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FINAL DEVELOPMENT PLAN
TRACT D, SUMMIT VIEW FARMS 4TH PLAT
3132 SW SUMMIT VIEW TRL
NEIGHBORHOOD SWIMMING POOL

LEGEND:

- DRIVEWAY CONCRETE PAVEMENT
SIDEWALK CONCRETE PAVEMENT
ASPHALTIC CONCRETE PAVEMENT

NOTES:

- ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN AND CONSTRUCTION MANUAL, AS STATED IN ORDINANCE NO. 5813.
- 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.
- PERMITS ARE ISSUED BY THE DEVELOPMENT ENGINEERING DIVISION AFTER PLANS ARE APPROVED FOR PERMITTING AND FEES ARE PAID.
- WATER MAIN TAPS, 2-IN DIAMETER AND SMALLER, WILL BE MADE BY WATER UTILITIES, OPERATIONS DEPARTMENT 816-969-1900 WITH A FOURTY-EIGHT (48) HOUR PRIOR NOTICE TO SCHEDULE THE TAP.
- ALL PERMANENT CONCRETE CURB SHALL BE STRAIGHT BACK CURB AND GUTTER (TYPE CG-1), WET OR DRY AS INDICATED, UNLESS SHOWN OTHERWISE.
- ALL PRIVATE SANITARY SEWER LATERALS SHALL BE 4-IN PVC, SDR 26, AT 2.0% MINIMUM SLOPE UNLESS NOTED OTHERWISE.
- ALL WATER LINES SHALL HORIZONTALLY CLEAR STORM SEWER STRUCTURES BY 5-FT, SANITARY SEWER STRUCTURES BY 10-FT, AND PIPES BY 18-IN VERTICALLY.
- AT THE HEAD OF EACH ACCESSIBLE PARKING SPACE, PROVIDE A SIGN MEETING THE REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). THE SIGN SHALL BE MOUNTED 60-IN (5-FT) ABOVE THE GROUND MEASURED FROM THE BOTTOM OF THE SIGN. THE SIGN SHALL BE 12-IN X 18-IN IN AREA.
- THE SUBJECT SITE LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP NUMBER 29095C0531G, WITH A REVISED MAP DATE OF JANUARY 20, 2017.
- THERE ARE NO ABANDONED OIL AND/OR GAS WELLS PRESENT WITHIN THE LIMITS OF THE TRACT, PER THE APPROXIMATE LOCATIONS GIVEN IN THE ONLINE MDNR OIL AND GAS DATABASE UPDATED NOVEMBER 7, 2019.
- THE SUBJECT SITE IS ZONED R-1. THIS USE IS ALLOWED BY THE SINGLE FAMILY RESIDENTIAL ZONING DISTRICT.
- ALL SIDEWALK PAVEMENT SURFACES AND CURB SHALL BE KCMMB4K CONCRETE.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S DESIGN AND CONSTRUCTION MANUAL, SECTION 5100, AS STATED IN ORDINANCE NO. 5813.
- THE UTILITY LOCATIONS SHOWN ON THESE DRAWINGS ARE DESIGN SUMMIT VIEW FARMS 4TH PLAT LOCATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (PUBLIC AND PRIVATE, WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE.
- SUMMIT VIEW FARMS 4TH PLAT PRIVATE INFRASTRUCTURE HAS NOT BEEN CONSTRUCTED. CONTRACTOR SHALL COORDINATE FINAL DEVELOPMENT PLAN IMPROVEMENTS WITH 4TH PLAT CONSTRUCTION.

SITE PLAN INFORMATION			
SITE AREA (SF), (AC)	49,874 SF 1.15 AC	TOTAL BUILDING AREA (SF)	1,220 SF
FLOOR AREA RATIO	0.015	IMPERVIOUS COVERAGE (SF), (%)	19,400 SF 38.9 %

PARKING TABLE				
USE	PARKING REQUIREMENT	LEE'S SUMMIT LOTS	CODE REQUIRED	PROVIDED*
SUBDIVISION POOL	1 PER 16 SUBDIVISION LOTS	120	8	18
* 1 ACCESSIBLE PARKING SPACE REQUIRED AND PROVIDED				

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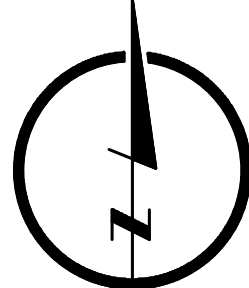
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MARK DANIEL MCGHEE, JR.

PE - 2008019568

SITE PLAN SHEET

SUMMIT VIEW FARMS 4TH PLAT POOL
CITY OF LEE'S SUMMIT, MISSOURI

REVISIONS

12-10-2021 - PER CITY COMMENTS

DESIGNER / DRAFTER

JDM/AJM

DATE

OCTOBER 2021

PROJECT NUMBER

0318050.02

BOOK AND PAGE

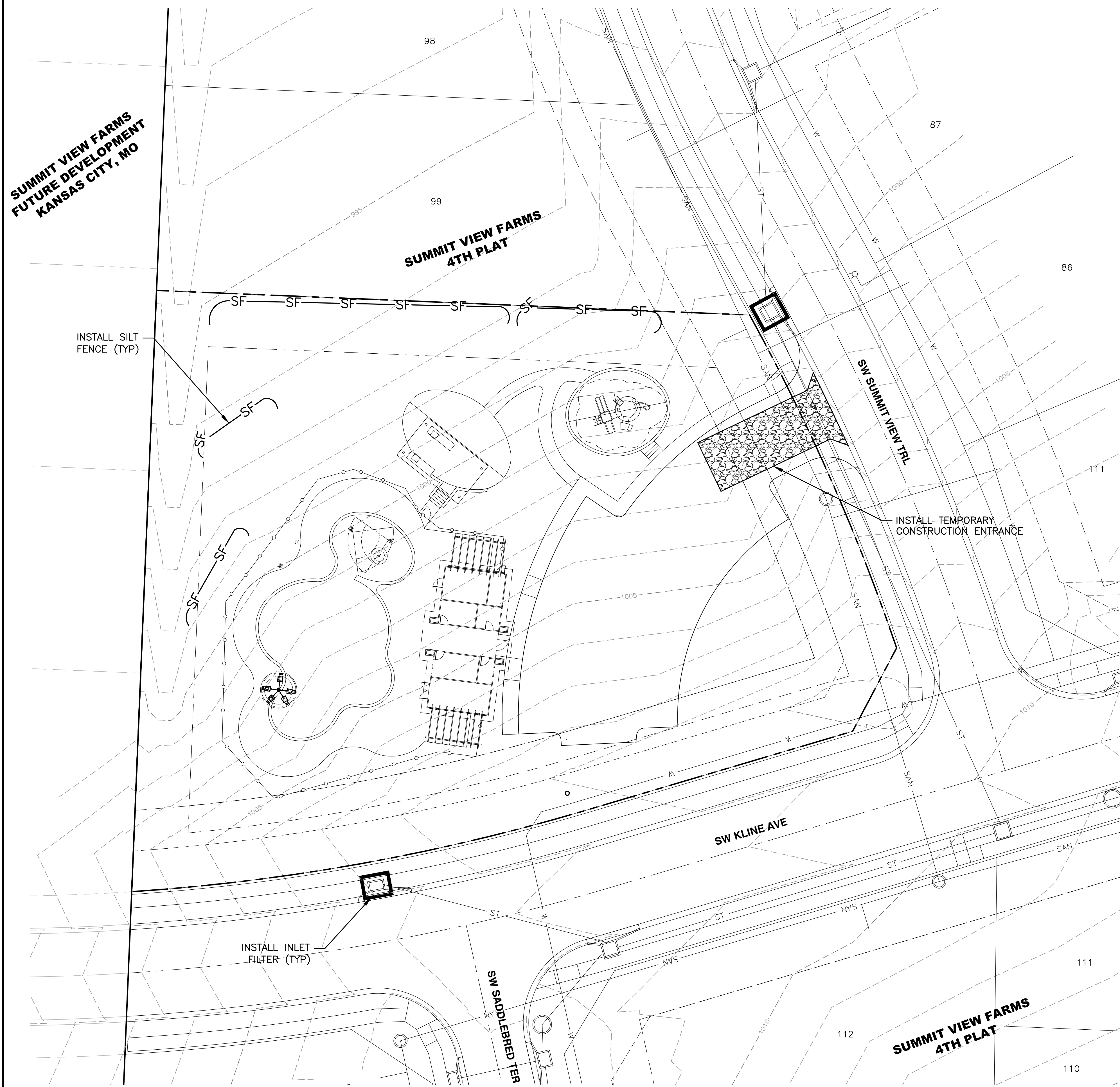
MISSOURI AUTHORIZATION NUMBER

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SHEET

C1

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- GENERAL NOTES:**
1. CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL PUBLIC ROADWAYS ADJACENT TO THE CONSTRUCTION SITE FREE OF DIRT AND DEBRIS RESULTING FROM ACTIVITIES RELATED TO THE CONSTRUCTION OF THIS PROJECT.
 2. ALL WASTE MATERIAL RESULTING FROM THE PROJECT SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, OR AS DIRECTED BY THE OWNER.
 3. CONTRACTOR SHALL UTILIZE TEMPORARY CONSTRUCTION ENTRANCE(S) FOR ACCESS TO THE PROJECT AREA.
 4. CONTRACTOR SHALL REFER TO THE SPECIFIC SWPPP AND MDNR LAND DISTURBANCE PERMIT FOR ADDITIONAL REQUIREMENTS AND BEST MANAGEMENT PRACTICES.
 5. CONTRACTOR IS TO MAINTAIN ALL EROSION CONTROL INSTALLATIONS.
- EROSION AND SEDIMENT CONTROL SEQUENCING:**
1. IMPLEMENT PRE-CLEARING: ALL STRUCTURAL BMPs MUST BE IN PLACE BEFORE GENERAL CLEARING OPERATIONS. CLEARING NECESSARY TO PLACE STRUCTURAL BMPs IS THE MINIMUM REQUIRED FOR INSTALLATION. COORDINATE CLEARING NECESSARY TO PLACE STRUCTURAL BMPs WITH LOCAL WEATHER FORECAST SO THAT CLEARING AND PLACEMENT MAY BE COMPLETED WITHIN A FORECAST DRY PERIOD. STABILIZE ALL DIVERSION BERMS AND SEDIMENT TRAPS WITHIN 5 DAYS AFTER INSTALLATION.
 2. CLEAR AND STABILIZE WORK AREAS: GRADE PARKING AND CONTRACTOR AREAS AND PLACE ALL-WEATHER SURFACE ON CONTRACTOR AREAS.
 3. BUILDING TOP-OUT: COMPLETE BUILDING FOUNDATION, FRAMING, SEEDING AND ROOF INSTALLATION INCLUDING UTILITY SERVICES
 4. IMPLEMENT STEEP SLOPE PROTECTION (AS APPLICABLE). DURING GRADING OPERATIONS, PLACE STEEP SLOPE PROTECTION AS SOON AS PRACTICABLE.
 5. STABILIZE INACTIVE AREAS: THE GROUND COVER AND OTHER STRUCTURAL BMPs MUST BE PLACED WITHIN 14 DAYS OF CESSATION OF GROUND DISTURBING ACTIVITY AT THE LOCATION OF THE BMP. IN DETERMINING THE INACTIVE STATUS OF THE GROUND, EVALUATE EACH PORTION FOR THE SITE SEPARATELY. THE NEED FOR SUBSEQUENT PLACEMENT OF TRENCHED UTILITIES OR OTHER CONSTRUCTION IN AN OTHERWISE INACTIVE AREA IS NOT JUSTIFICATION FOR DELAY OF STABILIZATION.
 6. COMPLETE PAVEMENT AND STORMWATER IMPROVEMENTS DEPICTED ON THE CONSTRUCTION PLANS.
 7. IMPLEMENT FINAL STABILIZATION: COORDINATE REMOVAL OF CONSTRUCTION PHASE BMPs NECESSARY TO PLACE FINAL STABILIZATION WITH LOCAL WEATHER FORECAST SO THAT REMOVAL AND PLACEMENT MAY BE COMPLETED WITHIN A FORECAST DRY PERIOD. DOWN-SLOPE PERIMETER CONTROLS SHALL NOT BE REMOVED UNTIL FINAL STABILIZATION IS PLACED AND VEGETATIVE COVER IS ESTABLISHED OVER THE REMAINDER OF THE SITE.
 8. ESTABLISHMENT AND FINAL CONSTRUCTION: ONCE THE REMAINDER OF THE SITE IS STABILIZED INCLUDING ESTABLISHMENT OF SEEDING COVER TYPES, REMOVE THE SEDIMENT CONTROLS AND THE REMAINING ACCESS CONTROLS. RESTORE AREA DISTURBED BY REMOVAL OF SEDIMENT CONTROLS.
 9. PLAN MODIFICATION: THE CONTRACTOR MUST MODIFY THE PLAN IF THE PLAN FAILS TO SUBSTANTIALLY CONTROL EROSION AND OFFSITE SEDIMENTATION. THE CONTRACTOR MAY MODIFY THE PLAN OR CONSTRUCTION SEQUENCE IF IMPLEMENTATION IS INFEASIBLE FOR SITE CONDITIONS OR CONTRACTOR METHODS. ANY SUCH MODIFICATIONS SHALL CONTROL EROSION AND OFFSITE SEDIMENTATION TO THE MAXIMUM EXTENT PRACTICABLE. ANY SUCH MODIFICATIONS SHALL REQUIRE THE PRIOR APPROVAL OF THE PERMITTING AUTHORITY.

