

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:

"A" 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.



Record Drawing

“AS-BUILT”

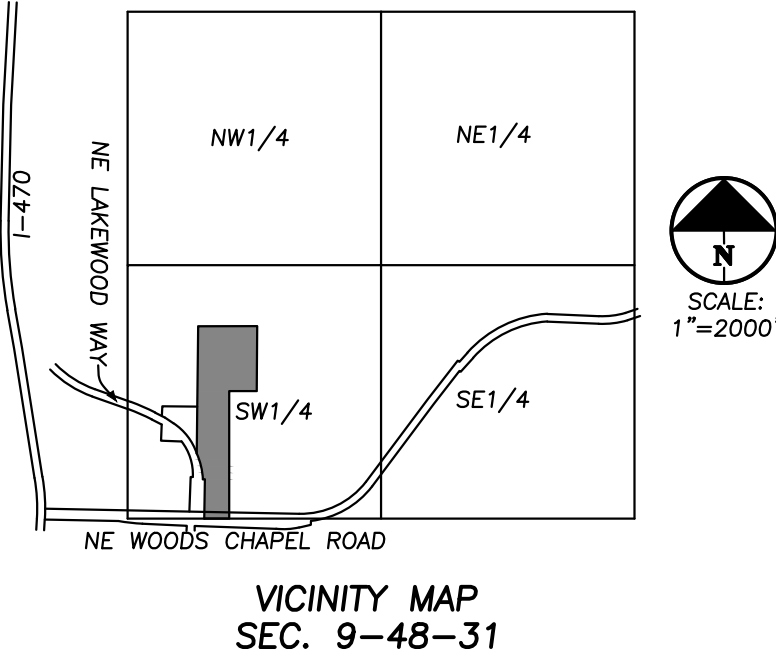
DATED: 11-13-23 BY: JTK

PREPARED & SUBMITTED BY:

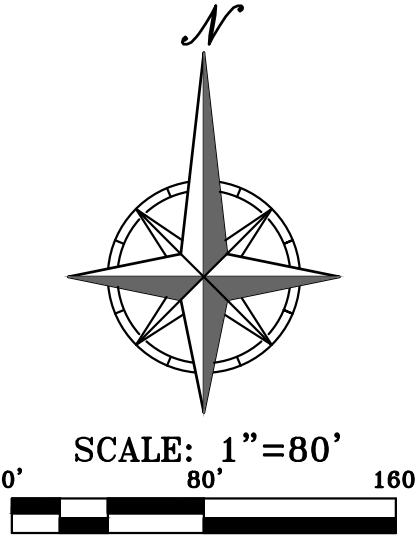
PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS 66061
913-393-1155 OFFICE
913-393-1166 FAX
CONTACT: JUDD CLAUSSEN, P.E.

OWNER:

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

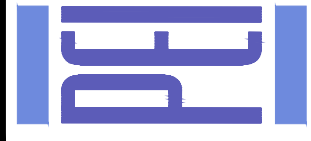


LEGEND	
— PL —	PROPERTY LINE
— LOT —	LOT LINE
— R/W —	RIGHT-OF-WAY
— 2' CURB & GUTTER —	
ASPHALT PAVEMENT	
CONCRETE PAVEMENT	
CONCRETE SIDEWALK	



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1270 N. Winchester
Olathe, Kansas 66061
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www.phelpsengineering.com

