

STREET, STORM, DRAINAGE
FOR
WHISPERING WOODS 3RD PLAT
CITY OF LEE'S SUMMIT
JACKSON COUNTY, MISSOURI

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

08/26/2025

Gene Williams

Digitally signed by Gene Williams
DN: CN=Gene Williams, OU=Development, OU=LS
Users, DC=COLS, DC=LOC
Date: 2025.08.26 14:34:20-0500

LEGAL DESCRIPTION

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 47 NORTH, RANGE 32 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 87 DEGREES 40 MINUTES 43 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT OF WAY LINE OF SOUTHWEST PRYOR ROAD ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN TO BE DESCRIBED; THENCE CONTINUING SOUTH 87 DEGREES 40 MINUTES 43 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 784.91 FEET; THENCE SOUTH 04 DEGREES 23 MINUTES 24 SECONDS EAST, A DISTANCE OF 474.64 FEET TO THE NORTHWEST CORNER OF LOT 18, WHISPERING WOODS FIRST PLAT, A SUBDIVISION OF LAND IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI; THENCE SOUTH 22 DEGREES 10 MINUTES 28 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 18 AND ITS SOUTHWESTERLY PROLONGATION, A DISTANCE OF 149.00 FEET TO THE NORTH LINE OF TRACT A, OF SAID WHISPERING WOODS FIRST PLAT; THENCE NORTH 67 DEGREES 49 MINUTES 32 SECONDS WEST ALONG THE NORTH LINE OF SAID TRACT A, A DISTANCE OF 89.36 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 370.00 FEET, AN ARC LENGTH OF 75.53 FEET TO THE NORTHWEST CORNER OF SAID TRACT A; THENCE SOUTH 27 DEGREES 01 MINUTES 10 SECONDS WEST, ALONG THE WEST LINE OF SAID TRACT A, A DISTANCE OF 121.71 FEET; THENCE CONTINUING ALONG SAID WEST LINE SOUTH 03 DEGREES 00 MINUTES 53 SECONDS WEST, A DISTANCE OF 246.06 FEET; THENCE CONTINUING ALONG SAID WEST LINE SOUTH 09 DEGREES 24 MINUTES 42 SECONDS WEST, A DISTANCE OF 177.20 FEET; THENCE CONTINUING ALONG SAID WEST LINE SOUTH 50 DEGREES 12 MINUTES 48 SECONDS WEST, A DISTANCE OF 178.11 FEET; THENCE CONTINUING ALONG SAID WEST LINE SOUTH 11 DEGREES 36 MINUTES 15 SECONDS WEST, A DISTANCE OF 224.87 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF SAID TRACT A, A DISTANCE OF 399.87 FEET TO THE EAST RIGHT OF WAY LINE OF SOUTHWEST PRYOR ROAD; THENCE NORTH 02 DEGREES 45 MINUTES 31 SECONDS EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 596.60 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 07 DEGREES 19 MINUTES 57 SECONDS EAST, A DISTANCE OF 69.01 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 02 DEGREES 45 MINUTES 31 SECONDS EAST, A DISTANCE OF 187.45 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 57 DEGREES 50 MINUTES 40 SECONDS EAST, A DISTANCE OF 54.00 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 03 DEGREES 01 MINUTES 16 SECONDS EAST, A DISTANCE OF 80.00 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 57 DEGREES 06 MINUTES 44 SECONDS WEST, A DISTANCE OF 57.98 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 02 DEGREES 45 MINUTES 31 SECONDS EAST, A DISTANCE OF 460.17 FEET TO THE POINT OF BEGINNING.

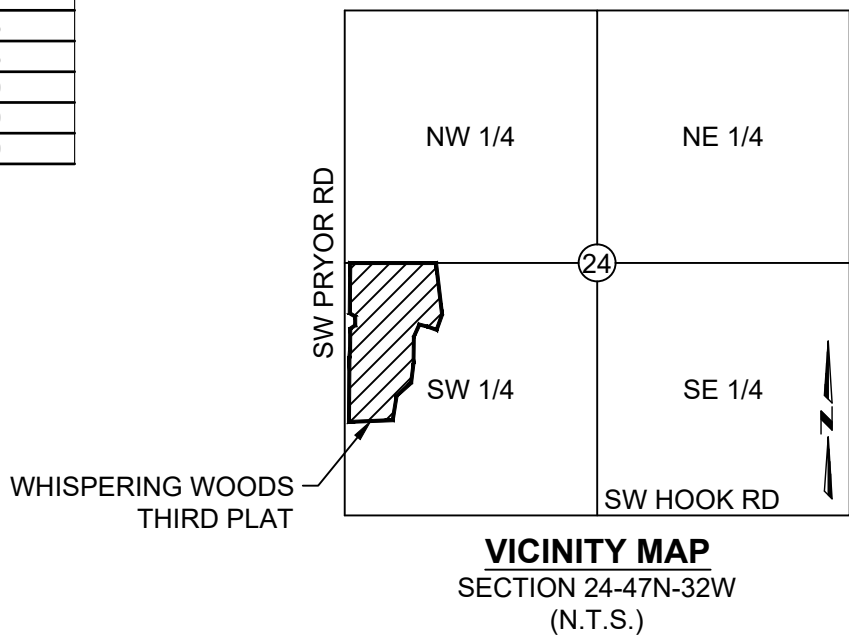
SAID TRACT CONTAINS 925,197.36 SQUARE FEET OR 21.24 ACRES MORE OR LESS.

PROJECT BENCHMARK

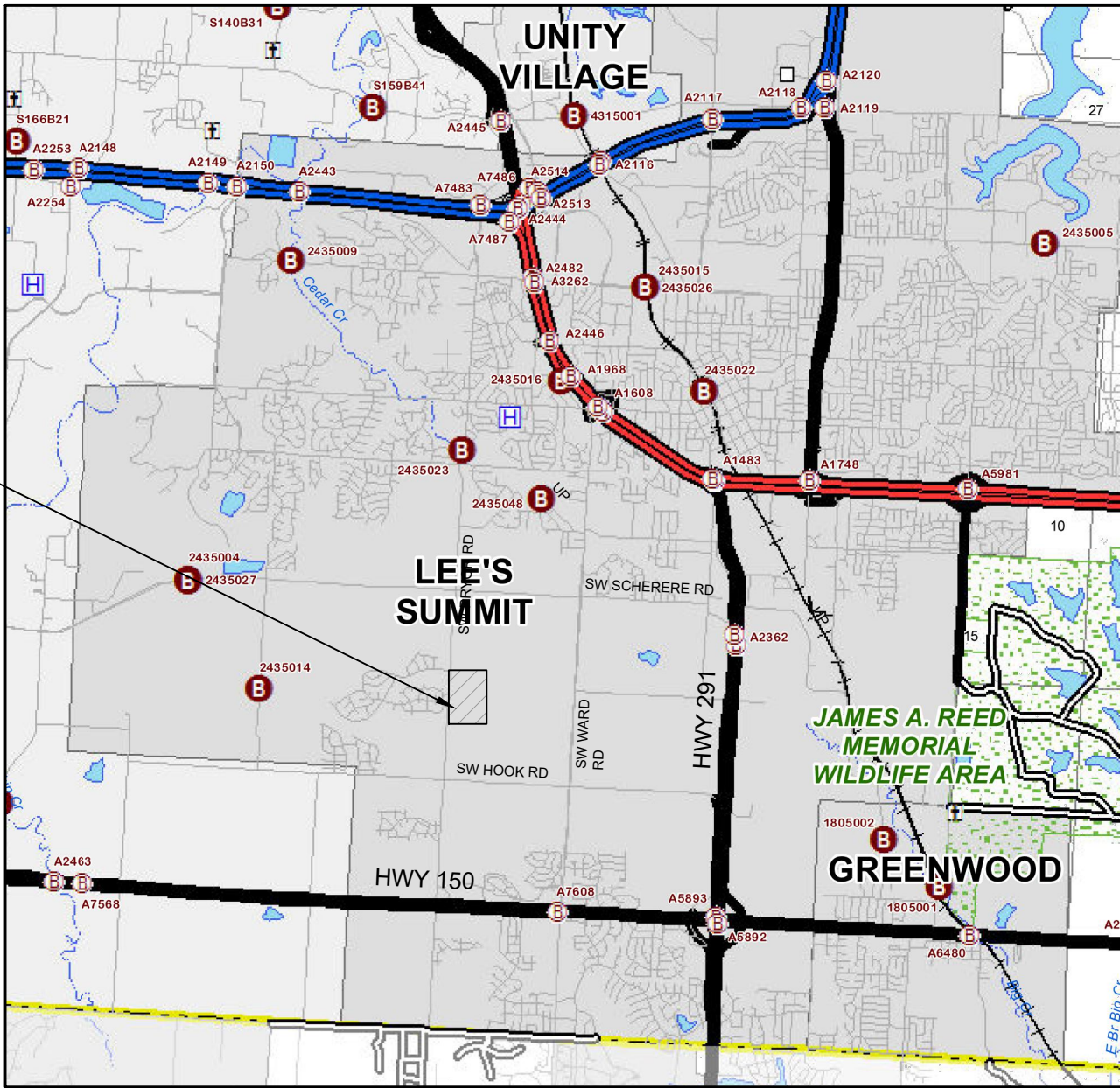
ELEV. 950.79 FT (NAVD 1988 DATUM)

MISSOURI DEPARTMENT OF NATURAL RESOURCES GRS ALUMINUM DISK STAMPED "JA-50" LOCATED NEAR THE INTERSECTION OF SW SCHERER PKWY & SW SAMPSON RD.

UTILITY SERVICE NUMBERS	
SPECTRUM	886-874-2389
EVERGY	816-220-5213
SPIRE GAS	816-399-9633
LEE'S SUMMIT PUBLIC WORKS	816-969-1800
CITY PLANNING & DEVELOPMENT	816-969-1600
FIRE DEPARTMENT	816-969-1300



PROJECT LOCATION



LOCATION MAP
N.T.S.

SUMMARY OF QUANTITIES

ITEM	UNIT	PLAN	AS-BUILT
Public Earthwork (CUT 180 CY / FILL 29,039 CY)	CY	28,859	
2" Asphaltic Concrete Surface	SY	8074	
4" Type 5 Asphaltic Concrete Base	SY	6088	
5.5" Type 5 Asphaltic Concrete Base	SY	3550	
CG-2 Curb & Gutter	LF	3230	
CG-1 Curb & Gutter	LF	1460	
5' Wide Concrete Sidewalk	SY	686	
10' Wide Asphalt Trail	SY	610	
5'x3' Curb Inlet	EA	12	
4'x4' Field Inlet	EA	5	
4'x4' Junction Box	EA	1	
4'x4' Basin Outfall Structure	EA	1	
30" HDPE	LF	244	
30" RCP	LF	356	
24" HDPE	LF	934	
18" HDPE	LF	622	
18" RCP	LF	35	
15" HDPE	LF	124	
15" RCP	LF	167	
30" F.E.S	EA	2	
24" F.E.S	EA	2	
18" F.E.S	EA	1	
Rip-Rap	SY	60	
ADA Curb Ramps	EA	11	
R1-1 Stop Signs	EA	3	
Street Name Signs	EA	3	

Summary of Quantities as indicated above and any quantities as shown within the plans have been provided for permitting purposes only and are not intended for use in preparation of contract documents. Quantities intended for, but not limited to, the preparation of proposals and bid documents shall be independently evaluated by the estimating party based upon the contents of these plans.

INDEX TO SHEETS

- 1 TITLE SHEET
- 2 GENERAL NOTES
- 3 SITE LAYOUT
- 4 MASTER DRAINAGE PLAN
- 5-7 STREET PLAN AND PROFILE
- 8 ROADWAY SIGNAGE PLAN
- 9-12 INTERSECTION DETAILS
- 13-22 STORM SEWER PLAN AND PROFILES
- 23 DRAINAGE AREAS
- 24 DRAINAGE TABLES
- 25-28 DETAILS

APPROVED:

City Engineer

Date

PRSUBD20243308

DEVELOPER:

WHISPERING WOODS LAND, L.L.C.
803 P.C.A. ROAD
WARRENSBURG, MO 64093
AGENT: RICK FRYE
PHONE: 816.564.2230
FAX: 660.429.1801



SHAWN DUKE - ENGINEER
MO PE#2013006489

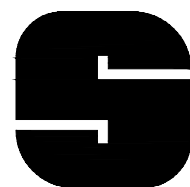
WHISPERING WOODS 3RD PLAT
STREET & STORM SEWER PLANS

TITLE SHEET

LEE'S SUMMIT, MO

802 FRANCIS STREET
ST. JOSEPH, MO 64501
816-364-5222

SNYDER & ASSOCIATES
ENGINEERS & PLANNERS, INC.
www.snyder-associates.com



SNYDER & ASSOCIATES

Project No: 1200485.11

Sheet

1

Sheet
1

EROSION CONTROL NOTES:

A MISSOURI STATE OPERATING PERMIT FOR STORM WATER DISCHARGE IS REQUIRED IF CONSTRUCTION ACTIVITY DISTURBS ONE ACRE OR MORE IN ACCORDANCE WITH THE MISSOURI DEPARTMENT OF NATURAL RESOURCES' REGULATION (10 CSR 20-6.200). COMPLIANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN IS REQUIRED IN THIS INSTANCE. A CONSTRUCTION PERMIT FOR LAND DISTURBANCE WILL BE SECURED FROM THE MISSOURI DEPARTMENT OF NATURAL RESOURCES AND PROVIDED TO THE CONTRACTOR.

SLOPES ARE TO BE LEFT IN A ROUGHENED CONDITION DURING GRADING.

CURB INLET SEDIMENTATION FILTERS ARE TO BE INSTALLED AROUND CURB INLETS WHERE SEDIMENTATION IS A CONCERN. (SEE SWPP FOR DETAILS)

INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY FOLLOWING INSTALLATION OF STORM INLETS & REMAIN IN PLACE UNTIL GROUND COVER HAS BEEN ESTABLISHED.

EROSION CONTROL MEASURES SHALL BE CONSTRUCTED PRIOR TO BEGINNING GRADING OPERATIONS WHERE POSSIBLE. ALL REMAINING EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IMMEDIATELY FOLLOWING GRADING OPERATIONS.

THE SITE IS TO BE SEEDED AND MULCHED AND TEMPORARY EROSION CONTROL MEASURES ARE TO REMAIN IN PLACE UNTIL GROUND COVER HAS BEEN ESTABLISHED.

SEDIMENT IS TO BE REMOVED FROM STORM WATER DRAINAGE SYSTEMS INCLUDING THE DETENTION BASIN.

ROCK LINING IS TO BE INSTALLED AT AREAS OF CONCENTRATED FLOW (I.E. CULVERT OUTLETS).

ROCK LINING SHALL BE TYPE 2 ROCK DITCH LINER ACCORDING TO MISSOURI STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION SEC. 609.60. ALL NECESSARY STEPS SHALL BE TAKEN TO PREVENT SEDIMENT AND SOIL EROSION FROM BEING TRANSPORTED ONTO ADJACENT PROPERTY AND INTO STREAMS, LAKES, PONDS, OR OTHER AREAS.

CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. ANY REQUIRED REPAIRS SHOULD BE MADE IMMEDIATELY.

ADDITIONAL EROSION CONTROL MEASURES MAY BE NEEDED IF UNFORESEEN EROSION PROBLEMS ARISE OR IF THE SUBMITTED PLAN DOES NOT FUNCTION AS INTENDED.

A.
EROSION PROTECTION

1. CODE COMPLIANCE: THE CONTRACTOR SHALL COMPLY WITH SOIL EROSION CONTROL REQUIREMENTS OF THE MISSOURI CODE, THE MISSOURI DEPARTMENT OF NATURAL RESOURCES NPDES PERMIT, AND LOCAL ORDINANCE. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASUREMENTS TO PROTECT AGAINST EROSION AND DUST POLLUTION ON THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.

2. DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER, ARCHITECT AND ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY, INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER. FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.

3. ALL AREAS DISTURBED BY CONSTRUCTION ON THIS PROJECT WILL BE SUBJECT TO CURRENT REGULATORY REQUIREMENTS AND THESE STANDARDS.

B.
STORM WATER DISCHARGE PERMIT:

1. THIS PROJECT REQUIRES A LAND DISTURBANCE PERMIT FROM THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, AS REQUIRED BY THE ENVIRONMENTAL PROTECTION COMMISSION (EPC). THE OWNER SHALL OBTAIN THE PERMIT. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE AND FULFILLING ALL REQUIREMENTS OF THE PERMIT INCLUDING THE STORM WATER POLLUTION PREVENTION PLAN.

2. ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO THE MISSOURI DNR UPON REQUEST WHICH INCLUDE THE NOTICE OF INTENT, PROOF OF PUBLICATION, POLLUTION PREVENTION PLAN, PROJECT INSPECTION DIARY, AND OTHER ITEMS. FAILURE TO COMPLY WITH THE DISCHARGE REQUIREMENTS IS IN VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF MISSOURI.

3. UPON FINAL STABILIZATION OF THE DISTURBED AREA, A"NOTICE OF DISCONTINUATION" MUST BE FILED BY THE OWNER WITH THE MISSOURI DNR. ALL PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN RECORD COPY AND PROVIDE ORIGINAL DOCUMENTS TO THE OWNER UPON ISSUANCE OF THE NOTICE OF DISCONTINUATION.

POLLUTION PREVENTION PLAN:

1. SITE DESCRIPTION: THIS PROJECT IS FOR THE CONSTRUCTION OF ROUGH GRADING FOR COMMERCIAL DEVELOPMENT. THE ENTIRE PROJECT COVERS APPROXIMATELY 1.70 ACRES. THE ESTIMATED AVERAGE RUNOFF COEFFICIENT WILL BE 0.80 RUNOFF FROM THIS PROJECT SITE AND WILL BE ROUTED THROUGH THE EXISTING CITY STORM SEWER.

2. POTENTIAL SOURCES OF POLLUTION FOR THIS PROJECT RELATE TO SILTS, SEDIMENT, AND OTHER MATERIALS WHICH MAY BE TRANSPORTED FROM THE CONSTRUCTION SITE AS THE RESULT OF A STORM EVENT .

3. RESPONSIBILITY: THIS POLLUTION PREVENTION PLAN ILLUSTRATES GENERAL MEASURES TO BE TAKEN FOR COMPLIANCE WITH THE PERMIT. ALL MITIGATION MEASURES REQUIRED, AS A RESULT OF ACTIVITIES, ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE ALL ACTIONS NECESSARY FOR INSTALLATION OF CONTROL MEASURES FOR COMPLIANCE WITH PERMIT REQUIREMENTS.

4. CONTROLS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE AND FULFILLING ALL THE REQUIREMENTS OF THE GENERAL PERMIT INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

a. THE CONTRACTOR SHALL PROTECT ADJOINING PROPERTY INCLUDING PUBLIC UTILITIES, SANITARY AND STORM DRAINAGE SYSTEMS, AND STREETS FROM ANY DAMAGE RESULTING FROM MOVEMENT OF EARTH OR OTHER DEBRIS FROM PROJECT SITE. REPAIR ANY DAMAGE IMMEDIATELY AT NO ADDITIONAL COST.

b. THE CONTRACTOR SHALL PREVENT ACCUMULATION OF EARTH, SILTATION, OR DEBRIS ON ADJOINING PUBLIC OR PRIVATE PROPERTY FROM PROJECT SITE. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR PREVENTION.

c. PRIOR TO SITE CLEARING AND GRADING OPERATIONS, CONTRACTOR SHALL INSTALL SILT FENCE ALONG THE PERIMETER OF THE PROJECT DOWNSTREAM OF DISTURBING ACTIVITIES AS REQUIRED AND AS SHOWN ON THE PLANS.

d. THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION.

GENERAL NOTES:

1. REFER TO THE CURRENT VERSION OF THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION (D&C) MANUAL FOR CONSTRUCTION OF THESE PLANS.

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 THESE PLANS ARE HORIZONTAL MEASUREMENTS, NOT SLOPE MEASUREMENTS. ALL PAYMENTS SHALL BE MADE ON HORIZONTAL MEASUREMENTS.

4. NO GEOLOGICAL INVESTIGATION WAS PERFORMED ON THIS PROJECT.

5. 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.

6. 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.

7. 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.

8. 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.

9. ALL EXISTING MANHOLES, CATCH BASINS, UTILITY VALVES AND METER PITS TO BE ADJUSTED OR REBUILT TO GRADE AS REQUIRED.

10. SUBGRADE SOIL FOR ALL CONCRETE STRUCTURES, REGARDLESS OF THE TYPE OR LOCATION, SHALL BE FIRM, DENSE AND THOROUGHLY COMPACTED AND CONSOLIDATED; SHALL BE FROM MUCH 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 MUCKY 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.

11. 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.

12. CONTRACTOR SHALL PROVIDE TESTING AND INSPECTION PER SECTION 2200 - PAVING MAINS CITY OF LEE'S SUMMIT, MISSOURI STANDARD SPECIFICATIONS.

13. 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.

14. ALL SANITARY SEWER STUBS SHALL BE SURVEYED AND STAKED ON SITE BEFORE THE CONSTRUCTION OF SANITARY SERVICE STUBS.

15. 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 CONFINED 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.

16. 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.

17. 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.

18. ALL STUB LINES SHALL BE LAID ON 2.00% MINIMUM GRADE UNLESS APPROVED OTHERWISE.

19. CONTRACTOR SHALL NOT BE ALLOWED TO WORK ON SATURDAYS, SUNDAYS, OR HOLIDAYS WITHOUT PRIOR APPROVAL OF THE CITY ENGINEER.

20. 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.

21. 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.

22. 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.

23. STUB LINES, LOCATIONS, AND MINIMUM BASEMENT FLOOR ELEVATIONS ARE LOCATED IN THE TABLE LABELED "TABLE OF SERVICE LOCATIONS".

24. CONSTRUCTION PERMITS WILL NOT BE ISSUED UNTIL THE CITY OF LEE'S SUMMIT RECEIVES A SEWER EXENTION PERMIT FROM MDNR.

25. 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.

26. THE CONTRACTOR WILL BE RESPONSIBLE FOR TESTING OF MANHOLES AND PIPES TO THE CITY OF LEE'S SUMMIT DESIGN & CONSTRUCTION MANUAL REQUIREMENTS.

27. THE DEVELOPER WILL BE RESPONSIBLE FOR PERFORMING PRESSURE TESTING ON EVERY SECTION OF THE SANITARY LINES, PRESSURE TESTING ON EVERY MANHOLE, AND RUNNING A MANDREL THROUGH EVERY SECTION OF SANITARY SEWER LINE TO TEST FOR ALIGNMENT. TESTING CRITERIA WILL BE IN ACCORDANCE WITH CITY OF LEE'S SUMMIT DESIGN & CONSTRUCTION MANUAL SPECIFICATIONS.

28. 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.

29. THE SPECIAL FLOW HAZARD AREA (SFHA) AND REGULATORY FLOOD WAY DEPICTED IN THESE PLANS ARE PER FEMA'S NATURAL FLOOD HAZARD LAYER (NFHL) OBTAINED FROM WWW.FEMA.GOV. NFIP INFORMATION SHOWN ARE REPRESENTATIVE OF FEMA'S FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 29095C0531G; EFFECTIVE DATE JANUARY 20, 2017.

30. NO FILL MATERIAL SHALL BE PLACED WITHIN THE FEMA IDENTIFIED FLOODWAY. NO CONSTRUCTION SHALL BE PERFORMED WITHIN THE FLOODWAY UNLESS DEPICTED ON THESE PLANS OR OTHER PLANS APPROVED BY THE CITY OF LEE'S SUMMIT, MO.

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

08/26/2025

PROJECT NOTES:

1. GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION.

2. 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.

3. 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.

4. 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.

5. SIDEWALKS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY UNLESS OTHERWISE NOTES. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR HANDICAP RAMP CONSTRUCTION IN CURBS.

6. SITE TOPOGRAPHY TAKEN FROM SURVEY COMPLETED BY R.L BUFORD & ASSOCIATES. CONTRACTOR TO VERIFY EXISTING CONDITIONS OF THE SITE THAT MAY NOT BE REPRESENTATIVE OF CONSTRUCTION PLANS.



SHAWN DUKE - ENGINEER
MO PE#2013006489

WHISPERING WOODS 3RD PLAT
STREET & STORM SEWER PLANS

LEE'S SUMMIT, MO

802 FRANCIS STREET
ST. JOSEPH, MO 64501
816-364-5222

GENERAL NOTES

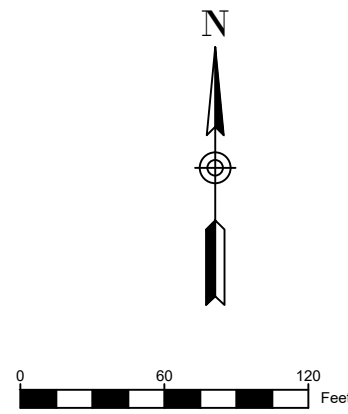
SNYDER & ASSOCIATES
ENGINEERS & PLANNERS, INC.

www.snyder-associates.com



Project No: 1200485.11

Sheet 2



PROPERTY RESERVE
INC. ZONED
AGRICULTURE 2251
SW PRYOR ROAD

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri
08/26/2025

MARK	REVISION PER CITY COMMENTS	DATE	BY
1		1/21/25	MT
Engineer:	SD	Checked By: SD	Scale: 1"= 60'
Technician:	JS	Date: 3-18-21	Field Bk: Pg:
Snyder & Associates Engineers & Planners, Inc. Missouri State Certificate of Authority #200008544			Sheet 3

SHAWN DUKE - ENGINEER
MO PE#2013006489

WHISPERING WOODS 3RD PLAT
STREET & STORM SEWER PLANS

SITE LAYOUT

LEE'S SUMMIT, MO

802 FRANCIS STREET
ST. JOSEPH, MO 64501
816-364-5222
www.snyder-associates.com

SNYDER & ASSOCIATES
ENGINEERS & PLANNERS, INC.

SNYDER & ASSOCIATES



LEGEND:

- 716 = EXISTING CONTOUR
- 716 = PROPOSED CONTOUR
- PG = PROPOSED GRADE
- EG = EXISTING GRADE

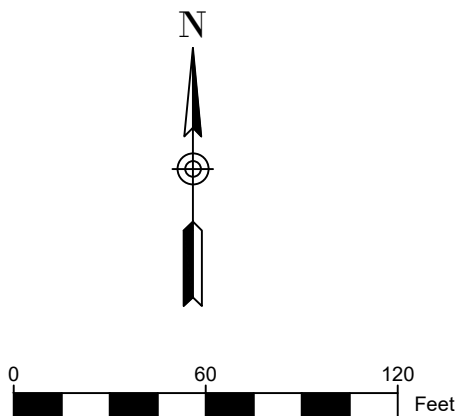
RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
08/26/2025

GRADING PLAN - GENERAL NOTES

- A. UTILITY WARNING:
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- B. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES, AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION, ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
- C. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
- D. ALL STORM SEWER PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE AND INCLUDE FLARED END SECTION.
- E. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RE-SPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.
- F. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES.
- G. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS AND DEPTH PRIOR TO WALL CONSTRUCTION TO DETERMINE ALL POSSIBLE CONFLICTS.

LOT	MBOE (REAR)
51	962.55
52	961.75
53	961.40
54	961.05
55	960.55
56	960.15
57	959.35
58	958.25
59	959.90
60	960.50
61	960.95
62	961.50
63	961.50
64	961.75
65	961.75
66	961.89
67	962.33
68	962.42
69	963.55
70	964.36
71	964.28
72	964.33
73	964.20
74	964.15
75	963.55
76	963.05
77	962.40
78	962.70
79	962.95
80	962.25

LOT	LOT TYPE
51	WALKOUT
52	WALKOUT
53	WALKOUT
54	WALKOUT
55	WALKOUT
56	WALKOUT
57	WALKOUT
58	WALKOUT
59	WALKOUT
60	WALKOUT
61	DAYLIGHT
62	DAYLIGHT
63	DAYLIGHT
64	DAYLIGHT
65	STANDARD
66	STANDARD
67	STANDARD
68	STANDARD
69	STANDARD
70	STANDARD
71	STANDARD
72	DAYLIGHT
73	WALKOUT
74	WALKOUT
75	WALKOUT
76	WALKOUT
77	DAYLIGHT
78	STANDARD
79	STANDARD
80	STANDARD



MARK	REVISION	DATE	BY
Engineer: SD	Checked By: SD	Scale: 1"= 60'	
Technician: JS	Date: 3-18-21	Field Bk: Pg:	
Snyder & Associates Engineers & Planners, Inc. Missouri State Certificate of Authority #20000654			
Sheet			4

SHAWN DUKE - ENGINEER
MO PE#2013006489

WHISPERING WOODS 3RD PLAT
STREET & STORM SEWER PLANS
MASTER DRAINAGE PLAN

LEE'S SUMMIT, MO

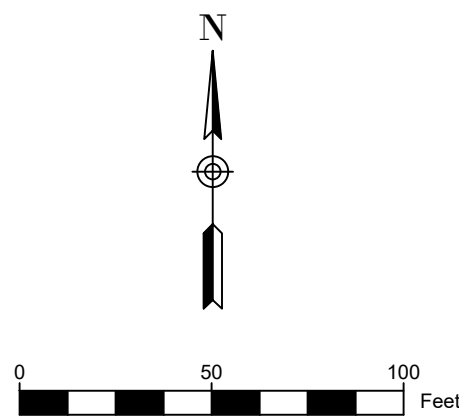
802 FRANCIS STREET
ST. JOSEPH, MO 64501
816-364-5222
www.snyder-associates.com

SNYDER & ASSOCIATES
ENGINEERS & PLANNERS, INC.

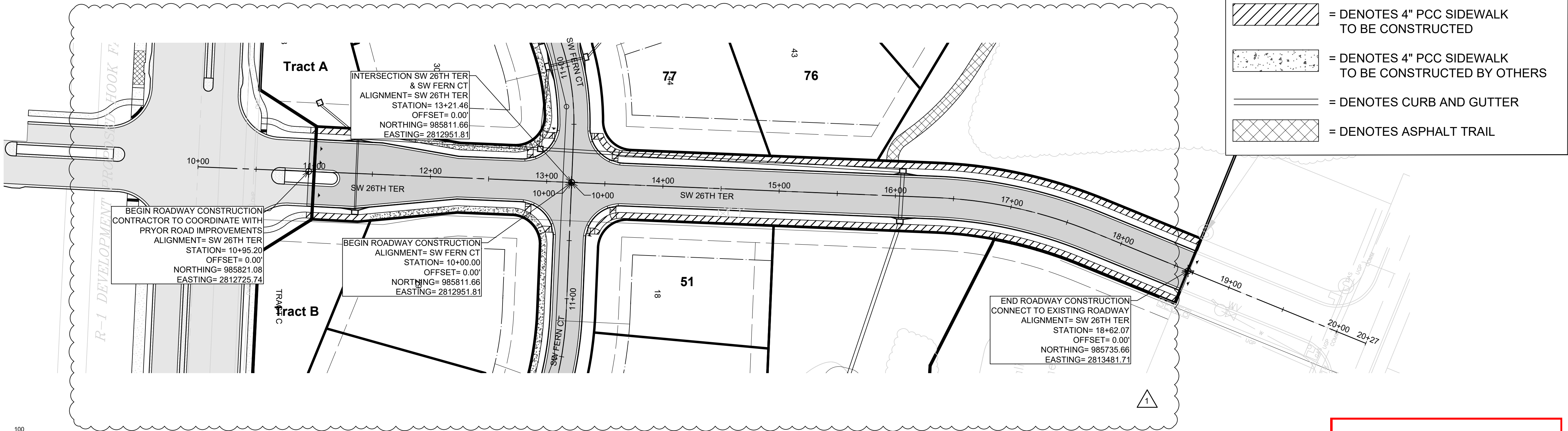
SNYDER & ASSOCIATES

Project No: 1200485.11

Sheet 4



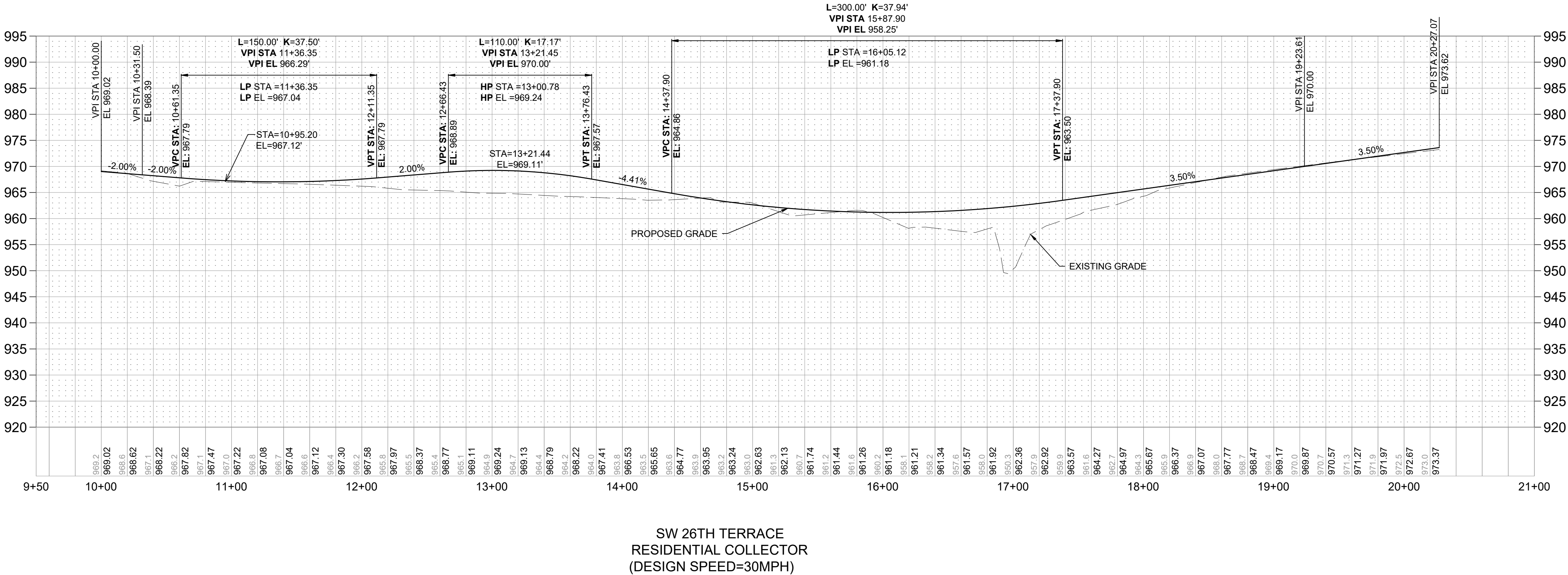
NOTE:
ONLY SIDEWALK RAMPS TO BE CONSTRUCTED WITH ROAD CONSTRUCTION.
REMAINING SIDEWALK TO BE CONSTRUCTED WITH HOUSE CONSTRUCTION.



RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

08/26/2025



MARK	REVISION	DATE	BY
1	REVISION PER CITY COMMENTS	1/21/25	MT
Engineer:	SD	Checked By:	SD
Technician:	JS	Date:	3-18-21
Scale:			Field Bk:
1"= 50'			Pg:
Snyder & Associates Engineers & Planners, Inc.			Sheet
Missouri State Certificate of Authority #20000854			5

SHAWN DUKE - ENGINEER
MO PE#2013006489

LEE'S SUMMIT, MO

802 FRANCIS STREET
ST. JOSEPH, MO 64501
816-364-5222

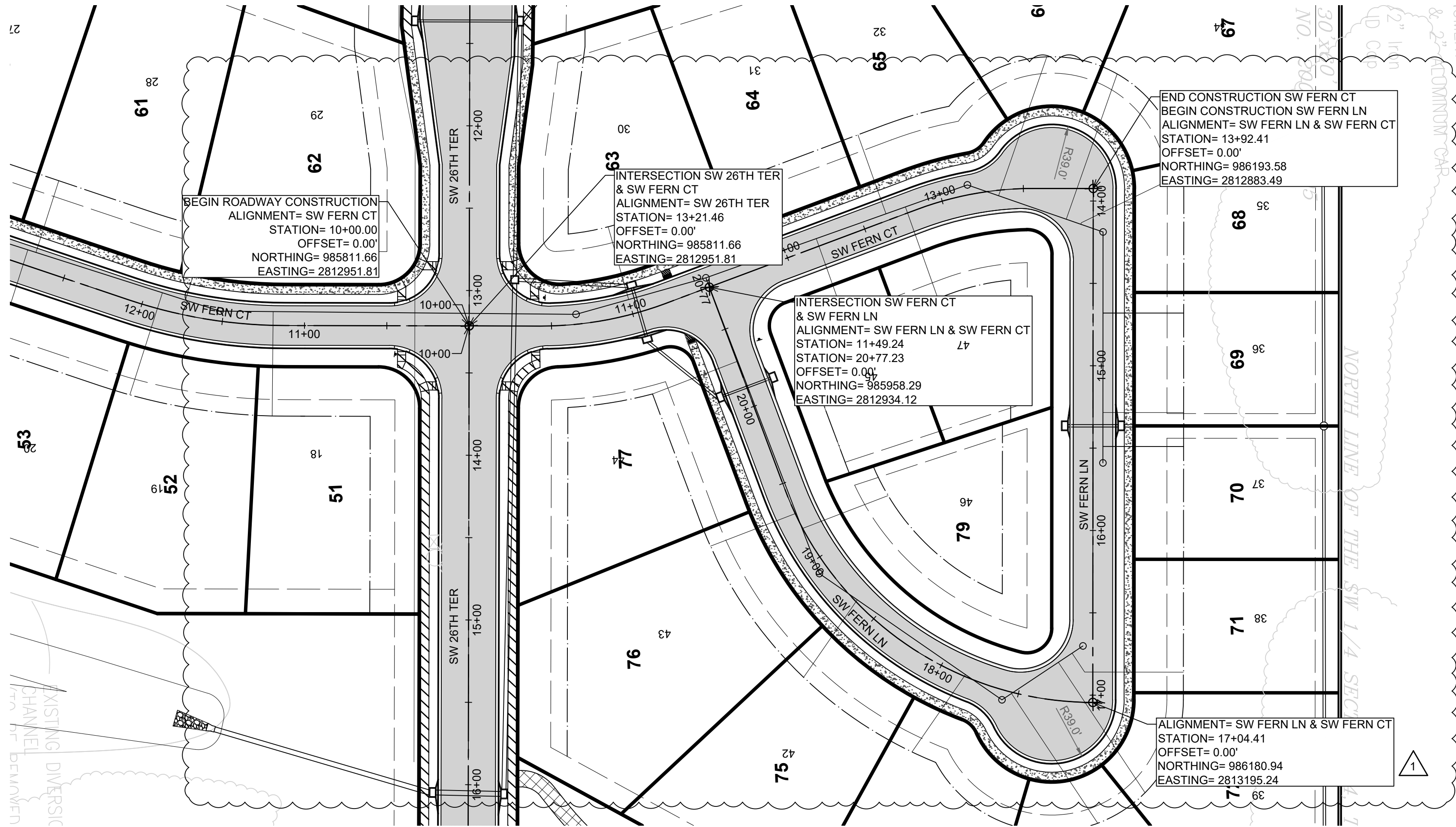
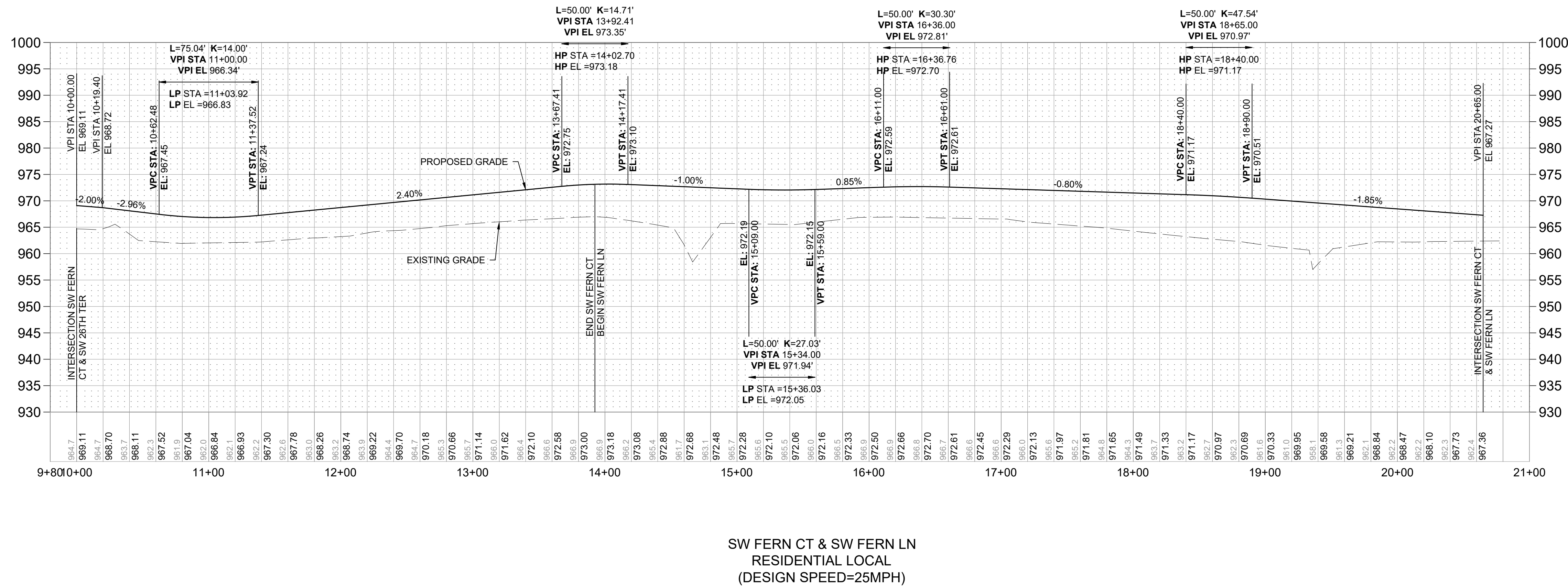
WHISPERING WOODS 3RD PLAT
STREET & STORM SEWER PLANS

STREET PLAN & PROFILE

SNYDER & ASSOCIATES
ENGINEERS & PLANNERS, INC.

www.snyder-associates.com





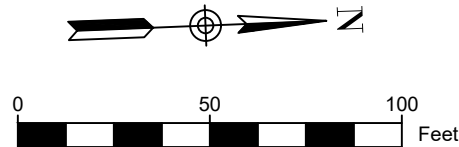
LEGEND:

- [Solid Grey] = DENOTES ASPHALT PAVEMENT
- [Diagonal Lines] = DENOTES 4" PCC SIDEWALK TO BE CONSTRUCTED
- [Stippled] = DENOTES 4" PCC SIDEWALK TO BE CONSTRUCTED BY OTHERS
- [Double Line] = DENOTES CURB AND GUTTER
- [Cross-hatch] = DENOTES ASPHALT TRAIL

NOTE:
ONLY SIDEWALK RAMPS TO BE CONSTRUCTED WITH ROAD CONSTRUCTION.
REMAINING SIDEWALK TO BE CONSTRUCTED WITH HOUSE CONSTRUCTION.

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri
08/26/2025



MARK	REVISION PER CITY COMMENTS	DATE	BY
1		1/21/25	MT

Engineer:	SD	Checked By:	SD	Scale:	1"= 50'
Technician:	JS	Date:	3-18-21	Field Bk:	Pg:

Snyder & Associates Engineers & Planners, Inc.
Missouri State Certificate of Authority #200008544

Sheet **6**

SHAWN DUKE - ENGINEER
MO PE#2013006489

STATE OF MISSOURI
SHAWN DUKE
REGISTERED PROFESSIONAL ENGINEER
PE-2013006489

WHISPERING WOODS 3RD PLAT
STREET & STORM SEWER PLANS

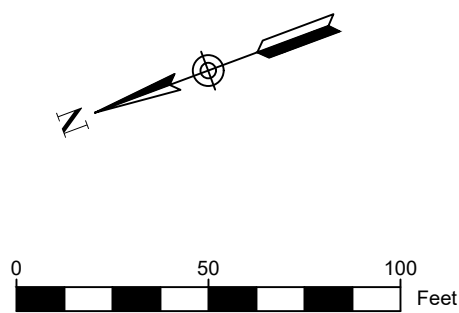
STREET PLAN & PROFILE

LEE'S SUMMIT, MO

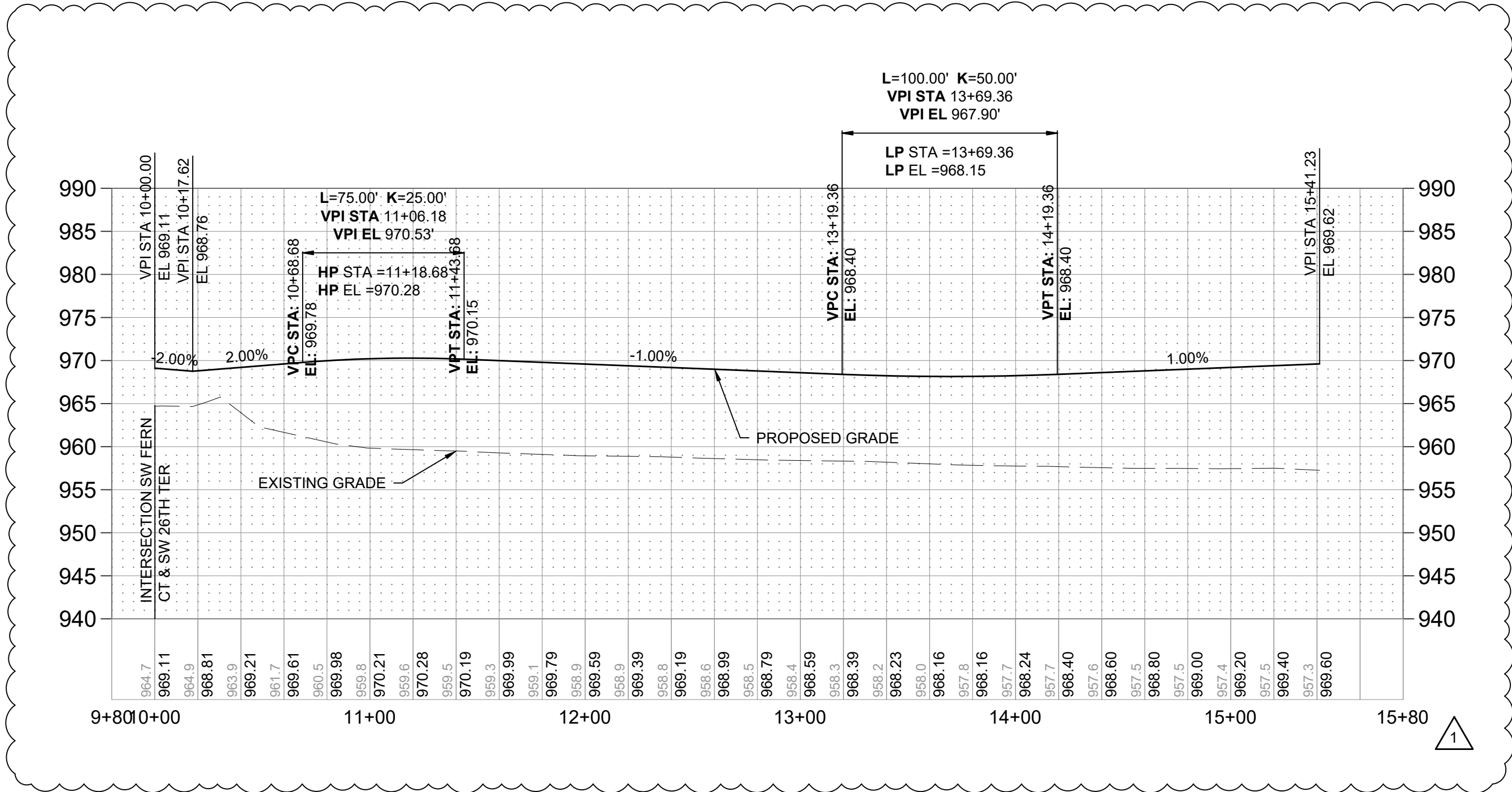
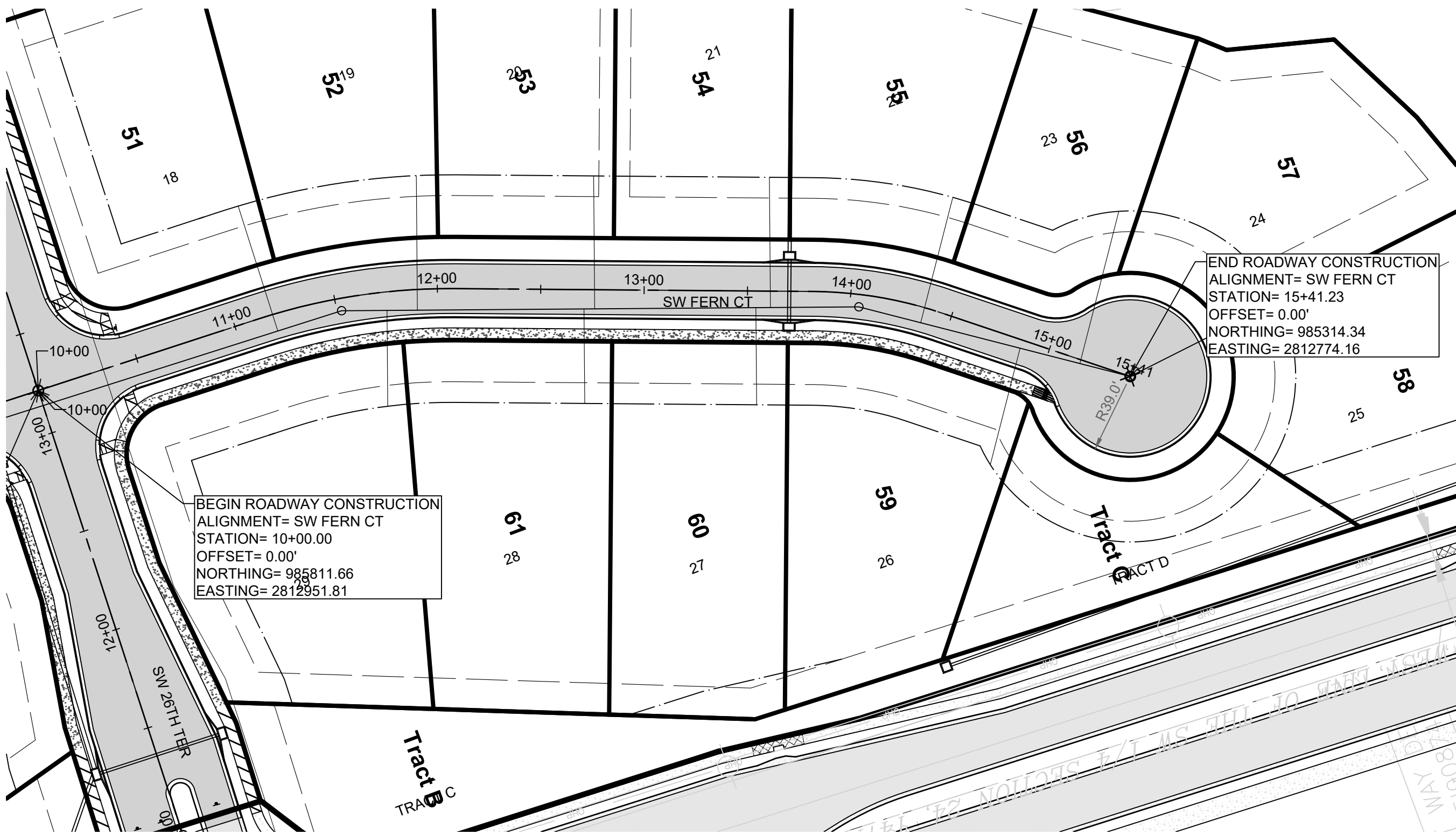
802 FRANCIS STREET
ST. JOSEPH, MO 64501
816-364-5222

SNYDER & ASSOCIATES
ENGINEERS & PLANNERS, INC.
www.snyder-associates.com

SNYDER & ASSOCIATES



NOTE:
ONLY SIDEWALK RAMPS TO BE CONSTRUCTED WITH ROAD CONSTRUCTION.
REMAINING SIDEWALK TO BE CONSTRUCTED WITH HOUSE CONSTRUCTION.



SW FERN COURT
RESIDENTIAL LOCAL
(DESIGN SPEED=25MPH)

LEGEND:

- [Solid Grey Box] = DENOTES ASPHALT PAVEMENT
- [Diagonal Hatching Box] = DENOTES 4" PCC SIDEWALK TO BE CONSTRUCTED
- [Stippled Box] = DENOTES 4" PCC SIDEWALK TO BE CONSTRUCTED BY OTHERS
- [Double Line Box] = DENOTES CURB AND GUTTER
- [Cross-hatched Box] = DENOTES ASPHALT TRAIL

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri
08/26/2025

MARK	REVISION PER CITY COMMENTS	DATE	BY
1		1/21/25	MT
Engineer:	SD	Checked By:	SD
Technician:	JS	Date:	3-18-21
Scale: 1"= 50'			Field Bk: Pg:
Snyder & Associates Engineers & Planners, Inc. Missouri State Certificate of Authority #200008544			Sheet 7

SHAWN DUKE - ENGINEER
MO PE#2013006489

STATE OF MISSOURI
SHAWN DUKE
Professional Engineer
No. 2013006489
Exp. 08/26/25

WHISPERING WOODS 3RD PLAT
STREET & STORM SEWER PLANS

STREET PLAN & PROFILE

LEE'S SUMMIT, MO

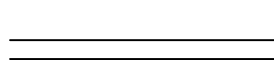
802 FRANCIS STREET
ST. JOSEPH, MO 64501
816-364-5222

SNYDER & ASSOCIATES
ENGINEERS & PLANNERS, INC.
www.snyder-associates.com

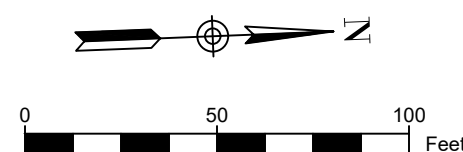
SNYDER & ASSOCIATES



LEGEND:

- | | |
|---|--|
|  | = DENOTES ASPHALT PAVEMENT |
|  | = DENOTES 4" PCC SIDEWALK
TO BE CONSTRUCTED |
|  | = DENOTES 4" PCC SIDEWALK
TO BE CONSTRUCTED BY OTHERS |
|  | = DENOTES CURB AND GUTTER |
|  | = DENOTES ASPHALT TRAIL |

NOTE:
ONLY SIDEWALK RAMPS TO BE CONSTRUCTED WITH ROAD CONSTRUCTION.
REMAINING SIDEWALK TO BE CONSTRUCTED WITH HOUSE CONSTRUCTION.

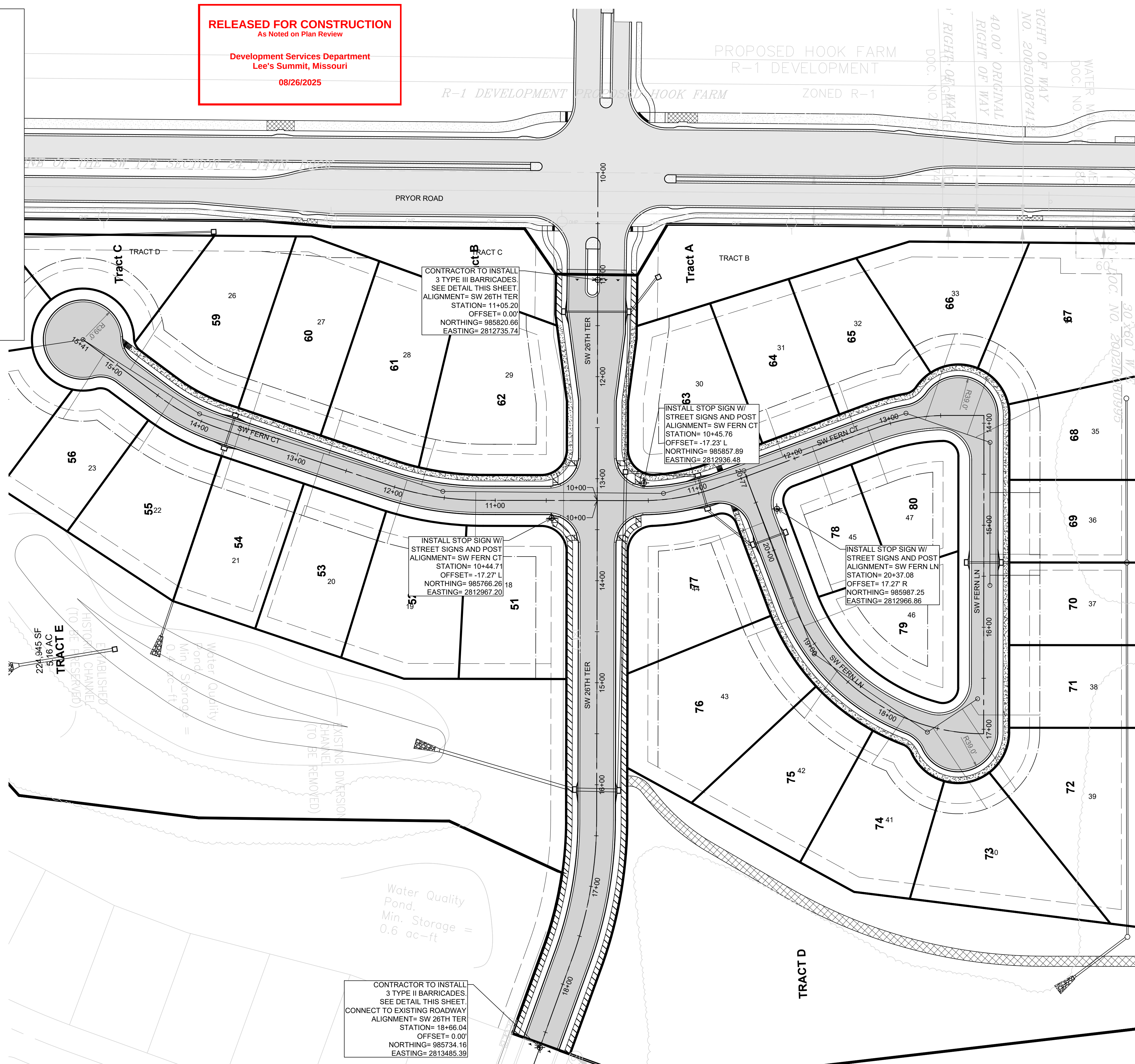


RELEASED FOR CONSTRUCTION

As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

08/26/2025



MARK	REVISION	DATE	BY
Engineer:	SD	Checked By:	Scale: 1"= 50'
Technician:	JS	Date: 3-18-21	Field Bk: Pg:
Snyder & Associates Engineers & Planners, Inc. Missouri State Certificate of Authority #200600854			Sheet 8



SHAWN DUKE - ENGINEER
MO PE#2013006489

LEE'S SUMMIT, MO

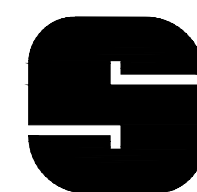
802 FRANCIS STREET
ST. JOSEPH, MO 64501

**WHISPERING WOODS 3RD PLAT
STREET & STORM SEWER PLANS**

ROADWAY SIGNAGE PLAN

SNYDER & ASSOCIATES
ENGINEERS & PLANNERS INC.
www.snyder-associates.com

www.snyder-associates.com



SNYDER
& ASSOCIATES

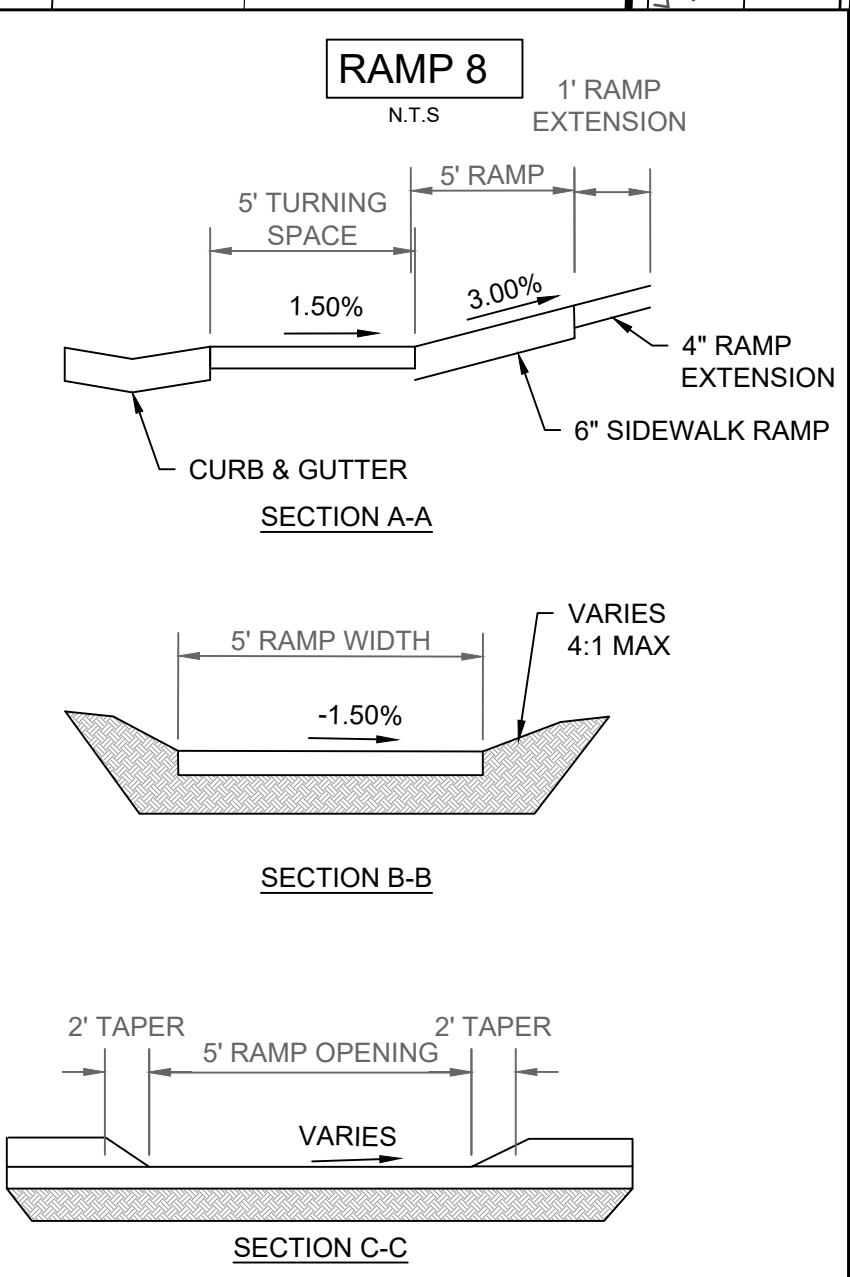
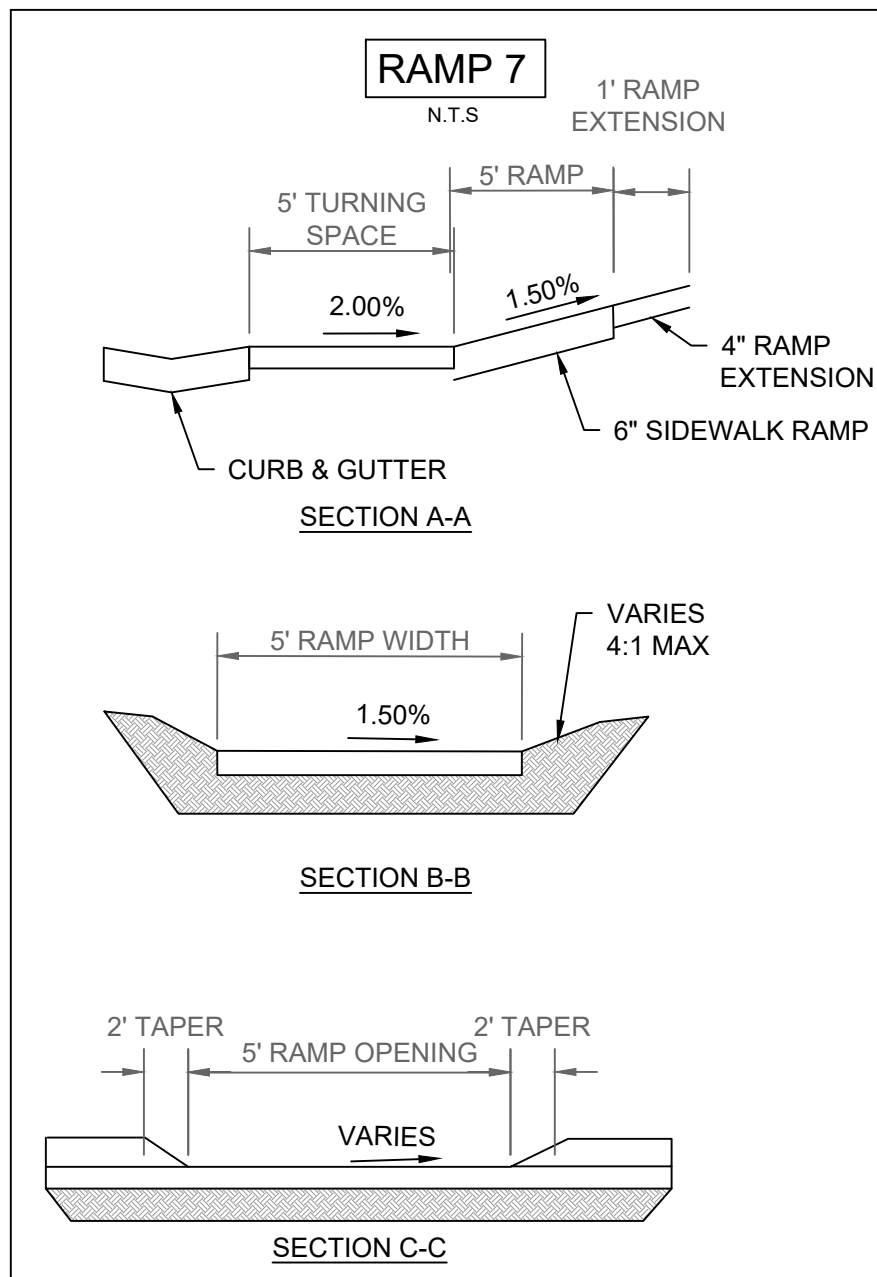
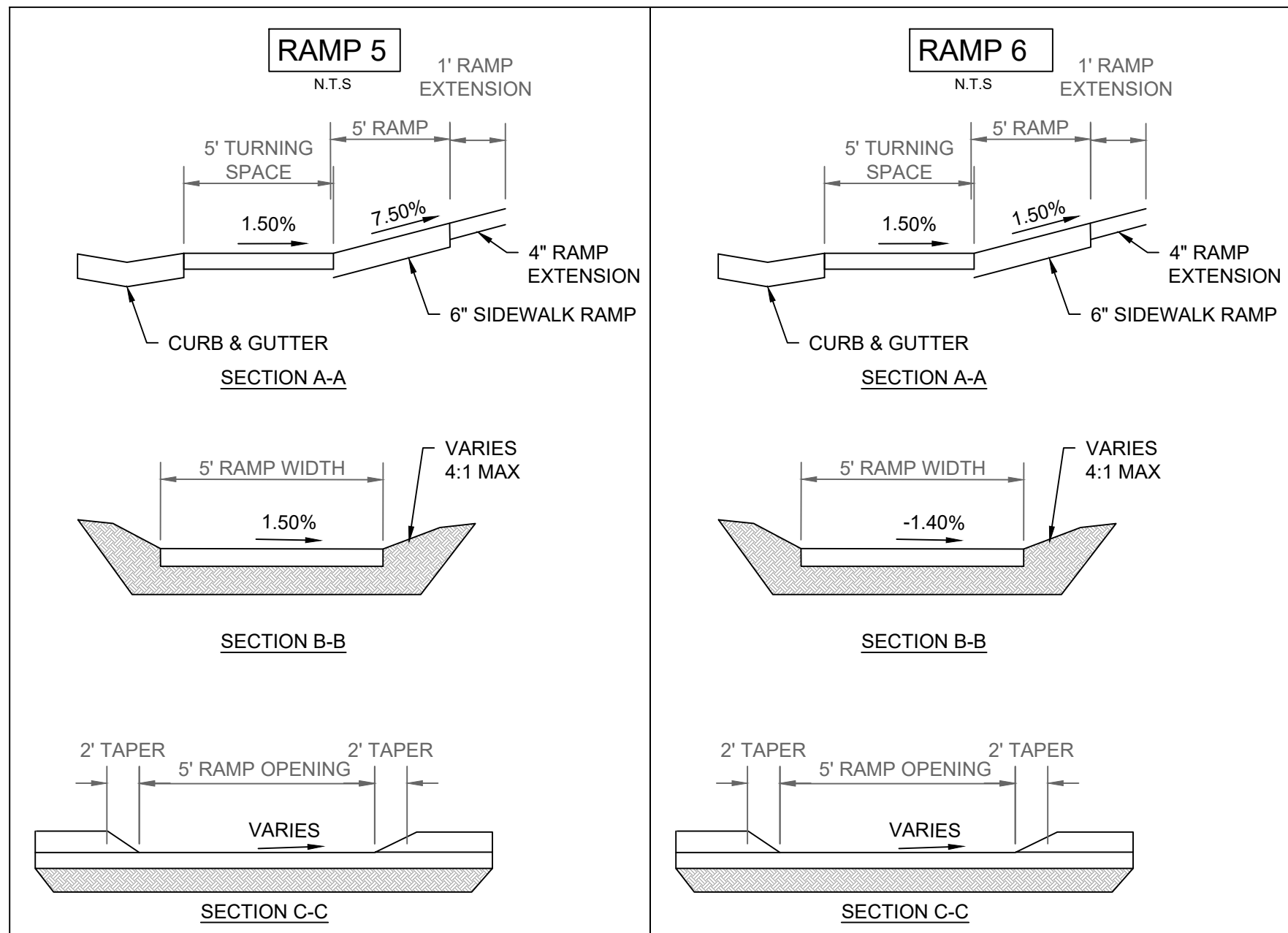
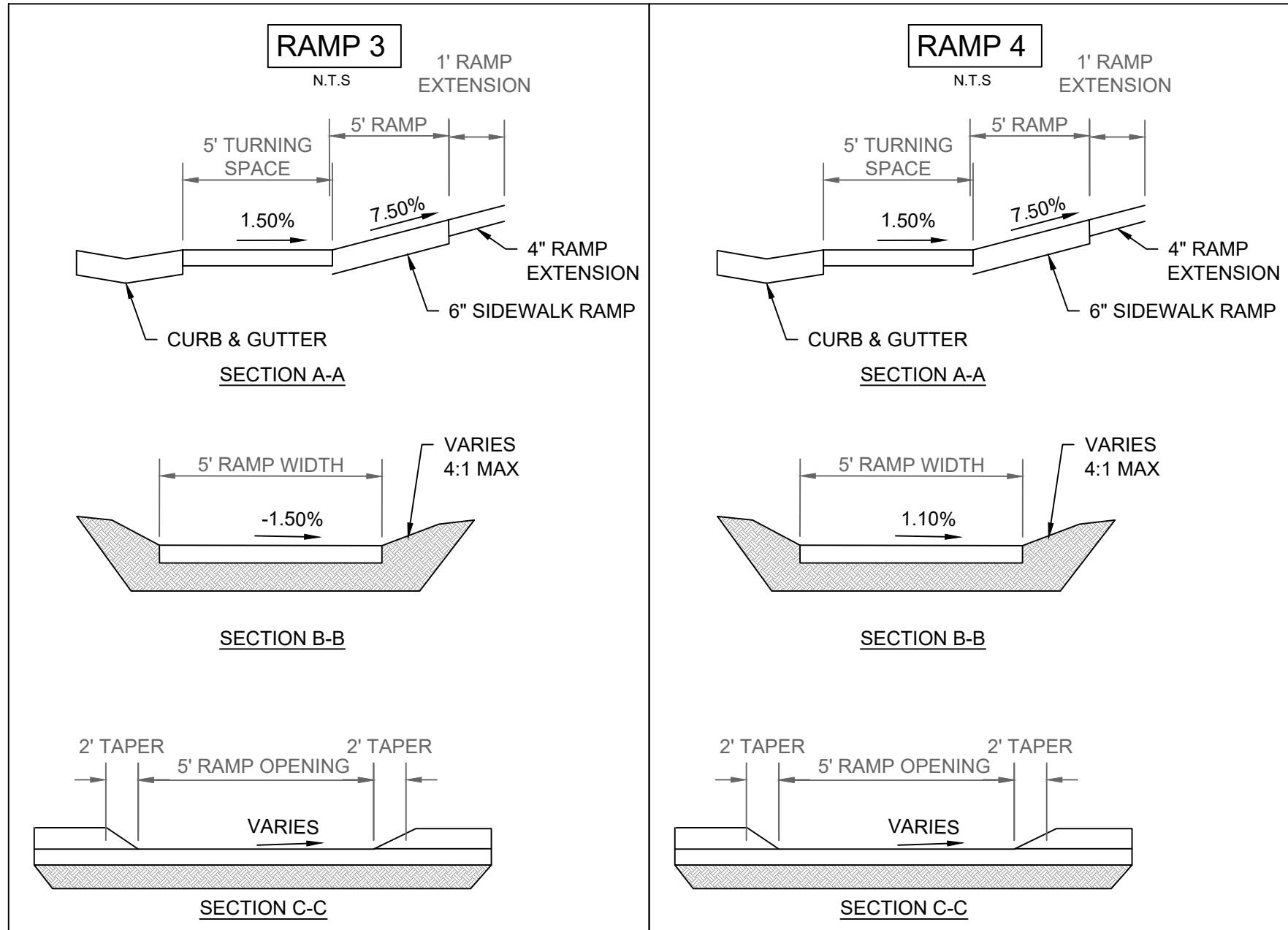
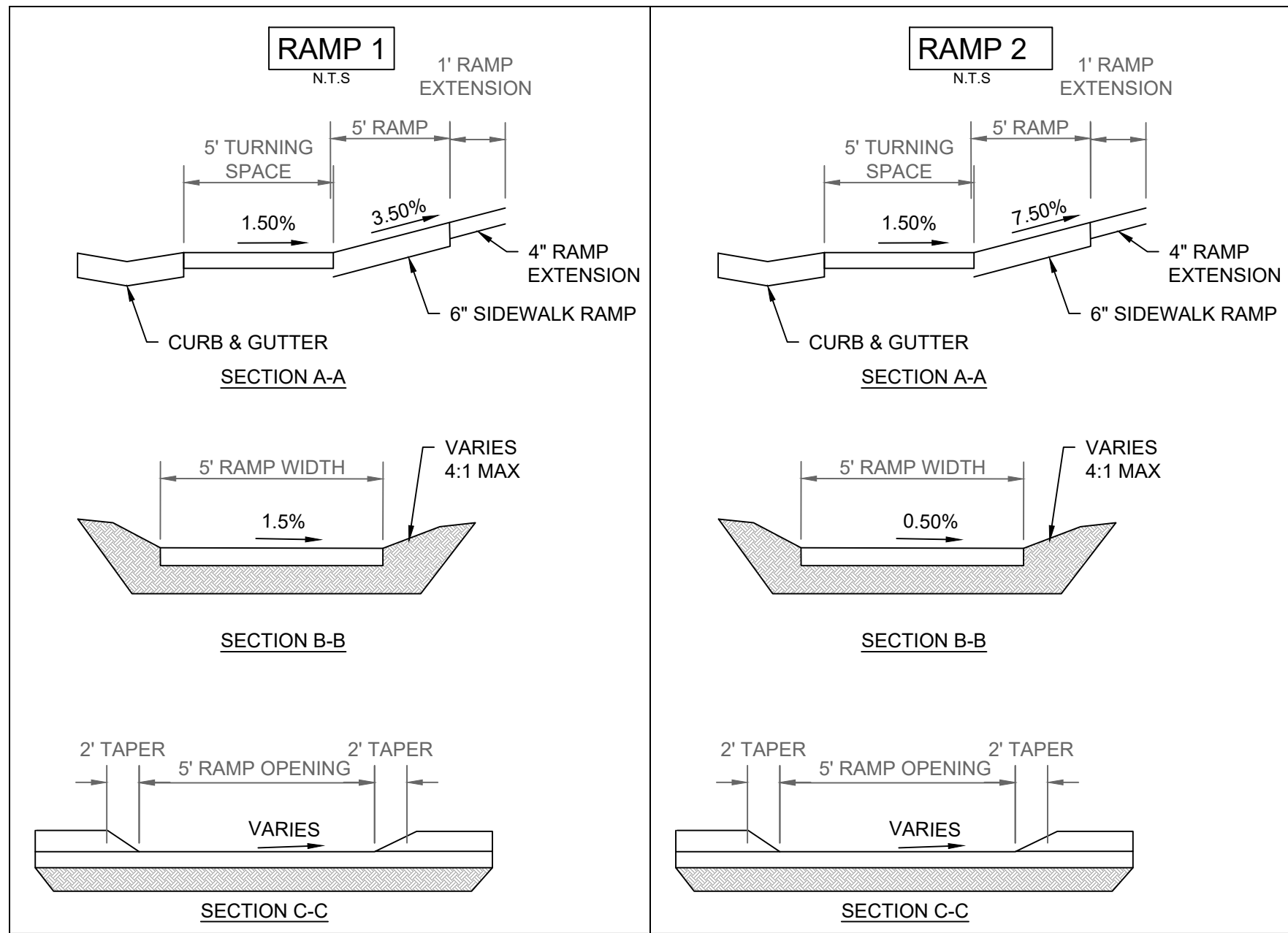
Project No: 1200485.11

Sheet

8

08/26/2025

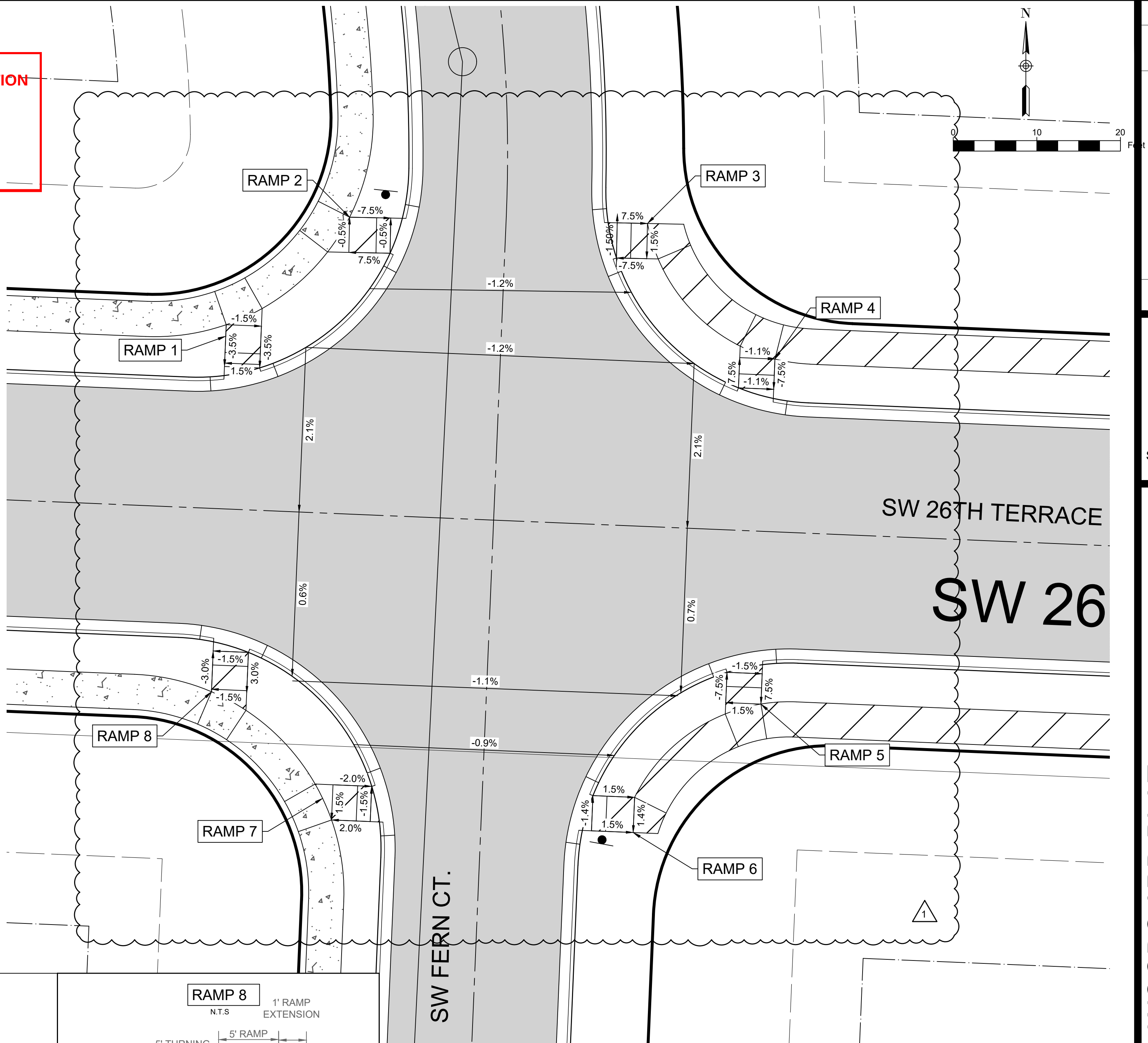
Sheet 9



RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

08/26/2025



MARK	REVISION PER CITY COMMENTS	DATE	BY
1		1/21/25	MT

Engineer:	SD	Checked By:	SD	Scale:	1"= 10'
Technician:	JS	Date:	3-18-21	Field Bk:	

Sheet 10

SHAWN DUKE - ENGINEER
MO PE#2013006489

WHISPERING WOODS 3RD PLAT
STREET & STORM SEWER PLANS

INTERSECTION DETAILS

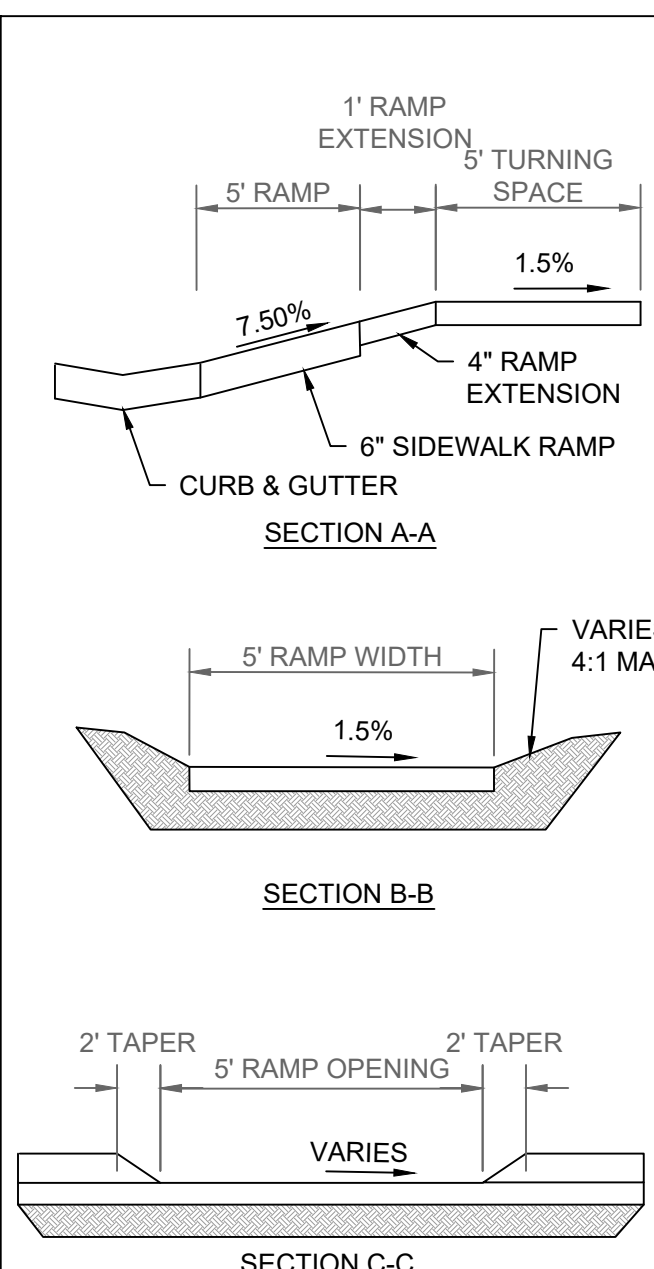
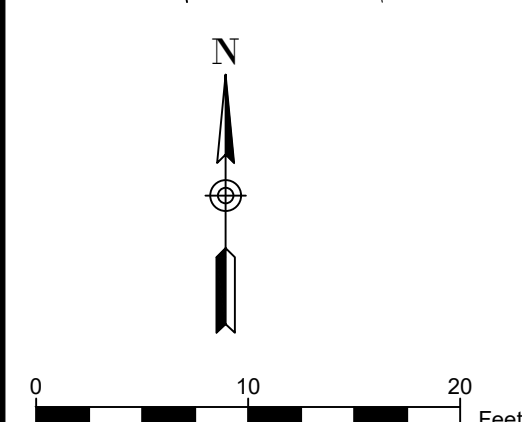
LEE'S SUMMIT, MO

802 FRANCIS STREET
ST. JOSEPH, MO 64501
816-364-5222

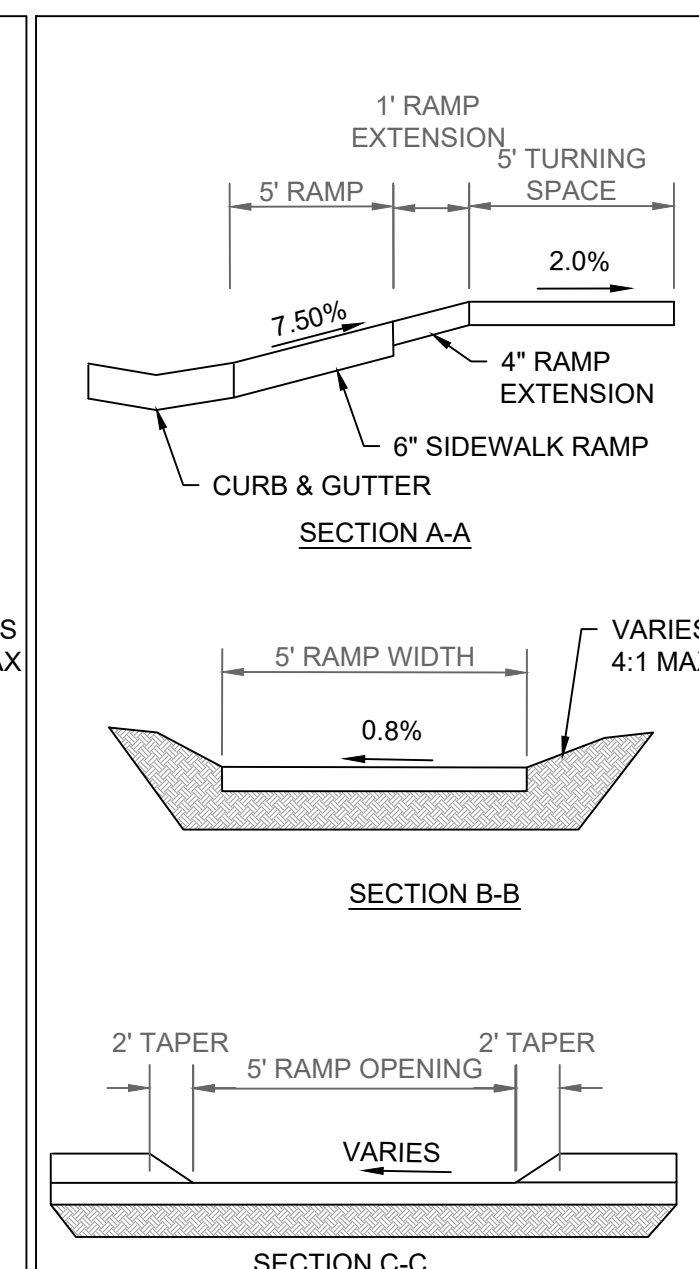
SNYDER & ASSOCIATES
ENGINEERS & PLANNERS, INC.

www.snyder-associates.com





RAMP 7

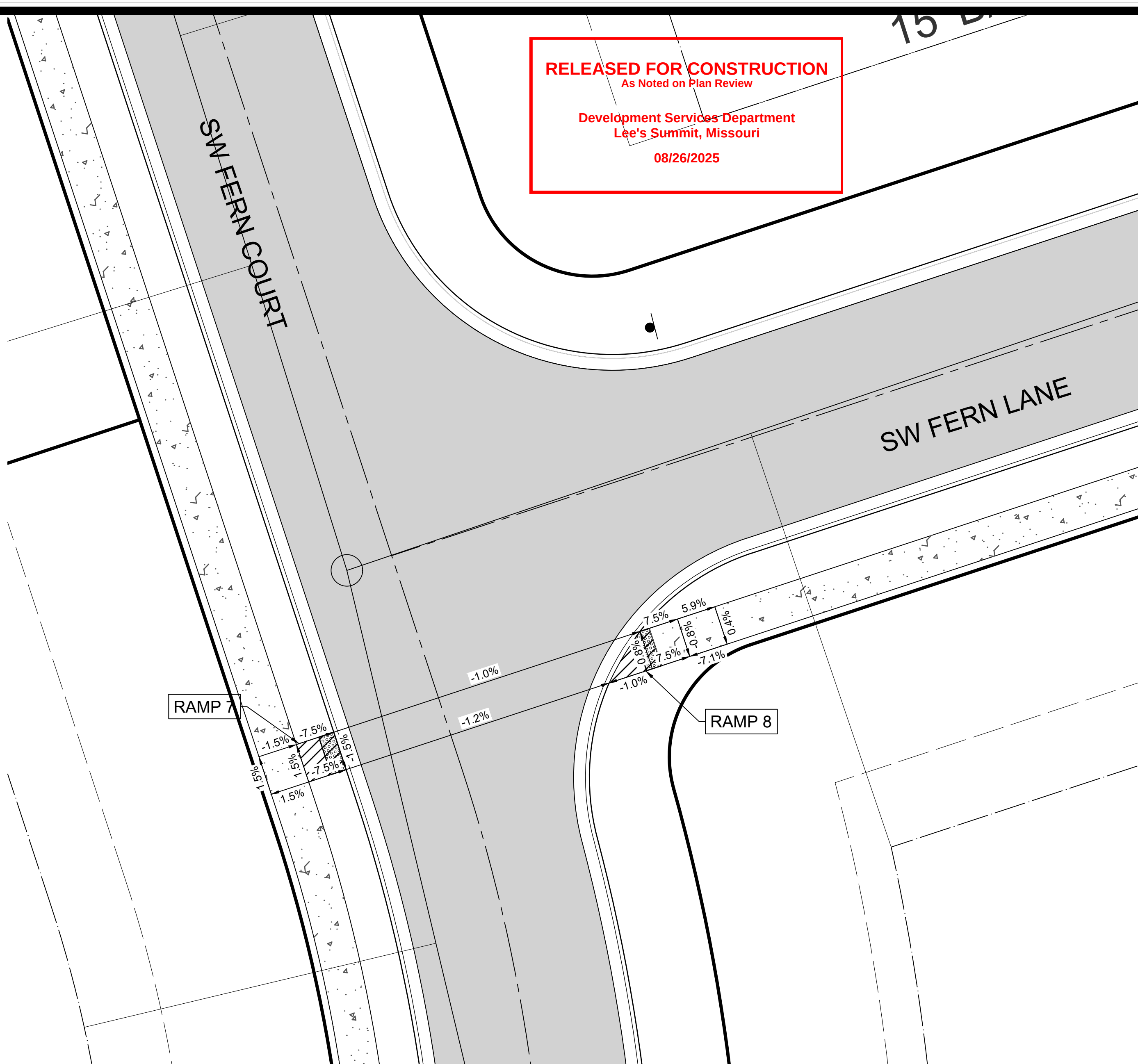


RAMP 8
N.T.S

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

08/26/2025



MARK	REVISION	DATE	BY
Engineer: SD	Checked By: SD	Scale: 1"= 10'	
Technician: JS	Date: 3-18-21	Field Bk: Pg:	

Sheet 11

Snyder & Associates Engineers & Planners, Inc.
 Missouri State Certificate of Authority #2006008544



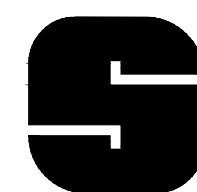
SHAWN DUKE - ENGINEER
MO PE#2013006489

WHISPERING WOODS 3RD PLAT STREET & STORM SEWER PLANS

LEE'S SUMMIT, MO

802 FRANCIS STREET
ST. JOSEPH, MO 64501
816-364-5222

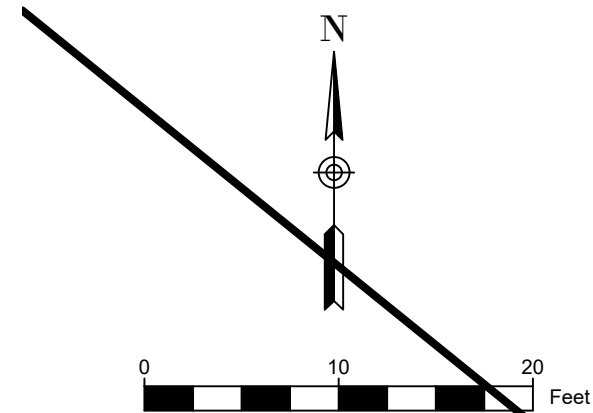
SNYDER & ASSOCIATES
ENGINEERS & PLANNERS, INC.
www.snyder-associates.com



SNYDER
& ASSOCIATES

Project No: 1200485.11

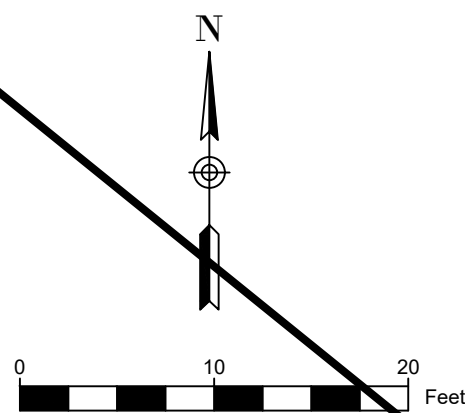
Sheet 11



RAMP 11

969.27SW
969.20SW
969.17SW
969.15SW
969.12SW
969.10SW
969.09SW
969.15SW

SW FERN COURT

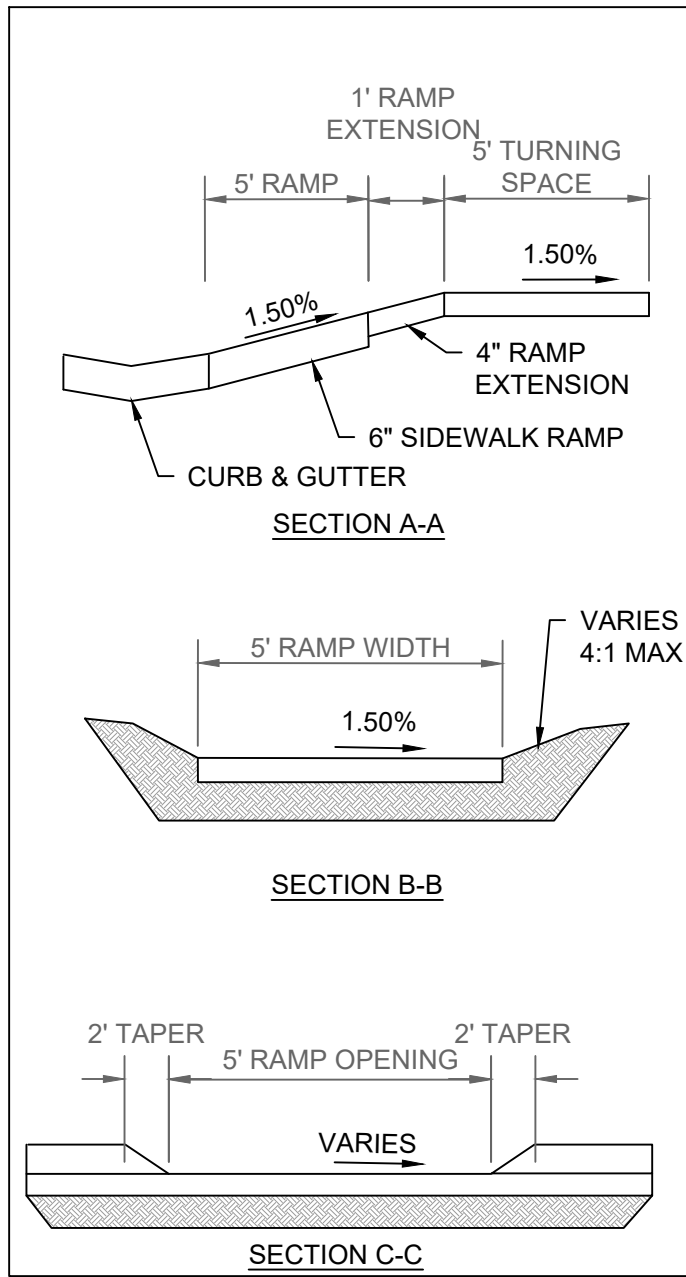


RAMP 11

SW FERN COURT

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri
08/26/2025



RAMP 11

N.T.S.

MARK	REVISION	DATE	BY
Engineer: SD	Checked By: SD	Scale: 1"= 10'	
Technician: JS	Date: 3-18-21	Field Bk: Pg:	
Snyder & Associates Engineers & Planners, Inc. Missouri State Certificate of Authority #200008544			Sheet 12



SHAWN DUKE - ENGINEER
MO PE#2013006489

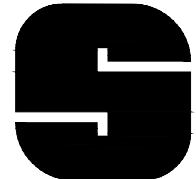
WHISPERING WOODS 3RD PLAT
STREET & STORM SEWER PLANS

INTERSECTION DETAILS

LEE'S SUMMIT, MO

802 FRANCIS STREET
ST. JOSEPH, MO 64501
816-364-5222

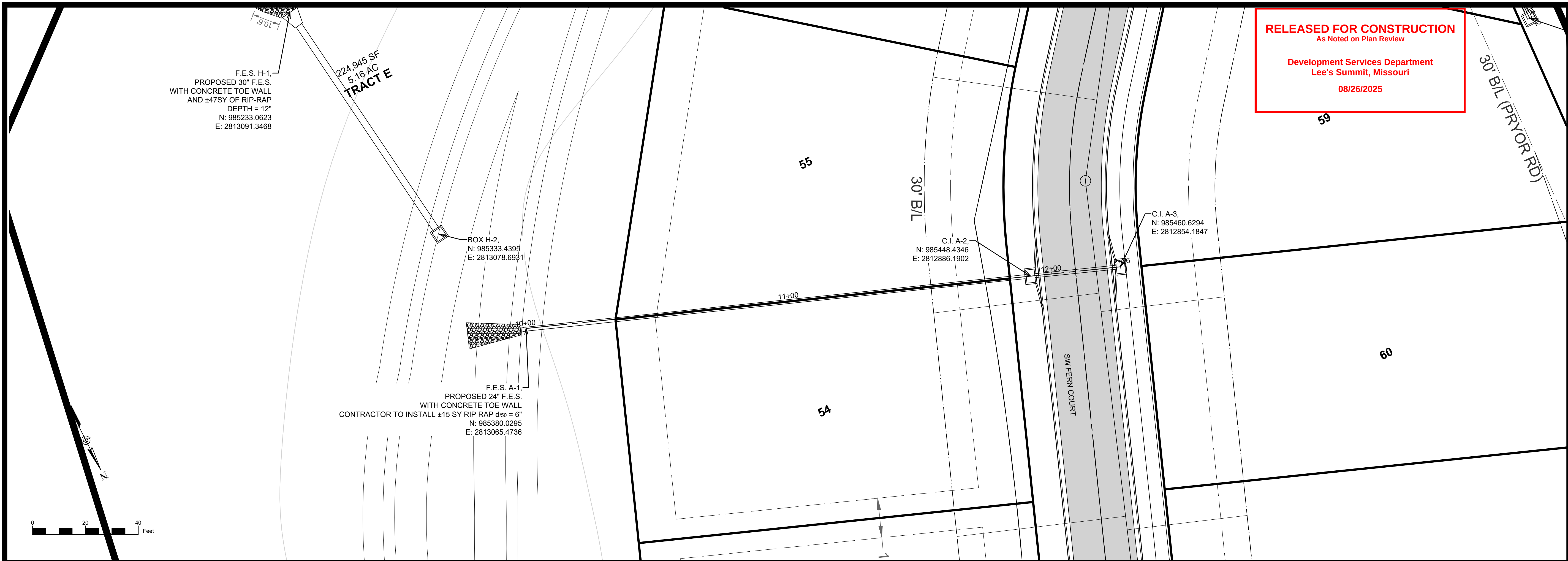
SNYDER & ASSOCIATES
ENGINEERS & PLANNERS, INC.
www.snyder-associates.com



SNYDER & ASSOCIATES

Project No: 1200485.11

Sheet 12



RELEASED FOR CONSTRUCTION
As Noted on Plan Review
Development Services Department
Lee's Summit, Missouri
08/26/2025

REVISION PER CITY COMMENTS	DATE	BY
1	1/21/25	MT
MARK	REVISION	DATE
Engineer: SD	Checked By: SD	Scale: 1"= 20'
Technician: JS	Date: 3-18-21	Field Bk: Pg:
Snyder & Associates Engineers & Planners, Inc. Missouri State Certificate of Authority #200008544		
Sheet 13		



SHAWN DUKE - ENGINEER
MO PE#2013006489

WHISPERING WOODS 3RD PLAT
STREET & STORM SEWER PLANS

STORM PLAN & PROFILE

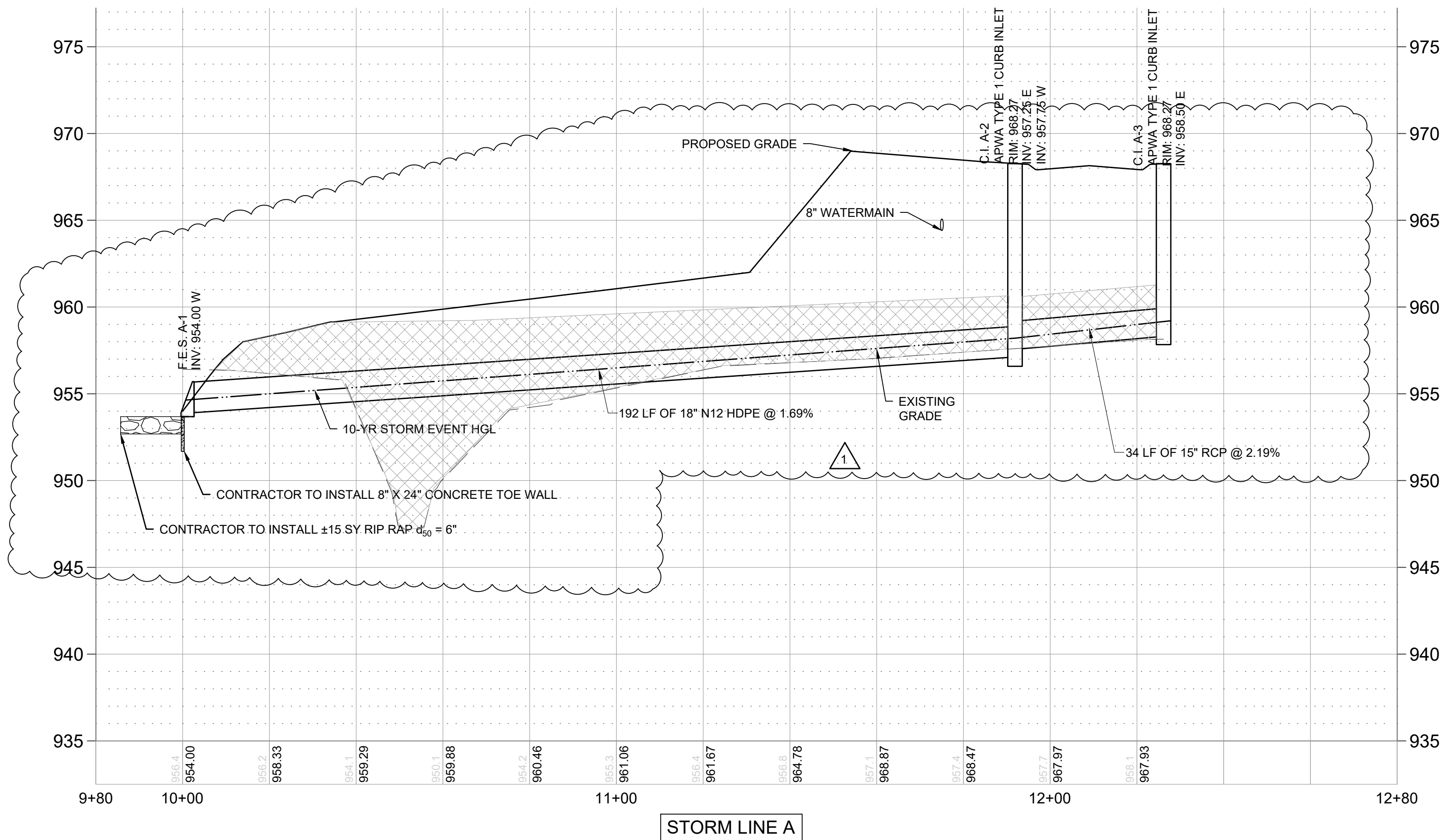
LEE'S SUMMIT, MO

802 FRANCIS STREET
ST. JOSEPH, MO 64501
816-364-5222

SNYDER & ASSOCIATES
ENGINEERS & PLANNERS, INC.
www.snyder-associates.com

NOTE:
CONTRACTOR SHALL FILL
& COMPACT TO 95%
STANDARD DENSITY TO A
POINT 18" MINIMUM
ABOVE TOP OF PIPE
PRIOR TO EXCAVATION
FOR THE PIPE.

FILL MATERIAL =

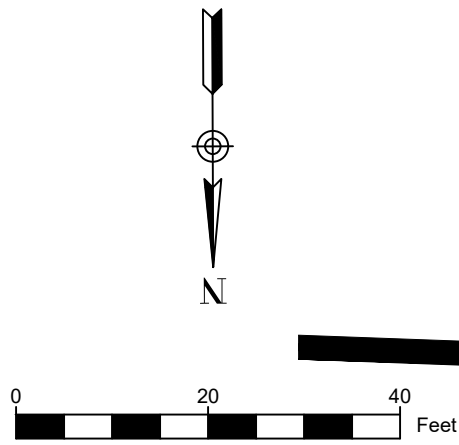


STORM LINE A

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

08/26/2025



F.E.S. C-1,
PROPOSED 24" F.E.S.
WITH CONCRETE TOE WALL
CONTRACTOR TO INSTALL ±15 SY RIP RAP $d_{50} = 6"$
N: 986259.7405
E: 2813437.2460

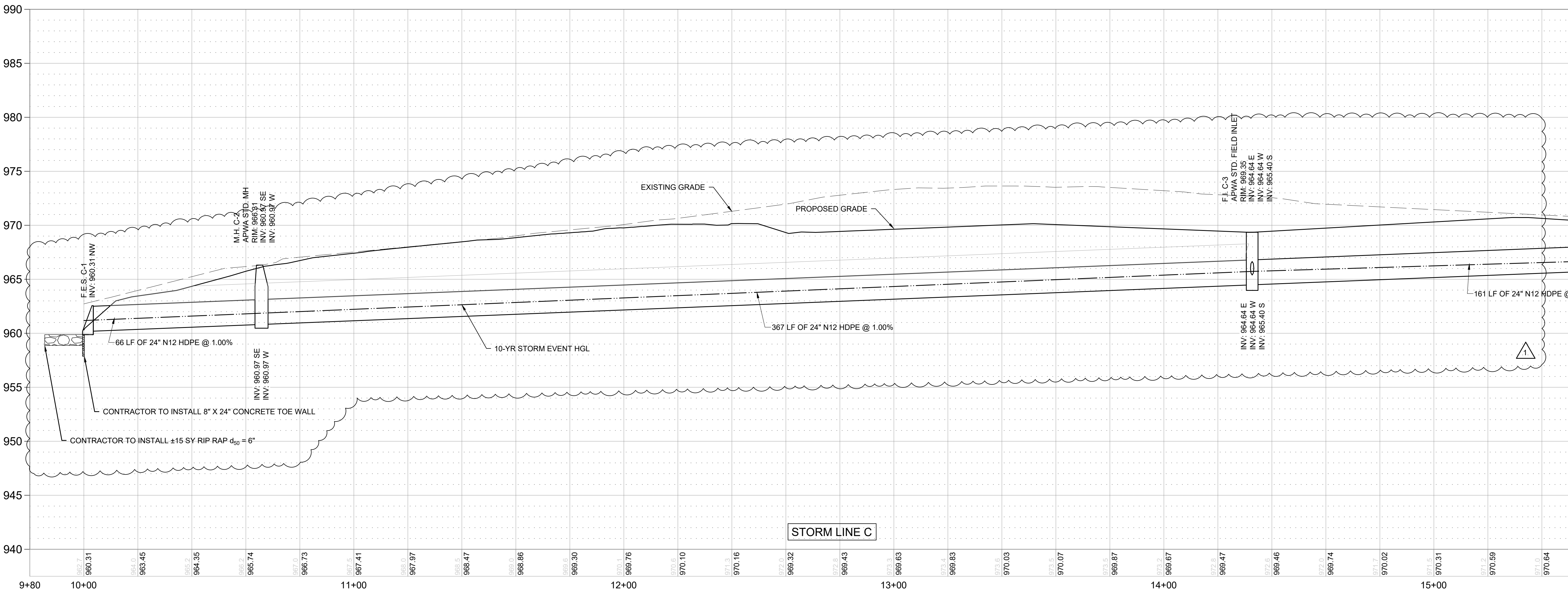
M.H. C-2,
N: 986313.8094
E: 2813399.7431

SW FERN LANE

C.I. D-2,
N: 986170.6307
E: 2813026.7435

C.I. D-1,
N: 986204.8525
E: 2813028.1308

F.I. C-3,
N: 986327.7852
E: 2813033.1188



WHISPERING WOODS 3RD PLAT
STREET & STORM SEWER PLANS

STORM PLAN & PROFILE

LEE'S SUMMIT, MO

SNYDER & ASSOCIATES
ENGINEERS & PLANNERS, INC.

802 FRANCIS STREET
ST. JOSEPH, MO 64501
816-364-5222



Project No: 1200485.11

Sheet 15



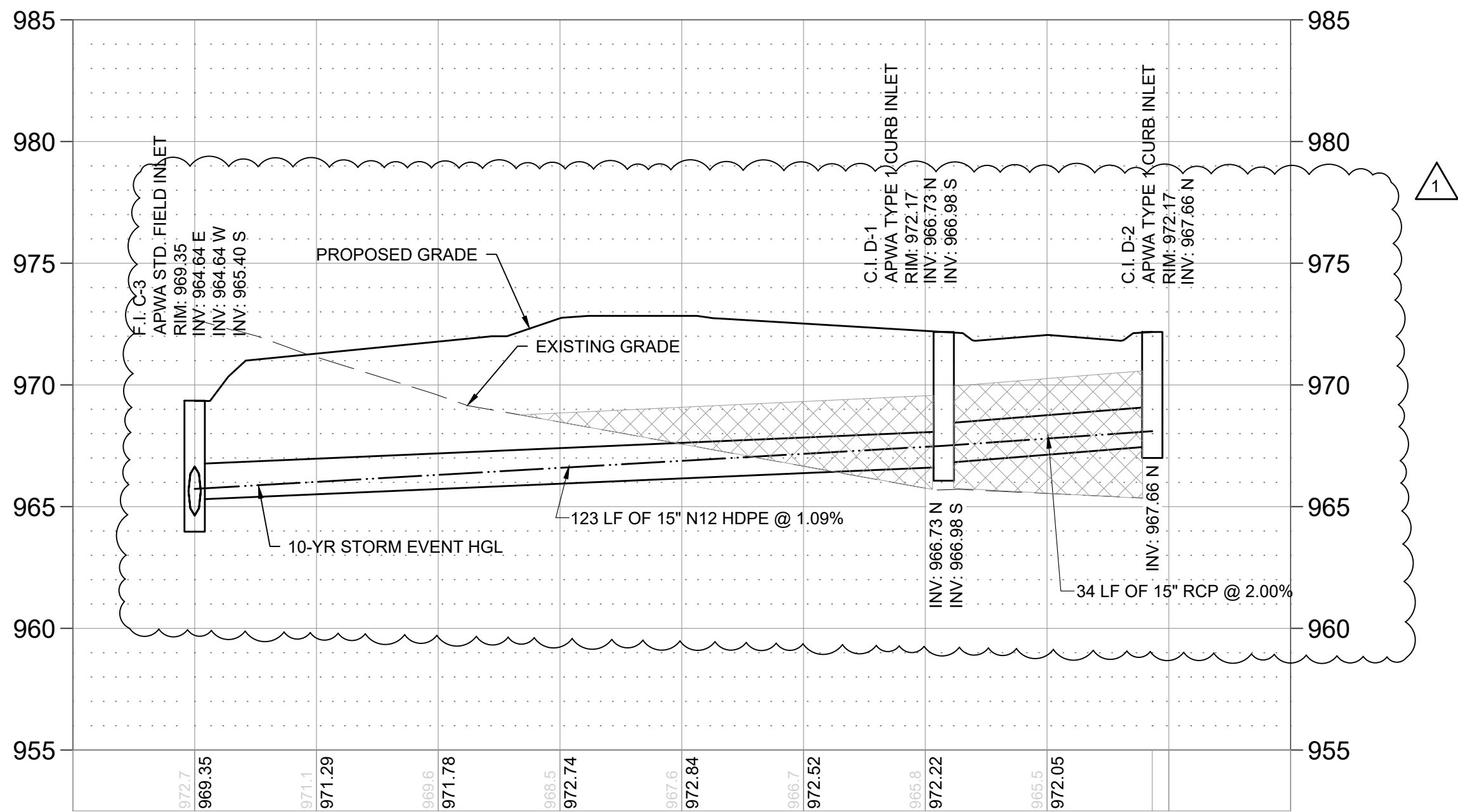
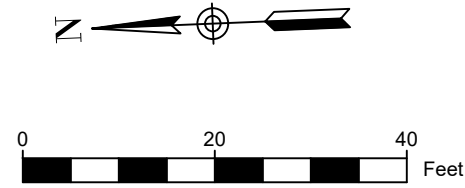
SHAWN DUKE - ENGINEER
MO PE#2013006489

MARK	REVISION	DATE	BY
1	REVISION PER CITY COMMENTS	1/21/25	MT
Engineer:	SD	Checked By:	SD
Technician:	JS	Date:	3-18-21
Scale:	1"= 20'	Field Bk:	
Sheet	15		

Snyder & Associates Engineers & Planners, Inc.
Missouri State Certificate of Authority #200008544

NOTE:
CONTRACTOR SHALL FILL
& COMPACT TO 95%
STANDARD DENSITY TO A
POINT 18" MINIMUM
ABOVE TOP OF PIPE
PRIOR TO EXCAVATION
FOR THE PIPE.

FILL MATERIAL = 

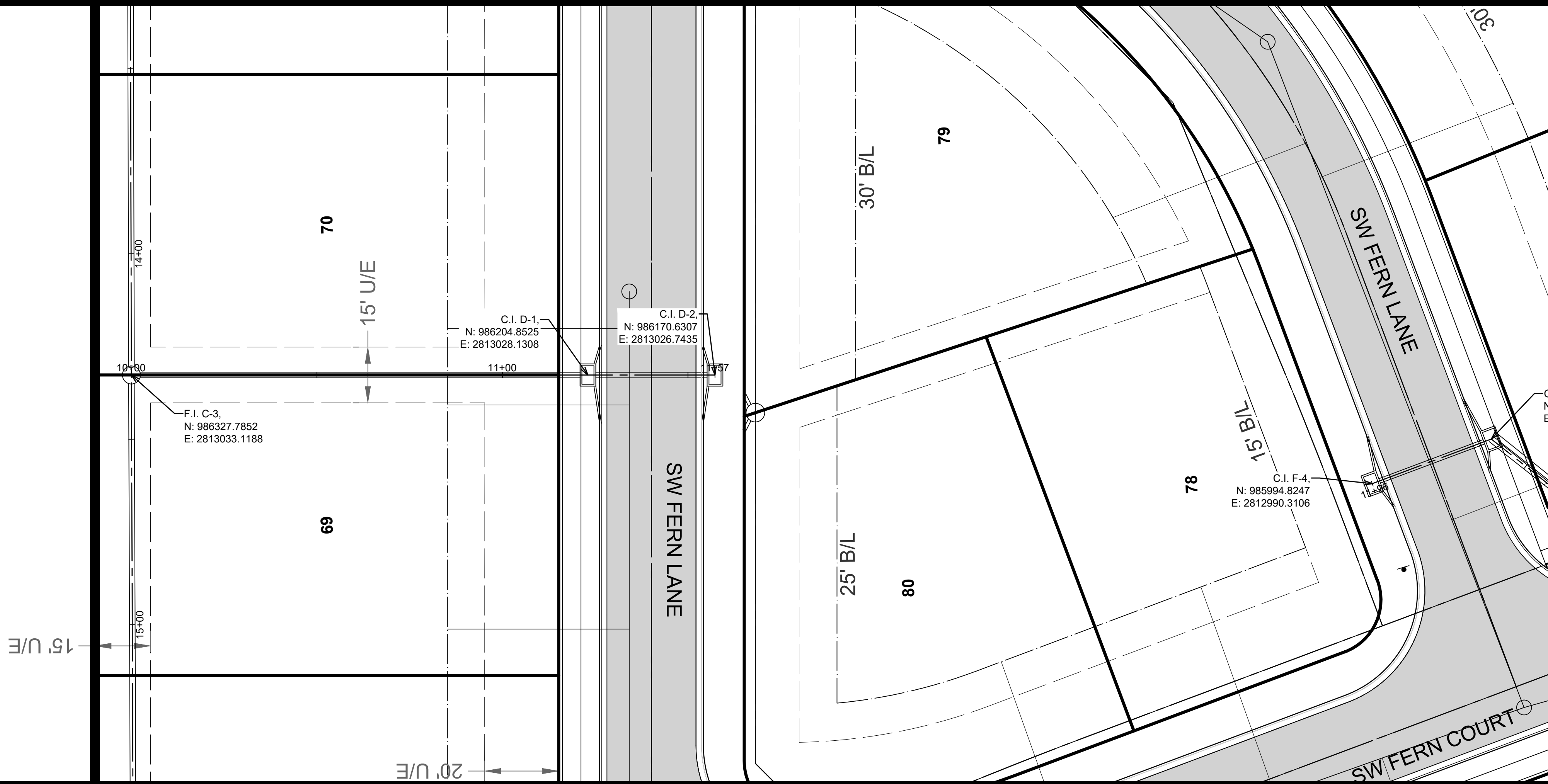


STORM LINE D

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

08/26/2025



REVISION PER CITY COMMENTS	DATE	BY
1	1/21/25	MT

MARK	REVISION	DATE	BY
Engineer: SD	Checked By: SD	Scale: 1"= 20'	
Technician: JS	Date: 3-18-21	Field Bk:	Pg:

Snyder & Associates Engineers & Planners, Inc.
Missouri State Certificate of Authority #200008544

Sheet17



SHAWN DUKE - ENGINEER
MO PE#2013006489

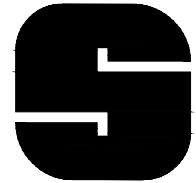
WHISPERING WOODS 3RD PLAT
STREET & STORM SEWER PLANS

STORM PLAN & PROFILE

LEE'S SUMMIT, MO

802 FRANCIS STREET
ST. JOSEPH, MO 64501
816-364-5222

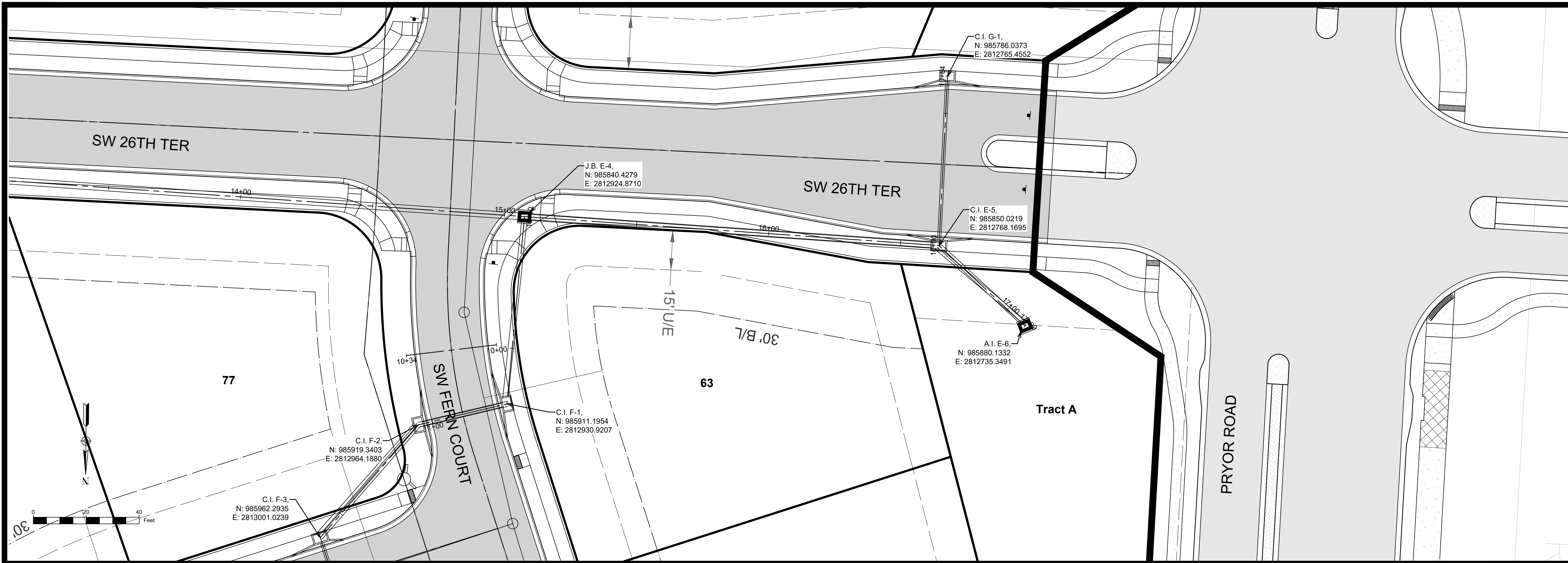
SNYDER & ASSOCIATES
ENGINEERS & PLANNERS, INC.
www.snyder-associates.com



SNYDER & ASSOCIATES

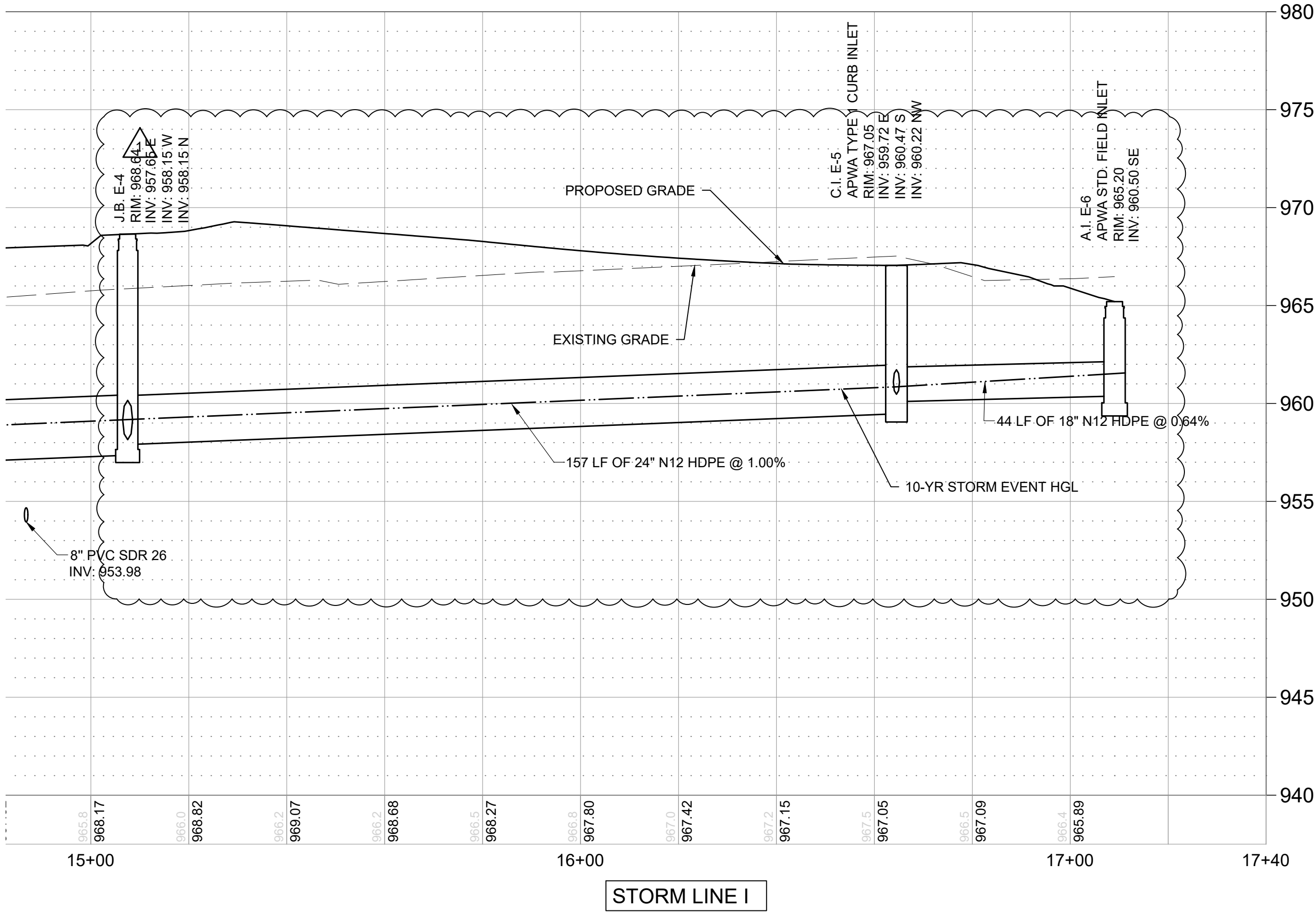
Project No: 1200485.11

Sheet17



NOTE:
CONTRACTOR SHALL FILL
& COMPACT TO 95%
STANDARD DENSITY TO A
POINT 18" MINIMUM
ABOVE TOP OF PIPE
PRIOR TO EXCAVATION
FOR THE PIPE.

FILL MATERIAL =



RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

08/26/2025

MARK	REVISION	DATE	BY
1	REVISION PER CITY COMMENTS	1/21/25	MT

Engineer:	Checked By:	Scale:	Field Bk:	Pg:
JS	SD	1"= 20'	3-18-21	19

Snyder & Associates Engineers & Planners, Inc.
Missouri State Certificate of Authority #200008544

SHAWN DUKE - ENGINEER
MO PE#2013006489

SHAWN DUKE
PROFESSIONAL ENGINEER
NUMBER
PE-2013006489

WHISPERING WOODS 3RD PLAT
STREET & STORM SEWER PLANS

STORM PLAN & PROFILE

LEE'S SUMMIT, MO

802 FRANCIS STREET
ST. JOSEPH, MO 64501
816-364-5222

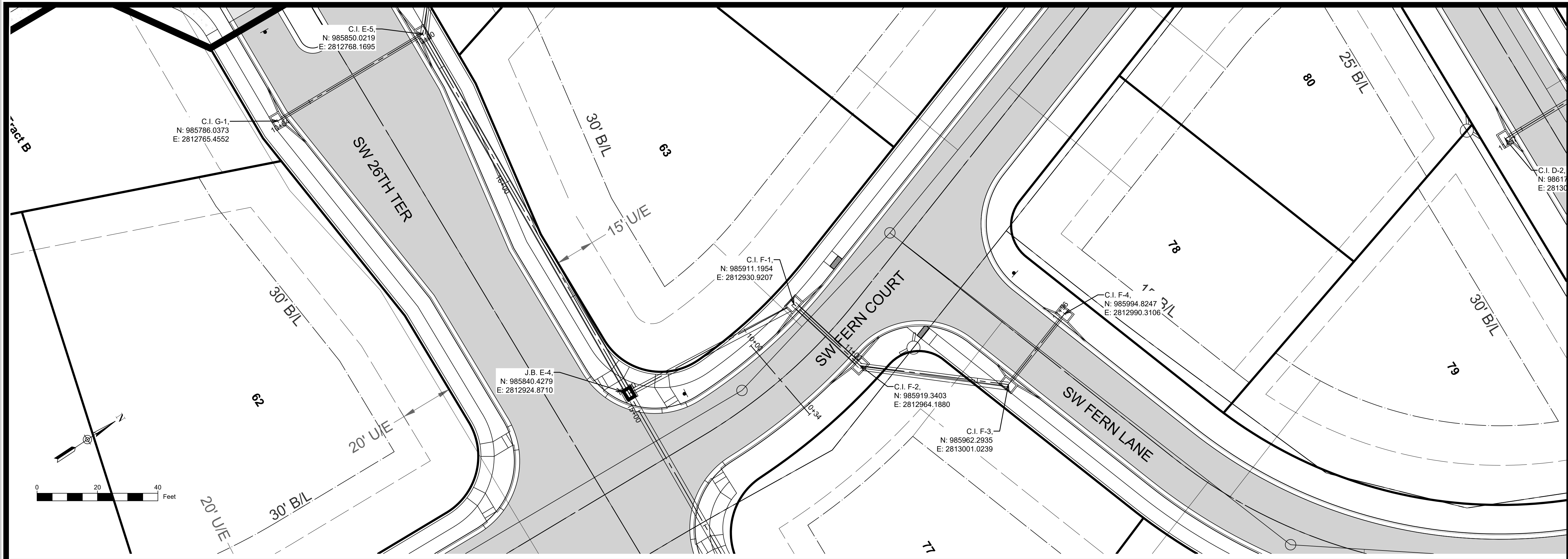
SNYDER & ASSOCIATES
ENGINEERS & PLANNERS, INC.

www.snyder-associates.com

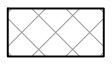
SNYDER & ASSOCIATES

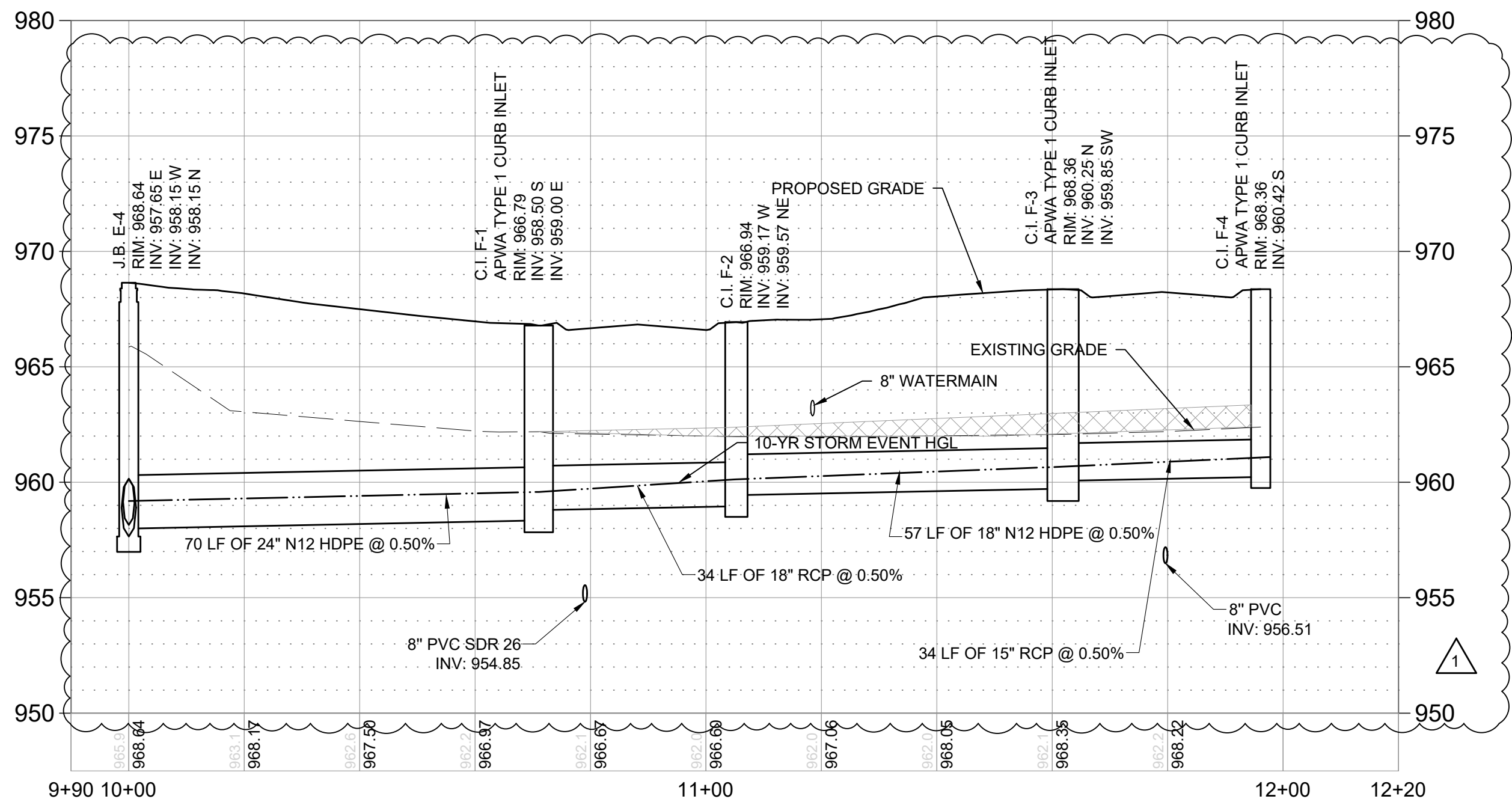
Project No: 1200485.11

Sheet 19



NOTE:
CONTRACTOR SHALL FILL
& COMPACT TO 95%
STANDARD DENSITY TO A
POINT 18" MINIMUM
ABOVE TOP OF PIPE
PRIOR TO EXCAVATION
FOR THE PIPE.

FILL MATERIAL = 



STORM LINE E

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

08/26/2025

MT	REVISION PER CITY COMMENTS	1/21/25	MT
MARK	REVISION	DATE	BY
Engineer:	SD	Checked By:	SD
Technician:	JS	Date:	3-18-21
		Scale:	1"= 20'
		Field Bk:	Pg:
			Sheet 20
			Snyder & Associates Engineers & Planners, Inc.
			Missouri State Certificate of Authority #200008544



SHAWN DUKE - ENGINEER
MO PE#2013006489

WHISPERING WOODS 3RD PLAT
STREET & STORM SEWER PLANS

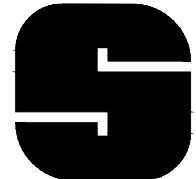
STORM PLAN & PROFILE

LEE'S SUMMIT, MO

802 FRANCIS STREET
ST. JOSEPH, MO 64501
816-364-5222

SNYDER & ASSOCIATES
ENGINEERS & PLANNERS, INC.

www.snyder-associates.com

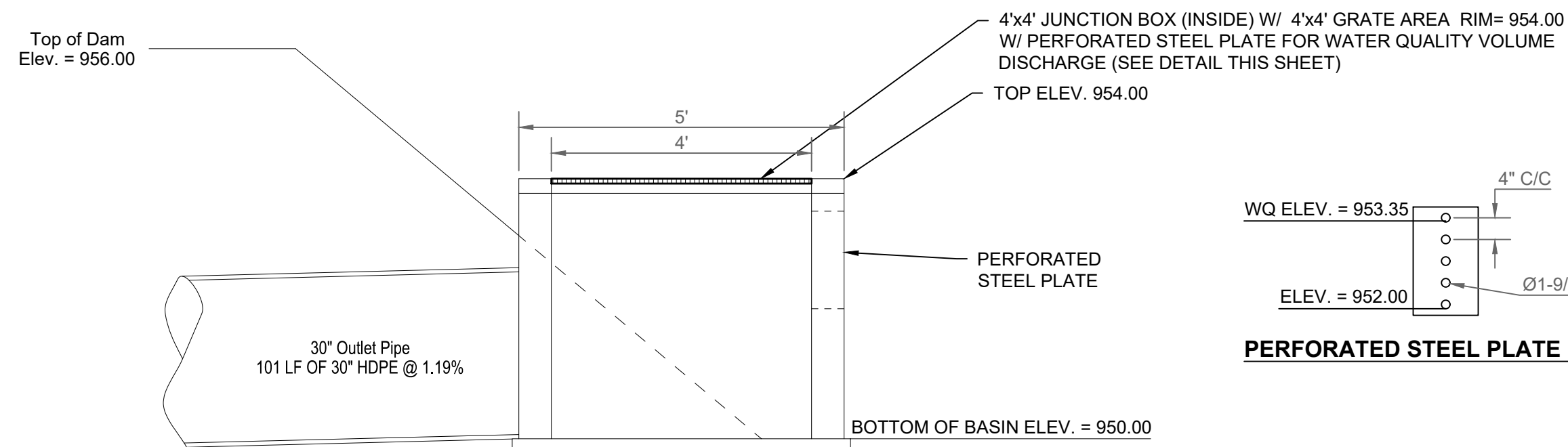


SNYDER & ASSOCIATES

Project No: 1200485.11

Sheet 20

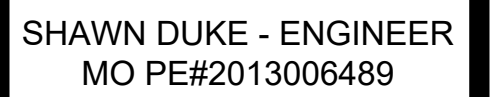
Development Services Department
Lee's Summit, Missouri
08/26/2025



PERFORATED STEEL PLATE DETAIL



FILL MATERIAL =



802 FRANCIS STREET
ST. JOSEPH, MO 64501
816-364-5222

STORM PLAN & PROFILE

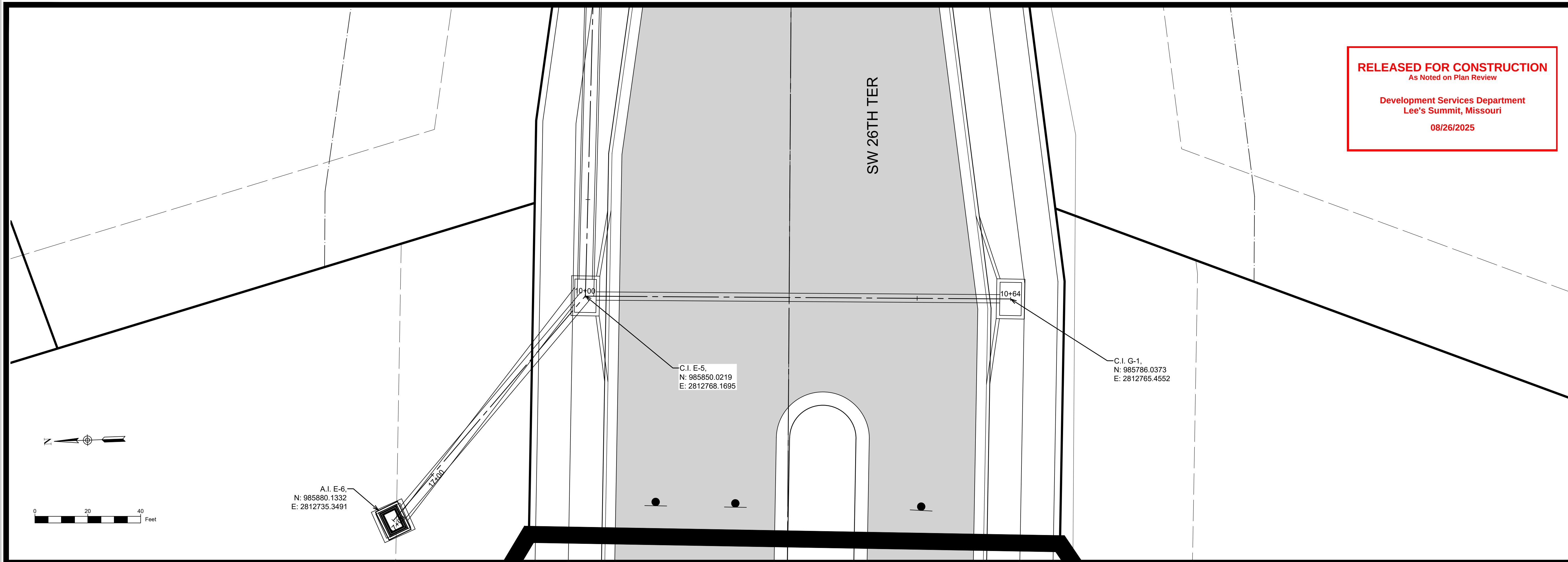
www.snyder-associates.com



Sheet 21

Sheet 21

Snyder & Associates Engineers & Planners, Inc.
Missouri State Certificate of Authority #2006008544



RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

08/26/2025

REVISION PER CITY COMMENTS	DATE	BY
1	1/21/25	MT
MARK	REVISION	DATE
Engineer: SD	Checked By: SD	Scale: 1"= 20'
Technician: JS	Date: 3-18-21	Field Bk: Pg:
Snyder & Associates Engineers & Planners, Inc. Missouri State Certificate of Authority #200008544		
Sheet 22		



SHAWN DUKE - ENGINEER
MO PE#2013006489

WHISPERING WOODS 3RD PLAT
STREET & STORM SEWER PLANS

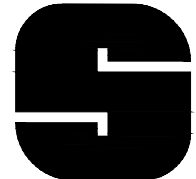
STORM PLAN & PROFILE

LEE'S SUMMIT, MO

802 FRANCIS STREET
ST. JOSEPH, MO 64501
816-364-5222

SNYDER & ASSOCIATES
ENGINEERS & PLANNERS, INC.