LEGEND

TEMPORARY CONSTRUCTION ENTRANCE

SILT FENCE

INLET FILTERS

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EROSION CONTROL PLAN SHEET

SUMMIT VIEW FARMS 4TH PLAT POOL
CITY OF LEE'S SUMMIT, MISSOURI

REVISIONS

DESIGNER / DRAFTER
JDM/AJM
DATE
OCTOBER 2021
PROJECT NUMBER
0318050.02
BOOK AND PAGE

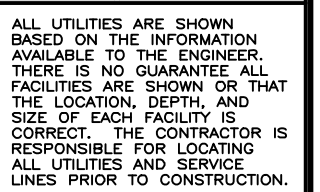
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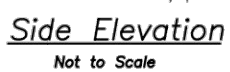
C2



**SUMMIT VIEW FARMS 4TH PLAT POOL
CITY OF LEE'S SUMMIT, MISSOURI**



REVISIONS

C3

1. Avoid locating on steep slopes, at curves on public roads, or downhill of disturbed area.
2. Remove all vegetation and other unsuitable material from the foundation area, grade, and crown for positive drainage.
3. If slope towards the public road exceeds 2%, construct a 6- to 8-inch high ridge with 3:1:IV side slopes across the foundation approximately 15 feet from the edge of the public road to divert runoff from it.
4. Install pipe under the entrance if needed to maintain drainage ditches along public roads.
5. Place stone to dimensions and grade as shown on plans. Leave surface sloped for drainage.
6. Divert all surface runoff and drainage from the entrance to a sediment control device.
7. If conditions warrant, place geotextile fabric on the graded foundation to improve stability.

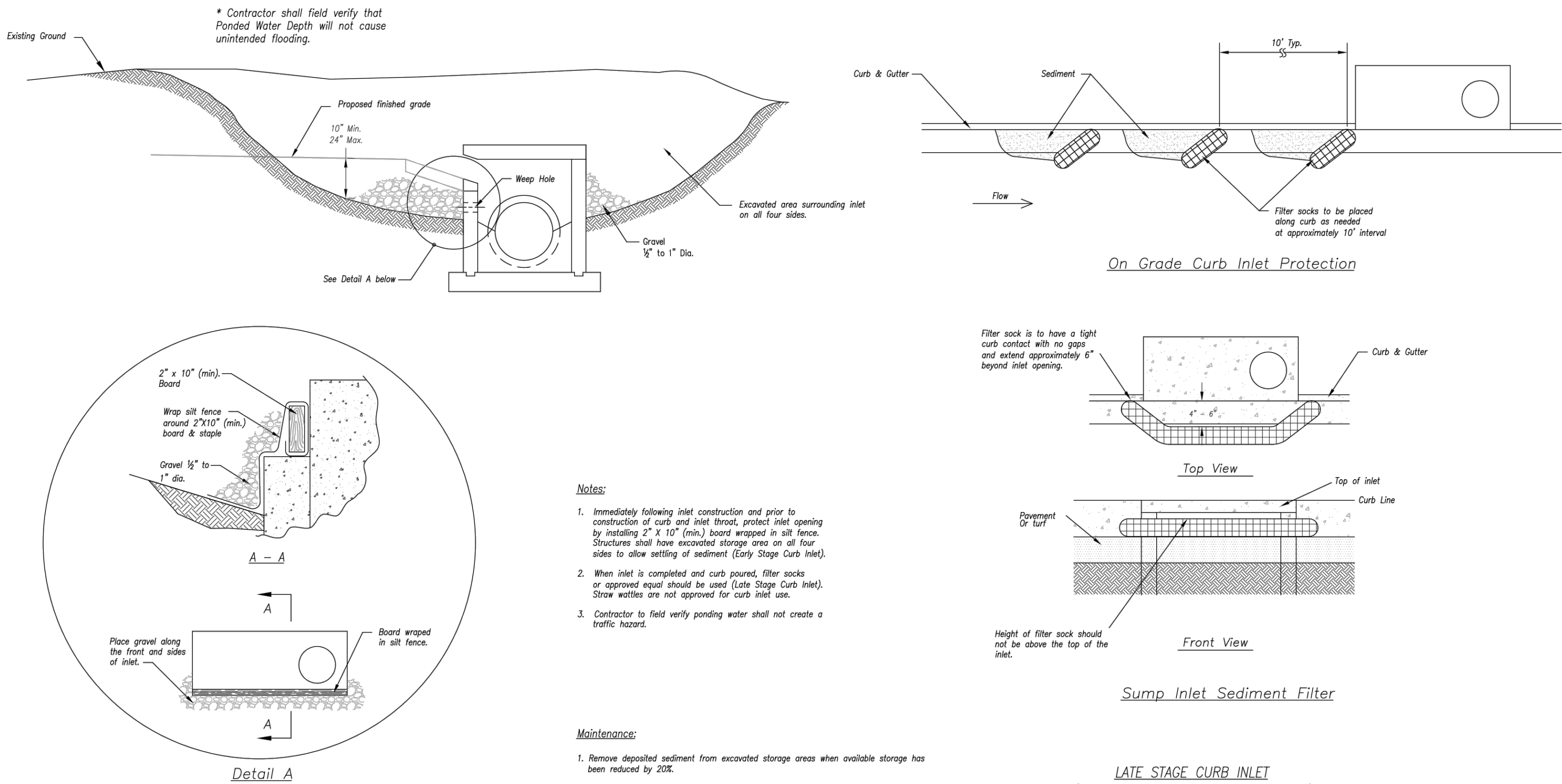
1. Reshape entrance as needed to maintain function and integrity of Installation. Top dress with clean aggregate as needed.

Construction Entrance modified from 2015 Overland Park Standard Details for Erosion and Sediment Control; Concrete Washout modified from 2009 City of Great Bend Standard Drawings.



AMERICAN PUBLIC WORKS ASSOCIATION Kansas City Metro Chapter  AMERICAN PUBLIC WORKS ASSOCIATION		KANSAS CITY METRO CHAPTER
CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT	STANDARD DRAWING NUMBER ESC-01 ADOPTED: 10/24/2016	

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Notes:

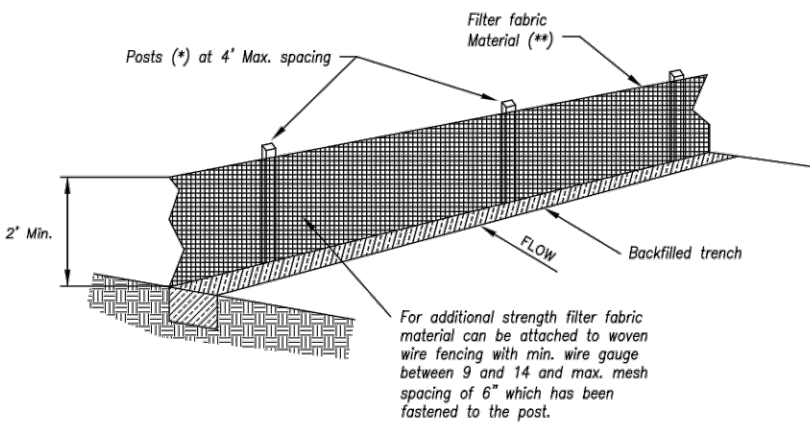
1. Immediately following inlet construction and prior to construction of curb and inlet throat, protect inlet opening by installing 2" x 10" (min.) board wrapped in silt fence. Structures shall have excavated storage area on all four sides to allow settling of sediment (Early Stage Curb Inlet).
2. When inlet is completed and curb poured, filter socks or approved equal should be used (Late Stage Curb Inlet). Straw wattles are not approved for curb inlet use.
3. Contractor to field verify ponding water shall not create a traffic hazard.

Maintenance:

1. Remove deposited sediment from excavated storage areas when available storage has been reduced by 20%.
2. Remove deposited sediment from filter socks or similar when any accumulation of sediment is visible.
3. Repair or replace as necessary to maintain function and integrity of installation.

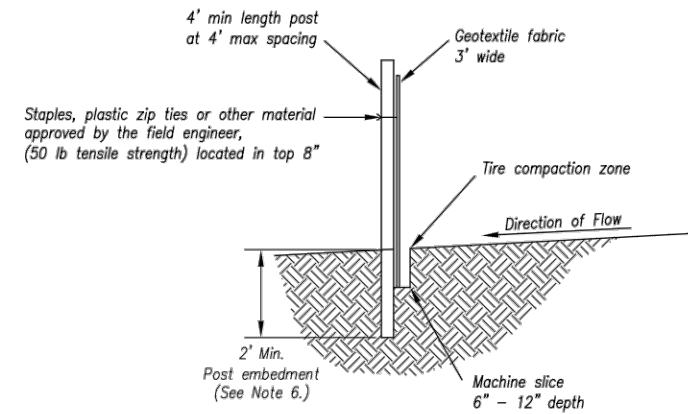
LATE STAGE CURB INLET

(After Pouring Curb and Inlet Throat)



- (*) POSTS
- MIN. LENGTH 4'
 - HARDWOOD 1 3/4" x 1 3/4"
 - NO.2 SOUTHERN PINE 2 3/8" x 2 3/8"
 - STEEL 1.33 LB/FT

(*) - Geotextile Fabric shall meet the requirements of ASTM D 288



Notes:

1. In order to contain water, the ends of the silt fence must be turned uphill (Figure A).
2. Long perimeter runs of silt fence must be limited to 100'. Runs should be broken up into several smaller segments to minimize water concentrations (Figure A).
3. Long slopes should be broken up with intermediate rows of silt fence to slow runoff velocities.
4. Attach fabric to upstream side of post.
5. Install posts a minimum of 2' into the ground.
6. Trenching will only be allowed for small or difficult installation, where slicing machine cannot be reasonably used.

Maintenance:

1. Remove and dispose of sediment deposits when the deposit approaches 1/2 the height of silt fence.
2. Repair as necessary to maintain function and structure.

