

# Town Centre

## OFF-SITE SANITARY SEWER CONSTRUCTION PLANS

Lot 1

Section 29, 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.
- 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:

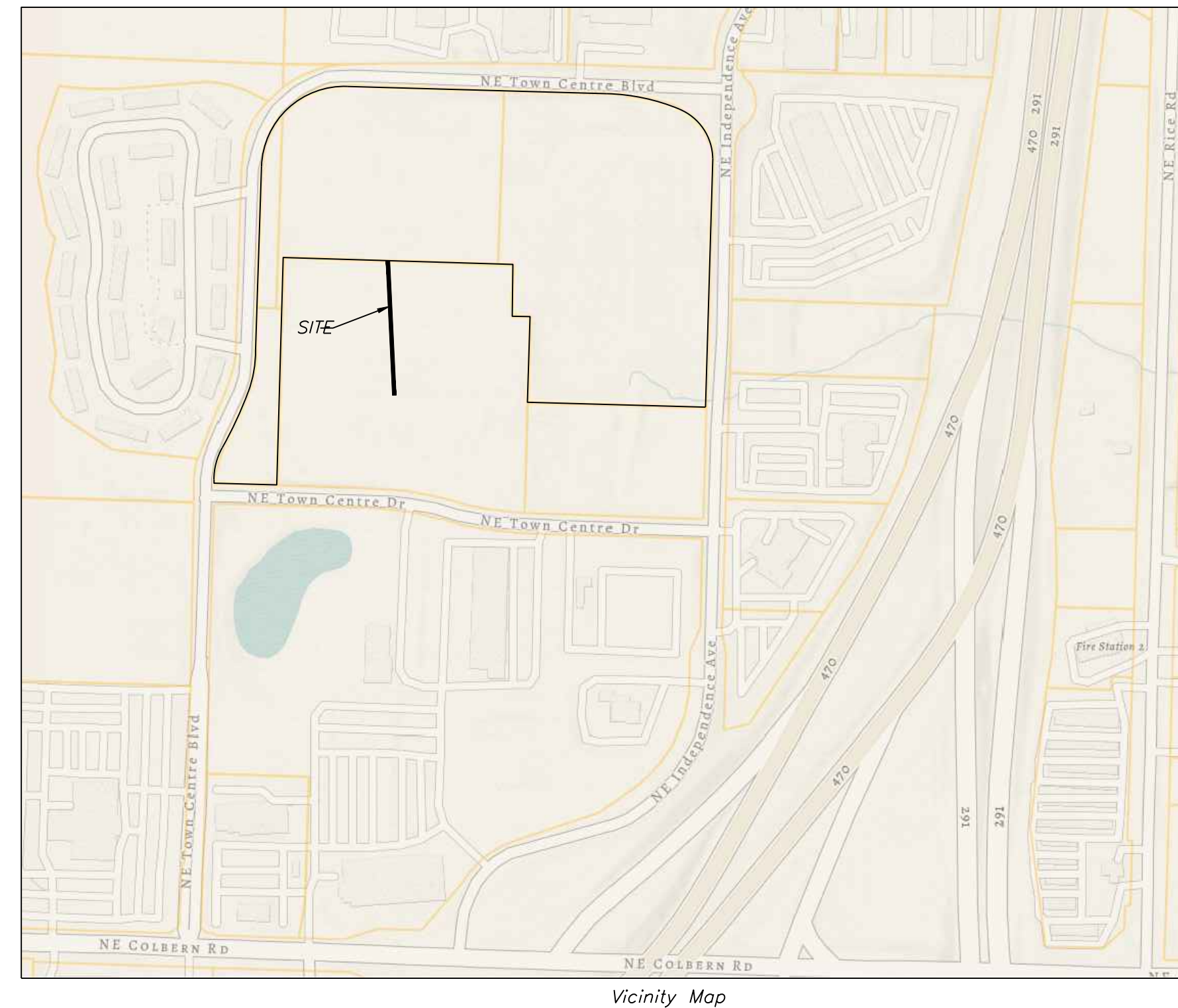
- ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
- TRENCH CHECKS SHALL BE INSTALLED AT ALL SANITARY WYES LOCATION.
- WYES SHOULD BE LOCATED AT LEAST 4 FEET FROM MANHOLES (EDGE TO EDGE) AND 4 FEET FROM OTHER WYES (CENTER TO CENTER).
- THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.

#### 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 SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED ZONE (X), AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP, COMMUNITY PANEL NO. 29095C0430G EFFECTIVE DATE: JANUARY 20, 2017.



