

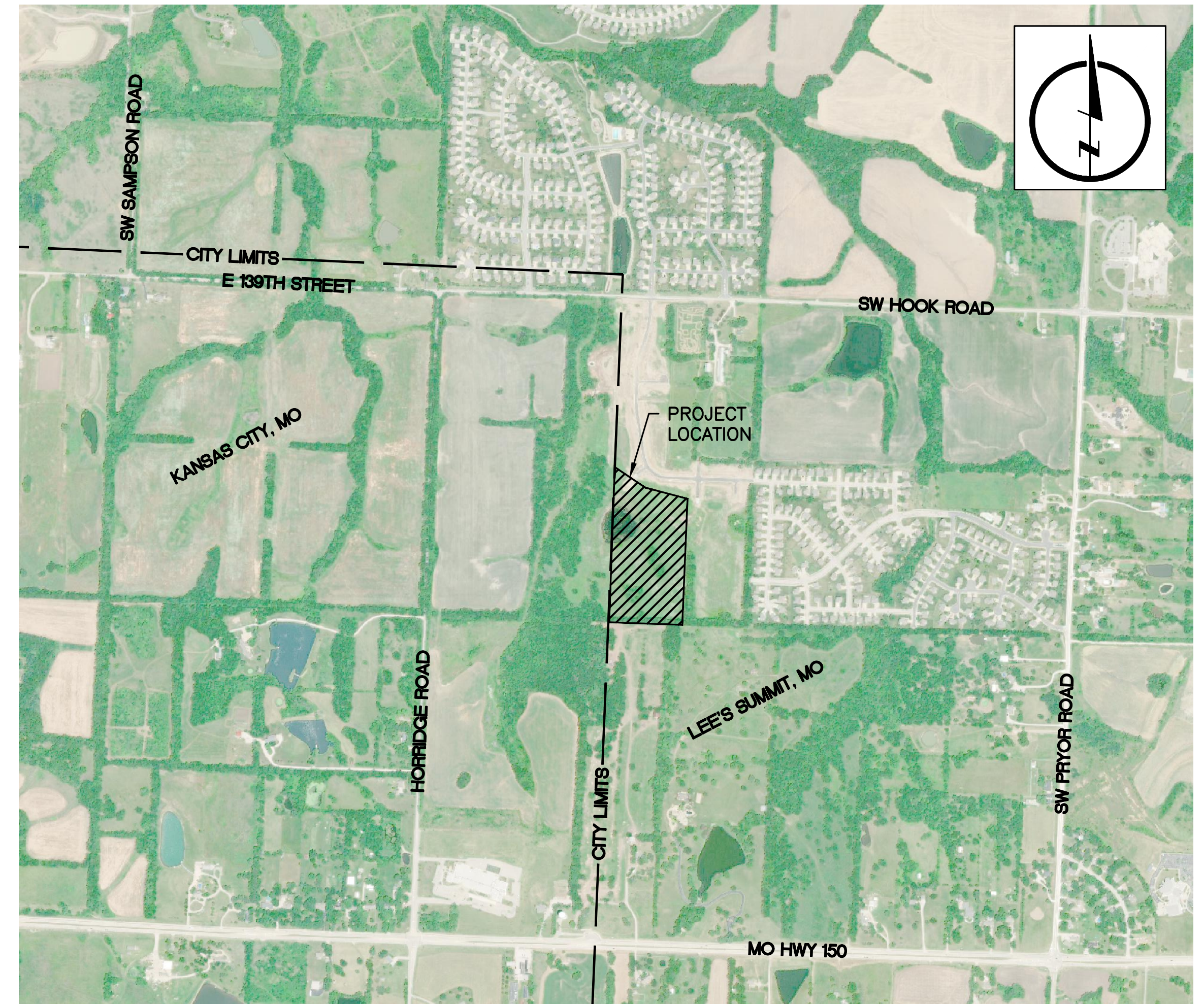
SUMMIT VIEW FARMS 4TH PLAT LOTS 75-120 AND TRACT D

SANITARY SEWER PLANS LEE'S SUMMIT, JACKSON COUNTY, MISSOURI SECTION 26, TOWNSHIP 47 N, RANGE 32W LAMP RYNEARSON NO. 0318050.02



CALL OR CLICK 3 DAYS BEFORE YOU DIG!
 **1-800-DIG-RITE OR 811**
www.motcall.com

ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE ALL FACILITIES ARE SHOWN OR THAT THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION. COORDINATE NECESSARY RELOCATIONS WITH UTILITY COMPANIES.



OWNER CONTACT
 BILL KENNEY
 SUMMIT VIEW FARMS DEVELOPMENT GROUP, LLC
 P.O. BOX 291
 LEE'S SUMMIT, MO 64063
 billkenney9@gmail.com
 (816) 838-0552

CONSULTANT CONTACT
 DAN MCGHEE
 LAMP RYNEARSON
 9001 STATE LINE ROAD, SUITE 200
 KANSAS CITY, MO 64114
 Dan.McGhee@lamprynearson.com
 (816) 361-0440

UTILITIES		
ELECTRIC:	EVERGY	(816) 471-5275
GAS:	SPIRE ENERGY	(816) 756-5252
TELEPHONE:	AT&T	(816) 325-5607
CABLE:	SPECTRUM	(816) 358-8833
WATER:	LEE'S SUMMIT WATER UTILITIES	(816) 969-1900
SEWER:	LEE'S SUMMIT WATER UTILITIES	(816) 969-1900

ESTIMATED SUMMARY OF QUANTITIES			
ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT
1	4" SANITARY SEWER (PVC, SDR-26)	1,630	LF
2	8" SANITARY SEWER (PVC, SDR-26)	2,750	LF
3	4' DIA. MANHOLE (LS SAN-2)	16	EA
4	4' DIA. DROP MANHOLE (LS SAN-4)	1	EA
5	SANITARY SERVICE WYE	47	EA
6	SERVICE LATERAL IMPERVIOUS TRENCH CHECKS	47	EA

INDEX OF SHEETS

- 01 COVER SHEET
- 02 GENERAL LAYOUT PLAN SHEET
- 03 SANITARY SEWER PLAN AND PROFILE LINE 4-A SHEET
- 04 SANITARY SEWER PLAN AND PROFILE LINES 4-A AND 4-B SHEET
- 05 SANITARY SEWER PLAN AND PROFILE LINE 4-C SHEET
- 06 SANITARY SEWER PLAN AND PROFILE LINE 4-D SHEET
- 07 SANITARY DETAILS SHEET

LAMP RYNEARSON

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 Kansas City, MO 64114
 816.361.0440
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RELEASE FOR
 CONSTRUCTION
 AS NOTED ON PLANS REVIEW
 DEVELOPMENT SERVICES
 LEE'S SUMMIT, MISSOURI
 03/12/2021

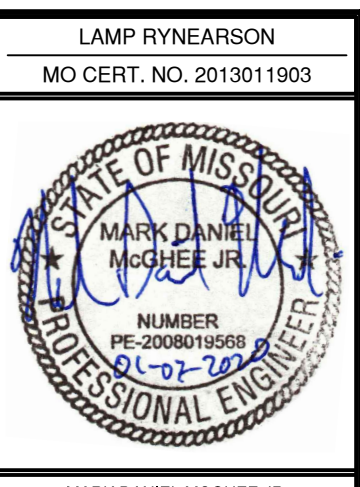
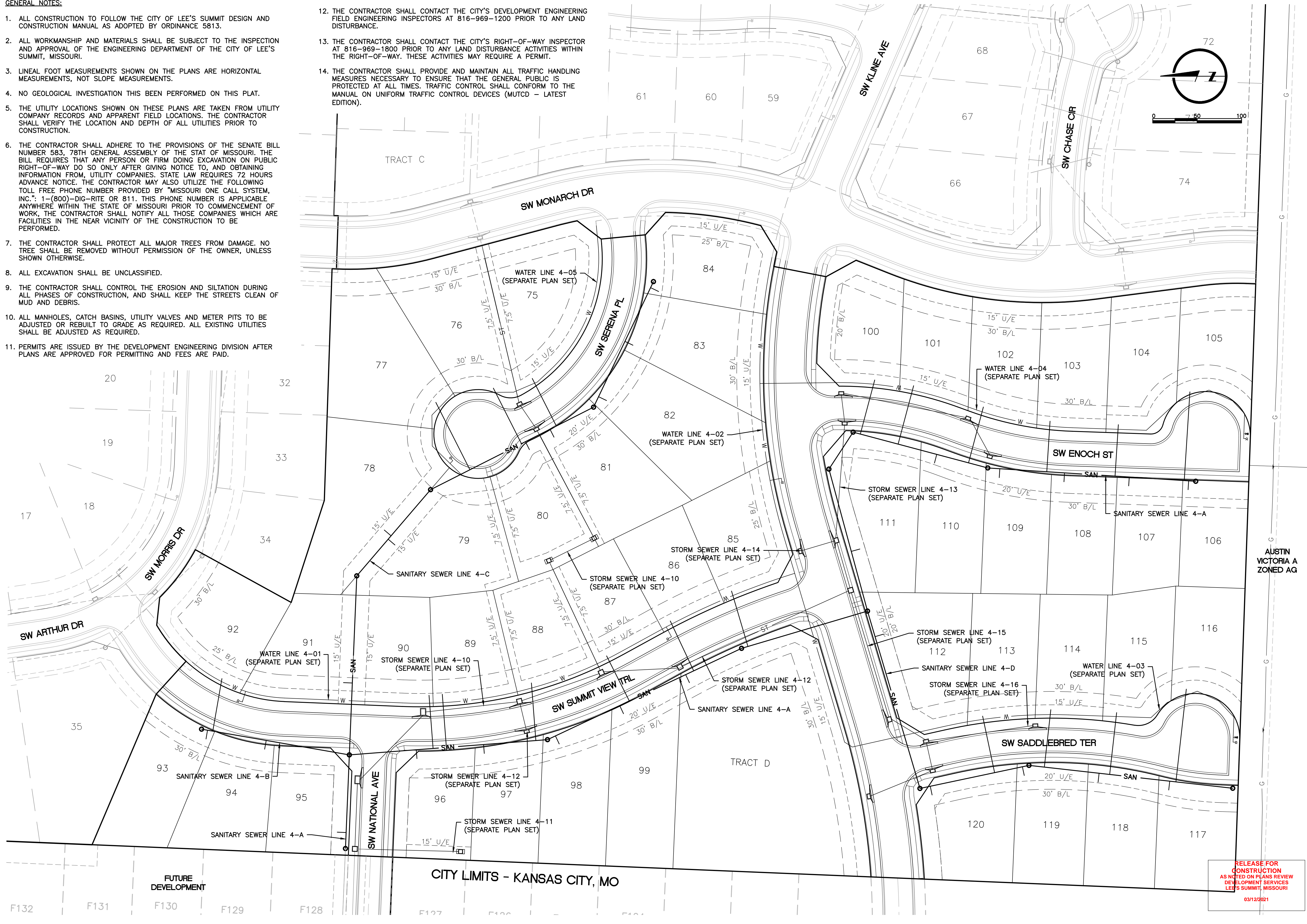
APPROVED: MARK DANIEL MCGHEE, JR., PE

DATE: 01-07-2020

GENERAL NOTES:

- ALL CONSTRUCTION TO FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
- ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DEPARTMENT OF THE CITY OF LEE'S SUMMIT, MISSOURI.
- LINEAL FOOT MEASUREMENTS SHOWN ON THE PLANS ARE HORIZONTAL MEASUREMENTS, NOT SLOPE MEASUREMENTS.
- NO GEOLOGICAL INVESTIGATION THIS BEEN PERFORMED ON THIS PLAT.
- THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE TAKEN FROM UTILITY COMPANY RECORDS AND APPARENT FIELD LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL ADHERE TO THE PROVISIONS OF THE SENATE BILL NUMBER 583, 78TH GENERAL ASSEMBLY OF THE STATE OF MISSOURI. THE BILL REQUIRES THAT ANY PERSON OR FIRM DOING EXCAVATION ON PUBLIC RIGHT-OF-WAY DO SO ONLY AFTER GIVING NOTICE TO, AND OBTAINING INFORMATION FROM, UTILITY COMPANIES. STATE LAW REQUIRES 72 HOURS ADVANCE NOTICE. THE CONTRACTOR MAY ALSO UTILIZE THE FOLLOWING TOLL FREE PHONE NUMBER PROVIDED BY "MISSOURI ONE CALL SYSTEM, INC.": 1-(800)-DIG-RITE OR 811. THIS PHONE NUMBER IS APPLICABLE ANYWHERE WITHIN THE STATE OF MISSOURI PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE COMPANIES WHICH ARE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE PERFORMED.
- THE CONTRACTOR SHALL PROTECT ALL MAJOR TREES FROM DAMAGE. NO TREE SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER, UNLESS SHOWN OTHERWISE.
- ALL EXCAVATION SHALL BE UNCLASSIFIED.
- THE CONTRACTOR SHALL CONTROL THE EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION, AND SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.
- ALL MANHOLES, CATCH BASINS, UTILITY VALVES AND METER PITS TO BE ADJUSTED OR REBUILT TO GRADE AS REQUIRED. ALL EXISTING UTILITIES SHALL BE ADJUSTED AS REQUIRED.
- PERMITS ARE ISSUED BY THE DEVELOPMENT ENGINEERING DIVISION AFTER PLANS ARE APPROVED FOR PERMITTING AND FEES ARE PAID.

- THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT ENGINEERING FIELD ENGINEERING INSPECTORS AT 816-969-1200 PRIOR TO ANY LAND DISTURBANCE.
- THE CONTRACTOR SHALL CONTACT THE CITY'S RIGHT-OF-WAY INSPECTOR AT 816-969-1800 PRIOR TO ANY LAND DISTURBANCE ACTIVITIES WITHIN THE RIGHT-OF-WAY. THESE ACTIVITIES MAY REQUIRE A PERMIT.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL TRAFFIC HANDLING MEASURES NECESSARY TO ENSURE THAT THE GENERAL PUBLIC IS PROTECTED AT ALL TIMES. TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD - LATEST EDITION).



MARK DANIEL MCGHEE, JR.
PE - 2008019568

REVISIONS
01/07/2020 PER CITY COMMENTS

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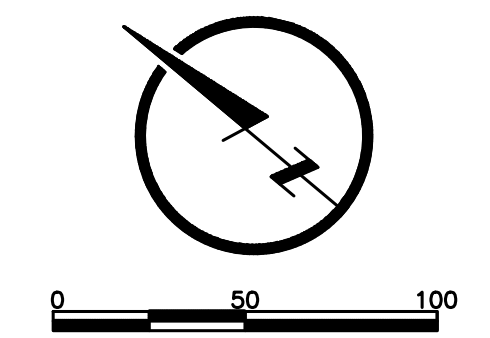
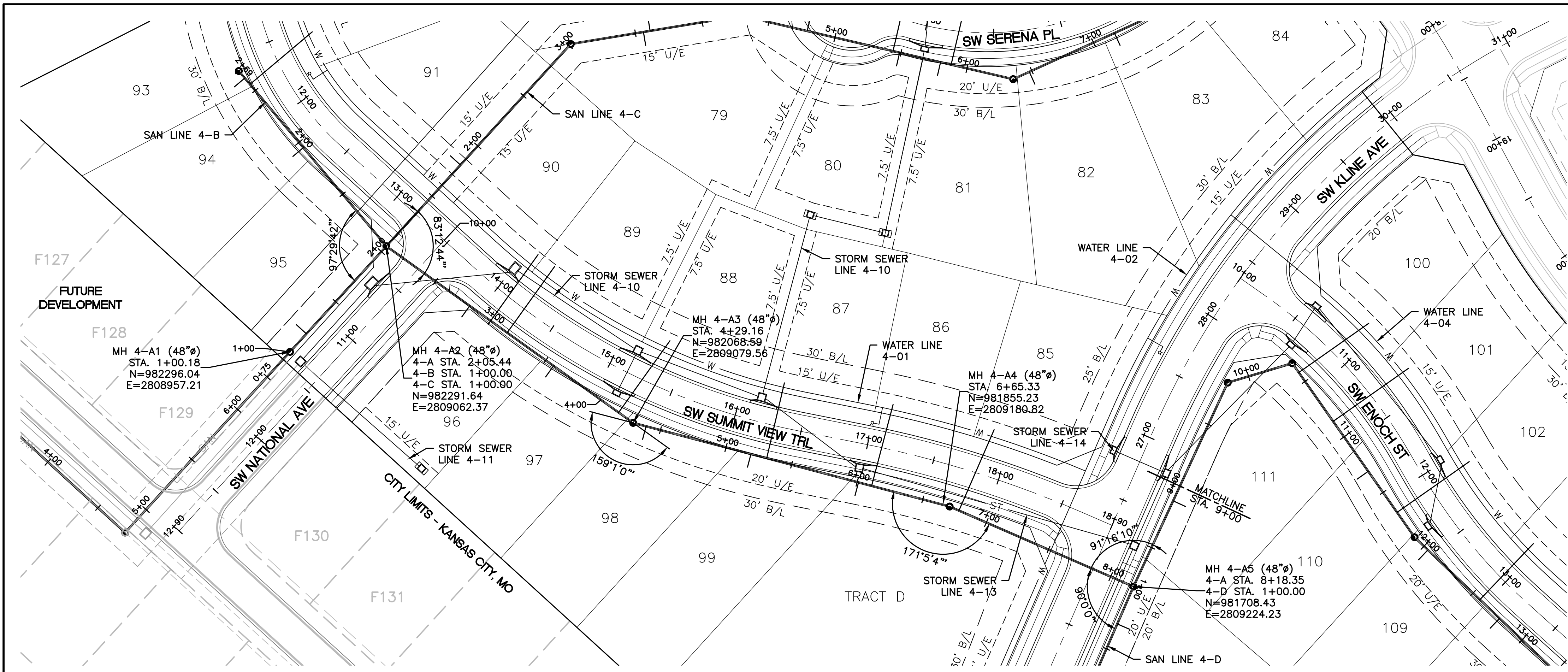
SUMMIT VIEW FARMS 4TH PLAT
LEE'S SUMMIT, MISSOURI

SANITARY SEWER PLANS
GENERAL LAYOUT PLAN

DESIGNER / DRAFTER
MDM/AJM
DATE
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BOOK AND PAGE
SHEET
02 of 07

RELEASE FOR
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LEE'S SUMMIT, MISSOURI
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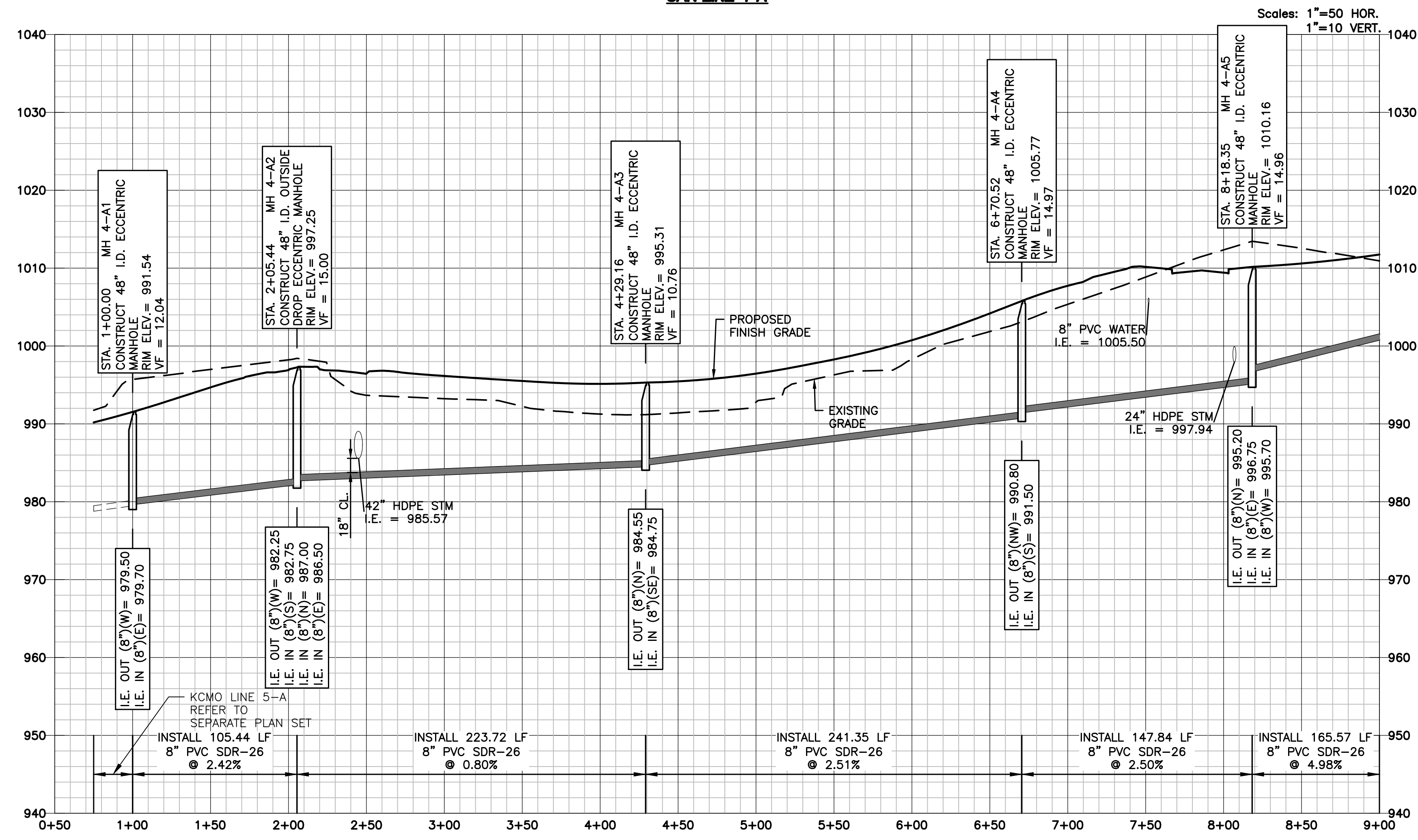
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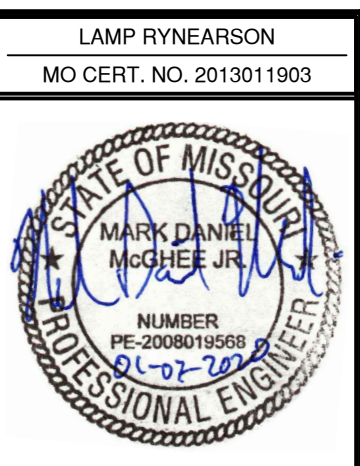
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- PROPOSED MANHOLES SHALL CONFORM TO CITY STANDARD DETAIL SAN-2.
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 - TRACER WIRE SHALL BE INSTALLED ON ALL SERVICE LATERALS PER CITY STANDARD DETAIL SAN-1.
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Sewer Line	Main Station	Sewer Main Invert Elevation	Lateral Stub Length	Minimum Lateral Stub Elevation	Minimum Service Floor Elevation	Lot
4-A	1+18	980.14	10	987.00	988.70	95
4-A	2+81	983.36	10	984.89	986.90	96
4-A	3+00	983.51	60	986.04	987.70	90
4-A	3+15	983.63	60	986.16	987.90	89
4-A	3+57	983.97	10	985.50	987.50	97
4-A	4+16	984.44	65	987.07	989.00	88
4-A	4+39	985.00	10	986.53	988.40	98
4-A	5+19	987.00	10	988.53	990.50	99
4-A	5+31	987.30	57	989.77	991.80	87
4-A	6+01	989.06	10	990.59	992.50	TRACT D
4-A	6+11	989.31	62	991.88	993.90	86
4-A	6+78	991.69	65	994.32	996.30	85
4-A	8+88	1000.22	10	1001.75	1003.50	111

SANITARY SEWER STRUCTURE TABLE		
STRUCTURE	STATION & OFFSET	STREET NAME
KCMO 5-A3		
4-A1	11+37.38, 28.59' RT.	SW NATIONAL AVE.
4-A2	10+31.93, 28.59' RT.	SW NATIONAL AVE.
4-A3	15+33.57, 31.74' RT.	SW SUMMIT VIEW TRL.
4-A4	17+71.17, 29.52' RT.	SW SUMMIT VIEW TRL.
4-A5	25+94.48, 32.49' RT.	SW KLINE AVE.