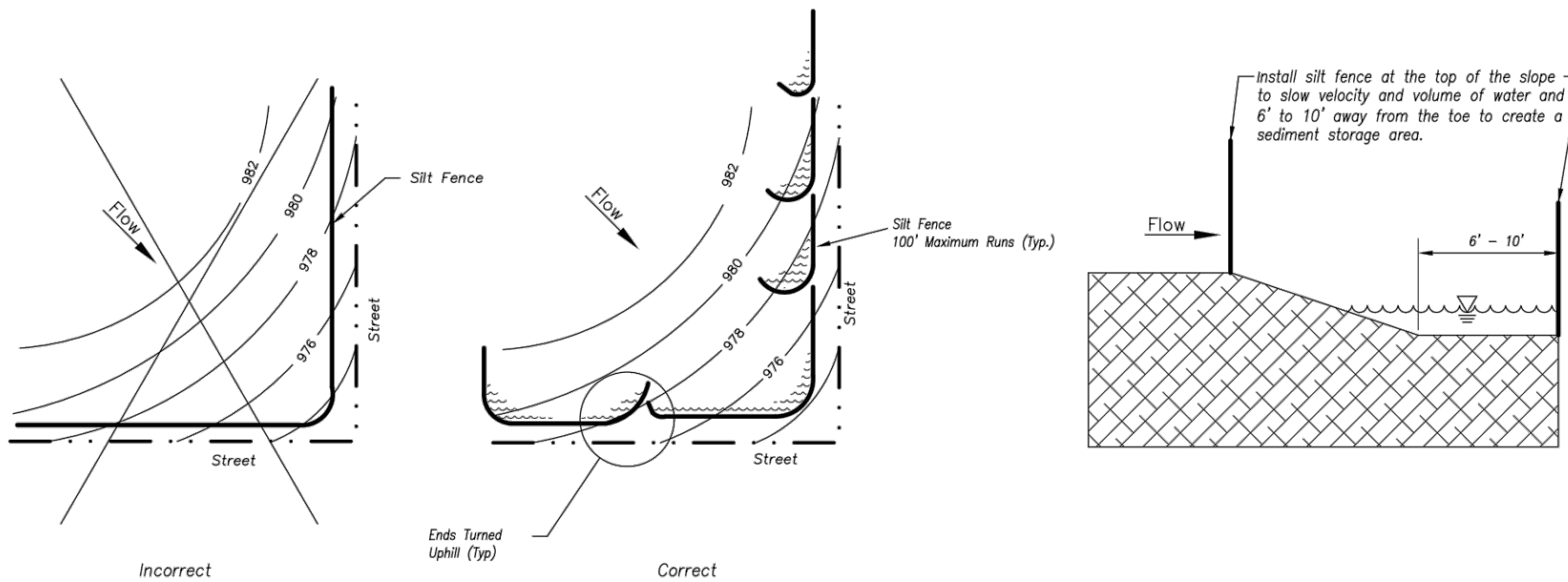
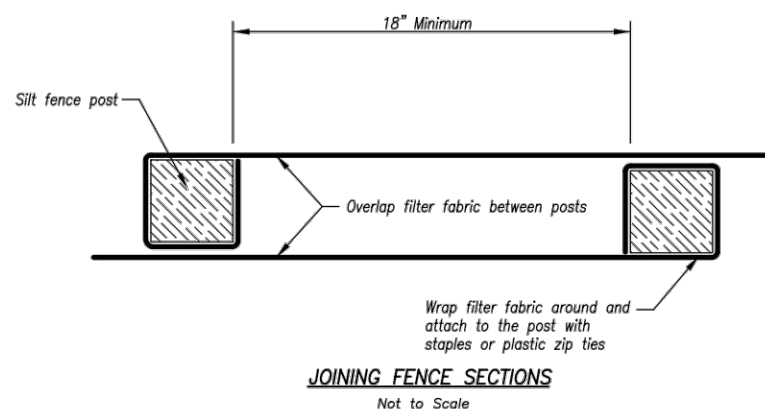


Figure A

SILT FENCE LAYOUT

Not to Scale



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Kansas City Metro Chapter	
KANSAS CITY METRO CHAPTER	
SILT FENCE	STANDARD DRAWING NUMBER ESC-03
	ADOPTED: 10/24/2016
CURB INLET PROTECTION	STANDARD DRAWING NUMBER ESC-06
	ADOPTED: 10/24/2016

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PE - 2008019568

EROSION CONTROL DETAIL SHEET

SUMMIT VIEW FARMS 4TH PLAT POOL
CITY OF LEE'S SUMMIT, MISSOURI



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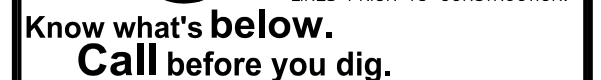
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DIMENSION PLAN SHEET	SUMMIT VIEW FARMS 4TH PLAT POOL CITY OF LEE'S SUMMIT, MISSOURI
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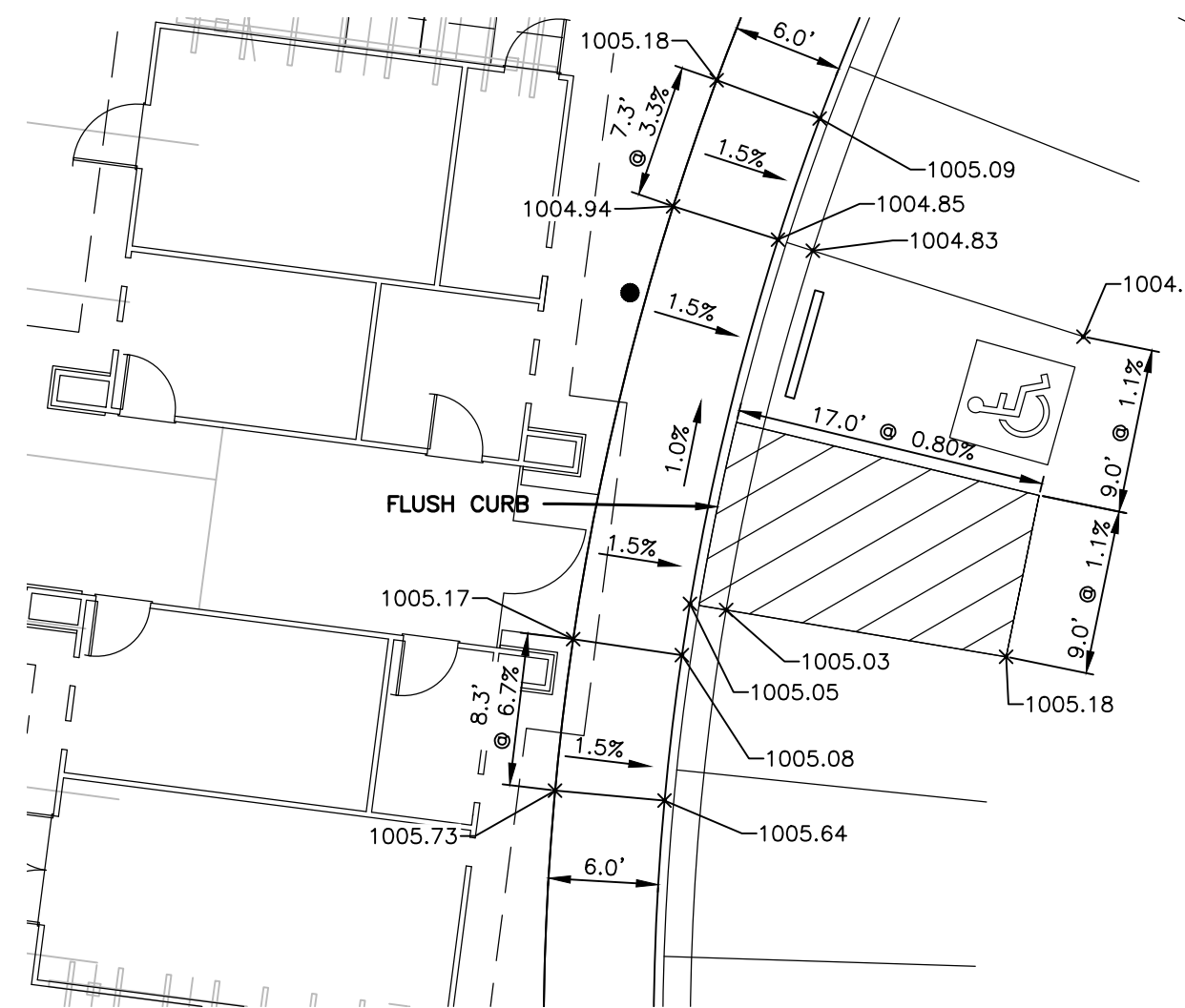
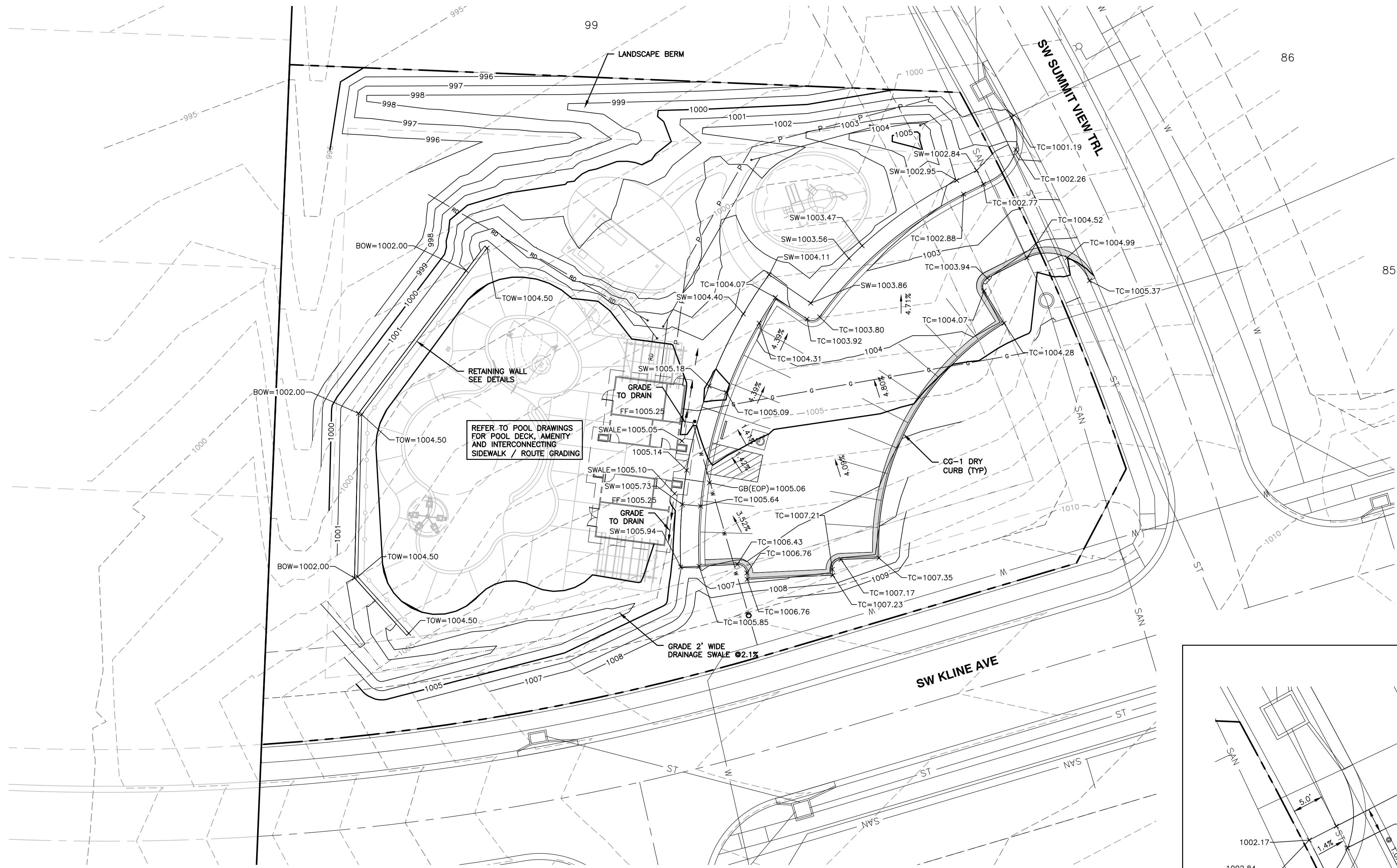


