

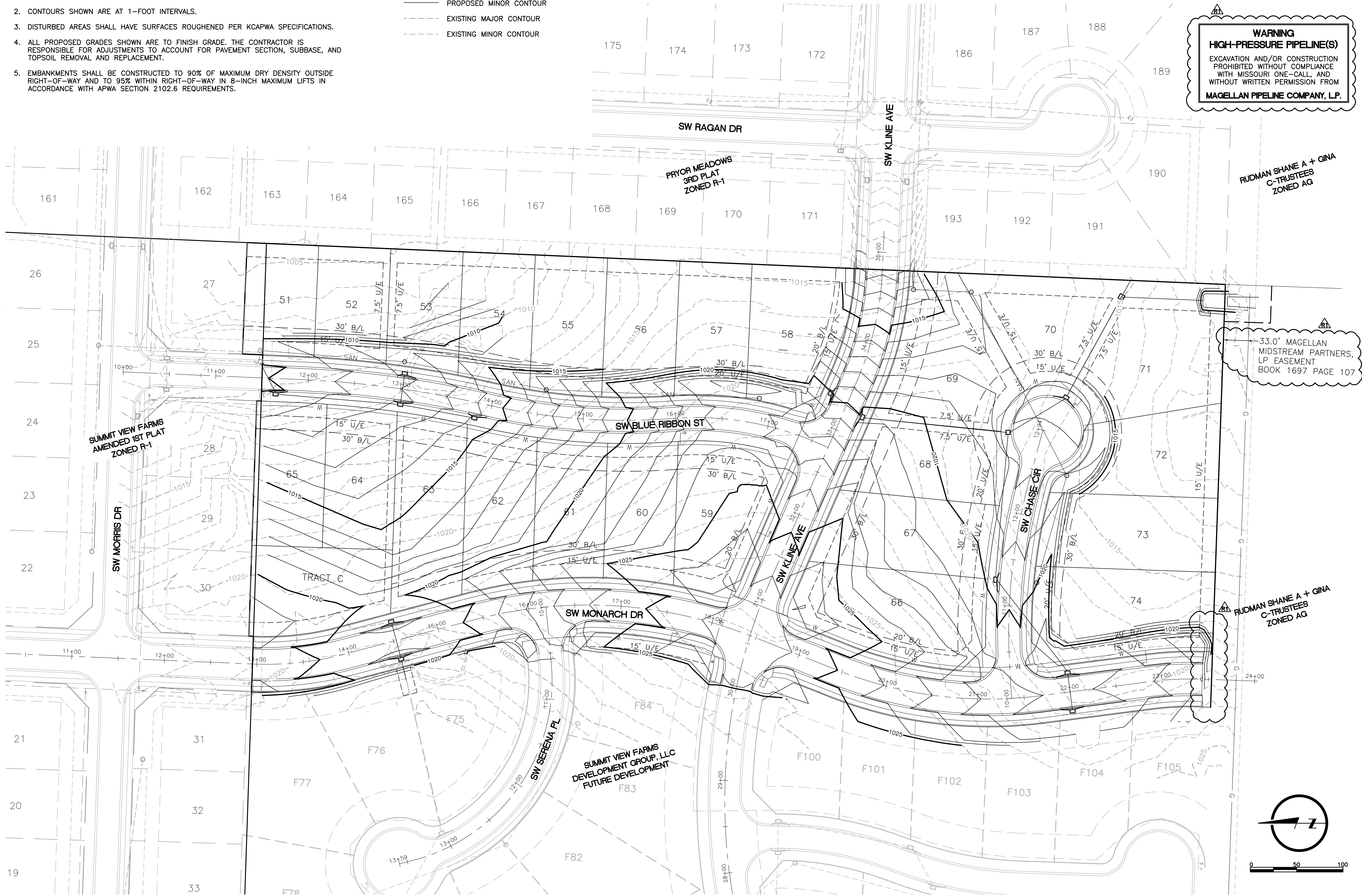
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GENERAL NOTES:

1. SLOPES SHALL BE GRADED AS SHOWN ON THE PLANS WITH A MAXIMUM SLOPE OF 3:1 UNLESS NOTED OTHERWISE.
2. CONTOURS SHOWN ARE AT 1-FOOT INTERVALS.
3. DISTURBED AREAS SHALL HAVE SURFACES ROUGHENED PER KCAPWA SPECIFICATIONS.
4. ALL PROPOSED GRADES SHOWN ARE TO FINISH GRADE. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTMENTS TO ACCOUNT FOR PAVEMENT SECTION, SUBBASE, AND TOPSOIL REMOVAL AND REPLACEMENT.
5. EMBANKMENTS SHALL BE CONSTRUCTED TO 90% OF MAXIMUM DRY DENSITY OUTSIDE RIGHT-OF-WAY AND TO 95% WITHIN RIGHT-OF-WAY IN 8-INCH MAXIMUM LIFTS IN ACCORDANCE WITH APWA SECTION 2102.6 REQUIREMENTS.

LEGEND

- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

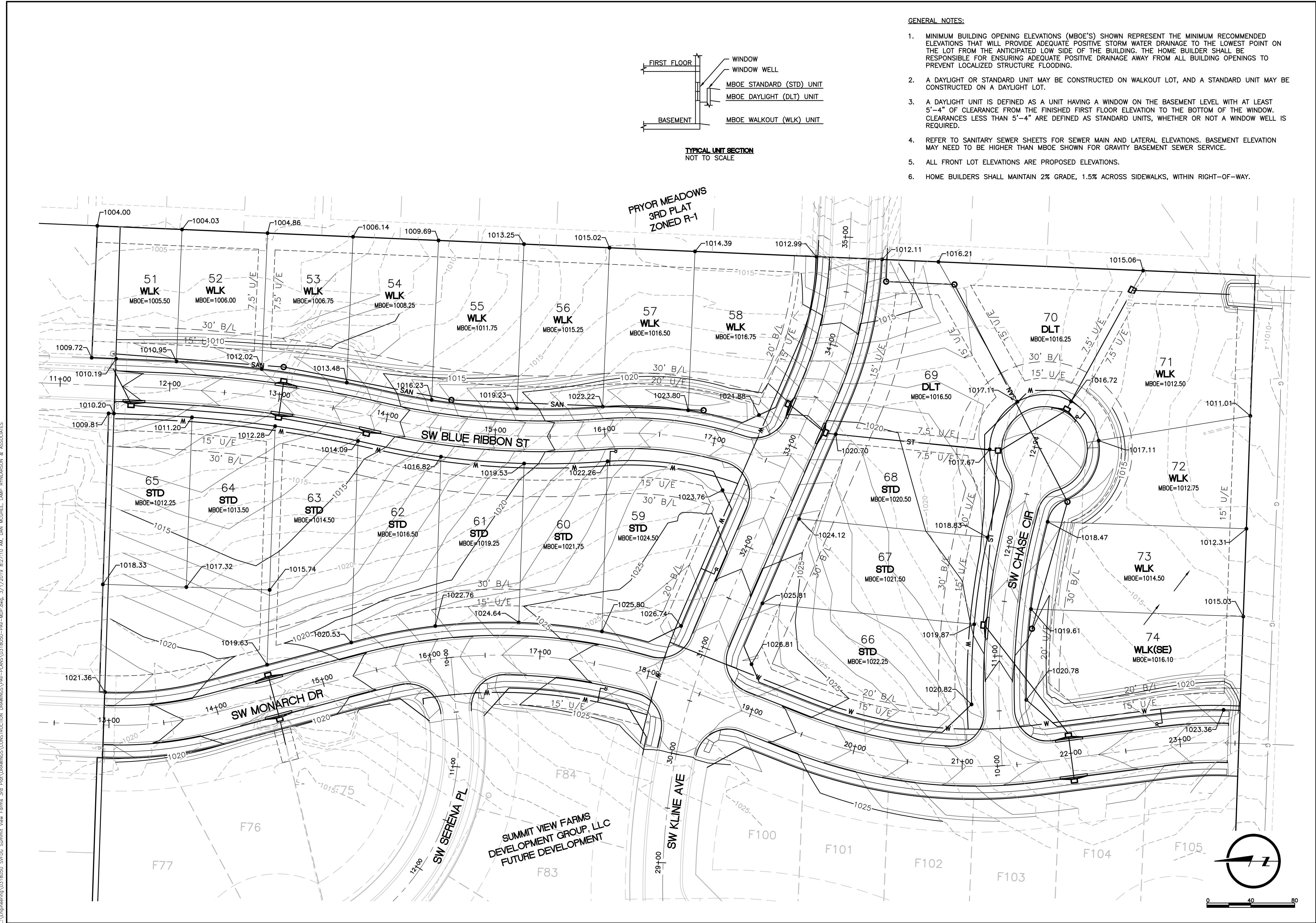


WARNING
HIGH-PRESSURE PIPELINE(S)
EXCAVATION AND/OR CONSTRUCTION
PROHIBITED WITHOUT COMPLIANCE
WITH MISSOURI ONE-CALL, AND
WITHOUT WRITTEN PERMISSION FROM
MAGELLAN PIPELINE COMPANY, LP.

33.0' MAGELLAN
MIDSTREAM PARTNERS,
LP EASEMENT
BOOK 1697 PAGE 107

DRAWN BY AJM	DESIGNED BY NDM	DATE 10-05-2018	JOB NUMBER-TASKS 031850.01	BOOK AND PAGE
REVISIONS				
09/10/18 - RESUBMITAL PER ADJUSTED LAYOUT				
09/19/18 - RESUBMITAL PER CITY COMMENTS				
03/01/19 - REVISION 1				
9001 State Line Rd., Suite 200 Kansas City, Missouri 64114 www.LRA-inc.com				
LARKIN/ LAMP RYNEARSON				
SUMMIT VIEW FARMS 3RD PLAT LEE'S SUMMIT, MISSOURI				
MASS GRADING, EROSION CONTROL, PAVING, STORM AND SANITARY PLANS				
MASS GRADING PLAN				
LARKIN LAMP RYNEARSON - ENGINEERS NO Certificate of Authority No. 2013011903				
STATE OF MISSOURI MARK DANIEL MCGHEE JR. NUMBER PE-2008019568 PROFESSIONAL ENGINEER 03-01-2019				
MARK DANIEL MCGHEE JR. PE - 2008019568				
SHEET				
04 OF 31				

