

WOODLAND OAKS
Lots 1 thru 42
SANITARY SEWER CONSTRUCTION PLANS
Section 27, Township 48 North, Range 31 West
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

Record Drawing

CONSTRUCTION AND DESIGN NOTES:

SANITARY SEWERS:

- SANITARY SEWER FORCEMAIN SHALL BE HIGH DENSITY POLYETHYLENE (HDPE), SDR-11, UNLESS NOTED OTHERWISE IN THESE PLANS. FITTINGS AND APPURTENANCES SHALL MEET OR EXCEED PIPE PRESSURE CLASS.
- HOUSE SEWER LATERALS SHALL BE 1.25 INCH HDPE, SDR-11. LATERALS SHALL BE CONSTRUCTED USING A TEE OR TAPPING SADDLE AT THE SEWER STATION SHOWN IN THESE PLANS. EACH SERVICE SHALL HAVE A BALL/CHECK LATERAL ASSEMBLY LOCATED 9' FROM THE MAIN. SEE DETAIL THIS SET. TERMINATE SERVICE LATERAL WITH CAP PER PLAN. LENGTH VARIES. MAINTAIN A MINIMUM 42" BURY ON ALL SERVICE LATERALS.
- 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/STRUCTURES 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 LATREAL WITH THE END ELEVATION WRITTEN ON THE STAKE
- FILL AREAS SHALL HAVE 18" OF COMPACTED FILL IN PLACE PRIOR TO TRENCHING
- EPOXY COAT INTERNAL SURFACE OF MANHOLES AS DIRECTED IN THE PLAN SET. LIGHTLY SANDBLAST AND EPOXY COAT MANHOLES WITH A TOTAL DRY FILM THICKNESS OF NOT LESS THAN 8.0 MILS. EPOXY SHALL BE ONE OF THE FOLLOWING: CITADEL SLS-30, NEOPOXY NPR-5300 OR RAVEN 405.

GENERAL NOTE:

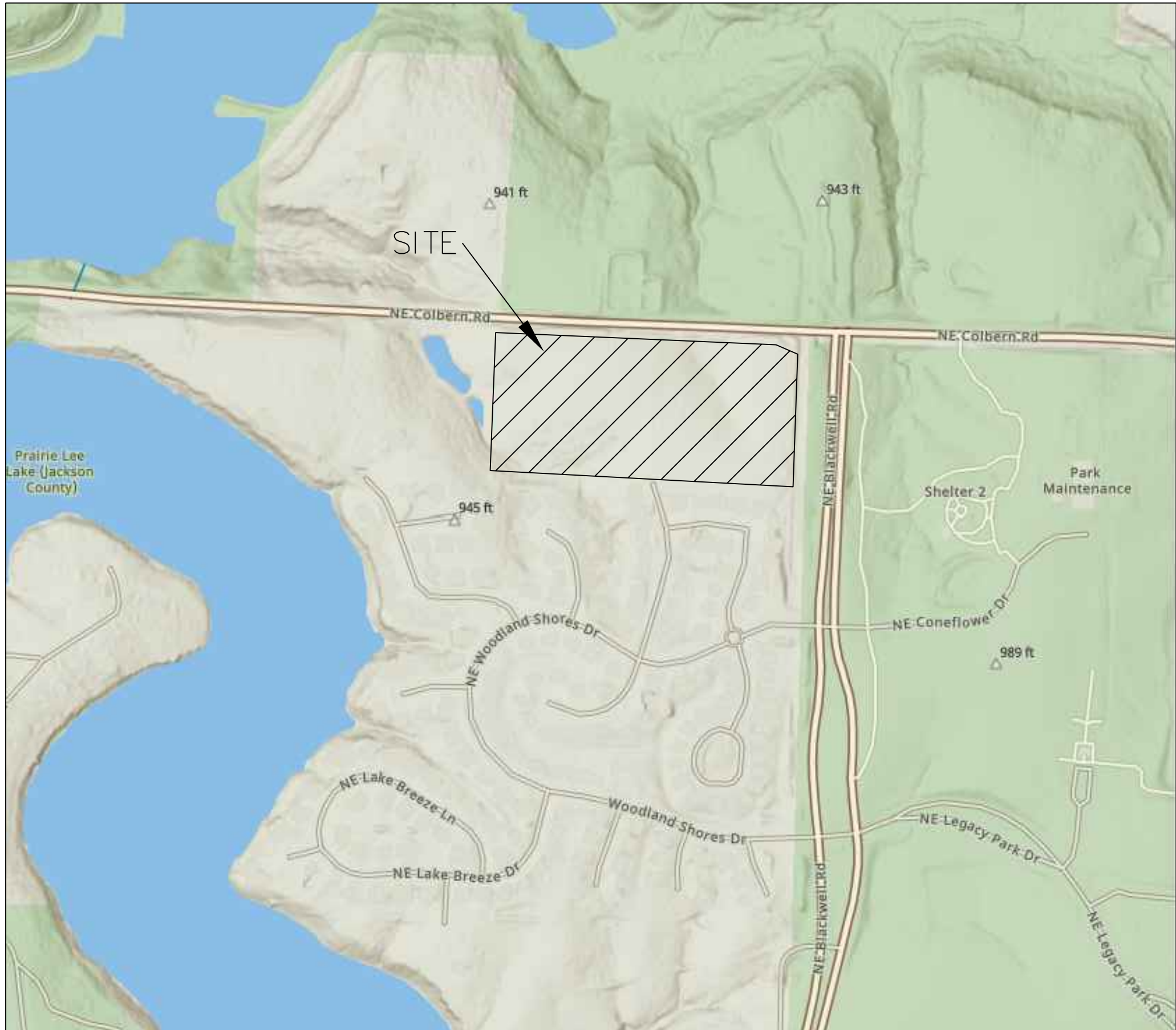
- ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
- TRACER WIRE SHALL BE INSTALLED ON ALL FORCEMAINS AND SERVICE LATERALS.

