

SANITARY SEWER PLANS
FOR
ORCHARD WOODS
IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

	INDEX
1	COVER SHEET
2	GRADING PLAN
3-5	SANITARY PROFILES
6	SANITARY DETAILS

SUMMARY OF QUANTITIES

PREPARED BY: JMO CHECKED BY: REV. DATE: 1-13-23

ITEM	QUANTITY	UNIT
1. 4" DIA. MANHOLE	12	EA.
2. 4" DIA. SHALLOW MANHOLE	1	EA.
3. 8" PVC (SDR-26)*	2,059	L.F.
4. 6" PVC (SDR-26)*	1,225	L.F.
5. 6" ON 8" PVC WYE	34	EA.
6. CONNECT TO EXISTING	1	EA.
7. 6" PVC-45° BEND	1	EA.

*UNCLASSIFIED TRENCH & TAMPED BACKFILL

OIL-GAS WELLS:

MISSOURI DEPARTMENT OF NATURAL RESOURCES, MISSOURI GEOLOGICAL SURVEY, GEOSTRAT WEBSITE INDICATES THERE ARE TWO WELLS DRILLED ON THIS PROPERTY. ID #095-00155 IS SHOWN AS A DRY HOLE, DATED 10/27/1938. ID# 0005120 IS SHOWN AS AN EXPLORATORY HOLE, DATED 10/28/1938. PHELPS ENGINEERING HAS MADE A FIELD INVESTIGATION AND FOUND NO VISIBLE EVIDENCE OF THESE WELLS ON THE PROPERTY, AS OF THIS DATE.

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF LEE'S SUMMIT, COMMUNITY NO. 290174, JACKSON COUNTY, MISSOURI, PANEL NO. 29095C04306, AND DATED JANUARY 20, 2017.

BENCHMARK:

"x" OUT S.W. CORNER CURB INLET EAST SIDE OF INTERSECTION OF NE SUWANNEE DRIVE & NE PIEDMONT DRIVE
ELEV.=965.22

UTILITY COMPANIES:

MISSOURI GAS ENERGY (816) 969-2218
LUCAS WALLS (LUCAS.WALLS@SUG.COM)
3025 SOUTHEAST CLOVER DRIVE
LEE'S SUMMIT, MO 64082

EVERGY (816) 347-4339
PHILLIP INGRAM (PHILLIP.INGRAM@KCPL.COM)
RON DEJARNETTE (RON.DEJARNETTE@KCPL.COM) (816) 347-4316
1300 HAMBLEN ROAD
LEE'S SUMMIT, MO 64081

STORM SEWER (PUBLIC WORKS DEPARTMENT) (816) 969-1800
220 SE GREEN STREET
LEE'S SUMMIT, MO 64063

SANITARY SEWER & WATER (WATER UTILITIES DEPT.) (816)-969-1900
1200 SE HAMBLEN ROAD,
LEE'S SUMMIT, MO 64081

AT&T (913) 383-4929
MR. CLAYTON ANSPAUGH (CA4089@ATT.COM) (913) 383-4849-FAX
9444 NALL AVENUE
OVERLAND PARK, KANSAS 66207



UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR
LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN
THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL
FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

Know what's below.
Call before you dig.

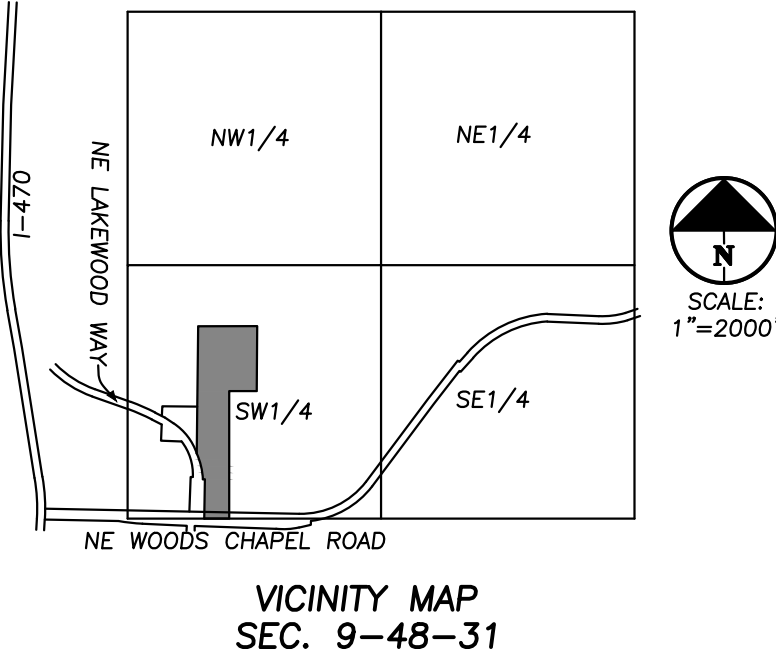


PREPARED & SUBMITTED BY:

PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS 66061
913-393-1155 OFFICE
913-393-1166 FAX
CONTACT: JUDD CLAUSSEN, P.E.

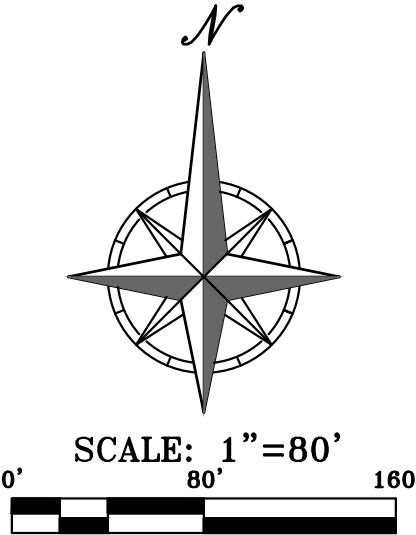
OWNER:

ENTRES DEVELOPMENT, LLC
ATTN: DANIEL VILLANUEVA
424 NE BROCKTON DR
LEE'S SUMMIT MO, 64064
(310) 760-6205



LEGEND

— PL —	PROPERTY LINE
— LOT —	LOT LINE
— R/W —	RIGHT-OF-WAY
— 2' CURB & GUTTER —	2' CURB & GUTTER
[Symbol]	ASPHALT PAVEMENT
[Symbol]	CONCRETE PAVEMENT
[Symbol]	CONCRETE SIDEWALK