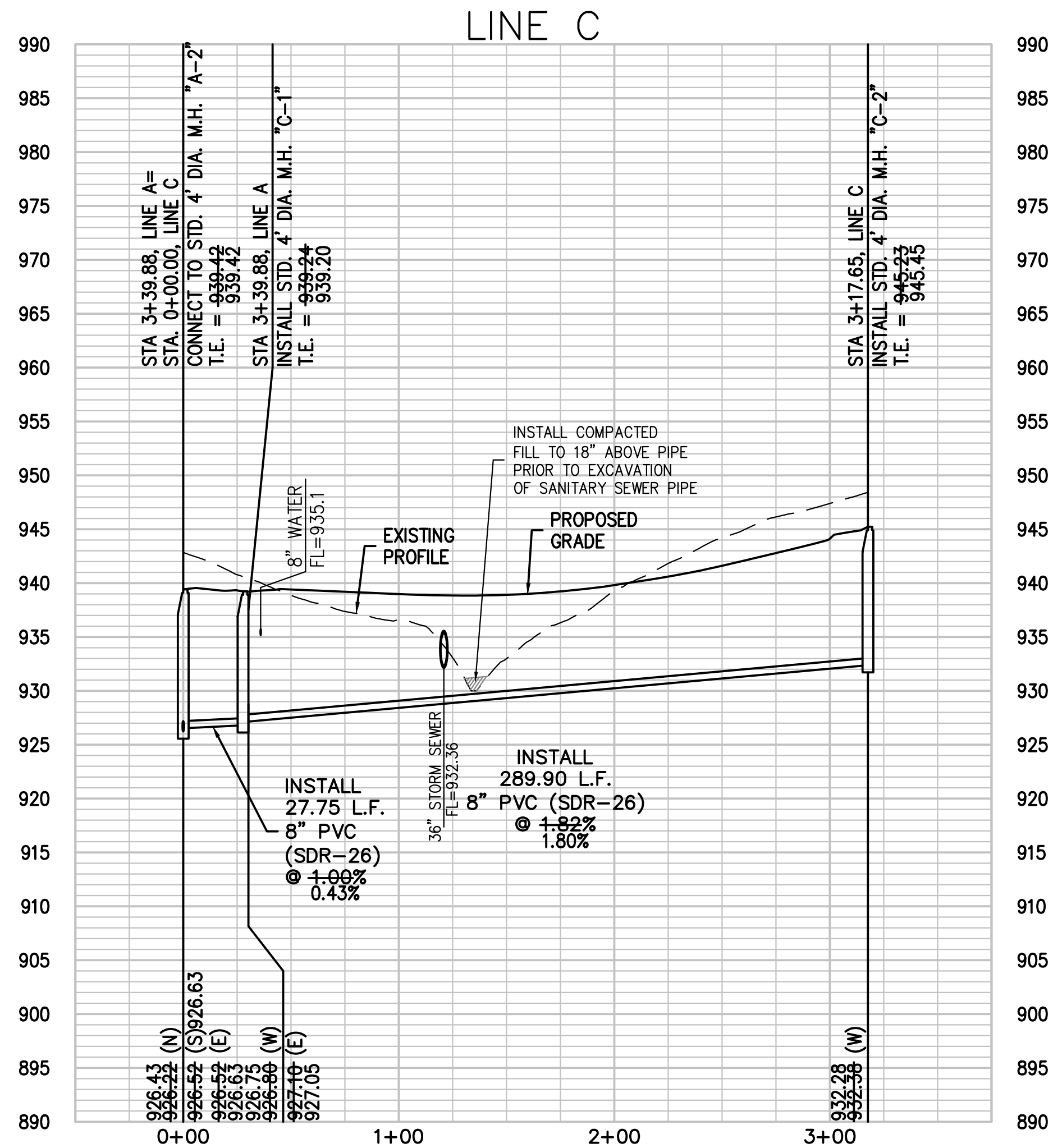
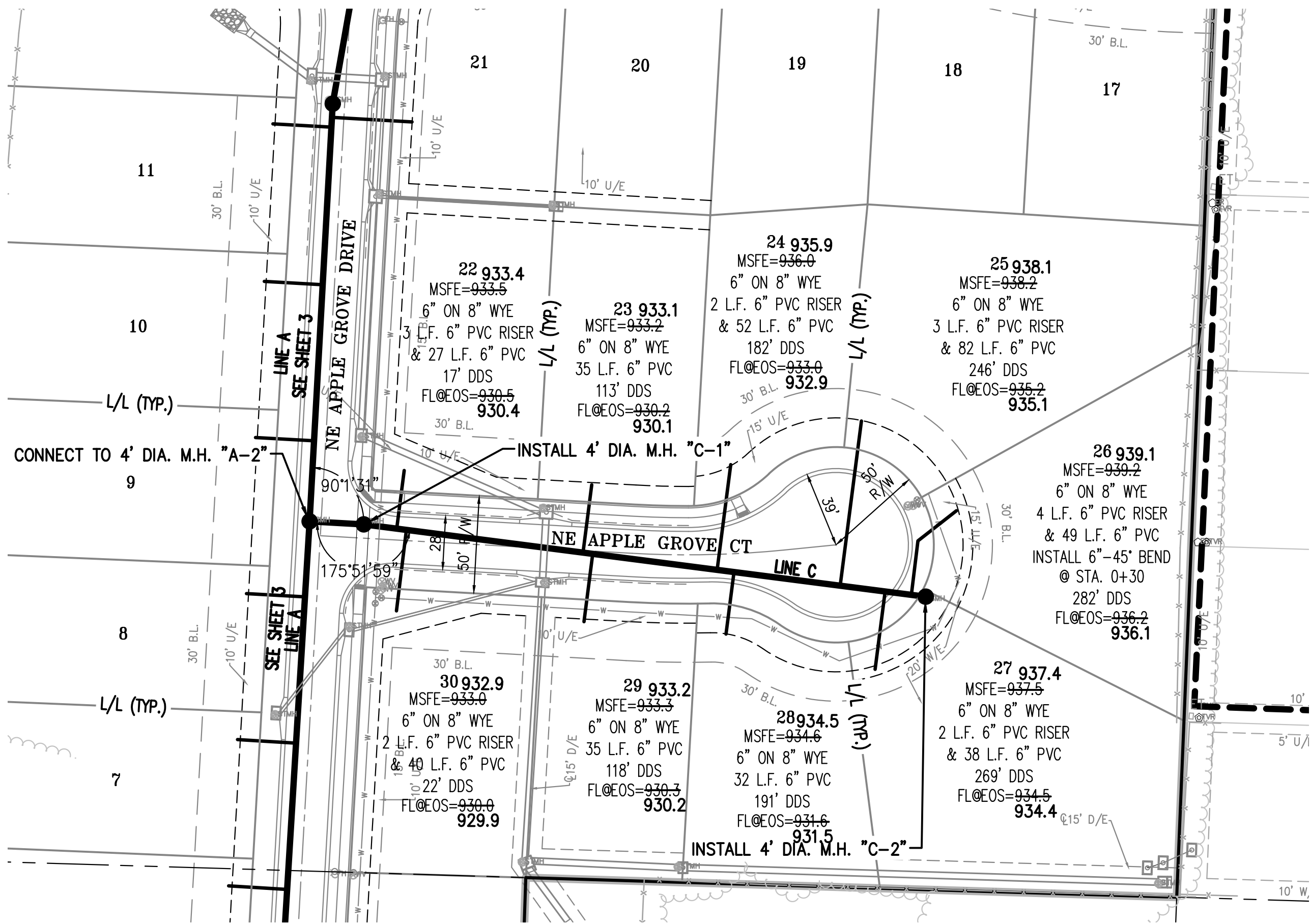
