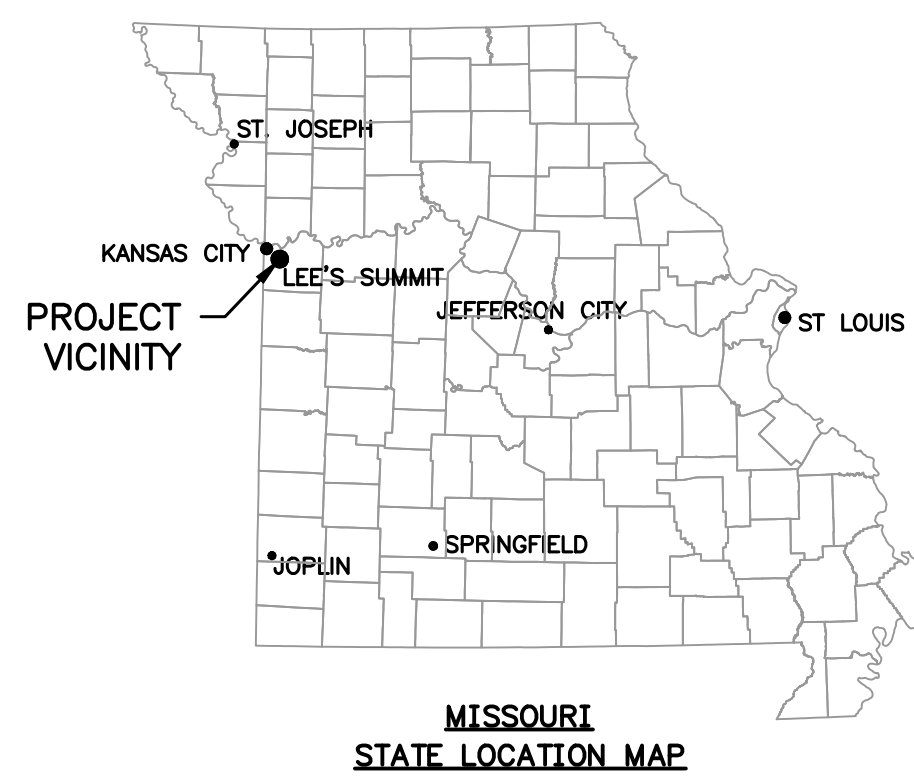


SUMMIT VIEW FARMS 4TH PLAT  
LOTS 75-120 AND TRACT D

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**  
MISSOURI ONE CALL SYSTEM  
**www.mot1call.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.

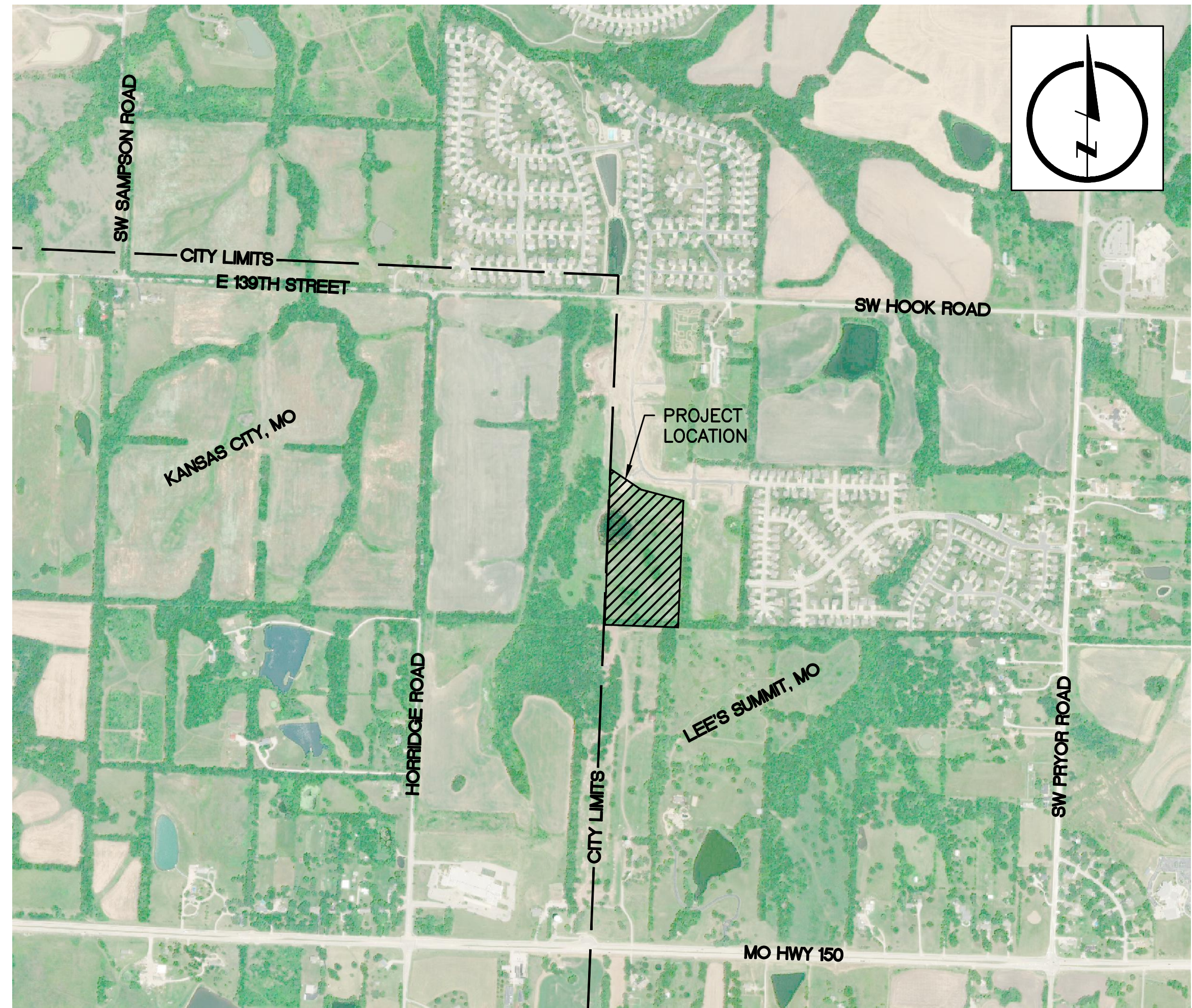
**OWNER CONTACT**  
BILL KENNEY  
SUMMIT VIEW FARMS DEVELOPMENT GROUP, LLC  
P.O. BOX 291  
LEE'S SUMMIT, MO 64063  
billkenney9@gmail.com  
(816) 838-0552

**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

Accepted  
Record Drawings

These plans have been reviewed for accuracy and are accepted for basic conformance to the approved construction drawings.



LOCATION MAP

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

RECORD DRAWING

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"400-00 100.10", "4-00% 1.15% slope", or "8-inch HDPE PVC pipe" are all typical examples of revisions that indicate that design data has been replaced with "as-built" information. All other data is as designed and has not been field verified.

Date: 05-13-2022  
Certified by: Mark Daniel McGhee Jr.  
Title: Senior Project Manager  
Firm: Lamp Rynearson