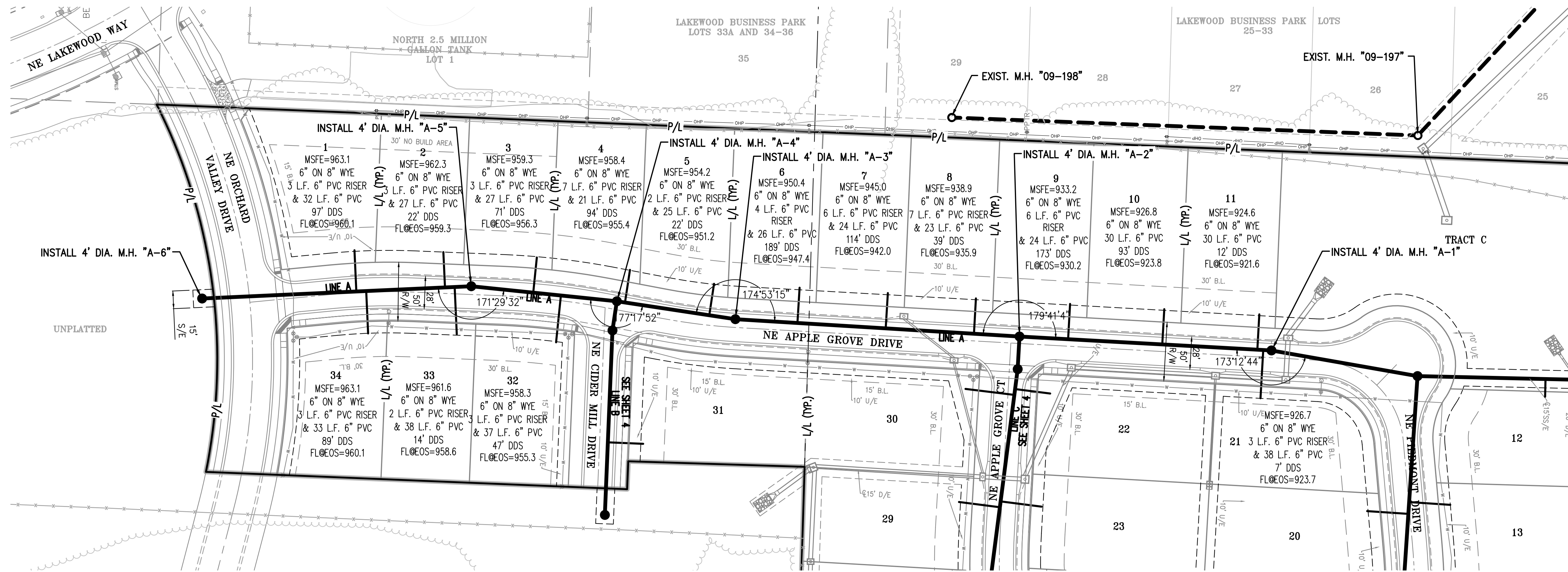


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www.phelpsengineering.com

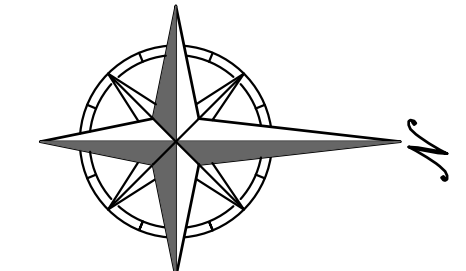


COVER SHEET
ORCHARD WOODS
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PROJECT NO.	211142	No.	Date	By	App.
DATE	10-16-22	1	12-21-22	JMO	DEU
CHECKED	KAD	APPROVED	DEU	JMO	DEU
CORPORATE OF AUTHORIZATION					
LAND SURVEYING - LS-82					
ENGINEERING - E-361					
CERTIFICATE OF AUTHORIZATION					
LAND SURVEYING-200701028					
ENGINEERING-200700209					



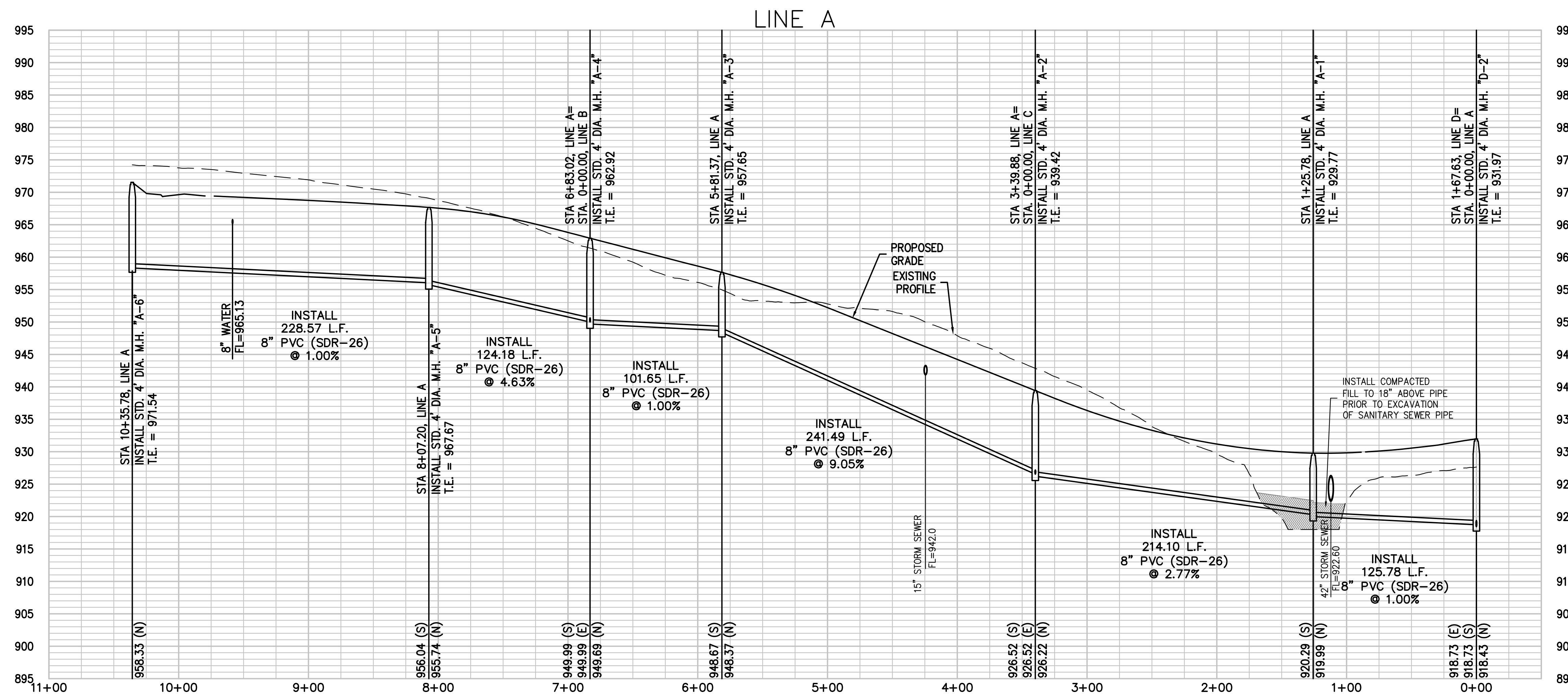
NOTES:
ALL SERVICE LINES TO BE 6" PVC (SDR-26) &
INSTALLED AT 1.00% UNLESS OTHERWISE NOTED.