Vicinity Map

### 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

### INDEX OF SHEETS:

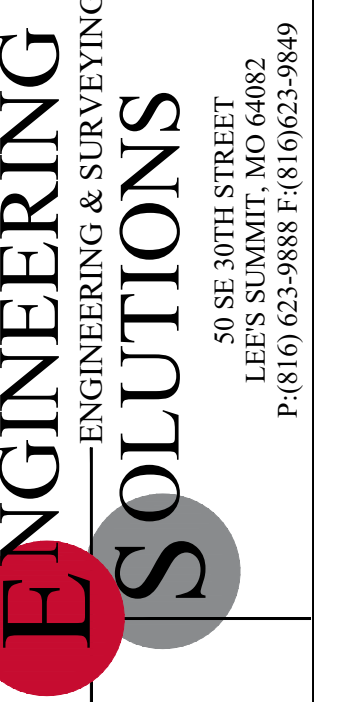
- C.700 ~ SANITARY SEWER COVER SHEET
- C.701 ~ SANITARY SEWER PLAN & PROFILE
- C.702 ~ SANITARY SEWER DETAILS

### Summary of Quantities:

ITEM AND DESCRIPTION	UNIT	ESTIMATED QUANTITY
<b>SANITARY</b>		
8" PVC SDR 26	LF	688.24
4' DIA Manhole	EA	1.00
CONNECTION TO EXISTING SANITARY SEWER	LS	1.00

### 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.

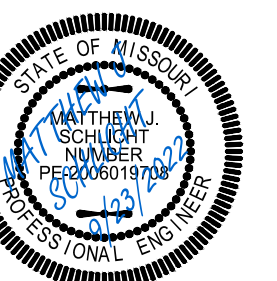


Professional Registration  
Missouri  
Engineering 200502188-D  
Surveying 200500319-D  
Kansas  
Engineering E-1895  
Surveying LS-218  
Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA2821

Town Centre Lot 1  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

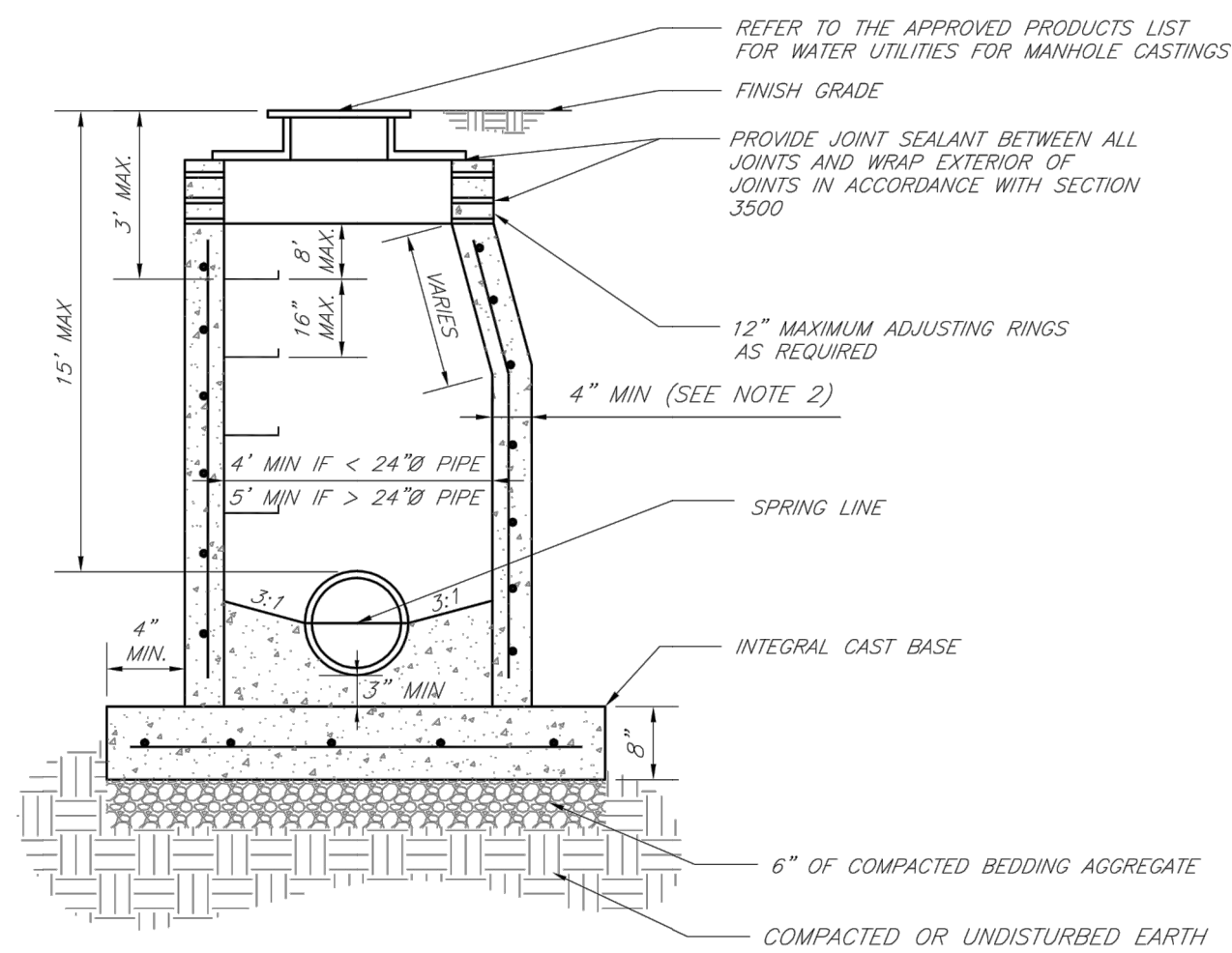
Project:  
TOWN CENTER,  
LSMO  
Issue Date:  
September 23, 2022