RELEASE FOR CONSTRUCTION AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI 03/12/2021



MARK DANIEL MCGHEE, JR.
PE - 2008019568

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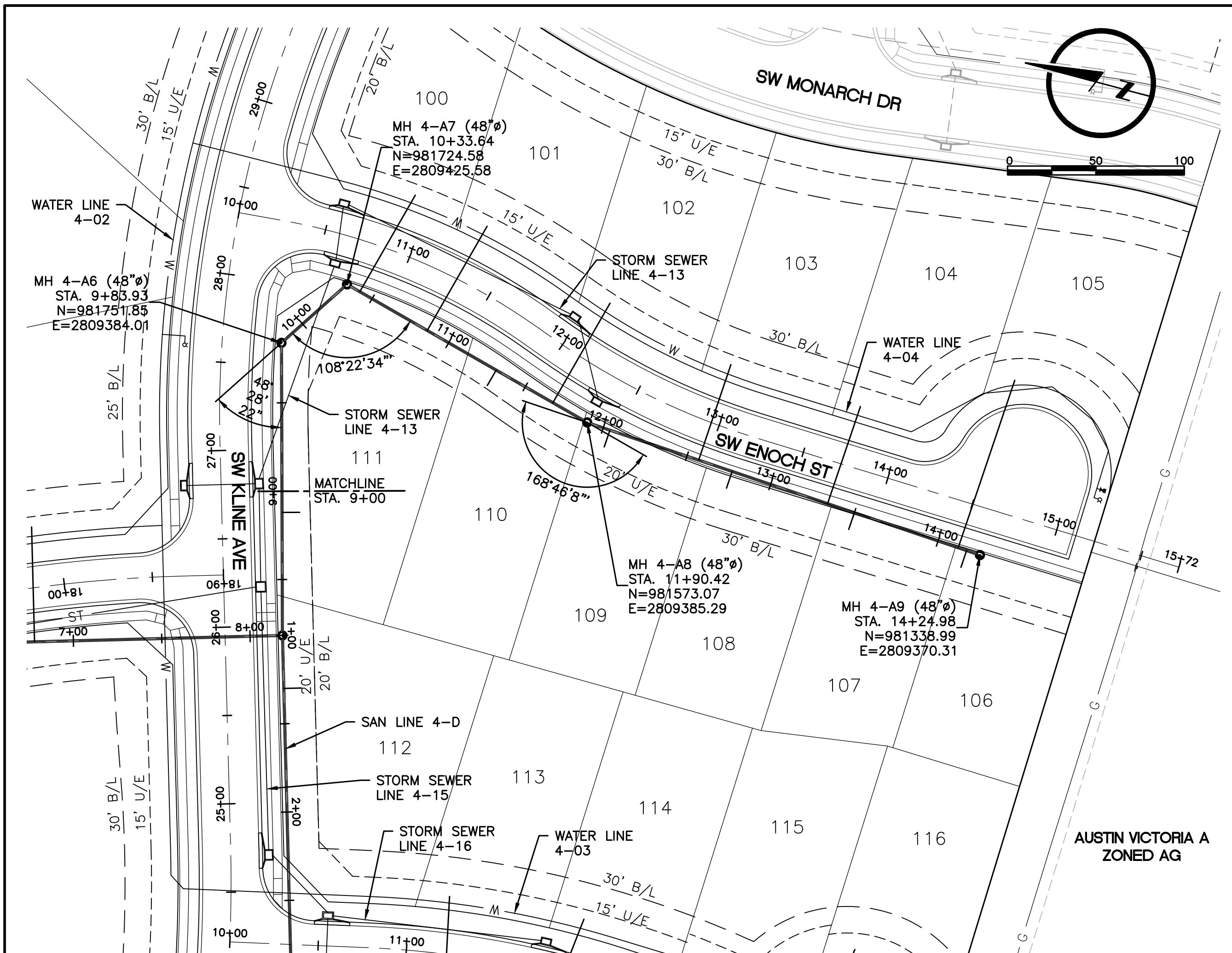
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Kansas City, MO 64114
816.361.0440
LampRynea@son.com

SUMMIT VIEW FARMS 4TH PLAT
LEE'S SUMMIT, MISSOURI

SANITARY SEWER PLANS
SANITARY SEWER PLAN AND PROFILE
LINE 4-A

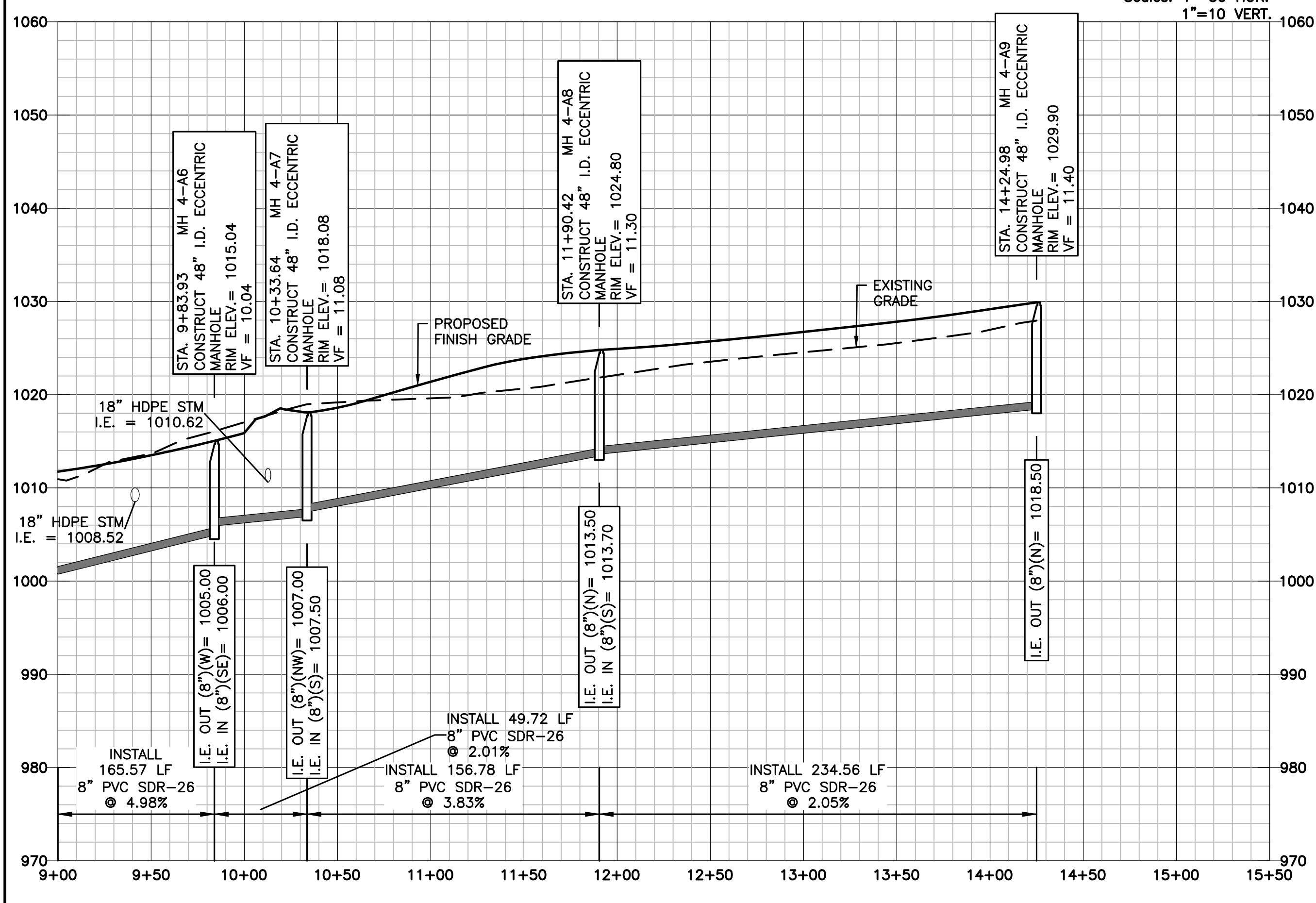
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03 of 07



SAN LINE 4-A

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



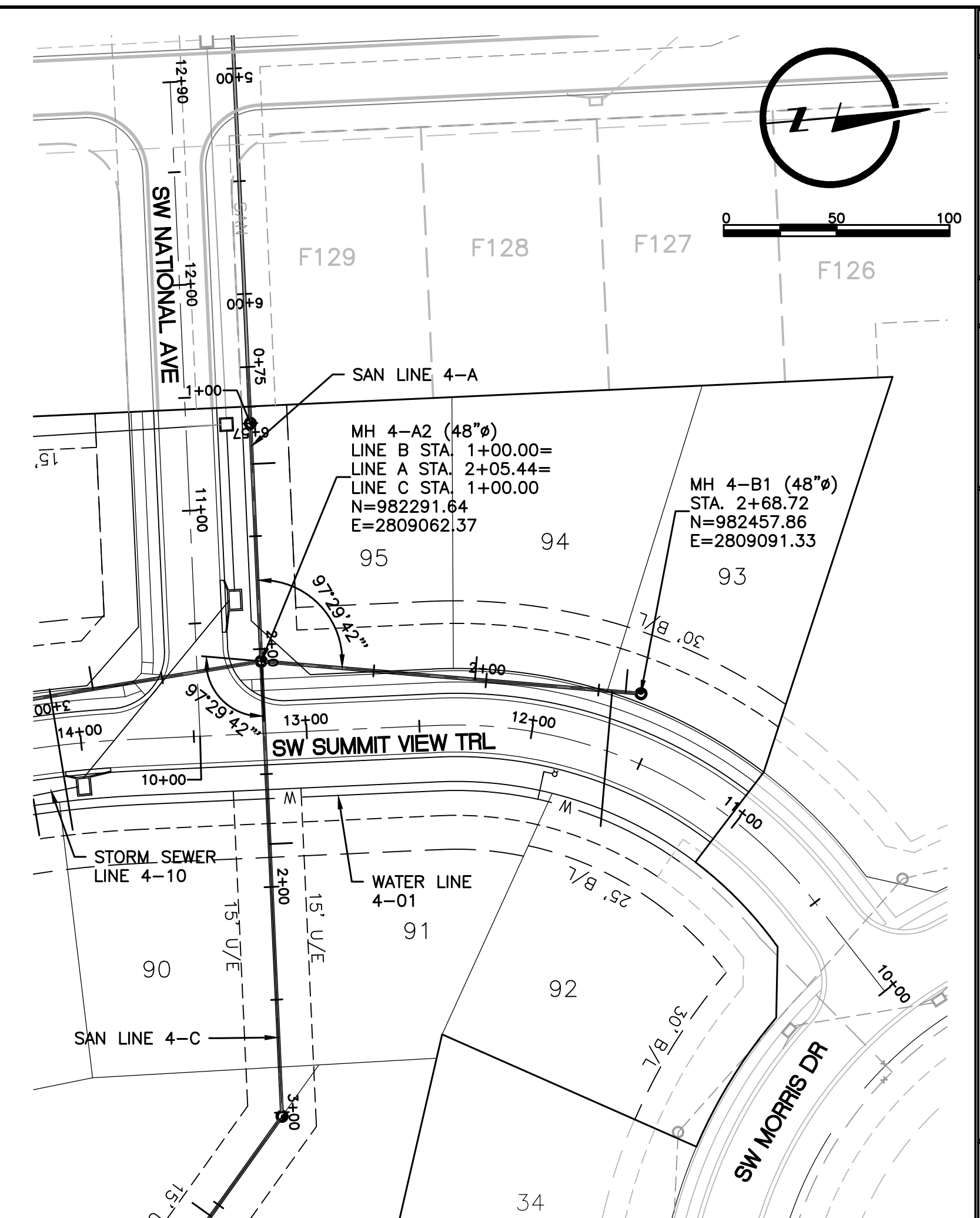
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SAN LINE 4-A

