

NAPA VALLEY - 5th PLAT

SANITARY SEWER CONSTRUCTION PLANS

LOTS 166-196

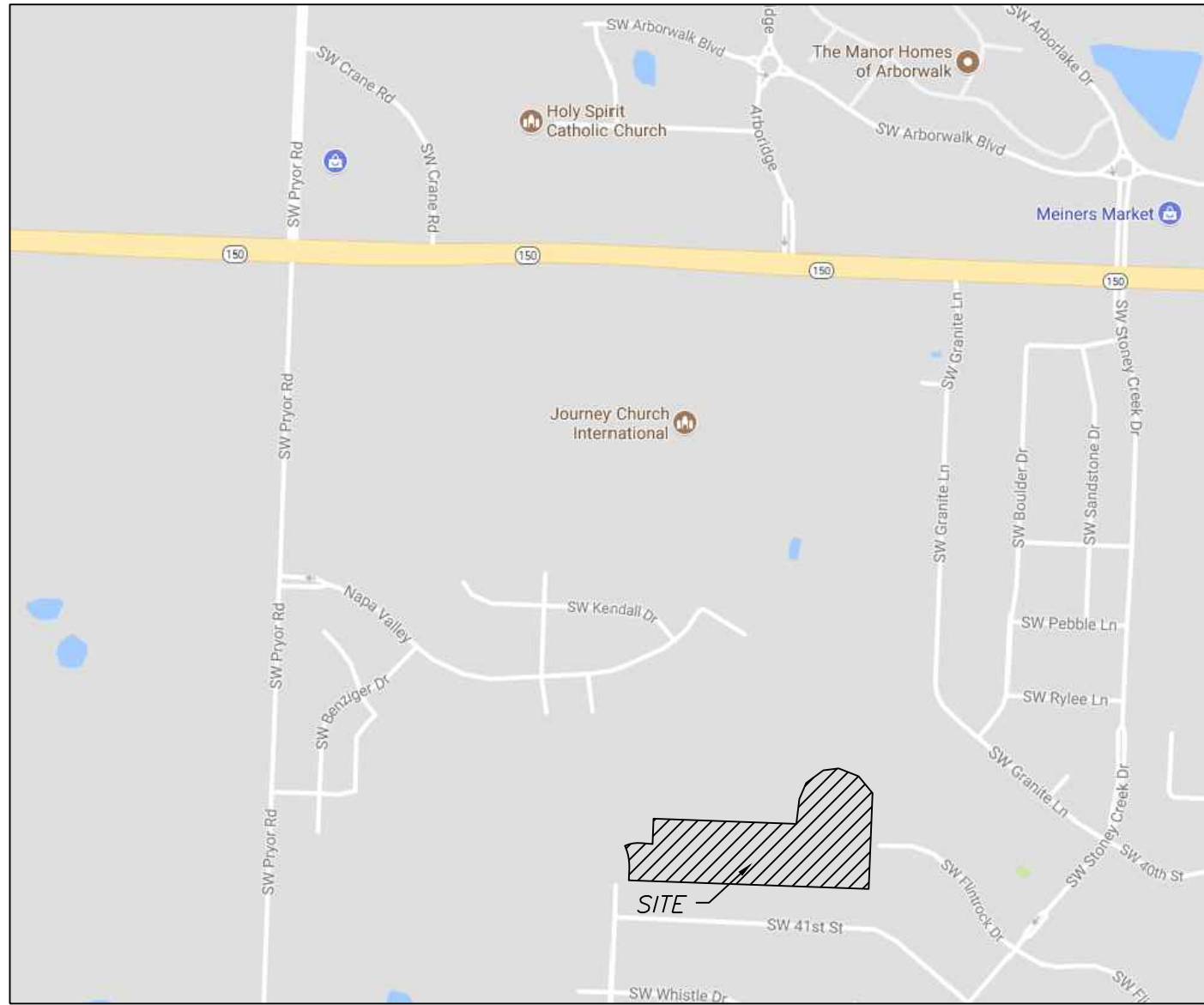
PART OF THE NW 1/4 SECTION 36. TOWNSHIP 47 N, RANGE 32 W
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

CONSTRUCTION AND DESIGN NOTES:

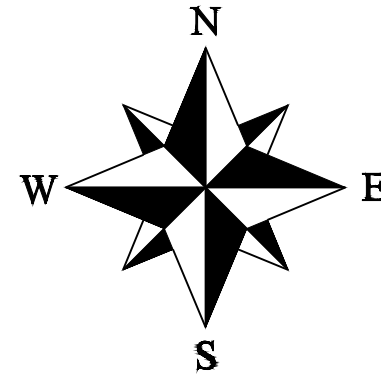
- SANITARY SEWERS:**
1 ~ SANITARY SEWER PIPE SHALL BE POLY VINYL CHLORIDE (PVC), SDR-26, UNLESS NOTED OTHERWISE IN THESE PLANS.
- 2 ~ HOUSE SEWER LATERALS SHALL BE 4 INCH PVC, SDR-26. LATERALS SHALL BE CONSTRUCTED USING A TOP ORIENTED "WYE" AT THE SEWER STATION SHOWN IN THESE PLANS. LATERALS SHALL BE 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 3 FEET OF COMPACTED FILL IN PLACE PRIOR TO TRENCHING.
- 6 ~ A TRENCH CHECK CONSISTING OF FLOWABLE FILL. MUST BE INSTALLED ON EVERY PRIVATE LATERAL (SEE SHEET C.404)

- GENERAL NOTES:**
1 ~ ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813. WHERE DISCREPANCIES EXIST BETWEEN THESE PLANS AND THE DESIGN AND CONSTRUCTION MANUAL, THE DESIGN AND CONSTRUCTION MANUAL SHALL PREVAIL.
- 2 ~ TRENCH CHECKS SHALL BE INSTALLED AT ALL SANITARY WYE LOCATIONS.(SEE SHEET C.404)
- 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 29095C0531G, dated January 20, 2017



VICINITY MAP - NOT TO SCALE



- 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

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

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 DETAILS

Summary of Quantities:

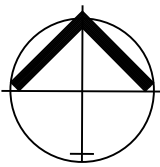
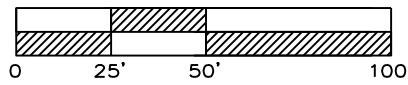
ITEM AND DESCRIPTION	UNIT	ESTIMATED QUANTITY
SANITARY		
4" PVC SDR 26 Service Line	LF	1,442.00
8" PVC SDR 26	LF	1,508.70
4' DIA Manhole	EA	8.00
TEES, BENDS, WYES	LS	32.00
CONNECTION TO EXISTING SANITARY SEWER	LS	1.00
TRACER WIRE AND EQUIPMENT	L.F.	1,442.00



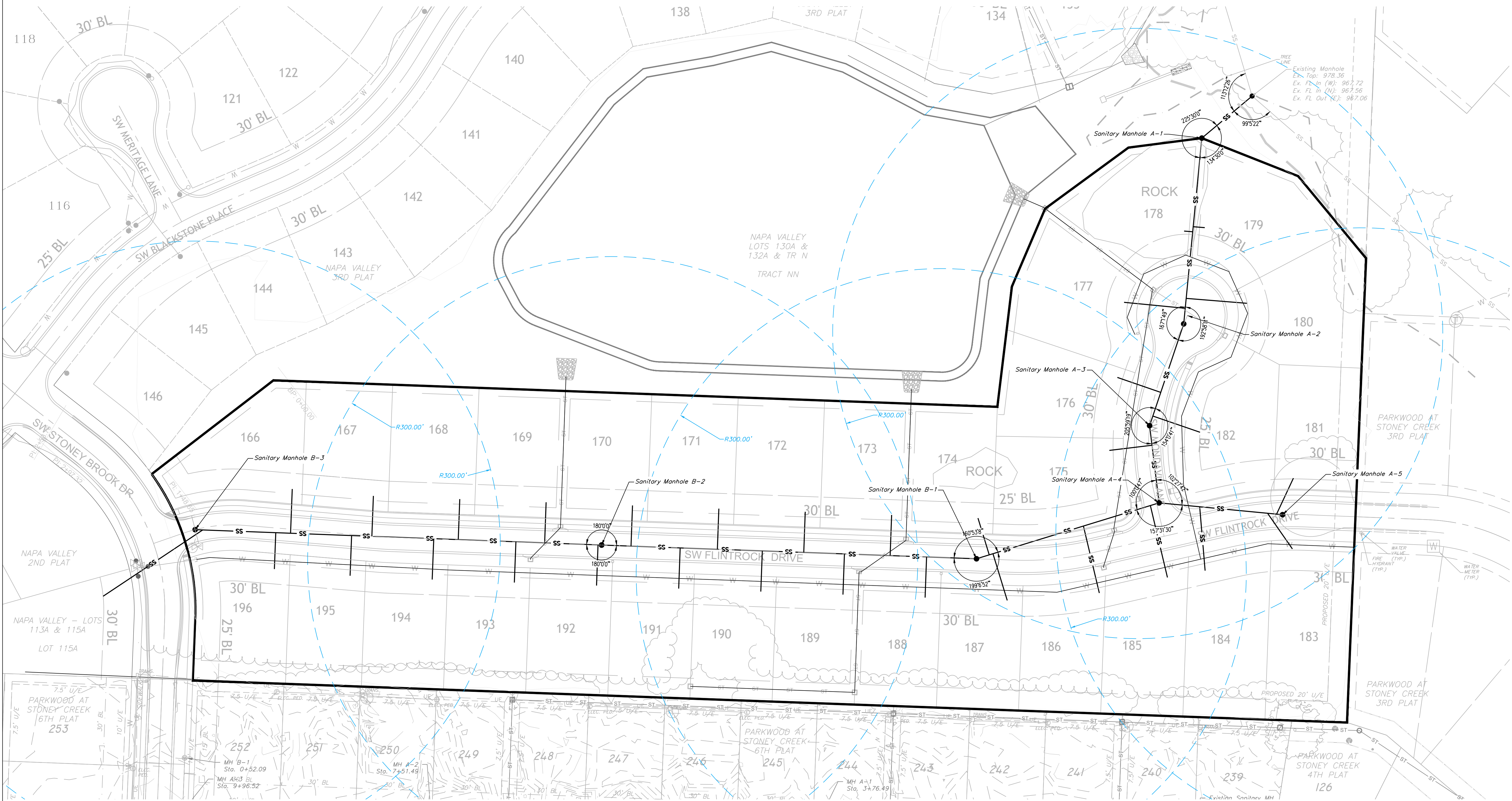
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