APPROVED: MARK DANIEL MCGHEE JR., PE

DATE: 05-13-2022

LAMP  
RYNEARSON

9001 State Line Rd., Ste. 200  
Kansas City, MO 64114  
816.361.0440  
LampRynearson.com



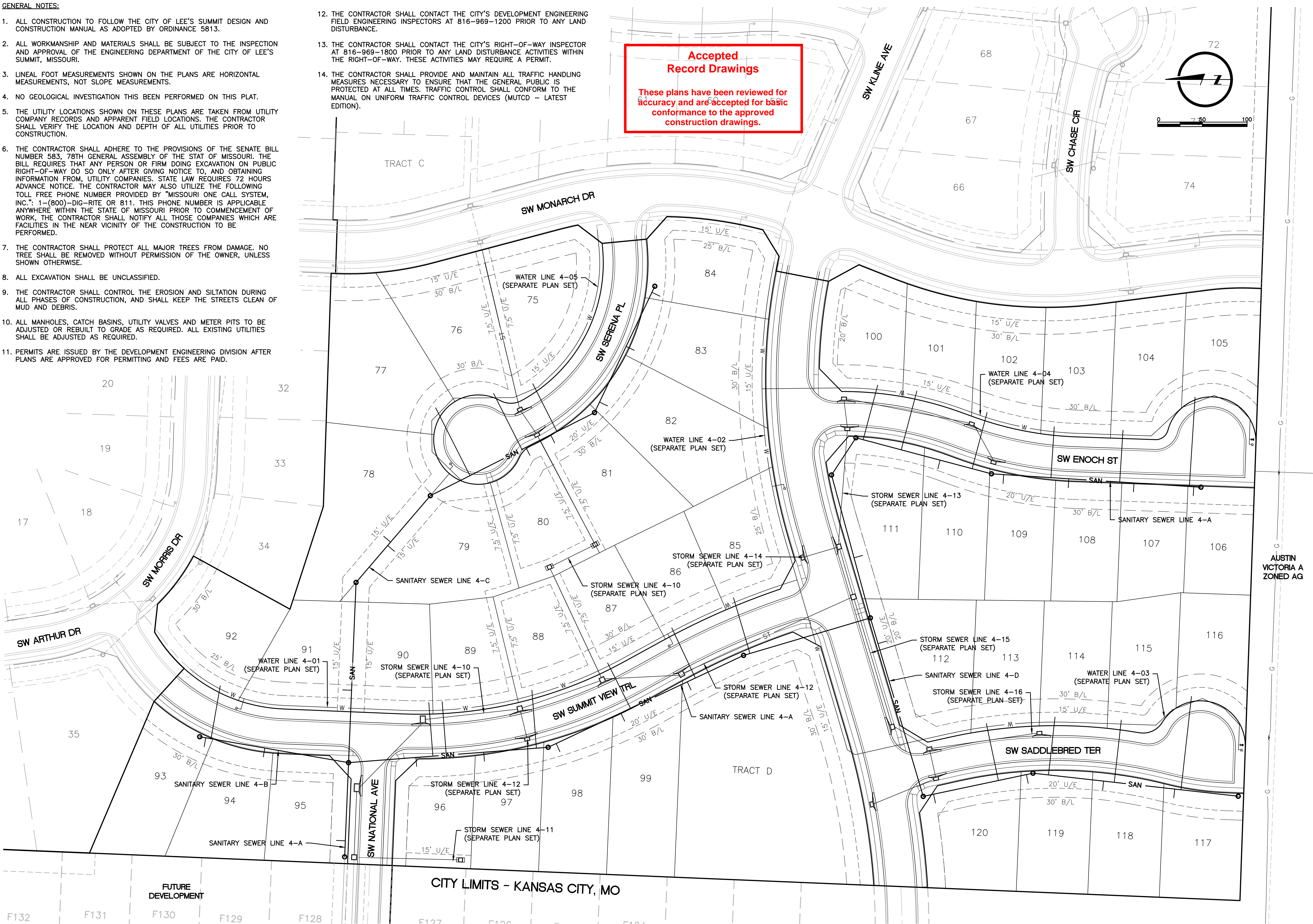
GENERAL NOTES:

1. ALL CONSTRUCTION TO FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
2. ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DEPARTMENT OF THE CITY OF LEE'S SUMMIT, MISSOURI.
3. LINEAL FOOT MEASUREMENTS SHOWN ON THE PLANS ARE HORIZONTAL MEASUREMENTS, NOT SLOPE MEASUREMENTS.
4. NO GEOLOGICAL INVESTIGATION THIS BEEN PERFORMED ON THIS PLAT.
5. 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.
6. THE CONTRACTOR SHALL ADHERE TO THE PROVISIONS OF THE SENATE BILL NUMBER 583, 78TH GENERAL ASSEMBLY OF THE STAT 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.
7. THE CONTRACTOR SHALL PROTECT ALL MAJOR TREES FROM DAMAGE. NO TREE SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER, UNLESS SHOWN OTHERWISE.
8. ALL EXCAVATION SHALL BE UNCLASSIFIED.
9. THE CONTRACTOR SHALL CONTROL THE EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION, AND SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.
10. 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.
11. PERMITS ARE ISSUED BY THE DEVELOPMENT ENGINEERING DIVISION AFTER PLANS ARE APPROVED FOR PERMITTING AND FEES ARE PAID.

12. THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT ENGINEERING FIELD ENGINEERING INSPECTORS AT 816-969-1200 PRIOR TO ANY LAND DISTURBANCE.
13. 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.
14. 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).

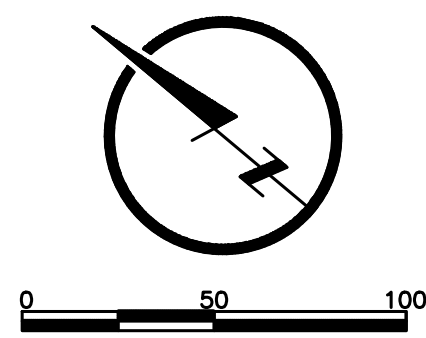
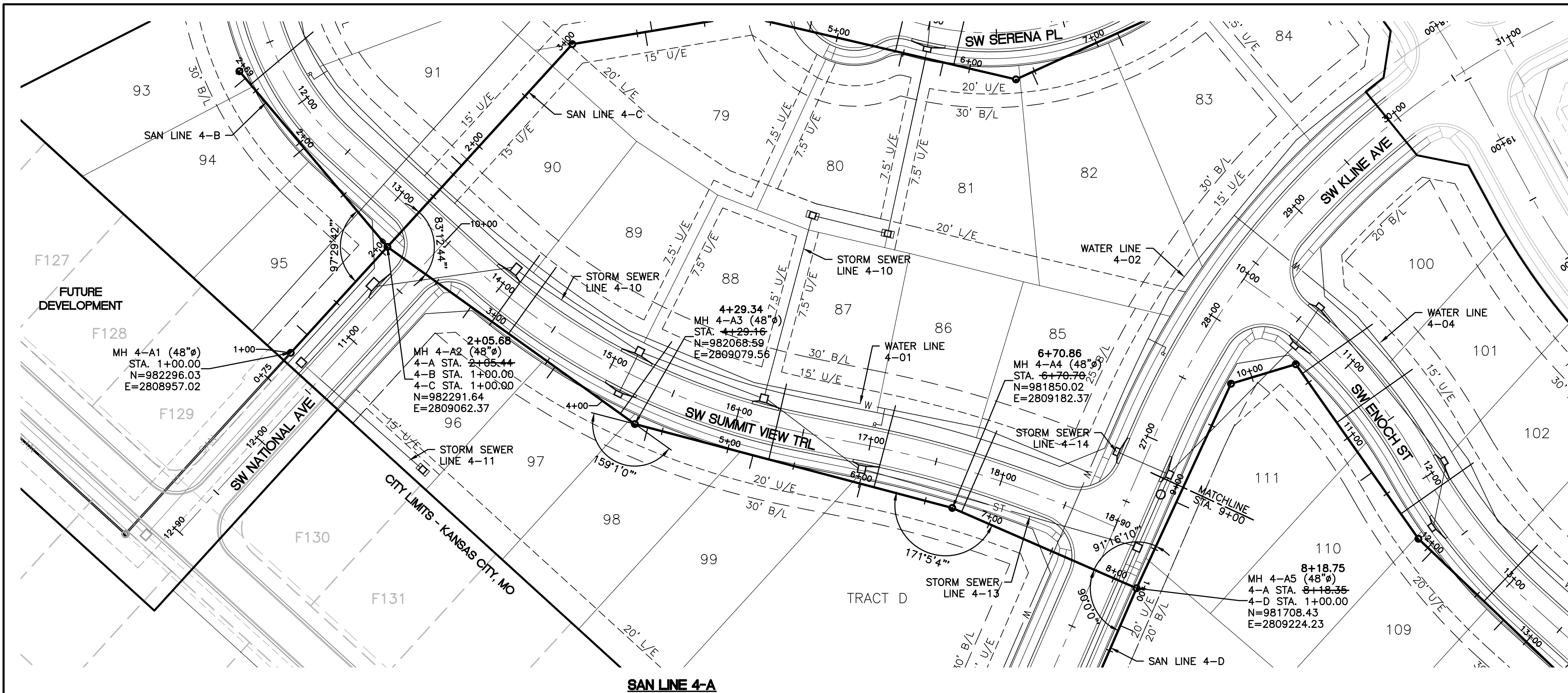
Accepted  
Record Drawings

These plans have been reviewed for  
accuracy and are accepted for basic  
conformance to the approved  
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<div>LAMP RYNEARSON MO CERT. NO. 2013011903  MARK DANIEL MCGHEE JR. PE - 2008019568 REVISIONS 01/07/2020 PER CITY COMMENTS</div>	
<div>9001 State Line Rd., Ste. 200 Kansas City, MO 64114 816.361.0440 LampRynearson.com</div>	
<div>LAMP RYNEARSON</div>	
SUMMIT VIEW FARMS 4TH PLAT	LEE'S SUMMIT, MISSOURI
SANITARY SEWER PLANS	GENERAL LAYOUT PLAN
<div>DESIGNER / DRAFTER MDM/AJM DATE 11/20/2019 PROJECT NUMBER 0318050.02 BOOK AND PAGE</div>	
SHEET	
02 of 07	





- SANITARY SEWER NOTES:**
1. PROPOSED MANHOLES SHALL CONFORM TO CITY STANDARD DETAIL SAN-2.
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  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.
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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

NOTE: DESIGN LATERAL INFORMATION SHOWN. LATERAL LOCATIONS AND ELEVATIONS WERE NOT AS-BUILT.