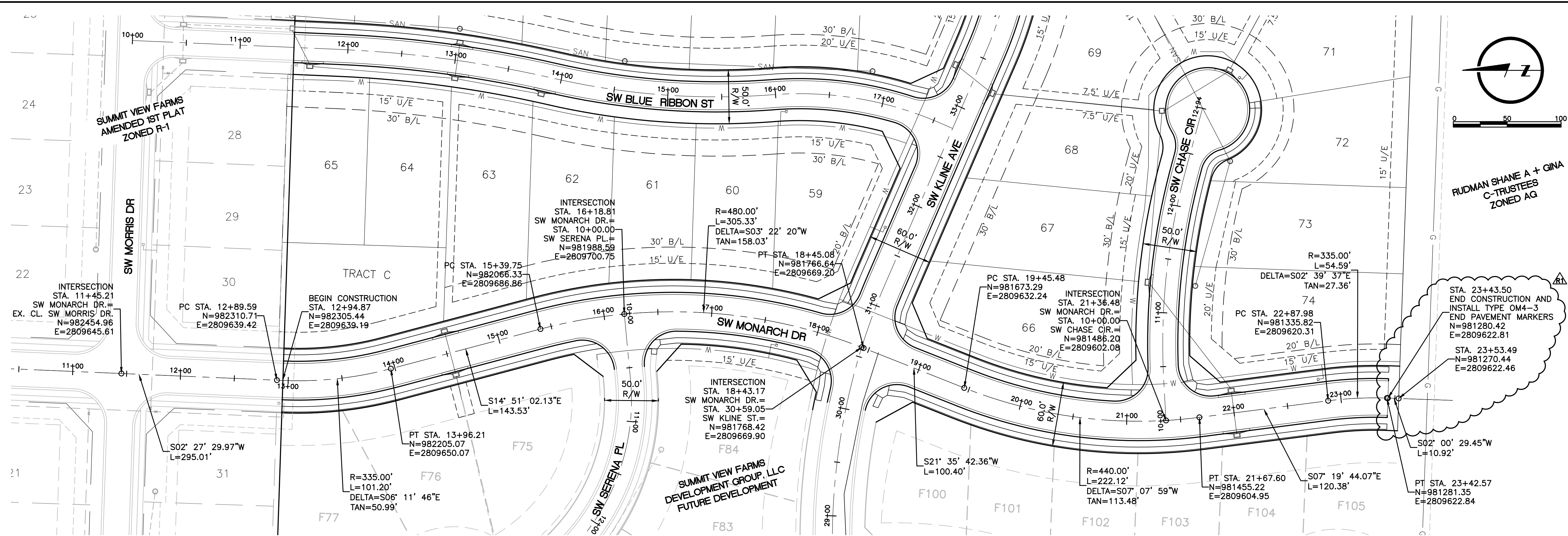
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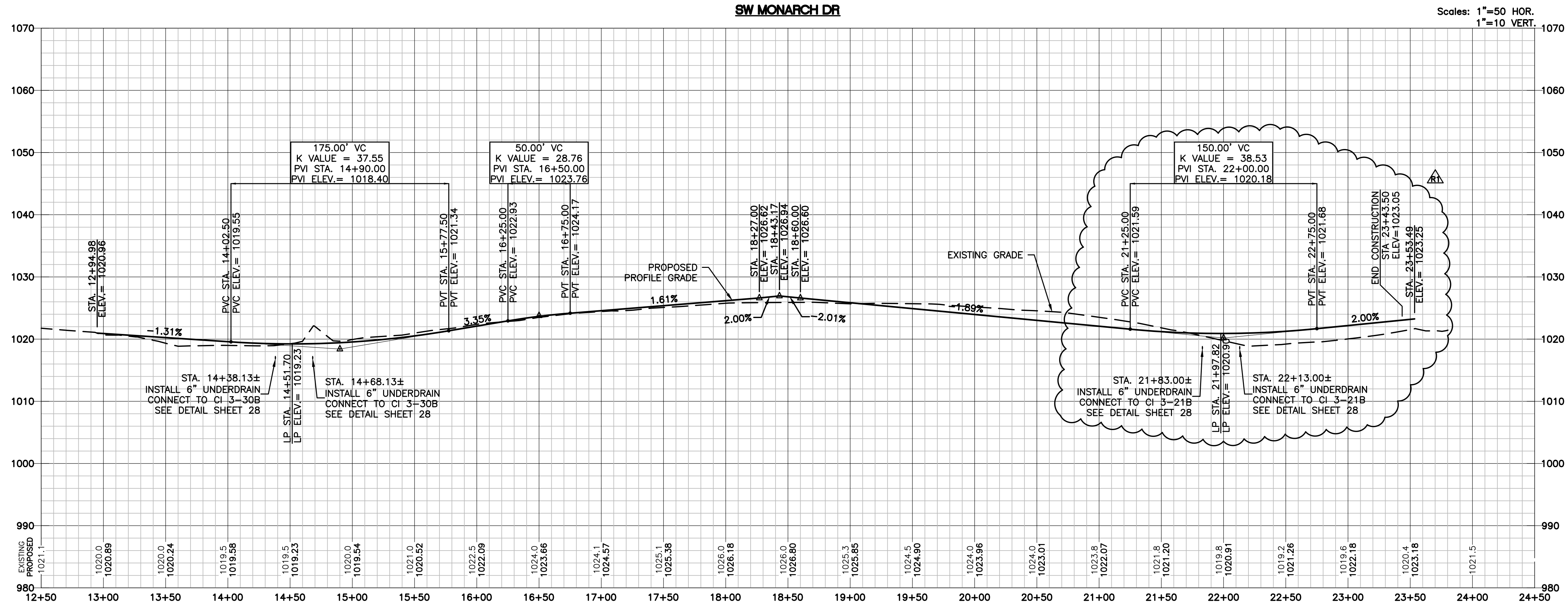
- GENERAL NOTES:
1. MINIMUM BUILDING OPENING ELEVATIONS (MBOE'S) SHOWN REPRESENT THE MINIMUM RECOMMENDED ELEVATIONS THAT WILL PROVIDE ADEQUATE POSITIVE STORM WATER DRAINAGE TO THE LOWEST POINT ON THE LOT FROM THE ANTICIPATED LOW SIDE OF THE BUILDING. THE HOME BUILDER SHALL BE RESPONSIBLE FOR ENSURING ADEQUATE POSITIVE DRAINAGE AWAY FROM ALL BUILDING OPENINGS TO PREVENT LOCALIZED STRUCTURE FLOODING.
 2. A DAYLIGHT OR STANDARD UNIT MAY BE CONSTRUCTED ON WALKOUT LOT, AND A STANDARD UNIT MAY BE CONSTRUCTED ON A DAYLIGHT LOT.
 3. A DAYLIGHT UNIT IS DEFINED AS A UNIT HAVING A WINDOW ON THE BASEMENT LEVEL WITH AT LEAST 5'-4" OF CLEARANCE FROM THE FINISHED FIRST FLOOR ELEVATION TO THE BOTTOM OF THE WINDOW. CLEARANCES LESS THAN 5'-4" ARE DEFINED AS STANDARD UNITS, WHETHER OR NOT A WINDOW WELL IS REQUIRED.
 4. REFER TO SANITARY SEWER SHEETS FOR SEWER MAIN AND LATERAL ELEVATIONS. BASEMENT ELEVATION MAY NEED TO BE HIGHER THAN MBOE SHOWN FOR GRAVITY BASEMENT SEWER SERVICE.
 5. ALL FRONT LOT ELEVATIONS ARE PROPOSED ELEVATIONS.
 6. HOME BUILDERS SHALL MAINTAIN 2% GRADE, 1.5% ACROSS SIDEWALKS, WITHIN RIGHT-OF-WAY.

DESIGNED BY MDM	DATE 10-05-2018	JOB NUMBER-TASKS 0316050.01	BOOK AND PAGE
REVISIONS			
08/19/18 - RESUBMITAL PER ADJUSTED LAYOUT			
09/19/18 - RESUBMITAL PER CITY COMMENTS			
10/05/18 - RESUBMITAL PER CITY COMMENTS			
03/01/19 - REVISION 1			
LARKIN/LAMP RYNEARSON			
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SUMMIT VIEW FARMS 3RD PLAT LEE'S SUMMIT, MISSOURI			
MASS GRADING, EROSION CONTROL, PAVING, STORM AND SANITARY PLANS			
MASTER DRAINAGE PLAN			
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SHEET			
13 OF 31			

