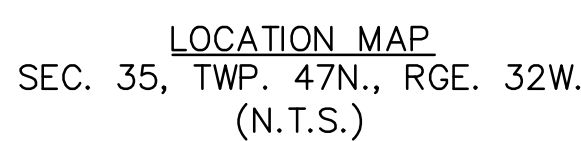


NE 1/4 SECTION 35, TOWNSHIP 47 N, RANGE 32 W.
IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



☒ NOT FOR CONSTRUCTION

☐ REVIEWED FOR CONSTRUCTION




A tract of land in the Northeast Quarter of the Northeast Quarter of Section 35, Township 47 North, Range 32 West of the 5th Principal Meridian in Lee's Summit, Jackson County, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Means P.L.S. 20100417866 as follows:

Commencing at the Northeast corner of said Northeast Quarter; thence North 88°07'41" West, on the North line of said Northeast Quarter, 1,319.40 feet to the Northwest corner of the Northeast Quarter of said Northeast Quarter; thence leaving said North line, South 02°10'22" West, on the West line of said Northeast Quarter, 106.24 feet to a point on the proposed Westerly line of OSAGE FIRST FLAT LOTS 1 THRU 41, INCLUSIVE AND TRACTS A, B, C, D, E, F, G AND H; thence South 88°10'07" East, on said Westerly line, 127.17 feet; thence South 43°11'07" East, on said Westerly line, 19.80 feet; thence South 88°11'07" East, on said Westerly line, 50.00 feet; thence North 45°48'53" East, on said Westerly line, 19.80 feet; thence North 88°11'07" East, on said Westerly line, 106.24 feet; thence South 02°10'22" West, on said Westerly line, 19.80 feet; thence North 88°10'07" East, on said Westerly line, 202.50 feet to the Point of Beginning, also being the Point of Beginning of the tract of land to be herein described; thence South 88°08'29" East, on South line of said North Half of said Northeast Quarter of said Northeast Quarter, 329.96 feet to the Southwest corner of the East Half of the Northwest Quarter of said Northeast Quarter of said Northeast Quarter; thence North 02°09'46" East, on the West line of said East Half of the Northwest Quarter of said Northeast Quarter of said Northeast Quarter, 346.14 feet to a point on the proposed Westerly line of OSAGE FIRST FLAT LOTS 1 THRU 41, INCLUSIVE AND TRACTS A, B, C, D, E, F, G AND H; thence South 88°10'07" East, on said Westerly line, 127.17 feet; thence South 43°11'07" East, on said Westerly line, 19.80 feet; thence South 88°11'07" East, on said Westerly line, 50.00 feet; thence North 45°48'53" East, on said Westerly line, 19.80 feet; thence North 88°11'07" East, on said Westerly line, 106.24 feet; thence South 02°10'22" West, on said Westerly line, 19.80 feet; thence North 88°10'07" East, on said Westerly line, 202.50 feet to the Point of Beginning, also being the Point of Beginning of the tract of land to be herein described; thence South 88°08'29" East, on the South line of said North Half of said Northeast Quarter of said Northeast Quarter, 335.30 feet to a point on the South line of said Northeast Quarter of said Northeast Quarter; thence North 88°09'45" East, on said South line, 423.24 feet to the Southwest corner of said Northeast Quarter of said Northeast Quarter; thence North 02°10'22" East, on the West line of said Northeast Quarter of said Northeast Quarter, 659.27 feet to the Point of Beginning. Containing 453,717 square feet or 10.42 acres, more or less.

BENCHMARK NO. 1
CHISELED PLUS ON THE EAST FLANGED BOLT OF THE FIRE HYDRANT ON THE WEST SIDE OF SW PRYOR ROAD ON ADJOINING PROPERTY SOUTH OF THE
SOUTHWEST CORNER OF SUBJECT PROPERTY.
ELEVATION = 1014.830

BENCHMARK NO. 2
RAILROAD SPIKE IN THE NORTH FACE OF POWER POLE LOCATED ON THE SOUTH SIDE MISSOURI STATE HIGHWAY 150 AT THE WEST SIDE OF THE DRIVEWAY TO
2025 MISSOURI STATE HIGHWAY 150, LEE'S SUMMIT, MO.
ELEVATION = 1031.313

OLSSON HAS BEEN RETAINED TO PROVIDE AS-BUILT DRAWINGS FOR THIS PROJECT.

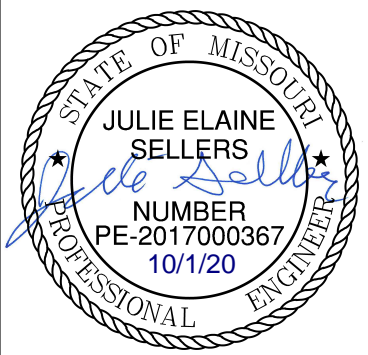

JULIE SELLERS, P.E.
CIVIL ENGINEER
MO#2017000367

10/1/2020

DATE

olson

Olson • Civil Engineering
Professional Company # 001592
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
www.olson.com

[illegible]

<p>TITLE SHEET</p> <p>SANITARY SEWER PLANS</p>	
<p>OSAGE</p> <p>SECOND PLAT</p>	
<p>2020</p>	

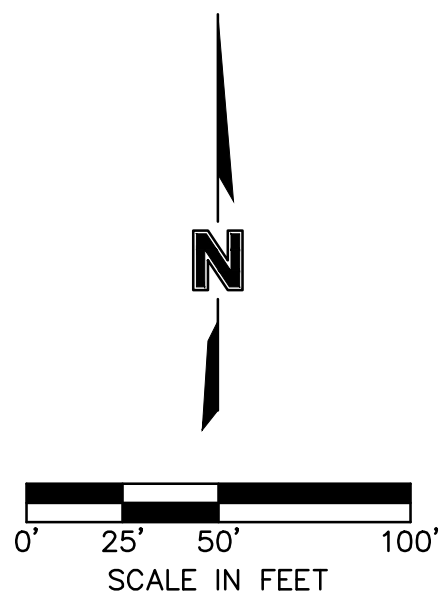
drawn by: D.F. / M.O. / A.A.
checked by: C.G.W.
designed by: A.A.
QA/QC by: J.E.S.
project no.: C19-2339
drawing no.: _____
date: 2020.08.21

