

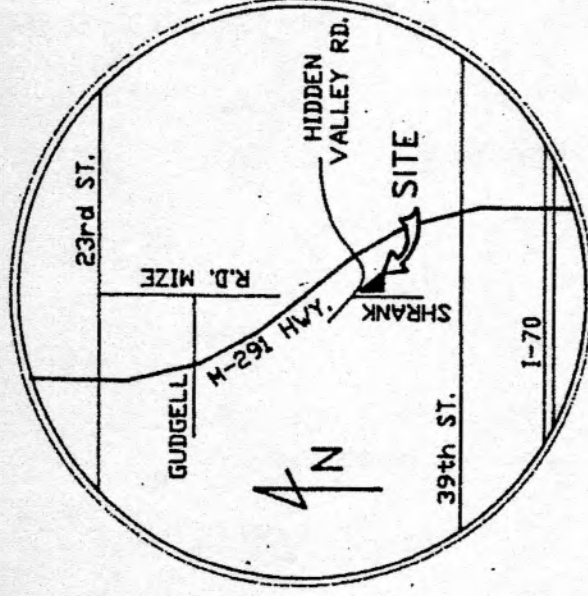
OAK RIDGE BLUFFS

UNITS 1 - 15

A PLANNED UNIT DEVELOPMENT IN

INDEPENDENCE, JACKSON COUNTY, MISSOURI

SANITARY SEWER PLANS



LOCATION MAP

The Building Code specifies that this set of drawings, as approved by the Building Superintendent, be kept at the project site for the duration of the project. No unauthorized alterations of these drawings are permitted. Any permit issued for structure within the City of Independence shall be brought into compliance with all current codes.

PERMITS SHALL BE REQUIRED FOR ALL ELECTRICAL, PLUMBING, AND MECHANICAL WORK. THESE SHALL BE PERFORMED BY CONTRACTORS LICENSED BY THE CITY OF INDEPENDENCE, MISSOURI.

LIST OF DRAWINGS

SHT. NO.	TITLE
1	COVER SHEET
2	SANITARY SEWER PLAN & PROFILE SHEET
3	SANITARY SEWER DETAILS SHEET

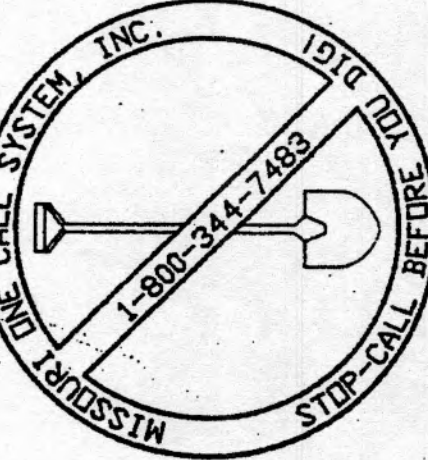
APPROVED FOR CONSTRUCTION
SUPERINTENDENT OF
BUILDING INSPECTIONS

BENCHMARKS

TBM - Top existing Man Hole, located SW of South and 30' East of intersection of 39th St and Erin Lane.
ELEV. = 846.52

Elevations taken from survey prepared by Boundary & Construction Surveying, Inc.

EXISTING	PROPOSED
SS - Sanitary Sewer	SS - Sanitary Sewer
S - Storm Sewer	S - Storm Sewer
OH - Manhole	OH - Manhole
CI - Curb Inlet	CI - Curb Inlet
JB - Junction Box	JB - Junction Box
DES - Fire Hydrant	DES - Fire Hydrant
AP - 4" Sidewalk	AP - 4" Sidewalk
WCR - Wheelbarrow Ramp	WCR - Wheelbarrow Ramp
U/E - Utility Easement	U/E - Utility Easement
SS/E - San. Sew. Easmt.	SS/E - San. Sew. Easmt.
B/L - Building Set Back	B/L - Building Set Back
IP - Iron Pin	IP - Iron Pin
B/C - Back of Curb	B/C - Back of Curb
D/E - Driveway Easement	D/E - Driveway Easement
Approx. Tree Line	Approx. Tree Line



HARVEY A. JONES
ENGINEERING CO., INC.
since 1852

land surveyors • civil engineers • consultants

THE UTILITIES AS SHOWN ON THESE DRAWINGS WERE DEVELOPED FROM THE BEST INFORMATION AVAILABLE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE.

REV: 8-25-97, San. Sewer & Storm Sewer Updated

OAK RIDGE BLUFFS

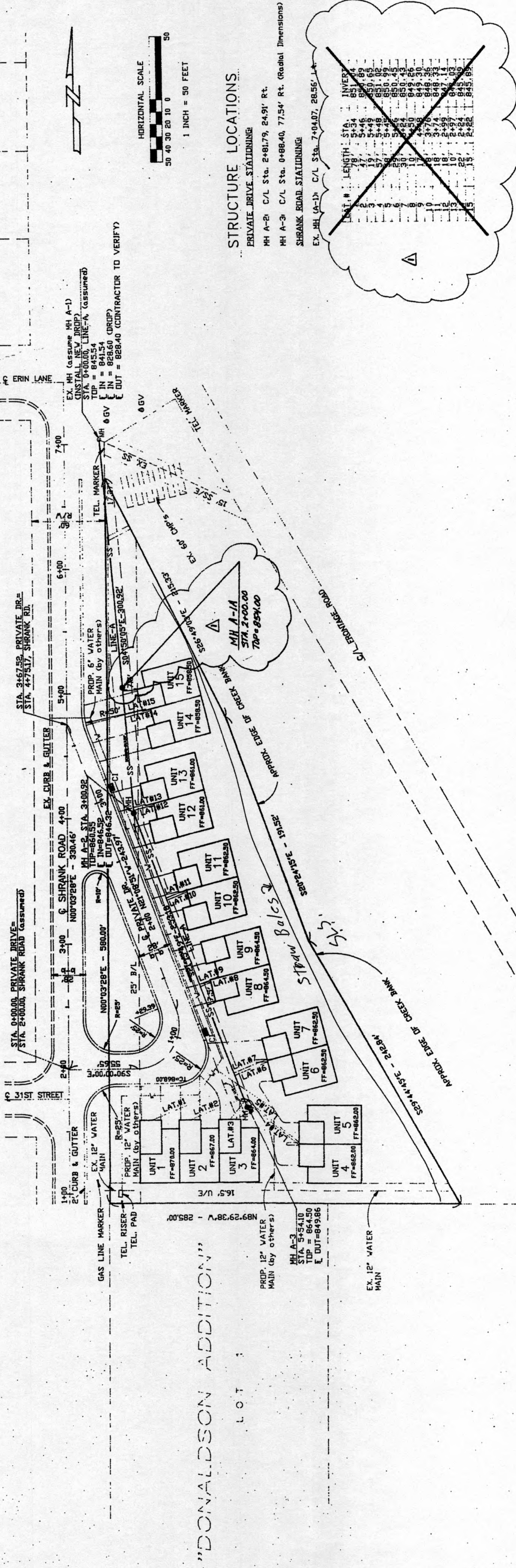
A PLANNED UNIT DEVELOPMENT IN
Independence, Jackson County, Missouri

SANITARY SEWER
COVER SHEET

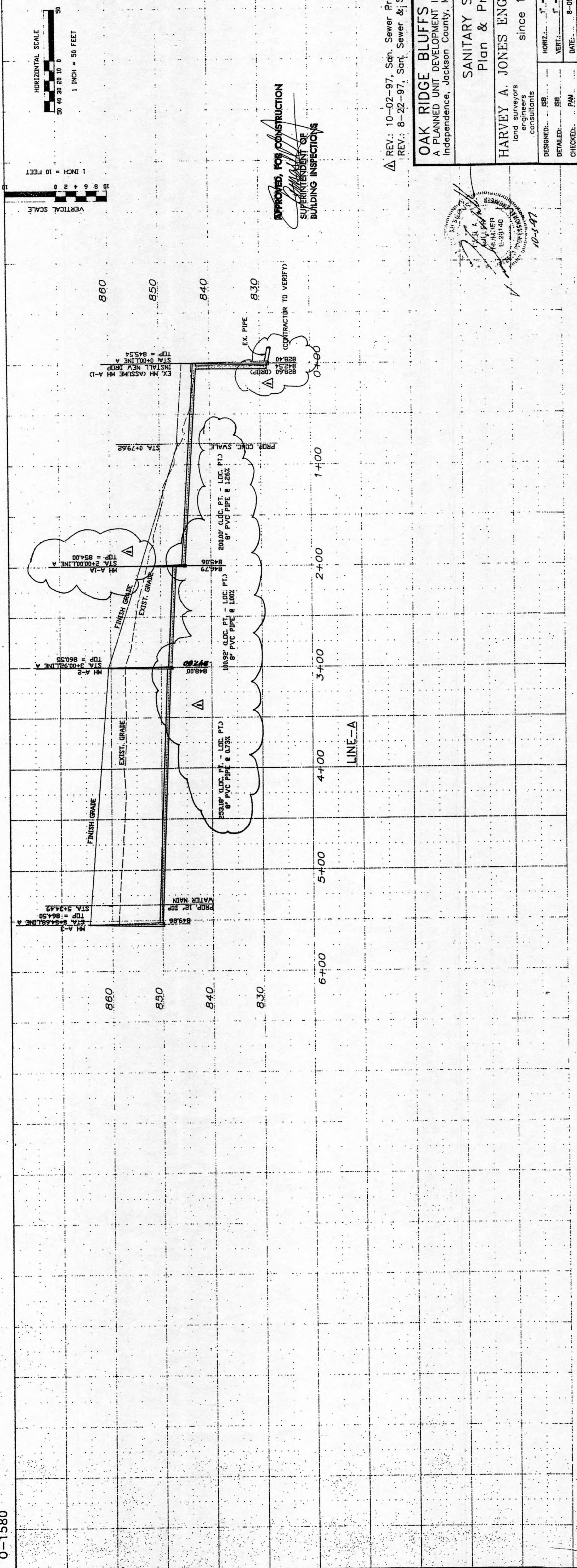
HARVEY A. JONES ENGINEERING CO., INC.
land surveyors
engineers
consultants
since 1852
908 N. Osage
Indep., MO 64550
816-836-4220

DESIGNED: JSB	HORIZ.: 1" = 50'	SHEET 1
DETAILED: JSB	VERT.: NA	OF 3
CHECKED: JSB/RK	DATE: 8-08-97	

"GLENDALE GARDENS"



ACAD FILE = 01580SS2.DWG
0-1580



REV: 10-02-97, San. Sewer Profile Updated
REV: 8-22-97, San. Sewer & Storm Sewer Updated

OAK RIDGE BLUFFS
A PLANNED UNIT DEVELOPMENT IN
Independence, Jackson County, Missouri

SANITARY SEWER
Plan & Profile

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Independence, MO 64050
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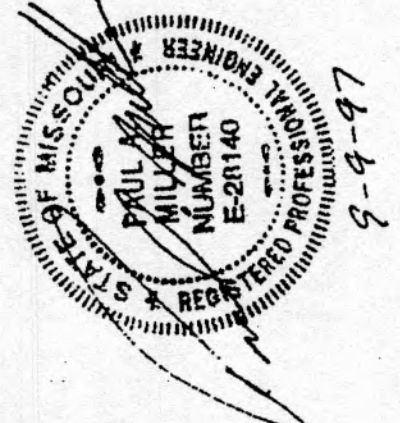
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DATE: 8-05-97

