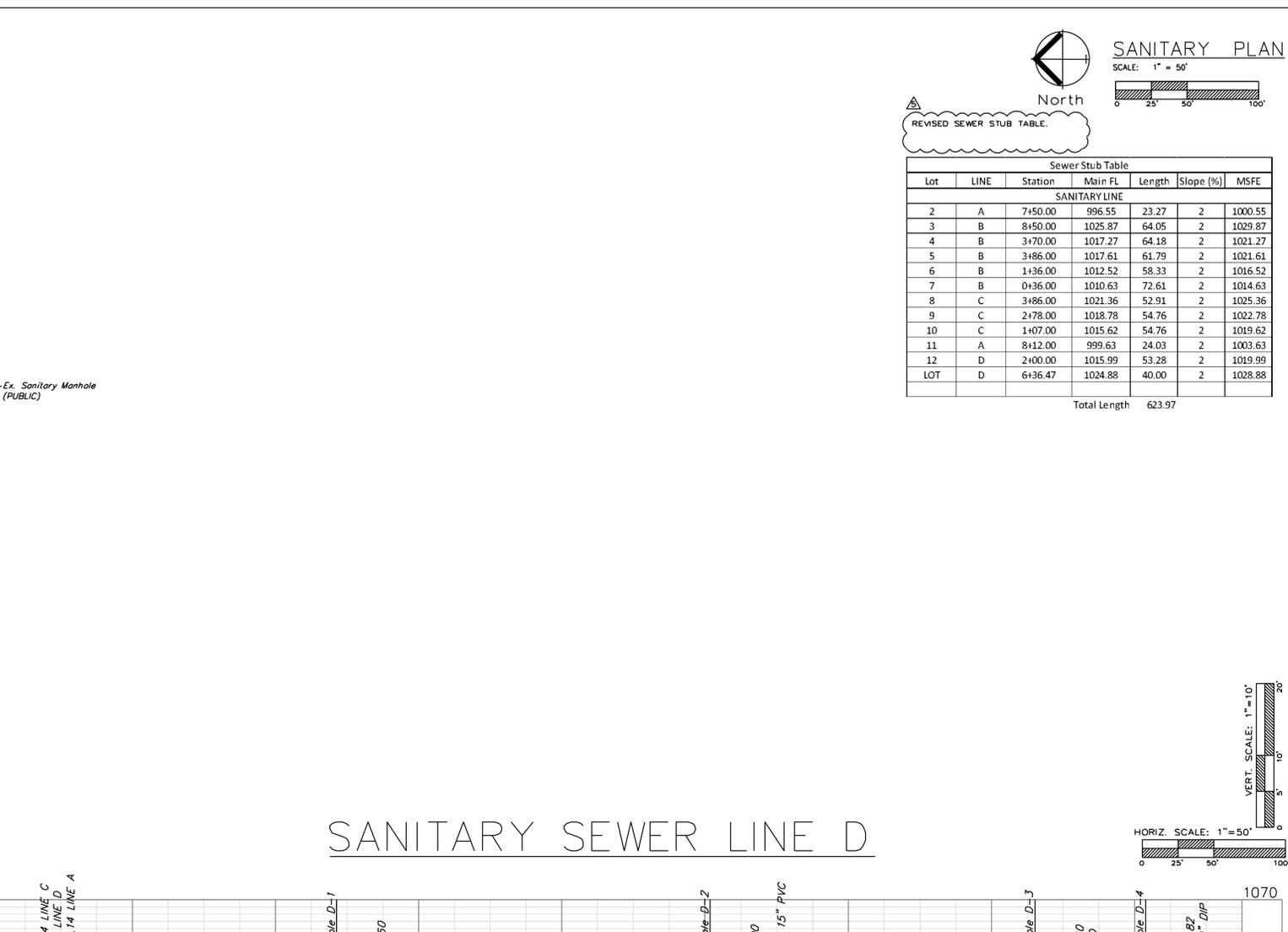
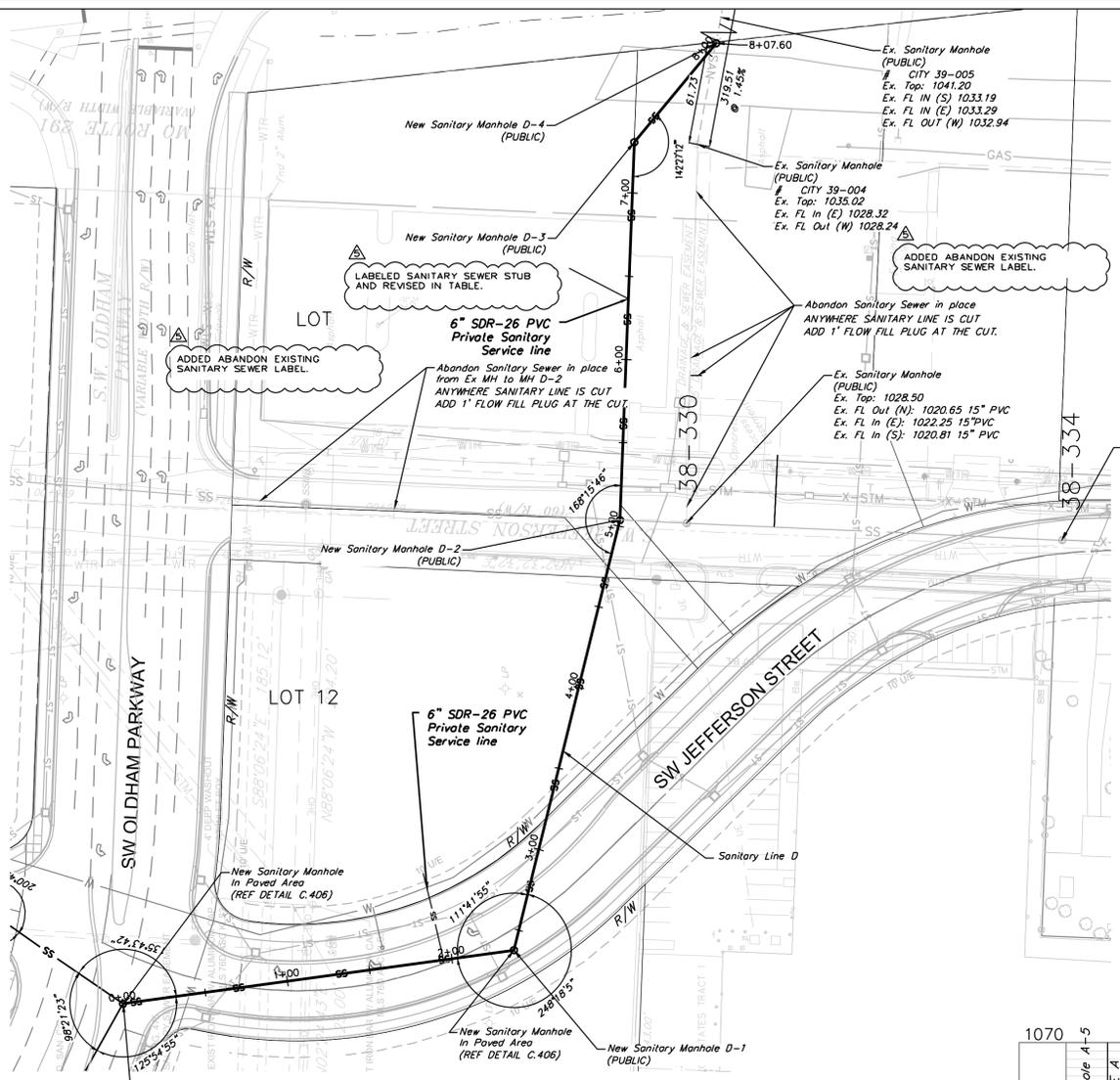
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Sanitary Plan  
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**SANITARY PLAN**  
SCALE: 1" = 50'

