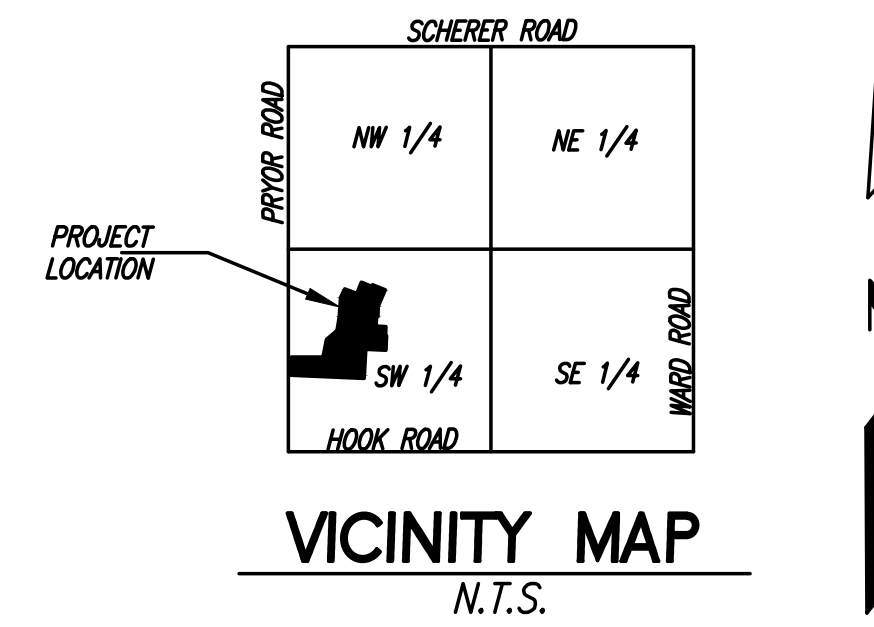


WHISPERING WOODS 1st PLAT LOTS 1 THRU 33

A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
SW 1/4, SEC 24, TWP 47-N, RANGE 32W
PUBLIC IMPROVEMENTS



LEGAL DESCRIPTION

WHISPERING WOODS LOTS 1 THRU 33, TRACTS A, B, C & D
PART OF THE SW 1/4 SECTION 24, T 47 N, R 32 W OF THE 5TH P.M.
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PROJECT BENCH MARK

ELEV. 1006.89 (NAVD 1988 DATUM)

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
6	PLAN & PROFILE
7	PLAN & PROFILE
8	PLAN & PROFILE
9	DETAILS
10	DETAILS

APPROVED

CITY ENGINEER

DATE

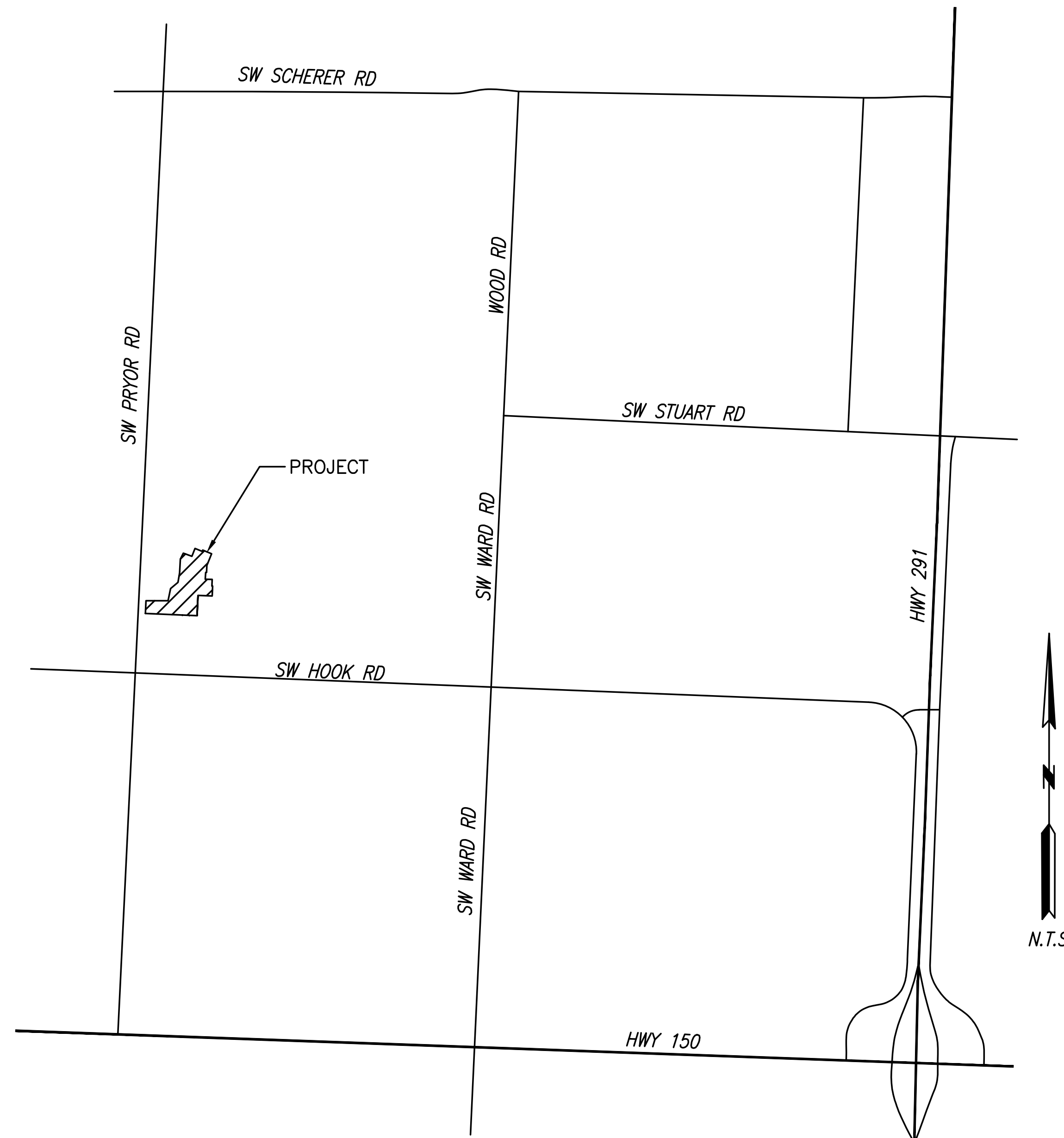
DEVELOPER:

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

CONSTRUCTION QUANTITIES		
ITEM	QUANTITY	UNIT
SANITARY SEWERS		
5' DIA. MANHOLE	3	EA.
4' DIA. MANHOLE	13	EA.
5' DIA. OUTSIDE DROP MANHOLE	1	EA.
4' DIA. OUTSIDE DROP MANHOLE	3	EA.
24" PVC (SDR-26)	778	L.F.
8" PVC (SDR-26)	2578	L.F.
4" SERVICE LINES	838	L.F.
CONNECT TO EXISTING	2	EA.

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.

ON-SITE PUBLIC SANITARY SEWER



LOCATION MAP

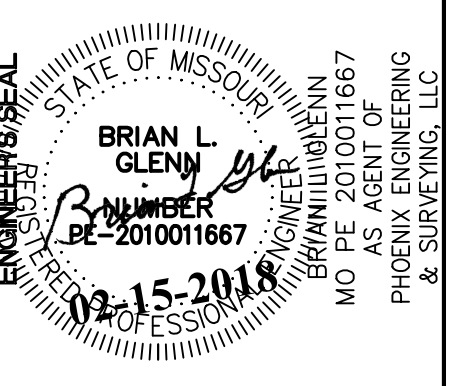
UTILITY CONTACTS

SOUTHWESTERN BELL TELEPHONE	(816) 871-9900
MISSOURI ONE-CALL SYSTEM	(800) DIG-RITE
KPL GAS SERVICE COMPANY	(816) 221-2200
KANSAS CITY POWER & LIGHT	(816) 471-0060
PUBLIC WORKS	(816) 969-1800
AMERICAN CABLEVISION	(816) 231-1444
WATER POLLUTION CONTROL DEPT	(816) 513-0303
CITY PLANNING & DEVELOPMENT	(816) 969-1600
FIRE DEPARTMENT	(816) 969-1300

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

DESIGNED	BLG
DRAWN	JRT
SCALE	
NOTED	
DATE	09-01-2017
JOB NO.	04078
SHEET	1 OF 10

REVISION
REVISED 02-15-2018 PER CITY COMMENTS



PHOENIX ENGINEERING & SURVEYING, LLC
3855 S. NORTHERN BLVD.
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(816) 743-9000 FAX: (816) 743-9700
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SURVEYING CERTIFICATE NO.: MO LS-2000151303-D
KS: E-853
KS: LS-138

PROJECT NOTES

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 "Field 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 in the field at no additional cost to the owner. The contractor shall field 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. Refer to grading and erosion control sheets in Street and Storm Plans.

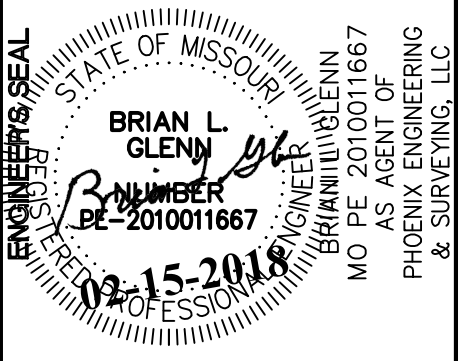
LEE'S SUMMIT NOTES

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. Lineal 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 muck 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 mud or muck 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.

