

**ON-SITE PUBLIC
SANITARY SEWER**

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL QUANTITIES SHOWN ON THIS TABLE. LENGTH OF SERVICE LATERALS IS CALCULATED TO RIGHT-OF-WAY ONLY.

SOUTHWESTERN BELL TELEPHONE
MISSOURI ONE-CALL SYSTEM
KPL GAS SERVICE COMPANY
KANSAS CITY POWER & LIGHT
PUBLIC WORKS
AMERICAN CABLEVISION
WATER POLLUTION CONTROL DEPT
CITY PLANNING & DEVELOPMENT
FIRE DEPARTMENT

WHISPERING WOODS LAND, L.L.C.
803 P.C.A. ROAD
WARRENSBURG, MO 64093
AGENT: RICK FRYE
PHONE: 816-564-2230
FAX: 660-429-1801

MISSOURI DEPARTMENT OF NATURAL RESOURCES
GRS ALUMINUM DISK STAMPED "JA-47" LOCATED
NEAR THE INTERSECTION OF HWY 150 WITH
REGGATA DRIVE AND HWY 291

INDEX OF SHEETS	
NO.	TITLE
1	COVER
2	NOTES
3	STUB CHARTS
4	GENERAL LAYOUT
5	PLAN & PROFILE
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9	DETAILS
10	DETAILS

N.T.S.

WHISPERING WOODS - 1ST PLAT
LOTS 1 THRU 33
LEE'S SUMMIT, JACKSON COUNTY, N
SANTARY SEWER PLANS
COVER

REVISION
 2-15-18: REVISED TO THE
 05-22-18: MONR COMMENTS
 07-10-18: UPDATED SERVICE LINE QUANTITIES
 07-23-18: UPDATED MH QUANTITIES
 (S) AND SHOWN(S) ONLY. ONLY TO THE DOCUMENT TO WHICH THEY ARE APPLIED.
 REPLY, REPLY OR OTHER COMMENTS ON ALL OTHER PAGES, SPECIFICATIONS,
 MATERIALS, REPORTS OR OTHER DOCUMENTS OR REQUIREMENTS RELATING TO OR ATTACHED TO
 THIS PROJECT.
 THIS PROJECT.

PHOENIX ENGINEERING & SURVEYING, LLC

WHISPERING WOODS - 1ST PLAT
LOTS 1 THRU 33
LEE'S SUMMIT, JACKSON COUNTY, MO
SANTARY SEWER PLANS
COVER

DESIGNED	
BLG	
DRAWN	
JRT	
SCALE	
NOTED	
DATE	
09-01-2017	
JOB NO.	
04078	

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1. Grading Contractor shall be responsible for the control of erosion and siltation during all phases of construction.
2. Prior to Ordering Precast Structures: Shop drawings shall be submitted to the design engineer for approval. Upon approval these shall be submitted to the City of Lee's Summit for review.
3. Manhole top elevations designated as "Fixed Verify" (F.V.) are located outside the street right-of-way or in areas of undetermined grading. Contractors ordering precast manholes shall be responsible for adjustment required to the field at no additional cost to the owner. The contractor shall verify the top elevations prior to ordering precast manholes.
4. All water lines, sanitary sewer lines, and storm water drainage crossings shall be in place or a casing pipe provided for future installation prior to base and surface asphalt courses.
5. Sidewalks are shown for informational purposes only unless otherwise noted. However, the contractor shall be responsible for handicap ramp construction in curbs.
6. Plans for grading and erosion control sheets in Street and Storm

1. Contractor shall refer to the current version of the City of Lee's Summit Design and Construction (D&C) Manual.
2. All workmanship and materials shall be subject to the inspection and approval of the Engineering Department of Lee's Summit, Missouri.
3. Lined foot measurements shown on these plans are horizontal measurements, not slope measurements. All payments shall be made on horizontal measurements.
4. No Geological Investigation was performed on this project.
5. The Utility locations shown on these plans are taken from Utility Company records and are approximate only. They do not constitute actual field locations. The Contractor shall verify the location and depth of all utilities prior to construction.
6. Clearing and Grubbing operations and disposal of all debris therefrom shall be performed by the contractor in strict accordance with all state and local codes and ordinances.
7. All waste material shall be disposed of at a location to be selected by the owner or his authorized representative, such location to be on the site.
8. The Contractor shall control the erosion and siltation during all phases of construction, he shall keep the streets clean of mud and debris and follow the erosion control plan prepared by the design engineer.
9. All manholes, catch basins, utility valves and meter pits to be adjusted or rebuilt to grade as required.
10. 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 rock and mud; and shall be sufficiently stable to remain firm and intact under the feet of the workman or machinery engaged in subgrade, laying reinforcing steel, and depositing concrete thereon. In all cases where subsoil is mucky or works into rock or mud during such operation, a seal course of either concrete or rock shall be placed below subgrade to provide a firm base for working and for placing the floor slab.
11. A minimum horizontal distance of ten (10') shall be maintained between parallel water and sanitary sewer lines. At any point where sanitary sewer lines cross water main, the sanitary sewer shall be constructed of cast iron pipe or pipe encased in concrete for a distance of ten feet (10') in each direction from the crossing unless the water is a minimum of eighteen inches (18") above the top of the sanitary sewer line.
12. Contractor shall provide testing and inspection per SECTION 3500 – SANITARY SEWERS CITY OF LEE'S SUMMIT, MISSOURI STANDARD SPECIFICATIONS.
13. Development plans are approved initially for one (1) year, after which they automatically become void and must be updated and approved by the City Engineer before any construction will be permitted.
14. All sanitary sewer stubs shall be surveyed and staked on site before the construction of sanitary service stubs.