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 PLAN & PROFILE
- C.406 ~ SANITARY SEWER DETAILS

Summary of Quantities:

ITEM AND DESCRIPTION	UNIT	ESTIMATED QUANTITY
SANITARY		
3" PVC HDPE SDR-11 FORCEMAIN	LF	1,826.64
2" PVC HDPE SDR-11 FORCEMAIN	LF	2,034.76
1.25" HDPE SDR-11 SERVICE LINE	LF	966.30
1.25" LATERAL ASSEMBLY	EA	42.00
2" PVC HDPE SDR-11 BENDS	EA	1.00
AIR RELEASE VALVE & VAULT	EA	2.00
PIPE BORING	LF	85.49
MANHOLE EPOXY LINING	EA	3.00
CONNECTION TO EXISTING SYSTEM	LS	1.00
ODOR/CORROSION CONTROL SYSTEM	EA	1.00

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.

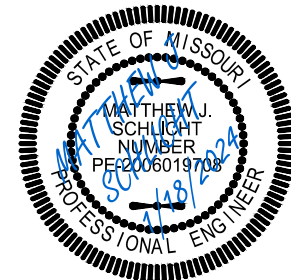


Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1685
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Part of the Southeast 1/4
Section 27, Township 48 North, Range 31 West
Lee's Summit, Jackson County, Missouri

Project: WOODLAND OAKS
LSMO
Issue Date: January 18, 2024

Cover Sheet
Construction Plans for:
WOODLAND OAKS
Lots 1 thru 42
Lee's Summit, Jackson County, Missouri



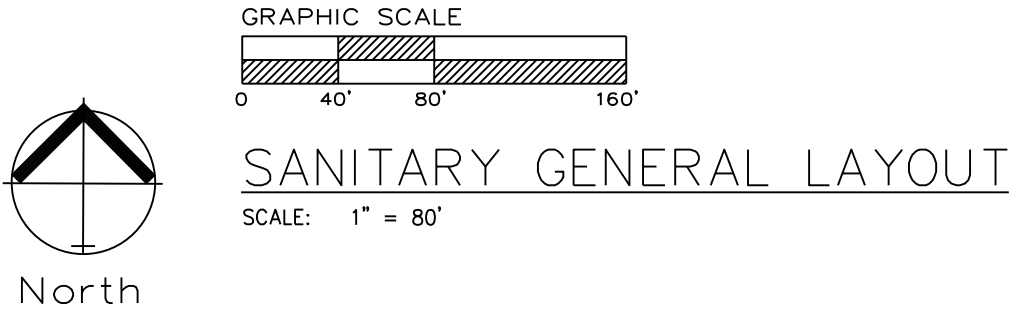
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS
1/18/2024 As-Built

RECORD DRAWING
The information provided on this drawing conforms to construction records; it is not intended for construction, implementation or recording purposes; and it is solely based on information obtained by my firm.