Cover Sheet  
Public Sanitary Sewer Plans for:  
Town Centre Lot 1  
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht  
MO PE 2006019708  
KS PE 19071  
OK PE 25226  
REVISIONS

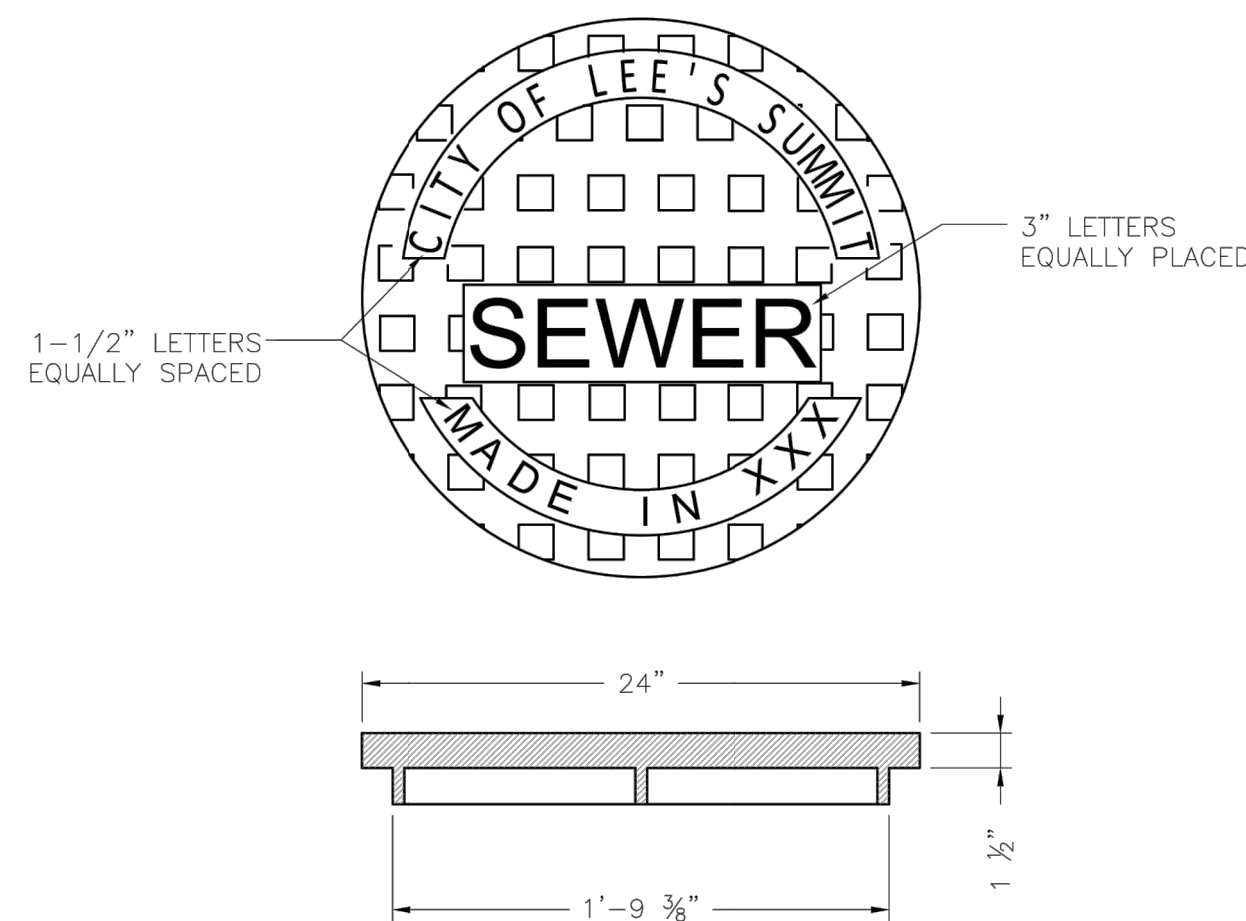




- NOTES:
1. PRECAST CONCRETE MANHOLES SHALL CONFORM TO ASTM C478 EXCEPT AS MODIFIED BY THE SPECIFICATIONS.
  2. A WALL THICKNESS NOT LESS THAN ONE-TWELFTH (1/12) OF THE INSIDE DIAMETER OR 4", WHICHEVER IS GREATER, SHALL BE USED WHEN THE MANHOLE DEPTH IS LESS THAN 15'.
  3. WATERPROOFING SHALL BE REQUIRED 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