SHEET 2 OF 3

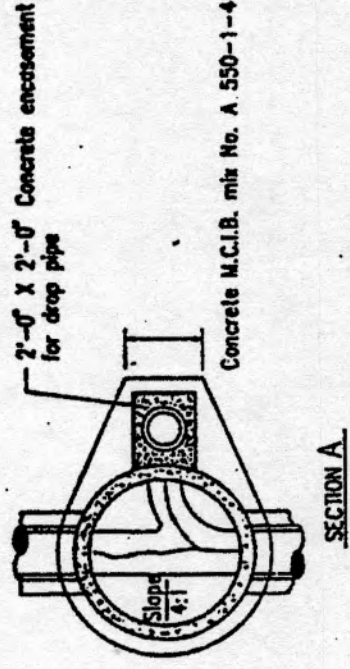
SANITARY SEWERS GENERAL NOTES:

1. All sanitary sewer specifications, materials and construction shall be done in accordance with current standards and specifications for the City of Independence, Missouri, and shall conform to Section 2500 of the Kansas City Metropolitan Chapter of the AFWA (October 21, 1981).
2. Prior to ordering precast structures, shop drawings shall be submitted to the design Engineer for approval.
3. Subgrade soil for all concrete structures, regardless of the type or location, shall be firm, dense and thoroughly compacted and consolidated; shall be free from mud and muck; and shall be sufficiently stable to remain firm and intact under the feet of the workmen or machinery engaged in subgrade surfacing, laying reinforcing steel and depositing concrete thereon.
4. Lineal foot (LF) measurements shown on the plans are horizontal measurements, not slope measurements.
5. All manholes shall be watertight.
6. Connections to all manholes shall be watertight.
7. All sewer mains shall be POLY-VINYL CHLORIDE (PVC) PIPE, SDR-35. Plans for type, size and location.
8. House laterals shall be 4" PVC, SDR-35. Manholes shall be located at point as shown on these plans, or as designated by the Engineer, and shall be constructed from the sewer main at least to the right-of-way or easement line adjacent to the lot to be served, prior to construction of the street. Saddles will not be permitted on new sewer mains at the time of construction.
9. Only those fittings specifically made for PVC pipe shall be used.
10. All sanitary sewer mains with slopes greater than 20% shall have concrete collars (36" min. distance between collars).
11. Final adjustment of all sanitary sewer rings and covers shall be done by the Developer/Contractor to match the finish grade. Water should drain away from manhole lids.
12. The Contractor shall perform diametral deflection tests on flexible and semi-rigid pipe materials such as Poly-Vinyl Chloride and Polyethylene (PE) pipe. The maximum allowable deflection shall be 5% of the inside diameter. All test shall be conducted between manholes and shall be performed on a minimum length of sewer tested shall be the greater of 25' or the total sewer installed. A minimum of three tests shall be performed on the inside diameter of the pipe. The test shall be used. Acceptance test shall be performed according to KC-APWA Section 2509, "Acceptance Tests for Sewers".
13. Compaction within the Street right-of-way areas shall be at 95% of maximum density as determined by Standard Proctor Test. All pipe laying, backfill and bedding shall be as specified in KC-APWA Section 2500.
14. It shall be the responsibility of the Contractor to protect the adjacent and downstream property owners from storm water, silt and erosion during all phases of construction.
15. Rock exploration has been performed on this project.
16. Utility (U/E), Drainage (D/E) and Sanitary Sewer (SS/E) Easements shown on these engineering plans shall be provided for on the site. If not shown, properly dimensioned, unless otherwise indicated. Off-site easements, if any, shall be provided for by separate document(s).
17. The Contractor(s) shall verify the location of all utilities prior to commencement of any work. Existing utilities shown on the plans are taken from utility records and may not have been located in the field. The Engineer assumes no responsibility for the accuracy, or the existence of these locations not for any additional utilities not indicated on the plans.
18. All workmanship and materials shall be subject to the inspection and approval of the Director of Public Works/Engineering of the City of Independence, Missouri.