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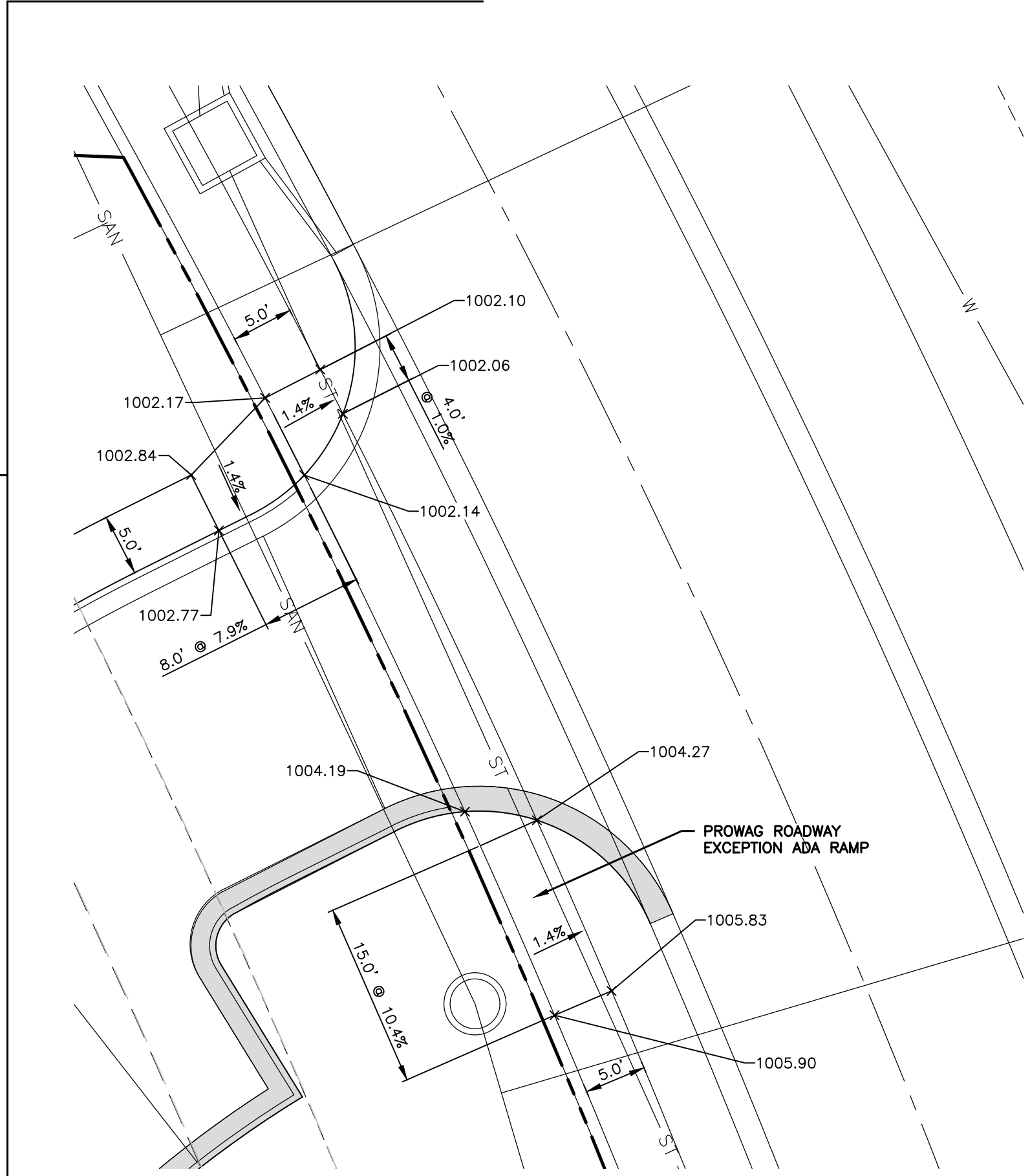
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BACK OF CURB TABLE				
LINE #/CURVE #	LENGTH	DIRECTION/DELTA	RADIUS	NORTHING/EASTING
1	24.40	93.20	15.00	N=981856.66/E=2809196.423
2	9.26	S63° 26' 02.43"W		N=981864.13/E=2809175.95
3	5.34	3.03	101.00	N=981859.99/E=2809167.665
4	4.82	92.05	3.00	N=981857.48/E=2809162.955
5	12.44	S31° 38' 29.61"E		N=981853.29/E=2809161.88
6	91.47	61.30	85.50	N=981842.70/E=2809168.408
7	12.44	S87° 43' 53.44"W		N=981765.77/E=2809127.42
8	4.82	92.05	3.00	N=981765.28/E=2809114.994
9	1.92	S04° 51' 33.48"E		N=981762.05/E=2809112.12
10	28.02	S87° 16' 49.60"W		N=981760.14/E=2809112.28
11	2.06	N04° 21' 47.53"W		N=981758.81/E=2809084.29
12	4.63	87.78	3.02	N=981760.86/E=2809084.135
13	12.53	S87° 23' 47.21"W		N=981763.66/E=2809081.01
14	93.14	36.93	144.50	N=981763.09/E=2809068.484
15	12.53	S55° 40' 17.03"E		N=981851.14/E=2809093.50
16	4.64	88.70	3.00	N=981844.07/E=2809103.855
17	62.60	27.80	129.00	N=981844.80/E=2809107.986
18	10.31	N63° 26' 02.43"E		N=981885.03/E=2809155.14
19	23.85	91.11	15.00	N=981889.64/E=2809164.366

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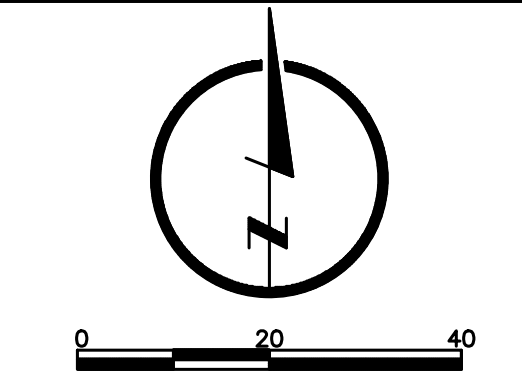
ADA PARKING / RAMP GRADING INSET DETAIL



COMMERCIAL ENTRANCE ADA RAMP GRADING INSET DETAIL

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GRADING PLAN

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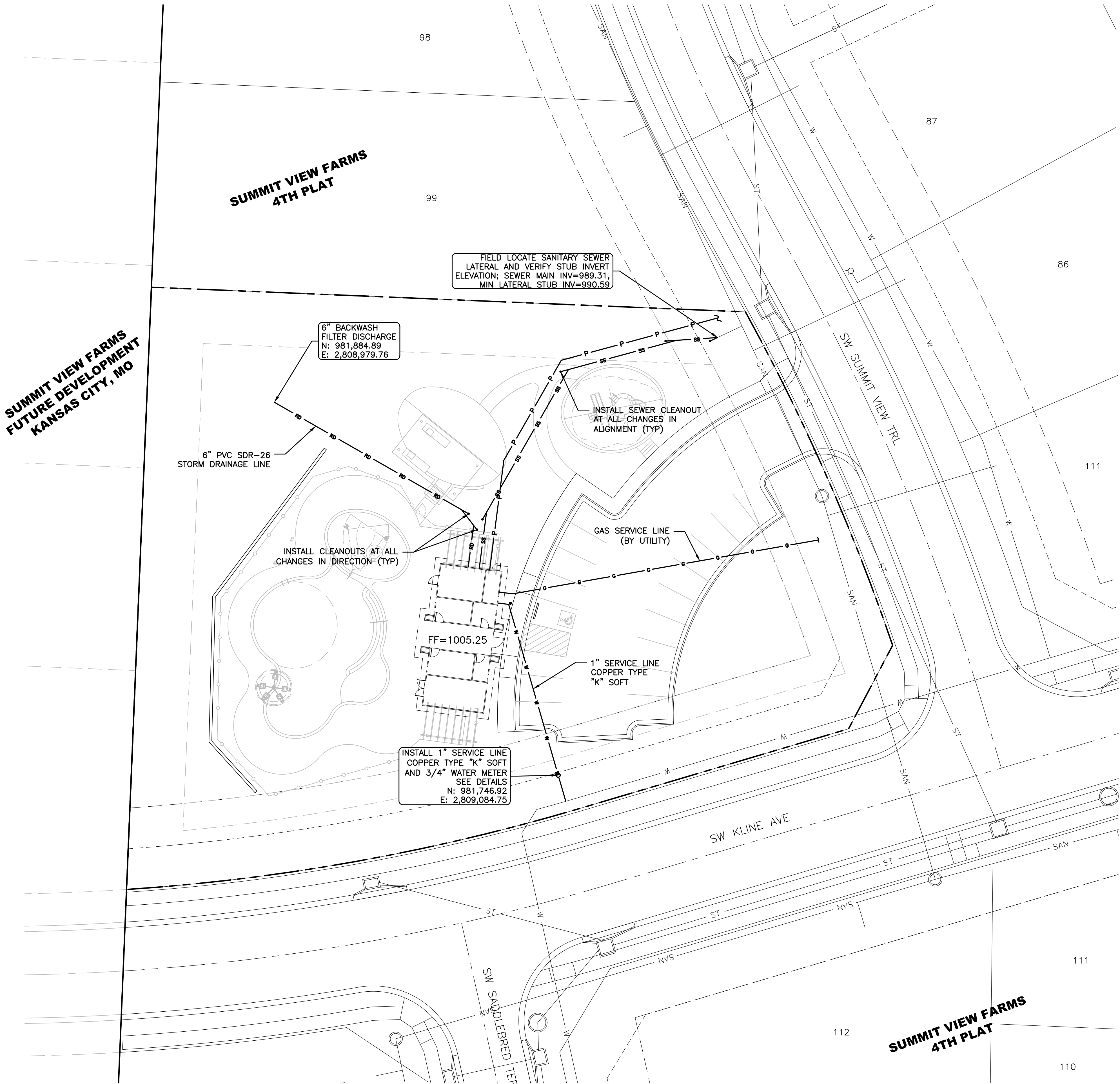
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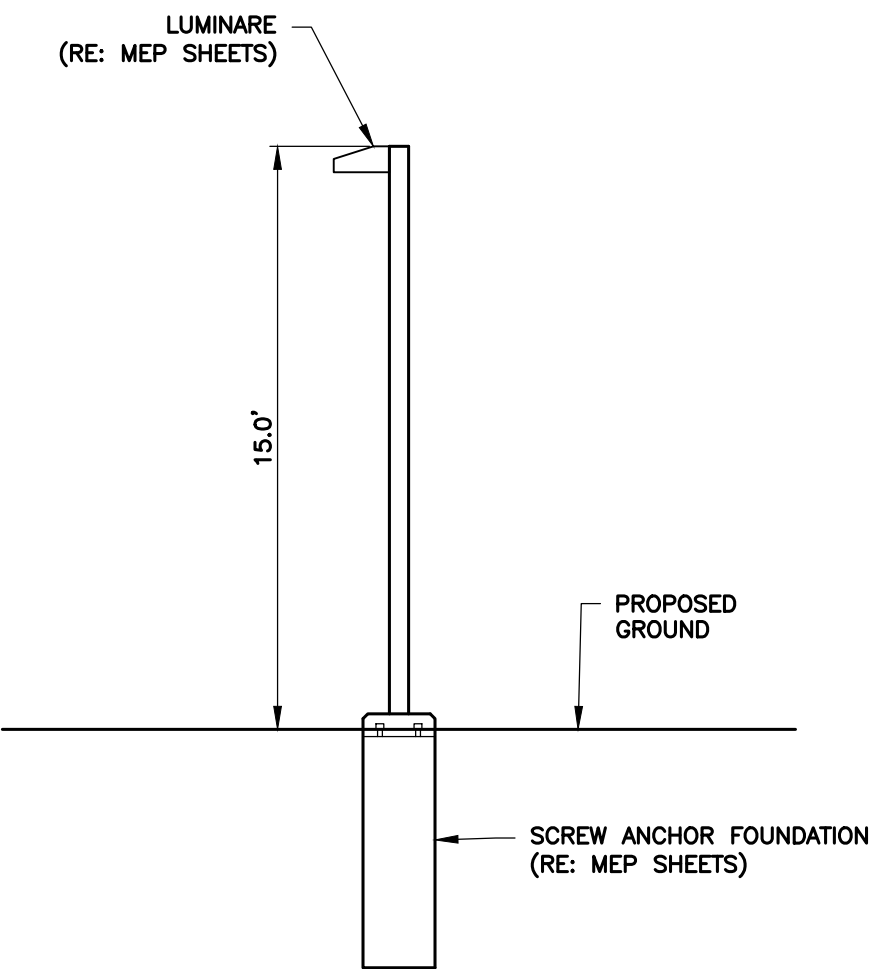
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GENERAL NOTES:

1. ALL UTILITIES SHOWN ARE DESIGN LOCATIONS. THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR TO COORDINATE WITH THE LOCAL UTILITY COMPANIES FOR ALL LOCATIONS AND CONNECTIONS.
3. THE CONTRACTOR SHALL VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES PRIOR TO BEGINNING ANY EXCAVATION. THE CONTRACTOR SHALL CONTACT THE ENGINEER IN THE EVENT OF ANY UNFORESEEN CONFLICTS BETWEEN EXISTING AND PROPOSED UTILITIES SO THAT AN APPROPRIATE MODIFICATION TO THE DESIGN CAN BE MADE.
4. THE CONTRACTOR SHALL ENSURE THAT ALL UTILITY COMPANIES AND CITY STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET. THE CONTRACTOR SHALL COORDINATE WORK TO BE PERFORMED BY THE VARIOUS UTILITY COMPANIES AND SHALL PAY ALL FEES FOR CONNECTIONS, RELOCATIONS, INSPECTIONS AND DEMOLITION.
5. THE SANITARY SEWER SERVICE LATERAL SHALL MAINTAIN 10-FT MIN. HORIZONTAL AND 18-IN MIN. VERTICAL SEPARATION FROM WATER LINES. WATER LINES SHALL BE INSTALLED TO MAINTAIN A MINIMUM OF 42-INCHES OF COVER OVER THE PIPE.
6. THE SANITARY SEWER SHALL BE INSTALLED TO MAINTAIN POSITIVE SLOPE. THE CONTRACTOR SHALL VERIFY THAT EACH RUN OF PIPE CAN BE INSTALLED WITH POSITIVE SLOPE, ACHIEVING AT LEAST MINIMUM SLOPE, WITHOUT INTERFERENCE WITH OTHER UNDERGROUND UTILITIES OR OBSTRUCTIONS PRIOR TO INSTALLING THE LINE.
7. THIS PLAN DETAILS UTILITIES UP TO 5-FT FROM THE BUILDING FACE. REFER TO THE BUILDING DRAWINGS FOR BUILDING CONNECTIONS.
8. WATER SERVICE COPPER PIPE SHALL BE TYPE K WITH COMPRESSION FITTINGS.
9. ALL SANITARY SEWER SERVICE LINES SHALL BE PVC SDR-26 PIPE, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDED PROCEDURES. MINIMUM SLOPE IS 2% WITH AT LEAST 36 INCHES OF COVER.
10. ELECTRICAL SERVICE LINES SHALL BE INSTALLED IN CONDUITS IN ACCORDANCE WITH EVERGY'S STANDARD REQUIREMENTS.
11. SUMMIT VIEW FARMS 4TH PLAT PRIVATE UTILITIES HAVE NOT BEEN CONSTRUCTED. CONTRACTOR SHALL COORDINATE FINAL DEVELOPMENT PLAN IMPROVEMENTS WITH 4TH PLAT CONSTRUCTION.
12. SEE SHEET ME-1 SHEET FOR LIGHT POLE LOCATIONS, ME-4 FOR LIGHT POLE FOUNDATION DETAIL, AND E-2 FOR LUMINARE CUT SHEETS, SCHEDULE AND LIGHTING STATISTICS.