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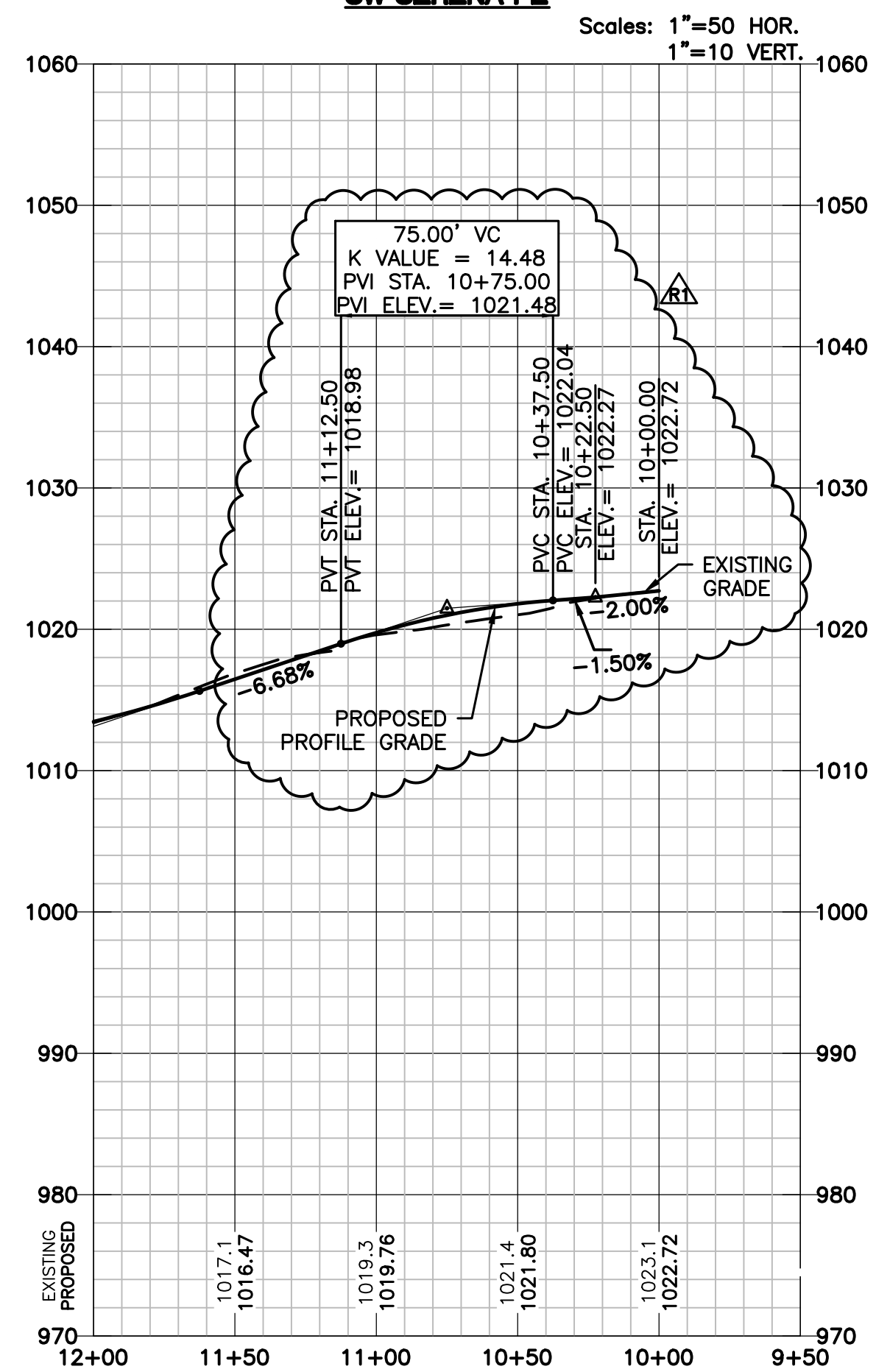
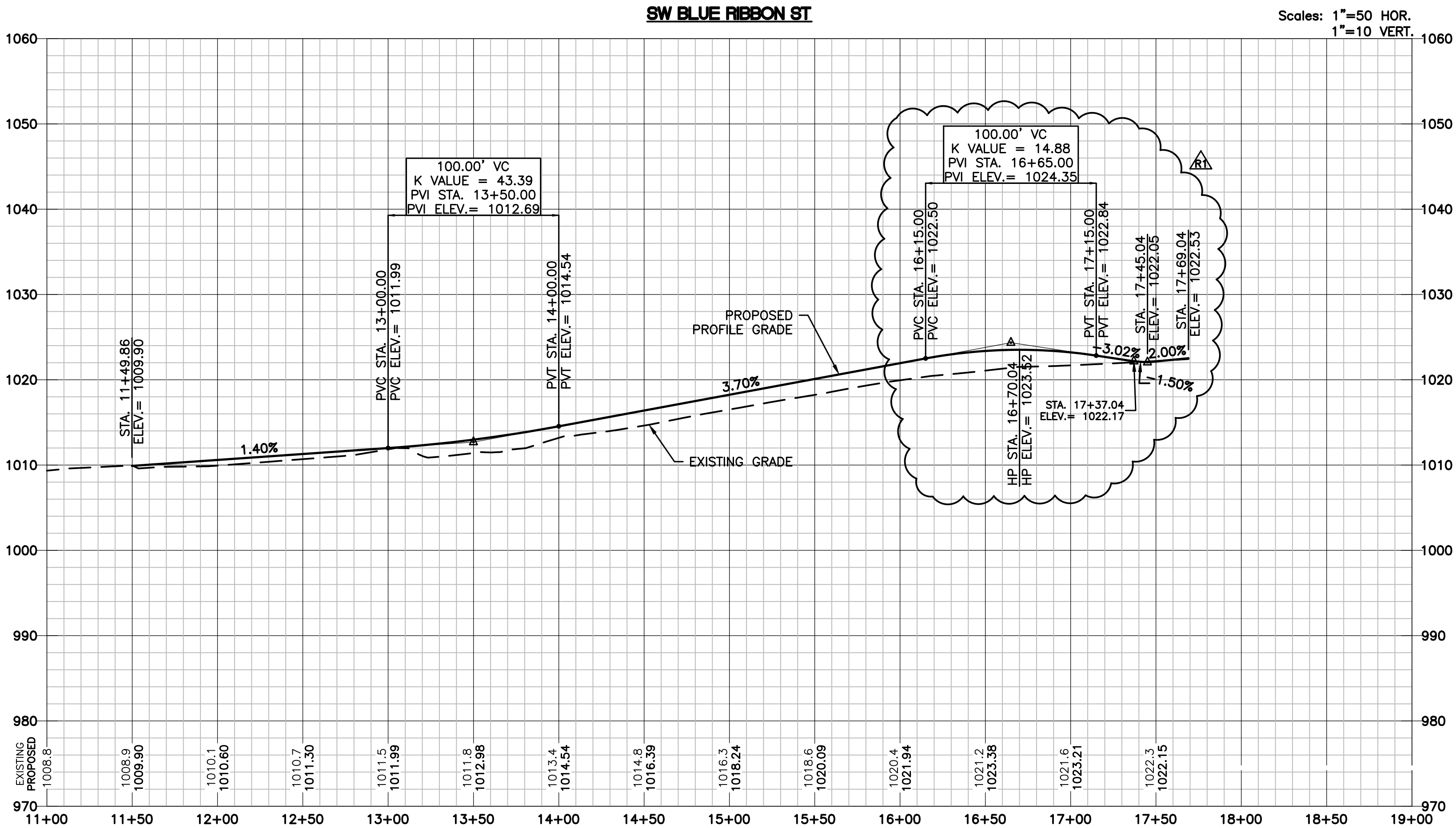
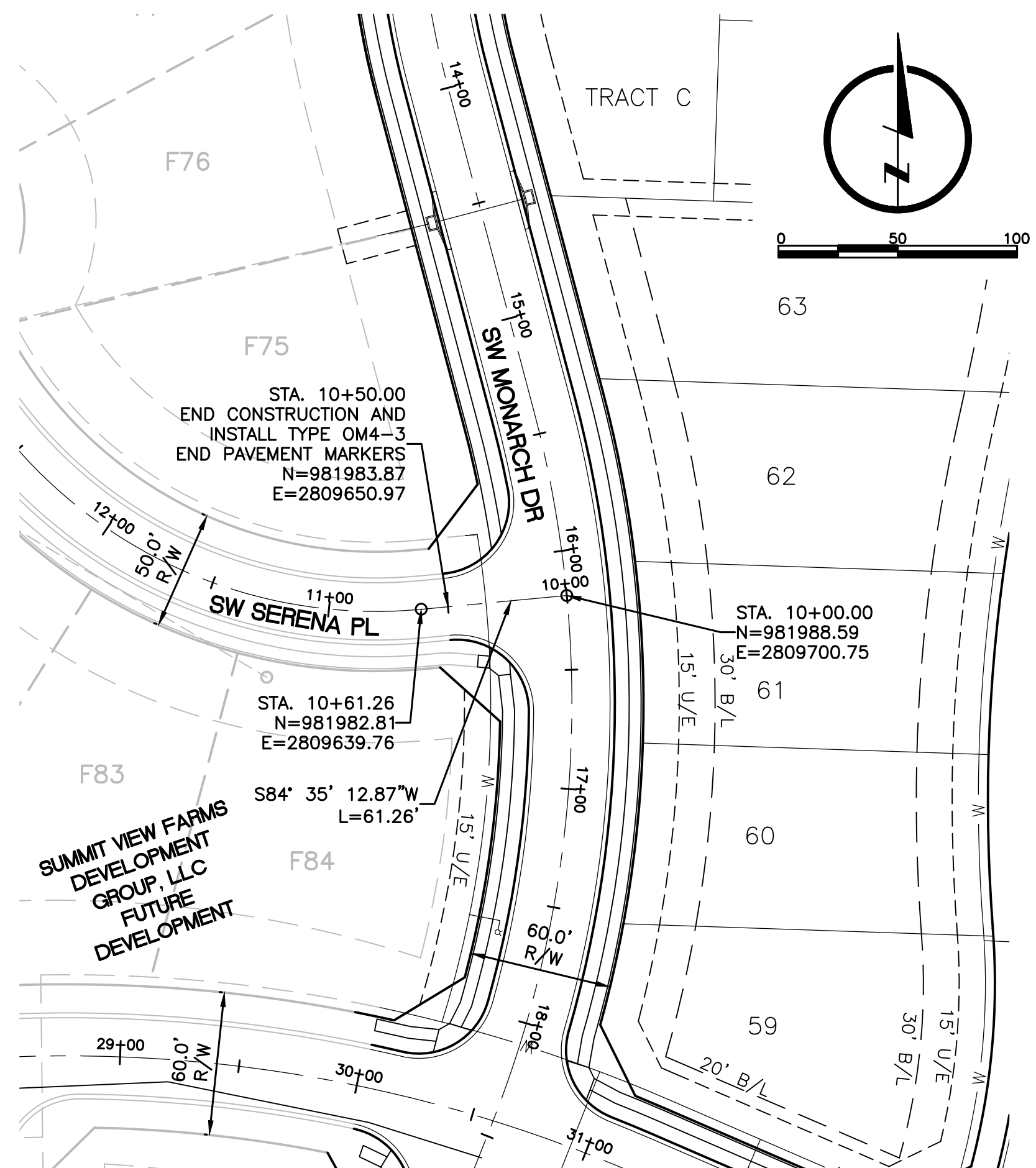
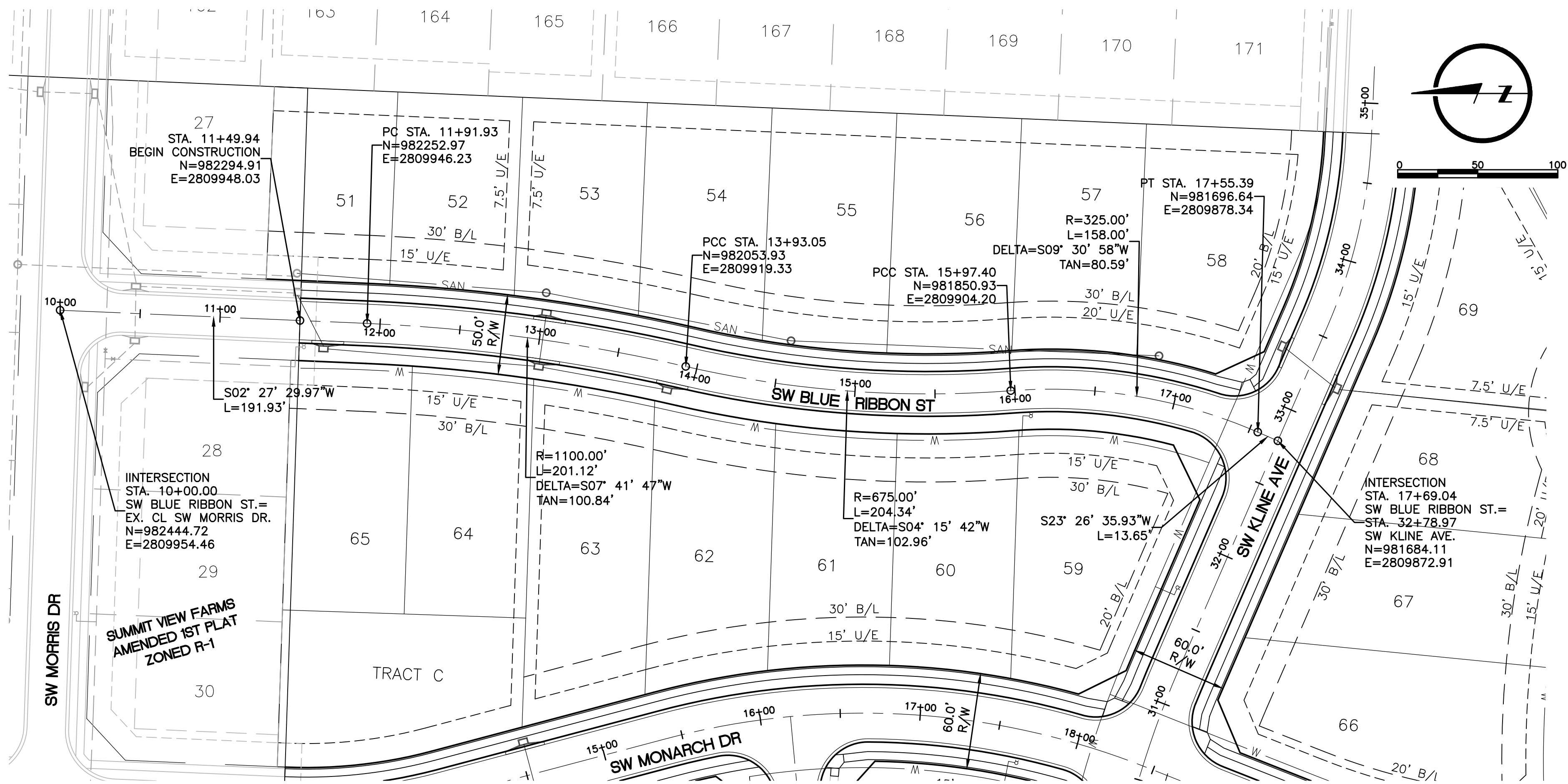
SW MONARCH DR



Scales: 1"=50 HOR.
1"=10 VERT.

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REVISIONS				
08/19/18 - RESUBMITAL PER ADJUSTED LAYOUT				
09/19/18 - RESUBMITAL PER CITY COMMENTS				
03/01/19 - REVISION 1				
9001 State Line Rd., Suite 200, 816.961.0440 P Kansas City, Missouri 64114 816.961.0045 F www.LRA-inc.com				
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SUMMIT VIEW FARMS 3RD PLAT LEE'S SUMMIT, MISSOURI				
MASS GRADING, EROSION CONTROL, PAVING, STORM AND SANITARY PLANS SW MONARCH DRIVE STREET PLAN/PROFILE SHEET				
LARKIN LAMP RYNEARSON - ENGINEERS MIO Certificate of Authority No. 2013011903				
STATE OF MISSOURI MARK DANIEL MCGHEE JR. REGISTERED PROFESSIONAL ENGINEER NUMBER PE-2008019568 03-01-2019				
MARK DANIEL MCGHEE JR. PE - 2008019568				
SHEET				
15 OF 31				

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MASS GRADING, EROSION CONTROL,
PAVING, STORM AND SANITARY PLANS
SW BLUE RIBBON STREET
STREET PLAN/PROFILE SHEET

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LMO Certificate of Authority No. 2013011903