15. The City of Lee's Summit plan review is only for general conformance with the City of Lee's Summit Design Criteria and the City Code. The City is not responsible for the accuracy and adequacy of the design, or dimensions and elevations which shall be confirmed and correlated at the job site. The City of Lee's Summit through approval of this document assumes no responsibility other than as stated above for the completeness and/or accuracy of this document.
16. The Contractor shall have one (1) signed copy of the plans (approved by the City of Lee's Summit) and one (1) copy of the appropriate Construction Standards and Specifications at the job site at all times.
17. Construction of the improvements shown or implied by this set of drawings shall not be initiated or any part thereof undertaken until the City Engineer is notified of such intent and all required and properly executed bonds and permit fees are received and approved by the City Engineer.
18. All stub lines shall be laid on 2.00% minimum grade unless approved otherwise.
19. Contractor shall not be allowed to work on Saturdays, Sundays, or Holidays without prior approval of the City Engineer.
20. Relocation of any water line, sewer line or service line thereof required for the construction of this project shall be the responsibility of the contractor and shall be at his expense.
21. The Contractor shall install and properly maintain a mechanical plug at all connection points with existing lines until such time that the new line is tested and approved.
22. The Contractor shall construct manholes placing eccentric cone section in such a manner that manhole covers are adjacent to the proposed sidewalks. In locations where manholes are not near proposed sidewalks the manhole covers shall generally be placed on the upstream side of the manholes whenever possible.
23. Stub lines, locations, and minimum basement floor elevations are located in the table labeled "Table of Service Locations".
24. Construction permits will not be issued until the City of Lee's Summit receives a sewer extension permit from MDNR.
25. Connections to existing manholes shall be core drilled and connected with a watertight Fernco Gasket or approved equal. The gasket is to be installed according to the manufacturer's recommendations.
26. All areas where utilities are to be installed in fill shall be compacted to 95% to 18 inches above the line then excavated for construction of the line.
27. The Contractor will be responsible for testing of manholes and pipes to the City of Lee's Summit Design & Construction Manual requirements.
28. The ends of all Sanitary Sewer stubs shall be surveyed and marked before construction.
29. All utility street crossings shall be backfilled with flowable fill, or AB-3. If contractor chooses to use other suitable materials, extensive soil testing requirements will be required.
30. Trench checks shall be used for all sanitary sewer stubs.

REVISION

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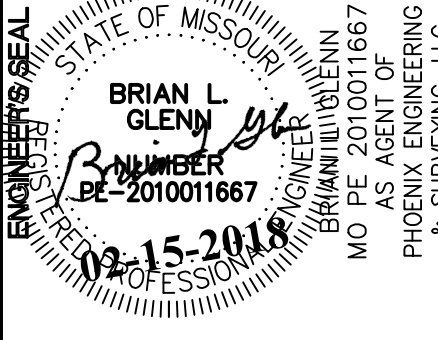
**WHISPERING WOODS - 1ST PLAT
 LOTS 1 THRU 33
 LEE'S SUMMIT, JACKSON COUNTY, MO
 SANITARY SEWER PLANS
 NOTES**

DESIGNED	BLG
DRAWN	JRT
SCALE	NOTED
DATE	09-01-2017
JOB NO.	04078
SHEET	10

TABLE OF SERVICE LOCATIONS							
Whispering Woods							
LOT NO	SANITARY LINE	SERVICE STUB STATION	CONNECTION TYPE	DIST. FROM D.S. M.H.	STUB LENGTH	STUB END F/L	MINIMUM BASM'T FLOOR ELEVATION
1	A	0+70.00	"Y"	70	10	944.71	948.01
2	A	1+50.00	"Y"	150	10	945.96	949.26
3	A	2+30.00	"Y"	230	10	947.21	950.51
4	A	3+20.00	"Y"	320	10	948.62	951.92
5	A	3+60.00	"Y"	360	10	949.24	952.54
6	A	5+31.91	"Y"	65	10	953.59	956.29
7	A	5+36.91	"Y"	70	10	953.68	956.38
8	A	6+61.91	"Y"	195	10	955.78	959.07
9	A	6+66.91	"Y"	200	10	955.86	958.89
10	Existing	7+69.54	"Y"	180	10	951.00	953.50
11	B	0+90.00	"Y"	90	10	957.97	960.67
12	C	0+40.00	"Y"	40	10	962.97	965.99
13	C	1+20.00	"Y"	120	10	963.96	966.98
14	C	2+00.00	"Y"	200	10	964.95	967.97
15	C	2+80.00	"Y"	280	10	965.94	968.96
16	C	3+71.02	"Y"	40	10	967.47	970.49
17	C	4+51.02	"Y"	120	10	968.27	971.29
18	E	1+67.57	"Y"	40	10	963.92	966.84
19	E	1+77.57	"Y"	50	67	964.02	968.30
20	E	1+37.57	"Y"	10	68	963.60	967.89
21	C	4+61.02	"Y"	130	62	968.37	972.55
22	D	1+53.38	"Y"	50	10	974.11	976.81
23	D	1+43.38	"Y"	40	65	973.97	978.21
24	D	0+95.00	"Y"	95	65	972.43	976.66
25	B	2+71.79	"Y"	130	10	963.21	966.33
26	B	3+53.57	"Y"	50	10	966.44	969.56
27	B	4+43.57	"Y"	140	10	969.03	972.15
28	B	5+23.57	"Y"	220	10	971.34	974.46
29	B	5+43.57	"Y"	240	58	971.91	975.99
30	B	4+63.57	"Y"	160	58	969.61	973.69
31	B	3+63.57	"Y"	60	58	966.73	970.81
32	B	2+91.79	"Y"	150	58	963.71	967.80
33	B	2+21.79	"Y"	80	49	961.96	965.89

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

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

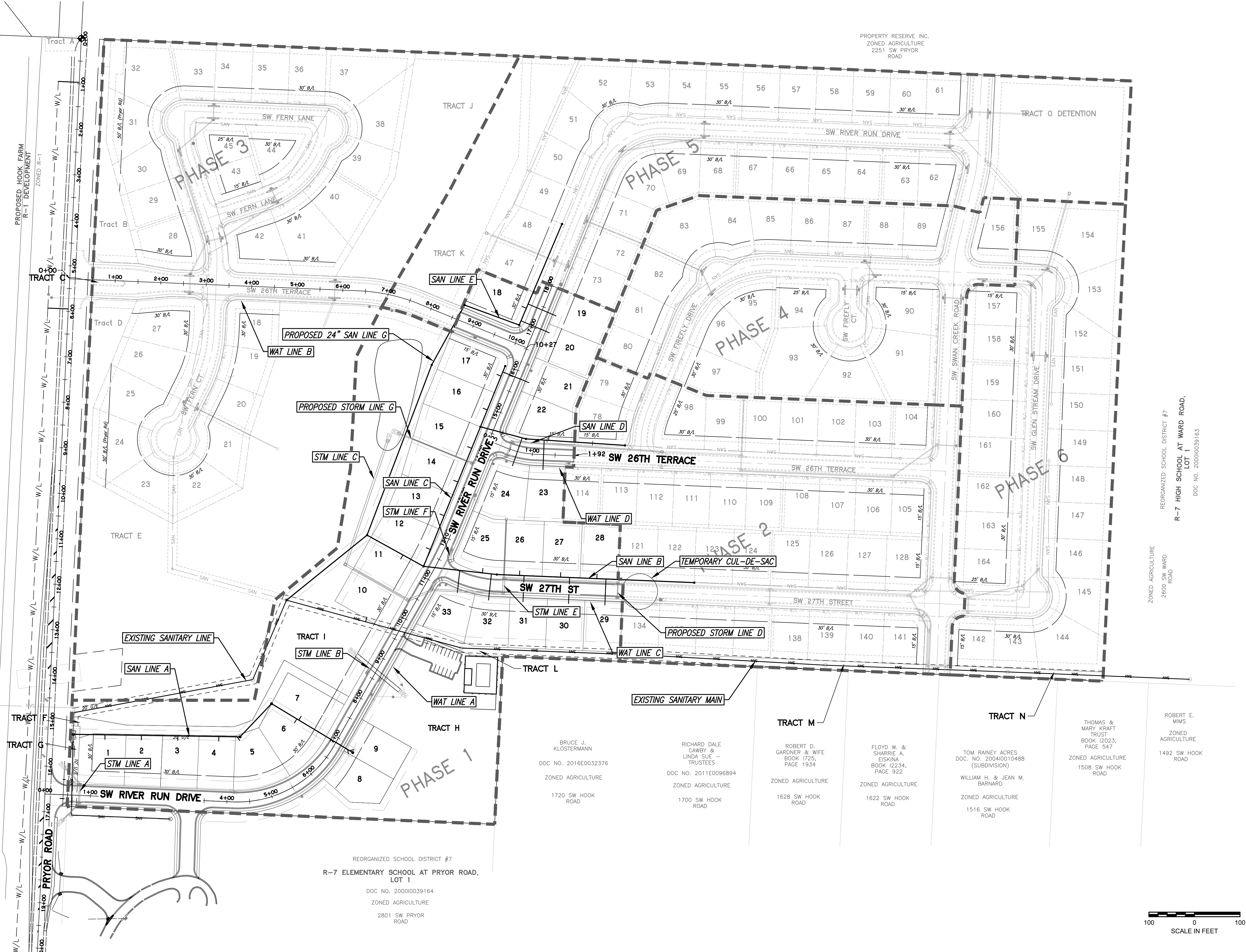


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REVISION

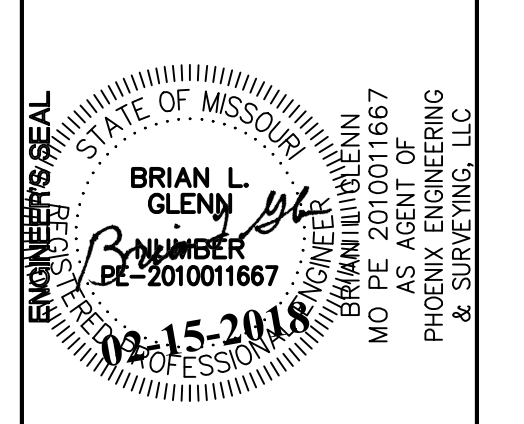
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**WHISPERING WOODS - 1ST PLAT
 LOTS 1 THRU 33
 SANITARY SEWER PLANS
 GENERAL LAYOUT**

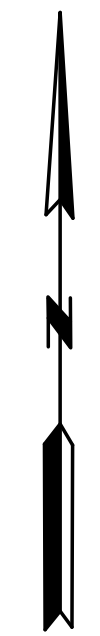
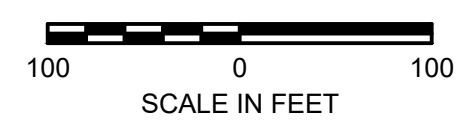
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DRAWN	JRT
SCALE	NOTED
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JOB NO.	04078
SHEET	10



