

WOODLAND OAKS
Lots 1 thru 42
SANITARY SEWER CONSTRUCTION PLANS
Section 27, Township 48 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 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:

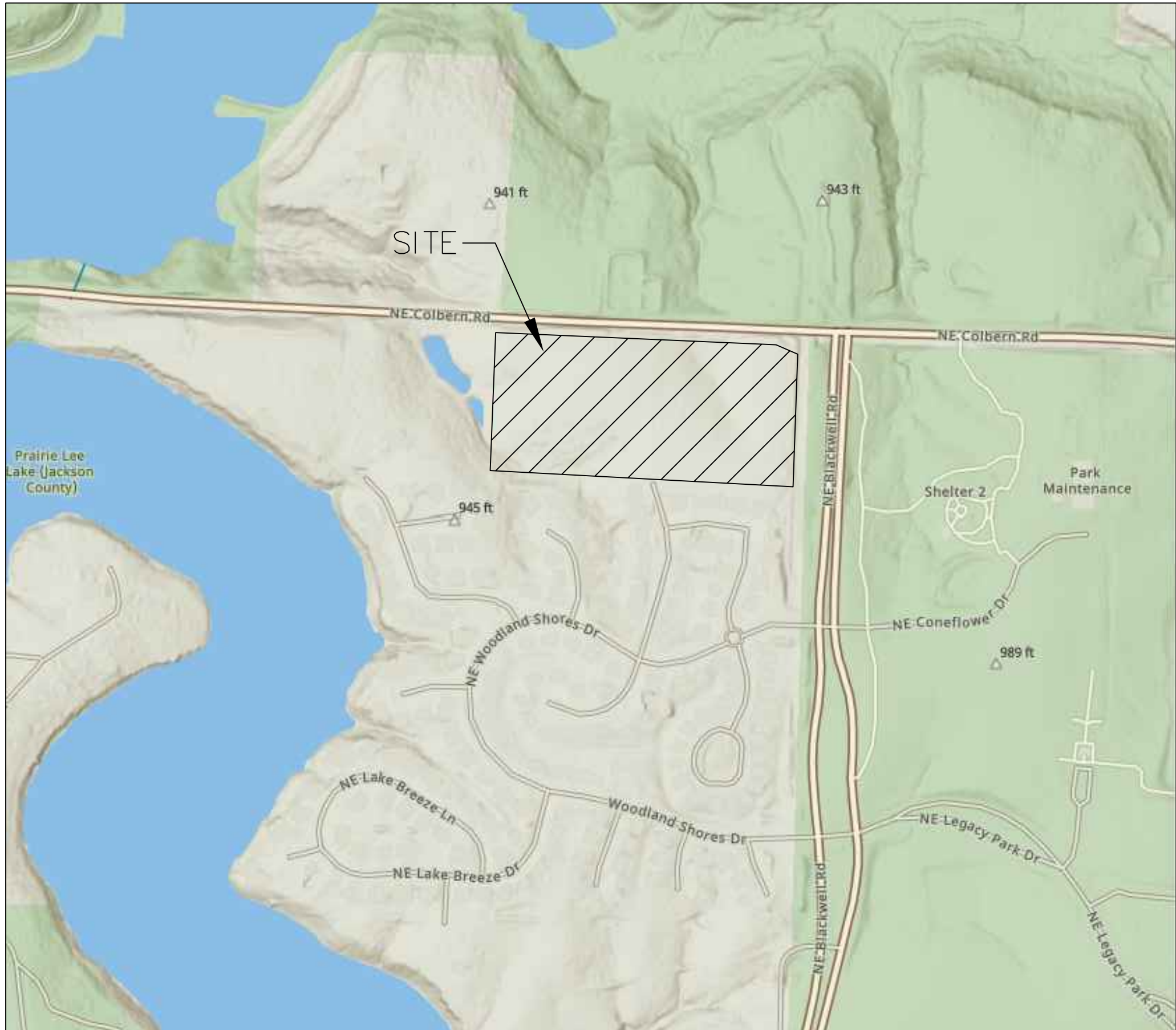
- ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
- TRENCH CHECKS SHALL BE INSTALL AT ALL SANITARY WYES LOCATION.

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 29095C0430G, dated January 20, 2017



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 DETAILS

Summary of Quantities:

ITEM AND DESCRIPTION	UNIT	ESTIMATED QUANTITY
SANITARY		
2" PVC HDPE SDR-11 FORCEMAIN	LF	1,602.17
1.25" HDPE SDR-11 SERVICE LINE	LF	530.00
1.25" LATERAL ASSEMBLY	EA	22.00
2" PVC HDPE SDR-11 BENDS	EA	3.00
8" MAIN PVC SDR 26	LF	995.63
4" SERVICE LINE PVC SDR 26	LF	998.22
4" DIA MANHOLE	EA	5.00
SERVICE LINE TEES, WYES, PLUGS, 4" PVC	EA	20.00
CONNECTION TO EXISTING SANITARY SEWER	LS	1.00
TRENCH CHECKS	EA	20.00
TRACER WIRE AND EQUIPMENT	LF	4,126.02

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:

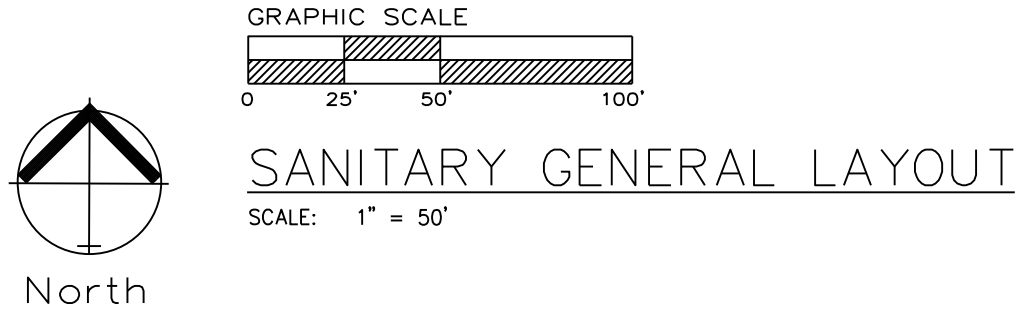
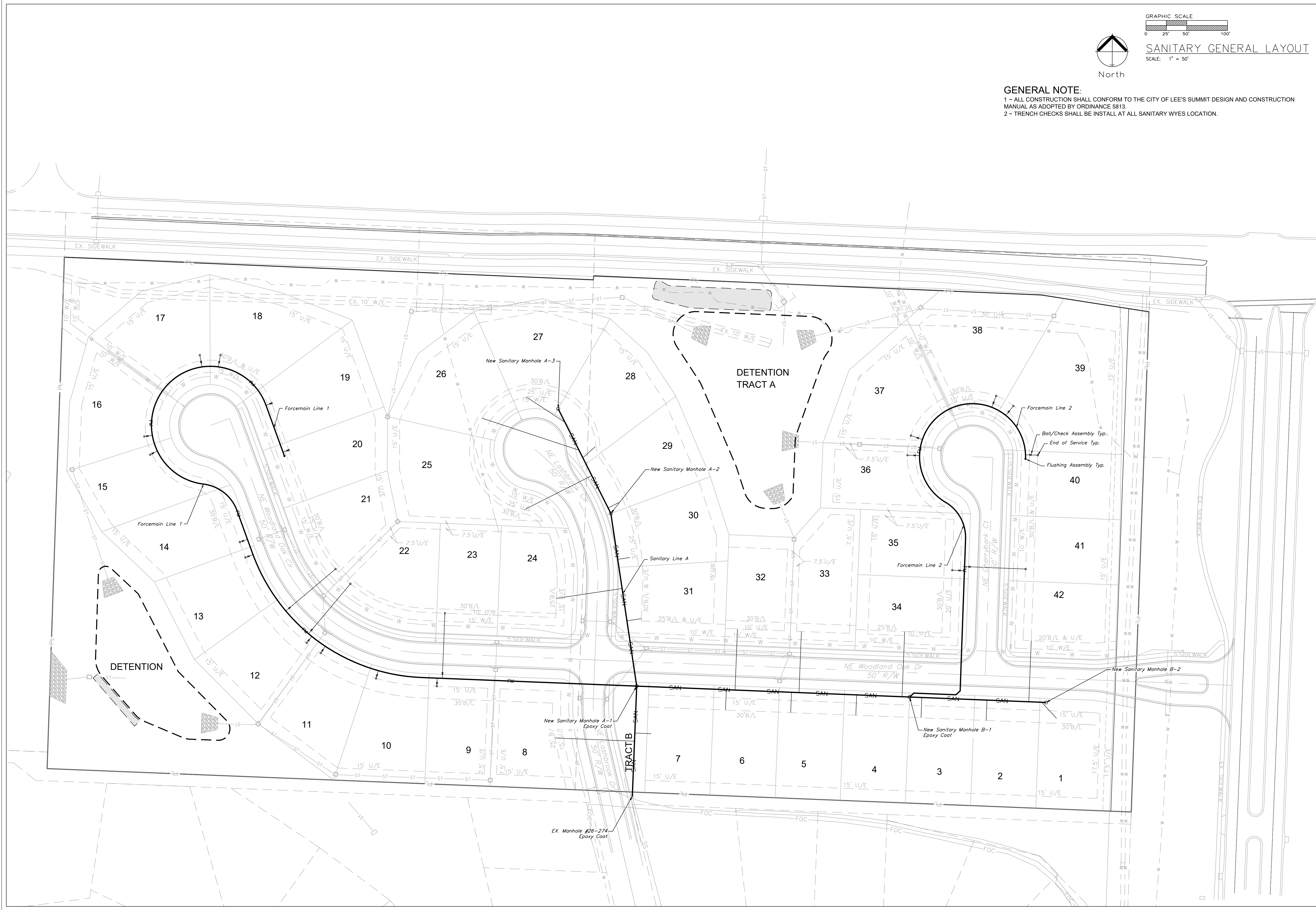
- B/L - BUILDING SET-BACK
- C/A - COMMON AREA
- D/E - DRAINAGE EASEMENT
- FND. - FOUND
- L/E - LANDSCAPE EASEMENT
- L.N.A. - LIMITS OF NO ACCESS
- R/W - RIGHT OF WAY
- SAN - SANITARY SEWER LINE
- S/W - SIDEWALK
- U/E - UTILITY EASEMENT
- W - WATER LINE
- ST - STORM SEWER LINE

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.

REVISIONS

- REV. 5/5/2021
- REV. 5/26/2021



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.

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

Sanitary Sewer General Layout
Construction Plans for:
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Lots 1 thru 42
Lee's Summit, Jackson County, Missouri

Project:
WOODLAND OAKS
LSMO
Issue Date:
February 25, 2021

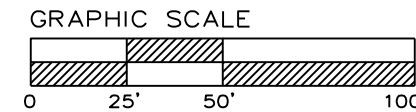
Part of the Southeast 1
Section 27, Township 48 North, Range 31 West
Lee's Summit, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
REGISTERED PROFESSIONAL ENGINEER
NUMBER 19071
EXPIRATION DATE 12/31/2025
NE FE E-14335