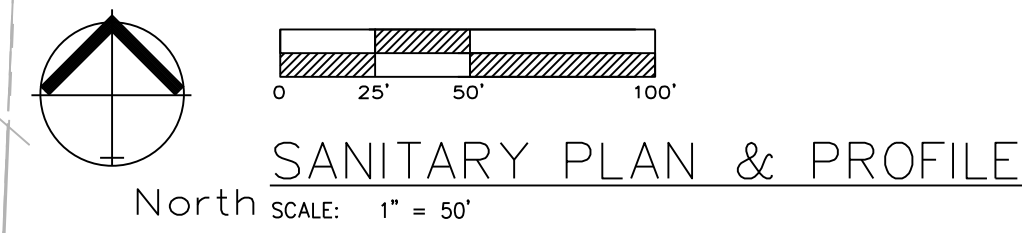
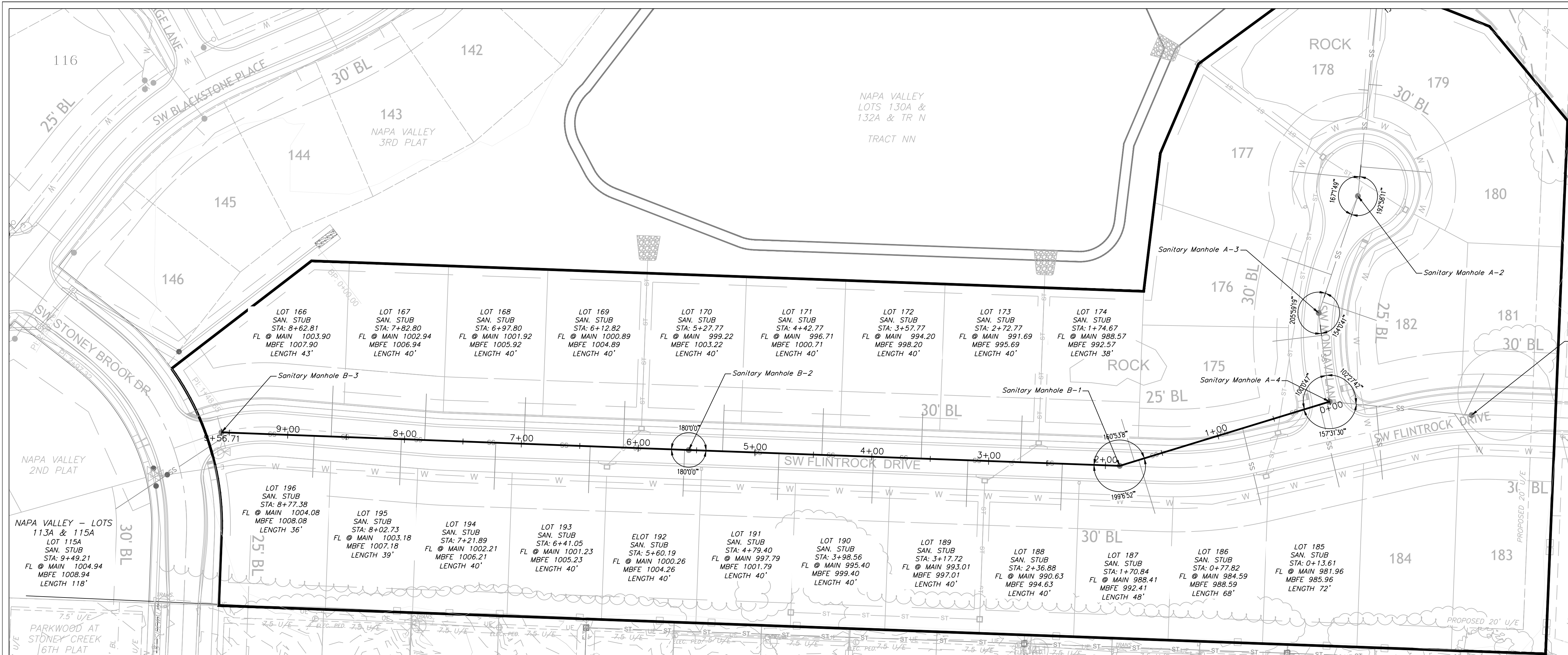
REVISIONS

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 (SEE SHEET C.403)



SANITARY GENERAL LAYOUT
SCALE: 1" = 50'

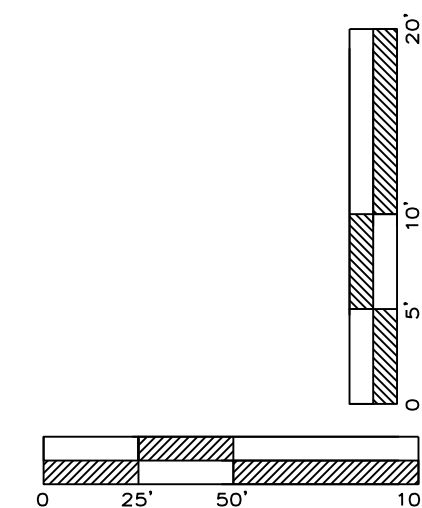
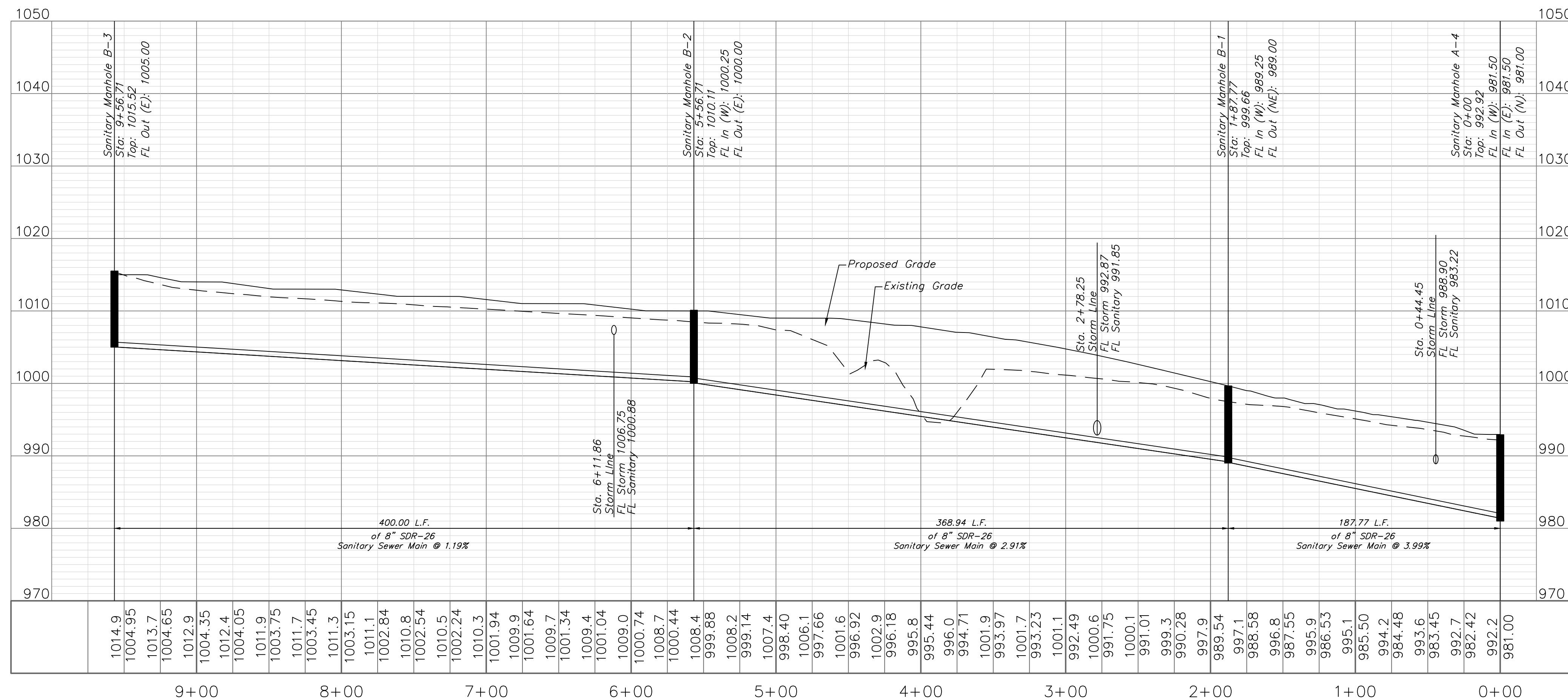