Sewer Line	Main Station	Sewer Main Invert Elevation	Lateral Stub Length	Minimum Lateral Stub Elevation	Minimum Service Floor Elevation	Lot
4-A	10+42	1007.82	63	1010.41	1012.30	100
4-A	10+86	1009.50	68	1012.19	1014.10	101
4-A	11+31	1011.22	10	1012.75	1014.50	110
4-A	11+68	1012.64	65	1015.27	1017.20	102
4-A	12+04	1013.98	10	1015.51	1017.40	109
4-A	12+57	1015.06	57	1017.53	1019.50	103
4-A	12+77	1015.47	10	1017.00	1019.00	108
4-A	13+34	1016.64	58	1019.13	1021.10	104
4-A	13+50	1016.96	10	1018.49	1020.50	107
4-A	14+12	1018.23	100	1021.56	1023.70	105
4-A	14+17	1018.34	10	1019.87	1021.80	106

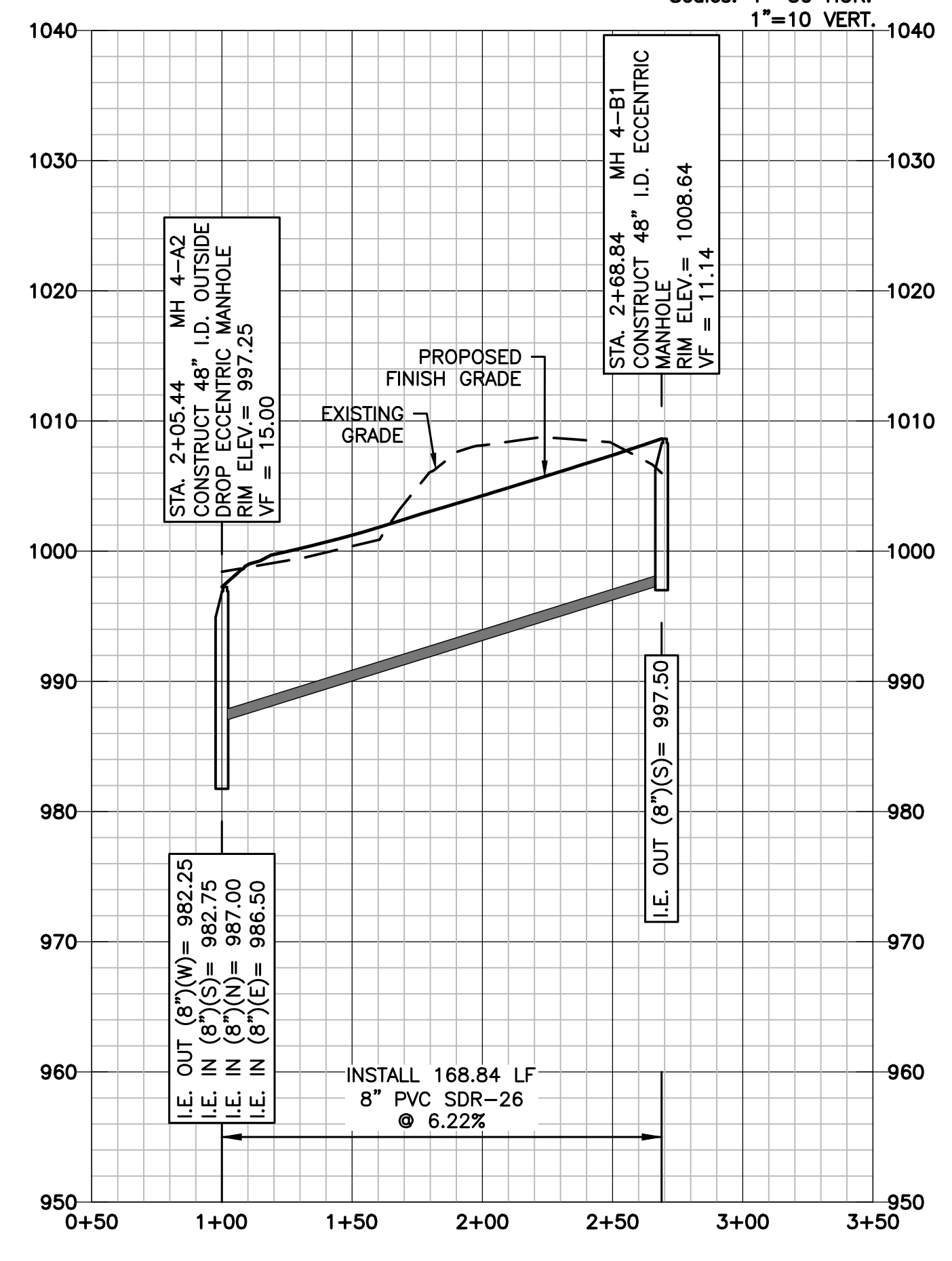
SANITARY SEWER STRUCTURE TABLE

STRUCTURE	STATION & OFFSET	STREET NAME
4-A6	27+63.38, 33.55' RT.	SW KLINE AVE.
4-A7	10+70.85, 26.46' RT.	SW ENOCH ST.
4-A8	12+33.90, 29.89' RT.	SW ENOCH ST.
4-A9	14+62.57, 26.36' RT.	SW ENOCH ST.



SAN LINE 4-B

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



SAN LINE 4-B

SANITARY SEWER STRUCTURE TABLE

STRUCTURE	STATION & OFFSET	STREET NAME
4-B1	11+60.56, 29.00' RT.	SW SUMMIT VIEW TRL.

Sewer Line	Main Station	Sewer Main Invert Elevation	Lateral Stub Length	Minimum Lateral Stub Elevation	Minimum Service Floor Elevation	Lot
4-B	1+95	992.91	10	994.44	996.50	94
4-B	2+56	996.70	60	1002.50	1004.40	92
4-B	2+62	997.07	10	998.60	1000.50	93

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
03/12/2021

LAMP RYNEARSON
MO CERT. NO. 2013011903

MARK DANIEL MCGHEE JR.
PE - 2008019568

REVISIONS
01/07/2020 PER CITY COMMENTS

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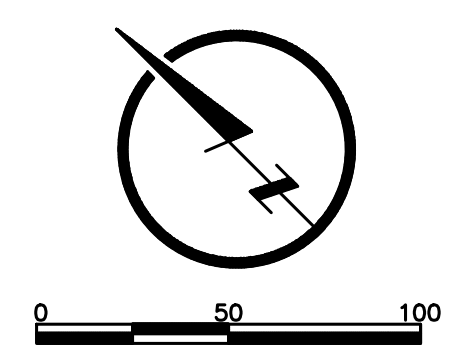
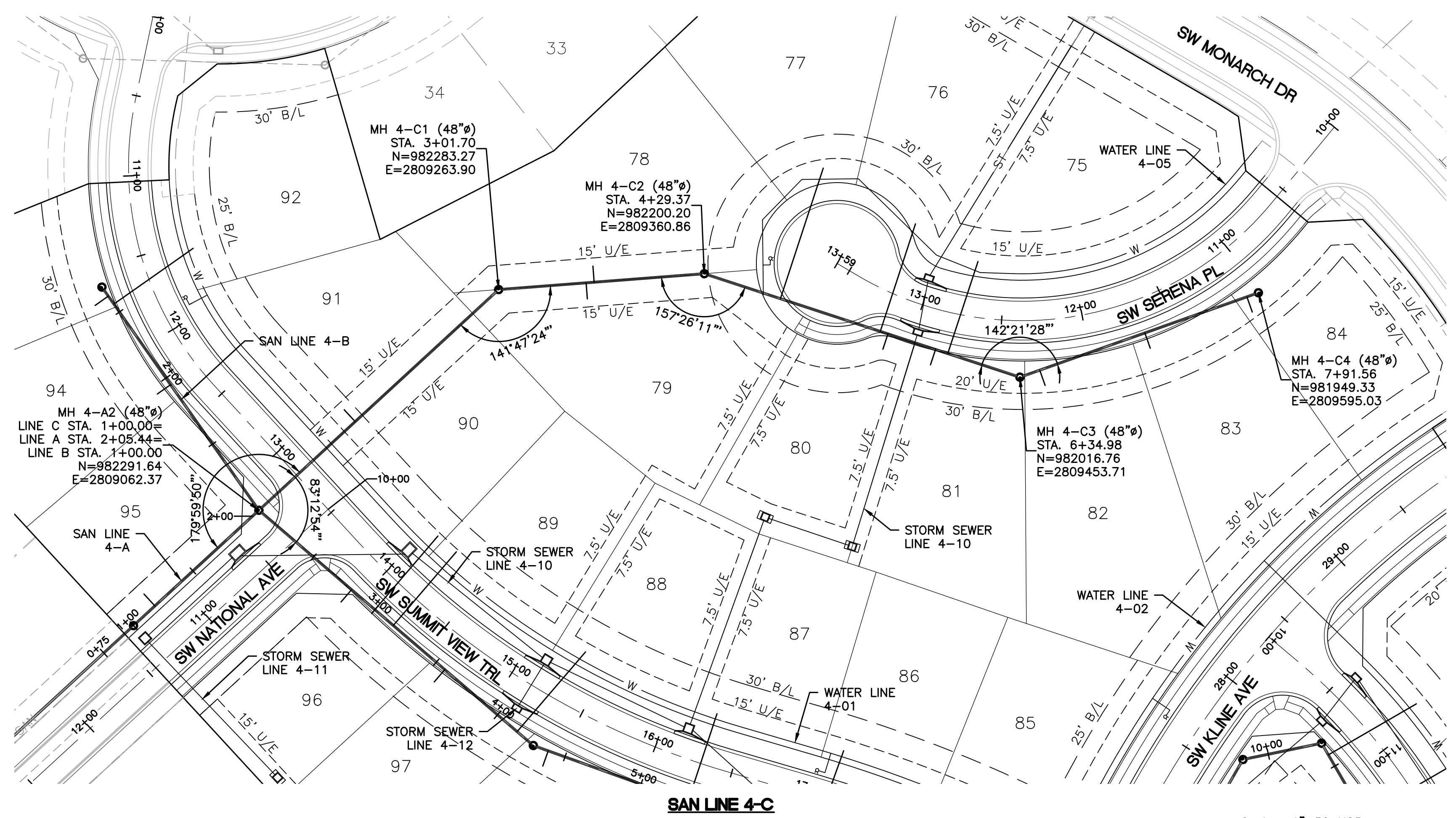
SUMMIT VIEW FARMS 4TH PLAT