PHOENIX ENGINEERING & SURVEYING, LLC
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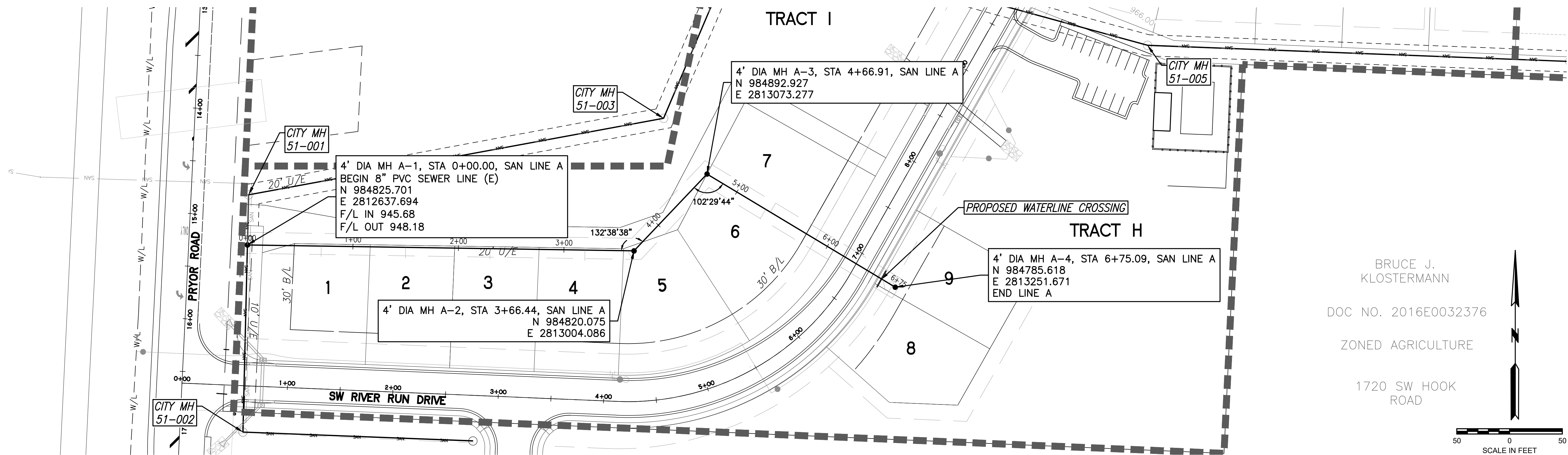
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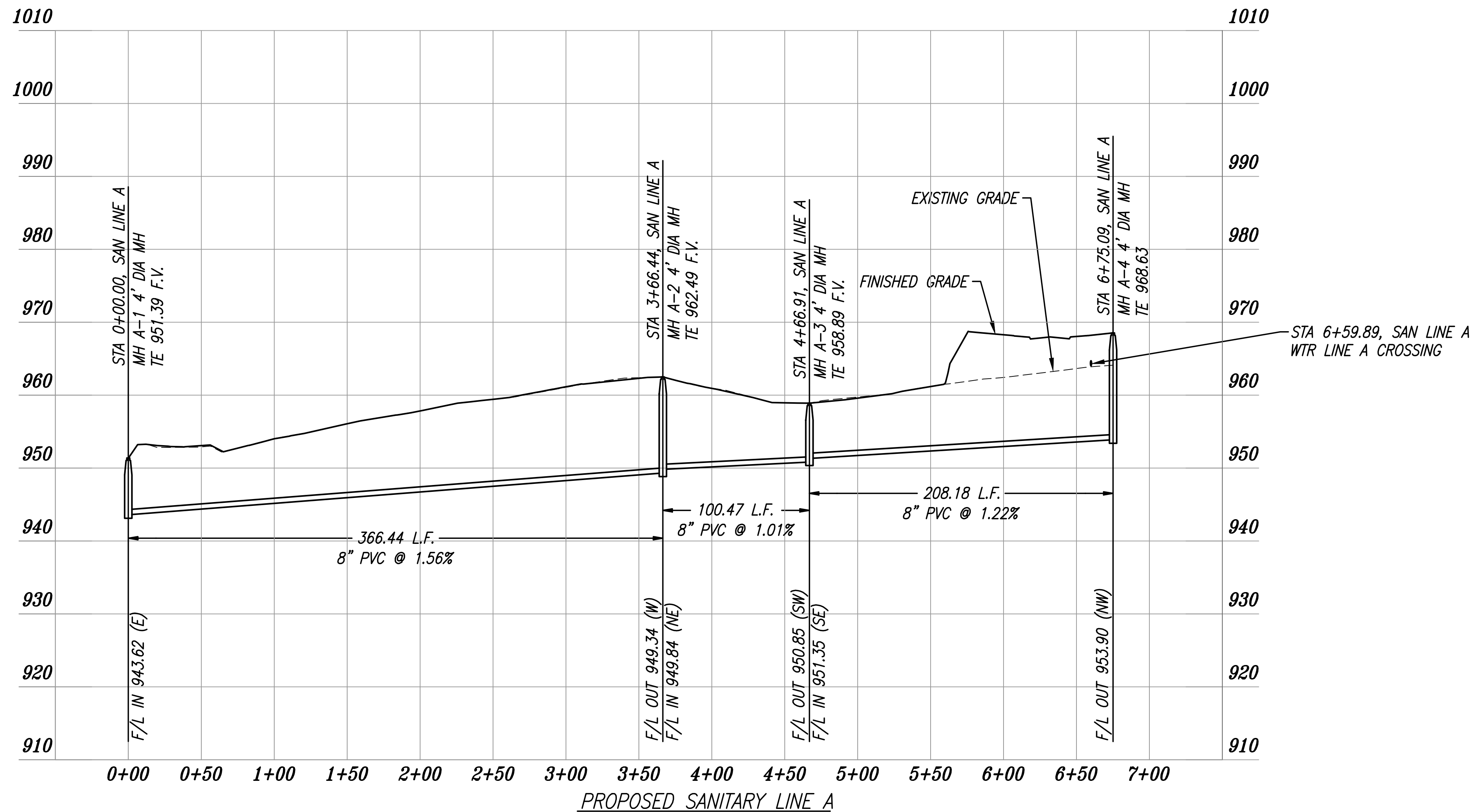


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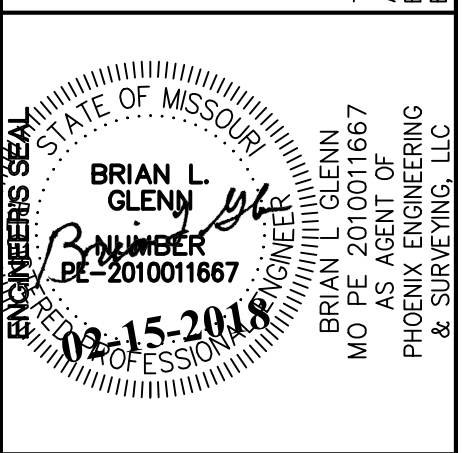
NOTE:
NO DOGHOUSE MANHOLES ARE ALLOWED.



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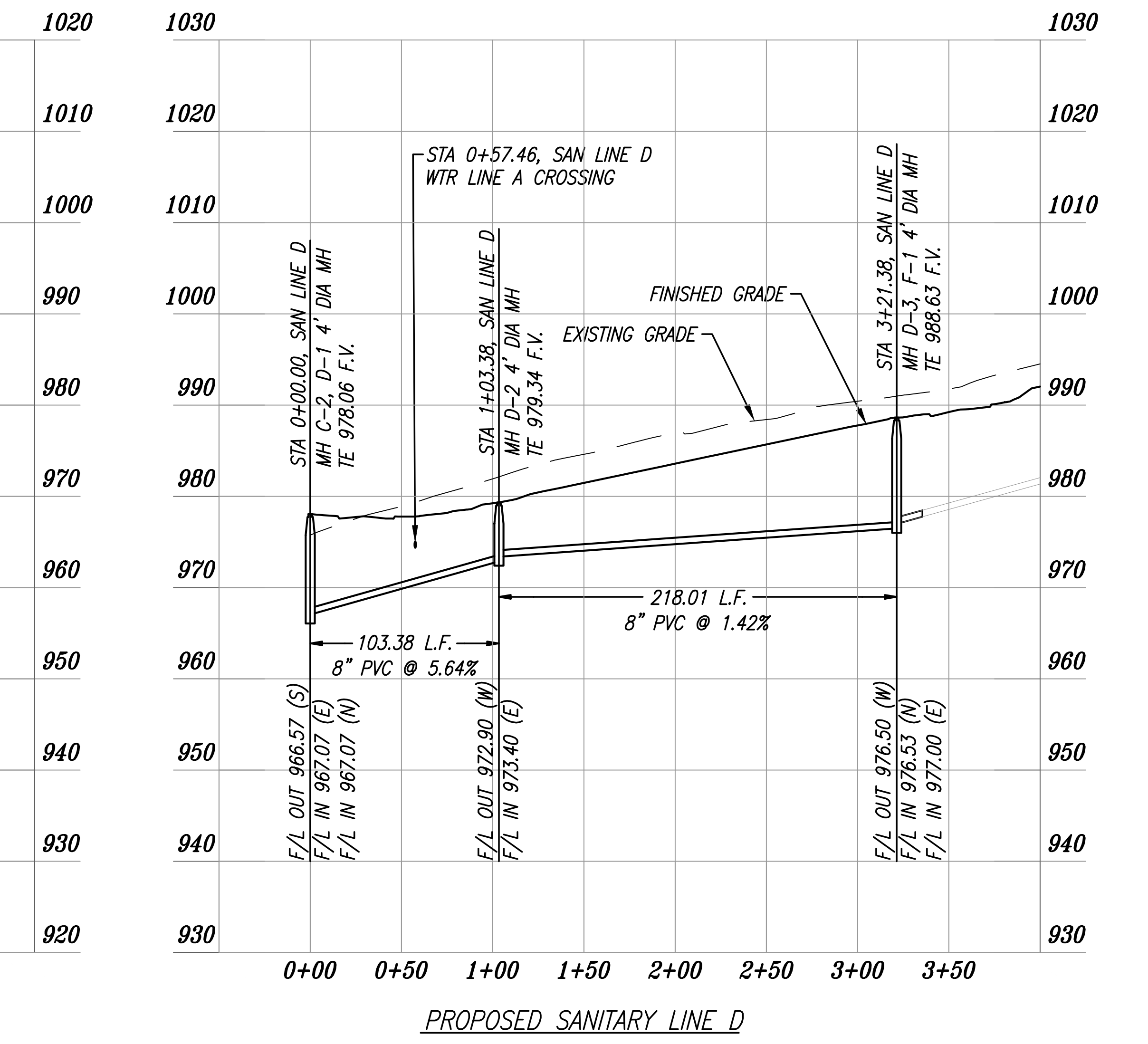
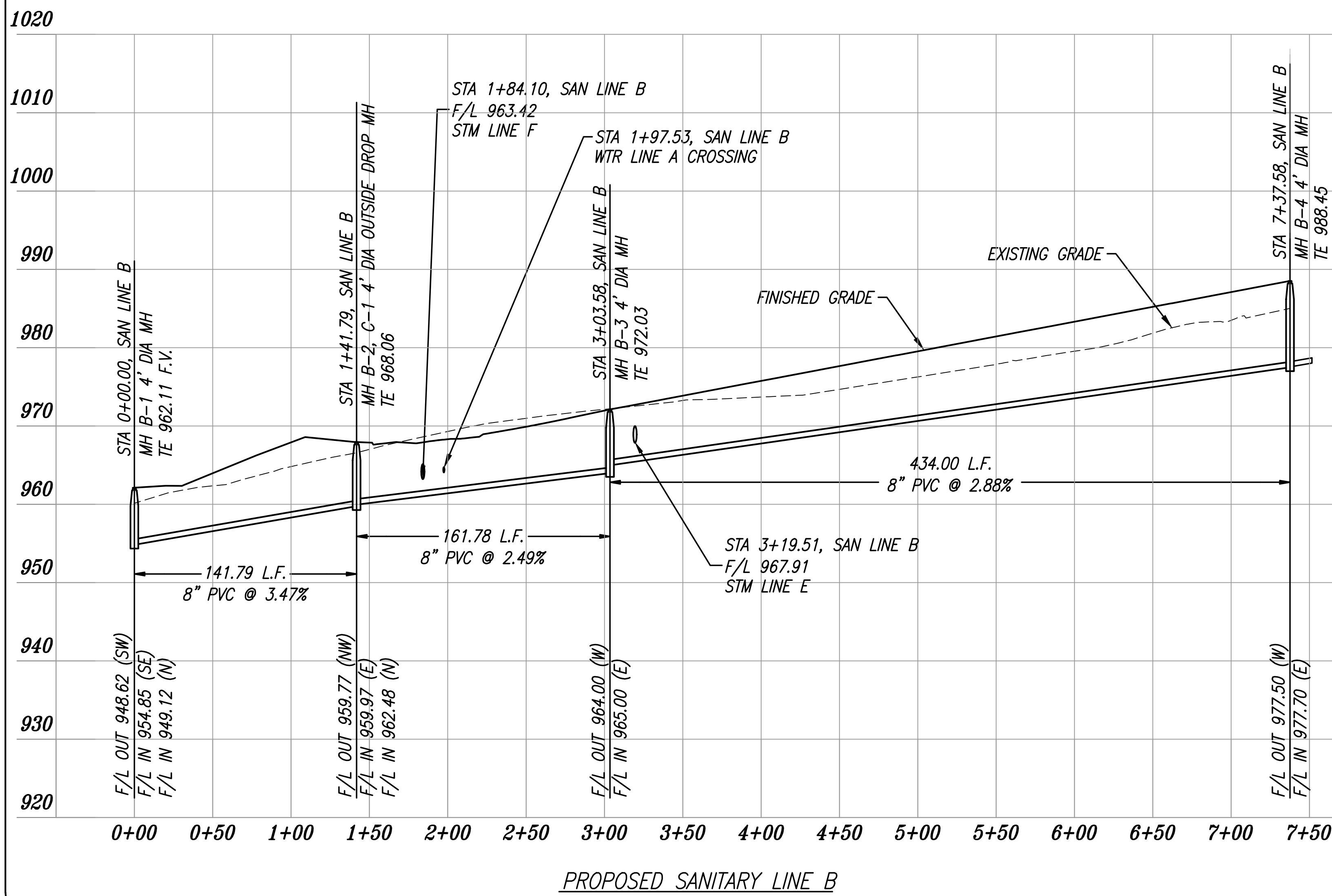
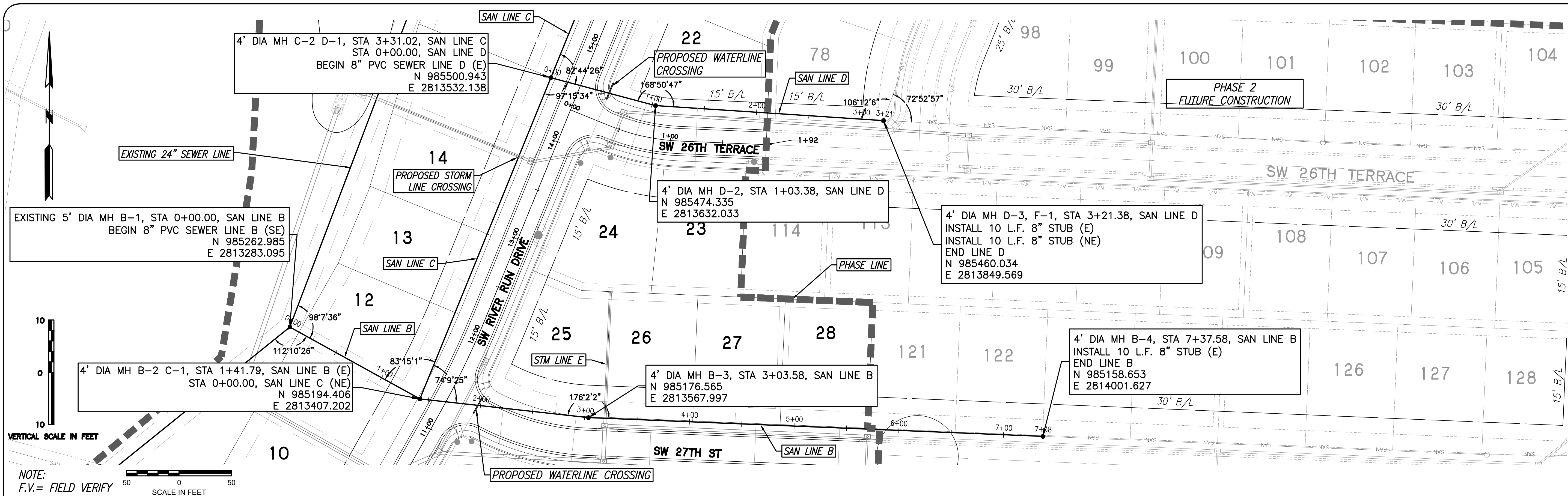
**WHISPERING WOODS - 1ST PLAT
LOTS 1 THRU 33
LEE'S SUMMIT, JACKSON COUNTY, MO
SANITARY SEWER PLANS
PLAN & PROFILE**

DESIGNED	BLC
DRAWN	JRT
SCALE	
NOTED	
DATE	09-01-2017
JOB NO.	04078
SHEET	5 OF 10

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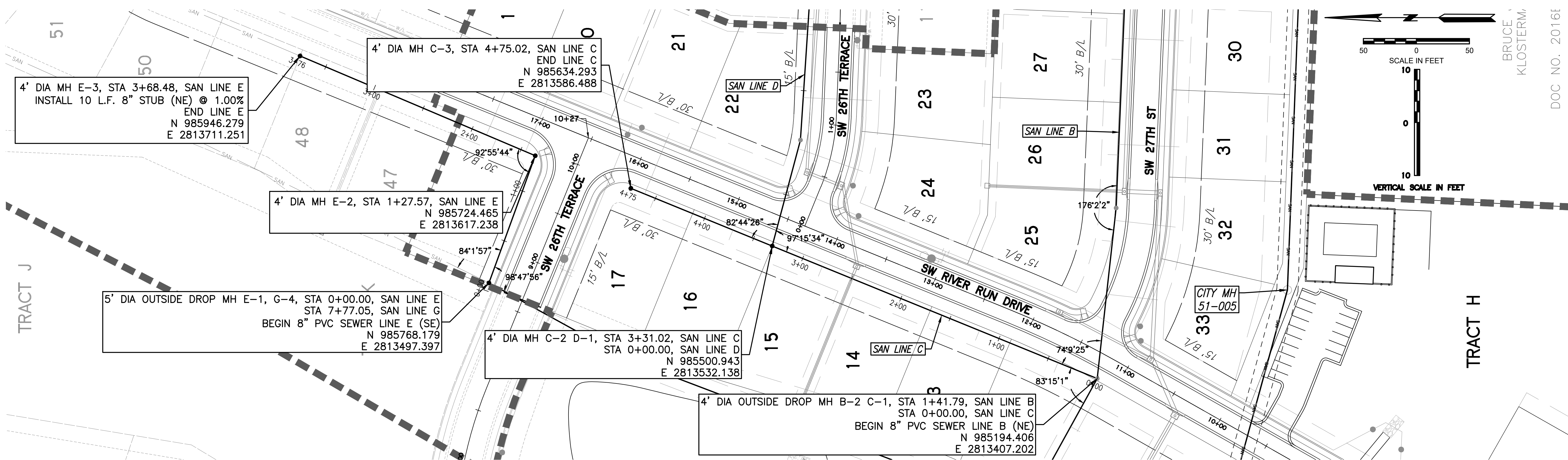
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DESIGNER: BLG
 DRAWN: JRT
 SCALE: NOTED
 DATE: 09-01-2017
 JOB NO: 04078
 SHEET: 10