WHISPERING WOODS - 1ST PLAT
LOTS 1 THRU 33
LEE'S SUMMIT, JACKSON COUNTY, MO
SANITARY SEWER PLANS

DESIGNED	
BLG	
DRAWN	
JRT	
SCALE	
NOTED	
DATE	
09-01-2017	
JOB NO.	

TABLE OF SERVICE LOCATIONS									
Whispering Woods									
LOT NO.	SANITARY LINE	SERVICE STUB STATION	CONNECTION TYPE	INST. FROM D.S.M.B.	STUB LENGTH	FILE OF MAIN CONNECTION	STUB F.I.L.	MINIMUM BASSET FLOOR ELEVATION	
1	H	1+00.00	1"	100.00	10	954.64	955.67	950.00	
2	H	1+00.00	1"	100.00	10	954.64	955.67	950.00	
3	H	2+32.65	1"	232.65	10	957.29	958.29	952.29	
4	H	3+11.11	1"	111.11	10	956.68	961.74	964.79	
5	H	3+56.13	1"	56.13	20	966.34	961.92	963.14	
6	A	1+11.09	1"	11.09	10	953.21	954.41	956.01	
7	A	1+16.09	1"	16.09	10	953.21	954.41	956.01	
8	A	2+41.09	1"	41.09	10	954.64	955.84	958.82	
9	A	2+46.09	1"	46.09	10	954.64	955.84	958.82	
10	Existing	7+68.54	1"	68.54	10	951.00	951.70	951.00	
11	B	0+00.00	1"	0	10	957.97	958.17	961.67	
12	C	0+40.00	1"	40	10	962.97	964.17	966.99	
13	C	1+20.00	1"	120	10	963.06	963.16	967.06	
14	C	2+00.00	1"	200	10	964.95	966.15	968.97	
15	C	2+00.00	1"	200	10	963.84	967.14	969.96	
16	C	3+71.62	1"	71.62	10	963.27	968.67	971.67	
17	C	4+51.62	1"	51.62	10	968.27	969.47	972.29	
18	E	1+02.17	1"	2	10	963.82	965.12	967.84	
19	E	1+77.57	1"	77.57	10	964.82	966.56	969.30	
20	E	1+77.57	1"	77.57	10	963.00	965.95	968.89	
21	C	4+41.62	1"	41.62	10	968.27	969.41	971.51	
22	D	1+51.44	1"	51.44	10	974.11	975.31	977.81	
23	D	1+42.44	1"	42.44	10	973.87	975.27	978.21	
24	D	0+84.87	1"	84.87	12	972.43	974.68	977.68	
25	B	2+71.79	1"	71.79	10	963.21	964.41	967.31	
26	B	3+53.37	1"	53.37	10	966.44	967.64	970.54	
27	B	4+43.37	1"	43.37	10	968.03	970.33	973.13	
28	B	5+23.37	1"	23.37	10	971.34	973.14	974.68	
29	B	5+43.37	1"	43.37	10	971.81	973.12	976.68	
30	B	4+63.37	1"	63.37	10	969.61	971.42	974.58	
31	B	3+63.37	1"	63.37	10	966.73	968.54	971.48	
32	B	2+91.79	1"	91.79	10	963.71	965.53	968.48	
33	B	2+16.79	1"	16.79	10	963.84	964.19	966.93	
47	E	2+47.37	1"	47.37	10	964.75	965.95	968.69	
48	E	3+27.37	1"	27.37	10	963.58	966.78	969.54	
72	E	3+27.37	1"	27.37	10	963.68	965.95	970.91	
73	E	2+37.37	1"	37.37	10	964.85	967.14	969.50	
74	D	2+42.88	1"	42.88	10	973.39	976.39	979.10	
111	D	3+12.88	1"	12.88	10	976.39	979.98	982.91	
114	D	2+33.88	1"	33.88	10	973.23	979.12	982.48	
121	B	6+03.37	1"	300	10	973.64	974.84	977.76	
122	B	6+03.37	1"	300	10	973.64	977.14	980.06	
134	B	6+23.37	1"	320	10	974.22	976.16	979.10	
139	B	7+03.37	1"	400	10	976.52	978.68	981.60	
3001	H	2+96.75	1"	296.75	12	959.16	960.79	960.00	

REVISION NOTE:
[5] REVISED ON 07-10-18: UPDATED TABLE TO AVOID INFRASTRUCTURE CONFLICTS AND ADD CONNECTIONS FOR FUTURE PLATS.
[6] REVISED ON 07-23-18: UPDATED TABLE TO CORRECT TYPES
[7] REVISED ON 08-01-18: CORRECTION DUE TO FIELD VERIFIED SEWER DEPTH

NOT
"AS-BUILT"