SHEET
C201

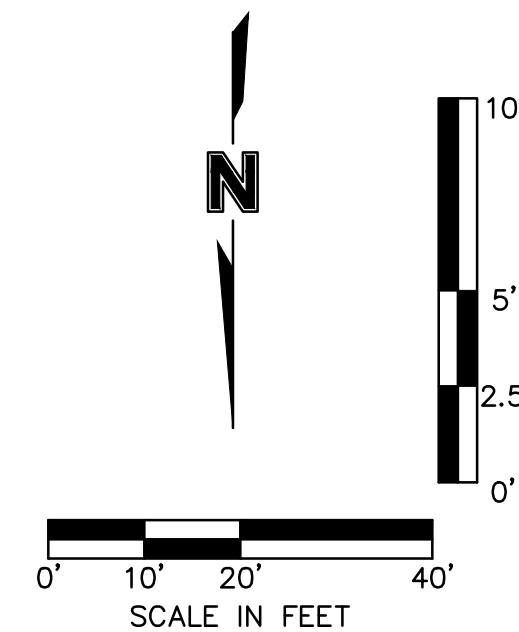
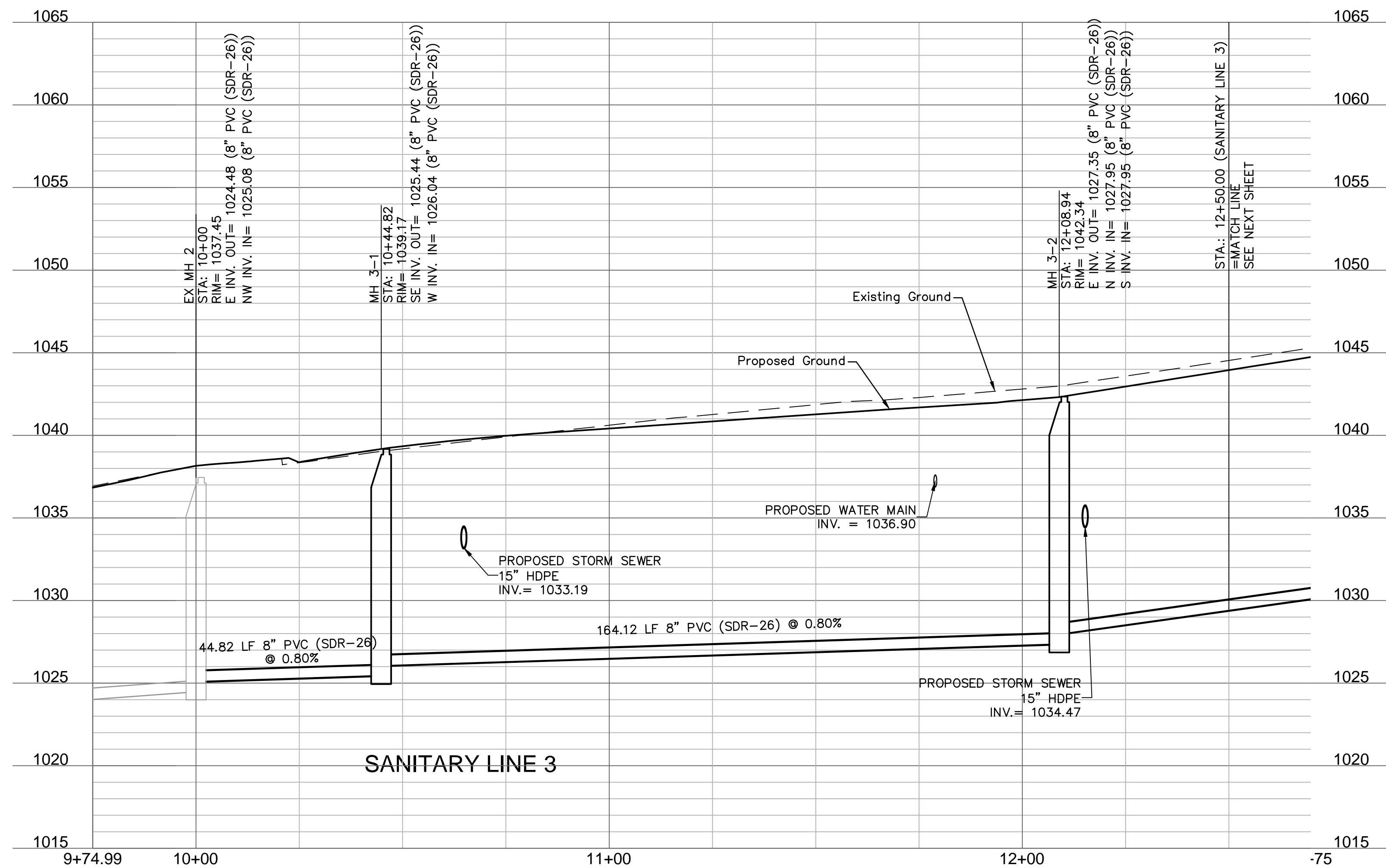
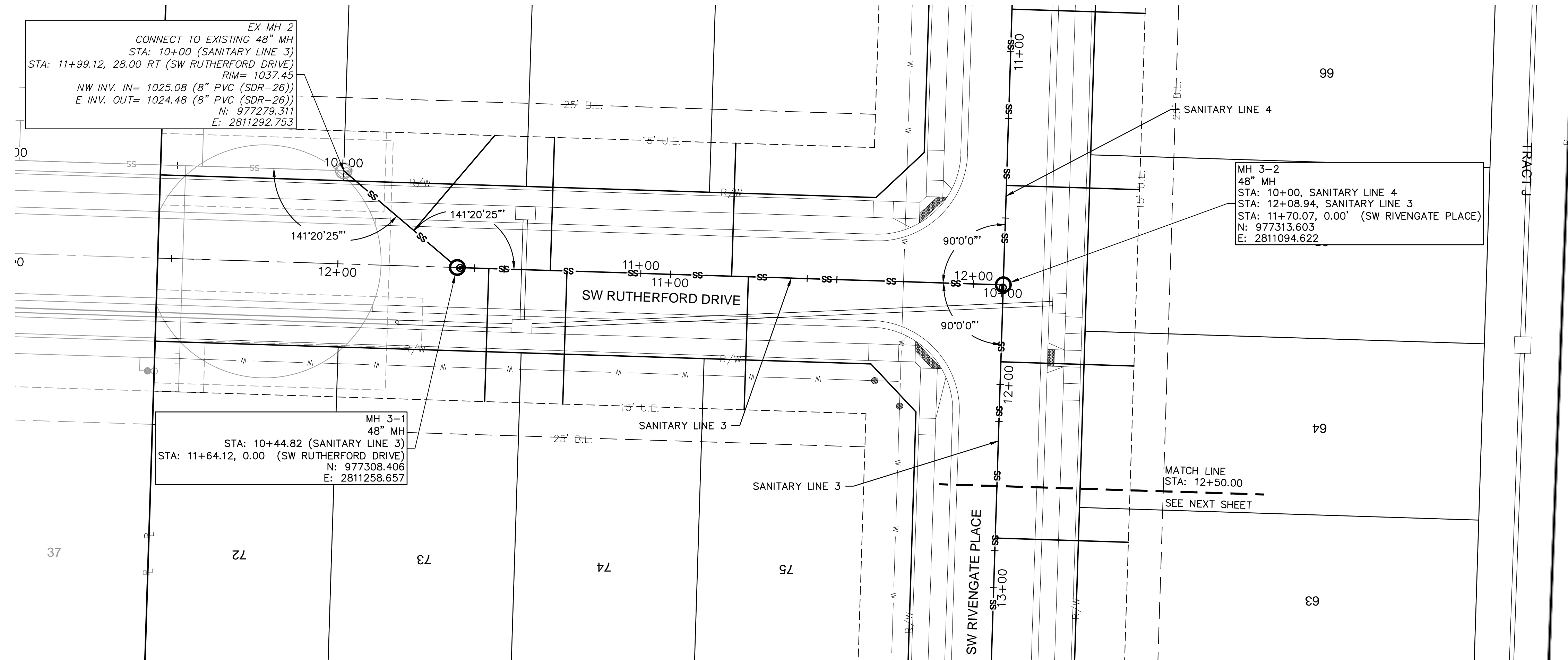
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Structure Table		
STRUCTURE ID	NORTHING	EASTING
EX MH 1	977578.8528	2811489.8379
EX MH 2	977279.3112	2811292.7528
MH 1-1	977613.0260	2811437.5116
MH 1-2	977617.9860	2811280.9725
MH 1-3	977628.1714	2810959.5161
MH 2-1	977857.9032	2811445.2706
MH 2-2	978072.7943	2811452.0795
MH 3-1	977308.4056	2811258.6571
MH 3-2	977313.6031	2811094.6217
MH 3-3	977505.6385	2811100.7064
MH 4-1	977207.8690	2811091.2715



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SANITARY PLAN & PROFILES (LINE 3)
SANITARY SEWER PLANS

OSAGE
SECOND PLAT

drawn by: D.F. / M.O. / A.A.
checked by: C.G.W.
designed by: A.A.
QA/QC by: J.E.S.
project no.: C19-2339
drawing no.:
date: 2020.08.21