REVISIONS
REV. 5/5/2021
REV. 5/26/2021

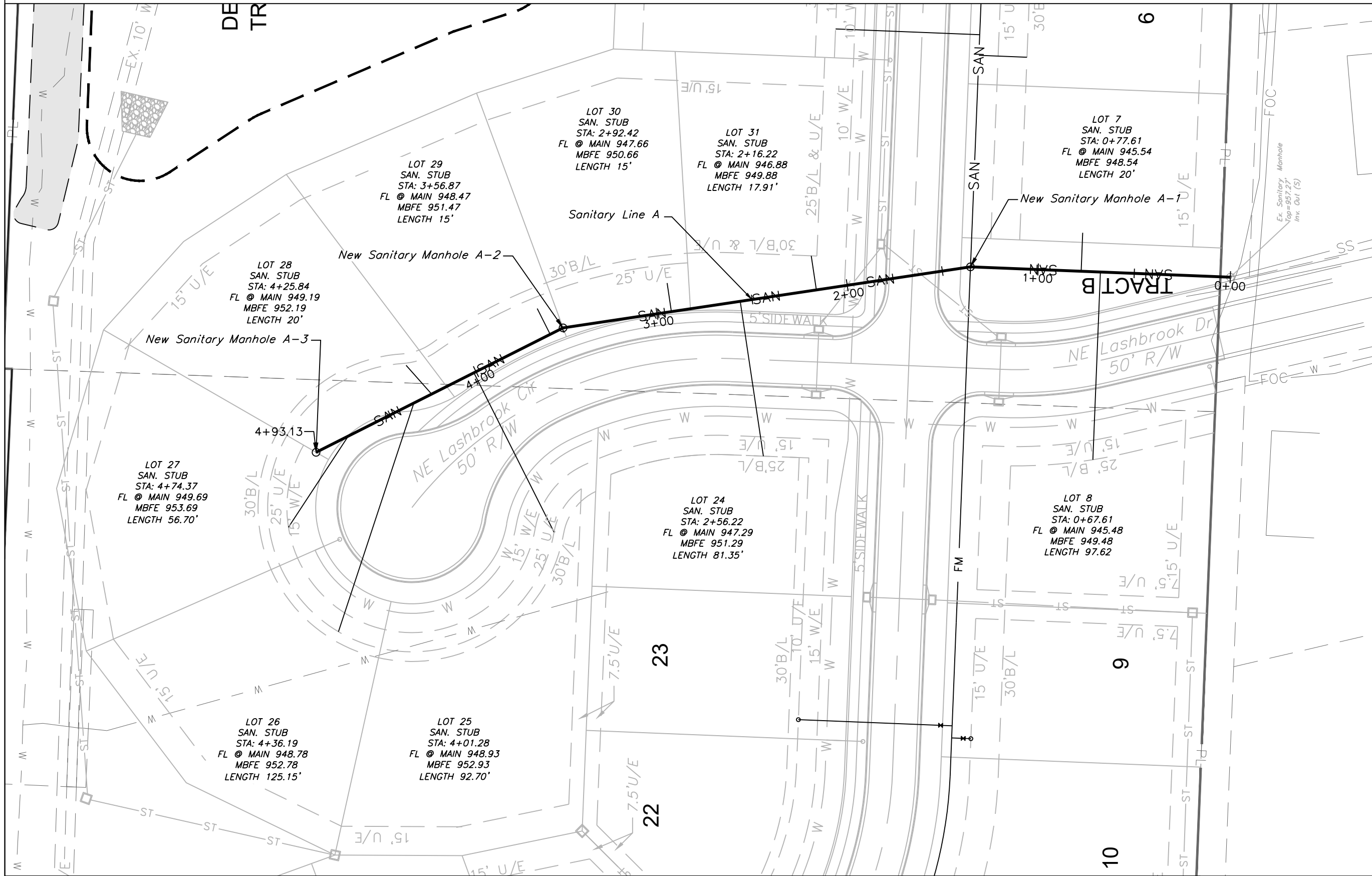
C. 401

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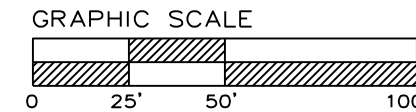
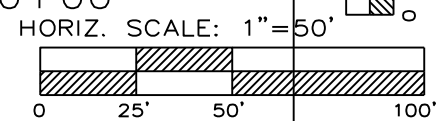
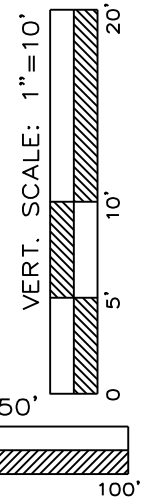
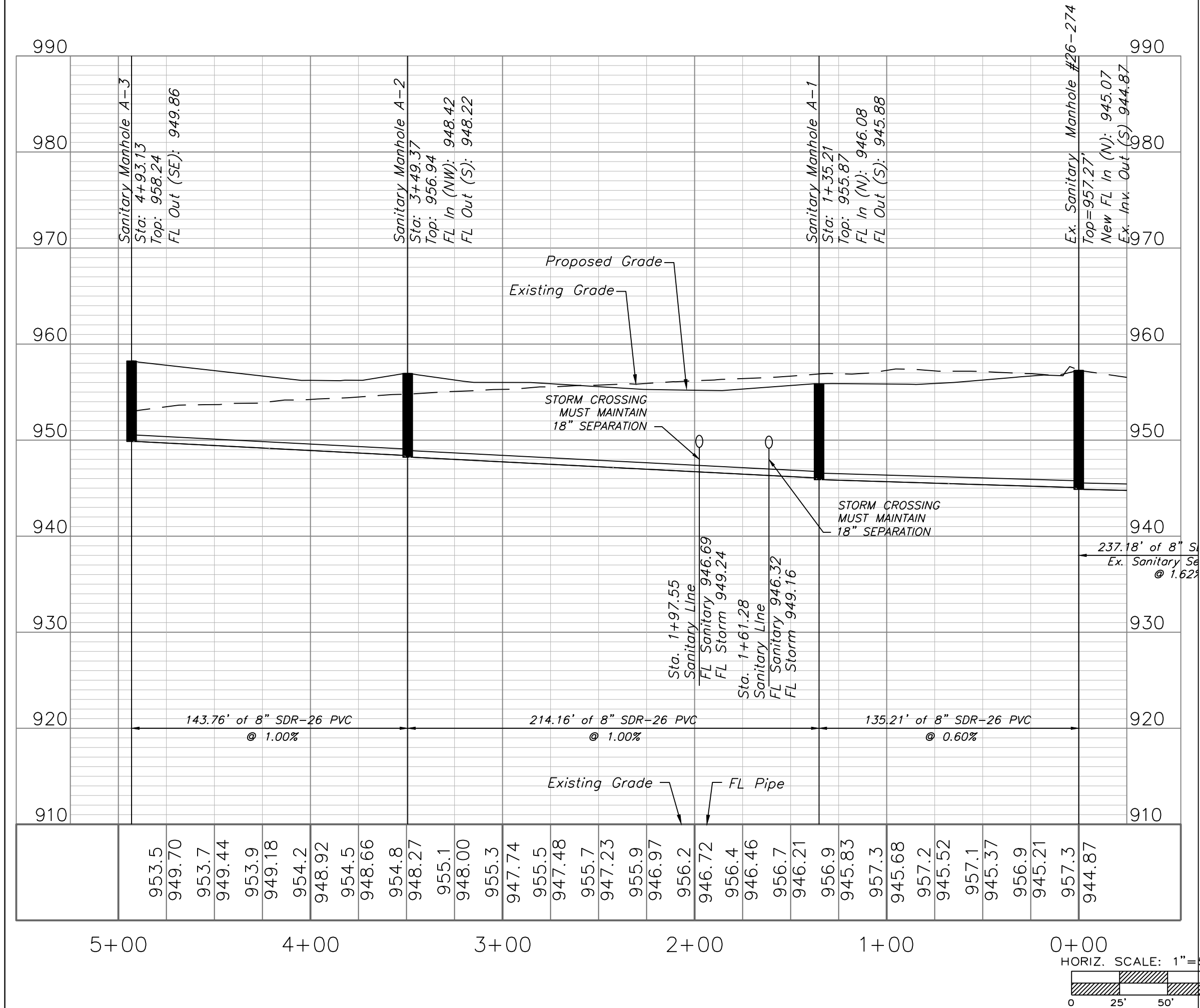


SANITARY PLAN & PROFILE

SCALE: 1" = 50'