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.

**Accepted  
Record Drawings**

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**RECORD DRAWING**

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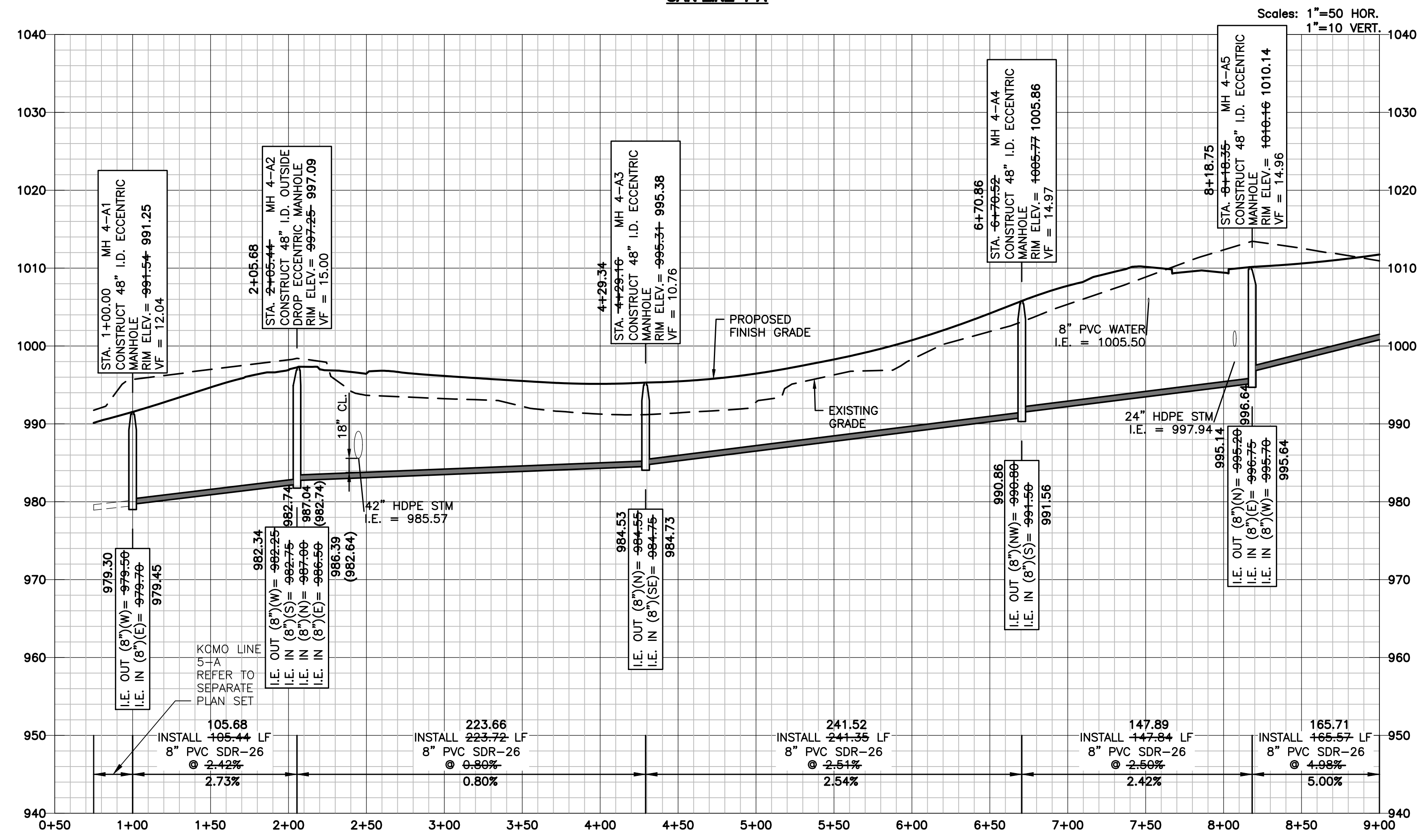
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Date: 05-13-2022

Certified by: Mark Daniel McGhee Jr.

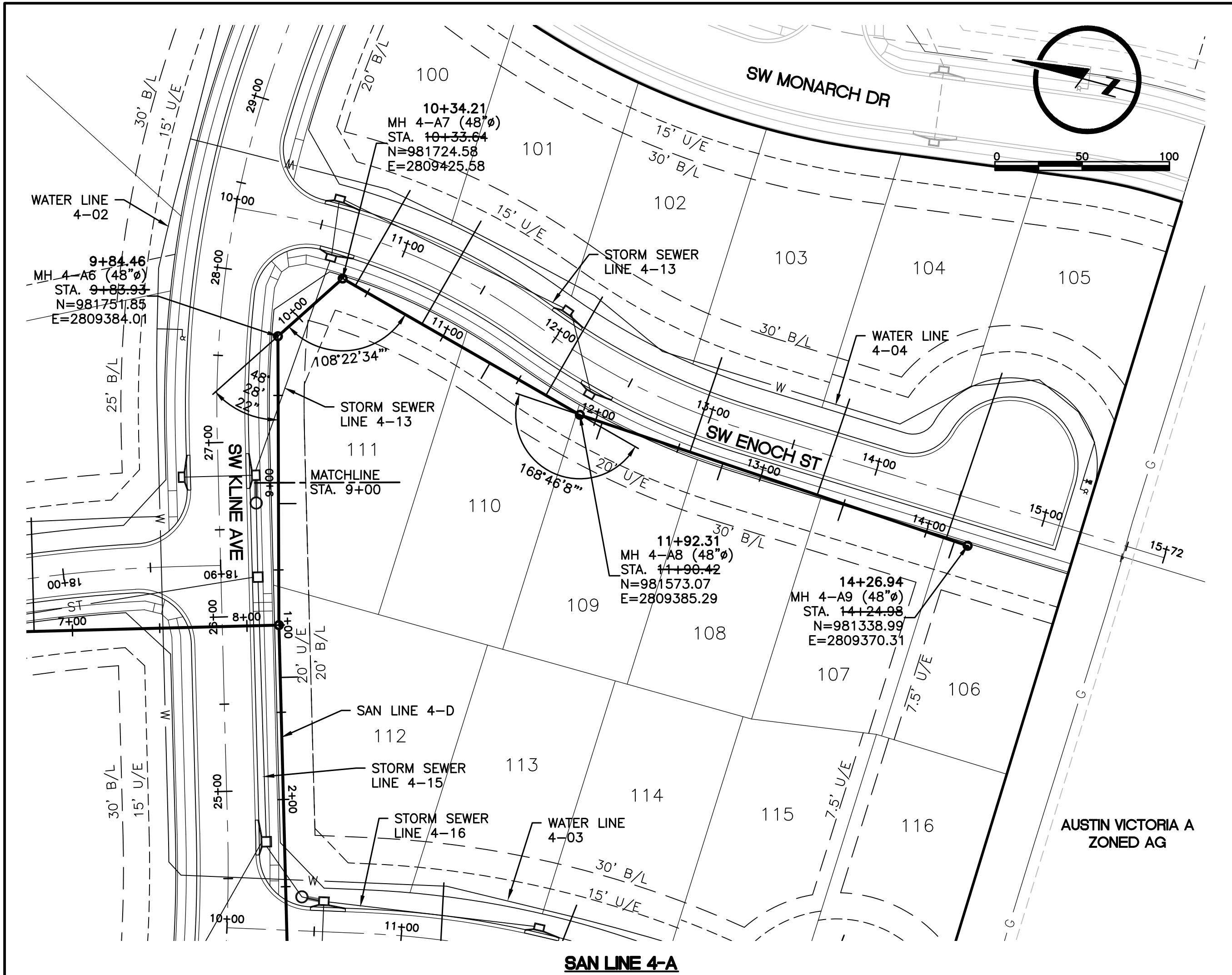
Title: Senior Project Manager

Firm: Lamp Rynearson





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- SANITARY SEWER NOTES:**
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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

NOTE: DESIGN LATERAL INFORMATION SHOWN. LATERAL LOCATIONS AND ELEVATIONS WERE NOT AS-BUILT.