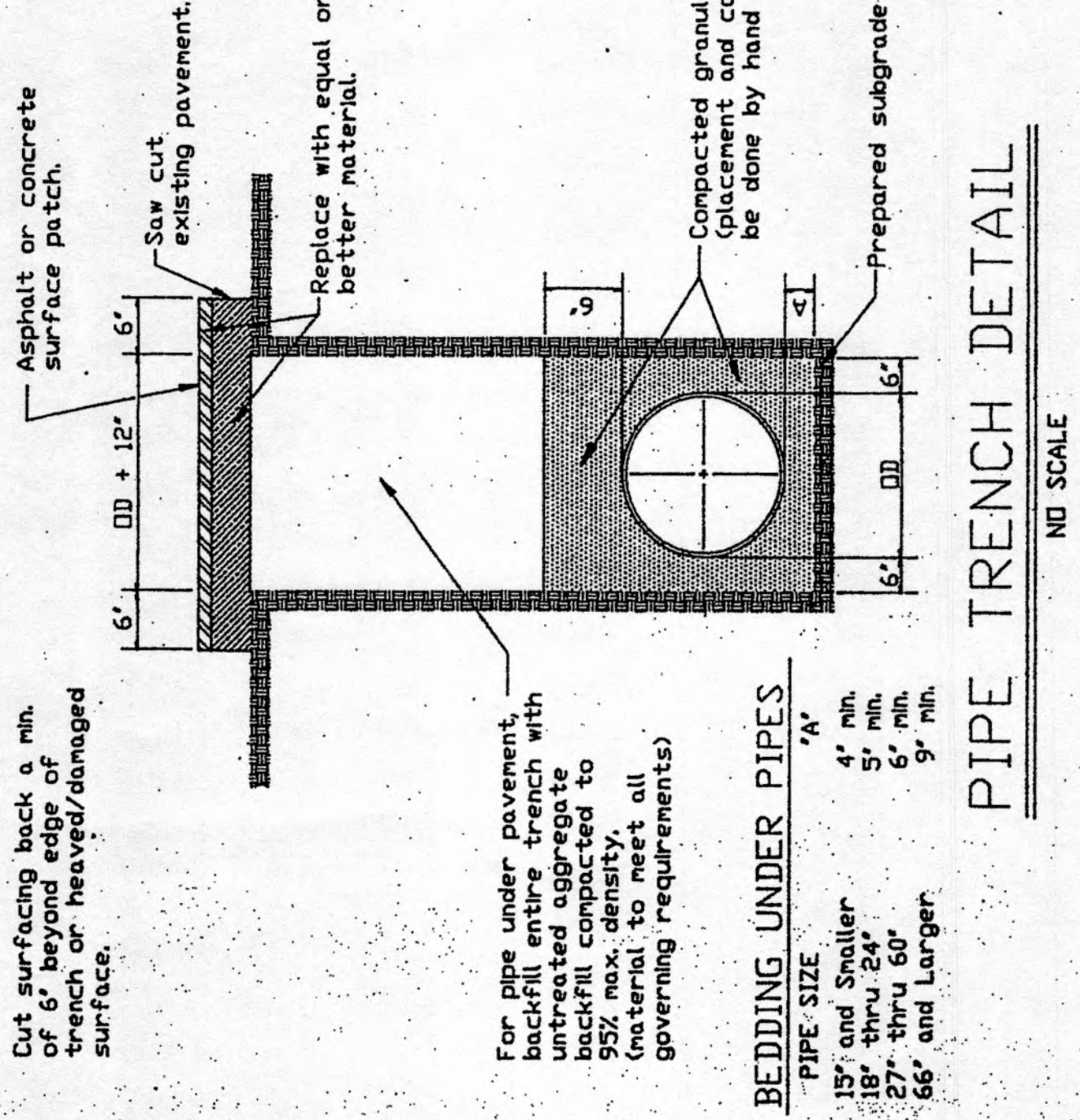
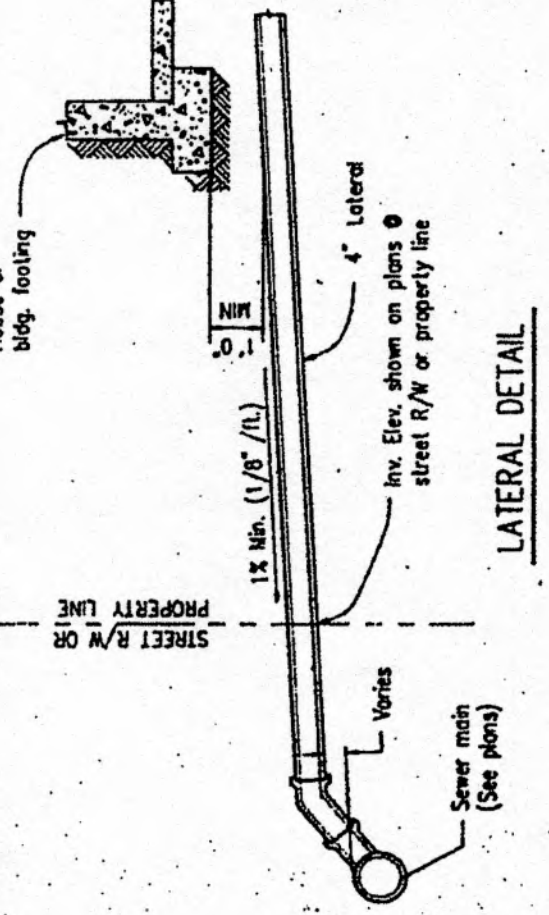
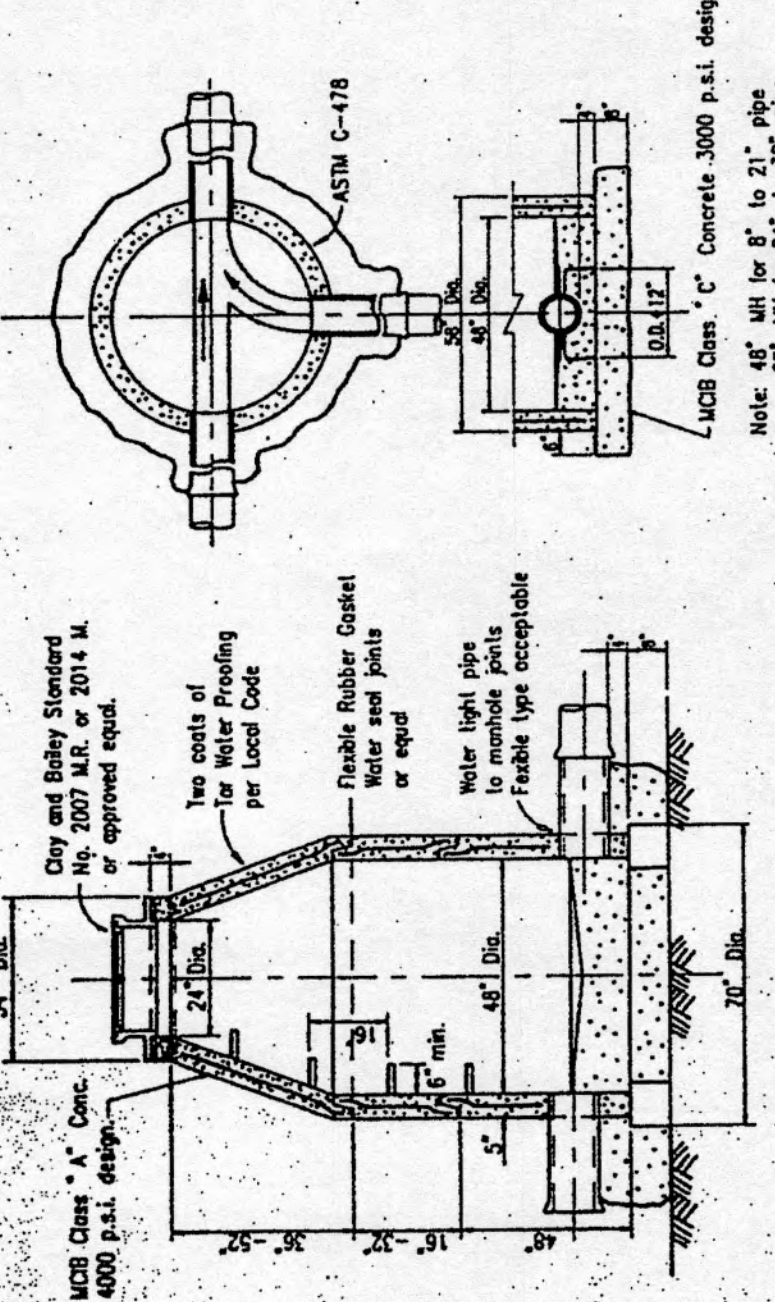
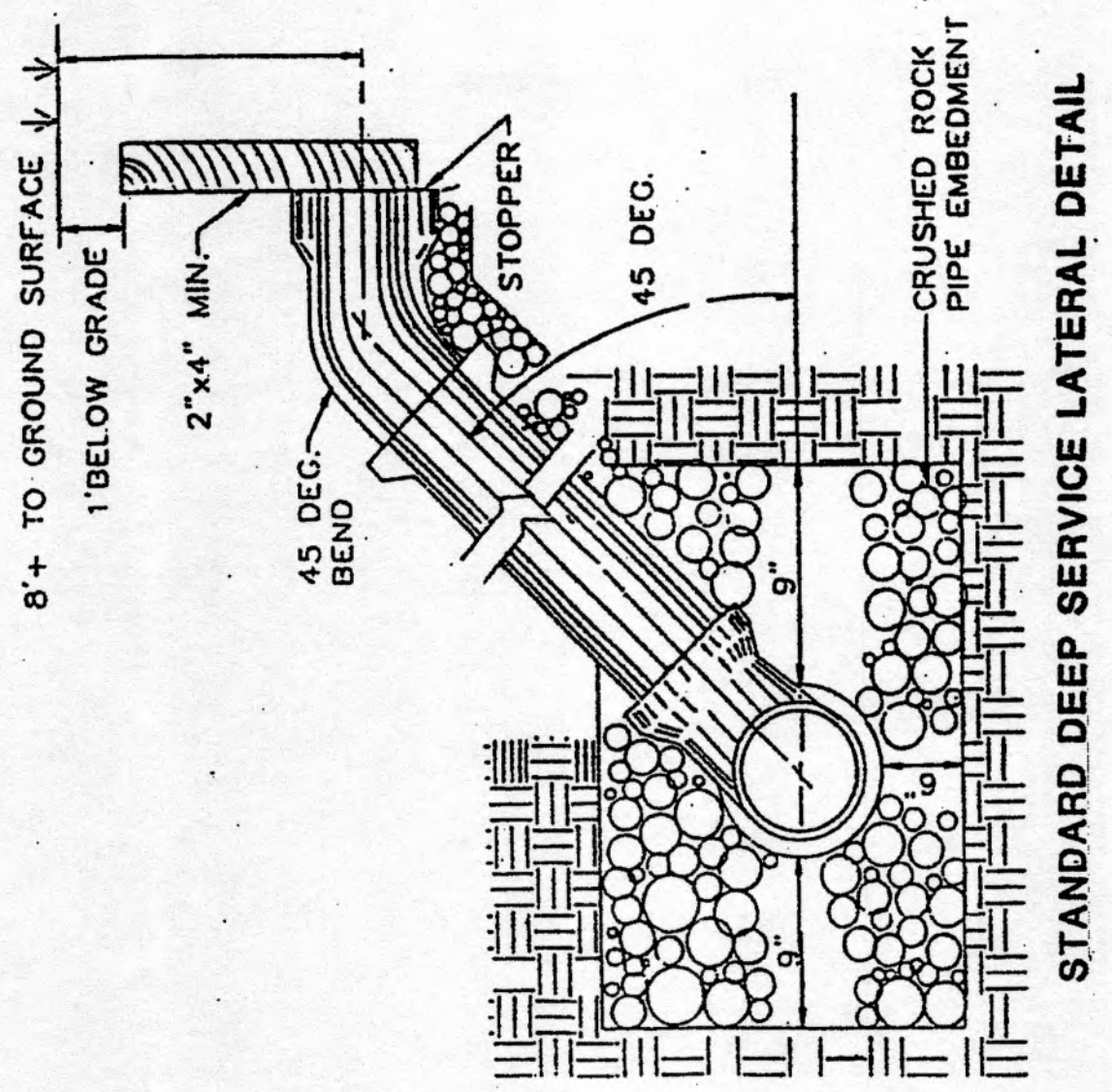
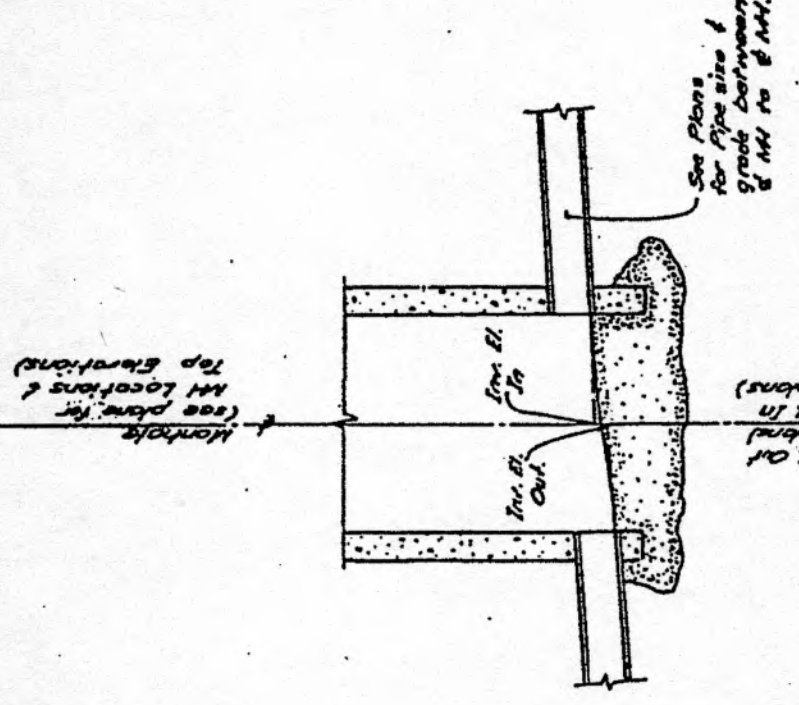
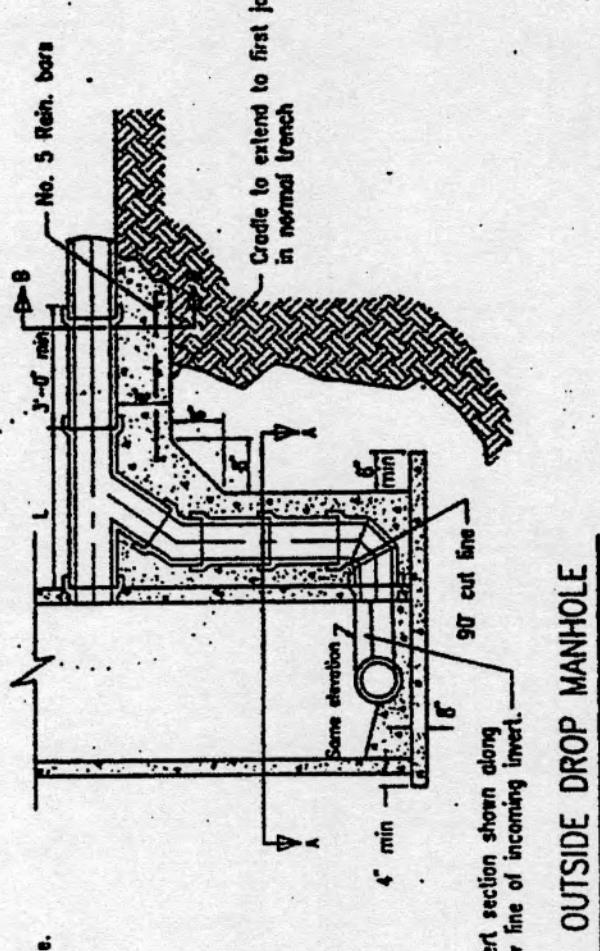
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SUPERINTENDENT OF
BUILDING INSPECTIONS



OAK RIDGE BLUFFS A PLANNED UNIT DEVELOPMENT IN Independence, Jackson County, Missouri	
SANITARY SEWER DETAILS	
HARVEY A. JONES ENGINEERING CO., INC. 1014 N. Main Independence, MO 64050 816-836-4220	
DESIGNED: JSB	CHECKED: JSB/ARK
DATE: 8-05-97	SHEET 3 OF 3

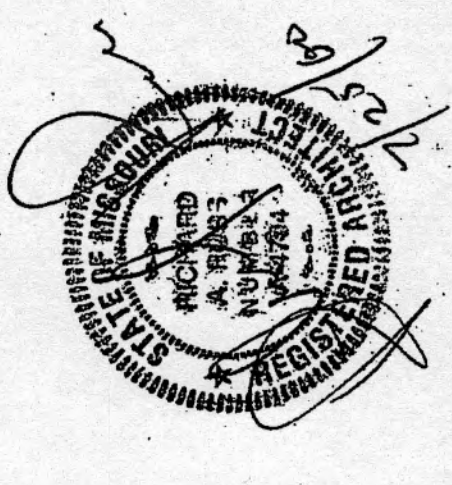


REINFORCEMENT WITH SPOUT END	NO.	SIZE	LENGTH	LOCATION
1	1	1/2"	12'	1-12'
2	2	1/2"	12'	1-12'
3	3	1/2"	12'	1-12'
4	4	1/2"	12'	1-12'
5	5	1/2"	12'	1-12'
6	6	1/2"	12'	1-12'
7	7	1/2"	12'	1-12'
8	8	1/2"	12'	1-12'
9	9	1/2"	12'	1-12'
10	10	1/2"	12'	1-12'