SANITARY LINE A

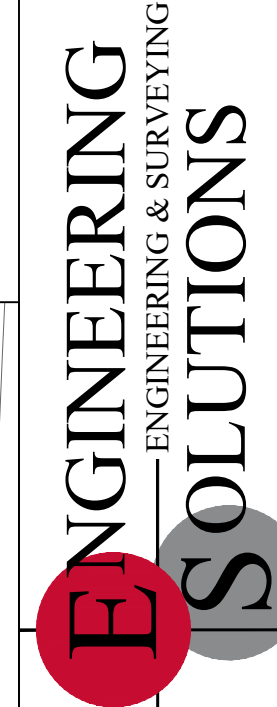
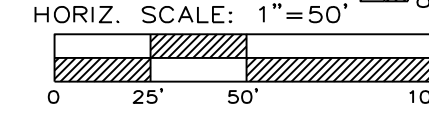
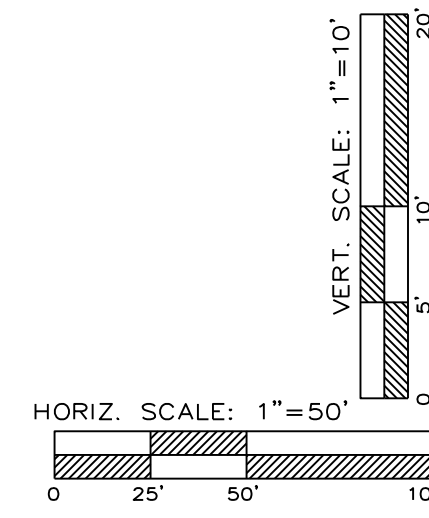
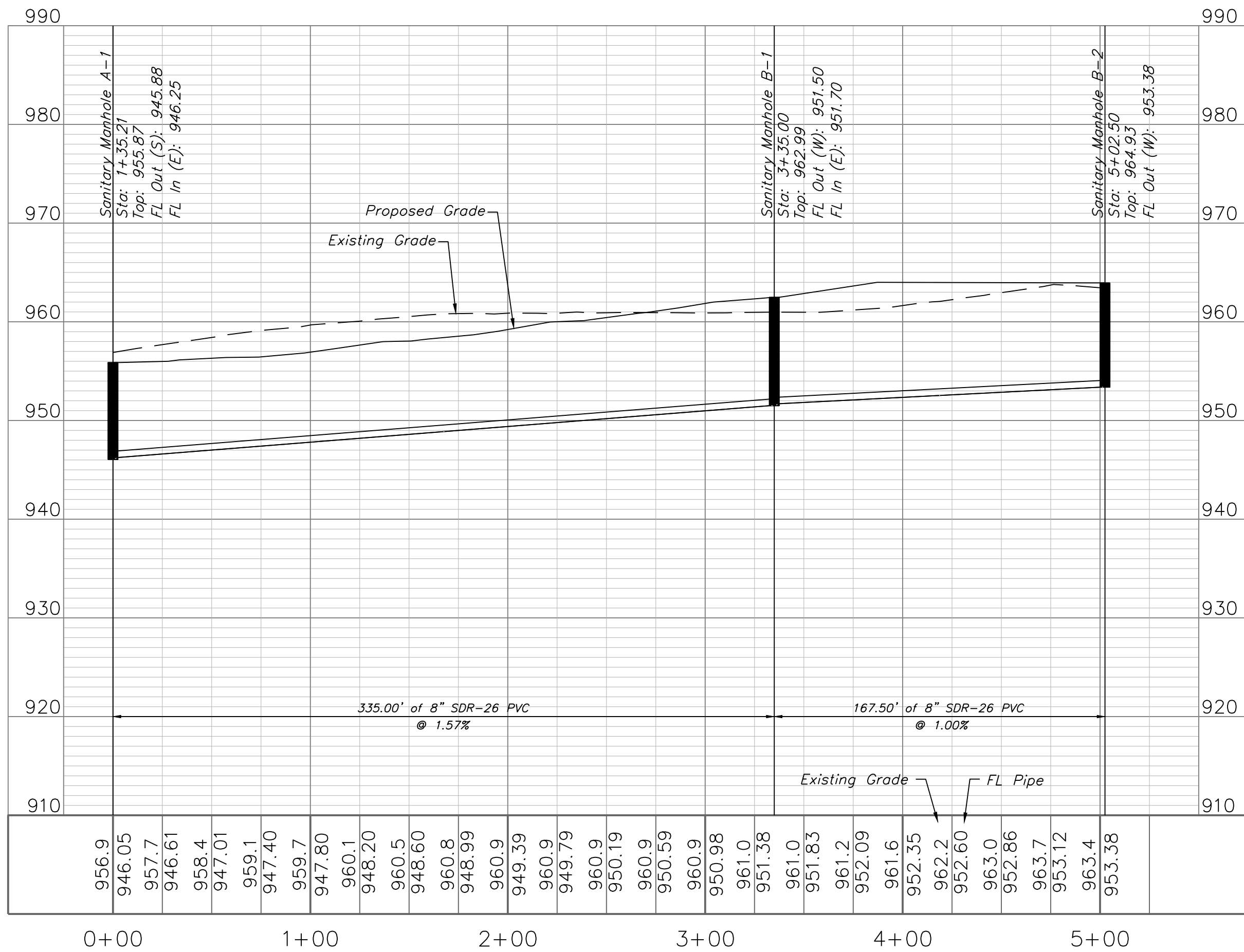


SANITARY PLAN & PROFILE

SCALE: 1" = 50'



SANITARY LINE B

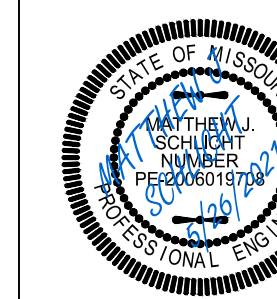


Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
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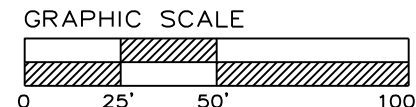
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Construction Plans for:
WOODLAND OAKS
Lots 1 thru 42
Lee's Summit, Jackson County, Missouri