"100-00 100.10", "4-00% 1.15% slope", or "8-inch HDPE-PVC pipe" are all typical examples of revisions that indicate that design data has been replaced with "as-built" information. All other data is as designed and has not been field verified.

Date: 1/18/2024
Certified by: Matthew J. Schlicht
Title: Engineer
Firm: Engineering Solutions



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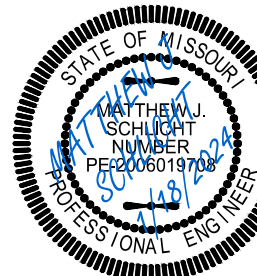
ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-9849

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



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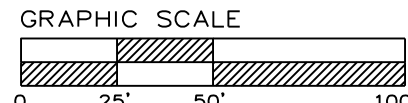
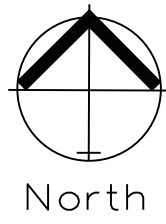
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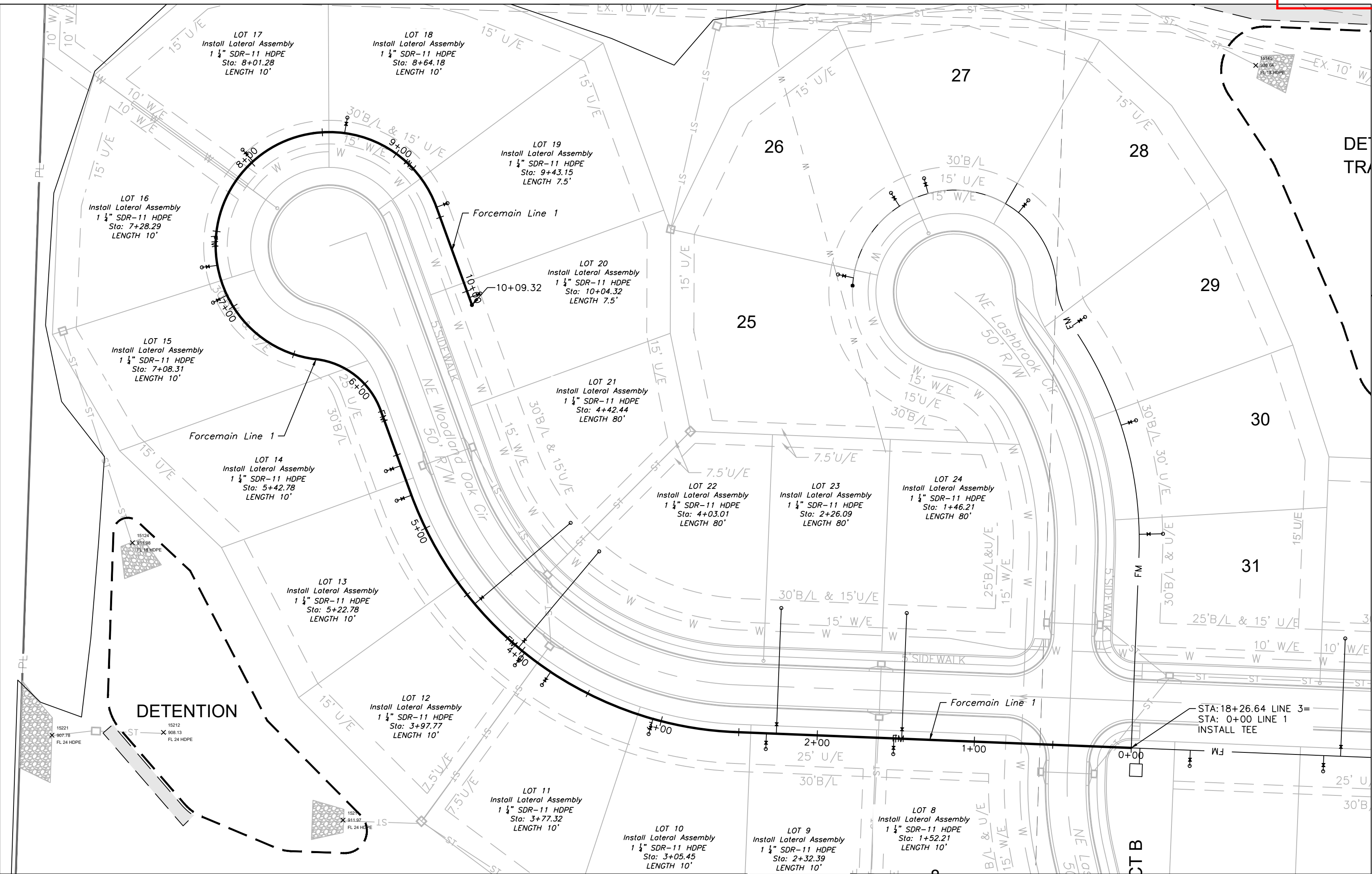
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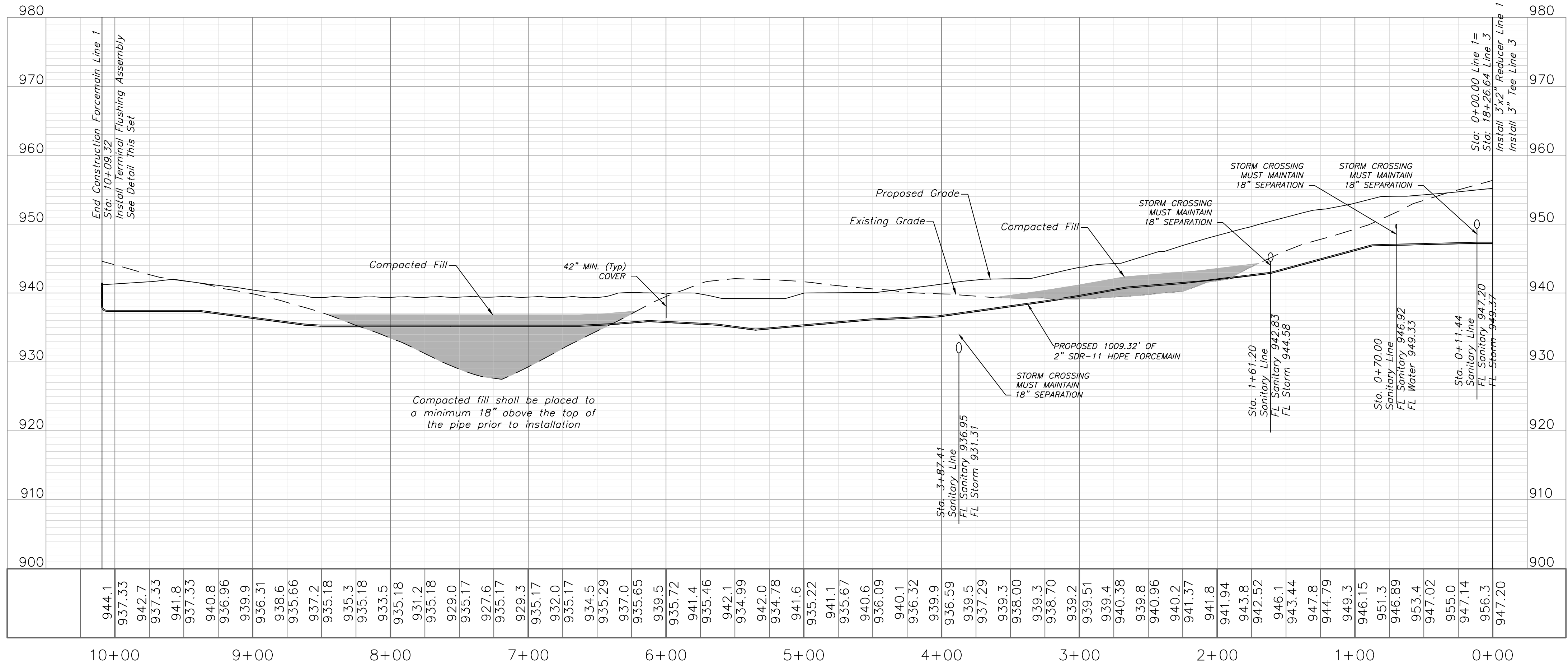
SANITARY PLAN & PROFILE