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PE - 2008019568

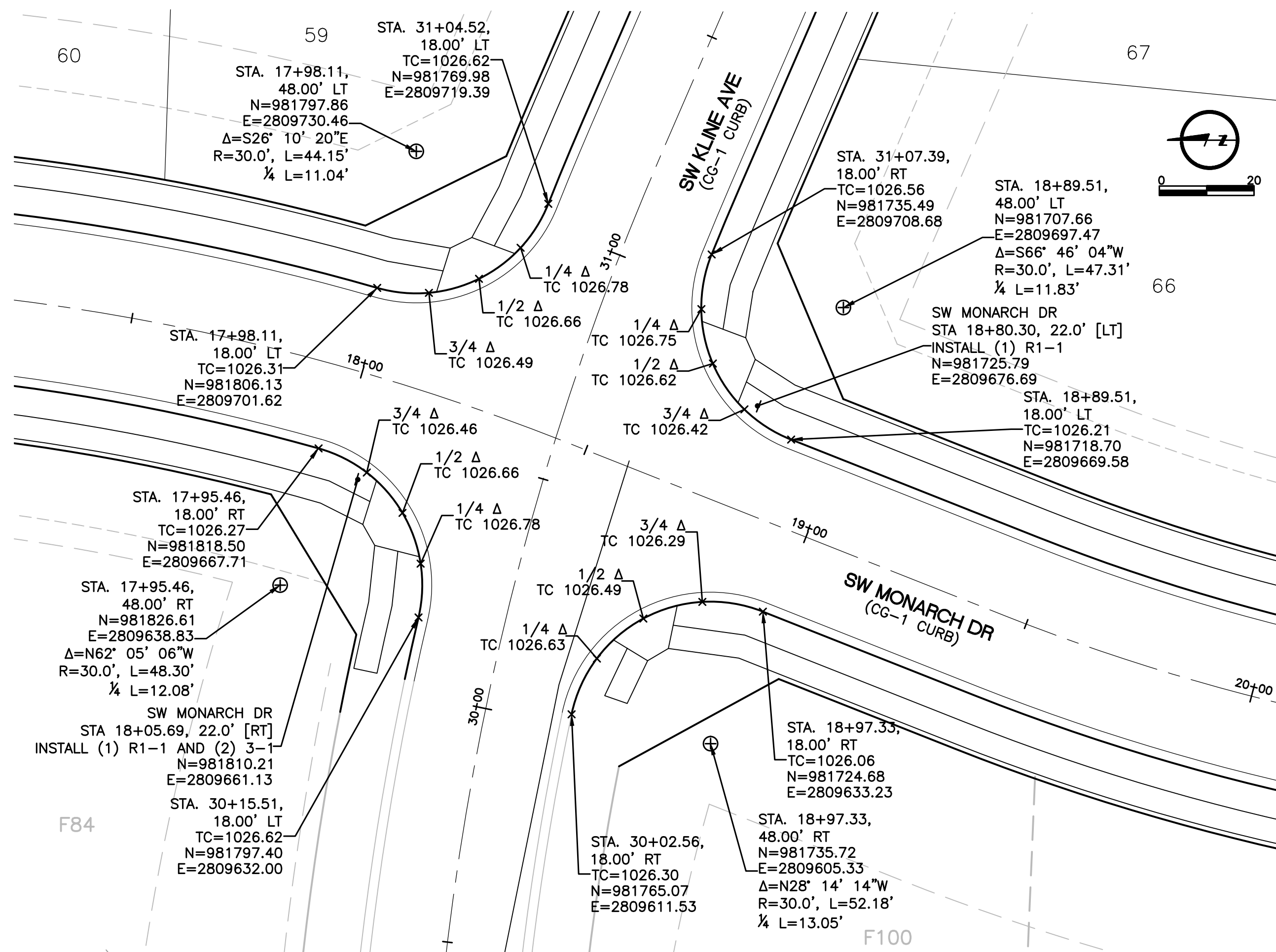
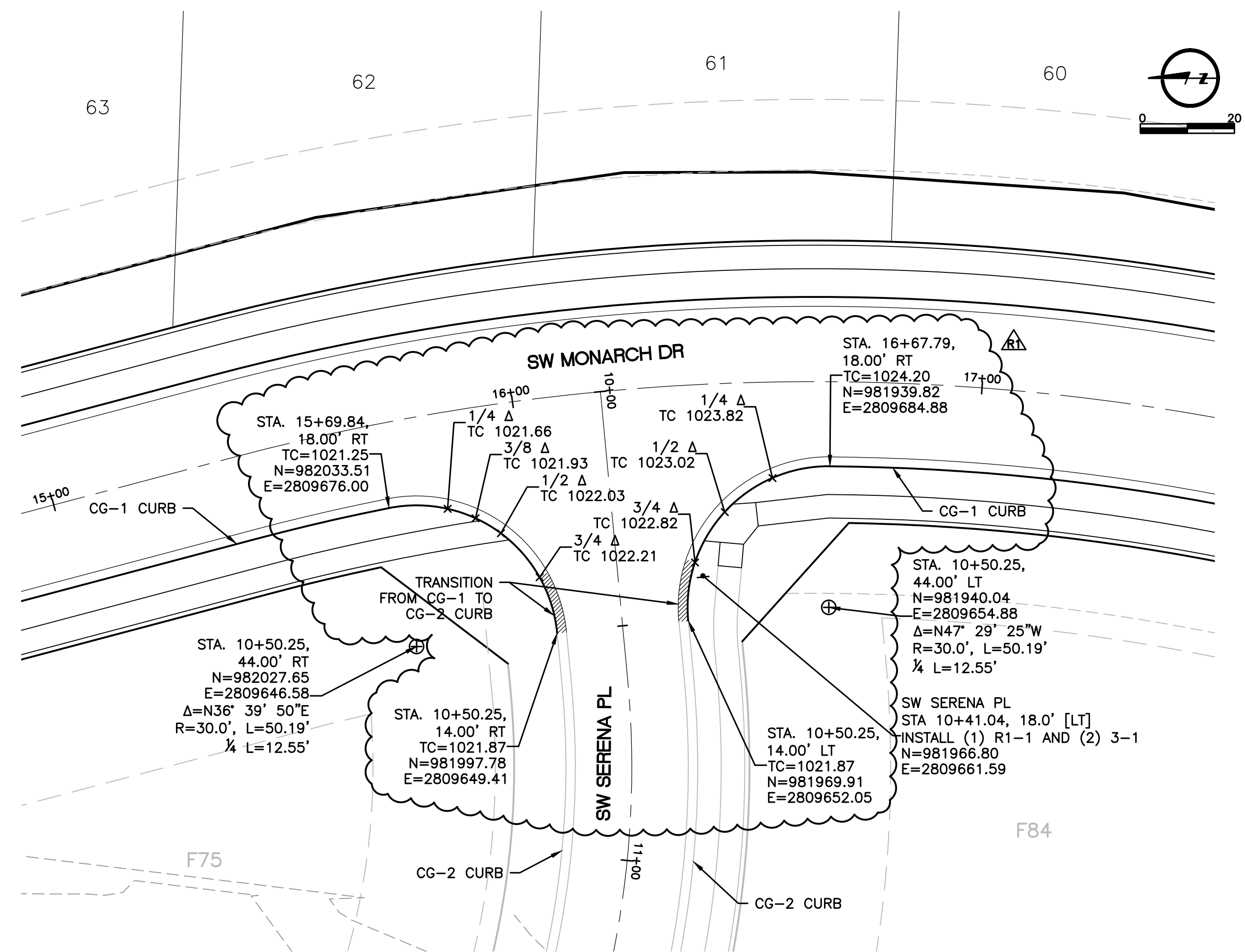
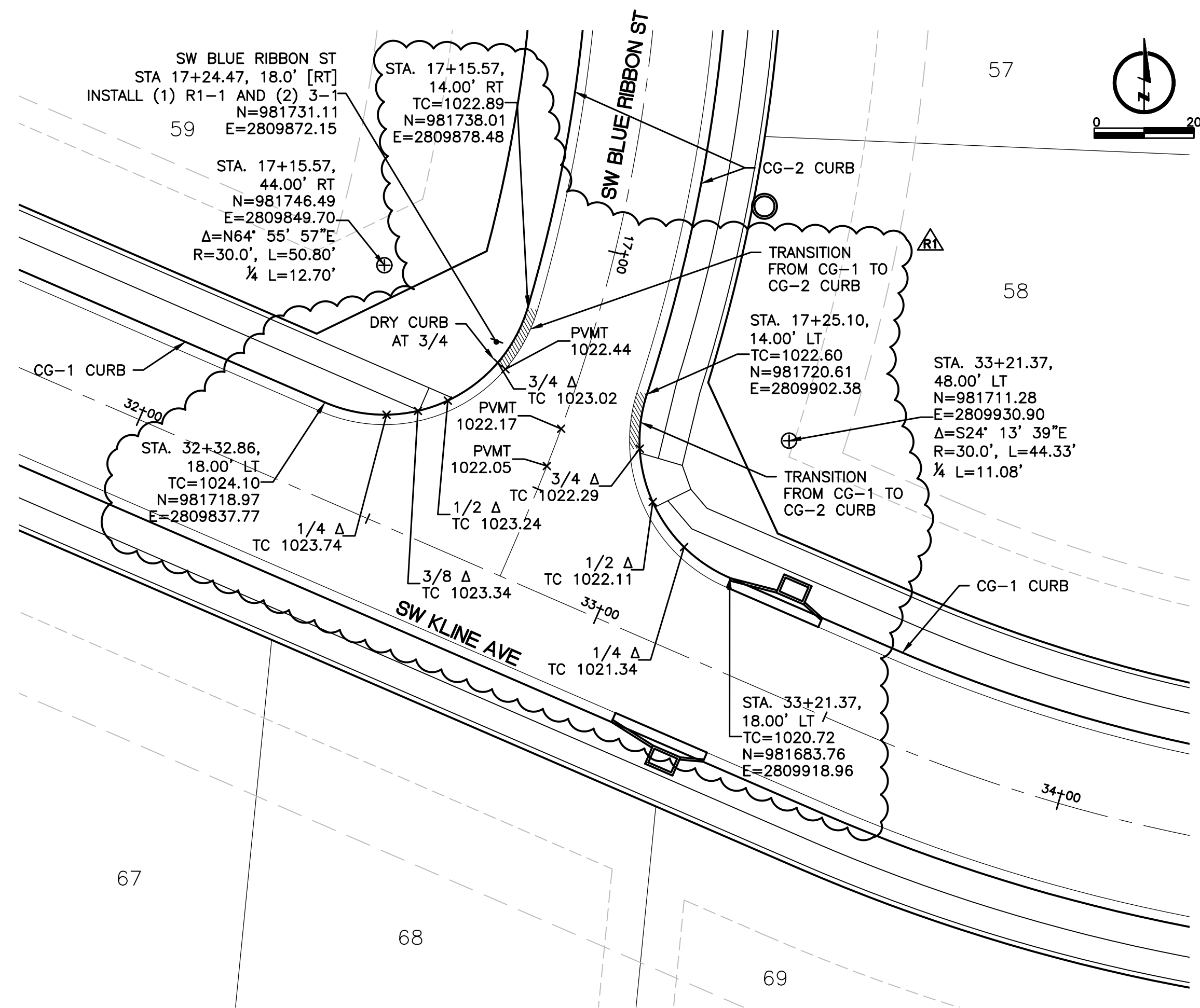
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SUMMIT VIEW FARMS 3RD PLAT
LEE'S SUMMIT, MISSOURI

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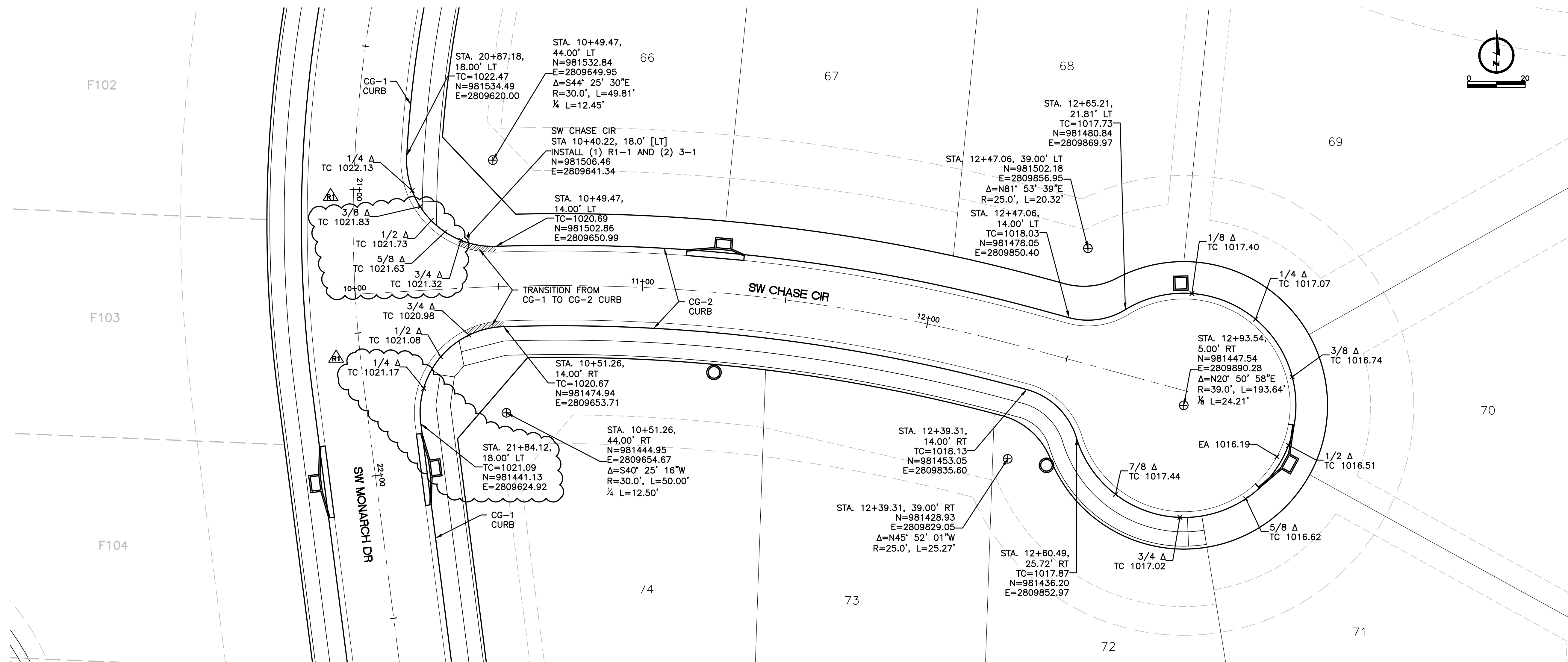
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09/19/18 – RESUBMITTAL PER CITY COMMENTS	DESIGNED BY
	MDM
 03/01/19 – REVISION 1	DATE
	10-05-2018
	JOB NUMBER/TASKS
	0318050.01
	BOOK AND PAGE



- NOTES

1. R1-1 IS STOP SIGN AND 3-1 IS STREET SIGN. REFER TO CITY STANDARD DETAILS FOR MOUNTING AND SIGN REQUIREMENTS. TWO STREET SIGNS REQUIRED FOR EACH SIDE OF POST, PER STREET NAME.
2. TOP OF CURB ELEVATIONS AT RAMP LOCATIONS ARE THEORETICAL CURB ELEVATIONS (PROJECTING THROUGH RAMP). REFER TO SIDEWALK RAMP DETAIL SHEET FOR RAMP ELEVATIONS. CURB IS TO BE DEPRESSED AT RAMP LOCATIONS.