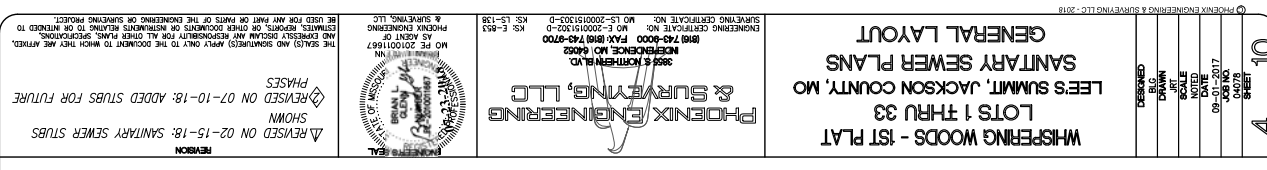
PHOENIX ENGINEERING & SURVEYING, LLC
3002 S. WILSON AVE.
TAMPA, FL 33610
TEL: 813-288-0000
FAX: 813-288-0000
WWW.PHENIX-ENGINEERING.COM

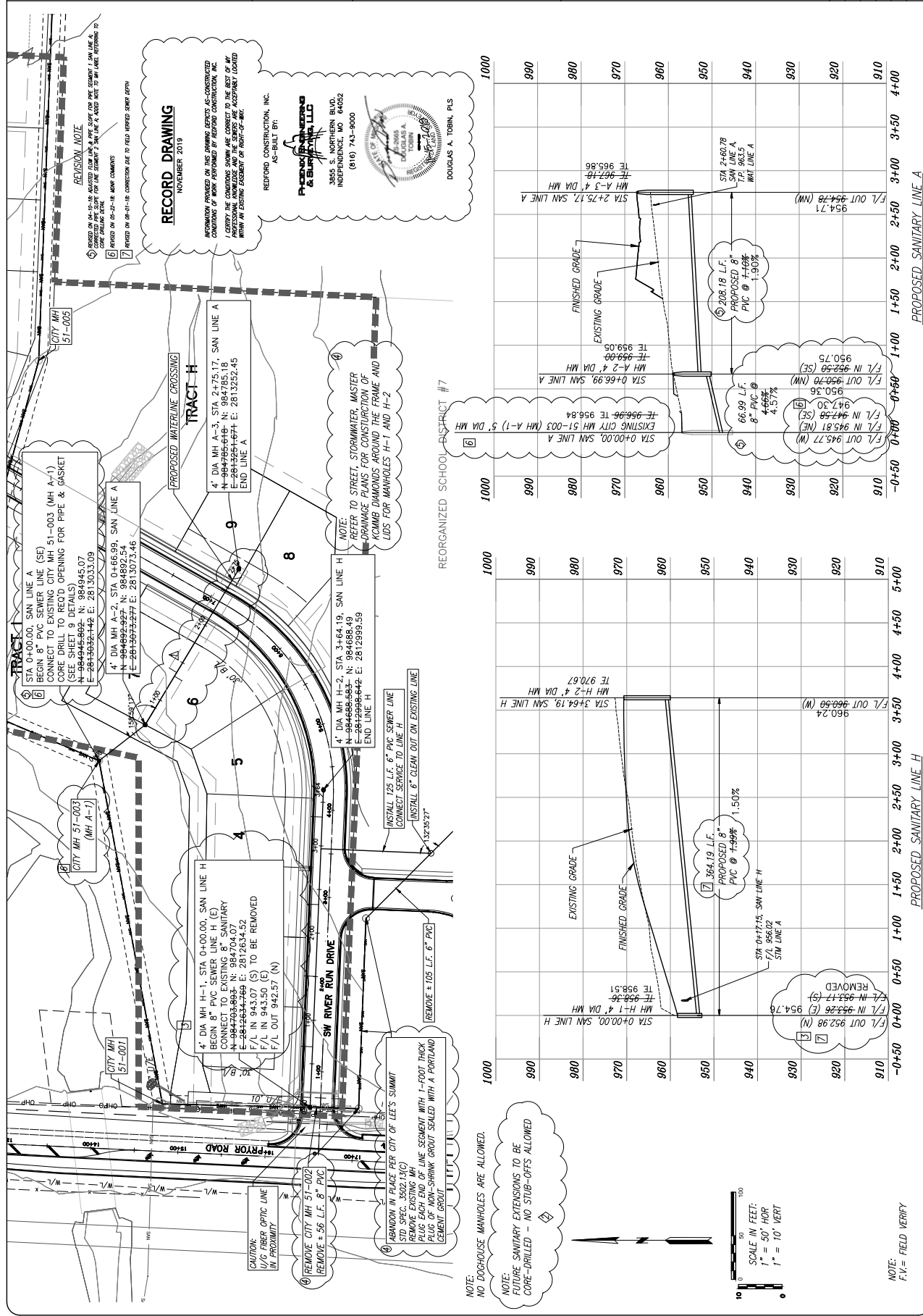
LEES SUMMIT, JACKSON COUNTY, MO
LOTS 1 THRU 33
WHISPERING WOODS - 1ST PLAT
SANITARY SEWER PLANS
STUB CHARTS