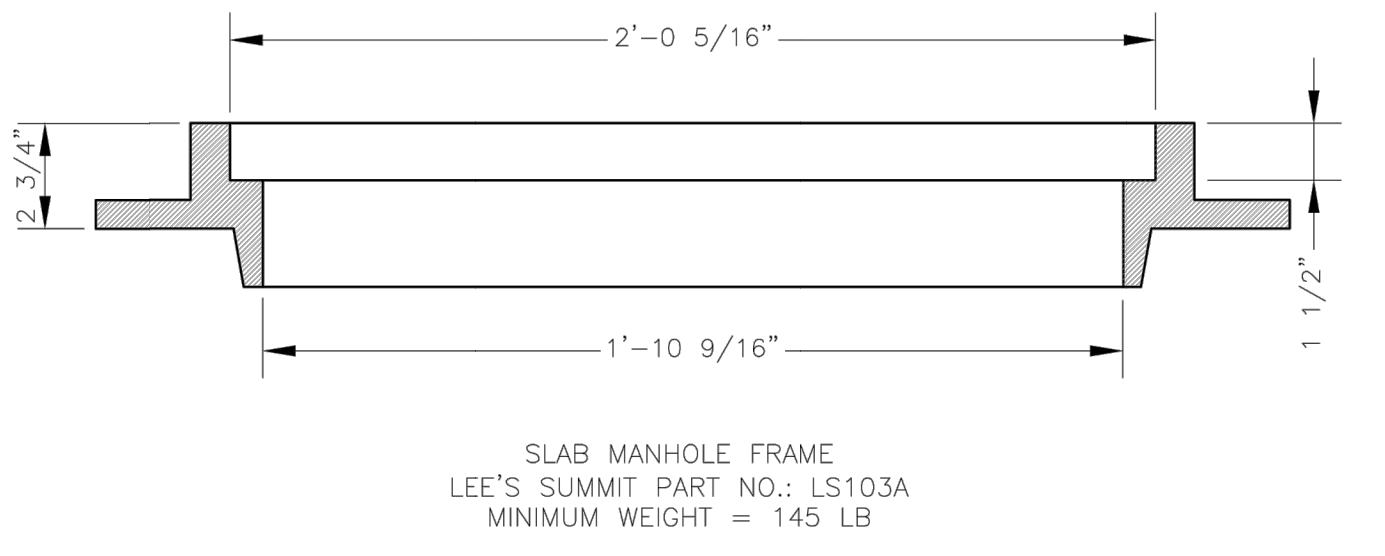


STANDARD 24" MANHOLE COVER  
 MINIMUM WEIGHT = 160 LB  
 NOTE: PICK HOLES NOT SHOWN

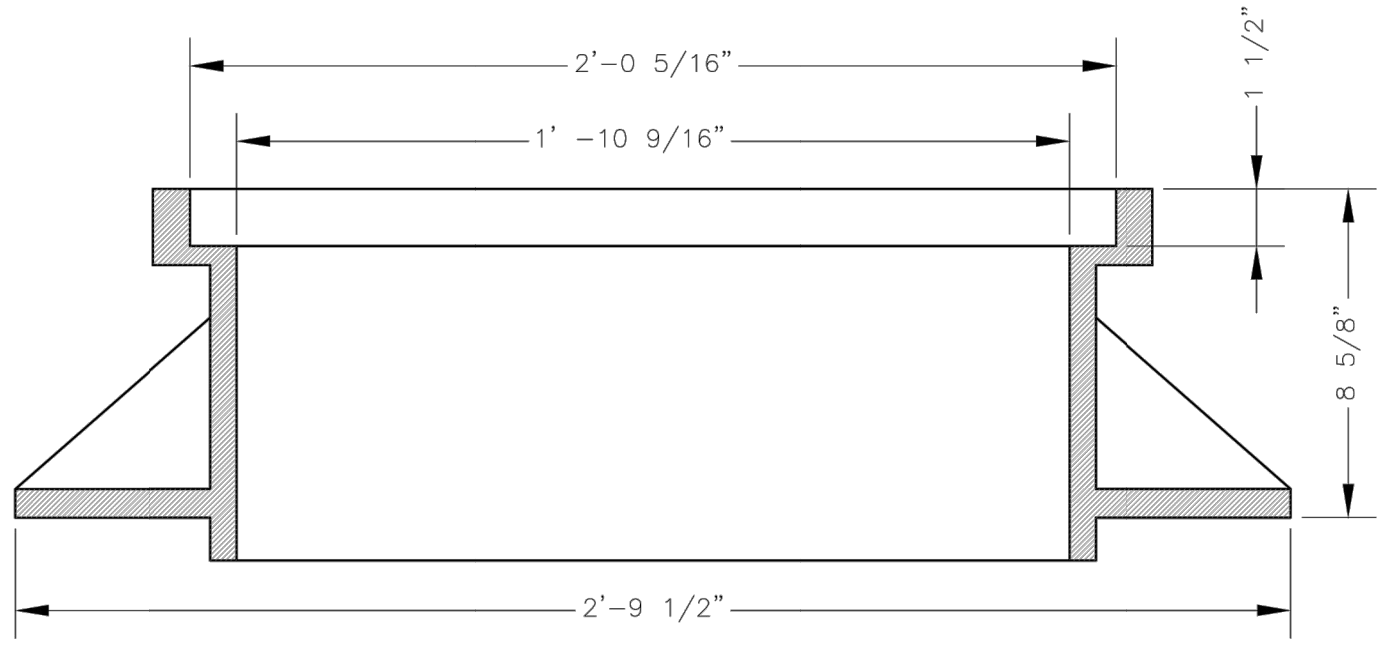
\*COVER AND FRAME MODEL INFORMATION REFER TO THE WATER UTILITIES APPROVED PRODUCT LIST.

**LEE'S SUMMIT MISSOURI**  
 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063  
**SANITARY MANHOLE COVER DETAIL**

Date: 04/17  