SHEET
C206

REV. NO.	DATE	REVISIONS DESCRIPTION
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REV. DATE

REVISIONS DESCRIPTION

REVISIONS

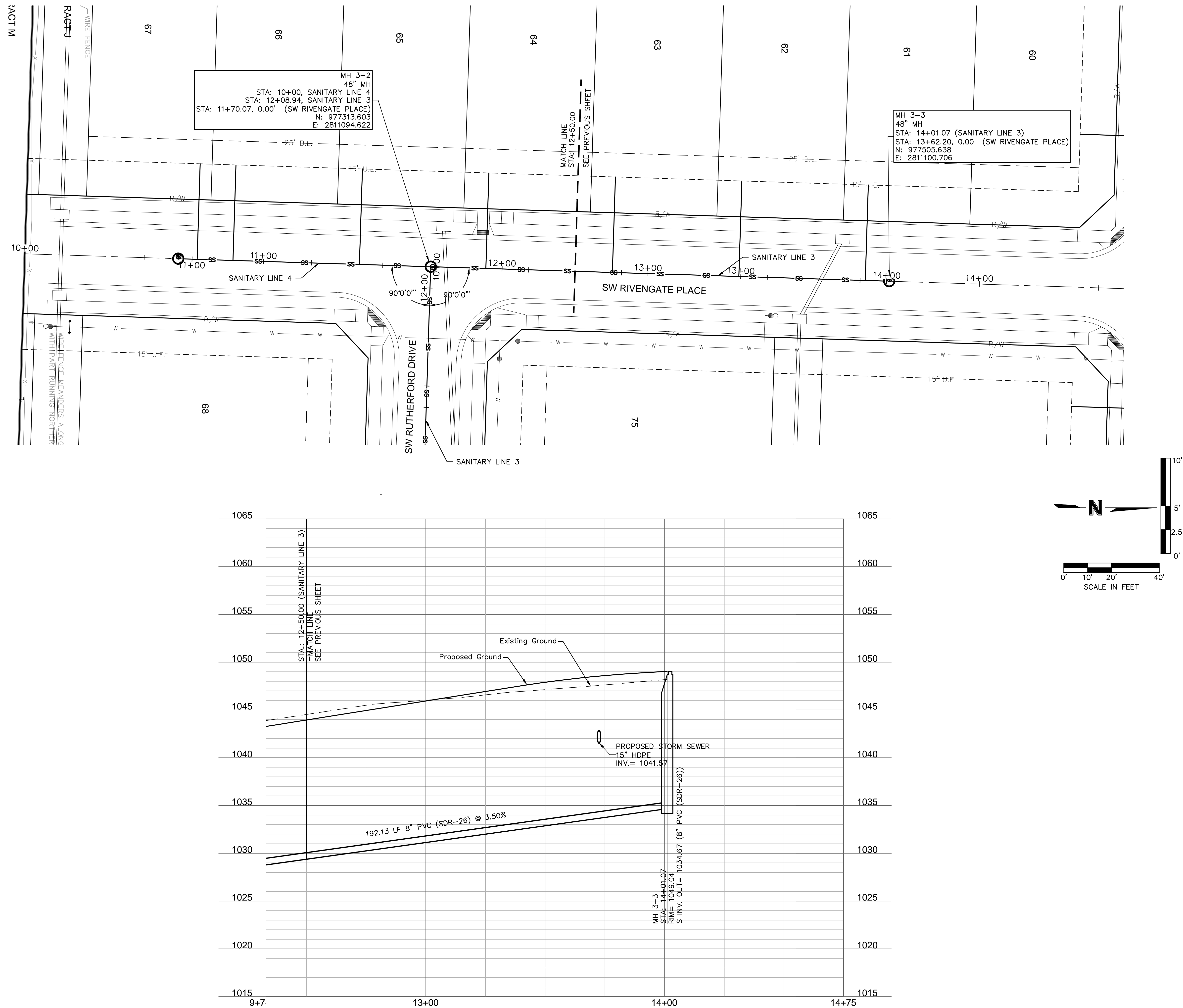
2020

STATE OF MISSOURI
JULIE ELAINE
SELLERS
NUMBER
PE-2017000367
10/1/20
PROFESSIONAL ENGINEER

Olsson - Civil Engineering
Missouri Certificate of Authority #: 001592
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
www.olsson.com

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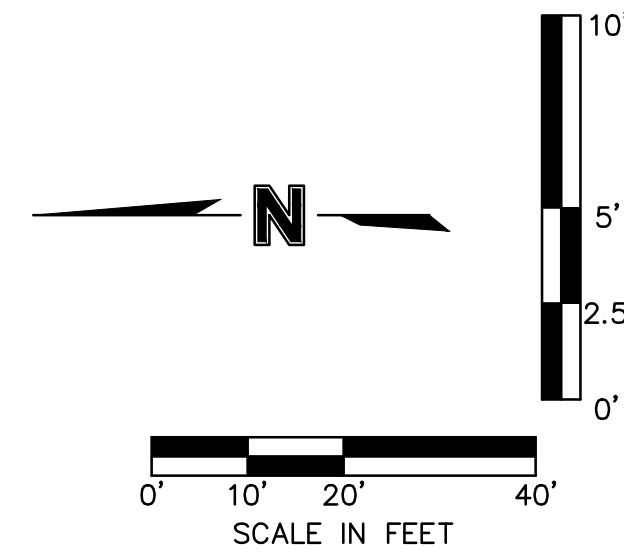
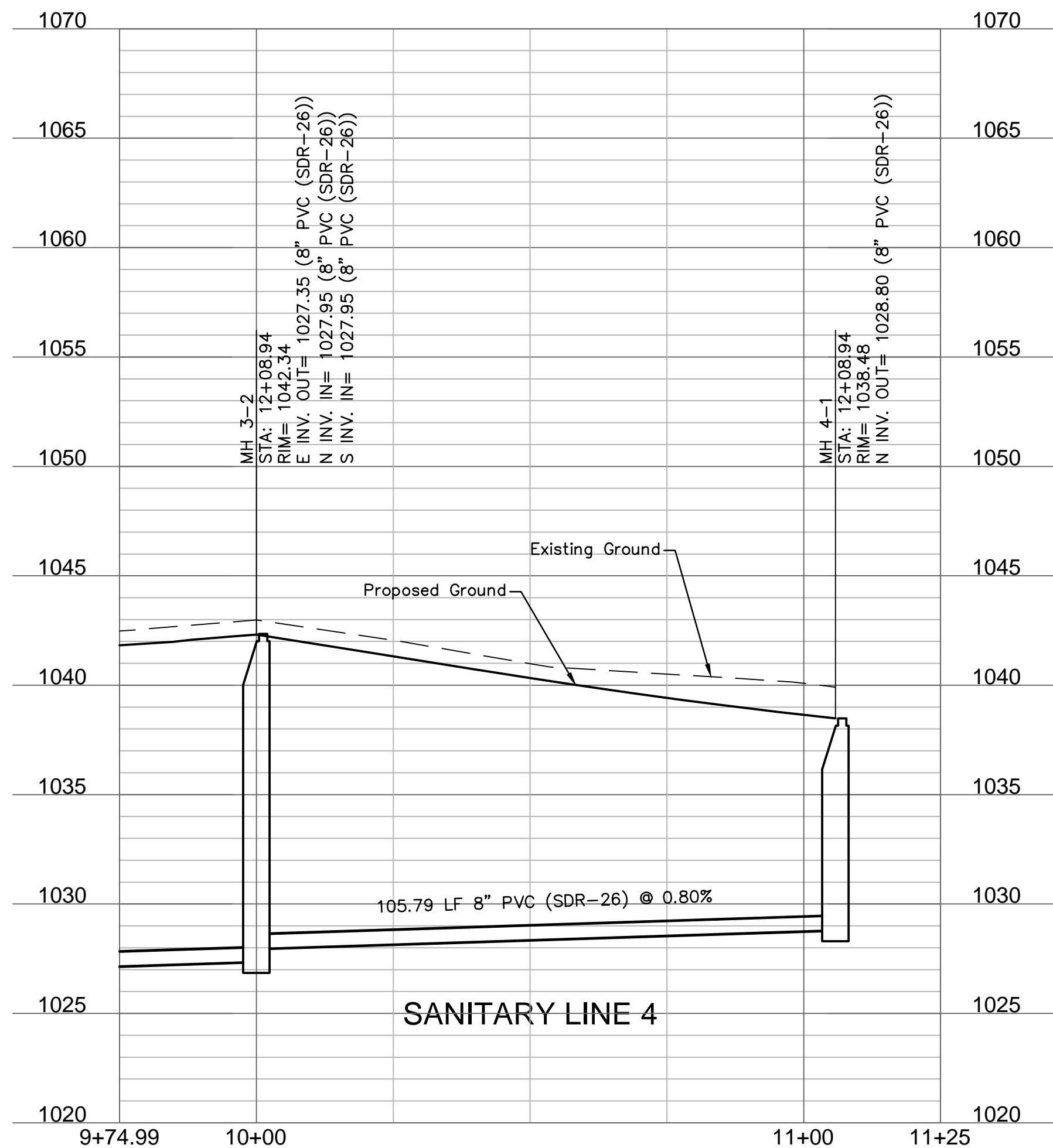
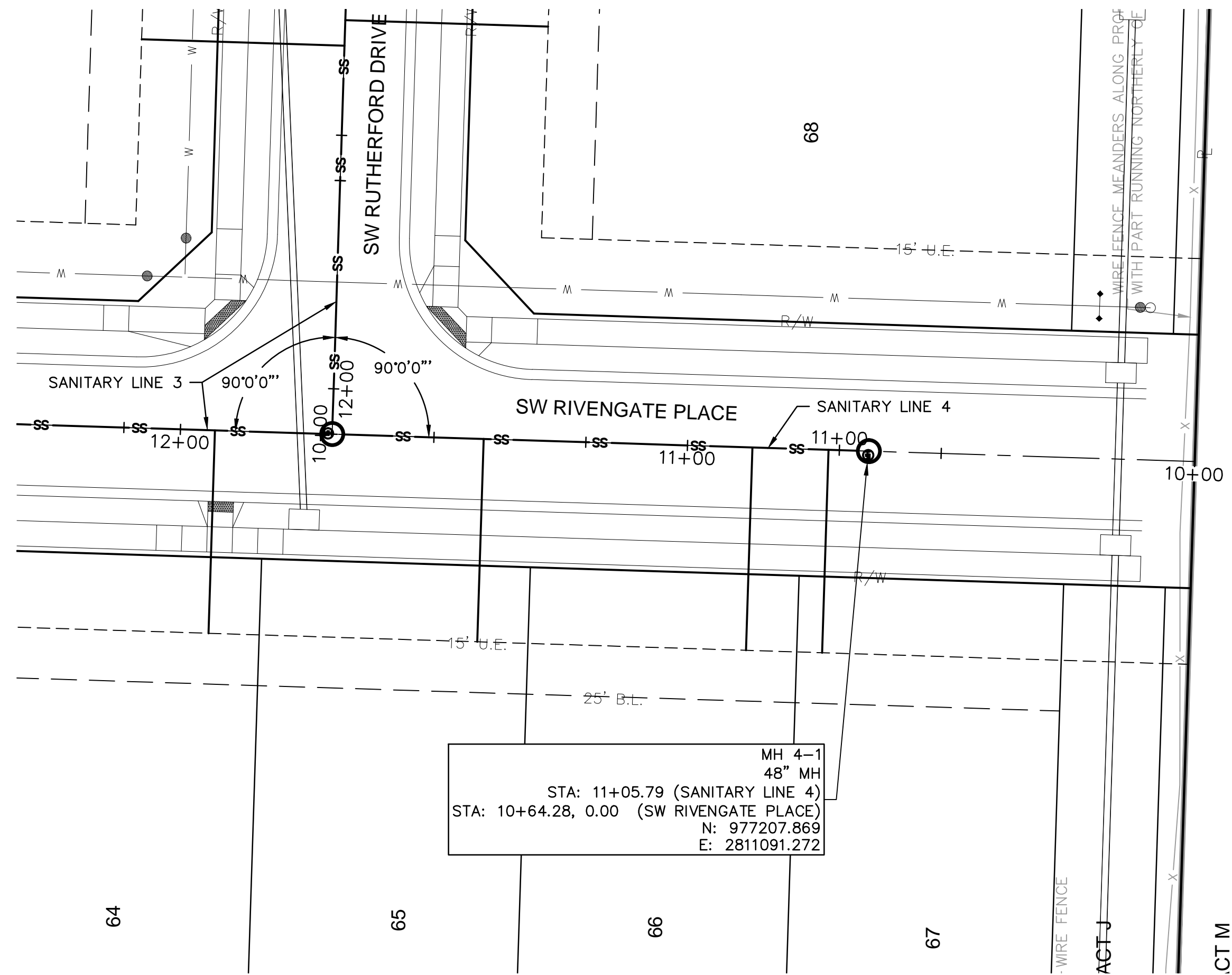
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SANITARY PLAN & PROFILES (LINE 3 CONT'D)	
SANITARY SEWER PLANS	
OSAGE SECOND PLAT	
	2020