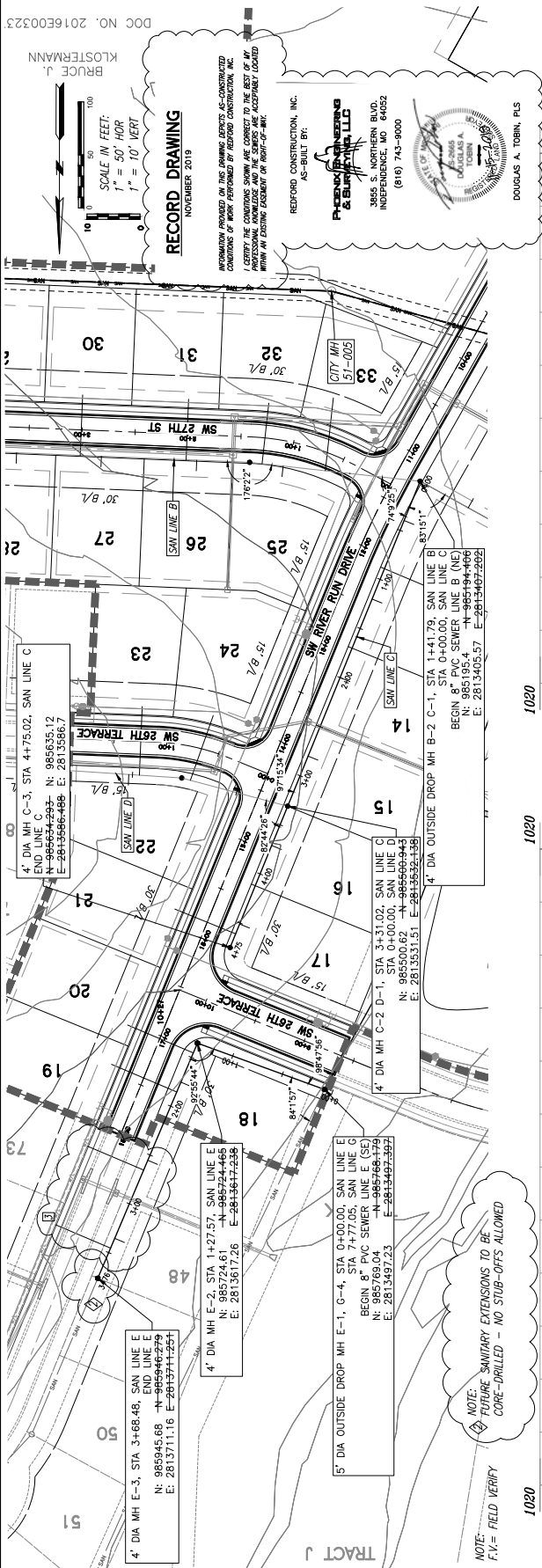
DESIGNED BY: J. L. BROWN
CHECKED BY: J. L. BROWN
DATE: 08-01-18
NOTED BY: J. L. BROWN
JOB NO.: 2004-040702

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SHEET

REVISION NOTE:
[5] REVISED ON 07-10-18: UPDATED TABLE TO AVOID INFRASTRUCTURE CONFLICTS AND ADD CONNECTIONS FOR FUTURE PLATS.
[6] REVISED ON 07-23-18: UPDATED TABLE TO CORRECT TYPES
[7] REVISED ON 08-01-18: CORRECTION DUE TO FIELD VERIFIED SEWER DEPTH







SANITARY SEWER PLANS

3856 S. NORTHERN BLVD.
INDEPENDENCE, MO 64052
(816) 743-0000 FAX: (816) 743-8700
MO E-2000191302-0
KS E-853

3] REVISIONS ON 07-10-18: ADDED FOUR FOLIO STOPS;
INCREASED VIEW EXTENTS TO SHOW LOT NUMBERS;
THE SEAL(S) AND SIGNATURE(S) APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE AFFIXED
AND EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS,
ESTIMATES, REPORTS, OR OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR INTENDED TO

DOC NO. 2016E0032

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Country	1950	1960	1970	1980	1990	2000	2010	2020	2030	2040	2050
Japan	7	8	10	12	14	16	18	20	22	24	26
Germany	10	11	12	13	14	15	16	17	18	19	20
France	11	12	13	14	15	16	17	18	19	20	21
Italy	12	13	14	15	16	17	18	19	20	21	22
Spain	13	14	15	16	17	18	19	20	21	22	23
Sweden	14	15	16	17	18	19	20	21	22	23	24
United Kingdom	15	16	17	18	19	20	21	22	23	24	25
United States	16	17	18	19	20	21	22	23	24	25	26
Canada	17	18	19	20	21	22	23	24	25	26	27
Australia	18	19	20	21	22	23	24	25	26	27	28
South Korea	19	20	21	22	23	24	25	26	27	28	29
China	20	21	22	23	24	25	26	27	28	29	30
India	21	22	23	24	25	26	27	28	29	30	31
Brazil	22	23	24	25	26	27	28	29	30	31	32
Argentina	23	24	25	26	27	28	29	30	31	32	33
South Africa	24	25	26	27	28	29	30	31	32	33	34
Indonesia	25	26	27	28	29	30	31	32	33	34	35
Nigeria	26	27	28	29	30	31	32	33	34	35	36
Kenya	27	28	29	30	31	32	33	34	35	36	37
Uganda	28	29	30	31	32	33	34	35	36	37	38
Zambia	29	30	31	32	33	34	35	36	37	38	39
Malawi	30	31	32	33	34	35	36	37	38	39	40
Mozambique	31	32	33	34	35	36	37	38	39	40	41
Botswana	32	33	34	35	36	37	38	39	40	41	42
Swaziland	33	34	35	36	37	38	39	40	41	42	43
Lesotho	34	35	36	37	38	39	40	41	42	43	44
Sierra Leone	35	36	37	38	39	40	41	42	43	44	45
Liberia	36	37	38	39	40	41	42	43	44	45	46
Ivory Coast	37	38	39	40	41	42	43	44	45	46	47
Ghana	38	39	40	41	42	43	44	45	46	47	48
Senegal	39	40	41	42	43	44	45	46	47	48	49
Mali	40	41	42	43	44	45	46	47	48	49	50
Niger	41	42	43	44	45	46	47	48	49	50	51
Chad	42	43	44	45	46	47	48	49	50	51	52
Cameroon	43	44	45	46	47	48	49	50	51	52	53
Cote d'Ivoire	44	45	46	47	48	49	50	51	52	53	54
Benin	45	46	47	48	49	50	51	52	53	54	55
Togo	46	47	48	49	50	51	52	5			