LIGHT POLE HEIGHT DETAIL
N.T.S.

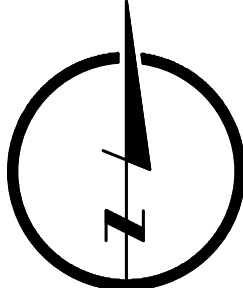
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UTILITY PLAN SHEET

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CITY OF LEE'S SUMMIT, MISSOURI



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REVISIONS

12-10-2021 - PER CITY COMMENTS

DESIGNER / DRAFTER

JDM/AJM

DATE

OCTOBER 2021

PROJECT NUMBER

0318050.02

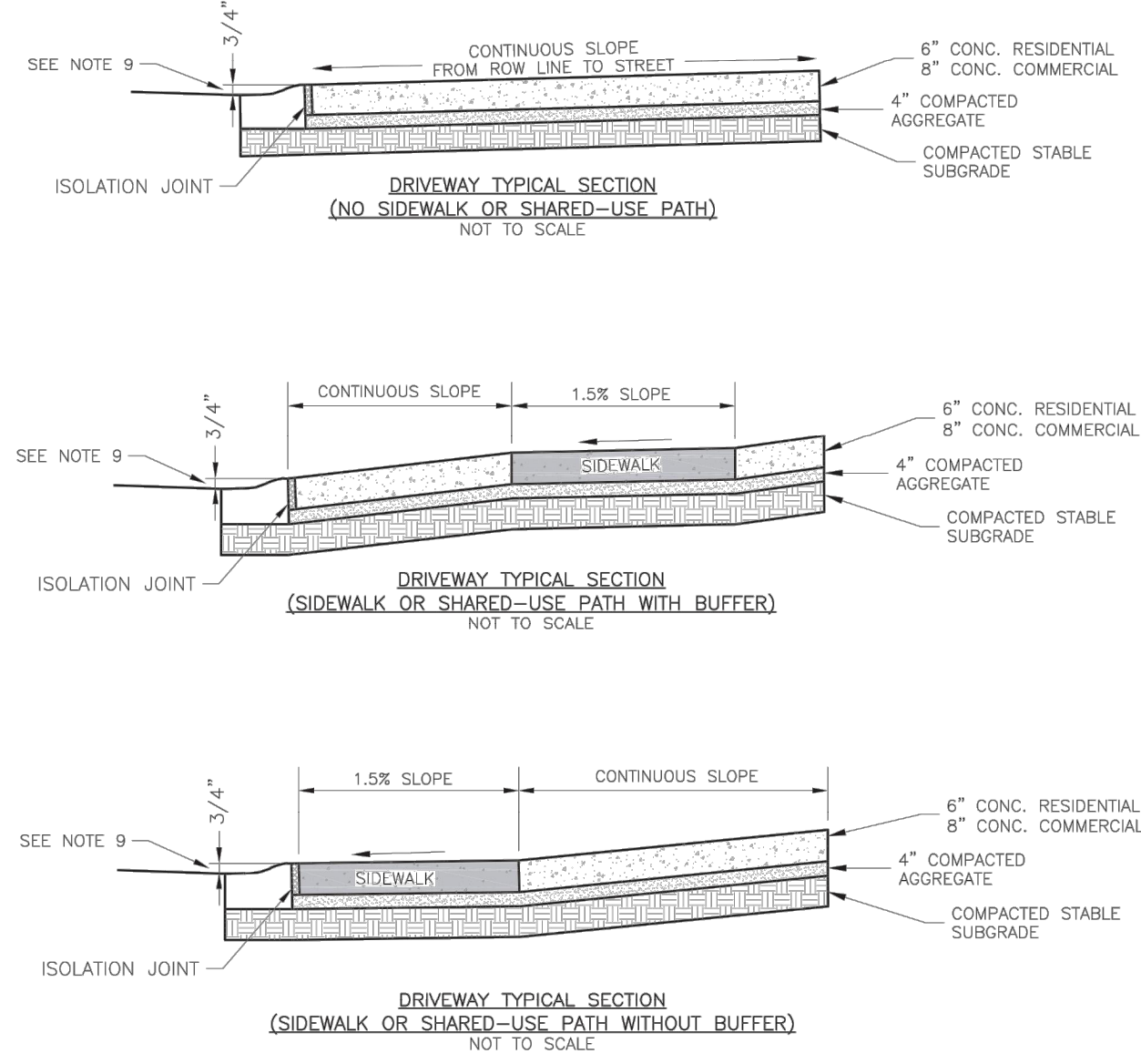
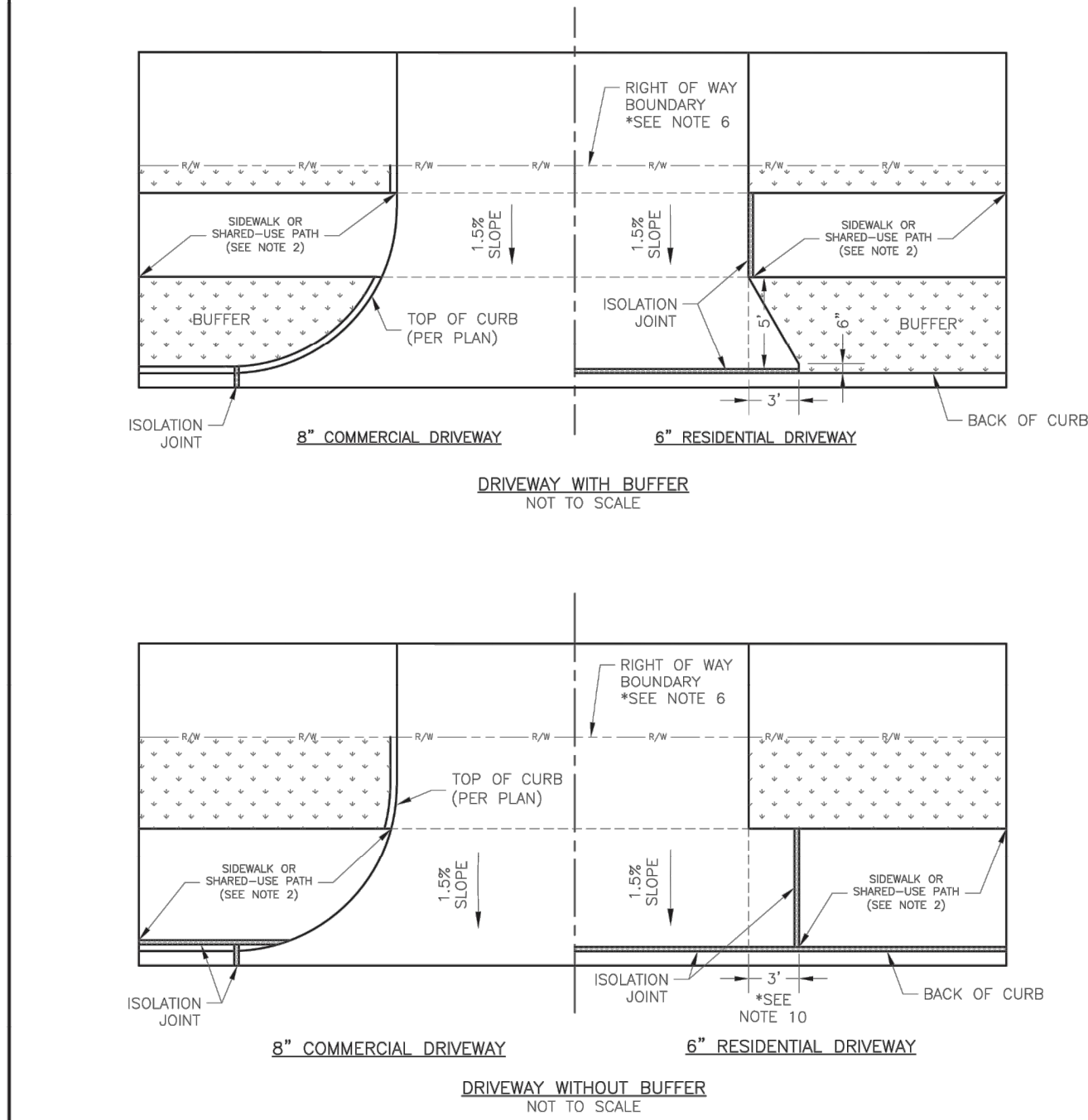
BOOK AND PAGE

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L:\Engineering\031850 SVFD Summit View Farms 3rd Phase\DRAWINGS\CONSTRUCTION DRAWINGS\4TH PLAT\POOL-PLAN\03185050.0 - DET - MOD.dwg, 10/22/2021 12:18:25 PM, DAN MCHIEE, LAMP RYNEARSON