LEE'S SUMMIT, MISSOURI

SANITARY SEWER PLANS
SANITARY SEWER PLAN AND PROFILE
LINES 4-A AND 4-B

DESIGNER / DRAFTER
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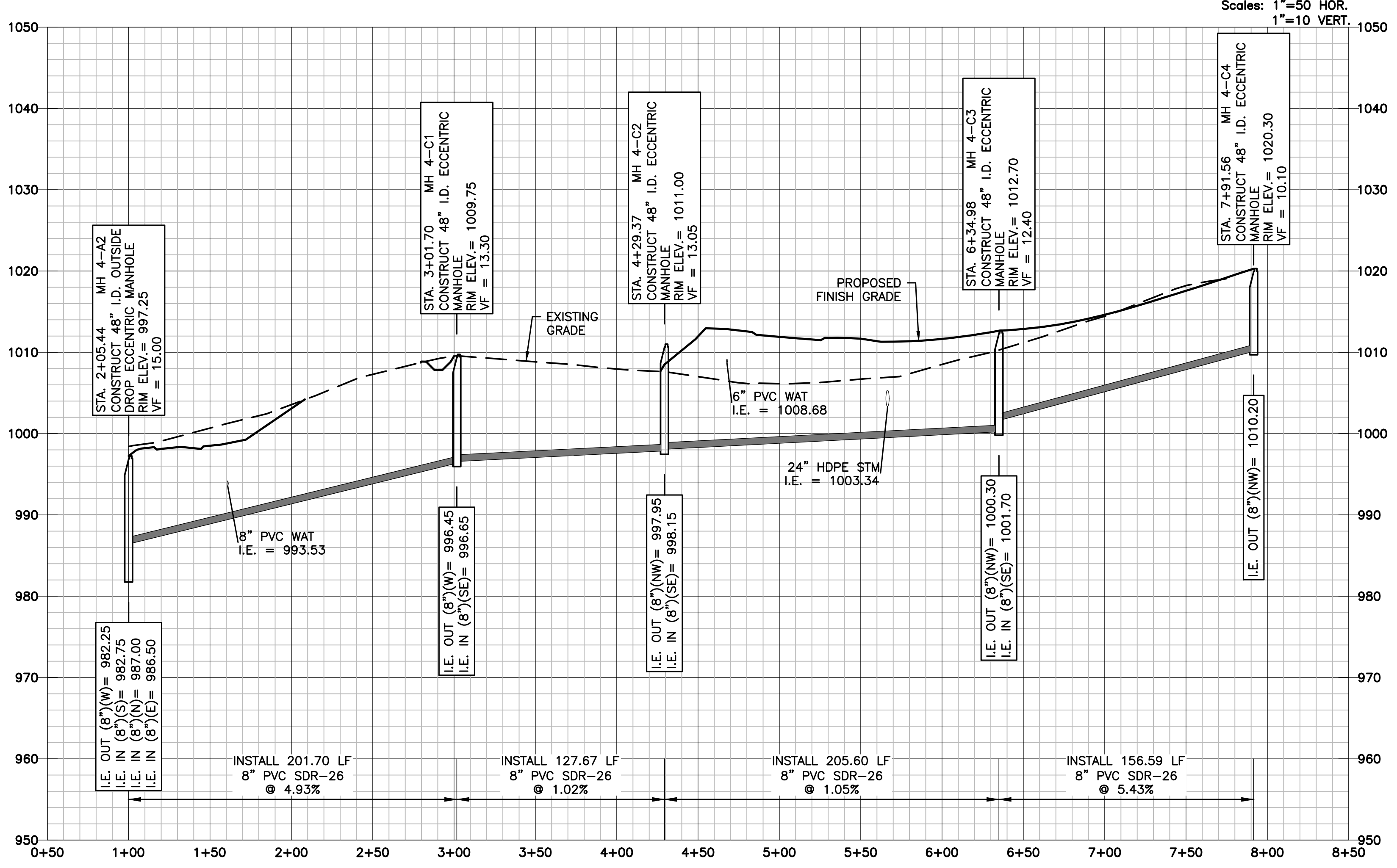
SHEET
04 of 07



- SANITARY SEWER NOTES:**
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Sewer Line	Main Station	Sewer Main Invert Elevation	Lateral Stub Length	Minimum Lateral Stub Elevation	Minimum Service Floor Elevation	Lot
4-C	1+81	990.50	10	992.03	993.80	91
4-C	3+56	997.20	10	998.73	1000.70	79
4-C	3+61	997.25	10	998.78	1000.70	78
4-C	4+79	998.67	85	1001.70	1003.70	77
4-C	5+44	999.35	70	1002.08	1004.30	76
4-C	5+49	999.40	10	1000.93	1003.00	80
4-C	5+80	999.73	10	1001.26	1003.20	81
4-C	5+88	999.81	60	1002.34	1004.30	75
4-C	6+48	1002.41	10	1003.94	1005.80	82
4-C	7+17	1006.15	10	1007.68	1009.70	83
4-C	7+84	1009.79	10	1011.32	1013.10	84

STRUCTURE	STATION & OFFSET	STREET NAME
4-C1	13+18.66, 169.77' LT.	SW SUMMIT VIEW TRL
4-C2	14+23.09, 269.06' LT.	SW SUMMIT VIEW TRL
4-C3	12+38.46, 35.00' LT.	SW SERENA PL.
4-C4	11+02.31, 34.02' LT.	SW SERENA PL.



RELEASE FOR CONSTRUCTION AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI
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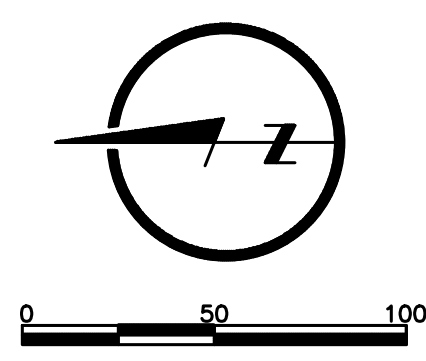
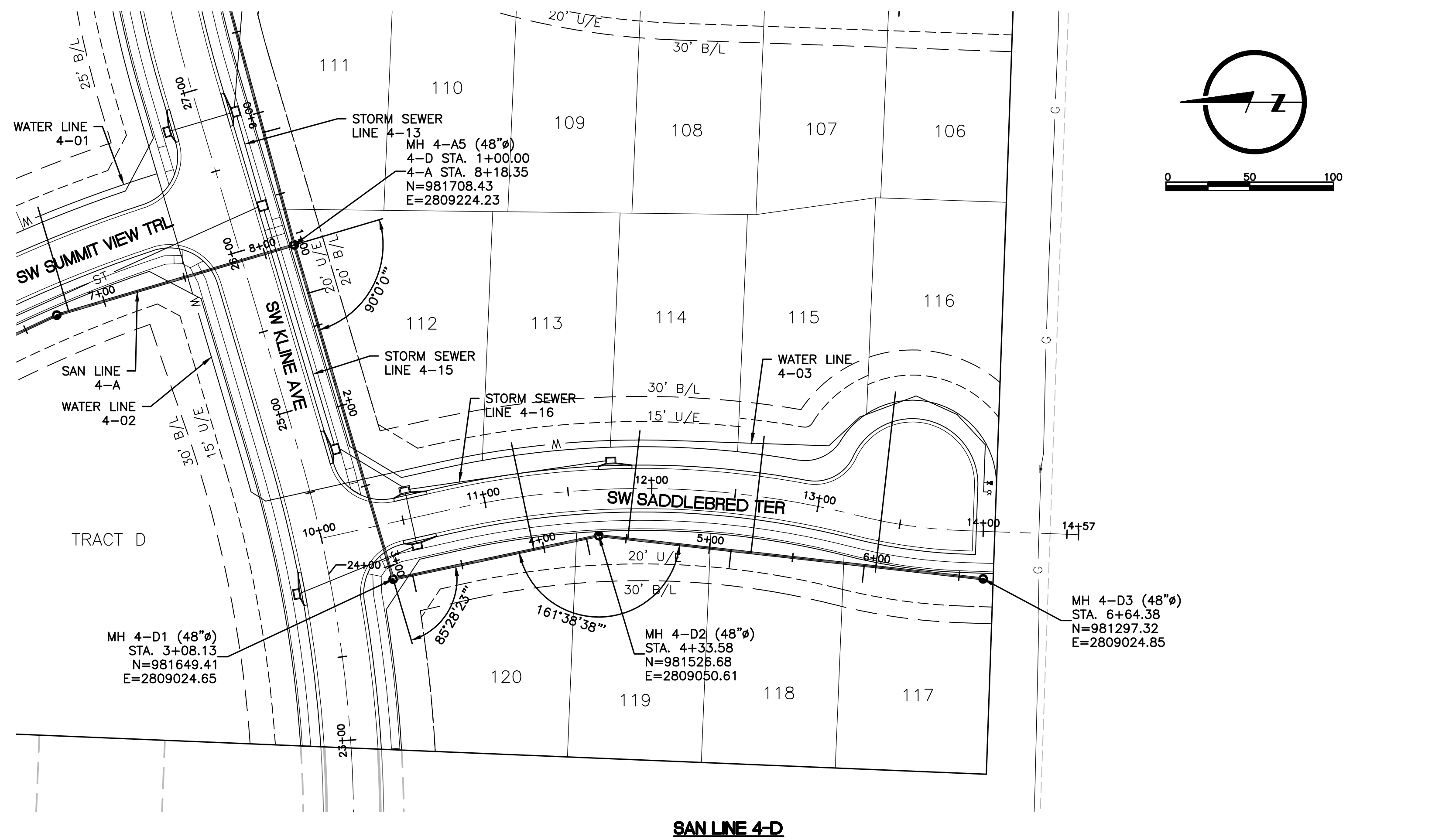
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LEE'S SUMMIT, MISSOURI

SANITARY SEWER PLANS
SANITARY SEWER PLAN AND PROFILE
LINE 4-C

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05 of 07

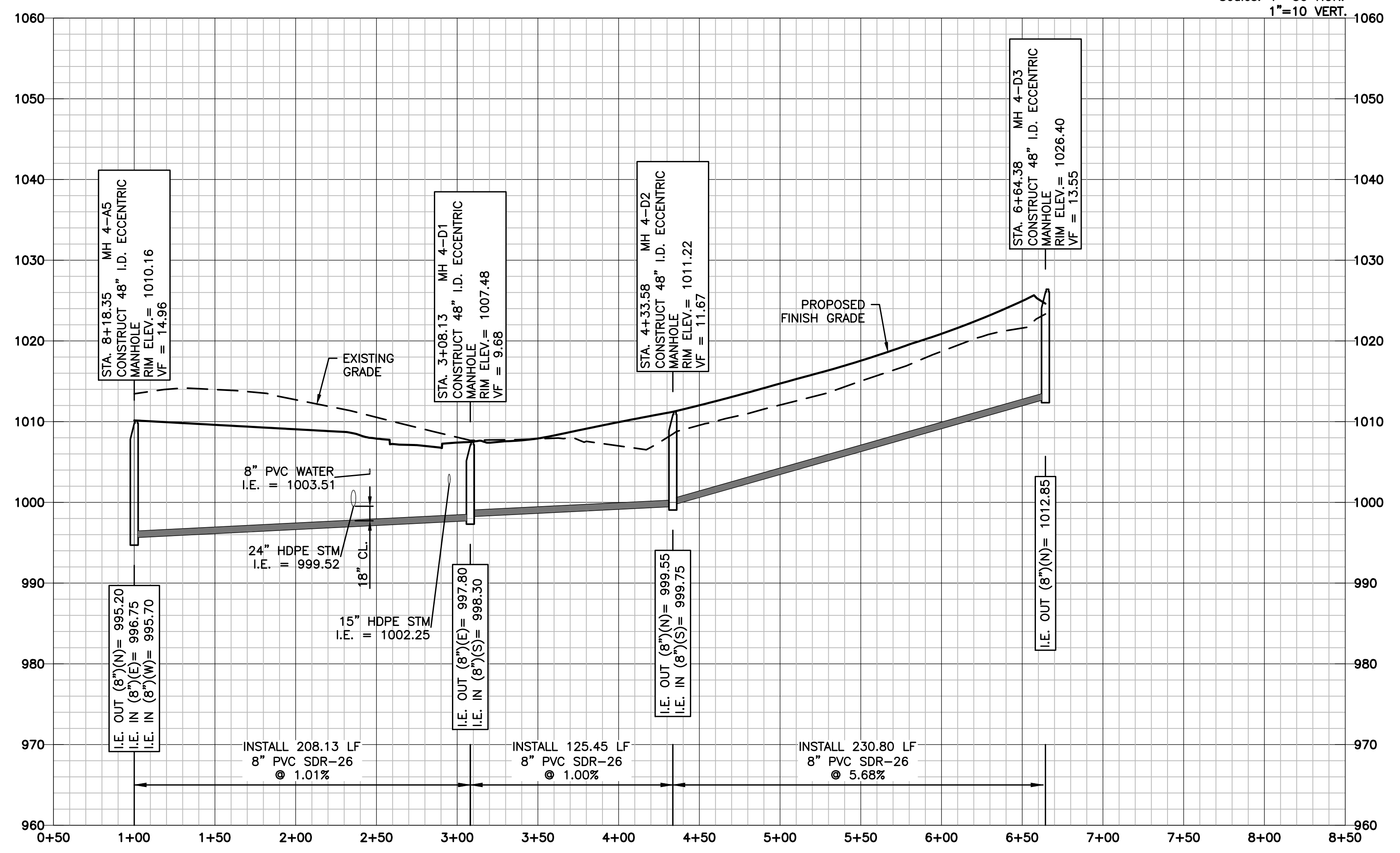
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4-D	1+30	996.00	10	997.53	999.50	112
4-D	3+20	998.42	10	999.95	1001.70	120
4-D	3+94	999.16	65	1001.79	1003.80	113
4-D	4+26	999.47	10	1001.00	1002.90	119
4-D	4+51	1000.74	65	1003.37	1005.30	114
4-D	5+13	1004.26	10	1005.79	1007.60	118
4-D	5+25	1004.94	70	1007.67	1009.60	115
4-D	5+93	1008.80	10	1010.33	1012.20	117
4-D	6+00	1009.20	105	1012.63	1014.70	116