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

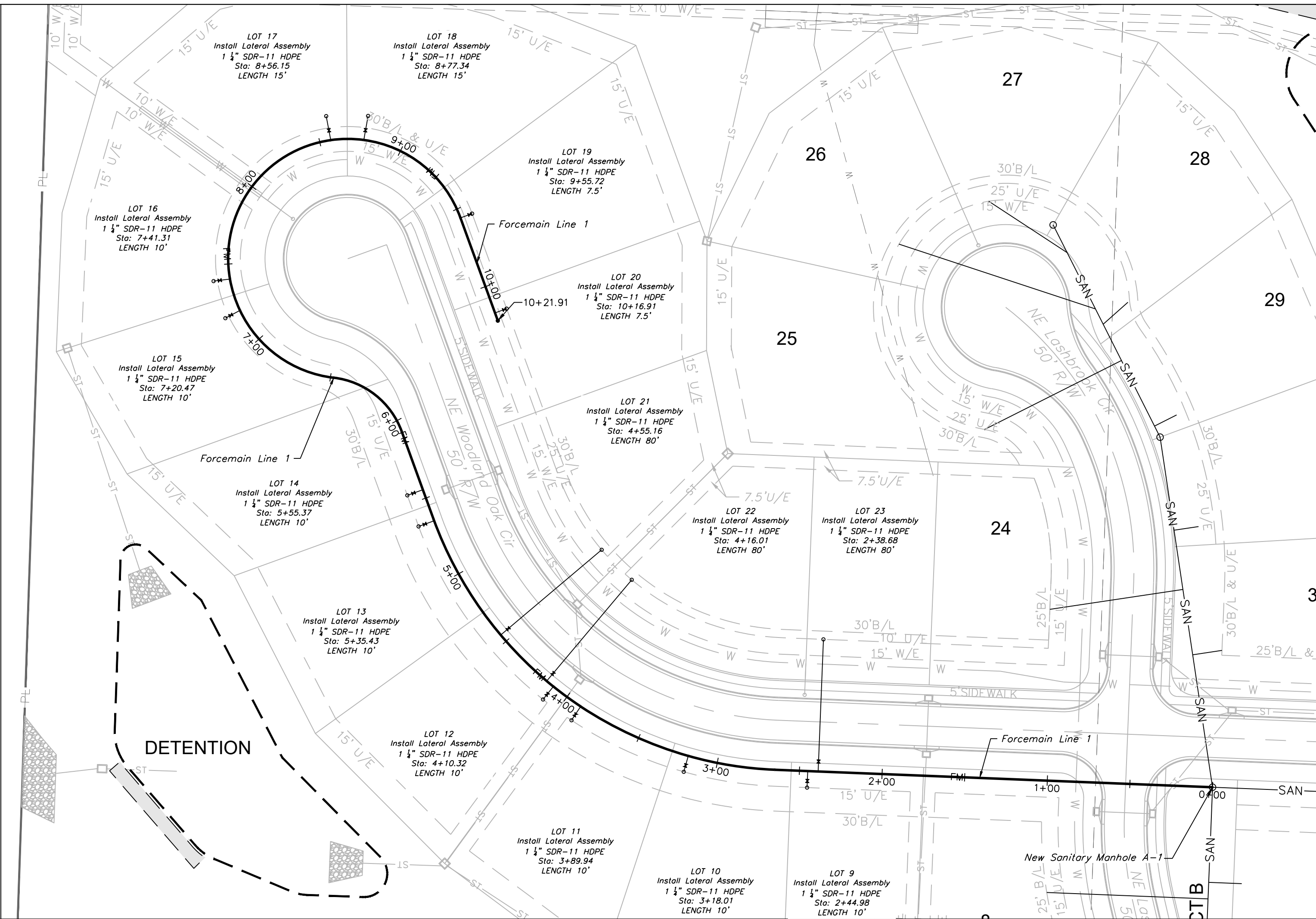
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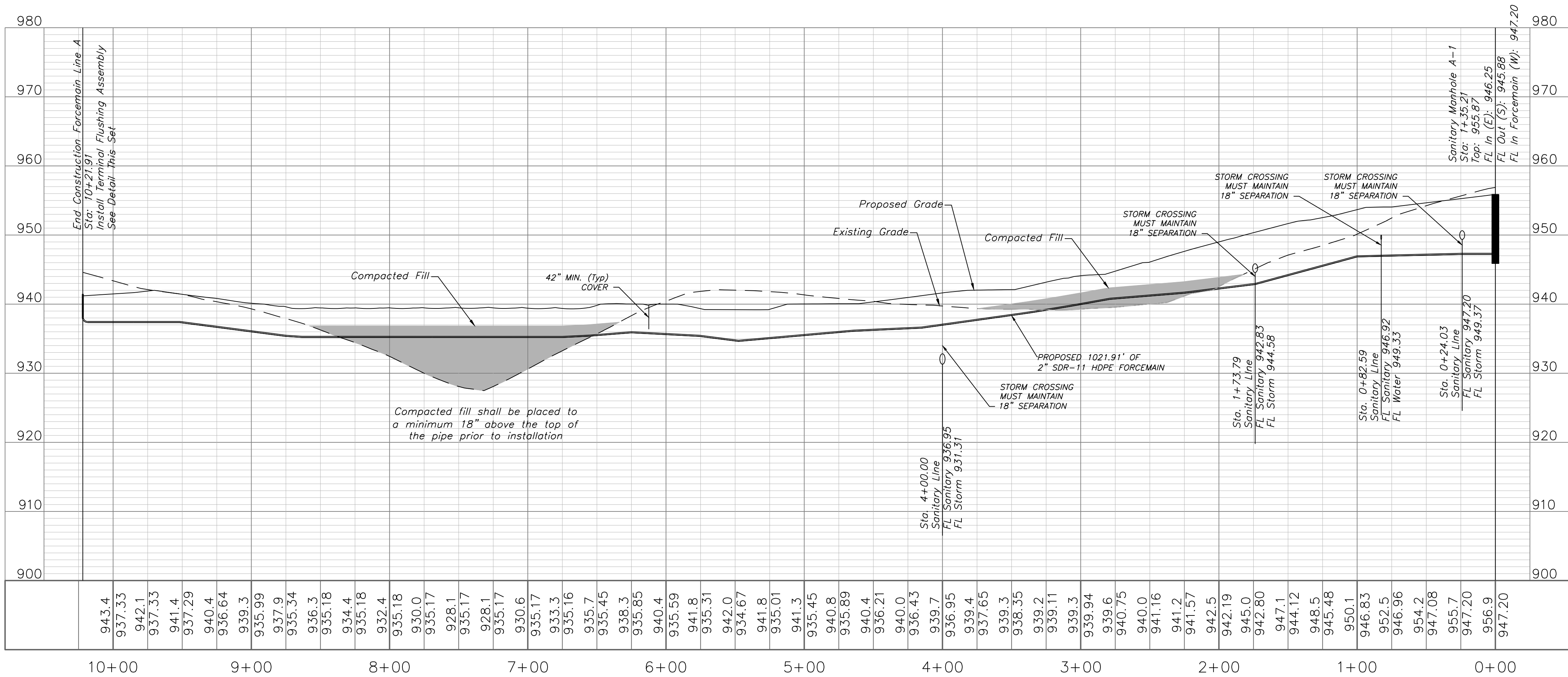


SANITARY PLAN & PROFILE
SCALE: 1" = 50'

NOTE:
LOTS 9 THRU 23 WILL BE FORCEMAIN
AND REQUIRE GRINDER PUMPS.



FORCEMAIN LINE 1

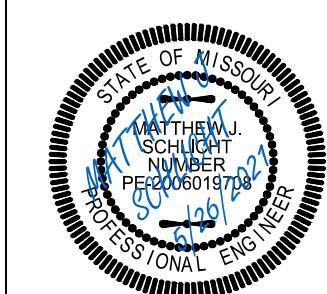


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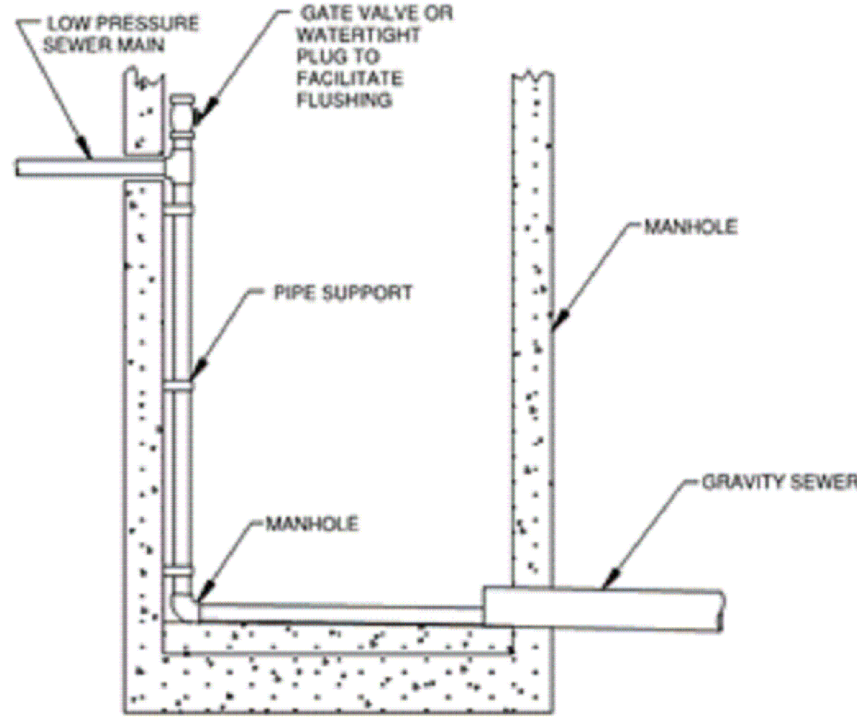
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LOTS 35 THRU 41 WILL BE FORCEMAIN
AND REQUIRE GRINDER PUMPS.