drawn by: D.F. / M.O. / A.A.
checked by: C.G.W.
designed by: A.A.
QA/QC by: J.E.S.
project no.: C19-2339
drawing no.: _____
date: 2020.08.21

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<div>drawn by: <u> D.F./M.O./A.A. </u> checked by: <u> C.G.W. </u> designed by: <u> A.A. </u> QA/QC by: <u> J.E.S. </u> project no.: <u> C19-2339 </u> drawing no.: <u> </u> date: <u> 2020.08.21 </u></div>		<div>SANITARY PLAN & PROFILES (LINE 4) SANITARY SEWER PLANS</div> <div>OSAGE SECOND PLAT</div>		REV. NO.	DATE	REVISIONS DESCRIPTION
		2020		REVISIONS		
<div>olsson</div> <div>Olsson - Civil Engineering Missouri Certificate of Authority #: 001592 1301 Burlington Street North Kansas City, MO 64116 TEL 816.381.1177 www.olsson.com</div> <div></div>						

Sanitary Sewer Laterals							
Lot Number	Lateral Station	Upstream Manhole	Lateral Length	Riser	Flowline at Main	Flowline at End of Lateral	Minimum Servicable Floor Elevation
			(ft)	(ft)	(ft)	(ft)	(ft)
42A	36+96.36	MH 1-12 (1st Plat	69.00	1.0	1022.3	1025.7	1028.50
42B	14+50.00	MH 2-2	40.00	0.0	1027.4	1029.2	1031.97
42C	14+25.00	MH 2-2	40.00	0.0	1027.2	1029.0	1031.80
42D	14+00.00	MH 2-2	40.00	1.0	1027.0	1029.8	1032.62
43A	13+47.06	MH 2-2	40.00	2.0	1026.7	1030.5	1033.26
43B	13+26.76	MH 2-2	40.00	2.0	1026.6	1030.3	1033.12
43C	12+93.25	MH 2-2	40.00	2.0	1026.3	1030.1	1032.91
43D	12+69.75	MH 2-2	40.00	2.0	1026.2	1030.0	1032.75
44A	12+09.36	MH 2-1	40.00	0.0	1025.6	1027.4	1030.20
44B	11+89.05	MH 2-1	40.00	0.0	1025.5	1027.3	1030.07
44C	11+55.55	MH 2-1	40.00	0.0	1025.3	1027.1	1029.85
44D	11+32.05	MH 2-1	40.00	1.0	1025.1	1027.9	1030.68
45A	10+85.00	MH 2-1	40.00	0.0	1024.8	1026.6	1029.39
45B	10+50.00	MH 2-1	40.00	0.0	1024.6	1026.4	1029.17
46A	35+71.78	MH 1-12 (1st Plat	69.00	1.0	1020.5	1023.8	1026.63
46B	14+45.00	MH 2-2	40.00	0.0	1027.3	1029.1	1031.93
46C	14+20.00	MH 2-2	40.00	0.0	1027.2	1029.0	1031.77
46D	13+95.00	MH 2-2	40.00	1.0	1027.0	1029.8	1032.59
47A	13+52.06	MH 2-2	40.00	2.0	1026.7	1030.5	1033.29
47B	13+31.76	MH 2-2	40.00	2.0	1026.6	1030.4	1033.16
47C	12+98.25	MH 2-2	40.00	2.0	1026.4	1030.1	1032.94
47D	12+75.00	MH 2-2	40.00	2.0	1026.2	1030.0	1032.79
48A	12+14.36	MH 2-1	40.00	0.0	1025.6	1027.4	1030.23
48B	11+94.05	MH 2-1	40.00	0.0	1025.5	1027.3	1030.10
48C	11+60.55	MH 2-1	40.00	0.0	1025.3	1027.1	1029.88
48D	11+37.05	MH 2-1	40.00	0.0	1025.1	1026.9	1029.73
49A	10+90.00	MH 2-1	40.00	0.0	1024.8	1026.6	1029.43
49B	10+55.00	MH 2-1	40.00	0.0	1024.6	1026.4	1029.20
51A	10+47.35	MH 1-1	37.61	1.0	1023.5	1026.3	1029.05
51B	10+04.64	MH 1-1	11.61	2.0	1023.2	1026.4	1029.17
52A	11+39.12	MH 1-2	40.00	1.0	1025.0	1027.8	1030.58
52B	10+89.12	MH 1-2	40.00	2.0	1024.5	1028.3	1031.06
53A	12+09.12	MH 1-2	40.00	3.0	1025.7	1030.4	1033.24
53B	11+59.12	MH 1-2	40.00	3.0	1025.2	1029.9	1032.74
54A	12+79.12	MH 1-3	40.00	2.0	1029.4	1033.2	1035.96
54B	12+29.12	MH 1-3	40.00	5.0	1026.9	1033.6	1036.40
55A	13+45.73	MH 1-3	40.00	3.0	1032.7	1037.5	1040.27
55B	13+04.12	MH 1-3	40.00	5.0	1030.7	1037.4	1040.15
56A	12+98.77	MH 1-3	40.00	2.0	1030.4	1034.1	1036.94
56B	12+40.77	MH 1-3	40.00	5.0	1027.5	1034.2	1036.98
57A	13+76.77	MH 1-3	40.00	3.0	1034.3	1039.0	1041.82
58B	13+18.77	MH 1-3	40.00	6.0	1031.4	1039.1	1041.86
58A	14+49.77	MH 1-3	40.00	3.0	1037.9	1042.7	1045.47
58B	13+18.77	MH 1-3	40.00	6.0	1031.4	1039.1	1041.86
59A	15+25.73	MH 1-3	40.00	4.0	1041.7	1047.5	1050.25
59B	14+74.77	MH 1-3	40.00	6.0	1039.2	1046.9	1049.66
60	14+59.77	MH 1-3	40.00	4.0	1038.4	1044.2	1046.95
61	13+91.07	MH 3-3	40.00	3.0	1034.3	1039.1	1041.87
62	13+38.07	MH 3-3	40.00	4.0	1032.5	1038.2	1040.99
63	12+85.07	MH 3-3	40.00	4.0	1030.6	1036.3	1039.14
64	12+32.07	MH 3-3	40.00	4.0	1028.8	1034.5	1037.28
65	10+29.87	MH 4-1	40.00	3.0	1027.4	1032.1	1034.90
66	10+82.87	MH 4-1	40.00	0.0	1027.8	1029.6	1032.39
67	10+97.87	MH 4-1	40.00	0.0	1027.9	1029.7	1032.51
68	11+27.30	MH 3-2	40.00	3.0	1026.7	1031.4	1034.24
69	10+72.80	MH 3-2	40.00	3.0	1026.3	1031.0	1033.80
70	10+27.64	MH 3-2	37.48	2.0	1025.9	1029.6	1032.41
73	10+54.32	MH 3-2	40.00	1.0	1026.1	1028.9	1031.69
74	10+77.82	MH 3-2	40.00	2.0	1026.3	1030.1	1032.86
75	11+32.35	MH 3-2	40.00	3.0	1026.7	1031.5	1034.28