SCALE: 1"=50'
0' 50' 100'

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

LINE "A"



PHILIPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1165
www.philipsengineering.com

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ENGINEERING
IMPLEMENTATION

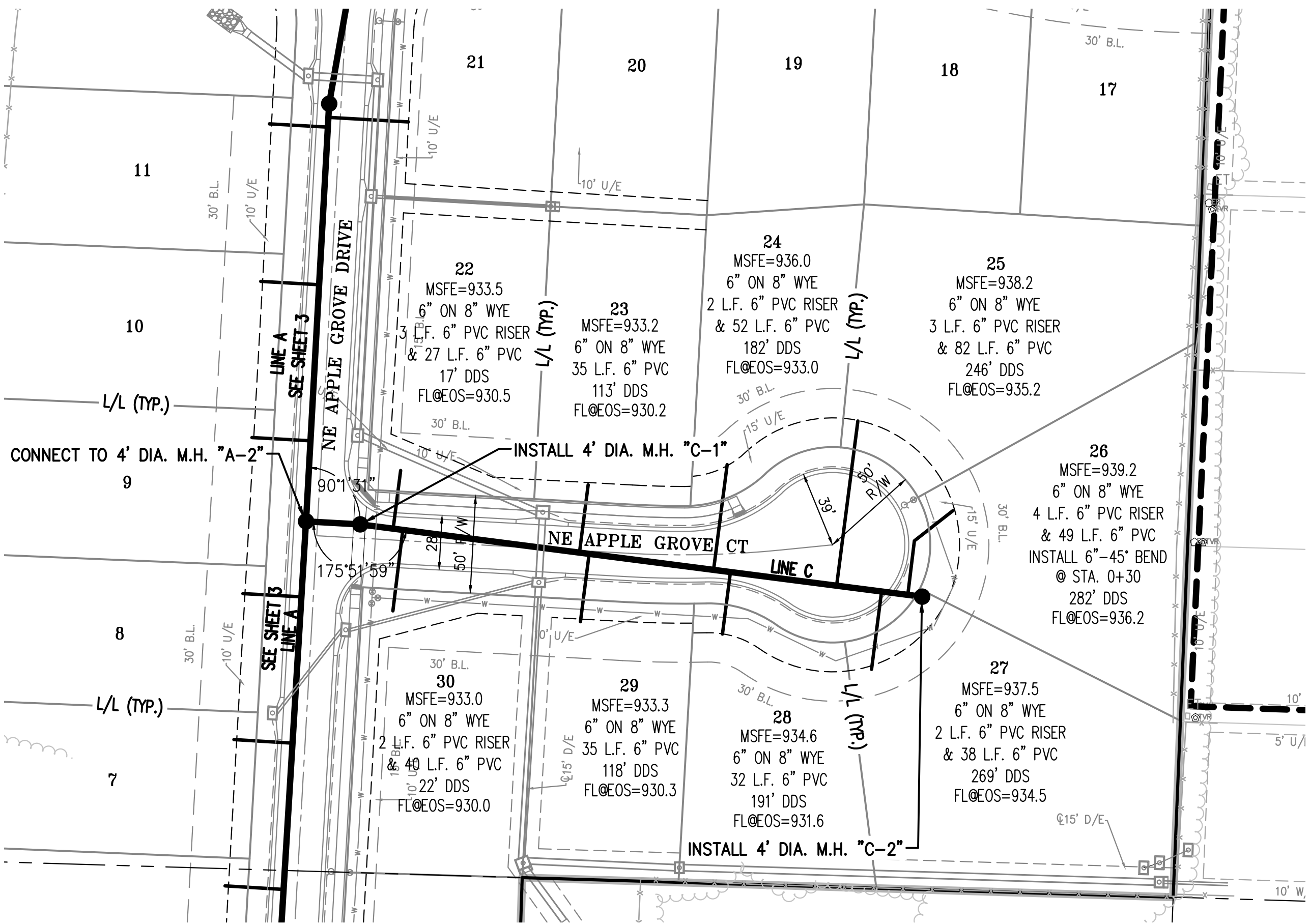
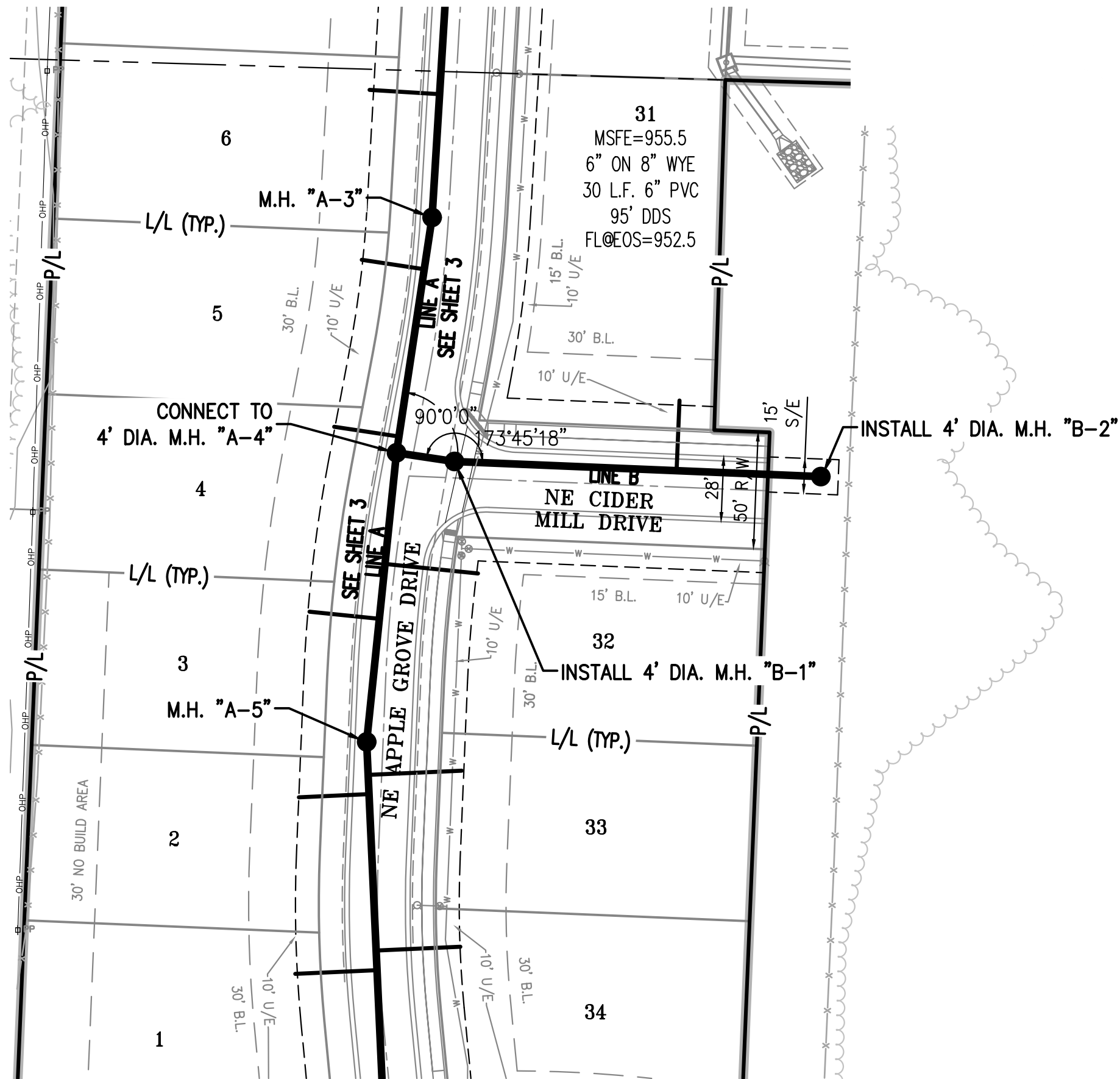


SANITARY SEWER PLAN & PROFILE
ORCHARD WOODS
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

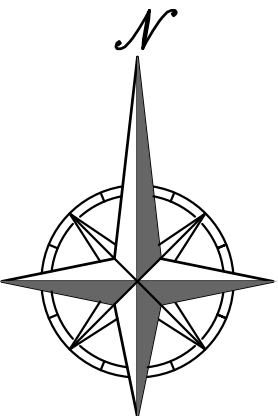
Revisions:		By	App.
PROJECT NO.	211142	No.	Date
DATE	10-16-22	DRAWN	JMO
CHECKED	KAD	APPROVED	DEU
DATE	12-21-22	REVIEWED	PER CITY COMMENTS
DATE	1-16-2023	REVIEWED	PER CITY COMMENTS
CORPORATE OF AUTHORIZATION			
LAND SURVEYING - LS-82			
ENGINEERING - E-361			
STATE OF MISSOURI			
LAND SURVEYING-200701028			
ENGINEERING-200700208			