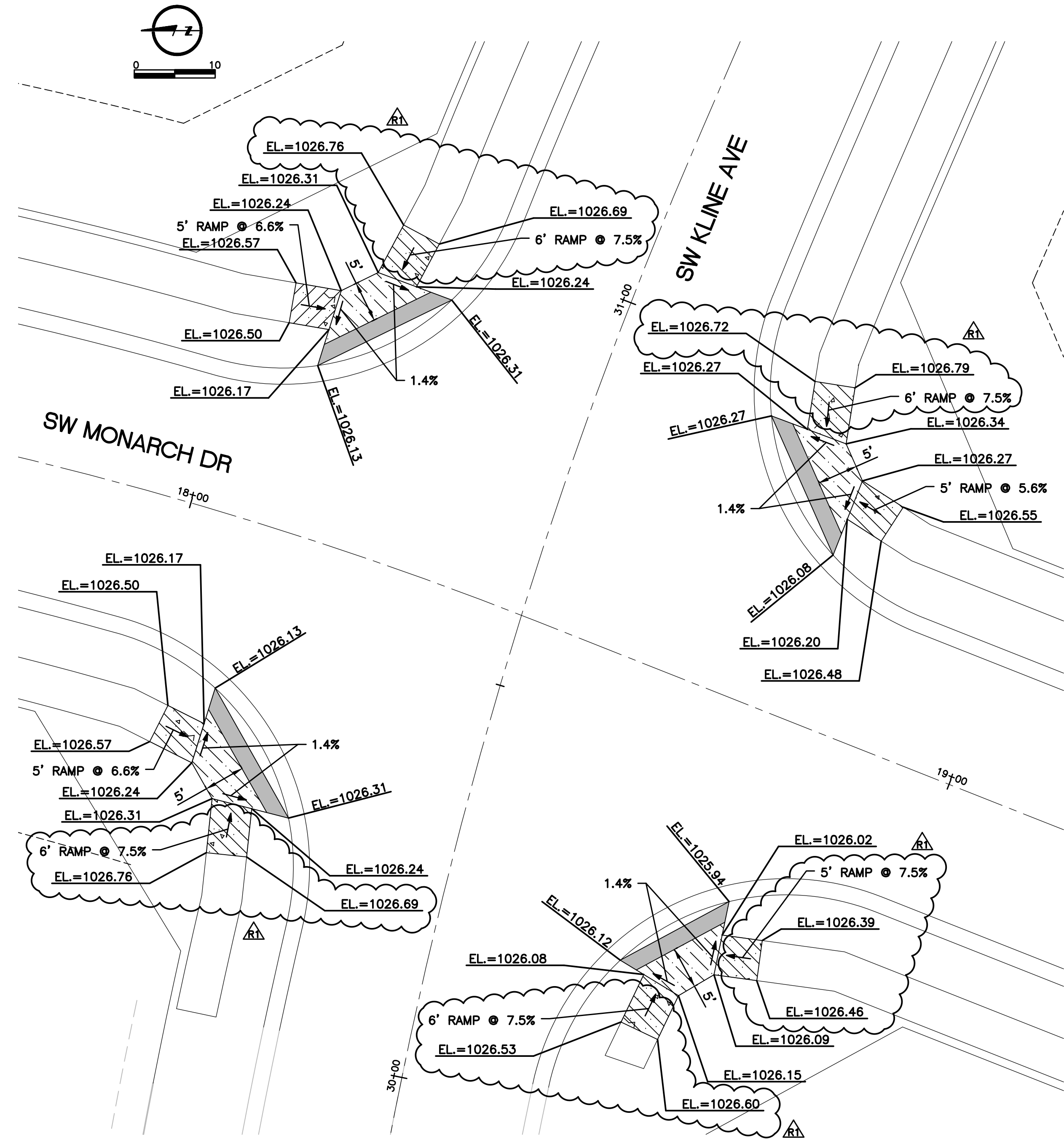
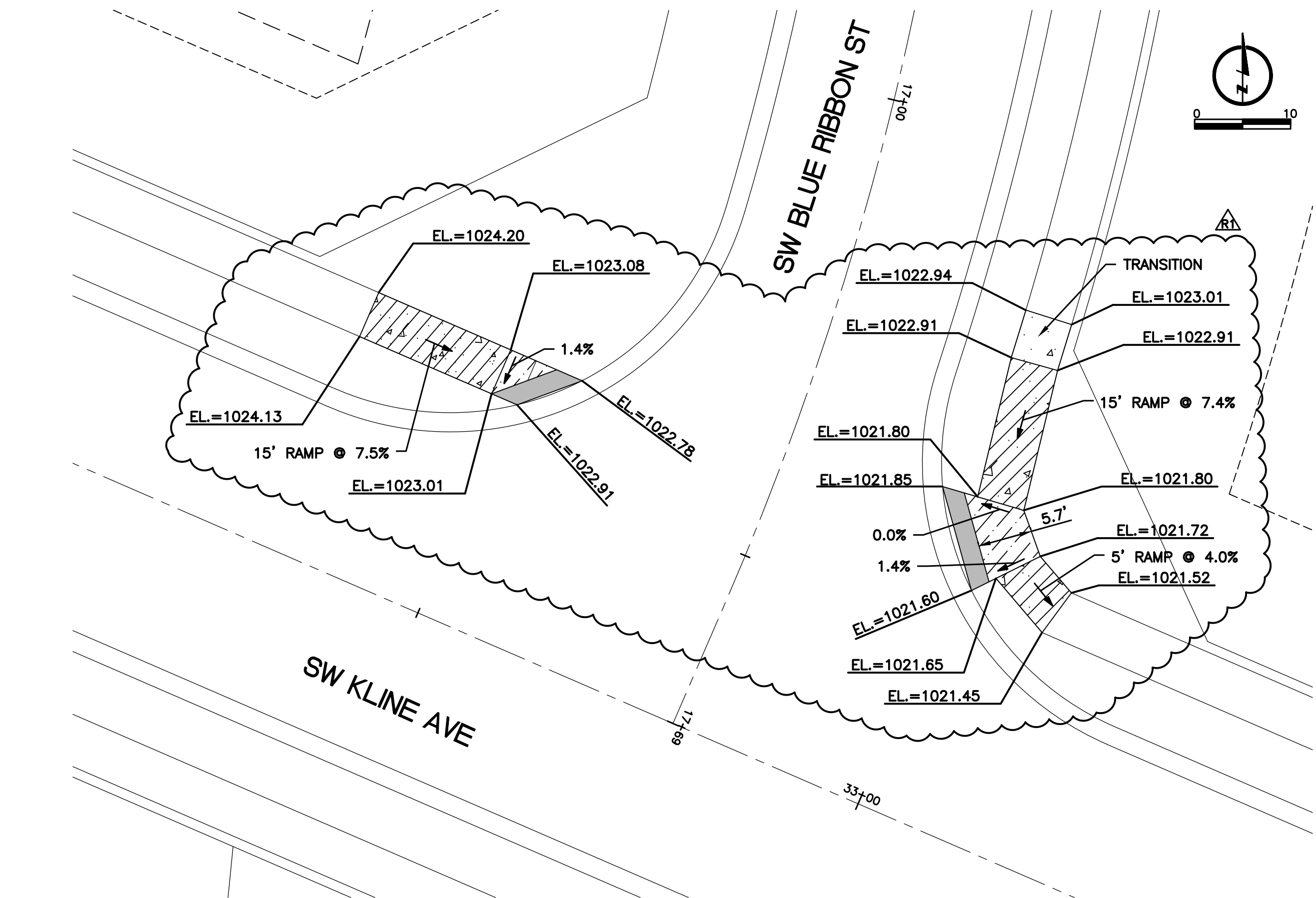
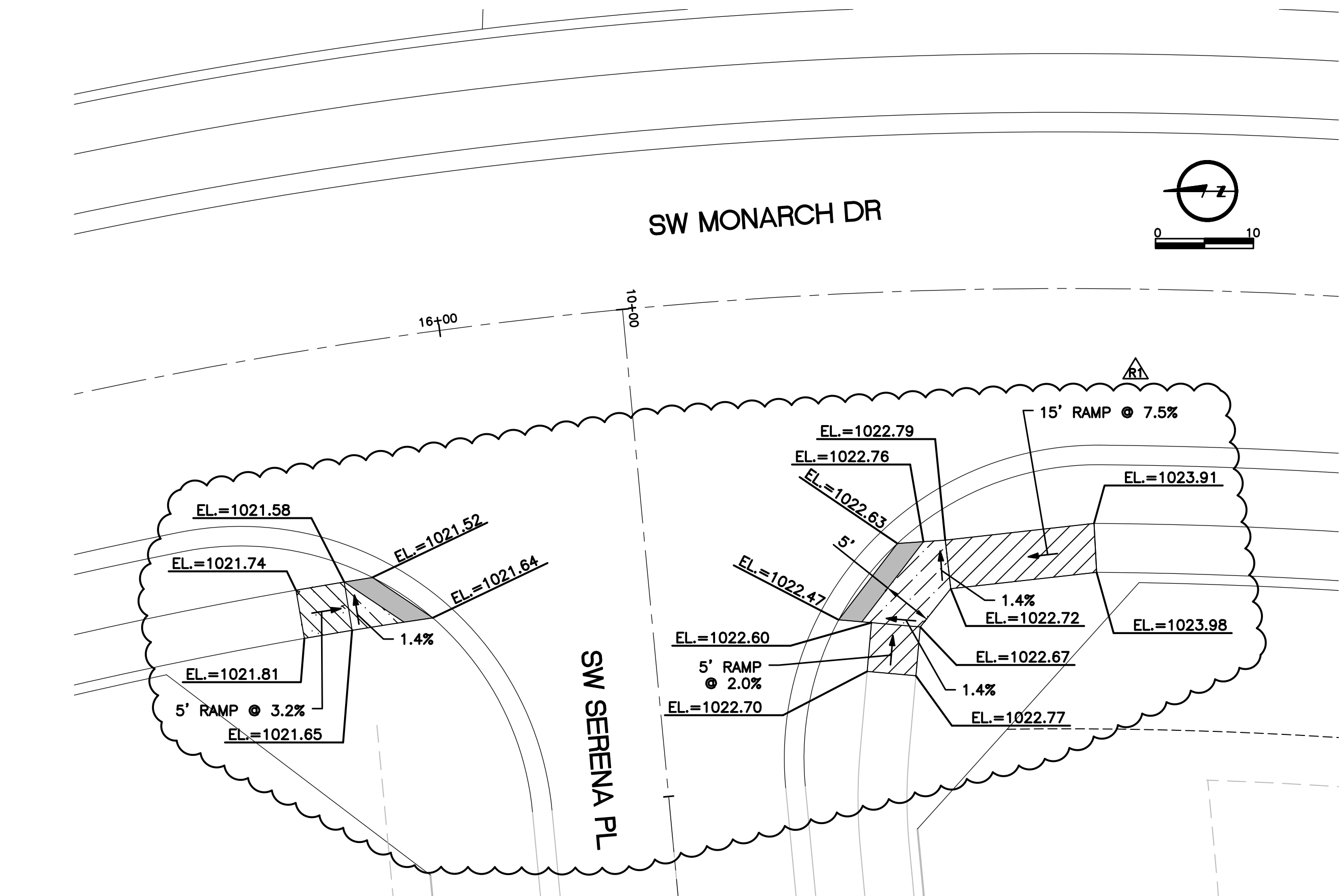
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- ## NOTES
1. R1-1 IS STOP SIGN AND 3-1 IS STREET SIGN.
REFER TO CITY STANDARD DETAILS FOR MOUNTING AND SIGN REQUIREMENTS. TWO STREET SIGNS REQUIRED FOR EACH SIDE OF POST, PER STREET NAME.
 2. TOP OF CURB ELEVATIONS AT RAMP LOCATIONS ARE THEORETICAL CURB ELEVATIONS (PROJECTING THROUGH RAMP). REFER TO SIDEWALK RAMP DETAIL SHEET FOR RAMP ELEVATIONS. CURB IS TO BE DEPRESSED AT RAMP LOCATIONS.