SCALE: 1" = 50'

NOTE:
ALL LOTS WILL BE SERVED BY A LOW PRESSURE SEWER (LPS) SYSTEM AND WILL REQUIRE GRINDER PUMPS.



FORCEMAIN LINE 1



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Part of the Southeast 1/4
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Project: WOODLAND OAKS
LSMO
Issue Date: January 18, 2024

Sanitary Plan and Profile
Construction Plans for:
WOODLAND OAKS
Lots 1 thru 42
Lee's Summit, Jackson County, Missouri

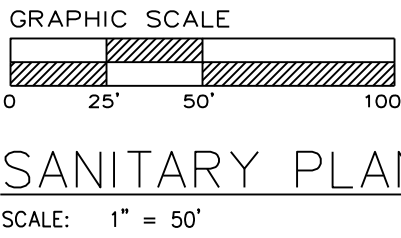
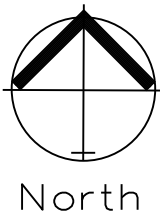
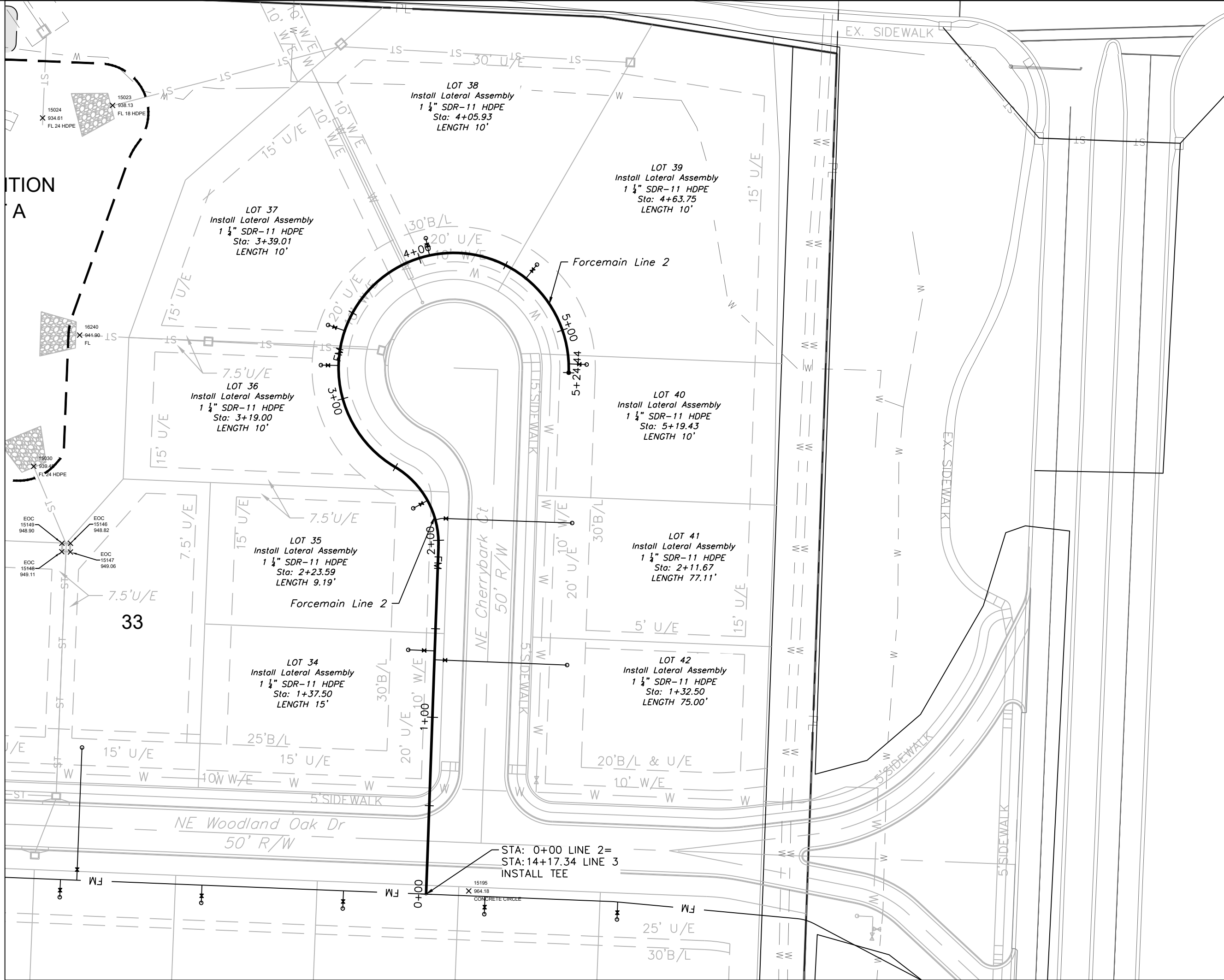
STATE OF MISSOURI
MATTHEW J. SCHLICHT
REGISTERED PROFESSIONAL ENGINEER
No. 000000019708
EXPIRATION DATE 12/31/2025
NE PE E-143355