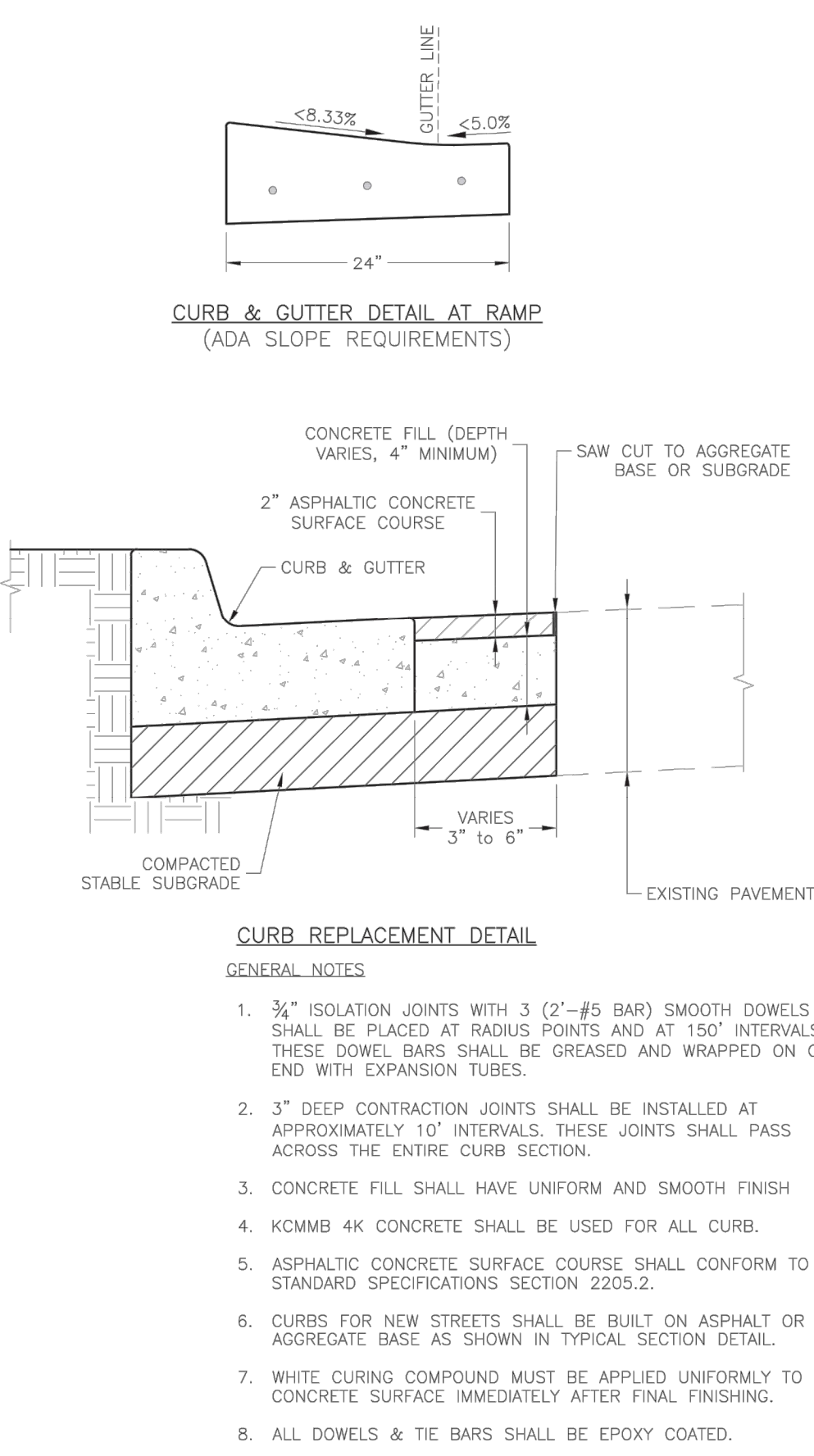
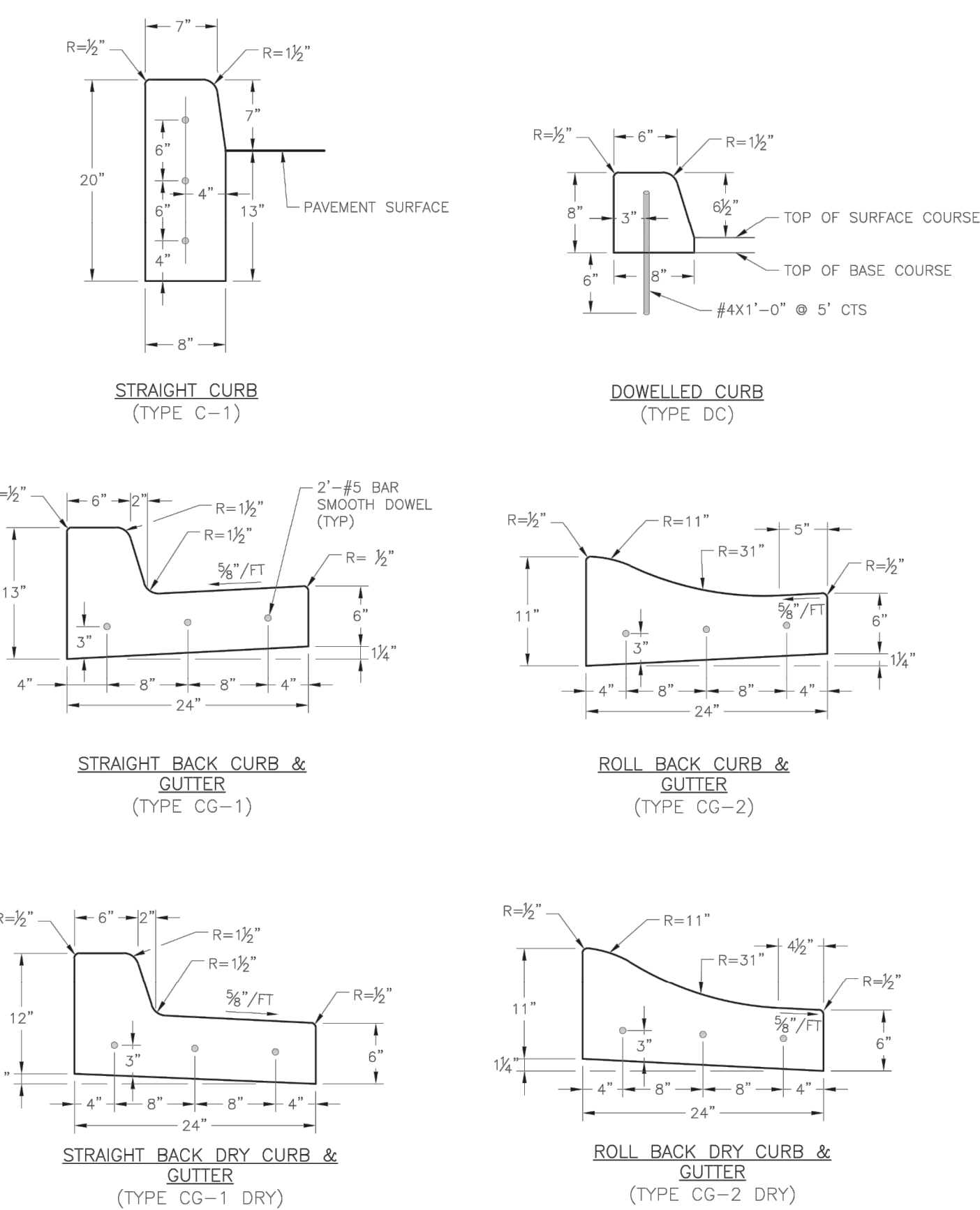
- GENERAL NOTES:
- SUBGRADE SHALL BE STABLE, COMPACTED EARTH AND SHALL BE OVERLAYED WITH 4" COMPACTED DENSE GRADED AGGREGATE BASE.
 - ALL DRIVE APPROACHES SHALL MEET CURRENT PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG) FOR SLOPE REQUIREMENTS WHEN SIDEWALK IS REQUIRED (SEE ADA RAMP RETROFIT DETAIL GEN-3B, SIDEWALK/SHARED USE PATH RAMP AT DRIVEWAY DETAIL).
 - JOINT AT BACK OF CURB LINE SHALL BE AN ISOLATION JOINT FOR RESIDENTIAL DRIVEWAYS.
 - KCMMB 4K CONCRETE MIX IS REQUIRED FOR ALL CURBS.
 - COMMERCIAL DRIVEWAYS, IN THE PUBLIC RIGHT OF WAY, SHALL BE KCMMB 4K CONCRETE MIX.
 - RESIDENTIAL DRIVEWAYS, IN THE PUBLIC RIGHT OF WAY, KCMMB 4K CONCRETE MIX IS RECOMMENDED. OTHER CONCRETE MIXES NEED TO BE APPROVED BY CITY INSPECTOR.
 - A JOINT MUST BE INSTALLED AT THE RIGHT OF WAY BOUNDARY FOR PROPERTY DELINEATION.
 - WHITE CURING COMPOUND MUST BE APPLIED UNIFORMLY TO THE CONCRETE SURFACE IMMEDIATELY AFTER FINAL FINISHING.
 - 3/4" FROM TOP OF CURB TO FLOWLINE AT DRIVEWAY (TYPE CG-1 CURB ONLY). MUST MAINTAIN ORIGINAL FLOWLINE OF CURB.
 - SIDEWALK ADJOINING CURB SHALL BE 6" THICK, EXTENDING 3' FROM THE DRIVEWAY.
 - THE MAXIMUM WIDTH OF A RESIDENTIAL DRIVEWAY IS 36 FEET WITHIN THE RIGHT OF WAY.



LS LEE'S SUMMIT MISSOURI

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
Draw Name: GEN-1

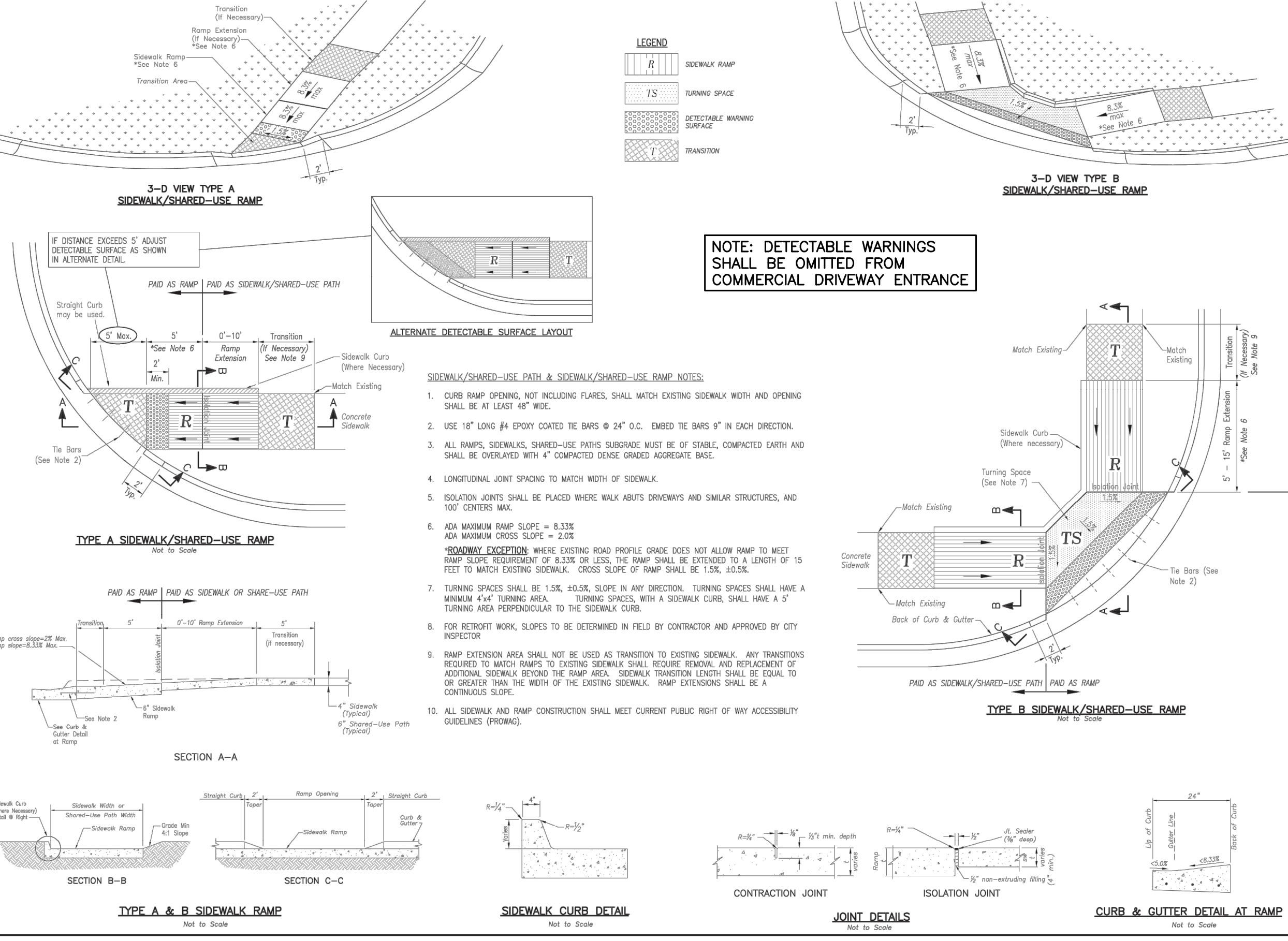
Drawn By: MIF
Checked By: DL
Date: 05/2021
Proj. #: GEN-1



LS LEE'S SUMMIT MISSOURI

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
Draw Name: GEN-4

Drawn By: MIF
Checked By: DL
Date: 05/2021
Proj. #: GEN-4



LS LEE'S SUMMIT MISSOURI

STANDARD DETAILS
CITY OF LEE'S SUMMIT, MO
LEE'S SUMMIT, JACKSON COUNTY, MO
Draw Name: GEN-3A

Drawn By: MIF
Checked By: DL
Date: 05/2021
Proj. #: GEN-3A

LS LEE'S SUMMIT MISSOURI

GEN-3A

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OMAHA, NEBRASKA
14710 W. DODGE RD., STE. 100 (402)496.2498
FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970)226.0342
KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816)361.0440