Sanitary Sewer Design Information										
Upstream Manhole	Downstream Pipe Slope	Downstream Pipe Diameter	Proposed Cumulative Area	Future Cumulative Area	Minimum Hourly Peak Design Flow	Proposed Cumulative Peak Flows	Future Cumulative Peak Flows	Downstream Pipe Mannings N	Downstream Pipe Capacity	Downstream Pipe Full Flow Velocity
	(%)	(in)	(Ac.)	(Ac.)	(cfs/ac)	(cfs)	(cfs)		(cfs)	(fps)
EX MH 1	3.50%	8	6.93	0.00	0.02	0.139	0.139	0.013	2.26	6.48
MH 1-1	0.80%	8	6.23	0.00	0.02	0.125	0.125	0.013	1.08	3.10
MH 1-2	1.00%	8	2.47	0.00	0.02	0.049	0.049	0.013	1.21	3.46
MH 1-3	5.00%	8	2.00	0.00	0.02	0.040	0.040	0.013	2.70	7.74
MH 2-1	0.65%	8	3.53	0.00	0.02	0.071	0.071	0.013	0.97	2.79
MH 2-2	0.65%	8	1.84	0.00	0.02	0.037	0.037	0.013	0.97	2.79
EX MH 2	1.83%	8	3.66	0.00	0.02	0.073	0.073	0.013	1.63	4.68
MH 3-1	0.80%	8	2.56	0.00	0.02	0.051	0.051	0.013	1.08	3.10
MH 3-2	0.80%	8	2.38	0.00	0.02	0.048	0.048	0.013	1.08	3.10
MH 3-3	3.50%	8	0.71	0.00	0.02	0.014	0.014	0.013	2.26	6.48
MH 4-1	0.80%	8	0.53	0.00	0.02	0.011	0.011	0.013	1.08	3.10

DESIGN TABLES
SANITARY SEWER PLANS

OSAGE
SECOND PLAT

2020

drawn by: D.F./M.O./A.A.
checked by: C.G.W.
designed by: A.A.
QA/QC by: J.E.S.
project no.: C19-2339
drawing no.:
date: 2020.08.21

SHEET
C209

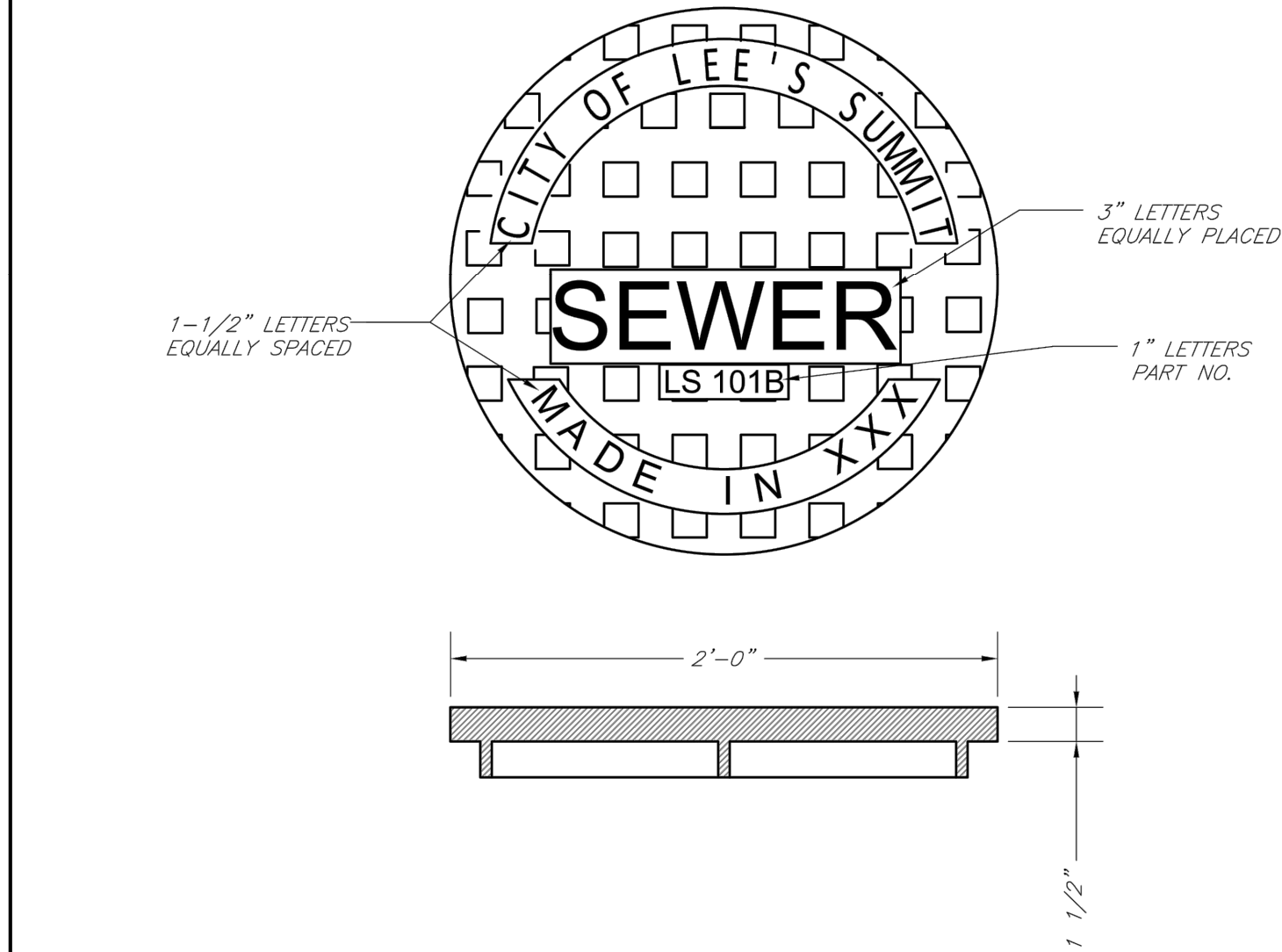
STATE OF MISSOURI
JULIE ELAINE
SELLERS
NUMBER
PE-2017000367
10/1/20
PROFESSIONAL ENGINEER

REVISIONS

olsson

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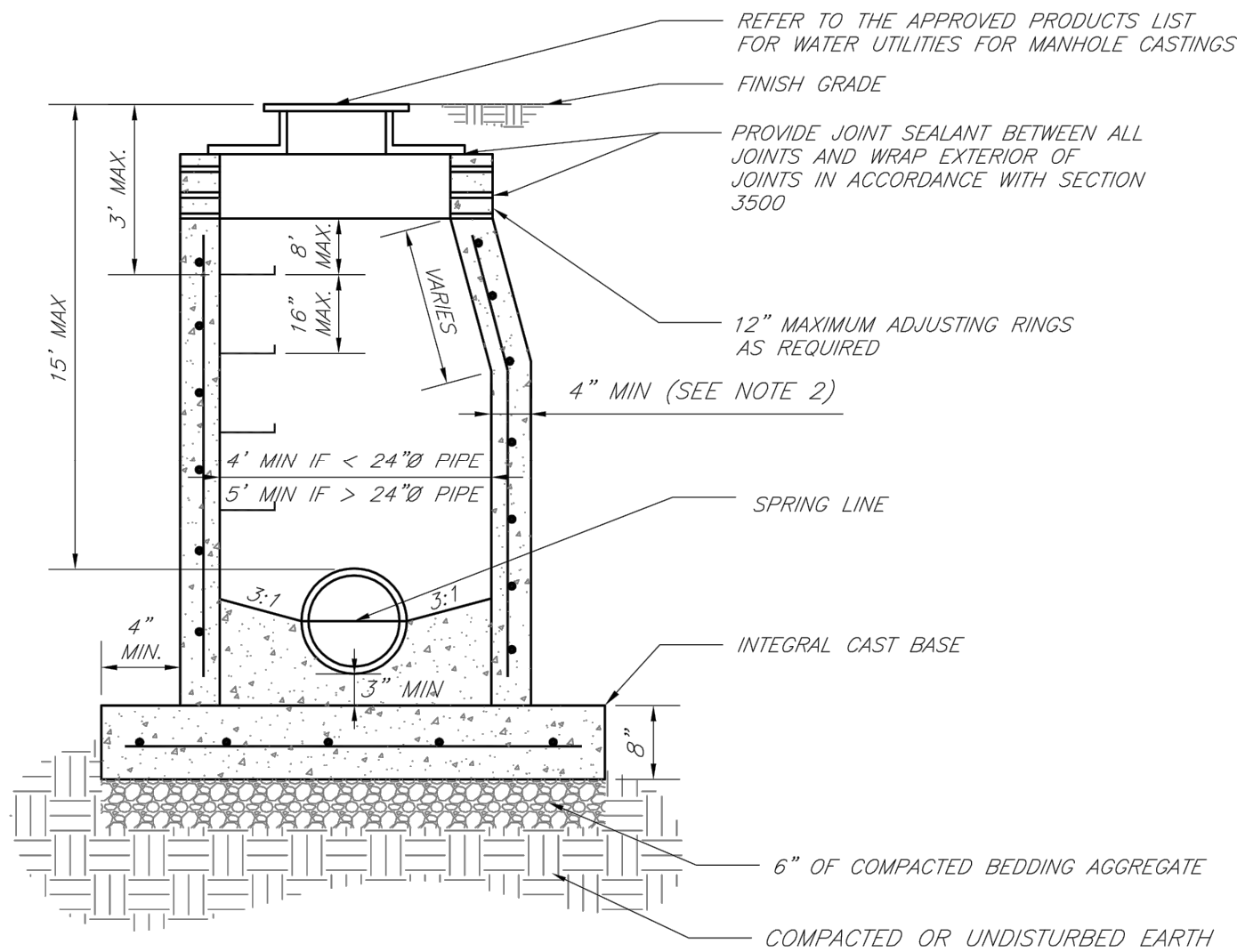
STANDARD 24" MANHOLE COVER
LEE'S SUMMIT PART NO.: LS101B
MINIMUM WEIGHT = 160 LB
MATCHING FRAME: LS101A
NOTE: PICK HOLES NOT SHOWN