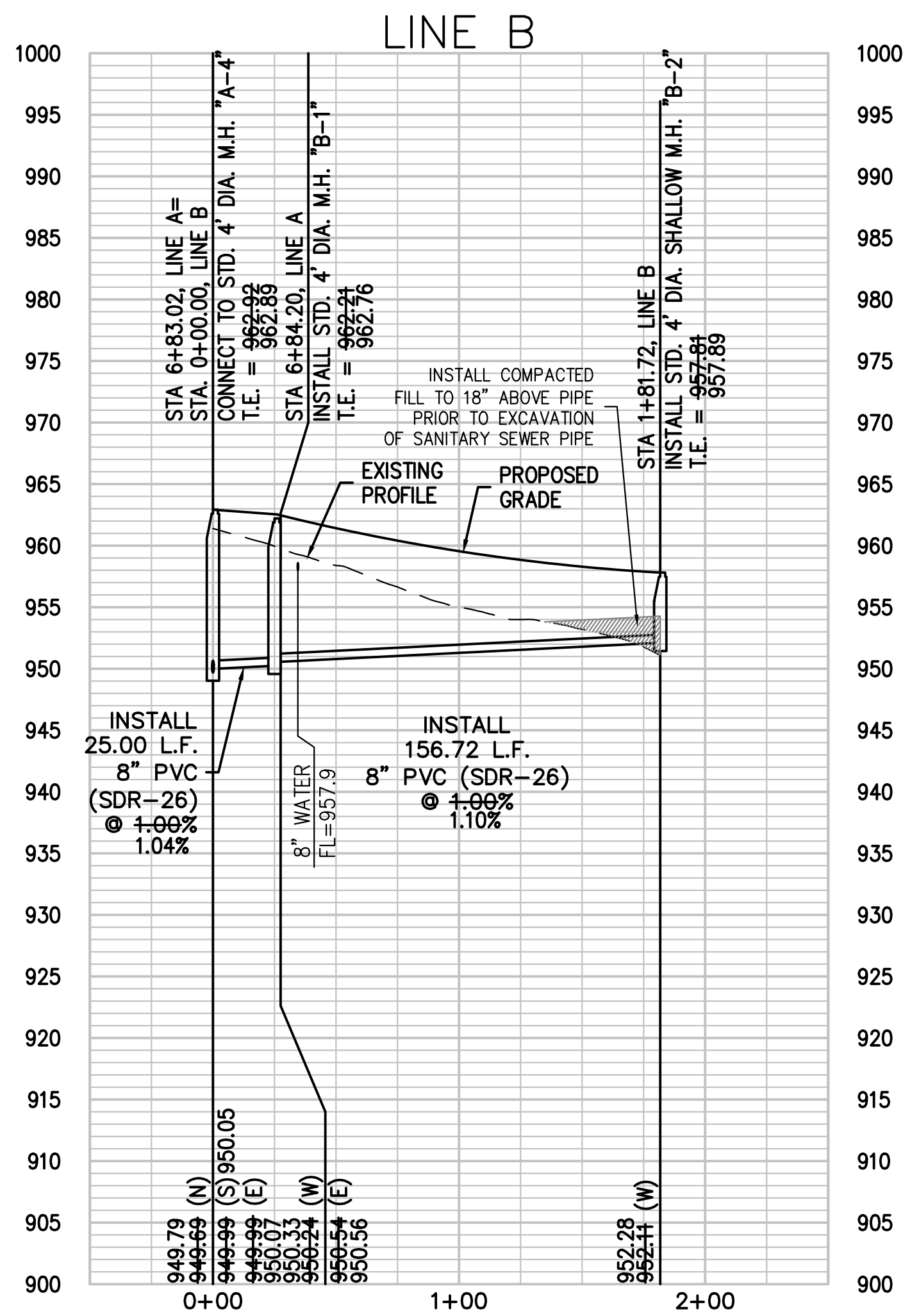
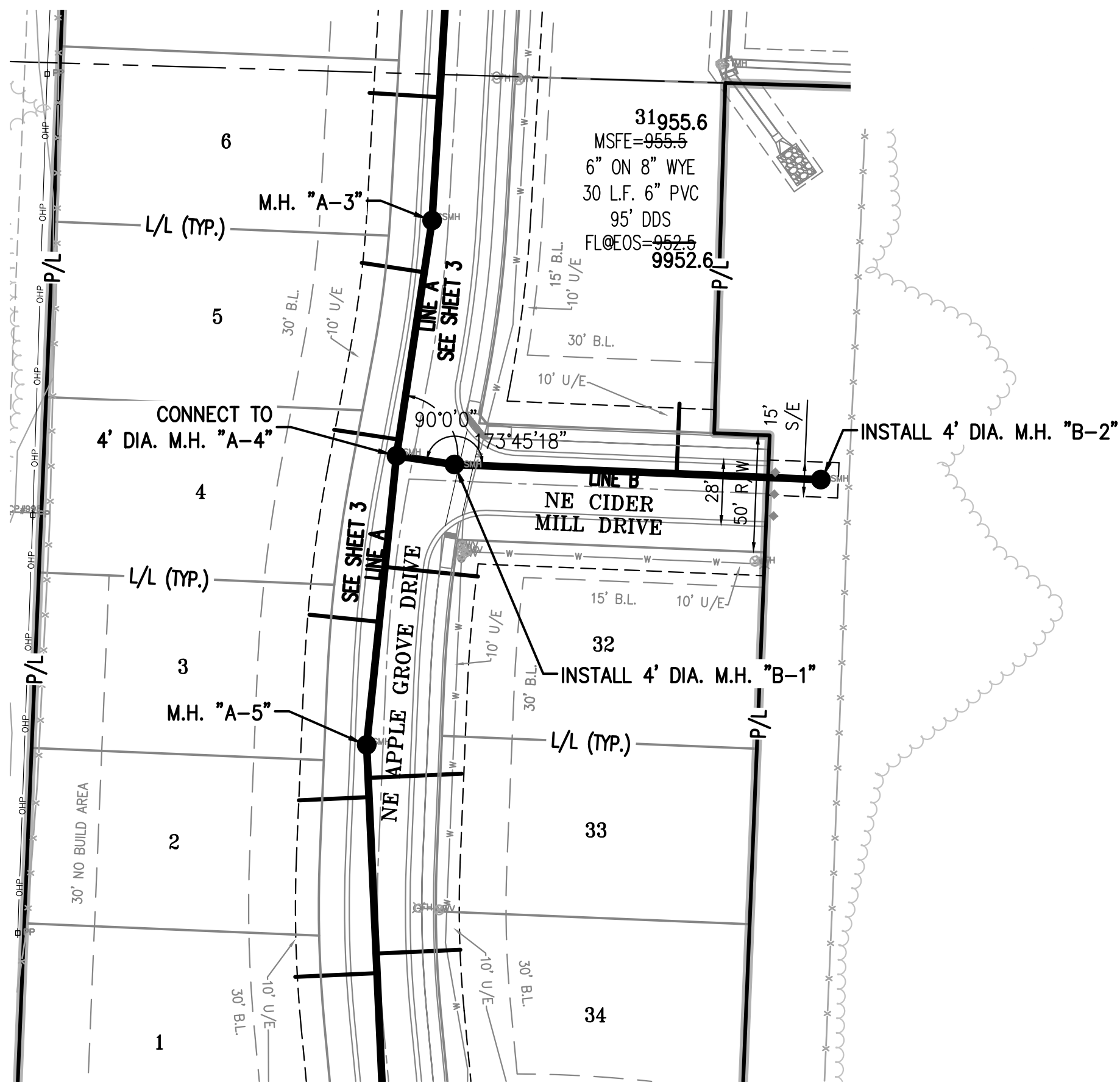
PLANNING
ENGINEERING
IMPLEMENTATION