- NOTES:
- SEWER MAIN PIPE SHALL BE SDR-26 PVC MINIMUM UNLESS OTHERWISE INDICATED.
 - ALL SERVICE STUBS SHALL BE SDR-26 MINIMUM.
 - CONTRACTOR SHALL FIELD VERIFY EXACT LENGTHS OF 4" RISERS AND SERVICE LINES.
 - TRENCH CHECKS SHALL BE INSTALLED ON ALL SANITARY WYE LOCATIONS.(SEE SHEET C.403)

GENERAL NOTE:
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SANITARY LINE B

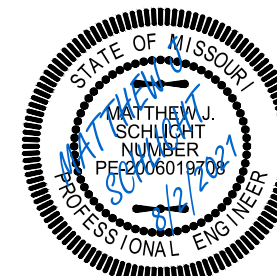


Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1685
Surveying LS-218
Oklahoma
Engineering 5284
Nebraska
Engineering CA2821

Napa Valley 5th Plat
Lee's Summit, Jackson County, Missouri

Project:
NAPA VALLEY LSWO
Issue Date:
August 2, 2021

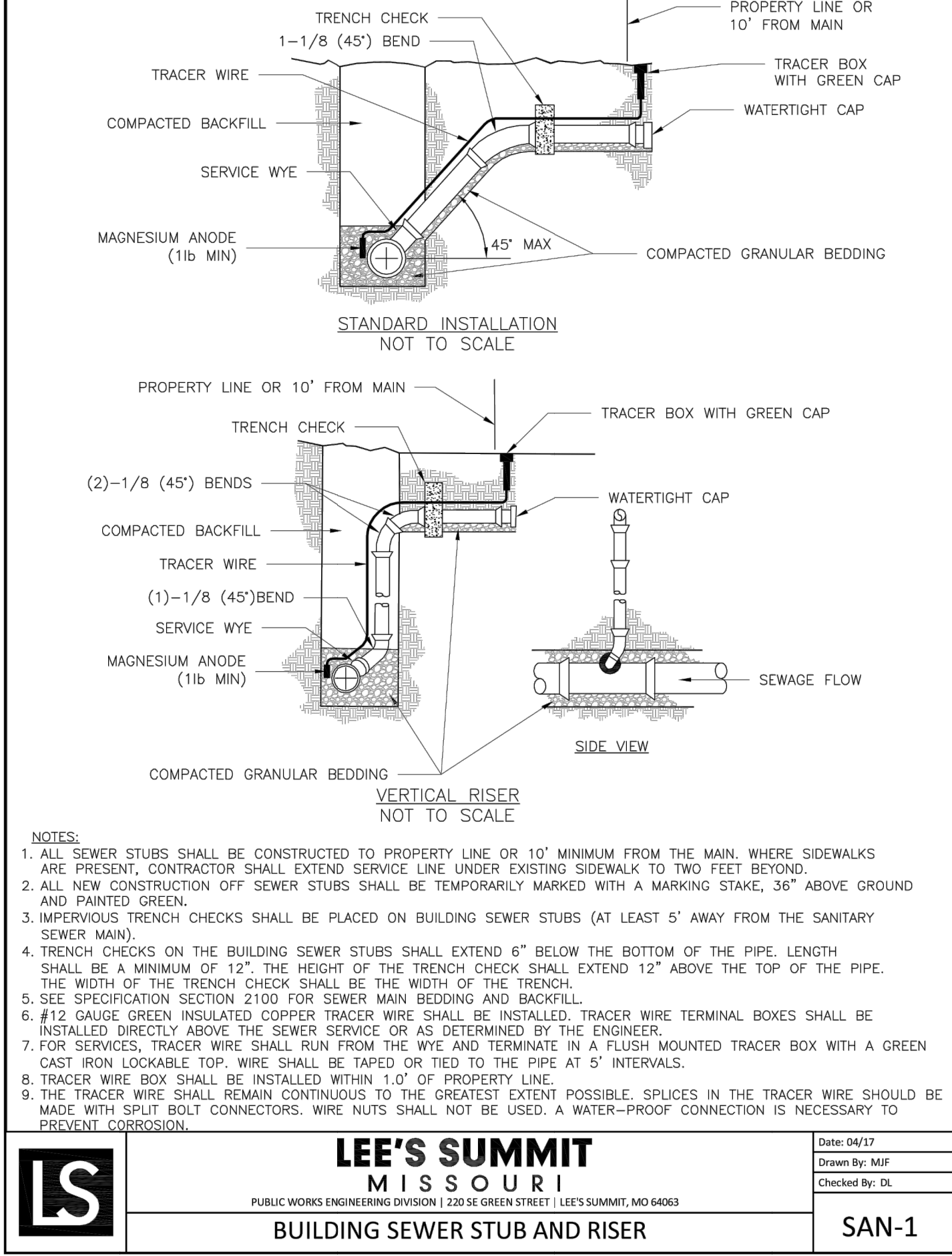
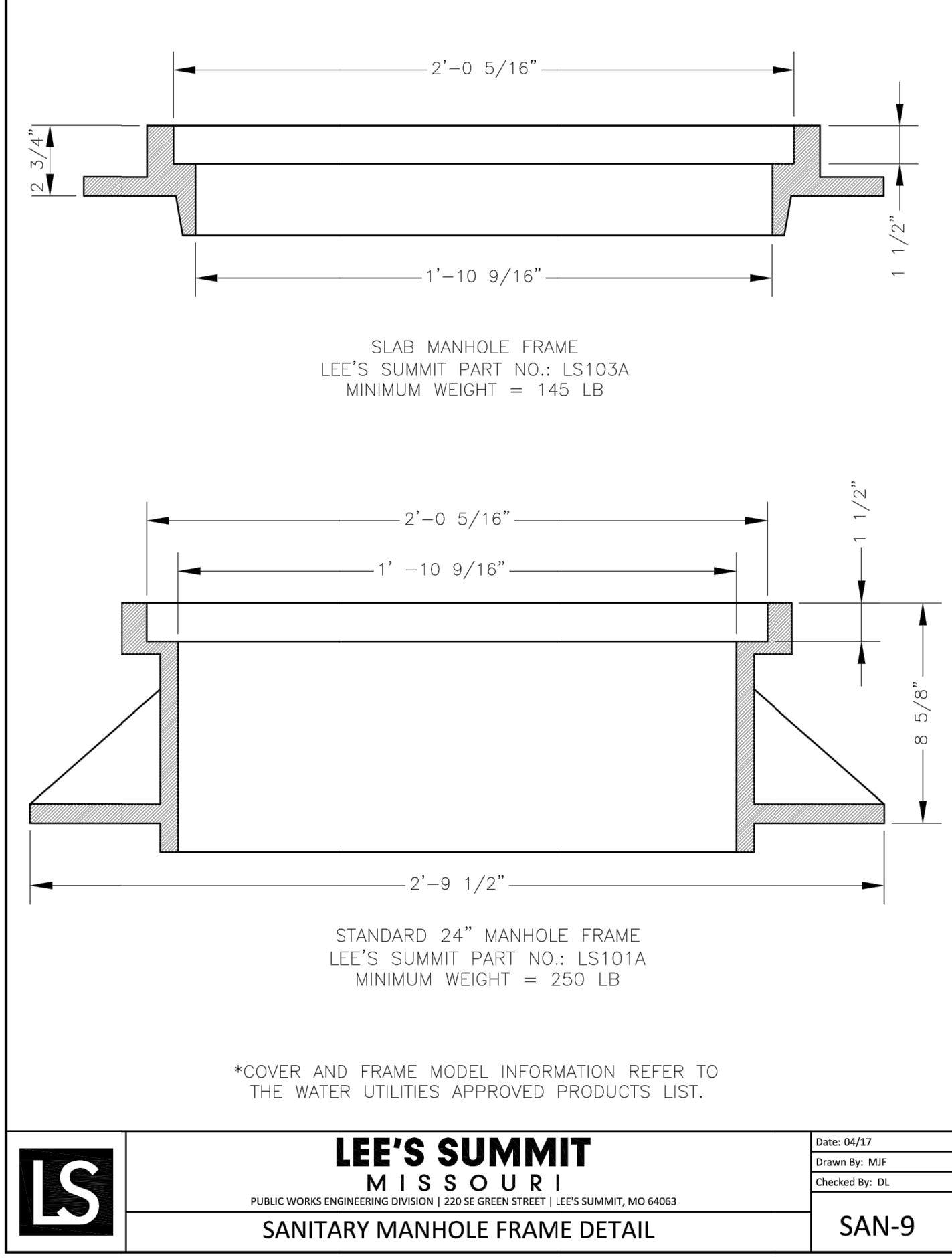
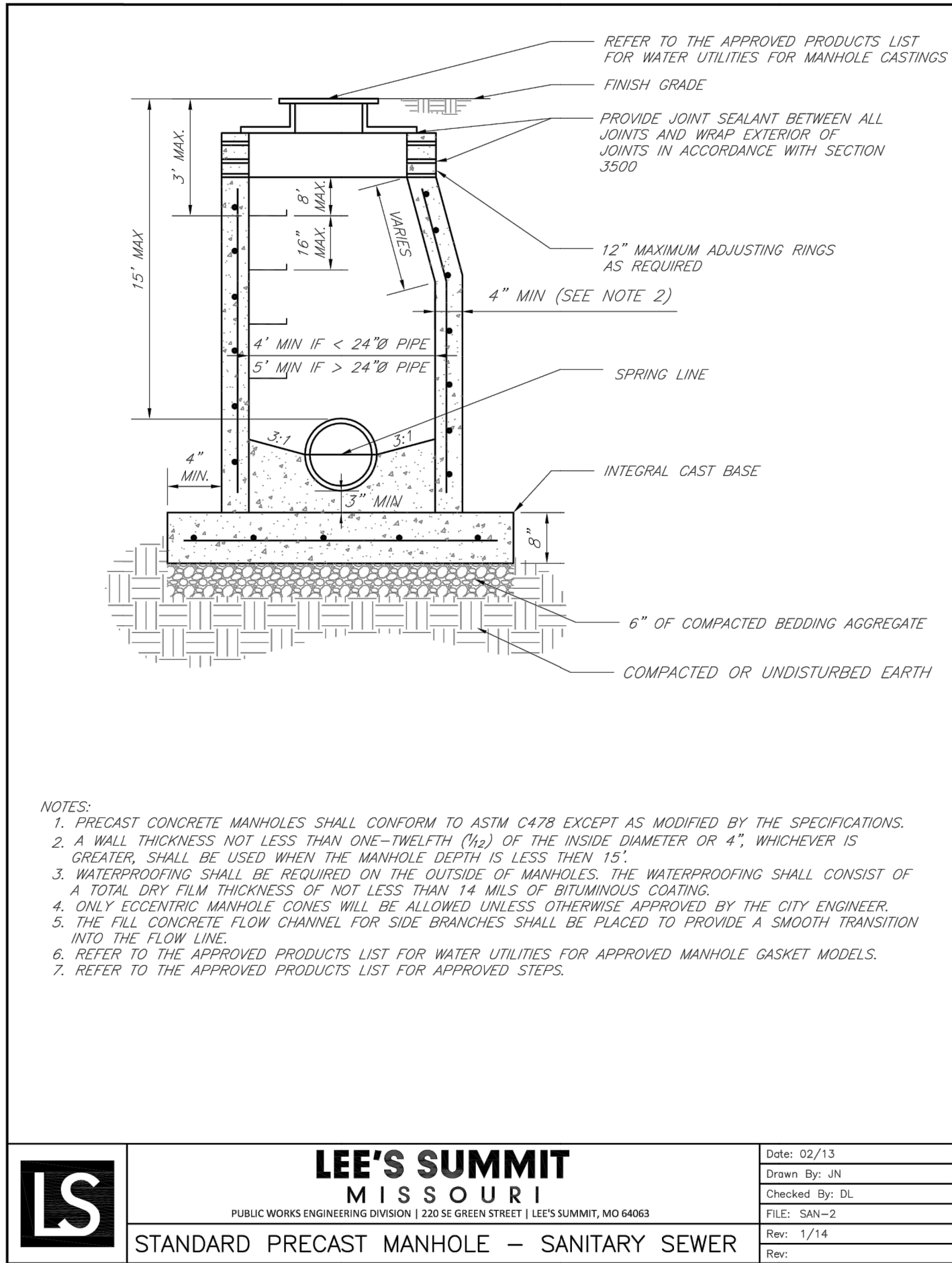
Sanitary Plan and Profile
Sanitary Sewer Construction Plans for:
Napa Valley 5th Plat
Lee's Summit, Jackson County, Missouri