CITY OF LEE'S SUMMIT, MO
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

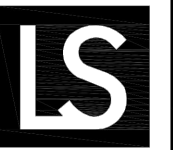
Date: 09/16/04
Drawn By: JN
Checked By:
FILE: SANITARY SEWER-2
Rev: 04/05/07
Rev: 12/12

STANDARD 24" MANHOLE COVER



NOTES:

1. PRECAST CONCRETE MANHOLES SHALL CONFORM TO ASTM C478 EXCEPT AS MODIFIED BY THE SPECIFICATIONS.
2. A WALL THICKNESS NOT LESS THAN ONE-TWELFTH (1/12) OF THE INSIDE DIAMETER OR 4", WHICHEVER IS GREATER, SHALL BE USED WHEN THE MANHOLE DEPTH IS LESS THAN 15'.
3. WATERPROOFING SHALL BE REQUIRED ON THE OUTSIDE OF MANHOLES. THE WATERPROOFING SHALL CONSIST OF A TOTAL DRY FILM THICKNESS OF NOT LESS THAN 14 MILS OF BITUMINOUS COATING.
4. ONLY ECCENTRIC MANHOLE CONES WILL BE ALLOWED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
5. THE FILL CONCRETE FLOW CHANNEL FOR SIDE BRANCHES SHALL BE PLACED TO PROVIDE A SMOOTH TRANSITION INTO THE FLOW LINE.
6. REFER TO THE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR APPROVED MANHOLE GASKET MODELS.
7. REFER TO THE APPROVED PRODUCTS LIST FOR APPROVED STEPS.

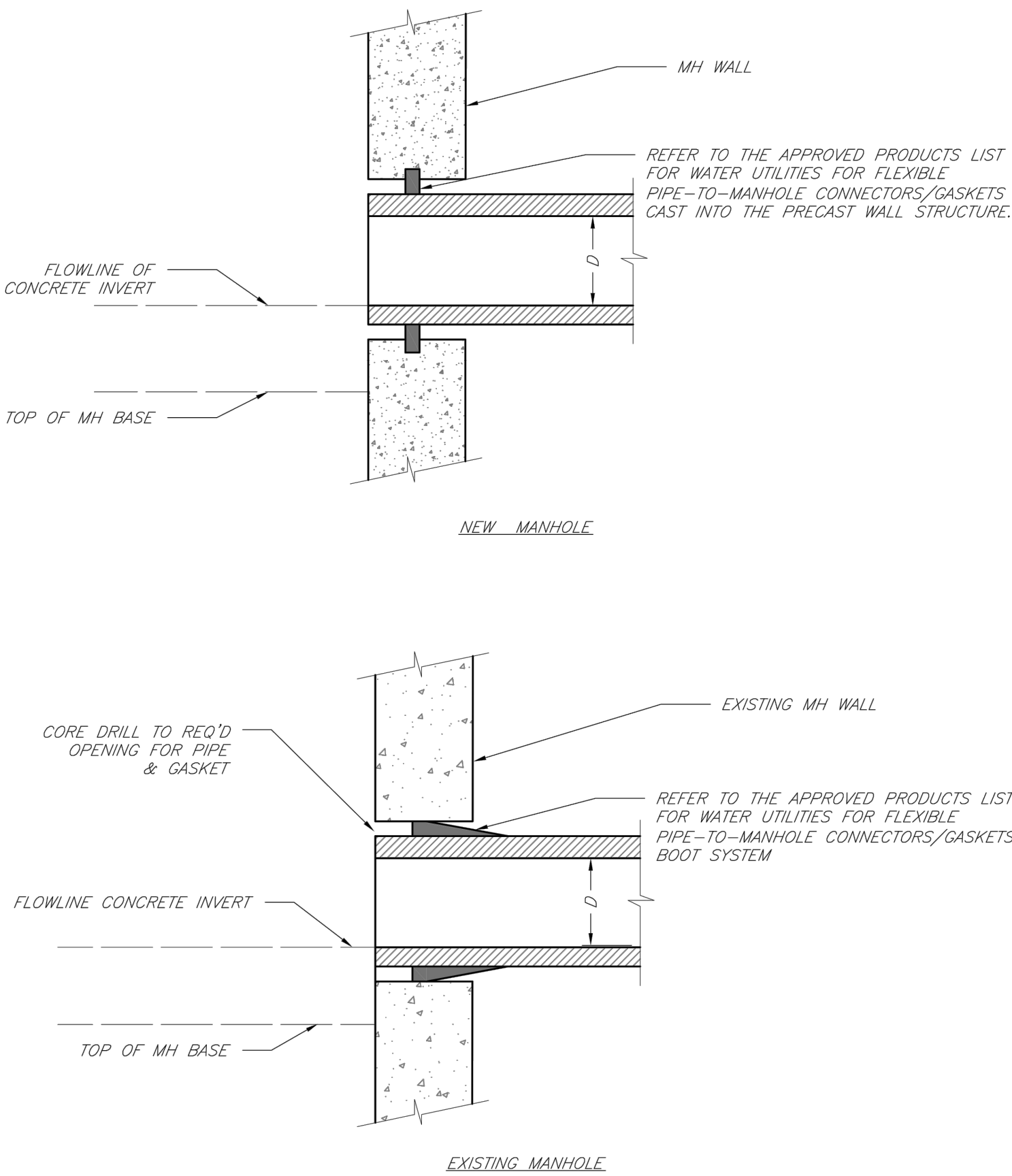


LEE'S SUMMIT
MISSOURI

PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

STANDARD PRECAST MANHOLE - SANITARY SEWER

Date: 02/13
Drawn By: JN
Checked By: DL
FILE: SAN-2
Rev: 1/14
Rev:

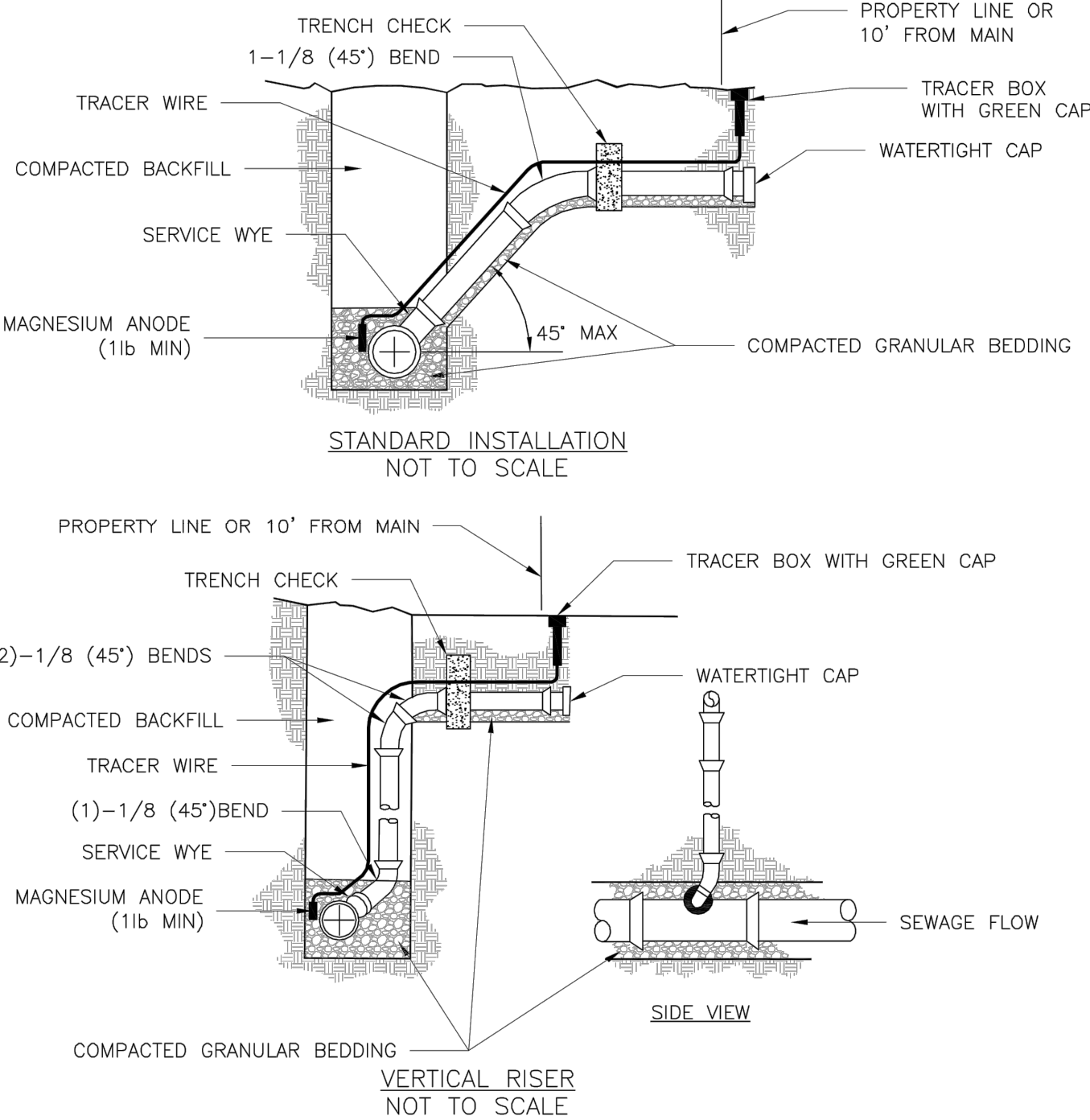


LEE'S SUMMIT
MISSOURI

PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

MANHOLE WALL CONNECTIONS

Date: 02/13
Drawn By: JN
Checked By: DL
FILE: SAN-5
Rev: 1/14
Rev:



NOTES:

1. ALL SEWER STUBS SHALL BE CONSTRUCTED TO PROPERTY LINE OR 10' MINIMUM FROM THE MAIN, WHERE SIDEWALKS ARE PRESENT, CONTRACTOR SHALL EXTEND SERVICE LINE UNDER EXISTING SIDEWALK TO TWO FEET BEYOND.
2. ALL NEW CONSTRUCTION OFF SEWER STUBS SHALL BE TEMPORARILY MARKED WITH A MARKING STAKE, 36" ABOVE GROUND AND PAINTED GREEN.
3. IMPERVIOUS TRENCH CHECKS SHALL BE PLACED ON BUILDING SEWER STUBS (AT LEAST 5' AWAY FROM THE SANITARY SEWER MAIN).
4. TRENCH CHECKS ON THE BUILDING SEWER STUBS SHALL EXTEND 6" BELOW THE BOTTOM OF THE PIPE. LENGTH SHALL BE A MINIMUM OF 12". THE HEIGHT OF THE TRENCH CHECK SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE. THE WIDTH OF THE TRENCH CHECK SHALL BE THE WIDTH OF THE TRENCH.
5. SEE SPECIFICATION SECTION 2100 FOR SEWER MAIN BEDDING AND BACKFILL.
6. #12 GAUGE GREEN INSULATED COPPER TRACER WIRE SHALL BE INSTALLED. TRACER WIRE TERMINAL BOXES SHALL BE INSTALLED DIRECTLY ABOVE THE SEWER SERVICE OR AS DETERMINED BY THE ENGINEER.
7. FOR SERVICES, TRACER WIRE SHALL RUN FROM THE WYE AND TERMINATE IN A FLUSH MOUNTED TRACER BOX WITH A GREEN CAST IRON LOCKABLE TOP. WIRE SHALL BE TAPED OR TIED TO THE PIPE AT 5' INTERVALS.
8. TRACER WIRE BOX SHALL BE INSTALLED WITHIN 1.0' OF PROPERTY LINE.
9. THE TRACER WIRE SHALL REMAIN CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. SPLICES IN THE TRACER WIRE SHOULD BE MADE WITH SPLIT BOLT CONNECTORS. WIRE NUTS SHALL NOT BE USED. A WATER-PROOF CONNECTION IS NECESSARY TO PREVENT CORROSION.



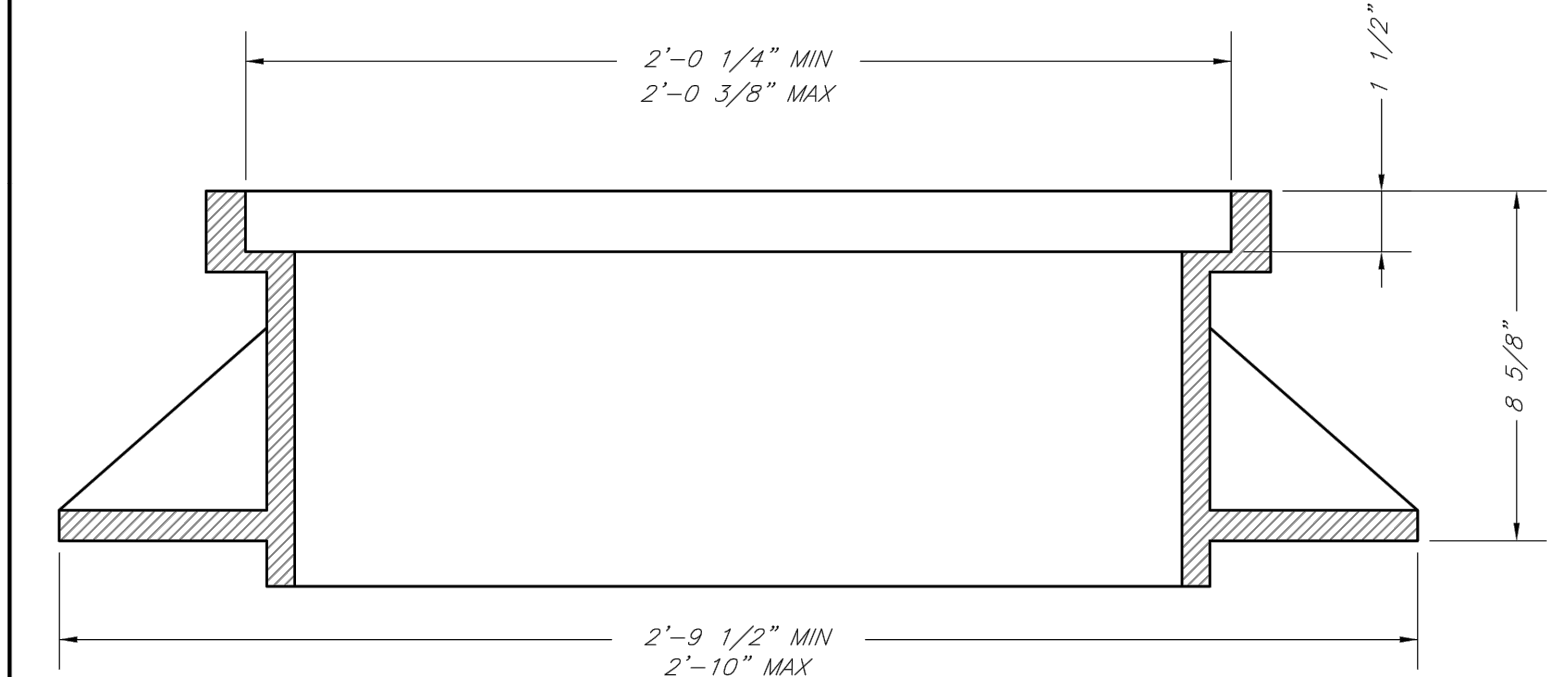
LEE'S SUMMIT
MISSOURI

PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

BUILDING SEWER STUB AND RISER

Date: 04/17
Drawn By: MJF
Checked By: DL

SAN-1



STANDARD 24" MANHOLE FRAME
LEE'S SUMMIT PART NO.: LS101A
MINIMUM WEIGHT = 250 LB
MATCHING COVER: LS101B



CITY OF LEE'S SUMMIT, MO
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

STANDARD 24" MANHOLE FRAME

Date: 09/16/04
Drawn By: JN
Checked By:
FILE: SANITARY SEWER-1
Rev: 01/04/07
Rev: 1/13

DETAIL SHEET
SANITARY SEWER PLANS

OSAGE
SECOND PLAT

drawn by: DF/MQ/AA
checked by: C.G.W.
designed by: A.A.
QA/QC by: J.E.S.
project no.: C19-2339
drawing no.:
date: 2020.08.21

SHEET
C210

REVISIONS DESCRIPTION

DATE

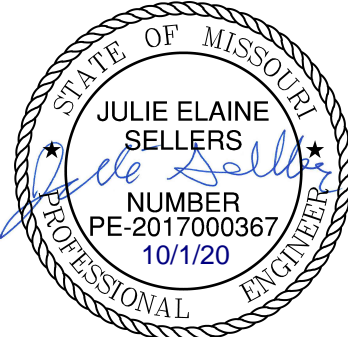
REV. NO.