816b nw park lane
lee's summit,
missouri 64063
(816) 525-8989



30
24
20
60

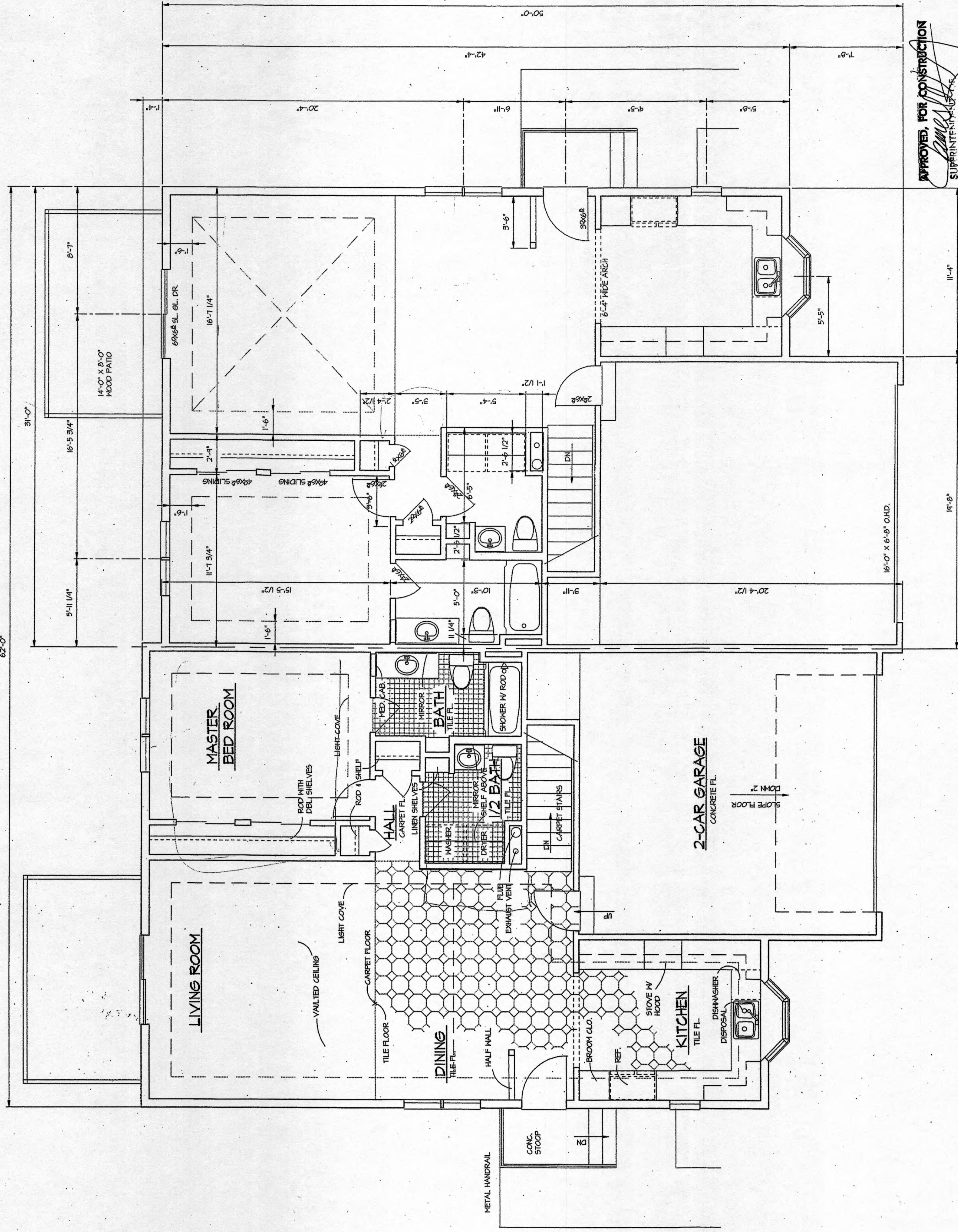
NEW DUPLEXES FOR
OAK RIDGE BLUFFS
INDEPENDENCE, MISSOURI

project no. 97111
drawn by RAR
date 4-27-99
revised

sheet no.

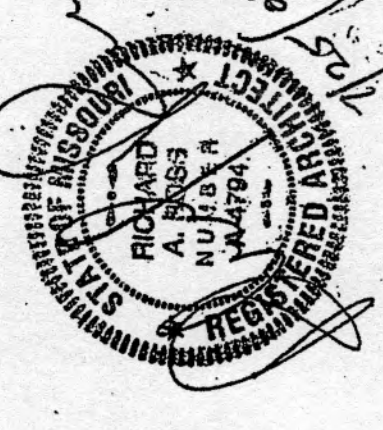
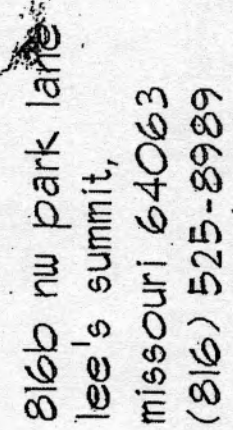
A1.1

of



APPROVED, FOR CONSTRUCTION
SUPERINTENDING ARCHITECT
BUILDING INSPECTIONS

FLOOR PLAN
SCALE 1/4" = 1'-0"



$\frac{2}{3} \times \frac{3}{4} = \frac{2 \times 3}{3 \times 4} = \frac{6}{12} = \frac{1}{2}$

NEW DUPLEXES FOR
OAK RIDGE BLUFFS
INDEPENDENCE, MISSOURI

$$\begin{array}{r} 12 \\ 11 \\ \hline 12 \\ 12 \\ \hline 12 \end{array}$$

$$\begin{array}{r} 61 \\ 29 \\ \hline 845 \\ 122 \\ \hline 1224 \end{array}$$

$$\begin{array}{r} 1769 \\ 264 \\ \hline 2033 \end{array}$$

$$\begin{array}{r} 3862 \\ 25 \\ \hline 14 \end{array}$$

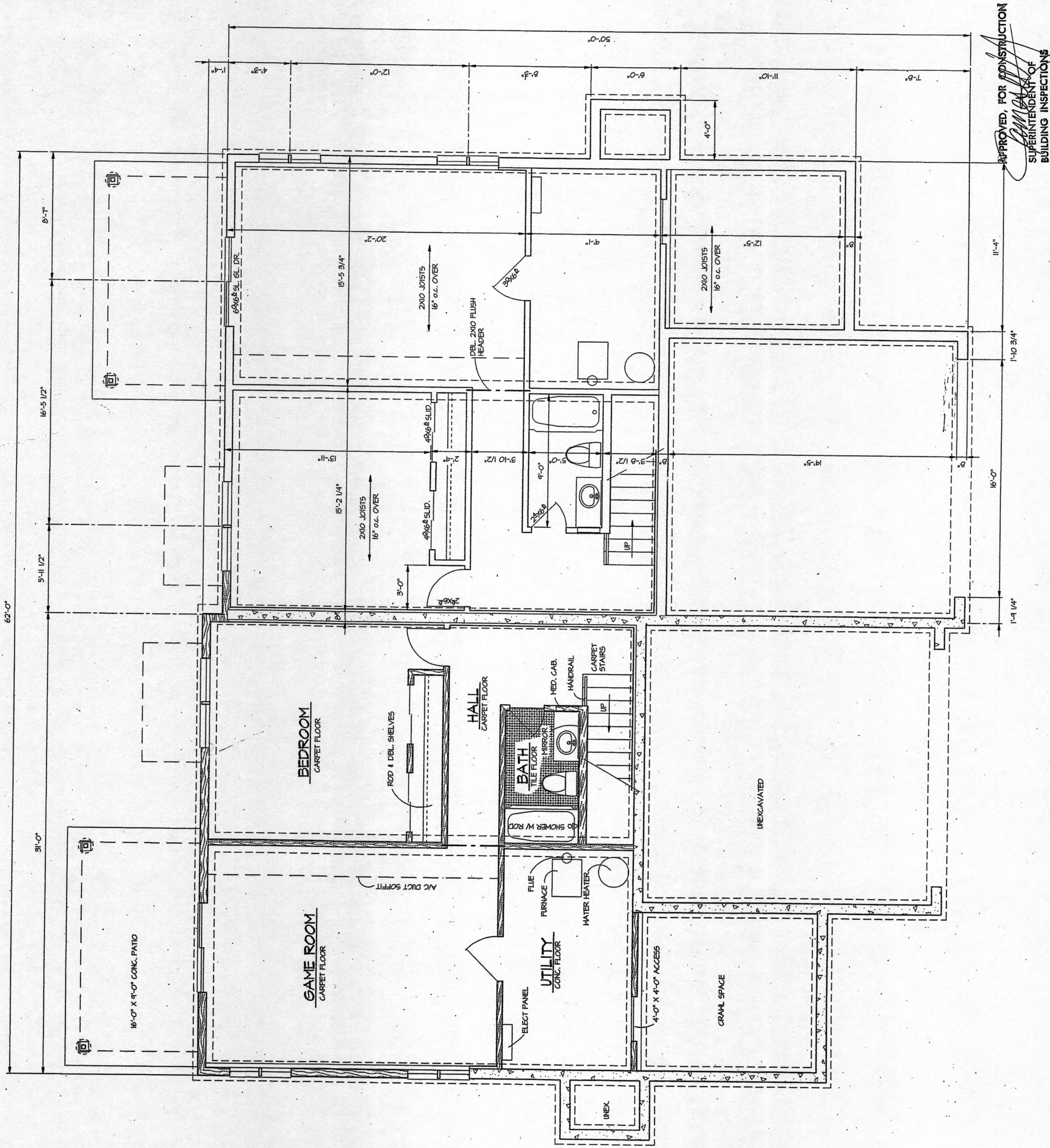
rawn by
RAR

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4-27-99

Revised

Sheet no.

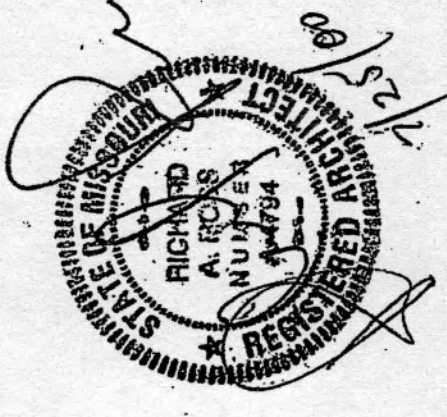
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LOWER LEVEL FLOOR PLAN



8166 nw park lane
lee's summit,
missouri 64063
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NEW DUPLEXES FOR
OAK RIDGE BLUFFS
INDEPENDENCE, MISSOURI

project no.