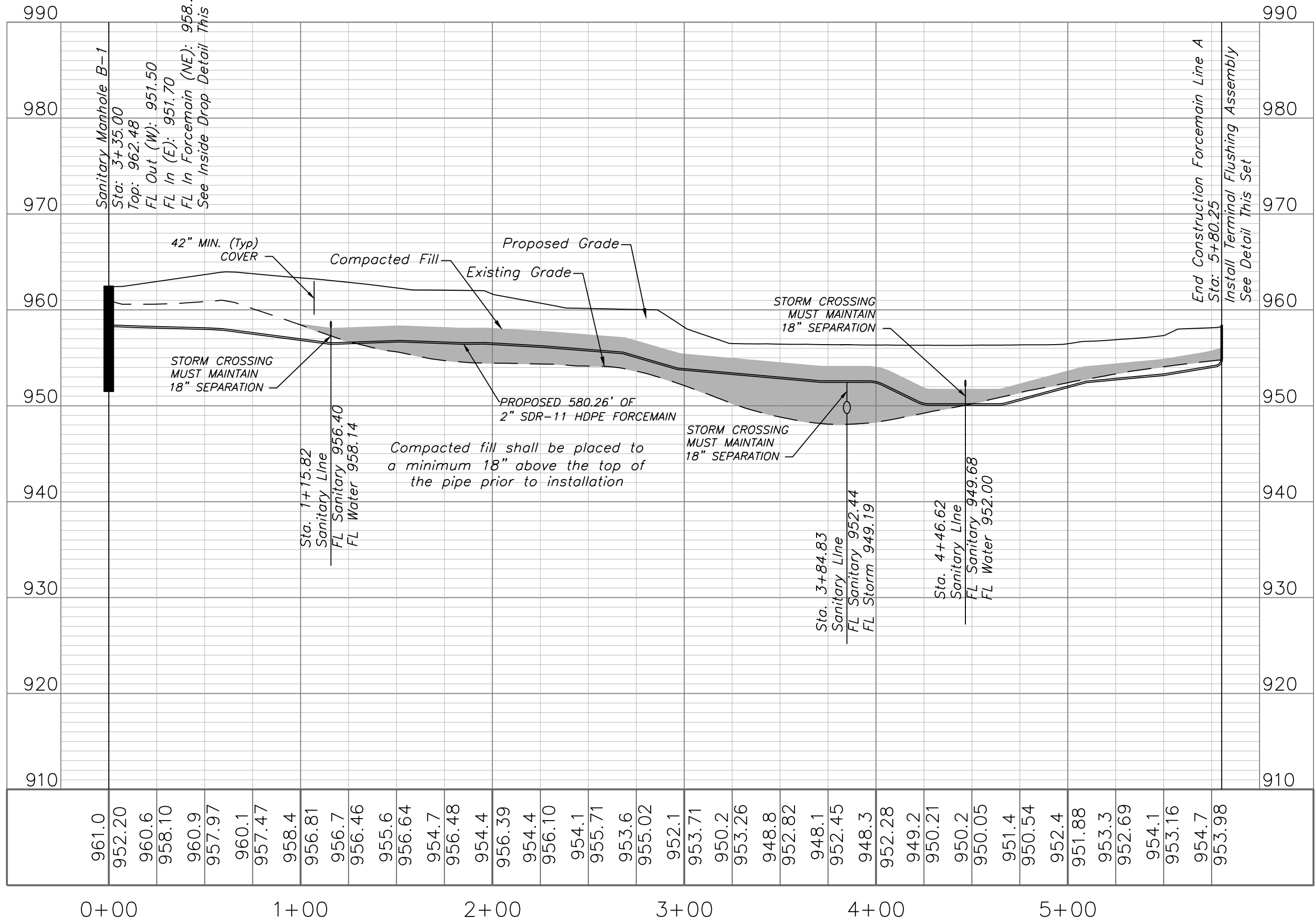
ADDED MANHOLE CONNECTION
DETAIL VIA INSIDE DROP

LPS Connection to Manhole
via Inside Drop



FORCEMAIN LINE 2

REVISED INVERT IN AND
ADDED NOTE



HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"=10'