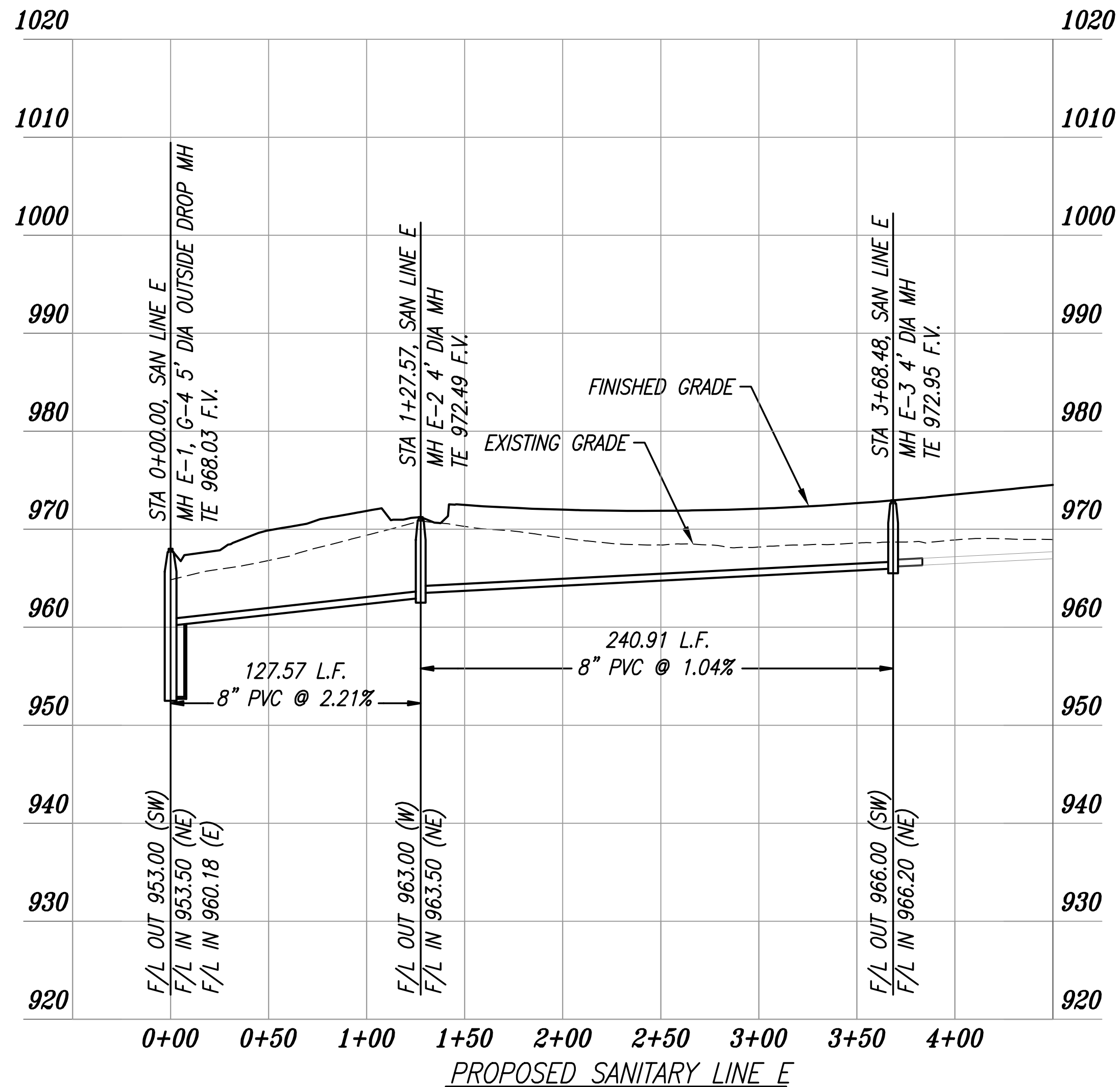
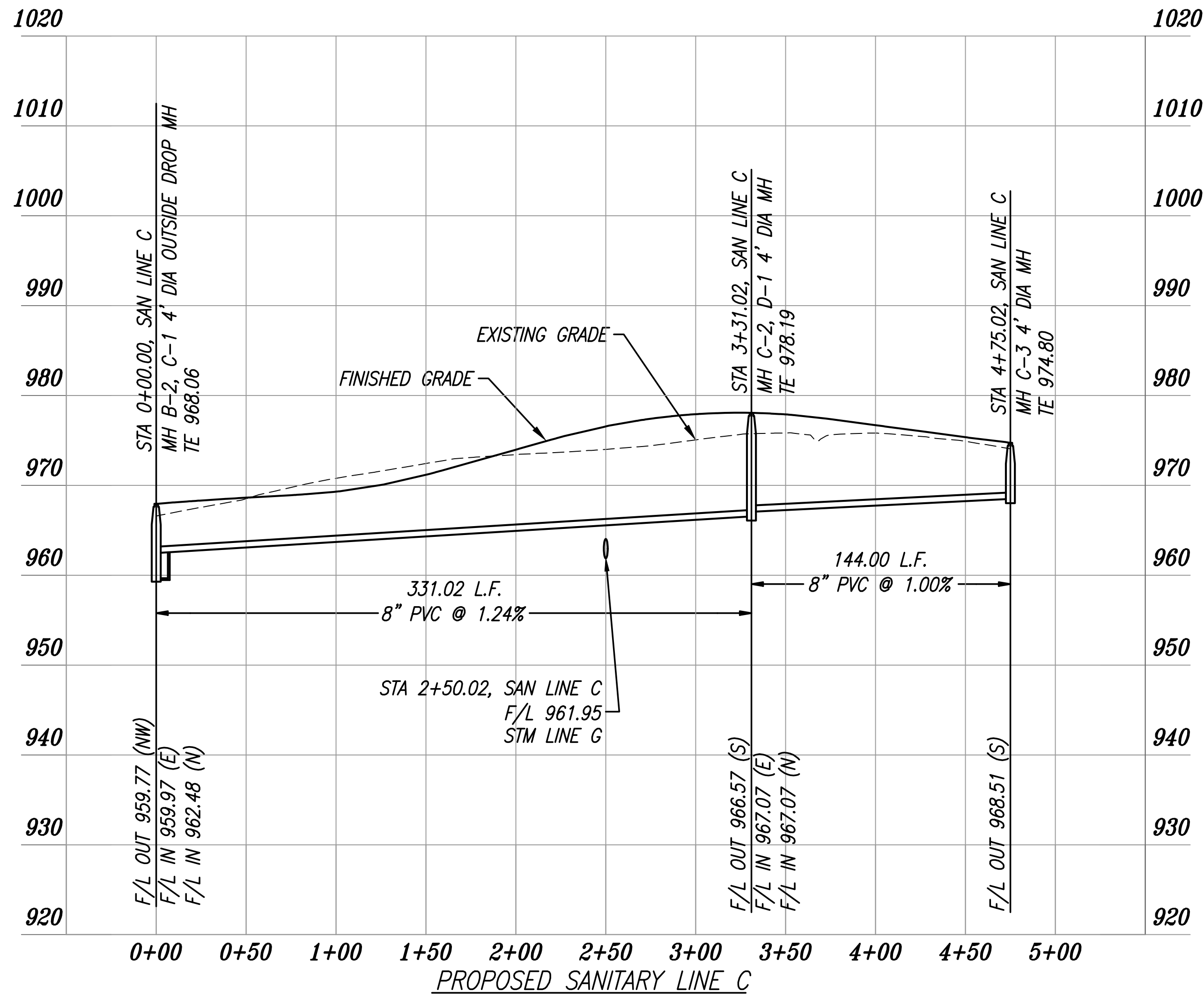
WHISPERING WOODS - 1ST PLAT
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 SANITARY SEWER PLANS
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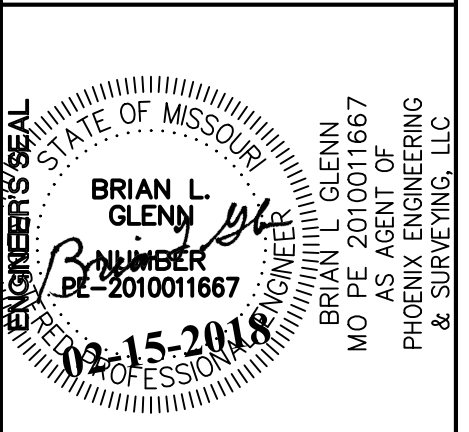
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NOTE:
F.V.= FIELD VERIFY



BRUCE KLOSTERM.
DOC NO. 20161



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**WHISPERING WOODS - 1ST PLAT
LOTS 1 THRU 33
SANTARY SEWER PLANS
PLAN & PROFILE**