SHEET
3
OF 06

\\PHILIPS-SERVER\Projects\211142\Drawings\SANITARY\PLAN & PROFILE.dwg Layout-B-C Jan 30, 2023 - 4:46pm Kyle Eilers



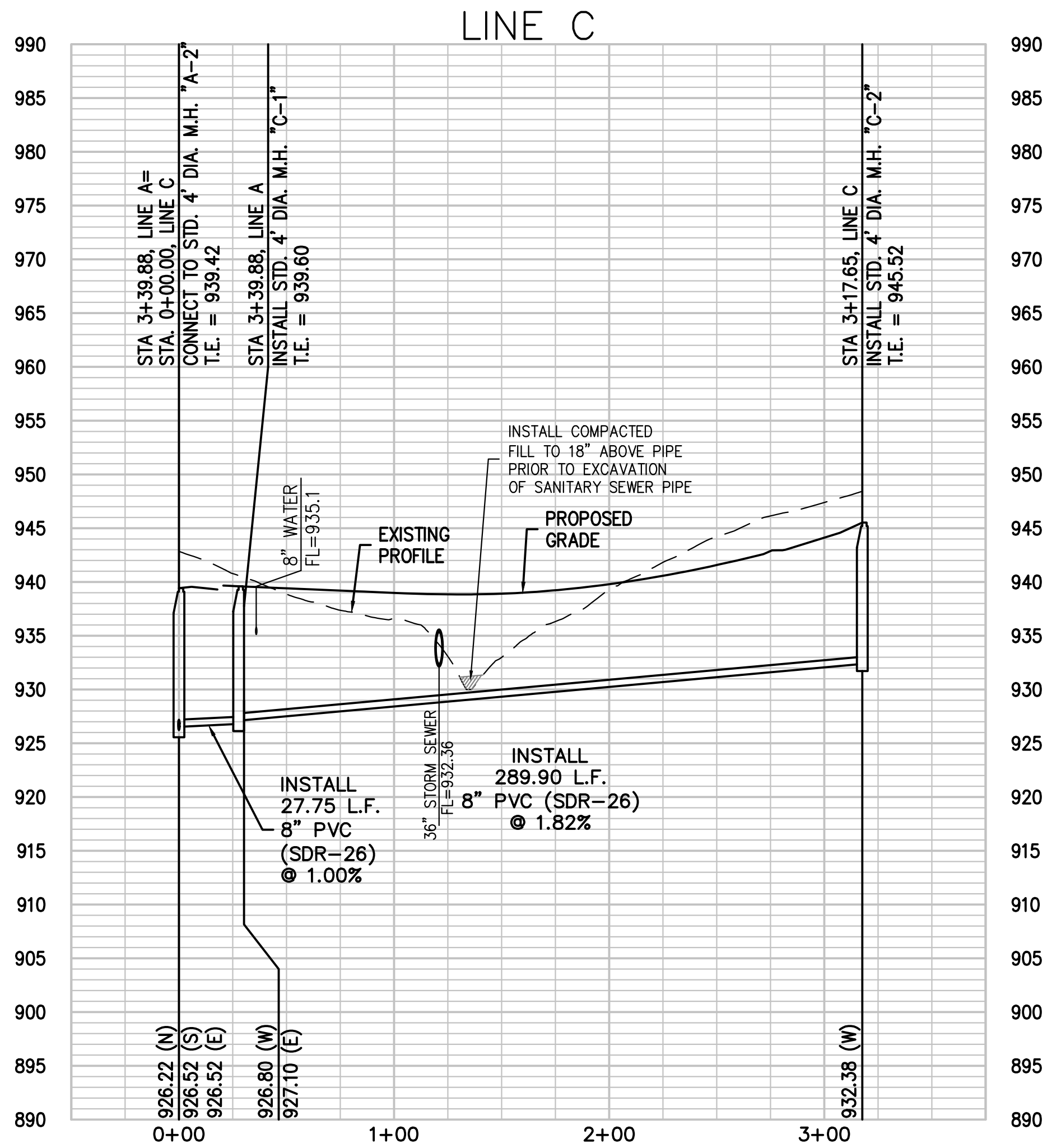
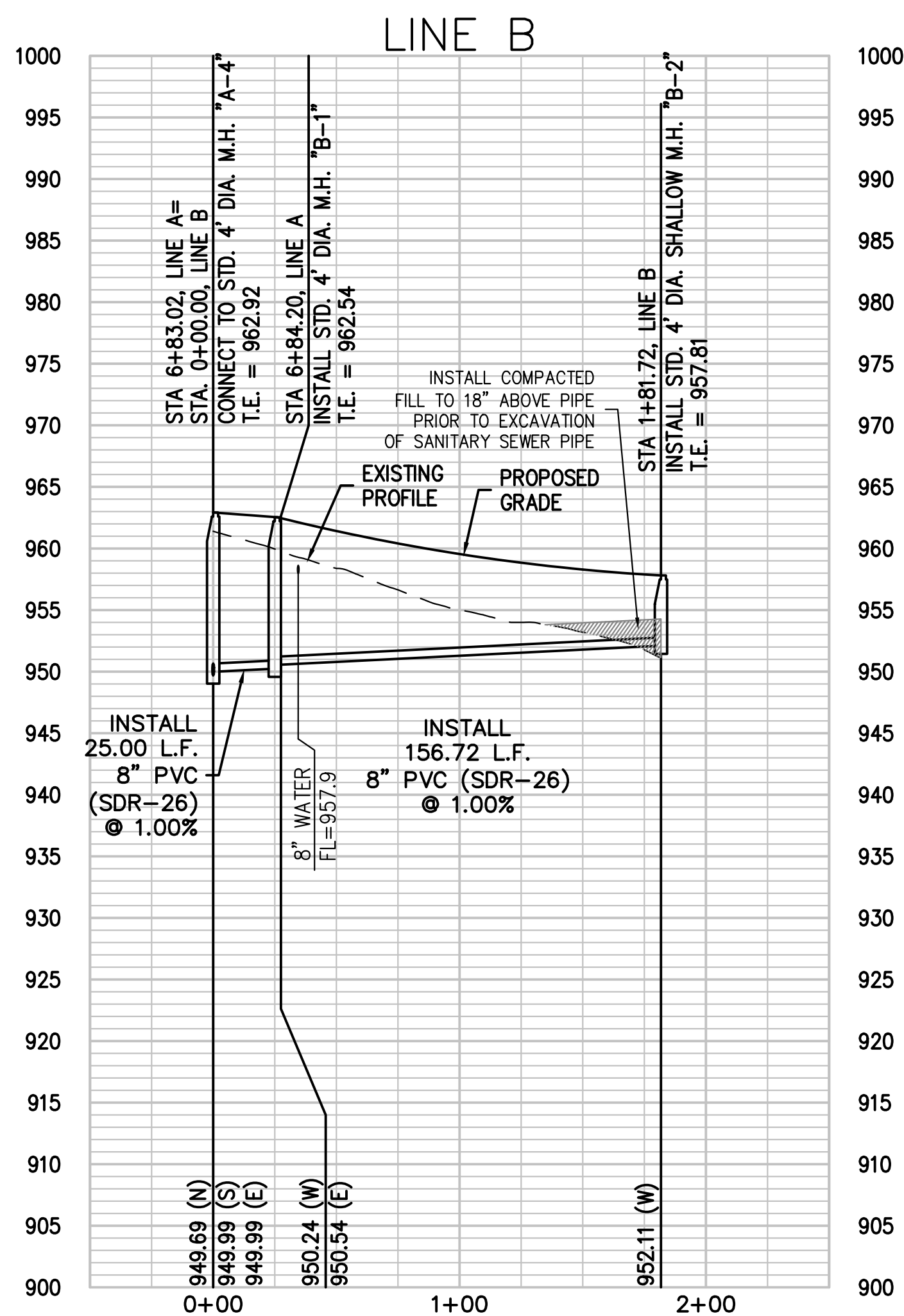
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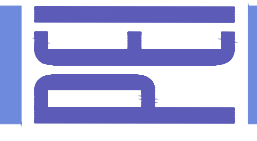
SCALE: 1"=50' HORIZ.
1"=10' VERT.