SANITARY SEWER STRUCTURE TABLE		
STRUCTURE	STATION & OFFSET	STREET NAME
4-D1	10+36.53, 33.12' RT	SW SADDLEBRED TER.
4-D2	11+67.02, 27.50' RT	SW SADDLEBRED TER.
4-D3	14+00.90, 28.34' RT	SW SADDLEBRED TER.



RELEASE FOR CONSTRUCTION AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI
03/12/2021

LAMP RYNEARSON
MO CERT. NO. 2013011903

STATE OF MISSOURI
MARK DANIEL MCGHEE JR.
NUMBER PE-2008019568
03-07-20

MARK DANIEL MCGHEE JR.
PE - 2008019568

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SUMMIT VIEW FARMS 4TH PLAT

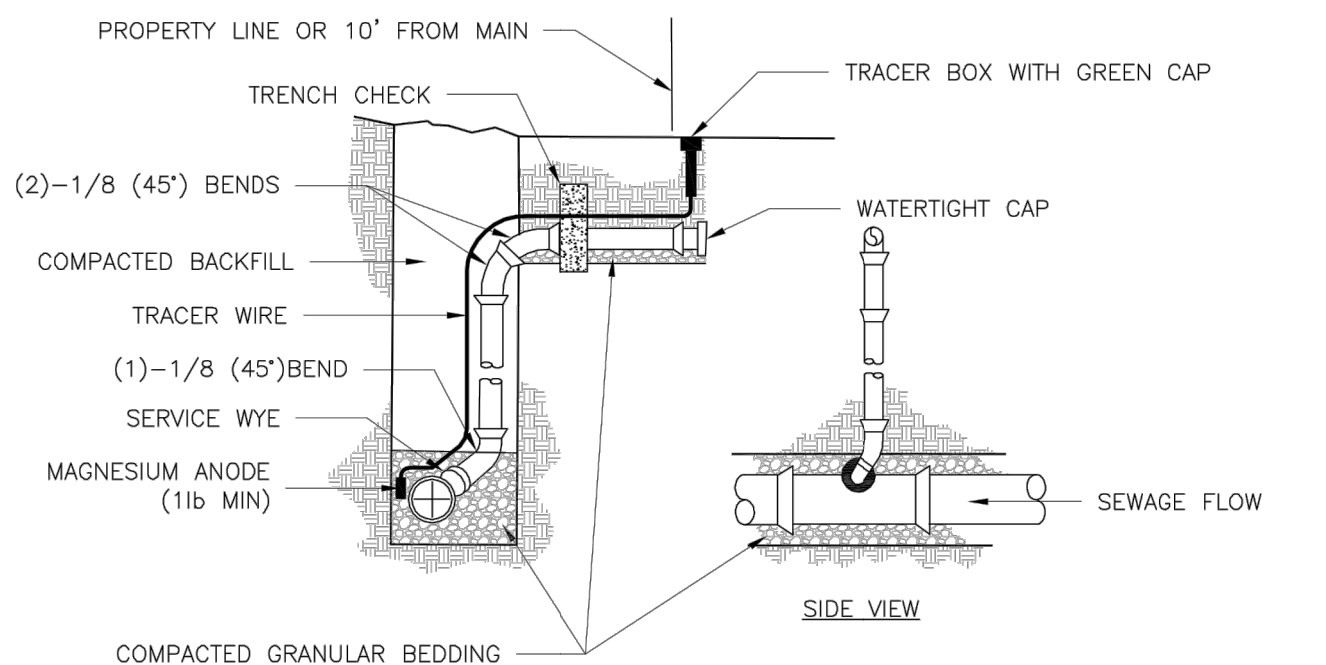
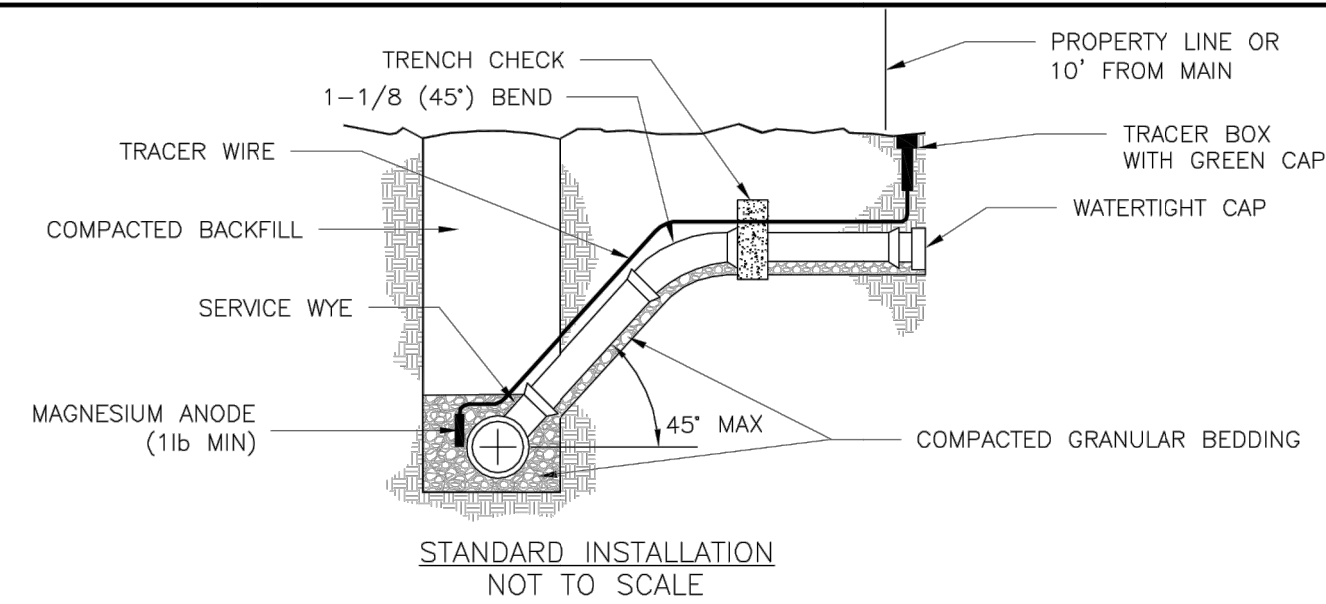
LEE'S SUMMIT, MISSOURI

SANITARY SEWER PLANS

SANITARY SEWER PLAN AND PROFILE LINE 4-D

DESIGNER / DRAFTER
MDM/AJM
DATE
11/20/2019
PROJECT NUMBER
0318050.02
BOOK AND PAGE

SHEET
06 of 07

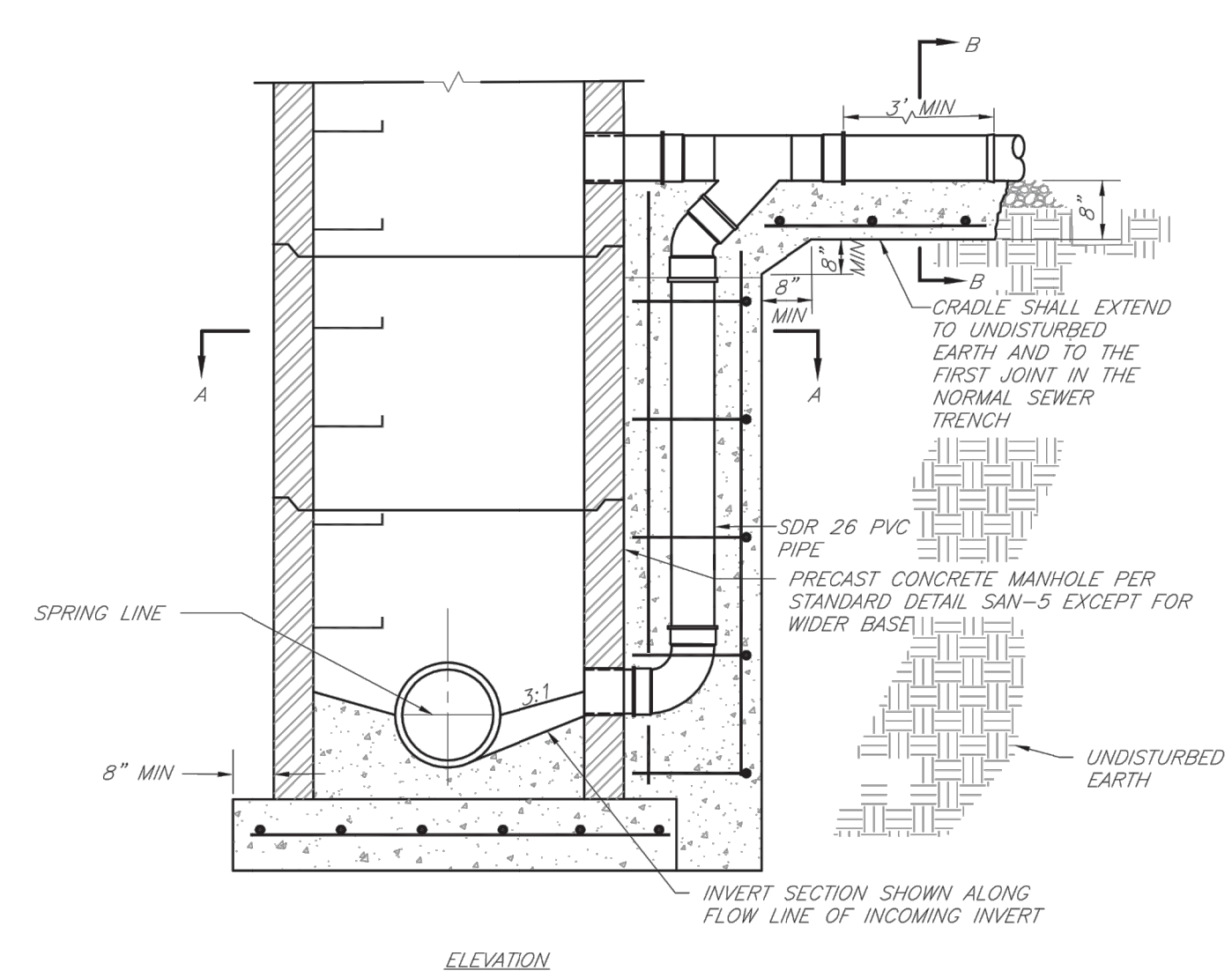
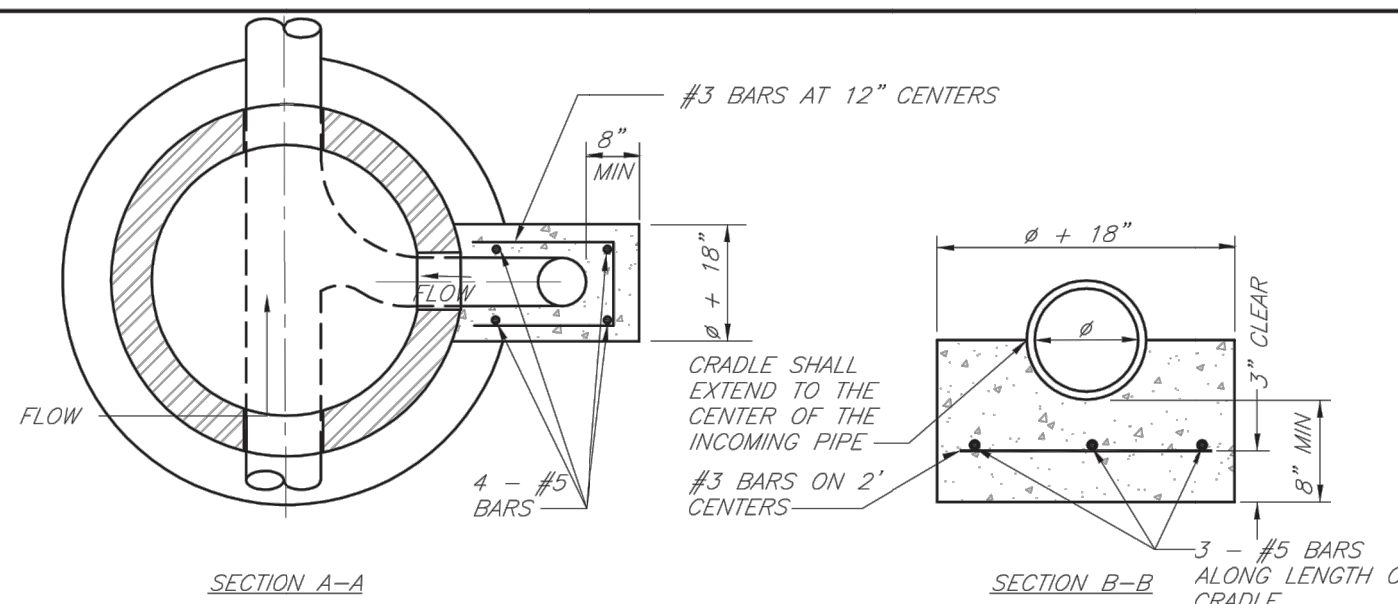