 Drawn By: MIF  
 Checked By: DL  
 FILE: SAN-8  
 Rev:



SLAB MANHOLE FRAME  
 LEE'S SUMMIT PART NO.: LS103A  
 MINIMUM WEIGHT = 145 LB

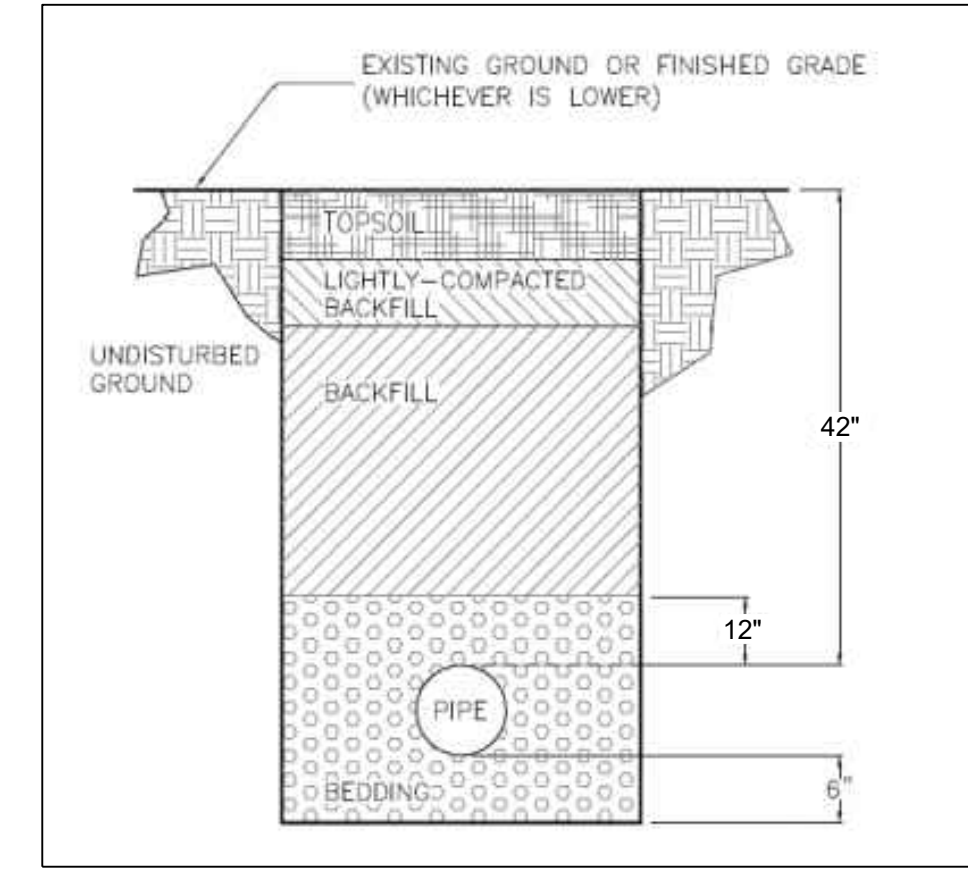


STANDARD 24" MANHOLE FRAME  
 LEE'S SUMMIT PART NO.: LS101A  
 MINIMUM WEIGHT = 250 LB

\*COVER AND FRAME MODEL INFORMATION REFER TO THE WATER UTILITIES APPROVED PRODUCTS LIST.