REVISIONS
1/18/2024 As-Built

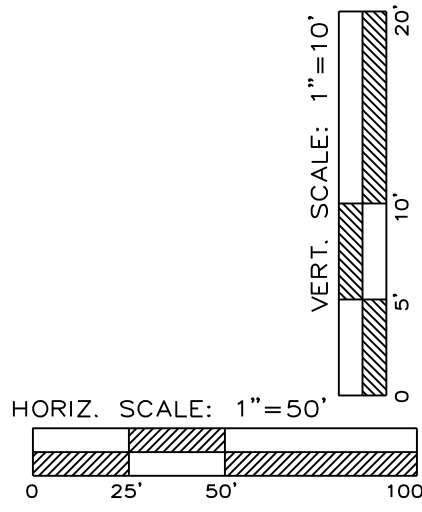
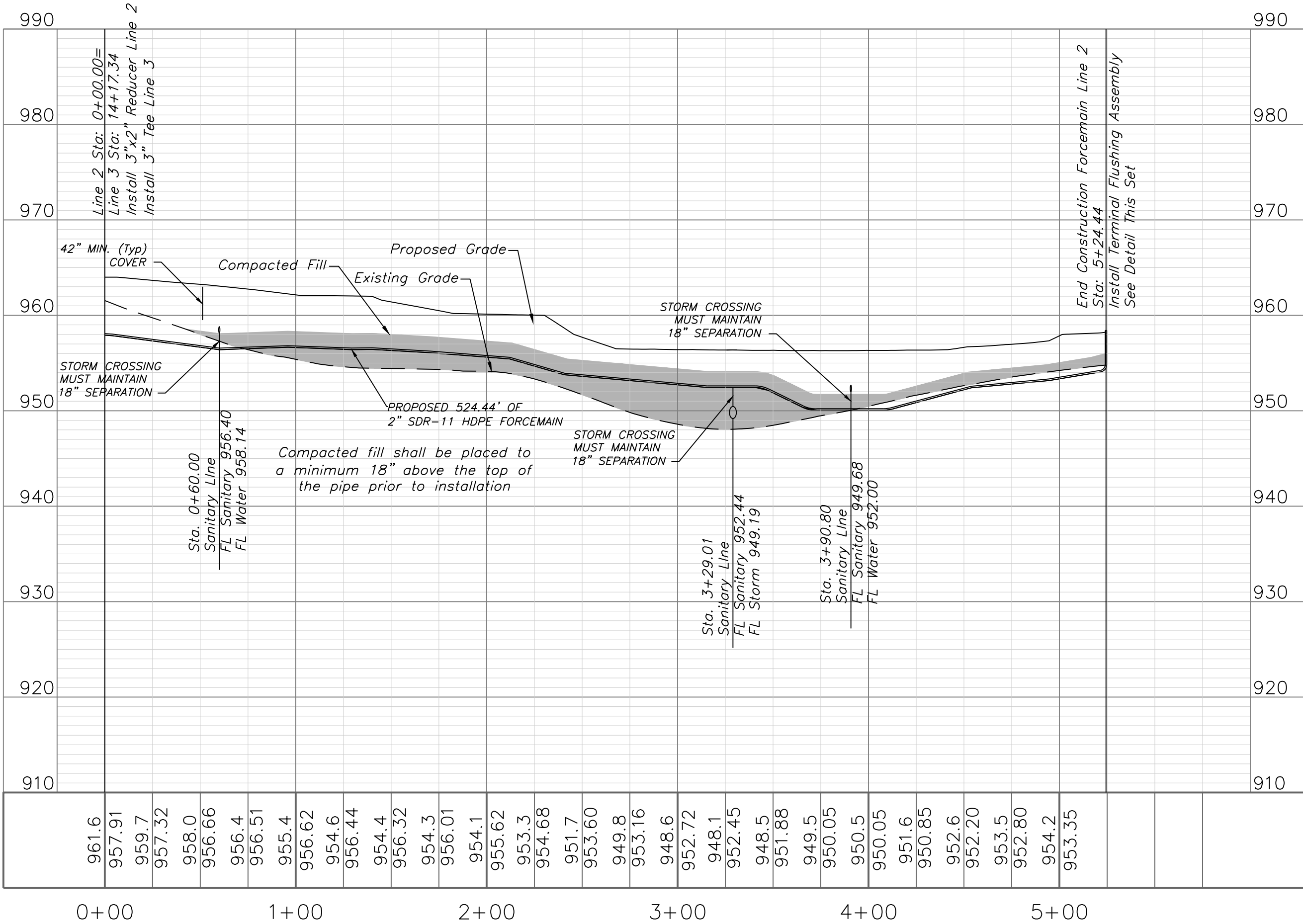
C. 402