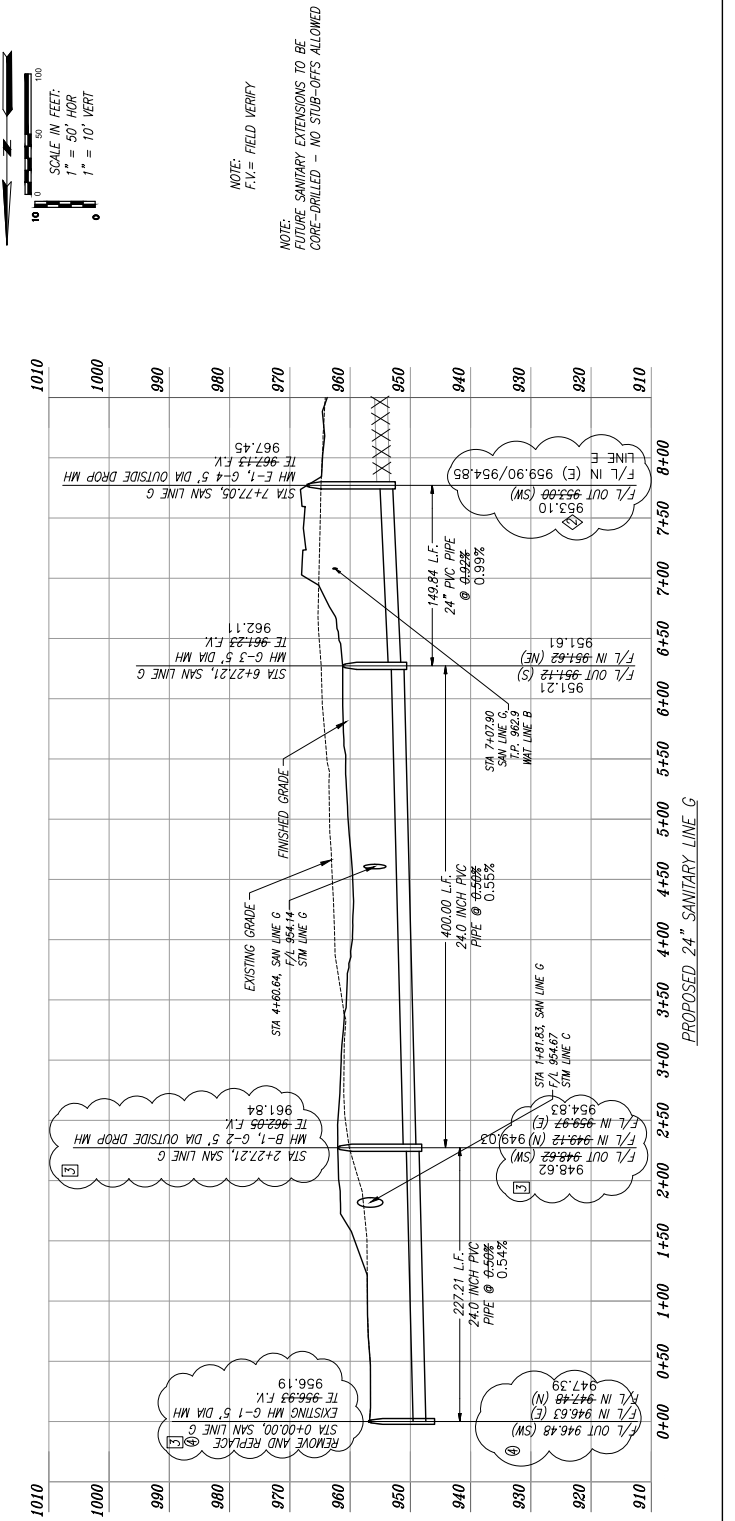
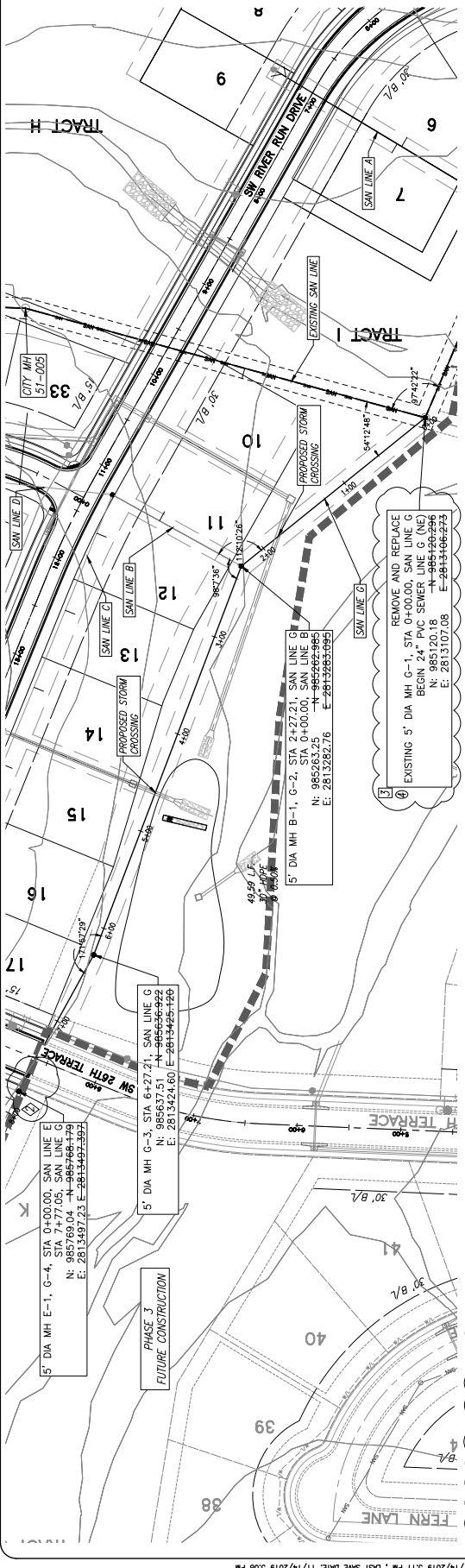
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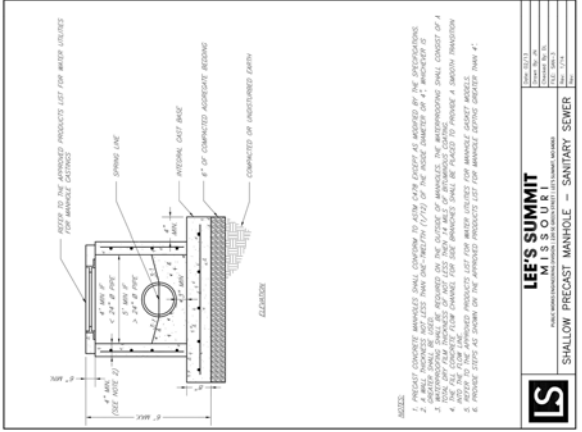
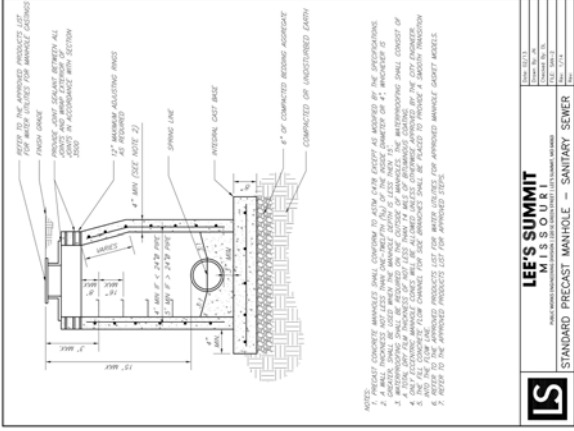
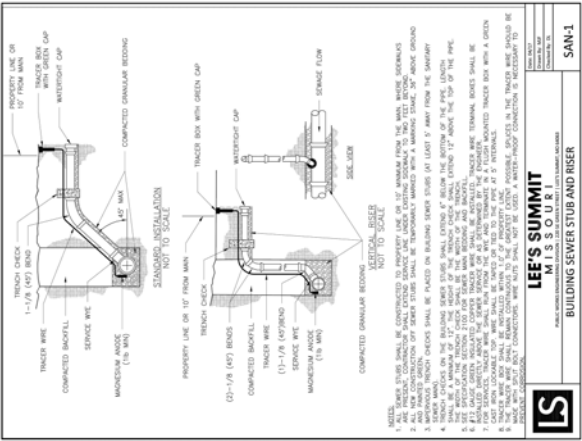
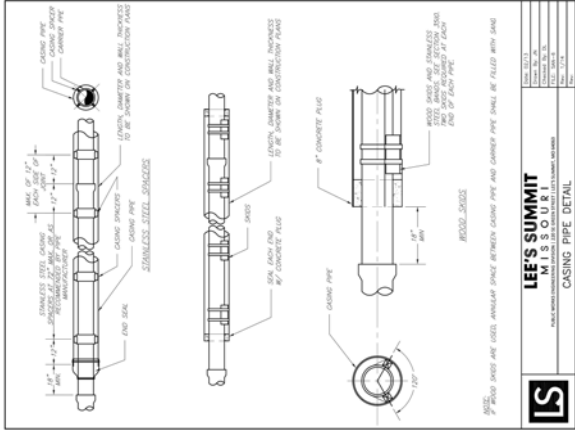
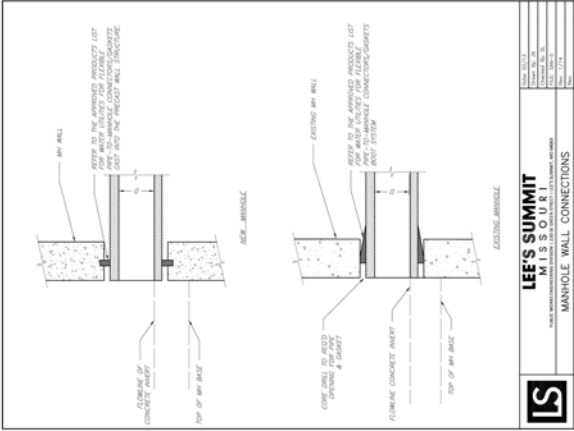
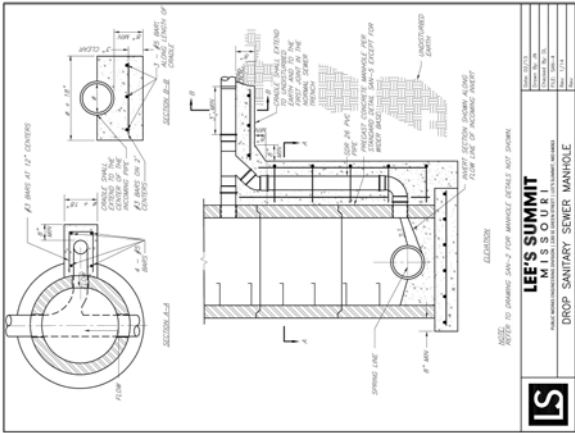
REVISION
A. REVISED ON 02-15-18: SANITARY STUBS SHOWN IN PLAN VIEW.
B. REVISED ON 02-26-18: MH STUBS REMOVED.
C. REVISED ON 07-23-18: MH PER INSPECTOR COMMENTS.
D. REVISED ON 07-23-18: REPLACE DUCT, MH PER INSPECTOR COMMENTS.
E. REVISED ON 07-23-18: MH PER INSPECTOR COMMENTS.
F. REVISED ON 07-23-18: MH PER INSPECTOR COMMENTS.
G. REVISED ON 07-23-18: MH PER INSPECTOR COMMENTS.
H. REVISED ON 07-23-18: MH PER INSPECTOR COMMENTS.