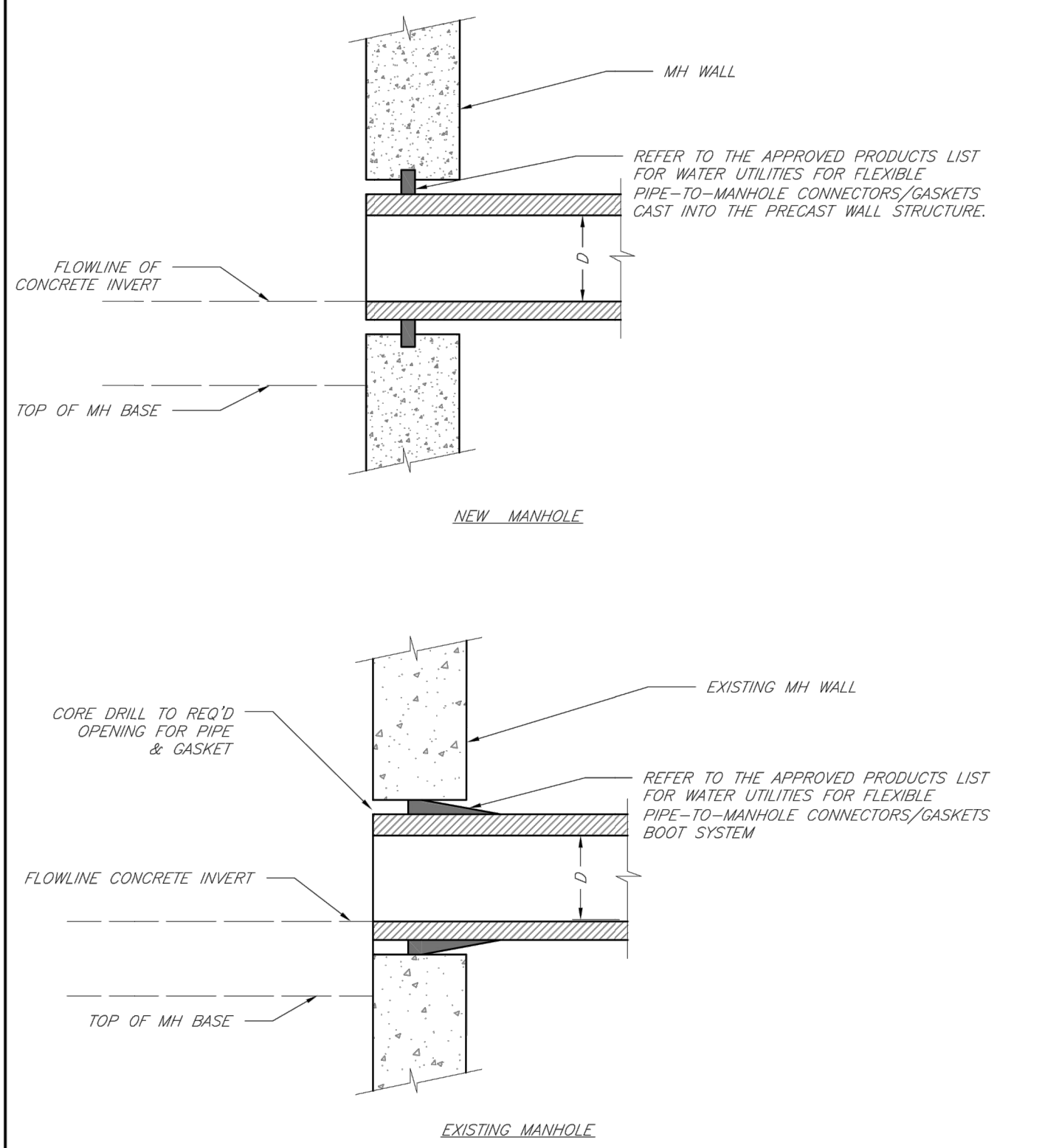
**LEE'S SUMMIT MISSOURI**  
 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063  
**SANITARY MANHOLE FRAME DETAIL**