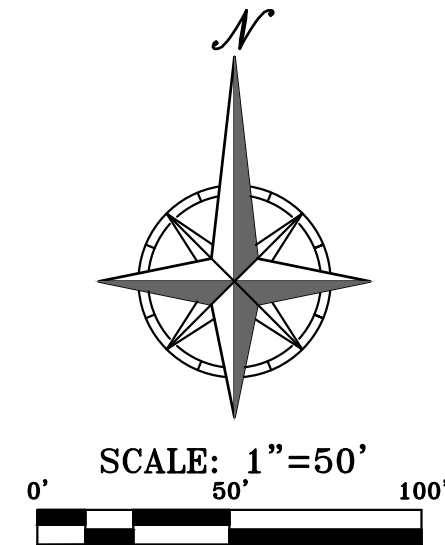
COVER SHEET
ORCHARD WOODS
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PROJECT NO.	211142	No.	Date	By	App.
DATE	10-16-22	1	12-21-22	JMO	DEU
CHECKED	KAD	2	1-16-2023	JMO	DEU
CORROBORATE OF AUTHORIZATION		3	3-9-2023	JMO	DEU
LAND SURVEYING - LS-82					
ENGINEERING - E-361					
CERTIFICATE OF AUTHORIZATION					
LAND SURVEYING-200701028					
ENGINEERING-200700209					

