

# MAIN ORCHARD

## Lots 1 Thru 6

### FINAL DEVELOPMENT PLANS

Part of the NE 1/4 Section 6, Township 47 North, Range 31 West  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

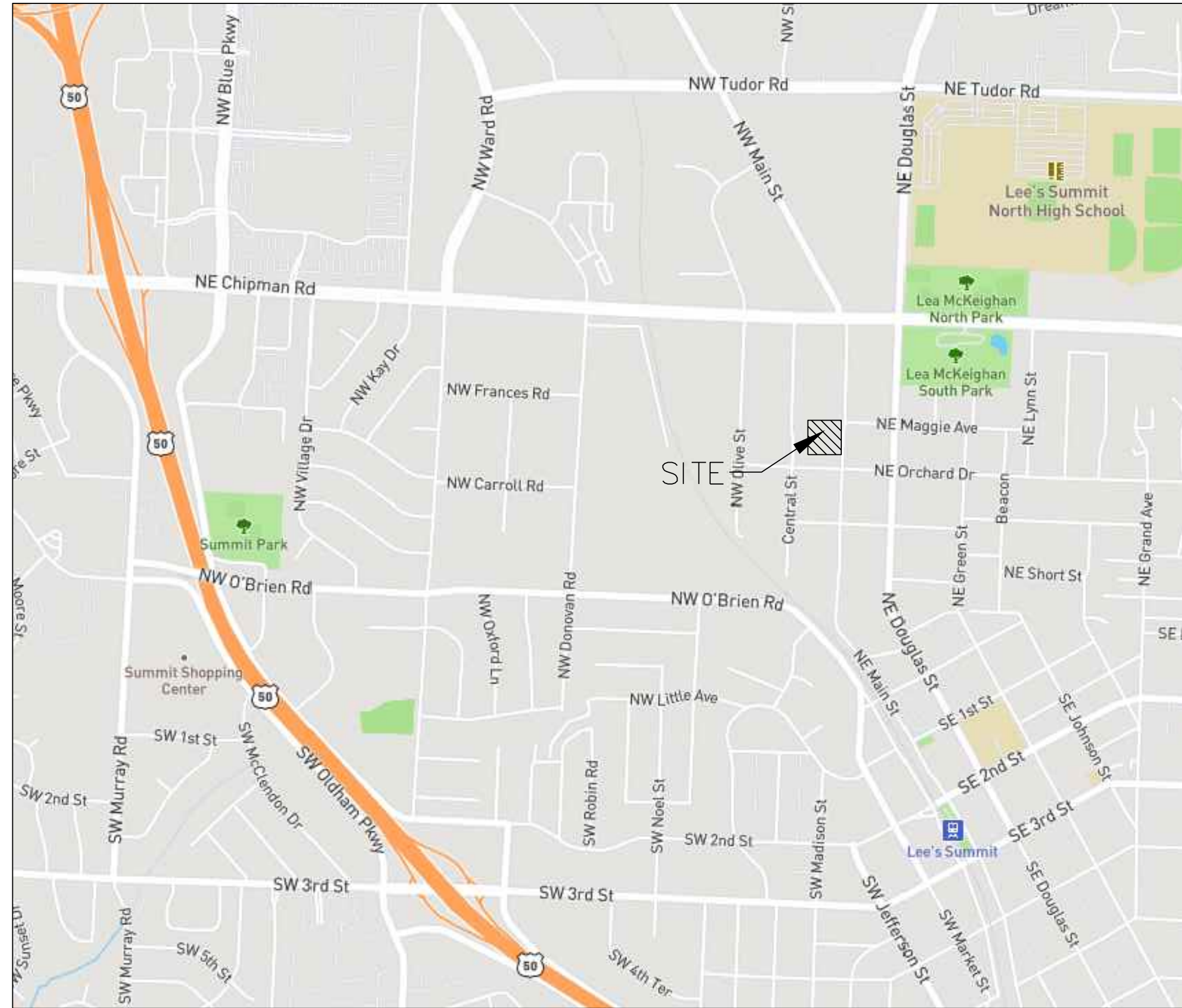
**CONSTRUCTION AND DESIGN NOTES:**

**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 3 FEET 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.



**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.

KCP&L ~ 298-1196  
SPIRE ~ 969-2200  
SOUTHWESTERN BELL TELEPHONE ~ 761-5011  
COMCAST CABLE ~ 795-1100  
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.

**CITY OF LEE'S SUMMIT, MISSOURI**

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

BY: \_\_\_\_\_  
CITY ENGINEER

**INDEX OF SHEETS:**

- C.001 - COVER SHEET
- C.050 - ESC PHASE 1 - Pre Clearing Plan
- C.051 - ESC PHASE 2 - Inactive Area Stabilization Plan
- C.052 - ESC PHASE 3 - Final Restoration Plan
- C.053 - ESC - Standard Details
- C.100 - SITE PLAN
- C.200 - MASTER DRAINAGE PLAN SHEET 1 OF 3 GRADING PLAN
- C.201 - MASTER DRAINAGE PLAN SHEET 2 OF 3 SPOT ELEVATIONS
- C.202 - MASTER DRAINAGE PLAN SHEET 3 OF 3 DRAINAGE AREA MAP