Date: 04/17  
 Drawn By: MIF  
 Checked By: DL  
 FILE: SAN-9  
 Rev:



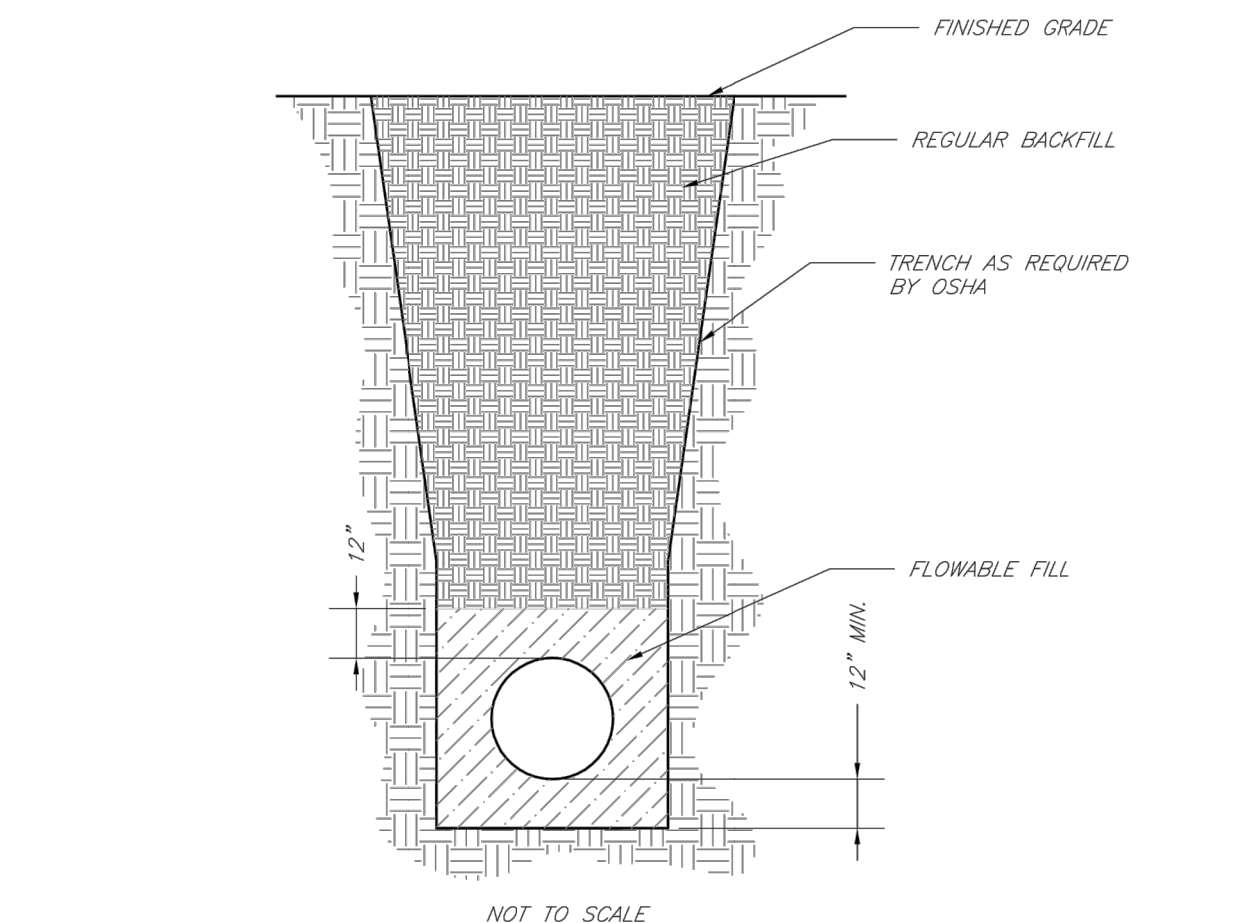
**TRENCH AND BACKFILL DETAIL**  
 N.T.S.

- 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 INSTALLED AT ALL SANITARY WYES LOCATION.