- NOTES:**
- ALL SEWER STUBS SHALL BE CONSTRUCTED TO PROPERTY LINE OR 10' MINIMUM FROM THE MAIN. WHERE SIDEWALKS ARE PRESENT, CONTRACTOR SHALL EXTEND SERVICE LINE UNDER EXISTING SIDEWALK TO TWO FEET BEYOND.
 - ALL NEW CONSTRUCTION OFF SEWER STUBS SHALL BE TEMPORARILY MARKED WITH A MARKING STAKE, 36" ABOVE GROUND AND PAINTED GREEN.
 - IMPERVIOUS TRENCH CHECKS SHALL BE PLACED ON BUILDING SEWER STUBS (AT LEAST 5' AWAY FROM THE SANITARY SEWER MAIN).
 - TRENCH CHECKS ON THE BUILDING SEWER STUBS SHALL EXTEND 6" BELOW THE BOTTOM OF THE PIPE. LENGTH SHALL BE A MINIMUM OF 12". THE HEIGHT OF THE TRENCH CHECK SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE. THE WIDTH OF THE TRENCH CHECK SHALL BE THE WIDTH OF THE TRENCH.
 - SEE SPECIFICATION SECTION 2100 FOR SEWER MAIN BEDDING AND BACKFILL.
 - #12 GAUGE GREEN INSULATED COPPER TRACER WIRE SHALL BE INSTALLED. TRACER WIRE TERMINAL BOXES SHALL BE INSTALLED DIRECTLY ABOVE THE SEWER SERVICE OR AS DETERMINED BY THE ENGINEER.
 - FOR SERVICES, TRACER WIRE SHALL RUN FROM THE WYE AND TERMINATE IN A FLUSH MOUNTED TRACER BOX WITH A GREEN CAST IRON LOCKABLE TOP. WIRE SHALL BE TAPED OR TIED TO THE PIPE AT 5' INTERVALS.
 - TRACER WIRE BOX SHALL BE INSTALLED WITHIN 1.0' OF PROPERTY LINE.
 - THE TRACER WIRE SHALL REMAIN CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. SPLICES IN THE TRACER WIRE SHOULD BE MADE WITH SPLIT BOLT CONNECTORS. WIRE NUTS SHALL NOT BE USED. A WATER-PROOF CONNECTION IS NECESSARY TO PREVENT CORROSION.

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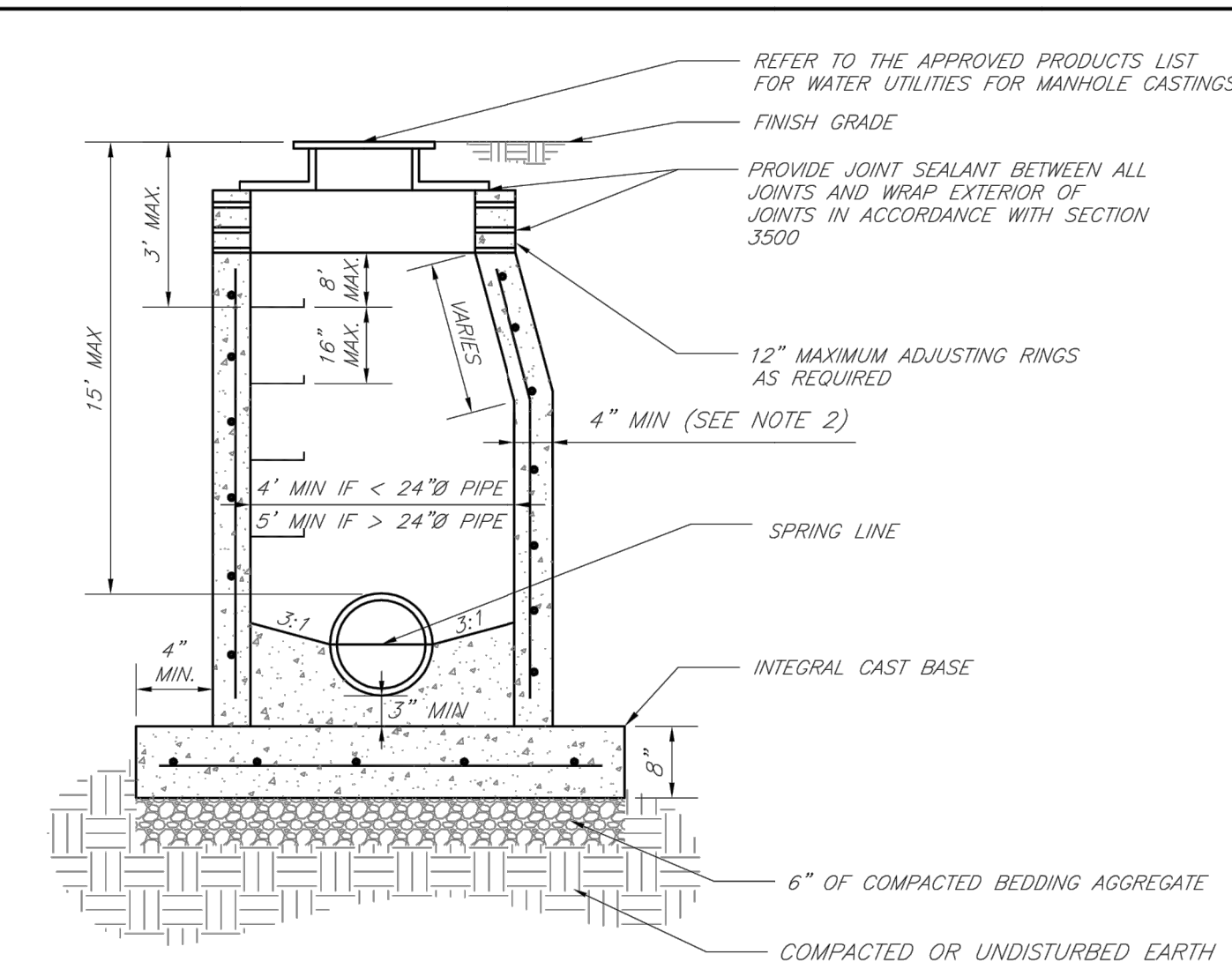
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LS DROP SANITARY SEWER MANHOLE

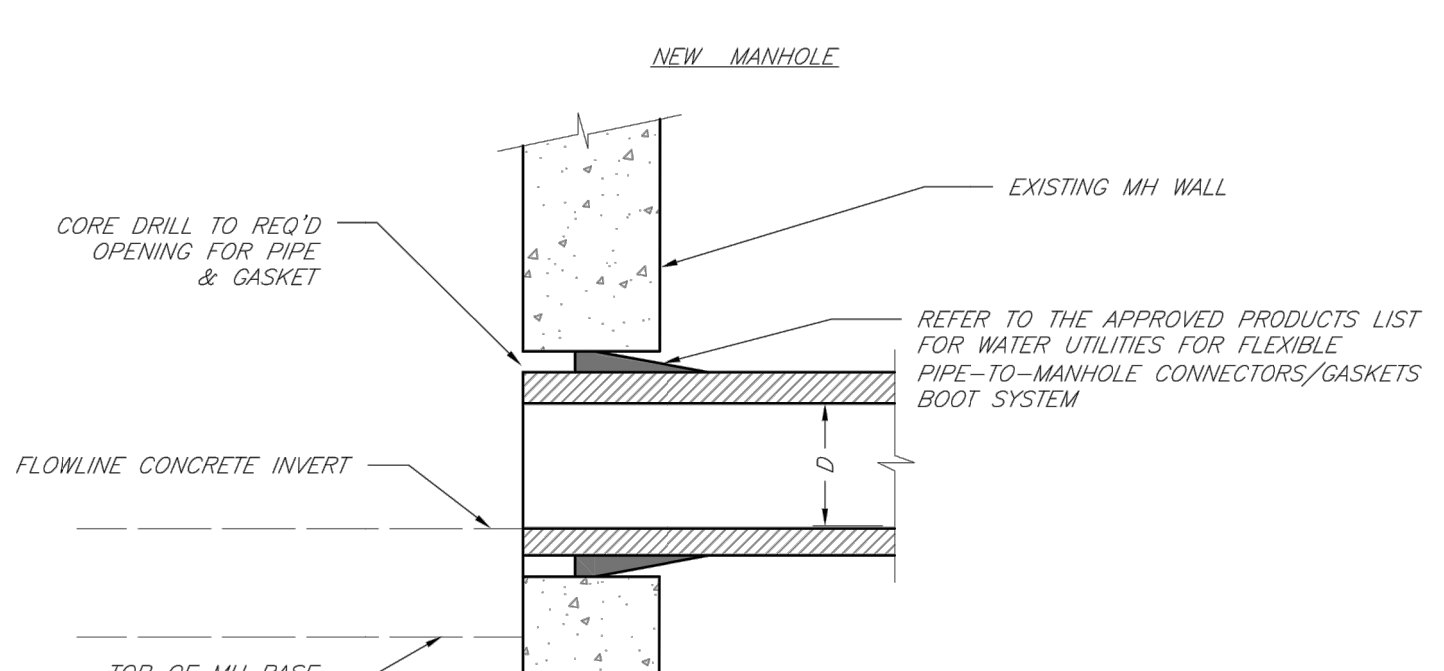
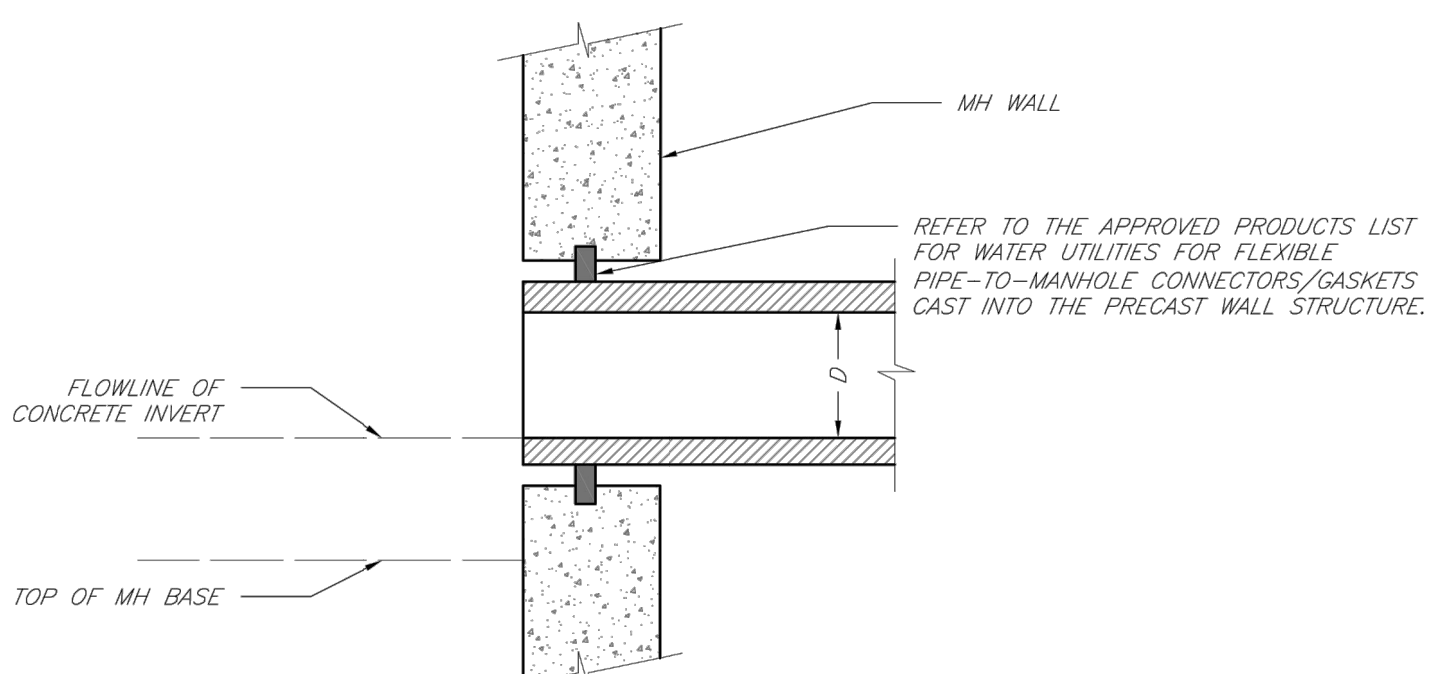