SHEET
1
OF 06



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



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

LINES "B" & "C"

Record Drawing

"AS-BUILT"

DATED: 11-13-23 BY: JTK



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

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IMPLEMENTATION



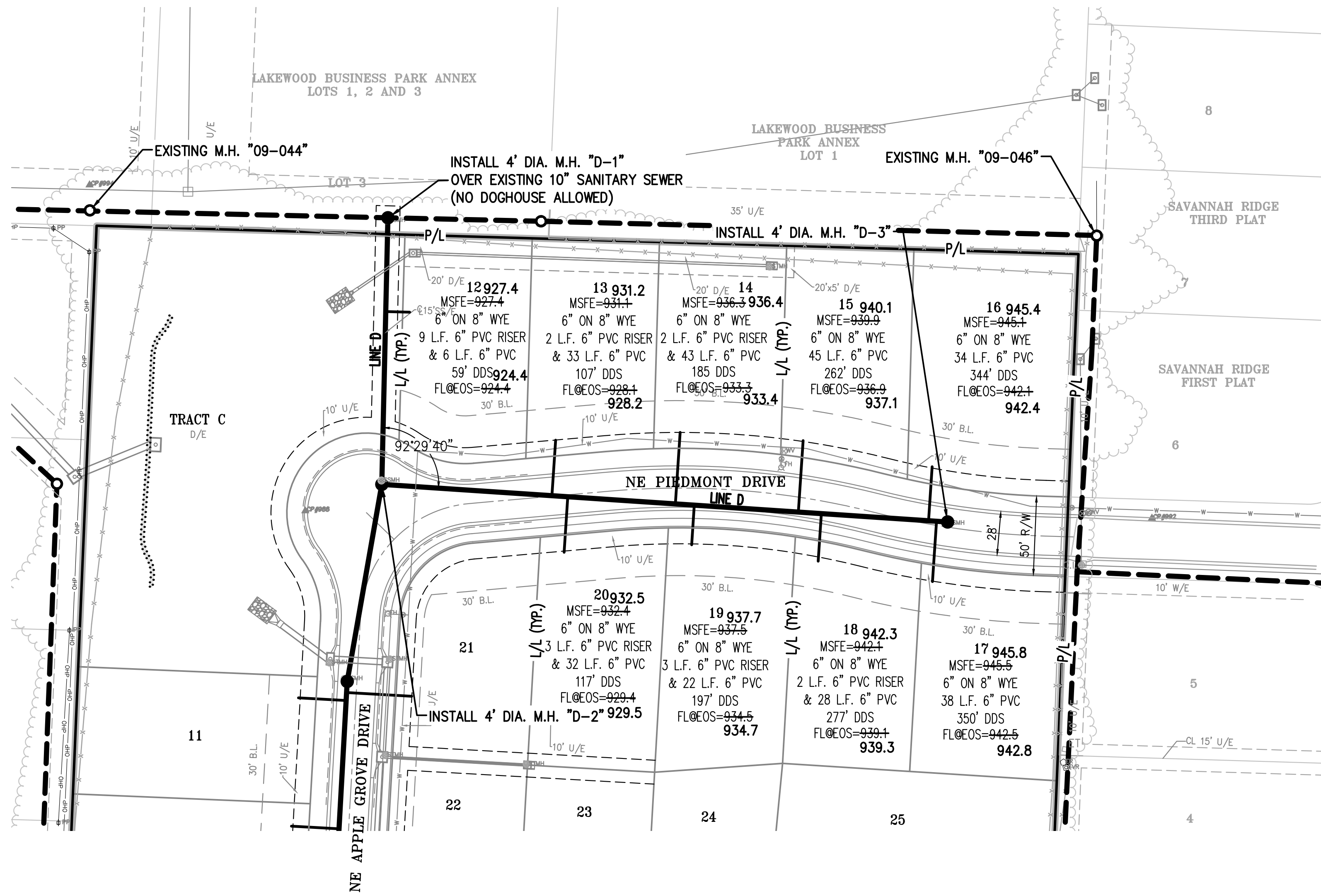
SANITARY SEWER PLAN & PROFILE
ORCHARD WOODS
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PROJECT NO.	211142	No.	Date	Revisions:	By	App.
DATE: 10-16-22	DRAWN: JMO	1	12-21-22	REVISED PER CITY COMMENTS	JMO	DEU
CHECKED: KAD	APPROVED: DEU	2	1-18-2023	REVISED PER CITY COMMENTS	JMO	DEU
CORPORATE OF AUTHORIZATION	LAND SURVEYING - LS-82	3	3-9-2023	REMOVED BEDDING DETAIL	JMO	DEU
ENGINEERING - E-361						
CERTIFICATE OF AUTHORIZATION						
LAND SURVEYING - 200701028						
ENGINEERING - 200700209						