I. REVISED ON 07-23-18: MH PER INSPECTOR COMMENTS.
J. REVISED ON 07-23-18: MH PER INSPECTOR COMMENTS.
K. REVISED ON 07-23-18: MH PER INSPECTOR COMMENTS.
L. REVISED ON 07-23-18: MH PER INSPECTOR COMMENTS.
M. REVISED ON 07-23-18: MH PER INSPECTOR COMMENTS.
N. REVISED ON 07-23-18: MH PER INSPECTOR COMMENTS.
O. REVISED ON 07-23-18: MH PER INSPECTOR COMMENTS.
P. REVISED ON 07-23-18: MH PER INSPECTOR COMMENTS.
Q. REVISED ON 07-23-18: MH PER INSPECTOR COMMENTS.
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U. REVISED ON 07-23-18: MH PER INSPECTOR COMMENTS.
V. REVISED ON 07-23-18: MH PER INSPECTOR COMMENTS.
W. REVISED ON 07-23-18: MH PER INSPECTOR COMMENTS.
X. REVISED ON 07-23-18: MH PER INSPECTOR COMMENTS.
Y. REVISED ON 07-23-18: MH PER INSPECTOR COMMENTS.
Z. REVISED ON 07-23-18: MH PER INSPECTOR COMMENTS.