LINE "B" & "C"



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www.philipsengineering.com

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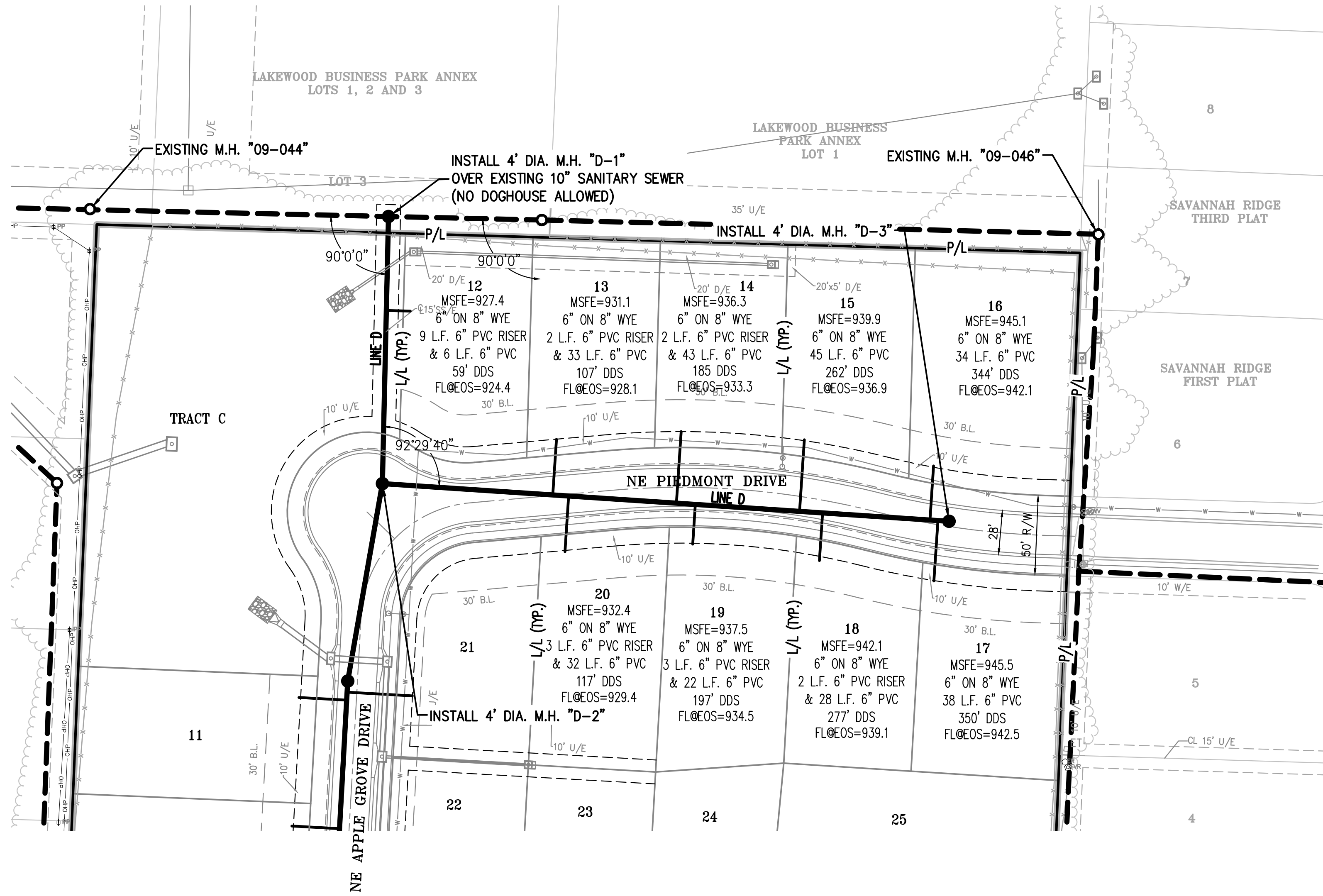
SANITARY SEWER PLAN & PROFILE
ORCHARD WOODS
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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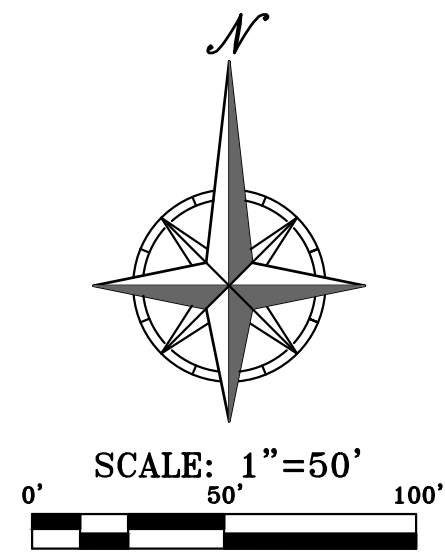
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4