REVISIONS

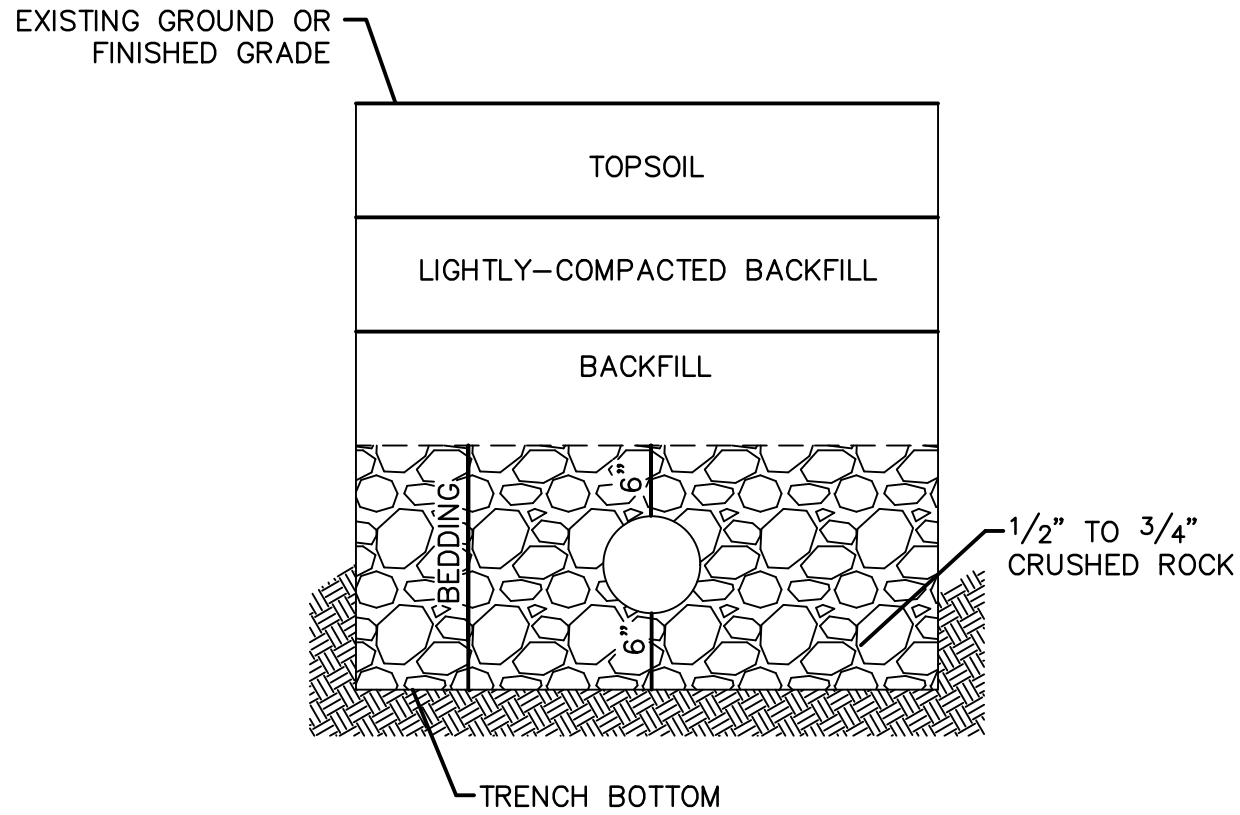
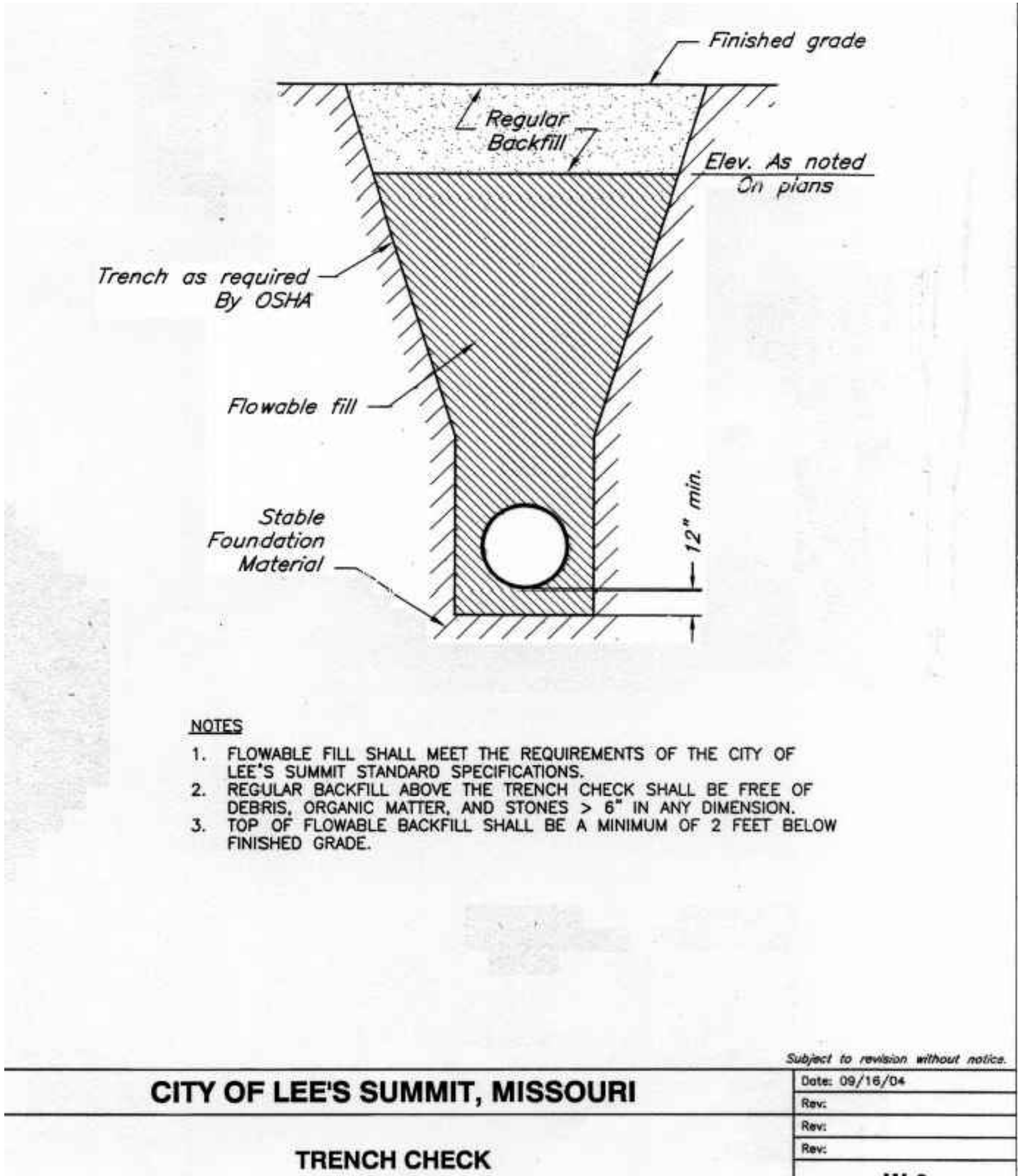
2020

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1301 Burlington Street
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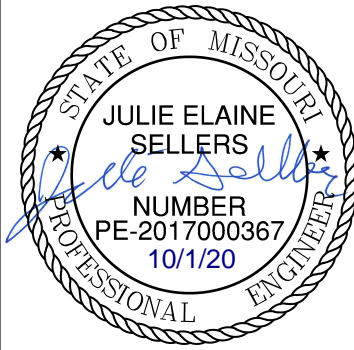


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DATE: Oct 01, 2020 8:50pm XREFS: C_PTBULK_C192339 USER: aabdgaliyev



UNDERGROUND PIPE INSTALLATION FOR SANITARY SEWER

- NOTES:**
1. A MINIMUM OF 36 INCHES OF COVER SHALL BE OVER THE TOP OF THE PIPE. THIS MINIMUM OF COVER SHALL BE FROM THE TOP OF PIPE TO THE FINISHED GRADE.
 2. BEDDING AGGREGATE MATERIAL SHALL BE PER SECTION 6900 AND 2102 OF THE CITY DESIGN AND CONSTRUCTION MANUAL. BEDDING AGGREGATE SHALL BE PLACED FROM A LEVEL 6 INCHES BELOW THE BOTTOM OF THE PIPE TO A LEVEL 6 INCHES ABOVE THE TOP OF THE PIPE.
 3. BACKFILL MATERIAL AND PLACEMENT SHALL BE PER SECTION 6900 AND 2102 OF THE CITY DESIGN AND CONSTRUCTION MANUAL.
 4. TRENCHING SHALL BE IN ACCORDANCE WITH CURRENT OSHA REGULATIONS. SLOPES MUST NOT EXTEND BELOW TOP OF BEDDING.
 5. MINIMUM AND MAXIMUM TRENCH WIDTHS SHALL BE IN ACCORDANCE WITH PIPE MANUFACTURERS RECOMMENDATION AS APPROVED ON ENGINEERING PLANS.



REVISIONS	
REV. NO.	REVISIONS DESCRIPTION

DETAIL SHEET SANITARY SEWER PLANS	OSAGE SECOND PLAT	2020

drawn by:	D.F./M.O./A.A.
checked by:	C.G.W.
designed by:	A.A.
QA/QC by:	J.E.S.
project no.:	C19-2339
drawing no.:	
date:	2020.08.21

SHEET
C211

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