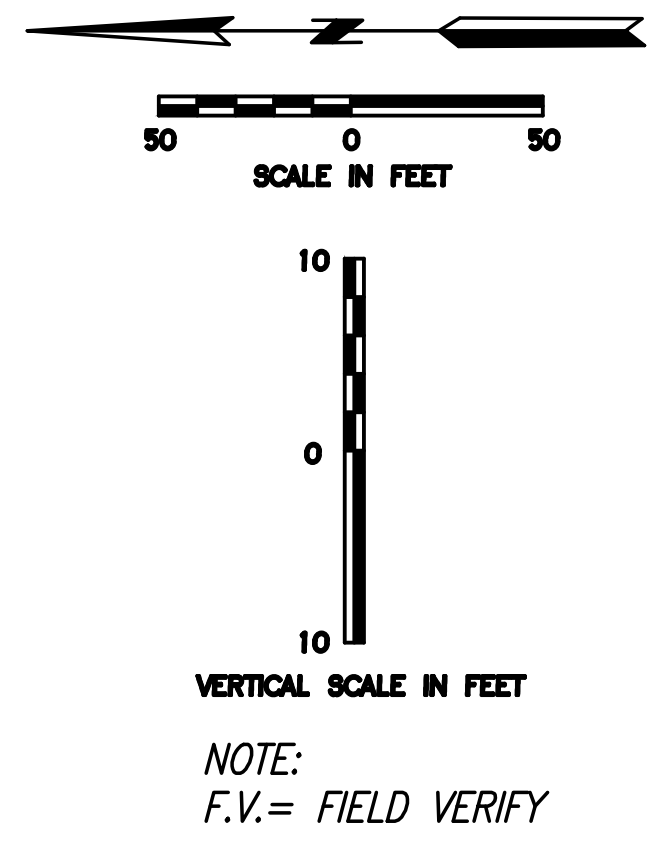
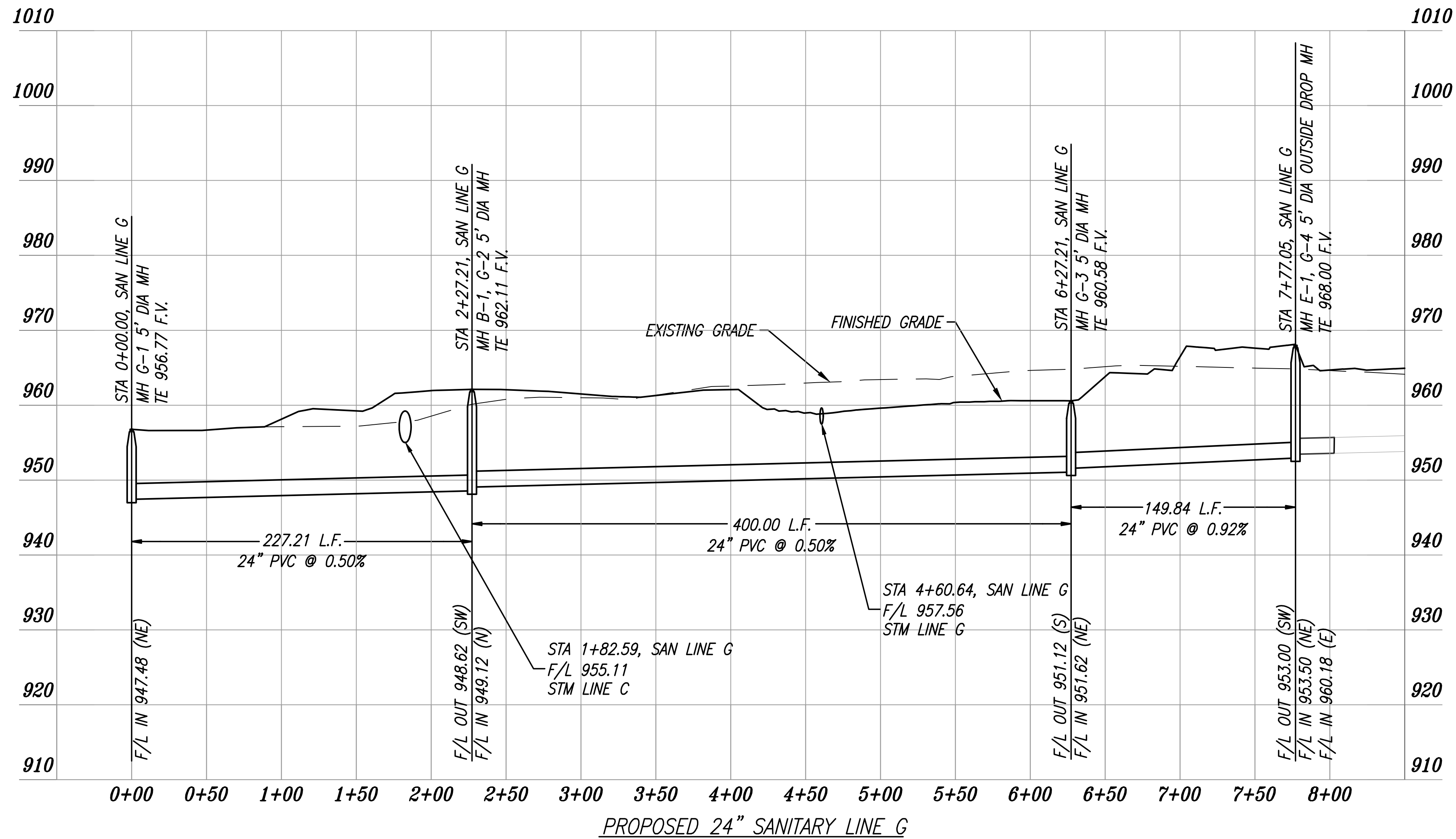
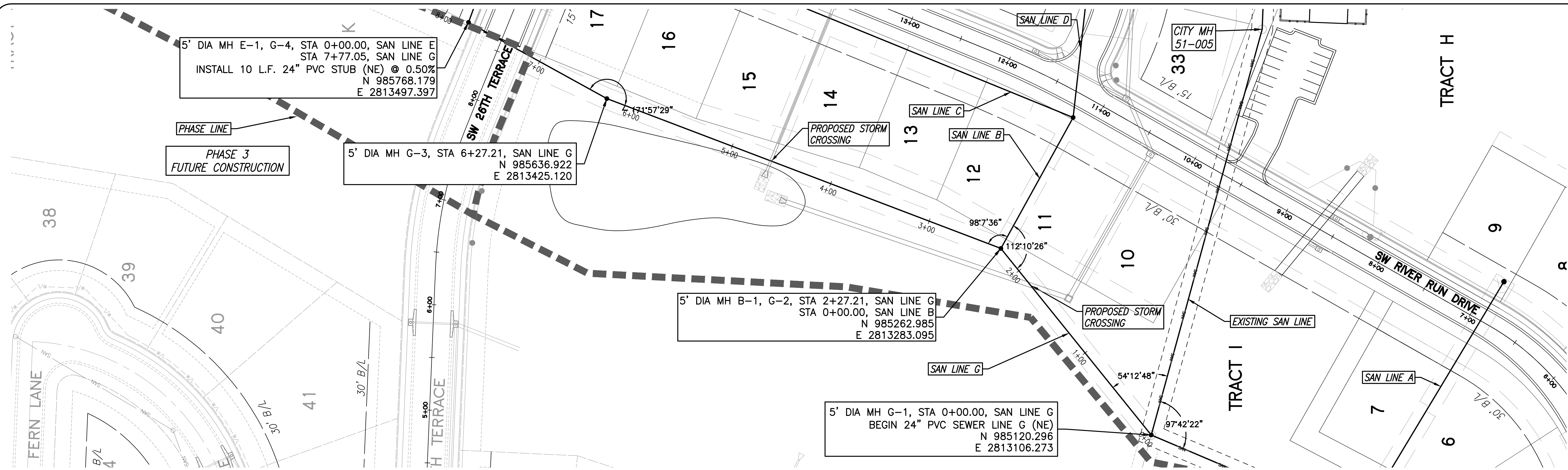
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DRAWN	JRT
SCALE	AS SHOWN
NOTED	
DATE	09-01-2017
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SHEET	9 OF 10

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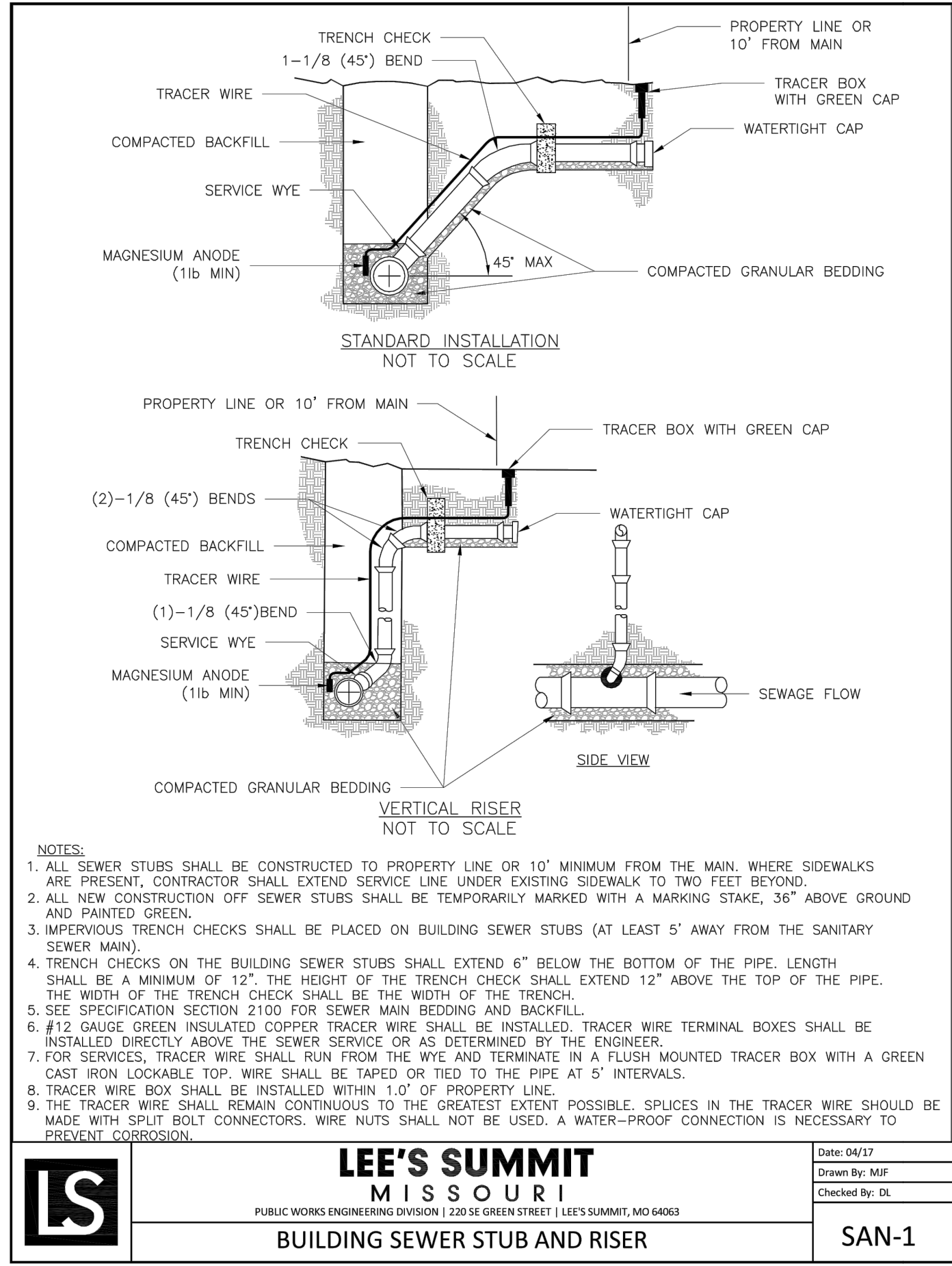
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REVISED 02-15-2018 PER CITY COMMENTS



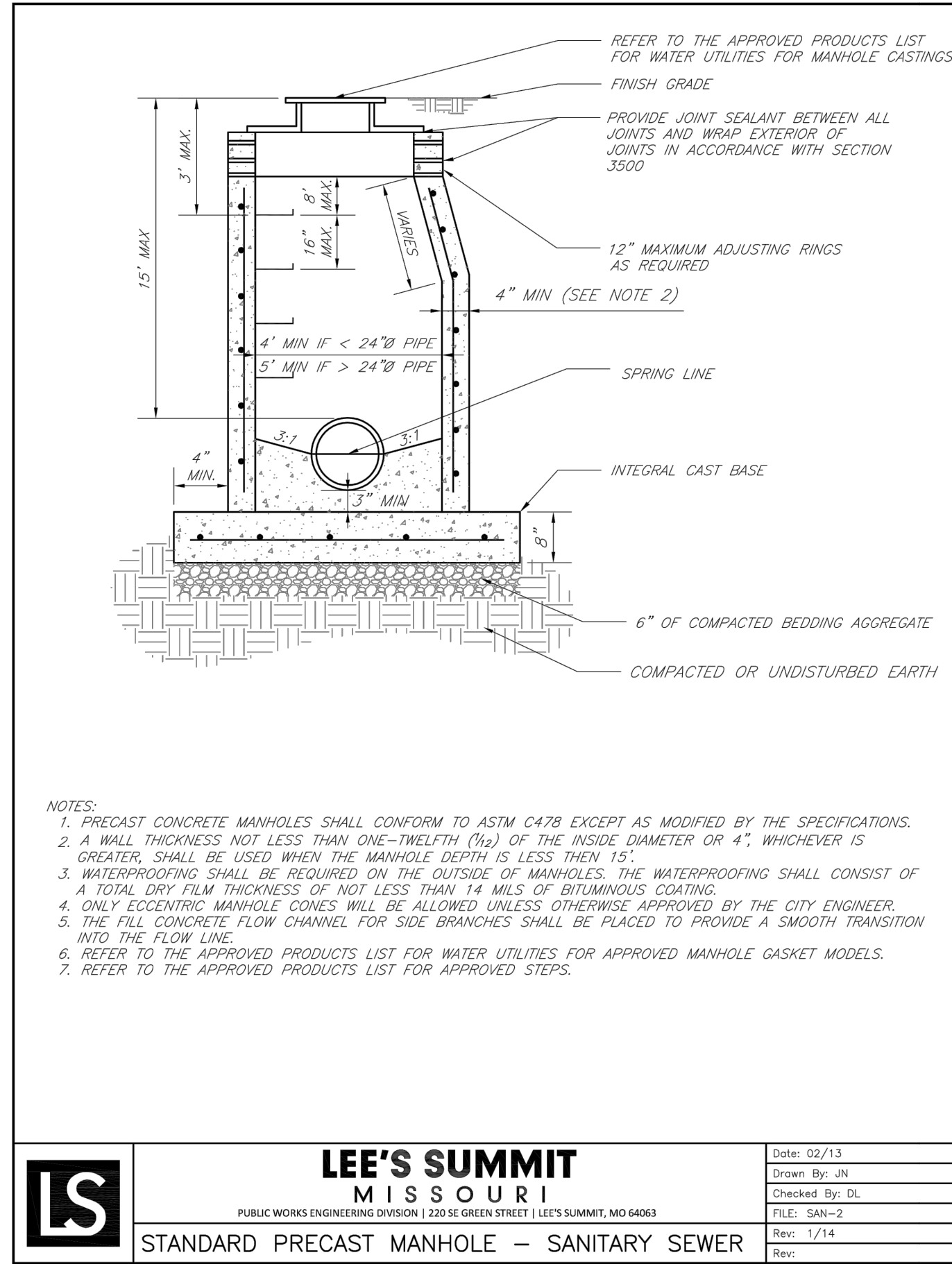
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 SANITARY SEWER PLANS
 PLAN & PROFILE**