OF 06

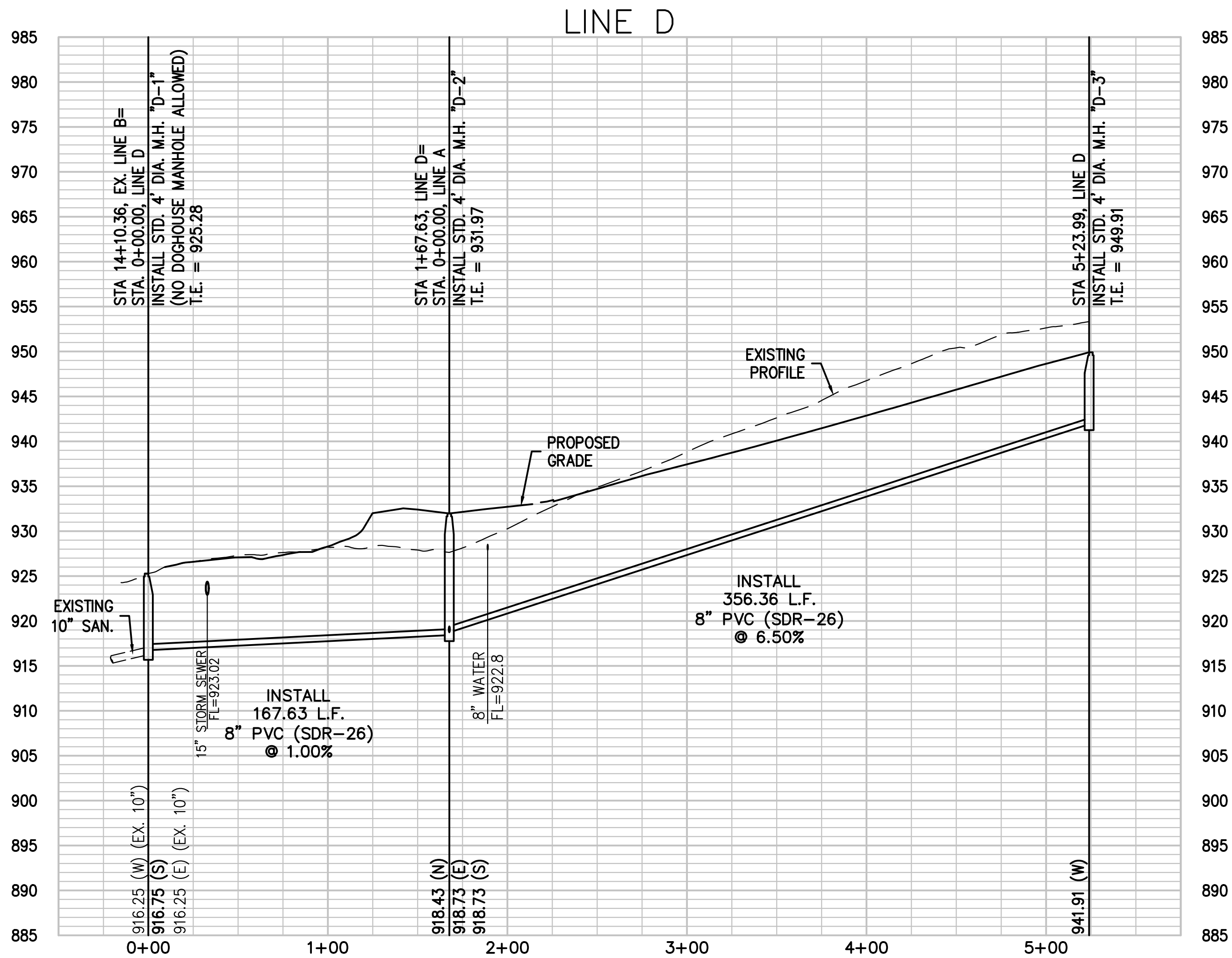


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LINE "D"



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Olathe, Kansas 66061
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Fax (913) 393-1165
www.phelpengineering.com