www.snyder-associates.com



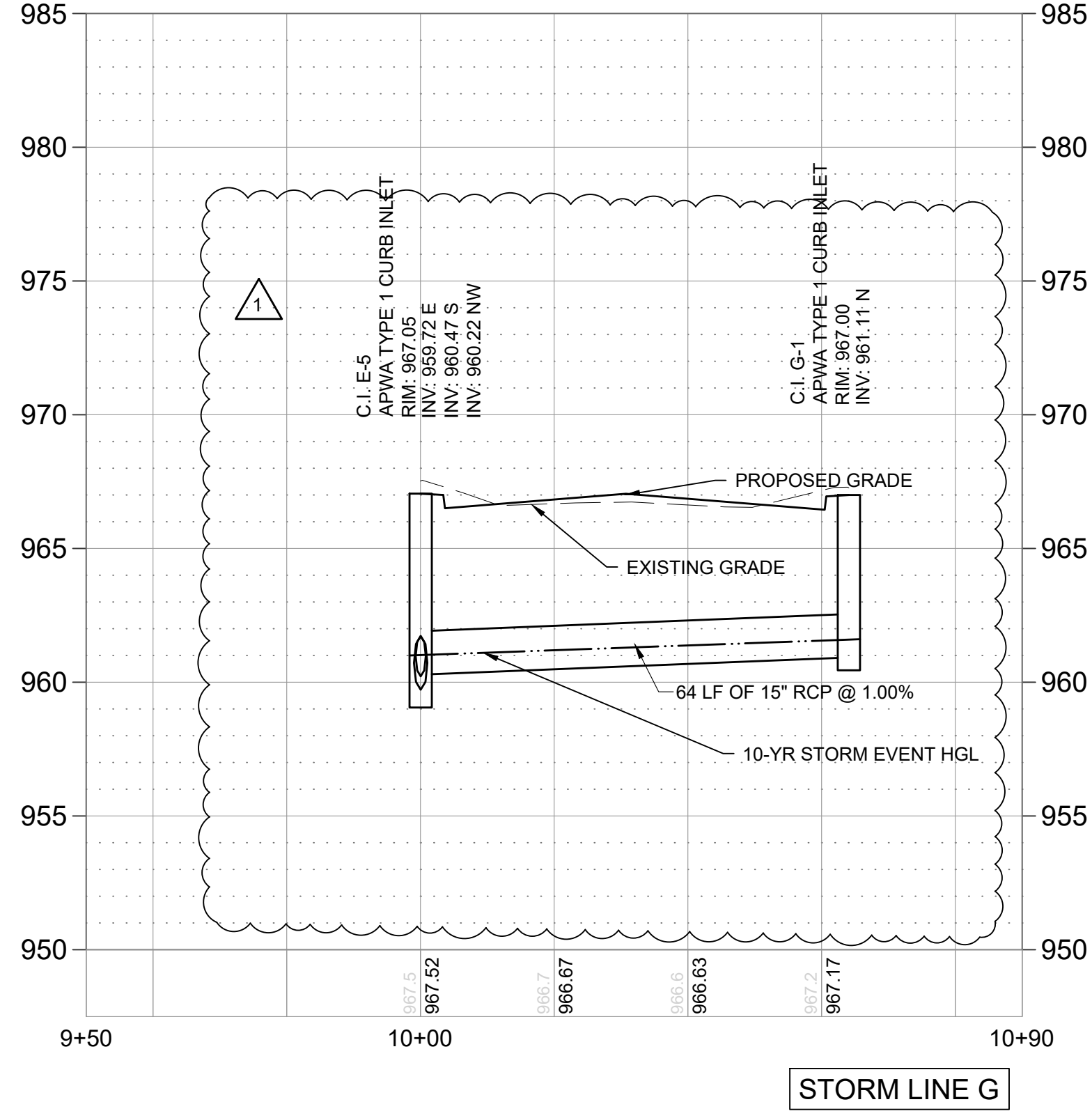
SNYDER & ASSOCIATES

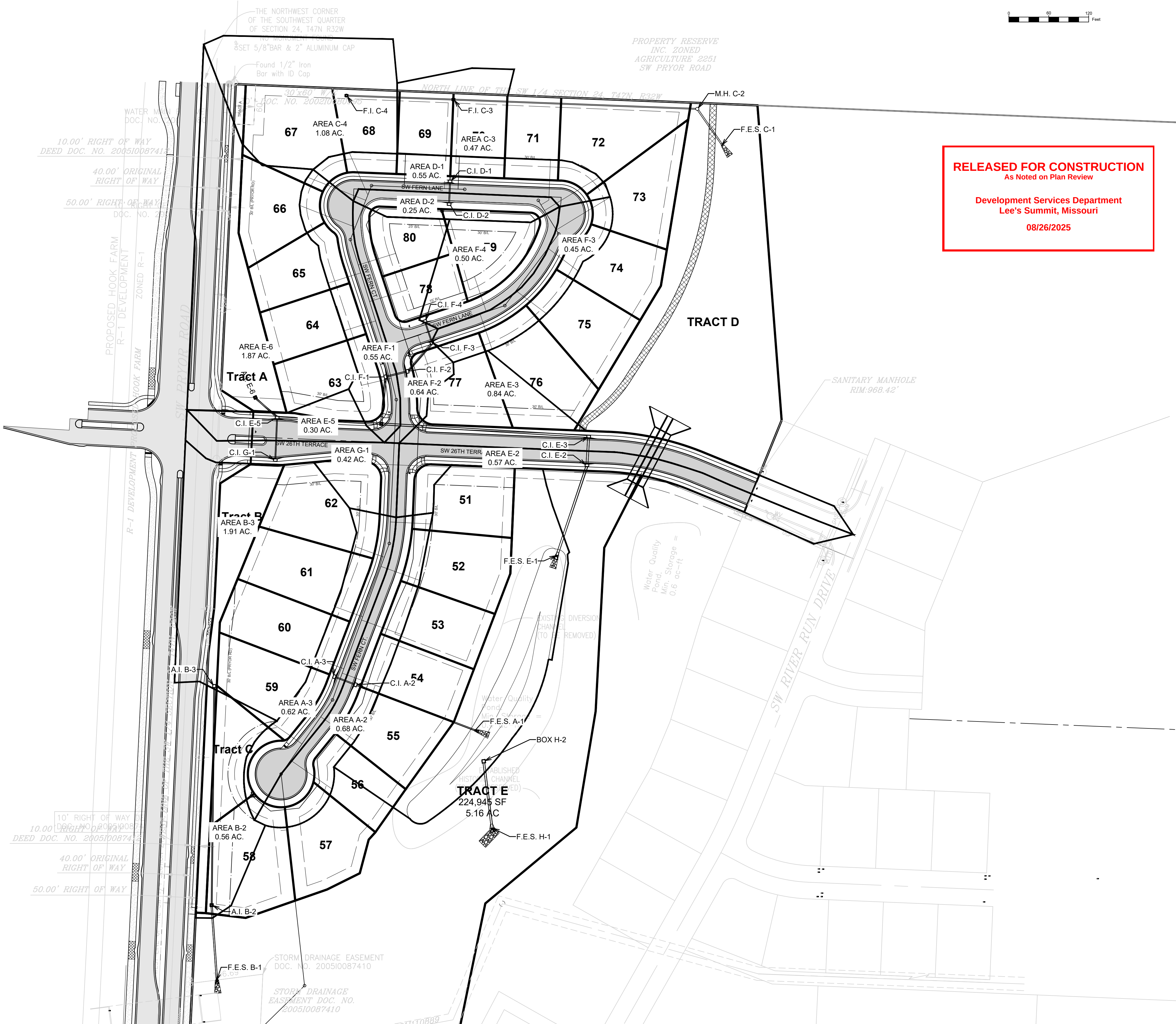
Project No: 1200485.11

Sheet 22

NOTE:
CONTRACTOR SHALL FILL
& COMPACT TO 95%
STANDARD DENSITY TO A
POINT 18" MINIMUM
ABOVE TOP OF PIPE
PRIOR TO EXCAVATION
FOR THE PIPE.

FILL MATERIAL = 

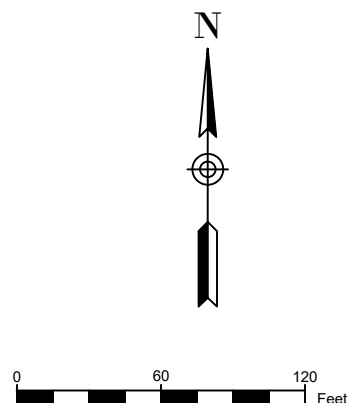




RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

08/26/2025



Project No: 1200485.11	
Sheet 23	
Snyder & Associates Engineers & Planners, Inc. Missouri State Certificate of Authority #20000854	
SHAWN DUKE - ENGINEER MO PE#2013006489	
LEE'S SUMMIT, MO	
802 FRANCIS STREET ST. JOSEPH, MO 64501 816-364-5222 www.snyder-associates.com	
SNYDER & ASSOCIATES ENGINEERS & PLANNERS, INC.	
WHISPERING WOODS 3RD PLAT STREET & STORM SEWER PLANS	
DRAINAGE AREAS	
STATE OF MISSOURI SHAWN DUKE LICENSED PROFESSIONAL ENGINEER MO PE-2013006489	
MARK	REVISION
Engineer: SD	Checked By: SD
Technician: JS	Date: 3-18-20
DATE	BY
1"-60'	1"-60'
Field Bk	Pg.
3-18-20	23

10 YEAR STORM

Start Node	Stop Node	Length (User Defined) (ft)	Slope (Calculated) (ft/ft)	System Intensity (in/h)	System Drainage Area (acres)	Invert (Start) (ft)	Invert (Stop) (ft)	Hydraulic Grade Line (In)(ft)	Hydraulic Grade Line (Out)(ft)	Section Type	Diameter (in)	Manning's n	Flow (cfs)	Velocity (ft/s)	Capacity (Full Flow) (cfs)	Flow / Capacity (Design) (%)
Q A-3	Q A-2	34	0.022	7.392	0.62	958.5	957.75	959.17	958.22	Circle	15	0.013	2.82	6.8	9.59	29.4
Q A-2	FESA-1	192	0.017	9.32	1.3	957.25	954	958.18	954.66	Circle	18	0.012	5.86	7.89	14.8	39.6
AI B-3	MHB-2	329	0.009	7.4	1.91	955	952.1	956.07	953.1	Circle	18	0.013	7.69	6.17	9.86	77.9
MHB-2	FESB-1	113	0.007	7.052	2.46	951.34	950.5	952.44	951.48	Circle	24	0.013	9.44	6.16	19.5	48.4
FI C-4	FI C-3	161	0.01	7.4	1.08	966.25	964.64	966.96	965.73	Circle	24	0.013	4.1	5.47	22.62	18.1
FI C-3	MHC-2	367	0.01	7.208	2.35	964.64	960.97	965.73	961.86	Circle	24	0.013	9.29	6.85	22.62	41.1
MHC-2	FESC-1	66	0.01	6.911	2.35	960.97	960.31	962.04	961.18	Circle	24	0.013	8.91	6.77	22.62	39.4
Q D-2	Q D-1	34	0.02	7.4	0.25	967.66	966.98	968.1	967.5	Circle	15	0.013	1.25	5.21	9.14	13.7
Q D-1	FI C-3	123	0.011	7.357	0.8	966.73	965.4	967.5	966.05	Circle	15	0.013	3.61	5.57	6.72	53.7
AI E-6	Q E-5	44	0.006	7.4	1.87	960.5	960.22	961.56	961.26	Circle	18	0.012	7.52	5.74	9.08	82.9
JB E-4	Q E-5	157	-0.01	7.313	2.59	958.15	959.72	960.92	959.14	Circle	24	0.013	11.15	7.17	22.62	49.3
JB E-4	Q E-3	312	0.01	7.119	4.45	957.65	954.52	959.13	955.71	Circle	30	0.013	18.92	8.2	41.08	46.1
Q E-3	Q E-2	43	0.005	6.919	5.29	954.12	953.91	955.77	955.51	Circle	30	0.013	22.14	6.44	28.66	77.2
Q E-2	FESE-1	143	0.005	6.892	5.86	953.71	953	955.41	954.68	Circle	30	0.012	24.9	7.08	31.31	79.5
Q F-3	Q F-4	34	-0.005	7.4	0.5	960.25	960.42	961.01	960.82	Circle	15	0.013	2.05	3.62	4.57	44.9
Q F-2	Q F-3	57	-0.005	7.339	0.95	959.57	959.85	960.65	960.34	Circle	18	0.013	4.06	4.27	7.36	55.2
Q F-2	Q F-1	34	0.005	7.251	1.31	959.17	959	960.16	959.93	Circle	18	0.013	5.77	4.64	7.43	77.6
JB E-4	Q F-1	70	-0.005	7.204	1.86	958.15	958.5	959.52	959.12	Circle	24	0.012	8.16	5.43	17.33	47.1
Q G-1	Q E-5	64	0.01	7.4	0.42	961.11	960.47	961.72	960.99	Circle	15	0.013	2.32	4.83	6.46	35.9

100 YEAR STORM

Start Node	Stop Node	Length (User Defined) (ft)	Slope (Calculated) (ft/ft)	System Intensity (in/h)	System Drainage Area (acres)	Invert (Start) (ft)	Invert (Stop) (ft)	Hydraulic Grade Line (In)(ft)	Hydraulic Grade Line (Out)(ft)	Section Type	Diameter (in)	Manning's n	Flow (cfs)	Velocity (ft/s)	Capacity (Full Flow) (cfs)	Flow / Capacity (Design) (%)
Q A-3	Q A-2	34.0	0.022	10.200	0.62	958.50	957.75	959.30	958.32	Circle	15.0	0.013	3.89	7.41	9.59	40.5
Q A-2	FESA-1	192	.017	11.182	1.30	957.25	954.00	958.35	954.79	Circle	18.0	0.012	8.08	8.56	14.80	54.6
AI B-3	MHB-2	329.0	0.009	10.204	1.91	955.00	952.10	956.39	953.35	Circle	18.0	0.013	10.60	6.19	9.86	107.5
MHB-2	FESB-1	113.0	0.007	10.027	2.46	951.34	950.50	952.66	951.72	Circle	24.0	0.013	13.43	6.69	19.50	68.8
FI C-4	FI C-3	161.0	0.010	10.204	1.08	966.25	964.64	967.09	965.94	Circle	24.0	0.013	5.66	5.99	22.62	25.0
FI C-3	MHC-2	367.0	0.010	10.114	2.35	964.64	960.97	965.94	962.06	Circle	24.0	0.013	13.03	7.46	22.62	57.6
MHC-2	FESC-1	66.0	0.010	9.903	2.35	960.97	960.31	962.26	961.39	Circle	24.0	0.013	12.76	7.42	22.62	56.4
Q D-2	Q D-1	34.0	0.020	10.204	0.25	967.66	966.98	968.18	967.64	Circle	15.0	0.013	1.72	5.72	9.14	18.9
Q D-1	FI C-3	123.0	0.011	10.184	0.80	966.73	965.40	967.64	966.20	Circle	15.0	0.013	4.99	5.99	6.72	74.4
AI E-6	Q E-5	44.0	0.006	10.204	1.87	960.50	960.22	961.90	961.46	Circle	18.0	0.012	10.38	5.87	9.08	114.4
JB E-4	Q E-5	157.0	-0.010	10.163	2.59	958.15	959.72	961.14	959.37	Circle	24.0	0.013	15.50	7.75	22.62	68.5
JB E-4	Q E-3	312.0	0.010	10.069	4.45	957.65	954.52	959.41	956.33	Circle	30.0	0.013	26.76	8.91	41.08	65.2
Q E-3	Q E-2	43.0	0.005	9.907	5.29	954.12	953.91	956.33	956.07	Circle	30.0	0.013	31.70	6.46	28.66	110.6
Q E-2	FESE-1	143.0	0.005	9.863	5.86	953.71	953.00	956.07	955.03	Circle	30.0	0.012	35.64	7.26	31.31	113.8
Q F-3	Q F-4	34.0	-0.005	10.204	0.50	960.25	960.42	961.13	960.93	Circle	15.0	0.013	2.83	3.92	4.57	61.9
Q F-2	Q F-3	57.0	-0.005	10.175	0.95	959.57	959.85	960.83	960.49	Circle	18.0	0.013	5.64	4.59	7.36	76.6
Q F-2	Q F-1	34.0	0.005	10.133	1.31	959.17	959.00	960.43	960.10	Circle	18.0	0.013	8.06	4.56	7.43	108.5
JB E-4	Q F-1	70.0	-0.005	10.109	1.86	958.15	958.50	959.72	959.41	Circle	24.0	0.012	11.46	5.89	17.33	66.1
Q G-1	Q E-5	64.0	0.010	10.204	0.42	961.11	960.47	961.83	961.09	Circle	15.0	0.013	3.20	5.25	6.46	49.5

INLET SPREAD TABLE

Inlet	Drainage Area Ac	Inlet C	Intensity in/h	Q cfs	Ku	n	SX %	SL %	T- Spread ft
A-2L	0.36	0.51	7.35	1.3	0.56	0.012	2	1	7.28
A-2R	0.32	0.51	7.35	1.2	0.56	0.012	2	1	6.96
A-3L	0.33	0.51	7.35	1.2	0.56	0.012	2	1	7.04
A-3R	0.29	0.51	7.35	1.1	0.56	0.012	2	1	6.71
D-1L	0.29	0.51	7.35	1.1	0.56	0.012	2	1	6.71
D-1R	0.26	0.51	7.35	1.0	0.56	0.012	2	1	6.44
D-2L	0.12	0.51	7.35	0.4	0.56	0.012	2	1	4.82
D-2R	0.13	0.51	7.35	0.5	0.56	0.012	2	1	4.97
E-2L	0.29	0.51	7.35	1.1	0.56	0.012	2	1.25	6.43
E-2R	0.28	0.51	7.35	1.0	0.56	0.012	2	1.25	6.35
E-3L	0.28	0.51	7.35	1.0	0.56	0.012	2	1.25	6.35
E-3R	0.56	0.51	7.35	2.1	0.56	0.012	2	1.25	8.24
E-5L	0.19	0.51	7.35	0.7	0.56	0.012	2	1	5.73
E-5R	0.11	0.51	7.35	0.4	0.56	0.012	2	1	4.66
F-1L	0.42	0.51	7.35	1.6	0.56	0.012	2	2.5	6.49
F-1R	0.13	0.51	7.35	0.5	0.56	0.012	2	2	4.36
F-2L	0.11	0.51	7.35	0.4	0.56	0.012	2	2	4.10
F-2R	0.53	0.51	7.35	2.0	0.56	0.012	2	2.5	7.08
F-3	0.45	0.51	7.35	1.7	0.56	0.012	2	2	6.95
F-4	0.50	0.51	7.35	1.9	0.56	0.012	2	2	7.23
G-1L	0.12	0.51	7.35	0.4	0.56	0.012	2	1	4.82
G-1R	0.30	0.51	7.35	1.1	0.56	0.012	2	1	6.80

RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

08/26/2025



SHAWN DUKE - ENGINEER
MO PE#2013006489

WHISPERING WOODS 3RD PLAT
STREET & STORM SEWER PLANS

DRAINAGE TABLES

LEE'S SUMMIT, MO

802 FRANCIS STREET
ST. JOSEPH, MO 64501
816-364-5222

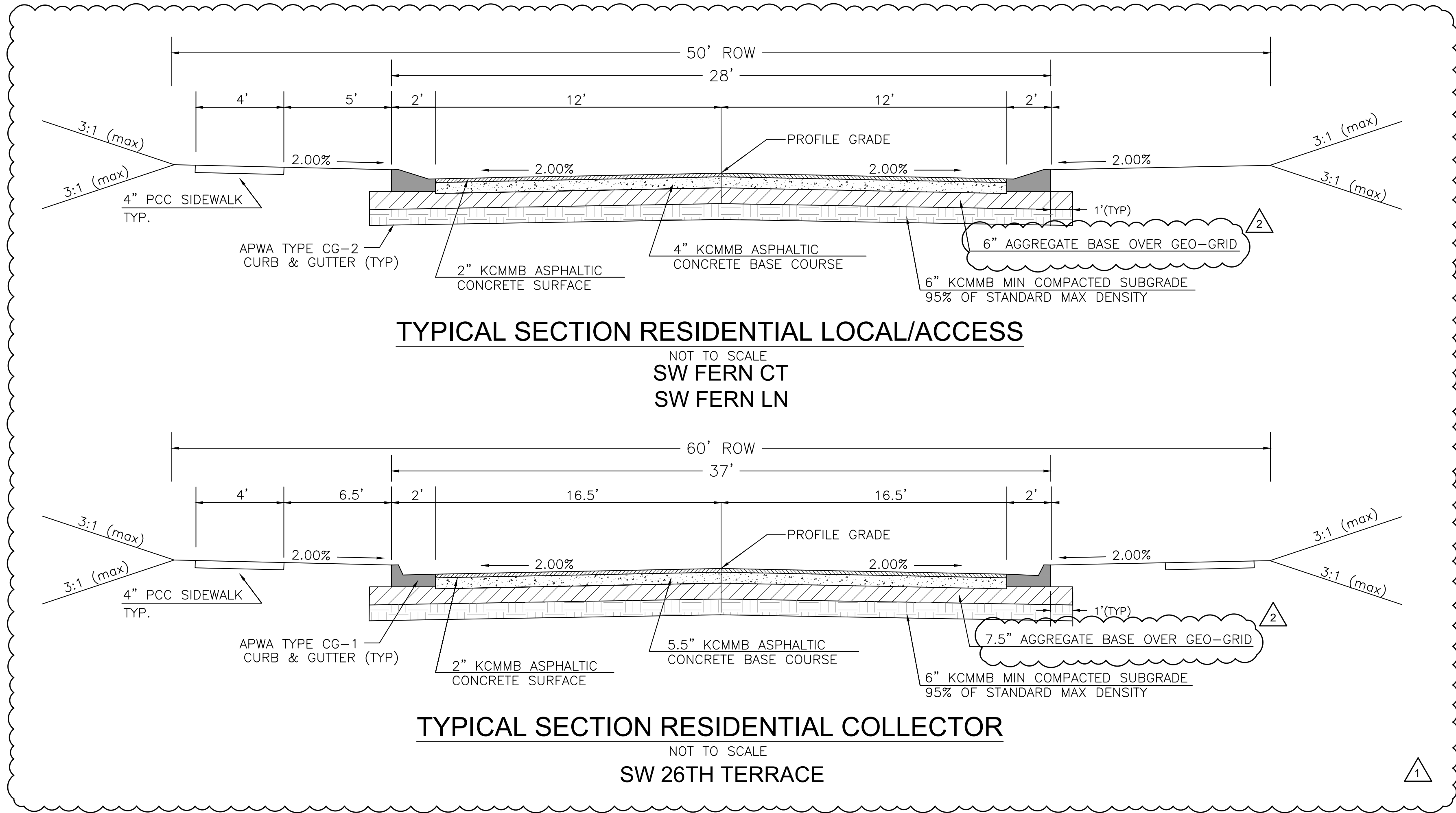
SNYDER & ASSOCIATES
ENGINEERS & PLANNERS, INC.

www.snyder-associates.com



Project No: 1200485.11

Sheet 24



RELEASED FOR CONSTRUCTION
As Noted on Plan Review

Development Services Department
Lee's Summit, Missouri

08/26/2025

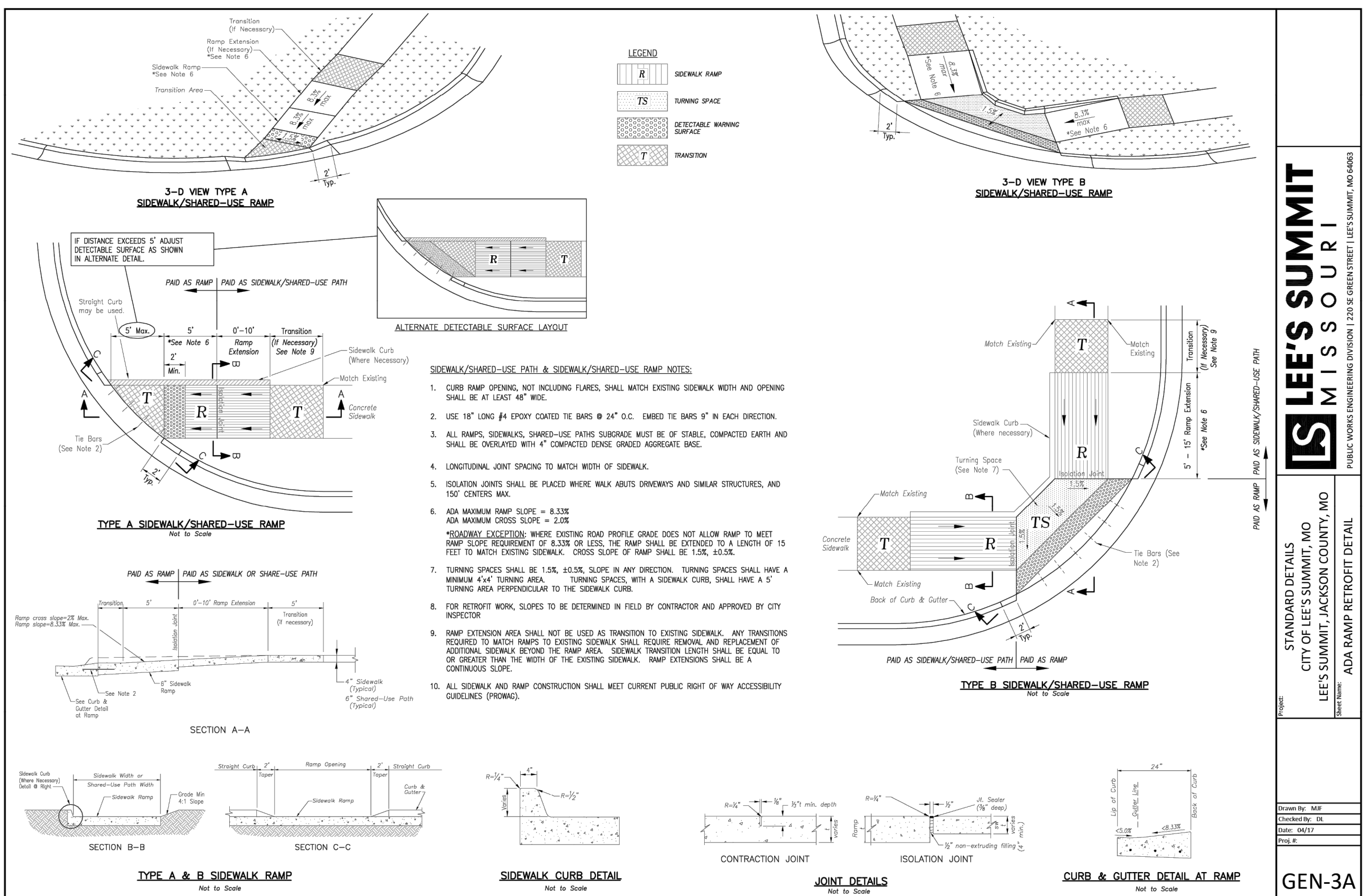
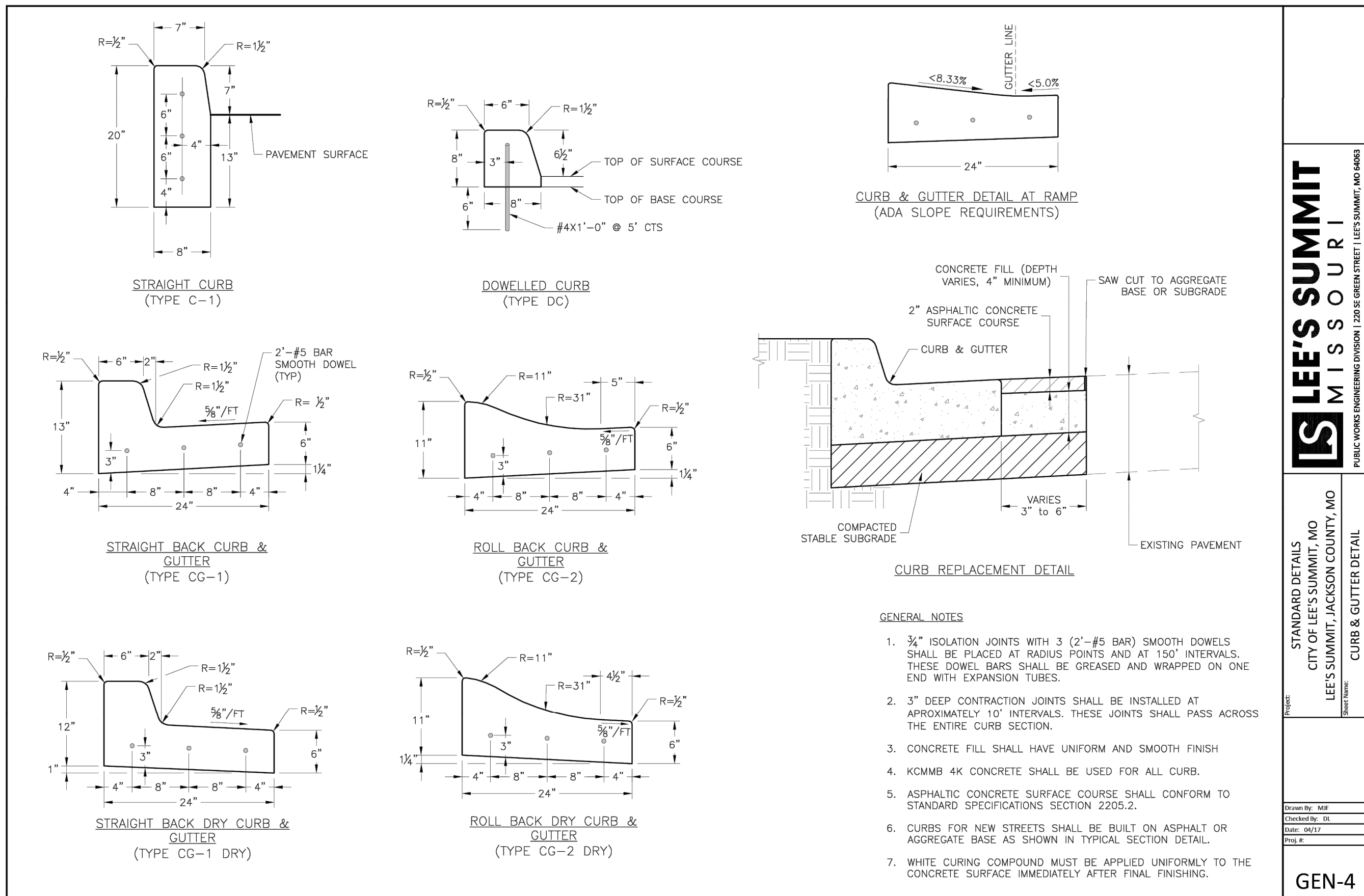
SHAWN DUKE - ENGINEER
MO PE#2013006489