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

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

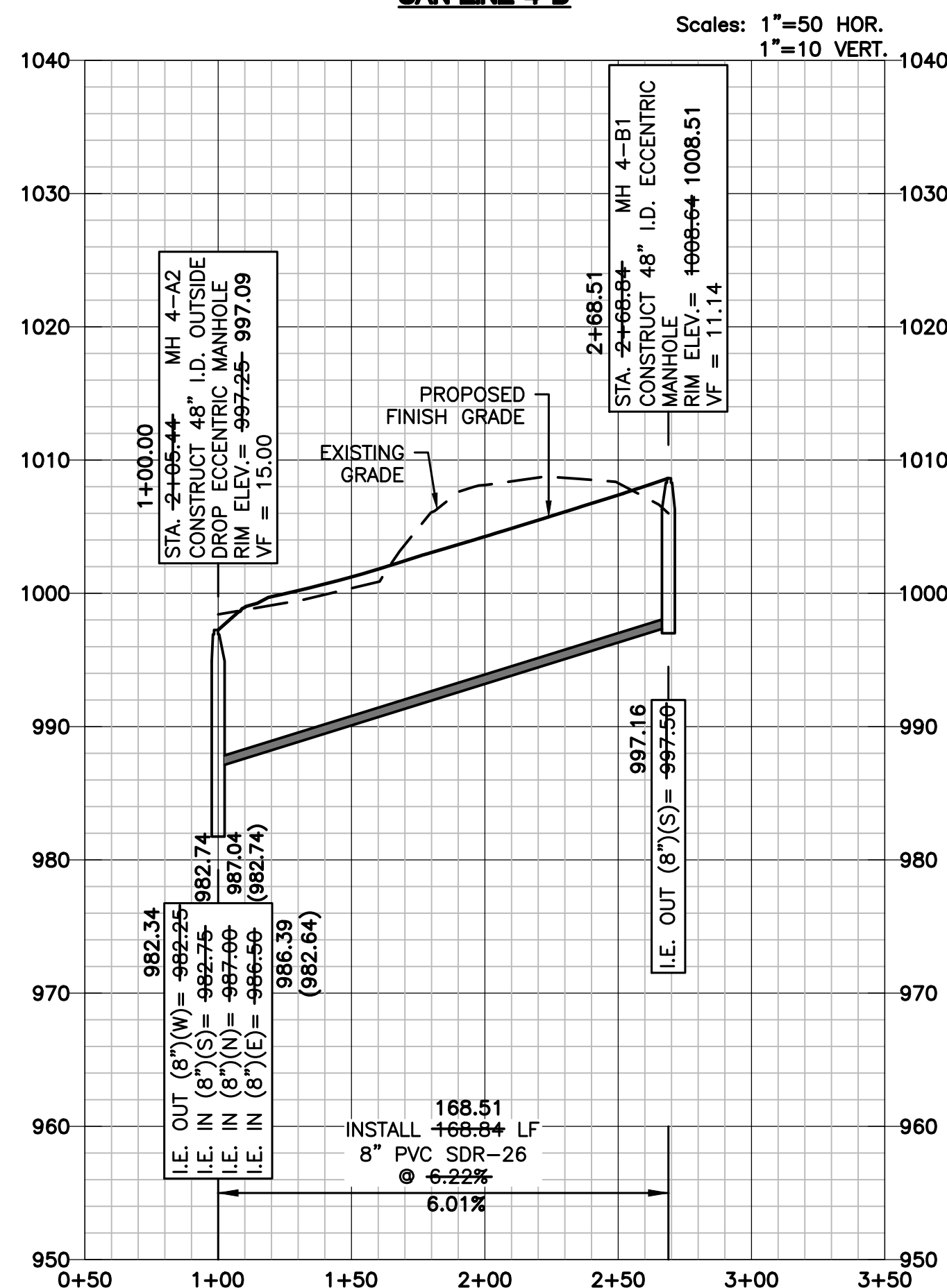
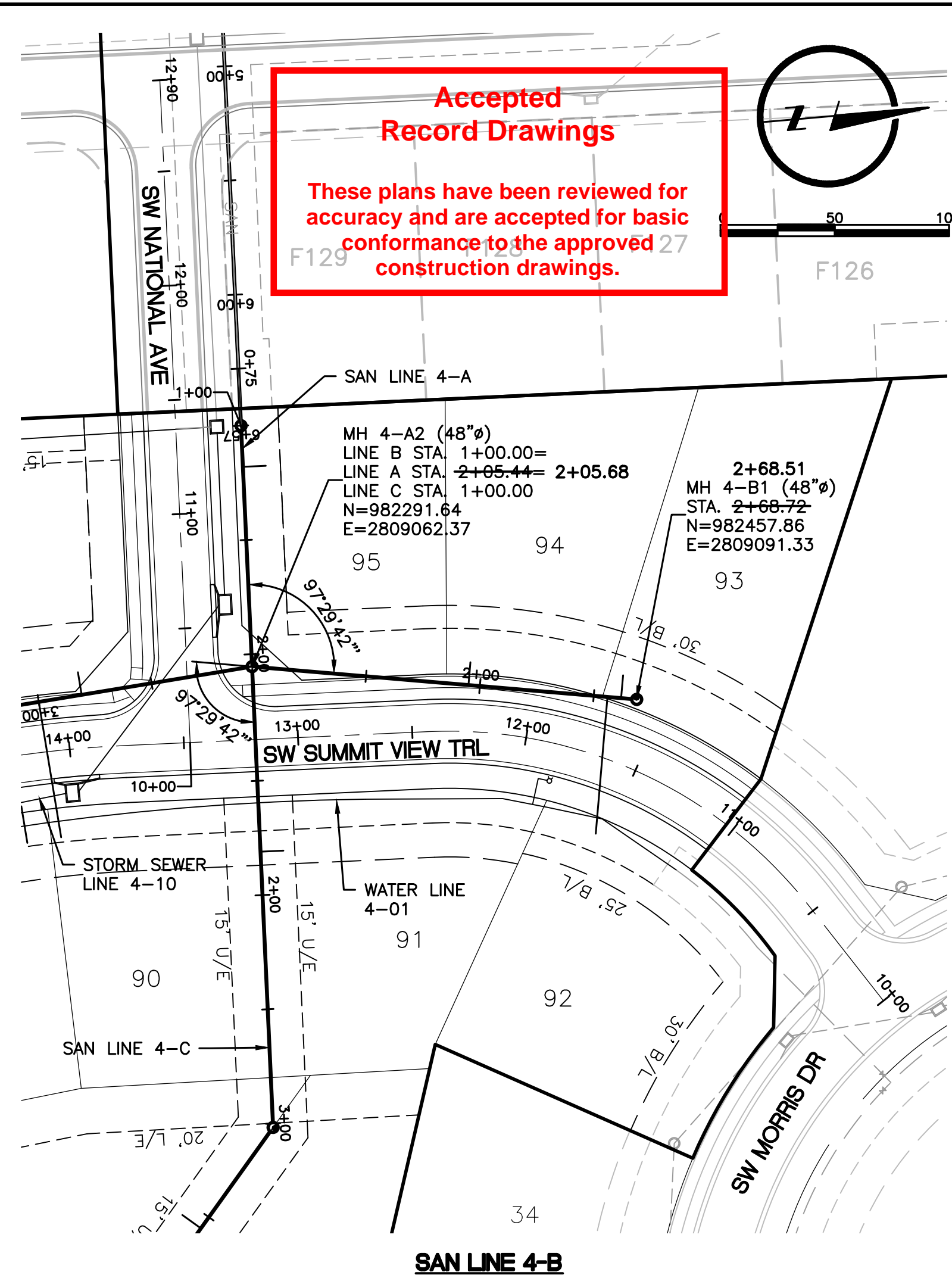
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Date: 05-13-2022  
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Title: Senior Project Manager  
Firm: Lamp Rynearson



LAMP RYNearson  
MO AUTH. NO. F01294734  
MARK DANIEL MCGHEE JR.  
PE - 208019568  
REVISIONS  
01/07/2020 PER CITY COMMENTS  
05/13/2022 RECORD DRAWINGS