MARK DANIEL MCGHEE, JR.
PE - 2008019568

CIVIL DETAILS

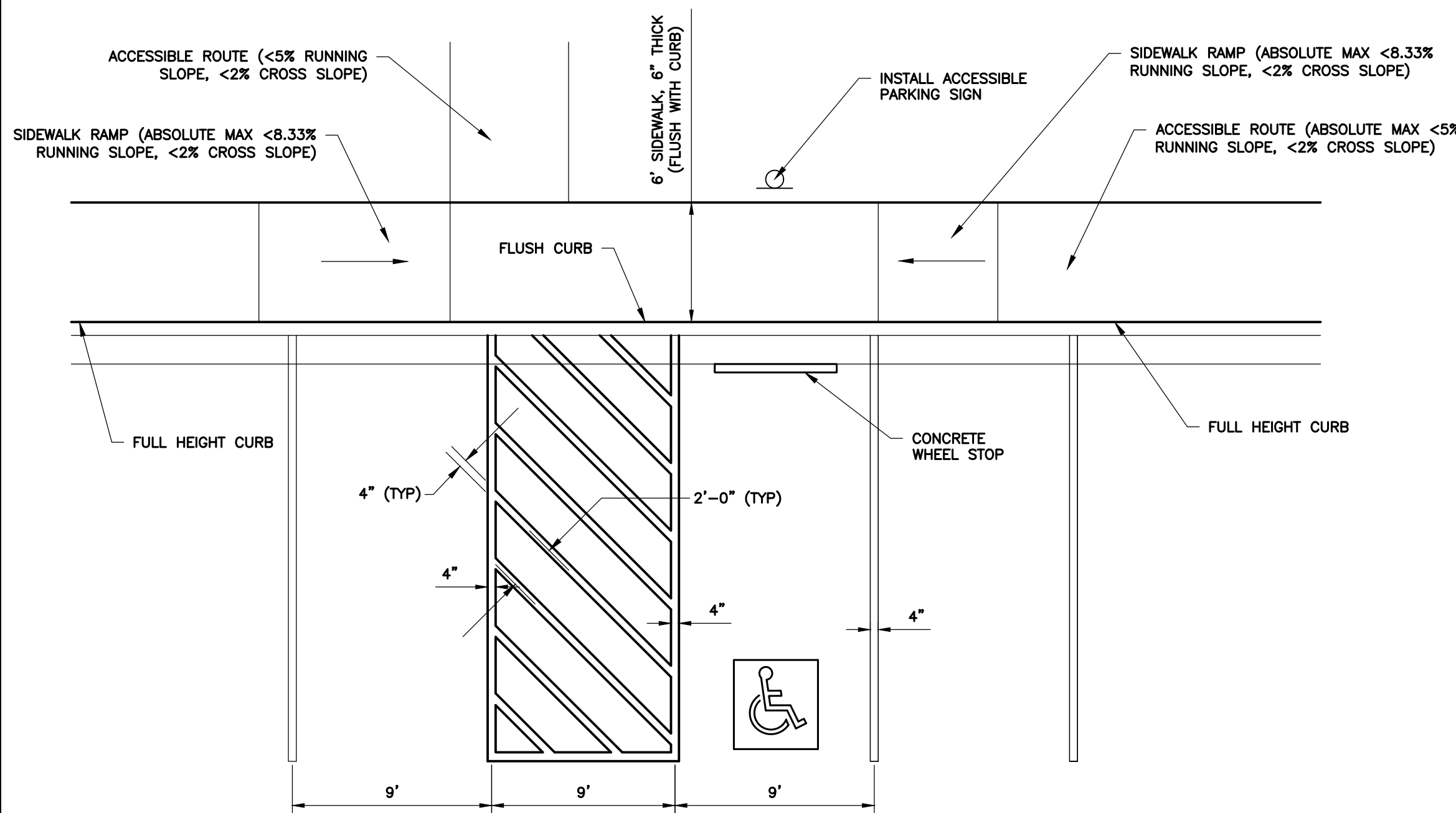
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MDM/AJM
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BOOK AND PAGE

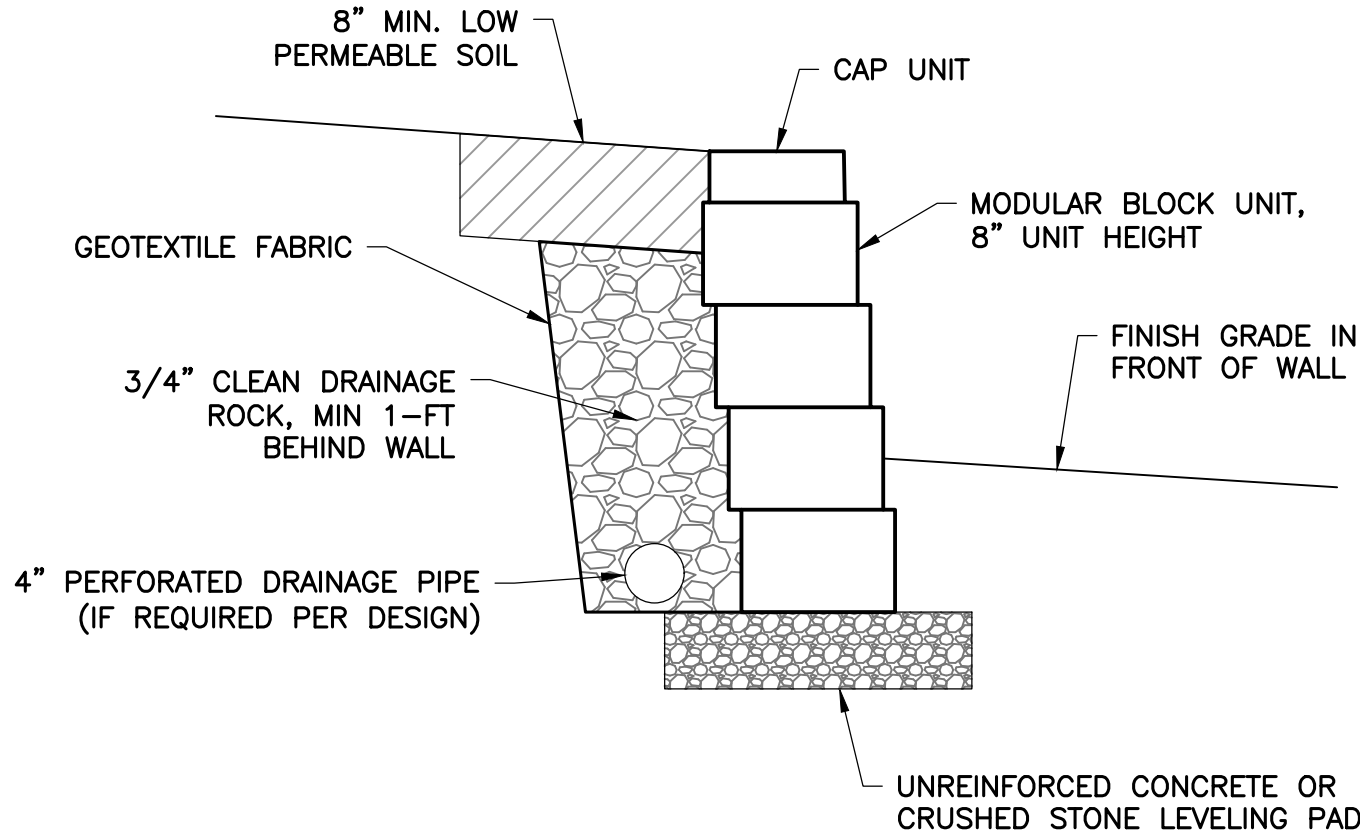
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ADA PARKING SPACE LAYOUT

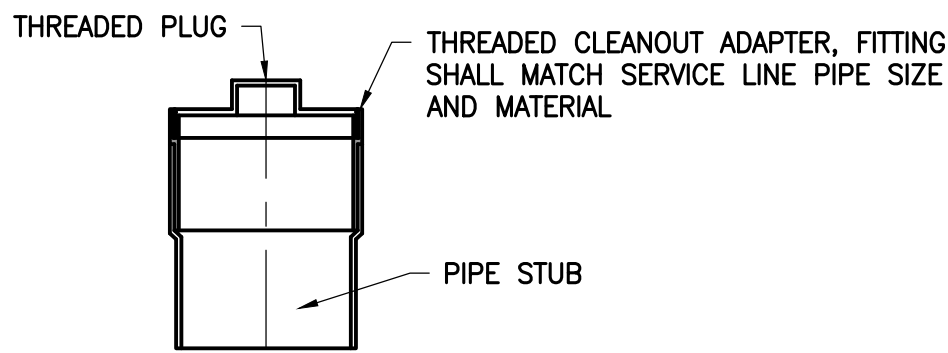


RETAINING WALL
NOT TO SCALE

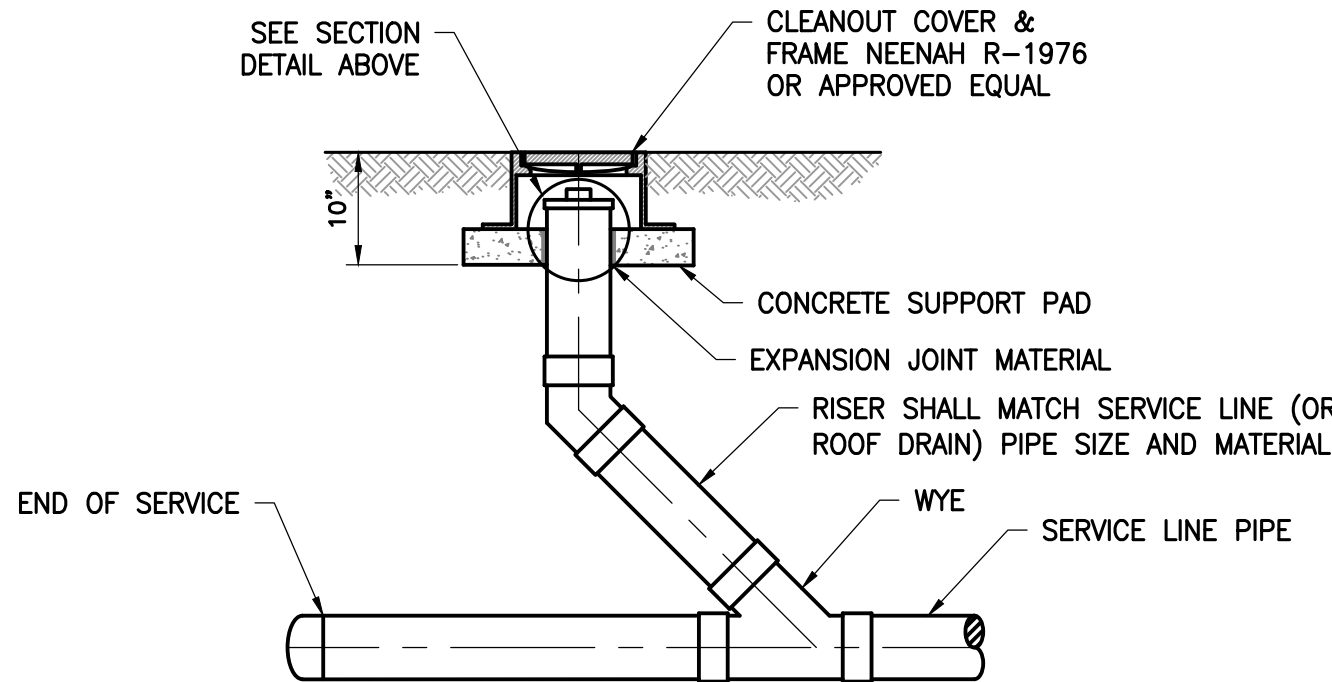
RETAINING WALL NOTES:

1. THE RETAINING WALL DETAILS PROVIDED HERE ARE FOR GENERAL GUIDANCE ONLY. IF WALL HEIGHT MEASURED FROM TOP OF WALL TO BOTTOM OF FOOTING EXCEEDS 4- FEET, CONTRACTOR SHALL SUBMIT AN ENGINEERED WALL DESIGN FOR PERMITTING / APPROVAL.
2. THE MODULAR WALL UNITS SHALL HAVE A STRAIGHT FACE. FACE FINISH AND COLOR SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER.
3. SHOULD AN ENGINEERED WALL DESIGN BE REQUIRED, THE WALL SHALL BE DESIGNED BY THE INSTALLER ACCORDING TO THE WALL UNIT MANUFACTURER'S DESIGN CRITERIA. THE DESIGN SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT/ENGINEER AS A SHOP DRAWING FOR REVIEW. ALL DESIGN CALCULATIONS AND DESIGN CRITERIA, INCLUDING ANGLE OF FRICTION, SOIL WEIGHT, ETC., SHALL BE SUBMITTED WITH THE SHOP DRAWING. THE DESIGN MUST BE SEALED BY A QUALIFIED PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF MISSOURI.
4. THE DESIGN, DIMENSIONS, AND MATERIAL SHOWN IN THIS DETAIL ARE GENERAL IN NATURE. THE AGGREGATE MATERIALS, GEOGRID (IF APPLICABLE), AND INSTALLATION SHALL BE PER WALL UNIT MANUFACTURER'S REQUIREMENTS.
5. RETAINING WALL SHALL PROVIDE POSITIVE INTERLOCKING BETWEEN BLOCKS AND GEOGRID (IF APPLICABLE).