9711

drawn by

RAR

date

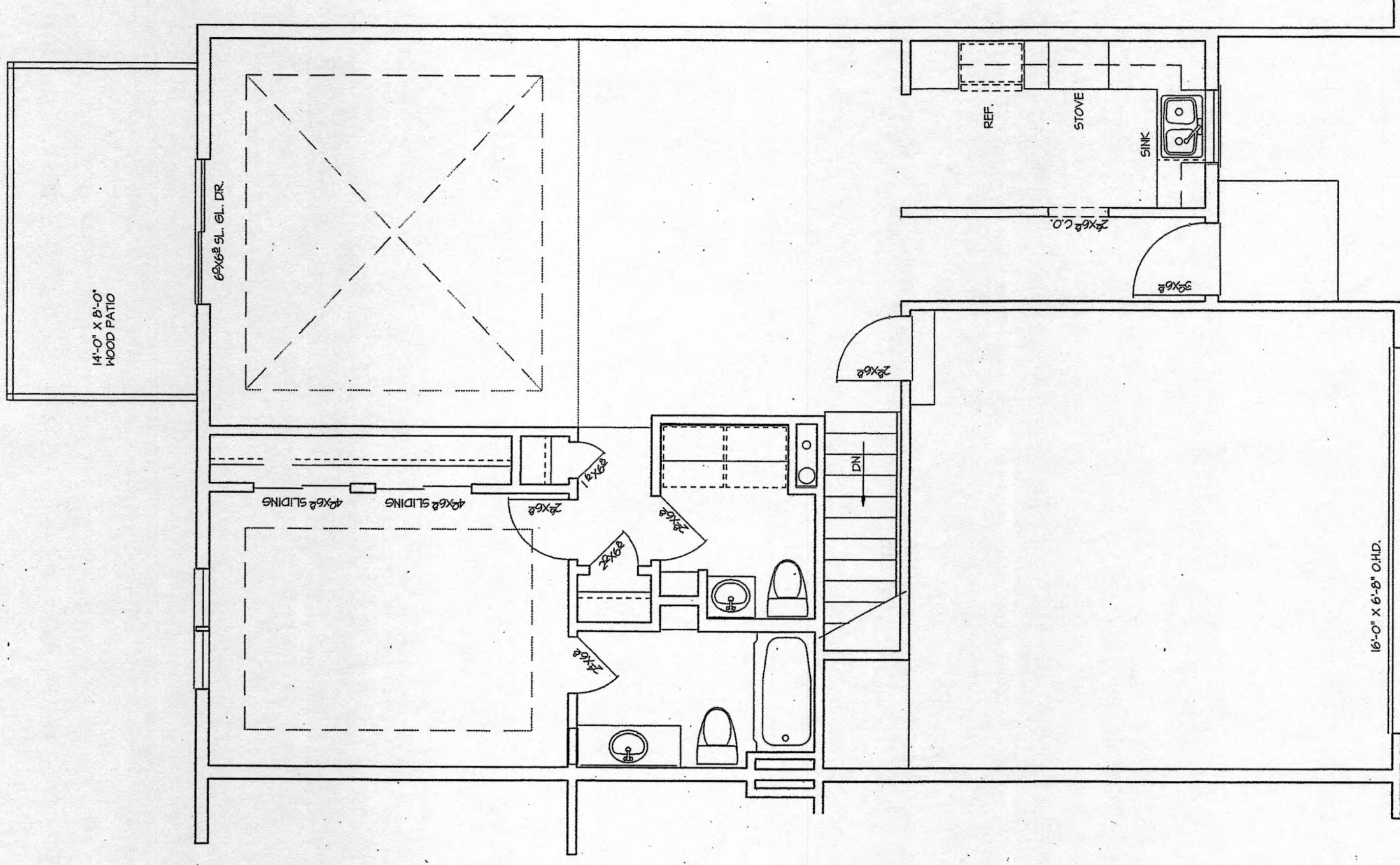
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revised

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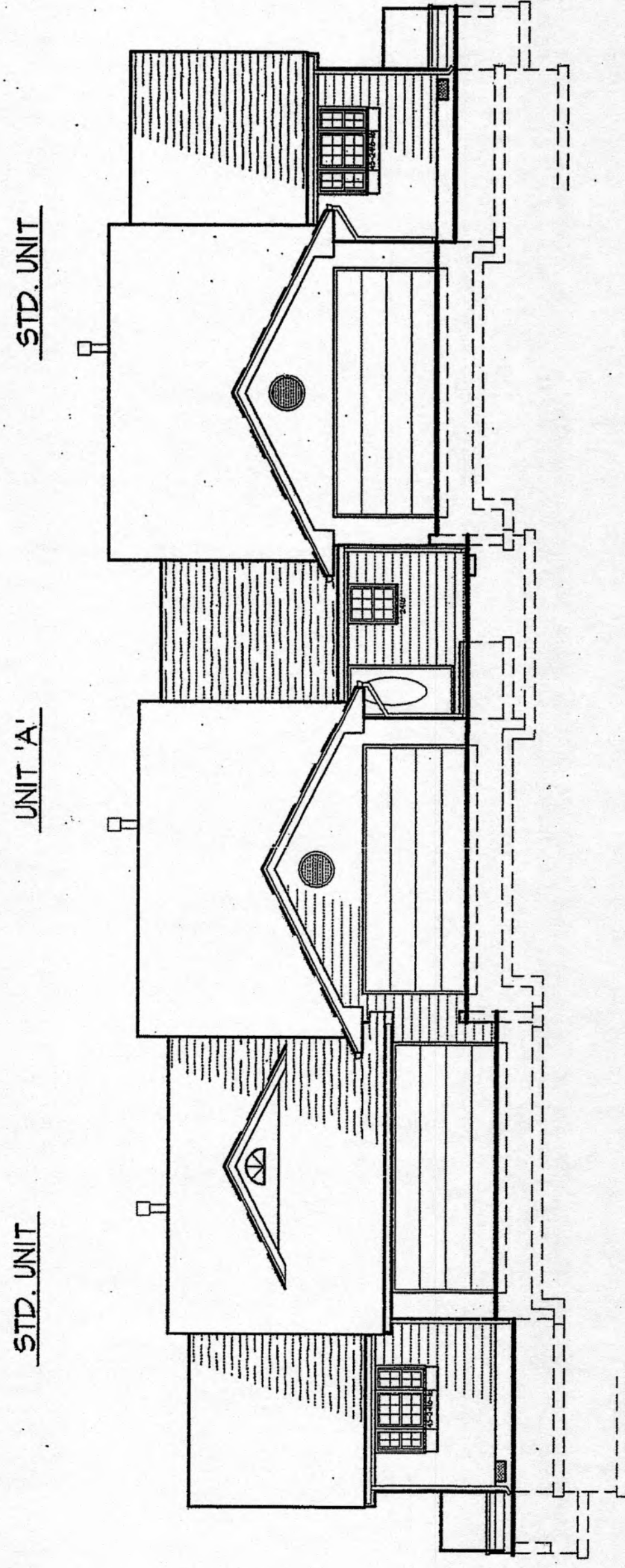
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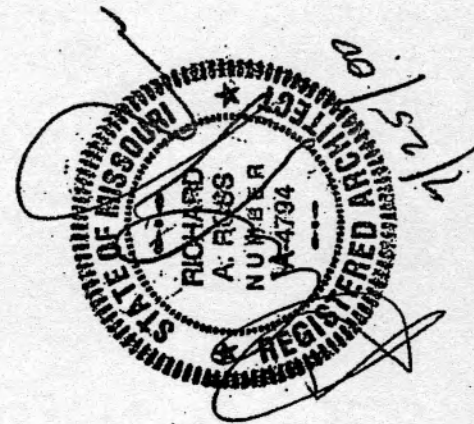
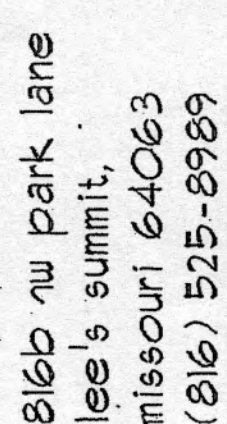


APPROVED FOR CONSTRUCTION
SUPERINTENDENT OF
BUILDING INSPECTIONS

FLOOR PLAN 'A'
SCALE 1/4" = 1'-0"



FRONT ELEVATION 'A'
SCALE 1/8" = 1'-0"



NEW DUPLEXES FOR
OAK RIDGE BLUFFS
INDEPENDENCE, MISSOURI

project no. 9711

drawn by RAR

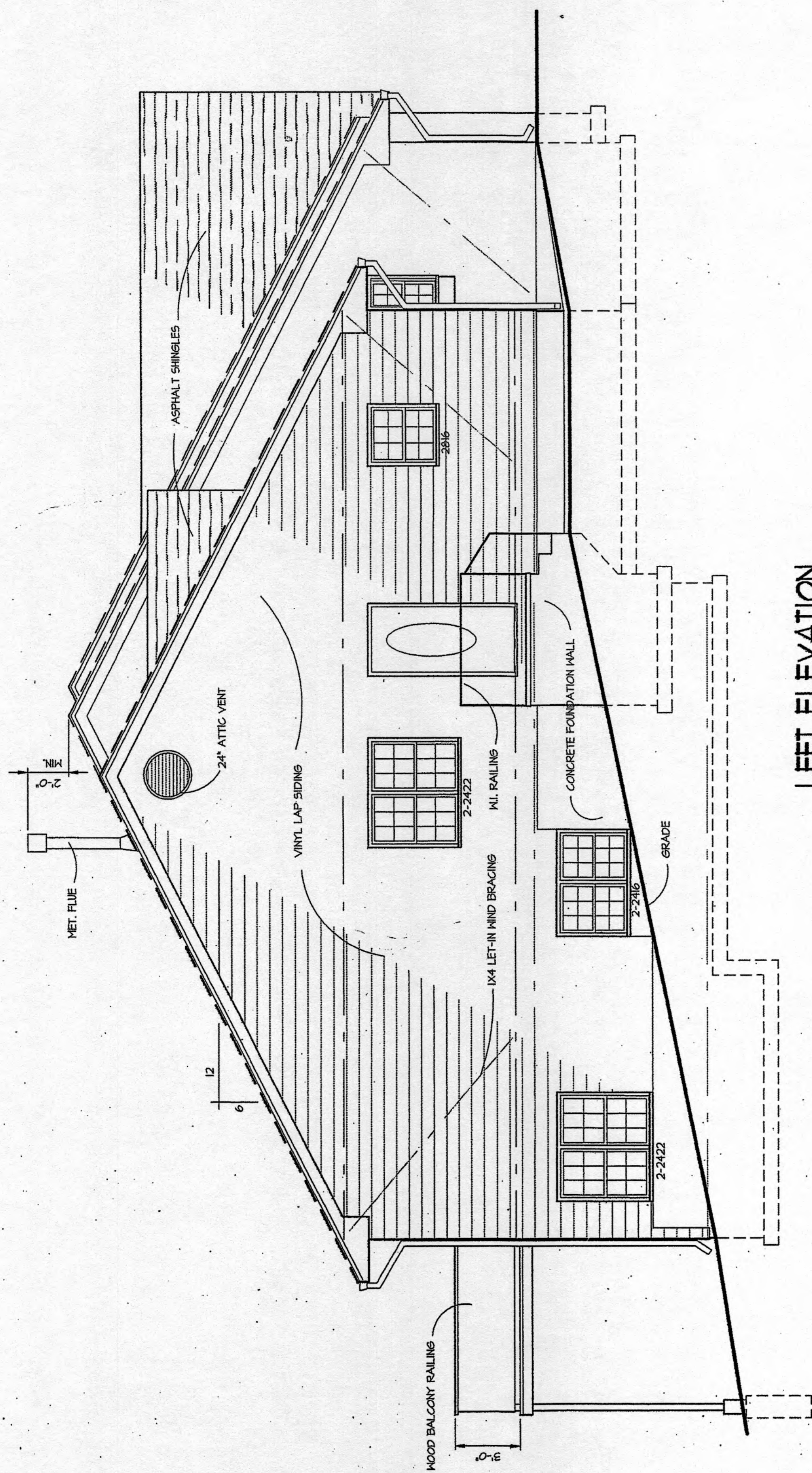
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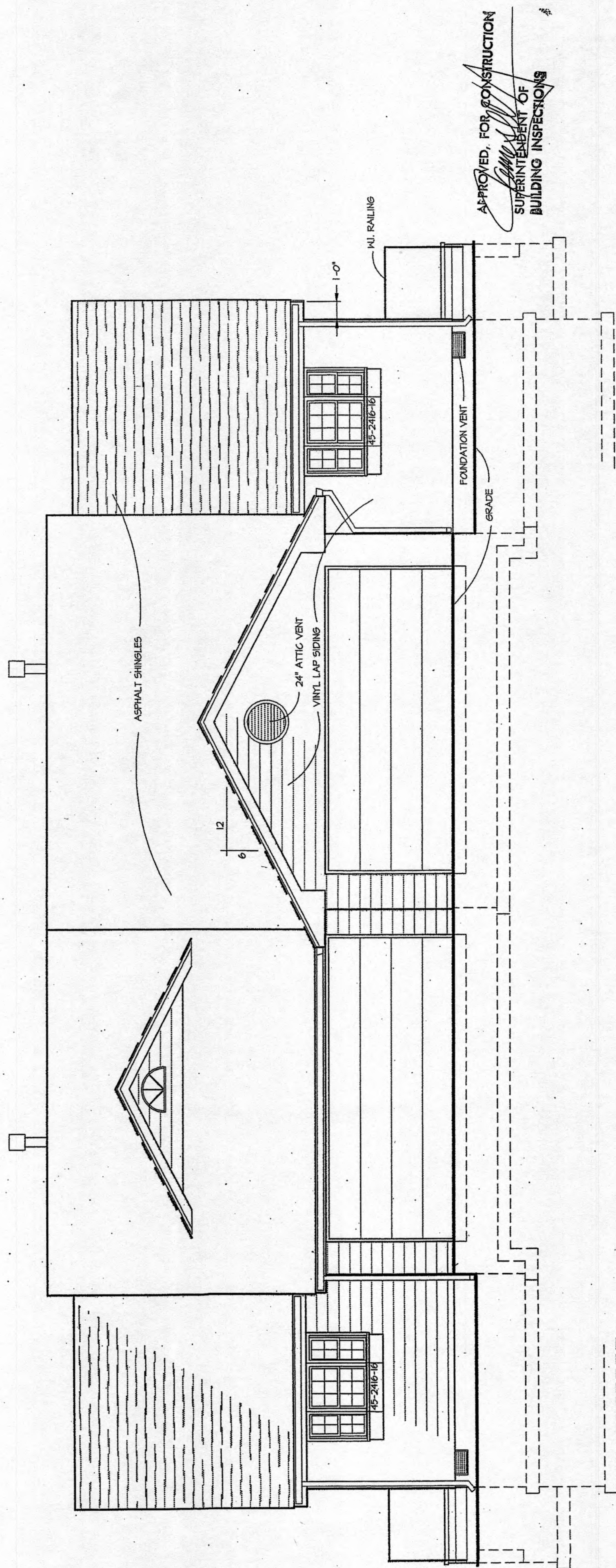
A2.1