9001 State Line Rd., Ste. 200  
Kansas City, MO 64114  
816.361.0440  
LampRynearson.com

LAMP RYNearson

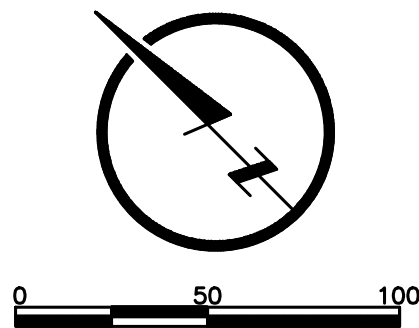
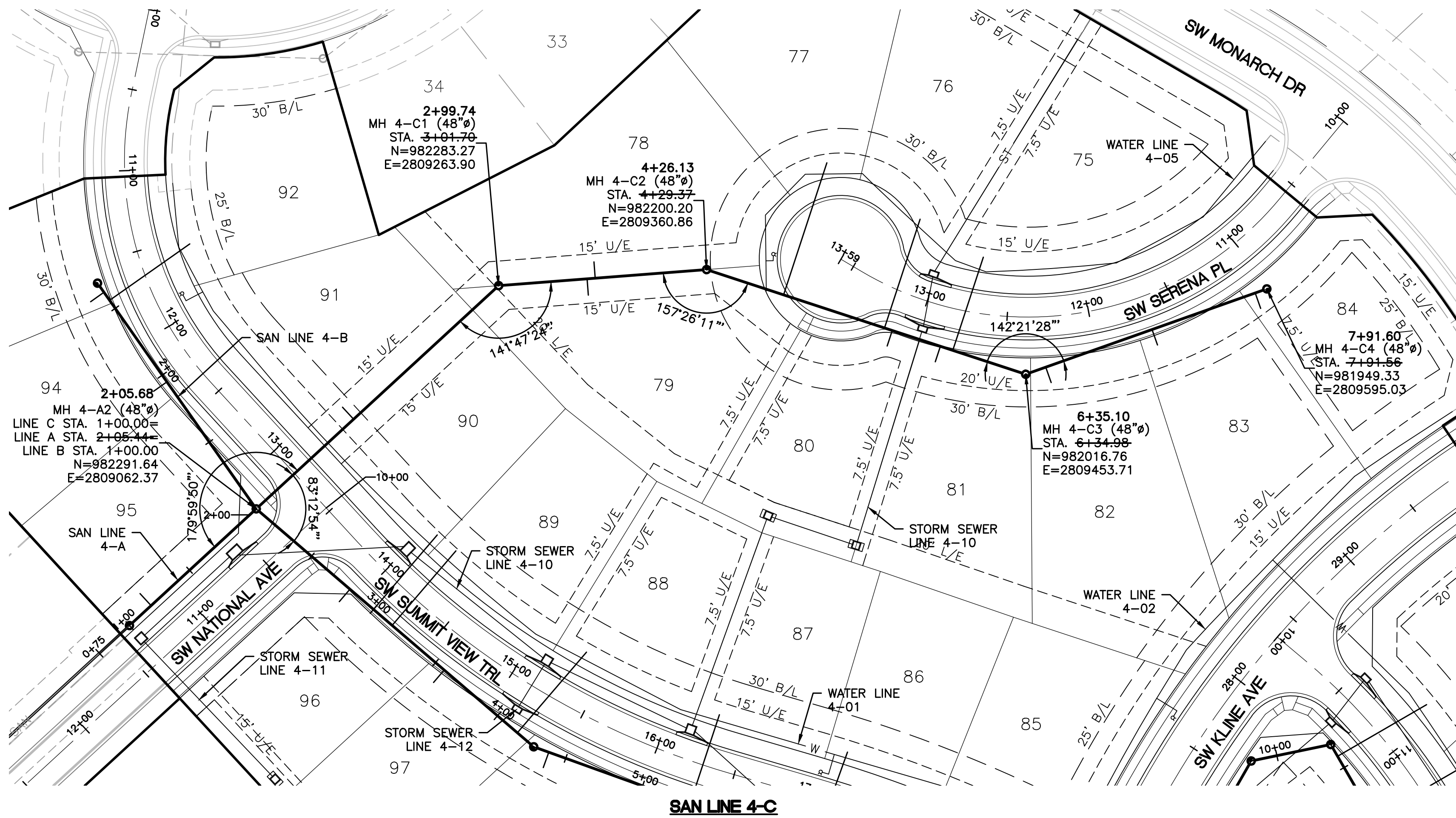
SUMMIT VIEW FARMS 4TH PLAT  
LEE'S SUMMIT, MISSOURI

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

DESIGNER / DRAFTER  
MDM/AJM  
DATE  
11/20/2019  
PROJECT NUMBER  
0318050.02  
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SHEET

04 of 07





SANITARY SEWER NOTES:

1. PROPOSED MANHOLES SHALL CONFORM TO CITY STANDARD DETAIL SAN-2.
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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

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SANITARY SEWER STRUCTURE TABLE		
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

Accepted  
Record Drawings

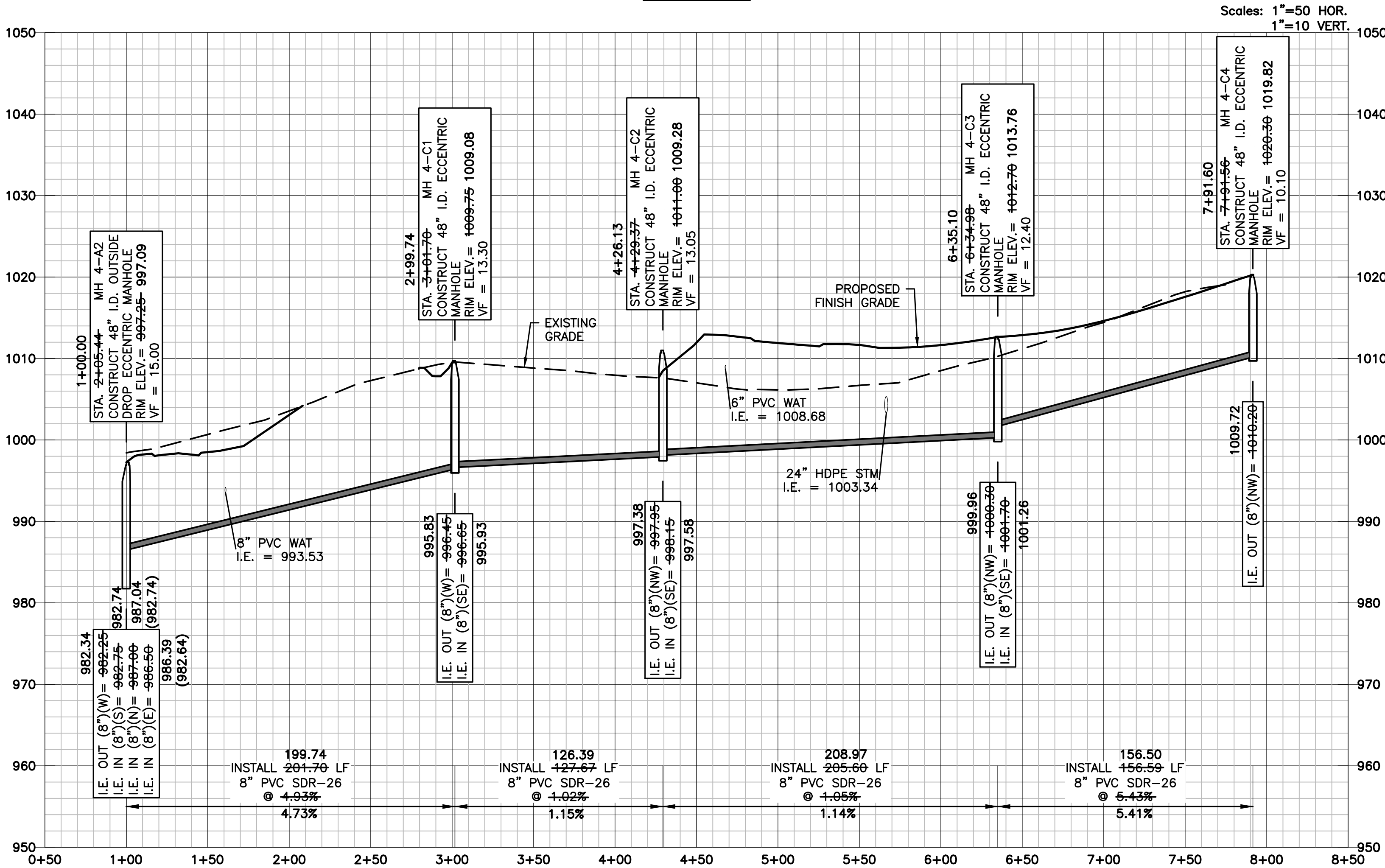
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MO AUTH. NO. F01294734  
  