North

REVISED SEWER STUB TABLE.

Lot	LINE	Station	Main FL	Length	Slope (%)	MSFE
SANITARY LINE						
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LOT	D	6+36.47	1024.88	40.00	2	1028.88
Total Length						623.97

## SANITARY SEWER LINE D

HORIZ. SCALE: 1" = 50'

VERT. SCALE: 1" = 10'



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Missouri  
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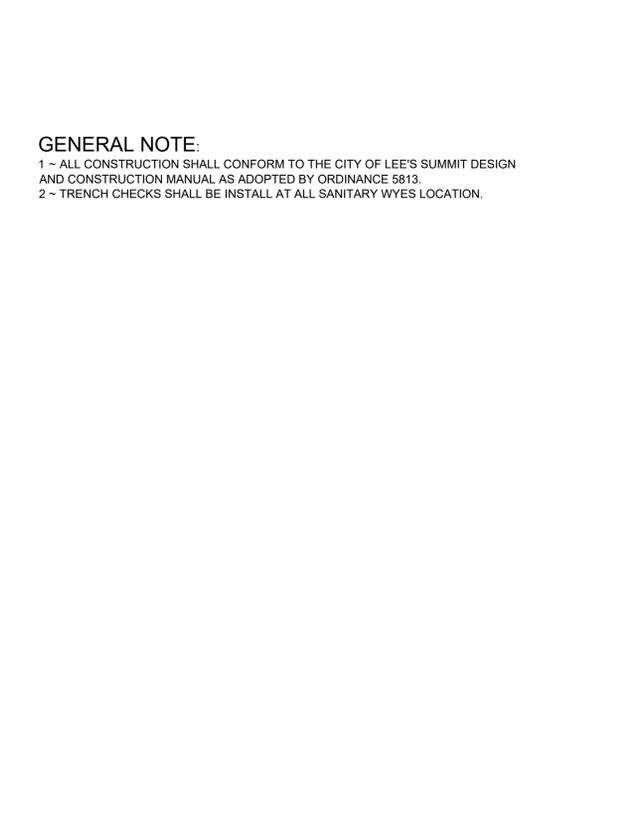