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

REVISIONS

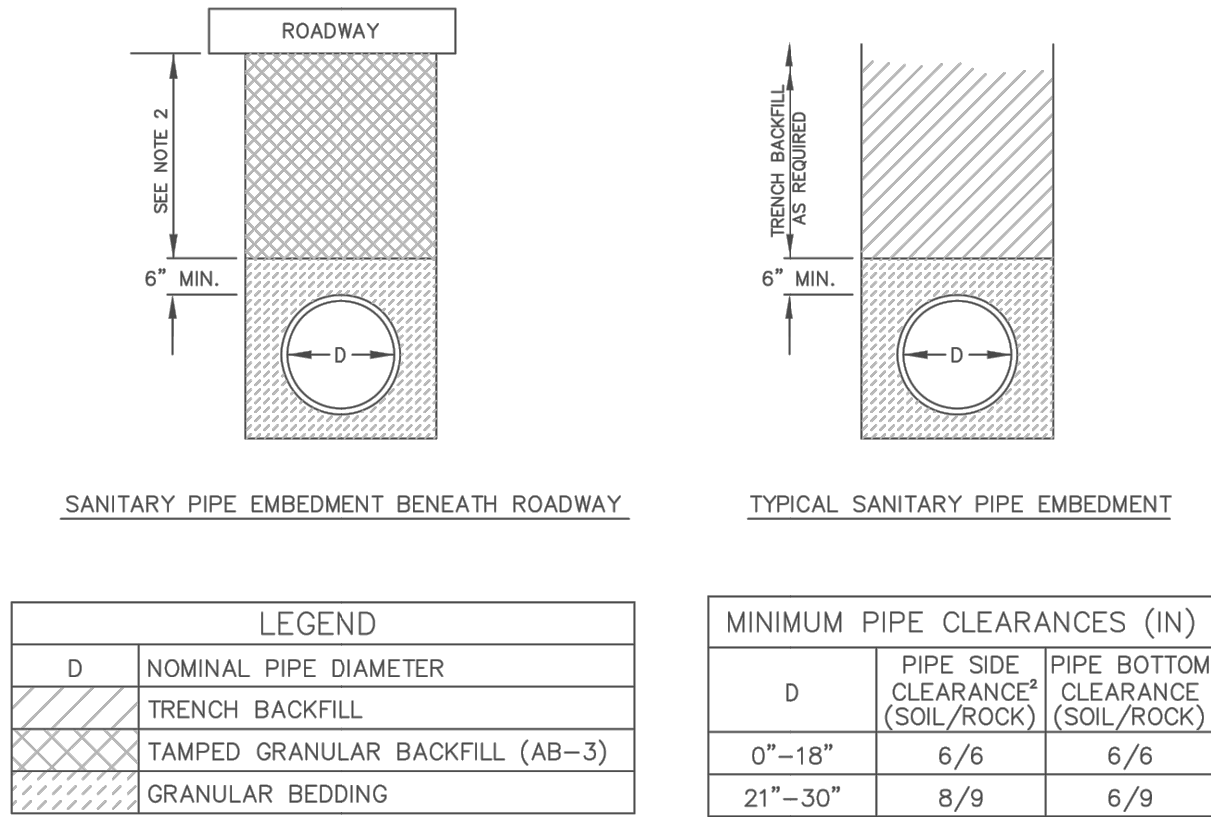