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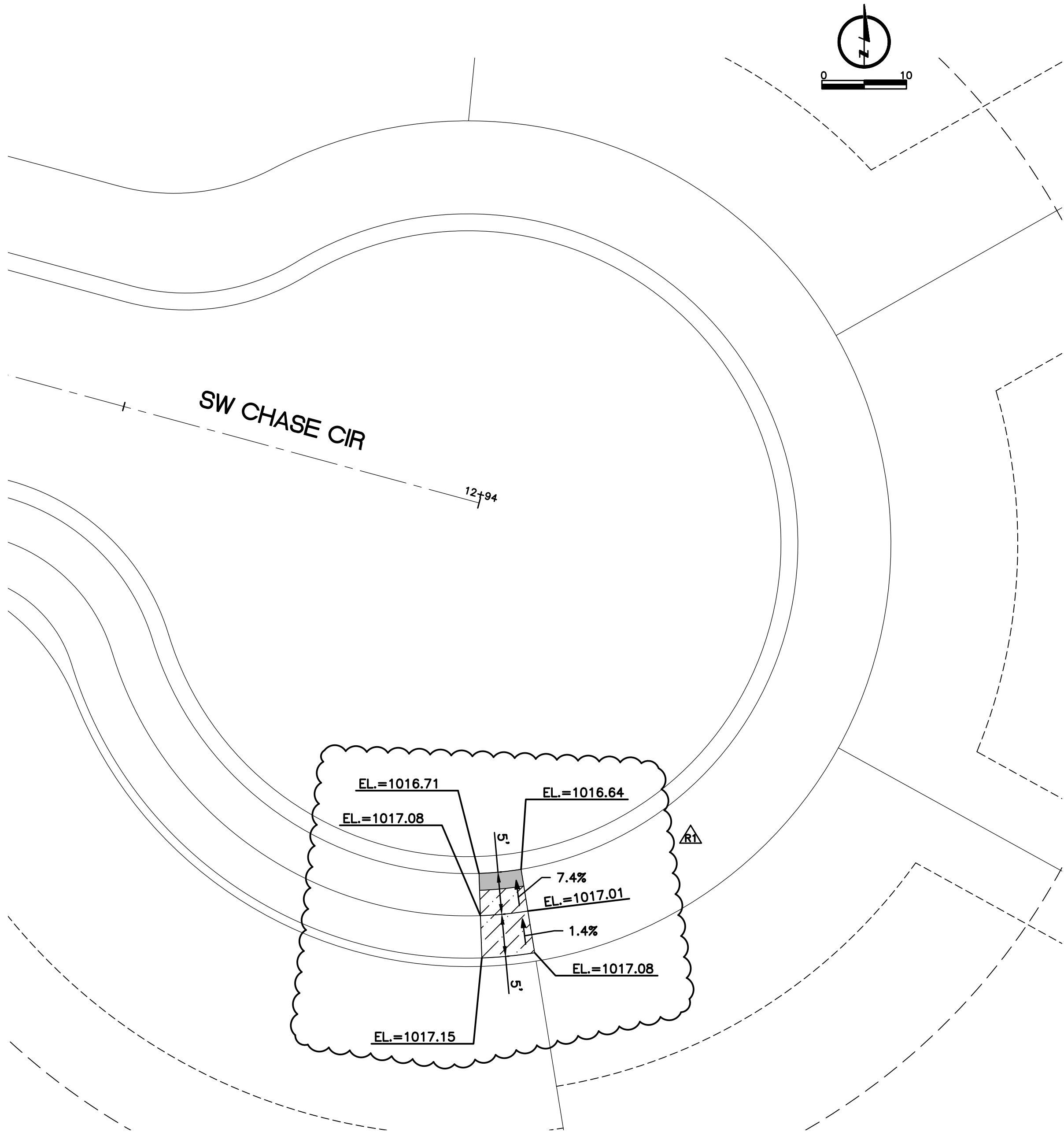
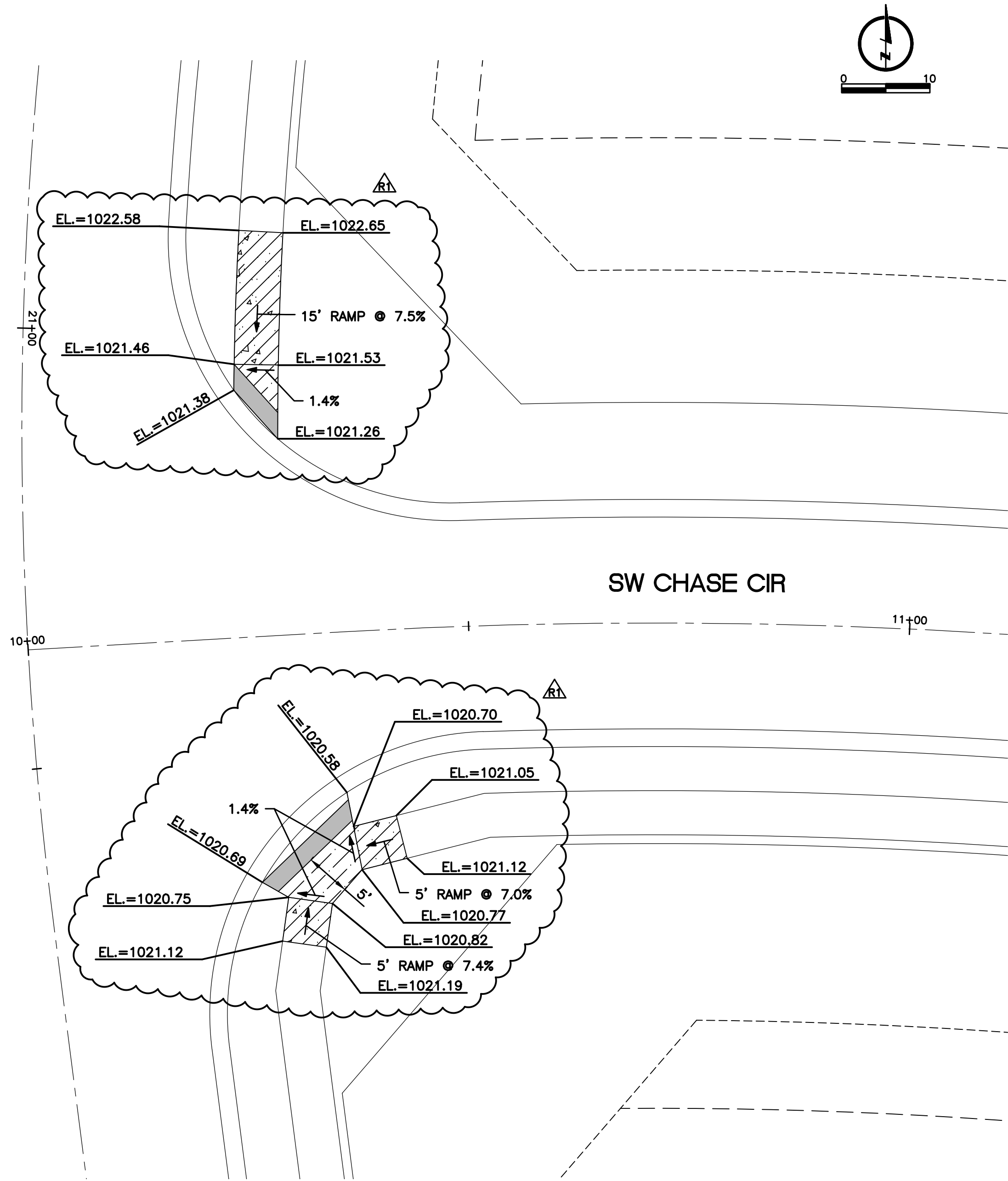


NOTE:
SEE SHEET 28 FOR ADA RAMP STANDARD DETAIL.

DESIGNED BY MDM	DESIGNED BY MDM	DATE 03/01/19	REVISIONS 03/01/19 - REVISION 1	REVISIONS 03/01/19 - REVISION 1
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MASS GRADING, EROSION CONTROL, PAVING, STORM AND SANITARY PLANS				
INTERSECTION LAYOUT PLAN				
LARKIN LAMP RYNEARSON - ENGINEERS MEO Certificate of Authority No. 2013011903				
MARK DANIEL MCGHEE JR. PE - 2008019568				
SHEET				
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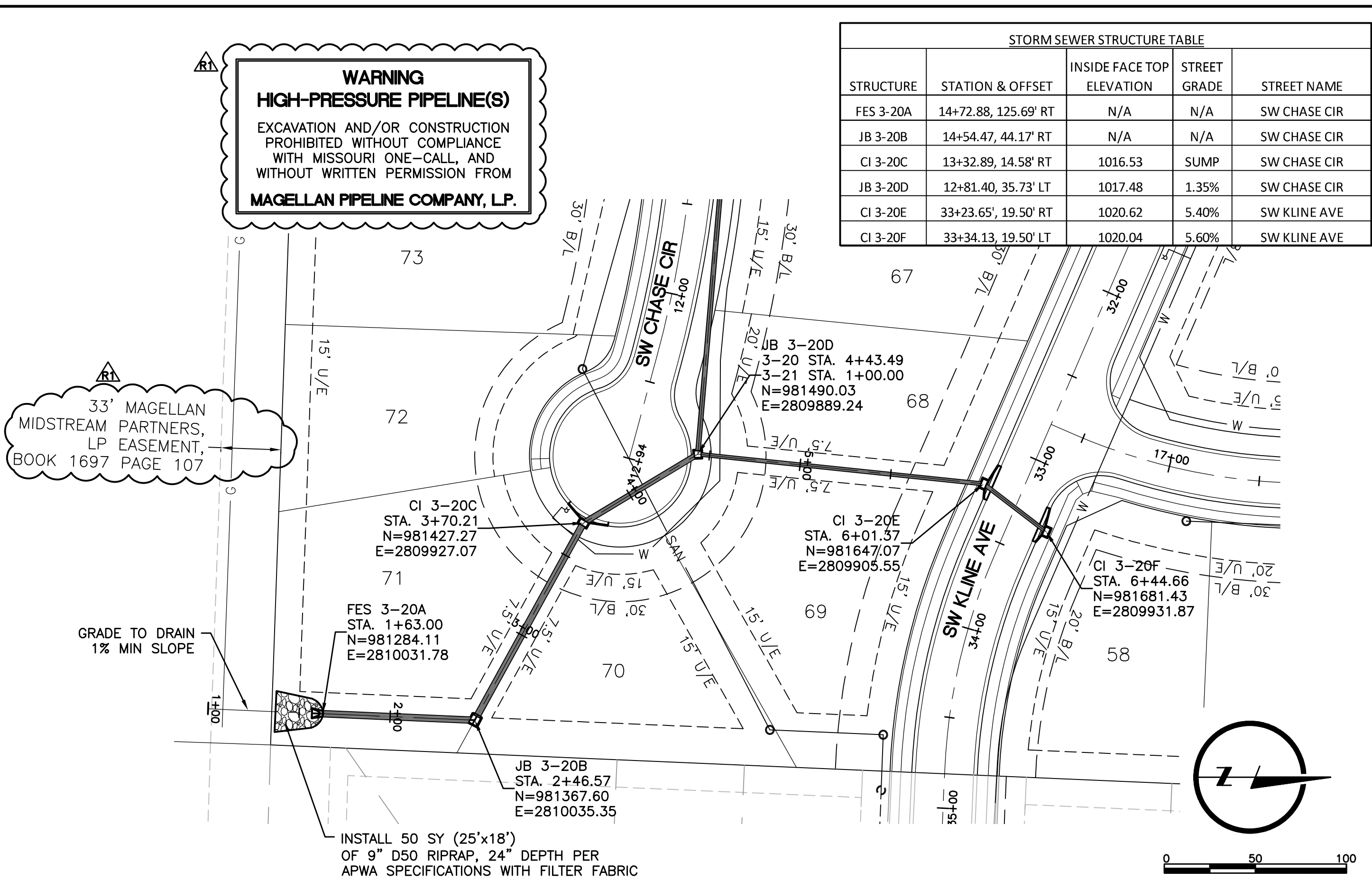
SW MONARCH DR



NOTE:
SEE SHEET 28 FOR ADA RAMP STANDARD DETAIL.