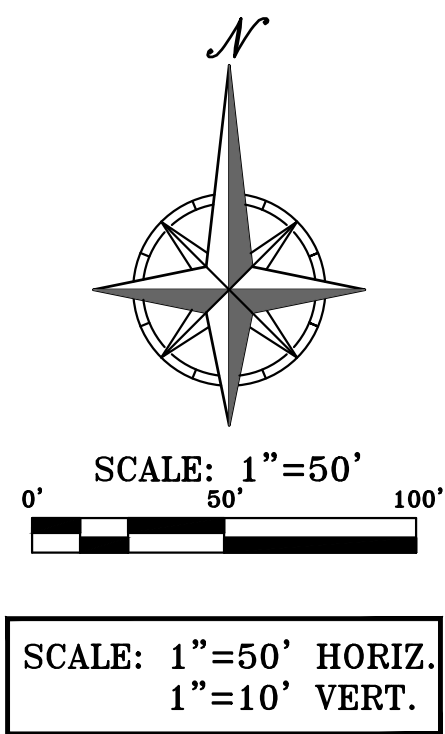
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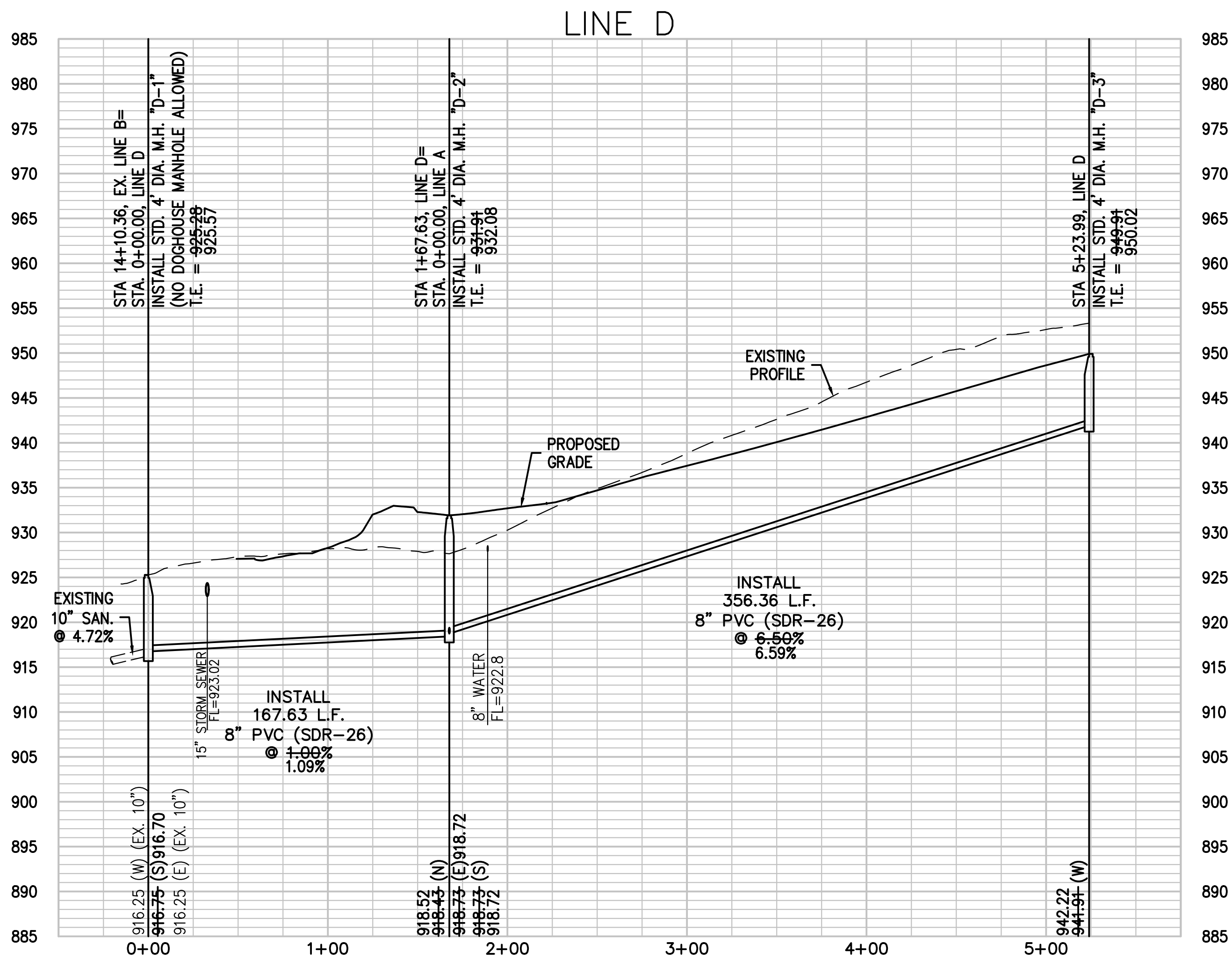
OF 06