10



LEFT ELEVATION

SCALE 1/4" = 1'-0"



FRONT ELEVATION

SCALE 1/4" = 1'-0"



8166 NW Park Lane
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NEW DUPLEXES FOR
OAK RIDGE BLUFFS
INDEPENDENCE, MISSOURI

Project no.
9711

Drawn by
RAR

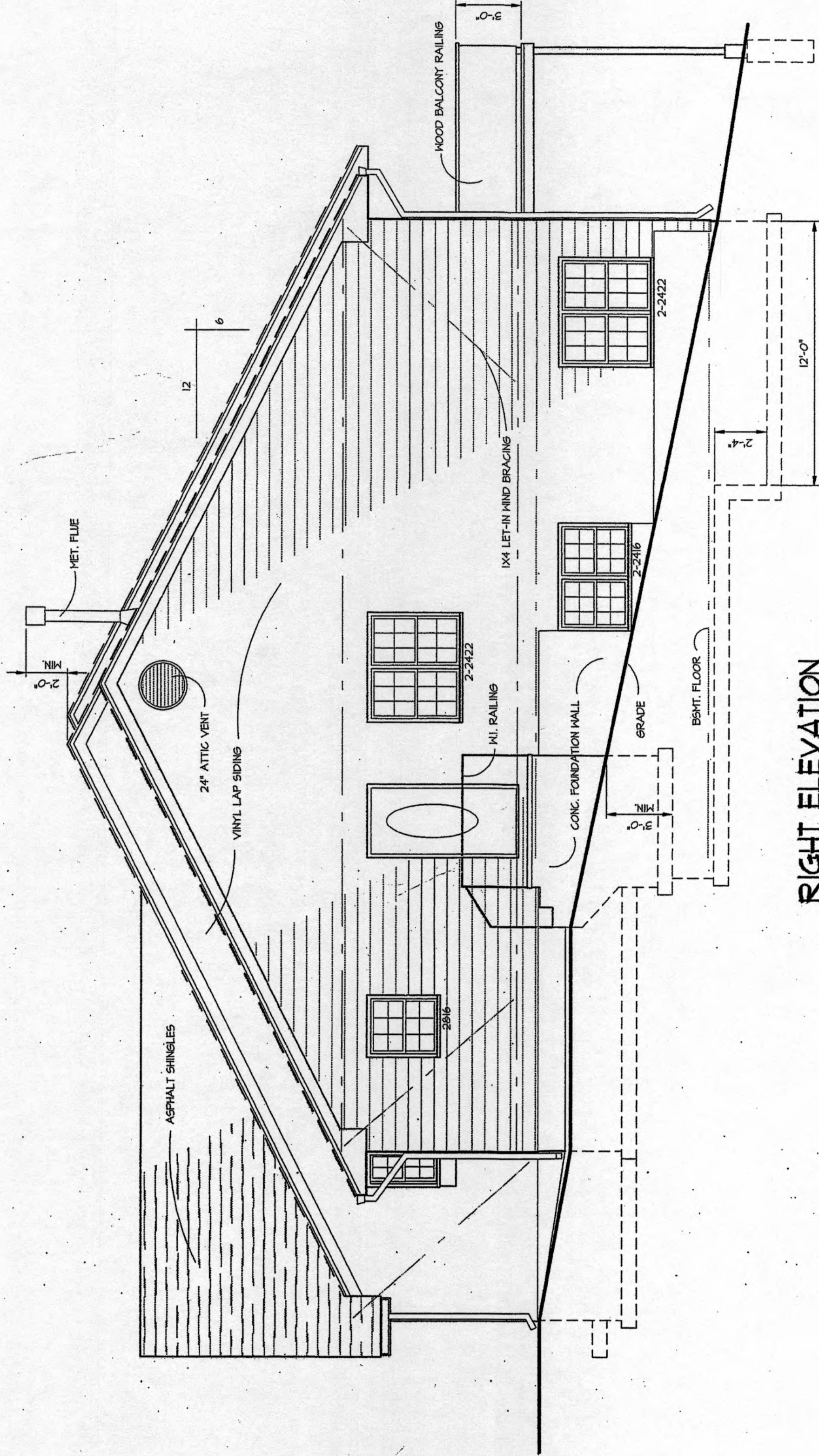
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Revised

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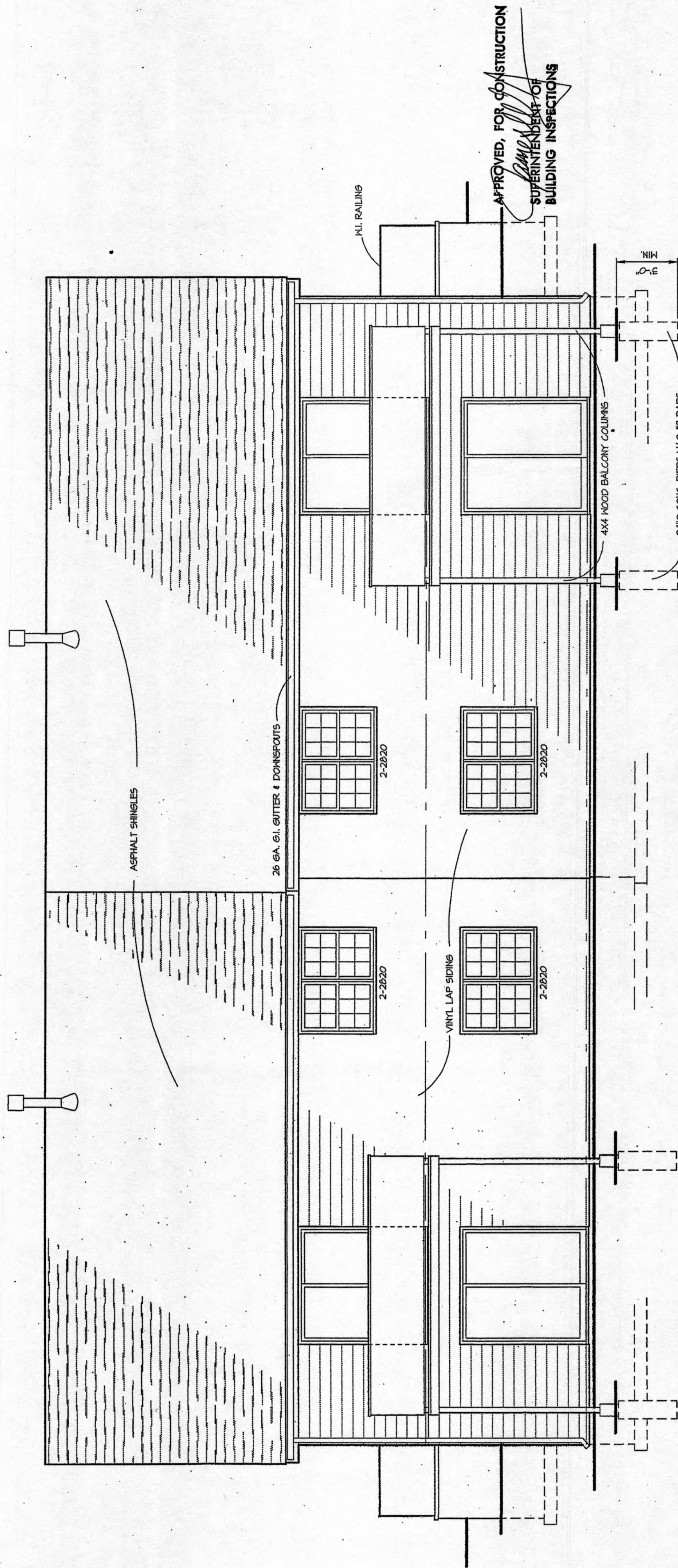
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RIGHT ELEVATION

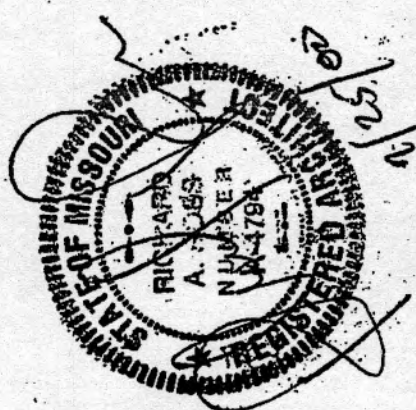
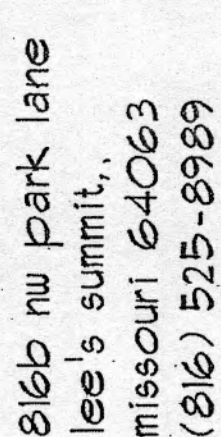
SCALE 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/4" = 1'-0"