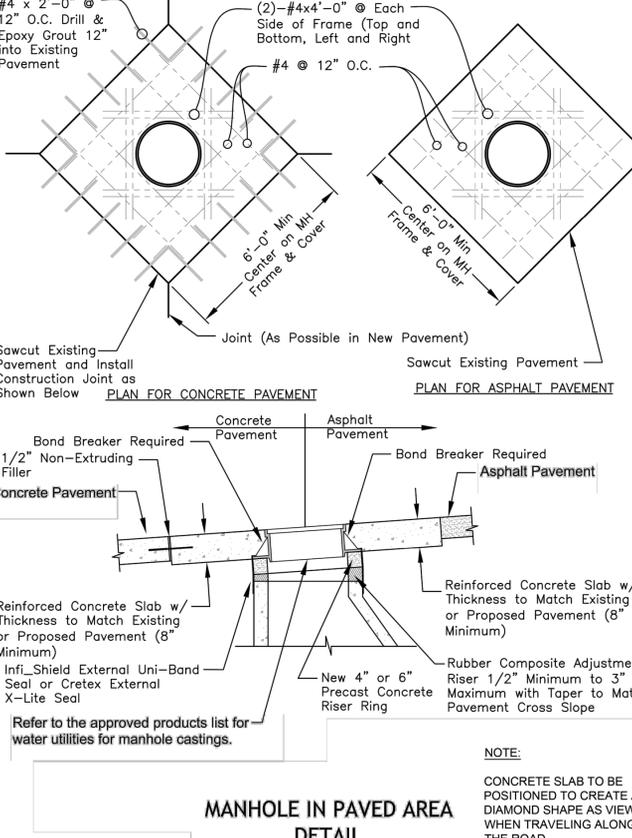
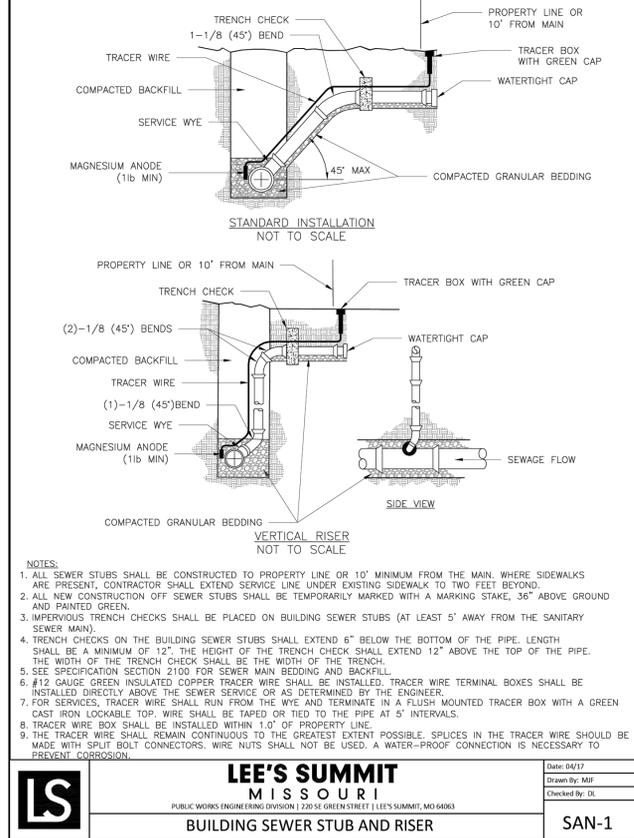
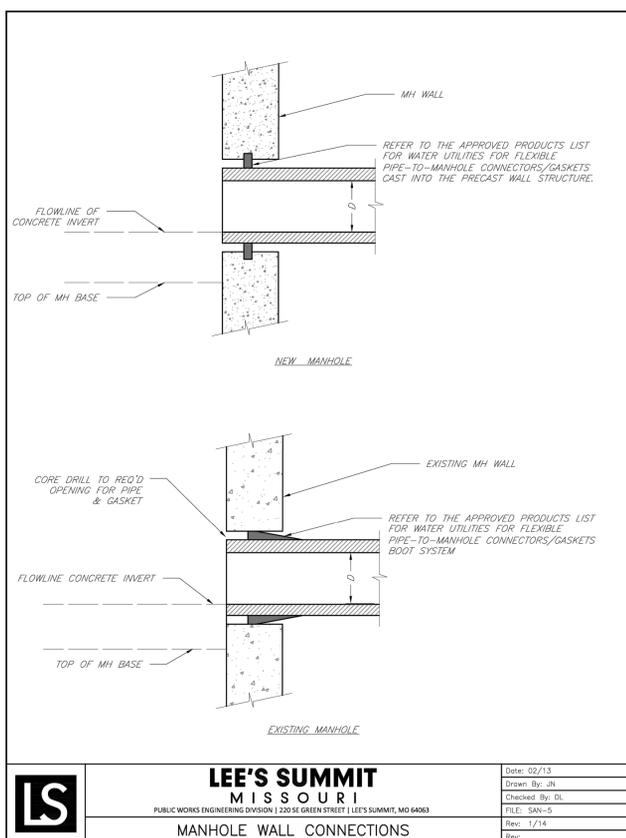
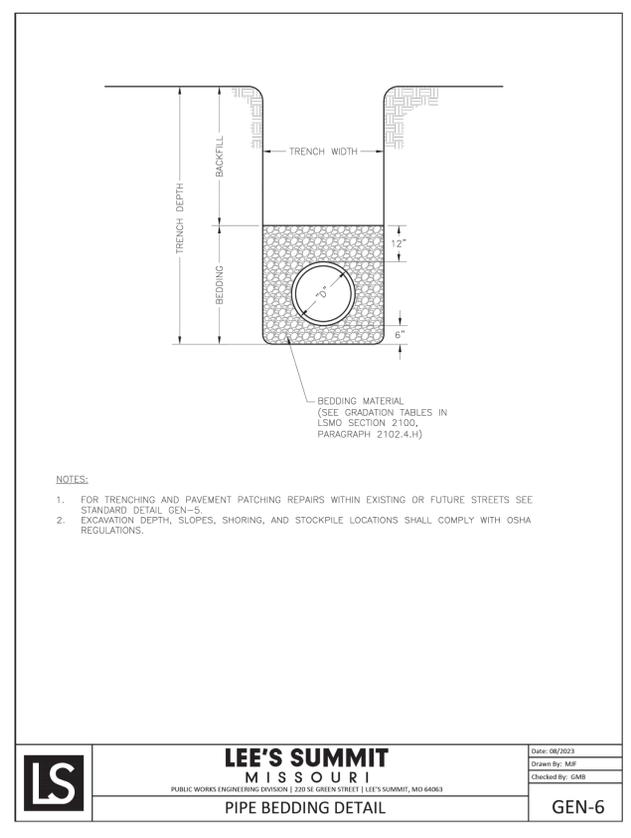
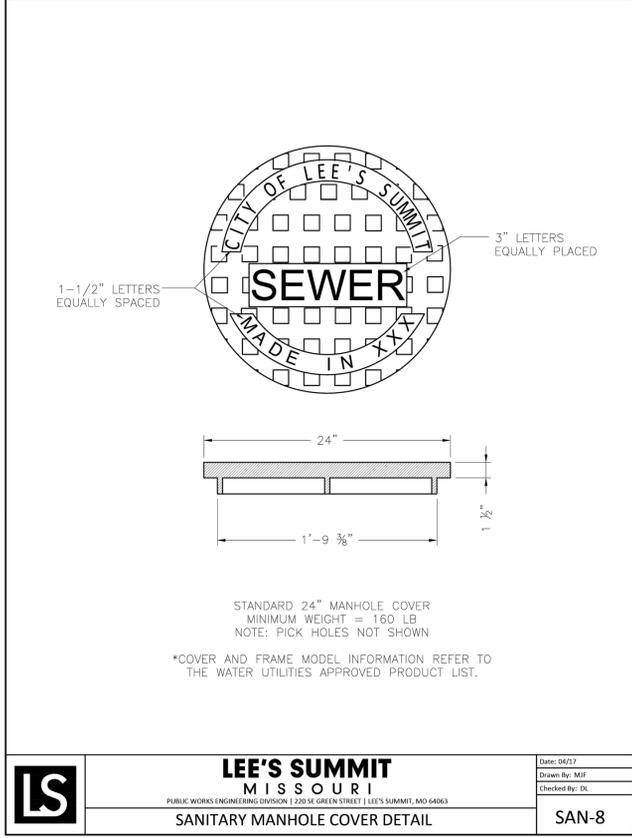
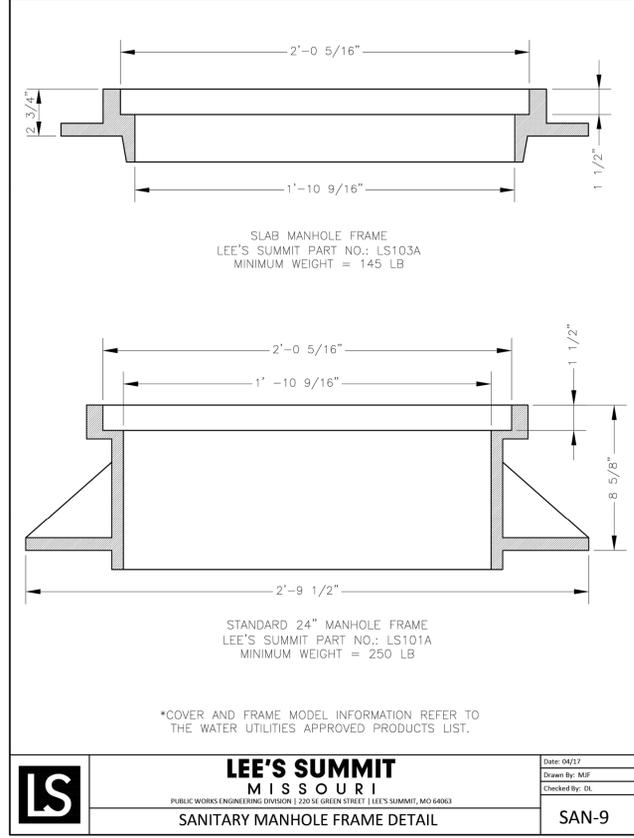
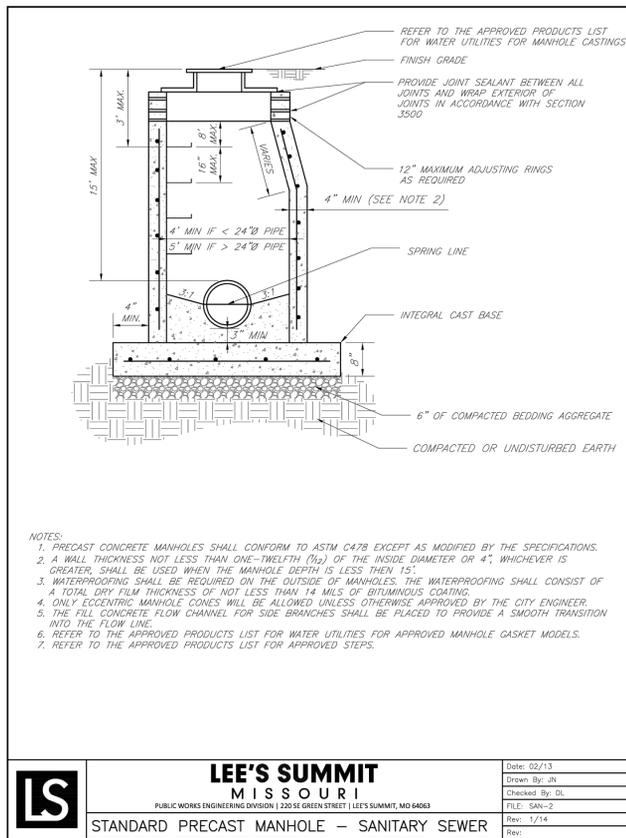
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  - REV. 4/18/2025
  - REV. 5/5/2025

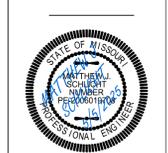


Professional Registration  
Missouri  
Engineering 2005002186-D  
Surveying 2005008319-D  
Kansas  
Engineering E-1685  
Surveying LS-218  
Oklahoma  
Engineering S254  
Nebraska  
Engineering CA2821

Oldham Village  
Lee's Summit, Jackson County, Missouri

Project: MARKETPLACE  
LSMO  
Issue Date: October 1, 2024

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



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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
REV. 4/18/2025
REV. 5/5/2025