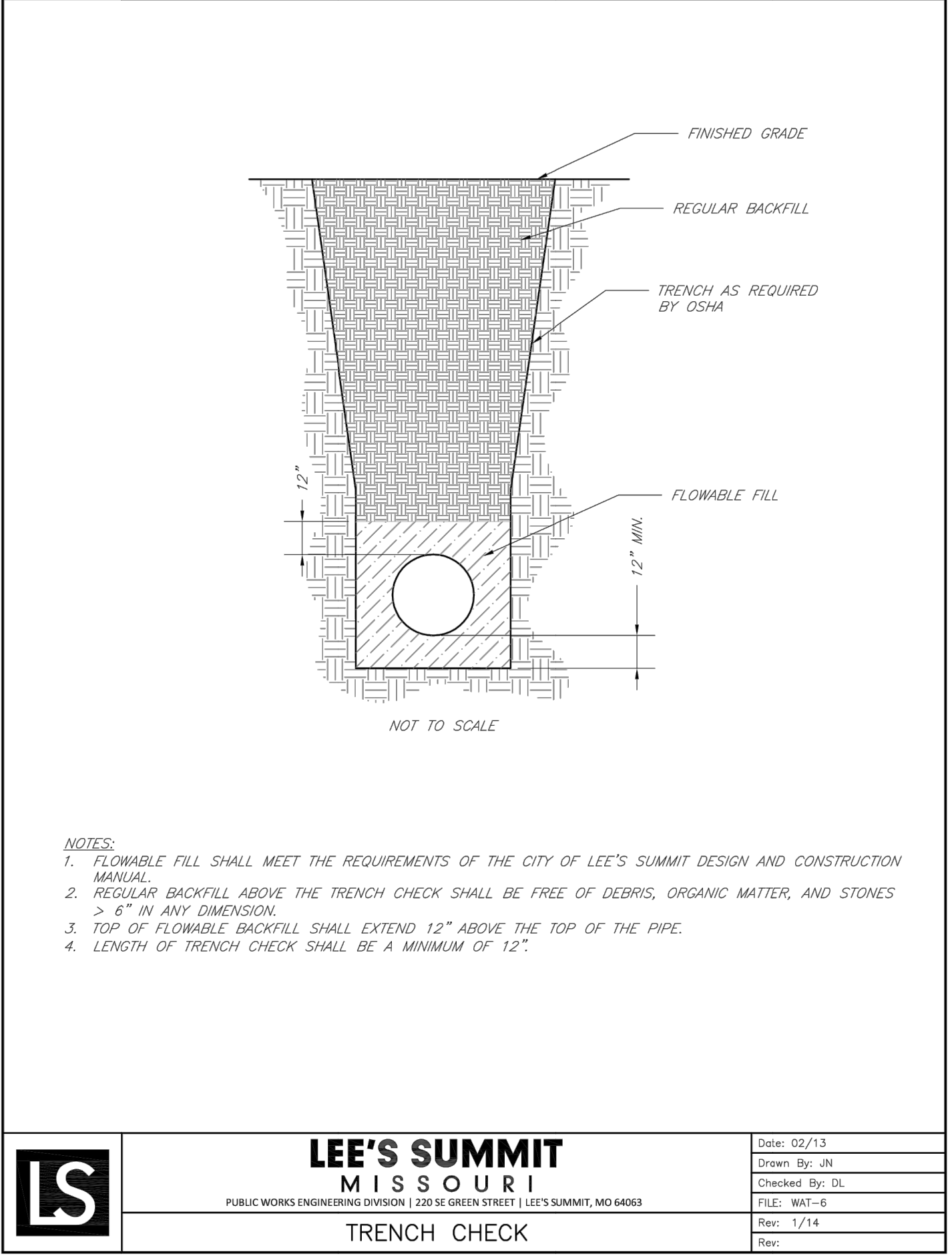
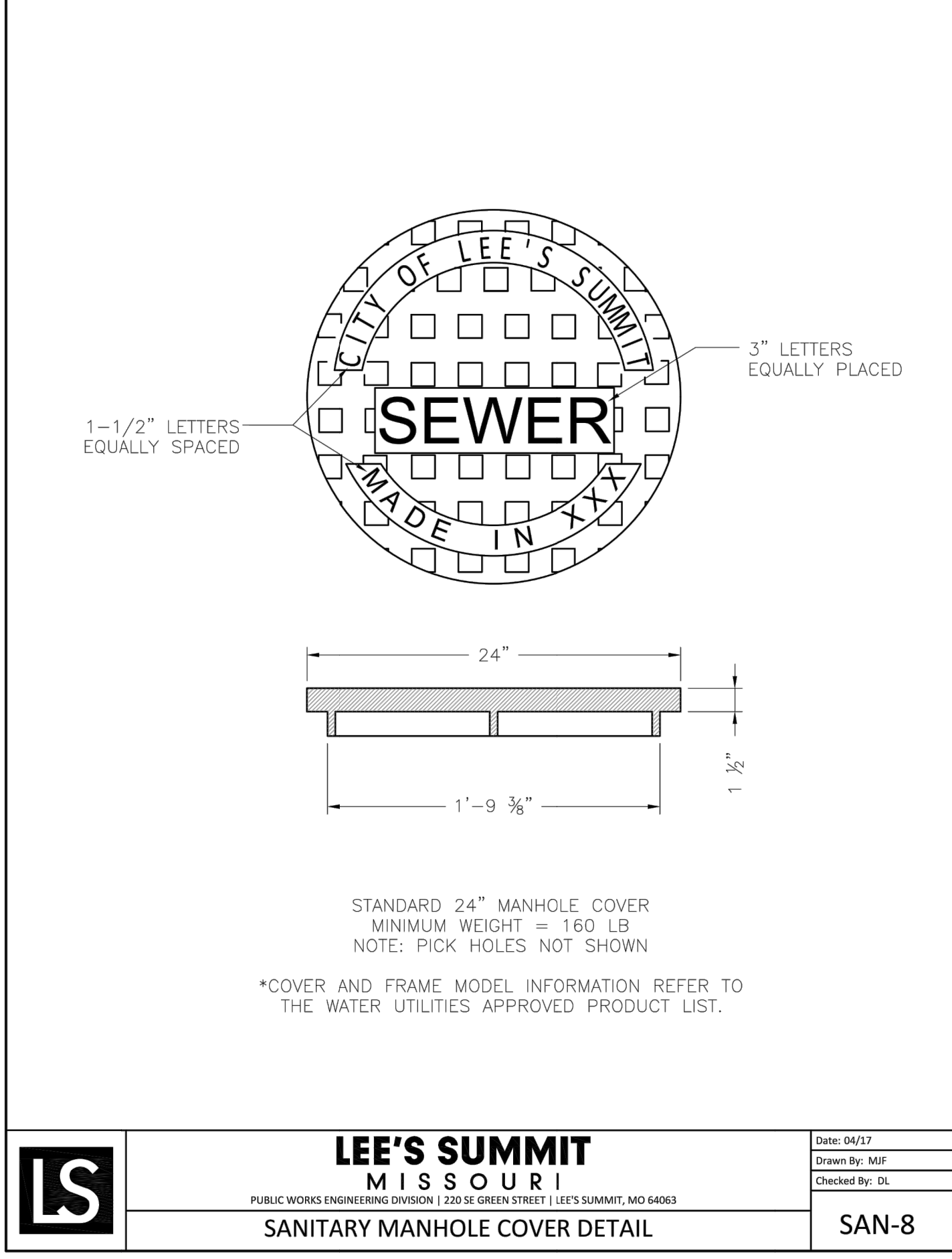
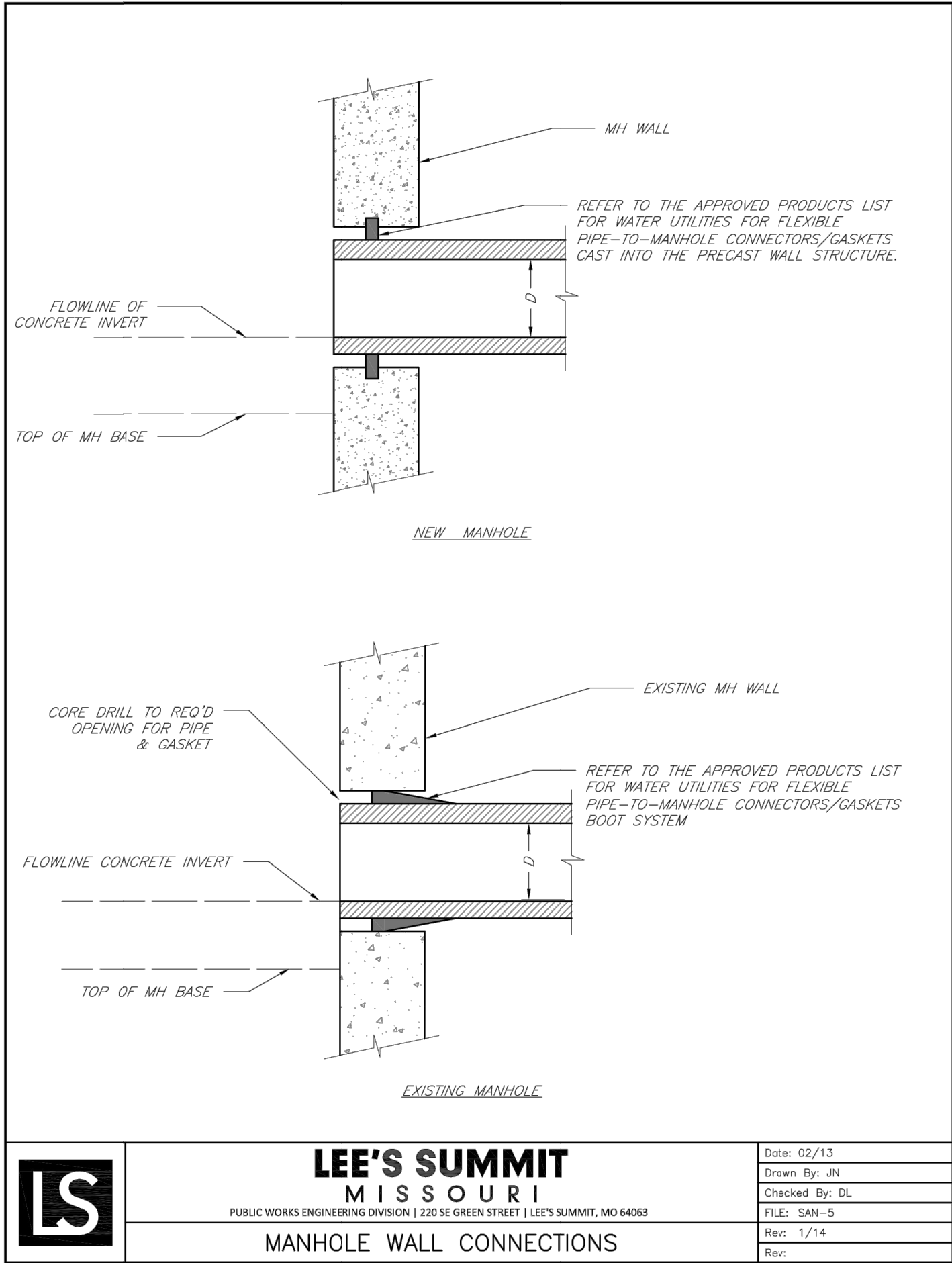
C.403