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FORCEMAIN LINE 2



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Firm: Engineering Solutions



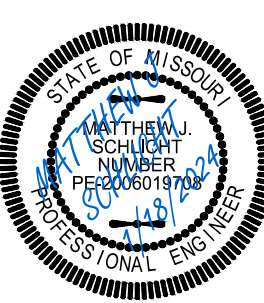
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Sanitary Plan and Profile

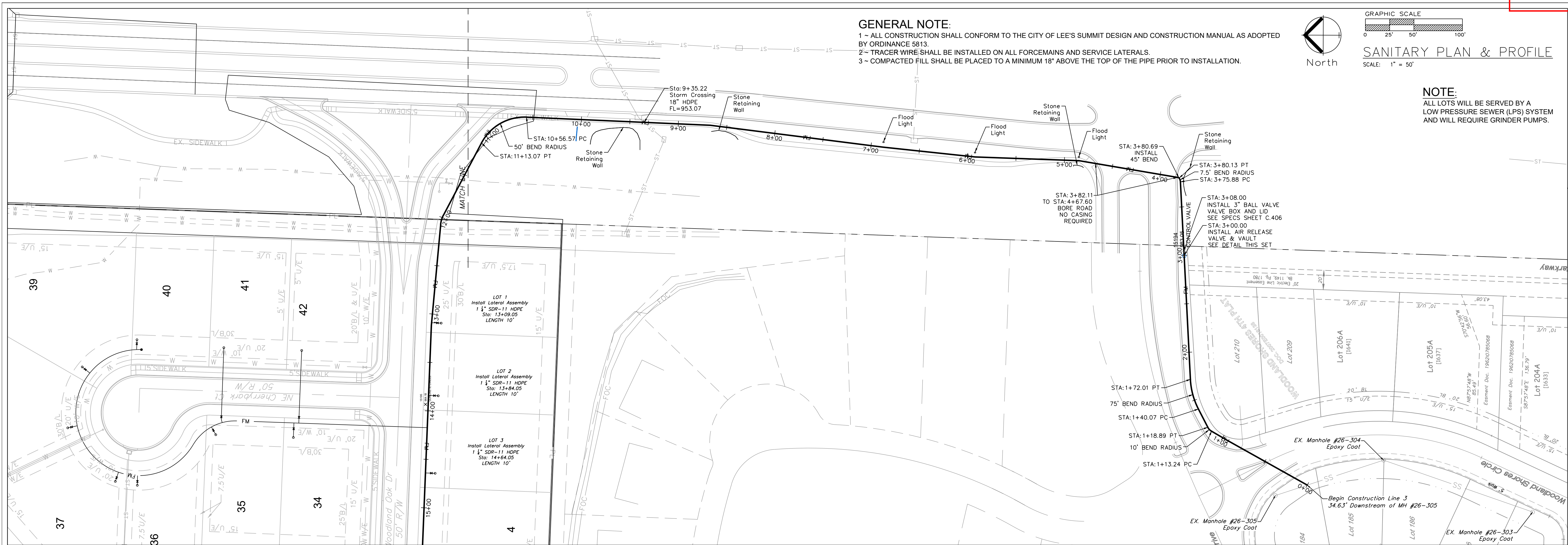
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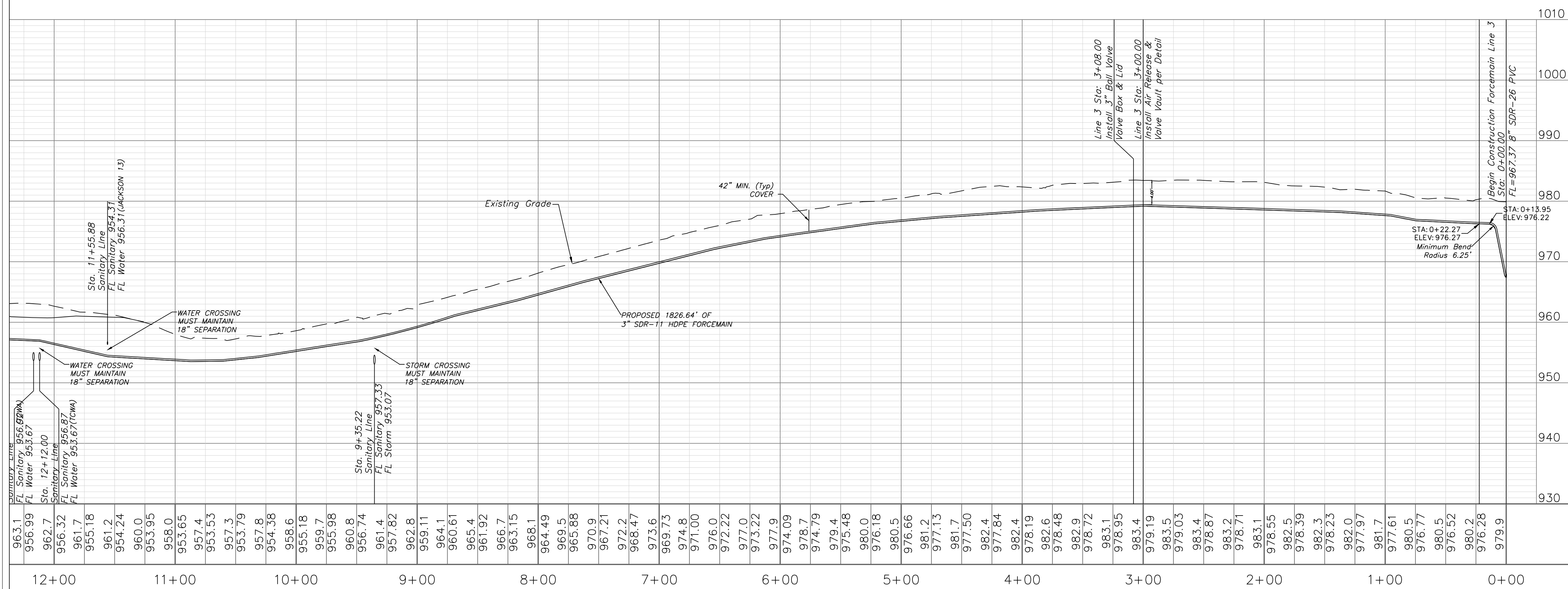
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REVISIONS

1/18/2024 As-Built



FORCEMAIN LINE 3



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C.406