PHOENIX ENGINEERING & SURVEYING, LLC
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(816) 743-9000
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WHISPERING WOODS - 1ST PLAT
LOTS 1 THRU 33
LEE'S SUMMIT, JACKSON COUNTY, MO
PLAN & PROFILE
DESIGNED BY: PHOENIX ENGINEERING & SURVEYING, LLC - 2018
DATE: 08-01-2017
DRAWN BY: J. TOBIN
CHECKED BY: J. TOBIN
NOTED BY: J. TOBIN
SCALE: 1" = 50' HOR
1" = 10' VERT

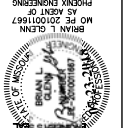


RECORD DRAWING
NOVEMBER 2019
INFORMATION PROVIDED ON THIS DRAWING IS FOR CONSTRUCTION PURPOSES ONLY. THE ENGINEER'S RESPONSIBILITY IS TO VERIFY THE CONDITIONS SHOWN ARE CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR VERIFYING THE CONDITIONS SHOWN ARE CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.
PHOENIX ENGINEERING & SURVEYING, LLC
3855 S. NORTHERN BLVD.
INDEPENDENCE, MO 64052
(816) 743-9000
FAX: (816) 743-9000
www.phoenixeng.com
DOUGLAS A. TOBIN, PLS
AS-BUILT BY:
REDFORD CONSTRUCTION, INC.

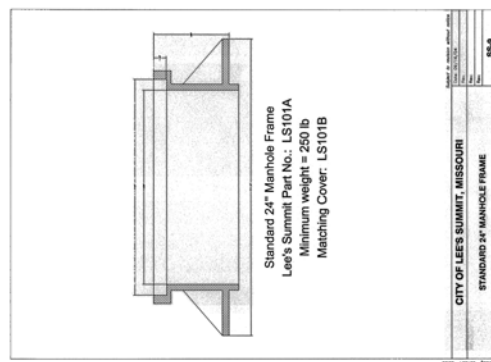
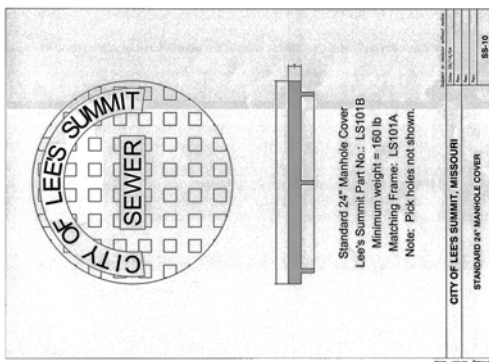
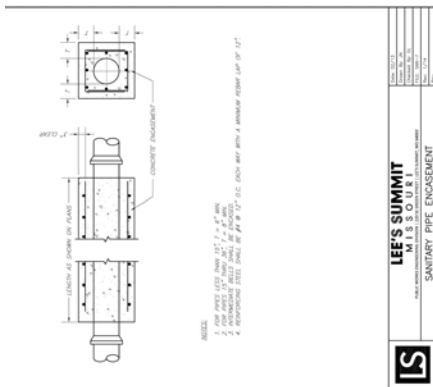