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LINE "D"



Record Drawing

"AS-BUILT"

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1270 N. Winchester
Olathe, Kansas 66061
(913) 993-1155
Fax (913) 993-1165
www.phelpsen지니어ing.com

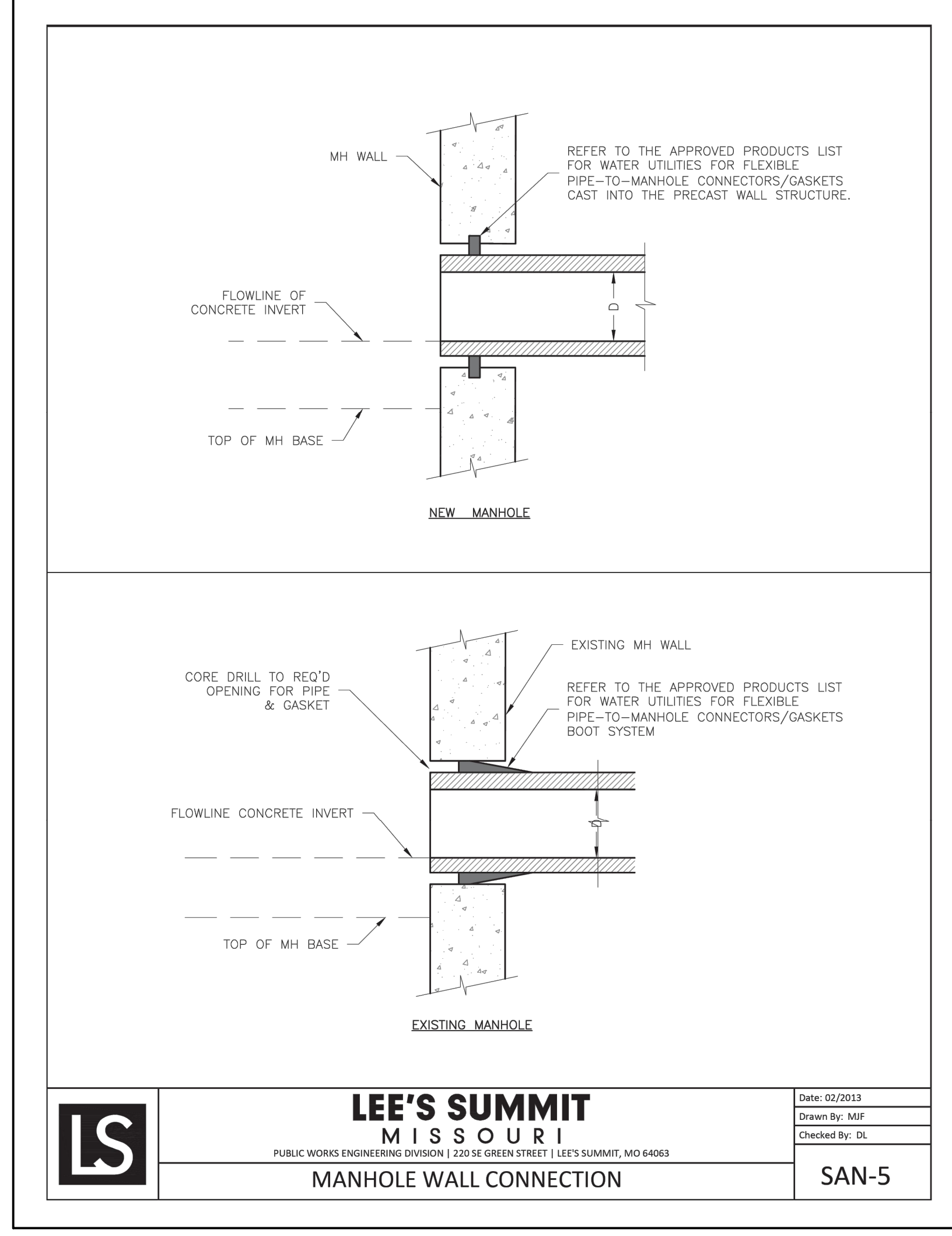
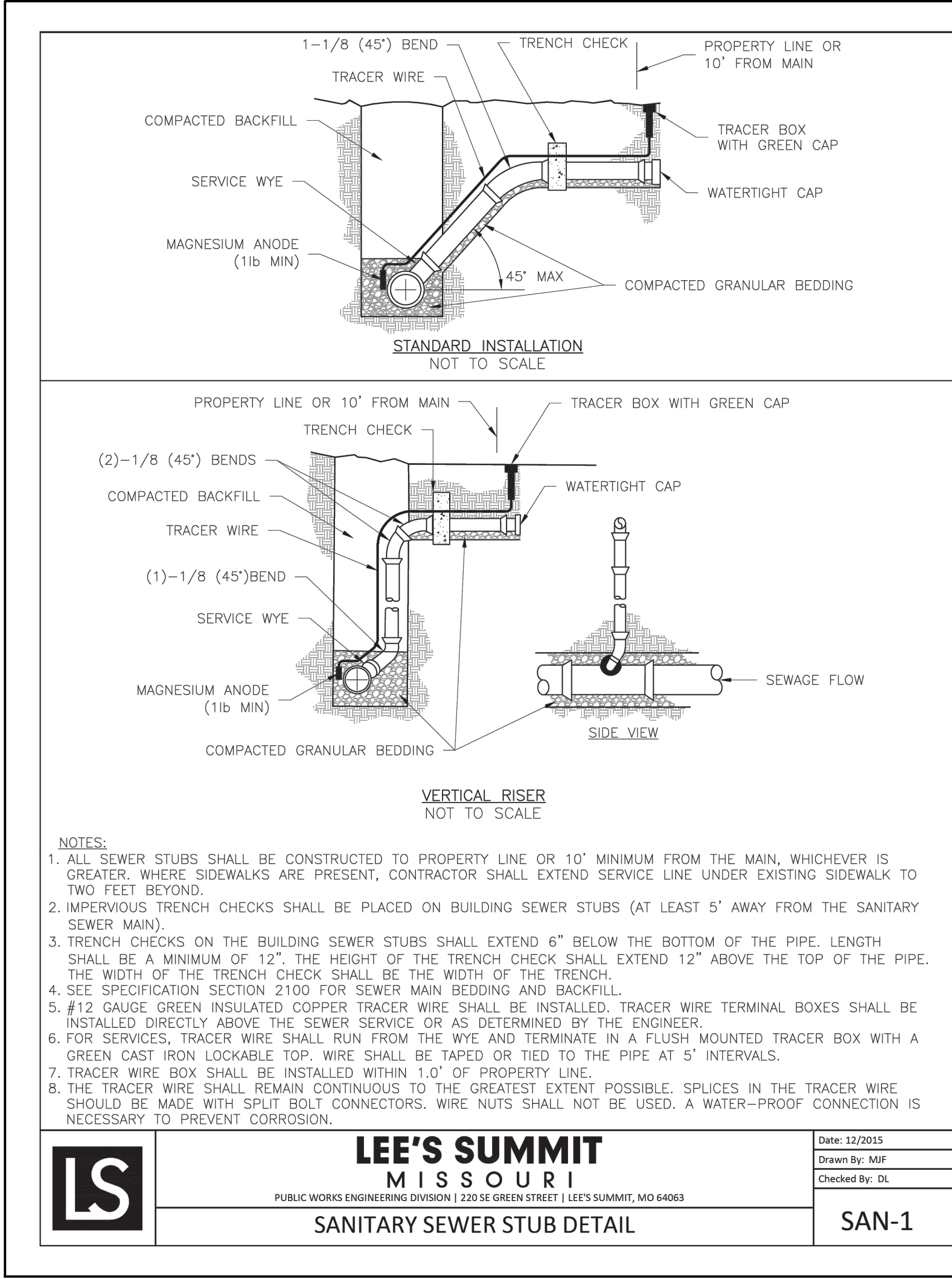
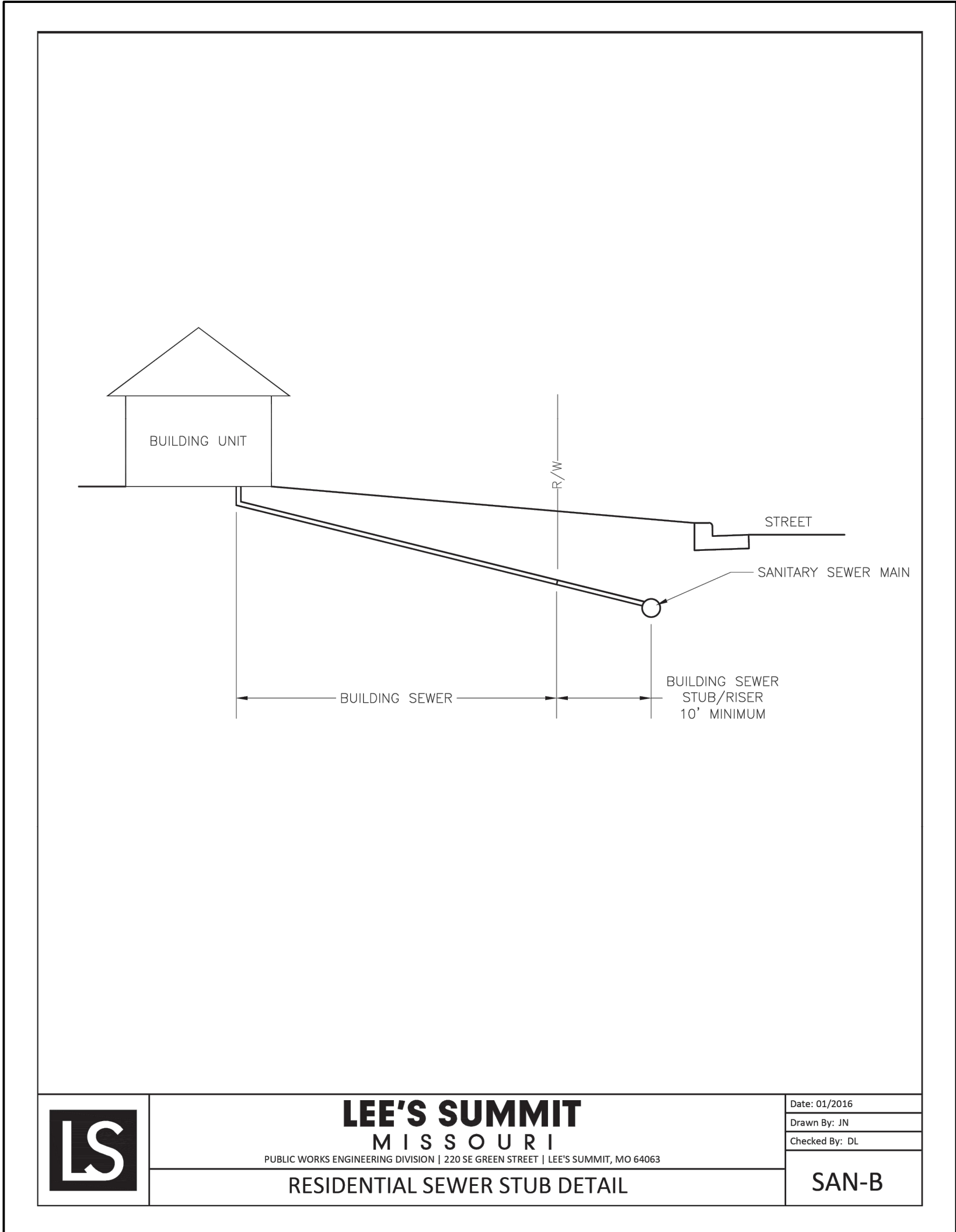
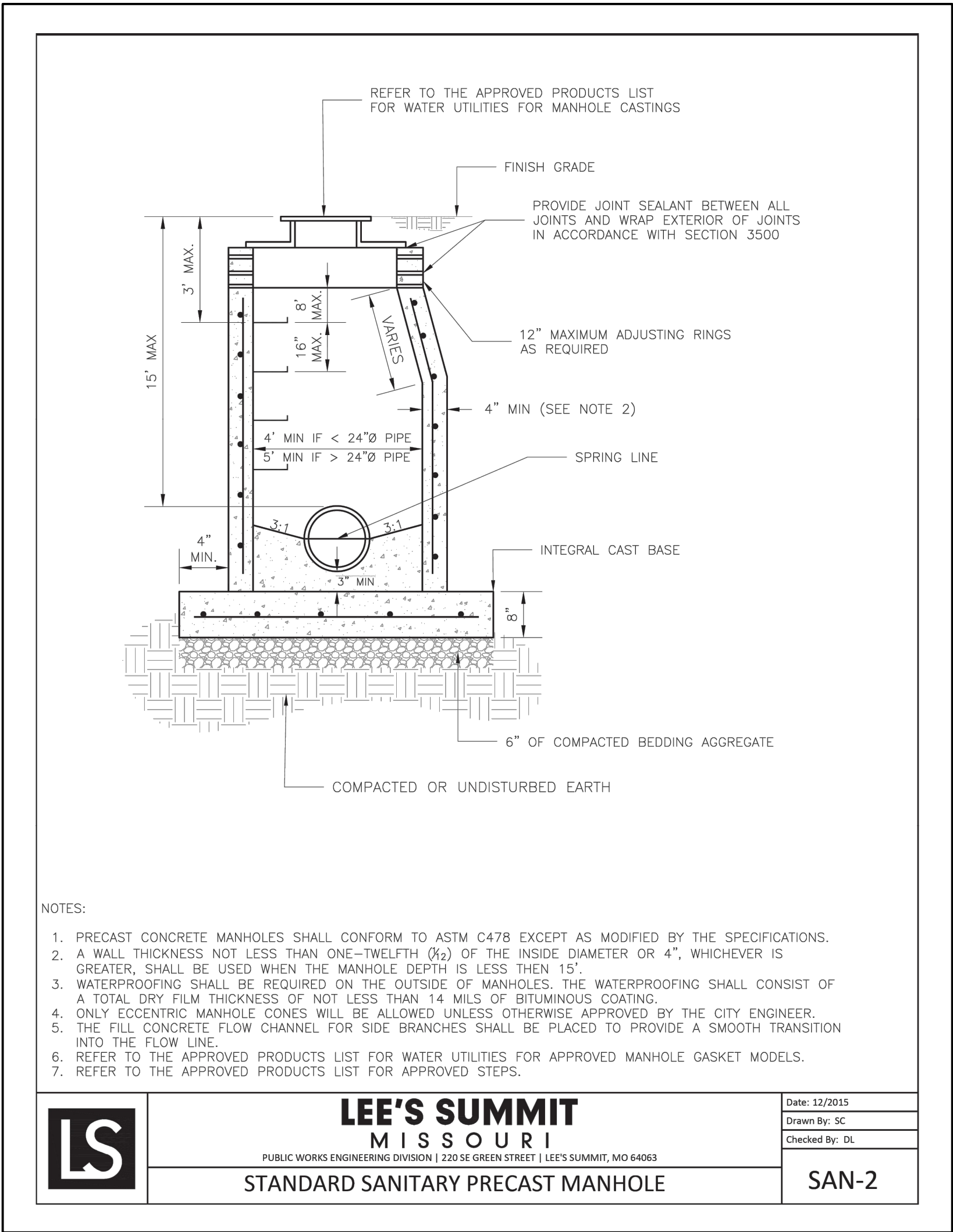
PLANNING
ENGINEERING
IMPLEMENTATION



SANIATRY SEWER PLAN & PROFILE
ORCHARD WOODS
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LAND SURVEYING - LS-82					
ENGINEERING - E-361					
CERTIFICATE OF AUTHORIZATION					
LAND SURVEYING-2007010728					
ENGINEERING-2007000208					

\\PHELPS-SERVER\Projects\p\211142\Draw\Sanitary\DETAILS.dwg Layout1 Dec 15, 2023 -- 4:11pm Kyle Delers



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CORPORATE OF AUTHORIZATION		3	3-9-2023	JMO	DEU	REMOVED BEDDING DETAIL
LAND SURVEYING - LS-82						
ENGINEERING - E-SIT						
DESIGNER OF AUTHORIZATION						
LAND SURVEYING - 2007001028						
ENGINEERING - 2007002025						

SHEET

6

OF 06

STANDARD DETAILS
ORCHARD WOODS
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI