

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

ON-SITE PUBLIC SANITARY SEWER

CONSTRUCTION QUANTITIES	UNIT
SANITARY SEWERS	
5" DIA. MANHOLE	3 EA.
4" DIA. MANHOLE	12 EA.
5" DIA. OUTSIDE DROP MANHOLE	1 EA.
5" DIA. OUTSIDE DROP MANHOLE	1 EA.
24" PVC (SRP-24)	778 LF.
8" PVC (SRP-8)	2542 LF.
4" SERVICE LINES	1205 LF.
REMOVE EXISTING 8" PVC	1469 LF.
REMOVE EXISTING 4" DIA. MH	105 LF.
REMOVE EXISTING LINE IN PLACE	1 U.S.

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.

Record Drawing

RECORD DRAWING

NOVEMBER 2019

INFORMATION PROVIDED ON THE DRAWING DEPENDS AS-CONSTRUCTED
CONDIIONS OF WORK PERFORMED BY RECORD CONSTRUCTION, INC.
CONTRACTOR'S FIELD NOTES, FIELD MEASUREMENTS, FIELD SURVEYING
PROFESSIONAL KNOWLEDGE AND THE SERVICE ARE NOT GUARANTEED
WITHIN AN EXISTING EXCEPT OF RIGHT-OF-WAY.

REDFORD CONSTRUCTION, INC.
AS-BUILT BY:

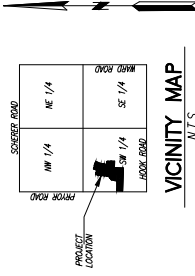
**PHOENIX ENGINEERING
& SURVEYING, LLC**

3805 SOUTHERN BLVD.
INDEPENDENCE, MO 64602
(816) 743-0000

DOUGLAS A. TOBIN, PLS

UTILITY CONTACTS

SOUTHWESTERN BELL TELEPHONE (816) 871-9900
MISSOURI ONE-CALL SYSTEM (800) DIC-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



VICINITY MAP

N.T.S.

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 (NAD 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



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

CITY ENGINEER _____ DATE _____

APPROVED

DEVELOPER:

WHISPERING WOODS LAND, L.L.C.
803 P.C.A. ROAD
WARRENSBURG, MO 64093
AGENT: RICK FRYE
PHONE: 816-564-2230
FAX: 860-429-1801

LOCATION MAP



REVISION
REVISED 2-15-18: "ON-SITE" ADDED TO TITLE
REVISED ON 05-22-18: MDPN COMMENTS
REVISED ON 07-10-18: UPDATED SERVICE LINE QUANTITIES
REVISED ON 07-23-18: UPDATED MH QUANTITIES

DRAWN BY: J. TOBIN
CHECKED BY: J. TOBIN
DATE: 11/14/2019
JOB NO.: 19-000000000

1 OF 10
SHEET

PROJECT NOTES

- Grading Contractor shall be responsible for the control of erosion and siltation during all phases of construction.
- 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.
- 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.
- 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.
- Sidewalks are shown for informational purposes only unless otherwise noted. However, the contractor shall be responsible for handicap ramp construction in curbs.
- Refer to grading and erosion control sheets in Street and Storm Plans.

Record Drawing

NOT
'AS-BUILT'

LEE'S SUMMIT NOTES

- Contractor shall refer to the current version of the City of Lee's Summit Design and Construction (DMC) Manual.
- All workmanship and materials shall be subject to the inspection and approval of the Engineering Department of Lee's Summit, Missouri.
- Lineal foot measurements shown on these plans are horizontal measurements, not slope measurements. All payments shall be made on horizontal measurements.
- No Geological Investigation was performed on this project.
- 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.
- 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.
- 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.
- 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.
- All manholes, catch basins, utility valves and meter pits to be adjusted or rebuilt to grade as required.
- 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 muddy 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.
- 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.
- Contractor shall provide testing and inspection per SECTION 3500 - SANITARY SEWERS CITY OF LEE'S SUMMIT, MISSOURI STANDARD SPECIFICATIONS.
- 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.
- All sanitary sewer stubs shall be surveyed and staked on site before the construction of sanitary service stubs.

- 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.
- 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.
- 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.
- All stub lines shall be laid on 2.00% minimum grade unless approved otherwise.
- Contractor shall not be allowed to work on Saturdays, Sundays, or Holidays without prior approval of the City Engineer.
- 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.
- 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.
- 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.
- Stub lines, locations, and minimum basement floor elevations are located in the table labeled "Table of Service Locations".
- Construction permits will not be issued until the City of Lee's Summit receives a sewer extension permit from MDNR.
- Connections to existing manholes shall be core drilled and connected with a watertight Femco Gasket or approved equal. The gasket is to be installed according to the manufacturer's recommendations.
- 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.
- The Contractor will be responsible for testing of manholes and pipes to the City of Lee's Summit Design & Construction Manual requirements.
- The ends of all Sanitary Sewer stubs shall be surveyed and marked before construction.
- 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.
- Trench checks shall be used for all sanitary sewer stubs.

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

DRAWN	DATE
CHECKED	DATE
APPROVED	DATE
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE

PHOENIX ENGINEERING & SURVEYING, LLC
REGISTERED PROFESSIONAL ENGINEER
NO. 0000000000
STATE OF MISSOURI
EXPIRATION DATE 12/31/2025
NO. 0000000000
STATE OF MISSOURI
EXPIRATION DATE 12/31/2025

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TABLE OF SERVICE LOCATIONS									
Whispering Woods									
LOT AND ID	SANITARY ZONE	SERVICE STOP ADDRESS	CONNECTION TYPE	EAST FROM SAN AVE	STUB LENGTH	FEET TO MAIN CONNECTION	STUB I.D. AT END	MINIMUM BEMT LOAD RATED FEET	
1	H	0+00.62	"P"	69.62	10	524.64	558.67	539.84	
2	H	1+52.34	"P"	158.34	10	856.25	875.41	860.65	
3	H	2+32.65	"P"	252.65	10	937.89	959.25	945.29	
4	H	3+15.11	"P"	352.11	10	859.58	881.24	864.28	
5	H	1+56.13	"P"	156.11	20	960.34	984.92	965.14	
7	A	1+27.99	"P"	65	10	853.21	874.41	856.97	
8	A	1+16.99	"P"	70	10	815.22	834.42	816.97	
8	A	2+45.99	"P"	195	10	924.64	955.84	938.92	
9	A	2+46.99	"P"	200	10	824.69	855.89	838.72	
10	Existing	1+60.54	"P"	160	10	951.00	972.70	955.00	
11	B	0+00.00	"P"	0	10	917.07	938.77	916.27	
12	C	0+40.00	"P"	40	10	962.97	984.17	968.99	
13	C	1+20.00	"P"	120	10	963.96	985.16	969.98	
14	C	2+00.00	"P"	200	10	964.55	986.15	970.57	
15	C	2+80.00	"P"	280	10	965.54	987.14	969.96	
16	C	1+71.63	"P"	60	10	861.27	884.67	871.69	
17	C	4+57.62	"P"	170	10	868.27	889.47	872.29	
18	E	1+49.83	"P"	40	10	861.82	883.22	867.84	
19	E	1+77.57	"P"	50	47	864.02	886.36	869.50	
20	E	1+12.33	"P"	10	68	863.60	885.93	868.89	
21	C	4+46.62	"P"	150	42	868.37	876.61	873.55	
22	D	1+33.44	"P"	80.66	10	874.11	875.31	871.81	
23	D	1+42.44	"P"	40.06	43	873.97	876.27	879.22	
24	D	0+04.97	"P"	84.97	72	872.43	874.66	873.66	
25	B	2+71.79	"P"	170	10	863.32	884.41	867.33	
26	B	3+53.57	"P"	50	10	866.44	887.64	870.56	
27	B	4+41.53	"P"	140	10	860.03	870.33	871.13	
28	B	5+25.57	"P"	250	10	871.84	873.44	875.66	
29	B	1+44.83	"P"	240	58	871.81	873.22	876.66	
30	B	4+63.57	"P"	160	58	869.61	871.42	874.36	
31	B	3+48.33	"P"	60	58	866.73	868.54	871.48	
32	B	2+41.79	"P"	150	58	863.31	865.33	866.46	
33	B	2+16.79	"P"	85	60	862.34	864.19	866.93	
47	E	2+47.53	"P"	120	10	864.75	885.95	868.69	
48	E	3+22.57	"P"	200	10	865.58	886.78	869.54	
72	E	3+37.57	"P"	210	64	865.68	867.87	870.97	
73	E	2+53.57	"P"	110	45	864.65	867.14	869.50	
78	D	3+41.88	"P"	140	10	875.89	876.59	879.10	
113	D	3+12.88	"P"	210	64	876.39	879.08	882.97	
114	D	2+18.88	"P"	110	64	875.25	879.12	883.84	
121	B	6+05.57	"P"	300	10	873.64	874.84	877.76	
122	B	6+48.33	"P"	180	10	873.84	877.14	880.06	
134	B	6+23.57	"P"	250	37	871.27	876.36	879.30	
135	B	7+48.53	"P"	400	57	876.52	878.66	881.60	
231	H	2+06.53	"P"	206.53	32	939.16	968.32	930.00	

REVISION NOTE:

5	REVISED ON 07-10-18: UPDATED TABLE TO AVOID INFRASTRUCTURE CONFLICTS AND ADD CONNECTIONS FOR FUTURE PLATS.
6	REVISED ON 07-23-18: UPDATED TABLE TO CORRECT TYPES
7	REVISED ON 08-01-18: CORRECTION DUE TO FIELD VERIFIED SEWER DEPTH

Record Drawing

NOT
"AS-BUILT"

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

STUB CHARTS

PHOENIX ENGINEERING
& SURVEYING, LLC

STATE OF MISSOURI
DEPARTMENT OF TRANSPORTATION
BRIAN L. GLENN
GLENN
BRIAN L. GLENN
AS AGENT OF
PHOENIX ENGINEERING
MO PE 2010011667
2010-10-28

REVISION

▲ REVISED ON 02-26-18: UPDATED TABLE

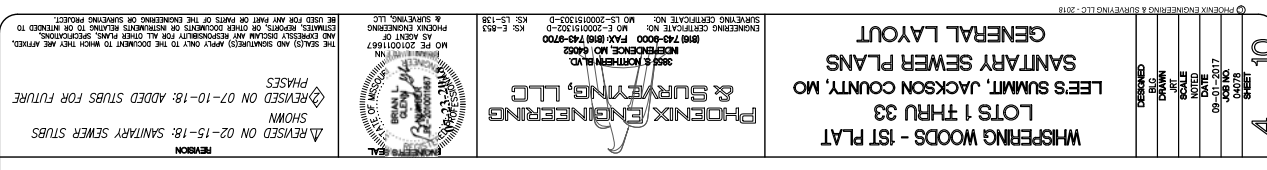
◆ REVISED ON 03-23-18: UPDATED TABLE

□ REVISED ON 04-04-18: UPDATED TABLE (SERVICE FOR LOT 5)

④ REVISED ON 05-22-18: MDRR COMMENTS

THE STUDY (S) AND SAMPLE(S) APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE ATTACHED. COMMENTS DISCUSS ANY RESPONSIBILITIES FOR ALL OTHER PLANS, SPECIFICATIONS, PERMITS, REPORTS, OR OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR REFERRED TO. IT IS USED FOR ANY PART OR PARTS OF THE DOCUMENT OR SURVEYING PROJECT.

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

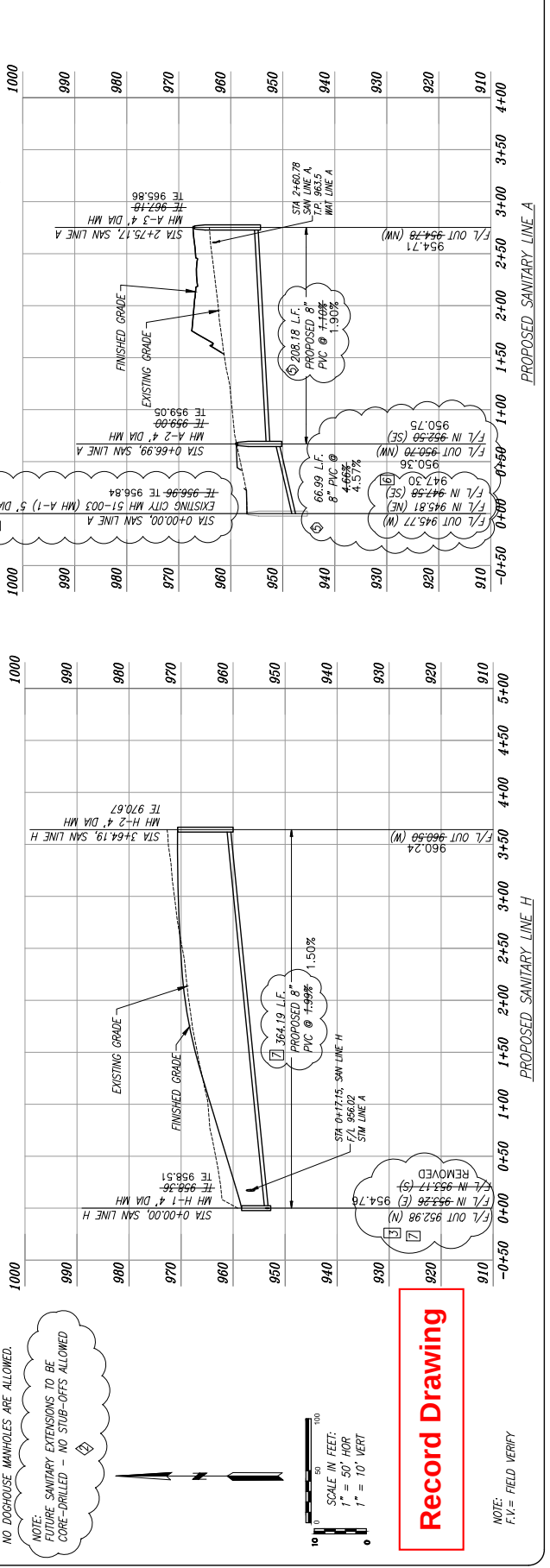
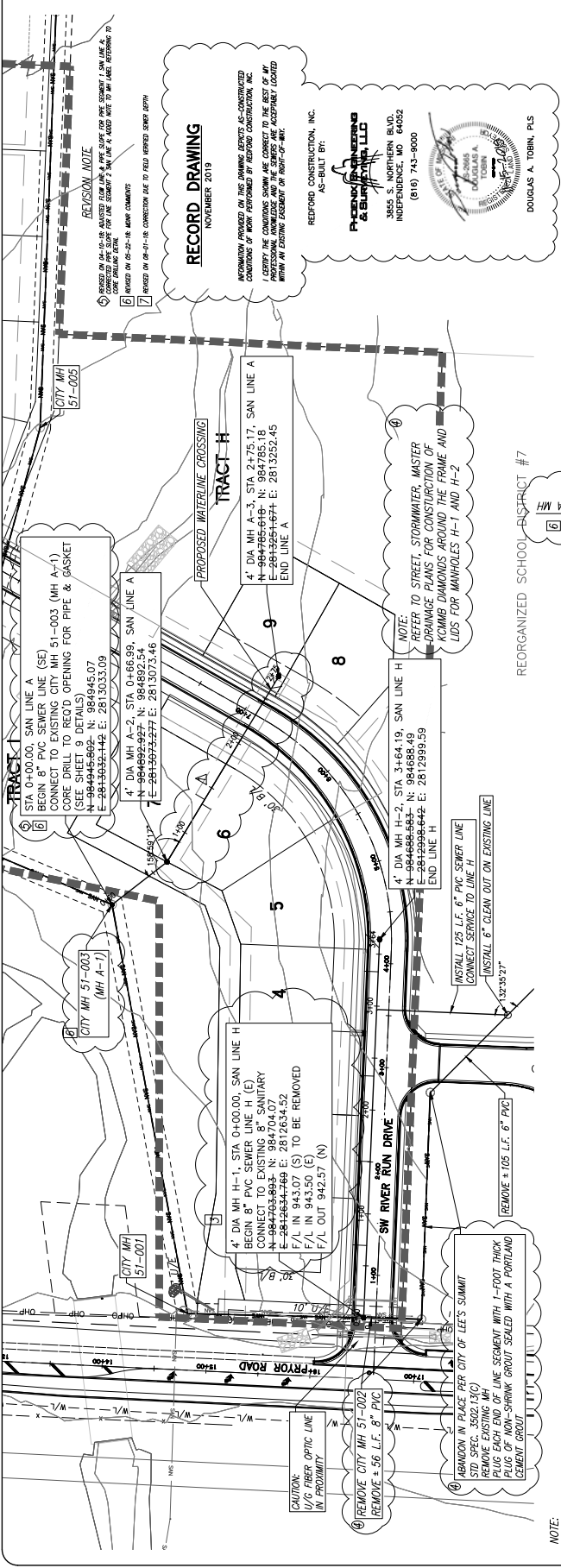


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REGISTERED PROFESSIONAL SURVEYOR
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WHISPERING WOODS - 1ST PLAT
LOTS 1 THRU 33
LEE'S SUMMIT, JACKSON COUNTY, MO
PLAN & PROFILE
SANITARY SEWER PLANS

5 10
SHEET



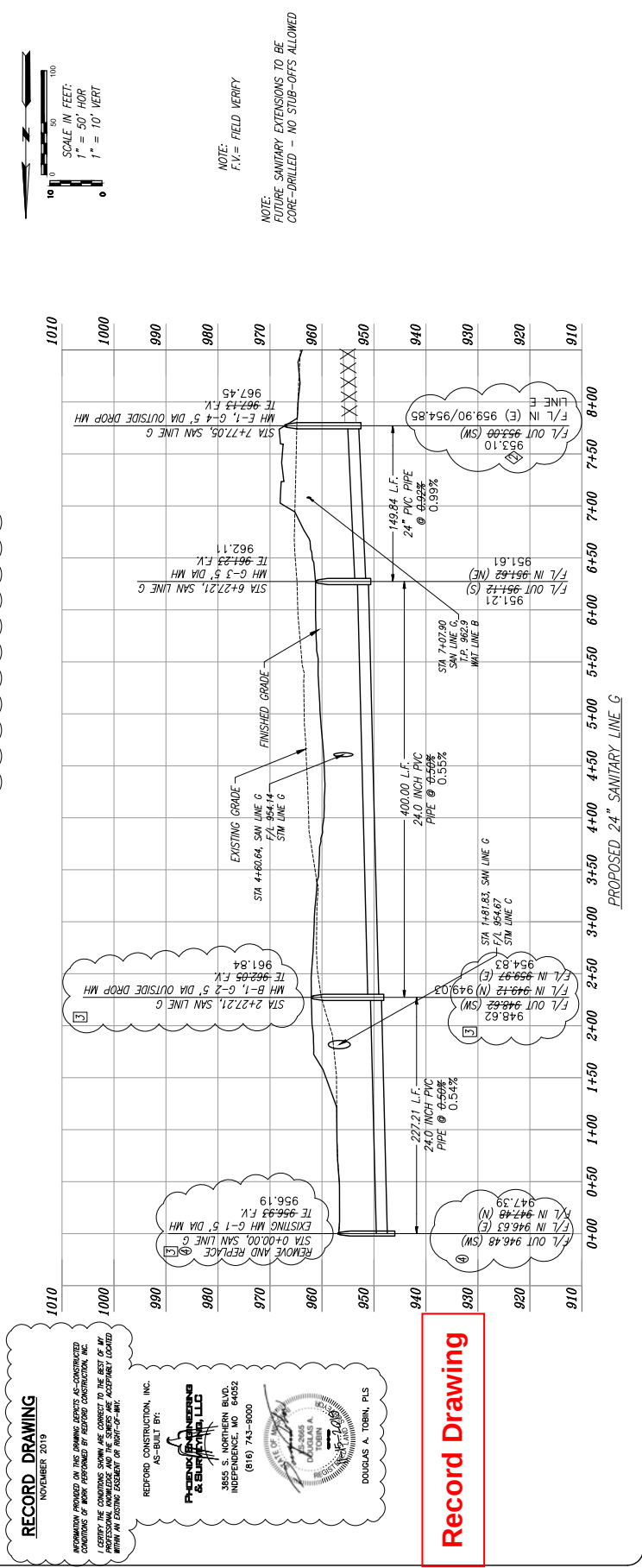
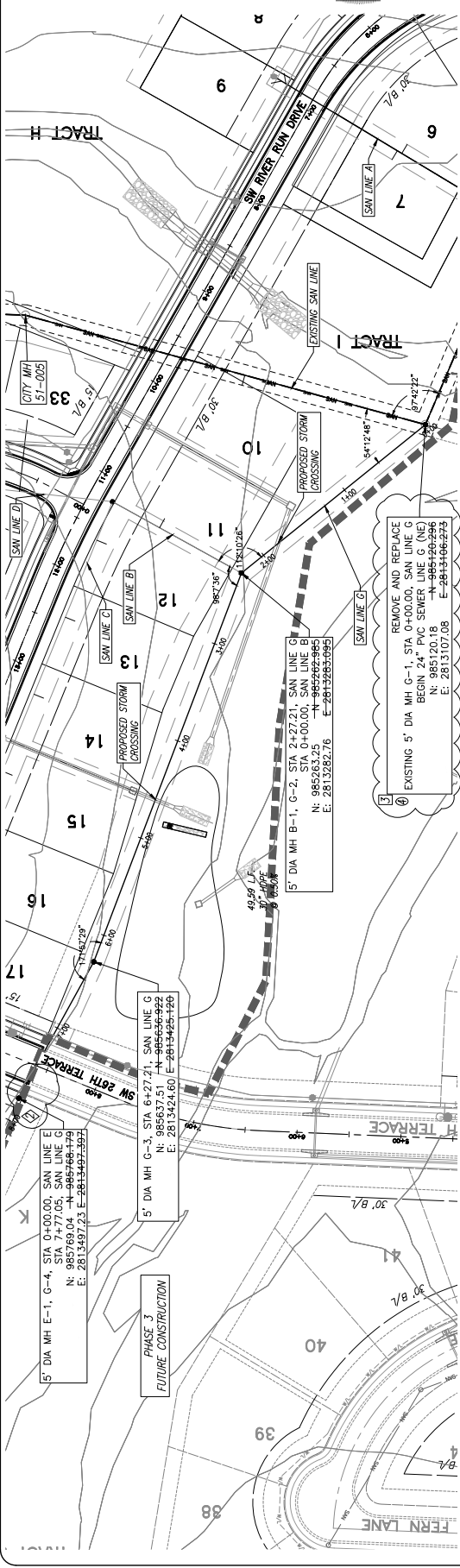
Record Drawing

NOTE:
F.V. = FIELD VERIFY

REVISION
A REVISION ON 02-15-18: SANITARY STUBS SHOWN IN PLAN VIEW.
B REVISION ON 02-26-18: MH STUBS REMOVED.
C REVISION ON 07-23-18: REPLACE CURB, MH PER INSPECTOR COMMENTS.
D REVISION ON 05-22-18: MHP COMMENTS.
E REVISION ON 07-23-18: MHP COMMENTS.
F REVISION ON 07-23-18: MHP COMMENTS.
G REVISION ON 07-23-18: MHP COMMENTS.
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Y REVISION ON 07-23-18: MHP COMMENTS.
Z REVISION ON 07-23-18: MHP COMMENTS.

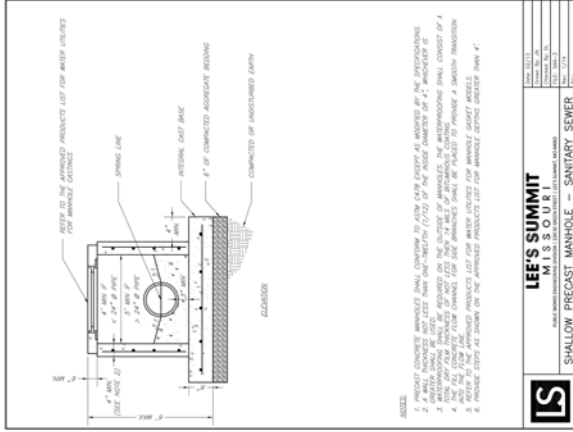
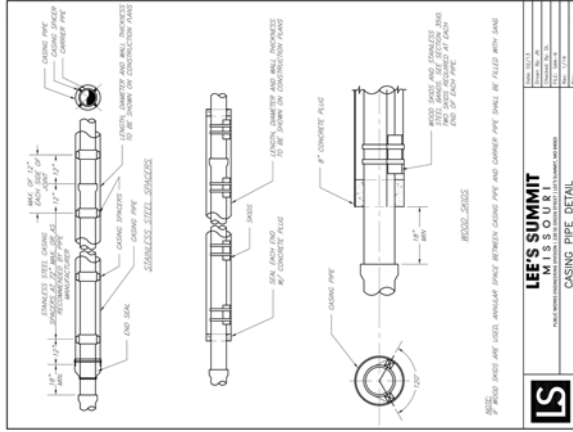
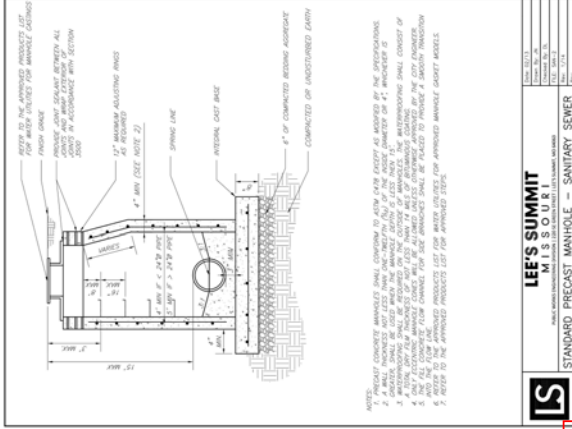
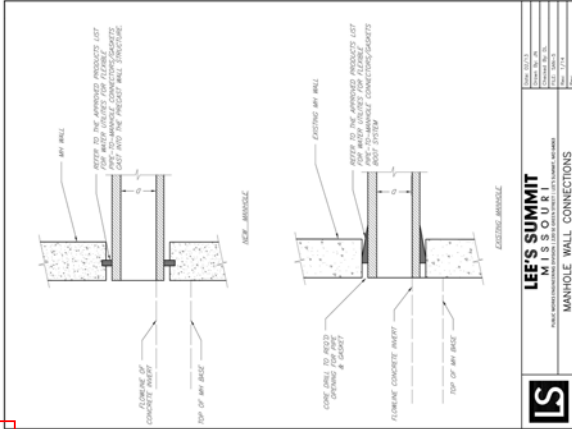
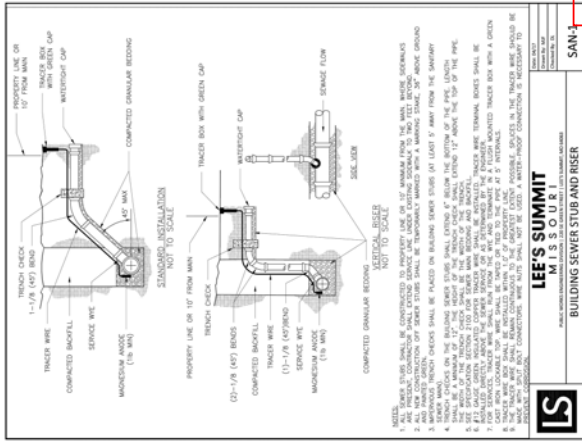
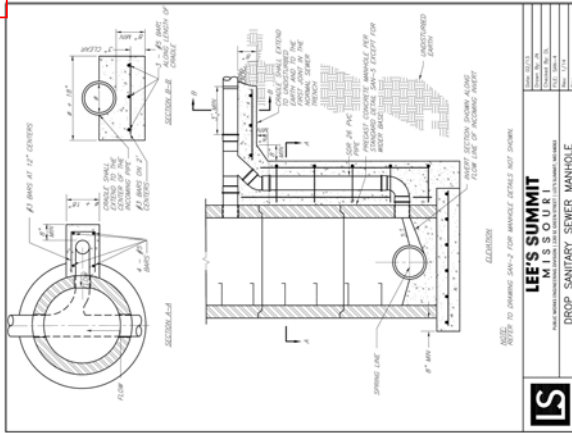
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WHISPERING WOODS - 1ST PLAT
LOTS 1 THRU 33
LEE'S SUMMIT, JACKSON COUNTY, MO
PLAN & PROFILE
DESIGNED BY: PHOENIX ENGINEERING & SURVEYING, LLC - 2018
DATE: 08-01-2017
DRAWN BY: J. T. TOBIN
NOTED BY: J. T. TOBIN
CHECKED BY: J. T. TOBIN
SHEET: 8 OF 10



RECORD DRAWING
NOVEMBER 2019
INFORMATION PROVIDED ON THIS DRAWING IS FOR CONSTRUCTION PURPOSES ONLY. THE ENGINEER'S RESPONSIBILITY IS TO VERIFY THE CONDITIONS SHOWN ARE CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR VERIFYING THE CONDITIONS SHOWN ARE CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.
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FAX: (816) 743-9000
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DOUGLAS A. TOBIN, PLS
AS-BUILT BY:
REDFORD CONSTRUCTION, INC.

Record Drawing



WHISPERING WOODS - 1ST PLAT
LOTS 1 THRU 33
LEE'S SUMMIT, JACKSON COUNTY, N
SANTARY SEWER PLANS
DETAILS

PHOENIX ENGINEERING
& SURVEYING, LLC

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