LEE'S SUMMIT, MO
802 FRANCIS STREET
ST. JOSEPH, MO 64501
816-364-5222

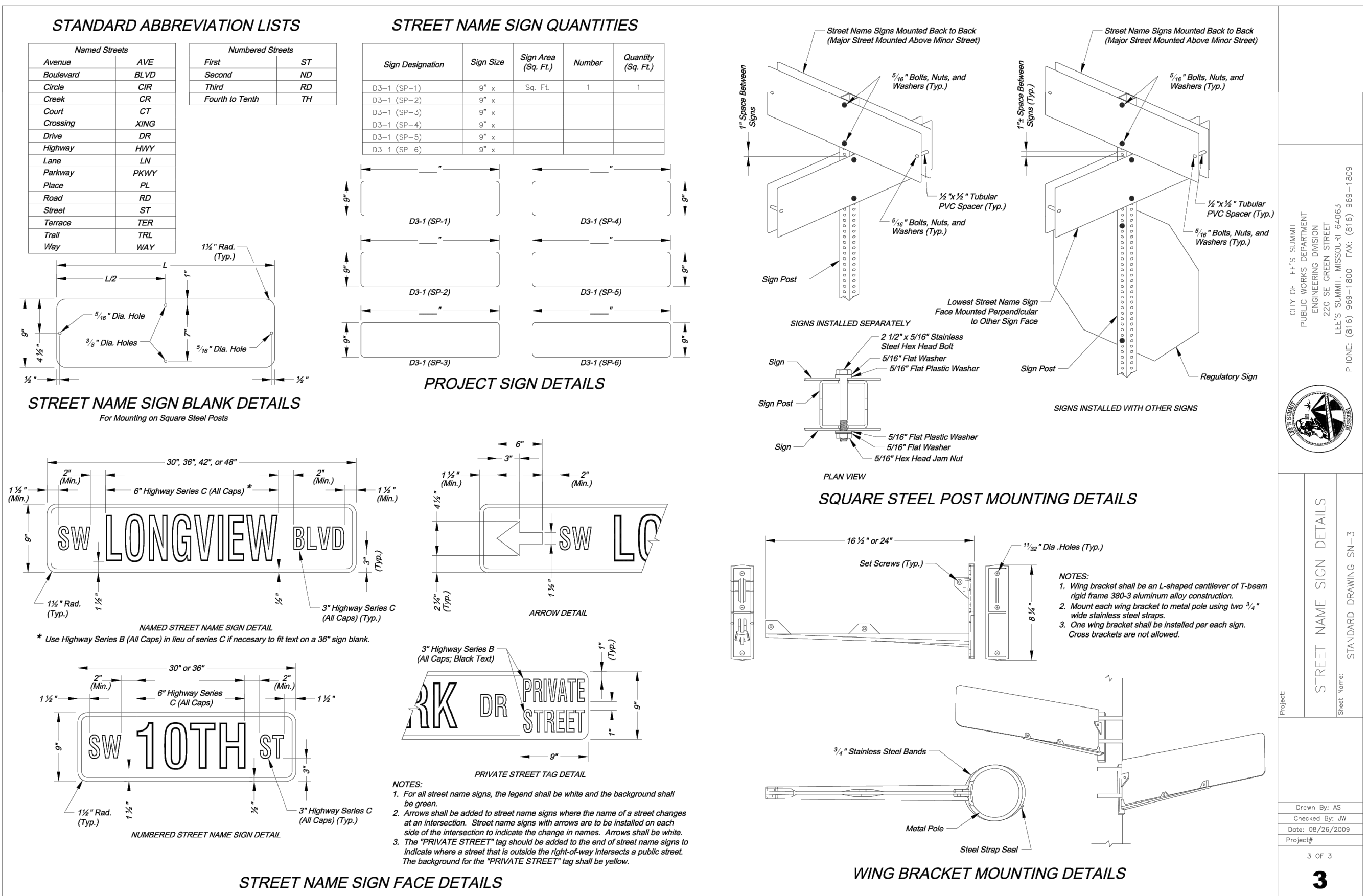
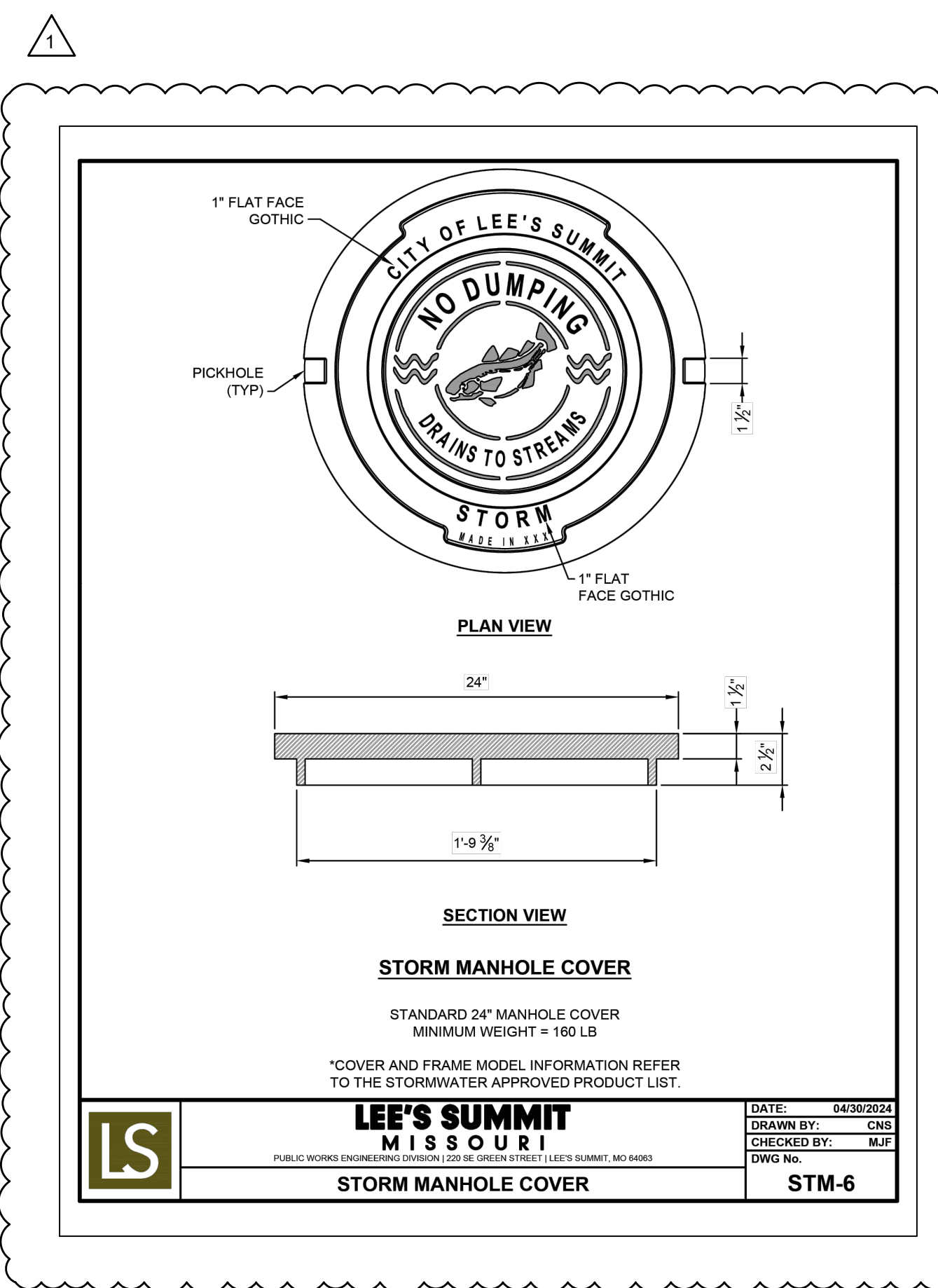
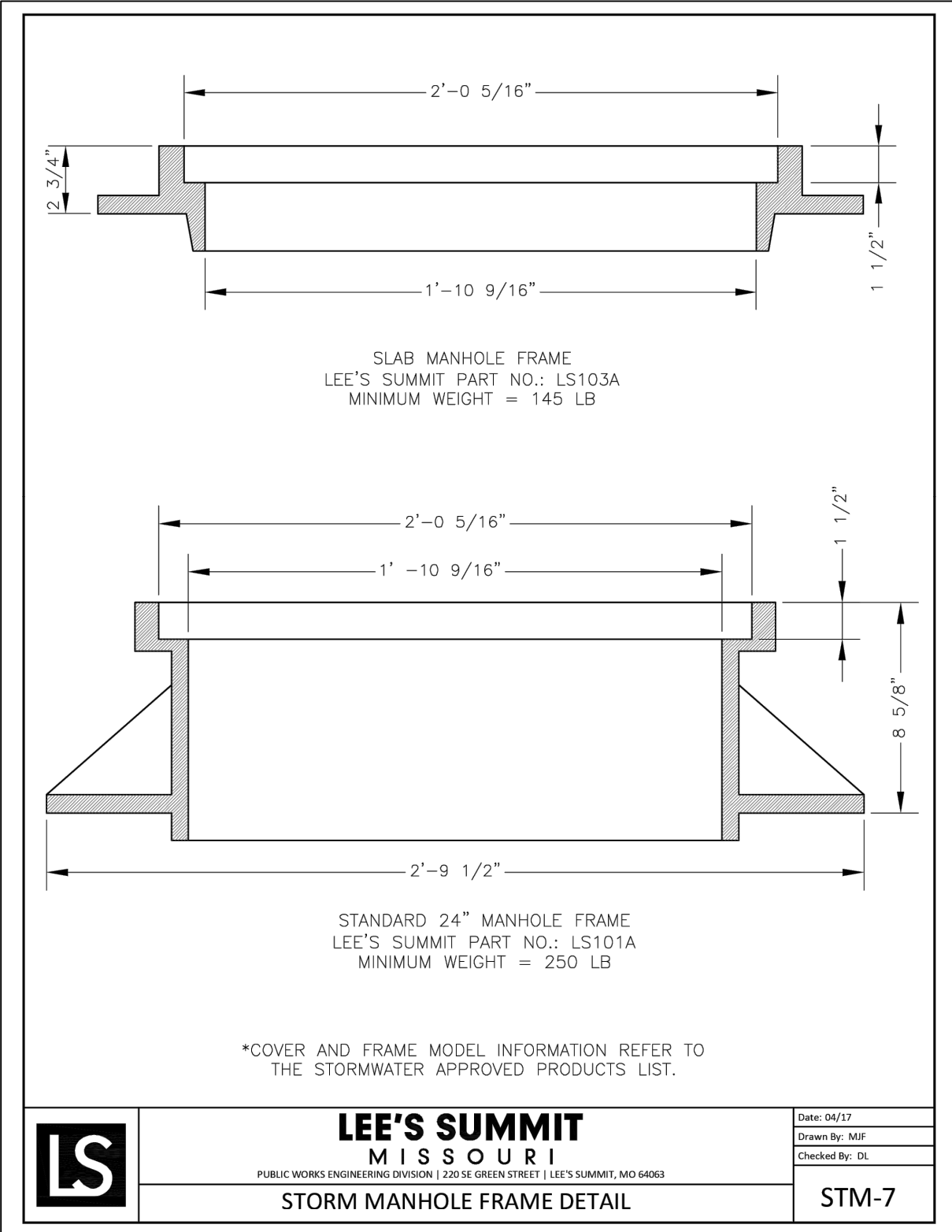
WHISPERING WOODS 3RD PLAT
STREET & STORM SEWER PLANS

STREET & STORM DETAILS

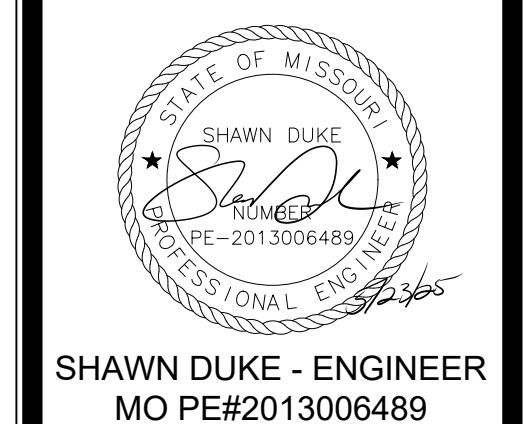
SNYDER & ASSOCIATES
ENGINEERS & PLANNERS, INC.
www.snyder-associates.com



SNYDER & ASSOCIATES



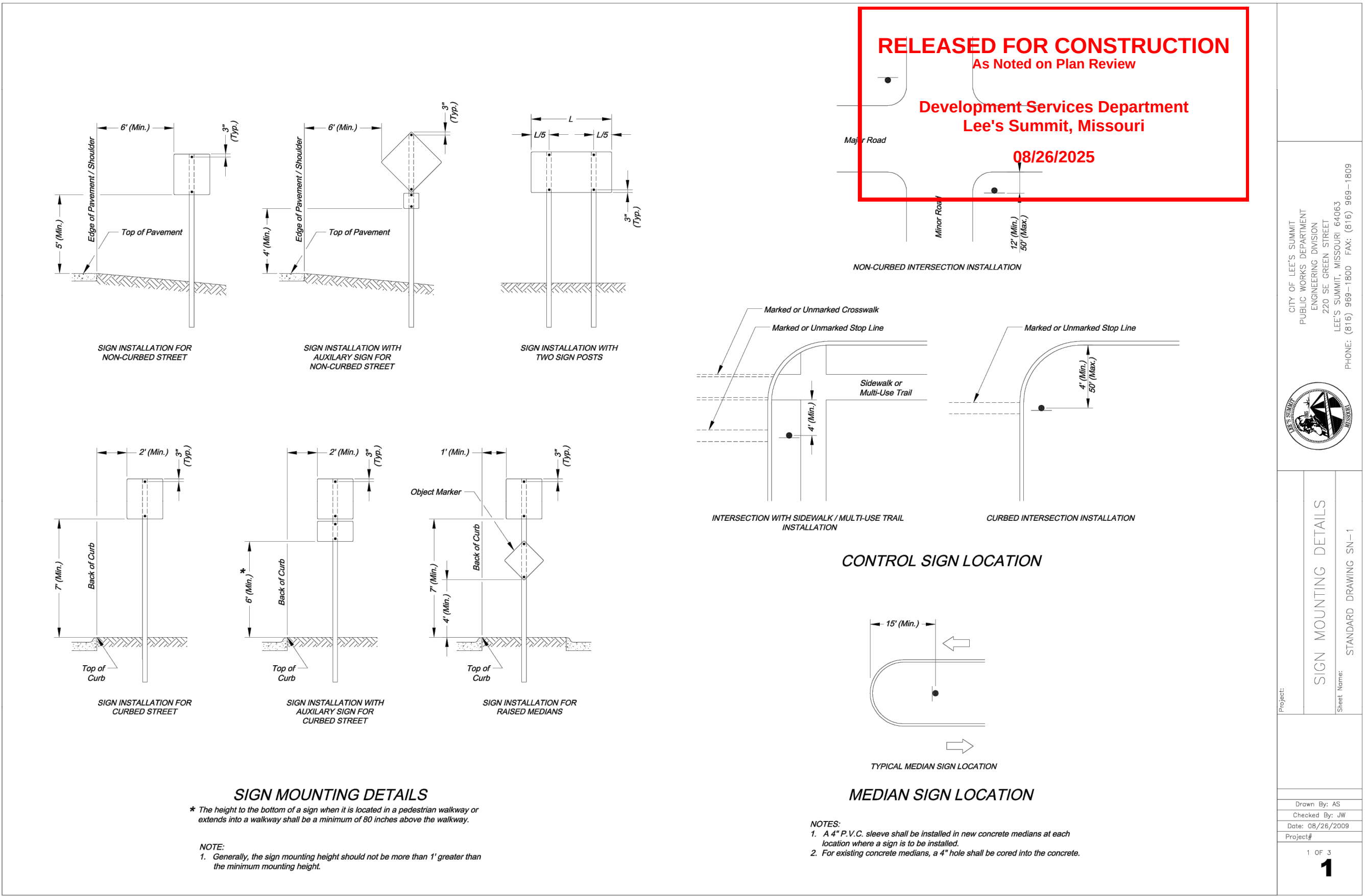
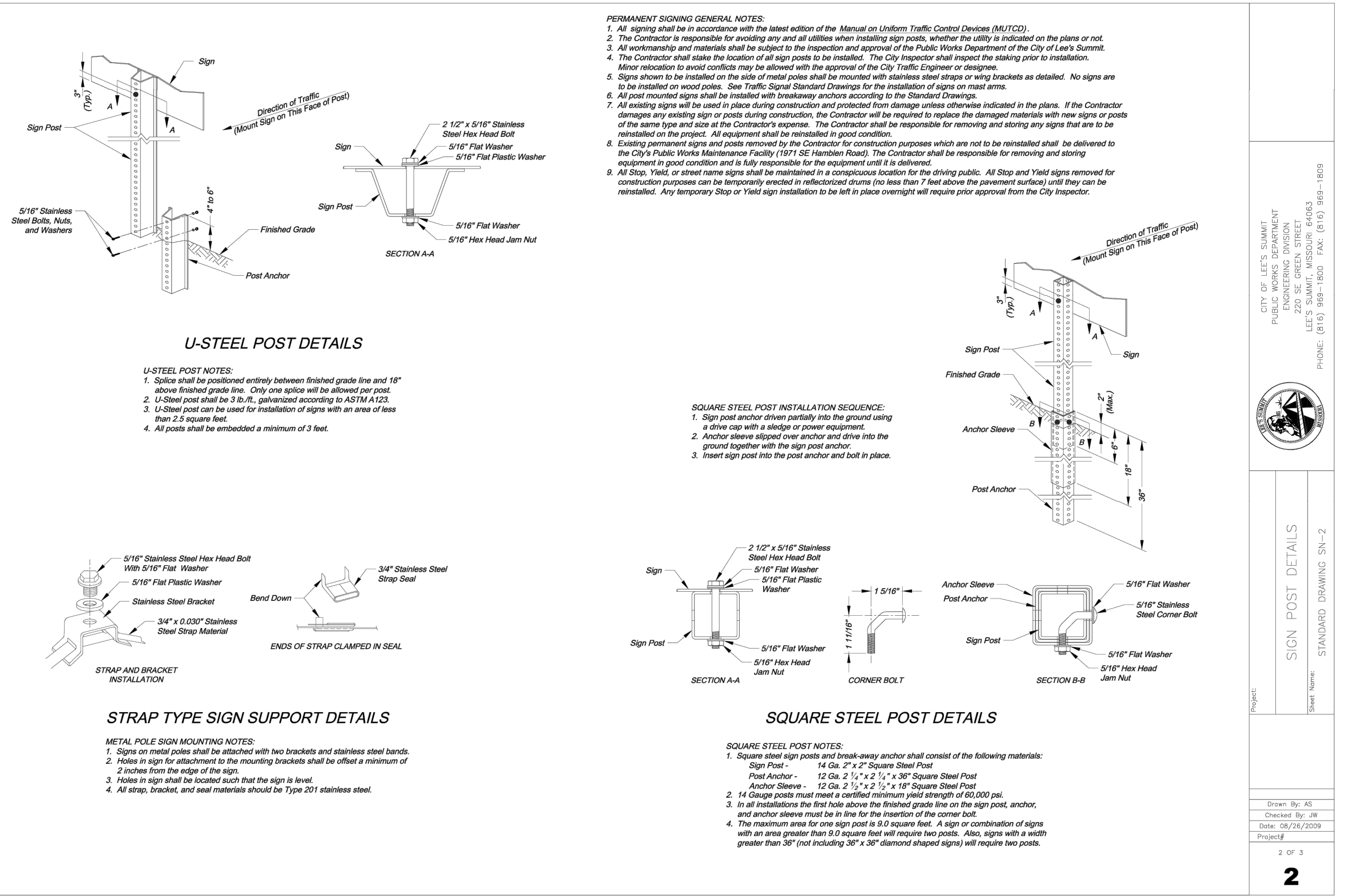
REVISION PER CITY COMMENTS	DATE	BY
1	1/21/25	MT
MARK	REVISION	DATE
Engineer: SD	Checked By: SD	Scale: 1"= N/A
Technician: JS	Date: 7-28-20	Field Bk: Pg:



LEE'S SUMMIT, MO

802 FRANCIS STREET
ST. JOSEPH, MO 64501
816-364-5222

SNYDER & ASSOCIATES
ENGINEERS & PLANNERS, INC.



WHISPERING WOODS 3RD PLAT STREET & STORM SEWER PLANS

STREET & STORM DETAILS

SNYDER & ASSOCIATES
ENGINEERS & PLANNERS, INC.

Project No: 1200485.11

Sheet 26