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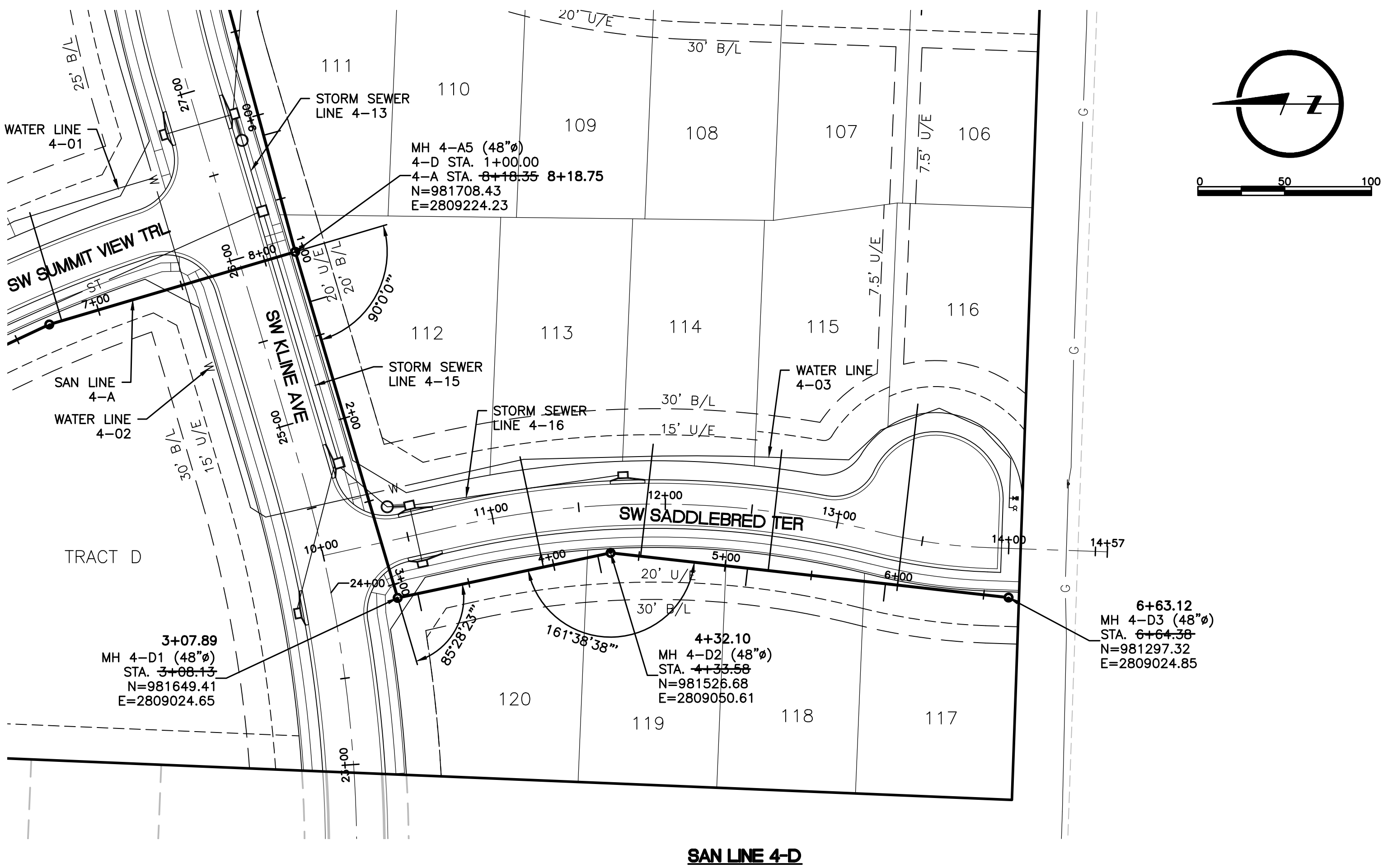
SUMMIT VIEW FARMS 4TH PLAT  
LEE'S SUMMIT, MISSOURI

SANITARY SEWER PLANS  
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**SANITARY SEWER NOTES:**

1. PROPOSED MANHOLES SHALL CONFORM TO CITY STANDARD DETAIL SAN-2.
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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-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

NOTE: DESIGN LATERAL INFORMATION SHOWN. LATERAL LOCATIONS AND ELEVATIONS WERE NOT AS-BUILT.

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.

**Accepted  
Record Drawings**

These plans have been reviewed for accuracy and are accepted for basic conformance to the approved construction drawings.

**RECORD DRAWING**

The information provided on this drawing conforms to construction records; it is not intended for construction, implementation or recording purposes; and it is solely based on information provided by others and information obtained by my firm.

"400.00 100.10", "4.00% 1.15% slope", or "8-inch HDPE PVC pipe" are all typical examples of revisions that indicate that design data has been replaced with "as-built" information. All other data is as designed and has not been field verified.

Date: 05-13-2022  
Certified by: Mark Daniel McGhee Jr.  
Title: Senior Project Manager  
Firm: Lamp Rynearson