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ENGINEERING
IMPLEMENTATION



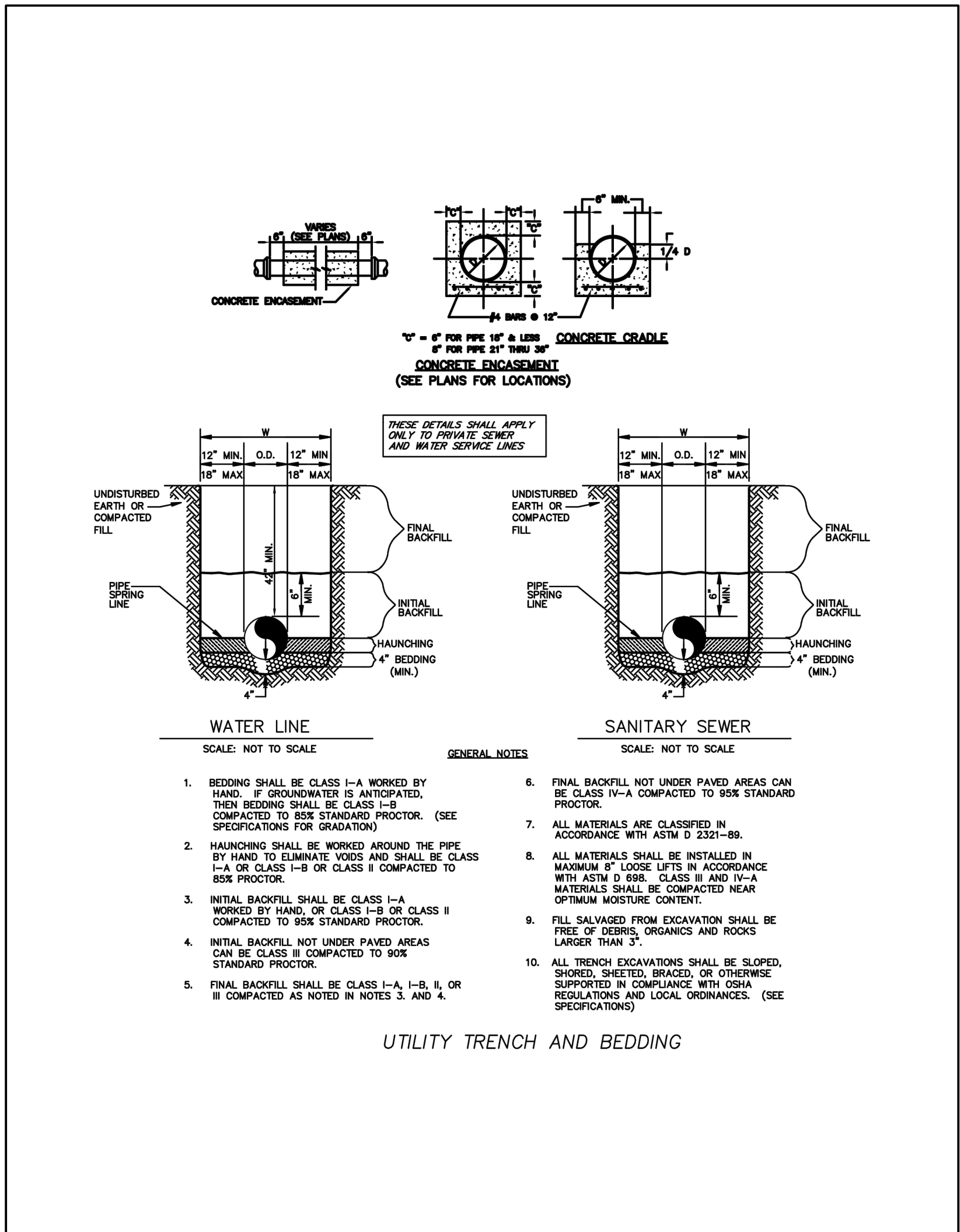
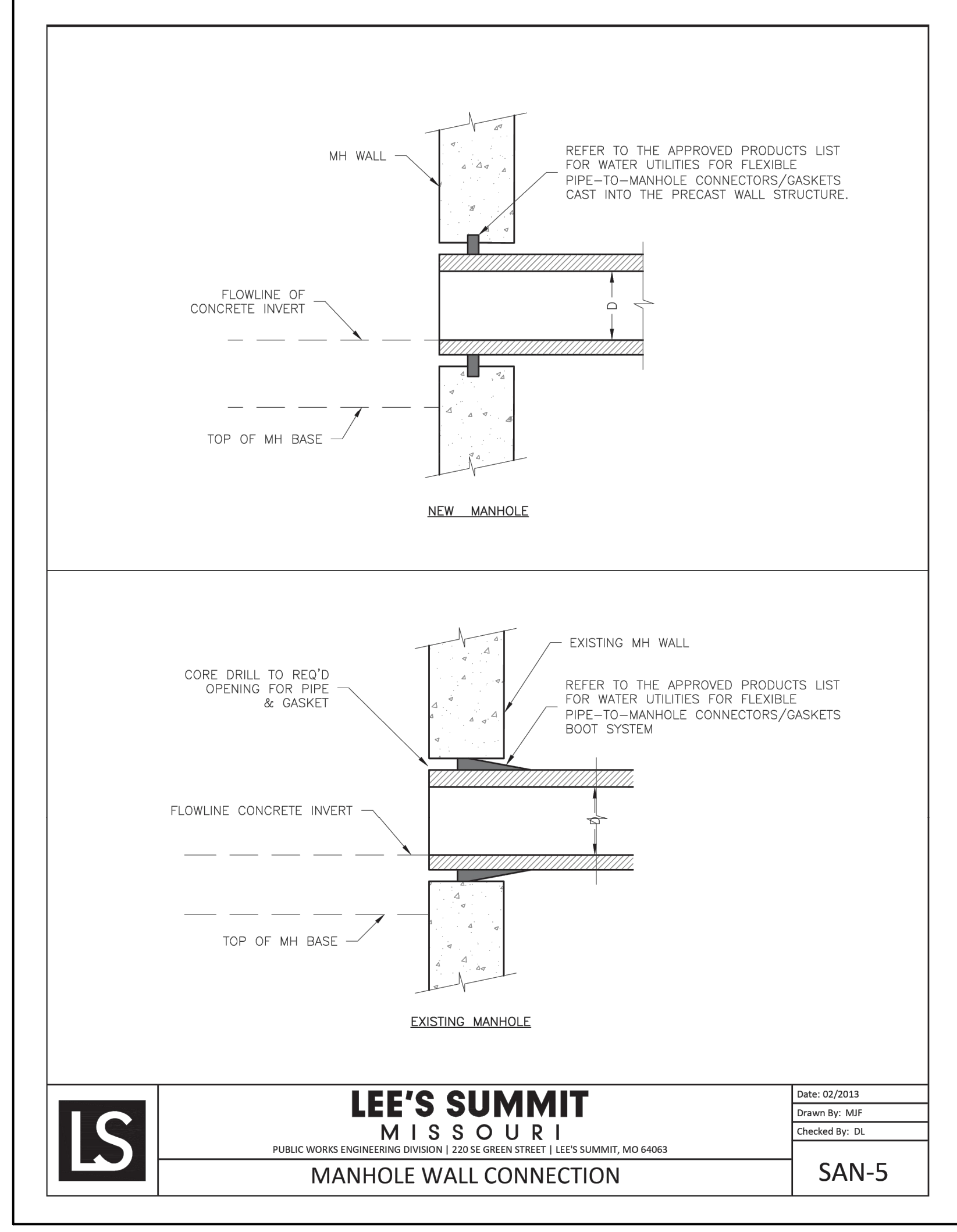
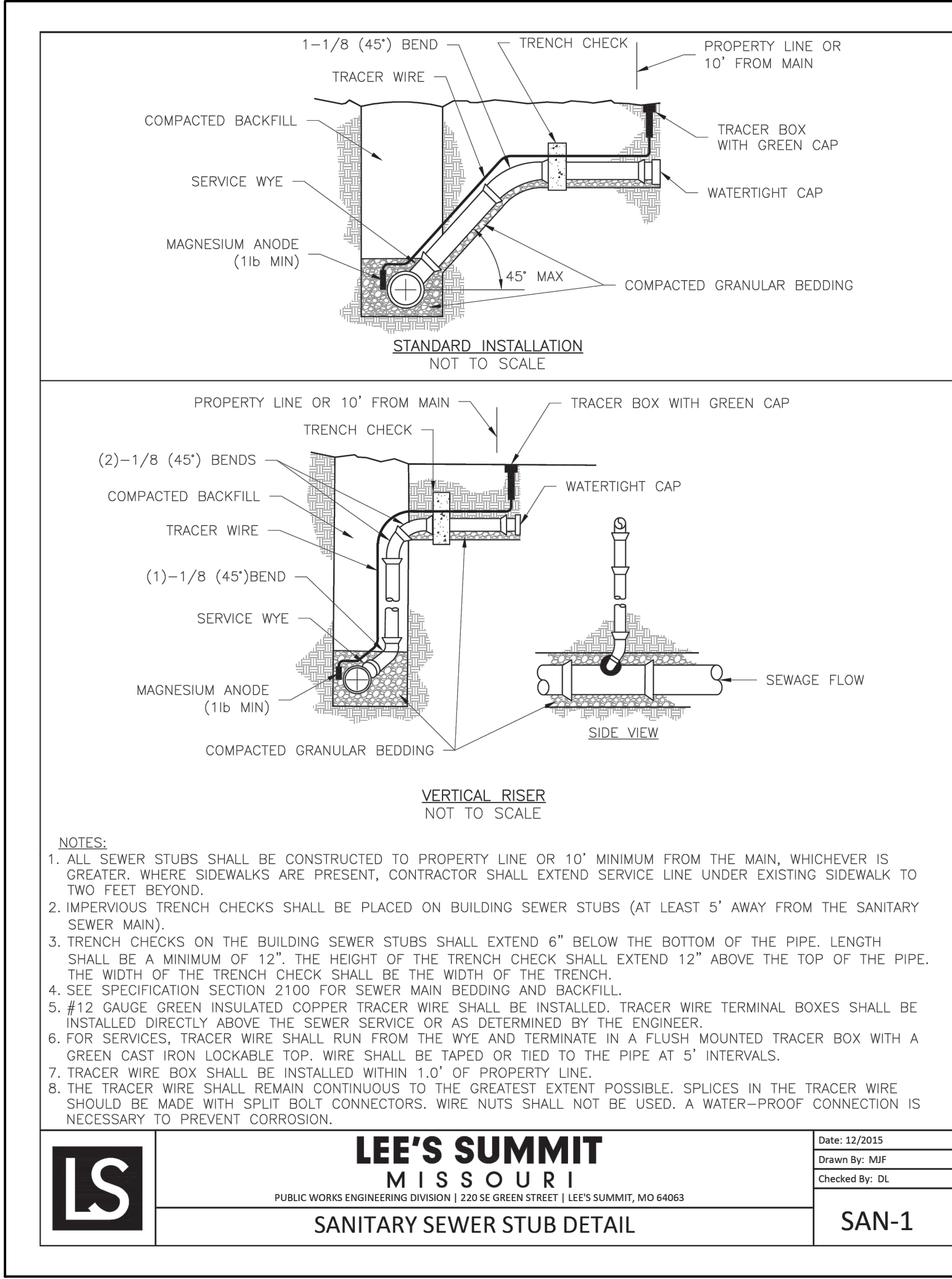
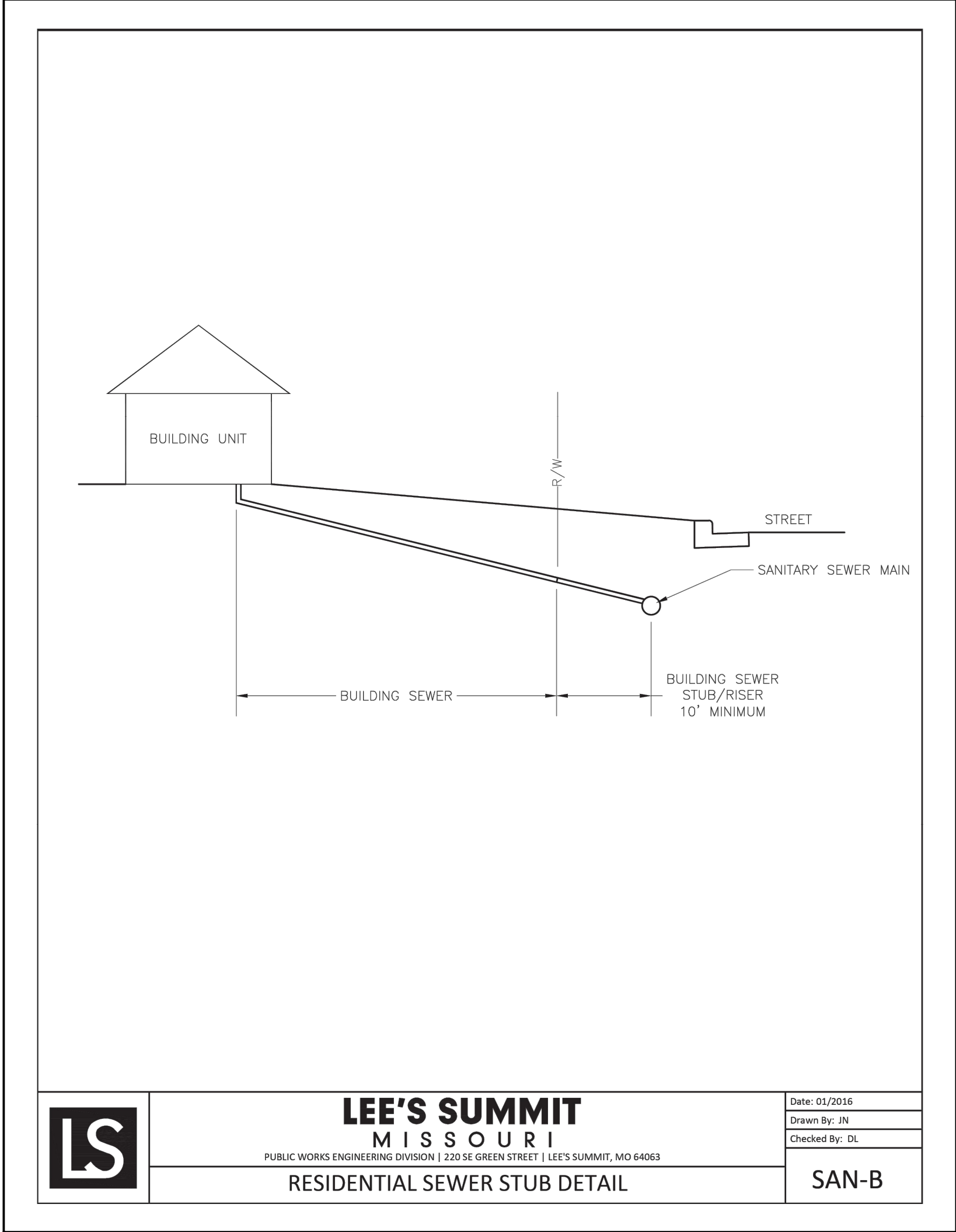
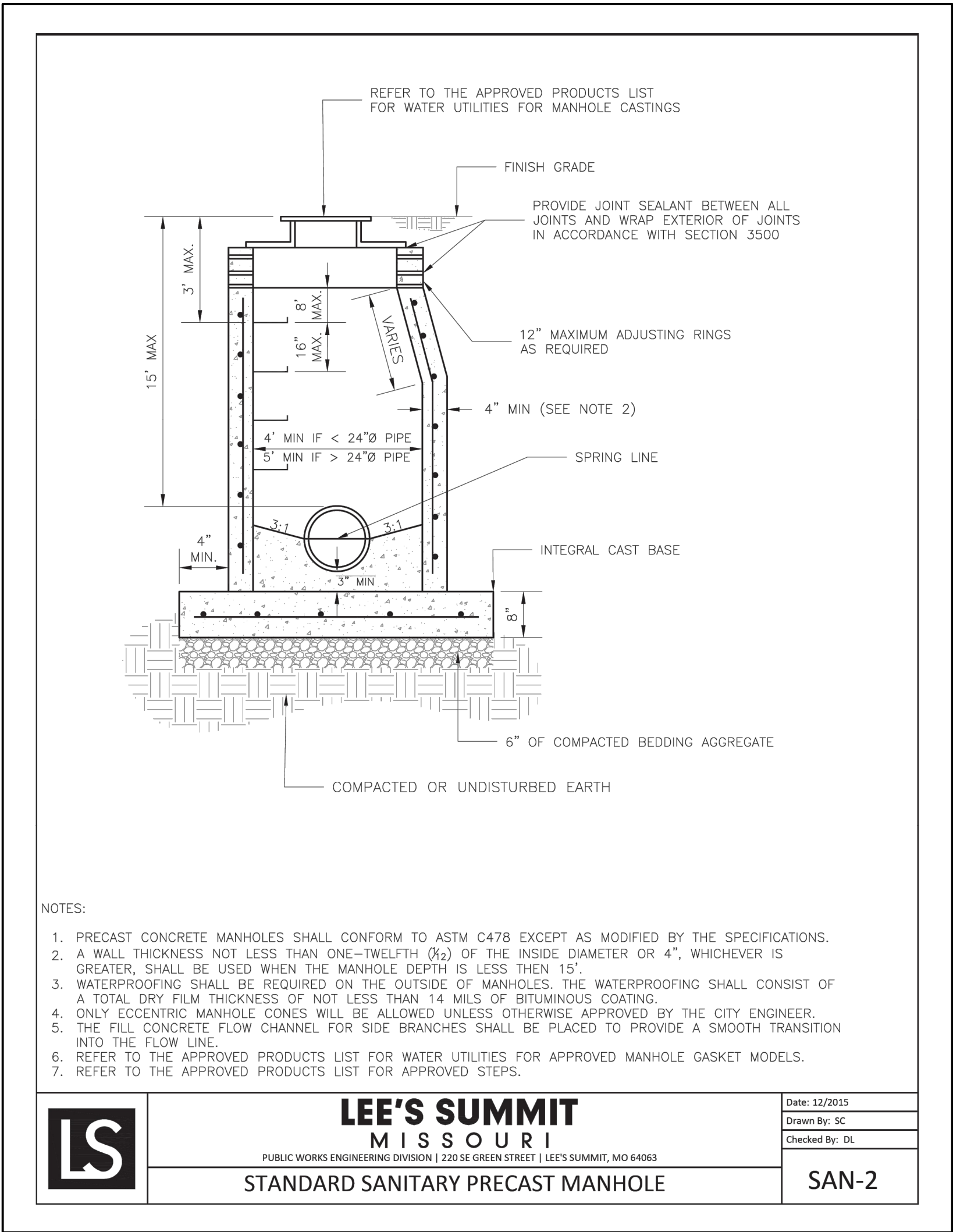
SANIATRY SEWER PLAN & PROFILE
ORCHARD WOODS
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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LAND SURVEYING-200701028					
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SHEET

5

OF 06



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CHECKED: KAD	APPROVED: DEU	2.	1-18-2023	JMO	DEU	REVISED PER CITY COMMENTS
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING - LS-82						
ENGINEERING - E-SIT						
DESIGNER: KAD						
DATE: 10-16-22						
LAND SURVEYING - LS-82						
ENGINEERING - E-SIT						
DESIGNER: KAD						
DATE: 10-16-22						