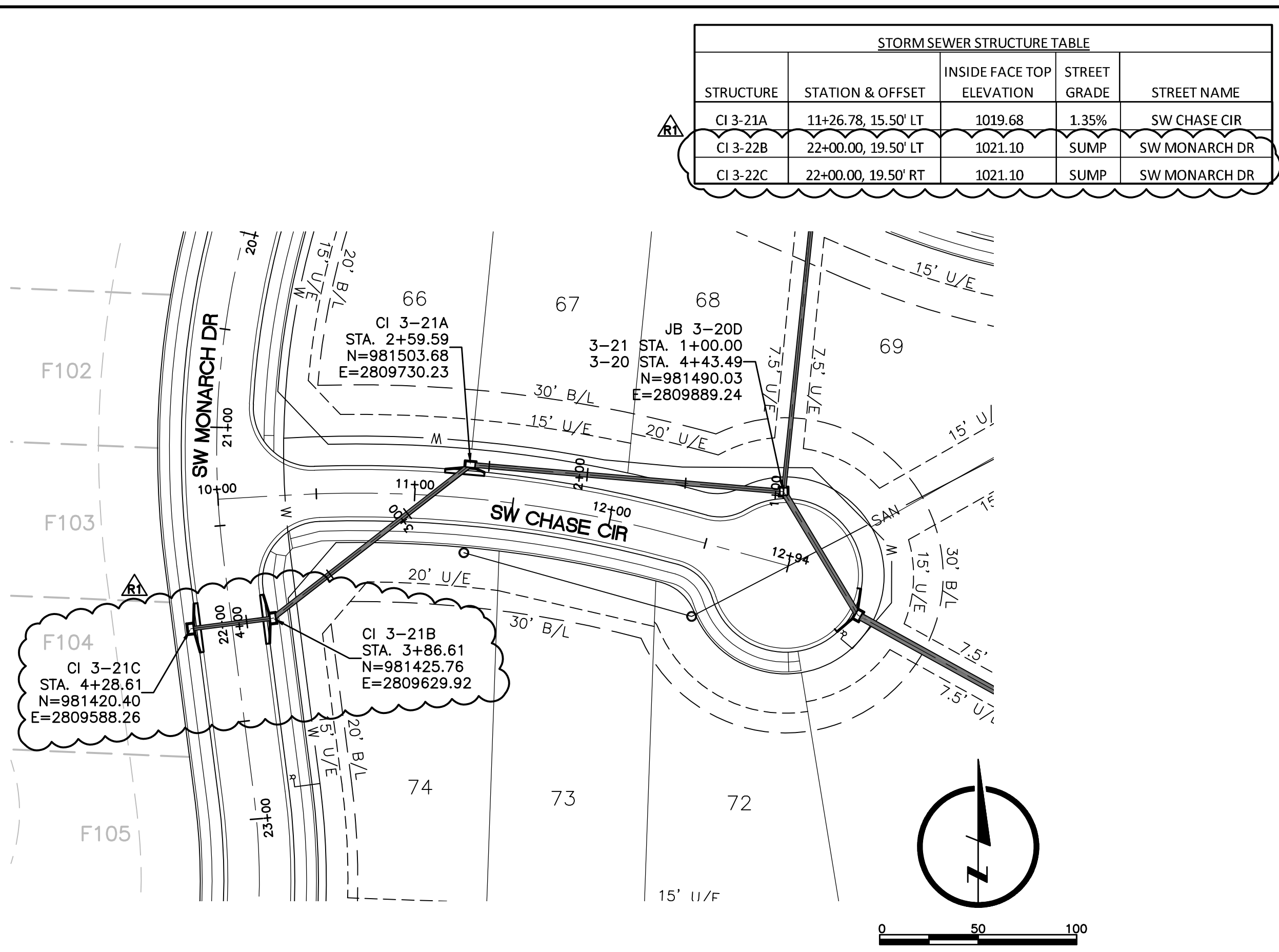
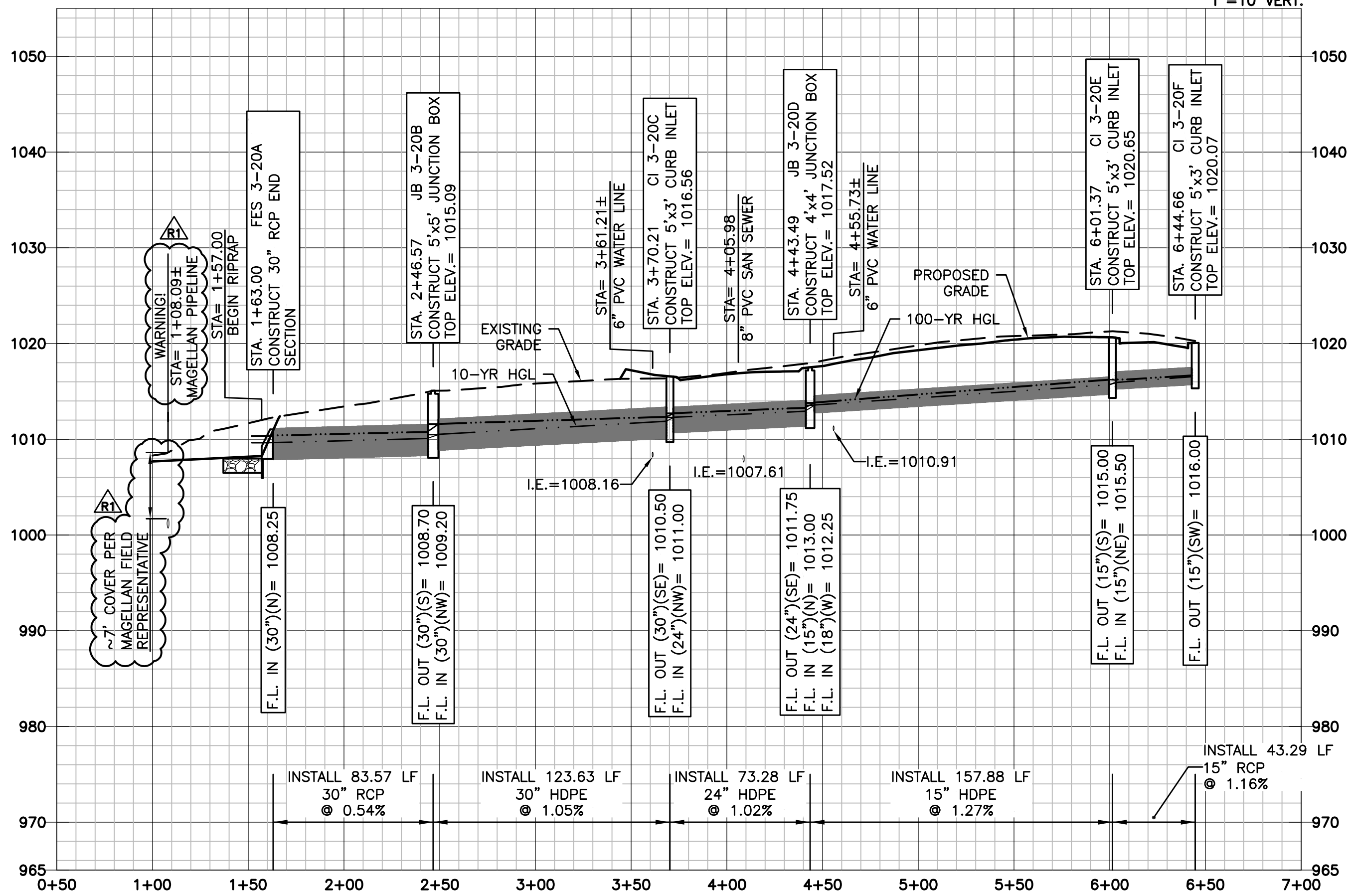
REVISIONS	DRAWN BY AJM	DESIGNED BY MDM	DATE 10-05-2018	JOB NUMBER-TASKS 031850.01	BOOK AND PAGE
	08/19/18 - RESUBMITAL PER ADJUSTED LAYOUT	09/19/18 - RESUBMITAL PER CITY COMMENTS	03/01/19 - REVISION 1		
LARKIN/LAMP RYNEARSON 9001 State Line Rd., Suite 200, 816.361.0440 P Kansas City, Missouri 64114 816.361.0045 F www.LRA-INC.com					
MASS GRADING, EROSION CONTROL, PAVING, STORM AND SANITARY PLANS INTERSECTION LAYOUT PLAN					
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SHEET					
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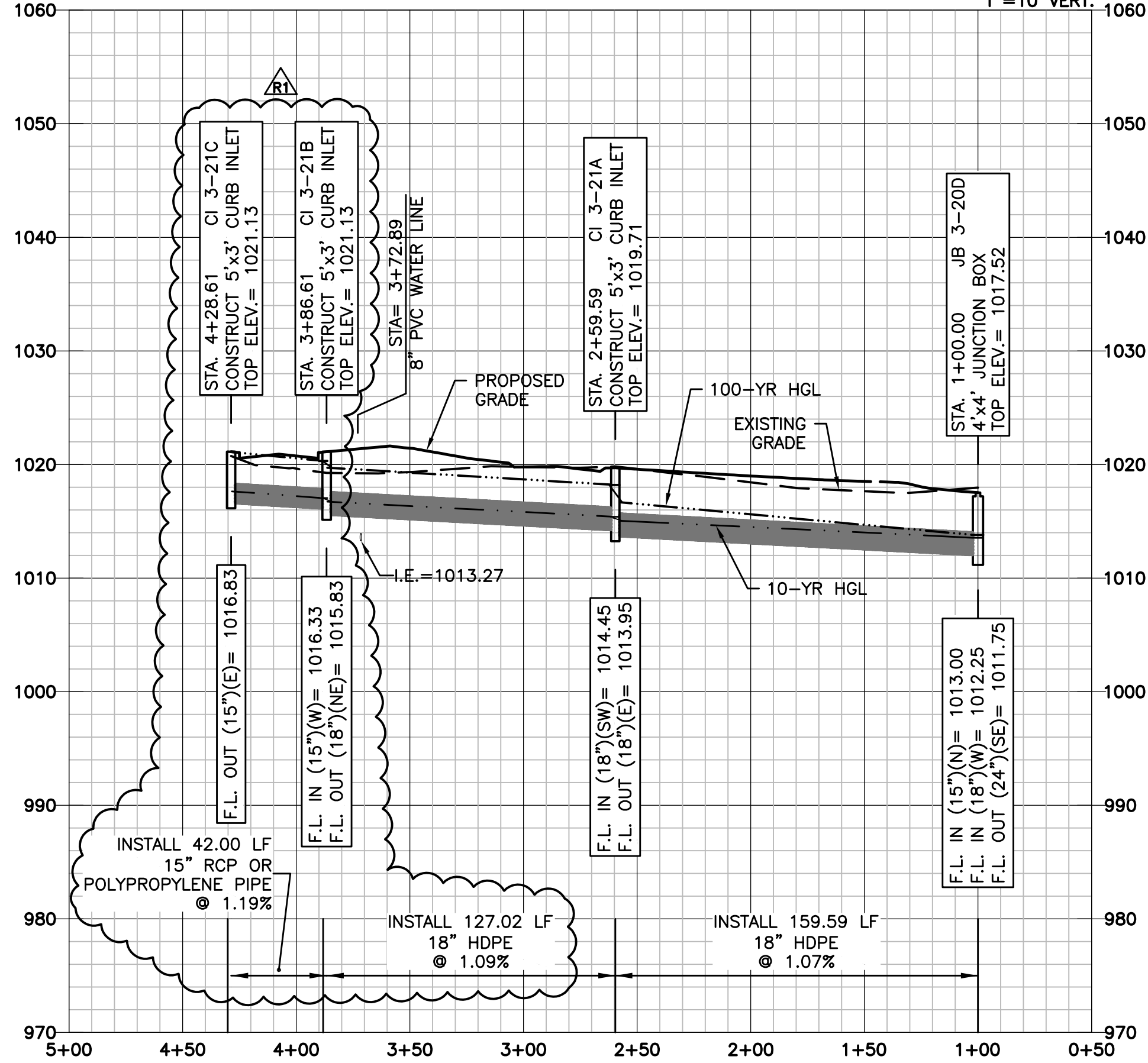
STORM LINE 3-20

Scales: 1"=50 HOR.
1"=10 VERT.