GENERAL NOTE:

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2 ~ TRENCH CHECKS SHALL BE INSTALL AT ALL SANITARY WYES LOCATION (SEE DETAIL BELOW)



- NOTES:
1. GRANULAR BEDDING SHALL BE 1/2" CLEAN ROCK WITH A MAXIMUM PARTICLE SIZE 3/4 INCH ROCK, PASSING #200 SIEVE ≤ 35% (PI ≤ 10 AND LL ≤ 40). MATERIAL TO BE PLACED IN NOT MORE THAN 6" LAYERS AND COMPACTED BY SLICING WITH A SHOVEL OR VIBRATING.
 2. TAMPED GRANULAR BACKFILL (AB-3) SHALL BE GRANULAR MATERIAL WITH A MAXIMUM PARTICLE SIZE 1 - 1/2 INCH ROCK, PASSING #40 SIEVE (PI ≤ 8) 15 TO 50% AND #200 SIEVE ≤ 35%. THIS MATERIAL SHALL BE USED FOR ALL EXISTING AND PROPOSED STREET CROSSINGS FOR MAIN AND LATERAL CONSTRUCTION.
 3. TRENCH BACKFILL SHALL BE FINELY DIVIDED MATERIAL FREE FROM DEBRIS AND STONES, COMPACTED TO 95% MAXIMUM DENSITY.

SANITARY PIPE EMBEDMENT DETAILS