**LEE'S SUMMIT MISSOURI**  
 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063  
**MANHOLE WALL CONNECTIONS**

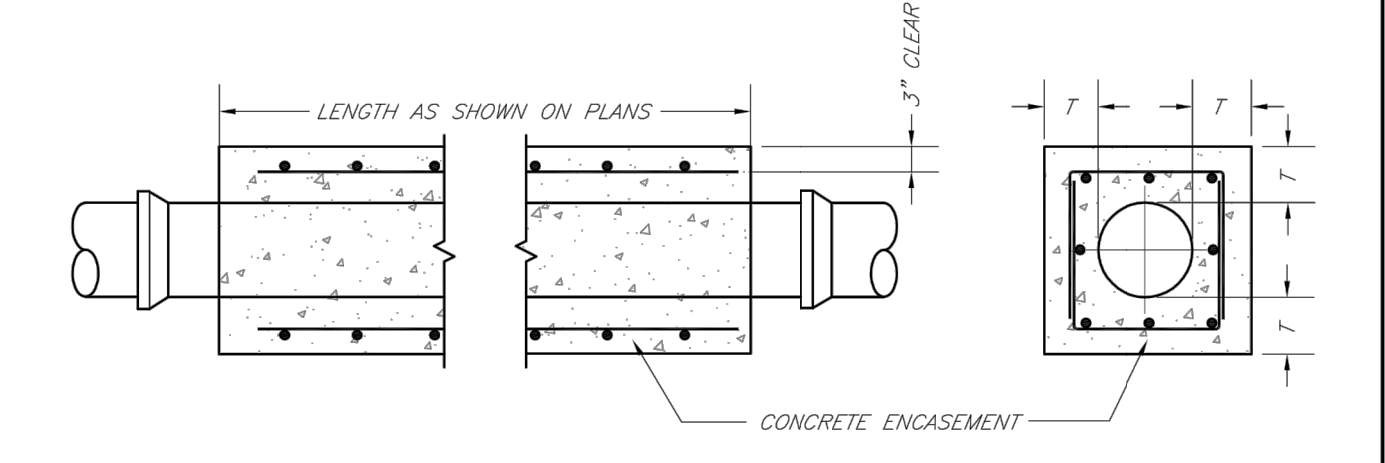
Date: 02/13  
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 Checked By: DL  
 FILE: SAN-5  
 Rev: 1/14



- NOTES:
1. FLOWABLE FILL SHALL MEET THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL.
  2. REGULAR BACKFILL ABOVE THE TRENCH CHECK SHALL BE FREE OF DEBRIS, ORGANIC MATTER, AND STONES > 6" IN ANY DIMENSION.
  3. TOP OF FLOWABLE BACKFILL SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE.
  4. LENGTH OF TRENCH CHECK SHALL BE A MINIMUM OF 12".

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

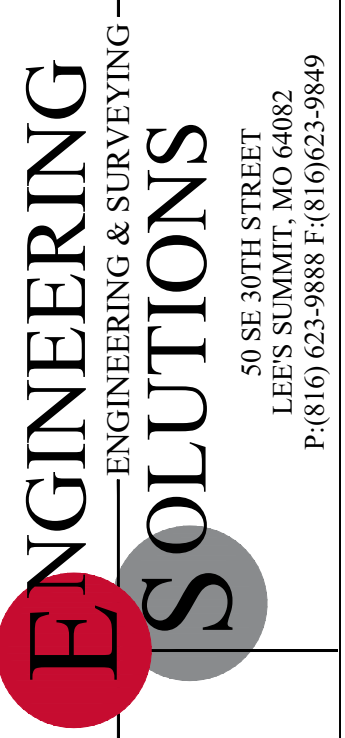
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 Checked By: DL  
 FILE: SAN-6  
 Rev: 1/14



- NOTES:
1. FOR PIPES LESS THAN 15", T = 6" MIN.
  2. FOR PIPES 15" THRU 36", T = 8" MIN.
  3. INTERMEDIATE BELLS SHALL BE ENCASED.
  4. REINFORCING STEEL SHALL BE #4 @ 12" O.C. EACH WAY WITH A MINIMUM REBAR LAP OF 12".

**LEE'S SUMMIT MISSOURI**  
 PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063  
**SANITARY PIPE ENCASEMENT**

Date: 02/13  
 Drawn By: JN  
 Checked By: DL  
 FILE: SAN-7  
 Rev: 1/14

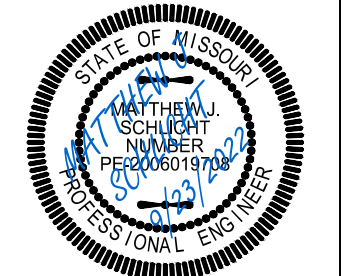


Professional Registration  
 Missouri  
 Engineering 200602188-D  
 Surveying 200500319-D  
 Kansas  
 Engineering E-1695  
 Surveying LS-218  
 Oklahoma  
 Engineering 6254  
 Nebraska  
 Engineering CA2821

Project: Town Centre Lot 1  
 Lee's Summit, Jackson County, Missouri

Issue Date: September 23, 2022

Sanitary Details  
 Public Sanitary Sewer Plans for:  
 Town Centre Lot 1  
 Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht  
 MO PE 2006019708  
 KS PE 19071  
 OK PE 25526

REVISIONS

NO.	DATE	DESCRIPTION