WHISPERING WOODS - 1ST PLAT
LOTS 1 THRU 33
LEE'S SUMMIT, JACKSON COUNTY, MO
SANITARY SEWER PLANS
DETAILS

PHOENIX ENGINEERING & SURVEYING, LLC
BRIAN L. GLENN
REGISTERED PROFESSIONAL ENGINEER
NO. 00011677
STATE OF MISSOURI
EXPIRATION DATE 12/31/2024
PHOENIX ENGINEERING & SURVEYING, LLC
1000 N. GARDEN AVENUE, SUITE 100
SPRINGFIELD, MO 65810
TEL: 417-881-1111
FAX: 417-881-1112
WWW.PHENGINEERING.COM

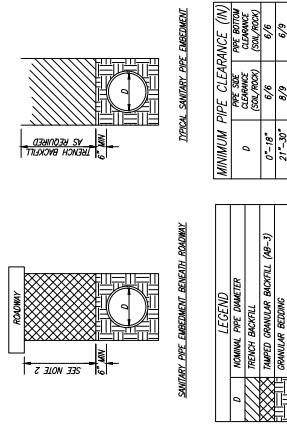


THE SEAL(S) AND SIGNATURE(S) ARE VALID ONLY TO THE PROJECT AND DATE INDICATED THEREON. ANY OTHER USE OF THE SEAL(S) OR SIGNATURE(S) FOR ANY OTHER PROJECT OR DATE IS UNLAWFUL. THE SEAL(S) AND SIGNATURE(S) ARE NOT TO BE USED FOR ANY PART OF THE PROJECT OR DATE INDICATED THEREON. ANY OTHER USE OF THE SEAL(S) OR SIGNATURE(S) FOR ANY OTHER PROJECT OR DATE IS UNLAWFUL. THE SEAL(S) AND SIGNATURE(S) ARE NOT TO BE USED FOR ANY PART OF THE PROJECT OR DATE INDICATED THEREON. ANY OTHER USE OF THE SEAL(S) OR SIGNATURE(S) FOR ANY OTHER PROJECT OR DATE IS UNLAWFUL.



NOT
"AS-BUILT"

- NOTES:
1. GRANULAR BEDDING SHALL BE ½" CLEAN ROCK WITH A MAXIMUM PARTICLE SIZE ¼" INCH ROCK, PASSING #20 SIEVE $\leq 35\%$ (A-5) AND L-14.0) MATERIAL TO BE PLACED IN NOVEL MORE THAN 6" LAYERS AND COMPACTED BY SLUNG WITH A SHOVEL OR VIBRATING.
2. TAMPERED GRANULAR BACKFILL (A-3-3) SHALL BE GRANULAR MATERIAL WITH A MAXIMUM PARTICLE SIZE 1 - ½" INCH ROCK, PASSING #40 SIEVE (P ≤ 8) 15 TO 50% AND #20 SIEVE $\leq 35\%$. THIS MATERIAL SHALL BE USED FOR ALL EXISTING AND PROPOSED STREET CROSSLINGS FOR MAIN AND LATERAL CONSTRUCTION
3. TRENCH BACKFILL SHALL BE FINELY DIVIDED MATERIAL FREE FROM DEBRIS AND STONES, COMPACTED TO 95% MAXIMUM DENSITY.
4. NARROW TRENCH: SUITABLE BACKFILL MATERIAL FOR TRENCHES 24 INCHES OR LESS IN WIDTH AND SHALL BE FLOWABLE BACKFILL (CLSM).
5. STANDARD TRENCH: SUITABLE BACKFILL MATERIAL FOR TRENCHES BETWEEN 24 TO 48 INCHES WIDE SHALL BE EITHER FLOWABLE BACKFILL (CLSM) OR DENSE, WELL-GRADED AGGREGATE BASE MATERIAL. AGGREGATE BASE MATERIAL SHALL MEET THE REQUIREMENTS FOR A-2.5 OR A-3 OR MODOT TYPES 1 OR 5.
6. WIDE TRENCH: SUITABLE BACKFILL MATERIAL FOR TRENCHES GREATER THAN 48 INCHES WIDE SHALL BE EITHER MATERIALS SPECIFIED FOR STANDARD TRENCH OR SUITABLE MATERIAL AS SECTION 2102.2.H "EARTH EMBANKMENT" IN APWA STANDARD SPECIFICATIONS, SPECIFICATION 2102.2.H



SANITARY PIPE EMBEDMENT DETAILS

2 REVISD ON 02-26-18: DETAILS
ADDED/MODIFIED

3 REVISD ON 03-23-18: DETAILS
ADDED/MODIFIED



PHOENIX ENGINEERING
& SURVEYING, LLC

WHISPERING WOODS - 1ST PLAT
LOTS 1 THRU 33
LEE'S SUMMIT, JACKSON COUNTY, MO
SANITARY SEWER PLANS
DETAILS

DETAILS

DESIGNED	
DRAWN	
SCALE	
NOTED	
DATE	09-01-2017
JOB NO.	
04078	
SHEET	