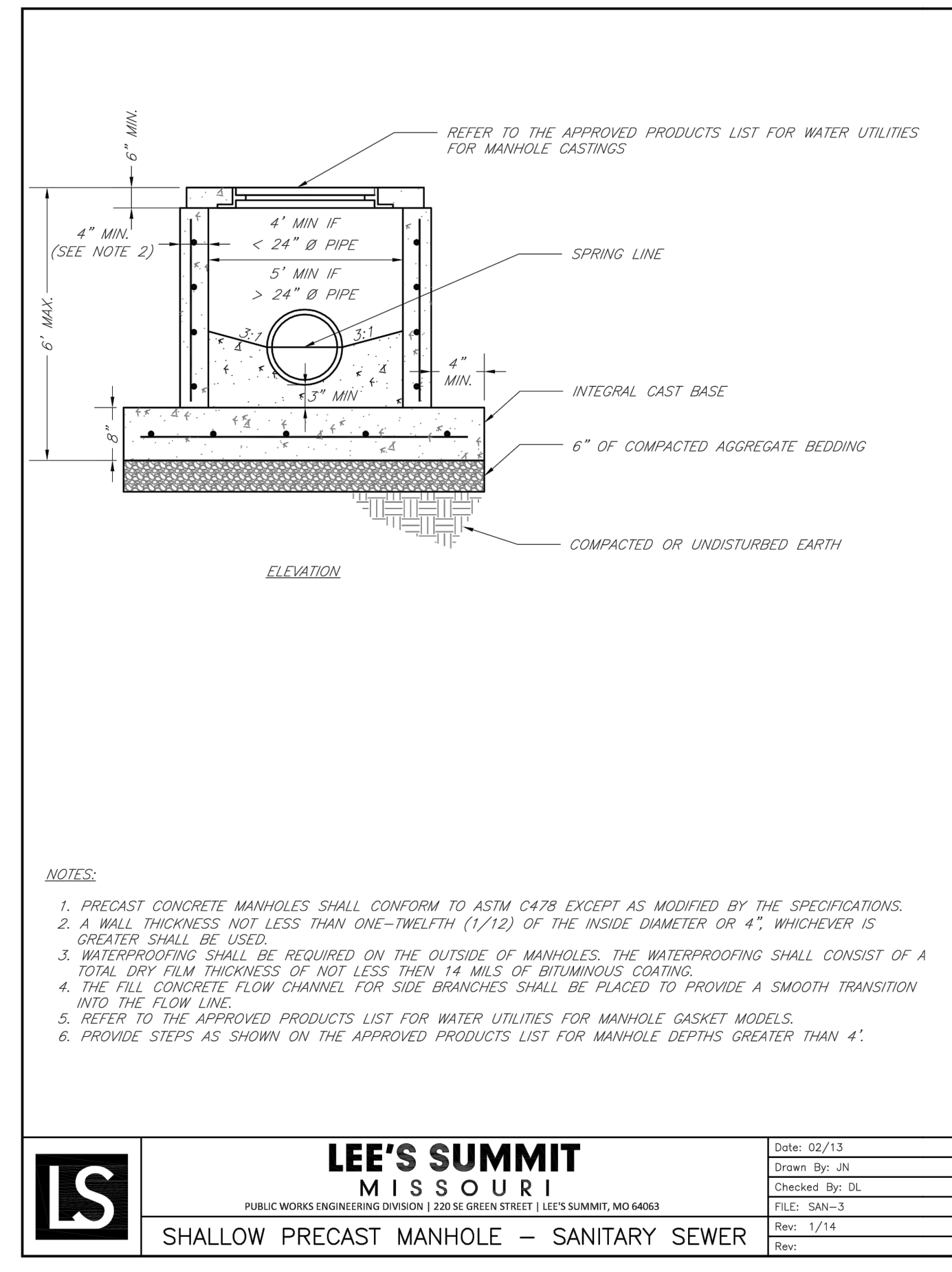
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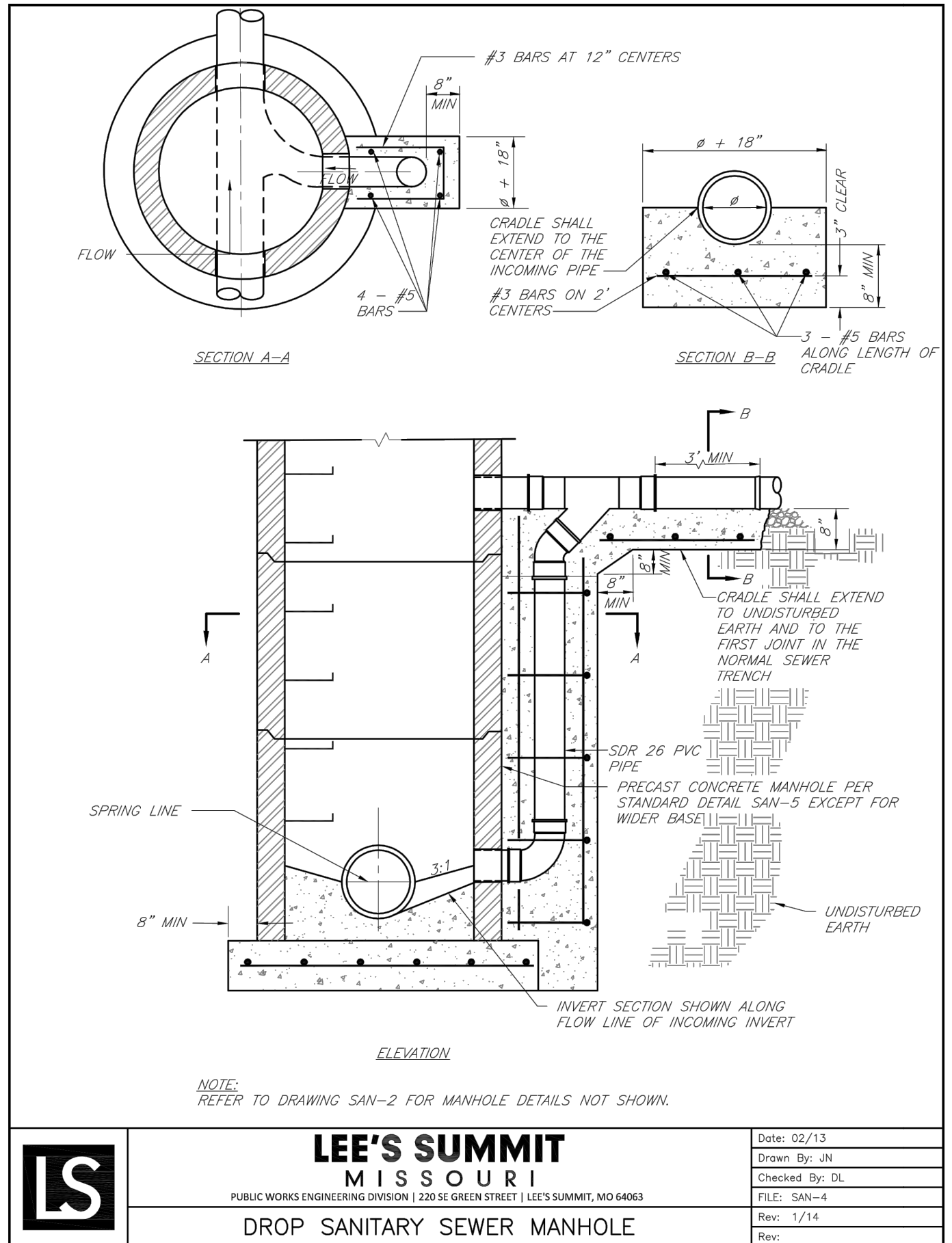
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	BUILDING SEWER STUB AND RISER	Drawn By: JN
		Checked By: DL
		FILE: SAN-1
		Rev: 1/14
		Rev:



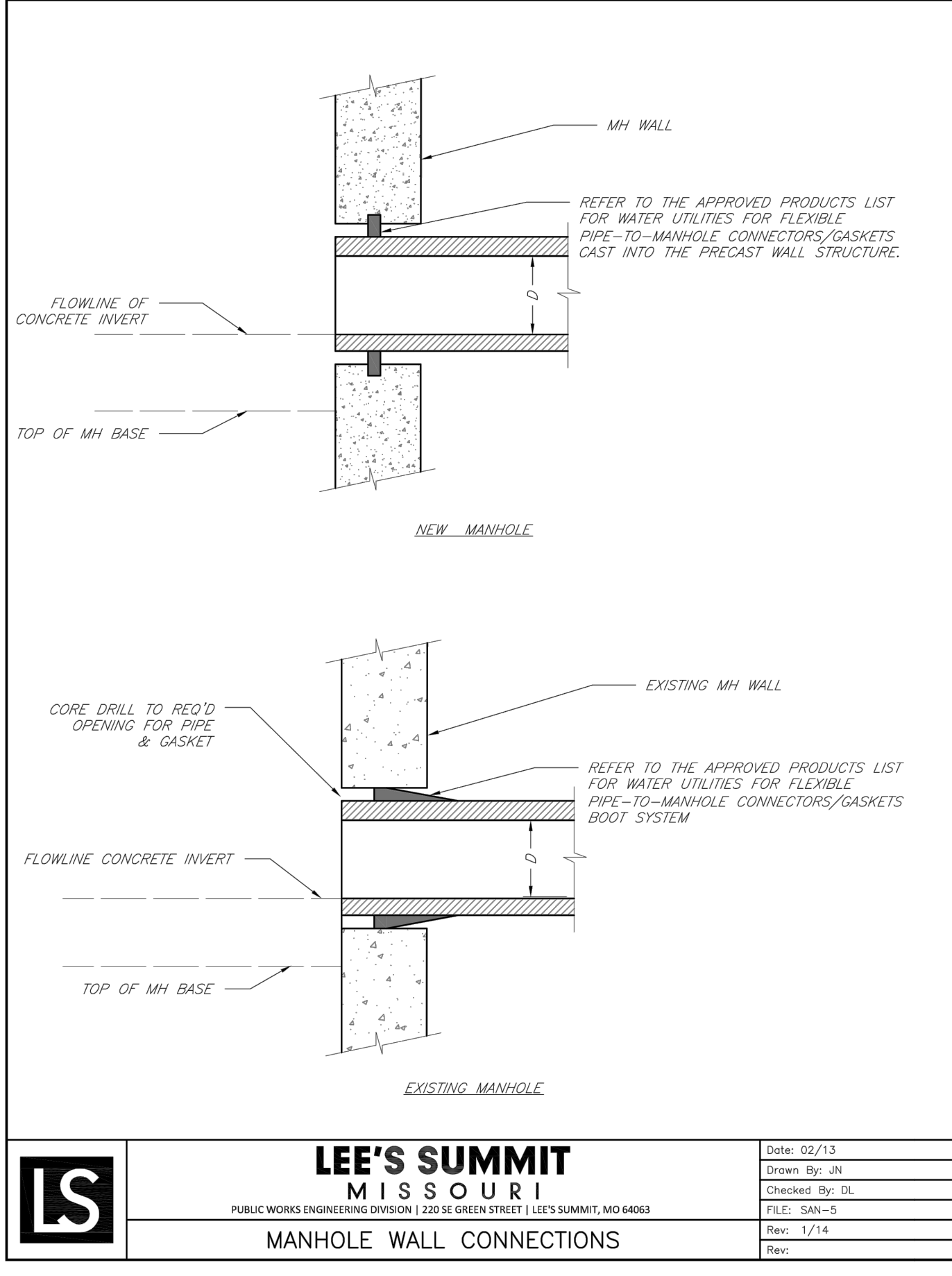
LS	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	Date: 02/13
	STANDARD PRECAST MANHOLE - SANITARY SEWER	Drawn By: JN
		Checked By: DL
		FILE: SAN-2
		Rev: 1/14
		Rev:



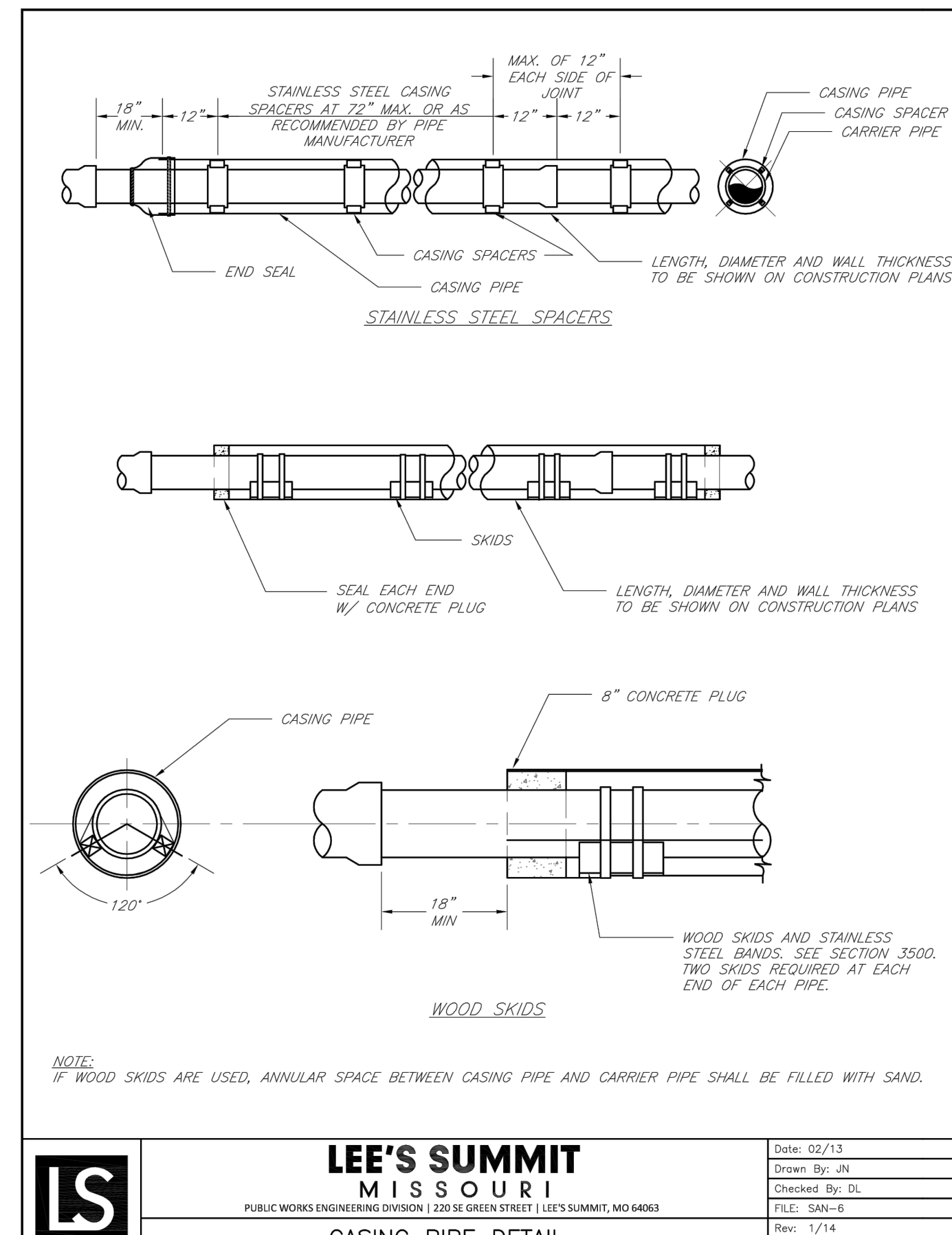
LS	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	Date: 02/13
	SHALLOW PRECAST MANHOLE - SANITARY SEWER	Drawn By: JN
		Checked By: DL
		FILE: SAN-3
		Rev: 1/14
		Rev:



LS	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	Date: 02/13
	DROP SANITARY SEWER MANHOLE	Drawn By: JN
		Checked By: DL
		FILE: SAN-4
		Rev: 1/14
		Rev:



LS	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	Date: 02/13
	MANHOLE WALL CONNECTIONS	Drawn By: JN
		Checked By: DL
		FILE: SAN-5
		Rev: 1/14
		Rev:



LS	LEE'S SUMMIT MISSOURI PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	Date: 02/13
	CASING PIPE DETAIL	Drawn By: JN
		Checked By: DL
		FILE: SAN-6
		Rev: 1/14
		Rev:

REVISION
 REVISED 02-15-2018 PER CITY COMMENTS
 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 BE USED FOR ANY PART OR PARTS OF THE ENGINEERING OR SURVEYING PROJECT.
 PHOENIX ENGINEERING & SURVEYING, LLC
 3855 S. NORTHERN BLVD.
 INDEPENDENCE, MO 64062
 (816) 743-9000 FAX: (816) 743-9700
 ENGINEERING CERTIFICATE NO.: MO E-2000151302-D
 SURVEYING CERTIFICATE NO.: MO LS-2000151303-D
 KS: E-833
 KS: LS-138
 DESIGNED
 BLC
 DRAWN
 JRT
 SCALE
 NOTED
 DATE
 09-01-2017
 JOB NO.
 04078
 SHEET
 9 of 10
 PHOENIX ENGINEERING & SURVEYING, LLC - 2017

NOTES:

- FOR PIPES LESS THAN 15", T = 6" MIN.
- FOR PIPES 15" THRU 36", T = 8" MIN.
- INTERMEDIATE BELLS SHALL BE ENCASED.
- REINFORCING STEEL SHALL BE #4 @ 12" O.C. EACH WAY WITH A MINIMUM REBAR LAP OF 12".

LS	LEE'S SUMMIT MISSOURI	Date: 02/13
	PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	Drawn By: JN
	SANITARY PIPE ENCASEMENT	Checked By: DL
		FILE: SAN-7
		Rev: 1/14
		Rev:

SUBSTITUTE "SEWER" IN LIEU OF "STORM"

STANDARD 24" MANHOLE COVER
MINIMUM WEIGHT = 160 LB
NOTE: PICK HOLES NOT SHOWN

*COVER AND FRAME MODEL INFORMATION REFER TO
THE STORMWATER APPROVED PRODUCT LIST.

LS	LEE'S SUMMIT MISSOURI	Date: 04/17
	PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	Drawn By: MJF
	STORM MANHOLE COVER DETAIL	Checked By: DL
		STM-6

NOTES:

- FLOWABLE FILL SHALL MEET THE REQUIREMENTS OF THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL.
- REGULAR BACKFILL ABOVE THE TRENCH CHECK SHALL BE FREE OF DEBRIS, ORGANIC MATTER, AND STONES > 6" IN ANY DIMENSION.
- TOP OF FLOWABLE BACKFILL SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE.
- LENGTH OF TRENCH CHECK SHALL BE A MINIMUM OF 12".

LS	LEE'S SUMMIT MISSOURI	Date: 02/13
	PUBLIC WORKS ENGINEERING DIVISION 220 SE GREEN STREET LEE'S SUMMIT, MO 64063	Drawn By: JN
	TRENCH CHECK	Checked By: DL
		FILE: WAT-6
		Rev: 1/14
		Rev:

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

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

**PHOENIX ENGINEERING
& SURVEYING, LLC**

3865 S. NORTHERN BLVD.
INDEPENDENCE, MO, 64052
(816) 743-9000 FAX: (816) 743-9700
ENGINEERING CERTIFICATE NO: MO E-2000151302-D
SURVEYING CERTIFICATE NO: MO LS-2000151303-D

KS: E-853
KS: LS-138

STATE OF MISSOURI
ENGINEER'S SEAL
BRIAN L. GLENN
NUMBER
PE-2010011667
02-15-2018

REVISION
REVISED 02-15-2018 PER CITY COMMENTS

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