- WALL DESIGN SHALL INCLUDE GLOBAL STABILITY.
- FACTORS OF SAFETY SHALL BE AS FOLLOWS:
1.5 AGAINST REINFORCEMENT GRID PULLOUT OR RUPTURE (IF APPLICABLE)
1.5 AGAINST EXTERNAL SLIDING FAILURE
2.0 AGAINST OVERTURNING



CLEANOUT DETAIL

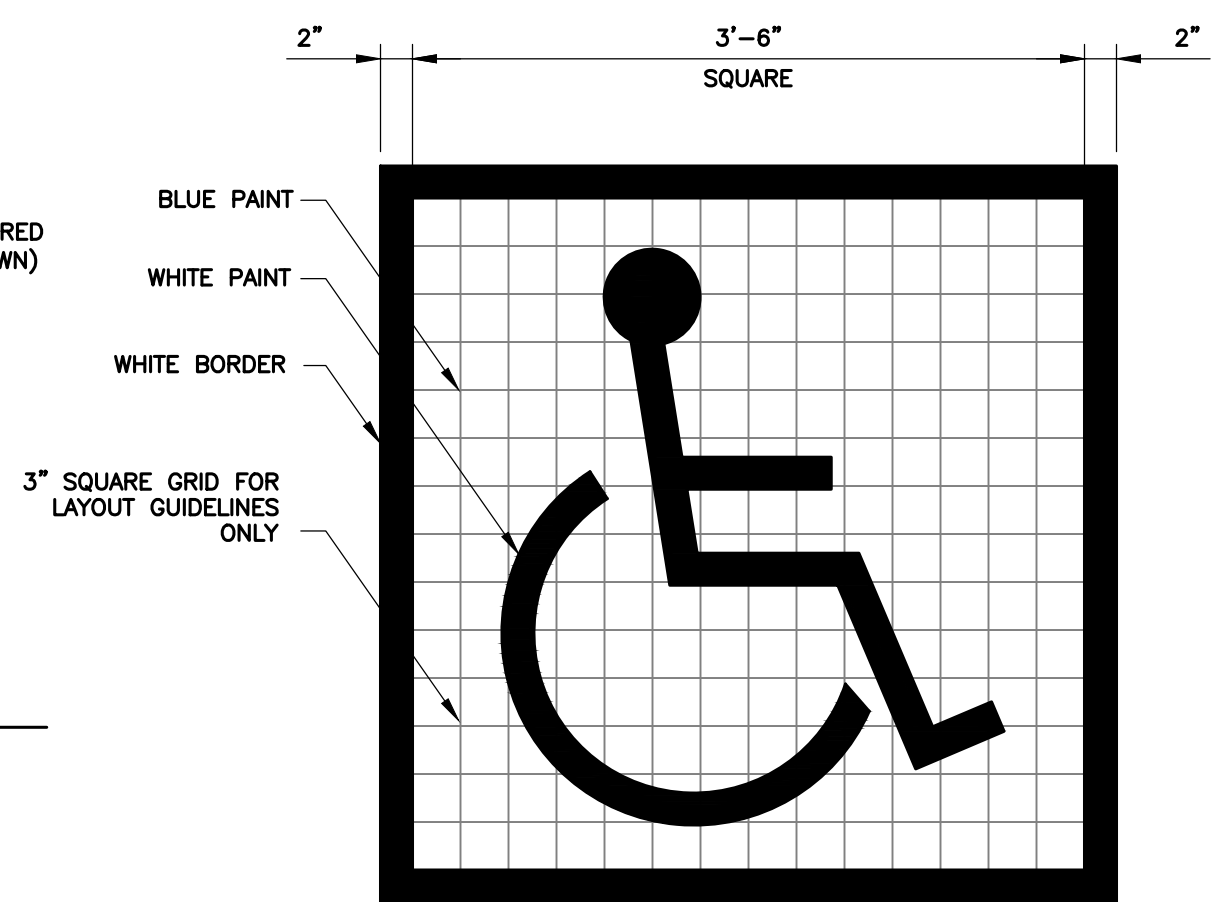
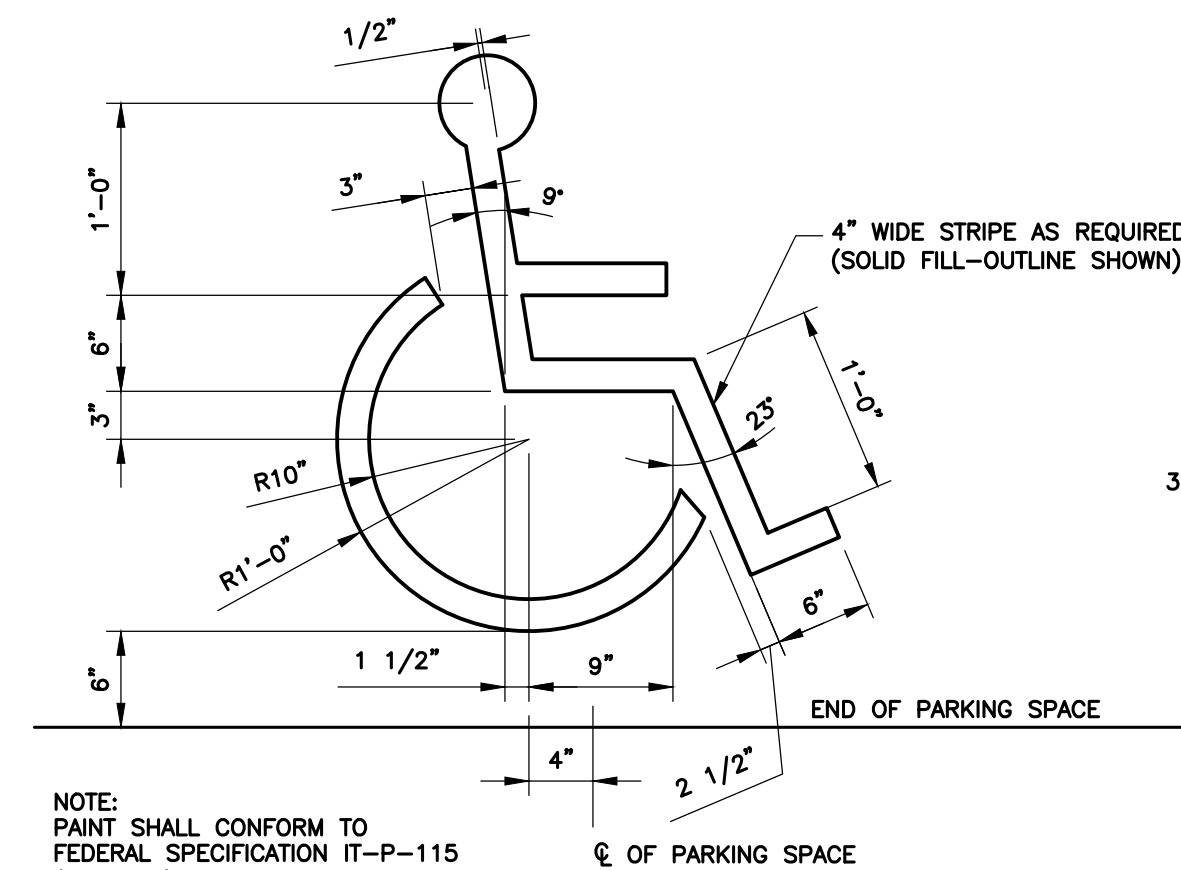


CLEANOUT DETAIL

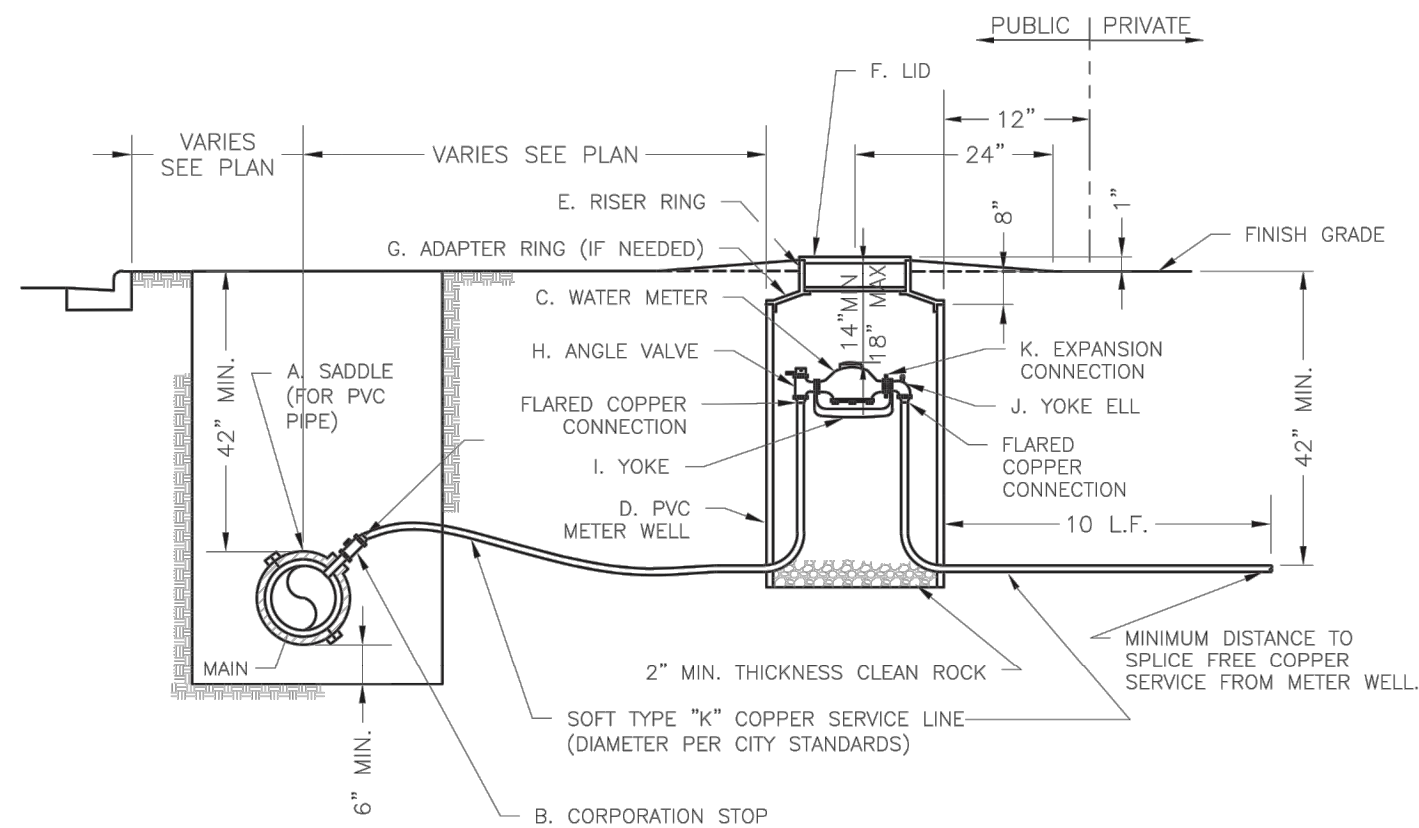
NOTE:
PAINT SHALL CONFORM TO
FEDERAL SPECIFICATION IT-P-115
(2 COATS)

PROVIDE PAINTED SYMBOL AT EACH DESIGNATED ACCESSIBLE PARKING STALL.

ACCESSIBLE PARKING SYMBOL
NOT TO SCALE



ASPHALTIC CONCRETE PAVEMENT SECTION



NOTES:

1. METER INSTALLATION SHALL NOT BE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC OR IN CONCRETE PAVEMENT WITHOUT CITY APPROVAL.
2. IF METER IS TO BE LOCATED OTHER THAN IN FRONT OF PROPERTY LINE, CITY APPROVAL SHALL BE OBTAINED.
3. CITY TO FURNISH ITEMS A-K.
4. NO OTHER EQUIPMENT SHALL BE INSTALLED IN THIS PIT.
5. 42" MINIMUM BURY DEPTH FOR ALL SERVICE LINES.
6. EXCAVATION FOR TAP TO EXPOSE 4' LINEAR FEET OF MAIN.
7. NO SPLICES ALLOWED BETWEEN METER AND MAIN.
8. SERVICE CONNECTION TAP AT APPROXIMATELY 45 DEGREES.
9. LID AND RISER RING SHALL BE SET SO THAT GROUND WATER WILL DRAIN AWAY FROM THE WELL.
10. CONTACT WATER UTILITIES, 816-969-1900, FOR REQUIREMENTS OF A METER LARGER THAN 2"

LS

LEE'S SUMMIT
MISSOURI
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

Service Connection with Meter Well

WAT-11

Date: 06/2015
Drawn By: JN
Checked By: DL

811

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PE - 2008019568

CIVIL DETAILS

SUMMIT VIEW FARMS 4TH PLAT POOL
CITY OF LEE'S SUMMIT, MISSOURI



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