STORM LINE 3-21

Scales: 1"=50 HOR.
1"=10 VERT.



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**MASS GRADING, EROSION CONTROL
PAVING, STORM AND SANITARY PLANS
STORM SEWER PLAN AND PROFILE
LINES 3-20 AND 3-21**

**SUMMIT VIEW FARMS 3RD PLAT
LEE'S SUMMIT, MISSOURI**

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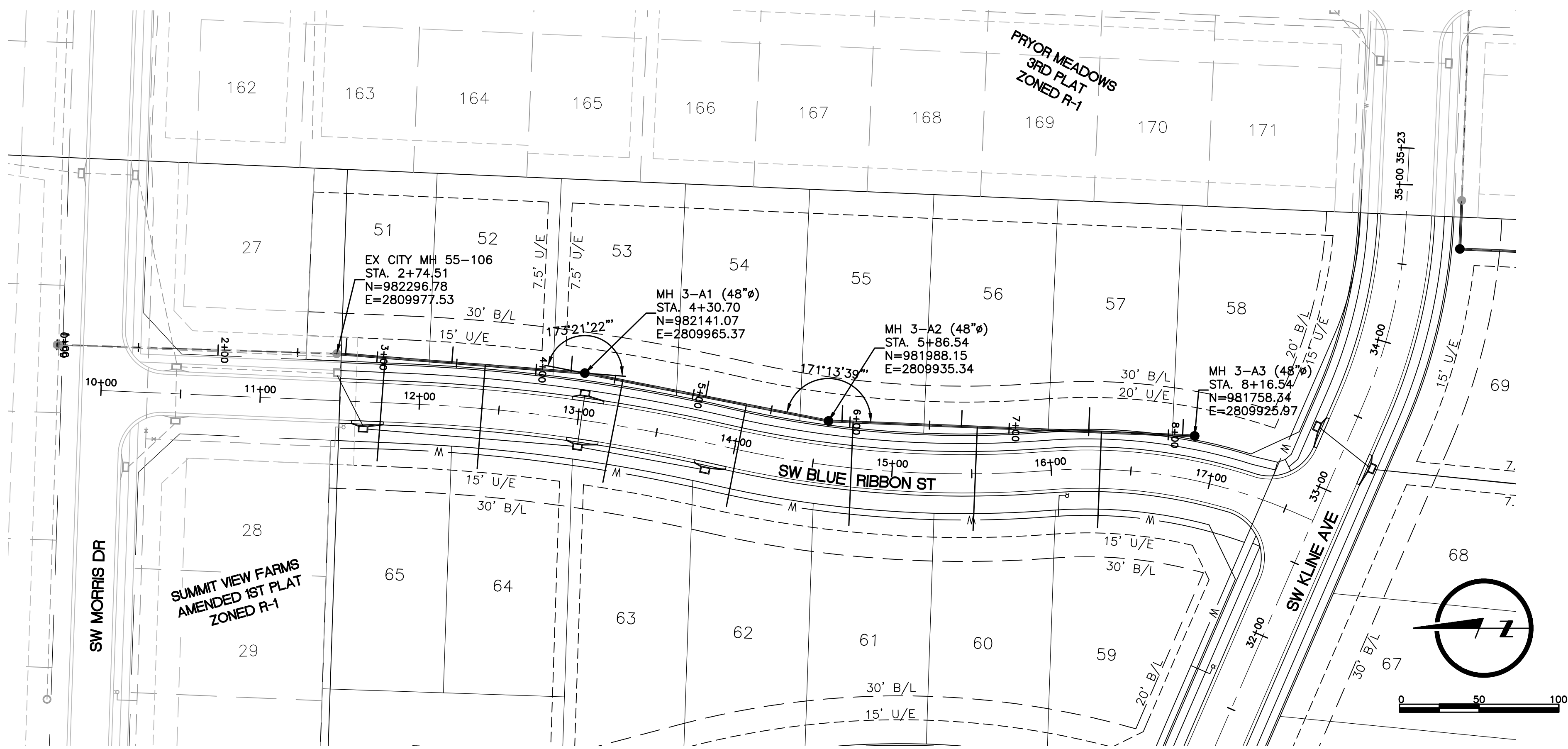
STATE OF MISSOURI
MARK DANIEL MCGHEE JR.
NUMBER
PE-2008019568
EXPIRATION DATE
03-01-2019
PROFESSIONAL ENGINEER

MARK DANIEL MCGHEE JR.
PE - 2008019568

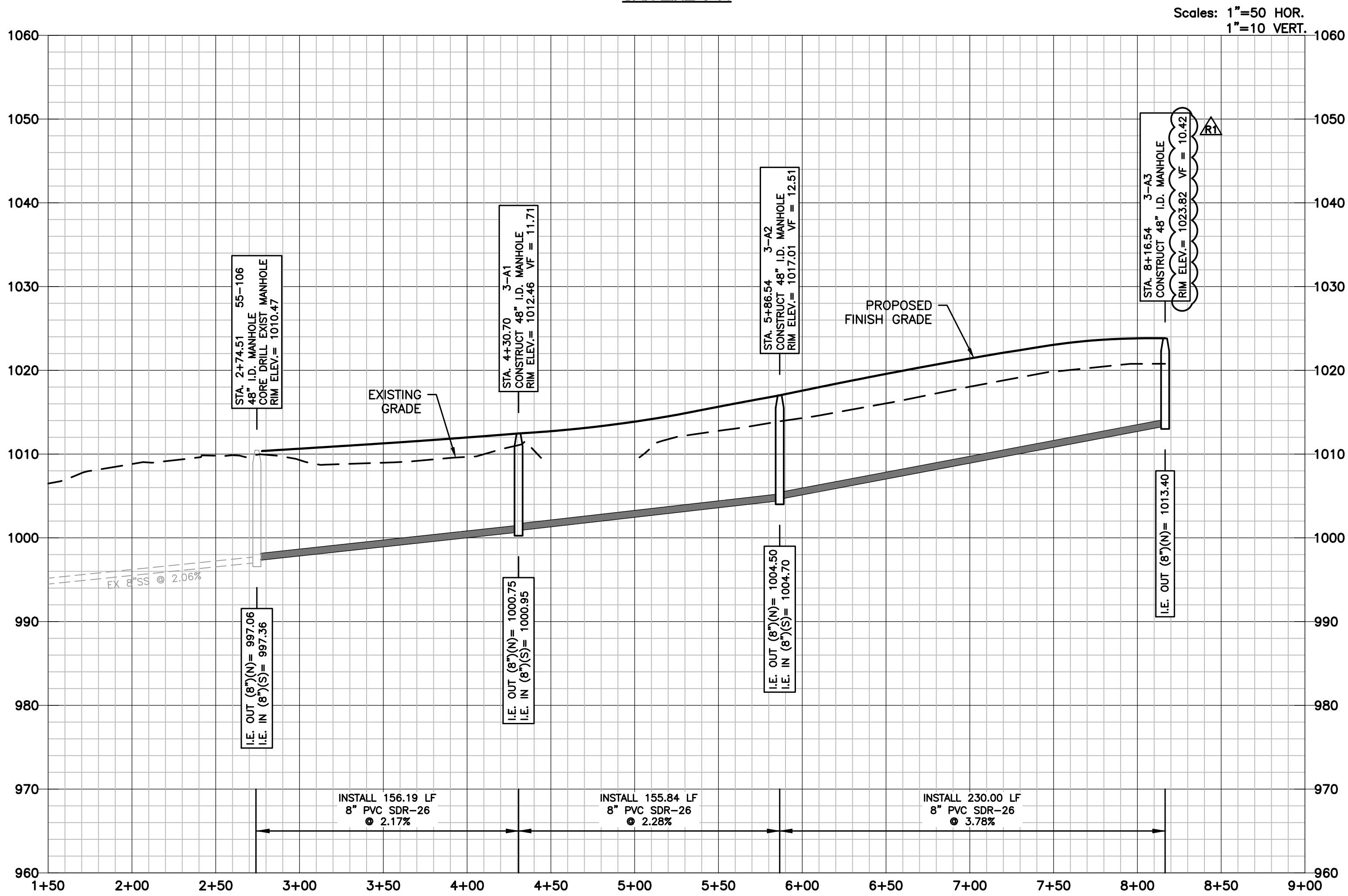
SHEET

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SAN LINE 3-A



SANITARY SEWER NOTES (APPLICABLE TO ALL SANITARY SEWER PLAN AND PROFILE SHEETS):

1. PROPOSED MANHOLES SHALL CONFORM TO CITY STANDARD DETAIL SAN-2.
2. COORDINATES, ROAD OFFSETS, AND TOP ELEVATIONS SHOWN ARE LOCATED AT CENTER OF STRUCTURES.
3. PIPE LENGTHS AND SLOPES ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
4. ALL SANITARY SEWER LATERALS SHALL OF A TRENCH CHECK, CONSISTING OF FLOWABLE BACKFILL, INSTALLED DURING CONSTRUCTION. REFER TO LEES SUMMIT SPECIFICATION SECTION 3500.
5. TRACER WIRE SHALL BE INSTALLED ON ALL SERVICE LATERALS PER CITY STANDARD DETAIL SAN-1.
6. WATER MAINS AND SANITARY SEWER MAINS (INCLUDING STRUCTURES) SHALL HAVE AT LEAST 10-FT OF HORIZONTAL SEPARATION FROM EDGE OF WATER PIPE TO EDGE OF SEWER PIPE OR SEWER STRUCTURE.
7. WATER MAINS AND SANITARY SEWERS SHALL HAVE AT LEAST 18-INCHES OF VERTICAL SEPARATION FROM EDGE OF PIPE TO EDGE OF PIPE. THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS.

SANITARY SEWER STRUCTURE TABLE		
STRUCTURE	STATION & OFFSET	STREET NAME
MH 3-A1	13+00.19, 29.40' LT	SW BLUE RIBBON ST
MH 3-A2	14+56.25, 27.50' LT	SW BLUE RIBBON ST
MH 3-A3	16+85.16, 27.35' LT	SW BLUE RIBBON ST

Sewer Line	Main Station	Sewer Main Invert Elevation	Lateral Stub Length	Minimum Lateral Stub Elevation	Minimum Service Floor Elevation	Lot
3-A	2+80	997.48	10	999.01	1000.90	51
3-A	2+95	997.80	65	1000.43	1002.30	65
3-A	3+47	998.93	10	1000.46	1002.35	52
3-A	3+68	999.39	65	1002.02	1003.90	64
3-A	4+22	1000.56	10	1002.09	1003.95	53
3-A	4+55	1001.50	65	1004.13	1006.05	63
3-A	5+08	1002.71	10	1004.24	1006.10	54
3-A	5+34	1003.30	65	1005.93	1007.85	62
3-A	5+95	1005.02	10	1006.55	1008.40	55
3-A	6+02	1005.28	65	1007.91	1009.80	61
3-A	6+70	1007.86	10	1009.39	1011.25	56
3-A	6+80	1008.24	65	1010.87	1012.80	60
3-A	7+50	1010.88	15	1012.51	1014.35	57
3-A	7+58	1011.19	60	1013.72	1015.60	59
3-A	8+09	1013.11	10	1014.64	1016.50	58

MASS GRADING, EROSION CONTROL,
PAVING, STORM AND SANITARY PLANS
SANITARY SEWER PLAN AND PROFILE
LINE 3-A

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PE - 2008019568

SHEET