LAMP RYNEARSON  
MO AUTH. NO. F01294734

MARK DANIEL MCGHEE JR.  
PE - 2008019568

**REVISIONS**  
01/07/2020 PER CITY COMMENTS  
05/13/2022 RECORD DRAWINGS

9001 State Line Rd., Ste. 200  
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**LAMP RYNEARSON**

SUMMIT VIEW FARMS 4TH PLAT

LEE'S SUMMIT, MISSOURI

SANITARY SEWER PLANS

SANITARY SEWER PLAN AND PROFILE  
LINE 4-D

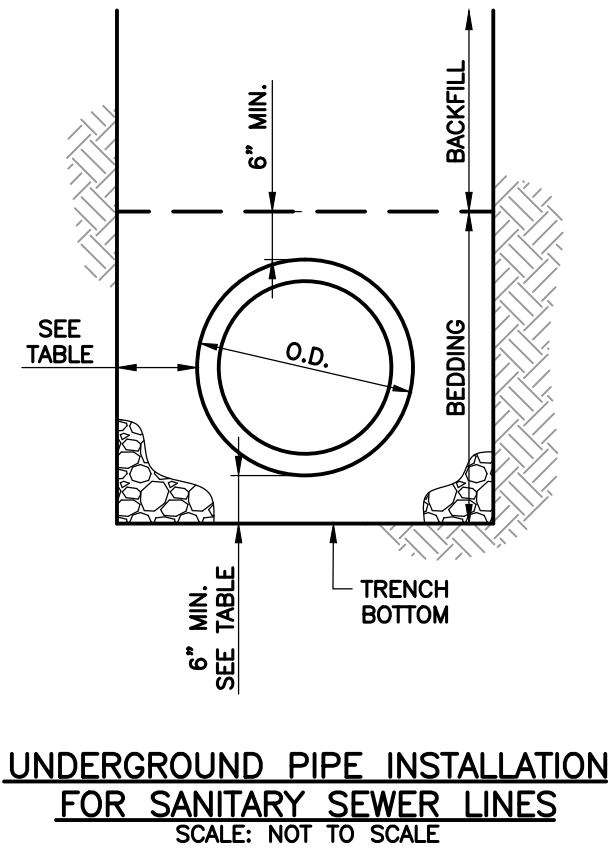
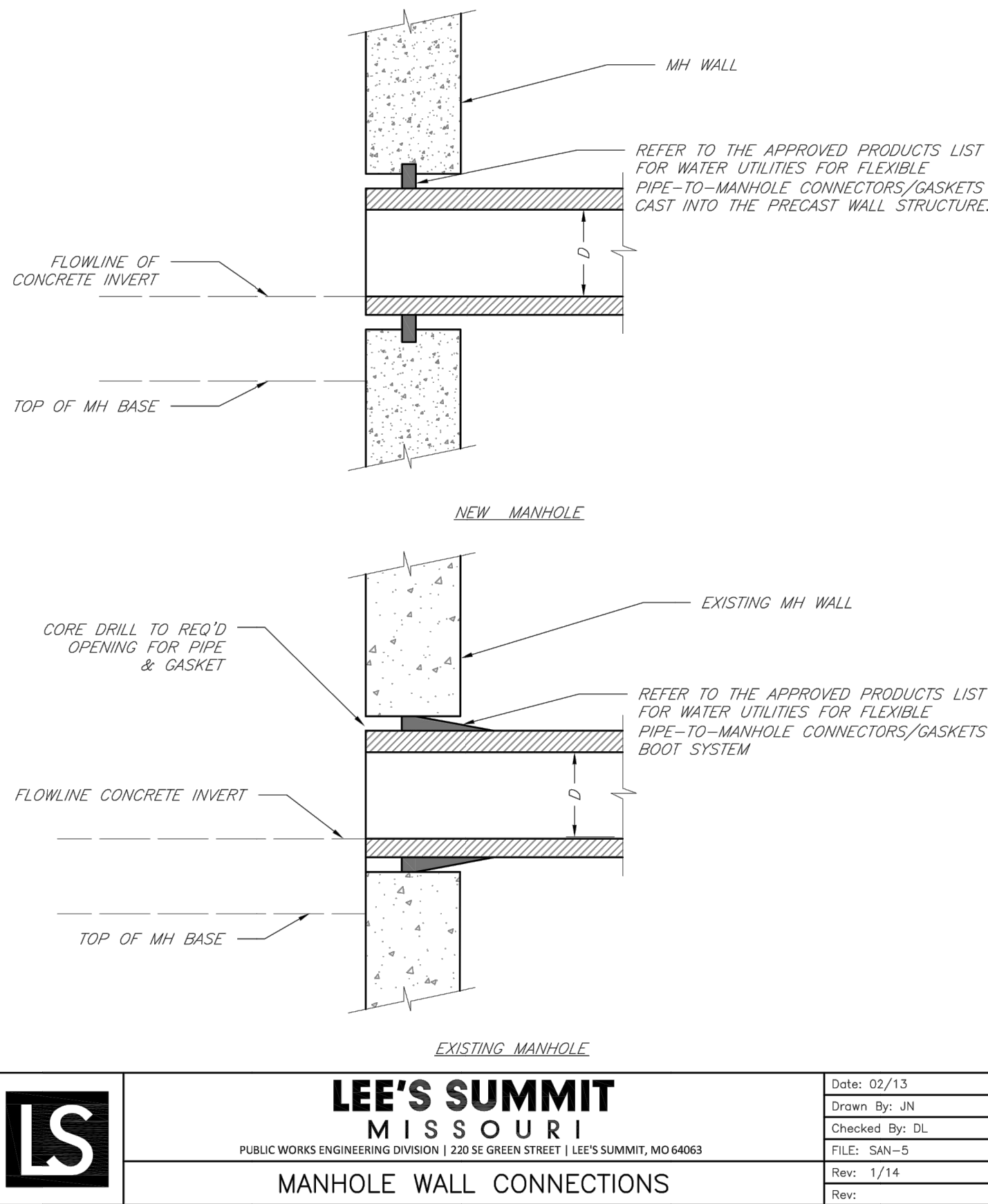
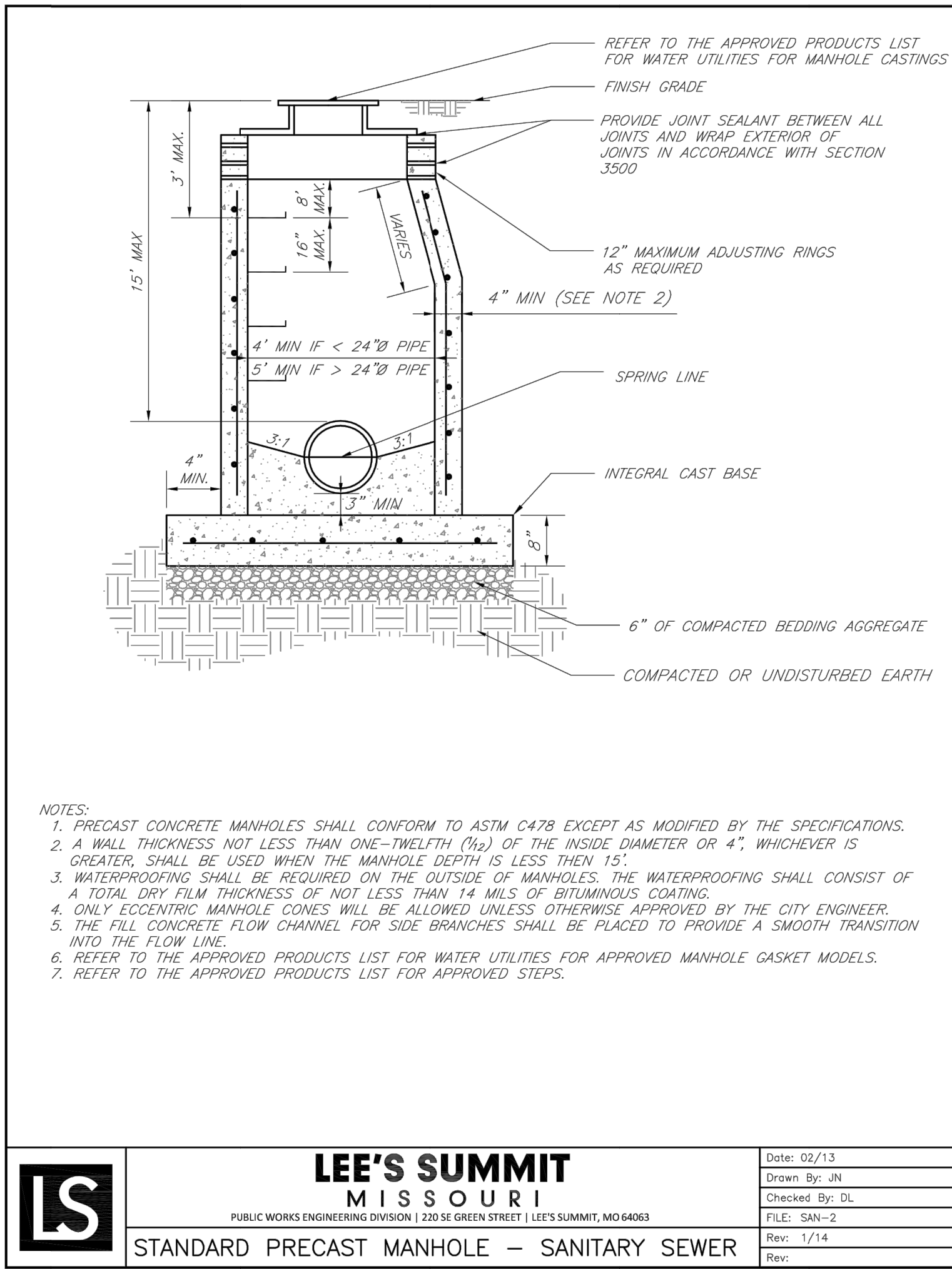
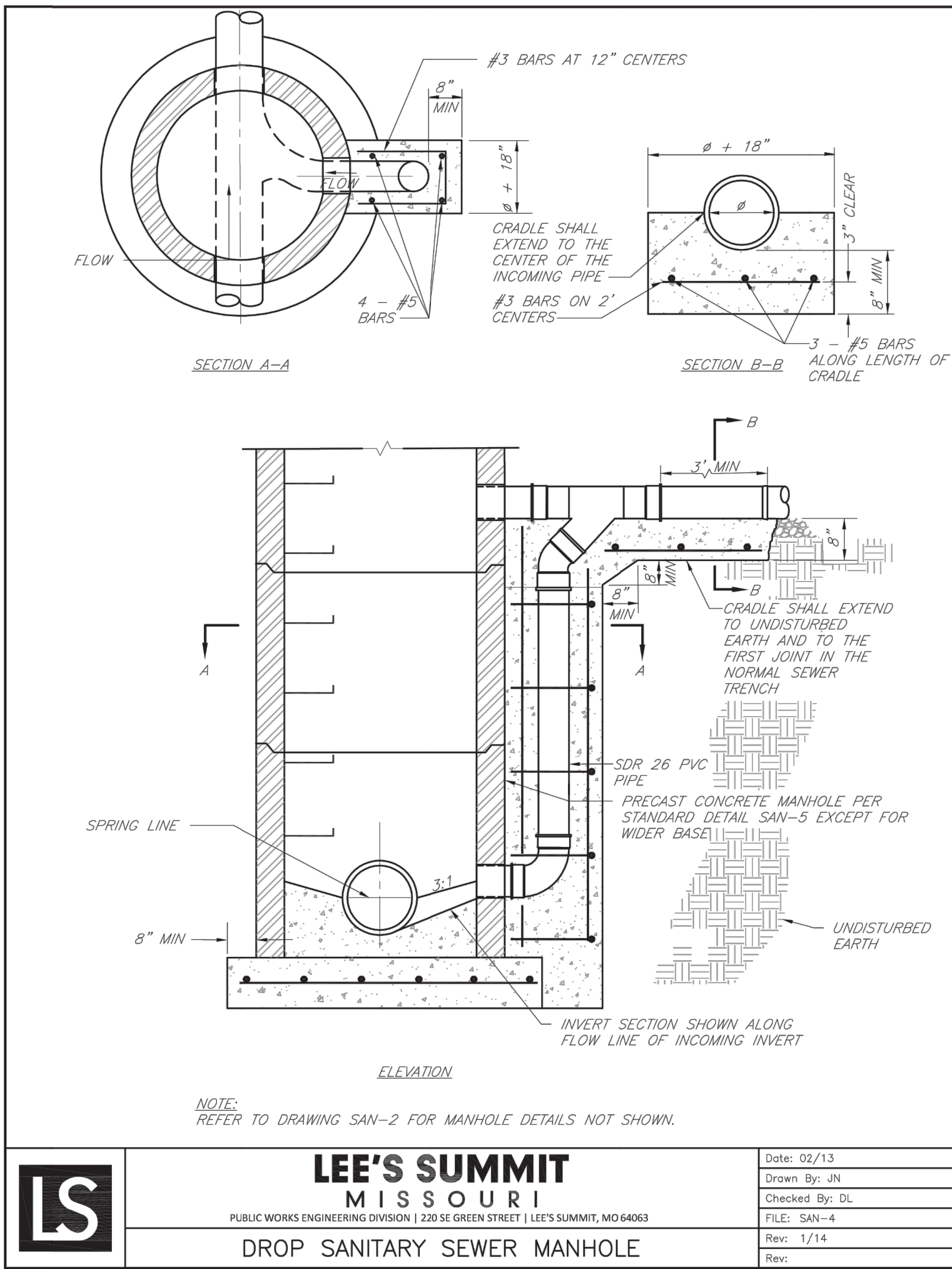
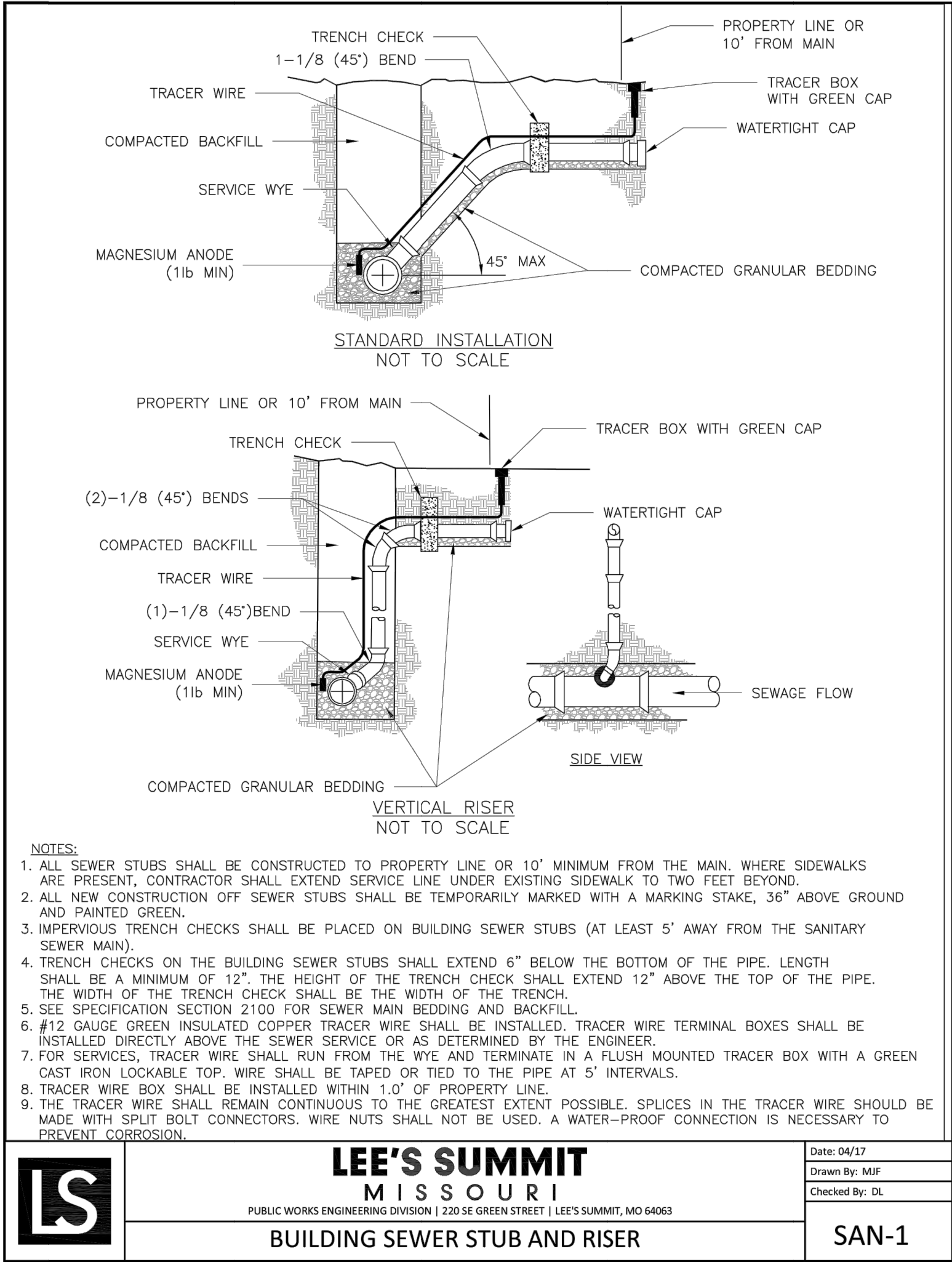
DESIGNER / DRAFTER  
MDM/AJM  
DATE  
11/20/2019  
PROJECT NUMBER  
0318050.02  
BOOK AND PAGE