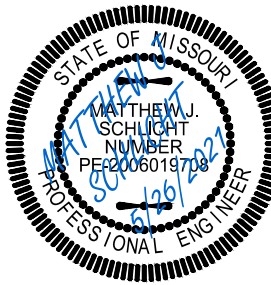
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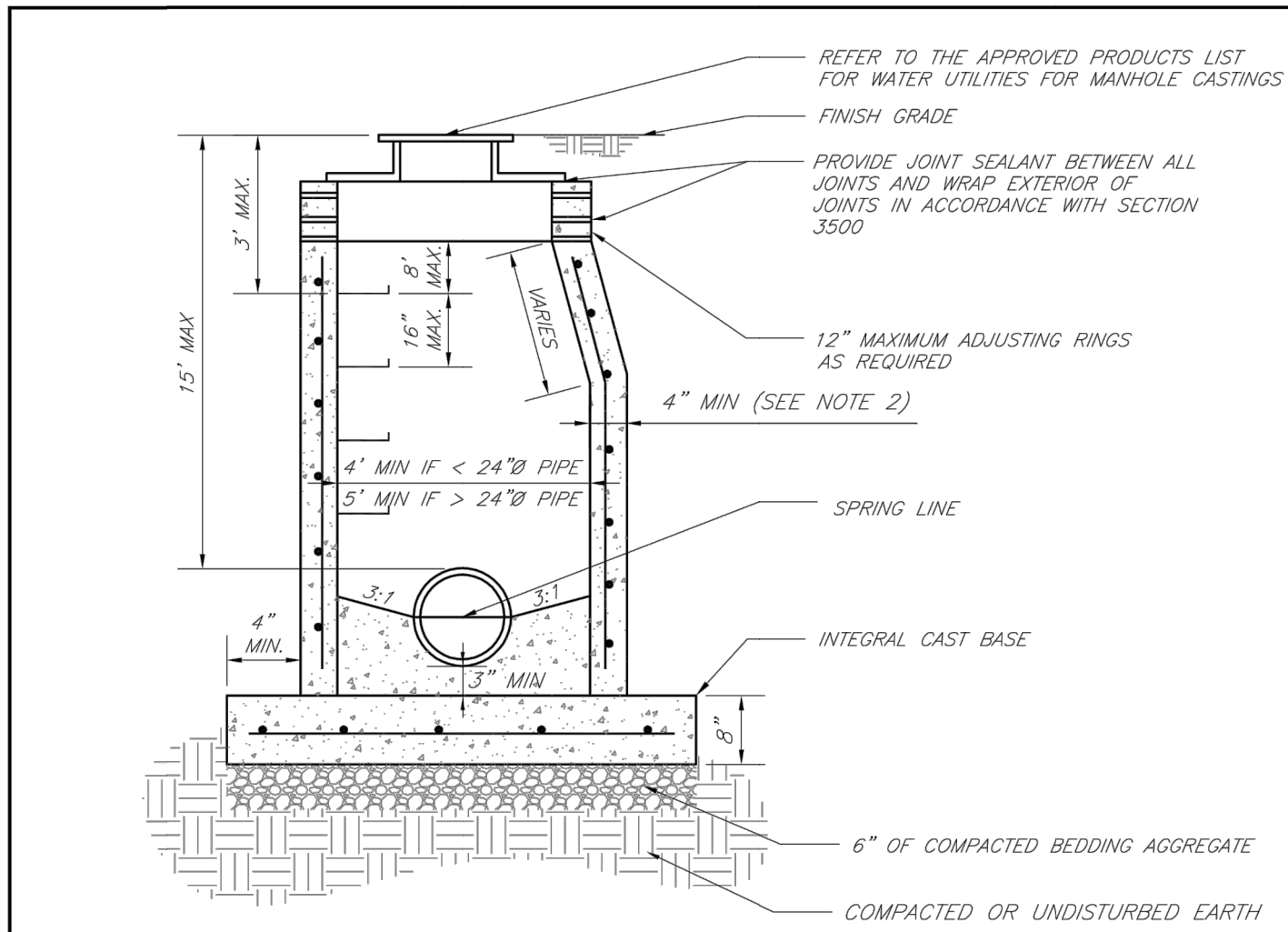
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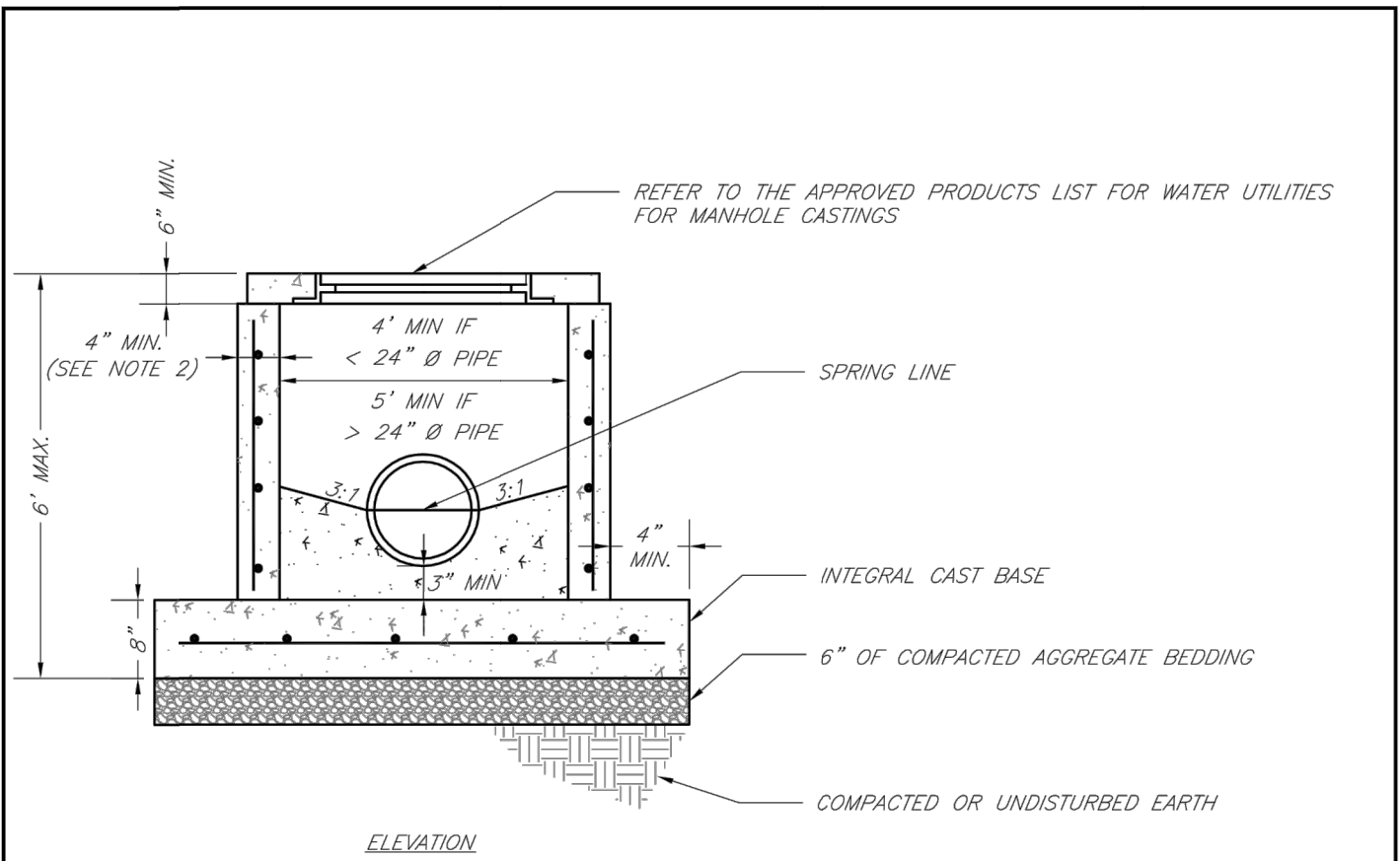
REVISIONS
REV. 5/5/2021
REV. 5/26/2021



LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64083

STANDARD PRECAST MANHOLE – SANITARY SEWER

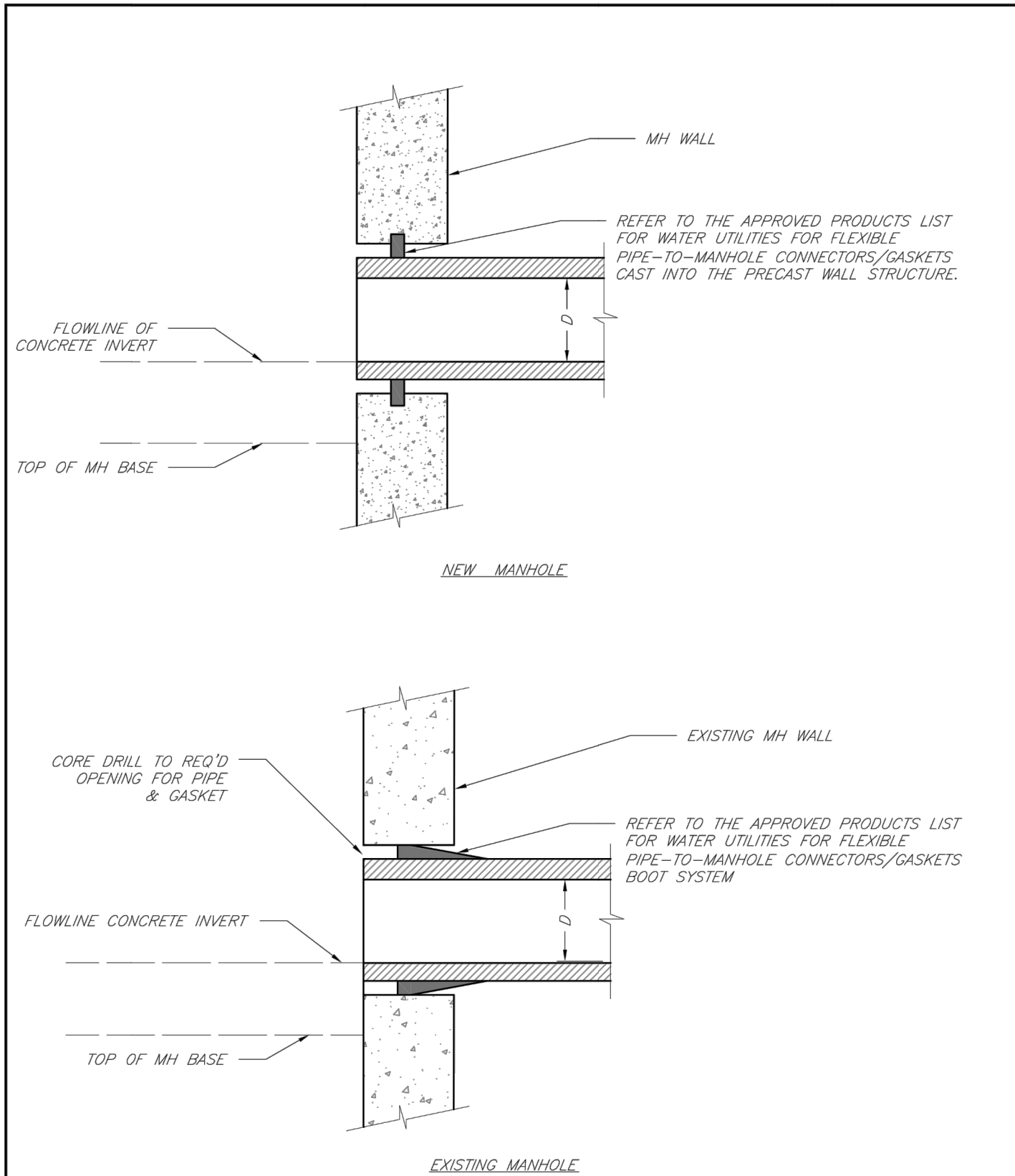
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Drawn By: JN
Checked By: DL
File: SAN-2
Rev: 1/14



LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64083

SHALLOW PRECAST MANHOLE – SANITARY SEWER

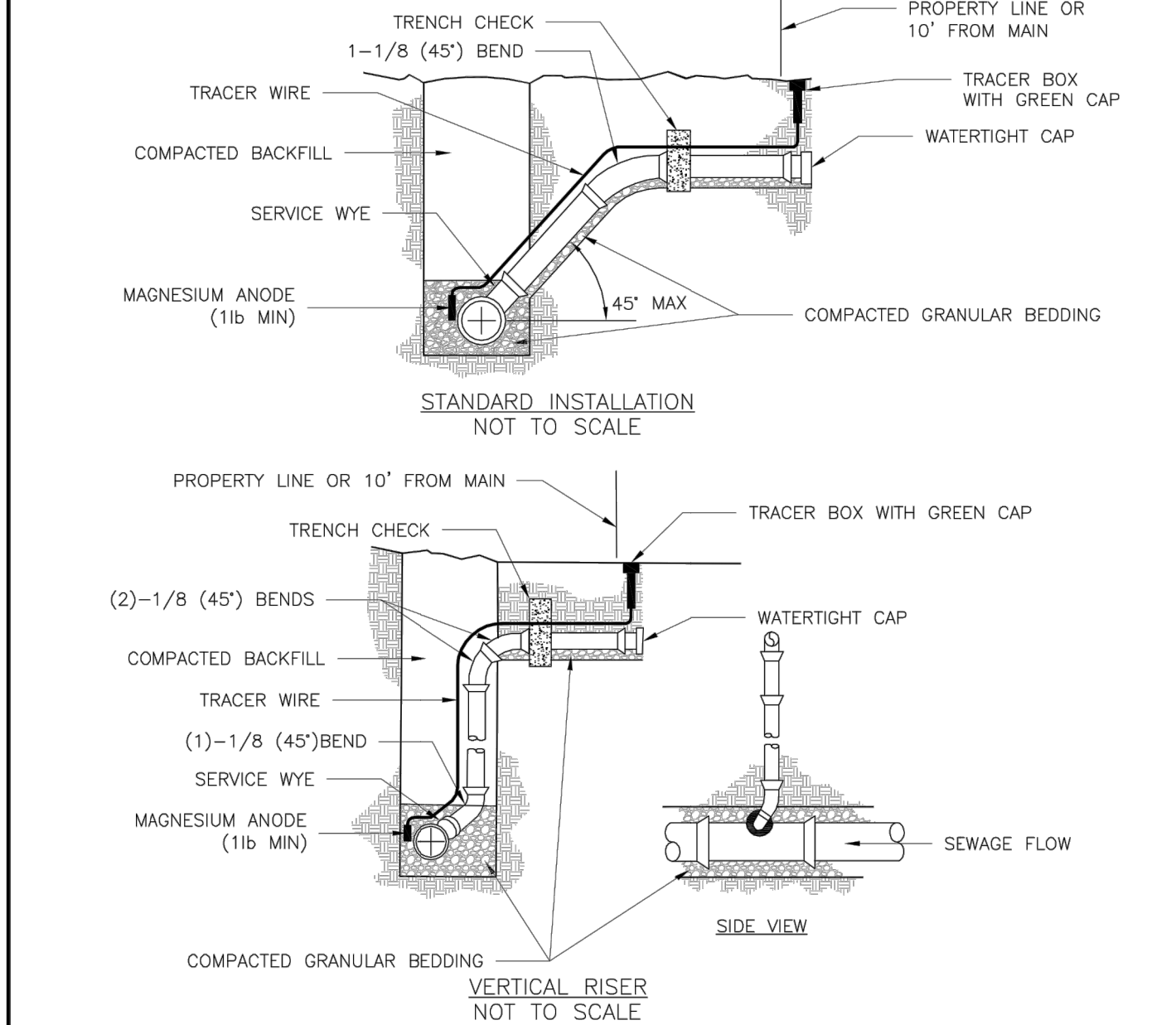
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Checked By: DL
File: SAN-3
Rev: 1/14



LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64083

MANHOLE WALL CONNECTIONS

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



LEE'S SUMMIT MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64083

BUILDING SEWER STUB AND RISER

Date: 04/27
Drawn By: MIF
Checked By: DL
File: SAN-1
Rev: 1/14

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