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BUILDING INSPECTIONS



A NEW DUPLEX FOR
OAK RIDGE BLUFFS
INDEPENDENCE, MISSOURI

project no. 9711

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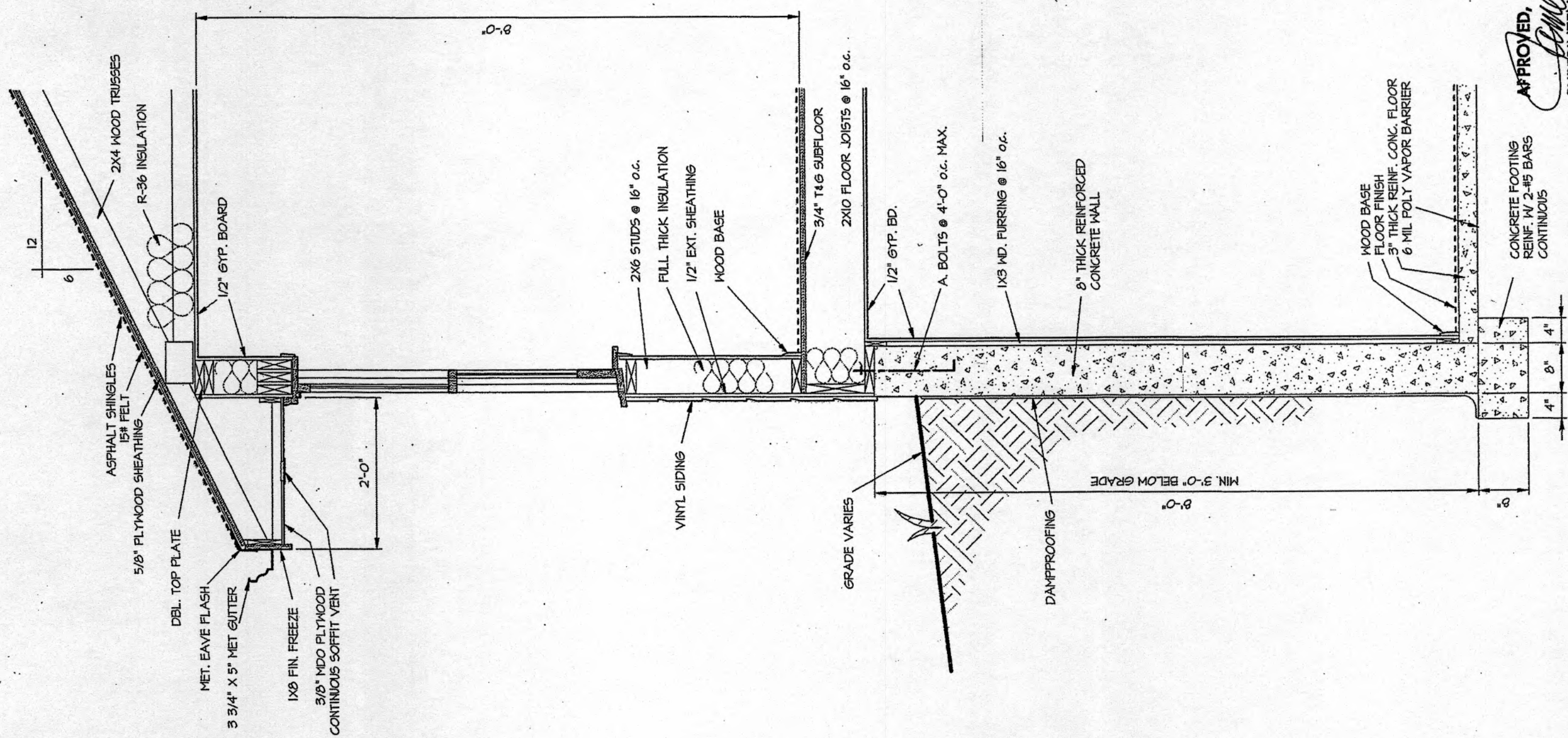
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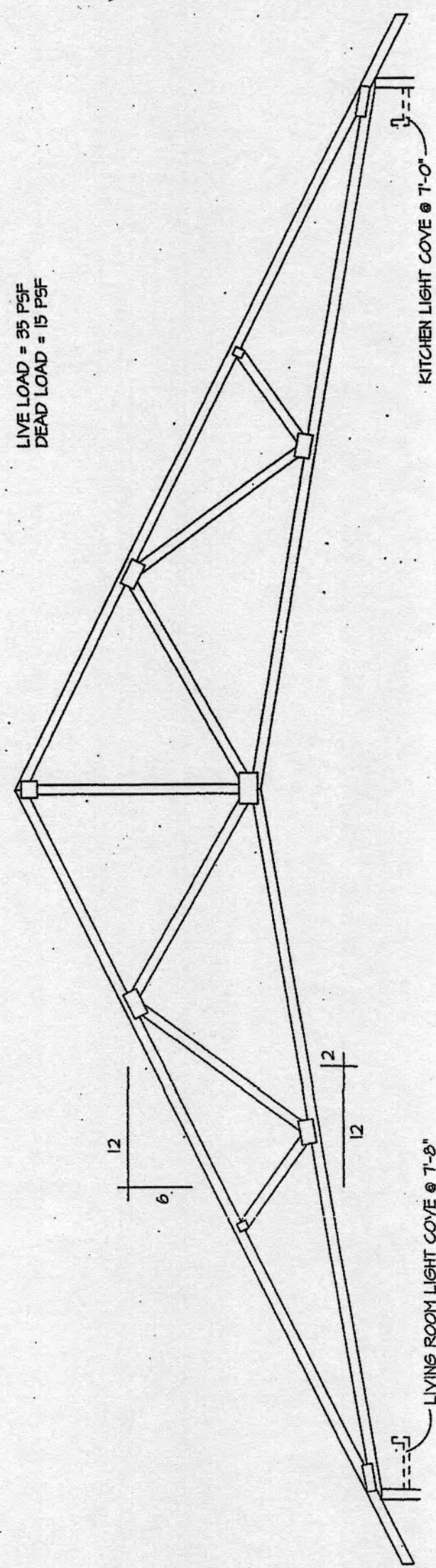
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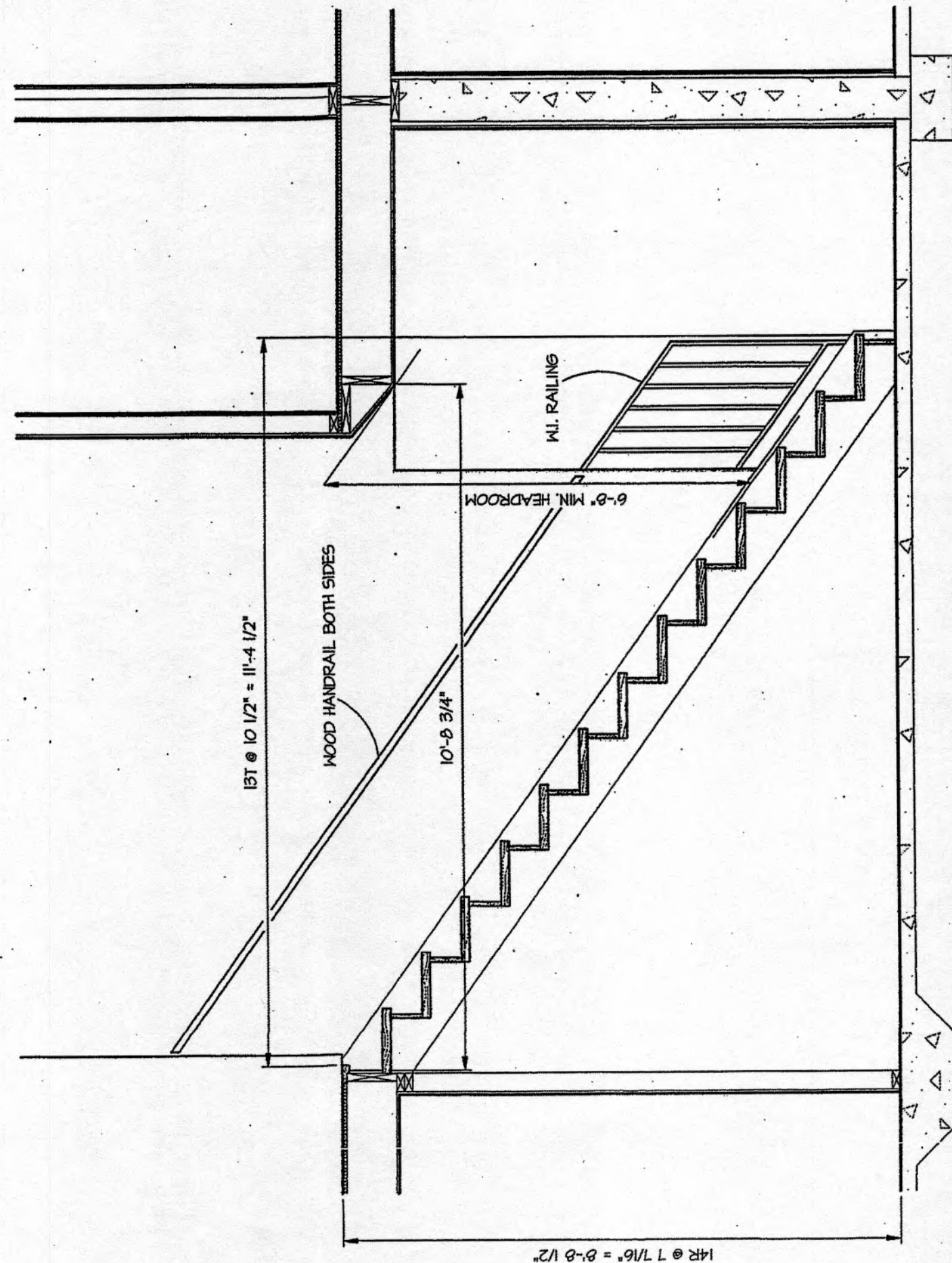
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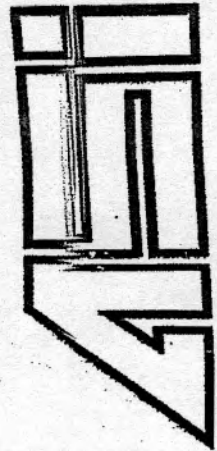
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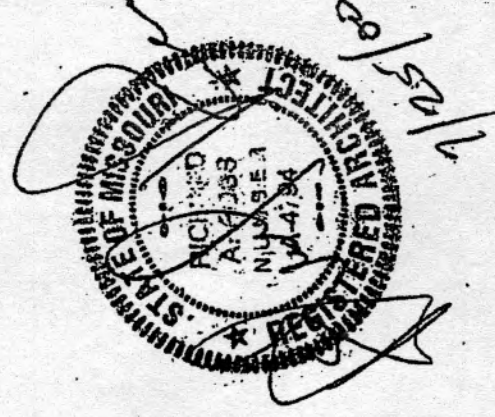
ROOF TRUSS DIAGRAM
NO SCALE



STAIR SECTION
SCALE 1/2" = 1'-0"



8165 nw park lane
lee's summit,
missouri 64063
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NEW DUPLEXES FOR
OAK RIDGE BLUFFS
INDEPENDENCE, MISSOURI