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06 of 07



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**GENERAL NOTES:**

1. TRENCH BANKS SHALL BE CUT BACK ON SLOPES IN ACCORDANCE WITH CURRENT OSHA REGULATIONS. SLOPES MUST NOT EXTEND BELOW TOP OF BEDDING.
2. 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".
3. MAXIMUM WIDTHS:
  - A) MAXIMUM TRENCH WIDTHS SHALL NOT EXCEED THE MANUFACTURER'S RECOMMENDATIONS.
  - B) 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.
  - C) 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.

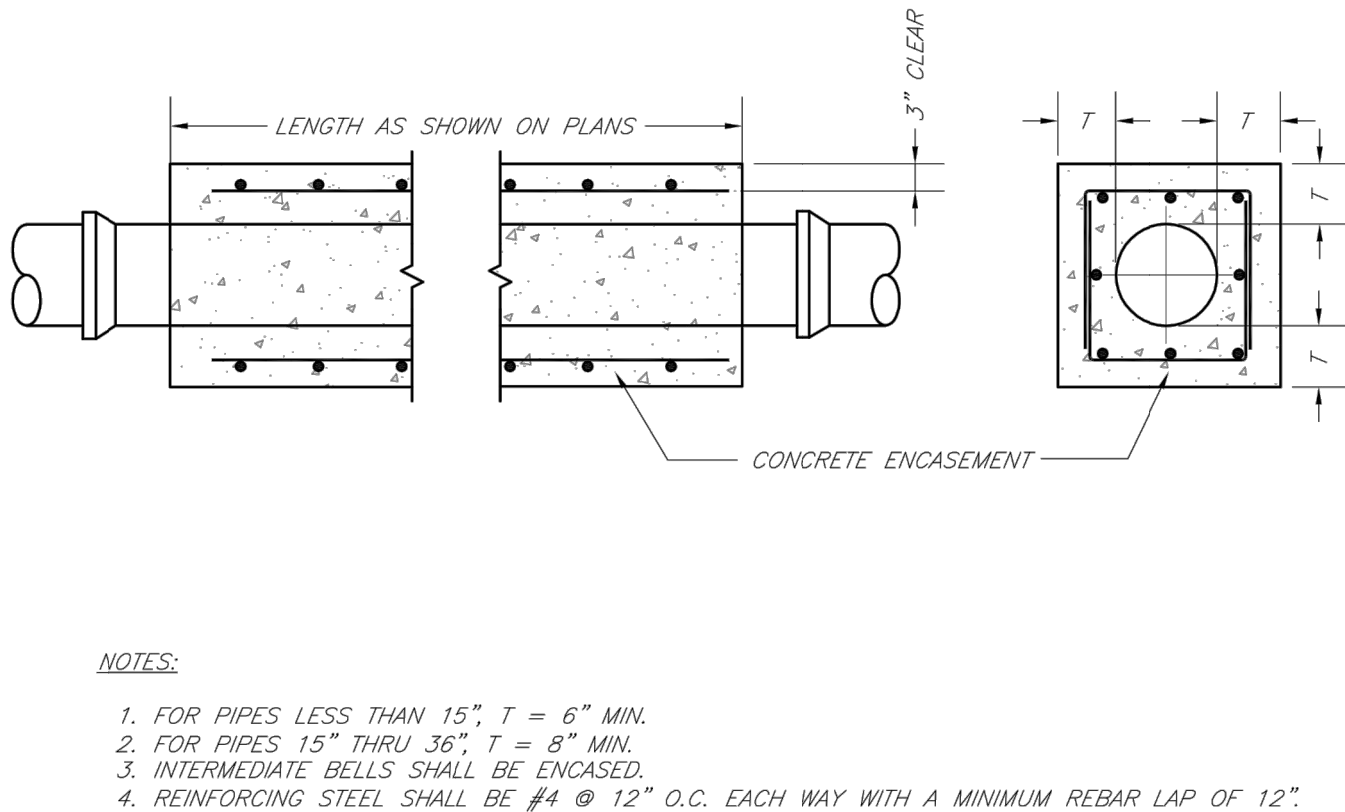
MINIMUM TRENCH WIDTHS AND PIPE CLEARANCES (IN)			
NOMINAL PIPE DIAMETER	TRENCH WIDTH ±	PIPE SIDE CLEARANCE ± (SOIL/ROCK)	PIPE BOTTOM CLEARANCE (SOIL/ROCK)
6	22	6/6	6/6
8	22	6/6	6/6
10	24	6/6	6/6
12	27	6/6	6/6

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

4. TRENCH SLOPE: SEE SECTION 2100.
5. TRENCH SHIELDS: SEE SECTION 2100.
6. COMPACTED FILL: SEE SECTION 2100.
7. PIPE EMBEDMENT: SEE SECTION 2100.
8. BEDDING INSTALLATION: SEE SECTION 2100.
9. BACKFILL: SEE SECTION 2100.

**Accepted Record Drawings**

These plans have been reviewed for accuracy and are accepted for basic conformance to the approved construction drawings.



MARK RYNEARSON  
MO CERT. NO. 2013011903

MARK DANIEL MCSHEE JR.  
PE - 2008019568

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SANITARY SEWER PLANS

SANITARY SEWER DETAILS

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SHEET  
07 of 07