- NOTES:**
- PRECAST CONCRETE MANHOLES SHALL CONFORM TO ASTM C478 EXCEPT AS MODIFIED BY THE SPECIFICATIONS.
 - A WALL THICKNESS NOT LESS THAN ONE-TWELFTH (1/12) OF THE INSIDE DIAMETER OR 4", WHICHEVER IS GREATER, SHALL BE USED WHEN THE MANHOLE DEPTH IS LESS THAN 15'.
 - WATERPROOFING SHALL BE REQUIRED ON THE OUTSIDE OF MANHOLES. THE WATERPROOFING SHALL CONSIST OF A TOTAL DRY FILM THICKNESS OF NOT LESS THAN 14 MILS OF BITUMINOUS COATING.
 - ONLY ECCENTRIC MANHOLE CONES WILL BE ALLOWED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
 - THE FILL CONCRETE FLOW CHANNEL FOR SIDE BRANCHES SHALL BE PLACED TO PROVIDE A SMOOTH TRANSITION INTO THE FLOW LINE.
 - REFER TO THE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR APPROVED MANHOLE GASKET MODELS.
 - REFER TO THE APPROVED PRODUCTS LIST FOR APPROVED STEPS.

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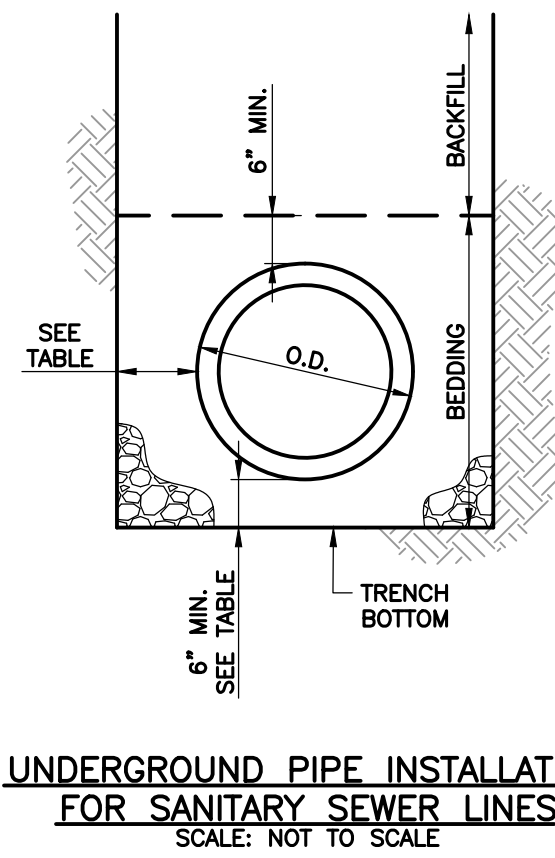
LS STANDARD PRECAST MANHOLE - SANITARY SEWER



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LS MANHOLE WALL CONNECTIONS

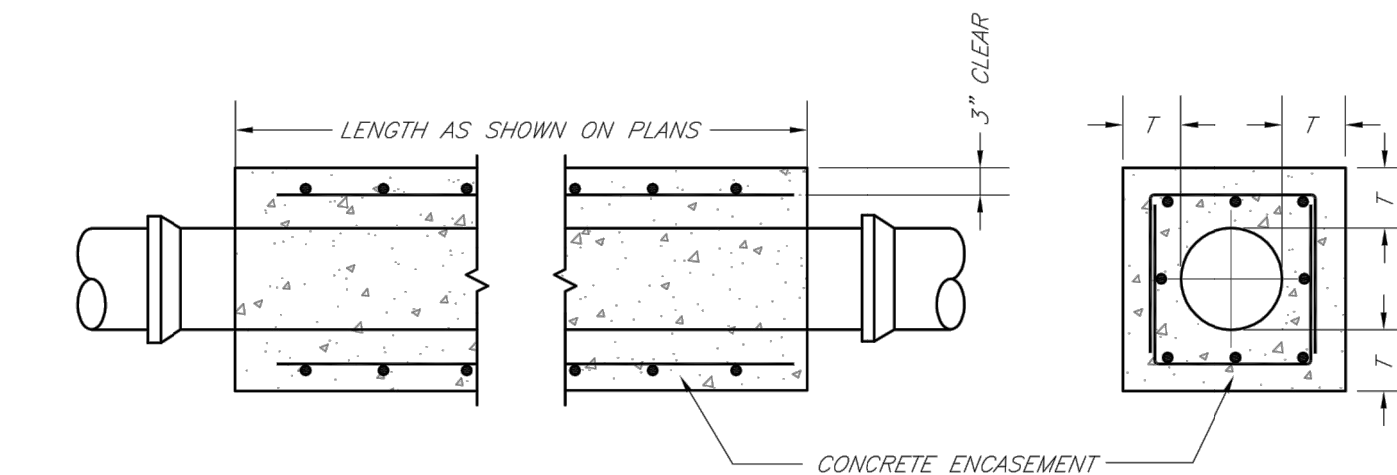


- GENERAL NOTES:**
- TRENCH BANKS SHALL BE CUT BACK ON SLOPES IN ACCORDANCE WITH CURRENT OSHA REGULATIONS. SLOPES MUST NOT EXTEND BELOW TOP OF BEDDING.
 - ALL SEWER LINES SHALL HORIZONTALLY CLEAR STORM SEWER STRUCTURES BY 5' AND SANITARY SEWER STRUCTURES BY 10'. SEWER MAINS SHALL VERTICALLY CLEAR STORM SEWER STRUCTURES AND BY 18".
 - MAXIMUM WIDTHS:
 - MAXIMUM TRENCH WIDTHS SHALL NOT EXCEED THE MANUFACTURER'S RECOMMENDATIONS.
 - THE ALLOWABLE MAXIMUM TRENCH WIDTHS HEREINAFTER SPECIFIED APPLY ONLY TO THAT PORTION OF THE TRENCH BELOW THE HORIZONTAL PLANE PARALLEL TO AND 6 INCHES ABOVE THE TOP OF THE PIPE.
 - THE ALLOWABLE MAXIMUM WIDTHS MAY BE EXCEEDED AT MANHOLES, BORE PITS, TEES, AND IN UNSTABLE EARTH MATERIAL. WHERE THE MAXIMUM TRENCH WIDTH IS EXCEEDED, THE CONTRACTOR SHALL PROVIDE APPROPRIATE EMBEDMENT AS INDICATED BY THE DESIGN ENGINEER AND THE CITY ENGINEER.

MINIMUM TRENCH WIDTHS AND PIPE CLEARANCES (IN)			
NOMINAL PIPE DIAMETER	TRENCH WIDTH 1	PIPE SIDE CLEARANCE 2 (SOIL/ROCK)	PIPE BOTTOM CLEARANCE (SOIL/ROCK)
6	22	6/6	6/6
8	22	6/6	6/6
10	24	6/6	6/6
12	27	6/6	6/6

1 - MEASURED BELOW A HORIZONTAL PLANE 6" ABOVE THE TOP OF THE PIPELINE
2 - MEASURED FROM THE OUTSIDE FACE OF PIPE BARREL TO INSIDE FACE OF TRENCH

- TRENCH SLOPE: SEE SECTION 2100.
- TRENCH SHIELDS: SEE SECTION 2100.
- COMPACTED FILL: SEE SECTION 2100.
- PIPE EMBEDMENT: SEE SECTION 2100.
- BEDDING INSTALLATION: SEE SECTION 2100.
- BACKFILL: SEE SECTION 2100.



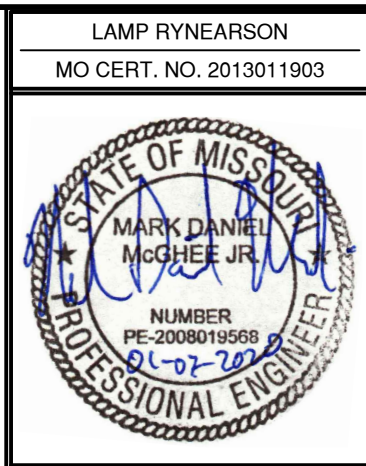
- NOTES:**
- FOR PIPES LESS THAN 15", T = 6" MIN.
 - FOR PIPES 15" THRU 36", T = 8" MIN.
 - INTERMEDIATE BELLS SHALL BE ENCASED.
 - REINFORCING STEEL SHALL BE #4 @ 12" O.C. EACH WAY WITH A MINIMUM REBAR LAP OF 12".

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LS SANITARY PIPE ENCASEMENT

RELEASE FOR CONSTRUCTION AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI
03/12/2021



MARK DANIEL MCQUEE JR.
PE - 2008019568

REVISIONS
01/07/2020 PER CITY COMMENTS

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SUMMIT VIEW FARMS 4TH PLAT
LEE'S SUMMIT, MISSOURI

SANITARY SEWER PLANS
SANITARY SEWER DETAILS

DESIGNER / DRAFTER
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