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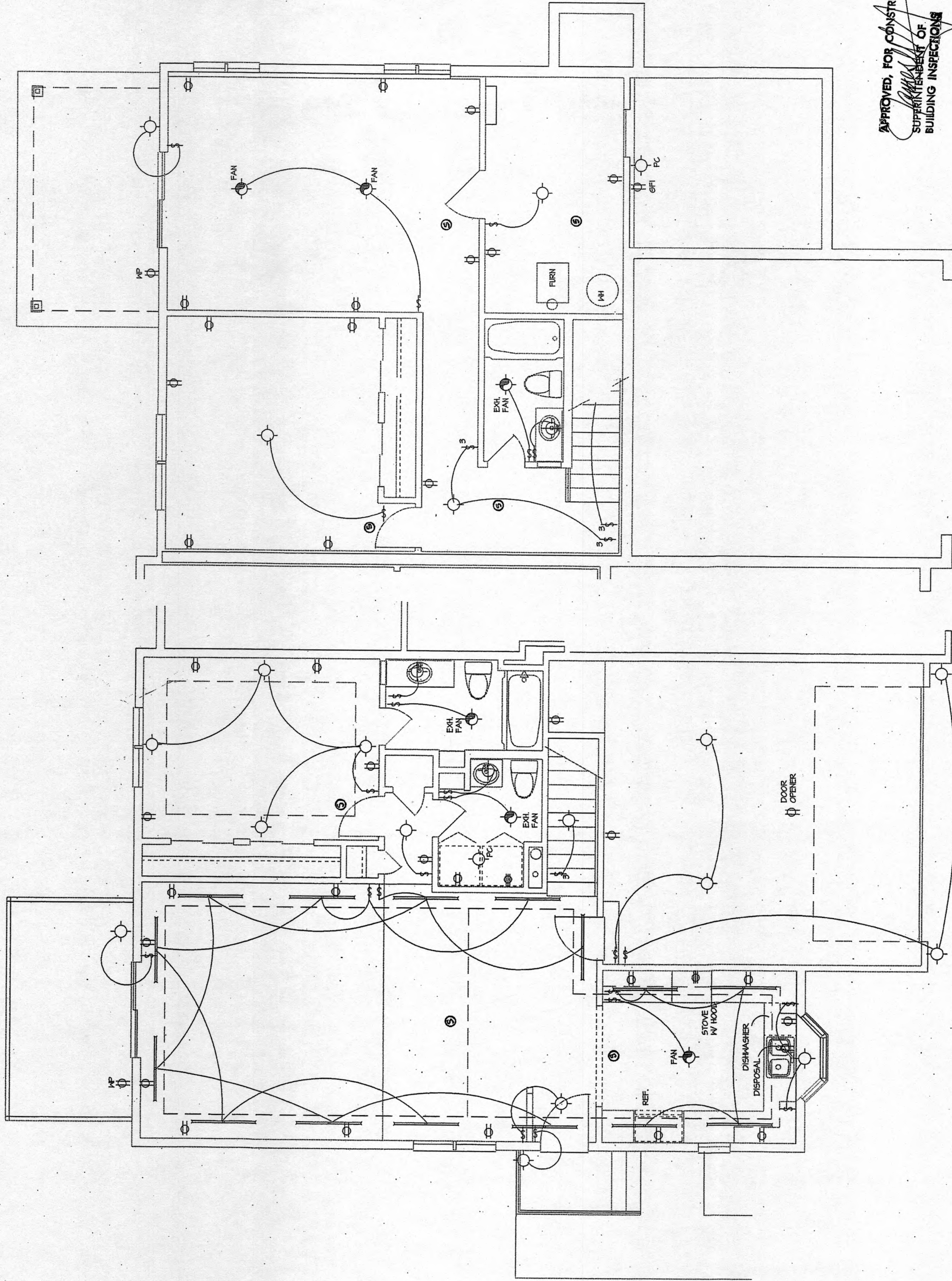
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4-27-99

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BUILDING INSPECTIONS

UPPER LEVEL ELECTRICAL PLAN
SCALE 1/4" = 1'-0"

TRI-PLEX SIMILAR

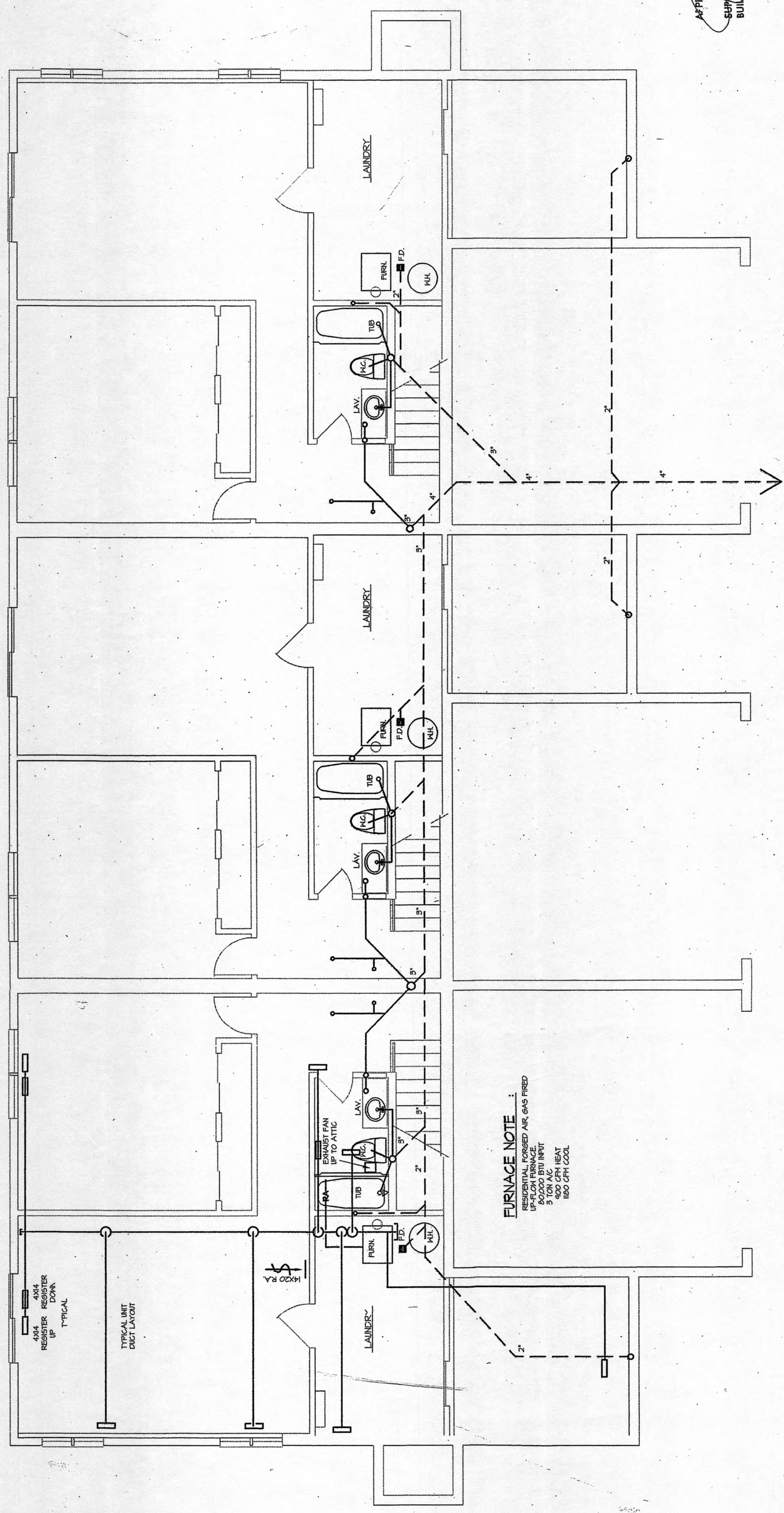
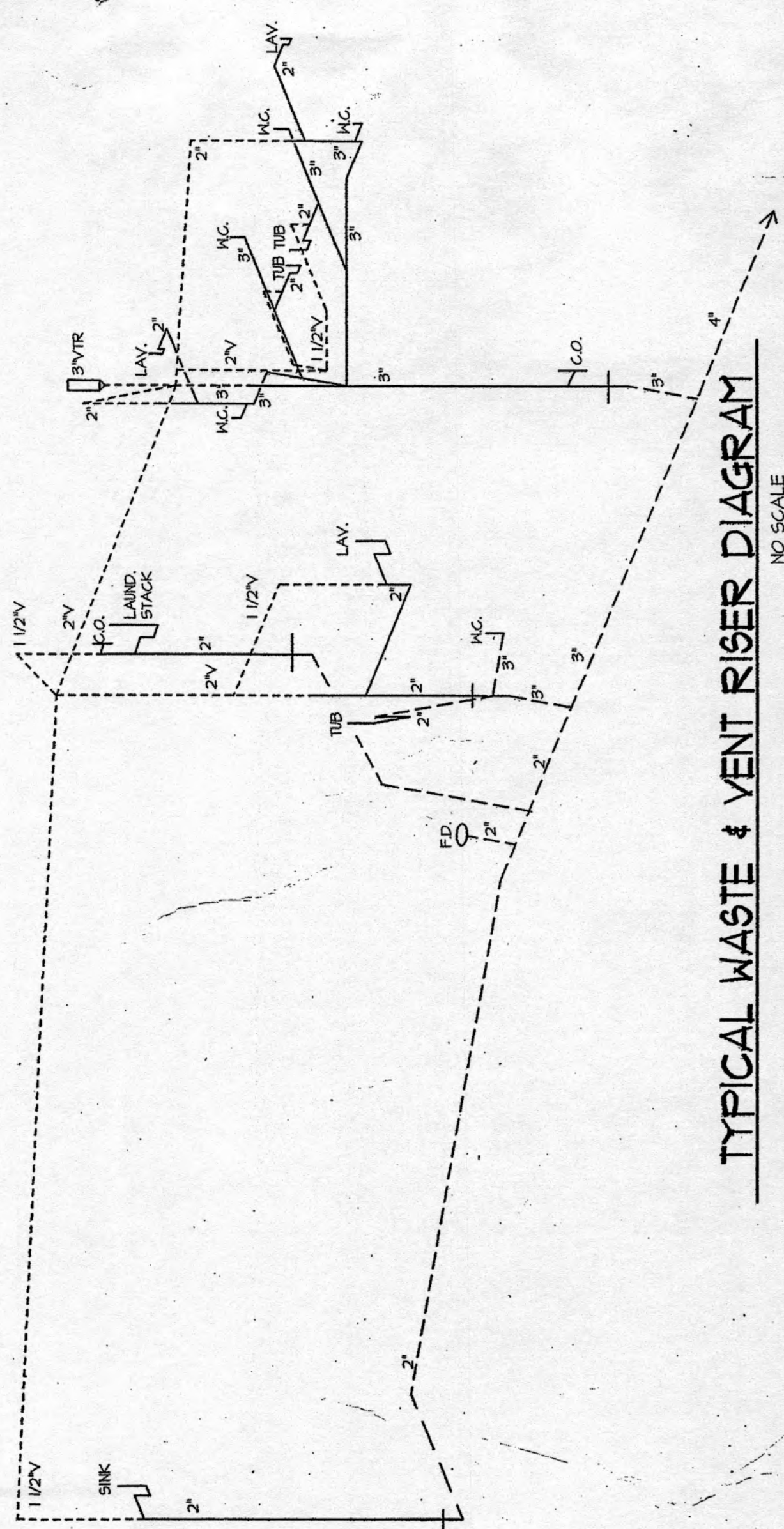
LOWER LEVEL ELECTRICAL PLAN
SCALE 1/4" = 1'-0"

NEW DUPLEXES FOR
OAK RIDGE BLUFFS
INDEPENDENCE, MISSOURI

project no. 9711
drawn by RAR
date 4-27-99
revised
sheet no.

A4.2

of



FURNACE NOTE
RESIDENTIAL FORCED AIR GAS FIRED
80,000 BTU INPUT
3 TON A/C
1800 CFM EXH
1800 CFM COOL

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SUPERINTENDENT OF
BUILDING INSPECTIONS

LOWER LEVEL MECHANICAL PLAN
SCALE 1/4" = 1'-0"
TRI-PLEX SIMILAR